



Planning Board

Darrell Watts – Chairman
Rocky Clinton-Vice-Chairman
Jim Miller-Secretary
Susan Sedberry-Member
Ken Robertson-Member

City Engineer-Terry Carpenter
City Planner-Jeff Hawkins
City Attorney-Harrington-Miller
Public Works Director-James Clark
Code Enforcement Officer-Bret Freeland

Planning Board - Public Hearing Agenda

Date: July 25th, 2017

Time: 7:00 p.m. – Tontitown city Hall, 235 east Henri de Tonti Boulevard, Tontitown Arkansas

1. **Board of Zoning Adjustments – Public Hearing - Meeting Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **New Business**

Rezone Request: William E Green: Sondra J McCurdy has requested The Tontitown Planning Commission to set a public hearing date to consider rezoning the following property from

From: A1- Agriculture

To: R-3 Single Family Residential

Proposed land use: Single Family Residential

The common description of the property is: Unaddressed Parcel's on N Ardemagni Road.
(9 Parcels totaling 33.48 Acres + / -)

The legal description of the property is as follows:

Parcel # 830-37975-000 Legal: PT SE SE 11.39 A ANNEXED FOR 2000 PER ORD. NO. 141

Parcel # 830-37975-002 Legal: PT SE SE 6.09 A

Parcel # 830-37975-003 Legal: PT SE SE 6.09 A

Parcel # 830-37971-000 Legal: PT SW SW 2.26A ANNEXED FOR 2000 PER ORD. NO. 141

Parcel # 830-37971-002 Legal: PT SW SW 1.26 A

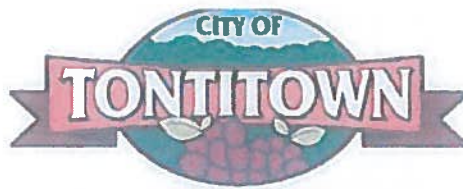
Parcel # 830-37971-003 Legal: PT SW SW 1.20 A

Parcel # 830-37971-004 Legal: PT SW SW 1.14 A

Parcel # 830-37971-005 Legal: PT SW SW 1.98A

Parcel # 830-37971-006 Legal: PT SW SW 2.07A

5. **Comments from Citizens**
6. **Meeting Adjourned**



NOTICE OF INTENT TO REZONE

William E Green: Sondra J McCurdy has requested The Tontitown Planning Commission to set a public hearing date to consider rezoning the following property from *A1- Agriculture to R-3 Single Family Residential 9 Parcels totaling 33.48 Acres +/-*

The legal description of the property is as follows:

- Parcel # 830-37975-000 Legal: PT SE SE 11.39 A ANNEXED FOR 2000 PER ORD. NO. 141
- Parcel # 830-37975-002 Legal: PT SE SE 6.09 A
- Parcel # 830-37975-003 Legal: PT SE SE 6.09 A
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- Parcel # 830-37971-005 Legal: PT SW SW 1.98A
- Parcel # 830-37971-006 Legal: PT SW SW 2.07A

The common description of the property is: Unaddressed Parcel on N Ardemagni Road.

Proposed land use: Single Family Residential

The public hearing will be held July 25th, 2017, at 7:00 p.m. It will be held at Tontitown City Hall, 235 E. Henri DeTonti Blvd.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

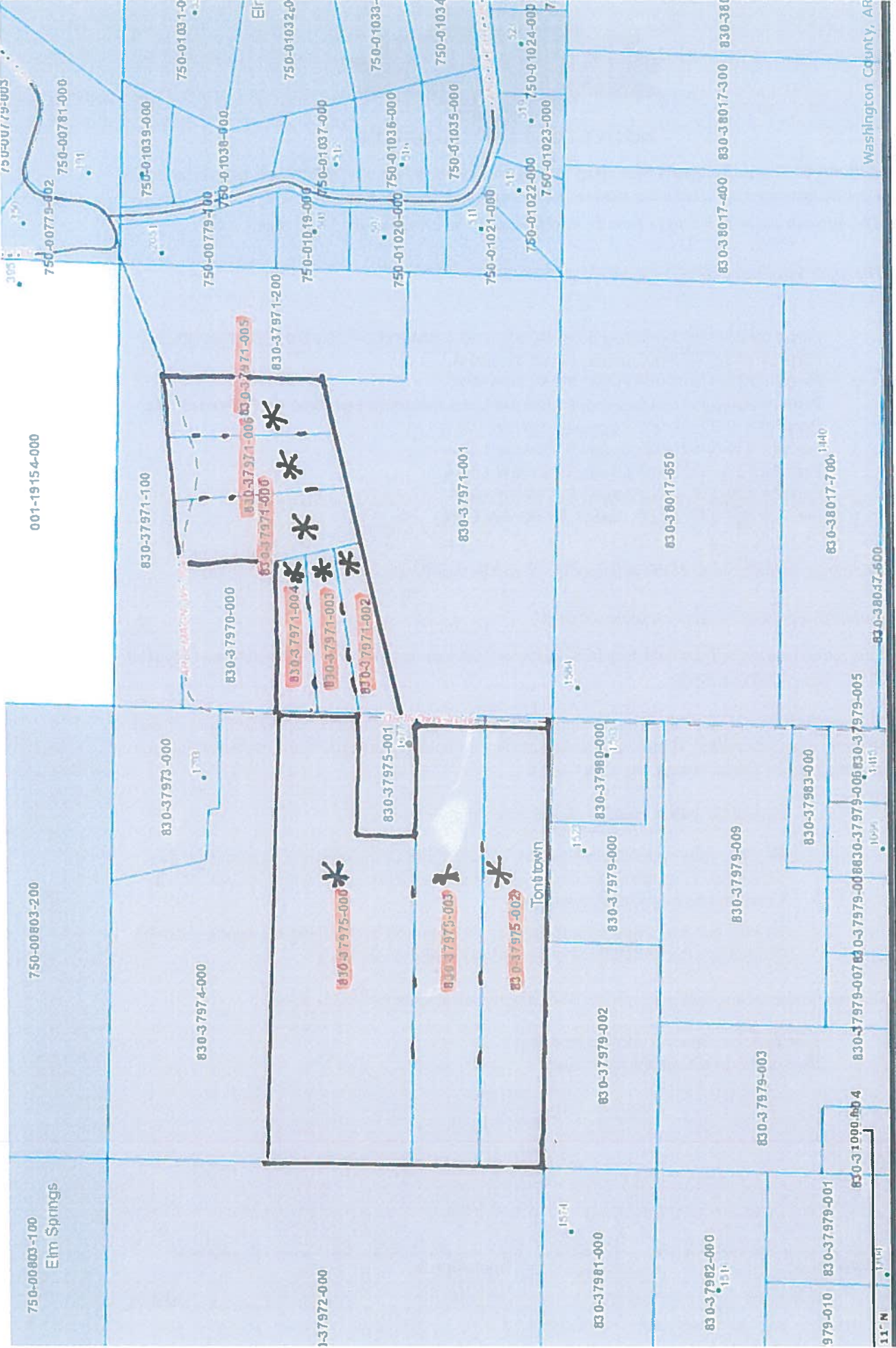
1. Attend the public hearing and express your views.
2. Express your opinion in writing to The Planning Commission. You may mail this to: City of Tontitown Planning Department, P.O. Box 305, Tontitown, AR 72770. Email to planning@tontitownar.gov
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479) 361-2700.

- I/we have no objections to the rezoning.
- I/we object to the rezoning because:

Signature

Signature



001-19154-000

750-00803-200

750-00803-100
Elm Springs

830-37971-100

830-37973-000

830-37974-000

830-37970-000

830-37971-005

830-37974-000

830-37971-004

830-37971-003

830-37971-002

830-37975-001

830-37975-000

830-37975-003

830-37975-002

830-37981-000

830-37979-002

830-37980-000

830-37979-000

830-37982-000

830-37979-003

830-37979-009

830-37983-000

830-37979-001

830-31000-004

830-37979-005

11" N

830-38037-500

830-38017-700

830-38017-650

830-381

830-38017-400

830-38017-300

Washington County, AR

750-00779-002

750-00781-000

750-01039-000

750-01031-0

750-01038-000

750-0103260

750-01037-000

750-01033-

750-01036-000

750-01034

750-01035-000

750-01024-000

750-01023-000

750-01022-000

750-01021-000

11" N



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Planning Board Agenda

Date: July 25th, 2017

Time: 7:00 p.m. – Tontitown city Hall, 235 east Henri de Tonti Boulevard, Tontitown Arkansas

1. **Planning Board Meeting Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. **2017-04-25 Minutes Planning Board Meeting**
 - b. **2017-04-25 Minutes Planning Board Public Hearing**
 - c. **2017-05-23 Minutes Planning Board Meeting**
 - d. **2017-06-27 Minutes Planning Board Meeting**
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**
 - a. **Green, William E – Rezone Request**
 - b. **Maestri Enterprises LLC – Preliminary Plat**
8. **Reoccurring Items and Items for Review**
 - a. **Review of Approved Projects & Expirations**
 - b. **Review Building Activity**
9. **Review Items for Placement on City Council Agenda**
 - a. **Green, William E – Rezone Request**
10. **Comments from Board Members**
11. **Meeting Adjourned**



Planning Board

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Rocky Clinton-Vice-Chairman
Jim Miller-Secretary
Susan Sedberry-Member
Ken Robertson-Member

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Public Works Director-James Clark
Code Enforcement Officer-Brett Freeland

Planning Board Minutes

Date: April 25th, 2017

Time: 7:00 p.m. – Tontitown city Hall, 235 east Henri de Tonti Boulevard, Tontitown Arkansas

1. Planning Board Meeting Call to Order

2. Roll Call

Ken Robertson was absent

3. Approval of Agenda

Susan motion to approve agenda Second by Jim Motion Passes

4. Approval of Minutes

- a. March 28th, 2017 Planning Board Meeting Minutes
- b. March 28th, 2017 Planning Board Public Hearing Minutes
- c. April 17th, 2017 Planning Board Workshop, Public Hearing, and Meeting Minutes

Motion by Rocky to approve 4A, 4B, and 4C minutes Second by Susan Motion Passes

5. Comments from Citizens- None

6. Old Business- None

7. New Business

a. Bolder Coffee – LSD

Jack Riley the architect for Bolder Coffee was present to answer any questions. Redline Construction will be the builders of the 2,500 square foot coffee shop with a drive through that will be accessible from Industrial Drive and Henri De Tonti (the old liquor store).

Rocky motion to approve based on acceptance by the City Engineer and City Staff.

Second by Susan Motion Passes

b. Waiver Request – Hidden Valley Estates – Preliminary Plat

Susan motion to approve waiver based on acceptance by the City Engineer and City Staff.

Second by Rocky Motion Passes

c. Hidden Valley Estates - Preliminary Plat

Rocky motion to approve Plat based on acceptance by the City Engineer and City Staff.

Second by Jim Motion Passes

d. Venezia Piazza – LSD

Ferdi Fourie, representing owners of 112 Partners, is requesting approval for a line adjustment to build five retail buildings with 135 available parking spaces on 2 parcels located behind McDonalds. There are 2 more connecting parcels available if needed for additional space.

Rocky motion to approve based on acceptance by the City Engineer and City Staff.

Second by Jim Motion Passes

e. Approval of changes to Chapter 153 – Zoning Regulations

Susan motion to approve changes to Chapter 153 Second by Jim Motion Passes

8. Reoccurring Items and Items for Review

a. Review of Approved Projects & Expirations

Reference website for detailed report

Plats that are approved with contingences will have fourteen days to submit to the city. The fourteen day time limit will be enforced.

Review Building Activity

Reference website for detailed report

9. Review Items for Placement on City Council Agenda

a. Changes to Chapter 153 – Zoning Regulations

10. Comments from Board Members

Rocky stated that Chapter 153 was a great start but there is still more work to be done. He is requesting a summary of 153 items to review that were left out and to get it completed before moving on to Chapter 152, and possibly have a special meeting.

11. Meeting Adjourned- Rocky motion to adjourn Second By Jim Motion Passes



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Ken Robertson-Member

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Planning Board Public Hearing

Minutes

Date: April 25th, 2017

Time: 7:00 p.m. – Tontitown city Hall, 235 east Henri de Tonti Boulevard, Tontitown Arkansas

1. **Planning Board Meeting Call to Order**
2. **Roll Call**
Ken Robertson was absent
3. **Approval of Agenda**
Susan motion to approve the agenda Second by Jim Motion Passes
4. **Comments from Citizens on Chapter 153 – Zoning Regulations Update- None**
5. **Comments from Board Members- None**
6. **Meeting Adjourned-**



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Susan Sedberry-Member
Ken Robertson-Member

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Planning Board Minutes

Date: May 23rd, 2017

Time: 7:00 p.m. – Tontitown city Hall, 235 east Henri de Tonti Boulevard, Tontitown Arkansas

Cancelled



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Rocky Clinton-Vice-Chairman
Jim Miller-Secretary
Susan Sedberry-Member
Ken Robertson-Member

City Engineer-Terry Carpenter
City Planner-Jeff Hawkins
City Attorney-Harrington-Miller
Public Works Director-James Clark
Code Enforcement Officer-Brett Freeland

Planning Board Meeting Agenda

Date: June 27th, 2017

Time: 7:00 p.m. – Tontitown city Hall, 235 east Henri de Tonti Boulevard, Tontitown Arkansas

Cancelled
No New Projects



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Proposed land use: Single Family Residential

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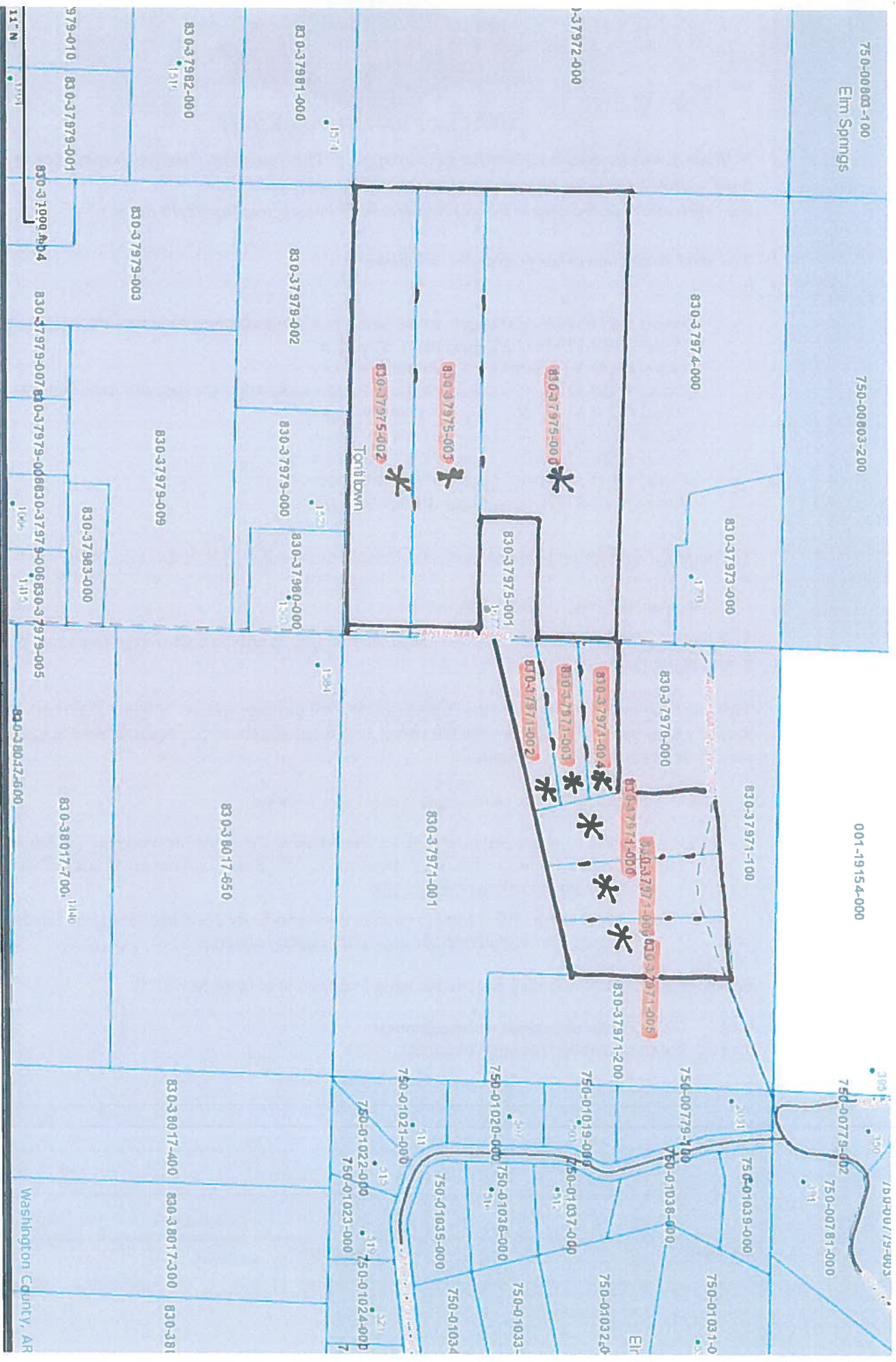
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() I/we have no objections to the rezoning.

() I/we object to the rezoning because:

Signature

Signature



750-00803-100
Elm Springs

750-00803-200

001-19154-000

750-00779-002
750-00781-000
750-01039-000

830-3-7973-000

830-3-7971-100

750-01039-000

830-3-7974-000

830-3-7970-000

750-00779-100
750-01038-000

750-01031-0

830-3-7972-000

830-3-7975-000

830-3-7971-002

830-3-7971-200

750-01019-000
750-01037-000

750-01033-

830-3-7975-001

750-01020-000
750-01036-000

750-01034

830-3-7971-001

750-01021-000
750-01035-000

750-01034

830-3-7975-003

830-3-7975-002

830-3-7971-003

750-01022-000
750-01023-000

750-01024-000

830-3-7981-000

830-3-7979-002

830-3-7979-000

830-3-7980-000

830-3-8017-650

830-3-8017-400
830-3-8017-300

830-3-81

830-3-7982-000

830-3-7979-003

830-3-7979-009

830-3-7983-000

830-3-8017-700

830-3-8017-400
830-3-8017-300

830-3-81

830-3-7979-001

830-3-7979-007

830-3-7979-008

830-3-7979-005

830-3-8042-600

830-3-8017-650

830-3-8017-400
830-3-8017-300

830-3-81

830-3-7979-004

830-3-7979-007

830-3-7979-008

830-3-7979-005

830-3-8042-600

830-3-8017-650

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830-3-8042-600

830-3-8017-650

830-3-8017-400
830-3-8017-300

830-3-81

117 N

Washington County, AR

MAESTRI SUBDIVISION TONTITOWN, ARKANSAS PRELIMINARY PLAT

1401 N. 11th Street, Suite 201
Tontitown, Arkansas 72757
Phone: 479-251-1070
Fax: 479-251-0077
www.craffontull.com

This Preliminary Plat has been reviewed for conformance with the Subdivision Map Act, Arkansas Code, Title 7, Chapter 55, and the Tontitown City Ordinance, Chapter 15, Title 1.5, and the Arkansas State Board of Engineering and Surveying. Any regulations does not release the Owner of any responsibility to comply with all applicable regulations.

Kevin W. Chapman, P.E.
Tontitown City Engineer, July 18, 2017

C-001

COVER SHEET

SHEET NUMBER	SHEET TITLE	PROPERTY DESCRIPTION
C-001	COVER SHEET	PART OF THE SUBDIVISION TO BE SECTION 8, TOWNSHIP 14 NORTH, RANGE 30 WEST, SUBDIVISION QUADRANT, NEARLY SOUTH 1/4 CORNER, 1/4 SECTION 8, TOWNSHIP 14 NORTH, RANGE 30 WEST, COUNTY OF GARLAND, STATE OF ARKANSAS.
C-101	OVERALL SITE PLAN	THESE MEASUREMENTS ARE TO BE MADE TO THE POINT OF BEGINNING. TRUCKS LEAVING SAID SOUTH LANE 202.4257270' TO 100.70 FEET.
C-102	PRELIMINARY PLAT	TRUCKS LEAVING SAID SOUTH LANE 202.4257270' TO 100.70 FEET.
C-103	UTILITY PLAN (C)	TRUCKS LEAVING SAID SOUTH LANE 202.4257270' TO 100.70 FEET.
C-201	SANITARY SEWER LINE 1 PAPER 1 OF 2 (C)	TRUCKS LEAVING SAID SOUTH LANE 202.4257270' TO 100.70 FEET.
C-202	SANITARY SEWER LINE 1 PAPER 2 OF 2 (C)	TRUCKS LEAVING SAID SOUTH LANE 202.4257270' TO 100.70 FEET.

PROPERTY DESCRIPTION

PART OF THE SUBDIVISION TO BE SECTION 8, TOWNSHIP 14 NORTH, RANGE 30 WEST, SUBDIVISION QUADRANT, NEARLY SOUTH 1/4 CORNER, 1/4 SECTION 8, TOWNSHIP 14 NORTH, RANGE 30 WEST, COUNTY OF GARLAND, STATE OF ARKANSAS.

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TRUCKS LEAVING SAID SOUTH LANE 202.4257270' TO 100.70 FEET.

UTILITY COMPANIES

ARIZONA ELECTRIC POWER CO.	200 E. MAIN ST., TONTITOWN, AR 72757	PHONE: (479) 251-1200
ARIZONA WATER SERVICES INC.	300 W. MAIN ST., TONTITOWN, AR 72757	PHONE: (479) 251-1200
ARIZONA TELEVISION	300 W. MAIN ST., TONTITOWN, AR 72757	PHONE: (479) 251-1200
ARIZONA CABLE TELEVISION	300 W. MAIN ST., TONTITOWN, AR 72757	PHONE: (479) 251-1200

DATE OF EXECUTION

ARIZONA ELECTRIC POWER CO. 07/18/2017

ARIZONA WATER SERVICES INC. 07/18/2017

ARIZONA TELEVISION 07/18/2017

ARIZONA CABLE TELEVISION 07/18/2017

PROJECT INFORMATION

BRANDING REFERENCE: FINISH, STREET SIZE, UTILITIES

DATE OF EXECUTION: 07/18/2017

PROJECT OWNER: MAESTRI SUBDIVISION, INC.

SITE ENGINEER: KEVIN W. CHAPMAN, P.E.

PRELIMINARY PLAT

PROPERTY DESCRIPTION

PART OF THE SUBDIVISION TO BE SECTION 8, TOWNSHIP 14 NORTH, RANGE 30 WEST, SUBDIVISION QUADRANT, NEARLY SOUTH 1/4 CORNER, 1/4 SECTION 8, TOWNSHIP 14 NORTH, RANGE 30 WEST, COUNTY OF GARLAND, STATE OF ARKANSAS.

COVER SHEET GENERAL NOTES

- THE DESIGN PROFESSIONAL HAS CONDUCTED VISUAL SURVEYS OF THE SUBJECT PROPERTY AND HAS REVIEWED THE RECORD DRAWINGS AND RECORDS FOR THE PROPERTY TO BE DEVELOPED. THE DESIGN PROFESSIONAL HAS CONDUCTED VISUAL SURVEYS OF THE SUBJECT PROPERTY AND HAS REVIEWED THE RECORD DRAWINGS AND RECORDS FOR THE PROPERTY TO BE DEVELOPED.

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LEGEND (EXISTING SYMBOLS)

CONCRETE DRIVE PAV.
LIQUID PAINT
POWER POLE
TELEPHONE PESTICIDE
TY PESTICIDE
MANHOLE
GAS WATER
GAS WALK
STORM SEWER PIPE
DOWN SPILT
WATER VALVE
FIRE HYDRANT ASSEMBLY
FIRE DEPARTMENT CONNECTION
SPRINKLER HEAD
ELECTRIC PESTICIDE
GRAVED INLET
DROP INLET
TREE
REZ TO BE REMOVED

LEGEND (CONSTRUCT)

SET FROM PH
LIQUID PAINT
POWER POLE
TELEPHONE PESTICIDE
TY PESTICIDE
MANHOLE
GAS WATER
GAS WALK
STORM SEWER PIPE
DOWN SPILT
WATER VALVE
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LEGEND (CONSTRUCT)

SET FROM PH
LIQUID PAINT
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BRANDING REFERENCE: FINISH, STREET SIZE, UTILITIES

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SITE ENGINEER: KEVIN W. CHAPMAN, P.E.

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Know what's below.
 Call before you dig.



THIS DOCUMENT IS THE PROPERTY OF CRAFTON TULL & ASSOCIATES, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAFTON TULL & ASSOCIATES, P.C.

DATE: 07/19/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: MAESTRI SUBDIVISION
 SHEET: C-102

PRELIMINARY PLAT
 PRELIMINARY PLAT
 PRELIMINARY PLAT
 PRELIMINARY PLAT

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	73.27	271.97	19.2707	147.14	N 71° 39' E	21.87
C2	2.08	24.97	9.2727	10.37	S 87° 03' E	2.08
C3	81.97	281.97	19.2707	147.14	S 87° 03' E	24.87
C4	72.55	245.07	18.7007	144.07	S 87° 03' E	21.87
C5	5.74	58.07	8.2457	10.37	N 71° 39' E	1.67
C6	83.07	281.07	19.2707	147.14	N 71° 39' E	24.87
C7	8.46	85.07	11.7457	13.77	S 87° 03' E	2.08
C8	70.87	245.07	18.7007	144.07	S 87° 03' E	21.87
C9	77.47	275.07	19.7007	150.37	S 87° 03' E	23.87

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	87089.76	153533.53	1284.86	MAG. NAIL W/ PUNCHER
2	87093.80	153533.53	1287.00	MAG. NAIL W/ PUNCHER
3	87119.38	153545.41	1286.88	3/8" IRON EIA BLUE CAP

PARCEL AREA TABLE

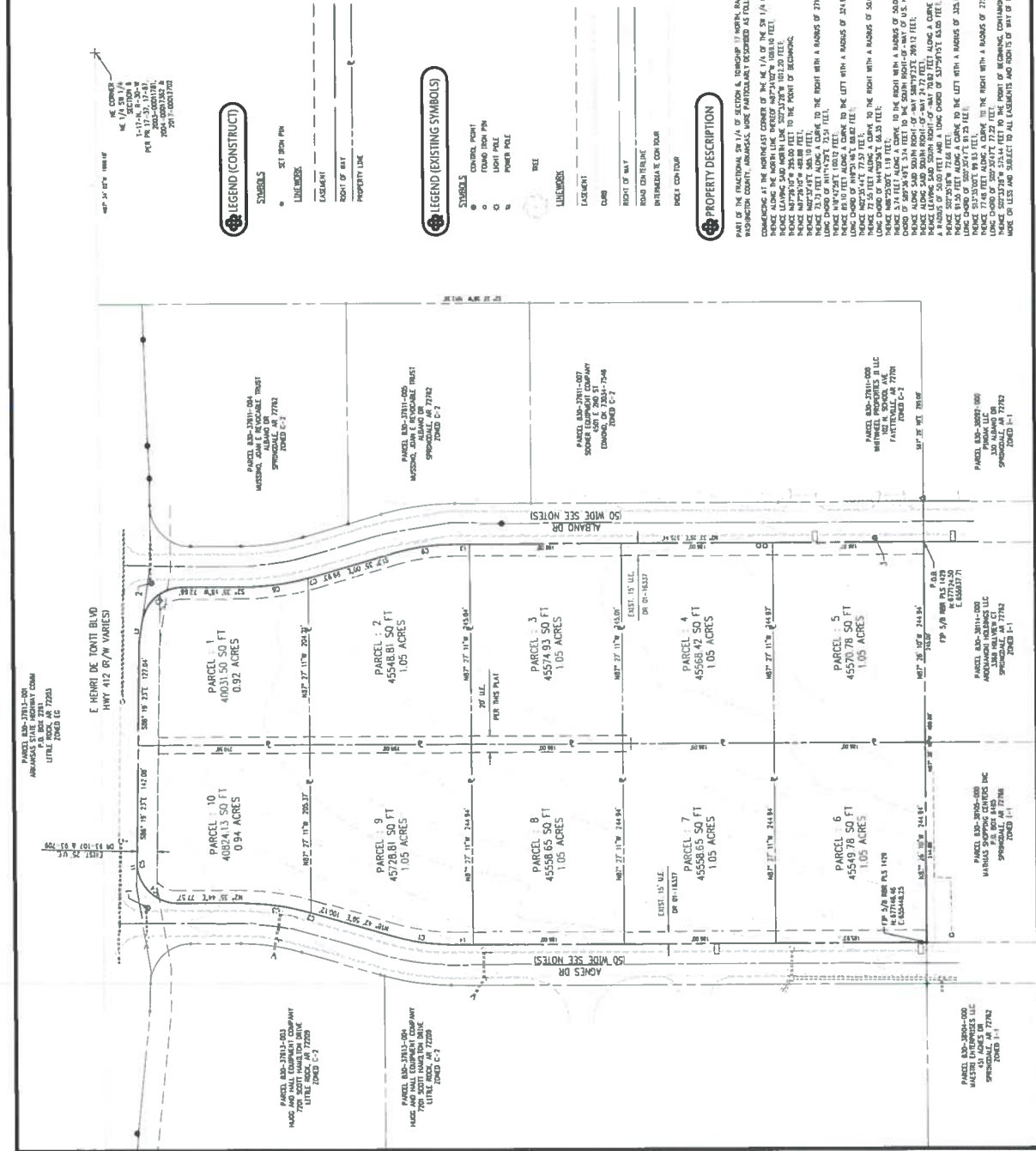
PARCEL #	AREA
1	0.32
2	1.05
3	1.05
4	1.05
5	1.05
6	1.05
7	1.05
8	1.05
9	1.05
10	1.05

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	1.17	N 89° 25' 00" E
L2	24.27	S 78° 33' 47" E
L3	17.37	S 73° 35' 28" W
L4	23.17	S 67° 35' 49" E

This Preliminary Plat has been reviewed for general compliance with the City of Little Rock zoning regulations. The City Engineer's Office of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

Terry W. Carpenter, P.E.
 Town & Country Engineering, Inc.
 Little Rock, Arkansas
 July 19, 2017



LEGEND (CONSTRUCT)

STREETS

LINE AND CURVE DATA

ROOF OF WAY

PROPERTY LINE

LEGEND (EXISTING SYMBOLS)

CONTROL POINT

IRON PIP

WOOD PIP

POWER POLE

TREE

LINE AND CURVE DATA

EASEMENT

CLUB

RIGHT OF WAY

ROAD CENTERLINE

INTERFERING CONDUIT

POLE CONDUIT

PROPERTY DESCRIPTION

PART OF THE FRONTAL 26 1/4' OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE 1/4 SECTION 6, THE SW 1/4 OF SAID SECTION 6, AND THE EAST 1/2 OF SAID SECTION 6, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE LEAVING SAID CORNER AND GOING SOUTH 73° 35' 28" WEST 17.37 FEET;

THENCE LEAVING SAID POINT AND GOING SOUTH 73° 35' 28" WEST 17.37 FEET;

THENCE LEAVING SAID POINT AND GOING SOUTH 73° 35' 28" WEST 17.37 FEET;

THENCE LEAVING SAID POINT AND GOING SOUTH 73° 35' 28" WEST 17.37 FEET;

THENCE LEAVING SAID POINT AND GOING SOUTH 73° 35' 28" WEST 17.37 FEET;

THENCE LEAVING SAID POINT AND GOING SOUTH 73° 35' 28" WEST 17.37 FEET;

THENCE LEAVING SAID POINT AND GOING SOUTH 73° 35' 28" WEST 17.37 FEET;

THENCE LEAVING SAID POINT AND GOING SOUTH 73° 35' 28" WEST 17.37 FEET;

PARCEL DESCRIPTION

PARCEL 1: 4100.34 SQ FT 0.92 ACRES

PARCEL 2: 45548.81 SQ FT 1.05 ACRES

PARCEL 3: 45574.83 SQ FT 1.05 ACRES

PARCEL 4: 45568.42 SQ FT 1.05 ACRES

PARCEL 5: 45570.78 SQ FT 1.05 ACRES

PARCEL 6: 45549.78 SQ FT 1.05 ACRES

PARCEL 7: 45568.65 SQ FT 1.05 ACRES

PARCEL 8: 45549.78 SQ FT 1.05 ACRES

PARCEL 9: 45728.81 SQ FT 1.05 ACRES

PARCEL 10: 40824.13 SQ FT 0.94 ACRES

PARCEL 1: 4100.34 SQ FT 0.92 ACRES
 MAESTRI SUBDIVISION
 MAESTRI INVESTMENTS LLC
 SPRINGDALE, AR 72782
 ZONED C-2

PARCEL 2: 45548.81 SQ FT 1.05 ACRES
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 ZONED C-2

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 Project: Arkansas 7th
 17000 S. 1st Street, Suite 200
 Little Rock, AR 72205
 Phone: (501) 223-1111
 Fax: (501) 223-1112
 Website: www.craftertull.com


 Tom W. Carpenter, P.E.
 License No. 12345
 State of Arkansas



 GRAPHIC SCALE IN FEET
 0 10 20

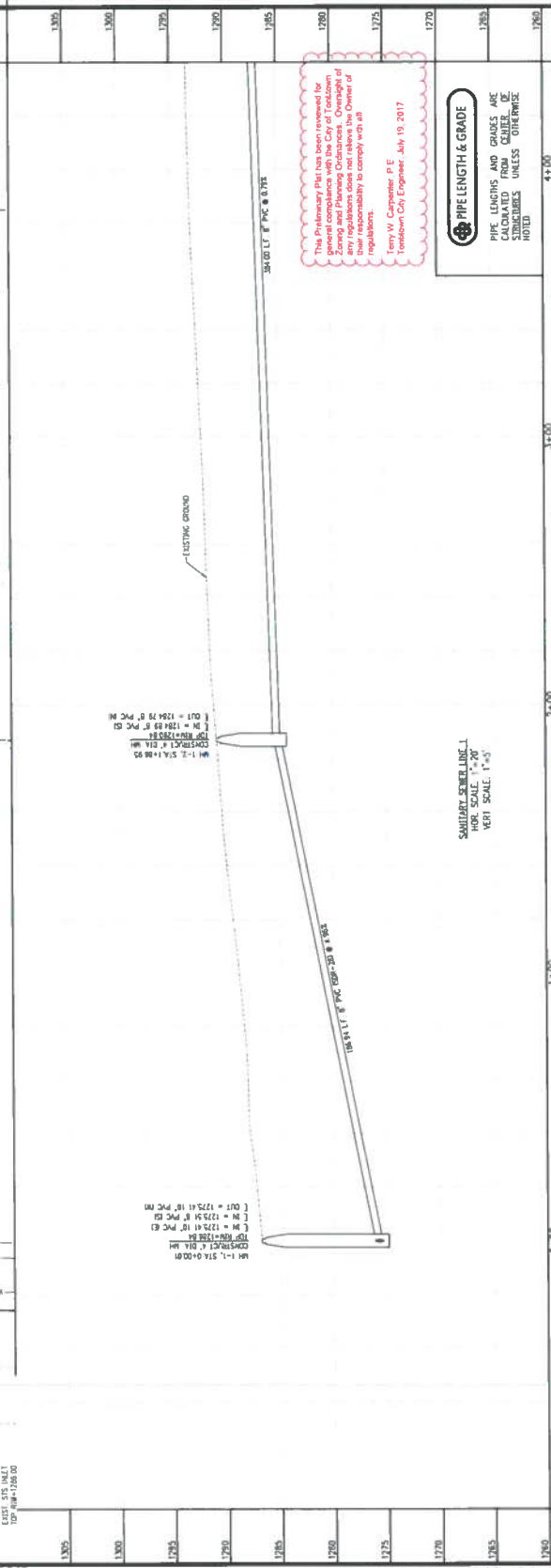
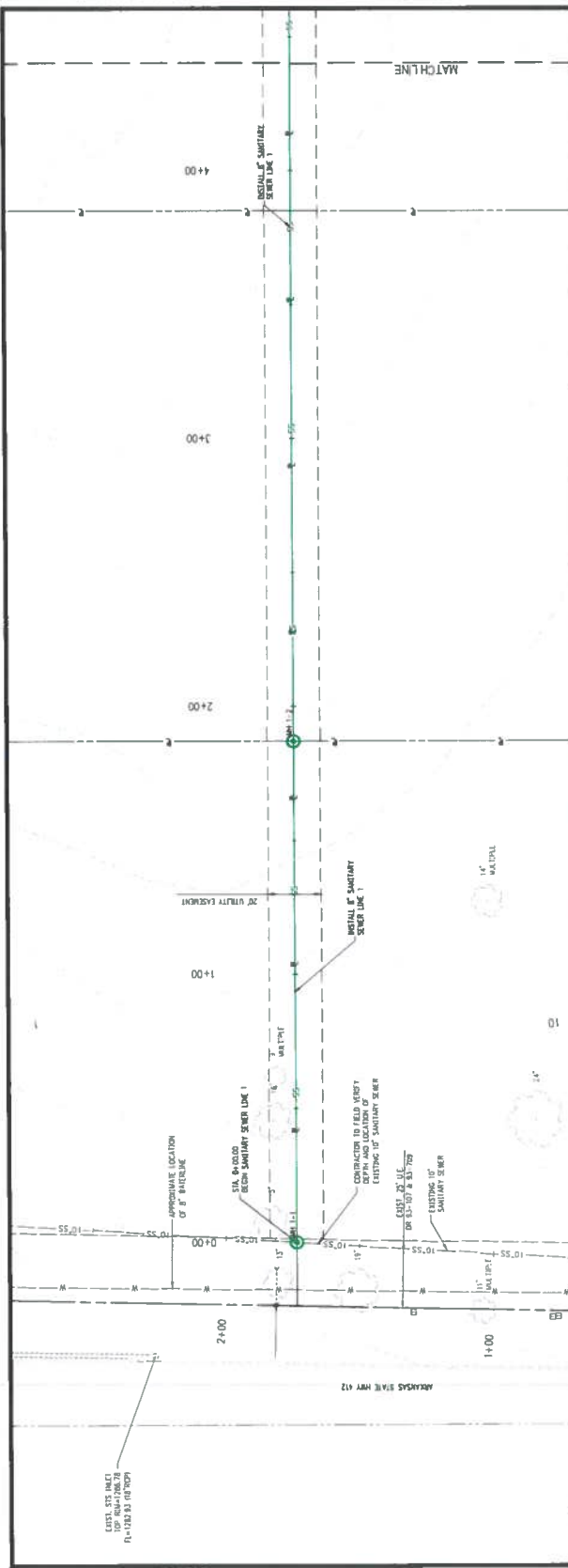
MAESTRI SUBDIVISION
 TONTON, ARKANSAS

THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

PROJECT NO. 17000 S. 1ST STREET, TONTON, ARKANSAS
 SHEET NO. C-201
 DATE: 07/19/2017
 DRAWN BY: TWC
 CHECKED BY: TWC
 APPROVED BY: TWC

PRELIMINARY PLANS
 AN UNLICENSED ARCHITECT
 REGISTERED IN THE STATE OF ARKANSAS

SANITARY SEWER LINE 1 P&G 1 OF 2
 (C)



This Primary Plan is for the Contractor's use only. It is not to be used for zoning and planning purposes. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all applicable regulations.

Tom W. Carpenter, P.E.
 Tontomon City Engineer, July 19, 2017

PIPE LENGTH & GRADE
 PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.

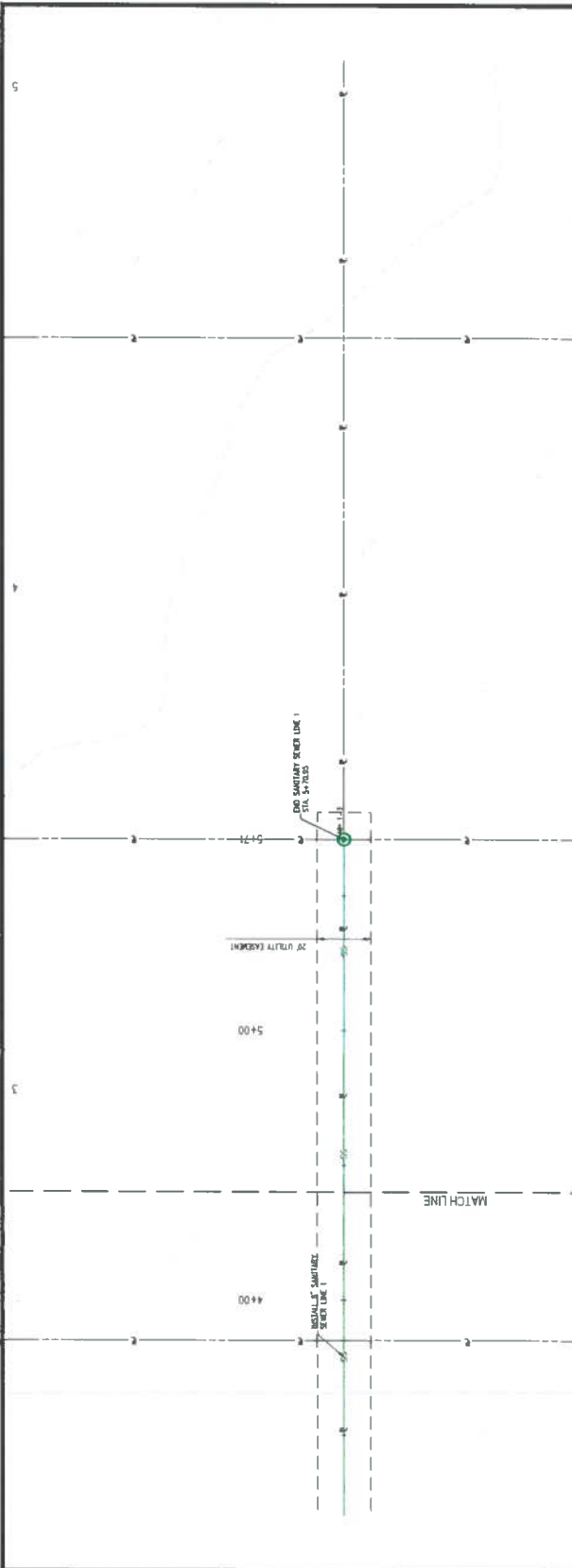
C-201



MAESTRI SUBDIVISION
TONTOWN, ARKANSAS



DOCUMENT IS
PRELIMINARY IN
A FINAL HIGH
DOCUMENT
DATE: 07/19/2017
PROJECT: MAESTRI SUBDIVISION
DRAWN BY: TERRY W. CARPENTER
CHECKED BY: TERRY W. CARPENTER
SCALE: 1" = 40'



Station	Grade
1280	1275.00
1285	1275.00
1290	1275.00
1295	1275.00
1300	1275.00
1305	1275.00
1310	1275.00
1315	1275.00
1320	1275.00
1325	1275.00
1330	1275.00
1335	1275.00
1340	1275.00

The Preliminary Plan has been reviewed for general compliance with the City of Tontown Zoning and Planning Ordinance. Oversight of the project and compliance with all applicable laws and regulations is the responsibility of the applicant.

Terry W. Carpenter, P.E.
Tontown City Engineer, July 19, 2017

PIPE LENGTH & GRADE
PIPE LENGTHS AND GRADES ARE CALCULATED FROM CENTER OF LINES UNLESS OTHERWISE NOTED

SANITARY SEWER LINE
VERT. SCALE: 1" = 4'
HORIZ. SCALE: 1" = 40'

5+00 7+00 7+00

C-202

8.a Approved_Projects_Expirations

Project Name	Approval Date	Start/Expiration Date 152.101	Comments
Liberty Estates Subdivision Final Plat	March 28, 2017	September 28, 2017	Completed June 2017
Admiral Moving LSD	May 24, 2016	November 24, 2016	COO Issued June 1st, 2017
Ozark Sportsman supply LSD	December 27, 2016	June 27, 2017	COO Issued June 26th, 2017
Tontitown Self Storage LSD	December 27, 2016	June 27, 2017	Expired
Paschall Heating and Air	June 28, 2016	December 28, 2016	In Construction
Freedom Fellowship LSD	December 27, 2016	June 27, 2017	In Construction
South Point Subdivision-Phase I	December 27, 2016	June 27, 2017	In Construction
Burton Warehouse	February 28, 2017	August 28, 2017	In Construction
Edwards Commercial	March 28, 2017	September 28, 2017	In Construction
Thomson Warehouse	March 25, 2017	September 28, 2017	In Construction
South Point Subdivision-Phase II	February 28, 2017	August 28, 2017	
Bolder Coffee-Lsd	April 25, 2017	October 28, 2017	
Venezia Piazza-LSD	April 25, 2017	October 28, 2017	
			7/24/2017 15:43

Building Activity Report:			YTD - 2017	# Permits	YTD - 2016	Variance
RESIDENTIAL VALUATION	\$ 21,242,404.12				\$ 12,110,068.31	\$9,132,335.81
Single Family Permits		63				
COMMERCIAL VALUATION	\$ 5,896,974.30			\$ 1,893,514.38	\$4,003,459.92	
RESIDENTIAL PERMIT FEES	\$ 87,866.89	100		\$ 49,866.08	\$38,000.81	
COMMERCIAL PERMIT FEES	\$ 17,859.46	12		\$ 2,048.40	\$15,811.05	
Other Permits	\$ 24,332.68	412		\$ 15,302.44	\$9,030.24	
Total Fees Assessed	\$ 186,609.07			\$ 70,687.57	\$115,921.50	

