



### **Planning Board**

Darrell Watts – Chairman  
Rocky Clinton-Vice-Chairman  
Michael Lunsford-Secretary  
Larry Roberts-Member  
Kevin Boortz-Member

City Engineer-Garver  
City Planner-Courtney McNair  
City Attorney-Harrington-Miller  
Public Works Director-James Clark  
Code Enforcement Officer-Brett Freeland  
Building Inspector-Roger Duncan

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## ***Planning Board/Board of Zoning Adjustments Public Hearing Agenda***

Date: THURSDAY, December 27, 2018

Time: 6:00 p.m. – Tontitown City Hall, 201 E. Henri de Tonti, Tontitown, AR 72770

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- 1. Board of Zoning Adjustments Meeting Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
  - a. Lynch Rezoning Request
- 4. Comments from Citizens**
- 5. Meeting Adjourned**



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## ***Planning Board/ Board of Zoning Adjustments Agenda***

Date: THURSDAY, December 27, 2018

Time: 6:00 p.m. – Tontitown City Hall, 201 E. Henri de Tonti, Tontitown, AR 72770

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- 1. Planning Board Meeting Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
  - a. Approval of November 27, 2018 Public Hearing Minutes
  - b. Approval of November 27, 2018 Planning Board/Board of Zoning Adjustments Minutes
- 5. Comments from Citizens**
- 6. Old Business**
- 7. New Business**
  - a. Lynch Rezoning Request
  - b. Paramount Metals Large Scale Development
- 8. Review Items for Placement on City Council Agenda (if applicable)**
  - a. Lynch Rezoning Request
- 9. Reoccurring Items and Items for Review**
  - a. Review of Approved Projects & Expirations
  - b. Review Building Activity
- 10. Comments from Staff**
  - a. Discuss draft changes to ordinances regulating Tow Yards, Temporary Uses, Food Vendors, and fees charged to developments with over 50 lots/units
  - b. Upcoming Meetings:
    - i. City Council is Wednesday, January 2, 2019.
    - ii. Committee of the Whole is Tuesday, January 15, 2019.
    - iii. January Planning Board Meeting is Tuesday, January 22, 2019.
- 11. Comments from Board Members**
- 12. Meeting Adjourned**



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## ***Planning Board/Board of Zoning Adjustments Public Hearing Minutes***

Date: Tuesday, November 27, 2018

Time: 6:00 p.m. – Tontitown City Hall, 201 E. Henri de Tonti, Tontitown, AR 72770

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### **1. Board of Zoning Adjustments Meeting Call to Order**

### **2. Roll Call**

**All in attendance**

### **3. Approval of Agenda**

- a. Fogerty Variance Request

**Move to the regular Planning Meeting.**

- b. Update to Chapter 153-addition of Exclusive Landfill Use Zoning -**Tabled**
- c. Update to Chapter 152-addition of Exclusive Landfill Use Regulations-**Tabled**

**Kevin Boortz motioned to approve Second by Rocky Clinton Motion Passes**

### **4. Comments from Citizens- None**

### **5. Meeting Adjourned- Adjourned**



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Michael Lunsford-Secretary  
Larry Roberts-Member  
Kevin Boortz-Member

City Engineer-Garver  
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## ***Planning Board/ Board of Zoning Adjustments Minutes***

Date: Tuesday, November 27, 2018

Time: 6:00 p.m. – Tontitown City Hall, 201 E. Henri de Tonti, Tontitown, AR 72770

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### **1. Planning Board Meeting Call to Order**

### **2. Roll Call**

All in attendance

### **3. Approval of Agenda**

Rocky Clinton motioned to approve Second by Larry Roberts Motion Passes

### **4. Approval of Minutes**

a. Approval of October 23, 2018 Public Hearing Minutes

b. Approval of October 23, 2018 Planning Board/Board of Zoning Adjustments Minutes

Michael Lunsford motioned to approve Second by Rocky Clinton Motion Passes

### **5. Comments from Citizens- None**

### **6. Old Business- None**

### **7. New Business**

a. Fogerty Variance Request

Larry Roberts motioned to approve the request with conditions Second by Michael Lunsford Motion Passes

b. Update to Chapter 153-addition of Exclusive Landfill Use Zoning -**Tabled**

c. Update to Chapter 152-addition of Exclusive Landfill Use Regulations -**Tabled**

d. **ADDED-Extension Request by Ozarks Self Storage LSD. It will expire in January 2019 if the 6-month extension is not granted.**

Rocky Clinton motioned to approve the request Second by Kevin Boortz Motion Passes

### **8. Review Items for Placement on City Council Agenda (if applicable)**

a. Update to Chapter 153-addition of Exclusive Landfill Use Zoning -**Tabled**

b. Update to Chapter 152-addition of Exclusive Landfill Use Regulations -**Tabled**

### **9. Reoccurring Items and Items for Review**

a. Review of Approved Projects & Expirations

Reference the city's website for detailed report.

b. Review Building Activity

Reference the city's website for detailed report.



**10. Comments from Staff**

- a. Congratulations on the Future Land Use and Master Transportation plan adoption!
- b. Discuss changing the ordinances regulating Tow Yards, Temporary Uses, Food Vendors, and fees charged to developments with over 50 lots/units.

**Reference the city's website audio for lengthy discussion.**

- c. December Planning Board Meeting has been rescheduled to **Thursday, December 27, 2018** and approve 2019 calendar.

**11. Comments from Board Members- None**

**12. Meeting Adjourned- Rocky Clinton motioned to adjourn      All in Favor**



## CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.  
479-361-2700  
planning@tontitownar.gov

Meeting: **December 27, 2018**  
Project: **Lynch Rezone Request**  
Planner: Courtney McNair

### AGENDA ITEM

## A

### REZONING REQUEST

1641 Kissinger

Parcel # 830-38194-000

SUMMARY: Request to rezone a piece of land that is approximately 18.98 acres in size from A-1, Agricultural to R-1, Residential minimum 1 acre

**CURRENT ZONING:** A-1 – Agricultural -minimum 5 acre lots

**PROPOSED ZONING:** R1- Residential-minimum 1 acre lots

**CITY WARD:** 1- Gene McCartney & Henry Piazza

**INFRASTRUCTURE SERVICE AREAS** (not a guarantee of service availability):

**Water:** Washington Water Authority

**Sewer:** Septic

**Road Access:** Kissinger

**Electric:** Ozarks Electric

**Cable:** Cox Communications

**Phone:** ATT

**Natural Gas:** Black Hills Energy

**School District:** Springdale

### PROJECT SYNOPSIS:

#### Request:

The Lynch Rezoning Request is asking to change the zoning from A-1 to R1 in order to complete a lot line adjustment on this property. They would like to reduce Tract B from approx. 6 acres to 1.35 acres. In A-1 zoning, the minimum lot size is 5 acres.

This property is part of a larger area owned by the Lynch family. The additional property they own is already zoned R-1, as is much of the surrounding property. The remainder lot will be approximately 16 acres.

### APPROVAL CRITERIA:

*Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include but not be limited to the following:*

- (1) **Consistency of the proposal with the comprehensive plan.**

**STAFF ANALYSIS:** The current Future Land Use Plan shows this area as Low/Medium Density Residential. The request is for Low/Medium Density Residential.

**(2) Consistency of the proposal with the purpose of these regulations.**

**“The regulations are intended to provide for orderly growth and development; for protection of the character and stability of residential, commercial, industrial, recreational, and environmentally sensitive areas of the city; for protection of property from blight and undue depreciation; for efficiency and economy in the process of development for the appropriate and best use of land; for the use and occupancy of buildings; for healthful and convenient distribution of population; for good civic design and arrangement; and for adequate public utilities and facilities.”**

*STAFF ANALYSIS:* This area is primarily residential with lots ranging from ½ acre to 80 acres. The applicant is asking for a zoning that exists in the surrounding area and will be asking to create lots consistent with the surrounding properties.

**(3) Compatibility of the proposal with the zoning, uses and character of the surrounding area.**

*STAFF ANALYSIS:* The requested use is a Residential use; all surrounding uses are zoned for residential uses.

North-zoned R1/AG

East-zoned A1/R1

South-zoned R1

West- zoned R1

All surrounding uses appear to be residential or agricultural.

**(4) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.**

*STAFF ANALYSIS:* The property is well suited for Residential uses, and will remain Residential. The zoning request only changes the lot size and road frontage requirements.

**(5) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual impairment, odor, noise, light, vibration, hours of use/operation, and any restriction to the normal and customary use of the affected property.**

*STAFF ANALYSIS:* The proposed development will not detrimentally affect nearby property. The request is for R1 zoning in an area that already has R1 zoning.

**(6) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and**

*STAFF ANALYSIS:* This property has been zoned R1 since it was annexed into the city and has remained a single property since that time.

**(7) Impact of the proposed development on community facilities and services, including those related to utilities, streets drainage, parks, open space, fire, police, and emergency medical services.**

*STAFF ANALYSIS:* The impact to utilities, fire, police, and emergency services will be minimal.

**TECHNICAL INFORMATION:**

**Utilities:**

**Water:** Washington Water Authority-has no comments

**Electric:** Ozarks Electric-OECC had a few standard comments. Any relocation, damage, or extension of lines will be at cost to the developer.

**Sewer/Septic:** Sewer/Septic-No concerns were submitted for the requested rezoning.

**Phone:** AT&T-No concerns were submitted for the requested rezoning.

**Natural Gas:** Black Hills Energy-No concerns were submitted for the requested rezoning.

**Cable:** Cox Communications-No concerns were submitted for the requested rezoning.

*STAFF ANALYSIS:* As the requested split will be a Minor Subdivision, this will be the only utility review until a building permit is applied for before construction. There were no major concerns.

**Streets:**

This property takes access from Kissinger Ave. There are no additional drives proposed at this time.

**Fire:**

There are no concerns for this rezoning as the use is planned to be low density residential.

**Drainage:**

There is no concern regarding drainage for this requested rezoning.

**Police:**

The Police Chief has no concerns for the requested rezoning.

*STAFF ANALYSIS:* This request will be minimally impactful to utilities and services.

**NEIGHBOR COMMENTS:** All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff received one "in favor" comment, and one phone call regarding this project. The neighbor who called was concerned about additional lots being planned. Staff sent the project information so the neighbor could review it to get a full understanding of the proposal. As of this time, we have not heard back from the neighbor.

**STAFF RECOMMENDATION:** Staff feels this rezoning will be compatible with the surrounding area.

Therefore, staff recommends approval of the Lynch rezoning request to change the zoning from A-1 to R-1.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. The applicant must make corrections to the submitted plat in order for the Minor Subdivision to gain approval.

November 30, 2018

Courtney McNair, AICP, CFM  
Planning Official  
City of Tontitown  
201 East Henri De Tonti  
Tontitown, AR 72770

RE: Lynch Property Rezoning Application  
1641 Kissinger Avenue

On behalf of our client, we are submitting application materials to rezone six acres in the City of Tontitown. This letter is intended to serve as the narrative letter required by the checklist included in the rezoning application.

- A. Current Zoning Designation: A (Agriculture)  
Proposed Zoning Designation: R-1 (Single-Family Residential)

Explanation of Zoning Change: Proposal is to rezone six acres owned by Ronald and Clela Lynch from the A (Agricultural) district to the R-1 (Single-Family Residential) district. Following the rezoning, the current owners will retain part of the property (existing house and 1.35 acres), the other 4.65 acres being rezoned are under contract to be sold.

- B. Reason for Zoning Change: Property is being rezoned to bring zoning into conformance with current and proposed uses of the subject property and with the adjacent parcels. Rezoning will also allow creation of a lot smaller than what is provided for in the current zoning district to facilitate selling part of the property while current owners retain their house and yard.

- C. Relation of Property to Surrounding Properties:

1. Property being rezoned is part of a larger 16-acre tract, the majority of which is already within the R-1 district. The rezoning will bring this portion of the larger overall tract into conformance with the rest of the tract. In addition, all but one of the properties south of Kissinger adjacent to the 16-acre tract are already R-1, while the other adjacent properties are all in the Agricultural District. All properties adjacent to 16-acre tract are either A-1 or R-1, and current uses for all adjacent tracts appear to be either agricultural or single family residential. The requested district and the uses allowed within it will therefore be consistent with current adjacent uses and zoning.
2. The proposed zoning change will not adversely affect traffic in this area.
3. No signage is proposed other than temporary public hearing signs for the planning commission meeting/public hearing to consider the rezoning application.
4. Rezoning will not alter the appearance of the property. Any future development of the property would be subject to the City's land use, development, and zoning regulations which will prevent creation of an unsightly or offensive development.

D. Availability of Water and Sewer: Public sewer does not appear to be available. Existing home on the property has a septic system. Tontitown GIS appears to show a Washington Water Authority four-inch water main running parallel to and north of Kissinger Avenue across from the subject property.

E. Waiver of Rights and Remedies is enclosed with this letter.

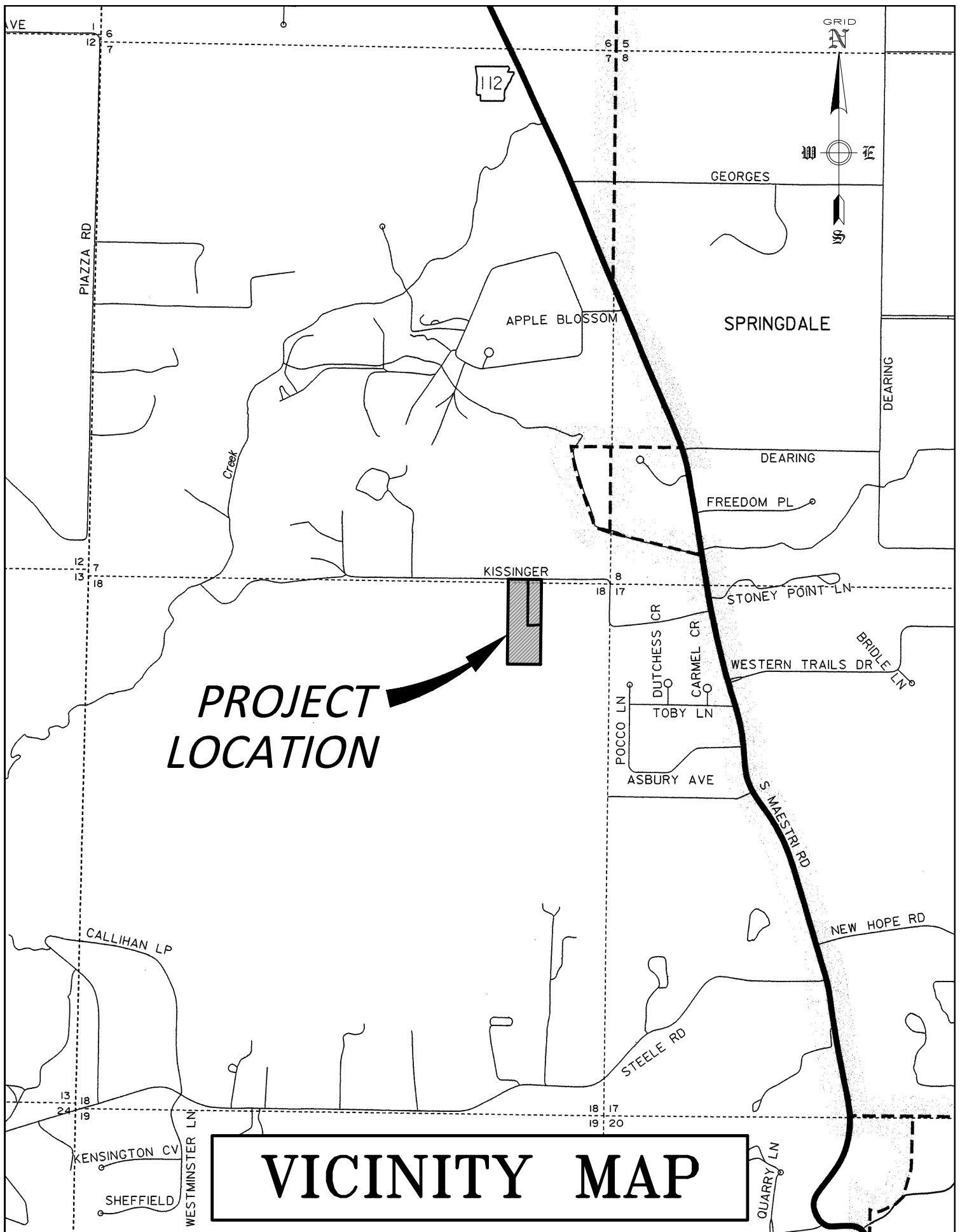
Thank you for your consideration of this application. Please let us know if you have any questions or need any additional materials.

Sincerely,

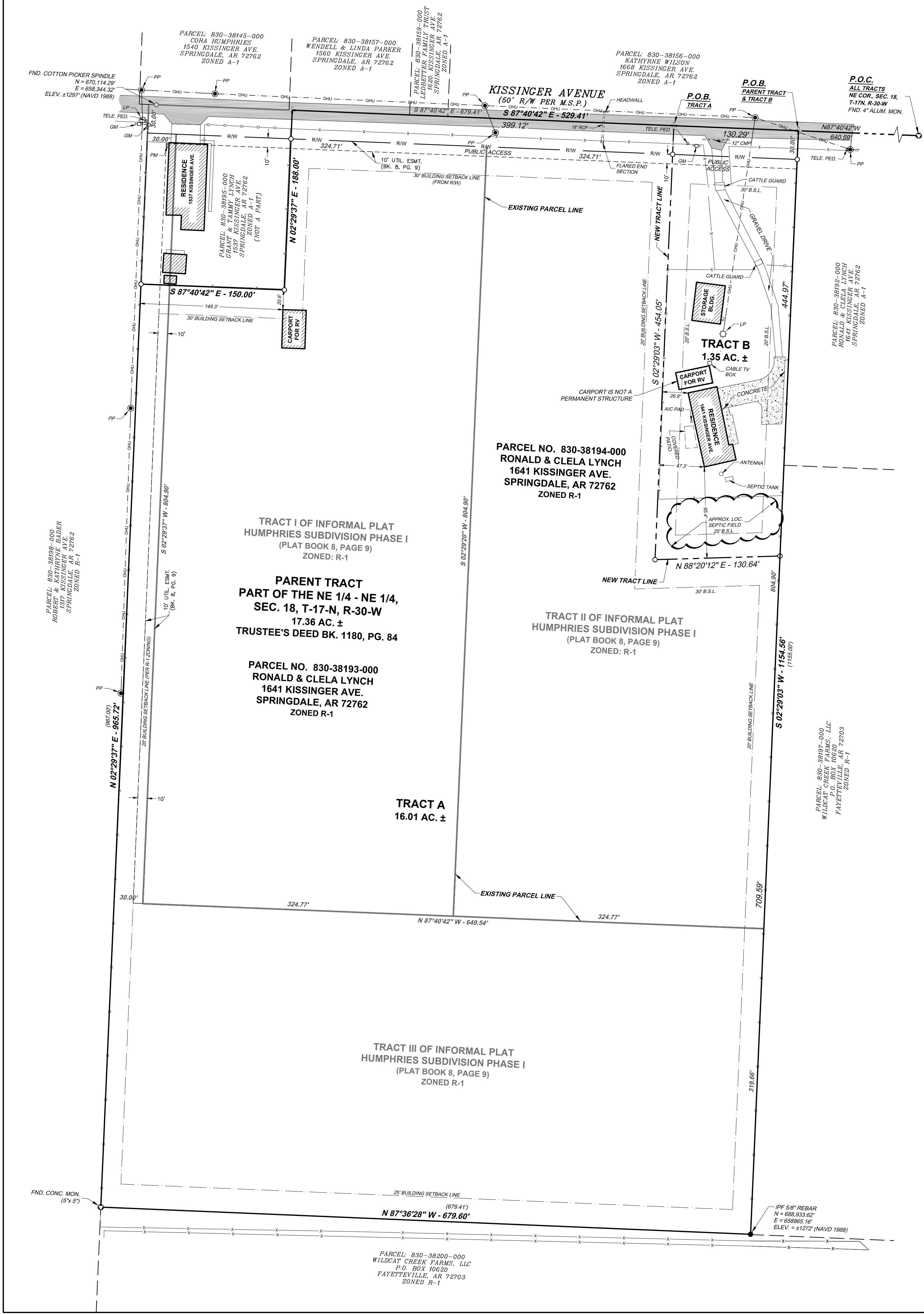


Jason Appel, P.E.  
Secretary / Treasurer

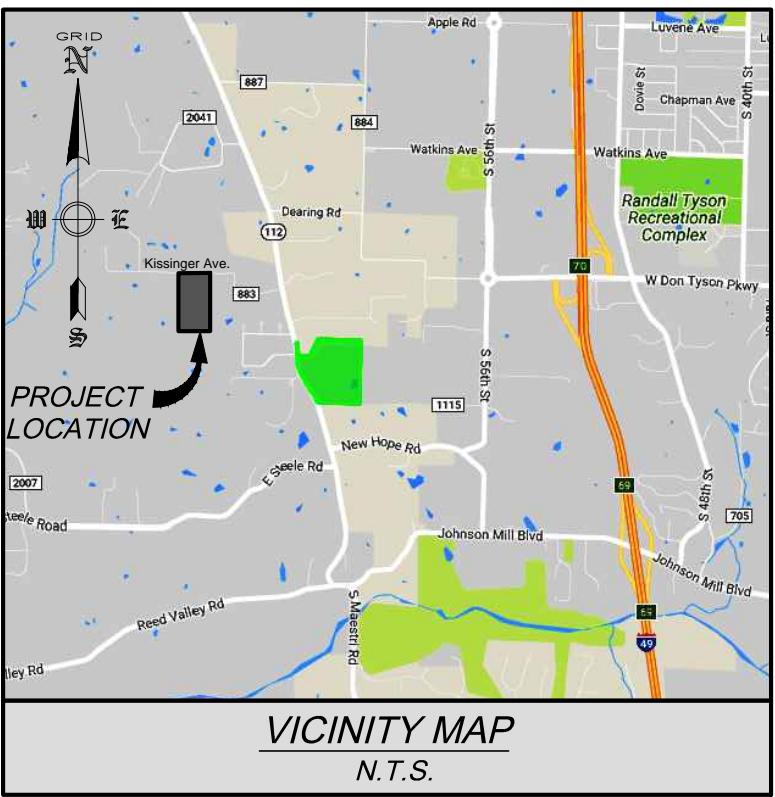
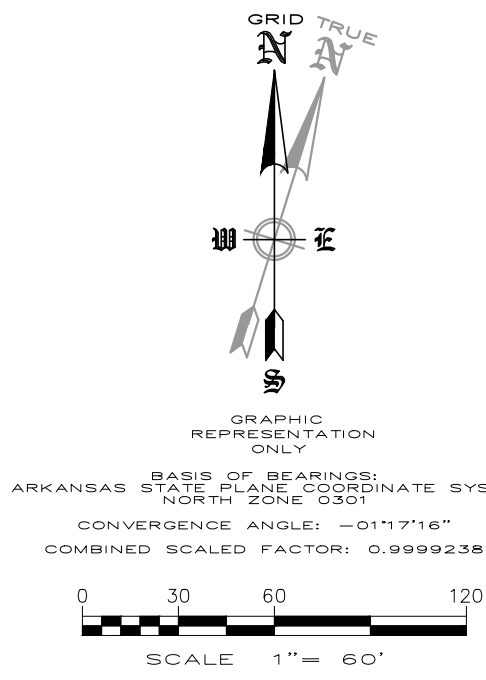
Enclosures







LEGEND			
PROPERTY LINE	40 ACRE LINE	P.O.C.	POINT OF COMMENCEMENT
ADJACENT OWNER	EASEMENT (AS NOTED)	P.O.B.	POINT OF BEGINNING
RIGHT-OF-WAY	BUILDING SETBACK LINE (B.S.L.)	(123.45)	RECORDED DISTANCE
OVERHEAD UTILITIES	STORM PIPE (SIZE AS NOTED)	●	FOUND MONUMENT (AS NOTED)
		○	IPF - IRON PIN FOUND (AS NOTED)
		○	IPS - IRON PIN SET W/ CAP "PLS 1156"
		⊕	FOUND COTTON PICKER SPINDLE
		⊕	COMPUTED POINT
		⊕	GAS METER (GM)
		⊕	POWER POLE (PP)
		⊕	POWER METER (PM)
		⊕	LIGHT POLE (LP)



**SURVEY DESCRIPTION - PARENT TRACT:**

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 18, SAID POINT BEING A FOUND 4 INCH ALUMINUM MONUMENT; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NE 1/4, N87°40'42"W A DISTANCE OF 640.59 FEET TO A POINT IN KISSINGER AVENUE AND THE POINT OF BEGINNING, THENCE LEAVING SAID KISSINGER AVENUE, S02°29'03"W A DISTANCE OF 1154.56 FEET TO A FOUND 5/8 INCH REBAR, THENCE N87°38'28"W A DISTANCE OF 679.60 FEET TO A FOUND CONCRETE MONUMENT, THENCE N02°29'37"E A DISTANCE OF 965.72 FEET TO A SET IRON PIN WITH CAP "PLS 1156", THENCE S87°40'42"E A DISTANCE OF 150.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156", THENCE N02°29'37"E A DISTANCE OF 188.00 FEET TO A POINT IN SAID KISSINGER AVENUE, THENCE ALONG SAID KISSINGER AVENUE, S87°40'42"E A DISTANCE OF 324.71 FEET TO THE POINT OF BEGINNING, CONTAINING 1.35 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF KISSINGER AVENUE ALONG THE NORTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**SURVEY DESCRIPTION - TRACT A:**

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 18, SAID POINT BEING A FOUND 4 INCH ALUMINUM MONUMENT; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NE 1/4, N87°40'42"W A DISTANCE OF 770.88 FEET TO A POINT IN KISSINGER AVENUE AND THE POINT OF BEGINNING, THENCE LEAVING SAID KISSINGER AVENUE, S02°29'03"W A DISTANCE OF 454.05 FEET TO A SET IRON PIN WITH CAP "PLS 1156", THENCE N88°20'12"E A DISTANCE OF 130.64 FEET TO A SET IRON PIN WITH CAP "PLS 1156", THENCE S02°29'03"W A DISTANCE OF 709.59 FEET TO A FOUND 5/8 INCH REBAR, THENCE N87°38'28"W A DISTANCE OF 679.60 FEET TO A FOUND CONCRETE MONUMENT, THENCE N02°29'37"E A DISTANCE OF 965.72 FEET TO A SET IRON PIN WITH CAP "PLS 1156", THENCE S87°40'42"E A DISTANCE OF 150.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156", THENCE N02°29'37"E A DISTANCE OF 188.00 FEET TO A POINT IN SAID KISSINGER AVENUE, THENCE ALONG SAID KISSINGER AVENUE, S87°40'42"E A DISTANCE OF 324.71 FEET TO THE POINT OF BEGINNING, CONTAINING 16.01 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF KISSINGER AVENUE ALONG THE NORTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**SURVEY DESCRIPTION - TRACT B:**

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 18, SAID POINT BEING A FOUND 4 INCH ALUMINUM MONUMENT; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NE 1/4, N87°40'42"W A DISTANCE OF 640.59 FEET TO A POINT IN KISSINGER AVENUE AND THE POINT OF BEGINNING, THENCE LEAVING SAID KISSINGER AVENUE, S02°29'03"W A DISTANCE OF 444.97 FEET TO A SET IRON PIN WITH CAP "PLS 1156", THENCE N88°20'12"E A DISTANCE OF 130.64 FEET TO A SET IRON PIN WITH CAP "PLS 1156", THENCE N02°29'37"E A DISTANCE OF 454.05 FEET TO A POINT IN SAID KISSINGER AVENUE, THENCE ALONG SAID KISSINGER AVENUE, S87°40'42"E A DISTANCE OF 130.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1.35 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF KISSINGER AVENUE ALONG THE NORTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**CERTIFICATE OF OWNERSHIP:**

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

**DATE OF EXECUTION:**

SIGNED: RONALD LYNCH

SIGNED: CLELA LYNCH

ADDRESS: 1641 KISSINGER AVENUE, SPRINGDALE, AR 72762

SOURCE OF TITLE: BOOK 1180, PAGE 84

STATE OF ARKANSAS  
COUNTY OF WASHINGTON  
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2018.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

**CERTIFICATE OF SURVEYING ACCURACY:**

I, S. CRAIG DAVIS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION:

SIGNED: S. CRAIG DAVIS, AR PLS 1156

**SURVEYOR'S NOTES:**

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

**PLAT CLOSURE DECLARATION:**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN:  
PARENT TRACT A: ONE FOOT IN 691,880 FEET.  
PARENT TRACT B: ONE FOOT IN 995,165 FEET.

**FEMA FLOOD PLAIN ZONE:**

THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0085F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 18, 2008.

**UTILITIES:**

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES AND CITY OF TONTITOWN G.I.S. ONLY.

**GENERAL NOTES:**

THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES ON THE SUBJECT PROPERTY.

THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE SUBJECT PROPERTY.

THERE IS NO KNOWN ARMY CORP OF ENGINEERS WETLANDS DETERMINATION IN PROGRESS WHICH AFFECTS SUBJECT PROPERTY. APPROXIMATE LOCATION OF EXISTING SEPTIC SYSTEM IS SHOWN ON THE SUBJECT PROPERTY.

**REFERENCES:**

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

- TRUSTEE'S DEED: RONALD E. LYNCH AND CLELA F. LYNCH, RECORDED MAY 29, 1986, BOOK 1180, PAGE 84.
- INFORMAL PLAT: BY COWDREY & ASSOCIATES, INC., TED B. PONDER, AR PLS 785, RECORDED SEPTEMBER 8, 1978, PLAT BOOK 8, PAGE 8.
- PLAT OF SURVEY: BY JAMES C. COMBS, AR PLS, RECORDED FEBRUARY 22, 1995, BOOK 95, PAGE 8751.

**CERTIFICATE OF APPROVAL:**

PURSUANT TO THE CITY OF TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

THIS APPROVAL DOES NOT GUARANTEE ANY OF THE FOLLOWING:

- DELIVERY OF PUBLIC WATER OR SEWER SERVICE.
- DELIVERY OF ANY OTHER UTILITY SERVICE.
- IMPROVEMENTS TO ANY AFFECTED CITY STREETS OR COUNTY ROADS.
- APPROVAL FROM THE ARKANSAS DEPARTMENT OF HEALTH.
- ACCESS TO THE PROPERTY VIA EASEMENTS OR OTHERWISE EITHER KNOWN OR UNKNOWN.

**DATE OF EXECUTION:**

SIGNED: CHAIRMAN, TONTITOWN PLANNING COMMISSION

SIGNED: MAYOR, CITY OF TONTITOWN

SIGNED: RECORDER / TREASURY, CITY OF TONTITOWN

**OWNER/DEVELOPER:**

RONALD & CLELA LYNCH  
1641 KISSINGER AVENUE  
SPRINGDALE, AR

**SURVEYOR:**

ENGINEERING SERVICES, INC.  
1201 S. OLD MISSOURI ROAD  
P.O. BOX 282  
SPRINGDALE, AR 72762

**WORK ORDER #:**

18561

**CITY ZONING:**

R-1

**SETBACKS FOR R-1:**

FRONT - 30'  
SIDE - 20'  
REAR - 25'

REVISION	DATE	DESCRIPTION
<b>RONALD &amp; CLELA LYNCH</b>		
<b>MINOR SUBDIVISION</b>		
<b>TONTITOWN, WASHINGTON COUNTY, ARKANSAS</b>		
SCALE: 1"=60'	DATE: November 29, 2018	DRAWN BY: RER
<b>ENGINEERING SERVICES, INCORPORATED</b>		
<b>SPRINGDALE, ARKANSAS</b>		
© COPYRIGHT 2018, ENGINEERING SERVICES, INC. 11/29/2018 4:29 PM	W.O.# 18561	SHEET 1

PLAT CODE: 500-17N-30W-0-18-110-72-1156





## CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.  
479-361-2700  
planning@tontitownar.gov

Meeting: **December 27, 2018**  
Project: **Paramount Metals LSD**  
Planner: Courtney McNair

### AGENDA ITEM

## B

### PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL REQUEST

#### Paramount Metals Preliminary Large-Scale Development Request

761 W. Henri de Tonti

Parcel #s: 830-37715-001, 830-37710-000, 830-37709-001

**SUMMARY:** Paramount Metals LSD is requesting to construct an 8,000 SF building for metal storage in conjunction with their existing business on this site.

**CURRENT ZONING:** C-2 – General Commercial-the proposed use is allowed by right in this zoning district.

**CITY WARD:** 3- Don Doudna, Tommy Granata

**INFRASTRUCTURE SERVICE AREAS** (not a guarantee of service availability):

**Water:** Tontitown Water

**Sewer:** Tontitown Sewer

**Road Access:** W. Henri de Tonti Blvd.

**Electric:** Ozarks Electric

**Cable:** Cox Communications

**Phone:** ATT

**Natural Gas:** Black Hills Energy

**School District:** Springdale

**Floodplain:** YES-a permit has been submitted

#### **PROJECT SYNOPSIS:**

Paramount Metals is proposing to add an additional building on their existing site. The building is proposed to be 8,000 SF located behind the small office building. They plan to remove an existing concrete pad and place the building on the same footprint. The current use of the concrete pad is for employee parking, and that has been relocated to another portion of the site with this plan.

This project has submitted stamped architectural plans for review prior to construction. As it has no direct street frontage, the architectural requirements for large scale developments will not be applied. The building will reflect the current styling of the other buildings on site.

There is floodplain on this site, but not at the location of the new building. A floodplain permit has been submitted for some grading within the floodplain.

## **TECHNICAL INFORMATION:**

### **Utilities:**

**Water:** Tontitown Water-According to the Water System information, there is an existing 3-inch water line along the south side of W. Henri de Tonti. There is not a suitable line on this site for a fire hydrant.

**Electric:** Ozarks Electric- OECC had some standard comments. Any relocation of facilities will be at cost to the developer.

**Sewer/Septic:** Sewer- this project proposes to connect to the City of Tontitown sewer system. The connection must be approved prior to construction.

**Phone:** AT&T- ATT had no comments.

**Natural Gas:** Black Hills Energy- No comments were received from BHE.

**Cable:** Cox Communications- No comments were received from Cox.

It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

### **Stormwater Pollution Prevention Plan (SWPPP):**

The applicant has provided a grading a drainage plan. A SWPPP must be completed and posted on site prior to construction.

### **Police:**

Tontitown Police Chief Joey McCormick has no concerns.

### **Fire:**

According to the Water System information, there is an existing 3-inch water line along the south side of W. Henri de Tonti. There is not a suitable line on this site for a fire hydrant. The building is NOT planned to be sprinklered.

The Fire Marshal has determined that an additional hydrant will not be required at this time.

Architectural plans must still be reviewed for compliance with fire code.

### **Drainage:**

The applicant has submitted a drainage letter for review. There is no proposed detention, and it was not found to be warranted.

### **Roads:**

This project has access to W. Henri de Tonti Blvd. None of the entrances are proposed to be changed.

All interior drives must meet the required compaction rating to support emergency vehicles.

**STAFF RECOMMENDATION FOR THE LARGE-SCALE DEVELOPMENT:** There are some minor details that remain to be addressed at the Construction Plan phase of plan review, but nothing that should significantly impact the overall design.

Therefore, staff recommends approval of Paramount Metals Preliminary Large-Scale Development with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. Architectural plans must be approved prior to Construction Plan Approval.
2. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property. Some additional Utility Easements may be required.
3. The SWPPP must be completed and posted on site prior to construction.
4. Correct all remaining items on the "Plat Requirement Worksheet" prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
5. The floodplain permit must be processed and approved prior to any grading work.
6. All interior drives must meet the required compaction rating to support emergency vehicles.
7. The applicant must apply for all required permits prior to construction.

# PARAMOUNT METALS

## TONTITOWN, ARKANSAS

### LARGE SCALE DEVELOPMENT PLAN

#### GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF TONTITOWN'S WATER AND SEWER SPECIFICATIONS, (REVISED APRIL 5, 2016) PROCEDURES AND DETAILS.
14. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF TONTITOWN'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
15. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

#### CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

I, \_\_\_\_\_, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of Execution: \_\_\_\_\_

Registered Land Surveyor  
State of Arkansas Registration No. \_\_\_\_\_

#### CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, \_\_\_\_\_, hereby certify that this plan correctly represents a plan made under my direction and engineering requirements of the Tontitown Subdivision Regulations have been complied with.

Date of Execution: \_\_\_\_\_

Registered Engineer  
State of Arkansas Registration No. \_\_\_\_\_

#### CERTIFICATE OF PRELIMINARY PLAT APPROVAL

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on \_\_\_\_\_ (date).

Date of Execution: \_\_\_\_\_

Chairman, City of Tontitown Planning Commission

#### OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

#### SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

#### ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



VICINITY MAP  
N.T.S. NORTH

#### CONTACT INFORMATION

##### CITY OF TONTITOWN WATER & SEWER

CONTACT: JAMES CLARK  
201 E. HENRI DE TONTI  
TONTITOWN, AR. 72770  
PHONE: 479-361-2700  
FAX: 501-421-8774

##### ELECTRIC

OZARKS ELECTRIC  
P.O. BOX 848  
FAYETTEVILLE, AR. 72702  
PHONE: 800-521-6144  
FAX: 479-684-4617  
CONTACT: WES MAHAFFEY  
PHONE: 479-263-2167

##### TELEPHONE

AT&T  
CONTACT: SUSAN CLOUSER  
P.O. BOX 7449  
SPRINGDALE, AR. 72766  
PHONE: 479-442-3107  
FAX: 479-442-3117

##### GAS

BLACK HILLS ENERGY  
CONTACT: LEONARD TIDYMAN  
655 MILLSAP RD., STE. 104  
FAYETTEVILLE, AR. 72701  
PHONE: 479-582-7817

##### CABLE

COX COMMUNICATIONS  
CHAD HODGE  
4901 SOUTH 48TH ST  
SPRINGDALE, AR 72762  
PHONE: 479-717-3607

#### DISTRICT REGULATIONS (C-2):

MINIMUM LOT WIDTH 100 FEET  
MINIMUM LOT DEPTH 100 FEET  
MAXIMUM HEIGHT 35 FEET  
MAXIMUM LOT COVERAGE 60%

#### PARKING INFORMATION:

RETAIL/SERVICE, FURNITURE AND BULKY ITEMS  
ONE (1) PARKING SPACE PER 500 SQUARE FEET.  
PROPOSED BUILDING = 8,000 SQUARE FEET.  
PARKING SPACES = 16  
PARKING PROVIDED = 24  
LOADING SPACES REQUIRED/PROVIDED = 1 REQUIRED/1 PROVIDED  
HANDICAP PARKING REQUIRED = 1  
HANDICAP PARKING PROVIDED = 1

#### BUILDING SETBACKS (C-2):

FRONT 50ft (WITH PARKING IN FRONT)  
FRONT 20ft (WITHOUT PARKING IN FRONT)  
SIDE 07ft (ADJACENT TO NON-RESIDENTIAL DISTRICT)  
SIDE 30ft (ADJACENT TO RESIDENTIAL DISTRICT)  
SIDE 10ft (INTERIOR NONRESIDENTIAL USES)  
REAR 20ft (ADJACENT TO NON-RESIDENTIAL DISTRICT)  
REAR 30ft (ADJACENT TO RESIDENTIAL DISTRICT)

#### FLOOD CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD (FIRM PANEL #051430065F, DATED MAY 16, 2008) INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.

#### BASIS OF ELEVATION:

CITY OF TONTITOWN GIS CONTROL MONUMENT #6. (ELEV:1278.55 - NAVD 88)

#### BASIS OF BEARING:

PLAT OF SURVEY FILED IN THE STATE SURVEYOR'S OFFICE DOCUMENT #20132100007

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

#### INDEX OF DRAWINGS

- 01 COVER SHEET
- 02 EXISTING SITE. UTILITY + DEMO PLAN
- 03 SITE PLAN
- 04 LIGHTING PLAN
- 05 GRADING, DRAINAGE AND EROSION CONTROL PLAN
- 06 DETAILS

PRELIMINARY PLAN FOR INSPECTION PURPOSES ONLY.  
NOT FOR RECORD PURPOSES.

PROJECT SITE ADDRESS: 761 W. HENRI DE TONTI BLVD  
SPRINGDALE, ARKANSAS 72762

PARCEL: 830-37715-001  
830-37710-000  
830-37709-001

ACRES: 3.67+/-

ZONING CLASSIFICATION: C-2

PROPOSED USE: METAL BUILDING PANEL COMPANY  
(RETAIL/SERVICE)

BUILDING: 8,000 SQUARE FEET  
18.5' HEIGHT

OWNER/DEVELOPER: WEEKS ENTERPRISES, LLC  
P.O. BOX 249  
TONTITOWN, AR 72770  
PHONE: (479) 361-9477  
FAX: (479) 361-9518  
EMAIL: rweeks@paramountmetals.biz

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.  
7230 S. PLEASANT RIDGE DR.  
FAYETTEVILLE, AR 72704  
PHONE: (479) 442-9350  
FAX: (479) 521-9350  
EMAIL: geoff@atesnwa.com

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
		BOLLARD
		CABLE TV (UNDERGROUND)
		CABLE TV (OVERHEAD)
		CENTERLINE
		CONCRETE SURFACE
		CONDUIT
		CONTOURS
		CURB & GUTTER
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EASEMENT
		FENCE (WIRE/WOOD/CHAIN)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER
		GRAVEL SURFACE (EDGE)
		GRAVEL SURFACE
		IRON PIN (5/8" RE-BAR)
		LIGHT
		MONUMENT (CONCRETE)
		POND
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER SERVICE
		SECTION LINE
		SIDEWALK
		SIGN
		SILT FENCE
		SPOT ELEVATION
		STORM SEWER PIPE
		STORM SEWER INLET
		STORM SEWER BALES
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		UTILITY EASEMENT
		WATER MAIN PIPE
		WATER VALVE
		WATER METER
		WATER THRUST BLOCK
		WATER MAIN REDUCER
		WATER MAIN BLOWOFF VALVE

PARAMOUNT METALS  
LARGE SCALE DEVELOPMENT PLAN  
COVER SHEET

TONTITOWN, ARKANSAS

**Bates & Associates, Inc.**  
www.batesnwa.com  
7230 S. Pleasant Ridge Drive Phone · 479.442.9350 · Fax 479.521.9350  
Fayetteville, Arkansas 72704

DATE

01

PROJECT NO 18-330

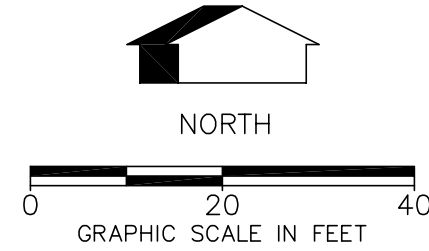
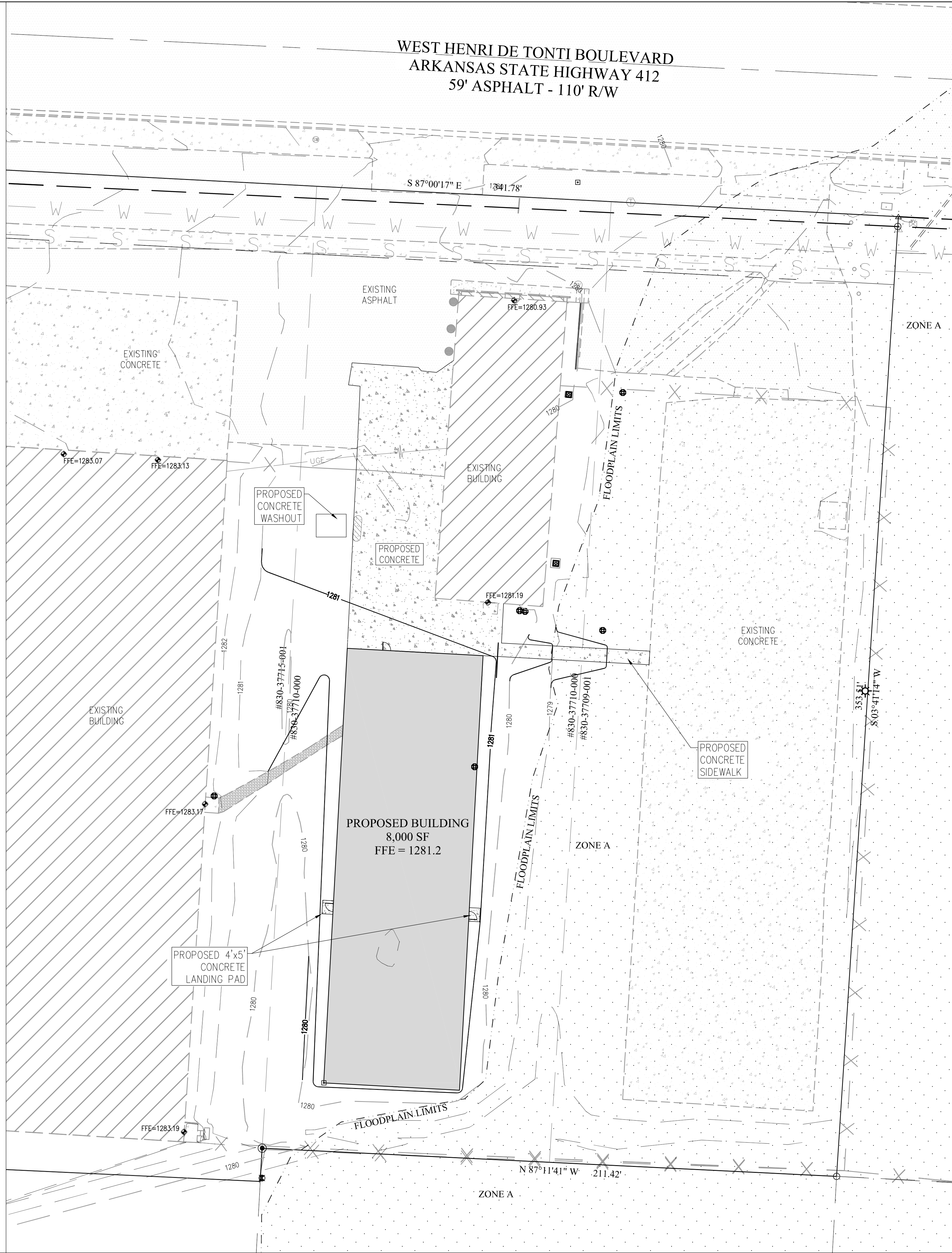
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Date: 12/13/2018







Time: 11:51 am  
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Date: 11/28/2018  
Drawing Name: 18\300\18-330\Engineering\03 Grading Plan.dwg  
Xrefs Used: BATES-AR w signature, COA BBA, 24x36, base



**CONSTRUCTION NOTES:**

1. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
2. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
3. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDING WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS, SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
5. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
6. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE IMMEDIATELY SHOVELED OR SWEEPED AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.

**SEDIMENT & EROSION CONTROL NOTES:**

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
5. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGE OR DISTURBED BY UNDERGROUND PRIVATE FRANCHISED UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

**REVEGETATION NOTES:**

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

- PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED UNLESS OTHERWISE ALLOWED BY THE CITY.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDING WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.

ENGINEER: G. Bates

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
GEOFFREY H. BATES

12/04/18  
CERTIFICATE OF AUTHORITY  
BATES & ASSOCIATES, INC.  
#335  
ARKANSAS ENGINEER

DRAWN BY: T. Ford

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REVISIONS	DATE
1ST SUBMITTAL	12/04/18
2ND SUBMITTAL	12/19/18

PARAMOUNT METALS  
LARGE SCALE DEVELOPMENT PLAN  
GRADING, DRAINAGE &  
EROSION CONTROL PLAN  
TONTTOWN, ARKANSAS

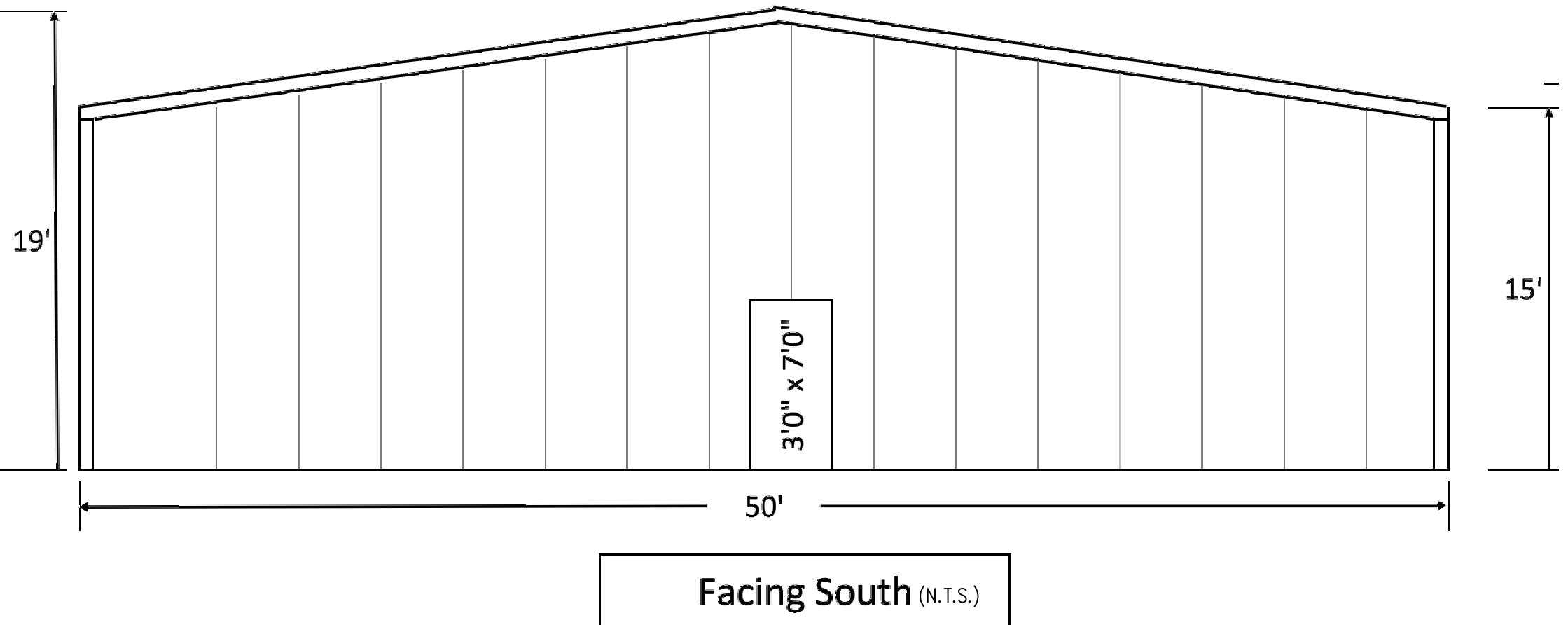
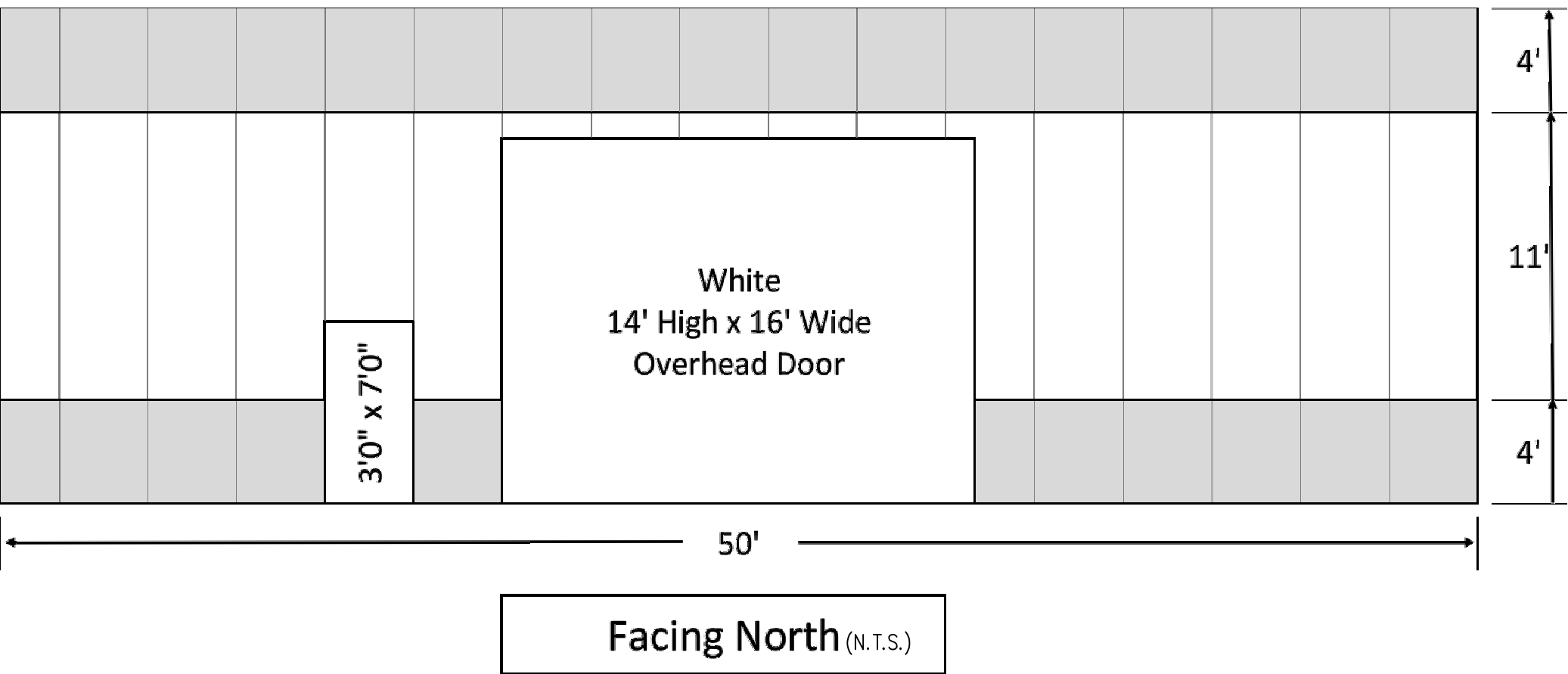
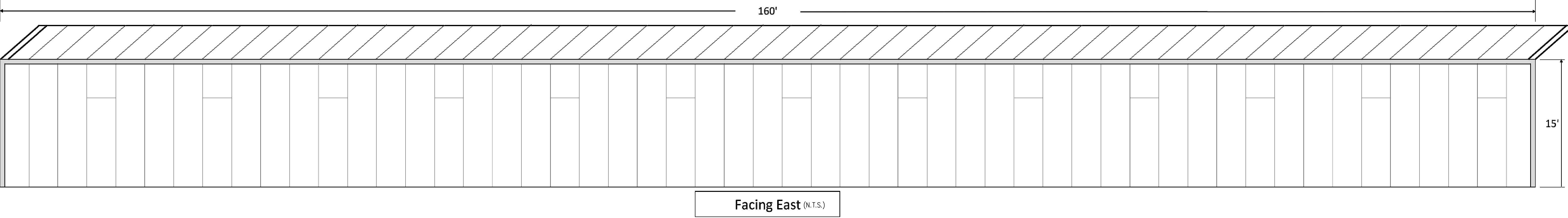
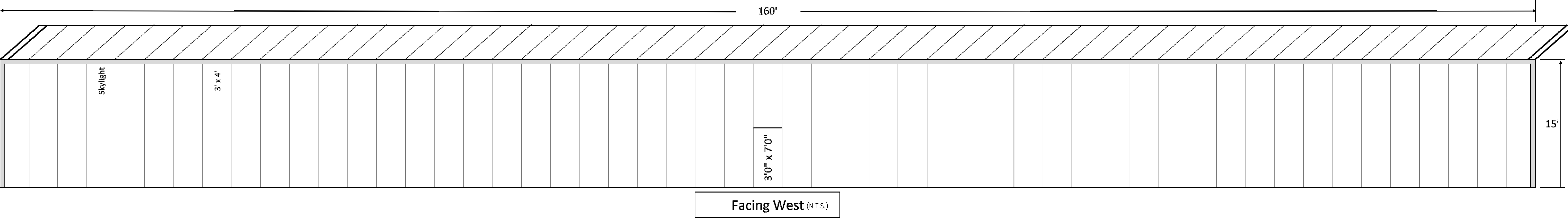
**Bates & Associates, Inc.**  
www.batesna.com  
Civil Engineering & Surveying  
7230 S. Pleasant Ridge Drive Phone • 479.442.9350 • Fax 479.521.9350  
Fayetteville, Arkansas 72704

PROJECT NO 18-330

DATE 05

Paramount Metals, Inc. Building Addition

Acrylic Galvalume Roof, Taupe Side and End Walls, Burnished Slate Trim, Wainscot, and Trim





### Approved\_Projects\_Expirations

Project Name	Approval Date	Start/Expiration Date <b>152.101</b>	Comments
South Point Subdivision-Phase I	December 27, 2016	-	Final Approval granted 10/11/2018
South Point Subdivision-Phase II	February 28, 2017	-	In Construction
Venezia Piazza-LSD	April 25, 2017	-	In Construction (COO issued for Building 2, suites 8&9 only, COO issued for Building 3). No additional until LSD complete.
Tontitown Self Storage LSD	December 27, 2017	-	Final COO issued 10/25/18
Napa Subdivision	February 27, 2018	-	In Construction
Cross Pointe Church LSD	April 26, 2018	-	In Construction
<b>5 J Farms Commercial/Industrial SD</b>	<b>May 22, 2018</b>	<b>November 22, 2018</b>	<b>EXPIRED</b>
Path Utilities LSD	June 26, 2018	December 26, 2018	In Construction-Site work only, Building must still submit Architect Plans. Plans submitted 12/27/18 for review.
Ozark Self Storage LSD	July 31, 2018	July 31, 2019	Extension granted 11/27/18.
Plaza Tire LSD	July 31, 2018	January 31, 2019	In Construction
MH Backhoe Commercial	August 28, 2018	February 28, 2019	Approved 8/28/18-may make some changes to drainage
Waste Management CNG Prelim LSD	August 28, 2018	February 28, 2019	In Construction
Bolder Coffee	October 23, 2018	April 23, 2019	Plans approved.
			12/27/2018 10:49

Building Activity Report:	YTD - 2018	# Permits
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RESIDENTIAL VALUATION	\$ 40,892,944.23	
Single Family Permits		157
COMMERCIAL VALUATION	\$ 12,884,788.42	
		27
RESIDENTIAL PERMIT FEES	\$ 172,053.79	
COMMERCIAL PERMIT FEES	\$ 57,306.49	
Other Permits	\$ 26,262.48	
Total Fees Assessed	\$ 429,825.14	
For Information Only:		
Water Tap	\$ 115,950.00	
Sewer Tap	\$ 57,000.00	

As of 12/27/2018

YTD - 2017
------------

\$ 32,500,266.00
101
\$ 6,708,116.50
18
\$ 133,531.24
\$ 28,063.87
\$ 21,562.51
\$ 282,512.31

Variance
----------

\$ 8,392,678.23
56
\$ 6,176,671.92
9
\$ 38,522.55
\$ 29,242.62
\$ 4,699.97
\$ 147,312.83

% change
----------

20.52%
35.67%
47.94%
33.33%
22.39%
51.03%
17.90%
34.27%