



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

Planning Board Agenda

Date: Tuesday, June 26, 2018

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

- 1. Planning Board Meeting Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - a. Approval of May 22, 2018 Public Hearing Minutes
 - b. Approval of May 22, 2018 Planning Board Minutes
- 5. Comments from Citizens**
 - a. Klenc Road property
- 6. Old Business**
- 7. New Business**
 - a. Path Utilities Large Scale Development Request
 - b. Path Utilities Waiver Request
- 8. Review Items for Placement on City Council Agenda (if applicable)**
 - a. Path Utilities Waiver Request
- 9. Reoccurring Items and Items for Review**
 - a. Review of Approved Projects & Expirations
 - b. Review Building Activity
- 10. Comments from Staff**
 - a. Updates on Landfill progress
 - b. Discussed Master Street Plan sections with City Council at the C.O.W. meeting on June 19, 2018.
 - c. Community Visioning Session: Tuesday, July 10, 2018
 - i. Drop in from 2:00-7:00 pm or by appointment.
 - d. Pre-Public Hearing Meeting to go over setup, no date set
 - e. Upcoming Planning Board Meeting, **Tuesday, July 31, 2018-REMINDER THAT THIS IS THE 5th TUESDAY.**
- 11. Comments from Board Members**
- 12. Meeting Adjourned**



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Larry Roberts-Member
Kevin Boortz-Member

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

Board of Zoning Adjustments Public Hearing Minutes

Date: Tuesday, May 22, 2018

Time: 6:00 p.m. – Tontitown Fire Department, 141 S. Zulpo, Tontitown, Arkansas

1. Board of Zoning Adjustments Meeting Call to Order

2. Roll Call

All in attendance

3. Approval of Agenda

- a. St. Joseph's Cemetery Expansion Conditional Use Permit
- b. Barrington Heights Replat Lot 6&7 Variance Request
- c. Ozark Self Storage Rezoning Request
- d. Ozark Self Storage Conditional Use Permit Request
- e. Updates to Chapter 152.031 -Maintenance Guarantees

Kevin Boortz motioned to approve the agenda Second by Larry Roberts Motion Passes

Courtney McNair, the city planner gave a brief review of all items before moving them to regular scheduled meeting.

Reference the city's audio for details.

4. Comments from Citizens-

Bernard Pianalto wanted to know what happens after the items are passed by the Planning Board. Certain items for example "Rezoning" that pass will be sent before the city council for their approval.

5. Meeting Adjourned- Adjourned



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Planning Board Minutes

Date: Tuesday, May 22, 2018

Time: 6:00 p.m. – Tontitown Fire Department, 141 S. Zulpo, Tontitown, Arkansas

1. Planning Board Meeting Call to Order

2. Roll Call

All in attendance

3. Approval of Agenda

Rocky Clinton motioned to approve the agenda Second by Michael Lunsford Motion Passes

4. Approval of Minutes

a. Approval of April 26, 2018 Public Hearing Minutes

b. Approval of April 26, 2018 Planning Board Minutes

Larry Roberts motioned to approve both minutes Second by Rocky Clinton Motion Passes

5. Comments from Citizens- None

6. Old Business- None

7. New Business

a. St. Joseph's Cemetery Expansion Conditional Use Permit Request

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

b. Barrington Heights Replat Lot 6&7 Variance Request

Michael Lunsford motioned to approve the variance request Second by Kevin Boortz
Motion Passes

c. Ozark Self Storage Rezoning Request

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

Move to the next City Council meeting.

d. Ozark Self Storage Conditional Use Permit Request

Kevin Boortz motioned to approve the Conditional Use Permit request Second by Larry Roberts Motion
Passes

e. Updates to Chapter 152.031 -Maintenance Guarantees

Michael Lunsford motioned to approve the updates to Chapter 152.031 with conditions stated by staff
Second by Kevin Boortz Motion Passes

Move two the next City Council meeting.

f. Five J Farms Commercial/Industrial Subdivision

Chris Bakunas with McClelland Consulting Engineers and the land owners were present to answer any questions.

Larry Roberts motioned to approve the Commercial/Industrial Primary Subdivision Plat with conditions Second by Michael Lunsford Motion Passes

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

- a. Ozark Self Storage Rezoning Request
- b. Updates to Chapter 152.031 -Maintenance Guarantees

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. Updates on Landfill progress
Phase one was approved.
- b. Discussion of Subcommittee Meeting on May 15, 2018
 - i. Synopsis of meeting
 - ii. Outline for next month and set Public Input Session: Tuesday, July 10, 2018 potential date
- c. Pre-Public Hearing Meeting to go over setup, no date set
- d. Upcoming Planning Board Meeting, Tuesday, June 26, 2018

11. Comments from Board Members- None

12. Meeting Adjourned- All in favor



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: June 26, 2018
Project: **Path Utilities LSD**
Planner: Courtney McNair

AGENDA ITEM

A & B

PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL & WAIVER REQUEST

2785 W. Liberty Ave.

Parcel # 830-31901-000

SUMMARY: Path Utilities is requesting Preliminary Large Scale Development (LSD) Plan approval for 5,000 SF of office space, and 10,000 SF of outdoor covered storage space on 20.31 acres.

CURRENT ZONING: I Industrial-Proposed Construction Sales/Service use is allowed by right in this zoning category.

CITY WARD: 2- Arthur Penzo & Larry Ardemagni

FLOODPLAIN: No

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

Water: Tontitown Water, existing 8-inch line

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer area, but sewer not available. Existing septic system to be utilized.

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Path Utilities is requesting Preliminary Large-Scale Development (LSD) Plan approval for 5,000 SF of office space, and 10,000 SF of outdoor covered storage space on 20.31 acres. Much of the site will remain undisturbed. The property is zoned "Industrial", and this use is allowed in Industrial zoning. There is one existing residence that will be removed.

The applicant is required to have architectural detailing for the façade of the building facing Liberty Ave. A color rendering has been submitted. Full architectural plans will be submitted for review prior to construction.

At this time, the applicant is working on obtaining an easement for a small sliver of land between Liberty Ave. Right of Way and their property for legal access. The applicant has been in contact with the owner, and feel that this will be resolved.

The initial submittal did not address drainage. This information has now been submitted, and our engineer has reviewed the Drainage plan and report. He had minor comments that can be addressed prior to the pre-construction meeting.

The applicant is requesting a waiver from the Master Street Plan and sidewalk construction.

The applicant is asking for the waiver due to the rural nature of the area. Typically, improvements are made as the land is developed.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 8-inch water line along W. Liberty Ave.

Electric: Ozarks Electric-No comments were received from OECC.

Sewer/Septic: Septic-the applicant is proposing to use the existing septic system. It has been evaluated and found to be adequate for the proposed use.

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.

Police:

No comments were received from the Tontitown Police Department.

Fire:

According to the Water System information, there is an existing 8-inch water line along W. Liberty Ave. There is one fire hydrant shown on the plans. There is a 6" fire line shown connecting to the office building.

The proposed drive is 20' wide. It circles around the building, and is wider at some points.

Some "No Parking" striping or signs may be required. All interior drives must meet the required compaction rating to support emergency vehicles.

Drainage:

The initial submittal did not address drainage. This information has now been submitted, and our engineer has reviewed the Drainage plan and report. He had minor comments that can be addressed prior to the pre-construction meeting.

Roads:

This project has access to W. Liberty Ave. via an existing drive. Site visibility appears to be adequate from the proposed entrance location.

There is a small sliver of land between the ROW and the applicant's property. As stated above, the applicant is working on obtaining an easement for that small sliver of land between Liberty Ave. Right of Way and their property for legal access. The applicant has been in contact with the owner, and feel that this will be resolved.

The interior drive is proposed to be paved in the front and gravel around the back of the storage/office area. All interior drives must meet the required compaction rating to support emergency vehicles.

WAIVER REQUEST:

The applicant is requesting a waiver from the Master Street Plan and sidewalk construction. The applicant is asking for the waiver due to the rural nature of the area. Typically, improvements are made as the land is developed.

While staff does agree that the current nature of the site is rural now, this request does not seem to meet all of the requirements set out in code to allow waivers:

152.026 WAIVERS.

(A) General.

(1) When, by the strict interpretation of these regulations, an applicant incurs undue restrictions on the physical property to be subdivided, a waiver for such requirements may be granted by the Planning Commission.

(2) Under no circumstance should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship.

(3) A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided.

(B) Procedures.

(1) No waiver shall be granted except upon written petition by the applicant when the application is filed. The petition shall state fully the grounds for the waiver and all the facts upon which the petition is made.

(2) In granting the waiver, the Planning Commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.

(3) In considering the petition for a waiver, the Planning Commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.

(4) The findings of the Planning Commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the Planning Commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

(5) No waiver shall be granted unless the Planning Commission finds all of the following:

(a) That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.

(b) That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

(c) That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.

(d) That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

STAFF RECOMMENDATION LARGE SCALE DEVELOPMENT: There are some 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 Path Utilities Preliminary Large Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This project must develop generally as presented, with much of the site to remain undisturbed.
2. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
3. The SWPPP must be completed and posted on site prior to construction.

4. If there is a gate that restricts access to any part of the drive, it shall have a Knox box system for emergency access. A Knox box may be required on the building as well.
5. 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.
6. "No Parking" signs may be required.
7. All interior drives must meet the required compaction rating to support emergency vehicles.
8. An easement granting access from the property owner to the North must be completed and filed and a copy provided to Tontitown Planning.
9. Correct all comments from the City Engineer prior to Construction Plan approval.
10. The applicant must apply for all required permits prior to construction.

STAFF RECOMMENDATION WAIVER: Staff recommends **denial** of Path Utilities waiver request. However, if the Board chooses to approve this request, staff recommends the following conditions:

1. This waiver is granted for the current proposal only. Any future additions or expansions will be evaluated for the appropriateness of continuing the requested waiver.
2. At such time both adjacent properties are developed, this property shall be required to upgrade the road and add sidewalks so not to cause a disruption of the normal and orderly development in the area.
3. These conditions must be added as notes on the plans.



**Bates &
Associates, Inc.**
Civil Engineering · Land Surveying · Landscape Architecture

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

www.batesnwa.com

June 5, 2018

To the City of Tontitown Planning Department,

We are proposing a large scale development on behalf of our client, Kragermeister Properties, LLC. The subject parcel is 830-37901-000, with acreage totaling 20.31 acres, more or less. The property is zoned I-1 and has an existing house, deck and shed that will be removed.

Our client is proposing a construction company that installs various utilities for other businesses. Their trucks and trailers will be parked at this location while not in use. The staging area for the trucks will be located under the 100'x100' awning area. The offices will be located within the proposed 50'x100' building. Parking for customers and employees will be located on the proposed asphalt parking area. Gravel is proposed south of the proposed 50'x100' building due to the trucks. Associated grading is also provided. Due to the existing dense trees, no landscape is proposed. Existing trees will be used in lieu of new tree landscaping. There is currently a septic system on site, but will be abandoned and a new septic installed. The design is not complete, but soil has been tested and was tested as suitable by Corbitt Environmental Consultants. Septic design will be submitted as soon as it becomes available. Lighting will be wall packs and will be "cut-off" lighting to be in compliance with the City of Tontitown's lighting ordinance. There are no proposed parking lot lights for this project. A lighting plan showing wall pack lighting and cut sheet are provided for your review. Signage will be wall mounted and in accordance with Tontitown's sign ordinance. We are submitting a waiver for the master street plan sidewalk construction with this initial submittal.

Please contact me if you have any questions.

Sincerely,

Tina Ford
Project Manager
Bates and Associates, Inc.



7230 S Pleasant Ridge Dr / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

www.batesnwa.com

June 5, 2018

To: City of Tontitown

RE: Waiver Request for Path Utilities

Bates & Associates, Inc. would like to request of the Planning Commission a waiver from the Tontitown Code of Ordinances Article 90.900 *SIDEWALKS* for Path Utilities LSD.

Path Utilities is a construction company that installs the utilities for various other utility companies. This project is located on the south side of Liberty Avenue in a rural area of Tontitown. Liberty Avenue is classified as a collector street. Located on the north side of Liberty Avenue along two separate parcels totaling about 50 acres is Southwestern Electric Power Company. Other adjacent properties consist of chicken house farms, and cattle farms.

Our client understands the need for ordinances and pedestrian-friendly features. With no imminent development in either direction within miles of this property, we feel that it would be unfortunate to construct a sidewalk that will not be useful to the surrounding area and not sustain the intent of the design.

We appreciate your consideration of this waiver. Please, feel free to get in touch with us anytime.

Sincerely,

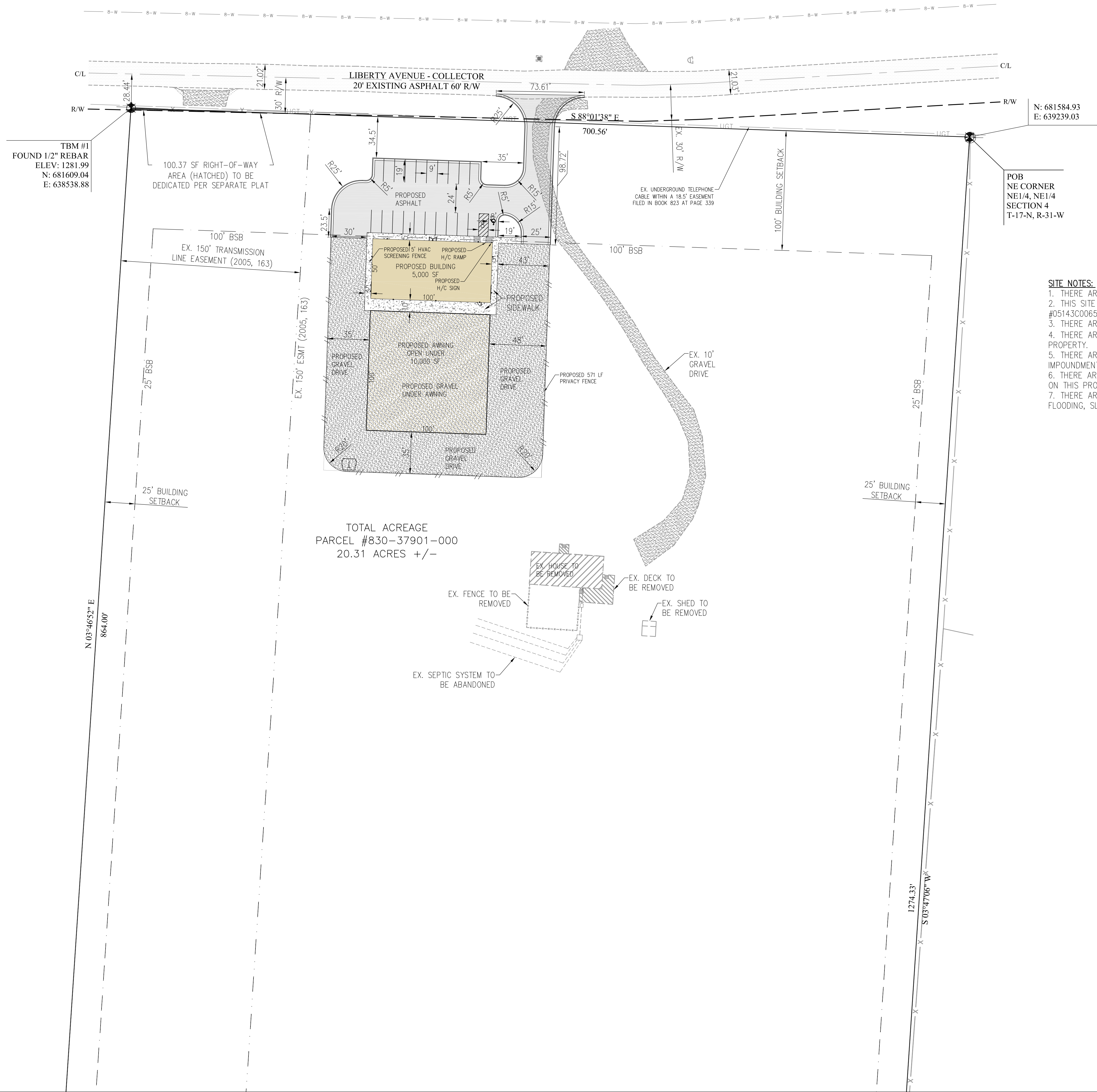
Tina Ford

Bates & Associates, Inc.

LARGE SCALE DEVELOPMENT PLAN

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.

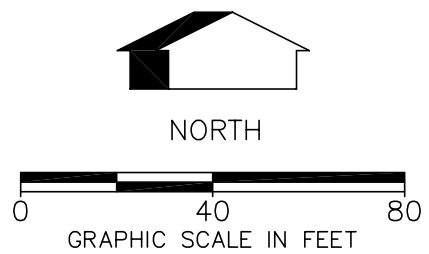
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Scale: 1"=50' (FS)
Date: 6/19/2018
Drawing Name: 18\100\18-109\Engineering\03 Site Plan.dwg
Xrefs Used: BATES-AR w signature, COA BBA, 24x36, base



SITE NOTES:

1. THERE ARE NO EXISTING WETLANDS ON THIS SITE.
2. THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM PANEL #05143C0065F. DATED MAY 16, 2008.
3. THERE ARE NO KNOWN OVERFLOW PROBLEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.
4. THERE ARE NO KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
5. THERE ARE NO KNOWN ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WITHIN THE PROJECT.
6. THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS ON THIS PROPERTY.
7. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS, INCLUDING AREAS SUBJECT TO FLOODING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, OR PREVIOUSLY FILLED AREAS.

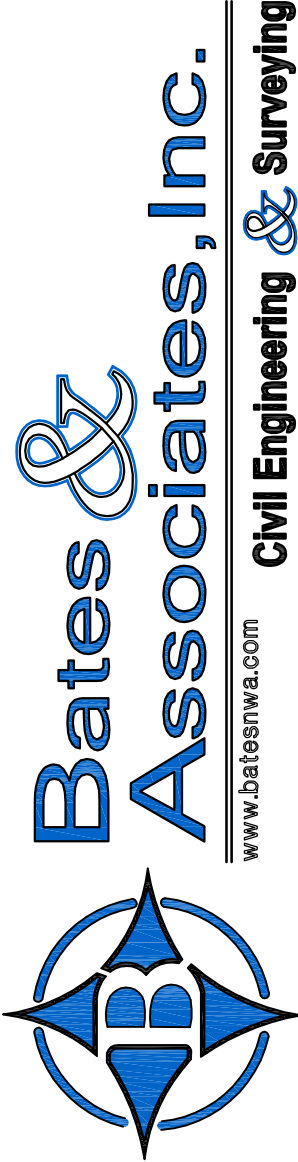
LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
		BOLLARD
		CABLE TV (UNDERGROUND)
		CABLE TV (OVERHEAD)
		CENTERLINE
		CONCRETE SURFACE
		CONDUIT
		CONTOURS
		CURB & GUTTER
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		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 LINE
		SIDEWALK
		SIGN
		SILT FENCE
		SPOT ELEVATION
		STORM SEWER PIPE
		STORM SEWER INLET
		STORM SEWER BALES
		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



PATH UTILITIES
LARGE SCALE DEVELOPMENT PLAN

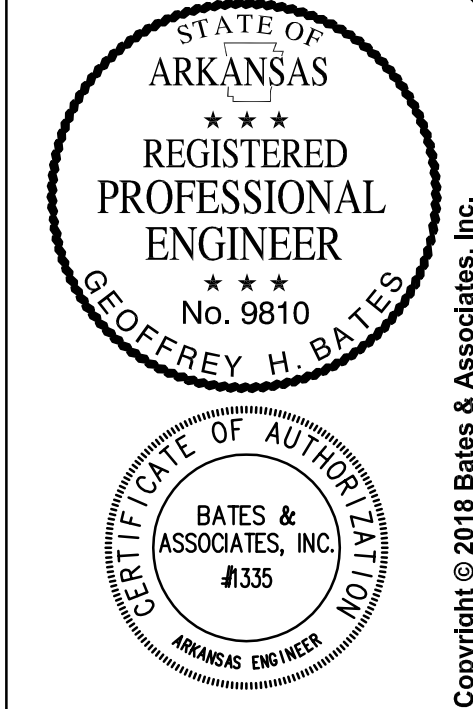
SITE PLAN

TONTITOWN, ARKANSAS



7230 S. Pleasant Ridge Drive Phone · 479.442.9350 · Fax 479.521.9350
Fayetteville, Arkansas 72704

ENGINEER: G. Bates
DRAWN BY: T. Ford



DATE	REVISIONS
06/05/18	
06/19/18	
1ST SUBMITTAL	
2ND SUBMITTAL	

PROJECT NO 18-109

DATE

03

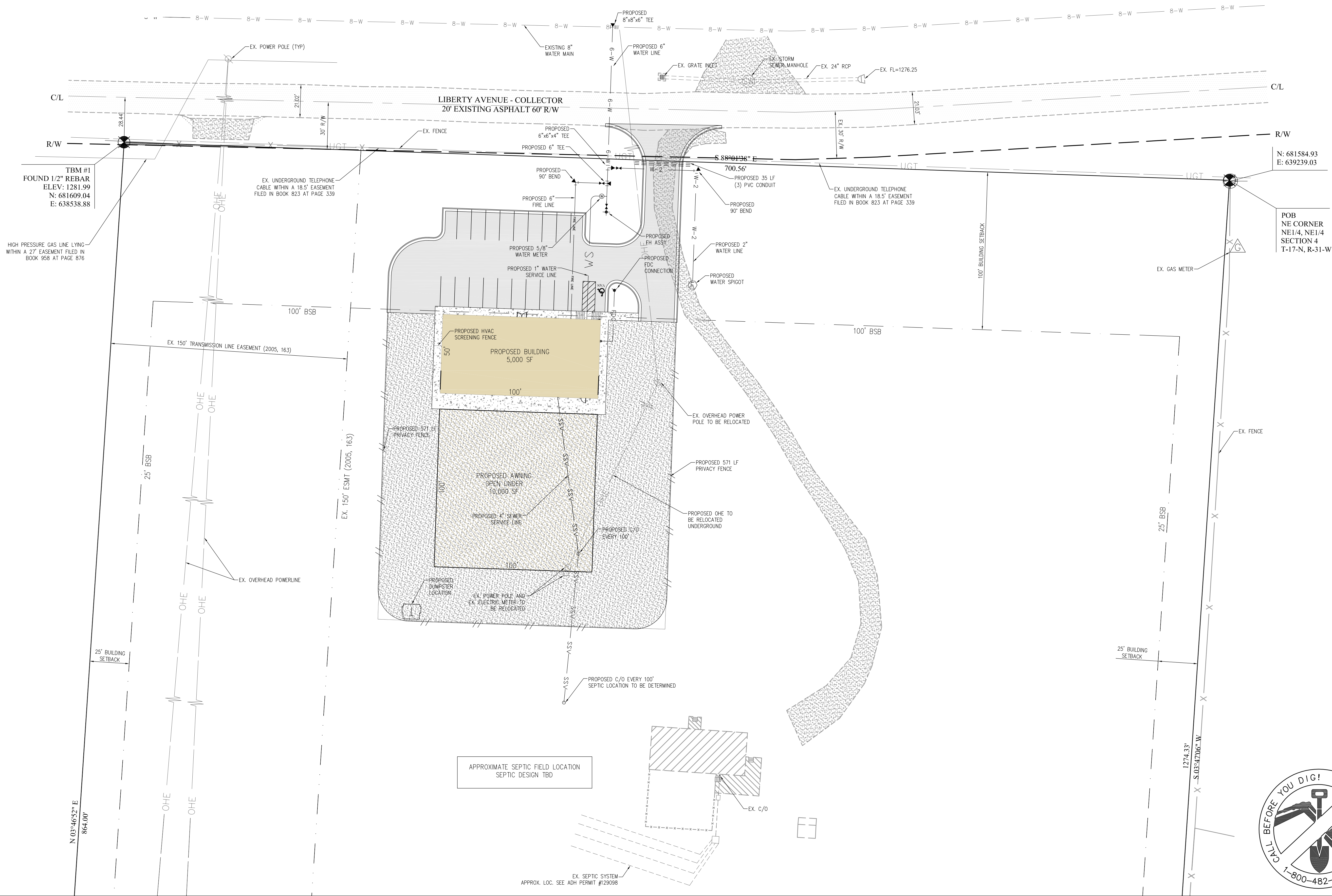
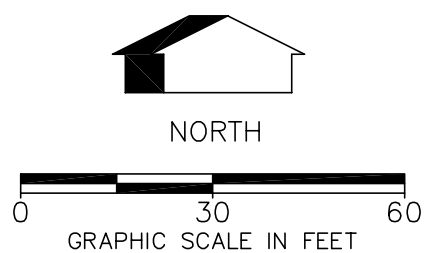
ALL WORK SHALL COMPLY WITH THE TONTITOWN STANDARD WATER AND SEWER SPECIFICATIONS, REVISED APRIL 5, 2016, EXCEPT WHERE EXPRESSLY ALLOWED BY THE WATER DEPARTMENT

NOTES:

1. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED WITH TALL GRASSES OR SHRUBS.
2. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALLED UTILITIES SHALL BE LOCATED UNDERGROUND.
3. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. THE EXISTING SEPTIC SYSTEM IS TO BE ABANDONED.
6. THERE ARE NO PROPOSED COVENANTS, CONDITIONS, OR RESTRICTIONS FOR THIS PROJECT.
7. EXTERIOR LIGHTING FIXTURES SHALL BE A "CUT-OFF" FIXTURE.

UTILITY NOTES:

1. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
2. ALL METER LOCATIONS AND BACKFLOW PREVENTION MUST BE APPROVED BY THE CITY OF TONTITOWN WATER DIVISION.
3. NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE RIGHT OF WAY OR PUBLIC INFRASTRUCTURE
4. CONNECTION OF WATER AND SEWER SERVICES SHOULD BE COORDINATED WITH THE CITY.
5. IF RPZ IS INSTALLED AT THIS LOCATION, PROVISIONS FOR PROTECTION AGAINST FREEZING WILL NEED TO BE MADE.



Time: 4:01 pm
Scale: 1"=50' (FS)
Date: 5/29/2018
Drawing Name: 18\100\18-109\Engineering\03 Utility Plan.dwg
Xrefs Used: BATES-AR w signature, COA BBA, 24x36, base

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

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: T. Ford
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DATE	REVISIONS
06/05/18	
06/19/18	
1ST SUBMITTAL	
2ND SUBMITTAL	

PATH UTILITIES
LARGE SCALE DEVELOPMENT PLAN
UTILITY PLAN
TONTITOWN, ARKANSAS

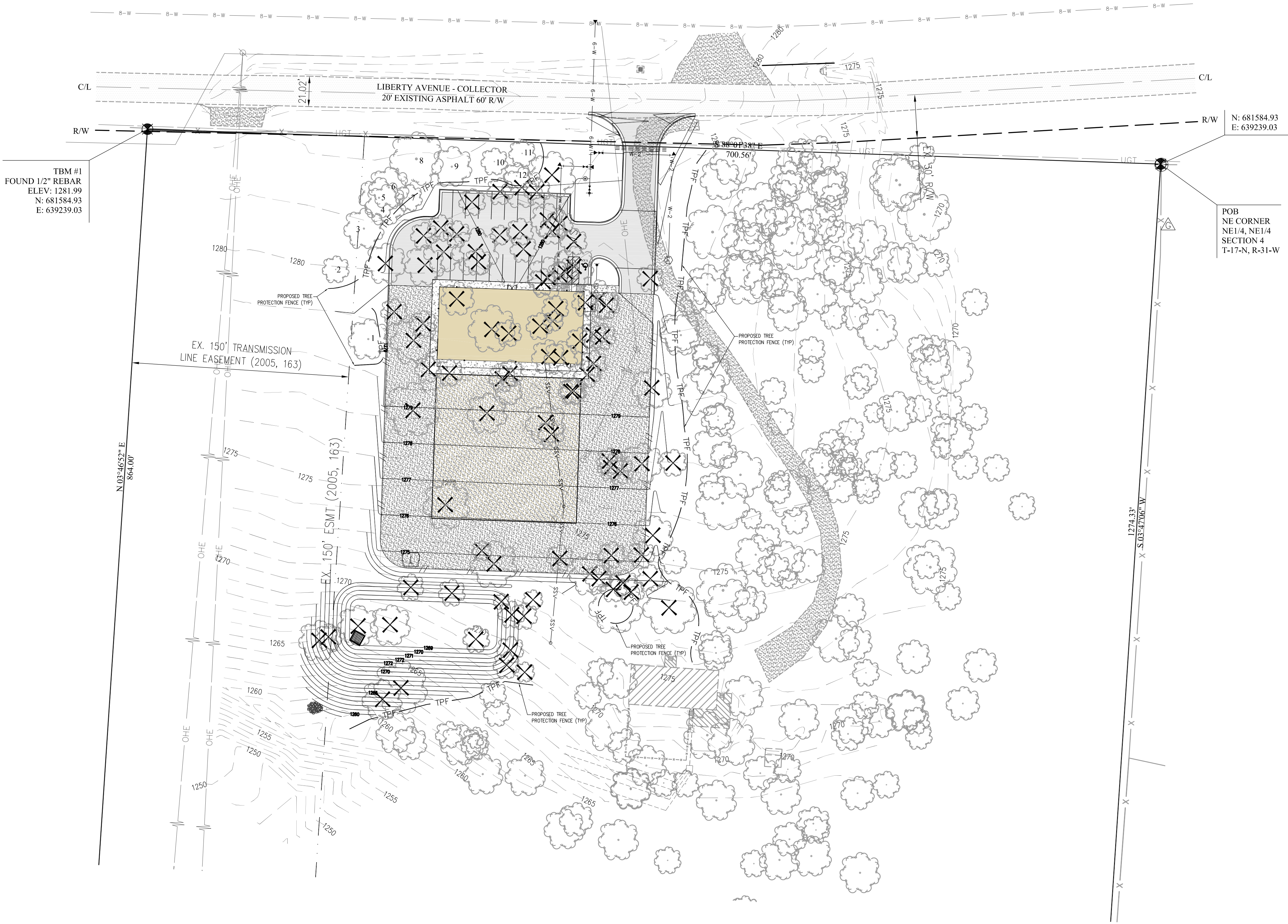
Bates & Associates, Inc.
Civil Engineering & Surveying
www.batesnwa.com
7230 S. Pleasant Ridge Drive Phone • 479.442.9350 • Fax 479.521.9350
Fayetteville, Arkansas 72704

PROJECT NO 18-109
DATE 04

EXISTING TREE CHART

ID#	TYPE	DIA.	CANOPY
1	OAK	16"	30'
2	OAK	12"	20'
3	OAK	18"	30'
4	OAK	14"	30'
5	OAK	16"	30'
6	OAK	14"	30'
7	OAK	14"	20'
8	OAK	22"	40'
9	OAK	14"	30'
10	OAK	12"	20'
11	OAK	12"	20'
12	OAK	14"	20'

LANDSCAPE TABLE		
LANDSCAPE REQUIRED	ONE TREE OR THREE, FIVE-GALLON SHRUBS FOR EACH TEN PARKING SPACES	2 TREES REQUIRED
TOTAL	20 TOTAL PARKING SPACES	2 EXISTING TREES (SEE TREE CHART)



REVISIONS	DATE
1ST SUBMITTAL	06/05/18
2ND SUBMITTAL	06/19/18

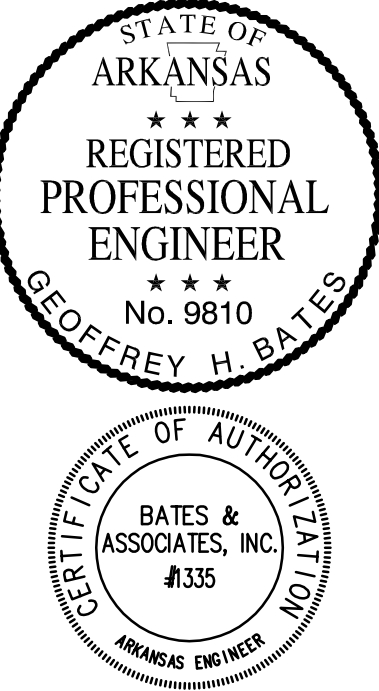


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Side Top	illumInance	Fc	4.67	16.8	0.2	23.35	84.00
North Parking Top	illumInance	Fc	2.30	18.1	0.0	N.A.	N.A.
South Side Top	illumInance	Fc	3.70	14.7	0.0	N.A.	N.A.
West Side Top	illumInance	Fc	3.97	13.2	0.2	19.85	66.00

Time: 2:59 pm
Scale: 1=50 (PS)
Date: 5/29/2018

DATE

06



REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

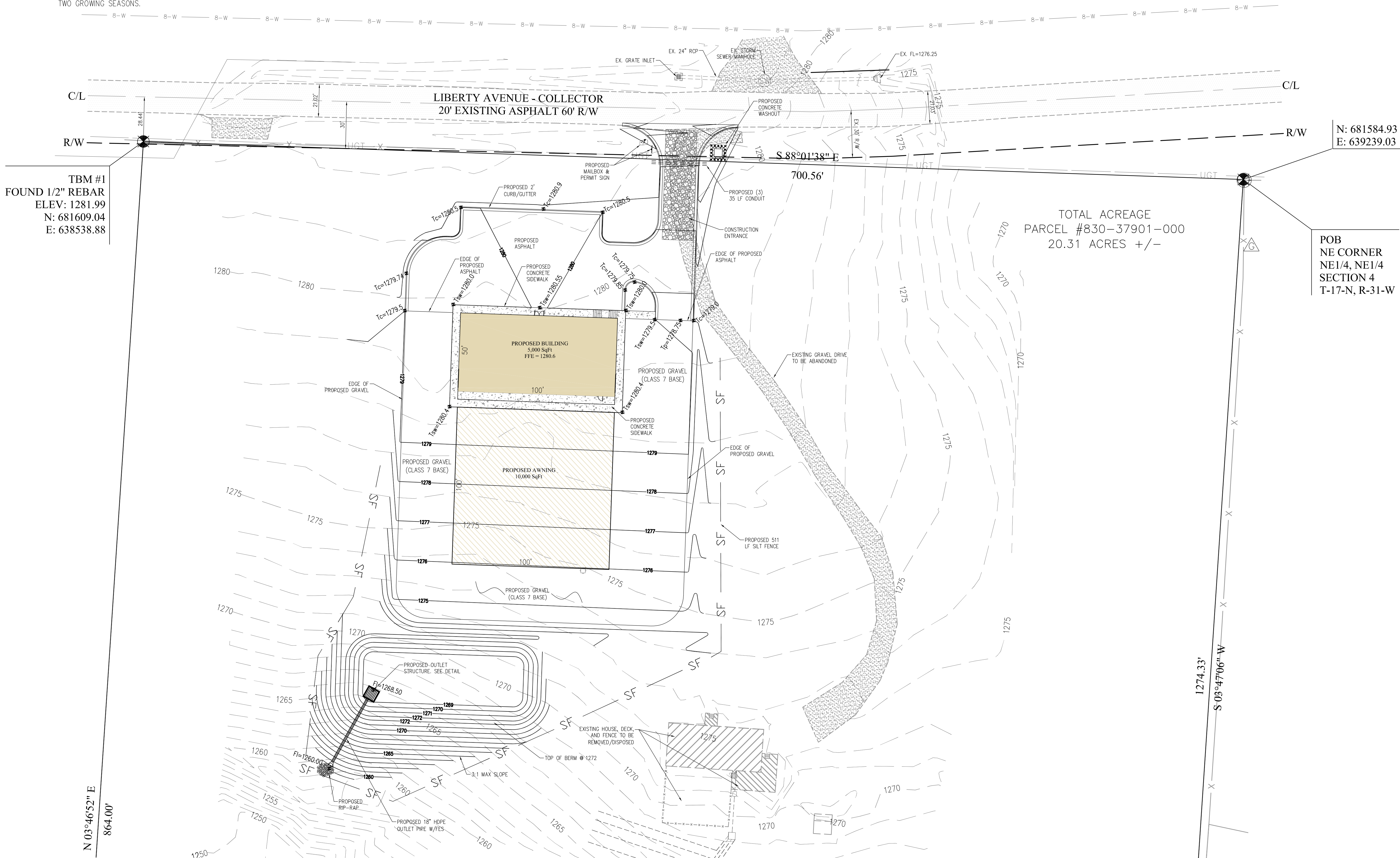
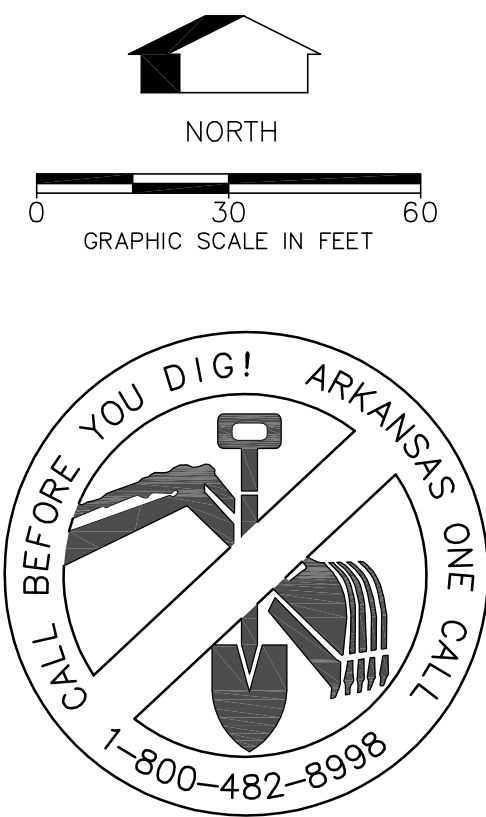
- PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- 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-SEEDED 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.

CONSTRUCTION NOTES:

- 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.
- 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.
- 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).
- 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.
- ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
- 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:

- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
- ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
- 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



Time: 3:49 pm
Scale: 1=50' (FS)
Date: 5/23/2018
Drawing Name: 18\\100\\18-109\\Engineering\\Grading Plan.dwg
Xrefs Used: BATES-AR w signature, COA BBA, 24x36, base

ENGINEER: G. Bates
DRAWN BY: T. Ford

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

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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DATE	REVISIONS
06/05/18	
06/19/18	
1ST SUBMITTAL	
2ND SUBMITTAL	

PATH UTILITIES
LARGE SCALE DEVELOPMENT PLAN
GRADING, DRAINAGE &
EROSION CONTROL PLAN
TONTITOWN, ARKANSAS

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

PROJECT NO	DATE
18-109	07



NORTH ELEVATION

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Approved_Projects_Expirations

Project Name	Approval Date	Start/Expiration Date 152.101	Comments
South Point Subdivision-Phase I	December 27, 2016	June 27, 2017	In Construction
Burton Warehouse	February 28, 2017	August 28, 2017	COO issued 6/1/2018
South Point Subdivision-Phase II	February 28, 2017	August 28, 2017	In Construction
Venezia Piazza-LSD	April 25, 2017	October 28, 2017	In Construction
Tontitown Self Storage LSD	December 27, 2017	June 27, 2018	In Construction
Napa Subdivision	February 27, 2018	August 27, 2018	Preliminary grading/technical review
Cross Pointe Church LSD	April 26, 2018	October 26, 2018	Approved 4/26/18 -finishing technical comments
5 J Farms Commercial/Industrial SD	May 22, 2018	November 22, 2018	Approved 5/22/18-have several technical corrections
			6/22/2018 16:07

Building Activity Report:	YTD - 2018	# Permits
---------------------------	------------	-----------

YTD - 2017

Variance

% change

RESIDENTIAL VALUATION	\$ 24,498,738.92	
Single Family Permits		82
COMMERCIAL VALUATION	\$ 7,009,832.61	
		16
RESIDENTIAL PERMIT FEES	\$ 102,104.66	
COMMERCIAL PERMIT FEES	\$ 29,734.04	
Other Permits	\$ 25,399.00	
Total Fees Assessed	\$ 246,045.37	
<i>For Information Only:</i>		
Water Tap	\$ 64,650.00	
Sewer Tap	\$ 32,500.00	

\$ 19,495,294.56
\$ 4,258,040.50
\$ 80,566.41
\$ 17,861.04
\$ 12,700.80
\$ 161,000.86

\$ 5,003,444.36
\$ 2,751,792.11
\$ 21,538.26
\$ 11,872.99
\$ 12,698.20
\$ 85,044.50

25.66%
64.63%
26.73%
66.47%
99.98%
52.82%

As of 6/22/2018

We Need Your Help!

Please Join
Us for a
Community
Visioning
Session

Where?

New Tontitown City Hall

What?

Tontitown's Future Land Use Plan
and Master Street Plan updates

When?

July 10, 2018
2:00 pm to 7:00 pm
or by appointment

Why?

Public input is a vitally important step when considering the needs of today's citizens and growth moving forward. The Planning Board has worked over many months to put together draft plans and documents for the public to review as Tontitown looks towards the future.

**PLEASE STOP IN AND LET US KNOW YOUR
THOUGHTS ON THE FUTURE OF TONTITOWN!**

Take a tour of the New City Hall building and meet your friendly staff!

WORKING TOGETHER TODAY FOR A BETTER TOMORROW

**A Little Town, A Lot of Tradition**

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Tontitown, AR 72770
479-361-2700
planning@tontitownar.gov