



## 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](http://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](http://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.**

# PATH UTILITIES 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 plot 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.

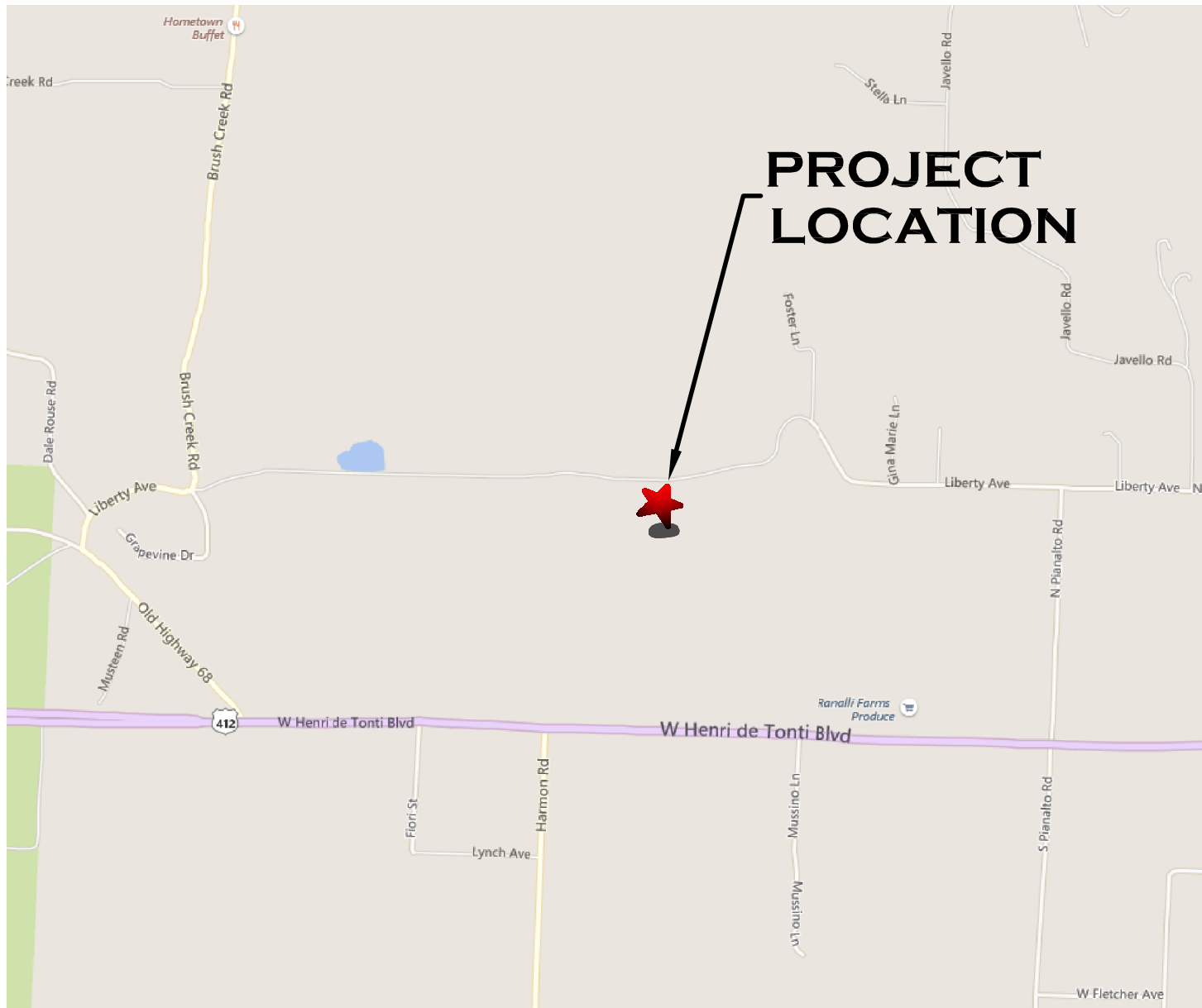
### SAFETY NOTICE TO CONTRACTOR

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.

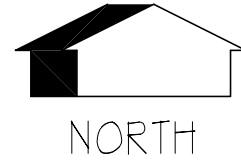
### ENGINEER'S NOTICE TO CONTRACTOR

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.



### 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

NO INFORMATION AVAILABLE FOR STATIC PRESSURE  
AND FLOW ON NEAREST FIRE HYDRANTS.

### LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S03°47'06"W 1274.33' TO AN EXISTING REBAR, THENCE N87°20'38"W 678.06' TO AN EXISTING REBAR, THENCE N00°37'03"E 402.15' TO AN EXISTING REBAR, THENCE N03°46'52"E 864.00' TO AN EXISTING REBAR, THENCE S88°01'38"E 700.56' TO THE POINT OF BEGINNING, CONTAINING 20.31 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN LIBERTY AVENUE RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

### GENERAL SURVEY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

### PARKING INFORMATION:

CONSTRUCTION SALES AND SERVICE  
ONE (1) PARKING SPACE PER 500 SQUARE FEET.  
PROPOSED BUILDING = 5,000 SQUARE FEET.  
PARKING SPACES = 10  
PARKING PROVIDED = 20  
LOADING SPACES REQUIRED/PROVIDED = 10,000 SF AWNING AREA IS ALL LOADING  
HANDICAP PARKING REQUIRED = 1  
HANDICAP PARKING PROVIDED = 1

### BUILDING SETBACKS (1-1):

FRONT	100ft (RESIDENTIAL USES)
FRONT	100ft (NONRESIDENTIAL USES)
SIDE	50ft (STREET SIDE)
SIDE	75ft (INTERIOR RESIDENTIAL USES)
SIDE	25ft (INTERIOR NONRESIDENTIAL USES)
REAR	25ft (NONRESIDENTIAL USES)
REAR	75ft (RESIDENTIAL USES)

### FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD (FIRM PANEL #05143C0045F, DATED MAY 16, 2008) INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.

### BASIS OF ELEVATION:

CITY OF TONTITOWN GIS CONTROL MONUMENT #3. (ELEV:1269.93 - NAVD 88)

### BASIS OF BEARING:

ARKANSAS STATE PLAN COORDINATE SYSTEM - AR NORTH ZONE

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

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

PROJECT SITE ADDRESS: 2785 LIBERTY AVE.  
SPRINGDALE, ARKANSAS 72762

PARCEL: 830-37901-000

ZONING CLASSIFICATION: I-1

PROPOSED USE: CONSTRUCTION SALES AND SERVICE

BUILDING HEIGHT: 28'

OWNER: KRAGERMEISTER PROPERTIES LLC  
2785 LIBERTY AVE  
SPRINGDALE, AR 72762  
PHONE: (479) 466-5988

DEVELOPER: GB GROUP CONSTRUCTION  
JACOB TANKERSLEY  
PO BOX 7734  
SPRINGDALE, AR 72766  
PHONE: (479) 464-7336

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

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

PATH UTILITIES  
LARGE SCALE DEVELOPMENT PLAN

COVER SHEET

TONTITOWN, 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

DATE

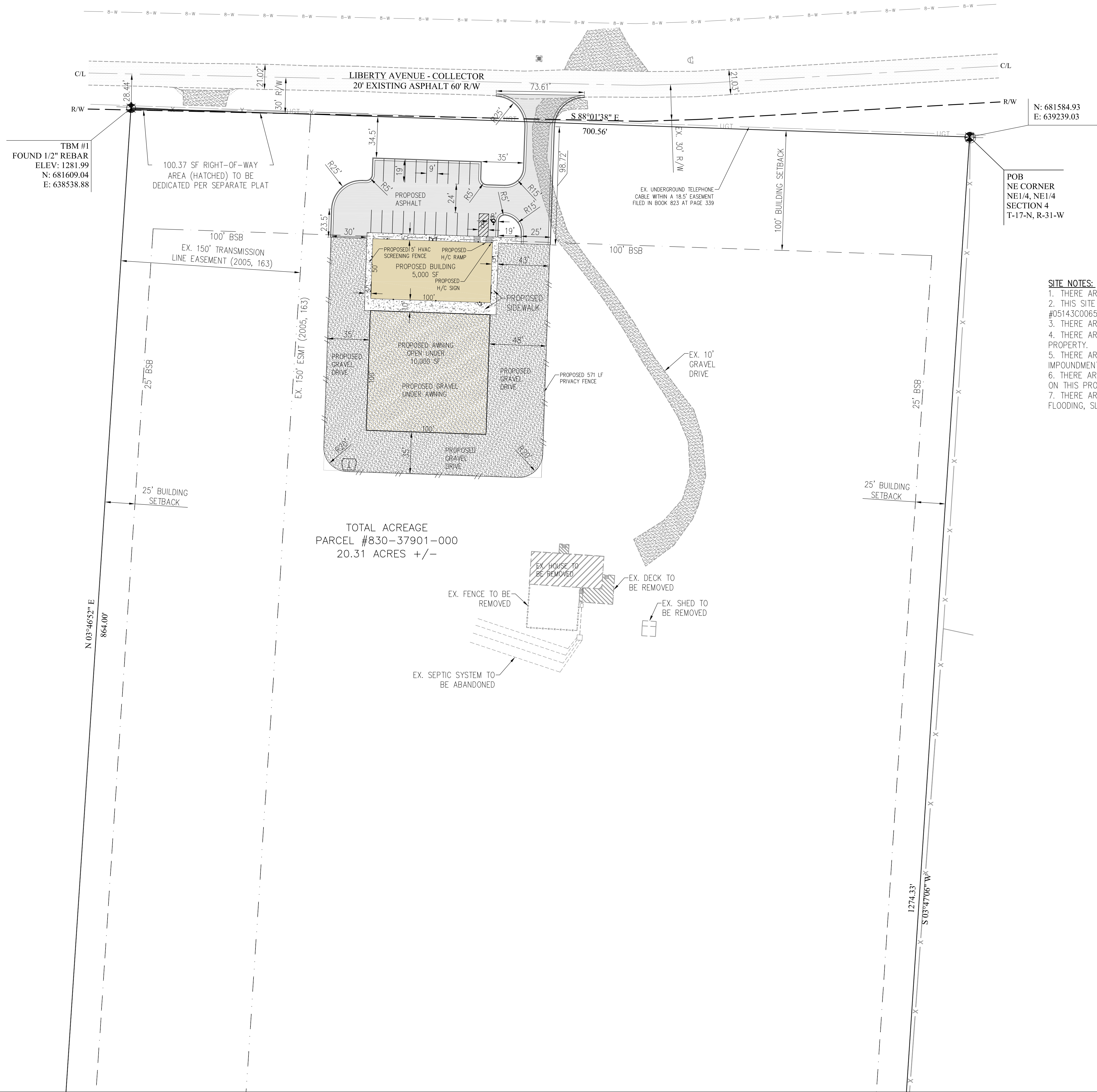
01

PROJECT NO

18-109



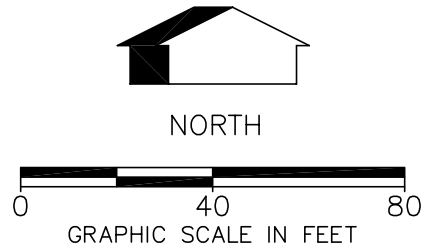
Time: 8:19 am  
Scale: 1"=50' (FS)  
Date: 6/19/2018  
Drawing Name: 18\\100\\18-109\\Engineering\\03 Site Plan.dwg  
Xrefs Used: BATES-AR w signature, COA BBA, 24x36, base



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



PROJECT NO

18-109

DATE

03

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

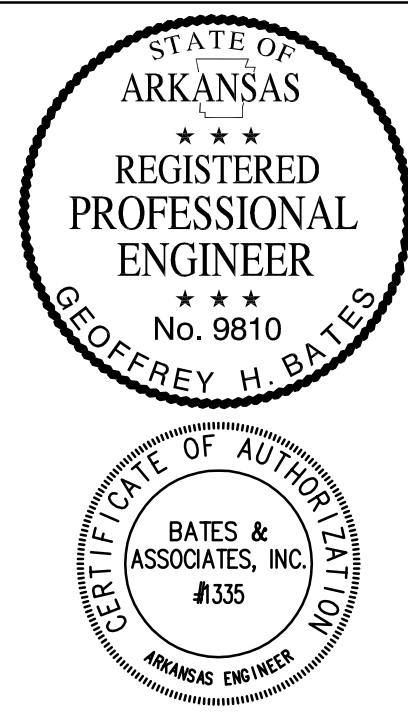
PATH UTILITIES  
LARGE SCALE DEVELOPMENT PLAN

SITE PLAN

TONTITOWN, ARKANSAS

ENGINEER: G. Bates

DRAWN BY: T. Ford



Copyright © 2018 Bates & Associates, Inc.

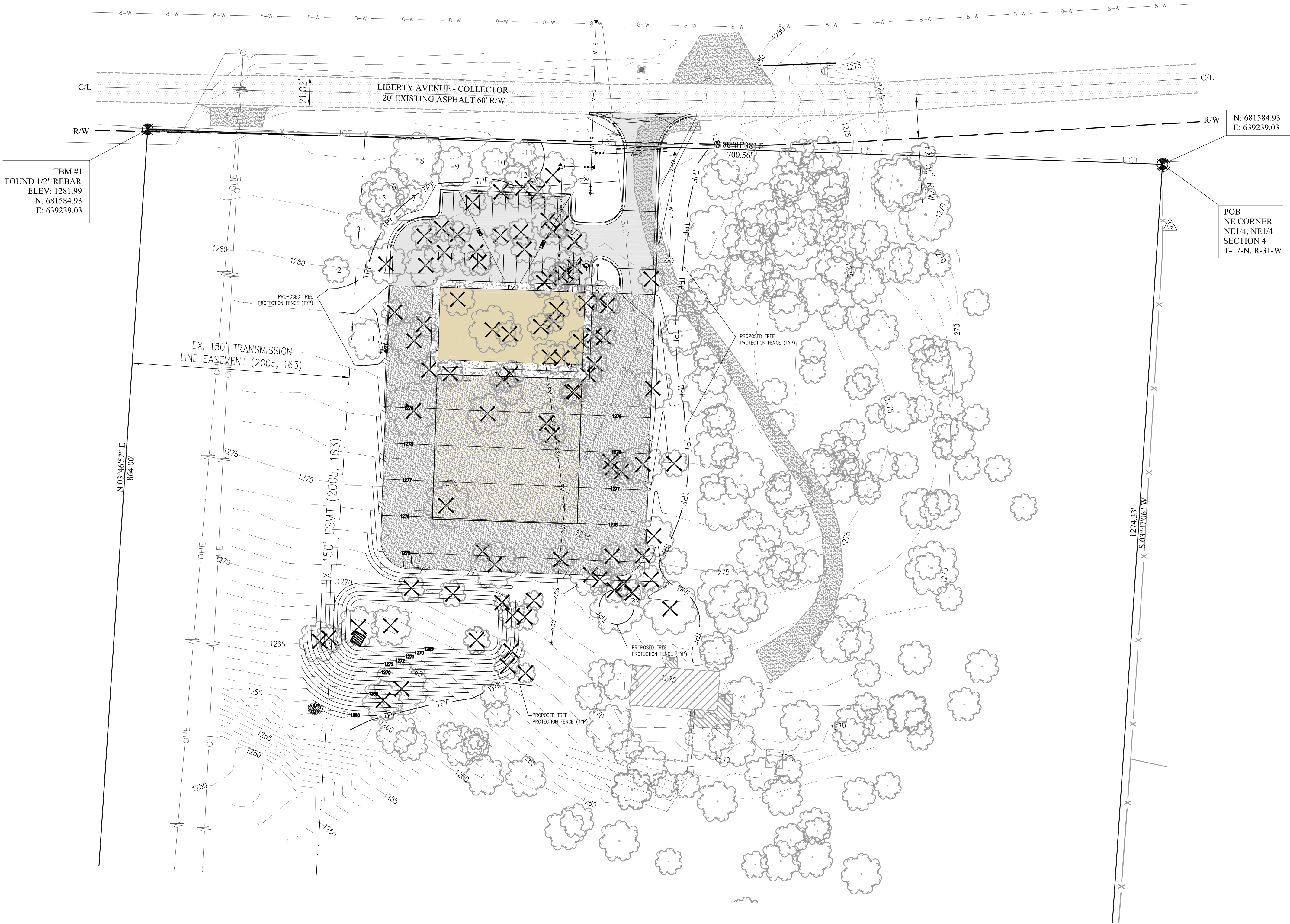
DATE	REVISIONS
06/05/18	
06/19/18	
1ST SUBMITTAL	
2ND SUBMITTAL	



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)



PROJECT NO 18-109

DATE

05

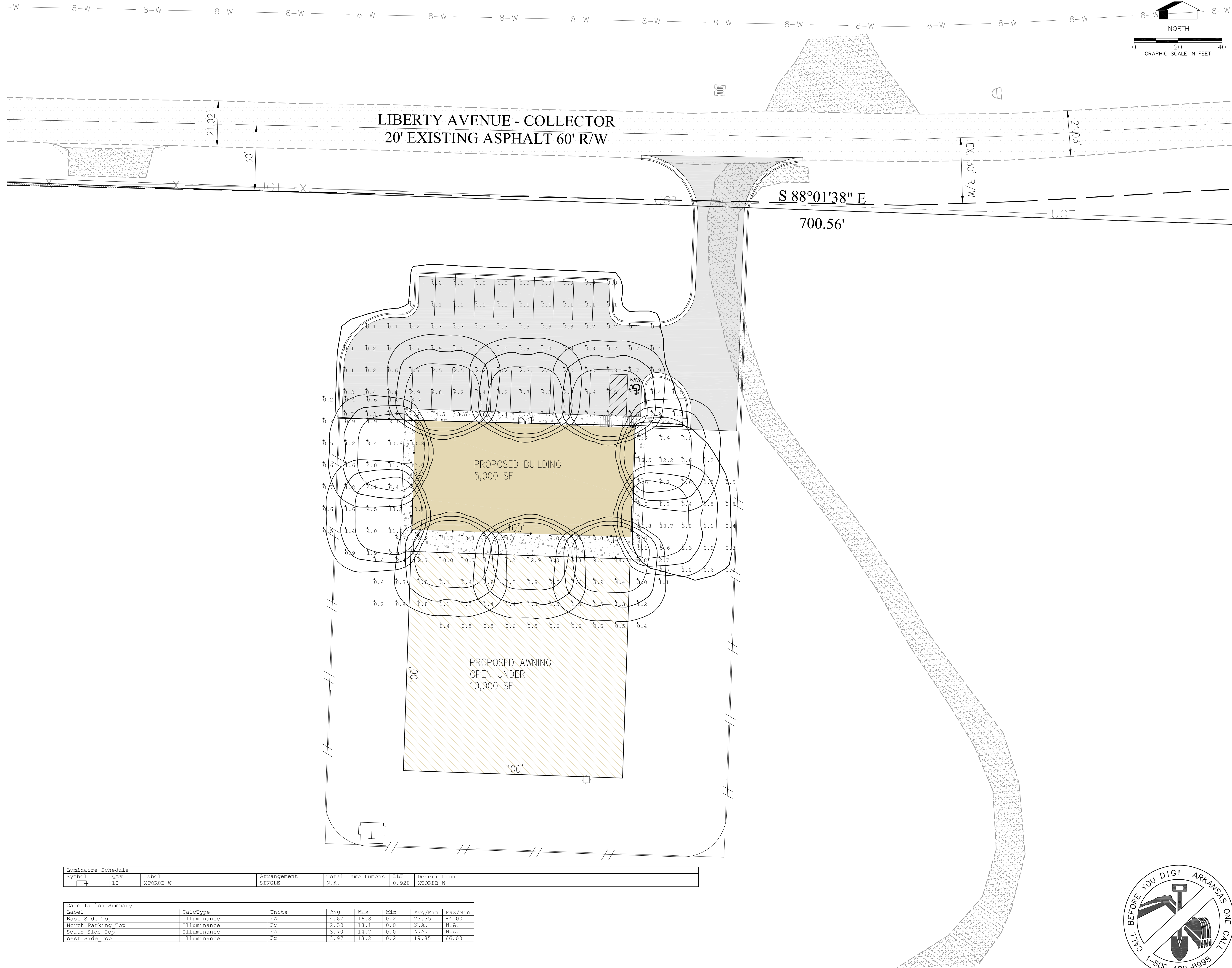
**Bates & Associates, Inc.**  
Civil Engineering & Surveying  
www.batesnwa.com  
7230 S. Pleasant Ridge Drive Phone · 479.442.9350 · Fax 479.521.9350  
Fayetteville, Arkansas 72704

PATH UTILITIES  
LARGE SCALE DEVELOPMENT PLAN  
LANDSCAPE PLAN  
TONTITOWN, ARKANSAS

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

ENGINEER: G. Bates  
DRAWN BY: T. Ford  
STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
GEOFFREY H. BATES  
BATES & ASSOCIATES, INC.  
#335  
CERTIFICATE OF AUTHORITY  
ARKANSAS DRIVER  
Copyright © 2018 Bates & Associates, Inc.

Time: 2:59 pm  
Scale: 1"=50' (FS)  
Date: 5/29/2018  
Drawing Name: 18\\100\\18-109\\Engineering\\05 Lighting Plan.dwg  
Xrefs Used: BATES-AR w signature, COA BBA, 24x36, base



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF
	10	XTOR88-W	SINGLE	N.A.	0.920

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



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

Copyright © 2018 Bates & Associates, Inc.

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

PATH UTILITIES

LARGE SCALE DEVELOPMENT PLAN

LIGHTING PLAN

TONTTOWN, ARKANSAS

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

PROJECT NO	DATE
18-109	06

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

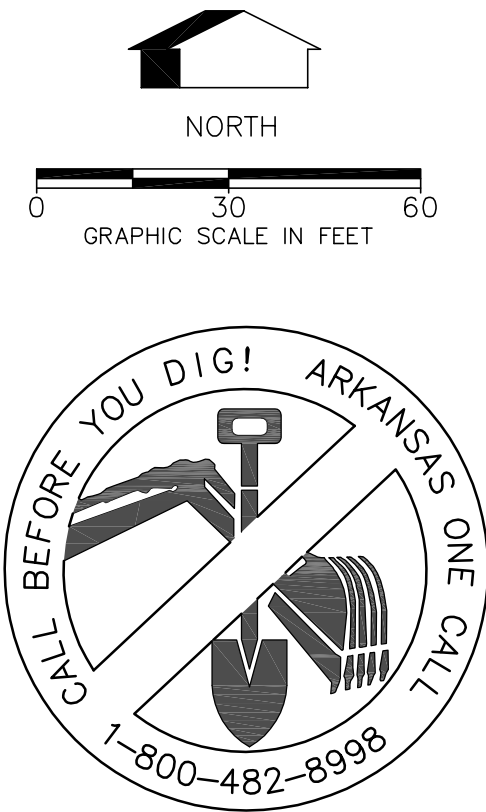
- PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.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



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

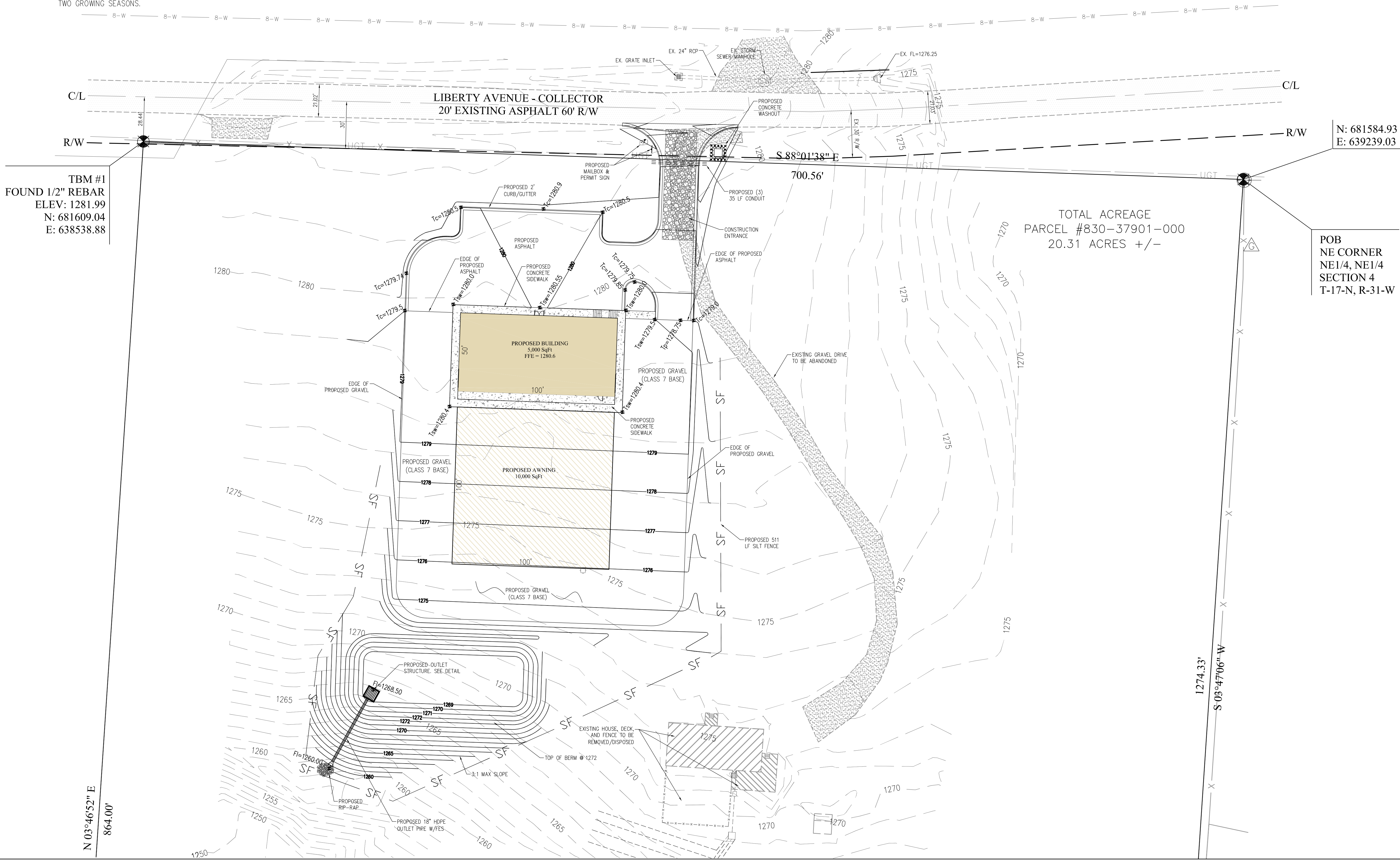
Copyright © 2018 Bates & Associates, Inc.

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

PROJECT NO	DATE
18-109	07



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



NORTH ELEVATION

REV	DATE	DESCRIPTION
A		
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		
M		
N		
O		
P		
Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		
AA		
AB		
AC		
AD		
AE		
AF		
AG		
AH		
AI		
AJ		
AK		
AL		
AM		
AN		
AO		
AP		
AQ		
AR		
AS		
AT		
AU		
AV		
AW		
AX		
AY		
AZ		
BA		
BB		
BC		
BD		
BE		
BF		
BG		
BH		
BI		
BJ		
BK		
BL		
BM		
BN		
BO		
BP		
BQ		
BR		
BS		
BT		
BU		
BV		
BW		
BX		
BY		
BZ		
CA		
CB		
CC		
CD		
CE		
CF		
CG		
CH		
CI		
CJ		
CK		
CL		
CM		
CN		
CO		
CP		
CQ		
CR		
CS		
CT		
CU		
CV		
CW		
CX		
CY		
CZ		
DA		
DB		
DC		
DD		
DE		
DF		
DG		
DH		
DI		
DJ		
DK		
DL		
DM		
DN		
DO		
DP		
DQ		
DR		
DS		
DT		
DU		
DV		
DW		
DX		
DY		
DZ		
EA		
EB		
EC		
ED		
EE		
EF		
EG		
EH		
EI		
EJ		
EK		
EL		
EM		
EN		
EO		
EP		
EQ		
ER		
ES		
ET		
EU		
EV		
EW		
EX		
EY		
EZ		
FA		
FB		
FC		
FD		
FE		
FF		
FG		
FH		
FI		
FJ		
FK		
FL		
FM		
FN		
FO		
FP		
FQ		
FR		
FS		
FT		
FU		
FV		
FW		
FX		
FY		
FZ		
GA		
GB		
GC		
GD		
GE		
GF		
GG		
GH		
GI		
GJ		
GK		
GL		
GM		
GN		
GO		
GP		
GQ		
GR		
GS		
GT		
GU		
GV		
GW		
GX		
GY		
GZ		
HA		
HB		
HC		
HD		
HE		
HF		
HG		
HH		
HI		
HJ		
HK		
HL		
HM		
HN		
HO		
HP		
HQ		
HR		
HS		
HT		
HU		
HV		
HW		
HX		
HY		
HZ		
IA		
IB		
IC		
ID		
IE		
IF		
IG		
IH		
II		
IJ		
IK		
IL		
IM		
IN		
IO		
IP		
IQ		
IR		
IS		
IT		
IU		
IV		
IW		
IX		
IY		
IZ		
JA		
JB		
JC		
JD		
JE		
JF		
JG		
JH		
JI		
JJ		
JK		
JL		
JM		
JN		
JO		
JP		
JQ		
JR		
JS		
JT		
JU		
JV		
JW		
JX		
JY		
JZ		
KA		
KB		
KC		
KD		
KE		
KF		
KG		
KH		
KI		
KJ		
KK		
KL		
KM		
KN		
KO		
KP		
KQ		
KR		
KS		
KT		
KU		
KV		
KW		
KX		
KY		
KZ		
LA		
LB		
LC		
LD		
LE		
LF		
LG		
LH		
LI		
LJ		
LK		
LL		
LM		
LN		
LO		
LP		
LQ		
LR		
LS		
LT		
LU		
LV		
LW		
LX		
LY		
LZ		
MA		
MB		
MC		
MD		
ME		
MF		
MG		
MH		
MI		
MJ		
MK		
ML		
MM		
MN		
MO		
MP		
MQ		
MR		
MS		
MT		
MU		
MV		
MW		
MX		
MY		
MZ		
NA		
NB		
NC		
ND		
NE		
NF		
NG		
NH		
NI		
NJ		
NK		
NL		
NM		
NN		
NO		
NP		
NQ		
NR		
NS		
NT		
NU		
NV		
NW		
NX		
NY		
NZ		
OA		
OB		
OC		
OD		
OE		
OF		
OG		
OH		
OI		
OJ		
OK		
OL		
OM		
ON		
OO		
OP		
OQ		
OR		
OS		
OT		
OU		
OV		
OW		
OX		
OY		
OZ		
PA		
PB		
PC		
PD		
PE		
PF		
PG		
PH		
PI		
PJ		
PK		
PL		
PM		
PN		
PO		
PP		
PQ		
PR		
PS		
PT		
PU		
PV		
PW		
PX		
PY		
PZ		
QA		
QB		
QC		
QD		
QE		
QF		
QG		
QH		
QI		
QJ		
QK		
QL		
QM		
QN		
QO		
QP		
QQ		
QR		
QS		
QT		
QU		
QV		
QW		
QX		
QY		
QZ		
RA		
RB		
RC		
RD		
RE		
RF		
RG		
RH		
RI		
RJ		
RK		
RL		
RM		
RN		
RO		
RP		
RQ		
RR		
RS		
RT		
RU		
RV		
RW		
RX		
RY		
RZ		
SA		
SB		
SC		
SD		
SE		
SF		
SG		
SH		
SI		
SJ		
SK		
SL		
SM		
SN		
SO		
SP		
SQ		
SR		
SS		
ST		
SU		
SV		
SW		
SX		
SY		
SZ		
TA		
TB		
TC		
TD		
TE		
TF		
TG		
TH		
TI		
TJ		
TK		
TL		
TM		
TN		
TO		
TP		
TQ		
TR		
TS		
TT		
TU		
TV		
TW		
TX		
TY		
TZ		
UA		
UB		
UC		
UD		
UE		
UF		
UG		
UH		
UI		
UJ		
UK		
UL		
UM		
UN		
UO		
UP		
UQ		
UR		
US		
UT		
UU		
UV		
UW		
UX		
UY		
UZ		
VA		
VB		
VC		
VD		
VE		
VF		
VG		
VH		
VI		
VJ		
VK		
VL		
VM		
VN		
VO		
VP		
VQ		
VR		
VS		
VT		
VU		
VV		
VW		
VX		
VY		
VZ		
WA		
WB		
WC		
WD		
WE		
WF		
WG		
WH		
WI		
WJ		
WK		
WL		
WM		