



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **August 28, 2018**
Project: **MH Backhoe LSD**
Planner: Courtney McNair

AGENDA ITEM

A

PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL REQUEST

630 W. Henri de Tonti Blvd.

Parcel # 830-37653-000

SUMMARY: MH Backhoe Commercial Building is requesting Preliminary Large-Scale Development Approval to add a 7500 SF Commercial Building on a currently vacant parcel that is approximately 3.33 acres in size.

CURRENT ZONING: **C-2** General Commercial (and **R-3** on the northern corner of the property)

CITY WARD: 2- Arthur Penzo & Larry Ardemagni

FLOODPLAIN: YES-The north end of the property is within the floodplain.

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

Water: Tontitown Water

Sewer: Tontitown Sewer

Road Access: W. Henri de Tonti

Electric: Ozarks Electric

Cable: Cox Communications

Phone: ATT

Natural Gas: Black Hills Energy

School District: Springdale

PROJECT SYNOPSIS:

MH Backhoe Commercial Building is requesting Preliminary Large-Scale Development Approval to add a 7500 SF Commercial Building on a currently vacant parcel that is approximately 3.33 acres in size.

A small portion of the north end of the property is zoned for R3, but the portion to be used for the Commercial Building and associated uses is zoned C2. A portion of the detention pond is in the R3 zoning; however, this does not require the zoning to be changed. Easements (drainage easement in this case) do not have to be the same zoning as the project. Furthermore, the use of a detention pond adjacent to the floodplain is an appropriate use of the land. Any grading or structures within the Floodplain will require a Floodplain Permit.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 6-inch water line along W. Henri de Tonti.

Electric: Ozarks Electric-Submitted general comments. Any relocation, addition, or required easements 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- Had no comments.

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

Cable: Cox Communications- We don't have any Cable plant on this property. Our cable plant is across the street on the power poles. If the customer would like our service in their building they would need to install a 4" conduit from the data room to the outside to the easement and all 90's will need to be sweeping 90's.

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:

No concerns were found for the proposed project.

Fire:

There is a fire hydrant shown on the plans. The nearest offsite hydrant is on the adjacent property, approximately 80 feet from the entrance drive, with a fire flow of 1189 gpm.

The Fire Marshal has reviewed the plans and found them to be adequate. A knox box is required for the building and gate. "No Parking" signs or striping is required in some areas for fire lane. All interior drives must meet the required compaction rating to support emergency vehicles.

Drainage:

There is a detention pond proposed for this site. The applicant's engineer submitted a drainage report for review, and the City Engineer has reviewed and approved the report.

Roads:

This project has access on W. Henri de Tonti, which is an Arkansas State Highway. Approval for the entrance drive will be required by the Arkansas Department of Transportation (ARDOT).

Site visibility appears to be adequate from the proposed entrance location.

As stated above, all interior drives must meet the required compaction rating to support emergency vehicles.

STAFF RECOMMENDATION: There are some minor plan corrections, but nothing that should significantly impact the overall design.

Therefore, staff recommends approval of MH Backhoe Commercial Building Preliminary Large-Scale Development Request with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The SWPPP must be posted on site prior to construction.
3. Any grading or structures within the Floodplain will require a Floodplain Permit.
4. The gate shall have a knox box system for emergency access.
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 or striping shall be added per the Fire Marshal.
7. All interior drives must meet the required compaction rating to support emergency vehicles.
8. Approval for the entrance drive will be required by the Arkansas Department of Transportation (ARDOT).
9. The applicant must apply for all required permits prior to construction.

M.H. BACKHOE COMMERCIAL BUILDING

LARGE SCALE DEVELOPMENT

630 W HENRI DE TONTI BLVD.
TONTITOWN, AR

EDA PROJECT NO. 2122

August 7, 2018

Revised: August 22, 2018



Vicinity Map

Not to Scale

SITE NOTES:

- 1) THERE ARE NO JURISDICTIONAL WATERS OF THE US KNOWN ON THIS SITE, OR WETLANDS
- 2) AS SHOWN ON THE PLANS, PART OF THE SITE IS LOCATED IN A FEMA 100 YEAR FLOOD PLAIN ZONE A, AS SHOWN ON FEMA FIRM 05143C0065F, EFFECTIVE DATE 4/2/2008.
- 3) THE PRESSURE OF THE NEAREST HYDRANT (HYDRANT 611) STATIC:101 PSI, RESIDUAL: 69 PSI, FLOW: 1,189 GPM.
- 4) THERE ARE NO KNOWN EROSION CONTROL PROBLEMS ON THE SITE OR WITHIN 100' DOWN STREAM OF THE PROJECT.
- 5) ALL KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS AND UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS.
- 6) THE PROPOSED BUILDING IS INTENDED FOR COMMERCIAL USE AND IS 7500 SQFT IN AREA.
- 7) THERE ARE NO KNOWN SEWER OVERFLOW ISSUES ON THIS SITE.
- 8) THERE ARE NO KNOWN GROUND LEASES OR ACCESS AGREEMENTS FOR THIS SITE.
- 9) THERE ARE NO KNOWN POTENTIAL HAZARDOUS AREAS FOR THIS SITE.

GRADING NOTES:

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND PROPER DISPOSAL OF DEBRIS, CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL AND ORGANIC MATTER AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. TOPSOIL MAY BE STOCKPILED ON SITE, AS DIRECTED BY THE ENGINEER. THE BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS GAINED FROM THE OWNER, ENGINEER, AND GOVERNING OFFICIALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, ETC. REQUIRED.

- 2) BUILDING SETBACK AREAS TO RECEIVE FILL MATERIAL SHALL BE SACRIFICED TO A DEPTH OF 8-INCH DEPTH AND PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE FURTHER UNDERCUT AND REPLACED WITH SUITABLE MATERIAL, AS DIRECTED BY THE ENGINEER.

- 3) OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS, AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.

- 4) AREAS THAT ARE TO BE CUT TO SUB-GRADE LEVELS SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. CUT AREAS ARE TO BE SCARIFIED AND RE-COMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE WATER SPRINKLING TRUCKS OR OTHER MEANS SUITABLE OF CONTROL OF DUST. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

- 6) THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION TESTING OF THE SUB-GRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUB-GRADE DENSITIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTIFICATION SO THE DEVELOPER CAN SCHEDULE TESTING.

- 7) THE CONTRACTOR SHALL MAINTAIN ALL SLOPES 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ALL SLOPES EXCEEDING 3:1, BUT LESS THAN 2:1 SHALL BE SODDED.

- 8) CONTRACTOR SHALL CONTROL EROSION ALONG THE EDGE OF THE PROPERTY INCLUDING DEPTH OF SLOPE LOCATIONS AND ALONG DITCHES LINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEANS TO PREVENT MUD AND DEBRIS FROM FLOWING ONTO ADJACENT PROPERTY.

- 9) ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR-INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOP-SOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL 70% GRASS COVER IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.

REVEGETATION REQUIREMENTS:

RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:

1. TOPSOIL: ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND REVEGETATED. TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.

2. ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.

3. 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.

4. 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 THAT MINIMIZES EROSION AND RUNOFF.

GENERAL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES THAT MAY RESULT.

2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE GENERAL IN NATURE AND ARE BASED ON INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION OF ALL UTILITIES BEFORE PROCEEDING WITH THE CONSTRUCTION.

3. OTHER CONTRACTORS, LABORERS, WORKMEN, UTILITY COMPANIES, ETC., MAY BE WORKING WITHIN OR AROUND THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHERS TO MINIMIZE ANY CONFLICTS THAT ARISE.

4. 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.

5. CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

6. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET OR EXCEED THE MINIMUM STANDARD AS SPECIFIED BY THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AND THE CITY OR COUNTY WITH JURISDICTION.

7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, PAYING AND POSTING FOR ALL PAYMENT, PERFORMANCE, AND MAINTENANCE BONDS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.

8. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES WHEN WORKING IN ANY RIGHT OF WAY. SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL GUIDELINES AND REGULATIONS.

9. THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARDS.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY MEASURES TO PROVIDE ADEQUATE TRENCH SAFETY, AND ALL OTHER ITEMS NECESSARY TO SATISFY ACT 291-1993 OF THE STATE OF ARKANSAS.

11. THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER BEFORE BEGINNING CONSTRUCTION, THE PROCUREMENT AND LOCATION OF ALL EASEMENTS, TEMPORARY AND PERMANENT, NECESSARY TO CARRY OUT THE WORK OUTLINED WITHIN THESE DRAWINGS AND RELATED CONTRACT DOCUMENTS. PRIOR TO ANY CONSTRUCTION ACTIVITIES OFF THE SUBJECT PROPERTY, CONSTRUCTION STAKING OF PROPOSED WORK BY ENGINEER DOES NOT CONSTITUTE VERIFICATION OF EASEMENT OR AUTHORIZE THE CONTRACTOR TO PROCEED WITH WORK. VERIFICATION SHALL BE IN WRITING FROM ENGINEER.

12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO THE AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT. CONTRACTOR IS TO FILE NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.

EROSION CONTROL NOTES:

- 1) ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

- 2) CONTRACTOR SHALL MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

- 3) ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO CONFIRM THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, IRRIGATED AND RESEEDED AS REQUIRED.

- 4) A MINIMUM VEGETATIVE BUFFER OF 25 FEET SHALL BE PROVIDED BETWEEN CONSTRUCTION OPERATIONS AND WETLANDS AND ORDINARY HIGH WATER MARKS OF RIVERS AND STREAMS.

- 5) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS, DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

- 6) PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORSEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSIONS CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

- 7) DUST: WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

- 8) CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

- 9) FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ON-SITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WASTER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

ZONING

SETBACKS: FRONT: 30'
SIDE: 30'
REAR: 30'

USE: COMMERCIAL

ELEVATION DATUM: NAVD 88

HORIZONTAL: ARKANSAS STATE PLANE NORTH

FLOOD CERTIFICATION:

A PART OF THIS PROPERTY IS LOCATED IN ZONE A PER FIRM MAP 05143C0065F, EFFECTIVE DATE: 4/2/2008

OWNER:

MIKE AND TRISHA HATHORN

ENGINEER:

EARTHPLAN DESIGN ALTERNATIVES, PA
134 W. EMMA AVE.
SPRINGDALE, AR 72764
479-756-1266 Office
479-756-2129 Fax

SURVEYOR:

JAMES LAYOUT SERVICES, LLC
P.O. BOX 611
FARMINGTON, AR 72730
479-439-9929

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. Each set of street and drainage plans must be submitted in accordance with applicable state statutes and any plans and specifications required:

I, _____, hereby certify that this plan, correctly represents a plan prepared 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 Plot Approval.

This plat has been given preliminary plot 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

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Site Plan C101
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Landscape Details L501

SHEET

V101
C101
C102
C103
C104
C201
C501
C502
C503
L101
L501



**Earthplan
Design
Alternatives, PA**
Civil Engineering / Landscape Architecture

134 West Emma Avenue . Springdale, Arkansas 72764
(479) 756-1266 . FAX: (479) 755-3570
www.eda-pa.com



**Know what's below.
Call before you dig.**

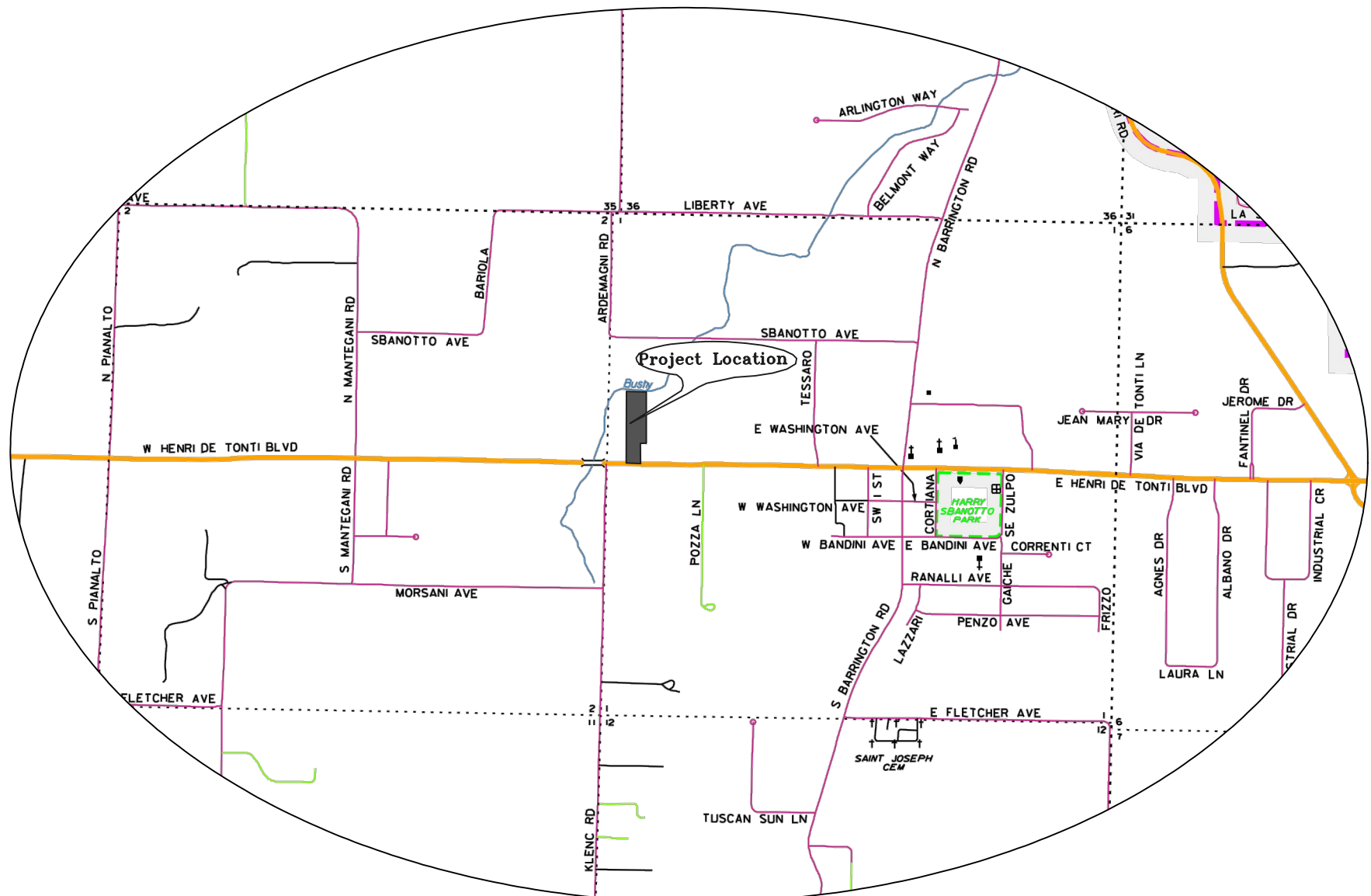


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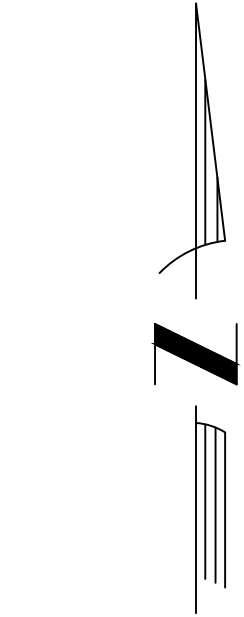


134 West Emma Avenue
Springdale, Arkansas 72764

COVER



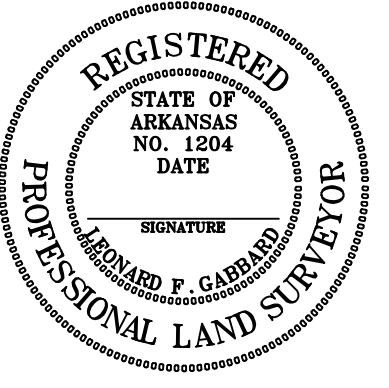
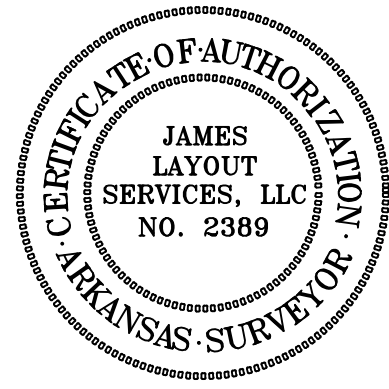
VICINITY MAP N.T.S.



0 40' 80'
SCALE: 1" = 40'

Notes:

1. This plat represents a boundary survey of the parcel recorded in Deed Records, File # 2018-00004890 at the courthouse in Washington County, Arkansas.
2. Basis of Bearings: Arkansas State Plane System North Zone (NAD 83).
3. This survey is valid only if the drawing includes the seal and signature of the surveyor.
4. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".



at ilin od
1-1-1-4-2-12-4

SHEET NO.

1 OF 1

JLS

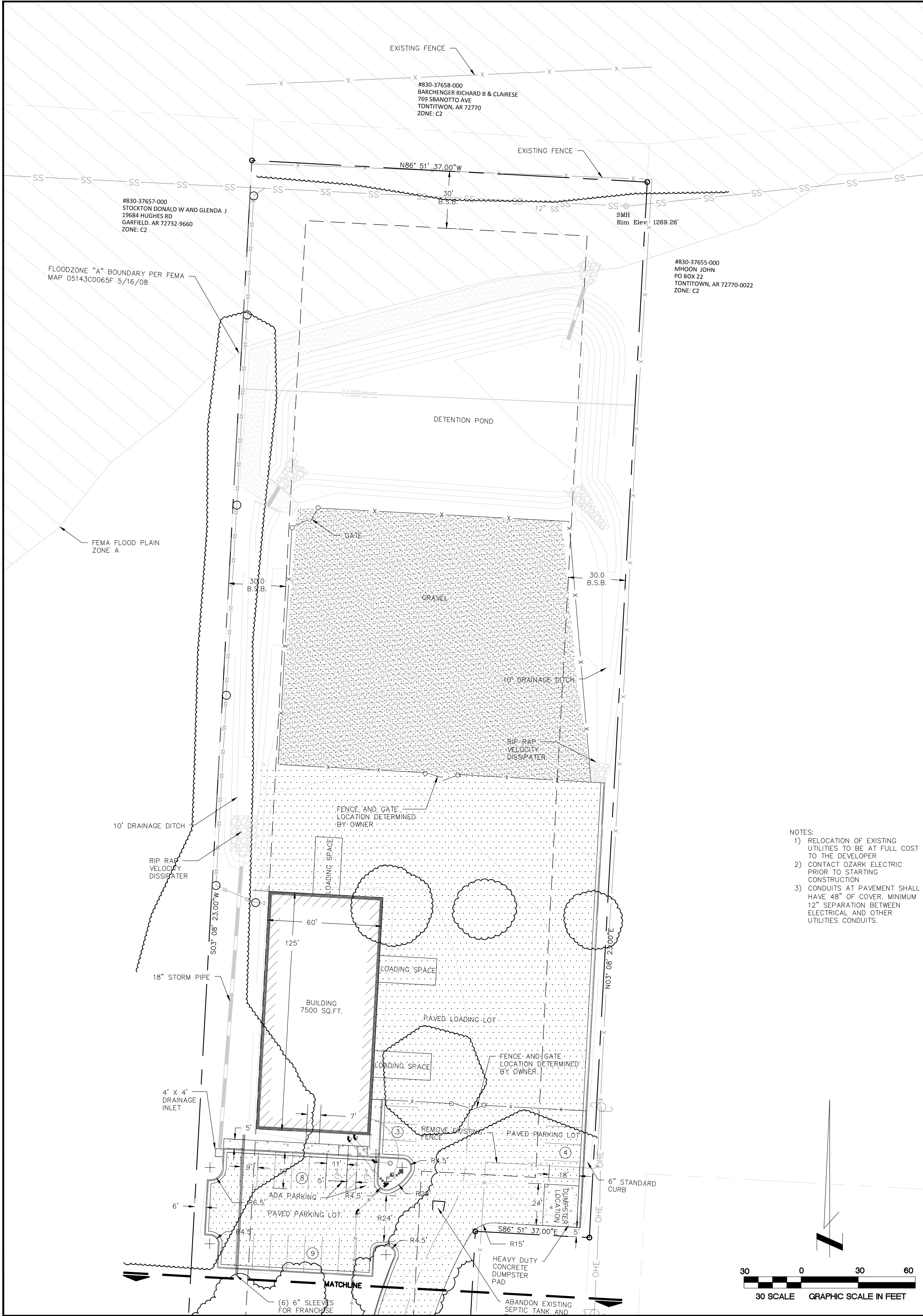
James Layout Services, LLC
P.O. Box 611
Farmingington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

BOUNDARY SURVEY FOR
MICHAEL E. & TRISHA R. HATHORN

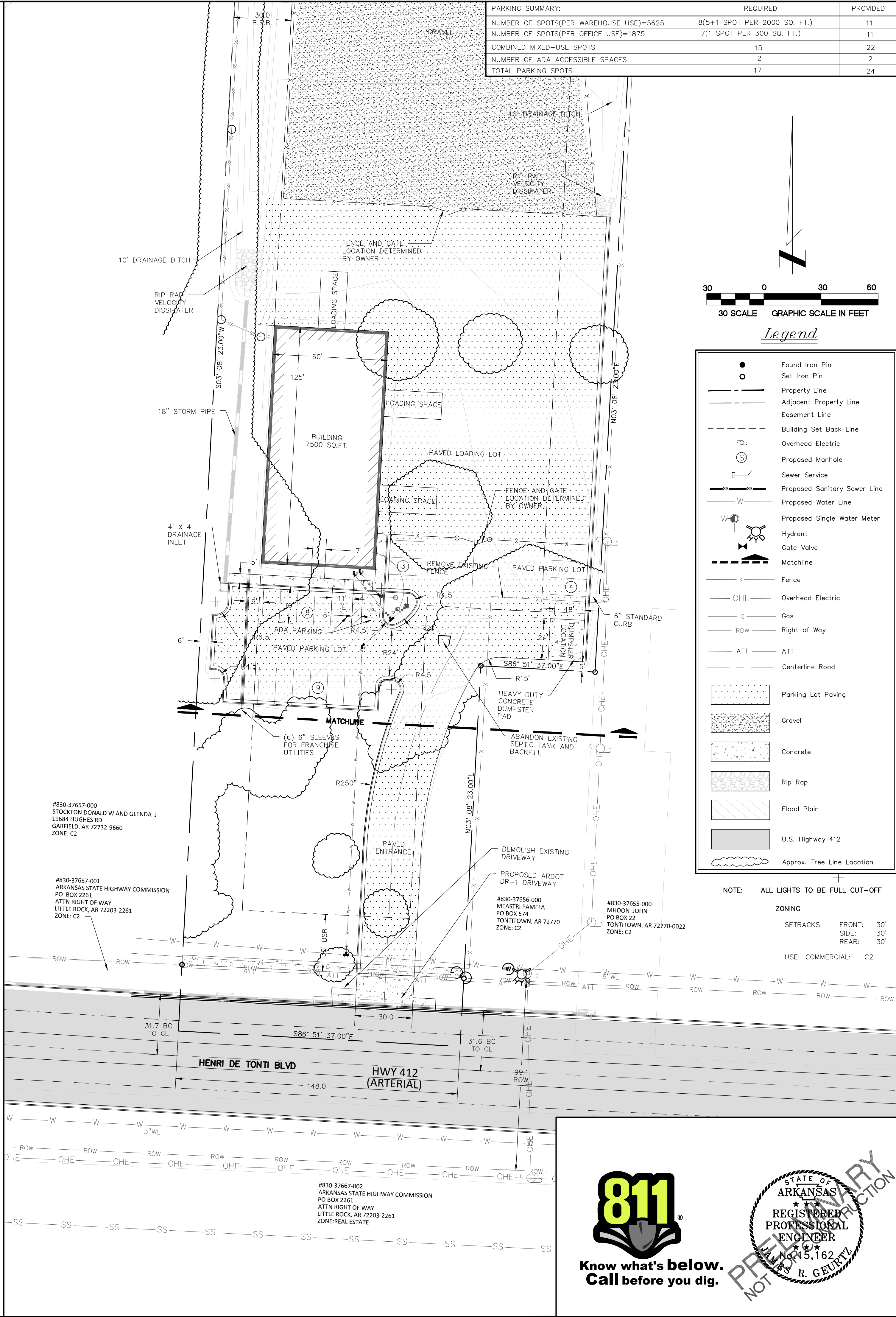
DATE: AUG. 7th, 2018	SCALE: AS SHOWN	CHECKED BY: nr	DRAWN BY: lfg	OWNER/DEVELOPER: Michael and Trisha Hathorn JOB NO.: 18-113
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REVISIONS

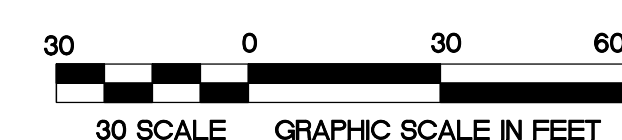
DATE:	BY:	REASON:
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- NOTES:
- 1) RELOCATION OF EXISTING UTILITIES TO BE AT FULL COST TO THE DEVELOPER
 - 2) CONTACT OZARK ELECTRIC PRIOR TO STARTING CONSTRUCTION
 - 3) CONDUITS AT PAVEMENT SHALL HAVE 48" OF COVER, MINIMUM 12" SEPARATION BETWEEN ELECTRICAL AND OTHER UTILITIES CONDUITS.



PARKING SUMMARY:		REQUIRED	PROVIDED
NUMBER OF SPOTS(PER WAREHOUSE USE)=5625		8(5+1 SPOT PER 2000 SQ. FT.)	11
NUMBER OF SPOTS(PER OFFICE USE)=1875		7(1 SPOT PER 300 SQ. FT.)	11
COMBINED MIXED-USE SPOTS		15	22
NUMBER OF ADA ACCESSIBLE SPACES		2	2
TOTAL PARKING SPOTS		17	24



Legend

- Found Iron Pin
- Set Iron Pin
- Property Line
- Adjacent Property Line
- Easement Line
- Building Set Back Line
- Overhead Electric
- Proposed Manhole
- Sewer Service
- Proposed Sanitary Sewer Line
- Proposed Water Line
- Proposed Single Water Meter
- Hydrant
- Gate Valve
- Matchline
- Fence
- OHE Overhead Electric
- G Gas
- ROW Right of Way
- ATT ATT
- Centerline Road
- Parking Lot Paving
- Gravel
- Concrete
- Rip Rap
- Flood Plain
- U.S. Highway 412
- Approx. Tree Line Location

NOTE: ALL LIGHTS TO BE FULL CUT-OFF

ZONING

SETBACKS: FRONT: 30'
SIDE: 30'
REAR: 30'

USE: COMMERCIAL: C2

DRAWN BY: CLP

CHECKED BY: JRG

DRAWING CREATION DATE: 8/22/2018

JOB NUMBER: 2122

P:\PROJECTS\2122\CWL\2122 C101 SITE PLAN.DWG

LAST SAVED: 8/22/2018 2:52 PM

PLOT DATE: 8/22/2018 2:52 PM

REVISION NO.

DATE

SCALE:

1" = 30'

CERTIFICATE OF AUTHORIZATION

EARTHPLAN DESIGN ALTERNATIVES, P.A.

No. 32

ARKANSAS ENGINEER

SITE PLAN

M.H. BACKHOE COMMERCIAL BUILDING

TONTITOWN, AR

Earthplan Design Alternatives, PA

civil Engineering / Landscape Architecture

139 West Pines Avenue

Springdale, Arkansas 72764

479.756.1266

www.edaonline.com

STATE OF ARKANSAS

REGISTERED PROFESSIONAL ENGINEER

No. 15,162

R. G. GURTY

811

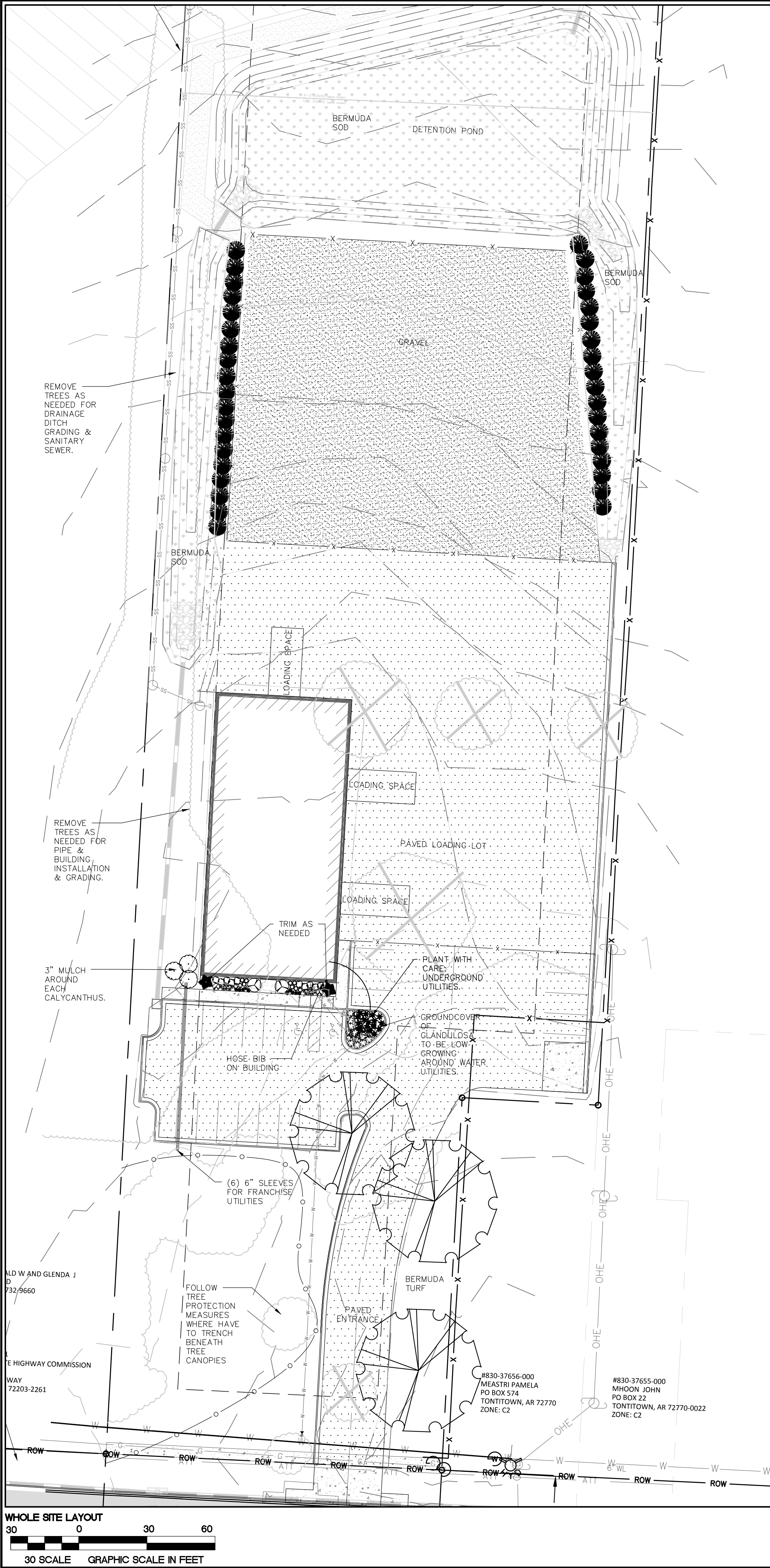
Know what's below.

Call before you dig.

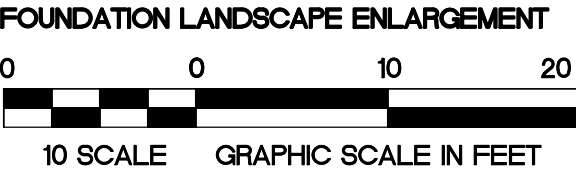
PRELIMINARY

NOT FOR CONSTRUCTION

C101

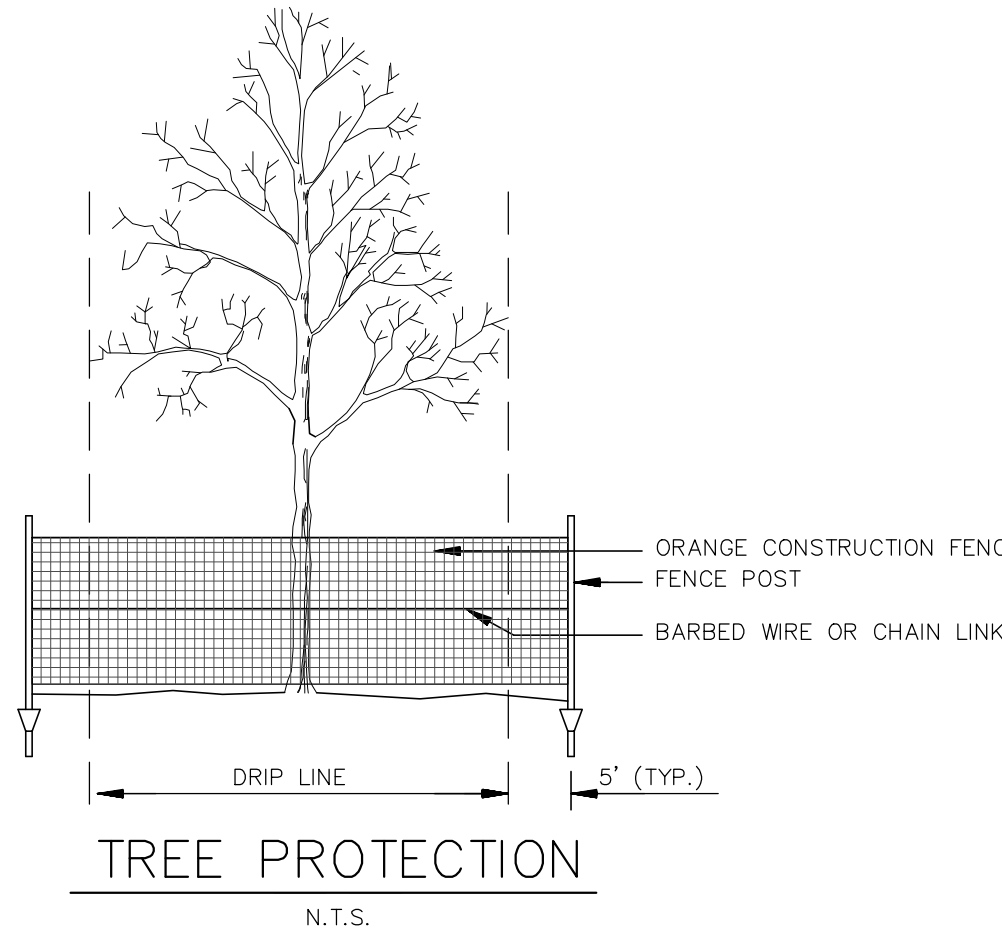


TREES LEGEND					
#	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE (HEIGHT X WIDTH)	NOTES/COMMENTS
3		ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3" GAL & MIN. 8' TALL	70' X 55' AR NATIVE; DUTCH ELM DISEASE-RESISTANCE CULTIVAR
37		ILEX X 'CONTY' OR JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	LIBERTY RED HOLLY OR HETZI COLUMNARIS JUNIPER	MIN. 5' TALL	HOLLY-14' X 8' JUNIPER-18' X 8' EVERGREEN
SHRUBS LEGEND					
1		CALYCANTHUS FLORIDUS	SWEETSHRUB	3 GAL	10' X 12' NATIVE.
13		ARONIA MELANOCARPA 'LOW SCAPE'	LOW SCAPE BLACK CHOKECHERRY	3 GAL	2' X 3' NATIVE; WHITE FLOWERS; BLACK BERRIES; SPREADS; TOUGH, SHINY FOLIAGE, TINY PLANT. SUCKERS TO FORM MASS.
2		ILEX X 'CONTY'	LIBERTY RED HOLLY	5 GAL	14' X 8' EVERGREEN
2		CLETHRA ALNIFOLIA 'CRYSTALLINA'	SUGARTINA SUMMERSWEET	3 GAL	3' X 3' AR NATIVE
2		COTONEASTER DAMMERI 'CORAL BEAUTY'	ROYAL BEAUTY COTONEASTER	1 GAL	6' X 2.5' SEMI-EVERGREEN/EVERGREEN
3		CALYCANTHUS FLORIDUS	CAROLINA ALLSPICE	3 GAL	8' X 8' AR NATIVE
10		ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	3 GAL	3' X 3' AR NATIVE; EVERGREEN
PERENNIALS & GRASSES					
10		LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 QT	2.5' X 2' FRAGRANT FOLIAGE & SUMMER BLOOMS; RETAINS SILVERY FOLIAGE THROUGH WINTER. TRIM BACK IN LATE WINTER. AR NATIVE; BLOOMS ALL SPRING-SUMMER-FALL. CREEPS; ROOTS ALONG STEMS. If blooming slows, fertilize with super phosphate to keep blooming.
25		GLANDULARIA CANADENSIS 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	1 QT	10" X 3' NATIVE PERENNIAL; CULTIVAR HAS YELLOW PETALS WITH BROWNISH PURPLE INNER COLORING
14		RUDBECKIA HIRTA 'DENVER DAISY'	DENVER DAISY BLACK-EYED SUSAN	1 QT	20" X 1.5'



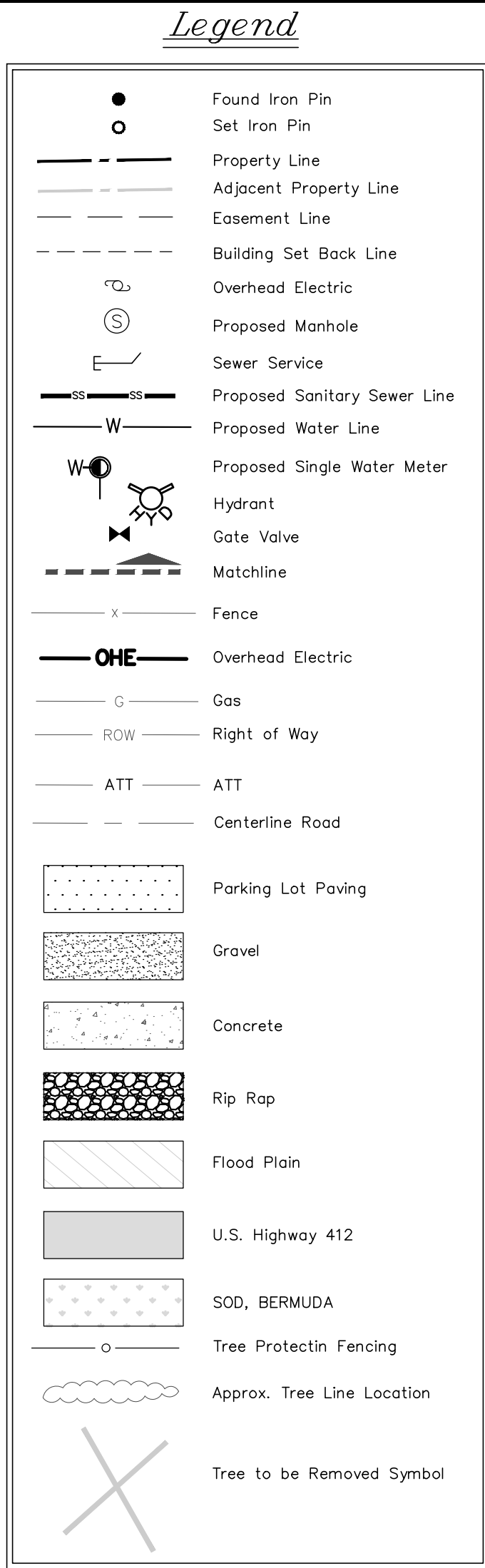
TREE PROTECTION NOTES:

- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
- FENCES SHALL COMPLETELY SURROUND TREE OR CLUSTERS OF TREES; SHALL BE LOCATED 5' FROM THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING.
 - WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING FENCES 5' FROM TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED; ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO THE PROPOSED BUILDING; ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIP LINES), THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
- ALL PRUNING MUST BE DONE ACCORDING TO RECOGNIZED APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES) BY A CERTIFIED ARBORIST.



NOTE: ALL LIGHTS TO BE FULL CUT-OFF

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.



REVISION NO. 1

DATE 8/22/2018

DRAWN BY: SDG

CHECKED BY: JRG

DRAWING CREATION DATE: 8/7/2018

JOB NUMBER: 2122

PLANTING PLAN

LAST SAVE: 8/22/2018 3:18 PM

EXISTING TREES, TREE REMOVALS, TREE PROT. DETAILS, & SOD ADDITIONS

SCALE: VARIES

CERTIFICATE OF AUTHORIZATION

EARTHPLAN DESIGN ALTERNATIVES, P.A.

REGISTERED PROFESSIONAL ENGINEER

NO. 15,162

R. GURTY

LANDSCAPE PLAN

M.H. BACKHOE COMMERCIAL BUILDING

TONTITOWN, AR

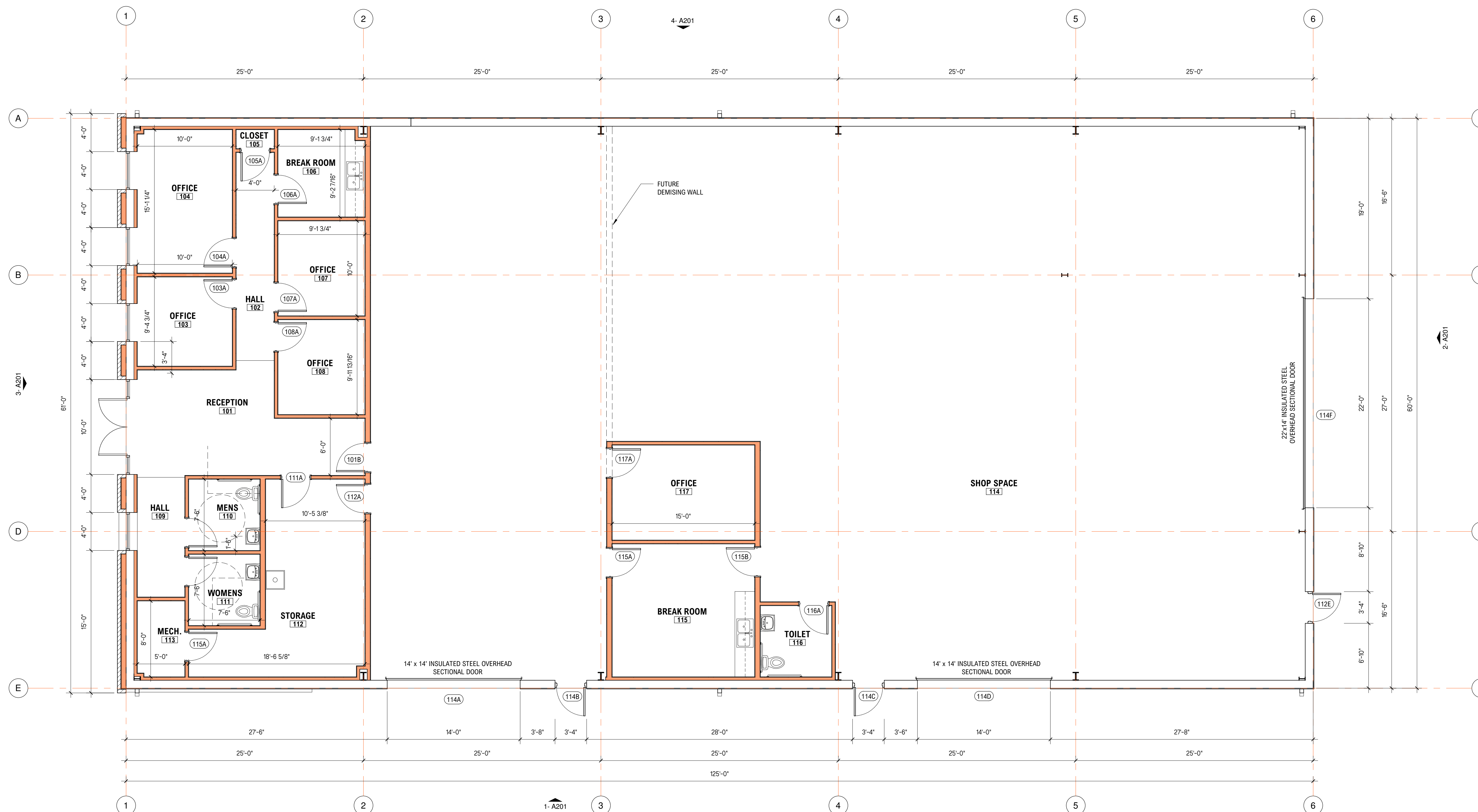
Earthplan Design Alternatives, PA

134 West Emma Avenue

Springdale, Arkansas 72764

479-756-1266

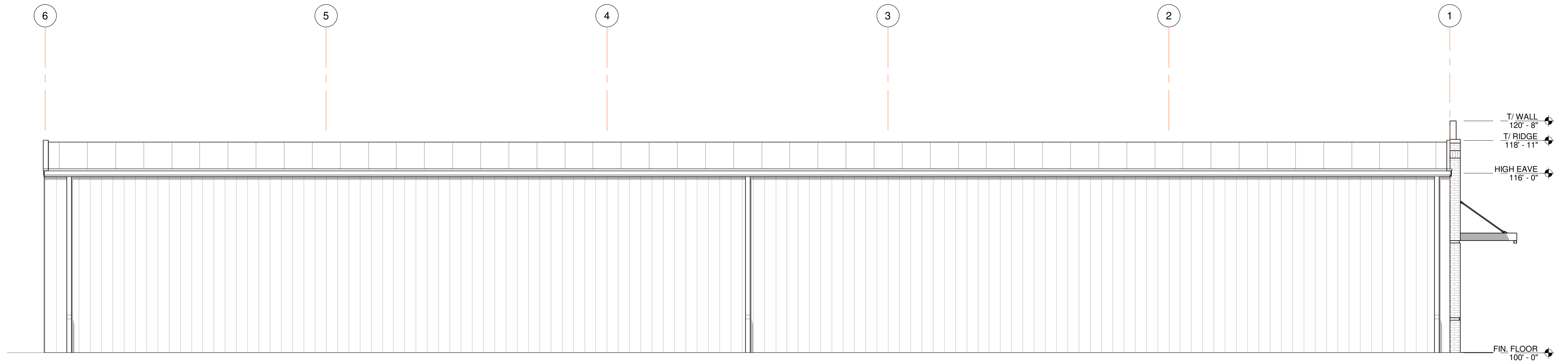
www.eda-pa.com



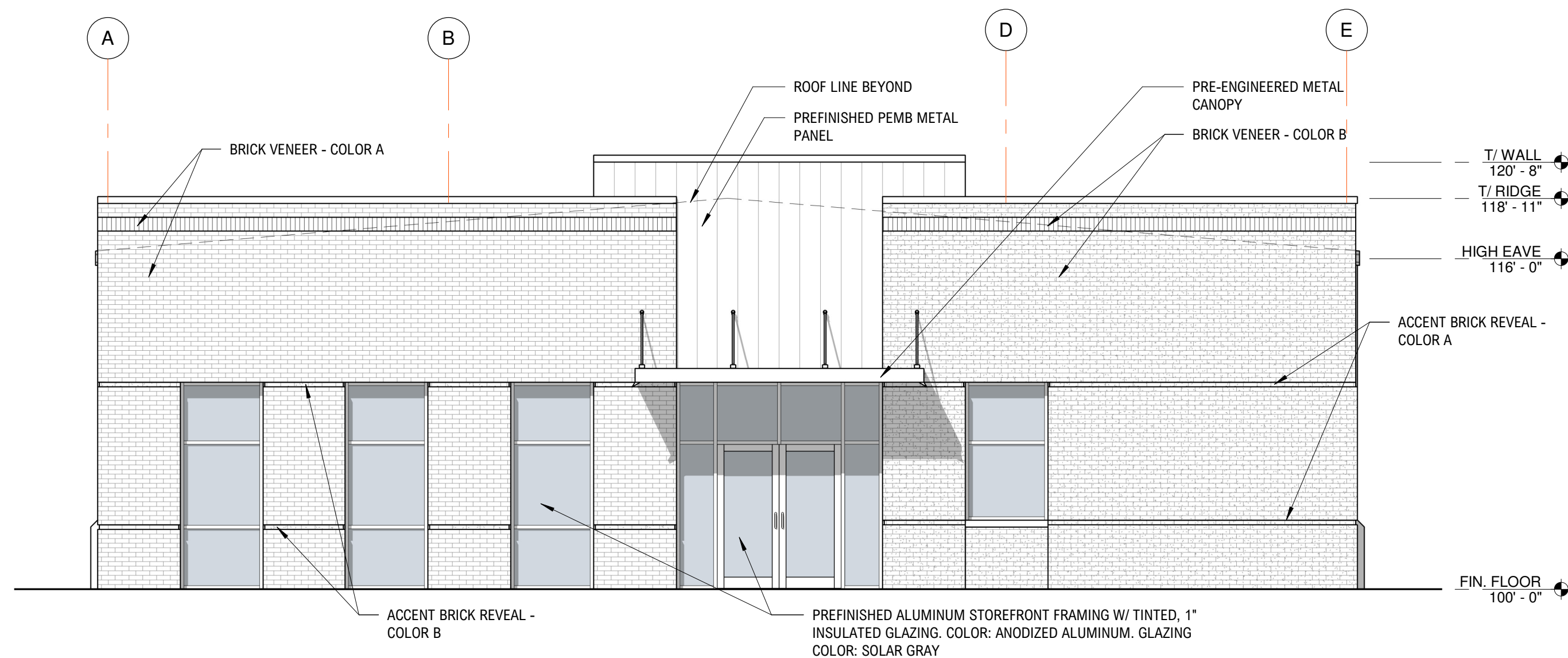
1 FLOOR PLAN



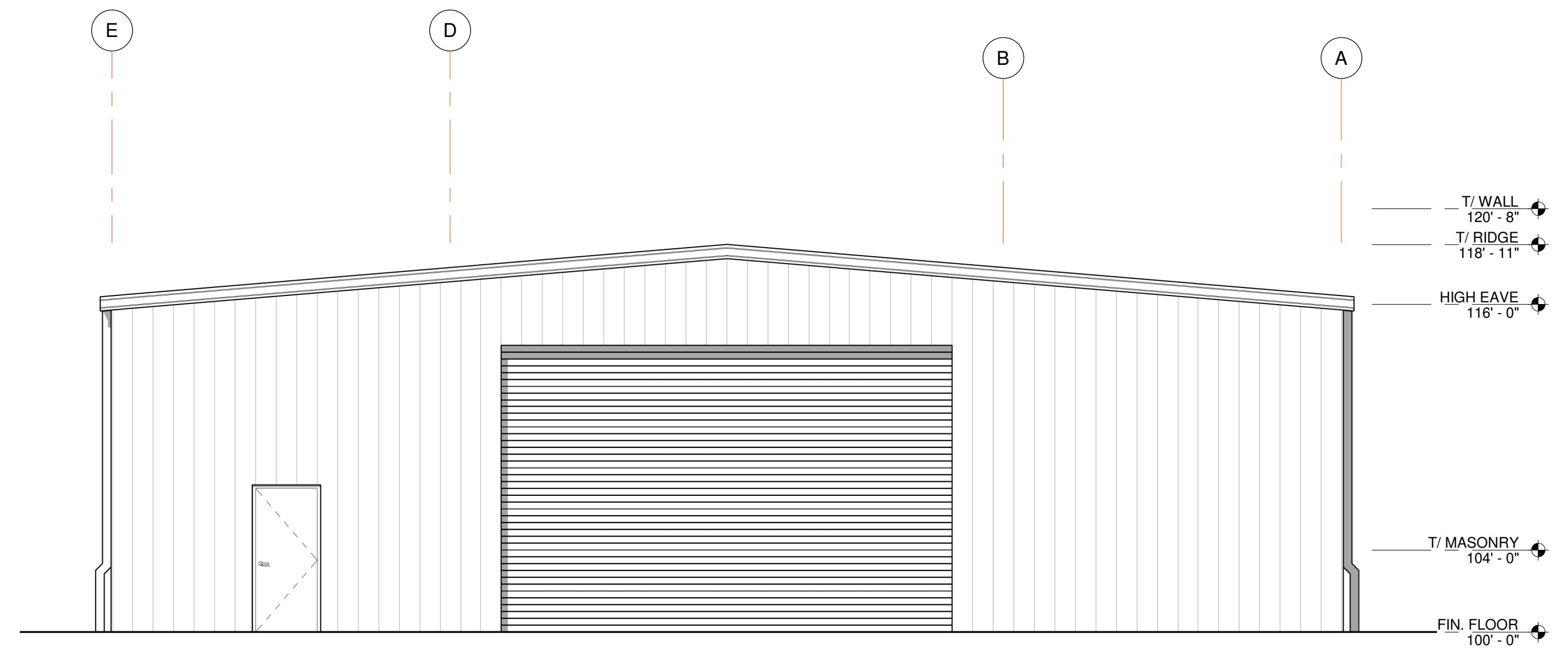
PRELIMINARY - NOT FOR CONSTRUCTION



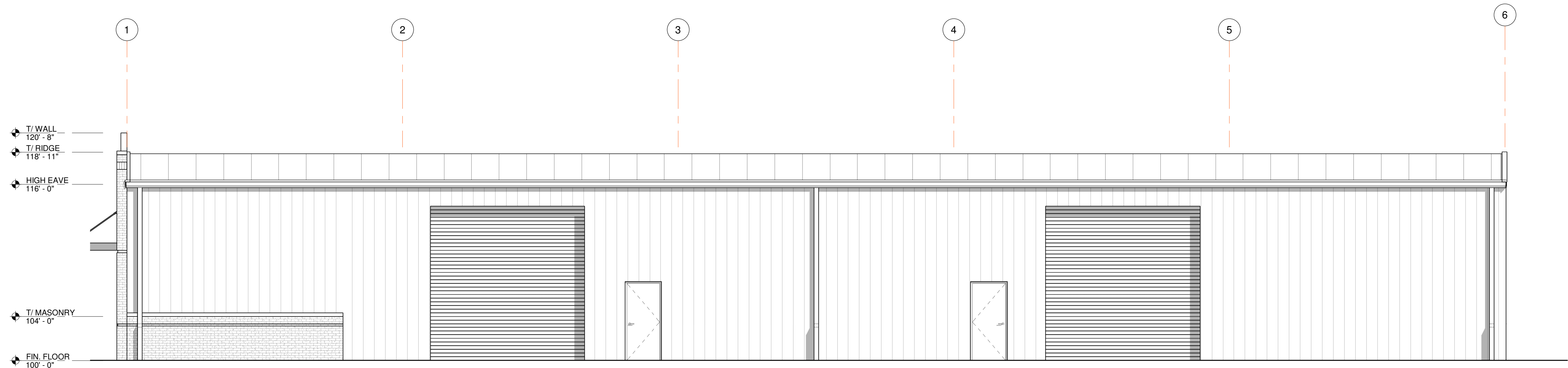
4 WEST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-223
DRAWN BY:
CHECKED BY: SS



EXTERIOR
ELEVATIONS

DATE: 08.21.18
SHEET:

PRELIMINARY - NOT FOR CONSTRUCTION

A201