



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/Board of Zoning Adjustments Public Hearing Agenda

Date: Tuesday, March 26, 2019

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

- 1. Board of Zoning Adjustments Meeting Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
 - a. Siena Townhomes Phase 2 Conditional Use Permit
 - b. Henri de Tonti Center Conditional Use Permit
 - c. Morsani Acres Planned Unit Development (PUD)
 - d. 112 West Forty Rezoning Request
 - e. Patriot Metals Rezoning Request
- 4. Comments from Citizens**
- 5. Meeting Adjourned**



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Planning Board/ Board of Zoning Adjustments (BOZA) Agenda

Date: Tuesday, March 26, 2019

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 February 26, 2019 Public Hearing Minutes
 - b. Approval of February 26, 2019 Planning Board/Board of Zoning Adjustments Minutes
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**
 - a. Siena Townhomes Phase 2
 - i. Conditional Use Permit
 - ii. Preliminary Large-Scale Development
 - b. Henri de Tonti Center Conditional Use Permit
 - c. Morsani Acres
 - i. Planned Unit Development (PUD)
 - ii. Preliminary Subdivision Plat
 - iii. Waiver-Fletcher Road
 - iv. Waiver-Morsani Road -**Removed at the developer's request**
 - d. 112 West Forty
 - i. Rezoning Request
 - ii. Preliminary Subdivision Plat-**Tabled at the developer's request**
 - iii. Preliminary Large-Scale Development-**Tabled at the developer's request**
 - e. Patriot Metals
 - i. Rezoning Request
 - ii. Preliminary Large-Scale Development
 - iii. Waiver-Architectural Standards

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

- a. Morsani Acres
 - i. Planned Unit Development (PUD)
- b. 112 West Forty
 - i. Rezoning Request
- c. Patriot Metals
 - i. Rezoning Request

9. Reoccurring Items and Items for Review

- a. Review of Approved Projects & Expirations
- b. Review Building Activity

10. Comments from Staff

- a. Discuss draft changes to ordinances regulating:
 - i. Upcoming: Temporary Uses, Food Vendors
 - ii. Discussion: Uniform notification timelines
- b. Upcoming Meetings:
 - i. City Council is Tuesday, April 2, 2019.
 - ii. Committee of the Whole is Tuesday, April 16, 2019.
 - iii. April Planning Board Meeting is Tuesday, April 23, 2019.

11. Comments from Board Members

12. Meeting Adjourned



Planning Board

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Larry Roberts-Member
Kevin Boortz-Member

City Engineer-Garver
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Planning Board/Board of Zoning Adjustments Public Hearing Minutes

Date: Tuesday, February 26, 2019

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

1. Board of Zoning Adjustments Meeting Call to Order

2. Roll Call

Larry Roberts was absent

3. Approval of Agenda

- a. La Bodega Wholesale Foods-Conditional Use Permit
- b. Updates to Accessory Dwellings-Chapter 150.005 Procedures for Construction of Dwellings, Chapter 153.080 Agricultural and Residential Districts; General Description, and an addition under Special Conditions Applicable to Certain Uses “Chapter 153.172 Detached Accessory Dwelling Units”
- c. Updates to Tow Yards- Chapter 153.021 Definitions of Terms and Uses, and Chapter 153.083 Commercial and Industrial Use Permitted.

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

Reference the audio section of Tontitown’s website or YouTube for detailed discussion.

Move to the regular planning meeting

4. Comments from Citizens-

3A- no comments

3B-

Lisa Parks is in support of the updated ordinance and hopes the planning board approves.

Jason Appel asked if the ordinance was for new and/or existing dwelling. Existing dwelling are grand fathered in.

3C- No comments

5. Meeting Adjourned- Darrel adjourned the meeting



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Larry Roberts-Member
Kevin Boortz-Member

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

Date: Tuesday, February 26, 2019

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

Larry Roberts was absent

3. Approval of Agenda

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

4. Approval of Minutes

- a. Approval of January 22, 2019 Public Hearing Minutes
- b. Approval of January 22, 2019 Planning Board/Board of Zoning Adjustments Minutes
- c. Approval of January 29, 2019 Special Planning Board Meeting Minutes

Kevin Boortz motioned to approve all minutes Second by Rocky Clinton Motion Passes

5. Comments from Citizens-

Lisa Parks is in support of the updates regarding “Dwellings” that will be discussed in 7d.

6. Old Business- None

7. New Business

a. La Bodega Wholesale Foods

i. Conditional Use Permit

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

ii. Preliminary Large Scale Development

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

iii. Waivers

Michael Lunsford motioned to approve waiver for parking in the front Second by Rocky Clinton Motion Passes

Rocky Clinton motioned to approve waiver for sidewalk requirement Second by Kevin Boortz Motion Passes

Rocky Clinton motioned to approve waiver for outer façade not up to masonry requirement in LSD with conditions of adding roofline Second by Michael Lunsford Motion Passes

b. Hi Tech Chiropractic Preliminary Large Scale Development

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

- c. Highway 112 Apartments Preliminary Large Scale Development

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

Rocky Clinton motioned to approve the waiver for sidewalk with conditions Second by Kevin Boortz Motion Passes

- d. Updates to Accessory Dwellings-Chapter 150.005 Procedures for Construction of Dwellings, Chapter 153.080 Agricultural and Residential Districts; General Description, and an addition under Special Conditions Applicable to Certain Uses “Chapter 153.172 Detached Accessory Dwelling Units”

Rocky Clinton motioned to approve Second by Kevin Boortz Motion Passes

- e. Updates to Tow Yards- Chapter 153.021 Definitions of Terms and Uses, and Chapter 153.083 Commercial and Industrial Use Permitted.

Rocky Clinton motioned to approve Second by Kevin Boortz Motion Passes

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

- a. Updates to Accessory Dwellings
- b. Updates to Tow Yards

9. Reoccurring Items and Items for Review

- a. Review of Approved Projects & Expirations
Reference the city’s website or YouTube for detailed report.
- b. Review Building Activity
Reference the city’s website or YouTube for detailed report.

10. Comments from Staff

- a. 2018 Year End Reports
Kevin Boortz motioned to that all officer elections stay the same Second by Michael Lunsford Motion Passes
- b. Discuss draft changes to ordinances regulating:
 - i. Upcoming: Temporary Uses, Food Vendors
- c. Officer elections
- d. Upcoming Meetings:
 - i. City Council is Tuesday, March 5, 2019.
 - ii. Committee of the Whole is Tuesday, March 19, 2019.
 - iii. March Planning Board Meeting is Tuesday, March 26, 2019.

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: **March 26, 2019**
Project: **Siena Townhomes 2**
Planner: Courtney McNair

AGENDA ITEM

A

i. **CONDITIONAL USE PERMIT REQUEST**

ii. **PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL**

N. Maestri Road
Directly in front of the Siena Townhome development on N. Maestri Road
Parcel # 830-37583-005

Conditional Use Permit Request

SUMMARY: Request to allow a multi-family residential use in zone **C-2**

CURRENT ZONING: **C-2** General Commercial

FUTURE LAND USE CATEGORY: **RC-N** Residential Commercial Neighborhood

PROPOSED USE: Multi-Family Residential (townhomes)

CITY WARD: 2- Arthur Penzo and Larry Ardemagni

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

Water: Tontitown Water, existing 8" line

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

PROJECT SYNOPSIS:

This property is owned by Siena Townhomes, LLC, and they are also the developer. This project is located within the City Limits of Tontitown, and takes access from Via Siena (Local Private Road), and has frontage on N. Maestri Road (N. Hwy. 112).

The developer is proposing to add five (5) townhouse buildings with four (4) units each, for a total of twenty (20) units. Multi-family is allowed only with a Conditional Use Permit in C2 zoning.

The total lot is approximately 15.5 acres, but only about 3.5 acres is included with this proposal. This is approximately 5.5/units per acre.

The applicant plans to extend the existing Private Road, Via Drago, to access two of the buildings. The other buildings are proposed to access on existing Private Drive, Via Siena. They are proposing adding a sidewalk along N. Maestri to provide additional connectivity, as well as providing landscaping to enhance the development.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Residential Commercial Neighborhood (RC-N). From the Vision Plan Document adopted by the City Council in November 2018:

RESIDENTIAL COMMERCIAL NEIGHBORHOOD (RC-N)

Neighborhood Mixed Use Areas are more densely developed than the residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation allows a wide spectrum of uses and encourages density in all housing types, from single family to multifamily.

A mix of residential and non-residential development (excluding industrial uses) is permitted; the ideal mix of uses will be moderate density residential, office, and commercial uses, with additional open space amenities included within the development site.

Nonresidential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

Neighborhood Mixed Use Areas encourage complete, compact and connected neighborhoods. While they encourage more dense development patterns, they do recognize existing conventional strip commercial developments and their potential for future redevelopment in a more efficient layout.

Up to 18 multifamily dwelling units/acre.

STAFF ANALYSIS: This project is well aligned with the Future Land Use plan for this area.

153.121 DEVELOPMENT STANDARDS AND REVIEW GUIDELINES:

(A) All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition. Existing trees on a development site shall be retained where possible. Screening, open space, or other buffer may be required to give adequate separation between uses which are marginally compatible, and shall also be provided for the beautification and enhancement of the property.

STAFF ANALYSIS: The applicant is proposing a line of evergreen trees along the north property line in order to provide some buffering to the single-family residences adjacent. No new connections to N. Maestri are proposed, and all traffic is handled internally (utilizing the existing entrance on N. Maestri). Additionally, there is a parking area proposed in addition to the spaces provided at each unit with the garage and driveway. The applicant is proposing a sidewalk along N. Maestri to provide connection. This must be constructed according to City specifications.

(B) In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

(1) The proposed use is within the provision of "conditional uses," as set out in these regulations.

STAFF ANALYSIS: Yes, multi-family residential may be considered as a conditional use in C-2 zoning.

- (2) *The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.*

STAFF ANALYSIS: All setbacks, lot coverage minimums, and landscaping requirements are met with this proposal. Off street parking is addressed and adequate.

- (3) *The proposed use is so designated, located, and proposed to be operated, that the public health, safety and welfare will be protected.*

STAFF ANALYSIS: The applicant is proposing to connect to internal roads, and not add any additional access points on N. Maestri. There are available sewer and water connections at this location. The applicant's engineer must provide a Stormwater Pollution Prevention Plan prior to Construction Plan approval. Based on these factors, staff feels that this project will not have a negative impact on public health, safety and welfare.

- (4) *The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.*

STAFF ANALYSIS:

North-zoned R3

East-zoned PUD-Siena Townhomes Phase 1

South-zoned C2

West-zoned C1-requesting a change to R-MF

This property is surrounded by property that is currently vacant, multi-family, and single-family uses. The PUD to the east is comprised of 4-plex and 5-plex buildings. There is screening between this proposal and the single-family residential to the north. Additionally, none of the proposed units are facing the back yards of the existing single-family residences.

- (5) *The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations.*

STAFF ANALYSIS: No additional signage is proposed. The facades that face N. Maestri Road are proposed to meet the standards for architectural detailing.

- (6) *The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian ways are sufficiently adequate, and not inconsistent with requirements of these regulations.*

STAFF ANALYSIS: The applicant is proposing to connect to internal roads, and not add any additional access points on N. Maestri. Off street parking is provided and adequate.

(7) *The proposed landscaping and screening of the proposed use are in accordance with provisions of these regulations.*

STAFF ANALYSIS: Based on (A), the landscaping should:

Provide protection for water quality, reduce erosion, heat and glare

Retain existing trees where possible

Screening and buffering for uses which are marginally compatible,

Provide for beautification and enhancement of the property

The amount of greenspace shown on the concept plan appears adequate, although some of the plantings may need to be relocated out of the utility easements. The applicant is placing evergreens along the north line between the proposed project and the existing single-family residential development.

(8) *Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed*

STAFF ANALYSIS: Due to the nature of this project, noise, dust, odor, etc. are not a concern. A lighting plan was not submitted, but will be required if exterior (not on the units) lighting is proposed on this site. All lighting should be “cut off” type lighting that will not contribute significantly to light pollution.

TECHNICAL INFORMATION:

Technical information is addressed below in this report with the Preliminary Large-Scale Development stage of development request.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received no written comments at this time regarding this project.

One neighbor did call to ask for additional information, but did not state whether he was in favor or opposed to the proposed project.

STAFF RECOMMENDATION: Based on the current proposal which shows the development to be in accordance with the adopted Future Land Use plan, the availability of services, and the measures in place for some buffering to adjacent lesser uses, staff recommends approval of the Siena Townhomes Phase 2 Conditional Use Permit Request to allow Multi-Family Residential within C-2 zoning.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This project must proceed through the Large-Scale Development process, and address all technical information.
2. Compatibility, connectivity, and adequate landscaping shall be required to meet the Conditional Use Permit standards.
3. This project shall develop generally as is stated in the applicant's letter and presented in the plans.

Preliminary Large Scale Development (LSD) Request- the CUP request must be approved prior to consideration of this LSD request.

SUMMARY: Preliminary Large-Scale Development approval to construct five (5), four-unit, townhomes on approximately 3.5 acres.

CURRENT ZONING: C-2 General Commercial

CITY WARD: 2- Arthur Penzo & Larry Ardemagni

FLOODPLAIN: No

MS4 AREA: No

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

Water: Tontitown Water, existing 8" line

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

PROJECT SYNOPSIS:

As discussed with the Conditional Use Permit request, the developer is proposing to add five (5) townhouse buildings with four (4) units each, for a total of twenty (20) units, adjacent to the existing Siena Townhomes development.

The total lot is approximately 15.5 acres, but only about 3.5 acres is included with this proposal. This is approximately 5.5/units per acre.

The applicant plans to extend the existing Private Road, Via Drago, to access two of the buildings. The other buildings are proposed to access on existing Private Drive, Via Siena. They are proposing adding a sidewalk along N. Maestri to provide additional connectivity, as well as providing landscaping to enhance the development.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 8-inch water line along Via Siena that the applicant is proposing to connect to service this development.

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

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

Phone: AT&T- ATT has no comments on this proposal.

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

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

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

Stormwater Pollution Prevention Plan (SWPPP):

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

Police:

Tontitown Police Chief Joey McCormick had no comments for this project.

Fire:

Two fire hydrants are proposed to be added with this project.

Via Siena is 30 feet wide, the extension of Via Drago will meet the existing road width of 24-feet, and there is a 20' wide, fire-access, hammerhead proposed. All turns have the required radius for fire apparatus access. Fire Lane striping is shown on the plans. All interior drives must meet the required compaction rating to support emergency vehicles.

The areas between the buildings must be maintained and unobstructed.

Staff is unclear if there are firewalls between each individual unit, but all units shall adhere to State Fire Code.

Drainage:

There is a detention pond proposed for this site. The applicant's engineer has submitted a drainage report for review.

The City Engineer submitted comments, and a revised report was submitted. The City Engineer is working to review the resubmitted information. All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

Roads/Parking/Sidewalks:

This project has access on Via Siena and Via Drago (extension required). Both are private roads.

No additional entrances are proposed on N. Maestri Road.

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

The applicant is showing a 5-foot sidewalk along N. Maestri that meanders into the site. This must be increased to 6-feet in width to be in compliance with the Master Street Plan. Additionally, staff is not concerned overall with this placement, but will require that it continue along N. Maestri at the south of the site. Currently it is shown to turn to give access to the existing play area in Siena Townhomes Phase 1, but will also need to provide connection south along N. Maestri.

Architectural Design Standards:

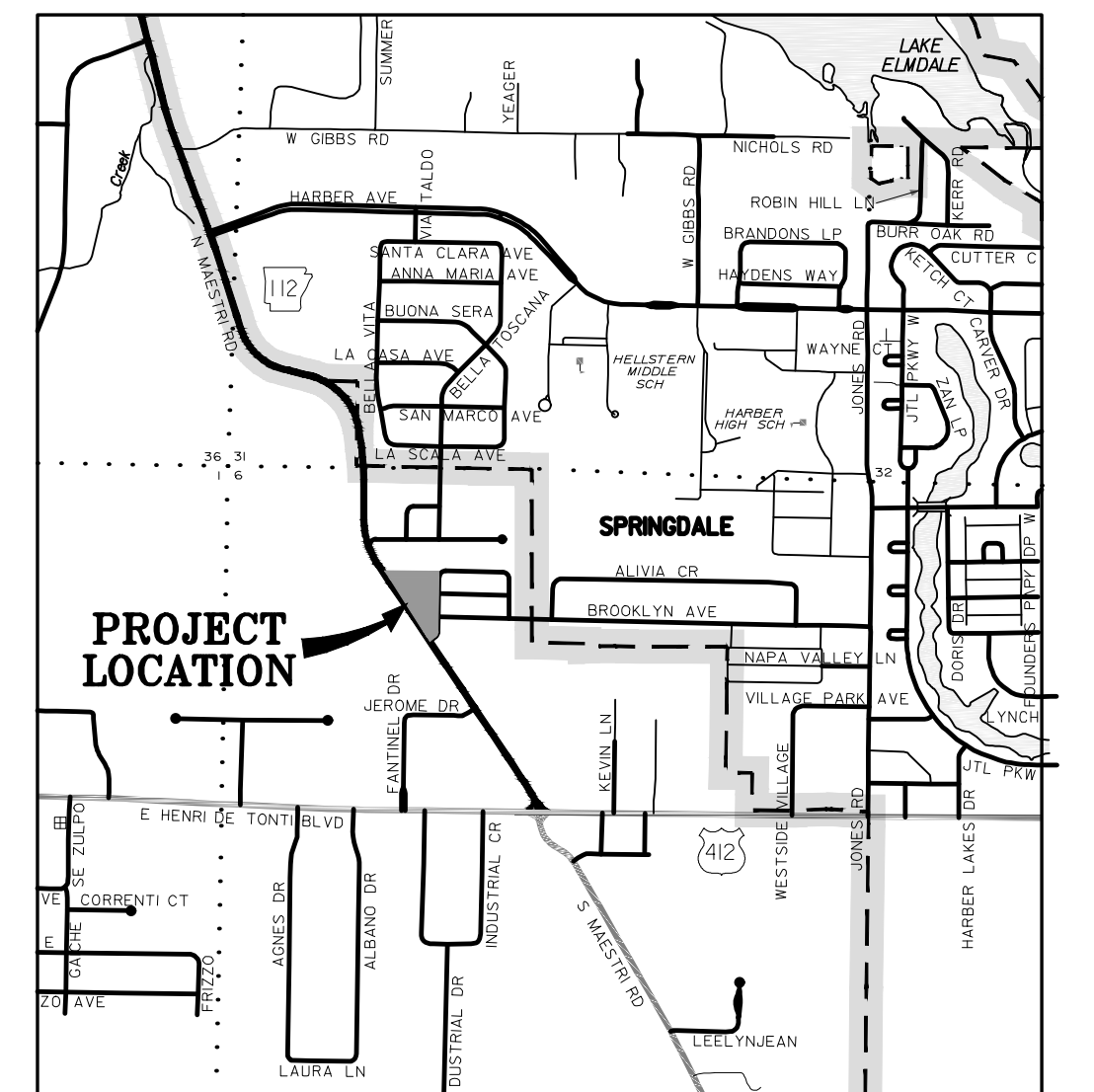
Architectural elevations were submitted. The plans submitted do appear to meet the architectural standards for Large-Scale Development projects. All facades facing N. Maestri shall be in compliance with these standards.

STAFF RECOMMENDATION: 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 Siena Townhomes Phase 2 Preliminary Large-Scale Development 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 shall be completed and posted on site prior to construction.
3. 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.
4. Water and Sewer plans shall be approved prior to construction.
5. The areas between the buildings shall be maintained and unobstructed.
6. Each individual unit shall adhere to State Fire Code.
7. The sidewalk along N. Maestri shall be increased to 6-feet in width to be in compliance with the Master Street Plan.
8. The sidewalk shall continue along N. Maestri at the south of the site to provide connectivity to the south.
9. All facades facing N. Maestri shall be in compliance with the Large-Scale Development Architectural Standards.
10. Some of the plantings may need to be relocated out of the utility easements.
11. If additional site lighting is desired, a lighting plan is required to be submitted for approval.
12. All interior drives shall meet the required compaction rating to support emergency vehicles.
13. Correct all comments from the City Engineer prior to Construction Plan approval.
14. The applicant shall apply for all required permits prior to construction.
 - a. Pre-Construction Meeting must be held and plans approved.
 - b. SWPPP BMPs must be inspected and approved.
 - c. Building permits must be submitted and approved.
15. Once all Engineering Statements are received by the City, any additional charges will be sent to the developer in an invoice to be paid prior to the issuance of a Certificate of Occupancy.
16. Final Large-Scale Development plans, inspections, and approval is required prior to the issuance of a Certificate of Occupancy.



OWNER/DEVELOPER: SIENA TOWNHOMES LLC
 2468 N. 56TH STREET
 P.O. BOX 7232
 SPRINGDALE, AR 72762-7232

ENGINEER: ENGINEERING SERVICES, INC.
 1207 S. OLD MISSOURI ROAD
 P.O. BOX 282
 SPRINGDALE, AR 72762

CITY ZONING: C-2

SETBACKS: FRONT - 25'
 STREETSIDE (ALL) - 25'
 INTERIOR SIDE - 30'
 REAR - 25'

PROPOSED CONDITIONAL USE: RESIDENTIAL 4-PLEX
 (16 UNITS/AC MAX DENSITY)

BEDROOMS PROVIDED: 20 UNITS, 3 BR/UNIT = 60 TOTAL BEDROOMS

PARKING REQUIRED: 2.75 PER 3BR UNIT = 55 SPACES

PARKING PROVIDED: 4 PER UNIT + 15 (INCLUDING 4 ADA ACCESSIBLE) = 95 SPACES

- NOTES:**
- ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
 - ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
 - OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
 - EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
 - THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
 - NO NEW SIGNAGE REQUESTED IN THIS PLATTING.
 - MODIFIED CURB REQUIRED ON ALL DRIVES.
 - PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING WITH ALL FRANCHISE UTILITIES WILL BE REQUIRED.
 - ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING SHALL BE AS REQUIRED BY THE CURRENT A.D.A. CODE.

PARCEL 830-37583-005
LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN NORTH (T-17-N), RANGE THIRTY WEST (R-30-W) OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8-INCH REBAR BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE EAST LINE OF SAID 40 ACRE TRACT, S01°54'50"W A DISTANCE OF 370.04 FEET TO A FOUND IRON PIN WITH CAP "1429"; THENCE CONTINUING ALONG SAID EAST LINE, S01°44'58"W A DISTANCE OF 330.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, S01°44'58"W A DISTANCE OF 657.20 FEET TO THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE ALONG THE SOUTH LINE OF SAID FORTY ACRE TRACT, N86°44'09"W A DISTANCE OF 799.96 FEET TO THE CENTERLINE OF ARKANSAS HIGHWAY 112; THENCE ALONG SAID CENTERLINE, N32°34'51"W A DISTANCE OF 734.47 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID CENTERLINE, 67.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 622.92 FEET SUBTENDED BY A CHORD BEARING OF N29°28'39"W AND A CHORD DISTANCE OF 67.44 FEET TO A POINT ON THE CURVE; THENCE LEAVING SAID CENTERLINE, S86°57'34"E A DISTANCE OF 1249.18 FEET TO THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINING 15.44 ACRES, MORE OR LESS.

FLOODPLAIN:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAPS #05143C0065F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS REVISED MAY 16, 2008.

(1) 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. _____

(2) 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 MADE UNDER MY DIRECTION AND ENGINEERING REQUIREMENTS OF THE TONTOWN SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.
 DATE OF EXECUTION: _____
 REGISTERED ENGINEER
 STATE OF ARKANSAS REGISTRATION NO. _____

(3) 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: _____
 SIGNED:
 TONTOWN PLANNING COMMISSION CHAIR

REVISION	DATE	DESCRIPTION

SIENA TOWNHOMES II

NONRESIDENTS

SCALE: 1"=50' DATE: March 5, 2019 DRAWN BY: BJR

E00000R00SR0000000000R00R00D
S0R00D00000R000000

W.O.# 19905 SHEET **1**



DESIGN PLANS FOR

SIENA TOWNHOMES PHASE II

TO SERVE

SIENA TOWNHOMES LLC



CABLE COMPANY: COX COMMUNICATION
CONTACT: MICHAEL MOORE
4901 SOUTH 48TH STREET
SPRINGDALE, AR 72762
PH: 479-717-3730
FAX: 479-872-9174
EMAIL: MICHAEL.MOORE3@COX.COM

TELEPHONE COMPANY: AT&T
CONTACT: JOHN HILL
PH: 479-442-1963
EMAIL: JH7313@ATT.COM

GAS COMPANY: BLACK HILLS ENERGY
CONTACT: BRANDON STOKES
PH: 479-225-3726

ELECTRIC COMPANY: OZARKS ELECTRIC
CONTACT: WES MAHAFFEY
PH: 479-684-4949
EMAIL: WMAHAFFEY@OZARKSECC.COM

WATER /SEWER DEPARTMENT: TONTITOWN WATER UTILITIES
201 E. HENRI DE TONTI BLVD
TONTITOWN, AR 72770
PH: 479-361-2995
FAX: 501-421-8774

PLANNING DEPARTMENT: PLANNING AND ZONING DEPARTMENT
235 E. HENRI DE TONTI
TONTITOWN, AR 72770
PH: 479-361-9702
FAX 501-421-0012

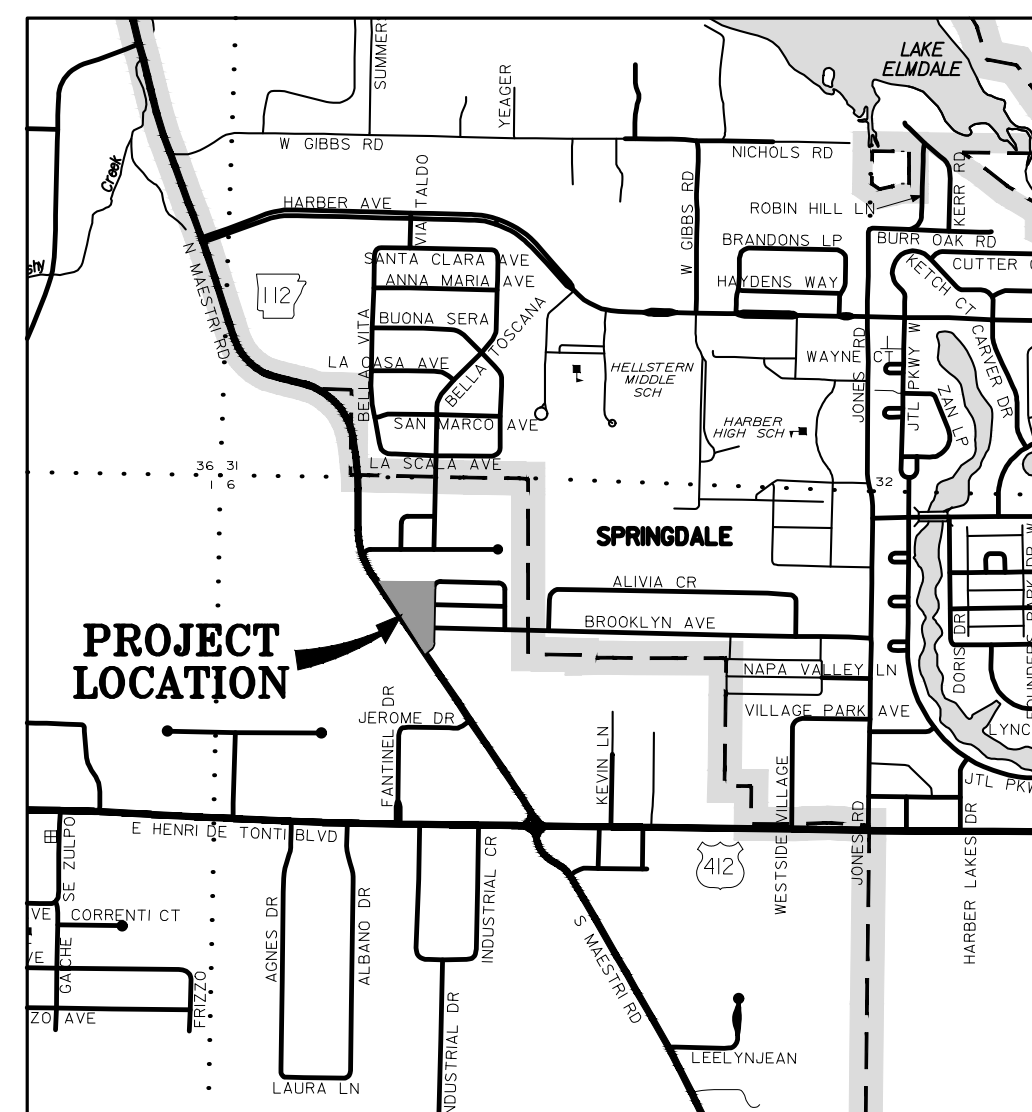
BUILDING DEPARTMENT: CITY OF TONTITOWN'S BUILDING DEPT.
235 E. HENRI DE TONTI
TONTITOWN, AR 72770
PH: 479-361-9702
FAX 501-421-0012

A LARGE SCALE DEVELOPMENT

IN THE CITY OF

TONTITOWN, ARKANSAS

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	LARGE SCALE DEVELOPMENT
2	GRADING PLAN
2	TYPICAL DETAILS
3	UTILITY PLAN AND PROFILES
4-5	UTILITY DETAILS
6	LANDSCAPE AND LIGHTING PLAN



VICINITY MAP
NTS

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF TONTITOWN ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER HOWEVER, THE CITY OF TONTITOWN RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

March 19, 2019

BY
ENGINEERING SERVICES INC.

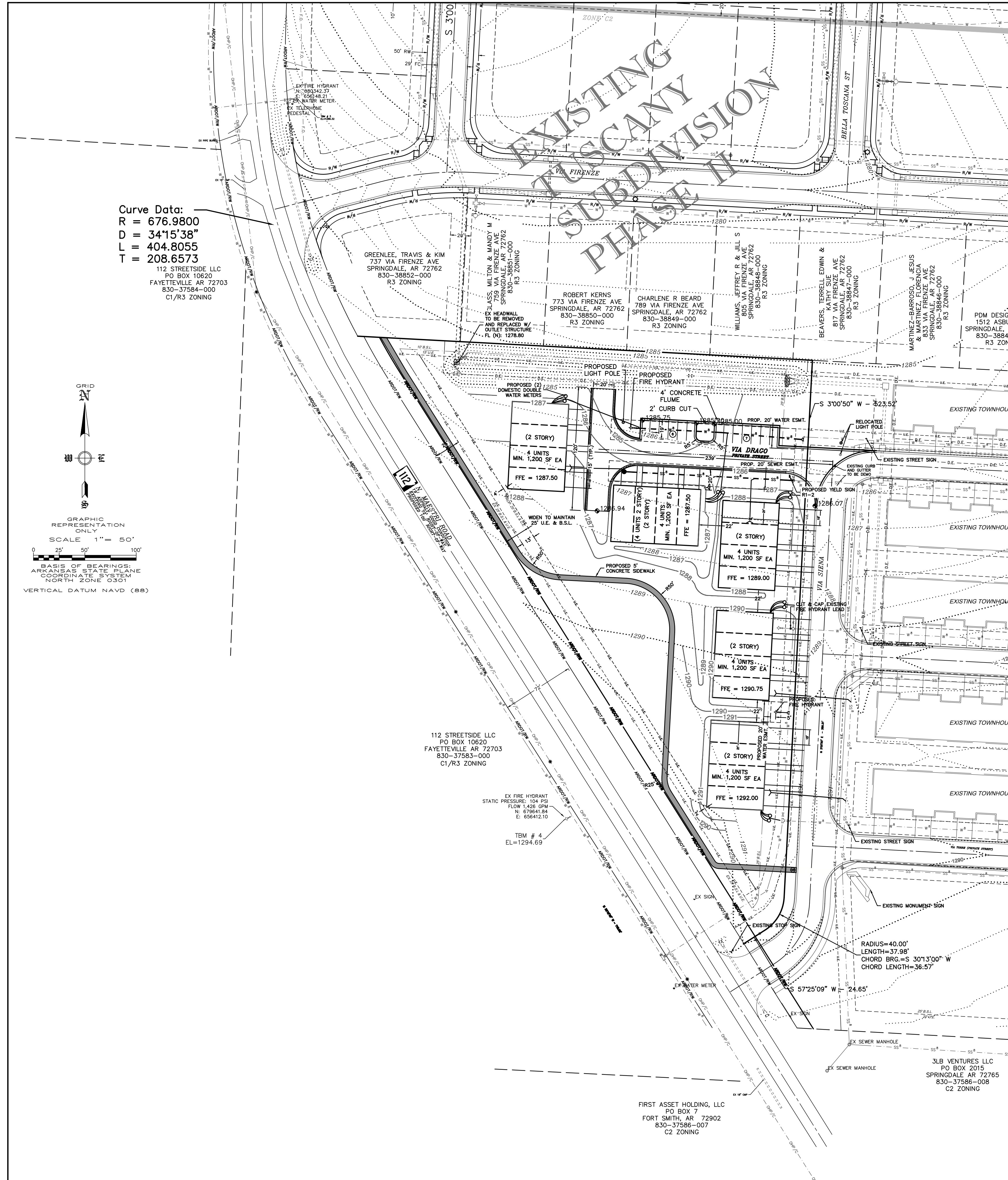


CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES:

- ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF TONTITOWN, ARKANSAS.
- ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATIONS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF TONTITOWN WATER UTILITIES (ORDINANCE 2013-06-429, ADOPTED JUNE 4, 2013, REVISED JUNE 25, 2018).
- STREET NAMES MUST BE APPROVED BY THE CITY OF TONTITOWN 911 ADDRESS COORDINATOR.
- ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48" COVER AT FINAL GRADE (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
- THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY
- NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE.
- THIS PROPERTY IS NOT WITHIN A FEMA 100 YEAR FLOODPLAIN.
- THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES ON THIS PROPERTY.
- THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS.
- THERE ARE NO KNOWN EXISTING OR PROPOSED GRUND LEASES OR ACCESS AGREEMENTS.



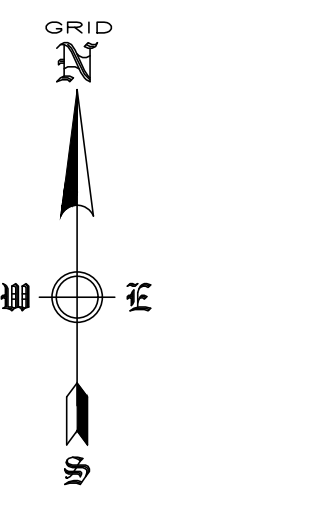
Curve Data:
 R = 676.9800
 D = 34°15'38"
 L = 404.8055
 T = 208.6573

112 STREETSIDE LLC
 PO BOX 10620
 FAYETTEVILLE AR 72703
 830-37584-000
 C1/R3 ZONING

112 STREETSIDE LLC
 PO BOX 10620
 FAYETTEVILLE AR 72703
 830-37583-000
 C1/R3 ZONING

FIRST ASSET HOLDING, LLC
 PO BOX 7
 FORT SMITH, AR 72902
 830-37586-007
 C2 ZONING

JLB VENTURES LLC
 PO BOX 2015
 SPRINGDALE AR 72765
 830-37586-008
 C2 ZONING



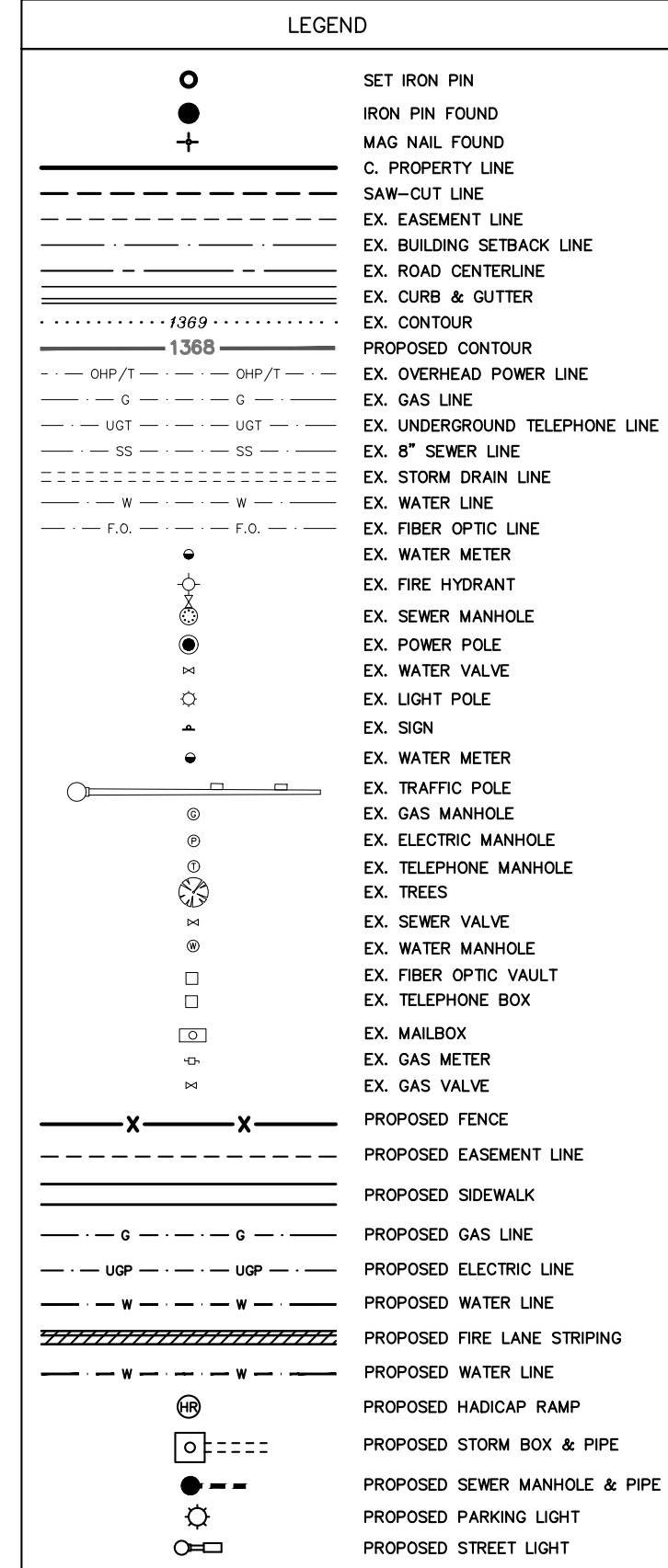
GRID
 N
 25' 50' 100'
 GRAPHIC REPRESENTATION ONLY
 SCALE 1" = 50'
 BASIS OF BEARINGS:
 ARKANSAS STATE PLANE
 COORDINATE SYSTEM
 NORTH ZONE 0301
 VERTICAL DATUM NAVD (88)

- NOTES:**
- 1) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
 - 2) ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
 - 3) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
 - 4) EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - 5) ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - 6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
 - 7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAN ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
 - 8) NO NEW SIGNAGE REQUESTED IN THIS PLANNING.
 - 9) MODIFIED CURB REQUIRED ON ALL DRIVES.
 - 10) PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING WITH ALL FRANCHISE UTILITIES WILL BE REQUIRED.
 - 11) ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING SHALL BE AS REQUIRED BY THE CURRENT A.D.A. CODE.

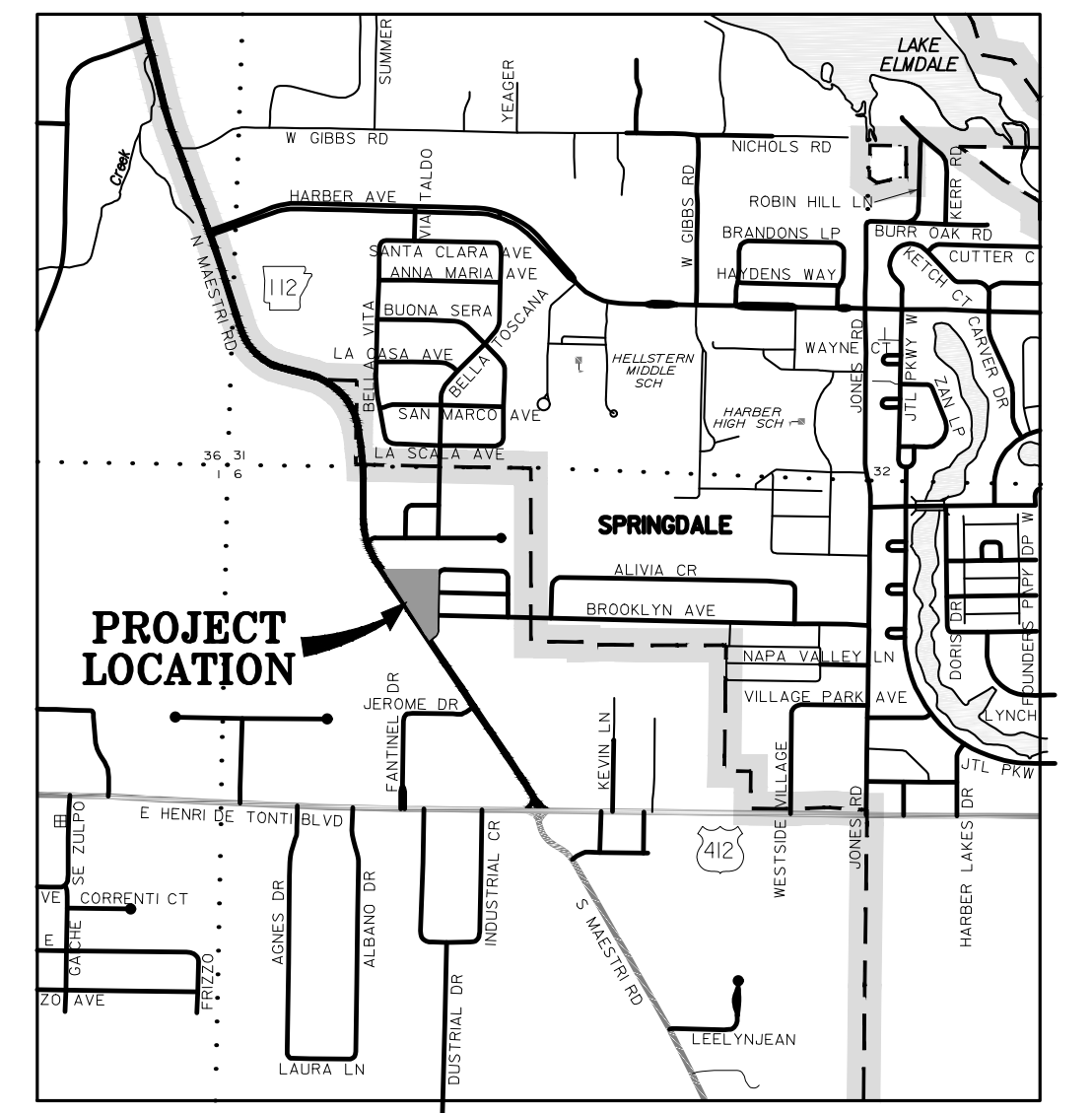
PARCEL 830-37583-005
LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN NORTH (T-17-N), RANGE THIRTY WEST (R-30-W) OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8-INCH REBAR BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE EAST LINE OF SAID 40 ACRE TRACT, S01°54'50"W A DISTANCE OF 370.04 FEET TO A FOUND IRON PIN WITH CAP "1429"; THENCE CONTINUING ALONG SAID EAST LINE, S01°44'58"W A DISTANCE OF 330.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, S01°44'58"W A DISTANCE OF 657.20 FEET TO THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE ALONG THE SOUTH LINE OF SAID FORTY ACRE TRACT, N86°44'09"W A DISTANCE OF 799.96 FEET TO THE CENTERLINE OF ARKANSAS HIGHWAY 112; THENCE ALONG SAID CENTERLINE, N32°34'51"W A DISTANCE OF 734.47 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID CENTERLINE, 67.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 622.92 FEET SUBTENDED BY A CHORD BEARING OF N29°28'39"W AND A CHORD DISTANCE OF 67.44 FEET TO A POINT ON THE CURVE; THENCE LEAVING SAID CENTERLINE, S86°57'34"E A DISTANCE OF 1249.18 FEET TO THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINING 15.44 ACRES, MORE OR LESS.



FLOODPLAIN:
 THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAPS #0514300065F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS REVISED MAY 16, 2008.



VICINITY MAP
 NTS

OWNER/DEVELOPER: SIENA TOWNHOMES LLC
 2468 N. 56TH STREET
 P.O. BOX 732
 SPRINGDALE, AR 72762-7232

ENGINEER: ENGINEERING SERVICES, INC.
 1207 S. OLD MISSOURI ROAD
 P.O. BOX 282
 SPRINGDALE, AR 72762

CITY ZONING: C-2

SETBACKS: FRONT - 25'
 STREETSIDE (ALL) - 25'
 INTERIOR SIDE - 30'
 REAR - 25'

PROPOSED CONDITIONAL USE: RESIDENTIAL 4-PLEX
 (16 UNITS/AC MAX DENSITY)

BEDROOMS PROVIDED: 20 UNITS, 3 BR/UNIT = 60 TOTAL BEDROOMS

PARKING REQUIRED: 2.75 PER 3BR UNIT = 55 SPACES

PARKING PROVIDED: 4 PER UNIT + 15 (INCLUDING 4 ADA ACCESSIBLE) = 95 SPACES

(1) CERTIFICATE OF PRELIMINARY SURVEY ACCURACY.
 I, _____, HEREBY CERTIFY THAT THIS PLAN 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. _____

(2) 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 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. _____

(3) THIS PLAN 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: _____
 SIGNED:
 TONTITOWN PLANNING COMMISSION CHAIR

REVISION	DATE	DESCRIPTION

LSD PLAN

SIENA TOWNHOMES PHASE II

TONTITOWN, ARKANSAS

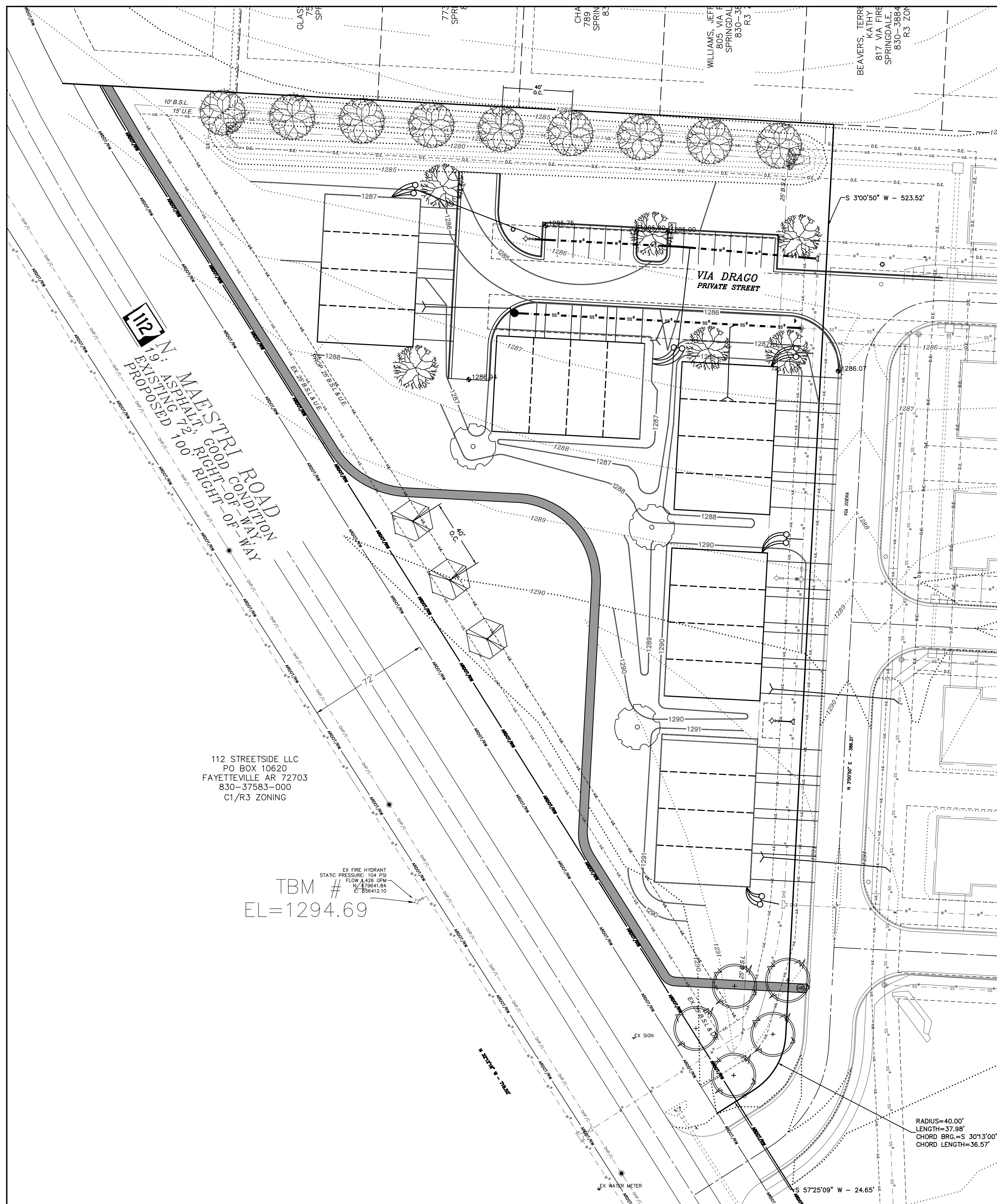
SCALE: 1"=50' DATE: March 19, 2019 DRAWN BY: BJR

ENGINEERING SERVICES, INCORPORATED

SPRINGDALE, ARKANSAS

W.O.# 19905 SHEET **1**



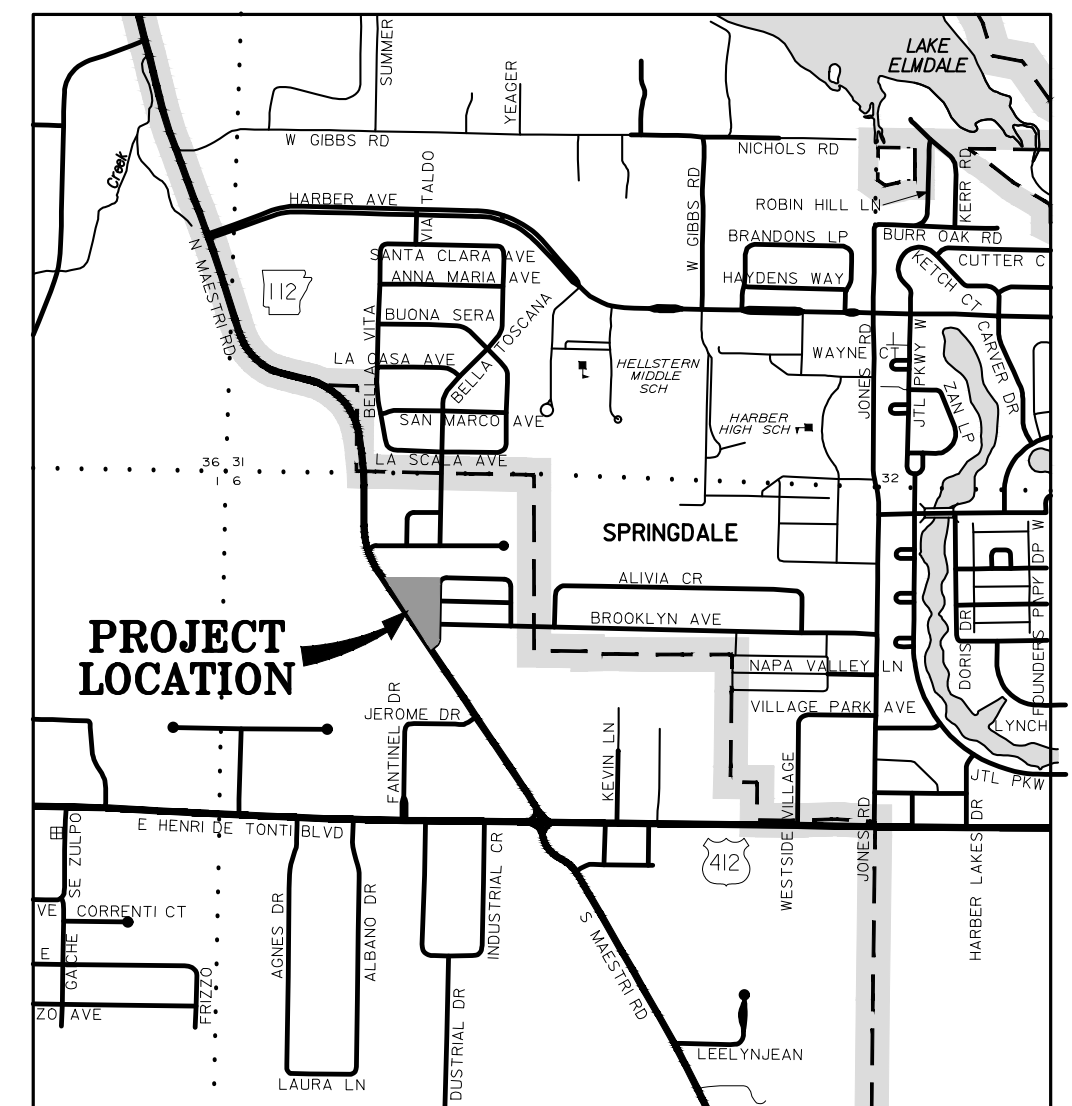


LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
3. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING.
4. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
5. ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL.
6. ALL PLANTING BEDS SHALL RECEIVE RIVER ROCK OR ORGANIC MULCH AT TIME OF INSTALLATION.
7. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
8. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'.
9. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
10. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
11. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
12. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
13. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS FROM DATE OF INSTALLATION.

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	WATER OAK	Quercus nigra	6	2" Cal B & B
	SHORT-LEAF PINE	Pinus echinata	4	2" Cal B & B
	SUGAR MAPLE	Acer saccharum	5	2" Cal B & B
	EASTERN WHITE PINE	PINUS STROBUS	3	2" Cal B & B
	BALD CYPRESS	TAXODIUM DISCTICHUM	9	2" Cal B & B



VICINITY MAP
NTS

OWNER/DEVELOPER: SIENA TOWNHOMES LLC
2468 N. 56TH STREET
P.O. BOX 7232
SPRINGDALE, AR 72762-7232

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

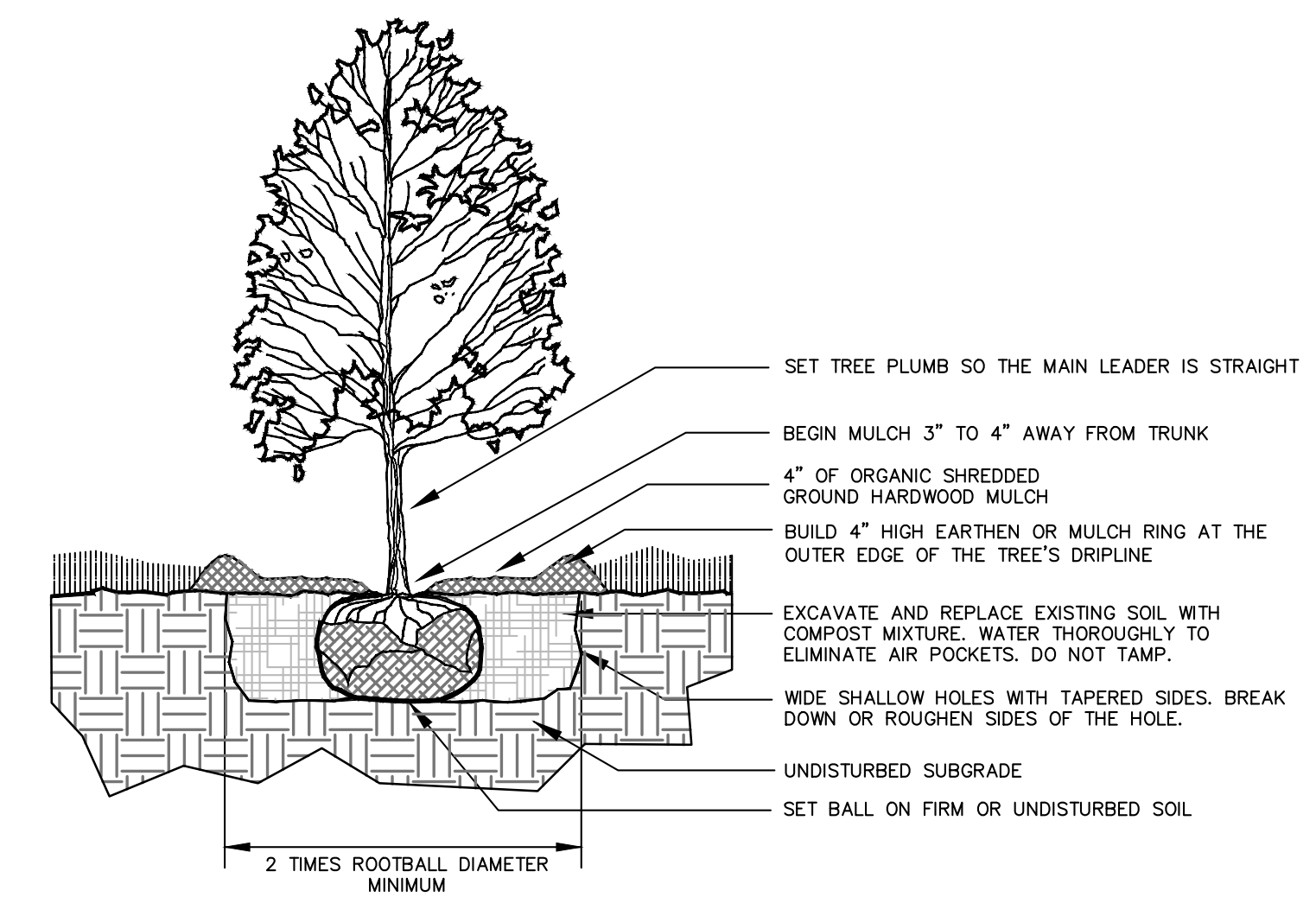
CITY ZONING: C-2
SETBACKS: FRONT - 25'
STREETSIDE (ALL) - 25'
INTERIOR SIDE - 30'
REAR - 25'

PROPOSED CONDITIONAL USE: RESIDENTIAL 4-PLEX
(16 UNITS/AC MAX DENSITY)

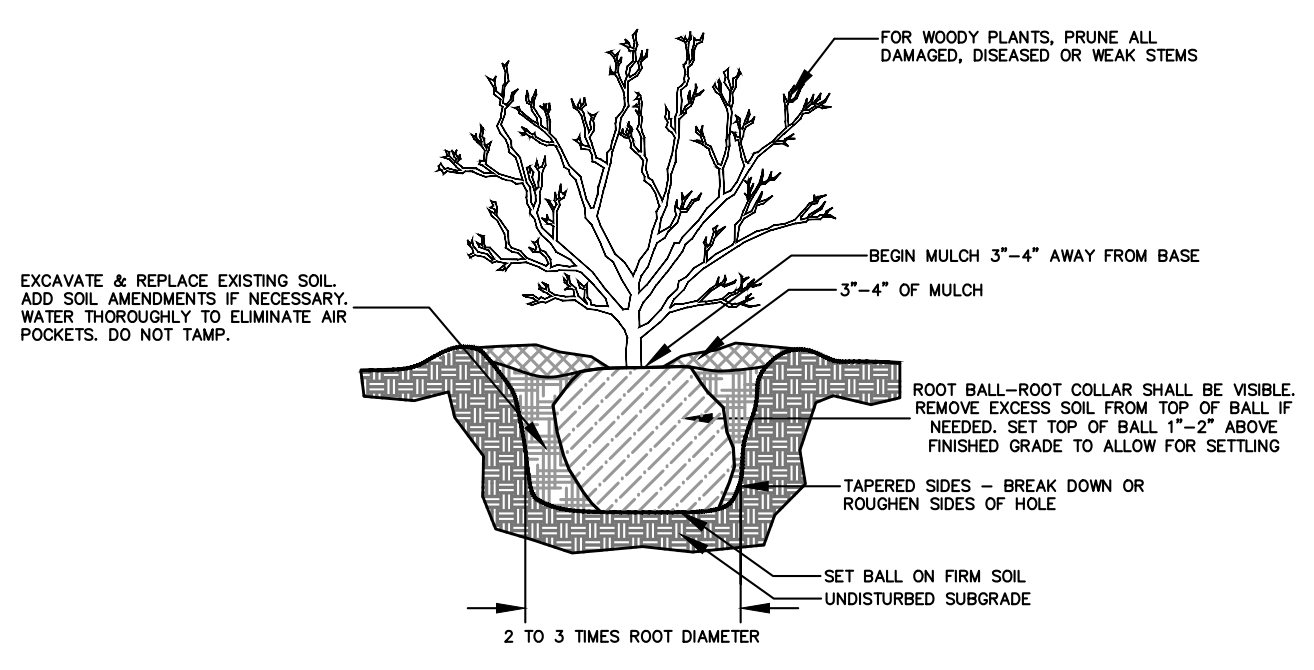
BEDROOMS PROVIDED: 20 UNITS, 3 BR/UNIT = 60 TOTAL BEDROOMS

PARKING REQUIRED: 2.75 PER 3BR UNIT = 55 SPACES

PARKING PROVIDED: 4 PER UNIT + 15 (INCLUDING 4 ADA ACCESSIBLE) = 95 SPACES



○ TREE PLANTING DETAIL
NOT TO SCALE



○ SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:**
1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
 2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
 3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
 4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
 5. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET, CUT OR REMOVE ALL ROPES OR TWINE FROM BALL, CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
 6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

REVISION	DATE	DESCRIPTION

LANDSCAPE PLAN

SIENA TOWNHOMES PHASE II

TONTITOWN, ARKANSAS

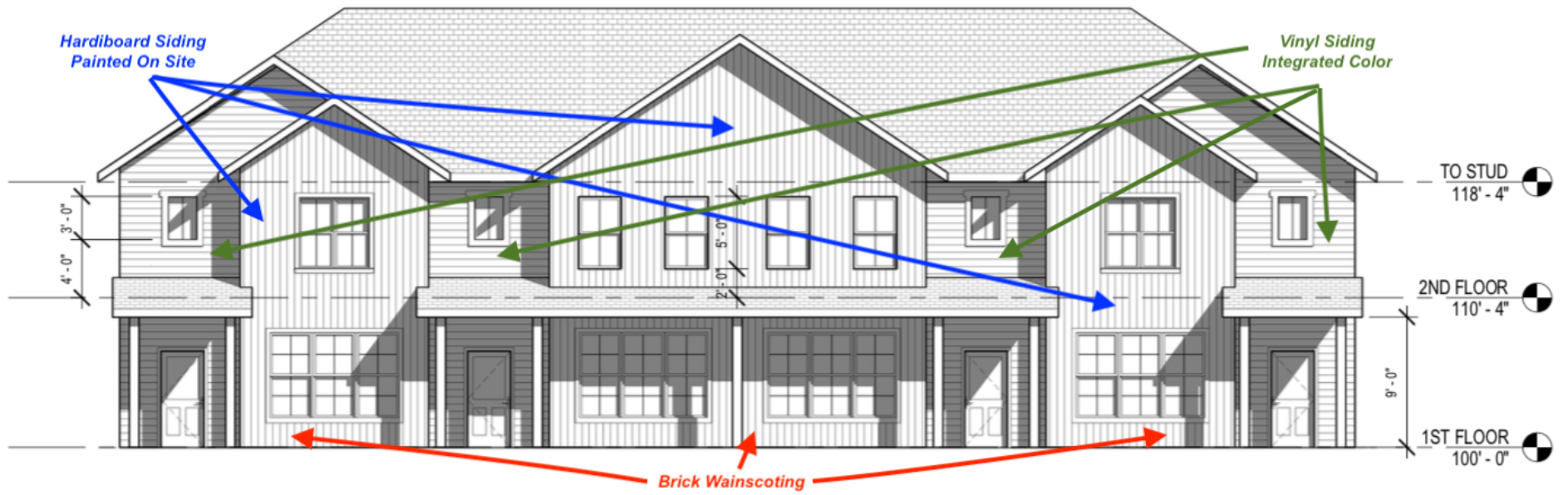
SCALE: 1"=30' DATE: March 19, 2019 DRAWN BY: BJR

ENGINEERING SERVICES, INCORPORATED

SPRINGDALE, ARKANSAS

© COPYRIGHT 2019, ENGINEERING SERVICES, INC. 3/19/2019 9:47 AM
W.O.# 19905 SHEET 7





① FRONT ELEVATION
 1/8" = 1'-0"



5 PERSPECTIVE - FRONT



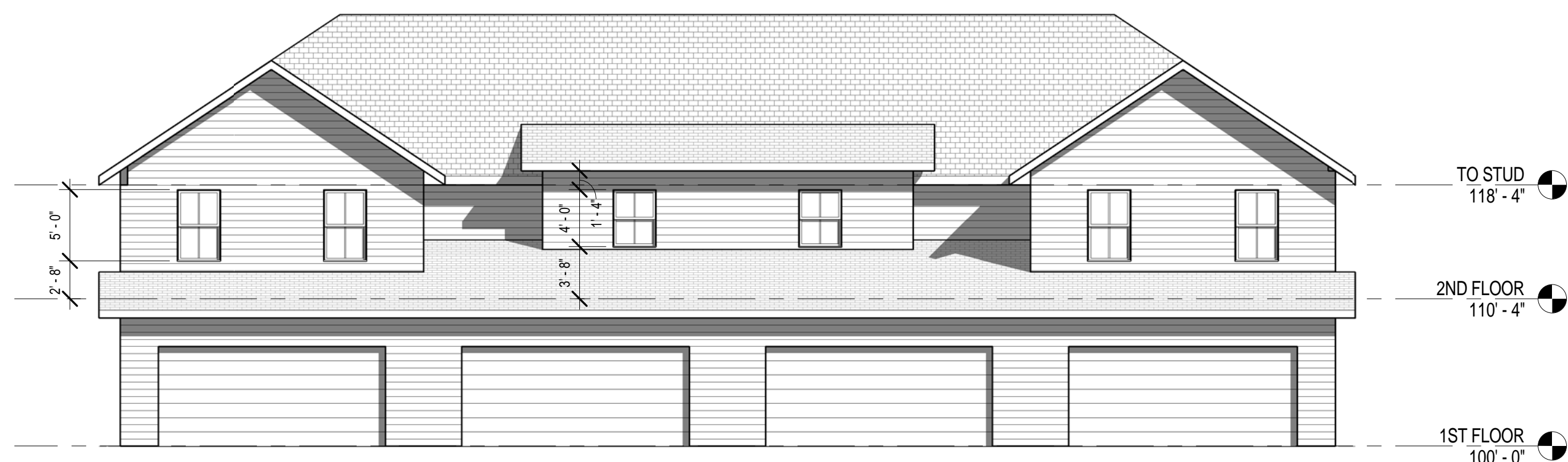
6 PERSPECTIVE - BACK



1 FRONT ELEVATION
1/8" = 1'-0"



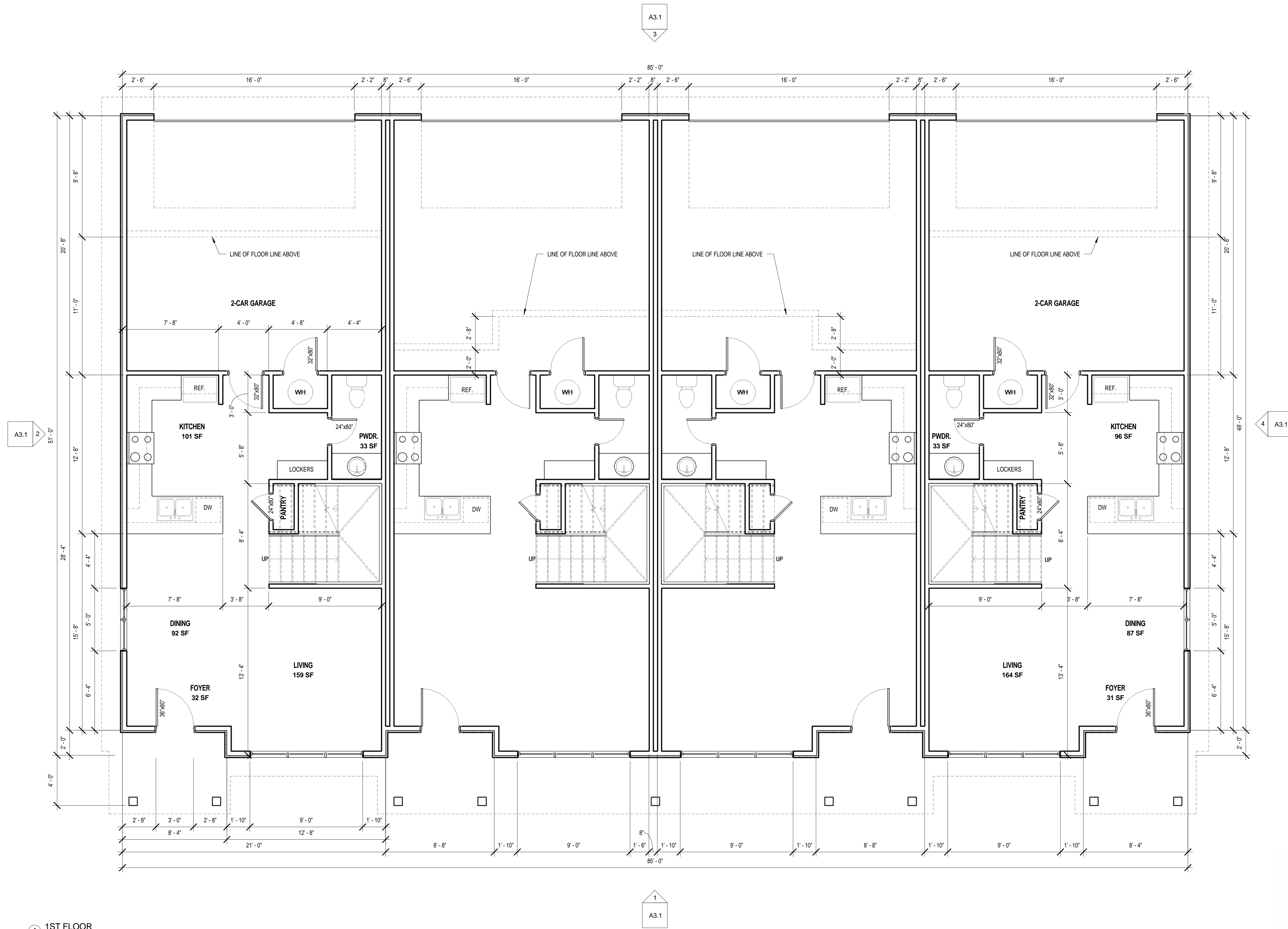
2 LEFT ELEVATION
1/8" = 1'-0"



3 BACK ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"



1 1ST FLOOR
1/4" = 1'-0"

SIENA II

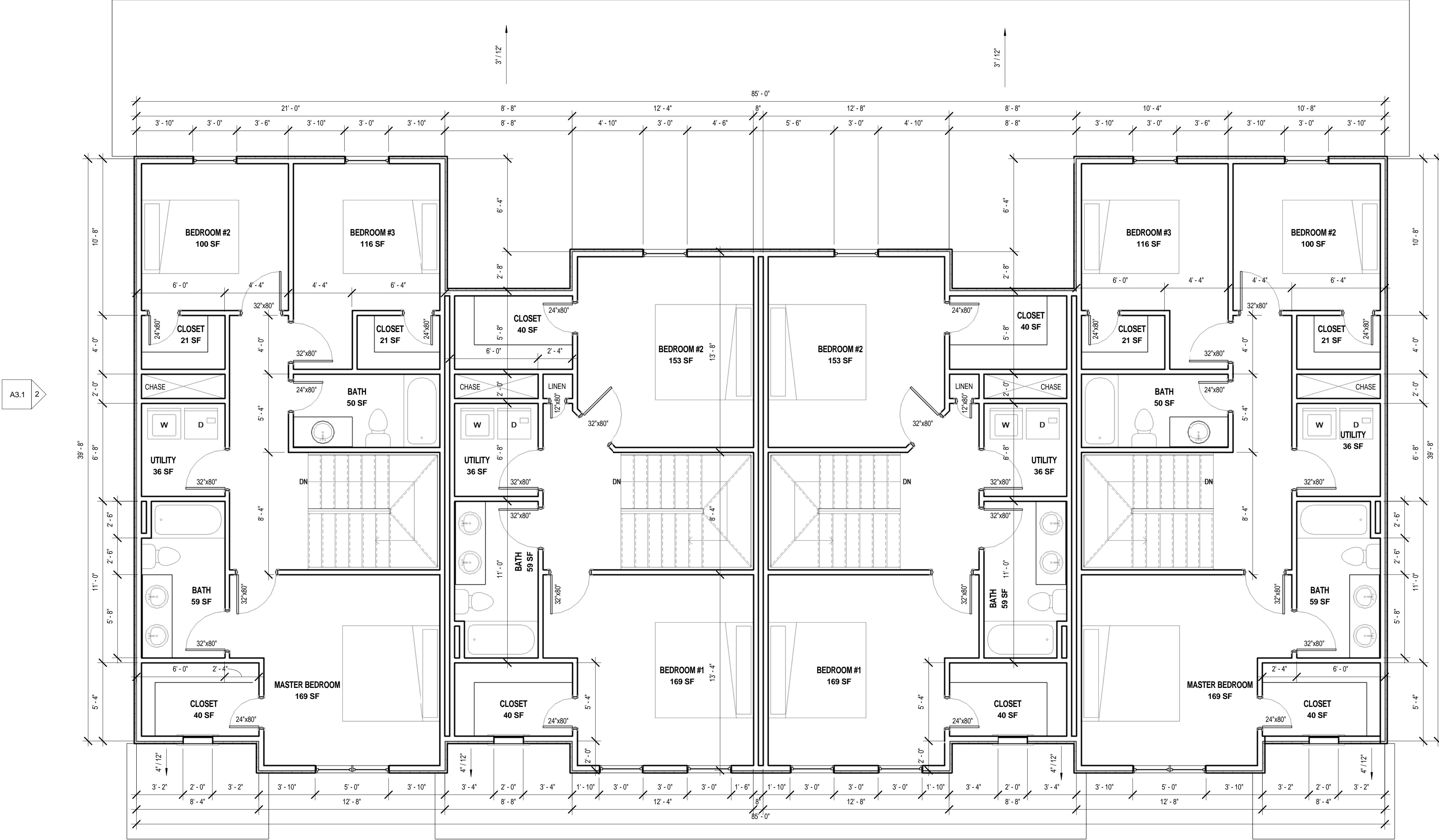
3 BEDROOM:
578 SF - 1ST FLOOR
745 SF - 2ND FLOOR
1,323 SF - (HEATED)
428 SF - GARAGE

2 BEDROOM:
578 SF - 1ST FLOOR
594 SF - 2ND FLOOR
1,172 SF - (HEATED)
428 SF - GARAGE



DATE: 03.13.2019
DRAWING: A1.1 1ST FLOOR PLAN

A3.1
3



A3.1 2

A3.1 4

1
A3.1

1 2ND FLOOR
1/4" = 1'-0"

SIENA II



DATE: 03.13.2019
DRAWING: A2.1 2ND FLOOR PLAN



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **March 26, 2019**
Project: **Henri de Tonti Center**
Planner: Courtney McNair

AGENDA ITEM

B

CONDITIONAL USE PERMIT REQUEST

603 W. Henri de Tonti
Southeast corner of W. Henri de Tonti and Klenc Road
Parcel # 830-37667-000, 830-37667-007

SUMMARY: Request to allow a multi-family residential use in zone **C-2**

CURRENT ZONING: **C-2** General Commercial

FUTURE LAND USE CATEGORY: **RC-C** Residential and Commercial Core

PROPOSED USE: Mixed Use Center with Commercial and Multi-Family Residential

CITY WARD: 3- Don Doudna & Tommy Granata

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

Water: Tontitown Water, existing 3" line (must be upgraded)

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

PROJECT SYNOPSIS:

This property is owned by Joseph and Murrel Mantegani, and the Eileen Mantegani Living Trust, and the developer is Norris Development. This project is located within the City Limits of Tontitown, and takes access from W. Henri de Tonti Blvd. (W. Hwy. 412), and Klenc Road.

The developer is proposing to develop a mixed-use development with both commercial and multi-family residential uses. Commercial development is allowed by right in the current C2 zoning, but multi-family is allowed only with a Conditional Use Permit in C2 zoning.

This plan is currently in the concept phase of development, but does show approximately 28,500 SF of Commercial Space along W. Henri de Tonti, and approximately 160 residential units (combination of apartment buildings and duplexes) on 16.3 acres. The commercial area is approximately 6.5 acres, and the remaining 9.8 acres is shown as multi-family residential.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Residential and Commercial Core (RC-C). From the Vision Plan Document adopted by the City Council in November 2018:

“RESIDENTIAL AND COMMERCIAL CORE (RC-C):

Town Center Areas contain some of the most intense and dense development patterns within the City, as well as the tallest and greatest variety of buildings.

This is a higher intensity mixed use category, allowing for larger stores and more intense traffic patterns.

A mix of residential and non-residential development (excluding HEAVY industrial uses) is permitted. The residential component of this category will include higher intensity multifamily developments, and single family residential would likely be townhome or row house development models. The ideal mix of uses will be moderate to high density residential, office, and commercial uses, with additional open space amenities included within the development site.

These areas will accommodate row houses, apartments, local and regional retail, including large-scale stores, hotels, industry and entertainment uses. These areas are typified by their location adjacent to major thoroughfares with high visibility, usually automobile-dependent customers and large areas dedicated to parking. Although Urban Center Areas recognize the conventional big-box and strip retail centers developed along major arterials, it is expected that vacant properties will be developed into traditional mixed-use centers, allowing people to live, work and shop in the same areas.

Up to 20 multifamily dwelling units/acre.”

STAFF ANALYSIS: This project is well aligned with the Future Land Use plan for this area. The development pattern is a good mix of commercial and higher density housing.

153.121 DEVELOPMENT STANDARDS AND REVIEW GUIDELINES:

(A) All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition. Existing trees on a development site shall be retained where possible. Screening, open space, or other buffer may be required to give adequate separation between uses which are marginally compatible, and shall also be provided for the beautification and enhancement of the property.

STAFF ANALYSIS: By layering the design, the applicant is providing buffering to adjacent residential areas by placing residential uses (that step down in intensity) between the existing residential and the proposed commercial uses. Commercial uses are allowed by right, but this sets up a better transition than what is currently allowed by right in this location. As this is in the concept phase, additional discussion will be had regarding internal traffic/pedestrian patterns. Sidewalks and internal connection are important. The current concept plans show a good amount of greenspace, and a full landscaping plan will be required during the technical plan review. Amenities are proposed, including a cabana, pool and clubhouse.

(B) *In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.*

(1) *The proposed use is within the provision of "conditional uses," as set out in these regulations.*

STAFF ANALYSIS: Yes, multi-family residential may be considered as a conditional use in C-2 zoning.

(2) *The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.*

STAFF ANALYSIS: All setbacks, lot coverage maximums, design standards, and screening requirements will be required to be met as this project moves forward to technical plans.

(3) *The proposed use is so designated, located, and proposed to be operated, that the public health, safety and welfare will be protected.*

STAFF ANALYSIS: The applicant is showing three entrances along Klenc Road, and one onto W. Henri de Tonti. The sight distance will be evaluated once specific location of entrances are known. This area is generally level, and no sight distance concerns are evident at this time. There is an available sewer connection at this location. The waterline must be upgraded, but there are options for connection nearby. The applicant's engineer must provide a Stormwater Pollution Prevention Plan prior to Construction Plan approval. Based on these factors, staff feels that this project will not have a negative impact on public health, safety and welfare.

(4) *The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.*

STAFF ANALYSIS:

North-zoned C2

East-zoned C2

South-zoned R3

West-zoned C2

This property is surrounded by property that is currently vacant, and single-family uses. The Venesian Inn restaurant is across W. Henri de Tonti., and MH Backhoe was recently approved to be constructed adjacent to that restaurant. A majority of the surrounding property is zoned C2, even properties with current single family uses. Commercial uses are allowed by right on this property. Staff believes that placing the commercial uses along W. Henri de Tonti, and placing residential (that steps down in density) makes this project more compatible with the residential zones/uses that exist in this area.

- (5) *The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations.*

STAFF ANALYSIS: As stated above, the commercial areas are planned to be along the main thoroughfare of W. Henri de Tonti, and the residential uses are placed in the rear of the development with entrances onto Klenc Road. This development is proposing to implement the desired mixed-use development detailed in the adopted Future Land Use Plan.

- (6) *The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian ways are sufficiently adequate, and not inconsistent with requirements of these regulations.*

STAFF ANALYSIS: While specific drive locations will be further evaluated with technical plans, the circulation shown on the concept plan shows the general internal circulation system and off-street parking. Additional information will be required to show sidewalks and connectivity.

- (7) *The proposed landscaping and screening of the proposed use are in accordance with provisions of these regulations.*

STAFF ANALYSIS: Based on (A), the landscaping should:

Provide protection for water quality, reduce erosion, heat and glare

Retain existing trees where possible

Screening and buffering for uses which are marginally compatible,

Provide for beautification and enhancement of the property

The amount of greenspace shown on the concept plan appears adequate. Additionally, information must be submitted with the technical plans to ensure the proper number of trees/shrubs are provided.

- (8) *Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed*

STAFF ANALYSIS: Due to the nature of this project, noise, dust, odor, etc. are not a concern. All lighting should be “cut off” type lighting that will not contribute significantly to light pollution. The applicant will be required to provide a lighting cut sheet and diagram to show how the light is designed to remain on the site.

TECHNICAL INFORMATION:

Technical information is addressed at a future stage of development request. The current request is a concept plan only.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received no written comments at this time regarding this project.

One neighbor did call to ask for additional information, but was neither in favor, nor opposed, to the proposed project.

STAFF RECOMMENDATION: Based on the current proposal which shows the development to be in accordance with the adopted Future Land Use plan, the availability of services, and the availability to improve services to this property, staff recommends approval of the Henri de Tonti Conditional Use Permit Request to allow Multi-Family Residential within C-2 zoning.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This project must proceed through the Large Scale Development process, and address all technical information.
2. Compatibility, connectivity, and adequate landscaping shall be required to meet the Conditional Use Permit standards.
3. The road frontage along W. Henri de Tonti shall be reserved for commercial use as generally presented.
4. This project shall develop generally as is stated in the applicant's letter and presented in the plans.



Alan Reid
& ASSOCIATES
PROFESSIONAL
LAND
SURVEYORS

March 4, 2019

City of Tontitown
Planning Commission
Henri De Tonti Boulevard
Tontitown, Arkansas 72



Re: Mantegani Rezoning

Dear Chairperson,

On behalf of Joseph and Murrel Mantegani, (husband and wife) and the Eileen Mantegani Living Trust, Eileen Mantegani, Trustee, I am submitting for your consideration a proposed Conditional Use Permit for their properties located at the Southeast corner of Henri De Tonti Boulevard and Klenc Road.

The Eileen Mantegani Living Trust owns a 6.52 parcel located at 603 West Henri De Tonti Boulevard which also has road frontage along Klenc Road. Joseph and Murrel Mantegani own a 9.80 acre tract along Klenc Road which is immediately adjacent to the South line of the Eileen Mantegani Living Trust tract.

Both properties are presently zoned C-2 (Commercial).

The land owners ask that a Conditional Use Permit be granted to them so that the property may be developed as a mixed use development, allowing for

a combination of residential housing and commercial development in accordance with the Residential-Commercial Neighborhood Land Use Map adopted by the City of Tontitown.

Best regards,

Alan Reid
Professional Land Surveyor

FLOOR MATERIAL SCHEDULE	
FLOOR COVERING	AREA
ASPHALT	194967 SF
GRASS / GREENSPACE	280893 SF
SIDEWALK / DRIVE	53960 SF
Grand total	529820 SF

PROJECT DATA		
ADDRESS:	HENRI de TONTI BOULEVARD & S. KLENC ROAD	BUILDINGS:
PARCEL #:	830-37667-000 & 830-37667-007	4 BUILDINGS - 1 BEDROOM UNITS 48 UNITS @ 726 S.F. UNIT = 34,848 S.F.
LOT SIZE:	6.53 ACRES & 9.77 ACRES TOTAL: 16.3 ACRES	7 BUILDINGS - 2 BEDROOM UNITS 84 UNITS @ 861 S.F. UNIT = 72,324 S.F.
		132 TOTAL UNITS = 107,172 S.F.
		COMMERCIAL - BUILDING 1 = 10,500 S.F. BUILDING 2 = 18,000 S.F.
		DUPLEXES - 15 BUILDINGS = 30 UNITS 3,060 H/C PER UNIT = 45,900 S.F. 940 S.F. PER GARAGE = 14,100 S.F.
		CABANA - 1,000 S.F. POOL - 930 S.F. CLUBHOUSE - 2,500 S.F.

CERTIFICATE OF AUTHENTICATION

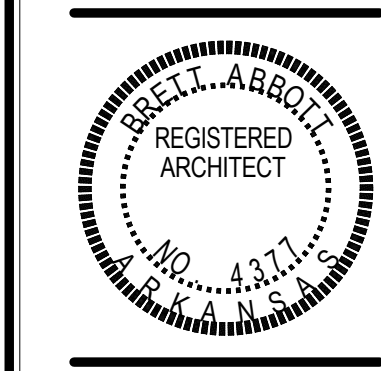
I hereby certify that these plans & specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans & specifications are as required by law & in compliance with the Arkansas Fire Prevention code for the state of Arkansas.

 2.28.19

Name / Date: _____



North Arrow
FIRST FLOOR PLAN Copy 1
1" = 40'-0"



TITLE SHEET,
PROJECT DATA,
3d IMAGES &
SITE PLAN

Seal

Revisions

Date
2.28.19

Project
19.16

FOR BIDDING PURPOSES ONLY



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **March 26, 2019**
Project: **Morsani Acres**
Planner: Courtney McNair

AGENDA ITEM

C

- i. **Planned Unit Development (PUD) REQUEST**
- ii. **PRELIMINARY SUBDIVISION PLAT REQUEST**
- iii. **WAIVER REQUEST**

Morsani Road
West of 1255 Morsani
Parcel # 830-37733-004, 830-37733-002

PUD Request

SUMMARY: Request to zone two parcels of land that are approximately 16.70 acres in size with existing R3 zoning to a Planned Unit Development with approximately 4.31/units per acre. Single Family Dwellings.

CURRENT ZONING: R3-Residential-minimum lot size of 9600 SF.

REQUESTED ZONING: PUD -This PUD request is for 70 single family residential lots and two detention/park lots on 16.70 acres. The lots range in size from 7048 SF to 9469 SF for the single-family lots, and approximately ½ acre each for the detention/park lots.

FUTURE LAND USE CATEGORY: RC-T -Residential Transition Commercial

CITY WARD: 3 – Don Doudna and Tommy Granata

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

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

This property is owned by Michael Bader. He is also the applicant. The property is located within the City Limits of Tontitown. It takes access from Morsani Road and will be extending a portion of Fletcher Road along the south side of the property.

The applicant is requesting this PUD in order to allow a slightly smaller lot size in an area identified by the City of Tontitown as Residential Transition Commercial on the Future Land Use Map. This category anticipates densities from 6-12 units per acre. The applicant is asking for 4.3 units per acre with this development.

The applicant is also utilizing detention pond space for recreation/park areas for the community. The spaces will include a basketball court (half), soccer goals, benches, and landscaping.

Please see the applicant's letter (attached) for additional information.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Residential Transition Commercial (RC-T). From the Vision Plan Document adopted by the City Council in November 2018:

RESIDENTIAL TRANSITION COMMERCIAL (RC-T)

Residential Transition areas plan for moderate-density residential development serving as a transition between commercial/mixed use and residential low-density land uses. Housing types are varied, single-family, duplexes, townhomes, and lower density apartment buildings. Some neighborhood-scale commercial uses may be included where appropriate access is available.

Six-twelve dwelling units/acre.

STAFF ANALYSIS: This project is in line with the Future Land Use Map. This is an area that the City designated as having a slightly higher density residential to provide a buffer from the higher impact commercial that will develop along Henri de Tonti Blvd. The applicant is requesting less density than was anticipated in this category.

APPROVAL CRITERIA:

153.087 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

(A) General description. It is the intent of this section to encourage development with superior living environments brought about through unified development, and to provide for the application of design ingenuity in such developments, while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan for development of the city. The PUD provisions herein established, are intended to provide for greater flexibility in the design of buildings, yards, courts, circulation and open space than would otherwise be possible through the strict application of other district regulations, and to produce:

- (1) A maximum choice in the type of environment and living units available to the public;*
- (2) Open space and recreation areas;*
- (3) A pattern of development which preserves natural features, prevents soil erosion, and protects water quality;*
- (4) A creative approach to the use of land and related physical development;*
- (5) An efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering costs; and*
- (6) An environment of stable character in harmony with surrounding development.*

(B) The PUD regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, and related uses that are planned and developed as a unit. Such development may consist of individual lots or it may have common building sites. Private or public common land and open space should be an essential and major element of the plan that is related to and affects the long-term value of the homes and other development. A planned unit shall be a separate entity with a distinct character and be in harmony with surrounding development.

(C) Standards of development.

(1) *Ownership control.* The land in a planned unit development district (PUD) shall be owned, leased, or otherwise controlled by a person, firm, group of individuals, partnership, corporation, or trust, provided assurances are given through the procedures contained herein that the project can be successfully completed. **The applicant is a well-established home builder.**

(2) *Minimum district area.* The minimum area for a PUD district shall be two acres. In calculating the minimum area for a PUD district, the measurements shall include the area of all dedicated streets entirely within the boundary of the proposed PUD, and one-half of the area of all boundary or perimeter streets. **The property exceeds the minimum requirement.**

(3) *Uses permitted.* In order to increase creativity and flexibility in the development of areas suitable for a planned unit development, there are no specifically prescribed uses that are permitted within the boundaries of a planned unit development. The developer shall be responsible for preparation of a list of permitted uses within the specific planned unit development requested. The development list shall take into account the nature and purpose of the PUD area, and such uses and locations shall be appropriate in order to protect and be in harmony with surrounding development. **The applicant is proposing single-family residential uses and park/detention uses only. The area surrounding is mostly residential and agricultural in nature. Adding additional single-family housing in this area will be in harmony with surrounding development.**

(4) *At the time of the pre-application plan and conference, the applicant shall generally describe the nature and types of land uses to be located within the boundaries of the PUD district. At the time of zoning application and consideration of the preliminary plat, a specific written list of uses to be "permitted by right" shall be submitted for review by the Planning Commission. If approved by the Planning Commission and City Council, the list of specific uses permitted by right shall serve as the control list in issuance of building permits and certificates of occupancy. The applicant is proposing single-family residential uses and park/detention uses only.*

(5) *In addition to the above permitted uses that are established by right, certain other uses may be prescribed by the developer in accordance with the restrictions included herein and said uses are designated as conditional uses. These uses more intensely dominate the area in which they are located than do other uses which might be permitted in the PUD district and, as such, they require special considerations and restrictions. If the developer and/or Planning Commission agree that certain conditional uses should be included within the PUD district, the applicant shall precisely indicate the specific use, its location, area to be included, maximum building square footage, and such other information as required by the Planning Commission to properly and comprehensively evaluate the nature and impact of such conditional uses. When such conditional uses are approved at the time of rezoning, they shall not be subsequently changed to any other use until and unless they are changed to another use that is permitted by right, or the new proposed use if not permitted by right in a PUD district, is resubmitted for rezoning approval. No additional uses are proposed.*

(6) *Parking and off-street loading.* All uses established with a planned unit development district shall comply with the off-street parking and loading requirements as established in the city's zoning regulations. However, the requirements for individual structures or lots may be met through either provision of adequate parking on the lot on which such structure is so located, or upon adjacent property which is under the control of a property owners' association, to which said lot is an automatic participant. In no case, however, shall the cumulative requirements of all parking and off-street loading requirements be less than if said uses were individually established and located in any other zoning district within the city. **Each residence will have adequate off street parking.**

(7) *Perimeter requirements.* In order to assure compatibility with surrounding development, the developer shall submit specific information as to the setbacks, building height, coverage factors and other elements necessary for all perimeter lots that are adjacent to the boundary of the PUD district or adjacent to any boundary or perimeter street right-of-way. While no specific setback requirements are herein established, the Planning Commission shall consider the nature, extent and character of the adjacent development and shall take into consideration the types of area regulations applicable to adjacent properties. **Setbacks are proposed to be 20-feet from the rear of the lots. (Front are also 20-feet, and side are 5').**

(8) *Residential density standards. The maximum number of dwelling units permitted within a PUD district is dependent upon both the type and number of each type of residential units intended to be included in the PUD district. Densities within certain areas of the PUD may be beyond the overall limits through a transfer of density. However, overall project densities shall not be exceeded in accordance with the following schedule:*

(a) *Eight dwelling units per net residential acre for single-family attached and detached houses and duplexes. **The applicant is proposing 4.3 units per acre.***

(b) *Fifteen dwelling units per net residential acre for triplexes, fourplexes, and row or terrace housing.*

(c) *Eighteen dwelling units per net residential acre for two story, and 27 units per net residential acre for three-story apartments.*

(d) *Forty dwelling units per net residential acre for high-rise (four stories or more) apartments.*

(e) *For purposes of calculating densities, net residential acres are defined as gross acres of the PUD site minus all public rights-of-ways, and less the area of all parcels or lots devoted to commercial, industrial, or institutional uses not of a residential nature.*

(f) *Common open space that is owned and maintained by a property owners' association shall be included in calculating the net residential acres available for all dwelling units that automatically belong to such an association. Where more than one property owners' association is to be created, then each common open space can only be attributed to the lot or dwellings which have automatic membership for that specific common open area.*

(9) *Open space requirements. Common open space constitutes an essential ingredient in a planned unit development and is one of the most basic and important design elements. Open space should be distributed more or less equitably throughout the PUD district in relationship to the dwelling units and other use areas that are intended to be served by the common open space. Adequate guarantees must be provided that the common open space areas as contained in the plan for the PUD district are preserved and maintained for those purposes only. A minimum of 20% of the total project area shall be devoted to lawn and/or green space, exclusive of paved surfaces. A property owners' association shall be required, if other arrangements satisfactory to the Planning Commission have not been made, for improving, operating and maintaining all such common open space areas. At the time the final plan and plat is submitted, the articles of incorporation and bylaws of the property owners' association shall be reviewed and approved by the Planning Commission. Additionally, the restrictive covenants which run with the land must be submitted and include similar provisions to preserve all open space areas. **The applicant is providing 25% open space through detention basins, front setbacks, and greenspace along sidewalks. A POA is proposed, and draft covenants have been provided (see attached).***

ADDITIONAL INFORMATION ADDRESSED AT ANY REZONING REQUEST:

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

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

STAFF ANALYSIS: The current Future Land Use Plan shows this area as Residential Transition Commercial. The proposal meets this Land Use Category.

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

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

and arrangement; and for adequate public utilities and facilities.”

STAFF ANALYSIS: This area is primarily residential, and the applicant is proposing single family residential for this property. There are adequate connections for water and sewer. There has been some concern voiced over drainage in this area due to the last project this applicant completed that is located to the south of the currently proposed project. City staff and the City Engineer had inspected the drainage concern, and the developer worked to correct the drainage in a temporary manner. This new project addresses that temporary solution with the proposed drainage plan. It was staff’s understanding that the temporary fix adequately addressed the drainage concerns, as no additional complaints had been made to the city until the time of this project application.

Additionally, there has been concern voiced over Morsani Road. As it is currently zoned, approx. 50-55 residences could be placed on this property with no additional zoning review. The applicant is proposing 70 residences. This is not a significant increase, and off-site improvements to Morsani Road are not warranted. The applicant is responsible for improving Morsani Road along the frontage of this property. Staff acknowledges that Morsani Road is a narrow road at this time. There is also very little Right-of-Way (ROW) currently dedicated to the City for any road improvements. As this area develops, more ROW will be dedicated, and additional road improvements will be made.

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

STAFF ANALYSIS: The requested use is for Industrial zoning; surrounding properties are zoned for Commercial, residential, and agricultural uses.

North-zoned R3

East-zoned R3

South-zone R3

West-zoned R3

The surrounding uses appear to be mostly large lot residential/agricultural, and residential subdivision. The City has limited zoning categories, and R3 is the highest density single-family category available without requesting a PUD. This area will most likely continue to develop as residential lots, and the applicant is proposing single family residential lots.

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

STAFF ANALYSIS: This property could be suitable for R3-residential uses. The applicant is trying to develop according to the Future Land Use plan that was approved by the City of Tontitown.

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

STAFF ANALYSIS: This proposed rezoning should not detrimentally affect nearby property. Odor, noise, and lighting are not typical concerns with this type of development. As discussed earlier, the traffic impact of 55 lots vs 70 will be minimal. There is concern from adjacent neighbors that allowing slightly smaller lots will decrease property values. This is a very subjective issue.

Staff does not feel that having an adjacent development with slightly smaller lots will be detrimental to property values. Especially as this development will eventually be completely separated by Fletcher Road. As it will be, if developed, the Fletcher Road ROW that is required to be dedicated will provide a buffer/separation to the R3 subdivision adjacent to the south.

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

STAFF ANALYSIS: This property has never developed. It was zoned R3 when the applicant purchased the property.

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

STAFF ANALYSIS: This impact is expected to be minimal to utilities, streets, drainage, parks, open space, fire, police, and emergency services. There are adequate water and sewer connections available. Drainage is being reviewed by the City Engineer for compliance. The Fire Marshal has reviewed the plans and made comments which have been addressed. Streets were discussed above. The Police Chief had no concerns for this proposal.

TECHNICAL INFORMATION:

Technical information is addressed below in this report with the Preliminary Subdivision Plat stage of this development request.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received eight "opposed" written comments (two from one address) regarding this project. Staff also received several phone calls with requests for additional information, or to voice opposition for this project. Only two of the neighbors who called did not also submit written comments, and their concerns mirror those that were submitted in writing.

Staff has tried to summarize and address these concerns:

1. Property values will be decreased. **-This is subjective, and discussed above.**
2. Morsani Road is not adequate. **-The developer is required to upgrade the portion of Morsani Road that this development has frontage on. It does not warrant off site improvements.**
3. Drainage concerns. **-Staff was aware of the drainage issue north of the Hidden Valley**

Subdivision. Water was backing up onto two properties (not within the subdivision). Staff had the City Engineer go to the site and make recommendations. The applicant also had his Engineer review the problem. As a result, a temporary ditch was added until the drainage could be addressed with the new development. Staff had received no additional complaints regarding the drainage after the ditch was added until this project was proposed.

4. The proposal is not compatible/does not want change/want only homes of the same size. - **While the proposed project is slightly higher density, and the square footage of the homes is smaller than what is directly adjacent, staff does not feel this project cannot be compatible. The developer has provided some examples of the types of homes proposed in this development. There are many examples of developments with areas of smaller housing and larger housing that have been successful.**

Smaller lots are not synonymous with lower property values.

Additionally, one neighbor also had concerns regarding Fire Code and Access Roads, and one further down Basinger Road, was concerned about their water pressure decreasing.

The Fire Marshal has reviewed the plans and consulted with other local fire marshals for their opinions as well. As the “authority having jurisdiction”, he can make professional assessment of developments within his jurisdiction, and has no concerns regarding this proposal.

I have attached an email regarding water pressure from the applicant’s engineer. They are planning to loop the water line within this development. Looped lines are generally a better situation for water systems. Additionally, he has addressed the possibility of upgrading waterlines if necessary, to meet required fire flow.

Staff understands the concerns of the neighbors, especially when it is a change from the normal. This change is less impactful than what the City of Tontitown expected for the area, and will act as transition for future development.

STAFF RECOMMENDATION: Based on the Future Land Use Map and the availability of connections for utilities, as well as the requirements for upgrades to Morsani Road, and the addition of a portion of Fletcher Road, staff recommends approval of the Morsani Acres Planned Unit Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This PUD zoning must proceed to the City Council for approval.
2. This project must proceed through the Preliminary Subdivision Plat process, and address all technical information. Any approvals granted related to the Preliminary Subdivision Plat will be contingent on City Council approval of the PUD zoning.
3. This project shall develop as is stated in the applicant’s letter and presented in the plans. No additional uses/densities are allowed without an additional PUD request.

Preliminary Subdivision Plat Request- the PUD zoning request must be approved prior to consideration of this LSD request.

SUMMARY: Preliminary Subdivision Plat request in order to begin construction of Morsani Acres Subdivision with 70 residential lots and two detention/park lots on 16.7 acres.

CURRENT ZONING: **PUD**

CITY WARD: 3 – Don Doudna and Tommy Granata

FLOODPLAIN: No

MS4 AREA: No

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water, the applicant plans to tap into the existing 6-inch line on Bausinger Road to service this property, and then loop to the existing 4-inch line on Morsani Road. Interior water system is proposed to be 8-inch line. All offsite easements are the applicant's responsibility.

Electric: Ozarks Electric -Initially it was thought that the applicant may have to relocate all of the utility poles along Morsani Road, and was asking for a waiver from a portion of the required widening at Morsani Road. However, we have received information that the applicant can just relocate the two poles on this property and therefore, they have withdrawn the request for a waiver for Morsani Road. The electric poles located on the property will be relocated to the utility easement.

Sewer/Septic: Sewer-the applicant plans to connect to existing sewer to the south. All offsite easements are the applicant's responsibility.

Phone: AT&T No concerns were submitted.

Natural Gas: Black Hills Energy No concerns were submitted.

Cable: Cox Communications No concerns were submitted.

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

Roads/Parking/Sidewalks:

This property has access on to Morsani Road, and plans two connections. The applicant is required to improve half of Morsani Road as is standard with subdivision requirements. Sidewalks are shown and must be constructed to provide connectivity. Additionally, the applicant must dedicate Right-of Way (ROW) for Fletcher Road, and construct a portion of this road. The applicant is requesting a waiver from constructing the full Fletcher Road, and staff is supportive of this request. At this time, the City is working on the east Fletcher Road connection. Fletcher Road is a very important connection for the City, but we are unsure when funding will be available for the western portion. As such, we do not have currently engineered plans, and the road may have to shift some to make the best connection. If the applicant constructs the portion of Fletcher shown on the plans, this leaves the City some leeway at the time the remainder of this side of Fletcher is designed. -SEE WAIVER

FLETCHER ROAD.

Staff also believes it will be less of a nuisance to have shorter stub outs for the property to the south.

Two entrances are also proposed to connect to Fletcher Road.

There was a concern voiced about the Fire Code access for this development. The Fire Marshal has reviewed the plans and consulted with other local fire marshals for their opinions as well. As the “authority having jurisdiction”, he can make professional assessment of developments within his jurisdiction, and has no concerns regarding this proposal. He did require additional hydrants, and those are shown on the plans.

The interior streets are proposed to be 26-feet wide with no parking on the street. It is the applicant’s responsibility to provide the “no parking” signage. This street section is wider than the smallest street section allowed by the City (20-feet with bump outs at hydrants to 26-feet). The applicant did not want the street to feel overly constrained. Sidewalks are shown on both sides of the streets.

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.

Fire:

As stated above, the Fire Marshal has reviewed these plans. Hydrants are required and must be adequately spaced. The Fire Marshal has no additional concerns at this time.

Police:

No concerns were submitted.

Drainage:

There are two detention areas shown for this site. The applicant’s engineer submitted a drainage report for review. The City Engineer reviewed and made comments. The City Engineer is reviewing resubmitted information and will provide additional comments as necessary.

All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

There was some concern voiced about drainage. The engineer for this project, and the City Engineer are acutely aware of the previous drainage problem. The engineer for this project has proposed a system that should address the previous drainage concern, as well as provide adequate drainage for the proposed development.

Additional Planning Information:

Any signage requested shall be permitted separately.

As this is a PUD, the applicant has provided park areas to be located with the detention areas. They are providing a basketball court (half), soccer goals, and park benches along with landscaping to benefit the community. Sidewalks are proposed to provide access internally to these areas.

Lot sizes in this development meet PUD requirements and the Future Land Use Plan for this area. They range from 7048 SF to 9469 SF with the larger lots along Morsani Road and Fletcher Road.

STAFF RECOMMENDATION: There are a few technical details that remain to be addressed at the Construction Plan phase of plan review, but the overall design should not change significantly. Any significant changes as a result of further information will be required to come back to this Board.

Therefore, staff recommends approval of Morsani Acres Preliminary Plat 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 shall be completed and posted on site prior to construction.
3. 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.
4. Water and Sewer Systems plans shall be approved prior to construction.
5. If any signage is desired, it must be permitted separately and shall comply with all current sign codes.
6. "No Parking" signs / fire lane striping shall be placed per the Fire Marshal.
7. All interior drives shall meet the required compaction rating to support emergency vehicles.
8. Correct all comments from the City Engineer prior to Construction Plan approval.
9. The Landscaping and Park amenities shall be installed as proposed.
10. The applicant shall apply for all required permits prior to construction.
 - a. Pre-Construction Meeting must be held and plans approved.
 - b. SWPPP BMPs must be inspected and approved.
11. Once all Engineering Statements are received by the City, any additional charges will be sent to the developer in an invoice to be paid prior to the issuance of a Certificate of Occupancy.
12. Final Subdivision Plat plans, fees, inspections, and approval are required prior to the acceptance of this Subdivision by the City.
13. Building permits must be submitted and approved prior to individual homes being constructed.
14. Any approvals granted related to the Preliminary Plat will be contingent on City Council approval of the PUD zoning.

Waiver Requests-

"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.”

WAIVER-FLETCHER ROAD

The applicant is requesting a waiver for a portion of the Fletcher Road construction. They are requesting to shorten the eastern and western stub outs, and improve 26' feet of the Road.

STAFF ANALYSIS: Staff finds 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. Due to a lack of ROW for the remainder portion of Fletcher Road, and the adjustment that will need to be made to align Fletcher Road, staff finds this to be a special circumstance.

As staff mentioned above, allowing this waiver affords the City more flexibility when the final design of west Fletcher Road is to be addressed.

Granting this waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area, and 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 feels that by not extending the stub outs, it will actually be less impactful to the adjacent residences on the south side of this property.

STAFF RECOMMENDATION: Staff recommends approval of the waiver for a portion of the Fletcher Road construction to shorten the eastern and western stub outs, and improve 26' feet of the Road.



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

March 26, 2019

City of Tontitown
Planning Department
Attention: Courtney McNair
201 E Henri De Tonti Blvd.
Tontitown, AR 72770

RE: Morsani Acres Subdivision
Preliminary Plat Submission & PUD Submission

Ms. McNair,

Please find included our submittal for the project known as Morsani Acres Subdivision. We are submitting for a Planned Unit Development (PUD) and for a Preliminary Plat Subdivision with this submittal. This design consists of 70 single family residential lots and 2 lots for detention. Instead of being utilized for a single use of holding stormwater for short periods of time, the basins have recreational uses when not inundated with stormwater. The southern detention lot is proposed to contain a half-court basketball court and the northern basin will have a non-league soccer field with soccer goals. Each basin has a bench and four trees to further the multi-use of these public common areas. In all, this design provides approximately 25% open space through the detention basins, front building setbacks, and the greenspace between the sidewalks and curb.

A.) Justification of compliance with the intent of the PUD District; - See above and below.

B.) Description of proposed land uses and percentage of land area devoted to each. – See above and below.

C.) Description of proposed zoning and development standards. – The requested lots in this subdivision will generally be single family residential of which 44 will be 60' wide, 16 will be 65' wide, and 10 will be 67' wide. The smallest acreage size is 0.16 acres. This lot size gives a proposed density of 4.2 units per acre. We are proposing five foot building side setbacks, 20 foot rear building setbacks, and 20 foot wide front building setbacks. Eaves will be allowed to encroach into the setbacks but will be required to be fire rated in order to do so.

In order to provide both traffic calming and a more attractive development, the roads will consist of more narrow road widths than allowed per current code. 26 foot back of curb to back of curb is proposed. Narrow streets slow down traffic which is known to result in safer roads. The sidewalks are four foot in width with a three foot wide greenspace.

D.) Description of structural design – Does not apply to this PUD.

E.) Description of compliance with PUD Development criteria; and – With this development, it is the developer's intent to make available a smaller home size that is in need within the City of Tontitown. The tighter lot widths are more narrow than what is currently allowed per code results in smaller networks of utilities and streets which reduces costs for maintenance by the City and Utilities. To provide for open space and beautification, the site's detention basins are proposed to serve double duty - for the public use and beautification of this subdivision by doubling as stormwater control features and public recreation spaces.

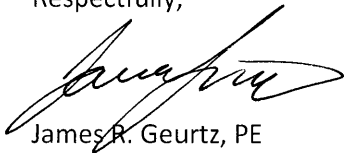
The proposed detention basins will slow water coming off this site. In addition, this design will correct an existing drainage issue on the south west portion of the site as well as adjacent properties. A number of above-ground channel areas are utilized through the development for water conveyance. Drainage channels provide the benefit of allowing some stormwater to penetrate into the ground and for sediment to settle out of stormwater.

This development should create a stable neighborhood in harmony with surrounding properties as Tontitown develops.

F.) If phasing is proposed, a schedule of construction. – Does not apply to this PUD.

Please contact us if additional documentation is needed to process this PUD and Preliminary Plat request. We look forward to working with your staff to complete the review of this proposed development.

Respectfully,



James R. Geurtz, PE
jrg@eda-pa.com



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

March 19, 2019

City of Tontitown
Planning Department
Attention: Courtney McNair
201 E Henri De Tonti Blvd.
Tontitown, AR 72770

RE: Morsani Acres Subdivision
Fletcher Ave. Improvements Waiver Request

Ms. McNair,

We are requesting a Waiver from code 90.400.4 90.400.4 and from any other portions of the code requiring the street improvements from which this Waiver is requested. The Waiver request is from some of the required road improvements along Fletcher Ave. south of the proposed Morsani Acres Subdivision. The submitted plan shows the full 70' Right of Way (ROW) to be dedicated for future extension of W. Fletcher Ave. Specifically, it is road improvements for the southern lane and the far east and western sides from which this Waiver request applies.

Currently, Tontitown's Master Street Plan (MSP) shows W. Fletcher Ave. extending straight eastward across Bausinger Rd. along the southern property line of the proposed Morsani Acres Subdivision. A number of extenuating circumstances exist for this request. Due to lack of ROW dedication with Hidden Valley Estates subdivision to the immediate south, the ROW dedication has been requested by the city to shift north by 35 ft. This will place the entire 70' right of way on this project instead of being shared between properties. This will also put a 35 ft. northward jog in the future Fletcher extension. Since Fletcher Ave.'s full extension has not been designed yet, the manner in which this jog will have to take place can't be known. Therefore, we are proposing the eastern and western stub-outs to not be developed. This is to give additional distance to realign the road to the original-proposed location. Lastly, the road section width the developer would be required to construct per code requirements of 90.400.4 - typically this requires the developer to construct their half of the road. However, in this case half of the road is only 18.5' and that width does not meet fire code requirements. We are proposing improving 26' of this section of Fletcher Ave's width - curb and gutter, sidewalk, and road improvements for the northern lane between lots 20 and 75. This would accommodate turning around of vehicles and emergency personal and would hopefully prevent the City of Tontitown from having to tear out some of the road when the jog and connection to Bausinger Rd. is constructed in the future. We

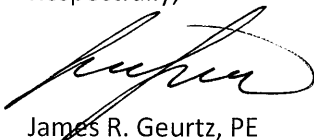
therefore feel that special conditions and circumstances exist which are peculiar to Morsani Acres. Subdivision which are not applicable to other land development in this area.

Literal interpretation of the provisions of this ordinance would deprive the Owner of rights enjoyed by the subdivision to the south known as Hidden Valley Estates which did not dedicate Right of Way for W. Fletcher Ave. and which also resulted in the property owner dedicating all the ROW from the Morsani Acres Subdivision lots. This also results in all of the W. Fletcher Ave. road width having to come out of the Morsani Acres Subdivision instead of the cost being divided between the two subdivisions.

The lack of ROW dedication or road improvements from Hidden Valley Estates to the south are special conditions and circumstances that did not result from the actions of the applicant for this subdivision.

Please contact us if additional documentation is or if clarification is needed to process this Waiver request. We look forward to working with your staff to complete the review of this proposed development.

Respectfully,

A handwritten signature in black ink, appearing to read 'James R. Geurtz', written in a cursive style.

James R. Geurtz, PE
jrg@eda-pa.com

Courtney McNair

From: James Geurtz <jrg@eda-pa.com>
Sent: Monday, March 25, 2019 11:03 AM
To: Courtney McNair; Michael Bader; Sarah Geurtz
Subject: RE: Morsani
Attachments: Valle Lane Fire Flow.pdf

Courtney,

Attached is the fire flow we received from the City. Flow is moderately low for residential use and the residual pressure at the dead end hydrant has me suspect we didn't pick a good test location since it dropped so far. On the other hand static pressure is good and our design has 8" lines that loop to the existing 4" at the north. So the back flow/pressure from the 4" line would limit a residual pressure drop on our system. As compared to the system on Hidden Valley. That in turn should increase our flows.

If needed by the City I can do further analysis on the water system. I'll have to have some flow information on the 4" lines to the north. I won't have any time to provide an analysis for the PC meeting tomorrow. I believe we are meeting fire code with the 500' spacing for hydrant with the sub 1000 GPM, but I'll let the Fire Marshall make that ruling.

I wouldn't think fire flows should be too detrimental to this project from a PC board perspective. If ultimately we aren't meeting fire code we can simply look at alternatives to meeting the code that could include upgrading some water lines to reach the requirements.

Thanks,

From: Courtney McNair <planning@tontitownar.gov>
Sent: Monday, March 25, 2019 9:21 AM
To: Michael Bader <michaelbader21@yahoo.com>; James Geurtz <jrg@eda-pa.com>; Sarah Geurtz <sdg@eda-pa.com>
Subject: FW: Morsani

Michael,
Would you be ok with this?

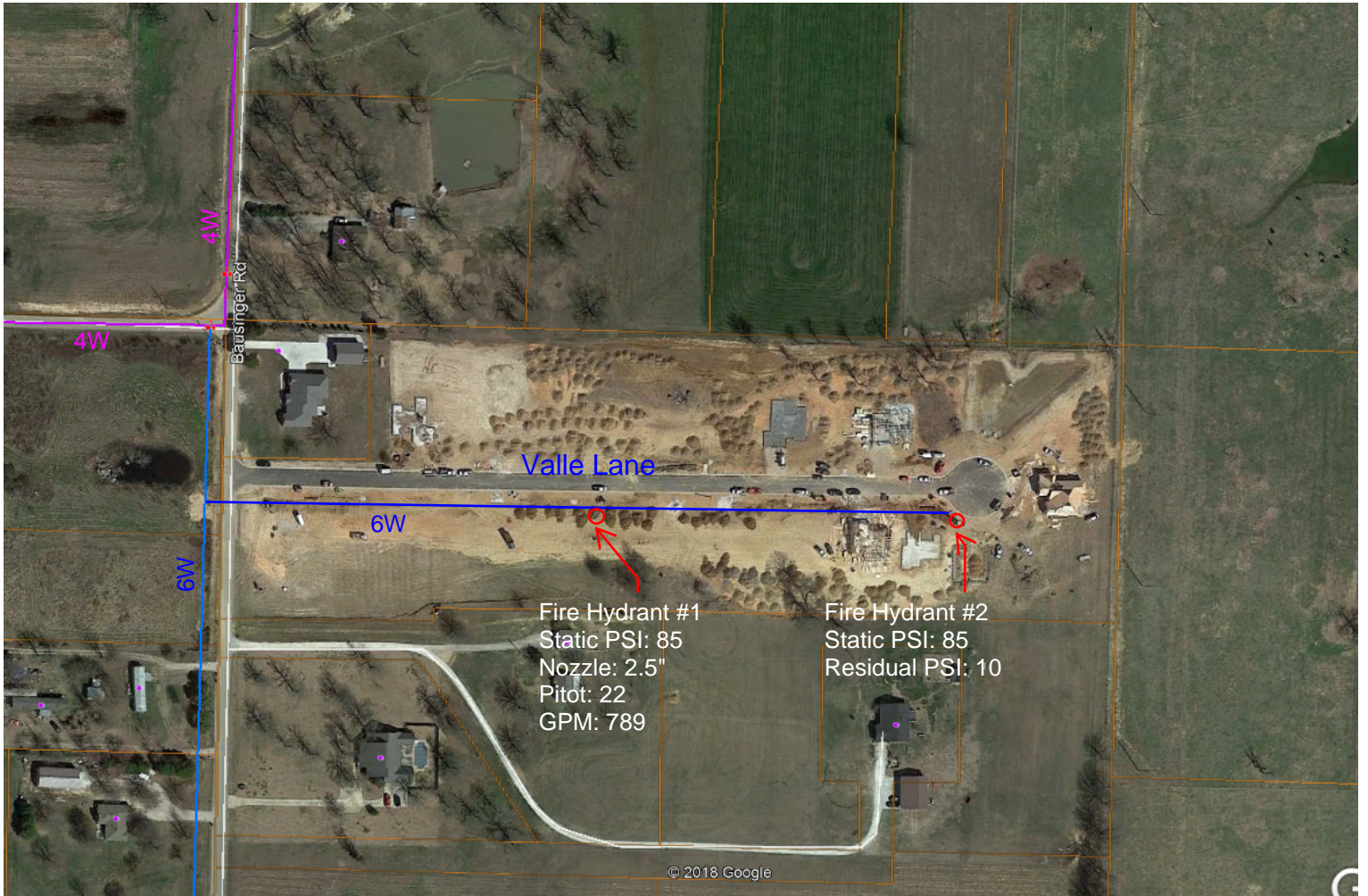
Also, James, what is the water flow looking like?

Thank you,

Courtney McNair, AICP, CFM
Planning Official

City of Tontitown
201 East Henri De Tonti
Tontitown, AR 72770
479-361-2700 office
479-435-8080 cell
planning@tontitownar.gov

From: Courtney McNair
Sent: Friday, March 22, 2019 3:55 PM



Valle Lane

4W

4W

Bausinger Rd

6W

6W

Fire Hydrant #1
Static PSI: 85
Nozzle: 2.5"
Pitot: 22
GPM: 789

Fire Hydrant #2
Static PSI: 85
Residual PSI: 10

© 2018 Google

Courtney McNair

From: James Geurtz <jrg@eda-pa.com>
Sent: Tuesday, March 26, 2019 12:40 PM
To: Courtney McNair
Cc: Sarah Geurtz
Subject: Morsani Acres

Courtney,

We would like to officially withdraw the waiver request from street improvements for Morsani Ave. We will revise the plans to show the road widening as required on the Master Street Plan.

Thanks,

James Geurtz, PE



proposed Morsani Acres

Hidden Valley Estates

© 2018 Google

MORSANI ACRES SUBDIVISION

TONTITOWN, AR

EDA PROJECT NO. 2171

March 5, 2019

Revised: March 19, 2019

SITE NOTES:

1. THERE ARE NO JURISDICTIONAL WATERS OF THE U.S. KNOWN ON THIS SITE, OR WETLANDS.
2. THERE ARE NO KNOWN EROSION CONTROL PROBLEMS ON THE SITE OR WITHIN 100' DOWN STREAM OF THE PROJECT.
3. ALL KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS AND UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS.
4. THERE ARE NO KNOWN SEWER OVERFLOW ISSUES ON THIS SITE.
5. THERE ARE NO KNOWN GROUND LEASES OR ACCESS AGREEMENTS FOR THIS SITE.
6. THERE ARE NO KNOWN POTENTIAL HAZARDOUS AREAS FOR THIS SITE.
7. CITY OF TONTITOWN STANDARD WATER AND SEWER SPECIFICATIONS DATED JUNE 25, 2018 SHALL GOVERN THE CONSTRUCTION OF THE ALL WATER AND SEWER INFRASTRUCTURE.
8. ALL SPECIFIED PIPING MATERIALS, COMPONENTS AND INSTALLATION SHALL MEET OR EXCEED THE CITY OF TONTITOWN STANDARD WATER AND SEWER SPECIFICATIONS.

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 SCARIFIED 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 BOTTOM 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:

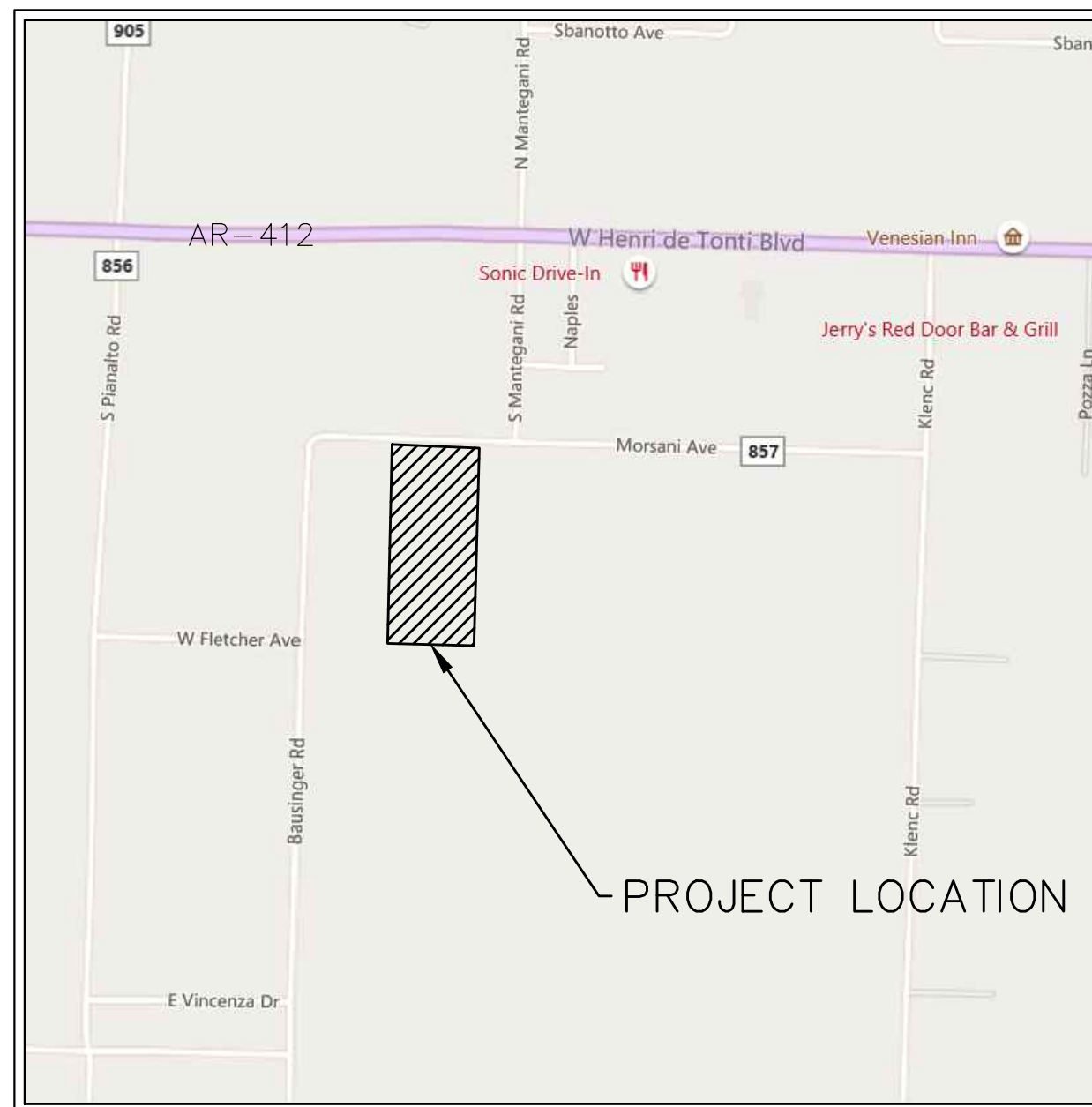
1. TOPSOIL: ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND REVEGETATED. TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRAIN LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT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



Vicinity Map

Not to Scale



OWNER & DEVELOPER:

MICHAEL BADER
P.O. BOX 35
TONTITOWN, AR 72770

ENGINEER:

EARTHPLAN DESIGN ALTERNATIVES, PA
134 WEST EMMA
SPRINGDALE, AR 72764
1-479-756-1266

SURVEYOR:

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

FLOODPLAIN:

THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER FEMA FIRM MAP 05143C0045F. EFFECTIVE 05/16/2008.

BASIS OF BEARING:

ARKANSAS STATE PLANE SYSTEM NORTH ZONE
HORIZONTAL NAD 83
VERTICAL NAVD 88

SEPTIC:

NO KNOWN EXISTING WELLS AND/OR SEPTIC SYSTEM

EXISTING PARCEL NUMBERS: 930-37733-002, 830-37733-004

SURVEY DESCRIPTION:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, TONTITOWN, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE BEING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE SOUTH 87°17'15" EAST A DISTANCE OF 435.75 FEET TO A SET 5/8" REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 02°54'30" EAST A DISTANCE OF 1323.41 FEET TO A RAIL ROAD SPIKE; THENCE SOUTH 87°07'28" EAST A DISTANCE OF 550.28 FEET TO A RAIL ROAD SPIKE; THENCE SOUTH 02°55'17" WEST 1321.84 FEET TO A SET 5/8" REBAR; THENCE NORTH 87°17'15" WEST A DISTANCE OF 549.98 FEET TO THE POINT OF BEGINNING CONTAINING 16.70 ACRES OR 727,619 SQUARE FEET MORE OR LESS. SUBJECT TO THAT PORTION IN ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF THE HEREIN DESCRIBED TRACT AND UTILITY EASEMENTS OF RECORD, IF ANY.

INDEX

- Survey V101
- PUD-Master Street Plan P101
- Preliminary Plat C101
- Utility Plan C102
- Grading Plan C103
- Utilities Profiles C202
- Drainage Profiles C203
- Street Profiles C204
- Landscape Plan L101

SHEET

REVISION DESC.

DATE



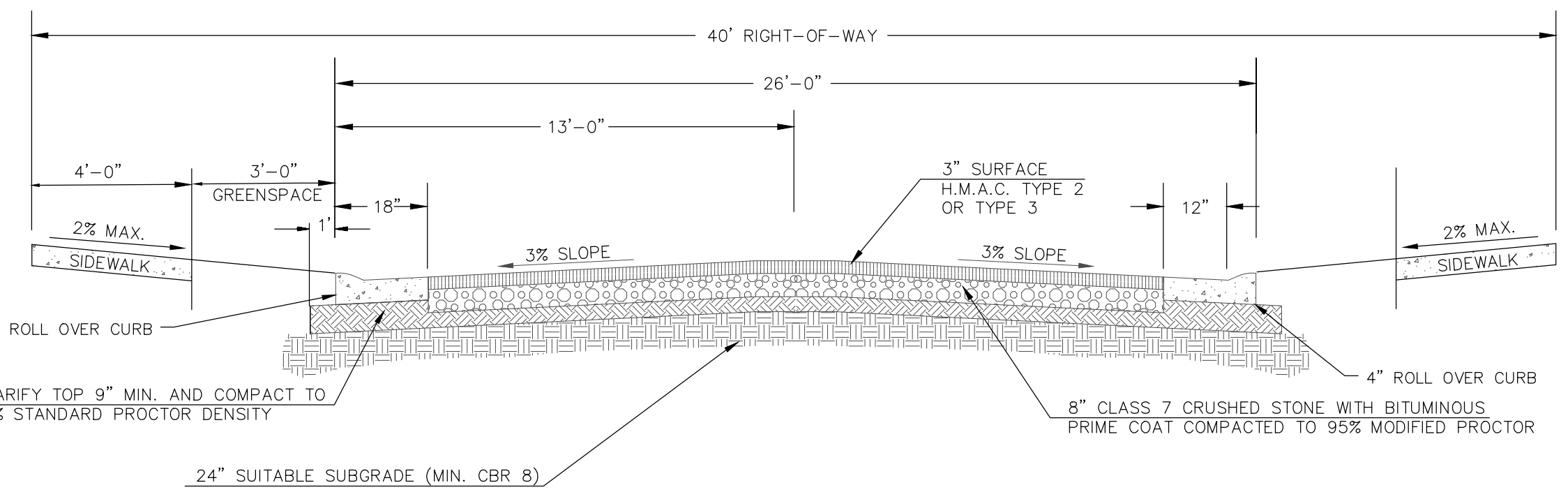
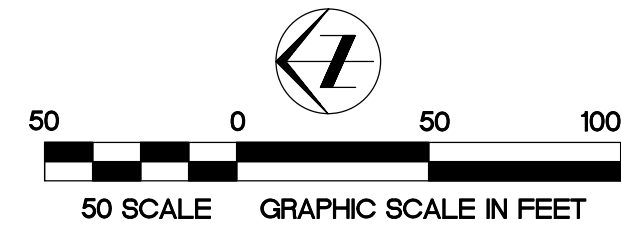
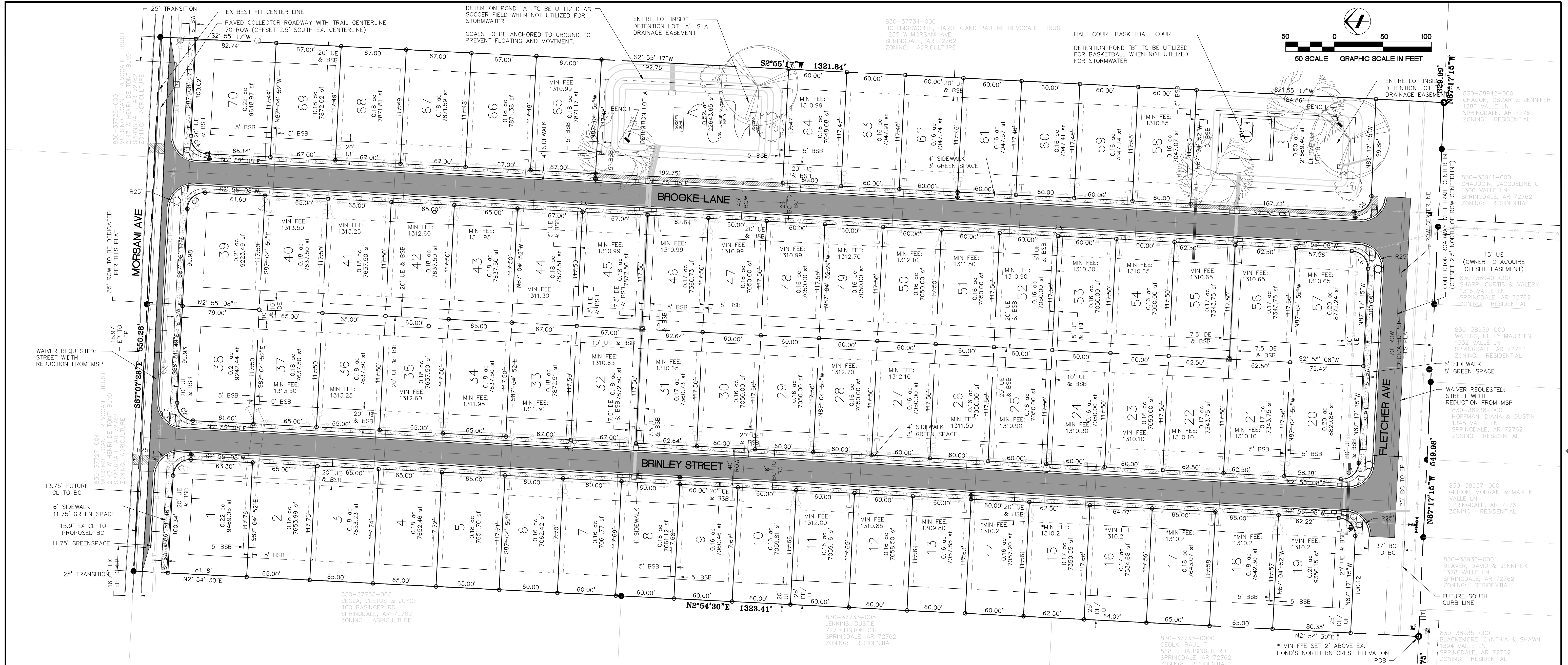
COVER
MORSANI ACRES SUBDIVISION
TONTITOWN, AR



Know what's below.
Call before you dig.



COVER



RESIDENTIAL STREET CROSS SECTION
N.T.S.

Parcel #	Area (AC)	Parcel #	Area (AC)	Parcel #	Area (AC)
1	0.22	25	0.16	49	0.16
2	0.18	26	0.16	50	0.16
3	0.18	27	0.16	51	0.16
4	0.18	28	0.16	52	0.16
5	0.18	29	0.16	53	0.16
6	0.16	30	0.16	54	0.16
7	0.16	31	0.17	55	0.17
8	0.16	32	0.18	56	0.17
9	0.16	33	0.18	57	0.20
10	0.16	34	0.18	58	0.16
11	0.16	35	0.18	59	0.16
12	0.16	36	0.18	60	0.16
13	0.16	37	0.18	61	0.16
14	0.16	38	0.21	62	0.16
15	0.17	39	0.21	63	0.16
16	0.17	40	0.18	64	0.16
17	0.18	41	0.18	65	0.18
18	0.18	42	0.18	66	0.18
19	0.21	43	0.18	67	0.18
20	0.20	44	0.18	68	0.18
21	0.17	45	0.18	69	0.18
22	0.17	46	0.17	70	0.22
23	0.16	47	0.16	A	0.52
24	0.16	48	0.16	B	0.50

EXISTING ZONING: R3
PROPOSED ZONING: PUD
SETBACKS: FRONT: 20'
SIDE: 5'
REAR: 20'

USE: RESIDENTIAL
CURRENT USE: AGRICULTURAL

UTILITY EASEMENT
20' UE ALL EXTERIOR LOTS
10' UE ALL INTERIOR/Common REAR LOTS
20' UE ALONG STREETS.

SUBDIVISION CONSISTS OF:
LOTS 1-68
68 TOTAL LOTS
66 BUILDABLE LOTS
2 NON-BUILDABLE LOTS

OWNER & DEVELOPER:
MICHAEL BADER
P.O. BOX 35
TONTITOWN, AR 72770

ENGINEER:
EARTHPLAN DESIGN ALTERNATIVES, PA
134 WEST EMMA
SPRINGDALE, AR 72764
1-479-756-1266
No. 15162

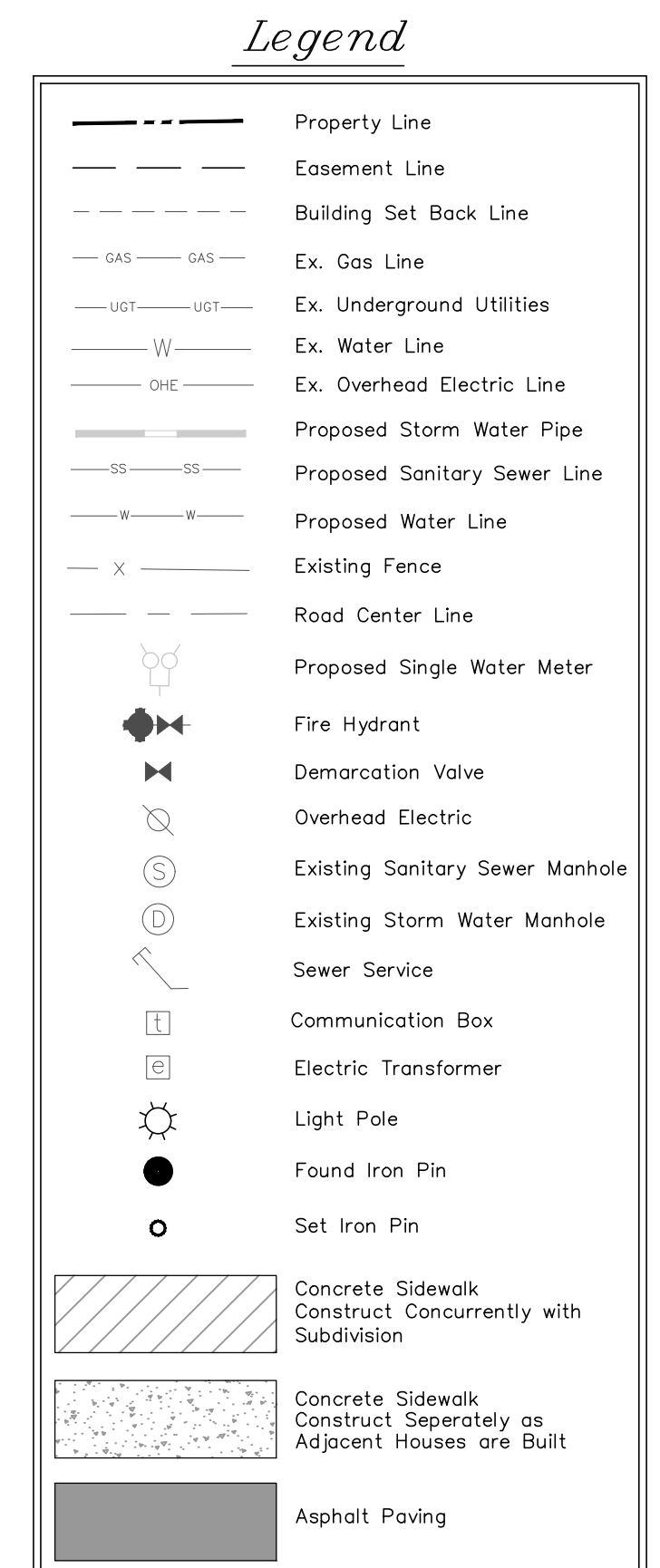
SURVEYOR:
JAMES LAYOUT SERVICES,
P.O. BOX 611
FARMINGTON, AR 72730
479-439-9929
PLS 1845

FLOODPLAIN:
THIS PROPERTY IS NOT LOCATED IN A FLOOD
PLAIN PER FEMA FIRM MAP 05143C0045F.
EFFECTIVE 05/16/2008.

BASIS OF BEARING:
ARKANSAS STATE PLANE SYSTEM NORTH ZONE
HORIZONTAL NAD 83
VERTICAL NAVD 88

SEPTIC:
NO KNOWN EXISTING WELLS AND/OR SEPTIC SYSTEM

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.42	17.50	89.78	S41° 58' 22"E	24.70
C2	27.27	17.50	89.29	N48° 29' 00"E	24.60
C3	27.51	17.50	90.06	S42° 06' 31"E	24.76
C4	27.47	17.50	89.94	N47° 53' 25"E	24.74
C5	27.55	17.50	90.21	N42° 11' 04"W	24.79
C6	27.43	17.50	89.79	S47° 49' 01"W	24.70
C7	27.55	17.50	90.21	N42° 11' 04"W	24.79
C8	27.15	17.50	88.90	S48° 15' 15"W	24.51



EXISTING PARCEL NUMBERS: 830-37733-002, 830-37733-004

SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, TONTITOWN, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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NOTES:

- PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY. NOT FOR RECORD PURPOSES.
- ANY RELOCATION OF EXISTING FACILITIES OR EXTENSION OF LINE THAT HAS TO BE BUILT SPECIFICALLY TO FEED THE SUBDIVISION WILL BE AT FULL COST TO THE DEVELOPER.
- LOTS 1, 36, 37 & 66 SHALL NOT HAVE DRIVEWAY ACCESS TO MORSANI AVE.
- LOTS 18,19 & 54 SHALL NOT HAVE DRIVEWAY ACCESS TO FLETCHER AVE.
- THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR ALL ADA RAMP CONSTRUCTION AND ALL COMMON PROPERTY SIDEWALK CONSTRUCTION.
- LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF TONTITOWN SPECIFICATIONS AND THE AMERICAN DISABILITY ACT, (3'-FT GREEN SPACE BOC AND 4'-FT SIDEWALK ON ALL STREET FRONTAGES).
- LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING CONSTRUCTION ACTIVITIES.
- ALL CORNER MONUMENTS TO BE 5/8" REBAR WITH PLASTIC CAP, MARKED AR PLS 1845.
- THERE ARE NO KNOWN WETLANDS ON SITE.
- EACH LOT MAY HAVE A 6' TALL WOODEN PRIVACY FENCE.
- GARBAGE COLLECTION TO BE CURB-SIDE PICKUP.

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: _____

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: _____

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

PUD - MASTER STREET PLAN
MORSANI ACRES SUBDIVISION
TONTITOWN, AR

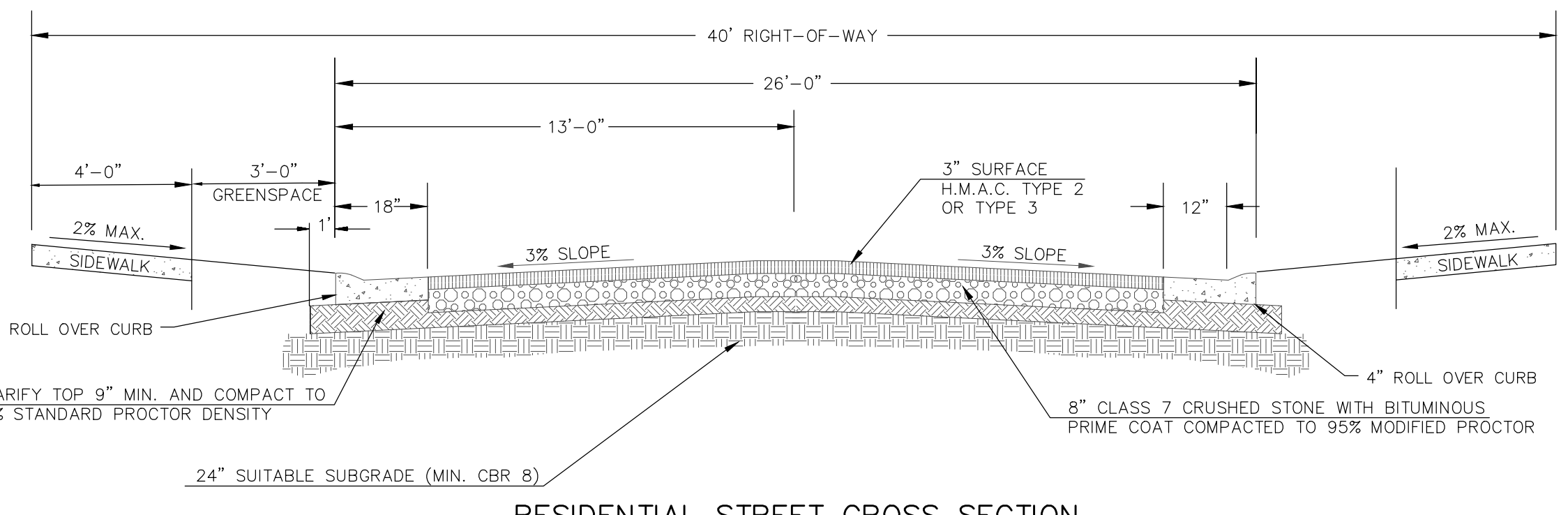
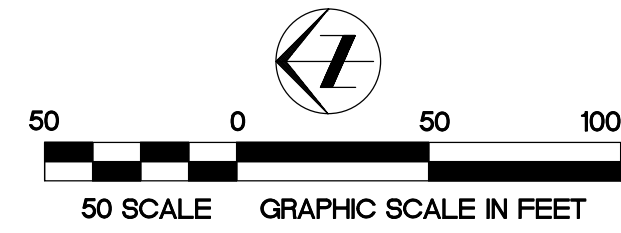
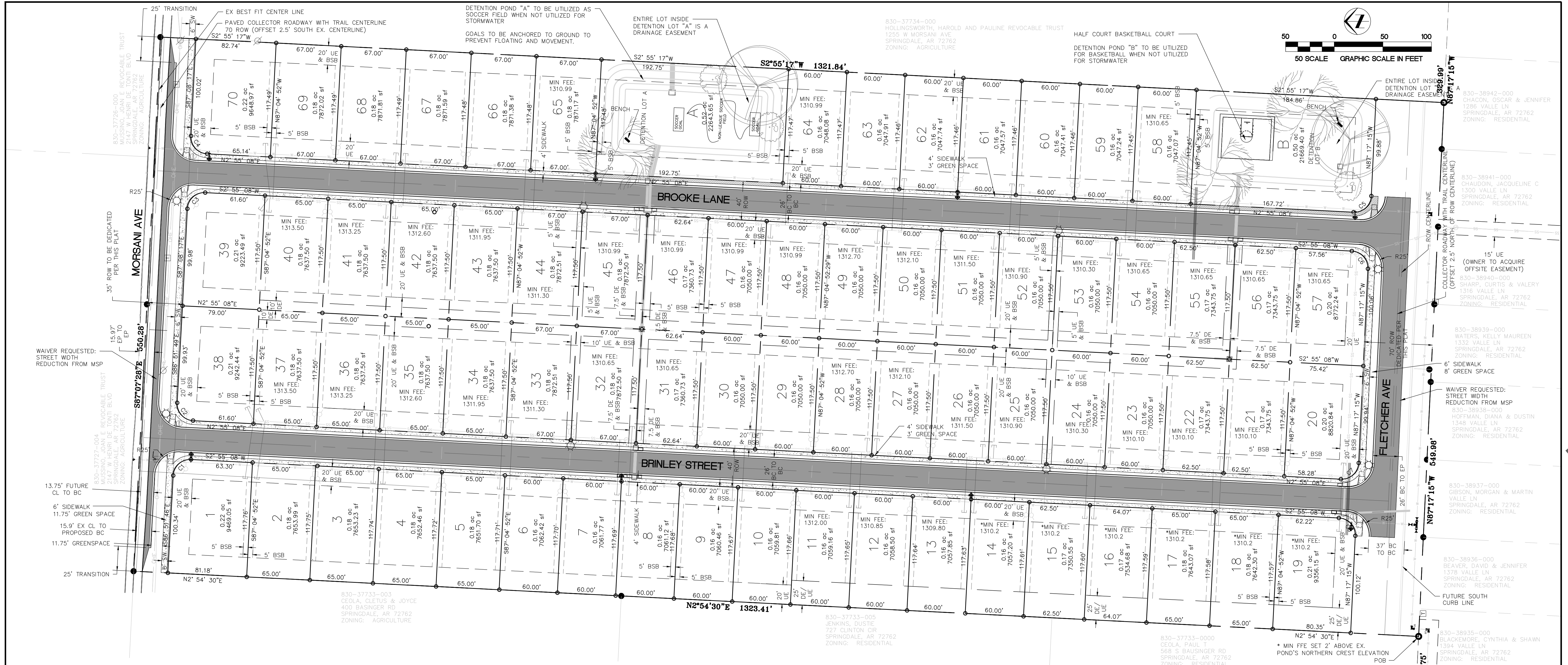
DATE: 01/24/19
DRAWN BY: CLP
CHECKED BY: JURG
JOB NUMBER: 2171
DRAWING CREATION DATE: 2/17/19
LAST SAVED: 3/19/2019 2:51 PM
PLOT DATE: 3/19/2019 3:00 PM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15162
MORRIS R. GERRITZ

CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 282
ARKANSAS ENGINEER

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
134 West Emma Avenue
Springdale, Arkansas 72764
www.eda-pa.com

C101



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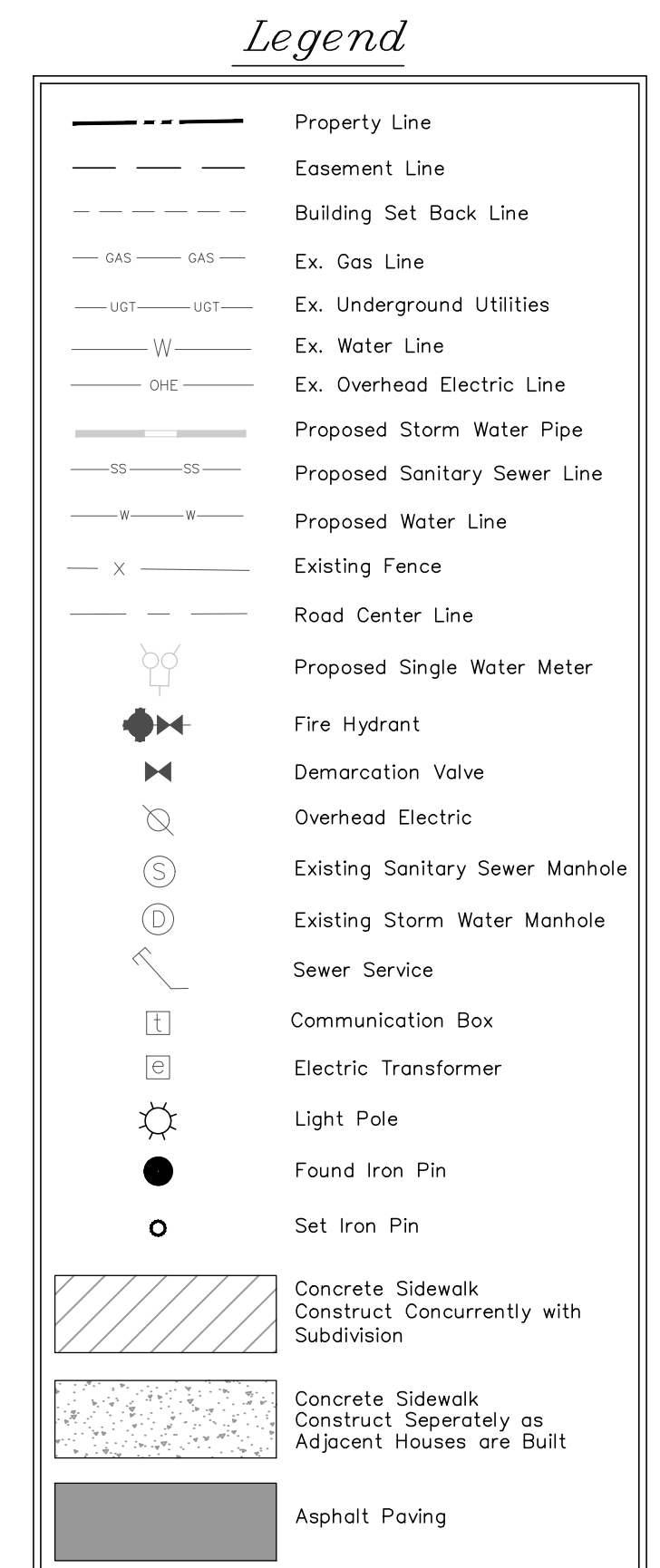
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CERTIFICATE OF PRELIMINARY SURVEY ACCURACY.

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 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

PRELIMINARY PLAT
MORSANI ACRES SUBDIVISION
TONTITOWN, AR

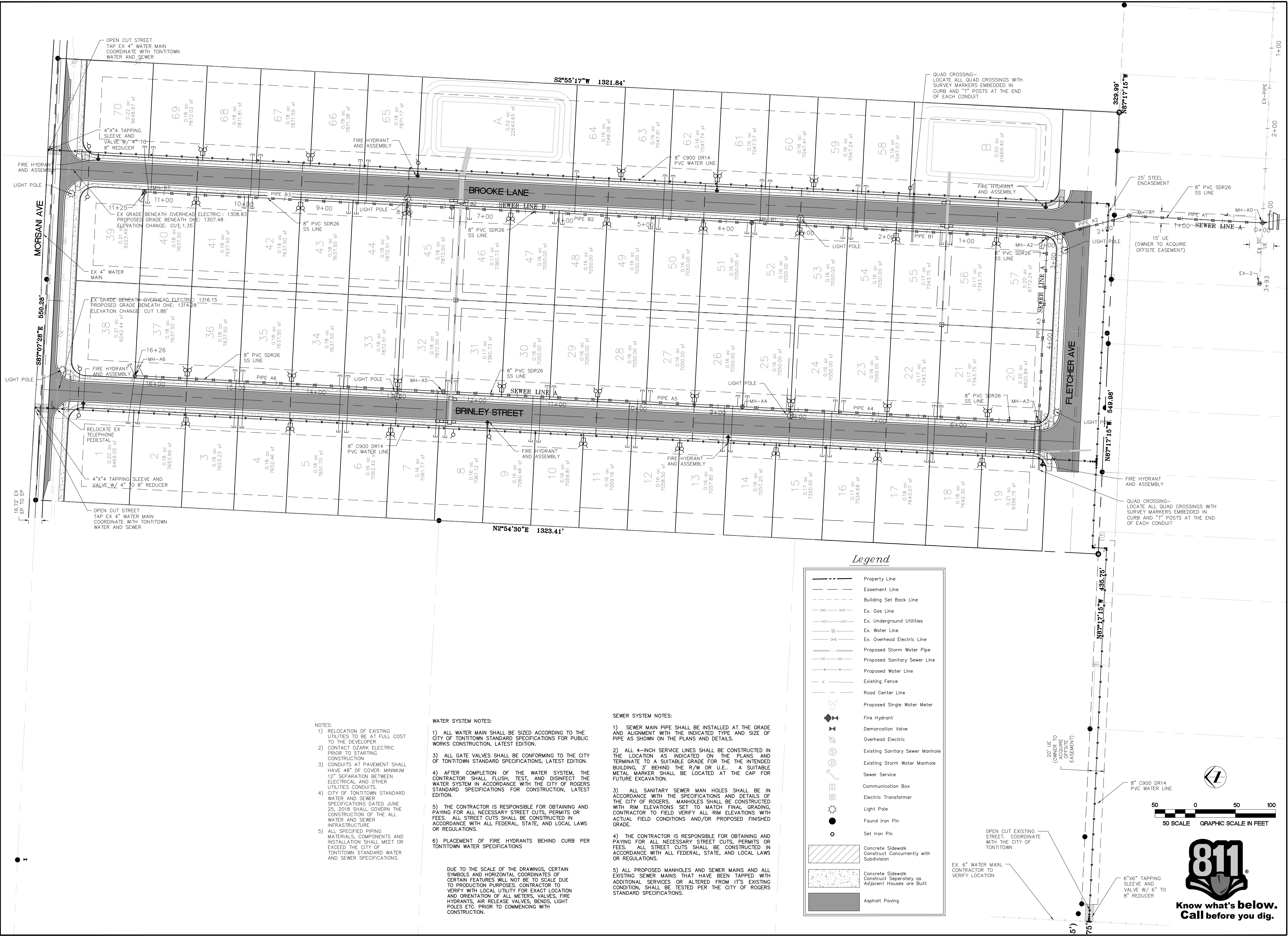
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PLOT DATE: 3/19/2019 1:49 PM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15162
MORRIS R. GERRITZ

CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 282
ARKANSAS ENGINEER

EARTHPLAN DESIGN ALTERNATIVES, PA
134 West Emma Avenue
Springdale, Arkansas 72764
www.eapda.com

C101



Legend

	Property Line
	Easement Line
	Building Set Back Line
	Ex. Gas Line
	Ex. Underground Utilities
	Ex. Water Line
	Ex. Overhead Electric Line
	Proposed Storm Water Pipe
	Proposed Sanitary Sewer Line
	Proposed Water Line
	Existing Fence
	Road Center Line
	Proposed Single Water Meter
	Fire Hydrant
	Demarcation Valve
	Overhead Electric
	Existing Sanitary Sewer Manhole
	Existing Storm Water Manhole
	Sewer Service
	Communication Box
	Electric Transformer
	Light Pole
	Found Iron Pin
	Set Iron Pin
	Concrete Sidewalk Construct Concurrently with Subdivision
	Concrete Sidewalk Construct Separately as Adjacent Houses are Built
	Asphalt Paving

- 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.
 - 4) CITY OF TONTITOWN STANDARD WATER AND SEWER SPECIFICATIONS DATED JUNE 25, 2018 SHALL GOVERN THE CONSTRUCTION OF THE ALL WATER AND SEWER INFRASTRUCTURE
 - 5) ALL SPECIFIED PIPING MATERIALS, COMPONENTS AND INSTALLATION SHALL MEET OR EXCEED THE CITY OF TONTITOWN STANDARD WATER AND SEWER SPECIFICATIONS.

- WATER SYSTEM NOTES:**
- 1) ALL WATER MAIN SHALL BE SIZED ACCORDING TO THE CITY OF TONTITOWN STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - 3) ALL GATE VALVES SHALL BE CONFORMING TO THE CITY OF TONTITOWN STANDARD SPECIFICATIONS, LATEST EDITION.
 - 4) AFTER COMPLETION OF THE WATER SYSTEM, THE CONTRACTOR SHALL FLUSH, TEST, AND DISINFECT THE WATER SYSTEM IN ACCORDANCE WITH THE CITY OF ROGERS STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
 - 5) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY STREET CUTS, PERMITS OR FEES. ALL STREET CUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS.
 - 6) PLACEMENT OF FIRE HYDRANTS BEHIND CURB PER TONTITOWN WATER SPECIFICATIONS

- SEWER SYSTEM NOTES:**
- 1) SEWER MAIN PIPE SHALL BE INSTALLED AT THE GRADE AND ALIGNMENT WITH THE INDICATED TYPE AND SIZE OF PIPE AS SHOWN ON THE PLANS AND DETAILS.
 - 2) ALL 4-INCH SERVICE LINES SHALL BE CONSTRUCTED IN THE LOCATION AS INDICATED ON THE PLANS AND TERMINATE TO A SUITABLE GRADE FOR THE INTENDED BUILDING, 3' BEHIND THE R/W OR U.E. A SUITABLE METAL MARKER SHALL BE LOCATED AT THE CAP FOR FUTURE EXCAVATION.
 - 3) ALL SANITARY SEWER MAN HOLES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE CITY OF ROGERS. MANHOLES SHALL BE CONSTRUCTED WITH RIM ELEVATIONS SET TO MATCH FINAL GRADING. CONTRACTOR TO FIELD VERIFY ALL RIM ELEVATIONS WITH ACTUAL FIELD CONDITIONS AND/OR PROPOSED FINISHED GRADE.
 - 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY STREET CUTS, PERMITS OR FEES. ALL STREET CUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS.
 - 5) ALL PROPOSED MANHOLES AND SEWER MAINS AND ALL EXISTING SEWER MAINS THAT HAVE BEEN TAPPED WITH ADDITIONAL SERVICES OR ALTERED FROM ITS EXISTING CONDITION, SHALL BE TESTED PER THE CITY OF ROGERS STANDARD SPECIFICATIONS.

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.

OPEN CUT EXISTING STREET. CONTRACTOR TO VERIFY LOCATION WITH THE CITY OF TONTITOWN

EX. 6" WATER MAIN. CONTRACTOR TO VERIFY LOCATION

6"x6" TAPPING SLEEVE AND VALVE W/ 6" TO 8" REDUCER

20' UE (OWNER TO ACQUIRE OFFSITE EASEMENT)

8" C900 DR14 PVC WATER LINE

50 SCALE GRAPHIC SCALE IN FEET

811
Know what's below. Call before you dig.

DATE	01/24/19
REVISION #	
DESC.	
DRAWN BY	CLP
CHECKED BY	JRG
DATE	01/24/19
CREATION	
DATE	12/17
JOB NUMBER	
PROJECT	PROJECTS\21712\DWL\2171 C102
LAST SAVED	3/19/2019 2:19 PM
PLOT DATE	3/19/2019 2:19 PM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 15162
MORRIS R. GREGG

CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, PA
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Civil Engineering / Landscape Architecture
134 West Emma Avenue
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www.eda-pa.com

C102



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 SCARIFIED 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 BOTTOM 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 IN 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 TREE'S 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 GROUNDCOVER. 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 GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.

DRAINAGE SYSTEM NOTES:

1. THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III OR CLASS IV IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
3. RCP FLARED END SECTIONS SHALL BE CLASS II.
4. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T280, LATEST REVISION. THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
5. JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMEN/BUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M198, TYPE A.
6. ALL SPOT ELEVATIONS TO GUTTER UNLESS OTHERWISE NOTED.

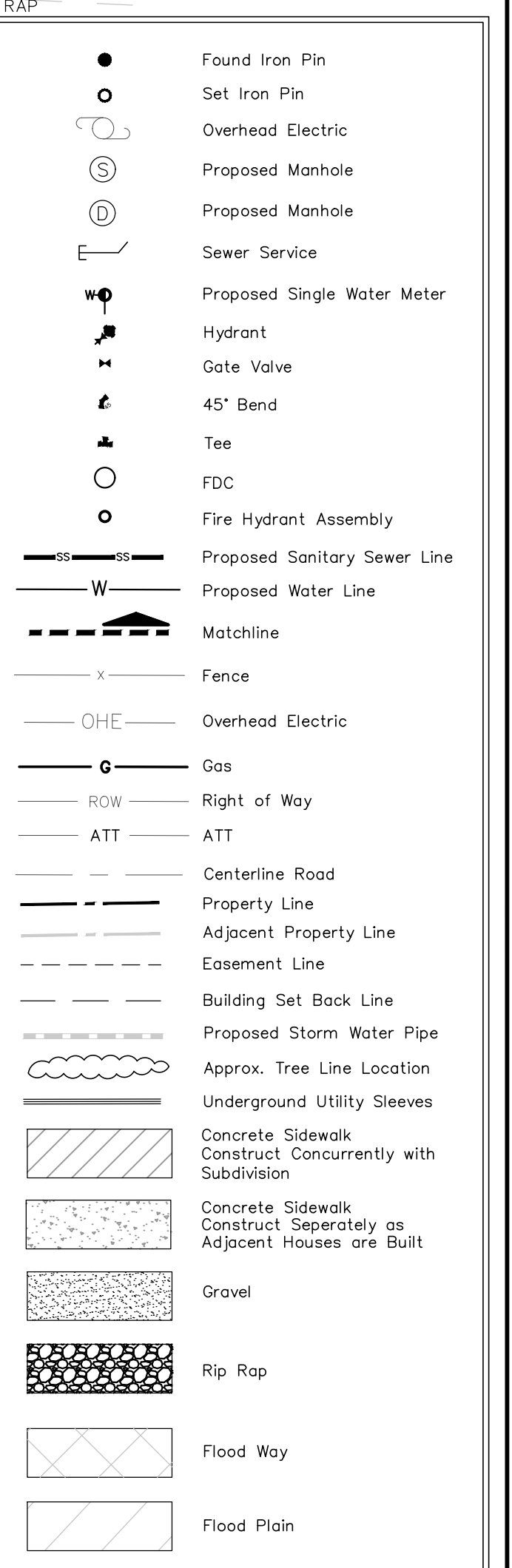
PAVING NOTES:

- 1) ASPHALTIC CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTIONS 406 AND 303.
- 2) AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALTIC CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS.
- 3) CRUSHED STONE BASE SHALL BE CLEAN CRUSHER RUN STONE IN THE THICKNESS AND COMPACTION REQUIREMENTS AS REQUIRED AND SPECIFIED ON THE PLANS. CRUSHED STONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS FOR CLASS 7 BASE MATERIAL AS REQUIRED BY THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.
- 4) BITUMINOUS PRIME COAT SHALL BE OUTBACK ASPHALT, TYPE MC-30 OR MC-70 IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE HIGHWAY SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- 5) HOT-MIX ASPHALTIC CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 409, MATERIALS AND EQUIPMENT FOR HOT MIX BITUMINOUS BINDER AND SURFACE COURSES IN THE ARKANSAS STATE HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

CONCRETE NOTES:

- 1) CONCRETE STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 501.
- 2) CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE 1 PORTLAND CEMENT COMPLIANCE WITH ACI COMMITTEE 318-89 REQUIREMENTS.
- 3) REINFORCING STEEL AND WELDED WIRE FABRIC SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS.
- 4) VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE SPECIFICATIONS.
- 5) THE CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS BY SAW-CUT OR OTHER APPROVED MEANS. THE CONSTRUCTION JOINTS SHALL BE LOCATED 15-FOOT ON-CENTERS, MAXIMUM EACH WAY. THE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE ENGINEER OR AS DETAILED ON PLANS.

Legend



Know what's below. Call before you dig.

DATE	#	REVISION DESC.
02/04/19		
CLP	CHECKED BY: JRG	
DRAWN BY:		
DRAWING CREATION DATE:	12/17	
JOB NUMBER:	2171	
PROJECT: 2171-2 CIVIL 2/17/19 LAST SAVED: 3/19/2019 12:41 PM PLOT DATE: 3/19/2019 2:44 PM		

STATE OF ARKANSAS
 LICENSED PROFESSIONAL ENGINEER
 No. 15162
 JAMES R. GERTZ

CERTIFICATE OF AUTHORITY
 EARTHPLAN DESIGN ALTERNATIVES, PA
 No. 222
 ARKANSAS ENGINEER

GRADING PLAN

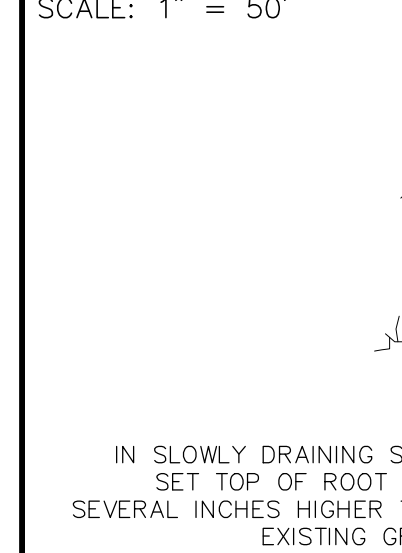
MORSANI ACRES SUBDIVISION
TONTITOWN, AR

Earthplan Design Alternatives, PA
 Civil Engineering / Landscape Architecture
 134 West Emma Avenue
 Springdale, Arkansas 72762
 www.eadpa.com

C103



SITE
SCALE: 1" = 50'



TREE PLANTING
N.T.S.

GREEN SPACE CALCULATION:

NET AREA:	669,382.45 SQFT	
PERMEABLE SURFACES:	164,096.33 SQFT	25%
*Counted between ROW and front BSB, road green space, and detention pond lots		
OPEN SPACE		



INSTALLATION NOTES:

- LANDSCAPE TO BE MAINTAINED WEEKLY DURING GROWING SEASON.
- ALL TREES AND SHRUBS ARE GRAPHICALLY SHOWN AT APPROXIMATE MATURE SIZE.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER PRUNING TECHNIQUES AS ESTABLISHED BY ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED DURING MAINTENANCE.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL TREES SHALL BE BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST (IF BALLED AND BURLAPPED IS SPECIFIED ON THE PLAN).
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
- SHREDDED HARDWOOD MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE. EXCESSIVE MULCHING OVER TREE ROOTS IS NOT ALLOWED. THE DEPTH OF SHREDDED HARDWOOD MULCH COVERING TREE ROOTS SHALL BE 3" THICK.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED WITH TURF-TYPE BERMUDA.

STAKING AND GUYING

- Stake or guy a tree only when necessary for the specific conditions encountered and with the approval of the landscape architect. Staking may be required in unusual circumstances such as sandy soils in either the root ball or adjacent soils or in extremely windy locations. Poor-quality trees with cracked, wet, or loose root balls, poorly developed trunk-to-crown ratios, or undersized root balls shall be rejected if they require staking, unless written approval to permit staking or guying as a remedial treatment is obtained from the landscape architect. Trees that settle out of plumb due to inadequate soil compaction either under or adjacent to the root ball shall be excavated and reset. In no case shall trees that have settled out of plumb be pulled upright using guy wires.
- When required, staking and guying methods shall be approved by the landscape architect. If no staking or guying requirements appear on the drawings, submit for approval a drawing of the staking or guying method to be used. Stakes, anchors, and wires shall be of sufficient strength to maintain the tree in an upright position that overcomes the particular circumstances that initiated the need for staking or guying. Guy wires shall be galvanized, multi-strand, twisted wire.
- Where guy wires are attached around the tree, the trunk shall be protected with 3/4 in. diameter rubber hose, black in color, and of sufficient length to extend past the trunk by more than 6 in. Stakes and guys shall be installed immediately upon approval or planting.



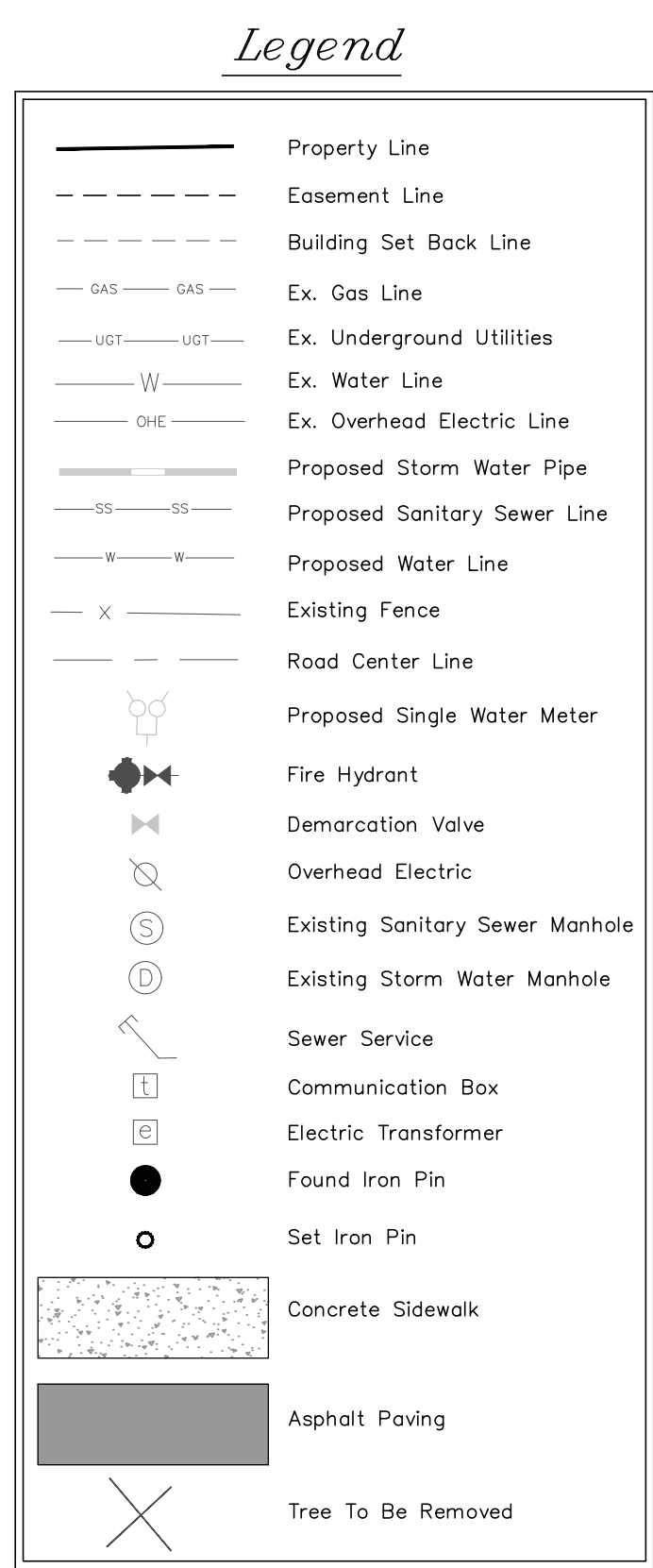
PLANTING OPERATIONS

- Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.
- (NOTE: Proper planting depth requires the root flare to be at or slightly above the finished grade. It is important to determine how deep the root flare is in the ball before it is placed in the planting hole. Sometimes the top of the ball may need to be raised until the root flare is at the proper planting depth and/or soil must be removed from the top of the ball.)
 - Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
 - If the root flare is less than 2 in. below the soil level of the root ball, plant at the appropriate level above the grade to set the flare even with the grade.
- Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.
- Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat and cut circling roots with a sharp knife. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting. See detail, this sheet, about shaving method for containerized trees.
- The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.
- If circling roots are present on container trees, the periphery roots shall be shaved off (see root ball shaving detail) to a maximum of 2 in. thick.
- Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top one-half of balls. Do not turn under and bury portions of burlap; cut away and remove all material and wire.
 - Completely remove any waterproof or water-repellent strings or wrappings from the root ball and trunk before backfilling.
- Place amended soils into the area in a planting bed, tamping lightly to reduce settlement.
 - For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
- Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.
- Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.
- Remove all tags, labels, strings, etc. from all plants.
- Remove any excess soil, debris, and planting material from the job site at the end of each workday.
- Form watering saucers 4 in. high immediately outside the area of the root ball of each tree or as indicated in details.

TREE LEGEND

#	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE (HEIGHT X WIDTH)	NOTES/COMMENTS
2	(Symbol)	QUERCUS MACROCARPA	BUR OAK	2.5" CAL DBH & 6" TALL	AR NATIVE. MOST OR DRY SITES.
3	(Symbol)	NYSSA SYLVATICA	BLACK GUM	2.5" CAL DBH & 6" TALL	AR NATIVE. MOST OR DRY SITES.
3	(Symbol)	PLATANUS ACERIFOLIA	AMERICAN SYCAMORE	2.5" CAL DBH & 6" TALL	AR NATIVE. MOST OR DRY SITES. WHITE EXFOLIATING BARK.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.



LANDSCAPE PLAN

MORSANI ACRES SUBDIVISION
TONTITOWN, AR

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

Legend

Property Line
Easement Line
Building Set Back Line
Gas Line
Ex. Gas Line
Underground Utilities
Ex. Water Line
Ex. Water Line
Ex. Overhead Electric Line
Proposed Storm Water Pipe
Proposed Sanitary Sewer Line
Proposed Water Line
Existing Fence
Road Center Line
Proposed Single Water Meter
Fire Hydrant
Demarcation Valve
Overhead Electric
Existing Sanitary Sewer Manhole
Existing Storm Water Manhole
Sewer Service
Communication Box
Electric Transformer
Found Iron Pin
Set Iron Pin
Concrete Sidewalk
Asphalt Paving
Tree To Be Removed

811
Know what's below.
Call before you dig.

PLANTING OPERATIONS

A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.

B. (NOTE: Proper planting depth requires the root flare to be at or slightly above the finished grade. It is important to determine how deep the root flare is in the ball before it is placed in the planting hole. Sometimes the top of the ball may need to be raised until the root flare is at the proper planting depth and/or soil must be removed from the top of the ball.)

- Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
- If the root flare is less than 2 in. below the soil level of the root ball, plant at the appropriate level above the grade to set the flare even with the grade.

C. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.

D. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat and cut circling roots with a sharp knife. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting. See detail, this sheet, about shaving method for containerized trees.

E. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

F. If circling roots are present on container trees, the periphery roots shall be shaved off (see root ball shaving detail) to a maximum of 2 in. thick.

G. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top one-half of balls. Do not turn under and bury portions of burlap; cut away and remove all material and wire.

- Completely remove any waterproof or water-repellent strings or wrappings from the root ball and trunk before backfilling.

H. Place amended soils into the area in a planting bed, tamping lightly to reduce settlement.

- For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.

I. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

J. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

K. Remove all tags, labels, strings, etc. from all plants.

L. Remove any excess soil, debris, and planting material from the job site at the end of each workday.

M. Form watering saucers 4 in. high immediately outside the area of the root ball of each tree or as indicated in details.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15162
MORSANI R. GRIFFIN

CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 22

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
419 West Emma Avenue
Springdale, Arkansas 72762
www.eda.com

134 West Emma Avenue
Springdale, Arkansas 72762

L101

DRAWN BY:	SDG	CHECKED BY:	JRG	DATE:	01/24/19
DRAWING CREATION DATE:	2/17/19	JOB NUMBER:	2171	REVISION DESC.:	

830-37734-000 MASSIMO, GIAN E. REVOCABLE TRUST
2147 W HENRI DE TONTI BLVD
SPRINGDALE, AR 72762
ZONING: AGRICULTURE

830-37734-000 HOLINGSWORTH, HAROLD AND PAULINE REVOCABLE TRUST
1255 W MORSANI AVE
SPRINGDALE, AR 72762
ZONING: AGRICULTURE

830-38942-000 CHADSON, OSCAR & JENNIFER
1286 VALLE LN
SPRINGDALE, AR 72762
ZONING: RESIDENTIAL

830-38941-000 CHADSON, JACQUELINE C
1300 VALLE LN
SPRINGDALE, AR 72762
ZONING: RESIDENTIAL

830-38939-000 WATERS, KELLY MAUREEN
1332 VALLE LN
SPRINGDALE, AR 72762
ZONING: RESIDENTIAL

830-38938-000 HOFFMAN, DIANA & DUSTIN
1348 VALLE LN
SPRINGDALE, AR 72762
ZONING: RESIDENTIAL

830-38937-000 GIBSON, MORGAN & MARTIN
1344 VALLE LN
SPRINGDALE, AR 72762
ZONING: RESIDENTIAL

830-38936-000 BEAVER, DAVID & JENNIFER
1378 VALLE LN
SPRINGDALE, AR 72762
ZONING: RESIDENTIAL

830-38935-000 BLACKMORE, CYNTHIA & SHAWN
1394 VALLE LN
SPRINGDALE, AR 72762
ZONING: RESIDENTIAL

830-37733-003 CEOLA, CLETUS & JOYCE
400 BASINGER RD
SPRINGDALE, AR 72762
ZONING: AGRICULTURE

830-37733-005 JENKINS, DUSTIE
727 GUNTON CIR
SPRINGDALE, AR 72762
ZONING: RESIDENTIAL

830-37733-0000 CEOLA, PAUL T
568 S BAUSINGER RD
SPRINGDALE, AR 72762
ZONING: RESIDENTIAL

Courtney McNair

From: Michael Bader <michaelbader21@yahoo.com>
Sent: Friday, March 22, 2019 1:30 PM
To: Sarah Geurtz; Courtney McNair; James Geurtz
Subject: House plan drawings
Attachments: Morsani house plan 2 copy.jpg; Morsani House plan copy.jpg

Here are 2 sample house plans. Both of these house plans are between 1500-1600 square feet, which we plan to be the average size of the homes in the proposed subdivision. We do plan to do mostly brick exteriors, granite countertops, nice trim packages, and similar finishes to the houses that we just built on Valle Lane. As of right now we anticipate that the price per square foot will be the same or slightly higher than the homes on Valle Lane....we are thinking 123-125/square foot. If you think of any further information that might be helpful please let me know. Thank you very much!

Michael Bader 479-601-2155





Covenants:
Morsani Acres
Tontitown, Arkansas

1. Minimum heated and cooled square footage (excluding garages and porches) is to be 1300.
2. Homes must have at least a 2 car attached garage.
3. No farm animals allowed. Hens to be allowed in accordance to the city ordinances, but no roosters allowed.
4. No chain link fences, only 6' wood privacy or wrought iron fences allowed. Wood privacy fences must be properly maintained. They must be treated within 1 year of installation, and every 5 years thereafter.
5. Storage buildings are allowed in the back yard. They are not allowed to exceed 500 square feet, and sidewalls must not exceed 9' in height. Roof pitch no greater than 6/12. Storage buildings may be mobile or permanent.
6. No cars can be parked in the street. No "junk" or inoperable cars can be kept outside where visible.
7. Antennas or satellites must not be visible from the street.
8. Designed drainage swales are not to be blocked by fences, and must not be filled in or altered.

9. A POA is hereby established. It will be the responsibility of the POA to maintain the public areas (the detention ponds, basketball court area, soccer field area and the entrance.) The POA is also responsible for paying the monthly electric bill for the street lights. POA dues are hereby established to be \$75 per year per lot. The developer is not required to pay the POA dues, they begin once a lot is transferred out of the developers name (Developer is Bader Homes, LLC or Michael Bader). Once 50% of the homes are sold, the POA will then be the responsibility of the homeowners. The homeowners will elect either a board or officers to act on behalf of the POA. Dues will be collected (pro-rated) at the closing of each lot or new home, and will then be due by the last day of January of each following year.
10. These covenants can be amended by a vote from the current property owners, with 60% in favor of amendments. The developers vote counts as 10 votes per lot.
11. The developer or POA will be authorized to charge a late fee for any POA dues that are not paid on time.
12. The community mailboxes are the responsibility of the individual property owners. Damaged or broken locks, lost keys, or issues with the mailbox are to be handled by homeowners, and are not the responsibility of the developer or the POA.

Bader Homes, LLC:

Date:

ACKNOWLEDGMENT

STATE OF ARKANSAS,
County of Washington

On this April 3, 2017, before me the undersigned Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Michael Bader, to me personally well known who stated that he is the Managing Member of the corporation, Bader Homes, LLC and Developer of South Barrington Road Subdivision and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that he has so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I Have hereunto set my hand and official seal this _____ day of _____, 20____.

(SEAL)

My Commission Expires:

Notary Public

Courtney McNair

From: Heather Silva <hsilva@pgtc.com>
Sent: Monday, March 25, 2019 2:57 PM
To: Courtney McNair
Cc: John Silva; hsilva@pgtc.com
Subject: PUD Response for Morsani Acres Subdivision

City of Tontitown Planning Commission,

The purpose of this communication is to voice our objections, as residents of the city of Tontitown, to the rezoning request for the Morsani Acres Subdivision made by Mr. Michael Bader. We purchased land and a home in Tontitown in May of 2018 in good faith that the city would maintain its present standard for residential zoning. The request to rezone from R3 to PUD by Mr. Bader benefits neither the current residents nor the city of Tontitown, only Mr. Bader and his private construction company.

We feel this rezoning will not only decrease our property value, but will also create infrastructural problems in addition to the ones that already exist in the area in question for the rezoning request. There are several roads in the booming residential area that are insufficient for the amount of traffic that is currently in place. Adding 70 homes versus 55 greatly increases the problem. There are also drainage issues that need to be addressed and will only continue to get worse with such a large number of homes being added in such a small area.

We understand that growth is inevitable. We are only requesting that the city of Tontitown maintain their high standards and zoning practices already in place when considering that growth. We are not the ones requesting changes. We are simply asking for Tontitown to keep what they have intact.

Sincerely,
John & Heather Silva
1424 Valle Lane
Springdale, AR 72762

Courtney McNair

From: Morgan Gibson <morganleannegibson@gmail.com>
Sent: Monday, March 25, 2019 9:28 PM
To: Courtney McNair
Subject: Rezoning of property approximately 40 feet west of 1255 Morsani Ave, Tontitown, AR

To whom it may concern:

(Martin) Blane Gibson and Morgan Gibson of 1362 Valle Ln are asking that the property of "approximately 40 feet west of 1255 Morsani Ave, Tontitown, AR" is not rezoned. We are a family of four (husband, wife, 3 year old daughter, 1 year old daughter) and recently purchased our first home. We are proud to call Tontitown our home and of the high standards that city of Tontitown upholds. We are pleased with the quality of home that Mr. Bader builds and are content that he will be responsible for building on the newly purchased property.

Our reasons for opposing the rezoning are:

1. The trust we entered into with the city of Tontitown, with the purchase of our first home. We ask that you maintain the zoning that was previously decided on for the size of lots and houses.
2. The road infrastructure on Bausinger and Morsani is facing additional traffic with the new Hidden Valley and South Pointe Subdivisions. Keeping the amount of lots allowed on a 3rd new subdivision lower would help keep the traffic lighter on these two roads.
3. We are currently experiencing draining issues on our property in the Hidden Valley Subdivision. We previously were not experiencing issues. However, with the digging of additional ditches to relieve flooding on our neighbors' properties, we are now experiencing excessive saturation and some flooding in our yard. We ask that focus be put on alleviating this issue prior to Mr. Bader building additional properties adjacent on the aforementioned lot.
4. The addition of 70+ smaller lots with smaller home sizes adjacent to the new Hidden Valley Subdivision will likely drive down the property values for the new home owners in both Hidden Valley and South Pointe Subdivisions, and well as other home owners near the property.

Thank you for your time and consideration. We ask that the current zoning of the property be maintained.

Sincerely,
Blane and Morgan Gibson

Courtney McNair

From: JASON JONES <jason.jones@sdale.org>
Sent: Monday, March 25, 2019 6:30 PM
To: Courtney McNair
Subject: Morisani Re-Zone/Tonitown Resident

Planning Board:

My name is Jason Jones and my family and I live at 1410 Valle. First, please allow me to share my appreciation for all you do for the city of Tontitown. I appreciate your willingness to serve your community and I value that you work to provide a quality life for all Tontitown residents. You have a difficult task in managing multiple perspectives while balancing how to be progressive but still hold on to the values that make Tontitown unique and an attractive place to live and work.

The intent of my email is to share my concern about the proposed re-zoning of the property purchased by Michael Bader on Morisani. It's my understanding that he is proposing to build up to 70 homes between 1300 and 1700 square feet. I understand progress and capitalism, but in my humble opinion, 70 homes between 1300 and 1700 square feet on the designated property is excessive and not conducive to the surroundings or infrastructure in place. There are similar developments all across NWA that started out much like the one proposed and in just a short period of time turned in to a neighborhood that no city is proud of. I respectfully request that the board evaluate the impact that this neighborhood will have on Tontitown now and in the future and to consider the impact it will have on surrounding properties and future developments. I thank you for listening, I thank you for not sacrificing the property of current residents for what some may consider as progress, and I thank you for continuing to hold strong to the values that make Tontitown a great place to live and work.

Respectfully Submitted,

Jason Jones
1410 Valle Ln.
Tontitown, AR

Courtney McNair

From: Jennifer Liles <jennjenn1257@yahoo.com>
Sent: Monday, March 25, 2019 9:09 AM
To: Courtney McNair
Cc: The Husband
Subject: Oppose Morsani Acres Subdivision

Good Morning,

I am a current resident of Tontitown at 915 Bausinger Rd. I would like to oppose the new proposed subdivision that is planned as Morsani Acres of 72 lots. My concerns are that there is already increased traffic in the area with the new South Pointe subdivision at the end of the road. I have concerns with the road structure and decreased flow as we are at the end of the water line for Bausinger. These are purely selfish reasons, but alas we have lived in Tontitown for > 4 years. I would like to know what the city's plan is for the roads along Morsani and Bausinger? Are plans in place to resurface and expand the current roads?

Thanks,

Jennifer Liles

Courtney McNair

From: Freel, Hope <terahhf@ostateemail.okstate.edu>
Sent: Monday, March 25, 2019 9:08 AM
To: Courtney McNair
Subject: Morasani Development

To Whom it May Concern,

I'm Hope Wofford from 1268 Valle Ln. I just wanted to state that I am opposed to the re-zoning that is being proposed for the development on Morasani. My husband and I recently bought our (first) home and intentionally bought where we would be surrounded by homes of equal value. We have full trust in the city that this will not change.

Thank you,

Hope Freel Wofford

Courtney McNair

From: Shawn Blakemore <shawnblakemore7854@att.net>
Sent: Saturday, March 23, 2019 2:11 PM
To: Courtney McNair
Subject: Morsani Acres Subdivision- Response

Dear Planning Commission Members,

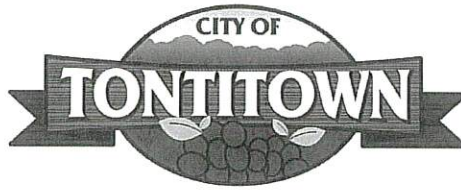
We, the Blakemore Family, would like to make known our objection to the proposed land use zoning change submitted by Mr. Michael Bader in regard to the Morsani Acres Subdivision. The 16.7 acres slated for this project is currently zoned R3. This zoning is one of the many reasons that our family decided to purchase a home located in Hidden Valley Estates, which was also developed by Mr. Bader. We are very happy with our home, neighbors and the neighborhood in general. In keeping with the R3 zoning that Hidden Valley is also under, we would greatly like to see any adjacent or nearby neighborhoods also be held to this standard regarding required home size and appointment.

We are new to Tontitown and are very glad that we chose this unique, historically proud city to be the location of our forever home. We respectfully request that the current R3 zoning on the 16.7 acres for proposed Morsani Acres Subdivision not be changed. Rezoning this land to R5 would lessen the quiet dignity of this area and potentially create significant traffic problems as the roads are more rural than other more densely developed areas. This is a part of the charm and grace that we immediately recognized and wanted to embrace.

Building 70 homes on this property that could potentially be 1,300 square feet will certainly be doing our city a great disservice. As it stands, Tontitown is one of the fastest growing cities in Arkansas. That is something to be very proud of and should be protected against growth that is not healthy for our citizens, infrastructure and business opportunities.

Respectfully,

Shawn and Cindy Blakemore
1394 Valle Lane
479-841-0731



PLANNED UNIT DEVELOPMENT (PUD) RESPONSE
MORSANI ACRES SUBDIVISION

- () I/we have no objections to the Conditional Use Permit
 I/we object to the Conditional Use Permit because:

The Blakemore Family seriously objects to the current proposed use of these 16 acres adjacent to Hidden Valley. We bought our home in good faith that this area was coded R3 & would continue to see like properties developed.

S Blakemore
Signature

Cynthia Blakemore
Signature

sblakemore@fhfoodequipment.com
OPTIONAL: email/phone number *479-841-0731*

This form can be mailed to:
City of Tontitown Planning Department,
P.O. Box 305,
Tontitown, AR 72770.

Or emailed to:
planning@tontitownar.gov



Courtney McNair

From: Jennifer Chacon <jenniferchacon3@gmail.com>
Sent: Wednesday, March 20, 2019 10:22 AM
To: Courtney McNair
Subject: Re: Tontitown Future Land Use
Attachments: doc00908720190320102409.pdf

1286 Valle

Good morning Courtney:

First off, thank you so much for not only answering my questions but also several of my neighbor's questions. We really do appreciate it and you have been so helpful and kind.

Yesterday I did some of my own research and spoke with Patsy Christie the Springdale Planning Director. I am concerned with access points in and out of the Morsani Acres Subdivision.

According to Arkansas Fire Prevention Code

Appendix D

Section D107 – ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwellings units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.31.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

D107.2 Remoteness

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

I know you mentioned Fletcher Ave. would be a future project for the city but knew it wouldn't be a project completed anytime in the near future. I am requesting a copy of the City of Tontitown's plans to extend Fletcher Ave. to Bausinger Road. It is my understanding that Fletcher Ave. will run through property not owned by Mr. Bader in order to connect to Bausinger. Does the city have plans to purchase that property to extend the road? If not, I think the Planning Commission should consider tabling this item until they can provide residents of Tontitown a guarantee and timeline for Fletcher Ave.

Attached is a measured estimate that confirms the two points onto Morsani aren't far enough apart to meet the code provided above.

Again I can't thank you enough for being readily available and willing to help. Also I would like to note I am not opposed to growth or development. Actually, I am excited about the growth in Tontitown and I look forward to future developments.

Respectfully,
Jennifer

On Tue, Mar 19, 2019 at 3:07 PM Courtney McNair <planning@tontitownar.gov> wrote:

Yes, as it is currently a "loop" with two points onto Morsani, it meets the requirements of having more than one way in and out.

Thank you,

Courtney McNair, AICP, CFM

Planning Official

City of Tontitown

201 East Henri De Tonti

Tontitown, AR 72770

479-361-2700 office

479-435-8080 cell

planning@tontitownar.gov

From: Jennifer Chacon <jenniferchacon3@gmail.com>

Sent: Tuesday, March 19, 2019 3:04 PM

To: Courtney McNair <planning@tontitownar.gov>

Subject: Re: Tontitown Future Land Use

I'm actually asking about having two access points into the subdivision to meet fire code requirements.

Again thank you!

On Tue, Mar 19, 2019 at 2:54 PM Courtney McNair <planning@tontitownar.gov> wrote:

Do you mean spacing between homes? If so, yes. The minimum spacing between homes must be 10 feet to meet fire code.

Our Fire Marshal has made comments regarding hydrant spacing, and let the engineer know that at least two more hydrants will be required.

The proposed road is 26 feet wide, which is the width required in front of fire hydrant for emergency access.

If it was none of those, please let me know so I can get the correct information.

Thank you,

Courtney McNair, AICP, CFM

Planning Official

City of Tontitown

201 East Henri De Tonti

Tontitown, AR 72770

479-361-2700 office

479-435-8080 cell

planning@tontitownar.gov

From: Jennifer Chacon <jenniferchacon3@gmail.com>

Sent: Tuesday, March 19, 2019 2:50 PM

To: Courtney McNair <planning@tontitownar.gov>

Subject: Re: Tontitown Future Land Use

It's me again...

I picked up my certified letter today and was looking at the plat that was attached. Which brings me to my latest question... Does this meet fire code requirements for spacing? I would assume that it does but wasn't sure since Mr. Bader is only required for a portion of the road.

Thank you so much for answering all of my questions and being helpful through this process.

-Jennifer

On Tue, Mar 19, 2019 at 11:27 AM Courtney McNair <planning@tontitownar.gov> wrote:

Yes, Mr. Bader is required to construct his half (and it will be constructed so that it can be used for this subdivision for many years). At such time that Tontitown does make that connection, the City will be responsible for constructing it out fully to meet our specifications. I have attached our typical street sections.

Mr. Bader is providing all of the required Right-of-Way for this class of road, and none of the property involved is on property within the Hidden Valley Subdivision.

Thank you,

Courtney McNair, AICP, CFM

Planning Official

City of Tontitown

201 East Henri De Tonti

Tontitown, AR 72770

479-361-2700 office

479-435-8080 cell

planning@tontitownar.gov

From: Jennifer Chacon <jenniferchacon3@gmail.com>

Sent: Tuesday, March 19, 2019 10:45 AM

To: Courtney McNair <planning@tontitownar.gov>

Subject: Re: Tontitown Future Land Use

Thanks for speak with me earlier and for sending this.

Can you explain the road that will run between to two subdivisions to me again? I tried to explain it to my husband and ended up getting both of us confused. I believe you mentioned Bader would be responsible for half of the road and Tontitown for the other half? If that's correct, how does that work?

Thanks!

Jennifer

On Tue, Mar 19, 2019 at 9:10 AM Courtney McNair <planning@tontitownar.gov> wrote:

Jennifer,

Please see the attached KMZ file and PDF file of the Future Land Use that was adopted in November 2018.

Thank you,

Courtney McNair, AICP, CFM

Planning Official

City of Tontitown

201 East Henri De Tonti

Tontitown, AR 72770

479-361-2700 office

479-435-8080 cell

planning@tontitownar.gov

Courtney McNair

From: KMW <kelleywaters@gmail.com>
Sent: Wednesday, March 20, 2019 5:50 PM
To: Courtney McNair
Subject: PUD Morsani Estates

To Whom it May Concern:

I knew when I purchased my lot in Hidden Valley Estates that the land directly behind me would soon be developed. I object to the Planned Unit Development. I want to be able to trust that our City will maintain the requirements for R-3 zoning, specifically 9,600 square feet per unit. Please do not accept the developer's desire to decrease the lot sizes to less than 7,000 square feet so 72 lots with 1,300-1,600 square foot homes can be crammed onto .17-.20 lot sizes. We would like for him to stay true to how he built his recent developments of Hidden Valley Estates and South Barrington Estates (Forza Lane). Our neighborhood, as well as Southpointe, off of Barrington, are very similar. We have lot sizes that are a little more than 1/3 of an acre (14,520 square feet) and go up to almost 1/2 of an acre (21,780 square feet). Southpointe has lots that range from .22-.50 acres with the majority in the 1/3 of an acre range. The minimum square footage in Southpointe is 1,750. Our developer claims the minimum square footage in Hidden Valley is 1,700 sq ft, but there aren't any homes under 1,900 square feet. We are happy with our homes and quality of our homes, but we do not agree with a plan that does not stay consistent with what has been and is being built in the immediate vicinity. We fear a neighborhood of this size has the potential to decrease our property values.

We have some major drainage issues on the north side of our neighborhood, which runs along my backyard. I have been told the ditch that was recently dug is a "temporary solution" and the issue is being addressed with the "new project." I hope the engineer will be able to reassure us that this will be resolved first and it will be done the right way.

We do have concerns about the condition of Morsani Avenue and Bausinger Road. Our current infrastructure does not support the fast development with Southpointe and Morsani Estates being completed in the next 2 years. These roads will soon see a major increase in traffic. Does our City have plans to widen, stripe and curb these roads? Getting onto 412, to head west and even east, can be difficult. One of our residents said there were plans for a light at Klenc. A light would be helpful at the west end of town too, but these lights will only cause more problems with the normal flow of traffic along 412.

Please maintain and enforce the 9,600 square feet per unit R-3 zoning criteria so Morsani Estates has fewer homes built with slightly bigger lot sizes and square footage in a range closer to what is being built in the area. I truly believe with the growth we are seeing in our City, a slightly bigger lot size and home size will still be very desirable and there's no doubt they will sell.

Thank you for your consideration in this matter.

Sincerely,
Kelley Waters
1332 Valle Lane
918.606.5615

Courtney McNair

From: Beaver, Jennifer L <Jennifer.Beaver@Mercy.Net>
Sent: Wednesday, March 20, 2019 2:21 PM
To: Courtney McNair
Subject: Morsani Acres Subdivision Rezone

Tontitown Planning Commission and City Council Members,

My name is Jennifer Beaver. My husband, David Beaver, and I are home owners to a property just south of the proposed rezone area known as Morsani Acres Subdivision. We have recently been told that the builder, Michael Bader, is proposing a 72 lot subdivision with a minimum home size of 1300 sq. ft. As you can imagine, this was surprising and quite concerning to those of us who have homes in the area.

We understand the need for progress and want to express that we are not against development in that area. Truth be told, we expected it at some point in the future. Our concerns are the large capacity and drastic drop in the size of homes being proposed vs. the original zoning and what that will mean as far as property values and congestion on the roads (especially at peak times).

As stated above, our main concern is what this will do to the property values in our neighborhood and town. My husband and I made a conscious decision to move to Tontitown from Springdale due to the fact that Tontitown is recognized for being a very nice area where the powers that be are historically known for making decisions in the best interest of the community as a whole. In areas where the planning committees have allowed high capacity housing (such as smaller home size subdivisions and apartment complexes), the population tends to become one of a transient nature and crime levels, upkeep of the homes and property values have suffered greatly due to this. We hope and pray that this trend is not the future for Tontitown.

Additionally, the roads leading to this subdivision (Mantegani and Morsani) are narrow 2 lane roads. Although they are paved, there are currently large potholes and edge erosion is occurring. There is also a larger subdivision going in further south on Bausinger and the road is already deteriorating even prior to that additional traffic. Another issue is what will likely occur at the intersection of 412 as the area grows and I am sure the current infrastructure cannot sustain the increased capacity.

Please add this letter to what I am sure is a growing stack from concerned property owners in opposition of this proposed change. Thank you for your consideration.

Sincerely,
Jennifer and David Beaver
1378 Valle Ln.

Jennifer L. Beaver

Senior Financial Analyst
Mercy Health System
(479) 338-3462

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Courtney McNair

From: Whitney Silva <mrswhitsilva@gmail.com>
Sent: Tuesday, March 26, 2019 11:51 AM
To: Courtney McNair

1247 Valle

Hi,

I wanted to send my concerns Regarding the public hearing on the adjoining Morsani subdivision. I feel that dividing the lots to smaller homes will decrease the value of the surrounding homes and properties. I vote that they keep the lots to the original size and ensure the homes are equal value to the surrounding properties.

My family just recently moved to Tontitown it seems to have high standards and I wouldn't think they would want to lower them.

Thank you,
Whitney Silva

Courtney McNair

From: Richard Roberts <richard@admiralexpress.com>
Sent: Tuesday, March 26, 2019 11:24 AM
To: Courtney McNair
Subject: Public hearing-March 26th 2019

To whom it may concern,

Due to a previous commitment, I will be unable to attend tonight's public hearing regarding re-zoning of the property located on Morsani. After living in Springdale for the past 17 years, my wife and I recently built a new home located at **1415 Valle Lane** (Hidden Valley Estates) and have lived here since February 15th, 2019. We plan to retire here and enjoy the rural surroundings.

We love living in Tontitown and the sub-division that was developed by Michael Bader met all of our criteria to justify our decision to move. The 16 acres located adjacent to Hidden Valley Estates, could be another desirable sub-division that will attract more families to our city but to consider and grant the re-zoning to be higher density housing would be a mistake. The current R-3 Zoning is the ideal zoning to attract families to our city and maintain the best appearance that new homeowners are wanting in a sub-division. Look beyond today and ask yourselves the following question.....what will these homes look like 20 years from now if 70 single family homes with a 1,300 sq. ft. minimum occupy this 16 acre tract? The city of Springdale has many neighborhoods just like this which clearly answer that question.

Thank you for your consideration and service to our community,

Respectfully,
Richard and Phyllis Roberts

Richard Roberts

Space Planning & Furniture Sales
Senior Designer

**ADMIRAL
Express**

P 479.616.1945

M 479.856.2705

richard@admiralexpress.com

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CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **March 26, 2019**
Project: **112 West Forty**
Planner: Courtney McNair

AGENDA ITEM

D

REZONING REQUEST

495-569 N. Maestri

Parcel # 830-37584-000, 830-37625-000, 830-37583-000, 830-37632-000, 830-37585-001

SUMMARY: Request to rezone a piece of land that is approx. 49.91 acres in size from **R3** and **C1** to **R-MF**

CURRENT ZONING: **R3 and C-2 – Residential** single family with a minimum 9,600 SF lot size, and **Light Commercial**.

REQUESTED ZONING: **R-MF- Residential Multi-Family** -16 units/acre maximum

FUTURE LAND USE CATEGORY: **RC-N** Residential Commercial Neighborhood

CITY WARD: 2- Arthur Penzo and Larry Ardemagni

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

Water: Tontitown Water, existing 8-inch line

Electric: Ozarks Electric

Sewer/Septic: Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

This property is owned by 112 West Forty and 112 Streetside, LLC, and the applicant is the same. The property is located within the City Limits of Tontitown. It takes access from N. Maestri Road (N. Hwy. 112). Additionally, the Master Street plan shows Liberty Ave, and Sbanotto Ave, extending over to N. Maestri. The applicant is working with an adjacent property owner to the North (Ozark Self Storage Units) to discuss this alignment. This discussion came about due to information the City received from ARDOT on the access management control plan for N. Maestri Road. The City will most likely recommend one road in this general area instead of two, and those plans will be reviewed at Preliminary Plat/LSD plan stage.

The applicant is requesting to change the zoning from R3 and C1 to R-MF in order to allow a combination of multi-family uses in the future. Originally, the applicant was also requesting Preliminary Subdivision plat and Preliminary Large-Scale Development plan approval, but have asked that those plans be tabled at this time as they work with the adjacent land owner in response to ARDOT's access management plan.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Residential Commercial Neighborhood (RC-N). From the Vision Plan Document adopted by the City Council in November 2018:

RESIDENTIAL COMMERCIAL NEIGHBORHOOD (RC-N)

Neighborhood Mixed Use Areas are more densely developed than the residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation allows a wide spectrum of uses and encourages density in all housing types, from single family to multifamily.

A mix of residential and non-residential development (excluding industrial uses) is permitted; the ideal mix of uses will be moderate density residential, office, and commercial uses, with additional open space amenities included within the development site.

Nonresidential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

Neighborhood Mixed Use Areas encourage complete, compact and connected neighborhoods. While they encourage more dense development patterns, they do recognize existing conventional strip commercial developments and their potential for future redevelopment in a more efficient layout. Up to 18 multifamily dwelling units/acre.

STAFF ANALYSIS: This project is in line with the Future Land Use map.

APPROVAL CRITERIA:

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

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

STAFF ANALYSIS: The current Future Land Use Plan shows this area as Residential Commercial Neighborhood. This request is in line with the Future Land Use Map.

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

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

STAFF ANALYSIS: This area has not been developed at this time. The alignment N. Maestri Road with access control will impact this property. The developer is working with the adjacent neighbor to try and find a solution that will benefit both developments and the City, while respecting ARDOT’s plans. There is water and sewer available for connection.

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

STAFF ANALYSIS: The requested use is for multi-family zoning; surrounding properties are zoned for Commercial and Residential uses

North-zoned C2

East-zoned C2/R3

South-zoned C2

West-zoned C2/R3

Property on the east side of N. Maestri Road are developed as single-family and multi-family housing. To the south is light industrial/service commercial in nature. To the north is the Ozark Self Storage Units (has approval, but not yet constructed). Property to the west is currently low density residential.

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

STAFF ANALYSIS: This property could be suitable for light commercial (and may still have a light commercial component), and possibly R3 residential, but multi-family along a major corridor usually makes a more appropriate zoning type than single-family residential.

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

STAFF ANALYSIS: This proposed rezoning should not detrimentally affect nearby property. Traffic will be on N. Maestri Road, which is a state highway that is slated to be improved. Drainage will be fully evaluated at the technical plan review. Odor, noise, and light are not typically concerns for this type of development request.

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

STAFF ANALYSIS: This property has never developed as light commercial or residential. It was zoned light commercial and residential when the applicant purchased the property.

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

STAFF ANALYSIS: This impact is expected to be minimal to utilities, streets, drainage, parks, open space, fire, police, and emergency services. There is adequate water and sewer that can be connected. Drainage will be reviewed by the City Engineer for compliance, and the fire marshal will review access and fire hydrants at the technical plan review phase of development.

TECHNICAL INFORMATION:

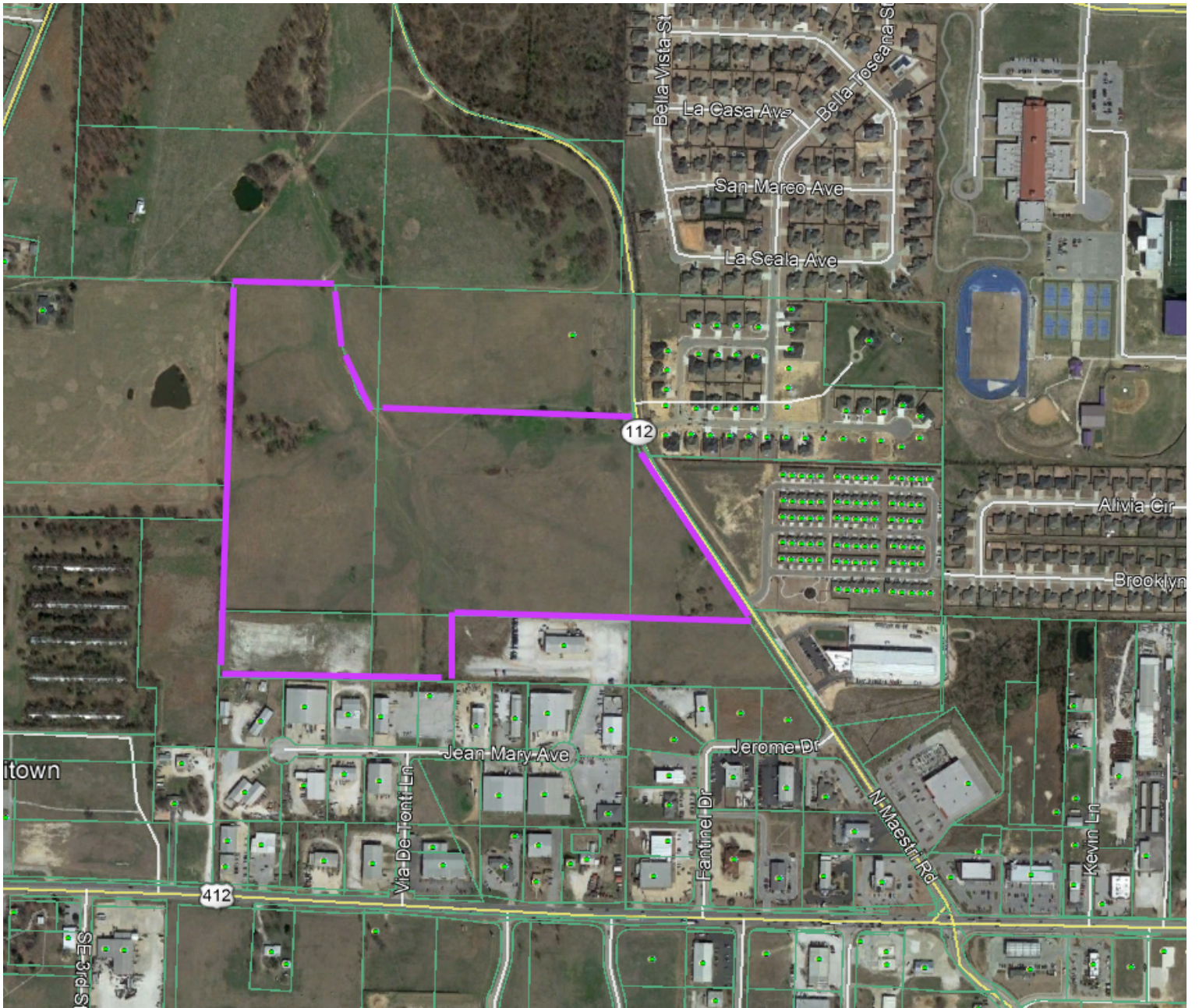
Technical information will be addressed at the Preliminary Subdivision and Preliminary Large-Scale Development stage of review.

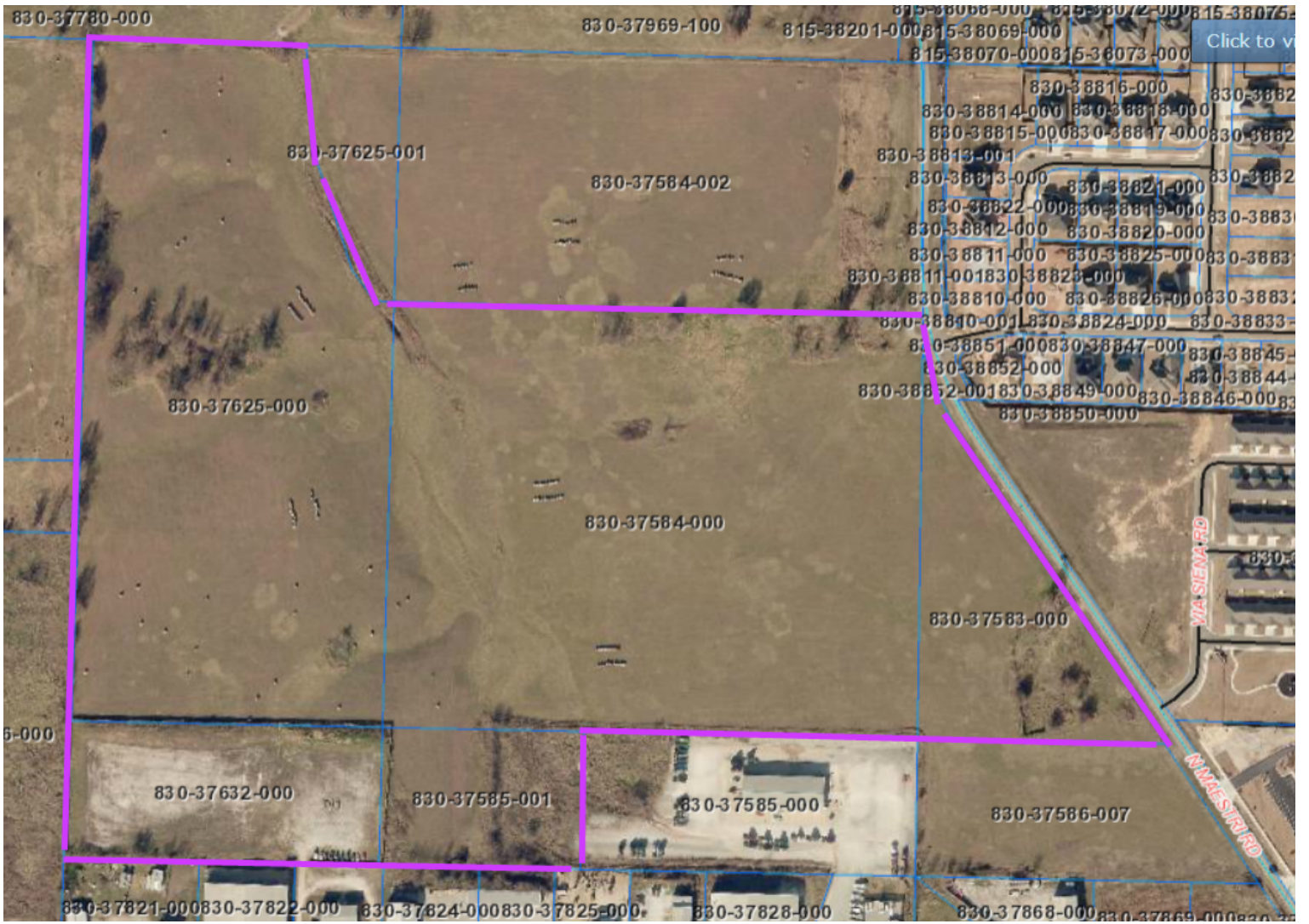
NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received two “in favor” written comments regarding this project.

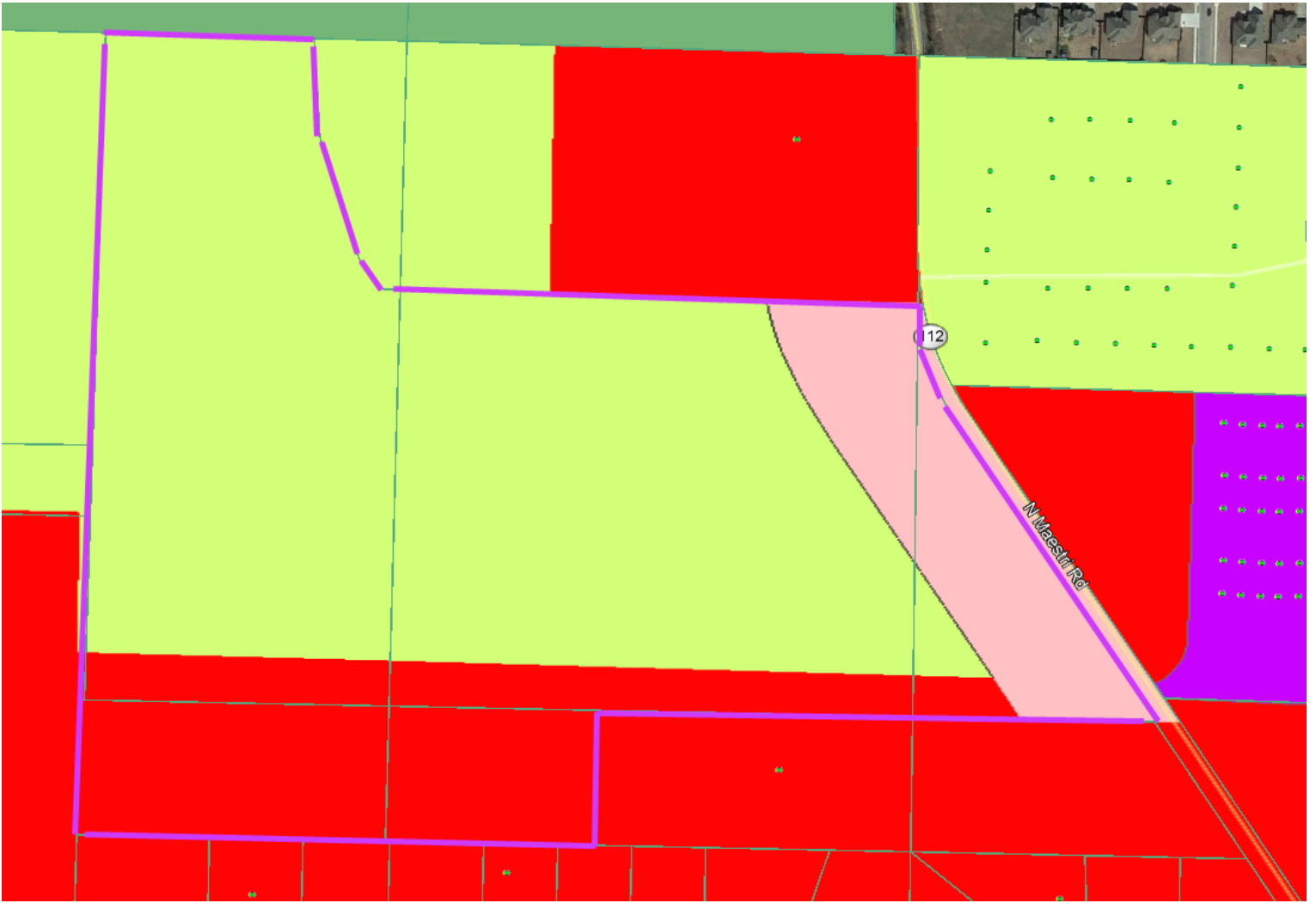
STAFF RECOMMENDATION: Based on the Future Land Use Plan, and the availability of utilities and access, staff recommends approval of the 112 West Forty Rezoning Request to change the zoning from R3 and C1 to R-MF.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This rezoning must proceed to the City Council for approval.
2. This project must proceed through the Large-Scale Development process, and address all technical information.









CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **March 26, 2019**
Project: **Patriot Metals**
Planner: Courtney McNair

AGENDA ITEM

E

i. REZONING REQUEST

ii. PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL

Musteen Road
Southeast corner of W. Henri de Tonti (W. Hwy. 412) and Musteen Road
Parcel # 830-37897-400

Rezoning Request

SUMMARY: Request to rezone a piece of land that is approx. 15.73 acres in size from **C-2** to **I**

CURRENT ZONING: C-2 - General Commercial. -This purpose of this district is to provide appropriate locations for commercial and retail uses that are convenient and serve the needs of the public. Appropriate locations for this district are generally along heavily traveled arterial streets, where convenient access and high visibility exist. However, development of groupings of facilities shall be encouraged in the future, as opposed to less desirable strip commercial, such as that that exists along U.S. 412.

REQUESTED ZONING: I -Industrial - The industrial zoning district is intended to provide for the development of light to medium intensity industrial uses and their related facilities. Certain commercial and other complementary uses are also permitted. Appropriate standards for the district are designed to assure compatibility with other similar uses and to minimize any conflicts with non-industrial uses located in close proximity to industrial uses. Suitable uses in this district include freight terminals, warehousing, wholesaling, packaging, storage, storage yards, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Adequate and suitable transportation facilities are a necessity to this district. Industrial uses must be screened from more restrictive uses.

FUTURE LAND USE CATEGORY: RC-C Residential and Commercial Core

CITY WARD: 3 – Don Doudna and Tommy Granata

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

Water: Tontitown Water, existing 8-inch line

Electric: Ozarks Electric

Sewer/Septic: Septic

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

This property is owned by STR Holdings, and the applicant is also STR Holdings. The property is located within the City Limits of Tontitown. It takes access from Musteen Road and has road frontage on W. Henri de Tonti Blvd., but no access is planned.

The applicant is requesting to change the zoning from C-2 to I in order to use this site for a large manufacturing/warehouse use. They have also submitted application for the Preliminary Large-Scale development in order to begin construction of the proposed 56,645 SF building. Please see the applicant's letter (attached) for additional information.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Residential and Commercial Core (RC-C). From the Vision Plan Document adopted by the City Council in November 2018:

“RESIDENTIAL AND COMMERCIAL CORE (RC-C):

Town Center Areas contain some of the most intense and dense development patterns within the City, as well as the tallest and greatest variety of buildings.

This is a higher intensity mixed use category, allowing for larger stores and more intense traffic patterns.

A mix of residential and non-residential development (excluding HEAVY industrial uses) is permitted. The residential component of this category will include higher intensity multifamily developments, and single family residential would likely be townhome or row house development models. The ideal mix of uses will be moderate to high density residential, office, and commercial uses, with additional open space amenities included within the development site.

These areas will accommodate row houses, apartments, local and regional retail, including large-scale stores, hotels, industry and entertainment uses. These areas are typified by their location adjacent to major thoroughfares with high visibility, usually automobile-dependent customers and large areas dedicated to parking. Although Urban Center Areas recognize the conventional big-box and strip retail centers developed along major arterials, it is expected that vacant properties will be developed into traditional mixed-use centers, allowing people to live, work and shop in the same areas.

Up to 20 multifamily dwelling units/acre.”

STAFF ANALYSIS: This project is not perfectly in line with the Future Land Use Plan, but it is very near areas designated for Light Industrial uses. The requested use is a light industrial use. In addition, the majority of the uses allowed by right in the Industrial Zoning category that is being requested are light industrial uses. The uses that would be heavy industrial uses are not allowed by right in our current industrial zoning, but rather by Conditional Use Permit which requires another layer of compatibility review.

APPROVAL CRITERIA:

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

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

STAFF ANALYSIS: The current Future Land Use Plan shows this area as Residential and Commercial Core. This request is not in line with the Future Land Use Map, but is near areas that are listed as Light Industrial uses.

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

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

STAFF ANALYSIS: This area has not been developed at this time. The alignment of the Hwy. 612 bypass will impact this property. The developer has worked with ARDOT in order to design the site layout. Based on this layout from ARDOT, and the topography, the likelihood that this area would be suitable for commercial is low. They are re-routing Musteen Road, and it will be an access road offset from W. Henri de Tonti Blvd. There is adequate water, and the applicant has had a soil suitability test completed in order to install a septic system. The applicant has worked with the electric company, and three phase power is being brought to the site to service the proposed facility.

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

STAFF ANALYSIS: The requested use is for Industrial zoning; surrounding properties are zoned for Commercial, residential, and agricultural uses.

North-zoned C2

East-zoned C2

South-County zoning for Agricultural/Single Family Residential uses

West-zoned C2

The surrounding uses appear to be mostly large lot residential/agricultural. The applicant has addressed compatibility in their plans and letter. They are proposing screening and grading to be more compatible with the surrounding properties. Additionally, any industrial use would be evaluated, and be required to address the surrounding lesser uses.

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

STAFF ANALYSIS: This property could be suitable for Commercial use which is the current zoning. It is along the main thoroughfare of W. Henri de Tonti, but access will be reduced when Musteen is realigned. Retail commercial will most likely not develop here, but other service type commercial could potentially develop here.

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

STAFF ANALYSIS: This proposed rezoning should not detrimentally affect nearby property. Light industrial uses are well suited for the edge of city limits. While some industrial uses can impact traffic, odor, noise, and have impactful hours of operation, the proposed light industrial use should not. Hours of operation are proposed to be 6:00 am-4:30 pm. There are approximately three expected trucks per day, and only employee traffic otherwise. All proposed activities will be limited to inside the proposed building. Additionally, as stated above, heavy industrial uses are not allowed by right in our current industrial zoning code. There would be an additional layer of compatibility review if something with a heavier industrial use were to be developed on any property zoned as Industrial.

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

STAFF ANALYSIS: This property has never developed as commercial. It was zoned commercial when the applicant purchased the property.

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

STAFF ANALYSIS: This impact is expected to be minimal to utilities, streets, drainage, parks, open space, fire, police, and emergency services. There is adequate water, the soils were found adequate to support a septic system. Drainage is being reviewed by the City Engineer for compliance, and the building is proposed to be sprinklered.

TECHNICAL INFORMATION:

Technical information is addressed below in this report with the Preliminary Large-Scale Development stage of development request.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received one "in favor" written comment regarding this project.

One neighbor did call to ask for additional information, but did not state whether he was in favor or opposed to the proposed project. They asked specifically about uses allowed in Industrial zoning. To clarify, most of the uses allowed by right (with no additional zoning review-all would require Large-Scale review) are light to medium impact. The heavier industrial uses, such as, Asphalt or Concrete Plants, Auto wrecking or salvage yards, Mining and Quarrying, would only be allowed by Conditional Use Permit, and therefore would have another layer of compatibility review.

STAFF RECOMMENDATION: Based on information about the re-alignment of Musteen Road/the proposed 612 Bypass, and the topography of this site, staff feels that commercial uses will be less likely in this area than other areas along the W. Henri de Tonti corridor. Staff recommends approval of the request to rezone this property from C2 to Industrial.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This rezoning must proceed to the City Council for approval.
2. This project must proceed through the Large-Scale Development process, and address all technical information. Any approvals granted related to the Large-Scale Development will be contingent on City Council approval of the rezoning.
3. This project shall develop generally as is stated in the applicant's letter and presented in the plans.

Preliminary Large-Scale Development (LSD) Request- the rezoning request must be approved prior to consideration of this LSD request.

SUMMARY: Preliminary Large-Scale development request in order to begin construction of the proposed 56,645 SF Patriot Metals building.

CURRENT ZONING: I-Industrial

CITY WARD: 3 – Don Doudna and Tommy Granata

FLOODPLAIN: No

MS4 AREA: No

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water, existing 8-inch line, can service this property.

Electric: Ozarks Electric -All offsite easements needed to extend the electrical service to this site is the responsibility of the developer. Documentation shall be presented to Ozarks Electric prior to work beginning. A note was added to the plans that once the travel path of the electric lines is determined, the easement will be filed. A 30-foot Utility Easement is required along all Ozark Electric Overhead Lines.

Sewer/Septic: Septic-new soils work is required as the location of the building moved since the time of the first report. The first report was favorable, and there is no reason to believe the second will not be. This must be completed, and a full septic system designed prior to any building permits being issued. If truck washing is proposed on site, the septic system must be designed to handle that runoff as well. Truck washing water must be treated in a sanitary disposal system.

Phone: AT&T No concerns were submitted.

Natural Gas: Black Hills Energy No concerns were submitted.

Cable: Cox Communications No concerns were submitted.

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

Roads/Parking/Sidewalks:

This property has access on to Musteen Road. It currently has frontage along W. Henri de Tonti Blvd., however, when ARDOT re-aligns Musteen Road with the 612 Bypass, this lot will lose frontage on W. Henri de Tonti.

Currently, the applicant plans one entrance onto the existing Musteen Road. When Musteen is completed by ARDOT, the applicant will add a second entrance that connects on the other side to the new Musteen Road. ARDOT will be the entity constructing this portion of Musteen Road as part of the 612 Bypass, not the applicant.

Musteen Road is currently a gravel road, but based on the short distance to access this site, and the upcoming relocation, staff is not recommending that any improvements be completed on Musteen at this time. There is no concern for the current location of the proposed entrance.

Employee parking is shown. If in the future additional parking is required, the applicant will need to submit a grading permit to construct a new parking area.

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.

Fire:

The applicant is proposing to add one additional hydrant to the site (there is one already located at the Musteen Road entrance). The building is proposed to be sprinklered, and an FDC -Fire Department Connection- is shown on the plans.

The Fire Marshal has reviewed the preliminary life safety plans and has stated that they are acceptable. Additional information will be required once the building layout is known. If necessary, an additional exit door may be required. Full architect plans must be submitted prior to issuing building permits. All remaining life safety information will be reviewed at that time.

Standard requirements regarding exit lights/emergency lights, fire extinguishers, road compaction, and required knox box system shall apply.

The main drive aisles are 24-feet wide. All turns have the required radius for fire apparatus access. Fire Lane striping or "No Parking" signs must be added per the Fire Marshal. All interior drives must meet the required compaction rating to support emergency vehicles.

Police:

No concerns were submitted.

Drainage:

There is a detention pond shown for this site. The applicant's engineer submitted a drainage report for review. The City Engineer reviewed and made comments. The City Engineer has provided additional comments on the resubmitted information.

All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

Architectural Design Standards:

Architectural plans were submitted. The plans submitted do not meet the 75% masonry requirement, and they do not meet the roof line articulation requirement

The applicant is requesting a waiver from the required architectural elements. WAIVER-ARCHITECTURAL DESIGN STANDARDS

Additional Planning Information:

Any signage requested shall be permitted separately.

As this is an industrial use, the applicant must take extra steps to provide buffering/screening to less intense adjacent uses. The proposal includes a landscape plan that is above the minimum requirements in code, and that plan includes a row of evergreen type trees along the south property line in order to buffer the adjacent residence. There is also one residence across Musteen that is pretty near this site, and the applicant is showing additional plantings between that residence and the proposed building. All other adjacent uses are a further distance apart.

STAFF RECOMMENDATION: There are a few technical details that remain to be addressed at the Construction Plan phase of plan review, but the overall design should not change significantly. Any significant changes as a result of further information will be required to come back to this Board.

Therefore, staff recommends approval of Patriot Metals Preliminary Large-Scale Development 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 shall be completed and posted on site prior to construction.
3. 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.
4. Water and Septic Systems plans shall be approved prior to construction.
5. If in the future additional parking is required, the applicant shall submit a grading permit to construct a new parking area.
6. If any signage is desired, it must be permitted separately and shall comply with all current sign codes.
7. "No Parking" signs / fire lane striping shall be placed per the Fire Marshal.
8. FDC locations shall be approved by the Fire Marshal.
9. Full architect plans shall be submitted prior to issuing building permits.
10. All Life Safety information shall be submitted prior to a building permit being issued.
11. All interior drives shall meet the required compaction rating to support emergency vehicles.
12. Correct all comments from the City Engineer prior to Construction Plan approval.
13. The Landscaping and Buffering must be installed generally as proposed.
14. The applicant shall apply for all required permits prior to construction.
 - a. Pre-Construction Meeting must be held and plans approved.
 - b. SWPPP BMPs must be inspected and approved.
 - c. Building permits must be submitted and approved.

15. Once all Engineering Statements are received by the City, any additional charges will be sent to the developer in an invoice to be paid prior to the issuance of a Certificate of Occupancy.
 16. Final Large-Scale Development plans, fees, inspections, and approval is required prior to the issuance of a Certificate of Occupancy.
 17. Any approvals granted related to the Large-Scale Development will be contingent on City Council approval of the rezoning.
-

Waiver Requests-

“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.”

WAIVER-ARCHITECTURAL DESIGN STANDARDS:

Architectural plans were submitted. The plans submitted do not meet the 75% masonry requirement, and they do not meet the roof line variation or wall articulation requirement.

According to the applicant’s architect “this building is being built in an agricultural area with only a few houses and buildings in the surrounding area. The main entry of the building will have a natural stone veneer wainscot and horizontal wood slats. The remaining warehouse façade will consist of light gray vertical metal panel.”

Additionally, the applicant is proposing to use a gable roof instead of the typical single slope roof usually seen on warehouse buildings.

STAFF ANALYSIS: Staff finds 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. As staff has discussed with the Board before on industrial type buildings, it would be out of place, and serve no purpose to strictly enforce the masonry requirements on this building. Granting this waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area, and will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Additionally, staff finds the gable roof adds a level of architectural variation on its own in order to mitigate the roof line articulation provision. The front entrance area is very detailed and should help offset the consistent linear façade of the remainder of the building.

The applicant is also adding landscaping that is above what code requires, which will enhance the site.

STAFF RECOMMENDATION: Staff recommends approval of the waiver allowing less than 75% masonry façade, not requiring the roof to have height changes every 100 linear feet, and not requiring the façade have articulation every 100 linear feet.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This building must generally develop as proposed.
2. If the roof type is changed from a gable, or the front entrance façade reduced, the applicant shall be required to seek an additional waiver from this Board.



7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350
www.batesnwa.com

March 5, 2019

Re: Patriot Metals, LLC LSD & Rezone Request

To: Tontitown Planning Department

We are proposing a Large Scale Development with a 56,645 square foot warehouse building and requesting a rezoning on behalf of our client, STR Holdings, LLC. The subject parcel is 830-37897-400 and is located along the south side of Highway 412 at the intersection of Musteen Rd. and Highway 412.

Our client kindly requests this parcel be rezoned from C-2 to Industrial where we feel this would be compatible with the current highway 412 frontage and future highway 412 bypass intersection. Both east and west adjacent property owners share the current zoning for C-2, however, the adjacent property to the south is located within Washington County zoning district for residential and agricultural use. Our client is proposing to buffer the south property with cypress tree landscaping. This landscape buffer will also aid in the noise trespass for the current highway 412 traffic as well as the future highway 412 bypass traffic for this adjacent property owner.

The business use will be for a metal building panel roll forming with related business office use. An 8,000 square feet area will be used as a tennis court and fitness room, which will be strictly for personal use. A possible building expansion area is shown on the plans; however, the date of this expansion is undetermined at this time. Any future building expansion will be presented for a large scale development that is separate from this submittal.

The hours of operation will be Monday through Friday from 6:00 a.m. until 4:30 p.m. with no retail sales. This location will be for material delivery. On average, there will be one delivery truck per day, and approximately 2 to 3 shipment trucks per day shipping out material. All material will be contained within the proposed building, and no material will be stored outside. All on site activity will be performed inside of the building by trucks entering through the overhead door entry ways on the south side and passing through the north side overhead doors. Material will also be loaded and unloaded onto trucks using the loading dock.

Landscaping will be above the minimum requirements, as shown on the landscape plans. Although there is currently an existing dense evergreen screening located along the north side of the existing house on the south adjacent property, focus and attention is also given to buffering the south property line. The American Pillar cypress tree is known to be a fast growing (18-24 inches per year) evergreen screening tree. For this reason, we are



7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

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

www.batesnwa.com

proposing a dense line of these trees in the areas that will be open to view on the south property line when outside of the south property owners existing screening. Due to the grading, we are not proposing any screening in the sloped area. This slope will create a 65 foot screening berm itself.

Trash dumpsters will be located on the south side of the proposed building and to the east of the loading dock. This dumpster location was selected for multiple reasons: it is easily accessible for this use, the refuse collection can easily be maneuvered, and the screening requirements are met with using the building, loading dock, and south evergreen screening.

There will be approximately 8 employees for this business. Parking was calculated for total employees parking, plus extra. Various parking options are located around the building. There are multiple other design options available, should it be determined that more parking is needed in the future.

Lighting will consist of wall packs. No pole lighting is proposed at this time; however, any future proposed pole lighting will be indirect and shielded from neighboring properties to not cause light disturbance to drivers or neighbors. A wall pack lighting cut sheet is provided with this submittal for your review.

Signage will be wall mounted on the northeast side of the building. No freestanding signs are proposed at this time; however, a freestanding American flag pole will be located on the north side of the building. The exact location of this flag pole will be determined at a later date.

Soil work was previously done and indicated this soil is suitable for a septic system. However, this initial test was done in a location for the proposed building and grading area. A second test location will be scheduled, and a full septic system design will be done after this test and then submitted for review and approval from the Arkansas Health Department.

Please contact me if you have any questions.

Sincerely,

Tina Ford

Project Manager

Bates and Associates, Inc.

Burris Architecture

820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

Date: March 19, 2019

To: City of Tontitown Planning Commissioners

PROJECT NAME: PATRIOT METALS

Re: Design Standards Waiver Request

Acting as the owner's agent, Burris Architecture respectfully requests a waiver from the following Tontitown Code of Ordinances:

152.151 Design Standards for Large Scale Developments

(E) Building Design

(1) Materials.

We respectfully request a waiver of the design standard for 75% materials on the primary façade. This building is being built in an agricultural area with only a few houses and agricultural buildings in the surrounding area. The main entry of this building will have a natural stone veneer wainscot and horizontal wood slats. The remaining warehouse façade will consist of light grey vertical metal panel.

(5) Wall Articulation.

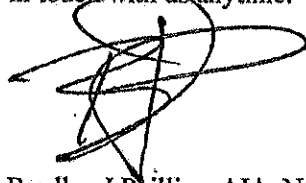
We respectfully request a waiver of the design standard for no uninterrupted lengths of a façade exceeding 100' in length. This is a warehouse manufacturing building in an agricultural area and is consistent with surrounding building without having articulation on the facades every 100'.

(7) Roofs.

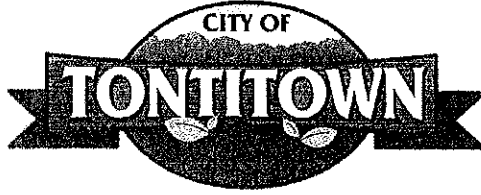
We respectfully request a waiver of the design standard for changes in height every 100 linear feet of building length. This building is a pre-engineered metal building with a gable roof. The gable roof is consistent with building in the surrounding area.

As an alternative to the above-mentioned building design standards for which we are requesting design waivers; we propose significantly increase our landscaping to help beautify the site.

We appreciate your consideration of these waivers. If you have any questions, please feel free to in touch with us anytime.



Bradley J Phillips, AIA, NCARB
479-790-1193
BJ@burrisarch.com



REZONING REQUEST RESPONSE
Patriot Metals, LLC

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

Rod R. Daugherty

Signature

Signature

rrdaugherty@aol.com *479-530-4264*

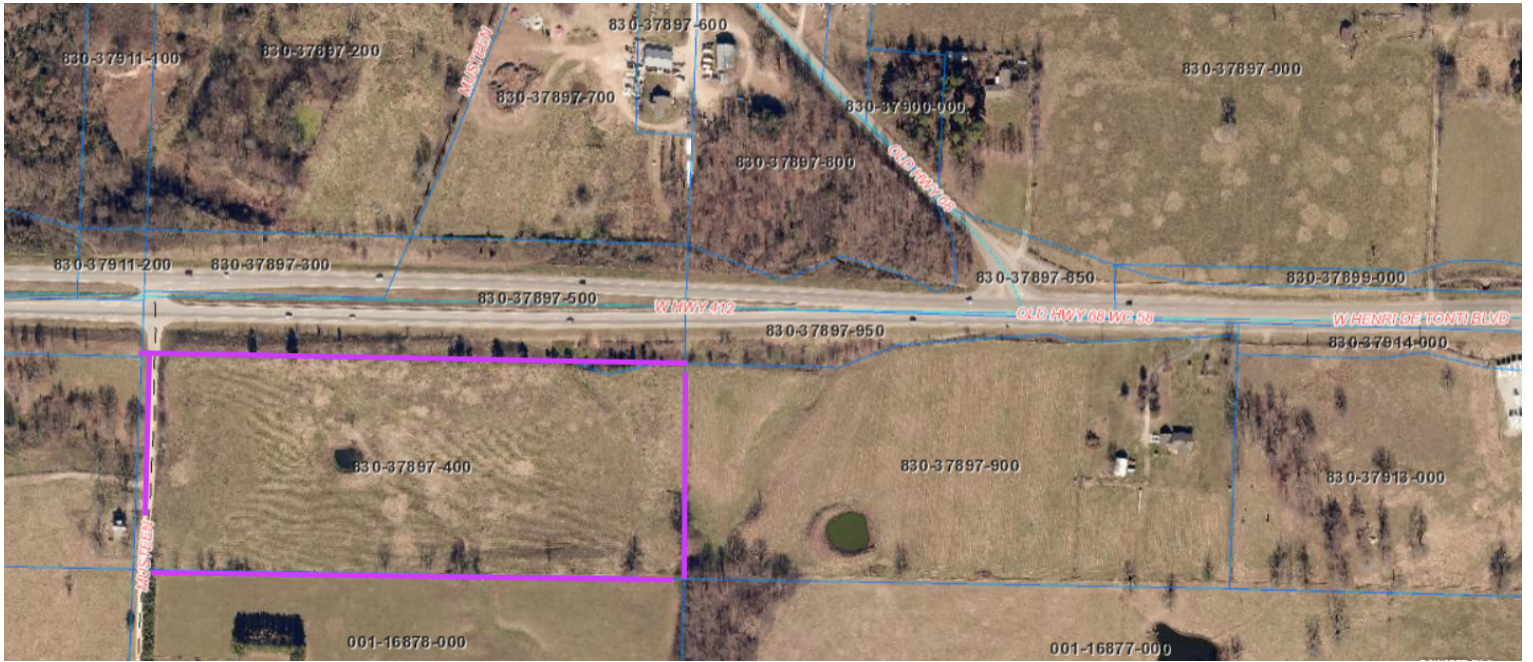
OPTIONAL: email/phone number

This form can be mailed to:

City of Tontitown Planning Department,
P.O. Box 305,
Tontitown, AR 72770.

Or emailed to:

planning@tontitownar.gov



PATRIOT METALS, LLC

TONTITOWN, ARKANSAS

LARGE SCALE DEVELOPMENT PLAN

GENERAL NOTES TO CONTRACTOR

- 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.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- 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.
- CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- 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.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF TONTITOWN'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- 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, Derrick L. Thomas, 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. 1642

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, Geoffrey H. Bates, 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. 9810

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

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

Date of Execution: _____

Chairman, City of Tontitown Planning Commission

OWNERSHIP OF DOCUMENTS

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

SAFETY NOTICE TO CONTRACTOR

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

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

ENGINEER'S NOTICE TO CONTRACTOR

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



VICINITY MAP
N.T.S. NORTH

CONTACT INFORMATION

CITY OF TONTITOWN WATER & SEWER

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

ELECTRIC

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

CABLE

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

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

EXISTING HYDRANT INFORMATION:

HYDRANT #6-J11
1,017 GPM
112 STATIC
45 RESIDUAL

HYDRANT #6-J21
1,017 GPM
112 STATIC
44 RESIDUAL

LEGAL DESCRIPTION:

A PART OF THE N½ OF THE NW¼ OF THE SW¼ OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID 20 ACRE TRACT; THENCE S89°49'40"E 1317.52 FEET; THENCE N00°51'08"E 522.50 FEET TO THE SOUTH RIGHT OF WAY OF THE PROPOSED NEW HIGHWAY 412; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWINGS: N89°54'30"W 118.03 FEET; S78°45'34"W 102.00 FEET; N78°36'15"W 102.01 FEET; N89°54'29"W 425.16 FEET; THENCE N89°54'40"W 575.19 FEET TO THE WEST LINE OF SAID N½ OF THE SW¼; THENCE LEAVING SAID PROPOSED RIGHT OF WAY S00°45'24"W 520.56 FEET TO THE POINT OF BEGINNING, CONTAINING 15.732 ACRES, MORE OR LESS, AND BEING SUBJECT TO A 60 FOOT COUNTY ROAD RIGHT OF WAY ON THE WEST SIDE, ALSO SUBJECT TO ANY PUBLIC UTILITY EASEMENT AS PER RECORD.

GENERAL SURVEY NOTE:

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.

INDEX OF DRAWINGS

- 01 COVER SHEET
- 02 SITE + UTILITY PLAN
- 03 LANDSCAPE PLAN
- 04 LIGHTING PLAN
- 05 GRADING, DRAINAGE AND EROSION CONTROL PLAN
- 06-08 DETAILS

PROJECT SITE ADDRESS: HIGHWAY 412
TONTITOWN, ARKANSAS 72770

PARCEL: 830-37897-400

ACRES: 15.73+/-

ZONING CLASSIFICATION: INDUSTRIAL

PROPOSED USE: INDUSTRIAL MANUFACTURING

BUILDING: 53,125 SF WAREHOUSE
800 SF LOCKER ROOM
8,125 TENNIS AREA
2,672 SF OFFICE
899 SF OFFICE (SECOND FLOOR)

BUILDING HEIGHT: 20'

OWNER/DEVELOPER: STR HOLDINGS, LLC
5028 SAINT ANDREWS DR
FAYETTEVILLE, AR 72704
PHONE: (972) 333-1639
EMAIL: simon@patriotmetals.com

SURVEYOR: CASTER LAND SURVEYING
2715 SE 1 ST
BENTONVILLE, AR 72712
PHONE: (479) 268-4464

ARCHITECT: BURRIS ARCHITECTURE
820 TIGER BLVD, SUITE 4
BENTONVILLE, AR 72712
EMAIL: dave@burrisarch.com

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

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

DISTRICT REGULATIONS (INDUSTRIAL):

MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH	100 FEET
MAXIMUM HEIGHT	45 FEET
MAXIMUM LOT COVERAGE	75%

PARKING INFORMATION:

WAREHOUSING:
SPACES TO BE PROVIDED PURSUANT TO SCHEDULE B.
MAXIMUM EMPLOYEES = 15
PARKING PROVIDED = 23
LOADING SPACES REQUIRED/PROVIDED = 1
HANDICAP PARKING REQUIRED = 1
HANDICAP PARKING PROVIDED = 1

BUILDING SETBACKS (INDUSTRIAL):

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

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD (FIRM PANEL #051430045F; DATED MAY 16, 2008) INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.

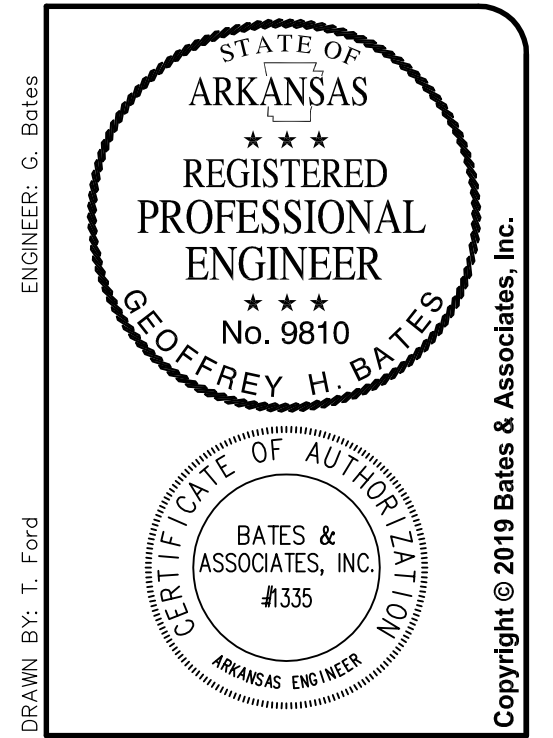
TITLE COMMITMENT:

CHICAGO TITLE INSURANCE COMPANY FILE NUMBER: 1800443-106 DATED 11/06/2018.

BASIS OF BEARING:

ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE

THERE IS AN EXISTING WETLAND ON THIS SITE. THE WETLAND CLASSIFICATION IS RIVERINE R4B3C.



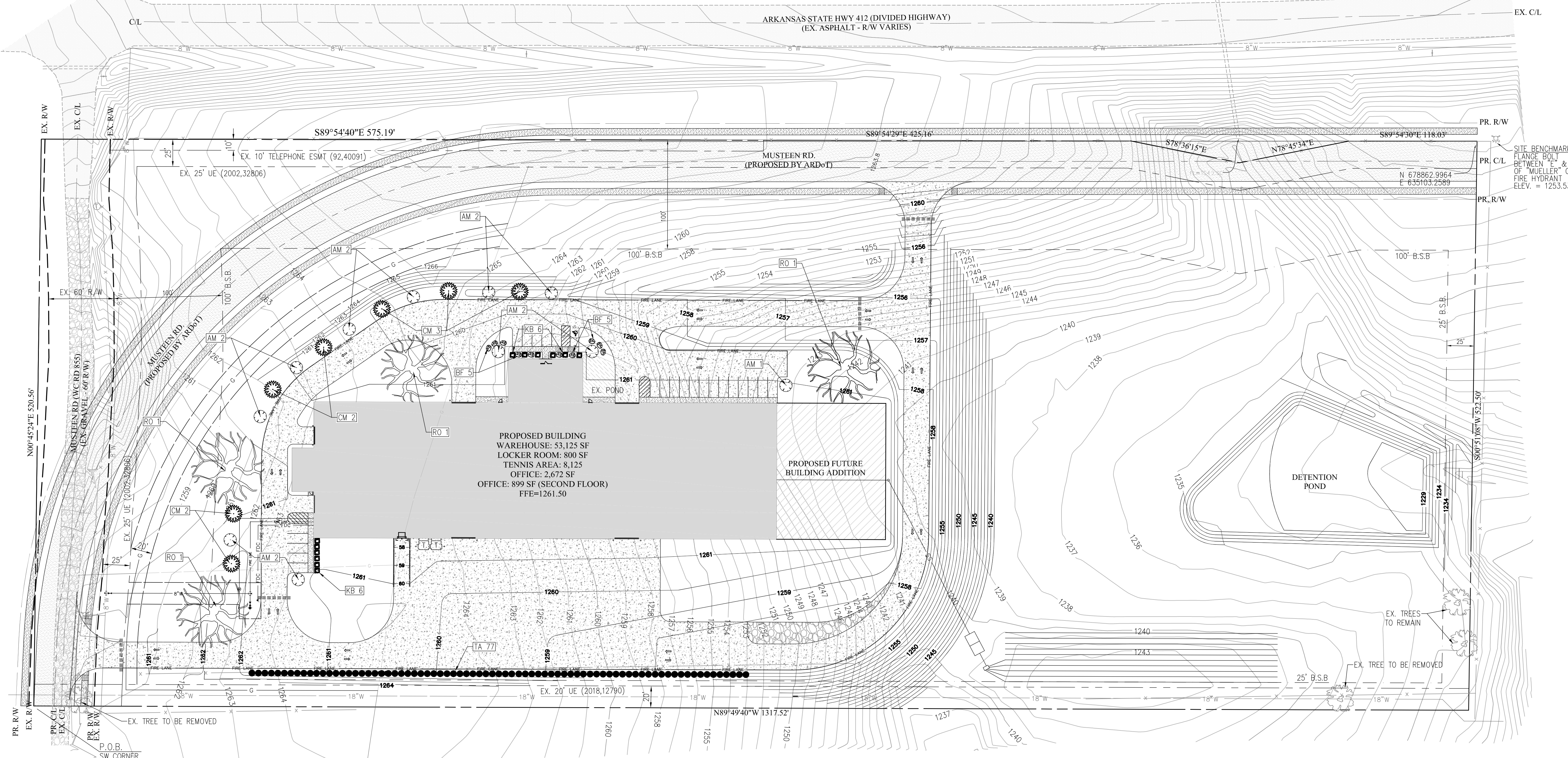
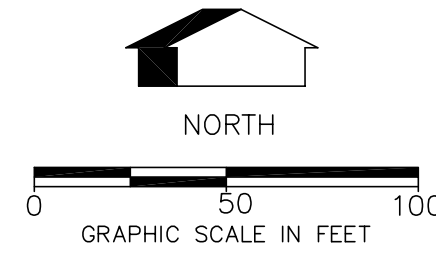
REVISIONS	DATE
1ST SUBMITTAL	3/05/19
2ND SUBMITTAL	3/19/19

PATRIOT METALS
LARGE SCALE DEVELOPMENT PLAN
COVER SHEET
TONTITOWN, ARKANSAS

Bates & Associates, Inc.
www.batesnwa.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive Phone: 479.442.9350 Fax: 479.521.9550
Fayetteville, Arkansas 72704

PROJECT NO: 19-050
DATE: 01

TOTAL TRACT
685,301.17 SQ. FT.
OR 15.73 ACRES±
PARCEL 830-37897-400



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

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER NO. 100

ENGINEER: G. BATES
DRAWN BY: T. Ford
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DATE	REVISIONS
3/05/19	
3/19/19	
1ST SUBMITTAL	
2ND SUBMITTAL	

PATRIOT METALS
LARGE SCALE DEVELOPMENT PLAN
LANDSCAPE PLAN
TONTITOWN, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.batesna.com
7230 S. Pleasant Ridge Drive Phone · 479.442.9350 · Fax 479.521.9550
Fayetteville, Arkansas 72704



GENERAL LANDSCAPE NOTES

- ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
- HOSE BIB IRRIGATION PER CITY OF TONTITOWN SPECIFICATIONS EVERY 100'.
- REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.
- IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF TONTITOWN FOR ALL REQUIRED LANDSCAPING.
- MULCH TO BE 2"-3" AWAY FROM TRUNK.
- PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.
- ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.

TREE LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
4	RO	NORTHERN RED OAK <i>Quercus rubra</i>	B&B	3' TALL	DECIDUOUS/SHADE TREE
7	CM	CREPE MYRTLE <i>Lagerstroemia</i>	B&B	3' TALL	DECIDUOUS TREE
11	AM	AUTUMN MOON MAPLE <i>Acer shirasawanum</i>	B&B	3' TALL	ORNAMENTAL TREE
77	TA	ARBORVITAE <i>Thuja occidentalis</i>	B&B	3' TALL	EVERGREEN CONIFER SCREENING TREE

SHRUB LIST

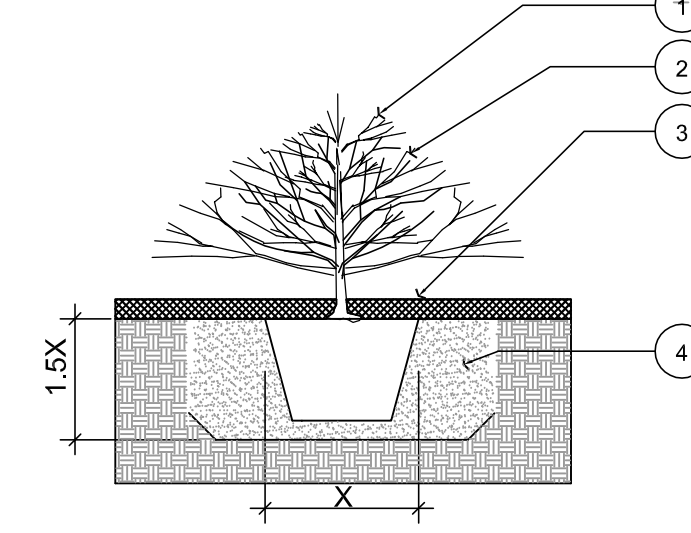
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
12	KB	KOREAN BOXWOOD <i>Buxus sinica</i> var. <i>insularis</i>	CONT.	5 GAL.	EVERGREEN SHRUB
10	BF	BORDER FORSYTHIA <i>Forsythia kuhn</i>	CONT.	5 GAL.	ORNAMENTAL DECIDUOUS SHRUB

SHRUB PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING |
| 2 | PLACE PLANT IN VERTICAL, PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL. |
| 3 | 3" - 4" OF MULCH |
| 4 | PREPARED BACKFILL, TAMP AND SOAK BACKFILL AFTER PLANTING. |

PLANTING NOTES

- A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.



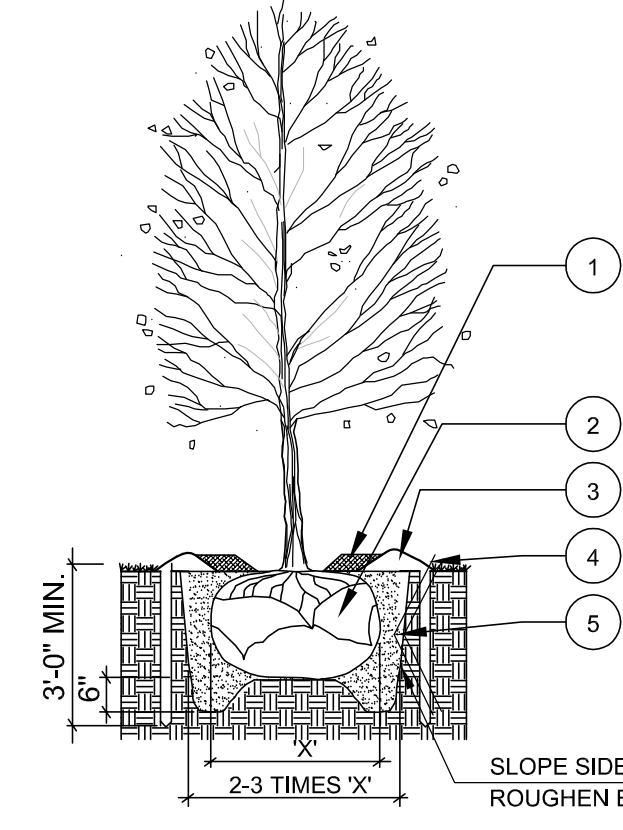
SHRUB PLANTING DETAIL
N.T.S.

DECIDUOUS TREE PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | 4" ORGANIC MULCH. 3"-4" AWAY FROM TRUNK |
| 2 | REMOVE BALL WRAP FROM TOP 1/3 OF BALL |
| 3 | ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. |
| 4 | TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE) |
| 5 | EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP. |

PLANTING NOTES

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING
- C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.



TREE PLANTING DETAIL
N.T.S.

Drawing Name: 19\000\19-050\Engineering\03 Landscape Plan.dwg
Scale: 1"=50' (P5)
Date: 3/1/2019
Xrefs Used: BATES-AR w signature, COA BBA, 24x36_base

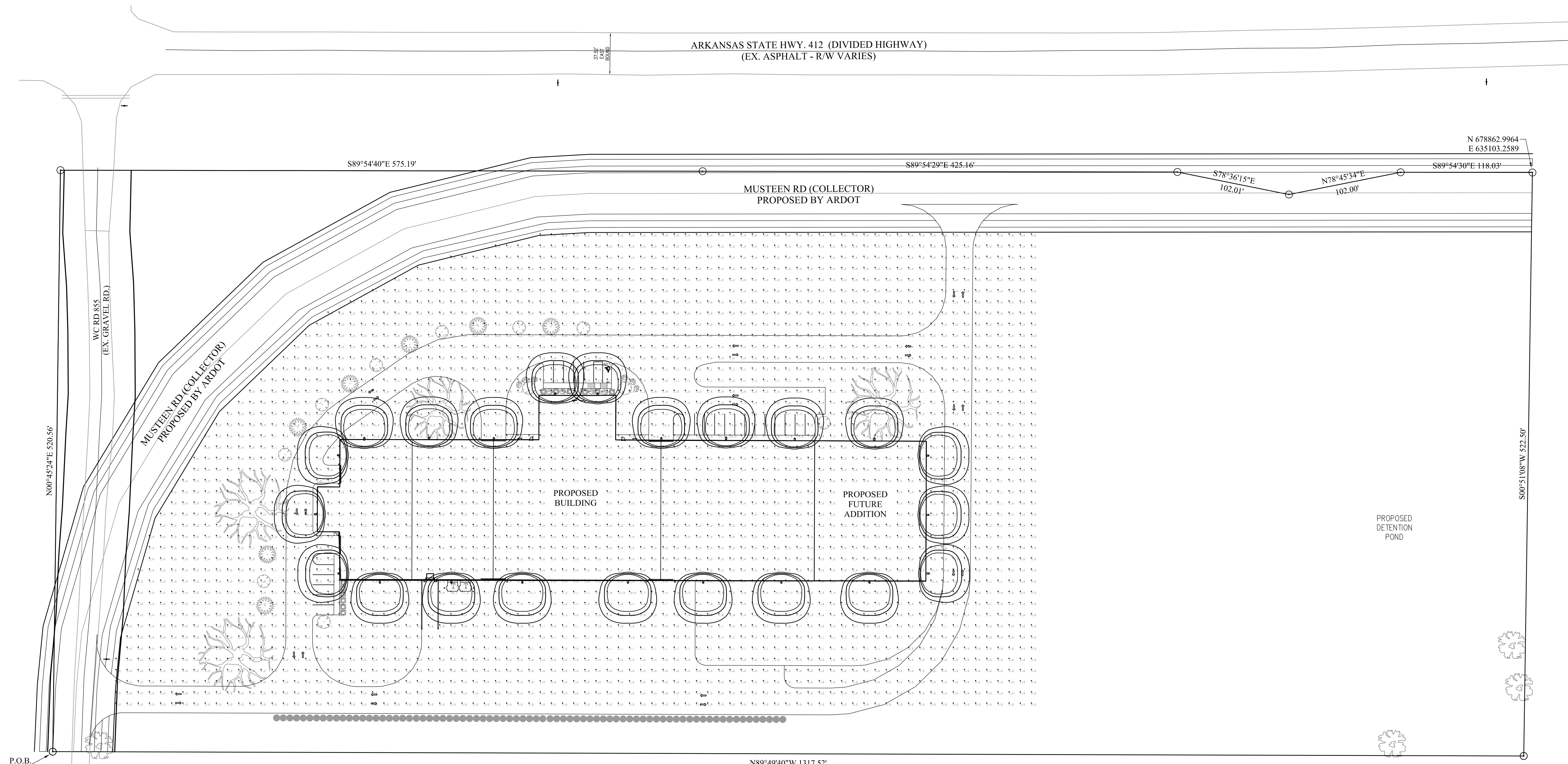
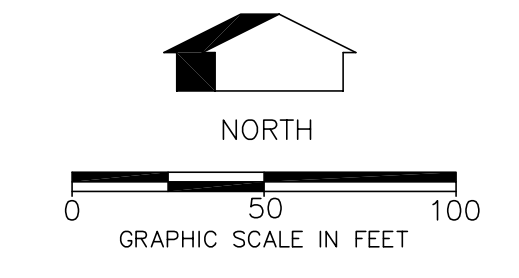
PROJECT NO 19-050

DATE

03

Time: 3:08 pm
 Scale: 1"=50' (F5)
 Date: 3/18/2019
 Drawing Name: 19\000\19-050\Engineering\04_Lighting Plan.dwg
 Xrefs Used: BATES-AR w signature, COA BBA, 24x36, base

P.O.B.
 SW CORNER
 N1/2, NW1/4, SW1/4
 SECTION 4
 T-17-N, R-31-W
 N 678344.5183
 E 633777.9635



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	22	XTOR12B-W	SINGLE	N.A.	0.920	XTOR12B-W

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot Top	Illuminance	Fc	0.71	19.1	0.0	N.A.	N.A.

- NOTES:**
- ALL OUTDOOR LIGHT FIXTURES WITH AN INITIAL OUTPUT GREATER THAN OR EQUAL TO 2,000 LUMENS SHALL BE CUTOFF OR FULL CUTOFF, AS DEFINED BY IESNA.
 - ALL LIGHT FIXTURES SHALL BE LOCATED, AIMED OR SHIELDED SO AS TO MINIMIZE LIGHT TRESPASS ACROSS PROPERTY BOUNDARIES.
 - WHERE APPLICABLE, ALL COMMERCIAL INSTALLATIONS SHALL UTILIZE HOUSE SIDE SHIELDING TO MINIMIZE LIGHT TRESPASS ON RESIDENTIAL PROPERTIES.

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 ENGINEER

REVISIONS	DATE
1ST SUBMITTAL	3/05/19
2ND SUBMITTAL	3/19/19

PATRIOT METALS
 LARGE SCALE DEVELOPMENT PLAN
 LIGHTING PLAN
 TONTTOWN, ARKANSAS

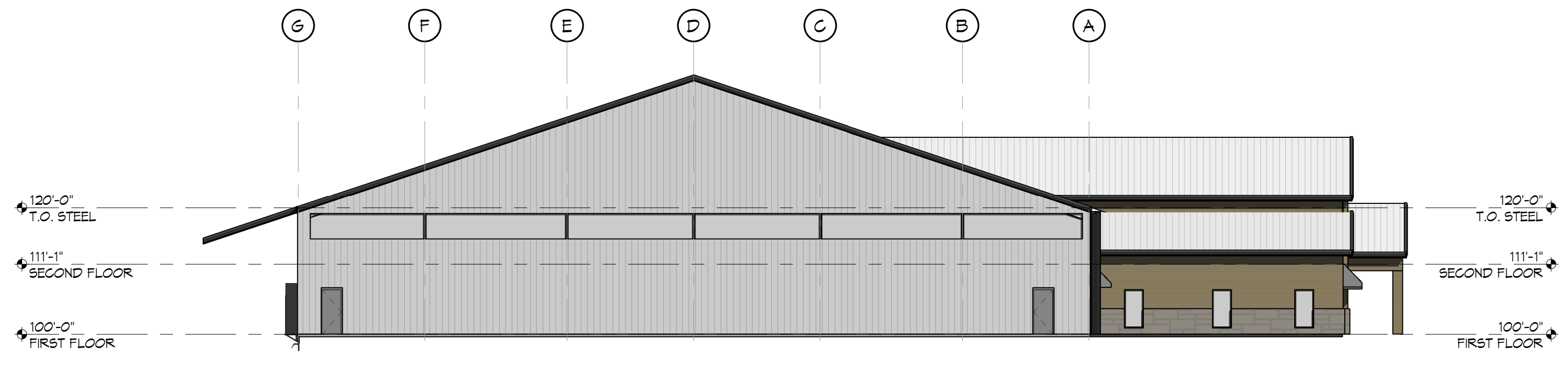
Bates & Associates, Inc.
 www.batesna.com
 Civil Engineering & Surveying
 7230 S. Pleasant Ridge Drive Phone · 479.442.9350 · Fax 479.521.9550
 Fayetteville, Arkansas 72704

PRELIMINARY
NOT FOR CONSTRUCTION

PATRIOT METALS
ADDRESS
CITY, AR

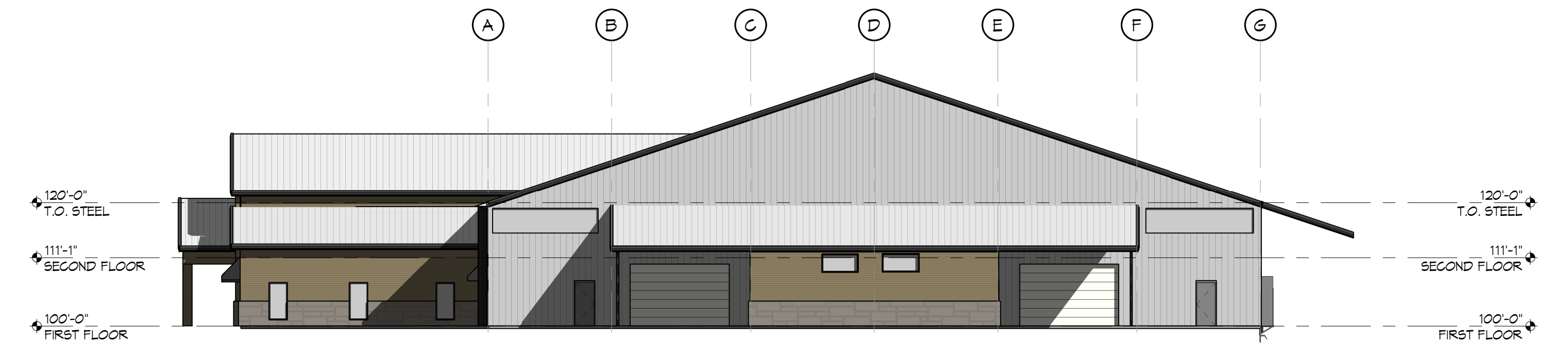
Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

DATE: 3-18-19
JOB NO. 190XX
REVISIONS
X1.0
COLOR ELEVATIONS



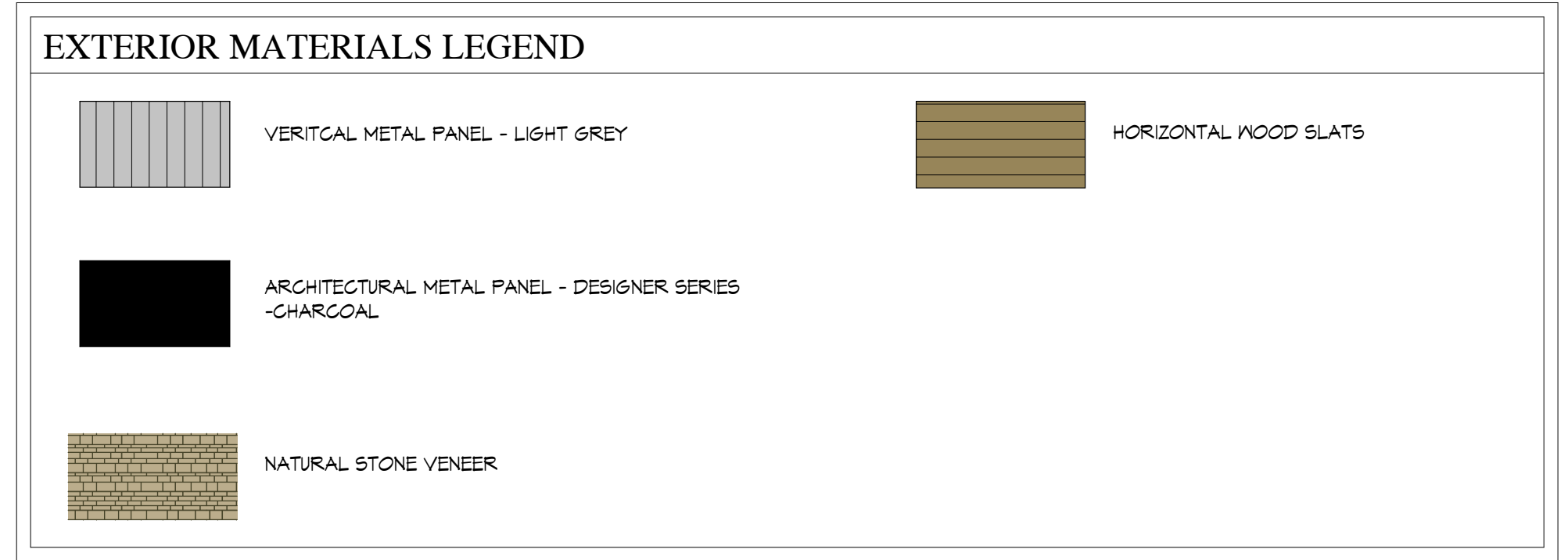
1 EAST ELEVATION Copy 1
1/16" = 1'-0"

EXTERIOR MATERIALS:
METAL PANEL: 3233 SF = 75%
WOOD SLATS: 303 SF = 4%
STONE VENEER: 135 SF = 3%
POLYCARB PANEL: 400 SF = 11%
GLASS: 54 SF = 2%



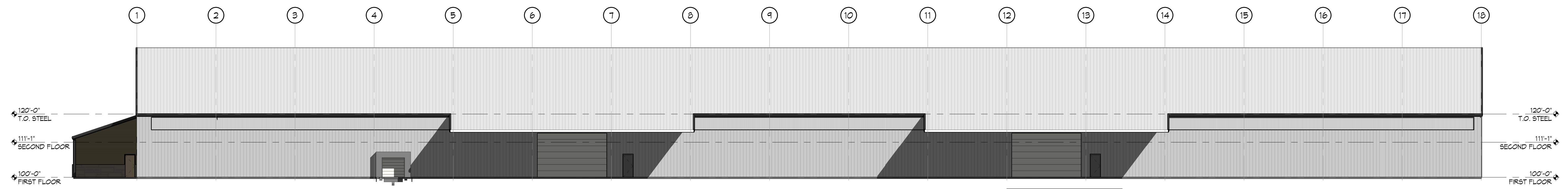
4 WEST ELEVATION Copy 1
1/16" = 1'-0"

EXTERIOR MATERIALS:
METAL PANEL: 3104 SF = 72%
WOOD SLATS: 673 SF = 16%
STONE VENEER: 290 SF = 7%
POLYCARB PANEL: 191 SF = 5%
GLASS: 27 SF = 2%



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

EXTERIOR MATERIALS:
METAL PANEL: 5027 SF = 57%
WOOD SLATS: 1273 SF = 15%
STONE VENEER: 601 SF = 7%
POLYCARB PANEL: 1216 SF = 14%
GLASS: 170 SF = 2%
DESIGNER METAL PANEL: 449 SF = 5%



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

EXTERIOR MATERIALS:
METAL PANEL: 1270 SF = 80%
WOOD SLATS: 232 SF = 3%
STONE VENEER: 92 SF = 1%
POLYCARB PANEL: 1450 SF = 16%