



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

Subject: Southern Tire Mart – 333 East Henri De Tonti Boulevard

Dear Mrs. Courtney McNair, AICP, CFM,

Thank you for your time discussing our project for Southern Tire Mart located on 333 East Henri De Tonti Boulevard. As requested in our previous discussion, I have attached all documents pertaining to our request for a conditional use permit.

If you have any questions regarding this letter, please contact me by telephone at 601.736.4525 or email kkitchens@tlwallace.com

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Kitchens', is written over a large, stylized, light-colored scribble that partially obscures the signature.

Kevin Kitchens

TL Wallace Construction

CC: File

PROJECT NARRATIVE FOR SOUTHERN TIRE MART

A. Proposed use and reason for proposed use.

- i. The current property is zoned C-2 (General Commercial) and is used for vehicular repair. This is an allowable use.
- ii. Southern Tire Mart is proposing improvements to the current property with the construction of a new warehouse facility along the South property line. This facility will allow for better security of inventory while freeing up much needed yard space for vehicular circulation. Many of the tires currently sitting outside on the ground will be moved into the warehouse.
- iii. Per section 153.083-C of The Tontitown, AR Code of Ordinances, warehouses require a Conditional Use Permit be granted by local authorities prior to construction.

B. Hours of operation, including days of the week.

- i. 730am - 5pm, Monday – Friday
- ii. 8am – 12pm, Saturday

C. Indoor and outdoor areas to be utilized

- i. Indoor areas to be utilized:
 - i) The existing facility, labeled Existing Building 1, facing E. Henri Tonti Blvd will remain in operation and offer vehicular repair services.
- ii. Outdoor areas to be utilized:
 - i) The North end of the property will be utilized for customer parking and vehicular access to repair bays.
 - ii) The South end of the property will be used for warehouse storage and shipping and receiving from attached loading dock. The warehouse will store tires that are currently stored outside on the property due to limited warehouse capacity with the current facility. Parking for the warehouse will be in this area.
 - iii) The remaining outdoor areas will be used for parking and vehicular access for customers and day-to-day operations as well as required landscaped areas.

D. Planned indoor and outdoor structural changes

- i. Indoor structural changes:
 - i) The existing facility, labeled Existing Building 1, facing E. Henri De Tonti Blvd will be modified structurally during the renovation process of the proposed project.
 - ii) The northern most portion of the building will be removed and replaced with a new façade facing E. Henri De Tonti Blvd.

PROJECT NARRATIVE FOR SOUTHERN TIRE MART

- iii) A new addition, labeled Proposed Building 1 Addition, will be added to the East side of the current facility. This addition will be 3 new working bays for large truck customers. The addition is approximately 90'-0" x 80'-0" and is 7,215 square feet.
- iv) The typical interior renovation process for Southern Tire Mart includes: new office layout, new finishes in office and service areas, new furniture, updates and improvements to toilet facilities via new fixtures and accessories, new HVAC equipment, and new light fixtures.
- ii. Outdoor structural changes:
 - i) The southern portion of the site will be modified for the construction of a new warehouse facility approximately 180'-0" x 120'-6" and is 21,690 square feet.
 - ii) Much of the southern portion of the site will be regraded and paved for vehicular traffic. The improvements will allow for better site circulation and stormwater drainage.
 - iii) Stormwater capacities will be upgraded to meet current local standards. These updates will be designed based on a storm water report completed by a licensed engineer in the State of Arkansas.

E. Proposed number of employees

- i. 20-25 employees upon completion of remodel and additions.

F. Anticipated patrons, clients, deliveries, and/or customers (average per day)

- i. The newly remodeled facility will service local customers from the Tontitown area for passenger vehicle work i.e. tire changes, rotations, alignments, etc....
- ii. The large truck bay addition will service our 18-wheeler customers
- iii. The new warehouse facility will be used to house and transfer inventory. We expect delivery and shipping of inventory from this facility daily.
- iv. Southern Tire Mart anticipates 50 customers per day on average.

G. Parking needs required for the proposed use including existing and proposed

- i. There are 25 marked parking spaces and 1 marked handicap space currently on site.
- ii. Parking requirements will increase to 53 marked parking spaces and 3 marked handicap spaces.

PROJECT NARRATIVE FOR SOUTHERN TIRE MART

H. Planned outdoor lighting changes

- i. Outdoor lighting changes will be minimal. Directional lighting will be used to illuminate the perimeter around the remodeled facility and loading dock of the new warehouse facility.
- ii. No lighting will be directed toward the residential subdivision towards the South. Only required emergency egress lighting may be required per local codes.

PROJECT NARRATIVE FOR SOUTHERN TIRE MART



East Side of Property



South Side of Property

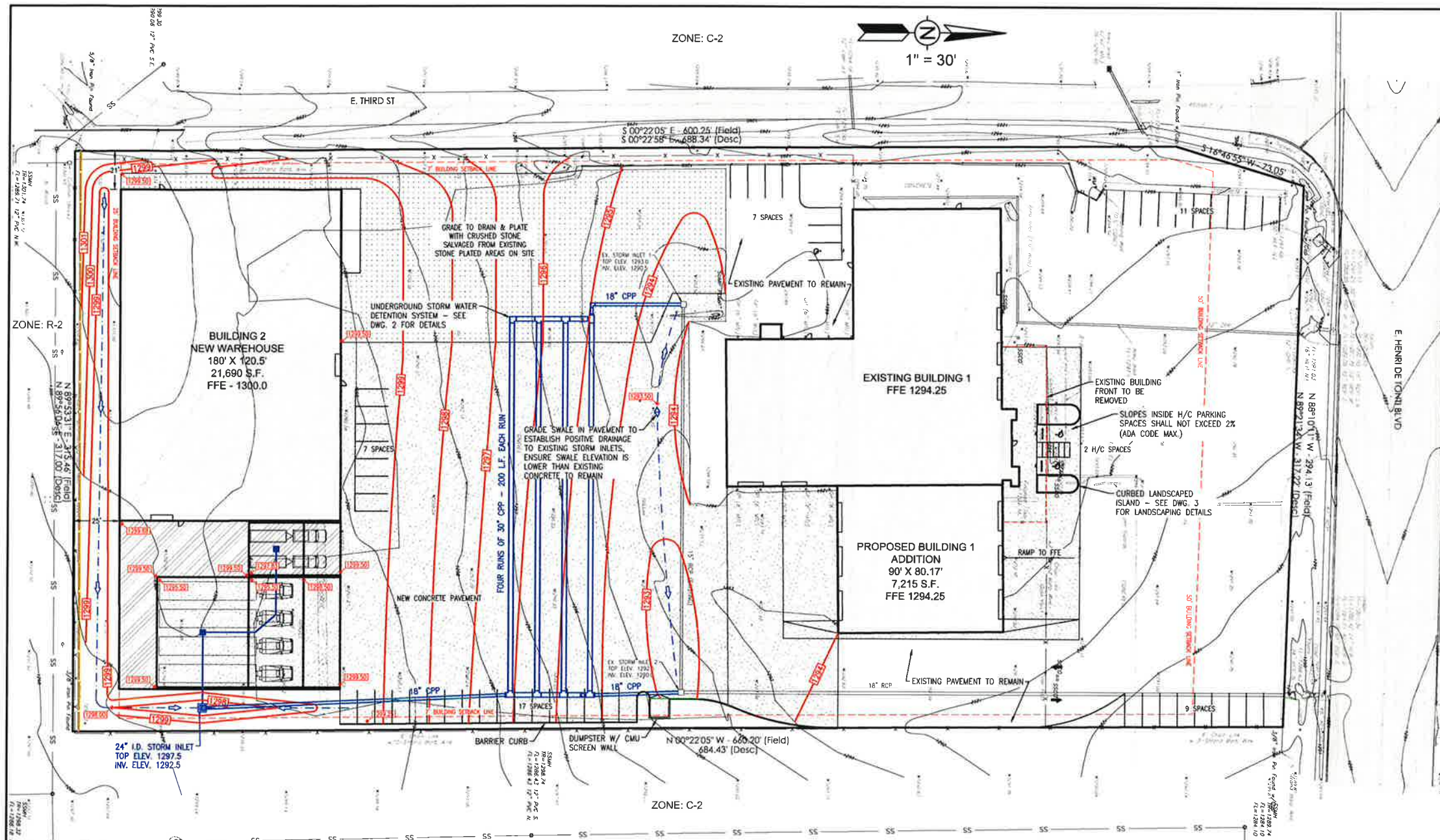
PROJECT NARRATIVE FOR SOUTHERN TIRE MART



Existing Facility facing North

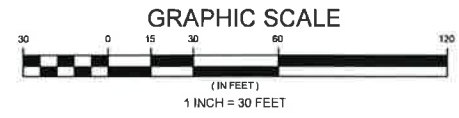


West Side of Property facing E. Third Street



GENERAL NOTES

- ALL WORK PERFORMED SHALL BE IN FULL COMPLIANCE WITH ALL AGENCIES WHICH MAY EXERT JURISDICTION.
- EXISTING SITE CONDITIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DIFFERENCES FROM THE PLAN THAT WILL AFFECT CONSTRUCTION IN WRITING TO THE ENGINEER AND AWAIT FURTHER INSTRUCTIONS.
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
- FOR ALL PRODUCTS SPECIFIED, THE MANUFACTURER'S RECOMMENDED INSTALLATION DIRECTIONS ARE ADOPTED AND MADE A PART OF THE PROJECT REQUIREMENTS.
- ALL GRAVITY STORM AND SANITARY SEWER PIPE SHALL BE LAID IN A DIRECTION FROM THE LOWEST TO HIGHEST ELEVATION. ANY VERTICAL CONFLICT ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR INSTRUCTION TO MAKE ADJUSTMENTS TO RESOLVE THE CONFLICT.
- DETERMINING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY. BEFORE COMMENCING WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE MISSISSIPPI 811 SYSTEM AND CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA. PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER AND ENGINEER ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COSTS INCURRED BECAUSE OF THE CONTRACTOR'S OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. SCHEDULE AND EXECUTE ALL WORK INVOLVING EXISTING UTILITIES IN ORDER TO MINIMIZE INTERRUPTION OF SERVICES. WHENEVER SUCH INTERRUPTION IS NECESSARY FOR COMPLETION OF THE WORK, NOTIFY THE ENGINEER AND THE OWNER AT LEAST 48 HOURS IN ADVANCE. ALL WORK TO REPAIR/RESTORE UTILITY SERVICE SHALL BE PERFORMED AS REQUIRED BY THE APPROPRIATE UTILITY. IF IT IS NECESSARY TO SHORE, BRACE, OR SWING A UTILITY, CONTACT THE UTILITY COMPANY OR DEPARTMENT AFFECTED AND OBTAIN THEIR PERMISSION REGARDING THE METHOD TO USE FOR SUCH WORK. ALL COSTS RELATED TO SERVICE, MAINTENANCE, INTERRUPTION, REPAIR, RELOCATION AND RESTORATION ARE TO BE INCLUDED IN THE CONTRACTOR'S BID. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION SHALL BE PAID.
- PROPER MAINTENANCE OF STREETS, INCLUDING DUST CONTROL, SHALL BE STRICTLY ADHERED TO.
- THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY CONTROLS AND/OR STRUCTURES REQUIRED TO MAINTAIN SUITABLE AND SAFE WORKING CONDITIONS AT ALL TIMES. SUCH ITEMS SHALL BE REMOVED ONCE THAT PORTION OF WORK HAS BEEN COMPLETED.
- THE CONTRACTOR SHALL PROVIDE PROPER TRAFFIC CONTROL SIGNS AND FLAGMEN TO MAINTAIN ONE LANE TRAFFIC DURING CONSTRUCTION, WHERE LANE CLOSURES ARE NEEDED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ANY ROAD CLOSURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO IMPLEMENTATION.
- THE CONTRACTOR SHALL STORE CONSTRUCTION EQUIPMENT AND MATERIALS ONLY IN THOSE AREAS APPROVED BY THE OWNER. SECURITY OF CONSTRUCTION EQUIPMENT AND MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. PUBLIC RIGHTS-OF-WAY MAY NOT BE UTILIZED FOR STORAGE OF EQUIPMENT OR MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENTITY WHICH OWNS THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY PERSONAL INJURY OR PROPERTY DAMAGE SHOULD ANY SUCH INCIDENT OCCUR CAUSED IN RELATION TO THE WORK FOR WHICH THE CONTRACTOR IS RESPONSIBLE IF SUCH INCIDENT IS CAUSED DUE TO NEGLIGENCE OF THE CONTRACTOR OR PERFORMING WORK WHICH IS NONCOMPLIANT WITH THE REQUIREMENTS OF THE CONTRACT.
- SPECIAL EMPHASIS ON EXCAVATION SAFETY AND TRENCH CONSTRUCTION.**
 - OSHA'S EXCAVATION SAFETY STANDARDS 29, CFR PART 1926.650-652 SUBPART P, IS CONSIDERED AS COMPLEMENTARY TO THESE CONTRACT DOCUMENTS. IF THERE IS ANY DUPLICATION, REDUNDANCY OR CONFLICT BETWEEN THE STIPULATIONS OF THESE CONTRACT DOCUMENTS AND THOSE STANDARDS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EXCAVATIONS DO NOT ENDANGER WORKMEN, EXISTING STRUCTURES, UTILITIES, OR OTHER FACILITIES. IF SUCH CONDITIONS OCCUR WHICH MAY ENDANGER WORKMEN, EXISTING STRUCTURES, UTILITIES, OR OTHER FACILITIES, IMMEDIATELY INSTALL AND MAINTAIN ADEQUATE SHEETING AND BRACING PER OSHA SPECIFICATIONS, CEASE ALL WORK UNTIL THE SHEETINGS AND BRACING HAS BEEN PROPERLY AND COMPLETELY INSTALLED. INSTALL THE SHEETING AND BRACING IN A MANNER THAT WILL ALLOW REMOVAL WITHOUT INJURING OR ENDANGERING WORKMEN. THE WORK, ADJACENT STRUCTURES, AND THE LIKE, PROMPTLY AND COMPLETELY FILL ALL VOIDS CAUSED BY THE WITHDRAWAL OF SHEETING WITH SAND AND COMPACT TO A DEGREE EQUAL TO THE SURROUNDING SOIL. REMOVE THE SHEETING AS THE WORK PROGRESSES OR, AT THE DISCRETION OF THE ENGINEER, CUT THE SHEETING OFF BELOW FINISHED GRADE AND LEAVE IN PLACE. **THE CONTRACTOR RECOGNIZES THAT THE ENGINEER IS NOT TRAINED IN DETERMINING SAFE CONSTRUCTION PRACTICES AND THE ENGINEER HAS NO RESPONSIBILITY OR LIABILITY FOR METHODS OR MATERIALS WHICH MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE CAUSED BY PRACTICES WHICH THE CONTRACTOR UTILIZES FOR EXCAVATION.** IF THE CONTRACTOR FEELS THAT TRAINED SAFETY PERSONNEL IS DEEMED IMPORTANT TO MAKE RECOMMENDATIONS PERTAINING TO SAFE CONSTRUCTION PRACTICES, HE MUST HIRE SUCH A PROFESSIONAL. NO ADDITIONAL COMPENSATION WILL BE MADE TO THE CONTRACTOR FOR SUCH TRAINED SAFETY PERSONNEL SERVICES.



- LEGEND**
- NEW FINISHED GRADE SPOT ELEVATION
 - EXISTING FINISHED GRADE SPOT ELEVATION
 - NEW FINISHED GRADE TOPOGRAPHIC CONTOUR
 - EXISTING FINISHED GRADE TOPOGRAPHIC CONTOUR
 - NEW CONCRETE PAVED SURFACE
 - EXISTING CONCRETE PAVED SURFACE
 - STONE SURFACE

CAUTION
 ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

REQUIRED PARKING COUNT TABULATION			
BUILDING USE TYPE	FLOOR AREA	CODE REQUIREMENT	SPACES REQ'D
OFFICE (BLDG. 1)	2,602 S.F.	1 SPACE/250 S.F.	10.4
INDUSTRIAL SERVICE (BLDG. 1)	12,966 S.F.	1 SPACE/600 S.F.	21.6
WAREHOUSE (BLDG. 1 + BLDG. 2)	31,400 S.F.	5 SPACES + 1 SPACE/2,000 S.F.	20.7
TOTAL REQ'D			53
TOTAL PROVIDED			53

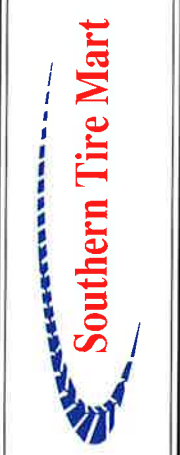
811
 Know what's below.
 Call before you dig.



VICINITY MAP

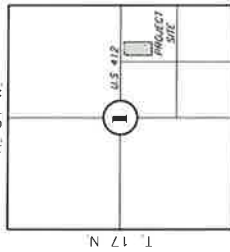


PROJECT LOCATION
 TONTITOWN, AR
 PROJECT OWNER



PROF. SEAL

 DRAWN BY:
 JSF
 DATE:
 6/3/19
 SHEET TITLE
 SITE PLAN
 REV. REV. DATE
 SHEET NO.
 1

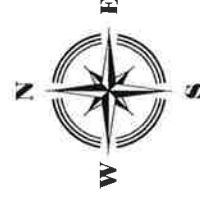


R. 31 W.

TOPOGRAPHIC SURVEY

OF: A part of the North Half (N/2) of the Southeast Quarter (SE/4) of Section One (1), Township Seventeen (17) North, Range Thirty-one (31) West of the Fifth Principal Meridian, Washington County, Arkansas

333 EAST HENRI DE TONTI BOULEVARD
SPRINGDALE, ARKANSAS



SYMBOL LEGEND

- AC - Air Conditioning Unit
- EB - Electric Box
- ED - Electric Drop
- EM - Electric Meter
- EP - Electric Pedestal
- FR - Fire Hydrant
- GV - Gas Valve
- GP - Gate Post
- GA - Guard Post
- BA - Buy Anchor
- HP - Handicap Parking
- PP - Power Pole
- SP - Sign (All Types)
- SPC - Sanitary Sewer Cleanout
- SSM - Sanitary Sewer Manhole
- SSAI - Storm Sewer Area Inlet
- SSMH - Storm Sewer Manhole
- TD - Telephone Drop
- UM - Underground Utility Marker
- WM - Water Meter
- WV - Water Valve
- FL - Fence Line (All Types)
- OE - Overhead Electric
- SL - Sanitary Sewer Line
- SS - Storm Sewer Line
- BM - Bench Mark
- SCP - Survey Control Point Found
- SCPS - Survey Control Point Set
- SC - Section Corner
- QSC - Quarter Section Corner
- CMP - CMP
- PVC - PVC
- RCB - Reinforced Concrete Box
- RCP - Reinforced Concrete Pipe
- VCP - Vitrified Clay Pipe
- PN - Picture Number and Direction

CERTIFICATE

I, Edward R. Seaton of Muskogee County, State of Oklahoma, and a Professional Surveyor, do hereby certify that the above shown survey is true and correct to the best of my knowledge.

WITNESS my hand and seal this 25th day of FEBRUARY, 2016

UNOFFICIAL

Heartland Surveying & Mapping, PLLC

900 Emporia St., 6th. "C"
Muskogee, Oklahoma 74401 (918) 698-7706 Office (918) 692-0454 Fax

HARDENKY ASSOCIATES
SURVEYING AND MAPPING, PC

(918) 234-4950 Office
(918) 437-5551 Fax

BY: DATE: Certificate of Authorization No. 4686 Expires June 30, 2017

Drawn By: JLN Checked By: NJR Scale: 1"=40'

Proj. No.: 101008

Sheet 1 of 1

TOPOGRAPHIC SURVEY