

CERTIFICATE OF AUTHORIZATION

**TOWNE PARK @ HAR-BER**  
TONTITOWN ARKANSAS

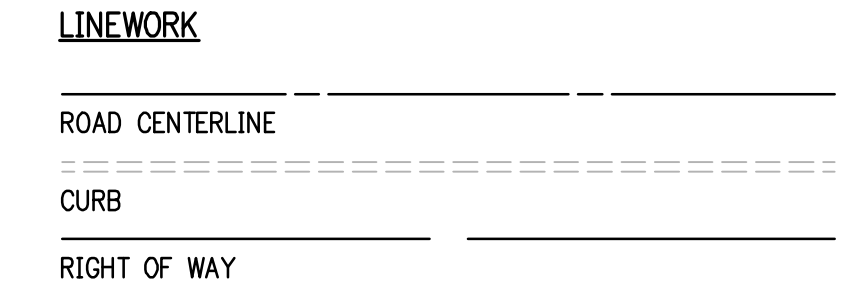
GRAPHIC SCALE IN FEET  
30' 0' 30'

**SITE NOTES**

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- ALL DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- CONSTRUCT PRIVACY FENCE ON THE WEST AND NORTH SIDES AND A BOARD ON BOARD WITH BRICK PILLARS ON THE SOUTH SIDE CONNECT TO EXISTING WOODEN FENCE ALONG EAST SIDE. CONSTRUCT BARBED WIRE FENCE ALONG EAST SIDE.

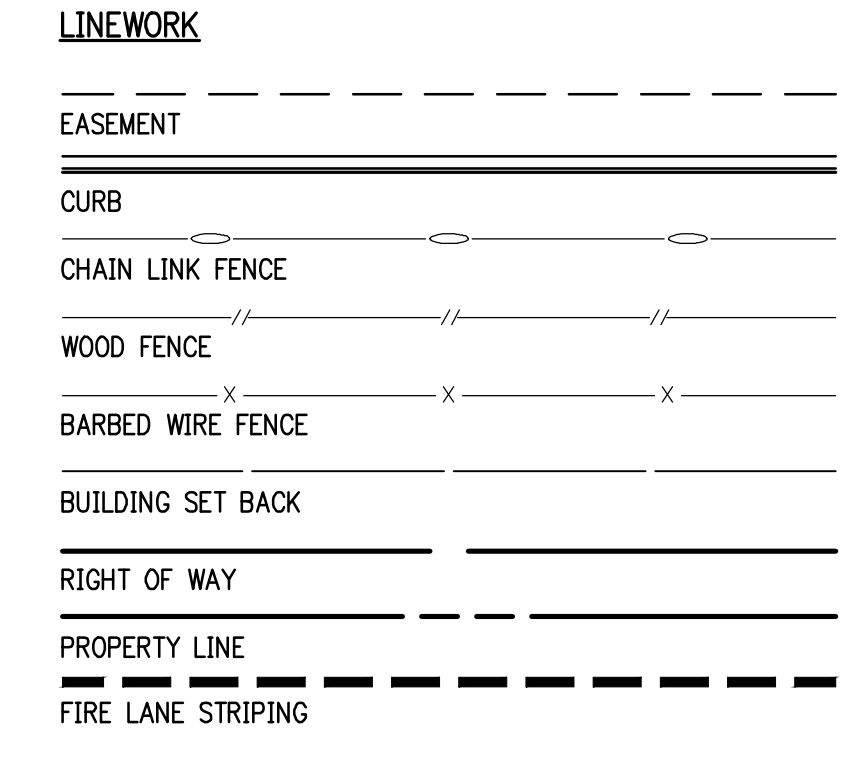
**LEGEND (EXISTING)**

- SYMBOLS**
- FOUND IRON PIN
  - ☆ LIGHT POLE



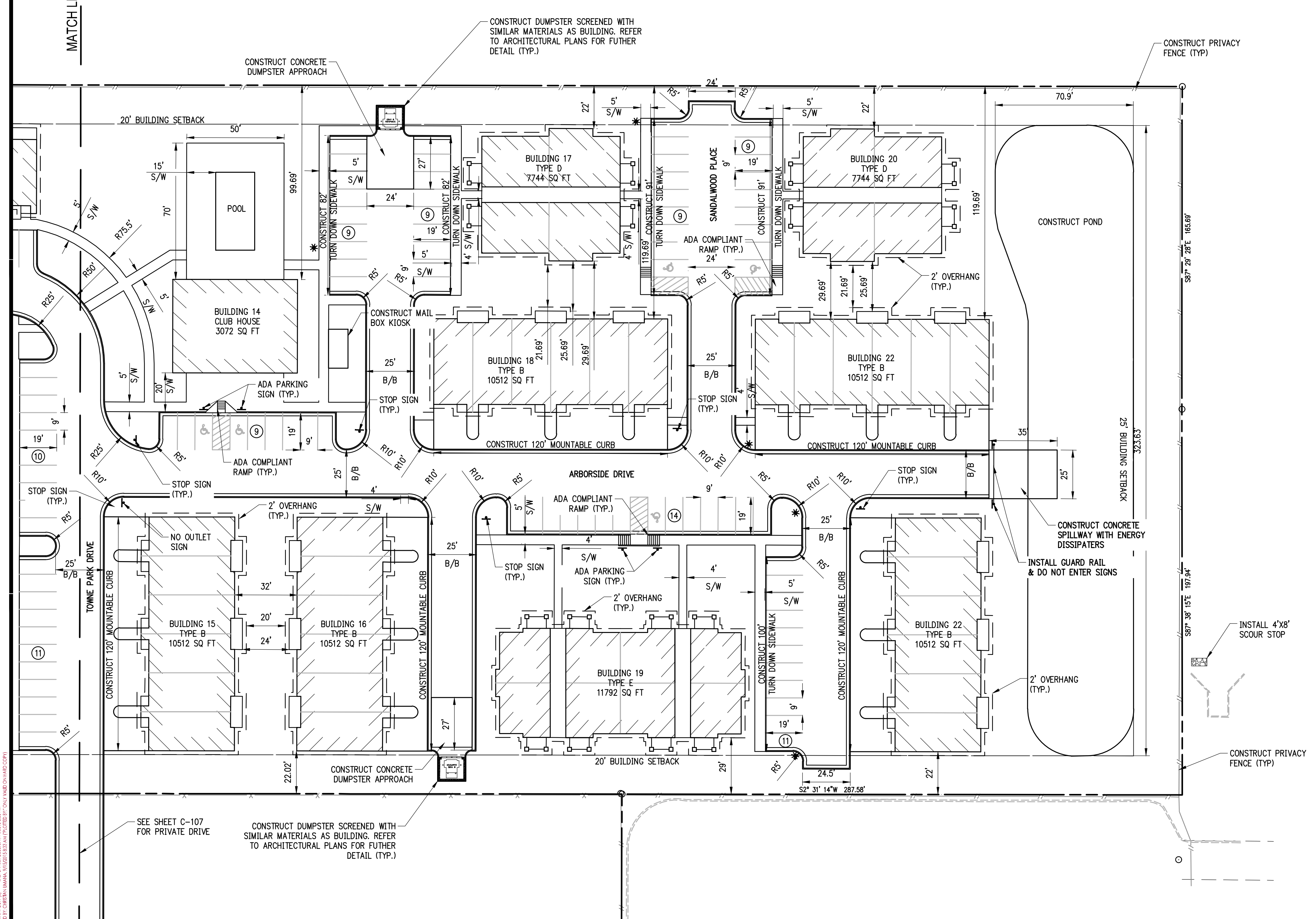
**LEGEND (CONSTRUCT)**

- SYMBOLS**
- SET IRON PIN
  - ☆ LIGHT POLE

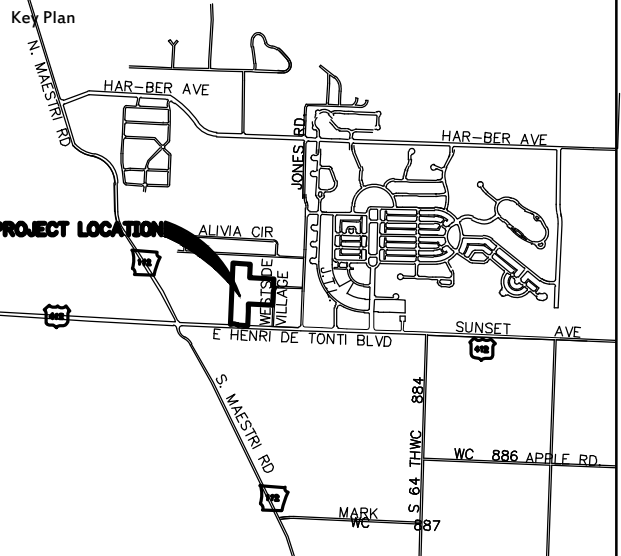


**PARKING REQUIREMENTS**

<b>REQUIRED PARKING:</b>	3 SPACES PER TWO DWELLING UNITS
	156 DWELLING UNITS X 1.5 = 234 SPACES
	ACCESSIBLE PARKING = 201-300 STANDARD SPACES = 7 SPACES
	241 SPACES TOTAL
<b>PROVIDED PARKING:</b>	STANDARD STALLS: 228 SPACES
	TANDEM STALL: 64 SPACES
	ATTACHED GARAGE: 30 SPACES
	ACCESSIBLE PARKING: 6 SPACES
	TOTAL: 330 SPACES
<b>BUILDING SETBACK:</b>	FRONT 20'
<b>ZONED PRD</b>	SIDE 20' INTERIOR
	SIDE 20' EXTERIOR
	REAR 25'



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TONTITOWN ARKANSAS



No.	Description	Date

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PROJECT NO. 15106700  
ISSUE DATE: 8/28/2015  
CONTRACT: Z. JOHNSTON  
CHECKED BY: [Signature]

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

PRELIMINARY PLANS

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**SITE PLAN**