

PLANS FOR A
LARGE SCALE DEVELOPMENT
 TO SERVE
D & F EQUIPMENT SALES, INC.

A COMMERCIAL DEVELOPMENT
 IN
TONTITOWN, ARKANSAS

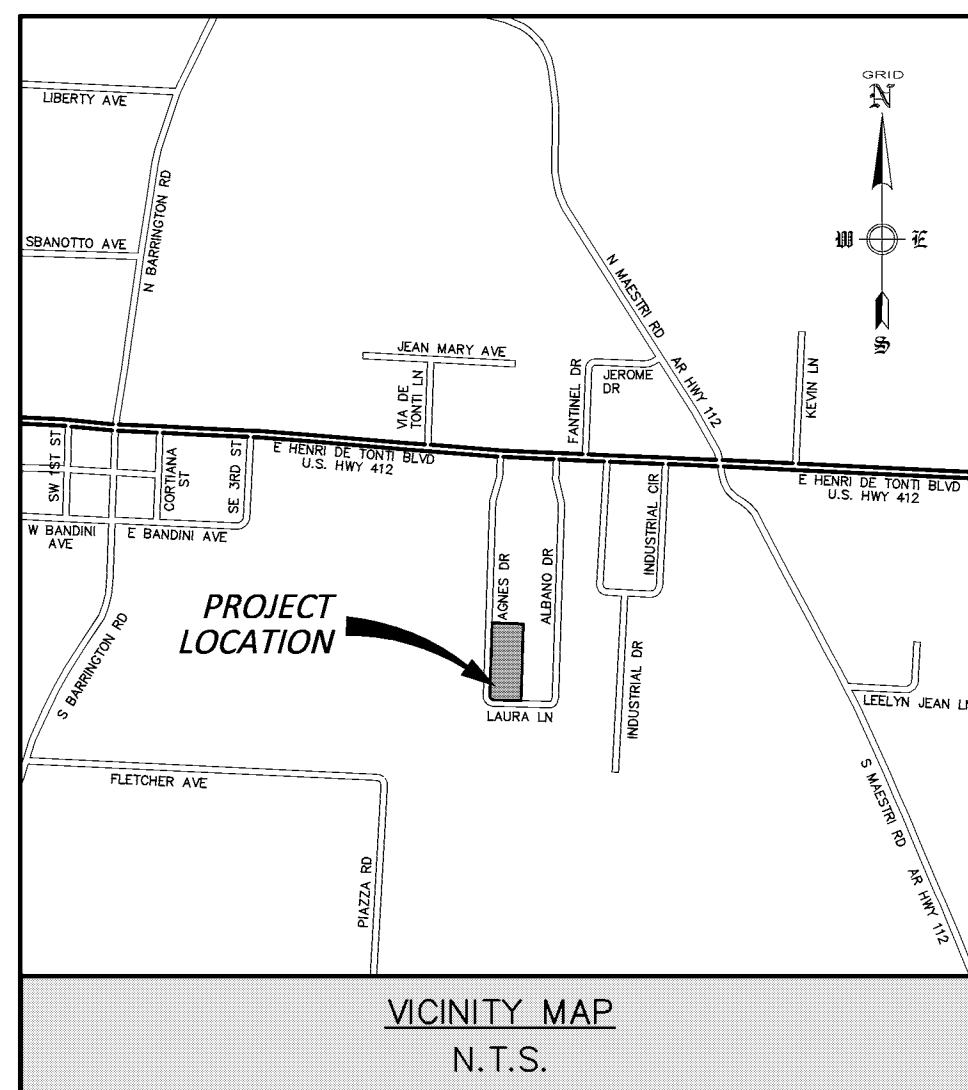
OWNER/DEVELOPER: D & F EQUIPMENT SALES, INC.
 P.O. BOX 275
 CROSSVILLE, AL 35962
 (479)872-7842

MAY 5, 2015

BY
ENGINEERING SERVICES INC.



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



GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. THE REMOVAL AND DISPOSAL OF ALL MATERIALS SHALL BE DONE PER ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
3. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH DESIGN STANDARDS OF THE CITY OF TONTITOWN. HOWEVER, NEITHER THE ENGINEER NOR ITS EMPLOYEES CAN OR DO ASSURE THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON SITE.
4. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE SAFETY OF BUT NOT LIMITED TO THE PERSONS, PROPERTY, AND EQUIPMENT RELATED TO THE CONSTRUCTION OF THE SITE. THIS REQUIREMENT WILL APPLY DURING THE COMPLETE CONSTRUCTION OF THE PROJECT.
5. ALL CONSTRUCTION IN ARKANSAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL BE APPROVED BY THE ARKANSAS DEPARTMENT OF TRANSPORTATION.

NOTICE TO BIDDERS:

SUBCONTRACTOR MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR, THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD ZONE NOTE:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0065 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

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SHEET No.	DESCRIPTION
1	LARGE SCALE DEVELOPMENT
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3	TYPICAL DETAILS
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	STORM WATER POLLUTION PREVENTION PLAN

BO B. WILKINS, P.E. No. 14528
 ENGINEERING SERVICES, INC.

NOTE :

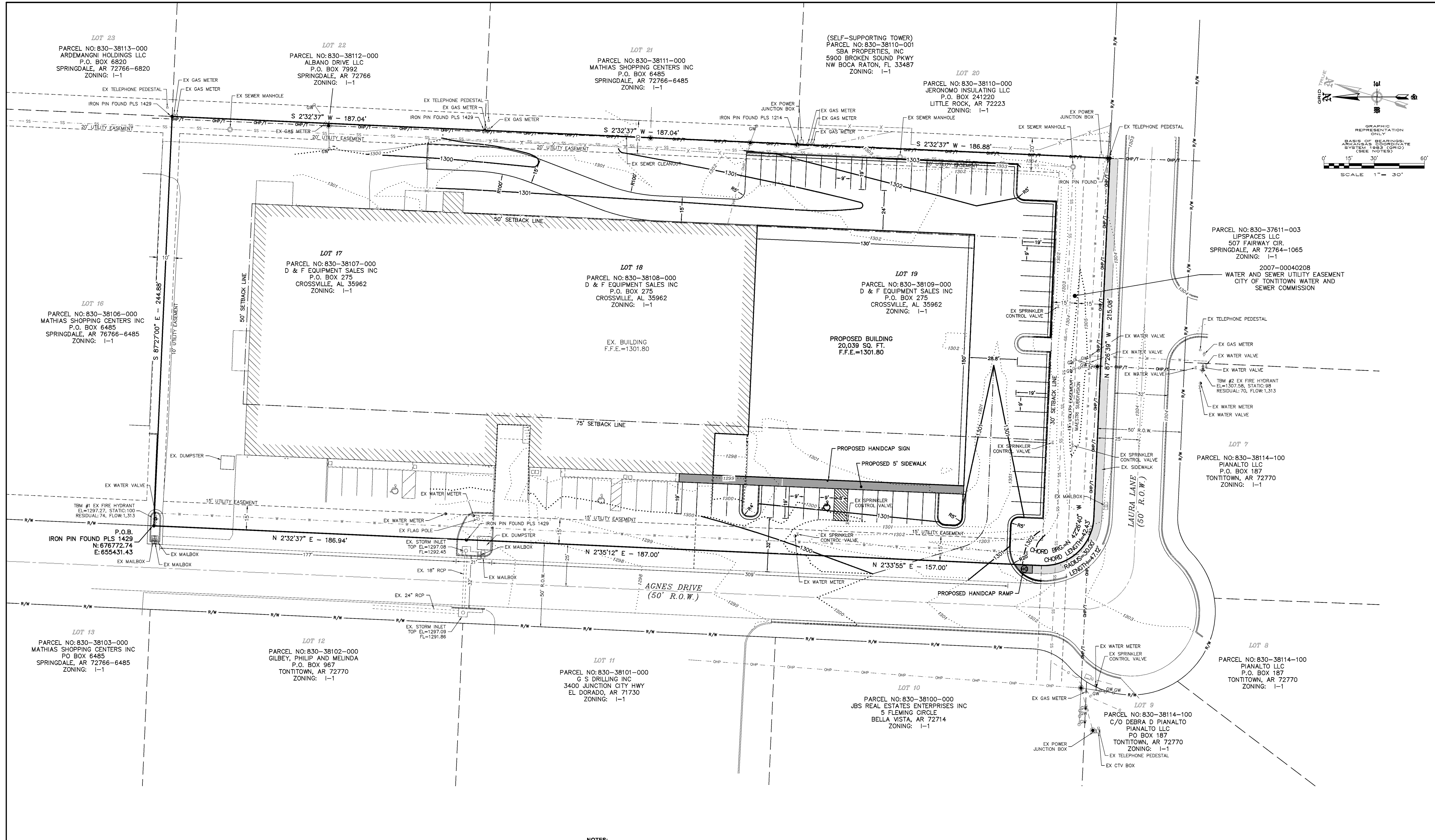
ALL CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF TONTITOWN, ARKANSAS.

REVISION	DATE	DESCRIPTION

COVER SHEET
D & F EQUIPMENT BUILDING EXPANSION
TONTITOWN, ARKANSAS

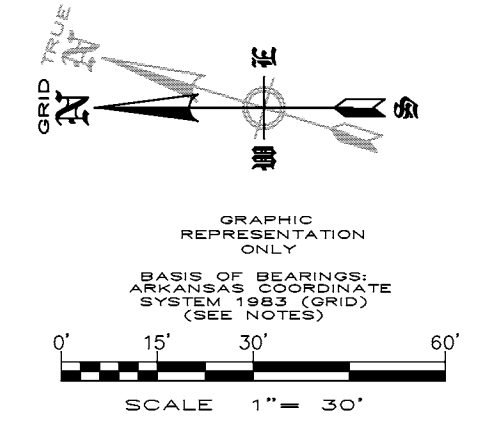
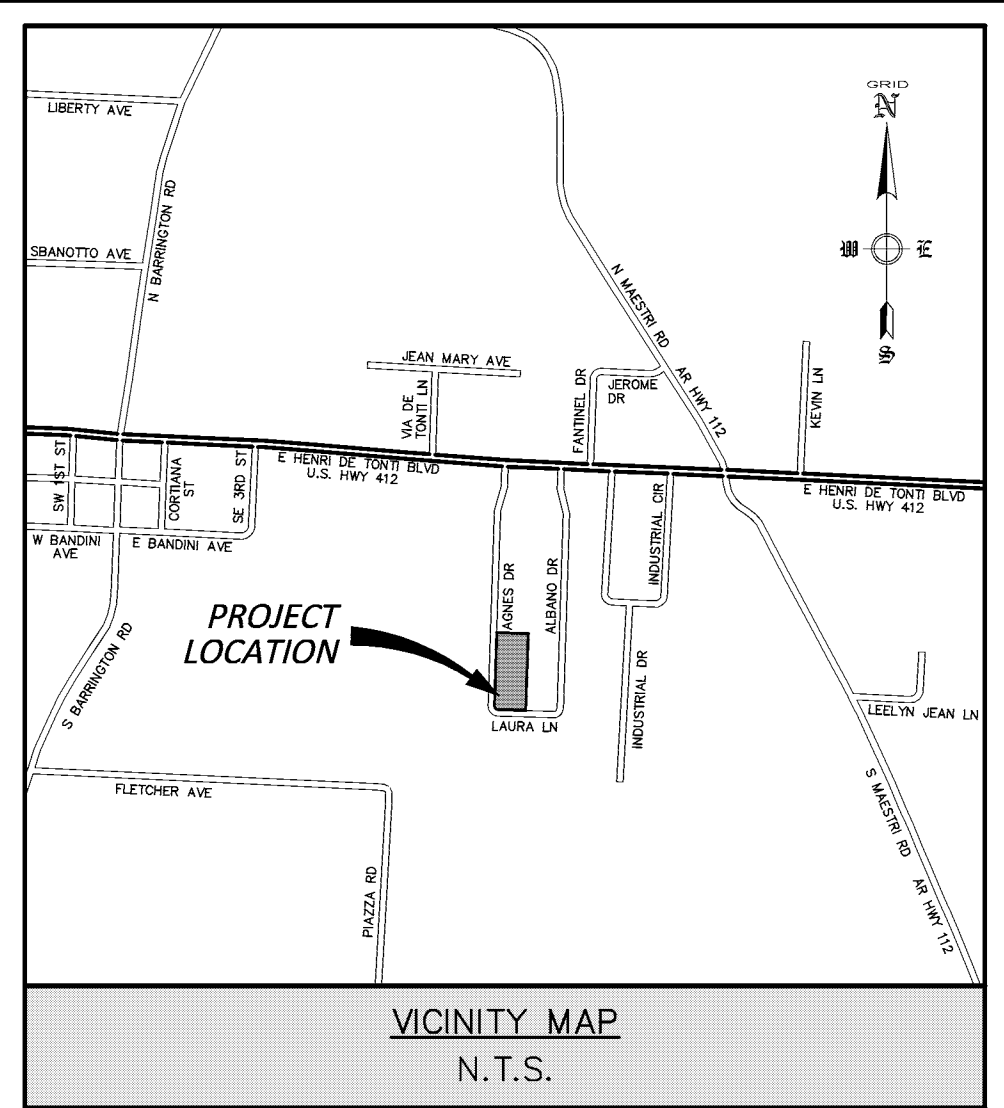
DATE: May 5, 2015	DRAWN BY: ---
ENGINEERING SERVICES, INCORPORATED SPRINGDALE, ARKANSAS	
W.O.# 15920	





LEGEND

●	IRON PIN FOUND
▲	TEMPORARY BENCHMARK FOUND
---	PROPERTY LINE
R/W	EX RIGHT-OF-WAY
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	EX. ROAD CENTERLINE
---	EX. CURB & GUTTER
---	EX. CONTOUR
---	EX. OVERHEAD POWER & TELEPHONE LINE
X	EX. FENCE LINE
○	EX. GAS LINE
---	EX. SEWER LINE
---	EX. STORM DRAIN LINE
□	EX. STORM BOX
○	EX. WATER LINE
○	EX. FIRE HYDRANT
○	EX. GUYWIRE
○	EX. SEWER MANHOLE
○	EX. POWER POLE
○	EX. WATER VALVE
○	EX. TELEPHONE PEDESTAL
○	EX. GAS METER
○	EX. WATER METER
○	EX. SEWER CLEAN OUT
○	EX. POWER METER
□	EX. POWER JUNCTION BOX



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 LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: _____

REGISTERED LAND SURVEYOR _____

STATE OF ARKANSAS REGISTERED No. _____

CERTIFICATE OF APPROVAL:

PURSUANT TO THE TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____

TONTITOWN PLANNING COMMISSION CHAIRMAN

SIGNED: _____

MAYOR, CITY OF TONTITOWN

SIGNED: _____

RECORDER/TREASURER, CITY OF TONTITOWN

NOTES:

- ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
- ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
- A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
- ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
- THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
- ALL EASEMENTS AND BUILDING SET BACK LINES SHOWN ON DRAWING ARE AS PER THE FINAL PLAT OF MAESTRI SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.
- THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
- NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE.
- 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). A TEMPORARY BENCHMARK UTILIZING THIS DATUM IS SHOWN HEREON.

SURVEY DESCRIPTION:

ALL OF LOTS 17, 18 AND 19 IN MAESTRI SUBDIVISION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS PER FINAL PLAT OF SUBDIVISION IN PLAT BOOK 17 AT PAGE 87 ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AN EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 17, BEING A FOUND IRON PIN WITH CAP "1429"; THENCE S87°27'00"E A DISTANCE OF 244.88 FEET TO A FOUND IRON PIN WITH CAP "1429"; THENCE S02°32'37"W A DISTANCE OF 187.04 FEET TO A FOUND IRON PIN WITH CAP "1429"; THENCE S02°32'37"W A DISTANCE OF 187.04 FEET TO A FOUND IRON PIN WITH CAP "1429"; THENCE S02°32'37"W A DISTANCE OF 186.88 FEET TO A FOUND 1/2" IRON PIN; THENCE N87°26'39"W A DISTANCE OF 215.08 FEET TO A POINT OF CURVATURE, SAID POINT BEING A SET IRON PIN WITH CAP PLS 1439; THENCE 47.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET SUBTENDED BY A CHORD BEARING OF N42°26'40"W AND A CHORD DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY, SAID POINT BEING A SET IRON PIN WITH CAP PLS 1439; THENCE N02°33'55"E A DISTANCE OF 157.00 FEET TO A POINT; THENCE N02°33'55"E A DISTANCE OF 187.00 FEET TO A FOUND IRON PIN WITH CAP "1429"; THENCE N02°33'55"E A DISTANCE OF 186.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 3.15 ACRES (137,236 SQ.FT.), MORE OR LESS.

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #051430005F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

OWNER/DEVELOPER:	D & F EQUIPMENT SALES, INC P.O. BOX 275 CROSSVILLE, AL 35962 (479)872-7842
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762 (479)751-8733
WATER /SEWER DEPARTMENT:	CITY OF TONTITOWN WATER AND SEWER COMMISSION 201 E. HENRI DE TONTI BLVD TONTITOWN, AR 72770 PH: 479-361-2996 FAX: 501-421-8774
PLANNING DEPARTMENT:	PLANNING AND ZONING DEPARTMENT 235 E. HENRI DE TONTI TONTITOWN, AR 72770 PH: 479-361-3702 FAX 501-421-0012
BUILDING DEPARTMENT:	CITY OF TONTITOWN'S BUILDING DEPT. 235 E. HENRI DE TONTI TONTITOWN, AR 72770 PH: 479-361-3702 FAX 501-421-0012
ZONING	I-1
LOT ACRAGE:	3.15

BUILDING SIZE:	±62,039 SQ FT TOTAL
PROPOSED USE:	OFFICE, WAREHOUSE AND MANUFACTURING
PARKING SPACES REQUIRED:	71 (W / 3 A.D.A. ACCESSIBLE) (Office = 3,500 sq. ft. 1 space per 300 sq. ft. = 12) (Warehouse = 22,000 sq. ft. 1 space per 2,000 sq. ft. +5 = 16) (Manufacturing = 16,500 sq. ft. 1 space per 600 sq. ft. = 28) (New Warehouse = 20,039 sq. ft. 1 space per 2,000 sq. ft. +5 = 15)
PARKING SPACES PROVIDED:	71 (W / 3 A.D.A. ACCESSIBLE)

REVISION	DATE	DESCRIPTION

LARGE SCALE DEVELOPMENT

D & F EQUIPMENT BUILDING EXPANSION

TONTITOWN, ARKANSAS

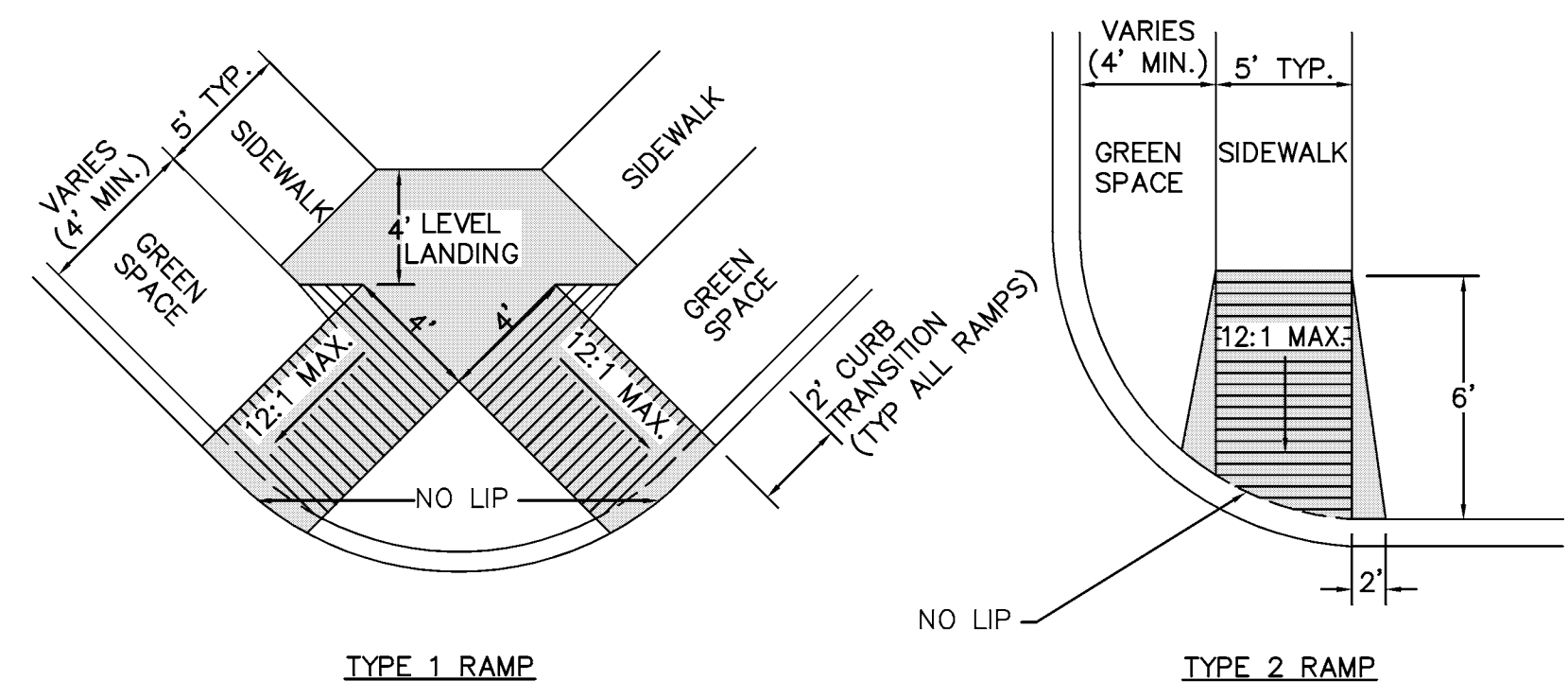
SCALE: 1"=30' DATE: May 5, 2015 DRAWN BY: ---

ENGINEERING SERVICES, INCORPORATED

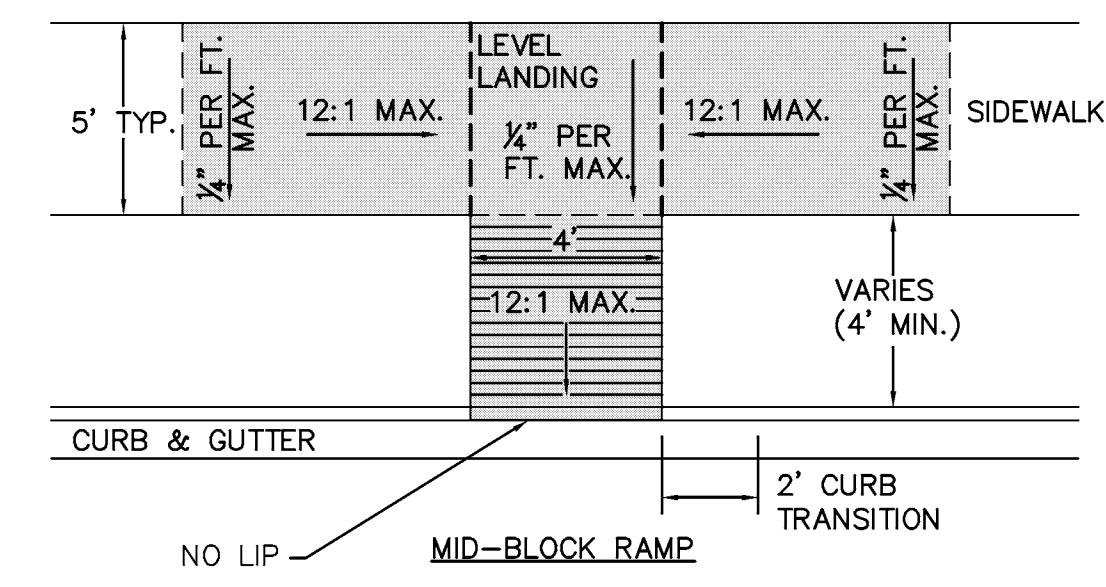
SPRINGDALE, ARKANSAS

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W.O.# 15920 SHEET 1

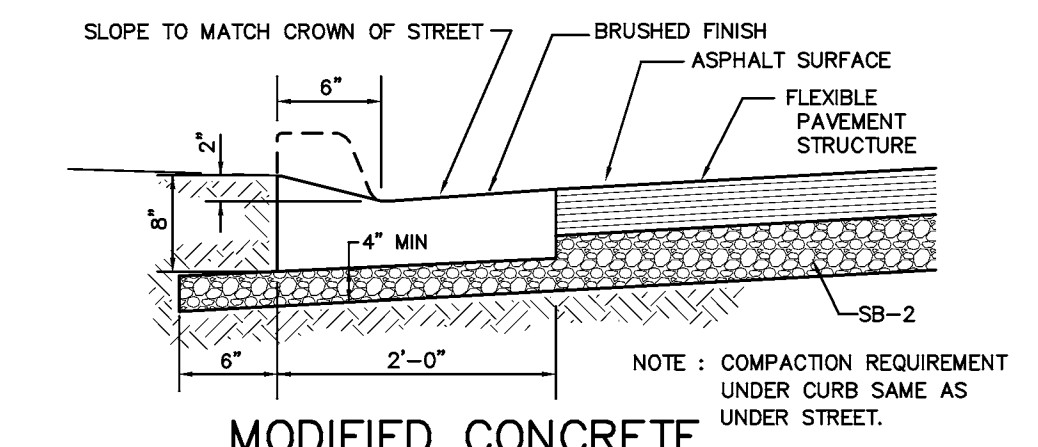




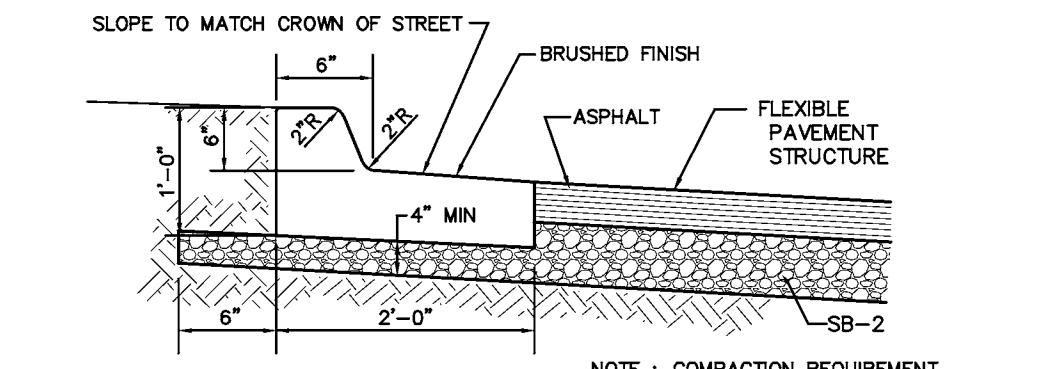
- NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
 2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
 3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".



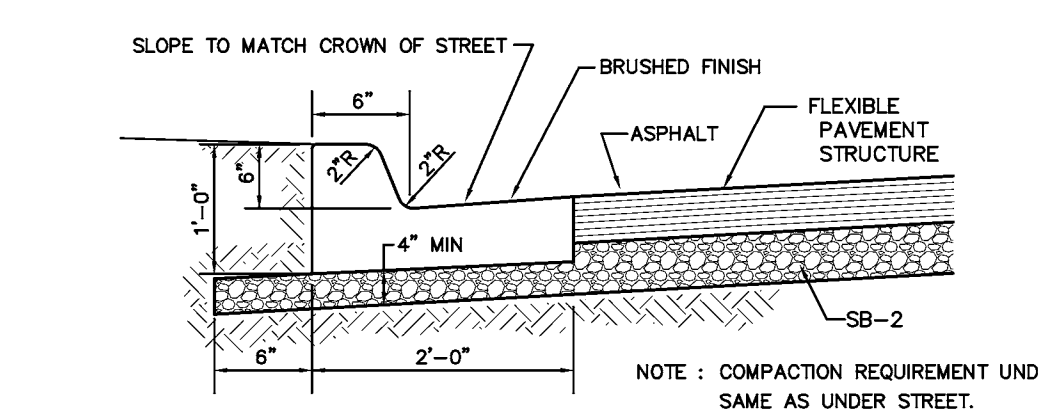
WHEELCHAIR RAMP DETAILS
NOT TO SCALE



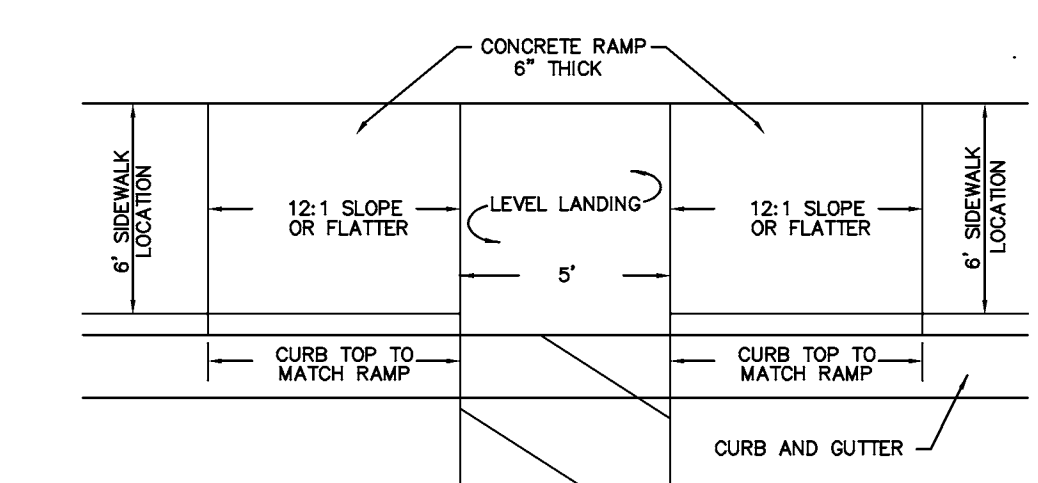
MODIFIED CONCRETE CURB & GUTTER



STANDARD 6" CONCRETE SPILL CURB & GUTTER



STANDARD 6" CONCRETE CURB & GUTTER



HANDICAPPED RAMP DETAIL
(TO BE PLACED AT LOCATIONS SHOWN BY (HR) ON PLAN)

REVISION	DATE	DESCRIPTION

TYPICAL DETAILS

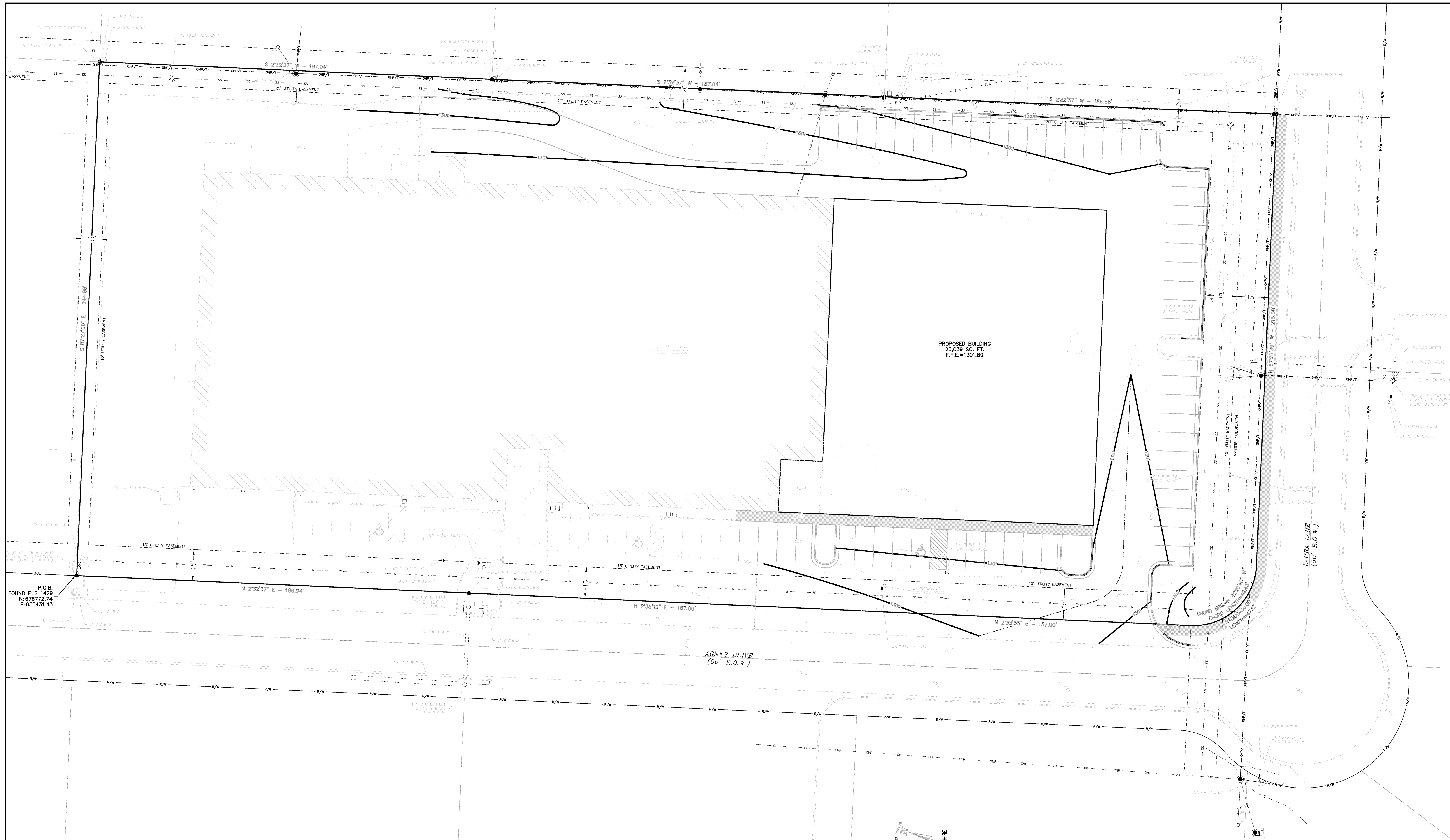
D & F EQUIPMENT BUILDING EXPANSION

TONTITOWN, ARKANSAS

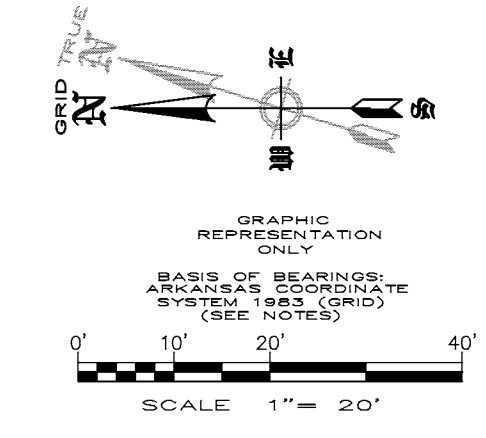
SCALE: N.T.S. DATE: May 5, 2015 DRAWN BY: ---

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS





P.O.B.
FOUND PLS 1429
N: 676772.74
E: 653431.43



OWNER/DEVELOPER: D & F EQUIPMENT SALES, INC
P.O. BOX 275
CROSSVILLE, AL 35862
(479)872-7842

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
(479)751-8733

REVISION	DATE	DESCRIPTION

UTILITY PLAN

D & F EQUIPMENT BUILDING EXPANSION

TONTOWN, ARKANSAS

SCALE: 1"=20' DATE: May 5, 2015 DRAWN BY: ---

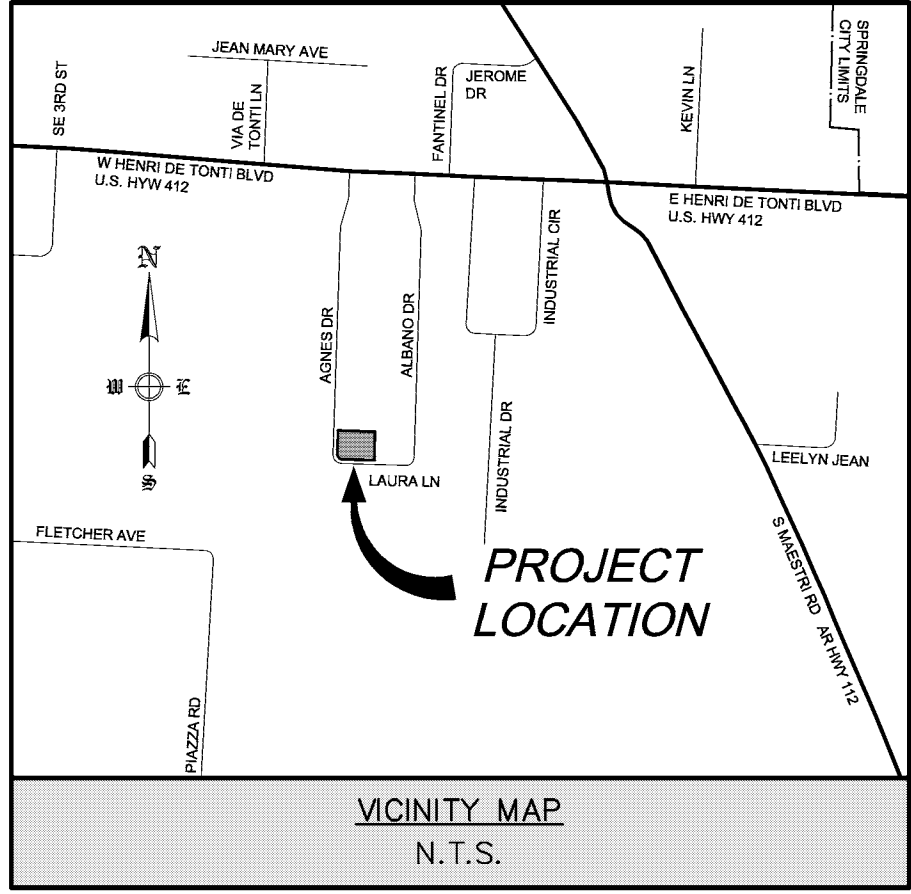
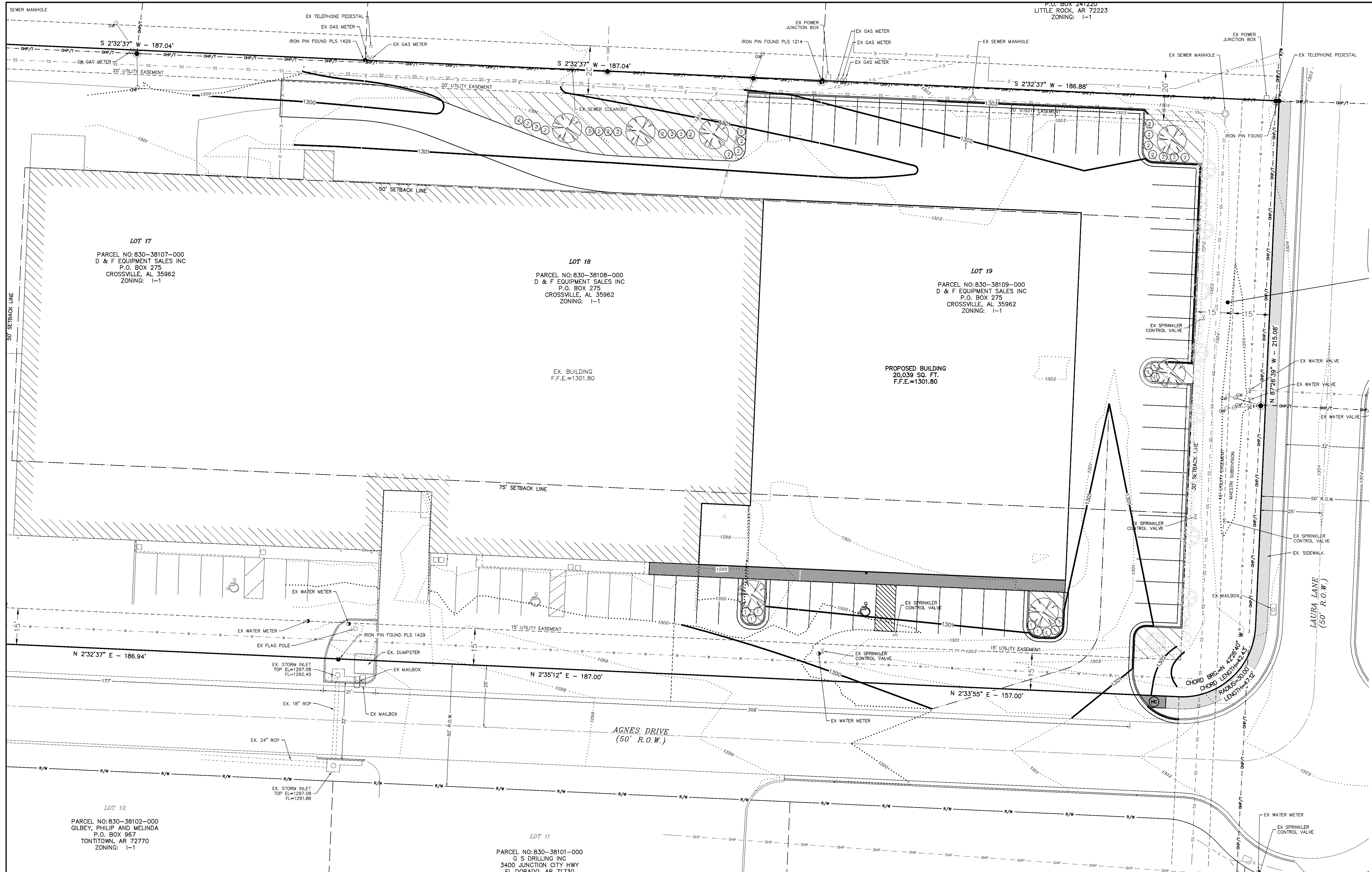
ENGINEERING SERVICES, INCORPORATED

SPRINGDALE, ARKANSAS

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W.O.# 15920 SHEET 4

FLOOD PLAIN ZONING:
THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0065F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.





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(479)872-7842

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
(479)751-8733

WATER /SEWER DEPARTMENT: CITY OF TONTITOWN WATER AND SEWER COMMISSION
201 E HENRI DE TONTI BLVD
TONTITOWN, AR 72770
PH: 479-361-2996
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

ZONING: I-1

LOT 17
PARCEL NO: 830-38107-000
D & F EQUIPMENT SALES INC
P.O. BOX 275
CROSSVILLE, AL 35962
ZONING: I-1

LOT 18
PARCEL NO: 830-38108-000
D & F EQUIPMENT SALES INC
P.O. BOX 275
CROSSVILLE, AL 35962
ZONING: I-1

LOT 19
PARCEL NO: 830-38109-000
D & F EQUIPMENT SALES INC
P.O. BOX 275
CROSSVILLE, AL 35962
ZONING: I-1

LOT 12
PARCEL NO: 830-38102-000
GILBEY, PHILIP AND MELINDA
P.O. BOX 987
TONTITOWN, AR 72770
ZONING: I-1

LOT 11
PARCEL NO: 830-38101-000
G S DRILLING INC
3400 JUNCTION CITY HWY
EL DORADO, AR 71730
ZONING: I-1

INDEX OF TREES				
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	WILLOW OAK	Quercus phellos	7	2.5" Cal. Min.

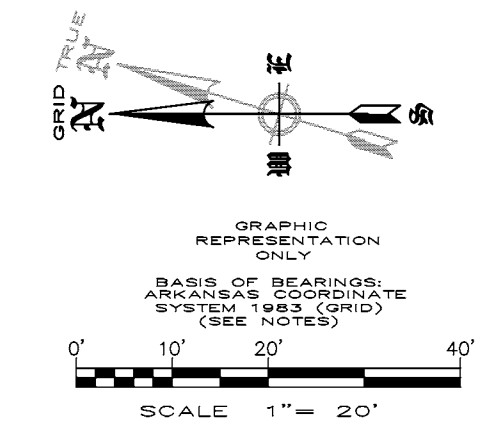
INDEX OF SHRUBS				
PLANT SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
①	DWARF BUMALD SPIREA	Spiraea 'x' bumalda	11	5 GAL.
②	WINTERGREEN BOXWOOD	Buxus 'x' sempervirens	23	5 GAL.

NOTE:
EXISTING LANDSCAPING PREVIOUSLY INSTALLED ON LAURA LANE SHALL SERVE AS STREET FRONTAGE LANDSCAPING FOR THIS PROJECT IN ACCORDANCE WITH CITY OF TONTITOWN STANDARDS.

LANDSCAPING REQUIREMENTS
TOTAL NEW PARKING LOT AREA: 25,816 S.F.
INTERIOR LANDSCAPING REQUIRED (8%): 2,065 S.F.
INTERIOR LANDSCAPING PROVIDED (16%): 4,197 S.F.

INTERIOR LANDSCAPING

- LANDSCAPING NOTES:**
- ALL LANDSCAPING SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE CITY OF TONTITOWN LANDSCAPE ORDINANCE.
 - ALL LANDSCAPING TO BE DRESSED WITH 4" OF MULCH AFTER INSTALLATION.
 - ALL AREAS NOT TO BE MULCHED ARE TO BE SODDED.
 - ALL LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF THREE YEARS FROM THE TIME OF INSTALLATION.
 - A HOSE BIB SHALL BE PROVIDED FOR IRRIGATION PURPOSES.



REVISION	DATE	DESCRIPTION

LANDSCAPE PLAN

D & F EQUIPMENT BUILDING EXPANSION

TONTITOWN, ARKANSAS

SCALE: 1"=20' DATE: May 5, 2015 DRAWN BY: ---

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

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W.O.# 15920 SHEET **5**



