

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
Public Works Director – James Clark
Code Enforcement Officer – Brett Freeland



Planning Board
Darrell Watts, Chairman
Rocky Clinton, Vice Chairman
Gene McCartney, Secretary
Susan Sedberry, Member
Jim Miller, Member

**Board of Zoning Adjustments
Public Hearing Agenda
December 27th, 2016
7:00 p.m.
Tontitown City Hall
235 E Henri de Tonti Blvd
Tontitown AR**

-
1. Meeting Call to Order
 2. Roll Call
 3. Approval of Agenda
 4. New Business

- a. Variance Request – David Peachee – Tontitown Winery

Variance Request: Code 153.047 (C), (2), Minimum setback requirements
Project Name: David Peachee – Tontitown Winery
Properties location: 335 N Barrington Road

5. Comments from Citizens
6. Meeting Adjourned

Tontitown Winery Variance Request

We would like to request a variance to build in an easement. The building would attach to the north side of our existing main building and extend to the edge of the right of way, approximately 30 feet. There is currently another building to the west of this building site that is in this easement and extends to the same right of way. This area would be used for indoor seating and possibly light baking.

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Jim Miller, Member

**Planning Board Public Hearing Agenda
December 27th, 2016
7:00 p.m. Tontitown City Hall
235 E Henri de Tonti Blvd, Tontitown AR**

1. Meeting Call to Order
2. Roll Call
3. Approval of Agenda
4. New Business
 1. Rezone Request – Potts family LLC; One Twelve LLC
 2. Conditional Use - St Joseph's Child Care
 3. Rezone Request – Hindman, Alyce and Bill Roberts
5. Comments from Citizens
6. Meeting Adjourned

PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on:

Tuesday, December 27th, 2016 at 7:00 PM at City Hall to hear all those who wish to be heard regarding:

For: **Potts Family LLC; One Twelve LLC**

Type: Re Zone Request

From: R-3 – Medium Density Residential

To: C-1 - Neighborhood Commercial, to include entire parcel less one area in the NW corner staying as R-3 (Medium Density Residential)

The common description of the property is:

Vacant Land, West side of HWY 112 North, West of Har-Ber Avenue. 8.62 Acres

Proposed land use: Narrative:

There are not any proposed sales of the property at this time. Future development.

The public is invited to attend and participate.
Tontitown codes are available online at www.tontitown.com.

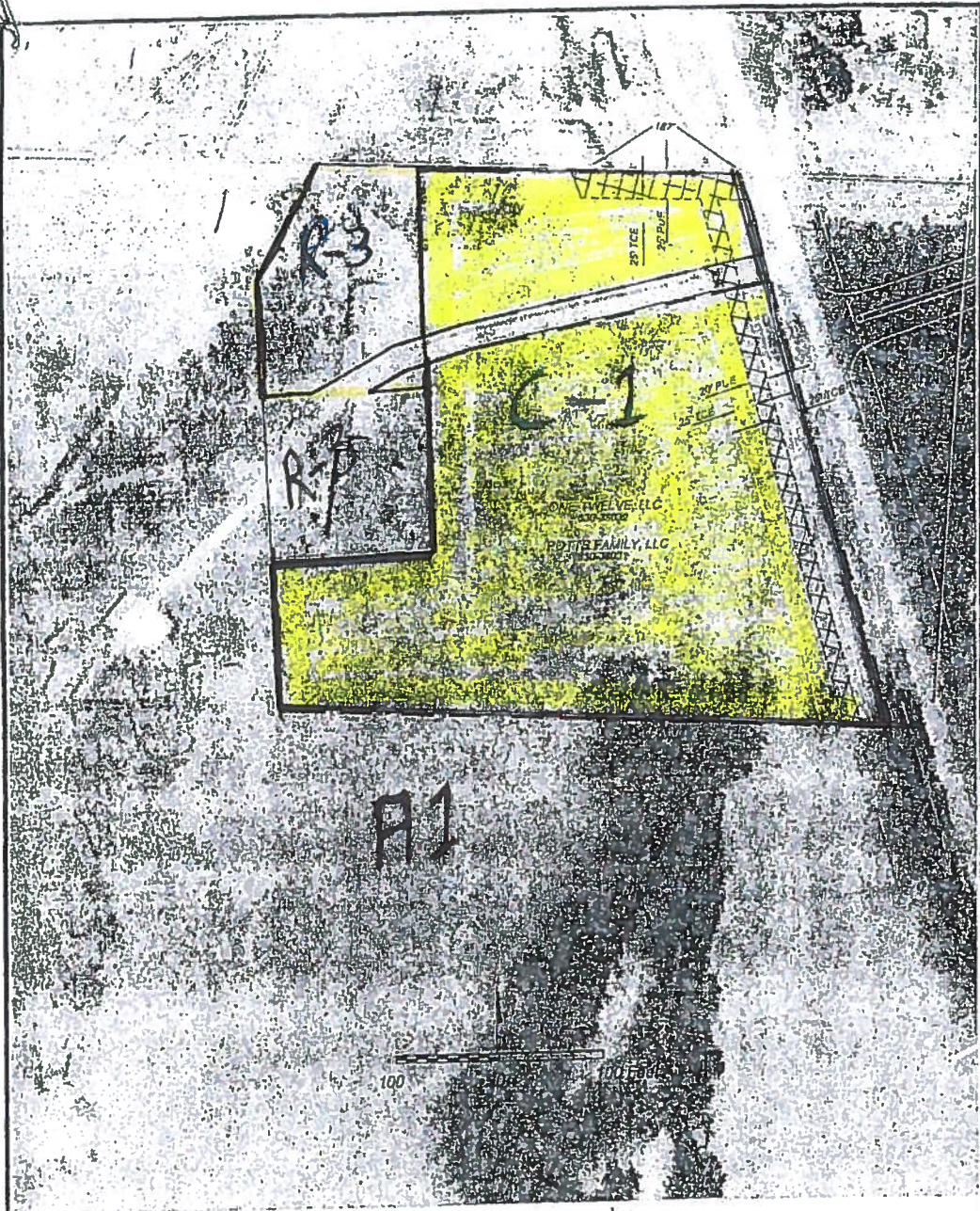
To be published one (1) time on December 1st, 2016.

Please direct any questions regarding this request to:
James Clark (Public Works Director) 479-361-2700

Please send bill and proof-of-publication to: Recorder-Treasurer
P.O. Box 305
Tontitown, AR 72770

Potts Family

Copy



BASED UPON DRAWING ONLY - NOT A SURVEY PLAT



CLIENT: ONE TWELVE, LLC & POTTS FAMILY, LLC
Washington County, Arkansas

TRACT NUMBER	PARCEL NUMBER	DRAWN/CKD	SHEET
LT 53	830-28931-000 830-35232-000	LRJ TWC	1 / 1

Potts Family

- A. The current zoning is R-3 Residential; The requested zoning change is C-1, Commercial, with the exception of the 1+/- acre in the NW part of the property (See attached sketch). We are proposing to leave this acre zoned R-3; The property is currently owned by Potts Family LLC and One Twelve LLC; There are no proposed sales of the property at this time;
- B. The requested zoning is for appraisal, loan and planning purposes. We are currently refinancing the property and the bank has requested the property be rezoned for commercial use, to be in line with the Tontitown Land Use Plan Map, which indicates commercial zoning is indicated for much of the subject property. We are also in discussions with developers, and are working on designs for a professional / medical office type development. Other possibilities are restaurant type usage on the frontage. The NW 1+/- acre would remain for a triplex, providing a buffer between offices and the residential land to the west. At the present time, no definite plans are in place, as we are waiting for the area to further develop.
- C. Again, The Tontitown Land Use Plan Map indicates commercial zoning is expected for much of the subject property The Highway 112 corridor, between Har-Ber Avenue and Highway 112 has largely been speculative for the past several years. Over the last 2 years, properties have begun to change hands and some are being developed, which most of the new development being commercial and multi-family residential being the most prominent. Commercial and multi-family properties have recently been constructed in the southern part of this area, with more development anticipated, including a church. While the current land use plan map indicates triplex type residential use is expected for the back part of the property, we believe professional / medical type office would be more aesthetically appealing, as well as providing office space which is currently needed in the area. Also, the topography to the west of the property would provide a natural barrier for properties to the west. The subject property's location at the intersection of Har-Ber Avenue and 112 also lends itself to commercial / office development. The property across the street to the northeast, which is in the Springdale City Limits, is projected to be used for commercial purposes. Basically, we expect the Highway 112 corridor between Har-Ber Avenue and 112 to be developed for commercial purposes. Again, multi-plex type development would currently be allowed, however, we believe there is a bigger need for professional type offices in the area, and would be more aesthetically appearing than multi-family. The property would relate to surrounding properties in the following ways:
1. Use: Again, we do not have a definite use for the property at this time. Professional Office, Church, Multi-Family and other types of light commercial would all be feasible as the area develops;
 2. Traffic: The property is located at a stoplight on Highway 112, which would allow for additional traffic;
 3. Signage: No signage is proposed at this point;
 4. Appearance: Again, no changes are proposed at this time.
- D. Water/Sewer: There is an existing 15" gravity main that runs along the east side of the property as well as an existing 8" water line just to the east of the sewer line.
- E. Waiver of Rights and remedies: Attached

PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on Tuesday, December 27th, 2016 at 7:00 PM at City Hall to hear all those who wish to be heard regarding:

For: **St Joseph's Child care facility within the existing Parish Education Center**

Type: Conditional Use:

Project Name: St Joseph's Child Care

Properties location: 192 E Henri de Tonti Blvd.

The public is invited to attend and participate.
Tontitown codes are available online at www.tontitown.com.

To be published one (1) time on Monday December 5th, 2016.

Please direct any questions regarding this request to:
James Clark (Public Works Director) 479-361-2700

Please send bill and proof-of-publication to: Recorder-Treasurer
P.O. Box 305
Tontitown, AR 72770

St Joseph's

Planning

\$230.⁰⁰

From: Online Applications <manager@tontitown.com>
Sent: Wednesday, November 16, 2016 7:52 PM
To: planning@tontitownar.gov; pwdirector@tontitownar.gov
Subject: Conditional Use Application - 192 E. Henri de Tonti Blvd, CU 0002006

Project Name: St. Joseph's Child Care

Site Address: 192 E. Henri de Tonti Blvd

Parcel #: 830-37633-010

Acreage: 5

Zoning: C-2

Proposed Use: Child Care facility within the existing Parish Education Center

Is this temporary or permanent in nature? Permanent

Will additional parking spaces be required? No

Will there be major structural changes? No

Narrative: A. Child Care

B. Weekday Hours - 6:30am - 6:30pm

C. Parish Education Center existing classrooms and immediate outdoor space to the north to be used as play area

D. no structural changes planned.

E. none

F. none

G. 50 children

H. 4-7

Owner Information

Fr. Greg Hart

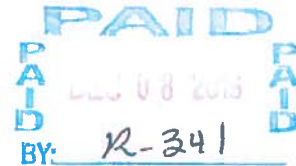
PO Box 39

Tontitown, AR 72770

Phone: 479-361-2612

Cell Phone:

Fax:



St Joseph's

PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on December 27th, 2016
at 7:00 PM at City Hall to hear all those who wish to be heard regarding:

For: **Hindman, Alyce R and Bill K Roberts**

Re-Zone Request: From: A-1 – Agricultural – Density – One dwelling per 5 acres
To: R-E – Residential Estate – Density – One dwelling per 2 Acres

Project Name: Hindman, Alyce R and Bill K Roberts-Rezone Request

Properties location: Unaddressed – Ardemagni Rd
Parcel # 830-37979-009 & 830-37983-000

The public is invited to attend and participate.
Tontitown codes are available online at www.tontitown.com.

To be published one (1) time on December 8th, 2016

Please direct any questions regarding this request to:
James Clark (Public Works Director) 479-361-2700

Please send bill and proof-of-publication to: Recorder-Treasurer
P.O. Box 305
Tontitown, AR 72770

Hindman



Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S Pleasant Ridge Dr. / Fayetteville, AR 72704

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

www.batesnwa.com

DECEMBER 6, 2016

PLANNING COMMISSION
CITY OF TONTITOWN
201 E. HENRI DE TONTI BOULEVARD
TONTITOWN, AR 72770

Dear Commissioners,

The current owners (Alyce Hindman and Bill Roberts) of Washington County Parcels #830-37979-009 & #830-37983-000, both unaddressed parcels located on Ardemagni Road, request a rezoning of this property. Currently, the parcels are zoned A-1. The applicant requests that the parcels be rezoned to R-E.

The intent of the property owners is to eventually split this land to get 3 parcels, with each parcel being owned by a member of their family. One tract is to remain with Alyce Hindman and her father Bill Roberts, the second tract is to be deeded to Alyce's brother Calton Roberts, and the third tract is to be deeded to Alyce's daughter and her husband Nate and Stephanie Middleton.

The purpose of this rezoning request is to make the property able to have 3 houses on it. In the current A-1 zoning, there is one dwelling unit allowed per every 5 acres. The proposed R-E zoning allows 1 dwelling unit per every 2 acres, which would fit our client's intentions for this property.

This rezoning request would have minimal impact on the land and surrounding properties. Only 3 houses are proposed for this 10 acre piece of land. There would not be a significant increase in the traffic to this property with 3 single family homes on it. No signage is proposed for this rezoning, or the future tract split of this land. The open, natural appearance of this land would be maintained, and 3 future homes would fit into the use of the surrounding properties.

Water is readily available to the property via an existing 6" water main on the west side of Ardemagni Road. There is no city sewer in this area, so any proposed houses would need individual septic systems.

Please see the attached Rezoning Exhibit for further information regarding this request, and contact Bates & Associates with any questions or concerns.

Sincerely,

Justin Reid
Bates & Associates, Inc.

Hindman



City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
Public Works Director – James Clark
Code Enforcement Officer – Brett Freeland

Planning Board
Darrell Watts, Chairman
Rocky Clinton, Vice Chairman
Gene McCartney, Secretary
Susan Sedberry, Member
Jim Miller, Member

Planning Board Agenda

December 27th, 2016

7:00 P.M.

Tontitown City Hall

235 East Henri De Tonti Boulevard

Tontitown, Arkansas

- 1. Meeting Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - a. November 22nd, 2016 Planning Board Meeting
 - b. November 22nd, 2016 Planning Board Public Hearing
- 5. Comments from Citizens**
- 6. Old Business**
- 7. New Business**
 - a. LSD – Tontitown Self Storage
 - b. LSD – Freedom Fellowship
 - c. LSD – Ozark Sportsman Supply
 - d. LSD – South Point Subdivision – Bausinger Road
- 8. Reoccurring Items and Items for Review**
 - a. Review of Approved Projects & Expirations
 - b. Review Building Activity
 - c. Clear Creek Land and Cattle – Lot Line Adjustment
 - d. Eureka Glass – Minor Subdivision
 - e. Victory Church – Minor Subdivision
- 9. Review Items for Placement on City Council Agenda**
- 10. Comments from Board Members**
- 11. Meeting Adjourned**

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
Public Works Director – James Clark
Code Enforcement Officer – Brett Freeland



Planning Board
Darrell Watts, Chairman
Rocky Clinton, Vice Chairman
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Susan Sedberry, Member
Jim Miller, Member

**Planning Board Public Hearing Minutes
November 22nd, 2016
7:00 p.m.
Tontitown City Hall
235 E Henri de Tonti Blvd
Tontitown AR**

1. Meeting Call to Order

2. Roll Call

All in attendance

3. Approval of Agenda

Motion by Susan to approve Second by Rocky Motion Passes

4. New Business

a. Conditional Use request for: City of Tontitown

Property Location: a one-acre parcel (830-37696-000 Tract 2)
located NE corner of City Shop Building on W Henri de Tonti Blvd.
Current Zoning – R-3 Medium Density Residential

Comments from Citizens – On Conditional Use Request for City of Tontitown- None

b. Rezone request for: GCC Mid-Continent Concrete

Property Location: a ten-acre parcel (830-37702-000) located on N. Pinalto Road.
Current Zoning – C2 General Commercial
Requested Zoning – I-2 Heavy Industrial District
The common description of the property is:
Unaddressed vacant land, located on East side of N Pinalto Rd

Proposed Land Use Narrative:

Said property is currently zoned C-2 and would require re-zoning to I-2 to accommodate locating a Ready-Mix Batch plant on said site. Said property would be used for the purpose of mixing and delivering Concrete Products for the rapidly growing construction market in NWA. GCC plans to locate six Mixer Trucks on site and would require additional truck traffic for the purpose of delivering raw materials on a daily basis. GCC plans to place 1 (4'x8') sign on Pinalto Rd. GCC Mid-Continent will install and maintain a state of the art Ready-Mix Plant that will further the growth of the community of which we will be a member for many years. Our intent is to make this site a Shining Star for GCC and the Community.

Comments from Citizens – On Rezone Request for CGG Mid-Continent Concrete

Representatives for CGG were present to answer any questions and to hear the concerns of the residents.

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
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The following residents listed are very much opposed of the rezoning and location: Eric Pianalto, Dwain Pianalto, Sherri Pianalto, Rebecca Pianalto, Lisa Barrows, Donald Rogers, Rhonda Doudna, Shawn Barrows, Leslie Ranalli, Chris Pianalto, Steve Pianalto, and Stan Pianalto.

The above residents all oppose the rezoning and location on the grounds of: Traffic; noise pollution; pollution to area ponds, creeks, air, crops and wildlife due to the dust; operating time; decrease In property value; traffic safety issues; eye sore; rezoning cannot be changed back if company leaves; No revenue to the city unless this company delivers in Tontitown; destruction of city roads, repairs would be the cities responsibility which would be a financial burden; bicyclist/walkers/joggers would share the same roads as the concrete trucks a delivery trucks.

5. Meeting Adjourned- Motion by Rocky to adjourn Second by Gene Motion Passes



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Public Works Director – James Clark
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Planning Board
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Gene McCartney, Secretary
Susan Sedberry, Member
Jim Miller, Member

Planning Board Minutes

November 22nd, 2016

7:00 P.M.

**Tontitown City Hall
235 East Henri De Tonti Boulevard
Tontitown, Arkansas**

1. Meeting Call to Order

2. Roll Call

All in attendance

3. Approval of Agenda

Susan motion to approve Second by Gene Motion Passes

4. Approval of Minutes

a. October 25th, 2016 Planning Board Meeting

b. October 25th, 2016 Planning Board Public Hearing

Rocky motion to approve Second by Susan Motion Passes

5. Comments from Citizens- None

6. Old Business-None

7. New Business

a. **Conditional Use Request – City of Tontitown – Water Tower – 153.024**

Susan motion to approve Second by Jim Motion Passes

b. **Rezone Request – GCC Mid Continent Concrete**

Reference Audio for lengthy discussion

Susan motion to decline rezoning request, reason being there is no benefit to Tontitown

Second by Jim Motion Passes unanimously

c. **Waiver Request – GFB Investments LLC – Adjacent to 585 Jean Mary**

No representation was present

Rocky motion to reject request Second by Jim Motion Passes

8. Reoccurring Items and Items for Review

a. **Review of Approved Projects & Expirations**

Reference website for detailed report

b. **Review Building Activity**

Reference website for detailed report

c. **Bader / Lee Property Line Adjustment- Discussion only –Reference Audio**



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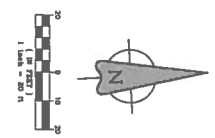
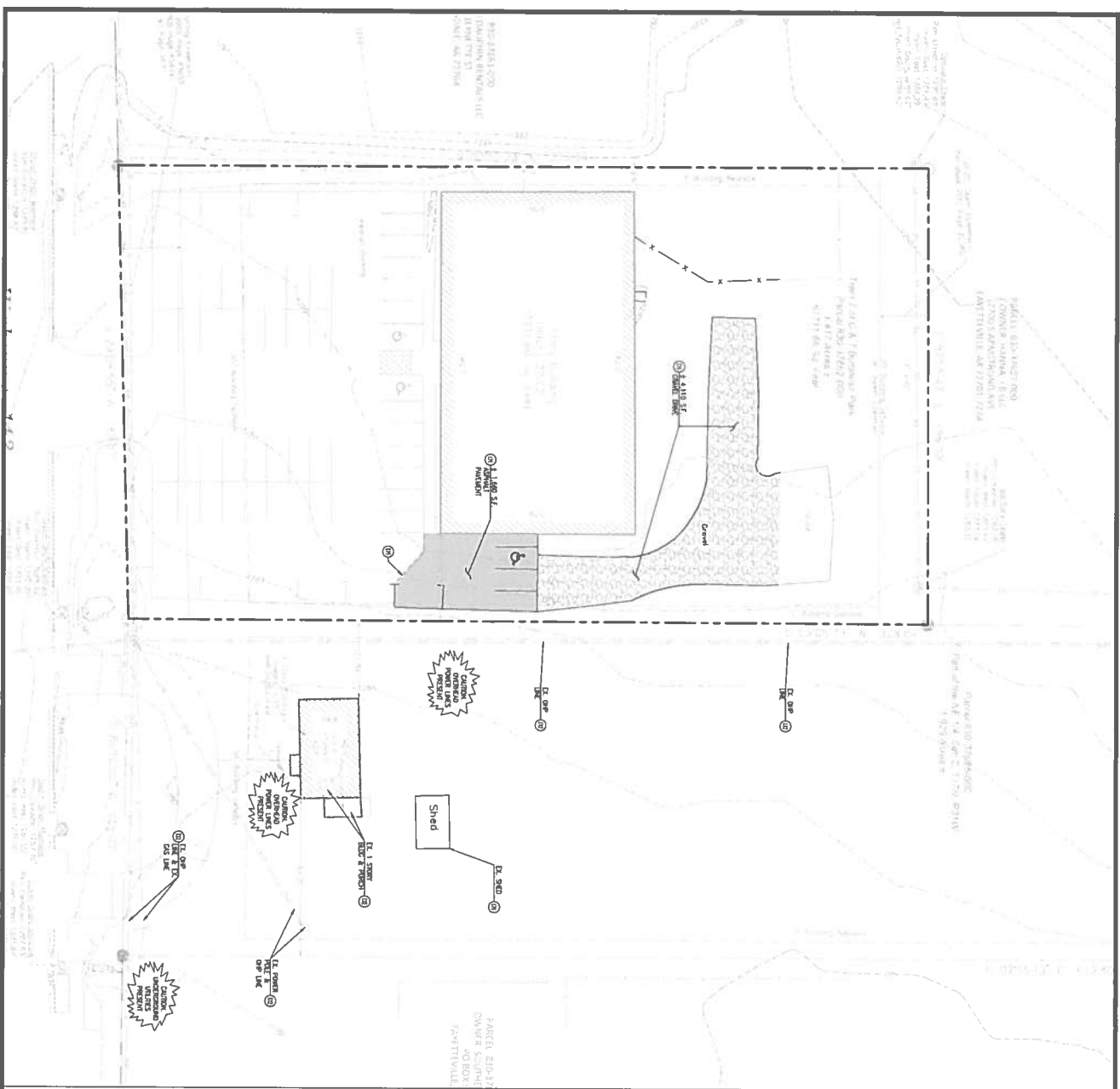
d. **Victory Church – Lot Split- Discussion only –Reference Audio**

9. **Review Items for Placement on City Council Agenda**

None

10. **Comments from Board Members**

11. **Meeting Adjourned- Rocky motion to adjourn Second by Gene All in favor**



EXISTING LEGEND:

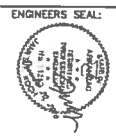
- BOUNDARY LINE
- CONTRIBUTION OF ROAD
- RIGHT-OF-WAY
- BOUNDING SET BACK
- SEWER LINE
- ST/7/ROUND 1/2" REBAR
- SHANTY/SEWER
- POWER POLE
- CAS W/TER
- HANDICAP PARKING
- NOT TO SCALE

PROPOSED LEGEND:

- REMAIN/DEM REMOVAL
- DEMOLITION KEY NOTES

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HANCOCK, MAINE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HANCOCK, MAINE.
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FREEDOM FELLOWSHIP CHURCH ADDITION
990 WEST HENRI DE TONTI BLVD

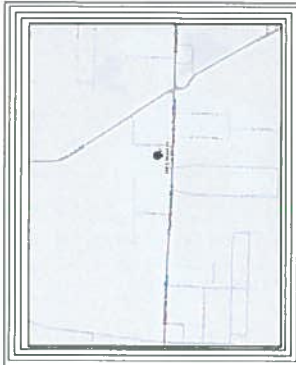
DEMOLITION PLAN

PRODUCTION DATE:	11-09-18	
REVISION:		
DRAWING SCALE:		
NO.	DATE	DESCRIPTION
1	11-20-18	PRELIMINARY REVIEW SET
2		
3		
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C-1
SHEET NO.



CLIENT:



Vicinity Map

- NOTES**
- 1) BASIS OF ELEVATION IS DERIVED FROM GPS MONUMENT #5 AND #6 OF TONTIOWN, ARKANSAS.
 - 2) OWNER ON RECORD OF THE PROPERTY IS McCAIN & MADDEN LLC..
 - 3) LOT PARCEL #:
LOT 1: 830-37864-000
LOT 2: 830-37864-000
 - 4) BENCHMARK FOR THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF THE EXISTING CONCRETE PAD, LOCATED NORTH OF EXISTING BUILDING, WITH AN ELEVATION OF 1286.16.

UTILITY NOTES
ALL UTILITIES FOR PROP. SHOWROOM WILL CONNECT TO THE EXISTING BUILDING (WATER, SEWER, ETC.)

FLOOD CERTIFICATION
THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05143C0065 T, DATED MAY 16, 2008.

SITE PLAN

REVISIONS

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Need to also provide a Remarks or Comment section

OZARK SPORTSMAN SUPPLY
750 E HENRI DE TONTI BLVD
TONTIOWN, AR 72657

This Large Scale Development has been reviewed for general compliance with the City Ordinance 12.01.01. The City Engineer's Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

Terry W. Carpenter, P.E.
Tontitown City Engineer, December 12, 2016

There is a manhole in this general area. Need to show and provide an extension.

Is this an existing sidewalk?
Need to check the greenspace requirement.

Show existing utilities line.

Need to show

Show existing utilities.

Show and indicate size of existing drainage culvert

PARKING SPACES:
Total Parking Spaces = 57 (Including 3 Accessible Parking)
Existing Parking Spaces = 35 (Including 2 Accessible Parking)
Proposed Parking Spaces = 22 (Including 1 Accessible Parking)

What is the purpose of this drive?

Where's the existing Lot Line between Lots 1 & 2?

Need to show "Required Parking" as well as what is provided.

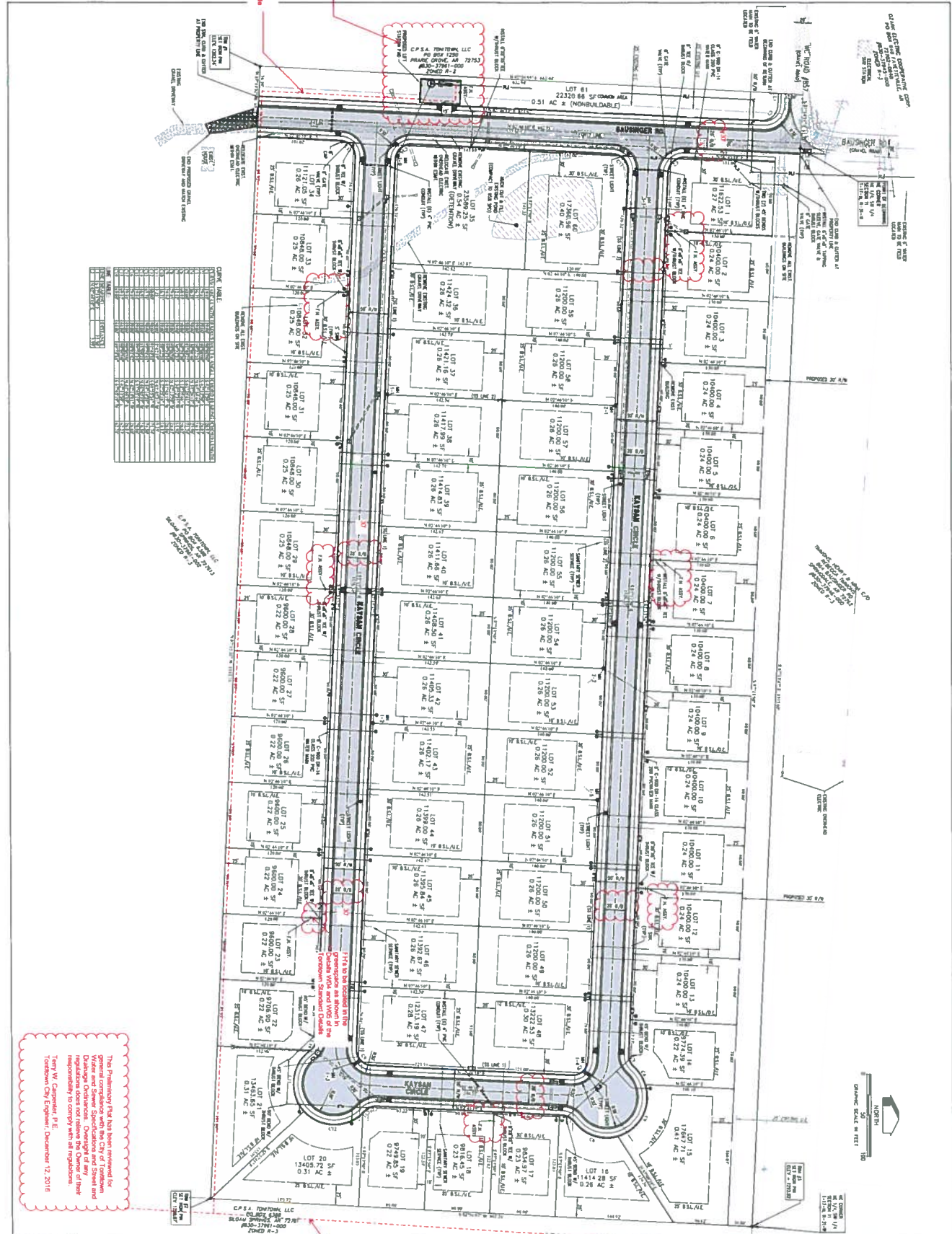


LEGEND

- FOUND IRON PIN
- COMPUTED POINT
- BOUNDARY LINE
- - - CHAIN LINK FENCE
- - - SETBACKS
- - - UTILITY EASEMENT
- ⊕ EX. WATER METER
- ⊖ TELEPHONE
- ⊙ CABLE
- ⊚ TRANSFORMER
- ⊛ POWER POLE
- ⊜ GAS METER
- ⊝ BENCHMARK
- ⊞ STREET LIGHT

PROPERTY DESCRIPTION - LOT 1A
LOTS 1 AND 2, FANTINEL-BUSINESS PARK, IN THE CITY OF TONTIOWN, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

AREAS	SQ. FT.	ACRES	PERCENTAGE
LOT 1A	104,739	2.4	100%
PROP. BUILDING	8,100	0.19	8%
PROP. PARKING LOT	10,827	0.24	10%
GREEN SPACE	47,431	1.08	45%
EX. BUILDING	14,291	0.33	14%
EX. PARKING	21,850	0.50	21%



The Preliminary Plan has been prepared by Bates & Associates, Inc. for the purpose of showing the proposed layout of the Water and Sewer Mains, Manholes, Catch Basins, and Street and Sidewalk. The Engineer assumes no responsibility to comply with all regulations.

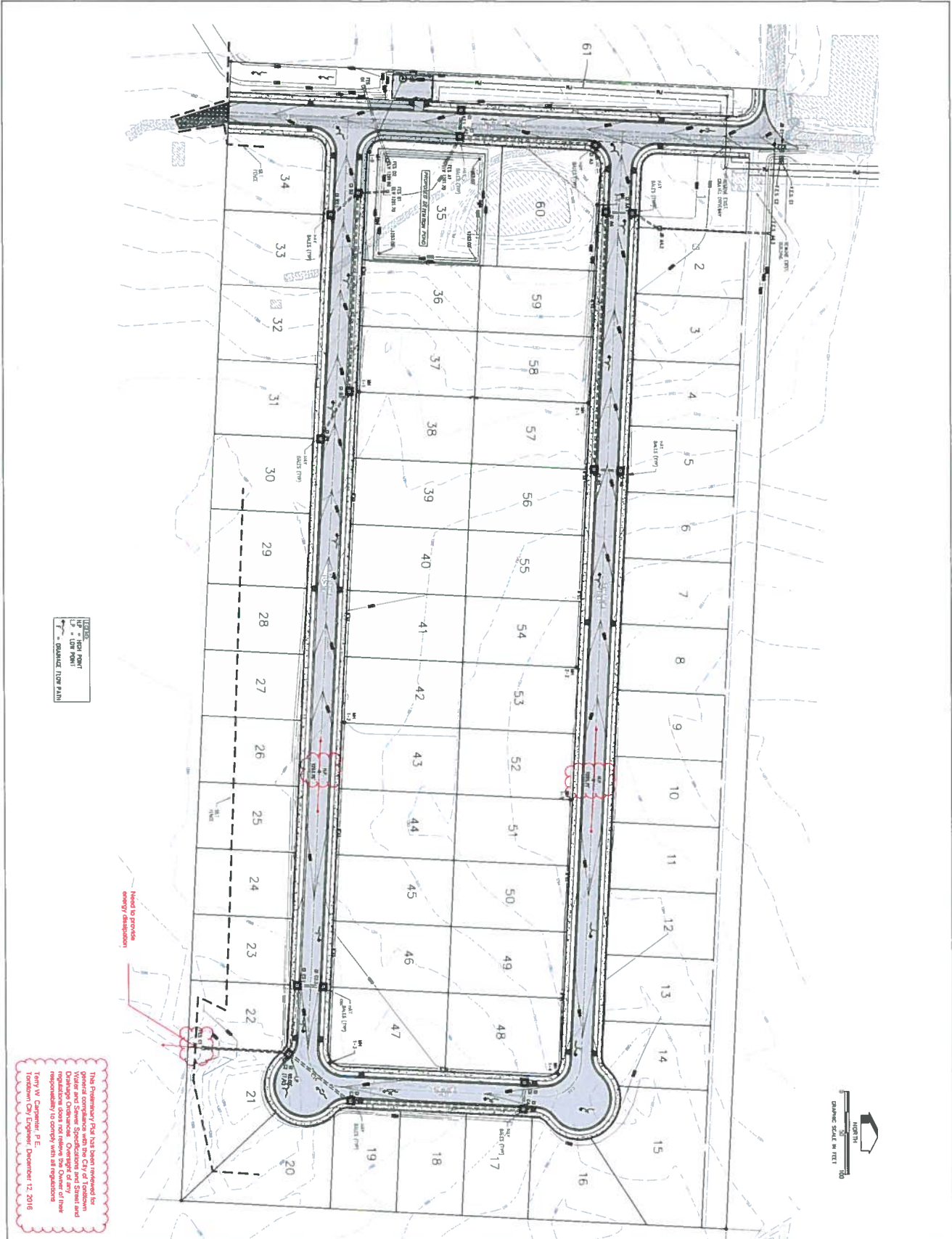
Troy W. Campbell, P.E.
 Towneview City Engineer, December 12, 2016

Bates & Associates, Inc.
 Civil Engineering & Survey
 7250 S. Pleasant Ridge Drive
 Fayetteville, Arkansas 72784
 Phone: 478.642.8358 Fax: 478.251.1111

SOUTH POINTE SUBDIVISION
 PRELIMINARY PLAT & CONST. PLANS
 SITE & UTILITY PLAN
 TONTITOWN, ARKANSAS

REVISIONS	DATE
1ST SUBMITTAL	11/09/16

ENGINEER: G. Rader
 REGISTERED PROFESSIONAL ENGINEER
 No. 00710
 STATE OF ARKANSAS
 CERTIFICATE OF REGISTRATION
 No. 00710
 State of Arkansas
 Copyright © 2016 Bates & Associates, Inc.



PROJECT NO 05-015

DATE
3

Bates & Associates, Inc.
 www.batesandassociates.com
 Civil Engineering & Surveying
 7238 S. Pleasant Ridge Drive Phone 479.442.9350 Fax 479.521.9350
 Fayetteville, Arkansas 72784

SOUTH POINT SUBDIVISION
 PRELIMINARY PLAT & CONST. PLANS
 GRADING, DRAINAGE AND
 EROSION CONTROL PLAN
 TONTITOWN, ARKANSAS

REVISIONS	DATE
1st SUBMITTAL	11/09/16

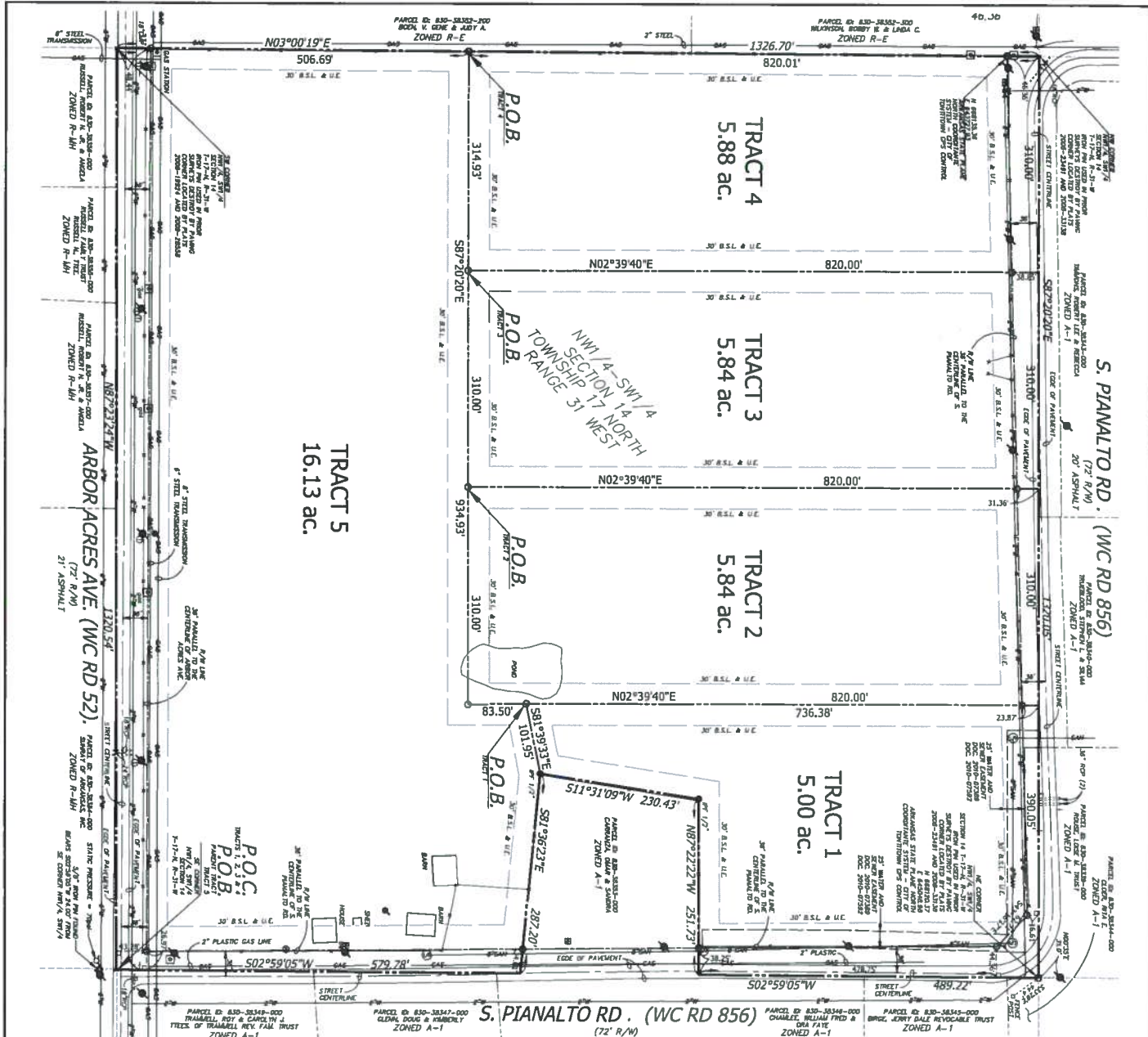
ENGINEER: E. Bates
 TERRY W. CARPENTER, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 No. 0670
 OSAGE COUNTY, MISSOURI
 11/12/2016
 AMERICAN SOCIETY OF CIVIL ENGINEERS
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8.a Approved_Projects_Expirations

Project Name	Approval Date	Start/Expiration Date 152.101	Comments
Mathias LSD	May 26, 2015	November 26, 2015	Construction Started
			12/21/2016 9:12

As of 12/21/2016

Building Activity Report:	YTD - 2016	YTD - 2015	Variance
RESIDENTIAL VALUATION	\$ 25,636,583.86	\$ 13,392,050.14	\$12,244,533.72
COMMERCIAL VALUATION	\$ 9,683,469.86	\$ 41,743,744.83	(\$32,060,274.97)
RESIDENTIAL PERMIT FEES	\$ 104,514.70	\$ 56,637.36	\$47,877.35
COMMERCIAL PERMIT FEES	\$ 21,202.15	\$ 105,753.83	(\$84,551.68)
PLAN CHECK FEE	\$ 8,983.72	\$ 32,410.16	(\$23,426.44)
CRAFT TRAINING TAX	\$ 4,270.07	\$ 19,828.28	(\$15,558.21)
Electrical	\$ 4,902.00	\$ 8,598.83	(\$3,696.83)
Mechanical	\$ 5,753.25	\$ 3,165.79	\$2,587.46
Plumbing	\$ 4,526.83	\$ 5,786.44	(\$1,259.61)
Certificate of Occupancy	\$ 9,925.00	\$ 3,925.00	\$6,000.00
Other	\$ 3,695.33	\$ 3,705.94	(\$10.61)
Total Fees Assessed	\$ 222,573.04	\$ 207,401.47	\$15,171.57



S. PINALTO RD. (WC RD 856)
(72' R/W)
20' ASPHALT

ARBOR ACRES AVE. (WC RD 52)
(72' R/W)
21' ASPHALT

TRACT 1
5.00 ac.

TRACT 2
5.84 ac.

TRACT 3
5.84 ac.

TRACT 4
5.88 ac.

TRACT 5
16.13 ac.

POB (Point of Beginning)

POC (Point of Commencement)

POB (Point of Beginning)

POC (Point of Commencement)

POB (Point of Beginning)

POC (Point of Commencement)

POB (Point of Beginning)

POC (Point of Commencement)

LEGEND:

- IRON PIN FOUND
- 1/2" IRON PIN SET PS 1380
- BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY LINE
- SERVICE LINE
- EASEMENT LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- UTILITY POLE
- GUY WIRE
- GAS METER
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- SANITARY SEWER (MANHOLE SIGN)

STATE RECORDING NUMBER: 500-17H-31W-0-14-340-72-1-1380

REVISION:

REVISION	DATE	DESCRIPTION
R1	30/11/2016	CITY OF TONNITOWN COMMENTS

PAYA INC.
www.paya-inc.com
(479) 698-6138
tonnitytown-inc.com

239 BIRCHT ROAD - CIVIC SQUARES, AR - 72718

VICTORY CHURCH NWA, INC.
MINOR SUBDIVISION

A PART OF THE NW 1/4 OF THE SW 1/4
SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST
TONNITOWN, WASHINGTON COUNTY, ARKANSAS

PREPARED FOR: VICTORY CHURCH NWA, INC.

DRAWN BY: LP SCALE: 1" = 100' DATE: November 30, 2016

REVISED: LP DMC: 1600L SPJ: R1 SHEET 2 OF 2