



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **February 26, 2019**
Project: **La Bodega Wholesale Foods**
Planner: Courtney McNair

AGENDA ITEM

A

- i. **CONDITIONAL USE PERMIT REQUEST**
- ii. **PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL REQUEST &**
- iii. **WAIVER REQUEST**

West of 585 Jean Mary Drive
Parcel # 830-37833-000

Conditional Use Permit Request

SUMMARY: Conditional Use Permit Request to allow light warehouse use in zone **C-2**

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

FLOODPLAIN: Yes

PROPOSED USE: Light Warehouse

CITY WARD: 2- Arthur Penzo & Larry Ardemagni

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

Water: Tontitown Water, existing 6" line

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

PROJECT SYNOPSIS:

La Bodega Wholesale Foods Addition is asking for a Conditional Use Permit (CUP) to allow a light warehouse use within C2 zoning. Light warehousing uses are allowed by Conditional Use Permit in areas zoned C2.

They are also asking for Preliminary Large Scale Development approval to construct a 10,640 SF building on property adjacent to their existing building if the CUP is approved.

Waivers are requested from Sidewalk, Parking location, and Architectural Standards for Large Scale Developments.

Additionally, a portion of the property (not the proposed building) is located within the Floodplain.

Please see the applicant's letter for additional information.

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 proposed building is in an area that has similar uses/buildings. There is no adjacent residential. There is no anticipated negative impact on surrounding businesses.

There is an encroachment into the floodplain, but the majority of the floodplain and the floodway will be left intact. No additional buffering or beautification is being proposed.

(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, light warehousing uses 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 and lot coverage maximums are met with this proposal.

- (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 entrance drive is near the intersection of Via de Tonti and Jean Mary Ave; however, this is a dead-end road with slow moving, truck traffic. Several of the surrounding sites have similar entrances. 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 C2

West-zoned C2

This property is surrounded by all commercially zoned parcels. Most of these commercially zoned parcels are light warehousing in nature, and were grandfathered in prior to the requirement of review by CUP for this type of development. This proposal is compatible with the surrounding uses.

- (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: The layout of this building and parking is intended to cause as little an encroachment into the AE zone of the floodplain as possible and in order to connect with the adjacent parking area. It is slightly unconventional, but responds to the site conditions.

- (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 amount of off-street parking should be adequate as it will only service employees of this business.

- (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- **The applicant is providing very little landscaping.***
- *Retain existing trees where possible-**all existing trees are to be removed.***
- *Screening and buffering for uses which are marginally compatible-**all surrounding uses are compatible***
- *Provide for beautification and enhancement of the property- **The applicant is providing very little landscaping.***

STAFF ANALYSIS: The applicant is providing no additional landscaping beyond the basic required for a large-scale development. There is no adjacent building that necessarily needs additional screening. With a CUP, the Board has the authority to require additional landscaping if it is deemed necessary.

- (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. The lighting proposed is "cut off" type lighting that will not contribute significantly to light pollution. The applicant has provided a lighting cut sheet and diagram to show how the light is designed to remain on the site.

TECHNICAL INFORMATION: Technical information is addressed with the Preliminary Large Scale Development portion of this 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" comment and no comments in opposition, at this time, regarding this project.

STAFF RECOMMENDATION: This project is located in an area where this type of development is prevalent, and allowed by this Conditional Use Permit process. The intent of the CUP process is to determine if the development is compatible or can be made compatible.

Therefore, staff recommends approval of the La Bodega Wholesale Foods Conditional Use Permit Request to allow a light warehouse use within C-2 zoning.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This project shall proceed through the Large-Scale Development process.
2. This project must develop generally as is stated in the applicant's letter and presented in the plans.

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 a 10,640 SF building on property adjacent to the existing La Bodega Wholesale Foods site.

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

CITY WARD: 2- Arthur Penzo & Larry Ardemagni

FLOODPLAIN: Yes

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

Water: Tontitown Water, existing 6" 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, La Bodega Wholesale Foods is requesting Preliminary Large Scale Development approval to construct a 10,640 SF building on property adjacent to their existing building.

Waivers are requested from Sidewalks, Parking location, and Architectural Standards for Large Scale Developments.

Additionally, a portion of the property (not the proposed building) is located within the Floodplain.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 6-inch water line along the north side of Jean Mary Ave. This line will need to be brought across the road to connect.

Electric: Ozarks Electric-submitted general comments regarding this project.

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- No comments were received from ATT.

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:

There is one fire hydrant shown on the plans.

The fire access drive is 24 feet wide with an additional 62-foot-wide entrance proposed. All turns have the required radius for fire apparatus access. "No Parking" signs are shown on the plans. All interior drives must meet the required compaction rating to support emergency vehicles.

The area around the building and in between the two buildings must be maintained and unobstructed.

The Fire Marshal has reviewed the architectural plans and submitted comments to the architect. Life Safety information is required, interior egress and racking plans are required, and a knox box will be required.

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.

A portion of the Floodplain will be impacted, and a Floodplain Permit has been submitted.

Roads/Parking/Sidewalks:

This project has access on Jean Mary Ave. It is a "local" road. There are two new entrances proposed, and one is 60+ feet to accommodate trucks turning into the site. This layout is not usually preferred, but due to the restrictions from the floodplain, staff has no objections.

Site visibility appears to be adequate from the proposed entrance location.

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

Large Scale code states "*Parking placement*. No more than 60% of the off-street parking area for the entire property shall be located between the front façade within the front yard of the principal building and the primary abutting street unless the principal building and/or parking lots are screened from view by outlot development and additional tree plantings or berms. Whenever possible, attempt to link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously. Parking lots shall be designed in regular, rectangular shapes."

This proposal has all required parking located in front of the building and connected to the existing building to the east. The applicant is requesting a waiver from this requirement due to the floodplain. They are attempting to keep as much development out of the floodplain as possible.

WAIVER-PARKING

Additionally, the applicant is requesting a waiver from the sidewalk requirements. Please see the applicant's letter for more details. WAIVER-SIDEWALKS

Architectural Design Standards:

Architectural plans were submitted. The plans submitted do not meet the 75% masonry requirement, they do not meet the roof line articulation requirement, only one architectural feature is provided at the entrance (two are required), and they are only showing one architectural feature for the front façade (three are required).

The applicant is requesting a waiver from the required architectural elements. WAIVER-ARCHITECTURAL DESIGN 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 La Bodega Wholesale Foods 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. "No Parking" signs shall be placed per the Fire Marshal.
 6. A Knox box for the building is required.
 7. The area around the building and in between the two buildings shall be maintained and unobstructed.
 8. All Life Safety information shall be submitted prior to a building permit being issued.
 9. All interior drives shall meet the required compaction rating to support emergency vehicles.
 10. Correct all comments from the City Engineer prior to Construction Plan approval.
 11. The floodplain permit shall be approved prior to construction.
 12. 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.
 13. 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.
 14. Final Large Scale Development plans, inspections, and approval is required prior to the issuance of a Certificate of Occupancy.
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Waiver Requests- each proposed waiver must be voted on separately.

“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-PARKING

Large Scale code states “*Parking placement.* No more than 60% of the off-street parking area for the entire property shall be located between the front façade within the front yard of the principal building and the primary abutting street unless the principal building and/or parking lots are screened from view by outlot development and additional tree plantings or berms. Whenever possible, attempt to link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously. Parking lots shall be designed in regular, rectangular shapes.”

This proposal has all required parking located in front of the building and connected to the existing building to the east. The applicant is requesting a waiver from this requirement due to the floodplain. They are attempting to keep as much development out of the floodplain as possible.

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. Almost half of this property is within the floodplain, and the applicant trying not to disturb that as much as possible.

Additionally, the granting of this waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.

STAFF RECOMMENDATION: Staff recommends approval of the waiver to allow all parking to be placed on the street side of this property.

WAIVER-SIDEWALKS

The applicant is requesting a waiver from the sidewalk requirements due to the area being primarily warehouses, with no existing pedestrian system.

STAFF ANALYSIS: Staff finds that the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant. Requiring a sidewalk in this location will not serve the public as there are no adjacent sidewalks, and the most of the area is built out. If in the future, the area is redesigned, sidewalks may be useful at that time.

Additionally, the granting of the 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 RECOMMENDATION: Staff recommends approval of the waiver to remove the requirement of a sidewalk for this project.

WAIVER-ARCHITECTURAL DESIGN STANDARDS

Architectural plans were submitted. The plans submitted do not meet the 75% masonry requirement, they do not meet the roof line articulation requirement, only one architectural feature is provided at the entrance (two are required), and they are only showing one architectural feature for the front façade (three are required).

The applicant is requesting a waiver from the required architectural elements. The surrounding buildings are primarily blue metal panel. The proposed building will have a neutral color tone and have a split face block wainscot on the street façade. The applicant states that the “added material and natural color combination will enhance the area while still being in keeping with the surrounding architecture.”

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. This area while zoned commercial, is light industrial in nature. 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.

However, staff does feel the building should incorporate the remainder of the required architectural features, and will recommend that the Board include these if the waiver is granted. This serves to enhance the area, and provide precedent for future businesses that are similar, while remaining reasonable for this type of development.

The Large Scale design standards are intended “to improve the overall quality of commercial development with surrounding land uses and enhance pedestrian safety and walkability.” Staff feels this will achieve the intent of the regulations.

STAFF RECOMMENDATION: Staff recommends approval of the waiver allowing less than 75% masonry façade with conditions to require the additional architectural elements.

(7) *Roofs.* Roof lines and/or parapets shall be varied with a change in height every 100 linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view. Alternative lengths and designs may be acceptable and may be approved by Planning Commission.

(8) *Entrances.* Each primary building on a site, regardless of size, shall have clearly defined, highly visible customer entrances featuring no less than two of the following:

- (a) Canopies or porticos;
- (b) Overhangs;
- (c) Recesses/projections;
- (d) Arcades;
- (e) Raised corniced parapets over the door;
- (f) Peaked roof forms;
- (g) Arches;
- (h) Architectural detail such as tile work and moldings integrated into the building structure and design;
- (i) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting; or
- (j) Other architectural features approved by Planning Commission.

(9) *Architectural details.* All buildings except in agriculture and industrial zones shall be designed to incorporate no less than three of the architectural elements from the list below, in addition to regulations regarding the design of entrances above. Buildings over 50,000 square feet shall include a minimum of five of the referenced architectural elements. Buildings over 100,000 square feet shall include a minimum of six of the referenced architectural elements.

- (a) Canopies, awnings, or porticos;
- (b) Recesses/projections;
- (c) Arcades;
- (d) Peaked roof forms;
- (e) Arches;
- (f) Display windows;
- (g) Accent materials (minimum of 15% of exterior façade);
- (h) Architectural details (such as tile work and moldings) integrated into the building façade;
- (i) Articulated cornice line;
- (j) Articulated ground floor levels or base;
- (k) Varied roof heights; or
- (l) Other architectural features approved by Planning Commission.



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

February 5, 2019

Re: La Bodega Wholesale Foods CUP/LSD

To: Tontitown Planning Department,

We are proposing a large scale development with a 10,640 square foot warehouse building and requesting a conditional use permit on behalf of our client, Rafael Dominguez. The subject parcel is 830-37833-000.

This property is zoned C-2 where warehouse use requires a conditional use permit. This property currently is situated among multiple existing warehouse uses. The use will be similar to our clients existing building located on the adjacent east side parcel, which is a wholesale food supply use. The hours of operation will be Monday through Friday from 8:00am until 5:00pm. There will be a total of 14 employees. The use will be contained within the proposed building. An estimated 2-3 customers per day are projected to do business at this site. The main activity will consist of trucks that leave in the morning for distribution and return in the evening. Our client will improve the color schemes of the building material and be consistent with the use of the scale of the building compared to other existing building structures.

A portion of this property is located within flood zone AE; however, the proposed building is not. A detention pond is proposed so as to not affect the floodway. A flood plain permit is being submitted for this project.

A proposed shared parking is shown between this parcel and the east adjacent parcel (#830-37832-000). This shared parking will allow extra parking options for the uses of both buildings. Both parcels are owned by our client Rafael Dominguez.

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 disturbance to drivers or neighbors. A wall pack lighting cut sheet is provided with this submittal for your review. Signage will be located on the north side of the proposed building, and no freestanding signs are proposed at this time.

Please contact me if you have any questions.

Sincerely,

Tina Ford
Project Manager
Bates and Associates, Inc.



February 5, 2019

To: City of Tontitown

RE: Waiver Request for La Bodega Wholesale Foods

Bates & Associates, Inc. would like to request of the Planning Commission a waiver from the following Tontitown Code of Ordinances:

Article 90.900 SIDEWALKS

This area is primarily warehouse use, with no existing pedestrian system. Jean Mary Avenue is classified as a local street. La Bodega is a wholesale food supplier located on the south side of Jean Mary Avenue. Other adjacent properties consist of a roofing supply company, machine & engine parts supplier, heating/air supplier, mechanical service company, construction equipment supplier, powder coating company, auto glass distributor, etc.

Our client understands the need for ordinances and pedestrian-friendly features. With no imminent development in either direction of this property, we feel that it would be unfortunate to construct a sidewalk that will not be useful to the surrounding area and not sustain the intent of the design.

Article 152.151(E)(1) BUILDING DESIGN

We respectfully request a waiver of design standard for 75% materials on the primary façade. The surrounding building structures are blue metal panel. Our project takes a neutral color tone and we have placed a 3'4" Split faced block wainscot on the street facing face. The remaining façade is proposed to be a sandstone color metal panel. We feel the added material and neutral color combination will enhance the area while still being in keeping with the surrounding architecture.

Article 152.151(G)(2) Parking placement

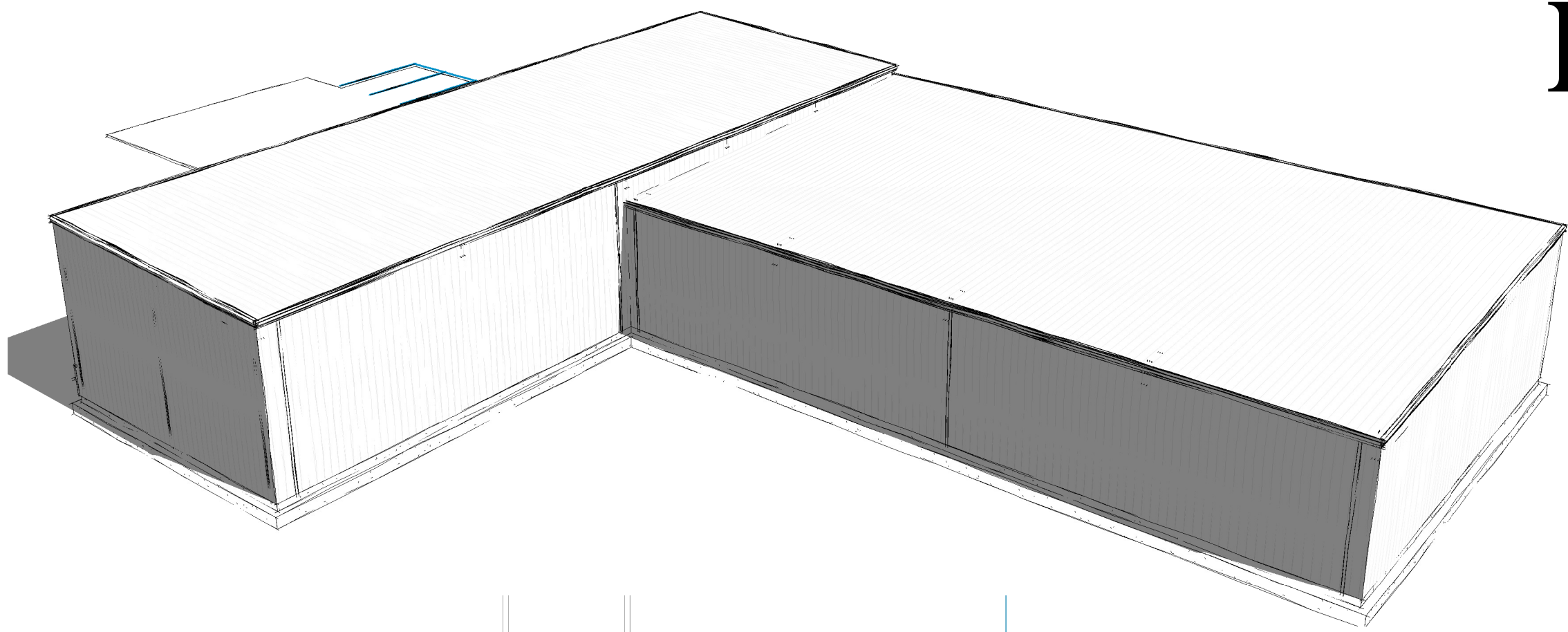
Due to the irregular shape and 47% of the property located within a floodplain, our client is limited on parking and buildable area. We kindly request a waiver of the required parking placement. Our proposed parking lot design is linked with the east property to create a shared parking lot as suggested in the ordinance.

We appreciate your consideration of these waivers. Please, feel free to get in touch with us anytime.

Sincerely,

Tina Ford

Bates & Associates, Inc.

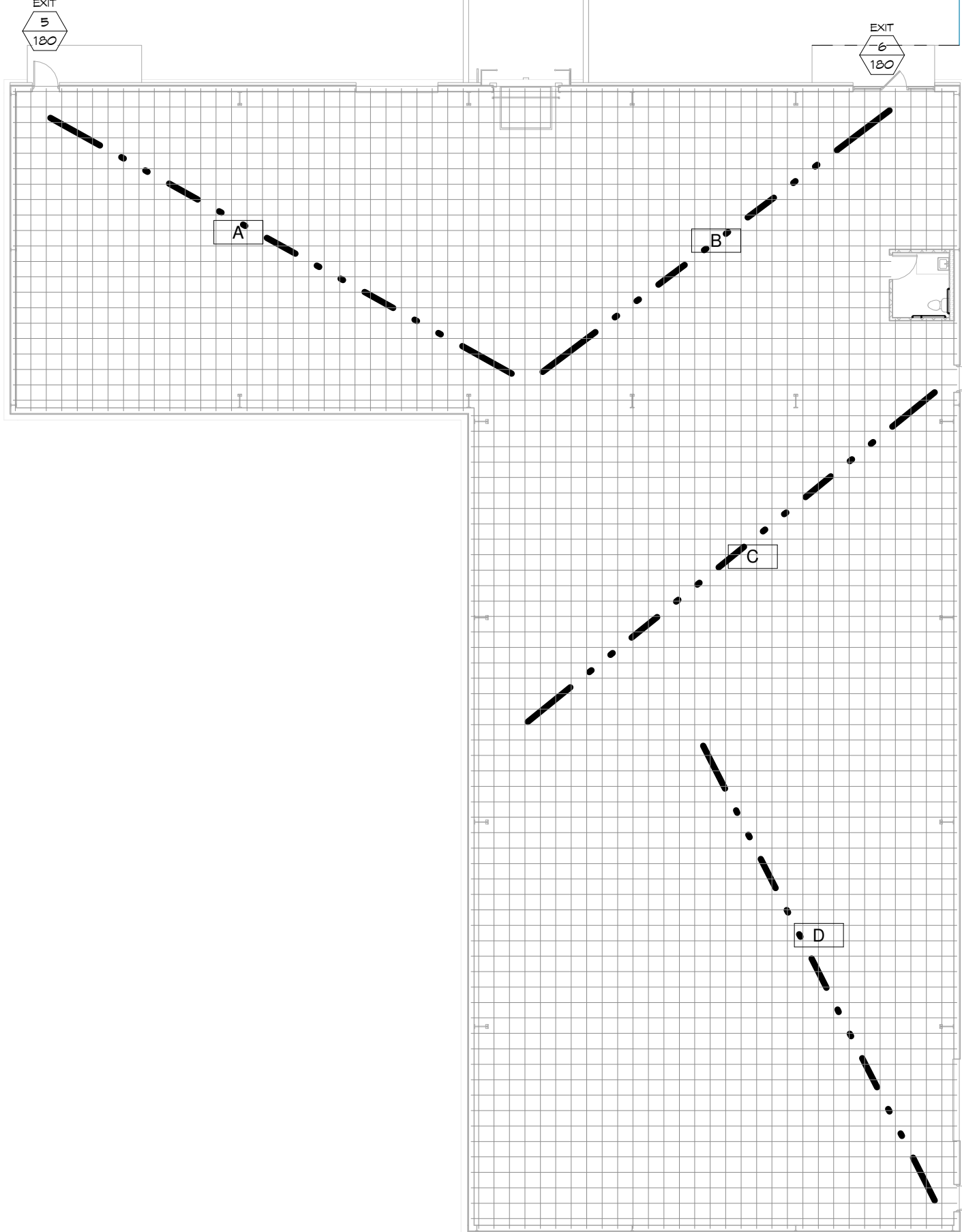


La Bodega Wholesale Foods

587 JEAN MARY AVE

TONTITOWN, AR

1 CONCEPT

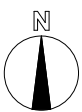


Warehouses

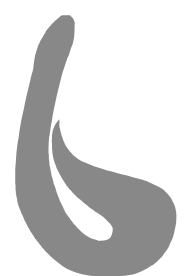
OCCUPANT LOAD BY SPACE					
Room #	Room Name	Area	Occupancy Classification	FAPO	Total Occupants
FIRST FLOOR					
100	WAREHOUSE	10232 SF	Warehouses	500 SF	21
					21

EGRESS DISTANCES	
Exit Path	Exit Path Distance
A	64' - 6"
B	53' - 2"
C	64' - 0"
D	62' - 5"

2 FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



PROJECT TEAM



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

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATION HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.

MEP

STRUCTURAL

MILLER ENGINEERING
3627 S TIMBERCREEK AVE
SUITE A
SPRINGFIELD, MO 65807
(417) 866-6664

GENERAL NOTES:

- CONTRACTOR IS TO INSPECT EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, UNDERGROUND WATER MAINS, SEWER, TELEPHONE, AND ELECTRIC, WORK HERE UNDER ARE INDICATED ON DRAWINGS FOR DIAGNOSTIC PURPOSES. NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. RESPONSIBILITY FOR SUCH ACCURACY AND COMPLETENESS IS DISCLAIMED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND INSTALLATIONS PRIOR TO EXCAVATING.
- ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONC, OR CENTER LINE UNLESS NOTED OTHERWISE. DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS SHALL BE IN WRITTEN INFORMATION ONLY. VERIFY DIMENSIONS PRIOR TO WORK. ALTERATIONS IN DIMENSIONS AFFECTING THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PROMPTLY FOR A RESOLUTION.
- NOT ALL MATERIALS AND ASSEMBLIES HAVE BEEN SPECIFIED. CONTRACTOR IS TO VERIFY ALL NON-SPECIFIED ITEMS WITH OWNER & ARCHITECT PRIOR TO EXECUTING ANY WORK INVOLVING THESE ITEMS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT SUBSTITUTIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR APPROVAL. NON-APPROVED DEVIATIONS WILL HOLD THE ARCHITECTS AND CONSULTING ENGINEERS HARMLESS FOR SUCH ITEMS.
- ALL WORK TO CONFORM TO APPLICABLE CODES. THE MOST STRINGENT CODE SHALL APPLY. DISCREPANCIES IN CODE AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY AND RESOLVED BEFORE PROCEEDING.
- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND AS SUCH ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR INSURING THEIR SAFETY AND OF THEIR PERSONNEL ON THE JOB SITE AT ALL TIMES. THEY SHALL CARRY WORKMAN'S COMPENSATION AND LIABILITY INSURANCE FOR THEMSELVES AND THEIR EMPLOYEES. SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE PERSONALLY RESPONSIBLE TO FOLLOW ALL OSHA RULES AND REGULATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE ALL MECH, ELECT, AND PLUMBING AND PROVIDE NECESSARY CONSTRUCTION TO FACILITATE SUCH WORK INCLUDING SUPPORTS, BLOCKING, ROUGH OPENINGS ETC.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF MECH, ELECT OR SYSTEMS INSTALLATION, AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- ALL DRAWINGS, SPECIFICATIONS AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS AS REQUIRED. OWNER SHALL CONTRACT WITH OTHERS UNDER SEPARATE CONTRACTS.

A. CIVIL ENGINEERING B. MECHANICAL ENGINEERING C. ELECTRICAL ENGINEERING

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF TONTITOWN AND THE STATE OF ARKANSAS:
2012 International Building Code (IBC), Vol. 1 with Arkansas State amendments
2012 International Residential Code (IRC), Vol. 2 with Arkansas State amendments
2012 International Fire Code (IFC), Vol. 3 with Arkansas State amendments

2010 Edition Arkansas State Mechanical Code,
2014 Edition National Electric Code (NEC),
2006 Edition Arkansas State Plumbing Code
2006 Edition Arkansas State Fuel Gas Code,
2006 Edition Arkansas Energy Code,

THIS PROJECT IS A NEW BUILDING ON A PREVIOUSLY UNDEVELOPED SITE. SITE PLANS HAVE BEEN SUBMITTED BY A CIVIL ENGINEER UNDER A SEPARATE COVER.

THE BUILDING IS NOT SPRINKLERED.

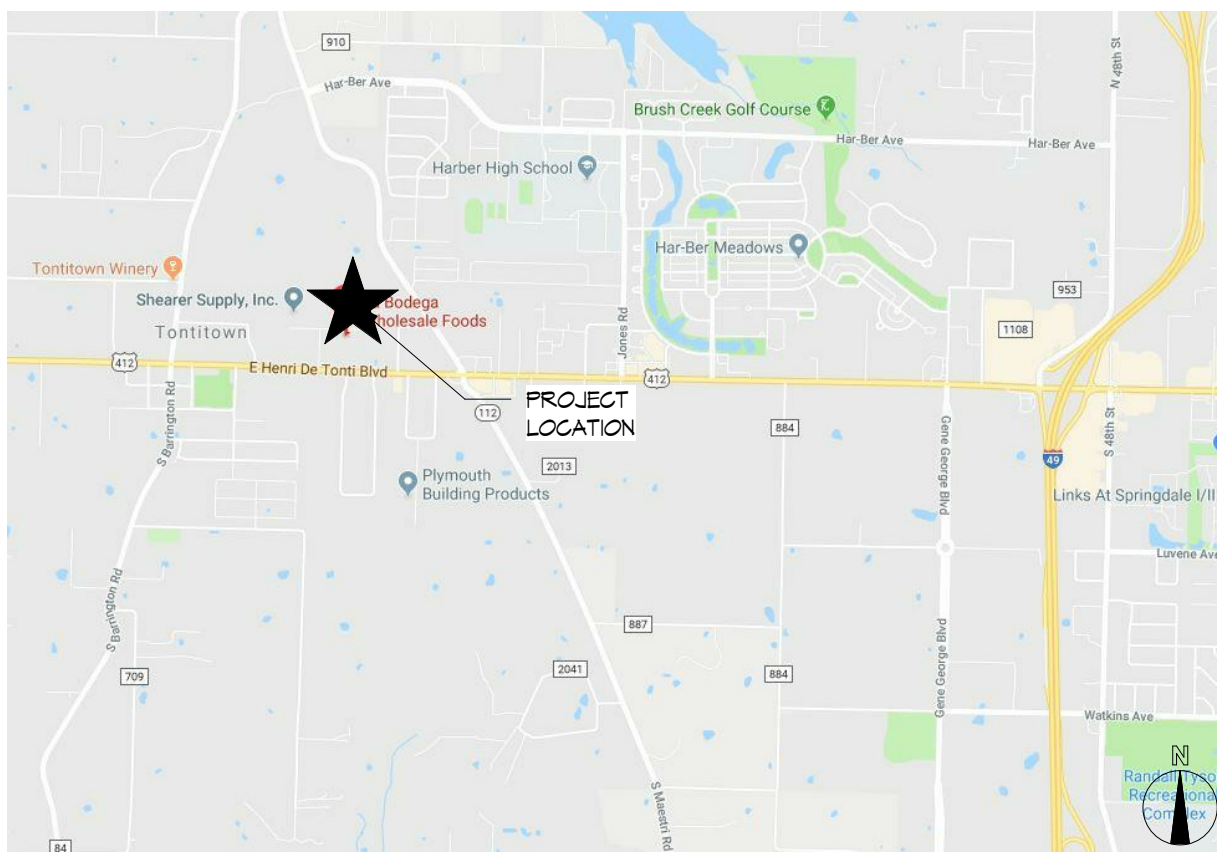
BUILDING DATA:
PROPOSED USE: WAREHOUSE
OCCUPANCY TYPE: S-1

CONSTRUCTION TYPE: 2B
ALLOWABLE AREA = 17,500 SF
ALLOWABLE HT/STORIES = 2 STORY AND 55'

ACTUAL AREA :10,640 SF

OCCUPANCY = SEE CODE DIAGRAM

LOCATION MAP



Burris Architecture

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

DATE
1-29-19
JOB NO.
19031
REVISIONS

A0.0
COVER SHEET

THIS DRAWING IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

PRELIMINARY
NOT FOR CONSTRUCTION

La Bodega Wholesale Foods
587 JEAN MARY AVE
TONTITOWN, AR

Door Schedule							
DOOR			ELEVATION	DOOR		HARDWARE SET	NOTES
MARK	DOOR WIDTH	DOOR HEIGHT		FRAME TYPE	DOOR TYPE		
100A	3'-0"	7'-0"	2	HM	I.HM		
100B	10'-0"	12'-0"	4	MTL	I MTL		
100C	8'-0"	9'-0"	5	MTL	I MTL		
100D	3'-0"	7'-0"	1	ALUM	ALUM		
100E	3'-0"	7'-0"	2	HM	I.HM		
100F	10'-0"	12'-0"	2	HM	I MTL		
100G	3'-0"	7'-0"	2	HM	I.HM		
101	3'-0"	7'-0"	3	HM	ND		

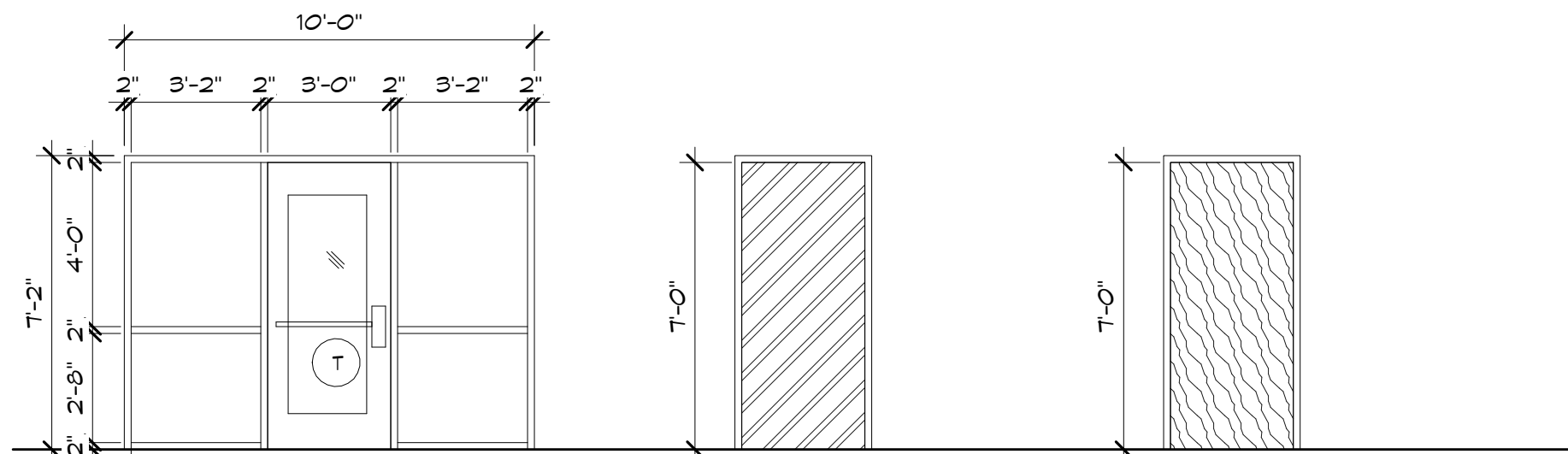
LOCK SETS:

- SET 1 - KEYED, PUSH PAD EXIT DEVICE, CLOSER, HG ALUM. THRESHOLD
SET 2 - PRIVACY
SET 3 - CHD HARDWARE PROVIDED BY CHD MANUFACTURER

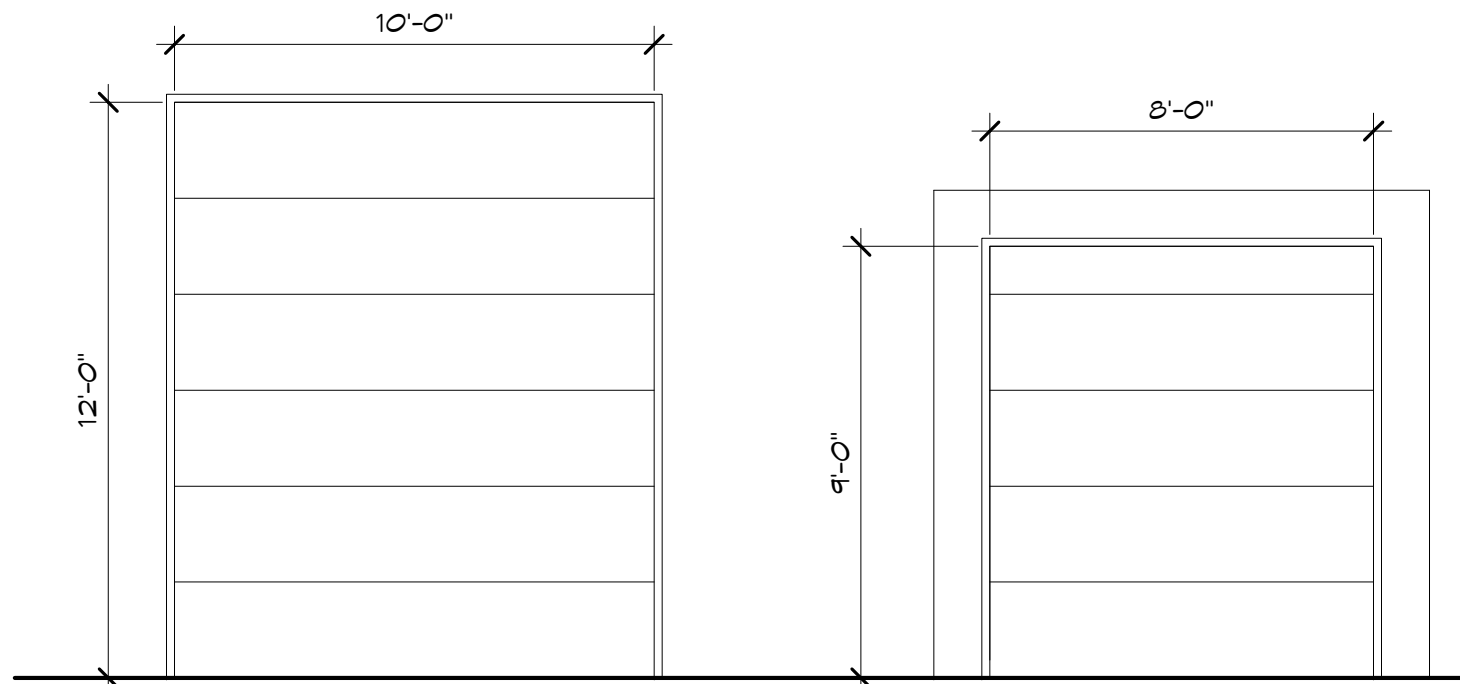
NOTES:

1. ALL HARDWARE TO BE LEVER ACTION IV/ A BRUSHED CHROME FINISH -
2. ALL CLOSERS TO MEET ADA REQUIREMENTS
3. ALL ALUM. DOOR /WINDOW FRAMES ARE TO BE CLEAR ANODIZED ALUM. FINISH

NOTE: COMPLETE ALL HARDWARE WITH NECESSARY HARDWARE INCLUDING HINGES AND DOOR STOPS



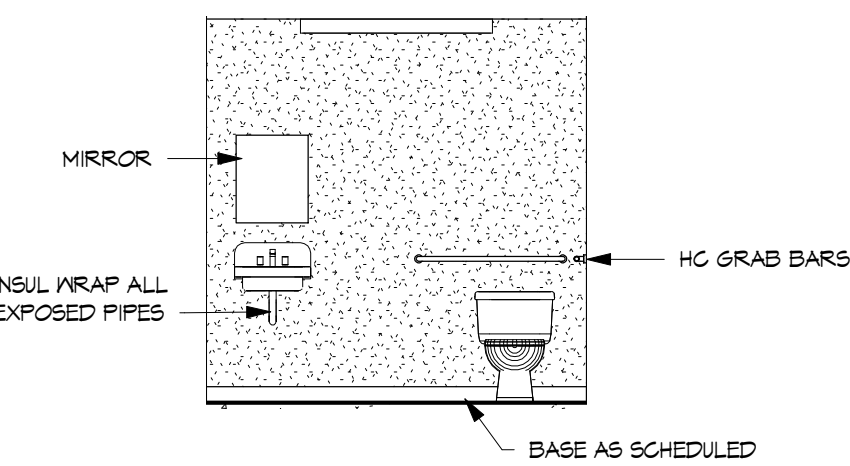
- Door Type 1
CLEAR ANODIZED ALUMINUM DOOR AND FRAME
IV/ TEMPERED INSULATED GLASS
IV/ A THERMAL BREAK
- Door Type 2
INSULATED HOLLOW METAL DOOR
IN HOLLOW METAL FRAME
- Door Type 3
PRE-FINISHED SOLID CORE WOOD DOOR IN HOLLOW METAL FRAME: ROT NAT BIRCH - CLEAR BY MARSHFIELD OR EQUAL



- Door Type 4
INSULATED METAL CHD THERMAGORE 298 SERIES
COLOR - TBD
ALL OPERATING HARDWARE AND TRACK SPECIFIED BY CHD CO.
- Door Type 5
INSULATED METAL CHD THERMAGORE 298 SERIES
COLOR - TBD
DOCK DOOR WITH BUMPER, SURFACE MOUNT LEVER AND DOCK SEALS
ALL OPERATING HARDWARE AND TRACK SPECIFIED BY CHD CO.

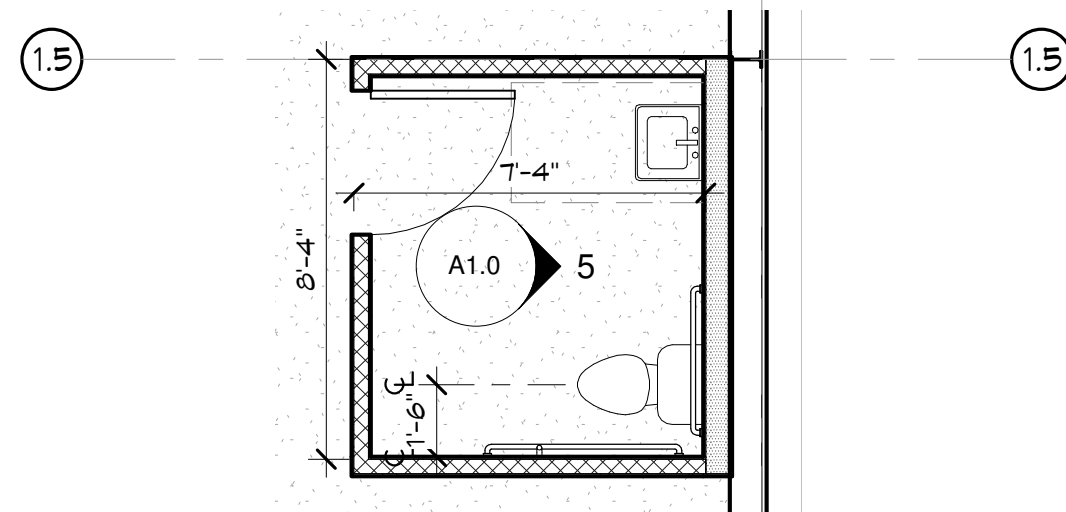
2 DOOR ELEVATIONS

1/4" = 1'-0"



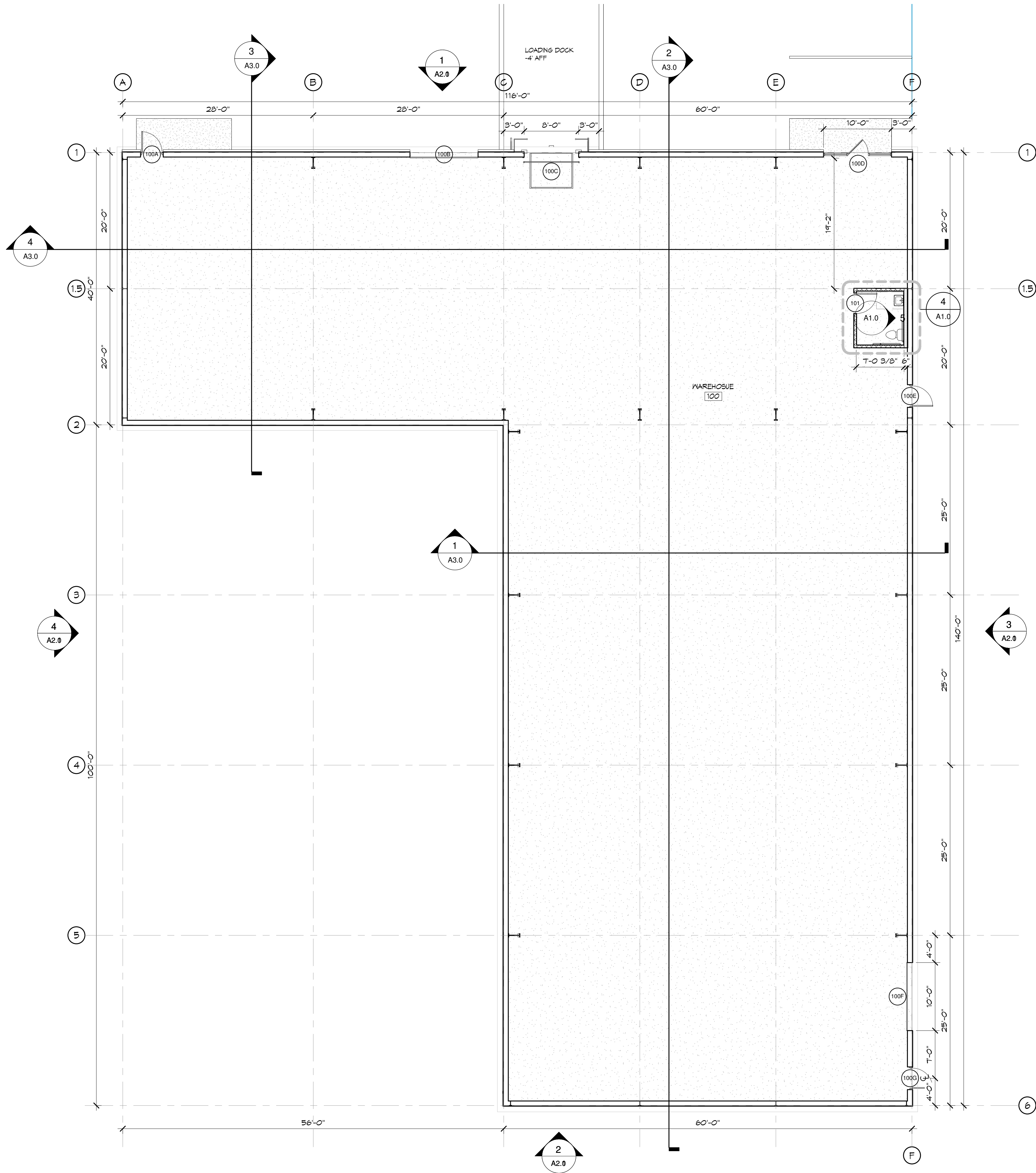
5 TOILET

1/4" = 1'-0"



4 FIRST FLOOR PLAN - Callout 1

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/8" = 1'-0"

La Bodega Wholesale Foods
587 JEAN MARY AVE
TONTITOWN, AR

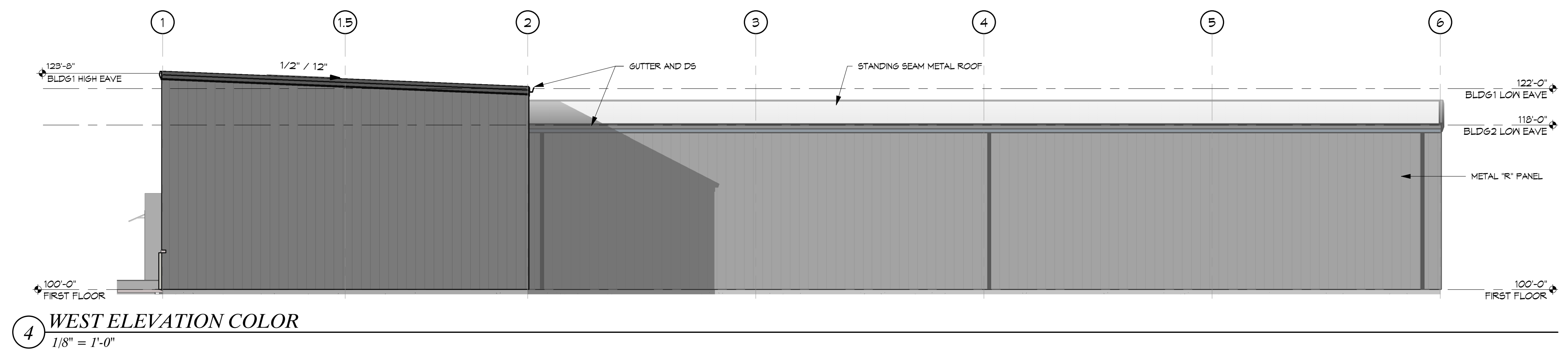
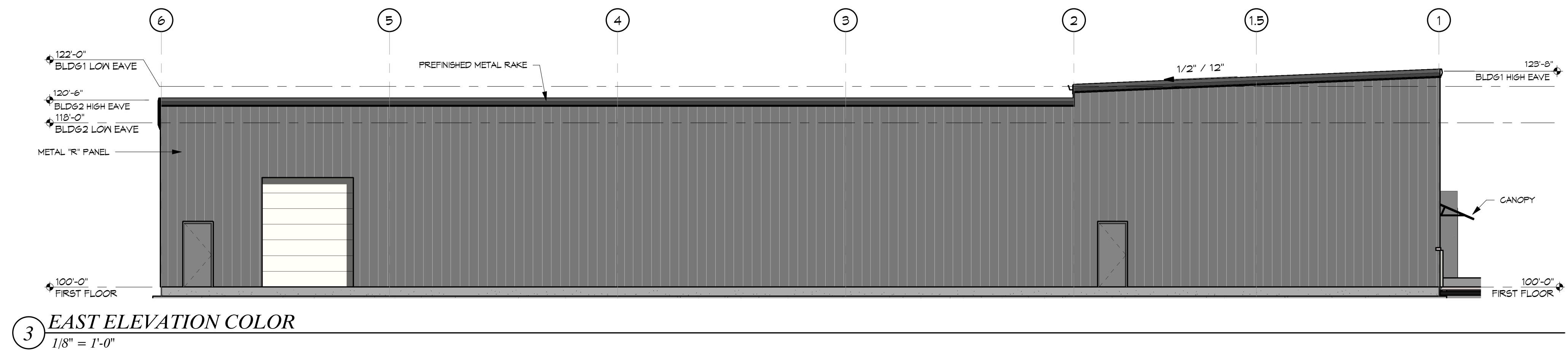
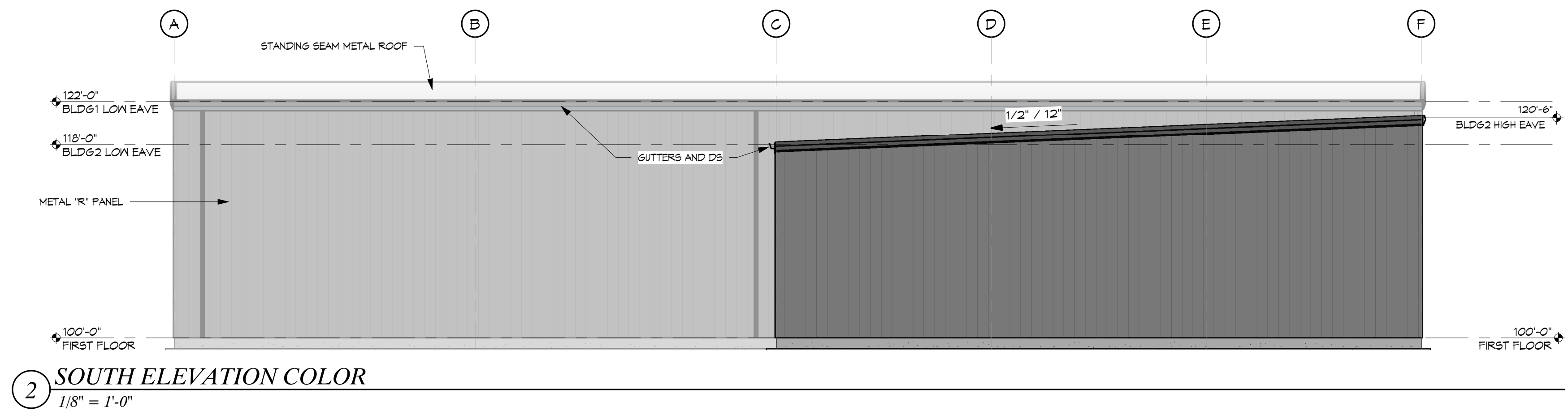
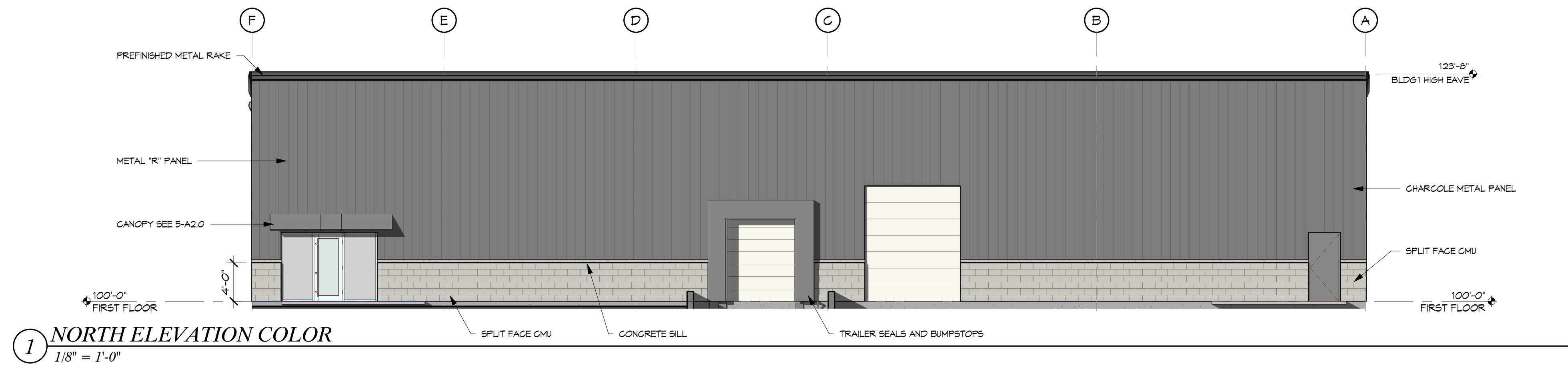
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A1.0
FIRST FLOOR PLAN

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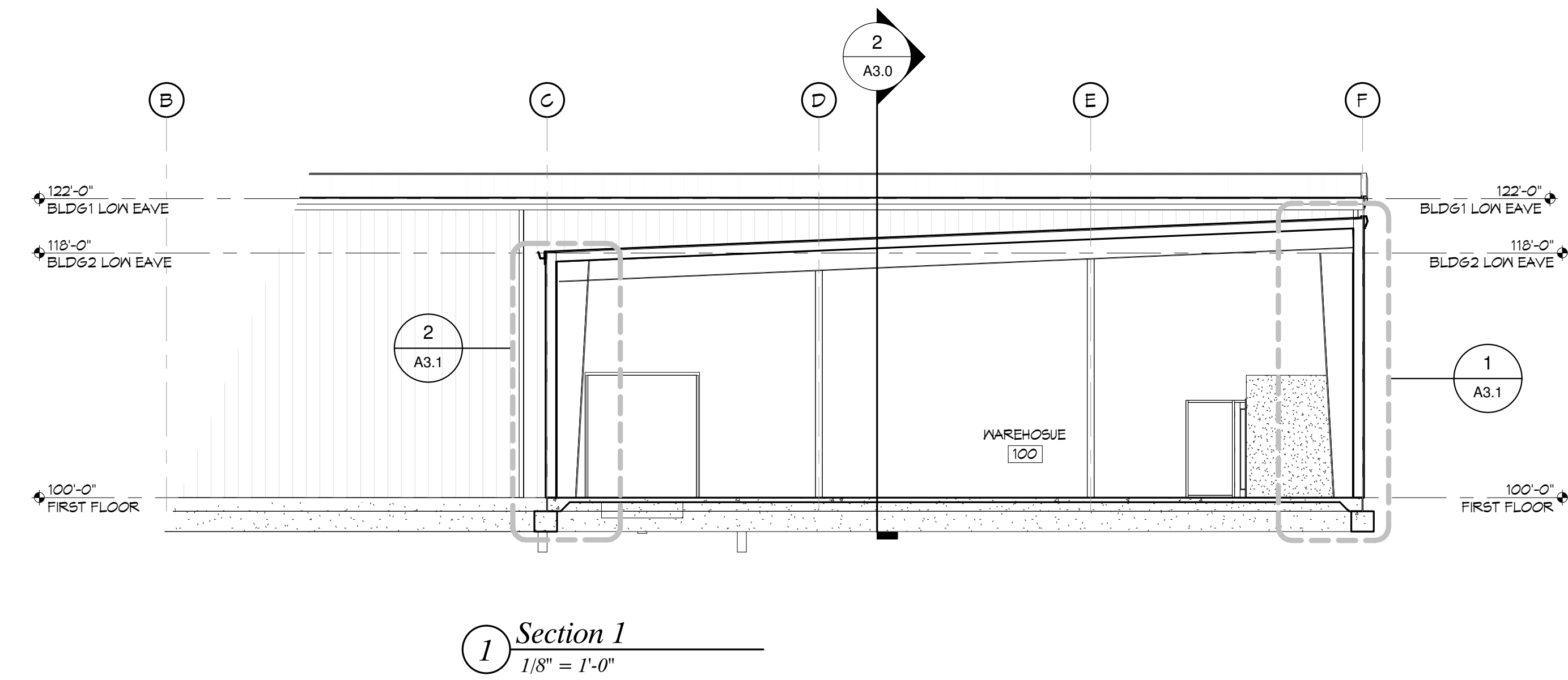
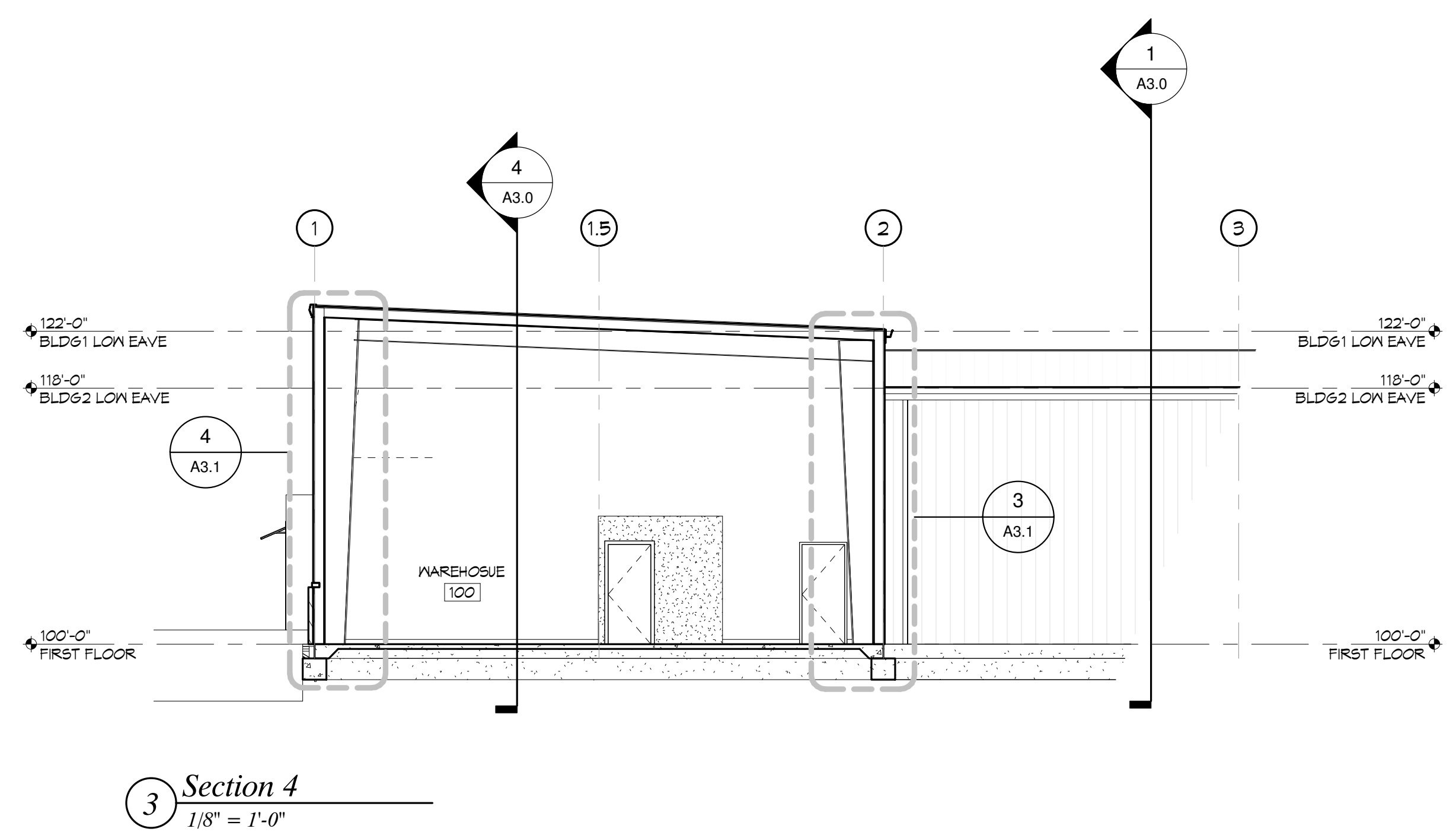
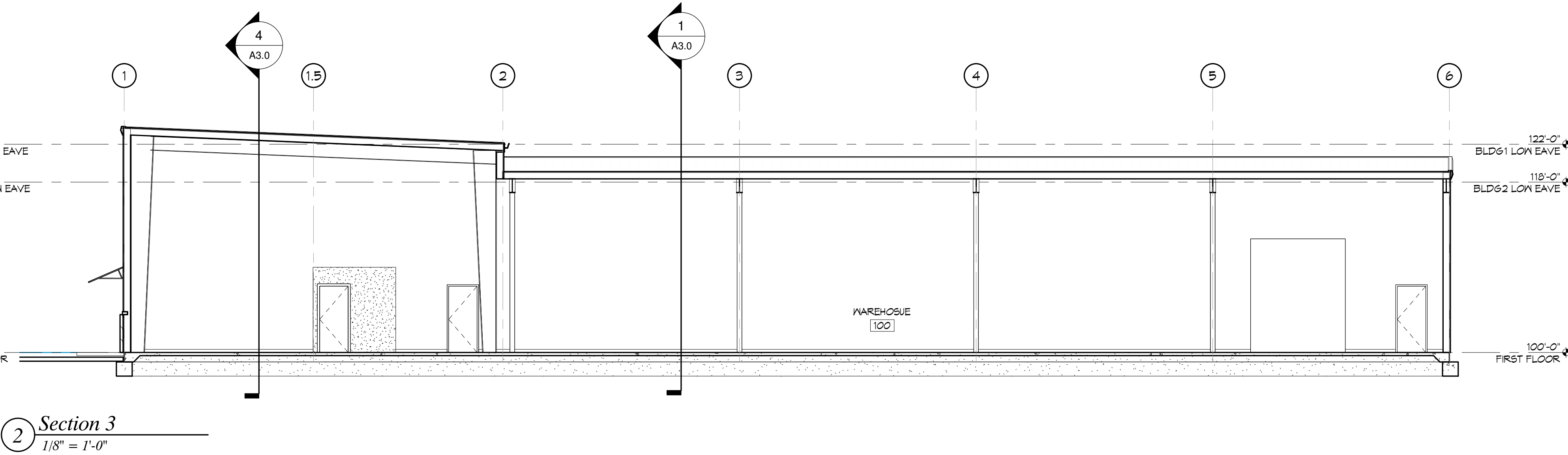
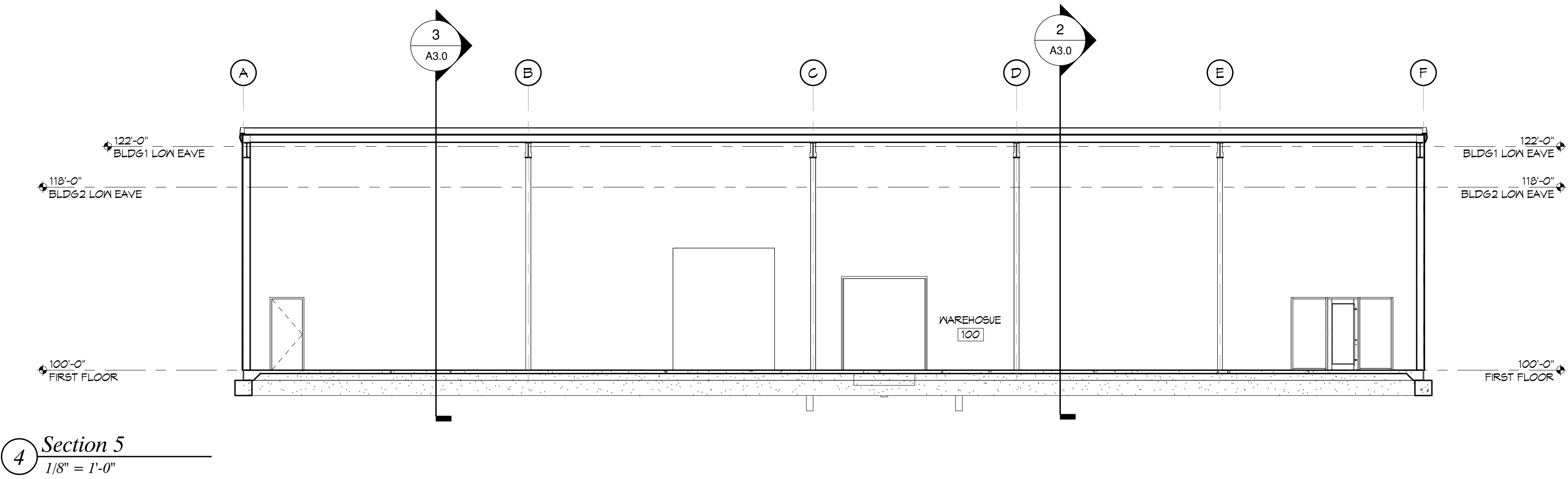
A2.1
COLOR ELEVATIONS

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TONTITOWN, AR

Burris Architecture
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A3.0
BUILDING SECTIONS



LARGE SCALE DEVELOPMENT PLAN

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.

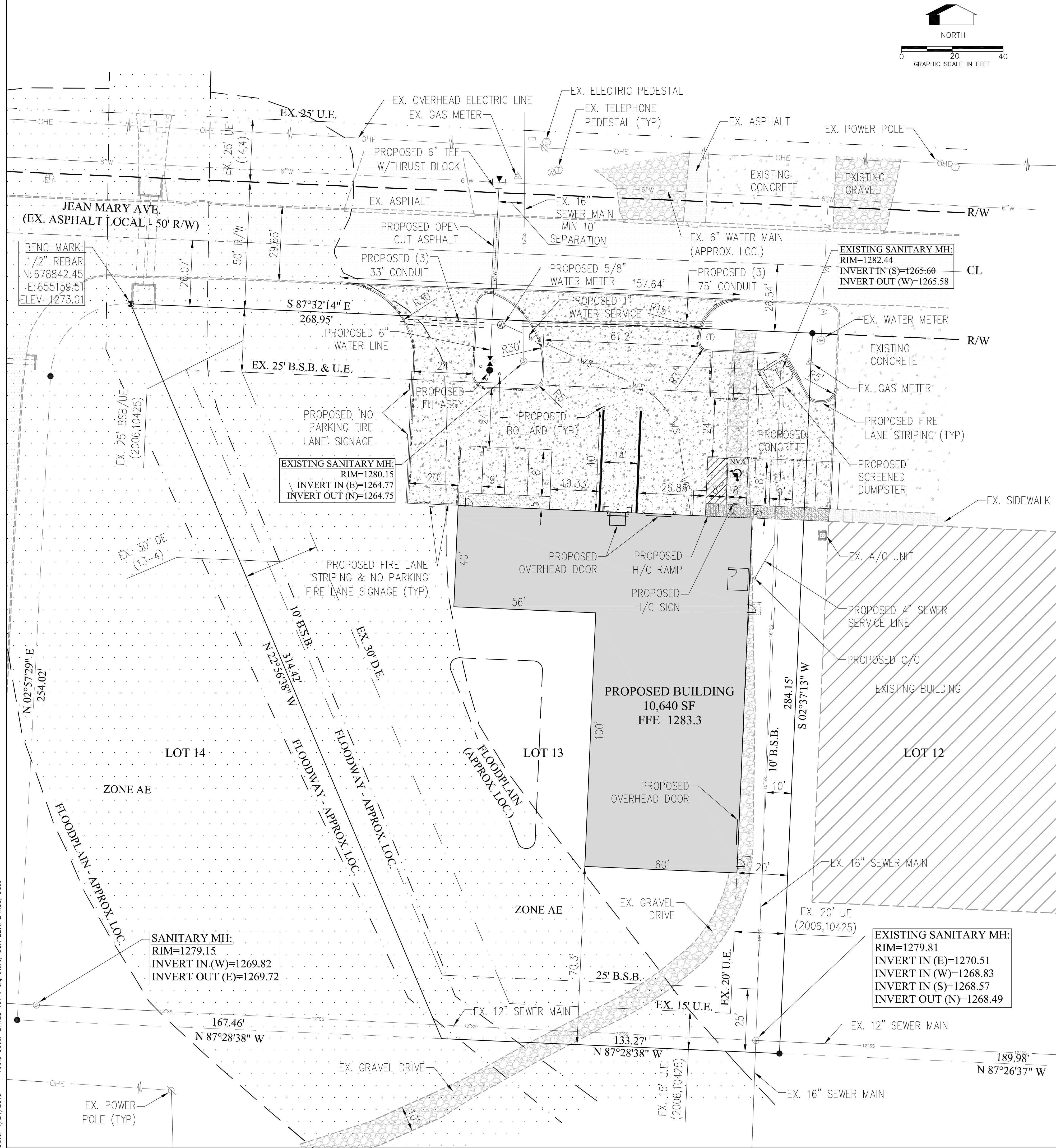
ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.



A-16

Drawing Name: 18\300\18-347\Engineering\02 Site Plan.dwg
Xrefs Used: BATES-AR w signature, COA BBA, 24x36, base

Time: 9:20 am
Scale: 1"=50' (FS)
Date: 1/24/2019



- ADJACENT PROPERTY OWNERS:
1. PARCEL #830-37824-000
J&R NORTHWEST HOLDINGS LLC
PO BOX 688
NORTH LITTLE ROCK, AR 72115
ZONED: C-2
 2. PARCEL #830-37825-000
J&R NORTHWEST HOLDINGS, LLC
PO BOX 688
NORTH LITTLE ROCK, AR 72115
ZONED: C-2
 3. PARCEL #830-37826-000
MATHIAS SHOPPING CENTERS, INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONED: C-2
 4. PARCEL #830-37832-000
DOMINGUEZ-CERVANTES, RAFAEL
125 POTOMAC
SAINT LOUIS, MO 63118
ZONED: C-2
 5. PARCEL #830-37587-004
CUNICO, CRIST K & DELCINA K
13579 GOOSE CREEK RD
FAYETTEVILLE, AR 72704-0330
ZONED: C-2
 6. PARCEL #830-37587-005
548 HENRI DE TONTI LLC
548 HENRI DE TONTI BLVD
SPRINGDALE, AR 72762
ZONED: C-2
 7. PARCEL #830-37834-001
548 HENRI DE TONTI LLC
548 HENRI DE TONTI BLVD
SPRINGDALE, AR 72762
ZONED: C-2
 8. PARCEL #830-37834-000
OZTURK INVESTMENTS LLC
3220 OAKLAND ZION RD
FAYETTEVILLE, AR 72703
ZONED: C-2
 9. PARCEL #830-37835-000
DONARK PROPERTIES LLC
PO BOX 9226
WICHITA, KS 57277
ZONED: C-2
 10. PARCEL #830-37841-000
548 E HENRI DE TONTI LLC
548 E HENRI DE TONTI BLVD
SPRINGDALE, AR 72762
ZONED: C-2
 11. PARCEL #830-37587-003
NORWOOD, NORMAN D;
NORWOOD, CATHY A
PO BOX 6130
SPRINGDALE, AR 72766-6130
ZONED: C-2
 12. PARCEL #830-37831-000
BAYYARI LIMITED LIABILITY COMPANY
573 REED VALLEY RD
FAYETTEVILLE, AR 72704-5475
ZONED: C-2
 13. PARCEL #830-37827-000
G&S MACHINE & ENGINE PARTS
604 JEAN MARY DR
SPRINGDALE, AR 72762
ZONED: C-2

ADA NOTES:

1. CONTACT ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY
2. HANDICAP ACCESS AREAS MUST HAVE NO MORE THAN 2% GRADE

NOTES:

1. THERE ARE EXISTING WETLANDS ON THIS SITE. THE WETLAND CLASSIFICATION IS RIVERINE R4S8C.
2. THIS SITE IS WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM PANEL #05143C0065F, DATED MAY 16, 2008.
3. THERE ARE NO KNOWN OVERFLOW PROBLEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.
4. THERE ARE NO KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
5. THERE ARE NO KNOWN ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WITHIN THE PROJECT.
6. THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS ON THIS PROPERTY.
7. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS, INCLUDING AREAS SUBJECT TO FLOODING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, OR PREVIOUSLY FILLED AREAS.
8. ALL INTERIOR DRIVE SHALL MEET THE REQUIRED COMPACTION RATING TO SUPPORT EMERGENCY VEHICLES.
9. PRELIMINARY PLAN FOR INSPECTION PURPOSES ONLY. NOT FOR RECORD PURPOSES
10. PROPERTY MUST BE KEPT CLEAN, UNOBSTRUCTED, AND ACCESSIBLE AT A MINIMUM OF 10 FEET ALL AROUND THE BUILDING AT ALL TIMES.

UTILITY NOTES:

1. ANY RELOCATION OF EXISTING FACILITIES OR EXTENSION OF LINE THAT HAS TO BE BUILT SPECIFICALLY TO FEED THIS PROJECT WILL BE AT FULL COST TO THE DEVELOPER.
2. ALL PROPERTY CORNERS AND EASEMENTS MUST BE CLEARLY MARKED BEFORE CONSTRUCTION WILL BEGIN.
3. ALL OFFSITE EASEMENTS THAT ARE NEEDED FOR OZARKS TO EXTEND ELECTRICAL SERVICE TO THE PROPERTY MUST BE OBTAINED BY DEVELOPER AND EASEMENT DOCUMENTATION PROVIDED TO OZARKS BEFORE WORK BEGINS. ON SITE EASEMENTS MUST BE SHOWN ON PLAT AND RECORDED WITH THE COUNTY.
4. ALL CONDUITS PLACED AT ROAD CROSSINGS BY DEVELOPER MUST HAVE 48 INCH OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY END OF CONDUITS. (3-4 INCH SCHEDULE 40 CONDUITS TO BE USED FOR ELECTRIC ONLY AT ALL ROAD CROSSINGS, CONDUITS MUST EXTEND PAST THE EDGE OF ANY OBSTRUCTIONS SO THAT THEY ARE ACCESSIBLE DURING CONSTRUCTION.) THERE MUST BE MINIMUM SEPARATION OF 12 INCHES BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES. THIS IS NESC CODE 354. ALL CONDUITS FOR ROAD CROSSINGS AND SPECIFIC WIDTHS OF U.E. MUST BE SHOWN ON FINAL PLAT BEFORE OZARKS ELECTRIC WILL SIGN THE FINAL PLAT.
5. TRANSFORMER MUST HAVE A MINIMUM OF 30 FEET CLEARANCE FROM ANY STRUCTURE. ANY VARIATION OF THIS REQUIREMENT MUST HAVE WRITTEN APPROVAL FROM AN OZARKS REPRESENTATIVE.
6. DEVELOPER WILL NEED TO CONTACT OZARKS ELECTRIC AND PROVIDE THEM WITH ELECTRICAL LOAD INFORMATION BEFORE ANY COST TO DEVELOPER CAN BE DETERMINED.
7. DEVELOPER TO PROVIDE ALL TRENCH AND PVC CONDUITS INCLUDING PVC SWEEPS IN ACCORDANCE WITH OZARKS SPECIFICATIONS.
8. DEVELOPER MUST PROVIDE OZARKS ELECTRIC WITH A DIGITAL COPY (AUTOCAD) OF THE FINAL PLAT AS WELL AS A HARD COPY.
9. ALL UTILITY EASEMENTS TO BE CLEARED OF ALL TREES, BRUSH, DIRT PILES, BUILDINGS AND DEBRIS SO THAT THE EASEMENT IS ACCESSIBLE WITH EQUIPMENT. IF EASEMENT IS NOT CLEARED DEVELOPER MAY BE SUBJECT TO EXTRA CHARGES.
10. DEVELOPER OR CONTRACTOR MUST APPLY FOR TEMPORARY CONSTRUCTION SERVICE AND PERMANENT SERVICE BEFORE ANY DESIGN AND COST IS DETERMINED BY OZARKS.
11. PLEASE CONTACT OZARKS ELECTRIC WHEN CONSTRUCTION BEGINS ON THIS PROJECT AND AGAIN WHEN CONSTRUCTION IS WITHIN THREE MONTHS OF COMPLETION.

CALL WES MAHAFFEY AT (479)263-2167 WMAHAFFEY@OZARKSECC.COM



LA BODEGA WHOLESALE FOODS
LARGE SCALE DEVELOPMENT PLAN

SITE & UTILITY PLAN

TONTITOWN, ARKANSAS



PROJECT NO

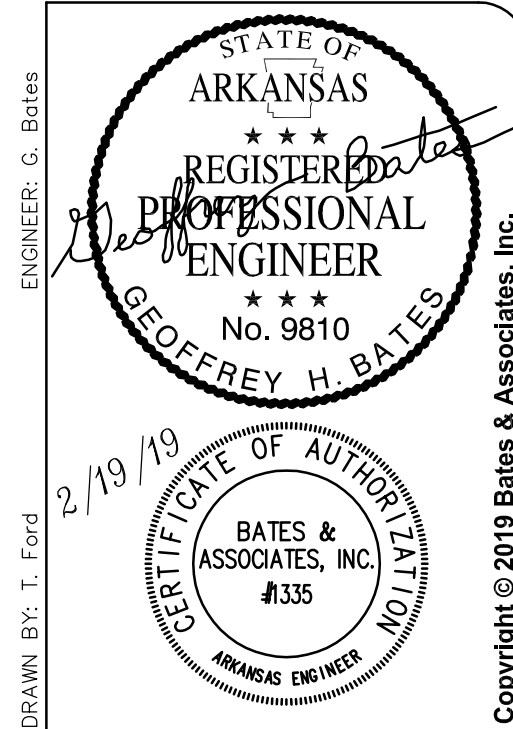
DATE

02

ENGINEER: G. Bates

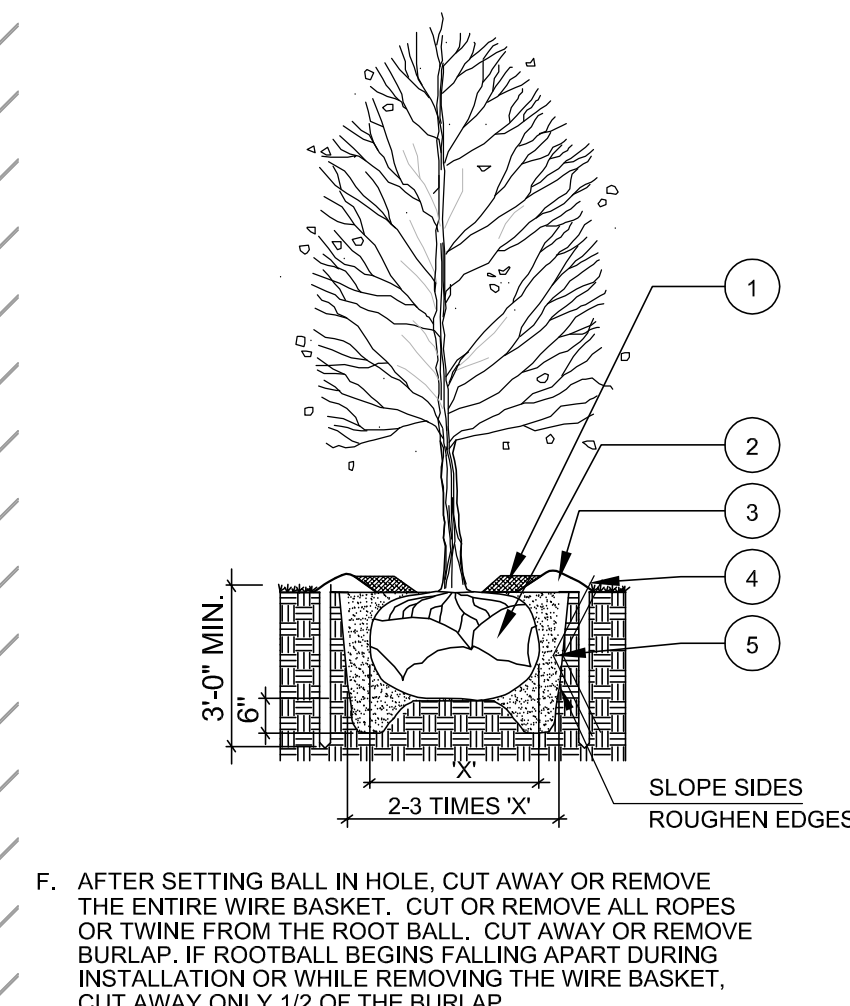
DRAWN BY: T. Ford

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



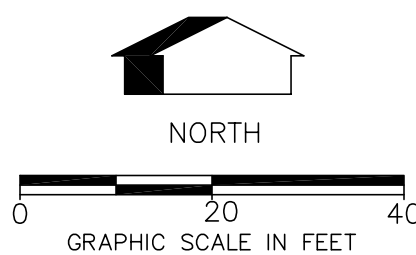
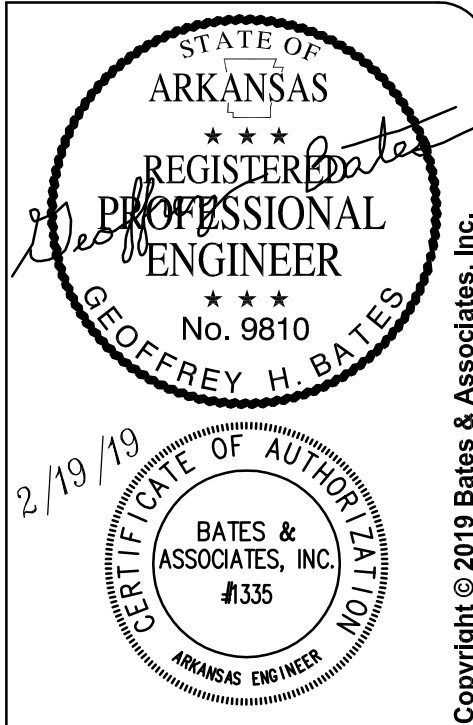


- ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH 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 PLANTING DETAIL
N.T.S.

PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
1	KB	KOREAN BOXWOOD <i>Buxus sinica</i> var. <i>insularis</i>	CONT.	5 GAL.	EVERGREEN SHRUB

DRAWN BY: T Ford
ENGINEER: G Bates[illegible]

LA BODEGA WHOLESALE FOODS
LARGE SCALE DEVELOPMENT PLAN
LANDSCAPE PLAN
TONTITOWN, ARKANSAS



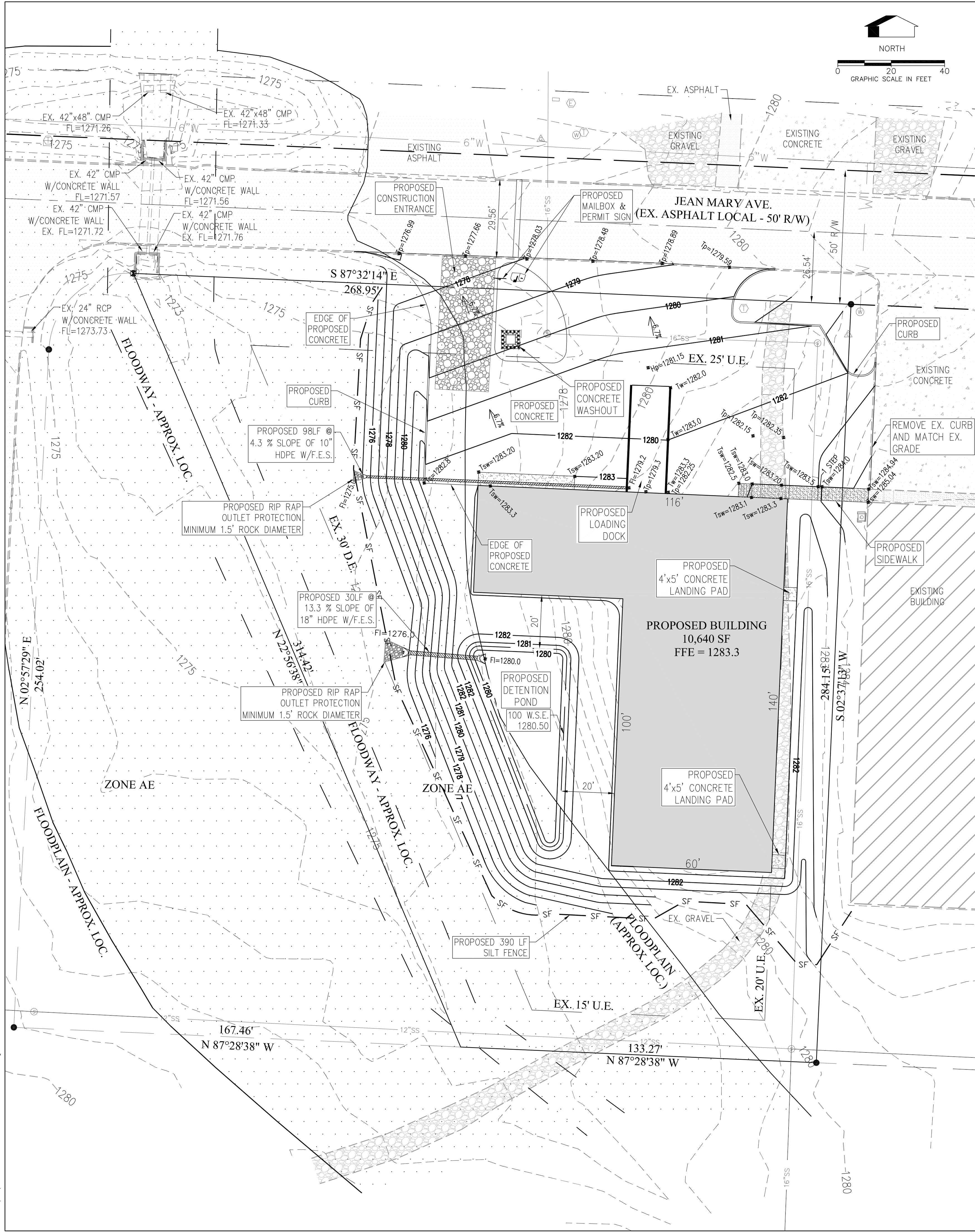
**Bates &
Associates, Inc.**
www.batesniwa.com

Civil Engineering & Surveying
Phone - 479.442.9350 • Fax 479.521.9350
7230 S. Pleasant Ridge Drive
Fayetteville, Arkansas 72704

7230 S. Pleasant Ridge Drive
Fayetteville, Arkansas 72704

DATE _____

03



CONSTRUCTION NOTES:

1. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
2. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
3. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDING WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
5. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
6. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE IMMEDIATELY SHOVELED OR SWEEPED AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.

SEDIMENT & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
5. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGE OR DISTURBED BY UNDERGROUND PRIVATE FRANCHISED UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

REVEGETATION NOTES:

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

- PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED UNLESS OTHERWISE ALLOWED BY THE CITY.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDING WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
		BOLLARD
UGTV	UGTV	CABLE TV (UNDERGROUND)
	CHTV	CABLE TV (OVERHEAD)
		CENTERLINE
		CONCRETE SURFACE
		CONDUIT
		CONTOURS
		CURB & GUTTER
UGE	UGE	ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EASEMENT
	X X	FENCE (WIRE/WOOD/CHAIN)
	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
FM	FM	FORCE MAIN
GAS	GAS	GAS MAIN
		GAS METER
		GRAVEL SURFACE (EDGE)
		GRAVEL SURFACE
		IRON PIN (5/8" RE-BAR)
		LIGHT
		MONUMENT (CONCRETE)
		POND
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
0"SS	8"SS	SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
SSV		SANITARY SEWER SERVICE
		SECTION LINE
		SIDEWALK
		SIGN
		SILT FENCE
		SPOT ELEVATION
		STORM SEWER PIPE
		STORM SEWER INLET
		STORM SEWER BALES
		TELEPHONE PED/MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
	OHT	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		UTILITY EASEMENT
0"W	12"W	WATER MAIN PIPE
		WATER VALVE
		WATER METER
		WATER THRUST BLOCK
		WATER MAIN REDUCER
		WATER MAIN BLOWOFF VALVE

