



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **September, 24, 2019**
Project: **Timmons Oil Pre-LSD**
Planner: Rick Barry

AGENDA ITEM

H

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

North of E. Henri de Tonti Blvd

Parcel # 830-37683-000

SUMMARY: Timmons Oil is requesting Preliminary Large-Scale Development (LSD) approval for 10,000 SF of building storage space, as well as outdoor storage over a gravel lot to the north of the proposed building structure. This proposal is on a 3.70 acre lot.

CURRENT ZONING: C-2 General Commercial

CITY WARD: 2- Arthur Penzo, Larry Ardemagni

FLOODPLAIN: No

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: SourceGas

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Timmons Oil is requesting Preliminary Large-Scale Development (LSD) approval for 10,000 SF of building storage space, as well as outdoor storage over a gravel lot to the north of the proposed building structure. This proposal is on a 3.70 acre lot.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 6-inch water line along W. Henri de Tonti.

Electric: Ozarks Electric-No comments were received from OECC.

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: SourceGas- No comments were received from SG.

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.

School District: Springdale school district was notified of this project, but submitted no comments.

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has provided a grading a drainage plan. A SWPPP must be completed and posted on site prior to construction.

Police:

The Tontitown Chief of Police has no concerns with this project.

Fire:

There are no existing fire hydrants within 500' of the property line of this proposal. The nearest offsite hydrant is at the Jack Willis property, approximately 950 feet away, with a fire flow of 1203 gpm.

The proposed access driveway for this project is 52 feet wide. All interior drives must meet the required compaction rating to support emergency vehicles.

Drainage:

There is a detention pond proposed for this site. The applicant's engineer has submitted a drainage report for review.

The City Engineer has submitted comments addressing the resubmitted plans and drainage report. He is concerned about the direction of the run off from the proposed buildings and the manner in which the runoff will be directed. He has stated that all water coming off of the roof of each building must be directed to the detention pond on site prior to being released. Additional comments are noted and have been provided to the applicant's engineer. All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

Roads:

This project has access on W. Henri de Tonti, which is an Arkansas State Highway. Approval for the entrance drive will be required by the Arkansas Department of Transportation (ARDOT).

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.

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 Timmons Oil 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 must be completed and posted on site prior to construction.
3. All interior drives must meet the required compaction rating to support emergency vehicles.
4. Approval for the entrance drive will be required by the Arkansas Department of Transportation (ARDOT).
5. Correct all comments from the City Engineer prior to Construction Plan approval.
6. Correct all comments from the Fire Marshal prior to Construction Plan approval.
7. The applicant must apply for all required permits prior to construction.



LOCAL UTILITY CONTACTS

CITY OF TONTITOWN
PLANNING AND ZONING DEPARTMENT
201 E. HENRI DE TONTI BLVD.
P.O. BOX 305
TONTITOWN, AR 72770
PH: (479) 361-2700 (EXT. 5)

BUILDING DEPARTMENT
201 E. HENRI DE TONTI BLVD.
P.O. BOX 305
TONTITOWN, AR 72770
PH: (479) 361-2700 (EXT. 5)

PARKS AND RECREATION
PH: (479) 361-2700

STREETS DEPARTMENT
235 W. HENRI DE TONTI BLVD.
P.O. BOX 305
TONTITOWN, AR 72770
PH: (479) 361-2996

TONTITOWN WATER UTILITY
235 E. HENRI DE TONTI BLVD.
TONTITOWN, AR 72770
PH: (479) 361-2700 (EXT. 2,3)

TONTITOWN AREA FIRE DEPARTMENT
P.O. BOX 305
TONTITOWN, AR 72770
PH: (479) 361-2700

GAS COMPANY
BLACK HILLS ENERGY
CONTACT: WAYNE MEEK
(479)549-7834

TELEPHONE COMPANY
AT&T
CONTACT: LANE RHOADS
627 WHITE RD.
SPRINGDALE, AR 72766
PH: (479) 442-1977

CENTURYLINK
CONTACT: MIKE EDWARDS
PH: (479) 524-9943

ELECTRIC COMPANY
OZARKS ELECTRIC COOPERATIVE
CONTACT: MIKE PHIPPS
PH: (479) 841-2012

CABLE COMPANY
COX COMMUNICATIONS
CONTACT: CHRIS BYRD
4901 S. 48TH ST.
SPRINGDALE, AR 72762
PH: (479) 871-2431

CERTIFICATE OF APPROVAL

PURSUANT TO THE TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER
CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT 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

CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

I, JIM RAMSEY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY
REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON
ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: 07-28-15

REGISTERED LAND SURVEYOR

STATE OF ARKANSAS REGISTRATION NO.

1227

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH
ARKANSAS ONE-CALL A MINIMUM OF TWENTY-FOUR (24) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS ON THE
SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED
STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING
HOURS. THE ENGINEER SHALL NOT BE RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL
DEMOLITION AND CONSTRUCTION MATERIALS, AT STATE AND FEDERALLY ACCEPTED SITES.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING
PROPERTIES.
5. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT,
THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL
REGULATORY AGENCY AND CITY CONSTRUCTION STANDARDS.

INSPECTIONS AND TESTING PROCEDURES

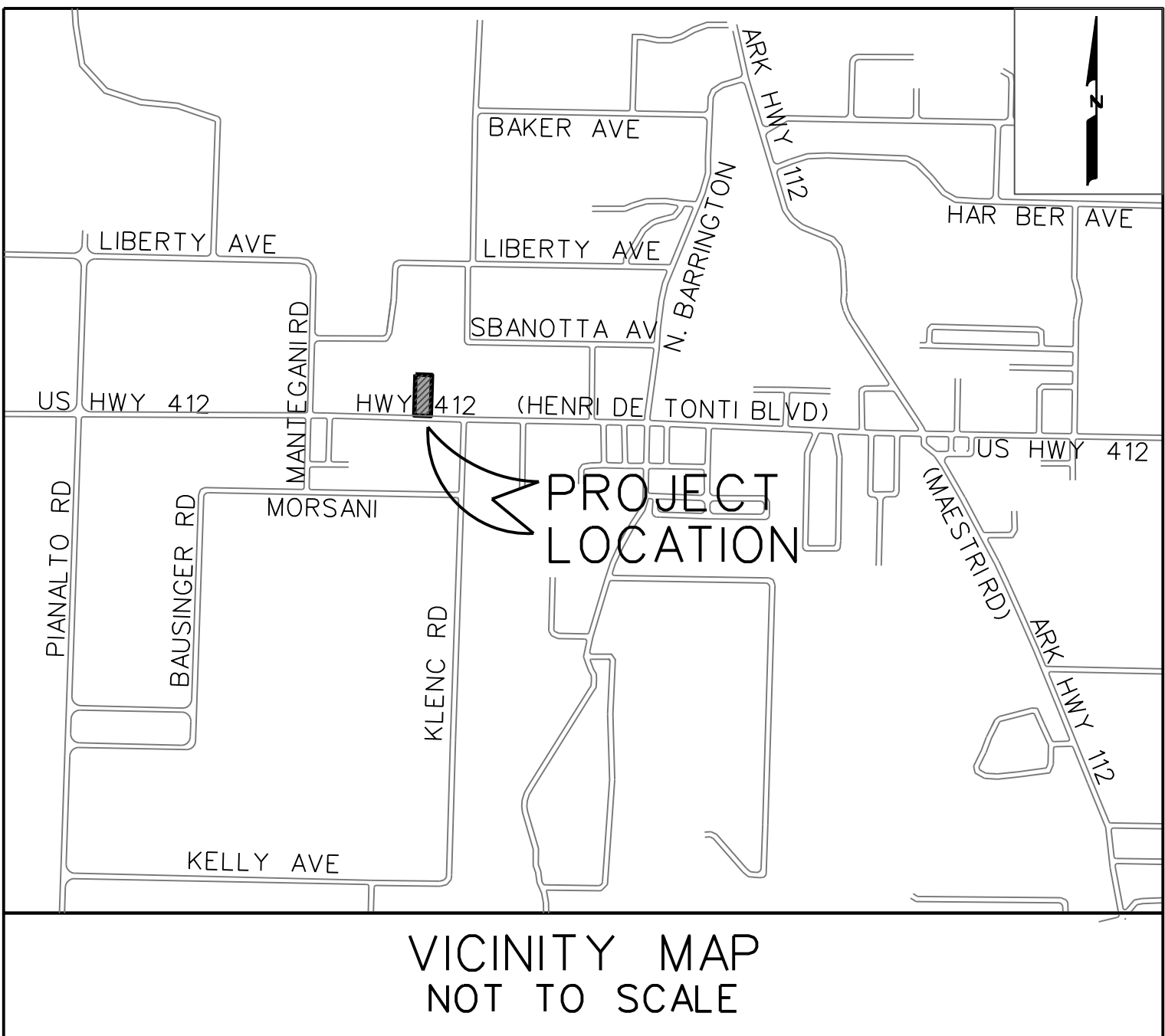
1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY THE
CITY'S REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR
OR THEIR REPRESENTATIVE.
2. THE CITY WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. CALLS
TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY
10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED
ON THE SAME BASIS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING
OF SUCH TESTS WITH THE CITY AND CIVIL ENGINEERING INC.
4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED
BY THE CONTRACTOR.
5. PRIOR TO FINAL ACCEPTANCE BY THE CITY, THE PROJECT SHALL BE SUBJECT TO A
JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF THE CITY'S ENGINEERING
OFFICE. A REPRESENTATIVE OF THE WATER AND SEWER MAINTENANCE DEPARTMENT, THE
ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

DEVELOPMENT PLANS

FOR

TIMMONS OIL
COMPANY INC.

TONTITOWN, ARKANSAS



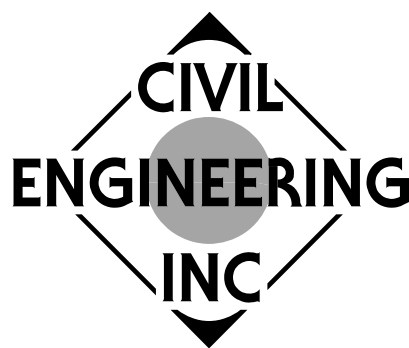
PREPARED FOR

TIMMONS OIL COMPANY INC.

13003 E. ADMIRAL PL
TULSA, OK 74116
(918) 437-6457

701 S. MT. OLIVE, P.O. BOX 12

E-MAIL: mail@civilengineeringss.com



SILOAM SPRINGS, ARKANSAS 72761

(479)524-9956 OFC - (479)524-4747 FAX

APPROVAL:

DATE:

CITY OF TONTITOWN PLANNING COMMISSION
CITY OF TONTITOWN WATER UTILITIES
SOUTHWESTERN BELL
OZARKS ELECTRIC
BLACK HILLS ENERGY
ARKANSAS DEPARTMENT OF HEALTH
COX COMMUNICATIONS

INDEX

- | | |
|---|--------------------------------------------------------|
| 1 | TITLE PAGE |
| 2 | SITE PLAN |
| 3 | DIMENSION, GRADING & SEDIMENT AND EROSION CONTROL PLAN |
| 4 | LANDSCAPE PLAN |

DETAILS

- | | |
|---|--------------------------------------|
| 1 | EROSION AND SEDIMENT CONTROL DETAILS |
|---|--------------------------------------|

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, RON HOMEYER, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY
DIRECTION AND ENGINEERING REQUIREMENTS OF THE TONTITOWN SUBDIVISION REGULATIONS HAVE BEEN COMPILED WITH.

DATE OF EXECUTION: 07-28-15

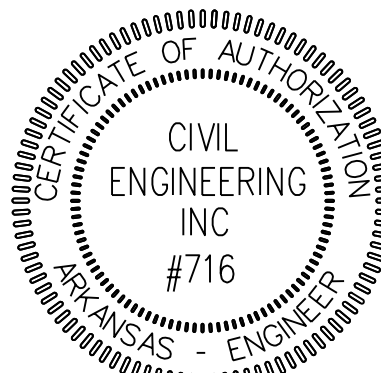
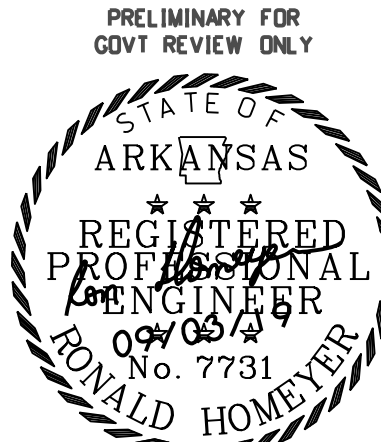
Ron Homeyer
REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO.

7731

CONTRACTOR SHALL NOT DEVIATE FROM OR MAKE
ANY CHANGES TO APPROVED PROJECT DESIGN
WITHOUT WRITTEN APPROVAL OF ENGINEER.

These drawings and the design ideas contained herein are proprietary information
and are the exclusive property of Civil Engineering, Inc. and are protected by copyright.
The reproduction of these drawings or use of these drawings, or the ideas incorporated
herein, in whole or in part, by anyone for any other project or purpose is strictly
prohibited without advanced written consent of Civil Engineering, Inc. Furthermore,
no electronic representations of these drawings, in whole or in part, may be posted for
private or public viewing without the advanced written consent of Civil Engineering, Inc. ©



This document was
originally issued
and sealed by
Ronald Homeyer,
P.E. 7731 on
September 03, 2019



Know what's below.
Call before you dig.

SURVEY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 02, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 412 SAID POINT BEING N 86°55'39" W 542.00' AND N 03°04'21" E 49.49' FROM THE SE CORNER OF THE S 1/2 OF THE NE 1/4 OF SAID SECTION 02; THENCE N 87°16'31" W 260.73'; THENCE N 03°04'21" E 619.16'; THENCE S 86°55'39" E 260.73'; THENCE S 03°04'21" W 617.58' TO THE POINT OF BEGINNING AND CONTAINING 3.70 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES – NORTH ZONE AS PER GPS OBSERVATION.
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

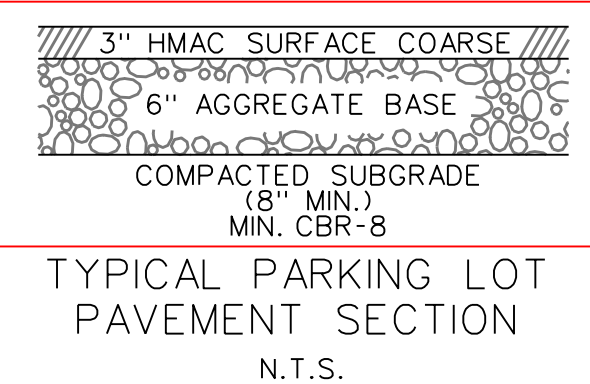
FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05143C0065F J. EFFECTIVE DATE: MAY 16, 2008.

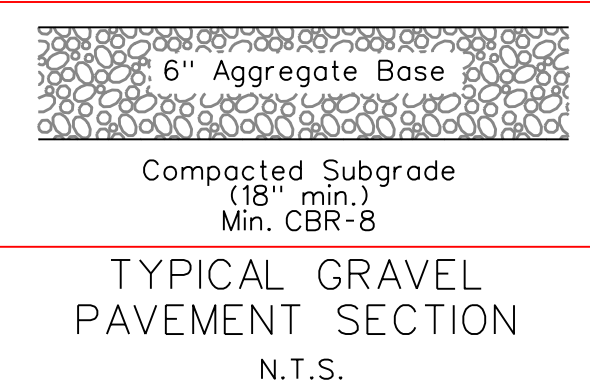
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON JULY 18, 2019.

[A] ASPHALT PAVEMENT



[B] GRAVEL PAVEMENT



PROPOSED A.D.A PARKING SIGN

Parcel #: 830-37711-000
Owner: Uncle Tank's Self Storage,
Tontitown Div
9867 W Hwy 264
Bentonville, AR 72712
Zoning: C-2

Parcel #: 830-37715-001
Owner: Weeks Enterprises LLC
PO Box 249
Tontitown, AR 72770
Zoning: C-2

Parcel #: 830-37682-000
Owner: Stockton Trust,
Glenda Stockton Trustee
19684 Hughes Rd
Garfield, AR 72732
Zoning: C-2

Parcel #: 830-37676-005
Owner: Guy J. Jr & Connie Bariola
35 Dunsford Dr
Bella Vista, AR 72715
Zoning: R-3

PARKING SPACES ANALYSIS:

TOTAL BUILDING AREA - 10,000 SF
PROPOSED BUILDING USE:
OFFICE/WAREHOUSE
1,200 S.F. OFFICE/10,000 S.F. STORAGE
-PARKING REQ'D - 1 SPACE PER 250 SF (OFFICE=5 SPACES)
-PARKING REQ'D - 1 SPACE PER 500 SF (RETAIL/SERVICE, FURNITURE AND BULKY GOODS=20 SPACES)

TOTAL PARKING REQUIRED - 25 SPACES
TOTAL PARKING PROVIDED (INCLUDING HANDICAP) - 25 SPACES
TOTAL HANDICAP PARKING REQUIRED - 1 SPACE
TOTAL HANDICAP PARKING PROVIDED - 1 SPACE

CURRENT ZONING:
C-2

PROPOSED BUILDING USE:
OFFICE/WAREHOUSE

FLOOR TO AREA RATIO (FAR):
BUILDING AREA - 10,000 SF
LOT AREA - 161,228 SF
FAR RATIO REQUIRED - 0.60 MAX
ACTUAL FAR RATIO - 0.062

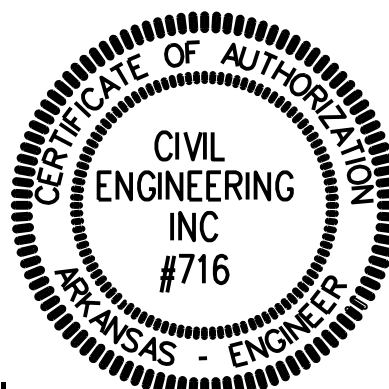
MAX. LOT COVERAGE:
IMPERVIOUS AREA - 94,974 SF
LOT AREA - 161,228 SF
LOT COVERAGE REQUIRED - 85% MAX
ACTUAL LOT COVERAGE - 58.9%

GREENSPACE
TOTAL GREEN SPACE - 66,254 SF
LOT AREA - 161,228 SF
GREENSPACE REQUIRED - 15% MIN
ACTUAL GREENSPACE - 41.09%

GREENSPACE INTERIOR TO PARKING:
INTERIOR GREENSPACE - 926 SF
GROSS PARKING AREA - 12,275 SF
% INTERIOR GREENSPACE REQUIRED - 8.0% MIN
% INTERIOR GREENSPACE ACTUAL - 7.54%

TONTITOWN C-2 ZONING:
FRONT (WITH PARKING IN FRONT) 50'
FRONT (WITHOUT PARKING IN FRONT) 20'
SIDE (ADJACENT TO NON-RESIDENTIAL) 7'
SIDE (ADJACENT TO RESIDENTIAL) 30'
REAR (ADJACENT TO NON-RESIDENTIAL) 20'
REAR (ADJACENT TO RESIDENTIAL) 30'
(ALL SETBACKS SHALL BE UTILITY EASEMENTS)

DEFINITIONS:
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
F.L. - FLOW LINE
I.E. - INVERT ELEVATION
T-RIM - TOP OF RIM
R - RADIUS
EX - EXISTING
R.O.W. - RIGHT OF WAY
F.H.A. - FIRE HYDRANT ASSEMBLY



NO.	REVISIONS	BY	DATE
1	PER CITY COMMENTS	RDH	09/17/19

CIVIL ENGINEERING, INC. P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761 (479)524-9956 Phone or (479)524-4747 Fax E-MAIL: mail@civlengheeriggs.com	
LARGE SCALE DEVELOPMENT PLANS FOR TIMMONS OIL COMPANY INC. TONTITOWN, ARKANSAS	
SITE PLAN	

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	2 OF 4
JOB NUMBER	DATE	SCALE: H V	
1919	SEPTEMBER 2019	1" = 40' H 1" = 40' V	

LEGEND

- FOUND IRON PIN
- ⊗ FOUND PIPE
- △ FENCE CORNER
- - - EXISTING INDEX CONTOUR (5')
- - - EXISTING INTERMEDIATE CONTOUR (1')
- - - PROPOSED INDEX CONTOUR (5')
- - - PROPOSED INTERMEDIATE CONTOUR (1')
- EXISTING FENCE LINE
- EX OVER HEAD ELECTRIC LINE
- EX WATER LINE
- EX SANITARY SEWER LINE
- ▨ PROPOSED BUILDING
- ▨ PROPOSED ASPHALT PAVING
- ▨ PROPOSED GRAVEL PAVING
- ▨ PROPOSED CONCRETE SIDEWALK
- PROPOSED A.D.A. PARKING SIGN
- PROPOSED PARKING WHEEL STOP
- ⊕ EX FIRE HYDRANT ASSEMBLY
- ⊕ EX WATER VALVE
- ⊕ EX WATER METER
- ⊕ EX SANITARY SEWER MANHOLE
- ⊕ EX SANITARY SEWER CLEANOUT
- ⊕ EX NATURAL GAS SIGN/METER
- ⊕ EX POWER/UTILITY POLE
- ⊕ EX UTILITY POLE ANCHOR
- ⊕ EXISTING TREE
- ⊕ PROPOSED TREE
- ⊕ EXISTING 'TBM'

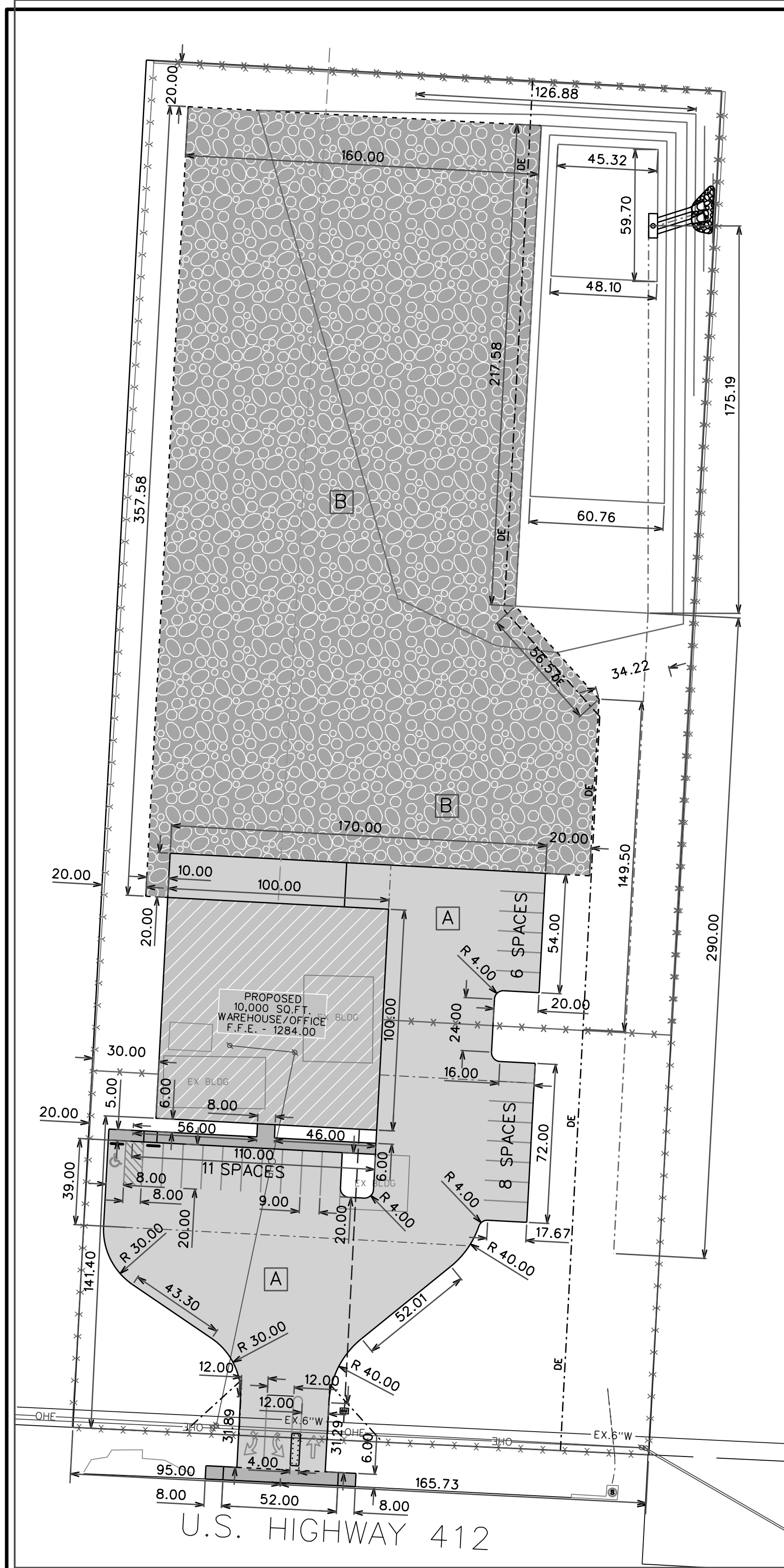
SITE INFORMATION:

APPROXIMATE AREA: 3.70 ACRES
PARCEL NO: 830-37683-000

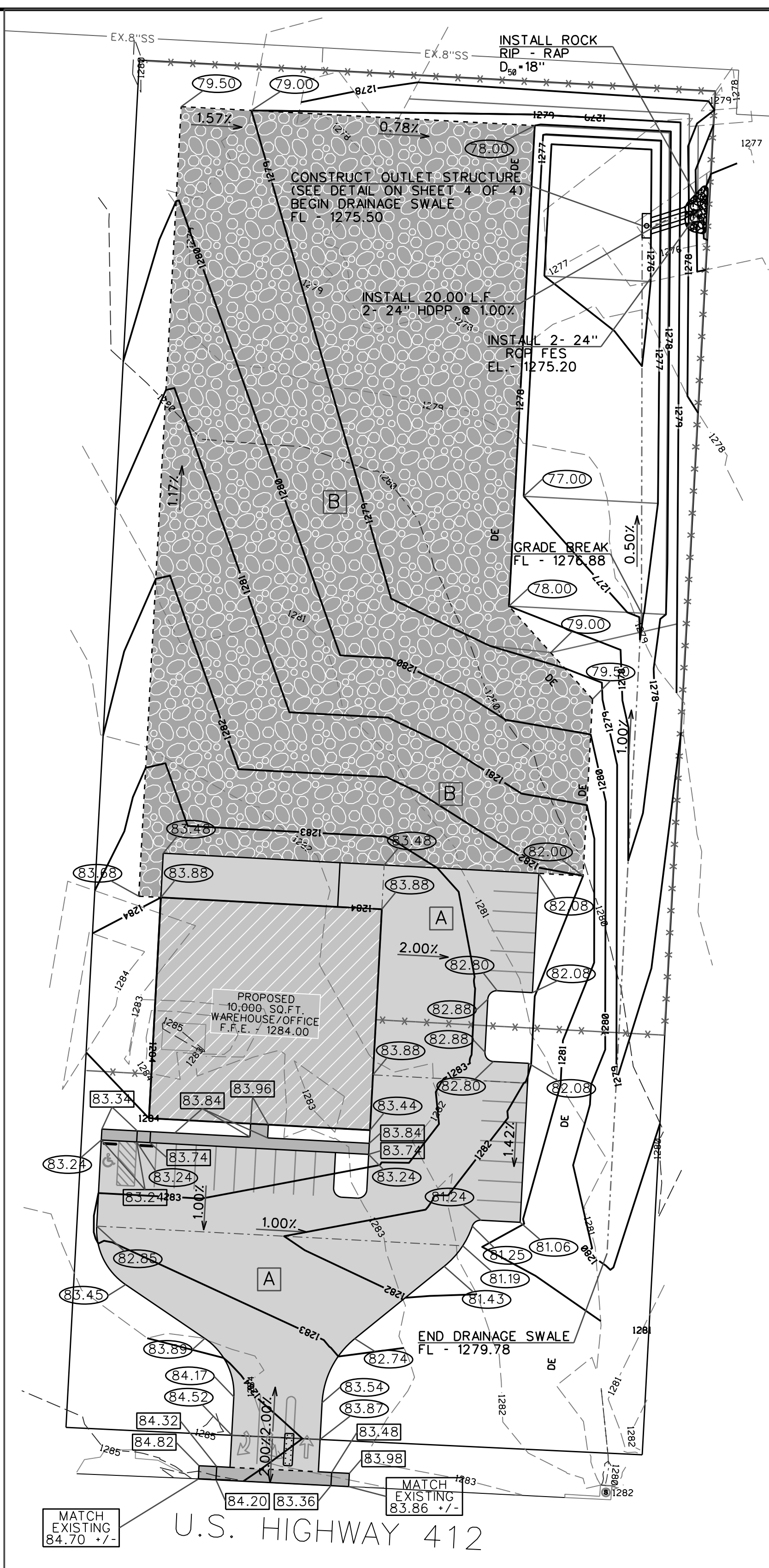
CURRENT ZONING: C-2

OWNER/DEVELOPER:
TIMMONS OIL COMPANY INC.
13003 E. ADMIRAL PL
TULSA, OK 74116
(918) 437-6457

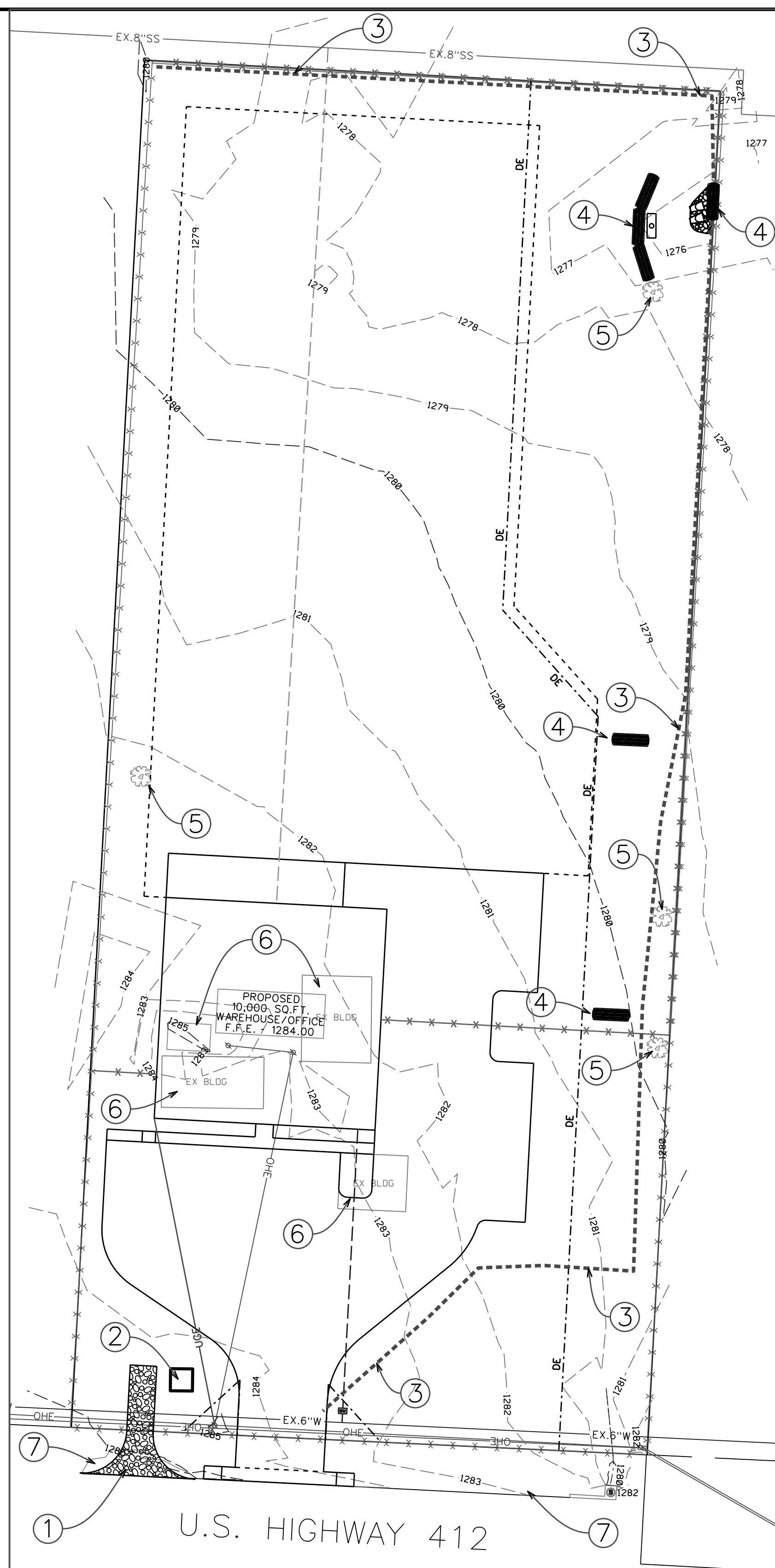
PROJECT ADDRESS:
830 W. HENRI DE TONTI BLVD.
TONTITOWN, AR 72770



DIMENSION PLAN



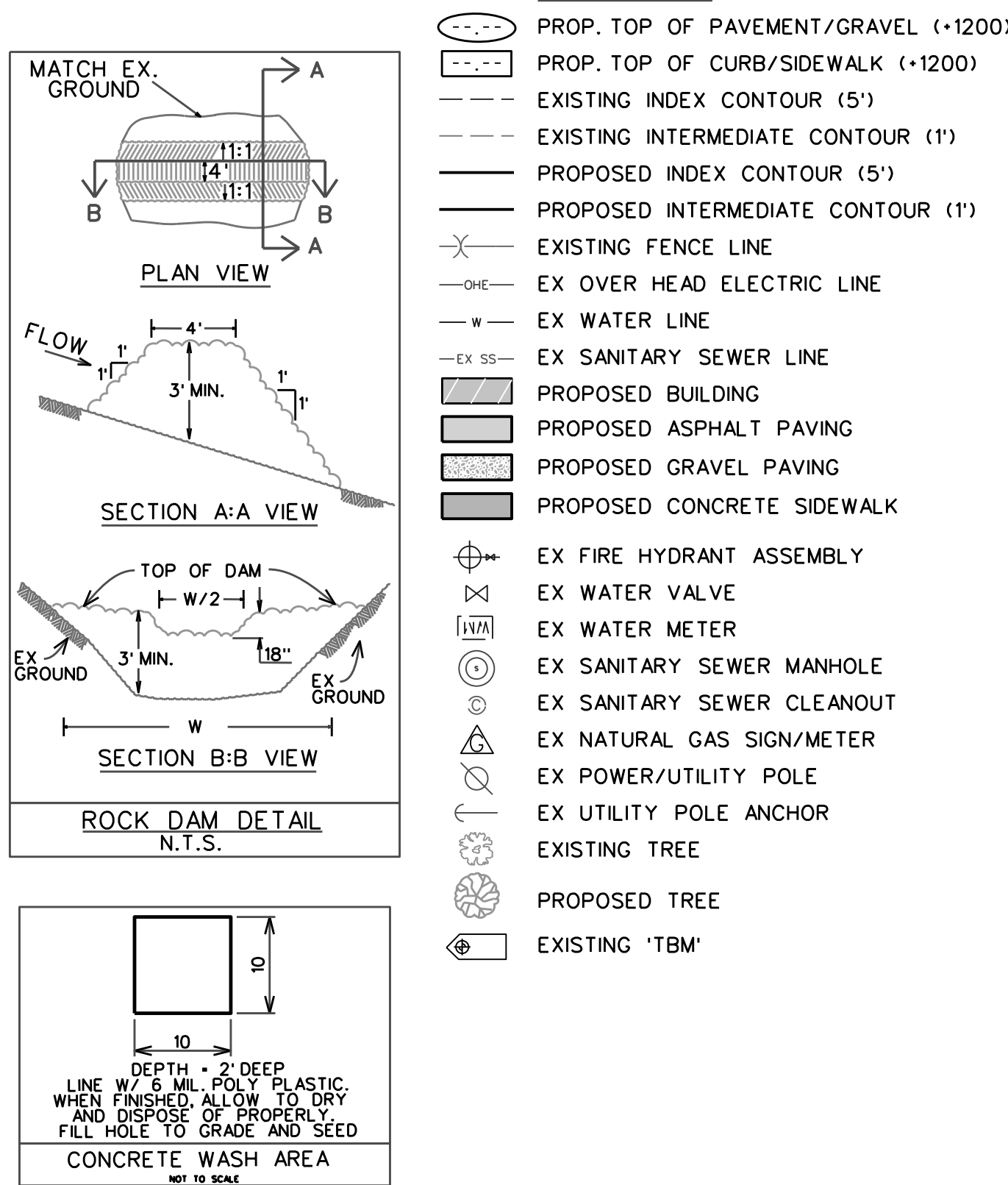
GRADING & DRAINAGE PLAN



EROSION CONTROL PLAN

DEFINITIONS:
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
F.L. - FLOW LINE
I.E. - INVERT ELEVATION
T-RIM - TOP OF RIM
R - RADIUS
EX - EXISTING
R.O.W. - RIGHT OF WAY
F.H.A. - FIRE HYDRANT ASSEMBLY

LEGEND



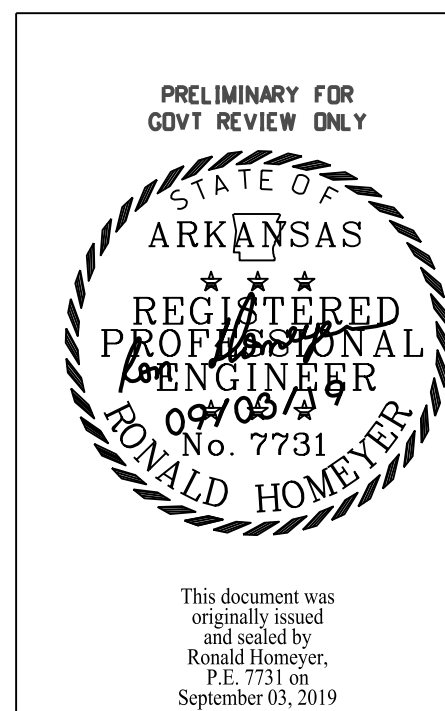
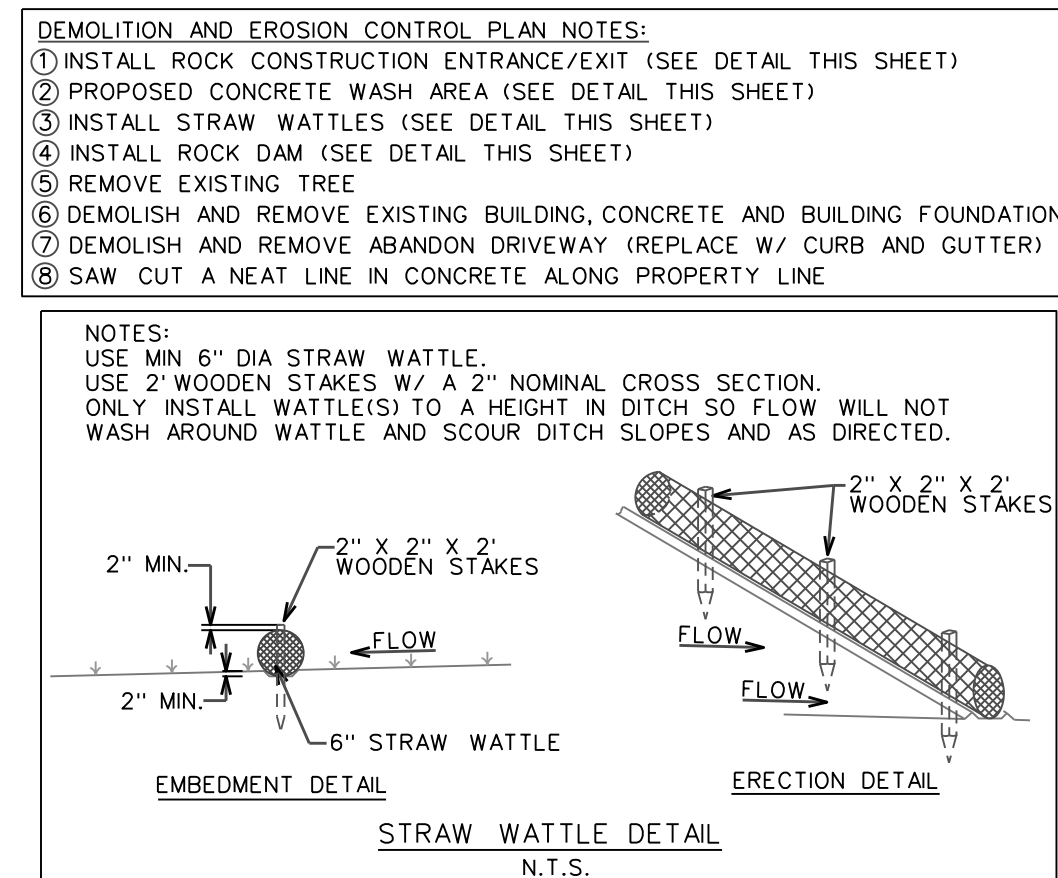
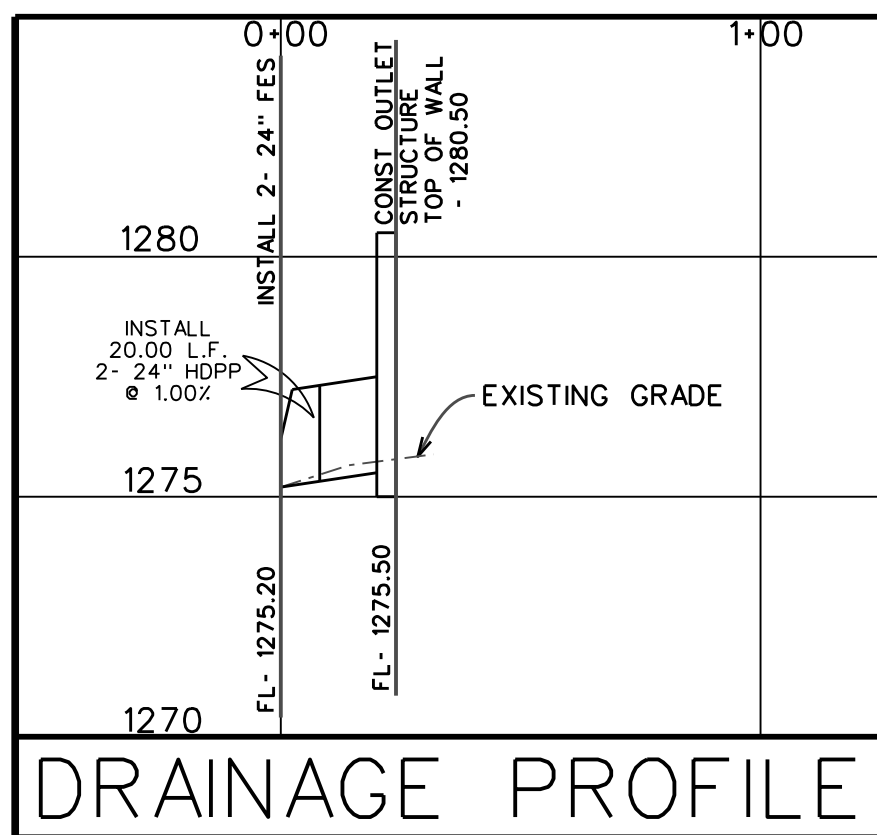
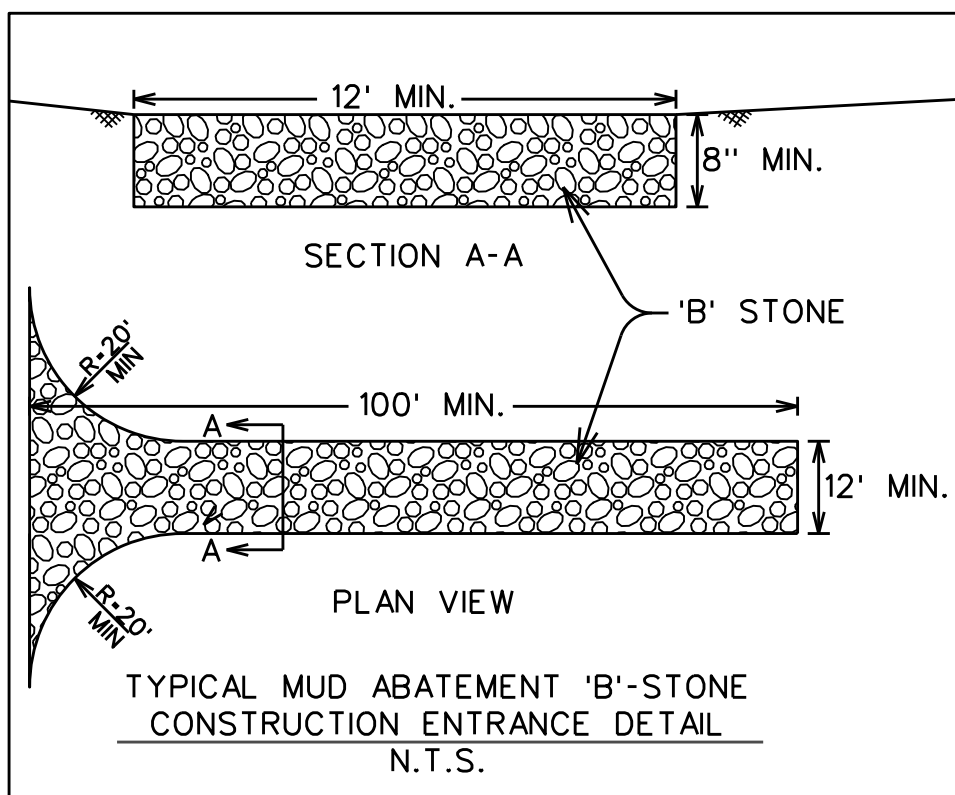
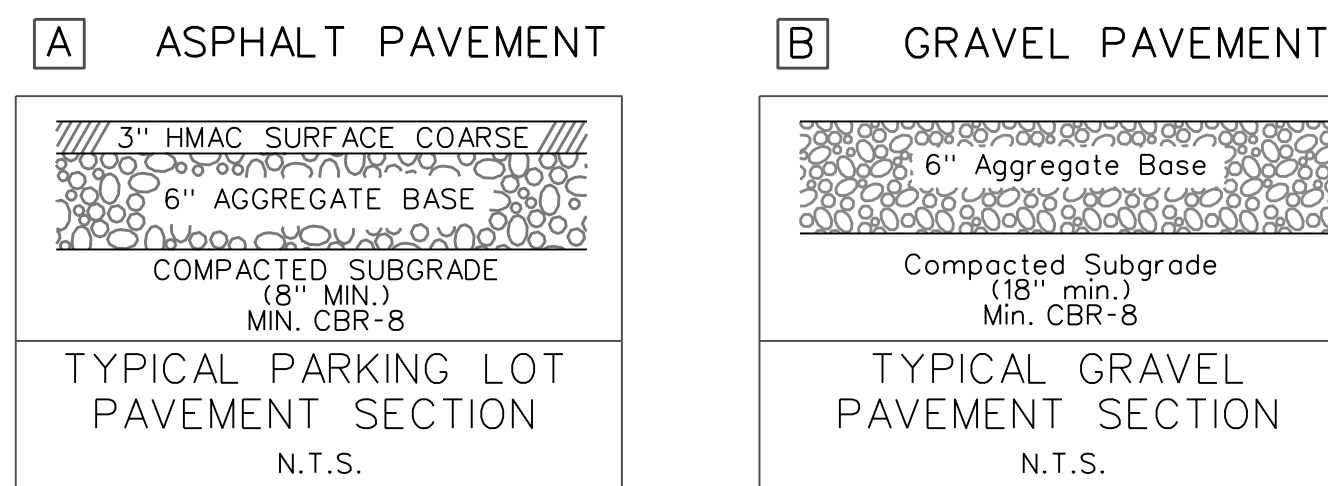
NOTE:
SEE ARCHITECTURAL PLANS
FOR BUILDING DIMENSIONS

NOTE:
CONTRACTOR SHALL VERIFY ALL
GRADES AND EXISTING ELEVATIONS
PRIOR TO ANY CONSTRUCTION.

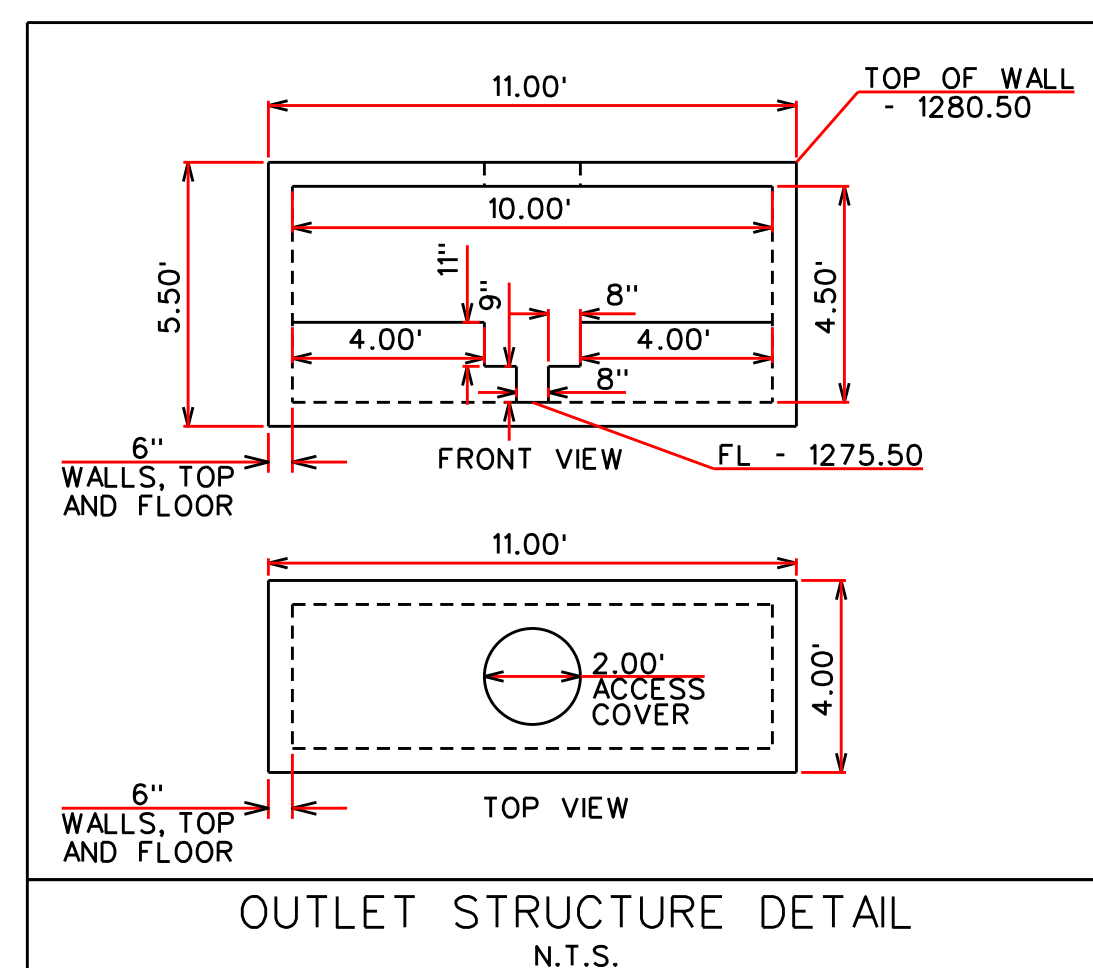
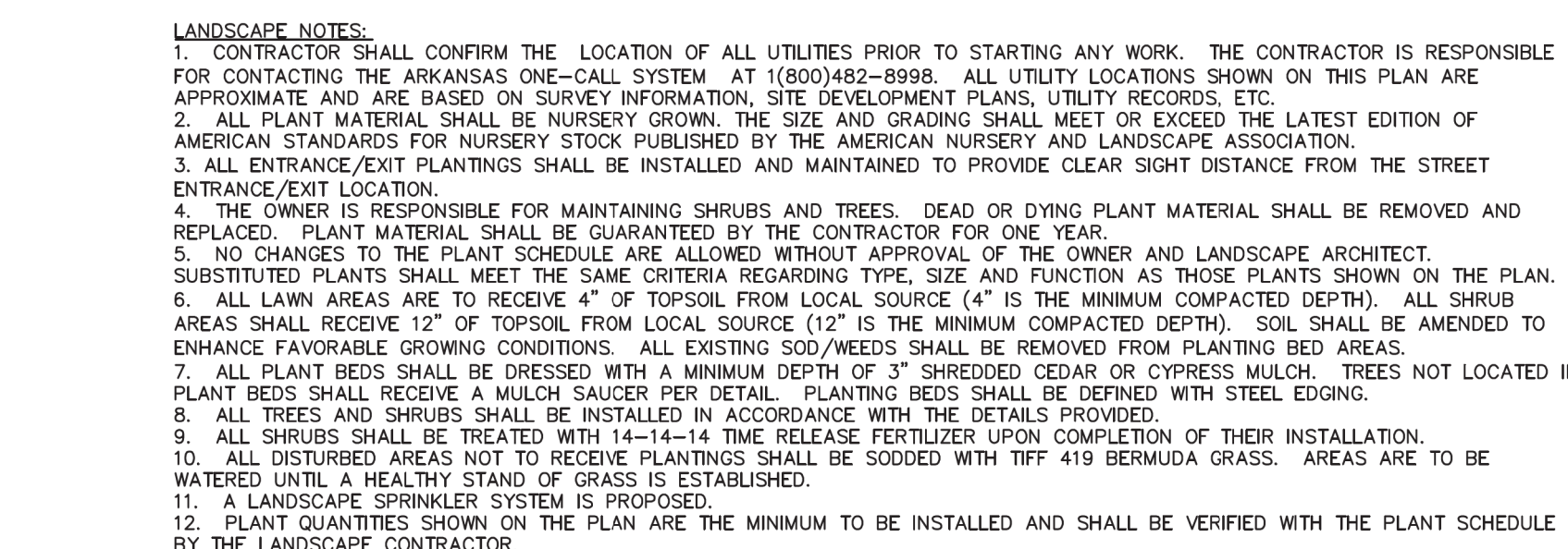
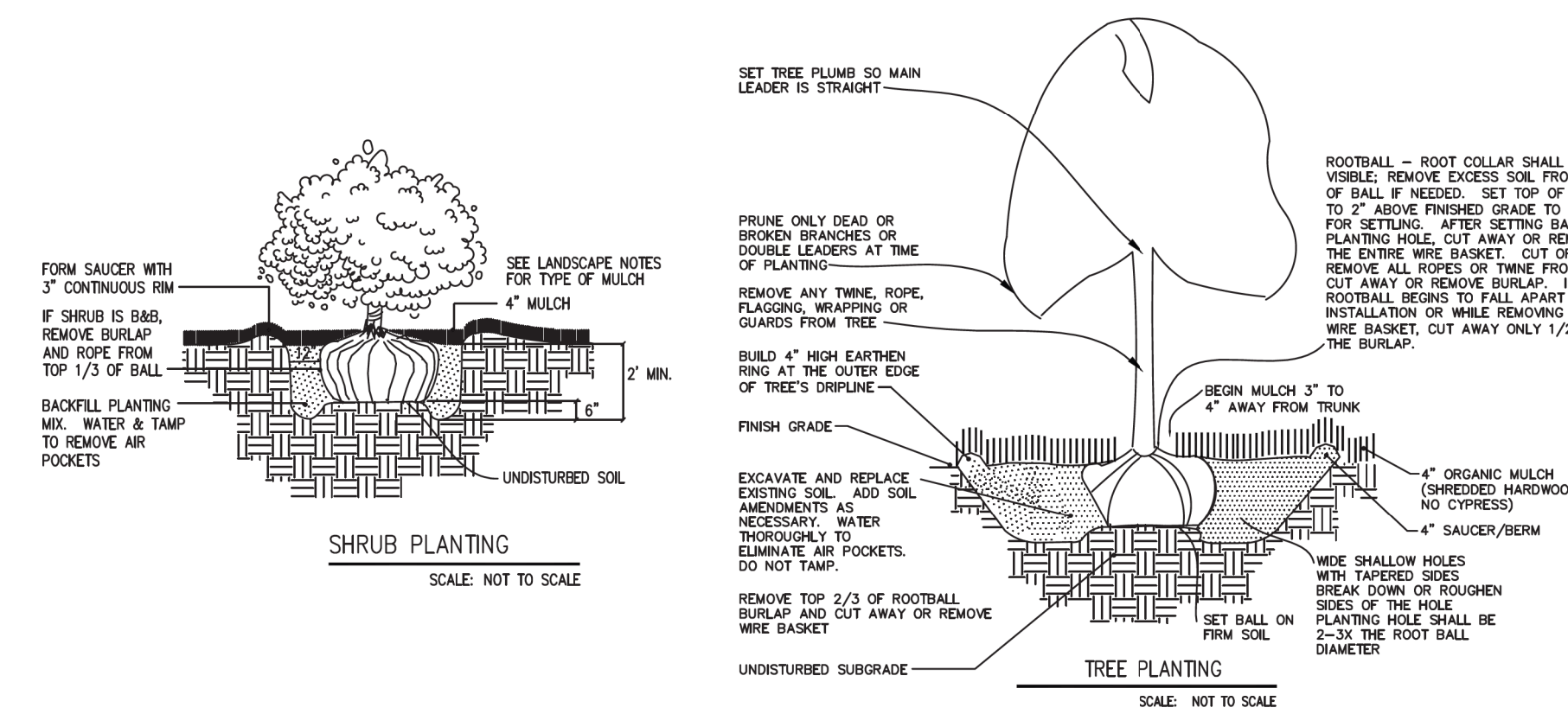
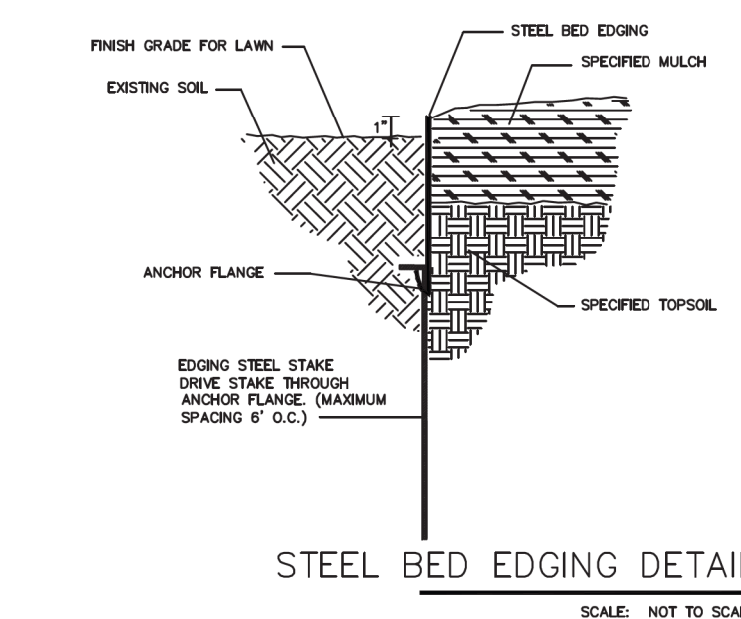
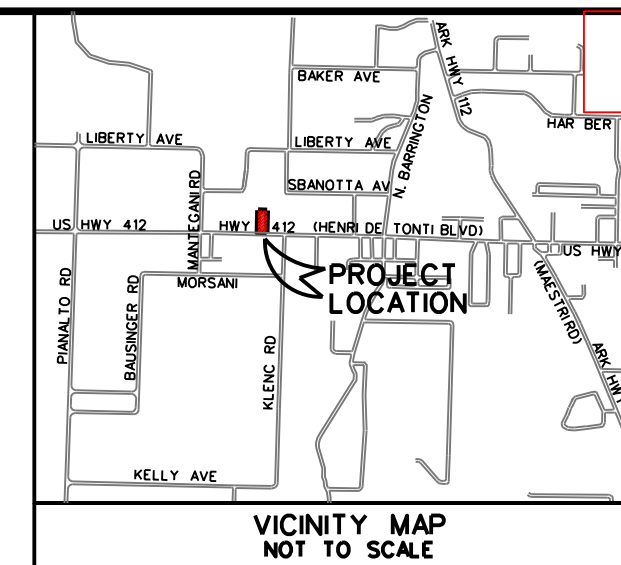
CONTRACTOR SHALL NOT DEVIATE FROM OR MAKE
ANY CHANGES TO APPROVED PROJECT DESIGN
WITHOUT WRITTEN APPROVAL OF ENGINEER.



Know what's below.
Call before you dig.



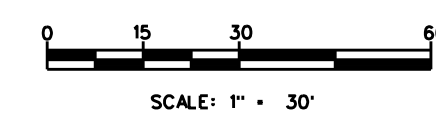
1	PER CITY COMMENTS	RDH	09/17/19
NO.	REVISIONS	BY	DATE
CIVIL ENGINEERING, INC. P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761 (479)524-9956 Phone or (479)524-4747 Fax E-MAIL: mail@civlengrinc.com			
LARGE SCALE DEVELOPMENT PLANS FOR TIMMONS OIL COMPANY INC. TONTITOWN, ARKANSAS			
DIMENSION, GRADING AND EROSION CONTROL PLAN			
DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 3 OF 4
JOB NUMBER 1919	DATE SEPTEMBER 2019	SCALE: 1"=40' H 1"= 4' V	



KEY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT SIZE	QUANTITY	SPACING
CP	<i>Pistacia chinensis</i>	CHINESE PISTACHIO	B&B	2.5" CAL	7	AS SHOWN
RO	<i>Quercus texana</i>	RED OAK	B&B	2.5" CAL	20	AS SHOWN
DW	<i>Cornus florida</i>	DOGWOOD	B&B	2.5" CAL	7	AS SHOWN
PP	<i>Prunus cerasifera 'Atropura'</i>	PURPLE PLUM	B&B	1.5" CAL	7	AS SHOWN
CH	<i>Ilex cornuta 'Carrissa'</i>	CARRISSA HOLLY	5 GAL	24" MIN	1	AS SHOWN
JS	<i>Spirea japonica 'Neon Flash'</i>	JAPANESE SPIREA	5 GAL	24" MIN	11	AS SHOWN
NB	<i>Nandina domestica</i>	NANDINA BARBERRY	5 GAL	18" MIN	7	AS SHOWN
SM	<i>Acer saccharum</i>	SUGAR MAPLE	B&B	2.5" CAL	19	AS SHOWN
AM	<i>Acer ginnolo</i>	AMUR MAPLE	B&B	1.5" CAL	2	AS SHOWN
CM	<i>Laqastroemia indic</i>	CREPE MYRTLE	B&B	1.5" CAL	7	AS SHOWN

INTERIOR LANDSCAPE REQUIREMENTS	
PARKING AREA TOTAL = 12,275	
INTERIOR LANDSCAPE REQUIRED = 8%	
REQUIRED = 982	PROVIDED = 926
8.0%	7.54%

MULCH ONLY 8' DIAMETER
AROUND TREE BASE.
BALANCE OF GREENSPACE
SHALL BE BERMUDA SOD.



LEGEND

- | | |
|--|--------------------------------------|
| | PROP. TOP OF PAVEMENT/GRAVEL (+1200) |
| | PROP. TOP OF SIDEWALK (+1200) |
| | EXISTING INDEX CONTOUR (5') |
| | EXISTING INTERMEDIATE CONTOUR (1') |
| | PROPOSED INDEX CONTOUR (5') |
| | PROPOSED INTERMEDIATE CONTOUR (1') |
| | EXISTING FENCE LINE |
| | EX OVER HEAD ELECTRIC LINE |
| | EX WATER LINE |
| | EX SANITARY SEWER LINE |
| | PROPOSED BUILDING |
| | PROPOSED ASPHALT PAVING |
| | PROPOSED GRAVEL PAVING |
| | PROPOSED CONCRETE SIDEWALK |
| | EX FIRE HYDRANT ASSEMBLY |
| | EX WATER VALVE |
| | EX WATER METER |
| | EX SANITARY SEWER MANHOLE |
| | EX SANITARY SEWER CLEANOUT |
| | EX NATURAL GAS SIGN/METER |
| | EX POWER/UTILITY POLE |
| | EX UTILITY POLE ANCHOR |
| | EXISTING TREE |
| | PROPOSED TREE |
| | EXISTING 'BM' |

NOTE:
SEE ARCHITECTURAL PLANS
FOR BUILDING DIMENSIONS

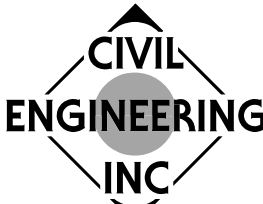
NOTE:
CONTRACTOR SHALL VERIFY ALL
GRADES AND EXISTING ELEVATIONS
PRIOR TO ANY CONSTRUCTION.

CONTRACTOR SHALL NOT DEVIATE FROM OR MAKE ANY CHANGES TO APPROVED PROJECT DESIGN WITHOUT WRITTEN APPROVAL OF ENGINEER.



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

NO.	REVISIONS	BY	DATE



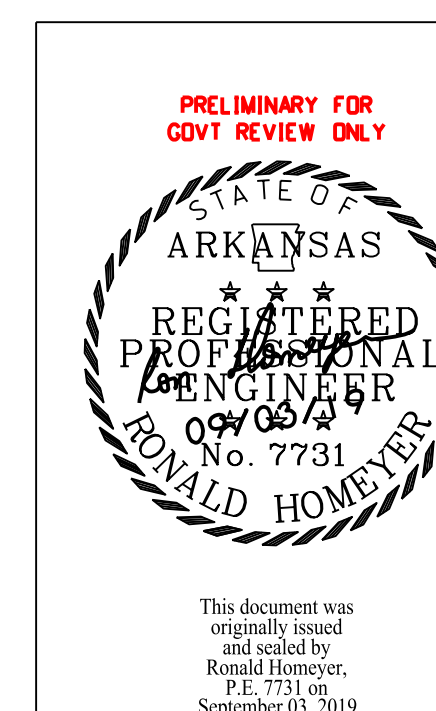
CIVIL ENGINEERING, INC.

P.O. Box 12, 701 S Mt Olive, Sloom Springs, Arkansas 72761
 (479)524-9956 Phone or (479)524-4747 Fax
 E-MAIL: mail@civlengineeringss.com

LARGE SCALE DEVELOPMENT PLANS FOR TIMMONS OIL COMPANY INC. TONTITOWN, ARKANSAS

LANDSCAPE PLAN

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO.
JOB NUMBER 1919	DATE SEPTEMBER 2019	SCALE: 1"=30' H 1"= --' V	4 OF 4



FILE: 1919-05-Landscape Plan.dgn
REF.FILE: 1919 al.dgn
VIEW:
DATE: 8/27/2019 8:45:49 AM

U.S. HIGHWAY 412

1 of 1