



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **December 30, 2021**
Project: **Palecero at Tontitown**
Planner: Courtney McNair, Garver

PLANNING COMMISSION AGENDA ITEM

2

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

Located at 380 Klenc Road

Parcel # 830-37667-006, 830-37667-005, 830-37667-004

SUMMARY: Palecero at Tontitown Large Scale Development is requesting Preliminary Large Scale Development approval to construct an “Active Lifestyle Community” for adults 55+ in age.

CURRENT ZONING: C-2 General Commercial, C-1 Light Commercial, Conditional Use Permit was approved by Planning Commission and City Council

CITY WARD: 3- Penny Baskin, Tim Burress

FLOODPLAIN: No

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

- Water:** Tontitown Water, existing 8” line
- Electric:** Ozarks Electric
- Sewer/Septic:** Tontitown Sewer
- Phone:** AT&T
- Natural Gas:** Black Hills Energy
- Cable:** Cox Communications
- School District:** Springdale

PROJECT SYNOPSIS:

Palecero at Tontitown Large Scale Development is requesting Preliminary Large Scale Development approval to construct an “Active Lifestyle Community” for adults 55+ in age. The plans show five (5) duplex units, and twenty-one (21) quadplex units, for a total of 94 residential units, one clubhouse that is 2,560 SF, and an activity building that is 1,250 SF.

At the time the Conditional Use Permit was approved, the applicant provided a packet of information detailing their plans for this community. It is intended to be gated and have amenities to promote an active lifestyle for adults who are 55+ in age.

The applicant also requested three waivers:

- Waiver from 152.144, (D) Connectivity- to allow a gated community
- Waiver from 152.144, (E) Street stubs- to remove the requirement to construct public road stub connections to the North, South, or East.
- Waiver from 90.400.3, Intersections- to allow for an increase in slope from 4% to 5% along driveways within 100’ of the intersection.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 8-inch water line at the north and south corners of this development along Klenc Road.

Electric: Ozarks Electric- There are overhead power lines along Klenc Road.

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.

School District: Springdale school district submitted no comments.

Stormwater Pollution Prevention Plan (SWPPP):

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

Police:

No comments were submitted.

Fire:

There one existing fire hydrant in the southeast corner of this site. Information for this hydrant shall be added to the plans.

The Fire Marshal requested additional hydrants be placed, and the location of all hydrants will need to be approved by the Fire Marshal.

The private streets are to be 26-feet wide and constructed to City of Tontitown Standards.

"Fire Lane" striping may be required and shall be reviewed and approved by the Fire Marshal prior to installation. All interior drives must meet the required compaction rating to support emergency vehicles.

It does appear that Private Street D exceeds the maximum allowable length of a street without needing a turnaround for emergency services. This street will need to be in compliance.

As all entrances are proposed to be gated, a siren activated gate opening system is required for fire access. This shall be coordinated with the Fire Marshal. Additional knox box systems may be required to allow entry into the community and activity buildings. Placement is to be coordinated with the Fire Marshal.

Drainage:

There is a detention pond proposed for this site. The applicant's engineer has submitted a drainage report for review. Several significant drainage concerns were noted by the City Engineer. The project engineer has provided responses and changes based on these concerns which will be fully reviewed prior to Construction Plan approval. Other outstanding drainage comments will need to be addressed prior to Construction Plan approval as well.

Roads:

This project has access on Klenc Road. Two entrance drives are proposed, and there is a connection to the north duplex residential area. All entrances are proposed to be gated-a waiver was requested to allow this.

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

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

Planning:

A Landscaping Plan was submitted, but additional information is needed. Comments have been provided to the applicant. In lieu of the Park Dedication required, the applicant will pay a park fee of \$3,350.00 prior to Final LSD approval.

Lighting sheets have been provided and show that light trespass will be minimal to surrounding residential areas.

Architectural Elevations are required for the common buildings and the quadplex units on this site. These will need to be reviewed and approved prior to construction.

STAFF RECOMMENDATION: Several drainage concerns will need to be reviewed prior to Construction Plan, and several other outstanding comments will need to be corrected, but these concerns should not change the overall layout of the proposed development significantly.

Therefore, staff recommends approval of Palecero at Tontitown Preliminary Large-Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. If any of the requested waivers did not receive approval, the applicant shall be required to meet the standards in the City of Tontitown code regarding those sections.
2. Per condition approved by the City Council for the CUP, all residents are required to be 55 or older.
3. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
4. The SWPPP must be completed and posted on site prior to construction.
5. Information the existing hydrant shall be added to the plans.
6. The Fire Marshal requested additional hydrants be placed, and the location of all hydrants shall be approved by the Fire Marshal.
7. The private streets are to be 26-feet wide and constructed to City of Tontitown Standards.
8. It does appear that Private Street D exceeds the maximum allowable length of a street without needing a turnaround for emergency services. This street shall be required to be in compliance with fire code.
9. "Fire Lane" striping may be required and shall be reviewed and approved by the Fire Marshal prior to installation.
10. All interior drives must meet the required compaction rating to support emergency vehicles.
11. As all entrances are proposed to be gated, a siren activated gate opening system is required for fire access. This shall be coordinated with the Fire Marshal.

12. Additional knock box systems may be required to allow entry into the community and activity buildings. Placement is to be coordinated with the Fire Marshal.
13. Correct all remaining items on the "Plat Requirement Worksheet" and all Planning Comments prior to Construction Plan approval. Planning Staff has provided these comments to the applicant.
14. Correct all comments from the City Engineer prior to Construction Plan approval.
15. The applicant must apply for all required permits prior to construction.

REVIEW PLANS FOR

PALECERO AT TONTITOWN

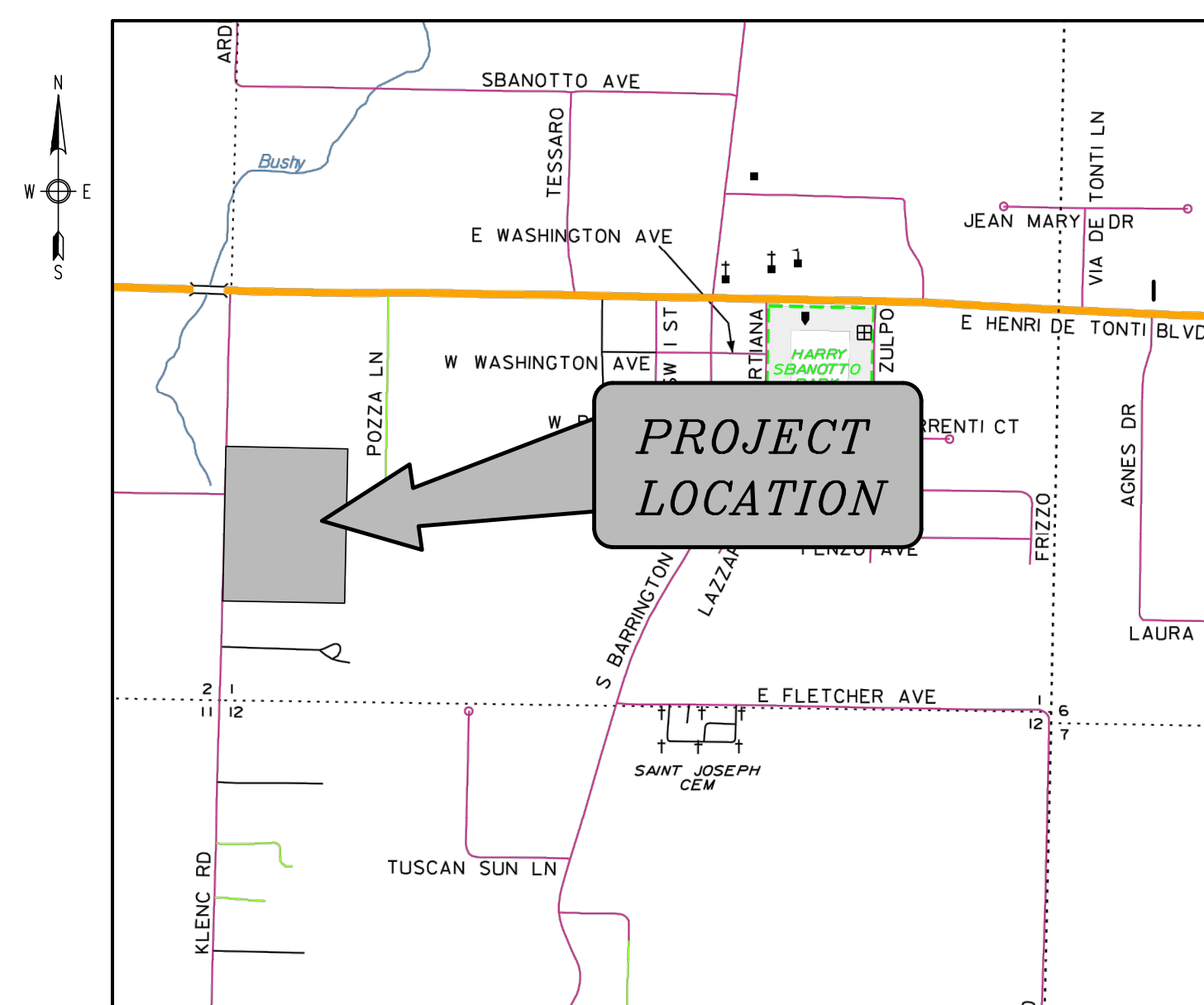
A LARGE SCALE DEVELOPMENT

IN THE TOWN OF
TONTITOWN, ARKANSAS

CONTACT LIST	
SURVEYOR/ENGINEER ENGINEERING SERVICES, INC. 1207 SOUTH OLD MISSOURI RD. SPRINGDALE, AR 72764	
JASON APPEL - 479-751-8733	
BLACK HILLS ENERGY	479-225-3726
AT&T	479-442-1963
OZARKS ELECTRIC	479-684-4949
COX COMMUNICATION	479-717-3730
TONTITOWN WATER UTILITIES	479-361-2700
BUILDING DEPARTMENT	479-361-2700



INDEX OF SHEETS	
SHEET No.	DESCRIPTION
-	COVER SHEET
1	EXISTING CONDITIONS
2-4	LARGE SCALE DEVELOPMENT
5-9	STREET PLAN & PROFILES
10-11	STORM DRAINAGE DETAILS
12	TYPICAL DETAILS
13-14	WATER PLAN
15	SANITARY SEWER PROFILES
16-18	WATER & SEWER DETAILS
19	STORM WATER POLLUTION PREVENTION PLAN
20	STORM WATER POLLUTION PREVENTION DETAILS
21	LANDSCAPE PLAN
22	LIGHTING PLAN



VICINITY MAP

December 20, 2021

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

JASON APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

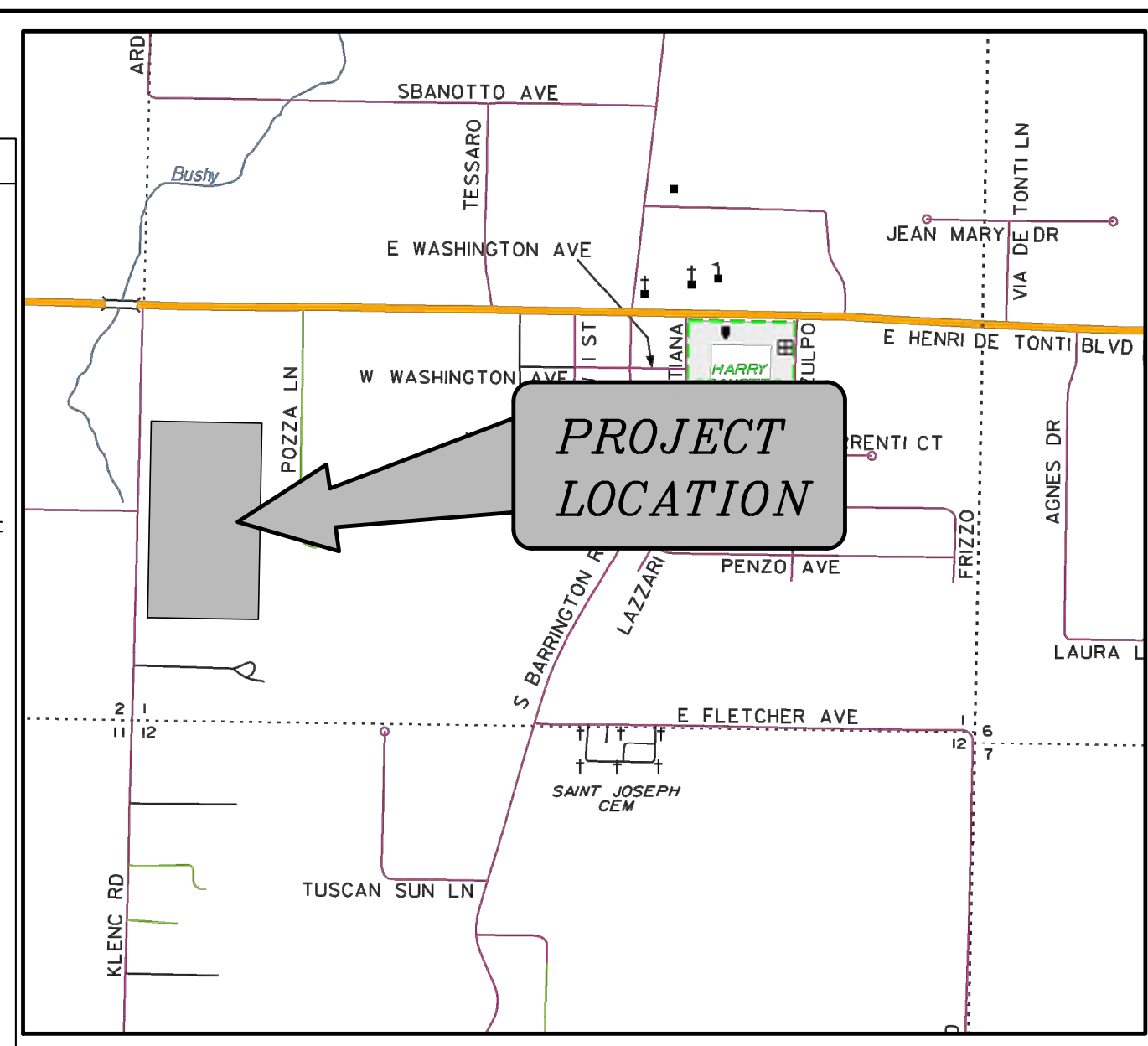
NOTES:

- 1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF TONTITOWN, ARKANSAS.
- 2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS (ORDINANCE 2013-06-429, ADOPTED JUNE 4, 2013, REVISED JUNE 25, 2018) FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF TONTITOWN WATER UTILITIES.
- 3) ALL FORCE MAIN & SANITARY SEWER CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF TONTITOWN, ARKANSAS.
- 4) TRAFFIC SAFETY CONTROL FEATURES ARE TO BE PROVIDED BY THE CONTRACTOR.
- 5) ANY STREET CLOSURES ARE TO BE COORDINATED WITH THE CITY OF TONTITOWN 48 HOURS PRIOR TO WORK.
- 6) THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
- 7) NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE
- 8) THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES ON THIS PROPERTY.
- 9) THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS.
- 10) THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS EXCEPT AS SHOWN.
- 11) THE SUBJECT PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA F.I.R.M. MAP #05143C0065F, EFFECTIVE DATE: APRIL 02, 2008.



LEGEND

○	SET IRON PIN
●	IRON PIN FOUND
+	MAG NAIL FOUND
—	C. PROPERTY LINE
---	SAW-CUT LINE
- - -	EX. EASEMENT LINE
- - -	EX. BUILDING SETBACK LINE
- - -	EX. ROAD CENTERLINE
- - -	EX. CURB & GUTTER
- - -	EX. CONTOUR
- - -	PROPOSED CONTOUR
- - -	EX. OVERHEAD POWER LINE
- - -	EX. GAS LINE
- - -	EX. UNDERGROUND TELEPHONE LINE
- - -	EX. SEWER LINE
- - -	EX. STORM DRAIN LINE
- - -	EX. WATER LINE
- - -	EX. FIBER OPTIC LINE
○	EX. WATER METER
○	EX. FIRE HYDRANT
○	EX. SEWER MANHOLE
○	EX. POWER POLE
○	EX. WATER VALVE
○	EX. LIGHT POLE
○	EX. SIGN
○	EX. WATER METER
○	EX. TRAFFIC POLE
○	EX. GAS MANHOLE
○	EX. ELECTRIC MANHOLE
○	EX. TELEPHONE MANHOLE
○	EX. TREES
○	EX. SEWER VALVE
○	EX. WATER MANHOLE
○	EX. FIBER OPTIC VAULT
○	EX. TELEPHONE BOX
○	EX. MAILBOX
○	EX. GAS METER
○	EX. GAS VALVE
- - -	PROPOSED FENCE
- - -	PROPOSED EASEMENT LINE
- - -	PROPOSED SIDEWALK
- - -	PROPOSED GAS LINE
- - -	PROPOSED ELECTRIC LINE
- - -	PROPOSED WATERLINE
- - -	PROPOSED ADA RAMP
○	PROPOSED STORM BOX & PIPE
○	PROPOSED SEWER MANHOLE & PIPE



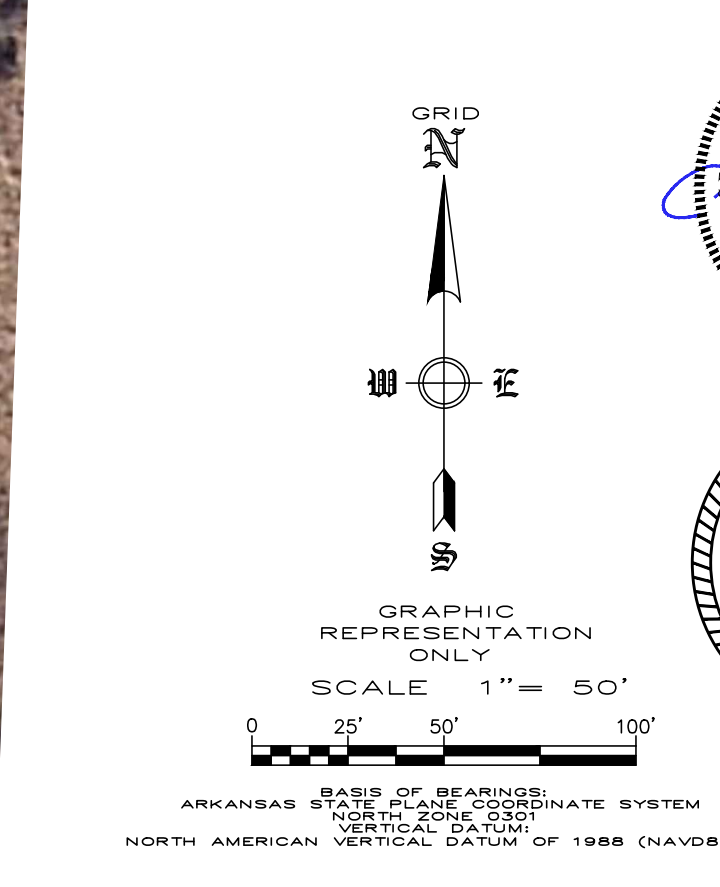
OWNER/DEVELOPER: PALECERA AT TONTITOWN, LLC
PO BOX 10386
FORT SMITH, AR 72917

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

CITY ZONING: C-2

PARCEL: 830-37667-006, 830-37667-005, &
830-37667-004

LEGAL DESCRIPTION: WARRANTY DEED: FILE# 2013704-106



Tract 1:
A PART OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 80 ACRE TRACT; THENCE S03°44'22" W 1675.33 FEET ALONG THE WEST LINE OF SAID 80 ACRE TRACT TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IN KLENC ROAD AND FROM WHICH A 1/2" REFERENCE IRON SET ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD BEARS S87°25'01" E 20.81 FEET, THENCE LEAVING THE WEST LINE OF SAID 80 ACRE TRACT, S87°25'01" E 715.00 FEET TO A SET 1/2" IRON REBAR; THENCE S03°44'22" W 304.68 FEET TO AN EXISTING IRON REBAR, THENCE N87°25'01" W 715.00 FEET TO AN EXISTING COTTON SPINDLE ON THE WEST LINE OF SAID 80 ACRE TRACT, SAID POINT BEING IN KLENC ROAD AND FROM WHICH AN EXISTING REFERENCE IRON ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD BEARS S87°25'01" E 23.67 FEET; THENCE N03°44'22" E 304.68 FEET ALONG THE WEST LINE OF SAID 80 ACRE TRACT TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, TONTITOWN, WASHINGTON COUNTY, ARKANSAS. TM ABOVE DESCRIBED 5.00 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF KLENC ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

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(1) CERTIFICATE OF PRELIMINARY SURVEY ACCURACY.

I, S. CRAIG DAVIS, 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: 12/11/21
Craig Davis
REGISTERED LAND SURVEYOR

STATE OF ARKANSAS REGISTRATION NO. 1156

(2) CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY.

EACH SET OF STREET AND DRAINAGE PLANS MUST BE SUBMITTED IN ACCORDANCE WITH APPLICABLE STATE STATUTES AND ANY PLANS AND SPECIFICATIONS REQUIRED.

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

DATE OF EXECUTION: _____

REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO. _____

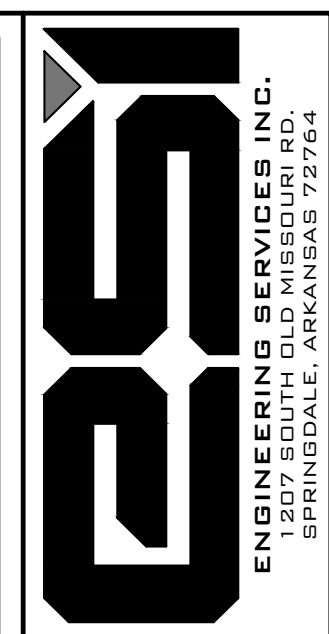
(3) CERTIFICATE OF PRELIMINARY PLAT APPROVAL

THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON _____ (DATE).

DATE OF EXECUTION: _____

SIGNED: _____

TONTITOWN PLANNING COMMISSION CHAIRMAN



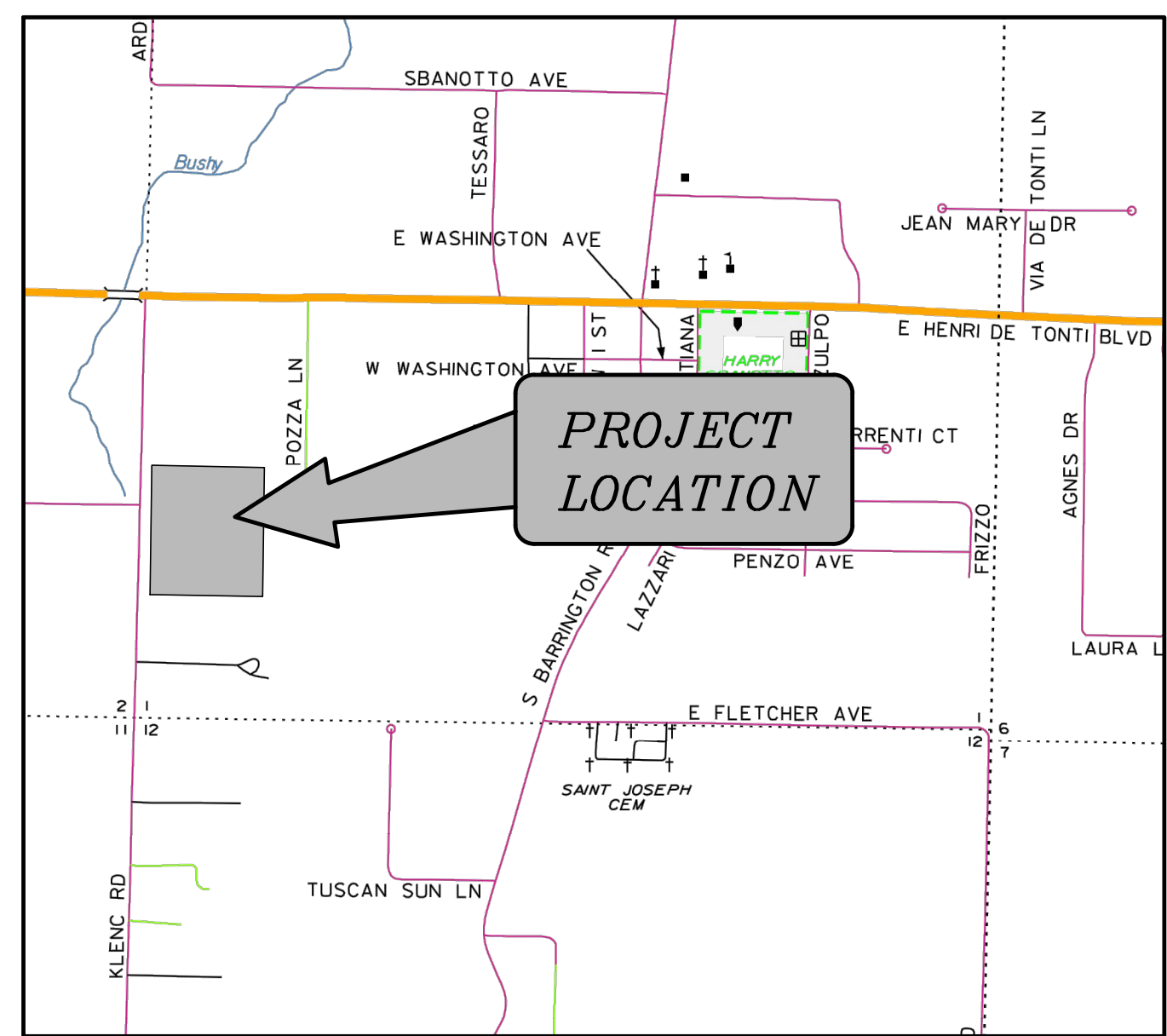
ENGINEERING SERVICES, INC.
507 SOUTH OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS 72764

**EXISTING CONDITIONS
PALECERO AT TONTITOWN
TONTITOWN, ARKANSAS**

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Dec 20, 2021
DRAWN BY: IMB
W.O. #: 21926

**LARGE SCALE DEVELOPMENT
 PALECERO AT TONTTOWN
 TONTTOWN, ARKANSAS**



CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY. EACH SET OF STREET AND DRAINAGE PLANS MUST BE SUBMITTED IN ACCORDANCE WITH APPLICABLE STATE STATUTES AND ANY PLANS AND SPECIFICATIONS REQUIRED.

I, _____, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND ENGINEERING REQUIREMENTS OF THE TONTTOWN SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION: _____ REGISTERED ENGINEER
 STATE OF ARKANSAS REGISTRATION NO. _____

OWNER/DEVELOPER: PALECERO AT TONTTOWN, LLC
 PO BOX 10386
 FORT SMITH, AR 72917

ENGINEER: ENGINEERING SERVICES, INC.
 1207 S. OLD MISSOURI ROAD
 P.O. BOX 282
 SPRINGDALE, AR 72762

CITY ZONING: C-2 & C-1
PROPOSED USE: ACTIVE LIFESTYLE COMMUNITY (5-2 UNIT & 21-4 UNIT)

PARCEL: 830-37667-006, 830-37667-005, & 830-37667-004

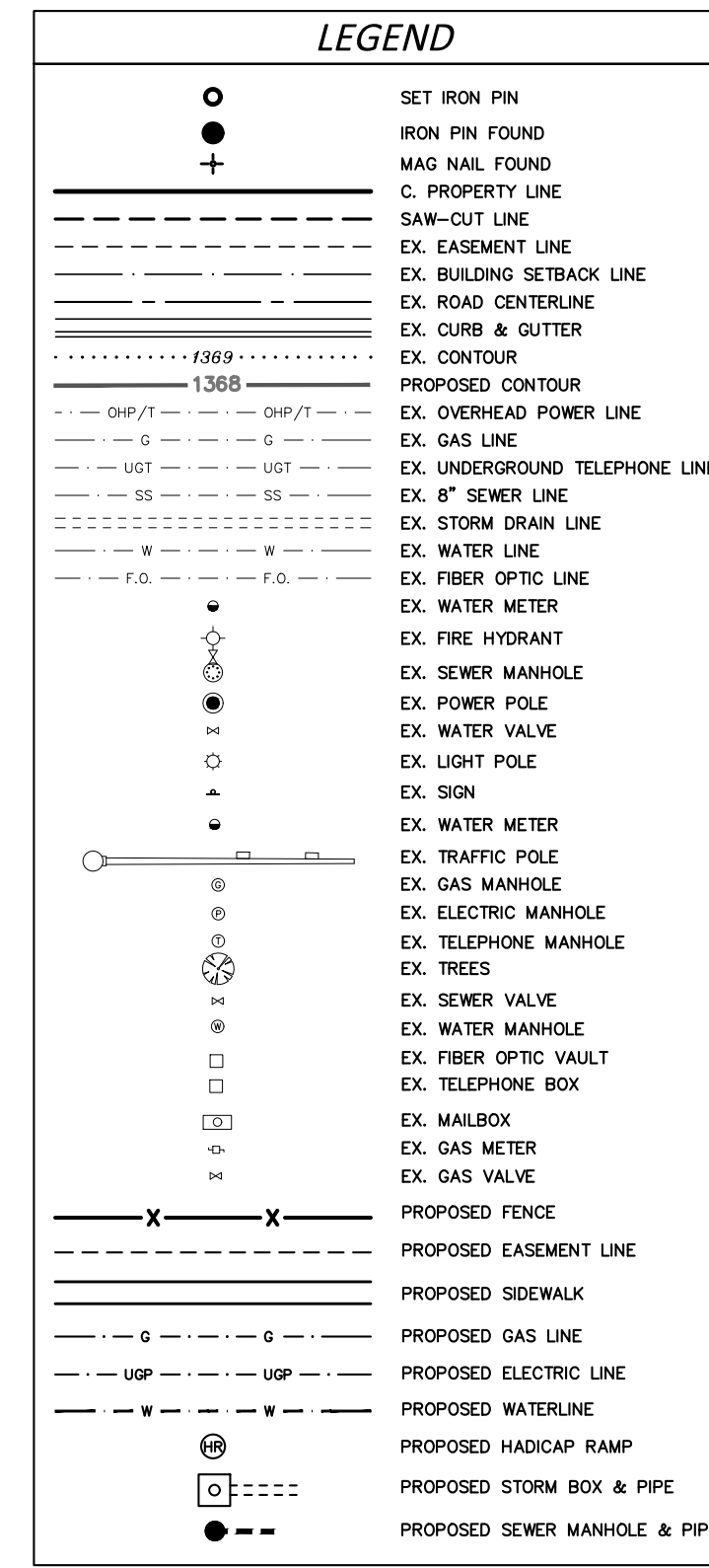
LEGAL DESCRIPTION: CORRECTION WARRANTY DEED; FILE# 2021-46189

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SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

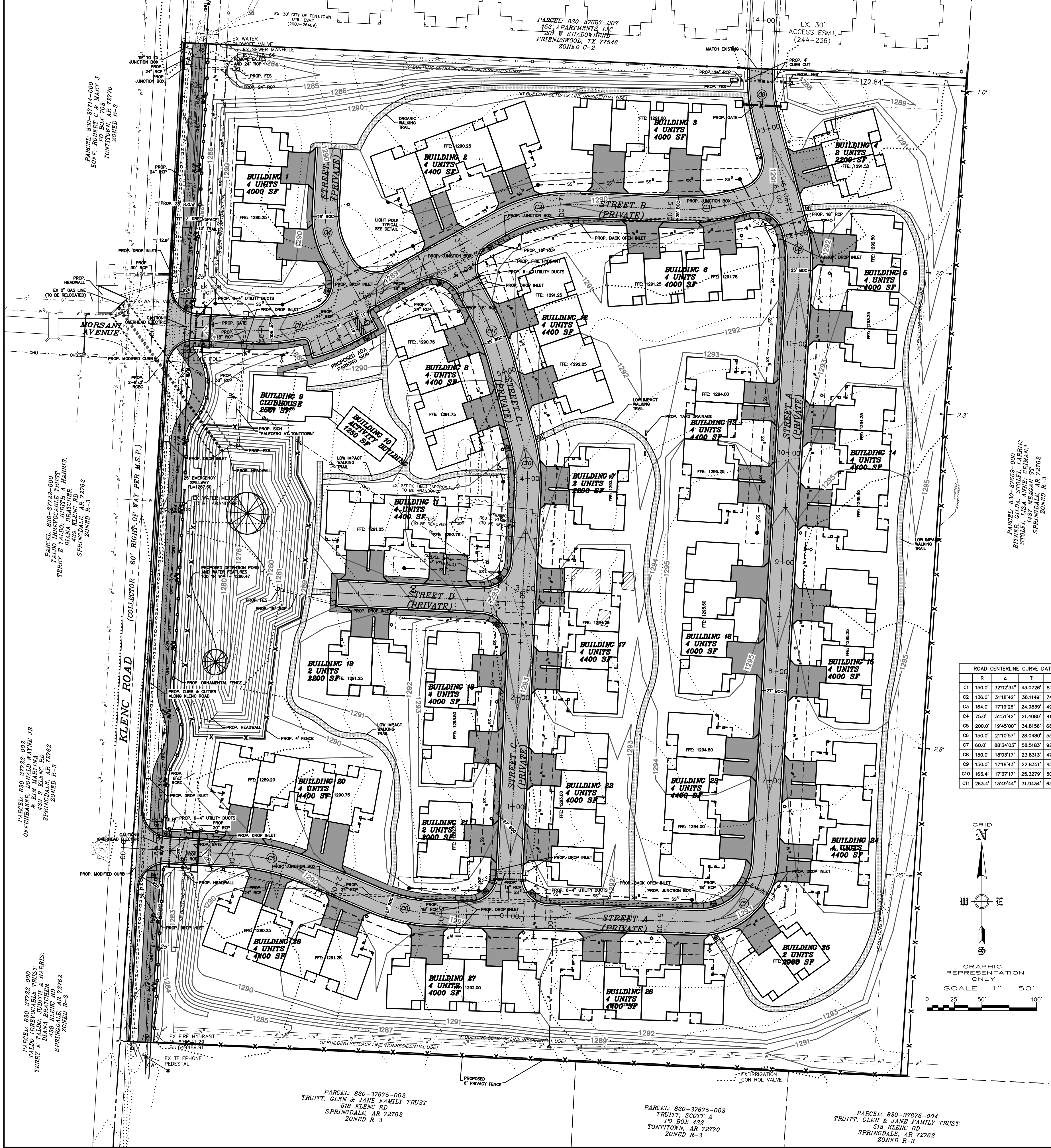
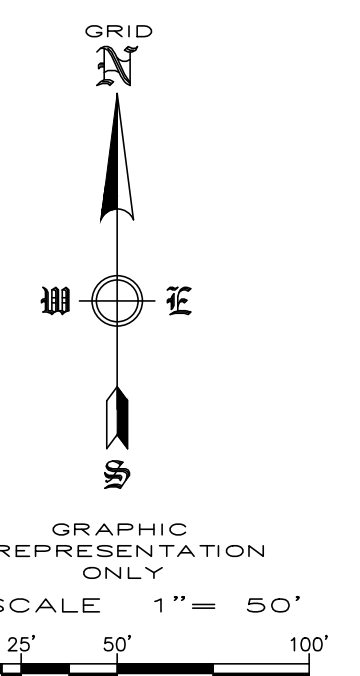


- NOTES:**
- ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
 - ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
 - OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
 - EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
 - THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301), THE BASIS OF BEARINGS FOR THIS PLAN ARE STATE PLANE GRID BEARINGS. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
 - ALL NEW SIGNAGE REQUESTED WILL REQUIRE SEPARATE PERMIT.
 - MODIFIED CURB REQUIRED ON ALL DRIVES.
 - PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING WITH ALL FRANCHISE UTILITIES WILL BE REQUIRED.
 - THE DETENTION POND MUST BE SODDED TO THE 100 YEAR FLOOD POOL.
 - CONTRACTOR SHALL USE EXTREME CAUTION WHEN CONSTRUCTING ALONG KLENC ROAD DUE TO OVERHEAD POWER LINES AND UTILITIES.
 - ALL PROPOSED PAVEMENT MARKING ON KLENC ROAD SHALL CONFORM TO MUTCD AND TO BE THERMOPLASTIC IN MATERIAL.
 - GARBAGE SERVICE SHALL BE CARRIED OUT VIA INDIVIDUAL CANS.
 - ALL FINISHED FLOOR ELEVATIONS MUST BE 12" MIN. ABOVE MAX. ADJACENT STREET GUTTER LINE.

- SETBACKS:** C-2 & C-1
 FRONT SETBACK: 25'
 STREET SIDE SETBACK: 25'
 INTERIOR SIDE SETBACK: 30'
 REAR SETBACK: 25'
- PARKING REQUIRED:**
 3 SPACES FOR EACH TWO DWELLING UNITS FOR MULTI-FAMILY DWELLING
 3X(94/2)=141 SPACES
 1 SPACE PER 200 SQ. FT. OF NET FLOOR AREA FOR ASSEMBLY AREAS 1X(3,811SQFT/200)=19 SPACES
- PARKING PROVIDED:**
 160 TOTAL REQUIRED PARKING
 94 GARAGE SPACES
 94 ALLOCATED DRIVEWAY PARKING
 5 STRIPED PARKING (1 ADA SPACE)
 193 TOTAL PARKING

PROPOSED BUILDINGS	
BUILDING TYPE	TOTAL UNITS
1 BEDROOM UNITS (1,000 FT. ² /UNIT)	71 UNITS (71,000 FT. ²)
2 BEDROOM UNITS (1,200 FT. ² /UNIT)	23 UNITS (27,600 FT. ²)
CLUBHOUSE	2,560 FT. ²
ACTIVITY BUILDING	1250 FT. ²
COMBINE BUILDING AREAS (FT. ²)	102,410 FT. ²

ROAD CENTERLINE CURVE DATA				
R	A	T	L	
C1	150.07	32°02'34"	43.0725	83.8881
C2	136.07	31°16'42"	38.1149	74.3232
C3	164.07	17°19'28"	24.9839	49.5865
C4	75.07	31°51'42"	21.4082	41.7089
C5	200.07	18°45'00"	34.8151	68.9425
C6	150.07	21°05'37"	28.0482	55.4557
C7	60.07	88°34'03"	58.5813	92.7476
C8	150.07	18°03'17"	23.8313	47.2875
C9	150.07	17°16'43"	22.8351	45.3222
C10	163.47	17°37'17"	25.3279	50.2558
C11	263.47	13°48'44"	31.9434	63.5763





INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	NORTHERN RED OAK	Quercus rubra	28	3" Cal B & B
	CHINESE PISTACHE	Pistachia chinensis	3	3" Cal B & B
	WILLOW OAK	Quercus phellos	17	3" Cal B & B
	RED MAPLE	Acer rubrum	8	3" Cal B & B
	EASTERN REDBUD	Cercis canadensis	4	3" Cal B & B
	BLACK GUM	Nyssa sylvatica	4	2" Cal B & B
	JEFFERSON ELM	Ulmus americana Jefferson	10	2" Cal B & B
	SUGAR MAPLE	Acer saccharum	22	3" Cal B & B

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
①	Wintergem Boxwood	Buxus microphylla 'Winter Gem'	66	3 GAL.
②	Compact Inkberry Holly	Ilex glabra 'Compacta'	72	3 GAL.
③	Sea of Gold Juniper	Juniperus x pfitzeriana 'Monsan'	36	3 GAL.
④	Rose Creek Abelia	Abelia x 'Rose Creek'	50	3 GAL.
⑤	Virginia Sweetspire	Itea virginica	84	3 GAL.
⑥	Dwarf Mugo Pine	Pinus mugo var. pumilio	48	3 GAL.
⑦	Little Princess Spirea	Spiraea japonica	50	3 GAL.
⑧	English Laurel	Prunus laurocerasus	65	3 GAL.
⑨	Oak-leaf Hydrangea	Hydrangea quercifolia	24	3 GAL.
⑩	Karl Foerster Reed Grass	Calamagrostis acutiflora	84	3 GAL.
⑪	Leather Leaf Mahonia	Mahonia bealei	50	3 GAL.
⑫	Daylily varieties	Hemerocallis varieties	xx	1 GAL.

OWNER/DEVELOPER: PLATINUM BUILDING GROUP, LLC
PO BOX 10386
FORT SMITH, AR 72917

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

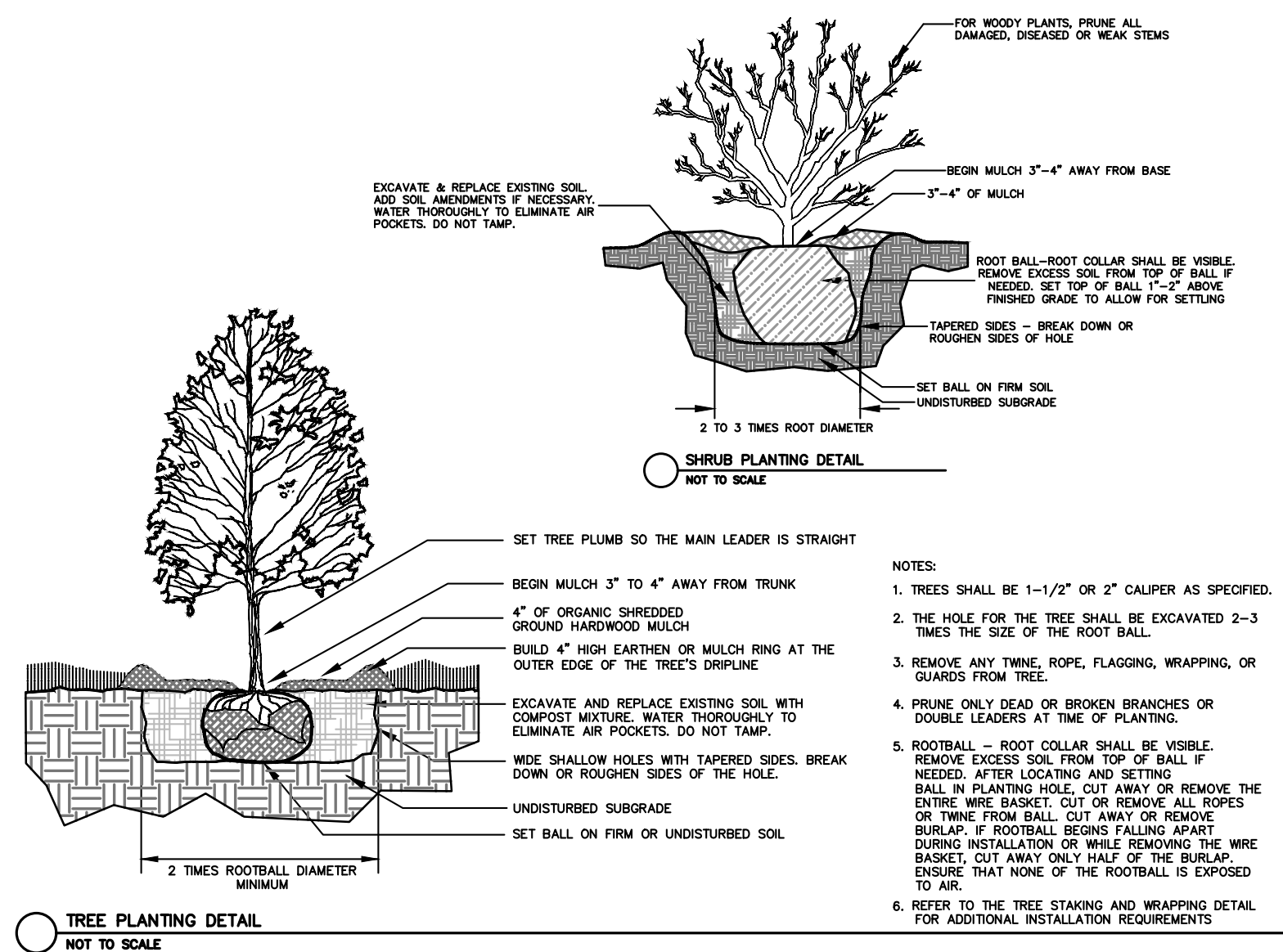
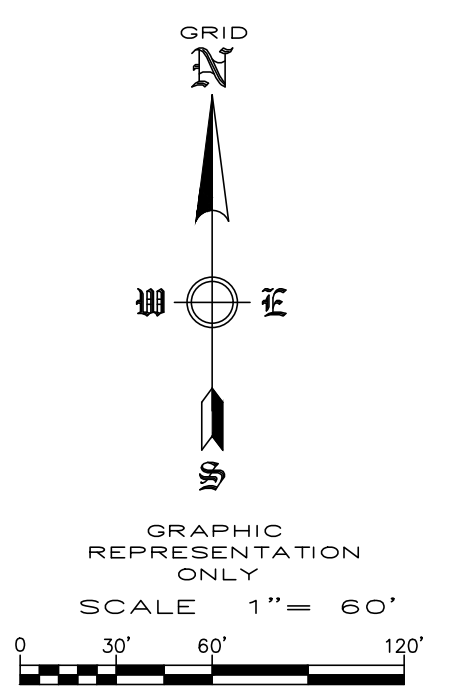
CITY ZONING: C-2 & C-1

PARCEL: 830-37667-006, 830-37667-005, & 830-37667-004

GROSS AREA: ACRES±
NET AREA: ACRES±

PARKING REQUIRED: 1 SPACE PER 400 FT.²
(3811 FT.²) = 10 SPACES

PARKING PROVIDED: 7 SPACES (ADA 1 SPACES)



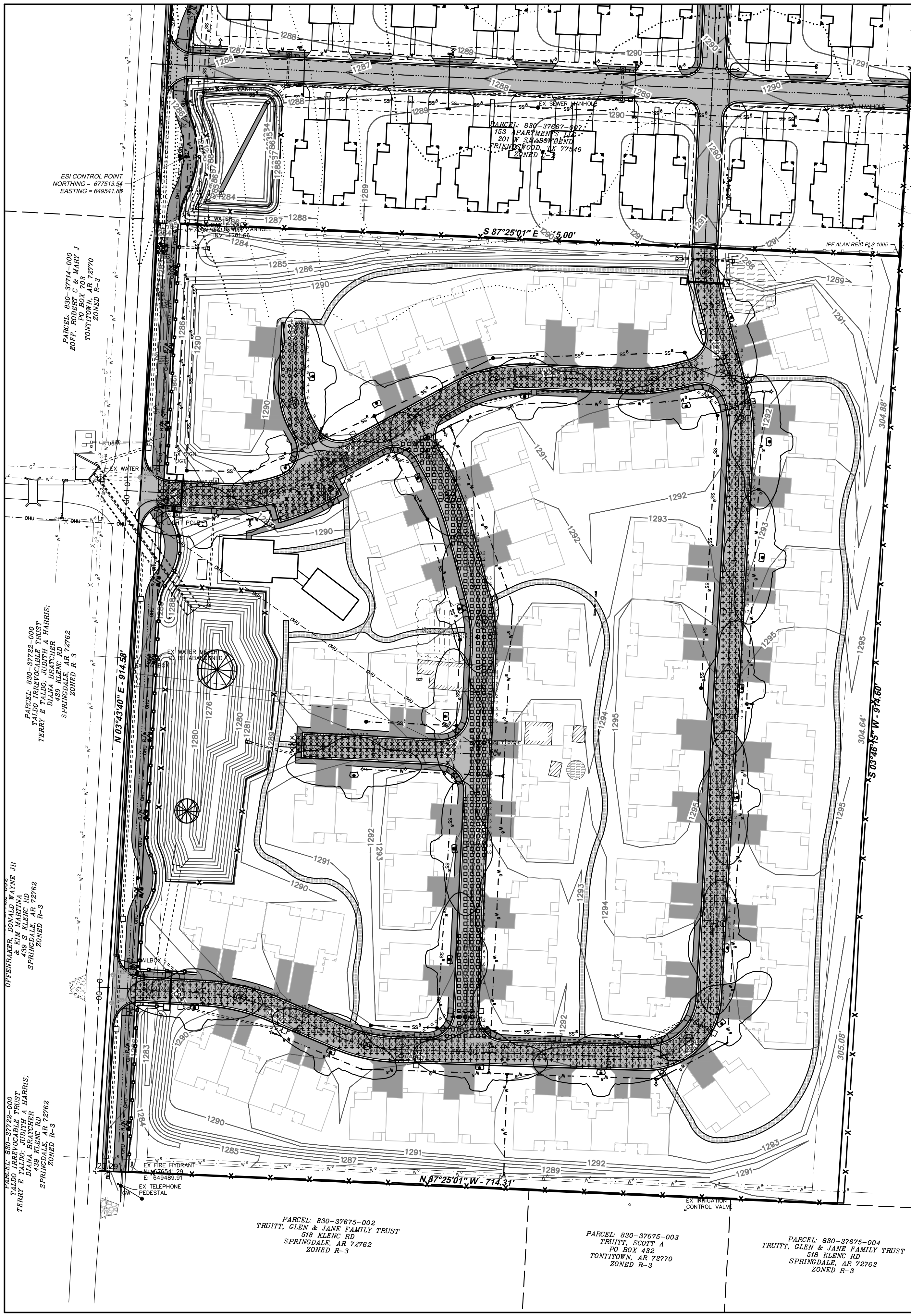
- LANDSCAPE NOTES:**
- AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
 - SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
 - NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
 - WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
 - ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
 - ALL PLANTING BEDS SHALL RECEIVE RIVER ROCK OR ORGANIC MULCH AT TIME OF INSTALLATION
 - ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
 - SHADE TREES SHALL HAVE A MIN. CALIPER OF 3" AND A HEIGHT OF 8'
 - ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 4'
 - ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
 - IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
 - TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
 - TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
 - PLANT MATERIAL TO BE GUARANTEED FOR A MINIMUM PERIOD OF THREE (3) YEARS FROM DATE OF INSTALLATION.
 - TREES FRONTING LOCAL STREETS WILL REQUIRE LOWER BRANCHES TO BE TRIMMED.



**LANDSCAPE PLAN
PALECERO AT TONTITOWN
TONTITOWN, ARKANSAS**

REVISION	DATE	DESCRIPTION

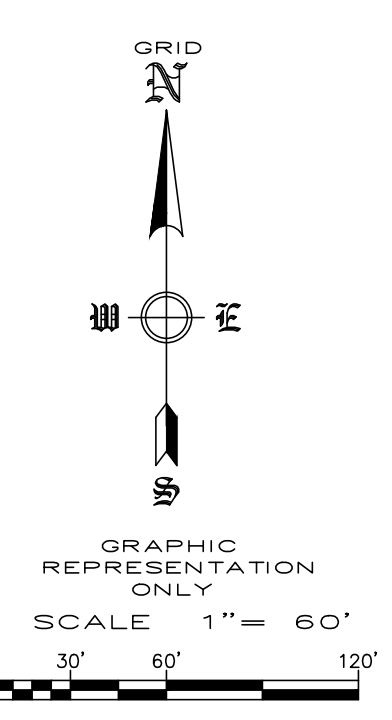
SCALE: 1"=60'
DATE: Nov 2, 2021
DRAWN BY: NMB
W.O. #: 21926



ESI CONTROL POINT
NORTHING = 677513.52
EASTING = 649541.89

ESI CONTROL POINT
NORTHING = 677477.48
EASTING = 650186.57

PARCEL 830-3669-000
BITNER, CILDA STOKO, BRUCE
STOLFI, LISA ANNE, GRIMAN,
SPRINGDALE, AR 72762
ZONED R-3



**LIGHT POLE DETAIL
TYPICAL UNLESS NOTED**

RTA/AORTA
Round Tapered Aluminum Poles

Catalog Number	Type

Construction

- Poles shall be fabricated to meet AASHTO 2009 requirements.
- Welds conform to applicable AWS structural welding code.
- Pole shaft is one piece, 6063 aluminum alloy, heat treated to T6 temp.
- Pole base shall be 356 or A356 aluminum alloy, heat treated to T6 temp after welding.
- Hand hole is 2' x 4' minimum, cover and fasteners are included.
- Not covers shall be provided as standard. Finish shall match pole.
- Non-structural fasteners shall be stainless steel.

Finish

- Painted, satin brush or anodize finish.
- Painted poles shall be semi-gloss powder paint.

Grounding

- Grounding provision shall be immediately accessible through hand hole, 3/8-16 threads.

Anchor Bolts

- Steel anchor bolts shall be per AASHTO M314 or ASTM F 1554 - Grade 55, hot dip galvanized.
- Nuts and washers shall be per AASHTO M314-90 or ASTM F 1554 - hot dip galvanized.

Warranty

Contact factory for warranty information on this pole product. Other quality warranty terms located at: www.aculitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

**LIGHT DETAIL
TYPICAL UNLESS NOTED**

**Valiant™ Full Cutoff LED
Series AVPCL2**

PRODUCT OVERVIEW

Features:

- Colonial LED lantern, replaces HID models up to 150W HPS for street and area lighting applications
- Eleven (11) LED performance packages deliver just the right amount of light for any given application up to 12,000 lumens
- Available in color temperature choices of 2700K, 3000K, 4000K, and 5000K
- Designed for up-light restrictive applications, AVPCL2 has zero up-light
- Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
- Die-cast aluminum housing, engineered for sturdy life-long performance
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard black finish is textured / matte - all other finishes are smooth / gloss.
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" x 3" diameter tenon, and secured by three set screws.
- Rated L70, LED life greater than 100,000 hours at 25°C
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 40°C ambient
- Surge protection device (standard) exceeds ANSI/IEEE C82.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20kV Option exceeds ANSI/IEEE C82.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver

Applications:

- Streetscapes
- Walkways
- Pathways
- Parks

LEED, SR, US, DLC, P9040

DIMENSIONAL DATA

POLE TOP STYLE

DRILL PATTERN ORIENTATION

Pole Top Style	K	L
B04	2.38	4.00
B06	2.38	6.00
C03	3.00	3.00
C04	2.38	6.00
E06	3.50	6.00
F06	4.00	6.00
PLN	PLAIN TOP, NO TENON	

Pole Top Style	Orientation
D01	1 Unit C
D02	2 Units @ 180 B, D
D03	3 Units @ 90 R, C, D
D04	4 Units @ 90 R, L, C, D
D05	2 Units @ 90 B, C

RTA_AORTA
Page 1 of 5

DIMENSIONS

Full Cutoff

View Option

Capola height
P3 without RDAM
Shown in line diagram

No Capola height
IC Option

Capola height
P5/P7 without RDAM

Capola height
P5/P7 with RDAM

Effective Projected Area (EPA)
The EPA for the AVPCL2 is 1.4 sq. ft.
The EPA for the AVPCL2 View is 2.4 sq. ft.
P5 or P7 option total height is 33.1 (841).
Approx. Wt. = 39 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

AEL American Electric Lighting

Note: Specifications subject to change without notice.
Valiant Full Cutoff LED Series - AVPCL2

REVISION	DATE	DESCRIPTION

SCALE: X" = XX"

DATE: Nov 2, 2021

DRAWN BY: JFA

CHECKED BY: JFA

W.O. #: 21926

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