

Planning Commission

Rocky Clinton - Chairman
Kevin Boortz – Vice Chairman
Tom Joseph - Secretary
Josh Craine - Member
Michael Lunsford - Member
James Dean – Member

City Staff and Consultants

Planning Manager – Luann Jenison
Planning Techs- Maegan T. & Madelyn P.
Public Works Director- James Clark
Building Inspector- Roger Duncan
City Engineer/Planning Consultant- Garver
City Attorney- Harrington -Miller

Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Agendas

Date: Tuesday, April 26th, 2022

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, and **Online Via Zoom and YouTube** (see last page of agenda for information on how to join)

1. Planning Commission Meeting Call to Order
2. Pledge of Allegiance
3. Code of Conduct
4. Roll Call
5. Approval of Agenda
6. Approval of the March 29th Meeting Minutes
7. Comments from Citizens
8. Old Business
9. New Business

PUBLIC HEARING

1. No agenda items.

Adjournment.

BOARD OF ZONING ADJUSTMENTS

1. No agenda items.

Adjournment

PLANNING COMMISSION

1. **L-Saw Plaza Large Scale Development Request:** The applicant is requesting Preliminary Large Scale Development approval to construct a 13,800 SF commercial building with associated parking and drives. Currently proposed to be 60% retail, and 40% restaurant.
2. **L-Saw Waiver Request:** The applicant is requesting a Waiver from the building articulation requirements for the south side of the building that faces Hwy 112.

3. **TriStar 18- Willow Trace Subdivision Preliminary Plat Request:** The applicant has submitted a preliminary plat request for a 66-lot subdivision on 20.03 acres located at 664 Kelly Ave.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council May 3rd, 2022

1. No Planning Commission items to Council.

Comments from Staff

1. Discussion regarding the Northwest Arkansas Regional Planning Bike and Pedestrian Master Plan Update.
2. March 2022 Building Activity Report
3. Current Planning Projects Report
4. Community Yard Sale Event- May 12th, 13th, 14th.

Comments from Commission Members

Adjournment.



Public Hearing and Planning Commission
Meeting April 26th, 2022, 6:00 PM
Virtual Meeting Participation Opportunities

Zoom Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Zoom:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Zoom Meeting:

LINK: https://us06web.zoom.us/webinar/register/WN_2Xxsy8yRRHKxpAXutxZ7Yg

Or go to the zoom website to join: <https://www.zoom.us/join> and enter the Meeting ID: 839 7049 6992

The link above requires you to “register” to participate in the meeting. This consists of signing in with your name, address, etc., as you would at a public meeting. Registering to attend the meeting does not require you to create a zoom account to participate.

Please register prior to the meeting if possible.

Please use your full name (first and last names) as screen name.

- **Join by phone only:**

+1 (312) 626-6799

When prompted for Meeting ID: 839 7049 6992#

If you do not have a Participant Number: press #

- **To comment:**

Use “Raise hand” function when comment for an item is requested

For phone, raise hand to be recognized with *9

Phone numbers used to dial in to meeting will be masked for privacy

All participants will be muted automatically when joining the meeting

YouTube Live:

If you wish to watch Online without interactively participating, you can stream the meeting online via YouTube, from our YouTube Channel:

- **By PC, Mac, iOS (iPhone), or Android:** Navigate to the “Tontitown City Hall” channel:
<https://www.youtube.com/channel/UClbUv481CeNFF2JNwoOsrNQ>

NEW TO ZOOM? Watch tutorial videos at: <https://support.zoom.us/hc/en-us>

For assistance during the meeting, or for assistance logging into the meeting, please contact Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at cetmcnair@garverusa.com.

RESOLUTION NO. 2021-10-9678

CITY OF TONTTOWN, WASHINGTON COUNTY, ARKANSAS

A RESOLUTION TO ADOPT A CODE OF CONDUCT FOR THE CITY
OF TONTTOWN, ARKANSAS.

WHEREAS, the City Council desires to set forth the manner in which the Mayor and City Council members should treat one another and others with whom they come in contact with in representing the City of Tonttown; and

WHEREAS, the City Council finds that the principles and guidelines for Mayors and City Council members set forth in a code of conduct will promote civility and set a standard of excellence that engenders trust and promotes the public good; and


WHEREAS, the Arkansas Municipal League has developed a sample code of conduct for municipal affairs and the City Council desires to adopt this Code of Conduct as a reference and guide for its members.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tonttown
as follows:

The Code of Conduct for the City of Tonttown, Arkansas, attached hereto as
Exhibit "A", is hereby adopted.

PASSED AND APPROVED this 5 day of October, 2021.

APPROVED:


Paul Colvin, Jr., Mayor

ATTEST:

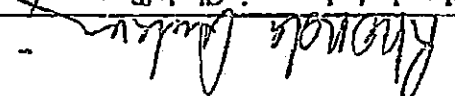

Rhonda Ardenmagn, Clerk-Treasurer
(SEAL)

EXHIBIT "A"

1. Conduct in Public Meetings

Practice civility and decorum in all discussions and debate. Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of a free democracy in action. This does not allow, however, council members to make belligerent personal, impertinent, slanderous, threatening, abusive, or disparaging comments. No shouting or physical actions that could be construed as threatening will be tolerated. Therefore, the council will:

- Avoid personal comments that could offend other council members.
- Honor the role of the mayor in maintaining order.
- Be respectful of other members of the city council, boards, commissions, committees, city staff, and the public by refraining from abusive conduct, personal charges, or verbal attacks.
- Treat fellow council members with the respect you expect to receive in return.
- Always address citizens, employees, committee members, and fellow council members with respect.
- Request the opportunity to speak and address the council through the mayor or other person conducting the meeting.
- Recognize fellow council members and guest speakers by their formal names and appropriate titles; after initial acknowledgement, the terms "Mr." or "Ms." may be used.
- Be respectful of others' time and be brief and prepared in making remarks.
- Be prompt in attending public meetings so that they may begin at the publicly posted time.

2. Conduct with the Public

Be polite and professional to speakers and treat them with care and gentleness. Because personal concerns are often the reason citizens come before the council to speak, council members should remember that their behavior will either relax the speaker or push their emotions to a higher level of intensity. Therefore, the council will:

- Limit comments to issues and avoid personal attacks.
- Remain seated when someone is speaking at the podium.
- Give the appearance of active listening.
- Ask for clarification, but avoid debate and argument with the public.
- Not engage in personal attacks of any kind under any circumstance.
- Make no promises on behalf of the council or staff.
- Make no personal comments about other council members.



Planning Commission

Rocky Clinton - Chairman
Kevin Boortz – Vice Chairman
Tom Joseph - Secretary
Josh Craine - Member
Michael Lunsford - Member
James Dean – Member

City Staff and Consultants

Planning Manager – Luann Jenison
Planning Techs- Maegan T. & Madelyn P.
Public Works Director- James Clark
Building Inspector- Roger Duncan
City Engineer/Planning Consultant- Garver
City Attorney- Harrington -Miller

Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes

Date: Tuesday, March 29th, 2022

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, and **Online Via Zoom and YouTube** (see last page of agenda for information on how to join)

1. Planning Commission Meeting Call to Order
2. Pledge of Allegiance
3. Code of Conduct
4. Roll Call

Michael Lunsford was absent

5. Approval of Agenda

Tom Joseph motioned to approve both the agenda and minutes

Second by Josh Craine

Motion passes Unanimously

6. Approval of the February 22nd Planning Commission Minutes, and the March 17th, 2022, Special Planning Commission Meeting Minutes
7. Comments from Citizens

Kenneth Lovett is here about Waste Management. On January 19th they requested a permit to test some drains or something out of the landfill. So, dye was used in the drain at the landfill, and it went straight to the Little Wildcat Creek. In 2002 it was proven that they had an insufficient liner for the geology in Northwest Arkansas. The director at A.D.E.Q. at the time ruled in favor of Waste Management to continue operation and they're continuing today. Mr. Lovett will be in contact with other folks but wanted the Planning Commission to be aware of this situation.

Mr. Lovett doesn't know who does the permits or if it's a regulation, that Tontitown keeps up with, but he would like this figured out because that permit should have come through here somehow before they go testing, also A.D.E.Q. issued a permit so, there is also a lack of communication.

Stacy Davis had a few questions about the N. Barrington rezoning request:

1. Which three acers?
2. Why not rezone all the property?
3. What type of animal care facility would this be?

Maegan said she would email Stacy the information.

8. Old Business- None
9. New Business

PUBLIC HEARING

1. **1st Response Towing Conditional Use Permit Request:** The applicant is requesting a Conditional Use permit to allow 1st Response Towing to operate under the use Outdoor, Storage (yard) on the property located at 1849 W Henri de Tonti Blvd. Ste C.

Michael Lunsford arrived at this time

The applicant is requesting Conditional Use Permit approval to allow a Storage, Outdoor (Yard) use in a C-2 (General Commercial) Zoning district. The business hours of operation will be Monday-Friday 8:00am-4:00pm. However, in the applicant's letter they state, "towing services will be 24-hours." There is an existing fence on the property that the applicant plans to enclose for screening of their 24-hour impound lot. Storage, Outdoor (Yard) use is permitted in C-2 Zoning only by Conditional Use Permit approval.

2. **Paramount Conditional Use Permit Request:** The applicant is requesting a conditional use permit to allow a primary warehouse use in a C-T zoning district located at 761 W Henri de Tonti Blvd.

At the Special Planning Commission Meeting on March 17, 2022, the Planning Commission approved the request to rezone this property from C2, General Commercial to CT, Commercial Trades and Services. The rezoning must still be ratified by the City Council; however, the applicant would like to request the Conditional Use Permit to allow Primary Warehousing in CT zoning at the regular meeting of the Planning Commission on March 29, 2022. If the CUP is approved by the Planning Commission, both the rezoning and CUP can be heard on the April 5, 2022, City Council meeting.

The applicant has expressed that they may like to expand the existing warehousing building in the future. In order to expand any portion of the warehousing, the site needed to be rezoned and a CUP requested for a Primary Warehousing use. Non-conforming, grandfathered uses may not be expanded (except within very limited parameters).

The owner of this property is Weeks Enterprises, LLC. The applicant/representative is Dan Scott, for Paramount Metals.

No comments received.

3. **N Barrington Rezoning Request:** A rezoning request to rezone approximately 3.483 acres of property located at 957 N Barrington Rd. from R-3, Residential 3units/acre, to A, Agriculture to allow for a future animal care facility. **-Tabled to April PC**
4. **N Barrington Conditional Use Permit Request:** The applicant is requesting a Conditional Use permit to allow for a future animal care facility to be located at 957 N Barrington Rd. **-Tabled to April PC**
5. **N Barrington Sign Variance Request:** The applicant is requesting a variance from Chapter 153.184 of the Code of Ordinance to allow for 4'x4' sign to be placed on the existing fence located at 957 N Barrington.

-Tabled to April PC

Adjournment.

BOARD OF ZONING ADJUSTMENTS

1. **N Barrington Sign Variance Request:** The applicant is requesting a variance from Chapter 153.184 of the Code of Ordinance to allow for 4'x4' sign to be placed on the existing fence located at 957 N Barrington.

-Tabled to April PC

Adjournment

PLANNING COMMISSION

1. **1st Response Towing Conditional Use Permit Request:** The applicant is requesting a Conditional Use permit to allow 1st Response Towing to operate under the use Outdoor, Storage (yard) on the property located at 1849 W Henri de Tonti Blvd. Ste C.

Josh Craine motioned to approve the Conditional Use Permit request with listed conditions

Second by Tom Joseph

Motion passes Unanimously

Move to the next city council meeting.

2. **Paramount Conditional Use Permit Request:** The applicant is requesting a conditional use permit to allow a primary warehouse use in a C-T zoning district located at 761 W Henri de Tonti Blvd.

Michael Lunsford motioned to approve the Conditional Use Permit for Paramount Metals with listed conditions

Second by Josh Craine

Motion passes Unanimously

Move to the next city council meeting

3. **N Barrington Rezoning Request:** A rezoning request to rezone approximately 3.483 acres of property located at 957 N Barrington Rd. from R-3, Residential 3units/acre, to A, Agriculture to allow for a future animal care facility. -Tabled to April PC

4. **N Barrington Conditional Use Permit Request:** The applicant is requesting a Conditional Use permit to allow for a future animal care facility to be located at 957 N Barrington Rd. -Tabled to April PC

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL APRIL 5th, 2022

1. **1st Response Towing Conditional Use Permit Request:** The applicant is requesting a Conditional Use permit to allow 1st Response Towing to operate under the use Outdoor, Storage (yard) on the property located at 1849 W Henri de Tonti Blvd. Ste C.

2. **Paramount Conditional Use Permit Request:** The applicant is requesting a conditional use permit to allow a primary warehouse use in a C-T zoning district located at 761 W Henri de Tonti Blvd.

Comments from Staff

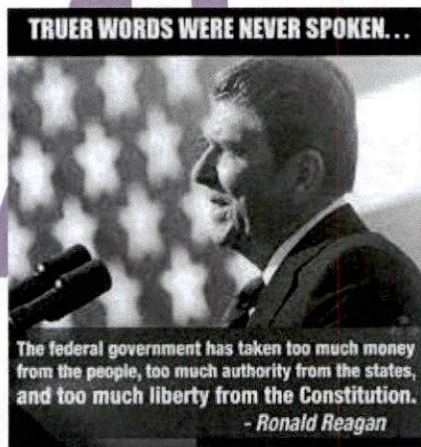
1. February 2022 Building Activity Report- Reference the city website for detailed report.
2. Current Planning Projects Report- Reference the city website for detailed report.

Comments from Commission Members

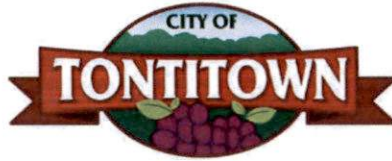
The May 24th Planning Meeting date has been changed to May 26, 2022.

Tom Joseph said we are needing traffic solutions for the East and West artery.

Josh Craine quoted Ronald Reagan-



Adjournment.- Meeting adjourned



Public Hearing and Planning Commission
Meeting March 29th, 2022, 6:00 PM
Virtual Meeting Participation Opportunities

Zoom Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Zoom:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Zoom Meeting:

LINK: https://us06web.zoom.us/webinar/register/WN_2Xxsy8yRRHKxpAXutxZ7Yg

Or go to the zoom website to join: <https://www.zoom.us/join> and enter the Meeting ID: 839 7049 6992

The link above requires you to “register” to participate in the meeting. This consists of signing in with your name, address, etc., as you would at a public meeting. Registering to attend the meeting does not require you to create a zoom account to participate.

Please register prior to the meeting if possible.

Please use your full name (first and last names) as screen name.

- **Join by phone only:**

+1 (312) 626-6799

When prompted for Meeting ID: 839 7049 6992#

If you do not have a Participant Number: press #

- **To comment:**

Use “Raise hand” function when comment for an item is requested

For phone, raise hand to be recognized with *9

Phone numbers used to dial in to meeting will be masked for privacy

All participants will be muted automatically when joining the meeting

YouTube Live:

If you wish to watch Online without interactively participating, you can stream the meeting online via YouTube, from our YouTube Channel:

- **By PC, Mac, iOS (iPhone), or Android:** Navigate to the “Tontitown City Hall” channel:
<https://www.youtube.com/channel/UClbUv481CeNFF2JNwoOsrNQ>

NEW TO ZOOM? Watch tutorial videos at: <https://support.zoom.us/hc/en-us>

For assistance during the meeting, or for assistance logging into the meeting, please contact Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at cetmcnair@garverusa.com.



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **April 26, 2022**
Project: **L Saw Center**
Planner: Courtney McNair, Garver

AGENDA ITEM

1

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

East of Hwy. 112, south of Casey's, Venezia Piazza Phase 2
Parcel # 830-38677-000, 830-38677-001

SUMMARY: L Saw Center is requesting Preliminary LSD approval to construct a 13,800 SF commercial building with associated parking and drives. Currently proposed to be 77% retail, and 23% restaurant.

CURRENT ZONING: C-2 General Commercial-the proposed development meets the current zoning.

CITY WARD: 1- Gene McCartney, Amber Ibarra

FLOODPLAIN: No

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

Water: Tontitown Water, existing 8" waterline

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

L Saw Center is requesting Preliminary LSD approval to construct a 13,800 SF commercial building with associated parking and drives. Currently proposed to be 77% retail, and 23% restaurant.

The lots are part of the Venezia Piazza Phase 2 plan, Lot 6 and Lot 7b. Recently Gerber Collision LSD was approved on Lot 7a.

Additional detention is not proposed and access is via private drives to the north and south that connect to Maestri Blvd (Hwy. 112). This area of Hwy. 112 may be changed due to ARDOT future plans.

The applicant is requesting one waiver regarding the building articulation on the south side of the building.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 8-inch water line along the private access street to the north.

Electric: Ozarks Electric- Submitted standard comments and noted that all existing utility lines require a utility easement.

Sewer/Septic: Sewer- this project proposes to connect to the City of Tontitown sewer

system. There is an existing 8-inch sewer line. The applicant is proposing to relocate a portion of the line and vacate an easement that conflicts with the placement of the proposed building. This easement shall be vacated prior to construction of the building.

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 is one existing fire hydrant on the private street to the north that has 1438 gpm flow available. The applicant is proposing two fire hydrants that are shown on the plans, one to the north of the building, and one to the south of the building.

The applicant is showing one access point on the private drive to the north, and one access point on the private drive to the south. "Fire Lane" striping shall 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.

The proposed building is 13,800 SF in size. The applicant is not planning to sprinkler the building.

A knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.

Drainage:

There is not a detention pond proposed for this site. The applicant plans to utilize the existing detention pond on the southern Venezia property. The applicant's engineer has submitted a drainage report for review. Once the City Engineer reviews the information, any additional comments shall be addressed.

All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

Streets:

This project has frontage on Hwy. 112 (S. Maestri Road) but is not proposing to take access from the highway. There are two access points, one to the north, and one to the south. Both connect to existing private drives. 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:

Architectural Plans were submitted, but do not meet Tontitown Standards for articulation and building materials on the south building facade. A waiver request has been submitted.

All required setbacks are met, and most of the Landscaping Plan comments have been addressed. Hose bib locations shall be required to be shown on the Landscape Plan. Lighting cut sheets have been submitted, and all lighting will be cut-off type lighting.

The applicant is showing the trail section along Hwy. 112. Placement should be closer to the Master Street Plan (MSP) Right of Way (ROW). Currently it is offset to align with existing sidewalks. Further discussion with the applicant will be required to determine the best location for this trail section.

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 L Saw Center Preliminary Large-Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. All standard comments from Ozarks Electric shall be adhered to and all existing utility lines require a utility easement.
2. The portion of the sewer easement that is to be relocated shall be vacated prior to construction of the building.
3. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
4. "Fire Lane" striping shall be required and shall be reviewed and approved by the Fire Marshal prior to installation.
5. All interior drives shall meet the required compaction rating to support emergency vehicles.
6. A Knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
7. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
8. The SWPPP shall be completed and posted on site prior to construction.
9. If the waiver request for the building articulation on the south side of the proposed building is not approved, the applicant shall be required to meet Tontitown Standards.
10. Hose bib locations shall be required to be shown on the Landscape Plan.
11. Further discussion with the applicant regarding the trail placement shall be required to determine the best location for this trail section.
12. 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.

PROCESS NOTES:

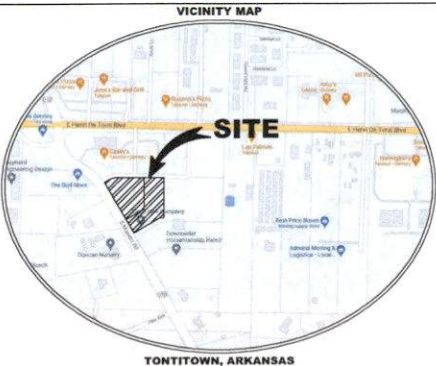
1. The applicant shall submit five (5) copies of the Preliminary LSD plan with all corrections completed for signatures.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Grading Permit or approved Construction Plans.
4. Prior to the Final Certificate of Occupancy (COO), the applicant shall submit for Final Large-

Scale Development, request all Final Site Inspections, and Final Building Inspections.

5. The applicant shall apply for all required permits prior to construction.
6. All required fees and invoices shall be paid.

Site location:





LARGE SCALE DEVELOPMENT

for L SAW CENTER

LOT 6 & LOT 7B OF VENEZIA PIAZZA ADDITION TONTITOWN, ARKANSAS

INCLUDING

LSD, GRADING, & LANDSCAPE PLAN

APRIL 2022

OWNER

112 PARTNERS LLC
PO BOX 10210
FORT SMITH, AR 72917

CITY OF TONTITOWN CONTACT LIST:
235 E. Henri De Tonti Blvd.
Tontitown, AR 72770

Ph: (479) 361-2700
Fax: (479) 421-8774

Building and Inspection

Ph: (479) 263-9215

Planning

Ph: (479) 361-2700

Public Works - Emergency/After Hours

Ph: (479) 263-9213

Public Safety

Ph: (479) 361-2700

Solid Waste

Ph: (479) 361-2700

Water & Sewer

Ph: (479) 361-2700

Streets

Ph: (479) 263-9216

PREPARED BY:



**JORGENSEN
+ ASSOCIATES**

Civil Engineering • Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
2. ALL PROCEDURES, MATERIAL AND WORKMANSHIP SHALL CONFORM TO SPECIFICATIONS OF THE WATER DEPARTMENT.
3. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
4. THERE ARE NO KNOWN GROUND LEASES, ACCESS AGREEMENTS, OR DEEDED MINERAL, GAS AND OIL RIGHTS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TONTITOWN'S LATEST WATER & SEWER SPECIFICATIONS.
6. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO INSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
7. RESTORATION AND CLEAN-UP SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
8. SEE DETAILS/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
9. BLASTING WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FIRE CHIEF.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
11. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER DEVELOPERS EXPENSE.
12. FIRE HYDRANT CONSTRUCTION & TAP TO MAIN SHALL BE IN ACCORDANCE WITH THE CITY OF TONTITOWN WATER DEPARTMENT.
13. THIS SITE DOES NOT CONTAIN ANY KNOWN WETLANDS. AN ARMY CORPS OF ENGINEERS DETERMINATION IS NOT CURRENTLY IN PROGRESS AT THIS TIME.
14. THERE ARE NO KNOWN PREVIOUS SANITARY SEWER OVERFLOW PROBLEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.
15. THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
16. THERE ARE NO KNOWN EXISTING ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WITHIN THE PROJECT.
17. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS, SUCH AS AREAS SUBJECT TO FLOODING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, OR PREVIOUSLY FILLED AREAS.
18. THIS SITE WILL NOT CONTAIN ANY PROPOSED PUBLIC AREAS.

CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

I, DAVID L. JORGENSEN, HEREBY CERTIFY THAT THIS PLAN 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: _____

REGISTERED LAND SURVEYOR

STATE OF ARKANSAS REGISTRATION NO. 1118

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, DAVID L. JORGENSEN, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN PREPARED 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. 13842

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: _____

CHAIRMAN, CITY OF TONTITOWN PLANNING COMMISSION



INDEX OF SHEETS

C0.00	COVER SHEET
C1.00	PROPERTY LINE ADJUSTMENT
C1.01	LARGE-SCALE DEVELOPMENT PLAN
C1.02	GRADING & STORM DRAINAGE PLAN
C1.03	STORM DRAINAGE PROFILES
C1.04	UTILITY PLAN
C1.05	PAVING & FIRE LANE STRIPING PLAN
C1.06	SWPPP
L1.00	LANDSCAPE PLAN
C5.00	WATER AND SEWER DETAILS I
C5.01	WATER AND SEWER DETAILS II
C5.02	TYPICAL DETAILS
C5.03	GRADING AND EROSION CONTROL DETAILS I
C5.04	GRADING AND EROSION CONTROL DETAILS II

LOT 6 LEGAL DESCRIPTION - FILE 23A-347 (PREVIOUS PARCEL #830-38677-000):

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5 NORTH 87°22'18" WEST, 369.87 FEET; THENCE NORTH 87°32'35" WEST, 139.92 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 02°27'25" WEST, 205.40 FEET; THENCE SOUTH 61°37'21" WEST, 132.07 FEET; THENCE NORTH 28°22'40" WEST, 245.50 FEET; THENCE NORTH 62°07'10" EAST, 1.85 FEET; THENCE 30.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS 318.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 29°51'21" WEST, AND A DISTANCE OF 30.37 FEET; THENCE NORTH 56°33'49" EAST, 10.12 FEET; THENCE 93.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 74°30'37" EAST, AND A DISTANCE OF 92.44 FEET; THENCE SOUTH 87°32'35" WEST, 158.52 FEET TO THE POINT OF BEGINNING, CONTAINING 47.888 SQUARE FEET, OR 1.10 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

ADJUSTED PARCEL #830-38677-000:

A PART OF TRACT 7B, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE LOT SPLIT OF LOT 7A, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 2021-00037095 AND A PART OF LOT 6, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE REPLAT OF LOT 5, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 023A-00000347, BOTH ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID TRACT 7B, AND RUNNING THENCE S02°39'40"W 292.47 FEET; THENCE N87°33'09"W 24.47 FEET; THENCE S61°37'21"W 22.06 FEET; THENCE N02°27'25"E 32.86 FEET; THENCE N42°32'35"W 31.85 FEET; THENCE N02°27'25"E 10.78 FEET; THENCE N87°32'35"W 197.70 FEET; THENCE N02°22'40"W 209.13 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT, THROUGH AN ANGLE OF 34°24'52", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS N75°14'59"E 88.75 FEET; THENCE S87°32'35"E 286.78 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.58 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LOT 7B LEGAL DESCRIPTION (PREVIOUS PARCEL #830-38677-001):

A PART OF LOT 7A, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON LOT LINE ADJUSTMENT OF VENEZIA PIAZZA ADDITION, LOT 7 & 8, FILED AS INSTRUMENT NO. 2010-0002649 ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID LOT 7A, AND RUNNING N67°22'18"W 369.87 FEET; THENCE N87°32'35"W 1.85 FEET TO THE POINT OF BEGINNING, THENCE S02°39'40"W 292.47 FEET; THENCE N87°33'09"W 24.47 FEET; THENCE S61°37'21"W 192.16 FEET TO THE NORTHERN RIGHT OF WAY OF SOUTH MAESTRI ROAD (ARKANSAS STATE HIGHWAY 112), AND RUNNING ALONG SAID RIGHT OF WAY N82°22'40"W 100.00 FEET; THENCE LEAVING SAID RIGHT OF WAY N61°37'21"E 132.07 FEET; THENCE N02°27'25"E 205.40 FEET; THENCE S87°32'35"E 128.25 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.08 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

ADJUSTED PARCEL #830-38677-001:

A PART OF TRACT 7B, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE LOT SPLIT OF LOT 7A, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 2021-00037095 AND A PART OF LOT 6, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE REPLAT OF LOT 5, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 023A-00000347, BOTH ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID TRACT 7B, AND RUNNING S02°39'40"W 292.47 FEET; THENCE N87°33'09"W 24.47 FEET; THENCE S61°37'21"W 155.10 FEET; THENCE N02°22'40"W 169.40 FEET; THENCE S87°32'35"E 197.70 FEET; THENCE S02°27'25"W 10.78 FEET; THENCE S42°32'35"E 31.85 FEET; THENCE S02°27'25"E 32.86 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.46 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

RIGHT OF WAY DEDICATION:

A PART OF TRACT 7B, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE LOT SPLIT OF LOT 7A, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 2021-00037095 AND A PART OF LOT 6, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE REPLAT OF LOT 5, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 023A-00000347, BOTH ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID TRACT 7B, AND RUNNING N67°22'18"W 369.87 FEET, ALONG A CURVE TO THE LEFT, THROUGH AN ANGLE OF 34°24'52", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S75°14'59"E 88.75 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S28°22'40"E 376.52 FEET; THENCE S61°37'21"W 15.00 FEET TO THE NORTHEASTERN RIGHT OF WAY OF SOUTH MAESTRI ROAD (ARKANSAS STATE HIGHWAY 112), AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: N02°22'40"W 345.50 FEET; N02°07'10"E 1.85 FEET, ALONG A CURVE TURNING TO THE LEFT, THROUGH AN ANGLE OF 05°33'51", HAVING A RADIUS OF 318.00 FEET, AND WHOSE LONG CHORD BEARS N29°51'21"W 30.87 FEET; THENCE LEAVING SAID RIGHT OF WAY N58°33'49"E 10.12 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT, THROUGH 01°28'44", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS N51°11'11"E 3.87 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.13 ACRES, OR 5.616 SQUARE FEET, MORE OR LESS.

NOTES:

1. PARCEL NUMBER: 830-38677-000 & 830-38677-001.
2. CURRENT ZONING: C-2 (GENERAL COMMERCIAL).
3. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE.
5. BOUNDARY BASED ON:
 - I. PLAT BOOK 23A, PAGE 347
 - II. SURVEY BOOK 2010, PAGE 2649
 - III. SURVEY BOOK 2021, PAGE 37095
6. OWNER: 112 PARTNERS LLC, PO BOX 10210 FORT SMITH, ARKANSAS.
7. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #0514530065 DATED APRIL 2, 2008.

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

**JORGENSEN
+ ASSOCIATES**
Civil Engineering • Surveying



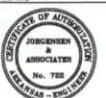
LEGEND

PROJECT TITLE:
LARGE SCALE
DEVELOPMENT FOR
L SAW CENTER

PROJECT LOCATION:
TONTITOWN, AR.

REVISIONS

DATE: 4/1/2022
DRAWN BY: JMB
PROJECT # 2022-005
FILE PATH: Z:\2022\2022L SAW
SHEET NO.: 27 of 34
SCALE: NTS



SHEET TITLE

COVER SHEET

SHEET NUMBER

C0.00

LOT 6 LEGAL DESCRIPTION - FILE 23A-347 (PREVIOUS PARCEL #830-38677-000)

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5 NORTH 87°22'18" WEST, 368.87 FEET; THENCE NORTH 87°32'35" WEST, 139.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°27'25" EAST, 205.40 FEET; THENCE SOUTH 61°32'21" WEST, 132.07 FEET; THENCE NORTH 28°22'40" WEST, 246.50 FEET; THENCE NORTH 82°07'10" EAST, 1.85 FEET; THENCE 30.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS 318.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 29°51'31" WEST, AND A DISTANCE OF 30.87 FEET; THENCE NORTH 50°34'49" EAST, 10.12 FEET; THENCE 80.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 74°30'37" EAST, AND A DISTANCE OF 92.44 FEET; THENCE SOUTH 87°32'35" EAST, 154.52 FEET TO THE POINT OF BEGINNING, CONTAINING 47.888 SQUARE FEET, OR 1.10 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

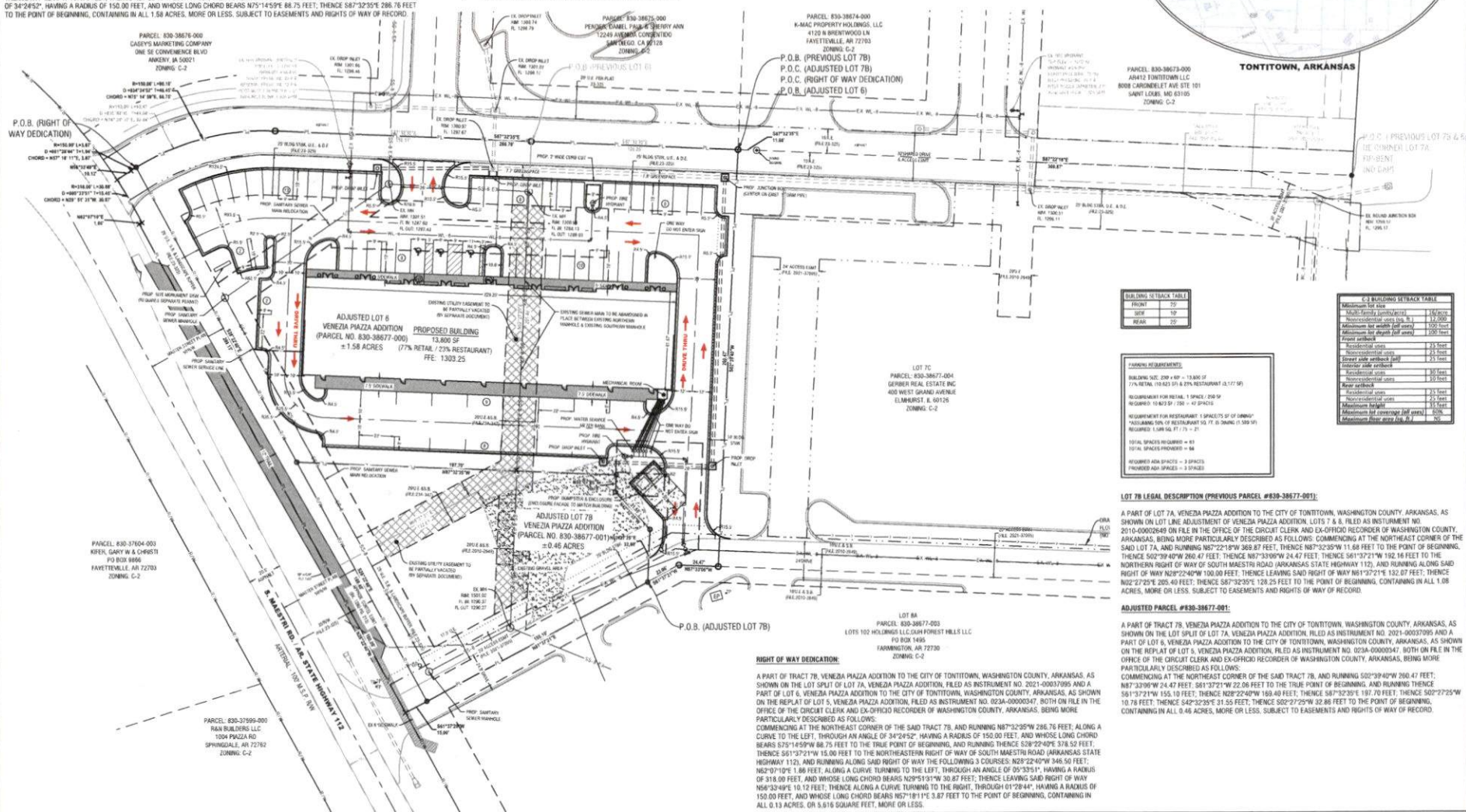
ADJUSTED PARCEL #830-38677-000:

A PART OF TRACT 78, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE LOT SPLIT OF LOT 7A, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 2021-00037095 AND A PART OF LOT 6, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE REPLAT OF LOT 5, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 023A-00000347, BOTH ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID TRACT 78, AND RUNNING THENCE S02°39'40"W 260.47 FEET; THENCE N87°33'09"W 24.47 FEET; THENCE S61°32'21"W 22.06 FEET; THENCE N02°27'25"E 32.86 FEET; THENCE N40°32'35"W 31.55 FEET; THENCE N02°27'25"E 10.78 FEET; THENCE N87°32'35"W 197.70 FEET; THENCE N02°22'40"W 205.13 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT, THROUGH AN ANGLE OF 34°24'52", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS N75°14'59"E 88.75 FEET; THENCE S87°32'35"E 288.76 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.58 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

NOTES:

1. PARCEL NUMBER: 830-38677-000 & 830-38677-001.
2. CURRENT ZONING: C-2 (GENERAL COMMERCIAL).
3. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE.
5. BOUNDARY BASED ON:
I. PLAT BOOK 23A, PAGE 347
II. SURVEY BOOK 2010, PAGE 2649
III. SURVEY BOOK 2021, PAGE 2649
6. OWNER: 112 PARTNERS LLC, PO BOX 10210 FORT SMITH, ARKANSAS.
7. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FRM #05143C0085F DATED APRIL 2, 2008.
8. PROPOSED USE: GENERAL COMMERCIAL FOR RETAIL & RESTAURANT



LOT 6 LEGAL DESCRIPTION - FILE 23A-347 (PREVIOUS PARCEL #830-38677-001):

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5 NORTH 87°22'18" WEST, 369.87 FEET; THENCE NORTH 87°32'35" WEST, 138.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°27'25" WEST, 205.40 FEET; THENCE SOUTH 61°32'21" WEST, 132.07 FEET; THENCE NORTH 28°24'40" WEST, 246.50 FEET; THENCE NORTH 02°07'10" EAST, 1.85 FEET; THENCE 30.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS 318.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 29°51'31" WEST, AND A DISTANCE OF 30.87 FEET; THENCE NORTH 56°33'49" EAST, 15.12 FEET; THENCE 33.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 74°30'37" EAST, AND A DISTANCE OF 92.44 FEET; THENCE SOUTH 87°32'35" EAST, 138.92 FEET TO THE POINT OF BEGINNING, CONTAINING 47.888 SQUARE FEET, OR 1.10 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

ADJUSTED PARCEL #830-38677-000:

A PART OF TRACT 7B, VENEDIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE LOT SPLIT OF LOT 7A, VENEDIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 2021-00037095 AND A PART OF LOT 6, VENEDIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE REPEAT OF LOT 5, VENEDIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 023A-00000347, BOTH ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID TRACT 7B, AND RUNNING THENCE S02°39'40"W 260.47 FEET; THENCE N87°32'35"W 24.47 FEET; THENCE S81°32'21"W 22.06 FEET; THENCE N02°27'25"E 32.86 FEET; THENCE N42°32'35"W 31.55 FEET; THENCE N02°27'25"E 10.78 FEET; THENCE N87°32'35"W 197.70 FEET; THENCE N02°22'40"W 209.13 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT, THROUGH AN ANGLE OF 34°24'52", HAVING A RADIUS OF 150.00 FEET, AND WHOLE LONG CHORD BEARS N75°14'59"E 88.75 FEET; THENCE S87°32'35"E 286.76 FEET TO THE POINT OF BEGINNING, CONTAINING ALL 1.38 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

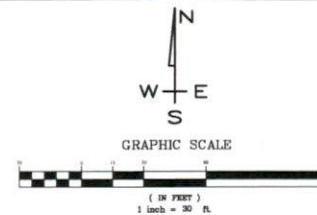
LOT 7B LEGAL DESCRIPTION (PREVIOUS PARCEL #830-38677-001):

A PART OF LOT 7A, VENEDIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON LOT LINE ADJUSTMENT OF VENEDIA PIAZZA ADDITION, LOTS 7 & 8, FILED AS INSTRUMENT NO. 2010-00002949 ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID LOT 7A, AND RUNNING N87°22'18"W 369.87 FEET; THENCE N87°32'35"W 11.68 FEET TO THE POINT OF BEGINNING; THENCE S02°39'40"W 260.47 FEET; THENCE N87°32'35"W 24.47 FEET; THENCE S81°32'21"W 192.16 FEET TO THE NORTHEAST CORNER OF WAY OF SOUTH MAESTRIN ROAD (ARKANSAS STATE HIGHWAY 112), AND RUNNING ALONG SAID RIGHT OF WAY N02°22'40"W 100.90 FEET; THENCE LEAVING SAID RIGHT OF WAY N61°12'21"E 132.07 FEET; THENCE N02°27'25"E 205.40 FEET; THENCE S87°32'35"E 128.25 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.08 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

ADJUSTED PARCEL #830-38677-001:

A PART OF TRACT 7B, VENEDIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE LOT SPLIT OF LOT 7A, VENEDIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 2021-00037095 AND A PART OF LOT 6, VENEDIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE REPEAT OF LOT 5, VENEDIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 023A-00000347, BOTH ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID TRACT 7B, AND RUNNING S02°39'40"W 260.47 FEET; THENCE N87°32'35"W 24.47 FEET; THENCE S81°32'21"W 22.06 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S81°32'21"W 155.10 FEET; THENCE N02°22'40"W 169.40 FEET; THENCE S87°32'35"E 197.70 FEET; THENCE S02°27'25"W 10.78 FEET; THENCE S42°32'35"E 31.55 FEET; THENCE S02°27'25"W 32.86 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.45 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.



- NOTES:**
1. PARCEL NUMBER: 830-38677-000 & 830-38677-001
 2. CURRENT ZONING: C-2 (GENERAL COMMERCIAL)
 3. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83)
 4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE.
 5. BOUNDARY BASED ON:
I. PLAT BOOK 23A, PAGE 347
II. SURVEY BOOK 2010, PAGE 2649
III. SURVEY BOOK 2021, PAGE 37095
 6. OWNER: 112 PARTNERS LLC, PO BOX 102110 FORT SMITH, ARKANSAS.
 7. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #20143C0006F DATED APRIL 2, 2008.
 8. PROPOSED USE: GENERAL COMMERCIAL FOR RETAIL & RESTAURANT

BUILDING SETBACK TABLE

FRONT	25'
REAR	10'
SIDE	25'

GRADING NOTES: OPERATIONS AND MAINTENANCE PLAN:

- 1) ALL GRADES ARE AS INDICATED BY CONTOURS.
- 2) CUTS AND FILLS ARE AS INDICATED BY FINISHED CONTOURS AND SPOT ELEVATIONS. SLOPES SHALL NOT EXCEED 3:1 UNLESS ADDITIONAL SLOPE TREATMENT IS PROPOSED AND APPROVED BY THE PROJECT ENGINEER.
- 3) GRADING WILL BE LIMITED TO THE EXTENTS OF THE PROPOSED CONTOURS.
- 4) IF EXCESSIVE DUST BECOMES A PROBLEM, A PLAN FOR WATERING HEAVILY TRAVELED AREAS WILL BE SUBMITTED TO THE CITY ENGINEER BY THE CONTRACTOR.
- 5) ALL FINISHED SLOPES ARE AS SHOWN BY THE FINISHED CONTOURS.
- 6) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PRIMARY GRADING.
- 7) CONTRACTOR SHALL MONITOR EROSION CONTROL MEASURES AS NECESSARY TO ELIMINATE SEDIMENTATION FROM LEAVING THE SITE.
- 8) THERE MAY OR MAY NOT BE EROSION PROBLEMS ON THIS SITE OR THE PROPERTY DOWNSTREAM.
- 9) ALL AREAS WHICH RECEIVE CONCENTRATED RUNOFF SHALL BE STABILIZED WITH STONE CHAIN DAMS.
- 10) ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12 INCHES IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
- 11) FILL SHALL NOT BE PLACED ON EXISTING SLOPES WITH A GRADE STEEPER THAN 15% UNLESS KEYED INTO STEPS IN THE EXISTING GRADE AND THOROUGHLY STABILIZED BY MECHANICAL COMPACTION.
- 12) DEBRIS, MUD, AND SOIL SHALL NOT BE ALLOWED IN PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM THE DEVELOPMENT SITE REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO STORM DRAINAGE SYSTEMS. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DOWNSTREAM DRAINAGE SYSTEM.
- 13) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
- 14) TOP SOIL, OR OTHER SOIL THAT IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, SHALL RECEIVE A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- 15) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURBS AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCURRENTLY TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- 16) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
- 17) CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20 INCHES WIDE BY 18 INCHES DEEP BY 18 INCHES THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL, SUCH AS FILL DIRT OR GRAVEL, SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
- 18) FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ON-SITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEWAGE CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LINES, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEWAGE CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

1245 S. Suburban Drive, Suite 100
Fayetteville, AR 72703
Office: 479.482.9727
Fax: 479.482.9728
www.jorgensenassociates.com

JORGENSEN & ASSOCIATES
Civil Engineering • Surveying

LEGEND

- FOUND PIER AND CAP
- SEWER MANHOLE
- WATER METER
- EXISTING WATERLINE
- EXISTING SEWER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- EXISTING CHAINLINK FENCE
- EXISTING DRIVE
- BOUNDARY LINE
- STREET RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- OVERHEAD ELECTRIC
- NEW WATER SERVICE

PROJECT TITLE:
LARGE SCALE DEVELOPMENT FOR L SAW CENTER

PROJECT LOCATION:
TONTITOWN, AR.

REVISIONS

NO.	DATE	DESCRIPTION
1	01/02/22	DRAWN BY: DBB
2	01/02/22	FILE PATH: 24.502020215, SAW SHEET 001 OF 14
3	01/02/22	SCALE: 1"=30'

CERTIFICATE OF ADEQUACY

I, **JORGENSEN & ASSOCIATES**, No. 752, do hereby certify that the above is a true and correct copy of the original as filed in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, on 01/02/22.

GRADING AND STORM DRAINAGE PLAN

SHEET TITLE

C1.02

SEWER MAIN RELOCATION CONSTRUCTION SEQUENCE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL CORE BORE TIE-IN LOCATIONS AND NOTIFY THE ENGINEER OF RECORD IF ANY CONFLICTS EXIST OR ANNOTATED FLOW LINES DIFFER FROM THE PUBLISHED PLANS.
2. CONTRACTOR TO MAINTAIN OPERATION OF THE EXISTING SEWER MAIN TILL NEW SEWER MAIN HAS BEEN INSTALLED AND ACCEPTED BY THE CITY OF TONTITOWN'S PUBLIC WORKS DIRECTOR.
3. CONTRACTOR TO ABANDON EXISTING SEWER MAIN IN PLACE FROM EXISTING MANHOLE 1-3 FLOW OUT TO EXISTING MANHOLE 1-2 FLOW LINE IN. PLUG DOWNSTREAM END AND FILL WITH FLOWABLE FILL. COORDINATE WITH CITY OF TONTITOWN.

P.O.B. (RIGHT OF WAY DEDICATION)

NOTES:

1. PARCEL NUMBER: 830-38677-000 & 830-38677-001.
2. CURRENT ZONING: C-2 (GENERAL COMMERCIAL).
3. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE.
5. BOUNDARY BASED ON:
I. PLAT BOOK 23A, PAGE 347
II. SURVEY BOOK 2010, PAGE 2649
III. SURVEY BOOK 2021, PAGE 37095
6. OWNER: 112 PARTNERS LLC, PO BOX 10210 FORT SMITH, ARKANSAS
7. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FEMA #50143J00005F - DATED APRIL 2, 2006.
8. PROPOSED USE: GENERAL COMMERCIAL FOR RETAIL & RESTAURANT

LOT 6 LEGAL DESCRIPTION - FILE 23A-347 (PREVIOUS PARCEL #830-38677-000):

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5 NORTH 87°22'18" WEST, 369.87 FEET; THENCE NORTH 87°22'35" WEST, 139.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°27'25" WEST, 205.40 FEET; THENCE SOUTH 61°37'21" WEST, 132.07 FEET; THENCE NORTH 02°22'40" WEST, 244.50 FEET; THENCE NORTH 62°07'10" EAST, 1.80 FEET; THENCE SOUTH 88°08'08" WEST, 132.07 FEET; THENCE NORTH 87°22'35" WEST, 139.92 FEET TO THE POINT OF BEGINNING. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID TRACT 78, AND RUNNING THENCE S02°39'40"W 260.47 FEET; THENCE N87°33'06"W 24.47 FEET; THENCE S81°32'21"W 22.06 FEET; THENCE N02°27'25"E 32.86 FEET; THENCE N42°32'25"W 31.55 FEET; THENCE N02°27'25"E 10.78 FEET; THENCE N87°32'35"W 197.70 FEET; THENCE N28°22'40"W 100.00 FEET; THENCE LEAVING SAID RIGHT OF WAY N15°32'12"E 132.07 FEET; THENCE N02°27'25"E 205.40 FEET; THENCE S87°32'35"E 188.75 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.58 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

ADJUSTED PARCEL #830-38677-000:

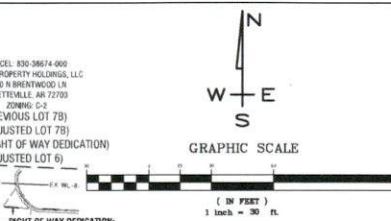
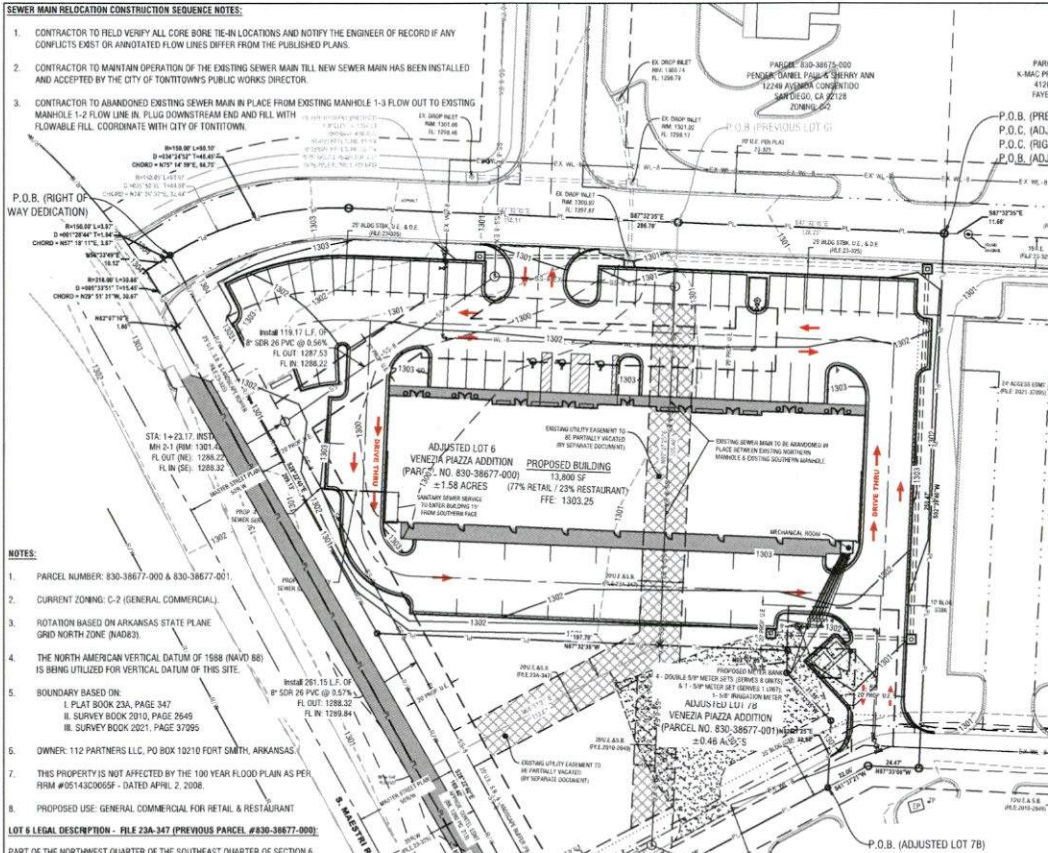
A PART OF TRACT 78, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE LOT SPLIT OF LOT 7A, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 0231-000037895 AND A PART OF LOT 6, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE REPEAT OF LOT 5, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 0234-00000347, BOTH ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID TRACT 78, AND RUNNING THENCE S02°39'40"W 260.47 FEET; THENCE N87°33'06"W 24.47 FEET; THENCE S81°32'21"W 22.06 FEET; THENCE N02°27'25"E 32.86 FEET; THENCE N42°32'25"W 31.55 FEET; THENCE N02°27'25"E 10.78 FEET; THENCE N87°32'35"W 197.70 FEET; THENCE N28°22'40"W 100.00 FEET; THENCE LEAVING SAID RIGHT OF WAY N15°32'12"E 132.07 FEET; THENCE N02°27'25"E 205.40 FEET; THENCE S87°32'35"E 188.75 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.58 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LOT 78 LEGAL DESCRIPTION (PREVIOUS PARCEL #830-38677-001):

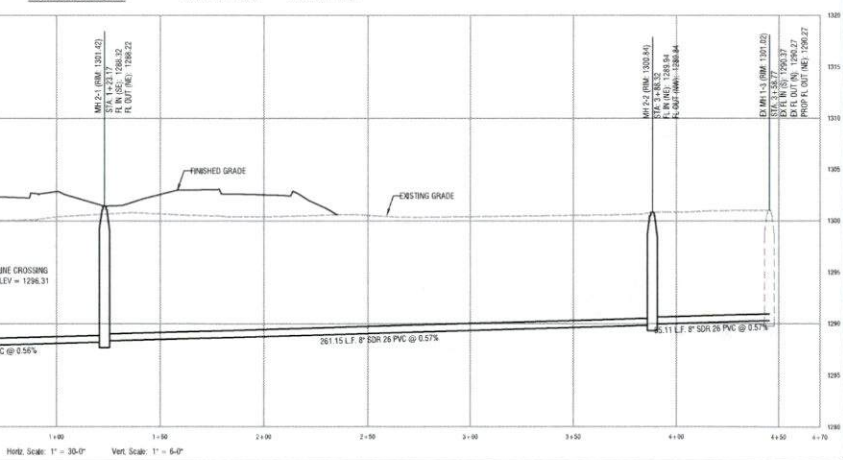
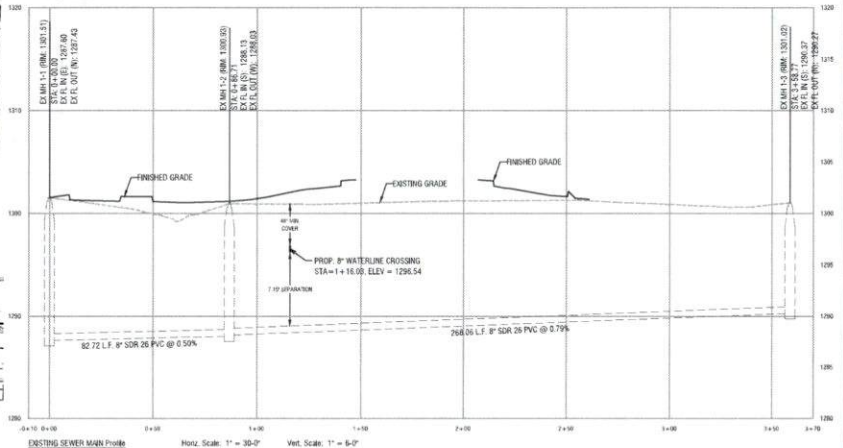
A PART OF LOT 7A, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON LOT LINE ADJUSTMENT OF VENEZIA PIAZZA ADDITION, LOTS 7 & 8, FILED AS INSTRUMENT NO. 0310-00002549 ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID LOT 7A, AND RUNNING N87°22'18"W 369.87 FEET; THENCE N87°32'35"W 11.68 FEET TO THE POINT OF BEGINNING; THENCE S02°39'40"W 260.47 FEET; THENCE N87°33'06"W 24.47 FEET; THENCE S81°32'21"W 22.06 FEET; THENCE N02°27'25"E 32.86 FEET; THENCE N42°32'25"W 31.55 FEET; THENCE N02°27'25"E 10.78 FEET; THENCE N87°32'35"W 197.70 FEET; THENCE N28°22'40"W 100.00 FEET; THENCE LEAVING SAID RIGHT OF WAY N15°32'12"E 132.07 FEET; THENCE N02°27'25"E 205.40 FEET; THENCE S87°32'35"E 188.75 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.58 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

ADJUSTED PARCEL #830-38677-001:

A PART OF TRACT 78, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE LOT SPLIT OF LOT 7A, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 0231-000037895 AND A PART OF LOT 6, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE REPEAT OF LOT 5, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 0234-00000347, BOTH ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID TRACT 78, AND RUNNING THENCE S02°39'40"W 260.47 FEET; THENCE N87°33'06"W 24.47 FEET; THENCE S81°32'21"W 22.06 FEET; THENCE N02°27'25"E 32.86 FEET; THENCE N42°32'25"W 31.55 FEET; THENCE N02°27'25"E 10.78 FEET; THENCE N87°32'35"W 197.70 FEET; THENCE N28°22'40"W 100.00 FEET; THENCE LEAVING SAID RIGHT OF WAY N15°32'12"E 132.07 FEET; THENCE N02°27'25"E 205.40 FEET; THENCE S87°32'35"E 188.75 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.58 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.



RIGHT OF WAY DEDICATION:
A PART OF TRACT 78, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE LOT SPLIT OF LOT 7A, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 0231-000037895 AND A PART OF LOT 6, VENEZIA PIAZZA ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE REPEAT OF LOT 5, VENEZIA PIAZZA ADDITION, FILED AS INSTRUMENT NO. 0234-00000347, BOTH ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID TRACT 78, AND RUNNING N87°32'35"W 386.76 FEET; ALONG A CURVE TO THE LEFT, THROUGH AN ANGLE OF 34°24'52", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S75°14'59"W 88.75 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S28°22'40"E 378.52 FEET; THENCE S61°32'21"W 15.30 FEET TO THE NORTHEASTERN RIGHT OF WAY OF SOUTH MAESTRI ROAD (ARKANSAS STATE HIGHWAY 112), AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: N28°22'40"W 346.50 FEET; N62°07'10"E 1.80 FEET; ALONG A CURVE TURNING TO THE LEFT, THROUGH AN ANGLE OF 09°33'51", HAVING A RADIUS OF 318.00 FEET, AND WHOSE LONG CHORD BEARS N29°13'31"W 30.87 FEET; THENCE LEAVING SAID RIGHT OF WAY N89°33'49"E 10.12 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT, THROUGH AN ANGLE OF 158.00 FEET, AND WHOSE LONG CHORD BEARS N57°11'11"E 3.67 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.13 ACRES, OR 5.619 SQUARE FEET, MORE OR LESS.



JORGENSEN & ASSOCIATES
Civil Engineering & Surveying
2218 Southgate Drive, Suite 8
Fayetteville, AR 72703
Office: 479.442.9977
www.jorgensen-ar.com

PROJECT TITLE:
LARGE SCALE DEVELOPMENT FOR L SAW CENTER

PROJECT LOCATION:
TONTITOWN, AR.

LEGEND

- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- SEWER MANHOLE
- PIPE HYDRANT
- WATER METER
- EXISTING 8" WATERLINE
- EXISTING 8" SEWER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- EXISTING CHAINLINK FENCE
- EXISTING SWALE
- BOUNDARY LINE
- STREET RIGHT OF WAY
- EXISTING GAS
- EXISTING CONTOUR
- OVERHEAD ELECTRIC
- NEW WATER SERVICE

PROJECT DETAILS

REVISIONS

DATE: 02/08/2022
DRAWN BY: DBB
PROJECT # 2020025
FILE PATH: Z:\LSD\202025\ SAW SHEET MAY 07 14 SCALE: 1"=30'

CERTIFICATE OF AUTHORITY
JORGENSEN & ASSOCIATES
No. 702
ARKANSAS - EXPIRED

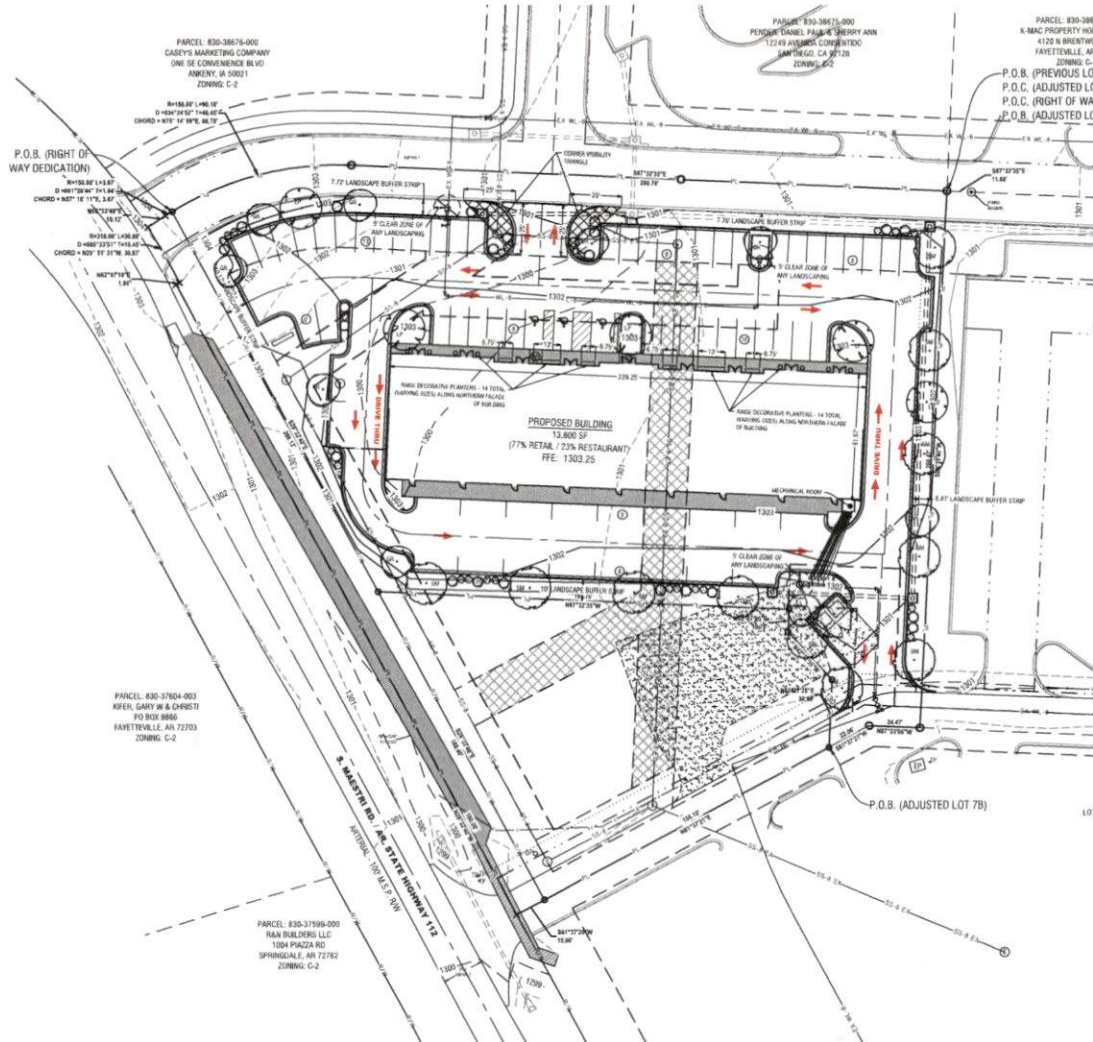
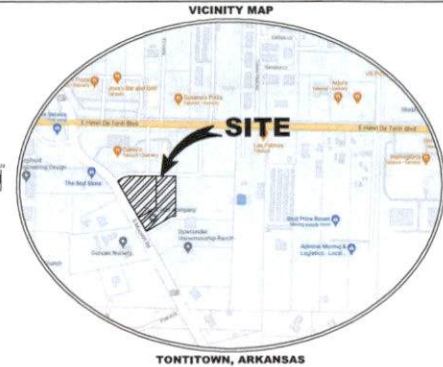
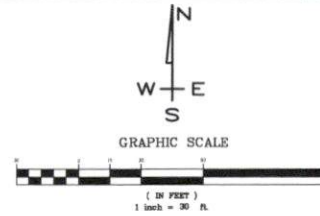
SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C1.04

NOTES

1. PARCEL NUMBER: 830-38677-000 & 830-38677-001.
2. CURRENT ZONING: C-2 (GENERAL COMMERCIAL).
3. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE.
5. BOUNDARY BASED ON:
I. PLAT BOOK 23A, PAGE 347
II. SURVEY BOOK 2010, PAGE 2649
III. SURVEY BOOK 2021, PAGE 37095
6. OWNER: 112 PARTNERS LLC, PO BOX 10210 FORT SMITH, ARKANSAS
7. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FRM #05143C0065 DATED APRIL 2, 2008.
8. PROPOSED USE: GENERAL COMMERCIAL FOR RETAIL & RESTAURANT

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
3	LP	LONDON PLANE TREE <i>Platanus x acerifolia</i>	B&B	2" CAL.	
11	SM	SUGAR MAPLE <i>Acer saccharum</i>	B&B	2" CAL.	
9	GR	GOLDEN RAIN TREE <i>Koelerutaria paniculata</i>	B&B	2" CAL.	
24	HI	TAUPON HOLIES <i>Ilex vomitoria 'hand'</i>	CONT.	3 GAL.	
24	AB	DRARY BARSBERRY <i>Berberis (Nunbergi) 'Crimson Pygmy'</i>	CONT.	3 GAL.	



LANDSCAPE REQUIREMENTS

PERIMETER TREES (REAR / SIDES)
500 FT. 50' - 11 TREES REQUIRED (11 TREES PROVIDED)

STREET TREES
1 TREE + 5 SHRUBS: 50 LF OF STREET FRONTAGE = 285 LF/30' = 10 TREES & 48 SHRUBS REQUIRED (10 TREES & 48 SHRUBS PROVIDED)

PARKING LOT TREES
1 TREE / 15 PARKING SPACES = 65 PARKING SPACES / 15 = 4 TREES REQUIRED (4 TREES PROVIDED)

BUILDING FRONTAGE LANDSCAPING
LANDSCAPING SPAN 25% OF BUILDING FRONTAGE = 225 LF x 25% = 57 LF LANDSCAPING REQUIRED (71 LF PROVIDED WITH VARYING SIZE RAISED DECORATIVE PLANTERS)

ESTABLISH VEGETATION ON ALL DISTURBED AREAS WITH SOIL OR SEED

PER SECTION 152.212 OF THE CODE OF ORDINANCES FOR THE CITY OF TONTITOWN, THE DEVELOPER GUARANTEES THAT ALL PLANT MATERIALS WILL BE MAINTAINED FOR A PERIOD OF THREE YEARS FROM THE TIME OF INSTALLATION. IF ANY OF THE MATERIAL SHOULD FAIL TO SURVIVE DURING THAT PERIOD, IT SHALL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.

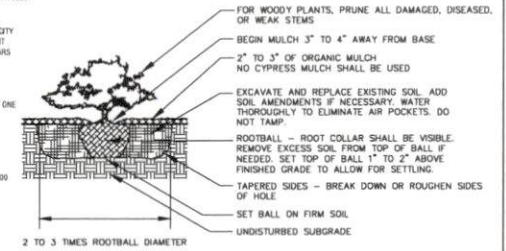
IRRIGATION: REQUIRED LANDSCAPING SHALL BE IRRIGATED BY ONE OF THE FOLLOWING METHODS:

- (A) UNDERGROUND SPRINKLER SYSTEM;
- (B) AUTOMATIC DRIP SYSTEM OR;
- (C) HOSE END ATTACHMENT WITHIN 100 FEET OF ALL LANDSCAPED AREAS.

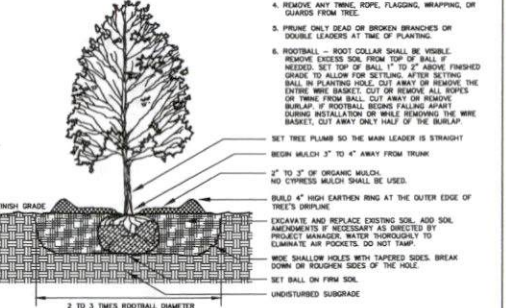
DEVELOPMENT TO UTILIZED HOSE END ATTACHMENTS WITHIN 100 FEET OF ALL LANDSCAPED AREAS.

CORNER VISIBILITY (PER CITY CODE 153.213)

ON CORNER LOTS AT INTERSECTING TWO-WAY STREETS, NOTHING SHALL BE ERRECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPAIR VISION BETWEEN A HEIGHT OF TWO FEET AND EIGHT FEET ABOVE CURB GRADE WITHIN THE TRIANGULAR AREA FORMED BY AN IMAGINARY LINE THAT FOLLOWS STREET SEE PROPERTY LINES, AND A LINE CONNECTING THEM. 25 FEET FROM THEIR POINT OF INTERSECTION, THIS SIGHT TRIANGLE STANDARD MAY BE INCREASED BY THE CITY IN THOSE INSTANCES DEEMED NECESSARY FOR PROMOTING TRAFFIC SAFETY AND MAY BE LESSENED AT INTERSECTIONS INVOLVING ONE-WAY STREETS.



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

JORGENSEN + ASSOCIATES
Civil Engineering • Surveying • Landscape Architecture

PROJECT TITLE:
LARGE SCALE DEVELOPMENT FOR L SAW CENTER

PROJECT LOCATION:
TONTITOWN, AR.

LEGEND

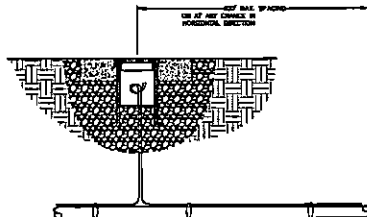
- CALCULATED POINT
- FOUR-PATH ROAD SPINE
- SET FROM P&I & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING FOOTPRINT
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
- USE
- EXISTING CONTOUR
- FINISHED CONTOUR

REVISIONS

NO.	DATE	DESCRIPTION
1	4/1/2022	ORIGIN: 4/1/2022
2	4/1/2022	PROJECT: 4/1/2022
3	4/1/2022	FILE PATH: Z:\JORGENSEN\2022\05\L SAW
4	4/1/2022	SHEET SIZE: 24" x 36"
5	4/1/2022	SCALE: 1" = 30'

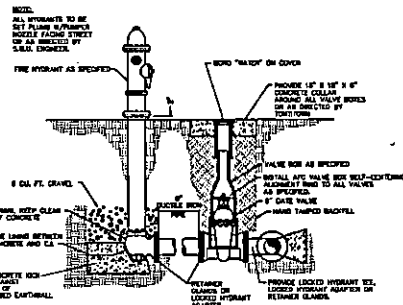
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.00



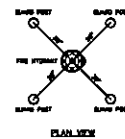
TRACING WIRE CONNECTION PORT

NLS
S-1

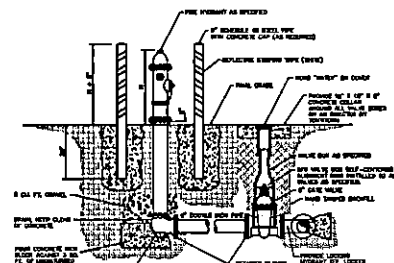


FIRE HYDRANT & GATE VALVE

NLS
S-1

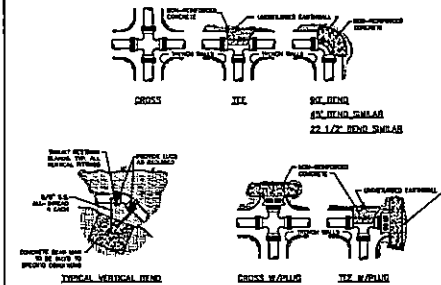


PLAN VIEW



FIRE HYDRANT WITH GUARD POSTS

NLS
S-1



TYPICAL VERTICAL ITEM

DRINKS W/PLUG

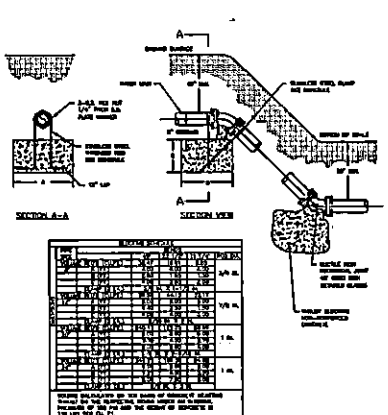
1/2" W/PLUG

- NOTES:
- ALL ITEMS SHALL BE TECHNICAL, CORRECTION, CORRECTION, CORRECTION.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.

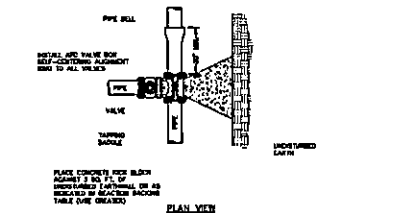
REVISIONS				
NO.	DATE	BY	CHK	APP
1	01/01/01	JORGENSEN		
2	01/01/01	JORGENSEN		
3	01/01/01	JORGENSEN		
4	01/01/01	JORGENSEN		
5	01/01/01	JORGENSEN		

REACTION BACKING

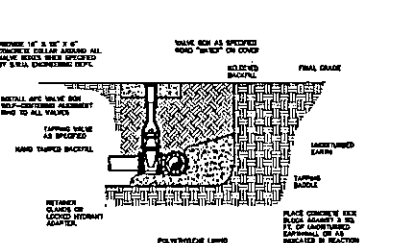
NLS



- NOTES:
- ALL ITEMS SHALL BE TECHNICAL, CORRECTION, CORRECTION, CORRECTION.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.



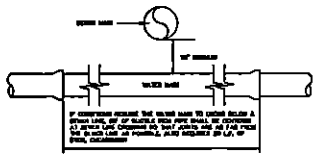
PLAN VIEW



PROFILE VIEW

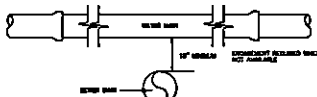
TAPPING SADDLE & VALVE

NLS
S-3



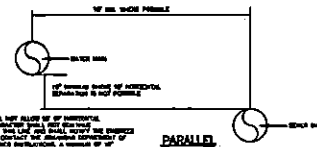
WATER LINE CROSSING UNDER SEWER LINE

NLS



WATER LINE CROSSING ABOVE SEWER LINE

NLS



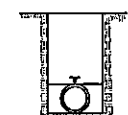
PARALLEL

NLS

NOMINAL PIPE DIAMETER	"
2" AND 4"	2'-0"
6"	2'-0"
8"	2'-0"
10"	2'-0"
12"	2'-0"
14"	2'-0"
16"	2'-0"
18"	2'-0"
20"	2'-0"
22"	2'-0"
24"	2'-0"
26"	2'-0"
28"	2'-0"
30"	2'-0"
32"	2'-0"
34"	2'-0"
36"	2'-0"
38"	2'-0"
40"	2'-0"

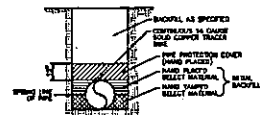
TRENCH WIDTH SCHEDULE

- NOTES:
- ALL ITEMS SHALL BE TECHNICAL, CORRECTION, CORRECTION, CORRECTION.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.
 - NO NEW CHANGES SHALL BE MADE TO THE CONSTRUCTION OF THE PROJECT.

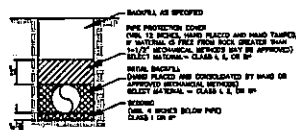


TYPICAL PIPE TRENCH

NLS
S-17



D.I. PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION TYPE 1')

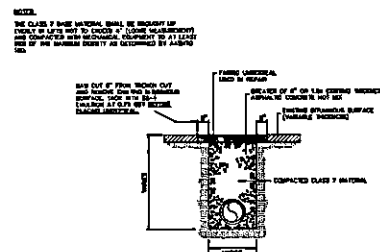


D.I. PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION TYPE 2')

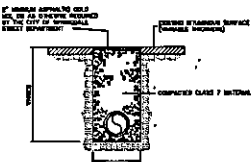
NOTE: SEE STANDARD DETAIL S-1, "TRENCH AND CONNECTION PORT" FOR TRENCH AND PORT SPACING.

• CLASS 1, 2, AND 3 AS SET BY A.S.T.M. AND THE PIPE BACKFILL, BENCH MARK, AND SELECT MATERIAL, SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.

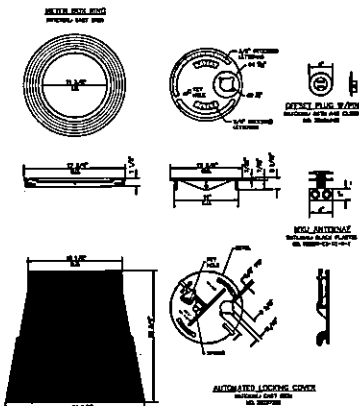
• STANDARD SIZE NO. 87 AS SET BY A.S.T.M. DETAIL S-1.



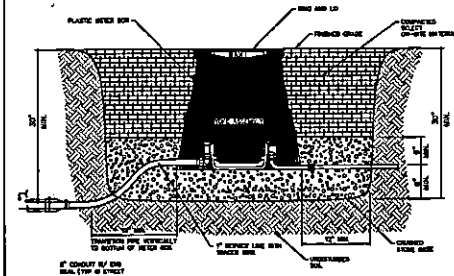
BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL



BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT DETAIL



STANDARD METER BOX



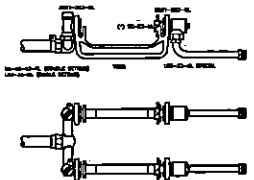
STANDARD METER BOX INSTALLATION

NOTE: SEE STANDARD DETAIL S-1, "TRENCH AND CONNECTION PORT" FOR TRENCH AND PORT SPACING.

• CLASS 1, 2, AND 3 AS SET BY A.S.T.M. AND THE PIPE BACKFILL, BENCH MARK, AND SELECT MATERIAL, SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.

• STANDARD SIZE NO. 87 AS SET BY A.S.T.M. DETAIL S-1.

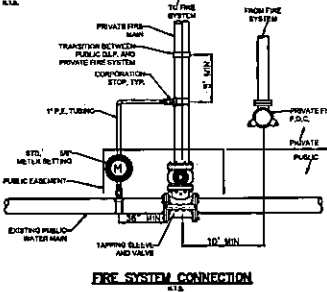
ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	PIPE PROTECTION COVER	1	EA	14" x 14" x 1/2"
2	PIPE	1	EA	14" x 14" x 1/2"
3	BACKFILL	1	EA	14" x 14" x 1/2"
4	CONCRETE CURB	1	EA	14" x 14" x 1/2"
5	BENCH MARK	1	EA	14" x 14" x 1/2"
6	SELECT MATERIAL	1	EA	14" x 14" x 1/2"



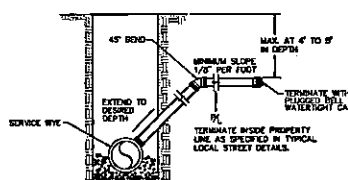
TYPICAL 1/2" DOUBLE METER SETTING



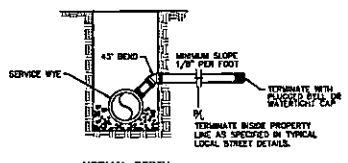
LEAK DETECTION METER ASSEMBLY



FIRE SYSTEM CONNECTION

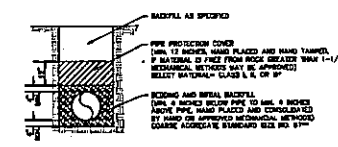


RISER FROM DEEP MAIN

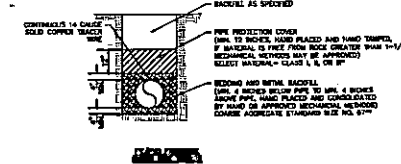


NORMAL DEPTH

SEWER SERVICE CONNECTIONS



BACKFILL AS SPECIFIED



BACKFILL AS SPECIFIED

NOTE: SEE STANDARD DETAIL S-1, "TRENCH AND CONNECTION PORT" FOR TRENCH AND PORT SPACING.

• CLASS 1, 2, AND 3 AS SET BY A.S.T.M. AND THE PIPE BACKFILL, BENCH MARK, AND SELECT MATERIAL, SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.

• STANDARD SIZE NO. 87 AS SET BY A.S.T.M. DETAIL S-1.

JORGENSEN + ASSOCIATES
Civil Engineering - Surveying



PROJECT TITLE:
LARGE SCALE DEVELOPMENT FOR
L SAW CENTER

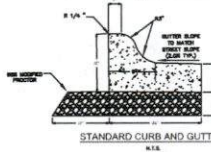
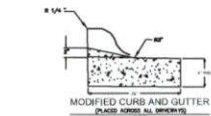
PROJECT LOCATION:

DATE: 4/10/08
DRAWN BY: DBB
PROJECT: 080408
FILE: PATLZ-ADD-080408-001
SHEET: 27 of 34
SCALE: 1/2" = 1'



SHEET TITLE:
WATER & SEWER
DETAILS II

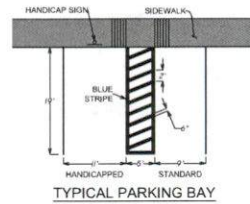
SHEET NUMBER:
C5.01



- A. IF MONOLITHICALLY CAST WITH THE STREET, THICKNESS SHALL MATCH STREET PAVING THICKNESS.
- B. IF PAVEMENT SECTION IS 10" THICK OR MORE, 4" OF CLASS 7 AGGREGATE SHALL EXTEND UNDER CURB AND 1 FOOT BEYOND. IF THE PAVEMENT SECTION IS LESS THAN 10" THICK, THE CURB AND GUTTER MAY BE PLACED ON SUBGRADE. SUBGRADE SHALL BE PREPARED BY A LOADED TANDER-AXEL DUMP TRUCK.

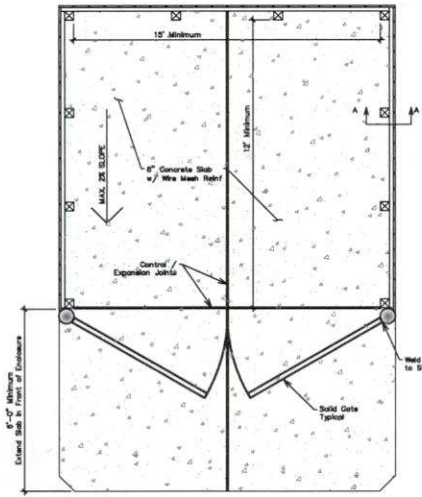
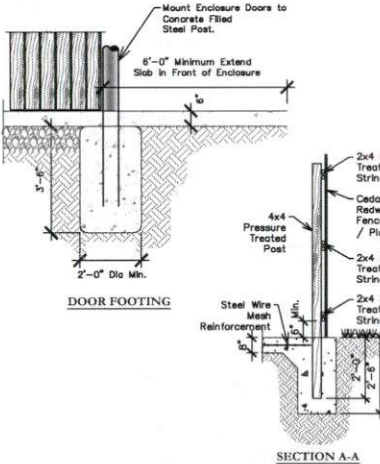
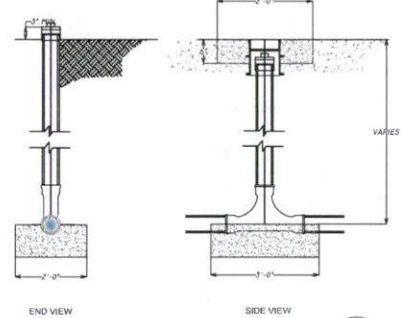
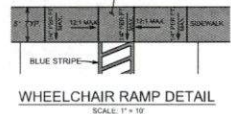
CURB/GUTTER NOTES:

1. CONCRETE SHALL BE CLASS 8, 3500 PSI, 4-7% AIR ENTRAINED. CONCRETE MAY NOT BE PLACED IF A FALLING AIR TEMPERATURE FALLS BELOW 40 DEGREES FAHRENHEIT. NEW RESINUS UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 30 DEGREES FAHRENHEIT WITHOUT SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARDS SPECIFICATIONS.
2. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS WITH EXPANSION JOINTS AT 75' INTERVALS.
3. ALL CONTRACTION JOINTS SHALL BE SEALED WITH SONNEBORN SONOLASTIC SL 17 OR APPROVED EQUALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS PRIOR TO FINAL ASPHALT PLACEMENT.
4. EXPANSION JOINT MATERIAL SHALL BE REQUIRED AT ALL STATIONARY STRUCTURES OR AS DIRECTED BY ENGINEER. THE EXPANSION MATERIAL SHALL BE 1/2" ASPHALT IMPREGATED FIBERGLASS CONFORMING TO ASTM D-1115. MATERIAL SHALL BE LEFT LOWER OR TRIMMED TO BE 1/2" BELOW THE TOP OF CURB.
5. EXPANSION JOINT MATERIAL SHALL BE FULL DEPTH OF THE CURB AND PERPENDICULAR TO THE CURB LINE.
6. ALL CURB AND GUTTER SHALL RECEIVE A BROOM FINISH.
7. CONTRACTORS SHALL PROVIDE THE CITY 24 HOURS NOTICE WHEN FORMS OR STRONGLINE ARE READY PRIOR TO CONCRETE PLACEMENT.
8. FOR CONCRETE STREETS, IF THE CURB AND GUTTER IS CAST SEPARATELY, 1/2" SOWEL RODS 30" LONG SHALL BE PROVIDED A MINIMUM OF EVERY 30' ON-CENTER.



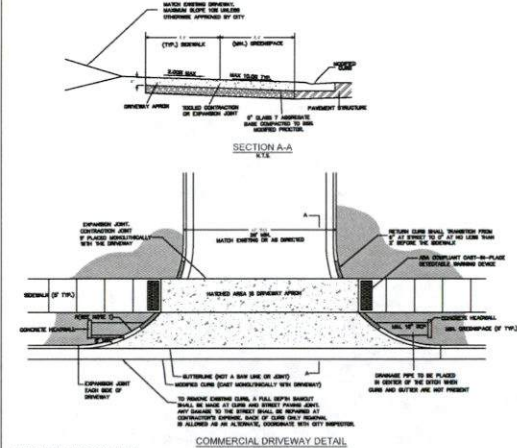
NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4" LEVEL LANDING.



Notes:

1. Gates are to be of solid construction.
2. Double swing gates shall have the swivel spots outside of the opening area of the enclosure. Swivel points shall be attached to concrete filled steel posts/ columns at ends of walls.
3. Minimum wall and gate height to be 6'-0".
4. Concrete shall be Air-Entrained with a minimum compressive strength of 3500 psi.
5. 8" Concrete Floor Slab shall be poured over 4" of Class 7 Compacted Base Course Compacted to 95% Minimum Dry Density.



COMMERCIAL DRIVEWAY NOTES:

1. RETURN RAZIE SHALL BE A MINIMUM OF 30" MEASURED TO BACK OF CURB FOR STREETS CLASSIFIED AS COLLECTOR OR BELOW, 40" FOR MAJOR ARTERIALS, AND 50" FOR MAJOR ARTERIALS.
2. CONCRETE DRIVEWAY APRON SHALL BE A MINIMUM OF 6" THICK.
3. ASPHALT SHALL BE SURFACE COURSE FOR ASPHALT DRIVEWAYS.
4. IF THERE IS NO SIDEWALK, THE DRIVEWAY APRON SHALL BE 6" AS MEASURED PERPENDICULAR FROM BACK OF CURB OR EDGE OF PAVEMENT.
5. EXPANSION JOINTS SHALL BE A MINIMUM OF 1/2" AND EXTEND THE FULL DEPTH OF THE CONCRETE. EXPANSION JOINT MATERIAL SHALL MEET ASTM D1115 FOR AN ASPHALTIC FIBER EXPANSION JOINT MATERIAL AND INSTALLED WITH A ZIP STRIP WHICH IS REMOVED AFTER THE CONCRETE HAS CURED AND SEALED WITH A MASTIC SEALER. OTHER ALLOWABLE EXPANSION JOINT MATERIAL ARE 1705 OR 1706 PRESSURE TREATED FENCE, REDWOOD OR WESTERN RED CEDAR WITH NAILS DRIVEN THROUGH EACH SIDE TO PREVENT THE BOARD FROM BEING PUSHED OUT OF THE JOINT.
6. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY AT NO MORE THAN 15' BETWEEN PARALLEL JOINTS.
7. ALL SIDEWALKS AND DRIVEWAYS TO HAVE A BROOM FINISH.
8. NOTIFY THE CITY NO LESS THAN ONE WORKING DAY BEFORE PLACEMENT OF CONCRETE FOR SIDEWALKS OR DRIVEWAYS.
9. ALL CONCRETE FOR TRAFFIC BEARING CURB AND GUTTER, SIDEWALKS, AND DRIVEWAYS SHALL MEET ANTI-REQUIREMENTS FOR CLASS 8 OR ENTRAINED CONCRETE WITH A MINIMUM 90 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
10. DRIVEWAY APRON AND MODIFIED CURB SHALL BE PLACED MONOLITHICALLY.
11. REFER TO STREET DESIGN CRITERIA FOR SIDEWALK AND GREENSPACE WIDTHS.
12. CONCRETE HEADWALLS SHALL BE CONSTRUCTED ON THE UPSTREAM AND DOWNSTREAM SIDES OF THE DRAINAGE SYSTEM WHERE NO OTHER DRAINAGE STRUCTURE IS REQUIRED.
13. APRON SHALL BE GRADED TO THE SIDEWALK CONTIGUOUS WITHOUT GRADE BREAKS ALONG ROADWAY.
14. DRIVEWAY SHALL BE HARD SURFACE FOR ANY SLOPES OVER 8%.



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **April 26, 2022**
Project: **L Saw Center**
Planner: Courtney McNair, Garver

PLANNING COMMISSION AGENDA ITEM

2

WAIVER REQUEST

East of Hwy. 112, south of Casey's, Venezia Piazza Phase 2
Parcel # 830-38677-000, 830-38677-001

SUMMARY: L Saw Center is requesting Preliminary LSD approval to construct a 13,800 SF commercial building with associated parking and drives. Currently proposed to be 77% retail, and 23% restaurant.

CURRENT ZONING: C-2 General Commercial-the proposed development meets the current zoning.

CITY WARD: 1- Gene McCartney, Amber Ibarra

FLOODPLAIN: No

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

Water: Tontitown Water, existing 8" waterline

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

L Saw Center is requesting Preliminary LSD approval to construct a 13,800 SF commercial building with associated parking and drives. Currently proposed to be 77% retail, and 23% restaurant.

The lots are part of the Venezia Piazza Phase 2 plan, Lot 6 and Lot 7b. Recently Gerber Collision LSD was approved on Lot 7a.

The applicant is requesting a waiver from the building articulation requirements for the south side of the building that faces Hwy. 112:

- Waiver from Chapter 152.151 (E)(5) Wall articulation. Buildings shall avoid long uninterrupted façade planes and/or blank walls. All commercial, institutional, triplex, quadplex, and multi-family buildings with facades greater than 50 feet in length shall incorporate wall plane projections or recess that are at least two feet deep. Projections/recess must be at least 25% of the length of the façade. No uninterrupted length of a façade may exceed 50 feet in length.

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.

According to the applicant's waiver request: "The configuration of Lot 6 and 7b, with respect to the subdivision's infrastructure, strongly suggests any proposed building frontage to face north along the subdivision private road. The proposed site layout for this development does show the building frontage to face north to take full advantage of the subdivision's infrastructure. The proposed development faces constraint with the proposed site layout due to the northern, western, and eastern facades of the proposed building being visible from the public realm. The northern, western, and eastern facades currently meet the City's development code, but the southern façade is out of compliance due to being visible from S. Maestri Road. Measures have been taken in the proposed landscape plan to provide vegetative screening on this southern façade from S. Maestri Road."

Staff asked for further clarification due to a conversation regarding if the applicant intended to request to waive all of Chapter 152.151 (E), or just the façade articulation portion, and received the following via email "I've talked to the applicant about this, and he's going to get the architectural elevation revised to show that southern facade to have brick to match the rest of the building. I'll send your way as soon as I receive it. He also wanted me to mention that the HVAC condensing units that will be ground mounted on the southern facade will have a metal panel screening. This will be reflected in the new architectural elevations. Please let me know if you have any further questions or concerns."

The applicant has provided a revised waiver request to clarify that the southern façade will be brick material.

Section 152.026 Waivers (B)

(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.

Staff's Response: This is an unusual site, as the building has street frontage (visible from the public way) on three full sides.

(b) That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Staff's Response: Imposing this full requirement would reduce the size of the building the applicant is able to place on this site.

(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.

Staff's Response: Granting this waiver will not be detrimental to the public health, safety, and welfare, or be 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.

Staff's Response: As the applicant has agreed to use the same brick material found on the remainder of the building, the landscaping has been arranged along the southern property line to break up the façade visually, and the applicant is fully meeting the Tontitown code on all other sides of this building, granting this waiver will not prevent the orderly development of other land in the area.

Additionally, when the lot to the south (Lot 7B) is developed, it is expected that some of the south side of this building will be less visible.

The current elevation drawings submitted do not yet show the material changed to brick, the revised elevations shall be required to be submitted to the Planning Office prior to construction.

STAFF RECOMMENDATION:

Based on the building all being constructed with the same material, the other three sides of the building fully meeting Tontitown Code, and the arrangement of the landscaping on the southern property line, staff recommends approval of this waiver from Chapter 152.151 (E)(5) for the building articulation requirements for the south side of the building that faces Hwy. 112. with conditions.

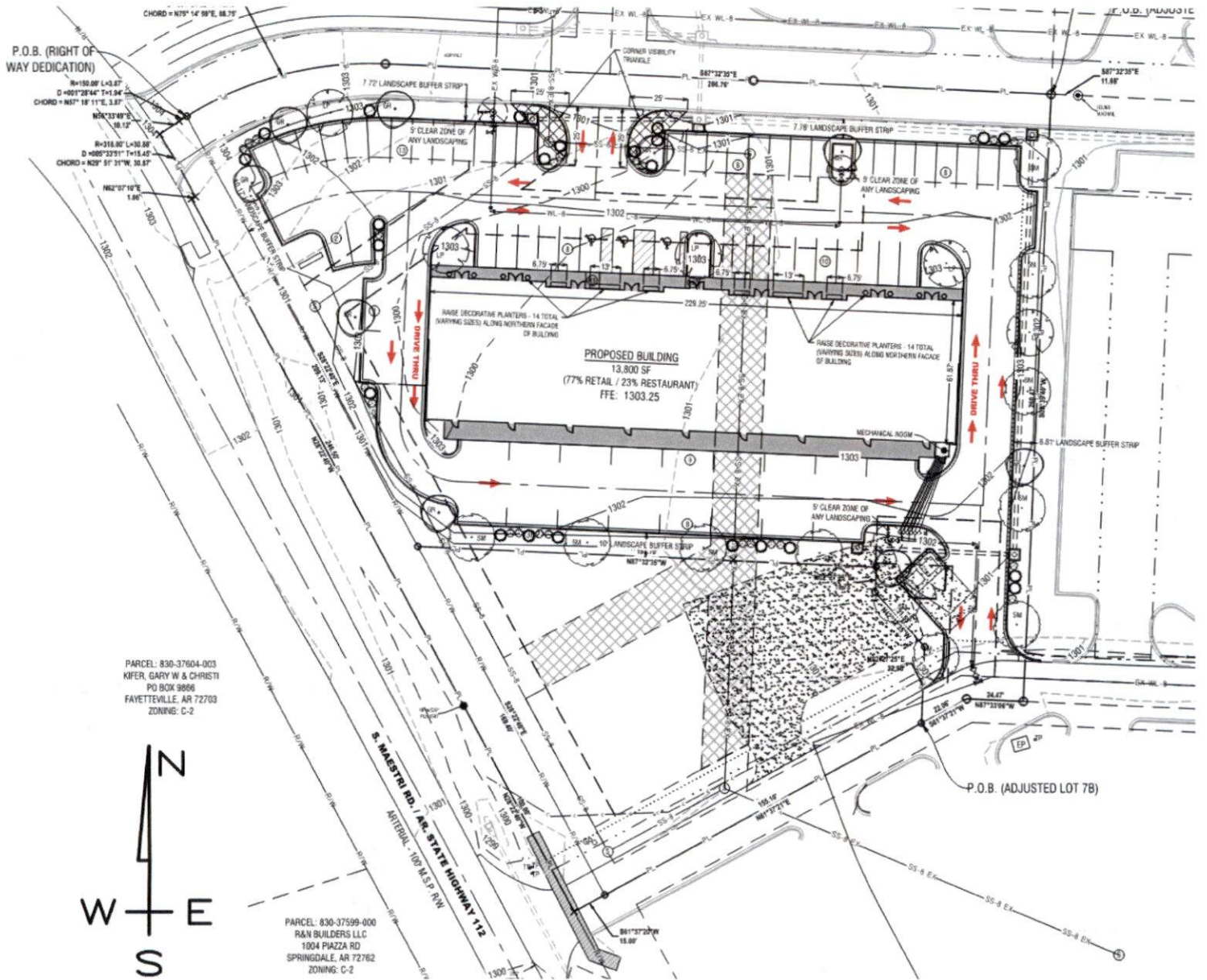
CONDITIONS RECOMMENDED FOR APPROVAL:

1. Revised elevations, showing brick materials on the south façade, shall be required to be submitted to the Planning Office prior to construction.

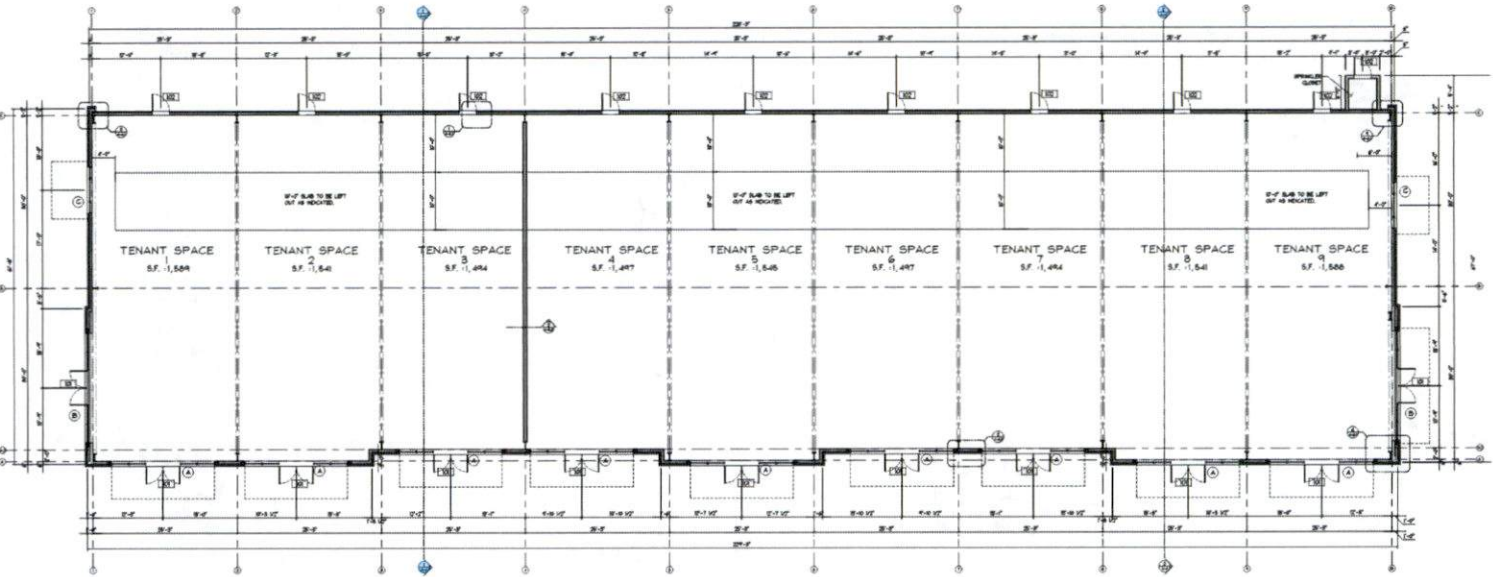
Site location:



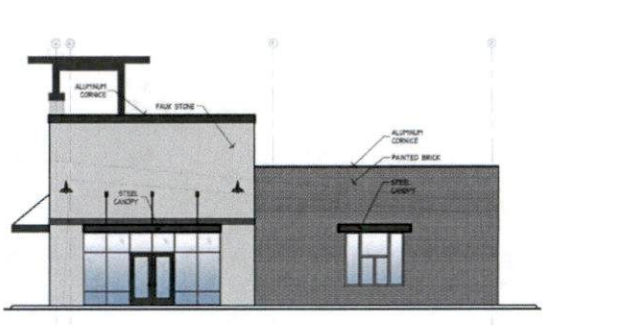
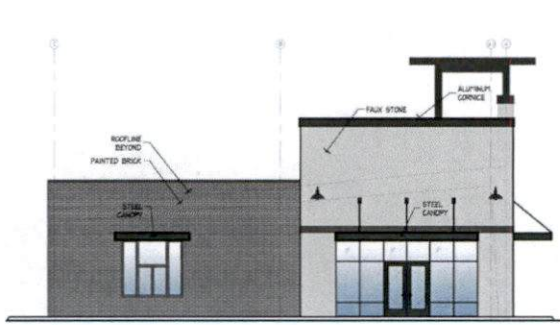
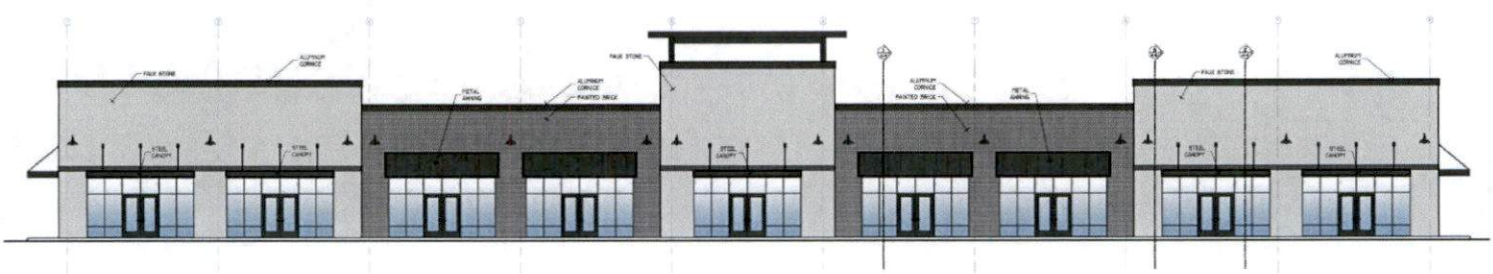
Site Layout:



Building footprint:



Building façade:



PRELIMINARY
NOT FOR
CONSTRUCTION



JORGENSEN
+ASSOCIATES
Civil Engineering • Land Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

April 22, 2022

City of Tontitown
235 E Henri de Tonti Blvd
Tontitown, AR 72762

Attn: Planning Department
Re: L Saw Center Large Scale Development – Waiver Narrative **(Amended)**

To Whom It May Concern,

Please let this letter serve as a narrative to accompany the submission of a waiver request as it relates to L Saw Center Large Scale Development Located in the City Limits of Tontitown. More specifically this waiver request pertains to City of Tontitown Code – Chapter 152, Section 151, Subsection E, Part 5. We are requesting this section of code be waived as a requirement to this large scale development on the proposed building's southern facade. The included architectural elevation currently shows the southern facade to be architectural ribbed metal paneling, but this is being revised to be brick to match the front and sides of the building.

This proposed development is located on current lots 6 & 7B of Venezia Piazza Addition, which is a commercial subdivision that's located along S. Maestri Rd. (Ar. State Hwy. 112). The configuration of Lots 6 & 7B with respect to the subdivision's infrastructure strongly suggest any proposed building frontage to face north along the subdivision private road. The proposed site layout for this development does indeed show the building frontage to face north to take full advantage of subdivision's infrastructure. This proposed development faces constraint with the proposed site layout due to the northern, western, & southern facades of the proposed building being visible from a public realm. Northern, western, & eastern facades currently meet the City's development code, but the southern facade is currently out of compliance due to not having the required wall articulations as specified in City of Tontitown Code – Chapter 152, Section 151, Subsection E, Part 5, and being visible from S. Maestri Rd. Measures have been taking in the proposed landscape plan to provide vegetative screening on this southern facade from S. Maestri Rd.

It's important to also mention that current lots 6 & 7B have been adjusted as to have the entire L Saw Center Large Scale Development be on lot 6, and lot 7B is now south of the L Saw Center Large Scale. This adjustment (Property Line Adjustment) has been reviewed & approved by city staff. It's now ready to be signed and filed with Washington County. This adjustment sets up lot 7B to be developed, and more importantly provide further screening on the southern face of the L Saw Center that is the subject of this waiver request.

Please don't hesitate to contact me regarding any questions or concerns that you may have about this waiver request.

Sincerely,

Dillon B. Bentley

Dillon B. Bentley, P.E.
Project Engineer



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **April 26, 2022**
Project: **Willow Trace Pre-Plat**
Planner: Courtney McNair, Garver

PLANNING COMMISSION AGENDA ITEM

3

PRELIMINARY PLAT REQUEST

Located at 664 Kelly Road

Parcel # 830-37962-000

SUMMARY: Willow Trace is requesting Preliminary Subdivision Plat approval for 64 residential lots on 20.31 acres (Total of 67 lots, with 3 unbuildable).

CURRENT ZONING: R-4 Residential, max 4 units per acre, min lot size 8,000 SF

CITY WARD: 3- Penny Baskin, Tim Burress

FLOODPLAIN: No

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

Water: Tontitown Water, 8-inch existing along Kelly Ave.

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Willow Trace is requesting Preliminary Subdivision Plat approval for 64 residential lots on 20.31 acres (Total of 67 lots, with 3 unbuildable).

This property was rezoned at the August 31, 2022, Planning Commission from R3 to R4. At that meeting, the applicant stated that they would provide a Bill of Assurance limiting the number of lots that would be on this site. This document will need to be referenced on the subdivision plat. The current Bill of Assurance states that this site is limited to 63 buildable lots, however, the minutes from the August 31, 2021, Planning Commission meeting indicate that 64 lots were allowed. The applicant is currently showing 64 buildable lots. As this was the number of lots discussed and approved at the time of rezoning, the Bill of Assurance may be amended to show a maximum of 64 buildable lots.

The applicant also requested, and received several waivers:

- Waiver from 90.400.2, Alignment- to allow for a decrease in curve radius from 100' to 52'.
- Waiver from Drainage Criteria Manual 1.3.2.1- to allow for a decrease in the minimum pipe slope required from 0.5% to 0.2% pipe slope for the site and bypass drainage system.
- Waiver from Drainage Criteria Manual 3.3.2- to allow zero drop across drainage structures
- Waiver from 152.144 K.4.E- to allow trees to be planted in each yard, rather than in the green space between the street and sidewalk.
- Waiver from Drainage Criteria Manual- to allow the 10-year Hydraulic Grade Line (HGL) to be closer than 2-feet to the ground.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water- According to the Water System information, there is an existing 8-inch water line along the south side of Kelly Avenue. The applicant plans to perform a street cut and connect to this existing main line. Extensions to allow for future connections are proposed on the east and west sides of the development.

Electric: Ozarks Electric-OECC provided comments regarding the location of required road crossings. They also stated that as long as all of the building setback lines are also utility easements, they will not need additional utility easements.

Sewer/Septic: Sewer- this project proposes to connect to the City of Tontitown sewer system. There is an existing sewer line on the south side of Kelly Avenue. The applicant plans to connect to this line and is providing a future connection to the east.

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 will need to provide a SWPPP prior to grading on site. This will be reviewed by the City Engineer. All stormwater erosion control measures shall be installed prior to construction. A grading plan showing erosion control measures was provided.

Police:

Tontitown Police submitted no comments.

Fire:

This project proposes to utilize residential sprinkler systems for each home. The Fire Marshal has reviewed the location of the proposed hydrants and the additional fire access road and finds them sufficient. The fire access road shall be required to support 75,000lbs in all weather conditions and shall be maintained by the POA. This road is not to be accepted as a City Street.

Drainage:

The applicant submitted a drainage report for review. This has been reviewed by the City Engineer and there are additional comments to be addressed. All remaining, and any additional comments shall be addressed prior to Construction Plan approval.

Streets:

This project is proposing only one (1) entrance to be located off Kelly Avenue. Typically, subdivisions with more than 30 lots are required to provide two (2) or more entrances, however, as these residences will each have a residential sprinkler system, only one (1) entrance is acceptable.

Code also states that cross access should be provided to adjacent properties but gives the Planning Commission discretion on the location of the required cross access.

"152.144 Streets (E) *Street stubs*. Wherever a proposed development abuts un-platted land or a future development phase of the same development, street stubs shall be provided as deemed necessary by the Planning Commission to provide access to abutting properties or to logically extend the street system into the surrounding area. All street stubs shall be provided with temporary turn-around or cul-de-sacs unless specifically exempted by the City Engineer or Planning Commission, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land."

There is one (1) stub out to the west as the Planning Commission previously determined that the applicant would not be required to provide a connection to the east, or additional connections to the west. The property to the north is fully designed and approved for a residential subdivision that did not provide a stub out connection to the south, so there is not a connect available to the north.

PLANNING:

A Landscape plan has been submitted that shows street trees along Kelly Avenue. One of the approved waivers was to allow trees to be planted in each yard, rather than in the green space between the street and sidewalk. The required front yard trees shall be required to be installed prior to the individual Certificates of Occupancy are granted. Trees in the common areas (detention and easement lots) will be the responsibility of the applicant to install.

Sidewalks are appropriately provided on the interior streets, and the trail section is shown along Kelly Avenue. Sidewalks along the common areas shall be the responsibility of the applicant to install. This is noted on the plat.

Residential developments are required to dedicate land for a Park Dedication or provide a fee in lieu of for the Parks and Trails Development Fund. The applicant has indicated they wish to pay the fee in lieu. This fee shall be paid prior to the Final Plat being signed.

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 Willow Trace Preliminary Subdivision Plat with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. The Bill of Assurance shall be amended to show a maximum of 64 buildable lots per the rezoning approval on August 31, 2021 (City Council ratification on September 7, 2021), or the number of buildable lots shall be reduced to 63 per the currently filed Bill of Assurance.
2. Conditions approved with waivers shall apply.
3. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
4. Address all comments provided by Ozarks Electric.
5. The SWPPP shall be completed and posted on site prior to construction.
6. All stormwater erosion control measures shall be installed prior to construction.
7. The fire access road shall be required to support 75,000lbs in all weather conditions and shall be maintained by the POA.
8. The required front yard trees shall be required to be installed prior to the individual Certificates of Occupancy are granted.

WILLOW TRACE

A PRELIMINARY PLAT

A SUBDIVISION IN THE CITY OF TONTITOWN, AR

KELLY AVENUE

Contact Information:

DEVELOPER / PROPERTY OWNER:
Parcel # 830-37962-090
INFAS CORPORATION INC.
664 KELLY AVE
TONTITOWN, ARKANSAS

DEVELOPER:
Parcel # 830-37962-090
TRI STAR CONTRACTORS
P.O. BOX 219
SILOAM SPRINGS, ARKANSAS 72761
479.238.1088

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Terry Gung, P.E.
Swope Engineering
7 Hatched Circle
Rogers, Arkansas 72758
479.877.7388 office

City of Tontitown - Engineering Department
Attn: Chris Buntin, City Engineer
2048 E Joyce Blvd
Fayetteville, AR 72703
Ph: 479-566-9760
cbuntin@cityengineers.com

City of Tontitown - Stormwater
Attn: Philip Arends
PO Box 127
Tontitown, AR 72770
Ph: 479-363-9213

City of Tontitown - Planning Department
Attn: Megan Thomas
PO Box 365
Tontitown, AR 72770
Ph: 479-363-9210

City of Tontitown - Fire Department
Attn: Todd Whitloman
141 S. E. Zappa St.
Tontitown, AR 72770
Ph: 479-438-3578

City of Tontitown - Street Department
Attn: Scott Ardenmagn
PO Box 365
Tontitown, AR 72770
Ph: 479-363-9210

City of Tontitown - Water Department
Attn: James Clark
PO Box 127
Tontitown, AR 72770
Ph: 479-363-9216

City of Tontitown - Electric Department
Attn: Ozarka Electric
406 W. Emma Ave.
Springdale, AR 72764
Ph: 479-521-2900

City of Tontitown - Wastewater Department
Attn: James Clark
PO Box 127
Tontitown, AR 72770
Ph: 479-363-9216

CITY OF TONTITOWN MAYOR
235 East Hunt Dr Tontitown, AR 72762
CONTACT: Gene McCartney
mayor@tontitown.gov
(479)-361-2700

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL FOR THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4; THENCE ALONG THE SOUTH LINE OF SAID FORTY, N 87°19'11" W, 383.56 FEET TO A COTTON SPINDLE; THENCE LEAVING SAID SOUTH LINE, N 87°19'11" E, 238.17 FEET TO A FOUND IRON PIN; THENCE N 86°58'54" W, 183.82 FEET TO A FOUND IRON PIN; THENCE N 87°38'19" E, 246.79 FEET TO A FOUND IRON PIN; THENCE N 87°21'32" W, 227.75 FEET TO A 1/2" SET IRON PIN; THENCE N 82°25'31" E, 839.34 FEET TO A FOUND IRON PIN; THENCE S 87°37'00" E, 786.61 FEET TO A FOUND IRON PIN FOR THE NE CORNER OF THE SW 1/4 OF THE SE 1/4; THENCE S 87°03'42" W, 1323.49 FEET TO THE POINT OF BEGINNING, CONTAINING 30.31 ACRES, MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

KELLY AVENUE RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL FOR THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4; THENCE ALONG THE SOUTH LINE OF SAID FORTY, N 87°19'11" W, 383.56 FEET TO A COTTON SPINDLE; THENCE LEAVING SAID SOUTH LINE, N 87°19'11" E, 37.49 FEET TO A 1/2" SET IRON PIN; THENCE S 87°24'30" E, 384.29 FEET TO A 1/2" SET IRON PIN; THENCE S 87°03'42" W, 38.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.34 OF AN ACRE, MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

Certificate of Preliminary Survey Accuracy

I, _____, hereby certify that this plat correctly represents a boundary survey made by me and all measurements shown herein actually exist and their location, size, type and material are correctly shown.

Date of Execution: _____
Registered Land Surveyor
State of Arkansas Registration No. _____

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: _____
Chairman, City of Tontitown Planning Commission

Certificate of Preliminary Engineering Accuracy

I, _____, hereby certify that this plan correctly represents a plan prepared 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. _____

Utility Information:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNOX
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72445
PH: (479) 333-7065
JOSHUA.KNOX@BLACKHILLS.ENERGY.COM

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 72761
PH: 479-442-1967 (SCOTT)
PH: 479-442-1817 (LAYNE)
58751@ATT.COM
LRT59@ATT.COM

CENTURYTEL PHONE COMPANY
2601 WALKERS ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH
6901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 717-3796
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 819
HARRISON, AR 72602
DOUG.MEARS@AR.DOT.GOV

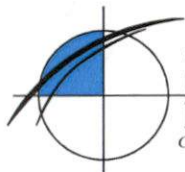
ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4515 W. MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 129
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLEC.COM

- NOTES:
- THERE ARE NO KNOWN WETLANDS ON THIS SITE.
 - THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
 - THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
 - THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS.
 - THERE ARE NO KNOWN DECEASED MINERAL, GAS, AND OIL RIGHTS AND REGISTRY RECORDING INFORMATION.
 - THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS ON THIS PROPERTY.
 - 120 SPRINKLER SYSTEM IS REQUIRED FOR ALL HOMES.
 - ALL COMMON LOTS TO BE MAINTAINED BY POA.
 - SUBDIVISION COVENANTS SHALL REQUIRE A FRONT-YARD TREE ON EVERY LOT. THIS REQUIREMENT IS SUBJECT TO INTERNAL SUBDIVISION STREET STREET CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL TREE IS INSTALLED.
 - THERE ARE NO KNOWN PREVIOUS OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.

CAUTION

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO WARRANTY THAT THE INFORMATION IS CORRECT OR COMPLETE. THE SURVEYOR MAKES NO WARRANTY THAT THE INFORMATION IS CORRECT OR COMPLETE. THE SURVEYOR MAKES NO WARRANTY THAT THE INFORMATION IS CORRECT OR COMPLETE.



SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

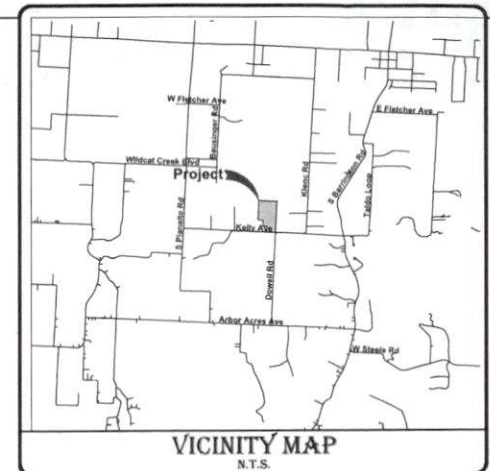


THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL, HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE



PP##-####
DATE: APRIL 04, 2022
REVISED: 04/04/2022



CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	Cover Sheet
C1.1	All General Notes
C2.0	Overall Preliminary Plat
C2.1	Preliminary Plat
C2.2	Preliminary Plat & Curve Table
C3.0	Erosion Control Phase 1 & Demo Plan
C3.1	Erosion Control Phase 2
C3.2	Erosion Control Details
C3.3	Erosion Control Details
C4.0	Grading Plan
C5.0	Utility Plan
C6.0	Storm Plan & Profile Sheet 1
C6.1	Storm Plan & Profile Sheet 2
C6.2	Storm Plan Profile Sheet 3
C7.0	Roads Plan & Profile Sheet 1
C7.1	Roads Plan & Profile Sheet 2
C8.0	Offsite Sanitary Plan & Profile
C8.1	Offsite Sanitary Plan & Profile
C8.2	Sanitary Plan & Profile 1
C8.3	Sanitary Plan & Profile 2
C8.4	Sanitary Plan & Profile 3
C10.0	Roadway and Signage Details
C10.1	Storm Drainage Details
C10.2	TWSC DETAILS
C10.3	TWSC DETAILS

REVISION LIST

Δ	TITLE	DATE	NOTES
Δ-1	RE-1	11/01/2021	1st SUBMITTAL
Δ-2	RE-2	12/09/2021	2nd SUBMITTAL
Δ-3	RE-3	04/04/2022	3rd SUBMITTAL
Δ-4	RE-4	4-4-20	
Δ-5	RE-5	4-4-20	
Δ-6	RE-6	4-4-20	

FLOOD INFORMATION

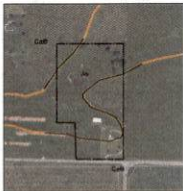
This property lies in Zone "X" (Special Flood Hazard Area Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05043C004F, effective June 16, 2008.

C1.0

LOT	AREA	FRONTAGE
1	13809	85.96
2	11162	75.68
3	11204	73.68
4	13822	84.187.02
5	10847	86.47
6	8798	72.63
7	83115	175.94
8	8281	77.32
9	8000	72.73
10	8000	72.73
11	8001	72.73
12	8001	72.73
13	8001	72.73
14	8002	72.73
15	14301	86.75
16	12669	47.02
17	8006	72.79
18	8001	72.74
19	8001	72.74
20	8001	72.74
21	8001	72.74
22	8006	72.79
23	13763	48.82
24	13825	47.37
25	8004	72.73
26	8000	72.73
27	8000	72.73
28	8000	72.73
29	8000	72.73
30	8000	72.73
31	8000	72.73
32	8000	72.73
33	8000	72.73
34	8333	77.69
35	11883	107.48
36	12468	70.06
37	12468	70.06
38	12441	70.06
39	15145	93.96
40	8768	82.212.12
41	8196	74.51
42	8196	74.51
43	8196	74.51
44	8196	74.51
45	8196	74.51
46	8196	74.51
47	8877	88.89 / 117.44
48	11164	114 / 121.29
49	9434	85.76
50	9434	85.76
51	9434	85.76
52	10833	110.63/121.26
53	10938	121.52/12.48
54	9434	85.76
55	9434	85.76
56	9434	85.76
57	11196	121.52/114.4
58	11222	114.53/121.2
59	9434	85.76
60	9434	85.76
61	9434	85.76
62	11101	113.07/121.26
63	11293	121.52/114.81
64	9434	85.76
65	9434	85.76
66	9434	85.76
67	11245	121.52/114.83

Soil Types

Cut = Captive Soil from 1 to 2 percent slopes
J = Johnsonville soil from 2 to 3 percent slopes



PROJECT ENGINEER

TREY SWOPE, P.E.
Swope Engineering
7 Highland Circle, Suite 210
Rogers, Arkansas 72776
479.685.5399 office

MISCELLANEOUS INFORMATION

BASE OF MAP:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83, 3" FOUND IRON PIN - NE
CORNER SW 1/4 SEC 11, T-17-N, R-31-W, CONVERGENCE ANGLE
-06°19'31". COMBINED SCALE FACTOR: 0.99999508.

NOTES:
ALL COMMON AREAS SHALL BE MAINTAINED BY POA.
SEWERAGE SHALL BE ADJACENT TO ALL COMMON AREAS SHALL BE
CONSTRUCTED PRIOR TO FINAL PLAT APPROVAL.
STREET TREES TO BE SPACED BY APART.
STREET TREES TO BE PLANTED 3' FROM TRAIL.
SIGHT DISTANCES, SAFE SIGHT DISTANCES AT INTERSECTIONS AND
POINTS OF ACCESS MUST BE MAINTAINED. NO LANDSCAPING SHALL
CONSTITUTE A HAZARD OR TRAFFIC, INCLUDING, BUT NOT LIMITED
TO, LANDSCAPING LOCATED WITHIN THE SIGHT TRIANGLE OF AN
INTERSECTION.
REPLACEMENT VEGETATION PLANTED OR PRESERVED ACCORDING
TO AN APPROVED PLAN SHALL REMAIN ALIVE FOR A MINIMUM OF
THREE YEARS FROM THE DATE OF CERTIFICATE OF OCCUPANCY.
VEGETATION THAT IS PLANTED OR PRESERVED THAT DOES NOT
REMAIN ALIVE FOR THREE YEARS SHALL BE REPLACED WITH
EQUIVALENT VEGETATION. PRESERVED TREES FOR WHICH CREDIT
WAS AWARDED, BUT WHICH SUBSEQUENTLY DIE, SHALL BE
REPLACED ACCORDING TO THE TREE PRESERVATION CREDIT
TABLE.

LANDSCAPE LEGEND:

Symbol	City	Botanical	Common	Size	Shade, Ornamental Plant Height At Maturity
1	Quercus phellos	White Oak	2" caliper	Shade	40-50 feet

1. FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED FOR INDIVIDUAL
RESIDENCES UNTIL THE REQUIRED TREE IS PLANTED WITHIN THE FRONT YARD
ADJACENT TO THE STREET.
2. THE REQUIRED TREES SHALL MEET CITY OF TONTOWN STANDARDS FOR INSTALLATION
AND SIZE.



PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS	UTILITY SYMBOLS	BATCHES
PROPERTY LINE OWNER'S PROPERTY LINE CENTERLINE OF ROAD RIGHT-OF-WAY FENCE ACCESS EASEMENT BUILDING SET BACK UTILITY EASEMENT CURB AND GUTTER ASPHALT PAVEMENT RETAINING WALL FENCE CORNER POST STONE STONE STATE MONUMENT RETAINING ALUM. MONUMENT RETAINING COTTON SPINDLE SET FOUND FOR WALL WALL-BUILDING BRIDGE BENCH MARK (ELEV.)	FLARED END SECTION DRAINAGE AREA INLET JUNCTION BOX GRATE INLET SEWER SERVICE SEWER SERVICE WATER VALVE WATER SERVICE WATER METER POWER POLE LIGHT ELECTRICAL BOX TELEPHONE PNEUMATIC GAS METER	ASPHALT CONCRETE FLOOR GRAVEL POND

THIS LEGEND MAY OBTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT HERE

OVERALL PRELIMINARY PLAT - LANDSCAPE PLAN







WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
WILLOW ROAD
TONTOWN, AR



DATE	12/8/2021	BY	TREY
DATE	12/8/2021	BY	TREY
DATE	12/8/2021	BY	TREY
DATE	12/8/2021	BY	TREY

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
OFFSETS PROPERTY LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
ACCESS EASEMENT
BUILDING SET BACK
UTILITY EASEMENT
CURB AND GUTTER
ASPHALT PAVEMENT
① SET/FOUND REBAR
② SET/FOUND NAIL
③ FENCE CORNER POST
④ FOUND STONE
⑤ STATE MONUMENT
⑥ SET/FOUND ALUM. MONUMENT
⑦ SET/FOUND COTTON SPINDLE
▽ SET / FOUND PK NAIL
▲ RAILROAD SPIKE
⑧ RANCH MARK BY (S.E.)

- | UTILITY SYMBOLS | HATCHES |
|-----------------------|---|
| FLARED END SECTION |  ASPHALT |
| CURB INLET |  CONCRETE |
| AREA INLET |  ASPHALT TAPER |
| JUNCTION BOX |  WHITE STRAPPING |
| GRATE INLET |  GRAVEL |
| SANITARY SEWER |  POND |
| SEWER SERVICE | |
| FIRE HYDRANT ASSEMBLY | |
| WATER VALVE | |
| WATER SERVICE | |
| WATER METER | |
| POWER POLE | |
| LIGHT | |
| ELECTRICAL BOX | |
| YARD GROUND | |
| TELEPHONE PEDESTAL | |

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT



□

GRAPHIC SCALE

0 40'

1/4" = 10'

Phil Swope, P.E. / P.S.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.6399 office

SOUTH POINTE PHASES 3-5

PARCEL 0830-37961-000
HAMPTON HOLDINGS LLC
PO BOX 1120
TONTITOWN, AR 72779
ZONING R-3

NE CORNER
SW $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 11
T-17-N, R-31-W

N:671967.60
E:647875.85

N:
E:
FIP BENCHMARK ELE = 120
Convergence \angle :
Combined Scale Factor:

PRELIMINARY PLAT
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR



SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

NAME	TREY
PHONE	21-166

12/8/2021 PP89-8479

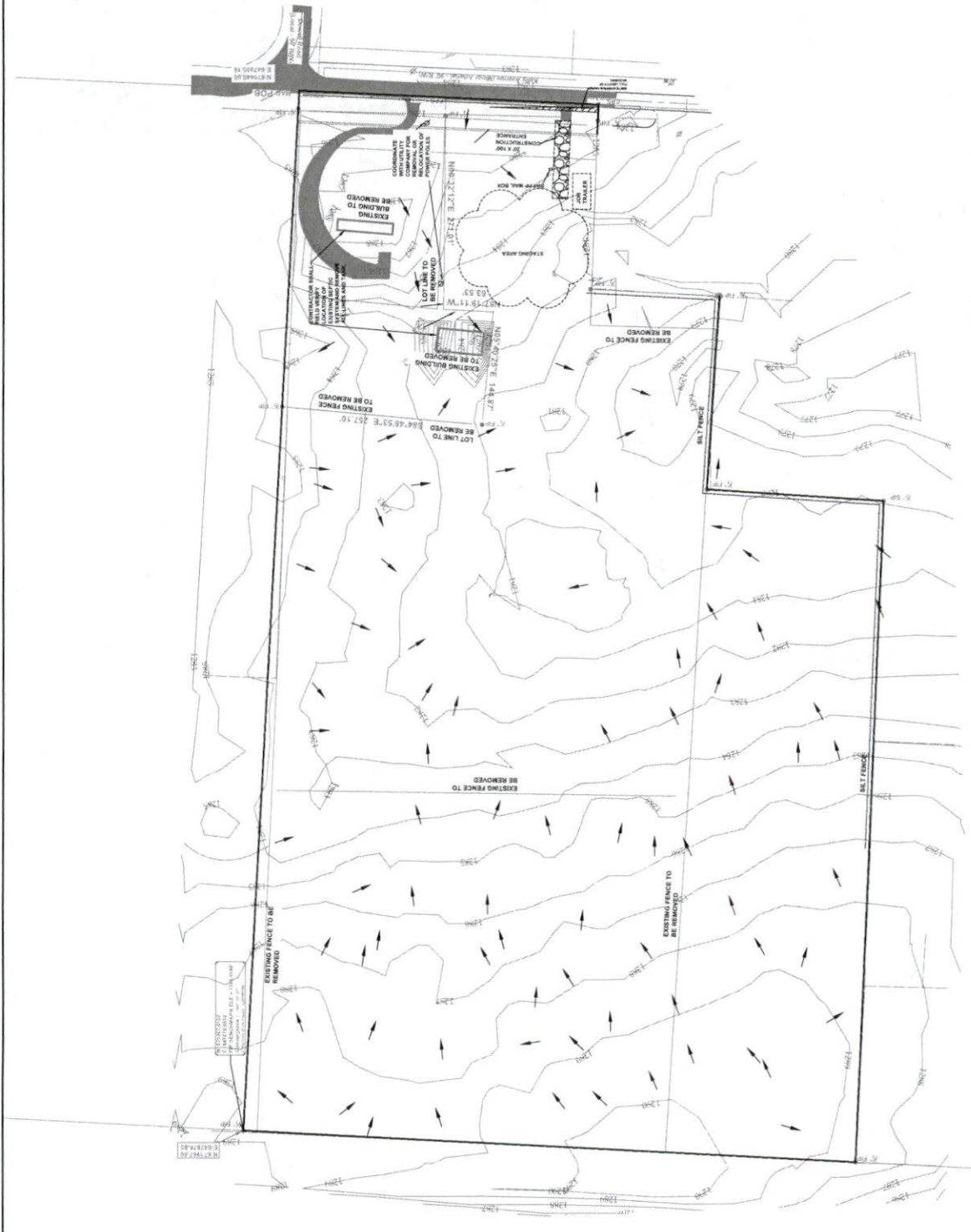
www.ck12.org

21-166PR.DWG

Copyright © 2004 John Wiley & Sons, Ltd.

C9 1

02.1



EROSION CONTROL LEGEND

FEATURE LINES

- IN FENCE
- LIMITS OF RESTRAINT
- TEMPORARY CONTOUR
- ENTRANCE
- MINOR CONTOUR
- MAJOR CONTOUR
- EXISTING MAJOR CONTOUR

SYMBOLS

- EROSION CONTROL
- SLOPE PROTECTION
- ROCK
- COCK
- DAM
- SLOPE ARROW
- TEMPORARY CONTOUR
- ENTRANCE
- WATTLE

MATTERIES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- SHAVEL
- POND

PROJECT ENGINEER
 Fred Swapp, P.E. / P.S.
 Swapp Engineering
 7 Habbert Circle, Suite 210
 Rogers, Arkansas 72756
 479.683.6299 office

EROSION CONTROL LEGEND

FEATURE LINES

1/2" FENCE	STOCKPILE/STAGING AREA
LIMITS OF DISTURBANCE	TEMPORARY CONSTRUCTION
MAJOR CONTOUR	EXISTING MAJOR CONTOUR
MINOR CONTOUR	EXISTING MINOR CONTOUR

SYMBOLS

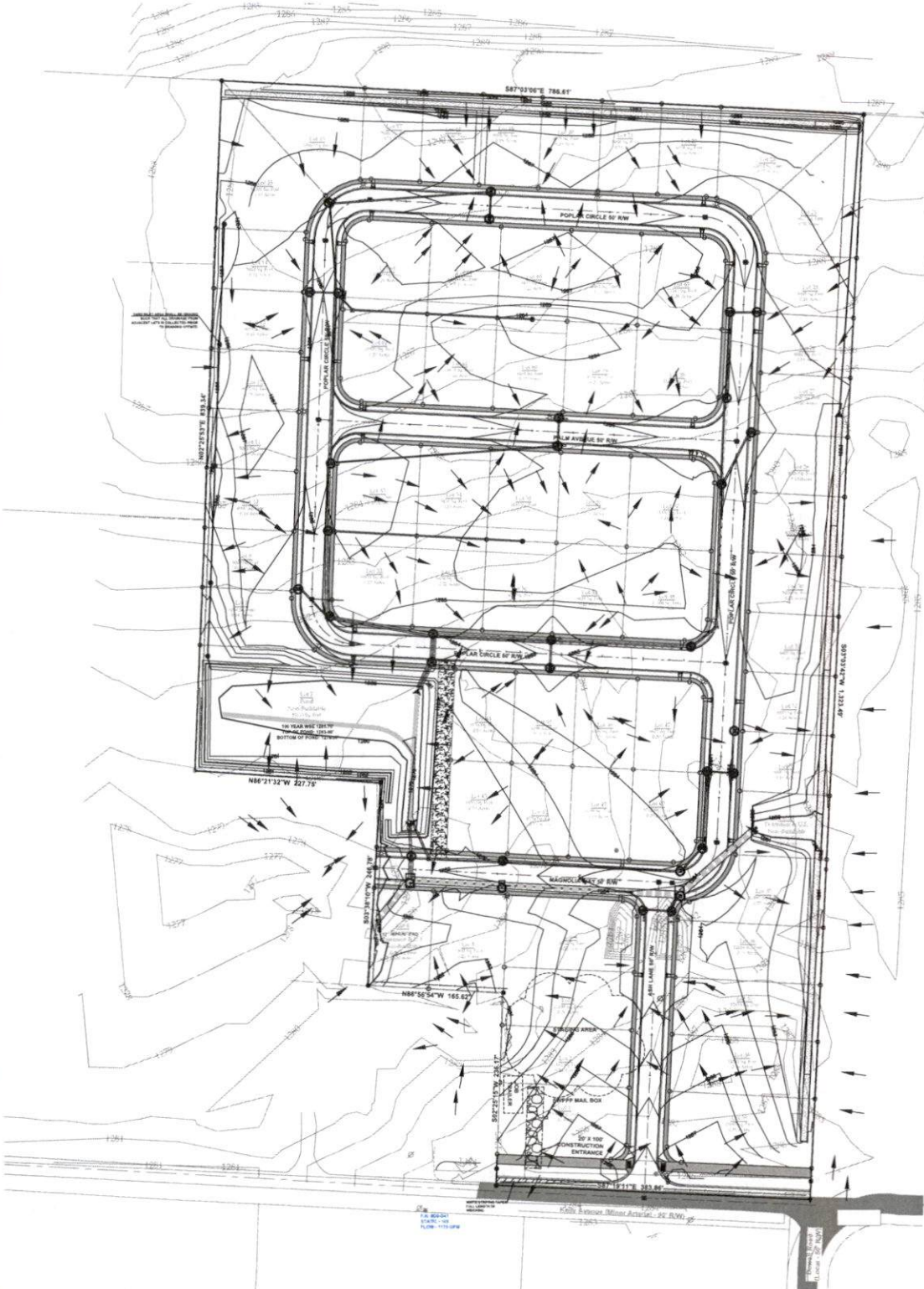
INLET	BATCHES
PROTECTION	ARMCHAIR
CHURN	COMB
WATTLE	FLUSH BOND
12" BRUSH PAD	GRAVEL
12" BRUSH PAD	GRAVEL

THIS LEGEND MAY VARY FROM SYMBOLS AND NOTATION SHOWN ON THE PLAN OR IN A SPECIFICATION



PROJECT ENGINEER

Paul Swope, P.E., P.S.
7000 S. Main St., Suite 210
Tomball, TX 77375
(281) 358-0888

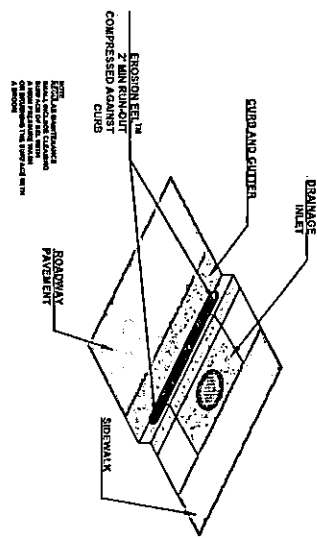
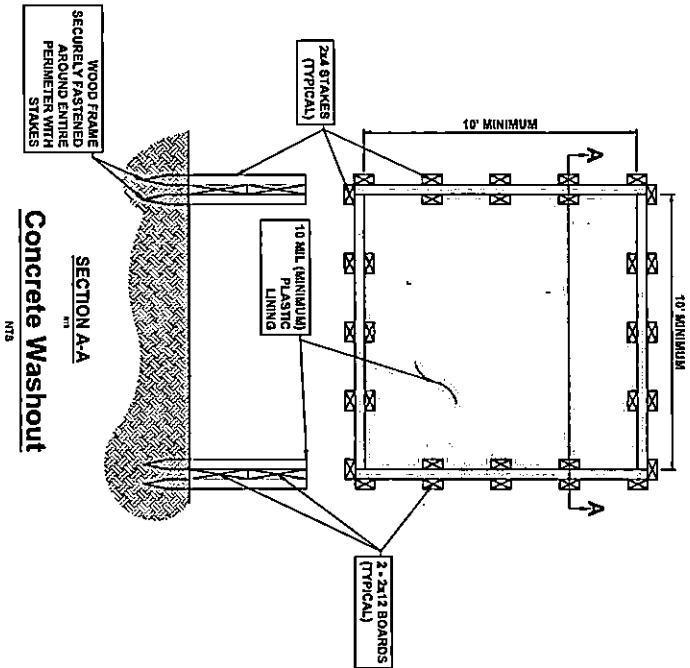
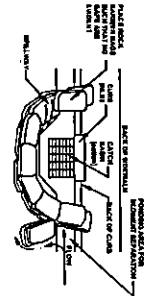
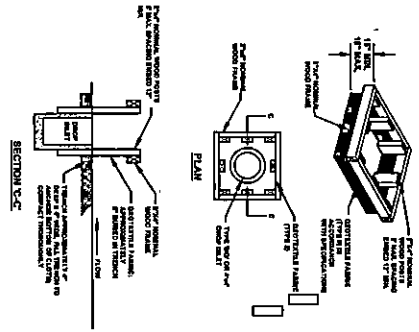


EROSION CONTROL PHASE 2

WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTTOWN, AR



C3.1	CASSY	21-166PE.DWG
12.5.2021	21-166PE.DWG	21-166PE.DWG



EROSION CONTROL DETAIL
N.T.S.

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET/FOUND PIN NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

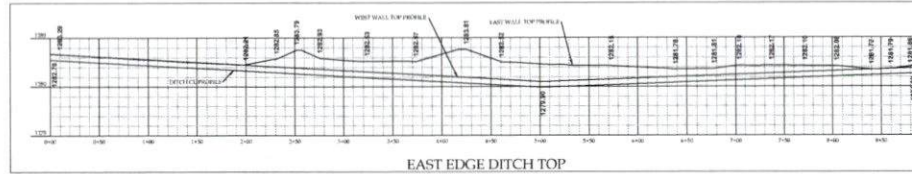
UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- ELECTRICAL BOX
- YARD DRAIN
- TELEPHONE PEDESTAL
- GAS METER

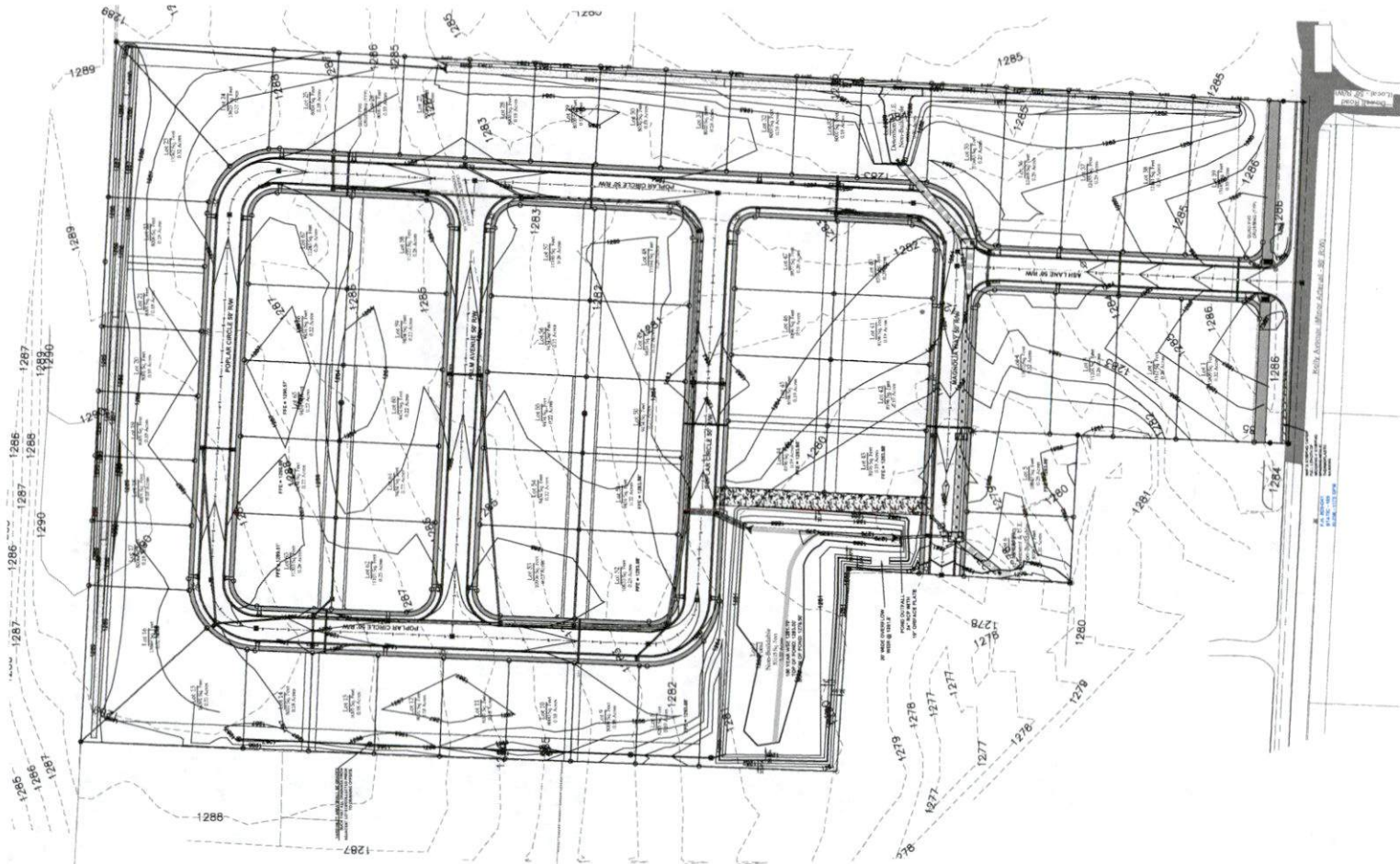
HATCHES

- ASPHALT
- CONCRETE
- GRAVEL
- POD

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



EAST EDGE DITCH TOP



PROJECT ENGINEER

Phil Swope, P.E./P.S.
Swope Engineering
7 Hobson Circle, Suite 210
Rogers, Arkansas 72758
479.686.5300 office



GRADING PLAN
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR



PROJECT	TREY	21-166
DATE	12/8/2021	PP09-0000
REVISION		
BY	21-166PL DWS	

C4.0

UTILITY PLAN LEGEND







































FEATURE LINES

	PROPERTY LINE
	OFF-SITE PROPERTY
	CENTRELINE OF ROAD
	RIGHT-OF-WAY
	FENCE
	ACCESS EASEMENT
	BUILDING SET BACK
	UTILITY EASEMENT
	CURB AND GUTTER
	ASPHALT PAVEMENT
	PIEDRANE STRIPING
	STORM PIPE

UTILITY LINES

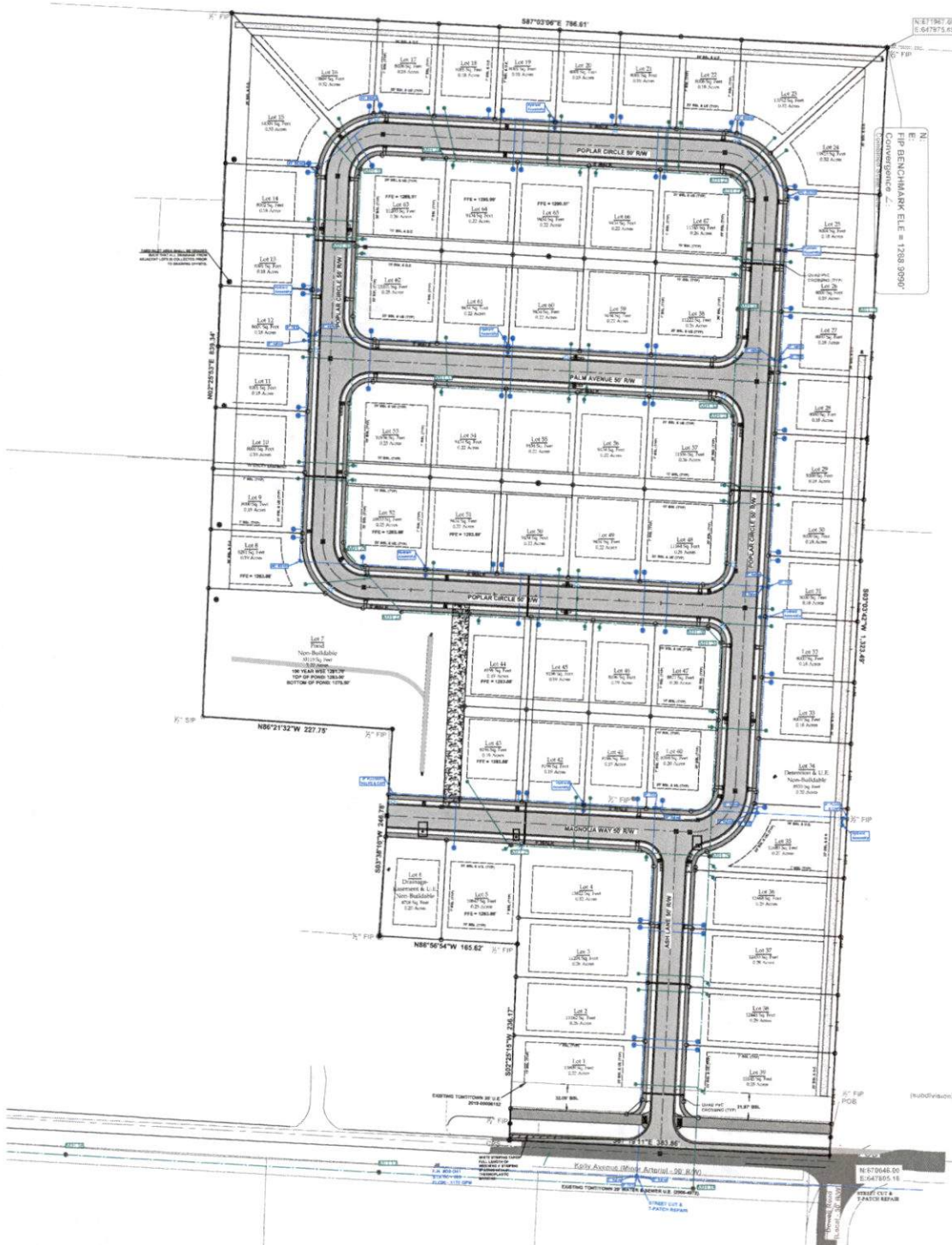
WATER LINE
OVERHEAD POWER LINE
SEWER LINE
FLOW LINE
GAS LINE
FIBER OPTIC
TELEPHONE LINE

STUDIES	MATCHES
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

	FLASHED LINE SECTION		ADAPT
	CLOSE INLET		CLASH
	AREA INLET		FLUSH
	ADJUNCTION BOX		FLUSH
	ON-TO INLET		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH
	SAFETY VALVE		FLUSH



THESE LISTS ARE NOT MEANT TO BE EXHAUSTIVE. IF YOU HAVE ANY OTHER SUGGESTIONS, PLEASE CONTACT THE POLICE DEPARTMENT AT 311.



METER SIZES
To accommodate NEMA 13B requirement

To accommodate NFPA 1201 requirements, all residential systems shall be 1".



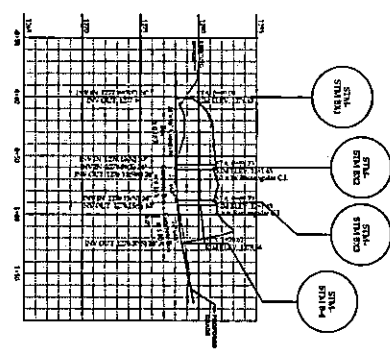
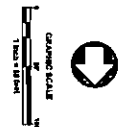
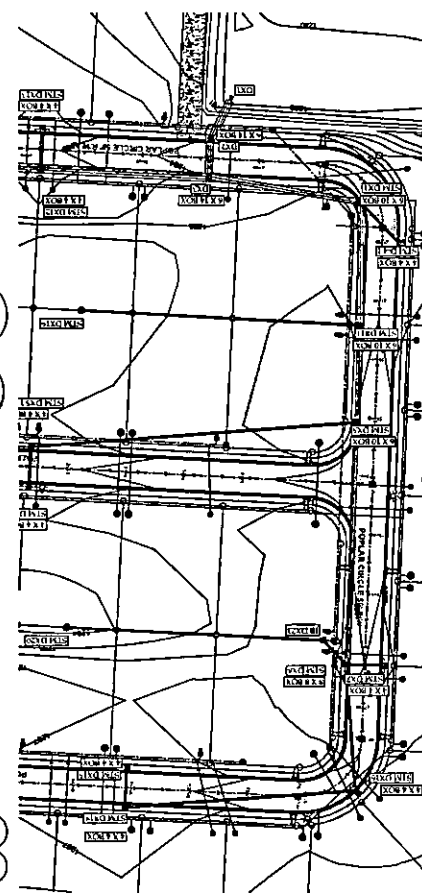
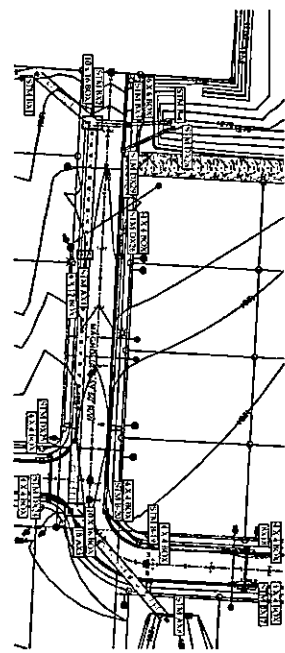
Know what's below.
Call before you dig

C5.0

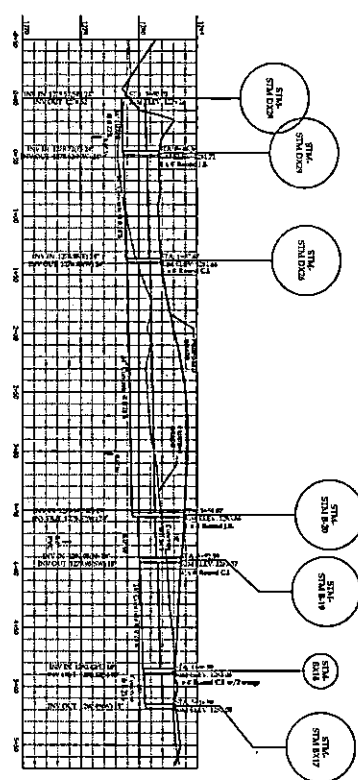


UTILITY PLAN
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR

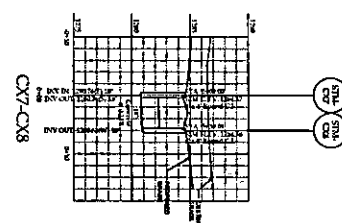




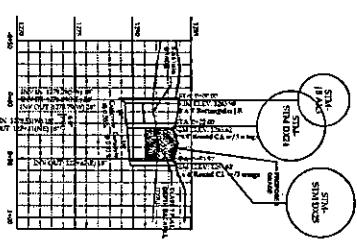
STM BX1-STM B-4



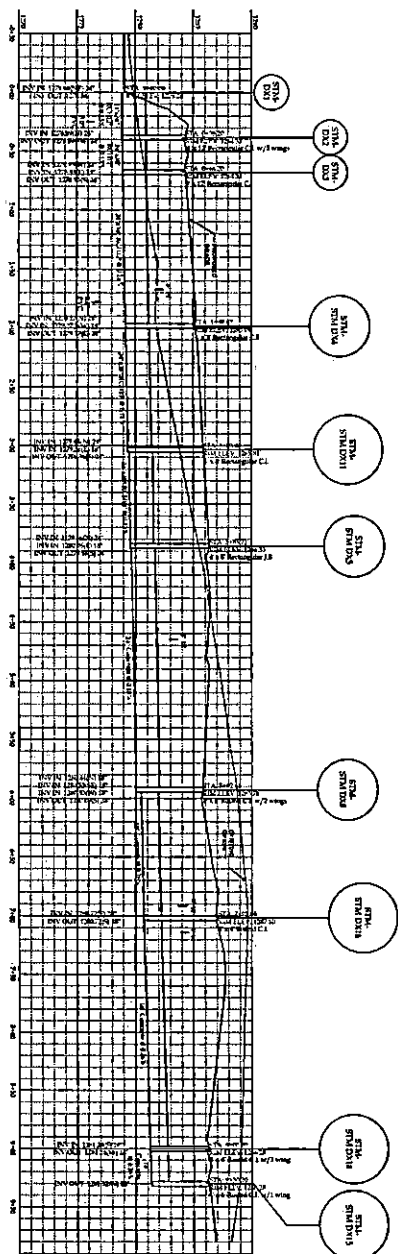
STM DX28-STM BX17



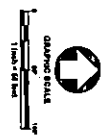
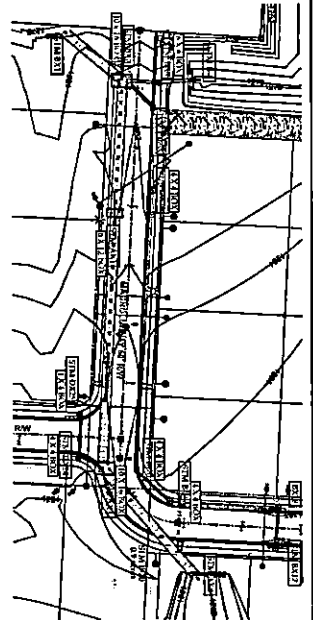
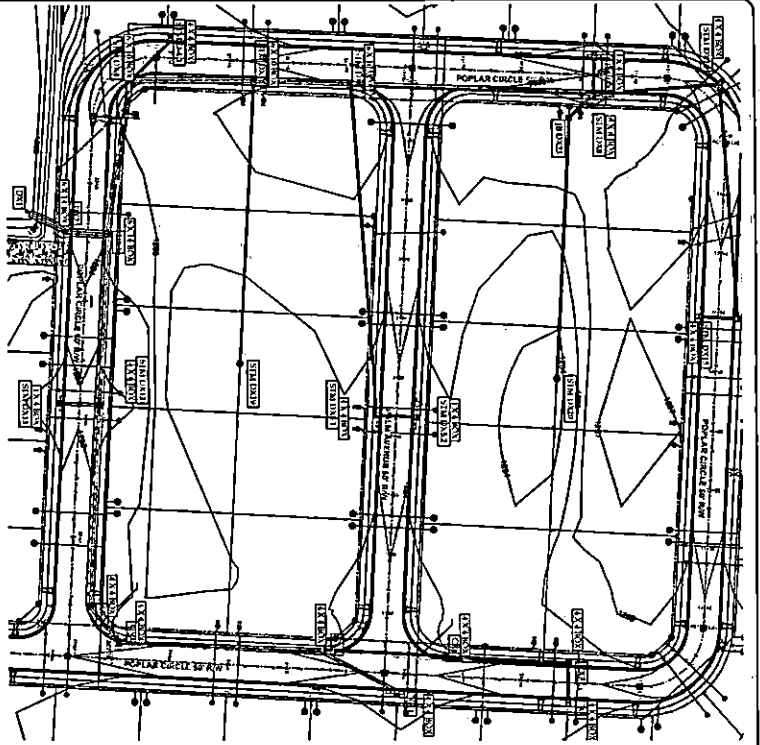
CX7-CX8



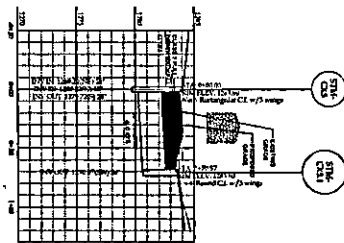
JB AX3-STM DX25



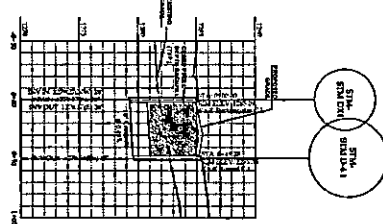
DX1-STM DX15



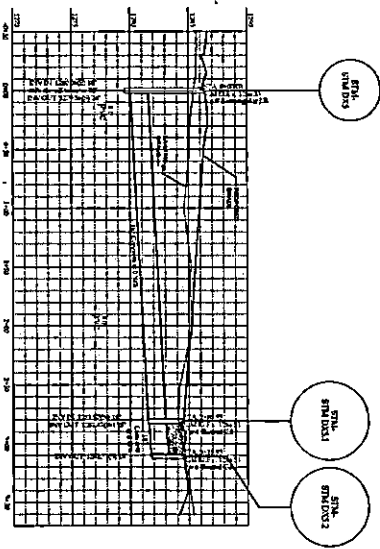
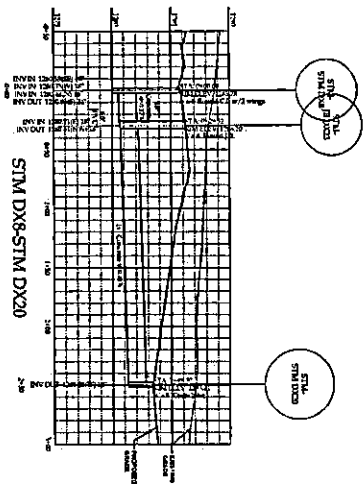
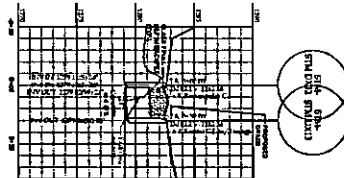
CS-C6.1



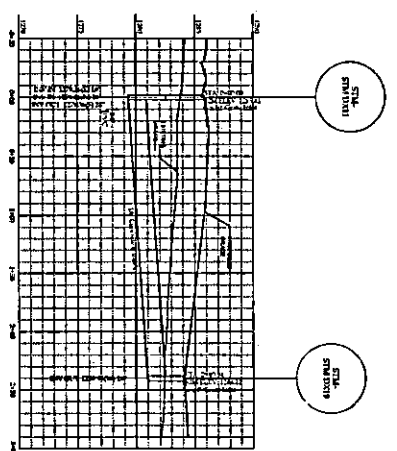
DX4-DX4.1



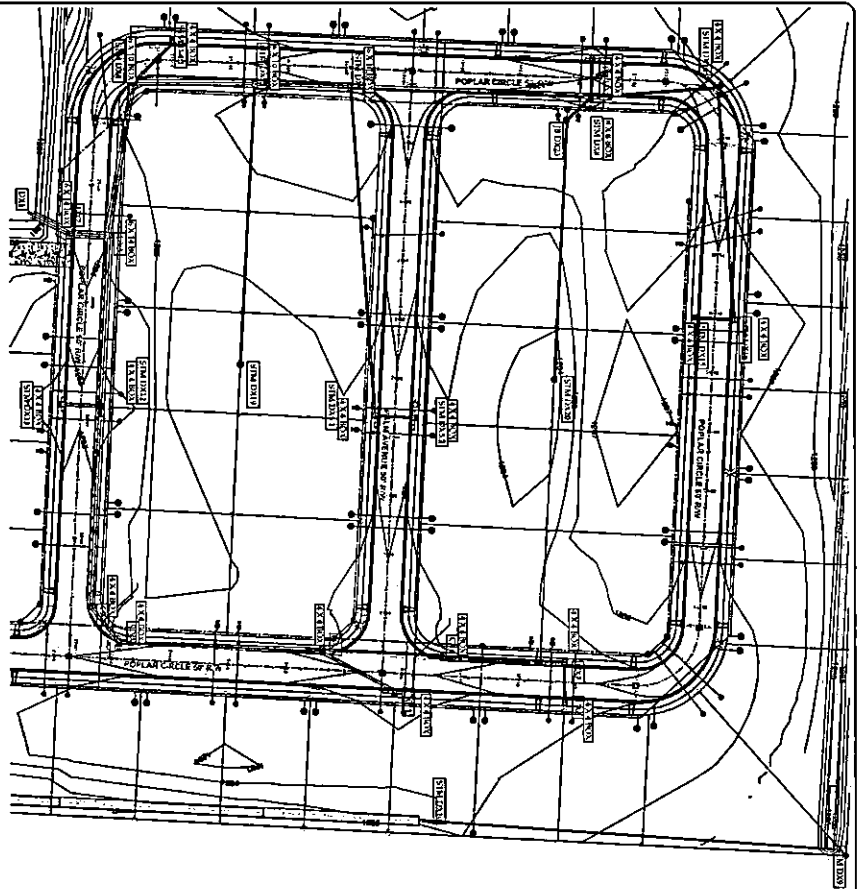
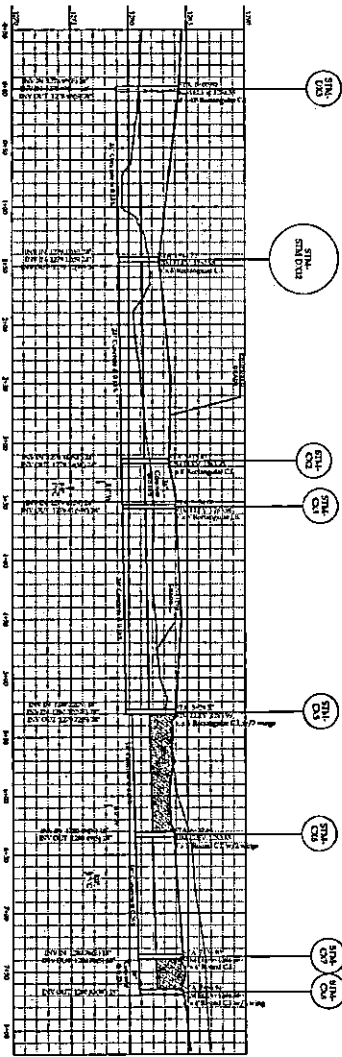
STM DX12-STM DX13



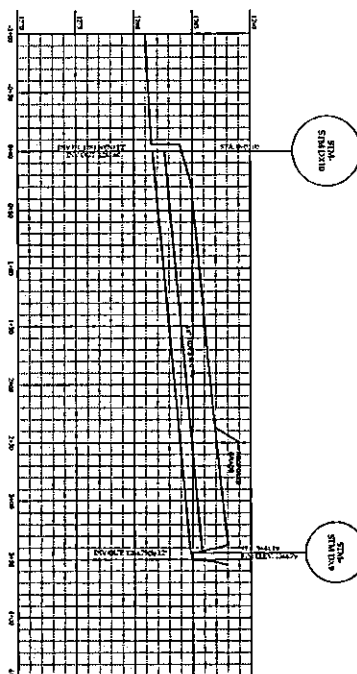
STM DX11-STM DX19



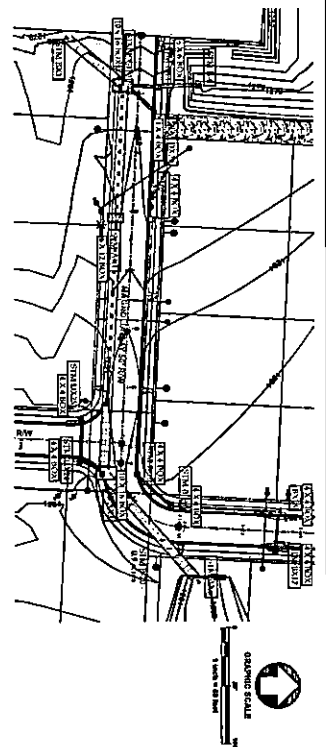
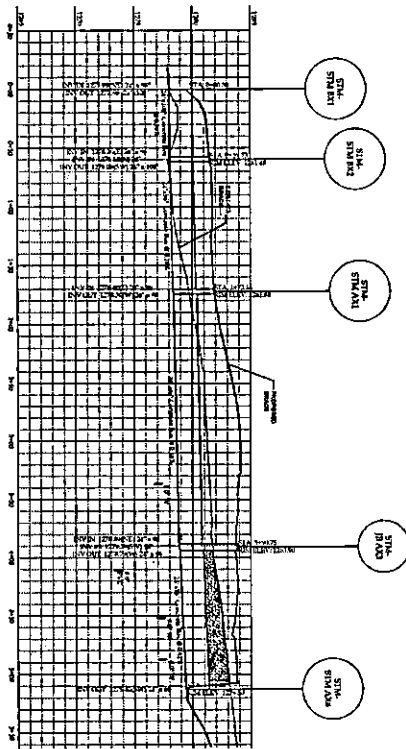
DX3-CX8



STM DX10-STM DX9



STM BX1-STM AX8




C6.2

13/03/2021

13/03/2021

13/03/2021

13/03/2021



SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

NO.	DATE	REVISION
1	03/25/2021	PRELIMINARY
2	10/10/2020	SECOND REVISION

STORM PLAN PROFILE SHEET 3


WILLOW TRACE

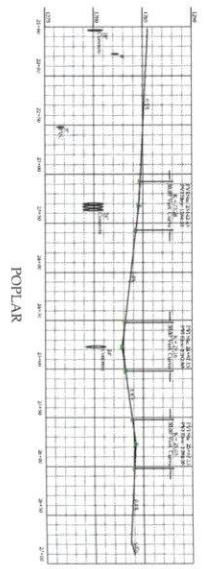
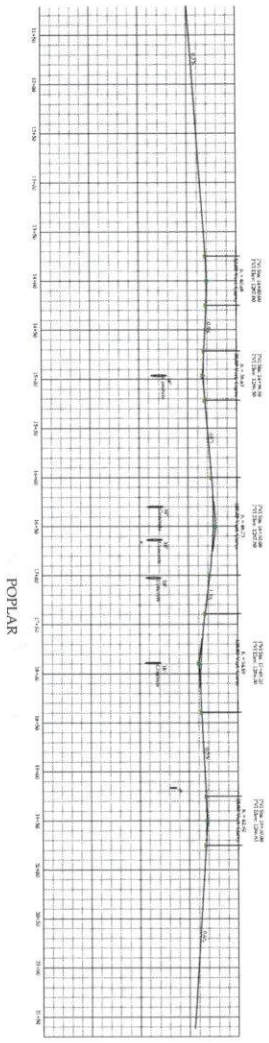
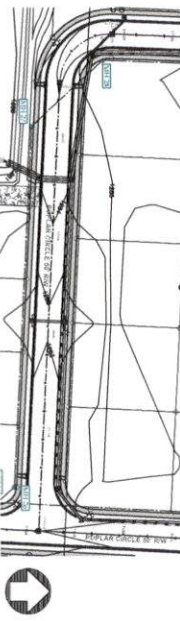
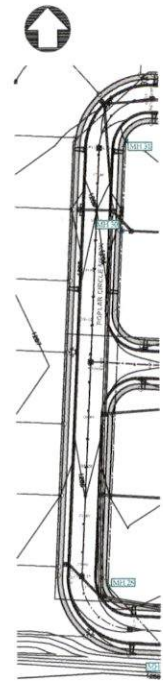
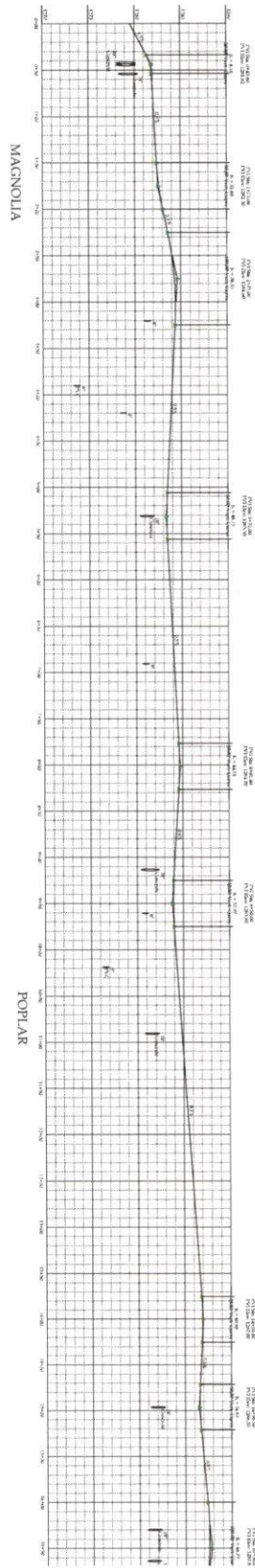
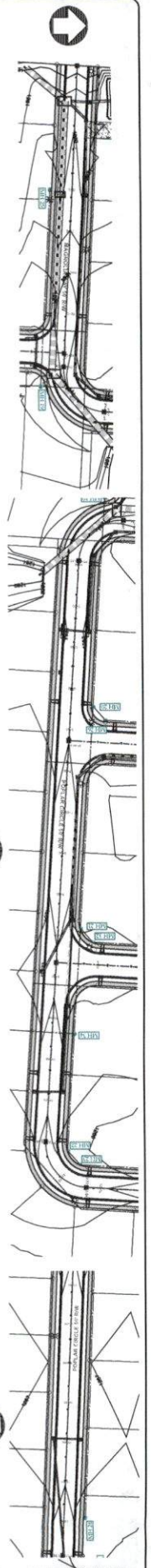
PRELIMINARY PLAN

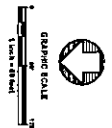
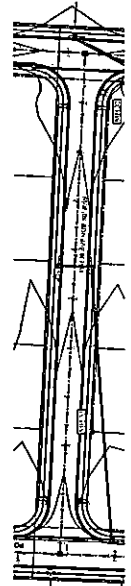
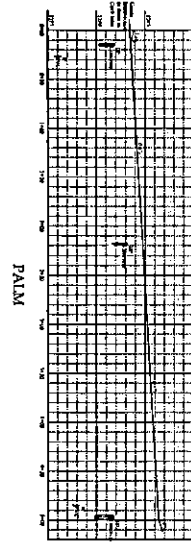
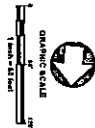
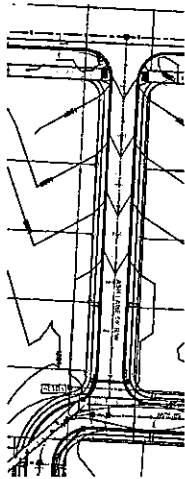
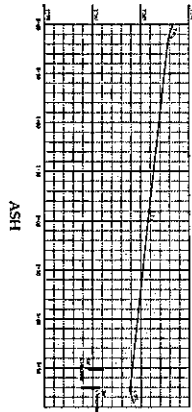
TRI-STAR CONTRACTORS

KELLEY ROAD

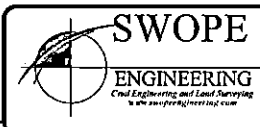
TONITOWN, AR







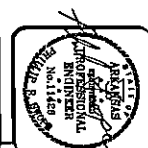
C7.1

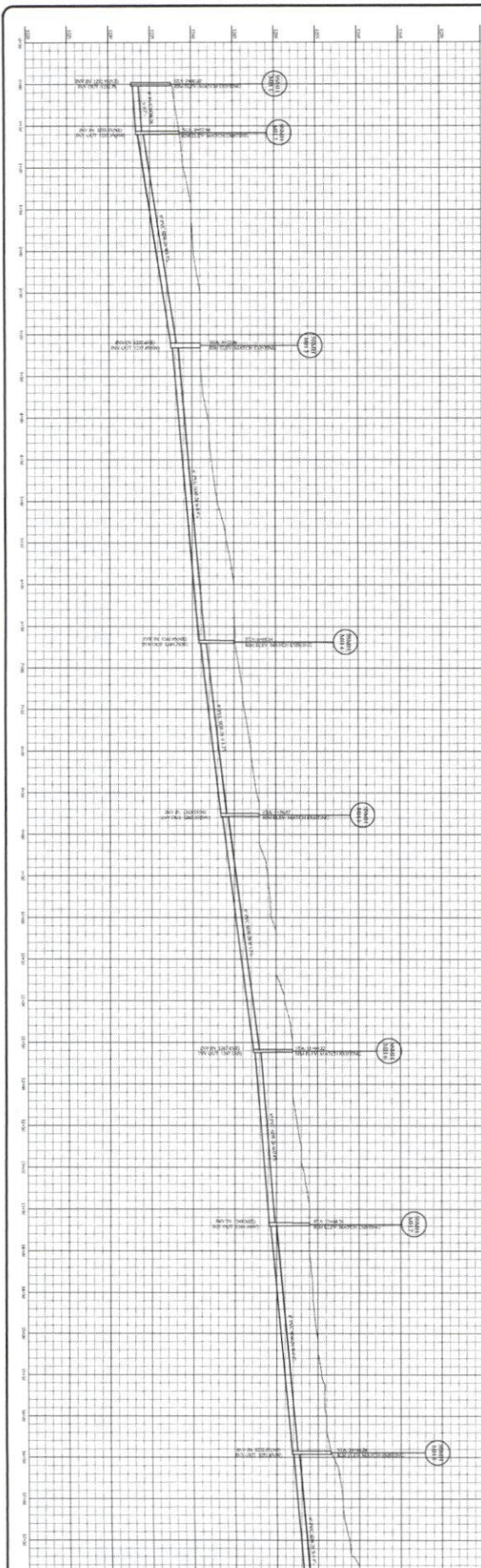


NO.	DATE	REVISION
1	04-28-2021	FIRST SUBMITTAL
2	05-15-2021	SECOND SUBMITTAL
3		
4		
5		

ROADS PLAN & PROFILE SHEET 2

WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR





PROJECT ENGINEER
 Travis Engineering
 4726 S. 14th Ave.
 Tulsa, Oklahoma 74119



OFFSITE SANITARY PLAN & PROFILE

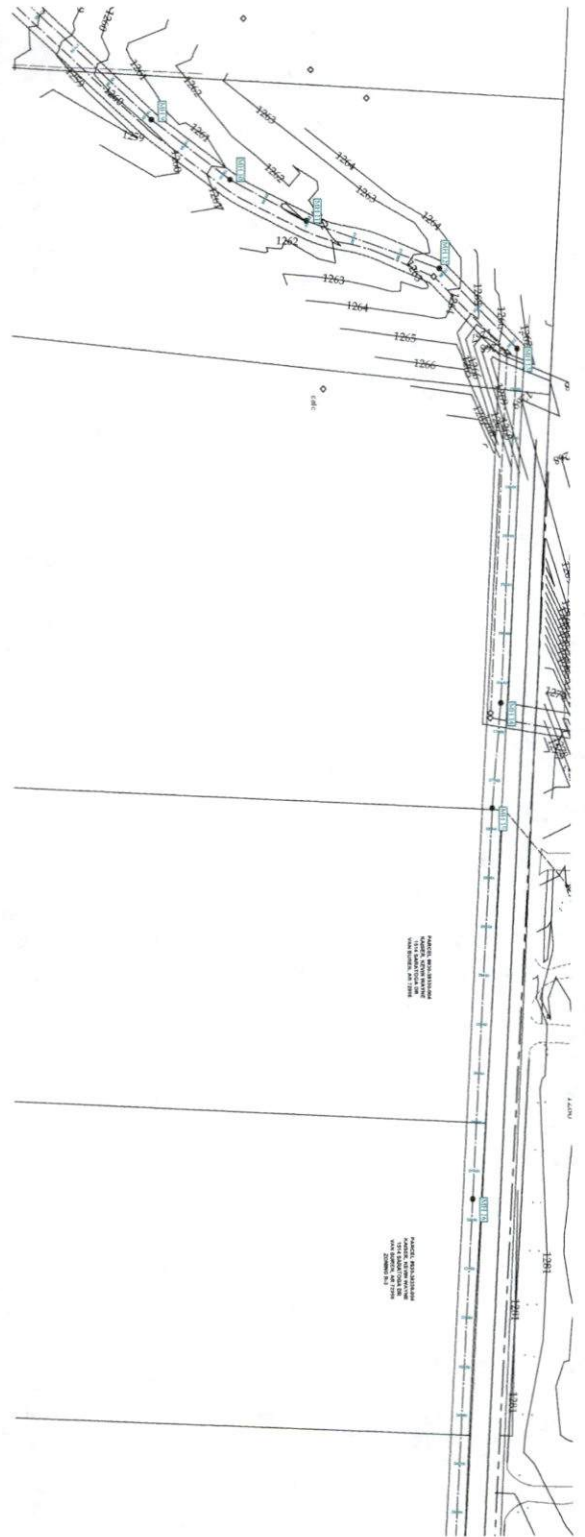
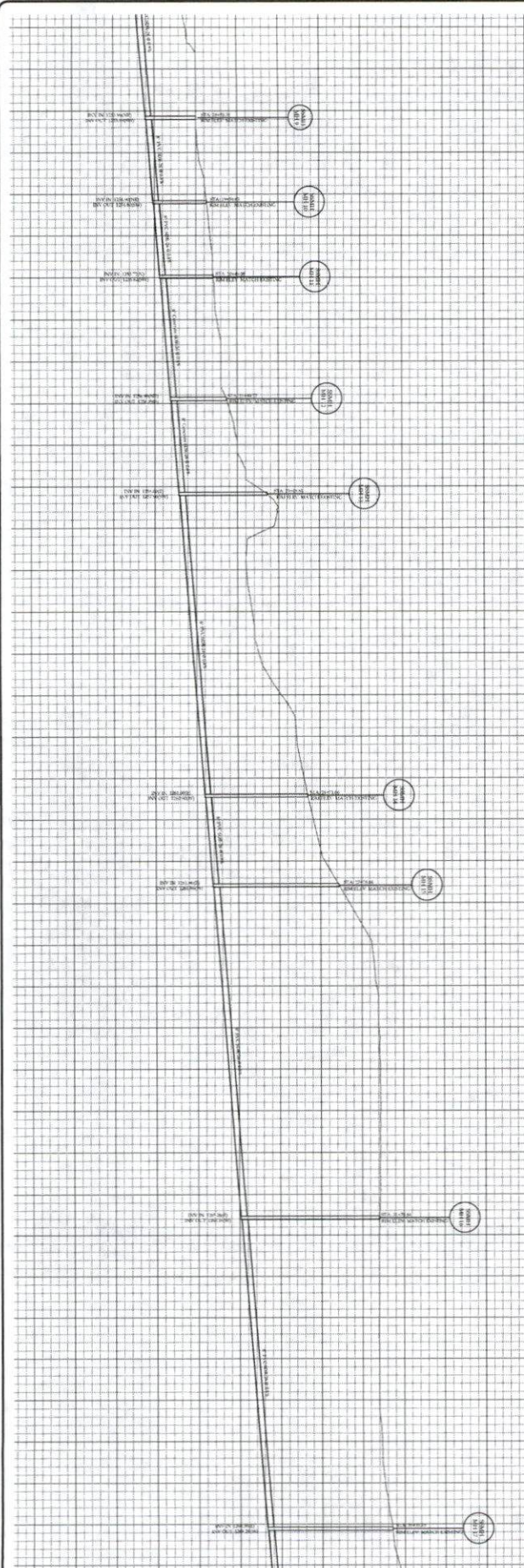
WILLOW TRACE
 PRELIMINARY PLAT
 TRI-STAR CONTRACTORS
 KELLEY ROAD
 TONTITOWN, AR



NO.	DATE	DESCRIPTION
1	06/05/2022	FIRST SUBMITTAL
2	10/10/2022	SECOND SUBMITTAL
3		
4		
5		

C&G

DATE: 6/5/2022
 TIME: 11:27:21 AM
 USER: CASDY
 PROJECT: 21-166 TRISTAR 14
 DRAWING: 21-166 PROFILES.DWG



PROJECT ENGINEER
 Phil Brown, P.E.
 7000 E. Highway 100, Suite 210
 Rogers, Arkansas 72766
 (479) 250-1000



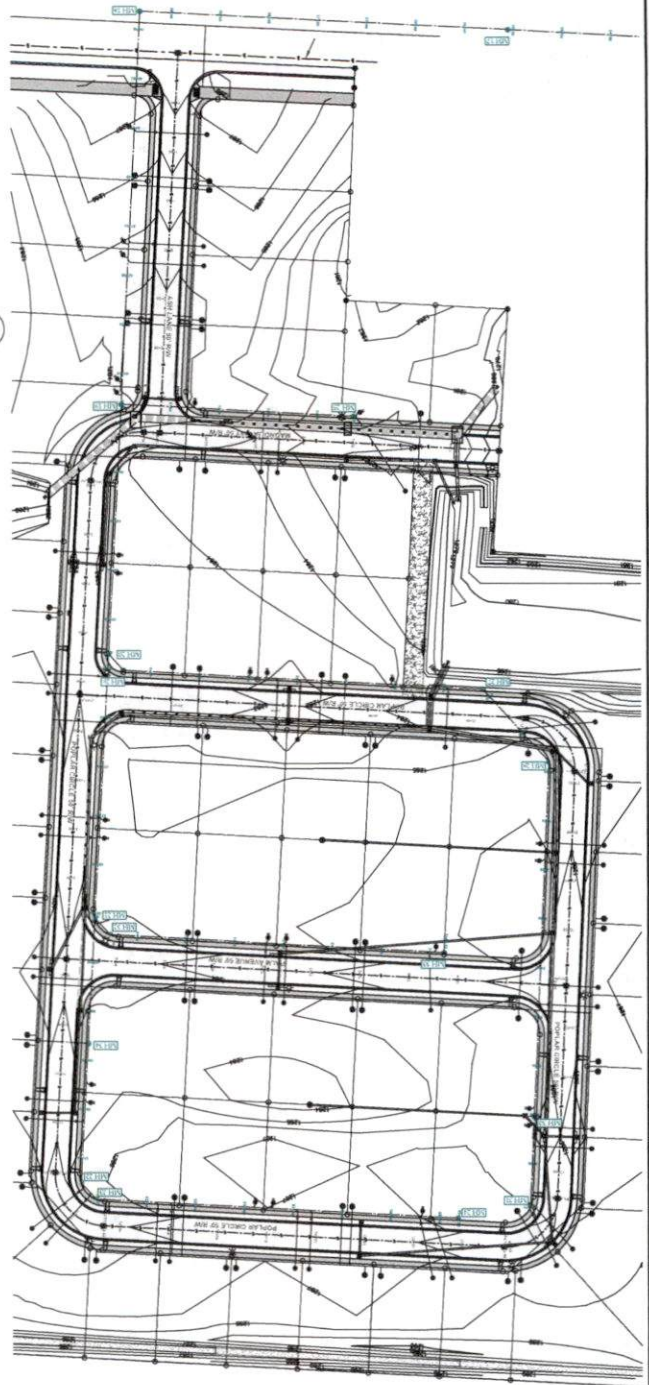
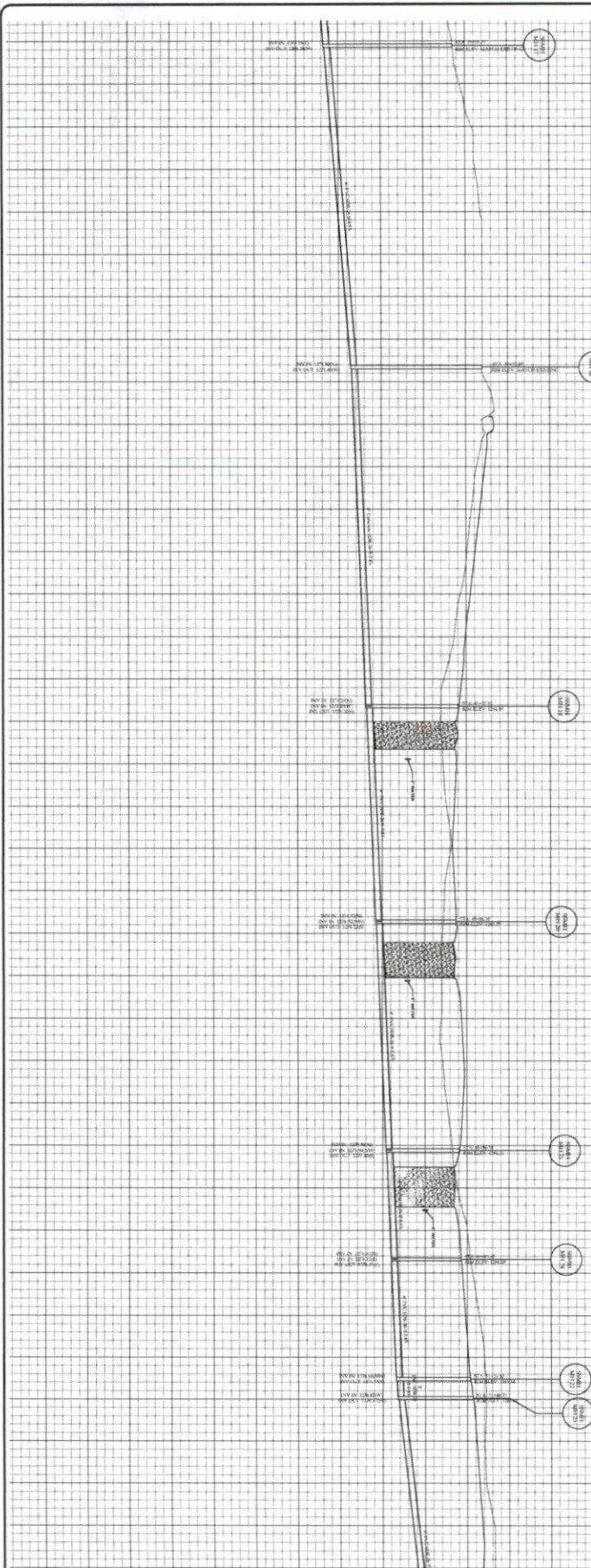
C8.1



NO.	DATE	REVISION
1	02/05/2022	FIRST SUBMITTAL
2	12-5-2023	SECOND SUBMITTAL

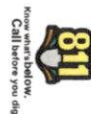
OFFSITE SANITARY PLAN & PROFILE
WILLOW TRACE
 PRELIMINARY PLAT
 TRI-STAR CONTRACTORS
 KELLEY ROAD
 TONTITOWN, AR





PROJECT ENGINEER
 TONY DODD, P.E.
 2511 W. 2nd Street, Suite 3
 Tontown, AR 72783
 479.862.5299 (office)
 479.862.5299 (cell)

PROJECT SURVEYOR
 TONY DODD, P.E.
 2511 W. 2nd Street, Suite 3
 Tontown, AR 72783
 479.862.5299 (office)
 479.862.5299 (cell)



SANITARY PLAN & PROFILE 1

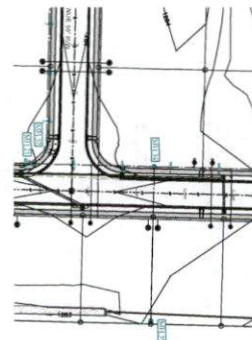
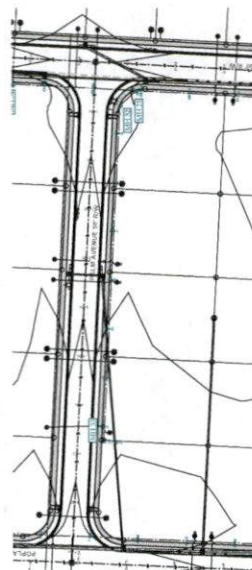
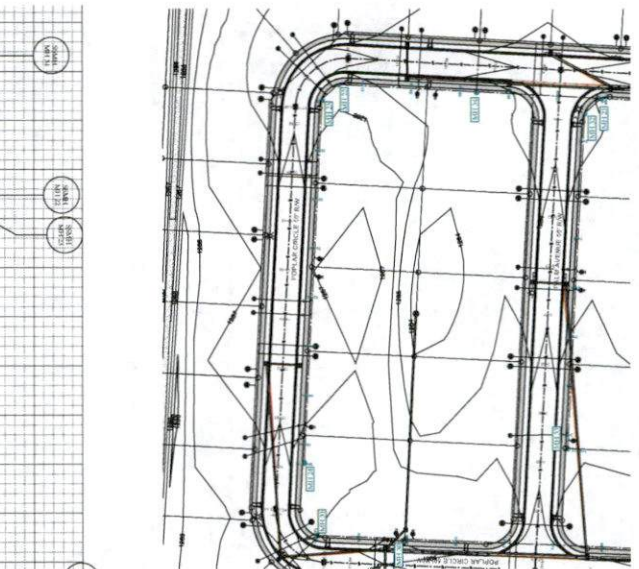
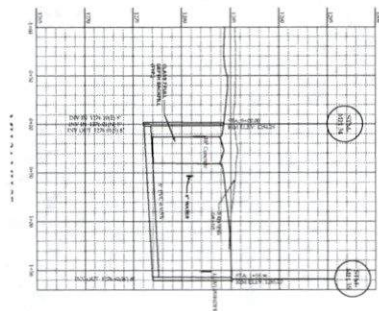
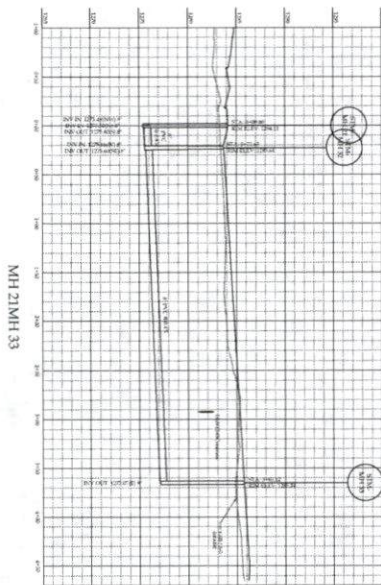
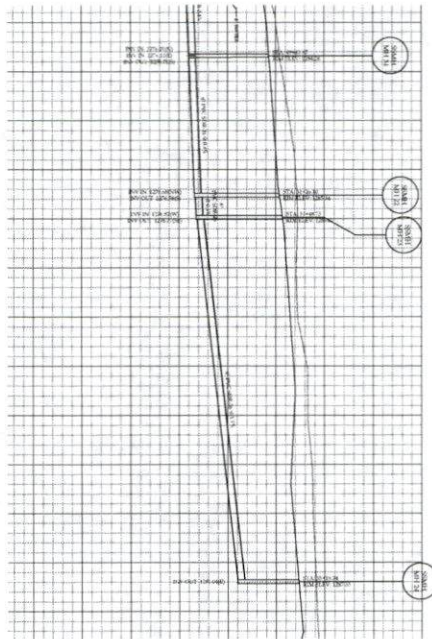
WILLOW TRACE
 PRELIMINARY PLAT
 TRI-STAR CONTRACTORS
 KELLEY ROAD
 TONTOWN, AR



NO.	DATE	REVISION
1	06/25/2022	FIRST SUBMITTAL
2	12.6.2022	SECOND SUBMITTAL
3		
4		
5		

C&2

PROJECT: P&M
 DATE: 12/5/2021
 DRAWING: P&M-448
 21-106 - PROFILES.DWG



PROJECT ENGINEER
 PROJECT ENGINEER
 811
 Please see below
 Call before you dig.

PROJ. ENGINEER, P.E.
 T. J. BROWN
 7140 West 10th, Suite 210
 Tulsa, Oklahoma 74116
 (918) 439-9999

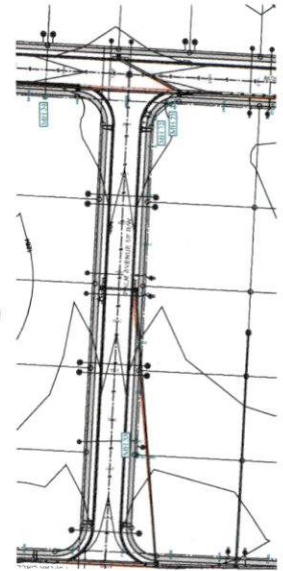
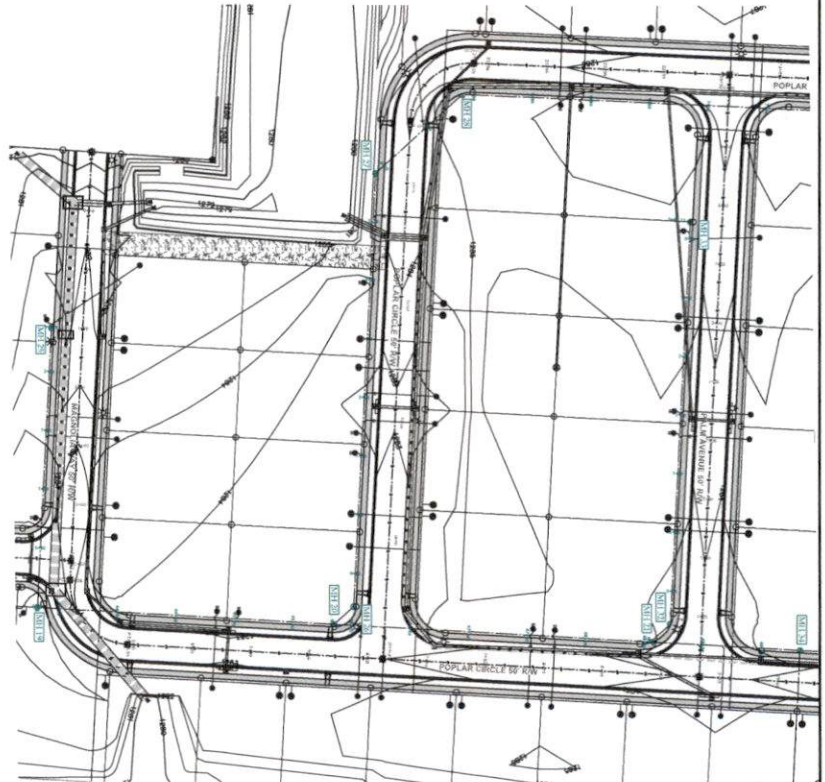
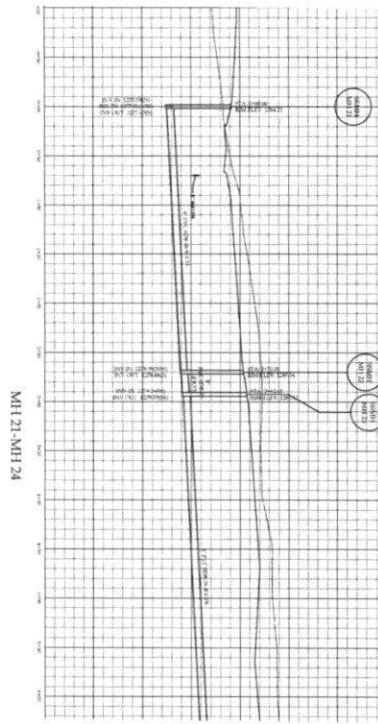
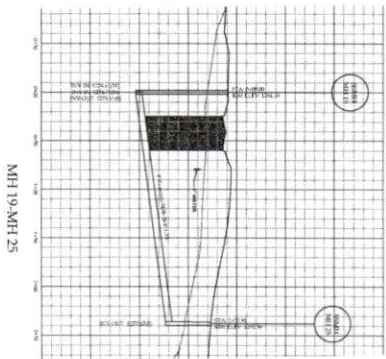
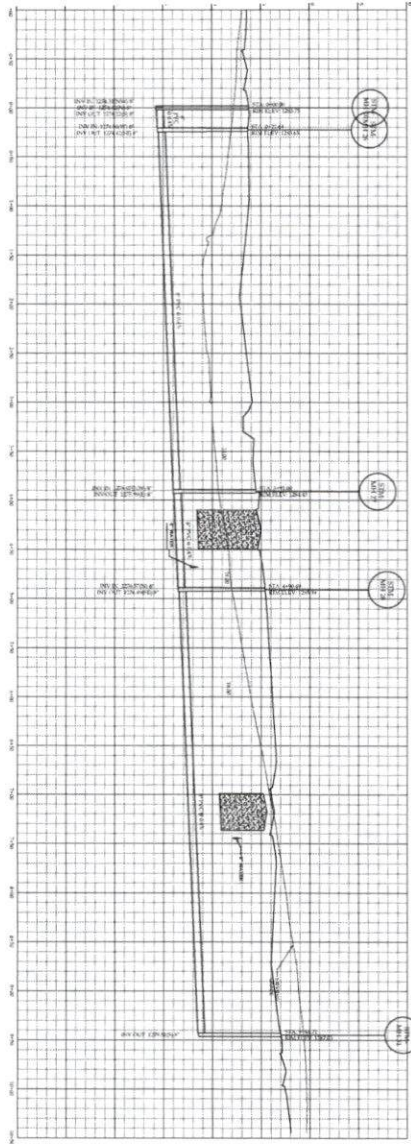


SANITARY PLAN & PROFILE 2
WILLOW TRACE
 PRELIMINARY PLAT
 TRI-STAR CONTRACTORS
 KELLEY ROAD
 TONTTOWN, AR

NO.	DATE	REVISION
1	04/05/2012	FIRST SUBMITTAL



C8.3
 SHEET NO.
 21-166 - PROFILES.DWG
 21-166 - PROFILES.DWG



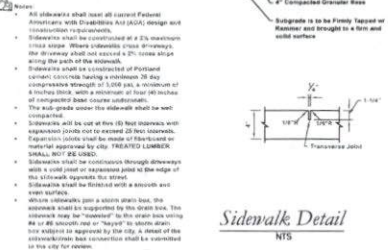
PROJECT ENGINEER
 Paul Brown, P.E.
 7100 West 10th, Suite 210
 Tulsa, Oklahoma 74116
 (918) 438-1000



SANITARY PLAN & PROFILE 3
WILLOW TRACE
 PRELIMINARY PLAT
 TRI-STAR CONTRACTORS
 KELLEY ROAD
 TONTITOWN, AR



C8.4
 DATE: 4/5/2022
 TIME: 11:28:17 AM
 USER: CASSY
 PLOT: 21-166 PROFILES.DWG



NTS



NTS



NTS



HANDICAP SIDEWALK RAMP

Scale: 1/4" = 1'-0"



NTS



North

- Notes:**
1. Girth and girthlet shall be constructed of Portulac concrete concrete meeting the requirements of ASTM C1095 5 shall be an extruded aluminum, shall have a minimum 78 day compressive strength of 4,950 psi, and a maximum weight of 4 lb.
 2. For the use of pneumatic girth and girthlet shall have contraction joints at intervals not to exceed 24 in. Contraction joints shall be constructed to the proper width and depth, and shall be joint shall be installed in compliance with manufacturer's recommendations.
 3. Expansion joints shall be provided at all end-to-end, mid-chute, and at intervals and to exceed 250 feet. Expansion joint material shall comply with AS-3470 M 123.
 4. All Girths and Girthlet shall have a brownish black finish when submerged.
 5. Modified Girth (Type III) shall be placed as

Curb & Gutter

Scale: $3/4" = 1'-0"$
KELLER IMPROVEMENTS



Scale: $3/4" = 1'-0"$



NTS



ROADWAY AND SIGNAGE DETAILS

WILLOW TRACE

PRELIMINARY PLAT

TRI-STAR CONTRACTORS
1100 E. 10th St., Suite 100
Tulsa, OK 74103
(918) 436-1100

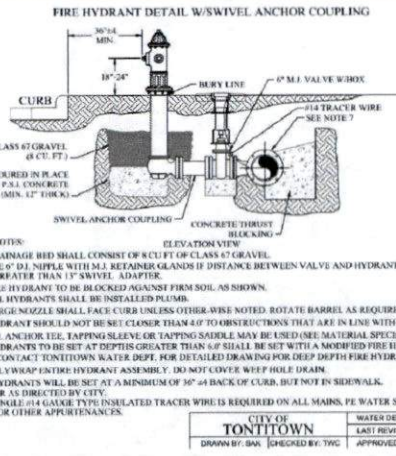
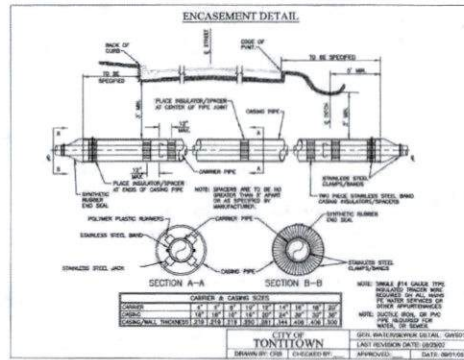
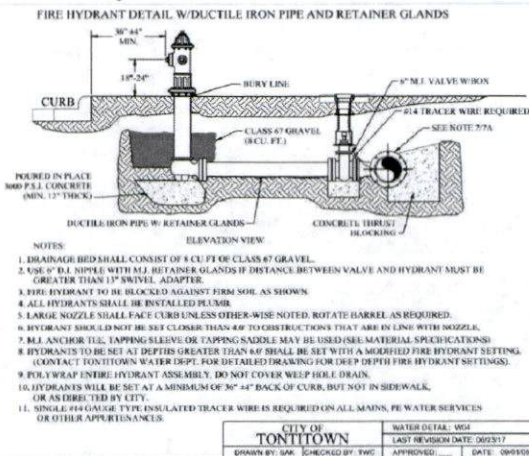
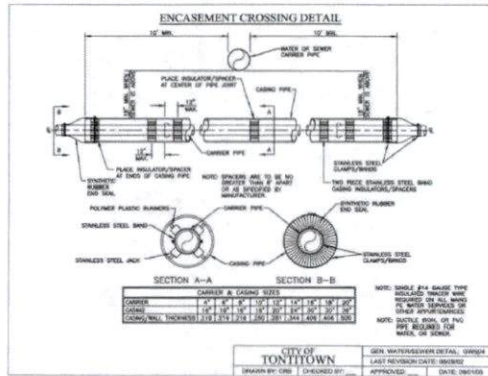
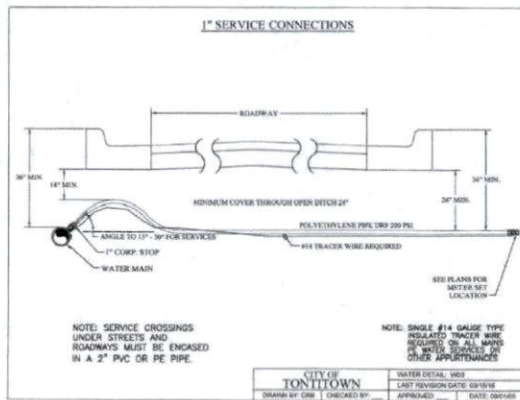
KELLEY ROAD
TONTITOWN, AR

Ref.	Date	Ref. No.
1	08-11-2009	PART SUBMITTAL
2	09-11-2009	REVISIONS
3	10-11-2009	REVISIONS



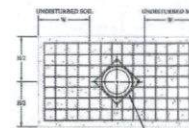
NAME: JEFF	AGE: 21-10
EXPIRATION DATE: 2/17/2022	CLUB NUMBER: P000-0000
MEMBER CARD: 21-100PR - CND.0WG	
CARD NUMBER: C10.0	

N.T.S.

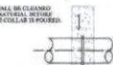


ANCHOR COLLAR SPECIFICATIONS

PIPE SIZE	ANCHOR COLLAR SIZE	ANCHOR COLLAR TYPE	ANCHOR COLLAR MATERIAL
1/2"	1/2"	M.I. RETAINER GLAND	DUCTILE IRON
3/4"	3/4"	M.I. RETAINER GLAND	DUCTILE IRON
1"	1"	M.I. RETAINER GLAND	DUCTILE IRON
1 1/4"	1 1/4"	M.I. RETAINER GLAND	DUCTILE IRON
1 1/2"	1 1/2"	M.I. RETAINER GLAND	DUCTILE IRON
2"	2"	M.I. RETAINER GLAND	DUCTILE IRON
2 1/2"	2 1/2"	M.I. RETAINER GLAND	DUCTILE IRON
3"	3"	M.I. RETAINER GLAND	DUCTILE IRON
3 1/2"	3 1/2"	M.I. RETAINER GLAND	DUCTILE IRON
4"	4"	M.I. RETAINER GLAND	DUCTILE IRON



ANCHOR COLLAR (ELEVATION)



ANCHOR COLLAR (SIDE)

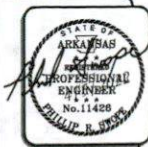
CITY OF TONTI TOWN
DRAWN BY: CDE | CHECKED BY: []
GEN. WATER DETAIL: DETAIL: W03
LAST REVISION DATE: 06/2017
APPROVED: [] DATE: 08/01/05

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTH FOR REACTION BACKING				
	TEE	90°	45°	22 1/2°	PLUG
2"	1	1	1	1	1
3"	1	1	1	1	1
4"	1	1	1	1	1
6"	2	3	2	1	1
8"	3	5	3	2	1
10"	5	7	4	2	1
12"	7	10	6	3	2
14"	10	13	7	4	2
16"	12	17	10	5	3
18"	15	22	12	6	3
20"	19	26	14	7	4
24"	26	37	20	10	5

- NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
 2. DO NOT COVER BELL OR FLANGES WITH WRAP.
 3. WRAP ALL FITTINGS WITH POLY WRAP.
 4. BACK ALL TIES ACCORDING TO SIZE OF BRANCH.
 5. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
 6. ALL BODIES WHERE FITTINGS ARE MADE WITH HORIZONTAL OR VERTICAL, SHALL BE BACKED.
 7. REACTION BACKING TABLE IS BASED ON 100 PSI AND SOIL BEARING PRESSURE OF 2,000 LB/SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS REQUIRED BY CITY WATER DEPARTMENT.

CITY OF TONTI TOWN
DRAWN BY: GAK | CHECKED BY: TYC
GEN. WATER DETAIL: DETAIL: W03
LAST REVISION DATE: 06/2017
APPROVED: [] DATE: 08/01/05



TWSC DETAILS
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTI TOWN, AR

NO.	DATE	REVISION	DESCRIPTION
1	10/15/2018	1	FINAL LAYOUT



CITY OF TONTI TOWN
DRAWN BY: GAK | CHECKED BY: TYC
WATER DETAIL: W03
LAST REVISION DATE: 06/2017
APPROVED: [] DATE: 08/01/05

C10.2



TONTITOWN WALK/BIKE ACTION PLAN

OVERVIEW

Tontitown is a rural/suburban community that has a population of 2,548 and covers 18.1 square miles in Washington County near the urban corridor. Tontitown, founded by a group of Italian immigrants in the late 19th century, contains a unique cluster of vineyards with a grape festival held every year in the town center. Key opportunities include thoroughly connecting the downtown center of Tontitown, Sbanotto Park, residential areas, Har-Ber Avenue, scenic rural routes (and vineyards), and surrounding communities. Providing safe crossings of US 412 is a key challenge for Tontitown.

Regional Destinations

- » Downtown center

Other Key Destinations

- » Residential areas
- » Sbanotto Park
- » Potential future park site
- » Har-Ber Avenue (toward Springdale Har-Ber High School)



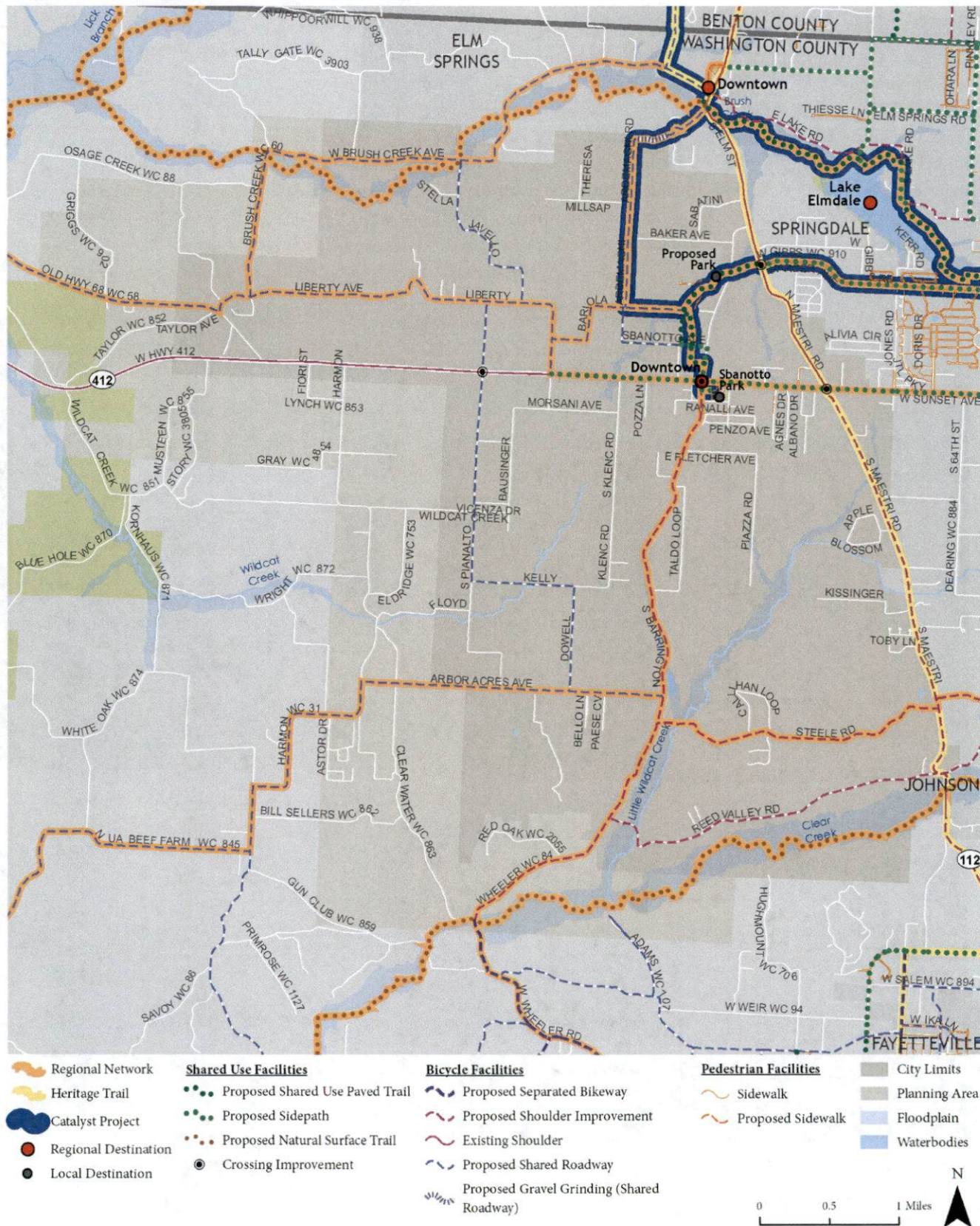
Clockwise from upper left: Park/Trail opportunities through Belmont Way; Sbanotto Park; Scenic and low traffic volume corridors (Dowell Road)

REGIONAL LOCATION MAP





MAP 6.24 TONTITOWN COMMUNITY PLAN





Key Needs & Recommendations for Tontitown

Topic	Key Needs & Notes
<i>Regional Needs</i>	» Provide links through the downtown area. Connect to surrounding communities and identify opportunities to connect to Lake Wedington.
<i>Other Key Needs</i>	<ul style="list-style-type: none"> » Provide links to Sbanotto Park » Improve neighborhood connectivity. » Improve Har-Ber Avenue connectivity. » Provide safe crossings of US 412.
Facility Recommendation	Recommendation Detail
<i>Sidewalks</i>	» Residential Areas: Continue developing sidewalks with new residential development.
<i>Intersections</i>	» AR 412 Crossings: Crossing improvements needed along AR 412 at the Barrington Road and AR 112 intersections. Other intersection improvements may be needed as the network develops.
<i>On-Street Bike Facilities</i>	<ul style="list-style-type: none"> » Shoulder Improvements: Add paved shoulder along AR 112 and Barrington Road to provide a safer space for cyclists and cars. » Shared Roadways: Liberty Avenue, Ardemagni Road, Sbanotto Avenue, Javello Road, Brush Creek Road, Pianalto Road, Steele Road, and Reed Valley Road provide lower traffic links in and through Tontitown.
<i>Shared Use Facilities</i>	<ul style="list-style-type: none"> » Shared Use Paved Trail – Town center to Har-Ber Avenue: Develop shared use paved trail connecting the town center of Tontitown to Har-Ber Avenue (linking toward Har-Ber Avenue Springdale High School). » Sidepath – US 412: Develop sidepath along US 412 linking the town center with business clusters and residential areas toward Springdale.
Other Topics	Notes
<i>Multi-Modal Connections</i>	» Tontitown is not directly connected by public transit. Ozark Regional Transit serves the urban NWA corridor.
<i>Heritage Trail</i>	» The NWA Heritage Trail connects north/south through Tontitown along AR 112 toward Elm Springs and Johnson/Fayetteville.

Program & Policy Recommendations

The table below presents a summary of recommendations organized by category which identifies the recommended program, time-frame for implementation, and lead entity. The table identifies Bronze (short-term), Silver (mid-term) and Gold (long-term) actions that can help achieve recognition as a Walk and Bicycle Friendly Community.

For many of these actions, there is an opportunity for the communities of the region to share resources, with individual communities participating in regional programs, attending trainings or meetings convened at the regional scale, or implementing regionally developed programs at the local level. Recommendations specific to the Six E's (Engineering, Education, Encouragement, Enforcement, and Evaluation (with Equity considered broadly through all)) are found below. Economy is included as an additional category to help demonstrate the benefits of implementing all of the E's. Refer to Appendix D for detailed guidance on implementing each item, including a description of recommended actions, regional and local roles, as well as sample programs.

Program	Term	Lead Entity
Engineering		
Non-Motorized Transportation Training for Engineers and Planners	Short	NWARPC, City of Tontitown
Bike/Pedestrian Facility Inclusion in Engineering Documents, Plans, and Drawings	Short	NWARPC, City of Tontitown
Complete Streets Policy	Medium	City of Tontitown
Bicycle Parking	Medium	NWARPC, Northwest Arkansas Council, City of Tontitown
Enhanced Funding for Bike and Pedestrian Projects	Medium	NWARPC, City of Tontitown
Education		
Network with existing capacity in NWA	Medium	City of Tontitown City of Fayetteville, City of Bentonville, City of Rogers, City of Springdale, Bike Bentonville, BCO, IMBA
Encouragement		
Walking and Biking Promotion Activities	Short	City of Tontitown
Equity Oriented Programs	Short	NWARPC, Northwest Arkansas Council, City of Tontitown
Bike and Walk Month	Medium	City of Tontitown
Group Rides and Walks	Medium	City of Tontitown
Enforcement		
Targeted Bicycle and Pedestrian Enforcement	Short	City of Tontitown Law Enforcement
Trainings for Law Enforcement Officers	Short	NWARPC, City of Tontitown Law Enforcement
Bike and Foot Patrol Units	Medium	City of Tontitown Law Enforcement
Annual Meeting with Police, Planners and Engineers to Evaluate Collision Trends, Infrastructure Needs and Areas for Targeted Enforcement	Medium	NWARPC, City of Tontitown
Evaluation		
Active Transportation Committee	Short	NWARPC, City of Tontitown
Bicycle, Pedestrian, and Trail Count Program	Short	City of Tontitown
Walking, Bicycling and Trails Report Card	Medium	City of Tontitown
Economy		
Bicycle and Walking Tourism Strategy	Medium	Northwest Arkansas Council, City of Tontitown



PUBLIC COMMENT FORM



NORTHWEST ARKANSAS REGIONAL BICYCLE AND PEDESTRIAN MASTER PLAN

1. How do you rate present *bicycling* conditions in Northwest Arkansas?

Excellent

Fair

Poor

2. How important to you is improving *bicycling* conditions in Northwest Arkansas?

Very important

Somewhat important

Not important

3. When you *ride your bicycle* in Northwest Arkansas, what is the primary purpose of your trip? (Please circle all that apply)

Transportation

Exercise

Socialize

Recreation

To enjoy nature

I do not bike

4. How do you rate present *walking* conditions in Northwest Arkansas?

Excellent

Fair

Poor

5. How important to you is improving *walking* conditions in Northwest Arkansas?

Very important

Somewhat important

Not important

6. When you *walk* in Northwest Arkansas, what is the primary purpose of your trip? (Please circle all that apply)

Transportation

To enjoy nature

Recreation

Socialize

Exercise

I do not walk

Walk the dog

7. What is (are) your preferred transportation mode(s) when using a trail? (Please circle all that apply)

Walking

Rollerblading or
Skateboarding

Jogging/Running

Wheelchair or other
mobility assistance
device

Bicycling

E-bike/scooter

8. What are the most important benefits and uses of a bicycle and pedestrian system in Northwest Arkansas? (Please circle all that apply)

Transportation | Recreation

Exercise | Community-building and events

Connectivity to local and regional destinations

Environment | Economic

Quality of life | Community livability

None

9. What destinations would you most like to be able to reach by bicycling or walking? Please rank (1 = most like to reach, 10 = least like to reach)

Rank#___ Place of work

Rank#___ School

Rank#___ College/University

Rank#___ Restaurants

Rank#___ Public transportation

Rank#___ Libraries or recreation centers

Rank#___ Parks and greenways

Rank#___ Mountain bike trails

Rank#___ Entertainment

Rank#___ Shopping



PUBLIC COMMENT FORM

NORTHWEST ARKANSAS REGIONAL BICYCLE AND PEDESTRIAN MASTER PLAN



10. What do you think are the factors that DISCOURAGE bicycling or walking in the Northwest Arkansas region? (Please circle up to five factors)

Lack of connected multi-use paths, sidewalks, and bicycle facilities

Deficient or unmaintained multi-use paths, sidewalks or bicycle facilities

Lack of information about multi-use paths, sidewalks, and bicycle facilities

Unsafe street crossings

Steep Hills

Too Far

Aggressive motorists behavior

Existing facilities are crowded

Lack of interest | Lack of time

Lack of workplace amenities (showers, bike racks)

Lack of nearby destinations

Personal safety concerns

Motor vehicle traffic

Other: _____

11. What do you think are the factors that ENCOURAGE bicycling or walking in the Northwest Arkansas region? (Please circle up to five factors)

Faster commute/connection to destinations

Exercise and health

Time outdoors

Socializing opportunities

Eliminate stress of parking

Eliminate stress of sitting in traffic

Bike/ped infrastructure improvements

Less expensive

Relaxation or enjoyment

Example for kids

Better for the environment

12. What are the top three locations representing the most significant opportunities to improve the regional bicycle and pedestrian network in Northwest Arkansas? A location may be a greenway corridor, school site, downtown area, employment center, and/or roadway (or other) that, with bicycle and pedestrian improvements, could greatly enhance connectivity between important local and regional destinations.

Location 1: _____

Location 2: _____

Location 3: _____

List additional locations if you'd like: _____

13. In the space below, please list any regional destinations you feel should be highlighted and incorporated into bicycle and pedestrian planning and development in Northwest Arkansas.



PUBLIC COMMENT FORM

NORTHWEST ARKANSAS REGIONAL BICYCLE AND PEDESTRIAN MASTER PLAN



14. What type of bicycling facilities do you prefer? (Please circle all that apply)

On-street bike facilities (ex: bike lanes, shared lanes, etc)

On-street protected bike lanes

Off-street bike lane or paths

Paved multi-use paths

Unpaved trails

15. What type of walking facilities do you prefer? (Please circle all that apply)

Sidewalks

Paved multi-use paths

Unpaved trails

16. Have you ever used a trail or multi-use path in your community (if from Northwest Arkansas)?

Yes

No

17. Do you visit nearby destinations outside of Northwest Arkansas to use a trail or multi-use path?

Yes

No

18. Would you use trails more often if they were closer to you?

Yes

No

19. What amenities are most important for bicyclists and pedestrians in Northwest Arkansas? Please circle top five choices.

Adequate lighting | Trash cans

Restrooms | Benches

Directional signage

911 call boxes | Shelters

Showers at places of employment

Drinking fountains | Transit connections

Neighborhood connections | Links to other trails

Bicycle racks | Pet waste bags

Trail maps | Art | Children play area

Other: _____

20. What is your residential zip code?

21. Do you live or work in Northwest Arkansas?

Live

Work

Both

None of the above

22. What is your gender?

Male

Female

Prefer not to answer

23. What is your age range?

Under 18 | 18-24

25-34 | 35-44

45-54 | 55-64

65+

24. Would you say your total household income is:

Under \$30,000

\$30,000-59,599

\$60,000-\$99,999

\$100,000 +

25. Which of the following best describes your race?

African American/Black

American Indian

Asian/Pacific Islander

White/Caucasian

Other: _____

26. Are you currently a student at a college/ university?

Yes

No

27. Please indicate whether or not you agree with the following statement: "even though I do not personally bike, I support the bicycle improvements for other members of my community."

Agree

Disagree

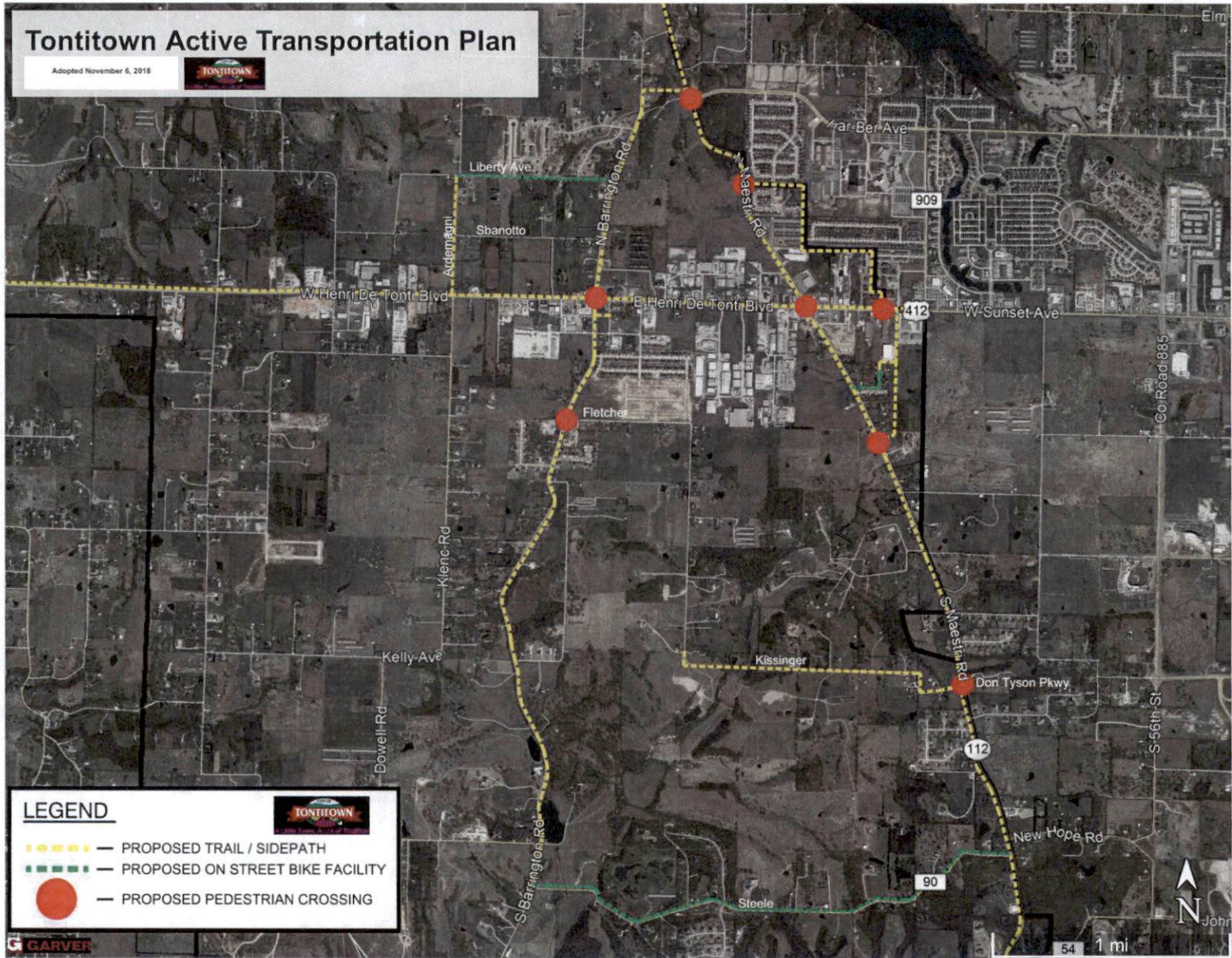
No preference

*Thank you for your time
and insight!*



Tontitown Active Transportation Plan

Adopted November 6, 2018



Tontitown Building Activity Report

Commercial Valuation

	2022 Project Valuation	2021 Project Valuation	Variance	% Chg
January	\$1,576,430	\$821,133	\$755,297	91.98%
February	\$5,305,753	\$0	\$5,305,753	#DIV/0!
March	\$364,084	\$1,497,008	(\$1,132,924)	(75.68%)
April		\$308,019	(\$308,019)	(100.00%)
May		\$1,433,803	(\$1,433,803)	(100.00%)
June		\$501,074	(\$501,074)	(100.00%)
July		\$30,725	(\$30,725)	(100.00%)
August		\$888,031	(\$888,031)	(100.00%)
September		\$2,574,085	(\$2,574,085)	(100.00%)
October		\$385,818	(\$385,818)	(100.00%)
November		\$803,371	(\$803,371)	(100.00%)
December		\$156,525	(\$156,525)	(100.00%)
	\$7,246,267	\$9,399,592	(\$2,153,325)	(22.91%)

Commercial Building Fees

	2022 Project Fee's Assessed	2021 Project Fee's Assessed	Variance	% Chg
	\$10,145	\$7,464	\$2,681	35.92%
	\$26,381	\$0	\$26,381	#DIV/0!
	\$3,167	\$6,484	(\$3,317)	(51.16%)
		\$146	(\$146)	(100.00%)
		\$7,846	(\$7,846)	(100.00%)
		\$2,776	(\$2,776)	(100.00%)
		\$258	(\$258)	(100.00%)
		\$5,769	(\$5,769)	(100.00%)
		\$16,440	(\$16,440)	(100.00%)
		\$3,086	(\$3,086)	(100.00%)
		\$5,200	(\$5,200)	(100.00%)
		\$605	(\$605)	(100.00%)
	\$39,693	\$56,074	(\$16,381)	(29.21%)

Commercial Permits

2022 #	2021 #	Variance
14	19	(5)
11	2	9
15	6	9
	4	(4)
	4	(4)
	8	(8)
	5	(5)
	14	(14)
	21	(21)
	12	(12)
	9	(9)
	7	(7)
40	111	(71)

Residential Valuation

	2022 Project Valuation	2021 Project Valuation	Variance	% Chg
January	\$9,939,769	\$5,268,259	\$4,671,510	88.67%
February	\$3,514,598	\$3,645,436	(\$130,838)	(3.59%)
March	\$18,796,721	\$3,398,038	\$15,398,683	453.16%
April		\$1,604,230	(\$1,604,230)	(100.00%)
May		\$1,736,855	(\$1,736,855)	(100.00%)
June		\$6,506,465	(\$6,506,465)	(100.00%)
July		\$13,210,249	(\$13,210,249)	(100.00%)
August		\$18,012,805	(\$18,012,805)	(100.00%)
September		\$454,469	(\$454,469)	(100.00%)
October		\$1,516,140	(\$1,516,140)	(100.00%)
November		\$9,651,548	(\$9,651,548)	(100.00%)
December		\$16,250,039	(\$16,250,039)	(100.00%)
	\$32,251,088	\$81,254,533	(\$49,003,445)	(60.31%)

Residential Building Fees

	2022 Project Fee's Assessed	2021 Project Fee's Assessed	Variance	% Chg
	\$43,415	\$22,577	\$20,838	92.30%
	\$14,436	\$14,785	(\$349)	(2.36%)
	\$79,283	\$14,552	\$64,731	444.83%
		\$6,872	(\$6,872)	(100.00%)
		\$7,104	(\$7,104)	(100.00%)
		\$27,157	(\$27,157)	(100.00%)
		\$56,643	(\$56,643)	(100.00%)
		\$78,249	(\$78,249)	(100.00%)
		\$2,404	(\$2,404)	(100.00%)
		\$7,342	(\$7,342)	(100.00%)
		\$41,376	(\$41,376)	(100.00%)
		\$67,647	(\$67,647)	(100.00%)
	\$137,134	\$346,708	(\$209,574)	(60.45%)

Residential Permits

2022 #	2021 #	Variance
42	20	22
15	51	(36)
84	12	72
	12	(12)
	9	(9)
	28	(28)
	56	(56)
	83	(83)
	9	(9)
	10	(10)
	41	(41)
	67	(67)
141	398	(257)

Water Taps

	2022	2021	Variance	% Chg
January	\$34,200	\$12,350	\$21,850	176.92%
February	\$23,600	\$11,400	\$12,200	107.02%
March	\$72,200	\$16,150	\$56,050	347.06%
April		\$950	(\$950)	(100.00%)
May		\$8,750	(\$8,750)	(100.00%)
June		\$25,850	(\$25,850)	(100.00%)
July		\$50,350	(\$50,350)	(100.00%)
August		\$74,100	(\$74,100)	(100.00%)
September		\$0	\$0	#DIV/0!
October		\$1,900	(\$1,900)	(100.00%)
November		\$35,150	(\$35,150)	(100.00%)
December		\$55,100	(\$55,100)	(100.00%)
	\$130,000	\$292,050	(\$162,050)	(55.49%)

Sewer

	2022	2021	Variance	% Chg
	\$17,500	\$6,500	\$11,000	169.23%
	\$6,000	\$6,000	\$0	0.00%
	\$38,000	\$5,000	\$33,000	660.00%
		\$0	\$0	#DIV/0!
		\$3,000	(\$3,000)	(100.00%)
		\$11,500	(\$11,500)	(100.00%)
		\$25,500	(\$25,500)	(100.00%)
		\$39,000	(\$39,000)	(100.00%)
		\$0	\$0	#DIV/0!
		\$1,500	(\$1,500)	(100.00%)
		\$18,000	(\$18,000)	(100.00%)
		\$29,000	(\$29,000)	(100.00%)
	\$61,500	\$145,000	(\$83,500)	(57.59%)

Current Planning Projects Report

Project Name	Project Type	Approval Status	File #	Additional Comments
Mategani Estates Preliminary	Preliminary Plat	Approved by PC 05-25-2021		Received Preliminary approval
Hancock Vet Clinic LSD	Large Scale Development	Approved by PC 02-23-2021		Under construction, awaiting final inspection
SCP Outdoor Storage LSD	Large Scale Development	Approved by PC 06-22-2021		Under construction, awaiting final inspection
Venetto Subdivision Preliminary	Preliminary Plat	Approved by PC 07-27-2021		Under Construction
South Pointe Ph 3 Final	Final Plat	Approved by PC 06-22-2021	File #0024-00000341	Building permits being submitted
Hickory Meadows Ph 1 Final	Final Plat	Approved by PC 07-27-2021	File # 024A-00000348	Building permits being submitted
Hickory Meadows Ph 2 Final	Final Plat	Approved by PC 08-31-2021	File # 024A-00000356	Being permits being submitted
Mathias Warehouses LSD	Large Scale Development	Approved by PC 11-01-2021		Building permits submitted, pending approval
South Pointe Ph 4/5 Final	Final Plat	Approved by PC 09-28-2021	File # 024A-00000367	Building permits being submitted
Eco Vista- Container Shop LSD	Large Scale Development	Approved by PC 09-28-2021		Preliminary LSD Approval- Awaiting Pre-Con Meeting
Hickory Meadows Ph 3 Final	Final Plat	Approved by PC 11-01-2021	File # 024A-00000379	Building permits being submitted
Dairy Queen LSD	Large Scale Development	Approved by PC 12-30-2021		Under Construction
Eco Vista- RNG Plant LSD	Large Scale Development	Approved by PC 11-30-2021		Preliminary LSD Approval- Building Permit Submitted
Palecero at Tontitown LSD	Large Scale Development	Approved by PC 12-30-2021		Preliminary LSD Approval
Willow Trace Preliminary	Preliminary Plat			Awaiting PC Approval 04-26-2022
Verizon Wireless LSD	Large Scale Development	Approved by PC 12-30-2021		Awaiting Pre-Con Meeting Request
Central States LSD- Parking Expansion	Large Scale Development	Approved by PC 03-17-2022		Preliminary LSD Approval
Paramount Metals Rezoning	Rezoning	Approved by PC 03-17-2022		PC approved C-T zoning- CC Approved 04-19-2022
Pozza/412 Rezoning	Rezoning	Denied by PC 03-17-2022		Denied
Pozza/412 CUP #1	Conditional Use Permit	Not heard		Rezoning denied, not heard by PC
Pozza/412 CUP #2	Conditional Use Permit	Approved by PC 03-17-2022		Tabled to 05-03-2022 City Council
Amelia Acres Preliminary	Preliminary Plat	Approved by PC 03-17-2022		Preliminary Plat Approval
L-Saw Center LSD	Large Scale Development			Awaiting PC Approval 04-26-2022
L-Saw Center Walver	Walver Request			Awaiting PC Approval 04-26-2022

2022 Community Yard Sale Event Registration Form

The City of Tontitown would like to present our annual City-Wide Yard Sale event Thursday, Friday, Saturday May 12th, May 13th, May 14th.

The \$10.00 permit fee will be waived for anyone participating in this community event. You must be registered to have the permit fee waived, and to have your sale added to the event map.

All registered yard sales will be added to the event map, which will be released on our website and social media pages on May 11th. Yard sales must be registered for the event no later than May 10th, 2022.

To register for this event please complete and submit the form below to the City of Tontitown.

Prefer Online? You can complete a garage sale permit application on our website Tontitown.com! If you choose this method, please be sure to put "Community Yard Sale Event" and include a sale description under the sign location section of the online application.

Name: _____

Street Address/Sale Location: _____

Nearest Cross Street: _____

Phone Number: _____

Sale Description (Please describe the type of items that you will selling. Sale descriptions will be placed on the event map and will not be changed or edited.)

By signing this form, you agree to the following:

1. Allow the use of your address in ads to promote this event.
2. Abide by the City's Garage Sale Codes.
3. Begin selling no earlier than 8:00am, out of courtesy to neighbors.
4. Commit to holding the sale at least on Saturday, May 14th from 8:00am-5:00pm.

Signature: _____

For event information please email Maegan Thomas at permits@tontitownar.gov or call (479) 361-2700. All mail in forms can be sent to PO Box 305, Tontitown, AR 72770