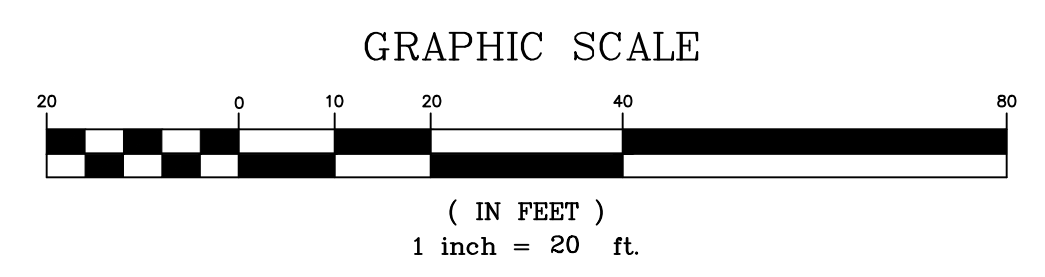
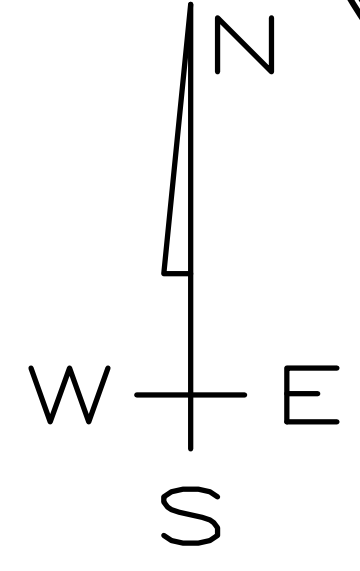
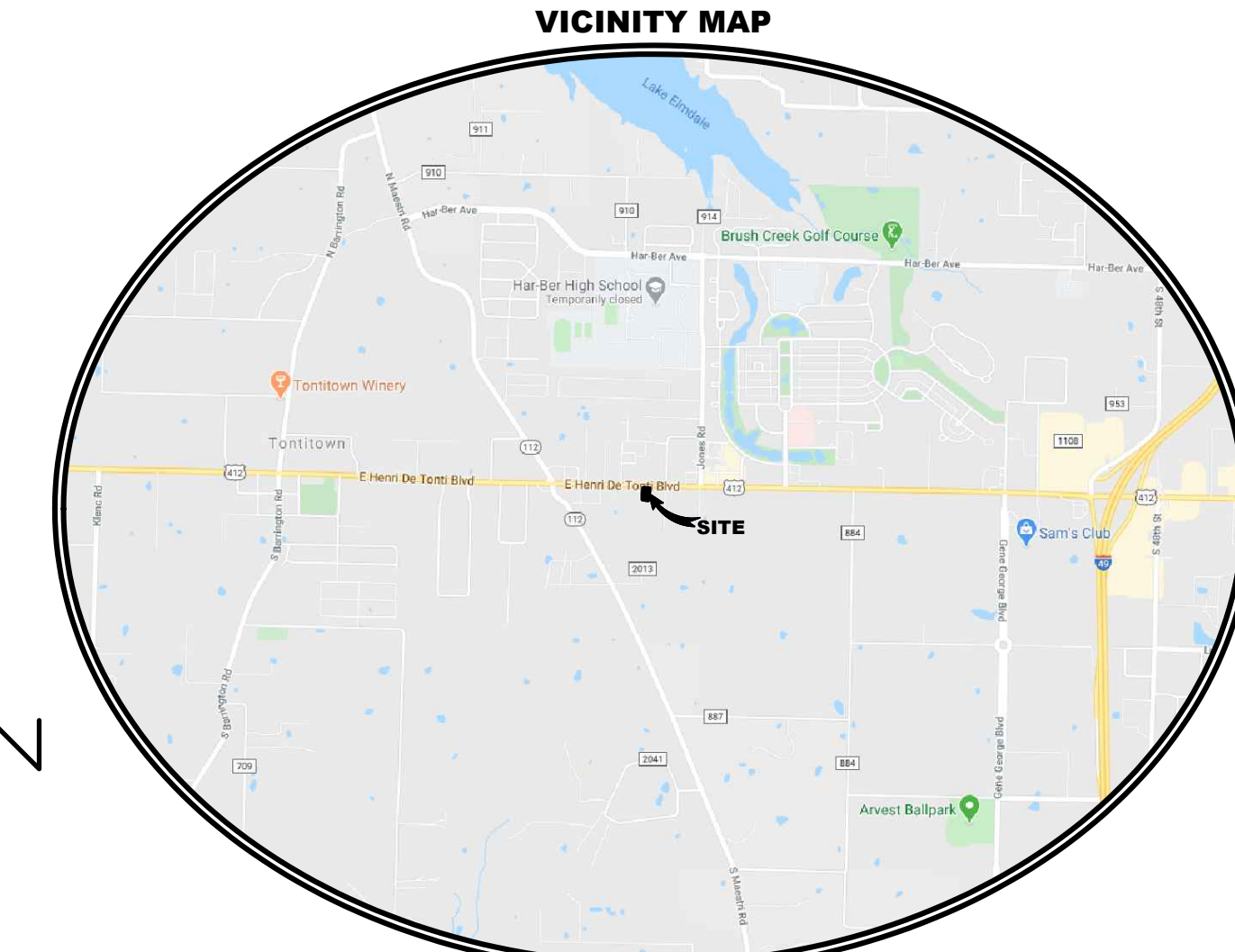
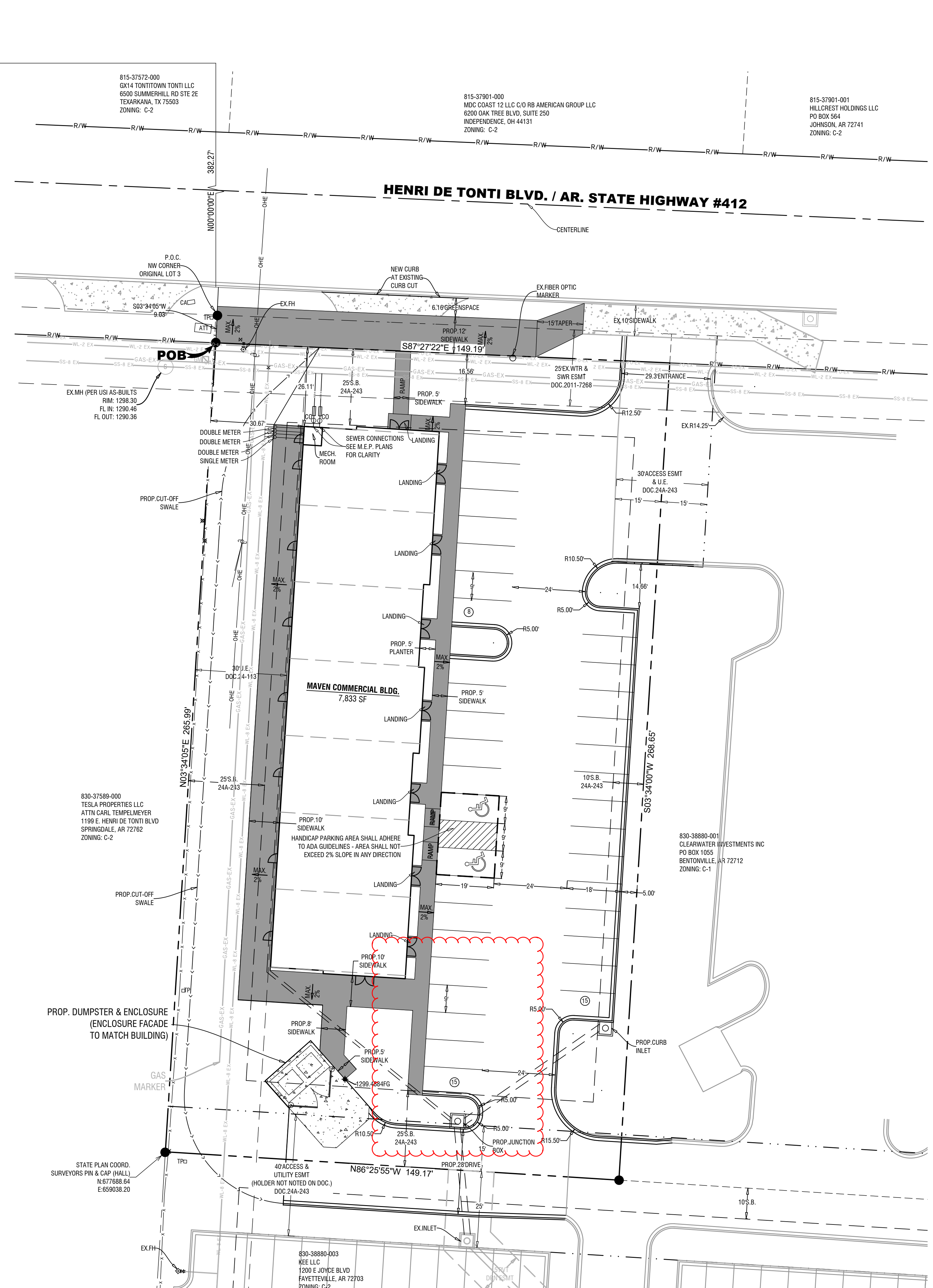


GIS MONUMENT #9  
 2" DOMED BRONZE MARKER  
 N: 678071.063  
 E: 658213.615  
 ELEV: 1298.47



LEGAL DESCRIPTION PER PLAT OF RECORD 024A-00000243:

BEING ALL OF LOT 3 OF A REPLAT OF ADMIRAL ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS ACCORDING TO FILE #024A-00000189 AND BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH REBAR "LS#1227" BEING THE NORTHWEST CORNER OF LOT 3 AS RECORDED IN FILE # 024A-00000189 OF PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE ALONG THE WEST LINE OF SAID LOT 3 SOUTH 03°34'05" WEST, 9.03 FEET TO A SET 5/8-INCH REBAR WITH CAP "LS#1789" BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF E. HENRI DE TONTI BLVD SOUTH 87°27'22" EAST, 149.19 FEET TO A 5/8-INCH REBAR WITH CAP "LS#1789" BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE DEPARTING THE SOUTH ROW LINE ALONG COMMON LINE OF SAID LOT 3 AND LOT 4, SOUTH 03°34'00" WEST, 268.65 FEET TO A FOUND 5/8-INCH REBAR WITH CAP "LS#1789" BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT ALSO BEING A POINT ON THE NORTH LINE OF LOT 5 OF ADMIRAL ADDITION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS ACCORDING TO FILE #024A-00000189; THENCE ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 5 NORTH 86°25'55" WEST, 149.17 FEET TO A 5/8-INCH REBAR WITH CAP "LS#1789" BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE ALONG SAID WEST LINE OF LOT 3 NORTH 03°34'05" EAST, 265.99 FEET TO THE POINT OF BEGINNING CONTAINING 39,875 SQUARE FEET OR 0.92 ACRES OF LAND MORE OR LESS.

NOTES:

- 1) ZONING: C-2
- 2) PARCEL NUMBERS: 830-38880-000
- 3) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05143C0065F DATED APRIL 2, 2008.
- 4) REFERENCE DOCUMENTS: PLAT OF RECORD 024A-00000243, 024A-00000189, FILE No. 2011-00002840, FILE No. 2011-00002841, FILE No. 2015-11847, 24-00000113.
- 5) LOT AREA: 39,875 SQUARE FEET OR 0.92 ACRES

FRONT	25'
SIDE	10'
REAR	25'

Minimum lot size	16/acre
Multi-family (units/acre)	12,000
Nonresidential uses (sq. ft.)	100 feet
Minimum lot width (all uses)	100 feet
Minimum lot depth (all uses)	100 feet
Front setback	
Residential uses	25 feet
Nonresidential uses	25 feet
Street side setback (all)	25 feet
Interior side setback	
Residential uses	30 feet
Nonresidential uses	10 feet
Rear setback	
Residential uses	25 feet
Nonresidential uses	25 feet
Maximum height	35 feet
Maximum lot coverage (all uses)	60%
Maximum floor area (sq. ft.)	NS

BUILDING SIZE: 180' x 45' = 7,833 SF
70% RETAIL (5,483 SF) & 30% RESTAURANT (2,350 SF)
REQUIREMENT FOR RETAIL: 1 SPACE / 250 SF
REQUIRED: 5,483 SF / 250 = 22 SPACES
REQUIREMENT FOR RESTAURANT: 1 SPACE/150 SF
REQUIRED: 2,350 SF / 150 = 16
TOTAL SPACES REQUIRED = 38
TOTAL SPACES PROVIDED = 38
REQUIRED ADA SPACES = 2 SPACES
PROVIDED ADA SPACES = 2 SPACES

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LEGEND

- × CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT

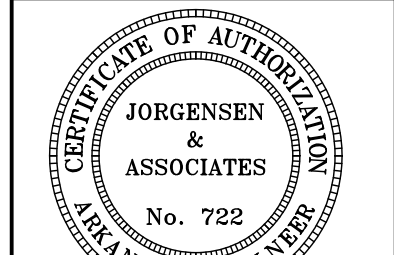
EXISTING 8" SEWER LINE  
 PROPOSED 8" SEWER LINE  
 EXISTING WATERLINE  
 PROPOSED 8" WATER LINE  
 CENTERLINE STREET  
 BUILDING SETBACK  
 UTILITY EASEMENT  
 NEW 5' SIDEWALK  
 UTILITY CROSSING  
 EXISTING CONTOUR  
 FINISHED CONTOUR

PROJECT TITLE:  
**MAVEN COMMERCIAL LSD**

PROJECT LOCATION:  
**TONTITOWN, AR**

REVISIONS


DATE: 02-14-23  
 DRAWN BY: JSIPMM  
 PROJECT # 2022189  
 FILE PATH: Z:\SS\2022\2022189\LSD  
 SHEET SIZE: 22" x 34"  
 SCALE: 1" = 20'



SHEET TITLE  
**LARGE SCALE DEVELOPMENT & UTILITY PLAN**

SHEET NUMBER  
**C1.01**