

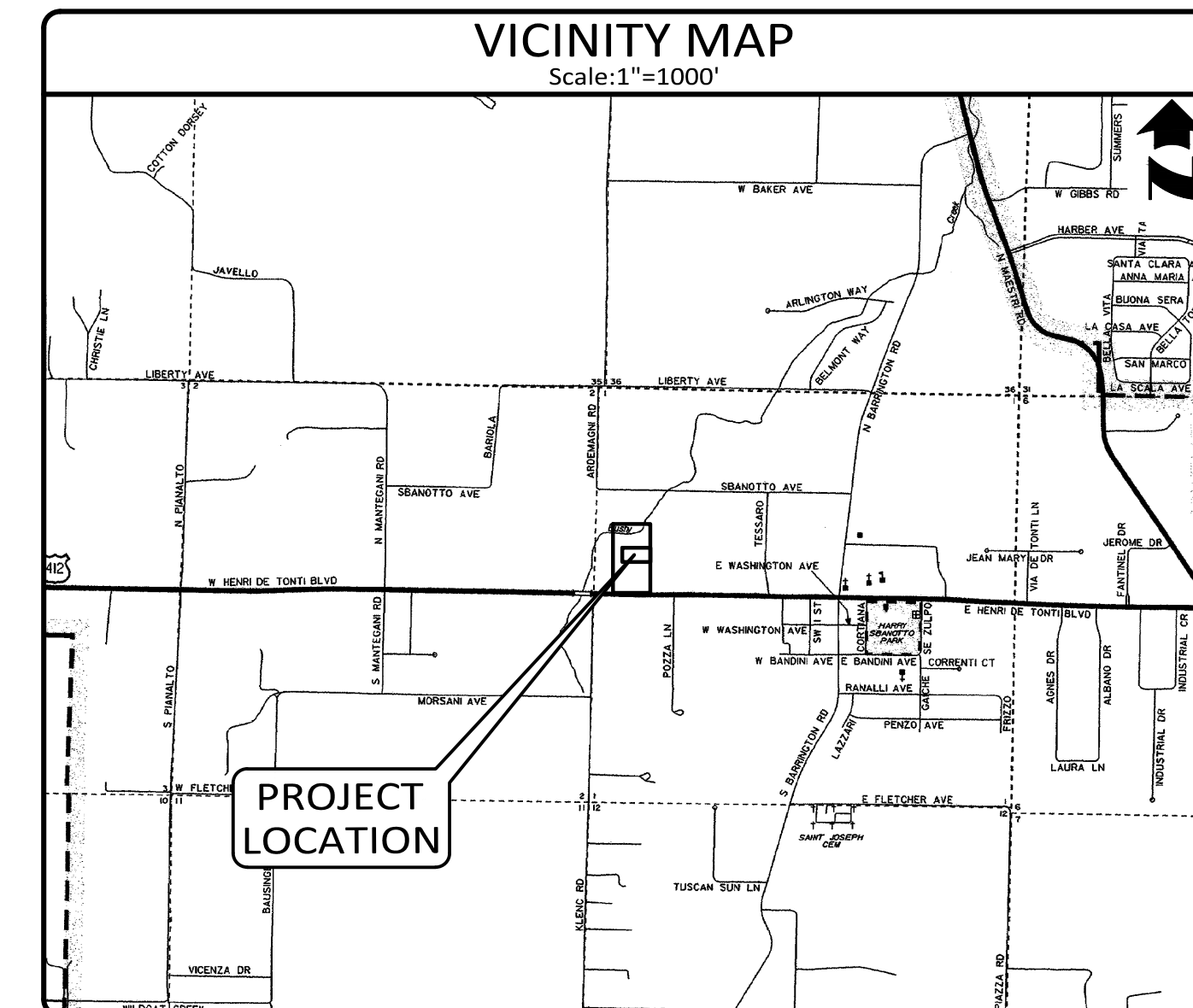
September 2023

LARGE SCALE DEVELOPMENT PLANS

for

VAPOR MAVEN WAREHOUSE and RETAIL

Tontitown, Arkansas



INDEX OF SHEETS

1. Cover, Vicinity Map, & Index of Sheets
2. Overall Site Plan
3. Site Demolition Plan
4. Site Plan - South
5. Site Plan - Middle
6. Site Plan - North
7. Site Utility Plan
8. GRADING and Drainage Plan - South
9. GRADING and Drainage Plan - Middle
10. GRADING and Drainage Plan - North
11. Box Culvert Profile
12. West Storm Drain and Outfall Profile
13. East Storm Drain Profile
14. Stage 1 Erosion Control Plan
15. Stage 2 Erosion Control Plan
16. Erosion Control Details
17. Landscape Plan - South
18. Landscape Plan - Middle
19. Landscape Plan - North
20. Paving and Storm Drain Details
21. Miscellaneous Details
22. Miscellaneous Details
23. Utility Details
24. Detention Pond Outlet Structure Detail
25. ARDOT Details

Tract 2 Legal Description:
 Part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 1, Township 17 North, Range 31 West in Washington County, Arkansas and being more particularly described as follows:
 Commencing at an existing 1/2" Rebar at the Northwest Corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4); Thence South 87°21'01" East a distance of 570.88 feet; Thence South 02°46'06" West a distance of 207.38 feet to a Set 1/2" Rebar, the POINT OF BEGINNING; Thence South 87°13'54" East a distance of 429.50 feet a Set 1/2" Rebar; Thence South 02°44'19" West a distance of 1066.12 feet to an Existing 1/2" Rebar on the North Right of Way of Henri De Tonti Boulevard; Thence along said North Right of Way the following bearings and distances, North 87°47'50" West 194.24 feet to an Existing 1/2" Rebar, North 26°32'38" West 22.24 feet, North 88°26'26" West 69.49 feet to an Existing 1/2" Rebar, South 45°43'26" West 28.54 feet, South 84°48'45" West 75.54 feet, North 87°20'58" West 61.20 feet to a point being 2.29 feet East and 1.39 feet South of an Existing 1/2" Rebar; Thence leaving said Right of Way North 02°46'06" East a distance of 1081.59 feet to the POINT OF BEGINNING, containing 10.53 acres more or less and being subject to any easements or right of ways of record and as shown on Half Project # 53125.001.

Minimum Setbacks	
C-2 (General Commercial)	
Front Setback	25'
Side Setback	10'
Street Side Setback	25'
Rear Setback	25'

Issued For Review - 09.12.23



ARCHITECT
 Sides Architectural Design
 P. O. Box 956
 Lowell, AR 72745
 Contact: Devon Sides
 Telephone: (417) 567-0881
 dsides@sidesarchdesign .com

OWNER
 Vapor Maven
 495 Agnes Dr.
 Springdale, AR 72762
 Contact: Hermin Thind
 Telephone: (479) 409-2293

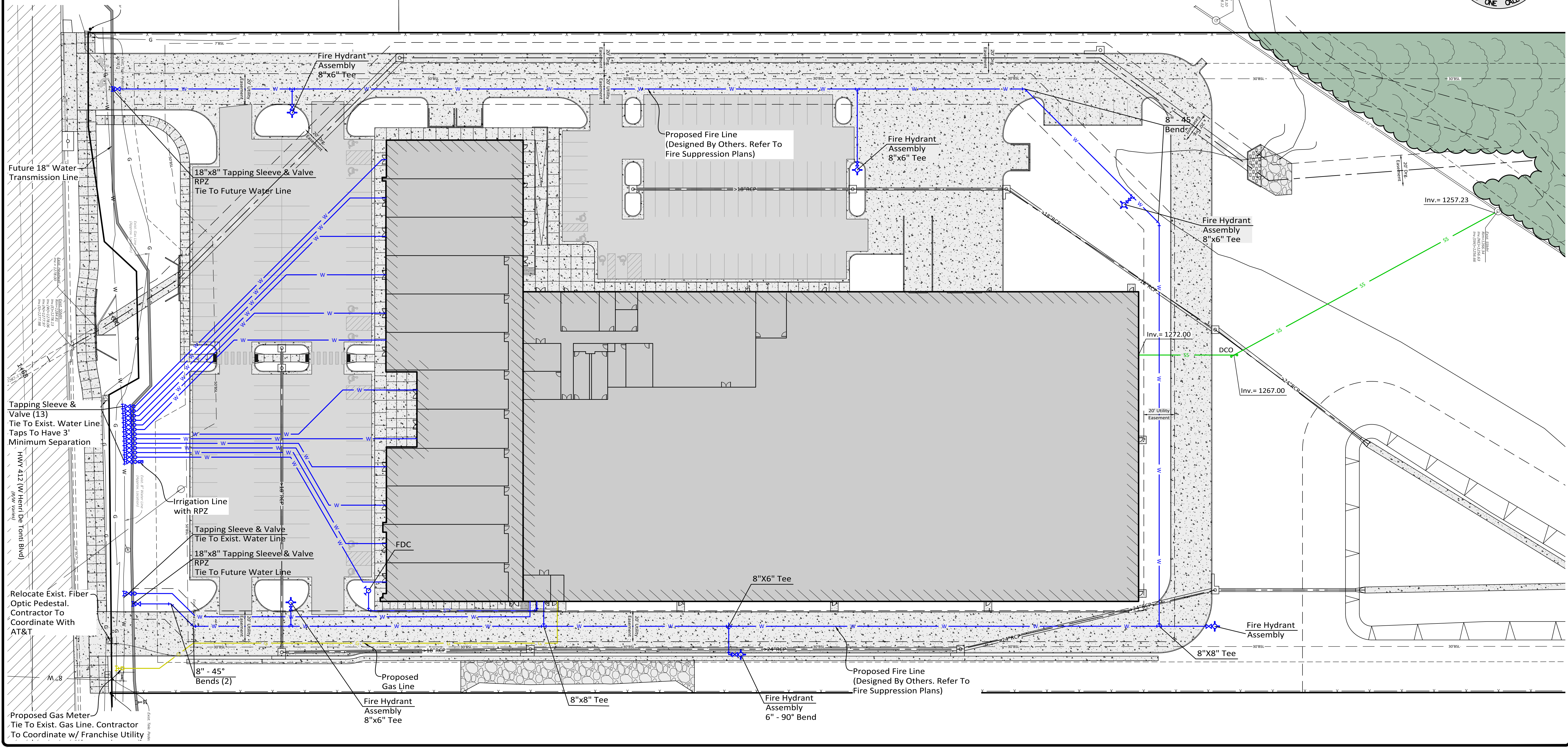
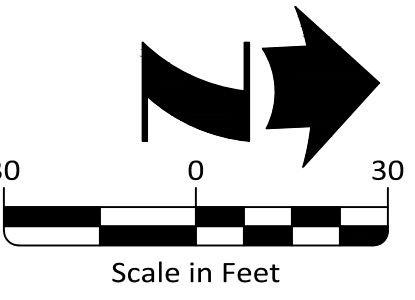
SITE UTILITY CONTACTS CITY OF TONTITOWN, AR	
NATURAL GAS BLACK HILLS ENERGY CONTACT: NATHAN PRINCE 1811 E. BORICK FAYETTEVILLE, AR PHONE: 479-6018381	ELECTRIC OZARK ELECTRIC COOPERATIVE CONTACT: MIKE PHIPPS 406 W. EMMA AVENUE SPRINGDALE, AR 72764 PHONE: 479-521-2900
TELEPHONE AT&T CONTACT: LAYNE RHODES P.O. BOX 7449 SPRINGDALE, AR 72766 PHONE: 479-442-1977	
GOVERNING AGENCIES	
CITY OF TONTITOWN 235 EAST HENRI DE TONTI BLVD. SPRINGDALE, ARKANSAS 72762 PHONE: 479-750-8114	TONTITOWN WATER & SEWER UTILITIES - CONTACT: JAMES CLARK PHONE: 479-361-2700 PWDIRECTOR@TONTITOWNAR.GOV
PLANNING CONTACT: MARK LATHAM PHONE: 479-361-2700 planning@tontitownar.gov	TONTITOWN FIRE DEPARTMENT - CONTACT: RYAN KRUG PHONE: 479-365-2056 TWD.OPERATIONS@TONTITOWNAR.GOV
ENGINEERING CONTACT: ZAK JOHNSTON. P.E. PHONE: 479-435-4270 ENGINEERING@TONTITOWNAR.GOV	DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: 501-661-2623

LEGEND

	Proposed Building		Proposed Fire Line (AWWA C900, DR18)
	Proposed Water Meter		Proposed Water Service Line (Municipex SDR-9)
	Proposed Backflow Preventer		Proposed Irrigation Line (Municipex SDR-9)
	Proposed Underground Electric		Proposed Sewer Service Line (Sch. 40 PVC)
	Proposed Light Pole		Proposed Cleanout
	Proposed Underground Telephone		Proposed Gas Line
	Proposed Fiber Optic Service		Proposed Gas Service
	Proposed 15" RCP		Proposed Pipe Bollard
	Proposed 4" PVC		Proposed Handicap Accessible Parking Sign

Site Utility General Notes:

- Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-call System Prior To Construction @ 1-800-482-8998. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Half And/or The Owner Of Any Conflicts Or Required Deviations From The Plans. Half Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.
- All Electric, Telephone, And Gas Extensions Including Service Lines Shall Be Installed To The Appropriate Utility Company Specifications And Requirements. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company.
- All Utilities Shall Terminate Five (5) Feet Outside The Building Unless Otherwise Noted. The End Of All Service Lines Shall Be Tightly Capped Or Plugged And Marked Until Such Time As Connections Are Made Inside The Building. Coordinate All Entrances To The Building With The Architectural Plans And M.E.P. Plans.
- All Private Water And Sewer Materials And Construction Shall Be In Accordance With Local, State, And Federal Plumbing Code.
- All Necessary Inspections And/or Certifications Required By Codes And/or Utility Service Companies Shall Be Performed Prior To Final Connection Of Utility Services.
- It Is The Responsibility Of The Property Owner To Obtain All Utility Easements That Are Necessary For The Installation And Maintenance Of All Proposed Utilities. The Easements Must Be Obtained Prior To Beginning Any Public Utility Installation.
- The Irrigation System Shall Be Protected By An RPZ Type Backflow Preventor. Irrigation System To Be Designed By Others.
- Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
- All Public Water and Sewer Improvements to be in accordance with the Minimum Sanitary Sewer & Water Design Standards For The City Of Tontitown.
- Contractor Shall Refer To MEP Site Lighting Sheet For Exact Light Pole Locations.
- Contractor Shall Refer To Fire Protection Plans & City of Tontitown Specifications For Fire Water Line Construction.
- Contractor Shall Refer To MEP Plans For All Water Service Sizes.
- Contractor Shall Coordinate With Architect Before Light Pole Installation.
- All Utilities And Storm Drain Under Paving Shall Be Backfilled With Full Depth Class 7 Base Compacted To 95% PSD.



Drawing Name: M:\USDFP\DWG\053125.001_VaporMaven\DWG\053125.001_Plan_Ar.dwg Last Modified: Sep 22, 2023 - 11:32am Plotted on: Sep 22, 2023 - 11:38am by AH5172

Revision	By	Date

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawn By: DRC	Vertical Scale: -
Approved By: ATD	Horizontal Scale: 1"=30'
Date: 9.12.2023	Plotting Scale: 1
Project No: 053125.001	Drawing Name: PLAN

**VAPOR MAVEN
WAREHOUSE and RETAIL**
Tontitown, Washington County, Arkansas

SITE UTILITY PLAN
Issued for Review - 9.12.2023

Sheet No:
7
25
of