

**NOTES:**

- REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF TONTITOWN ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ACCURACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF TONTITOWN, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
- TO OUR KNOWLEDGE, THERE ARE NO KNOWN GROUND LEASES OR ACCESS AGREEMENTS ON-SITE.
- THERE ARE NO POTENTIALLY DANGEROUS AREAS, OR AREAS SUBJECT TO FLOODING THAT WILL REQUIRE HAZARD MITIGATION.

**VARIANCE REQUEST:**

1) SURFACING  
15.3.21(0A)(4)(g)  
ALL REQUIRED OFF-STREET PARKING AND LOADING SPACES, AND THE DRIVEWAYS SERVING OFF-STREET PARKING AND LOADING SPACES, SHALL BE PAVED WITH ASPHALT, CONCRETE, OR BRICK. A MINIMUM OF 100 FEET FROM THE STREET FRONTAGE RIGHT-OF-WAY.

2) LANDSCAPE BUFFER  
15.3.21(0)(4)(e)  
A 10' LANDSCAPE BUFFER IS REQUIRED ALONG W INDUSTRIAL AVENUE.

3) THE USABLE AREA OF THE LOT AND REQUIRED DRIVE AISLES ON EITHER SIDE OF THE PROPOSED BUILDING ARE LIMITING THE GREENSPACE ALONG THE ROAD.

**CONSTRUCTION NOTES**

- CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY:**  
THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- GRADING NOTES:**
  - THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM SUPERVISING OFFICIALS.
  - AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
  - OFF-SITE FILL MATERIAL (SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
  - AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TAND-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION DIVISION TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
  - IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL, ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND THE PROTECTION OF ADJACENT OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
  - AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION, FOR BASE COURSE, AND ASPHALT PAVING.
  - ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.
  - ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
- PAVING NOTES:**
  - ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
  - AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
- CONCRETE NOTES:**
  - CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
  - AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
  - VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE MET-FINISHED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.
  - CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10'-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.
- UTILITY NOTES:**
  - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM TONTITOWN WATER AND SEWER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
  - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO TONTITOWN WATER AND SEWER UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR, EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.
  - DECONTAMINATION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF TONTITOWN WATER AND SEWER AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
  - ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TONTITOWN WATER AND SEWER STANDARD SPECIFICATIONS DATED 08/25/2018 AND THE ARKANSAS STATE HEALTH DEPARTMENT STANDARD SPECIFICATIONS, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
  - SEWER TAPS DONE ON EXISTING MAIN WILL BE INSTALLED PER THE EASEMENT AGREEMENT BETWEEN JOE BUMPER DEVELOPER AND ADJACENT OWNER TO THE EAST. THE DEVELOPER WILL INSTALL SEWER TAPS AT THE COST OF THE DEVELOPER AND AT NO COST TO THE CITY OF TONTITOWN.
- BLASTING AND EXPLOSIVE MATERIALS:**
  - THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
  - EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

# JOE BUMPER COLLISION 110 INDUSTRIAL CIRCLE W TONTITOWN, ARKANSAS 72762



VICINITY MAP  
NOT TO SCALE  
north

**RESOURCE LIST**

NAME	ADDRESS	TELEPHONE
DEVELOPER VAN CLAY HOLDINGS, LLC	833 ELM SPRINGS RD SPRINGDALE, AR 72764	(479) 282-4531
BLACK HILLS ENERGY MR. JOSH KNIGHT	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333-7005
ATAI MR. LAYNE RHODES	HAROLD DR FAYETTEVILLE, ARKANSAS 72701	(479) 442-1977
TONTITOWN WATER AND SEWER UTILITIES	235 E HENRI DR TONTI BLVD SPRINGDALE, ARKANSAS 72764	(479) 361-2700
CITY OF TONTITOWN PLANNING MR. BRAD SPURLOCK	235 E HENRI DR TONTI BLVD SPRINGDALE, ARKANSAS 72764	(479) 361-2700
CITY OF TONTITOWN ENGINEERING MR. ZAK JOHNSTON	235 E HENRI DR TONTI BLVD SPRINGDALE, ARKANSAS 72764	(479) 435-4270
CITY OF TONTITOWN FIRE DEPARTMENT CHIEF MARK RAMSEY	141 S.E. ZILPO ST TONTITOWN, ARKANSAS 72770	(479) 439-3578
OZARK'S ELECTRIC COOPERATIVE	3641 W WEDINGTON DR FAYETTEVILLE, ARKANSAS 72704	(800) 521-6144
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365-2402
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

No.	DESCRIPTION	No.	Date
C1.0	COVER SHEET	1	7/14/2023
C2.0	SURVEY	1	7/14/2023
C3.0	DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN	1	7/14/2023
C4.0	SITE PLAN	1	7/14/2023
C5.0	GRADING PLAN	1	7/14/2023
C6.0	STORM SEWER PROFILE PLAN	1	7/14/2023
C7.0	UTILITY PLAN	1	7/14/2023
C8.0	DETAILS	1	7/14/2023
C8.1	DETAILS	1	7/14/2023
C8.2	DETAILS	1	7/14/2023
C8.3	DETAILS	1	7/14/2023
L1.0	LANDSCAPE PLAN	1	7/14/2023
L1.1	LANDSCAPE NOTES	1	7/14/2023

**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. \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE Laid OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAN.  
DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
NAME & ADDRESS: \_\_\_\_\_  
SOURCE OF TITLE: D.R. \_\_\_\_\_ PAGE \_\_\_\_\_

**CERTIFICATE OF SURVEYING ACCURACY**

HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.  
DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
STATE OF ARKANSAS REGISTRATION NO. \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

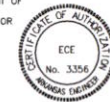
PURSUANT TO THE CITY OF TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

- THIS APPROVAL DOES NOT GUARANTEE ANY OF THE FOLLOWING:
- DELIVERY OF PUBLIC WATER OR SEWER SERVICE.
  - DELIVERY OF ANY OTHER UTILITY SERVICE.
  - IMPROVEMENTS TO ANY AFFECTED CITY STREETS OR COUNTY ROADS.
  - APPROVAL FROM THE ARKANSAS DEPARTMENT OF HEALTH.
  - ACCESS TO THE PROPERTY VIA EASEMENTS OR OTHERWISE EITHER KNOWN OR UNKNOWN.

DATE OF EXECUTION: \_\_\_\_\_  
SIGNED: CHAIRMAN, TONTITOWN PLANNING COMMISSION

SIGNED: \_\_\_\_\_  
MAYOR, CITY OF TONTITOWN

SIGNED: \_\_\_\_\_  
CLERK-TREASURER, CITY OF TONTITOWN



Know what's below  
Call before you dig.

**NOT FOR CONSTRUCTION**

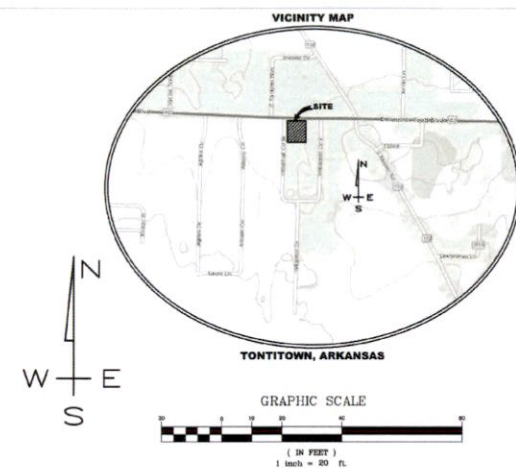
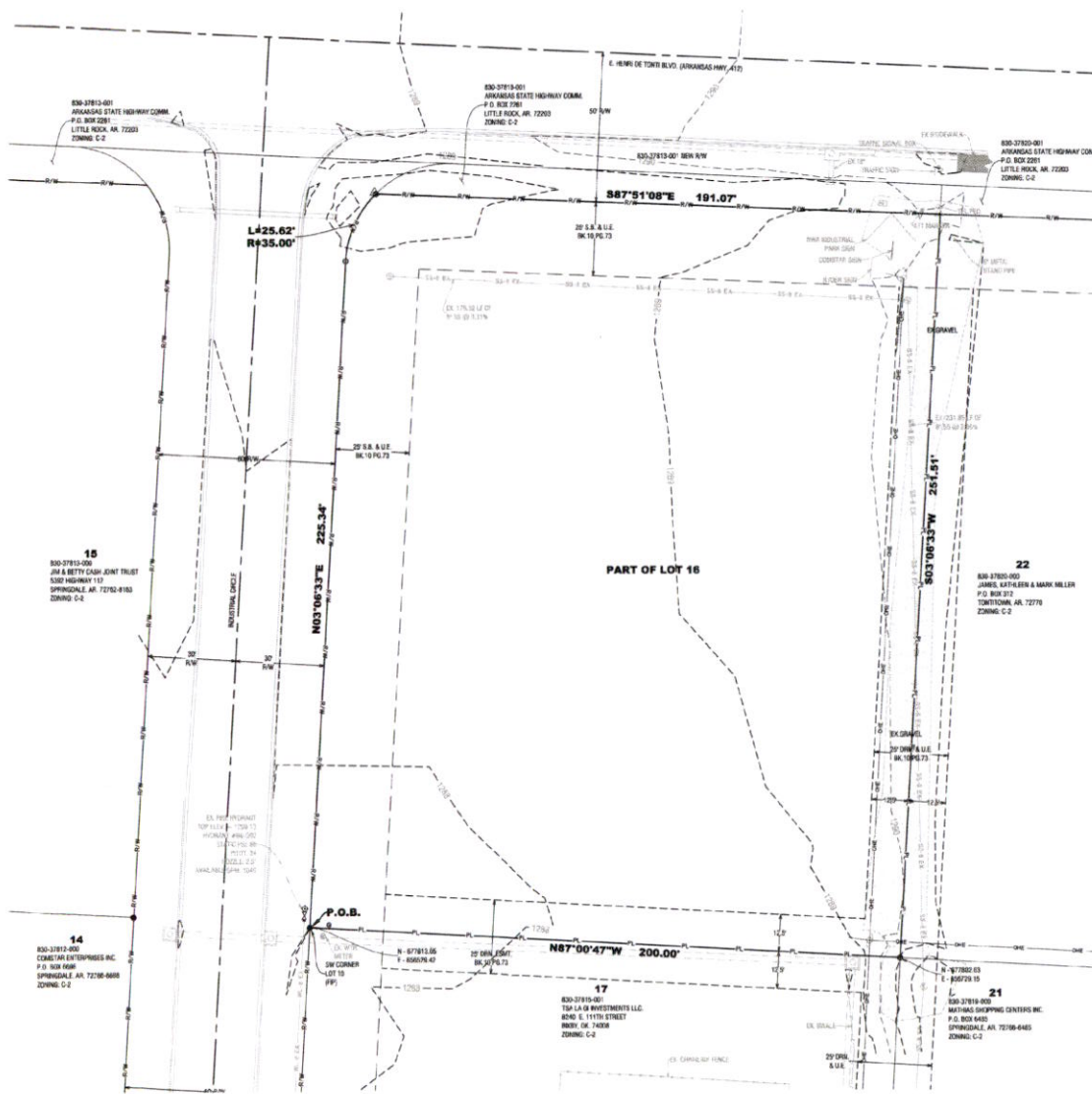
STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 11411  
Jason E. Combs  
7/14/2023

Date	Comments	Rev
7/14/2023	PER CITY COMMENTS	1

**JOE BUMPER COLLISION**  
TONTITOWN, AR  
VAN CLAY HOLDINGS, LLC  
110 INDUSTRIAL CIRCLE W  
SPRINGDALE, AR  
833 ELM SPRINGS ROAD SPRINGDALE, AR

DEPENDENT CIVIL ENGINEERING, PLLC

DRAWN BY: CJC	CHECKED BY: JEI
DATE: 6/20/2023	JOB NUMBER: 23-1012
SHEET NAME: COVER SHEET	
File No: 23-1012.dwg	C1.0



**LEGAL DESCRIPTION:**  
 A part of Lot 16 of the Northwest Arkansas Industrial Park in the City of Tontitown, Arkansas, as per plan on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being described as follows: Beginning at the SW Corner of said Lot 16, said point being the POINT OF BEGINNING, thence N62°06'33"E 223.34 feet, thence along a non-tangent curve to the right 25.82 feet, said curve having a radius of 33.00 feet and a chord bearing and distance of N24°14'19"E 23.05 feet, thence S67°51'08"E 191.07 feet, thence S62°06'23"W 251.31 feet, thence N67°35'47"W 200.00 feet to the POINT OF BEGINNING. Containing 1.13 acres more or less subject to easements and right of record.

- NOTES:**
1. PARCEL NUMBER: 630-37813-000.
  2. CURRENT ZONING: C-2 (GENERAL COMMERCIAL).
  3. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE.
  4. BOUNDARY BASED ON FINAL PLAT OF HMA INDUSTRIAL PARK & WARRANTY DEED FILE # 2000-000372.
  5. OWNER: JOHN & MARY THOMPSON REV. LIVING TRUST - 4402 SPYGLASS DRIVE - SPRINGDALE, AR. 72764.
  6. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #0514C0065P DATED MAY 16, 2006.

324 W. Submerge Drive, Suite 5  
 Little Rock, AR 72203  
 Office: 479-442-8373  
 Fax: 479-582-4807  
[www.jorgensenplus.com](http://www.jorgensenplus.com)

**JORGENSEN  
 + ASSOCIATES**  
 Civil Engineering & Surveying

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**LEGEND**

- FOUND IRON PIN
- SET IRON PIN & CAP
- ⊕ POWER POLE
- ⊖ SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- EXISTING P. WATERLINE
- EXISTING P. SEWER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- EXISTING CHAINLINK FENCE
- EXISTING SMALL
- BOUNDARY LINE
- STREET RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- OVERHEAD ELECTRIC
- NEW WATER SERVICE

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**PROJECT TITLE:**  
 LARGE SCALE DEVELOPMENT FOR GREASE MONKEY

**PROJECT LOCATION:**  
 TONTITOWN, AR.

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**REVISIONS**

NO.	DATE	DESCRIPTION

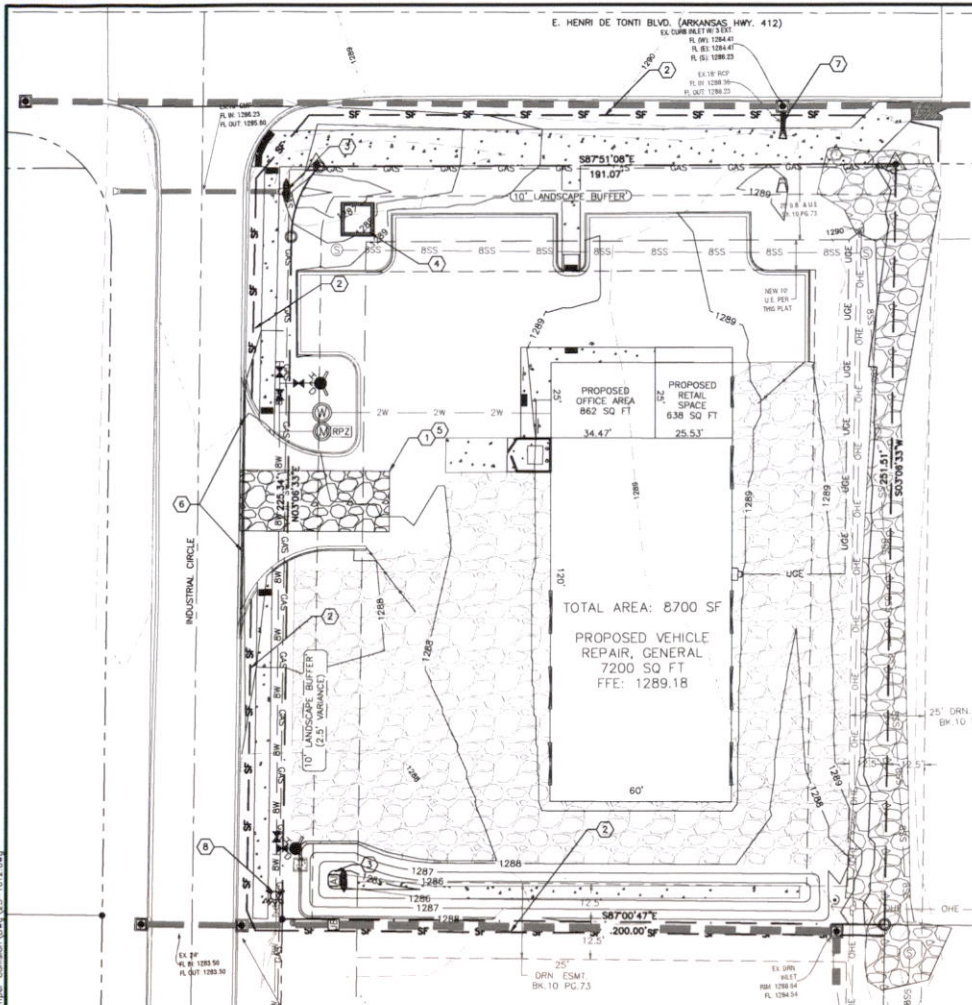
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**DATE:** 05/09/2011  
**DRAWN BY:** CIVIL  
**PROJECT #:** 2000106  
**FILE PATH:** Z:\AR\2000\2000106\SD  
**SHEET SIZE:** 24" x 36"  
**SCALE:** 1" = 30'

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**SHEET TITLE:**  
 SITE SURVEY

**SHEET NUMBER:**  
 C2.0



- EROSION AND SEDIMENT CONTROL NOTES:**
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
  2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
  3. REFER TO THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT FOR IMPLEMENTATION, INSTALLATION, AND/OR APPLICATION REQUIREMENTS AND SEQUENCES.
  4. CONSTRUCT DETENTION POND AND TEMPORARY OVERFLOW STRUCTURE.
  5. CURB INLET SEDIMENT CONTROL SHALL BE PLACED AND MAINTAINED AT EACH INLET.
  6. INSTRUCTION/DIRECTION OF THE INSPECTOR SHALL PREVAIL OVER THE CONSTRUCTION SWPPP PLAN.

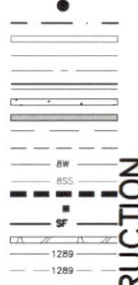
- MAINTENANCE AND OPERATION NOTES:**
1. AN INSPECTION SHALL BE MADE BY DEVELOPER OR ASSIGNED REPRESENTATIVE (INSPECTOR) WITHIN 24 HOURS OF A RAINFALL EVENT PER ADO REQUIREMENTS. ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP'S) WILL BE RECORDED.
  2. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALE.

- KEYNOTES:**
- ① TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1/C3.0
  - ② PROPOSED TEMPORARY SILT FENCE PER DETAIL 2/C3.0
  - ③ PROPOSED TEMPORARY ROCK CHECK DAM PER DETAIL 1/C8.0
  - ④ TEMPORARY CONCRETE WASHOUT PER DETAIL 2/C8.0
  - ⑤ SWPPP TO BE LOCATED IN MAILBOX ON SITE.
  - ⑥ REMOVE EXISTING CURB AND GUTTER AND DISPOSE OF OFF-SITE.
  - ⑦ REMOVE EXISTING 18" STORM PIPE AND DISPOSE OF OFF-SITE.
  - ⑧ REMOVE FIRE HYDRANT AND RELOCATE. SEE UTILITY PLAN FOR LOCATION.



**NORTH**  
20 0 20  
**SCALE 1" = 20'**

**LEGEND**



**NOT FOR CONSTRUCTION**



Date	7/14/2023
Comments	PER CITY COMMENTS
Rev	1

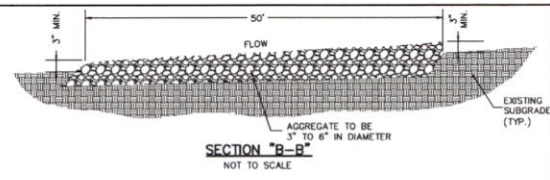
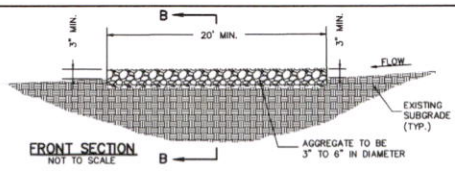
**JOE BUMPER COLLISION**  
110 INDUSTRIAL CIR. E  
TONTTOWN, AR  
**VAN CLAY HOLDINGS, LLC**  
833 ELM SPRINGS ROAD SPRINGDALE, AR

0200 STATES US OR SITE B  
BELLA VISTA, AR 72114  
D: (479) 367-2924  
M: (479) 367-3300  
E: jay@jbc-coll.com

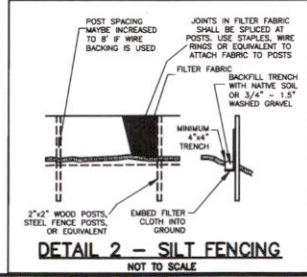


DRAWN BY	CJL
CHECKED BY	JEI
DATE	6/29/2023
JOB NUMBER	23-1012
SHEET NAME	DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN

File No.  
23-1012-049  
C3.0



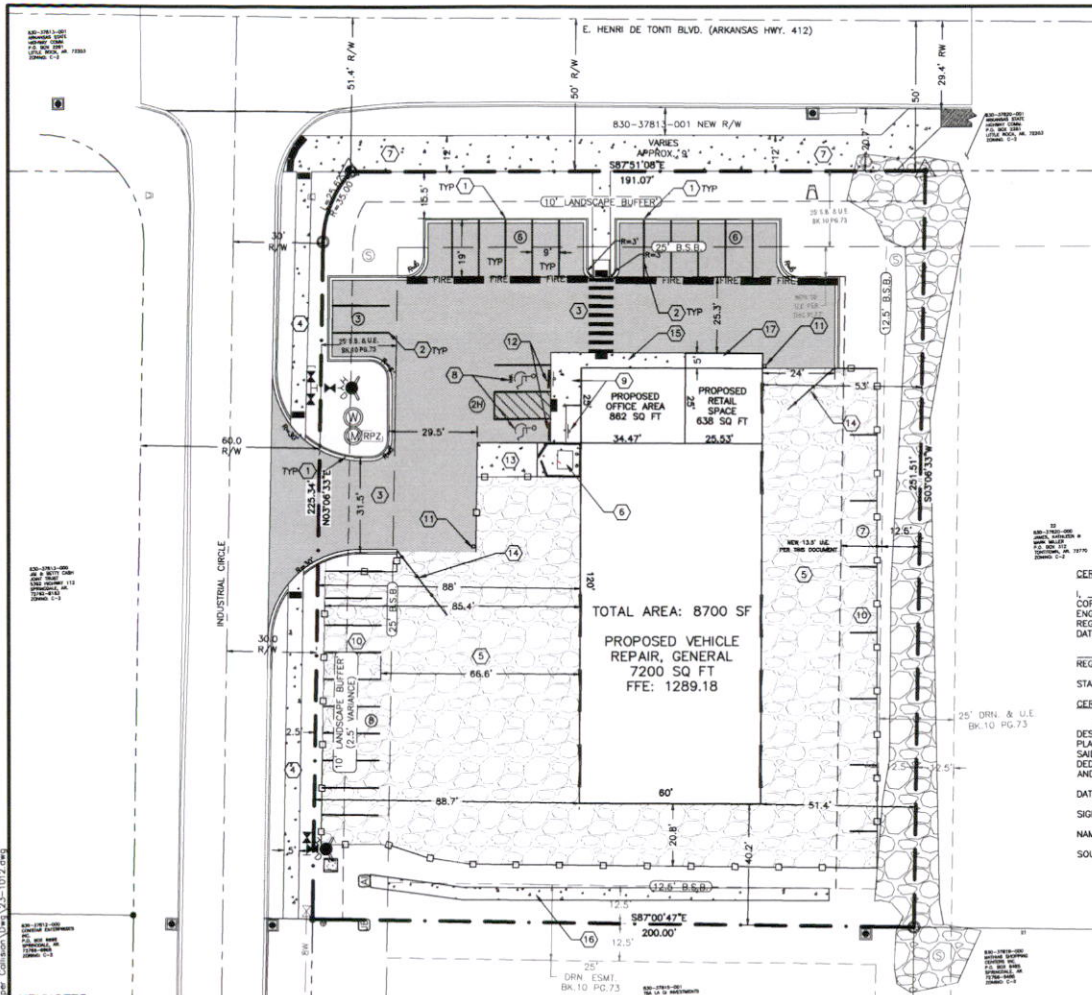
**DETAIL 1 - CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



**DETAIL 2 - SILT FENCING**  
NOT TO SCALE



Z:\ECE - Work Projects\2023 Projects\23-1012 Joe Bumper Collision\Drawings\23-1012.dwg



**ENGINEER:**  
 EXPEDIT CIVIL ENGINEERING, PLLC  
 9200 SUITS US DR, STE. B  
 BELLA VISTA, AR 72714  
 (478) 364-0028

**DEVELOPER:**  
 VANCLAY HOLDINGS, LLC  
 833 ELM SPRINGS ROAD  
 SPRINGDALE, AR 72762

**ZONING:**  
 PROPOSED: C-2

**TOTAL SITE ACREAGE:**  
 1.15 ACRES / 50,100 SF

**TOTAL AREA OF DEVELOPMENT:**  
 GROSS AREA: 50,100 SF  
 IMPERVIOUS AREA: 20,400 SF  
 PERVIOUS AREA: 29,700 SF  
 % PERVIOUS: 59.3%

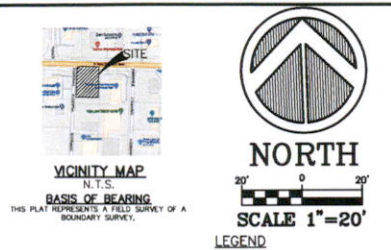
**SETBACK:**  
 FRONT SETBACK: 30'  
 SIDE SETBACK: 15'  
 STREET SIDE SETBACK: 25'  
 REAR SETBACK: 30'

**PARKING ANALYSIS:**  
**OFFICE GENERAL:**  
 SPACE PER 300 SF  
 862 SF = 3 SPACES

**VEHICLE REPAIR, GENERAL:**  
 5 PER SERVICE BAY  
 4 BAYS = 20 SPACES

**RETAIL/SERVICE GENERAL:**  
 1 SPACE PER 250 SF  
 636 SF = 3 SPACES

TOTAL PARKING SPACES REQUIRED = 26 SPACES  
 TOTAL PARKING SPACES PROVIDED = 32 SPACES



**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. \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
 NAME & ADDRESS: \_\_\_\_\_  
 SOURCE OF TITLE: D.R. \_\_\_\_\_ PAGE \_\_\_\_\_

**CERTIFICATE OF SURVEYING ACCURACY**

I, \_\_\_\_\_, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE BEEN MET.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
 REGISTERED LAND SURVEYOR  
 STATE OF ARKANSAS REGISTRATION NO. \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

PURSUANT TO THE CITY OF TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

THIS APPROVAL DOES NOT GUARANTEE ANY OF THE FOLLOWING:

- DELIVERY OF PUBLIC WATER OR SEWER SERVICE.
- DELIVERY OF ANY OTHER UTILITY SERVICE.
- IMPROVEMENTS TO ANY AFFECTED CITY STREETS OR COUNTY ROADS.
- APPROVAL FROM THE ARKANSAS DEPARTMENT OF HEALTH.
- ACCESS TO THE PROPERTY VIA EASEMENTS OR OTHERWISE EITHER KNOWN OR UNKNOWN.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
 CHAIRMAN, TONTITOWN PLANNING COMMISSION

SIGNED: \_\_\_\_\_  
 MAYOR, CITY OF TONTITOWN

SIGNED: \_\_\_\_\_  
 CLERK-TREASURER, CITY OF TONTITOWN

**GENERAL NOTES:**

THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS, OR OTHER MATTERS.

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS.

PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

- DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
- THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
- NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
- NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
- ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE ALL BEEN REMOVED FROM THE CONSTRUCTION SITE.
- TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER.

**FLOOD STATEMENT:**

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0065F WITH AN EFFECTIVE DATE OF MAY 16, 2008. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

- KEYNOTES:**
- CURB AND GUTTER PER DETAIL 3/C8.0
  - 4" WHITE PARKING STRIPING
  - TYPICAL ASPHALT LOT PER DETAIL 4/C8.0
  - 5' CONCRETE SIDEWALK PER DETAIL 5/C8.0
  - TYPICAL GRAVEL LOT PER DETAIL 6/C.8.0
  - TRASH ENCLOSURE. REFER TO ARCHITECT PLANS
  - 12' CONCRETE SIDE PATH
  - ACCESSIBLE PARKING STRIPING PER DETAIL 7/C8.1
  - WALL MOUNTED HANDICAP SIGN PER DETAIL 9/C8.1
  - VISUAL REPRESENTATION OF PARKING AREA FOR NON FUNCTIONAL CARS IN NEED OF REPAIR. NO STRIPING TO BE APPLIED TO GRAVEL.
  - KNOX BOX ON GATE
  - CONCRETE WHEEL STOP PER DETAIL 10/C8.1
  - HEAVY DUTY CONCRETE SECTION PER DETAIL 11/C8.1
  - SWINGING GATE
  - THICKENED EDGE SIDEWALK PER DETAIL 12/C8.1
  - TRICKLE CHANNEL PER DETAIL 5/C8.0
  - RAISED PLANTER BEDS TO BE DESIGN BUILD

**STATE OF ARKANSAS**  
**REGISTERED PROFESSIONAL ENGINEER**  
 No. 11411  
 JASON E. IDOL  
 12/4/2023

Date: 7/14/2023  
 Comments: PER CITY COMMENTS

Rev: 1

**NOT FOR CONSTRUCTION**

JOE BUMPER COLLISION  
 110 INDUSTRIAL CIR. E  
 TONTITOWN, AR  
 VAN CLAY HOLDINGS, LLC  
 833 ELM SPRINGS ROAD SPRINGDALE, AR

1900 SUITS US DR STE B  
 BELLA VISTA, AR 72714  
 (478) 364-0028  
 (478) 364-2024  
 EMAIL: jason@eeceak.com

**EECE**  
 Expedient Civil Engineering, PLLC

**CERTIFICATE OF AUTHORITY**  
 ECE  
 No. 3356  
 ARKANSAS DESIGN

811  
 Know what's below.  
 Call before you dig.

DRAWN BY: CJL  
 CHECKED BY: JEI  
 DATE: 6/20/2023  
 JOB NUMBER: 23-1012  
 SHEET NAME: SITE PLAN  
 FILE NO.: 23-1012.dwg  
 C4.0