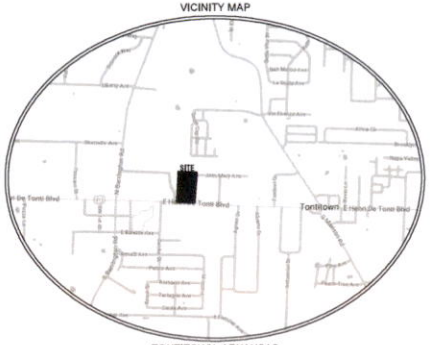
VICINITY MAP



TONTITOWN, ARKANSAS
N.T.S.

LARGE SCALE DEVELOPMENT

for

CPS of NWA, Inc.

INCLUDING

LSD, GRADING, & LANDSCAPE PLAN

JULY 2023

OWNER

MOUNCE HOLDINGS LLC
908 ELM SPRINGS RD
SPRINGDALE, AR 72762

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 KNOWN EXISTING ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WITHIN THE PROJECT. SEPTIC PERMIT ST000667 IS TIED TO THIS PROPERTY.
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.

CALL BEFORE YOU DIG
1-800-482-8998
ARKANSAS ONE CALL SYSTEM

INDEX OF SHEETS

C0.00	COVER SHEET
C1.00	BOUNDARY SURVEY
C1.01	LARGE SCALE DEVELOPMENT PLAN
C1.02	GRADING & EROSION CONTROL PLAN
L1.00	LANDSCAPE PLAN
C5.01	WATER AND SEWER DETAILS I
C5.02	WATER AND SEWER DETAILS II
C5.03	TYPICAL DRAINAGE DETAILS
C5.04	TYPICAL DETAILS
C5.05	GRADING AND EROSION CONTROL DETAILS

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Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE: CPS of NWA, Inc.

PROJECT LOCATION: TONTITOWN, AR

REVISIONS

DATE: 07/18/23
DRAWN BY: PMM
PROJECT #2022187
FILE PATH: Z:\LSD\2022187
SHEET SIZE: 22" x 34"
SCALE: N/A

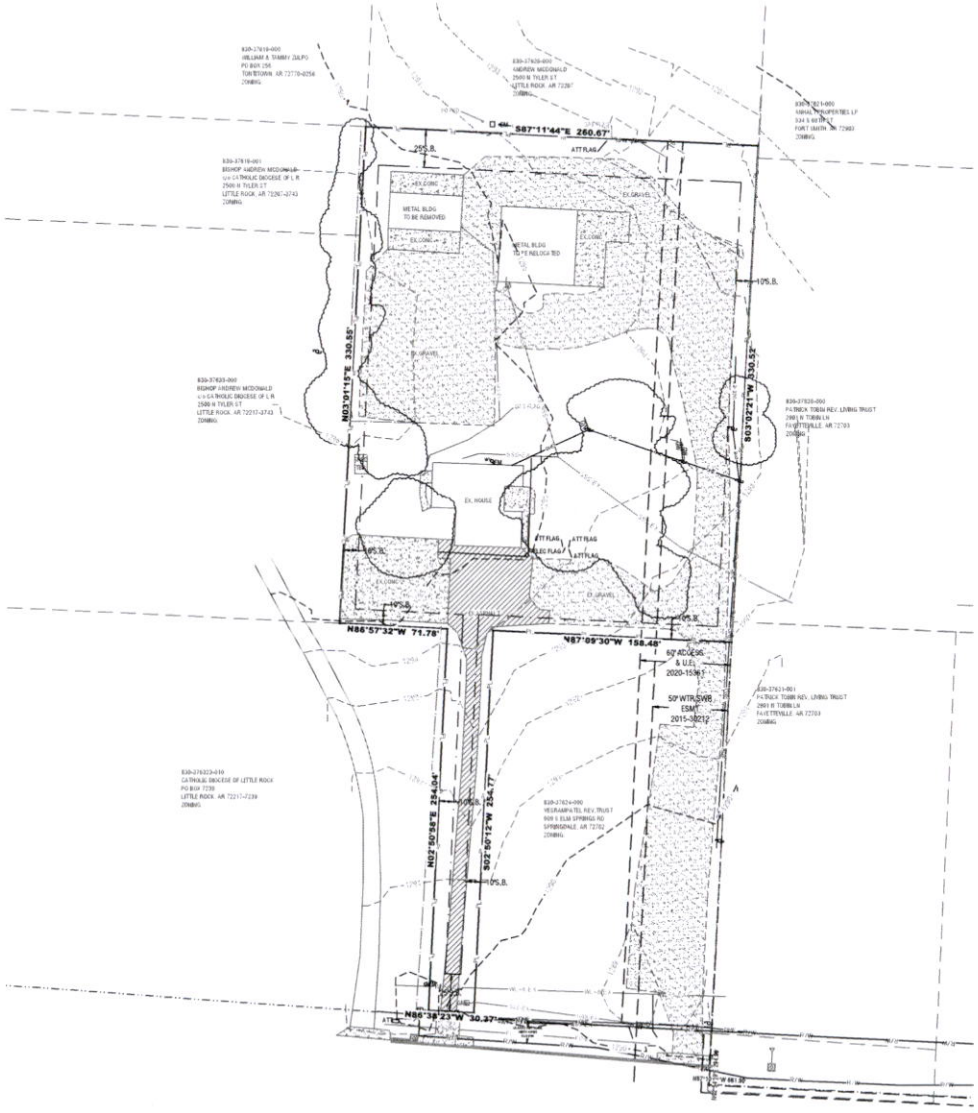
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 782
ARKANSAS – ENGINEERS

SHEET TITLE

COVER SHEET

SHEET NUMBER

C0.00



N
W E
S

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

VICINITY MAP

TONTITOWN, ARKANSAS
N.T.S.

JORGENSEN + ASSOCIATES
Civil Engineering • Surveying
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Fayetteville, AR 72703
Office: 479.442.9723
www.jorgensenassoc.com
Established 1985

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
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- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- SILT FENCE
- NEW 5' SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: CPS of NWA, Inc.

PROJECT LOCATION: TONTITOWN, AR

REVISIONS

DATE: 12/9/2022
DRAWN BY: PMM
PROJECT #2022187
FILE PATH: Z:\LSD\2022187
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 782 — ARKANSAS – ENGINEERS

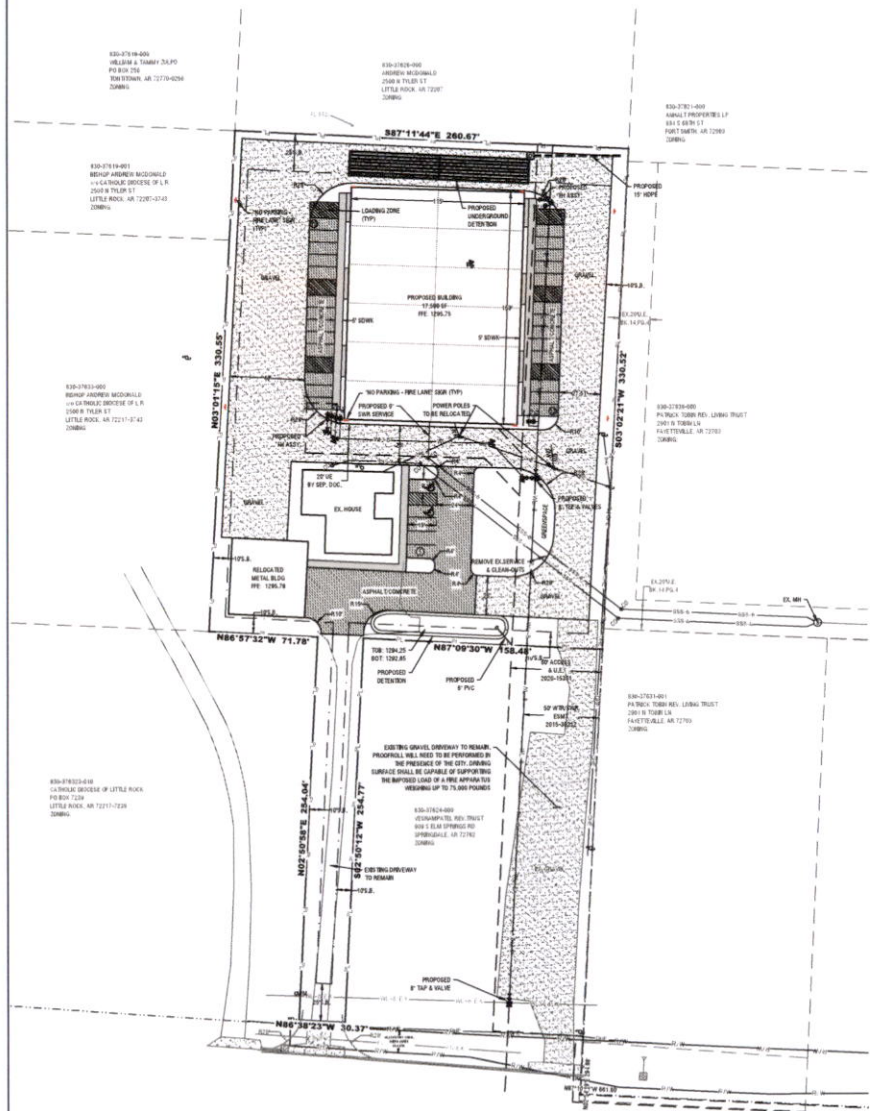
REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1110 — JAMES L. JORGENSEN

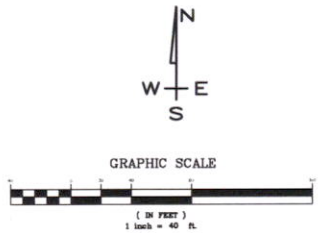
SHEET TITLE

SURVEY

SHEET NUMBER

C1.00





LEGAL DESCRIPTION - PARCEL #830-37626-002:
A part of the E1/2 of the Frl. NE1/4 of Section 1, Township 17 north, Range 31 West, Washington County, Arkansas Being more particularly described as follows: Commencing at the SE Corner of said E1/2 of the Frl. NE1/4; thence N87°13'49"W 661.80 feet; thence N02°51'11"E 38.69 feet; thence N02°51'11"E 256.19 feet to the Point of Beginning; thence N87°08'48"W 158.56 feet; thence S02°51'11"W 254.69 feet to the North Right-of-way of Arkansas State Highway 412; thence along said Right-of-way N86°34'32"W 30.00 feet; thence leaving said Right-of-way N02°51'11"E 254.39 feet; thence N87°16'40"W 72.01 feet; thence N02°59'23"E 331.00 feet; thence S87°10'59"E 260.67 feet; thence S03°00'27"W 331.00 feet to the Point of Beginning, Containing 2.16 acres, more or less. Subject to all easements and right-of-ways of record.

NOTES:

1. PARCEL #830-37626-002.

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. BOUNDARY SURVEY BY JENKINS SURVEYING DATED 11/7/22, JOB No. 22-079.
   II. WARRANTY DEED, FILE 2022-15361.
   III. RIGHT-OF-WAY WARRANTY DEED, FILE 93-04799.

6. OWNER: MOUNCE HOLDINGS LLC, 908 ELM SPRINGS RD, SPRINGDALE, AR 72762

7. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05143C0065F DATED APRIL 2, 2008.

ZONING & SETBACKS NOTES:

CURRENT ZONING DISTRICT: C-2, GENERAL COMMERCIAL

MINIMUM LOT AREA FOR NON RESIDENTIAL USES: 12,000 SQ. FEET
MINIMUM LOT WIDTH FOR NON RESIDENTIAL USES: 100'
MINIMUM LOT DEPTH FOR NON RESIDENTIAL USES: 110'
MAXIMUM BUILDING HEIGHT: 3 STORIES

C-2, GENERAL COMMERCIAL SETBACKS:

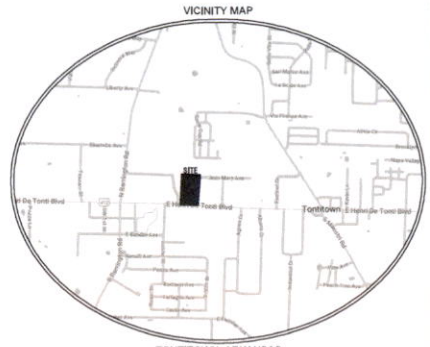
FRONT NON RESIDENTIAL: 25'
SIDE NON RESIDENTIAL: 10'
REAR RESIDENTIAL: 25'

ZONING DISTRICT REGULATIONS LISTED ABOVE ARE SET FORTH PER CITY OF TONTITOWN MUNICIPAL CODE ZONING REGULATIONS APPENDIX C - DISTRICT STANDARDS.

SITE CALCULATIONS:

EXISTING SITE			PROPOSED SITE		
SITE AREA:	93,865 SQ. FEET ±	100%	SITE AREA:	93,865 SQ. FEET ±	100%
BUILDINGS:	6,478 SQ. FEET ±	7%	BUILDINGS:	22,760 SQ. FEET ±	24%
GRAVEL:	33,165 SQ. FEET ±	35%	GRAVEL:	32,339 SQ. FEET ±	34%
PARKING LOT/DRIVES:	12,162 SQ. FEET ±	13%	PARKING LOT/DRIVES:	18,434 SQ. FEET ±	20%
SIDEWALK:	595 SQ. FEET ±	1%	SIDEWALK:	652 SQ. FEET ±	1%
TOTAL IMPERVIOUS:	52,400 SQ. FEET ±	56%	TOTAL IMPERVIOUS:	75,487 SQ. FEET ±	79%
GREEN SPACE:	41,465 SQ. FEET ±	44%	GREEN SPACE:	18,378 SQ. FEET ±	21%

VICINITY MAP



TONTITOWN, ARKANSAS
N.T.S.

PARKING REQUIREMENTS:

NEW WAREHOUSE BUILDING SIZE: 17,544.5 SF
1 PER 1,000 SF: 17 SPACES

RELOCATED WAREHOUSE BUILDING SIZE: 2,539 SF
1 PER 1,000 SF: 3 SPACES

REQUIREMENT FOR OFFICE: 1 SPACE / 300 SF
REQUIRED: 2,378 SF / 250 = 8 SPACES

TOTAL SPACES REQUIRED = 28
TOTAL SPACES PROVIDED = 31
REQUIRED ADA SPACES = 2 SPACES
PROVIDED ADA SPACES = 2 SPACES

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- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: CPS of NWA, Inc.

PROJECT LOCATION: TONTITOWN, AR

REVISIONS

DATE: 07/18/23
DRAWN BY: PMM
PROJECT #2022187
FILE PATH: Z:\LSD\2022187
SHEET SIZE: 22" x 34"
SCALE: 1" = 40'

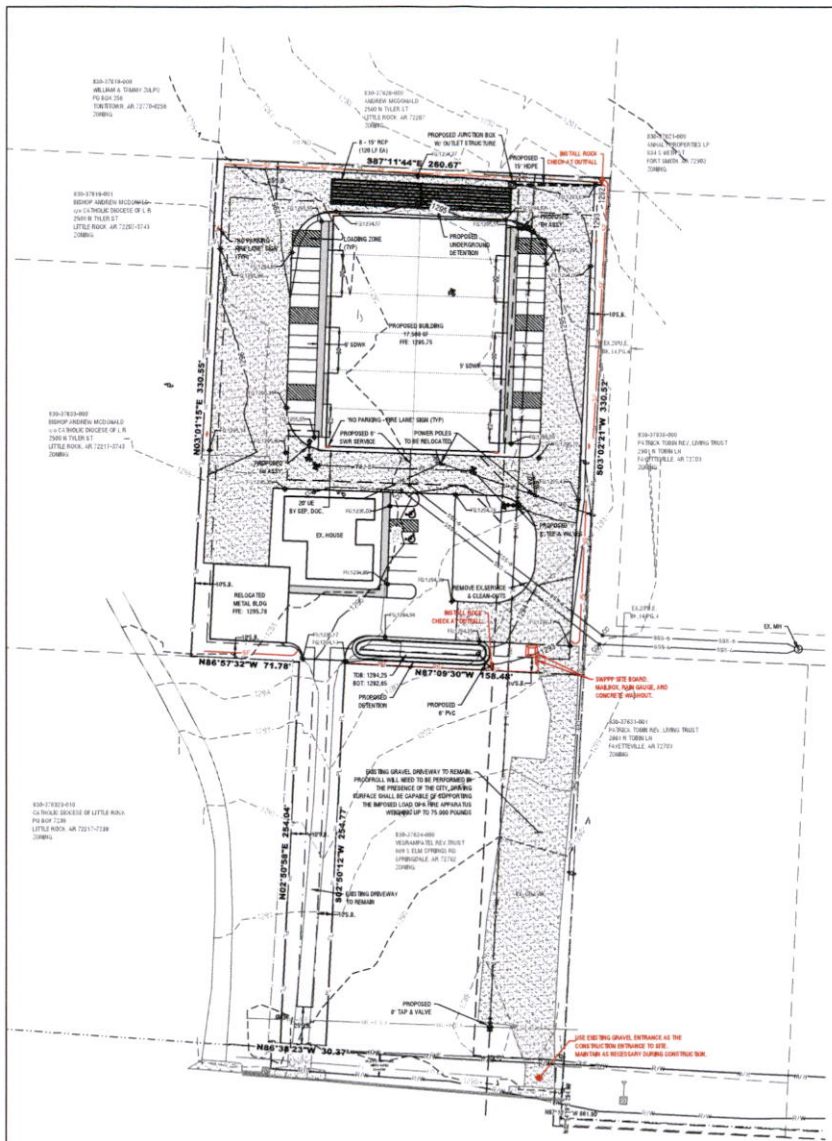
CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 752 — ARKANSAS — ENGINEERS

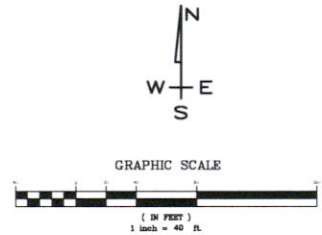
SHEET TITLE

SITE PLAN

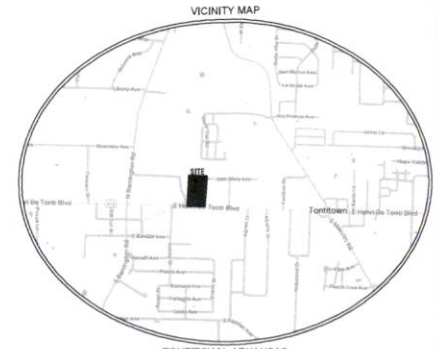
SHEET NUMBER

C1.01





VICINITY MAP



TONTITOWN, ARKANSAS
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LEGAL DESCRIPTION - PARCEL #830-37526-002:
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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 MODIFY 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 CHECK 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 RECIEVE A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
15) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL 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' WIDE BY 50' LONG BY 6" 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 ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

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○ SET IRON PIN & CAP
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CENTERLINE MARKER
SEWER MANHOLE
FIRE HYDRANT
EXISTING 8" SEWER LINE
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PROPOSED 8" WATER LINE
CENTERLINE STREET
BUILDING SETBACK
UTILITY EASEMENT
SILT FENCE
NEW 5' SIDEWALK
UTILITY CROSSING
EXISTING CONTOUR
FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: CPS of NWA, Inc.

PROJECT LOCATION: TONTITOWN, AR

REVISIONS

DATE: 07/18/23
DRAWN BY: PMM
PROJECT #2022187
FILE PATH: Z:/LSD/2022187
SHEET SIZE: 22" x 34"
SCALE: 1" = 40'

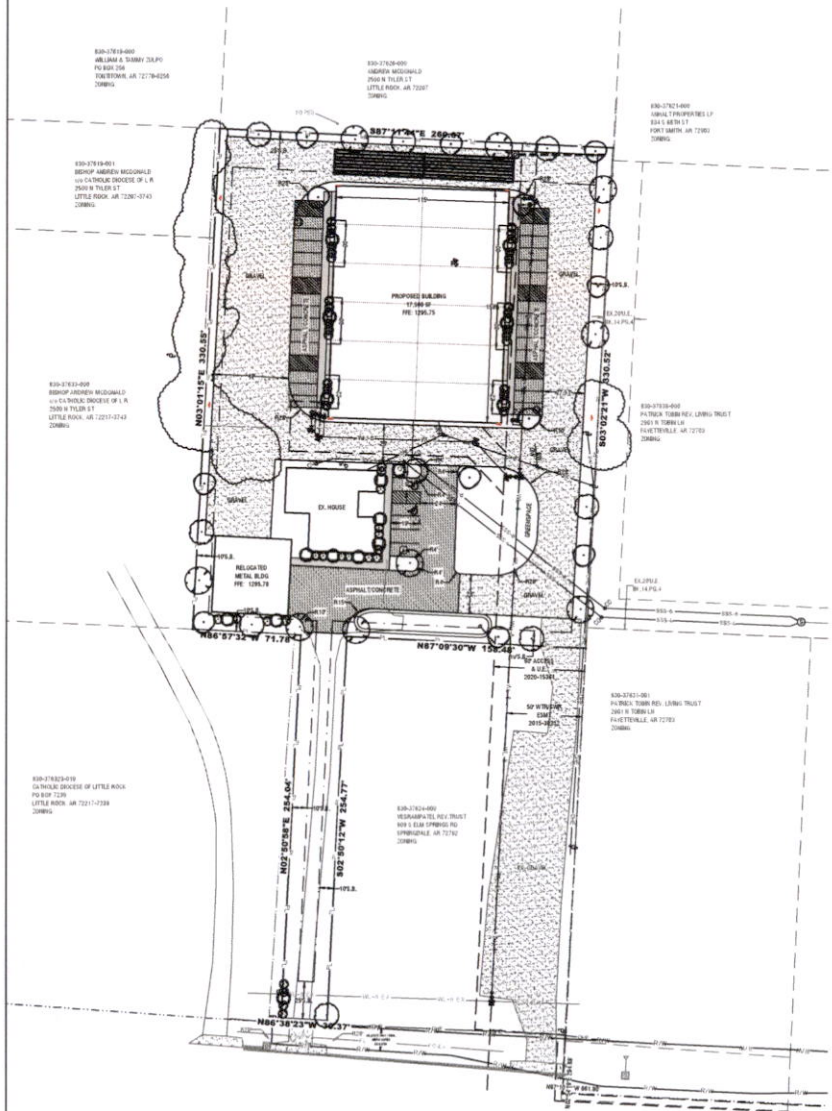
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS - ENGINEERING

SHEET TITLE

GRADING & EROSION CONTROL

SHEET NUMBER

C1.02


PROPOSED BUILDING
17,500 SF
FFE: 1295.75
EX. HOUSE
RELOCATED METAL BLDG
FFE: 1295.78
ASPHALT TOWN ST
N87°09'30"W 152.46'
N86°57'32"W 71.78'
N86°38'23"W 30.37'
N02°50'58"E 254.04'
N02°46'09"E 254.77'
N03°01'51"E 330.88'
S03°01'51"W 330.88'
S87°11'04"E 260.00'
830-37619-000
WILLIAM & TAMMY SULPO
PO BOX 298
FOUTSMILL, AR 72736-0298
ZONING
830-37620-000
ANDREA MCDONALD
2500 N TYLER ST
LITTLE ROCK, AR 72207
ZONING
830-37621-000
UNIVIL PROPERTIES LP
834 S 68TH ST
FORT SMITH, AR 72903
ZONING
830-37619-001
BISHOP ANDREW MCDONALD
c/o CATHOLIC DIOCESE OF L R
2500 N TYLER ST
LITTLE ROCK, AR 72207-3743
ZONING
830-37633-000
BISHOP ANDREW MCDONALD
c/o CATHOLIC DIOCESE OF L R
2500 N TYLER ST
LITTLE ROCK, AR 72217-3743
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PATRICK TOBIN REV. LIVING TRUST
2661 N TOBIN LN
FAYETTEVILLE, AR 72703
ZONING
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2661 N TOBIN LN
FAYETTEVILLE, AR 72703
ZONING
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CATHOLIC DIOCESE OF LITTLE ROCK
PO BOX 7239
LITTLE ROCK, AR 72217-7239
ZONING
830-37624-000
VISHAMPATEL REV. TRUST
609 S ELM SPRINGS RD
SPRINGDALE, AR 72762
ZONING
50' ACCESS & U.E.
2020-15361
50' STORM EASEMENT
2015-24232
EX. CULVERT
EX. POLE
EX. LIGHT
EX. PARKING
EX. GRAVEL
EX. ASPHALT
EX. CONCRETE
EX. GRASS
EX. TREE
EX. CURB
EX. SIGN
EX. FIRE HYDRANT
EX. WATER VALVE
EX. GAS VALVE
EX. ELECTRIC
EX. TELEPHONE
EX. CATV
EX. SANITARY SEWER
EX. STORM SEWER
EX. WATER LINE
EX. GAS LINE
EX. FENCE
EX. CONTOUR
EX. ELEVATION
EX. ELEVATION
EX. ELEVATION