



JORGENSEN
+ASSOCIATES
Civil Engineering · Land Surveying

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Established 1985

December 16, 2024

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

Attn: Planning Department

Re: L Saw Center Large Scale Development – Extension Request (Building Permit)

To Whom It May Concern,

Please let this letter serve as a narrative for an extension request for the L Saw Center Large Scale Development. Site infrastructure has been completed. Per the conditions of approval of this large-scale development the utility easement was to be vacated prior to construction of the building. This vacation was approved May 16th, 2023. The developer would like to apply for the building permit at this time. The approval letter for the L Saw Center Large Scale Development from planning commission is dated April 26th, 2022, & the City approved stamped plans are dated July 21st, 2022. This request is to extend the approval of the L Saw Center Large Scale so that a building permit can be applied for and issued.

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

Sincerely,



Jared S. Inman, PE



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

This project was unanimously approved at the April 26, 2022, Planning Commission meeting. The conditions were approved as listed in the staff report:

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. -THE WAIVER WAS APPROVED.
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.

ORIGINAL STAFF REPORT:

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.

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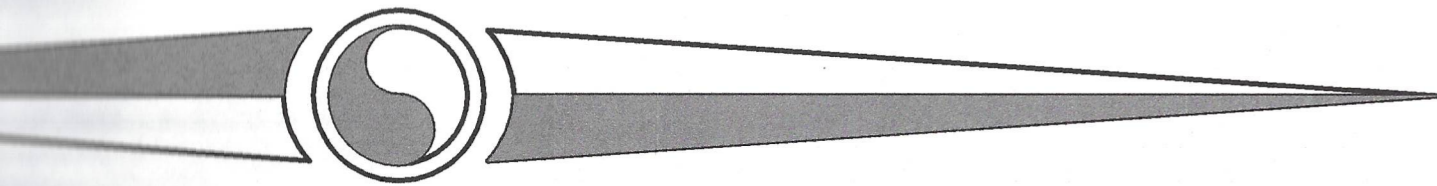
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5. The applicant shall apply for all required permits prior to construction.
6. All required fees and invoices shall be paid.

Site location:



GRADING, & LANDSCAPE PLAN



JUNE 2022

OWNER

KEE LLC
1200 E. JOYCE BOULEVARD
FAYETTEVILLE, AR 72703

CITY OF TONTITOWN CONTACT LIST:

235 E. Henri De Tonti Blvd. Tontitown, AR 72770	Ph: (479) 361-2700 Fax: (479) 421-8774
<i>Building and Inspection</i>	Ph: (479) 263-9215
<i>Planning</i>	Ph: (479) 361-2700
<i>Public Works - Emergency/After Hours</i>	Ph: (479) 263-9213
<i>Public Safety</i>	Ph: (479) 361-2700
<i>Solid Waste</i>	Ph: (479) 361-2700
<i>Water & Sewer</i>	Ph: (479) 361-2700
<i>Streets</i>	Ph: (479) 263-9216

PREPARED BY:

JORGENSEN ASSOCIATES

124 W Sunbridge Drive, Suite 5
 Fayetteville, AR 72703
 Office: 479.442.9127
 Fax: 479.582.4807



CERTIFICATE OF PRELIMINARY SURVEY ACCURACY .

I, DAVID L. JORGENSEN, HEREBY CERTIFY THAT THIS PLAT 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, JARED S. INMAN, 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

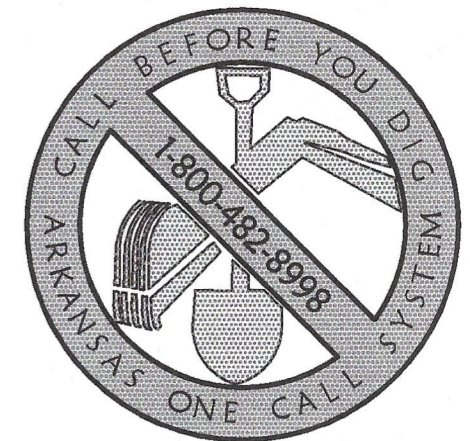
STATE OF ARKANSAS REGISTRATION NO. 13842

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)

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 OR 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.



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	EROSION CONTROL PLAN
L1.00	LANDSCAPE PLAN
C5.00	WATER AND SEWER DETAILS