

OWNER: GT MANAGEMENT LLC
 PO BOX 600
 FARMINGTON, AR 72730

SURVEYOR/ENGINEER: ENGINEERING SERVICES, INC.
 1207 S. OLD MISSOURI ROAD
 P.O. BOX 282
 SPRINGDALE, AR 72765

WORK ORDER #: 23941

CITY ZONING: C-2 (GENERAL COMMERCIAL)

SETBACKS: FRONT - 25'
 SIDE ADJ TO NON-RESIDENTIAL - 10'
 REAR ADJ TO NON-RESIDENTIAL - 25'

PARKING REQUIRED: 1 SPACE PER 250 SQ. FT. (RETAIL)
 7,554 SF / 250 SF = 30 SPACES
 30 TOTAL REQUIRED PARKING INCL. 2 ADA SPACES

PARKING PROVIDED: 42 PARKING SPACES INCL. 2 ADA

NET/GROSS AREA: 1.05 ACRES

LEGAL DESCRIPTION PER LIMITED LIABILITY COMPANY WARRANTY DEED 2016-27322:
 LOT NUMBERED ONE (1) IN NORTHWEST ARKANSAS INDUSTRIAL PARK, TO THE CITY OF TONTIOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT BOOK 10 AT PAGE 73, AND BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER (P.L. SW 1/4) OF SECTION SIX (6), IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN IN WASHINGTON COUNTY, ARKANSAS.

LESS AND EXCEPT:
 A PART OF LOT 1, NORTHWEST ARKANSAS INDUSTRIAL PARK, TO THE CITY OF TONTIOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT BOOK 10 AT PAGE 73, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NORTHEAST CORNER OF LOT 1, NORTHWEST ARKANSAS INDUSTRIAL PARK, THENCE NORTH 87°25'43" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 85.53 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 412 FOR THE POINT OF BEGINNING; THENCE NORTH 87°25'43" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 35.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE OF LOT 1 A DISTANCE OF 27.14 FEET TO A POINT OF INTERSECTION WITH THE PROPOSED SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 412; THENCE SOUTH 87°25'36" EAST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.170 SQUARE FEET OR 0.03 ACRES IN SAID EXCEPTION, MORE OR LESS.

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.

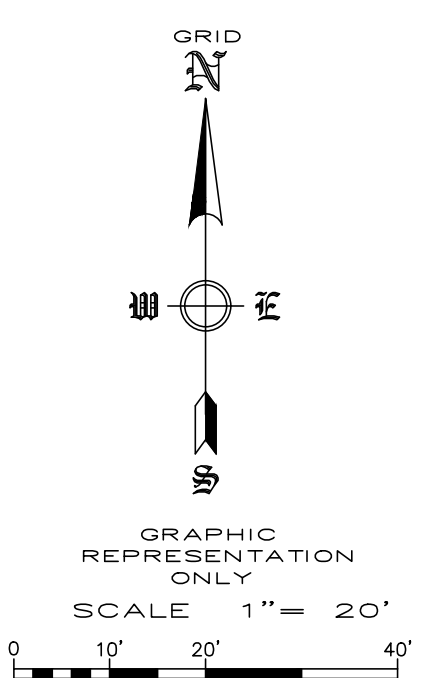
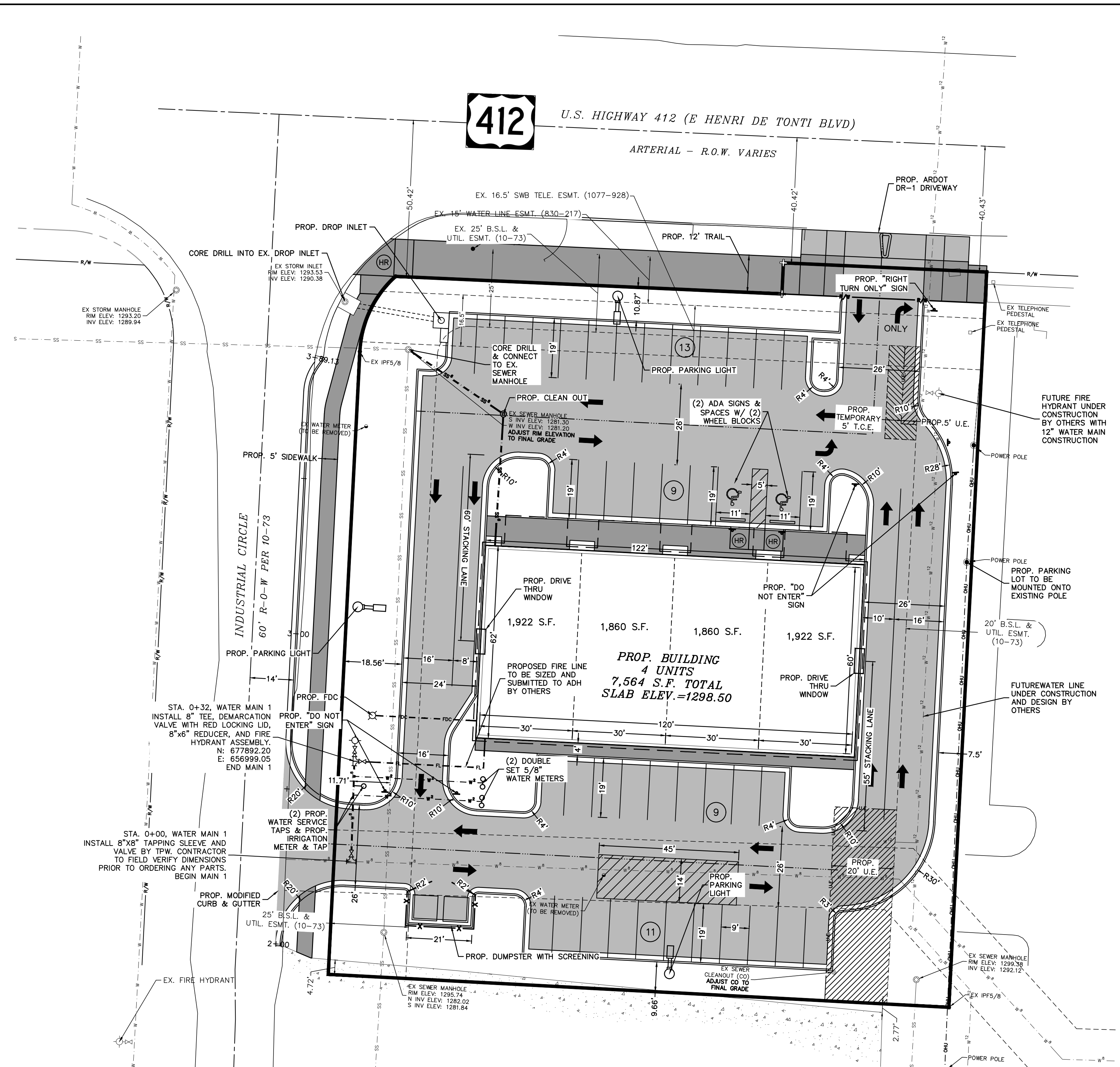
I, _____, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND ENGINEERING REQUIREMENTS OF THE TONTIOWN SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION: _____ REGISTERED ENGINEER
 STATE OF ARKANSAS REGISTRATION NO. _____

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
—	PROPERTY LINE
---	EX. EASEMENT LINE
---	EX. BUILDING SETBACK LINE
---	EX. ROAD CENTERLINE
---	EX. CURB & GUTTER
---	EX. WATER LINE
---	EX. SEWER LINE
---	EX. FORCE MAIN
---	EX. STORM DRAIN LINE
---	EX. OVERHEAD POWER LINE
---	EX. FIBER OPTIC LINE
○	EX. WATER METER
○	EX. FIRE HYDRANT
○	EX. SEWER MANHOLE
○	EX. POWER POLE
○	EX. WATER VALVE
○	EX. LIGHT POLE
○	EX. WATER METER
○	EX. CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED FENCE
---	PROPOSED EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
---	PROPOSED CURB & GUTTER
○	PROPOSED FIRE HYDRANT
---	PROPOSED WATERLINE
---	PROPOSED SEWER MANHOLE & PIPE
---	PROPOSED SINGLE WATER SERVICE
---	PROPOSED DOUBLE WATER SERVICE
---	PROPOSED SEWER SERVICE
○	PROPOSED LIGHT POLE
○	PROPOSED HANDICAP RAMP
---	PROPOSED STORM BOX & PIPE

- NOTES:**
- 1) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
 - 2) ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
 - 3) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
 - 4) EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - 5) ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - 6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
 - 7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAN ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
 - 8) ALL NEW SIGNAGE REQUESTED WILL REQUIRE SEPARATE PERMIT.
 - 9) MODIFIED CURB REQUIRED ON ALL DRIVES.
 - 10) PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING WITH ALL FRANCHISE UTILITIES WILL BE REQUIRED.
 - 11) ALL FINISHED FLOOR ELEVATIONS MUST BE 12" MIN. ABOVE MAX. ADJACENT STREET GUTTER LINE.

FEMA FLOODPLAIN ZONE:
 THIS PROPERTY IS NOT IN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0065F, TOWN OF TONTIOWN, EFFECTIVE DATE: APRIL 2ND, 2008



REVISION	DATE	DESCRIPTION

SCALE: 1" = 20'
 DATE: Jan 19, 2024
 ENGINEER: JA
 DRAFTER: JP
 W.O. #: 23941