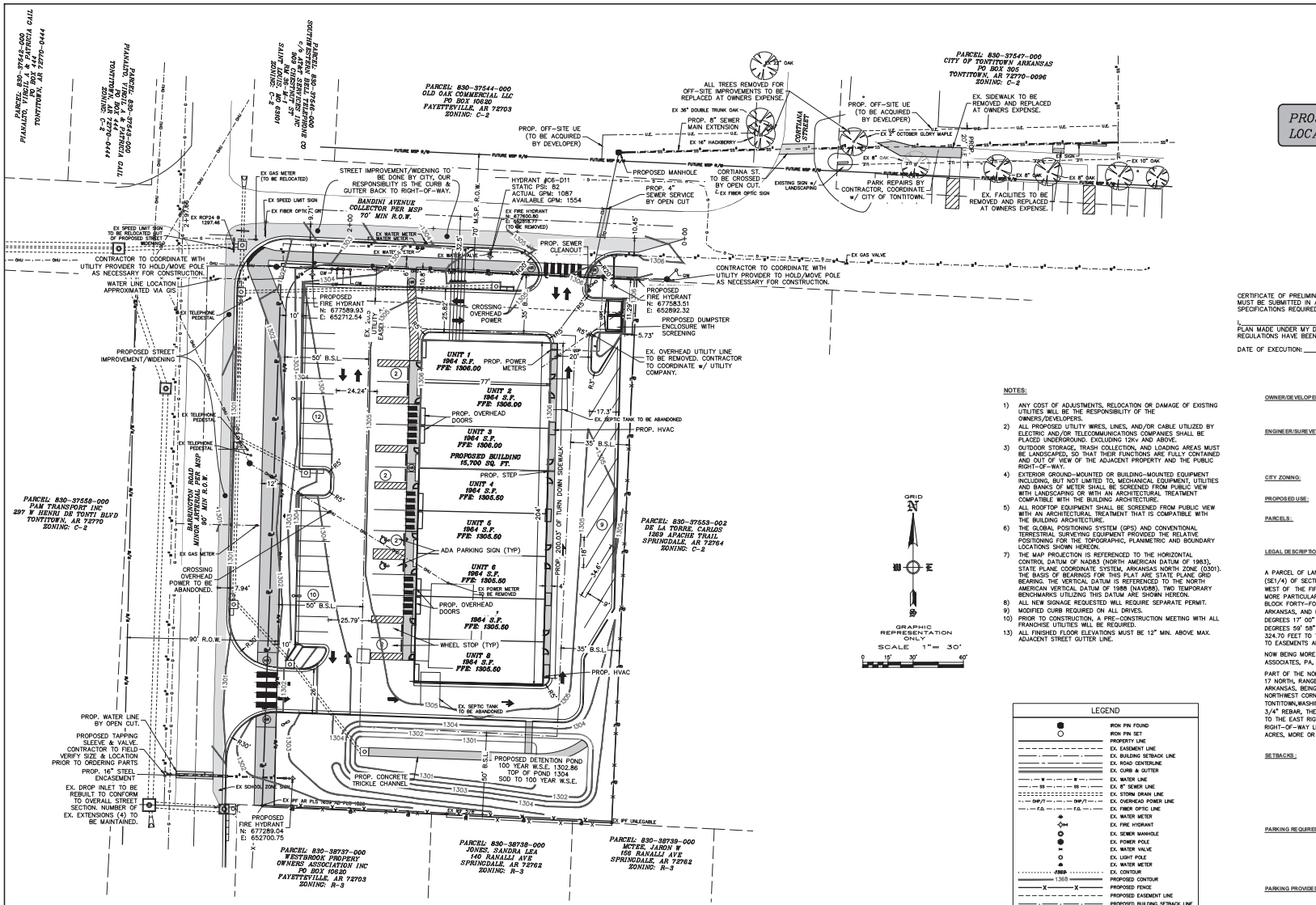

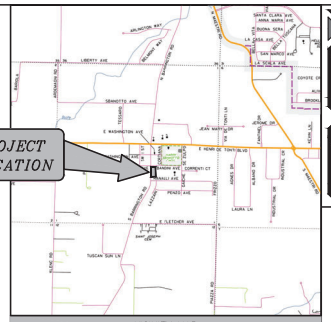

VICINITY MAP
N.T.S.

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 TONTITOWN SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION: _____

REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO.

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 PLAT 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.
13) ALL FINISHED FLOOR ELEVATIONS MUST BE 12" MIN. ABOVE MAX. ADJACENT STREET GUTTER LINE.

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. 8" SEWER LINE
	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
1365	EX. CONTOUR
1365	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
HR	PROPOSED HANDICAP RAMP
	PROPOSED STORM BOX & PIPE

OWNER/DEVELOPER: TALDO RENTALS LLC
5100 S. THOMPSON ST.
SPRINGDALE, AR 72764

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

CITY ZONING: C-T

PROPOSED USE: OFFICE/WAREHOUSE

PARCELS: 830-37556-000, 830-37555-000,
830-37554-000, 830-37553-000,
830-37557-000

LEGAL DESCRIPTION: WARRANTY DEED: FILE#: 2021-00019337

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RAND THIRTY-ONE (31) WEST OF THE FIFTH (5TH) PRINCIPLE MERIDIAN IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK FORTY-FOUR OF THE ORIGINAL TOWN PLAT OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AND RUNNING THENCE N 89 DEGREES 56' 48" E 210.00 FEET, THENCE S 00 DEGREES 17' 00" E 324.89 FEET TO THE CENTERLINE OF COLUMBUS AVE., THENCE S 89 DEGREES 59' 58" W ALONG SAID CENTERLINE, 210.00 FEET, THENCE N 00 DEGREES 17" W 324.70 FEET TO THE POINT OF BEGINNING, CONTAINING 1.57 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

NOW BEING MORE PREGISELY DESCRIBED AS FOLLOWS ACCORDING TO SURVEY BY BLEW & ASSOCIATES, PA, DATED 4/19/21, JOB #21-2156:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPLE MERIDIAN IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK FORTY-FOUR OF THE ORIGINAL TOWN PLAT OF TONTITOWN,WASHINGTON COUNTY, ARKANSAS, THENCE S87° 18' 19"E 210.00' TO A FOUND 3/4" REBAR, THENCE S02°40'54" W 325.32' TO A FOUND 5/8" REBAR; N87°02'27"W 208.78' TO THE EAST RIGHT-OF-WAY LINE OF SOUTH BARRINGTON ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINEN02°27'56"E 324.36' TO THE POINT OF BEGINNING, CONTAINING 1.561 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

SETBACKS: FRONT SETBACK NON-RESIDENTIAL: 50'
SIDE SETBACK NON-RESIDENTIAL: 25'*
STREET SIDE SETBACK NON-RESIDENTIAL: 35'
REAR SETBACK NON-RESIDENTIAL: 35'
EXCEPT WHERE YIELDING TO EASEMENTS
*TRIGGERING PROPERTY TO THE SOUTH, BUILDING SETBACK LINE IS DOUBLED TO 50'.

PARKING REQUIRED: 1 SPACE/300 SQUARE FEET OFFICE SPACE
1 SPACE/1000 SQUARE FEET WAREHOUSE
1,570 SQUARE FEET OFFICE SPACE = 5 SPACES
14,130 SQUARE FEET WAREHOUSE SPACE = 14 SPACES
TOTAL REQUIRED: 19 SPACES (1 ADA)

PARKING PROVIDED: TOTAL PROVIDED: 39 SPACES (2 ADA INCLUDED)

NET AREA: 1.56 ACRES

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE ARKANSAS 72764

LARGE SCALE DEVELOPMENT
TALDO BARRINGTON COMMERCIAL
290 BARRINGTON ROAD
TONTITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30"
DATE: Jul 9, 2024
ENGINEER: TJA
DRAWN BY: CKS
W.O. #: 23915

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