



## CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.  
479-361-2700  
planning@tontitownar.gov

Meeting: **April 26, 2018**  
Project: **Cross Pointe Church**  
Planner: Courtney McNair

### AGENDA ITEM

## C

### PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

**1174 W. Henri de Tonti Blvd.**

**Parcel #** 830-37857-000, 830-37856-000, (applicant also owns adjacent parcel 830-37858-000, and a portion of the parking is being modified on this parcel)

**SUMMARY:** Cross Pointe Church is requesting Preliminary Large-Scale Development to construct the first of several additions to the existing church building on site.

**CURRENT ZONING:** C-2 General Commercial - proposed church use allowed by right

**CITY WARD:** 2- Arthur Penzo, Larry Ardemagni

**FLOODPLAIN:** No

**INFRASTRUCTURE SERVICE AREAS** (not a guarantee of service availability):

**Water:** Tontitown Water

**Sewer:** Tontitown Sewer

**Road Access:** W. Henri de Tonti and N. Mantegani Road

**Electric:** Ozarks Electric

**Cable:** Cox Communications

**Phone:** ATT

**Natural Gas:** Black Hills Energy

**School District:** Springdale

#### PROJECT SYNOPSIS:

Cross Pointe Church is requesting Preliminary Large-Scale Development to construct the first of several additions to the existing church building on site. They have two phases proposed, with the first phase consisting of the proposed 5,000 SF addition, parking lot expansion, connection to city sewer, and related landscaping and grading.

The second phase (timeline undetermined) will consist of a 1,700 SF building addition, parking lot expansion, and related landscaping and grading. Phase 2 will be required to come back as a Large-Scale Development.

Additional phasing appears to be desired, but there is no timeline or delineate for future phasing. This appears to include a large worship expansion and additional parking.

The existing building is approximately 10,500 SF. The site includes two tracts of the C & T Business Park, tract 1 and tract 2. The site is 2.37 acres, and zoned for C2 uses, including churches.

#### WAIVER REQUESTS:

The applicant is requesting that sidewalk along W. Henri de Tonti be waived at this phase of the proposed development. The request would be to include the sidewalk during the second phase of this proposal.

The applicant is also requesting that curb and gutter requirements be waived from the property along Mantegani Road. This has not been investigated for the expected impact on drainage. Staff is recommending that if the Board chooses to allow this waiver, it is with the condition that an

addendum to the drainage report is reviewed and approved by the City Engineer.

Please see the attached waiver requests from the applicant.

#### **TECHNICAL INFORMATION:**

##### **Utilities:**

**Water:** Tontitown Water -According to the Water System information, there is an existing 6-inch water line along W. Henri de Tonti, an existing 6-inch line and an existing 8-inch line along N. Mantegani Road. -There were no comments from Tontitown Water.

**Sewer:** Tontitown Sewer- this project proposes to connect to the City of Tontitown sewer system. The connection must be approved prior to construction. There were no further comments from Tontitown Sewer

**Road Access:** W. Henri de Tonti and N. Mantegani Road-As this is located along a state highway, the applicant must received all permits from ARDOT and provide those to the City.

**Electric:** Ozarks Electric-Comments were submitted:

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
  2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
  3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
  4. Please contact Ozarks Electric if you have any questions.  
Wes Mahaffey at (479)263-2167 Or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)
- Additional Comments:
5. Highlighted Pink is a 50ft. U.E. along are Transmission Line.
  6. Highlighted Orange is a 30Ft. U.E. along a Distribution Line

**Cable:** Cox Communications- No comments were received from Cox.

**Phone:** ATT- ATT had no comments.

**Natural Gas:** Black Hills Energy -No comments were received from BHE.

**School District:** Springdale- Springdale school district was notified of this project, but submitted no comments.

It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

##### **Fire Safety:**

According to the Water System information, there is an existing 6-inch water line along W. Henri de Tonti. There is one existing hydrant on site, and one proposed FDC. Additional hydrants will be required in future phases.

Interior drives appear to range from 20' wide to 24' wide. There appear to be three existing entrance drives, one on W. Henri de Tonti and two on N. Mantegani Road. Several areas must be marked as fire lanes.

An FDC is shown for the sprinkler system, and a full review of the architectural plans will be required prior to construction.

##### **Drainage:**

There does not appear to be a detention pond onsite. The applicant has submitted a drainage report for review. Staff has not received additional comments from the City Engineer at this time, but will require that any additional comments be addressed prior to construction plan approval.

**SWPPP:**

A grading plan is included, and the applicant has shown stormwater protection measures.

**Police:**

The Police Department has no concerns.

**STAFF RECOMMENDATION:**

SIDEWALK WAIVER REQUEST: Staff is recommending approval of the request to allow the sidewalks to be constructed with Phase 2 of this development.

CURB AND GUTTER WAIVER REQUEST: Staff is recommending approval of the curb and gutter waiver request with the condition that an addendum to the Drainage Report is submitted and must be reviewed and approved by the City Engineer. If no detrimental impact is expected, then staff has no objection. If for any reason, this will have a negative impact on City infrastructure, the applicant must provide mitigation efforts that may include curb and gutter along N. Mantegani Road.

PRELIMINARY LARGE-SCALE DEVELOPMENT REQUEST: 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 Cross Pointe Church Preliminary Large-Scale Development with conditions.

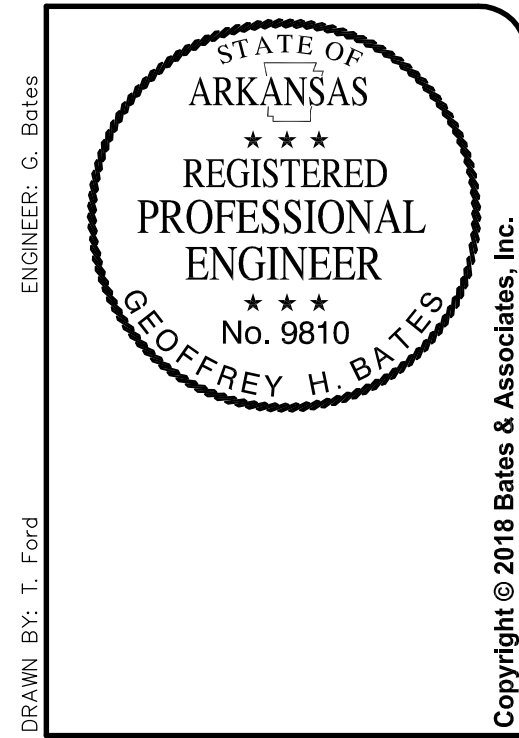
**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. The sidewalk must be constructed with Phase 2.
2. An addendum to the Drainage Report must be submitted, and reviewed and approved by the City Engineer for the curb and gutter waiver along Mantegani Road. If there is any negative impact on city infrastructure, the applicant must provide mitigation efforts that may include adding curb and gutter along Mantegani Road.
3. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
4. The SWPPP must be completed and posted on site prior to construction.
5. A full review of the architectural plans will be required prior to construction.
6. 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.
7. All interior drives must meet the required compaction rating to support emergency vehicles.
8. Approval for the entrance drive will be required by the Arkansas Department of Transportation (ARDOT).
9. Correct all comments from the City Engineer prior to Construction Plan approval.
10. The applicant must apply for all required permits prior to construction.

# CROSS POINTE CHURCH TONTITOWN, ARKANSAS

## LARGE SCALE DEVELOPMENT PLAN

PRELIMINARY PLAN FOR INSPECTION PURPOSES ONLY.  
NOT FOR RECORD PURPOSES.



DATE	REVISIONS
03/16/18	
04/03/18	1st SUBMITTAL
04/17/18	2nd SUBMITTAL

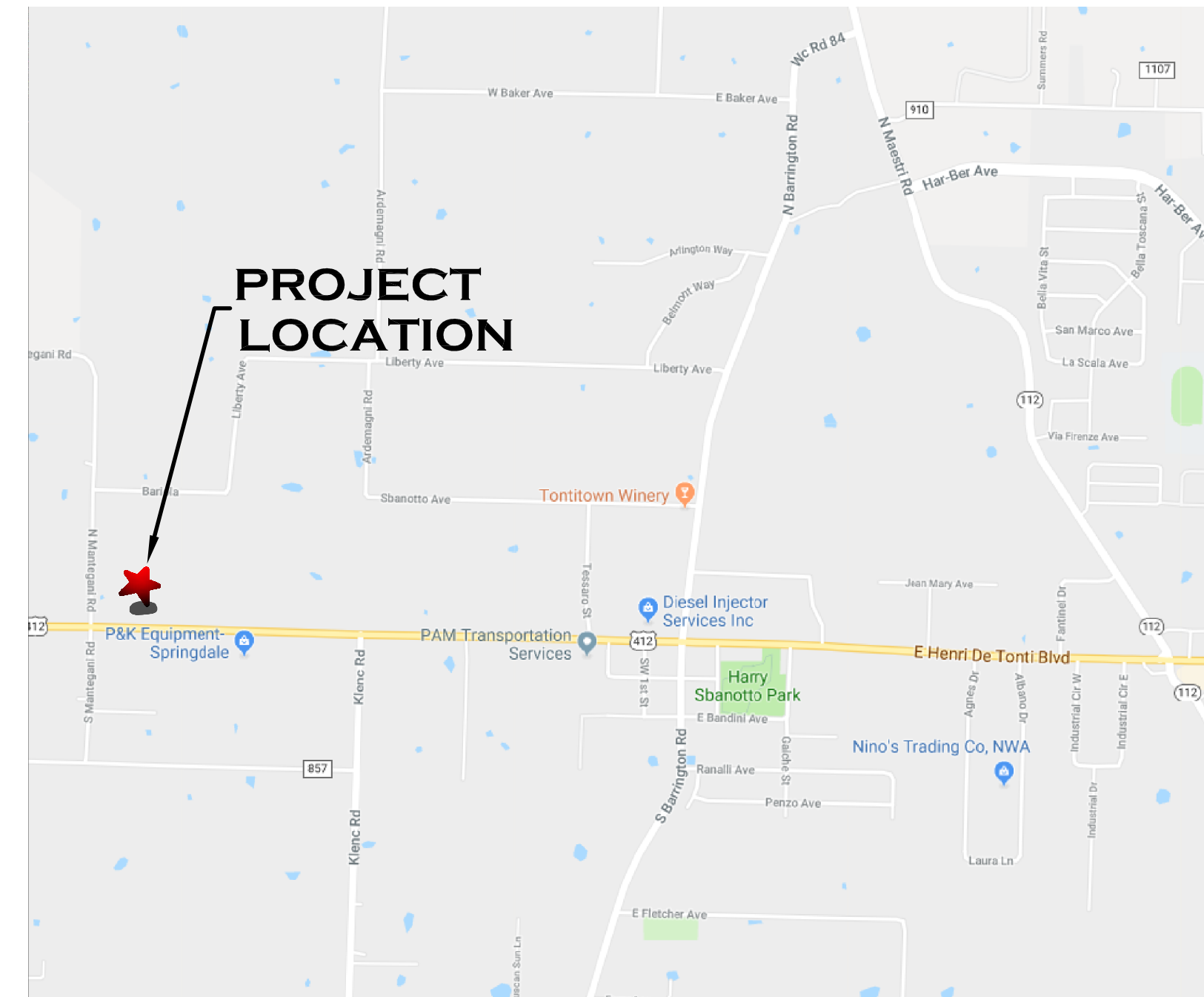
CROSS POINTE CHURCH  
 LARGE SCALE DEVELOPMENT PLAN  
 COVER SHEET  
 TONTITOWN, ARKANSAS



PROJECT NO: 18-015  
DATE: 01

### GENERAL NOTES TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF TONTITOWN'S WATER AND SEWER SPECIFICATIONS, (REVISED APRIL 5, 2016) PROCEDURES AND DETAILS.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF TONTITOWN'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.



### INDEX OF DRAWINGS

- 01 COVER SHEET
- 02 PHASE PLAN
- 03 SITE PLAN
- 04 UTILITY PLAN
- 05 LANDSCAPE PLAN
- 06 GRADING, DRAINAGE AND EROSION CONTROL PLAN
- 07-08 DETAILS

PROJECT SITE ADDRESS: 1174 W HENRI DE TONTI BLVD  
SPRINGDALE, ARKANSAS 72762

PARCEL: 830-37856-000 & 830-37857-000

ZONING CLASSIFICATION: C-2

PROPOSED USE: CHURCH SANCTUARY

OWNER: CROSS POINTE COMMUNITY CHURCH, INC  
1174 W HENRI DE TONTI BLVD  
SPRINGDALE, AR 72762  
PHONE: (479) 361-9922  
FAX: (479) 361-9932

DEVELOPER: DON PETERS CONSTRUCTION, INC.  
ATIN: TIM ATWOOD  
550 E LOWELL AVE.  
CAVE SPRINGS AR 72718  
PHONE: (479) 248-2116  
FAX: (479) 248-1019

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.  
7230 S. PLEASANT RIDGE DR.  
FAYETTEVILLE, AR 72704  
PHONE: (479) 442-9350  
FAX: (479) 521-9350

ARCHITECT: BURRIS ARCHITECTURE  
820 TIGER BLVD; SUITE 4  
BENTONVILLE, AR 72712  
PHONE: (479) 319-6045

#### CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

I, \_\_\_\_\_, hereby certify that this plot 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. \_\_\_\_\_

#### CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

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. \_\_\_\_\_

#### 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).

Date of Execution: \_\_\_\_\_  
Chairman, City of Tontitown Planning Commission

### CONTACT INFORMATION

**CITY OF TONTITOWN  
WATER & SEWER**  
CONTACT: JAMES CLARK  
201 E. HENRI DE TONTI  
TONTITOWN, AR 72770  
PHONE: 479-361-2700  
FAX: 501-421-8774

**TELEPHONE**  
AT&T  
CONTACT: SUSAN CLOUSER  
P.O. BOX 7449  
SPRINGDALE, AR 72766  
PHONE: 479-442-3107  
FAX: 479-442-3117

**ELECTRIC**  
OZARKS ELECTRIC  
P.O. BOX 848  
FAYETTEVILLE, AR 72702  
PHONE: 800-521-6144  
FAX: 479-684-4617  
CONTACT: WES MAHAFFEY  
PHONE: 479-263-2167

**GAS**  
BLACK HILLS ENERGY  
CONTACT: LEONARD TIDYMAN  
655 MILLSAP RD., STE. 104  
FAYETTEVILLE, AR 72701  
PHONE: 479-582-7817

**CABLE**  
COX COMMUNICATIONS  
CHAD HODGE  
4901 SOUTH 48TH ST  
SPRINGDALE, AR 72762  
PHONE: 479-717-3607



**PARKING INFORMATION:**  
CHURCH SANCTUARY  
ONE (1) PARKING SPACE FOR EACH FOUR (4) SEATS BASED ON MAXIMUM SEATING CAPACITY IN THE PRINCIPAL ASSEMBLY ROOM.  
MAXIMUM SEATING CAPACITY = 295  
PARKING SPACES = 74  
PARKING PROVIDED = 72  
HANDICAP PARKING REQUIRED = 4  
HANDICAP PARKING PROVIDED = 5

**BUILDING SETBACKS (C-2):**  
FRONT 25ft (RESIDENTIAL USES)  
FRONT 25ft (NONRESIDENTIAL USES)  
SIDE 25ft (STREET SIDE)  
SIDE 30ft (INTERIOR RESIDENTIAL USES)  
SIDE 10ft (INTERIOR NONRESIDENTIAL USES)  
REAR 25ft (RESIDENTIAL USES)  
REAR 25ft (NONRESIDENTIAL USES).

**FLOOD CERTIFICATION:**  
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD (FIRM) PANEL #05143C0045F. DATED MAY 16, 2008) INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.

**BASIS OF ELEVATION:**  
CITY OF TONTITOWN GIS CONTROL MONUMENT #6. (ELEV:1278.55 - NAVD 88)

**BASIS OF BEARING:**  
ARKANSAS STATE PLAN COORDINATE SYSTEM - AR NORTH ZONE

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

**LEGAL DESCRIPTIONS:**  
PARCEL #830-37856-000:  
TRACT NUMBERED ONE (1) OF C & T BUSINESS PARK IN THE CITY OF TONTITOWN, AS PER FINAL PLAT OF SAID BUSINESS PARK ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #830-37857-000:  
TRACT NUMBERED TWO (2) OF C & T BUSINESS PARK IN THE CITY OF TONTITOWN, AS PER FINAL PLAT OF SAID BUSINESS PARK ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**GENERAL SURVEY NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NO INFORMATION AVAILABLE FOR STATIC PRESSURE AND FLOW ON NEAREST FIRE HYDRANTS.

### OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

### SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

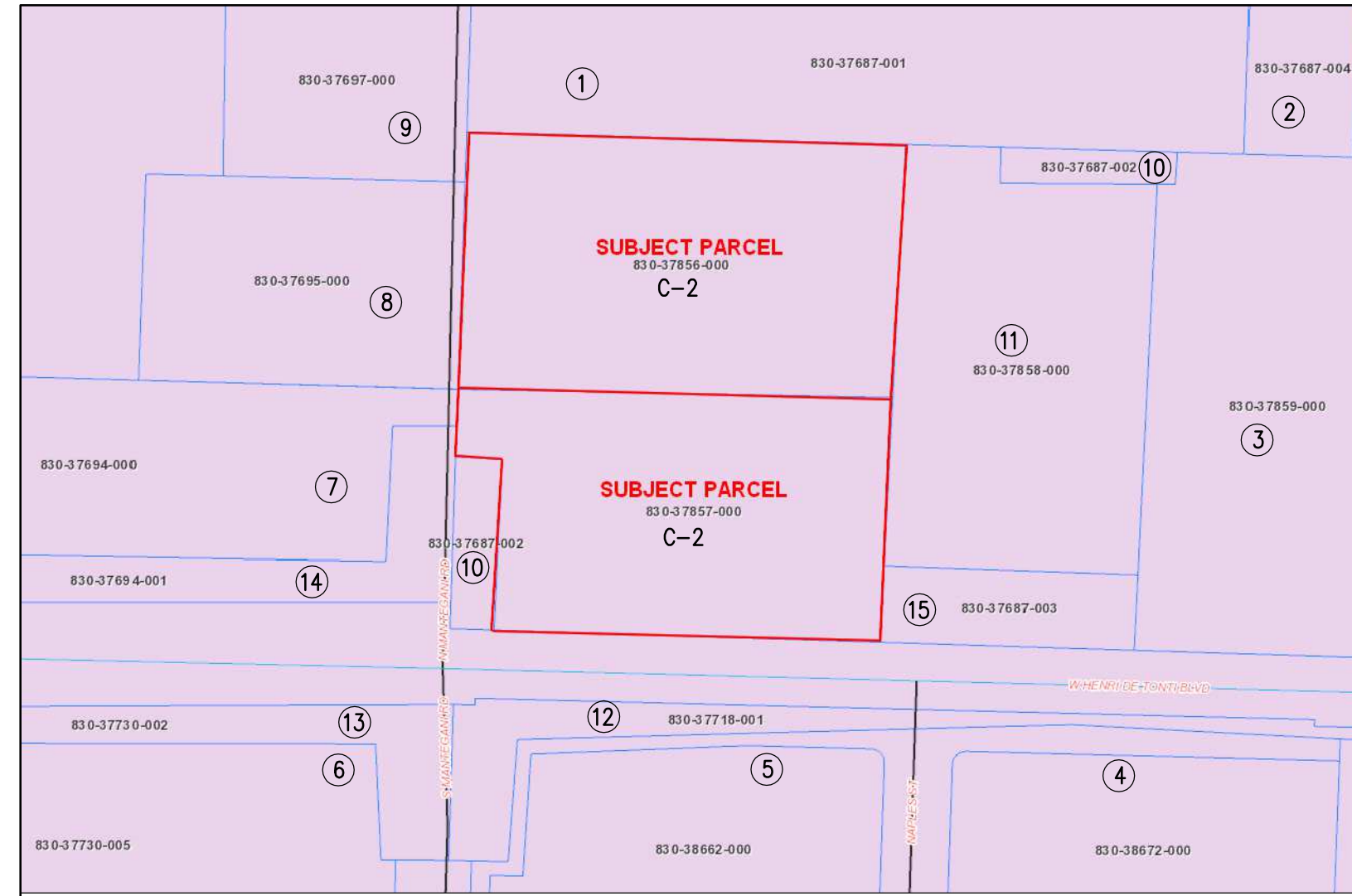
THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

### ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.







**ADJACENT PROPERTY OWNERS:**

- 1) JB HANNA LLC  
2700 S ARMSTRONG AVE  
FAYETTEVILLE, AR 72701-7274  
PARCEL #830-37687-001  
ZONED: C-2
- 2) JB HANNA LLC  
2700 S ARMSTRONG AVE  
FAYETTEVILLE, AR 72701-7274  
PARCEL #830-37687-004  
ZONED: C-2
- 3) JB HANNA LLC  
2700 S ARMSTRONG AVE  
FAYETTEVILLE, AR 72701-7274  
PARCEL #830-37859-000  
ZONED: C-2
- 4) FARM CREDIT OF WESTERN ARKANSAS, FLCA  
3115 WEST 2ND COURT  
RUSSELLVILLE, AR 72801  
PARCEL #830-38672-000  
ZONED: C-2
- 5) ARROW INVESTMENTS NORTHWEST, INC  
PO BOX 545  
TONTITOWN, AR 72770  
PARCEL #830-38662-000  
ZONED: C-2
- 6) 3E DEVELOPMENT, LLC  
PO BOX 1549  
SPRINGDALE, AR 72765  
PARCEL #830-37730-005  
ZONED: C-2
- 7) J&J BOLEK PROPERTIES, LLC  
ATTN: JOE & JUDY BOLEK  
PO BOX 640  
TONTITOWN, AR 72770-0640  
PARCEL #830-37694-000  
ZONED: C-2
- 8) J&J BOLEK PROPERTIES, LLC  
ATTN: JOE & JUDY BOLEK  
PO BOX 640  
TONTITOWN, AR 72770-0640  
PARCEL #830-37695-000  
ZONED: C-2
- 9) J&J BOLEK PROPERTIES, LLC  
ATTN: JOE & JUDY BOLEK  
PO BOX 640  
TONTITOWN, AR 72770-0640  
PARCEL #830-37697-000  
ZONED: C-2
- 10) JB HANNA LLC  
2700 S ARMSTRONG AVE  
FAYETTEVILLE, AR 72701-7274  
PARCEL #830-37687-002  
ZONED: C-2
- 11) CROSS POINTE COMMUNITY CHURCH  
1174 W HENRI DE TONTI BLVD  
SPRINGDALE, AR 72762  
PARCEL #830-37858-000  
ZONED: C-2
- 12) ARKANSAS STATE HIGHWAY COMM.  
PO BOX 2261  
LITTLE ROCK, AR 72203  
PARCEL #830-37718-001  
ZONED: C-2
- 13) ARKANSAS STATE HIGHWAY COMM.  
PO BOX 2261  
LITTLE ROCK, AR 72203  
PARCEL #830-37730-002  
ZONED: C-2
- 14) ARKANSAS STATE HIGHWAY COMM.  
PO BOX 2261  
LITTLE ROCK, AR 72203  
PARCEL #830-37694-001  
ZONED: C-2
- 15) ARKANSAS STATE HIGHWAY COMM.  
PO BOX 2261  
LITTLE ROCK, AR 72203  
PARCEL #830-37687-003  
ZONED: C-2

**NOTES:**

1. THERE ARE NO EXISTING WETLANDS ON THIS SITE.
2. THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM PANEL #05143C0065F. DATED MAY 16, 2008.
3. THERE ARE NO KNOWN OVERFLOW PROBLEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.
4. THERE ARE NO KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
5. THERE ARE NO KNOWN ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WITHIN THE PROJECT.
6. THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS ON THIS PROPERTY.
7. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS, INCLUDING AREAS SUBJECT TO FLOODING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, OR PREVIOUSLY FILLED AREAS.
8. ALL INTERIOR DRIVE SHALL MEET THE REQUIRED COMPACTION RATING TO SUPPORT EMERGENCY VEHICLES.
9. PRELIMINARY PLAN FOR INSPECTION PURPOSES ONLY. NOT FOR RECORD PURPOSES

**ADA NOTES:**

1. CONTACT ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY
2. HANDICAP ACCESS AREAS MUST HAVE NO MORE THAN 2% GRADE

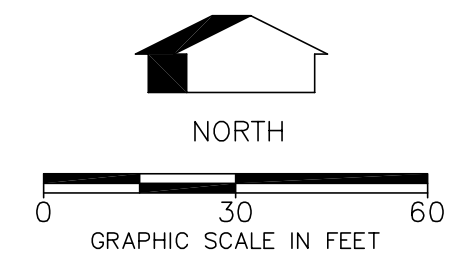
**LEGAL DESCRIPTIONS:**

**PARCEL #830-37856-000:**  
TRACT NUMBERED ONE (1) OF C & T BUSINESS PARK IN THE CITY OF TONTITOWN, AS PER FINAL PLAT OF SAID BUSINESS PARK ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**PARCEL #830-37857-000:**  
TRACT NUMBERED TWO (2) OF C & T BUSINESS PARK IN THE CITY OF TONTITOWN, AS PER FINAL PLAT OF SAID BUSINESS PARK ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**GENERAL SURVEY NOTE:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



**BUILDING SETBACKS (C-2):**

FRONT	25ft (RESIDENTIAL USES)
FRONT	25ft (NONRESIDENTIAL USES)
SIDE	25ft (STREET SIDE)
SIDE	30ft (INTERIOR RESIDENTIAL USES)
SIDE	10ft (INTERIOR NONRESIDENTIAL USES)
REAR	25ft (RESIDENTIAL USES)
REAR	25ft (NONRESIDENTIAL USES)

**FLOOD CERTIFICATION:**

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD (FIRM) PANEL #05143C0045F. DATED MAY 16, 2008) INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.

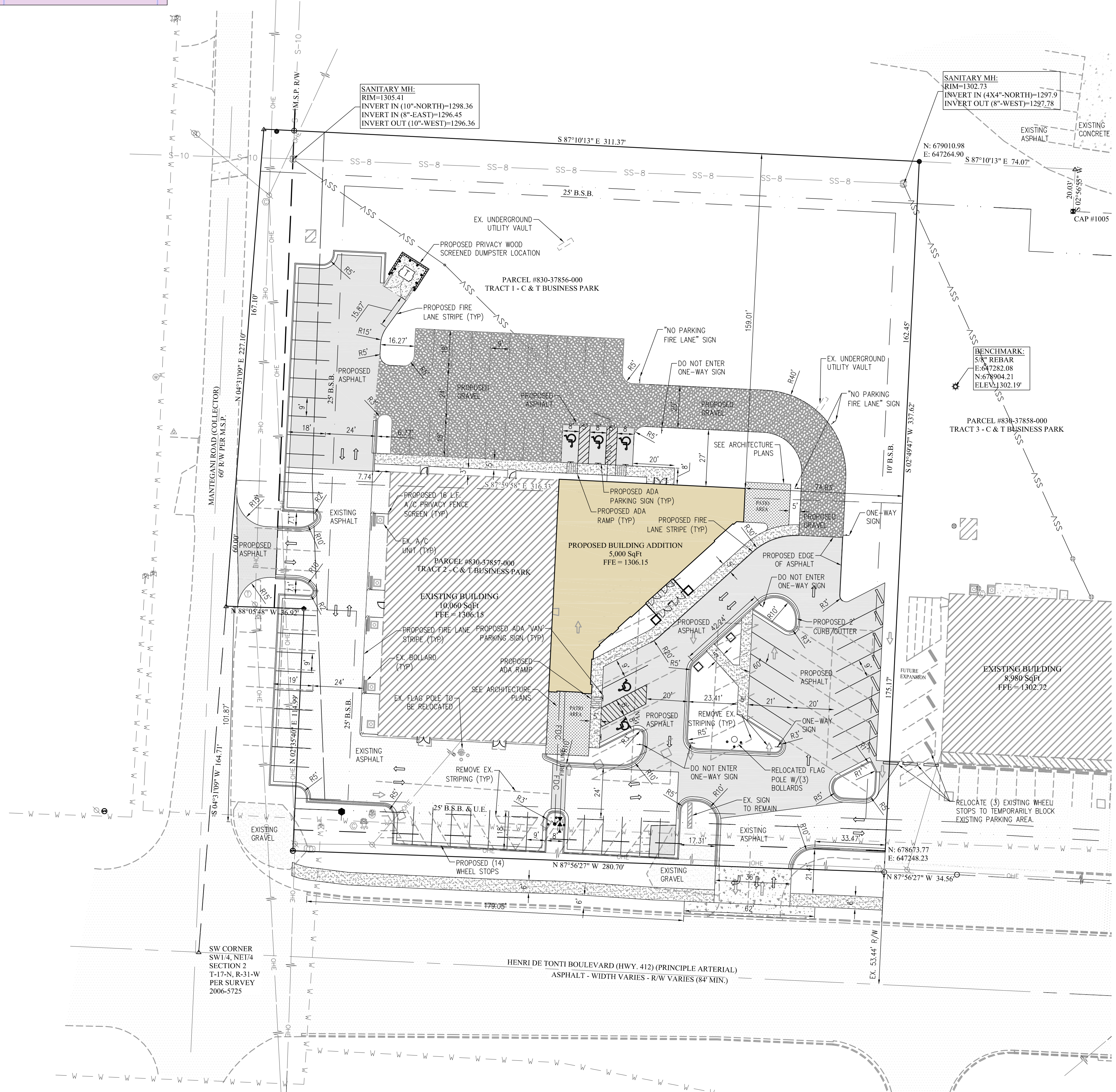
**BASIS OF ELEVATION:**

CITY OF TONTITOWN GIS CONTROL MONUMENT #6. (ELEV:1278.55 - NAVD 88)

**BASIS OF BEARING:**

ARKANSAS STATE PLAN COORDINATE SYSTEM - AR NORTH ZONE

THERE ARE NO EXISTING WETLANDS ON THIS SITE.



PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
		BOLLARD
		CABLE TV (UNDERGROUND)
		CABLE TV (OVERHEAD)
		CENTERLINE
		CONCRETE SURFACE
		CONDUIT
		CONTOURS
		CURB & GUTTER
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EASEMENT
		FENCE (WIRE/WOOD/CHAIN)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER
		GRAVEL SURFACE (EDGE)
		GRAVEL SURFACE
		IRON PIN (5/8" RE-BAR)
		LIGHT MONUMENT (CONCRETE)
		POND
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER SERVICE SECTION LINE
		SIDEWALK
		SIGN
		SILT FENCE
		SPOT ELEVATION
		STORM SEWER PIPE
		STORM SEWER INLET
		STORM SEWER BALES
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		UTILITY EASEMENT
		WATER MAIN PIPE
		WATER VALVE
		WATER METER
		WATER THRUST BLOCK
		WATER MAIN REDUCER
		WATER MAIN BLOWOFF VALVE

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
GEOFFREY H. BATES

ENGINEER: G. BATES  
DRAWN BY: T. FORD  
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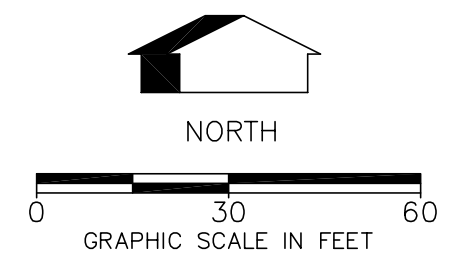
DATE	REVISIONS
03/16/18	
04/03/18	
04/17/18	

BUDGET SET  
1st SUBMITTAL  
2nd SUBMITTAL

CROSS POINTE CHURCH  
LARGE SCALE DEVELOPMENT PLAN  
SITE PLAN  
TONTITOWN, ARKANSAS

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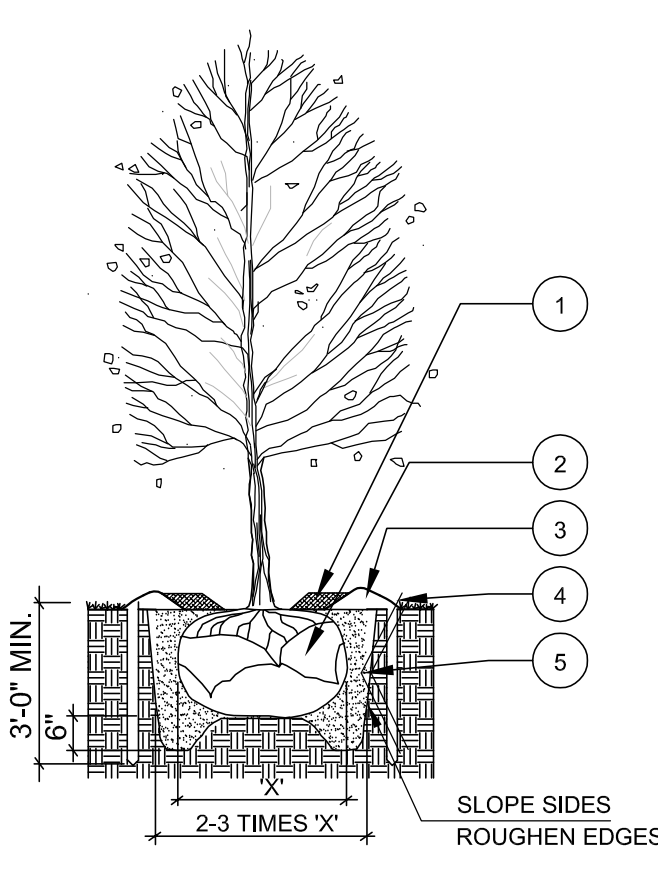




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PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
8	SM	SUGAR MAPLE Acer saccharum	CONT.	4' HIGH	SMALL DECIDUOUS TREE

LANDSCAPE TABLE		
LANDSCAPE REQUIRED	ONE TREE OR THREE, FIVE-GALLON SHRUBS FOR EACH TEN PARKING SPACES	8 TREES REQUIRED
TOTAL		8 TREES PROVIDED

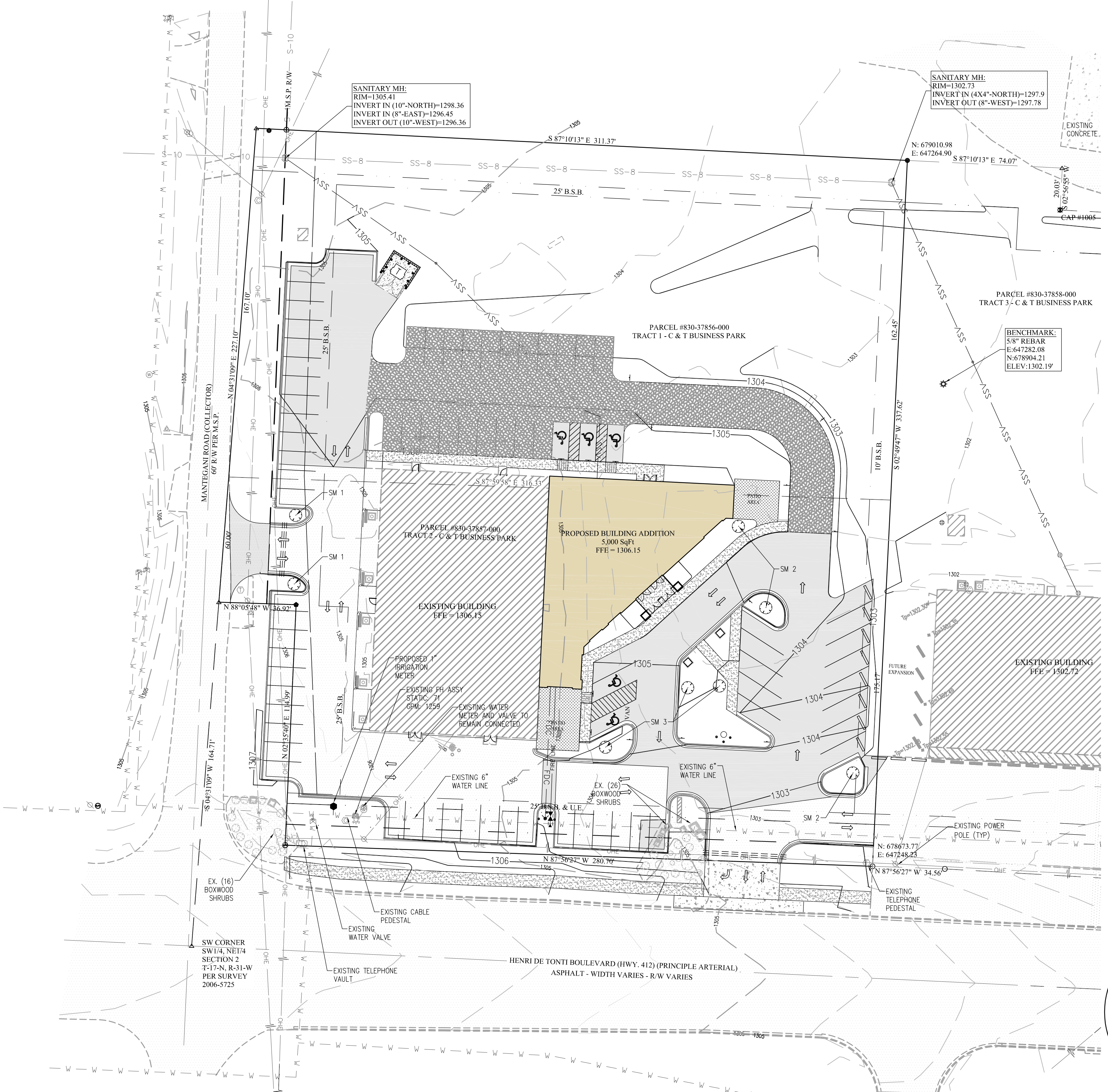


- DECIDUOUS TREE PLANTING LEGEND**
- SYMBOL DESCRIPTION**
- 4" ORGANIC MULCH, 3"-4" AWAY FROM TRUNK
  - REMOVE BALL WRAP FROM TOP 1/3 OF BALL
  - ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
  - TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
- PLANTING NOTES**
- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
  - PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING
  - WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
  - PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
  - REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

TREE PLANTING DETAIL  
 N.T.S.

**GENERAL LANDSCAPE NOTES**

- ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
- HOSE BIB IRRIGATION PER CITY OF TONTITOWN SPECIFICATIONS EVERY 100'.
- REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.
- IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF TONTITOWN FOR ALL REQUIRED LANDSCAPING.
- MULCH TO BE 2"-3" AWAY FROM TRUNK.
- PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.
- ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.



REVISIONS	DATE
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 LANDSCAPE PLAN  
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