

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.
- 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 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:

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

<u>CURB AND GUTTER WAIVER REQUEST:</u> 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.

<u>PRELIMINARY LARGE-SCALE DEVELOPMENT REQUEST:</u> 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.
- 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.



7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704 PH: 479-442-9350 * FAX: 479-521-9350 www.nwabatesinc.com

April 3, 2018

To the City of Tontitown Planning Staff,

Our client, Cross Pointe Church, is proposing a Large Scale Development within the City of Tontitown.

The subject parcels are 830-37856-000, & 830-37857-000, with an acreage totaling 2.37 acres. The property is currently zoned C-2 and has an existing building that has been operating as a church sanctuary.

Our client would like to continue the use and develop this property in two phases. Phase I will consist of a 5,000 square foot building addition to the existing ministry building, parking lot expansion, connecting to city sewer service, perimeter landscape additions, and related grading. Phase II will consist of a 1,700 square foot building addition to the current foundry/fellowship building, with a parking expansion, interior landscaping, and related grading.

While a finalized phase timeline has not been determined yet, Phase II will complete Phase I north side proposed gravel parking area into an asphalt parking area with related curb and gutter. Phase II will also remove a proposed gravel driveway that is proposed in Phase I. Although interior landscape is not required for Phase I per 152.197(B), Phase II will also complete all interior landscaping with consideration for Phase I parking area. Interior parking lot lights are not proposed for Phase I, but will be proposed for Phase II. Parking lot lights will meet the lighting requirements with fixtures being a cut-off fixture. A lighting cut sheet and landscape plan will be provided for Phase II.

Please contact me if you have any questions.

Sincerely,

Tina Ford Project Manager

Bates and Associates, Inc.

LARGE SCALE DEVELOPMENT

GENERAL NOTES TO CONTRACTOR

1. 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.

- 2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- 3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- 4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- 5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- 6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- 7. 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.
- 8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- 9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
- 11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- 12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- 13. 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.
- 14. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF TONTITOWN'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA
- 15. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

CITY OF TONTITOWN

CONTACT: JAMES CLARK 201 E. HENRI DE TONTI TONTITOWN, AR 72770

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

TELEPHONE

CONTACT: SUSAN CLOUSER SPRINGDALE, AR. 72766 PHONE: 479-442-3107

Springdale

LEGAL DESCRIPTIONS:

<u> PARCEL #830-37857-000:</u>

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

CABLE

CHAD HODGE 4901 SOUTH 48TH ST SPRINGDALE, AR 72762

INDEX OF DRAWINGS

UTILITY PLAN LANDSCAPE PLAN GRADING. DRAINAGE AND EROSION CONTROL PLAN

DETAILS

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

830-37856-000 & 830-37857-000

ZONING CLASSIFICATION: C-2

CHURCH SANCTUARY

CROSS POINTE COMMUNITY CHURCH, INC 1174 W HENRI DE TONTI BLVD

> PHONE: (479) 361-9922 FAX: (479) 361-9932

SPRINGDALE, AR 72762

DON PETERS CONSTRUCTION, INC. ATTN: 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

DESCRIP HON

ASPHALT (EDGE)

BOLLARD

ASPHALT (SURFACE)

BUILDING SETBACK LINE

CABLE TV (OVERHEAD)

CABLE TV (UNDERGROUND)

, 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.

CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

_, 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: _____

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

Chairman, City of Tontitown Planning Commission

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

WITHOUT THE WRITTEN AUTHORIZATION OF BATES +

ASSOCIATES, INC.

CONSTRUCTION SITE.

TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION

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

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION

INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE

REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT

CONTRACTOR'S SAFETY MEASURES, IN. OR NEAR THE

PRACTICES, THE CONTRACTOR WILL BE SOLELY AND

shall expire on _____ (date).

CONTACT INFORMATION

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY

BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES

RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED

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

LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS

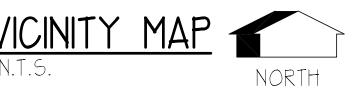
REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO

INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO

PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE

COX COMMUNICATIONS PHONE: 479-717-3607



NO INFORMATION AVAILABLE FOR STATIC PRESSURE

AND FLOW ON NEAREST FIRE HYDRANTS.

TRACT NUMBERED ONE (1) OF C & T BUSINESS PARK IN THE CITY OF

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

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY

INFORMATION AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEES

INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED

AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR

THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION

HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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

PARKING INFORMATION:

E Henri De Tonti Blvd

Nino's Trading Co, NWA

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

HANDICAP PARKING REQUIRED = 4HANDICAP PARKING PROVIDED = 5

-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,

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

ARKANSAS STATE PLAN COORDINATE SYSTEM - AR NORTH ZONE

PARKING SPACES = 74PARKING PROVIDED = 72<u>-BUILDING SETBACKS (C-2):</u>

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).

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

		CONCRETE SURFACE
	=======================================	CONDUIT
1255———	1255	CONTOURS
	=======================================	CURB & GUTTER
UGE	UGE	ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EASEMENT
//	XX	FENCE (WIRE/WOOD/CHAIN)
	FO	FIBER OPTIC CABLE
→		FIRE HYDRANT ASSEMBLY
· · · · · · · · · · · · · · · · · · ·	$\longrightarrow \cdots \longrightarrow$	FLOWLINE
FM	— — FM — — —	FORCE MAIN
——— GAS ————	GAS	GAS MAIN
A	A	GAS METER
		GRAVEL SURFACE (EDGE)
		GRAVEL SURFACE
	0	IRON PIN (5/8" RE-BAR)
*	- -	LIGHT
		MONUMENT (CONCRETE)
		POND
S	,	POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
0"SS		SANITARY SEWER PIPE
<u>o</u>	S	SANITARY SEWER MANHOLE
/		SANITARY SEWER SERVICE
		SECTION LINE
4 4 4 4 4 4 4 4 4 4 4 4 4 4		SIDEWALK
		SIGN
		SILT FENCE
X		SPOT ELEVATION
		STORM SEWER PIPE
		STORM SEWER INLET
		STORM SEWER BALES
(T)	⟨₸⟩	TELEPHONE PED/MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
	——————————————————————————————————————	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
**	$\mathbb{Q} \boxtimes$	TREE/TREE TO BE REMOVED
		UTILITY EASEMENT
O"W	12"W	WATER MAIN PIPE
×		WATER VALVE

WATER METER

WATER THRUST BLOCK

WATER MAIN REDUCER

WATER MAIN BLOWOFF VALVE

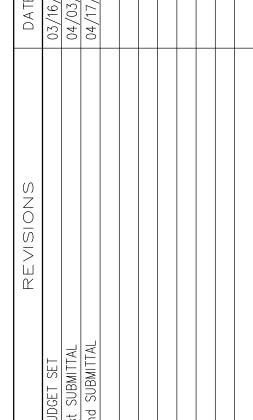
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ARKANSAS

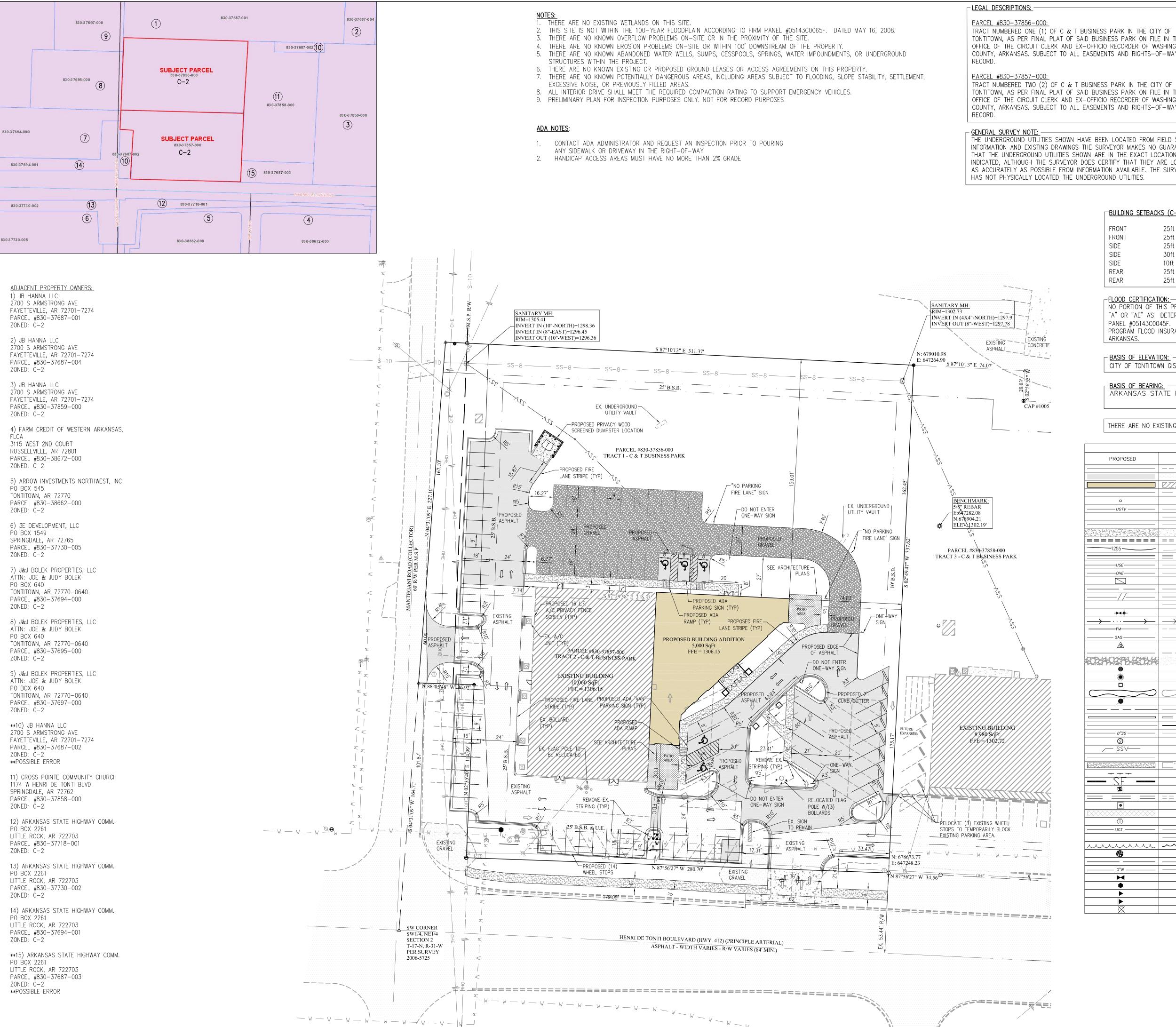
REGISTERED PROFESSIONAI

* * *

REGISTERED **PROFESSIONAL ENGINEER** O No. 9810



CHURCH OPMENT POIN'E DEV ASE CROSS ARGE SCALE



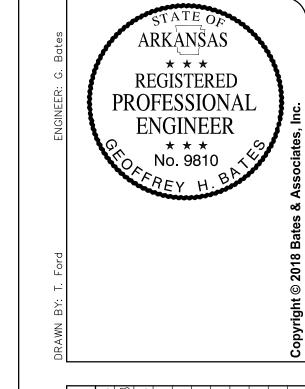
TRACT NUMBERED ONE (1) OF C & T BUSINESS PARK IN THE CITY OF TONTITOWN, AS PER FINAL PLAT OF SAID BUSINESS PARK ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF

NORTH

GRAPHIC SCALE IN FEET

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

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.



CHURCH OPMENT

OIN

CROS

RG

PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY,

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

FLOOD CERTIFICATION:

BUILDING SETBACKS (C-2):

FRONT

SIDE

SIDE

SIDE

REAR

REAR

ARKANSAS.

25ft (RESIDENTIAL USES)

25ft (RESIDENTIAL USES)

25ft (NONRESIDENTIAL USES).

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE

"A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD (FIRM

LEGEND

PANEL #05143C0045F. DATED MAY 16, 2008) INSURANCE

25ft (STREET SIDE)

25ft (NONRESIDENTIAL USES)

30ft (INTERIOR RESIDENTIAL USES)

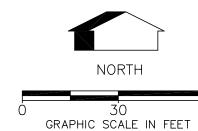
10ft (INTERIOR NONRESIDENTIAL USES)

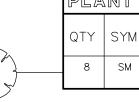
ARKANSAS STATE PLAN COORDINATE SYSTEM - AR NORTH ZONE

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

	LLGLND	
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
	V/////////////////////////////////////	BUILDING
		BUILDING SETBACK LINE
0	0	BOLLARD
UGTV		CABLE TV (UNDERGROUND)
3077	OHTV	CABLE TV (OVERHEAD)
		CENTERLINE
		CONCRETE SURFACE
		CONDUIT
1255-	1255	CONTOURS
		CURB & GUTTER
		ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
OHE	One.	ELECT. TRANSFORMER
		EASEMENT
		FENCE (WIRE/WOOD/CHAIN)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
- 74 y		
FM	FM	FLOWLINE
		FORCE MAIN
GAS	GAS	GAS MAIN
<u> </u>	<u> </u>	GAS METER
		GRAVEL SURFACE (EDGE)
EU977240746U0946		GRAVEL SURFACE
	O	IRON PIN (5/8" RE-BAR)
*	<u> </u>	LIGHT
		MONUMENT (CONCRETE)
		POND
S	<u></u>	POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
	8"SS———	SANITARY SEWER PIPE
<u>©</u>	<u>(S)</u>	SANITARY SEWER MANHOLE
<u></u>		SANITARY SEWER SERVICE
	40	SECTION LINE
		SIDEWALK
~ ~ ~ ~	-	SIGN
		SILT FENCE
\S		SPOT ELEVATION
		STORM SEWER PIPE
•		STORM SEWER INLET
		STORM SEWER BALES
⚠		TELEPHONE PED/MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
	OHT	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
**		TREE/TREE TO BE REMOVED
		UTILITY EASEMENT
0"W	12"W	WATER MAIN PIPE
H		WATER VALVE
•	(W)	WATER METER
>	\triangleright	WATER THRUST BLOCK
>	\triangleright	WATER MAIN REDUCER
- · · · · · · · · · · · · · · · · · · ·	×	WATER MAIN BLOWOFF VALVE
\boxtimes	\bowtie	WATER WAIN DECINOIT VALVE

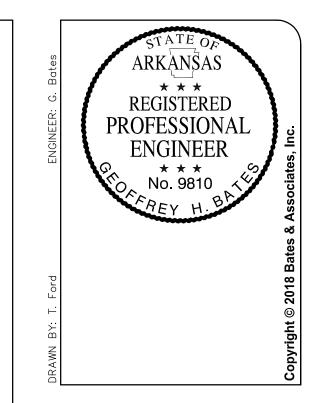


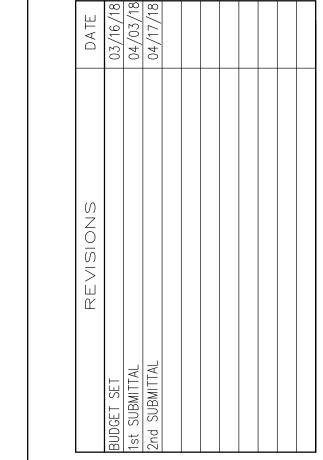




	NT	LIST			
ΥTΩ	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
8	SM	SUGAR MAPLE Acer saccharum	CONT.	4' HIGH	SMALL DECIDUOUS TREE

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





PON SCA

ANS

CROSS ARGE SCALE





SLOPE SIDES

F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP, IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY 1/2 OF THE BURLAP.

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)
- EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

PLANTING NOTES

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING ROUGHEN EDGES C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
 - D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL. E. 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'.

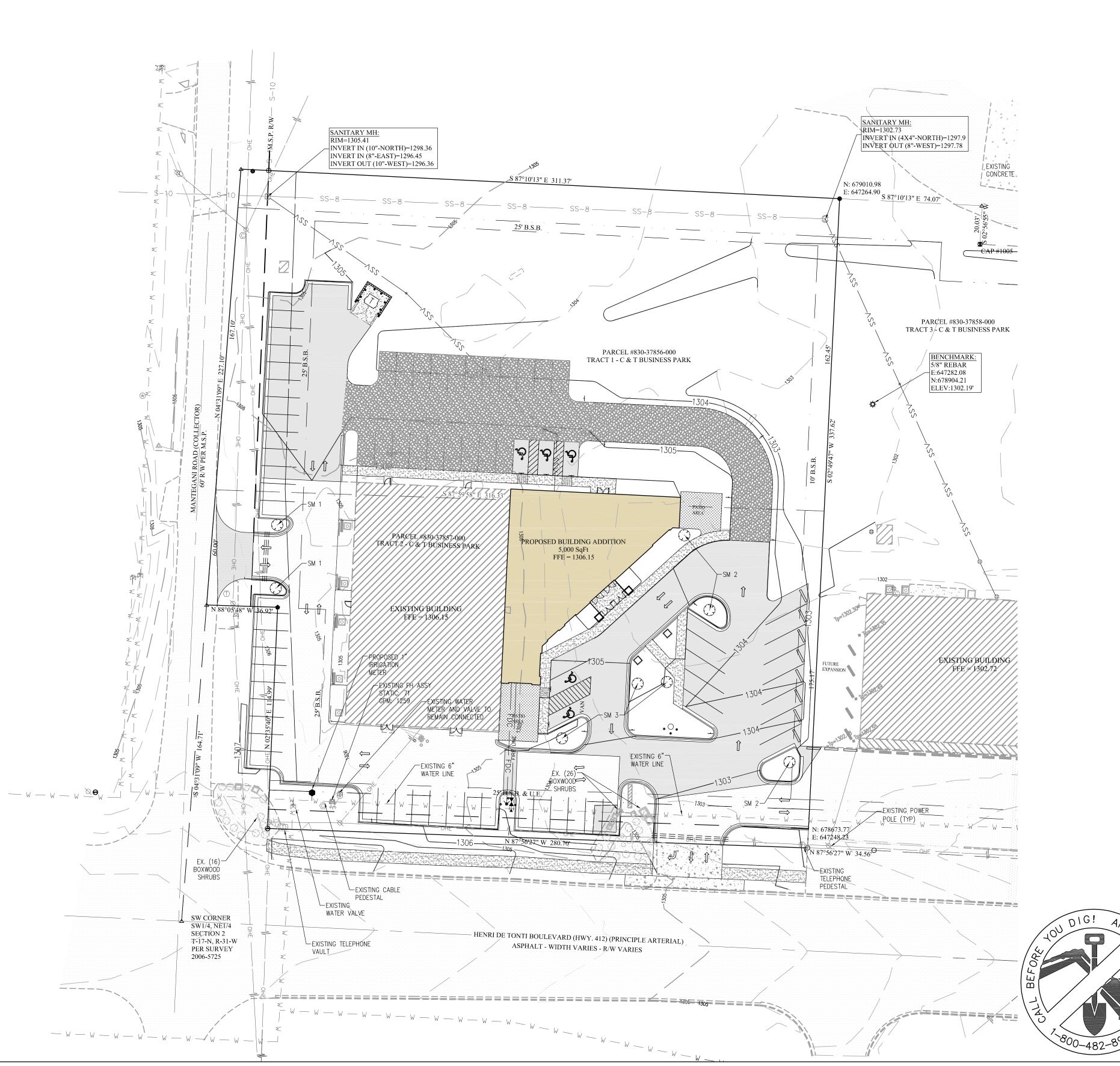
REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.

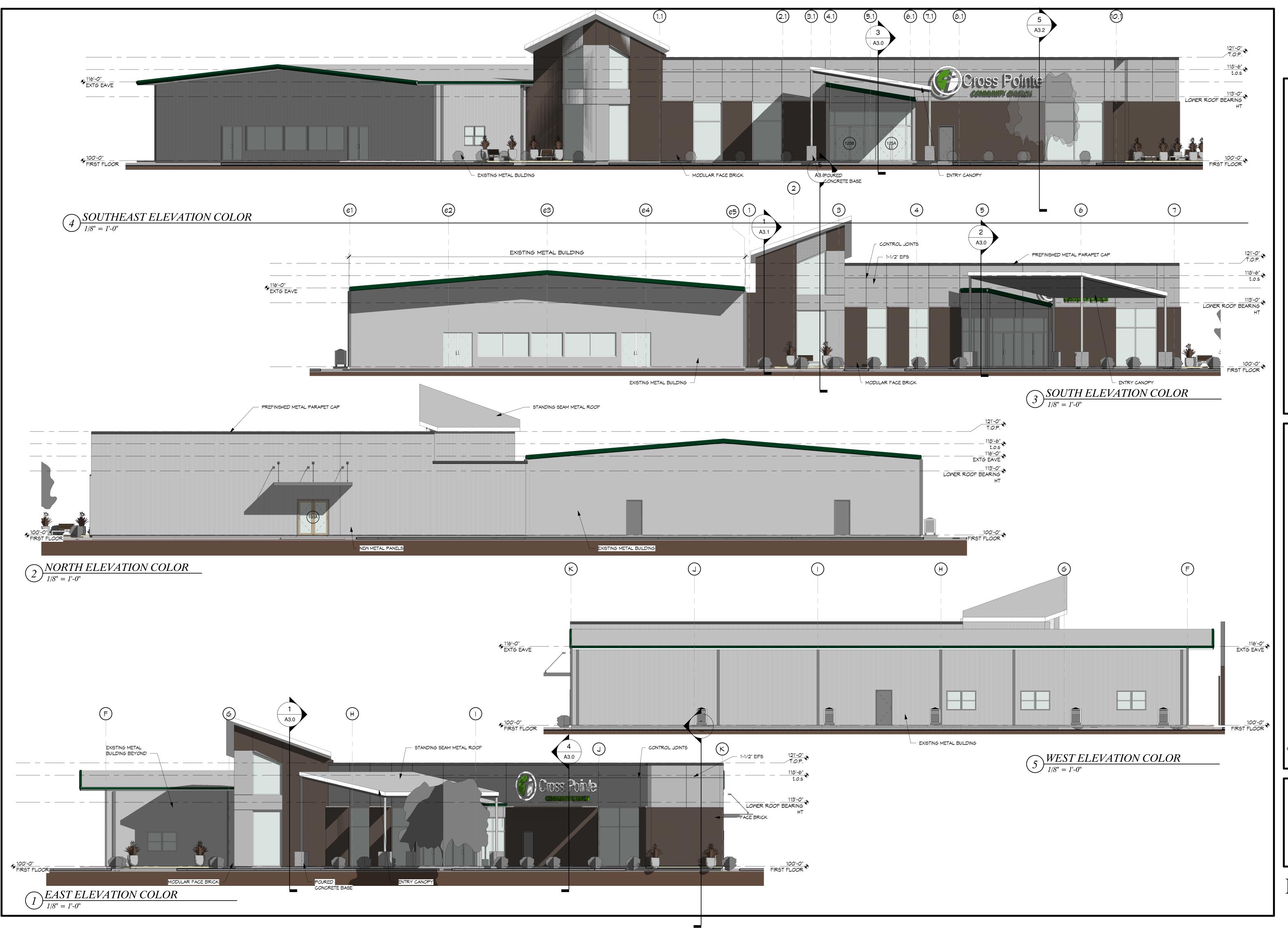
IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF TONTITOWN FOR ALL REQUIRED LANDSCAPING.

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.





CROSS POINTE CHURCH
1174 W HENRI DE TONTI BLVD

Burris Architecture 820 Tiger Blvd, Suite 4, Bentonville, Ar 72712

JOB NO. 17095

REVISIONS

PRE2



7230 S Pleasant Ridge Dr / Fayetteville, AR 72704 PH: 479-442-9350 * FAX: 479-521-9350 www.batesnwa.com

April 16, 2018

To: City of Tontitown

RE: Waiver Request for Cross Pointe Church

Bates & Associates, Inc. would like to request of the Planning Commission a waiver from the Tontitown Code of Ordinances Article 90.900 *SIDEWALKS* for the Cross Pointe Church LSD.

Cross Pointe Church will be a phased large scale development project, with the initial phase consisting of a 5,000 square foot building addition and related parking. The church has plans to also include their adjacent property to the east for the next phase development, and would like to include the Principal Arterial sidewalk at the same time that they construct the sidewalk for that phase development's sidewalk.

We appreciate your consideration. Please, feel free to get in touch with us anytime.

Sincerely,

Tina Ford

Bates & Associates, Inc.



7230 S Pleasant Ridge Dr / Fayetteville, AR 72704 PH: 479-442-9350 * FAX: 479-521-9350 www.batesnwa.com

April 26, 2018

To: City of Tontitown

RE: Waiver Request for Cross Pointe Church

Bates & Associates, Inc. would like to request a waiver from parking lot curb and gutter that is located on parcel 830-37856-000. This parking lot is north of the entrance from Mantegani Rd. and also runs parallel with Mantegani Rd.

We appreciate your consideration. Please, feel free to get in touch with us anytime.

Sincerely,

Tina Ford

Bates & Associates, Inc.