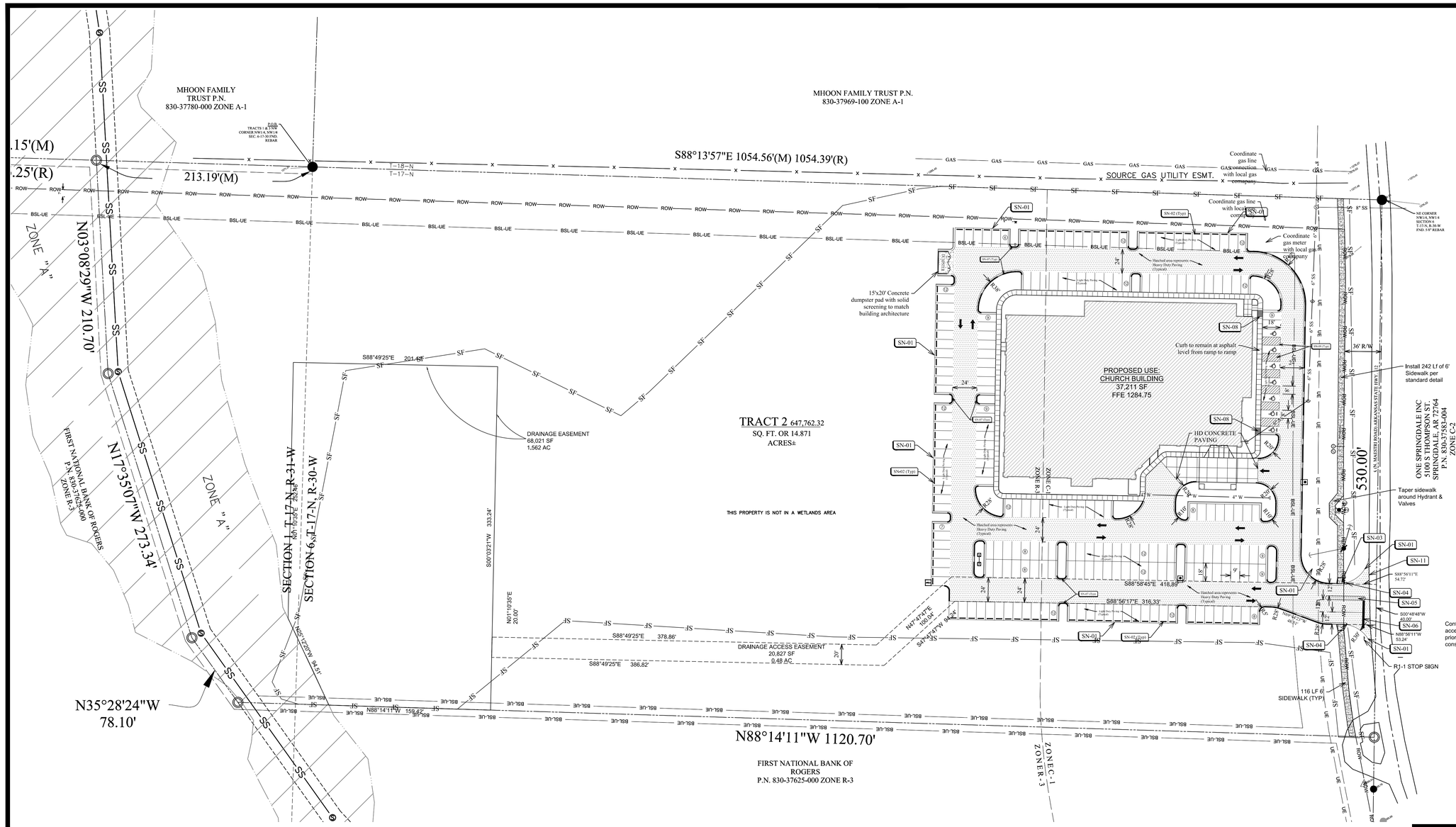

EXISTING LEGEND

- FOUND REBAR/PIPE (AS NOTED)
- SET 1/2" REBAR W/CAP, LS 1370
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE RISER
- UTILITY POLE W/GUY
- UE — Utility Easement Line
- BSL-UE — Utility Easement/Building Setback Line
- DE-UE — Drainage Easement Line

Proposed Features:

Feature	Description
	Property Line
	Offsite Property Line
R/W	Right-Of-Way Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Fireline Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	HD Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	Storm Catch Basin(s)

See Utility Plan For Line Sizes

- Fire Hydrant & Valves
- 2" Water Meter
- 3/4" Irrigation Meter
- FDC Connection
- Sanitary Sewer Service

GENERAL SITE PLAN NOTES:

1. REMOVE ALL VEGETATION AND TOPSOIL FROM BUILDING FOOTPRINT AND STORE FOR LATER USE. REGRADE AND FURNISH ADDITIONAL TOPSOIL AS REQUIRED. SEED AND STRAW ALL AREAS DISTURBED BY CONSTRUCTION.

2. SLOPE FINISH GRADES, SIDEWALKS, AND PAVING AWAY FROM BUILDING FOR POSITIVE DRAINAGE.

3. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, GRADES, AND DIMENSIONS ON SITE AND REPORT ALL MAJOR DISCREPANCIES TO ARCHITECT.

4. REMOVE ALL ITEMS AS NOTED. PROTECT ALL EXISTING ITEMS TO REMAIN.

5. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TONTITOWN STANDARDS AND SPECIFICATIONS.

6. ALL COSTS ASSOCIATED WITH UTILITY CONNECTIONS SHOWN SHALL BE INCLUDED IN BASE BID. COORDINATE WITH LOCAL UTILITY COMPANY.

7. ALL PARKING SPACES INDICATED AS HANDICAPPED SPACES SHALL RECEIVE HANDICAP PAVEMENT MARKINGS, AND SHALL BE IN ACCORDANCE WITH ADA STANDARDS OR THE CITY OF TONTITOWN REGULATIONS, WHICHEVER IS MORE RESTRICTIVE. REFER TO DETAIL SHEETS.

8. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONS OF THE BUILDING.

9. ALL SIGNAGE, PAVEMENT MARKINGS, AND PARKING LOT STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.

10. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR THE CITY OF TONTITOWN STANDARDS, WHICHEVER IS MORE RESTRICTIVE. REFER TO DETAIL SHEETS.

SITE NOTES:

1. SIGN INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CITY OF TONTITOWN. SIGNAGE SHALL MEET CURRENT REFLECTIVITY SPECIFICATIONS. ALL SIGN POSTS WILL BE ON BREAK-AWAY BASES. ALL SIGNAGE SHALL CONFORM TO THE LATEST MUTCD REQUIREMENTS.

2. CONTRACTOR IS RESPONSIBLE FOR STRIPING INSTALLATION. ALL PAVEMENT ARROWS, STOP BARS, CROSS HATCHING, CROSSWALKS, AND OTHER PAVEMENT PAVEMENT MARKINGS WILL BE THERMOPLASTIC PER CITY OF TONTITOWN STANDARDS AND SPECIFICATIONS.

3. ALL CONCRETE AND ASPHALT PAVEMENT, CURB AND GUTTER, AGGREGATE BASE, ETC. SHALL BE IN ACCORDANCE WITH THE DETAIL SHEETS AND THE CITY OF TONTITOWN STANDARDS AND SPECIFICATIONS. ANY CHANGES MUST BE APPROVED BY THE CITY OF TONTITOWN, THE OWNER, AND THE ENGINEER.

4. ALL SAW CUT EDGES SHALL BE A CLEAN EDGE. WIDTH OF ASPHALT REMOVAL MAY VARY: SEE PLANS. DISPOSE OF ALL REMOVED ASPHALT IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS FOR DISPOSAL. ALL NEW PAVEMENT SURFACES SHALL CONFORM TO CITY OF TONTITOWN SPECIFICATIONS FOR SMOOTHNESS.

5. ALL DIMENSIONS ARE TO CENTER OF STRIPE(S), EDGE OF PAVEMENT, FACE OF BUILDING, OR FACE OF CURB UNLESS OTHERWISE SPECIFIED.

6. FINAL "AS-BUILT" PLANS OF ALL IMPROVEMENTS PERFORMED SHALL BE PROVIDED TO THE CITY OF TONTITOWN AFTER COMPLETION OF THE ENTIRE PROJECT. AS-BUILT PLANS MUST BE PROVIDED BEFORE FINAL APPROVAL AND ACCEPTANCE WILL BE GIVEN BY THE CITY OF TONTITOWN, AND BEFORE THE ASSOCIATED PROJECT BONDS ARE RELEASED.

7. PROPOSED DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENTS. ALL OFF-SITE EASEMENTS (IF ANY) ARE THE RESPONSIBILITY OF THE OWNER TO OBTAIN.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05143C0065F (EFFECTIVE DATE MAY 16, 2008) AND FOUND A PART OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE "A", AN AREA WITHIN THE 100-YEAR FLOOD PLAIN.

PARKING CALCULATIONS:

CITY OF TONTITOWN PARKING REQUIREMENT: 1 PARKING STALL PER 4 AUDITORIUM SEATS
TOTAL REQUIRED PARKING: 607 SEATS / 4 = 152 PARKING STALLS
TOTAL PROPOSED PARKING: 222 PARKING STALLS

ACCESSIBLE PARKING STALLS REQUIRED: 7
ACCESSIBLE PARKING STALLS PROVIDED: 5 HANDICAP & 2 VAN ACCESSIBLE

SITE BENCHMARK
TOP OF FLANGE BOLT BETWEEN THE "E" & "L" OF "MUELLER"
ELEV. = 1284.62'

Site Plan Notes:

SN-01	Thickened edge of Asphalt, no curb proposed
SN-02	Install Curb wheel stops
SN-03	Accessible Ramp in Sidewalk with detectible warning
SN-04	Taper Curb from 6" to 0" in 2'
SN-05	4' concrete island with a modified curb, 4" Painted Striping at 45° angle (typical)
SN-06	24" Stop Bar per M.U.T.C.D.
SN-07	Fireline Striped Curb per M.U.T.C.D.
SN-08	Accessible Ramp in Sidewalk
SN-09	4" Painted Striping at 45° angle (typical)
SN-10	Street Light per Municipal Standards.
SN-11	Match existing pavement, sawcut & repair to make a smooth finish

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

0 50' 100'
SCALE 1" = 50 FEET

VICTORY CHURCH

TONTITOWN, AR

SWOPE CONSULTING
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

C3.0 | SITE PLAN

PROJECT NO.	ATLAS PAGE:	SCALE	DATE:
12-233	B5	1"=50'	June 7, 2016

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP E. SWOPE

NO.	DATE	REVISION