June 2015

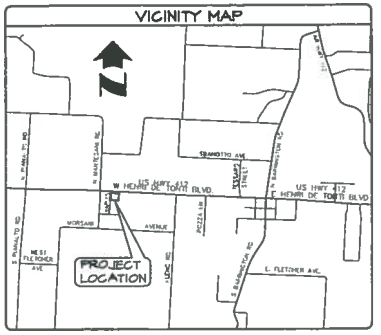
Large Scale Development Plans

for

FARM CREDIT SERVICES

Tontitown, Washington County, Arkansas

VICINITY MAP



CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

I, Keith A. Sikes, 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.

Date Of Execution 6/2/15

Signed: _____
Registered Land Surveyor No. 1507
State Of Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, Travis L. Brisendine, 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 6/2/15

Signed: _____
Registered Engineer No. 10420
State Of Arkansas

State Of Arkansas Registration No. 10420

CERTIFICATE OF APPROVAL

Pursuant To The Tontitown Subdivision Regulations And All Other Conditions And Approval Having Been Completed, This Document Is Hereby Accepted. This Certificate Is Hereby Executed Under The Authority Of The Said Rules And Regulations.

Date Of Execution: _____

Signed: _____
Tontitown Planning Commission Chairman

Signed: _____
Mayor, City Of Tontitown

Signed: _____
Recorder/Treasurer, City Of Tontitown

OWNER/DEVELOPER

FARM CREDIT of WESTERN ARKANSAS, FLCA
3115 West 2nd Court
Russellville, AR 72801
479.968.1434

SITE UTILITY CONTACTS

NATURAL GAS
SOURCE GAS
CONTACT: SCOTT STOKES
PO BOX 13288
FAYETTEVILLE, ARKANSAS
72703 PHONE: 479-575-1424

TELEPHONE
AT&T
CONTACT: KENNY HARTSFIELD
621 WHITE ROAD
SPRINGDALE, AR 72762
PHONE: 479-442-1961

WATER
CITY OF TONTITOWN
CONTACT: JAMES CLARK
201 E HENRI DE TONTI BLVD
TONTITOWN, AR 72770
PHONE: 479-561-2946

ELECTRIC
OZARKS ELECTRIC COOPERATIVE
CONTACT: MIKE PHIPPS
3641 WEDINGTON DRIVE
FAYETTEVILLE, AR 72704
PHONE: 479-521-2900

SEWER
CITY OF TONTITOWN
CONTACT: JAMES CLARK
201 E HENRI DE TONTI BLVD
TONTITOWN, AR 72770
PHONE: 479-561-2946

GOVERNING AGENCIES

CITY OF TONTITOWN
255 EAST HENRI DE TONTI
TONTITOWN, AR 72770
PHONE: 479-561-2100

TONTITOWN FIRE DEPT.
PO BOX 42
TONTITOWN, AR 72770
PHONE: 479-561-2185

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING,
SLOT 51 4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: 501-661-2623

INDEX OF SHEETS

1. Cover Sheet, Vicinity Map, and Index of Sheets
2. Site Dimension And Paving Plan
3. Site Grading and Drainage Plan
4. Erosion Control Plan
5. Site Utility Plan
6. Drainage Details
7. Miscellaneous Details
8. Miscellaneous Details

This Large Scale Development has been reviewed for general compliance with the City of Tontitown Zoning and Planning Ordinances. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

Terry W. Carpenter, P.E.
Tontitown City Engineer, June 08, 2015

MORRISON SHIPLEY
ENGINEERS • SURVEYORS

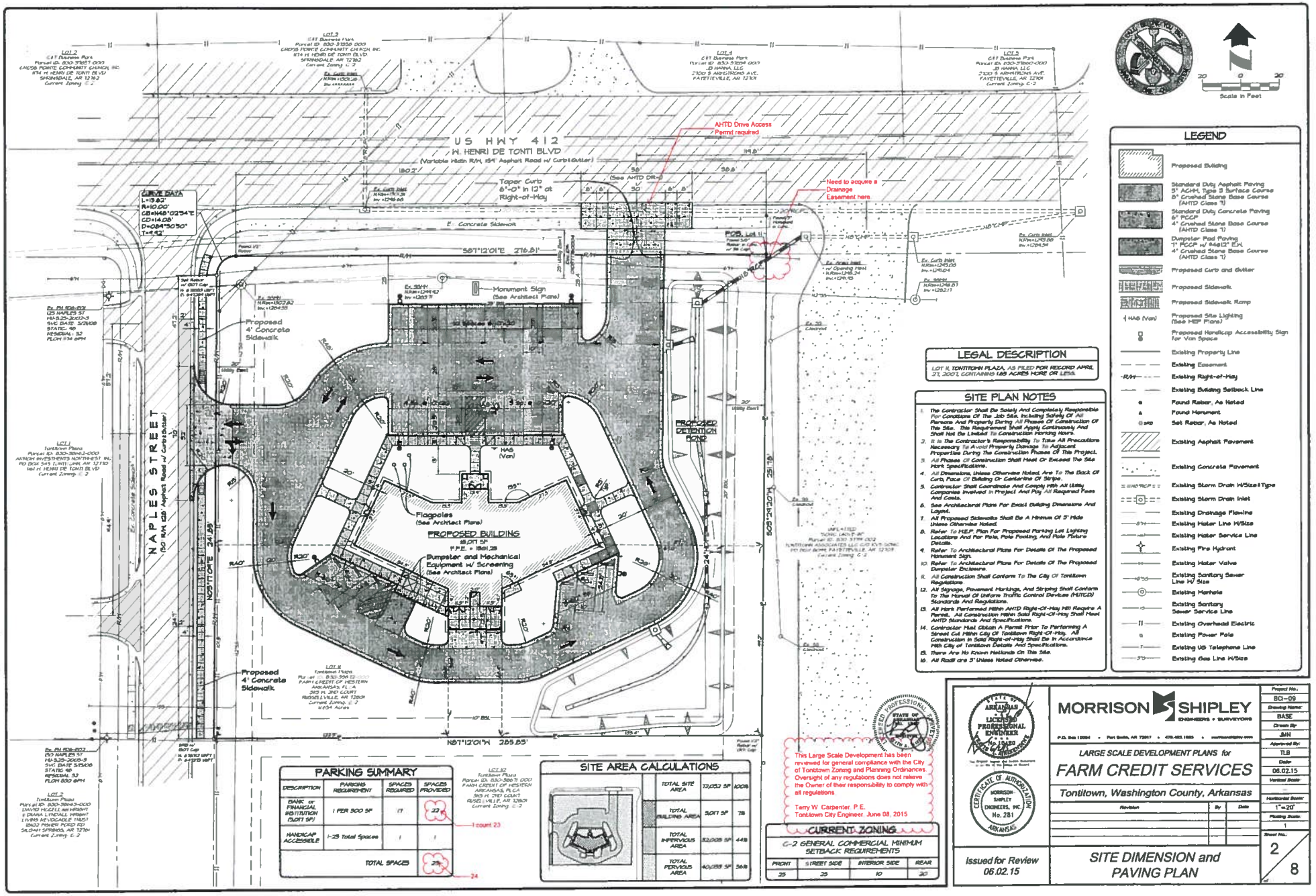
LARGE SCALE DEVELOPMENT PLANS for
FARM CREDIT SERVICES
Tontitown, Washington County, Arkansas

Revision	By	Date

Issued for Review 06.02.15

COVER SHEET, VICINITY MAP, and INDEX OF SHEETS

Project No.:	BCI-09
Drawing Name:	BASE
Drawn By:	JMH
Approved By:	TLB
Date:	06.02.15
Vertical Scale:	-
Horizontal Scale:	1" = 20'
Plotting Scale:	1
Sheet No.:	1 of 8



LEGEND

- Proposed Building
- Standard Duty Asphalt Paving 3" AGHM, Type 3 Surface Course 8" Crushed Stone Base Course (AHTD Class 7)
- Standard Duty Concrete Paving 6" PCCP 4" Crushed Stone Base Course (AHTD Class 7)
- Dumpster Pad Paving 7" PCCP w/ #4@12" E.W. 4" Crushed Stone Base Course (AHTD Class 7)
- Proposed Curb and Gutter
- Proposed Sidewalk
- Proposed Sidewalk Ramp
- HAS (Van) — Proposed Site Lighting (See MEP Plans)
- Proposed Handicap Accessibility Sign for Van Space
- Existing Property Line
- Existing Easement
- -R/W- Existing Right-of-Way
- Existing Building Setback Line
- Found Rebar, As Noted
- Found Monument
- Set Rebar, As Noted
- Existing Asphalt Pavement
- Existing Concrete Pavement
- Existing Storm Drain W/Size&Type
- Existing Storm Drain Inlet
- Existing Drainage Flowline
- Existing Water Line W/Size
- Existing Water Service Line
- Existing Fire Hydrant
- Existing Water Valve
- Existing Sanitary Sewer Line W/ Size
- Existing Manhole
- Existing Sanitary Sewer Service Line
- Existing Overhead Electric
- Existing Power Pole
- Existing US Telephone Line
- Existing Gas Line W/Size

LEGAL DESCRIPTION

LOT 11, TONTITOWN PLAZA, AS FILED FOR RECORD APRIL 27, 2007, CONTAINING 1.83 ACRES MORE OR LESS.

SITE PLAN NOTES

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Phases Of Construction Shall Meet Or Exceed The Site Work Specifications.
4. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building Or Centerline Of Stripe.
5. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
6. See Architectural Plans For Exact Building Dimensions And Layout.
7. All Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
8. Refer To M.E.P. Plan For Proposed Parking Lot Lighting Locations And Pot Pole, Pole Footing, And Pole Fixture Details.
9. Refer To Architectural Plans For Details Of The Proposed Monument Sign.
10. Refer To Architectural Plans For Details Of The Proposed Dumpster Enclosure.
11. All Construction Shall Conform To The City Of Tontitown Regulations.
12. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
13. All Work Performed Within AHTD Right-Of-Way Will Require A Permit. All Construction Within Said Right-Of-Way Shall Meet AHTD Standards And Specifications.
14. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Tontitown Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Tontitown Details And Specifications.
15. There Are No Known Wetlands On This Site.
16. All Radii are 5' Unless Noted Otherwise.

PARKING SUMMARY

DESCRIPTION	PARKING REQUIRED	SPACES REQUIRED	SPACES PROVIDED
BANK or FINANCIAL INSTITUTION (5,011 SF)	1 PER 300 SF	17	22
HANDICAP ACCESSIBLE	1-25 Total Spaces	1	1
TOTAL SPACES		24	24

1 count 23

SITE AREA CALCULATIONS

TOTAL SITE AREA	77,053 SF	100%
TOTAL BUILDING AREA	5,011 SF	7%
TOTAL IMPERVIOUS AREA	32,005 SF	44%
TOTAL PERVIOUS AREA	40,289 SF	56%

This Large Scale Development has been reviewed for general compliance with the City of Tontitown Zoning and Planning Ordinances. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

Terry W. Carpenter, P.E.
Tontitown City Engineer June 08, 2015

CURRENT ZONING

C-2 GENERAL COMMERCIAL MINIMUM SETBACK REQUIREMENTS

FRONT	STREET SIDE	INTERIOR SIDE	REAR
25	25	10	30

Scale in Feet: 20 0 20

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 13820 — TERRY W. CARPENTER — 6/8/15

CERTIFICATE OF AUTHORIZATION — MORRISON SHIPLEY ENGINEERS, INC. — No. 281 — ARKANSAS

MORRISON SHIPLEY ENGINEERS + SURVEYORS

P.O. Box 12004 • Fort Smith, AR 72917 • 479.452.1855 • morrisonshipley.com

LARGE SCALE DEVELOPMENT PLANS for

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Tontitown, Washington County, Arkansas

Revision	By	Date

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SITE DIMENSION and PAVING PLAN

Project No.:	BCI-09
Drawing Name:	BASE
Drawn By:	JMN
Approved By:	TLB
Date:	06.02.15
Vertical Scale:	
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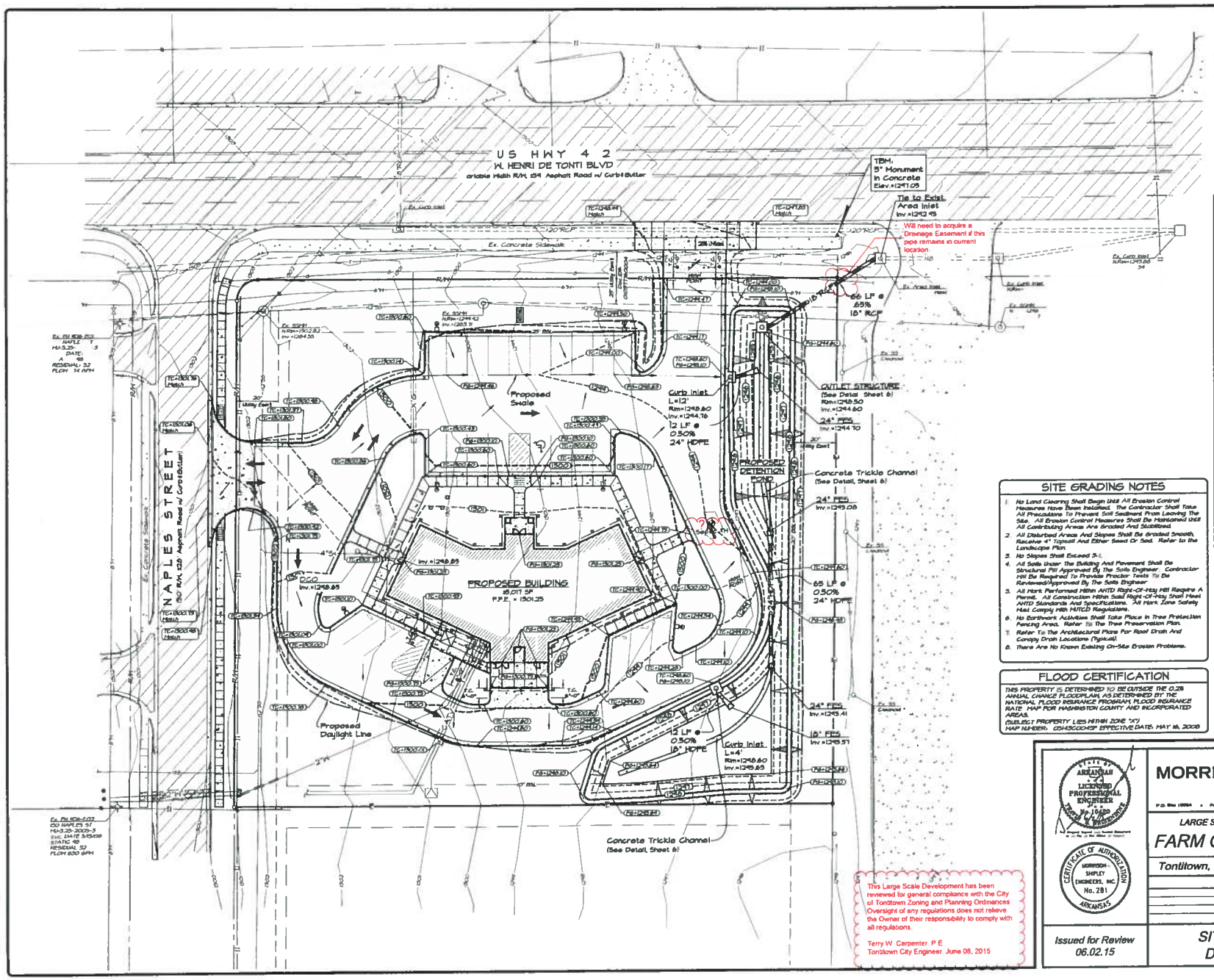

LEGEND

- Proposed Building
- Proposed Curb and Gutter
- Proposed Contour Line
- Proposed Top of Curb Elevation
- Proposed Finished Surface Elevation
- Finished Grade Slope Direction
- Proposed Curb Inlet or Outlet Structure
- Proposed Drainage Pipe
- Proposed Downspout
- Taper Curb 6" to 0" across distance shown
- Existing Grade Contours
- Existing Property Line
- Existing Easement
- Existing Right-of-Way
- Existing Building Setback Line
- Existing Asphalt Pavement
- Existing Concrete Pavement
- Existing Storm Drain W/Size & Type
- Existing Storm Drain Inlet
- Existing Drainage Flowline
- Existing Water Line W/Size
- Existing Water Service Line
- Existing Fire Hydrant
- Existing Water Valve
- Existing Sanitary Sewer Line W/ Size
- Existing Manhole
- Existing Sanitary Sewer Service Line
- Existing Overhead Electric
- Existing Power Pole
- Existing UG Telephone Line
- Existing Gas Line W/Size

SITE GRADING NOTES

1. No Land Clearing Shall Begin Until All Erosion Control Measures Have Been Installed. The Contractor Shall Take All Precautions To Prevent Soil Sediment From Leaving The Site. All Erosion Control Measures Shall Be Maintained Until All Contributing Areas Are Graded And Stabilized.
2. All Disturbed Areas And Slopes Shall Be Graded Smooth, Receive 4" Topsoil And Either Seed Or Sod. Refer to the Landscape Plan.
3. No Slopes Shall Exceed 3:1.
4. All Soils Under The Building And Pavement Shall Be Structural Fill Approved By The Soils Engineer. Contractor Will Be Required To Provide Proctor Tests To Be Reviewed/Approved By The Soils Engineer.
5. All Work Performed Within ANTD Right-Of-Way Will Require A Permit. All Construction Within Said Right-Of-Way Shall Meet ANTD Standards And Specifications. All Work Zone Safety Must Comply With MUTCD Regulations.
6. No Earthwork Activities Shall Take Place In Tree Protection Fencing Area. Refer To The Tree Preservation Plan.
7. Refer To The Architectural Plans For Roof Drain And Canopy Drain Locations (Typical).
8. There Are No Known Existing On-Site Erosion Problems.

FLOOD CERTIFICATION

THIS PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY AND INCORPORATED AREAS.
(SUBJECT PROPERTY LIES WITHIN ZONE "X")
MAP NUMBER: 05143C0045F EFFECTIVE DATE: MAY 16, 2008

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Terry W. Carpenter, P.E.
Tontitown City Engineer, June 08, 2015

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 10420 TERRY W. CARPENTER

CERTIFICATE OF AUTHORIZATION MORRISON-SHIPLEY ENGINEERS, INC. No. 281 ARKANSAS

MORRISON SHIPLEY
ENGINEERS • SURVEYORS

LARGE SCALE DEVELOPMENT PLANS for

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