

LEGEND

- Proposed Building
Standard Duty Asphalt Paving
Standard Duty Concrete Paving
Dumpster Pad Paving
Proposed Curb and Gutter
Proposed Sidewalk
Proposed Sidewalk Ramp
Proposed Site Lighting
Proposed Handicap Accessibility Sign for Van Space
Existing Property Line
Existing Easement
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 UG Telephone Line
Existing Gas Line W/Size

LEGAL DESCRIPTION

LOT 11, TONTITOWN PLAZA, AS FILED FOR RECORD APRIL 27, 2007, CONTAINING 1.65 ACRES MORE OR LESS.

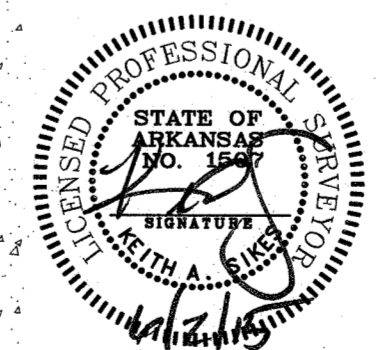
SITE PLAN NOTES

- 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 Strips.
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 For 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 3' Unless Noted Otherwise.

PARKING SUMMARY table with columns: DESCRIPTION, PARKING REQUIREMENT, SPACES REQUIRED, SPACES PROVIDED. Includes rows for BANK or FINANCIAL INSTITUTION and HANDICAP ACCESSIBLE.

SITE AREA CALCULATIONS table with columns: AREA TYPE, AREA (SF), PERCENTAGE. Includes rows for TOTAL SITE AREA, TOTAL BUILDING AREA, TOTAL IMPERVIOUS AREA, and TOTAL PERVIOUS AREA.

CURRENT ZONING table with columns: FRONT, STREET SIDE, INTERIOR SIDE, REAR. Shows requirements for C-2 GENERAL COMMERCIAL MINIMUM SETBACK REQUIREMENTS.



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

Revision table with columns: Revision, By, Date.

SITE DIMENSION and PAVING PLAN

Project No.: BCI-09
Drawing Name: BASE
Drawn By: JMN
Approved By: TLB
Date: 06.02.15
Vertical Scale:
Horizontal Scale: 1"=20'
Plotting Scale: 1
Sheet No.: 2 of 8