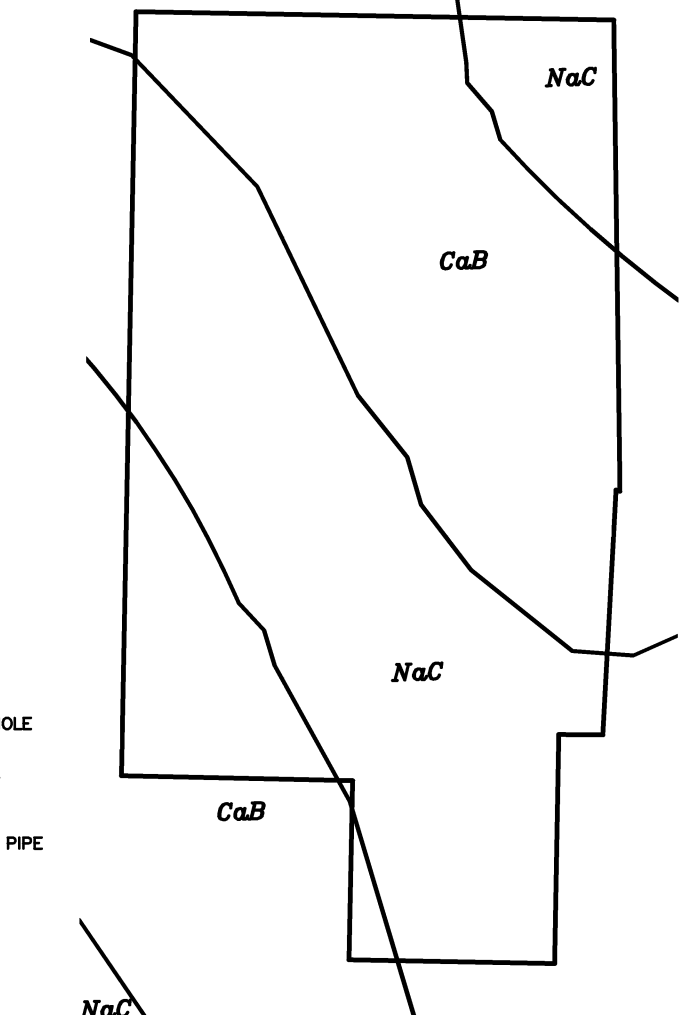


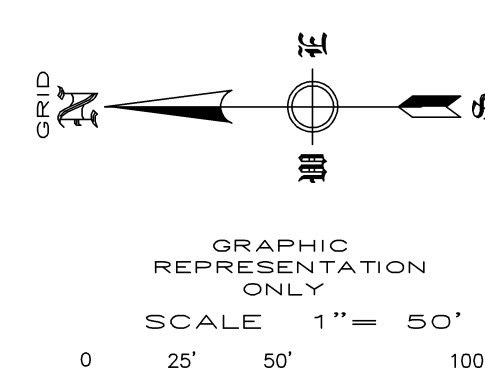
OWNER/DEVELOPER: NorHo, LLC  
 4285 N SHILOH DR STE 301B  
 FAYETTEVILLE, AR 72703

SURVEYOR/ENGINEER: Engineering Services, Inc.  
 1237 South Old Missouri Road  
 P.O. Box 282  
 Springdale, AR 72764  
 Phone (479) 751-8733  
 Fax (479) 751-8746  
 Email: jppel@engineservices.com

ACREAGE: 18.00 Acres  
 PROPOSED USE: Residential Subdivision  
 NO. OF LOTS: 52  
 ZONING: R-3



- LEGEND
- 8" SEWER LINE W/ MANHOLE
  - 8" WATER LINE
  - FIRE HYDRANT ASSEMBLY
  - GATE VALVE
  - STORM DRAINAGE BOX & PIPE
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - STREET LIGHT
  - DOUBLE WATER SERVICE
  - SANITARY SEWER SERVICE



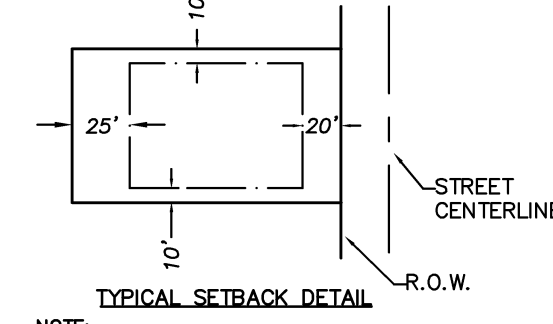
- LEGEND
- ACRES IN AOI
- CaB = Captina silt loam, 1 to 3 percent slopes = 13.3
- NaC = Nixa very gravelly silt loam, 3 to 8 percent slopes = 12.0

I, \_\_\_\_\_, HEREBY CERTIFY THAT THIS PLAN 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. \_\_\_\_\_



ROAD CENTERLINE CURVE DATA

STATION	PC	PT	LC	TL
C1	75.0'	90.0000'	75.0000'	117.8097'
C2	73.0'	90.0000'	75.0000'	117.8097'
C3	150.0'	100.0000'	133.2337'	26.1799'

BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	10'

\*UNLESS A UTILITY EASEMENT IS GREATER

LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES	LOT #	LOT SQ. FT.	LOT ACRES	LOT #	LOT SQ. FT.	LOT ACRES
1	14799.34	0.34	21	10444.54	0.24	41	11440.00	0.26
2	12844.90	0.29	22	10871.33	0.25	42	12593.50	0.29
3	13555.94	0.31	23	17933.55	0.41	43	10920.00	0.25
4	10421.73	0.24	24	10637.66	0.24	44	12936.86	0.30
5	10056.84	0.23	25	11801.44	0.27	45	11440.00	0.26
6	12174.80	0.28	26	12010.81	0.28	46	11440.00	0.26
7	16650.40	0.38	27	12216.96	0.28	47	11440.00	0.26
8	10417.87	0.24	28	12423.11	0.29	48	11440.00	0.26
9	11143.63	0.26	29	12629.27	0.29	49	11440.00	0.26
10	11142.92	0.26	30	12515.85	0.29	50	11440.00	0.26
11	11142.20	0.26	31	12137.84	0.28	51	12770.83	0.29
12	11141.48	0.26	32	11915.94	0.27			
13	11140.77	0.26	33	11736.21	0.27			
14	11140.05	0.26	34	41326.77	0.95			
15	11139.33	0.26	35	13114.19	0.30			
16	11138.62	0.26	36	11440.00	0.26			
17	11137.90	0.26	37	11440.00	0.26			
18	13262.23	0.30	38	11440.00	0.26			
19	11881.18	0.27	39	11440.00	0.26			
20	10446.98	0.24	40	11440.00	0.26			

PARCEL NUMBER: 830-37794-001  
 PARCEL NUMBER: 830-37794-000

SURVEY DESCRIPTION:  
 A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TONTITOWN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE SOUTH LINE OF SAID SECTION 36, S86°57'30"E A DISTANCE OF 1,329.87 FEET TO A FOUND SURVEY MARKER LOCATED IN LIBERTY AVENUE; THENCE LEAVING SAID SOUTH LINE, N03°05'30"E A DISTANCE OF 250.05 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND IRON PIN WITH CAP "BUESCHER PLS 1181"; THENCE N03°05'30"E A DISTANCE OF 1,063.13 FEET TO A FOUND IRON PIN WITH CAP "BUESCHER PLS 1181"; THENCE S87°01'09"E A DISTANCE OF 332.19 FEET TO A FOUND IRON PIN WITH CAP "BUESCHER PLS 1181"; THENCE S87°00'55"E A DISTANCE OF 332.22 FEET TO A FOUND 5/8" REBAR; THENCE S01°14'26"W A DISTANCE OF 638.23 FEET TO A FOUND 1/2" REBAR; THENCE N71°26'17"W A DISTANCE OF 5.83 FEET TO A FOUND 5/8" REBAR; THENCE S05°04'16"W A DISTANCE OF 341.05 FEET TO A FOUND IRON PIN WITH CAP "BUESCHER PLS 1181"; THENCE N87°29'05"W A DISTANCE OF 61.19 FEET TO A FOUND 5/8" REBAR; THENCE S03°04'35"W PASSING THRU A FOUND 5/8" REBAR AT A DISTANCE OF 298.33 FEET FOR A TOTAL DISTANCE OF 318.52 FEET TO THE SOUTH LINE OF SAID SECTION 36; THENCE ALONG SAID SOUTH LINE, N86°57'30"W A DISTANCE OF 285.81 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, N03°09'09"E A DISTANCE OF 249.41 FEET TO A FOUND IRON PIN WITH CAP "BUESCHER PLS 1181"; THENCE N86°50'40"W A DISTANCE OF 321.55 FEET TO THE POINT OF BEGINNING. CONTAINING 18.00 ACRES (784,374 SQ.FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD ZONE NOTE:  
 THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP OF WASHINGTON COUNTY AND INCORPORATED AREAS, PANEL 05143C0065 F, DATED MAY 16, 2008.

- CABLE COMPANY: COX COMMUNICATION  
 CONTACT: MICHAEL MOORE  
 4501 SOUTH 48TH STREET  
 SPRINGDALE, AR 72762  
 PH: 479-717-3730  
 FAX: 479-872-0174  
 EMAIL: MICHAEL.MOORE@COX.COM
- TELEPHONE COMPANY: AT&T  
 CONTACT: JOHN HILL  
 PH: 479-442-1963  
 EMAIL: JH7313@ATT.COM
- GAS COMPANY: SOURCE GAS  
 CONTACT: JAMES BOYD  
 PH: 1-800-563-0012  
 EMAIL: JAMES.BOYD@SOURCEGAS.COM
- ELECTRIC COMPANY: OZARKS ELECTRIC  
 CONTACT: MIKE PHIPPS  
 PH: 479-521-2900  
 EMAIL: MPHIPPS@OZARKSECC.COM
- WATER / SEWER DEPARTMENT: TONTITOWN WATER UTILITIES  
 201 E HENRI DE TONTI BLVD  
 TONTITOWN, AR 72770  
 PH: 479-361-2996  
 FAX: 501-421-8774
- PLANNING DEPARTMENT: PLANNING AND ZONING DEPARTMENT  
 235 E. HENRI DE TONTI  
 TONTITOWN, AR 72770  
 PH: 479-361-9702  
 FAX 501-421-0012
- BUILDING DEPARTMENT: CITY OF TONTITOWN'S BUILDING DEPT.  
 235 E. HENRI DE TONTI  
 TONTITOWN, AR 72770  
 PH: 479-361-9702  
 FAX 501-421-0012

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. \_\_\_\_\_

- NOTES:
- STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG HWY. 112 SHALL BE A MINIMUM OF 11,000 LUMENS.
  - ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
  - ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
  - LOT 1 SHALL NOT HAVE DRIVEWAY ACCESS TO LIBERTY AVE.
  - ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
  - STREET NAMES MUST BE APPROVED BY THE CITY OF TONTITOWN 911 ADDRESS COORDINATOR
  - ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
  - THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY
  - NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE

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

**PRELIMINARY PLAT**  
**LIBERTY AVENUE SUBDIVISION**  
**TONTITOWN, ARKANSAS**

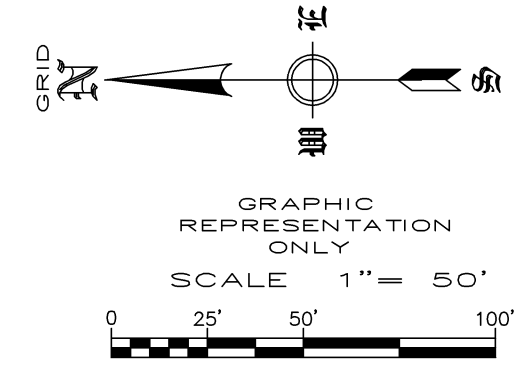
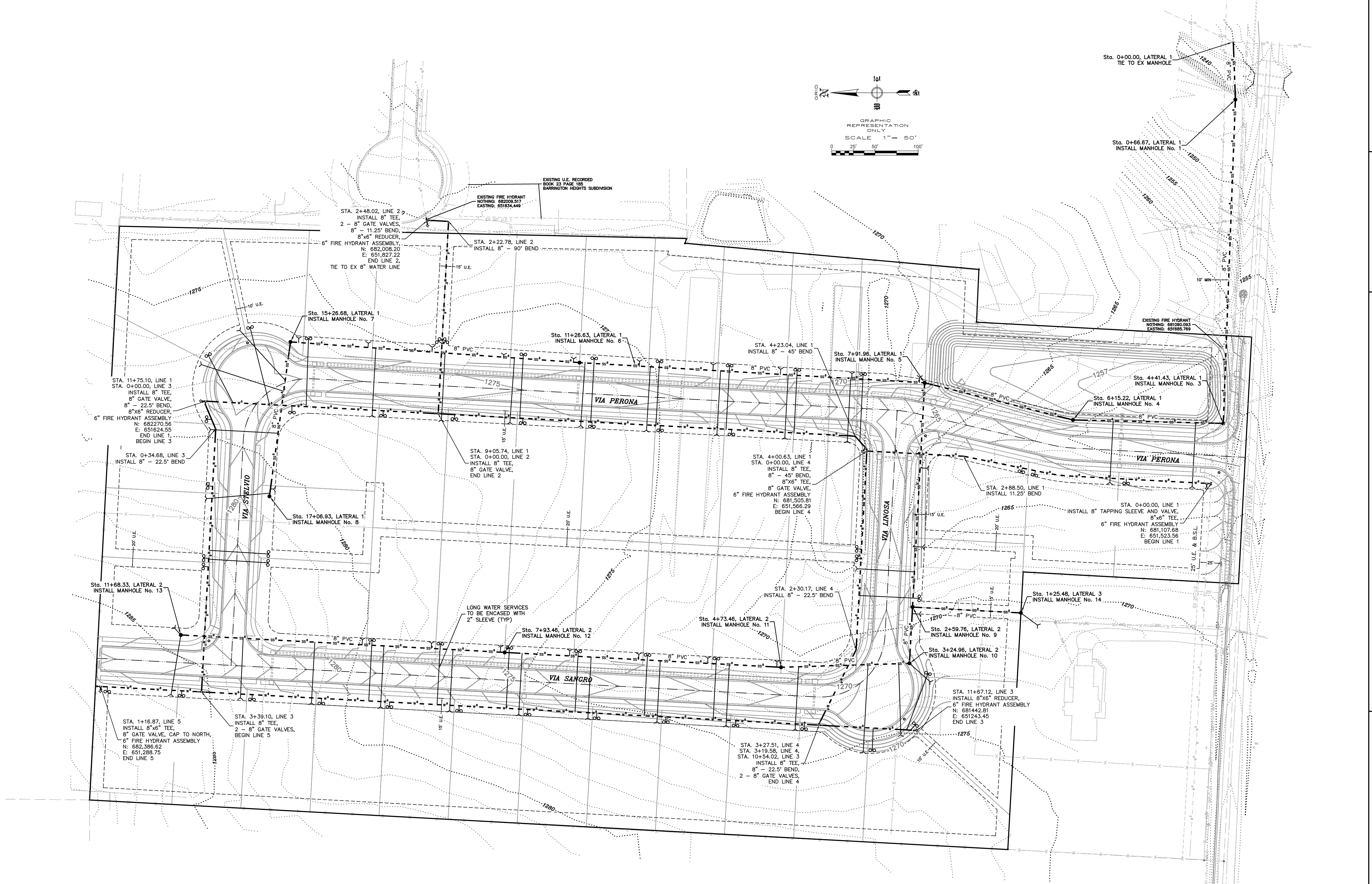
SCALE: 1"=50'    DATE: FEB 2016    DRAWN BY: JRC

**ENGINEERING SERVICES, INCORPORATED**  
**SPRINGDALE, ARKANSAS**

W.O.# 16905    SHEET 1



**UTILITY PLAN  
 LIBERTY AVENUE SUBDIVISION  
 TONTITOWN, ARKANSAS**



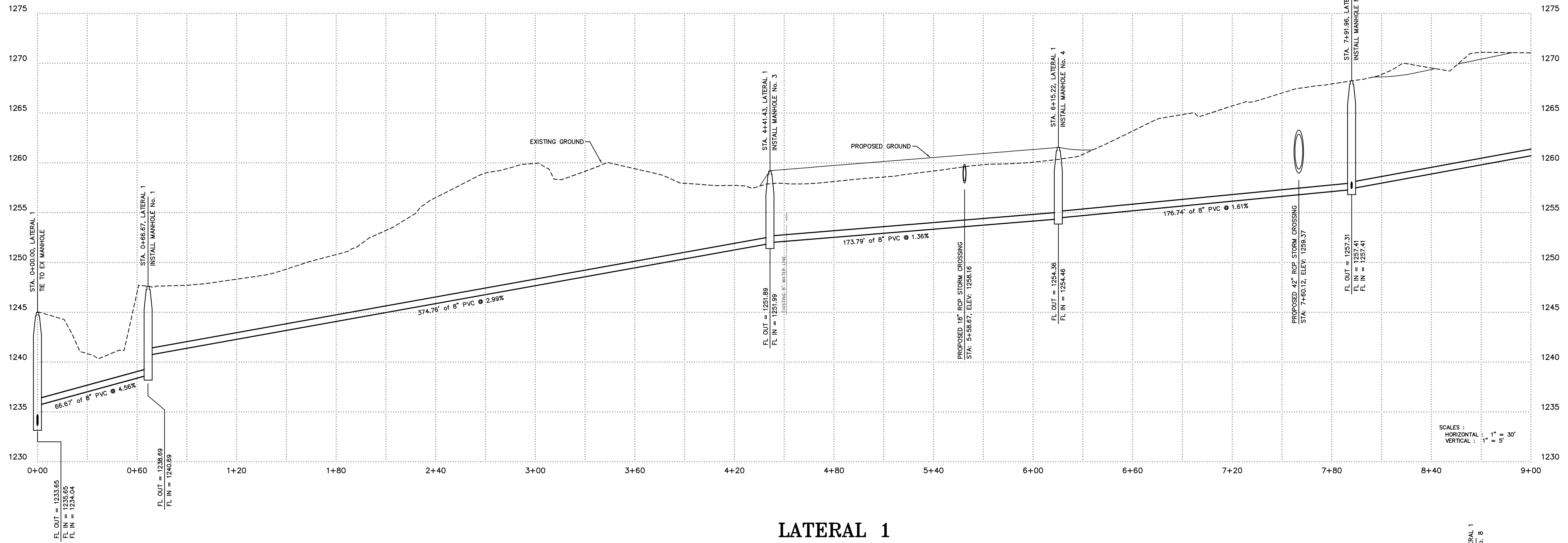
**NOTES :**

- 1) ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CITY OF TONTITOWN STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION.
- 2) CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY THE TONTITOWN WATER AND SEWER DEPARTMENT AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
- 3) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND THE TONTITOWN WATER AND SEWER DEPARTMENT PRIOR TO BEGINNING ANY CONSTRUCTION.

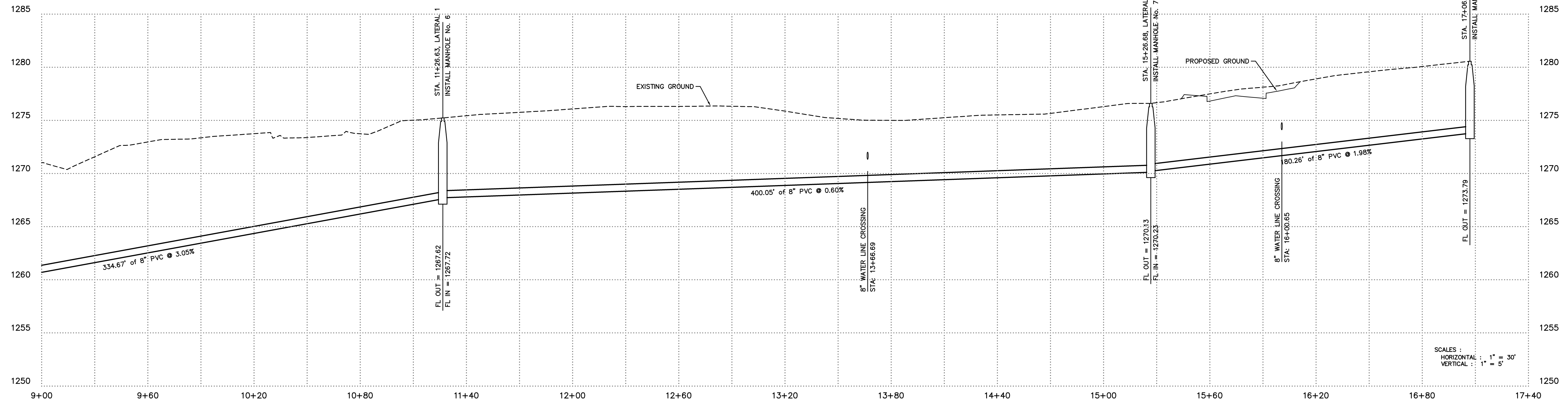
REVISION	DATE	DESCRIPTION

SCALE: 1"=50'  
 DATE: FEB 2016  
 ENGINEER: TJA  
 DRAWN BY: JRC  
 W.O. #: 16905

# LATERAL 1 STA. 0+00 TO 9+00



# LATERAL 1 STA. 9+00 TO 17+40



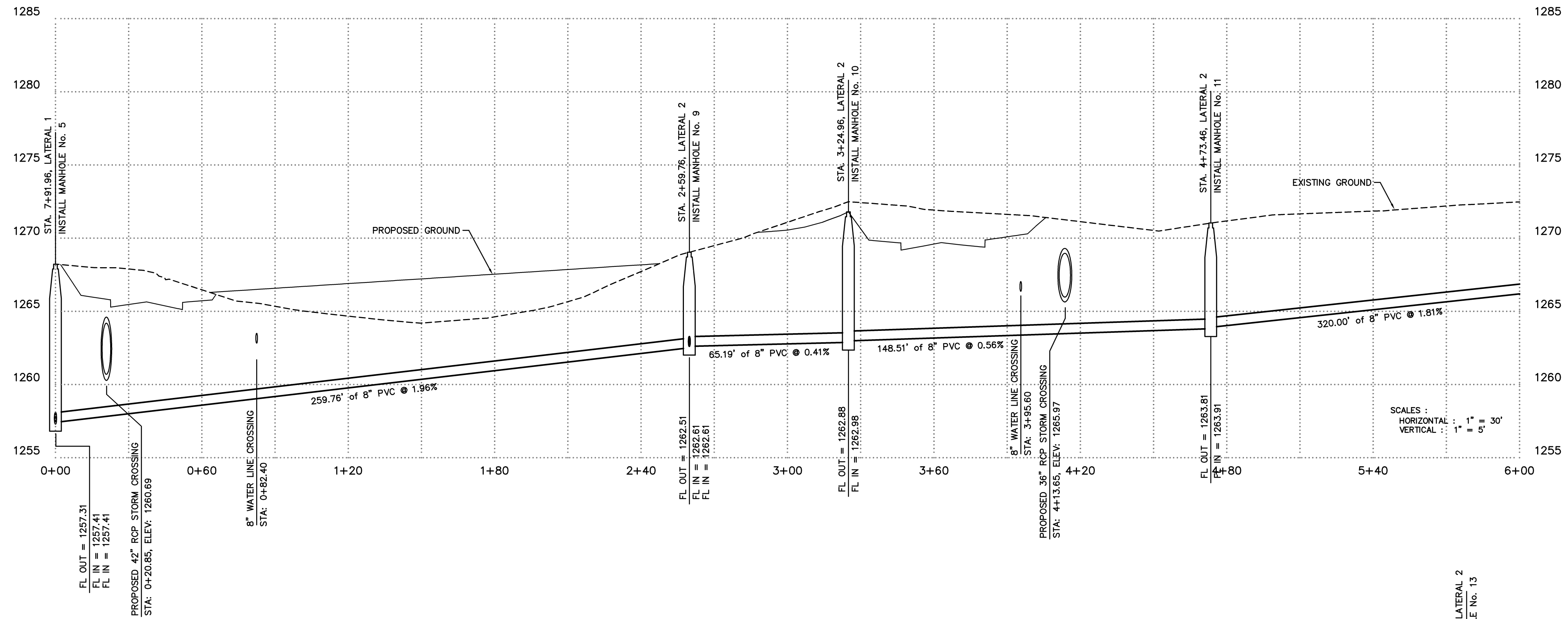
ENGINEERING SERVICES, INC.  
1207 SOUTH OLD MISSOURI RD.  
SPRINGDALE, ARKANSAS 72764

SEWER PROFILE  
LIBERTY AVENUE SUBDIVISION  
TONTITOWN, ARKANSAS

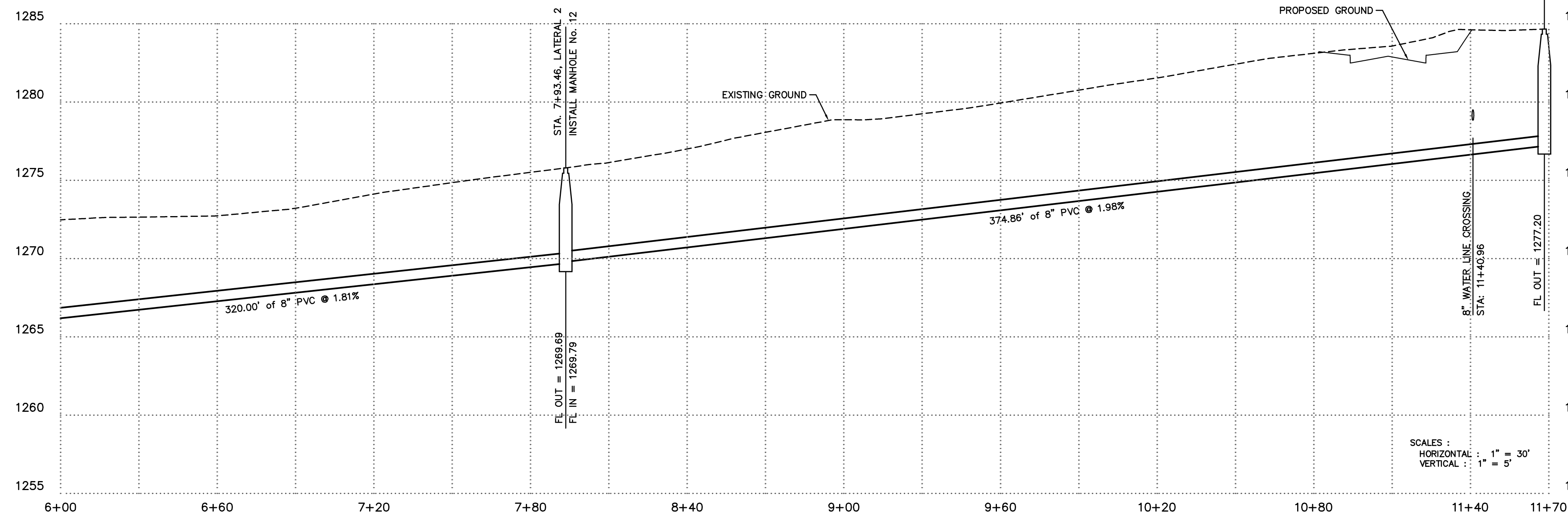
REVISION	DATE	DESCRIPTION

SCALE: 1"=30'  
DATE: FEB 2016  
ENGINEER: TJA  
DRAWN BY: JRC  
W.O. #: 16905

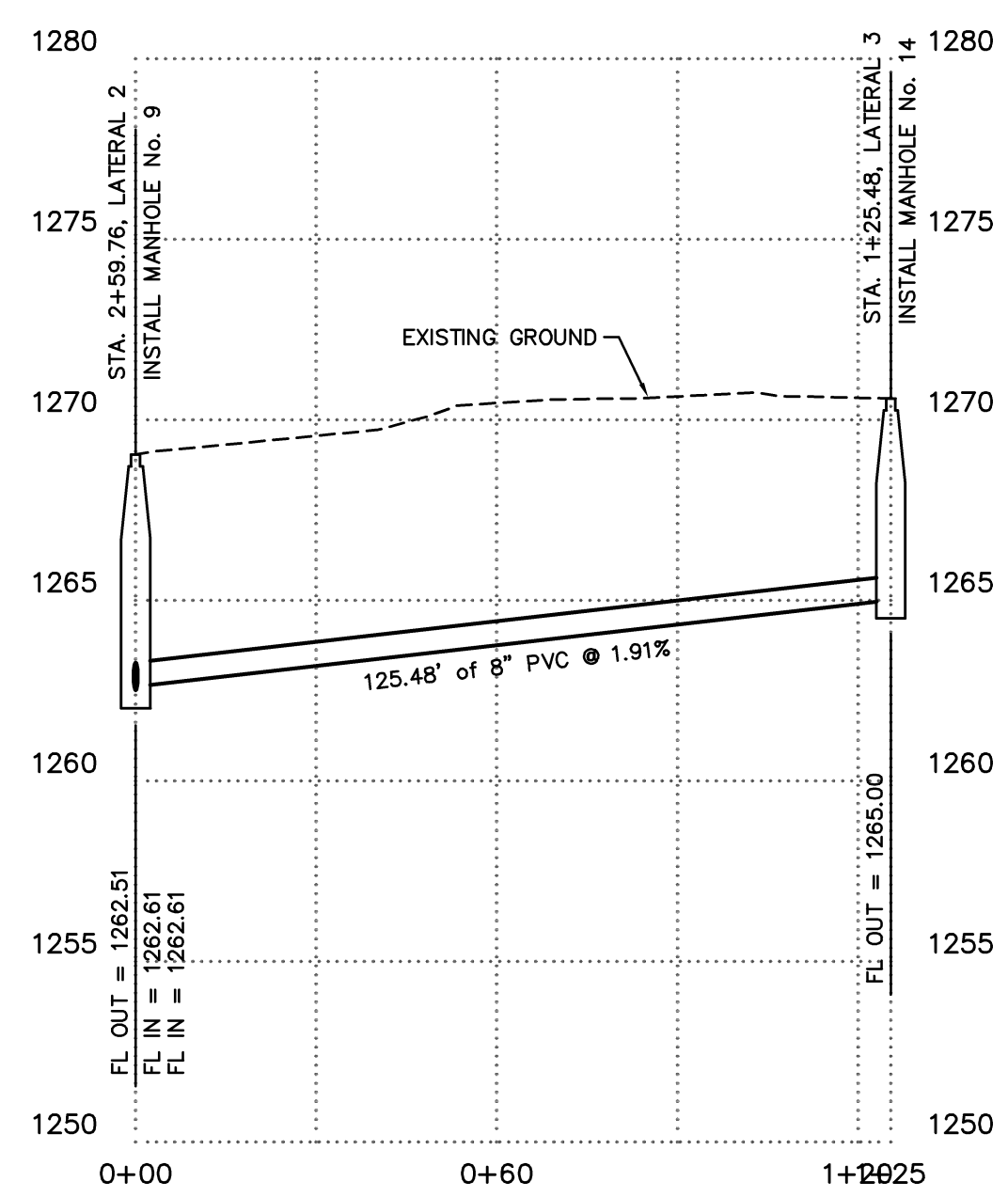
### LATERAL 2 STA. 0+00 TO 6+00



### LATERAL 2 STA. 6+00 TO 11+70



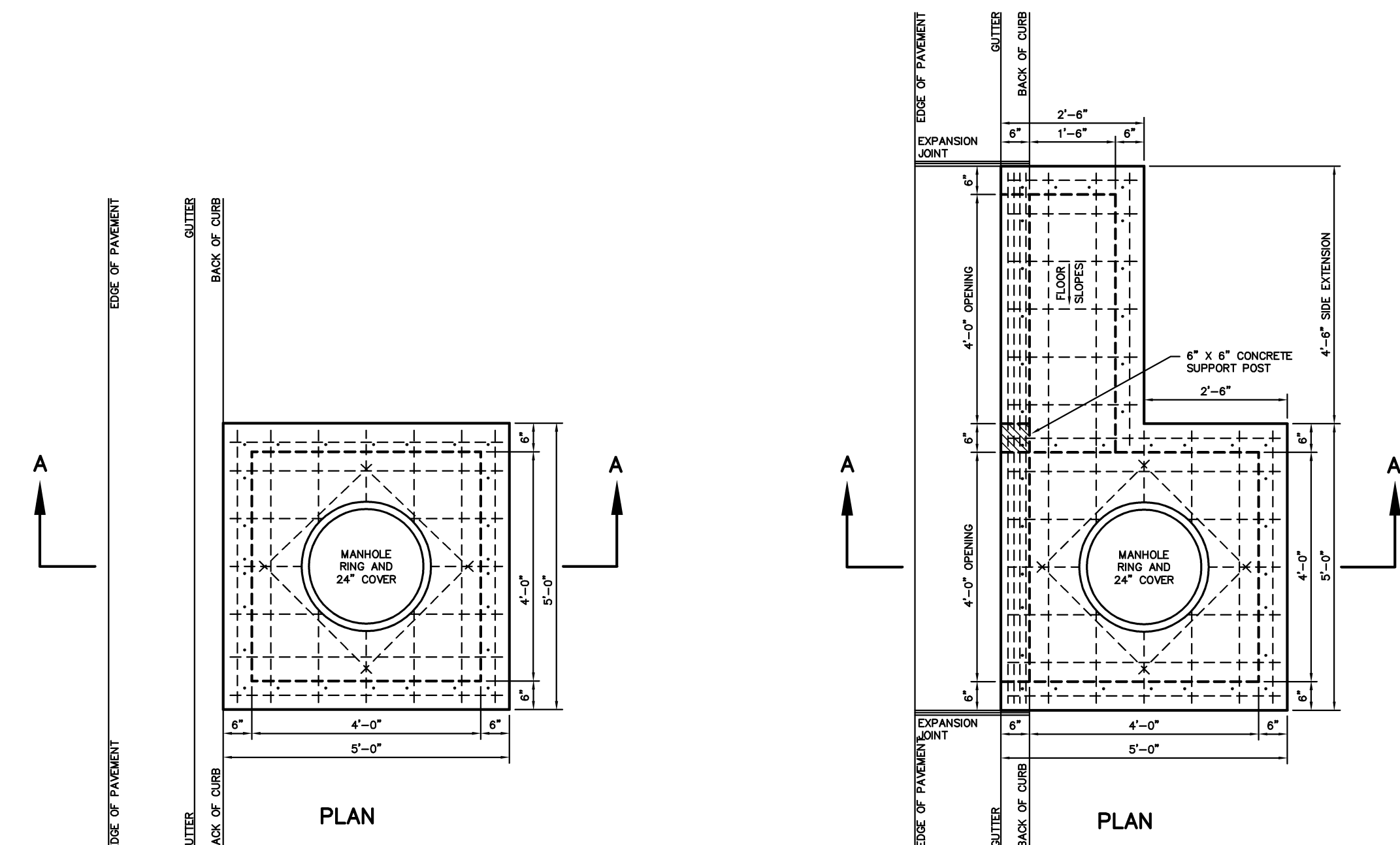
### LATERAL 3



## SEWER PROFILE LIBERTY AVENUE SUBDIVISION TONTITOWN, ARKANSAS

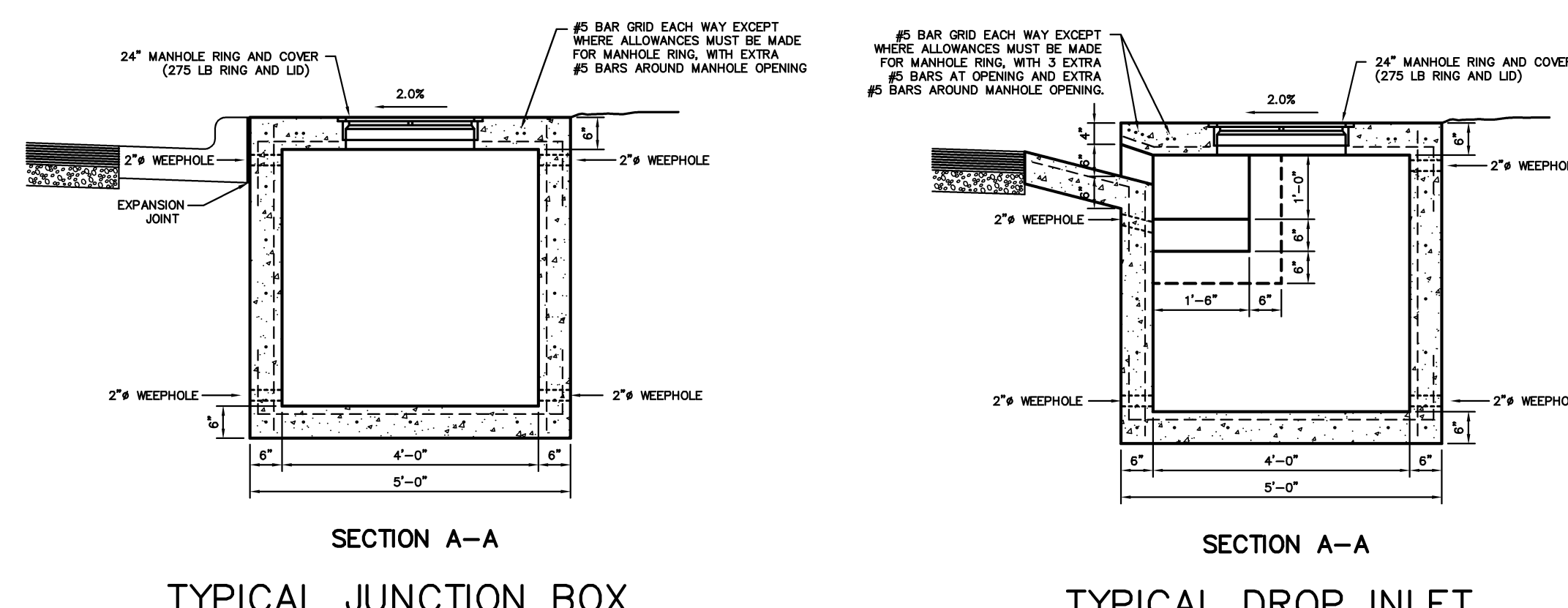
REVISION	DATE	DESCRIPTION

SCALE: 1"=30'  
DATE: FEB 2016  
ENGINEER: TJA  
DRAWN BY: JRC  
W.O. #: 16905



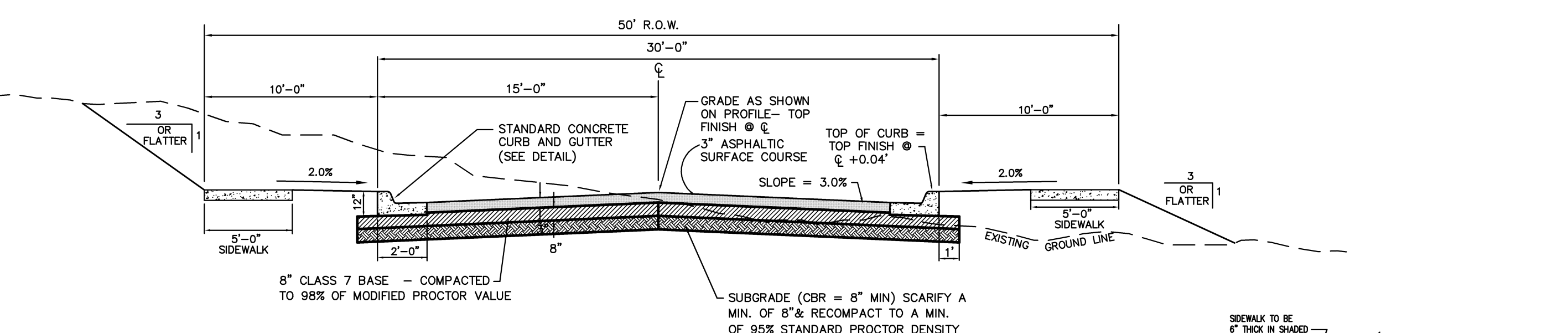
**PLAN**

NOTES:  
 ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.  
 NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER, STEP SPACING TO BE 12".  
 ALL EDGES TO HAVE 3/4" CHAMFER, UNLESS ADJACENT TO PERMANENT STRUCTURE.  
 ALL CONCRETE SHALL BE PLACED PER CITY STANDARDS.



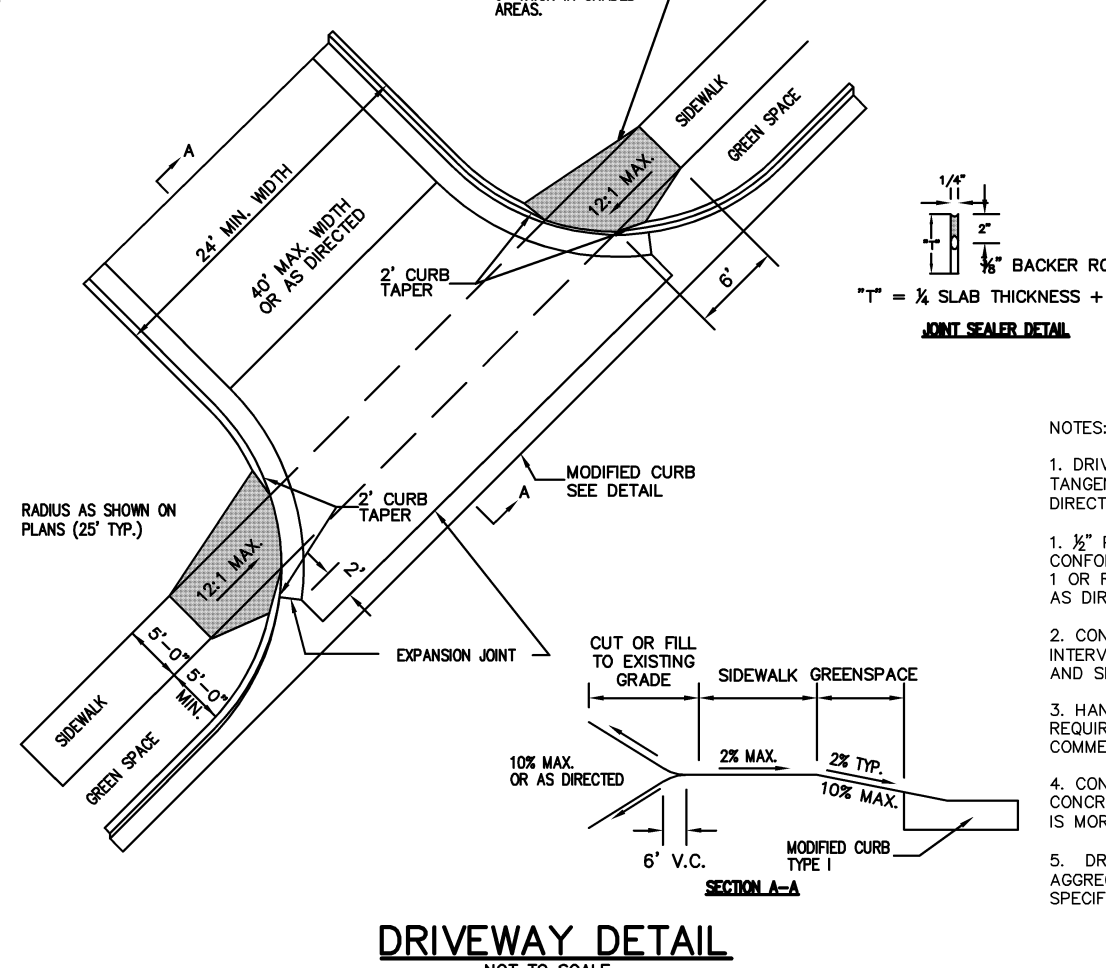
**SECTION A-A**  
**TYPICAL JUNCTION BOX**

**SECTION A-A**  
**TYPICAL DROP INLET**

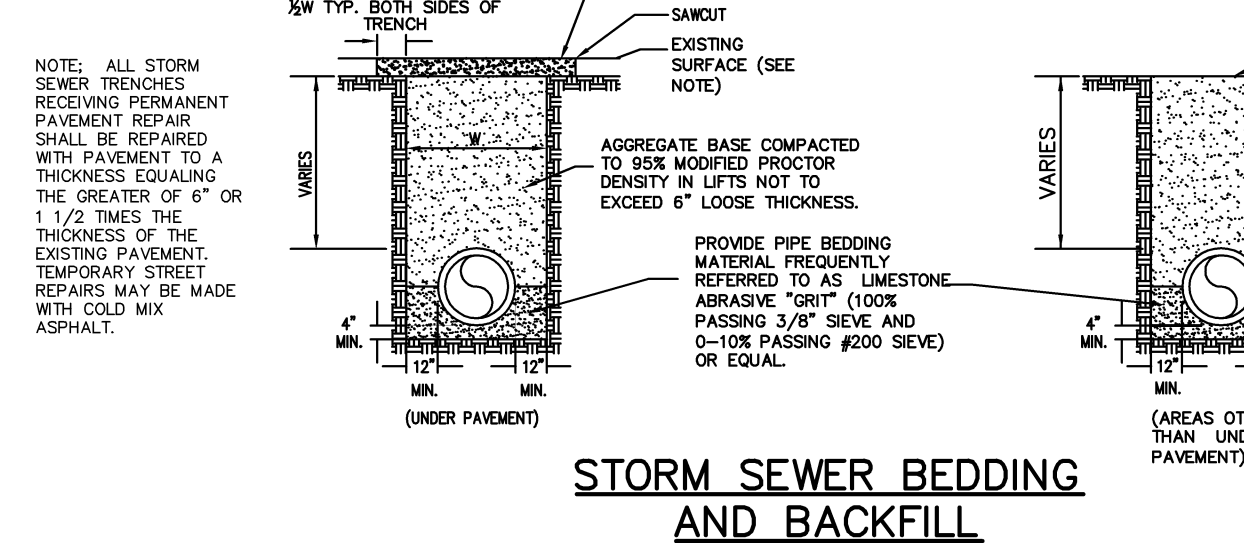


**TYPICAL 30' STREET SECTION**

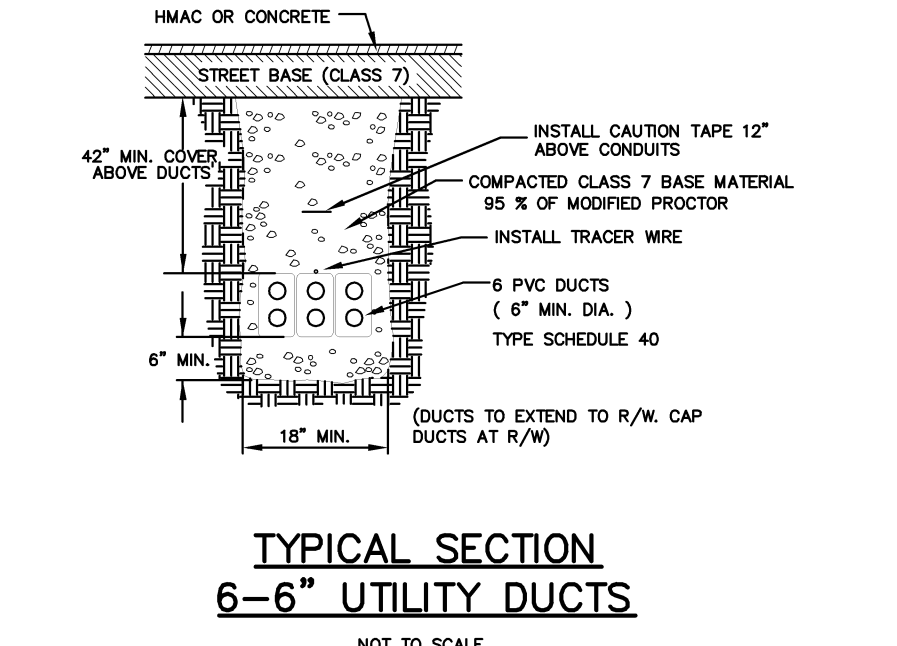
NOTE: ALL STREETS AND SIDEWALKS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CODE SECTION 90 - STREETS AND SIDEWALKS.



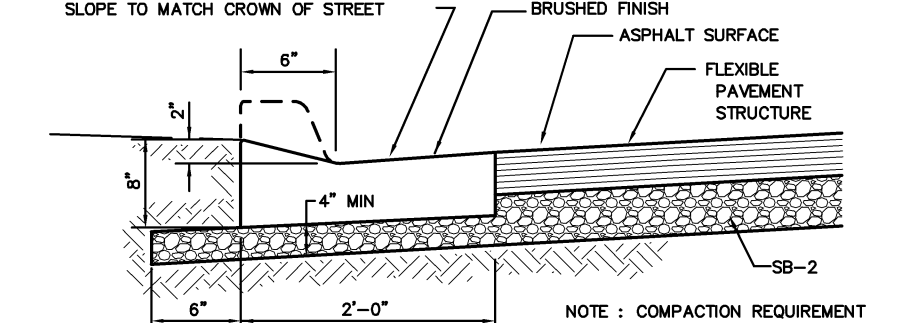
**DRIVEWAY DETAIL**



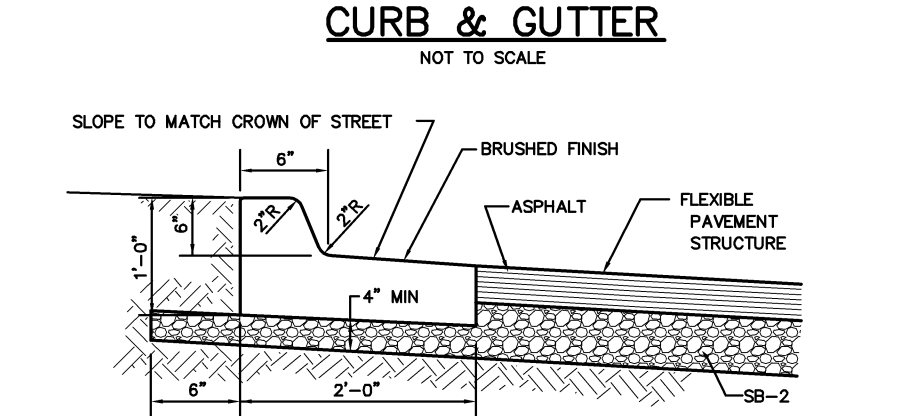
**STORM SEWER BEDDING AND BACKFILL**



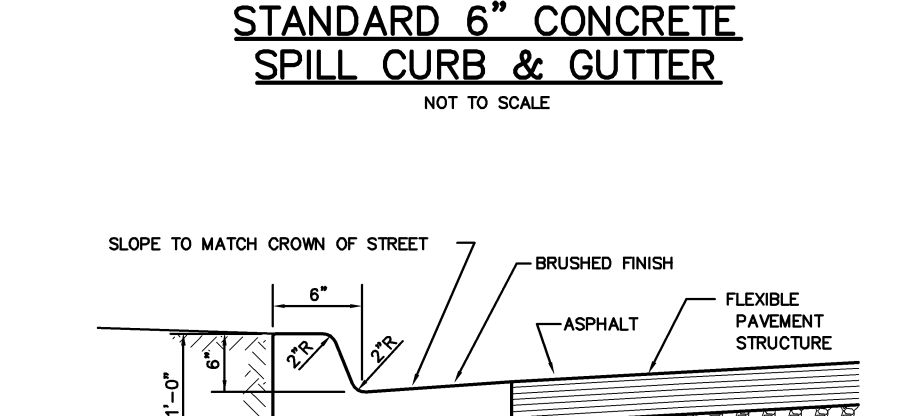
**TYPICAL SECTION 6-6" UTILITY DUCTS**



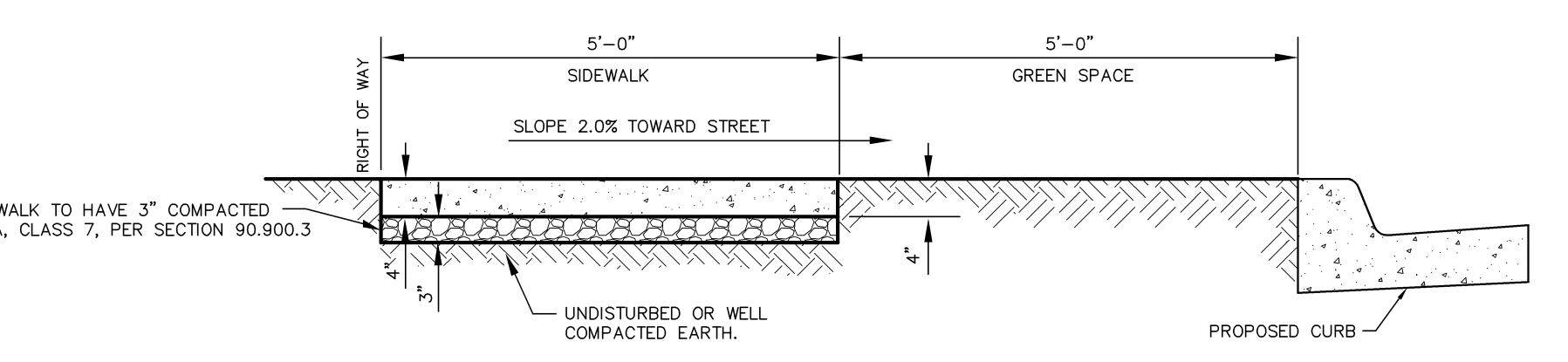
**MODIFIED CONCRETE CURB & GUTTER**



**STANDARD 6" CONCRETE SPILL CURB & GUTTER**

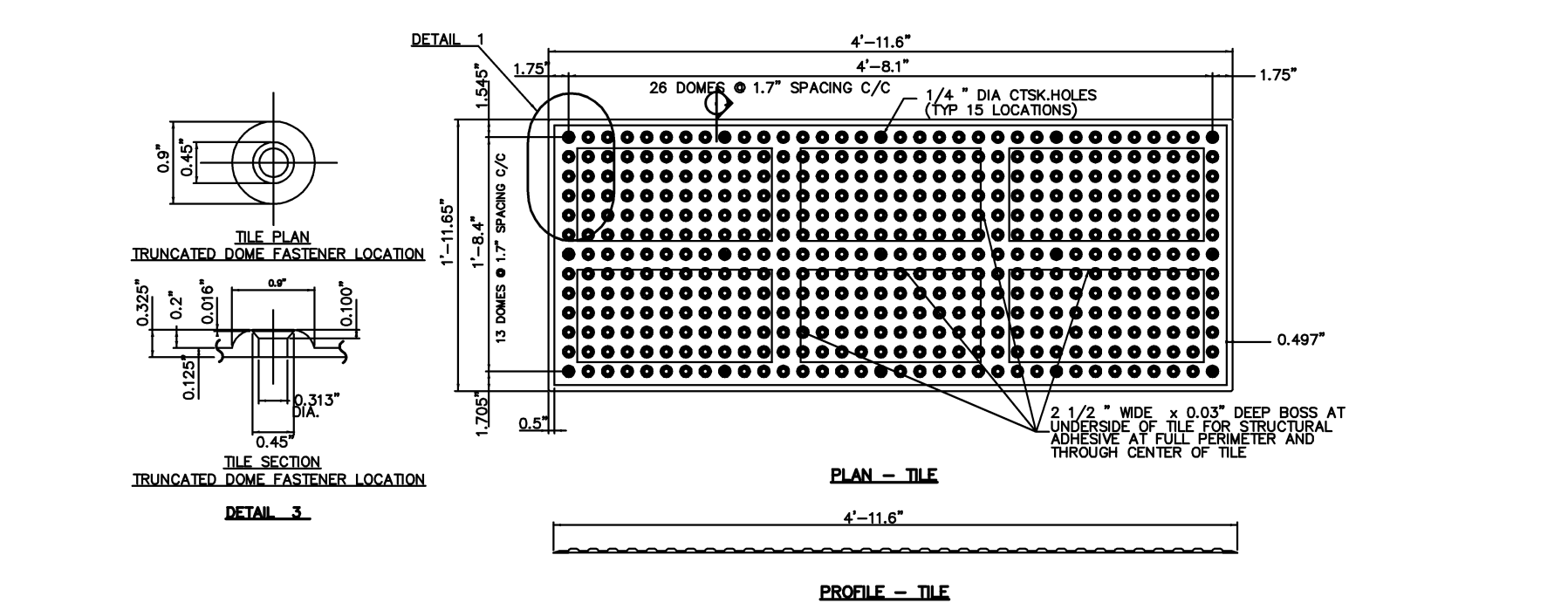


**STANDARD 6" CONCRETE CURB & GUTTER**

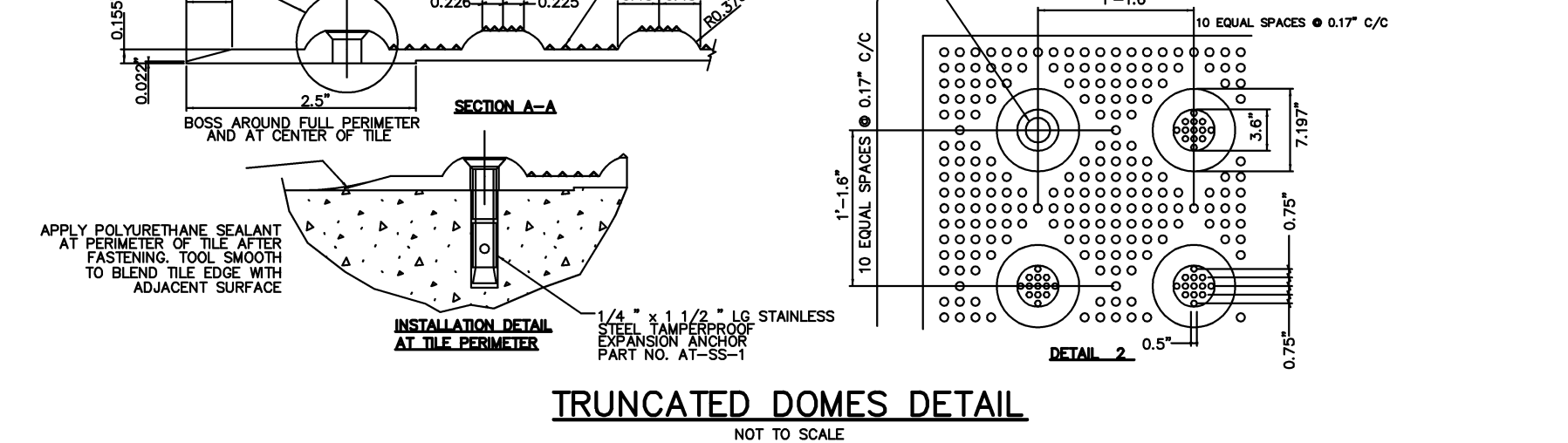


**SIDEWALK DETAIL**

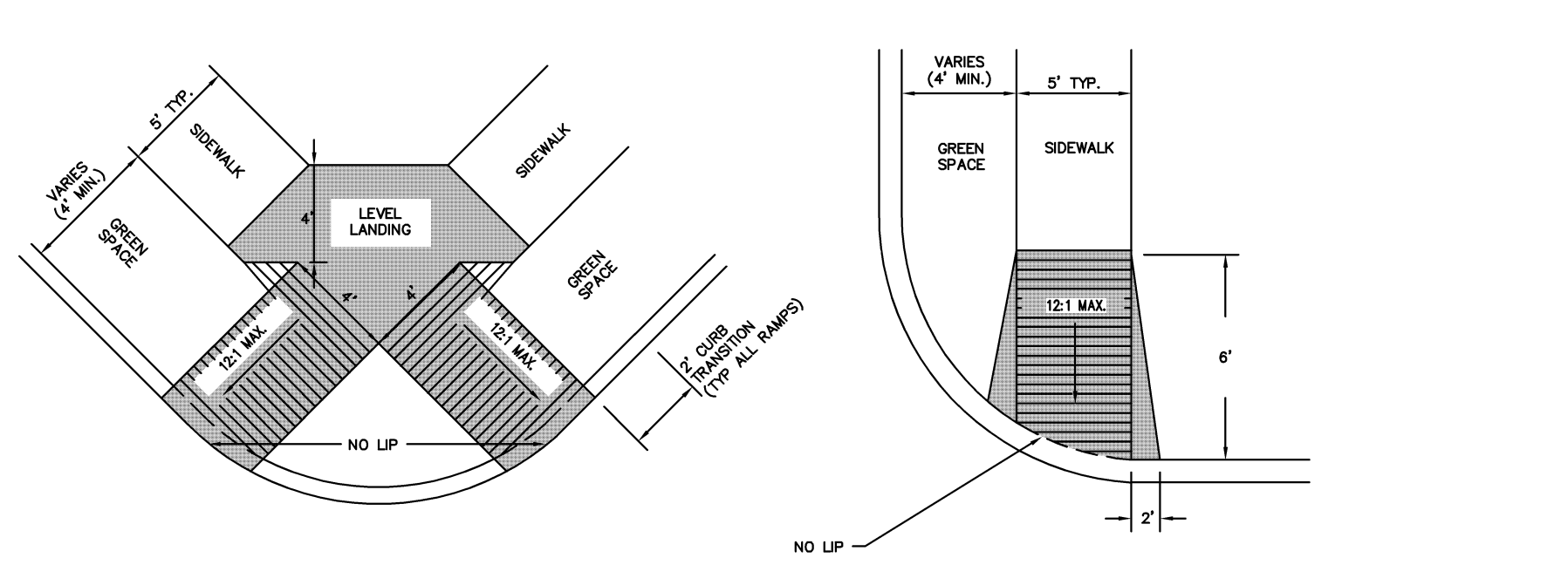
NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FEET.  
 NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.  
 NOTE: CONCRETE COMPRESSIVE STRENGTH = 3,500 PSI, SHALL MEET ADA W/6% AS ± 2 %  
 NOTE: ALL STREETS AND SIDEWALKS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CODE SECTION 90 - STREETS AND SIDEWALKS.



**TRUNCATED DOMES DETAIL**

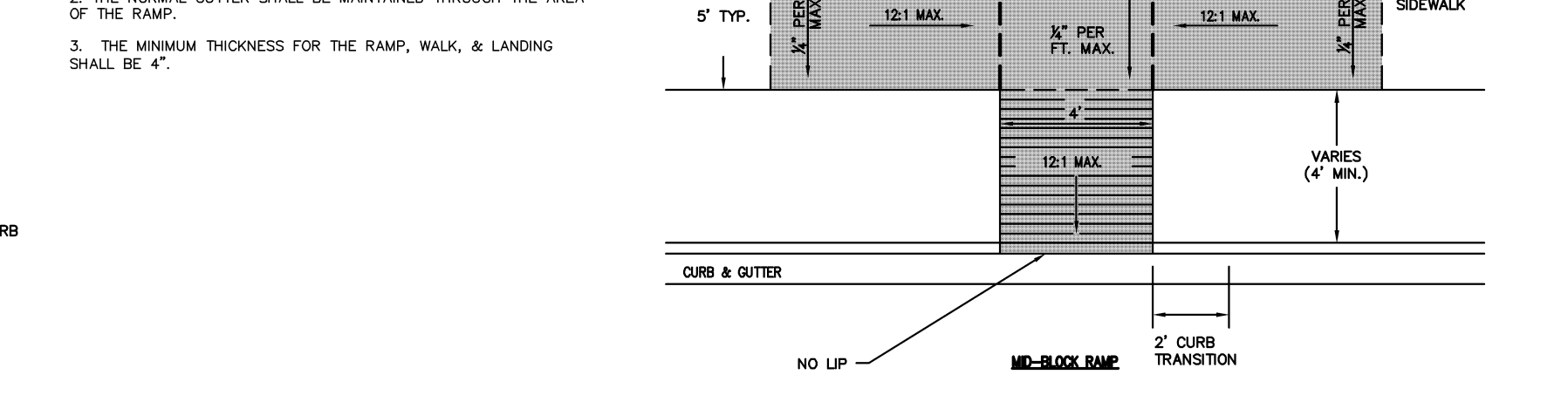


**TRUNCATED DOMES DETAIL**

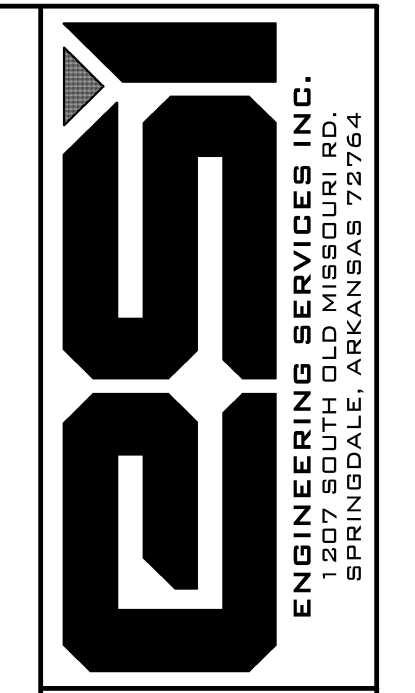


**WHEELCHAIR RAMP DETAILS**

NOTES:  
 1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.  
 2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.  
 3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".



**WHEELCHAIR RAMP DETAILS**

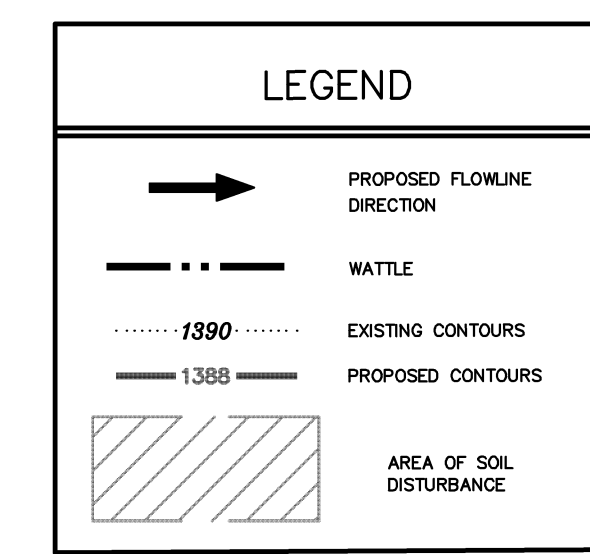
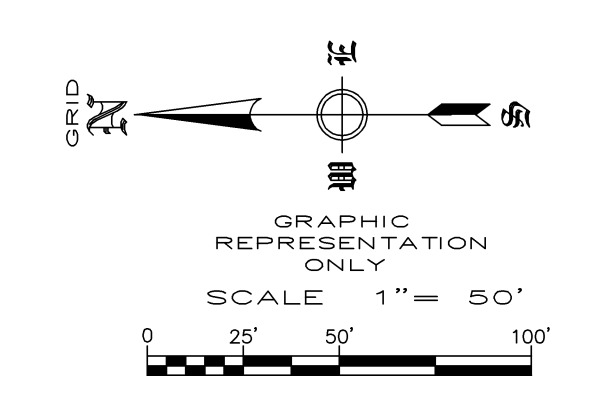


ENGINEERING SERVICES, INC.  
 1207 SOUTH OLD MISSOURI RD.  
 SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS  
 LIBERTY AVENUE SUBDIVISION  
 TONTITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.  
 DATE: FEB 2016  
 ENGINEER: JIA  
 DRAWN BY: JIC  
 W.O. #: 16905



- NOTES:**
- NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
  - SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
  - STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
  - PLACE FILTER FABRIC ON ALL CURB INLETS.
- \*WATTLES & CHECK DAMS ARE USED AS ENERGY DISSIPATION DEVICES
- \*WATTLES & CHECK DAMS ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE
- \*WATTLES & CHECK DAMS MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

TOTAL DISTURBED AREA: 18.0 ACRES

**NOTE:**

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

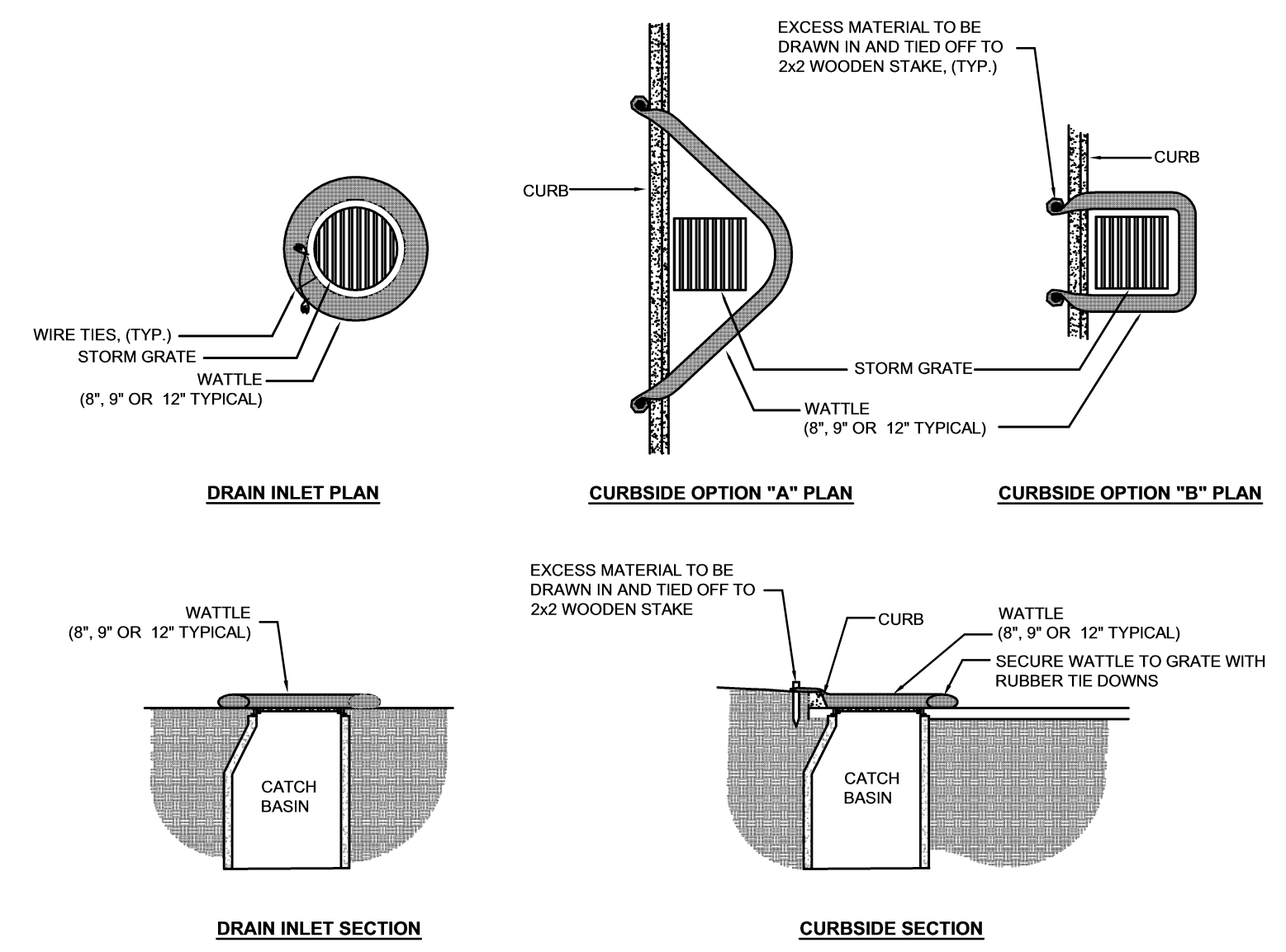
WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

- CONSTRUCTION SEQUENCE:**
- INSTALL EROSION CONTROL.
  - STRIP EXISTING TOP SOIL.
  - PREPARE SUB-GRADE AND BASE MATERIAL.
  - POUR CONCRETE AND ASPHALT.
  - FINAL GRADING AND ESTABLISH VEGETATION.



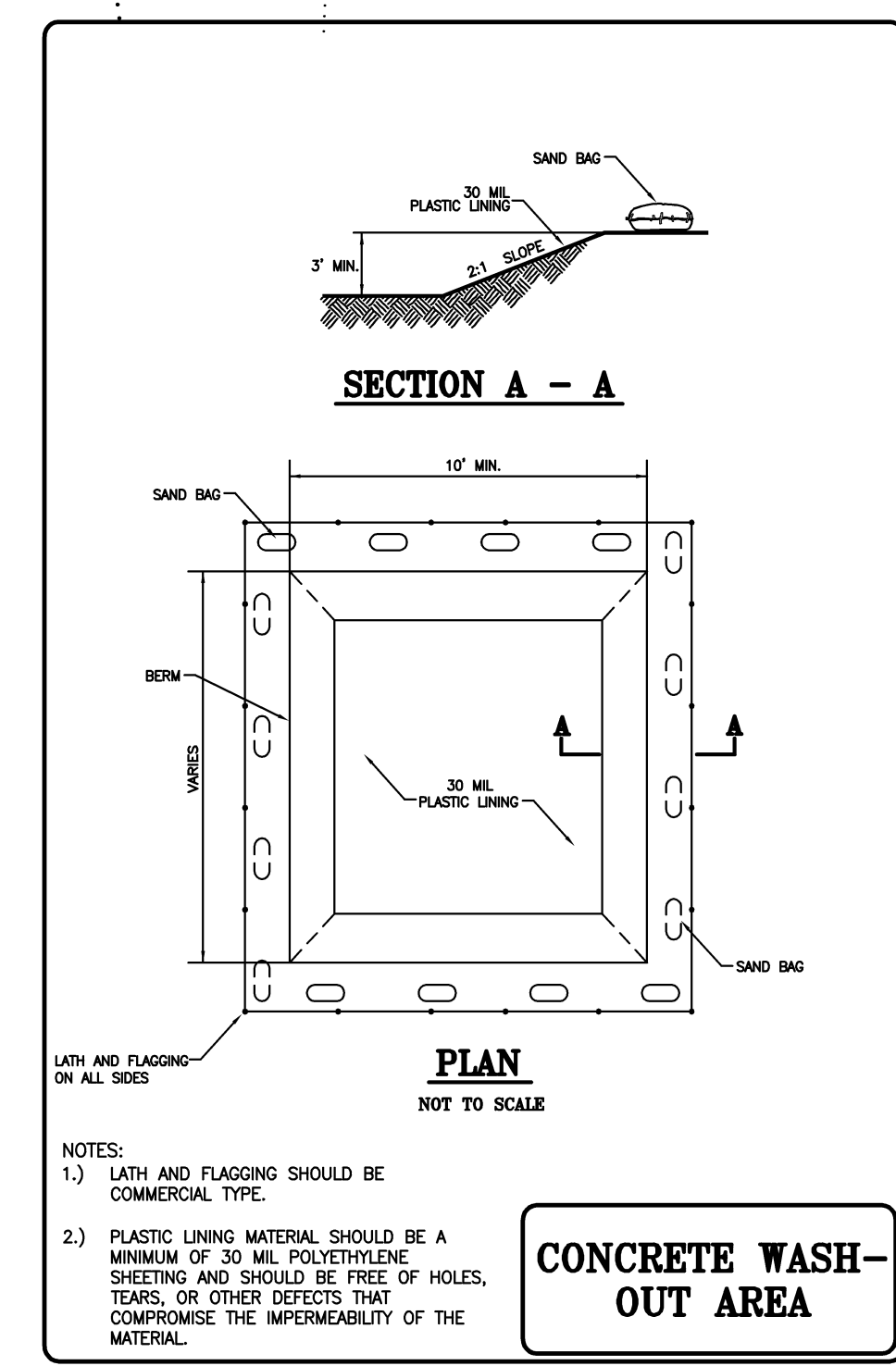
**STORM WATER PREVENTION POLLUTION PLAN**  
**LIBERTY AVENUE SUBDIVISION**  
**TONTITOWN, ARKANSAS**



**INLET PROTECTION**  
 NTS

**NOTES:**

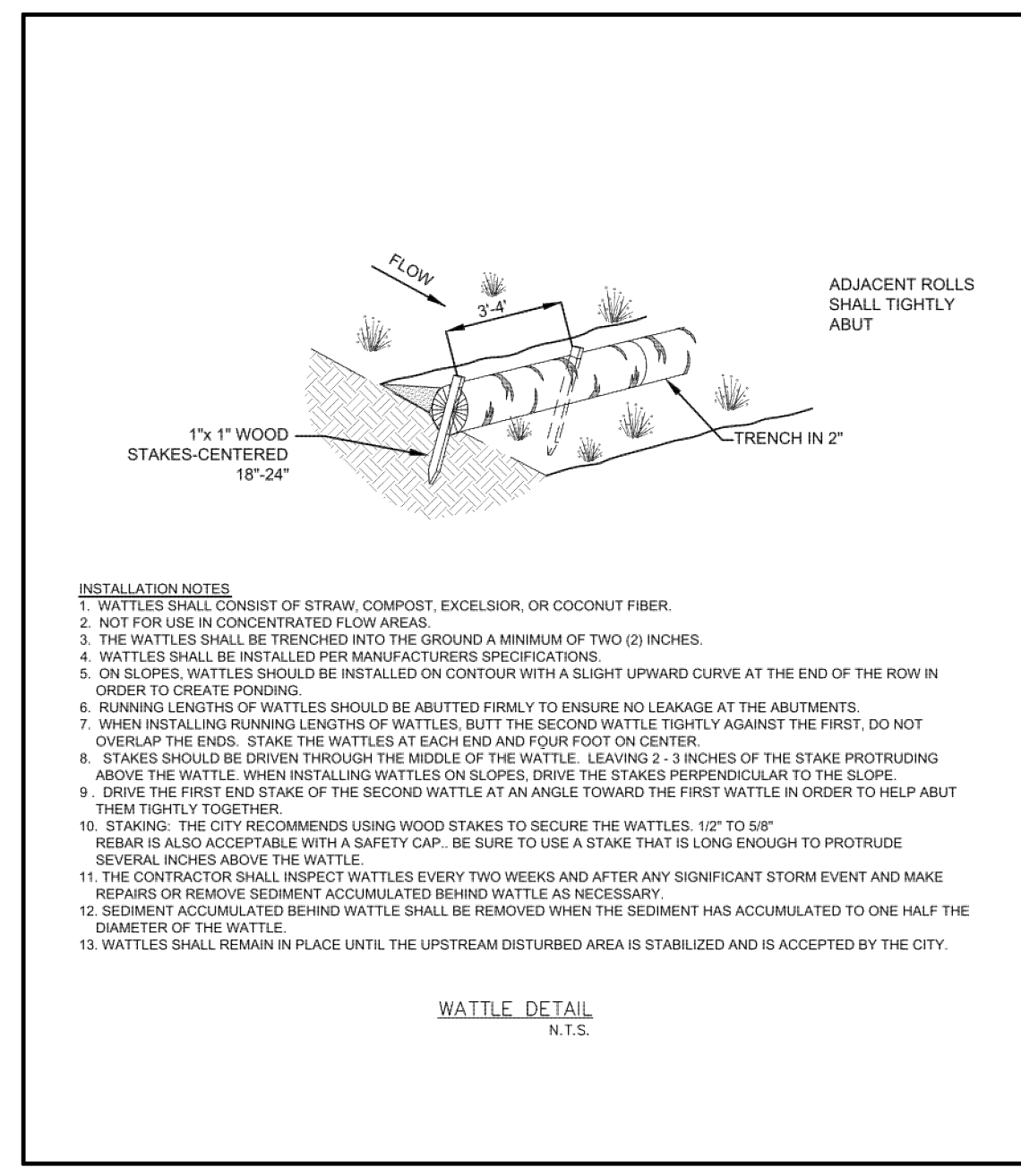
- ALL MATERIAL TO MEET SPECIFICATIONS.
- WATTLE FILL TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



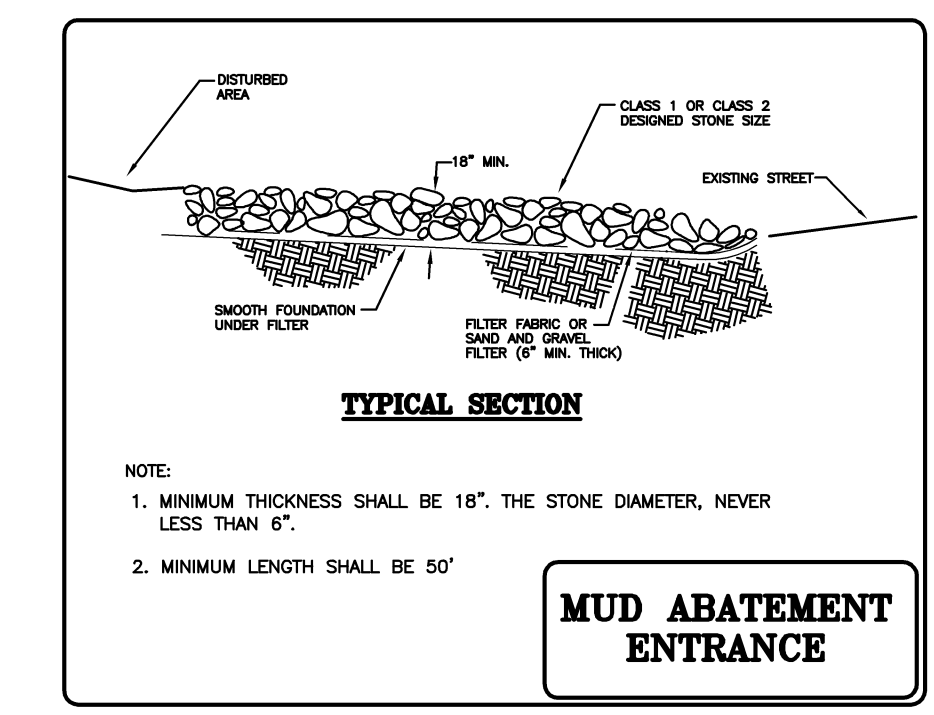
**CONCRETE WASH-OUT AREA**

**NOTES:**

- LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
- PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.



- INSTALLATION NOTES:**
- WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELISOR, OR COCONUT FIBER.
  - NOT FOR USE IN CONCENTRATED FLOW AREAS.
  - THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
  - WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
  - ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDS.
  - RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
  - WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FEET ON CENTER.
  - STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2-3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
  - DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
  - STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 12" TO 50".
  - REPAIRS ARE ACCEPTABLE WITH A SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
  - THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
  - SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
  - WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.



- NOTE:**
- MINIMUM THICKNESS SHALL BE 18". THE STONE DIAMETER, NEVER LESS THAN 6".
  - MINIMUM LENGTH SHALL BE 50'

**FLOOD ZONE NOTE:**

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP OF WASHINGTON COUNTY AND INCORPORATED AREAS, PANEL 05143C0065 F, DATED MAY 16, 2008.

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'  
 DATE: FEB 2016  
 ENGINEER: TJA  
 DRAWN BY: JRC  
 W.O. #: 16905