



General Notes:

- × A minimum of forty eight (48) hours prior to any excavation or grading, Contractor shall contact the State One-Call system at 811 to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil work.
- × The Engineer or record shall not be held responsible for survey inaccuracies, survey omissions, or for design errors or omissions resulting from an inaccurate survey.
- × Construction Contractor and his Subcontractors agree that in accordance with generally accepted construction practices and OSHA safety standards, Construction Contractor and his Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not limited to normal working hours, and construction Contractor and his Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the site negligence of design professional.
- × The Contractor shall be responsible for the removal of all debris and materials from the site through all phases of construction. Erosion and sediment control devices may only be removed upon 80% stabilization of the site as defined by the State's Department of Environmental Quality's General Permit for Construction.
- × The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- × This project was designed in accordance with currently accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless direct inspection by the Engineer of Record & proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- × The Contractor shall review the construction documents prior to any construction, and notify the Engineer of Record immediately in the event that the construction documents contain any errors or omissions. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- × The Contractor shall be responsible for disposal of construction waste materials including but not limited to DEMOLITION materials, debris, contaminated soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- × The Contractor is responsible for obtaining and constructing in accordance with the stricter of: these construction documents and any associated details & specifications; and all municipalities / governing agencies' standards and specifications for construction.
- × This drawing set and associated site, grading, utility, etc. plans are representations of the construction design and shall not be scaled to determine dimensions.

Survey Description

LOT NUMBER 8, ZONE 09, TONTITOWN PLAZA, A SUBDIVISION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD IN PLAT BOOK 23 AT PAGE 287, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS.

Contact Information:

|                                                                                                                                                  |                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CIVIL ENGINEER:<br>Blew & Associates, PA<br>524 West Sycamore St, Suite 4<br>Fayetteville, AR 72703<br>Ph: (479) 443-4506<br>Fax: (479) 582-1883 | CITY OF TONTITOWN (Cont'd)<br><i>Walter C. Yeager</i><br>Ph: (479) 361-2700 (Ext 2, 3)                                                                          |
| LAND SURVEYOR:<br>Blew & Associates, PA<br>524 West Sycamore St, Suite 4<br>Fayetteville, AR 72703<br>Ph: (479) 443-4506<br>Fax: (479) 582-1883  | <i>Shirley</i><br>Ph: (479) 361-2700 (Ext 2, 5)                                                                                                                 |
| ARCHITECT:<br>Terry W. Carpenter, P.E.<br>1102 W. White Road, Suite F-8<br>Little Rock, AR 72211<br>Ph: (501) 376-3766<br>Fax: (501) 376-3766    | COX COMMUNICATIONS:<br>Michael Moore<br>4901 S. 48th Street<br>Springdale, AR 72702<br>Ph: (479) 717-3730 Fax: (479) 872-0174                                   |
| CITY OF TONTITOWN:<br>235 E. Henri De Tont Blvd.<br>Tontitown, AR 72770<br>Ph: (479) 361-2700<br>Fax: (479) 421-5774                             | SOURCE-GAS<br>James Boyd<br>1102 W. White Road, Suite F-8<br>Little Rock, AR 72211<br>Ph: (501) 376-3766                                                        |
| <i>Building and Inspection</i><br>Ph: (479) 361-2700 Ext 2, 4                                                                                    | OZARKS ELECTRIC<br>Mike Phipps<br>3641 Wedington Drive<br>Fayetteville, AR 72704<br>Ph: (479) 973-2411 Fax: (479) 225-8490                                      |
| <i>Planning</i><br>Ph: (479) 361-2700 Ext 5                                                                                                      | AT&T<br>627 White Road<br>Springdale, AR 72702<br>Ph: (479) 442-1977                                                                                            |
| <i>Public Works</i><br>Ph: (479) 361-2700 Ext 2                                                                                                  | ARKANSAS STATE PLUMBING INSPECTION<br>Ph: (501) 661-2000                                                                                                        |
| <i>Public Safety</i><br>Ph: (479) 361-2700                                                                                                       | U.S. ARMY CORPS OF ENGINEERS<br>Washington County District<br>CISSEL RD<br>P.O. Box 867<br>Little Rock, AR 72203-0867<br>Ph: (501) 324-5295 Fax: (501) 324-6013 |
| <i>Solid Waste</i><br>Ph: (479) 361-2700 (Ext.2, 2)                                                                                              |                                                                                                                                                                 |

Signature Blocks:

|                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CERTIFICATE OF PRELIMINARY SURVEY ACCURACY<br>I, Buckley D. Blew, P.L.S., 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.<br><br>Date of Execution: _____ | CITY OF TONTITOWN (Cont'd)<br><i>Walter C. Yeager</i><br>Ph: (479) 361-2700 (Ext 2, 3)                                                                          |
| Registered Land Surveyor<br>State of Arkansas Registration No. 1532                                                                                                                                                                                                                                      | <i>Shirley</i><br>Ph: (479) 361-2700 (Ext 2, 5)                                                                                                                 |
| CERTIFICATE OF PRELIMINARY ACCURACY<br>I, Jorge L. Da Queiroz, Jr, 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.<br><br>Date of Execution: _____                      | COX COMMUNICATIONS:<br>Michael Moore<br>4901 S. 48th Street<br>Springdale, AR 72702<br>Ph: (479) 717-3730 Fax: (479) 872-0174                                   |
| Registered Engineer<br>State of Arkansas Registration No. 12066                                                                                                                                                                                                                                          | SOURCE-GAS<br>James Boyd<br>1102 W. White Road, Suite F-8<br>Little Rock, AR 72211<br>Ph: (501) 376-3766                                                        |
| CERTIFICATE OF APPROVAL<br>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.<br><br>Date of Execution: _____   | OZARKS ELECTRIC<br>Mike Phipps<br>3641 Wedington Drive<br>Fayetteville, AR 72704<br>Ph: (479) 973-2411 Fax: (479) 225-8490                                      |
| Signed: _____<br>Tontitown Planning Commission Chairman                                                                                                                                                                                                                                                  | AT&T<br>627 White Road<br>Springdale, AR 72702<br>Ph: (479) 442-1977                                                                                            |
| Signed: _____<br>Mayor, City of Tontitown                                                                                                                                                                                                                                                                | ARKANSAS STATE PLUMBING INSPECTION<br>Ph: (501) 661-2000                                                                                                        |
| Signed: _____<br>Recorder/Treasurer, City of Tontitown                                                                                                                                                                                                                                                   | U.S. ARMY CORPS OF ENGINEERS<br>Washington County District<br>CISSEL RD<br>P.O. Box 867<br>Little Rock, AR 72203-0867<br>Ph: (501) 324-5295 Fax: (501) 324-6013 |

# Automatic Door

## Naples Street

## Tontitown, Arkansas

| Sheet Index    |                                     |            |
|----------------|-------------------------------------|------------|
| Sheet №        | Title                               | Date       |
| CIVIL PLANS    |                                     |            |
| C1             | Cover Sheet                         | 10/06/2015 |
| C2             | Site Plan                           | 10/06/2015 |
| C3             | Demolition and Erosion Control Plan | 10/06/2015 |
| C3-1           | Erosion Control Details             | 10/06/2015 |
| C4             | Grading and Drainage Plan           | 10/06/2015 |
| C5             | Utility Plan                        | 10/06/2015 |
| C6-1 - C6-2    | Details                             | 10/06/2015 |
| C7             | Easement Plan                       | 10/06/2015 |
| SURVEY         |                                     |            |
| 1              | Survey (by Blew & Associates, PA)   | 09/22/2015 |
| LANDSCAPE PLAN |                                     |            |
| LS1.0          | Landscape Plan (by Terry Burruss)   | 10/02/2015 |

Typical Abbreviation List:

| Abbrev. | Description                     | Abbrev. | Description                                  |
|---------|---------------------------------|---------|----------------------------------------------|
| RCP     | Reinforced Concrete Pipe        | TC      | Top of Back of Curb (Spot Elevation)         |
| CMP     | Corrugated Metal Pipe           | G       | Gutter / Bottom of Sidewalk (Spot Elevation) |
| HDPE    | High Density Polyethylene Pipe  | TW      | Top of Wall (Spot Elevation)                 |
| SLMP    | Smooth Line Metal Pipe          | BW      | Bottom of Wall at Grade (Spot Elevation)     |
| PVC     | Polyvinyl Chloride Pipe         | HP      | High Point (Spot Elevation)                  |
| DI      | Ductile Iron Pipe               | LP      | Low Point (Spot Elevation)                   |
| J-Box   | Junction Box                    | TB      | Top of Box (Spot Elevation)                  |
| FTS     | Flared End Section              | BC      | Back of Curb                                 |
| RW      | Retaining Wall                  | FC      | Face of Curb                                 |
| HW      | Head Wall                       | FH      | Fire Hydrant Assembly                        |
| WW      | Wing Wall                       | GV      | Gate Valve                                   |
| AE      | Access Easement                 | MJ      | Mechanical Joint                             |
| DE      | Drainage Easement               | N       | North                                        |
| TCE     | Temporary Construction Easement | E       | East                                         |
| UE      | Utility Easement                | W       | West                                         |
| BS      | Building Setback                | S       | South                                        |

**FOR THE TOWN ENGINEER**

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, October 12, 2015

|                                                                                                                                                          |                            |                                                                                                                                                                                                            |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Large Scale Development For:<br><b>Automatic Door</b><br>Naples Street<br><b>Croseberry Properties, LLC</b><br>3013 Corporate Center<br>Bryant, AR 72022 |                            | THIRD: <b>BLEW &amp; ASSOCIATES, PA</b><br>CIVIL ENGINEERS & LAND SURVEYORS<br>524 W. SYCAMORE ST, SUITE 4<br>FAYETTEVILLE, ARKANSAS 72703<br>OFFICE: 479.443.4506<br>FAX: 479.582.1885<br>www.BLEWINC.com |                 |
| Cover Sheet                                                                                                                                              | DRAWN BY: C. Zardin        | JOHN NUMBER: 15-937                                                                                                                                                                                        | SCALE: As Noted |
|                                                                                                                                                          | SUBMITTAL DATE: 2015-10-06 | DRAWING NAME: 15-937 Civil 001.dwg                                                                                                                                                                         |                 |
|                                                                                                                                                          |                            | SHEET NUMBER: Certificate of Authorization № 1534                                                                                                                                                          |                 |
|                                                                                                                                                          |                            | C1                                                                                                                                                                                                         |                 |

Proposed Features:

| Feature | Description                                                |
|---------|------------------------------------------------------------|
| -----   | Property Line                                              |
| -----   | Onsite Property Line                                       |
| -----   | Offsite Property Line                                      |
| -----   | Right-Of-Way Line                                          |
| -----   | Setback Line                                               |
| -----   | Easement Line                                              |
| -----   | Zoning Limits                                              |
| -----   | Street / Drive Centerline                                  |
| -----   | Curb and Gutter (See Site Plan For Size)                   |
| -----   | Thickened Edge Of Pavement                                 |
| -----   | Fieldline Striping                                         |
| -----   | Asphalt Pavement (See Detail Sheet For Pavement Sections)  |
| -----   | Concrete Pavement (See Detail Sheet For Pavement Sections) |
| -----   | Concrete Sidewalk (See Site Plan For Dimensions)           |
| -----   | General Fence Line (See Plan For Type)                     |
| -----   | Chain Link Fence Line                                      |
| -----   | Board Fence Line                                           |
| -----   | Parking Counter                                            |
| -----   | Storm Catch Basin(s)                                       |
| -----   | Retaining Wall                                             |

See UTILITY PLAN for More Information

- Gate Valve  
Fire Hydrant Assembly  
Water Meter - Single  
Water Meter - Double  
Sanitary Sewer Manhole  
Utility Pole  
Light Pole

Note:

- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk, the Face/Corner of the Building(s) or the Centerline of Strip.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Footprints and Dimensions, and the General Notes for Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- The Contractor shall be responsible for obtaining the construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet.

Site Plan Notes:

- Taper Curb & Gutter to Match Existing
- 4" Painted White Striping
- Taper Curb from 6" to 0" in 2'-0"
- 4" Wide Painted Stripes, 2'-0" o.c. @ 45°

Additional Notes:

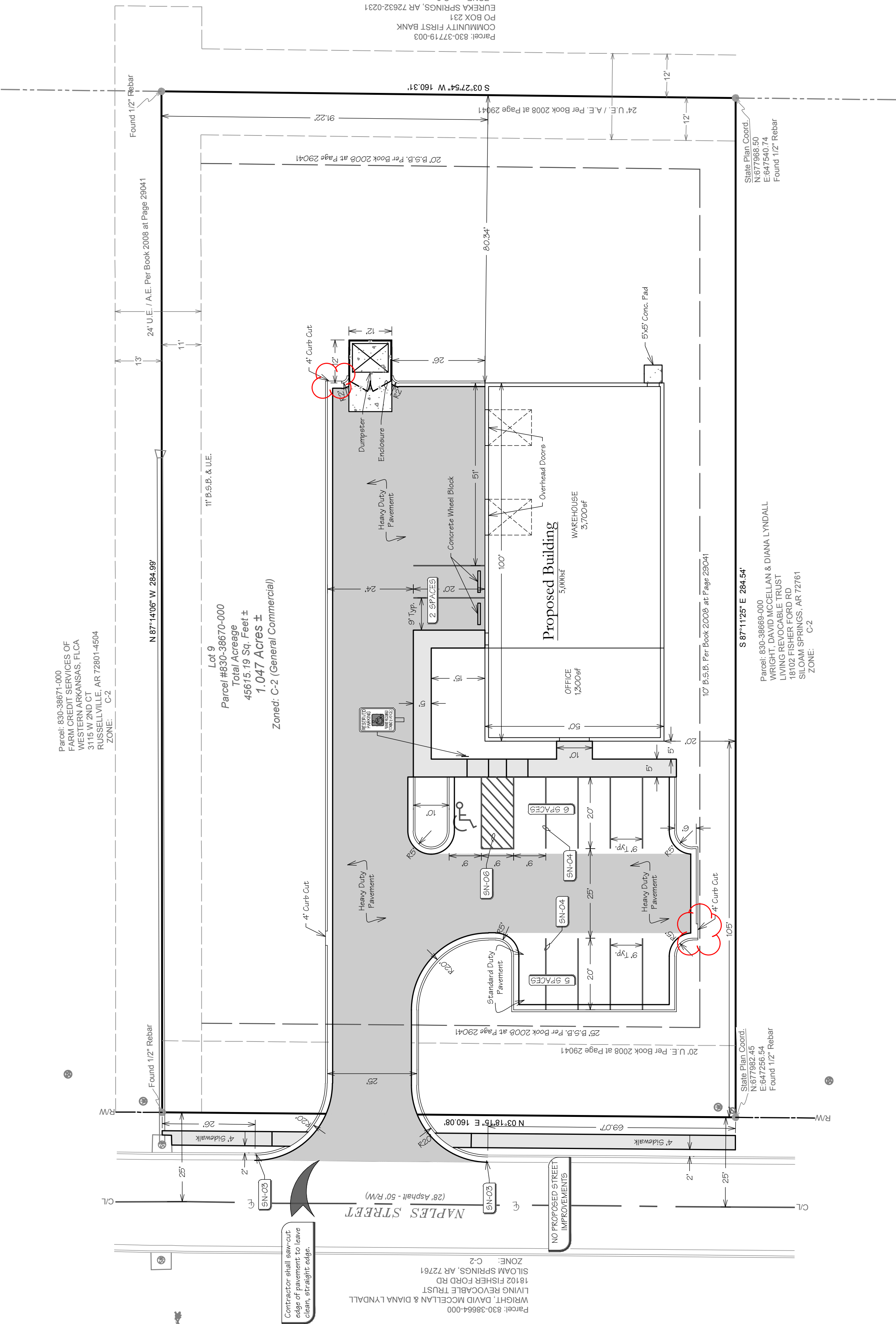
- This site does not contain my known wetlands. An Army Corps of Engineers determination is not currently in progress at this time.
- There are no known previous sanitary sewer overflow problems on-site or in the proximity of the site.
- There are no known previous erosion problems on-site or within 100' downstream of the property.
- There are no known existing abandoned water wells, pumps, cesspools, springs, water impoundments, or underground structures within the project.
- There are no known existing proposed ground leases or access agreements.
- There are no known potentially dangerous areas, such as areas subject to flooding, slope stability, settlement, excessive noise, or previously existing structures.
- This site will not contain any proposed public areas.
- This site will not contain any commonly held areas.

Flood Certification:

BY GRAPHIC PLOTTING ONLY: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD RISK RATE MAP, COMMUNITY PANEL NO. 15-937, FAYETTEVILLE, ARKANSAS, EFFECTIVE DATE 01/05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Site Information:

| PROPERTY INFORMATION        |                                   |
|-----------------------------|-----------------------------------|
| Gross Site Area:            | 45,615.19 sf                      |
| Onsite Property Line:       | 1.05 acres                        |
| Proposed Dedicated R.O.W:   | 0.00 sf                           |
| Offsite Property Line:      | 0.00 acres                        |
| Net Site Area:              | 45,615.19 sf                      |
| 1.05 acres                  |                                   |
| Zoning:                     | District C-2 - General Commercial |
| ZONING REGULATIONS          |                                   |
| Front Setback:              | 25 ft                             |
| Side Yards:                 | 10 ft                             |
| Rear Yards:                 | 20 ft                             |
| SITE INFORMATION            |                                   |
| Total Paved Area:           | 10,975.19 sf                      |
| Total Sidewalk Area:        | 672.50 sf                         |
| Total Building Area:        | 5,000.00 sf                       |
| - Warehouse                 | 3,700.00 sf                       |
| - Office                    | 1,300.00 sf                       |
| Total Impervious Area:      | 16,647.09 sf                      |
| Total Pervious Area:        | 28,967.50 sf                      |
|                             | 36%                               |
|                             | 64%                               |
| PARKING REGULATIONS         |                                   |
| Required Spaces Ratio:      | Office: 1 space / 300 sf          |
| Required Spaces (Total):    | Whse: 5 sp + 1 sp / 2000 sf       |
| Provided Spaces (Total):    | 11                                |
| Required Accessible Spaces  | 13                                |
| Provided Accessible Spaces: | 1                                 |



This Large Scale Development has been reviewed for general compliance with the City of Tontown 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.  
Tontown City Engineer, October 12, 2015

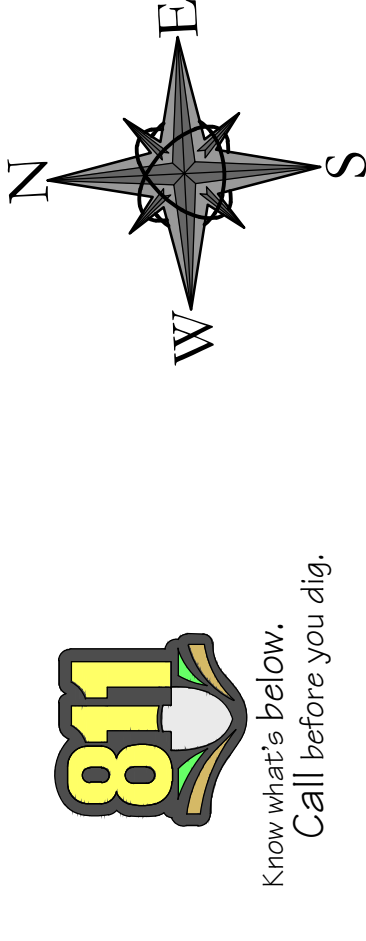
Large Scale Development For:  
**Automatic Door**  
Naples Street  
**Croseberry Properties, LLC**  
3013 Corporate Center  
Bryant, AR 72022

THINK  
**BLEW & ASSOCIATES, P.A.**  
CIVIL ENGINEERS & LAND SURVEYORS  
524 W. SYCAMORE ST. SUITE 4  
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www.BLEWINC.com

|                            |                                    |                 |
|----------------------------|------------------------------------|-----------------|
| DRAWN BY: C. Zardin        | JOHN NUMBER: 15-937                | SCALE: As Noted |
| SUBMITTAL DATE: 2015-10-06 | DRAWING NAME: 15-937 Civil 001.dwg |                 |

C2

| REVISIONS: |  | DESCRIPTION | DATE |
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GRAPHIC SCALE

## Proposed Features:

| Feature   | Description           |
|-----------|-----------------------|
| ————      | Property Line         |
| -----     | Onsite Property Line  |
| -----     | Offsite Property Line |
| - - - - - | Right-Of-Way Line     |

**Note:**

\* See Survey For Existing Features Legend  
\* See Cover Sheet For Abbreviation List.

## Demolition Notes:

- Contractor shall be responsible for removal of the Existing Structures. Related utilities, Paving, underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Concerning such operations.
- The Contractor shall take all necessary steps to avoid the need for adjacent properties to be closed during the construction phases of this project. The Contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies, and where possible, records of the contractor's previous work. The contractor is relied upon as being correct or complete. The contractor must call the appropriate utility field company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility located all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at a total cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees, light poles, and other structures that are in the way of the proposed construction on the property line unless otherwise noted. Contractor call/cuplay any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's requirements.
- Contractor shall be responsible to remove any all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remain uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

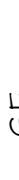
## Demolition Notes:

| Key   | Description                                                                               |
|-------|-------------------------------------------------------------------------------------------|
| DEMO  | Existing to be Removed / Demolished                                                       |
| SAVE  | Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants |
| RELOC | Existing to be Relocated.                                                                 |

### Erosion General Notes:

- [illegible]

## Temp & Perm Controls:

| Feature                                                                             | Key    | Description                            |
|-------------------------------------------------------------------------------------|--------|----------------------------------------|
|  | INTRA  | Temporary Gravel Construction Entrance |
|  | STRAW  | Straw Bale Barrier                     |
|  | SILT   | Silt Fence                             |
|  | GRASS  | Existing Grass<br>(See Plan for Width) |
|  | TYPE   | Init: Protection                       |
|  | RETRAP | Rip-rap (see Plan for Size)            |
|  | RCD    | Rock Check Dams                        |
|  | AVD    | Anti-vortex Device                     |

**Note:** \* Only symbols that appear on this sheet are shown in this legend

## Maintenance:

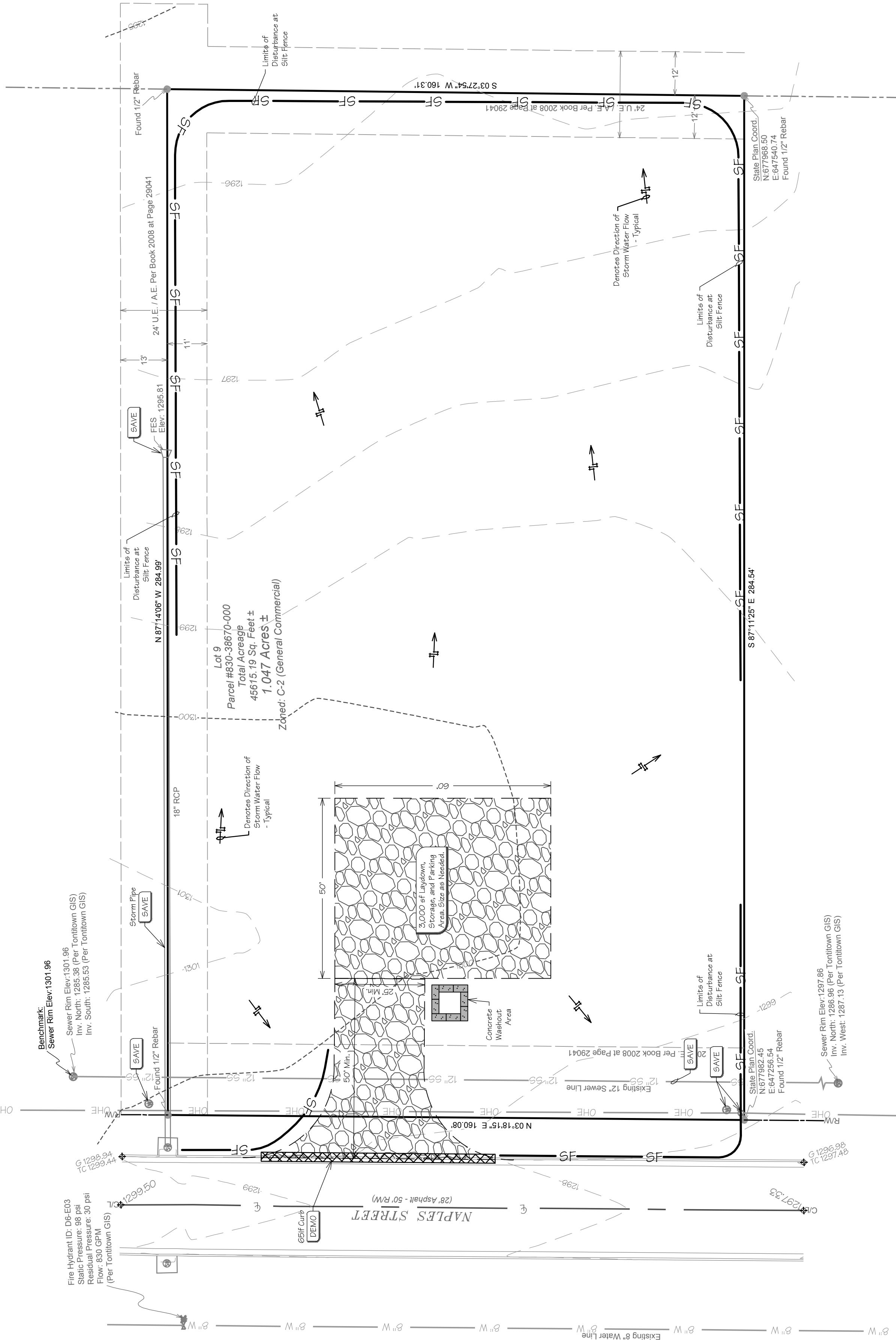
All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All sealed areas shall be checked regularly to see that a good standard is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Slit fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the slit fences when it reaches one-half the height of the slit fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition throughout the project and shall be kept free of any top dressing of the parking and storage area as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

## Sequence of Construction:

### SWPPP Phase I:

1. Pre-construction meeting.
  2. Install stabilized construction exit (e) and concrete wash area (a).
  3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
    - a. Trailer
    - b. Parking & storage areas
    - c. Lay down
    - d. Paving
    - e. Wheel wash &/or concrete washout
    - f. Mason area
    - g. Fuel and material storage containers
    - h. Solid waste containers, etc.,locate them on the site map immediately and note any changes in the locations as they occur throughout the construction process.
  4. The following shall be shown on the erosion control site map upon implementation and installation:
    - a. Construction trailer(s)
    - b. Parking & storage areas
    - c. Lay down
    - d. Paving
    - e. Wheel wash &/or concrete washout
    - f. Fuel and material storage containers
    - g. Solid waste containers, etc.
  5. Construct the site fences on the site.
  6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of temps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
  7. Construct the sediment basin(s) with outfall structure as shown on plan.
  8. Clear and grub the site.
  9. Start construction of building pad and structures, if any.
  10. Begin grading the site.
- SWPPP Phase II**
1. Temporarily seed denuded areas.
  2. Install utilities, underground, storm sewers, curbs and gutters.
  3. Install rip rap around outer structures where noted on plans.
  4. Install final protection around all storm sewer structures.
  5. Prepare site for paving.
  6. Prepare site for grading.
  7. Install final protection devices.
  8. Complete grading and install permanent seeding and planting.
  9. Remove all temporary erosion and sediment control devices (only if it is stabilizable).



This Large Scale Development has been reviewed for general compliance with the City or 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, October 12, 2015

| REVISIONS: |             | REVISION | DATE |
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### Large Scale Development For:

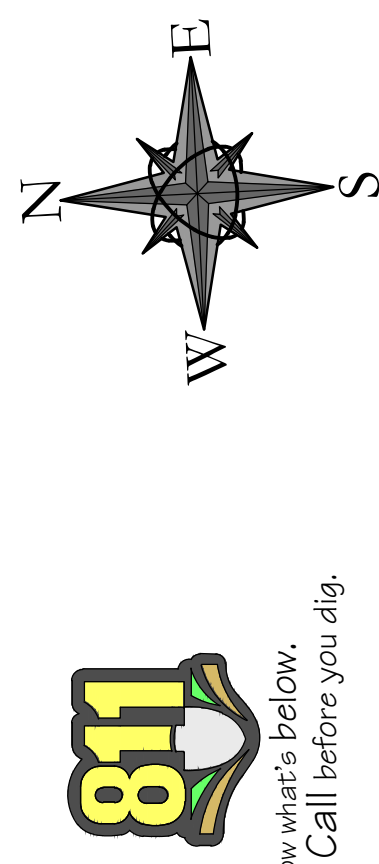
Automatic Door  
Naples Street

**Croseyberry Properties, LLC**  
3013 Corporate Center  
Bryant, AR 72022

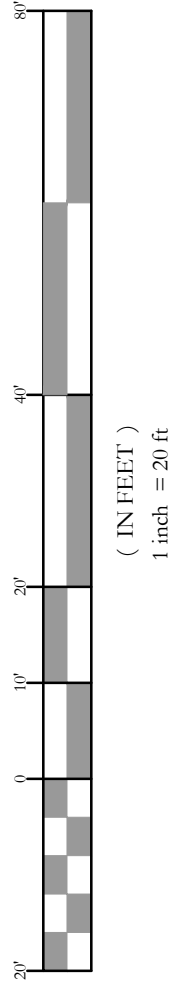
Certificate of Authorization № 1534

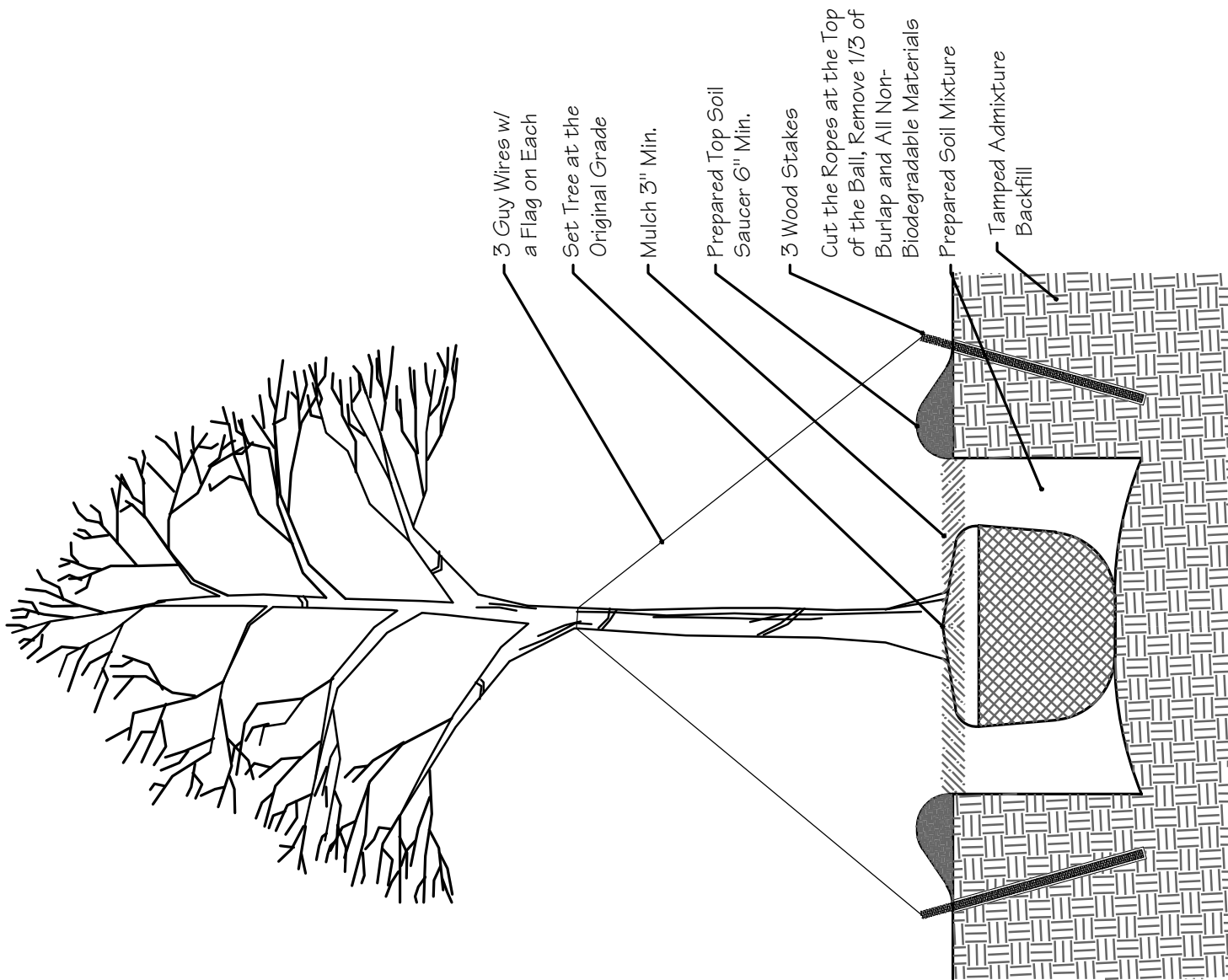
|                                  |                              |                           |
|----------------------------------|------------------------------|---------------------------|
| DESIGNED BY:<br><b>C. Zardin</b> | JOB NUMBER:<br><b>15-937</b> | SCALE:<br><b>As Noted</b> |
| APPROVED BY:                     | DRAWING NAME:                |                           |

3

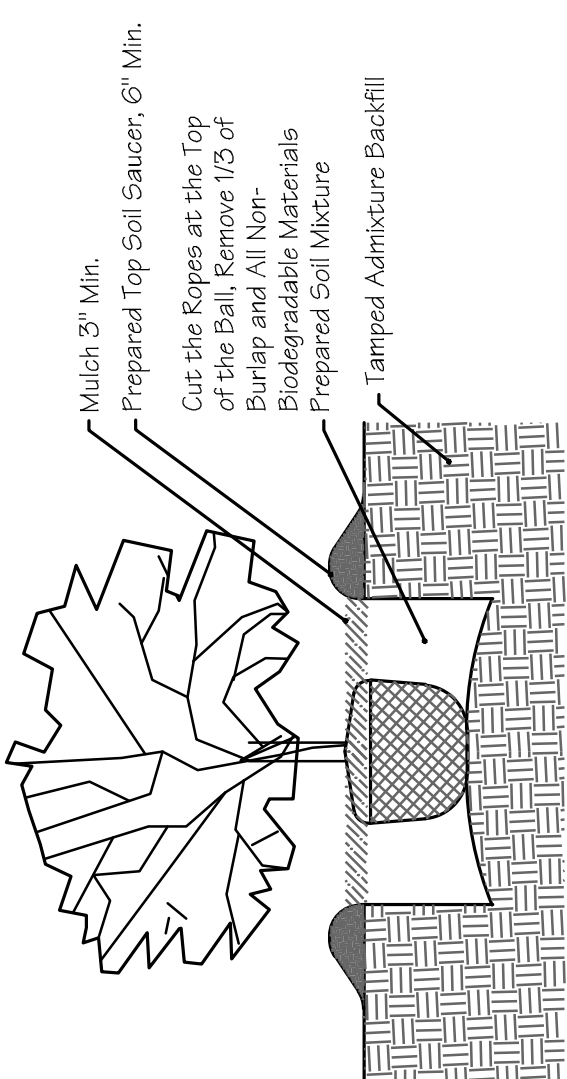


GRAPHIC SCALE





Tree Planting Detail  
Scale: 1/4" = 1'-0"



Shrub Planting Detail  
Scale: 1/4" = 1'-0"

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, October 12, 2015

Large Scale Development For:  
**Automatic Door**  
Naples Street  
**Croseberry Properties, LLC**  
3013 Corporate Center  
Bryant, AR 72022

THINK

**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS  
524 W. SYCAMORE ST. SUITE 4  
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OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWINC.com

Drawn By: C. Zardin

Submitted Date: 2015-10-06

Job Number: 15-937

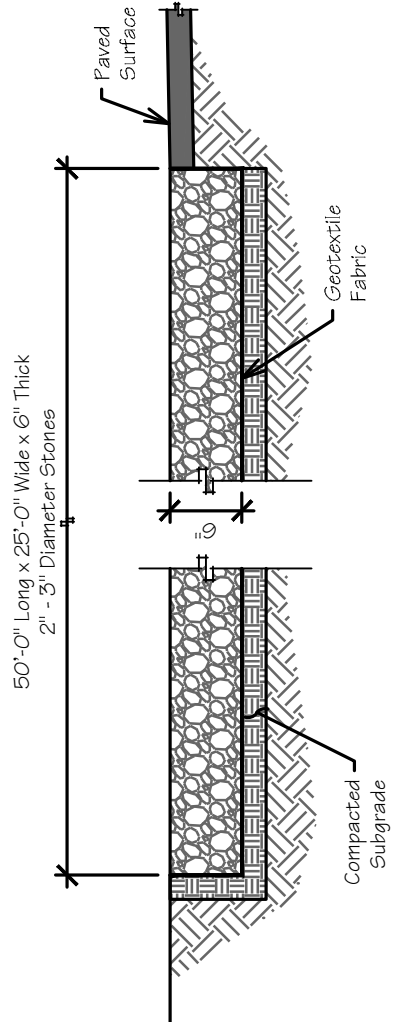
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As Noted

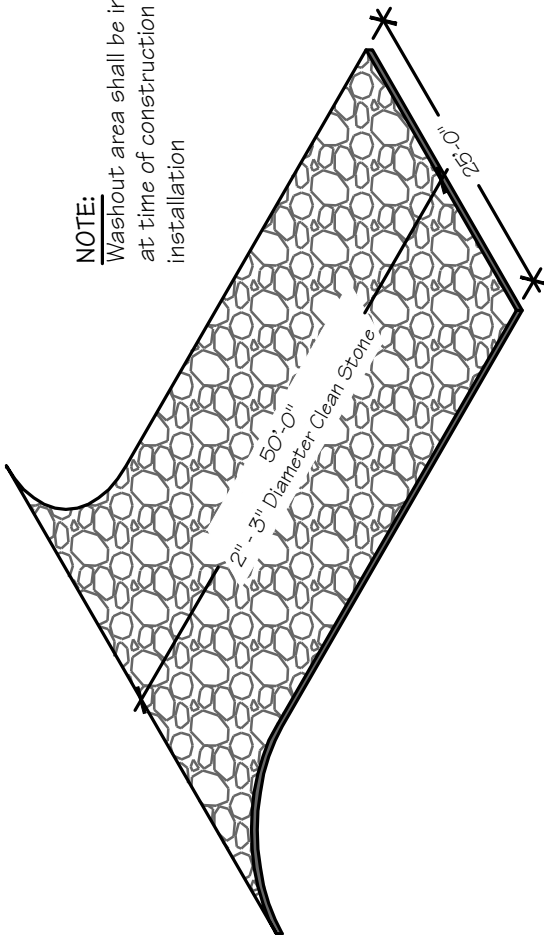
15-937 Details 001.dwg

Erosion Control

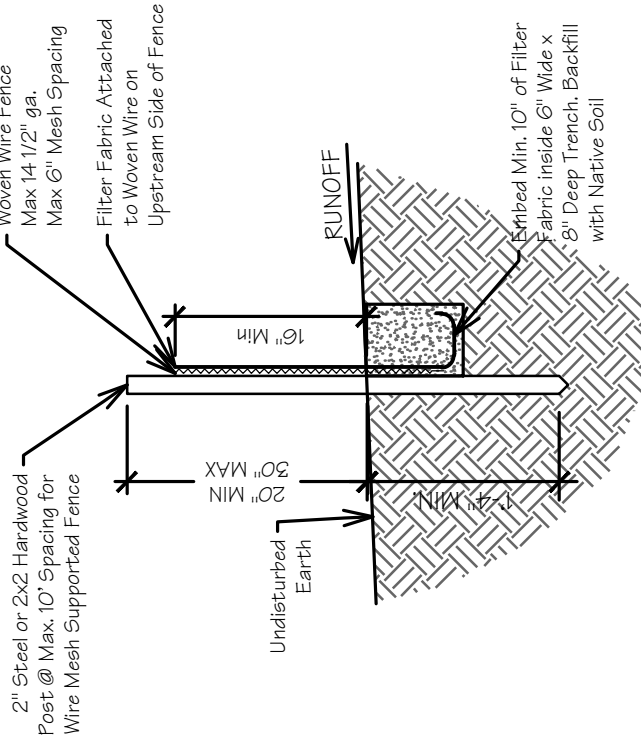
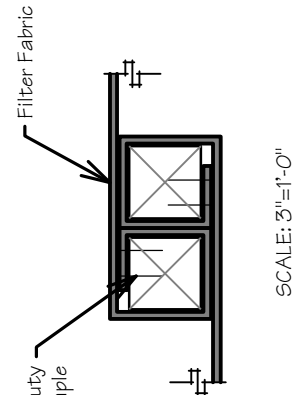
Details



NOTE: Washout area shall be installed at time of construction entrance installation



Construction Entrance  
Scale: 1/4" = 1'-0"  
Not to Scale



Silt Fence (ER-SF)  
Scale: As Noted

Notes and Specifications:

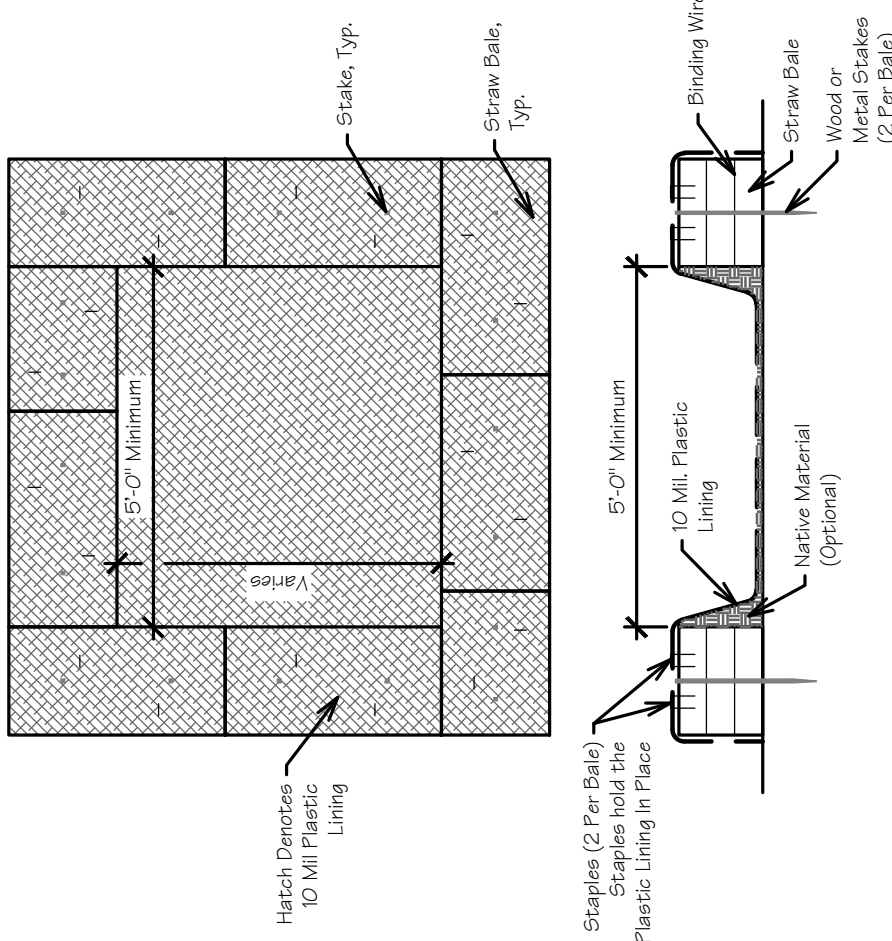
- Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "1" or "1 1/2" type, or 2" x 2" hardwood. Posts shall be driven into the ground and shall be secured with a minimum 1/2" diameter galvanized steel cap.
- Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
- Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and by six (6) inches and folded together.
- Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
- The fence shall be constructed along the contour as much as possible.
- The fence shall be constructed along the contour as much as possible.
- Inspecting and the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence. Accumulated silt shall not be allowed to exceed half the height of the fabric. Repair and or replacement of damaged fence shall be completed promptly.
- Accumulated silt shall be removed and disposed of at an approved site in so as to not impede storm flow or drainage.
- All fencing shall be removed when the construction site is fully stabilized so as to not impede storm flow or drainage.
- Pre-fabricated units do not require the use of woven wire fence.

NOTES:

- Apron Length: Apron length (La) shall be determined from Table 1.
- Apron Width: The apron width will be 3D at the upstream end (Wu), and the downstream width (Wd) will be equal to (D + La). The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the minimum depth of the channel.
- Alignment: The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving bed.
- Thickness: The required apron thickness is shown in Table 1.
- Gabions: When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be assembled as the construction site into mats a minimum of 12 inches thick.
- Materials: Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or broken concrete that will not disintegrate or exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the broken concrete will not disintegrate or exposure to water or weathering. The required riprap size is shown in Table 1 and 2. In all cases a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap.

TABLE 2 - Required Rock Gradation

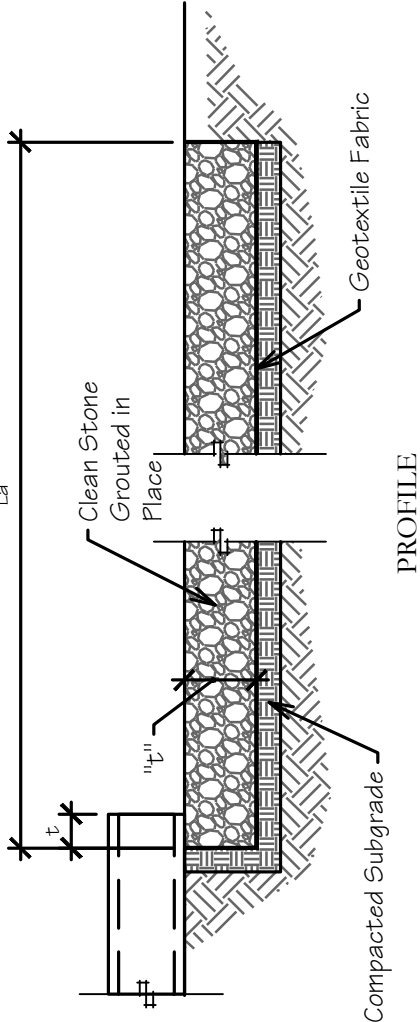
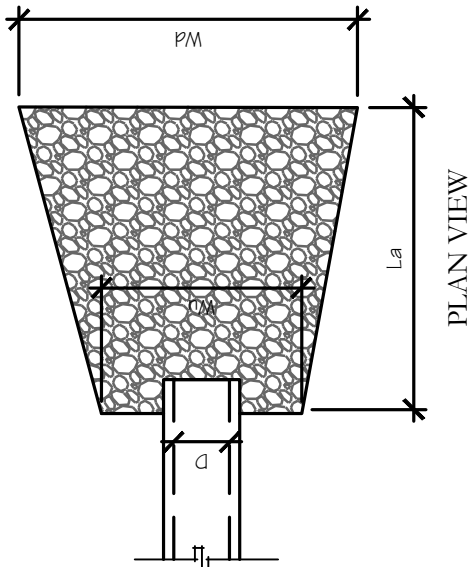
| Gabion Rock | Smallest dimension in inches |         |          |          |          |          | percent of rocks smaller than allowed |
|-------------|------------------------------|---------|----------|----------|----------|----------|---------------------------------------|
|             | 6" dia.                      | 9" dia. | 12" dia. | 15" dia. | 18" dia. | 24" dia. |                                       |
| 15          | 9                            | 15      | 4.5      | 18       | 24       |          |                                       |
| 21          | 9                            | 15      | 5        | 20       | 24       |          |                                       |
| 24          | 9                            | 20      | 6        | 22       | 24       |          |                                       |
| 30          | 9                            | 22      | 7.5      | 24       | 24       |          |                                       |
| 36          | 12                           | 24      | 9        | 27       | 30       |          |                                       |
| 42          | 15                           | 26      | 10.5     | 30       | 36       |          |                                       |
| 48          | 18                           | 28      | 12       | 32       | 36       |          |                                       |



Concrete Washout  
Scale: 3/8" = 1'-0"

TABLE 1 - Rock Outlet Protection Apron Dimensions

| Rock Size (D, inches) | Rock Size (d, inches) | Apron Length (La, feet) |            | Downstream Width (Wd, feet) |            | Thickness (t, inches) | Rock Qty (cubic feet) |
|-----------------------|-----------------------|-------------------------|------------|-----------------------------|------------|-----------------------|-----------------------|
|                       |                       | Upstream                | Downstream | Upstream                    | Downstream |                       |                       |
| 12                    | 6                     | 12                      | 3          | 4.5                         | 18         | 18                    | 18                    |
| 18                    | 9                     | 15                      | 5          | 6                           | 20         | 24                    | 20                    |
| 21                    | 9                     | 18                      | 5          | 6                           | 20         | 24                    | 24                    |
| 24                    | 9                     | 20                      | 6          | 7.5                         | 22         | 24                    | 24                    |
| 30                    | 9                     | 22                      | 7.5        | 24                          | 24         | 24                    | 24                    |
| 36                    | 12                    | 24                      | 9          | 27                          | 30         | 30                    | 30                    |
| 42                    | 15                    | 26                      | 10.5       | 30                          | 36         | 36                    | 36                    |
| 48                    | 18                    | 28                      | 12         | 32                          | 36         | 36                    | 36                    |



Rip Rap  
Scale: 3/8" = 1'-0"

Proposed Features:

| Feature | Description                                                 |
|---------|-------------------------------------------------------------|
| _____   | Property Line                                               |
| _____   | Onsite Property Line                                        |
| _____   | Offsite Property Line                                       |
| _____   | Right-of-way Line                                           |
| _____   | Easement Line                                               |
| _____   | Street / Drive Centerline                                   |
| _____   | _____                                                       |
| =====   | Curb And Gutter                                             |
| =====   | Concrete Finish For Size                                    |
| =====   | Thickened Edge Of Pavement                                  |
| =====   | Edge Of Gravel                                              |
| =====   | Asphalt Pavement ( see Detail Sheet For Pavement Sections)  |
| =====   | Concrete Pavement ( see Detail Sheet For Pavement Sections) |
| =====   | Concrete Sidewalk ( See Site Plan For Dimensions)           |
| _____   | General Fence Line                                          |
| _____   | (See Plan For Type)                                         |
| _____   | Chain Link Fence Line                                       |
| _____   | Board Fence Line                                            |
| =====   | Storm Catch Basin(s)                                        |
| =====   | Ditch Line                                                  |
| =====   | Fault Line / Grade Change                                   |
| =====   | Storm Type ( See Grading Plan For Symbols And Size)         |
| =====   | Retaining Wall                                              |
| _____   | See Utility Plan For Line Sizes                             |
| _____   | Water Line                                                  |
| _____   | Tee, Cross, Bends, Gate Valve                               |
| _____   | Fire Hydrant & Assembly                                     |
| _____   | Single Water Meter                                          |
| _____   | Sanitary Sewer Line                                         |
| _____   | Sanitary Sewer Main                                         |
| _____   | Sanitary Sewer Line                                         |
| _____   | Sanitary Sewer Manhole                                      |
| _____   | Utility Pole                                                |
| _____   | Light Pole                                                  |

Note:  
See Survey For Existing Features Legend.  
See Cover Sheet For Abbreviation List.

Grading Notes:

- PRE-CONSTRUCTION:**
- ✗ Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt-fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
  - ✗ Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the proposed construction. Please note that these utilities and lines have been located with all available information and that exact location of utility lines may not be accurate.
  - ✗ A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

- GENERAL:**
- ✗ Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
  - ✗ Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
  - ✗ Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
  - ✗ Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
  - ✗ Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaired areas.
  - ✗ Contractor shall proof roll subgrade of all areas to be paved prior to placement of base material. Any soft areas shall be proof rolled and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
  - ✗ Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

- STORM SYSTEM:**
- ✗ All drainage structures under paved areas and / or areas expecting heavy traffic shall be constructed to meet AASHTO Heavy Duty (HD) traffic loading.
  - ✗ Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at <http://www.ASTM.org>).
  - ✗ Storm system is measured from the center of the box and from the end of the flared end sections.
  - ✗ Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is installed in accordance with the specifications of ASTM D2321 (latest edition) in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
  - ✗ All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:

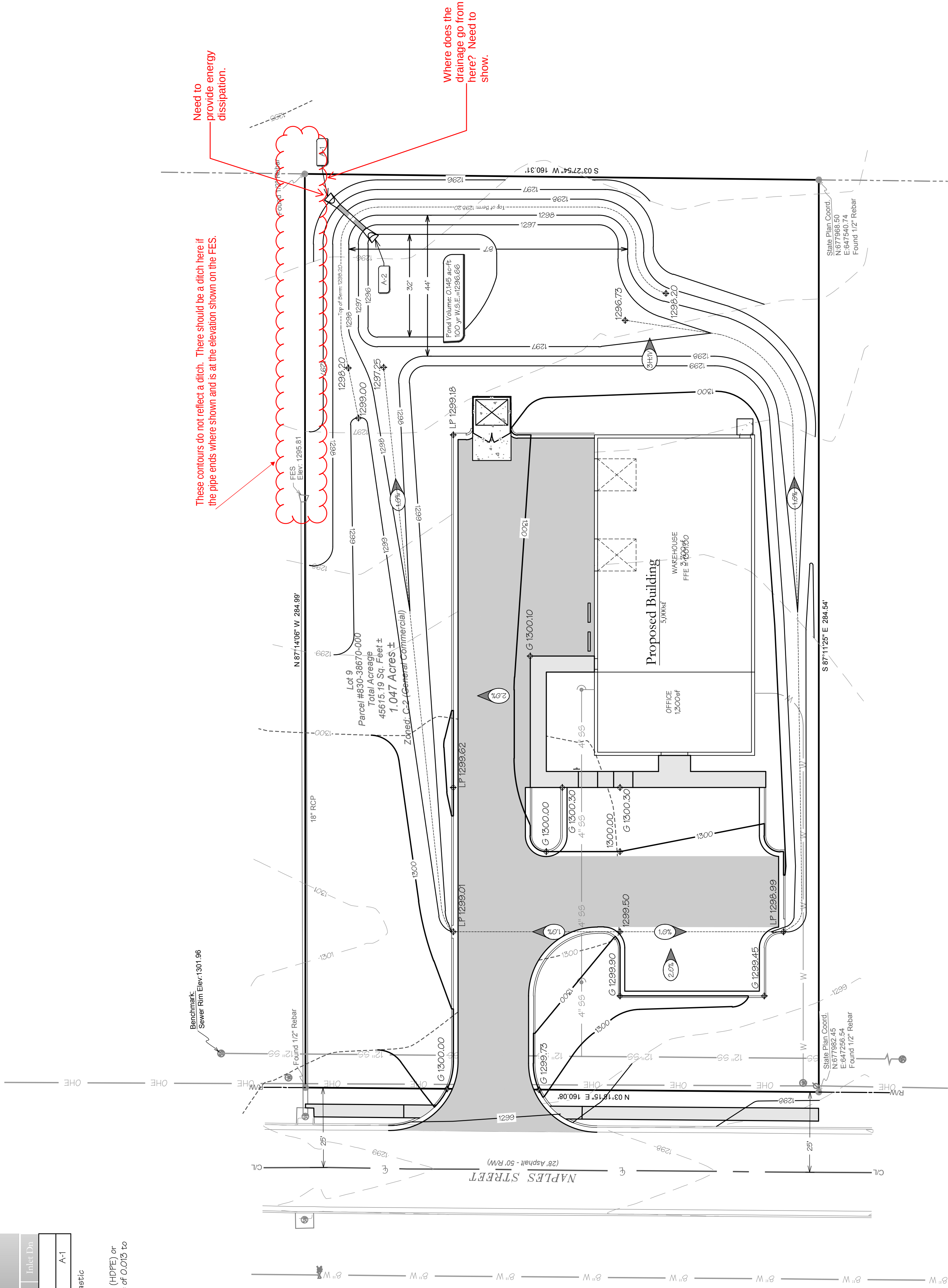
- ✗ Contractor shall notify any area to receive top soil to a min. depth of 2".
- ✗ All disturbed areas shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 70% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- ✗ Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's construction general permit, the contractor shall file a notice of termination.

Storm Sewer Schedule 1,2

| Inlet Up | Top Elev. | Inv. Up | Length | Size  | Type | Slope   | Inv. Dn | Inlet Dn |
|----------|-----------|---------|--------|-------|------|---------|---------|----------|
| A-2      | FES       | 1295.61 | 20 LF  | 18 in | RCP  | @ 0.50% | 1295.51 | A-1      |

1 - Storm Sewer Pipes shall be Reinforced Concrete Pipes, Class III per ASTM C-76, with flexible plastic bitumen gaskets at joints.

2 - Pipes not located under pavement areas are permitted to be High Density Poly Ethylene Pipe (HDPE) or Smooth Lined Metal Pipe (SLMP). Both types of pipes shall have a minimum Manning's "n" value of 0.010 to be verified by the Engineer of Record.



These contours do not reflect a ditch. There should be a ditch here if the pipe ends where shown and is at the elevation shown on the FES.

Need to provide energy dissipation.

Where does the drainage go from here? Need to show.

NOT FOR CONSTRUCTION

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Terry W. Carpenter, P.E.  
Tontitown City Engineer, October 12, 2015

Large Scale Development For:  
**Automatic Door**  
Naples Street  
**Croseberry Properties, LLC**  
3013 Corporate Center  
Bryant, AR 72022

DRAWN BY: C. Zardin

SUBMITTAL DATE: 2015-10-06

JOHN NUMBER: 15-937

SCALE: 15-937

AS NOTED

15-937 Civil 001.dwg

THIN

**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS  
524 W. SYCAMORE ST, SUITE 4  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWINC.com

Certificate of Authorization No. 1534

C4

| REVISIONS: | DESCRIPTION | DATE |
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Know what's below.  
Call before you dig.

GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft

## Proposed Features:

| Feature                                   | Description                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Line                             | Onsite Property Line<br>Righted Property Line<br>Offright-of-way Line<br>Easement Line<br>Street / Drive Centerline                                                                                                                                                                                                                                                                                                |
| Cure And Gutter                           | (See Site Plan For Size)<br>Thickened Edge Of Pavement<br>Edge Of Gravel                                                                                                                                                                                                                                                                                                                                           |
| Asphalt Pavement                          | (See Detail Sheet For Pavement Sections)                                                                                                                                                                                                                                                                                                                                                                           |
| Concrete Pavement                         | (See Detail Sheet For Pavement Sections)                                                                                                                                                                                                                                                                                                                                                                           |
| Concrete Sidewalk                         | (See Other Plan For Dimensions)                                                                                                                                                                                                                                                                                                                                                                                    |
| General Fence Line<br>(See Plan For Type) | Chain Link Fence Line<br>Board Fence Line                                                                                                                                                                                                                                                                                                                                                                          |
| Storm Catch Basin(s)                      | Storm Pipe (See Grading Plan For Type And Size)<br>Retaining Wall                                                                                                                                                                                                                                                                                                                                                  |
| See Utility Plan For Line Sizes           | Water Line<br>Fire Cross, Bends, Gate Valve<br>Fire Reducers & Assembly<br>Single Water Meter<br>Double Water Meter<br>Sanitary Sewer Force Main<br>Sanitary Sewer Line<br>Sanitary Sewer Service<br>Sanitary Sewer Manhole<br>Gas Line<br>Overhead Electric Line<br>Underground Electric Line<br>Cable Television Line<br>Fiber Optic Line<br>Overhead Telephone Line<br>Underground Telephone Line<br>Light Pole |

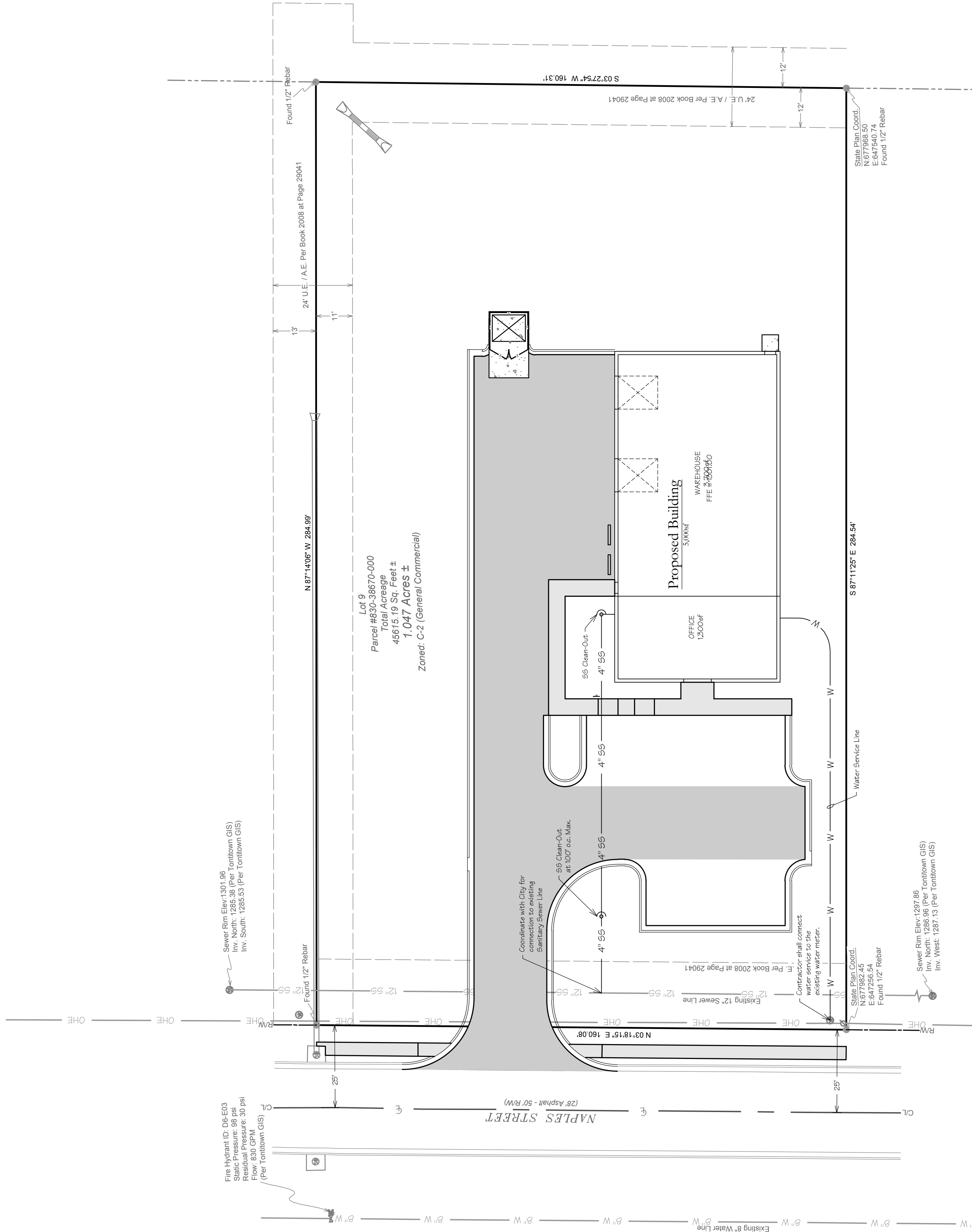
**Note:**

- \* Only symbols that appear on this sheet are shown in this legend.
- \* See Survey For Existing Features Legend.
- \* See Cover Sheet For Abbreviation List.

### Utility Notes:

**GENERAL:**

- |   |                                                                                                                                                                                                                                                                                                                                                                                             |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| × | Contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utilities and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.                                            |
| × | A minimum of 48 hours prior to start of construction / installation of any underground utility, the contractor shall submit a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting, contractor shall also be responsible for obtaining any necessary state / local permits for construction. |
| × | Water and Storm lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from the sanitary sewer lines.                                                                                                                                                                                                                                                    |
| × | All water and sewer force main fitting shall be restrained through the manhole. Plans must fluctuate per the details shown or approved equivalent.                                                                                                                                                                                                                                          |
| × | Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.                                                                                                                                                                                                                                                                             |
| × | Dimensions are to the Face / corner of the building back of curb, and centerline of pipe and fitting.                                                                                                                                                                                                                                                                                       |
| × | Contractor shall coordinate disruption of utility service with all existing / adjacent property owners.                                                                                                                                                                                                                                                                                     |
| × | Contractor shall submit all plans have been shown in their approximate location to the local jurisdiction.                                                                                                                                                                                                                                                                                  |
| × | Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes.                                                                                                                                                                                                                                          |
| × | Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spill waste including contaminated soils per the requirements of the local municipality.                                                                                        |
| × | Utility lines that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.                                                                                                                                                                                                                                                       |
| × | Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.                                                                                                                                                                                                                                                                         |
| × | Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.                                                                                                                                                                                                                                                                          |
| × | Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.                                                                                                                                                                                                                                         |
| × | Utility lines less than 12" shall be relocated underground as required by the local municipality.                                                                                                                                                                                                                                                                                           |
| × | Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.                                                                                                                                                                                                                                                                       |



NOT FOR  
CONSTRUCTION

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.  
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[www.blewinc.com](http://www.blewinc.com)

Certificate of Authorization No. 1534

Certificate of Authorization № 1534

5

Large Scale Development For:  
**Automatic Door**  
Naples Street  
**Croserberry Properties, LLC**  
3013 Corporate Center  
Bryant, AR 72022

### Large Scale Development For:

Naples Street

Crosey Properties, LLC  
3013 Corporate Center  
Bryant, AR 72022

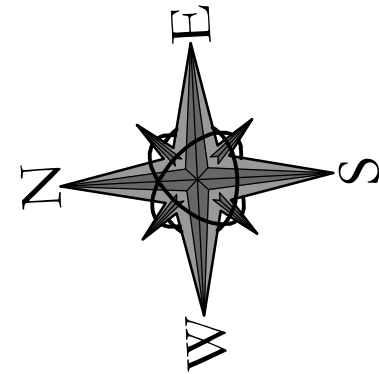
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|                 |           |                      |          |
|-----------------|-----------|----------------------|----------|
|                 | C. Zardin | 15-937               | As Noted |
| SUBMITTAL DATE: |           | DRAWING NAME:        |          |
| 2015-10-06      |           | 15-937 Civil 001.dwg |          |

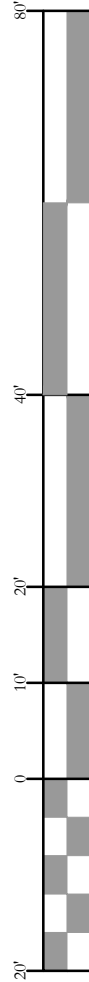
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| 4          |            |        |          | 4    |
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| 7          |            |        |          | 7    |
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| 9          |            |        |          | 9    |
| 10         |            |        |          | 10   |



Know what's below.  
Call before you dig.

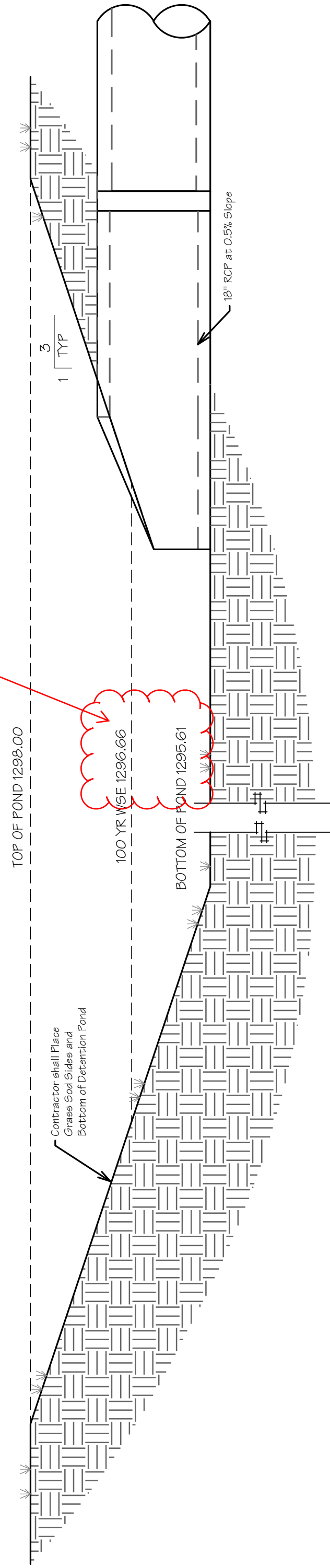


GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft

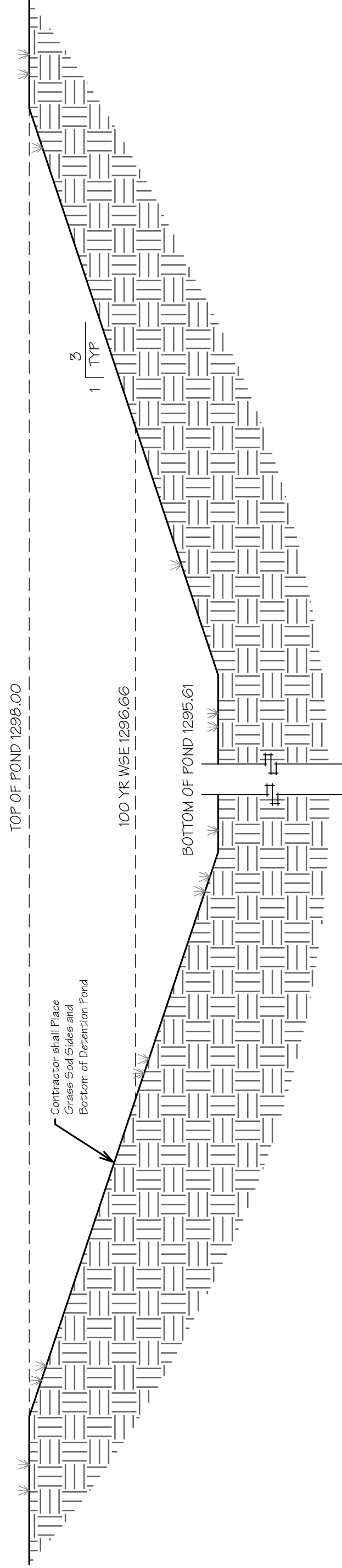




This is more in line with my comments on the drainage report.

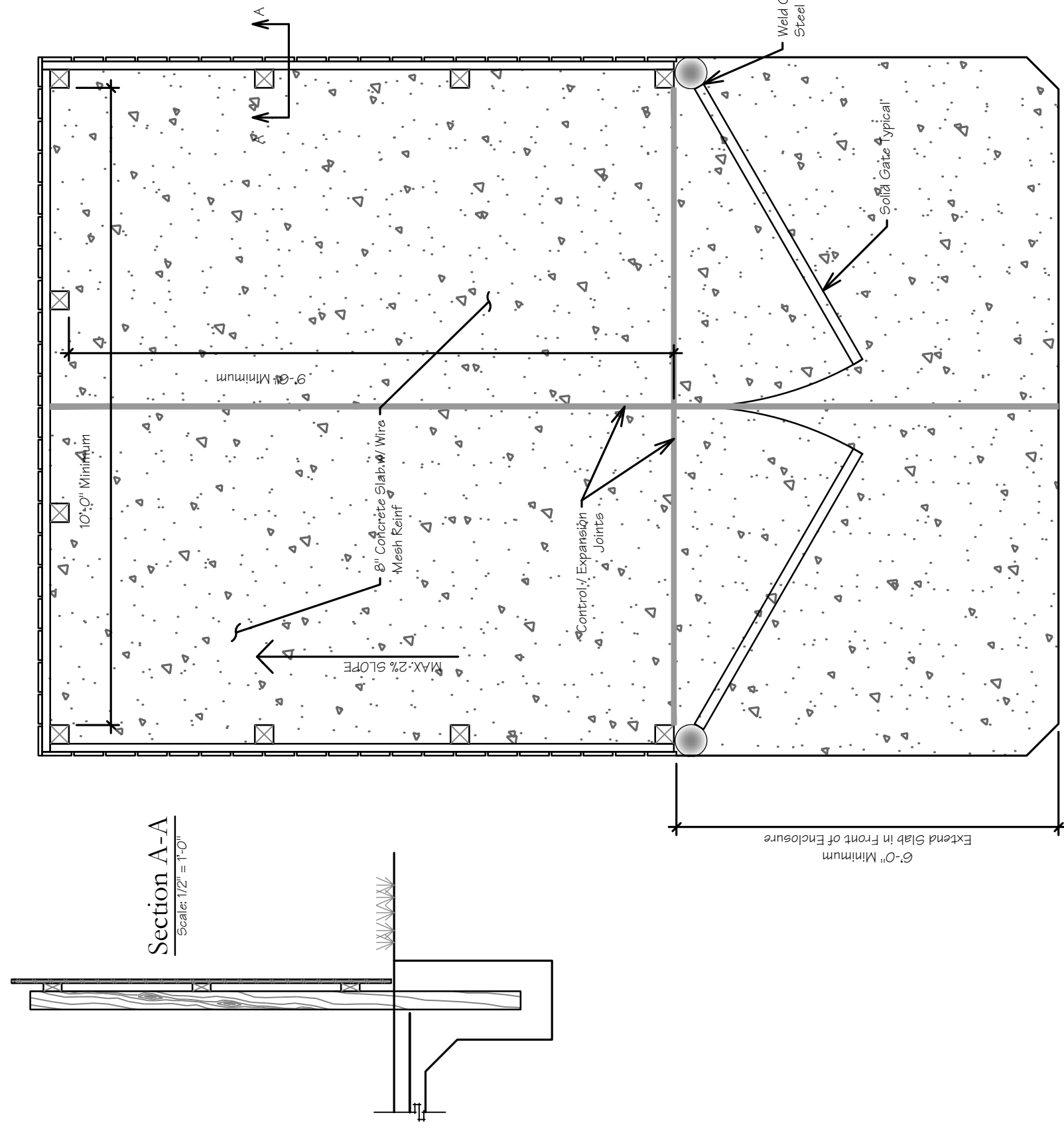
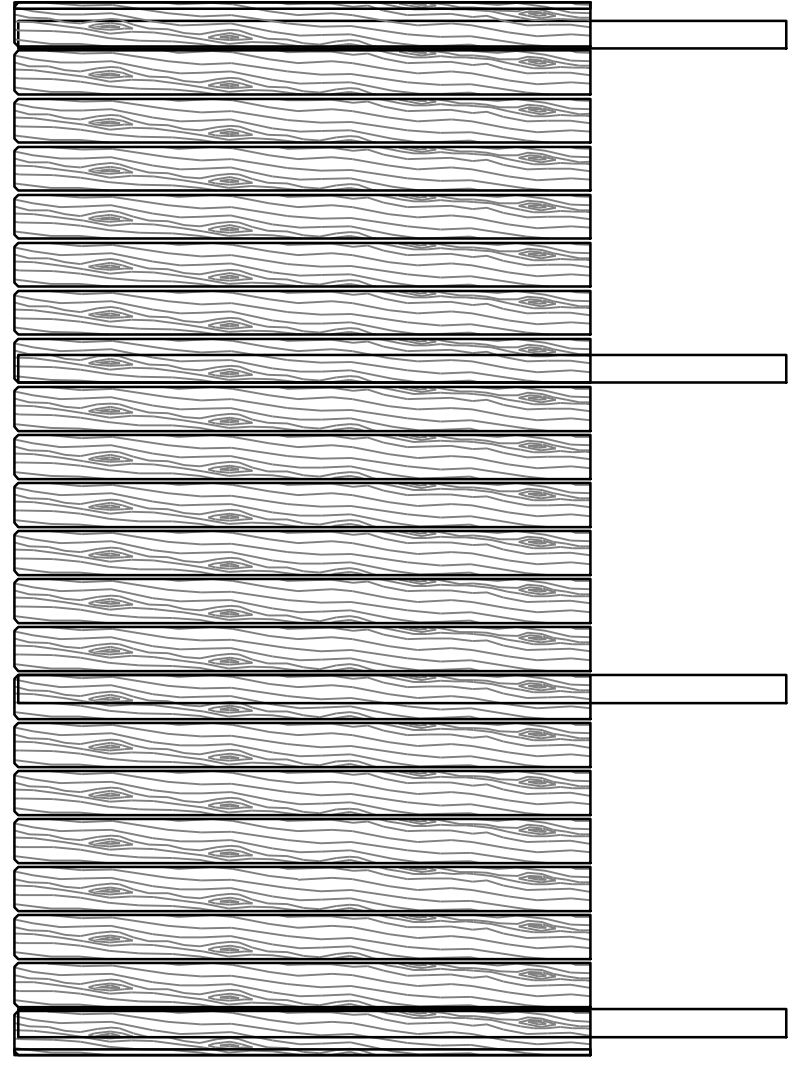
### Pond Cross Section

**Scale:  $3/4'' = 1'-0''$**



### Pond Cross Section

Scale: 3/4" = 1'-0"



### Concrete Block Trash Enclosure

Scale: As Noted

**Notes:**

- 1) Gates are to be of solid construction.
- 2) Double swing gates shall have the swing spots outside of the opening area of the enclosure. Swing points shall be attached to concrete filled steel postal columns at ends of walls.
- 3) Minimum wall and gate height to be 6'-0"
- 4) Concrete shall be Air-Entrained with a minimum compressive strength of 3500 psi.
- 5) 8" Concrete Floor Slab shall be poured over 4" of Class F Compacted Base Course Compacted to 95% Minimum Dry Density

Door Footing

Scale: 1/2" = 1'-0"

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, October 12, 2015**

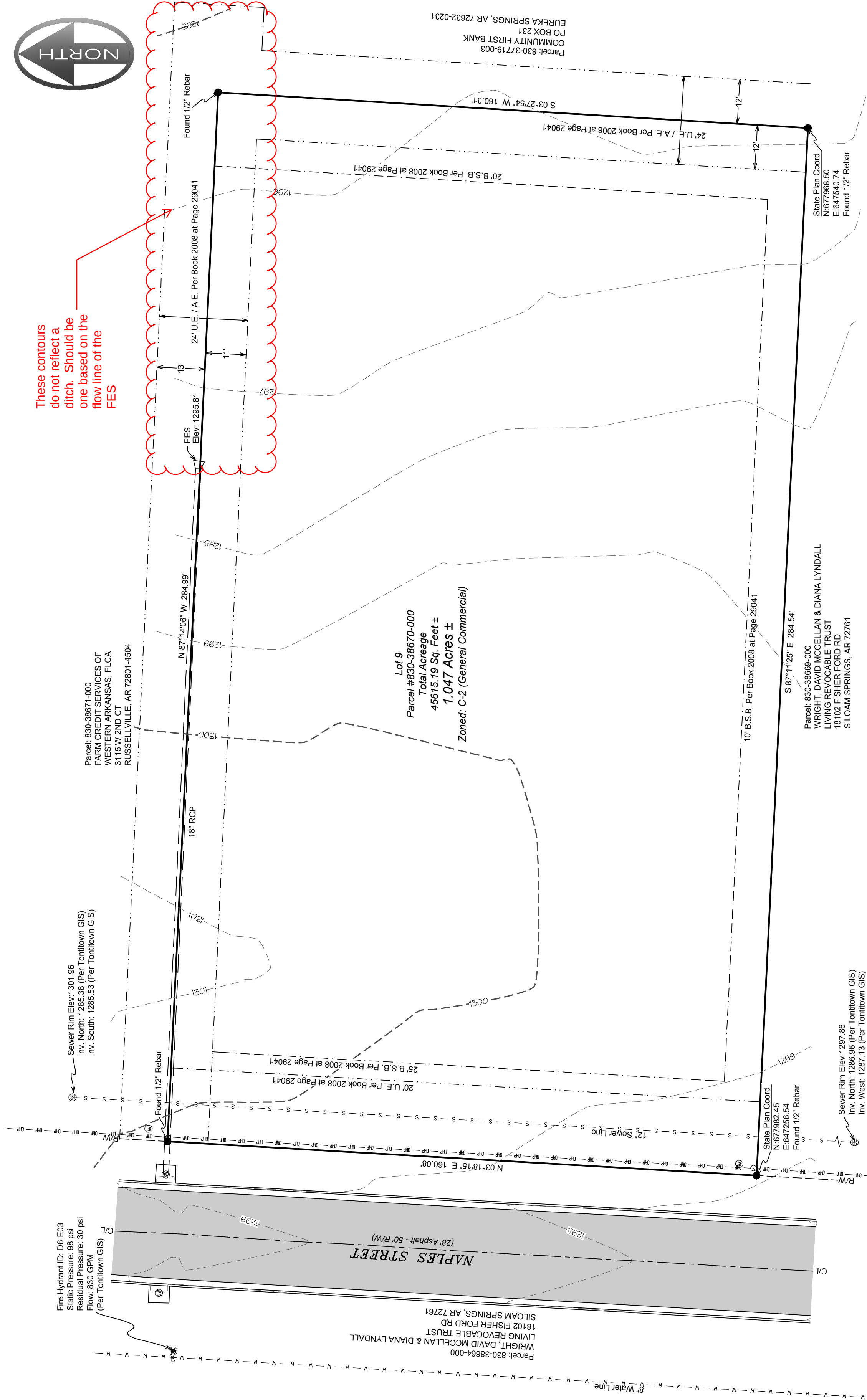
| REVISIONS: |             | REVISION | DATE: |
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|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------|
| Details | Large Scale Development For:<br><b>Automatic Door</b><br>Naples Street<br><b>Croseberry Properties, LLC</b><br>3013 Corporate Center<br>Bryant, AR 72022 |            |               | DATE:<br><b>BLEW &amp; ASSOCIATES, PA</b><br><b>CIVIL ENGINEERS &amp; LAND SURVEYORS</b><br>524 W. SYCAMORE ST., SUITE 4<br>FAYETTEVILLE, ARKANSAS 72703<br>OFFICE: 479.443.4806<br>FAX: 479.582.1883<br>www.BLEWINC.com |  | Certificate of Authorization № 1534 |
|         | PROJECT NUMBER:                                                                                                                                          |            | C6-2          |                                                                                                                                                                                                                          |  |                                     |
|         | DRAWN BY:                                                                                                                                                | C. Zardin  | SCALE:        | As Noted                                                                                                                                                                                                                 |  |                                     |
|         | SUBMITTAL DATE:                                                                                                                                          | 2015-10-06 | DRAWING NAME: | 15-937 Details (001.dwg)                                                                                                                                                                                                 |  |                                     |





These contours  
do not reflect a  
ditch. Should be  
one based on the  
flow line of the  
FES



Miscellaneous Notes

COMPLETED FIELD WORK:

SEPTEMBER 15, 2015

- REFERENCE DOCUMENTS:  
1. WARRANTY DEED FILED IN DEED BOOK 2015 AT PAGE 9940.  
2. SURVEY PLAT FILED IN PLAT BOOK 2008 AT PAGE 29041.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING, ONLY NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 05143C0045F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

AT THE TIME OF THIS SURVEY, THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.

AT THE TIME OF THIS SURVEY, THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SLUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.

AT THE TIME OF THIS SURVEY, THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS, INCLUDING AREAS SUBJECT TO FLOODING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, OR PREVIOUSLY FILLED AREAS.

Owner/Developer

Parcel: 830-38670-000  
GROSEBERRY PROPERTIES LLC  
3013 CORPORATE CENTER  
BRYANT, AR 72022

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORKY LINE
- RIGHT-OF-WAY
- FENCE
- BUILDING SET BACK
- UTILITY EASEMENT
- OVERHEAD POWER LINE
- SEWER LINE
- SET/FOUND 1/2" REBAR
- SANITARY SEWER
- POWER POLE
- WATER VALVE
- FIRE HYDRANT
- STORM WATER

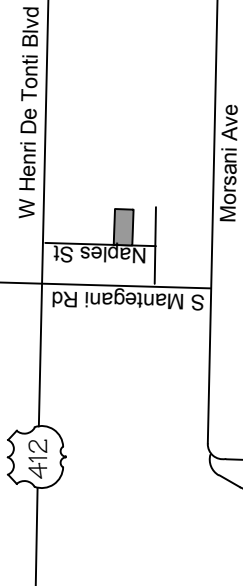
Survey Description

LOT NUMBERED NINE (9), TONTOWN PLAZA, A SUBDIVISION TO THE CITY OF TONTOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 23 AT PAGE 287, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS.

Terry W. Carpenter, P.E.  
Tontown City Engineer, October 12, 2015

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

Vicinity Map



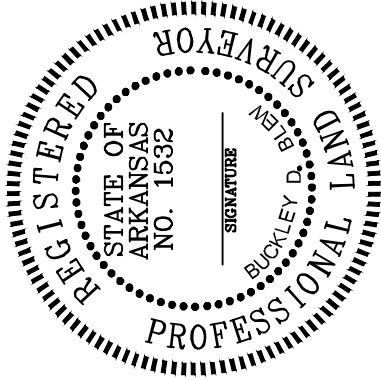
Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 15TH DAY OF SEPTEMBER, 2015.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT THE SIGNATURE OF THE ABOVE APPLICANT, THIS SEAL MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FILED

**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWINC.com

Certificate of Authorization No. 1534

|                      |              |              |
|----------------------|--------------|--------------|
| DRAWN BY & DATE:     | REVIEWED BY: | SURVEYED BY: |
| C. Zardin 09/22/2015 | H.M.         | XXXX         |

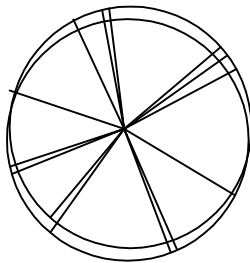
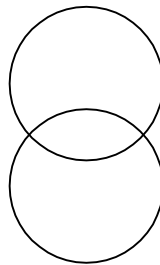
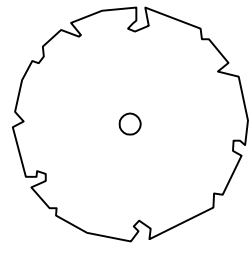
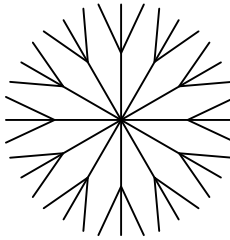
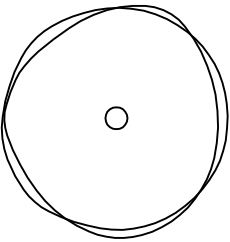
|                       |             |
|-----------------------|-------------|
| COUNTY & STATE:       | JOB NUMBER: |
| Washington County, AR | 15-937      |

|                                    |
|------------------------------------|
| LOCATIONS:                         |
| Lot 9 of Tontown Plaza Subdivision |

|                             |
|-----------------------------|
| FOR THE USE AND BENEFIT OF: |
| Automatic Door              |

T - 1545

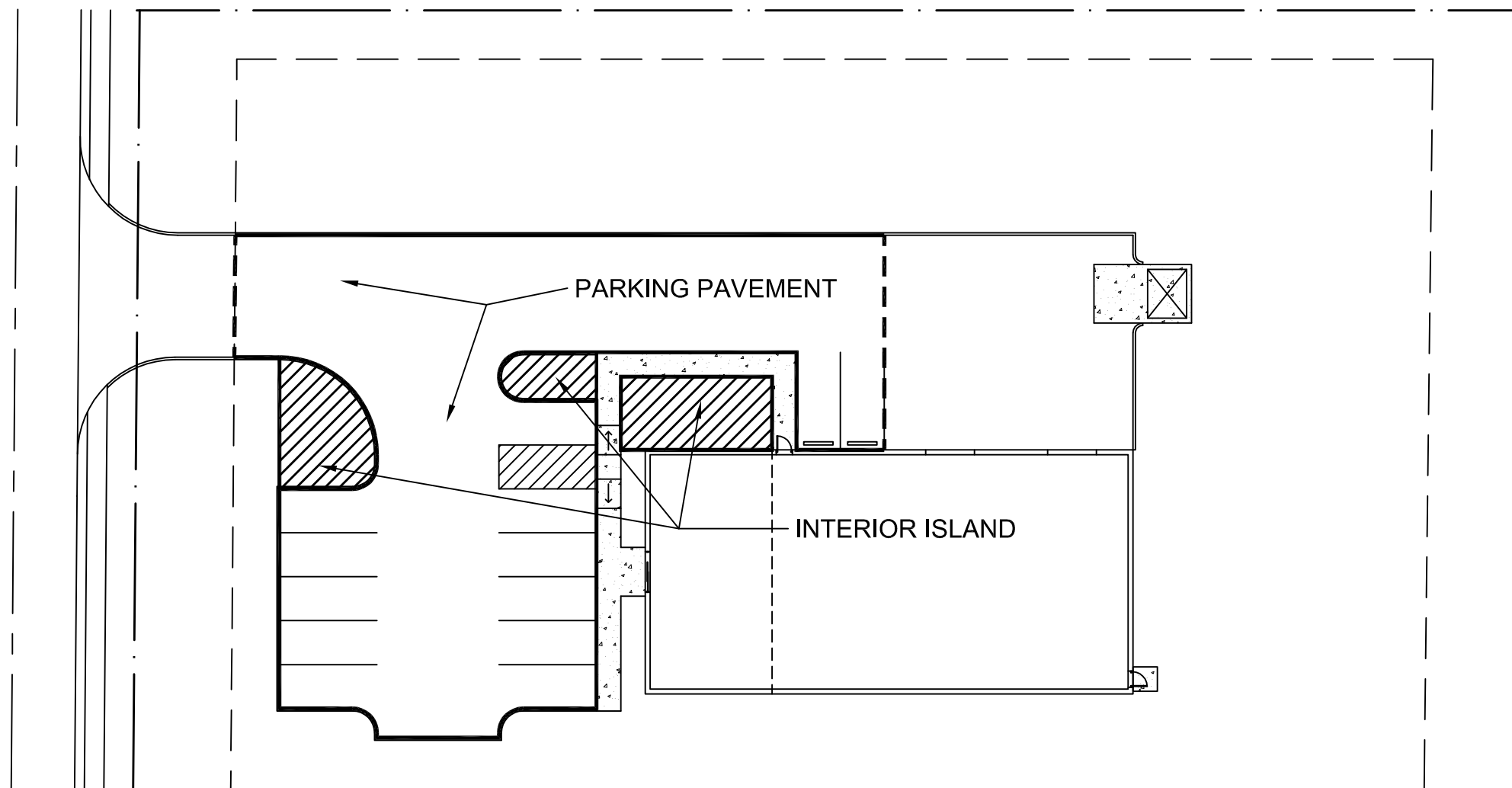
### PLANT LEGEND

| TYPE                                                                                | COMMON NAME           | REMARKS                |
|-------------------------------------------------------------------------------------|-----------------------|------------------------|
|    | I RED MAPLE           | 3" CALIPER             |
|    | II RIVER BIRCH        | 3" CALIPER             |
|    | III SWEETBAY MAGNOLIA | 3" CALIPER             |
|   | IV FOSTER HOLLY       | 3" CALIPER             |
|  | V AMERICAN HOLLY      | 3" CALIPER             |
|  | VI YAUPON HOLLY       | 3 GAL. (18" MIN. HGT.) |
|  | VII CREEPING JUNIPER  | 3 GAL. (18" MIN. HGT.) |
|  | VIII NANDINA          | 3 GAL. (18" MIN. HGT.) |

1. ALL DISTURBED AREAS TO RECEIVE BERMUDA / RYE SEED MIX.
2. OWNER SHALL PROVIDE AUTOMATIC SPRINKLER SYSTEM OF ALL PLANT BEDS.
3. OWNER MAY SUBSTITUTE PLANTS WITHIN APPROVED PLANT LIST.

Should show landscape requirements vs landscape provided. It does not appear that the frontage landscape complies with current requirements.

### INTERIOR LANDSCAPE CALCULATION PLAN — SCALE: 1"=30'-0"

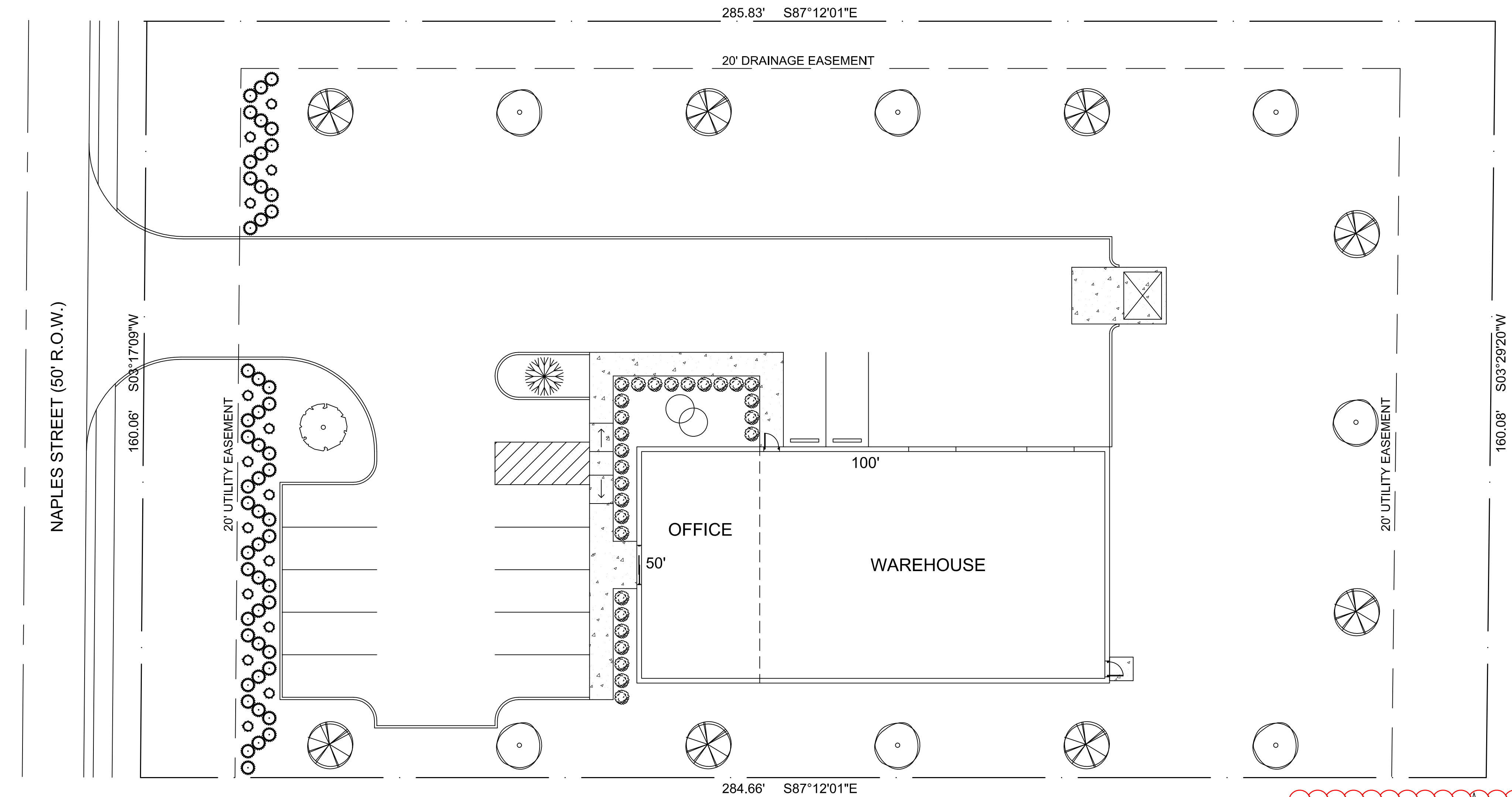


#### INTERIOR ISLAND CALCULATION

7,832 SQ.FT. -----PARKING PAVEMENT

8% = 627 SQ.FT. ISLAND REQUIRED

1,103 SQ.FT. ISLAND PROVIDED



### LANDSCAPE PLAN

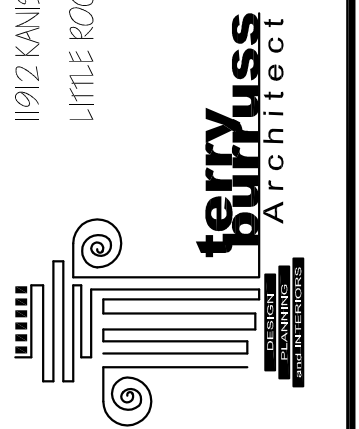
SCALE: 1"=15'-0"

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, October 12, 2015

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11912 KANSAS ROAD, SUITE F-8  
LITTLE ROCK, ARKANSAS, 72211  
(OFFICE) 501-376-3676  
(FAX) 501-376-5766  
tba@tba-planning.com



LANDSCAPE PLAN

NEW FACILITY FOR:  
AUTOMATIC DOOR SALES & SERVICE  
TONTITOWN, ARKANSAS

PROJECT # 1545

DATE: 10/02/15

SHEET #

LS1.0

PAGE #

OF