

CENTRAL ELECTRICAL CONTRACTORS

TONTITOWN, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS

INDEX OF DRAWINGS

- 01 COVER SHEET
- 02 EXISTING SITE PLAN
- 03 SITE + UTILITY PLAN
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GENERAL NOTES TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF TONTITOWN'S WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF TONTITOWN'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

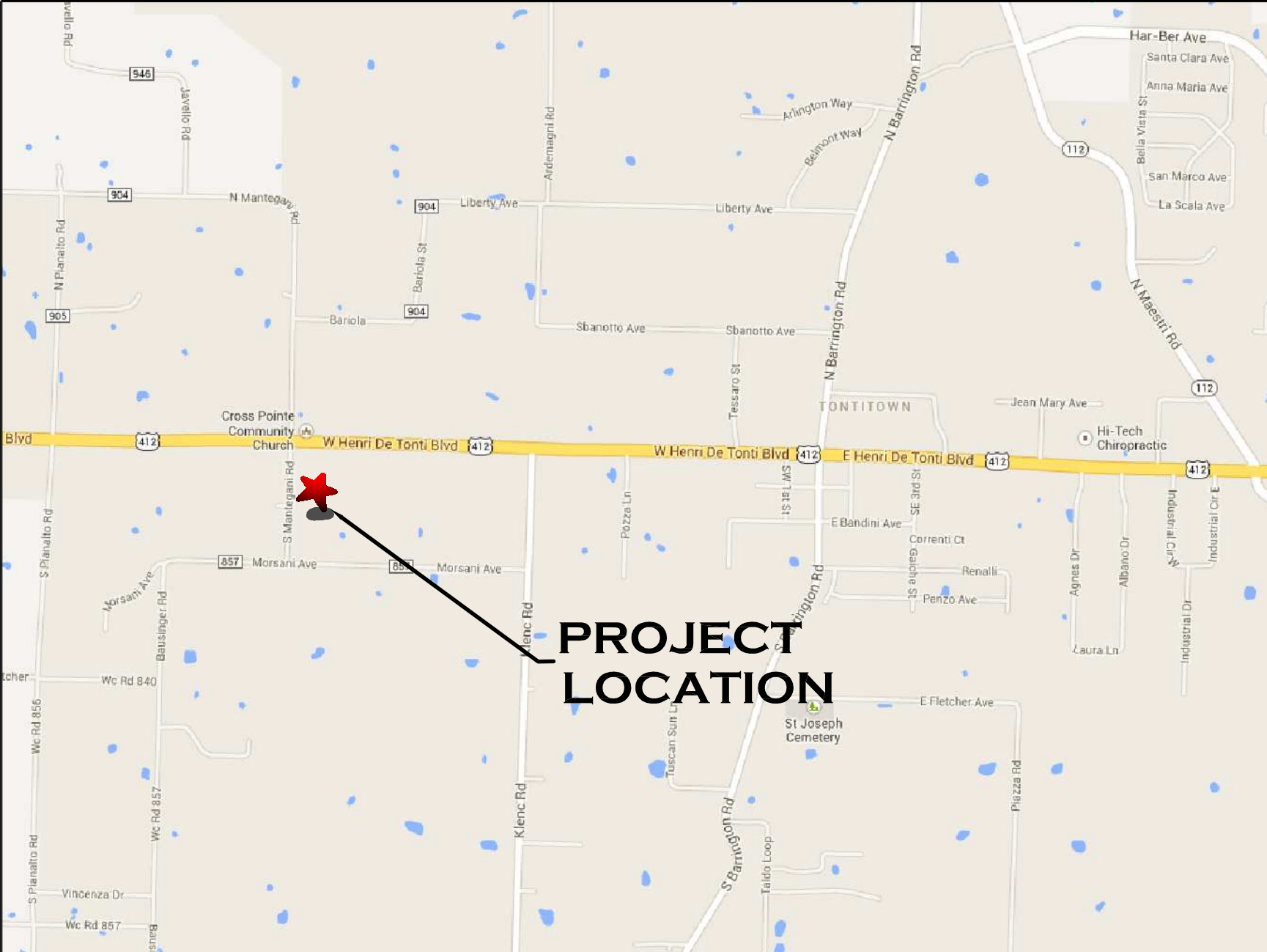
SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



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, July 09, 2015

OFF-STREET PARKING REQUIREMENTS:

PROFESSIONAL OFFICE:
1 SPACE PER 300 SQ FT OF NET FLOOR AREA
PROPOSED OFFICE SPACE AREA: 1617 SQ FT
SPACES REQUIRED: 5
WAREHOUSE:
5 SPACES PLUS 1 SPACE PER 2,000 SQ FT OF NET FLOOR AREA UP TO 50,000 SQ. FT.
PROPOSED WAREHOUSE SPACE AREA: 3414 SQ FT
SPACES REQUIRED: 7
TOTAL PARKING REQUIRED: 12
TOTAL PARKING PROVIDED: 13
HANDICAP PARKING REQUIRED: 1
HANDICAP PARKING PROVIDED: 1

OFF-STREET LOADING REQUIREMENTS:

TOTAL LOADING SPACES REQUIRED FOR 5,000-25,000 SQ FT BUILDING: 1
TOTAL LOADING SPACES PROVIDED: 1

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD (FIRM) PANEL #051430045F, DATED MAY 16, 2008) INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.

LEGAL DESCRIPTION:

LOTS 5, TONTITOWN PLAZA, A SUBDIVISION TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 23 AT PAGE 287, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS.

GENERAL SURVEY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF ELEVATION:

TONTITOWN GPS MONUMENT #6
N: 678478.68
E: 649416.47
ELEV: 1278.55

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

PROJECT SITE ADDRESS: 284 SOUTH MANTEGANI ROAD
TONTITOWN, ARKANSAS 72761
PARCEL: #830-38666-000
ACREAGE: 1.27
ZONING CLASSIFICATION: C-2
PROPOSED USE: OFFICE / WAREHOUSE
OWNER: NTF INVESTMENTS LLC
1393 N JEAN FAY
FAYETTEVILLE, AR 72704
DEVELOPER: CENTRAL ELECTRICAL CONTRACTORS
P.O. BOX 122
SPRINGDALE, AR 72765
PHONE: (479) 751-4674
FAX: (479) 751-7477
ARCHITECT: DAVE BURRIS
MANGOLD BURRIS ARCHITECTURE
300 N 2ND ST, SUITE A
ROGERS, AR 72756
ENGINEER/SURVEYOR: BATES + ASSOCIATES, INC.
91 W. COLT SQUARE SUITE 3
FAYETTEVILLE, AR 72703
PHONE: (479) 442-9350
FAX: (479) 521-9350

| PROPOSED | EXISTING | DESCRIPTION |
|----------|----------|------------------------------|
| | | ASPHALT (EDGE) |
| | | ASPHALT (SURFACE) |
| | | BOLLARD |
| | | BUILDING |
| | | BUILDING SETBACK LINE |
| | | CABLE TV (UNDERGROUND) |
| | | CABLE TV (OVERHEAD) |
| | | CONCRETE (EDGE) |
| | | CONCRETE (SURFACE) |
| | | CONDUIT |
| | | CONTOURS |
| | | CURB & GUTTER |
| | | DRAINAGE FLOW |
| | | DUMPSTER |
| | | EASEMENT |
| | | ELECTRICAL (UNDERGROUND) |
| | | ELECTRICAL (OVERHEAD) |
| | | ELECT. TRANSFORMER |
| | | EROSION CONTROL BALES |
| | | EROSION CONTROL FENCE |
| | | EROSION CONTROL RIP-RAP |
| | | FENCE (WIRE/WOOD/CHAIN) |
| | | FIBER OPTIC CABLE |
| | | FIRE HYDRANT ASSEMBLY |
| | | FLOWLINE |
| | | FORCE MAIN |
| | | GAS MAIN |
| | | GAS METER/VALVE |
| | | GRAVEL (EDGE) |
| | | GRAVEL (SURFACE) |
| | | IRON PIN - (RE-BAR) |
| | | LANDSCAPE EDGING |
| | | LIGHT |
| | | MONUMENT (CONCRETE) |
| | | POND |
| | | POWER POLE |
| | | PROPERTY LINE (EXTERNAL) |
| | | RETAINING WALL |
| | | RIGHT-OF-WAY |
| | | SANITARY SEWER MANHOLE |
| | | SANITARY SEWER PIPE |
| | | SANITARY SEWER SERVICE |
| | | CENTERLINE |
| | | SIDEWALK |
| | | STOP SIGN / FLAG POLE |
| | | SPOT ELEVATION |
| | | STABILIZED CONSTRUCTION ENT. |
| | | STORM INLET |
| | | STORM SEWER PIPE |
| | | STRIP (PAINTED OR STICKY) |
| | | TELEPHONE PED/MANHOLE |
| | | TELEPHONE (UNDERGROUND) |
| | | TELEPHONE (OVERHEAD) |
| | | TREE LINE CANOPY |
| | | TREE/TREE TO BE REMOVED |
| | | WATER MAIN BLOWOFF VALVE |
| | | WATER MAIN FIRE DEPT. CONN. |
| | | WATER MAIN PIPE |
| | | WATER MAIN REDUCER |
| | | WATER MAIN THRUST BLOCK |
| | | WATER METER |
| | | WATER METER (IRRIGATION) |
| | | WATER VALVE |

PROJECT NO

15-198

DRAWING NO

01

COVER SHEET

TONTITOWN, ARKANSAS

CENTRAL ELECTRICAL CONTRACTORS

LARGE SCALE DEVELOPMENT PLANS

ENGINEER: G. Bates

DRAWN BY: J. Young

CERTIFICATE OF AUTHORITY

BATES + ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER

STATE OF ARKANSAS

No. 9810

Geoffrey H. Bates

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5/13/15

07/07/15

DATE

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FIRST SUBMITTAL

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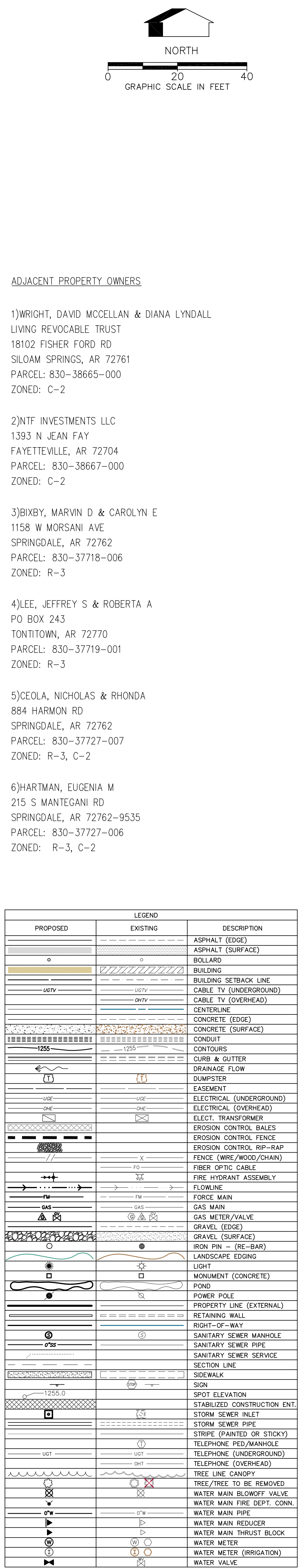
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Geoffrey H. Bates

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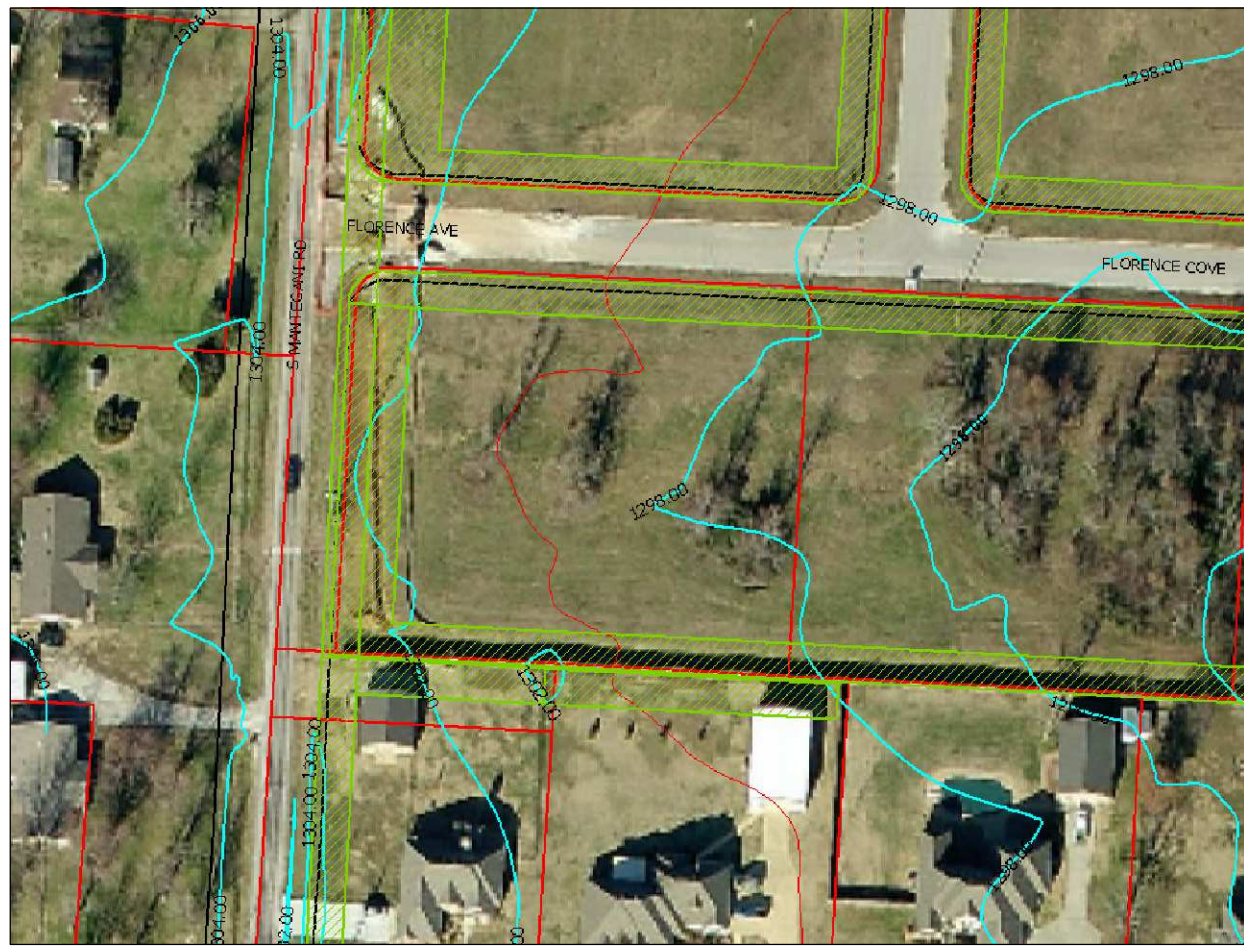
07/



6)HARTMAN, EUGENIA M
215 S MANTEGANI RD
SPRINGDALE, AR 72762-9535
PARCEL: 830-37727-006
ZONED: R-3, C-2

| PROPOSED | | LEGEND | | EXISTING | DESCRIPTION |
|----------|------|--------|--|----------|------------------------------|
| | | | | | ASPHALT (EDGE) |
| | | | | | ASPHALT (SURFACE) |
| | o | | | | BOLLARD |
| | | | | | BUILDING |
| | | | | | BUILDING SETBACK LINE |
| | | | | | CABLE TV (UNDERGROUND) |
| UTILITY | | | | UTILITY | CABLE TV (OVERHEAD) |
| | | | | | CENTERLINE |
| | | | | | CONCRETE (EDGE) |
| | | | | | CONCRETE (SURFACE) |
| | | | | | CONCRETE (UNDERGROUND) |
| | 1250 | | | 1250 | CONTOURS |
| | | | | | CURB & GUTTER |
| | | | | | DRAINAGE FLOW |
| | | | | | DUMPSITE |
| | | | | | EASEMENT |
| | | | | | ELECTRICAL (UNDERGROUND) |
| | | | | | ELECTRICAL (OVERHEAD) |
| | | | | | ELECT. TRANSFORMER |
| | | | | | EROSION CONTROL BALES |
| | | | | | EROSION CONTROL FENCE |
| | | | | | EROSION CONTROL RIP-RAP |
| | | | | | FENCE (WIRE/WOOD/CHAIN) |
| | | | | | FIBER OPTIC CABLE |
| | | | | | FIRE HYDRANT ASSEMBLY |
| | | | | | FLOWLINE |
| | | | | | FORCE MAIN |
| | | | | | GAS MAIN |
| | | | | | GAS METER/VALVE |
| | | | | | GRAVEL (EDGE) |
| | | | | | GRAVEL (SURFACE) |
| | | | | | IRON PIN - (RE-BAR) |
| | | | | | LANDSCAPE EDGING |
| | | | | | LIGHT |
| | | | | | MONUMENT (CONCRETE) |
| | | | | | POND |
| | | | | | POWER POLE |
| | | | | | PROPERTY LINE (EXTERNAL) |
| | | | | | RETAINING WALL |
| | | | | | RIGHT-OF-WAY |
| | | | | | SANITARY SEWER MANHOLE |
| | | | | | SANITARY SEWER PIPE |
| | | | | | SANITARY SEWER SERVICE |
| | | | | | SECTION LINE |
| | | | | | SIDEWALK |
| | | | | | SIGN |
| | | | | | SPOT ELEVATION |
| | | | | | STABILIZED CONSTRUCTION ENT. |
| | | | | | STORM SEWER INLET |
| | | | | | STORM SEWER PIPE |
| | | | | | STRIPS (PAINTED OR STOKY) |
| | | | | | TELEPHONE PED/MANHOLE |
| | | | | | TELEPHONE (UNDERGROUND) |
| | | | | | TELEPHONE (OVERHEAD) |
| | | | | | TREE LINE SANGNY |
| | | | | | TREE/TREE TO BE REMOVED |
| | | | | | WATER MAIN BLOWOFF VALVE |
| | | | | | WATER MAIN FIRE DEPT. CONN. |
| | | | | | WATER MAIN PIPE |
| | | | | | WATER MAIN REDUCER |
| | | | | | WATER MAIN THRUST BLOCK |
| | | | | | WATER METER |
| | | | | | WATER METER (IRRIGATION) |
| | | | | | WATER VALVE |

COORDINATES SHOWN HEREON ARE INTERPOLATED FROM THE TONTITOWN GIS MAP AND SHOULD NOT BE USED TO ESTABLISH OR RE-ESTABLISH THE LOCATION OF ANY PROPERTY LINE OR PROPERTY CORNER.

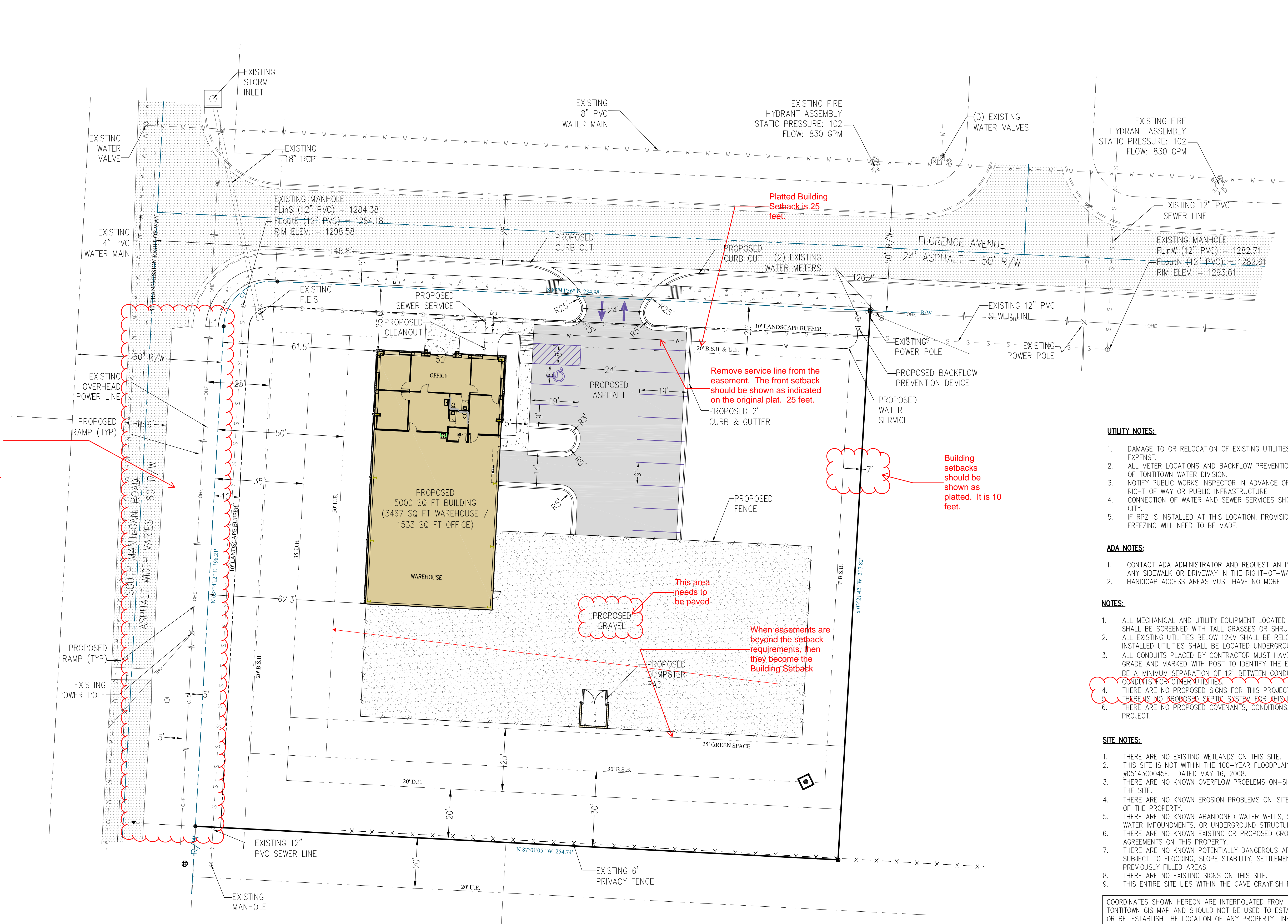


Time: 3:04 pm
Scale: 1=50 (PS)
Date: 1/12/2012
Drawing Name: I:\100\11-149\Engineering\03 Site & Utility Plan.dwg
Xrefs Used: base, COA BBA, BATES-AR, 24X36

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 19.00' | 31.06' | 27.71' | N 50°08'21" E | 93°39'38" |

1. THERE ARE NO EXISTING WETLANDS ON THIS SITE.
2. THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM PANEL #05143C0045F. DATED MAY 16, 2008.
3. THERE ARE NO KNOWN OVERFLOW PROBLEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.
4. THERE ARE NO KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
5. THERE ARE NO KNOWN ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WITHIN THE PROJECT.
6. THERE ARE NO KNOWN EXISTING OR ACCESS ADJACENTS TO THIS PROPERTY.
7. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS, INCLUDING AREAS SUBJECT TO FLOODING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, OR PREVIOUSLY FILLED AREAS.
8. THERE ARE NO EXISTING SIGNS ON THIS SITE.
9. THIS ENTIRE SITE LIES WITHIN THE CAVE CRAYFISH RECHARGE AREA.

Need to make improvements along Mantegani. This was supposed to have been done as part of the original subdivision, but was not. The City has assessed all lots along Mantegani to provide these improvements or pay the pro-rata share of the improvements.



UTILITY NOTES:

- DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
- ALL METER LOCATIONS AND BACKFLOW PREVENTION MUST BE APPROVED THE CITY OF TONTTOWN WATER DIVISION.
- NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE RIGHT OF WAY OR PUBLIC INFRASTRUCTURE.
- CONNECTION OF WATER AND SEWER SERVICES SHOULD BE COORDINATED WITH THE CITY.
- IF RPZ IS INSTALLED AT THIS LOCATION, PROVISIONS FOR PROTECTION AGAINST FREEZING WILL NEED TO BE MADE.

ADA NOTES:

- CONTACT ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY.
- HANDICAP ACCESS AREAS MUST HAVE NO MORE THAN 2% GRADE.

NOTES:

- ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED WITH TALL GRASSES OR SHRUBS.
- ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALLED UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48\"/>

SITE NOTES:

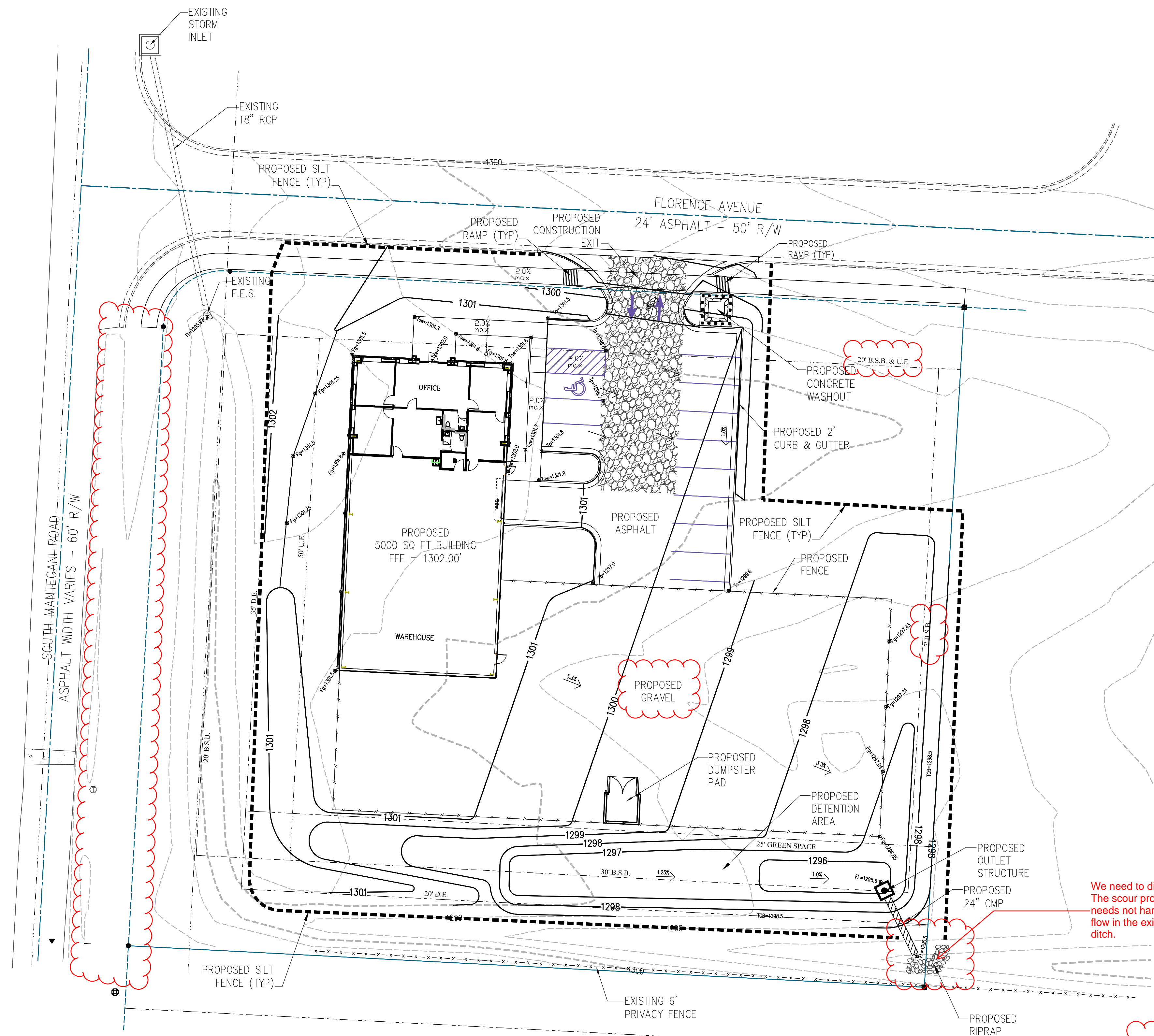
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- THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS ON THIS PROPERTY.
- THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS, INCLUDING AREAS SUBJECT TO FLOODING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, OR PREVIOUSLY FILLED AREAS.
- THERE ARE NO EXISTING SIGNS ON THIS SITE.
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COORDINATES SHOWN HEREON ARE INTERPOLATED FROM THE TONTTOWN GIS MAP AND SHOULD NOT BE USED TO ESTABLISH OR RE-ESTABLISH THE LOCATION OF ANY PROPERTY LINE OR PROPERTY CORNER.

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, July 09, 2015





REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

- PERMANENT IMPROVEMENTS, PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED UNLESS OTHERWISE ALLOWED BY THE CITY.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDING WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.

1. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.

2. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
3. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
5. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
6. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE IMMEDIATELY SHOVELED OR SWEEP AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.

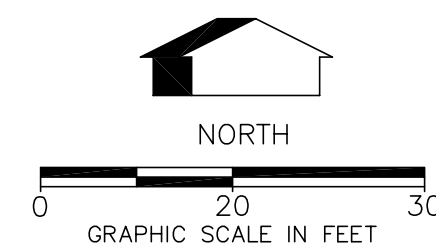
1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.

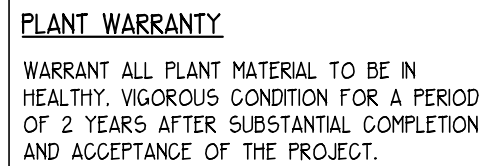
2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
5. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGE OR DISTURBED BY UNDERGROUND PRIVATE FRANCHISED UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

discuss.
Protection
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existing

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, July 09, 2015





| PLANT LIST | | | | | |
|------------|-----|--|-------|-----------|-----------------|
| QTY | SYM | COMMON NAME/ BOTANICAL NAME | ROOT | MIN. SIZE | NOTES |
| 15 | NM | NORWAY MAPLE <i>Acer platanoides</i> | B&B | 2" CAL | |
| 13 | HL | "SHADEMASTER" HONEY LOCUST <i>Gleditsia triacanthos</i> 'Shademaster' | B&B | 2" CAL | |
| 65 | MH | MAIDEN HAIR GRASS <i>Rhus glabra</i> | CONT. | 3 GAL | MIN. 18" HEIGHT |
| 61 | BX | BOXWOOD <i>Buxus x sempervirens</i> | CONT. | 3 GAL | MIN. 18" HEIGHT |
| 32 | BE | BLACK-EYED SUSAN <i>Rudbeckia</i> Sp. | FLAT | 4" POT | |
| 24 | RO | KNOCKOUT ROSE <i>Rosa</i> 'Species' | CONT. | 3 GAL | MIN. 18" HEIGHT |



1. INSTALL MULCH OVER WOVEN WEED BARRIER IN ALL BED AREAS, EXCEPT THE ANNUAL FLOWER BEDS, AND IN HEAVILY SHADED AREAS.
2. MULCH UNDER ALL TREES WITH A MINIMUM DEPTH OF 3", IN A MINIMUM DIAMETER CIRCLE OF 3 FEET.
3. USE 3" STEEL EDGE, 1/8" X 3" TO BORDER THE MULCH AREAS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE EDGE OF ALL BEDS WILL BE AT THE WALL, WALKWAY OR CURB, SO THAT THE WALL, WALKWAY OR CURB WILL BE AT THE EDGE OF ALL BEDS WHERE THE MULCH IS ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY OR CURB WILL BE AT THE EDGE OF ALL BEDS WHERE THE MULCH IS ADJACENT TO WALLS, WALKWAYS OR CURBS.
4. SPREAD 4" OF TOPSOIL AND SOLO SOO FROM THE FRONT LANDSCAPE AREAS WITH BERMUDAGRASS.
5. SPREAD 4" OF TOPSOIL AND SOLO SOO FROM THE BACK OF BUILDING WITH K-31 FESCUE OR BERMUDAGRASS.
6. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
7. IRRIGATIONS TO BE PROVIDED BY HOSE BIBS.
8. LANDSCAPE GRASS SHALL BE 152.300.07(9)(1). GROUND COVER SHALL NOT BE LESS THAN 80% LIVING MATERIAL. MULCH SHALL NOT EXCEED 20% OF THE GROUND COVER.

152.1300.07 LANDSCAPED STREET FRONTAGE
(C) 1. TEN FOOT BUFFER STRIP WITH ONE TREE AND TEN SHRUBS PER 25 LF. OF STREET FRONTAGE (448' OF STREET FRONTAGE - 18 SHADE TREES & 180 SHRUBS PROVIDED)

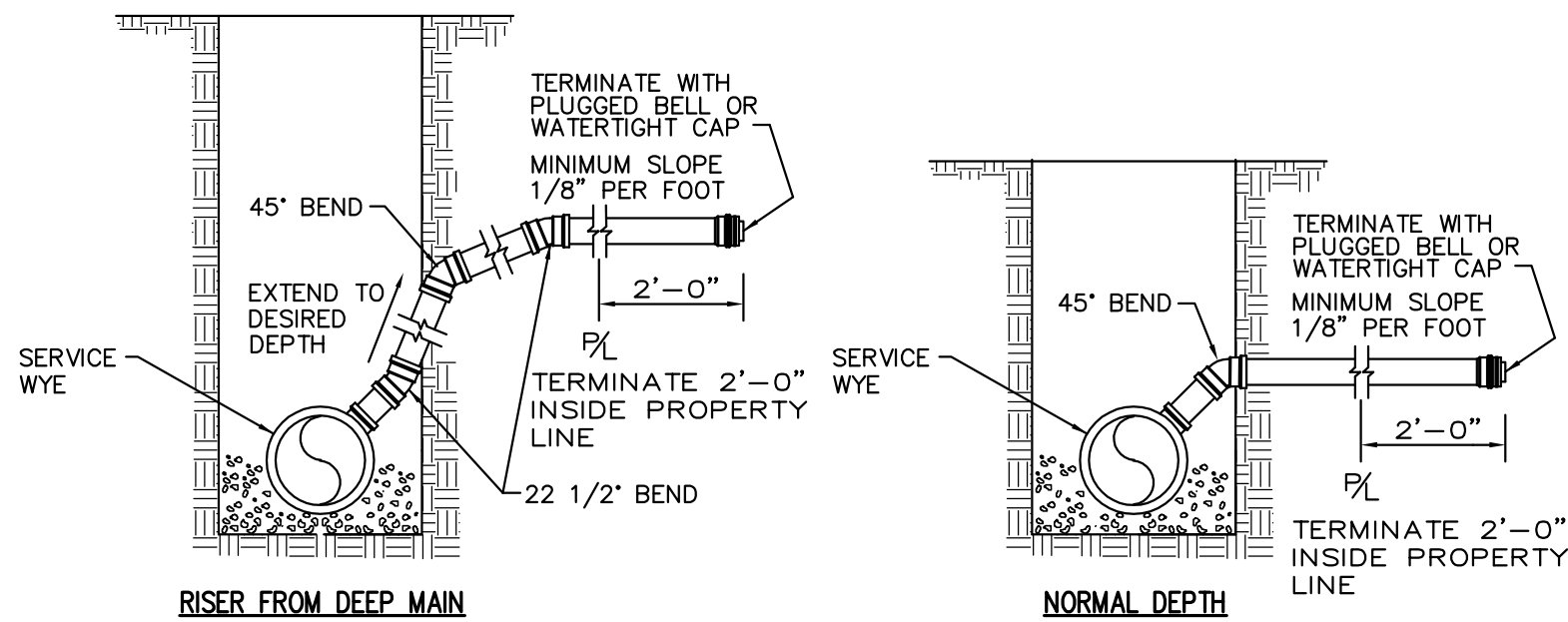
152.1300.08 INTERIOR PARKING LOT LANDSCAPING
(C) 2,625 SQ. FT. TOTAL PARKING LOT AREA - 8% MINIMUM TO BE DEDICATED TO INTERIOR LANDSCAPING
210 SQ. FT. REQUIRED. 285 PROVIDED (11%)

152.1300.09 LANDSCAPED PERIMETER
(B) FIVE FOOT LANDSCAPE STRIP ALONG SIDE AND REAR LOT LINES WITH ONE TREE PER 50'
• (452 TOTAL FT OF SIDE AND REAR PROPERTY LINES - 9 TREES REQUIRED)

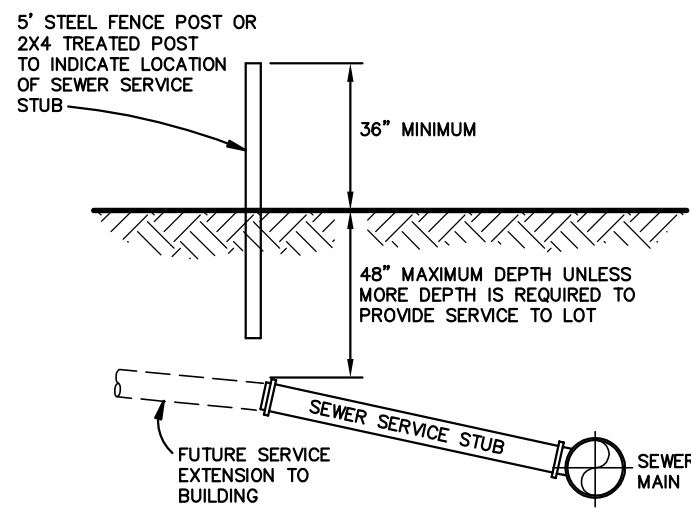
| | |
|-----------------------------|------------|
| TOTAL SHADE TREES REQUIRED: | 18 TREES |
| TOTAL SHADE TREES PROVIDED: | 18 TREES |
| TOTAL SHRUBS REQUIRED: | 180 SHRUBS |

Time: 1:36 pm
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Date: 7/31/2013
Drawing Name: 12\100\12-128\engineering\05 Landscape Plan.dwg
Xrefs Used: COA BBA, BATES-AR, 24X36, base

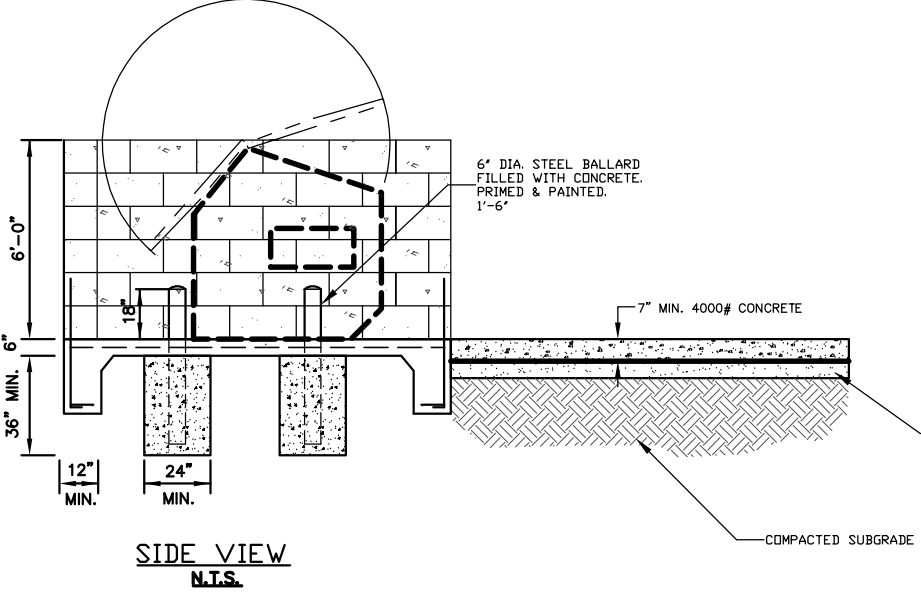
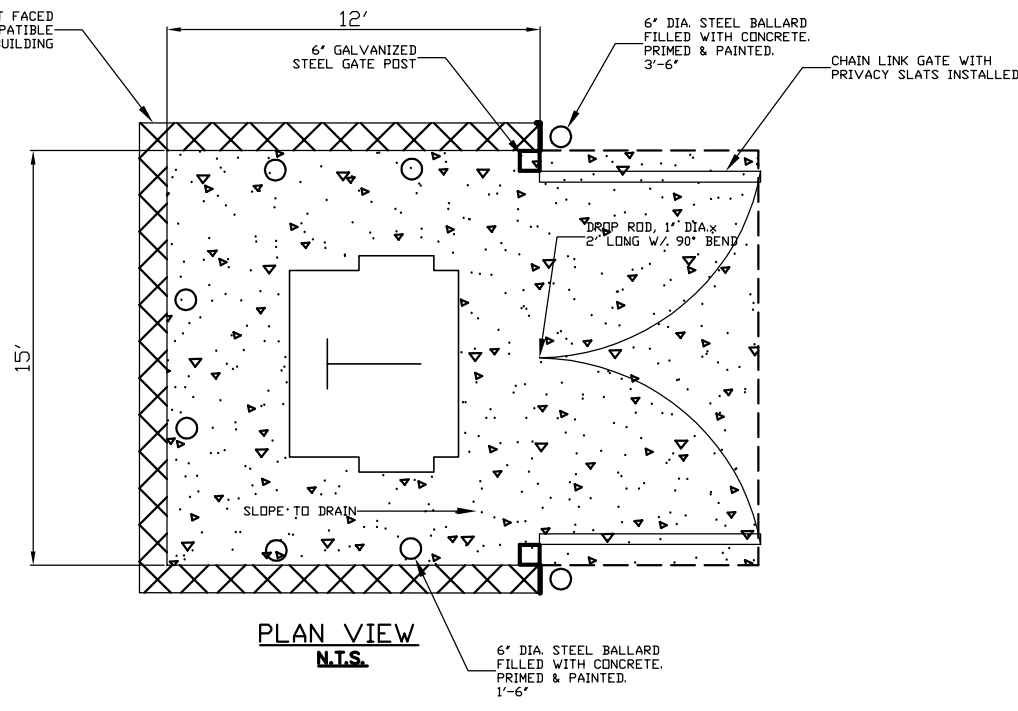
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Date: 7/7/2012
Drawing Name: H:\200\11-278\Engineering\05 Details.dwg
Xrefs Used: COA.BSA.BATES-AR 2436



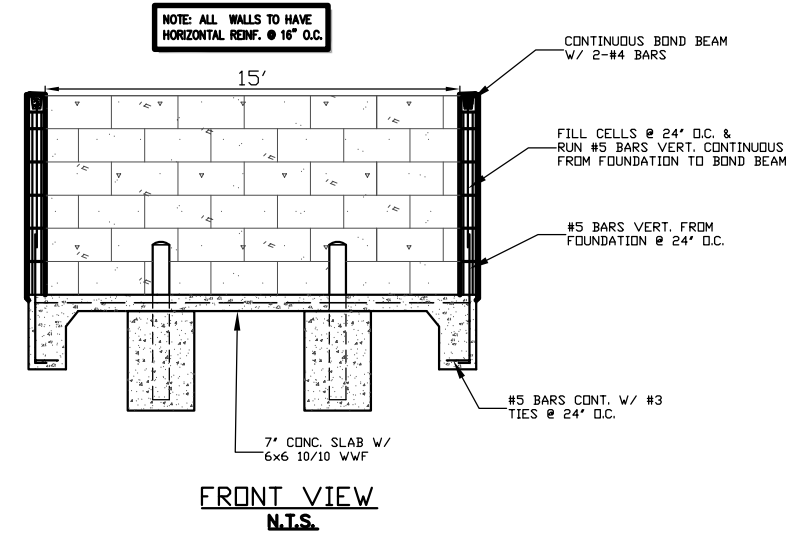
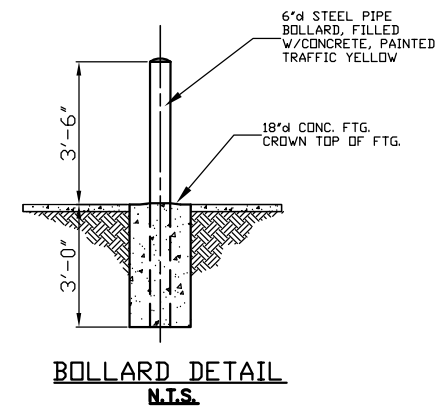
TYPICAL SERVICE CONNECTIONS
N.T.S.



SEWER SERVICE STUB OUT
N.T.S.

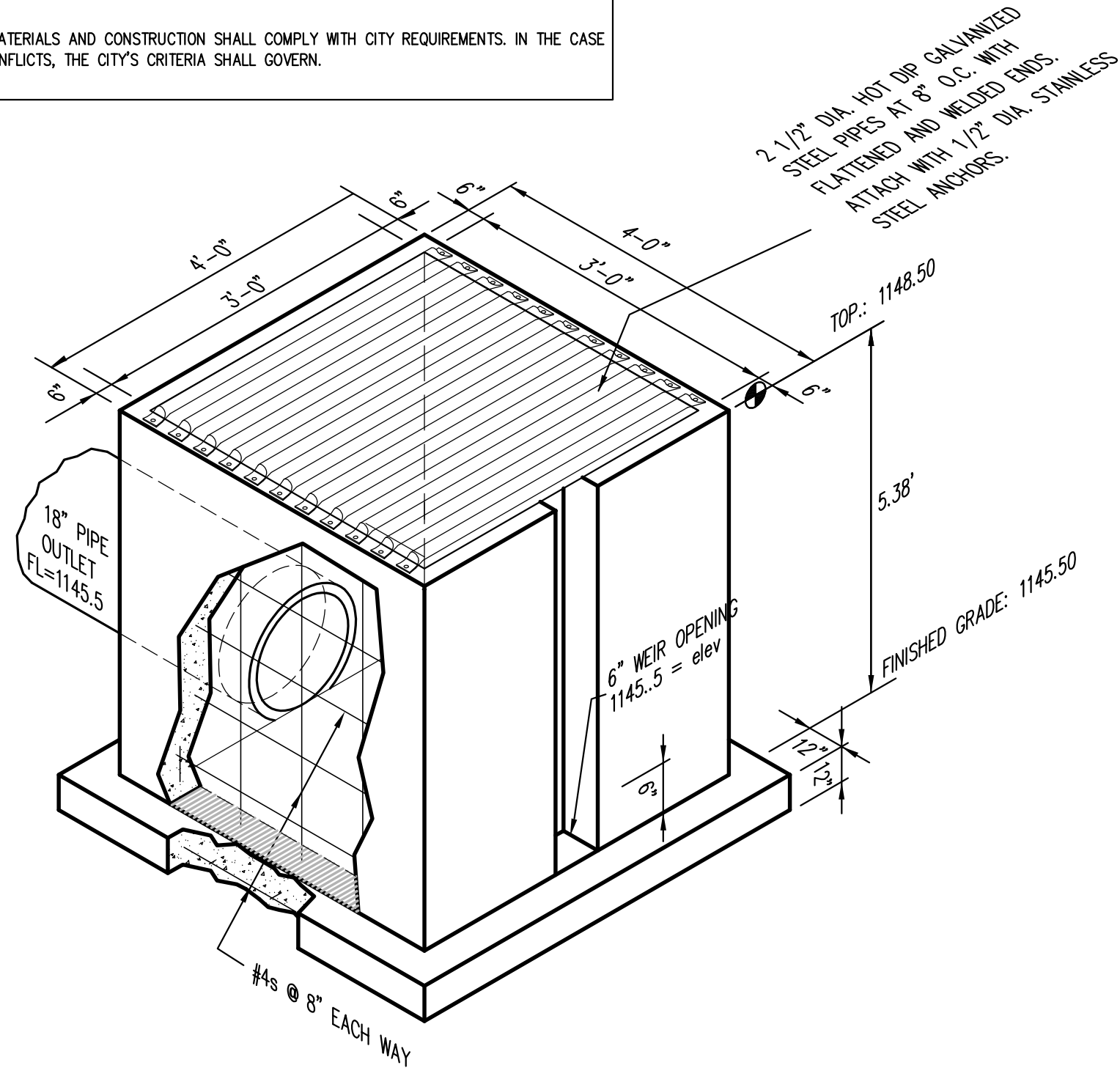


SCREENED DUMPSTER
N.T.S.

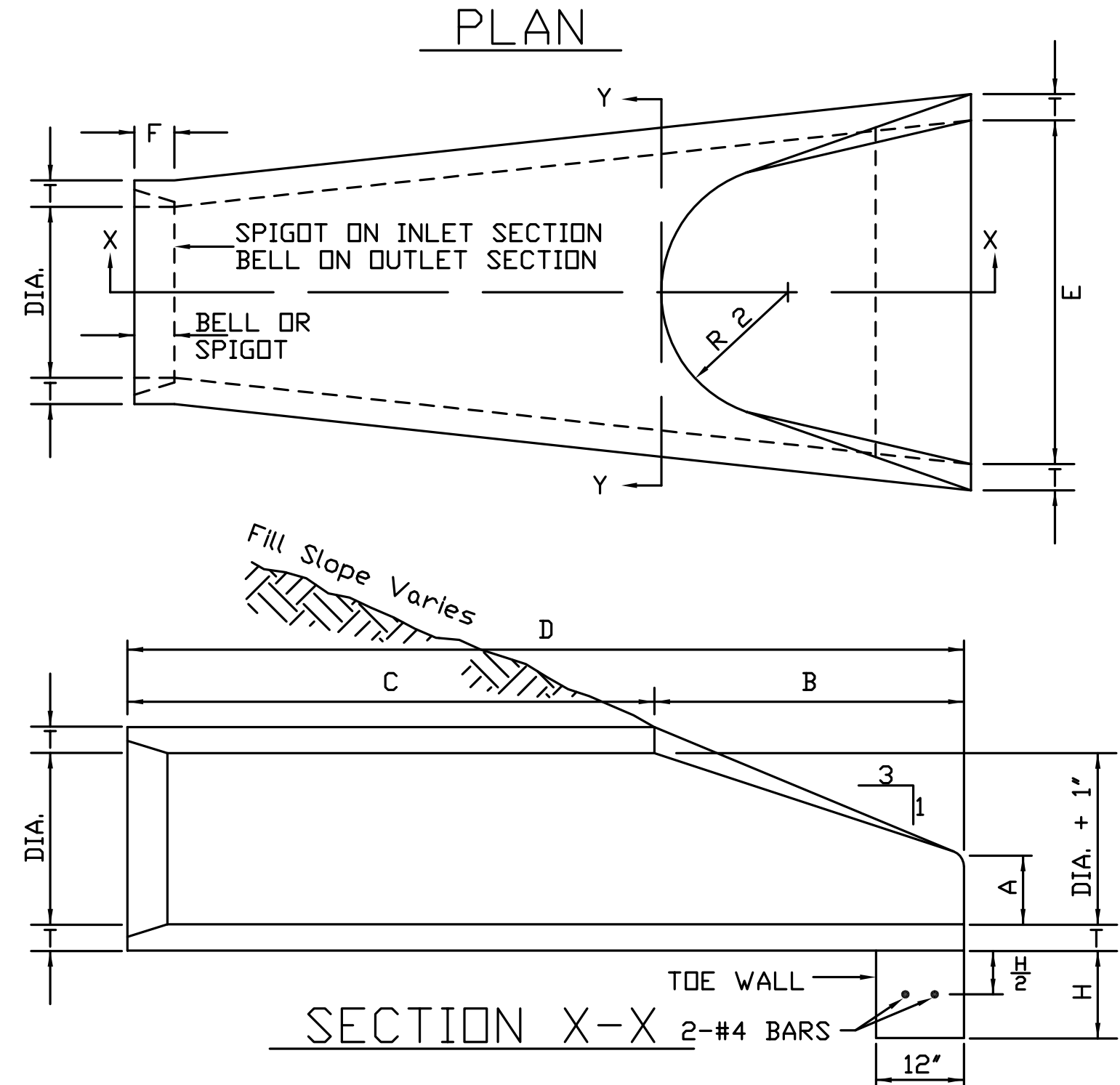


ALL INLETS SHALL BE CONSTRUCTED OF PORTLAND CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI WHEN TESTED. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT WHICH PRODUCES FIVE PERCENT PLUS OR MINUS TWO PERCENT AIR ENTRAINMENT IN THE CONCRETE.

ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.

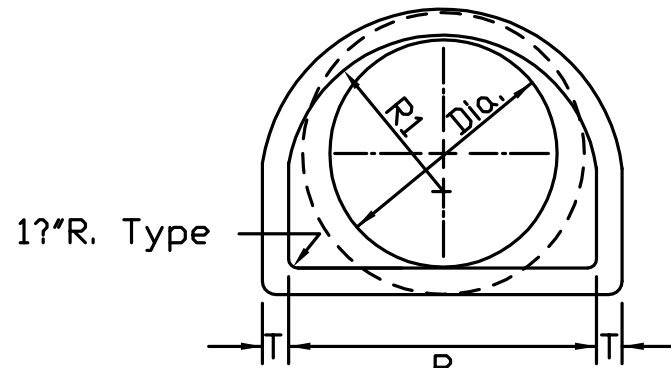


DETENTION OUTLET STRUCTURE
N.T.S.



SECTION X-X
2-#4 BARS

SECTION Y-Y



GENERAL NOTES

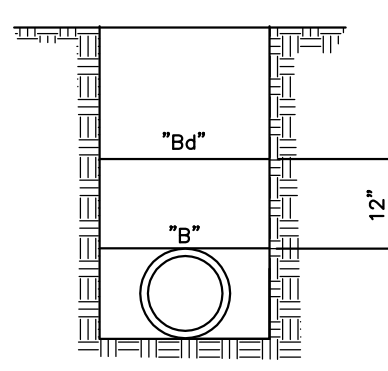
- End sections shall conform to standard strength reinforced concrete pipe of like diameter as per Standard Specifications.
- Joint between end section & pipe culvert to be made by reinforced concrete collar or cold adhesive preformed plasticasket.
- End sections to be used only when specified on the plans or at locations as directed by the Engineer.
- Toe wall to be constructed when shown on the plans or designated by the Engineer.

| DIA. | T | BELL OR SPIGOT | A | B | C | D | E | P | R 1 | R 2 | F | H | WEIGHT (LBS.) |
|------|-----|----------------|-------|--------|---------|--------|-------|------|------|-----|-----|-----|---------------|
| 15" | 21" | 2" | 6' | 2'-3" | 3'-10" | 6'-1" | 2'-6" | 241" | 121" | 11" | 31" | 12" | 740 |
| 18" | 21" | 21" | 9" | 2'-3" | 3'-10" | 6'-1" | 3'-0" | 29" | 151" | 12" | 4" | 15" | 990 |
| 24" | 3" | 21" | 91" | 3'-71" | 2'-6" | 6'-11" | 4'-0" | 331" | 161" | 14" | 47" | 18" | 1520 |
| 30" | 31" | 3" | 1'-0" | 4'-6" | 1'-71" | 6'-11" | 5'-0" | 37" | 181" | 15" | 5" | 21" | 2190 |
| 36" | 4" | 31" | 1'-3" | 5'-3" | 2'-101" | 8'-11" | 6'-0" | 471" | 241" | 20" | 57" | 21" | 4100 |
| 42" | 47" | 31" | 1'-9" | 5'-3" | 2'-11" | 8'-2" | 6'-6" | 531" | 271" | 22" | 57" | 24" | 5380 |
| 48" | 5" | 47" | 2'-0" | 6'-0" | 2'-2" | 8'-2" | 7'-0" | 561" | 281" | 22" | 57" | 24" | 6550 |
| 54" | 57" | 47" | 2'-3" | 5'-5" | 2'-11" | 8'-4" | 7'-6" | 651" | 331" | 24" | 67" | 24" | 8040 |
| 60" | 6" | 5" | 2'-6" | 5'-0" | 3'-3" | 8'-3" | 8'-0" | 721" | 361" | 24" | 67" | 24" | 8750 |
| 66" | 67" | 57" | 2'-0" | 6'-6" | 1'-9" | 8'-3" | 8'-6" | 72" | 361" | 24" | 71" | 24" | 10630 |
| 72" | 7" | 6" | 2'-0" | 6'-6" | 1'-9" | 8'-3" | 9'-0" | 771" | 381" | 24" | 71" | 24" | 12520 |

FLARED-END SECTION DETAIL
N.T.S.

NOTE: THE MINIMUM TRENCH WIDTH FOR ALL PIPE SIZES SHALL BE THAT WHICH FOLLOWS A 6" WORKING DISTANCE ON EACH SIDE OF THE BELL.

CAST OR DUCTILE IRON PIPE REQUIRED WHEN EXISTING OR FINISHED GRADE WHICHEVER IS LESS, PROVIDES LESS THAN 30" OF COVER.



TYPICAL PIPE TRENCH
N.T.S.

| NOMINAL PIPE DIAMETER | "Bd" (MAX) | "B" (MAX) |
|-----------------------|------------|-----------|
| 8" | 2'-10" | 2'-6" |
| 10" | 3'-0" | 2'-6" |
| 12" | 3'-4" | 3'-0" |
| 14" | 3'-4" | 3'-0" |
| 15" OR 16" | 3'-6" | 3'-0" |
| 18" | 4'-0" | 3'-6" |
| 20" OR 21" | 4'-0" | 3'-6" |
| 24" | 4'-8" | 4'-0" |
| 27" | 5'-0" | 4'-0" |
| 30" | 5'-6" | 4'-6" |

TRENCH WIDTH SCHEDULE

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, July 09, 2015

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. Young
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| DATE | 10/02/13 |
|-----------|----------|
| REVISIONS | |
| INITIAL | SUBMITAL |

CLEAR VIEW ENTERPRISES WAREHOUSE
LARGE SCALE DEVELOPMENT PLANS
SITE DETAILS
TONTITOWN, ARKANSAS

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Civil Engineering & Surveying
91 W. Colt Square Dr. Fayetteville, Arkansas 72703 • 479.442.9350 • Fax 479.521.9350
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PROJECT NO 13-222