

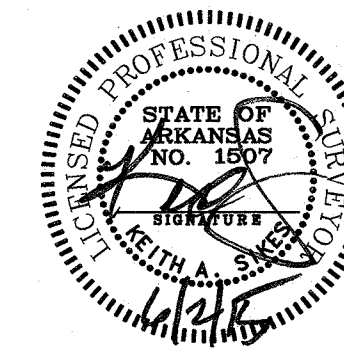
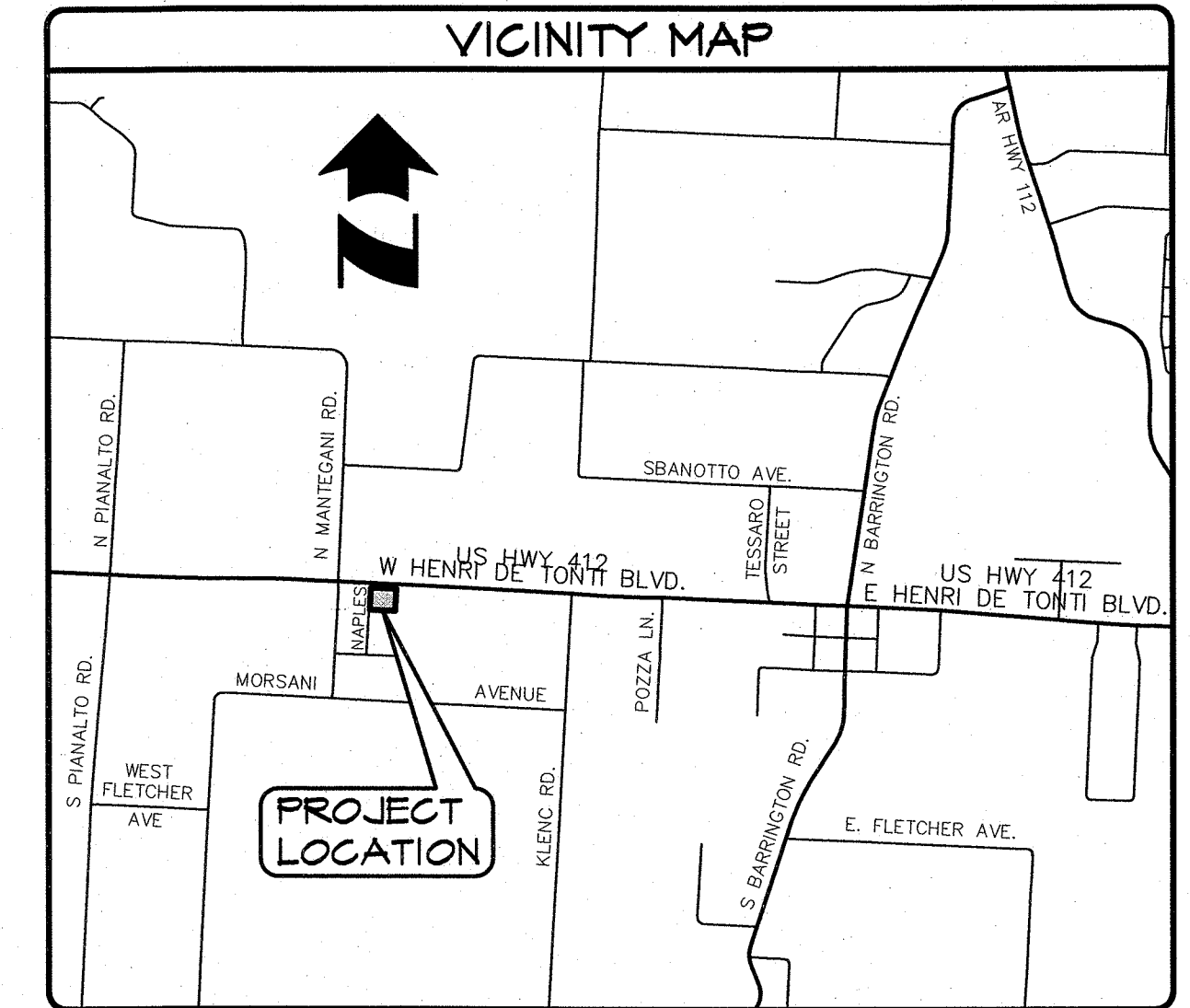
June 2015

Large Scale Development Plans

for

FARM CREDIT SERVICES

Tontitown, Washington County, Arkansas



CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

I, Keith A. Sikes, hereby Certify That This Plat Correctly Represents A Boundary Survey Made By Me And All Monuments Shown Hereon Actually Exist And Their Location, Size, Type, And Material Are Correctly Shown.

Date Of Execution 6/15/15

Signed: [Signature]
Registered Land Surveyor No. 1507
State Of Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, Travis L. Brisendine, hereby Certify That This Plan Correctly Represents A Plan Made Under My Direction and Engineering Requirements Of The Tontitown Subdivision Regulations Have Been Complied With.

Date Of Execution 6/2/15

Signed: [Signature]
Registered Engineer No. 10420
State Of Arkansas

State Of Arkansas Registration No. 10420

CERTIFICATE OF APPROVAL

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

Date Of Execution: _____

Signed: _____
Tontitown Planning Commission Chairman

Signed: _____
Mayor, City Of Tontitown

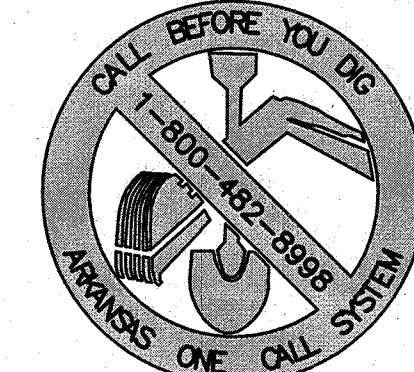
Signed: _____
Recorder/Treasurer, City Of Tontitown

OWNER/DEVELOPER

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

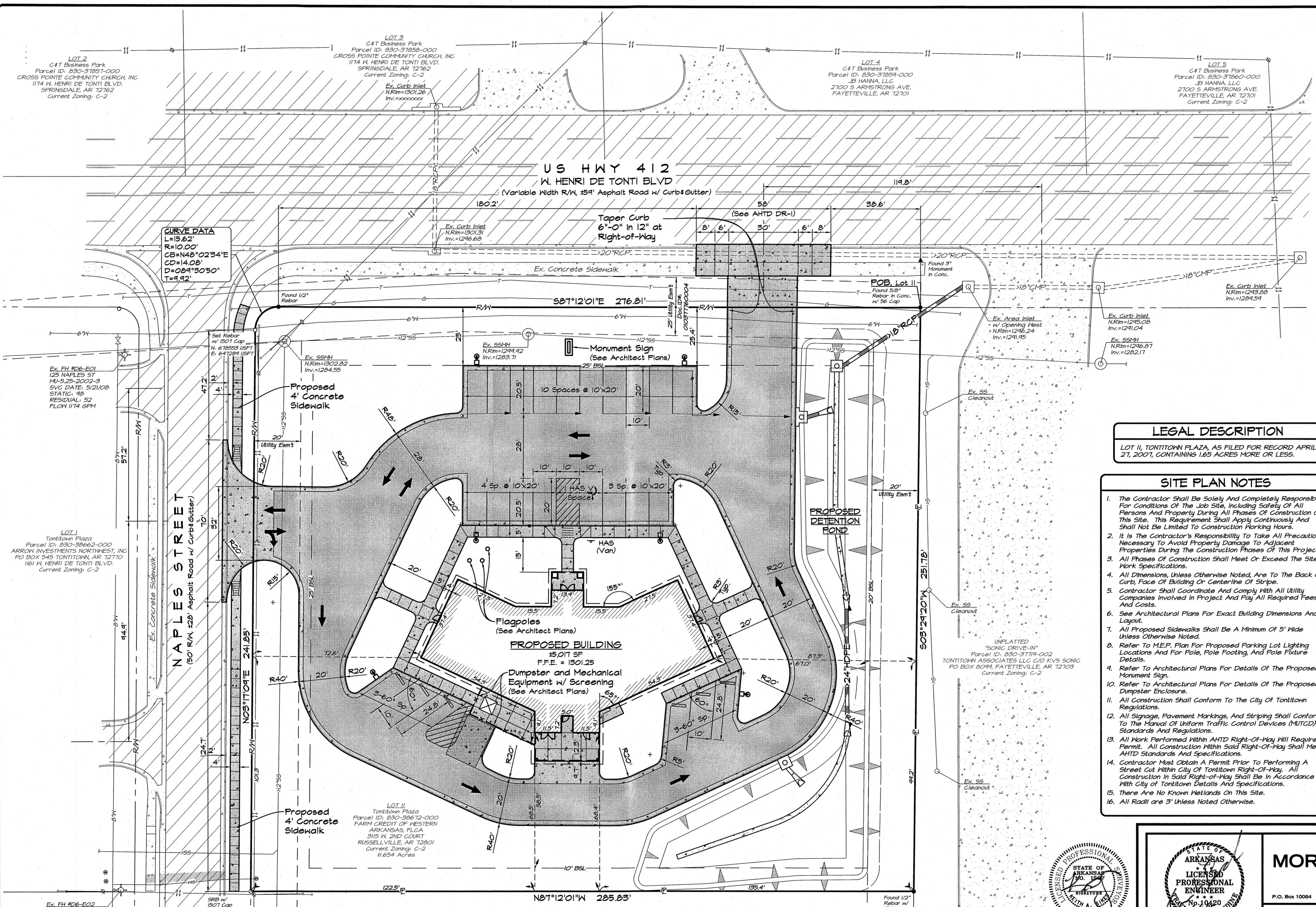
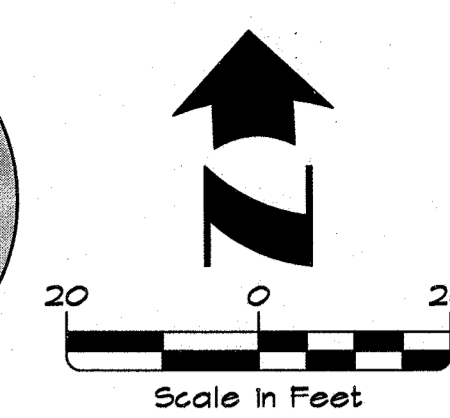
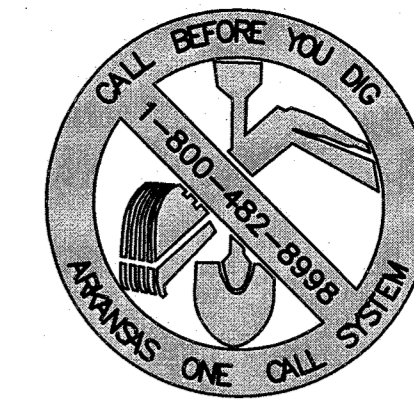
SITE UTILITY CONTACTS	
NATURAL GAS SOURCE GAS CONTACT: SCOTT STOKES PO BOX 19288 FAYETTEVILLE, ARKANSAS 72708 PHONE: 479-575-1424 TELEPHONE	ELECTRIC OZARKS ELECTRIC COOPERATIVE CONTACT: MIKE Phipps 3641 MEDINGTON DRIVE FAYETTEVILLE, AR 72704 PHONE: 479-521-2900 SEWER CITY OF TONTITOWN CONTACT: JAMES CLARK 201 E HENRI DE TONTI BLVD TONTITOWN, AR 72710 PHONE: 479-361-2946
AT&T CONTACT: KENNY HARTSFIELD 621 WHITE ROAD SPRINGDALE, AR 72762 PHONE: 479-442-1461 WATER CITY OF TONTITOWN CONTACT: JAMES CLARK 201 E HENRI DE TONTI BLVD TONTITOWN, AR 72710 PHONE: 479-361-2946	
GOVERNING AGENCIES	
CITY OF TONTITOWN 235 EAST HENRI DE TONTI TONTITOWN, AR 72710 PHONE: 479-361-2100 TONTITOWN FIRE DEPT. PO BOX 42 TONTITOWN, AR 72710 PHONE: 479-361-2185	DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: 501-661-2623

- INDEX OF SHEETS**
- Cover Sheet, Vicinity Map, and Index of Sheets
 - Site Dimension And Paving Plan
 - Site Grading and Drainage Plan
 - Erosion Control Plan
 - Site Utility Plan
 - Drainage Details
 - Miscellaneous Details
 - Miscellaneous Details



 	<p>MORRISON SHIPLEY ENGINEERS • SURVEYORS</p> <p>P.O. Box 10064 • Fort Smith, AR 72917 • 479.452.1933 • morrisonshipley.com</p> <p>LARGE SCALE DEVELOPMENT PLANS for FARM CREDIT SERVICES Tontitown, Washington County, Arkansas</p> <table border="1"> <thead> <tr> <th>Revision</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revision	By	Date				<p>Project No.: BCI-09 Drawing Name: BASE Drawn By: JMN Approved By: TLB Date: 06.02.15 Vertical Scale: - Horizontal Scale: 1"=20' Plotting Scale: 1 Sheet No.: 1 of 8</p>
		Revision	By	Date				
<p>Issued for Review 06.02.15</p>	<p>COVER SHEET, VICINITY MAP, and INDEX OF SHEETS</p>							

Drawing Name: AR 150700010100-09 (B)06/02/15 BISE.dwg User: jclark Modified: Sun 01/01/2015 3:45pm Printed on: Sun 01/01/2015 3:45pm by jclark



LEGEND

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

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

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

PARKING SUMMARY

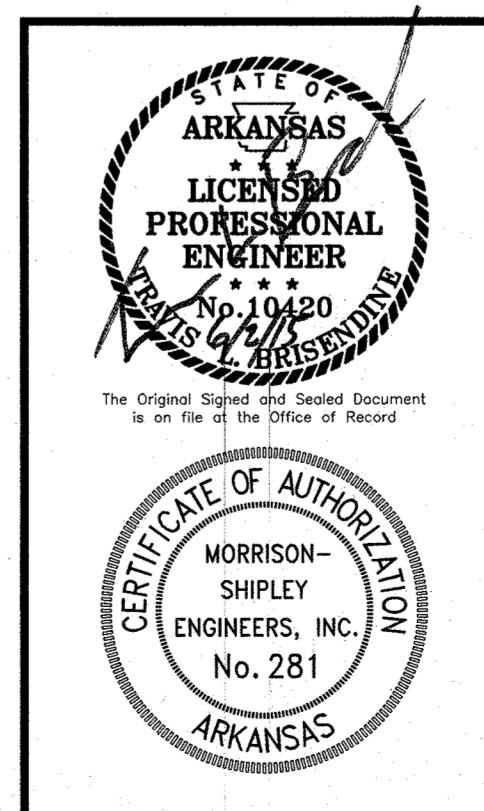
DESCRIPTION	PARKING REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
BANK or FINANCIAL INSTITUTION (5,017 SF)	1 PER 300 SF	17	22
HANDICAP ACCESSIBLE	1-25 Total Spaces	1	1
TOTAL SPACES		23	

SITE AREA CALCULATIONS

TOTAL SITE AREA	72,052 SF	100%
TOTAL BUILDING AREA	5,017 SF	7%
TOTAL IMPERVIOUS AREA	32,005 SF	44%
TOTAL PERVIOUS AREA	40,033 SF	56%

CURRENT ZONING
 C-2 GENERAL COMMERCIAL MINIMUM SETBACK REQUIREMENTS

FRONT	STREET SIDE	INTERIOR SIDE	REAR
25	25	10	20



MORRISON SHIPLEY
 ENGINEERS • SURVEYORS
 P.O. Box 10064 • Fort Smith, AR 72917 • 478.462.1933 • morrisonshipley.com

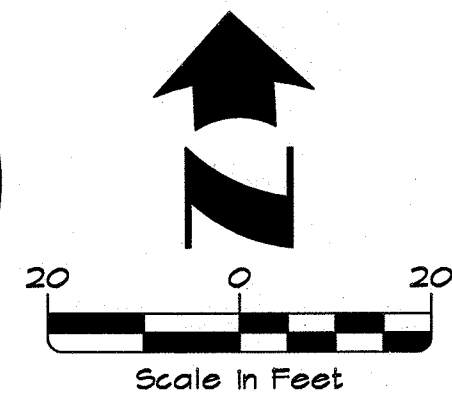
LARGE SCALE DEVELOPMENT PLANS for
FARM CREDIT SERVICES
 Tontitown, Washington County, Arkansas

Revision	By	Date

Issued for Review
 06.02.15

SITE DIMENSION and PAVING PLAN

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



US HWY 412
W. HENRI DE TONTI BLVD
 (Variable Width R/W, 55' Asphalt Road w/ Curb & Gutter)

TBM:
 3" Monument
 in Concrete
 Elev.=1297.05

Tie to Exst.
 Area Inlet
 Inv.=1292.95

LEGEND

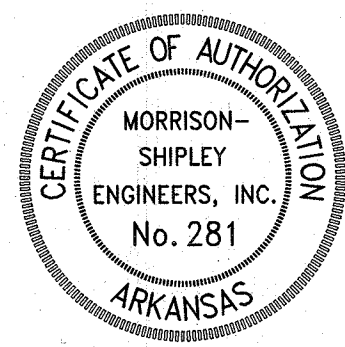
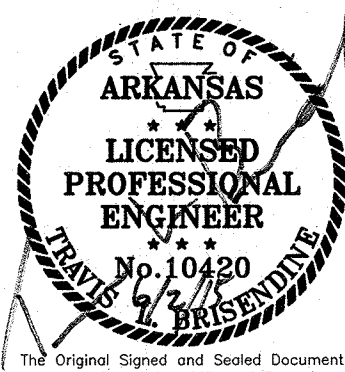
- Proposed Building
- Proposed Curb and Gutter
- Proposed Contour Line
- Proposed Top of Curb Elevation
- Proposed Finished Surface Elevation
- Finished Grade Slope Direction
- Proposed Curb Inlet or Outlet Structure
- Proposed Drainage Pipe
- Proposed Downspout
- Taper Curb 6" to 0" across distance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

SITE GRADING NOTES

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

FLOOD CERTIFICATION

THIS PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY AND INCORPORATED AREAS. (SUBJECT PROPERTY LIES WITHIN ZONE "X")
 MAP NUMBER: 05143C0048F EFFECTIVE DATE: MAY 16, 2008



MORRISON SHIPLEY
 ENGINEERS • SURVEYORS

P.O. Box 10064 • Fort Smith, AR 72917 • 479.452.1933 • morrisonshipley.com

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

Revision	By	Date

Issued for Review
 06.02.15

**SITE GRADING and
 DRAINAGE PLAN**

Project No.:	BCI-09
Drawing Name:	BASE
Drawn By:	JMN
Approved By:	TLB
Date:	06.02.15
Vertical Scale:	-
Horizontal Scale:	1"=20'
Plotting Scale:	1
Sheet No.:	3
	8

Ex. FH 106-E01
 125 NAPLES ST
 MU-5.25-2002-3
 SVC DATE: 5/21/08
 STATIC: 49
 RESIDUAL: 52
 FLOW 1174 GPM

Ex. FH 106-E02
 150 NAPLES ST
 MU-5.25-2005-3
 SVC DATE 5/15/08
 STATIC: 49
 RESIDUAL: 52
 FLOW 830 GPM

Drawing Name: M:\GIS\Projects\106-09\DWG\106-09 BASE.dwg User: jmn Date: Jun 02, 2015 10:21am Plotted on: Jun 02, 2015 10:21am by jmn

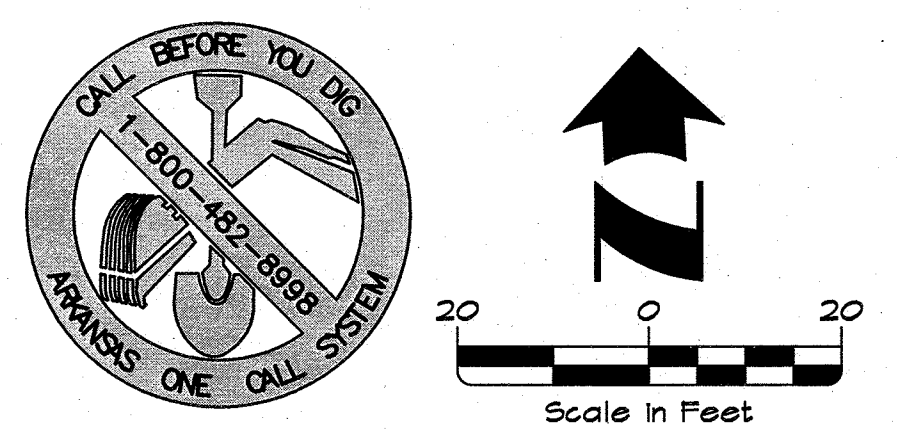
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE
 NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

1. CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
 2. TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

GRADING START DATE: _____
 GRADING ACTIVITIES CEASE (TEMP): _____
 GRADING ACTIVITIES COMPLETE: _____
 STABILIZATION INITIATION DATE: _____

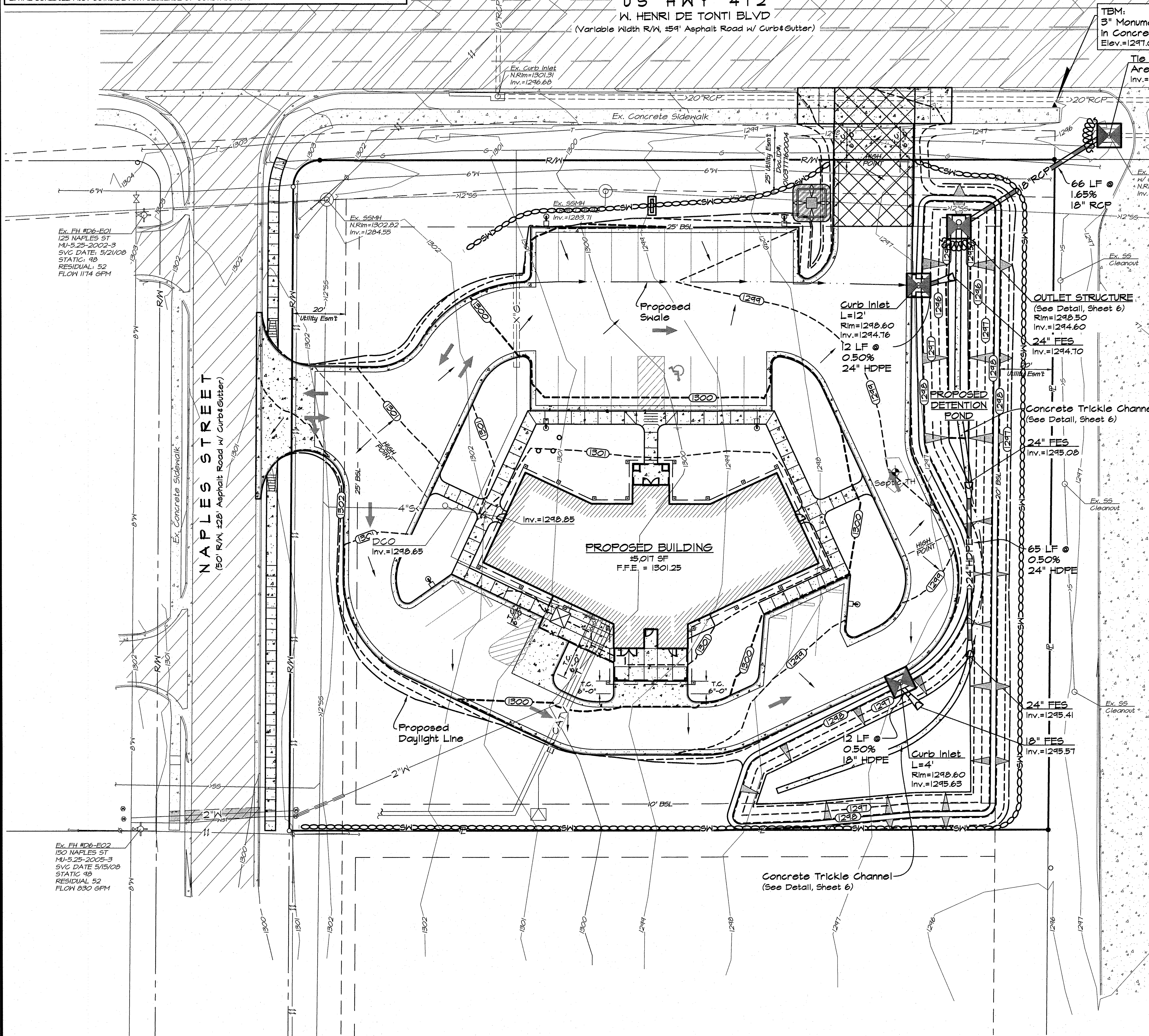
- SEQUENCE OF CONSTRUCTION**
- Construct Temporary Construction Entrance For Construction Traffic As Location Shown In The Plans.
 - Install Matties, Inlet Protection, Rock Check Dams, And Other Erosion Control Measures.
 - Begin Demolition, Rough-grade The Driveways and Building Pad, Perform Mass Grading Of The Site.
 - Install Storm Sewer, Water, Sanitary Sewer, And Other Utility Lines. When Underpinned Utility Installation Is Complete, Fine-grade The Paved Areas To Subgrade And Install The Stone Base Course. Construct The Curb And Gutter And Backfill The Curbs. Install The Asphalt And Concrete Pavement For The Project.
 - As These Phases Progress, Intermittent Storm Water Controls Should Be Installed To Prevent Silt From Washing Off The Construction Site And Entering The Streets, Storm Sewer System, Or Adjacent Properties.
 - Finish Grade The Site And Perform Final Cleanup, Spread Topsoil And Sod All Areas Disturbed By Construction That Will Not Be Paved Or Landscape Beds. Refer To The Landscape Plan.
 - Remove Temporary Erosion Control Measures After Permanent Stand Of Vegetation Is Established.



LEGEND

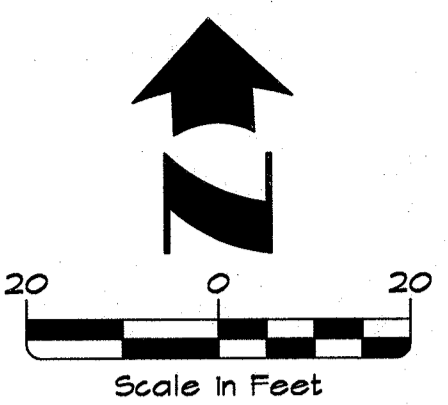
	Proposed Building
	Proposed Curb and Gutter
	Proposed Contour Line
	Finished Grade Slope Direction
	Proposed Curb Inlet
	Proposed Drainage Pipe
	Proposed Rock Check Dam
	Proposed Storm Drain And Catch Basin Or Inlet With Silt Fence Inlet Protection
	Proposed Wattle Fence
	Temporary Construction Entrance
	Concrete Washout Area
	Existing Grade Contours
	Existing Property Line
	Existing Easement
	Existing Right-of-Way
	Existing Building Setback Line
	Existing Asphalt Pavement
	Existing Concrete Pavement
	Existing Storm Drain W/Size & Type
	Existing Storm Drain Inlet
	Existing Drainage Flowline
	Existing Water Line W/Size
	Existing Water Service Line
	Existing Fire Hydrant
	Existing Water Valve
	Existing Sanitary Sewer Control Devices May Vary Due To The Contractor's Sequence Of Construction. Additional Measures May Be Necessary During Construction.
	Existing Manhole
	Existing Sanitary Sewer Service Line
	Existing Overhead Electric
	Existing Power Pole
	Existing US Telephone Line
	Existing Gas Line W/Size

- SITE EROSION CONTROL NOTES**
- Stabilization Measures Shall Be Initiated As Soon As Practicable In Portions Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased, But In No Case More Than Fourteen (14) Days After Work Has Ceased, Unless Activity In That Portion Of The Site Will Resume Within Twenty-one (21) Days. Following Initial Soil Disturbance Or Redisturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days For The Surface Of All Perimeter Slopes.
 - All Sediment And Erosion Control Devices Shall Be Inspected Every Seven (7) Days Or After Each Rainfall Occurrence That Exceeds One-half (0.5) Inch. Damaged Or Ineffective Devices Shall Be Repaired Or Replaced, As Necessary.
 - Provide Construction Entrances, Silt Fence, Inlet Protection, And/OR Other Erosion Control Devices, As May Be Required, To Control Soil Erosion During All Phases Of Construction. All Disturbed Areas Shall Be Cleaned Of Debris, Finish Graded, And Stabilized With Permanent Vegetation Immediately After Completion Of Construction.
 - All Erosion Control Devices Shall Be Properly Maintained During All Phases Of Construction Until The Completion Of All Construction Activities And All Disturbed Areas Have Been Stabilized. Additional Control Devices May Be Required During Construction In Order To Control Erosion And/OR Off-Site Sedimentation. All Temporary Control Devices Shall Be Removed Once Construction Is Complete And Permanent Vegetation Is Established.
 - All Areas To Not Be Paved Or Landscape Beds Shall Be Sodded. Refer To The Landscape Plan.
 - The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.
 - The Topsoil Stockpile Shall Be Graded To Drain And Seeded With A Temporary Seed Mix.
 - Dust Control On-site Shall Be Minimized By Spraying Water On Dry Areas Of The Site. The Use Of Oils And Other Petroleum Based Or Toxic Liquids For Dust Suppression Is Prohibited.
 - If The Majority Of Mud Or Dirt Is Not Removed From Traffic Exits, Contractor Shall Establish Additional Vehicle Wash Areas At Construction Traffic Exit Points. Rinse-Off Will Not Be Allowed Outside The Project Construction Limits.
 - All Erosion And Sedimentation Controls Shown On The Plans And In Accordance With Governing Authorities Shall Be Constructed And Maintained As Part Of This Contract. Contractor To Install Erosion Control In Accordance With The Erosion Sedimentation Control Plan As A Minimum. Other Measures May Be Required To Assure That Silt Is Controlled On-site.
- NOTE TO CONTRACTOR:**
 All Erosion Control Shown Functions As A Guide. It Is The Contractor's Responsibility To Ensure That The Requirements Of The Arkansas Department Of Environmental Quality's General Permit Are Maintained. Actual Erosion Control Devices May Vary Due To The Contractor's Sequence Of Construction. Additional Measures May Be Necessary During Construction.
- TEMPORARY SEDIMENT BASIN:**
 The Detention Basin Shall Serve As A Temporary Sediment Basin During Construction. Sediment Basin Shall Be Mucked Of Sediment When It Reaches 50% Capacity. After Paving And Finish Grading Have Been Completed, The Temporary Sediment Basin Shall Be Mucked Of All Sediment, Finish Graded, And The Temporary Rock Check Dam Removed. The Detention Basin Shall Be Topsoiled To A Minimum Depth Of 4" And Sodded As Shown On The Landscape Plan. The Corners Of The Sod Shall Be Pinned On All Slopes Exceeding 20%.



		Project No.: BCI-09 Drawing Name: BASE Drawn By: JMN Approved By: TLB Date: 06.02.15 Vertical Scale: - Horizontal Scale: 1"=20' Plotting Scale: 1 Sheet No.: 4
		P.O. Box 10064 • Fort Smith, AR 72917 • 479.452.1933 • morrisonshipley.com LARGE SCALE DEVELOPMENT PLANS for FARM CREDIT SERVICES Tontitown, Washington County, Arkansas EROSION CONTROL PLAN
Issued for Review 06.02.15		8

Drawing Name: M:\2015\PROJ\100-09\DWG\100-09 BASE.dwg Last Modified: Jun 02, 2015 - 8:23am Plotted on: Jun 02, 2015 - 8:23am by jmn



US HWY 412
W. HENRI DE TONTI BLVD
 (Variable Width R/W, 54' Asphalt Road w/ Curb & Gutter)

No Irrigation in
 AHTD Right-of-Way

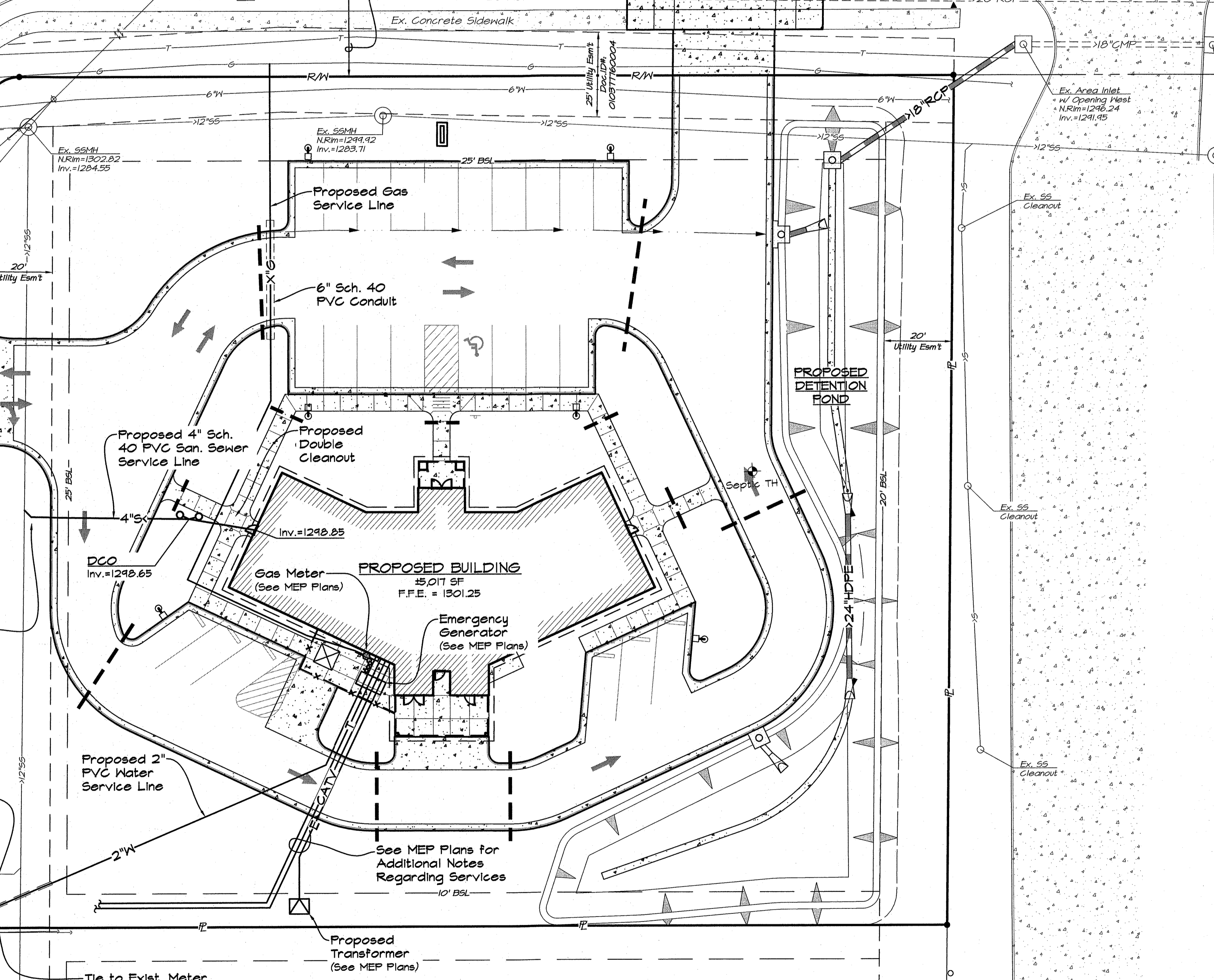
LEGEND

	Proposed PVC Water Service Line w/ Size (ASTM D2241, Class 200 Or Driscopex 5100 Series HDPE Tubing)
	Proposed PVC Sewer Service Line w/ Size (SCH. 40, Bedded & Embedded In Gravel)
	Proposed Clean Out
	Proposed Double Clean Out
	Proposed Underground Electric Service
	Proposed Underground Telephone Cable
	Proposed Gas Line w/ Size
	Proposed Transformer
	Ductile Iron Bend (AWWA C-153) w/ Blocking
	Proposed Sch. 40 Sleeves (2-4" & 2-2")
	Existing Property Line
	Existing Easement
	Existing Right-of-Way
	Existing Building Setback Line
	Existing Asphalt Pavement
	Existing Concrete Pavement
	Existing Storm Drain W/Size & Type
	Existing Storm Drain Inlet
	Existing Drainage Flowline
	Existing Water Line W/Size
	Existing Water Service Line
	Existing Fire Hydrant
	Existing Water Valve
	Existing Sanitary Sewer Line W/ Size
	Existing Manhole
	Existing Sanitary Sewer Service Line
	Existing Overhead Electric
	Existing Power Pole
	Existing US Telephone Line
	Existing Gas Line W/Size

SITE UTILITY NOTES

- Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-call System Prior To Construction @ 1-800-452-5508. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Morrison-ShIPLEY Engineers, Inc. And/or The Owner Of Any Conflicts Or Required Deviations From The Plans. Morrison-ShIPLEY Engineers, Inc. Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.
- All Electric, Telephone, Cable, And Gas Extensions Including Service Lines Shall Be Constructed To The Appropriate Utility Company Specifications And Requirements. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company. Contractor Shall Further Coordinate Any Disruptions To Existing Utility Service With Adjacent Property Owners. Contractor To Notify Utility Companies When Construction Begins.
- It Shall Be Distinctly Understood That Failure To Specifically Indicate Work Which Is Required To Complete This Project Shall Not Relieve The Contractor Of His Responsibility To Perform Such.
- All Utilities Shall Terminate Five (5) Feet Outside The Building Unless Otherwise Noted. The End Of All Service Lines Shall Be Tightly Capped Or Plugged And Marked Until Such Time As Connections Are Made Inside The Building. Coordinate All Entrances To The Building With The Architectural Plans And MEP Plans.
- 4" Sch. 40 PVC Sewer Shall Have Minimum Slope Of 1% Unless Otherwise Specified By Local Plumbing Codes.
- All Public Sanitary Sewer And Public Water Systems Shall Be Constructed In Accordance With City Of Tontitown Water And Sewer Specifications. Water Lines Shall Have A Minimum Cover Of 4'. All Private Water And Sanitary Sewer Service Lines Shall Meet Local And State Plumbing Codes.
- All Water Main Connections Shall Be In Accordance With City Of Tontitown Water Specifications. The Contractor Shall Not Operate Valves On Existing Water Mains. A Preconstruction Meeting Is Required For All Public Water And Sanitary Sewer Construction.
- All Single Domestic Water Services Shall Include An Internal RP Type Backflow Preventor. Each Domestic Water Meter Will Require An RPZ. Provisions Shall Be Provided For Thermal Expansion And Drainage With The Domestic Water Service Line To The RPZ.
- The Irrigation System Shall Be Protected By An RP Type Backflow Preventor. Irrigation To Be Designed By Others. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
- Peak Water Demand For This Project Is Not Known At This Time.

NAPLES STREET
 (50' R/W, 52' Asphalt Road w/ Curb & Gutter)



PROPOSED BUILDING
 5,017 SF
 F.F.E. = 1301.25

PROPOSED DETENTION POND

Gas Meter (See MEP Plans)

Emergency Generator (See MEP Plans)

See MEP Plans for Additional Notes Regarding Services

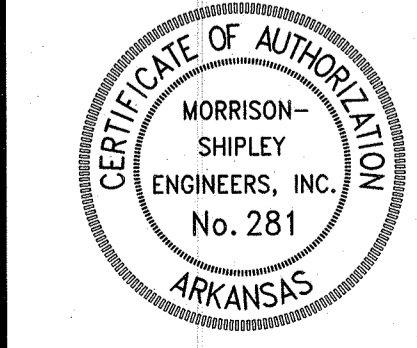
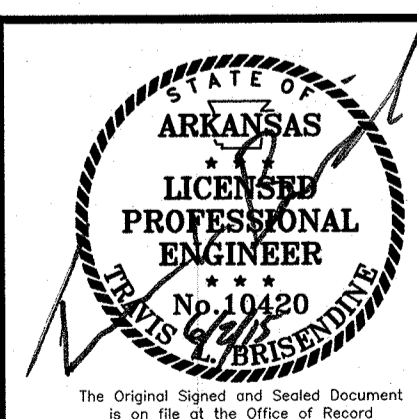
Proposed Transformer (See MEP Plans)

Tie to Exist. Meter (See MEP Plans)

Ex. FH #D6-E01
 125 NAPLES ST
 MU-5.25-2002-3
 SVC DATE, 5/21/08
 STATIC, 48
 RESIDUAL, 52
 FLOW 1174 GPM

Ex. FH #D6-E02
 150 NAPLES ST
 MU-5.25-2005-3
 SVC DATE, 5/15/08
 STATIC, 48
 RESIDUAL, 52
 FLOW 830 GPM

Ex. SM#1
 NRim=1301.46
 Inv.=1285.62



MORRISON SHIPLEY
 ENGINEERS • SURVEYORS

P.O. Box 10064 • Fort Smith, AR 72917 • 479.452.1933 • morrisonshIPLEY.com

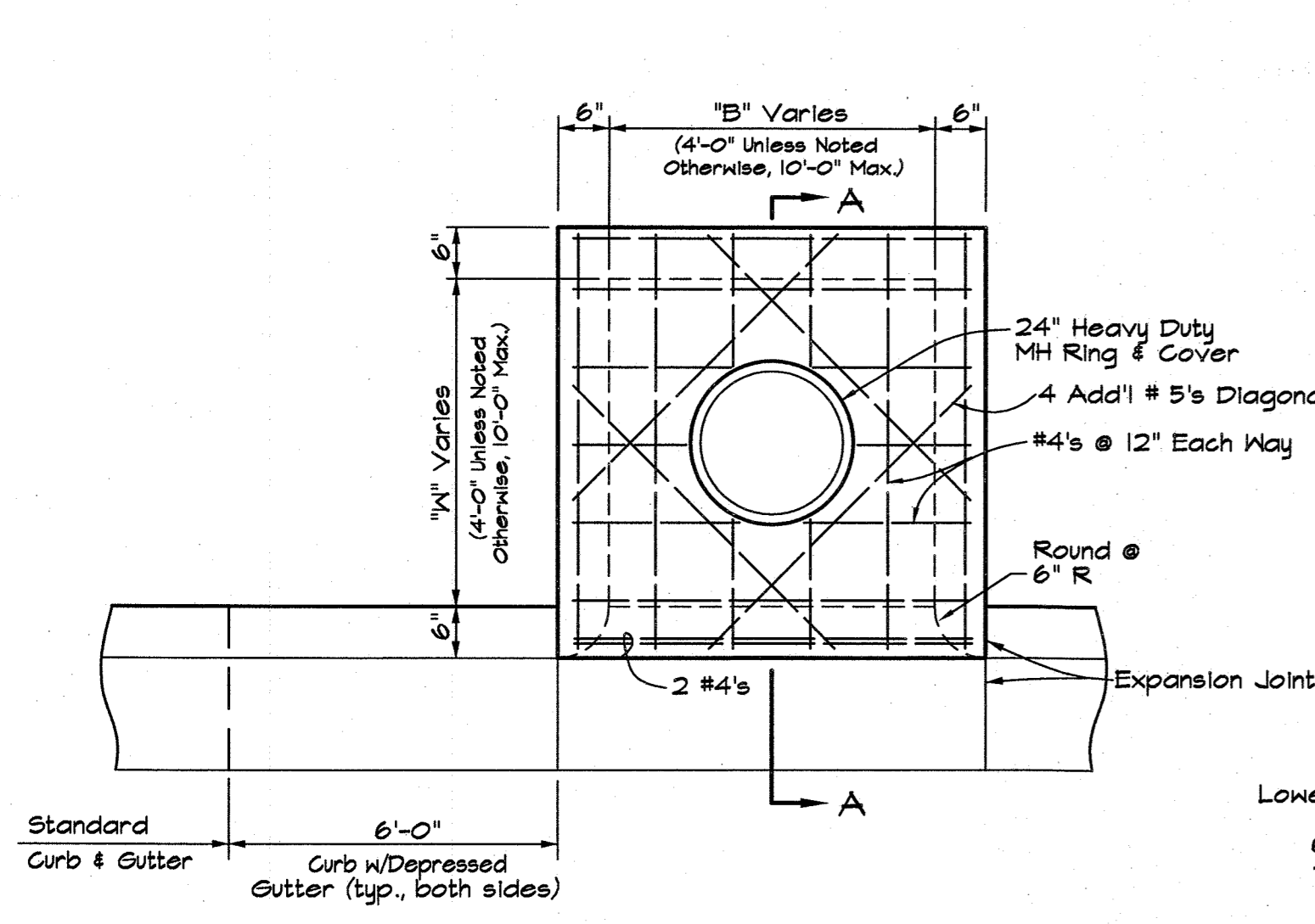
LARGE SCALE DEVELOPMENT PLANS for
FARM CREDIT SERVICES
 Tontitown, Washington County, Arkansas

Revision	By	Date

Issued for Review
 06.02.15

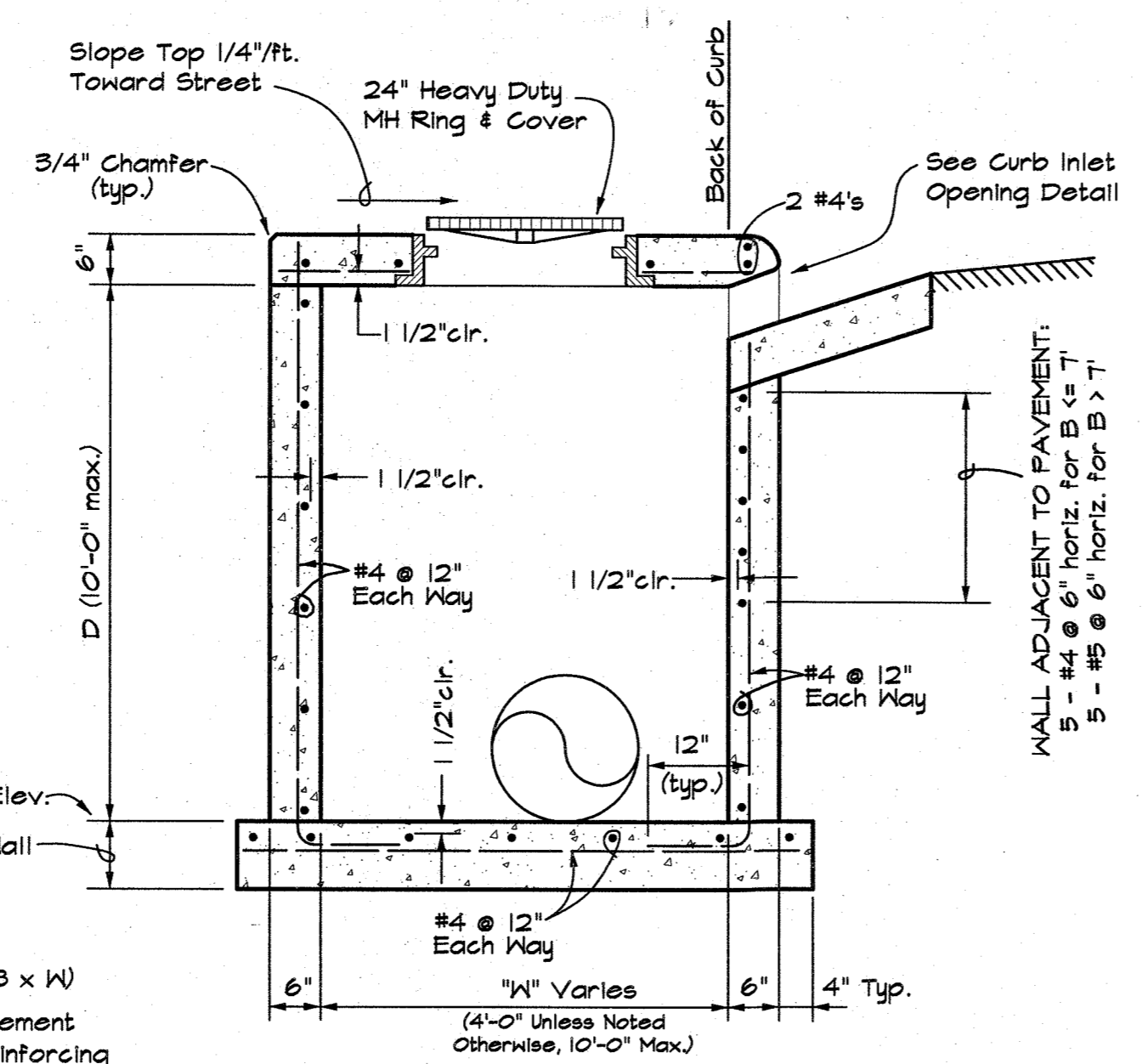
SITE UTILITY PLAN

Project No.:	BCI-09
Drawing Name:	BASE
Drawn By:	JMN
Approved By:	TLB
Date:	06.02.15
Vertical Scale:	
Horizontal Scale:	1"=20'
Plotting Scale:	1
Sheet No.:	5 of 8

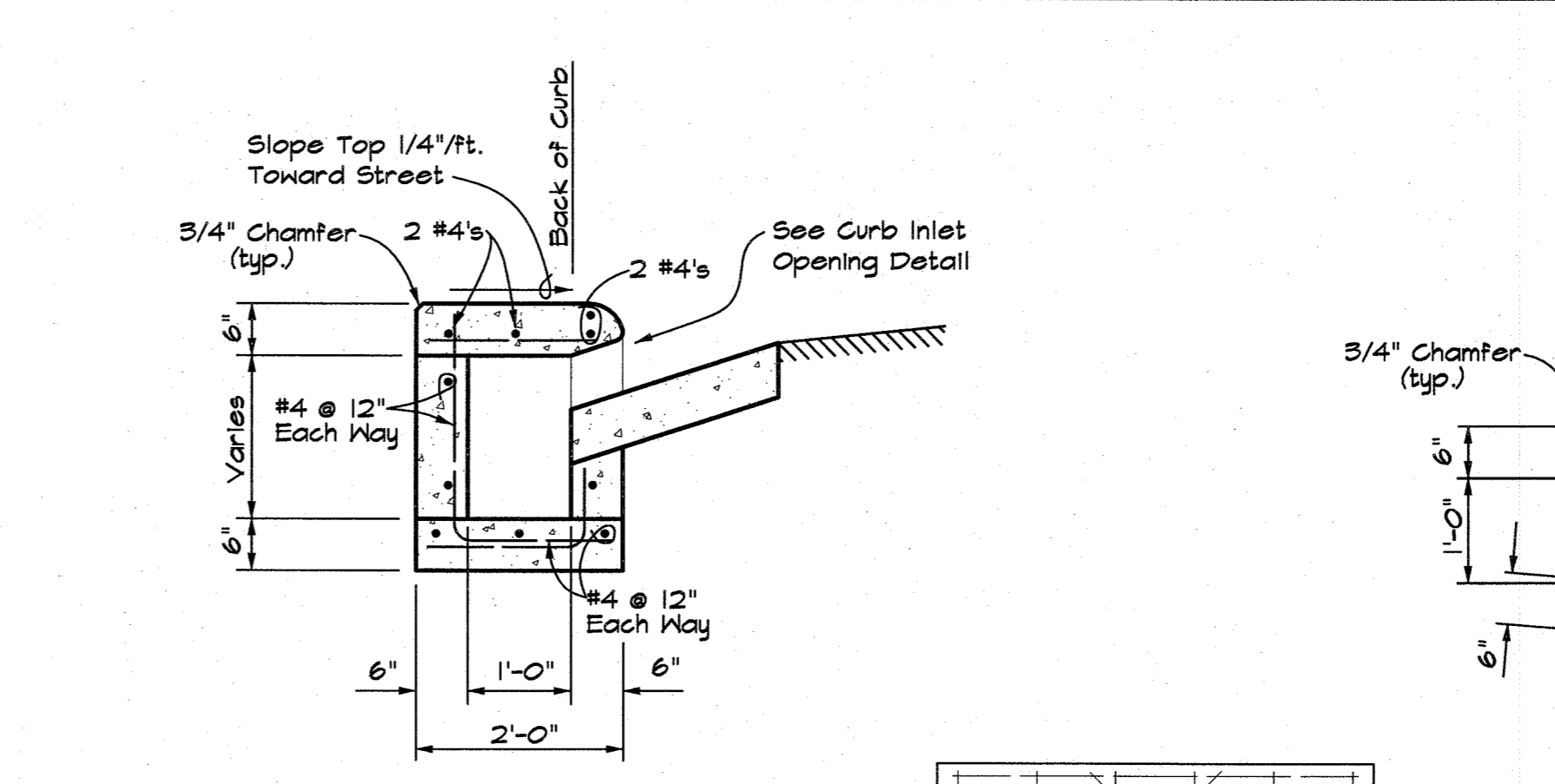


- NOTES:**
1. See Plans for Dimensions "B" and "W" (Noted B x W)
 2. Wall Reinforcement for Wall Adjacent to Pavement and Top Shall Be as Indicated. All Other Reinforcing Shall be #4 bars at 12" Each Way.
 3. See Detail for Wall Corner Reinforcement

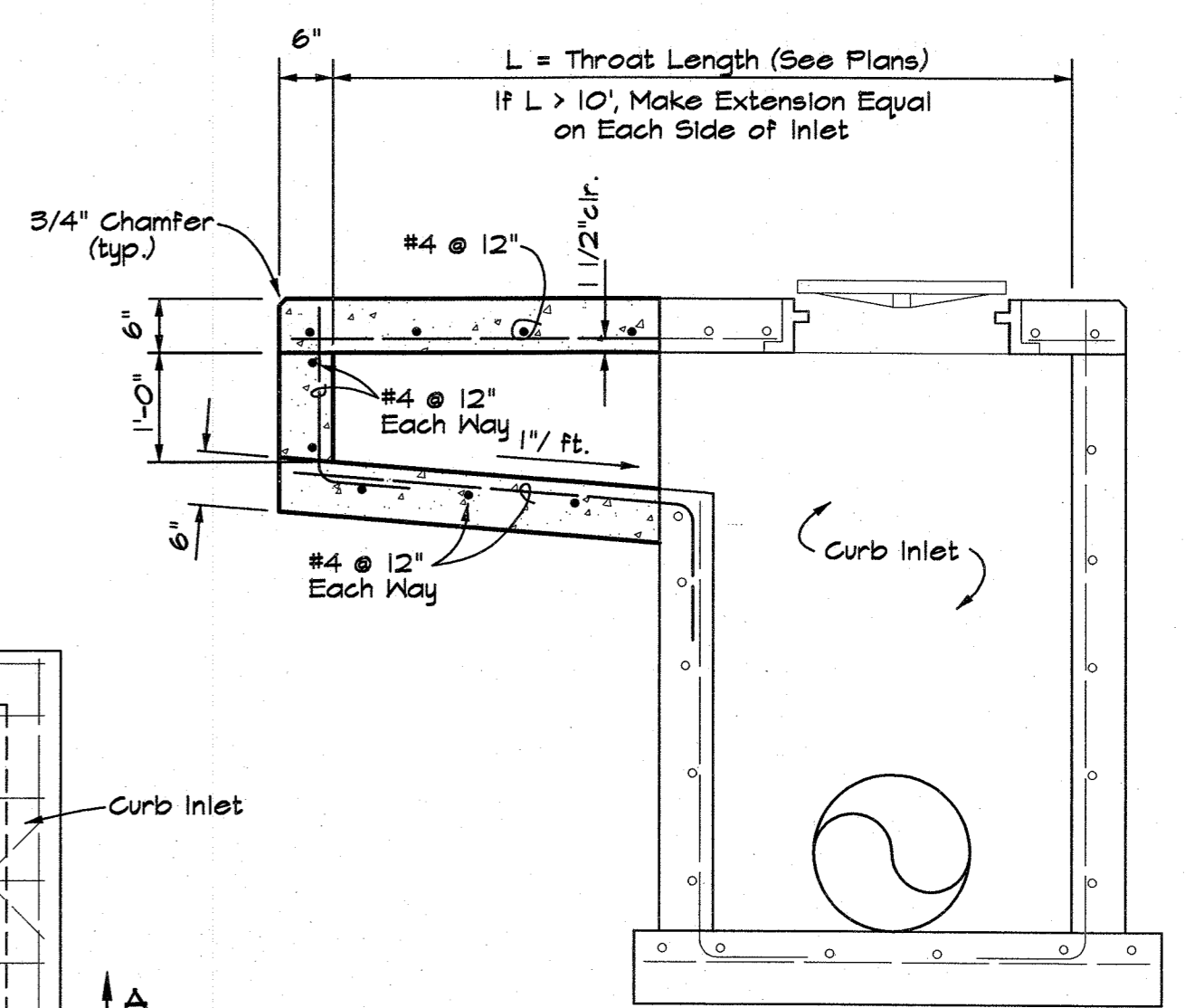
DR-10: CURB INLET
Not to Scale



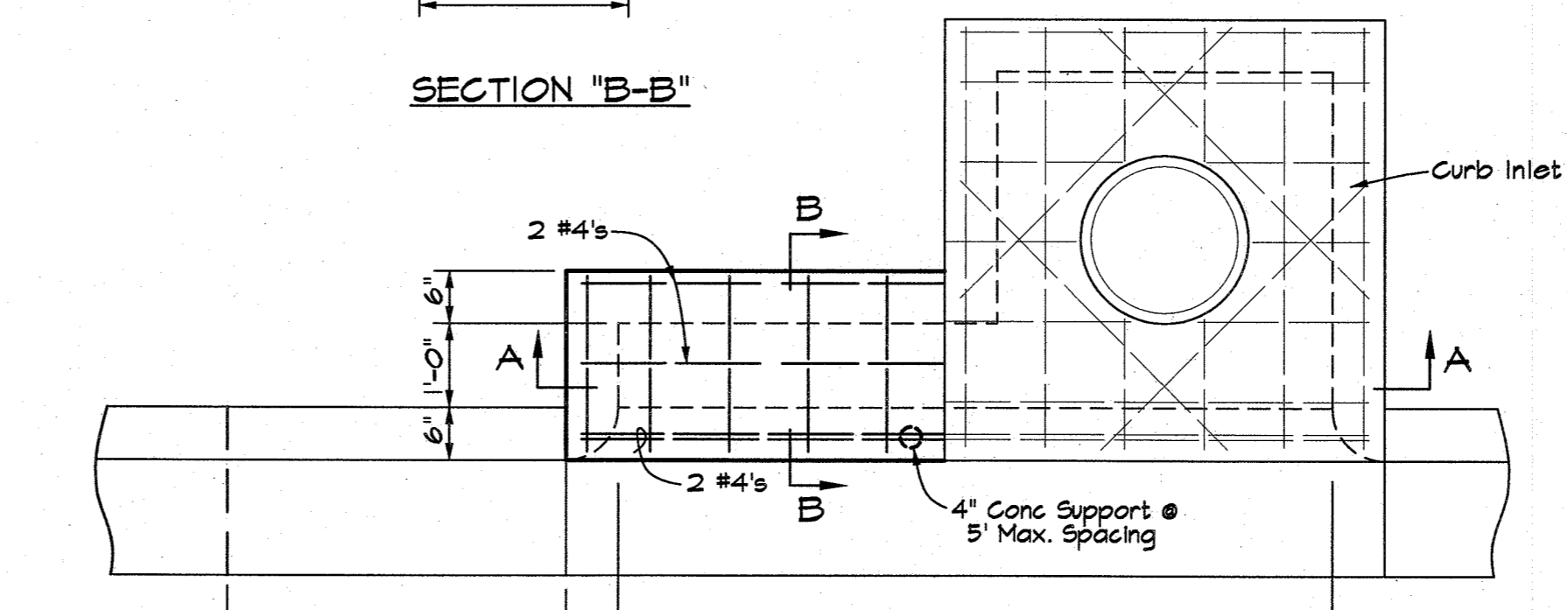
SECTION "A-A"



SECTION "B-B"

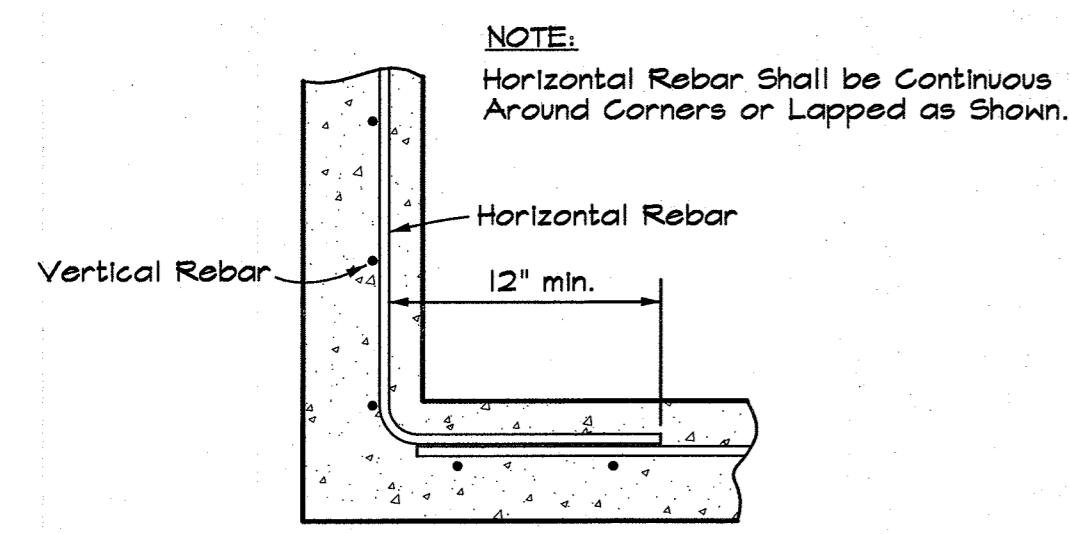


SECTION "A-A"

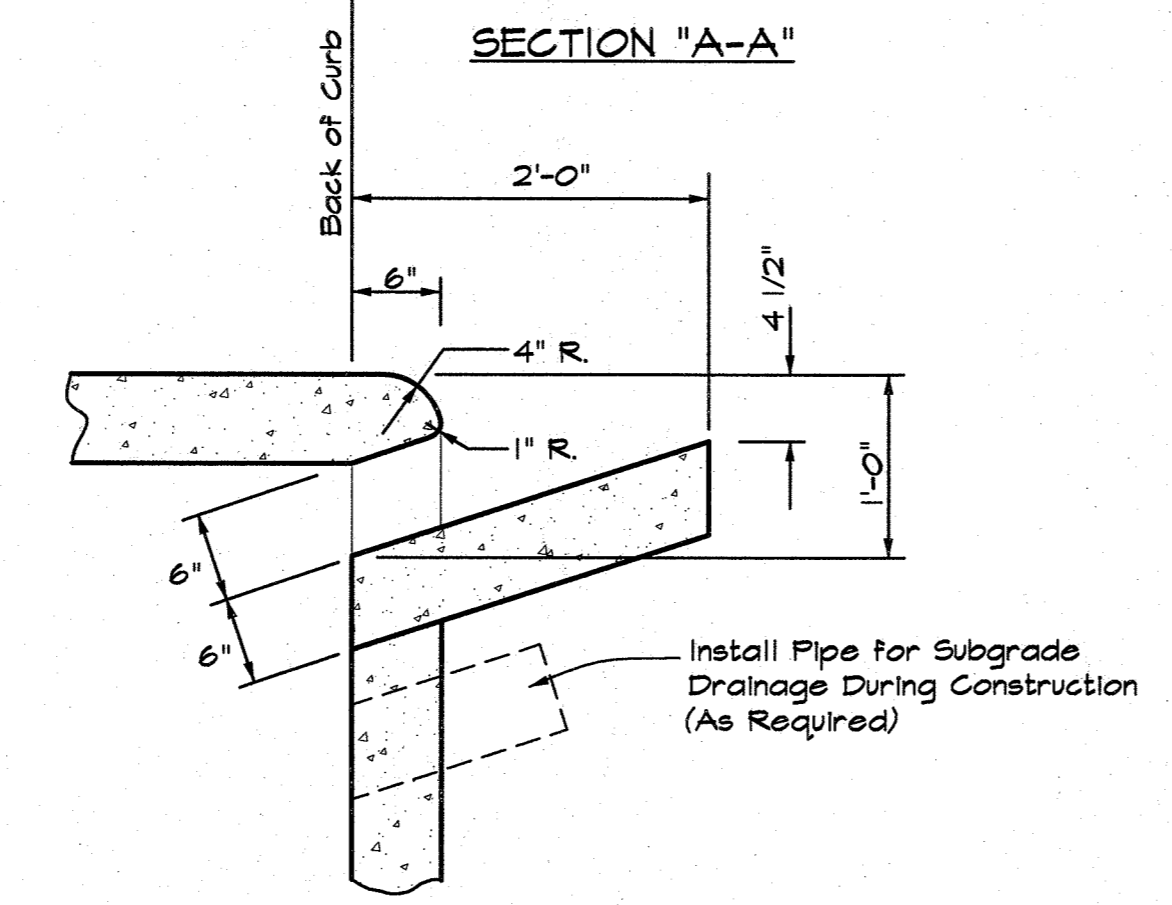


PLAN

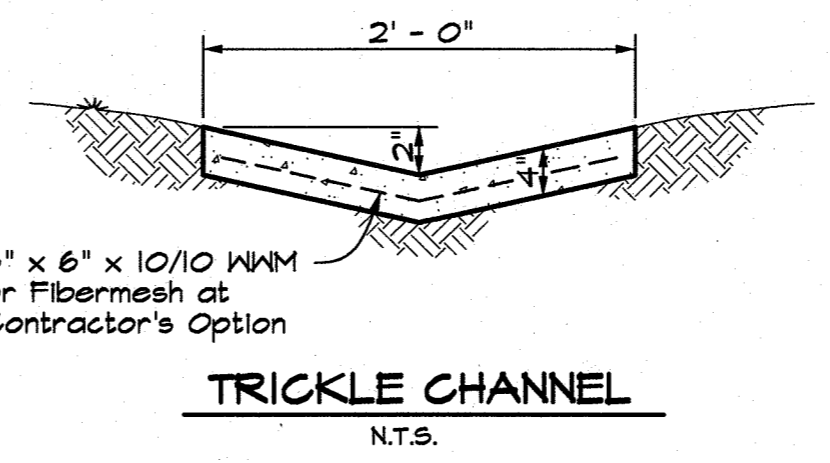
DR-30: CURB INLET EXTENSION
Not to Scale



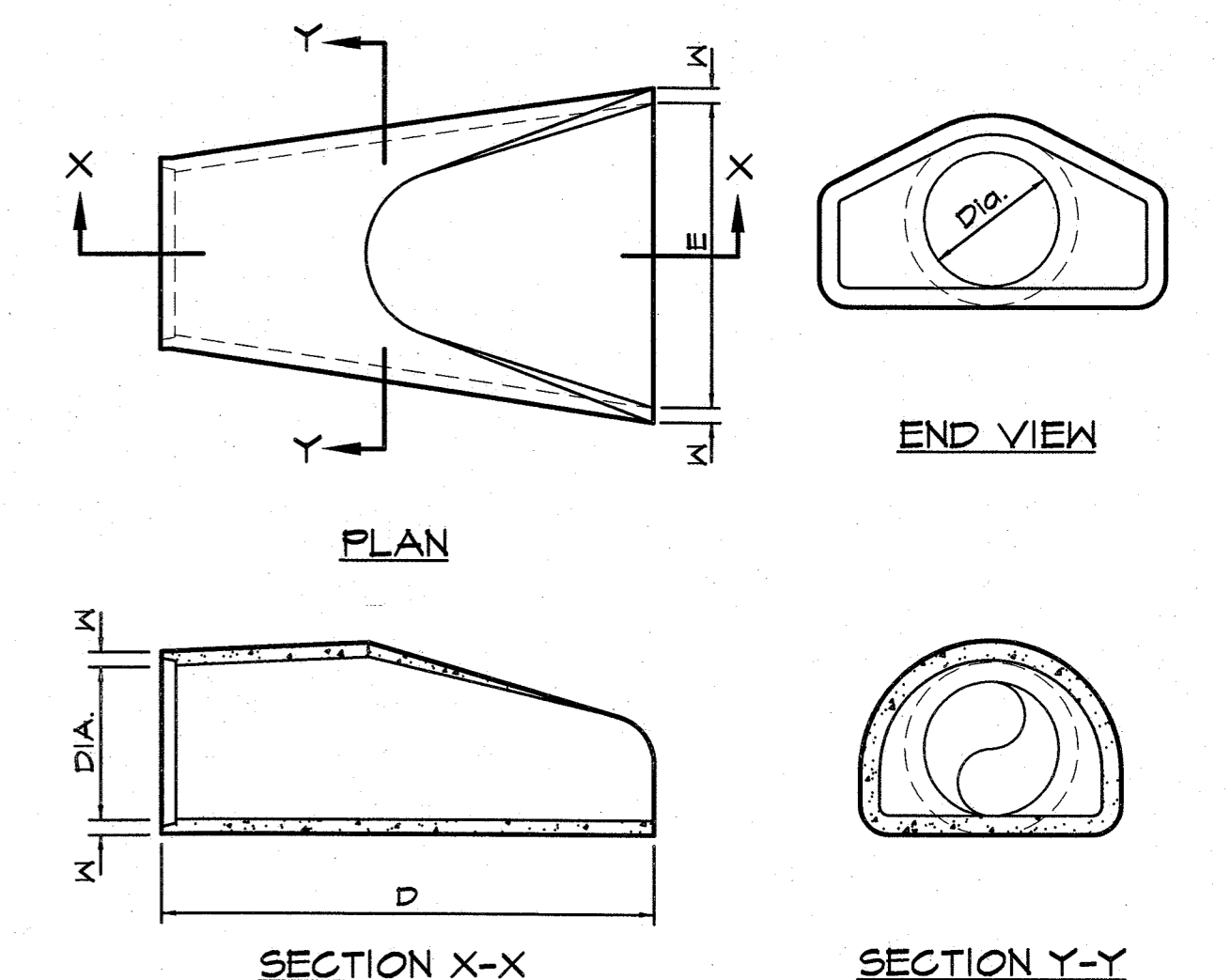
DR-100: PLAN - JUNCTION BOX, GRATED INLET or CURB INLET WALL CORNER REINFORCING
Not to Scale



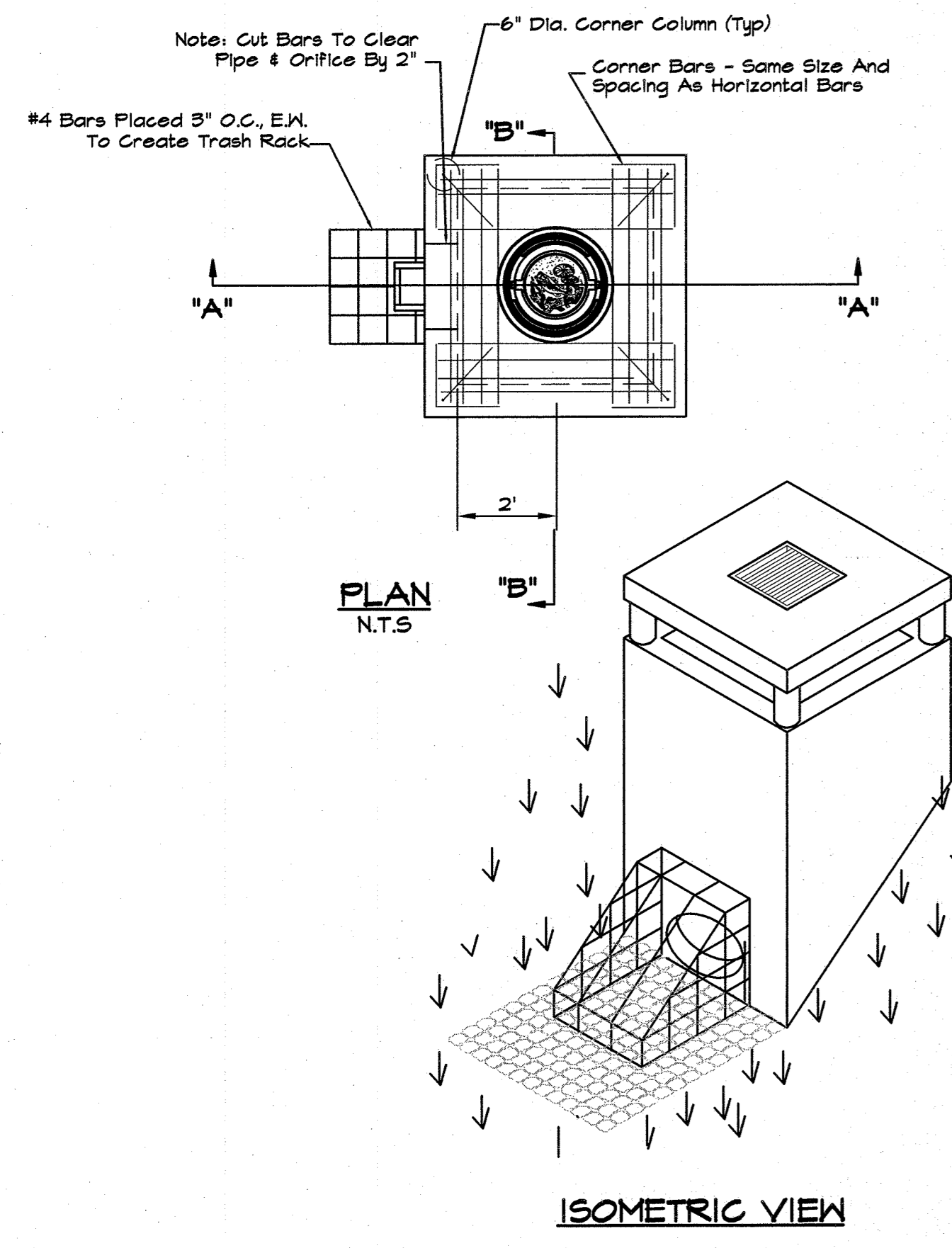
DR-40: CURB INLET OPENING DETAIL
Not to Scale



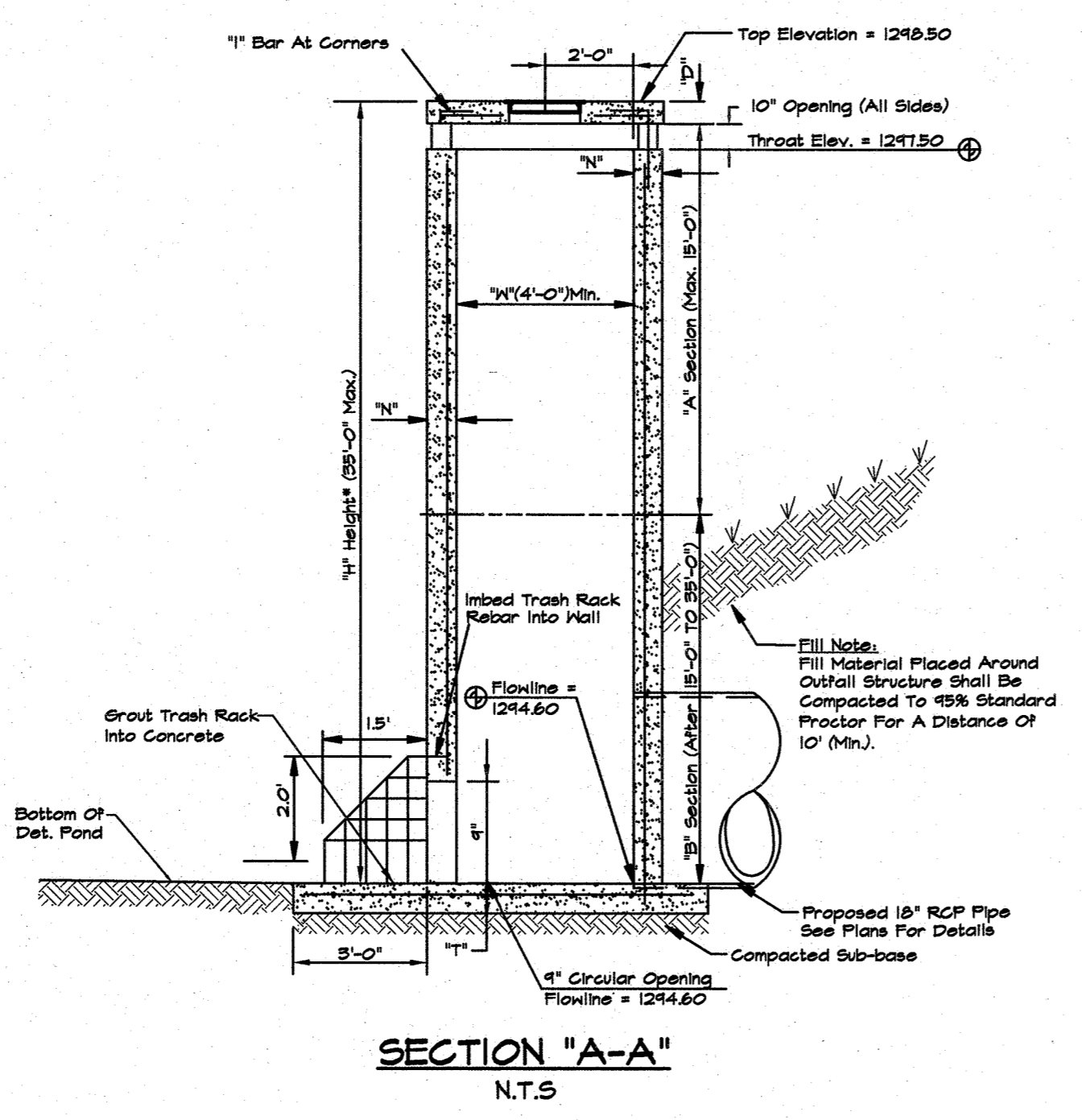
TRICKLE CHANNEL
N.T.S.



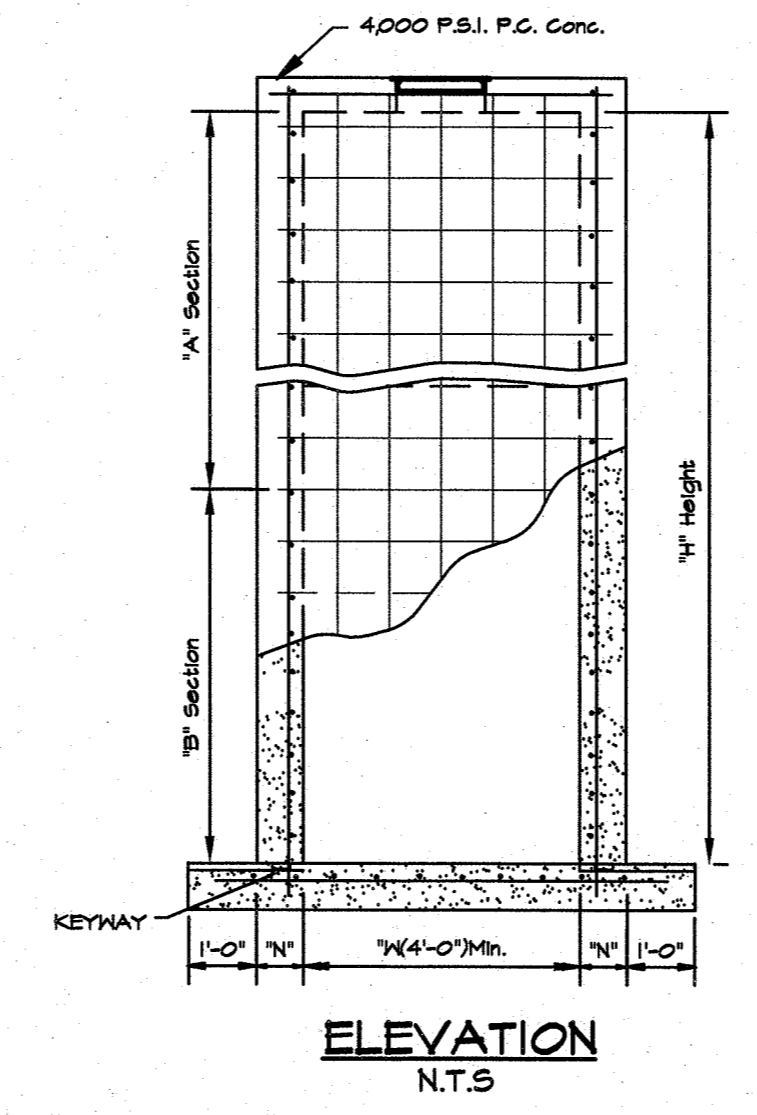
DR-130: FLARED END SECTION
Not to Scale



ISOMETRIC VIEW



SECTION "A-A"
N.T.S.



ELEVATION
N.T.S.

DETENTION POND OUTLET STRUCTURE
Not to Scale

- General Notes:**
1. All Exposed Corners To Have 3/4" Chamfer.
 2. All #4 & #8 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.
 3. See Grading And Drainage Plan For Pipe Sizes, Locations, And Flow Lines.
 4. Pipes Shall Connect To The Ends Or Sides Of The Inlet. Connection Shall Not Be Made At Corners Of Inlet.
 5. All Reinforcing Bars To Be Grade 60.
 6. Provide Steps In Structure When Depth Is 4' Or Greater.

Reinforcement Schedule, Base

Section	Width ("W")	Hor.	Vert.
"A"	4'	#4 @ 6"	#4 @ 10"
"B"	Between 4' & T' Greater Than T'	#4 @ 6" #6 @ 4 1/2"	#4 @ 10" #4 @ 10"

Table Of "W" Dimensions

Pipe Size	Skew Of Cross Drain	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-0"
36"	4'-0"	5'-3"	6'-3"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"

Table Of "T" & "N" Dimensions

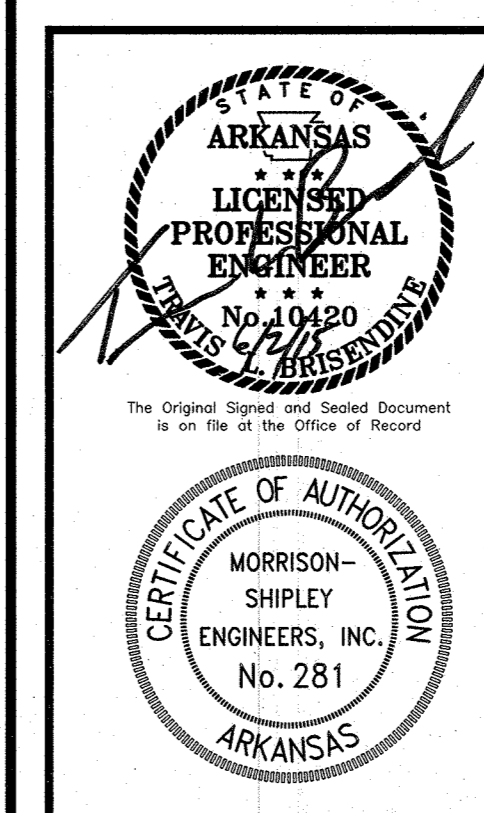
Section	Width ("W")	"T"	"N"	"D"
"A"	Between 4' & T' Greater Than T'	6" + Pipe Thickness 6" + Pipe Thickness	8" 8"	6" 8"
"B"	Between 4' & T'	6" + Pipe Thickness	10"	8"

Reinforcement Schedule, Top

Dimensions	Steel	Special Pattern
W1 = T' Or Less	#4 @ 8" E.N.	Diagonal @ Cover
W2 = T' Or Less	#4 @ 8" E.N.	Diagonal @ Cover
W1 = T' Or Greater	#4 @ 6" E.N.	Diagonal @ Cover
W2 = T' Or Greater	#4 @ 6" E.N.	Diagonal @ Cover

W = Wall Thickness Of Pipe

DIA.	D	E
18"	6'-1"	3'-0"
24"	6'-1.5"	4'-0"
30"	6'-1.75"	5'-0"
36"	6'-1.75"	6'-0"
42"	6'-2"	6'-6"
48"	6'-2"	7'-0"
54"	6'-4"	7'-6"
60"	6'-4"	8'-0"
72"	6'-4"	9'-0"



MORRISON SHIPLEY
ENGINEERS & SURVEYORS
P.O. Box 10064 • Fort Smith, AR 72917 • 479.452.1933 • morrisonshipley.com

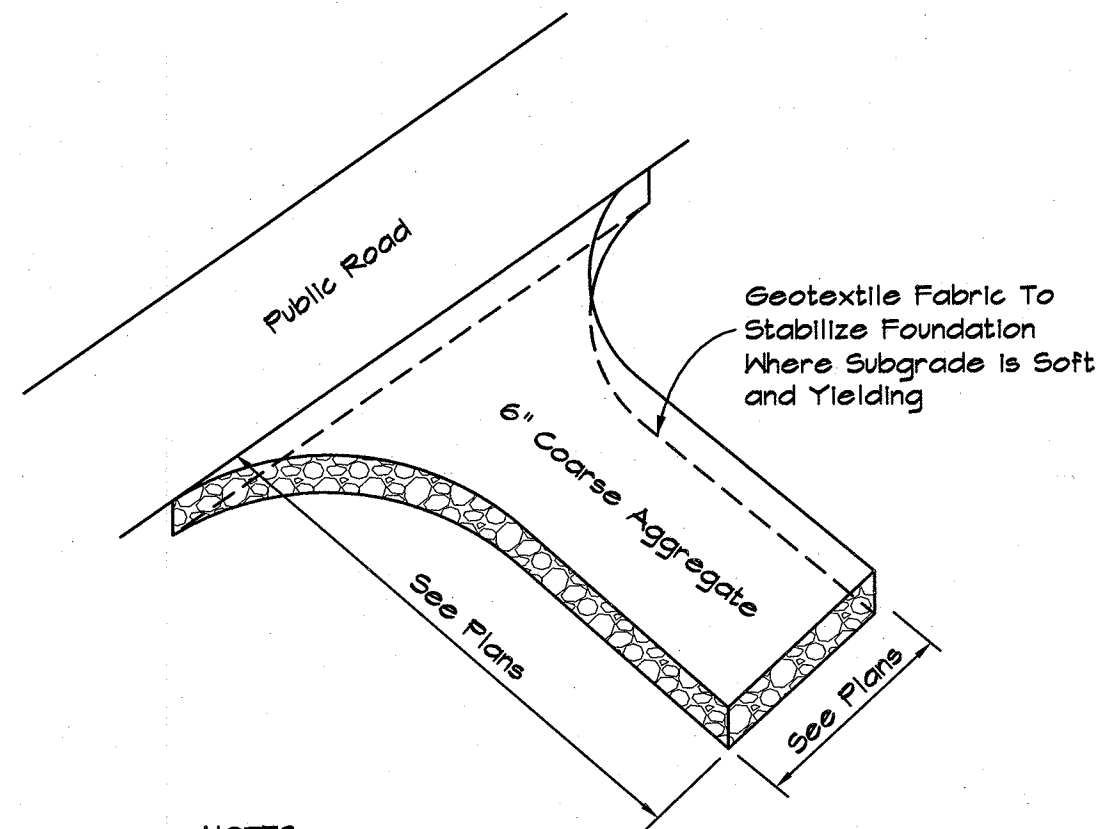
LARGE SCALE DEVELOPMENT PLANS for
FARM CREDIT SERVICES
Tontitown, Washington County, Arkansas

Revision	By	Date

Issued for Review
06.02.15

DRAINAGE DETAILS

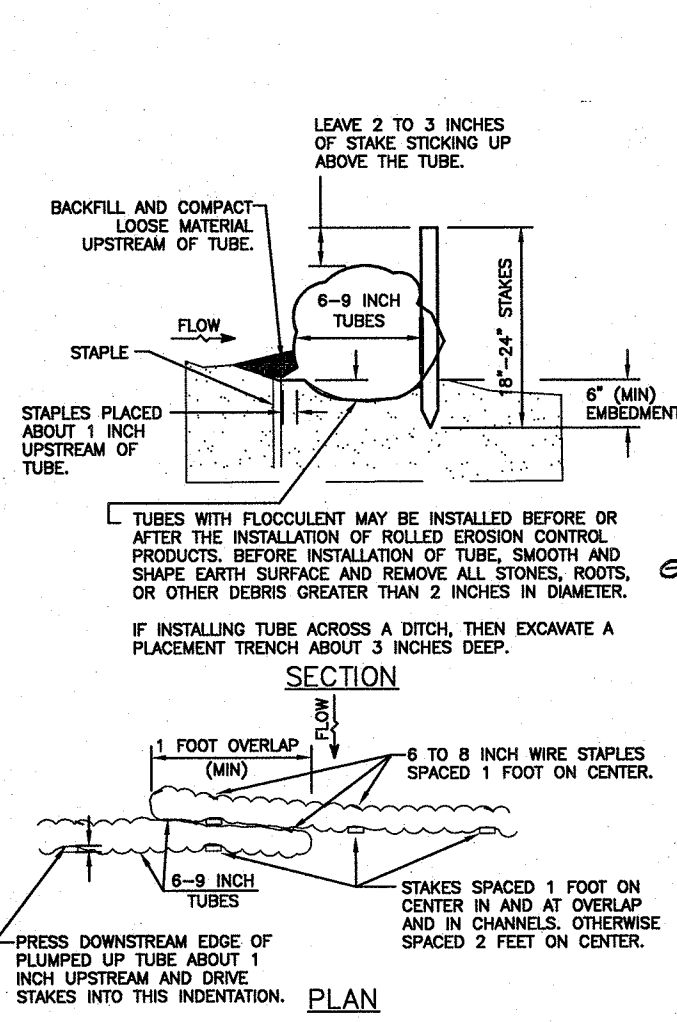
Project No.: BCI-09
Drawing Name: BASE
Drawn By: JMN
Approved By: TLB
Date: 06.02.15
Vertical Scale: -
Horizontal Scale: 1"=20'
Plotting Scale: 1
Sheet No.: 6 of 8



NOTES:

1. Coarse Aggregate Shall be 3" to 6" Crushed Stone.
2. Clear The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material And Excavate To Grade.
3. Place The Aggregate To The Grade And Dimensions Shown On The Plans.
4. Maintain The Gravel Pad In A Condition To Prevent Mud Or Sediment From Leaving The Site. Immediately Remove All Objectionable Materials Spilled, Washed, Or Tracked Onto Public Roadways.

EC-30: TEMPORARY CONSTRUCTION ENTRANCE
Not to Scale 12-3-10



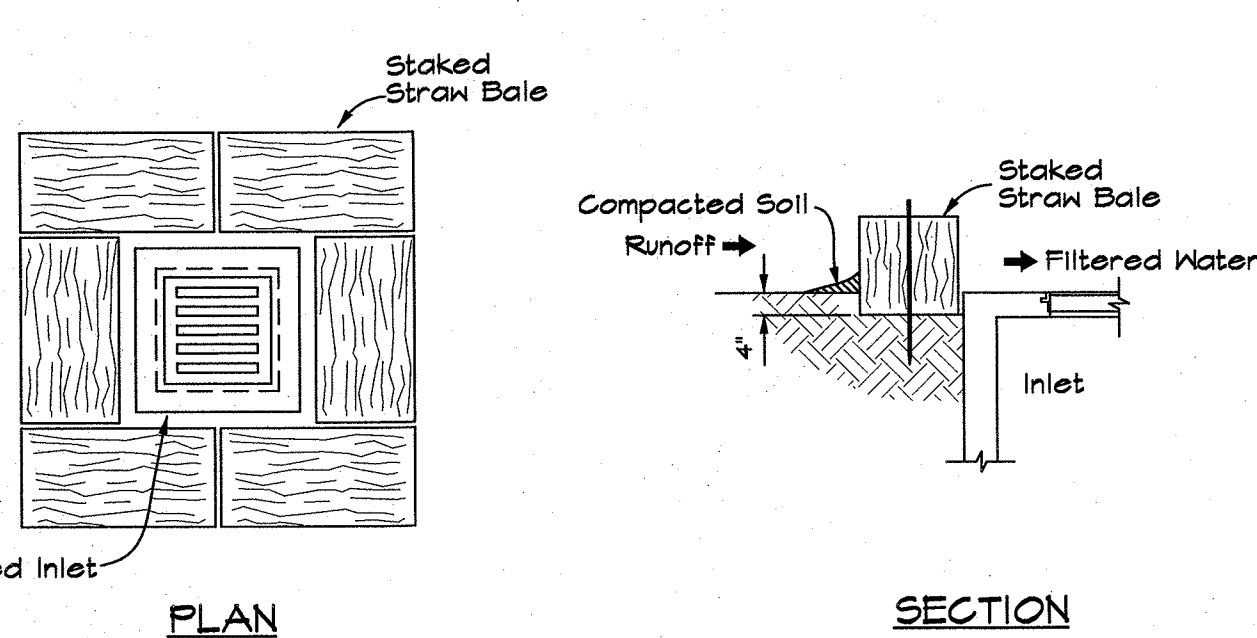
GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR SLOPE INSTALLATIONS

SLOPE GRADIENT	TUBE INTERVAL
1%V	15 FEET
2%V	25 FEET
3%V	30 FEET
4%V	30 FEET

GENERAL GUIDELINES FOR SPACING OF TUBE TRENCHES FOR CHANNEL INSTALLATIONS

SLOPE	TUBE INTERVAL
2%	25 FEET

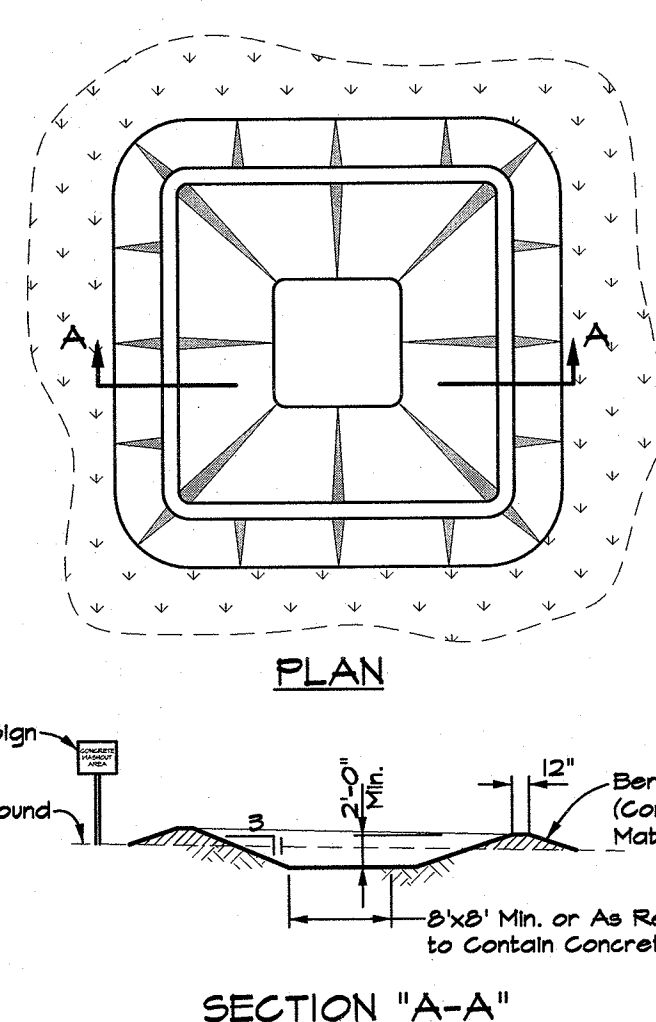
FIBER WATTLE
N.T.S.



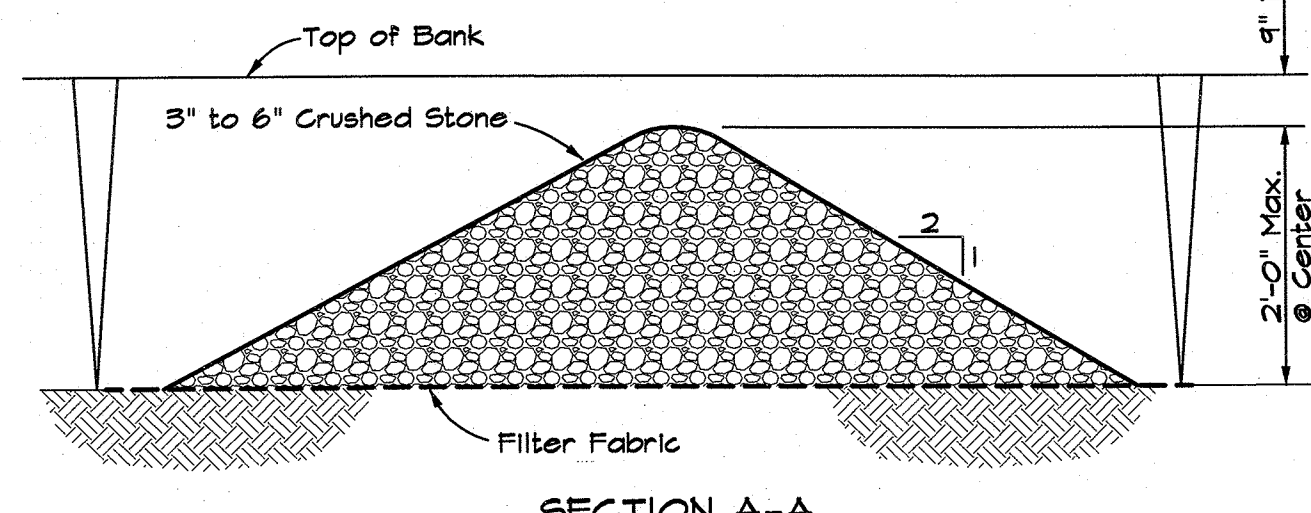
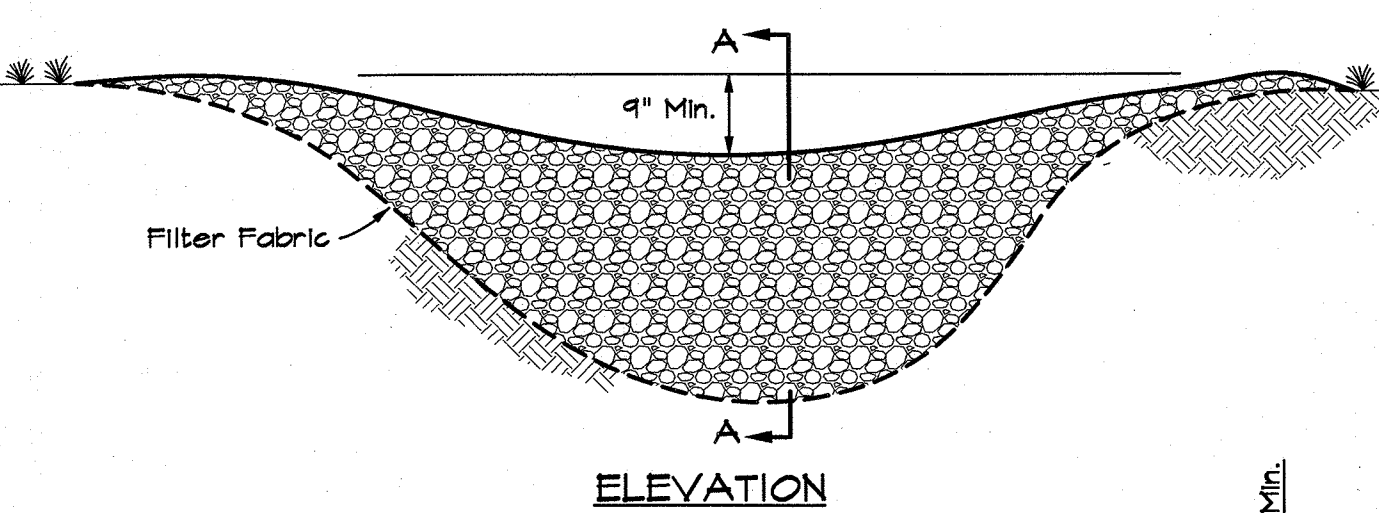
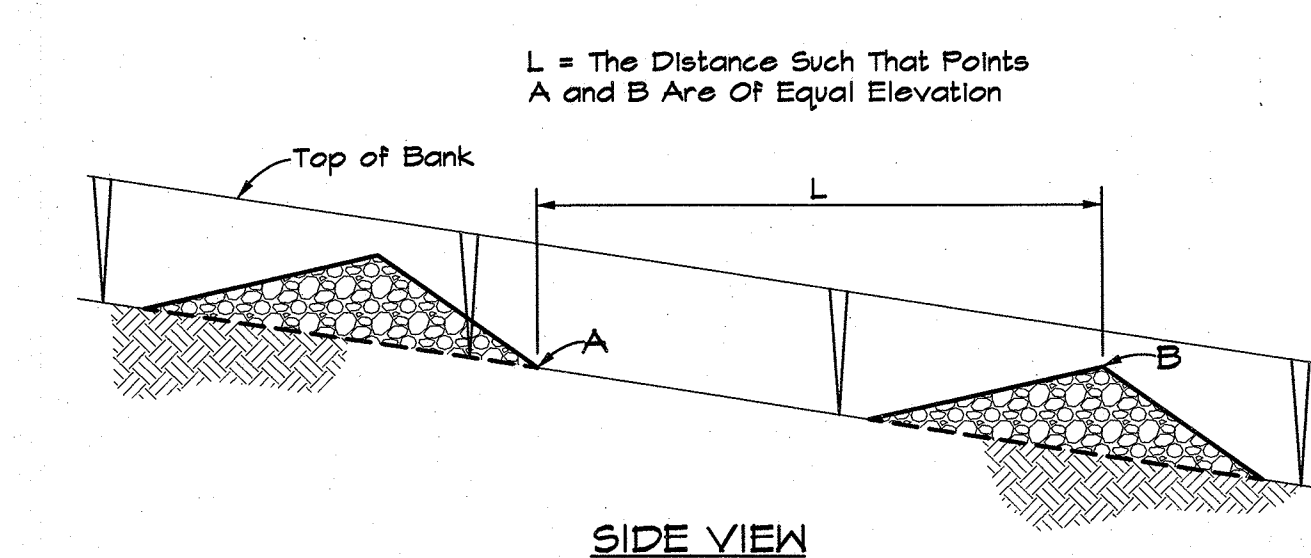
NOTES:

1. Bales Shall Be Either Wire-bound Or String-Tied With The Bindings Oriented Around The Sides Rather Than Over and Under the Bales.
2. Bales Shall Be Placed Lengthwise in a Single Row Surrounding the Inlet, With Ends Of Adjacent Bales Pressed Together.
3. The Filter Barrier Shall Be Entrenched and Backfilled. A Trench Shall Be Excavated Around the Inlet the Width of a Bale to a Minimum Depth of 4 Inches. After the Bales are Staked, the Excavated Soil Shall Be Backfilled and Compacted Against the Filter Barrier.
4. Each Bale Shall Be Securely Anchored and Held in Place by Two Stakes or Rebar Driven Through the Bale at the Third Points of the Bale.
5. Loose Straw Shall Be Wedged Between Bales to Prevent Water From Entering Between Bales.

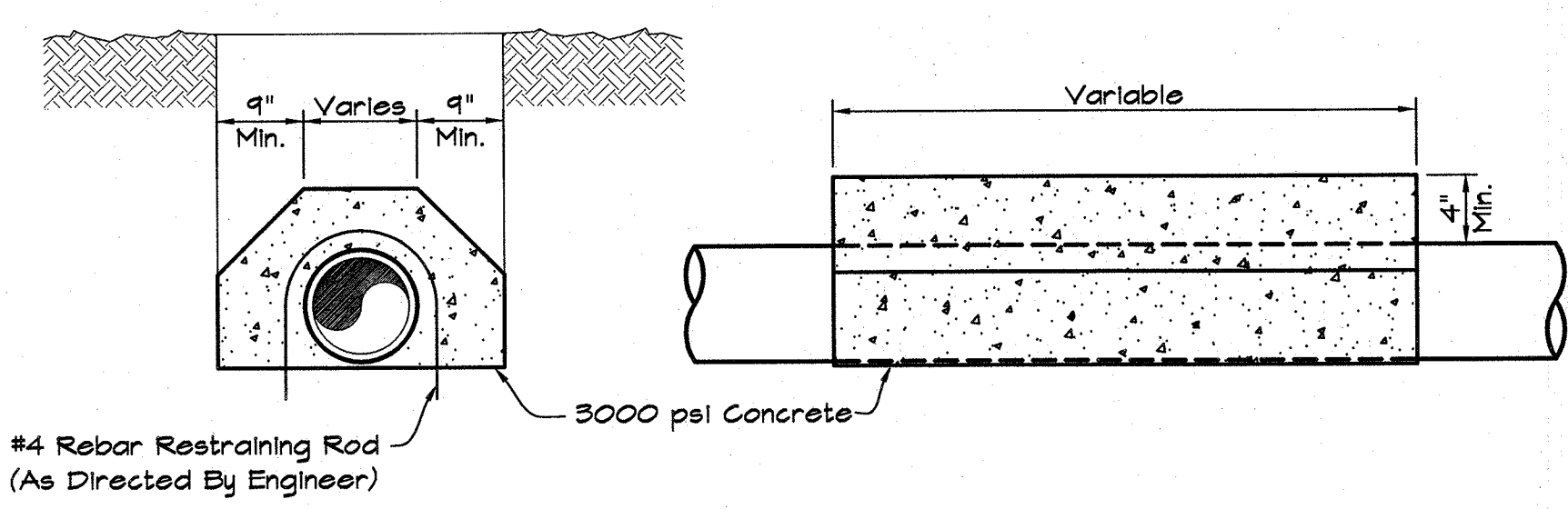
EC-40: STRAW BALE INLET SEDIMENT FILTER
Not to Scale 9-14-10



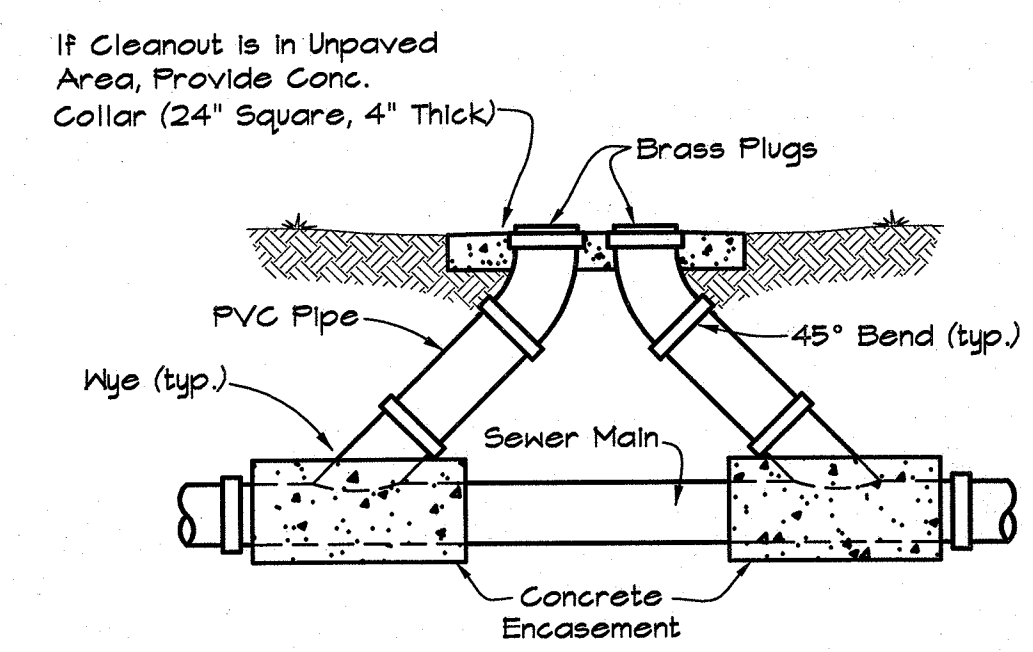
EC-50: CONCRETE WASHOUT AREA
Not to Scale 4-21-10



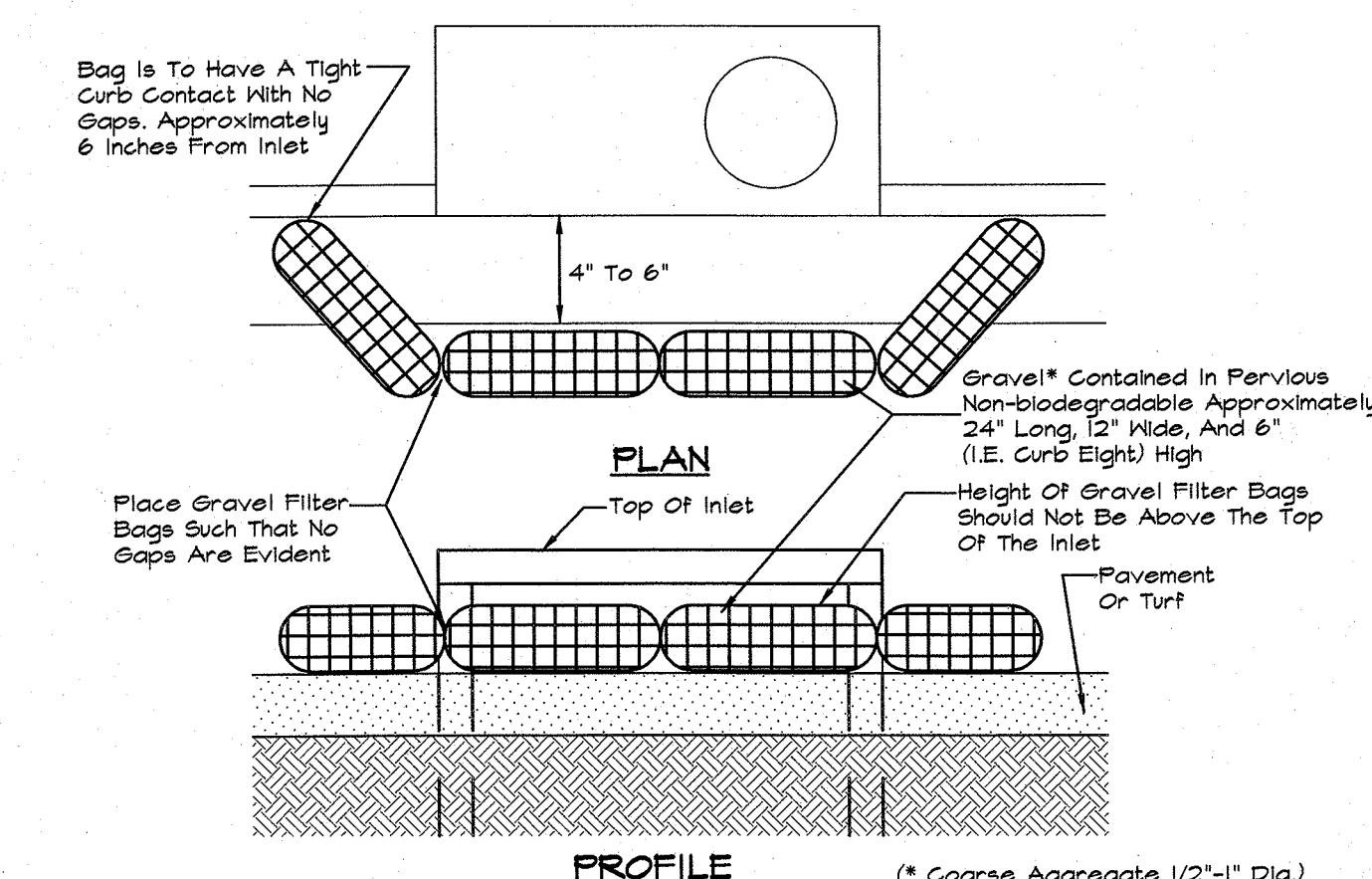
EC-60: TEMPORARY ROCK CHECK DAM
Not to Scale 9-20-10



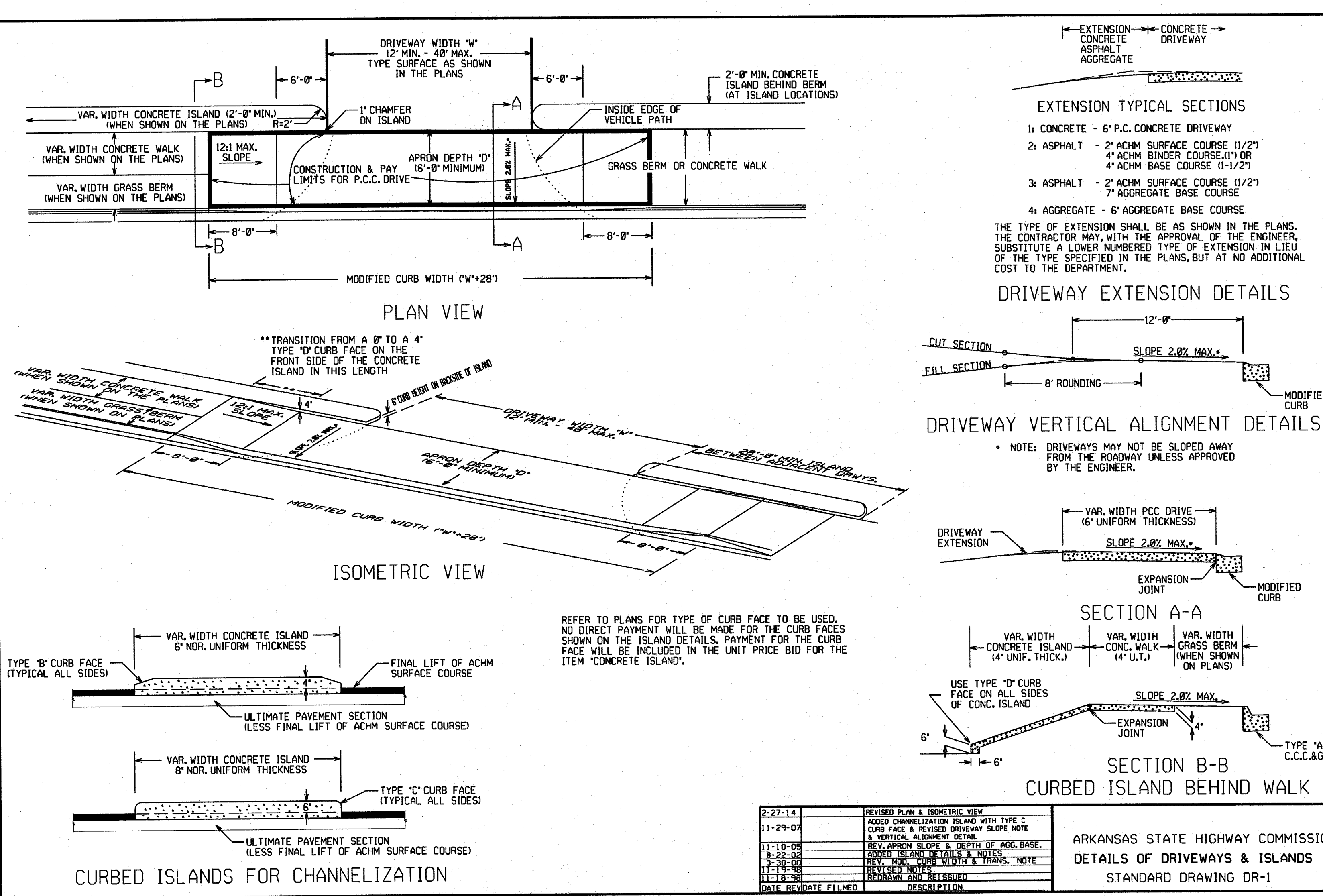
SS-100: CONCRETE ENCASUREMENT
Not to Scale



SS-10: DOUBLE CLEANOUT DETAIL
Not to Scale



SUMP INLET SEDIMENT FILTER
N.T.S.

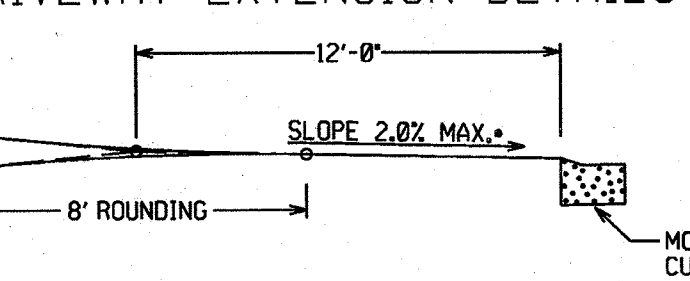


EXTENSION TYPICAL SECTIONS

- 1: CONCRETE - 6" P.C. CONCRETE DRIVEWAY
- 2: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
4" ACHM BINDER COURSE (1/2")
4" ACHM BASE COURSE (1-1/2")
- 3: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
7" AGGREGATE BASE COURSE
- 4: AGGREGATE - 6" AGGREGATE BASE COURSE

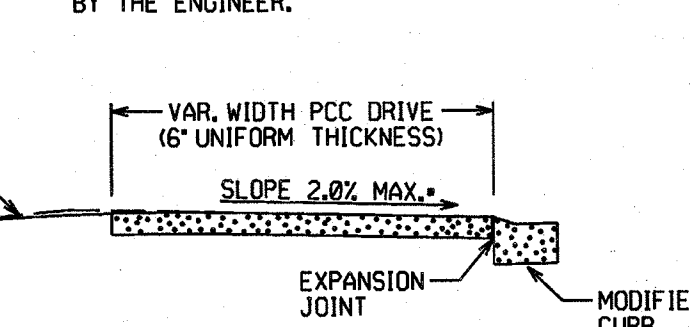
THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.

DRIVEWAY EXTENSION DETAILS

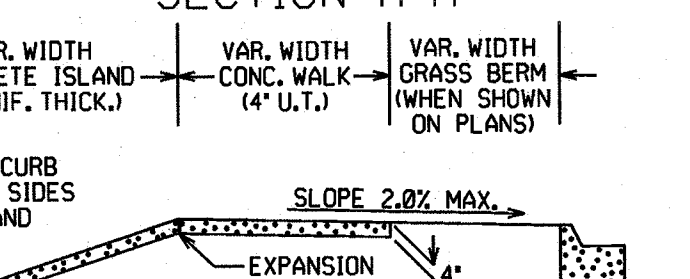


DRIVEWAY VERTICAL ALIGNMENT DETAILS

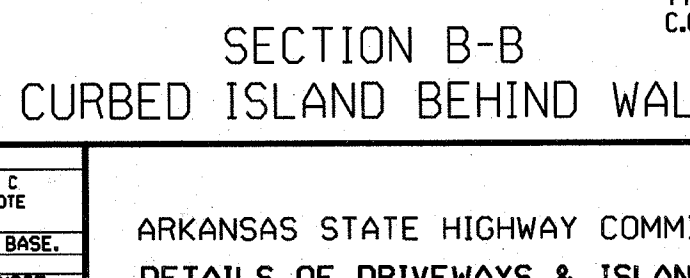
NOTE: DRIVEWAYS MAY NOT BE SLOPED AWAY FROM THE ROADWAY UNLESS APPROVED BY THE ENGINEER.



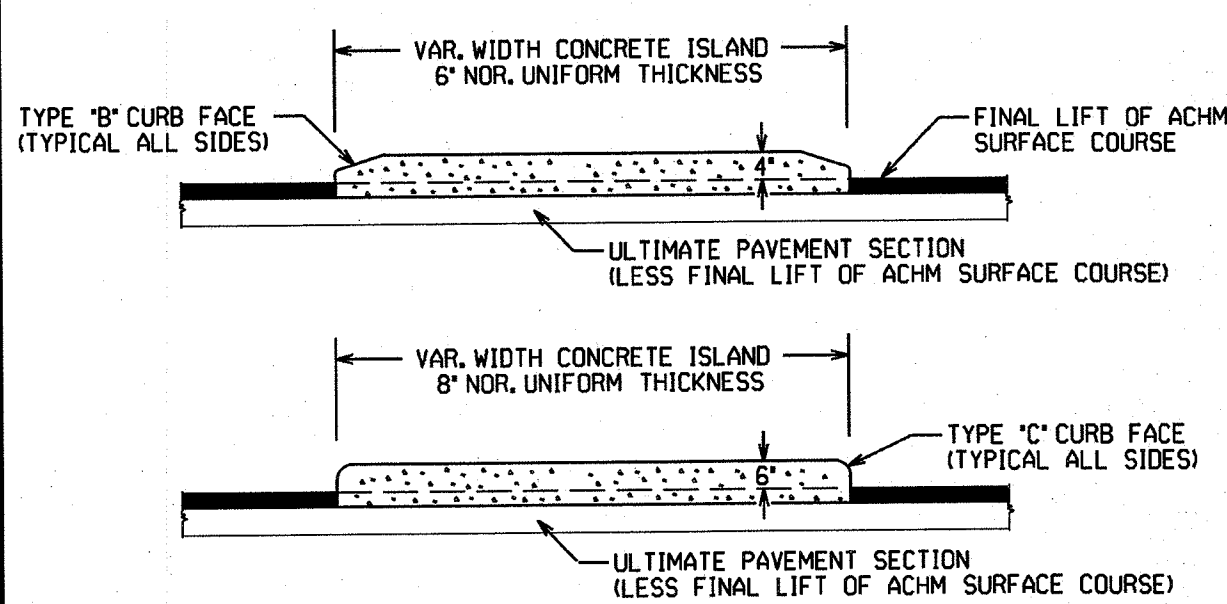
SECTION A-A



SECTION B-B



CURBED ISLAND BEHIND WALK



CURBED ISLANDS FOR CHANNELIZATION

DATE	REVISION	DESCRIPTION
2-27-14		REVISED PLAN & ISOMETRIC VIEW
11-29-07		ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL.
11-10-05		REVISED DRIVEWAY SLOPE & DEPTH OF AGG. BASE.
8-28-05		REVISED ISLAND DETAILS & NOTES.
3-30-05		REVISED ISLAND WIDTH & TRANS. NOTE.
11-17-04		REVISED DRIVEWAY SLOPE NOTE.
11-18-04		REVISION AND REISSUED.

ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DRIVEWAYS & ISLANDS
STANDARD DRAWING DR-1

MORRISON SHIPLEY
ENGINEERS & SURVEYORS

P.O. Box 10064 • Fort Smith, AR 72917 • 479-452.1933 • morrisonshipley.com

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

LARGE SCALE DEVELOPMENT PLANS for

FARM CREDIT SERVICES

Tontitown, Washington County, Arkansas

MISCELLANEOUS DETAILS

Issued for Review 06.02.15