

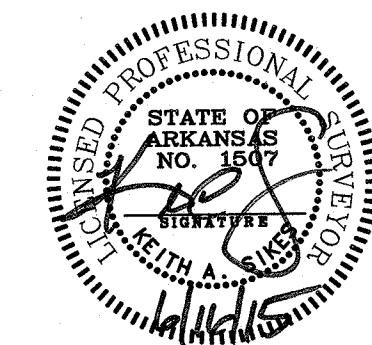
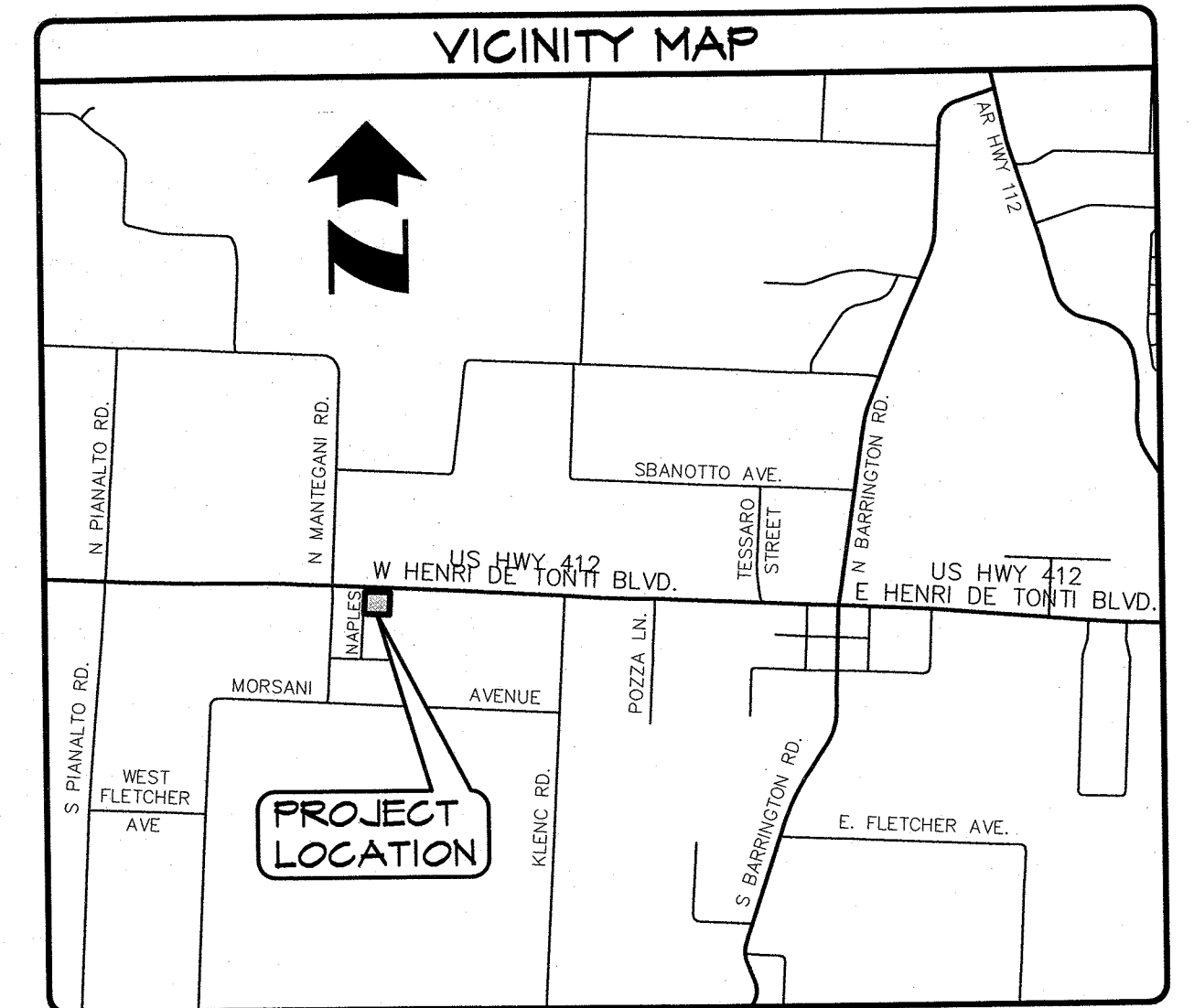
June 2015

# 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: 6/16/15

Signed: *Keith A. Sikes*  
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: \_\_\_\_\_

Signed: \_\_\_\_\_  
Registered Engineer No. 10420  
State Of Arkansas

State Of Arkansas Registration No. \_\_\_\_\_

**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 13288  
FAYETTEVILLE, ARKANSAS  
72703 PHONE: 479-575-1424

**ELECTRIC**  
OZARKS ELECTRIC COOPERATIVE  
CONTACT: MIKE Phipps  
3641 WEDDINGTON 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: 479-361-2996

**WATER**  
CITY OF TONTITOWN  
CONTACT: KENNY HARTSFIELD  
627 WHITE ROAD  
SPRINGDALE, AR 72762  
PHONE: 479-442-1967

**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

**PROJECT TEAM**

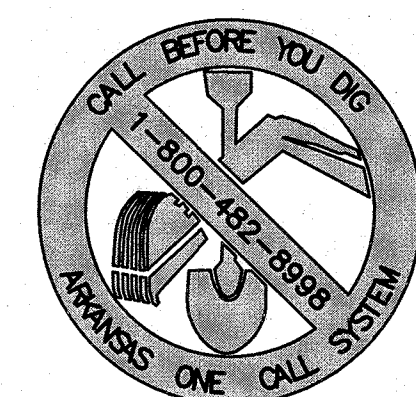
**ARCHITECT**  
KELLY M. WILSON  
BESHEARS CONSTRUCTION  
479-646-0846  
PO BOX 6299  
FORT SMITH, AR 72908  
KELLY@BESHEARSCONSTRUCTION.COM

**CIVIL ENGINEER**  
TRAVIS BRISENDINE  
MORRISON SHIPLEY ENGINEERS  
479-452-1933  
5704 EUPER LANE  
SUITE 200  
FORT SMITH, AR 72903  
TBRISENDINE@MORRISONSHIPLEY.COM

**MECHANICAL, ELECTRICAL, PLUMBING ENGINEER**  
SCOTT ARCHER  
HSA ENGINEERS  
479-452-9422  
5701 EUPER LANE  
SUITE A  
FORT SMITH, AR 72903  
SARCHER@HSACONSULTANTS.COM

**STRUCTURAL ENGINEER**  
JASON MYERS  
MYERS-BEATTY ENGINEERING, PLLC  
479-474-4412  
2411 FAYETTEVILLE ROAD  
SUITE B  
VAN BUREN, AR 72956  
MYERS@MYERS-ENGR.COM

- 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
  - Landscape Plan
  - Drainage Details
  - Miscellaneous Details
  - Miscellaneous Details



**CERTIFICATE OF AUTHORIZATION**  
MORRISON-SHIPLEY ENGINEERS, INC.  
No. 281  
ARKANSAS

**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**  
Lot 11 Tontitown Plaza  
Tontitown, Washington County, Arkansas

Revision	By	Date
REVISED PER CITY COMMENTS	TLB	06.09.15

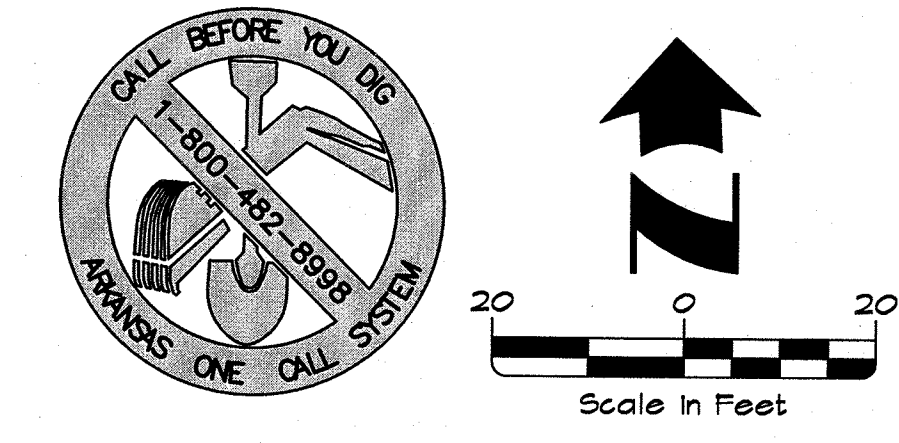
Issued for Review  
06.17.15

**COVER SHEET, VICINITY MAP, and INDEX OF SHEETS**

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: -  
Sheet No.: 1 of 9

Drawing Name: M:\BSP\PROJ\100-09\DWG\100-09-BASE.dwg Last Modified: Jun 15, 2015 - 3:13pm Plotted on: Jun 15, 2015 - 4:03pm by jhobbs





LEGEND	
	Proposed Building
	Standard Duty Asphalt Paving 3" ACHM, Type 3 Surface Course 8" Crushed Stone Base Course (AHTD Class 1)
	Standard Duty Concrete Paving 6" PCCP 4" Crushed Stone Base Course (AHTD Class 1)
	Dumpster Pad Paving 1" PCCP w/ 1/4" 12" E/F 4" Crushed Stone Base Course (AHTD Class 1)
	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 Sanitary Valve
	Existing Sanitary Sewer Line W/Size
	Existing Manhole
	Existing Sanitary Sewer Service Line
	Existing Overhead Electric
	Existing Power Pole
	Existing U/P Telephone Line
	Existing Gas Line W/Size

- 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 Strip.
  - 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 MEP 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 Radial are 3' Unless Noted Otherwise.
  - Basils of Bearings: Grid North, Arkansas State Plane Coordinate System, North Zone (830), NAD 83(2011), Based on a Static GNSS Observation and OPUS Processed Solution, and having a position solution of: Latitude 36°10'28.62466"N, Longitude 94°15'12.53616"W; Convergence Angle of -01° 18' 41" and a Combined Scale Factor of 0.999984.
  - Vertical Datum: NAVD83, computed using Geoid 12B. Orthometric heights and contours are derived from Terrestrial and Kinematic GNSS Observations utilizing an OPUS Processed Solution with an Orthometric Height solution of 345.066 meters or 1246.15 feet.
  - Said North Convergence: At the Southwest Corner of subject property, Rotate from Grid North 1° 18' 41" to the left for True North.

**PARKING SUMMARY**

DESCRIPTION	PARKING REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
BANK or FINANCIAL INSTITUTION (5017 SF)	1 PER 300 SF	17	23
HANDICAP ACCESSIBLE	1-25 Total Spaces	1	1
<b>TOTAL SPACES</b>			<b>24</b>

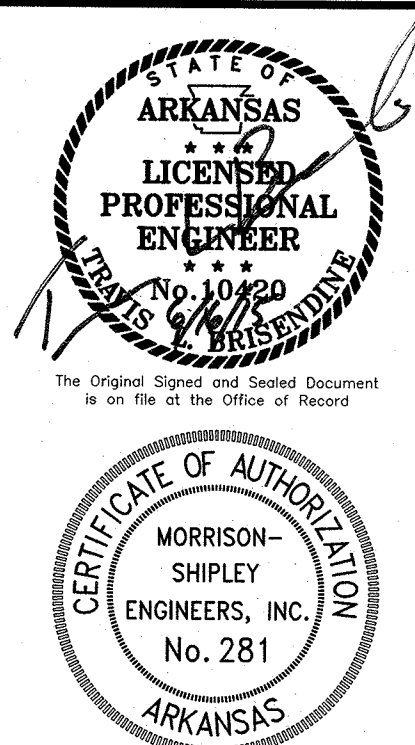
**SITE AREA CALCULATIONS**

TOTAL SITE AREA	12,052 SF	100%
TOTAL BUILDING AREA	5,017 SF	7%
TOTAL IMPERVIOUS AREA	32,005 SF	44%
TOTAL PERVIOUS AREA	40,033 SF	56%

**LEGAL DESCRIPTION**  
LOT 11, TONTITOWN PLAZA, AS FILED FOR RECORD APRIL 27, 2007, CONTAINING 165 ACRES MORE OR LESS.

**CURRENT ZONING**  
G-2 GENERAL COMMERCIAL MINIMUM SETBACK REQUIREMENTS

	FRONT	STREET SIDE	INTERIOR SIDE	REAR
	25	25	10	20



**MORRISON SHIPLEY**  
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**LARGE SCALE DEVELOPMENT PLANS for FARM CREDIT SERVICES**  
Lot 11 Tontitown Plaza  
Tontitown, Washington County, Arkansas

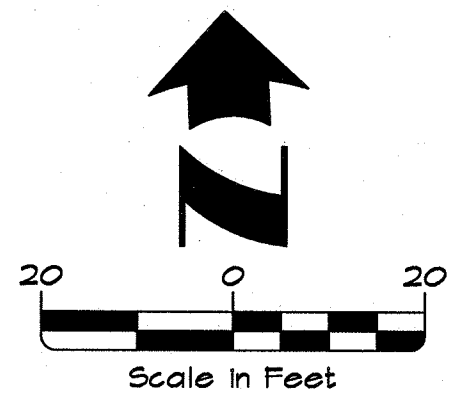
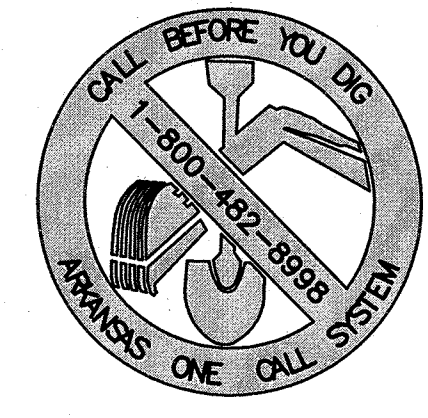
Revision	By	Date
REVISED PER CITY COMMENTS	TLB	06.09.15

Issued for Review  
06.17.15

**SITE DIMENSION and PAVING PLAN**

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: -  
Sheet No.: 2  
9





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

DESIGN SPEED 40 MPH  
STA -0+55.78 BP -0+55.78

TBM:  
3" Monument  
In Concrete  
N: 12510 wst  
E: 641511 wst  
Elev: 1247.05

Junction Box  
Rim=1246.50  
Inv.=1243.44

23 LF @  
2.35%  
18" RCP  
Tie to Exist.  
Area Inlet  
Inv.=1242.95

47 LF @  
2.36%  
18" RCP

OUTLET STRUCTURE  
(See Detail, Sheet 7)  
Rim=1248.50  
Inv.=1244.60

Concrete Trickle Channel  
(See Detail, Sheet 7)

24" FES  
Inv.=1245.08

24" FES  
Inv.=1245.41

24" FES  
Inv.=1245.57

18" FES  
Inv.=1245.63

18" FES  
Inv.=1245.69

18" FES  
Inv.=1245.75

18" FES  
Inv.=1245.81

18" FES  
Inv.=1245.87

18" FES  
Inv.=1245.93

18" FES  
Inv.=1246.00

18" FES  
Inv.=1246.06

18" FES  
Inv.=1246.12

18" FES  
Inv.=1246.18

18" FES  
Inv.=1246.24

18" FES  
Inv.=1246.30

18" FES  
Inv.=1246.36

18" FES  
Inv.=1246.42

18" FES  
Inv.=1246.48

18" FES  
Inv.=1246.54

18" FES  
Inv.=1246.60

### 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

- 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.
- All disturbed areas and slopes shall be graded smooth, receive 4" topsoil and either seed or sod. Refer to the Landscape Plan.
- No slopes shall exceed 3:1.
- 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.
- 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.
- No earthwork activities shall take place in tree protection fencing area. Refer to the tree preservation plan.
- Refer to the architectural plans for roof drain and canopy drain locations (typical).
- 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: 05143C0045F EFFECTIVE DATE, MAY 16, 2008

NAPLES STREET  
(50' R/W, 25' Asphalt Road w/ Curb & Gutter)

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

Proposed Daylight Line

Proposed Swale

Curb Inlet  
L=12'  
Rim=1248.60  
Inv.=1244.76

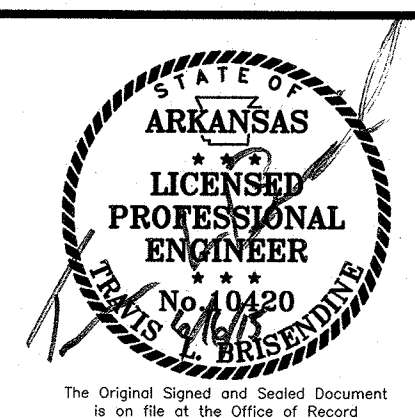
Curb Inlet  
L=4'  
Rim=1248.60  
Inv.=1245.63

Concrete Trickle Channel  
(See Detail, Sheet 7)

Ex. FH #106-E01  
125 NAPLES ST  
M=5.25-2002-3  
SVC DATE: 5/21/08  
STATIC: 48  
RESIDUAL: 52  
FLOW 1174 GPM

Ex. FH #106-E02  
150 NAPLES ST  
M=5.25-2002-3  
SVC DATE: 5/15/08  
STATIC: 48  
RESIDUAL: 52  
FLOW 830 GPM

Vertical Scale: 1"=20'  
Horizontal Scale: 1"=20'  
Plotting Scale: 1"=20'  
Sheet No.: 3 of 9



MORRISON SHIPLEY  
ENGINEERS & SURVEYORS

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LARGE SCALE DEVELOPMENT PLANS for  
**FARM CREDIT SERVICES**  
Lot 11 Tontitown Plaza

Tontitown, Washington County, Arkansas

Revision	By	Date
REVISED PER CITY COMMENTS	TLB	06.09.15

Issued for Review  
06.17.15

SITE GRADING and  
DRAINAGE PLAN

Project No.:	BCI-09
Drawing Name:	BASE
Drawn By:	JMN
Approved By:	TLB
Date:	06.02.15
Vertical Scale:	1"=20'
Horizontal Scale:	1"=20'
Plotting Scale:	1"=20'
Sheet No.:	3 of 9



**SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE**

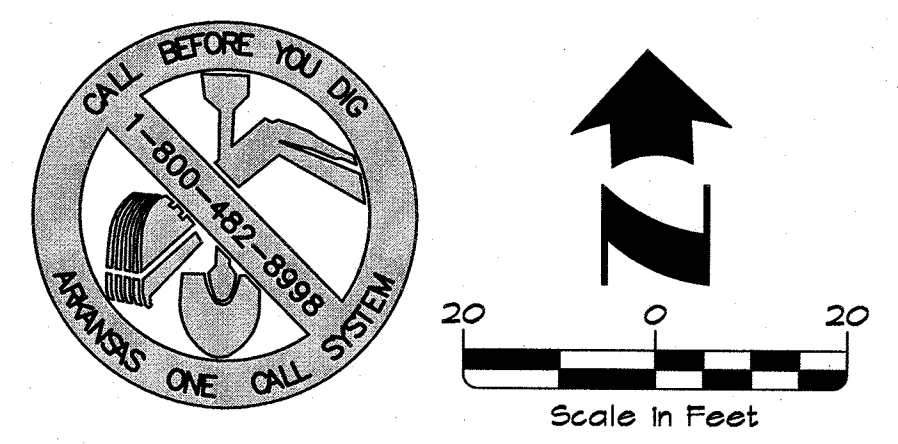
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

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.

**SEQUENCE OF CONSTRUCTION**

- Construct Temporary Construction Entrance For Construction Traffic At 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 Underground 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.



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

**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 Mattie 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 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 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 Entrance, 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 Cleared 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 To 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. Rise-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 Become Necessary During Construction.

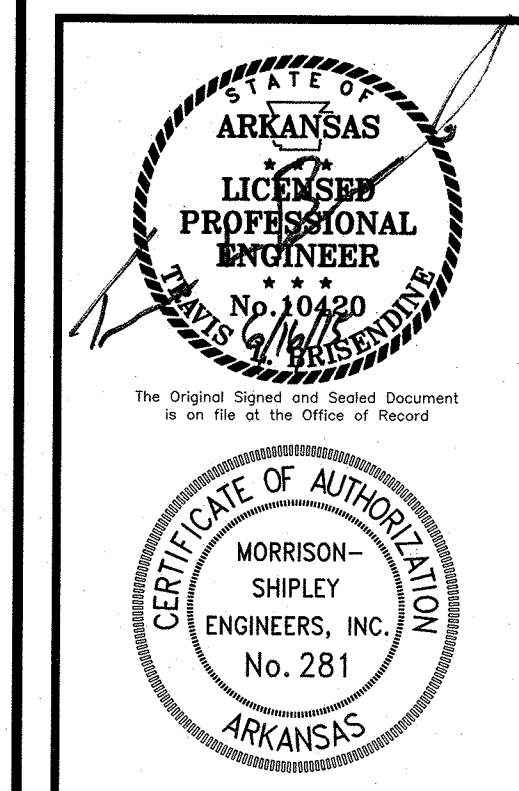
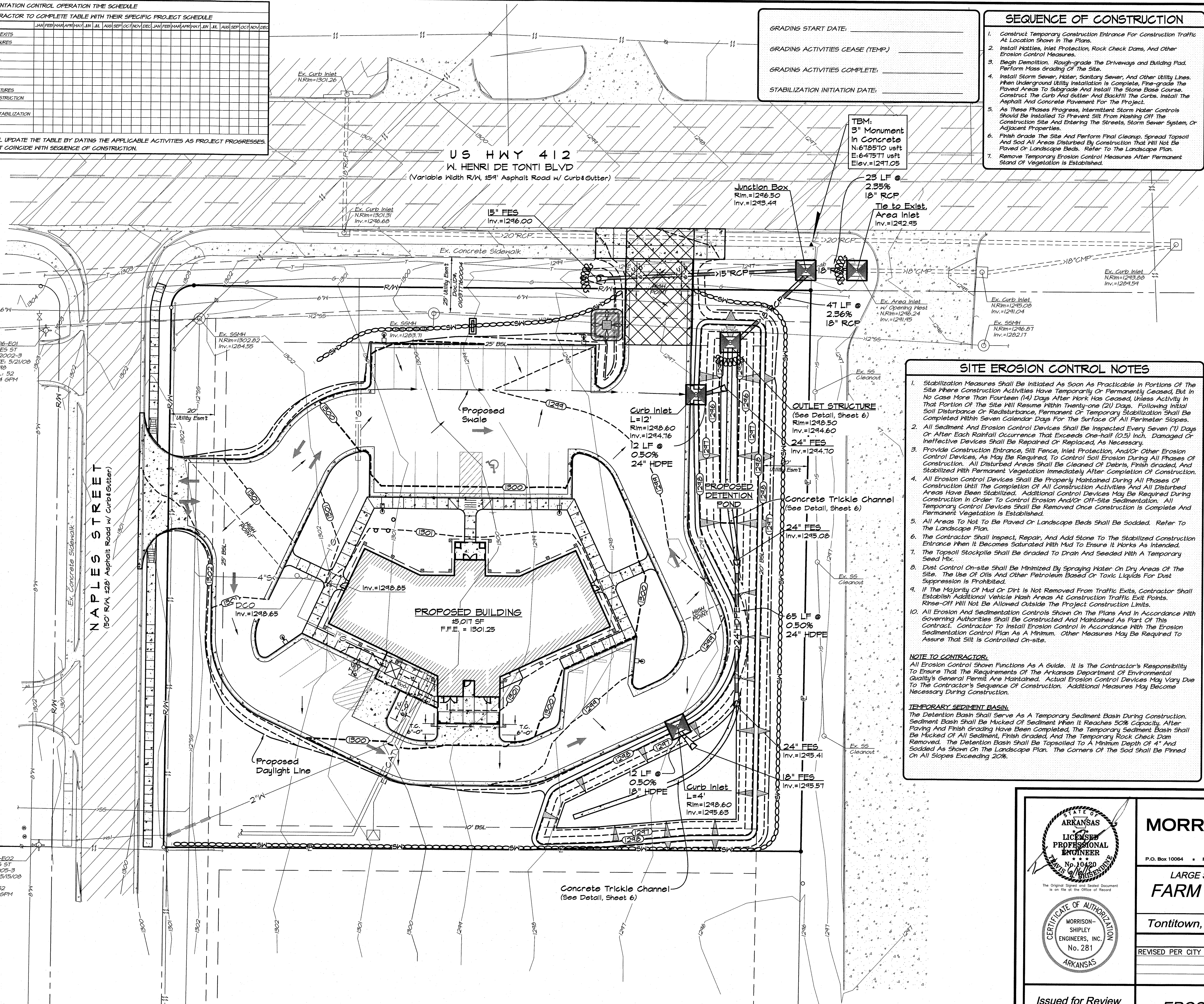
**TEMPORARY SEDIMENT BASIN:**  
The Detention Basin Shall Serve As A Temporary Sediment Basin During Construction. Sediment Basin Shall Be Mucked Of Sediment When It Reaches 50% Capacity. After Paving And Finish Grading Have Been Completed, The Temporary Sediment Basin Shall Be Mucked Of All Sediment, Finish Graded, And The Temporary Rock Check Dam Be 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%.

**CONCRETE TRICKLE CHANNEL (See Detail, Sheet 6)**  
Rim = 1248.50  
Inv. = 1244.60

**CONCRETE TRICKLE CHANNEL (See Detail, Sheet 6)**  
Rim = 1248.60  
Inv. = 1245.44

**CONCRETE TRICKLE CHANNEL (See Detail, Sheet 6)**  
Rim = 1248.60  
Inv. = 1245.44

**CONCRETE TRICKLE CHANNEL (See Detail, Sheet 6)**  
Rim = 1248.60  
Inv. = 1245.57



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REVISED PER CITY COMMENTS	TLB	06.09.15

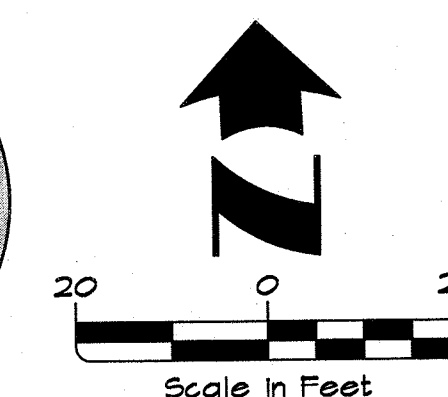
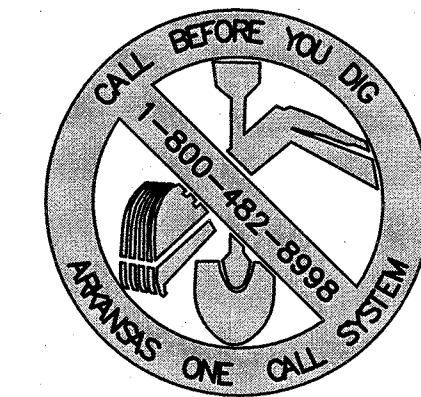
Issued for Review  
06.17.15

**EROSION CONTROL PLAN**

Project No.:	BCI-09
Drawing Name:	BASE
Drawn By:	JMN
Approved By:	TLB
Date:	06.02.15
Vertical Scale:	1"=20'
Horizontal Scale:	1"=20'
Plotting Scale:	
Sheet No.:	4
	9

Drawing Name: M:\2015PROJ\10-10-15\10-10-15-BASE.dwg User: JMN Date: Jun 16, 2015 9:30am Plotted on: Jun 16, 2015 9:30am by: jmn





**US HWY 412**  
**W. HENRI DE TONTI BLVD**  
 (Variable Width R/W, 59' Asphalt Road w/ Curb & Gutter)

TBM:  
 3" Monument  
 in Concrete  
 N: 678570 wsf  
 E: 647571 wsf  
 Elev: 1247.05

No Irrigation in  
 AHTD Right-of-Way

**NAPLES STREET**  
 (50' R/W, 28' Asphalt Road w/ Curb & Gutter)

Proposed Sanitary  
 Sewer Service Wye

**PROPOSED BUILDING**  
 15,017 SF  
 F.F.E. = 1501.25

**PROPOSED DETENTION  
 POND**

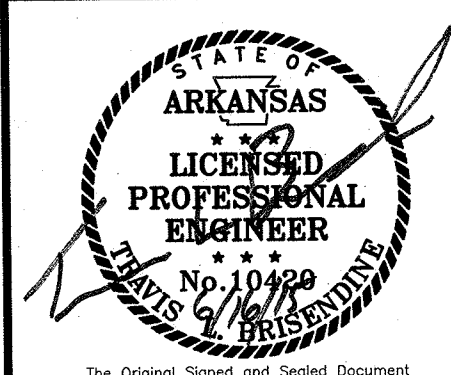
**SITE UTILITY NOTES**

- 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 @ 1-800-482-8448. 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 1/8" 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.

LEGEND	
	Proposed PVC Water Service Line w/ Size (ASTM D2241, Class 200 Or Driscoplex 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

Ex. FH #106-E02  
 150 NAPLES ST  
 MU-5.25-2005-3  
 SVC DATE: 5/15/08  
 STATIC: 48  
 RESIDUAL: 52  
 FLOW: 830 GPM

Ex. SMH  
 NRm=1301.66  
 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**  
 Lot 11 Tontitown Plaza  
 Tontitown, Washington County, Arkansas

Revision	By	Date
REVISED PER CITY COMMENTS	TLB	06.09.15

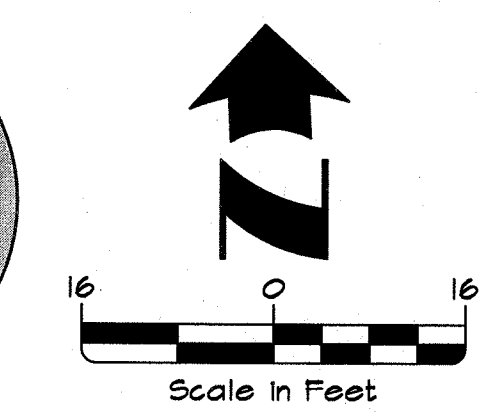
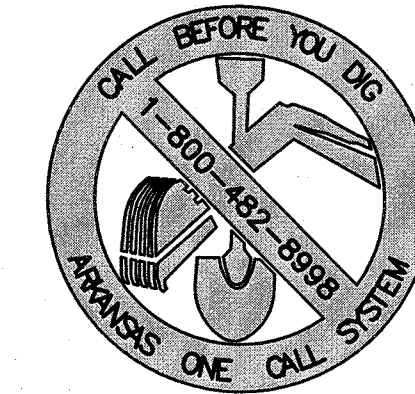
Issued for Review  
 06.17.15

**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
	9

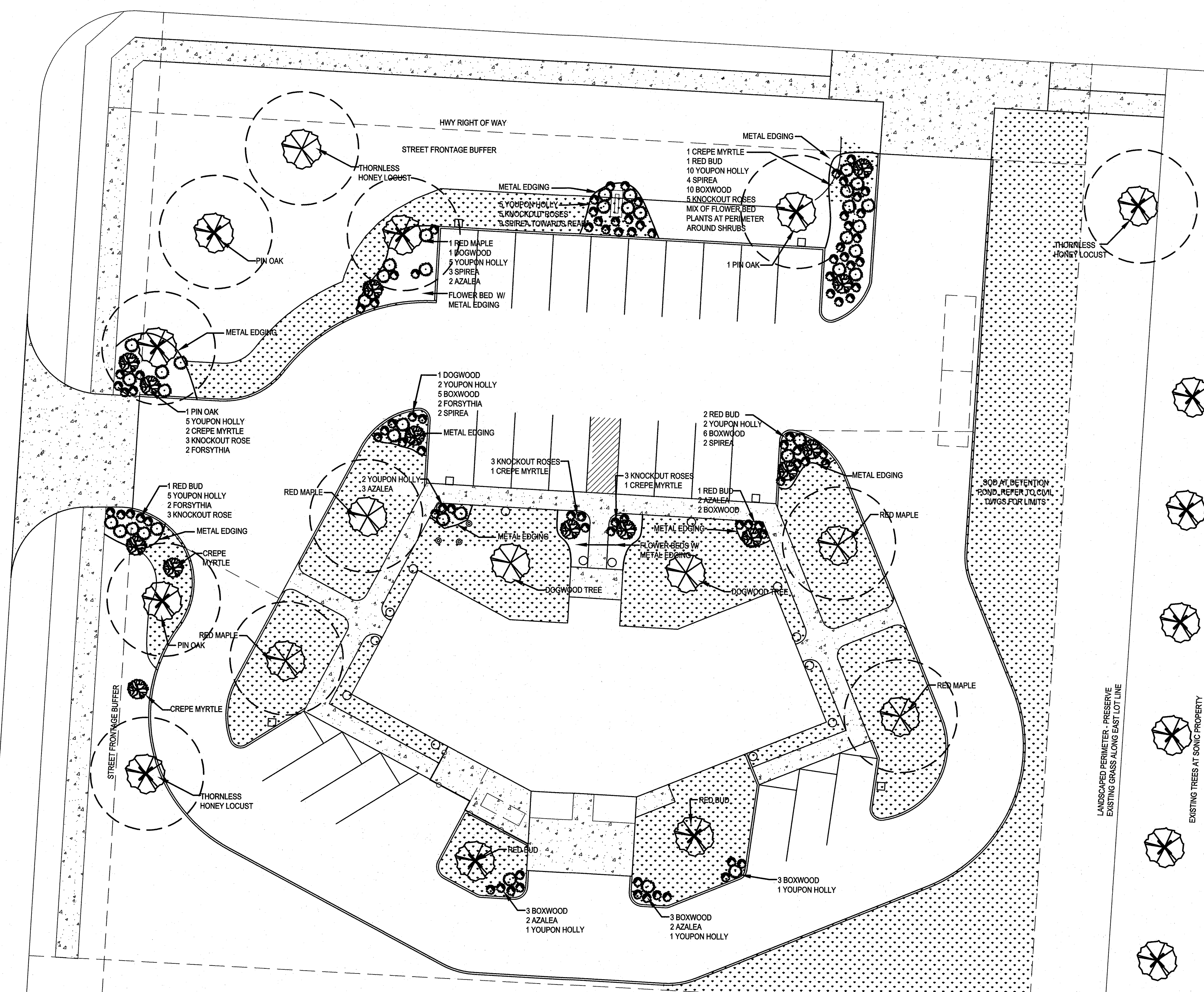
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HWY 412

NAPLES

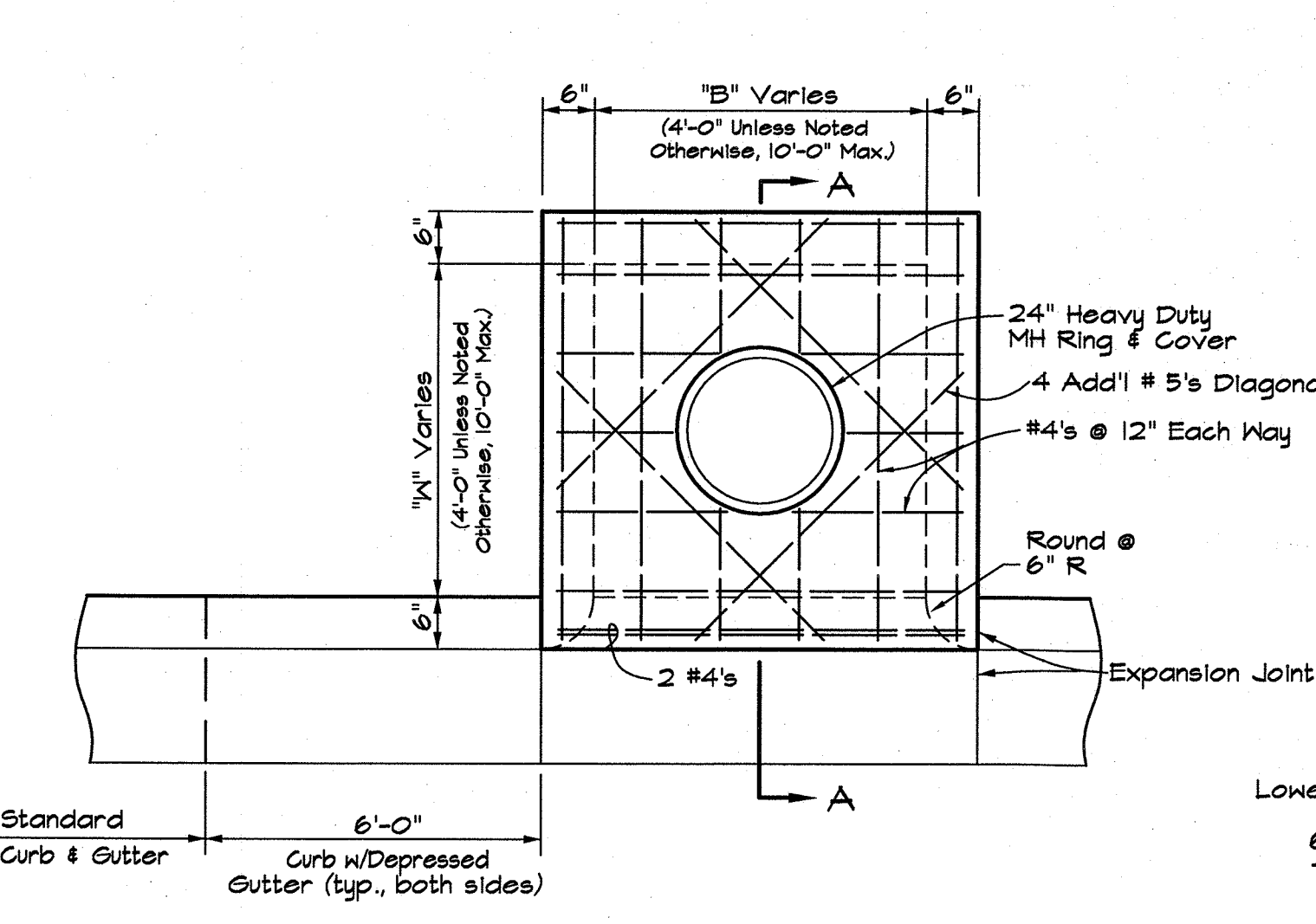


- LANDSCAPING KEY**
- DECIDUOUS SHADE TREE, 2.5" CALIPER MIN  
PIN OAK  
RED MAPLE  
THORNLESS HONEY LOCUST
  - ORNAMENTAL TREE, 1.5" CALIPER MIN  
CREPE MYRTLE  
RED BUD  
DOGWOOD
  - SHRUB, 18" MIN HEIGHT  
KNOCKOUT ROSE  
SPIREA  
BOXWOOD  
AZALEA  
FORSYTHIA
  - EVERGREEN SHRUB, 18" MIN HEIGHT  
DWARF YOUNG HOLLY
- FLOWER BEDS - EVEN MIX BETWEEN DAYLILIES, DIANTHUS, MAIDEN GRASS, & BLUE RUG JUNIPER
- BERMUDA SOD
- NOTES:**
1. BLACK MULCH IN FLOWER BEDS, AROUND TREES, AND WITHIN METAL EDGING
  2. STAKE TREES AND PROVIDE 1 YEAR WARRANTY FROM SUBSTANTIAL COMPLETION
  3. IRRIGATION AT BEDS WITHIN METAL EDGING
  4. HYDROSEED AREAS NOT RECEIVING SOD AND DISTURBED BY CONSTRUCTION

1 LANDSCAPING PLAN  
1/8" = 1'-0"

<p><b>MORRISON SHIPLEY</b> ENGINEERS • SURVEYORS</p> <p>P.O. Box 10064 • Fort Smith, AR 72917 • 479.452.1933 • morrisonshiple.com</p>		Project No.: BCI-09							
		Drawing Name: BASE							
Drawn By: JMN		Approved By: TLB							
Date: 06.02.15		Vertical Scale: -							
<p><b>LARGE SCALE DEVELOPMENT PLANS for</b> <b>FARM CREDIT SERVICES</b> Lot 11 Tontitown Plaza Tontitown, Washington County, Arkansas</p>		Horizontal Scale: 1" = 20'							
		Plotting Scale: 1							
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Revision	By	Date							
REVISED PER CITY COMMENTS	TLB	06.09.15							
<p>Issued for Review 06.17.15</p>		<p><b>LANDSCAPE PLAN</b></p>							

Drawing Name: M:\3050000\3050-09\DWG\BCI-09 BASE.dwg Last Modified: Jun 16, 2015 - 9:59am Plotted on: Jun 16, 2015 - 10:00am by jmn

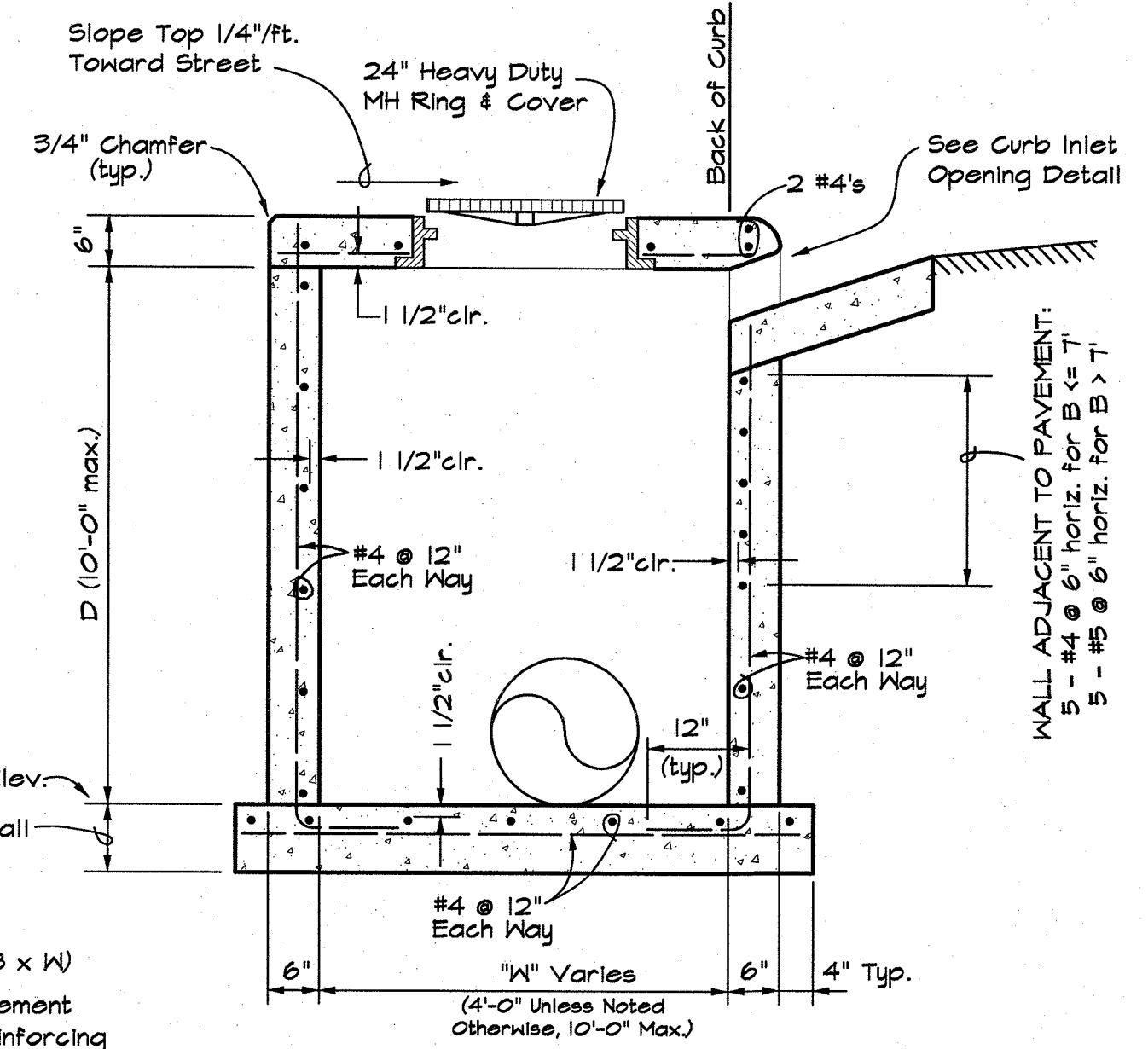


PLAN

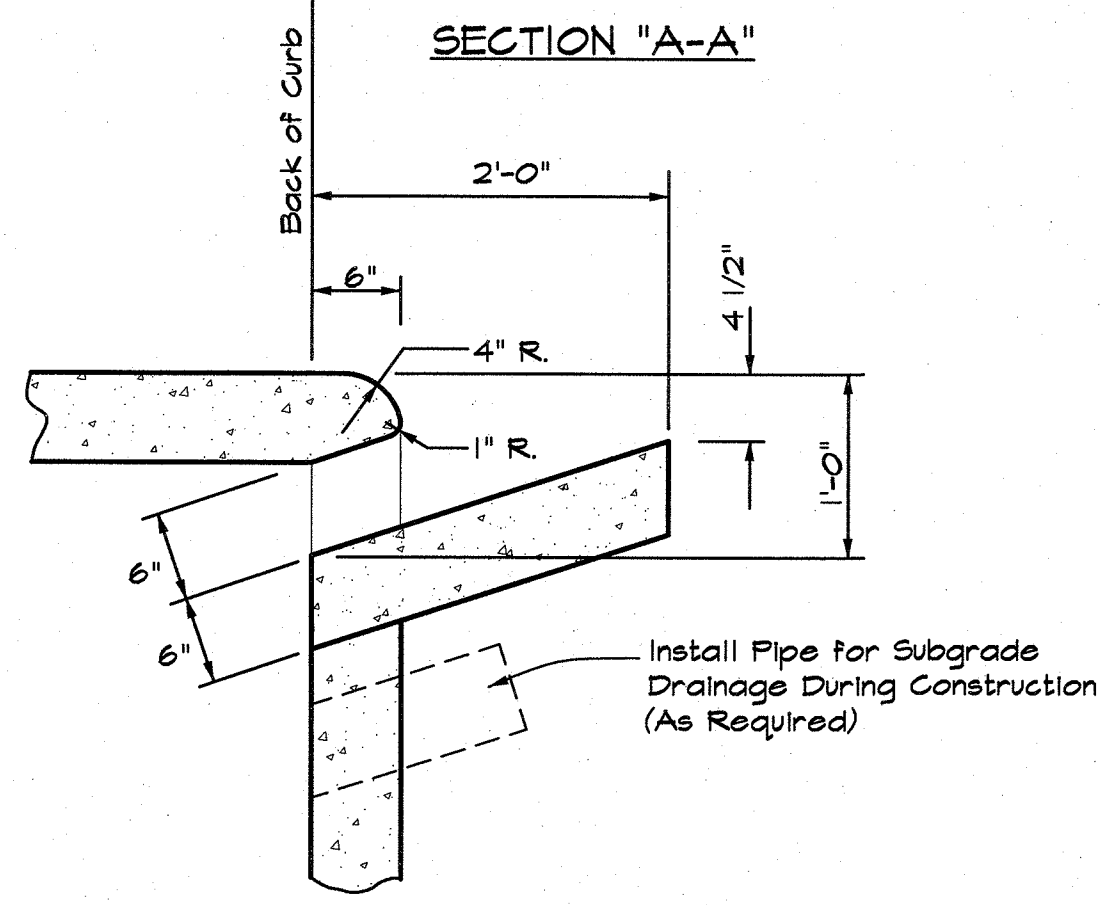
- NOTES:
1. See Plans for Dimensions "B" and "W" (Noted B x W)
  2. Wall Reinforcement for Wall Adjacent to Pavement and Top Shall Be As Indicated. All Other Reinforcing Shall be #4 bars at 12" Each Way.
  3. See Detail for Wall Corner Reinforcement

**DR-10: CURB INLET**

Not to Scale

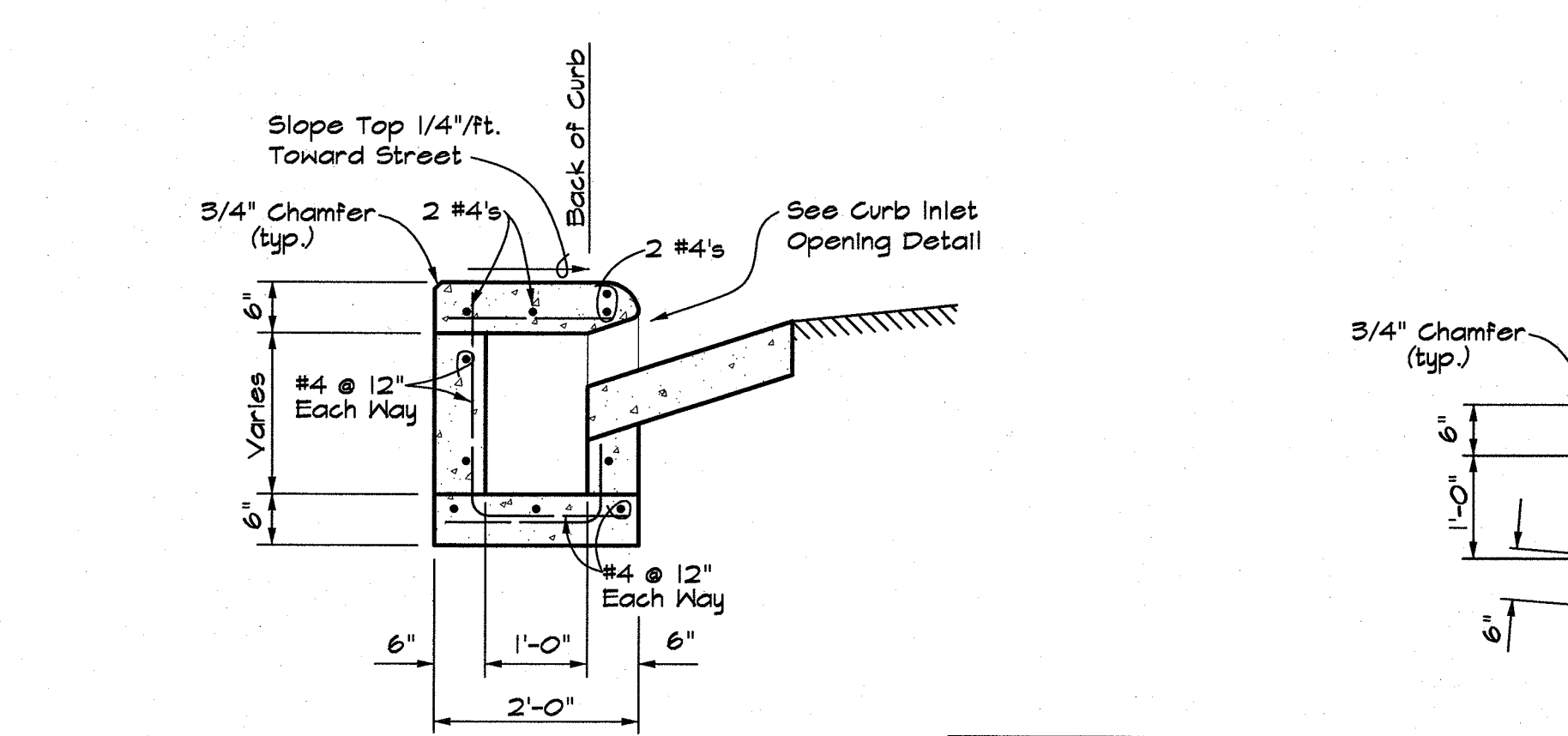


SECTION "A-A"

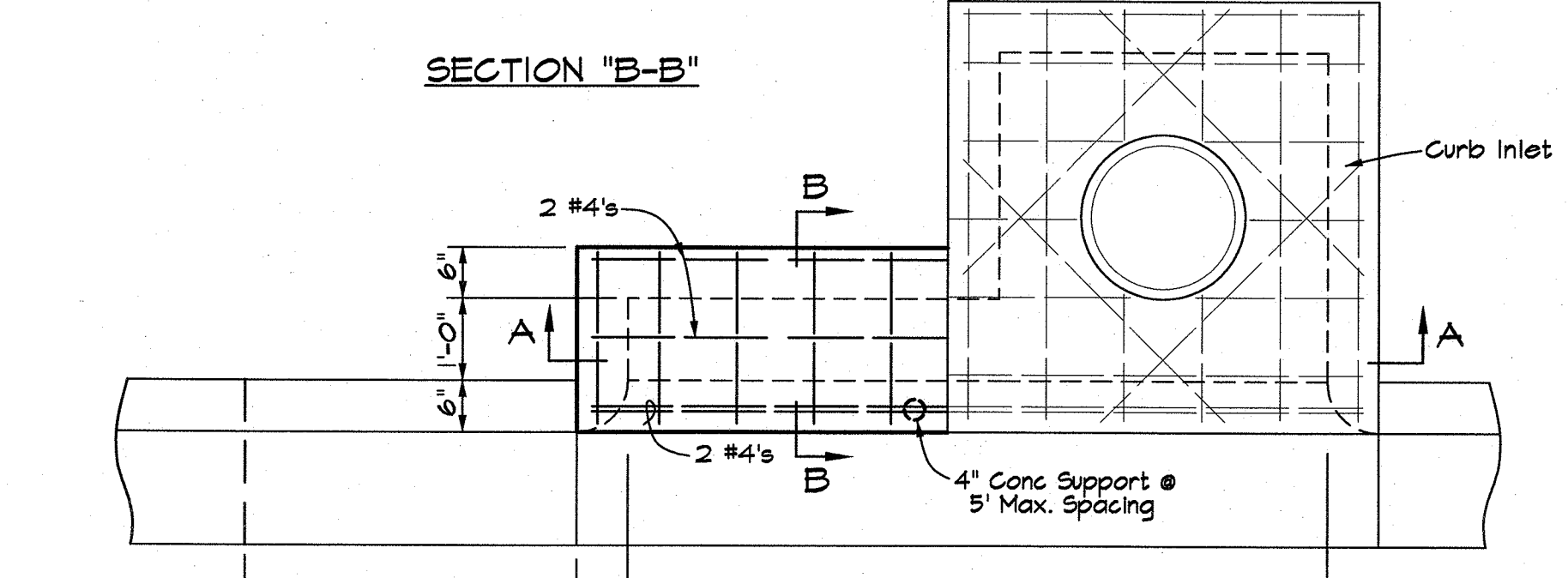


**DR-40: CURB INLET OPENING DETAIL**

Not to Scale



SECTION "B-B"

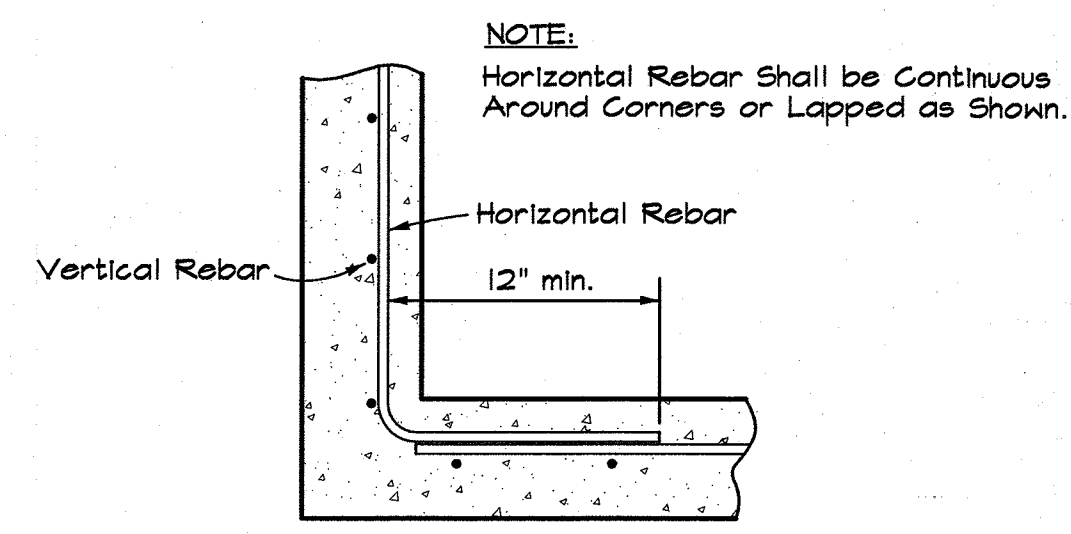


PLAN

**DR-30: CURB INLET EXTENSION**

Not to Scale

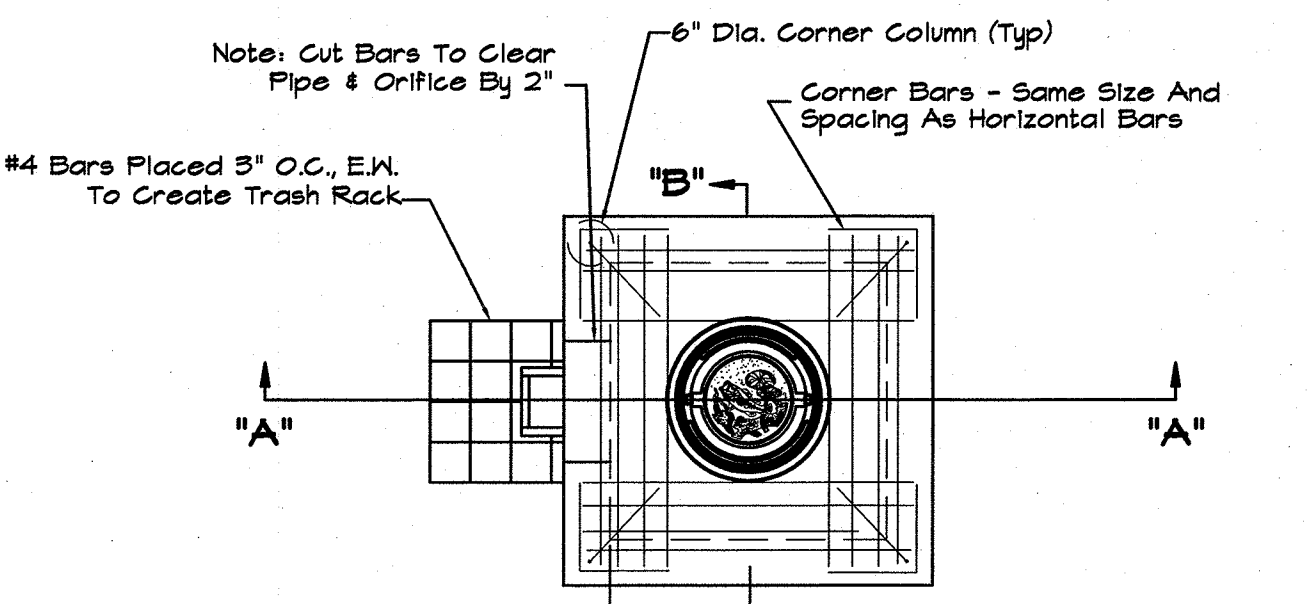
SECTION "A-A"



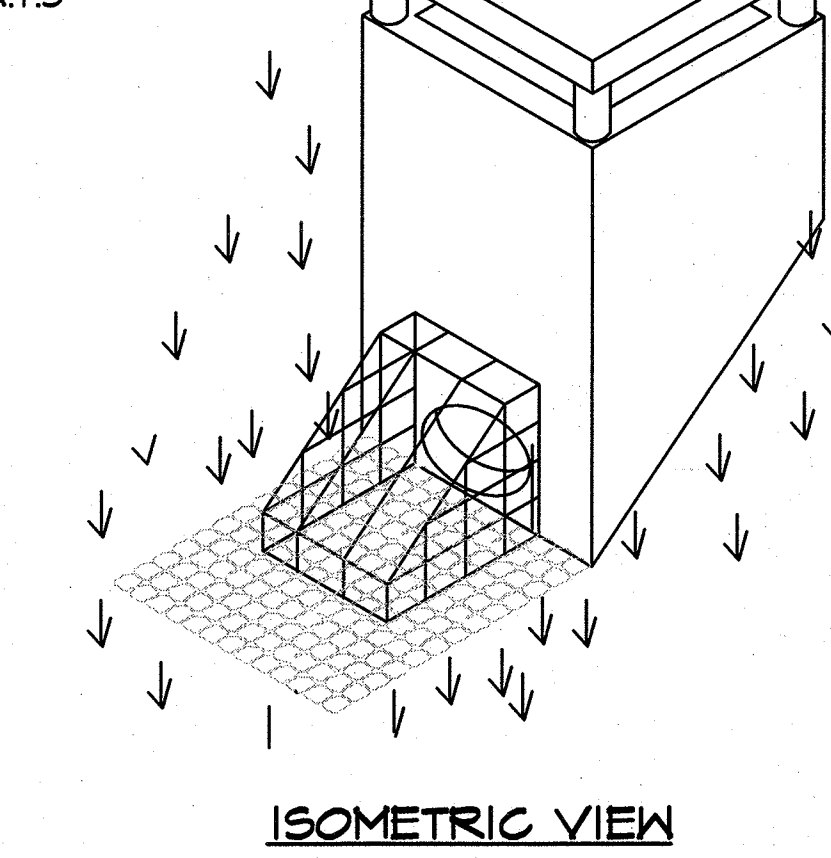
NOTE:  
Horizontal Rebar Shall be Continuous Around Corners or Lapped as Shown.

**DR-100: PLAN - JUNCTION BOX, GRATED INLET or CURB INLET WALL CORNER REINFORCING**

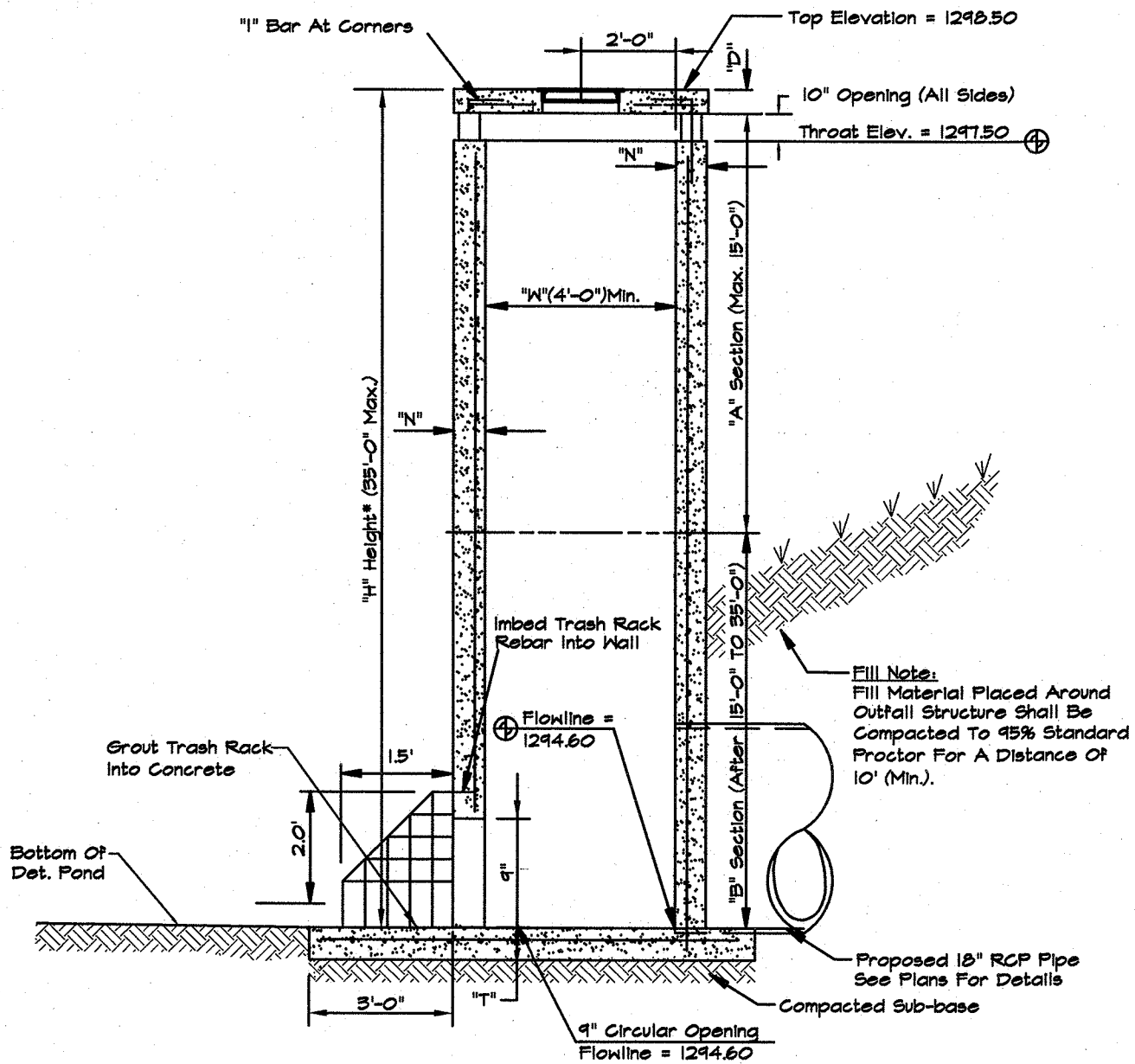
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PLAN

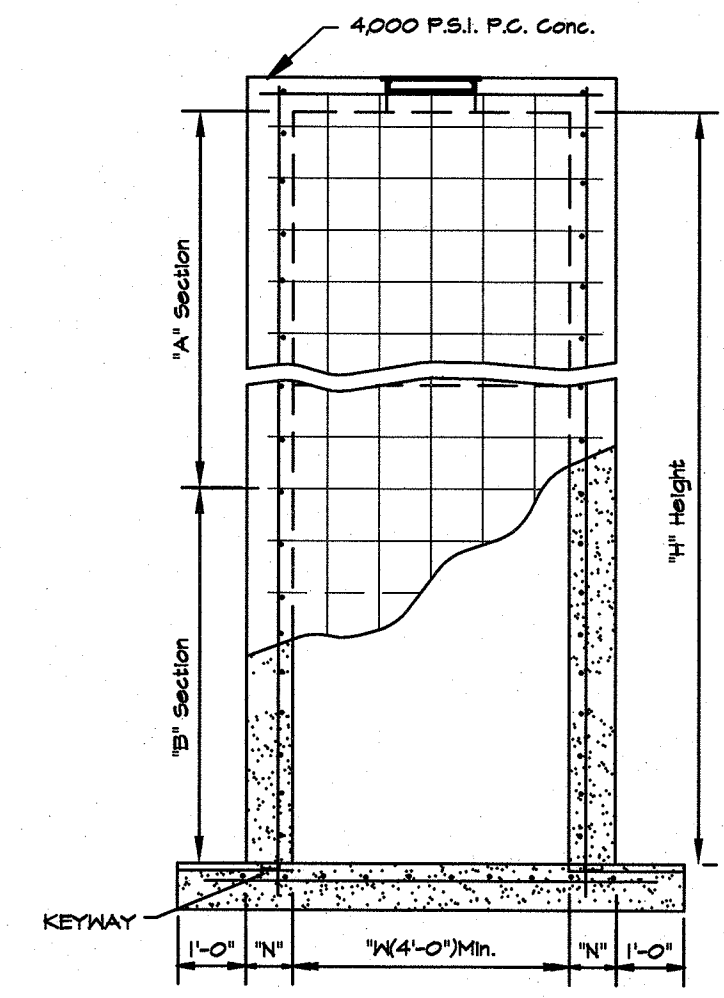


ISOMETRIC VIEW



SECTION "A-A"

N.T.S.

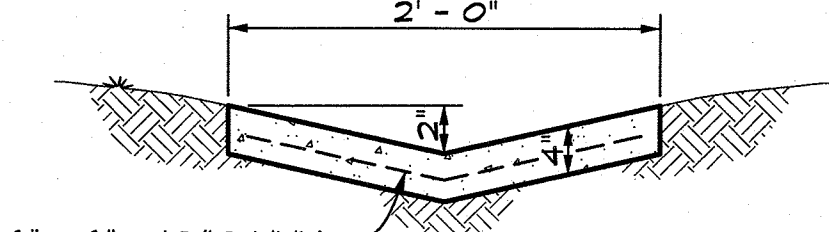


ELEVATION

N.T.S.

**DETENTION POND OUTLET STRUCTURE**

Not to Scale



6" x 6" x 10/10 WMM or Fiber mesh at Contractor's Option

**TRICKLE CHANNEL**

N.T.S.

General Notes:

1. All Exposed Corners To Have 3/4" Chamfer.
2. All #4 & #5 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's @ 6"	#4's @ 10"
"B"	Between 4' & 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	Greater Than 7'	#4's @ 6"	#4's @ 10"

Table Of "W" Dimensions

Pipe Size	Skew Of Cross Drain	30°	45°
Single	Straight	30"	45"
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
Double For "A" Section Only			
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

Reinforcement Schedule, Walls

Section	Width (W)	Hor.	Vert.
"A"	4'	#4's @ 6"	#4's @ 10"
"A"	Between 4' & 7'	#5's @ 4 1/2"	#4's @ 10"
"A"	Greater Than 7'	#4's @ 6"	#4's @ 10"
"B"	Between 4' & 7'	#4's @ 6"	#4's @ 10"

Table Of "T" & "N" Dimensions

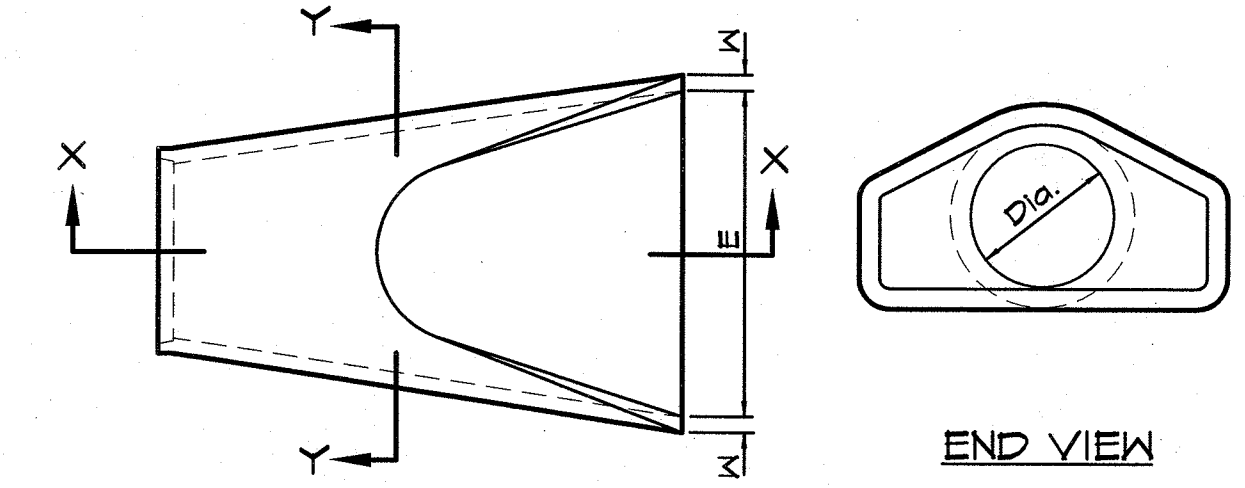
Section	Width (W)	"T"	"N"	"D"
"A"	Between 4' & 7'	6" + Pipe Thickness	8"	6"
"A"	Greater Than 7'	6" + Pipe Thickness	8"	8"
"B"	4'	6" + Pipe Thickness	8"	8"
"B"	Between 4' & 7'	6" + Pipe Thickness	10"	8"

Reinforcement Schedule, Top

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

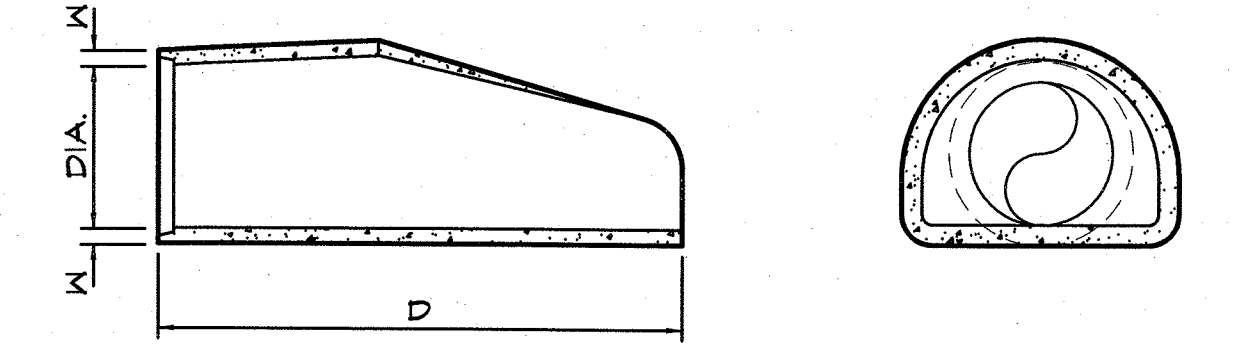
W = Wall Thickness Of Pipe

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"



PLAN

END VIEW



SECTION X-X

SECTION Y-Y

**DR-130: FLARED END SECTION**

Not to Scale

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**LARGE SCALE DEVELOPMENT PLANS for FARM CREDIT SERVICES**

Lot 11 Tontitown Plaza  
Tontitown, Washington County, Arkansas

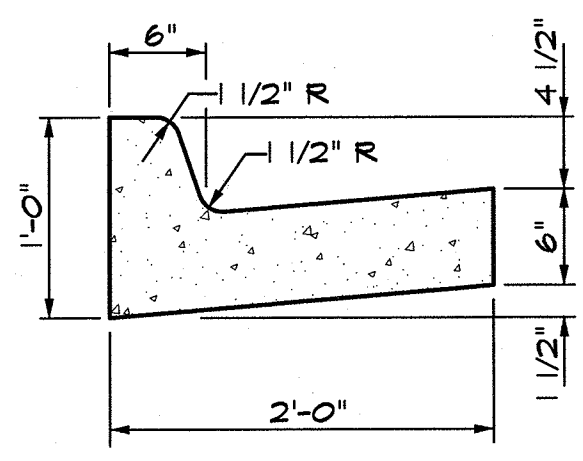
Revision	By	Date
REVISED PER CITY COMMENTS	TLB	06.09.15

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.: 7 of 9

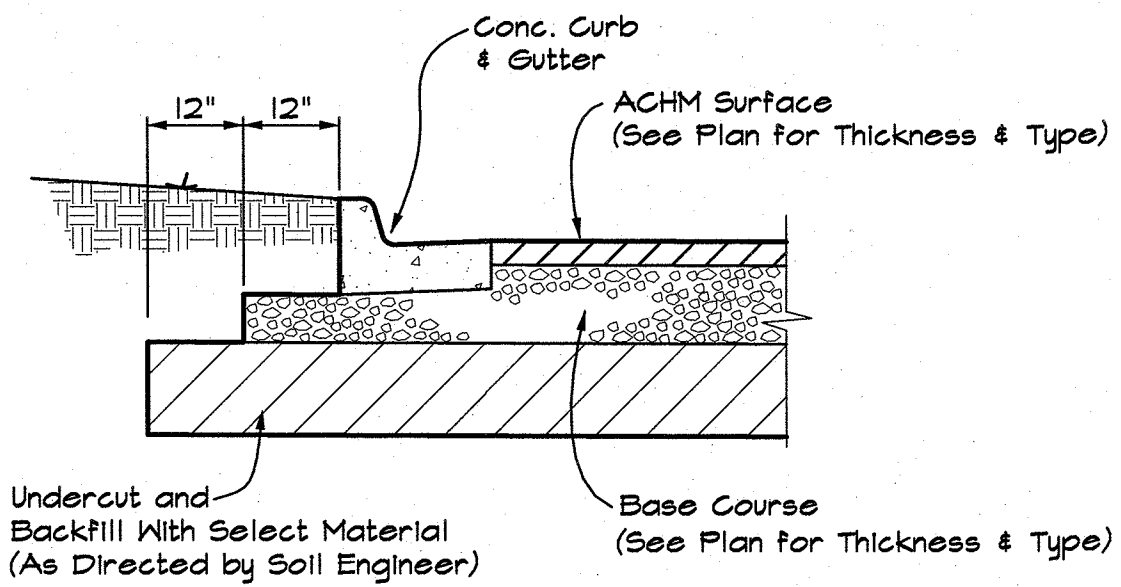
Issued for Review 06.17.15

**DRAINAGE DETAILS**

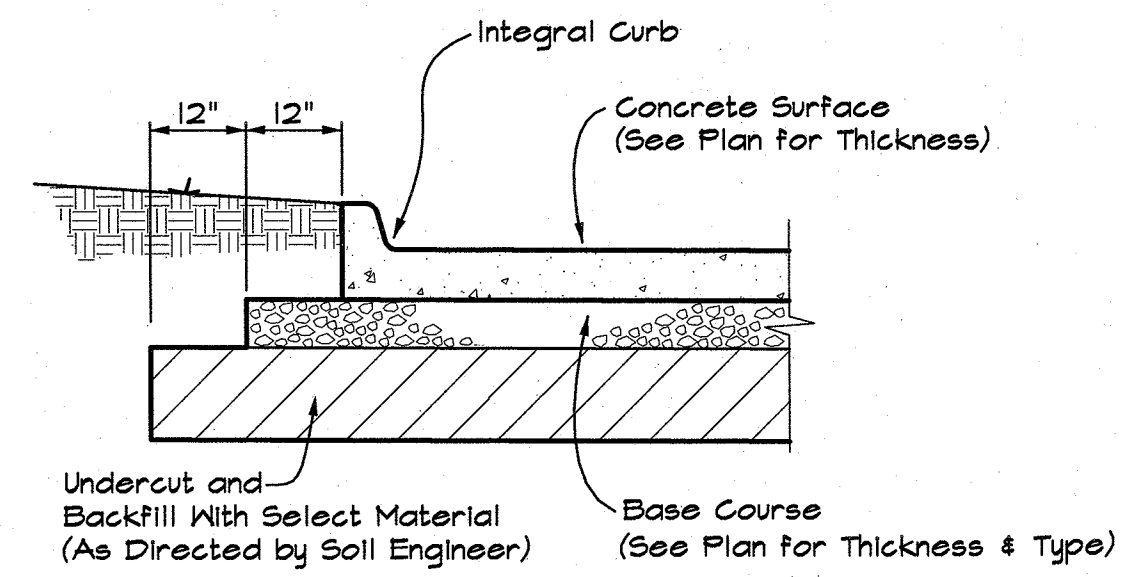




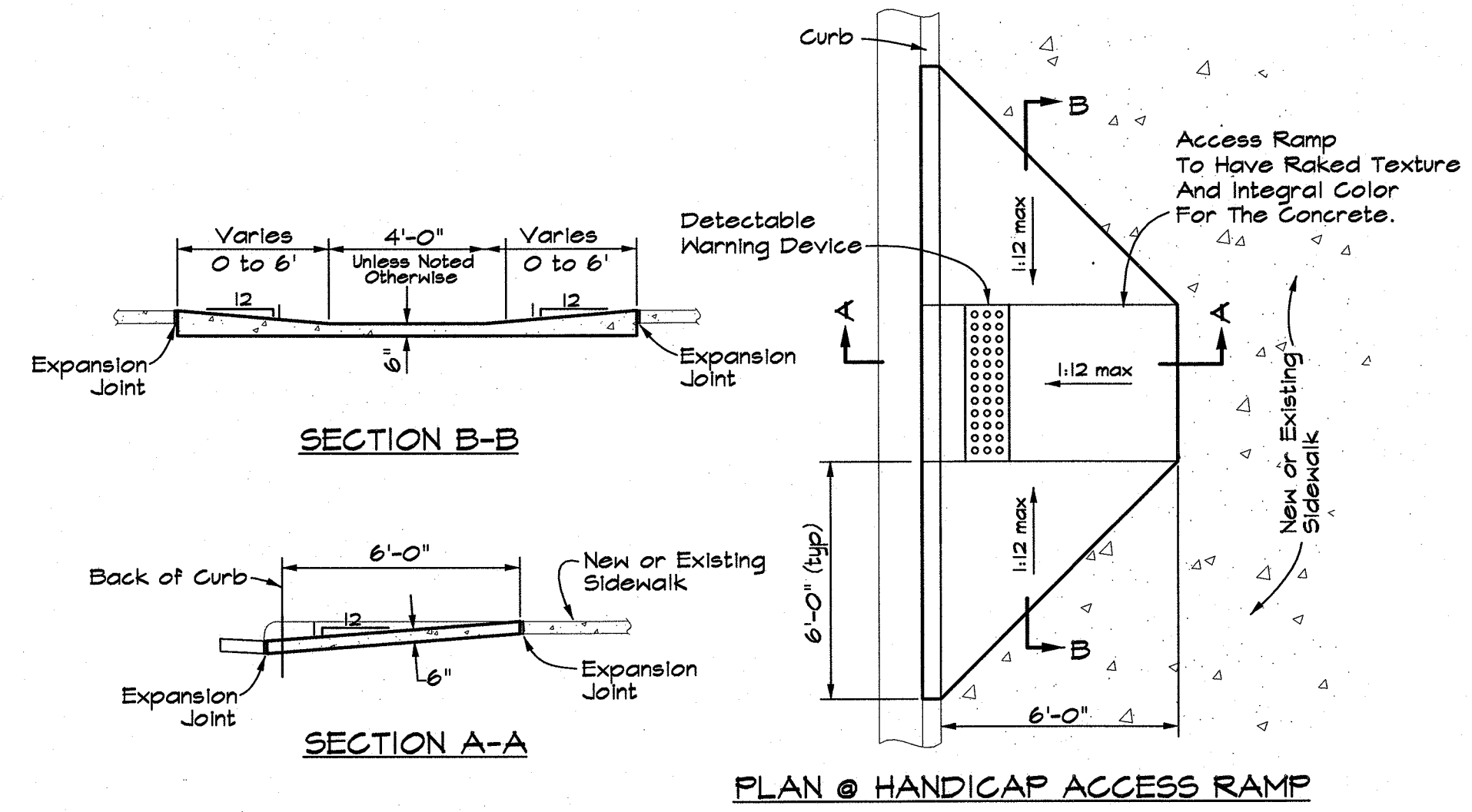
**ST-10: TYPE "A" CURB & GUTTER**  
Not to Scale



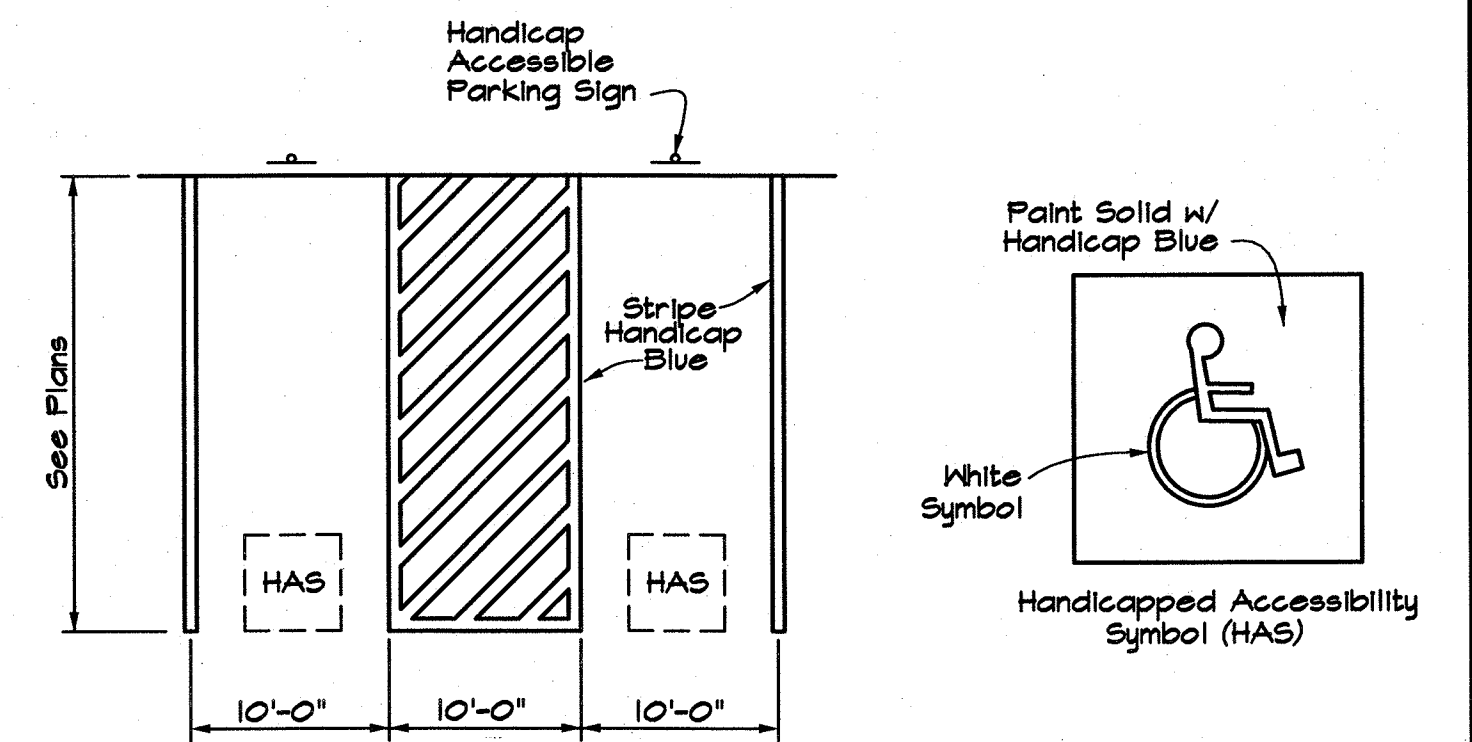
**PS-10: SECTION - ASPHALT PARKING PAVEMENT**  
Not to Scale



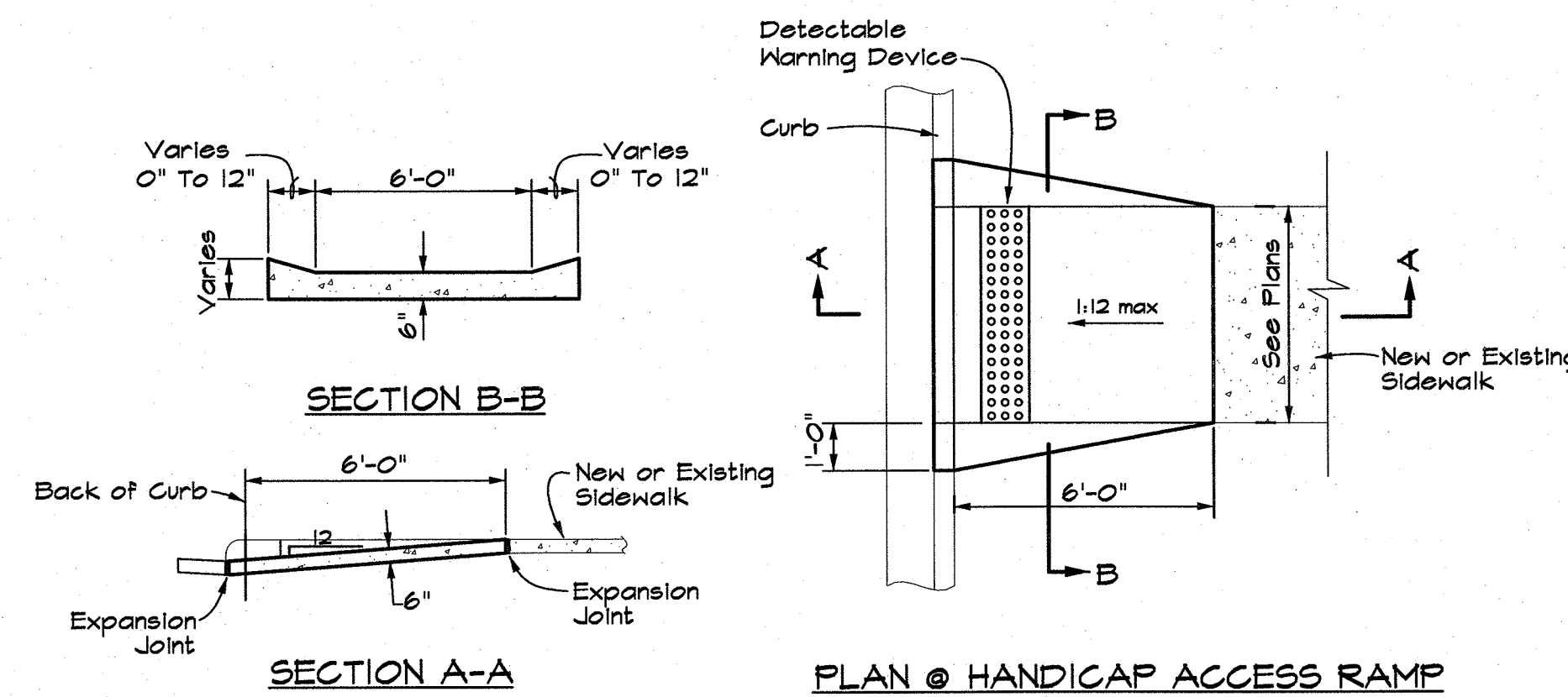
**PS-20: SECTION - CONCRETE PARKING PAVEMENT**  
Not to Scale



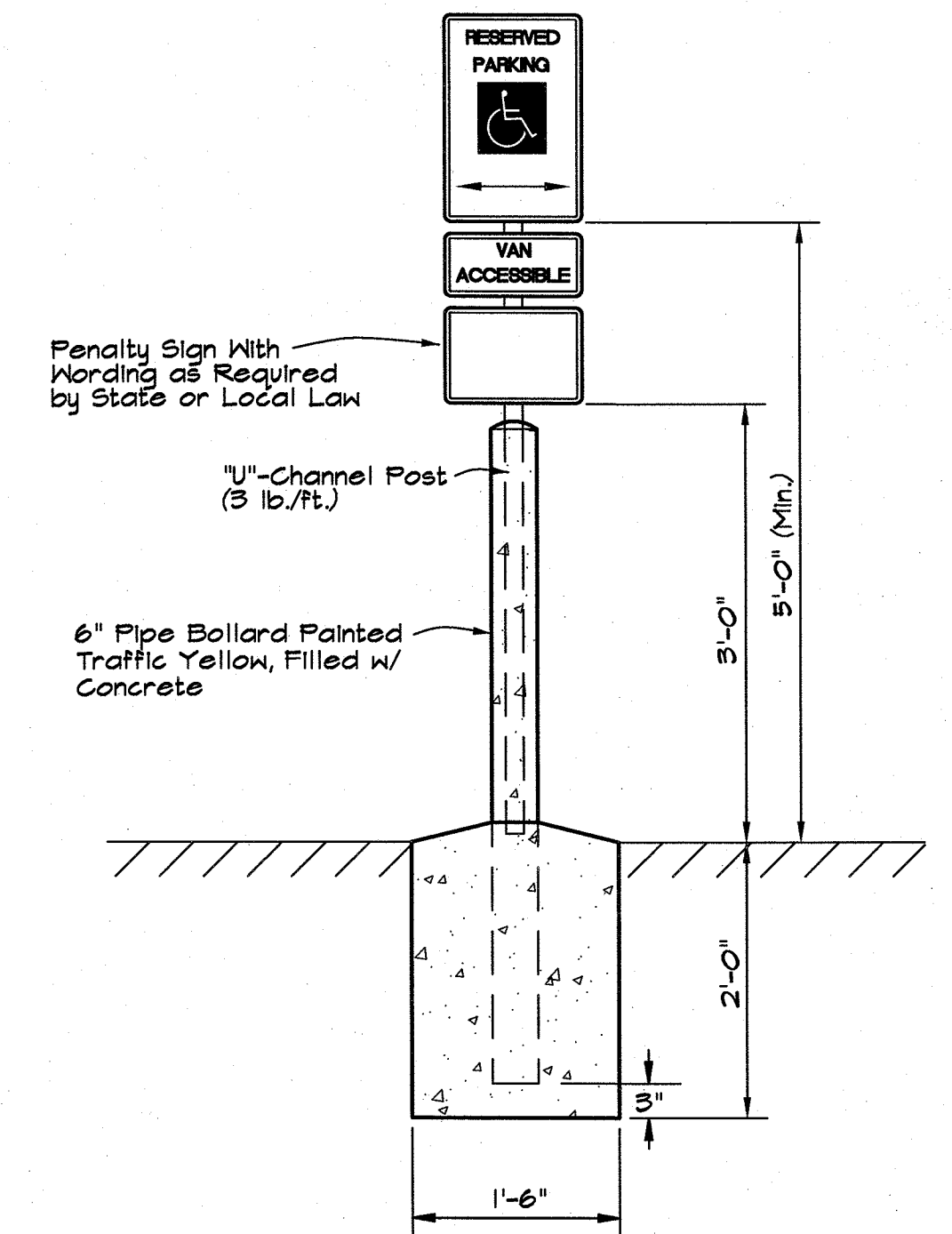
**PS-45: HANDICAP SIDEWALK RAMP**  
Not to Scale



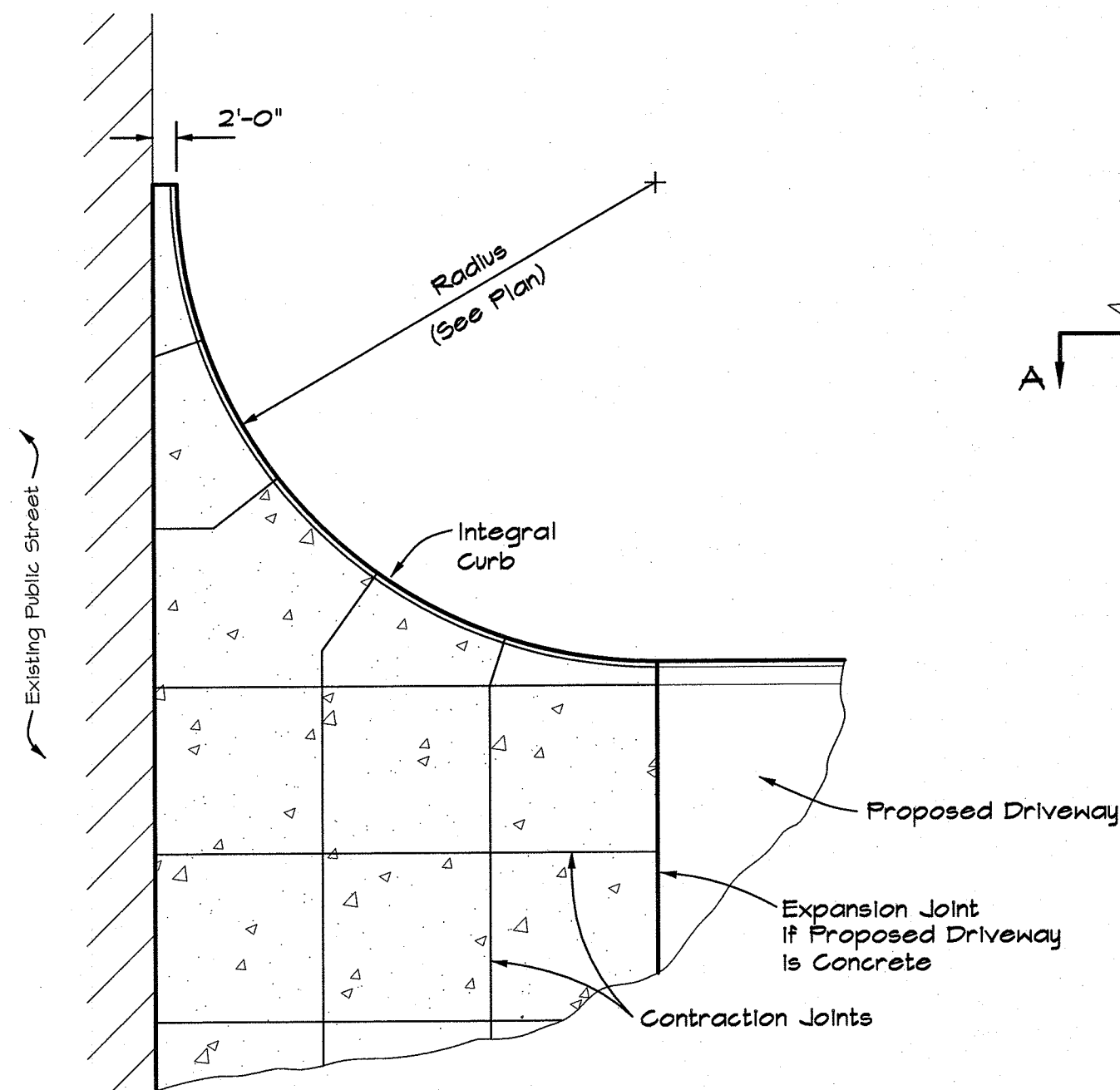
**PS-90: HANDICAP PARKING SPACE LAYOUT VAN ACCESSIBLE**  
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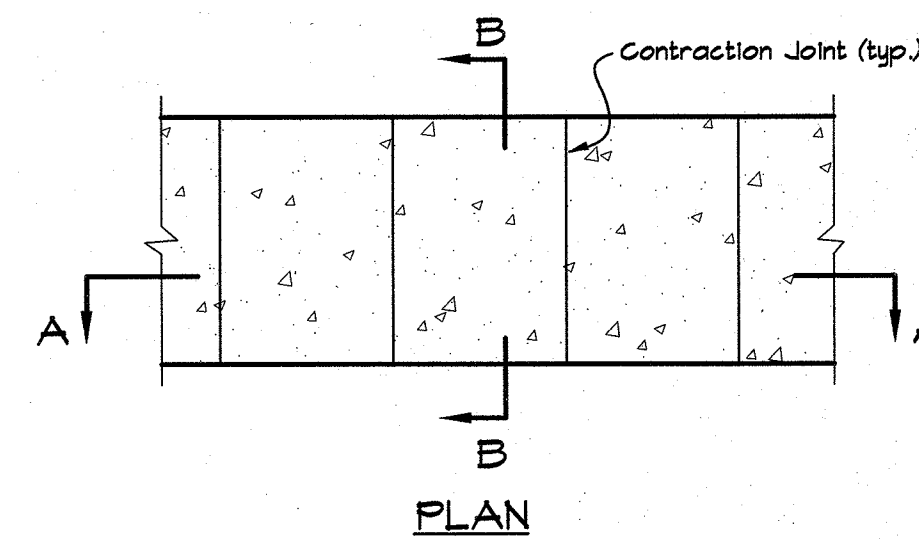
**PS-40: HANDICAP SIDEWALK RAMP**  
Not to Scale



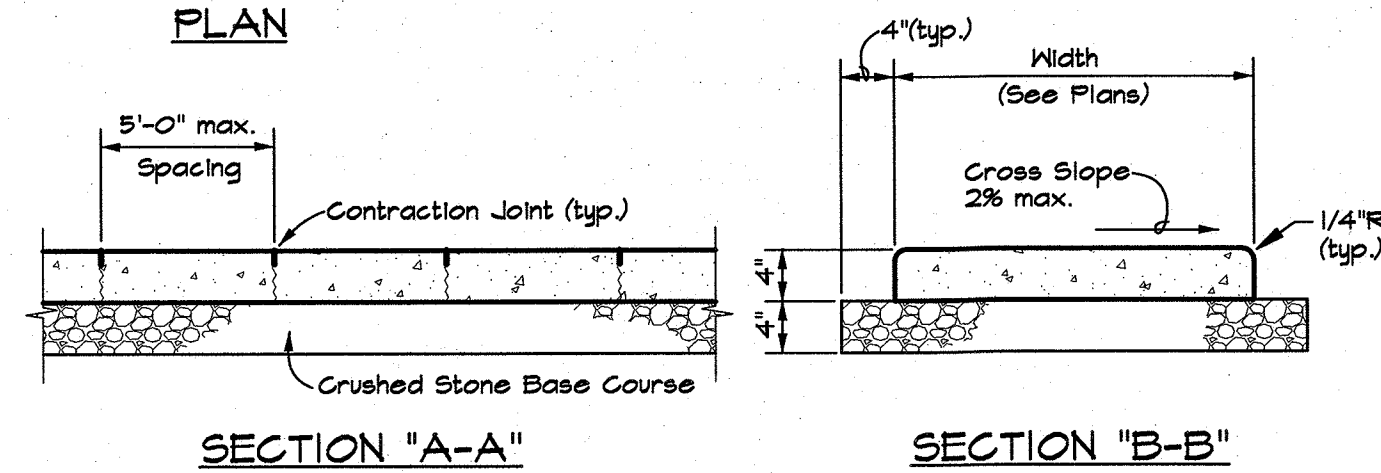
**PS-100: HANDICAP ACCESSIBLE PARKING SIGN**  
Not to Scale



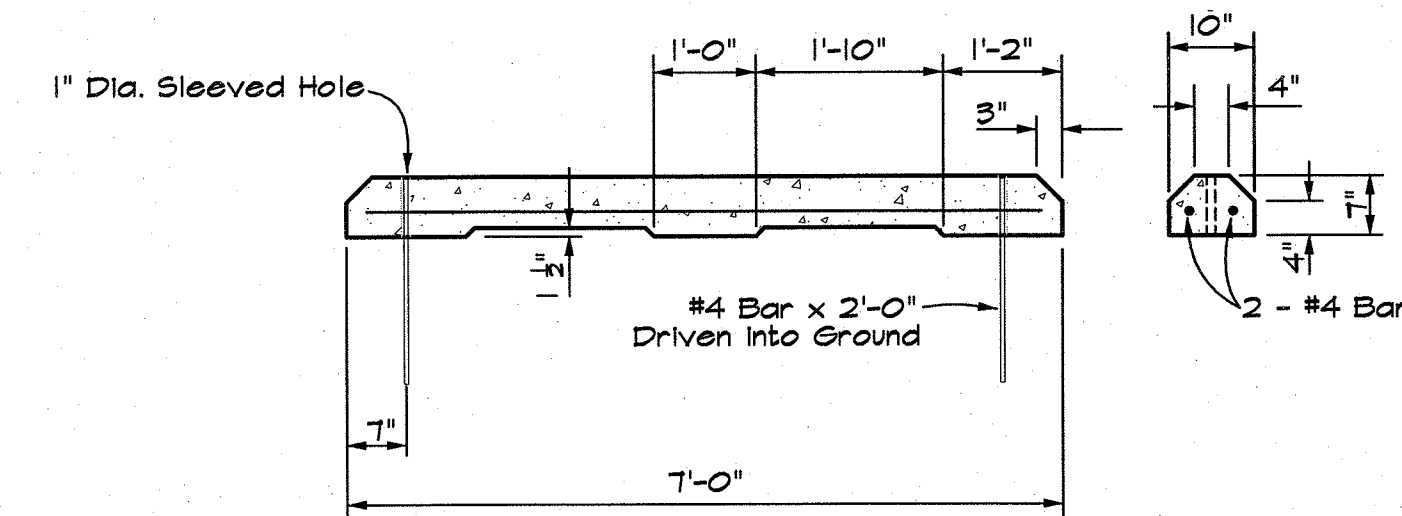
**PS-110: CONCRETE DRIVEWAY APRON**  
Not to Scale



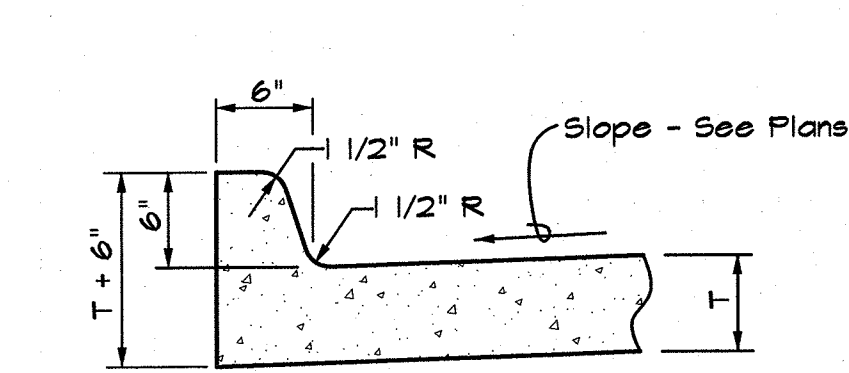
- NOTES:**
- Concrete Reinforcement shall be 6x6, W4xW4, 4 W4 or No. 3 Rebar at 24" O.C. Each Way Placed at Mid-Slab or Fiber Reinforcement.
  - Transverse Contraction Joints shall be 1/4" Radius Tooled Joints 1/2" Deep or Sawed Contraction Joints.
  - Full Depth Expansion Joints shall be Provided at a Maximum Spacing of 25'-0" O.C., and at the Sidewalk Interface With Fixed Objects.



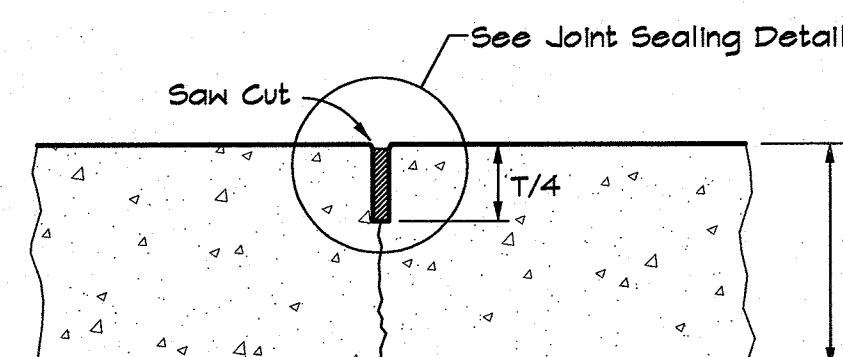
**PS-30: CONCRETE SIDEWALK**  
Not to Scale



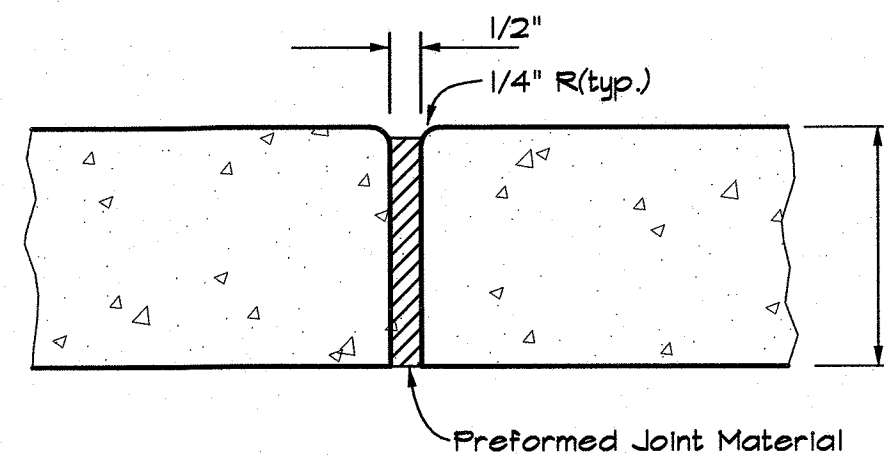
**PS-130: PREGAST CONC. WHEELSTOP**  
Not to Scale



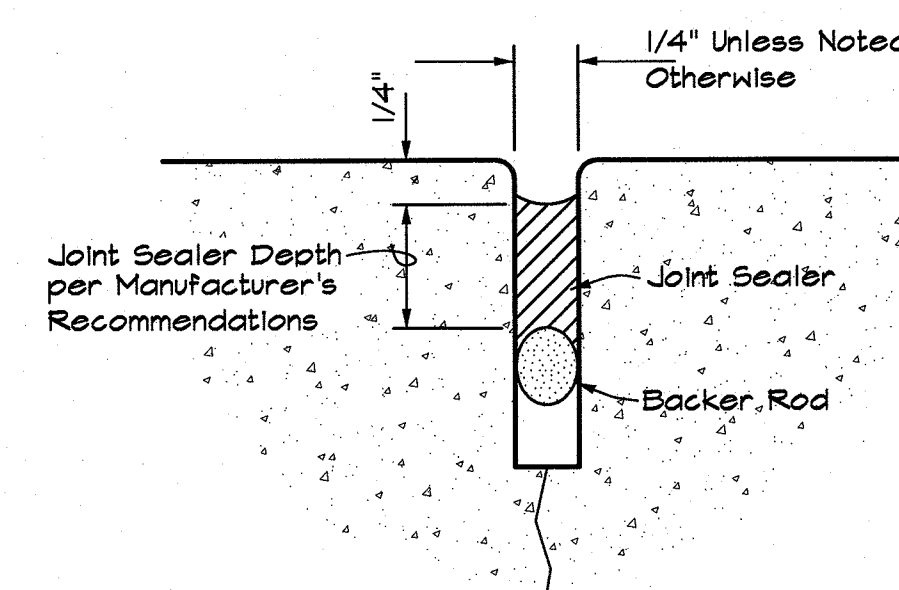
**ST-40: INTEGRAL CURB FOR CONG. PAVING**  
Not to Scale



**ST-60: CONTRACTION JOINT**  
Not to Scale



**ST-110: EXPANSION JOINT**  
Not to Scale

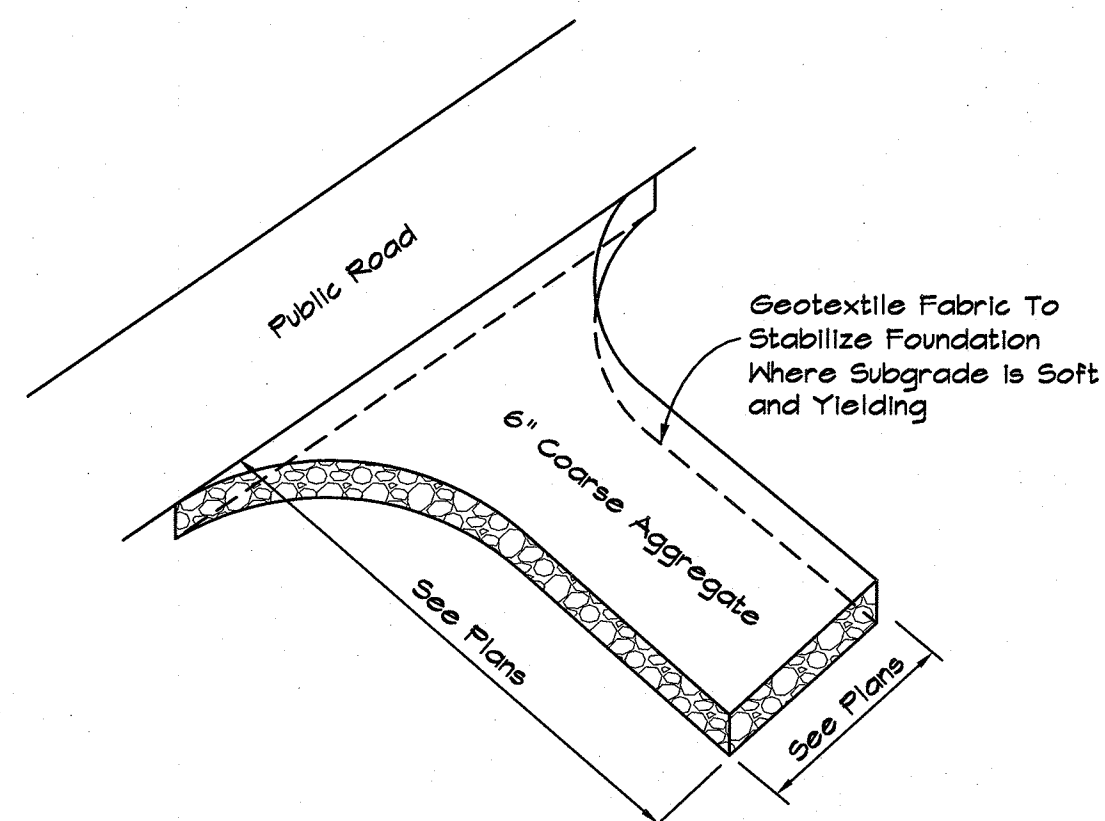


**ST-120: CONCRETE JOINT SEALING**  
Not to Scale

		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.: 8 of 9
		P.O. Box 10064 • Fort Smith, AR 72917 • 479.452.1933 • morrisonshipley.com <b>LARGE SCALE DEVELOPMENT PLANS for FARM CREDIT SERVICES</b> Lot 11 Tontitown Plaza Tontitown, Washington County, Arkansas	
Revision: REVISED PER CITY COMMENTS By: TLB Date: 06.09.15		<b>MISCELLANEOUS DETAILS</b> Issued for Review 06.17.15	

Drawing Name: M:\2015\PS\PS-100-09\DWG\PS-100-09\_BLDG.dwg User: jmn Modified: Jun 15, 2015 11:33am Plotted on: Jun 15, 2015 4:16pm by jmn

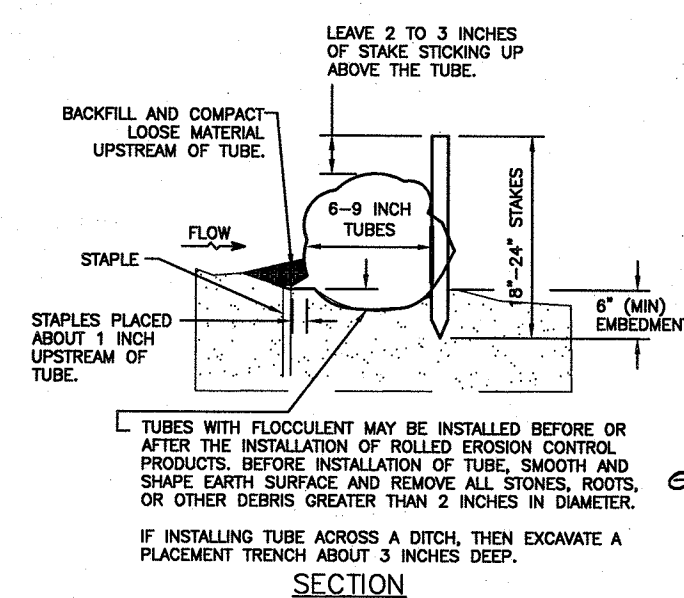




**NOTES:**

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.

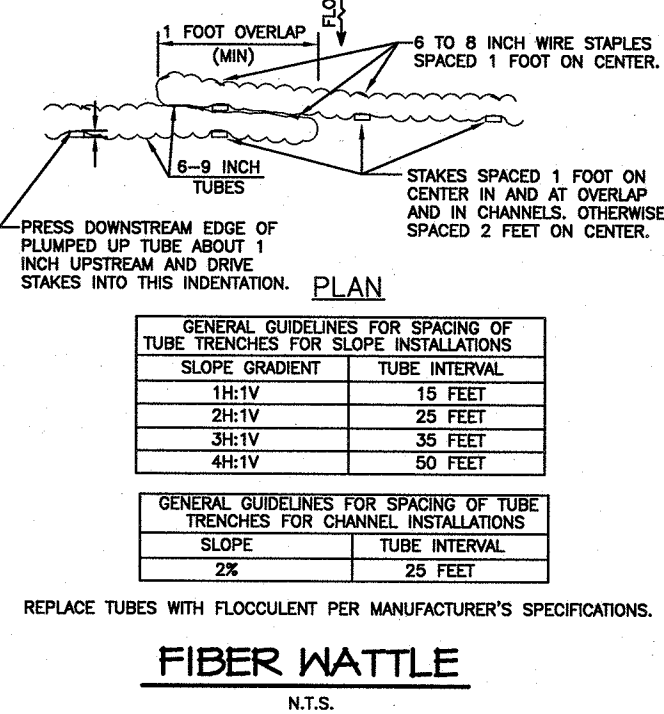
**EC-30: TEMPORARY CONSTRUCTION ENTRANCE**  
Not to Scale 12-3-10



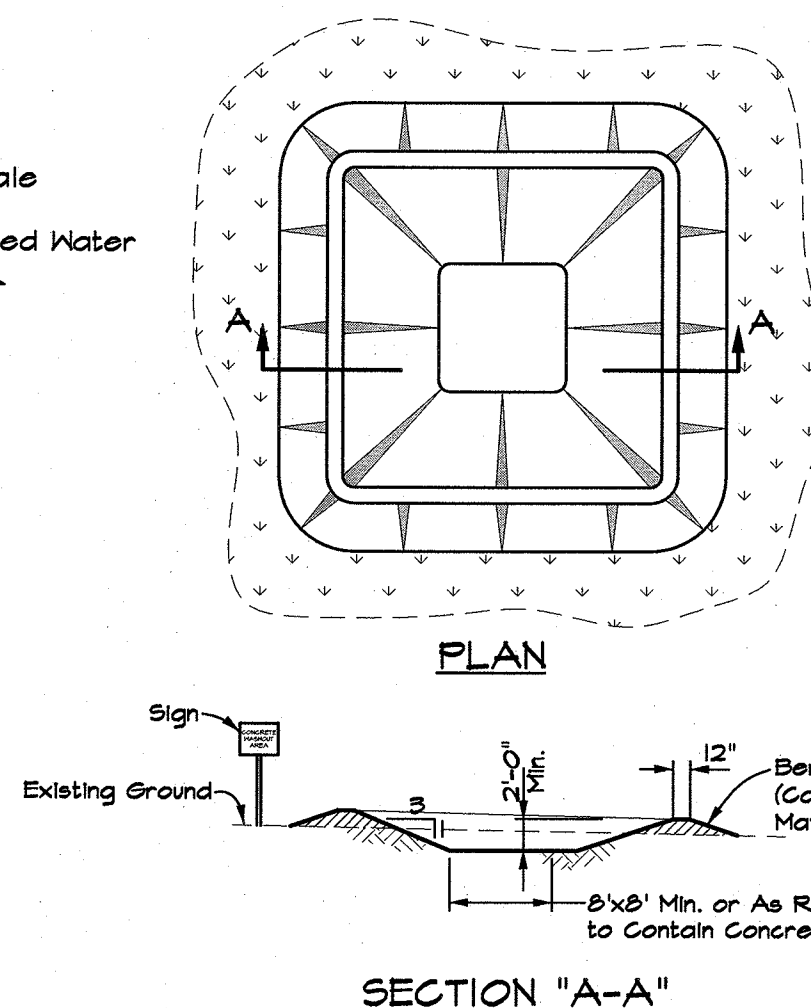
**NOTES:**

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 Fitted 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



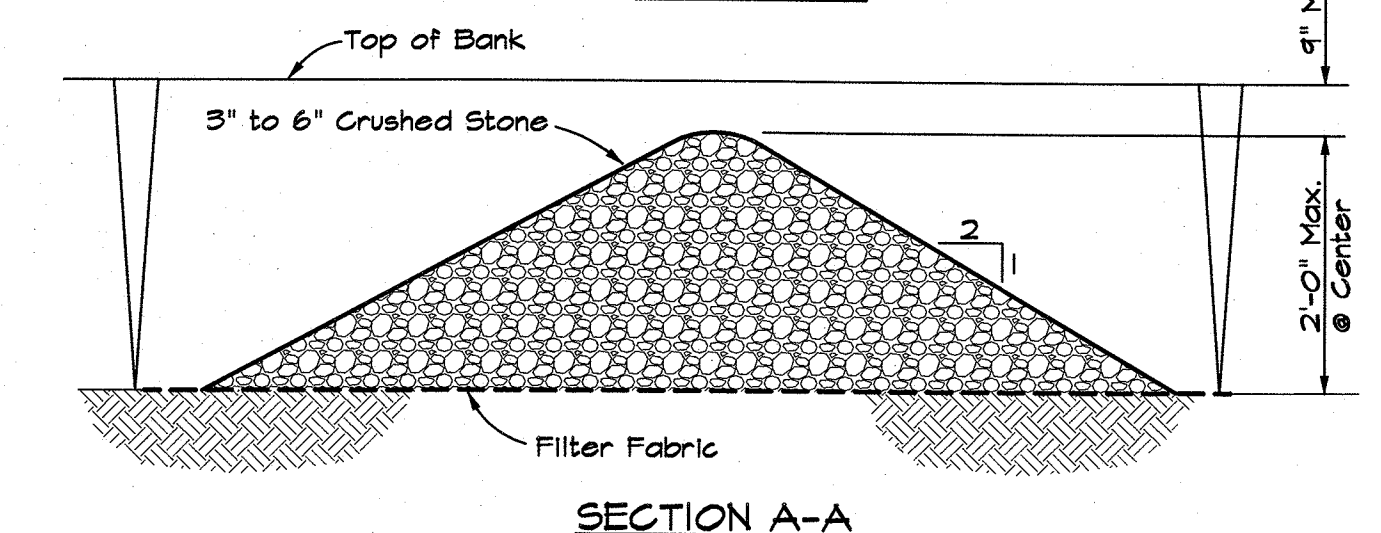
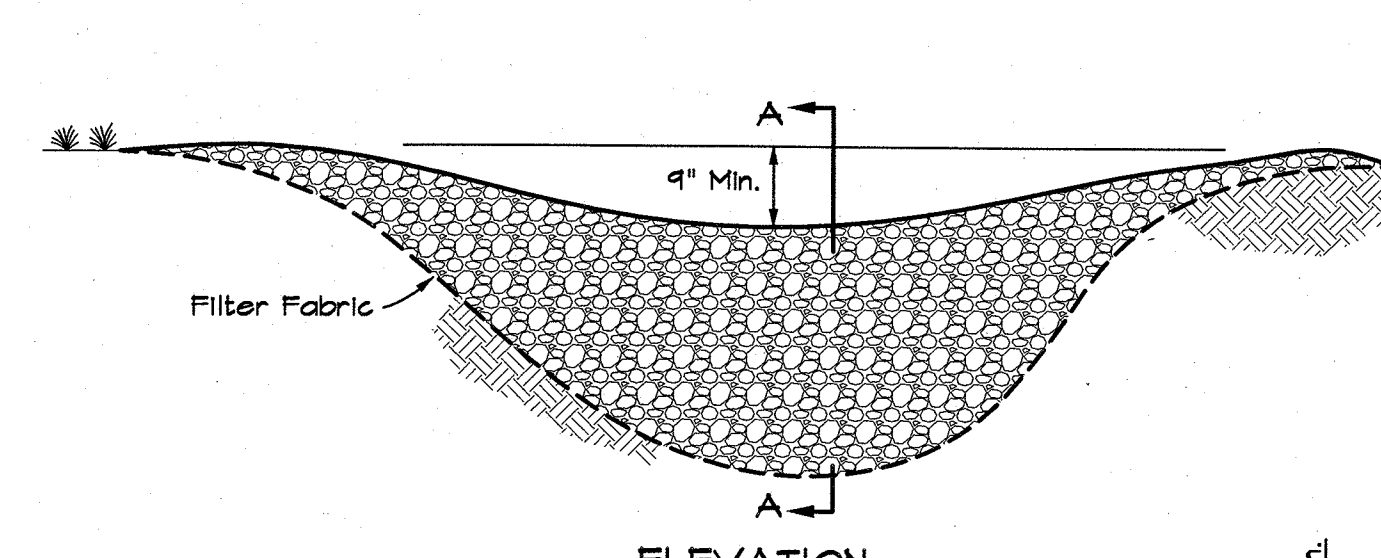
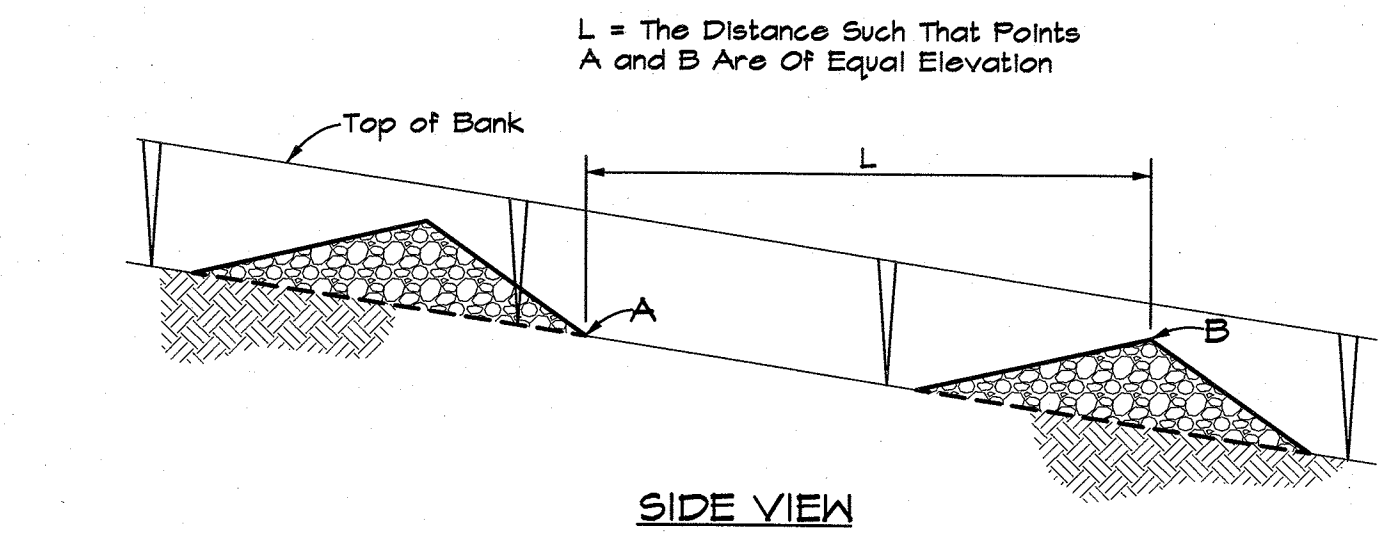
**FIBER WATTLE**  
N.T.S.



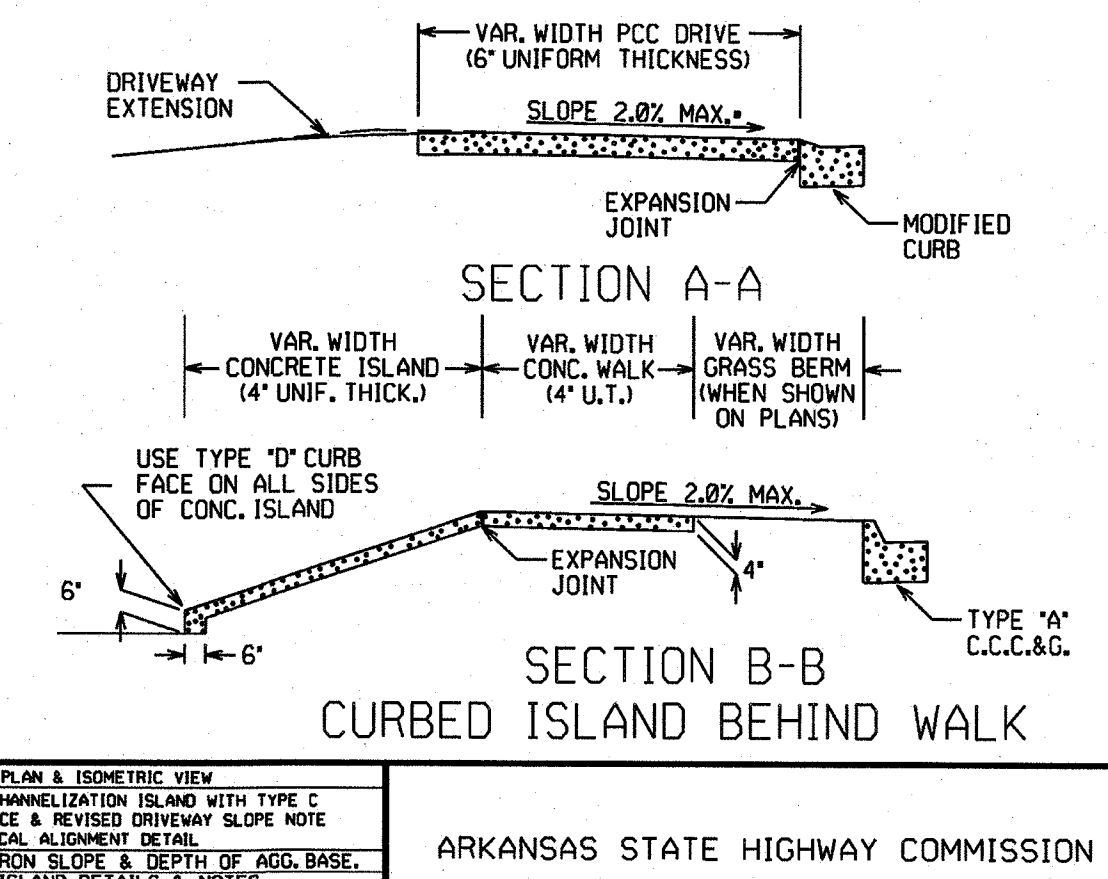
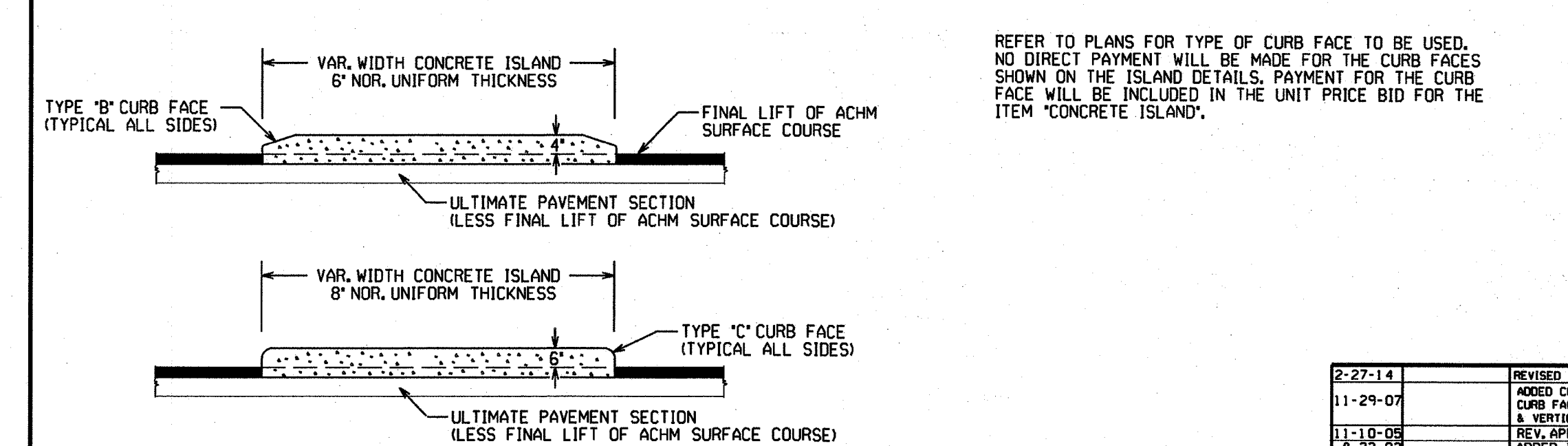
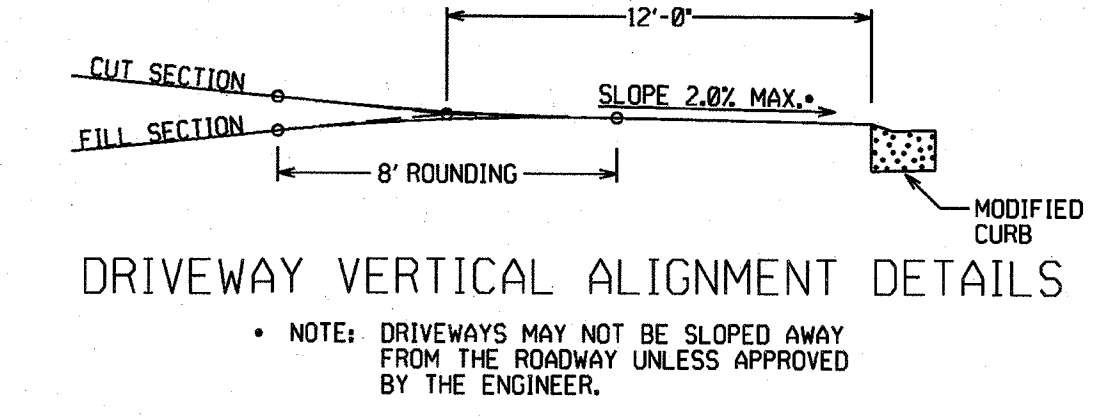
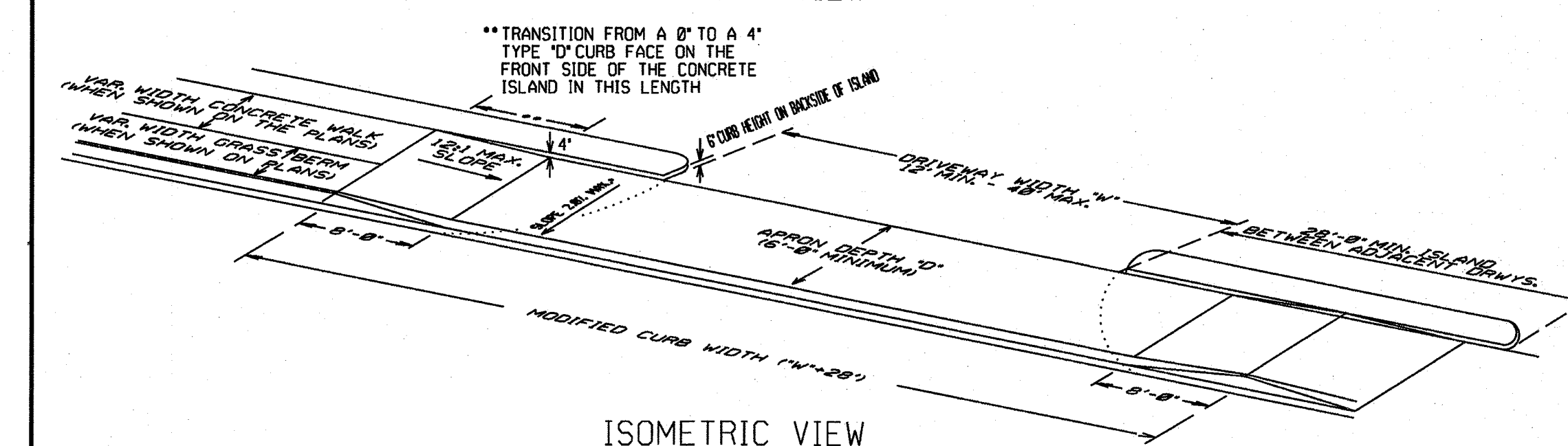
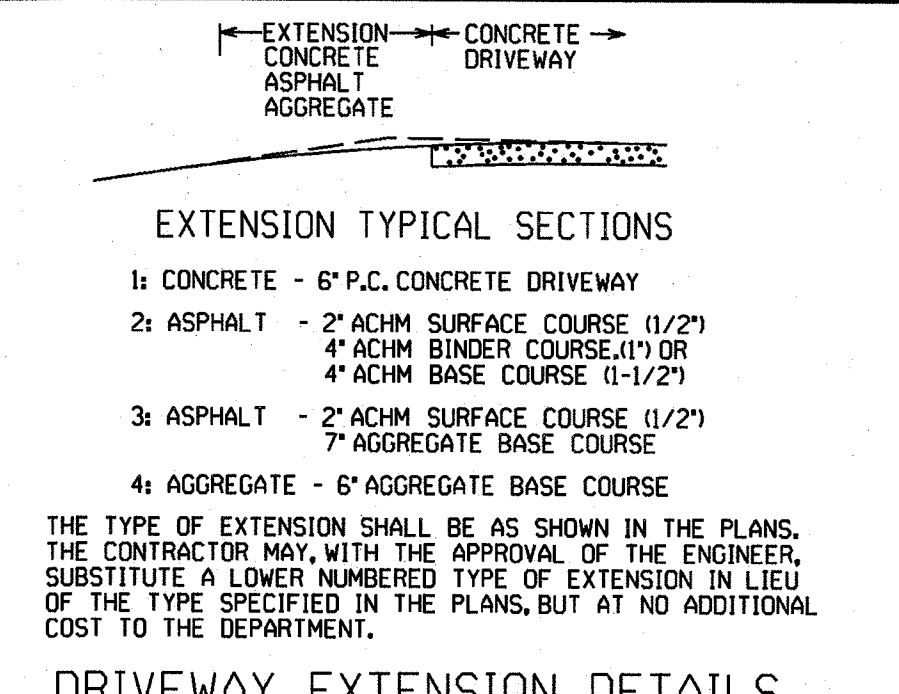
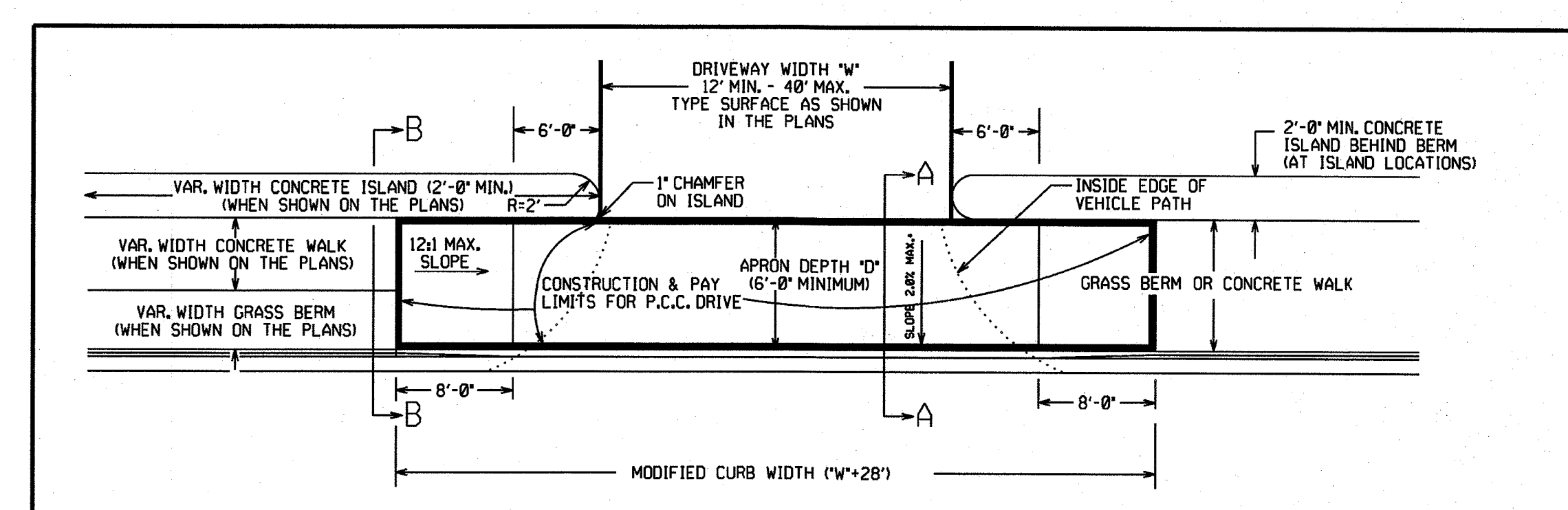
**EC-50: CONCRETE WASHOUT AREA**  
Not to Scale 4-21-10

**NOTES:**

1. Concrete Washout Area Shall be Installed Prior to Any Concrete Placement on Site.
2. Vehicle Tracking Control is Required at Concrete Washout Entrance if Access to Concrete Washout Area is Off Pavement.
3. The Concrete Washout Area Shall be Repaired and/or Enlarged as Necessary to Maintain Capacity for Waste Concrete.
4. Waste Material From Concrete Washout Operations Must Be Removed and Legally Disposed of When it has Accumulated Two-Thirds of the Net Storage Capacity of the Structure.
5. At the End of Construction, All Concrete Shall Be Removed From the Site and Legally Disposed of at an Approved Waste Site.
6. When the Concrete Washout Area is Removed, the Disturbed Area Shall Be Seeded and Mulched or Otherwise Stabilized.



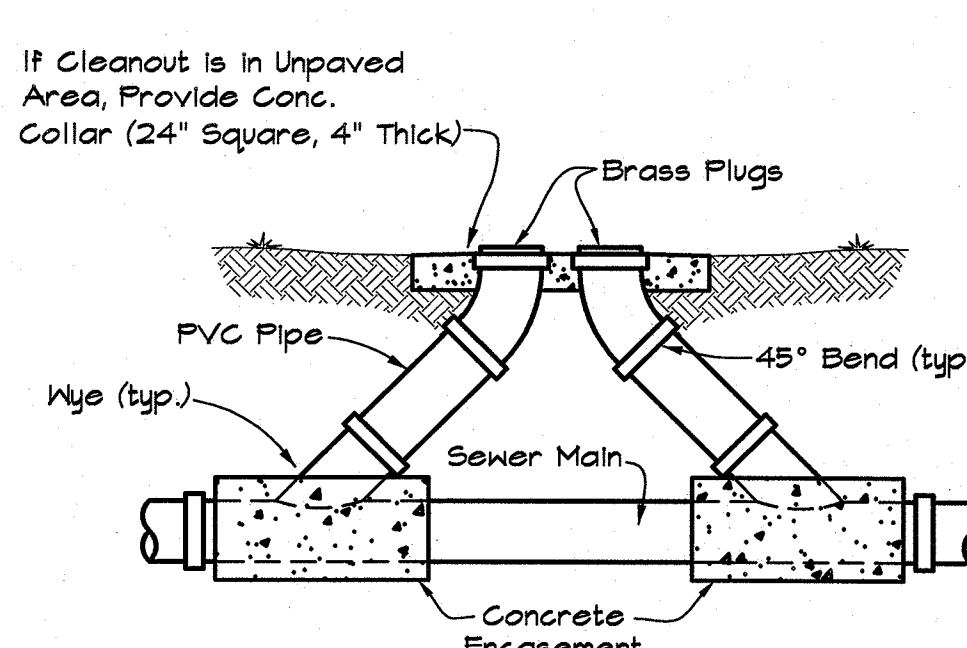
**EC-60: TEMPORARY ROCK CHECK DAM**  
Not to Scale 9-20-10



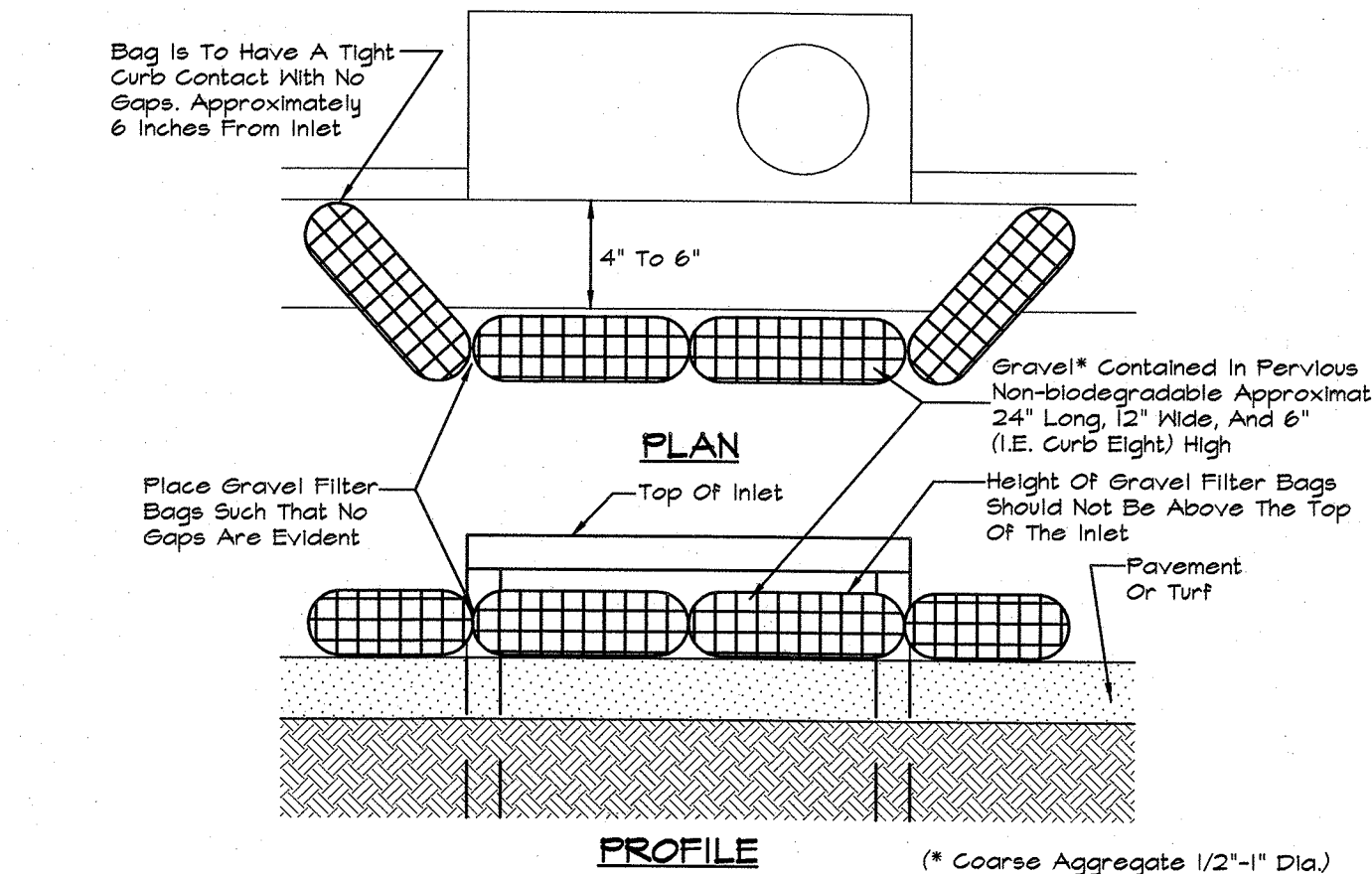
DATE	REVISION	DESCRIPTION
2-27-14	REVISED PLAN & ISOMETRIC VIEW	
11-29-07	ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL	
11-10-05	REV. APRON SLOPE & DEPTH OF AGG. BASE	
8-22-05	ADDED ISLAND & TAIL SLOPE NOTES	
11-18-04	REV. DRIVEWAY WIDTH & TRANS. NOTE	
11-18-04	REVISED NOTES	
11-18-04	REBAR AND BLESSURE	
	DATE REVISION FILLED	DESCRIPTION

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

**SS-100: CONCRETE ENCASEMENT**  
Not to Scale



**SS-70: DOUBLE CLEANOUT DETAIL**  
Not to Scale



**SUMP INLET SEDIMENT FILTER**  
N.T.S.

**MORRISON SHIPLEY**  
ENGINEERS • SURVEYORS

P.O. Box 10064 • Fort Smith, AR 72917 • 479.452.1939 • morrisonshipley.com

**LARGE SCALE DEVELOPMENT PLANS for FARM CREDIT SERVICES**  
Lot 11 Tontitown Plaza  
Tontitown, Washington County, Arkansas

Revision	By	Date
REVISED PER CITY COMMENTS	TLB	06.09.15

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.: 9 of 9

Issued for Review 06.17.15

**MISCELLANEOUS DETAILS**

Drawing Name: M:\SS\SSR000\SSR000-09\Drawings\SSR000-09 BASE.dwg, Last Modified: Jun 15, 2015 - 3:13pm, Printed on: Jun 15, 2015 - 4:06pm by jpholton