

R:\SWOPE\21-166 TRUSTAR 16 TONTITOWN CIVIL DRAWINGS\21-166PR - CND.DWG - PLOTTED ON 4/5/2022 11:24:19 AM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY CASSY

WILLOW TRACE

A PRELIMINARY PLAT

A SUBDIVISION IN THE CITY OF TONTITOWN, AR

KELLY AVENUE

Contact Information:

DEVELOPER / PROPERTY OWNER:
Parcel #: 830-37962-000
INFAS CORPORATION INC
664 KELLY AVE
TONTITOWN, ARKANSAS

DEVELOPER:
Parcel #: 830-37962-000
TRI STAR CONTRACTORS
P.O. BOX 219
SILOAM SPRINGS, ARKANSAS 72761
479.238.1088

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Terry Ging, P.S.
Swope Engineering
7 Halsted Circle
Rogers, Arkansas 72756
479.877.7388 office

City of Tontitown - Engineering Department
Attn: Chris Buntin, City Engineer
2049 E Joyce Blvd
Fayetteville, AR 72703
Ph:479-856-9766
crbuntin@garverusa.com

City of Tontitown - Stormwater
Attn: Philip Arends
PO Box 127
Tontitown, AR 72770
Ph:479-263-9213

City of Tontitown - Planning Department
Attn: Meagan Thomas
PO Box 305
Tontitown, AR 72770
Ph:479-361-2700

City of Tontitown - Fire Department
Attn: Todd Witzigman
141 S. E. Zulpo St.
Tontitown, AR 72770
Ph:479-439-3578

City of Tontitown - Street Department
Attn: Scott Ardemagni
PO Box 305
Tontitown, AR 72770
Ph:479-301-6058

City of Tontitown - Water Department
Attn: James Clark
PO Box 127
Tontitown, AR 72770
Ph:479-263-9216

City of Tontitown - Electric Department
Ozarks Electric
406 W Emma Ave.
Springdale, AR 72764
Ph:479-521-2900

City of Tontitown - Wastewater Department
Attn: James Clark
PO Box 127
Tontitown, AR 72770
Ph:479-263-9216

CITY OF TONTITOWN MAYOR
235 East Henri De Tonti
Tontitown, AR 72762
CONTACT: Gene McCartney
mayor@tontitownar.gov
(479)-361-2700

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL FOR THE SOUTHEAST CORNER OF THE SW ¼ OF THE SE ¼; THENCE ALONG THE SOUTH LINE OF SAID FORTY, N 87°19'11" W, 383.56 FEET TO A COTTON SPINDLE; THENCE LEAVING SAID SOUTH LINE, N 02°25'15" E, 236.17 FEET TO A FOUND IRON PIN; THENCE N 86°56'54" W, 165.62 FEET TO A FOUND IRON PIN; THENCE N 03°38'10" E, 246.78 FEET TO A FOUND IRON PIN; THENCE N 86°21'32" W, 227.75 FEET TO A ½" SET IRON PIN; THENCE N 02°25'53" E, 839.34 FEET TO A FOUND IRON PIN; THENCE S 87°03'06" E, 786.61 FEET TO A FOUND IRON PIN FOR THE NE CORNER OF THE SW ¼ OF THE SE ¼; THENCE S 03°03'42" W, 1323.49 FEET TO THE POINT OF BEGINNING, CONTAINING 20.31 ACRES, MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

KELLY AVENUE RIGHT OF WAY DEDICATION LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL FOR THE SOUTHEAST CORNER OF THE SW ¼ OF THE SE ¼; THENCE ALONG THE SOUTH LINE OF SAID FORTY, N 87°19'11" W, 383.56 FEET TO A COTTON SPINDLE; THENCE LEAVING SAID SOUTH LINE, N 02°25'15" E, 37.95 FEET TO A ½" SET IRON PIN; THENCE S 87°24'00" E, 384.29 FEET TO A ½" SET IRON PIN; THENCE S 03°03'42" W, 38.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.34 OF AN ACRE, MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

Certificate of Preliminary Survey Accuracy

I, _____, 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: _____
Registered Land Surveyor
State of Arkansas Registration No. _____

Certificate of Preliminary Plat Approval

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on _____ (date).

Date of Execution: _____
Chairman, City of Tontitown Planning Commission

Certificate of Preliminary Engineering Accuracy

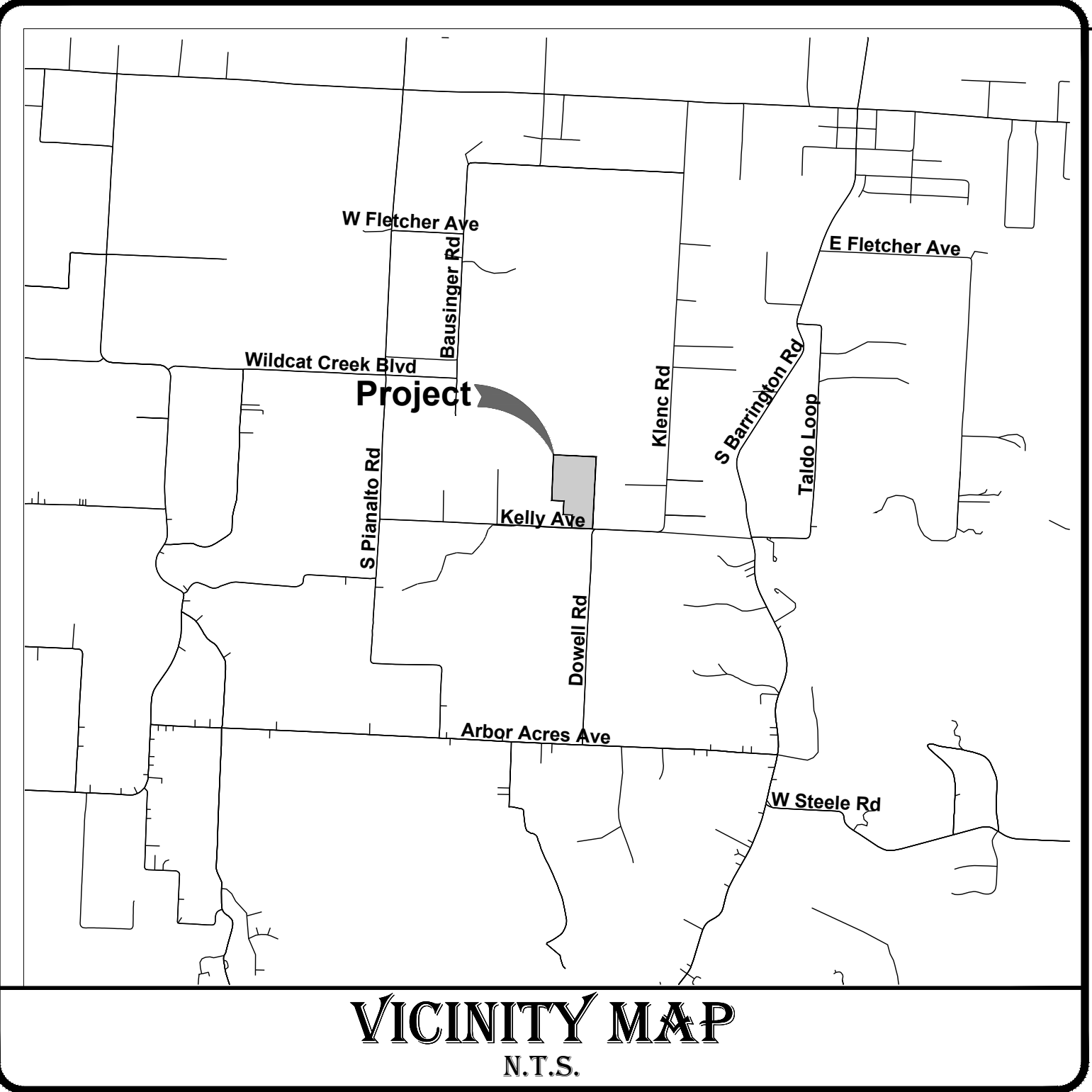
I, _____, hereby certify that this plan correctly represents a plan prepared under my direction and engineering requirements of the Tontitown Subdivision Regulations have been complied with.

Date of Execution: _____
Registered Engineer
State of Arkansas Registration No. _____

PROPERTY INFORMATION		
GROSS SITE AREA	884,853 SQ. FT	20.31 ACRES
PROPOSED KELLY R.O.W.	14681 Sq. Feet	0.34 ACRES
NET SITE AREA	673,571.48	15.46 ACRES
UNITS PER ACRE		4 UNITS/AC
ZONING	R-4 SINGLE - FAMILY RESIDENTIAL	
FRONT YARD SETBACK & U.E	25'	
REAR YARD SETBACK	15'	
SIDE SETBACK	7'	
STREET SIDE SETBACK	20'	
LOT AREA (MINIMUM)	8,000 SQ. FT.	
LOT WIDTH (MINIMUM)	70'	
LOT DEPTH (MINIMUM)	110'	
TOTAL BUILDABLE LOTS	64	
TOTAL NON-BUILDABLE LOTS	3	
TOTAL	67	

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	11/01/2021	1st SUBMITTAL
2	RE-2	12/08/2021	2nd SUBMITTAL
3	RE-3	04/04/2022	3rd SUBMITTAL
4	RE-4	--/--/20	-----
5	RE-5	--/--/20	-----
6	RE-6	--/--/20	-----



VICINITY MAP
N.T.S.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	Cover Sheet
C1.1	All General Notes
C2.0	Overall Preliminary Plat
C2.1	Preliminary Plat
C2.2	Preliminary Plat & Curve Table
C3.0	Erosion Control Phase 1 & Demo Plan
C3.1	Erosion Control Phase 2
C3.2	Erosion Control Details
C3.3	Erosion Control Details
C4.0	Grading Plan
C5.0	Utility Plan
C6.0	Storm Plan & Profile Sheet 1
C6.1	Storm Plan & Profile Sheet 2
C6.2	Storm Plan Profile Sheet 3
C7.0	Roads Plan & Profile Sheet 1
C7.1	Roads Plan & Profile Sheet 2
C8.0	Offsite Sanitary Plan & Profile
C8.1	Offsite Sanitary Plan & Profile
C8.2	Sanitary Plan & Profile 1
C8.3	Sanitary Plan & Profile 2
C8.4	Sanitary Plan & Profile 3
C10.0	Roadway and Signage Details
C10.1	Storm Drainage Details
C10.2	TWSC DETAILS
C10.3	TWSC DETAILS

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 005143C0045F, effective June 16, 2008.

C1.0

NOTES:

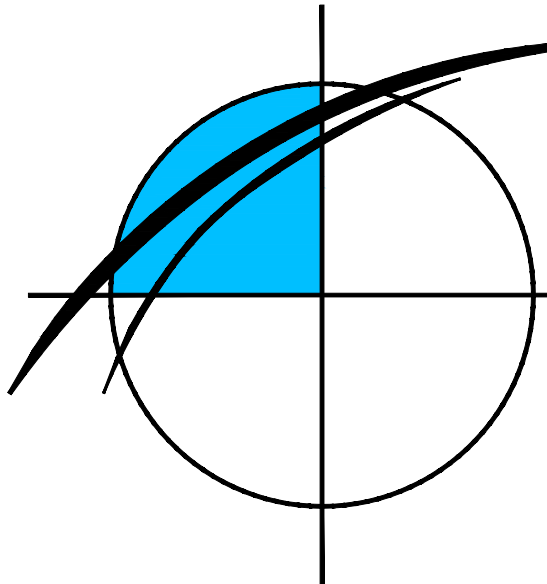
- THERE ARE NO KNOWN WETLANDS ON THIS SITE.
- THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
- THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
- THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS.
- THERE ARE NO KNOWN DEEDED MINERAL, GAS, AND OIL RIGHTS AND REGISTRY RECORDING INFORMATION.
- THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS ON THIS PROPERTY.
- 13D SPRINKLER SYSTEM IS REQUIRED FOR ALL HOMES.
- ALL COMMON LOTS TO BE MAINTAINED BY POA.
- SUBDIVISION COVENANTS SHALL REQUIRE A FRONT-YARD TREE ON EVERY LOT. THIS REQUIREMENT IS IN-LIEU OF INTERNAL SUBDIVISION STREET TREES. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL TREE IS INSTALLED.
- THERE ARE NO KNOWN PREVIOUS OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS ONSITE OR IN THE PROXIMITY OF THE SITE.

*** CAUTION ***

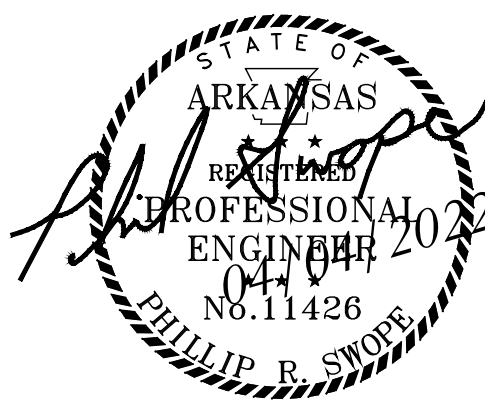
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.

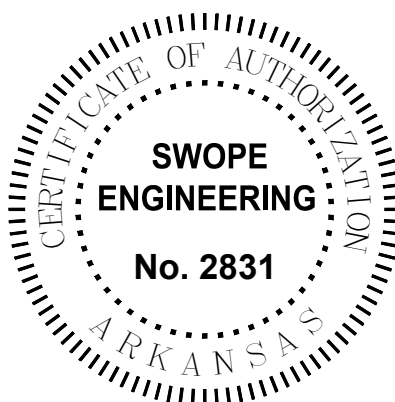


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ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com



THIS DRAWING IS
"PRELIMINARY - NOT FOR
CONSTRUCTION" UNTIL
ABOVE SEAL HOLDER
ACKNOWLEDGES THE
CANCELLATION OF THIS
DISCLAIMER BELOW.

DATE



PP##-####

DATE: APRIL 04, 2022

REVISED: 04/04/2022

R:\S\SWOPE\21-166 TRISTAR 16 TONTTOWN CIVIL DRAWINGS\21-166PR - CND.DWG - PLOTTED ON 5/4/2020 7:52:05 AM @ A SCALE OF 1:1 TO DWG TO PDF.PCS BY JEFF

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE CONSULTING AT 479-268-6099 PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
3. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
4. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF Tontitown AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY SPECIFICATIONS.
5. IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF Tontitown.
7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES. INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
10. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
11. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
12. BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
13. A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811 TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
14. THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
15. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
18. NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
19. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.
20. THE CONTRACTOR SHALL REVIEW THE SITE FOR LOCATION OF ALL EXISTING FACILITIES TO CONFIRM CONSTRUCTIONABILITY OF PLANS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IF ANY DISCREPANCIES EXIST TO AVOID EXTRA CHARGES AFTER CONSTRUCTION BEGINS.

GENERAL NOTES - CONT'D

- X Dimensions are measured from the Back of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- X All radii shall be 4 foot at Face of Curb unless otherwise specified.
- X Layout of Site Plan is based on and limited to survey information.
- X All Curb & Gutter shall be Type "A" 24" wide per detail sheet.
- X All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- X All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- X The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- X All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- X All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- X All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

NOTES

- Unless Otherwise Noted On The Plat, All Houses Minimum Finished Floor Elevation Shall Be A Minimum Of Twelve (12) Inches Above The Highest Curb Elevation In Front Of The Home/Building.
- Lot Developer/Builder shall be responsible for replacement in kind of any existing sidewalk or ADA Ramps damaged during construction.
- The Developer/Contractor will be responsible for all ADA Ramp construction and all common property sidewalk construction.
- Lot Developer/Builder shall be responsible for construction of sidewalks prior to Certificate of Occupancy, per City of Tontitown Specifications and the American Disability Act, (5' green space BOC and 5' sidewalk on all street frontages). Trees shall be planted prior to Certificate of Occupancy being issued.
- Interior Streets on 60'-4" Dedicated R/W, 30'-ft BOC, 3-inch HMA over 8-inch Class 1 base and 18-inch concrete Curb/Gutter.
- Corner lots shall be addressed and residences shall face front of lot not street side.
- Phase 1 consists of 67 Total Lots; 64 Build-able lots; and 3 Non-Build-able Lot 7 (detention Pond) Lots will be owned and maintained by Developer or Property Owners Association in accordance with Covenants.
- Lot 6 is dedicated to be an easement lot.
- Trees shall be planted prior to Certificate of Occupancy being issued.

SITE NOTES:

- Regrade and furnish additional topsoil as required. Seed all areas disturbed by construction.
- Slope finished grades to ensure positive drainage
- General Contractor shall verify all existing conditions, grades and dimension on site and report all major discrepancies to Engineer immediately.
- Remove all items as noted. Protect all existing items to remain.
- All construction shall be in strict accordance with the current city standards and specifications.
- All costs associated with utility connections shown shall be included in Base Bid. Coordinate all issues with local utility company prior to bidding.
- Contractor shall construct all intersection handicap ramps into corner lots.
- Sign installation shall be the responsibility of the contractor unless otherwise specified by the City. Signage shall meet current reflectivity specifications. All sign posts will be on break-away bases. All signage shall conform to the latest MUTCD requirements.
- Contractor is responsible for striping installation. All pavement arrows, cross hatching, crosswalks and other pavement markings will be thermoplastic per City Standards and Specifications.
- All concrete and asphalt pavement, curb and gutter, aggregate base, etc shall be in accordance with the detail sheets and the city standards and specifications. Any changes must be approved by the City, the Owner and the Engineer.
- All saw-cut edges shall be a clean edge. Width of asphalt may vary; See plans. Dispose of all removed asphalt in accordance with local and state requirements for disposal. All new pavement surfaces shall conform to city specifications for smoothness.
- All dimension are to center of stripe(s), edge of pavement, face of building, or face of curb unless noted otherwise.
- Final "As-Built" plans of all improvements performed shall be provided to the city after completion of the entire project. As-Built plans must be provided before final approval and acceptance will be given by the City, and before the associated project bonds are released.
- Curb inlet and junction box top elevation shall be set by the street profile. If a conflict exists between the structure's top elevation and the street top-of-curb, the street shall govern. Contractor shall notify the engineer immediately if a conflict exists.
- All finish floor elevations shall be 12" min. above maximum adjacent street gutter line.

ALL WATER AND SEWER FACILITIES SHALL CONFORM TO THE CITY OF TONTITOWN STANDARD WATER & SEWER SPECIFICATIONS MANUAL ADOPTED JUNE 4TH, 2013, ORDINANCE 2013-06-429

ALL PROPOSED SEWER MANHOLES MUST BE INSTALLED, TESTED AND ACCEPTED BEFORE THE PIPE IS CUT AWAY AND DIRECTED THROUGH THE PROPOSED SEWER ROUTE. THE OLD SECTION OF LINE CAN BE ABANDONED AFTER TESTING AND ACCEPTANCE

ALL RIM ELEVATIONS (SEWER MANHOLES AND STORM INLETS) ARE TO BE SET USING FINAL GRADING. IF THERE IS A DISCREPANCY BETWEEN THE FINAL GRADING AND POTENTIAL RIMS, THE FINAL GRADING SHALL RULE. IF THERE IS A DISCREPANCY OF MORE THAN 3" THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

DEMOLITION NOTES

- Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities 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 upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees (save and protect), light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

MAINTENANCE:

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

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

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

ALL VALVES SHALL BE RESTRAINED TO THE TEE NEARBY

WATER AND SEWER SERVICES SHALL BE 3' FROM PROPERTY LINE

ALL FIRE HYDRANTS ARE SHOWN FOR VISUAL PURPOSES ONLY AND SHALL COMPLY WITH TONTITOWN WATER AND SEWER SPECIFICATIONS

THIS PLAN INCLUDES A REHABILITATION OF AN EXISTING ROAD, AS WELL AS TIE-INS TO EXISTING ROAD STRUCTURES ON THE NORTH AND EAST BOUNDARY OF THE SITE. EVERY EFFORT HAS BEEN MADE BY THE ENGINEER TO LOCATE THE EXISTING UTILITIES AND SHOW THEM WITHIN THIS PLAN SET. THE CONTRACTOR SHALL EXECUTE A ONE CALL ADJACENT TO THE REHABILITATION OF THE EXISTING ROADS AND NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTING UTILITIES OR CONFLICTS WITH GRADING WITH THE DESIGN SHOWN HEREIN, PRIOR TO INSTALLATION OF STORM DRAIN FACILITIES, CURB, NOTCH AND WIDENING, OR BEFORE TIE-INS TO EXISTING SANITARY SEWER OR WATER FACILITIES.



Know what's below.
Call before you dig.

ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC) SHALL BE SET ACCORDING TO HEIGHTS RELATIVE TO FINISHED GRADE. DO NOT SET ANY WATERLINE APPURTENANCES WITHOUT VERIFYING TOP BACK-OF-CURB ELEVATIONS FIRST

ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC), SEWER SERVICES & ELECTRIC FACILITIES SHALL BE INSTALLED ACCORDING TO SPECIFICATIONS DEFINED BY THE GOVERNING UTILITY, AS THIS PORTION OF THE PLANS ARE NOT TO-SCALE.

EROSION GENERAL NOTES

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City Ordinance.
- A. The Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
 - B. Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable. Contractor shall implement additional controls as directed by permitting agency or owner.
 - C. Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
 - D. Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
 - E. General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area.
 - F. Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
 - G. Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
 - H. General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area.
 - I. Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
 - J. Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
 - K. Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or stormwater discharge into drainage ditches or waters of the state or U.S.
 - L. All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan shall be initiated as soon as practicable.
 - M. Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
 - N. Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
 - O. If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
 - P. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
 - Q. Contractors or Subcontractors will be responsible for removing sediment in the RETENTION pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
 - R. On-site & off-site silt stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Contractor shall indicate on plan the stockpile and borrow area locations and be permitted in accordance with general permit requirements.
 - S. Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
 - T. Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
 - U. All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

SEQUENCE OF CONSTRUCTION:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
 - a. Trailer
 - b. Parking & storage areas
 - c. Lay down
 - d. Porta potty
 - e. Wheel wash &/or concrete washout
 - f. Masons area
 - g. Fuel and material storage containers
 - h. Solid waste containers, etc.,denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
 - a. Construction trailer(s)
 - b. Parking & storage areas
 - c. Lay down
 - d. Porta-potty
 - e. Wheel wash &/or concrete washout
 - f. Fuel and material storage containers
 - g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan before any other construction activities are performed.
8. Clear and grade the site.
9. Start construction of building pad, structures, if any and RETENTION Pond Modifications.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

GRADING NOTES:

PRE-CONSTRUCTION:

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

GENERAL:

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

STORM SYSTEM:

- X All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- X Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at <http://www.ASTM.org>).
- X Storm system is measured from the center of the box and from the end of the flared end sections.
- X Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- X All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.
- X Contractor shall match top of proposed storm sewer manhole to proposed grade. If a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.
- X Contractor shall not construct curb inlet tops or junction box tops until street grading achieves final subgrade elevation.
- X Where HDPE is chosen to replace RCP, follow manufacturer's installation details.

GRADING NOTES:

POST-CONSTRUCTION:

- X Contractor shall scarify any area to receive top soil to a min. depth of 3".
- X All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 70% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- X Once the site has reached final stabilization in accordance to the requirements set forth in adeq's construction general permit, the contractor shall file a notice of termination.
- X Sod is required for entire RETENTION/DETENTION Pond areas.
- X HDPE refers to High Density Polyethylene "PE" type corrugated (exterior) drainage pipe.
- X HDPP refers to High Density Polyethylene "PP" type (High Performance) double walled corrugated (exterior) drainage pipe.

All Erosion and Sedimentation Control Devices on-site shall be maintained by contractor until permanent vegetation is established.

UTILITY NOTES:

GENERAL:

- X The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- X A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. Contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- X Water and Sanitary lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from each other.
- X All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
- X Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- X Dimensions are to the face / corner of the building, back of curb, and centerline of pipe and fitting.
- X Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- X Existing utilities shown on plans have been shown in their approximate locations per available information.
- X Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all split sewage including contaminated soils per the requirements of the local municipality.
- X Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- X Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- X Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.
- X Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- X Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- X Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- X Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.
- X Coordinate with BEUD Utilities for making the hot taps. BEUD Utilities does all hot taps on our system.
- X ALL valves and fire hydrants MUST be installed at finished grade. NO valves within the sidewalks.
- X All meter cans must be 3" above finished grade. This is finished grade when home is built.
- X Street side manhole rim elevations shall be 4" above the proposed final grade and offsite or non street side manhole top rim elevations shall be 12" above proposed final grade.

SANITARY SEWER NOTES:

- X All sanitary sewer lines shall have 36" min. cover above top of pipe.
- X All sanitary sewer lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
- X Sanitary sewer manholes located in grass area / non-paved area shall be constructed so that the rim is six (6) inches above proposed highest point of closest adjacent grade. In the event this can not be achieved then the manhole cover shall be water tight.
- X Contractor shall match top of proposed sanitary sewer manhole to proposed grade. If a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern.

WATER NOTES:

- X All water lines shall have 48" min. cover above top of pipe.
- X All water lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
- X All water lines shall be hydrostatically tested and disinfected in accordance with city standards and with a city inspector present.
- X All fire hydrants shall have a city approved gate valve restrained to the hydrant.
- X Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.
- X All waterline appurtenances with access above-ground (valves, meters, etc) shall be placed outside of paving and future sidewalk areas. If these locations are not feasible, contact the Engineer prior to installation.



ALL GENERAL NOTES

WILLOW TRACE

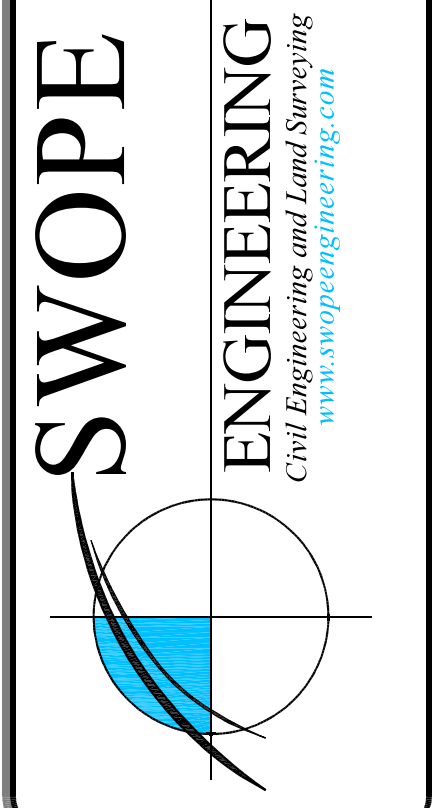
PRELIMINARY PLAT

TRI- STAR CONTRACTORS

KELLEY ROAD

TONTITOWN, AR

NO.	DATE	REVISION	FIRST SUBMITTAL
1	02/17/2022		



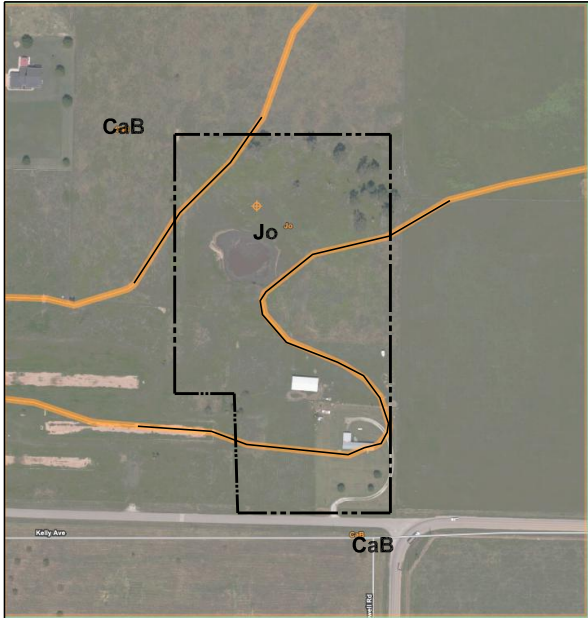
DESIGN BY:	JEFF	JOB NUMBER:	21-166
SUBMITTAL DATE:	2/17/2022	CITY NUMBER:	PP##-####
DRAWING NAME:	21-166PR - CND.DWG		
SHEET NUMBER:			

C1.1

LOT (#)	AREA (sf)	FRONTAGE (ft)
1	13809	95.98
2	11162	70.68
3	11204	70.68
4	13822	94 / 167.02
5	10847	90.47
6	8708	72.63
7	53115	175.94
8	8281	77.32
9	8000	72.73
10	8000	72.73
11	8001	72.73
12	8001	72.73
13	8001	72.73
14	8002	72.75
15	14301	50.75
16	13869	47.02
17	8006	72.79
18	8001	72.74
19	8001	72.74
20	8001	72.74
21	8001	72.74
22	8006	72.78
23	13762	46.82
24	13825	47.37
25	8004	72.77
26	8000	72.73
27	8000	72.73
28	8000	72.73
29	8000	72.73
30	8000	72.73
31	8000	72.73
32	8000	72.73
33	8000	72.73
34	8533	77.69
35	11665	107.46
36	12468	70.00
37	12455	70.00
38	12441	70.00
39	15145	93.86
40	8768	92.22 / 121.2
41	8196	74.51
42	8196	74.51
43	8196	74.51
44	8196	74.51
45	8196	74.51
46	8196	74.51
47	8877	88.89 / 117.44
48	11164	114 / 121.20
49	9434	85.76
50	9434	85.76
51	9434	85.76
52	10833	110.63/121.26
53	10936	121.12/112.48
54	9434	85.76
55	9434	85.76
56	9434	85.76
57	11186	121.17/114.4
58	11222	114.53/121.2
59	9434	85.76
60	9434	85.76
61	9434	85.76
62	11101	113.07/121.26
63	11203	121.12/114.91
64	9434	85.76
65	9434	85.76
66	9434	85.76
67	11245	121.17/114.93

Soil Types

CaB = Caprina Silt loam, 1 to 3 percent slopes
Jo = Johnson silt loam, 0 to 2 percent slopes



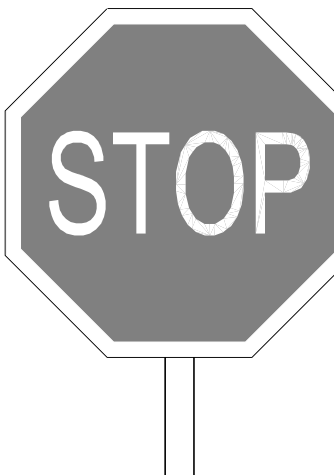
PROJECT ENGINEER

Phil Swope, P.E. / P.S.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), 1" FOUND IRON PIN - NE
CORNER SW 1/4 SECTION 11, T-17-N, R-31-W, CONVERGENCE ANGLE
-001°18'35", COMBINED SCALE FACTOR: 0.99998608.

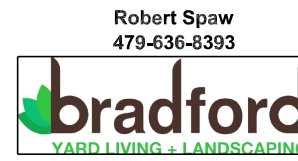
1



5 STOP SIGNS

NOTES:
-ALL COMMON AREAS SHALL BE MAINTAINED BY POA
-SIDEWALKS ALONG/ADJACENT TO ALL COMMON AREAS SHALL BE
CONSTRUCTED PRIOR TO FINAL PLAT APPROVAL
-STREET TREES TO BE SPACE 50' APART.
-STREET TREES TO BE PLANTED 3' FROM TRAIL.
-SIGHT DISTANCES, SAFE SIGHT DISTANCES AT INTERSECTIONS AND
POINTS OF ACCESS MUST BE MAINTAINED, NO LANDSCAPING SHALL
CONSTITUTE A HAZARD OR TRAFFIC, INCLUDING, BUT NOT LIMITED
TO, LANDSCAPING LOCATED WITHIN THE SIGHT TRIANGLE OF AN
INTERSECTION.
-REPLACEMENT: VEGETATION PLANTED OR PRESERVED ACCORDING
TO AN APPROVED PLAN SHALL REMAIN ALIVE FOR A MINIMUM OF
THREE YEARS FROM THE DATE OF CERTIFICATE OF OCCUPANCY.
VEGETATION THAT IS PLANTED OR PRESERVED THAT DOES NOT
REMAIN ALIVE FOR THREE YEARS SHALL BE REPLACED WITH
EQUIVALENT VEGETATION. PRESERVED TREES FOR WHICH CREDIT
WAS AWARDED, BUT WHICH SUBSEQUENTLY DIE, SHALL BE
REPLACED ACCORDING TO THE TREE PRESERVATION CREDITS
TABLE.

PARCEL #830-37893-000
PALAZZA, EARNEST L & VIRGINIA J
SPRINGDALE, AR 72702-8546
ZONING R-3

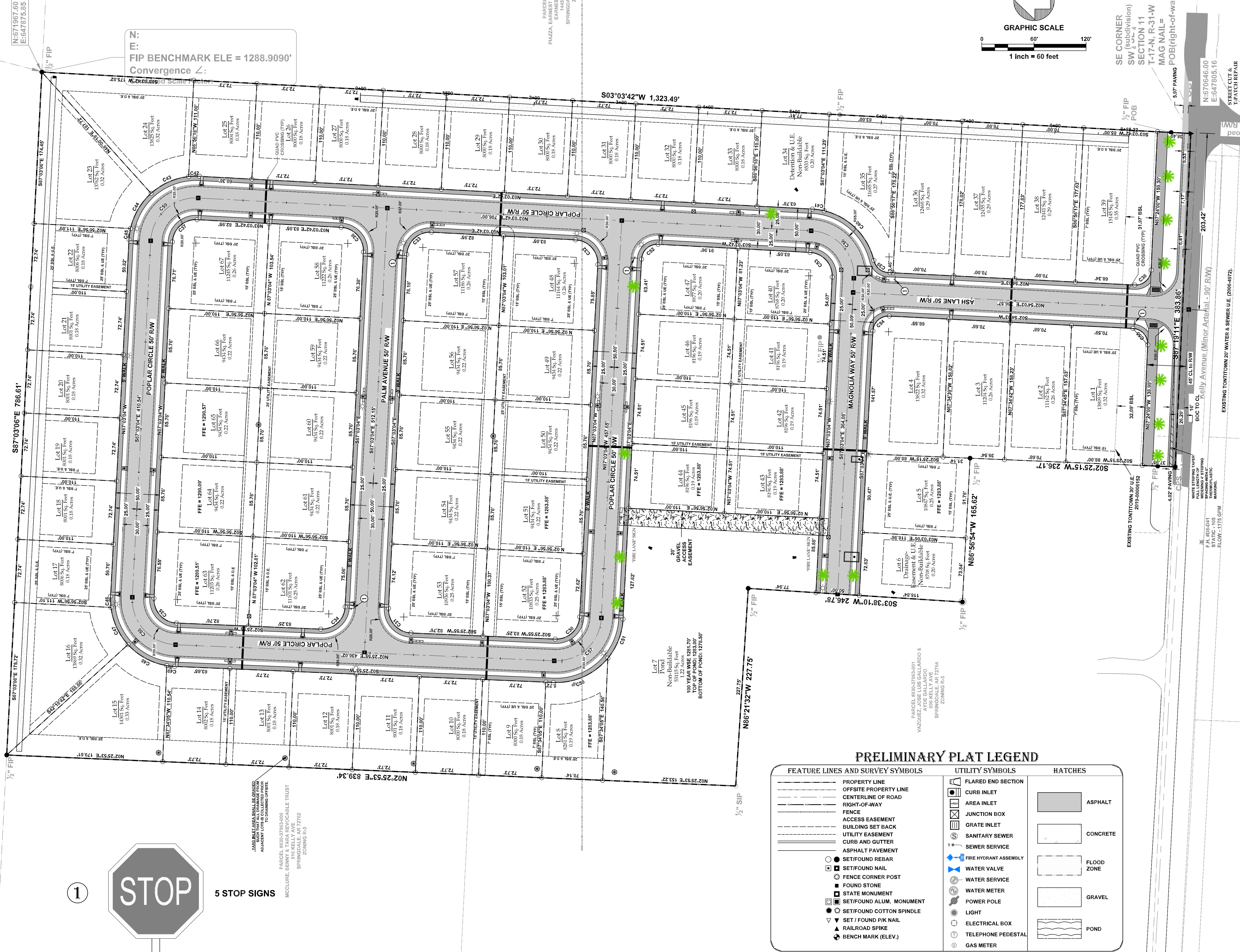
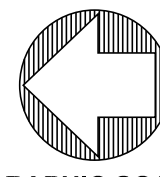


Robert Spaw
479-436-4393

LANDSCAPE LEGEND:

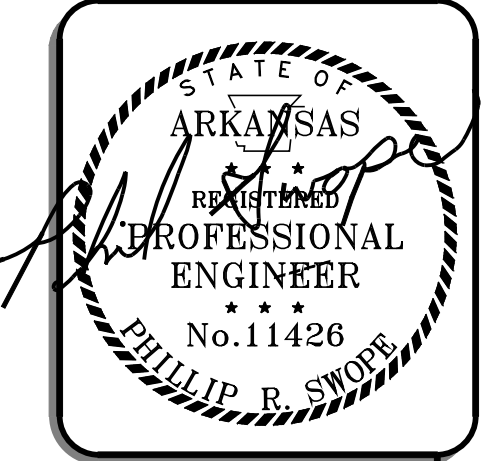
Symbol	City	Botanical	Common	Size	Shade, Ornamental	Plant Height At Maturity
STREET TREES:						
	B	Quercus phellos	Willow Oak	2" caliper	Shade	40-50 feet

1. FINAL CERTIFICATES OF OCCUPANCY WILL NOT BE GRANTED FOR INDIVIDUAL RESIDENCES UNTIL THE REQUIRED TREE IS PLANTED WITHIN THE FRONT YARD ADJACENT TO THE STREET.
2. THE REQUIRED TREES SHALL MEET CITY OF TONTOWN STANDARDS FOR INSTALLATION AND SIZE.

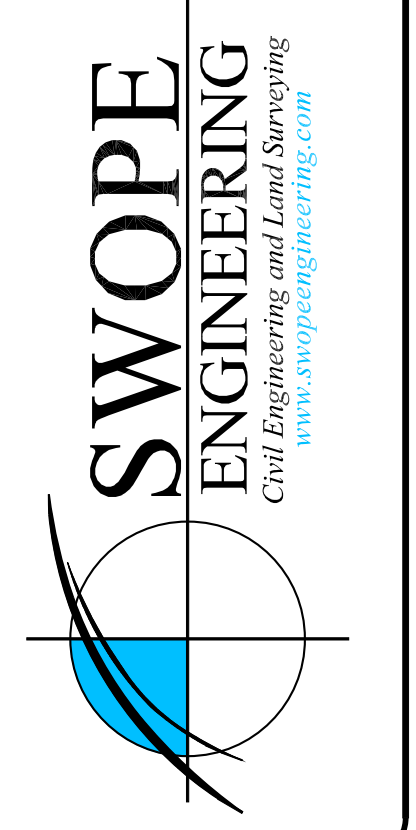


PRELIMINARY PLAT LEGEND	
FEATURE LINES AND SURVEY SYMBOLS	UTILITY SYMBOLS
- PROPERTY LINE - OFFSITE PROPERTY LINE - CENTERLINE OF ROAD - RIGHT-OF-WAY - FENCE - ACCESS EASEMENT - BUILDING SET BACK - UTILITY EASEMENT - CURB AND GUTTER - ASPHALT PAVEMENT - SET/FOUND REBAR - SET/FOUND NAIL - FENCE CORNER POST - FOUND STONE - STATE MONUMENT - SET/FOUND ALUM. MONUMENT - SET/FOUND COTTON SPINDLE - SET / FOUND PIVOT NAIL - RAILROAD SPIKE - BENCHMARK (ELEV.)	- FLARED END SECTION - CURB INLET - AREA INLET - JUNCTION BOX - GRATE INLET - SANITARY SEWER - SEWER SERVICE - FIRE HYDRANT ASSEMBLY - WATER VALVE - WATER SERVICE - WATER METER - POWER POLE - LIGHT - ELECTRICAL BOX - TELEPHONE PEDESTAL - GAS METER
HATCHES	
- ASPHALT - CONCRETE - FLOOD ZONE - GRAVEL - POND	

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



OVERALL PRELIMINARY PLAT - LANDSCAPE PLAN
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTOWN, AR



DESIGN BY:	TREY	JOB NUMBER:	21-166
SUBMITTAL DATE:	12/8/2021	CITY NUMBER:	PP##-####
DESIGN NAME:	21-166PR.DWG		
SHEET NUMBER:	C2.0		

PRELIMINARY PLAT
LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

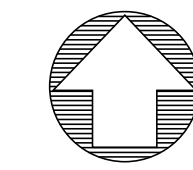
UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- YARD DRAIN
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- ASPHALT TAPER
- WHITE STRIPING
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



GRAPHIC SCALE

1 inch = 40 feet

SOUTH POINTE PHASES 3-5

PARCEL #830-37961-000
HAMPTON HOLDINGS LLC
PO BOX 1120
TONTITOWN, AR 72770
ZONING R-3

NE CORNER
SW $\frac{1}{4}$ SE $\frac{1}{4}$
SECTION 11
T-17-N, R-31-W

N:671967.60
E:647875.85

N:
E:
FIP BENCHMARK ELE = 128.00
Convergence $\angle$:
Combined Scale Factor:

PRELIMINARY PLAT
WILLOW TRACE

PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR

SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: TREY
SUBMITTAL DATE: 12/8/2021
DRAWING NAME: 21-166PR.DWG
SHEET NUMBER: C2.1

PROJECT ENGINEER

Phil Swope, P.E., P.S.
Swope Engineering
7 Halsted Circle, Suite 110
Rogers, Arkansas 72756
479.695.9399 office

PARCEL #830-37963-000
ICCLURE, BENNY & TARA REVOCABLE TRUST
816 KELLY AVE
SPRINGDALE, AR 72762
ZONING R-3

YARD INLET AREA SHALL BE GRADED SUCH THAT ALL DRAINAGE FROM ADJACENT LOTS IS COLLECTED PRIOR TO DRAINING OFFSITE.



PARCEL #830-37966-000
PIAZZA, EARNEST & VIRGINIA TRUST PIAZZA,
EARNEST L & VIRGINIA J
1445 S KLENC RD
SPRINGDALE, AR 72762-9546
ZONING A

Lot 7
Pond
Non-Buildable
53115 Sq. Feet
1.22 Acres
100 YEAR WSE 1281.70'
TOP OF POND: 1283.00'
BOTTOM OF POND: 1278.50'

20'
GRAVEL
ACCESS
EASEMENT

PRELIMINARY PLAT
LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
OFFSITE PROPERTY LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
ACCESS EASEMENT
BUILDING SET BACK
UTILITY EASEMENT
CURB AND GUTTER
ASPHALT PAVEMENT
● SET/FOUND REBAR
■ SET/FOUND NAIL
⊙ FENCE CORNER POST
■ FOUND STONE
■ STATE MONUMENT
■ SET/FOUND ALUM. MONUMENT
○ SET/FOUND COTTON SPINDLE
▼ SET / FOUND P/K NAIL
▲ RAILROAD SPIKE
⬢ BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
CURB INLET
AREA INLET
JUNCTION BOX
GRATE INLET
SANITARY SEWER
SEWER SERVICE
FIRE HYDRANT ASSEMBLY
WATER VALVE
WATER SERVICE
WATER METER
POWER POLE
LIGHT
ELECTRICAL BOX
YARD DRAIN
TELEPHONE PEDESTAL
GAS METER

HATCHES

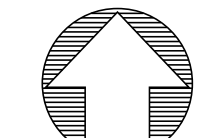
- ASPHALT
CONCRETE
ASPHALT TAPE
WHITE STRIPING
GRAVEL
POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT
SHOWN WITHIN THE PLAN OR PLAT VIEW

CURVE #	RADIUS	LENGTH	CHORD LENGTH	BEARING
C30	27.00'	42.17'	38.01'	S42°18'35"E
C31	27.00'	42.66'	38.36'	S47°41'25"W
C32	27.00'	42.36'	38.15'	N48°00'19"E
C33	27.00'	42.46'	38.22'	N41°59'41"W
C34	27.00'	42.17'	38.01'	S42°18'35"E
C35	27.00'	42.66'	38.36'	S47°41'25"W
C36	27.00'	42.36'	38.15'	N48°00'19"E
C37	27.00'	42.46'	38.22'	N41°59'41"W
C38	18.00'	28.37'	25.52'	N42°14'58"W
C39	18.22'	25.18'	23.22'	N36°52'25"E
C40	77.12'	85.02'	80.78'	N45°03'42"E
C41	77.12'	13.93'	13.91'	N08°14'35"E
C42	77.00'	12.40'	12.39'	N01°33'08"W
C43	77.00'	48.15'	47.37'	N24°04'50"W
C44	77.00'	47.57'	46.82'	N59°41'39"W
C45	77.00'	12.98'	12.96'	N82°13'20"W
C46	77.00'	13.04'	13.03'	S88°05'45"W
C47	77.00'	47.78'	47.02'	S65°27'57"W
C48	77.00'	51.72'	50.75'	S28°26'49"W
C49	77.00'	9.10'	9.10'	S05°49'07"W
C50	77.00'	71.10'	68.60'	S24°01'20"E
C51	77.00'	49.15'	48.32'	S68°45'49"E
C52	18.00'	28.31'	25.48'	S41°59'41"E
C53	27.00'	42.36'	38.15'	S48°00'19"W
C54	18.00'	28.26'	25.45'	S42°04'30"E
C55	18.00'	28.18'	25.39'	S47°45'02"W
C56	52.00'	81.58'	73.47'	S48°00'19"W
C57	52.00'	81.21'	73.21'	S42°18'35"E
C58	52.00'	82.15'	73.87'	N47°41'25"E
C59	52.00'	81.78'	73.61'	N41°59'41"W

PROJECT ENGINEER

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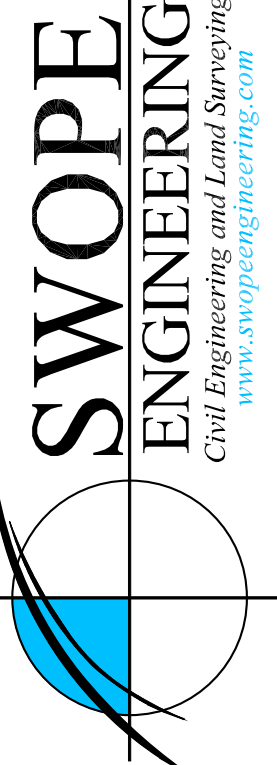
GRAPHIC SCALE
0 40' 80'
1 inch = 40 feet



PRELIMINARY PLAT & CURVE TABLE

WILLOW TRACE

PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR



DRAWN BY:	TREY	JOB NUMBER:	21-166
SUBMITTAL DATE:	12/8/2021	CITY NUMBER:	PP#-####
DRAWING NAME:	21-166PR.DWG		
SHEET NUMBER:	C2.2		

R:\SWOPE\21-166 TRISTAR 16 TONTTOWN CIVIL DRAWINGS\21-166PR.DWG - PLOTTED ON 4/5/2025 11:24:52 AM @ A SCALE OF 1:1 TO AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY CASSY

EROSION CONTROL LEGEND

FEATURE LINES

- SILT FENCE
- STOCKPILE/STAGING AREA
- LIMITS OF DISTURBANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

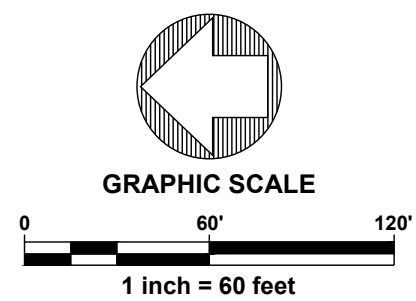
SYMBOLS

- INLET PROTECTION
- ROCK CHECK DAM
- SLOPE ARROW
- TEMPORARY CONSTRUCTION ENTRANCE
- WATTLE

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



PROJECT ENGINEER

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EROSION CONTROL PHASE 1 & DEMO PLAN

WILLOW TRACE

PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTTOWN, AR



DRAWN BY:	CASSY	JOB NUMBER:	21-166
SUBMITTAL DATE:	12/8/2021	CITY NUMBER:	PP##-####
DRAWING NAME:	21-166PR.DWG		
SHEET NUMBER:	C3.0		

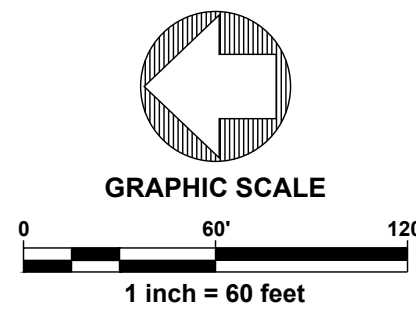
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EROSION CONTROL LEGEND

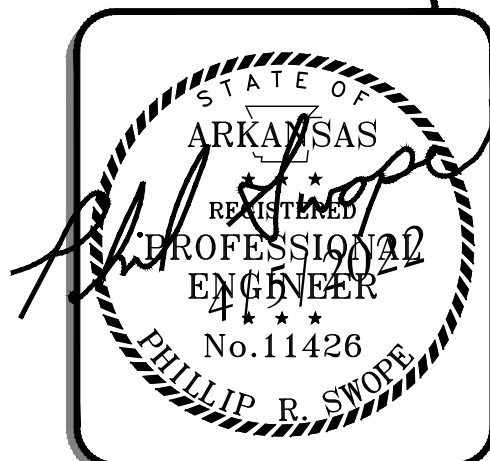
FEATURE LINES	
	SILT FENCE
	STOCKPILE/STAGING AREA
	LIMITS OF DISTURBANCE
	TEMPORARY CONSTRUCTION ENTRANCE
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

SYMBOLS	HATCHES
	INLET PROTECTION
	ROCK CHECK DAM
	SLOPE ARROW
	TEMPORARY CONSTRUCTION ENTRANCE
	WATTLE
	12" RIPRAP PAD
	ASPHALT
	CONCRETE
	FLOOD ZONE
	GRAVEL
	POND

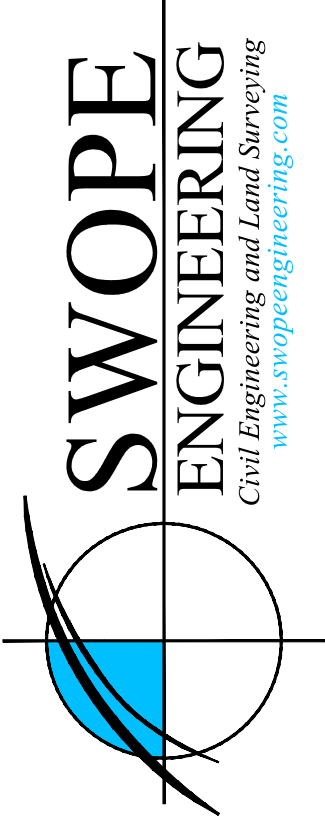
THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



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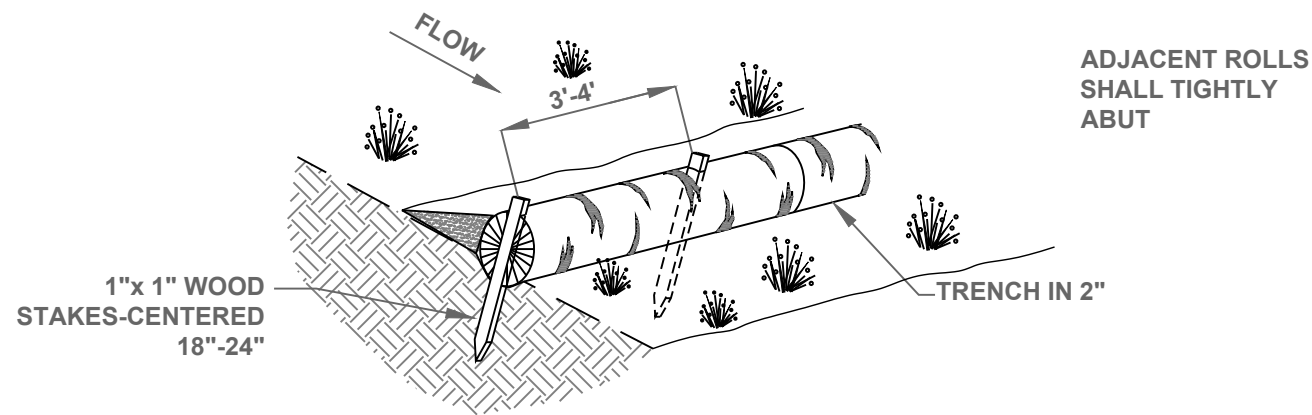


EROSION CONTROL PHASE 2
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR



DRAWN BY:	CASSY	JOB NUMBER:	21-166
SUBMITTAL DATE:	12/8/2021	CITY NUMBER:	PP#-####
DRAWING NAME:	21-166PR.DWG		
SHEET NUMBER:	C3.1		

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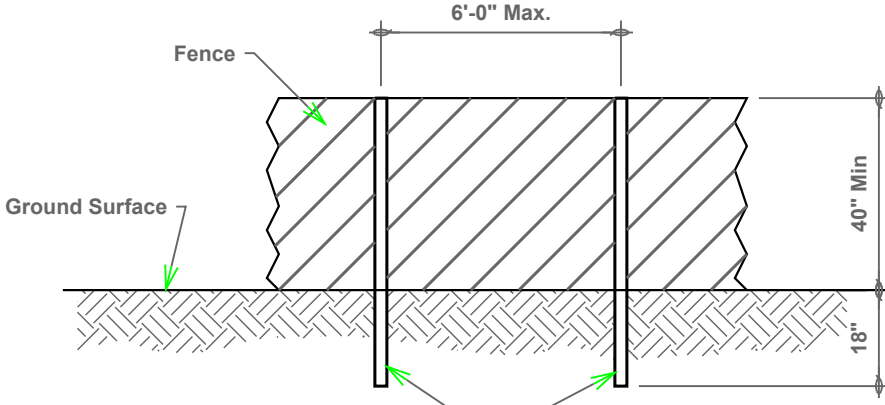


INSTALLATION NOTES

1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP.. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE DETAIL

N.T.S.



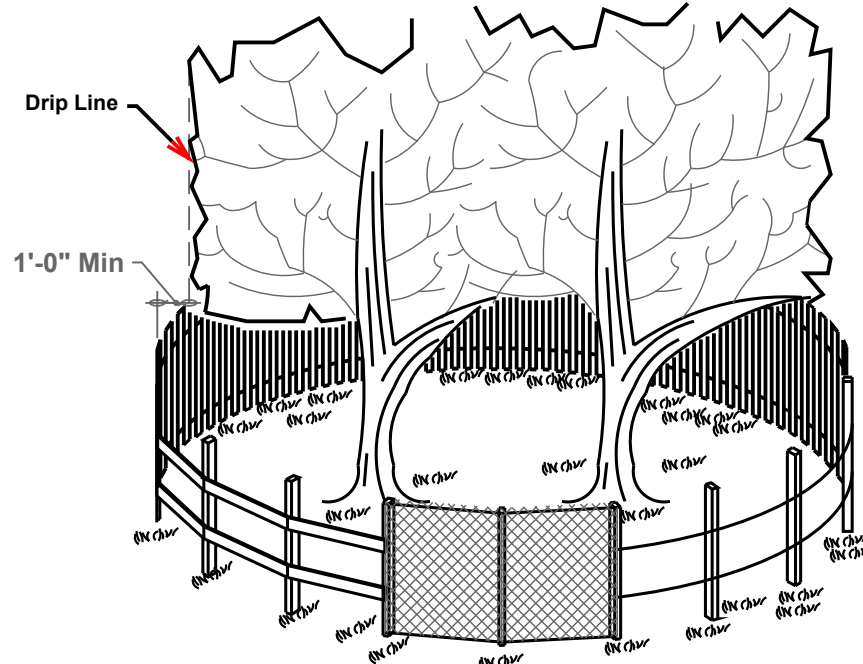
POST AND FENCE DETAIL

NOTES:

1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

Tree Protection Fencing

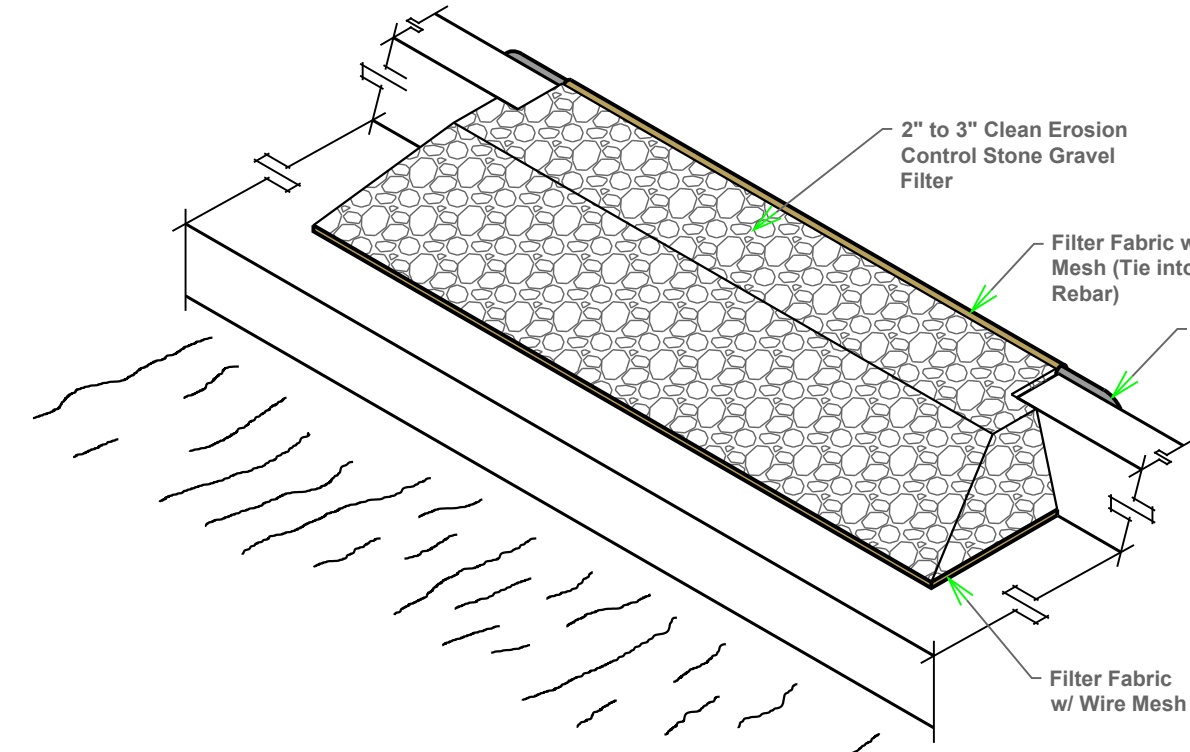
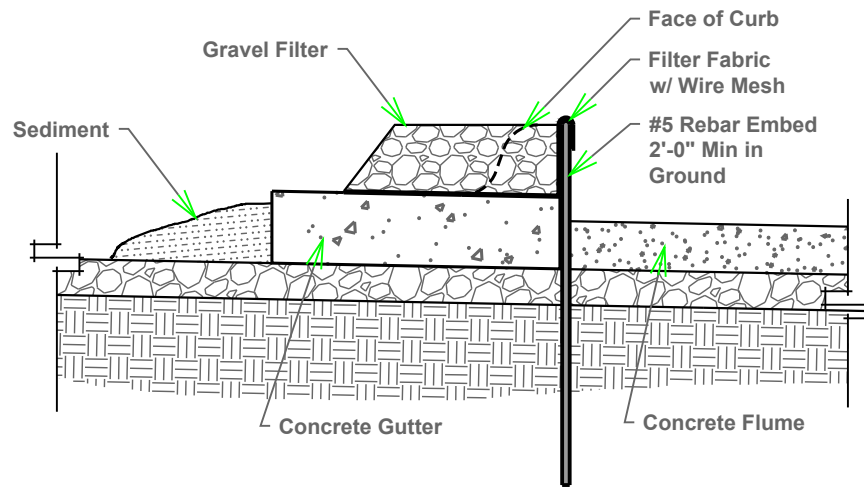
Not to Scale



SIDE VIEW

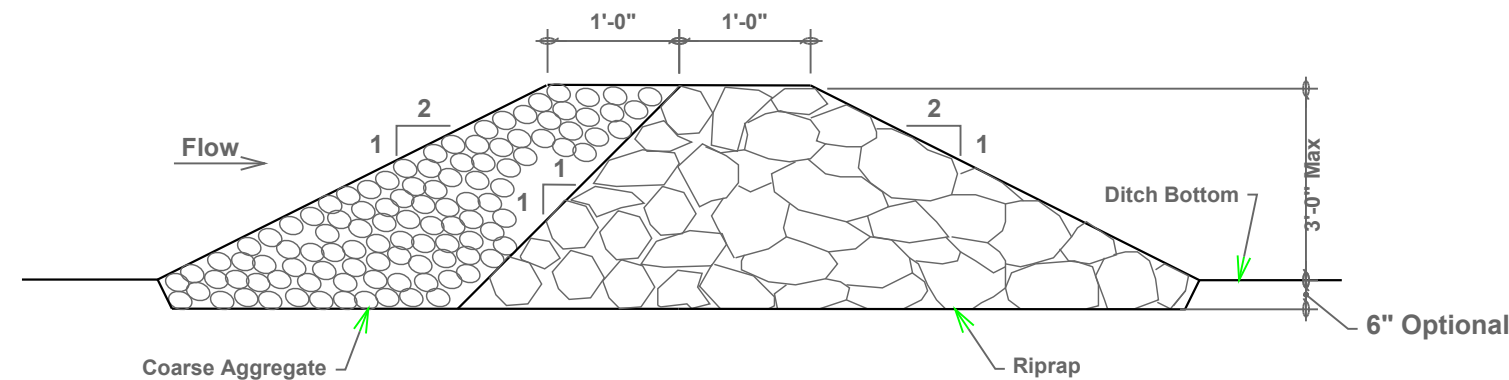
NOTES:

1. This method of Inlet Protection is applicable at Flumes where Ponding in front of the Structure is not likely to cause Inconvenience or Damage to Adjacent Structures and Unprotected Areas.
2. Contractor shall inspect Sediment filter after each Runoff Event.
3. Wire mesh and Filter Fabric are to be Adequately Secured to Rebar.
4. Gravel filter shall be 2" to 3" Clean Erosion Control Stone.



Flume Inlet Protection

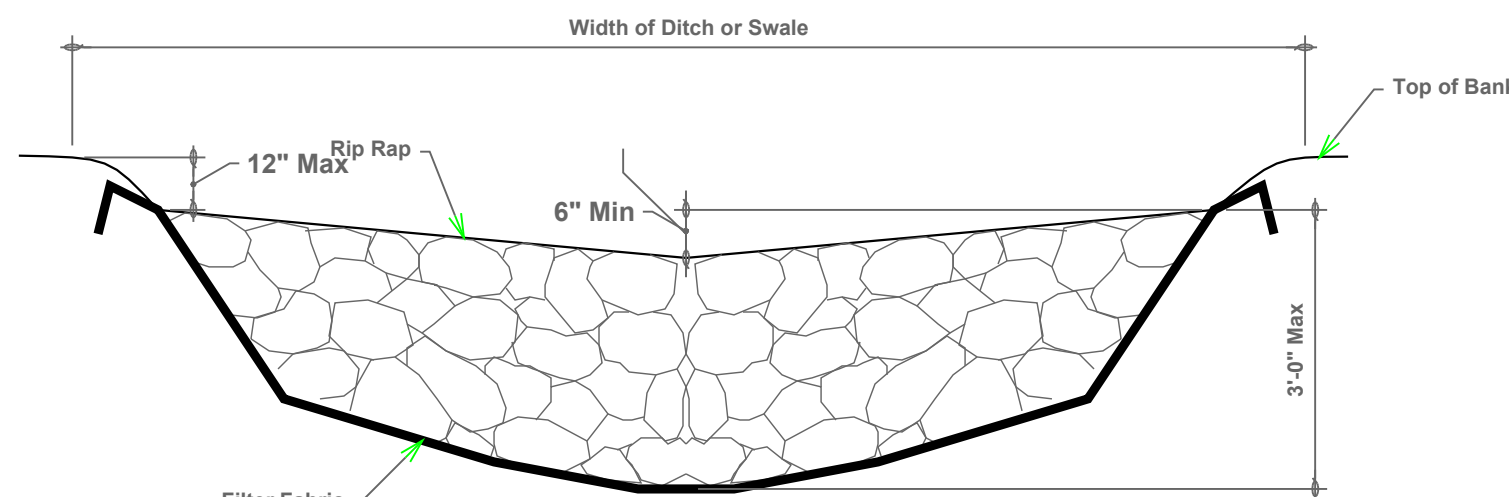
Scale: 3/4" = 1'-0"



PROFILE

NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV and shall be placed over the cleared area prior to the placing of rock.
2. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. For added stability, the base of the dam may be keyed 6 inches into the soil.
4. See plans for spacing of dams and H dimensions.
5. Maximum drainage area to each dam is 10 acres.



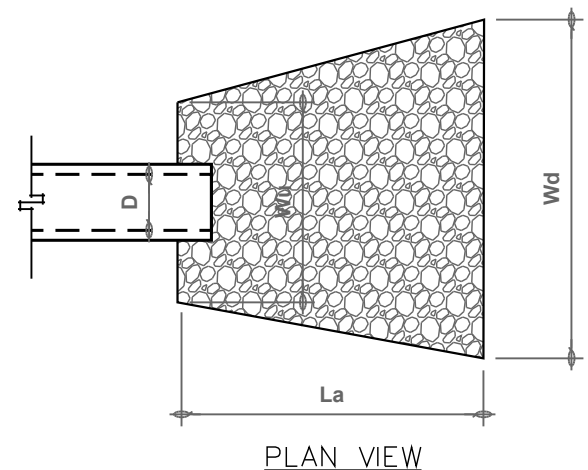
CROSS SECTION CENTERLINE LOOKING DOWNSTREAM

Rock Check Dam

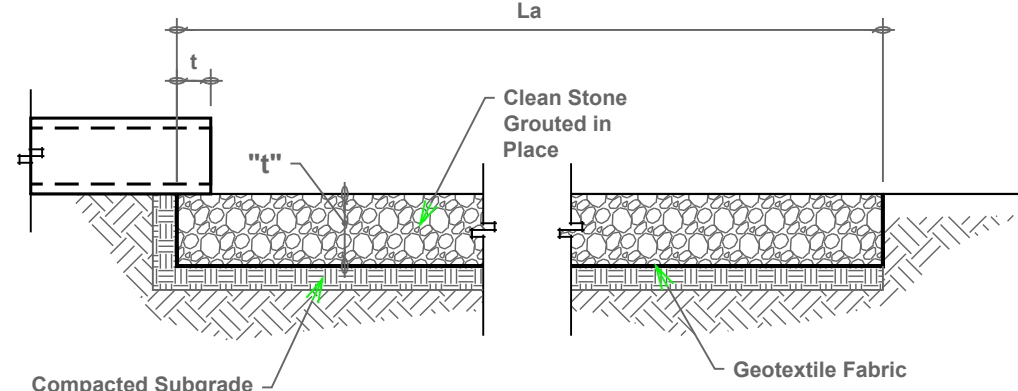
Not to Scale

TABLE 1 - Rock Outlet Protection Apron Dimensions

Culvert Size D, (inches)	Rock Size d _u , (inches)	Apron Length L _a , (feet)	Upstream Width W _u , (feet)	Downstream Width W _d , (feet)	Thickness s t, (inches)	Rock Qty. (tons)
12	6	12	3	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	215



PLAN VIEW



PROFILE

Rip Rap

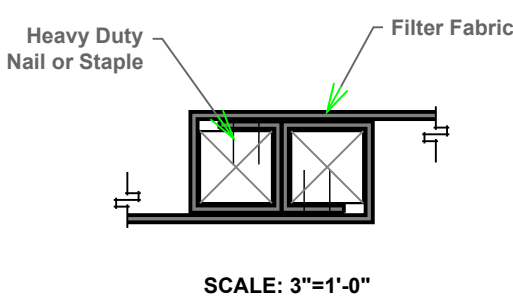
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TABLE 2 - Required Rock Gradation

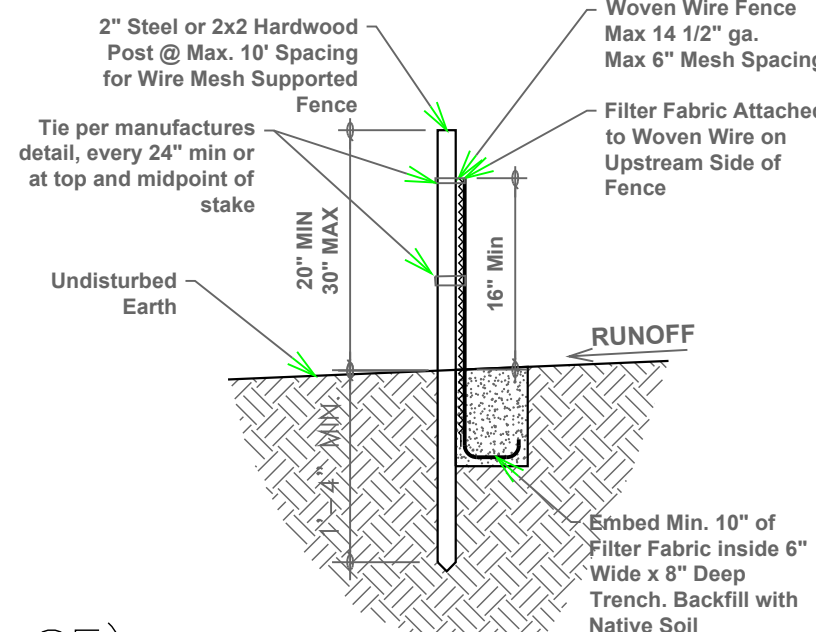
Gabion Rock	Smallest dimension in inches				percent of rocks smaller than size shown
	6" d _u	9" d _u	12" d _u	15" d _u	
18	9	16	4.5	18	24
21	9	18	5	20	24
24	9	20	6	22	24
30	9	22	7.5	24	24
36	12	24	9	27	30
42	18	26	10.5	30	36
48	18	28	12	32	36

Notes and Specifications:

1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "U" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
4. Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and mid-sections.
5. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
6. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
7. The fence shall be constructed along the contour as much as possible.
8. Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
9. Inspection of the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence. accumulated silt shall not be allowed to exceed half the height of the fabric. repair and or replacement of damaged fence shall be completed promptly.
10. Accumulated silt shall be removed and disposed of in an approved site in such a manner that it will not contribute to off-site siltation.
11. All fencing shall be removed when the construction site is fully stabilized so as to not impede storm flow or drainage.
12. Pre-fabricated units do not require the use of woven wire fence.

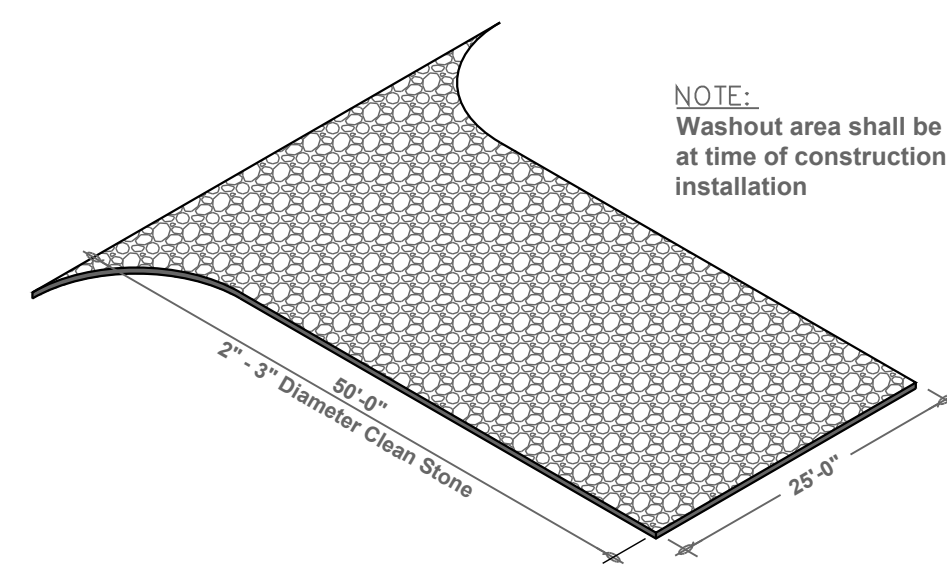
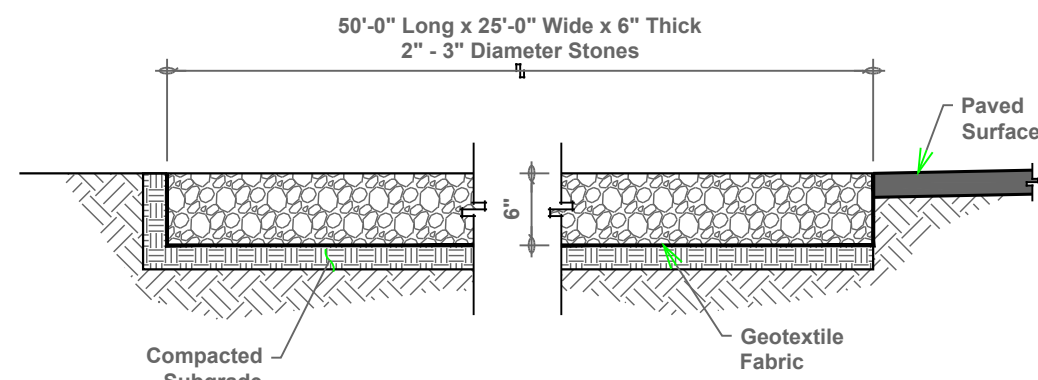


SCALE: 3"=1'-0"



Silt Fence (ER-SF)

Scale: As Noted

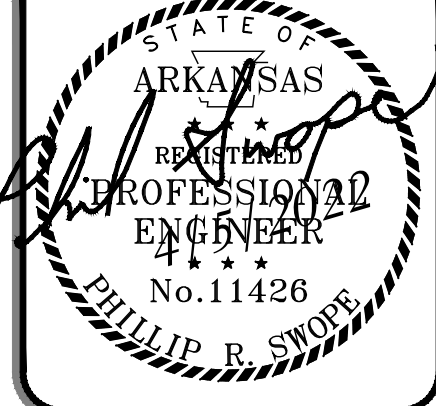


NOTE:
Washout area shall be installed at time of construction entrance installation

SCALE: 1/16"=1'-0"

Construction Entrance

Not to Scale

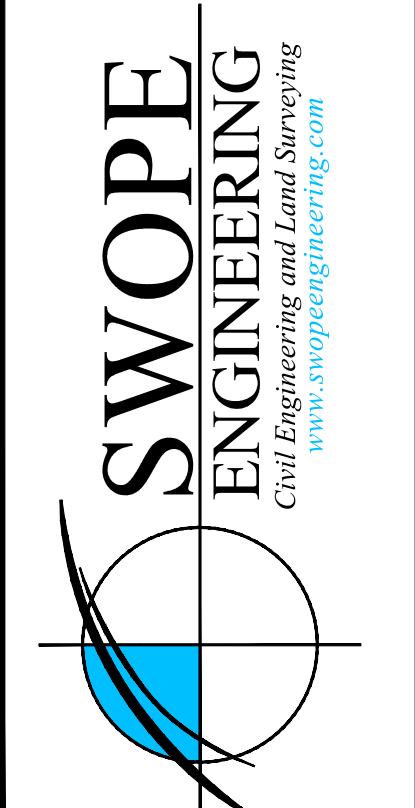


EROSION CONTROL DETAILS

WILLOW TRACE

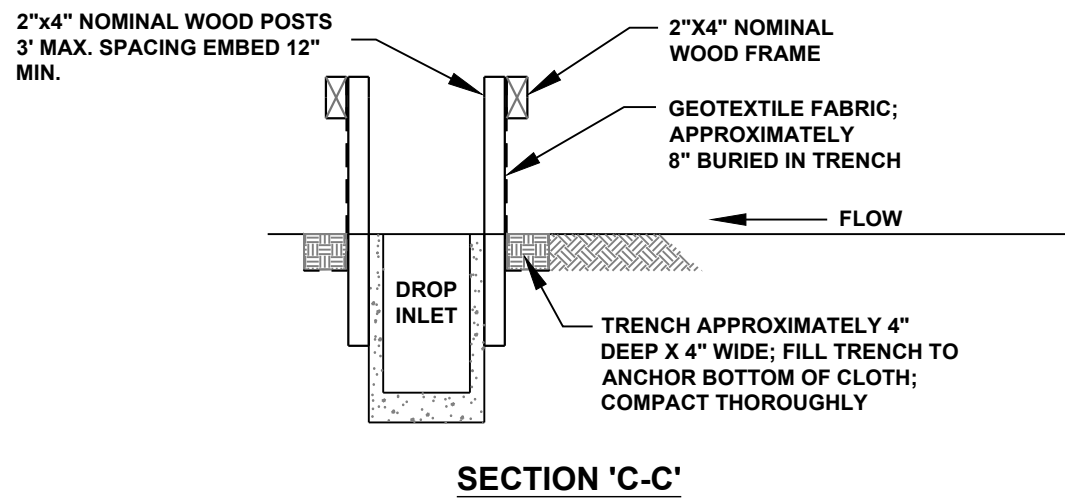
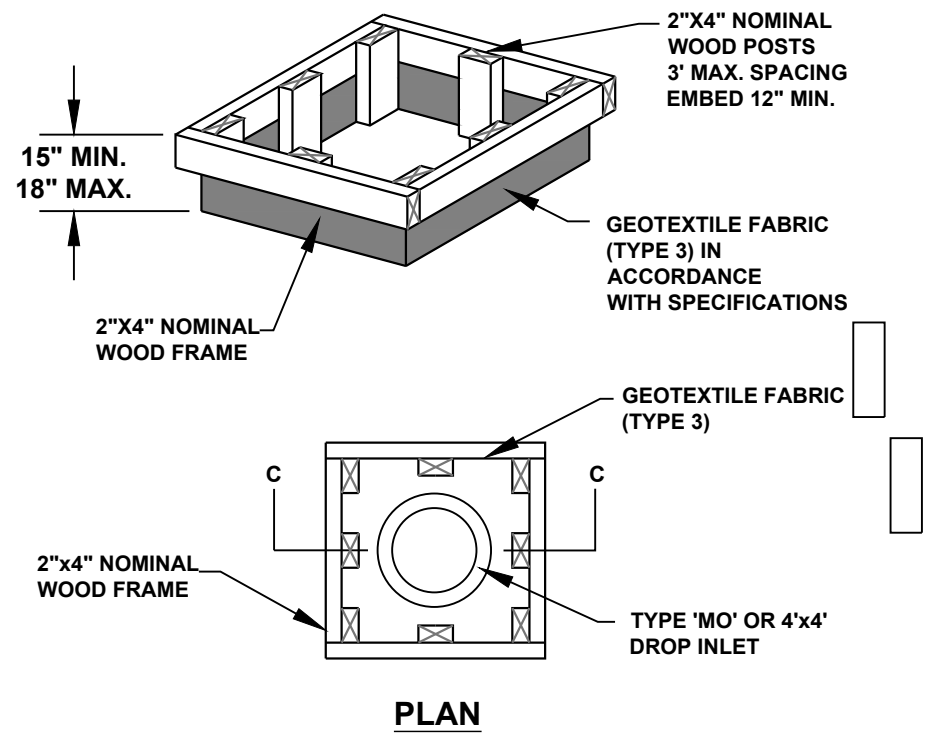
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTTOWN, AR

NO.	REVISION	DATE	FIRST SUBMITTAL
1		02/25/2022	
1			
1			

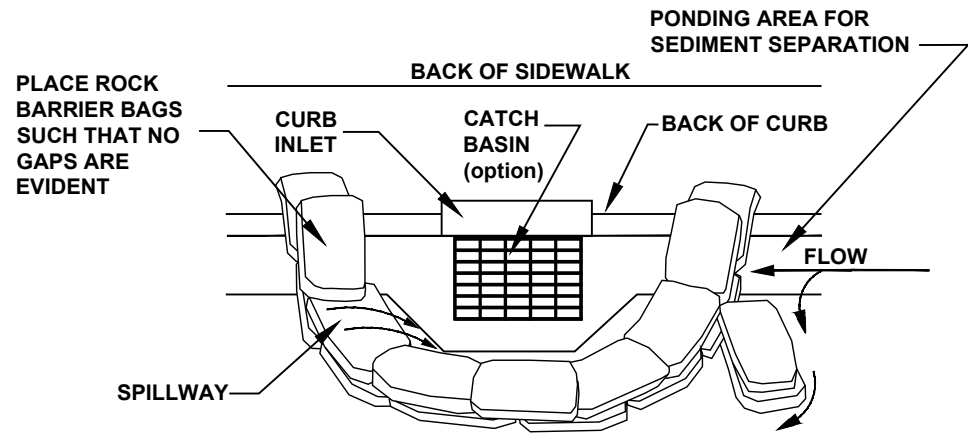


DRAWN BY:	CASSY	JOB NUMBER:	21-166
SUBMITTAL DATE:	02/25/2022	CITY NUMBER:	PP#-####
DRAWING NAME:	21-166PR - CND.DWG		
SHEET NUMBER:			

C3.2

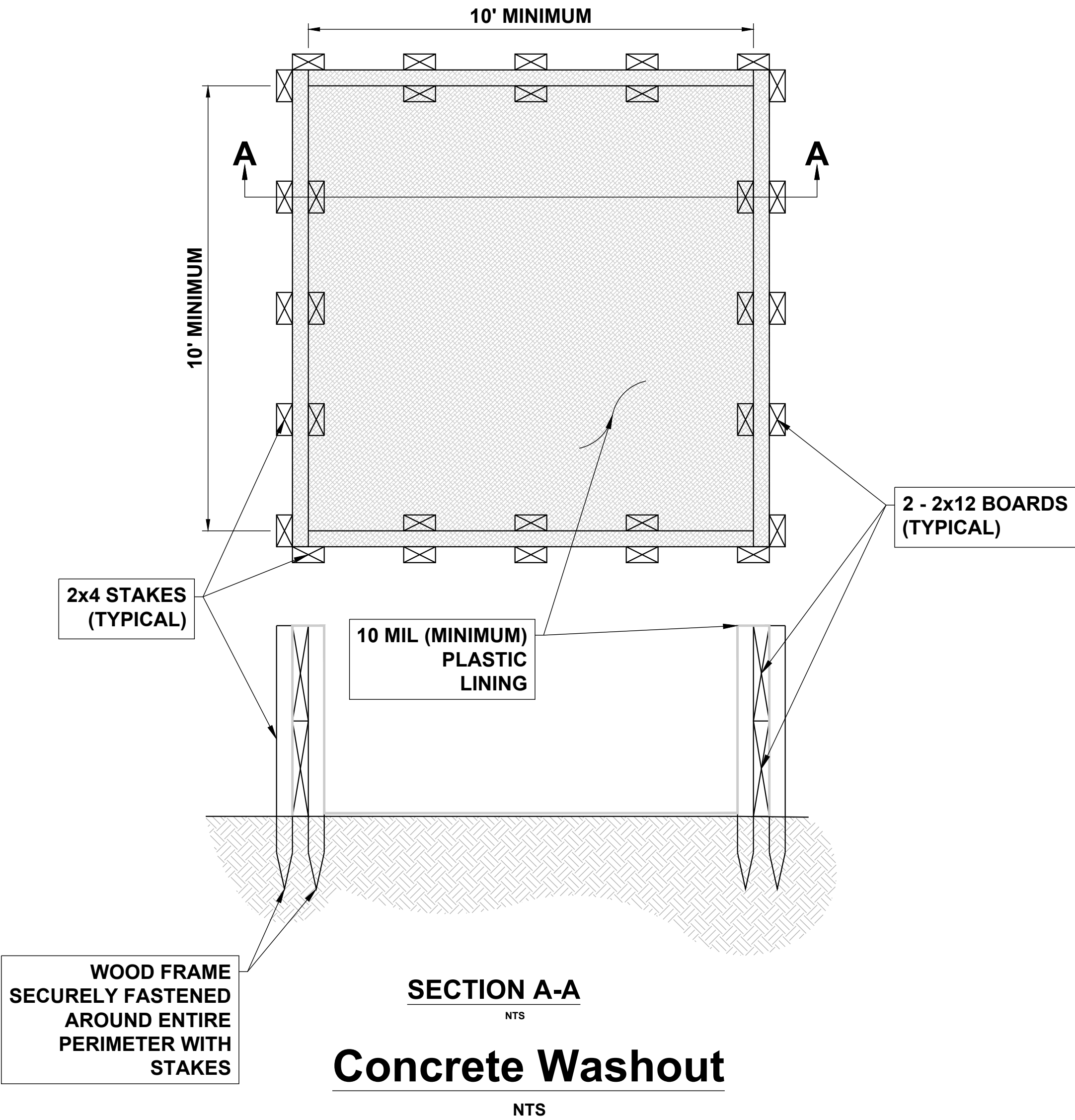


DROP INLET SILT FENCE
N.T.S.

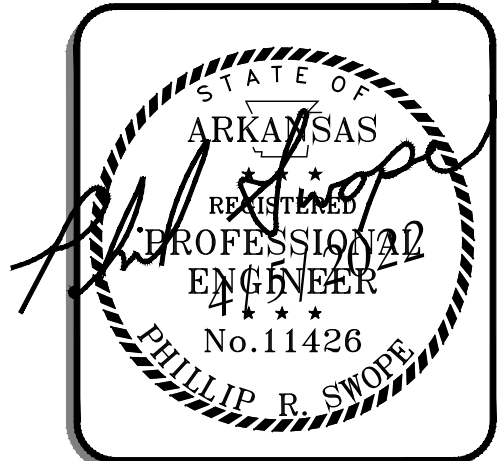
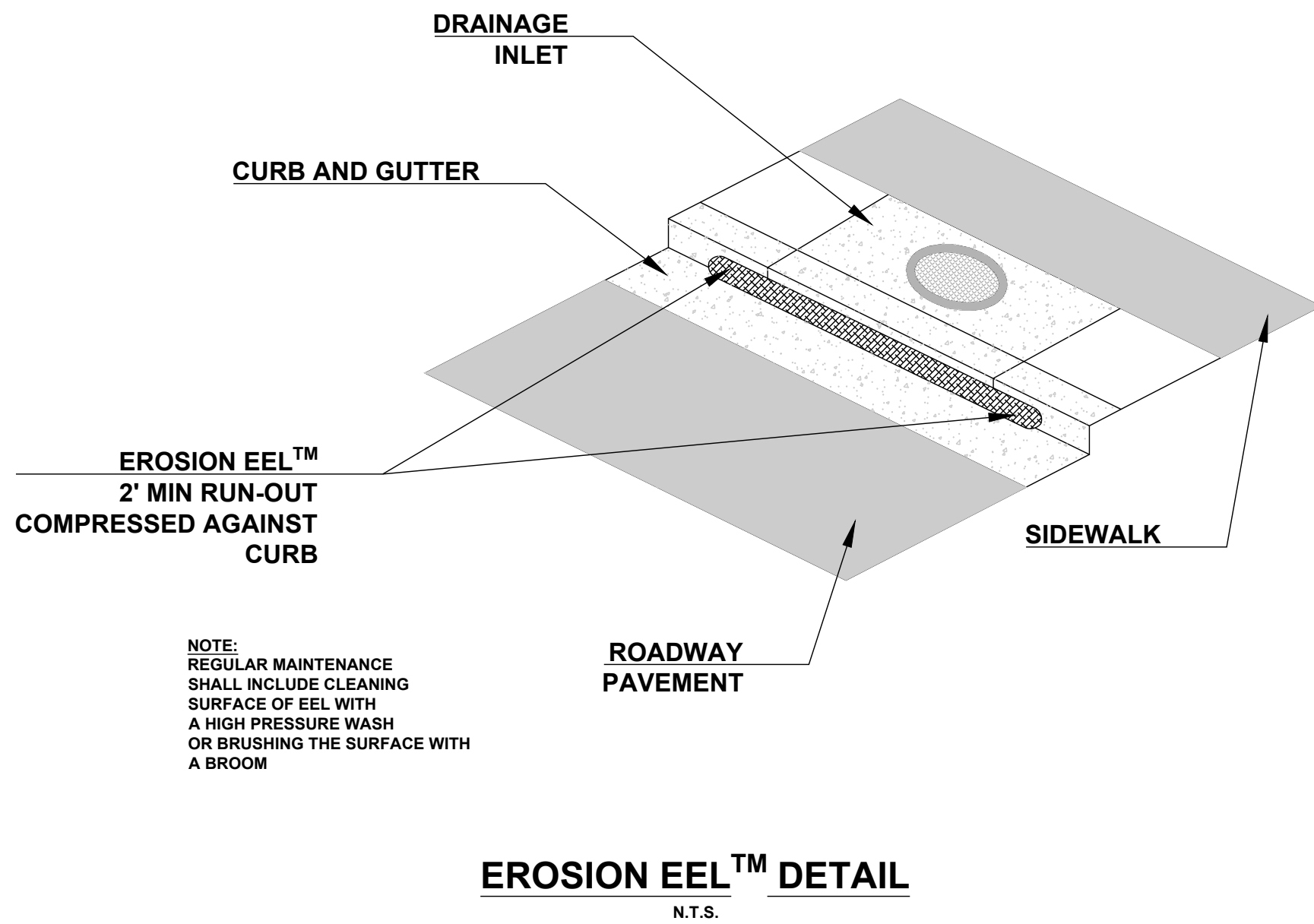


- NOTES:
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
 2. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY, OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
 3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

CURB INLET PROTECTION SETUP
N.T.S.

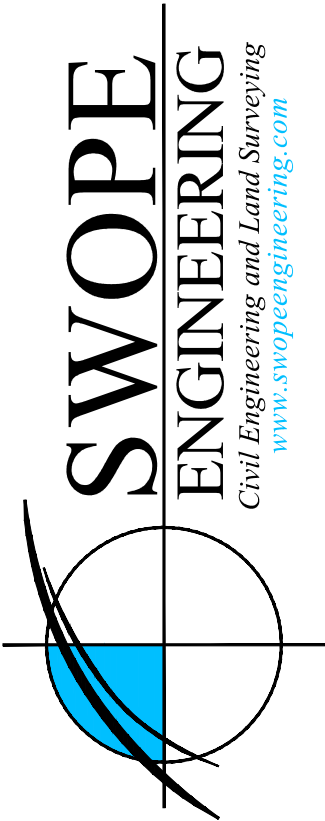


Concrete Washout
NTS



EROSION CONTROL DETAILS
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR

NO.	DATE	REVISION
1	02/25/2022	FIRST SUBMITTAL



DRAWN BY: CASSY	JOB NUMBER: 21-166
SUBMITTAL DATE: 02/25/2022	CITY NUMBER: PP##-####
DRAWING NAME: 21-166PR - CND.DWG	SHEET NUMBER: C3.3

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PRELIMINARY PLAT
LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

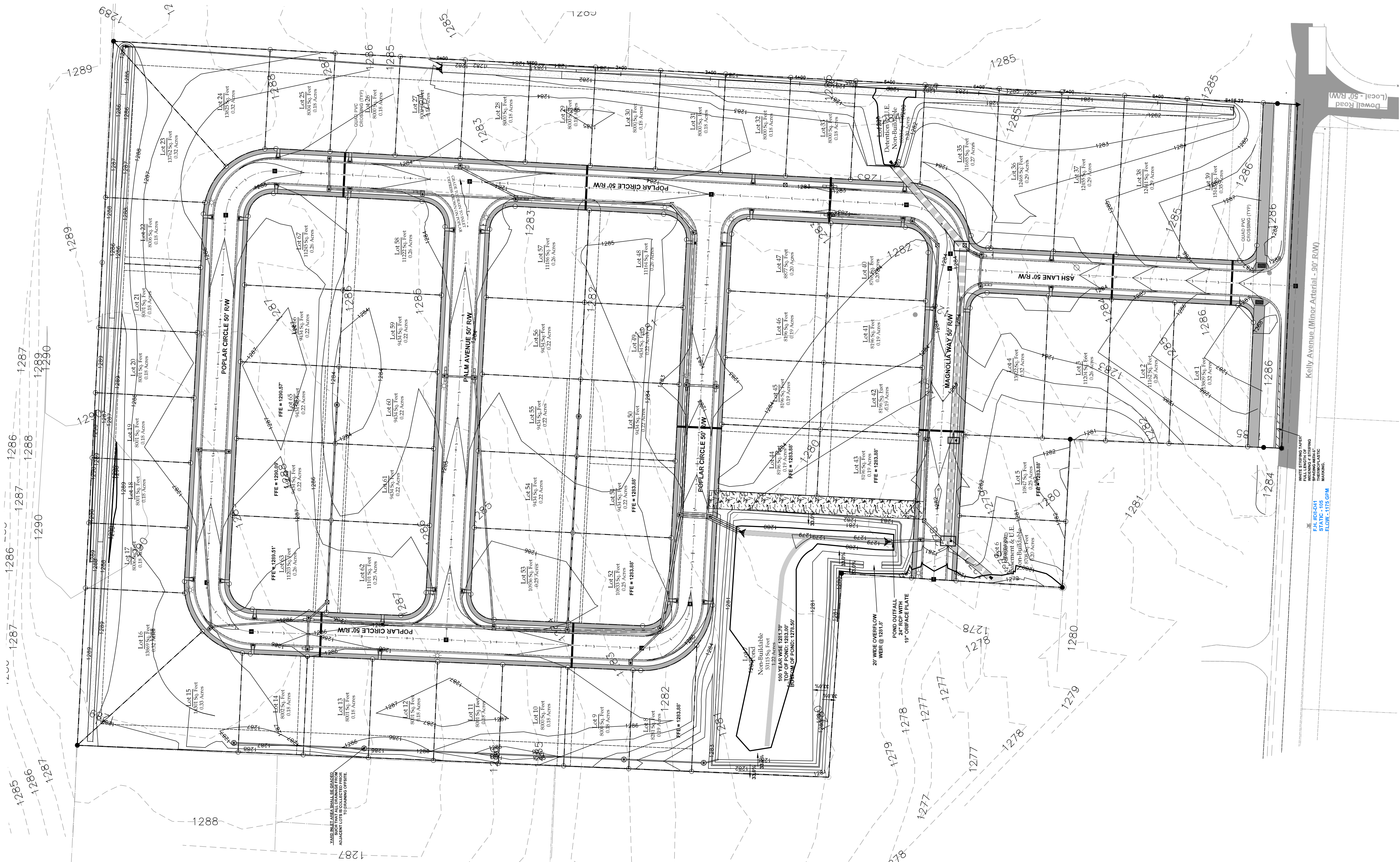
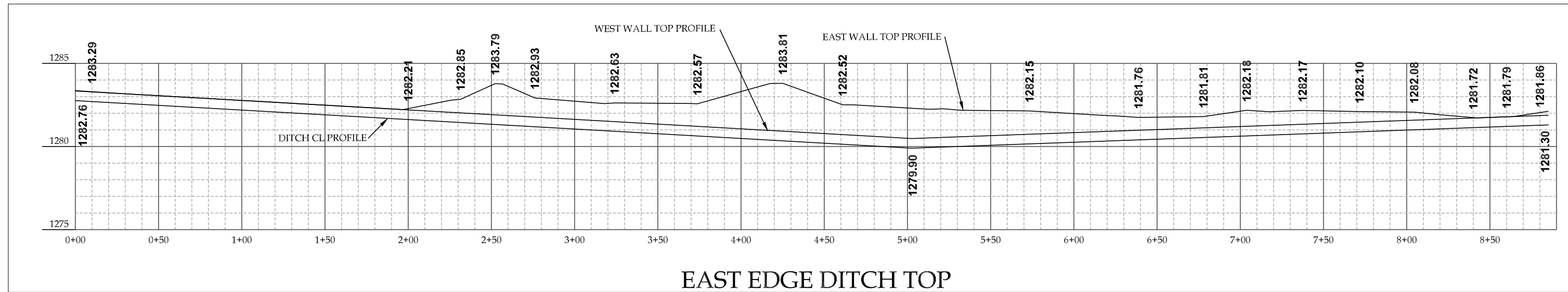
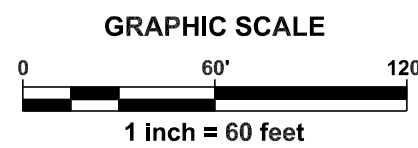
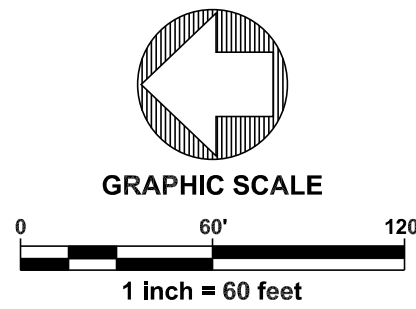
UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- ELECTRICAL BOX
- YARD DRAIN
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

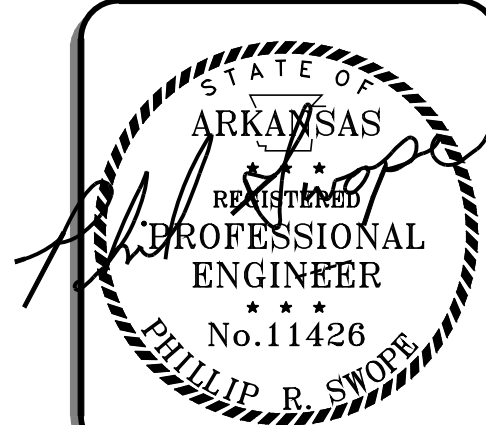
- ASPHALT
- CONCRETE
- ASPHALT TAPER
- WHITE STRIPING
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



PROJECT ENGINEER

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479.685.6399 office



GRADING PLAN
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR



DESIGNED BY:	TREY	JOB NUMBER:	21-166
SUBMITTAL DATE:	12/8/2021	CITY NUMBER:	PP##-####
REVISION NAME:	21-166PR.DWG		
SHEET NUMBER:	C4.0		

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UTILITY PLAN

LEGEND

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- STORM PIPE

UTILITY LINES

- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE

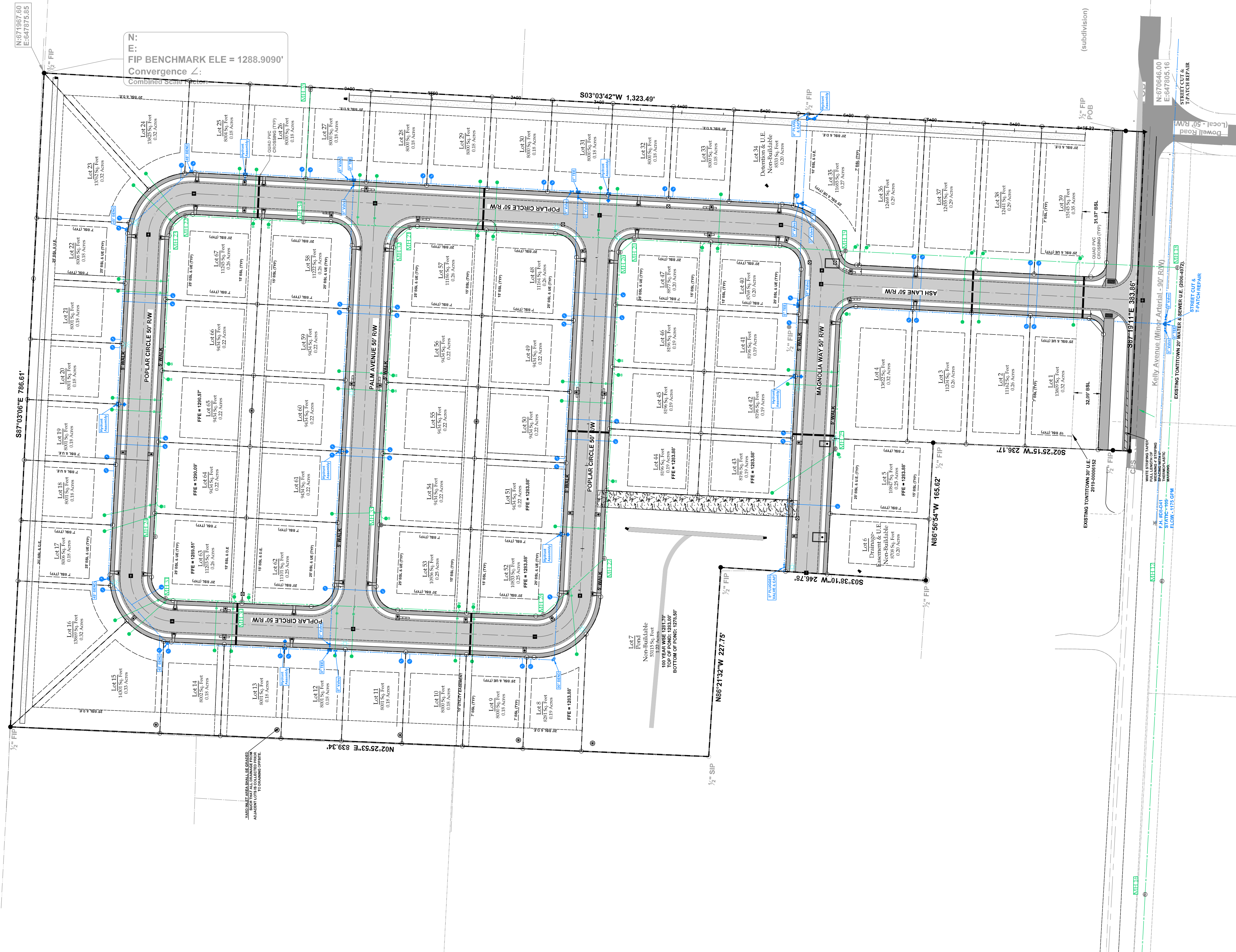
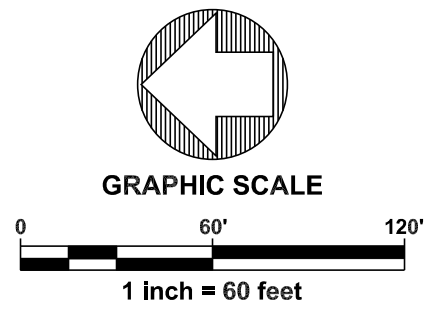
SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

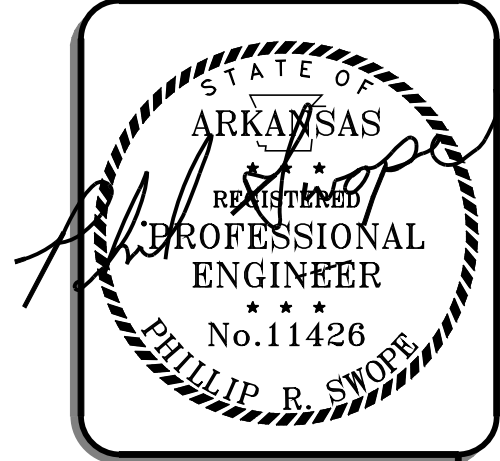
THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



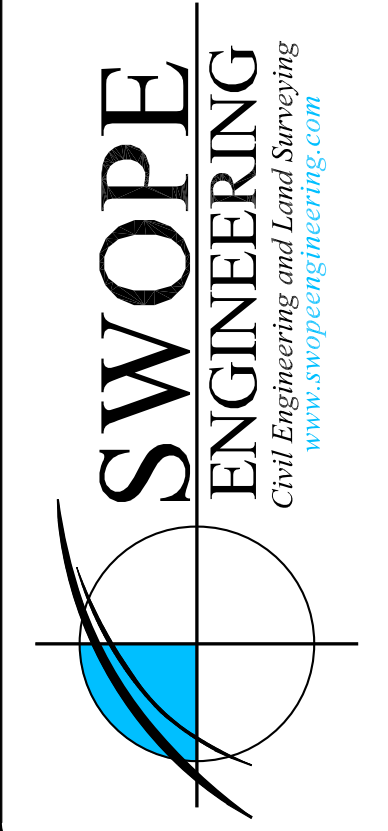
Know what's below.
Call before you dig.

METER SIZES

To accommodate NFPA 13R requirements, all residential meters shall be 1".



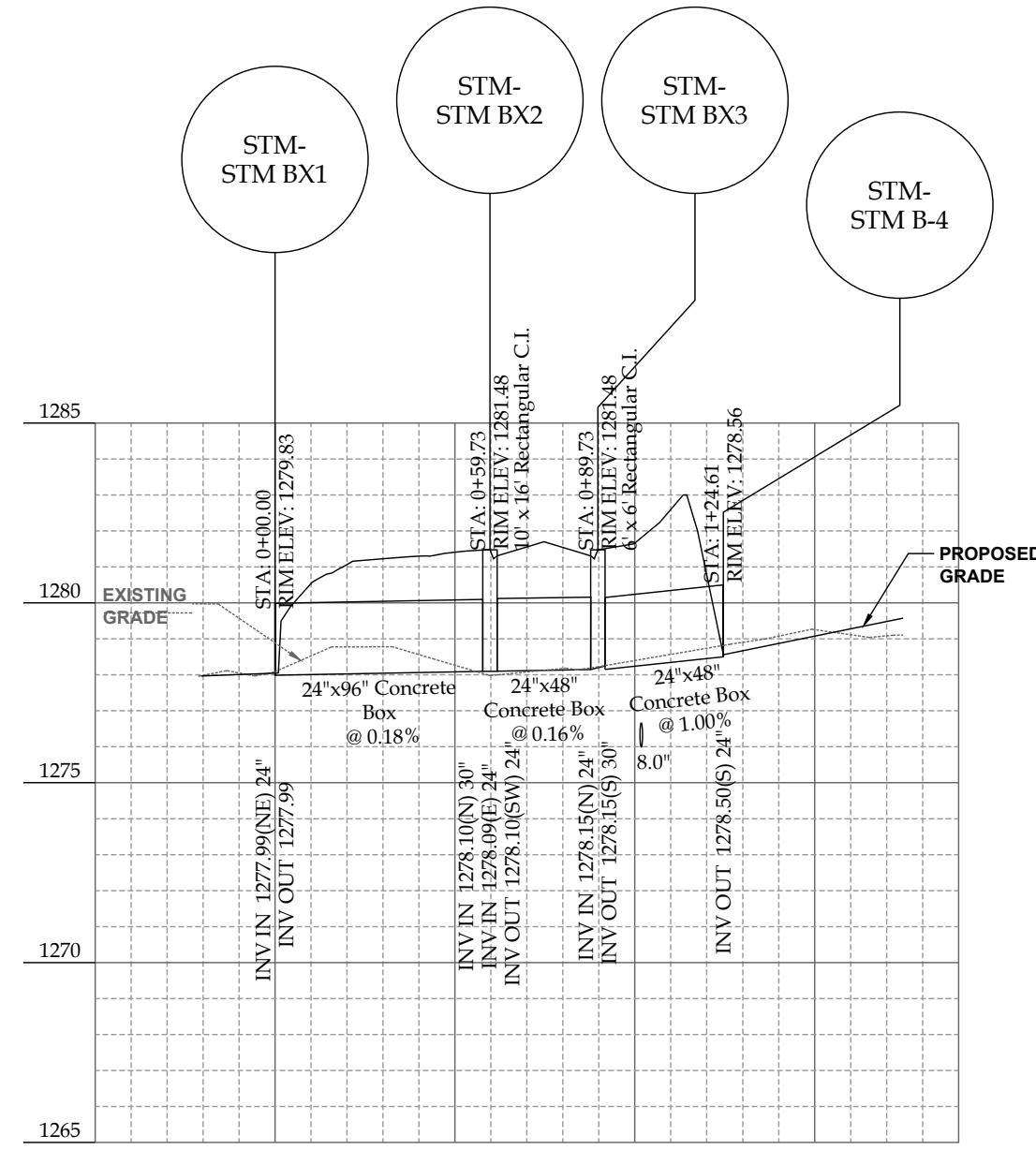
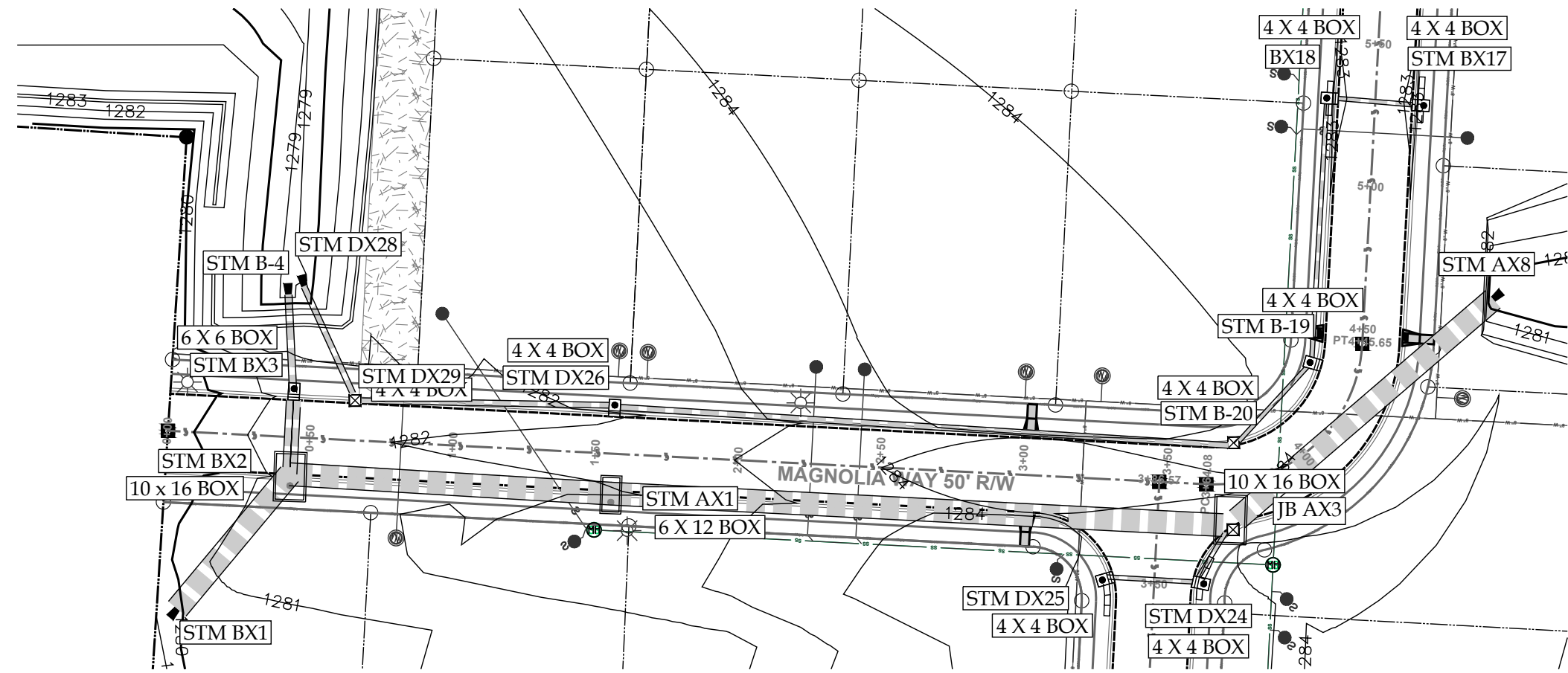
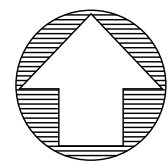
UTILITY PLAN
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTOWN, AR



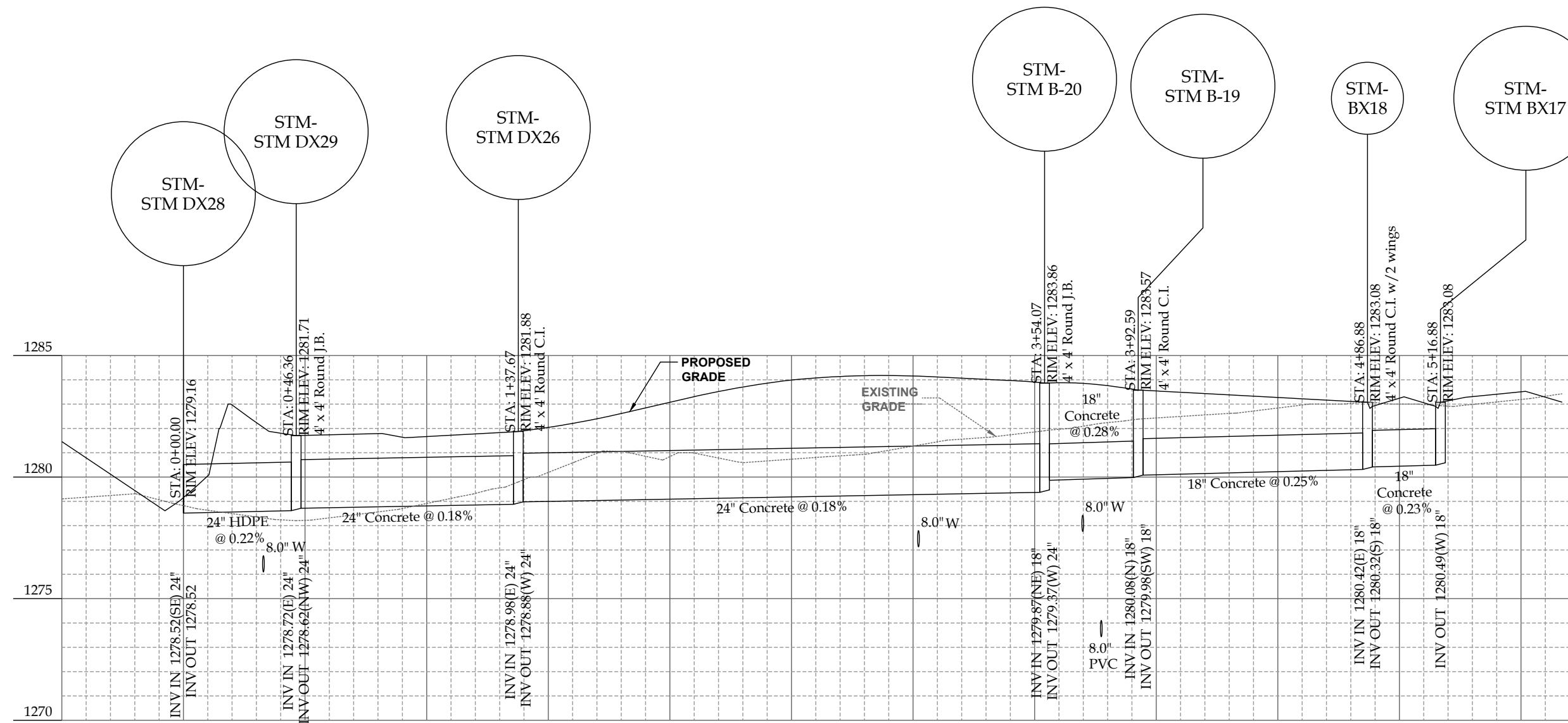
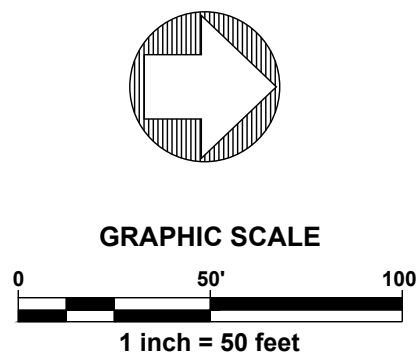
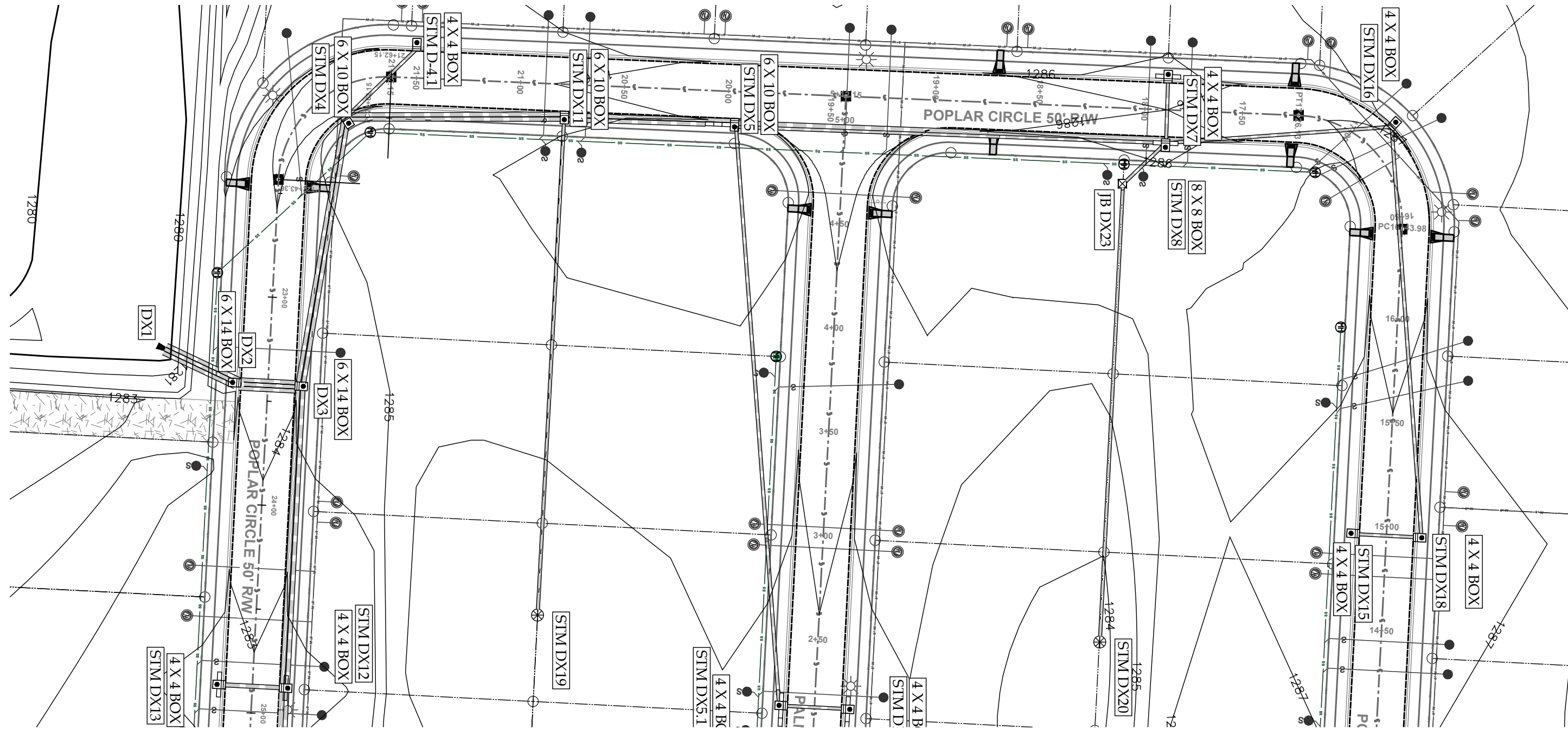
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SUBMITTAL DATE:	12/8/2021	CITY NUMBER:	PP##-####
REVISION NAME:	21-166PR.DWG		
SHEET NUMBER:	C5.0		

PROJECT ENGINEER

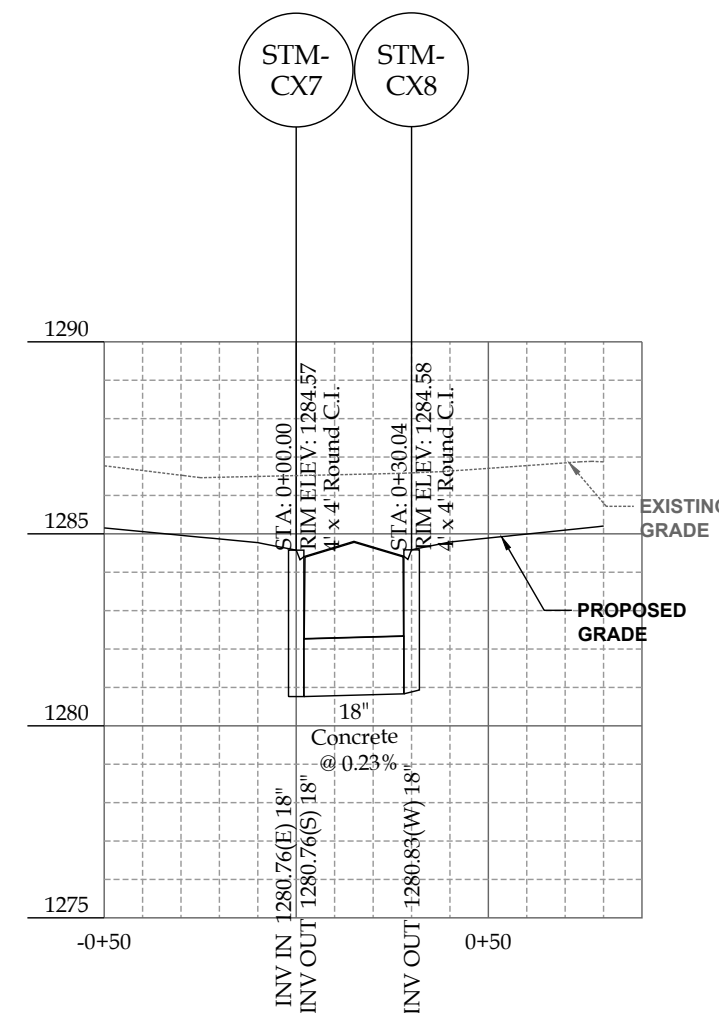
Phil Swope, P.E. / P.S.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office



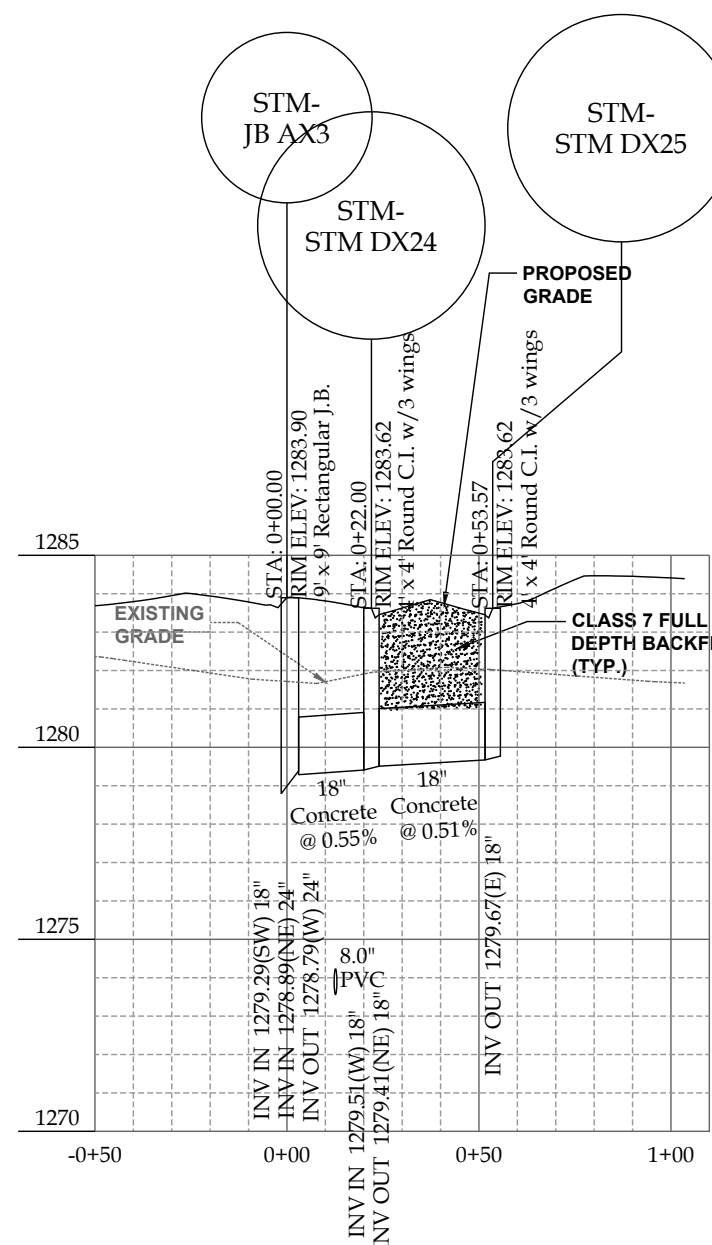
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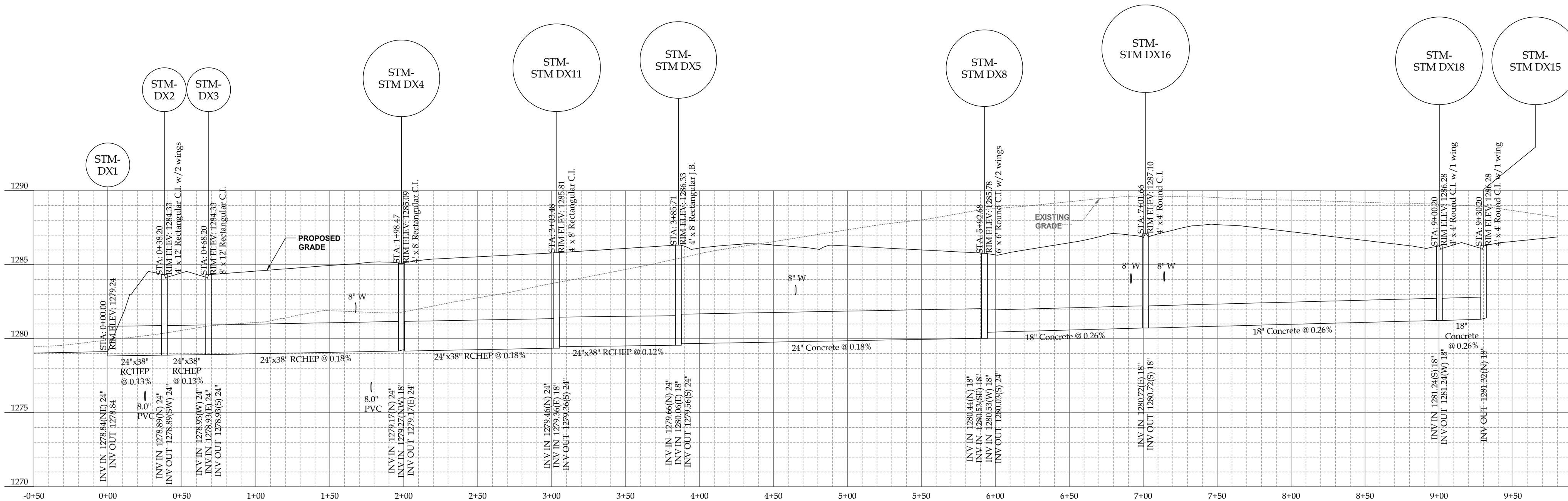
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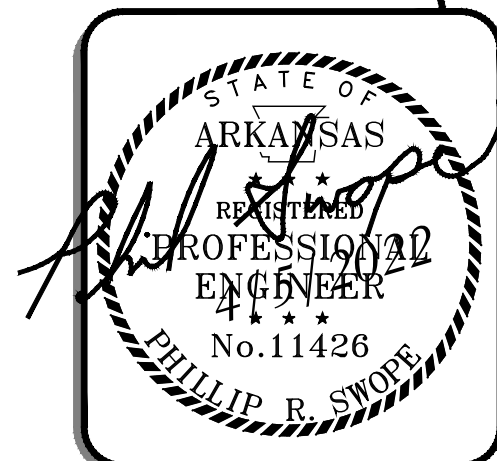
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JB AX3-STM DX25



DX1-STM DX15



STORM PLAN & PROFILE SHEET 1

WILLOW TRACE

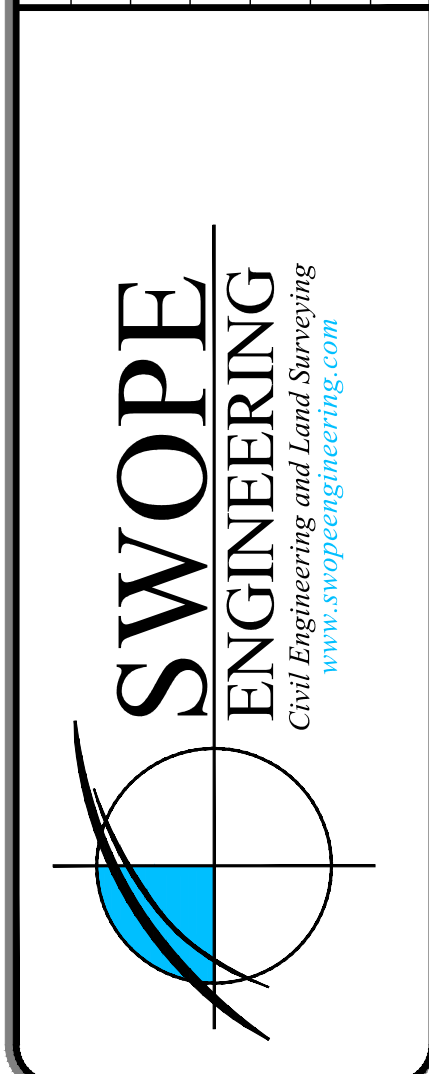
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TRI-STAR CONTRACTORS

KELLEY ROAD

TONTITOWN, AR

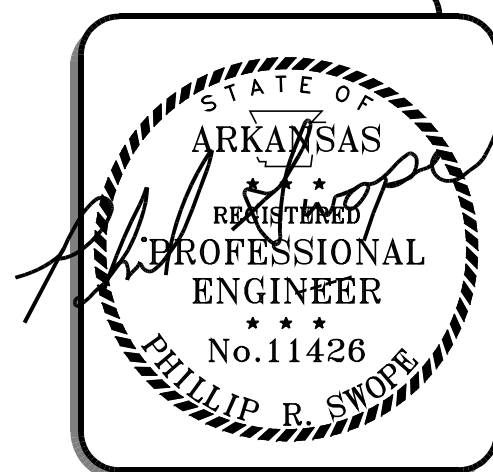
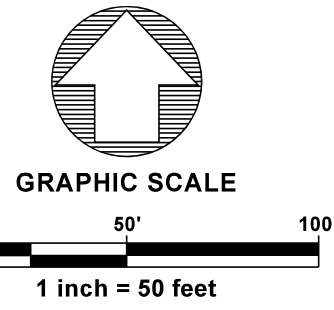
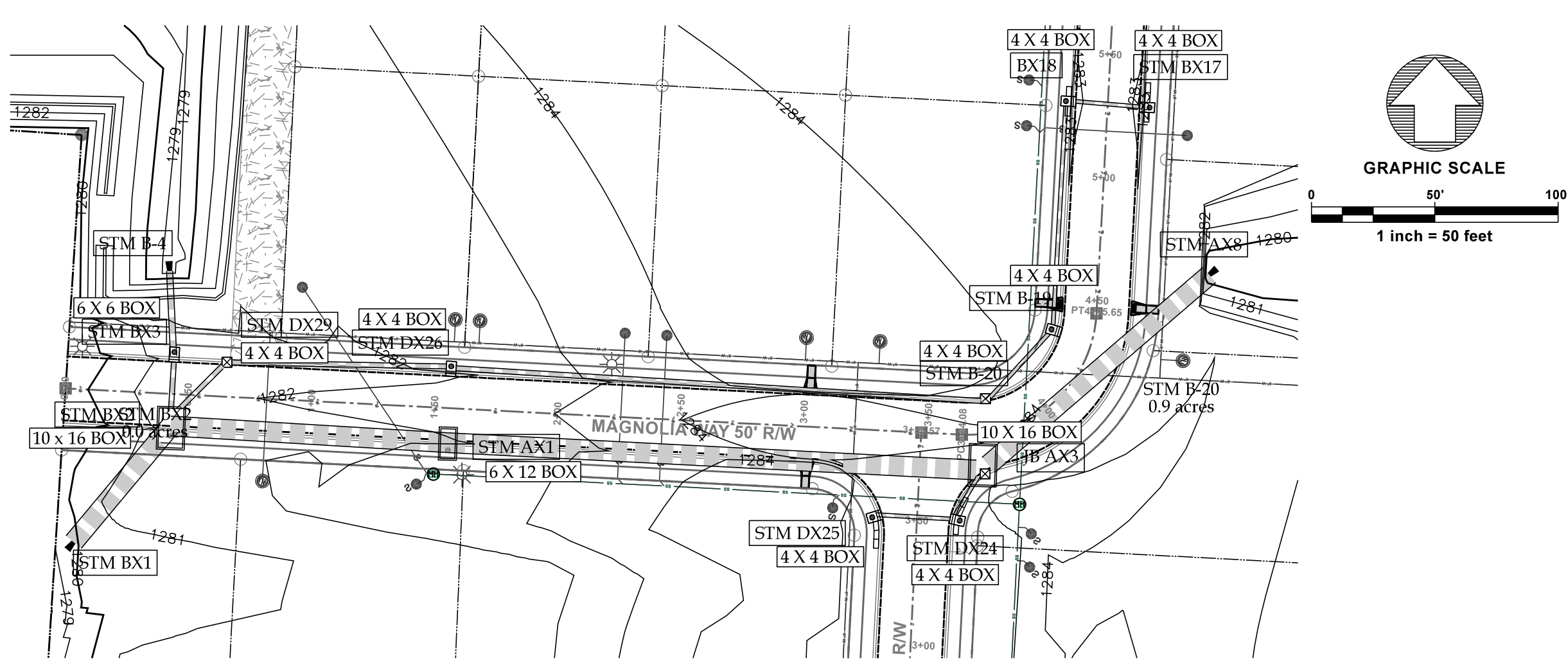
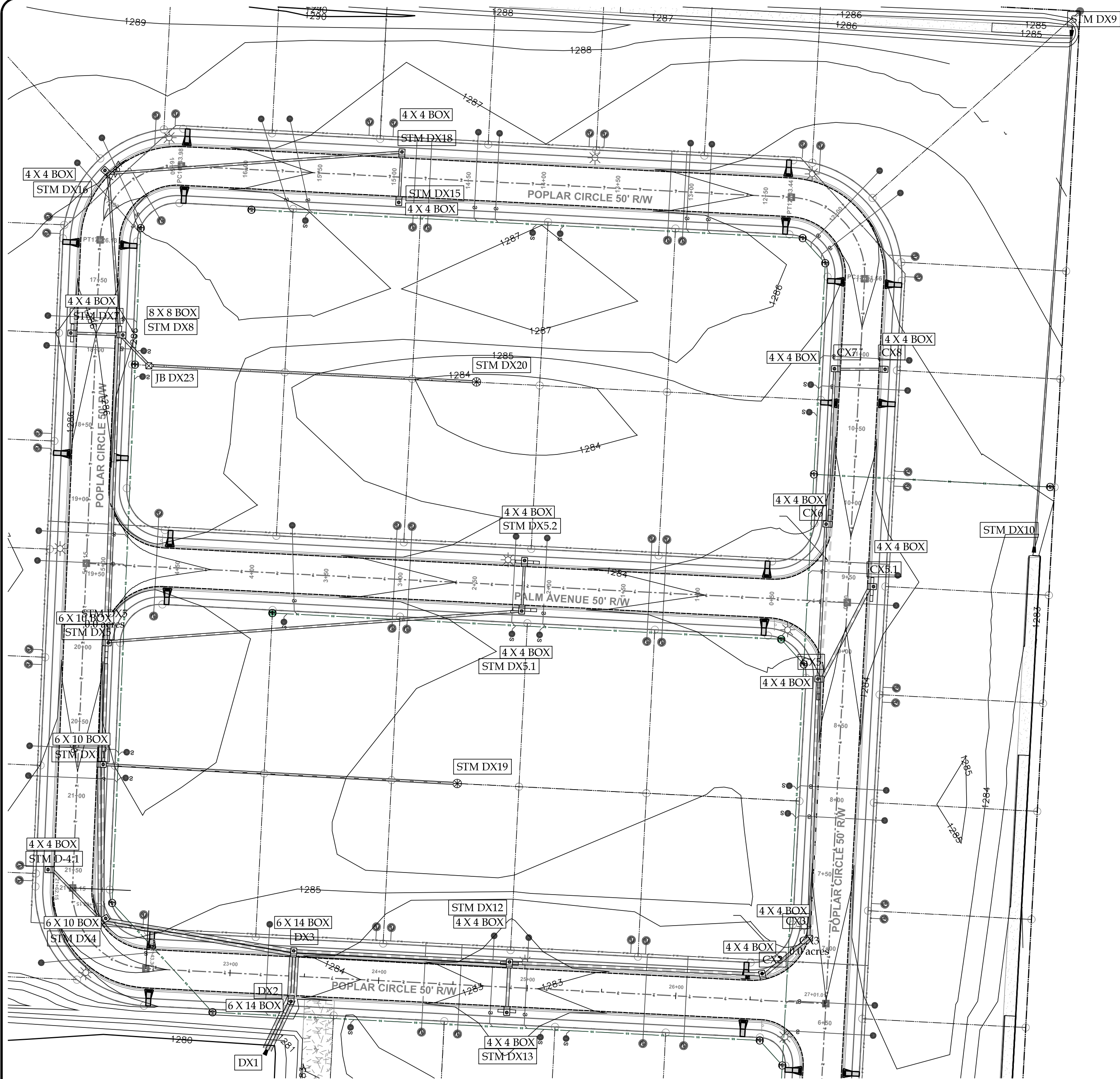
NO.	DATE	REVISION
1	02/25/2021	FIRST SUBMITTAL
1	12/6/2021	SECOND SUBMITTAL
1		



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PAUL	21-166
SUBMITTAL DATE:	CITY NUMBER:
12/6/2021	PP##-####
DRAWING NAME:	
21-166 - PROFILES.DWG	
SHEET NUMBER:	

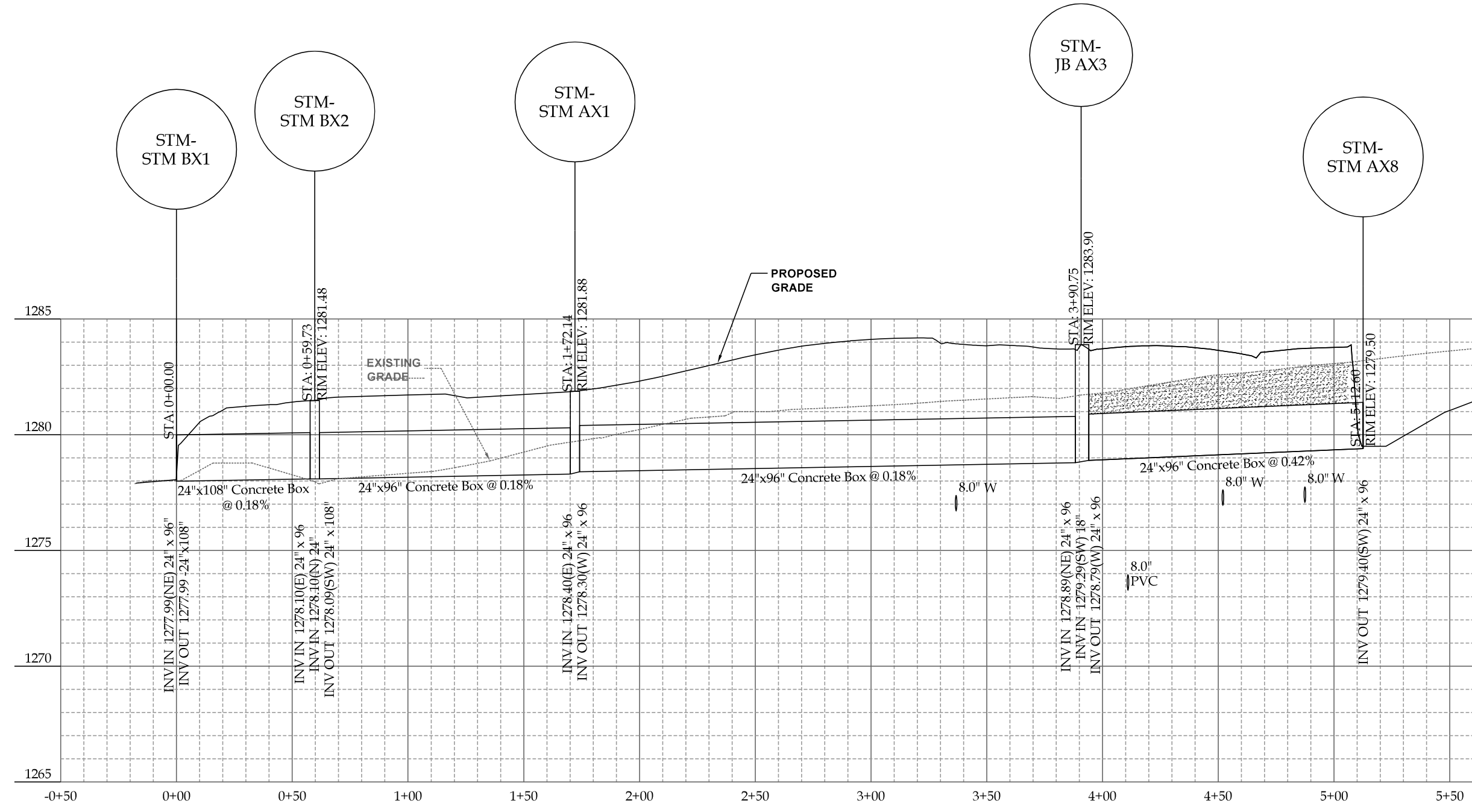
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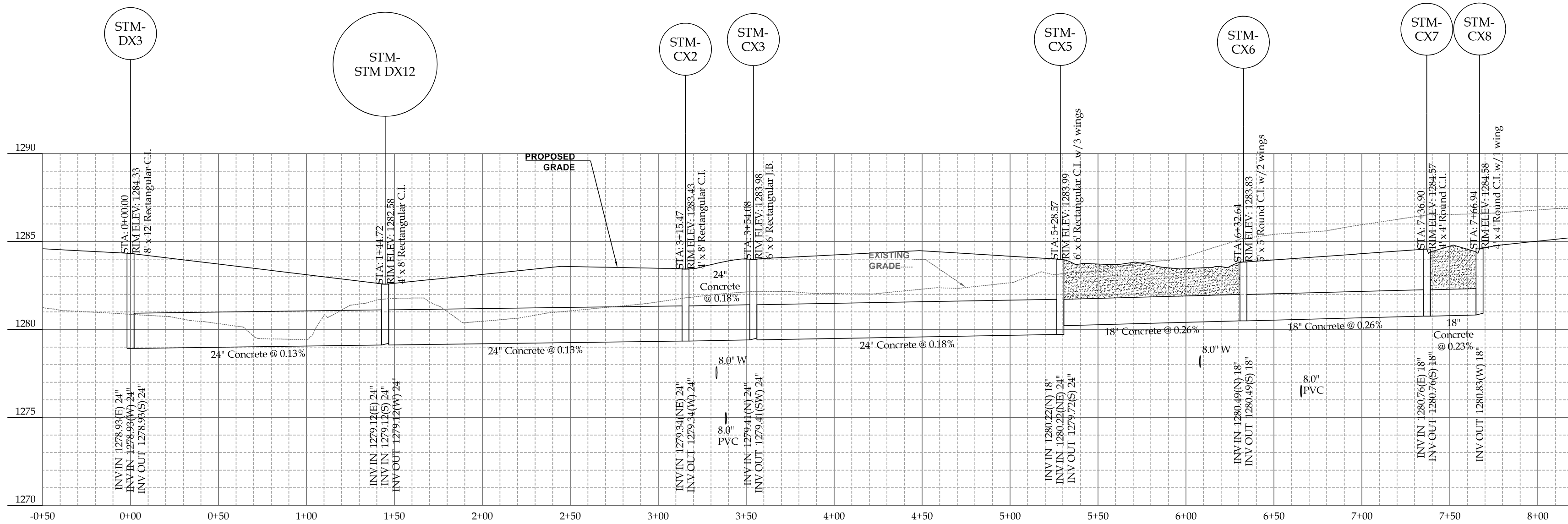


STORM PLAN PROFILE SHEET 3

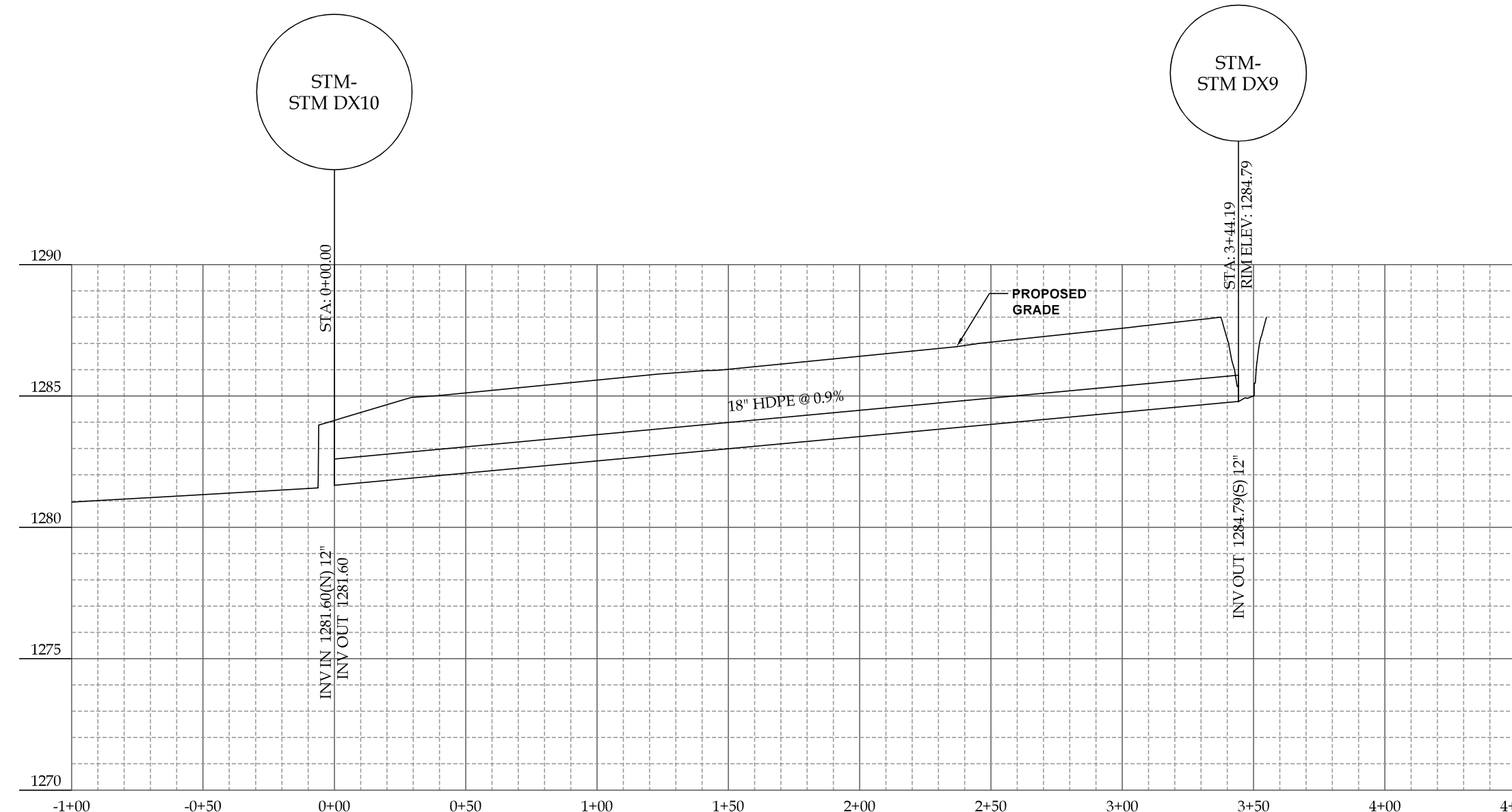
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTOWN, AR



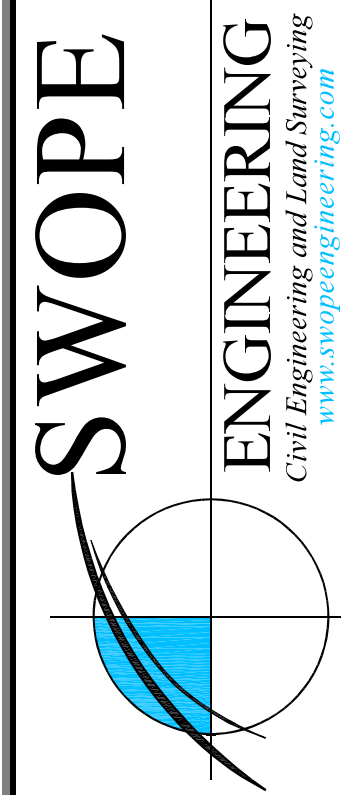
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DX3-CX8

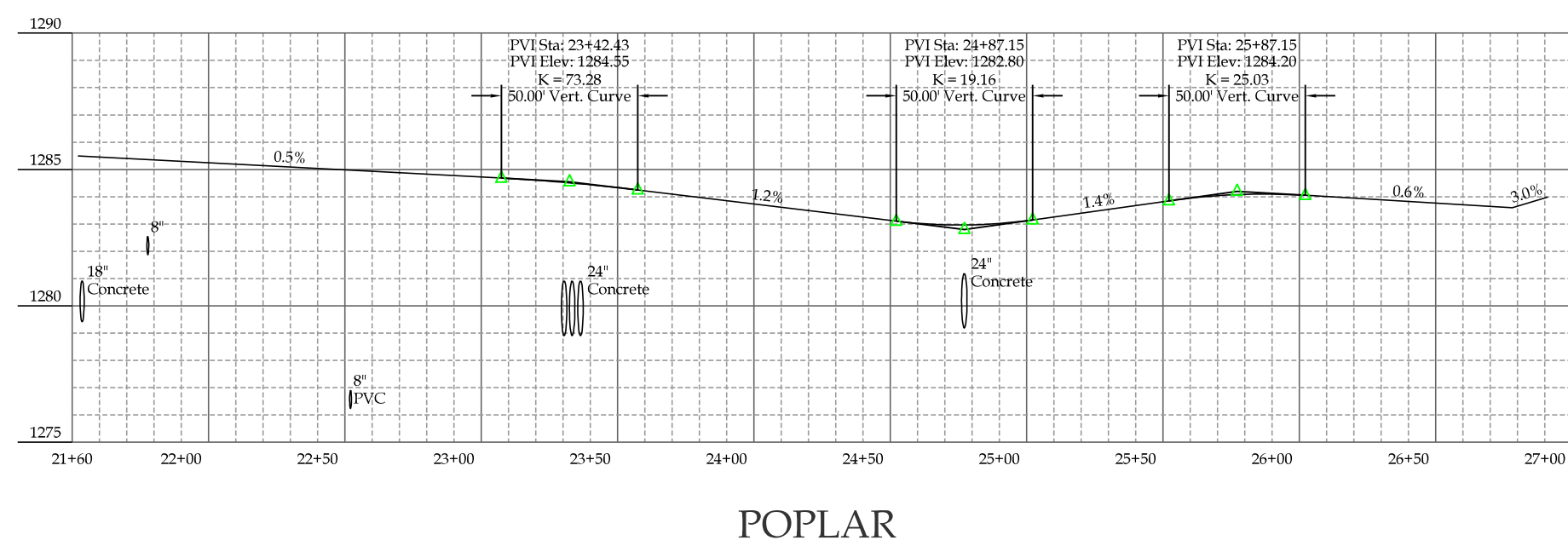
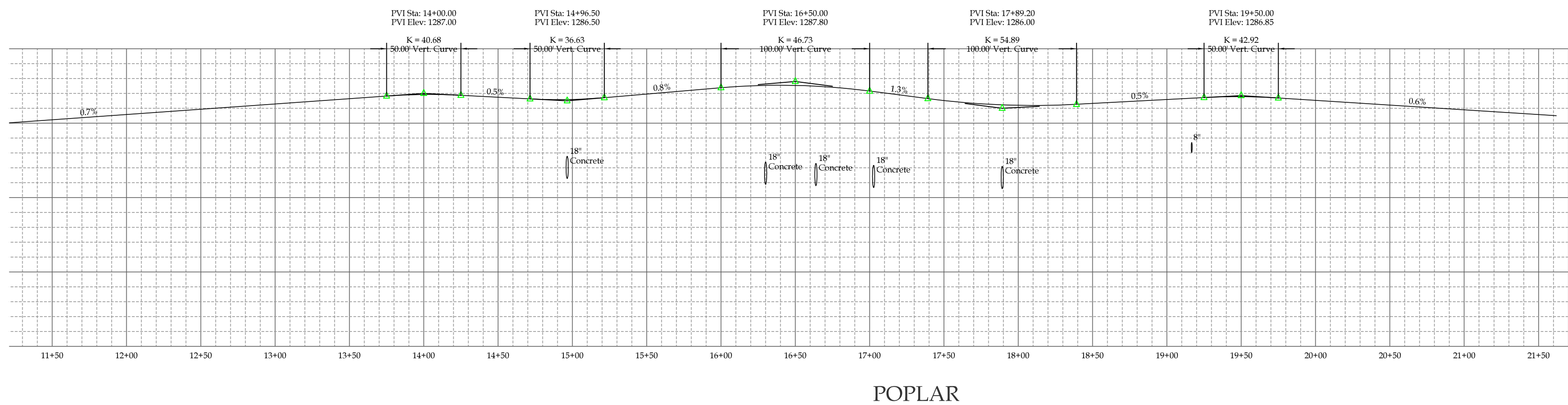
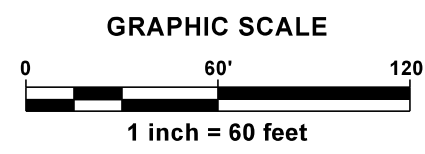
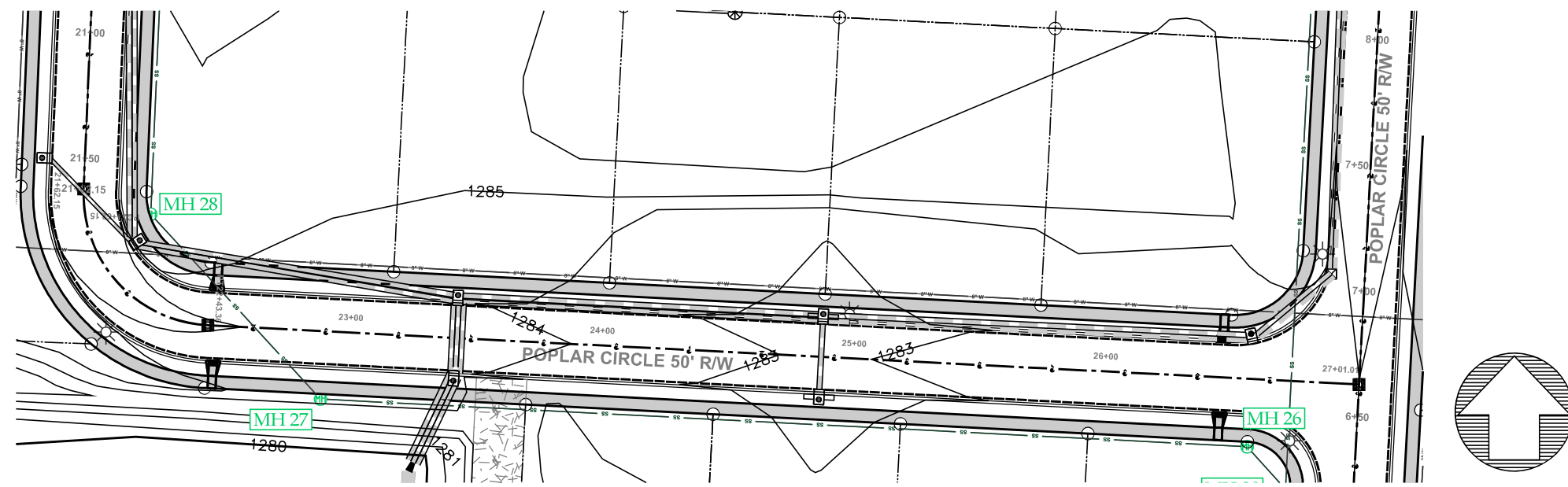
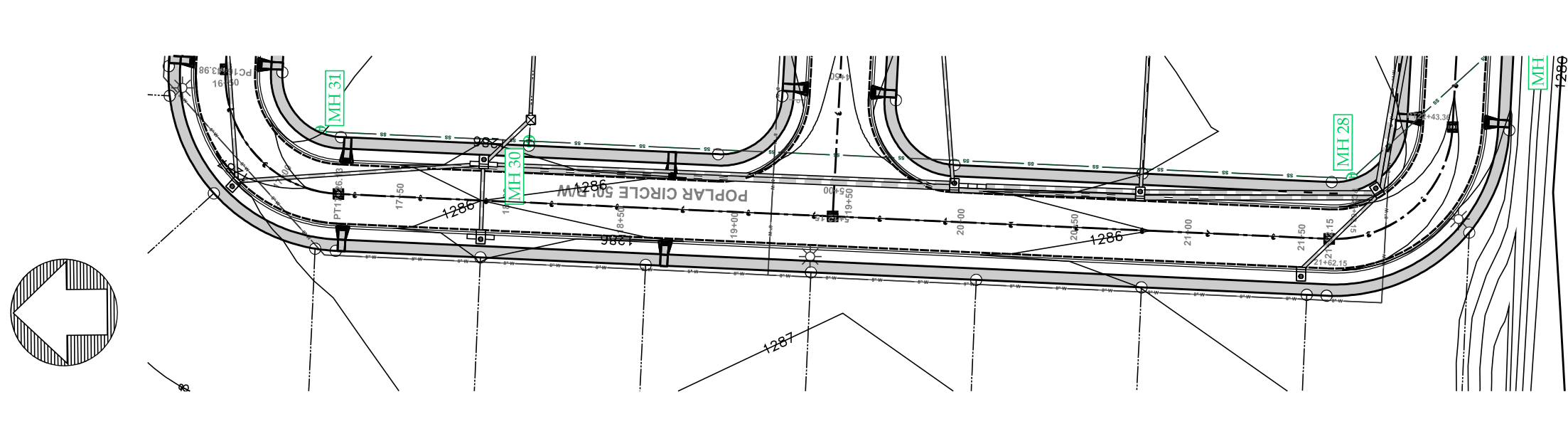
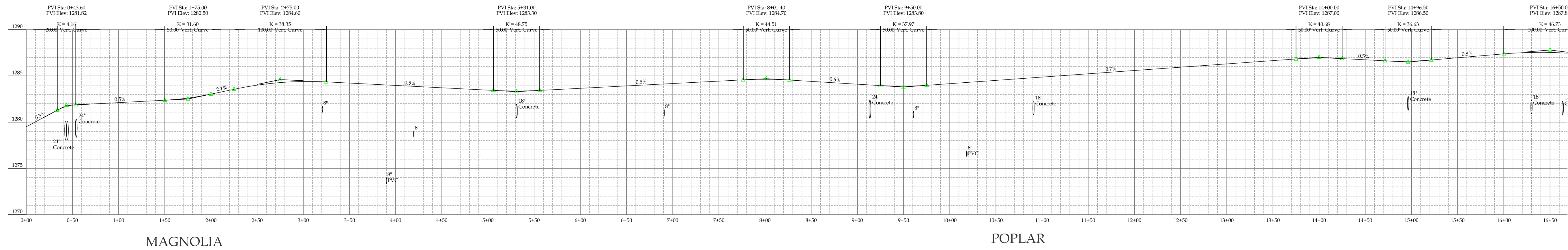
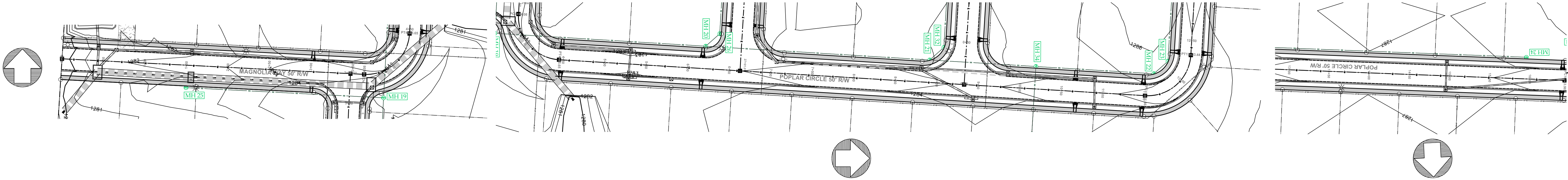


STM DX10-STM DX9



DESIGNED BY:	KYLE	JOB NUMBER:	21-166
SUBMITTAL DATE:	12/8/2021	CITY NUMBER:	PP##-####
DESIGNED NAME:	21-166 - PROFILES.DWG		
SHEET NUMBER:	C6.2		

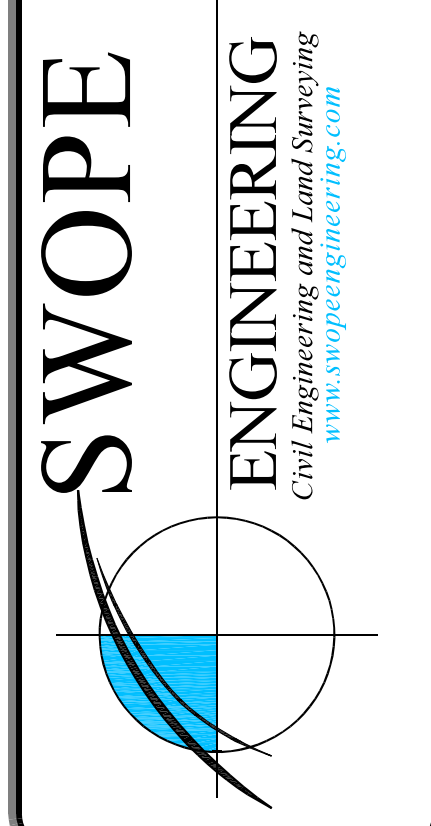
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ROADS PLAN & PROFILE SHEET 1

WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTOWN, AR

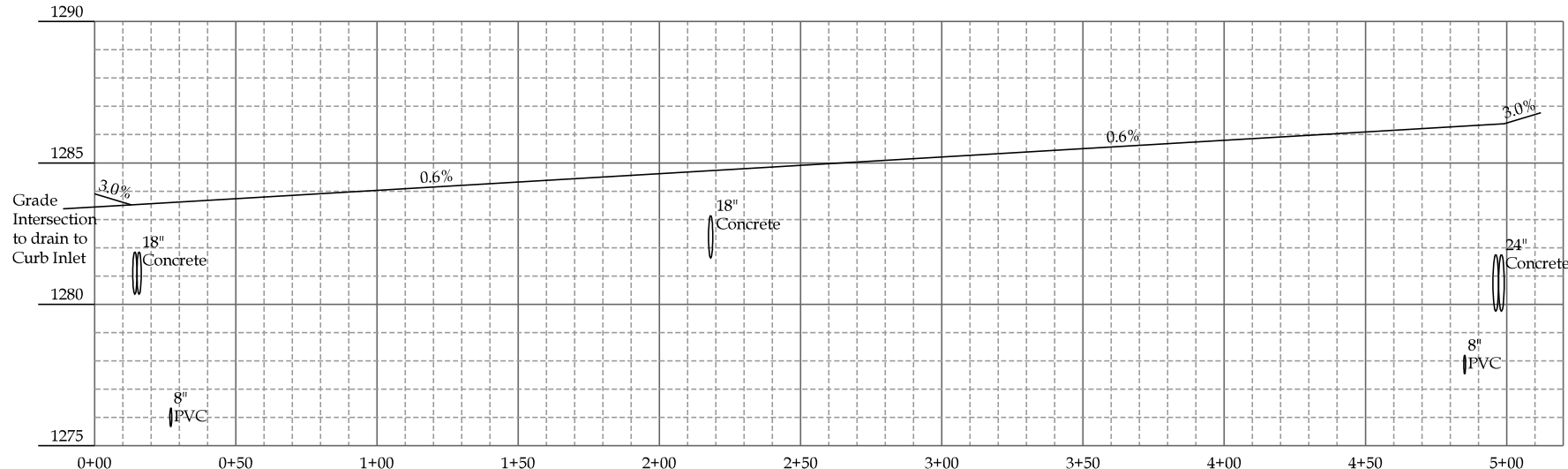
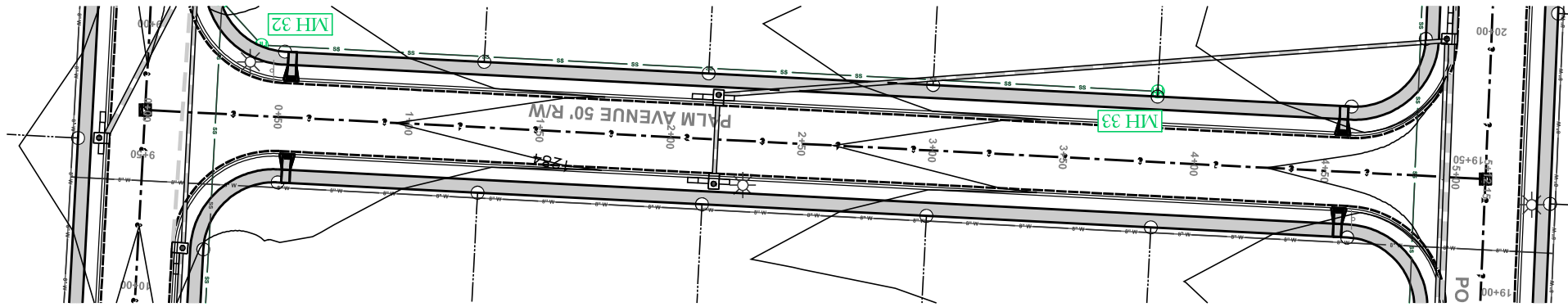
NO.	REVISION	DATE
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1	SECOND SUBMITTAL	12/6/2021



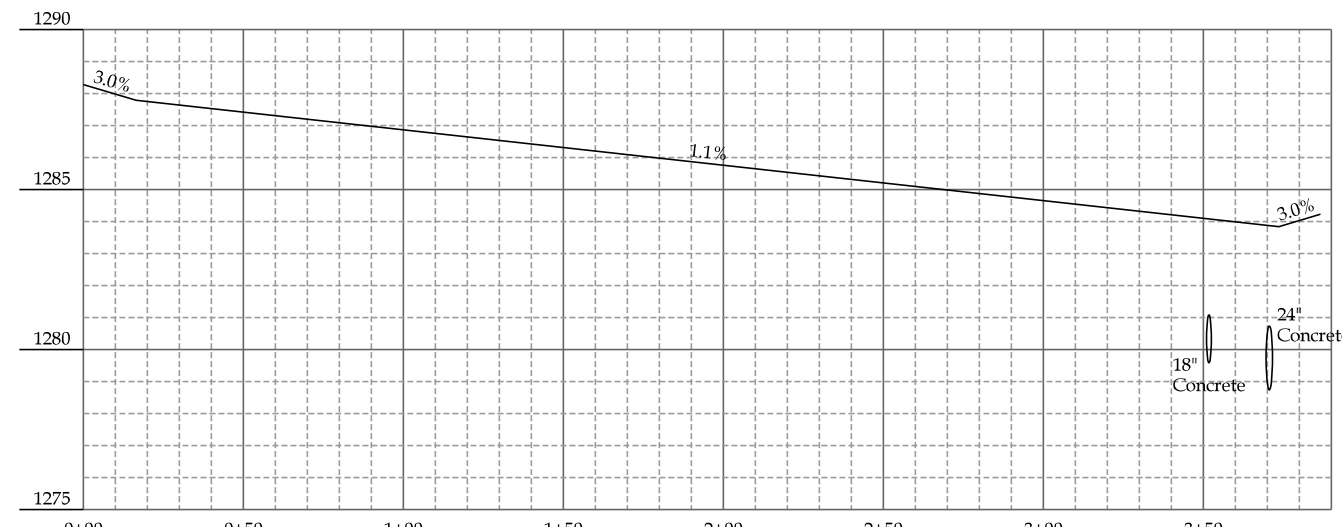
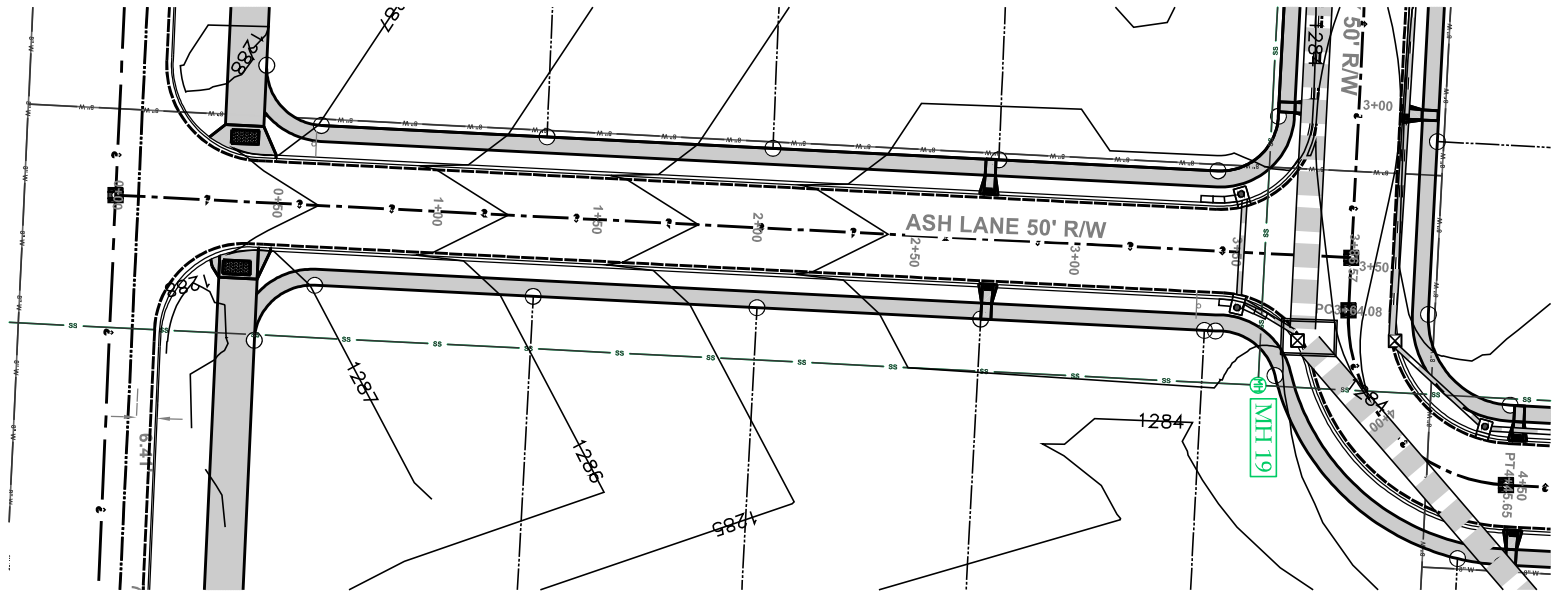
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C7.0

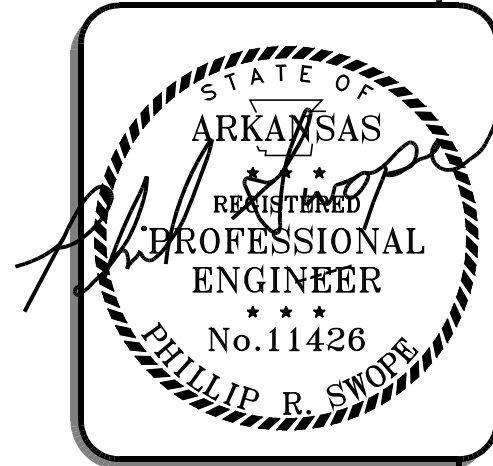
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PALM



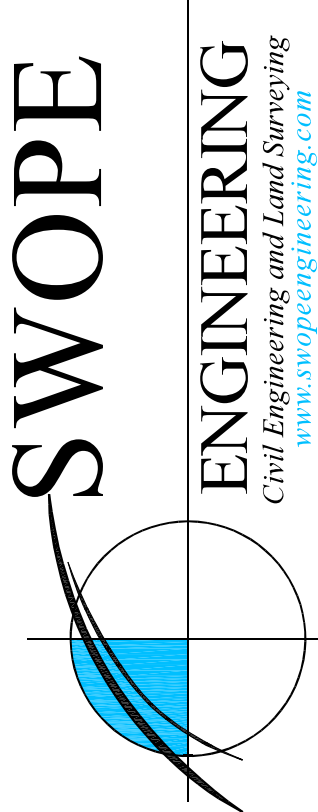
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ROADS PLAN & PROFILE SHEET 2

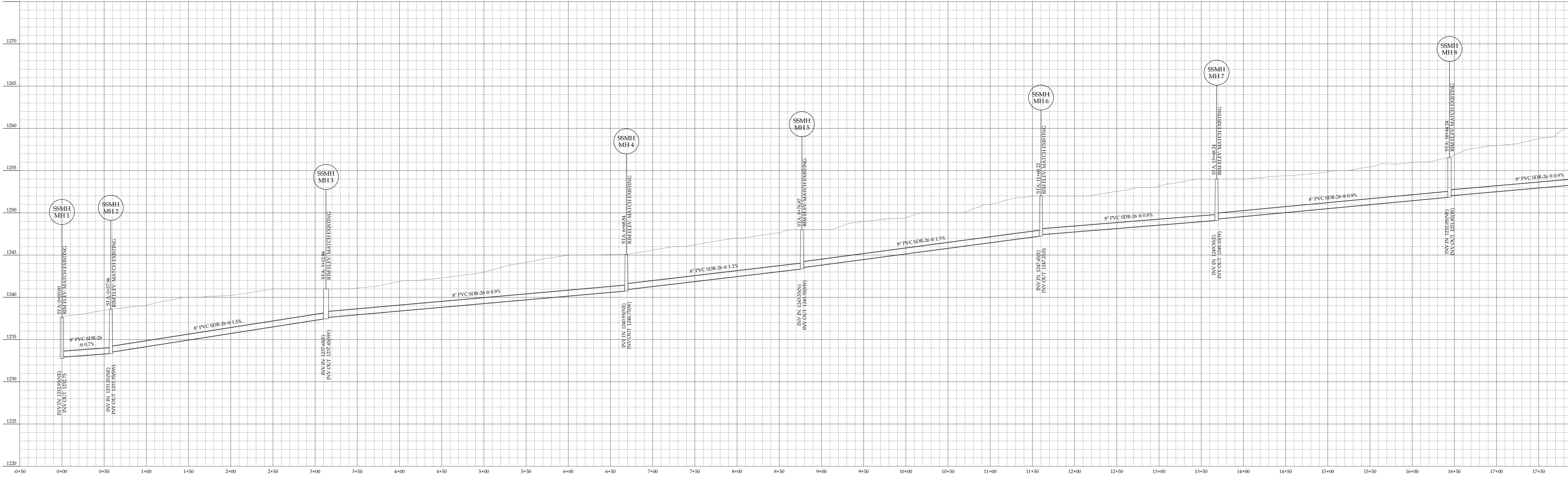
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR

NO.	DATE	REVISION
1	02/25/2022	FIRST SUBMITTAL
-	12/8/2021	SECOND SUBMITTAL
-		
-		
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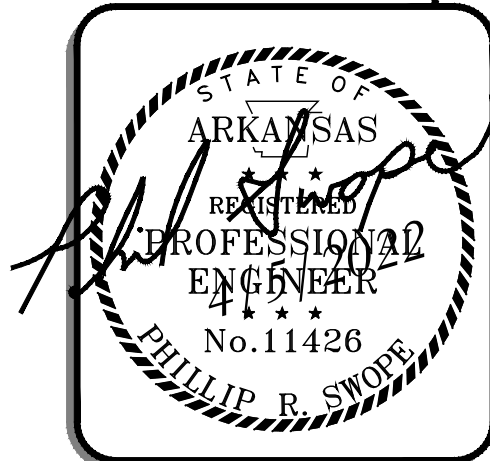
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PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office



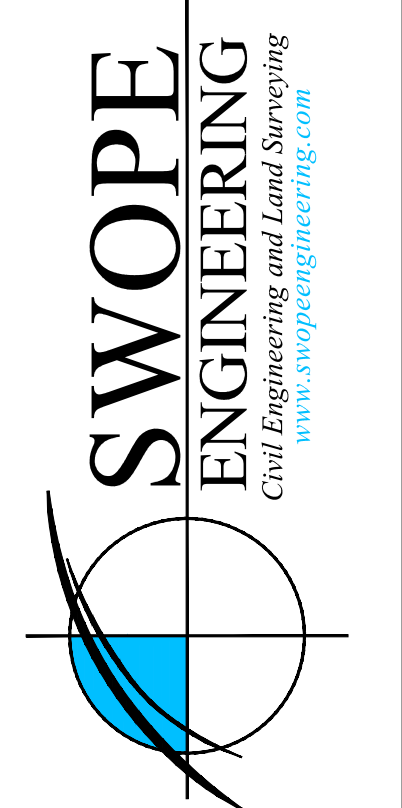
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OFFSITE SANITARY PLAN & PROFILE

WILLOW TRACE

PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR

NO.	DATE	REVISION
1	02/25/2021	FIRST SUBMITTAL
1	12/8/2021	SECOND SUBMITTAL
1		



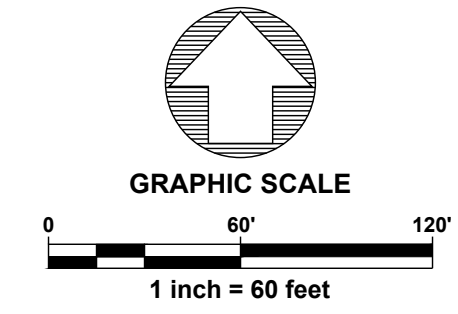
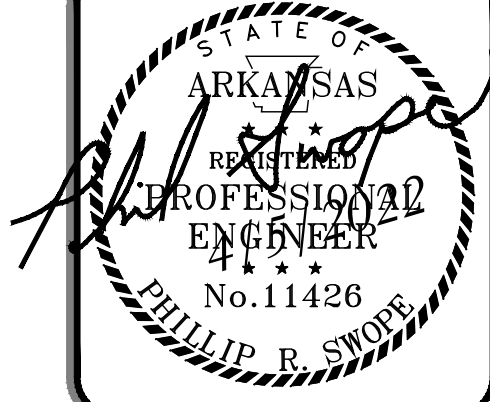
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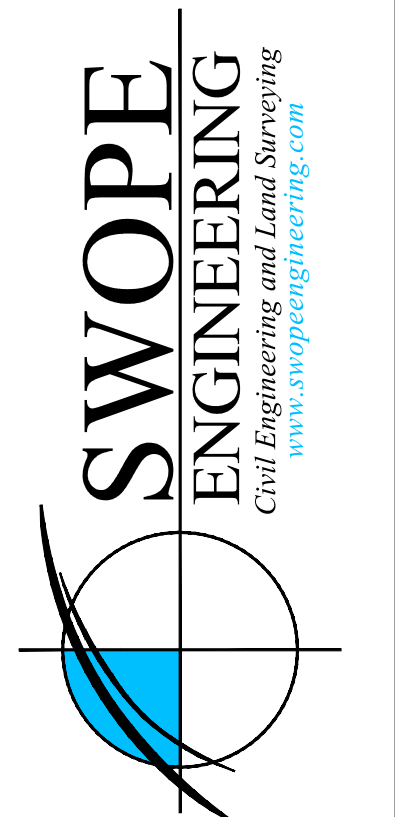
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OFFSITE SANITARY PLAN & PROFILE

WILLOW TRACE

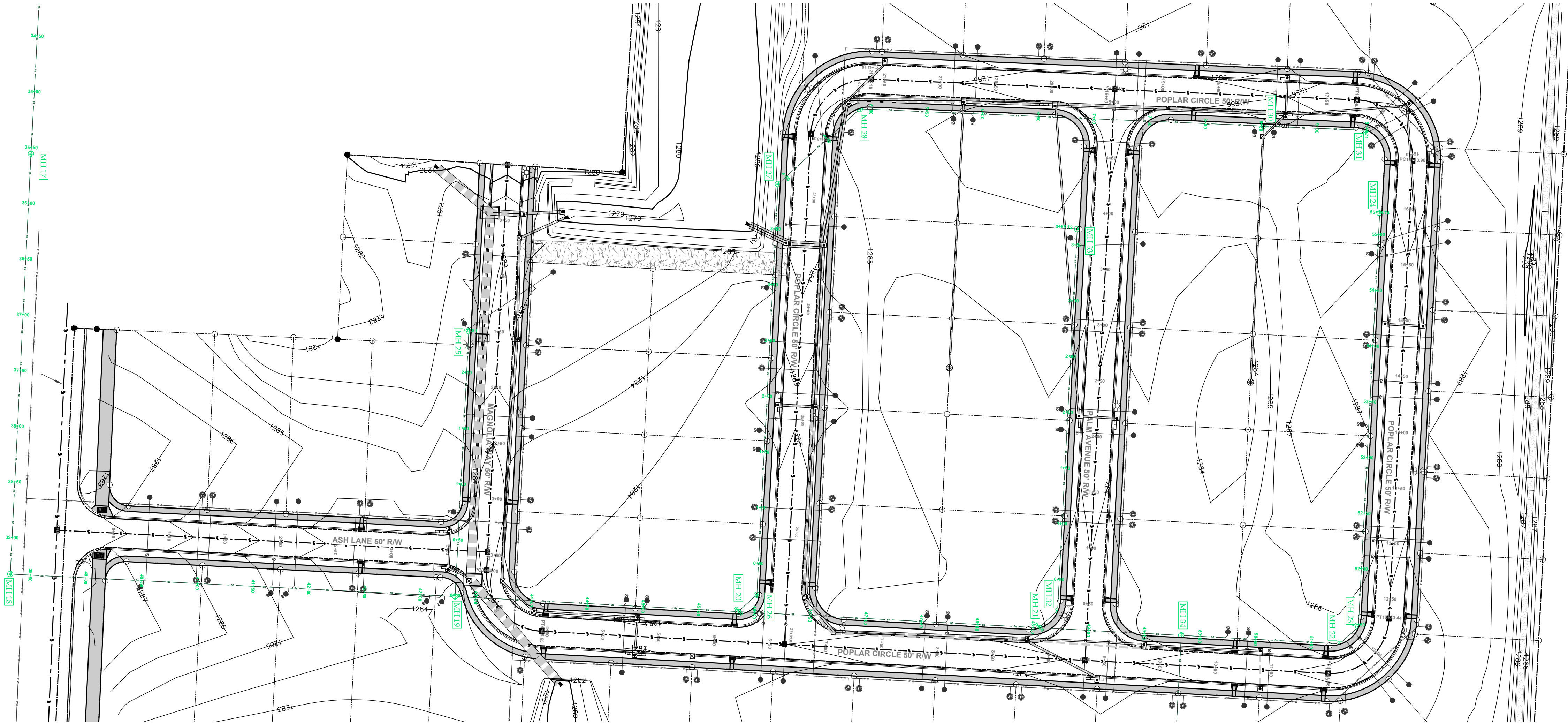
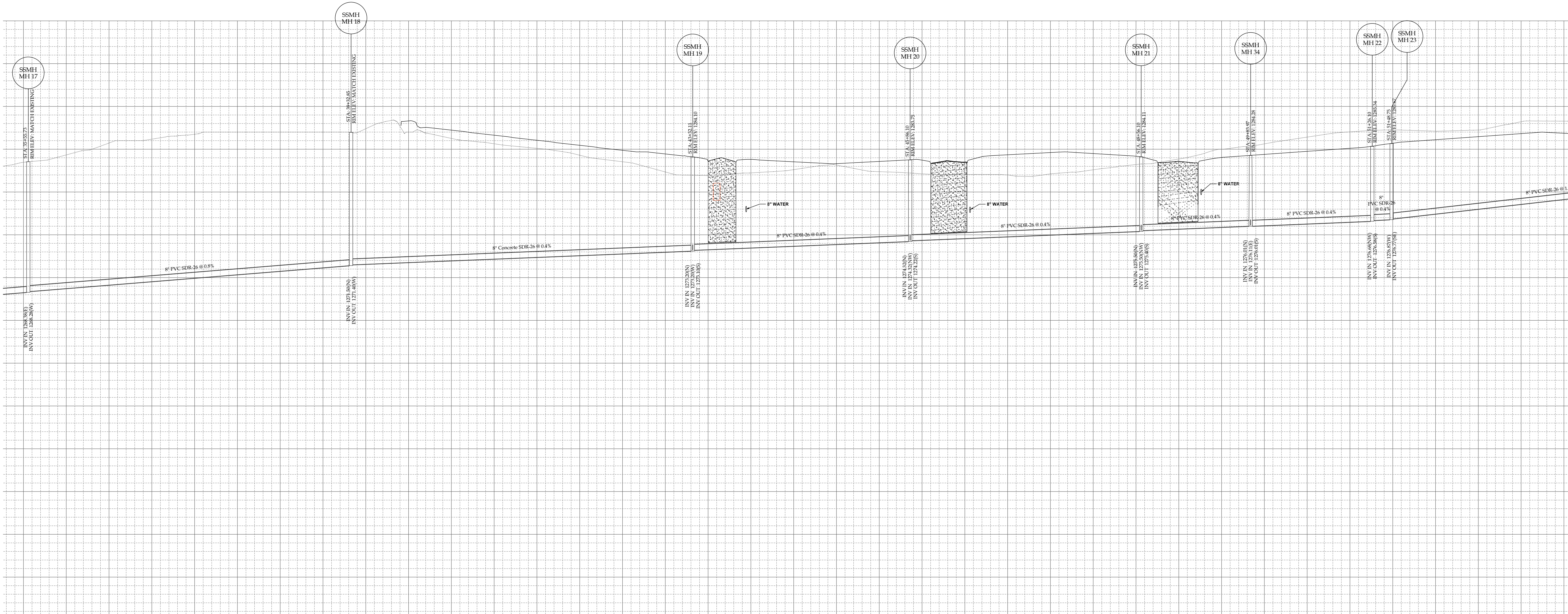
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONITOWN, AR

NO.	DATE	REVISION	FIRST SUBMITTAL	
			NO.	DATE
1	02/25/2021			
-	12/8/2021			
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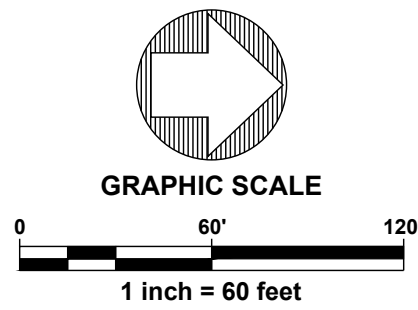
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Swope Engineering
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Rogers, Arkansas 72756
479.685.8399 office

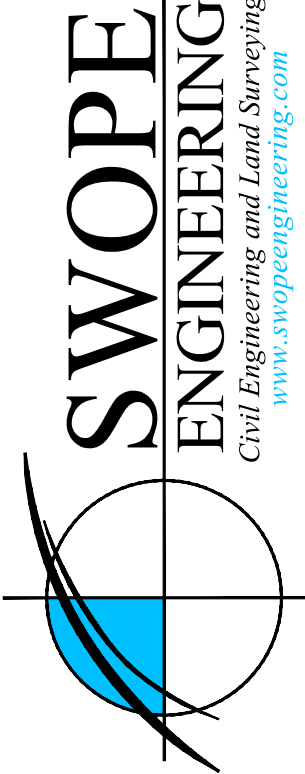
PROJECT SURVEYOR
Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office



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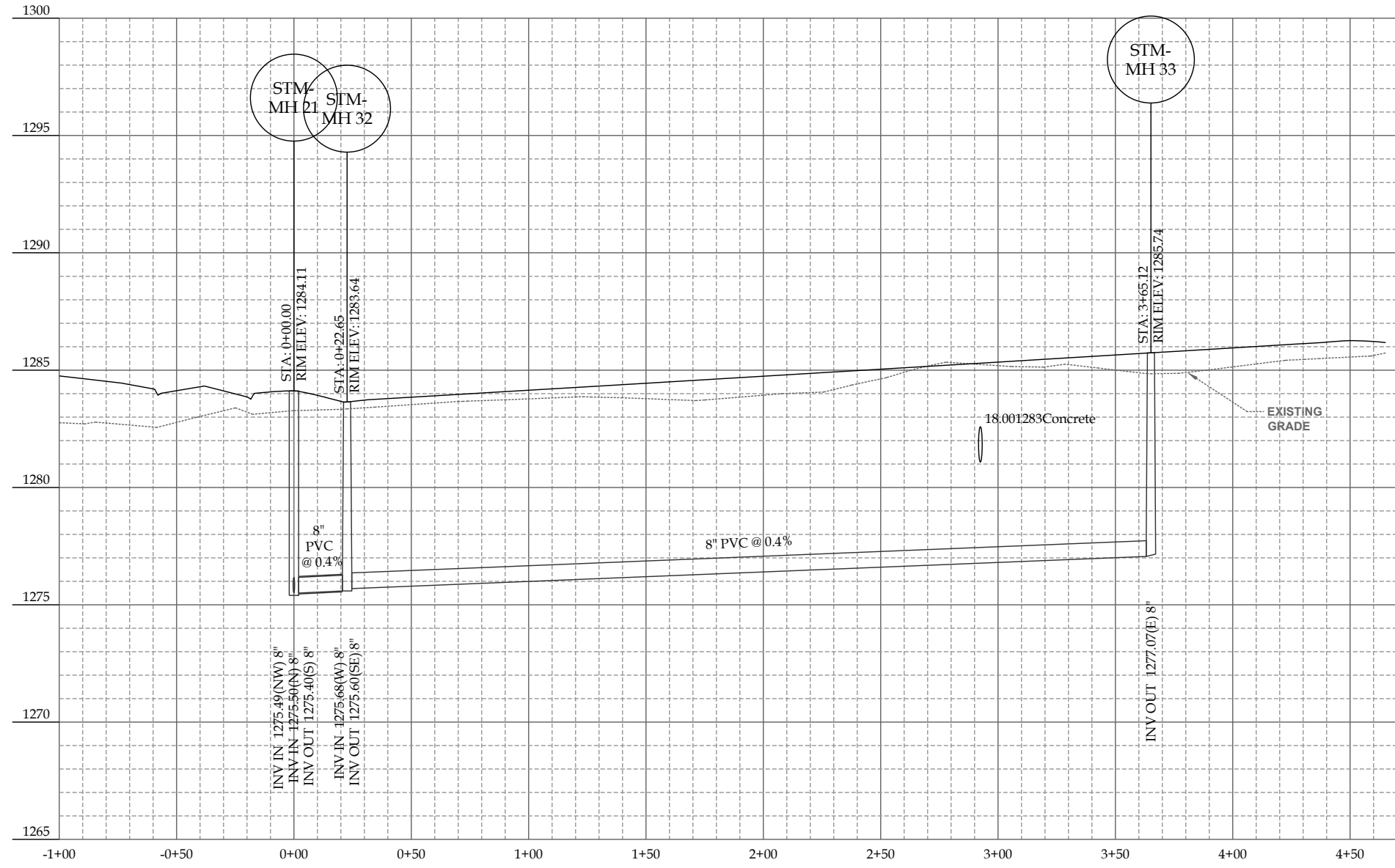
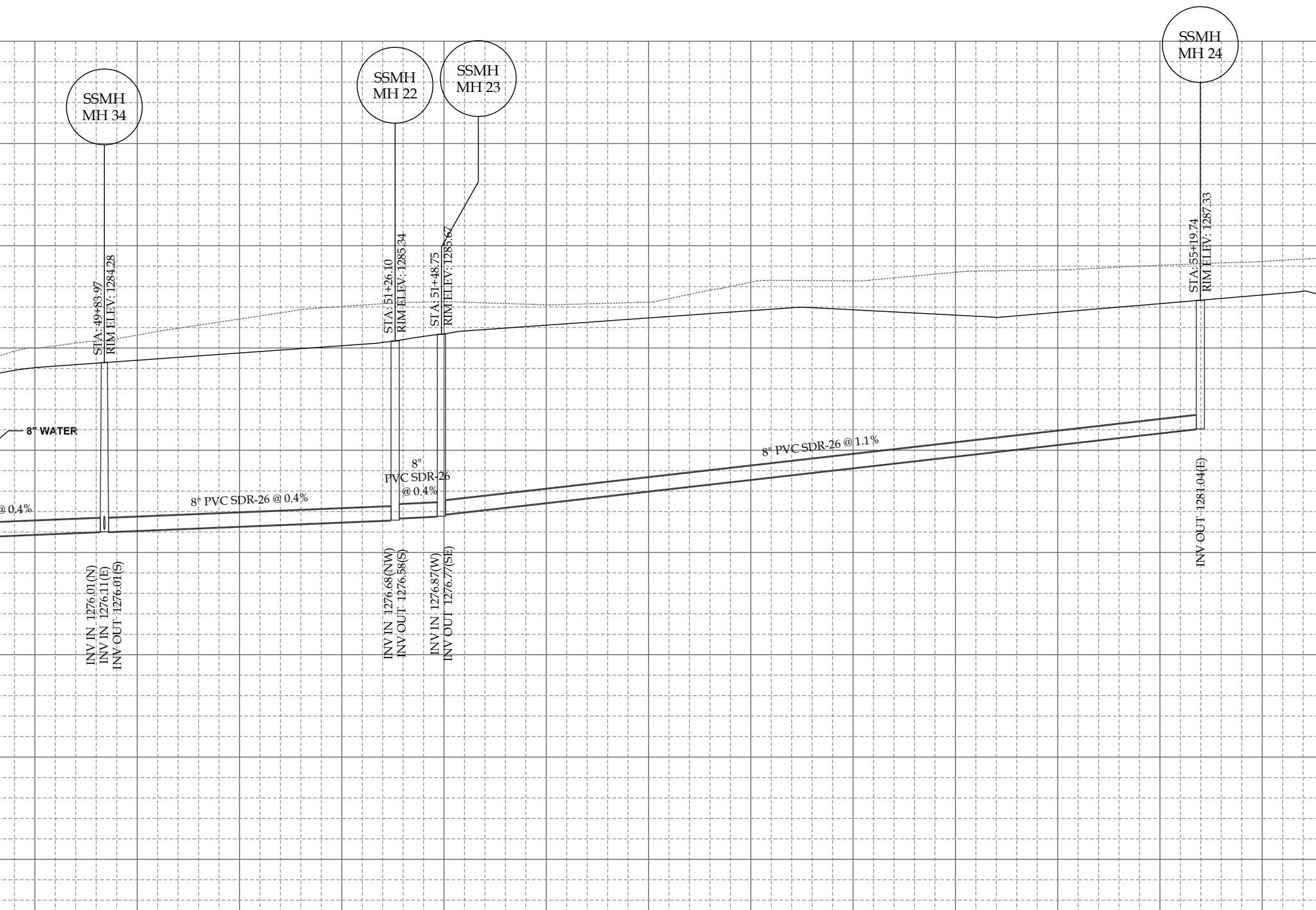
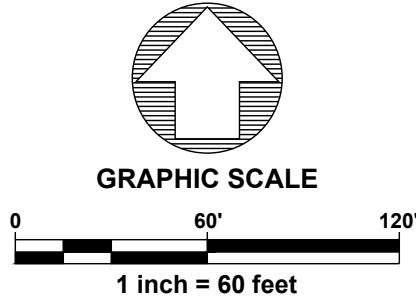
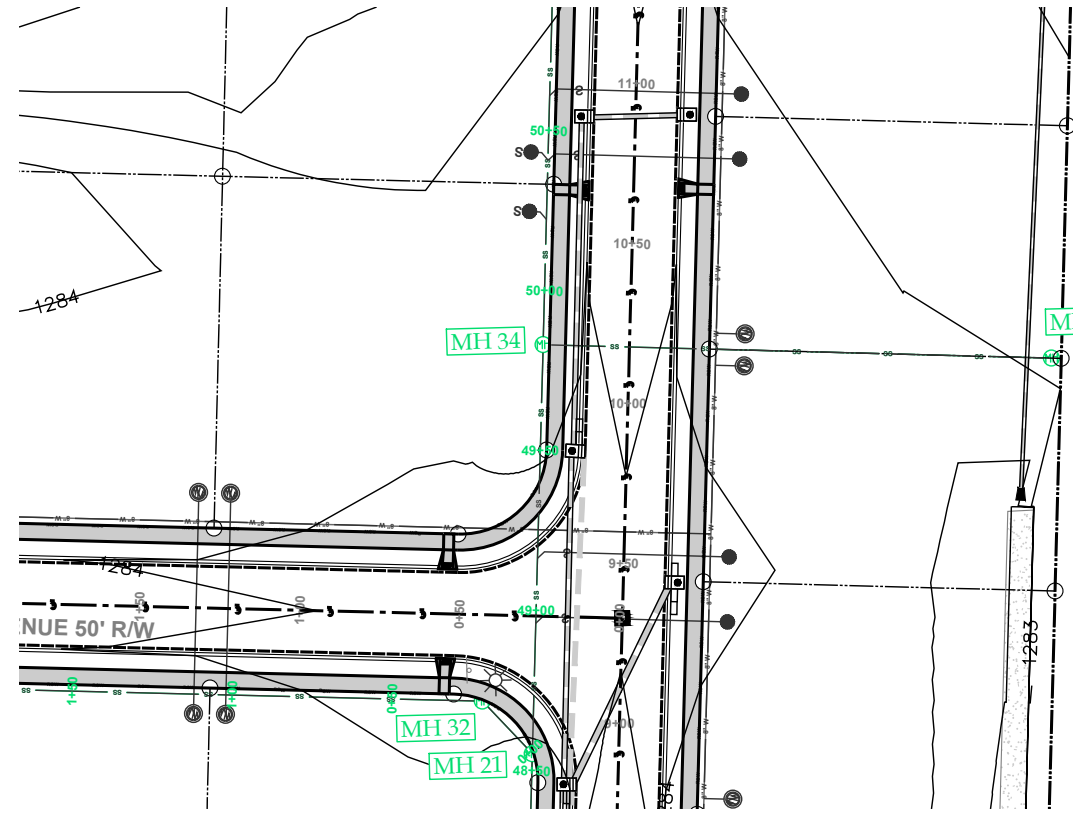
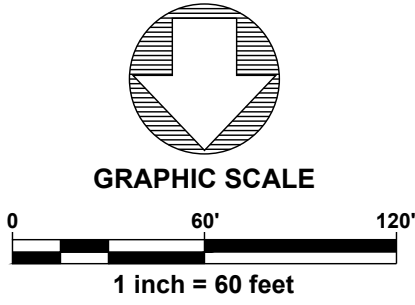
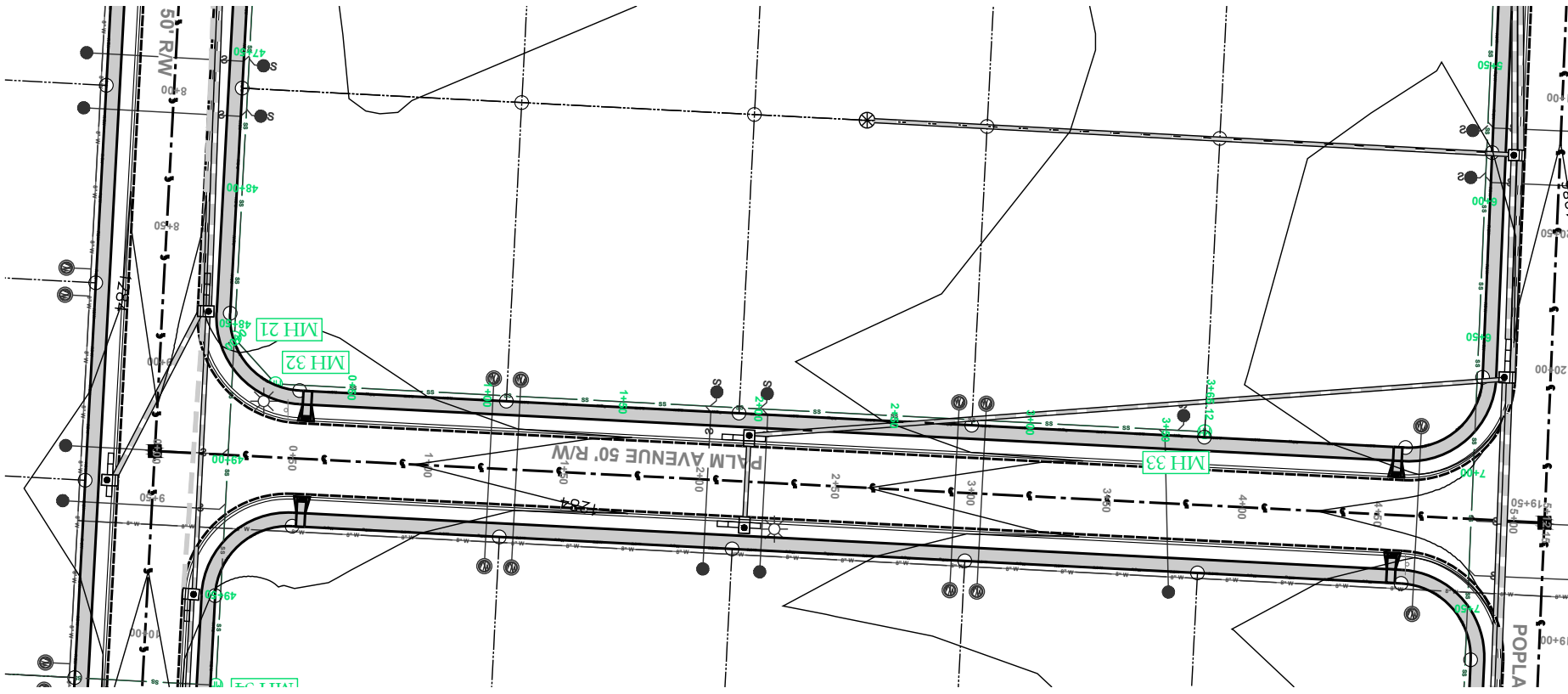
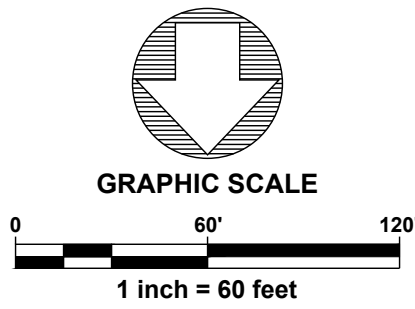
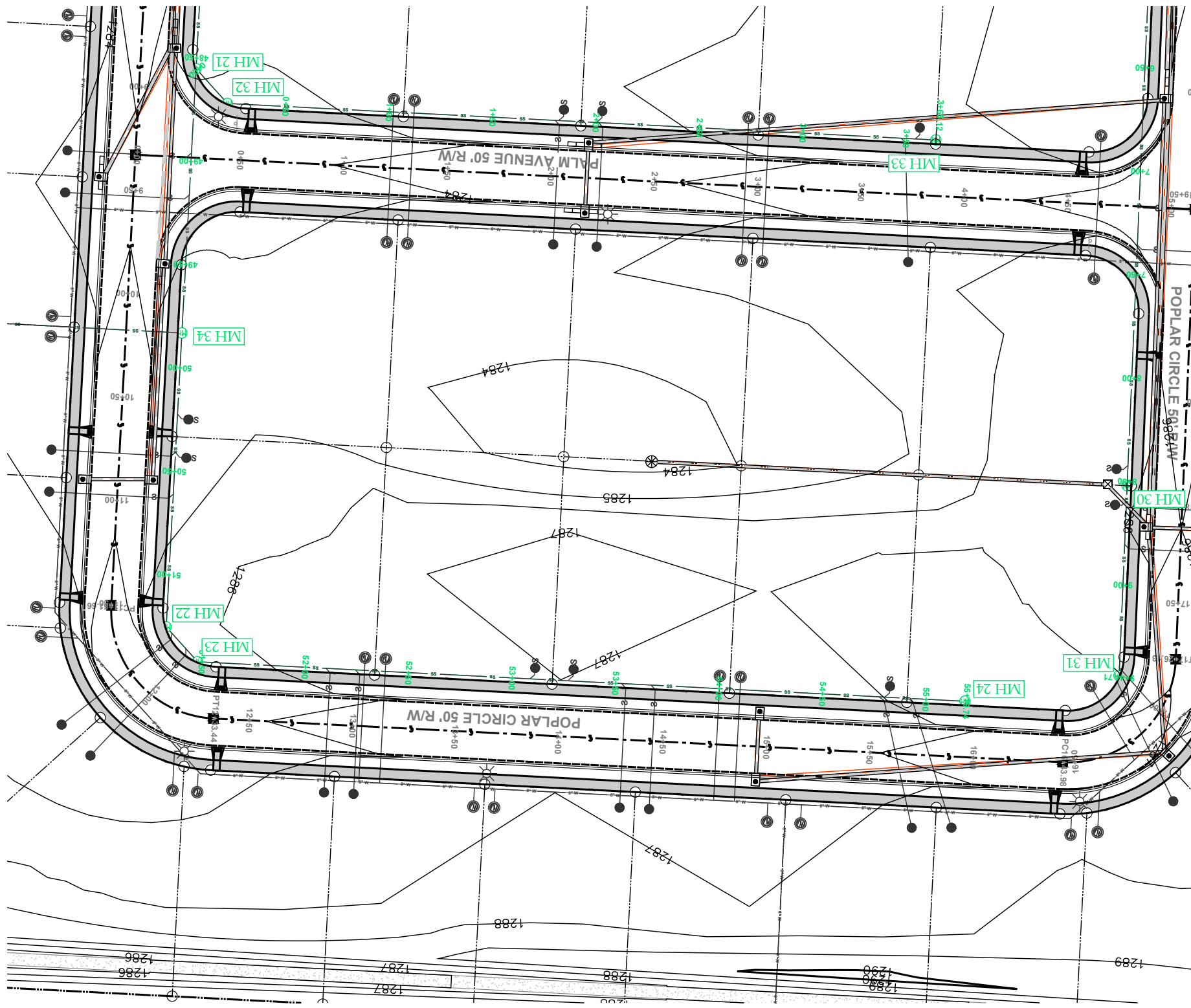
SANITARY PLAN & PROFILE 1
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR

NO.	DATE	REVISION
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2	12/8/2021	SECOND SUBMITTAL

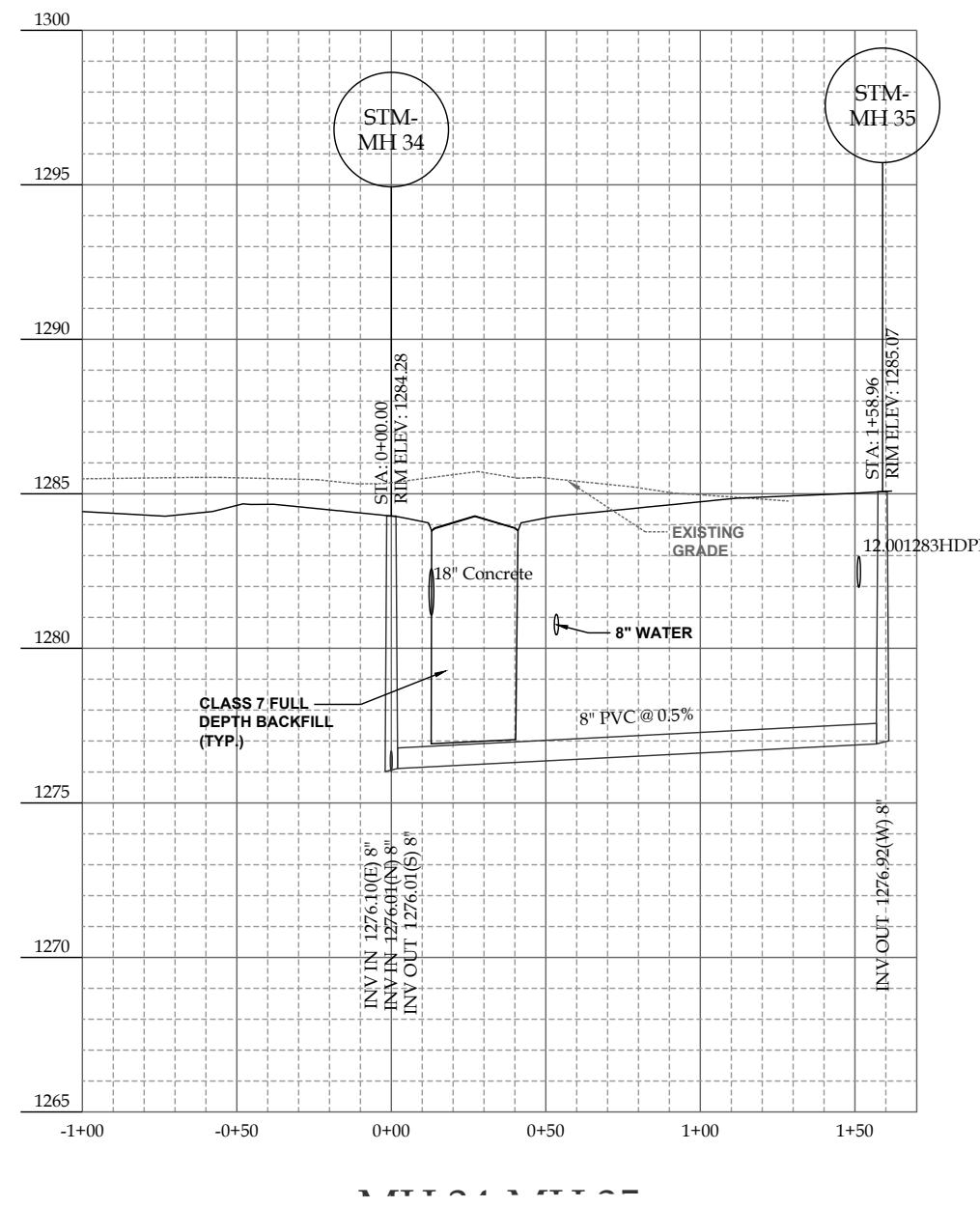


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MH 21MH 33

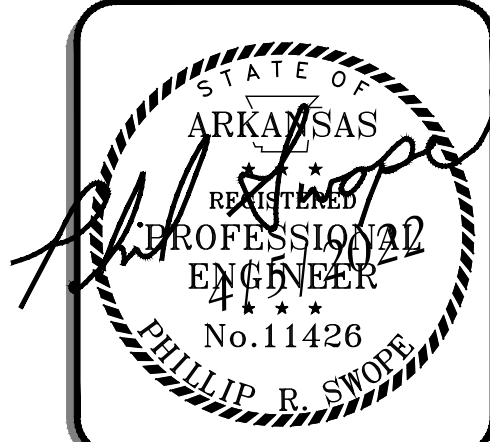


PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office



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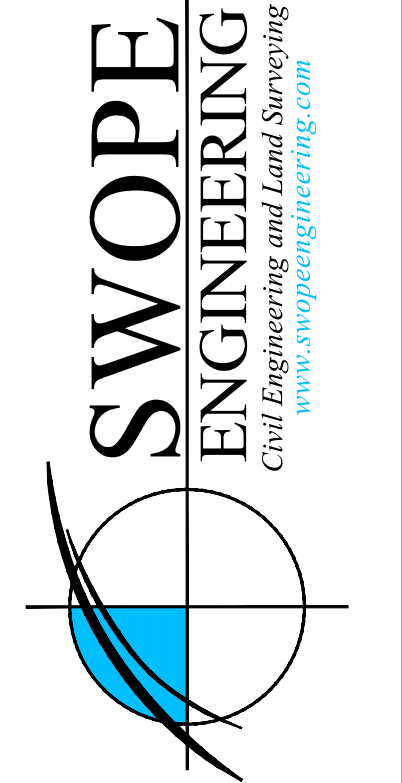


SANITARY PLAN & PROFILE 2

WILLOW TRACE

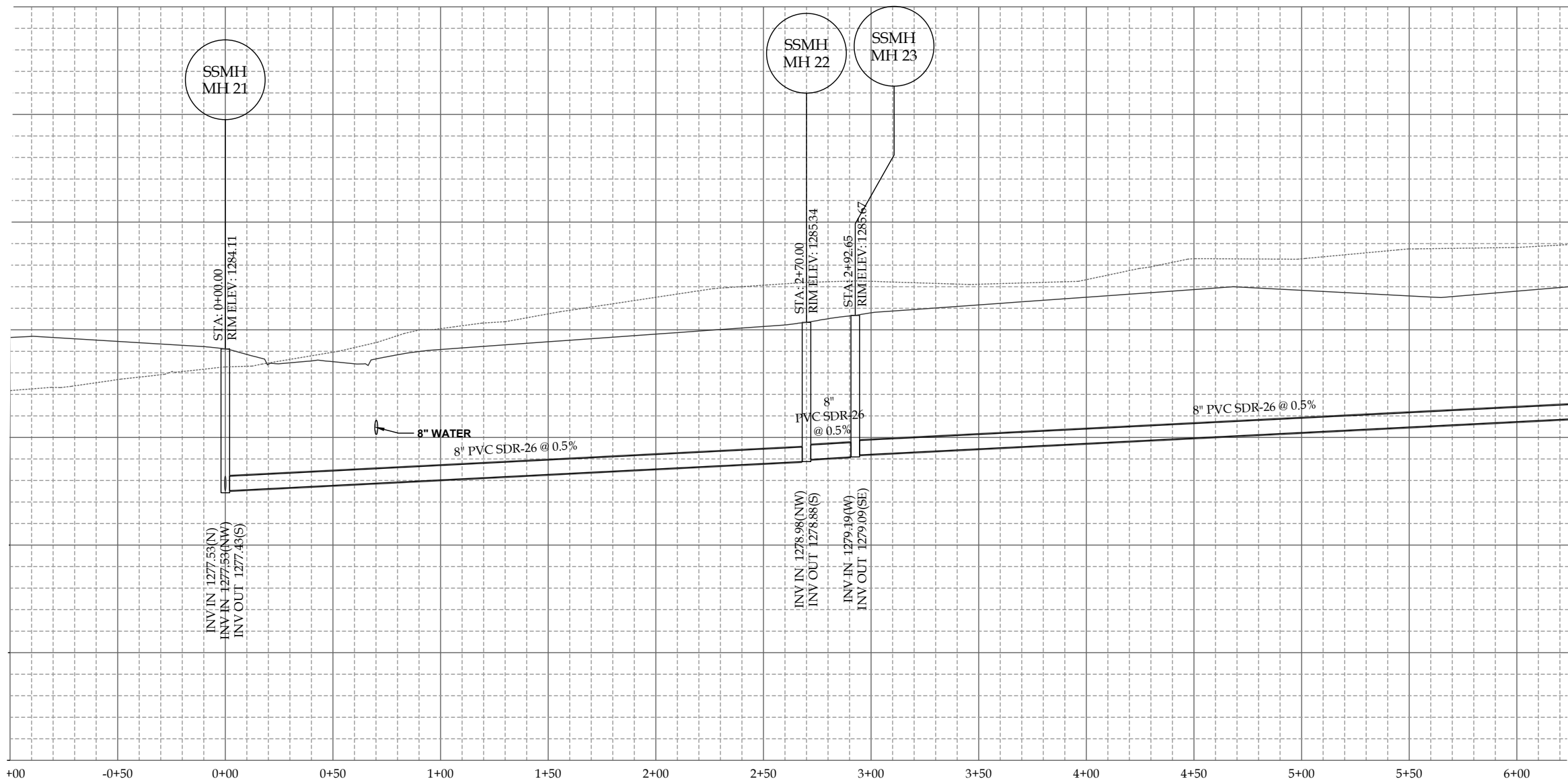
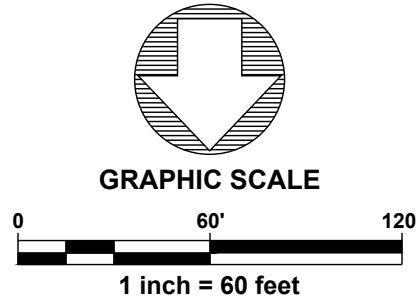
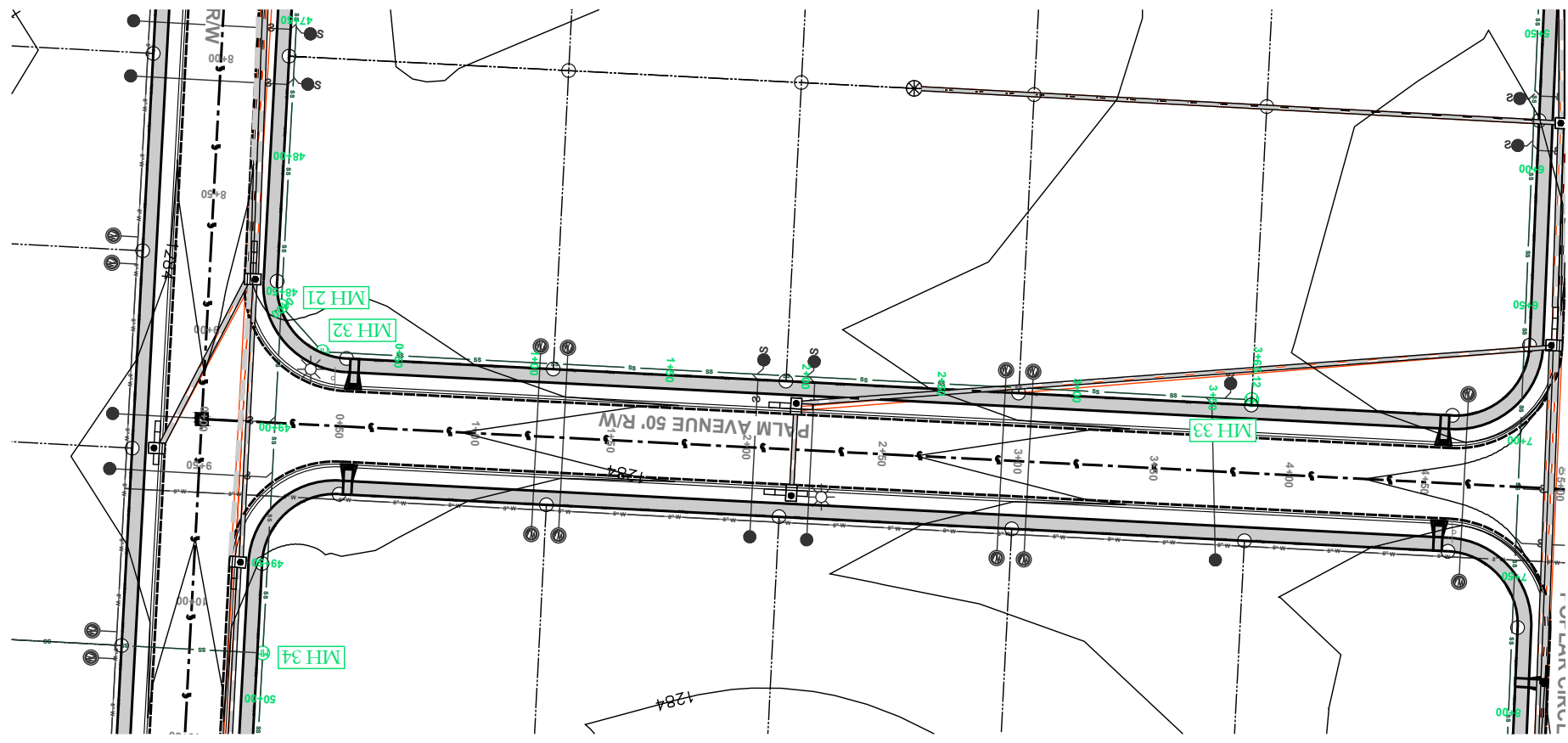
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TRI-STAR CONTRACTORS
KELLEY ROAD
TONTTOWN, AR

NO.	DATE	REVISION
1	02/25/2022	FIRST SUBMITTAL

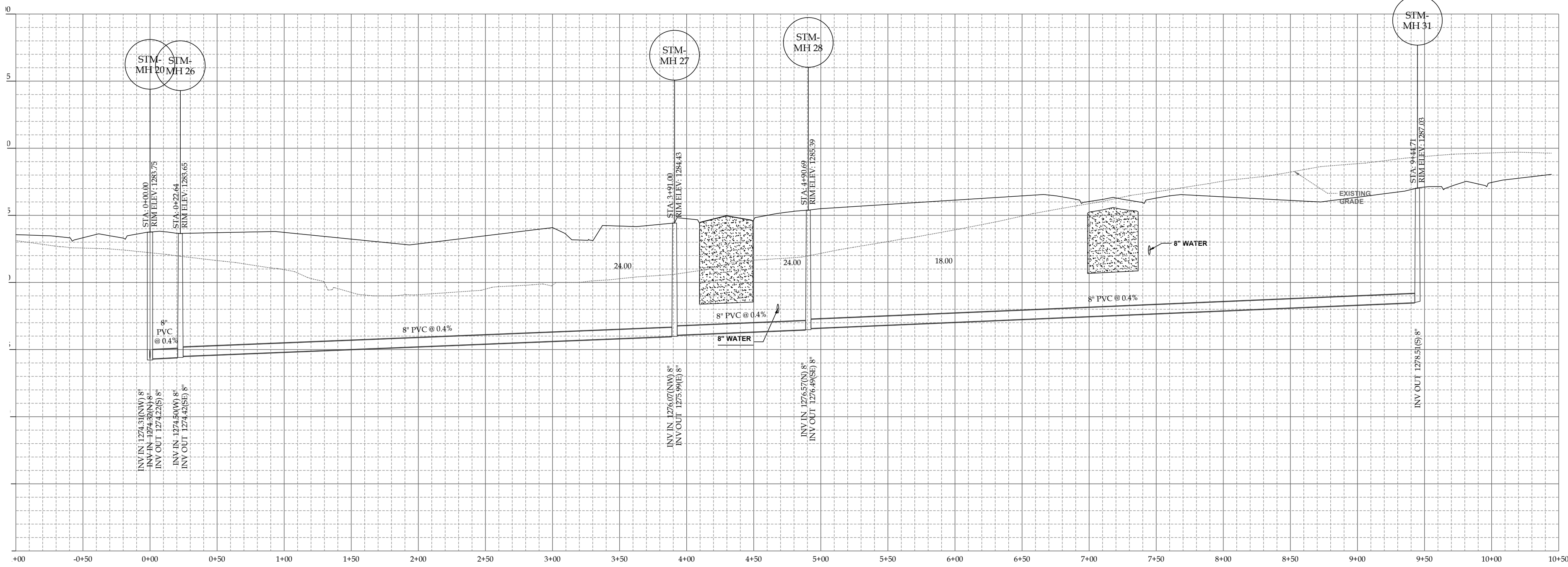


DRAWN BY: PAUL	JOB NUMBER: 21-166
SUBMITTAL DATE: 02/25/2022	CITY NUMBER: PP#-####
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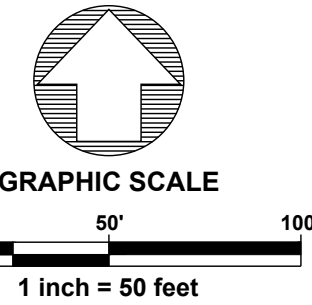
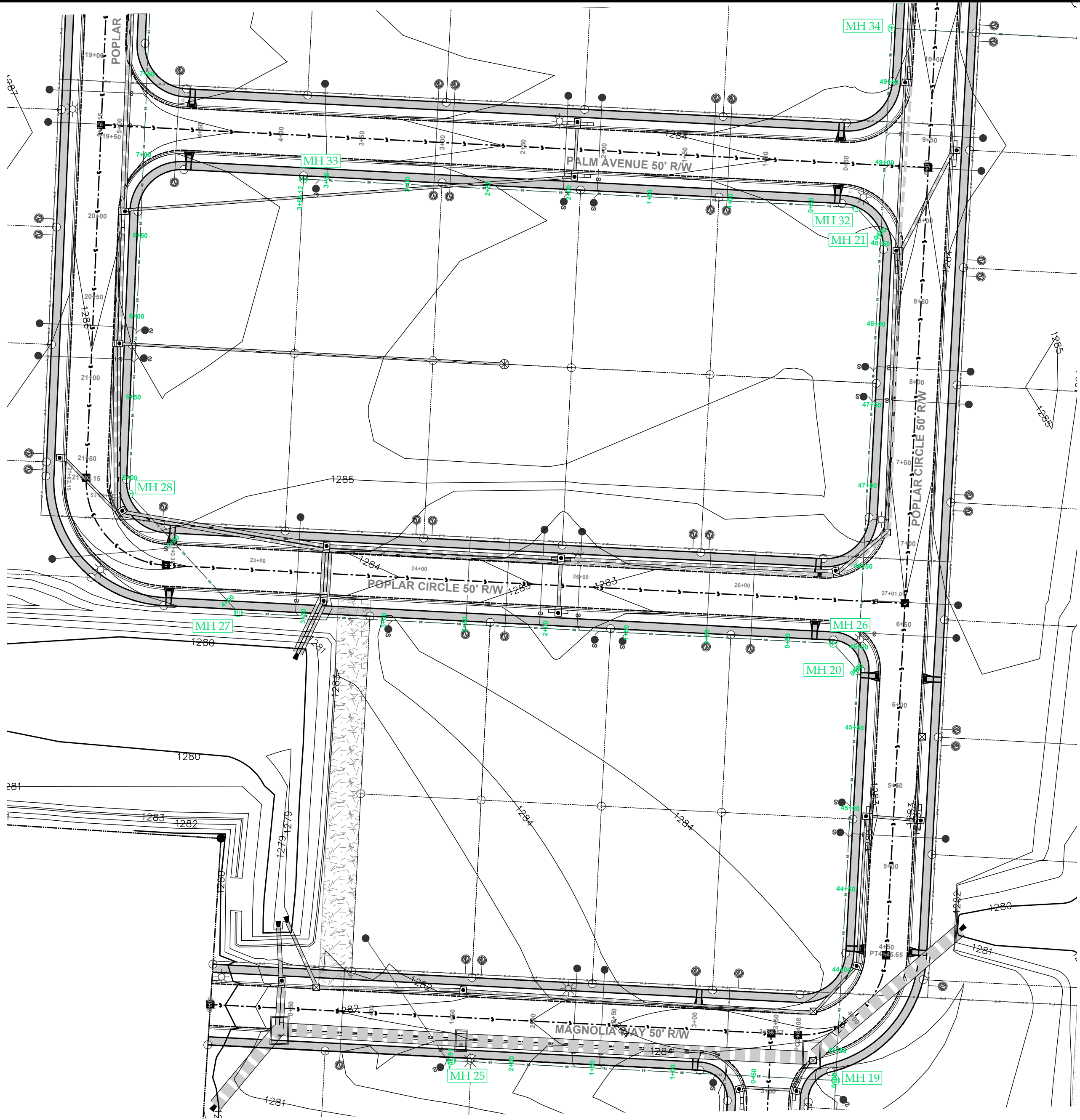
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MH 21-MH 24

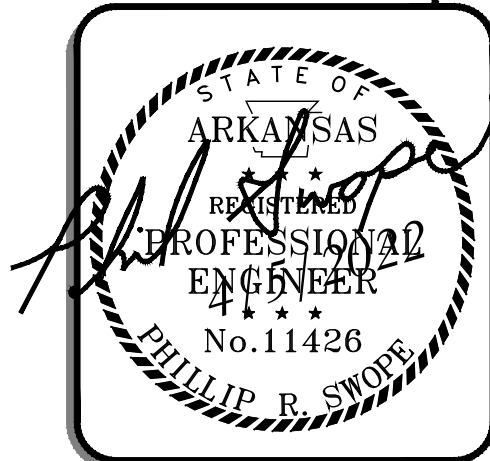


MH 19-MH 25



PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.5398 office

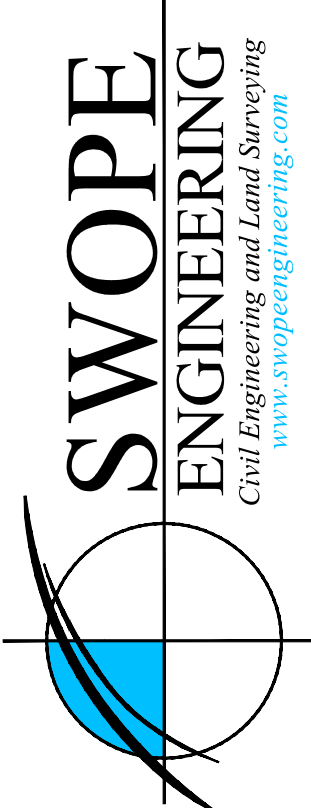


SANITARY PLAN & PROFILE 3

WILLOW TRACE

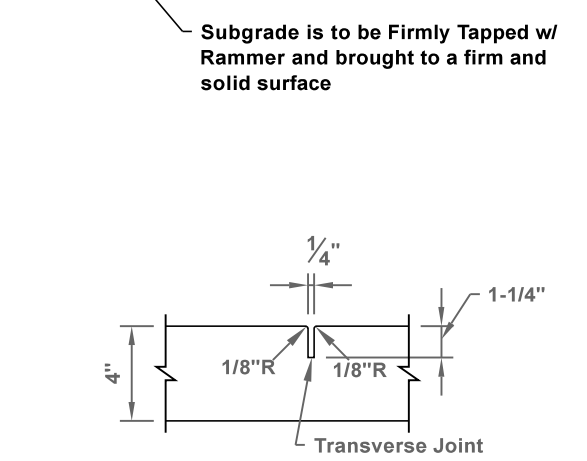
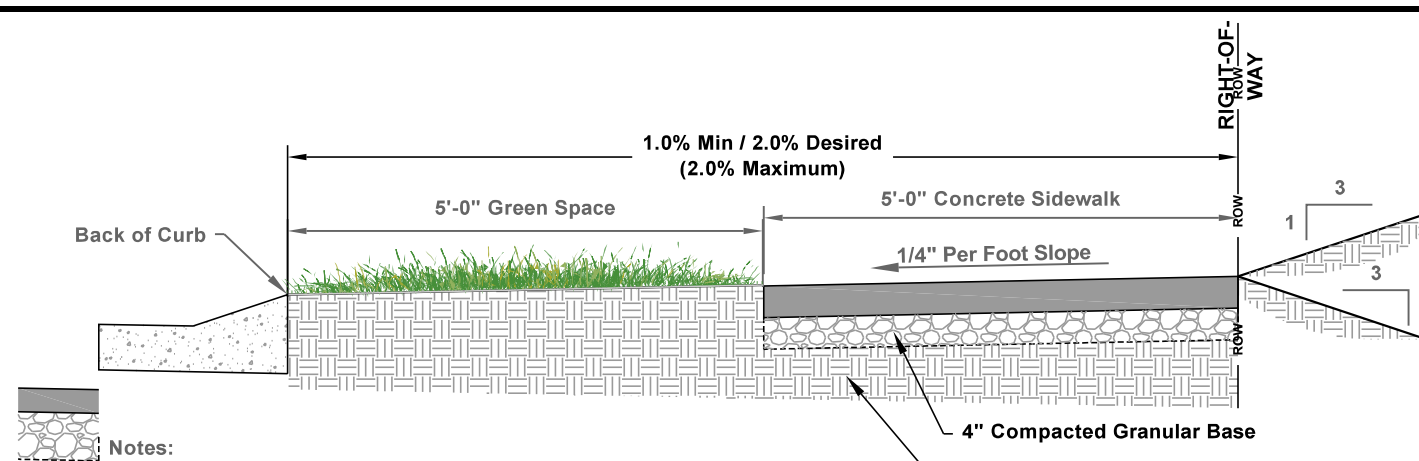
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTTOWN, AR

NO.	DATE	REVISION	FIRST SUBMITTAL
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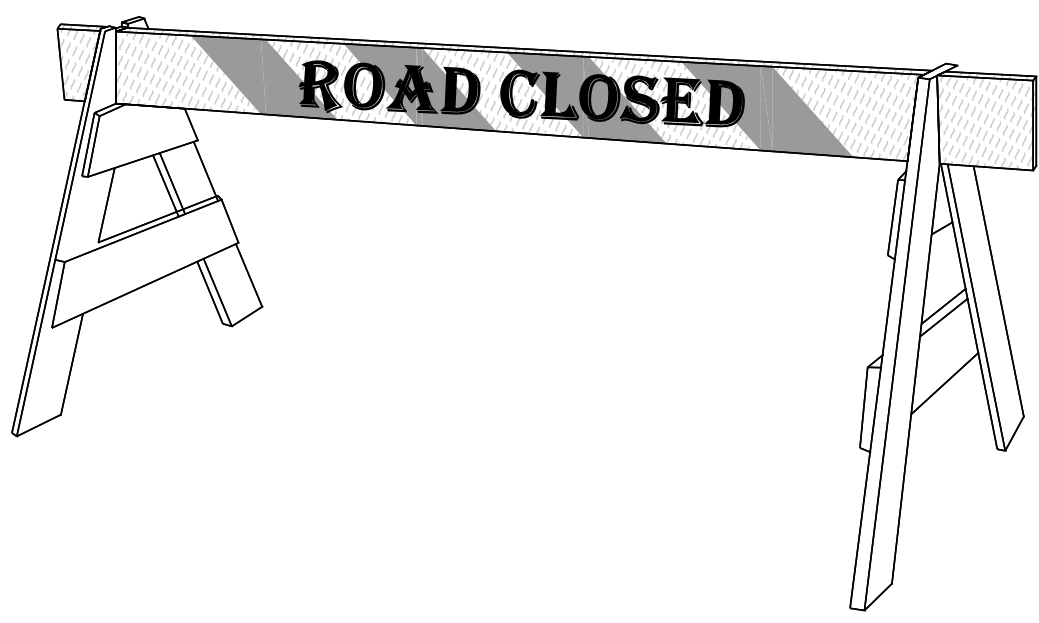


DRAWN BY:	PAUL	JOB NUMBER:	21-166
SUBMITTAL DATE:	02/25/2022	CITY NUMBER:	PP##-####
DRAWING NAME:	21-166 - PROFILES.DWG		
SHEET NUMBER:	C8.4		

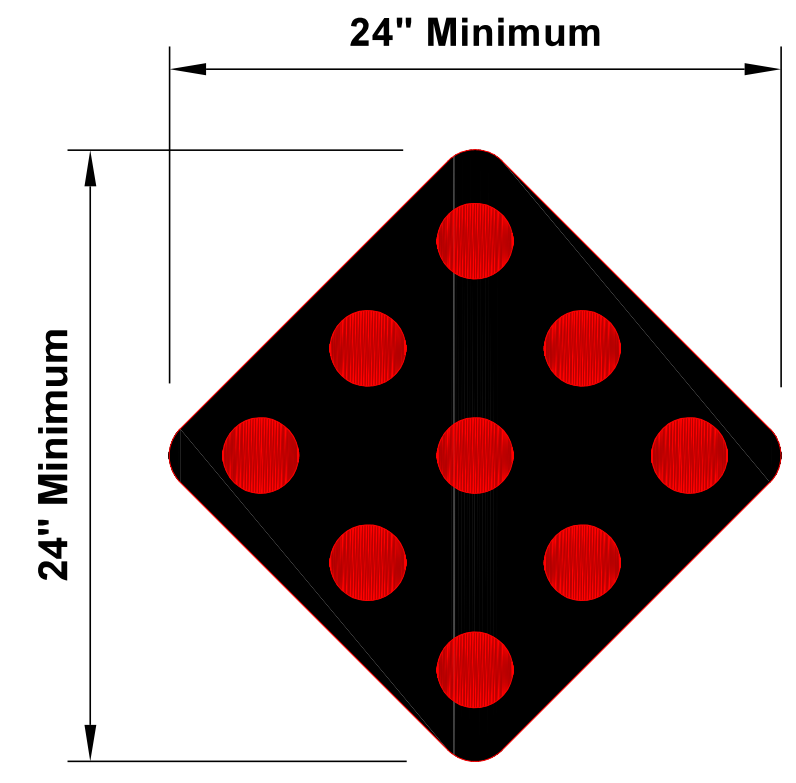
R:\SWOPE\21-166 TRISTAR 18 TONTTOWN CIVIL DRAWINGS\21-166PR - CND.DWG - PLOTTED ON 9/7/2021 1:46:27 PM @ A SCALE OF 1:1 TO DWG TO PDF.PCS BY JEFF



Sidewalk Detail
NTS

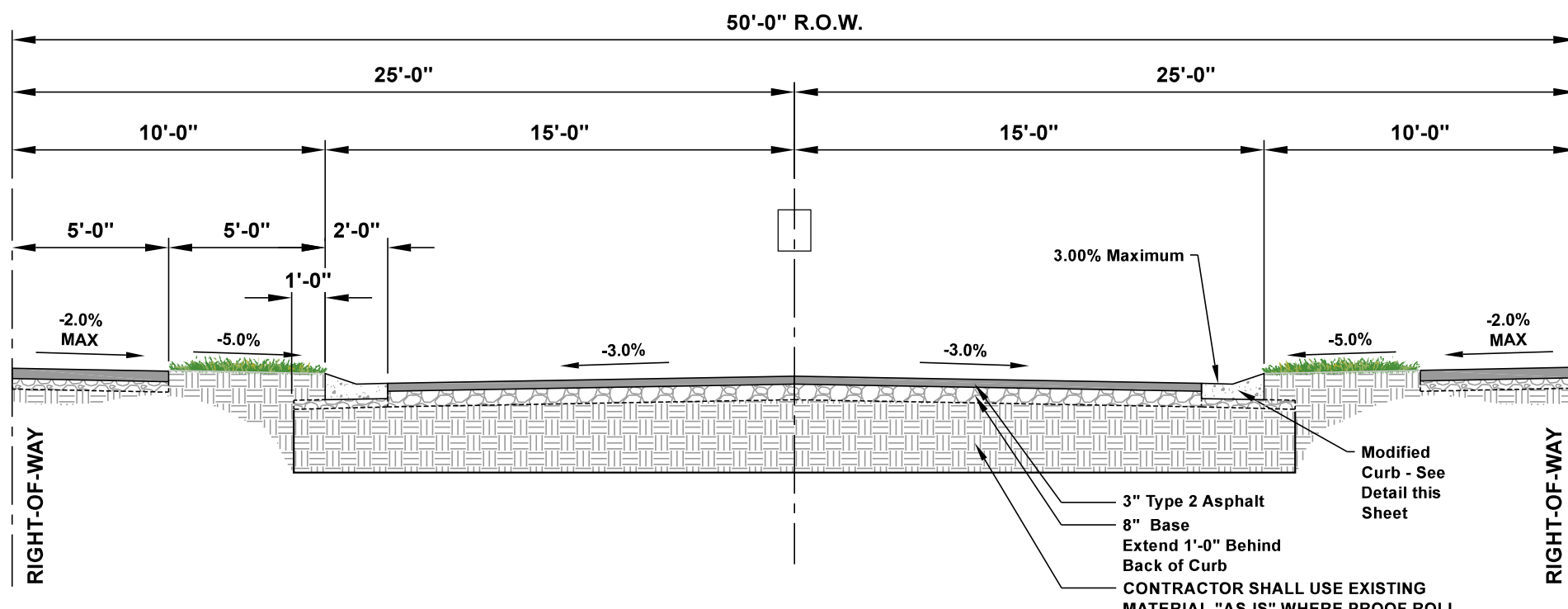


Temporary Road Closed Barricade
NTS

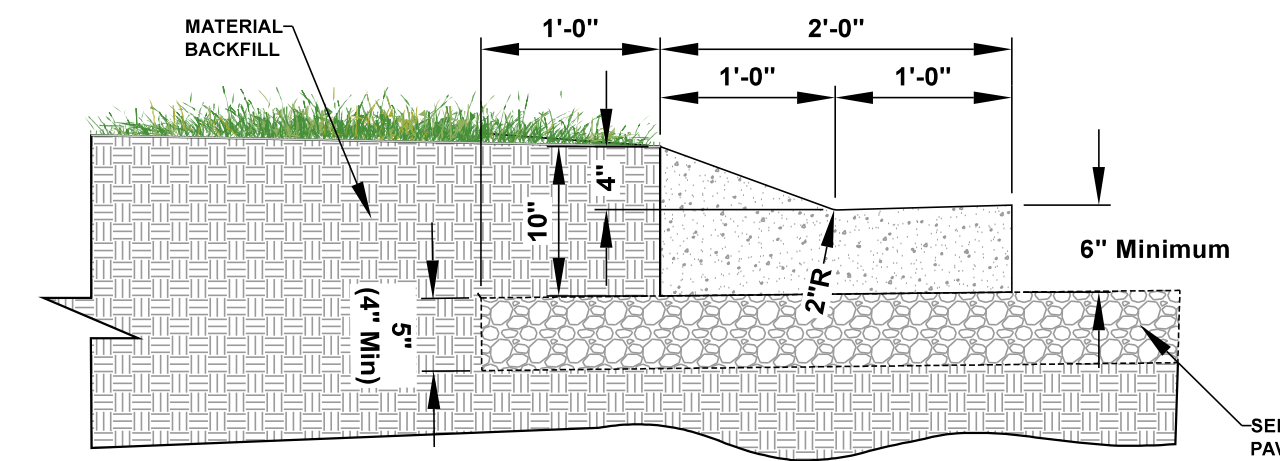


END-OF-ROADWAY
NTS

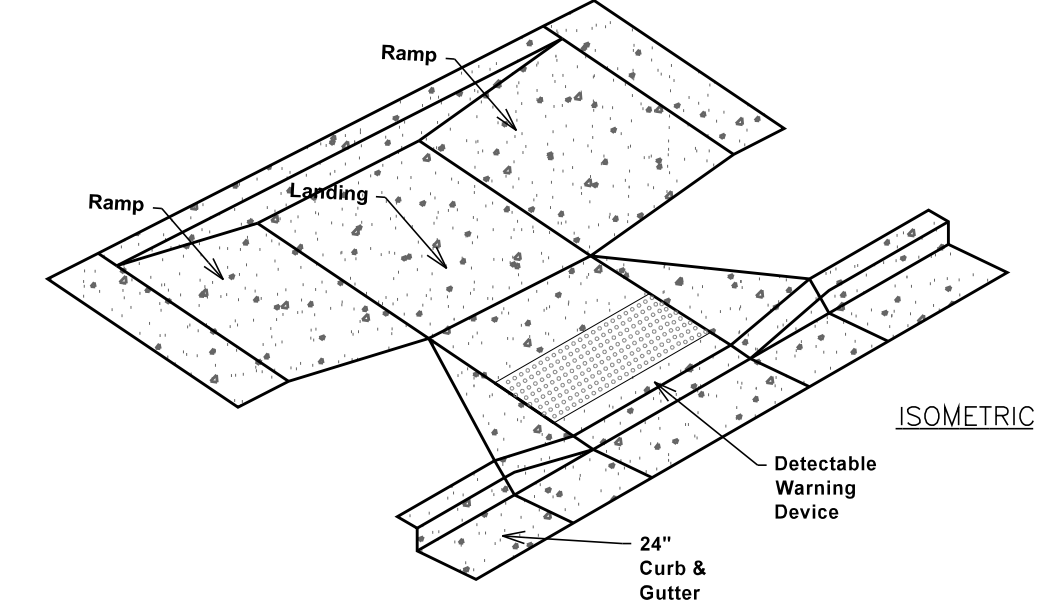
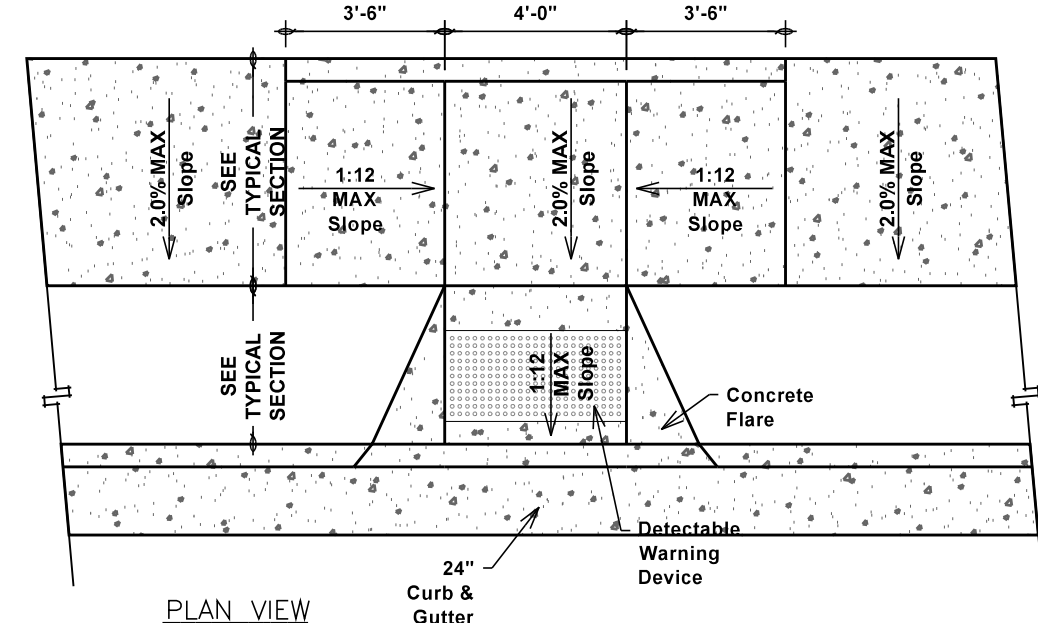
The "End-of-Roadway", MUTCD OM4-2, shall be a minimum of 24" x 24" and shall be a black diamond shape with nine red retro-reflector circles, mounted symmetrically in 3 diagonal rows on the marker



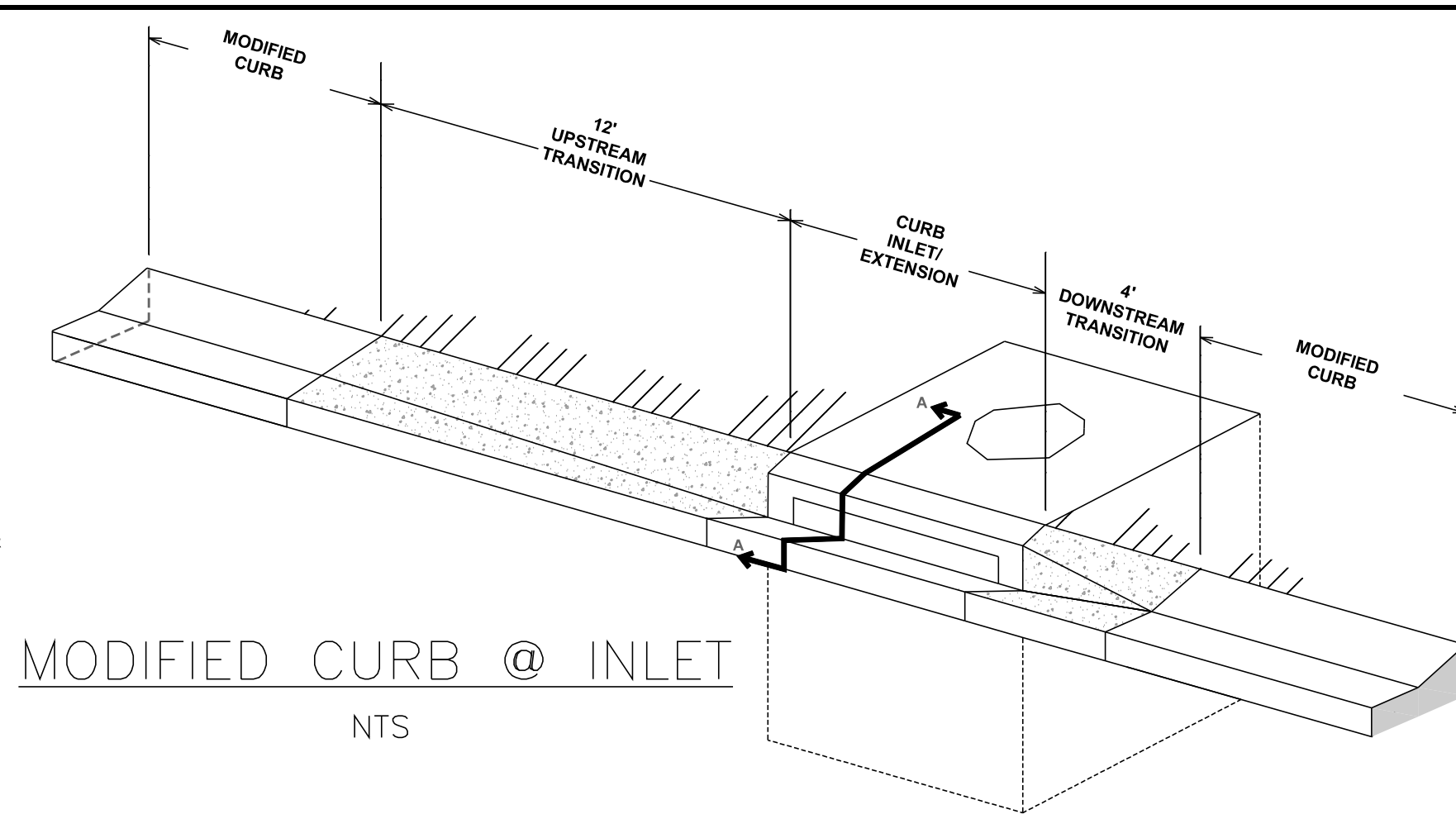
LOCAL STREET CROSS SECTION (50' ROW)
NTS



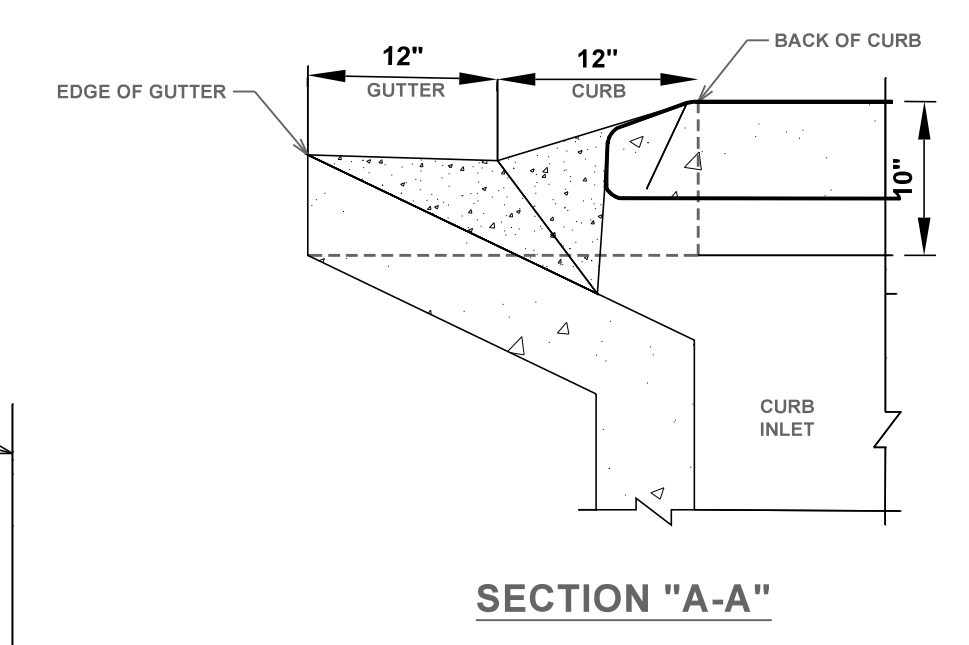
CURB/GUTTER INSTALLATION
LOCAL STREETS



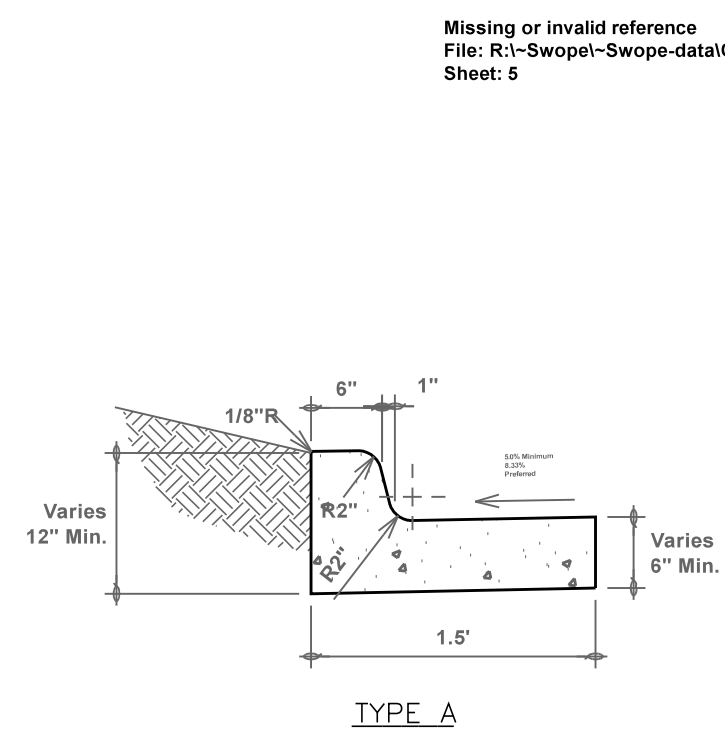
HANDICAP SIDEWALK RAMP
Scale: 1/4" = 1'-0"



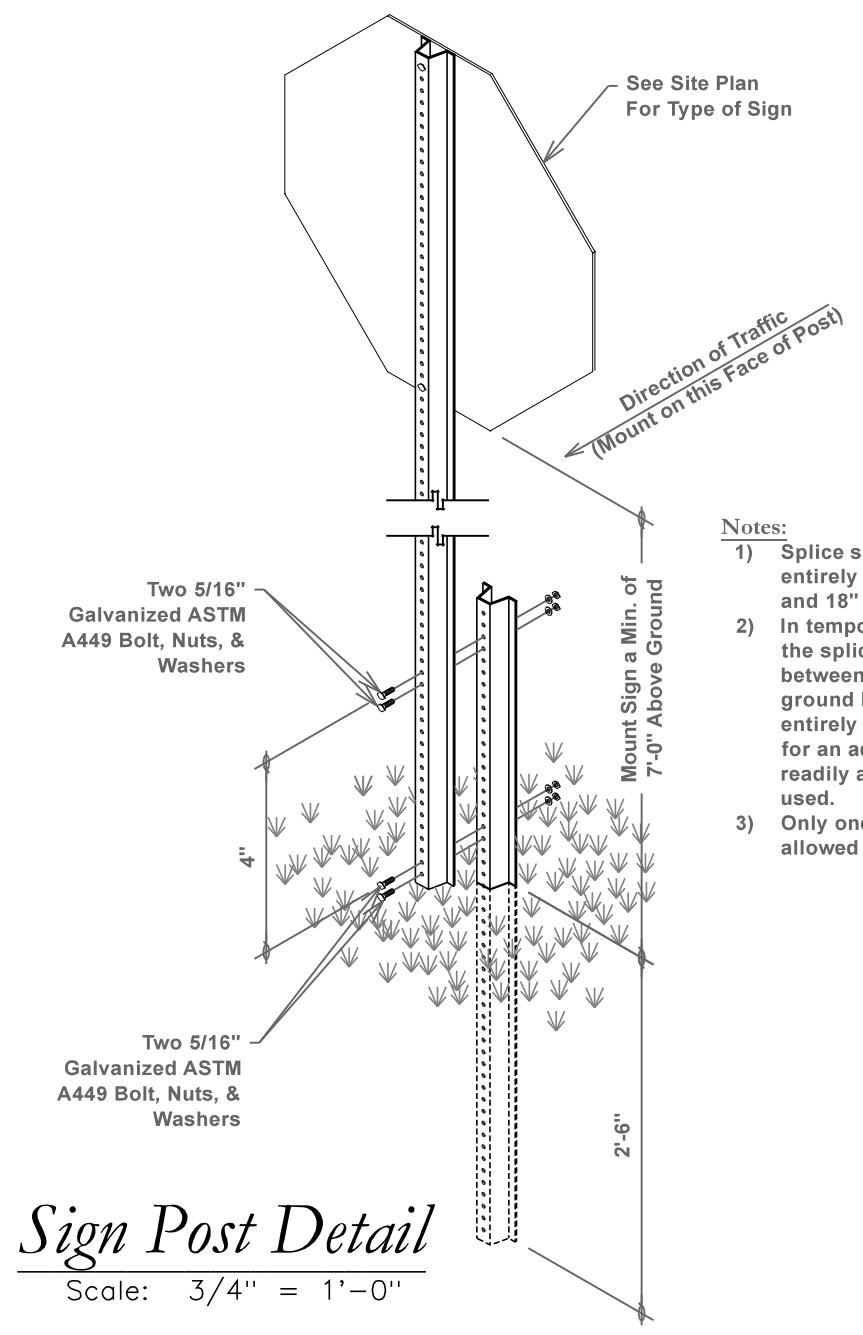
MODIFIED CURB @ INLET
NTS



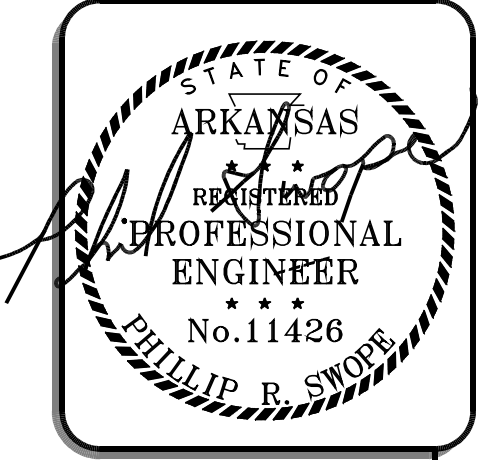
SECTION "A-A"



Curb & Gutter
Scale: 3/4" = 1'-0"
KELLER IMPROVEMENTS

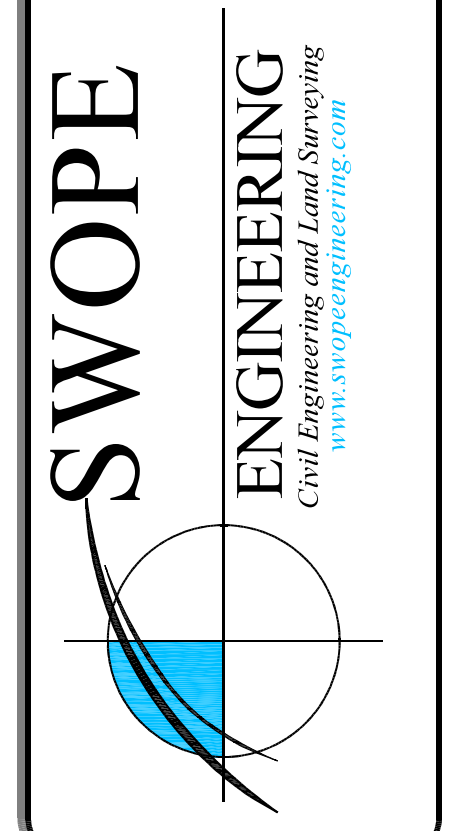


Sign Post Detail
Scale: 3/4" = 1'-0"



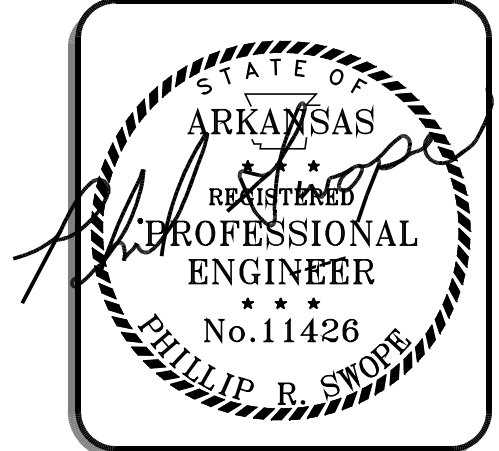
ROADWAY AND SIGNAGE DETAILS
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTTOWN, AR

NO.	DATE	REVISION	FIRST SUBMITTAL
1	02/17/2022		



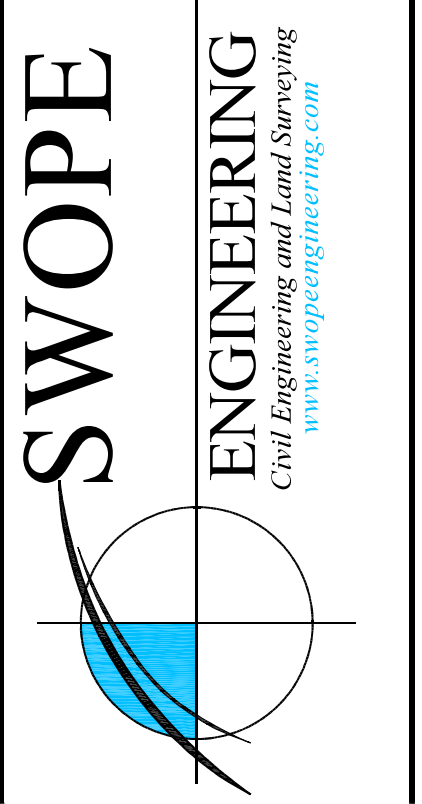
DESIGN BY:	JEFF	JOB NUMBER:	21-166
SUBMITTAL DATE:	2/17/2022	CITY NUMBER:	PP##-####
DESIGN NAME:	21-166PR - CND.DWG		
SHEET NUMBER:	C10.0		

R:\SWOPE\21-166 TRUSTAR 18 TONTTOWN CIVIL DRAWINGS\21-166PR - CND.DWG - PLOTTED ON 9/7/2021 1:46:27 PM @ A SCALE OF 1:1 TO DWG TO PDF.PCS BY JEFF

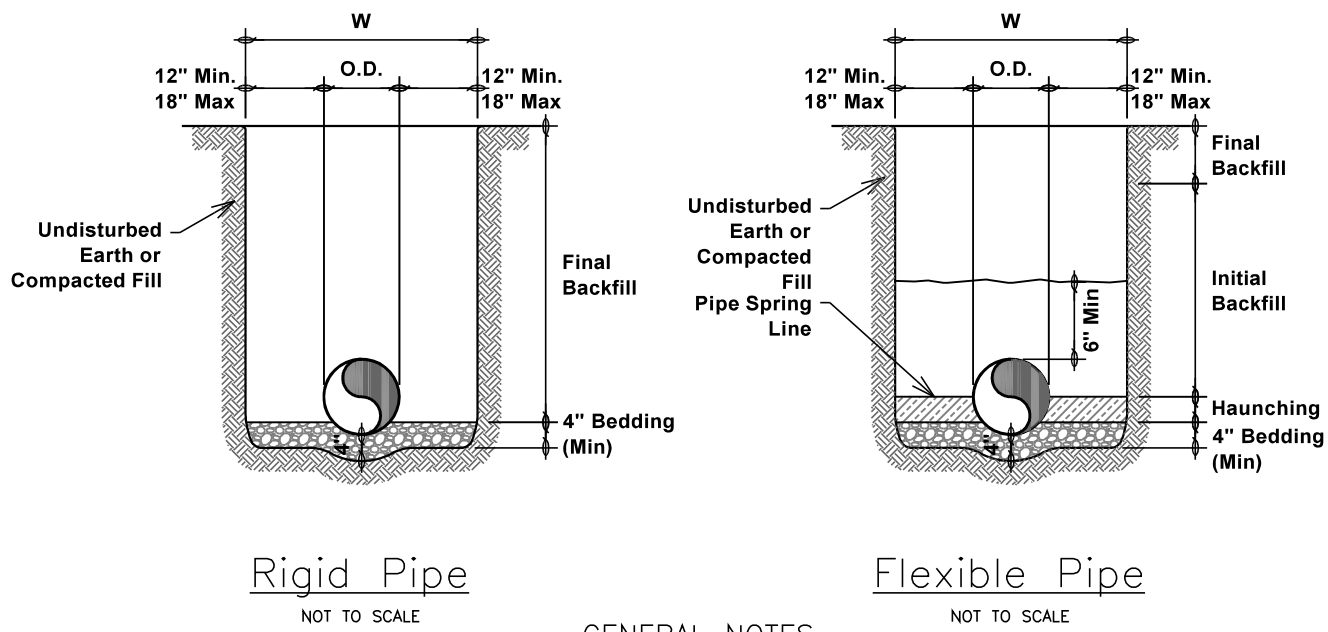
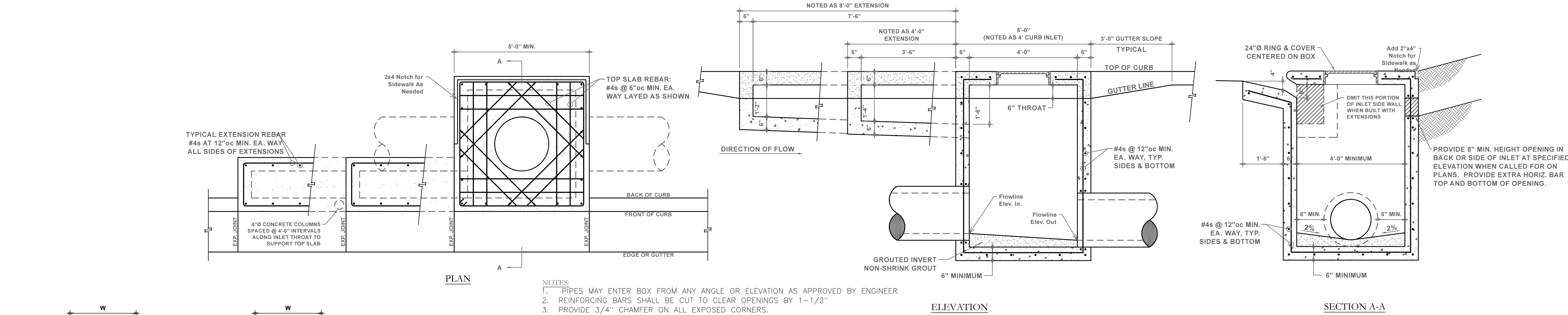


STORM DRAINAGE DETAILS
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTTOWN, AR

NO.	DATE	REVISION	FIRST SUBMITTAL		
			1	1	1



DRAWN BY:	JEFF	JOB NUMBER:	21-166
SUBMITTAL DATE:	2/17/2022	CITY NUMBER:	PP##-####
DRAWING NAME:	21-166PR - CND.DWG		
SHEET NUMBER:	C10.1		



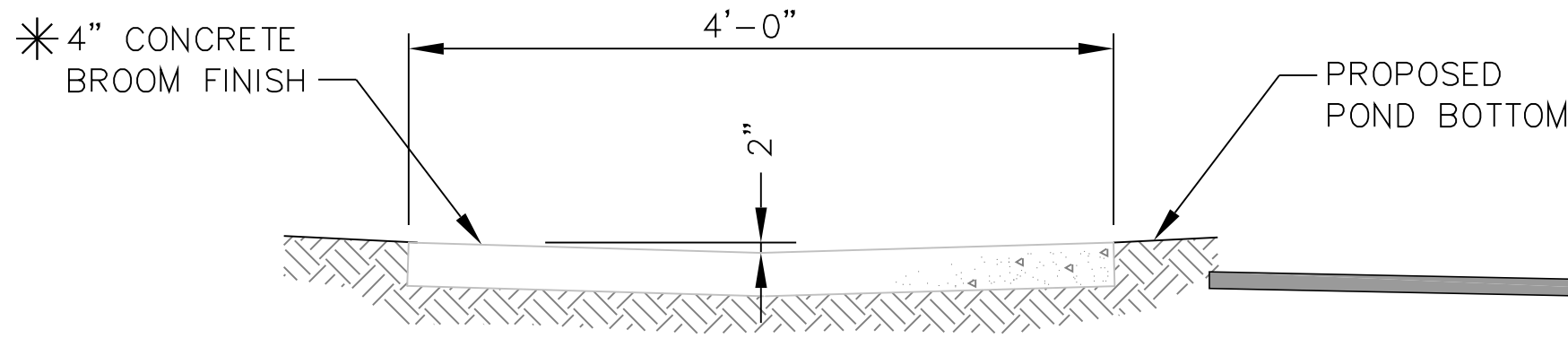
- GENERAL NOTES**
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
 2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
 3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
 4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
 5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
 6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
 7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-08.
 8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
 9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
 10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHUTTED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR THE SOIL TYPES LOCATED ON THE THIS SITE AND SHALL FOLLOW THE GEOTECH RECOMMENDATIONS.

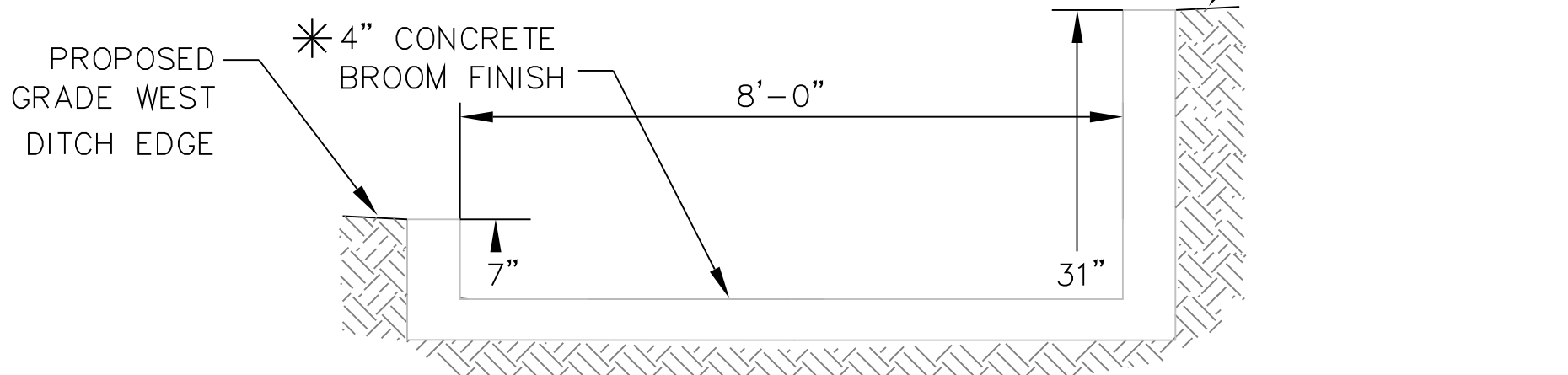
Storm Sewer Trench and Bedding

NOT TO SCALE

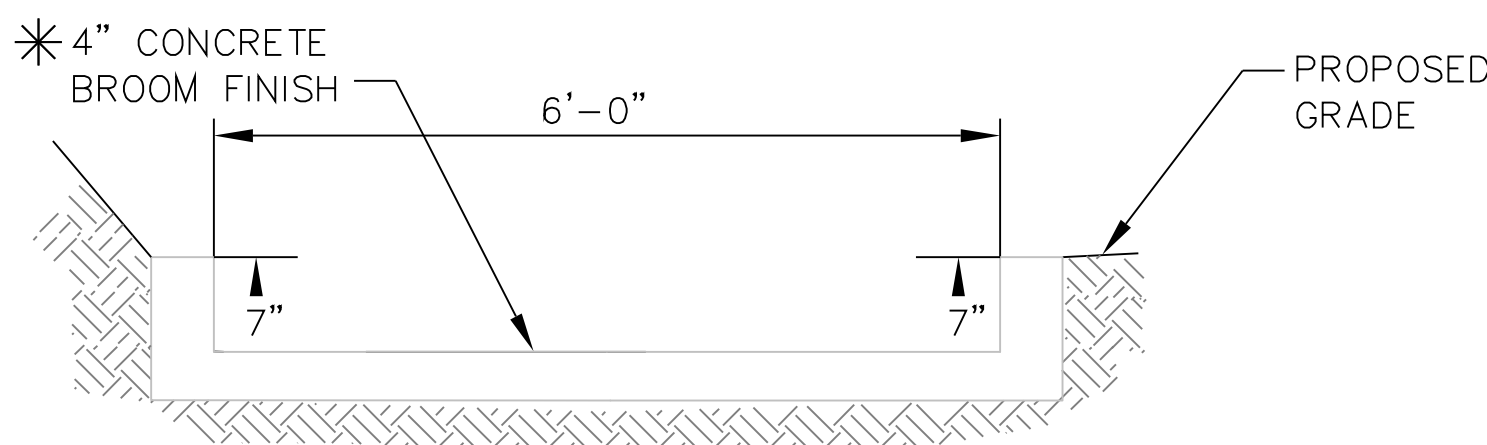
* 3000 P.S.I. CONCRETE WITH
MIN. 28 DAY COMPRESSION
STRENGTH.



* 3000 P.S.I. CONCRETE WITH
MIN. 28 DAY COMPRESSION
STRENGTH.



* 3000 P.S.I. CONCRETE WITH
MIN. 28 DAY COMPRESSION
STRENGTH.



- Notes:**
1. All Exposed Corners To Have 3/4" Chamfer.
 2. All Reinforcing Bars To Be Grade 60.
 3. Copolymer Polypropylene Plastic Steps, Reinforced With 1/2" Grade 60 Steel Reinforcement, 16" O.c. Not Required When "H" Is Less Than 4'-0".
 4. A Precast Box Can Be Used When Approved.
 5. All #4 & #5 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.

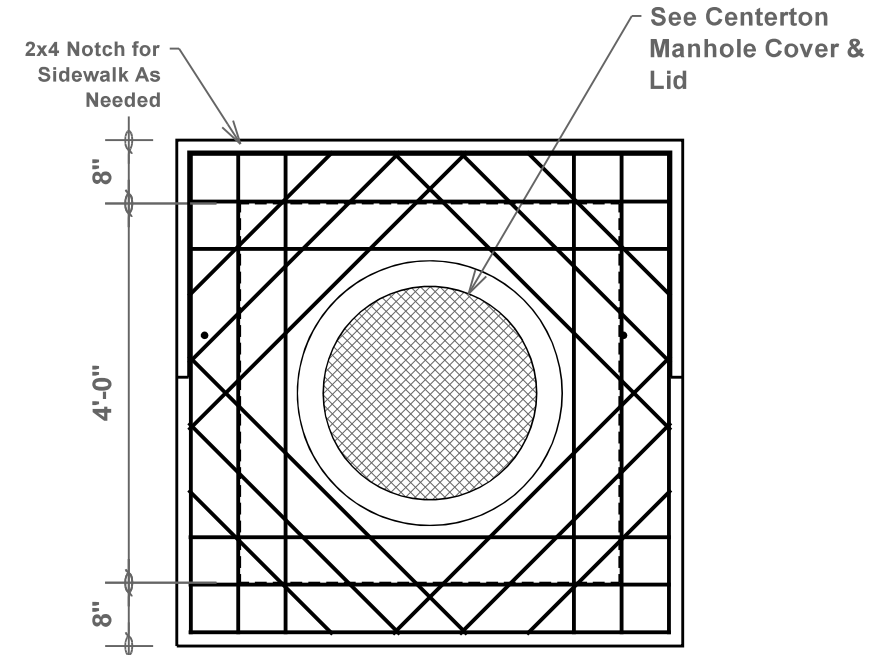
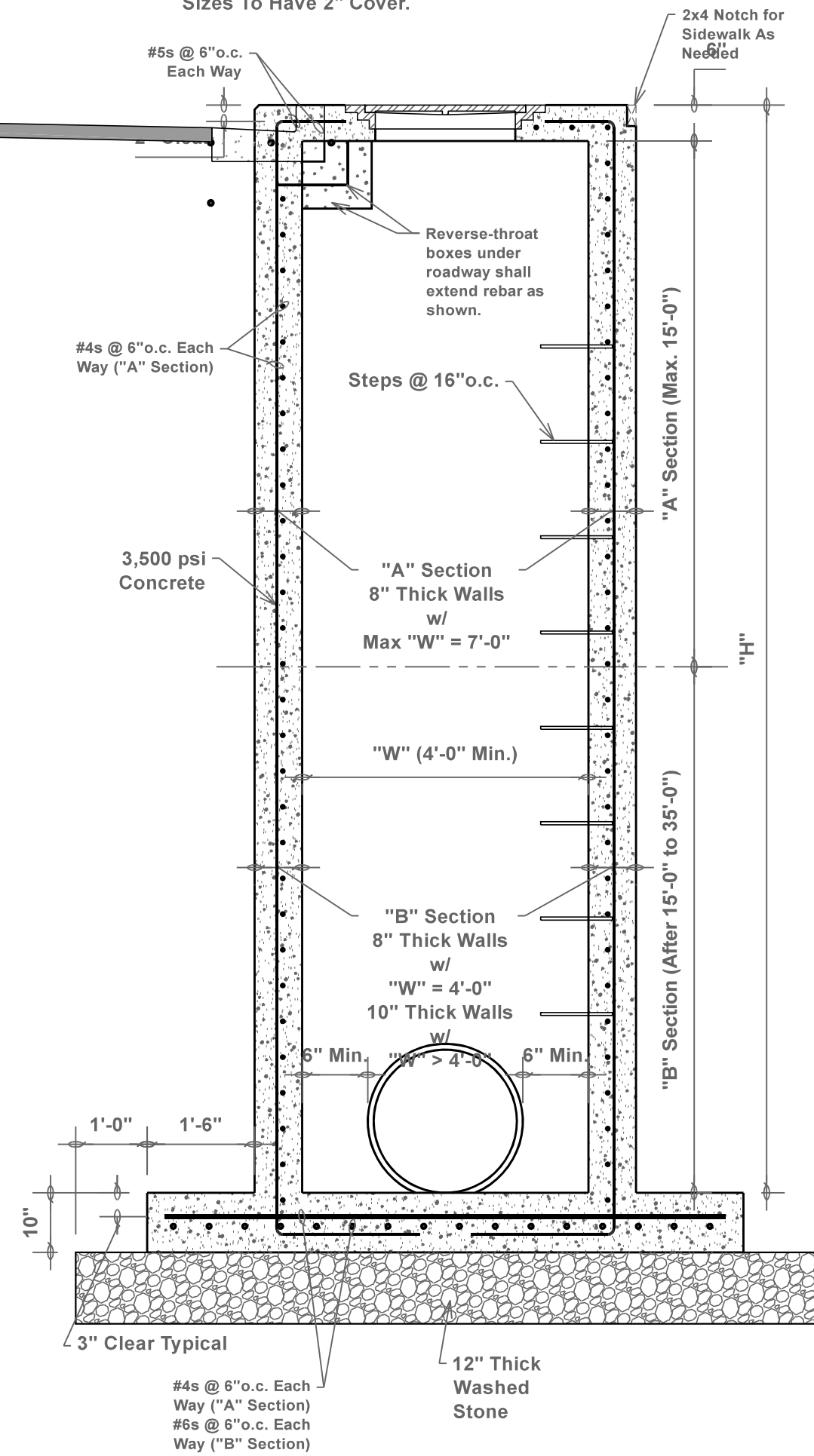
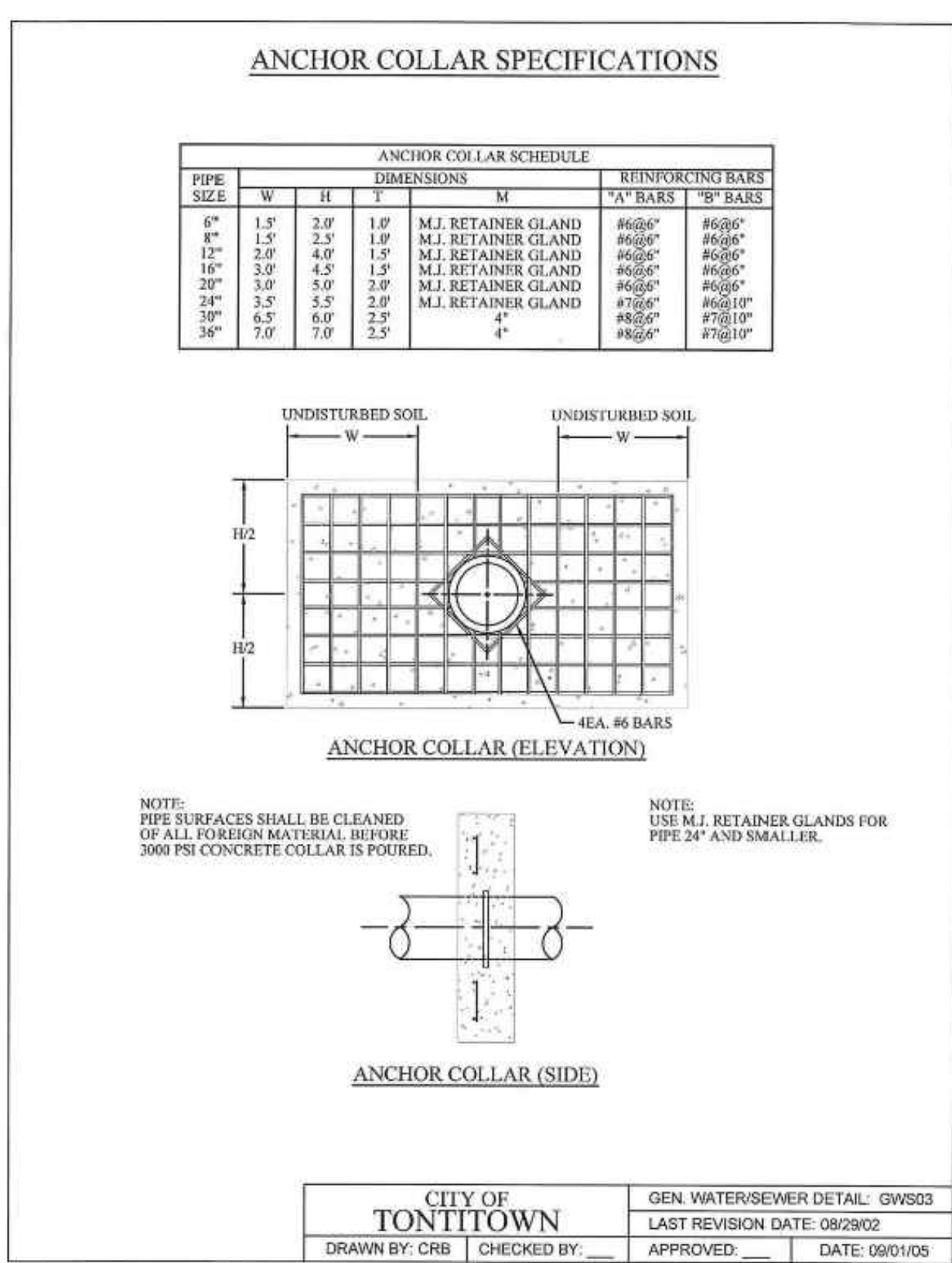
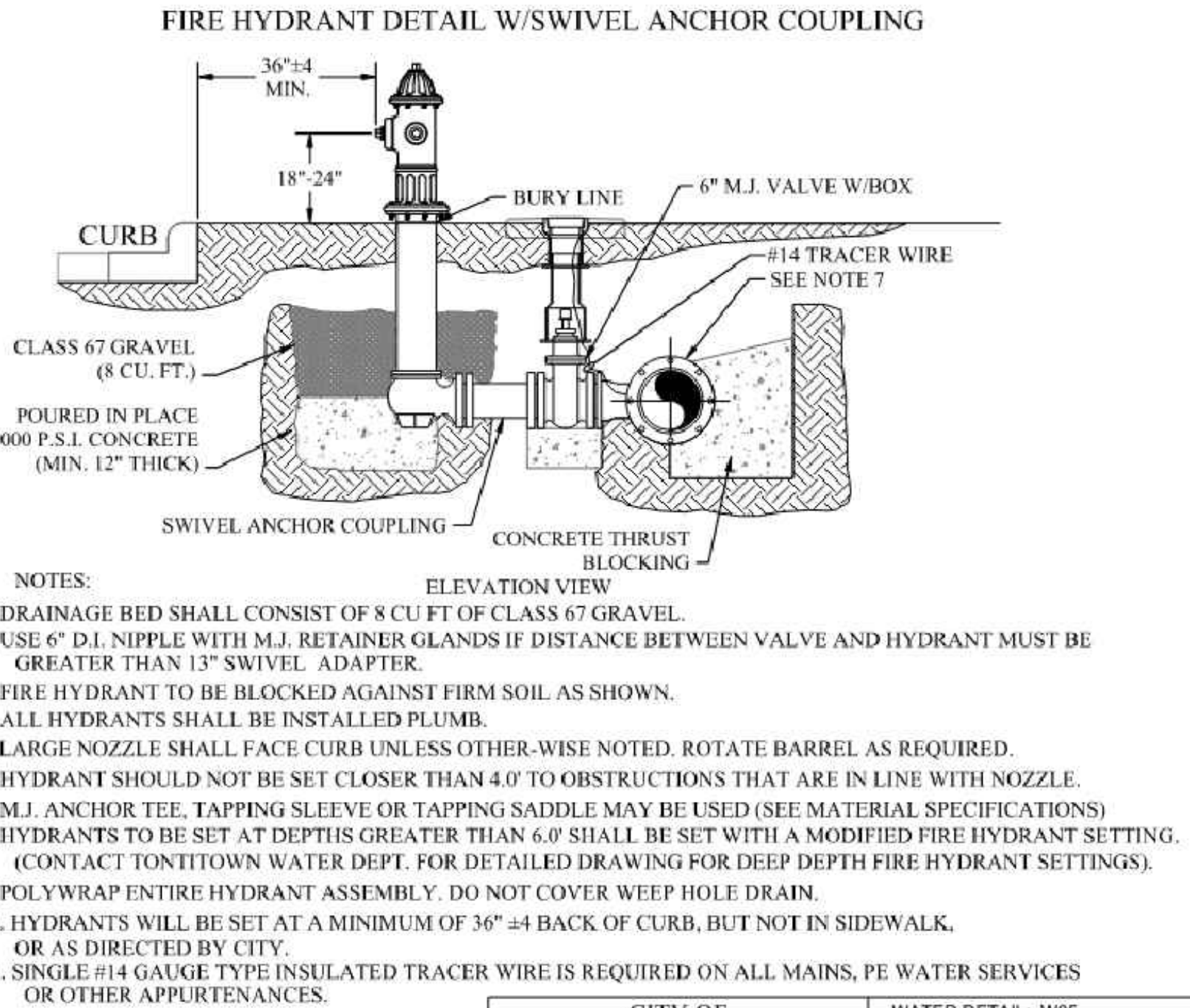
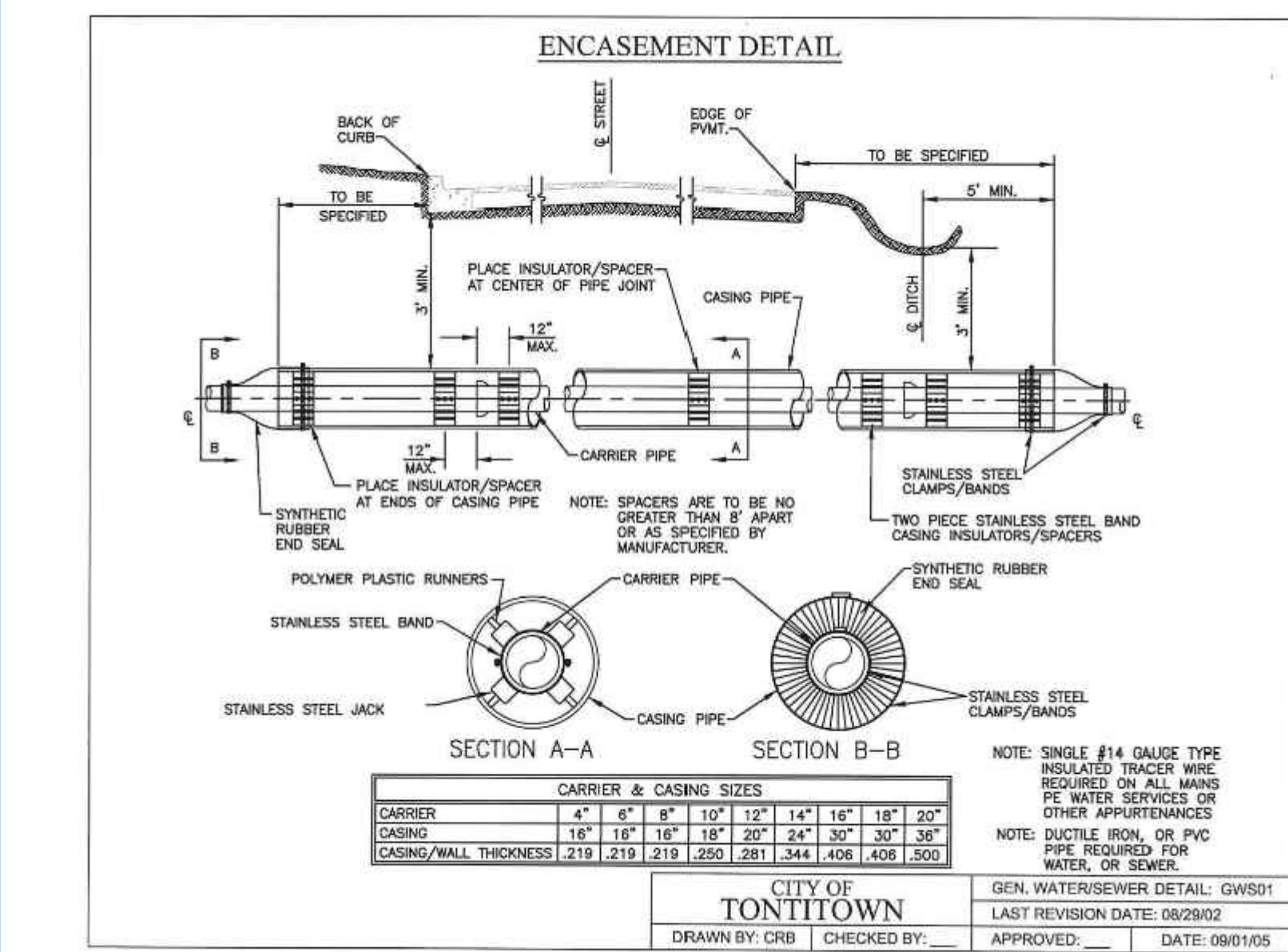
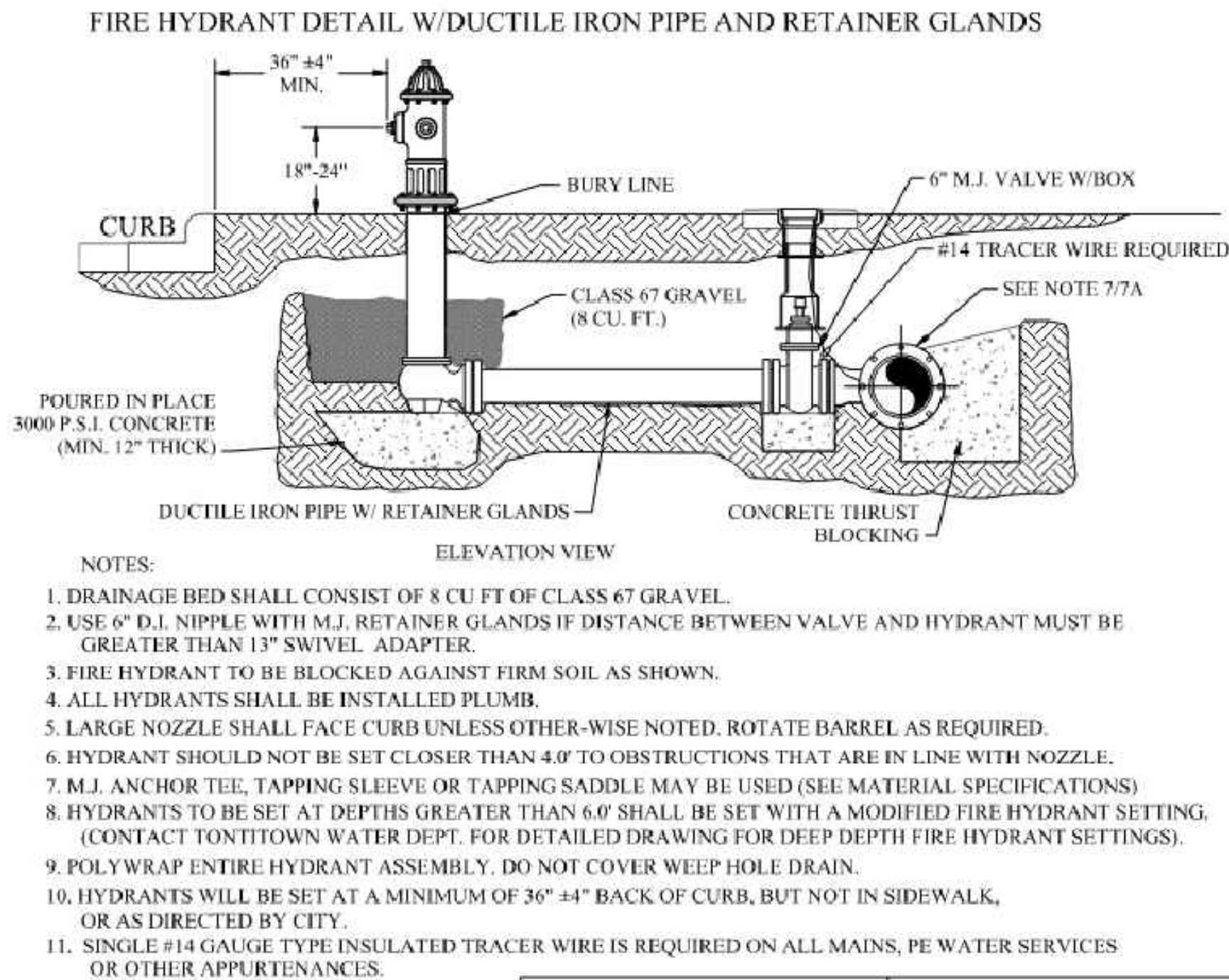
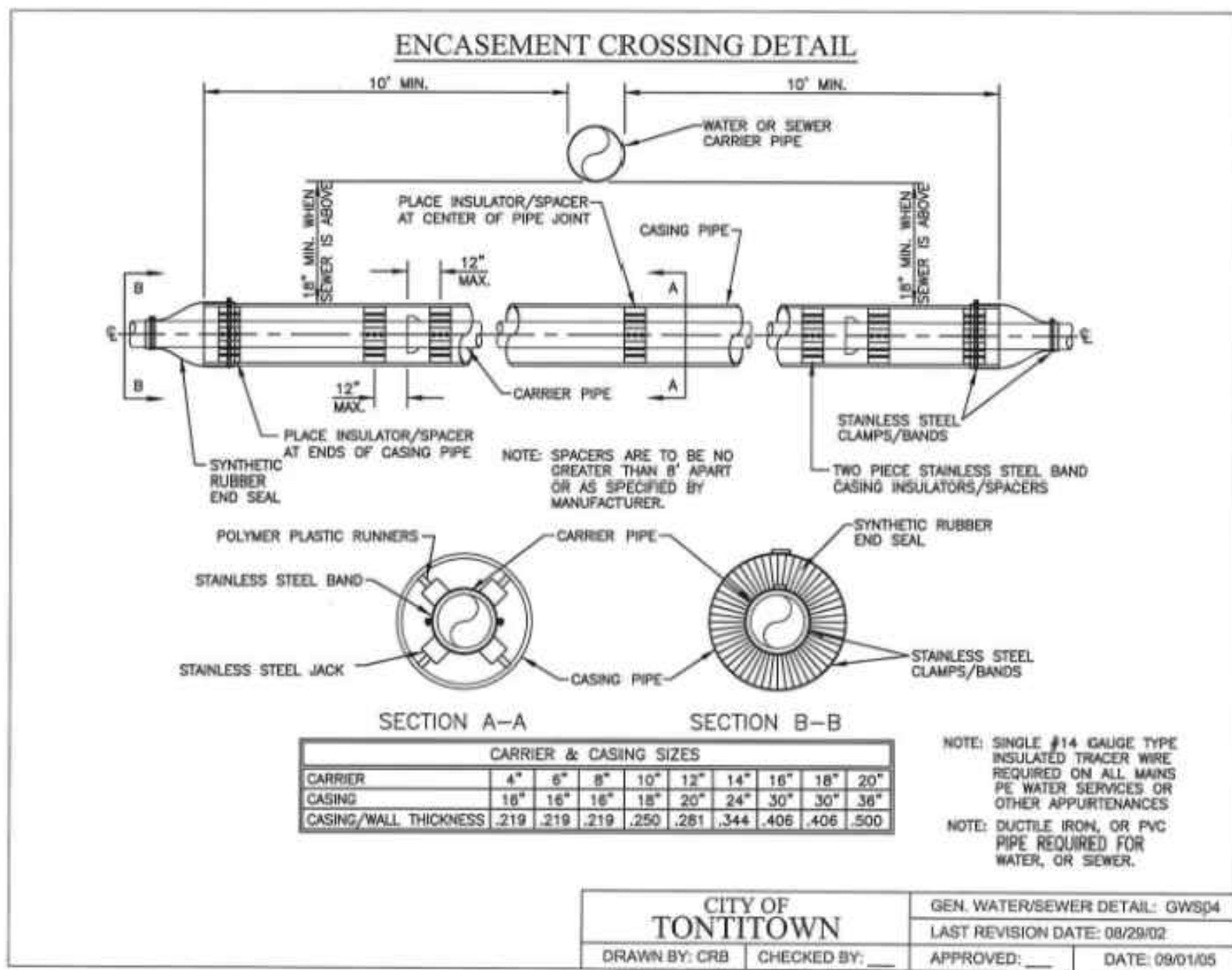
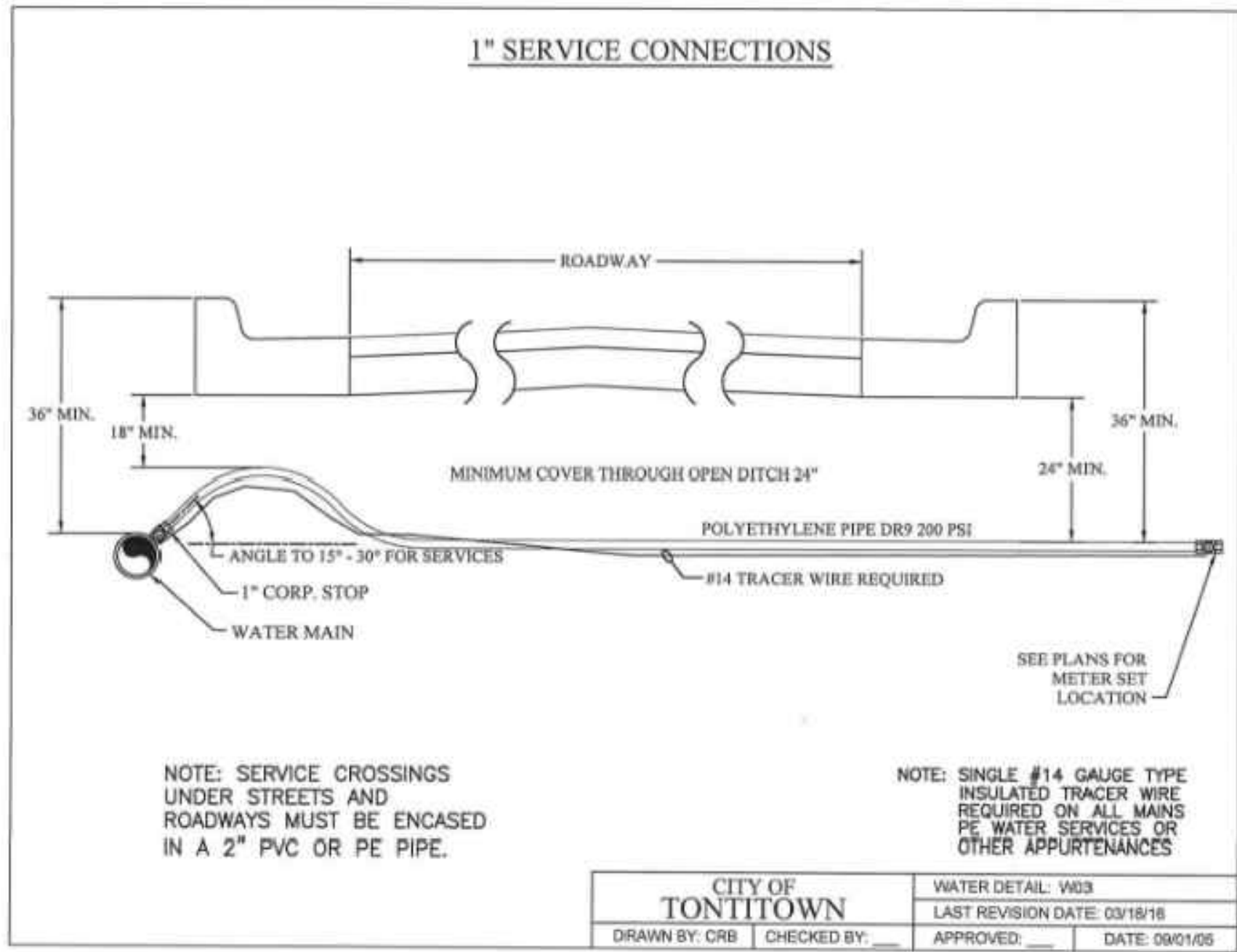


Table of "W" Dimensions				
I.D. Pipe	Skew of Cross Drain			
Single	Straight	30°	45°	
24"	4'-0"	4'-0"	4'-10"	
30"	4'-0"	4'-7"	5'-8"	
36"	4'-0"	5'-3"	6'-5"	
42"	5'-3"	5'-11"	7'-3"	
48"	5'-10"	6'-7"	8'-0"	
60"	7'-0"	7'-10"	9'-8"	
Double	For "A" Section Only			
24"	7'-0"	7'-10"	9'-5"	
30"	8'-2"	9'-2"	11'-0"	
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")	Horizontal	Vertical
"A"	4'-0"	#4s @ 9"o.c.	#4s @ 10"o.c.
	4'-0" to 7'-0"	#6s @ 9"o.c.	#4s @ 10"o.c.
	> 7'-0"	#5s @ 4.5"o.c.	#4s @ 10"o.c.
"B"	4'-0"	#4s @ 6"o.c.	#4s @ 10"o.c.
	4'-0" to 7'-0"	#6s @ 6"o.c.	#4s @ 10"o.c.

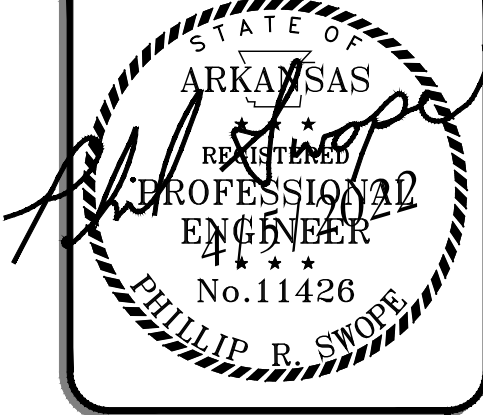


REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING					
	TYPE OF FITTINGS					
	TEE	90°	45°	22 1/2°	11 1/4°	PLUG
2"	1	1	1	1	1	1
3"	1	1	1	1	1	1
4"	1	2	1	1	1	1
6"	2	3	2	1	1	2
8"	3	5	3	2	1	3
10"	5	7	4	2	1	5
12"	7	10	6	3	2	7
14"	10	13	7	4	2	10
16"	12	17	10	5	3	12
18"	15	22	12	6	3	15
20"	19	26	14	7	4	19
24"	26	37	20	10	5	26

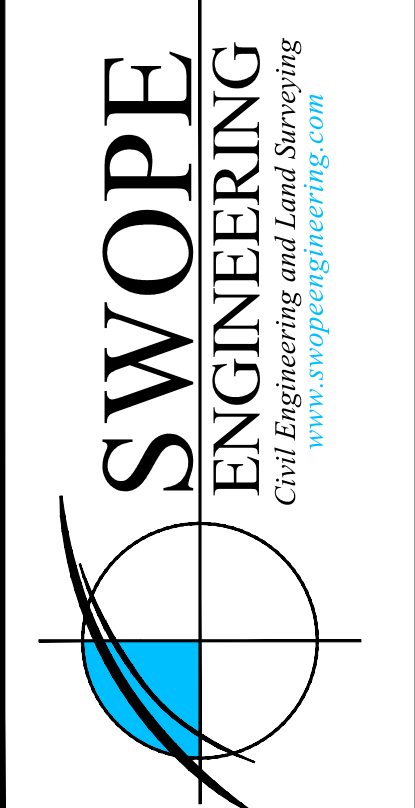
- NOTES:
- ALL FITTINGS SHALL BE MECHANICAL JOINTS.
 - DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
 - WRAP ALL FITTINGS WITH POLY WRAP.
 - BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
 - BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
 - ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL, SHALL BE BACKED.
 - REACTION BACKING TABLE IS BASED ON 100 PSI AND SOIL BEARING PRESSURE OF 2,000 LB/SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS REQUIRED BY CITY WATER DEPARTMENT.

CITY OF TONTITOWN
GEN. WATER/SEWER DETAIL: GWS10
LAST REVISION DATE: 06/23/17
DRAWN BY: SAK | CHECKED BY: TWC | APPROVED: | DATE: 09/01/05

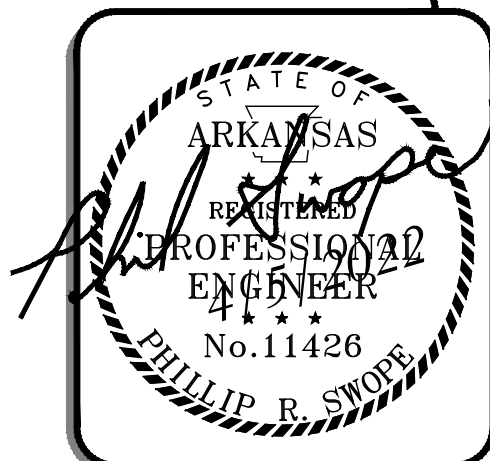


TWSC DETAILS
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR

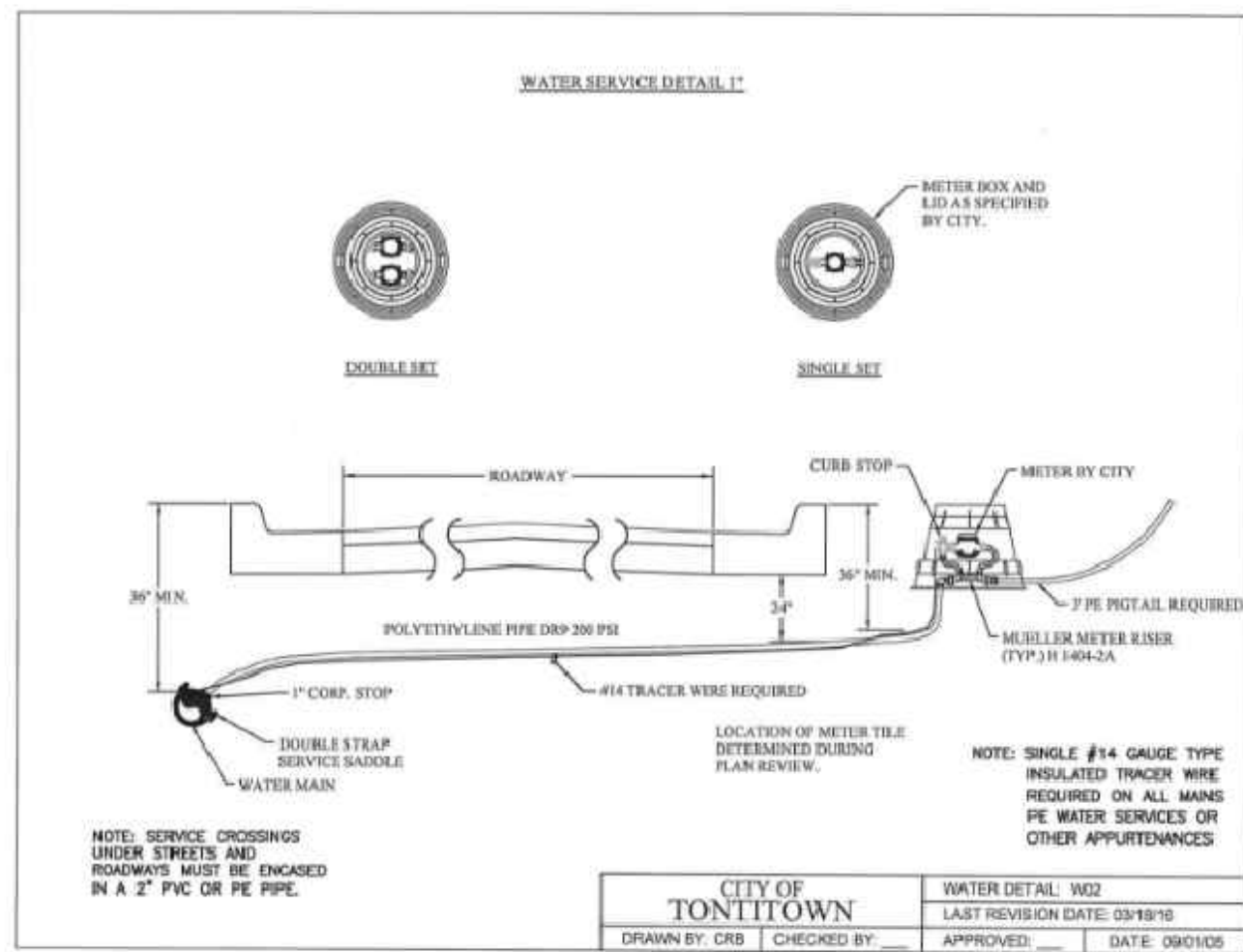
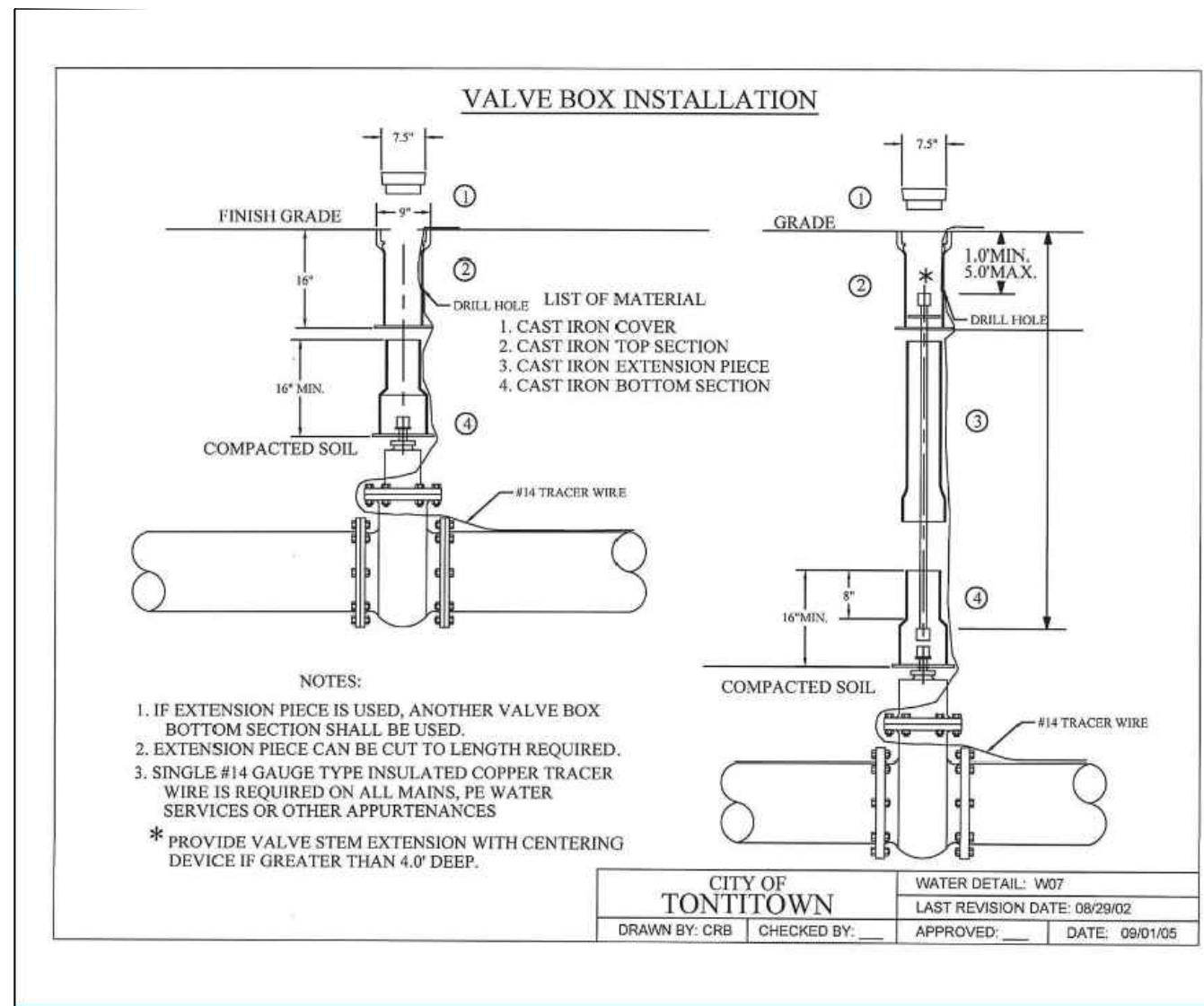
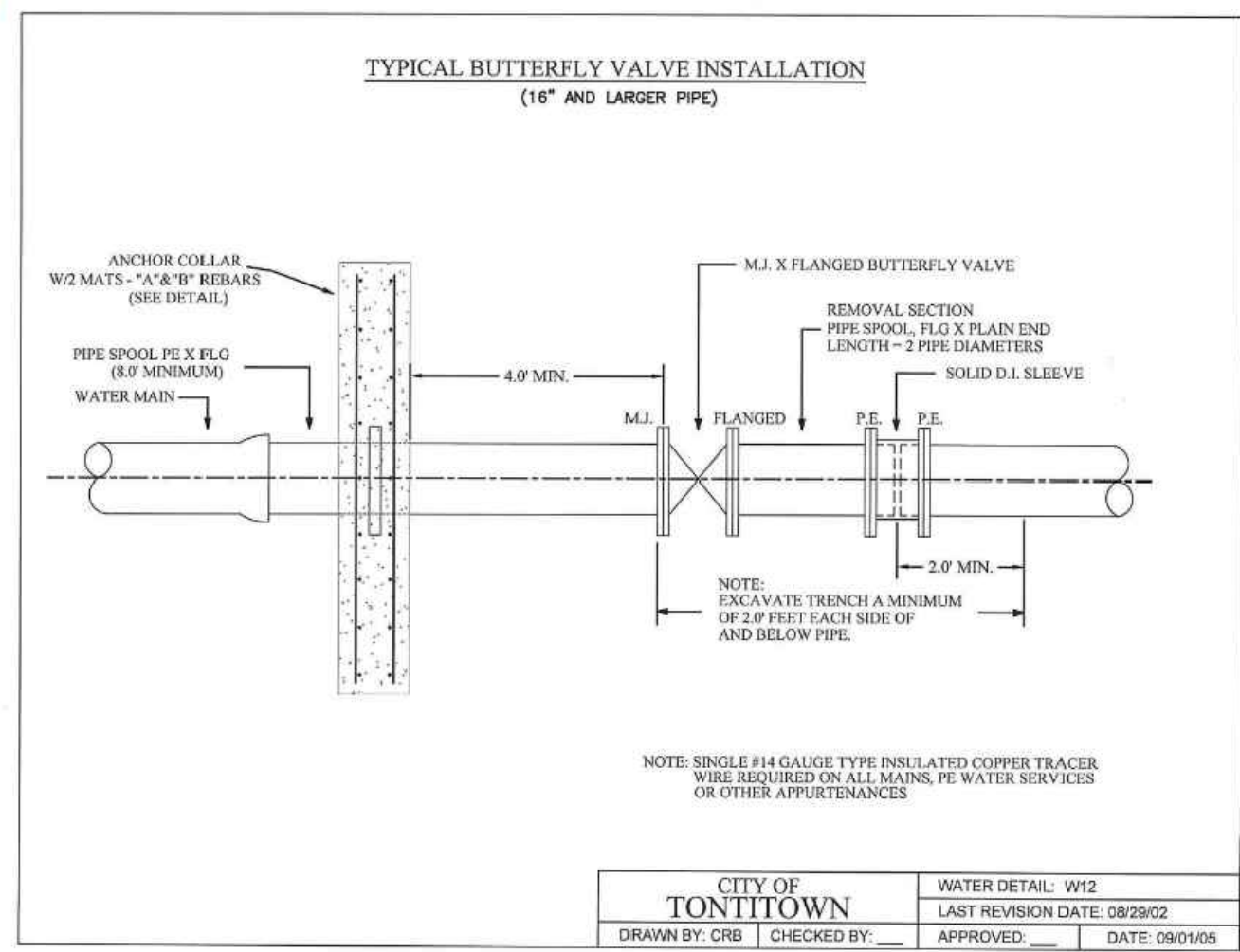
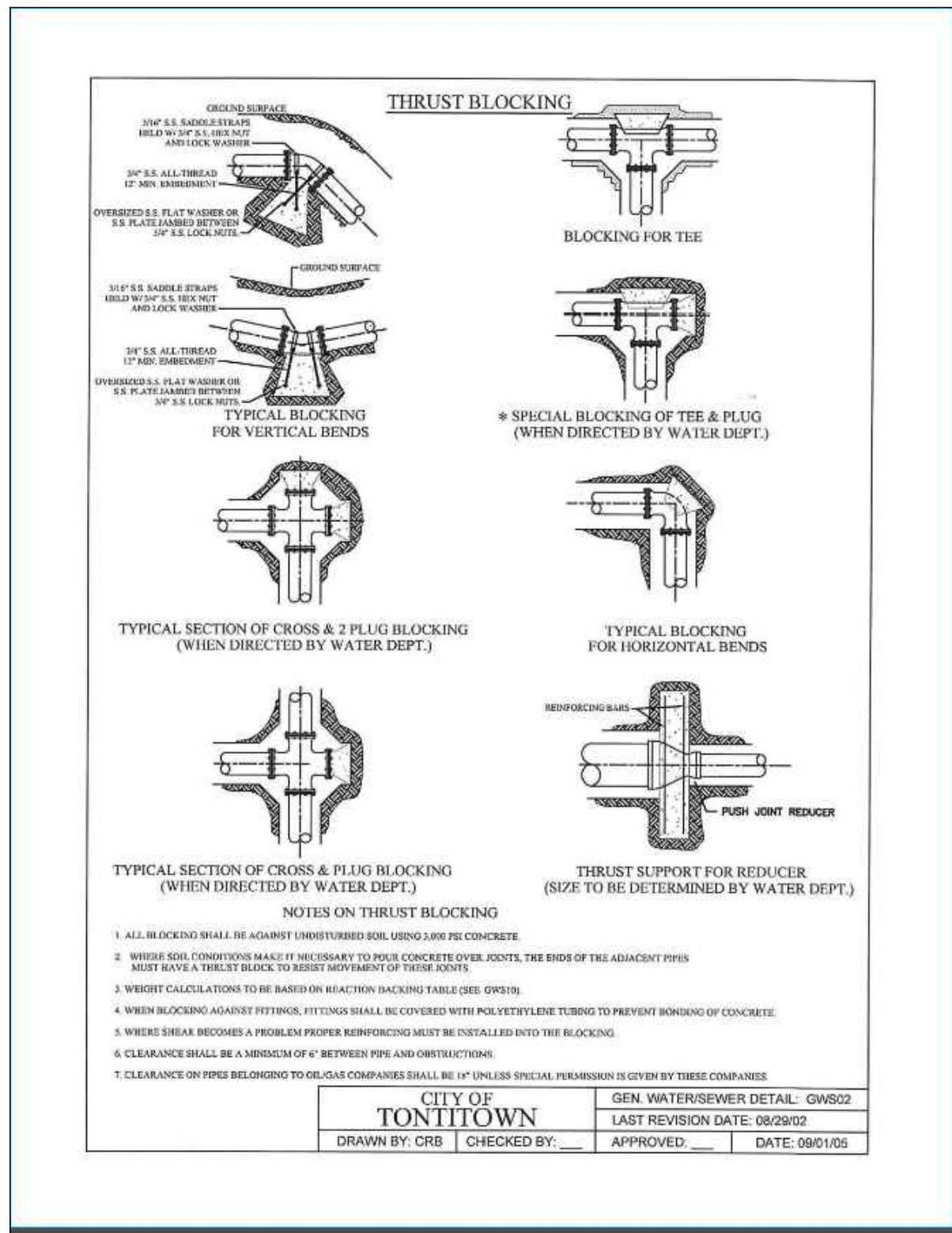
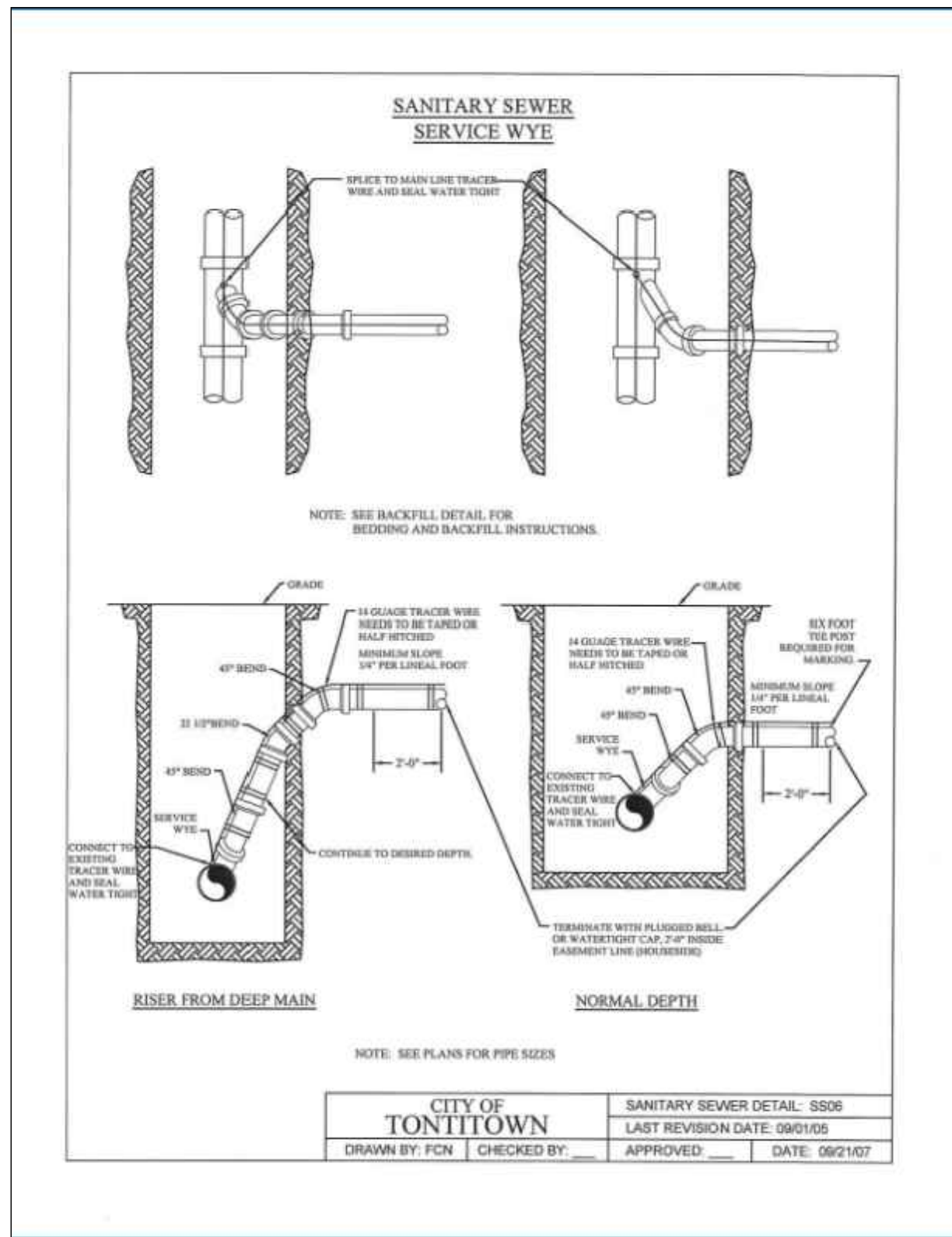
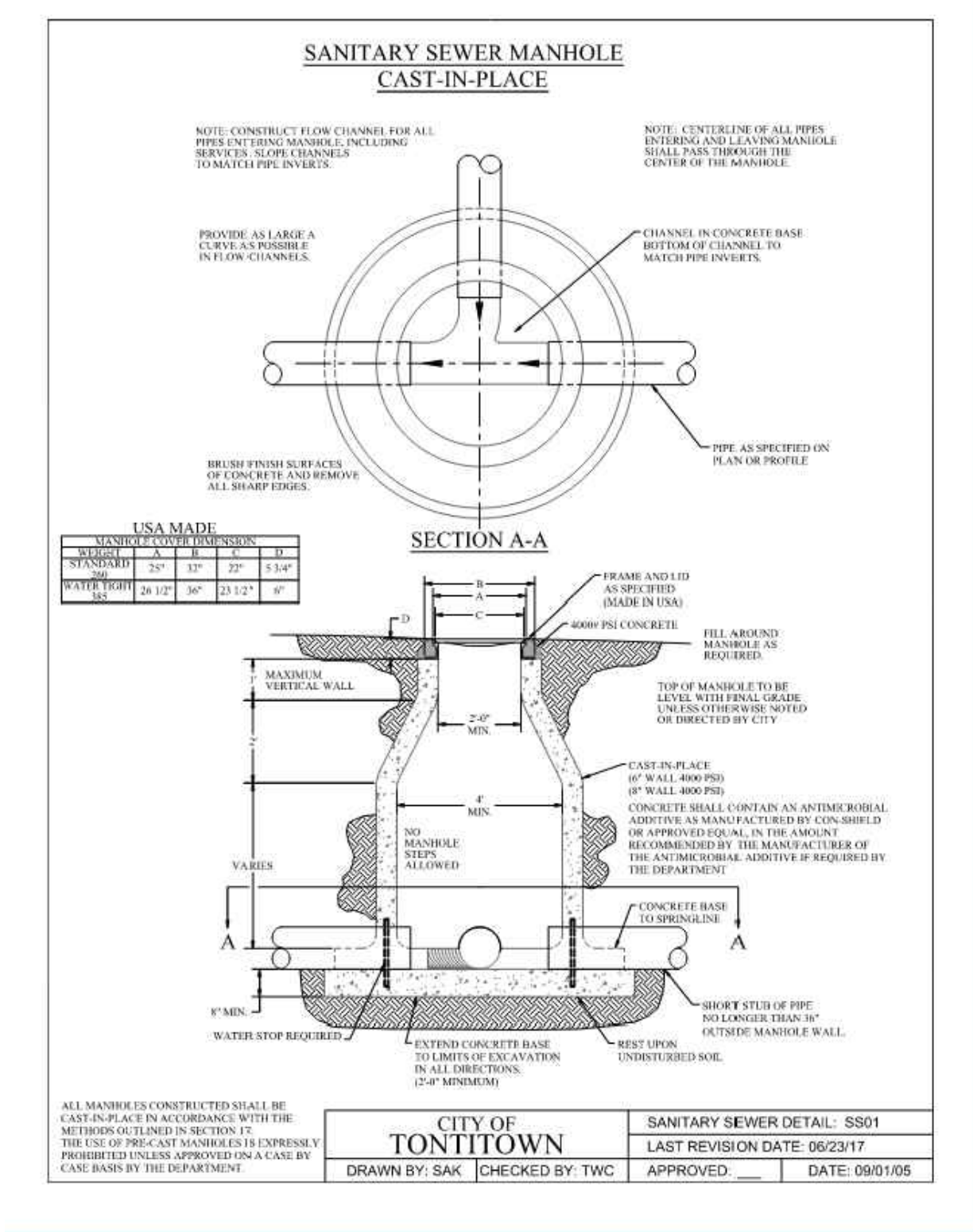
NO.	DATE	REVISION
1	08/25/2022	FIRST SUBMITTAL



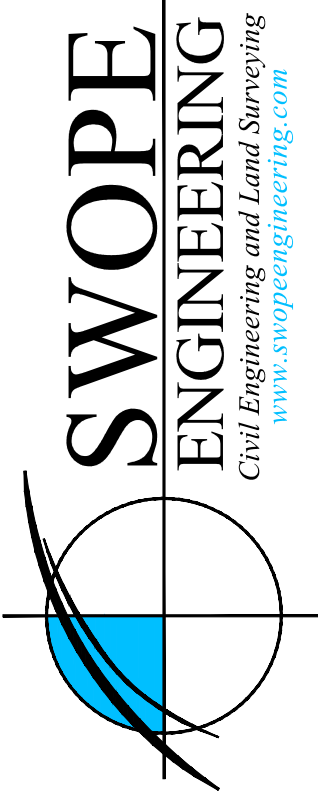
DRAWN BY: CASSY	JOB NUMBER: 21-166
SUBMITTAL DATE: 4/4/2022	CITY NUMBER: PP##-####
DRAWING NAME: 21-166PR - CND.DWG	SHEET NUMBER: C10.2



TWSC DETAILS
WILLOW TRACE
PRELIMINARY PLAT
TRI-STAR CONTRACTORS
KELLEY ROAD
TONTITOWN, AR



NO.	DATE	REVISION
1	02/25/2022	FIRST SUBMITTAL
2	03/01/2022	REVISIONS TO THE EXISTING
3	03/01/2022	REVISIONS TO THE EXISTING



DRAWN BY: CASSY	JOB NUMBER: 21-166
SUBMITTAL DATE: 4/4/2022	CITY NUMBER: PP##-####
DRAWING NAME: 21-166PR - CND.DWG	
SHEET NUMBER:	

C10.3