

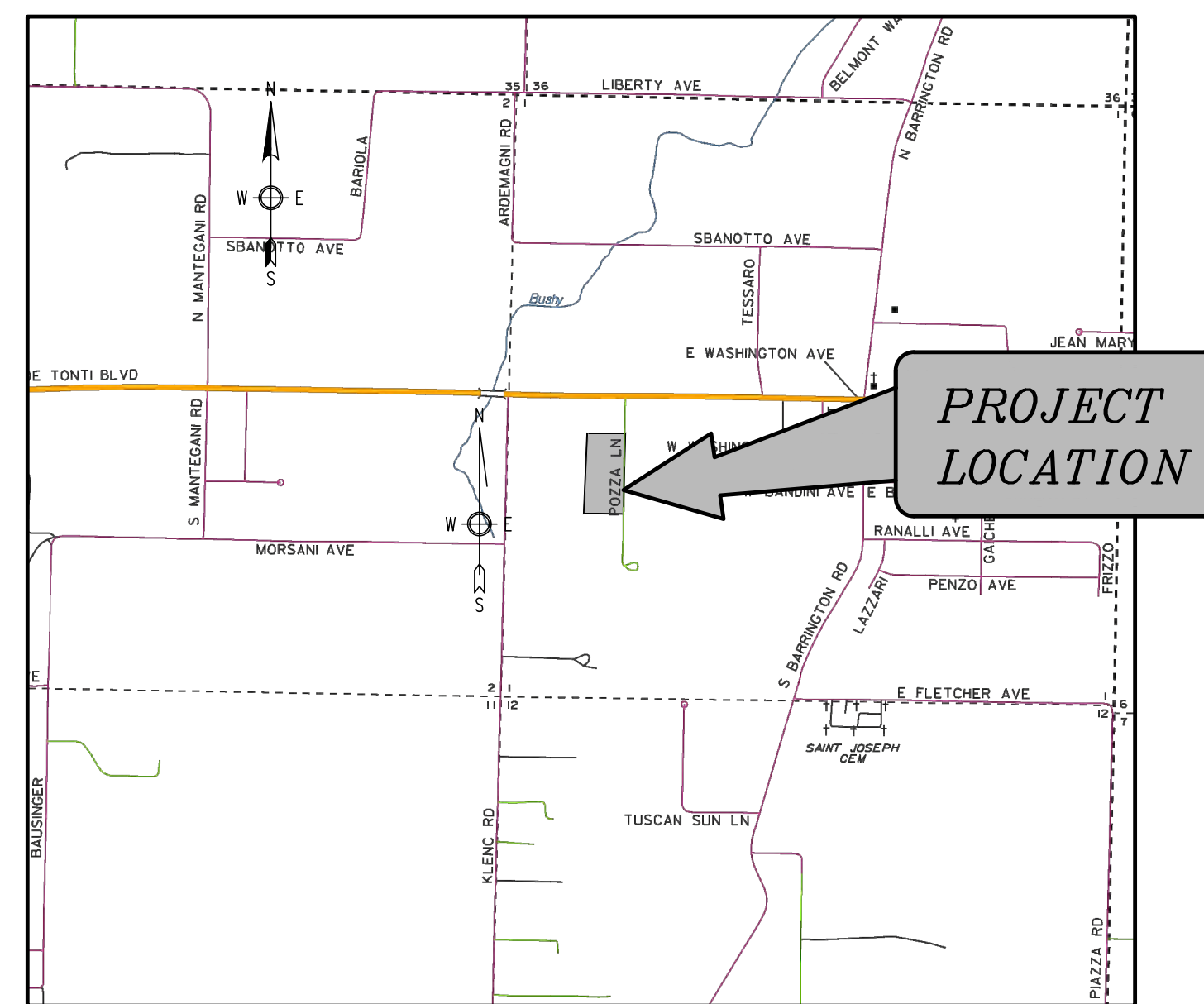
DESIGN PLANS FOR

POZZA LANE COMMERCIAL PHASE I

A COMMERCIAL LARGE SCALE DEVELOPMENT IN THE CITY OF TONTITOWN, ARKANSAS



INDEX OF SHEETS	
SHEET NO	DESCRIPTION
--	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	STORM DRAINAGE AND GRADING PLAN
4	STREET PROFILES
5	PAVING & SIGNAGE PLAN
6	TYPICAL DETAILS
7	UTILITY PLAN
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11	STORM WATER POLLUTION PREVENTION PLAN
12	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
13	LANDSCAPING PLAN
14	LIGHTING PLAN



VICINITY MAP

May 17, 2022

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

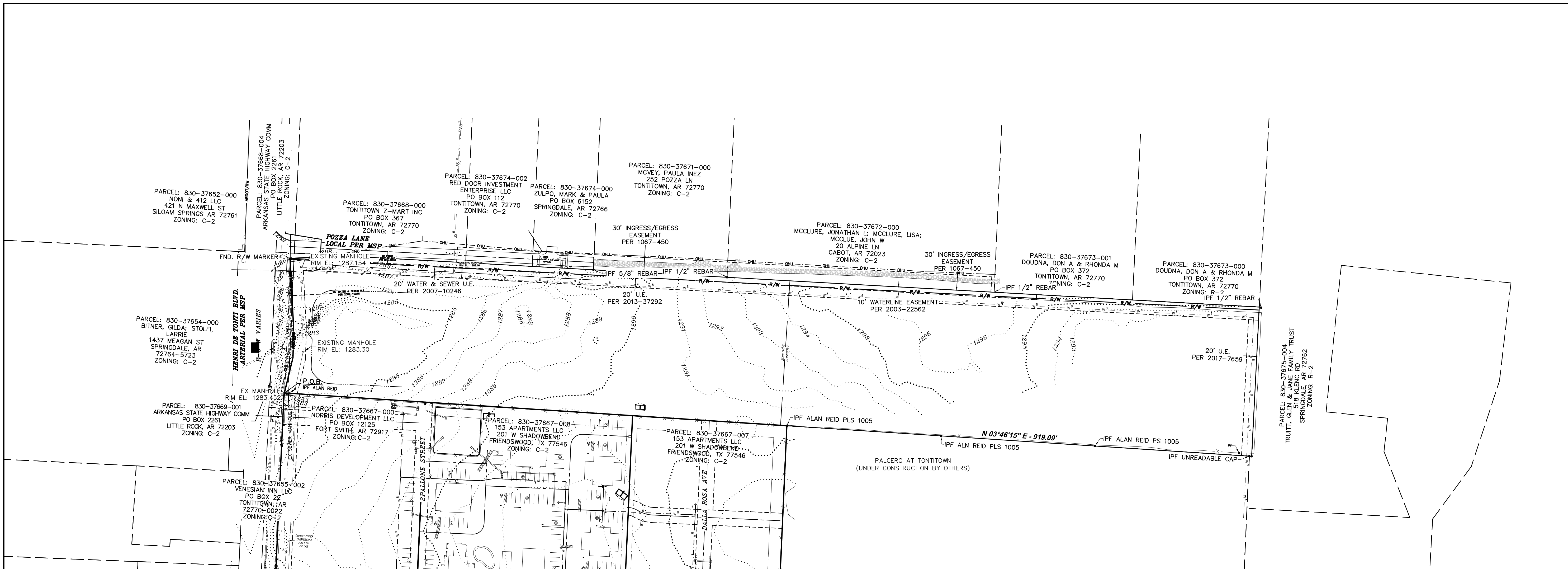
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES:

- 1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF TONTITOWN, ARKANSAS.
- 2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS (ORDINANCE 2013-06-429, ADOPTED JUNE 4, 2013, REVISED JUNE 25, 2018) FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF TONTITOWN WATER UTILITIES.
- 3) TRAFFIC SAFETY CONTROL FEATURES ARE TO BE PROVIDED BY THE CONTRACTOR.
- 4) ANY STREET CLOSURES ARE TO BE COORDINATED WITH THE CITY OF TONTITOWN 48 HOURS PRIOR TO WORK.
- 5) THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
- 6) NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE
- 7) THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES ON THIS PROPERTY.
- 8) THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS.
- 9) PER TONTITOWN PUBLIC WORKS, THERE IS NOT A HISTORY OF SANITARY SEWER OVERFLOWS ON THIS SITE.
- 10) THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS EXCEPT AS SHOWN.
- 11) THE SUBJECT PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA F.I.R.M. MAP #05143C0065F, EFFECTIVE DATE: APRIL 02, 2008.

**EXISTING CONDITIONS
POZZA COMMERCIAL - PHASE I
TONTITOWN, ARKANSAS**



LEGEND

●	IRON PIN FOUND
+	MAG NAIL FOUND
---	C. PROPERTY LINE
---	SAW-OUT LINE
---	EX. EASEMENT LINE
---	EX. BUILDING SETBACK LINE
---	EX. ROAD CENTERLINE
---	EX. CURB & GUTTER
---	EX. CONTOUR
---	PROPOSED CONTOUR
---	EX. OVERHEAD POWER LINE
---	EX. GAS LINE
---	EX. UNDERGROUND TELEPHONE LINE
---	EX. 8" SEWER LINE
---	EX. STORM DRAIN LINE
---	EX. WATER LINE
---	EX. FIBER OPTIC LINE
---	EX. WATER METER
---	EX. FIRE HYDRANT
---	EX. SEWER MANHOLE
---	EX. POWER POLE
---	EX. WATER VALVE
---	EX. LIGHT POLE
---	EX. SIGN
---	EX. HANDICAP PARKING
---	EX. WATER METER
---	EX. TRAFFIC POLE
---	EX. GAS MANHOLE
---	EX. ELECTRIC MANHOLE
---	EX. TELEPHONE MANHOLE
---	EX. TREES
---	EX. SEWER VALVE
---	EX. WATER MANHOLE
---	EX. FIBER OPTIC VAULT
---	EX. TELEPHONE BOX
---	EX. MAILBOX
---	EX. GAS METER
---	EX. GAS VALVE
---	EX. PARKING STRIPE
---	PROPOSED WATER SERVICE
---	PROPOSED SEWER SERVICE
---	PROPOSED FENCE
---	PROPOSED EASEMENT LINE
---	PROPOSED SIDEWALK
---	PROPOSED GAS LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED WATERLINE
---	PROPOSED HANDICAP RAMP
---	PROPOSED STORM BOX & PIPE
---	PROPOSED SEWER MANHOLE & PIPE

PARCEL 830-37669-000:

PART OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE W 1/2 OF THE SW 1/4 OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SAID W 1/2 OF THE SW 1/4, S87°09'33"E A DISTANCE OF 714.89 FEET; THENCE LEAVING SAID NORTH LINE, S03°43'30"W A DISTANCE OF 69.21 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND IRON PIN WITH CAP 'ALAN REID' ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 412; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S76°30'55"E A DISTANCE OF 71.92 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S88°46'08"E A DISTANCE OF 60.00 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N86°59'54"E A DISTANCE OF 135.26 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE S03°23'06"E A DISTANCE OF 60.08 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S87°03'35"E A DISTANCE OF 4.37 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S03°11'56"W A DISTANCE OF 1855.44 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N87°03'22"W A DISTANCE OF 294.76 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N03°46'15"E A DISTANCE OF 919.09 FEET TO A FOUND IRON PIN WITH CAP 'ALAN REID PLS 1005'; THENCE N03°43'30"E A DISTANCE OF 993.58 FEET TO THE POINT OF BEGINNING, CONTAINING 12.48 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

OWNER: STOLFI ET. AL
PO BOX 429
BENTON, KS 67017

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

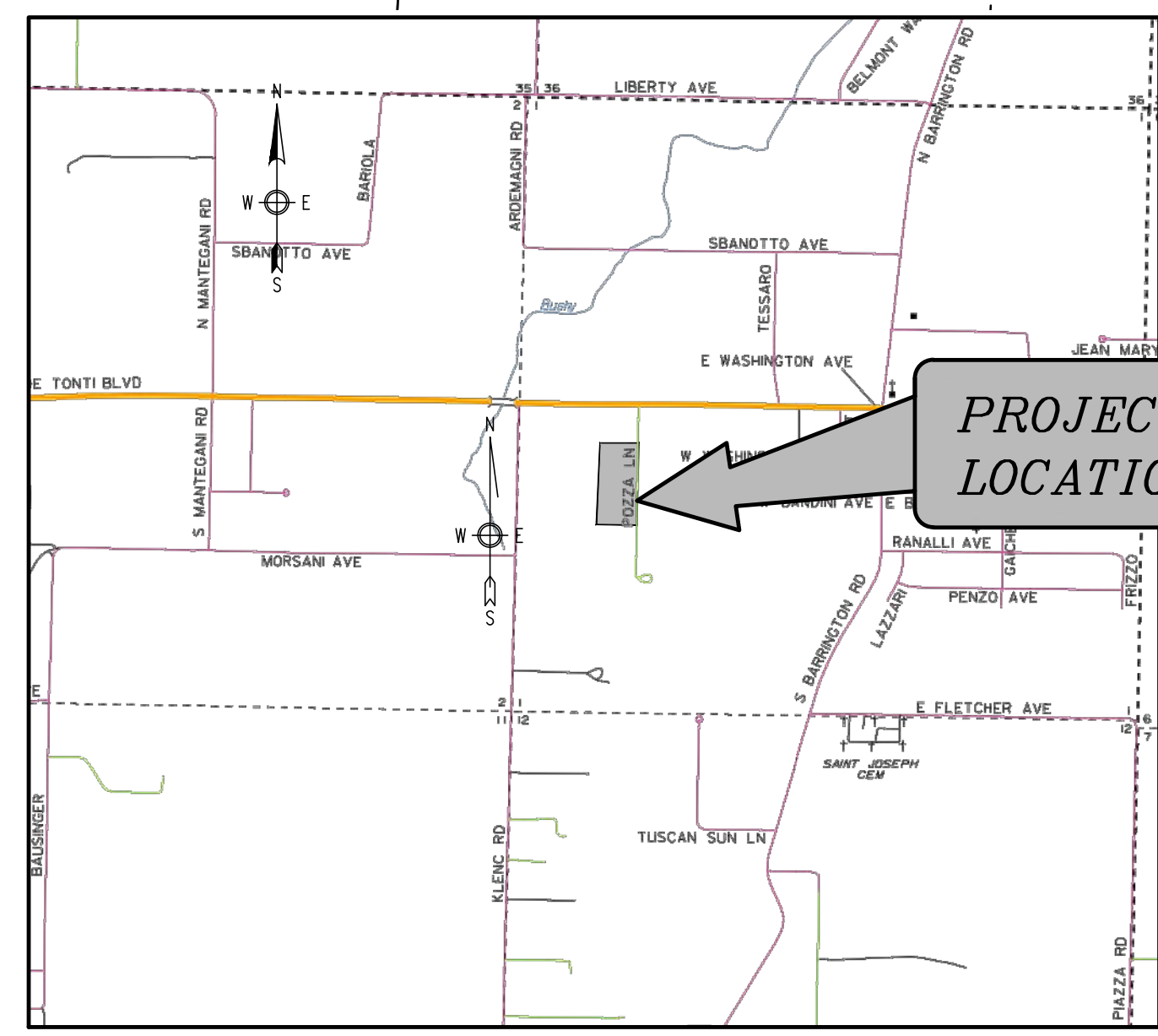
CITY ZONING: C-2 GENERAL COMMERCIAL
R-3 SINGLE FAMILY RESIDENTIAL

SETBACKS: FOR C-2:
FRONT - 25'
STREET SIDE - 20'
INTERIOR SIDE - 7', AGAINST RES.: 14'
REAR - 15'

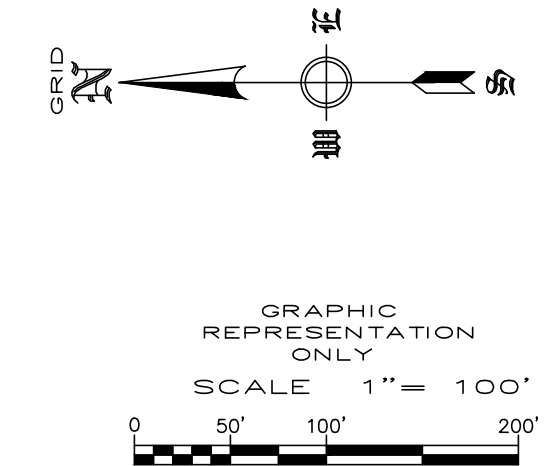
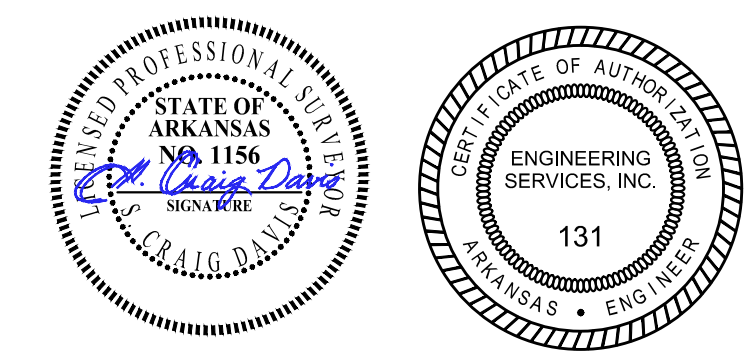
FOR R-3:
FRONT - 30'
STREET SIDE - 25'
INTERIOR SIDE - 7'
REAR - 25'

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAN. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

C. Craig Davis
S. CRAIG DAVIS, L.P.S., NO. 1156, AR. DATE



VICINITY MAP



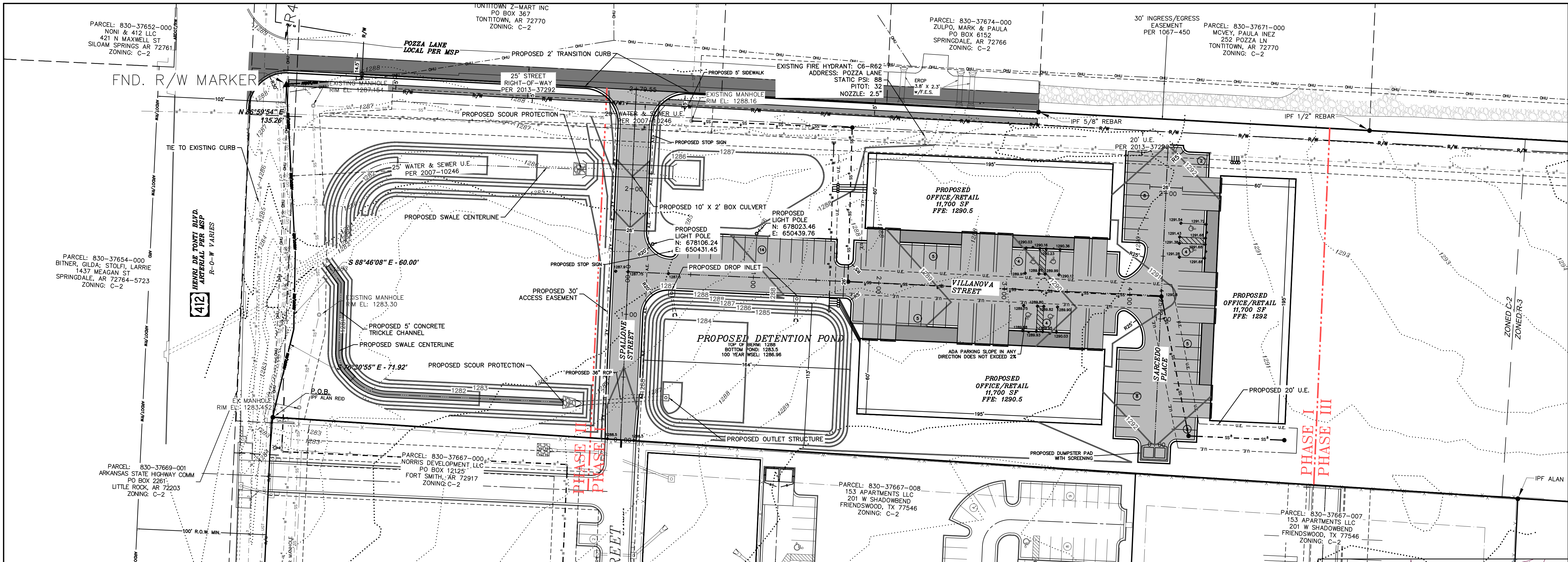
REVISION	DATE	DESCRIPTION

SCALE: 1"=100'

DATE: May 16, 2022

ENGINEER: EA
DRAWN BY: JSP
W.O. # 22923

**LARGE SCALE DEVELOPMENT
POZZA COMMERCIAL - PHASE I
TONTITOWN, ARKANSAS**



NOTES:

- 1) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
- 2) ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
- 3) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
- 4) EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- 5) ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- 6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
- 7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAN ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
- 8) ALL NEW SIGNAGE REQUESTED WILL REQUIRE SEPARATE PERMIT.
- 9) MODIFIED CURB REQUIRED ON ALL DRIVES.
- 10) PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING WITH ALL FRANCHISE UTILITIES WILL BE REQUIRED.
- 11) ALL FINISHED FLOOR ELEVATIONS MUST BE 12" MIN. ABOVE MAX. ADJACENT STREET GUTTER LINE.

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

OWNER: STOLFI ET. AL
P.O. BOX 429
BENTON, KANSAS 67017

DEVELOPER: TIM GRAHAM
PO BOX 955
TONTITOWN, ARKANSAS 72770

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

CITY ZONING: C-2 (GENERAL COMMERCIAL)
R-3 (SINGLE FAMILY RESIDENTIAL)

BUILDING SETBACKS:
FOR C-2:
FRONT SETBACK - 25'
STREET SIDE SETBACK - 25'
INTERIOR SIDE SETBACK - 10', AGAINST RES. - 14'
REAR SETBACK - 25'

FOR R-3:
FRONT - 30'
STREET SIDE - 25'
INTERIOR SIDE - 7'
REAR - 25'

GROSS SITE AREA: 12.48 ACRES (PARCEL SIZE)

NET SITE AREA: 3.39 ACRES (PHASE I)

PARKING REQUIRED: 1 PARKING SPACE/1,000 SF OF GROSS FLOOR AREA
35,100 SF / 1,000 SF = 36 PARKING SPOTS (INCL. 3 ADA)

PARKING PROVIDED: 61 PARKING SPOTS (INCLUDING 6 ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0065F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: DECEMBER 1, 2008.

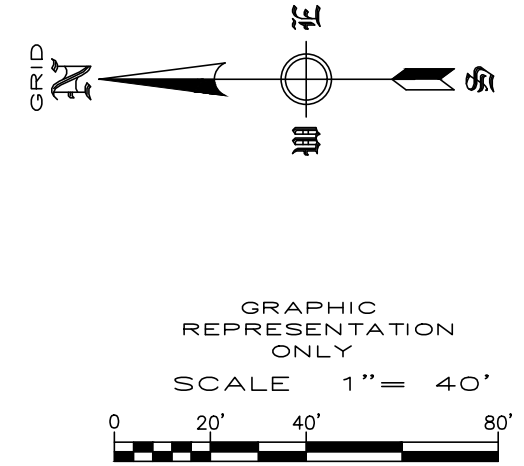
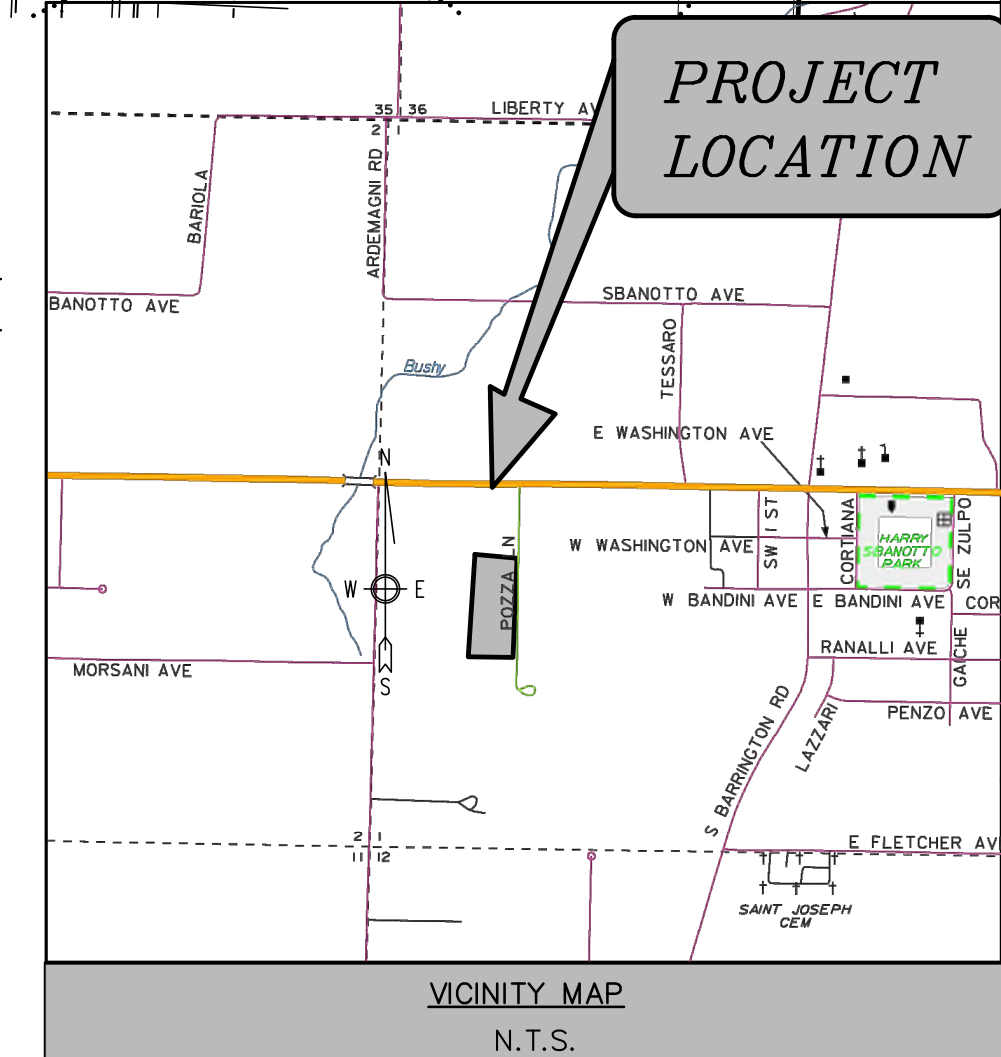
PARCEL: 830-37669-000

PROPOSED USE: OFFICE/INCIDENTAL WAREHOUSE

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY. EACH SET OF STREET AND DRAINAGE PLANS MUST BE SUBMITTED IN ACCORDANCE WITH APPLICABLE STATE STATUTES AND ANY PLANS AND SPECIFICATIONS REQUIRED.

I, _____, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND ENGINEERING REQUIREMENTS OF THE TONTITOWN SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

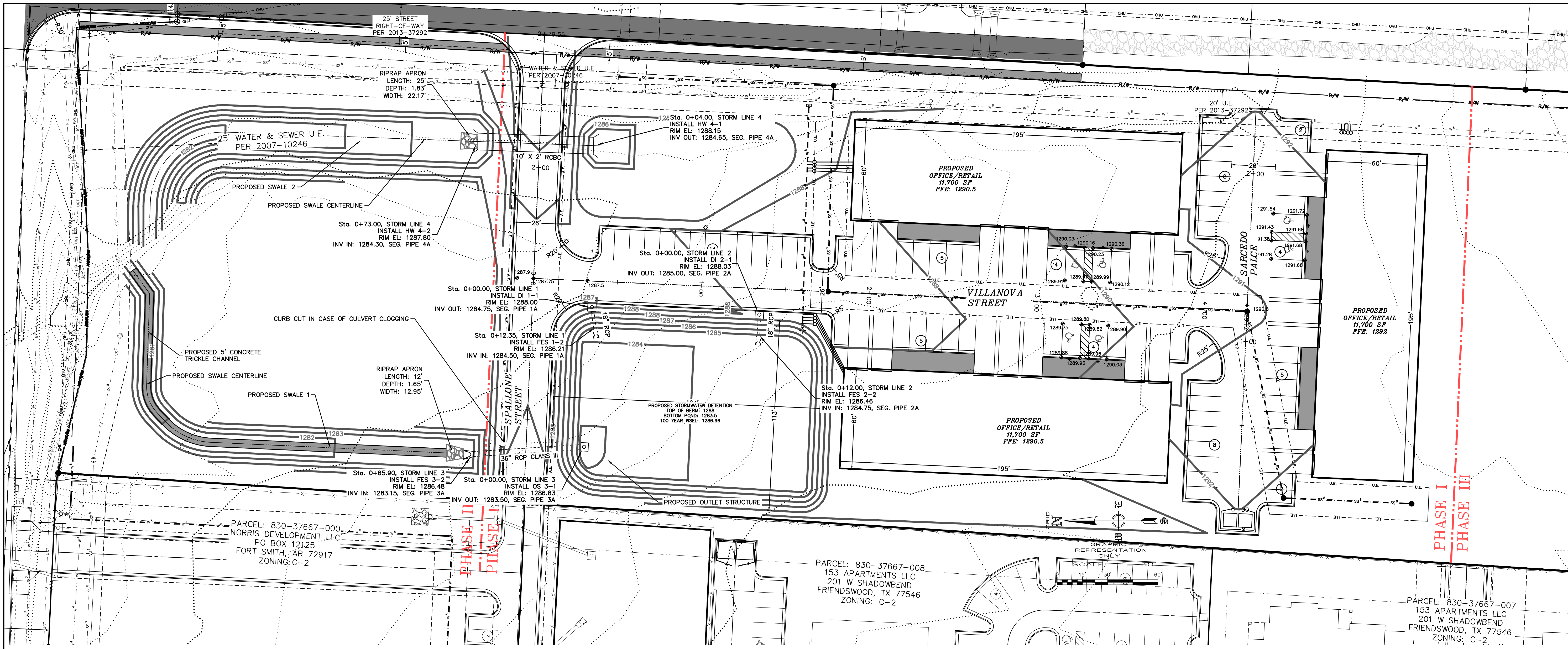
DATE OF EXECUTION: _____ REGISTERED ENGINEER
STATE OF ARKANSAS REGISTRATION NO. _____



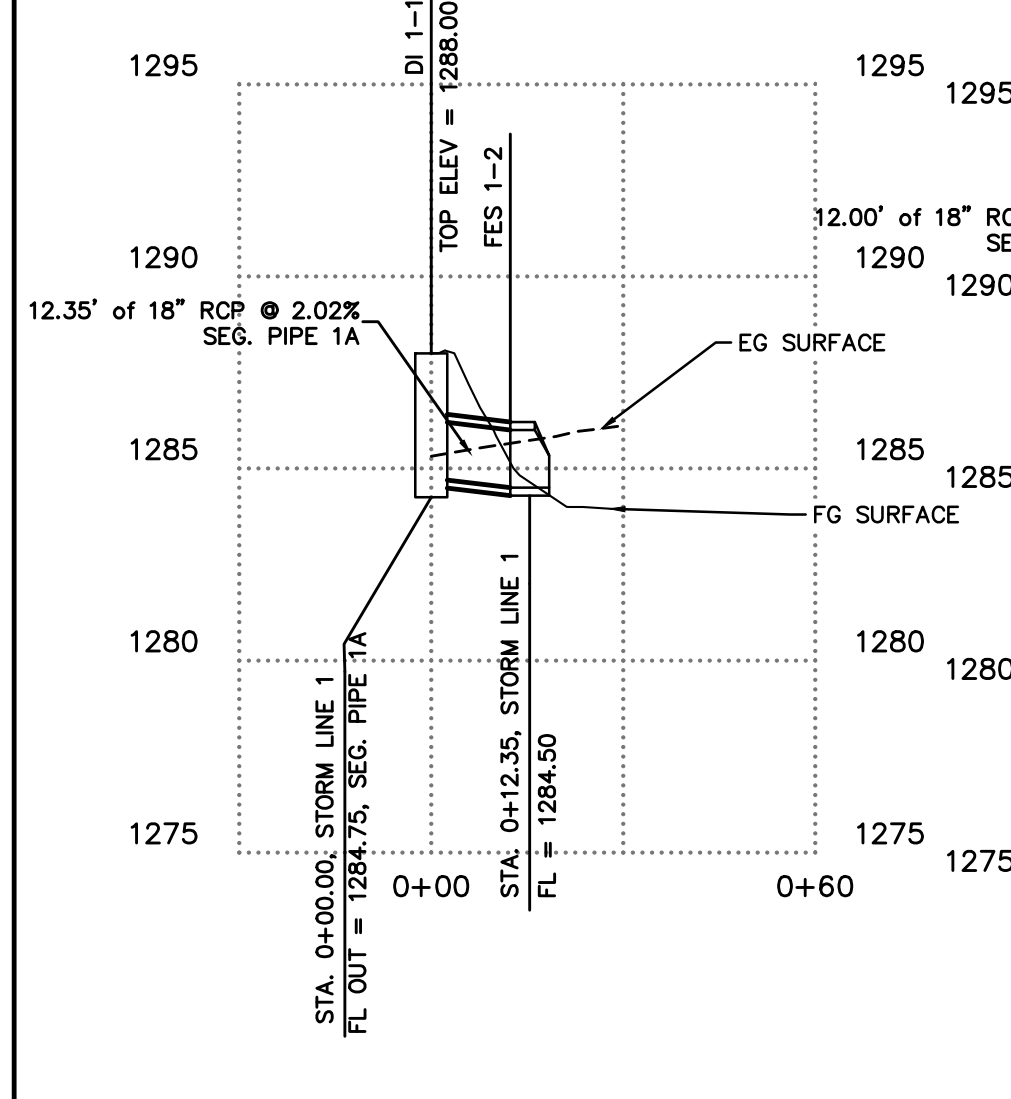
REVISION	DATE	DESCRIPTION

SCALE: 1" = 40'
DATE: May 16, 2022
DRAWN BY: JFA
W.O. #: 22923

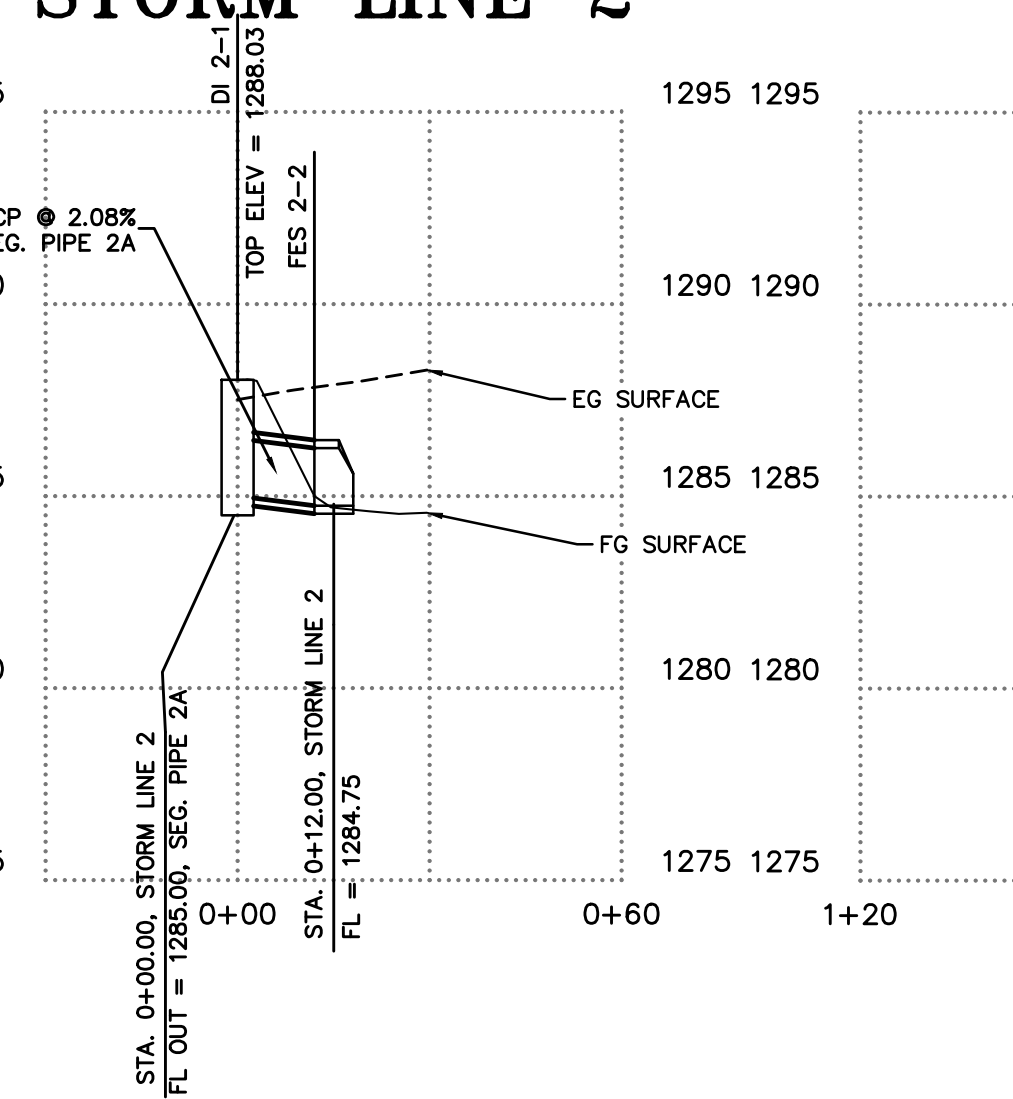
STORM PLAN & PROFILE - PHASE I
POZZA COMMERCIAL - PHASE I
TONTITOWN, ARKANSAS



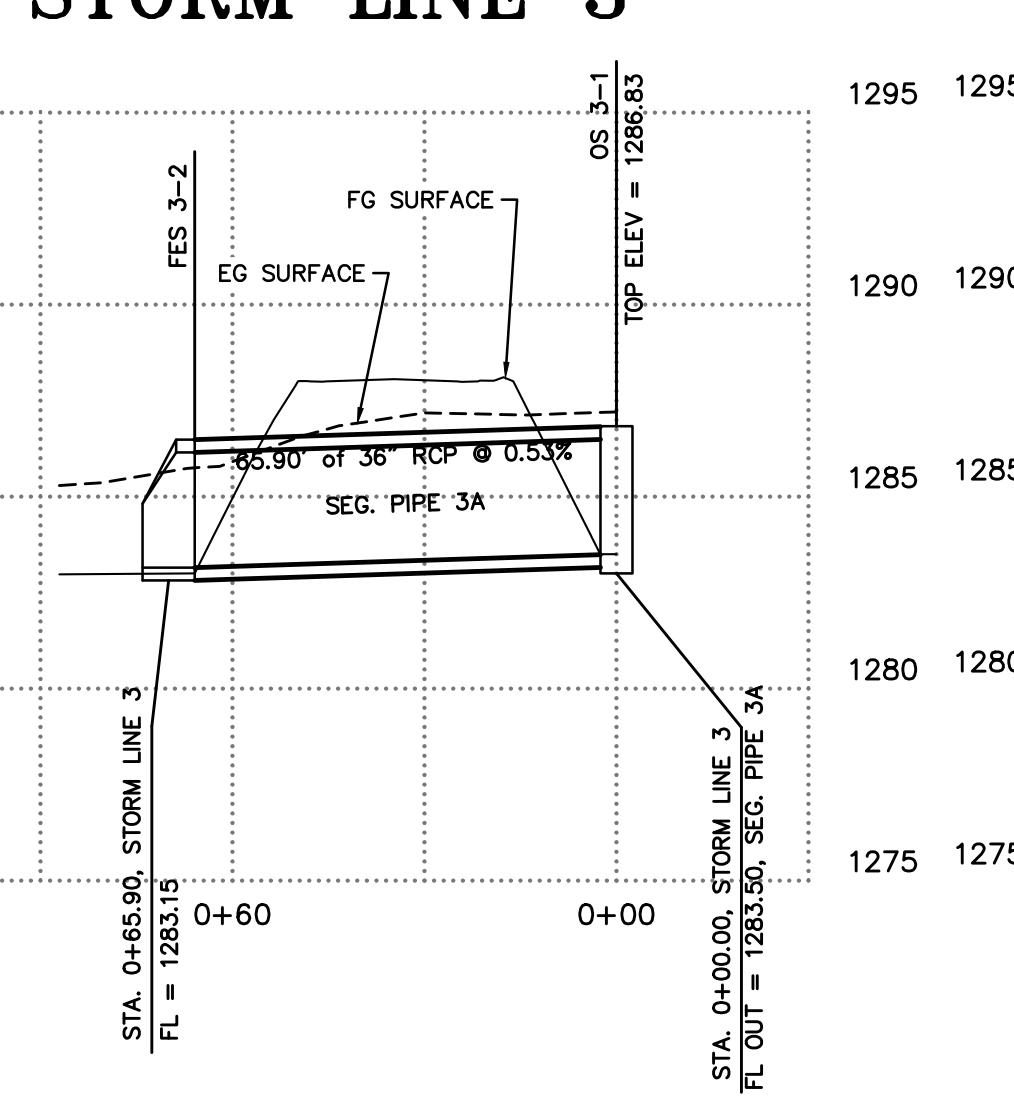
STORM LINE 1



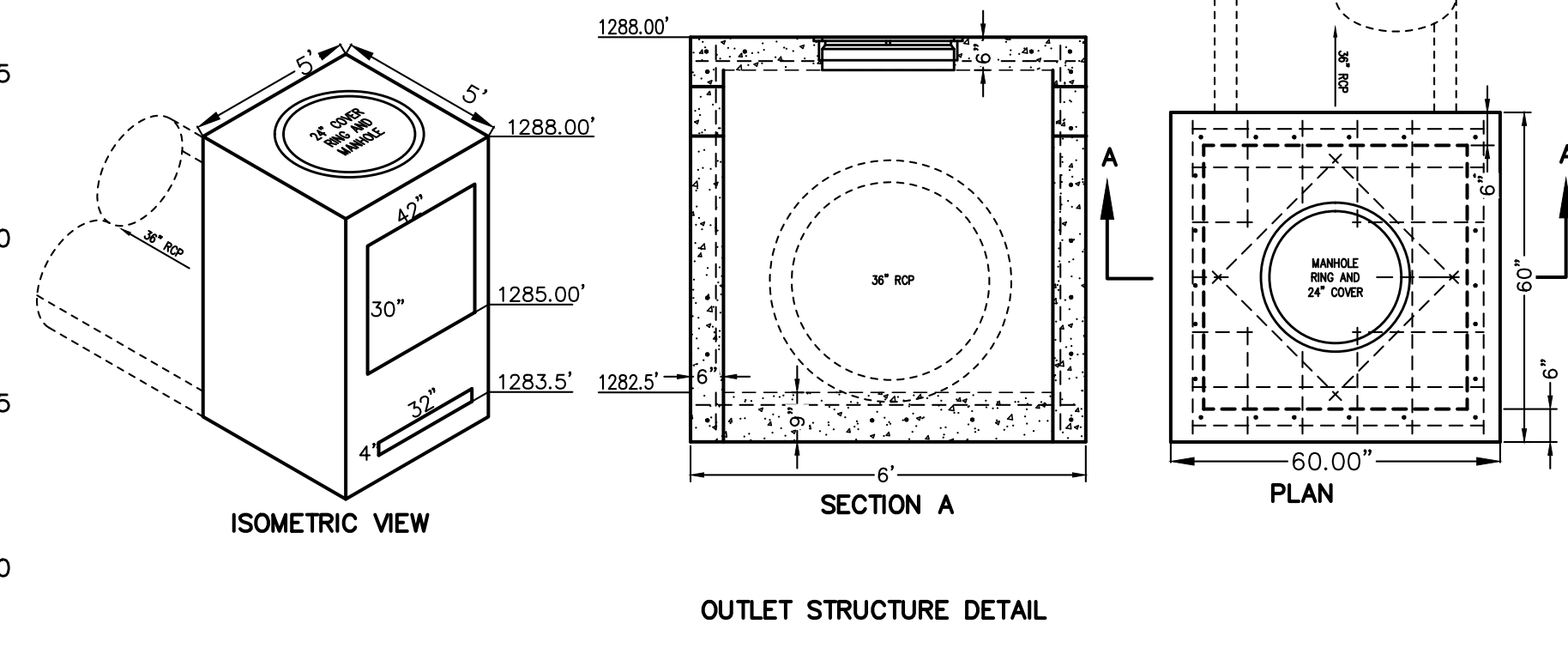
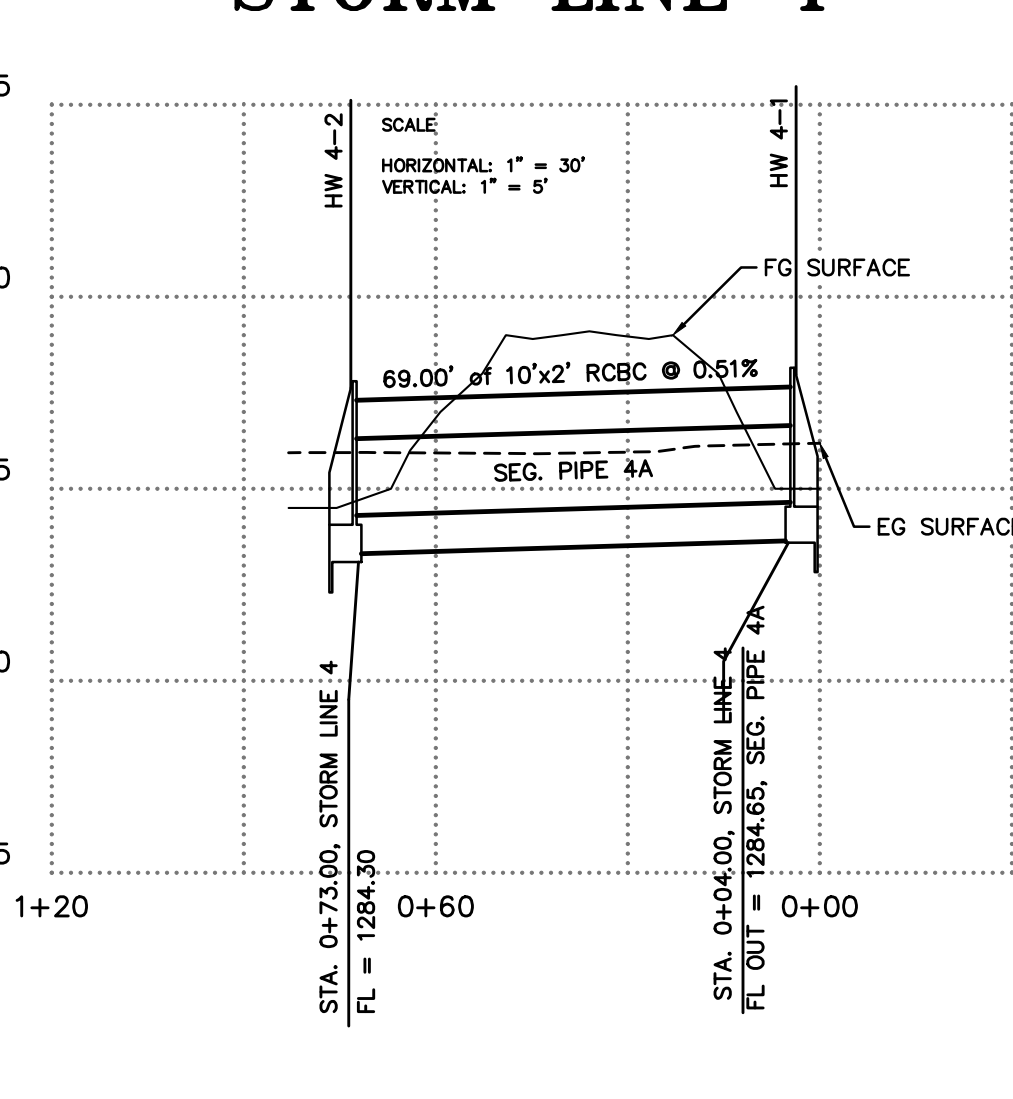
STORM LINE 2



STORM LINE 3



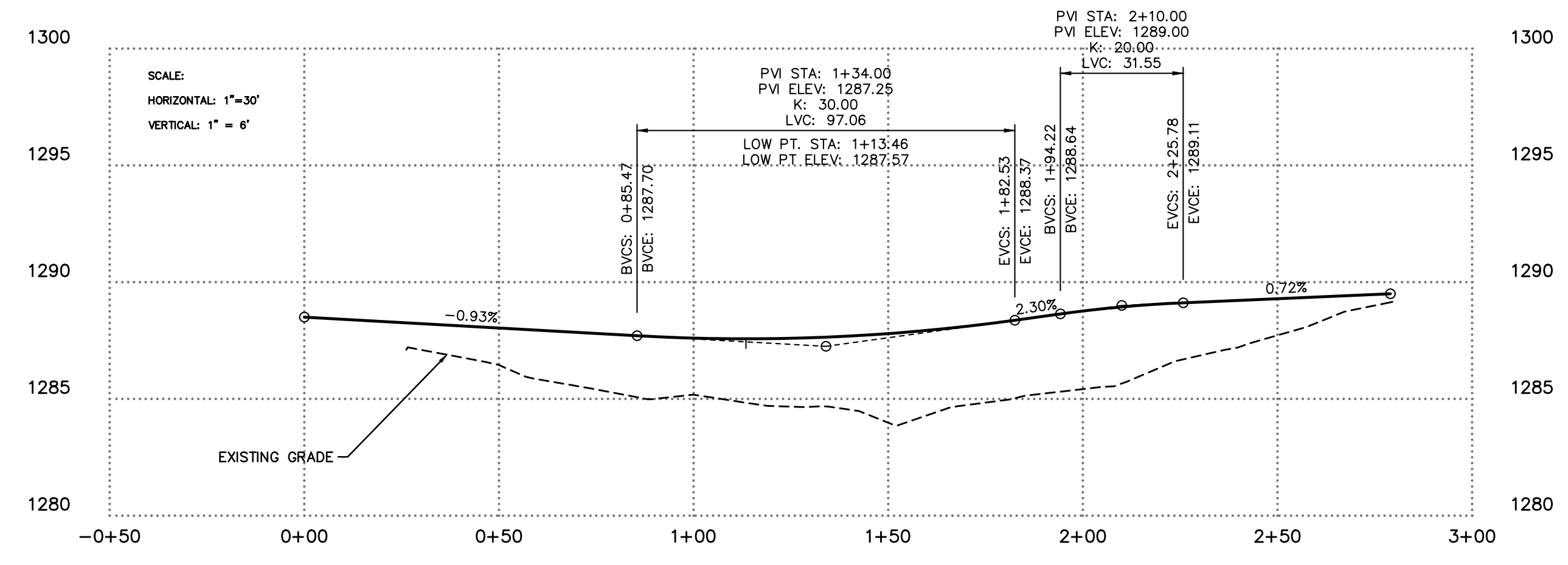
STORM LINE 4



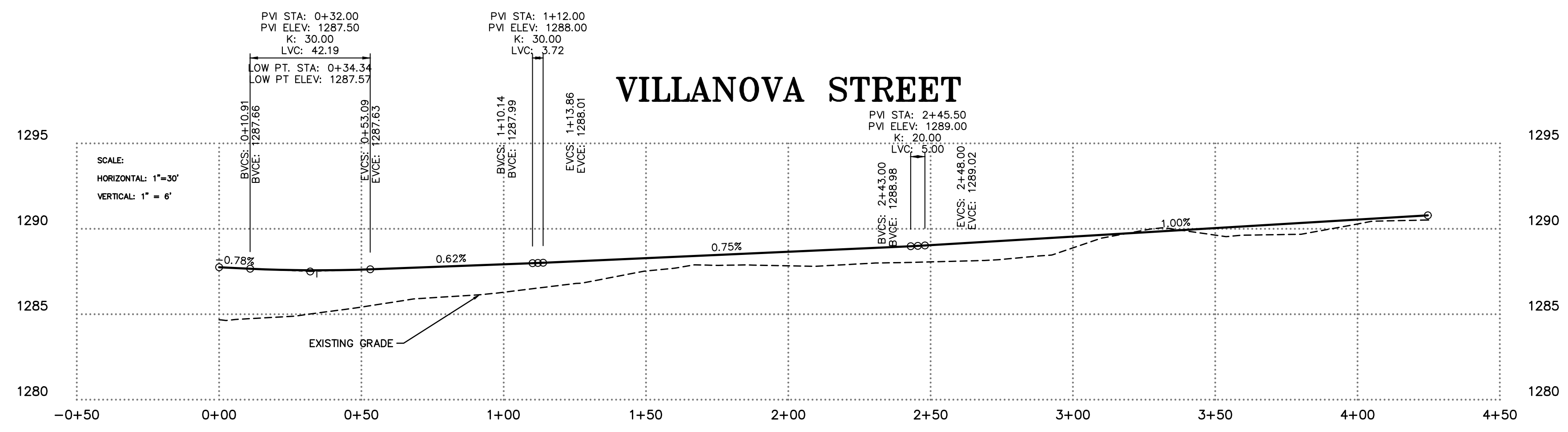
REVISION	DATE	DESCRIPTION

SCALE: 1" = 30'
DATE: May 16, 2022
DRAWN BY: [Signature]
W.O. #: 22923

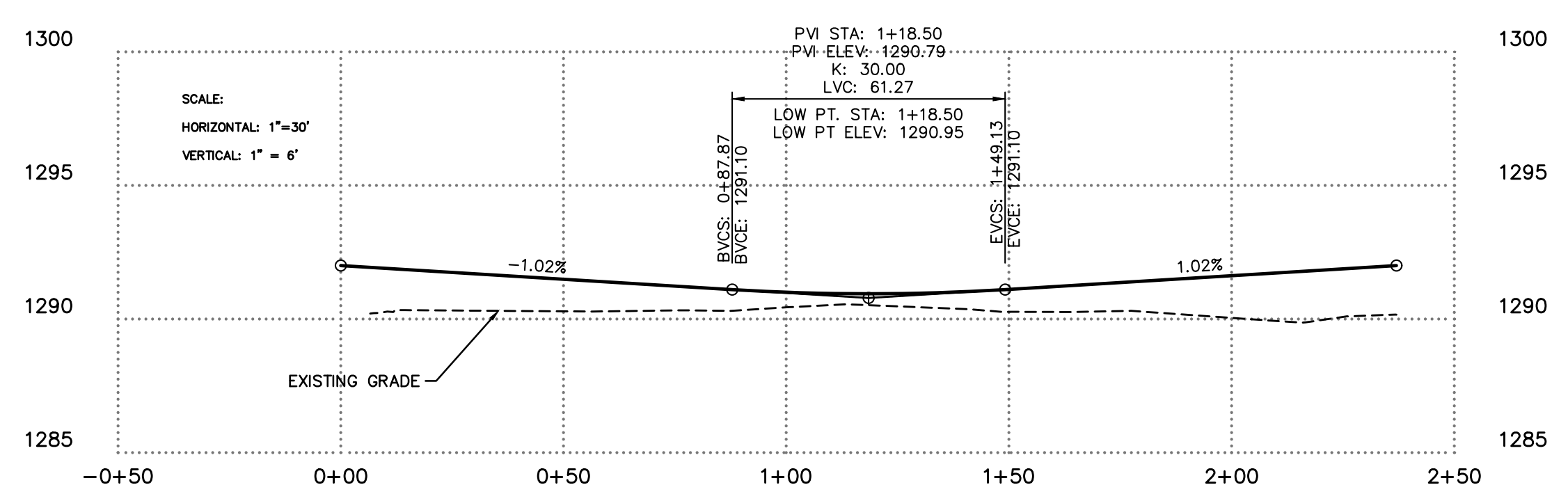
SPALLONE STREET



VILLANOVA STREET

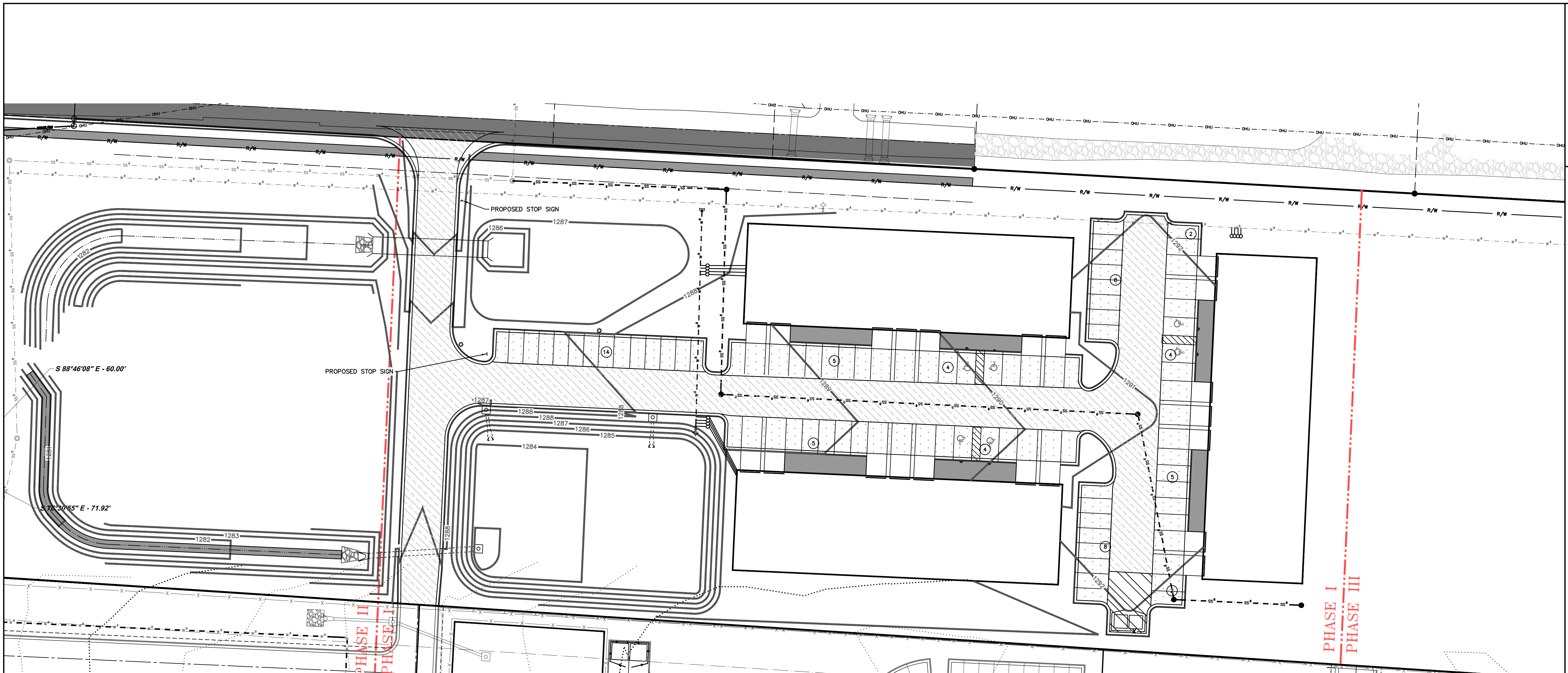


SARCEDO PLACE



REVISION	DATE	DESCRIPTION

SCALE: NTS
DATE: May 16, 2022
ENGINEER: FA
DRAWN BY: CAS
W.O. #: 22923



LIGHT DUTY PAVING: CLASS 7 BASE 7" THICK
 SURFACE COURSE, 2" THICK

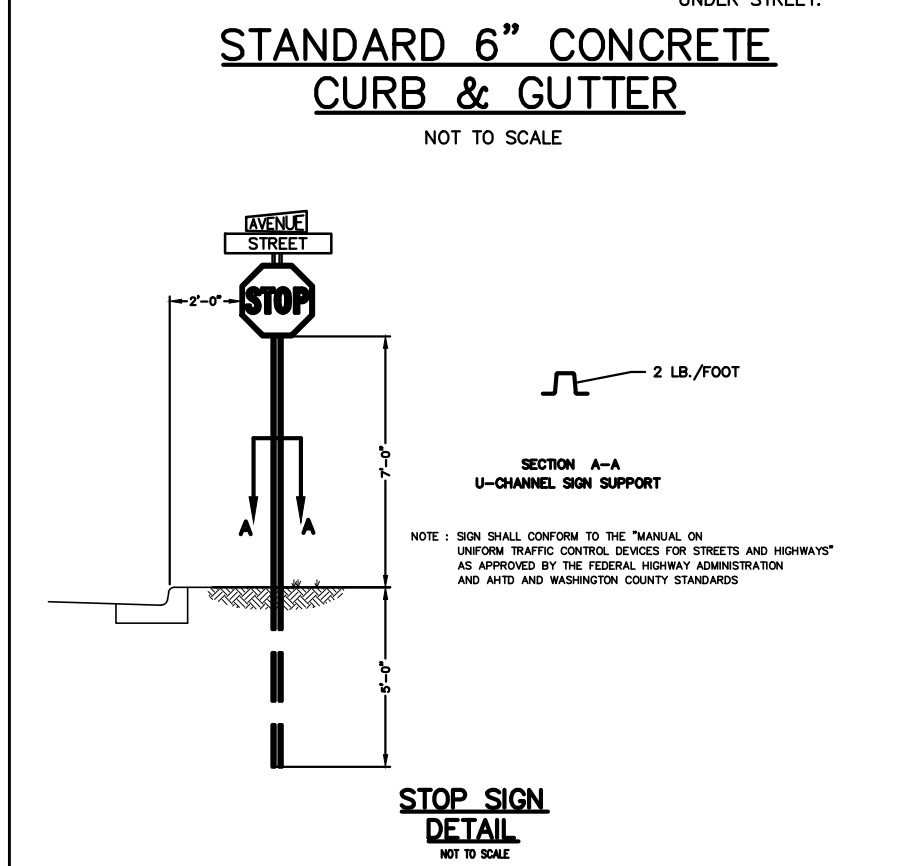
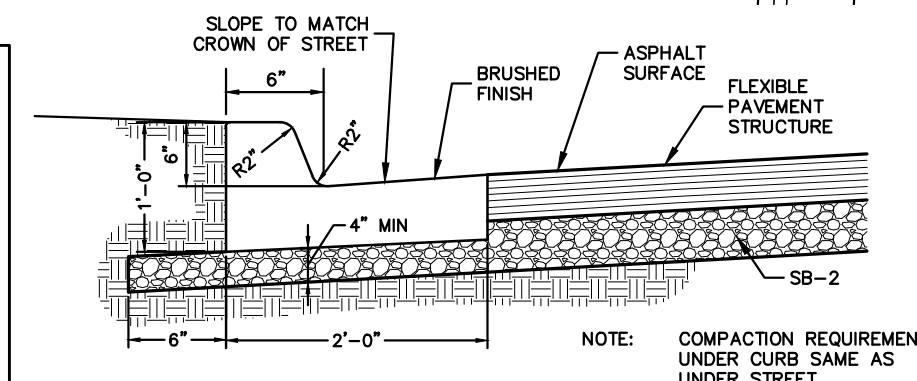
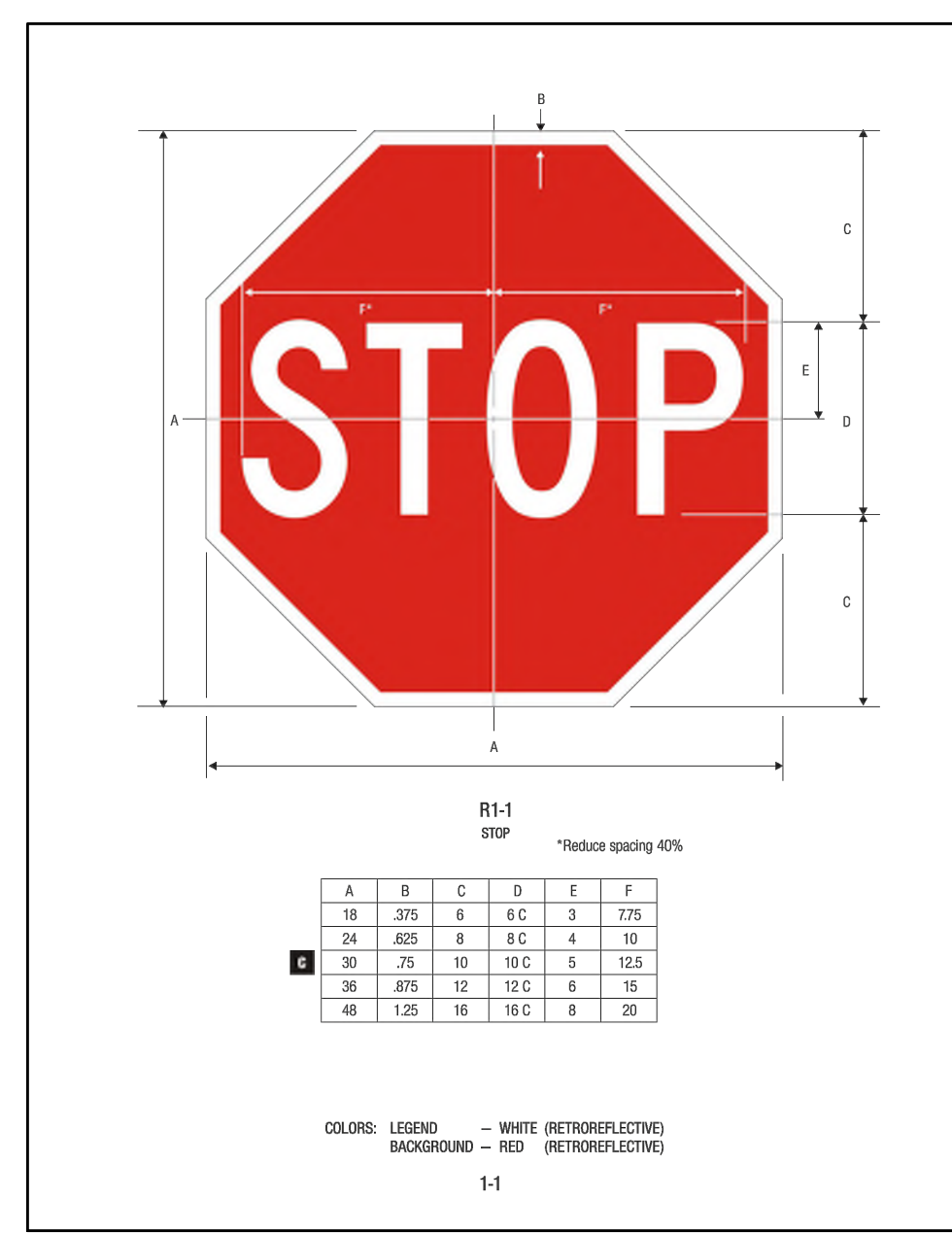
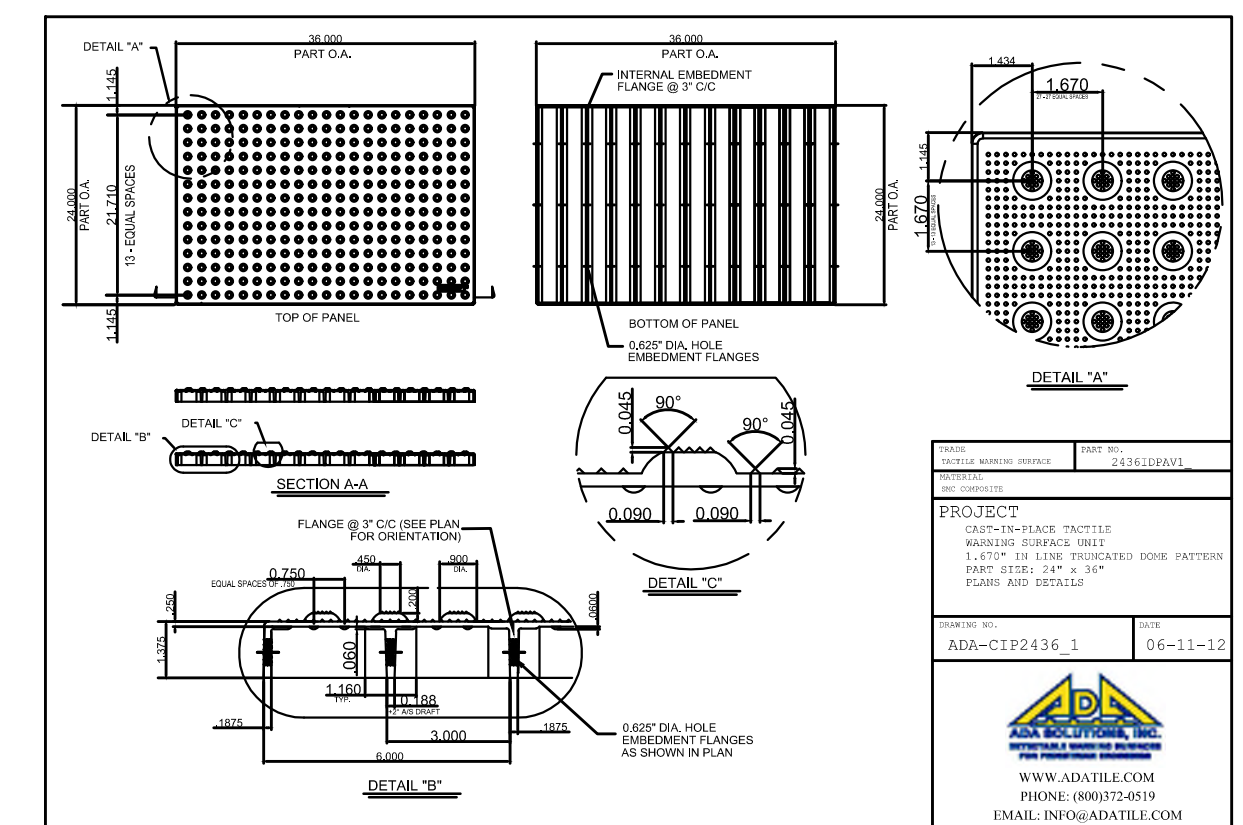
HEAVY DUTY PAVING: CLASS 7 BASE 8" THICK
 SURFACE COURSE, 3" THICK

DUMPSTER PAD: CLASS 7 BASE 4" THICK
 UNREINFORCED CONCRETE (4,000 PSI), 8" THICK

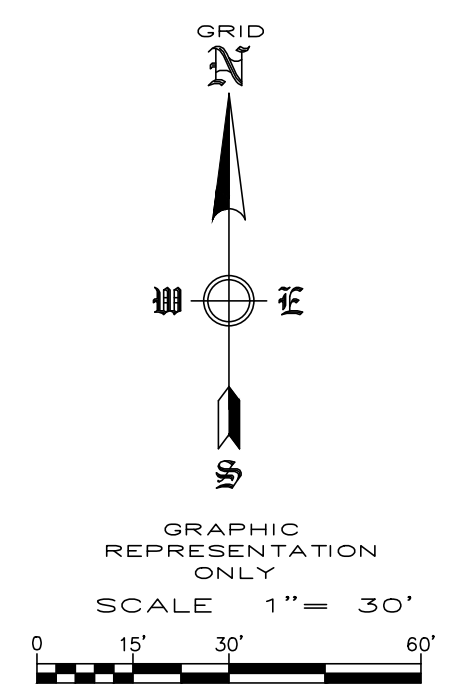


***NOTE:**

- 1) PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.
- 2) ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.
- 3) CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.

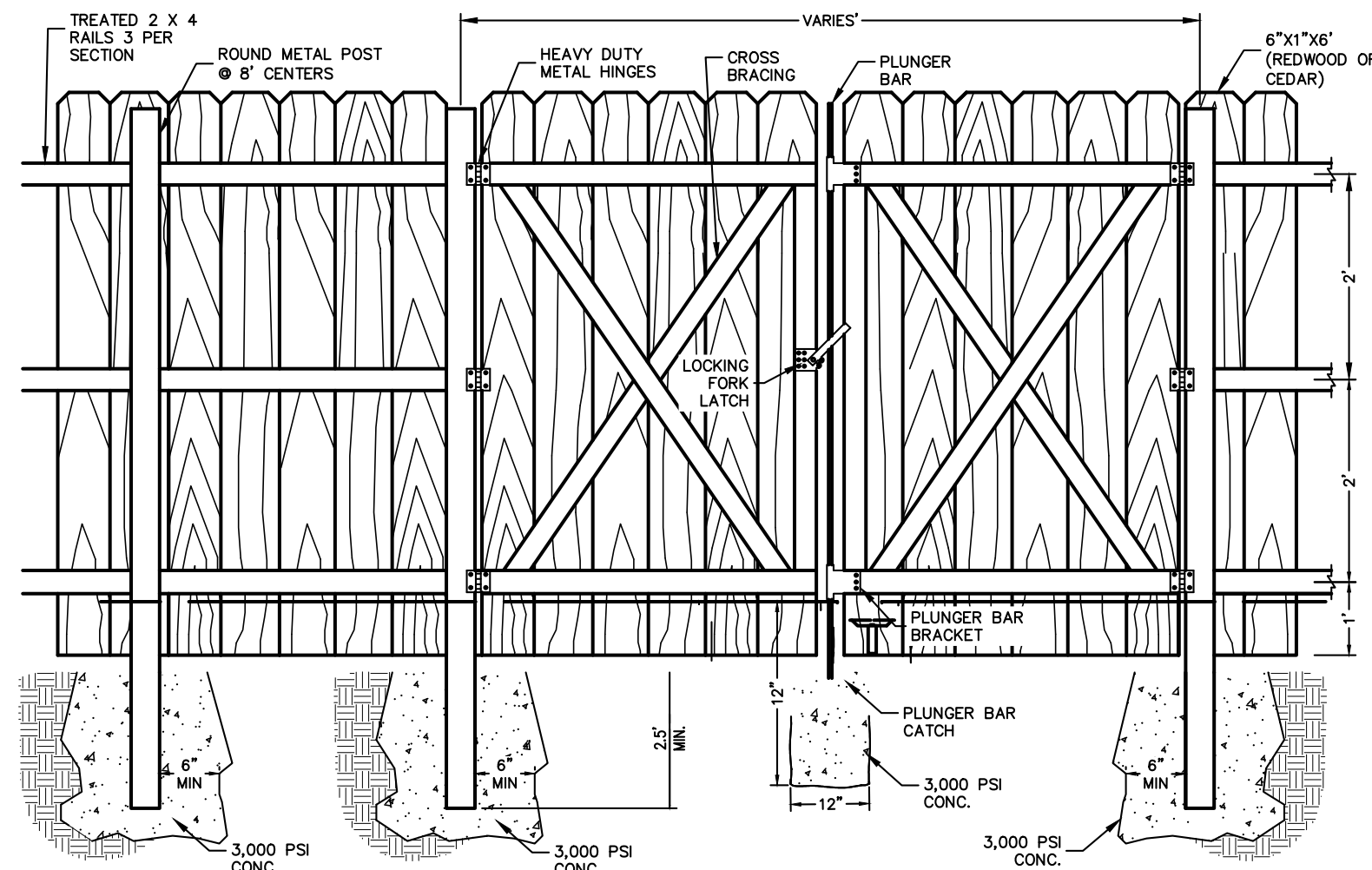


NOTE:
 NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF TONTITOWN.
 WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.
 THE BUILDING PAD BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF TONTITOWN BUILDING INSPECTOR

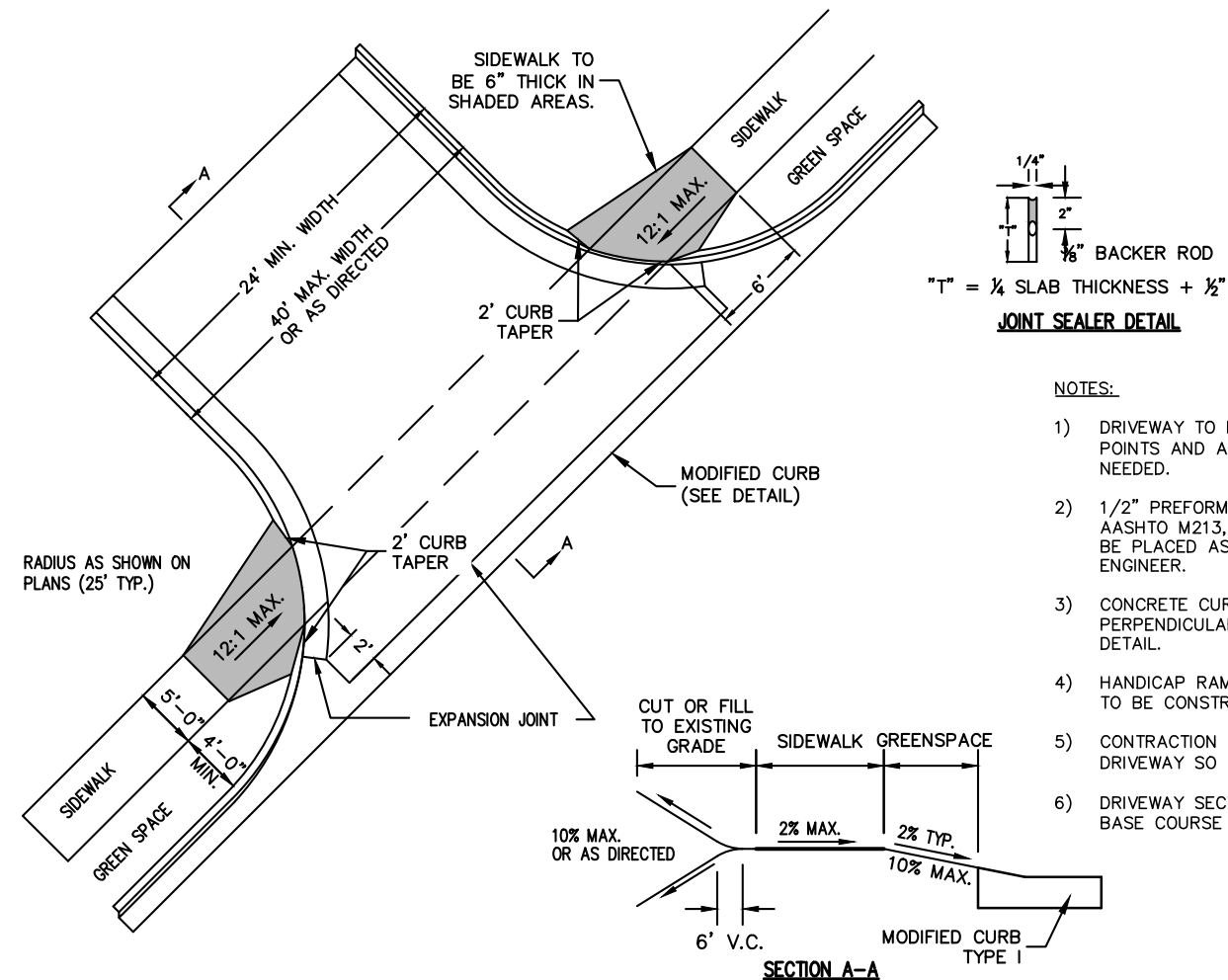


REVISION	DATE	DESCRIPTION

SCALE: X"=XX'
 DATE: May 17, 2022
 ENGINEER: JA
 DRAWN BY: XXX
 W.O. # 22923

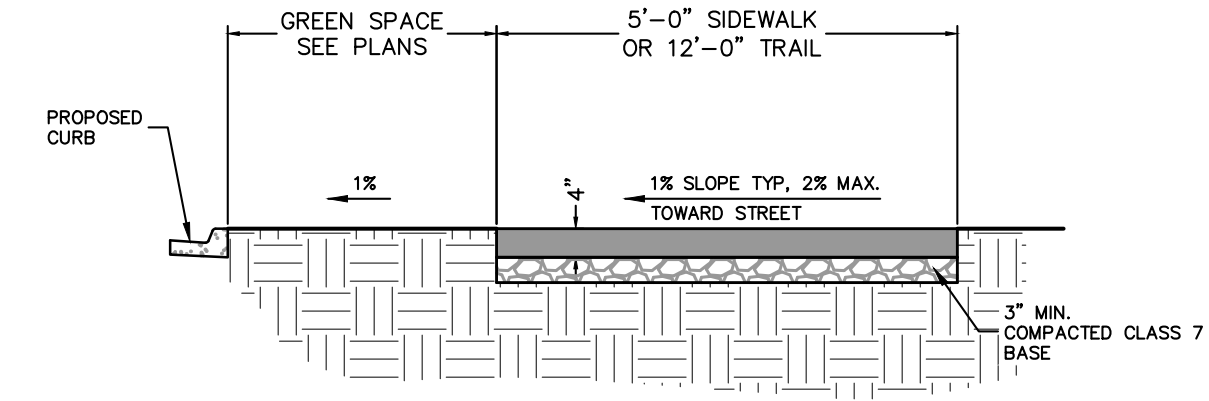


DUMPSTER & SCREENING FENCE DETAIL
NOT TO SCALE



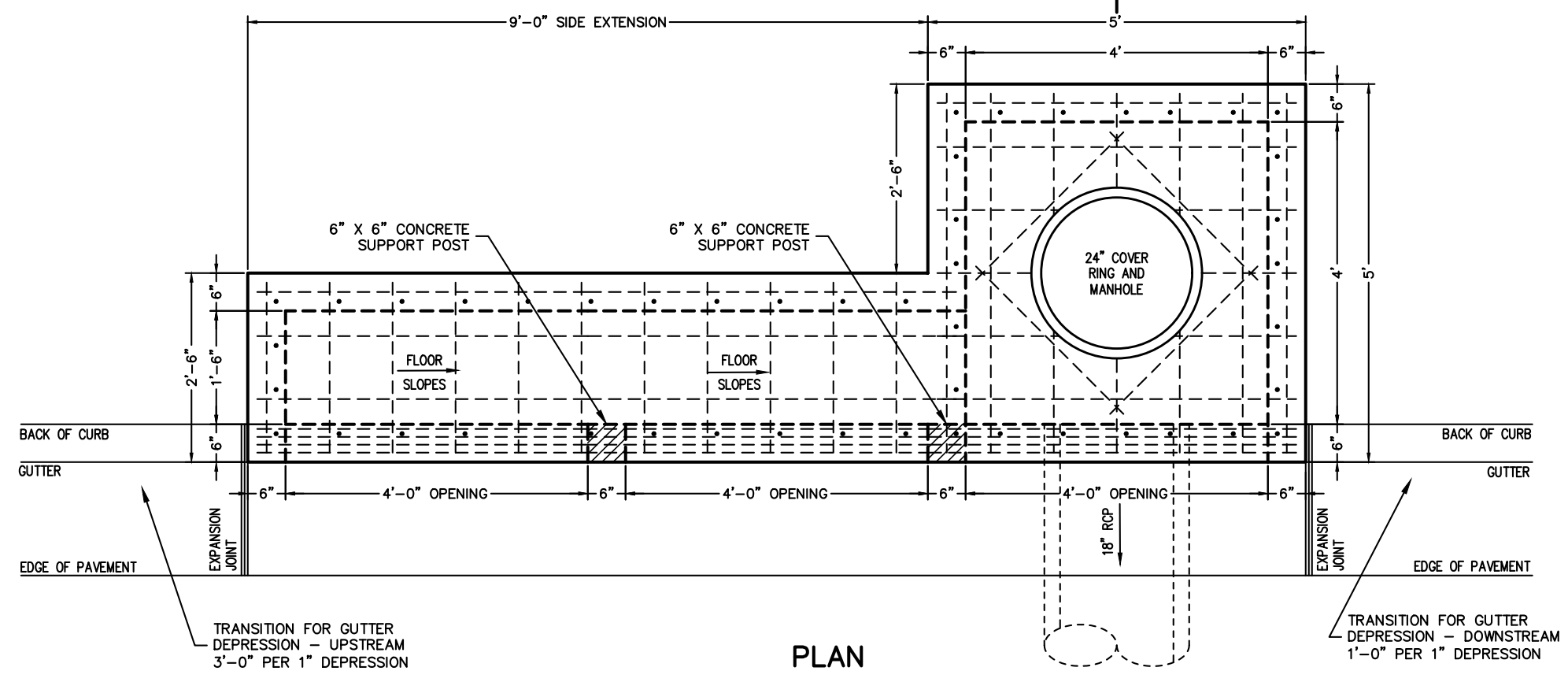
DRIVEWAY DETAIL
NOT TO SCALE

- NOTES:
- 1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
 - 2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
 - 3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
 - 4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
 - 5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
 - 6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



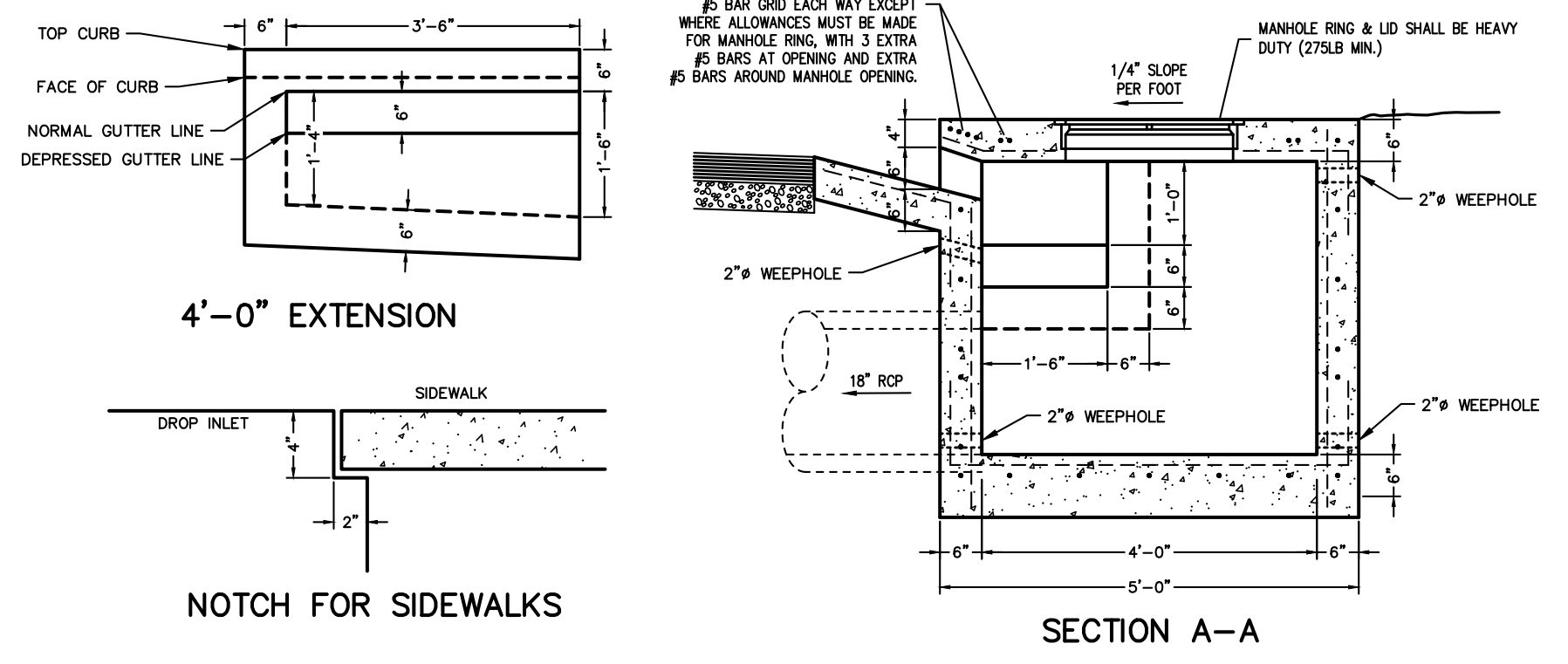
- NOTES:
- TRANSVERSE TOOLED JOINTS SHALL BE PROVIDED PERPENDICULAR TO SIDEWALK AT INTERVALS EQUAL TO THE SIDEWALK WIDTH.
 - PROVIDE EXPANSION JOINTS PERPENDICULAR TO TRAIL AT INTERVALS 5X TRAIL WIDTH, AND AT EACH STRUCTURE AND CURB.
 - TRAIL MUST BE 3500 PSI CONCRETE ATOP 3" MIN. COMPACTED CLASS 7 BASE.

PUBLIC SIDEWALK & TRAIL DETAIL
NOT TO SCALE

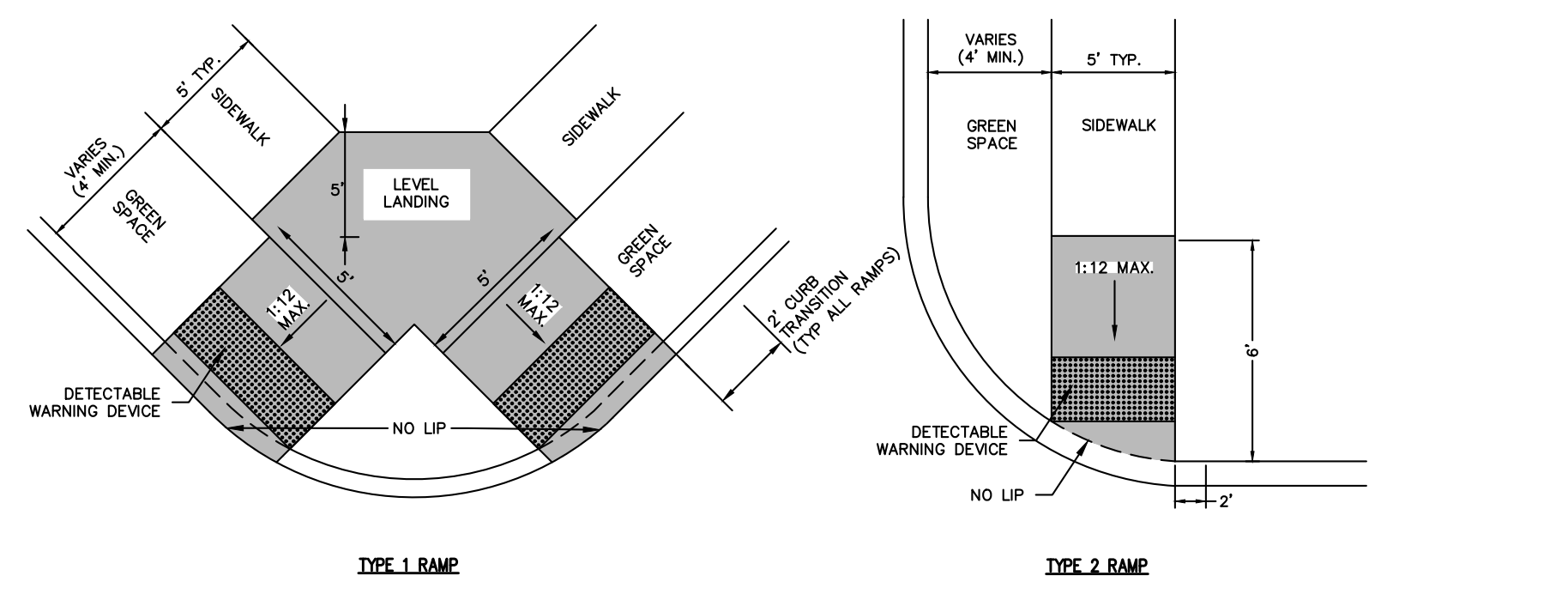


- NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
 2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
 3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 p.s.i.
 4. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
 5. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
 6. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
 7. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
 8. REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS.
 9. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
 10. PRIOR TO AND DURING PLACEMENT OF PAVEMENT IN FRONT OF INLETS, THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES. THE METHODS USED FOR THIS WORK SHALL BE APPROVED BY THE ENGINEER.
 11. LIMIT DEFLECTION TO 60 DEGREES. IF GREATER, USE NEXT LARGER MANHOLE DIAMETER/SIZE.
 12. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
 13. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
 14. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
 15. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
 16. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.

STRUCTURE SIZE TABLE	
INSIDE DIMENSION OF INLET	PIPE DIAMETER
4 FEET	18"
5 FEET	21" TO 42"
6 FEET	60" OR GREATER



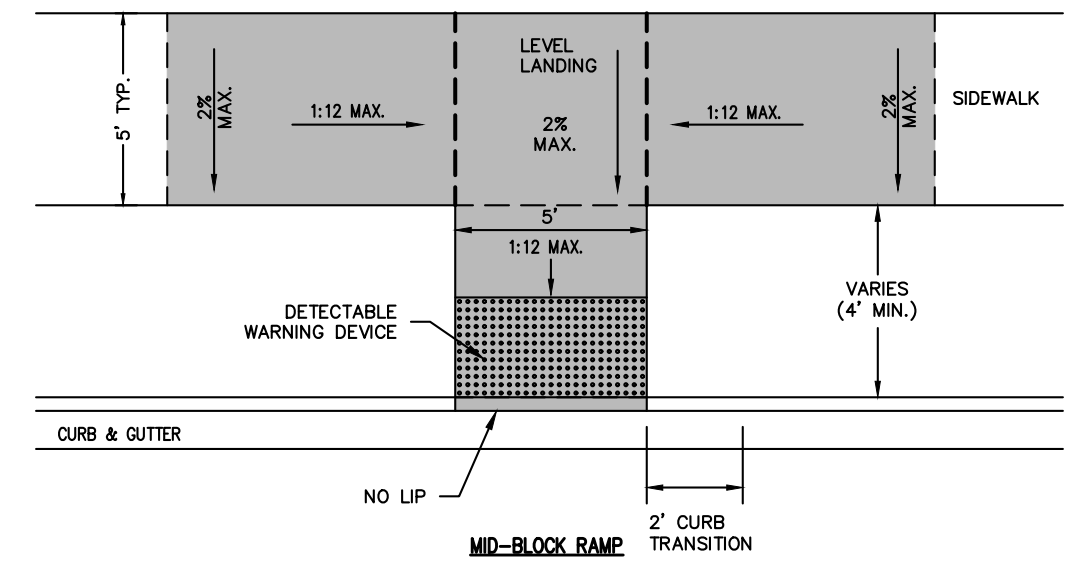
TYPICAL DROP INLET
NOT TO SCALE



TYPE 1 RAMP

TYPE 2 RAMP

- NOTES:
- 1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 1:12.
 - 2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
 - 3) THE MINIMUM THICKNESS FOR THE RAMP, WALK & LANDING SHALL BE 4".
 - 4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



HANDICAP RAMP DETAILS
NOT TO SCALE

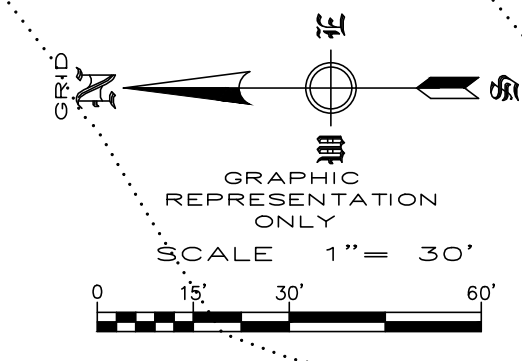
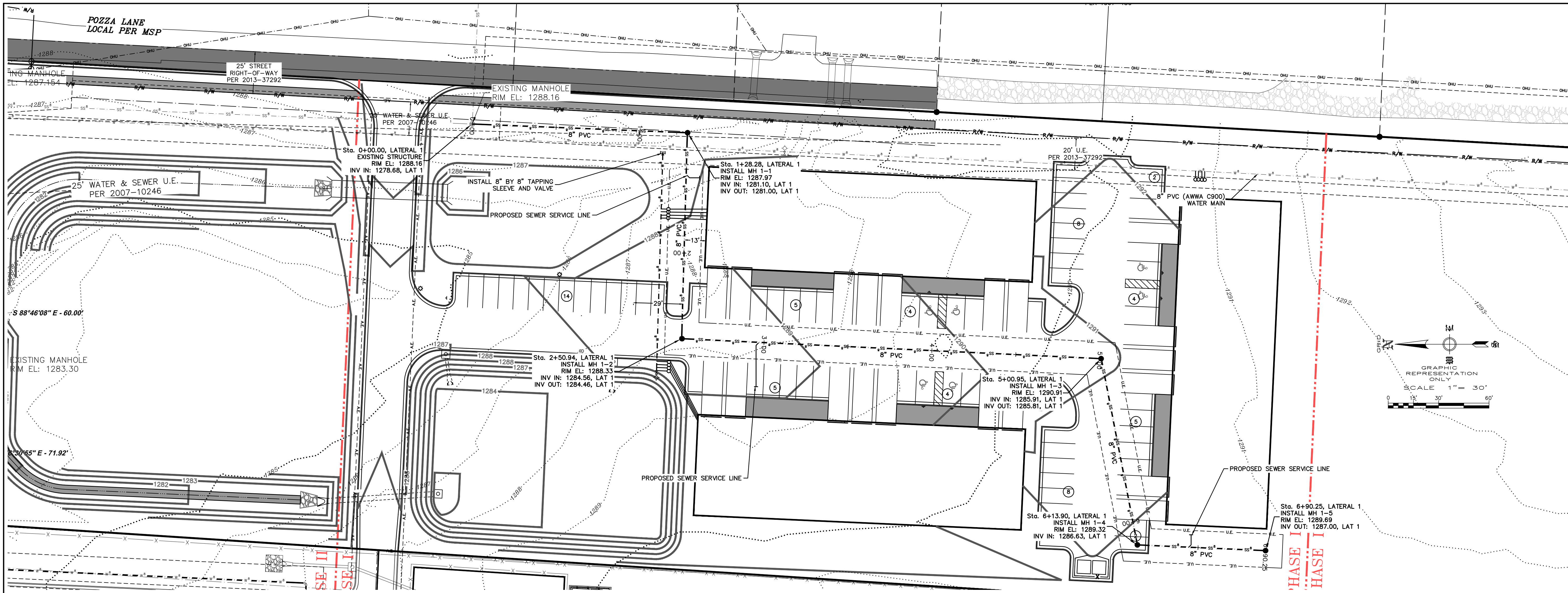


TYPICAL DETAILS
POZZA COMMERCIAL - PHASE I
TONTITOWN, ARKANSAS

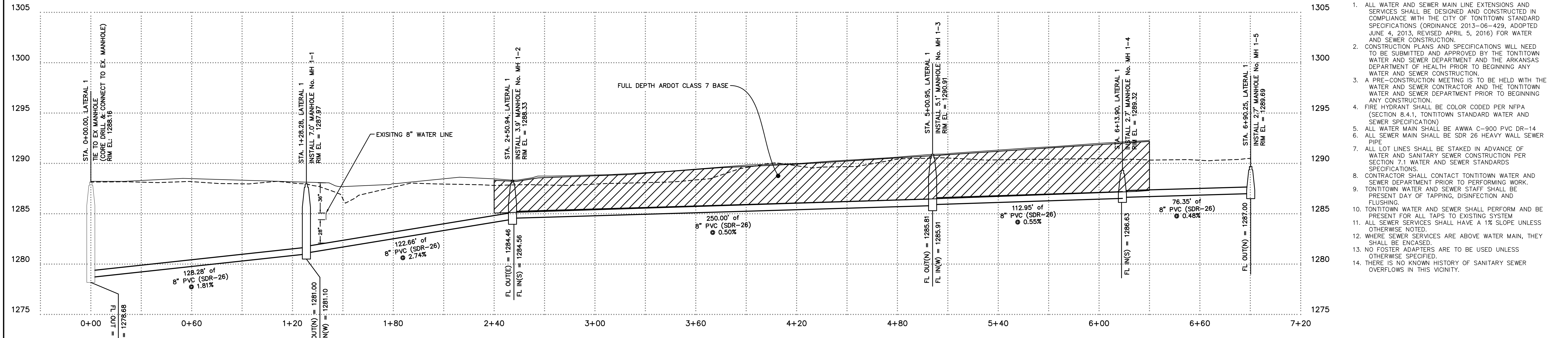
REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: May 16, 2022
DRAWN BY: EA
W.O. # 22923

**UTILITY PLAN
 POZZA COMMERCIAL - PHASE I
 TONTIOWN, ARKANSAS**



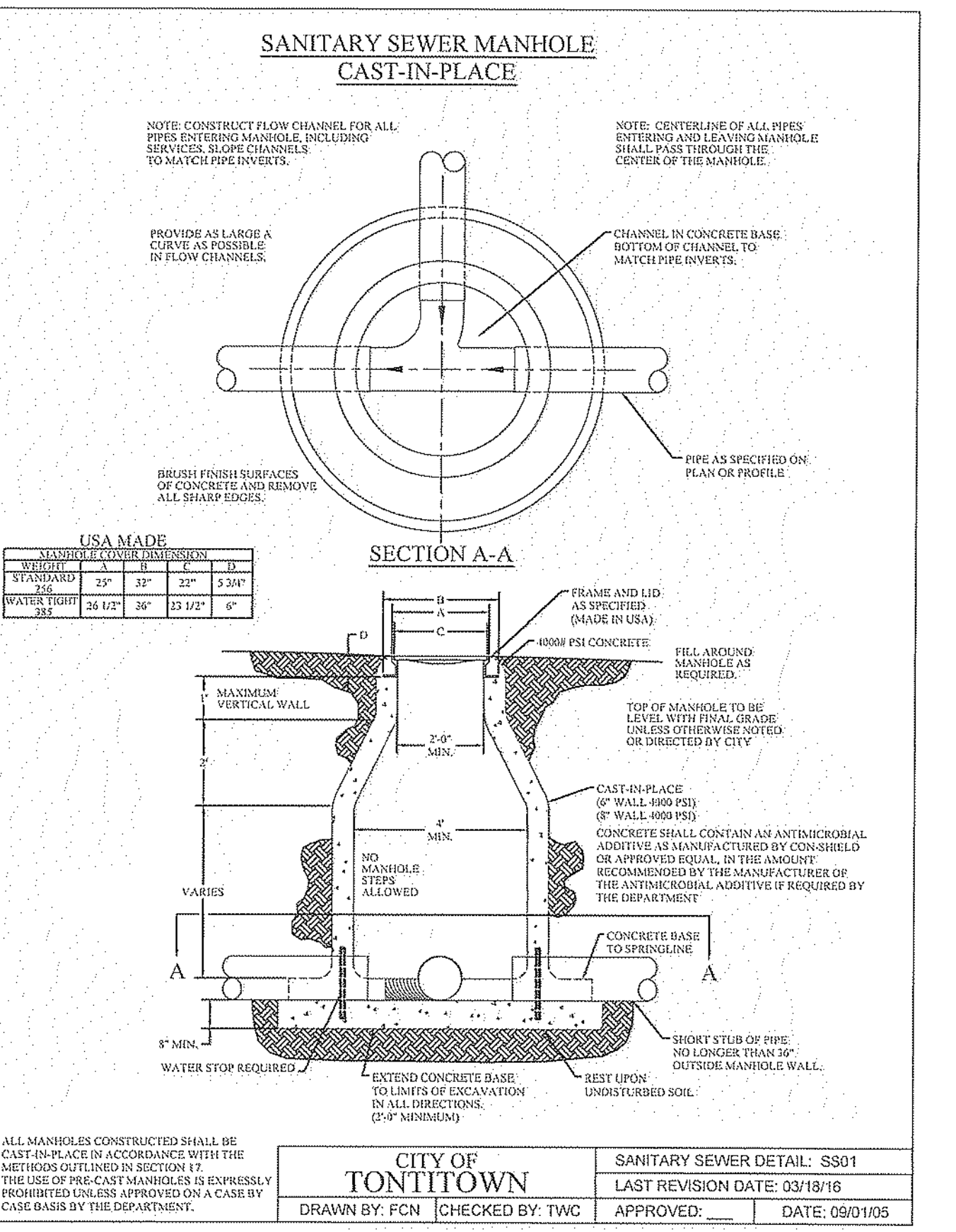
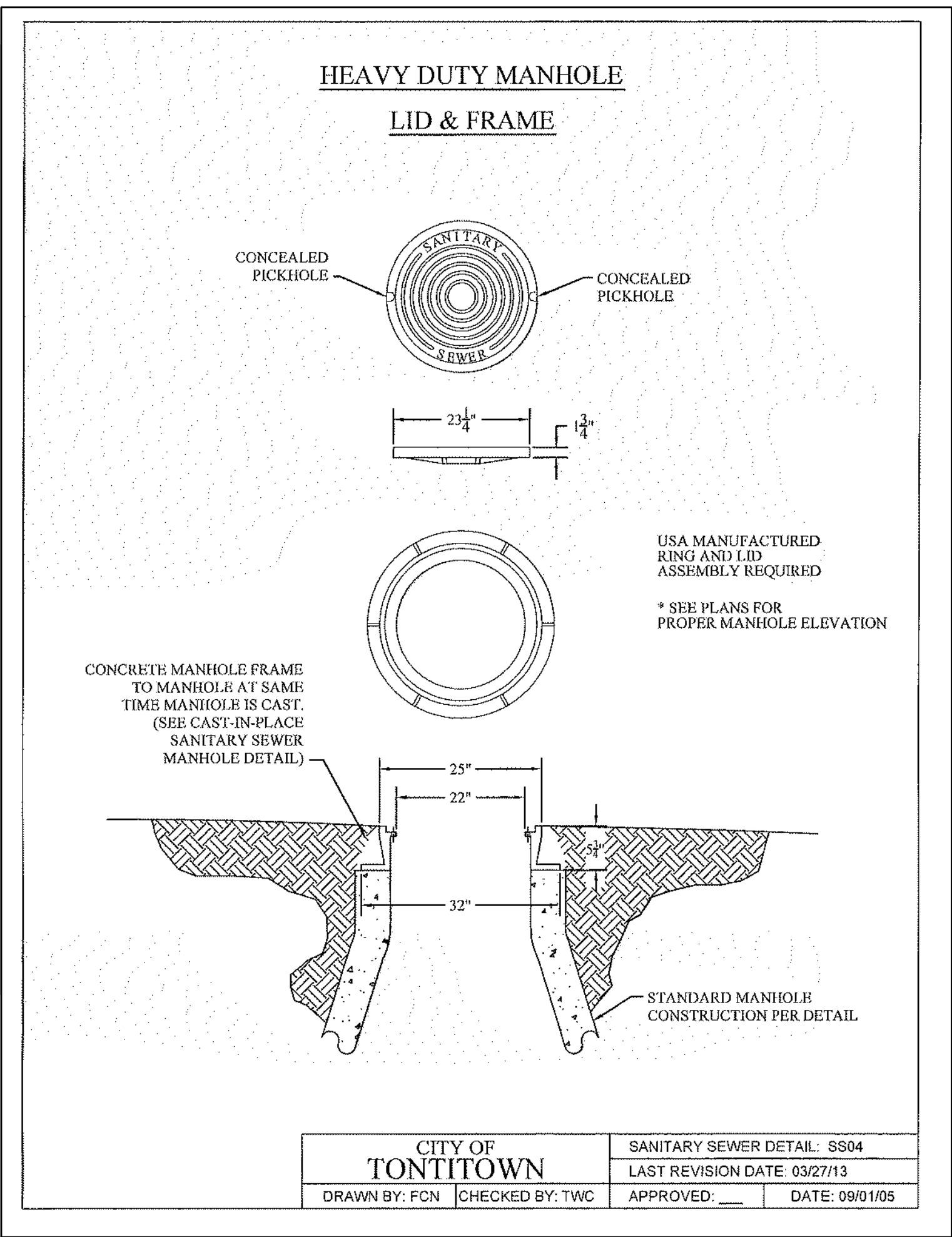
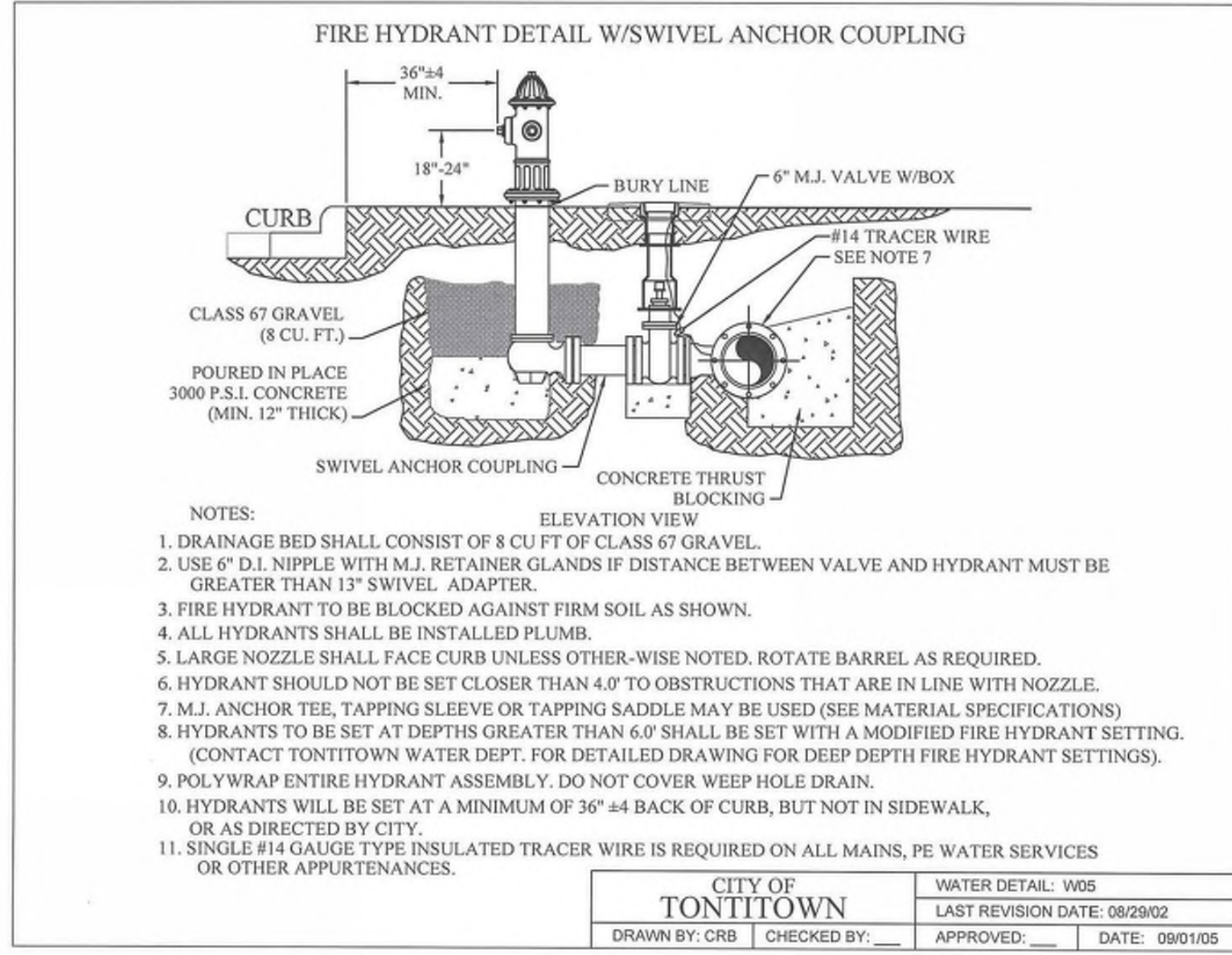
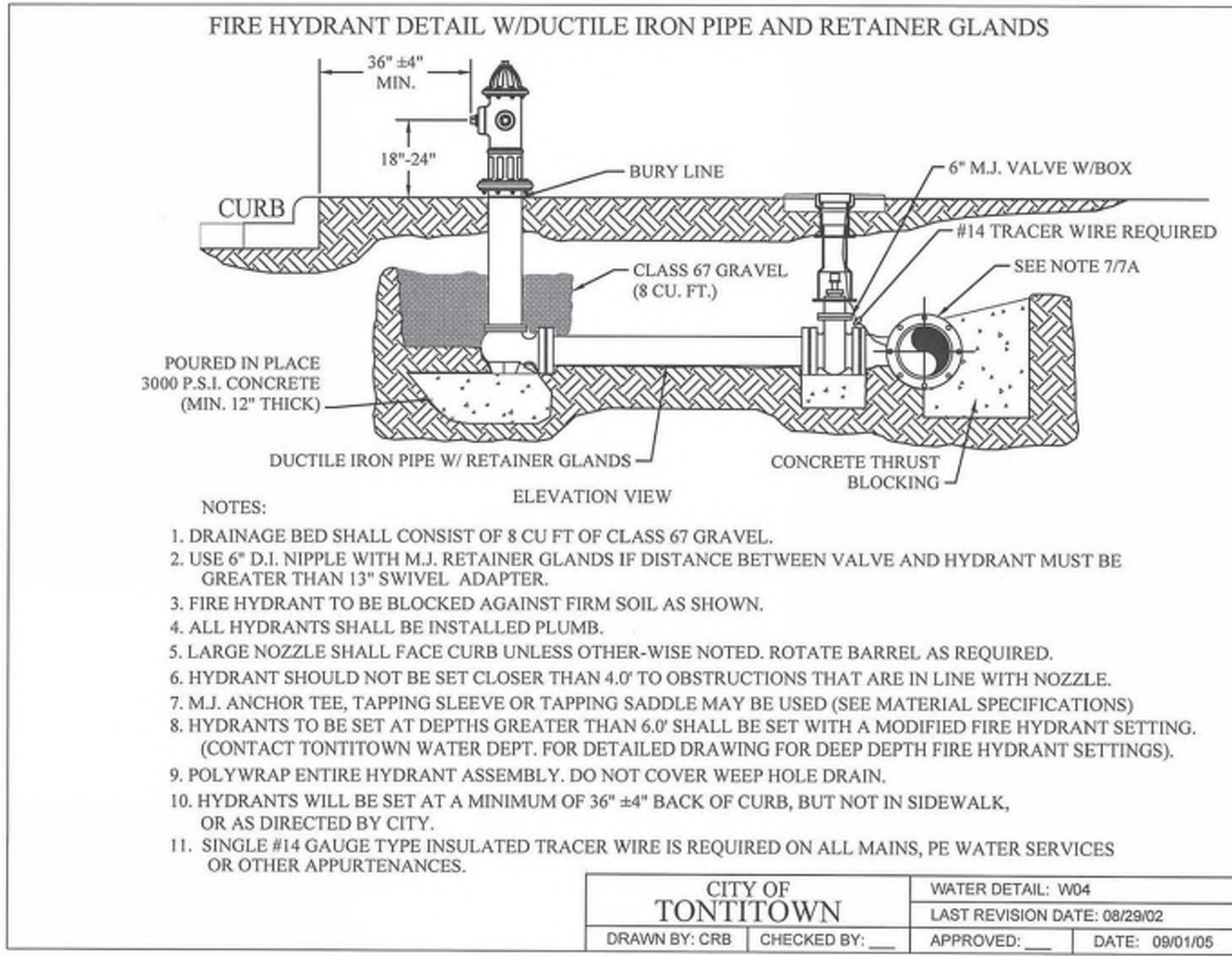
LATERAL 1



- NOTES:
1. ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CITY OF TONTIOWN STANDARD SPECIFICATIONS (ORDINANCE 2013-06-429, ADOPTED JUNE 4, 2013, REVISED APRIL 5, 2016) FOR WATER AND SEWER CONSTRUCTION.
 2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY THE TONTIOWN WATER AND SEWER DEPARTMENT AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
 3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND THE TONTIOWN WATER AND SEWER DEPARTMENT PRIOR TO BEGINNING ANY CONSTRUCTION.
 4. FIRE HYDRANT SHALL BE COLOR CODED PER NFPA (SECTION 8.4.1, TONTIOWN STANDARD WATER AND SEWER SPECIFICATION).
 5. ALL WATER MAIN SHALL BE AWWA C-900 PVC DR-14 PIPE.
 6. ALL SEWER MAIN SHALL BE SDR 26 HEAVY WALL SEWER PIPE.
 7. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SECTION 7.1 WATER AND SEWER STANDARDS SPECIFICATIONS.
 8. CONTRACTOR SHALL CONTACT TONTIOWN WATER AND SEWER DEPARTMENT PRIOR TO PERFORMING WORK.
 9. TONTIOWN WATER AND SEWER STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
 10. TONTIOWN WATER AND SEWER SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
 11. ALL SEWER SERVICES SHALL HAVE A 1% SLOPE UNLESS OTHERWISE NOTED.
 12. WHERE SEWER SERVICES ARE ABOVE WATER MAIN, THEY SHALL BE ENCASED.
 13. NO FOSTER ADAPTERS ARE TO BE USED UNLESS OTHERWISE SPECIFIED.
 14. THERE IS NO KNOWN HISTORY OF SANITARY SEWER OVERFLOWS IN THIS VICINITY.

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
 DATE: May 17, 2022
 DRAWN BY: CAS
 W.O. #: 22923



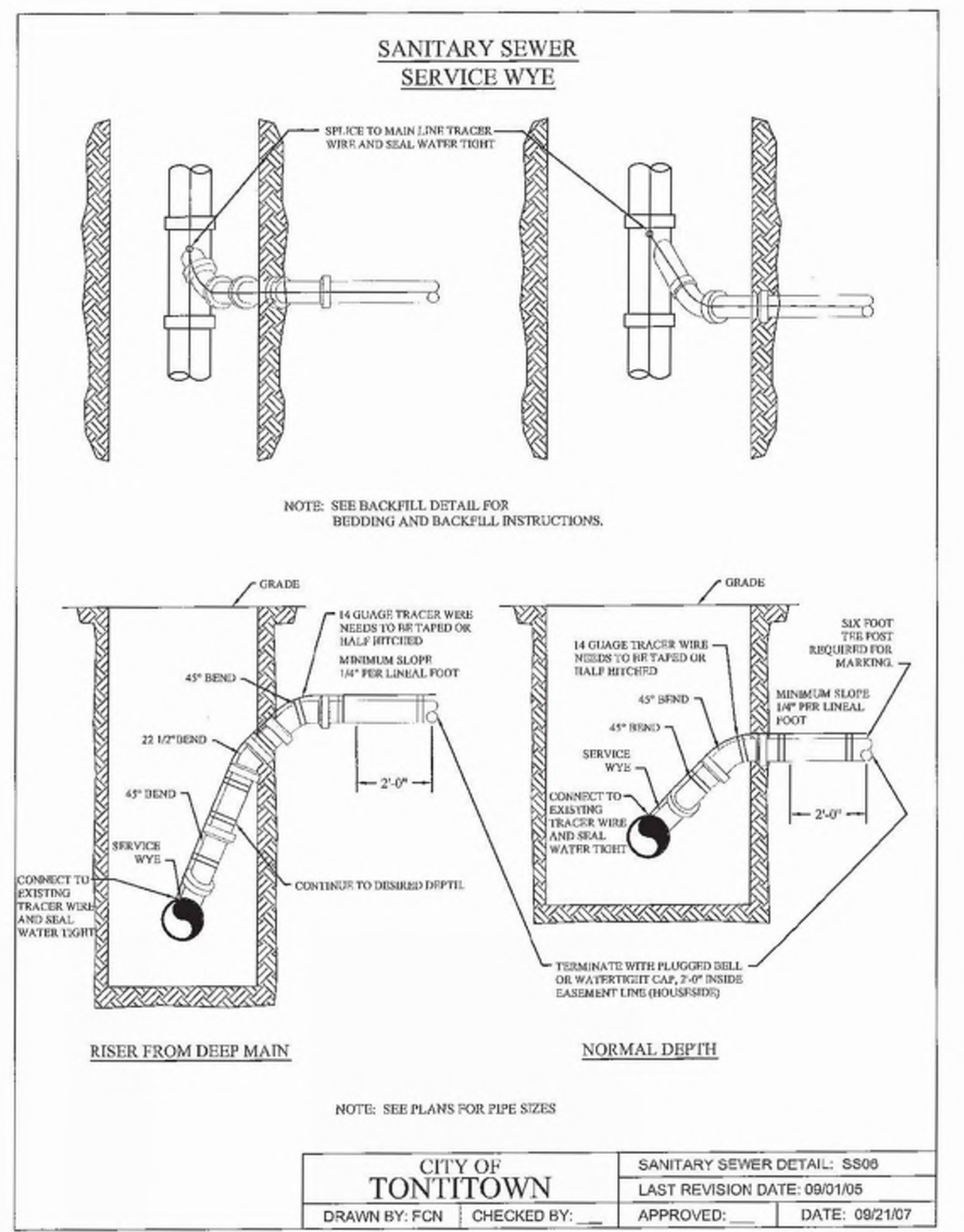
REACTION BACKING TABLE

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	2
6"	3	3	2	1	1	3
8"	4	6	3	2	1	4
10"	6	8	5	3	1	6
12"	8	12	6	3	2	8
14"	11	16	9	4	2	11
16"	14	20	11	6	3	14
18"	18	25	14	7	4	18
20"	22	31	17	9	4	22
24"	32	45	24	12	6	32
30"	48	68	37	19	10	48
36"	69	98	53	27	14	69

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 150 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: GW510	
DRAWN BY: CRB		LAST REVISION DATE: 08/29/02	
CHECKED BY: _____	APPROVED: _____	DATE: 09/01/05	

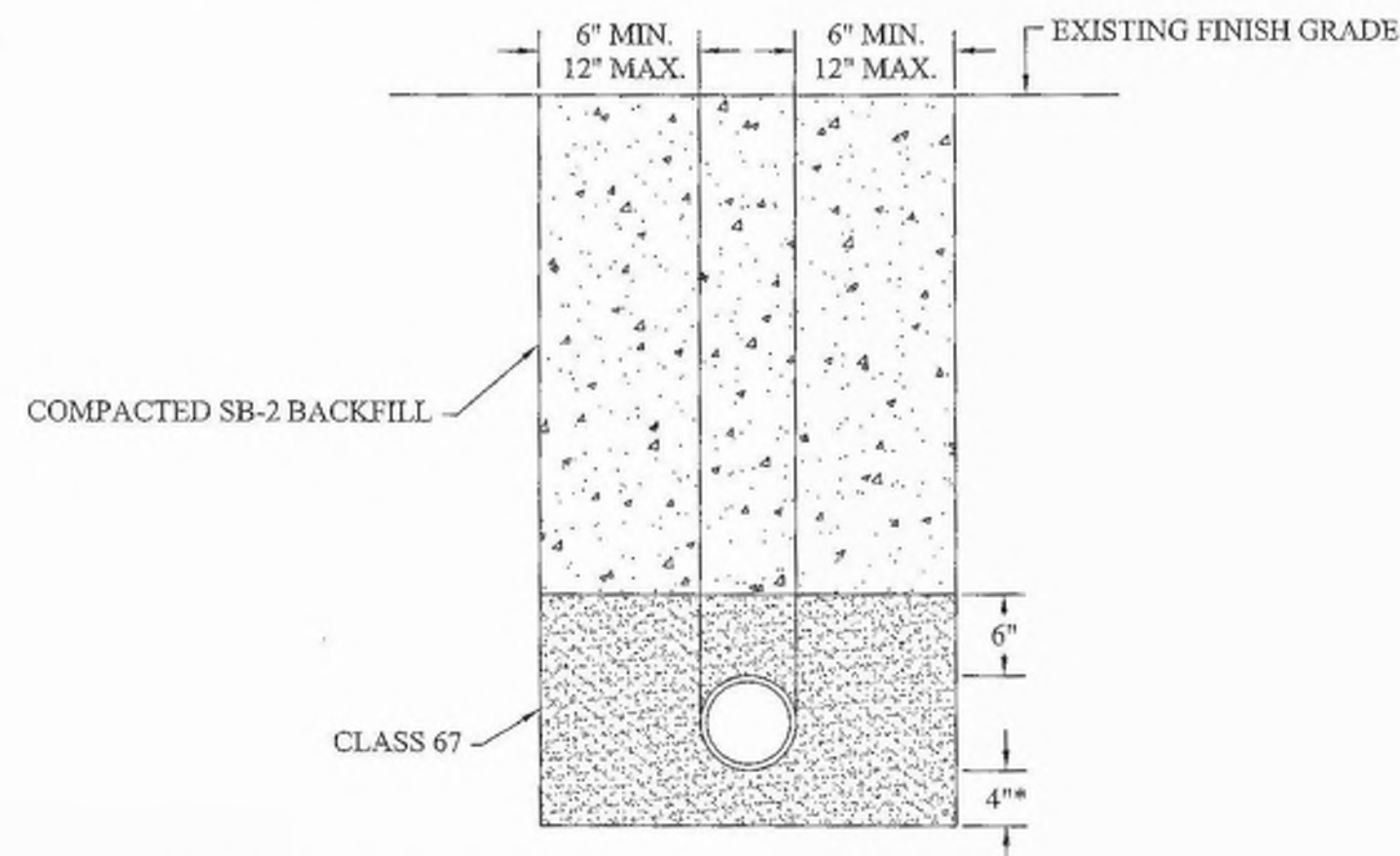


UTILITY DETAILS
POZZA COMMERCIAL - PHASE I
TONTITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: May 16, 2022
DRAWN BY: FCN
W.O. #: 22923
CITY OF TONTITOWN, ARKANSAS
© 2022 POZZA COMMERCIAL, INC. 516.222.3374

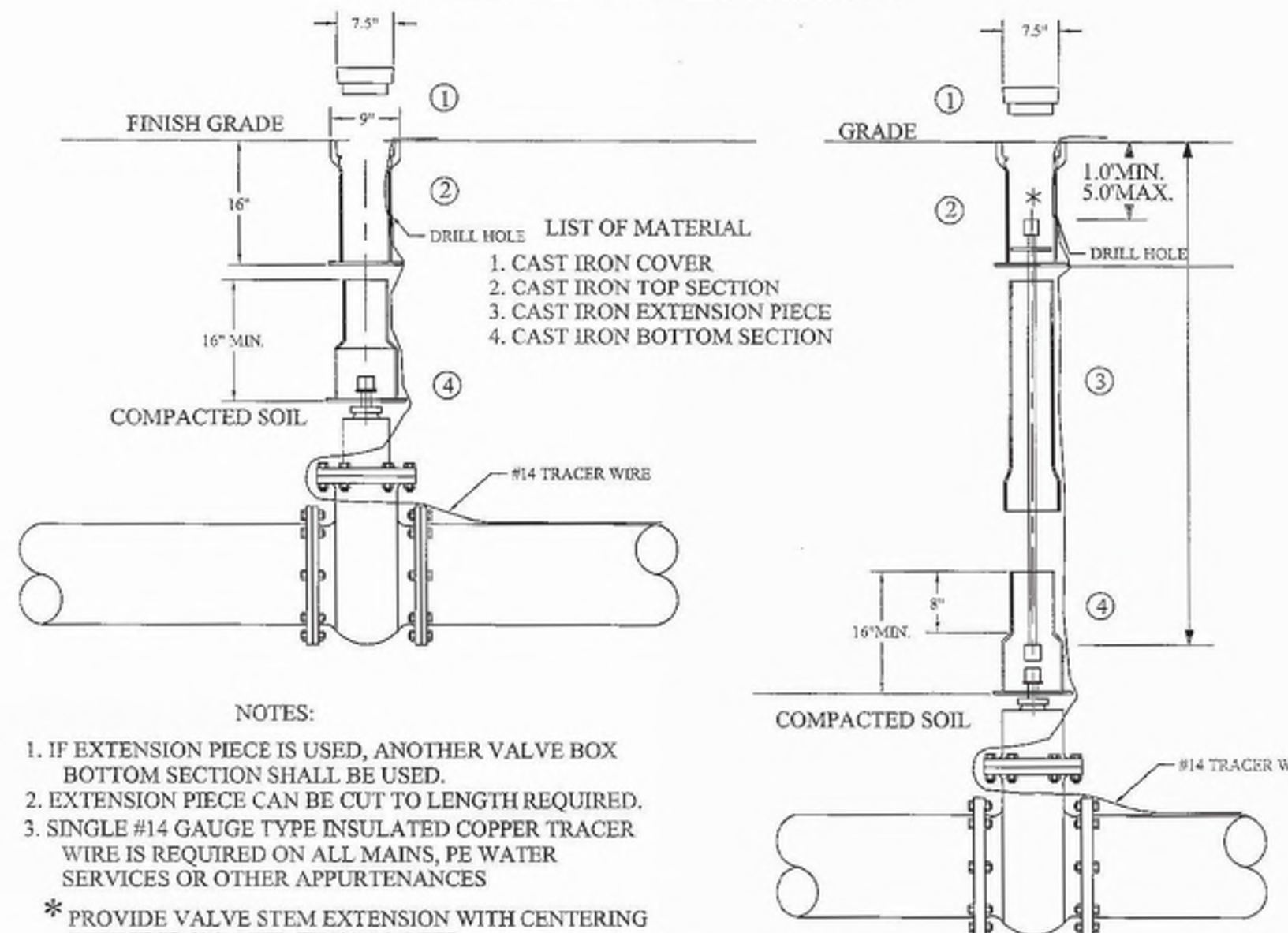
UNIMPROVED ROADS & DRIVEWAYS-PRIVATE DRIVEWAYS & PARKING AREAS



* IF IN ROCK 6" MIN. CLASS #67 STONE REQUIRED.
 ** IMPROVED PRIVATE DRIVEWAYS AND PARKING AREAS BACKFILLED AS SHOWN ABOVE.
 SUBSURFACE MATERIAL TO EQUAL OR EXCEED EXISTING SURFACE.
 ASPHALTIC CONCRETE WALKS - MINIMUM THICKNESS 4"
 CONCRETE DRIVES OR PARKING AREAS - MINIMUM THICKNESS 6".
 NOTE: PRIVATE PARKING AREAS, DRIVEWAYS & WALKS-SEE UNIMPROVED ROADS

CITY OF TONTITOWN		GEN. WATER/SEWER DETAIL: GWS09	
DRAWN BY: CRB		LAST REVISION DATE: 08/29/02	
CHECKED BY:		APPROVED:	
		DATE: 09/01/05	

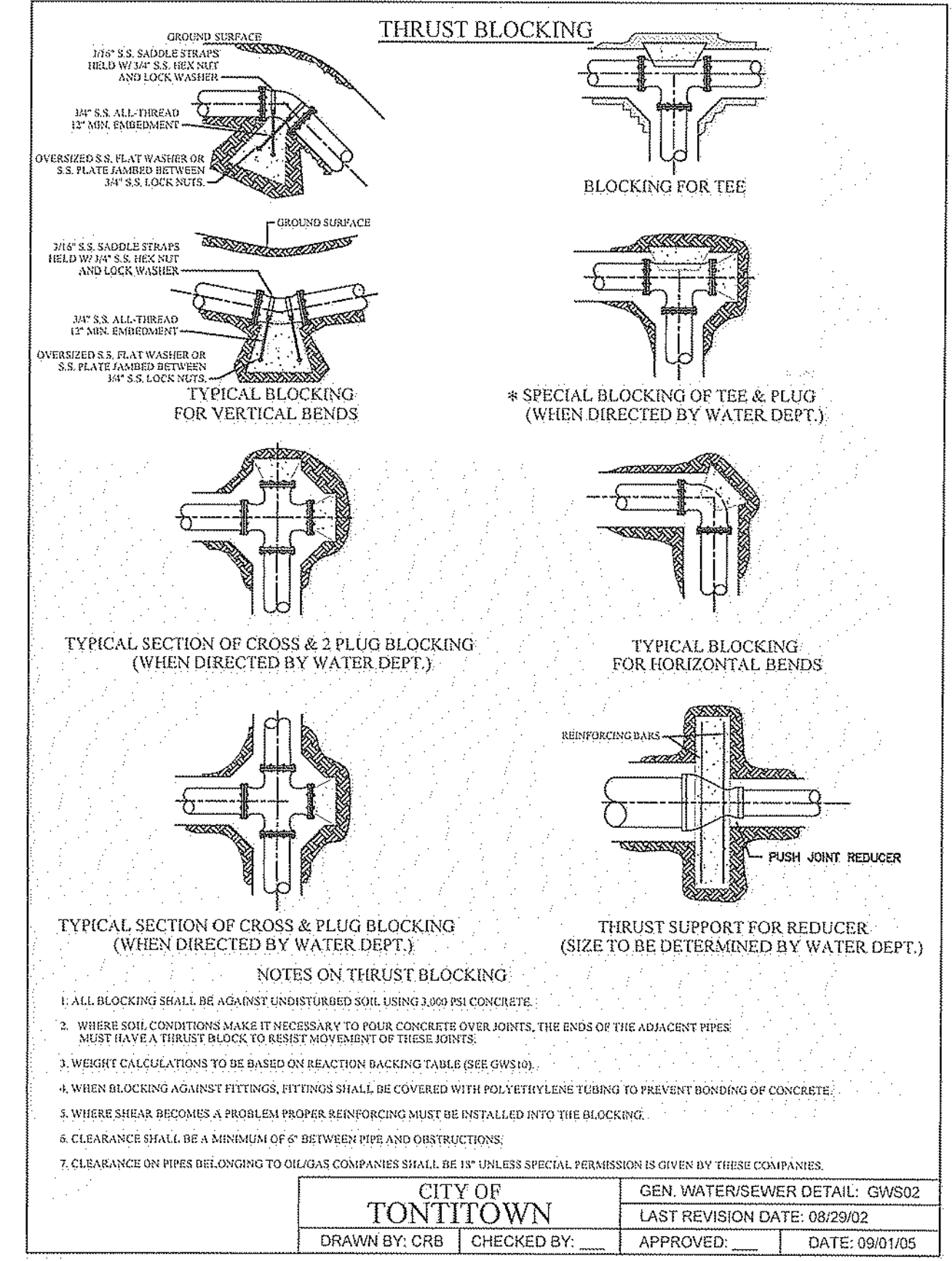
VALVE BOX INSTALLATION



LIST OF MATERIAL
 1. CAST IRON COVER
 2. CAST IRON TOP SECTION
 3. CAST IRON EXTENSION PIECE
 4. CAST IRON BOTTOM SECTION

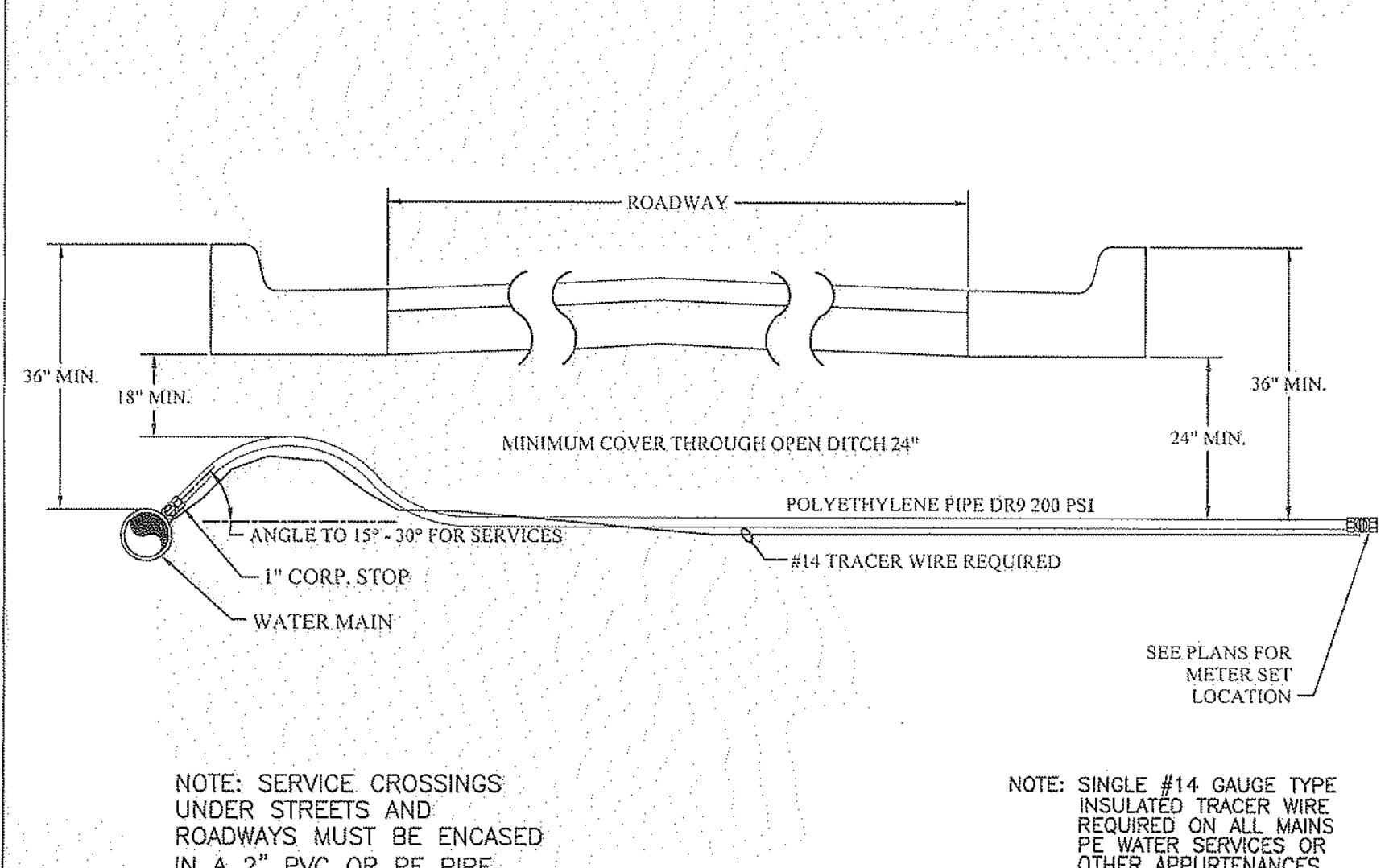
NOTES:
 1. IF EXTENSION PIECE IS USED, ANOTHER VALVE BOX BOTTOM SECTION SHALL BE USED.
 2. EXTENSION PIECE CAN BE CUT TO LENGTH REQUIRED.
 3. SINGLE #14 GAUGE TYPE INSULATED COPPER TRACER WIRE IS REQUIRED ON ALL MAINS, PE WATER SERVICES OR OTHER APPURTENANCES
 * PROVIDE VALVE STEM EXTENSION WITH CENTERING DEVICE IF GREATER THAN 4.0' DEEP.

CITY OF TONTITOWN		WATER DETAIL: W07	
DRAWN BY: CRB		LAST REVISION DATE: 08/29/02	
CHECKED BY:		APPROVED:	
		DATE: 09/01/05	



CITY OF TONTITOWN		GEN. WATER/SEWER DETAIL: GWS02	
DRAWN BY: CRB		LAST REVISION DATE: 08/29/02	
CHECKED BY:		APPROVED:	
		DATE: 09/01/05	

1" SERVICE CONNECTIONS

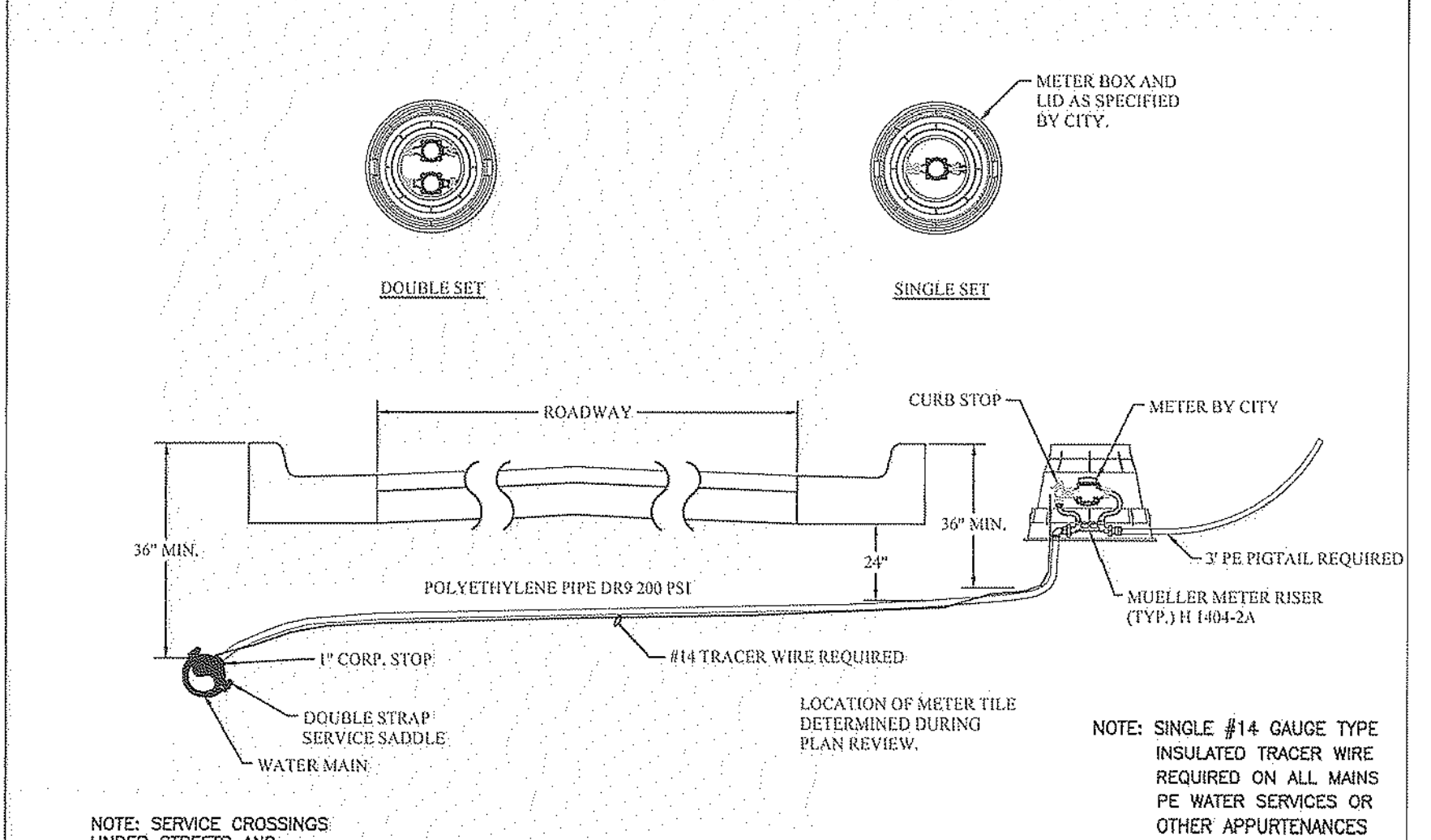


NOTE: SERVICE CROSSINGS UNDER STREETS AND ROADWAYS MUST BE ENCASED IN A 2" PVC OR PE PIPE.

NOTE: SINGLE #14 GAUGE TYPE INSULATED TRACER WIRE REQUIRED ON ALL MAINS PE WATER SERVICES OR OTHER APPURTENANCES

CITY OF TONTITOWN		WATER DETAIL: W03	
DRAWN BY: CRB		LAST REVISION DATE: 03/18/18	
CHECKED BY:		APPROVED:	
		DATE: 09/01/05	

WATER SERVICE DETAIL 1"

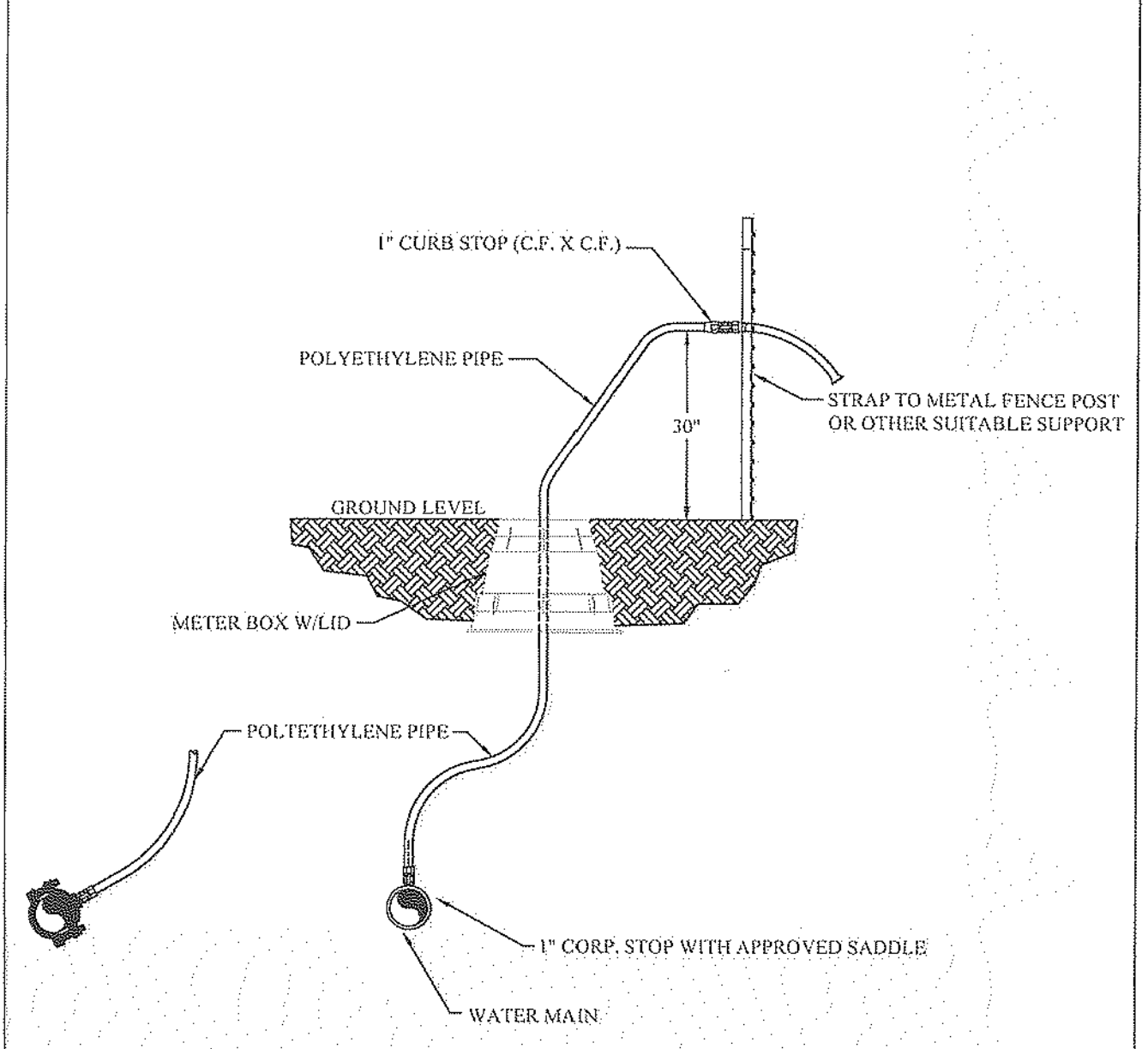


NOTE: SERVICE CROSSINGS UNDER STREETS AND ROADWAYS MUST BE ENCASED IN A 2" PVC OR PE PIPE.

NOTE: SINGLE #14 GAUGE TYPE INSULATED TRACER WIRE REQUIRED ON ALL MAINS PE WATER SERVICES OR OTHER APPURTENANCES

CITY OF TONTITOWN		WATER DETAIL: W02	
DRAWN BY: CRB		LAST REVISION DATE: 03/18/18	
CHECKED BY:		APPROVED:	
		DATE: 09/01/05	

TEMPORARY 1" BLOW OFF ASSEMBLY / SAMPLE POINTS



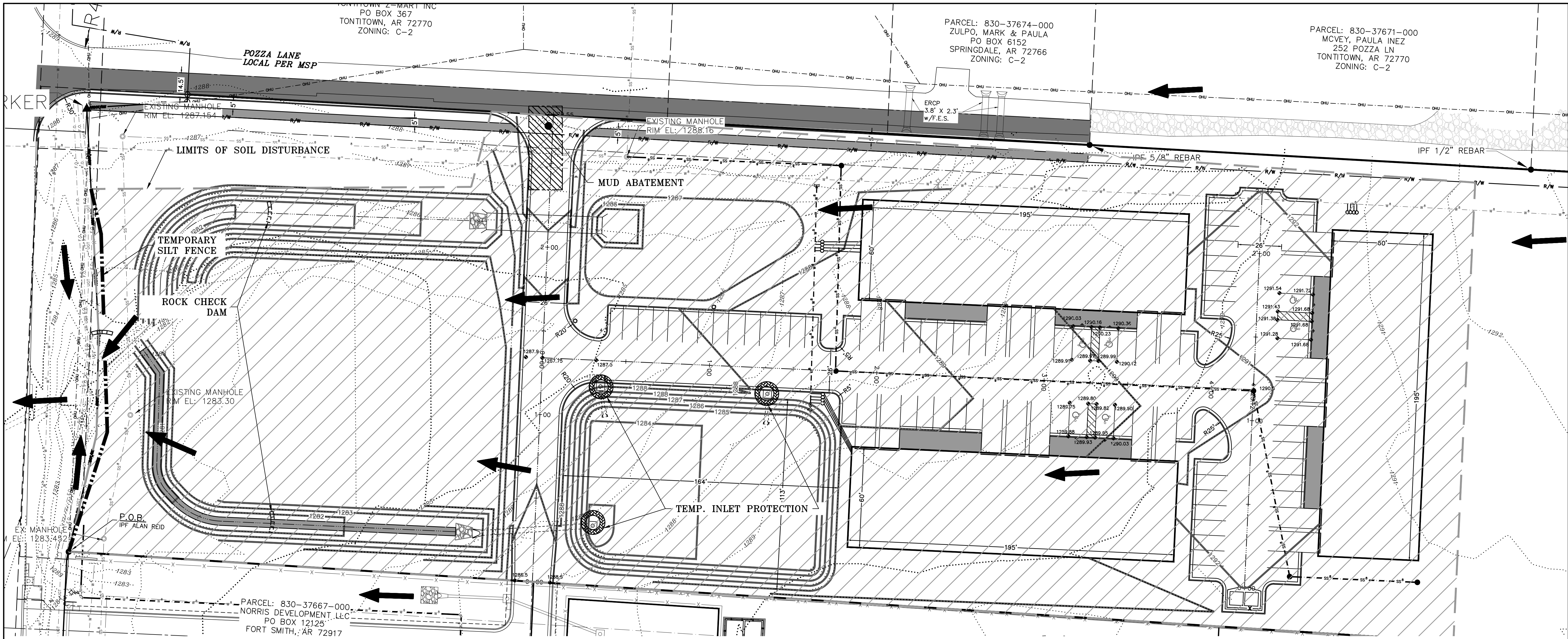
CITY OF TONTITOWN		WATER DETAIL: W01	
DRAWN BY: CRB		LAST REVISION DATE: 09/29/02	
CHECKED BY:		APPROVED:	
		DATE: 09/01/05	



UTILITY DETAILS
 POZZA COMMERCIAL - PHASE I
 TONTITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
 DATE: May 16, 2022
 DRAWN BY: CRB
 W.O. # 22923



NOTE:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS; A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION, RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:

- TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN §169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREE'S ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDING WITH MULCH AND FERTILIZER OR STAKED SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
 - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUND COVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
 - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST: WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS: DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ON SITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

*WATLES ARE USED AS ENERGY DISSIPATION DEVICES

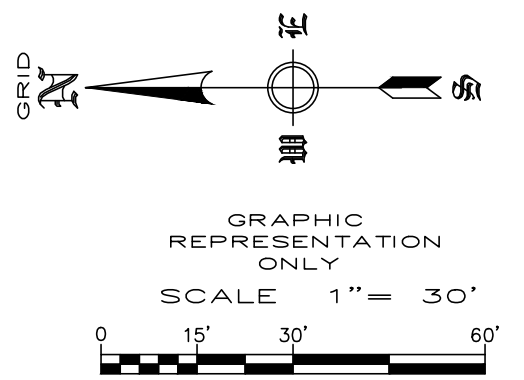
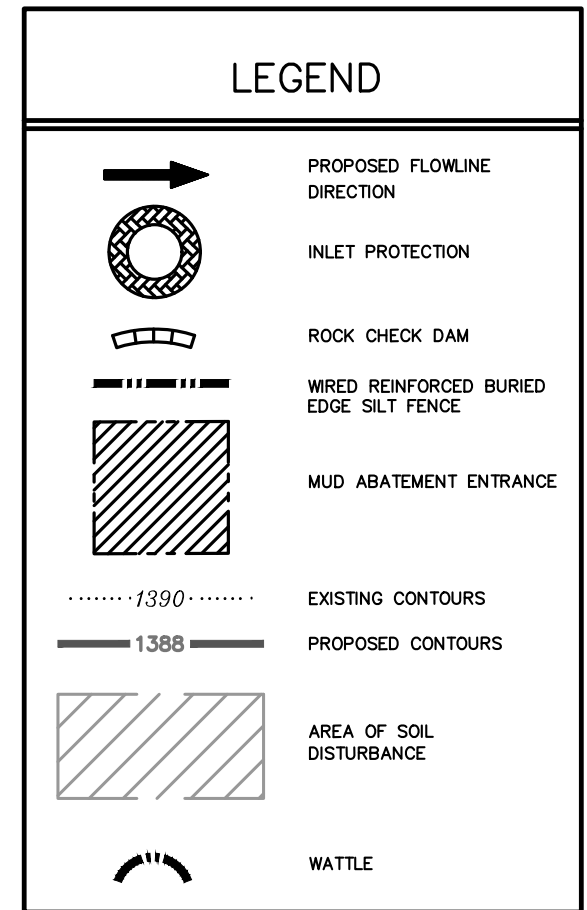
*WATLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*WATLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 4.94 ACRES

NOTES:

- 1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 2.) WHEN SILT FENCE OR WATLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
- 3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
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- 5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS; A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- 6.) RE-VEGETATION, RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
 - TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN §169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREE'S ROOT SYSTEM.
 - ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDING WITH MULCH AND FERTILIZER OR STAKED SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
 - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUND COVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
 - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
- 7.) PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
- 8.) DUST: WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
- 9.) CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
- 10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS: DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
- 11.) FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ON SITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

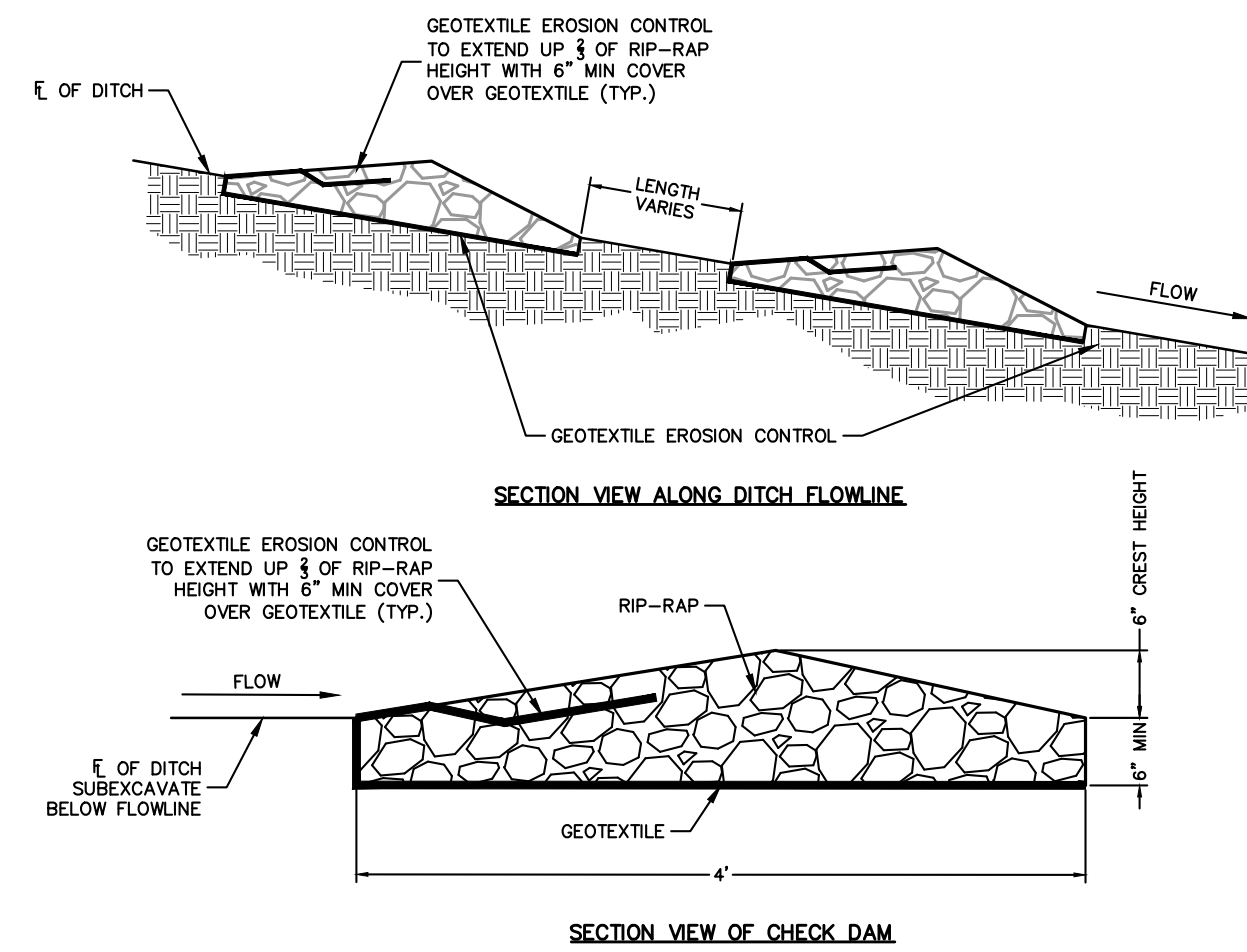


**STORM WATER POLLUTION PREVENTION PLAN
POZZA COMMERCIAL - PHASE I
TONTITOWN, ARKANSAS**

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: May 16, 2022
DRAWN BY: FA
CHECKED BY: CAS
W.O. #: 22923

**STORM WATER POLLUTION PREVENTION PLAN DETAILS
POZZA COMMERCIAL - PHASE I
TONTITOWN, ARKANSAS**

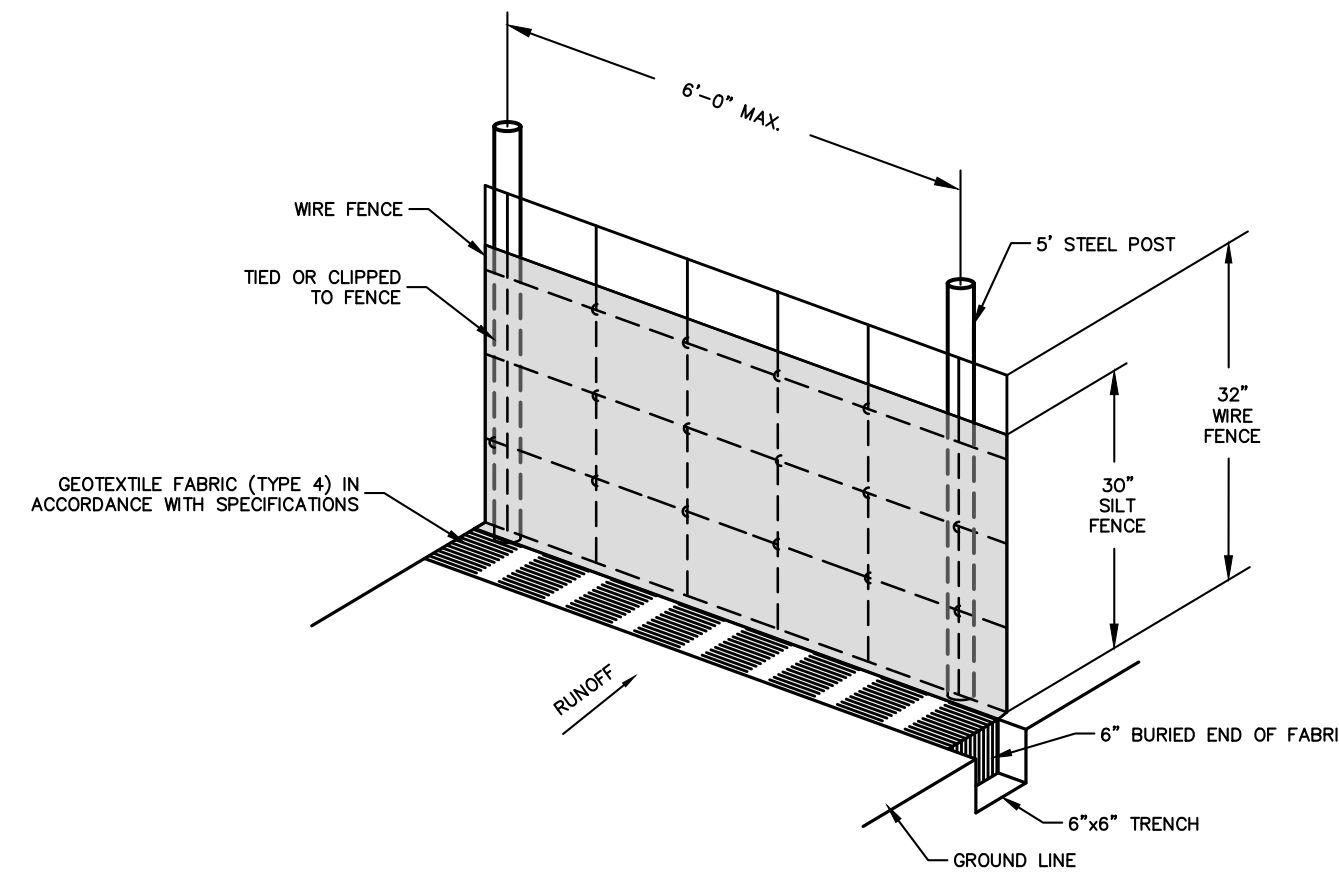


- NOTES:
1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM

Slope - Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

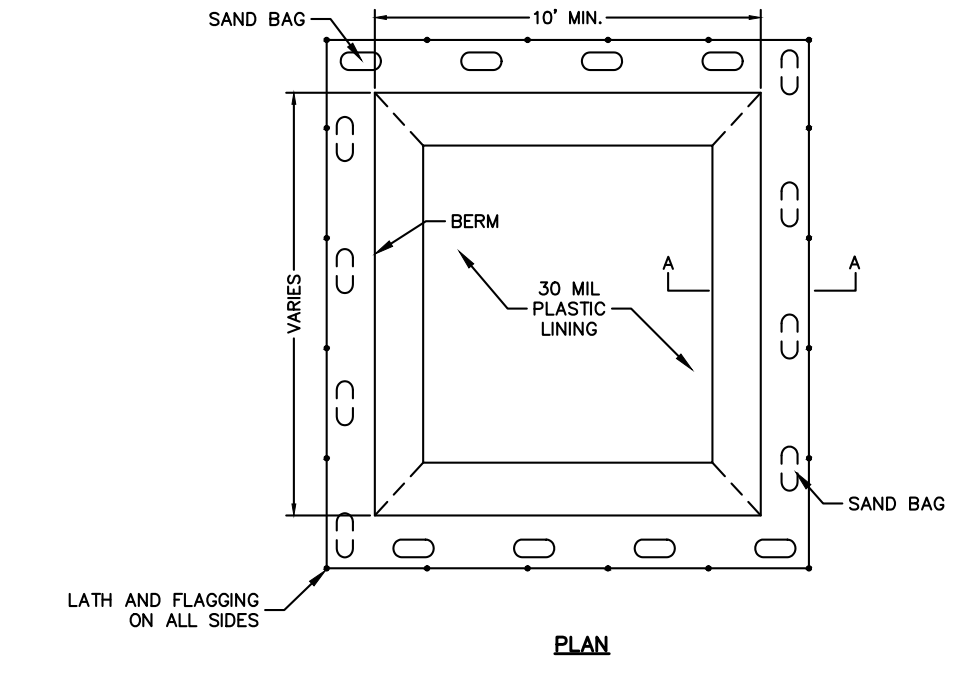
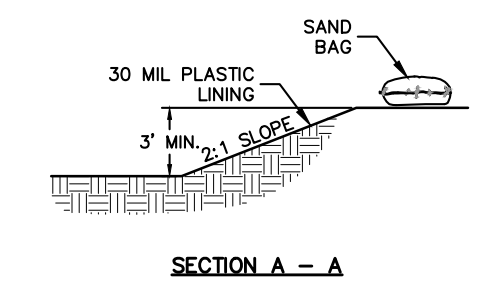
- NOTES:
1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
 2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.



SILT FENCE NOTES

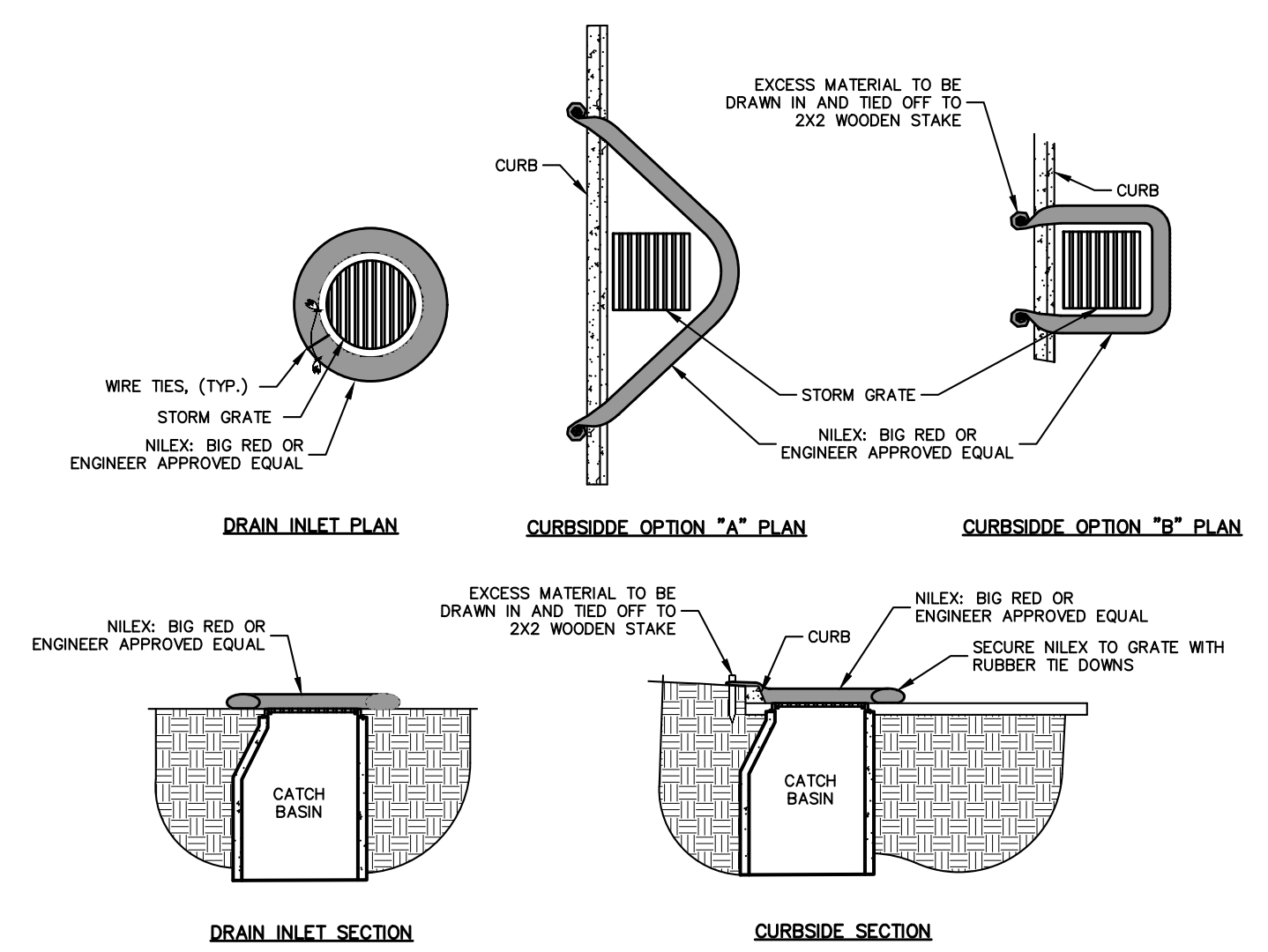
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAD IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

**WIRED REINFORCED BURIED
EDGE SILT FENCE**
NOT TO SCALE



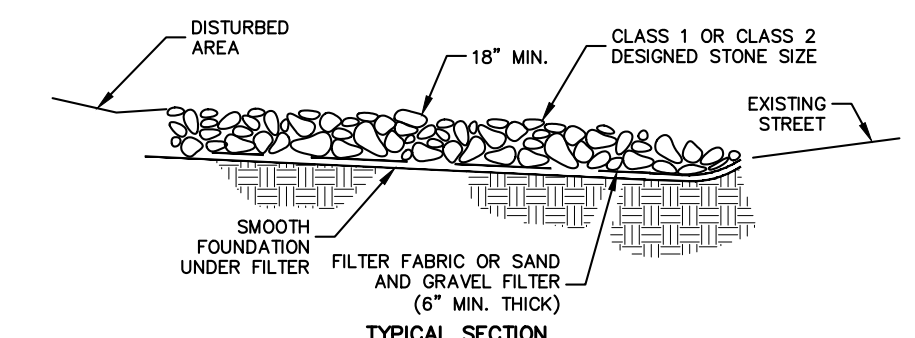
- NOTES:
- 1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
 - 2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA
NOT TO SCALE



- NOTES:
- 1) ALL MATERIAL TO MEET SPECIFICATIONS.
 - 2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
 - 3) COMPOST MATERIAL TO BE DISPersed ON SITE, AS DETERMINED BY ENGINEER.

**INLET
PROTECTION**
NOT TO SCALE

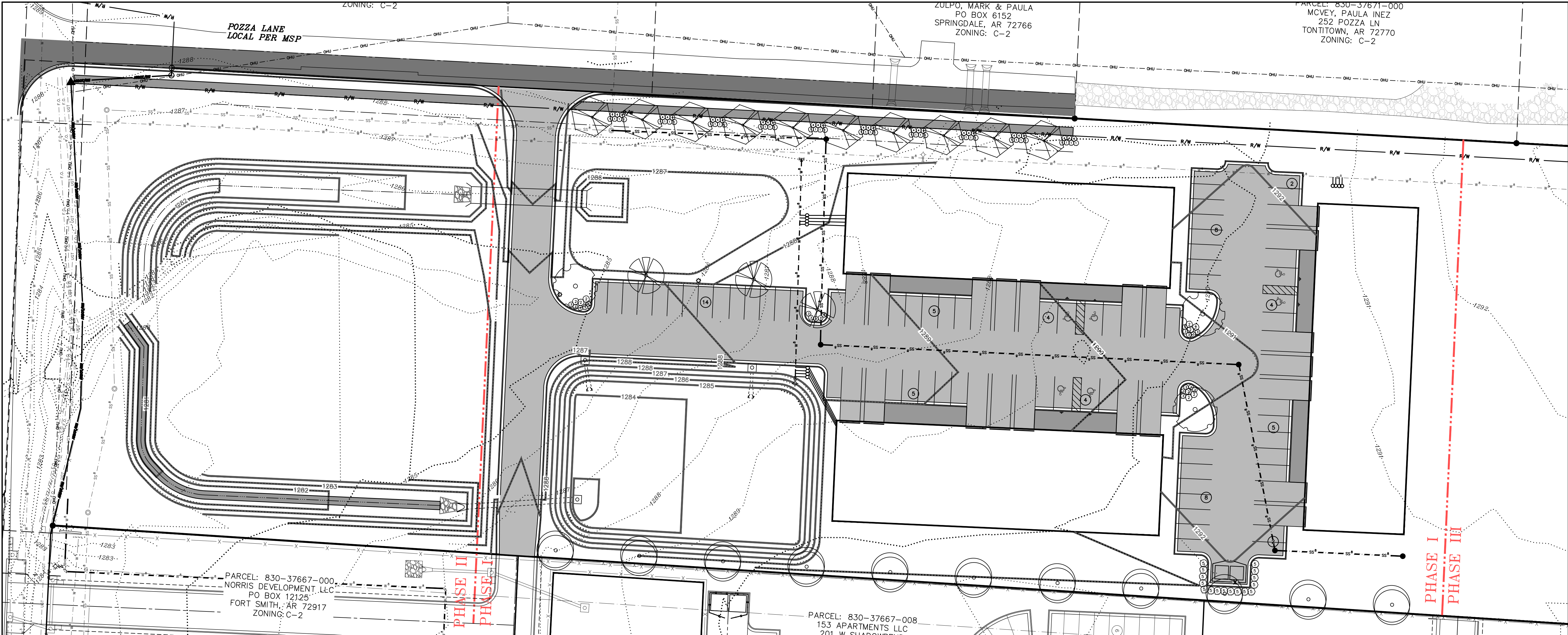


- NOTES:
- 1) MINIMUM THICKNESS SHALL BE 18" THE STONE DIAMETER, NEVER LESS THAN 6".
 - 2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE
NOT TO SCALE

REVISION	DATE	DESCRIPTION

SCALE: NTS
DATE: May 16, 2022
DRAWN BY: FA
DRAIN BY: CAS
W.O. #: 22923

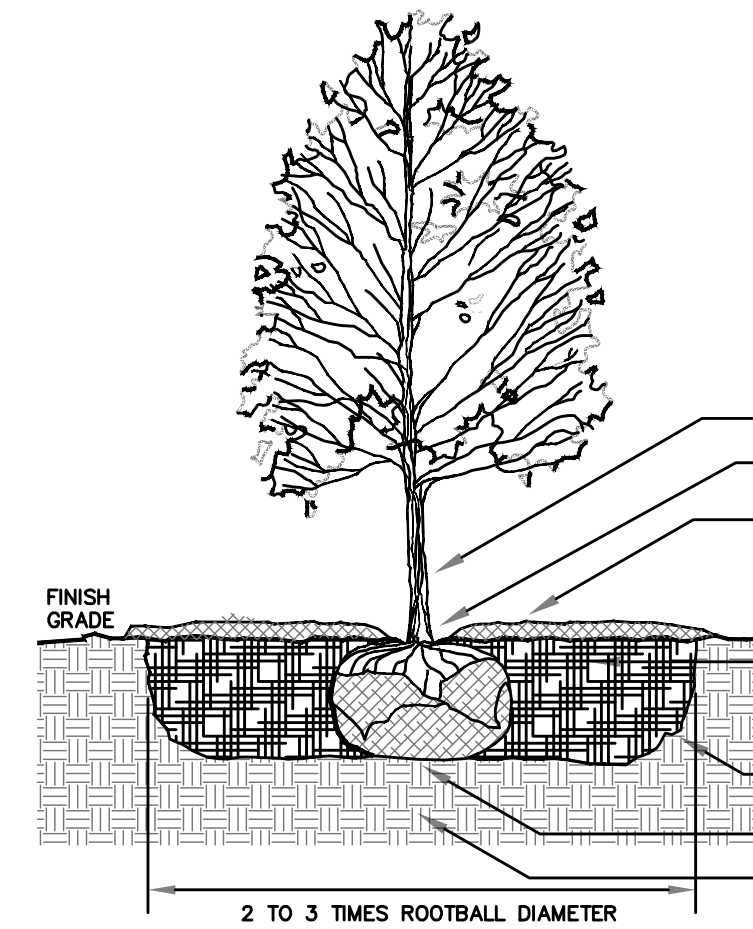


LANDSCAPING PLAN
POZZA COMMERCIAL - PHASE I
TONTITOWN, ARKANSAS

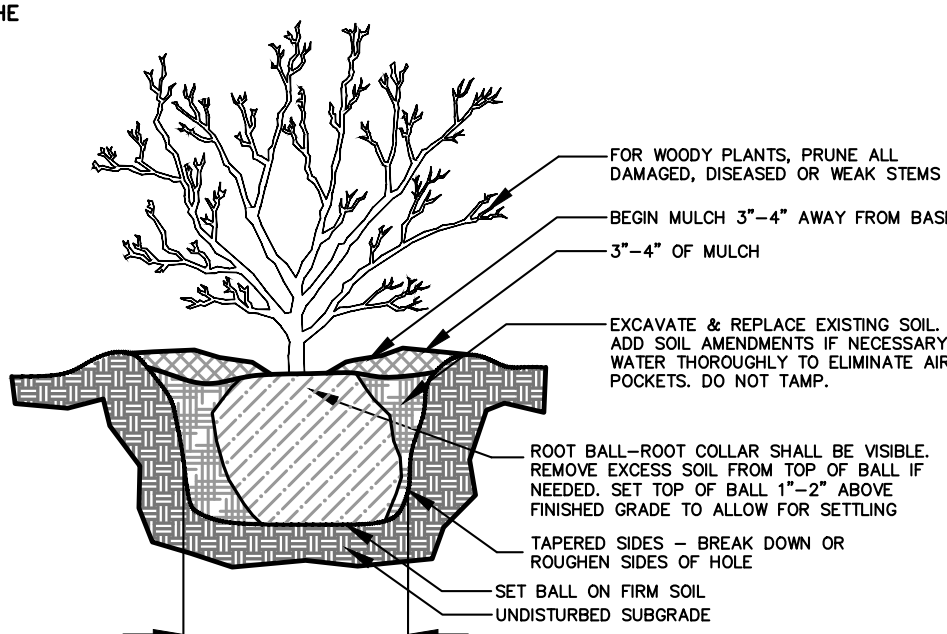
PARCEL: 830-37667-000
 NORRIS DEVELOPMENT, LLC
 PO BOX 12125
 FORT SMITH, AR 72917
 ZONING: C-2

PARCEL: 830-37667-008
 153 APARTMENTS, LLC
 201 W. SUNDOWN

- NOTES:**
- TREES SHALL BE 2" CALIPER MINIMUM.
 - THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
 - STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
 - REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
 - ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE. TO ALLOW FOR SETTLING, AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELLED BACK MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE



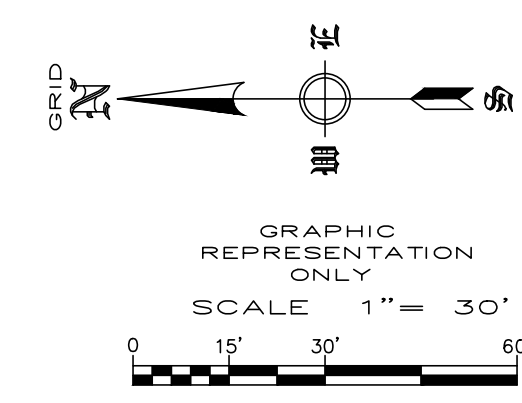
SHRUB PLANTING DETAIL
NOT TO SCALE

INDEX OF TREES				
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	EASTERN WHITE PINE	Pinus strobus	11	3" Cal B & B
	WILLOW OAK	Quercus phellos	3	3" Cal B & B
	EASTERN REDBUD	Cercis canadensis	3	3" Cal B & B
	SHUMARD OAK	Quercus shumardii	10	3" Cal B & B

INDEX OF SHRUBS				
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	40	3 GAL.
2	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	9	3 GAL.
3	VIRGINIA SWEETSPIRE	Itea virginica	20	3 GAL.
4	DWARF MUGO PINE	Pinus mugo var. pumilio	30	3 GAL.
5	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	16	3 GAL.

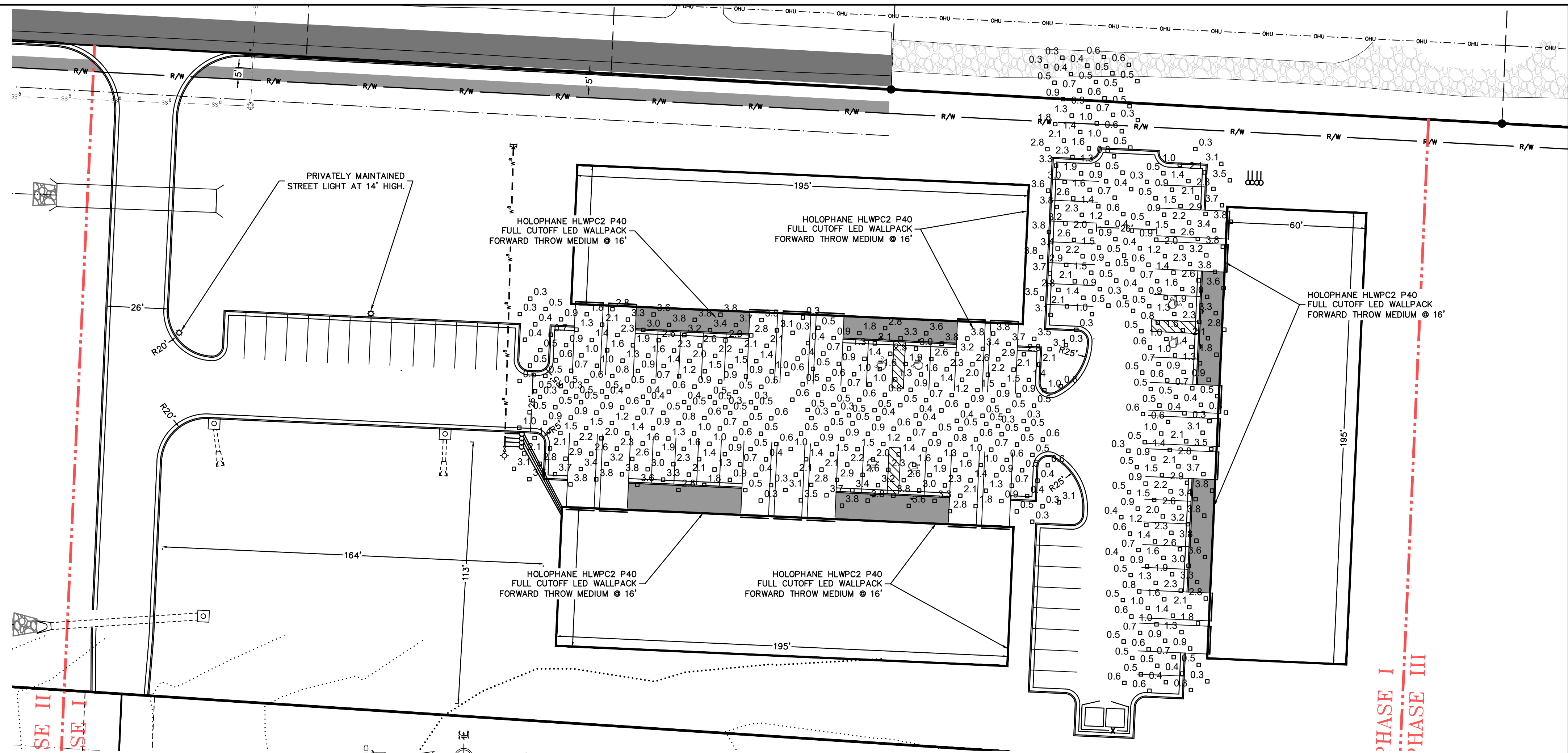
LANDSCAPE NOTES:

- AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.
- SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
- NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING.
- WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
- ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING BEDS SHALL RECEIVE RIVER ROCK OR ORGANIC MULCH AT TIME OF INSTALLATION.
- ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
- SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'.
- ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 4'.
- ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
- IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
- TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
- TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
- PLANT MATERIAL TO BE GUARANTEED FOR A MINIMUM PERIOD OF THREE (3) YEARS FROM DATE OF INSTALLATION.

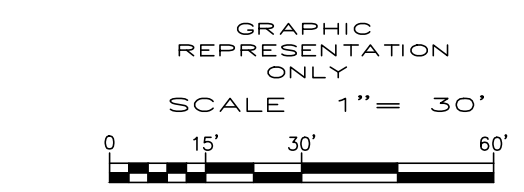


REVISION	DATE	DESCRIPTION

SCALE: 1" = 30'
 DATE: May 17, 2022
 DRAWN BY: xxx
 W.O. # 22923



**LIGHTING PLAN
POZZA COMMERCIAL - PHASE I
TONTITOWN, ARKANSAS**



HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

HLWPC2
Wallpack Full Cutoff LED

Control Number	Type

Mechanical

- Heavy grade A862 cast aluminum (aluminum with <math><1\%</math> copper)
- Control parts protected by a zinc-inflated Super Durable DDC thermoplastic powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- 1/2" painted threaded entry (5/8" - 14 NPT) on each side and 3/4" on top, accepts 1/2" and 5/8" conduit
- 1/2" threaded stage and ground on each side
- Vibration tested to 1.5g per ANSI C136.31.

Electrical

- Certified by UL or CSA
- Rated for 40°F (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 240-480V 50/60 Hz
- Standard: 3000K, 4000K and 5000K CCT (2-70 CR)
- Optional: >80 CR (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature range from -20°F (-4°F) to 30°C (68°F), available with PIR (PIR) performance packages, non-CE compliant
- All surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

Optical

- Light engine housing is IP66 rated
- Aspheric optical system
- Type: V-E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

Controls

- Field adjustable output (AO)
- Button photocontrol (PT)
- Motion sensor & ambient photocontrol combination for mounting low (0-17' (MAGL) and high (15-30') (MAGH) mounting heights

Certification and Standards

- Complies with CE, FCC, UL and Canada
- Suitable for operation in an ambient temperature up to 60°C (140°F) per UL or CSA certification
- Design Lights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.dlc.org/qualified for confirmation which versions are qualified.
- UL-79 compliant
- The proposed LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warnings

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
- Note: Actual performance may differ as a result of end-user environment and application
- All values are design or typical values, measured under laboratory conditions at 25 °C.
- Specifications subject to change without notice.

Optical Diagrams:

Note: Maximum weight 22 lbs.

Acuity Brands | Holophane | 3825 Columbia Rd., Knoxville, TN 37918 | Phone: 866-HOLOPHANE | www.holophane.com
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Autobahn Series ATB0
Roadway Lighting

PRODUCT OVERVIEW

Features:

OPTICAL

Same Light: Performance is comparable to 70-250W HPS roadway luminaires.

White Light: Combined color temperature - 4000K, 70 CR minimum, 3000K, 70 CR minimum or optional 5000K, 70 CR minimum.

Unique IP66 rated LED light engines provide 0% light and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type R, III, IV, and V roadway distributions.

ELECTRICAL

Expected life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HLD luminaires.

Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection, 20kV/10kA protection is also available.

MECHANICAL

Includes standard AEL recessed friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-mounting and painting process yields a finish that achieves a scribe creepage rating of 7 per ASTM D1614-14 after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mount arm mounts is adjustable for arms from 1'-11/16" to 2'-11/8" (2'-3/8" O.D.) diameter. Provides a 16:1 vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium solid state locking style photocontrol - PCS (19 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Multi-level dimming available to provide scheduled dimming as specified by the customer.

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

STANDARDS

Design Lights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.dlc.org/qualified to confirm which versions are qualified.

Color temperatures of 3000K and 4000K shall be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient

CSA Certified to U.S. and Canadian standards

Complies with ANSI C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Applications:

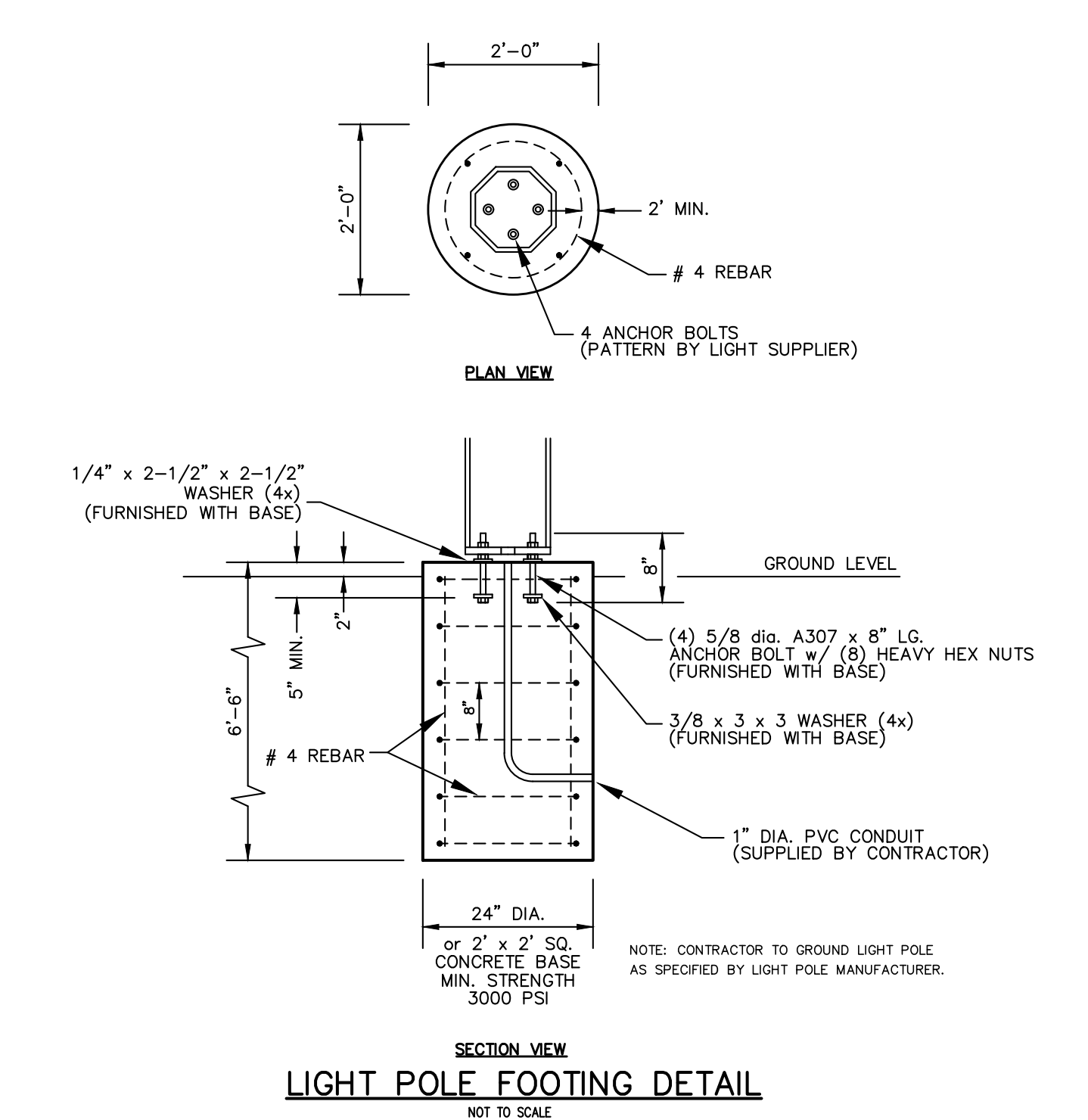
- Roadways
- Off ramps
- Residential streets
- Parking lots

DIMENSIONS

Effective Projected Area (EPA): The EPA for the ATB0 is 6.9 sq. ft. Approx. Wt. = 18 lbs.

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

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REVISION	DATE	DESCRIPTION

SCALE: 1" = 30'
DATE: May 17, 2022
DRAWN BY: EA
CHECKED BY: BLP
W.O. #: 22923

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