

PRELIMINARY PLAT PLANS

TO SERVE

DEER VALLEY SUBDIVISION

A RESIDENTIAL SUBDIVISION

IN

WASHINGTON COUNTY

CABLE COMPANY: COX COMMUNICATION
CONTACT: MICHAEL MOORE
4901 SOUTH 48TH STREET
SPRINGDALE, AR 72762
PH: 479-717-3730
FAX: 479-872-0174
EMAIL: MICHAEL.MOORE3@COX.COM

TELEPHONE COMPANY: AT&T
CONTACT: JOHN HILL
PH: 479-442-1963
EMAIL: JH7313@ATT.COM

GAS COMPANY: BLACK HILLS ENERGY
CONTACT: BRANDON STOKES
PH: 479-225-3726

ELECTRIC COMPANY: OZARKS ELECTRIC
CONTACT: WES MAHAFFEY
PH: 479-684-4949
EMAIL: WMAHAFFEY@OZARKSECC.COM

WATER /SEWER DEPARTMENT: TONTITOWN WATER UTILITIES
201 E. HENRI DE TONTI BLVD
TONTITOWN, AR 72770
PH: 479-361-2996
FAX: 501-421-8774

PLANNING DEPARTMENT: PLANNING AND ZONING DEPARTMENT
235 E. HENRI DE TONTI
TONTITOWN, AR 72770
PH: 479-361-9702
FAX 501-421-0012

BUILDING DEPARTMENT: CITY OF TONTITOWN'S BUILDING DEPT.
235 E. HENRI DE TONTI
TONTITOWN, AR 72770
PH: 479-361-9702
FAX 501-421-0012



INDEX OF SHEETS	
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10	STORM PLAN AND PROFILES
11	TYPICAL DETAILS
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18	STORM WATER POLLUTION PROTECTION DETAILS

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0065 F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

NOT FOR CONSTRUCTION

BLAKE A. MURRAY, P.E. No. 17178
ENGINEERING SERVICES, INC.

NOTES :

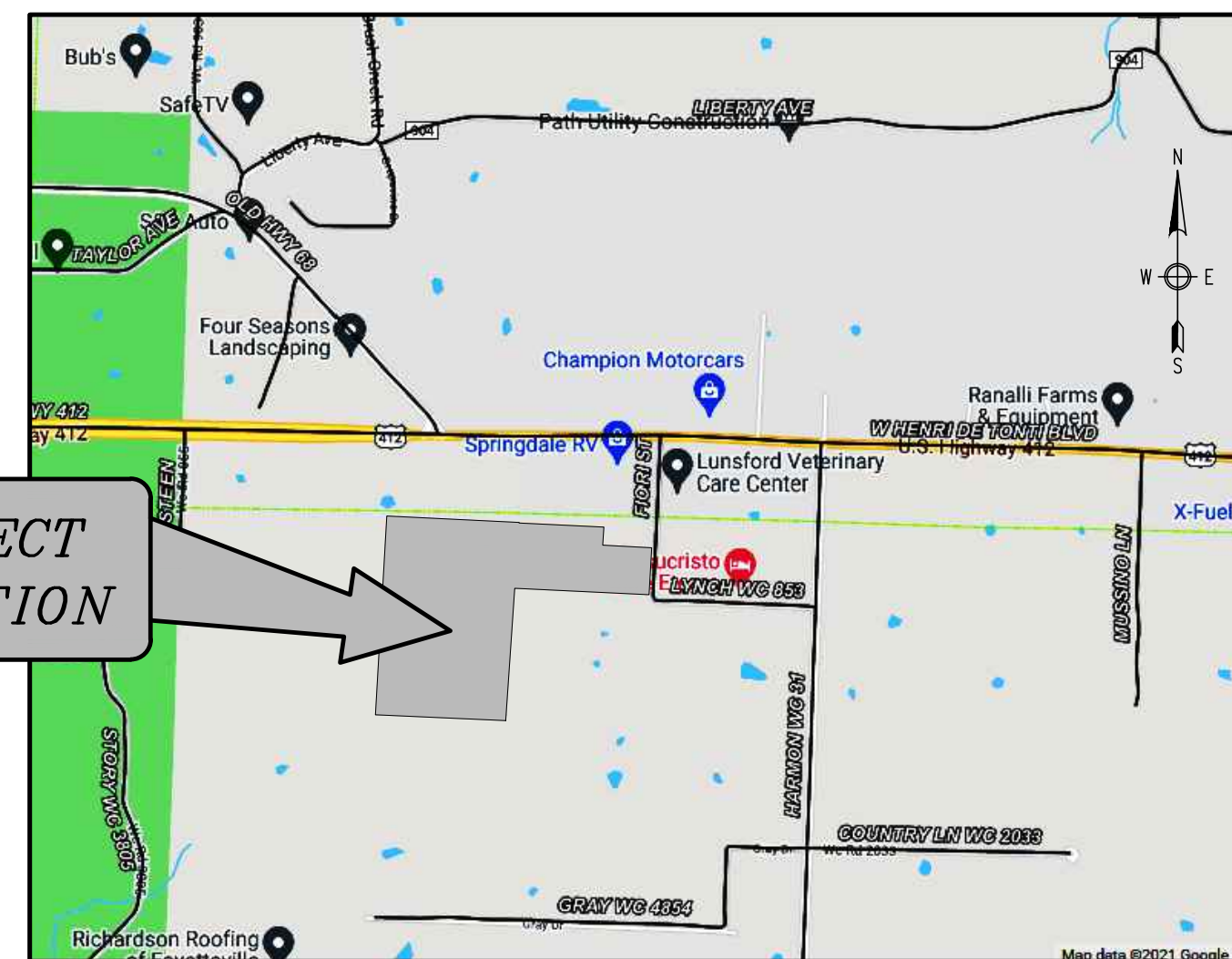
1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
4. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
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. THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS.
10. NO LOTS MAY ACCESS OFF OF FIORI STREET.

June 21, 2022

BY
ENGINEERING SERVICES INC.

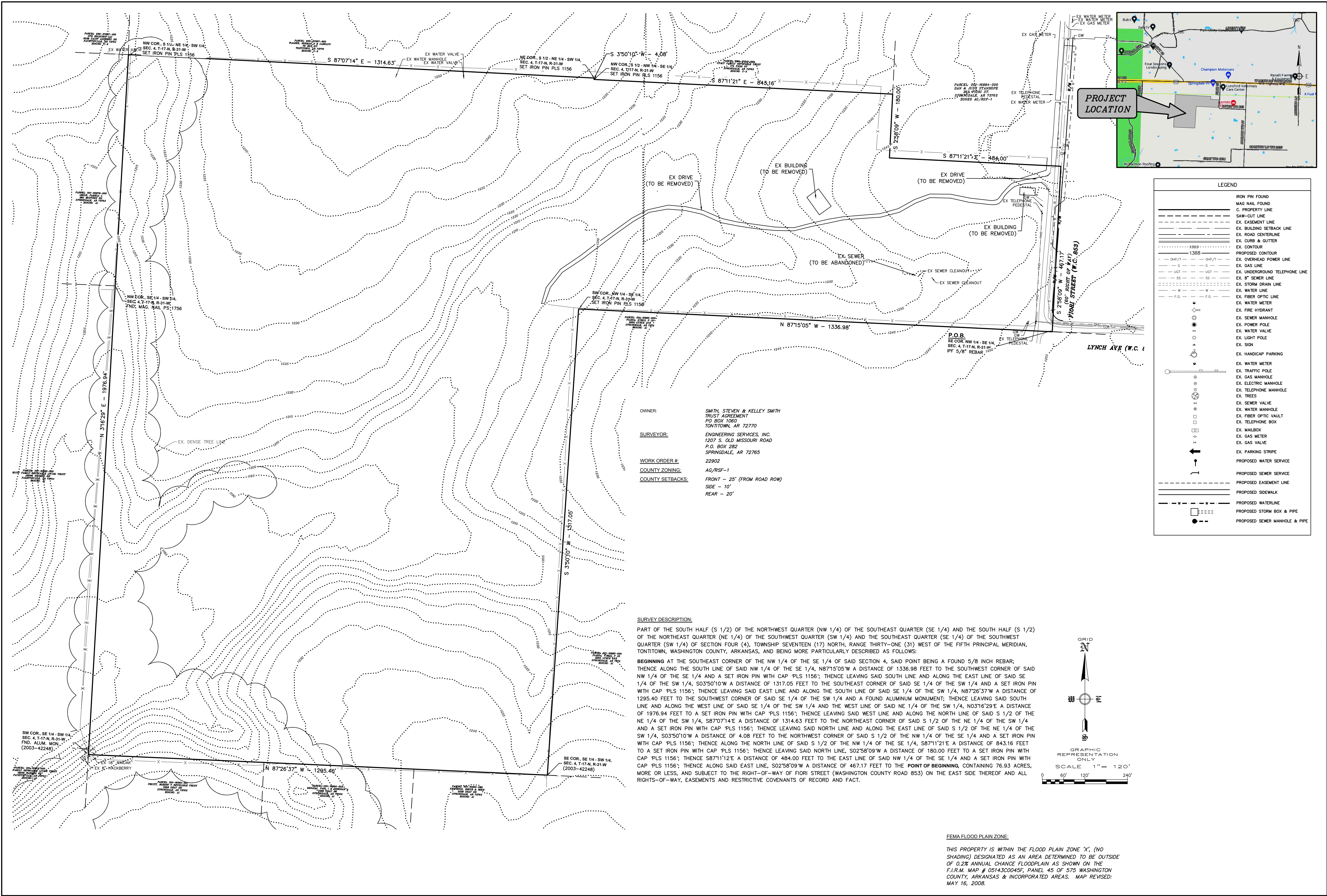


CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

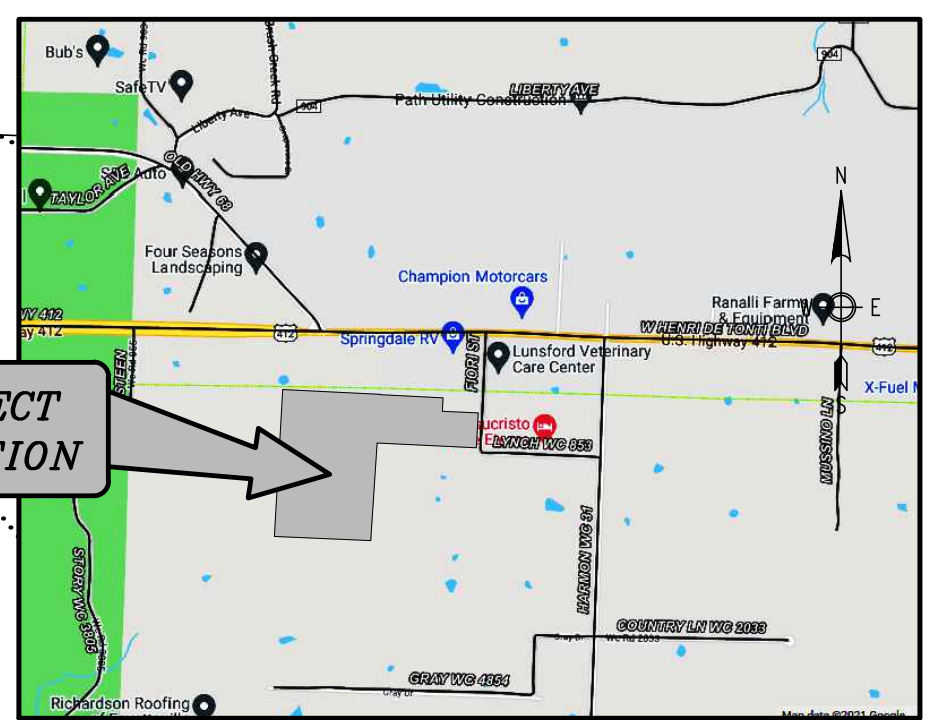


PROJECT
LOCATION

VICINITY MAP



PROJECT LOCATION



LEGEND

—●—	IRON PIN FOUND
—▲—	MAG. NAIL FOUND
—C—	PROPERTY LINE
—S—	SAW-CUT LINE
—E—	EX. EASEMENT LINE
—B—	EX. BUILDING SETBACK LINE
—R—	EX. ROAD CENTERLINE
—C/O—	EX. CURB & CUTTER
—D—	EX. CONTOUR
—P—	PROPOSED CONTOUR
—OHP/T—	EX. OVERHEAD POWER LINE
—G—	EX. GAS LINE
—UGT—	EX. UNDERGROUND TELEPHONE LINE
—S—	EX. SEWER LINE
—SD—	EX. STORM DRAIN LINE
—W—	EX. WATER LINE
—F.O.—	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 EASEMENT LINE
—	PROPOSED SIDEWALK
—	PROPOSED WATERLINE
—	PROPOSED STORM BOX & PIPE
—	PROPOSED SEWER MANHOLE & PIPE

OWNER: SMITH, STEVEN & KELLEY SMITH
TRUST AGREEMENT
PO BOX 1060
TONTITOWN, AR 72770

SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72765

WORK ORDER #: 22902

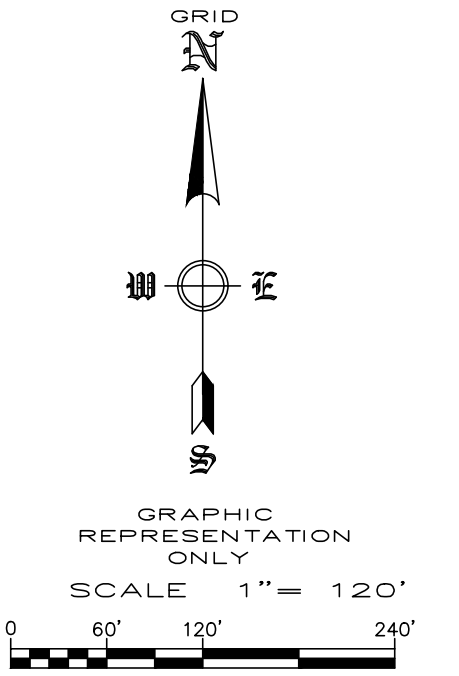
COUNTY ZONING: AG/RSF-1

COUNTY SETBACKS: FRONT - 25' (FROM ROAD ROW)
SIDE - 10'
REAR - 20'

SURVEY DESCRIPTION:

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

BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4, N87°15'05"W A DISTANCE OF 1336.98 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP PLS 1156; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, S03°50'10"W A DISTANCE OF 1317.05 FEET TO THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE SW 1/4 AND A SET IRON PIN WITH CAP PLS 1156; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4, N87°26'37"W A DISTANCE OF 1295.40 FEET TO THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE SW 1/4 AND A FOUND ALUMINUM MONUMENT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SE 1/4 OF THE SW 1/4 AND THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, N03°16'29"E A DISTANCE OF 1976.94 FEET TO A SET IRON PIN WITH CAP PLS 1156; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID S 1/2 OF THE NE 1/4 OF THE SW 1/4, S87°07'14"E A DISTANCE OF 1314.63 FEET TO THE NORTHEAST CORNER OF SAID S 1/2 OF THE NE 1/4 OF THE SW 1/4 AND A SET IRON PIN WITH CAP PLS 1156; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID S 1/2 OF THE NE 1/4 OF THE SW 1/4, S03°50'10"W A DISTANCE OF 4.08 FEET TO THE NORTHWEST CORNER OF SAID S 1/2 OF THE NW 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP PLS 1156; THENCE ALONG THE NORTH LINE OF SAID S 1/2 OF THE NW 1/4 OF THE SE 1/4, S87°11'21"E A DISTANCE OF 843.16 FEET TO A SET IRON PIN WITH CAP PLS 1156; THENCE LEAVING SAID NORTH LINE, S02°58'09"W A DISTANCE OF 180.00 FEET TO A SET IRON PIN WITH CAP PLS 1156; THENCE ALONG SAID EAST LINE, S02°58'09"W A DISTANCE OF 467.17 FEET TO THE POINT OF BEGINNING, CONTAINING 76.93 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF FIORI STREET (WASHINGTON COUNTY ROAD 853) ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.



FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAP # 051430045F, PANEL 45 OF 575 WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.



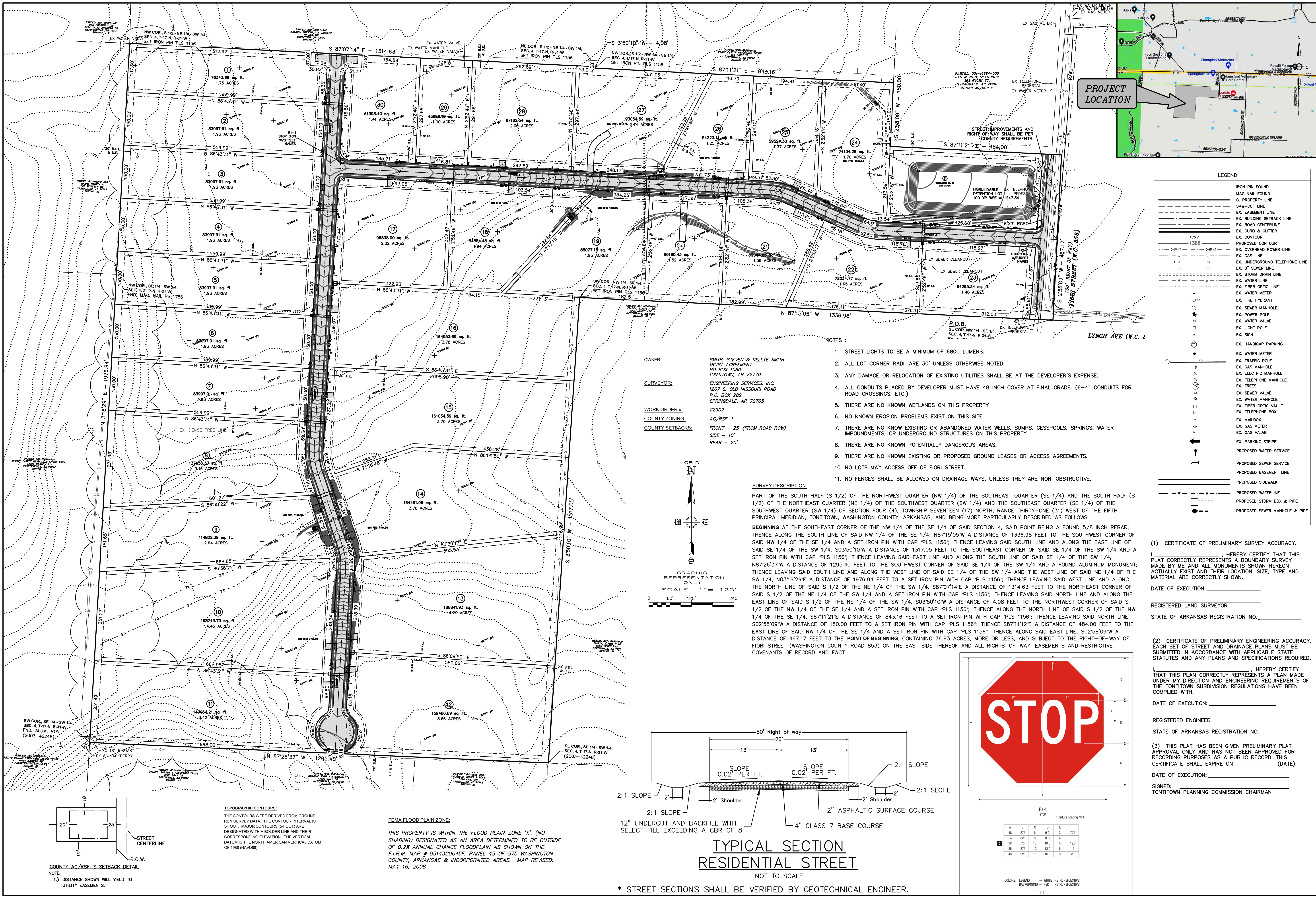
**DEMOLITION PLAN
DEER VALLEY SUBDIVISION
TONTITOWN, ARKANSAS**

REVISION	DATE	DESCRIPTION

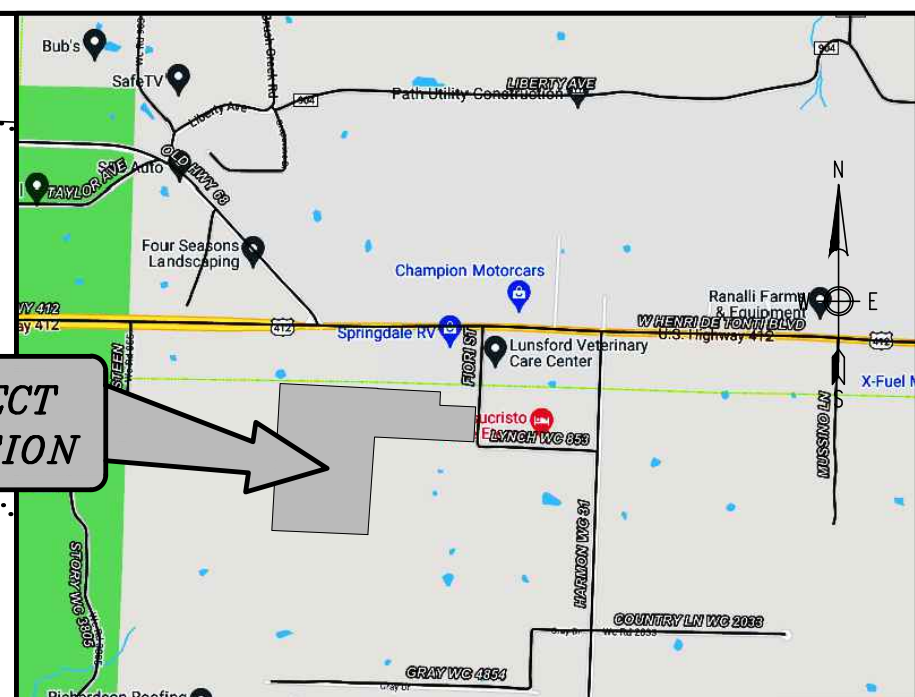
SCALE: 1"=120'
DATE: Jun 21, 2022
DRAWN BY: BAF
W.O. #: 22902

1

**OVERALL SITE PLAN
 DEER VALLEY SUBDIVISION
 TONTITOWN, ARKANSAS**



PROJECT LOCATION



LEGEND

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

- NOTES:**
- STREET LIGHTS TO BE A MINIMUM OF 6800 LUMENS.
 - ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
 - ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
 - ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
 - THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY
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 - THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES ON THIS PROPERTY.
 - THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS.
 - THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS.
 - NO LOTS MAY ACCESS OFF OF FIORI STREET.
 - NO FENCES SHALL BE ALLOWED ON DRAINAGE WAYS, UNLESS THEY ARE NON-OBSTRUCTIVE.

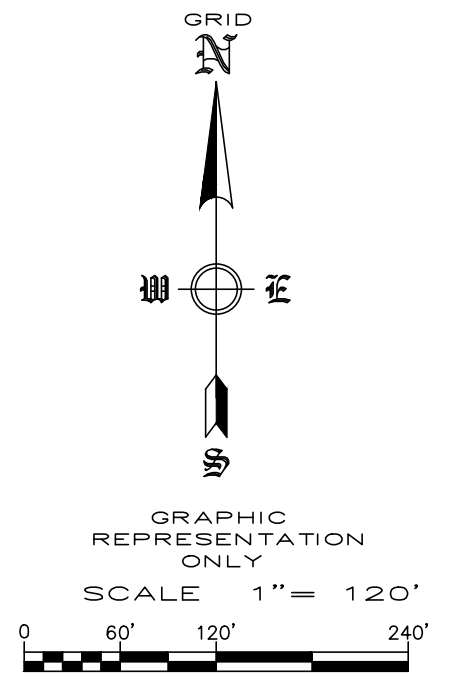
OWNER: SMITH, STEVEN & KELLYE SMITH TRUST AGREEMENT
 PO BOX 1060
 TONTITOWN, AR 72770

SURVEYOR: ENGINEERING SERVICES, INC.
 1207 S. OLD MISSOURI ROAD
 P.O. BOX 282
 SPRINGDALE, AR 72765

WORK ORDER #: 22902

COUNTY ZONING: AG/RSF-1

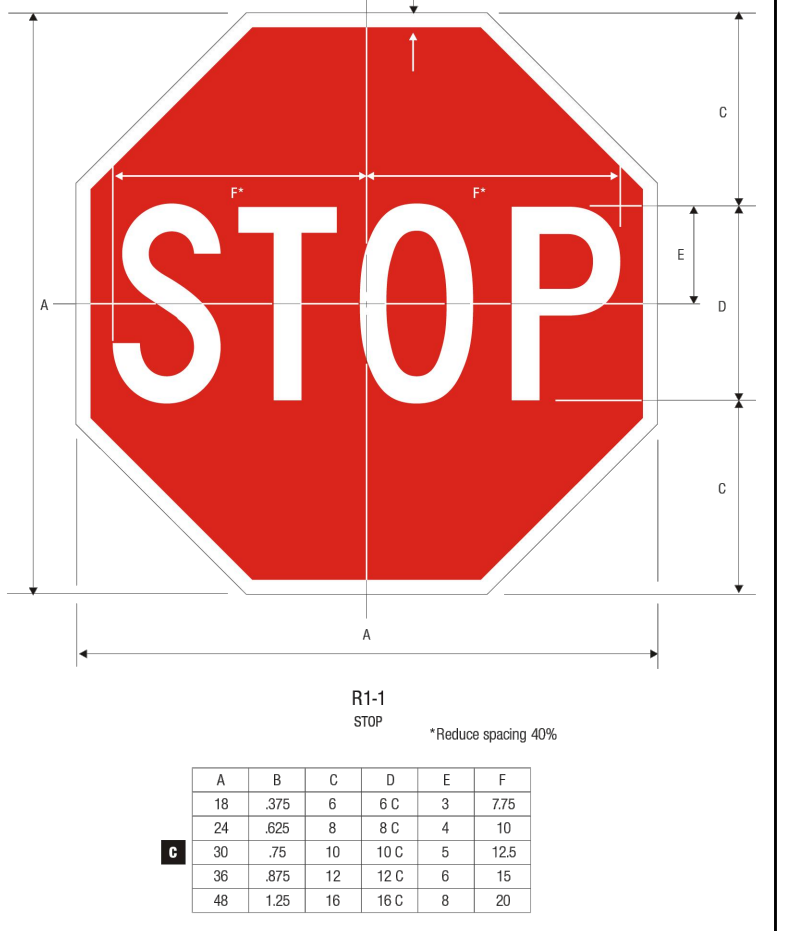
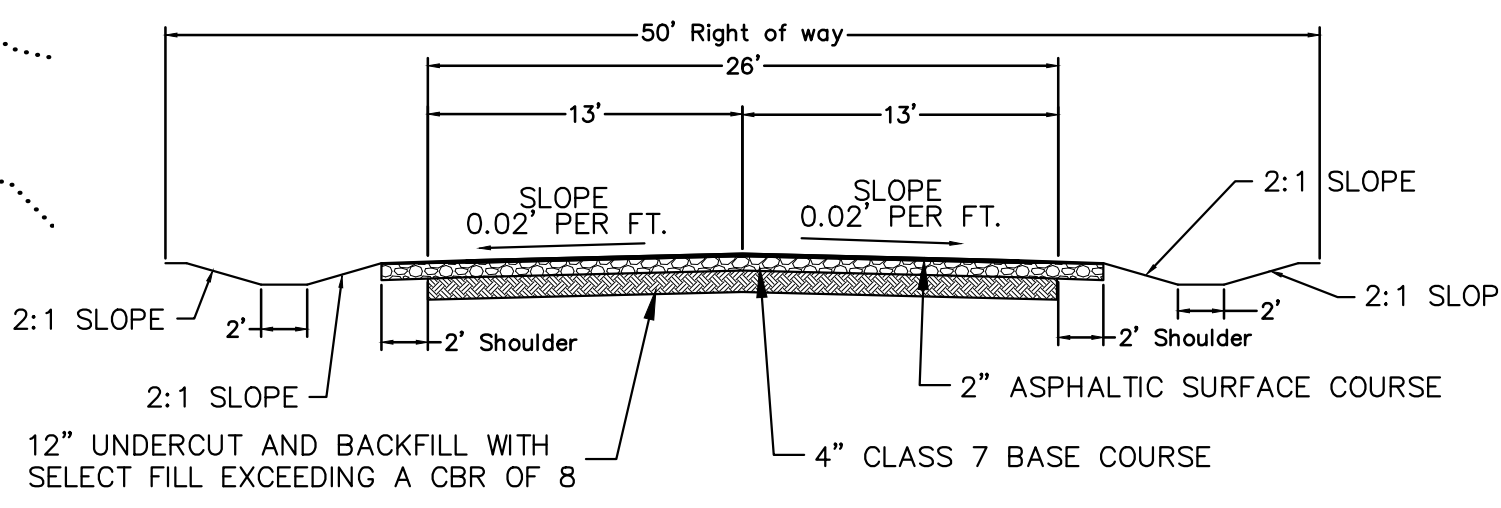
COUNTY SETBACKS: FRONT - 25' (FROM ROAD ROW)
 SIDE - 10'
 REAR - 20'



SURVEY DESCRIPTION:

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(1) 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. _____

(2) 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. _____

(3) 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: _____

SIGNED:
 TONTITOWN PLANNING COMMISSION CHAIRMAN

FEMA FLOOD PLAIN ZONE:

THIS 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 F.I.R.M. MAP # 05143C0045E, PANEL 45 OF 575 WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

TOPOGRAPHIC CONTOURS:

THE CONTOURS WERE DERIVED FROM GROUND RUN SURVEY DATA. THE CONTOUR INTERVAL IS 5-FOOT. MAJOR CONTOURS (5-FOOT) ARE DESIGNATED WITH A BOLDER LINE AND THEIR CORRESPONDING ELEVATION. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

COUNTY AG/RSF-S SETBACK DETAIL

NOTE:
 1.) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.

* STREET SECTIONS SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER.

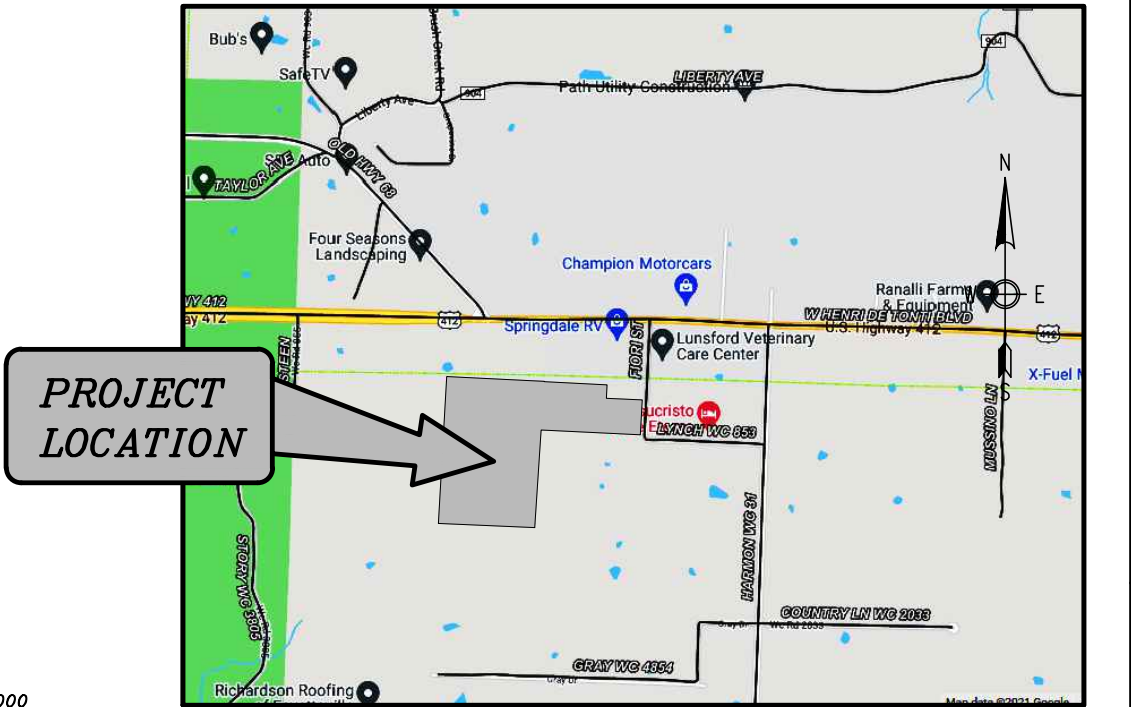
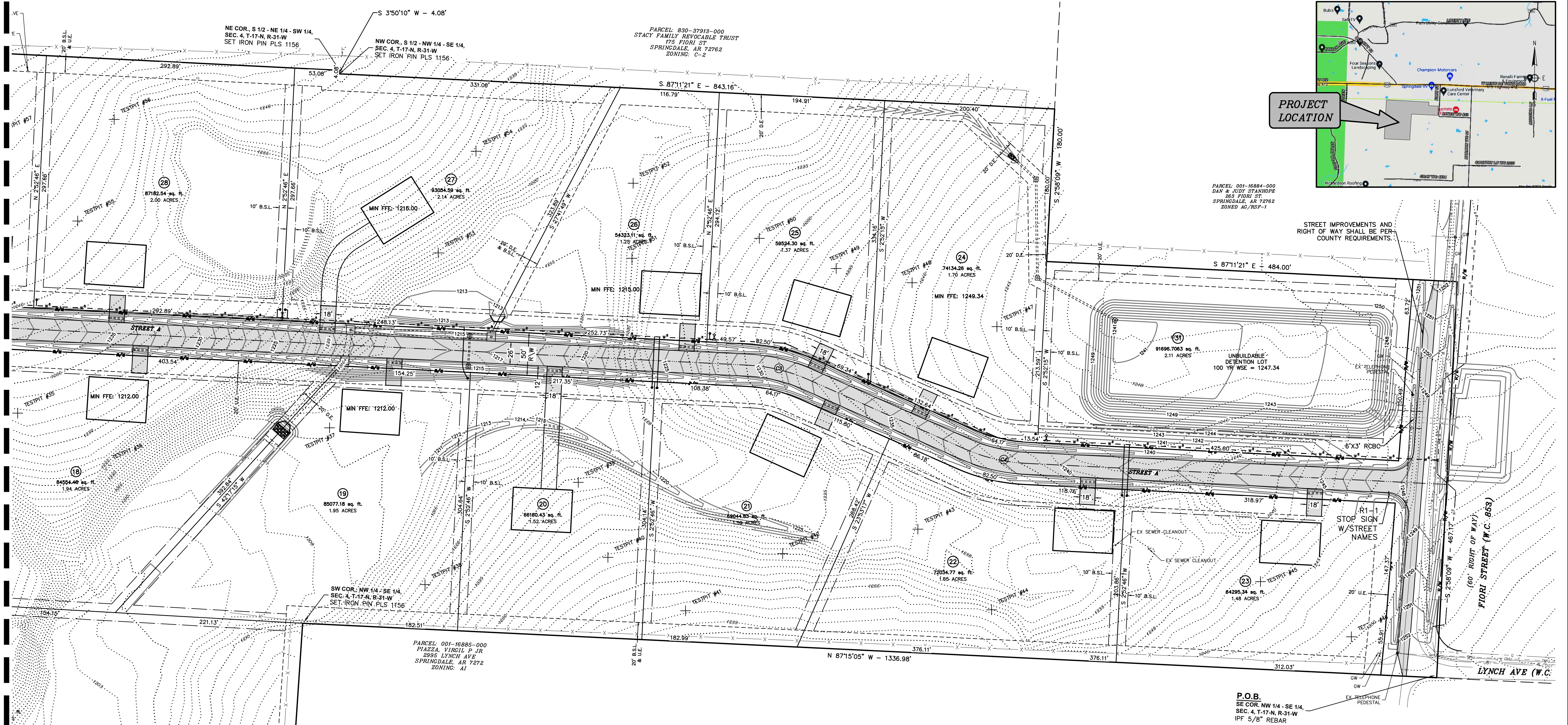
REVISION	DATE	DESCRIPTION

SCALE: 1"=120'

DATE: Jun 21, 2022

DRAWN BY: BAY

W.O. #: 22902



OWNER: SMITH, STEVEN & KELLEY SMITH TRUST AGREEMENT PO BOX 1080 TONTTOWN, AR 72770

SURVEYOR: ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765

WORK ORDER #: 22902

COUNTY ZONING: AG/RSP-1

COUNTY SETBACKS: FRONT - 25' (FROM ROAD ROW) SIDE - 10' REAR - 20'

SURVEY DESCRIPTION:

PART OF THE NORTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, TONTTOWN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES
1	76343.96	1.75
2	83997.91	1.93
3	83997.91	1.93
4	83997.91	1.93
5	83997.91	1.93
6	83997.91	1.93
7	83997.91	1.93
8	137636.37	3.16
10	193743.73	4.45
11	149064.21	3.42
13	186841.93	4.29
14	164451.96	3.78
16	164553.65	3.78
17	96838.00	2.22
18	84554.48	1.94
19	85077.18	1.95
20	66160.43	1.52
21	69044.83	1.59
22	72034.77	1.65
24	74134.26	1.70

LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES
25	59524.30	1.37
27	93054.59	2.14
28	87182.54	2.00
29	43698.10	1.00

ROAD CENTERLINE CURVE DATA

	R	Δ	T	L
C1	200.0'	21°59'41"	38.8664'	76.7759'
C2	200.0'	21°59'41"	38.8664'	76.7759'
C3	200.0'	21°00'31"	37.0832'	73.3338'
C4	200.0'	21°00'31"	37.0832'	73.3338'

(1) 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. _____

(2) 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 TONTTOWN SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION: _____

REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO. _____

(3) 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: _____

SIGNED: _____

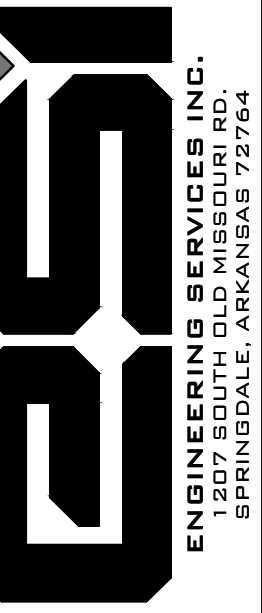
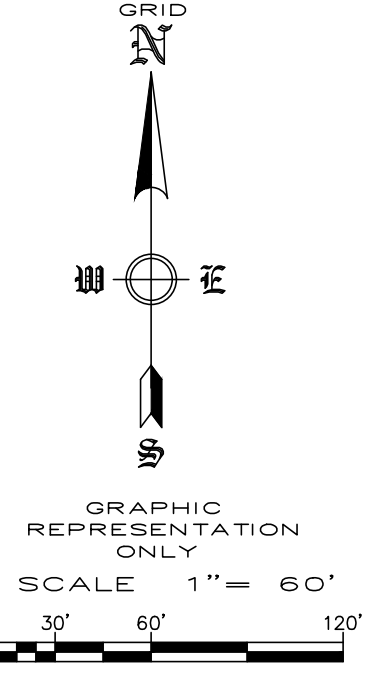
TONTTOWN PLANNING COMMISSION CHAIRMAN

TOPOGRAPHIC CONTOURS:

THE CONTOURS WERE DERIVED FROM GROUND RUN SURVEY DATA. THE CONTOUR INTERVAL IS 1-FEET. MAJOR CONTOURS (5-FEET) ARE DESIGNATED WITH A BOLDER LINE AND THEIR CORRESPONDING ELEVATION. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

FEMA FLOOD PLAIN ZONE:

THIS 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 F.I.R.M. MAP # 05143C0045F, PANEL 45 OF 575 WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.



PRELIMINARY PLAT
DEER VALLEY SUBDIVISION
TONTTOWN, ARKANSAS

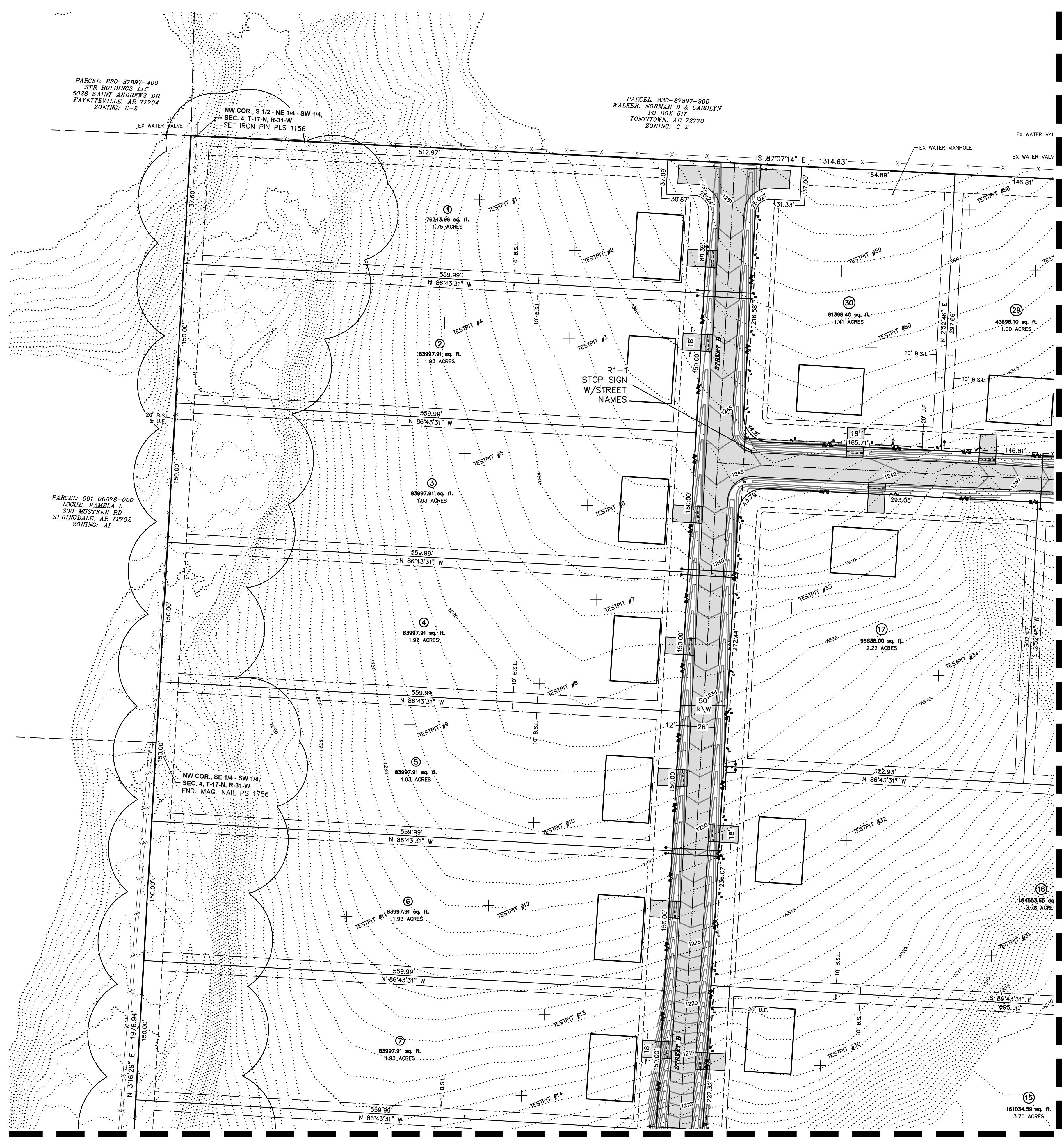
REVISION	DATE	DESCRIPTION

SCALE: 1"=60'

DATE: Jun 21, 2022

DRAWN BY: BAF

W.O. #: 22902



SURVEY DESCRIPTION:

PART OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4, N87°15'05"W A DISTANCE OF 1336.98 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4, S03°50'10"W A DISTANCE OF 1317.05 FEET TO THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE SW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4 AND A FOUND ALUMINUM MONUMENT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SE 1/4 OF THE SW 1/4 AND THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, N03°16'29"E A DISTANCE OF 1976.94 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID S 1/2 OF THE NE 1/4 OF THE SW 1/4, S87°07'14"E A DISTANCE OF 1314.63 FEET TO THE NORTHEAST CORNER OF SAID S 1/2 OF THE NE 1/4 OF THE SW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID S 1/2 OF THE NE 1/4 OF THE SW 1/4, S03°50'10"W A DISTANCE OF 4.08 FEET TO THE NORTHWEST CORNER OF SAID S 1/2 OF THE NW 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE NORTH LINE OF SAID S 1/2 OF THE NW 1/4 OF THE SE 1/4, S87°11'21"E A DISTANCE OF 843.16 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°58'09"W A DISTANCE OF 180.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°11'12"E A DISTANCE OF 484.00 FEET TO THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID EAST LINE, S02°58'09"W A DISTANCE OF 467.17 FEET TO THE POINT OF BEGINNING, CONTAINING 76.93 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF FIORI STREET (WASHINGTON COUNTY ROAD 853) ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

NOTES:

1. STREET LIGHTS TO BE A MINIMUM OF 6800 LUMENS.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
4. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
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. THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS.
10. NO LOTS MAY ACCESS OFF OF FIORI STREET.
11. NO FENCES SHALL BE ALLOWED ON DRAINAGE WAYS, UNLESS THEY ARE NON-OBSSTRUCTIVE.

(1) 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. _____

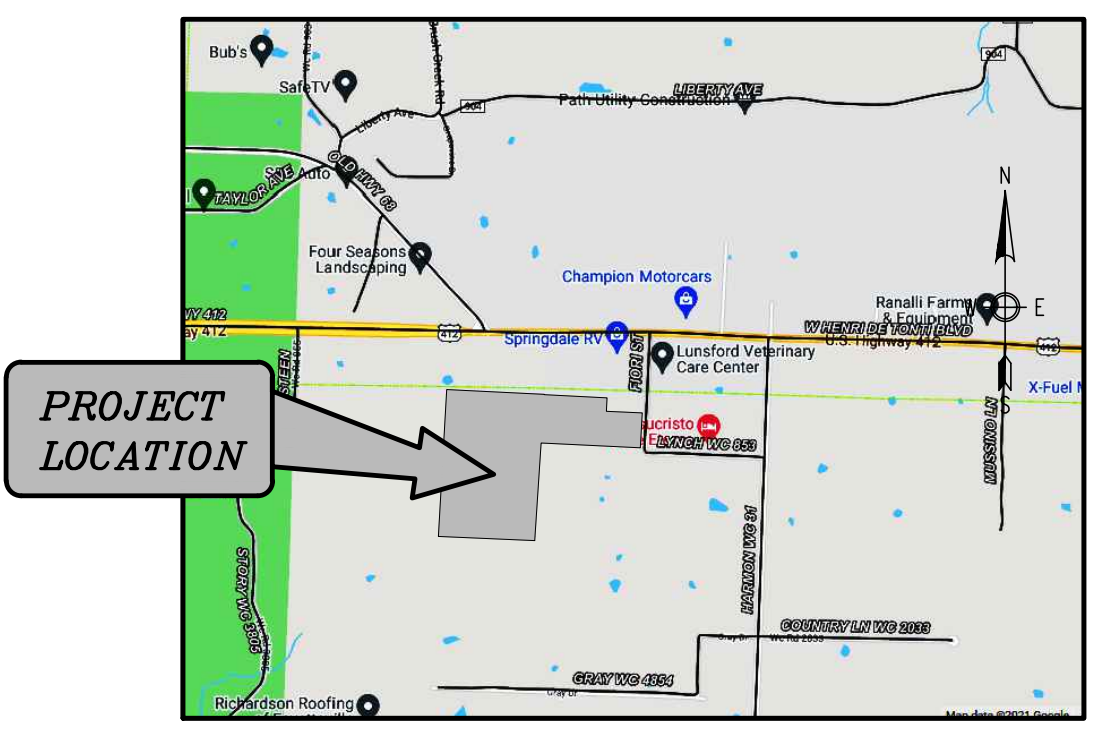
(2) CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY.
 EACH SET OF STREET AND DRAINAGE PLANS MUST BE SUBMITTED IN ACCORDANCE WITH APPLICABLE STATE STATUTES AND ANY PLANS AND SPECIFICATIONS REQUIRED.

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. _____

(3) 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: _____
 SIGNED: _____
 TONTITOWN PLANNING COMMISSION CHAIRMAN



OWNER: SMITH, STEVEN & KELLEY SMITH TRUST AGREEMENT
 PO BOX 1060
 TONTITOWN, AR 72770

SURVEYOR: ENGINEERING SERVICES, INC.
 1207 S. OLD MISSOURI ROAD
 P.O. BOX 282
 SPRINGDALE, AR 72765

WORK ORDER #: 22902

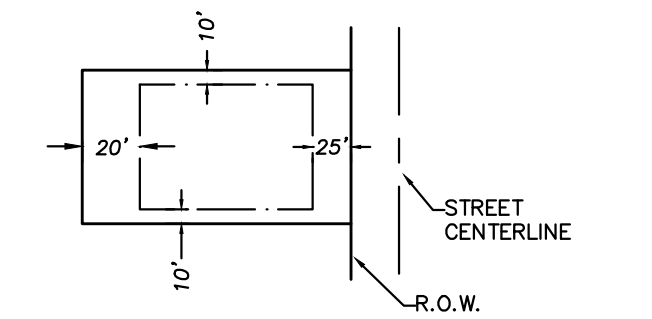
COUNTY ZONING: AG/RSF-1

COUNTY SETBACKS: FRONT - 25' (FROM ROAD ROW)
 SIDE - 10'
 REAR - 20'

FEMA FLOOD PLAIN ZONE:

THIS 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 F.I.R.M. MAP # 05143C0045F, PANEL 45 OF 575 WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

TOPOGRAPHIC CONTOURS:
 THE CONTOURS WERE DERIVED FROM GROUND RUN SURVEY DATA. THE CONTOUR INTERVAL IS 1-FOOT. MAJOR CONTOURS (5-FOOT) ARE DESIGNATED WITH A BOLDER LINE AND THEIR CORRESPONDING ELEVATION. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

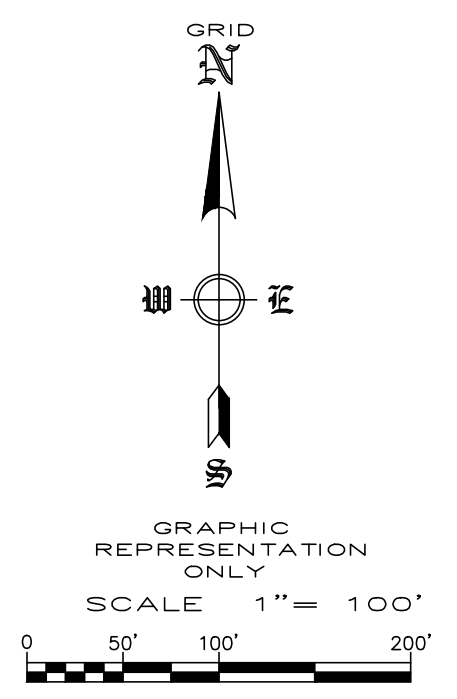


NOTE:
 1) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
1	76343.96	1.75
2	83997.91	1.93
3	83997.91	1.93
4	83997.91	1.93
5	83997.91	1.93
6	83997.91	1.93
7	83997.91	1.93
8	137636.37	3.16
10	193743.73	4.45
11	149064.21	3.42
13	186841.93	4.29
14	164451.96	3.78
16	164553.65	3.78
17	96838.00	2.22
18	84554.48	1.94
19	85077.18	1.95
20	66160.43	1.52
21	69044.83	1.59
22	72034.77	1.65
24	74134.26	1.70

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
25	59524.30	1.37
27	93054.59	2.14
28	87182.54	2.00
29	43698.10	1.00

ROAD CENTERLINE CURVE DATA				
	R	S	T	L
C1	200.0'	2159'41"	38.8664'	76.7759'
C2	200.0'	2159'41"	38.8664'	76.7759'
C3	200.0'	2100'31"	37.0832'	73.3336'
C4	200.0'	2100'31"	37.0832'	73.3336'



PARCEL: 830-37897-400
 STR HOLDINGS LLC
 5028 SAINT ANDREWS DR
 FAYETTEVILLE, AR 72704
 ZONING: C-2

PARCEL: 890-37897-900
 WALKER, NORMAN D & CAROLYN
 PO BOX 57
 TONTITOWN, AR 72770
 ZONING: C-2

PARCEL: 001-06978-000
 LOCUR, FAMELA L
 300 MUSTEEN RD
 SPRINGDALE, AR 72762
 ZONING: A1

NW COR., SE 1/4 - SW 1/4,
 SEC. 4, T-17-N, R-31-W
 FND. MAG. NAIL PS 1756

MATCHLINE - SHEET 5

MATCHLINE - SHEET 3



**PRELIMINARY PLAT
 DEER VALLEY SUBDIVISION
 TONTITOWN, ARKANSAS**

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
 DATE: Jun 21, 2022
 DRAWN BY: BAF
 W.O. #: 22902



**PRELIMINARY PLAT
DEER VALLEY SUBDIVISION
TONTITOWN, ARKANSAS**

PARCEL: 001-16960-000
PRUITT FAMILY REVOCABLE LIVING TRUST
18096 HARMON RD.
FAYETTEVILLE, AR 72704
ZONING: A1

PARCEL: 001-16885-000
PIAZZA VIRGIL P JR
285 LYNCH AVE
SPRINGDALE, AR 72722
ZONING: A1

SW COR. SE 1/4 - SW 1/4,
SEC. 4, T-17-N, R-31-W
FND. ALUM. MON.
(2003-42248)

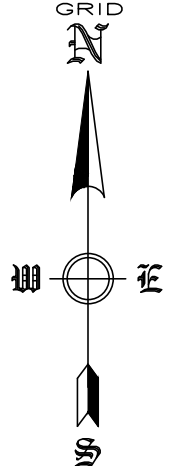
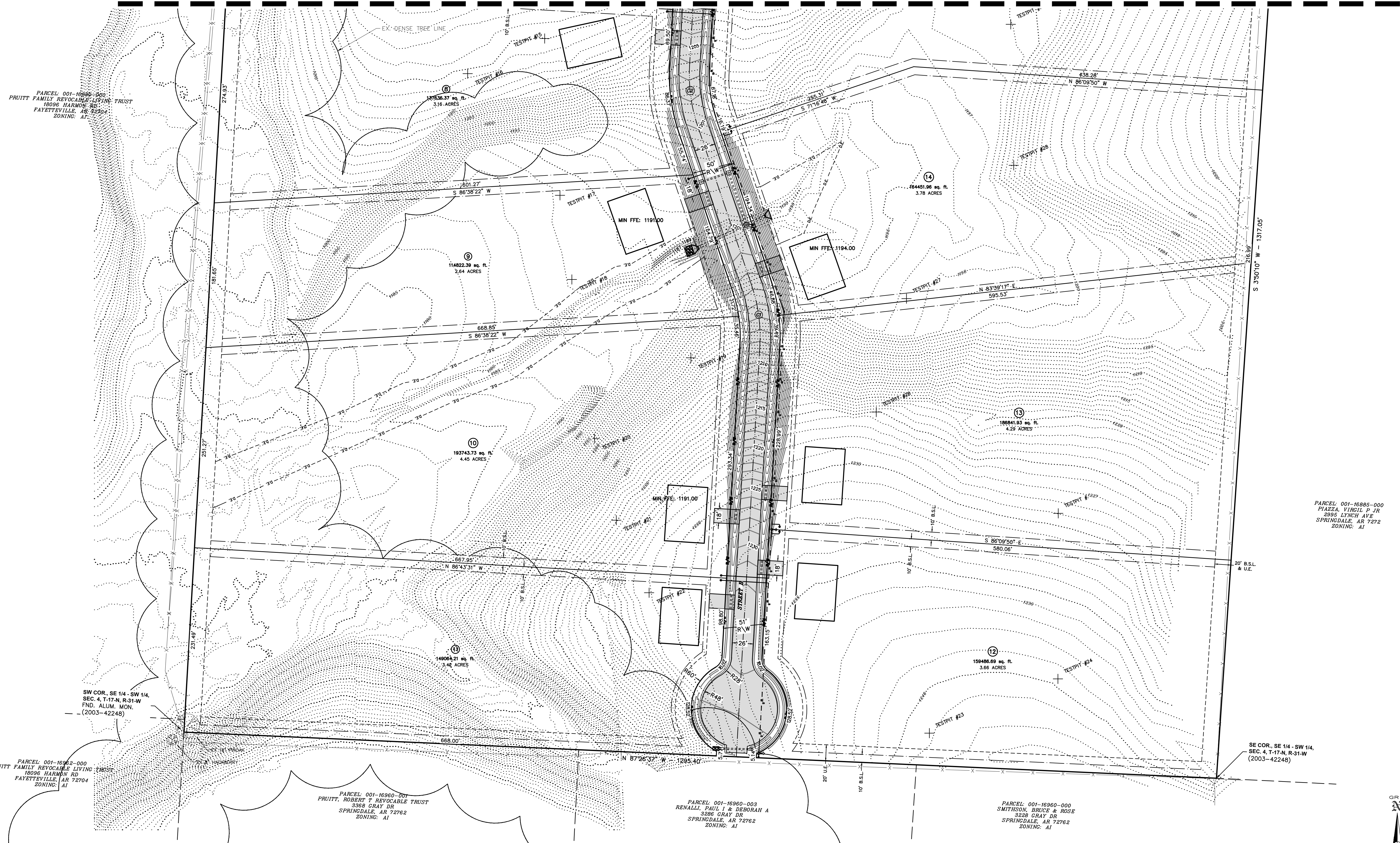
PARCEL: 001-16962-000
PRUITT FAMILY REVOCABLE LIVING TRUST
18096 HARMON RD.
FAYETTEVILLE, AR 72704
ZONING: A1

PARCEL: 001-16960-001
PRUITT, ROBERT T REVOCABLE TRUST
3368 CRAY DR
SPRINGDALE, AR 72762
ZONING: A1

PARCEL: 001-16960-003
RENALLI, PAUL I & DEBORAH A
3286 CRAY DR
SPRINGDALE, AR 72762
ZONING: A1

PARCEL: 001-16960-000
SMITHSON, BRUCE & ROSE
3228 GRAY DR
SPRINGDALE, AR 72762
ZONING: A1

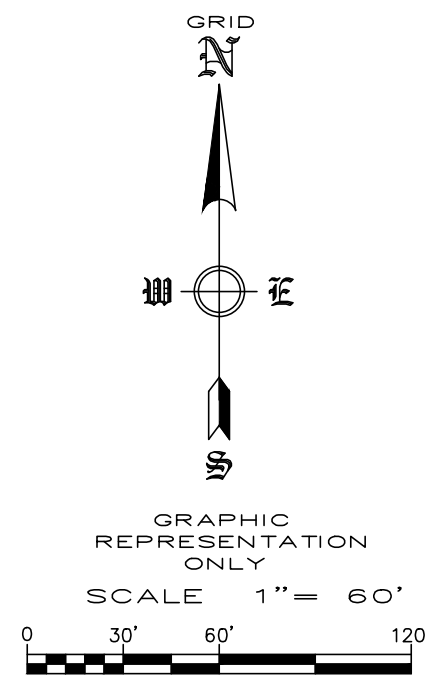
SE COR. SE 1/4 - SW 1/4,
SEC. 4, T-17-N, R-31-W
(2003-42248)



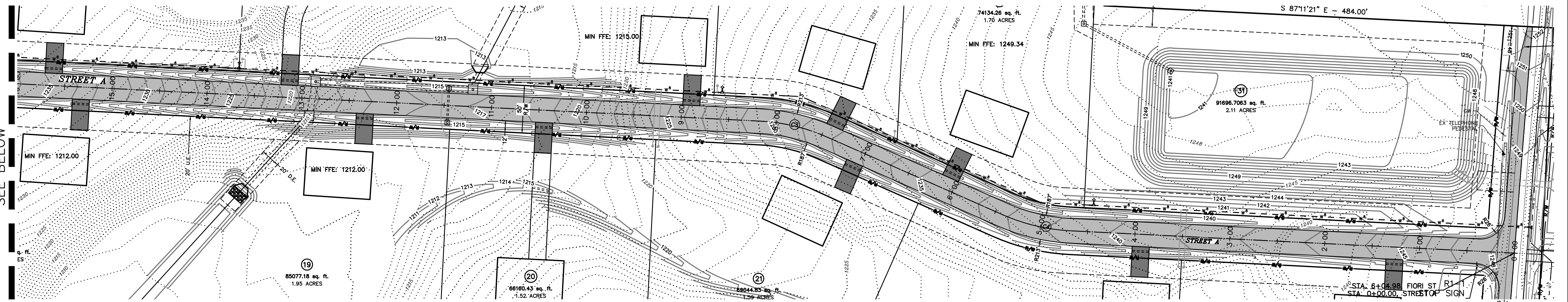
GRAPHIC REPRESENTATION ONLY
SCALE: 1" = 60'
0 30' 60' 120'

REVISION	DATE	DESCRIPTION

SCALE: 1" = 60'
DATE: Jun 21, 2022
DRAWN BY: BAP
W.O. # 22902

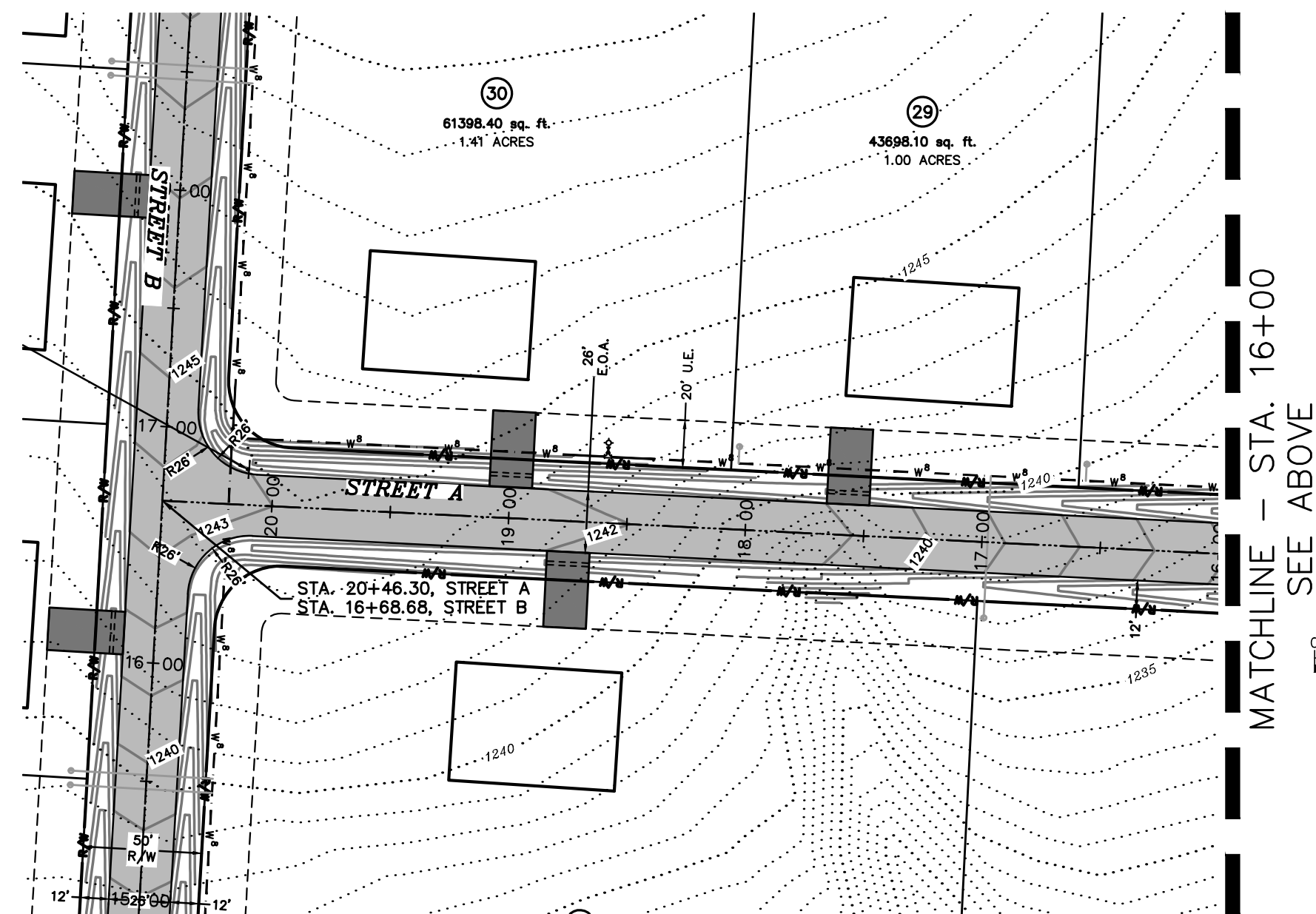
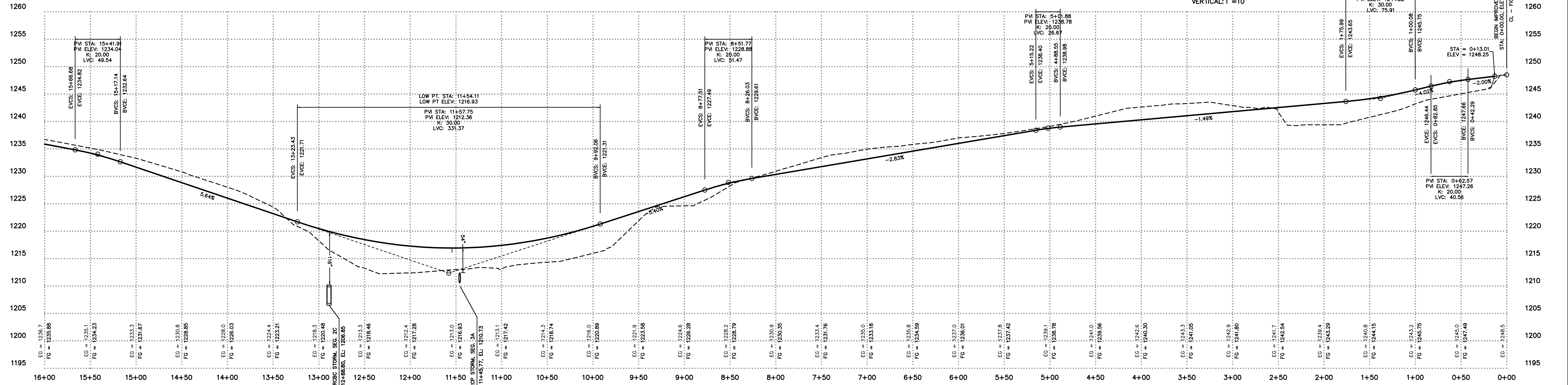


MATCHLINE - STA. 16+00
SEE BELOW

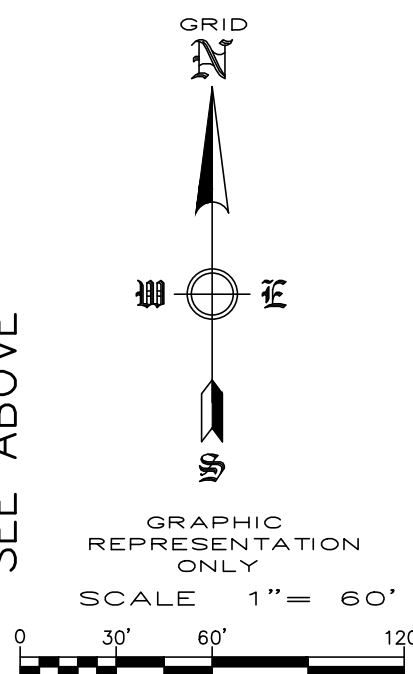


STREET A STATION 0+00 - 16+00

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: 1"=10'

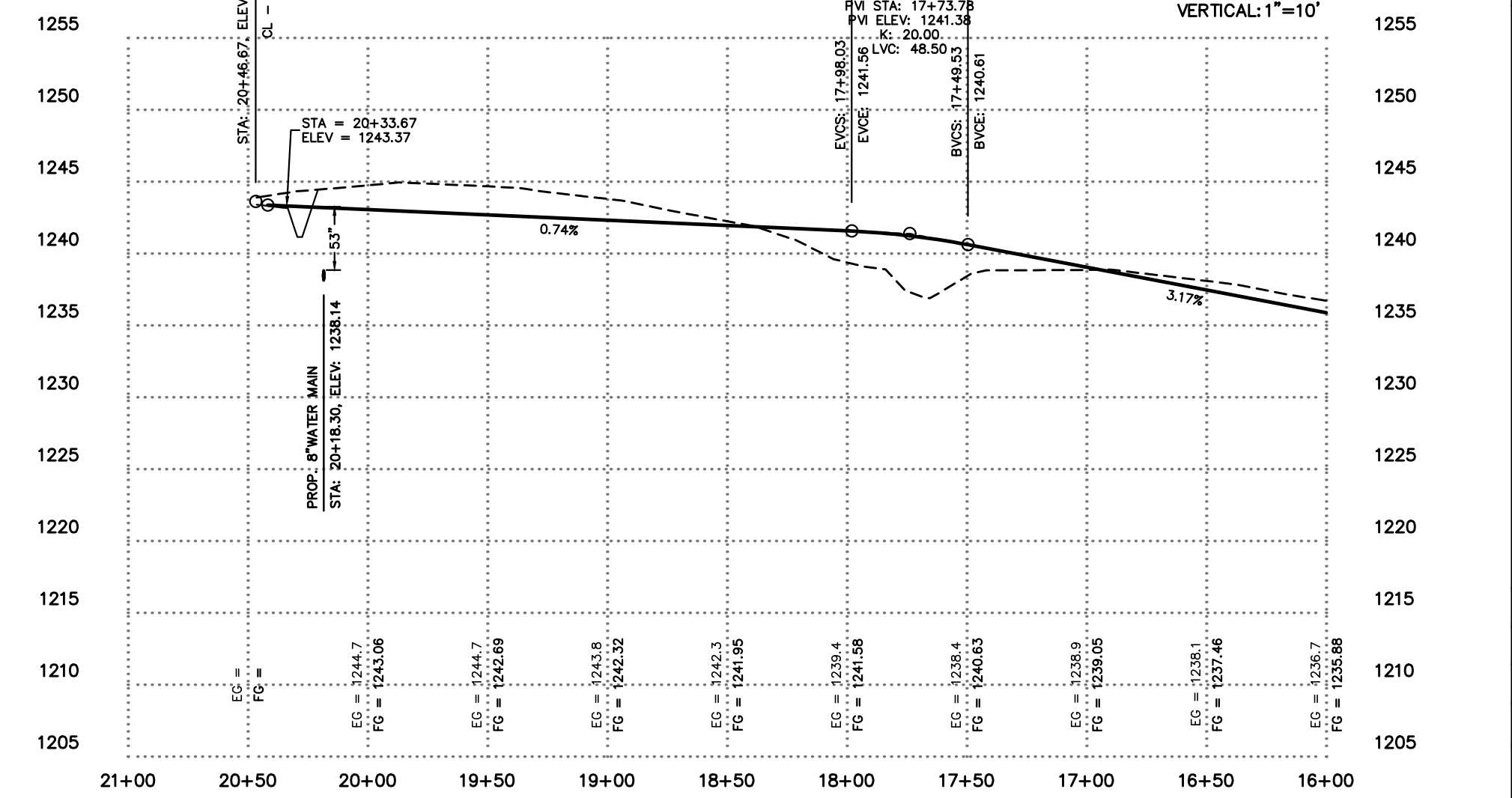


MATCHLINE - STA. 16+00
SEE ABOVE



STREET A STATION 16+00 - 21+00

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: 1"=10'

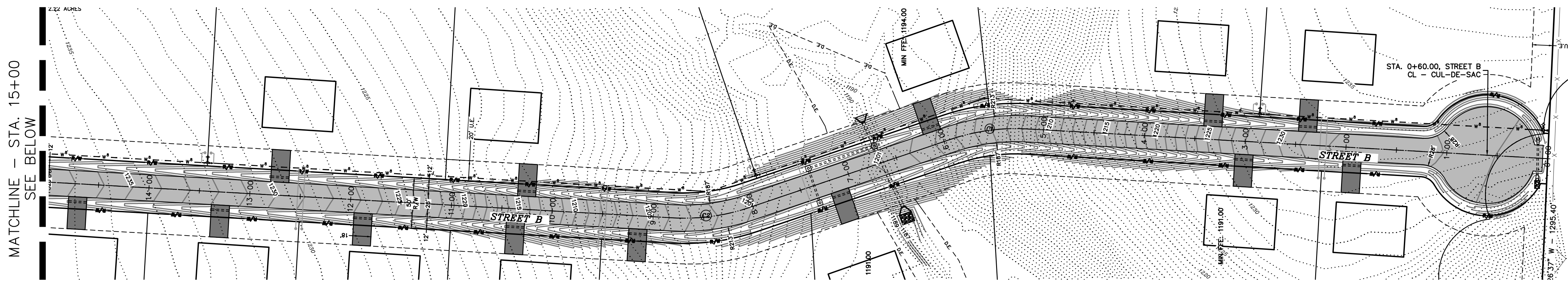


STREET PLAN AND PROFILE
DEER VALLEY SUBDIVISION
TONTITOWN, ARKANSAS

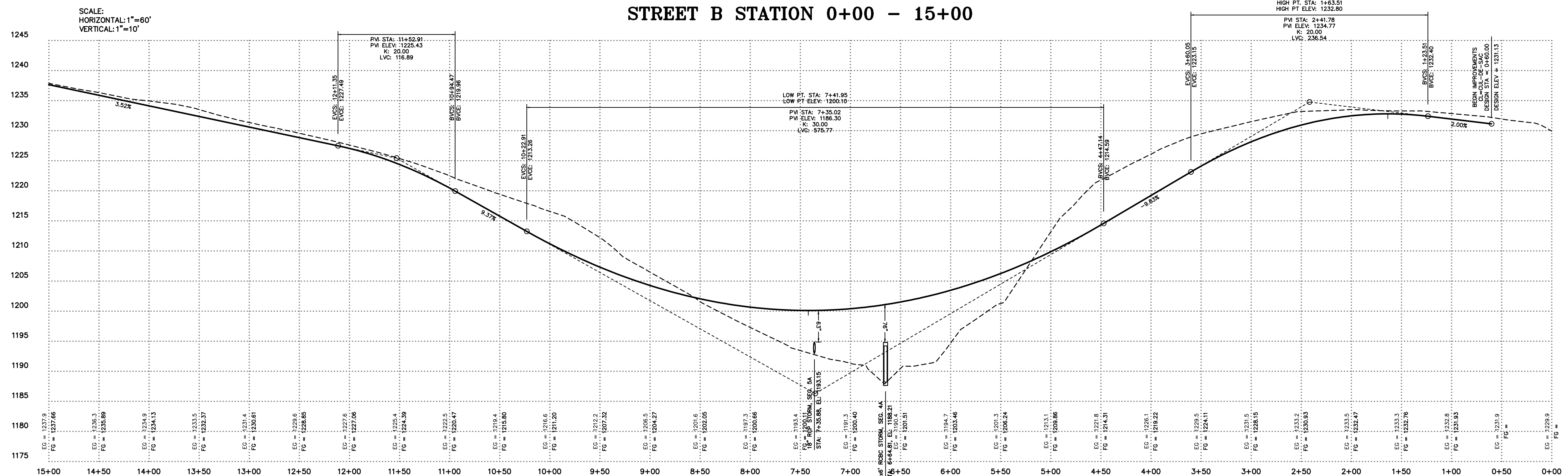


REVISION	DATE	DESCRIPTION

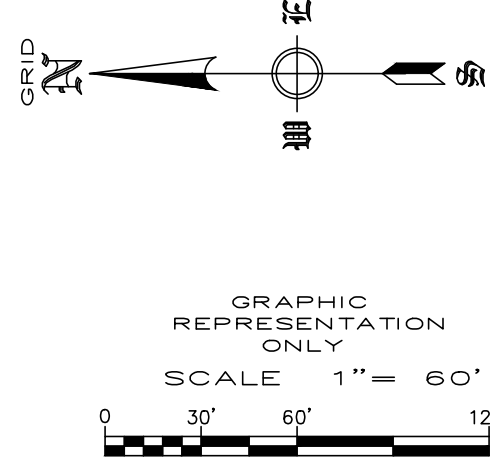
SCALE: 1"=60'
DATE: Jun 21, 2022
DRAWN BY: BAF
W.O. #: 22902



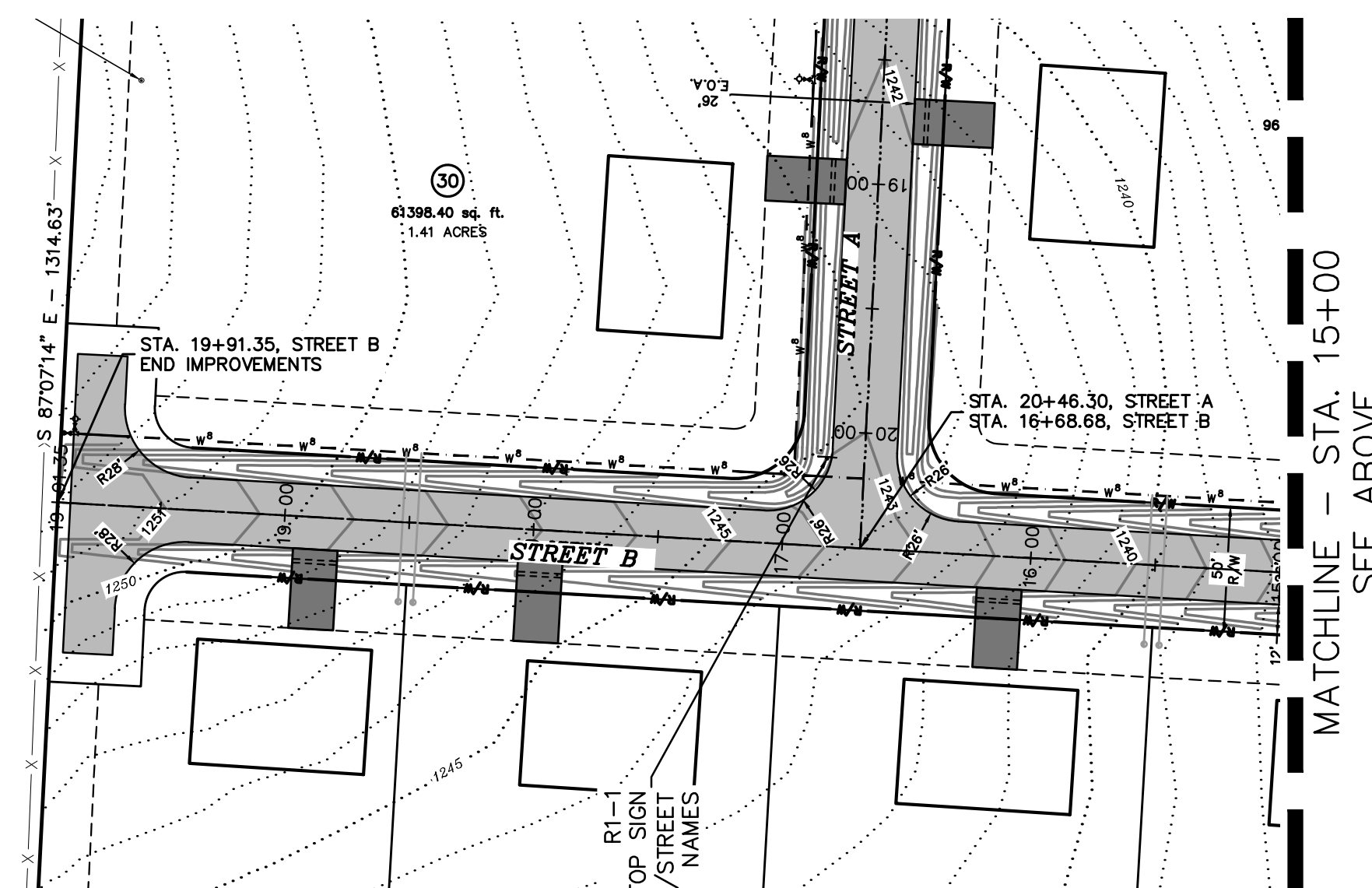
STREET B STATION 0+00 - 15+00



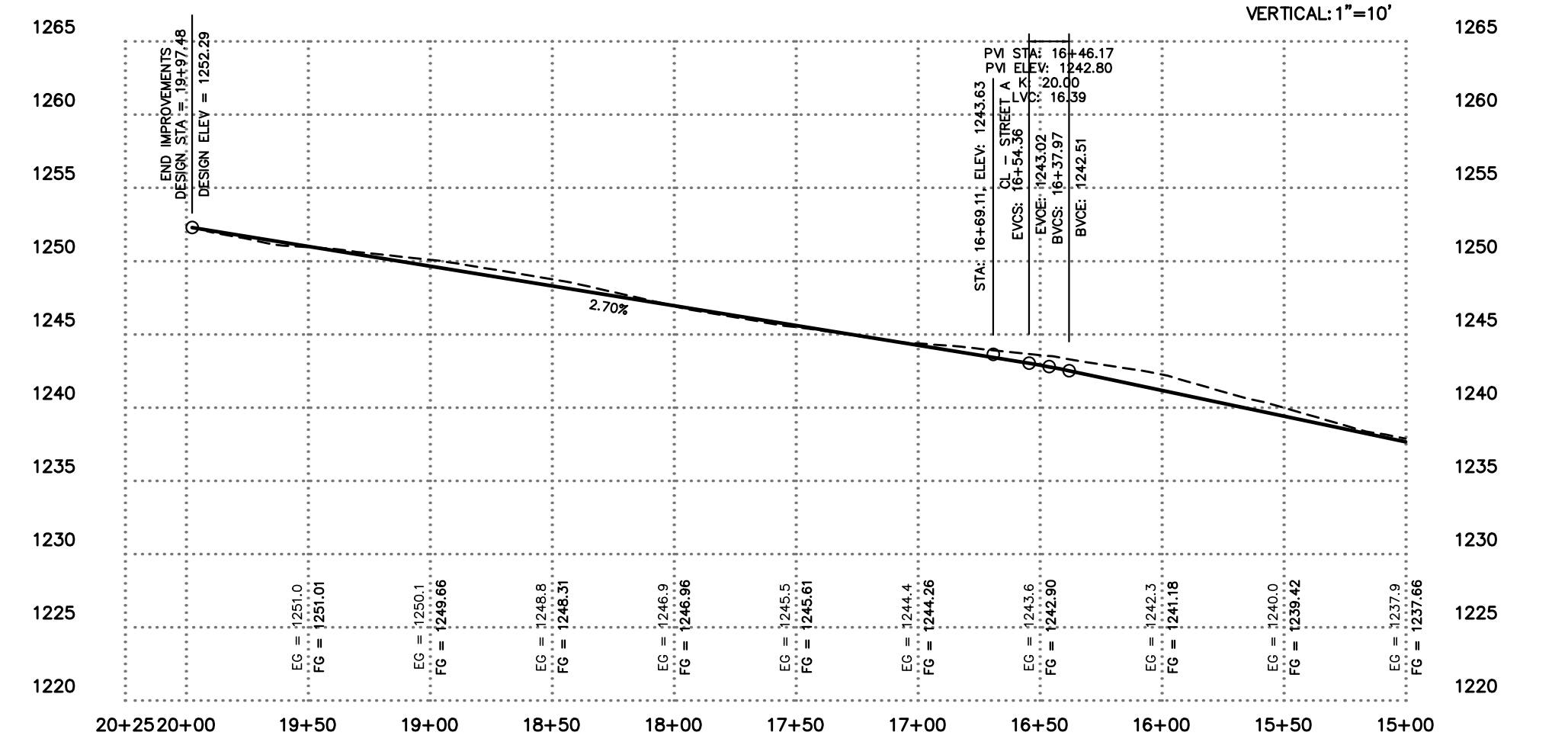
SCALE:
 HORIZONTAL: 1"=60'
 VERTICAL: 1"=10'



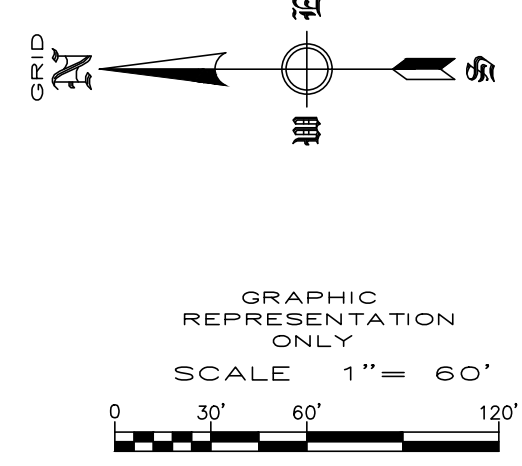
**STREET PLAN AND PROFILE
 DEER VALLEY SUBDIVISION
 TONTITOWN, ARKANSAS**



STREET B STATION 15+00 - 20+25



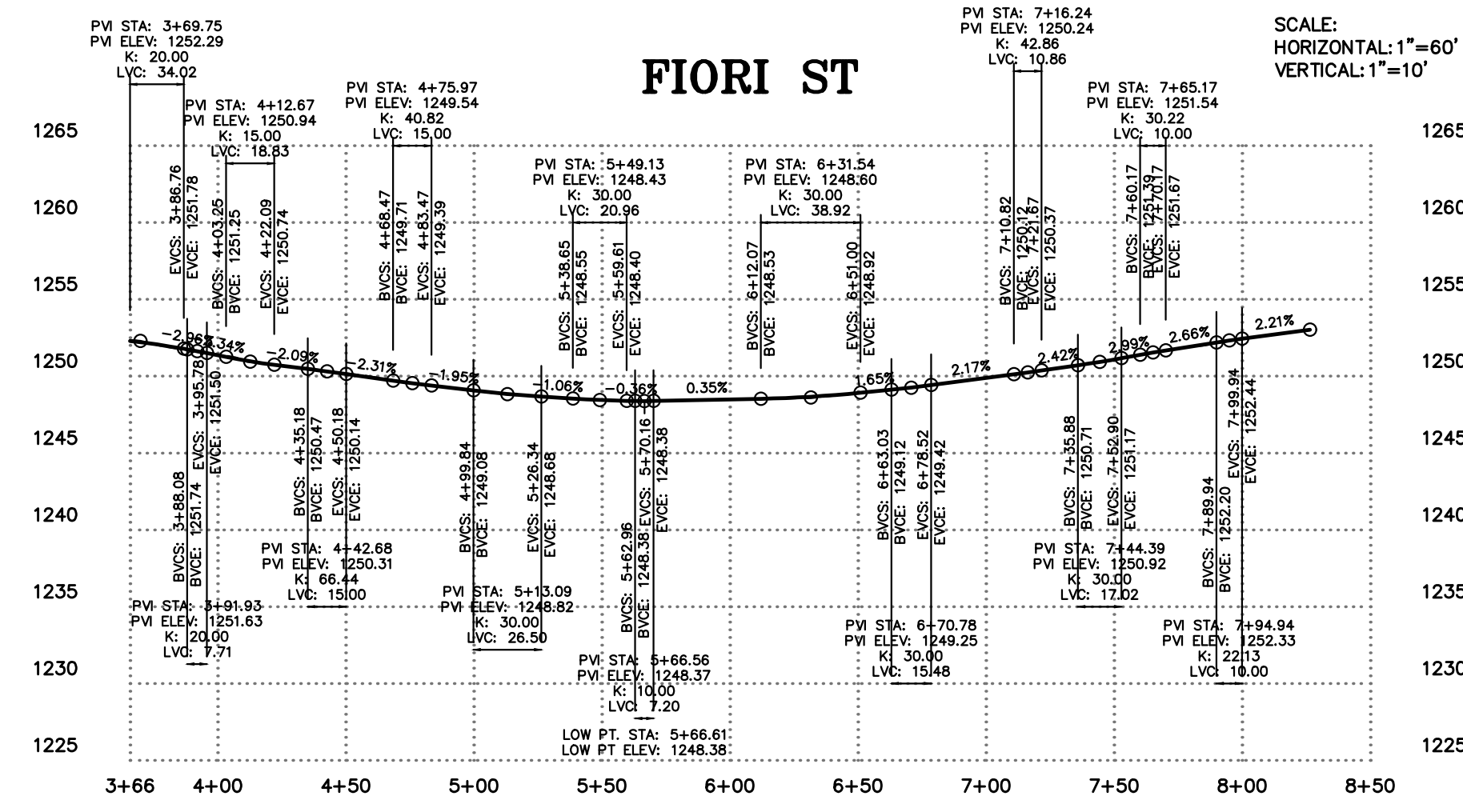
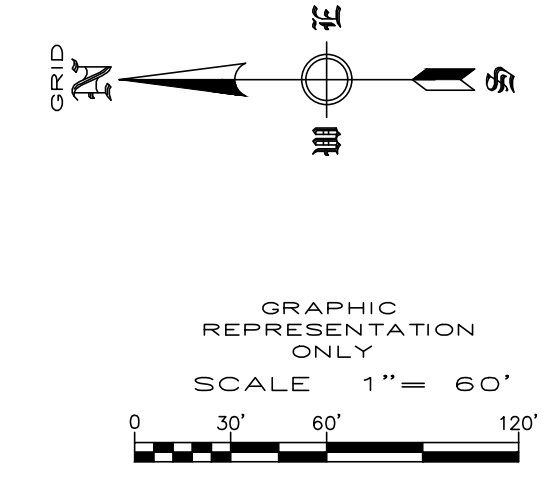
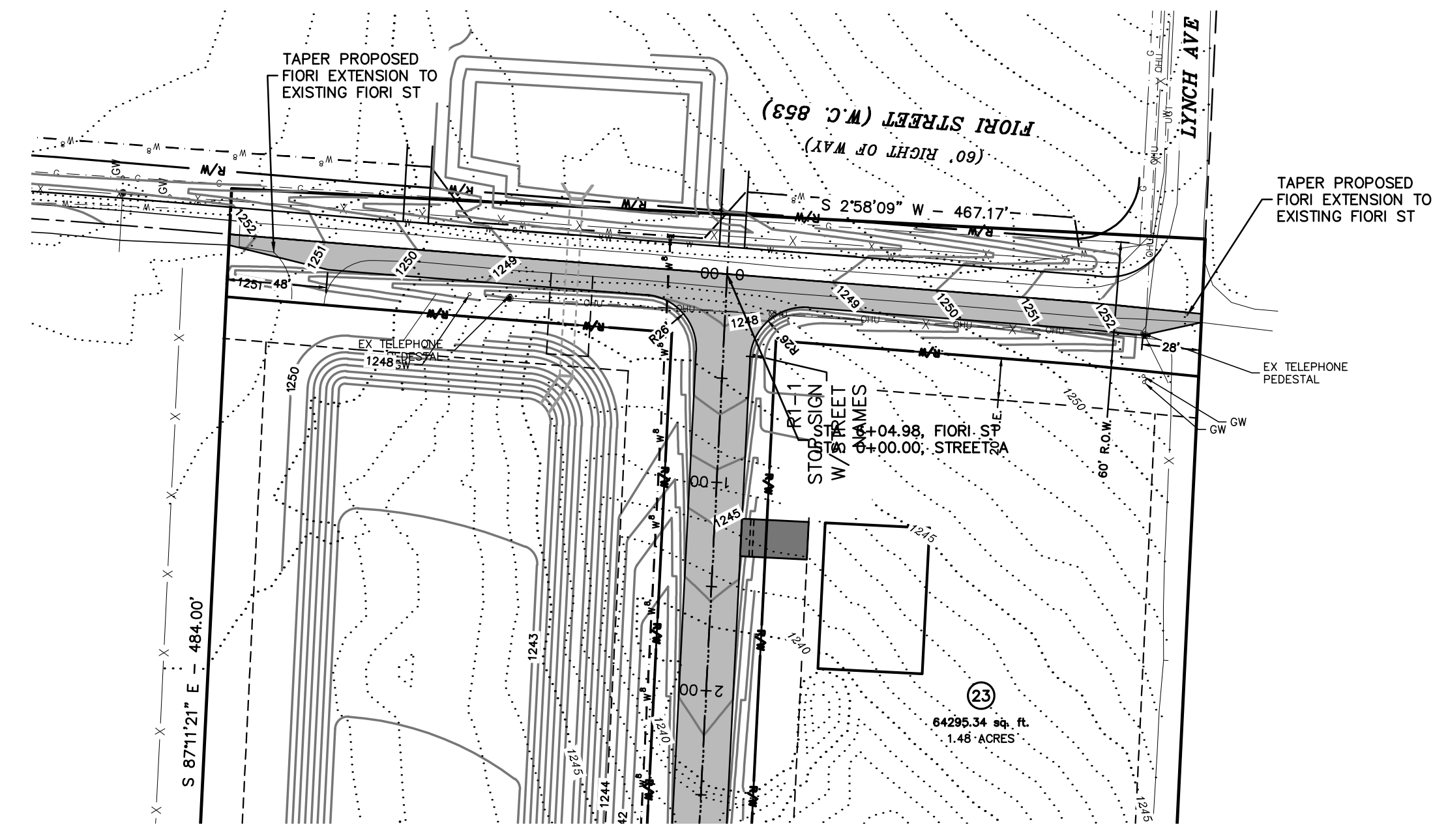
SCALE:
 HORIZONTAL: 1"=60'
 VERTICAL: 1"=10'



REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
 DATE: Jun 21, 2022
 DRAWN BY: BAF
 W.O. #: 22902

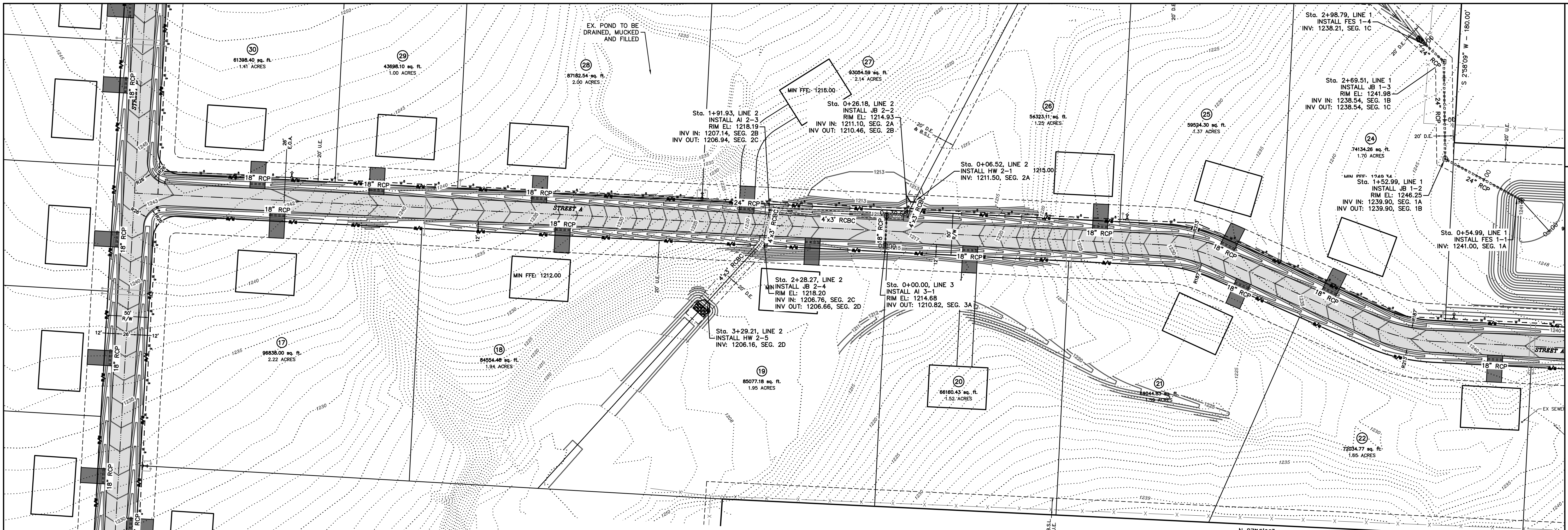
**STREET PLAN AND PROFILE
 DEER VALLEY SUBDIVISION
 TONTITOWN, ARKANSAS**



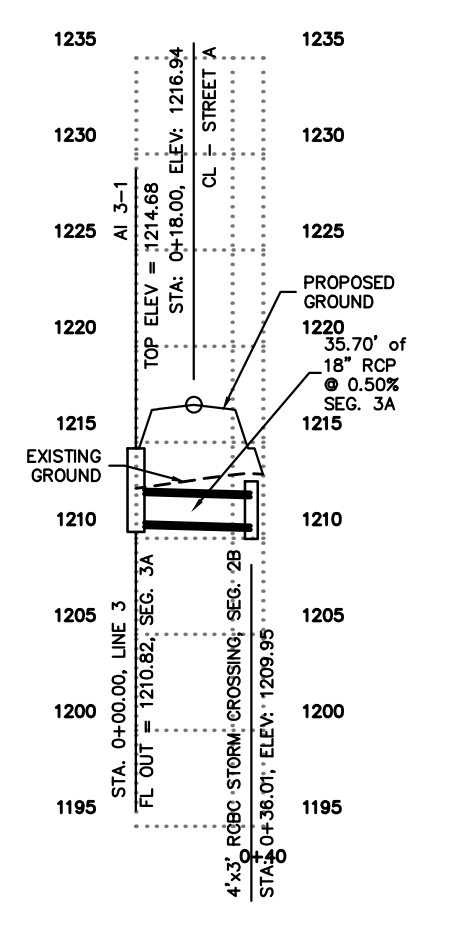
REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
 DATE: Jun 21, 2022
 ENGINEER: BAK
 DRAWMAN: TOE
 W.O. #: 22902

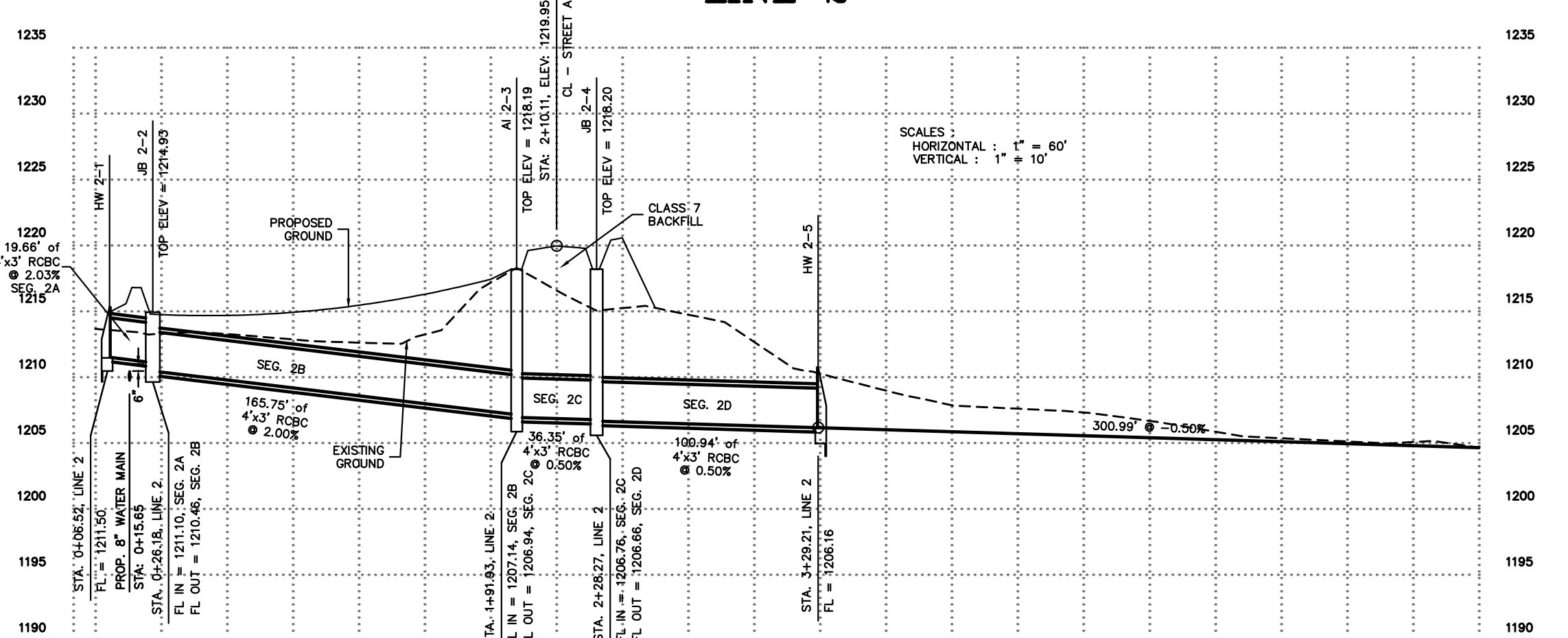
**STORM PLAN AND PROFILE
 DEER VALLEY SUBDIVISION
 TONTITOWN, ARKANSAS**



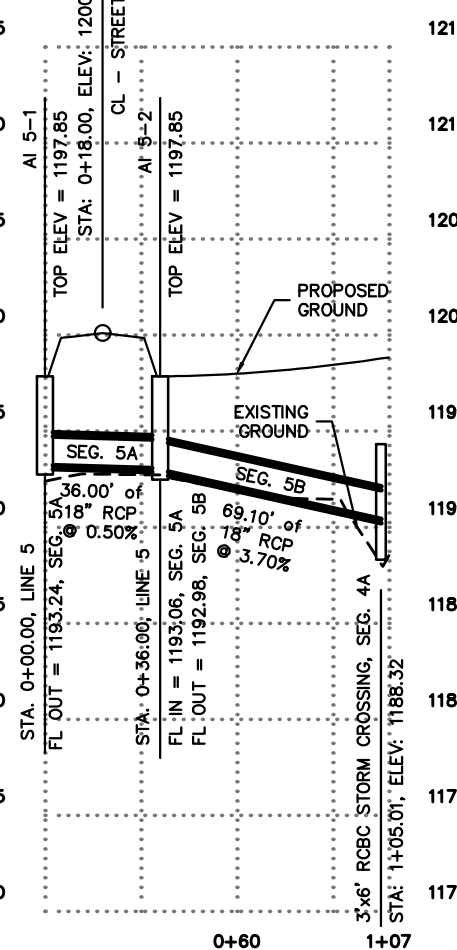
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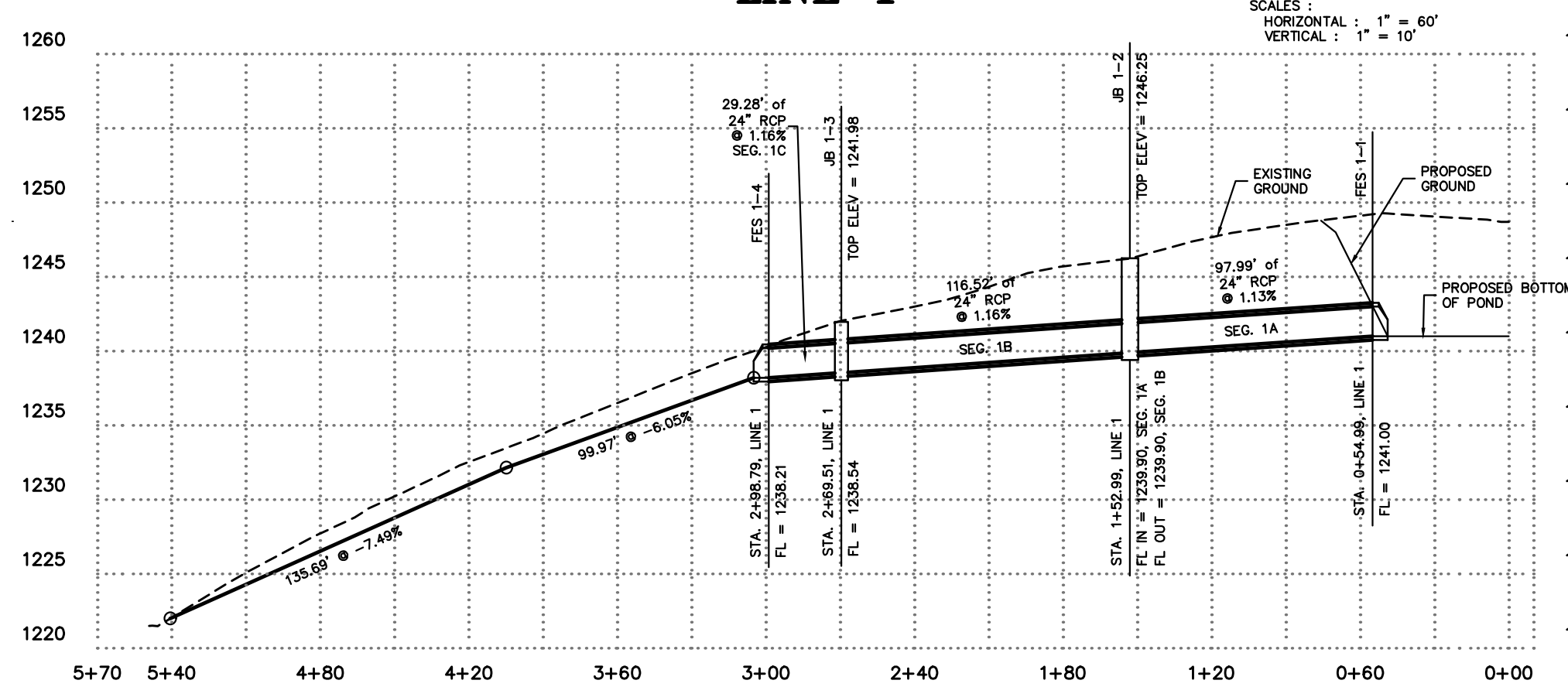
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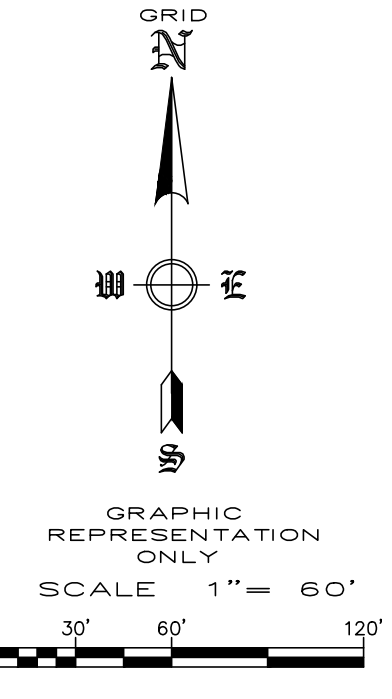
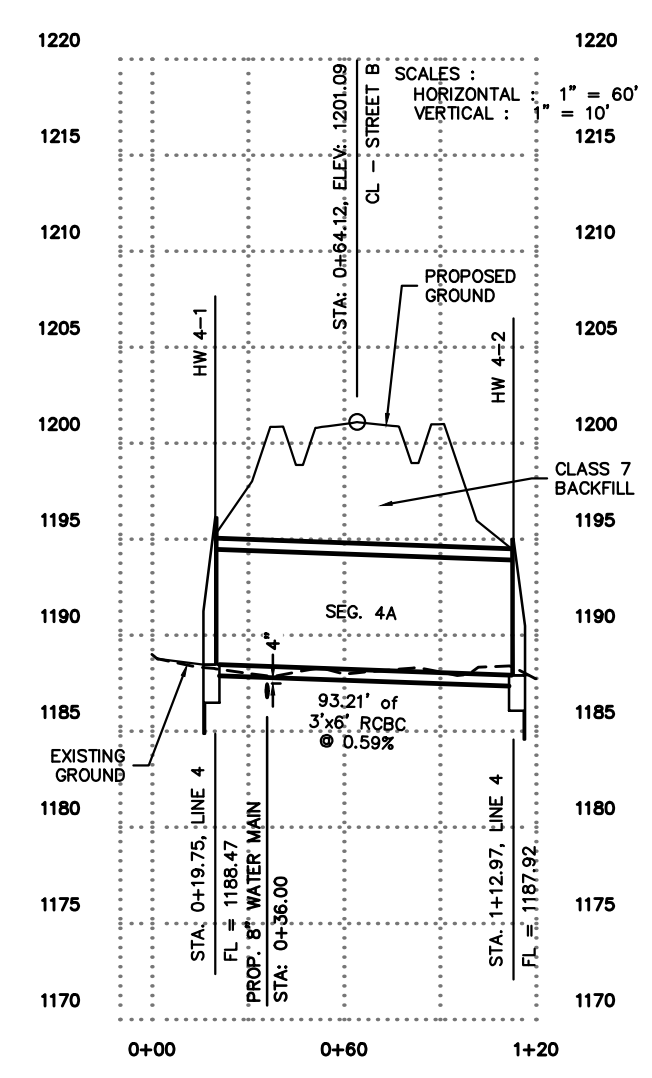
LINE 5



LINE 1

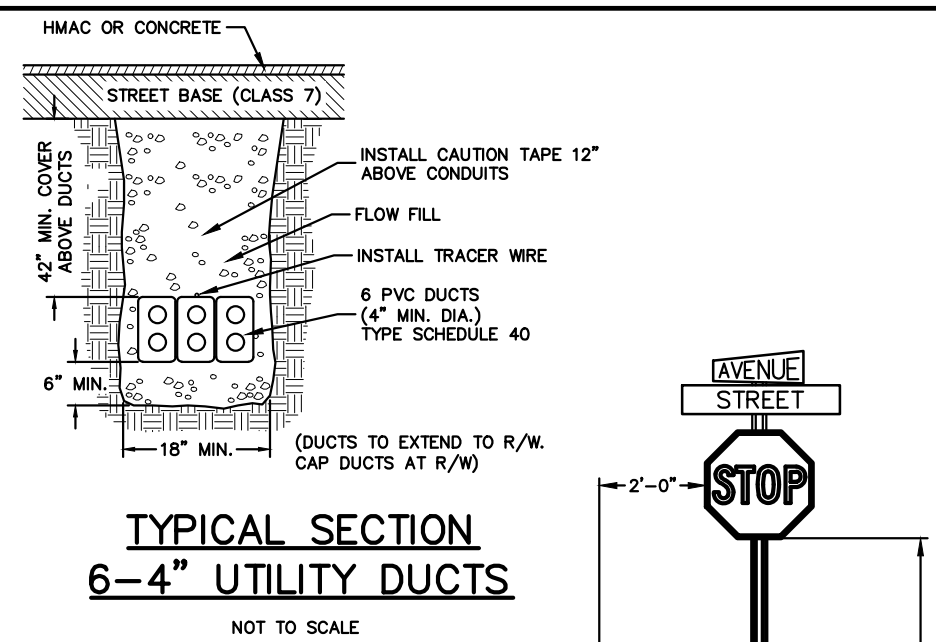


LINE 4

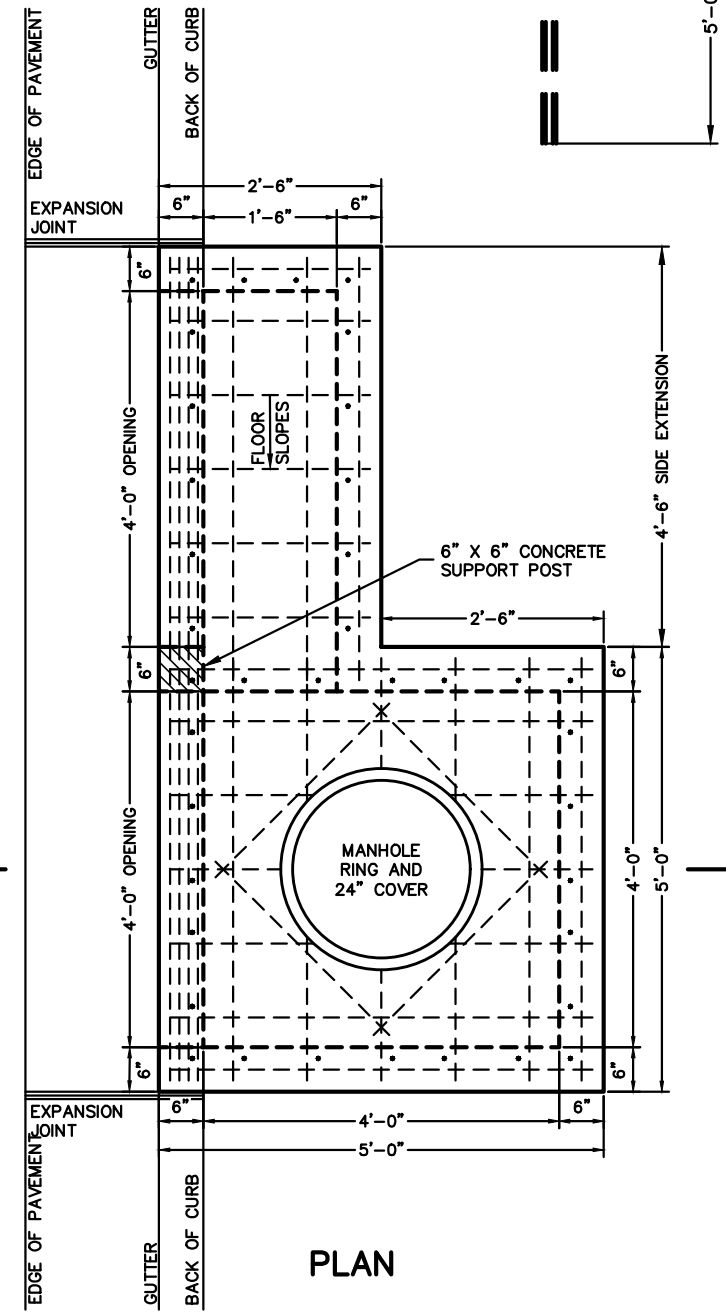


REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
 DATE: Jun 21, 2022
 DRAWN BY: [Name]
 W.O. #: 22902

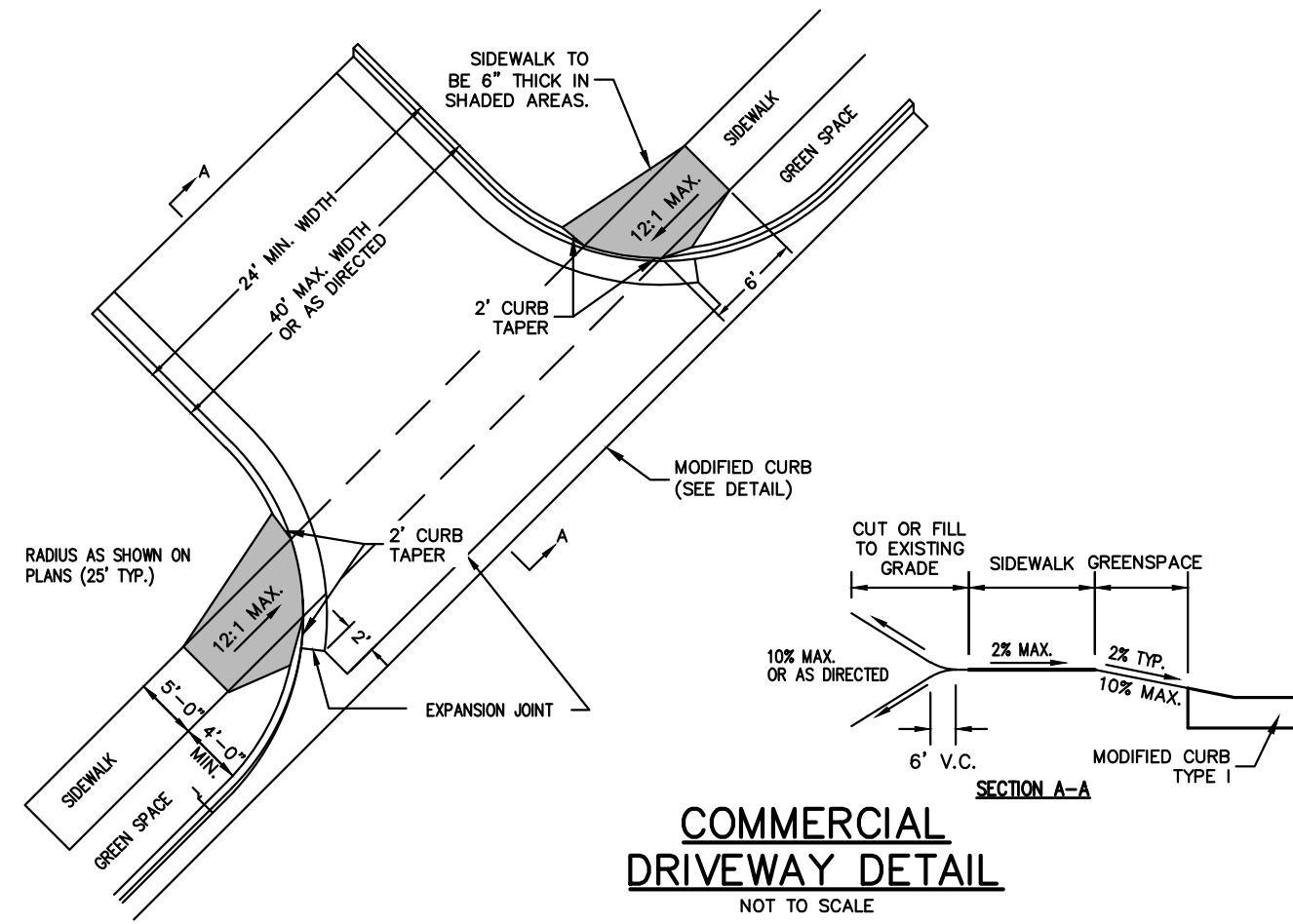


**TYPICAL SECTION
6-4\"/>
 NOT TO SCALE**

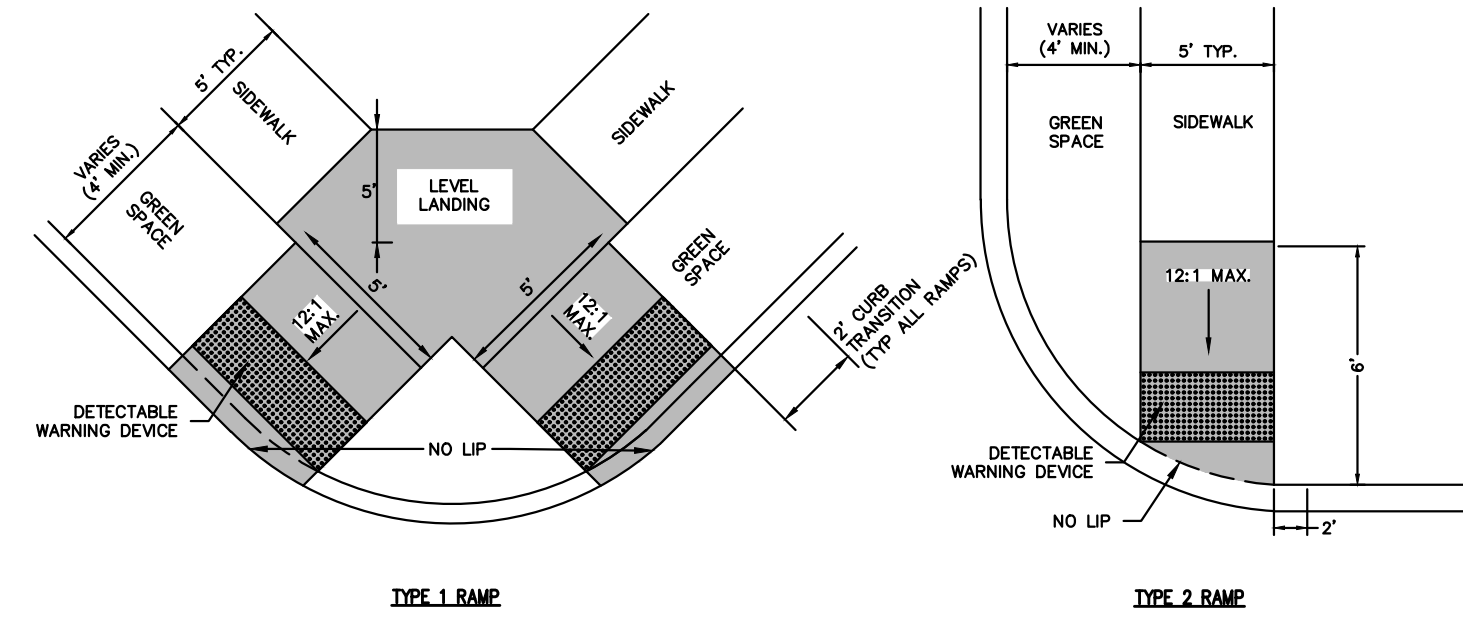


**STOP SIGN
DETAIL**
NOT TO SCALE

NOTE: SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS

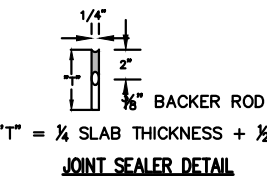


**COMMERCIAL
DRIVEWAY DETAIL**
NOT TO SCALE



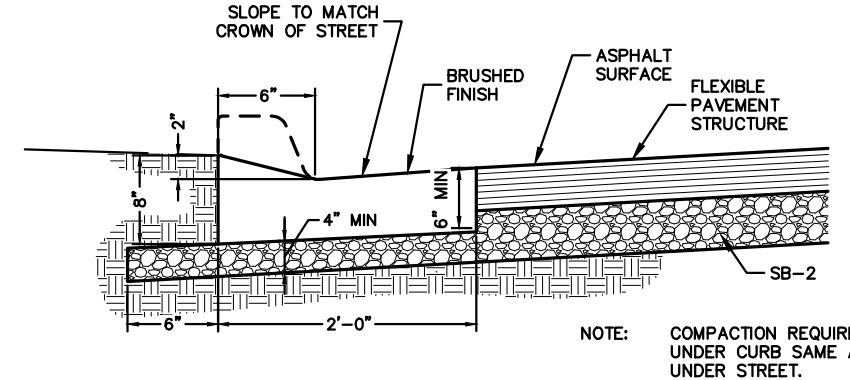
HANDICAP RAMP DETAILS
NOT TO SCALE

NOTES:
 1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 1:2.1.
 2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGHOUT 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 RAMP'S CROSS A CURB.

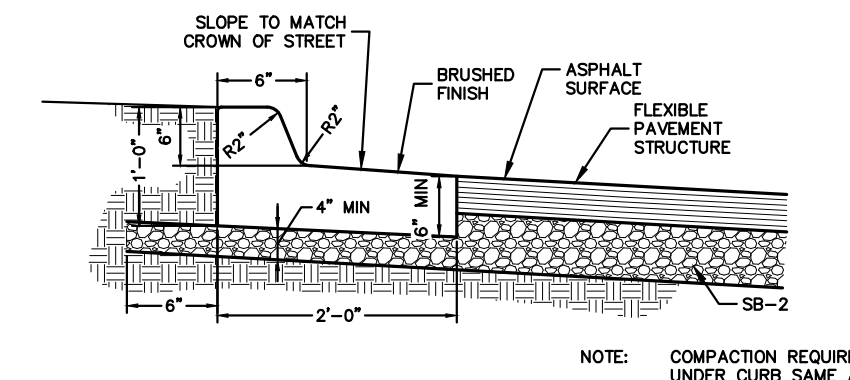


JOINT SEALER DETAIL

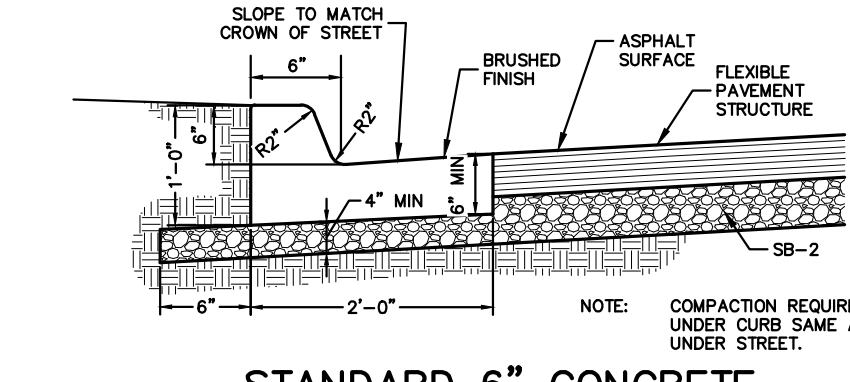
NOTES:
 1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
 2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM-D-752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
 3) CONCRETE CURB TO BE SAW-CUT AT 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.



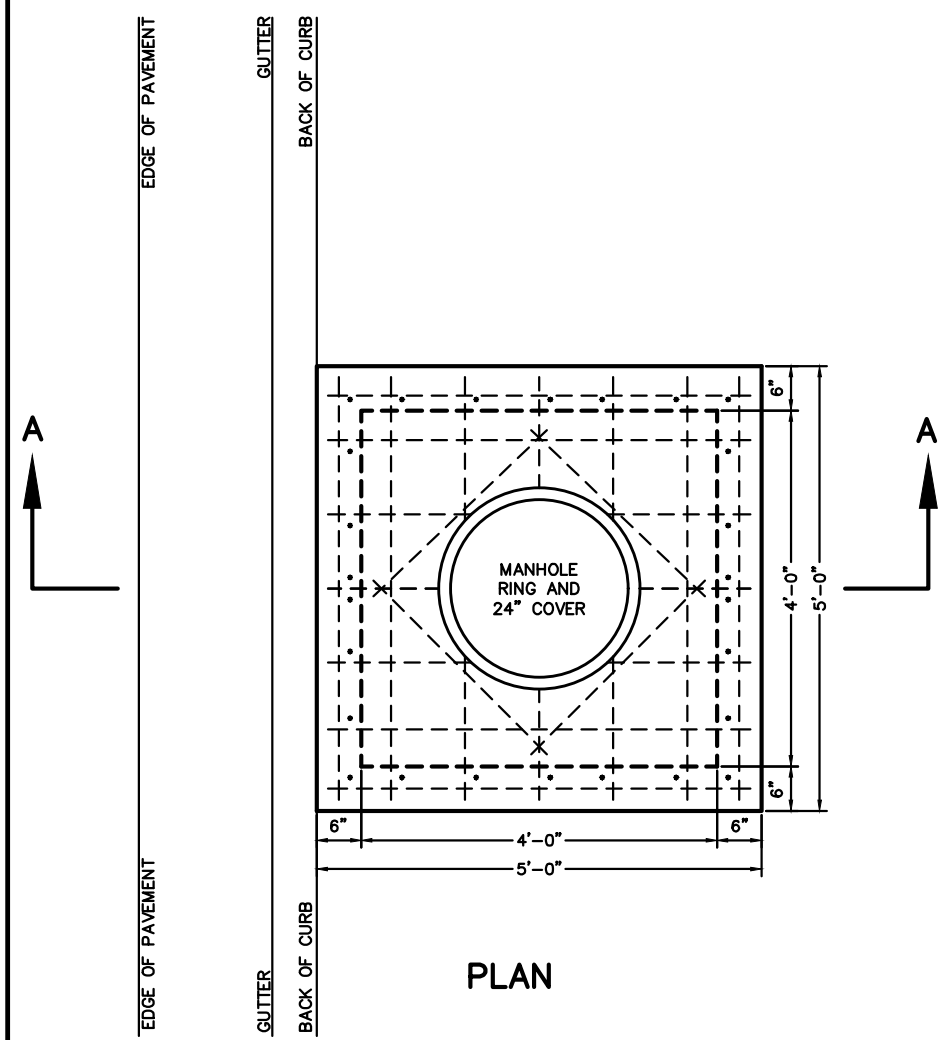
**MODIFIED CONCRETE
CURB & GUTTER**
NOT TO SCALE



**STANDARD 6\"/>
 NOT TO SCALE**



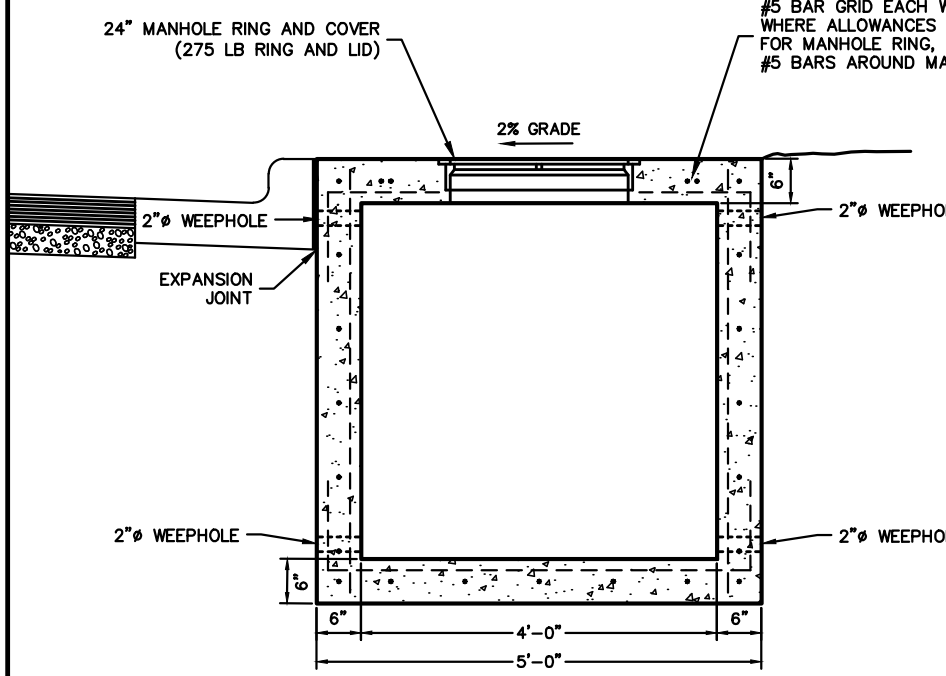
**STANDARD 6\"/>
 NOT TO SCALE**



PLAN

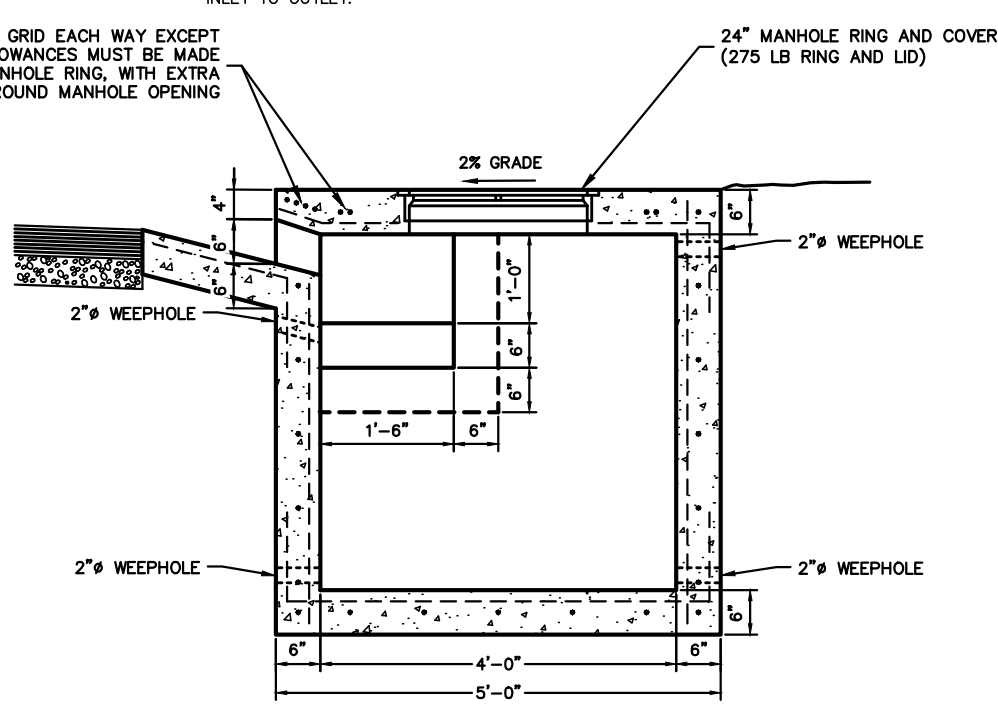
- NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
 2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
 3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
 4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
 5. 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".
 6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
 7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
 8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
 9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
 10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR MANHOLE RING, OR MANHOLE RING.
 11. 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".
 12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.

- NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
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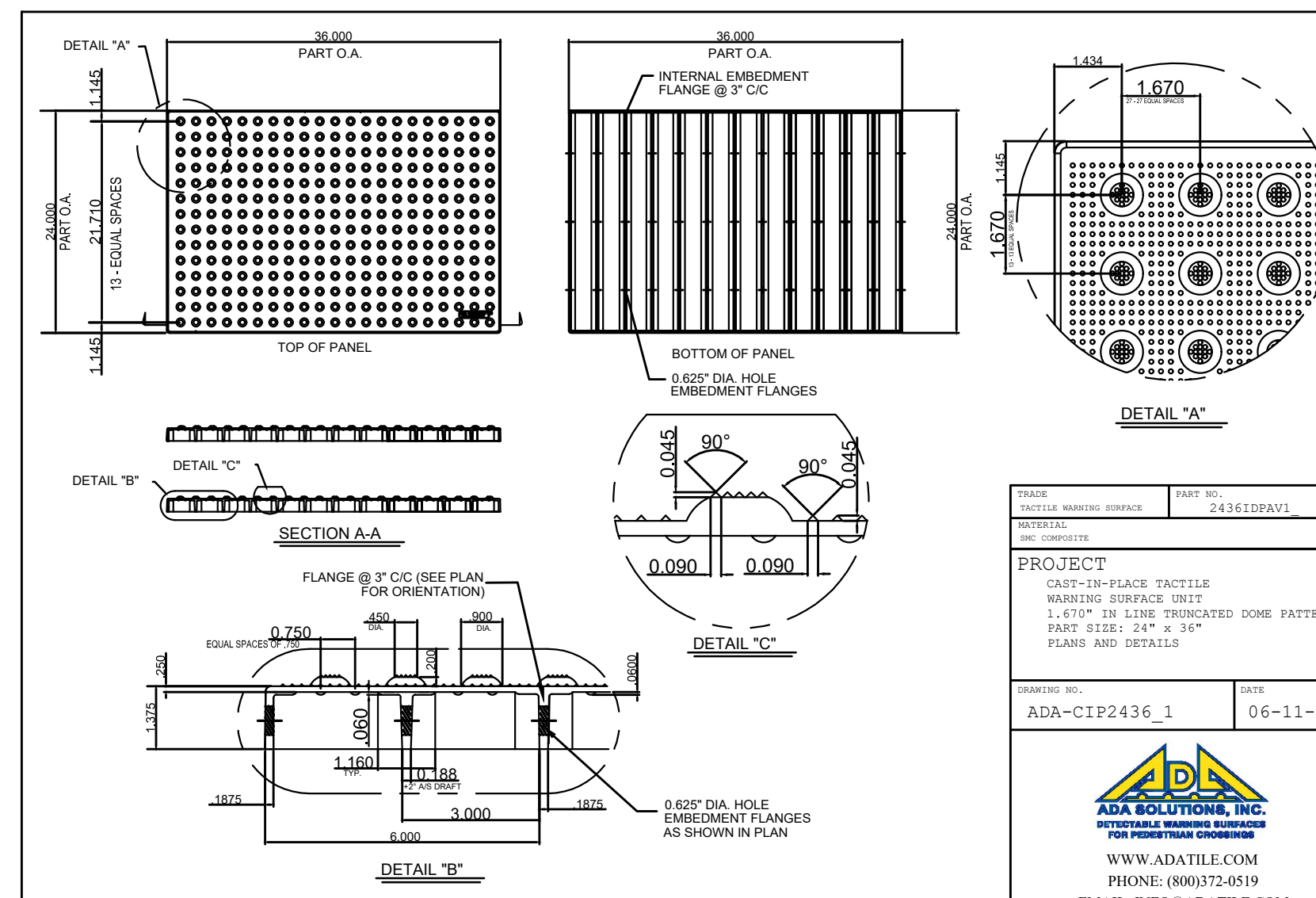
SECTION A-A

TYPICAL JUNCTION BOX
NOT TO SCALE

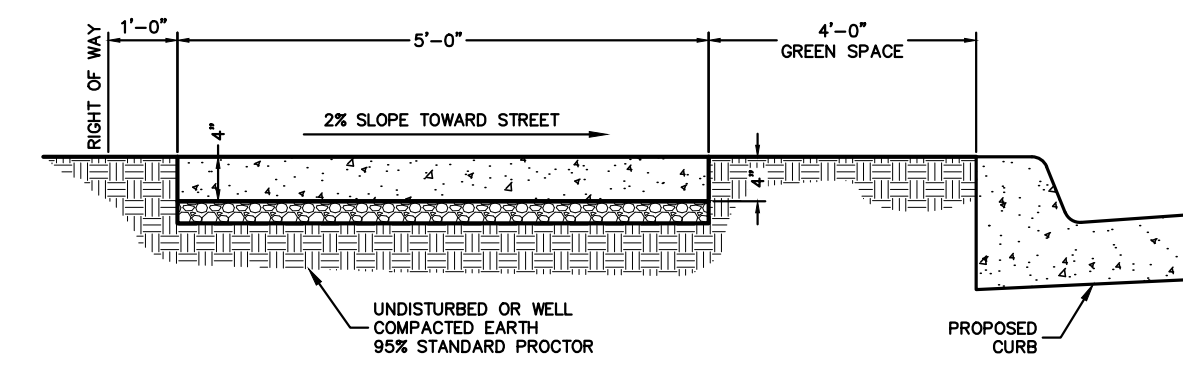


SECTION A-A

TYPICAL DROP INLET
NOT TO SCALE



PROJECT: WALKING SURFACE
 MATERIAL: COMPACTED EARTH
 PART NO.: 24361DPAV1
 DATE: 06-11-12
 DRAWING NO.: ADA-CIP2436_1
ADA SOLUTIONS, INC.
 WWW.ADATILE.COM
 PHONE: (800)372-0519
 EMAIL: INFO@ADATILE.COM



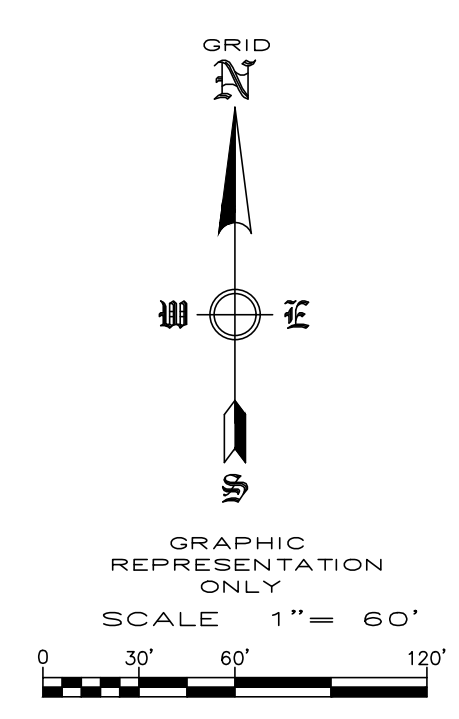
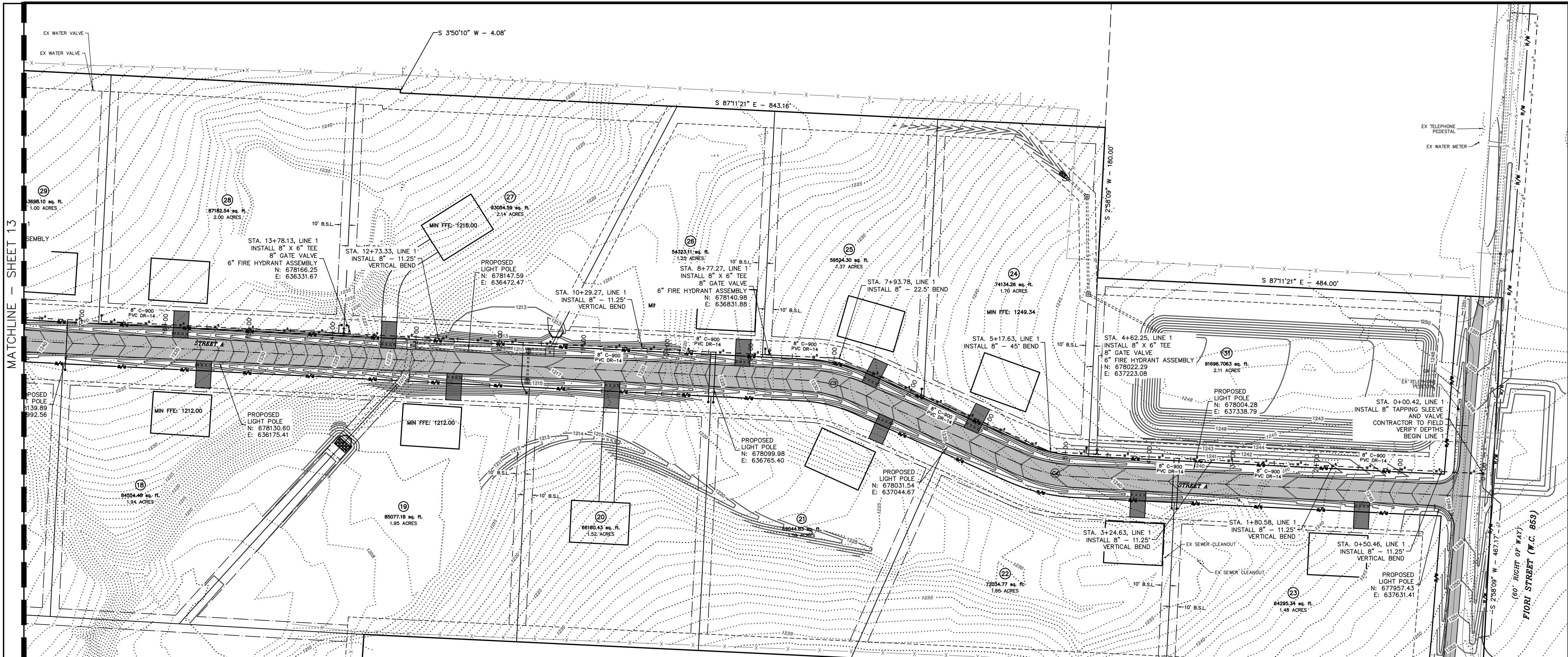
SIDEWALK DETAIL
NOT TO SCALE

NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FEET.
 NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

REVISION	DATE	DESCRIPTION

SCALE: NTS
 DATE: Jun 7, 2022
 ENGINEER: BMM
 DRAWN BY: TDE
 W.O. #: 22902

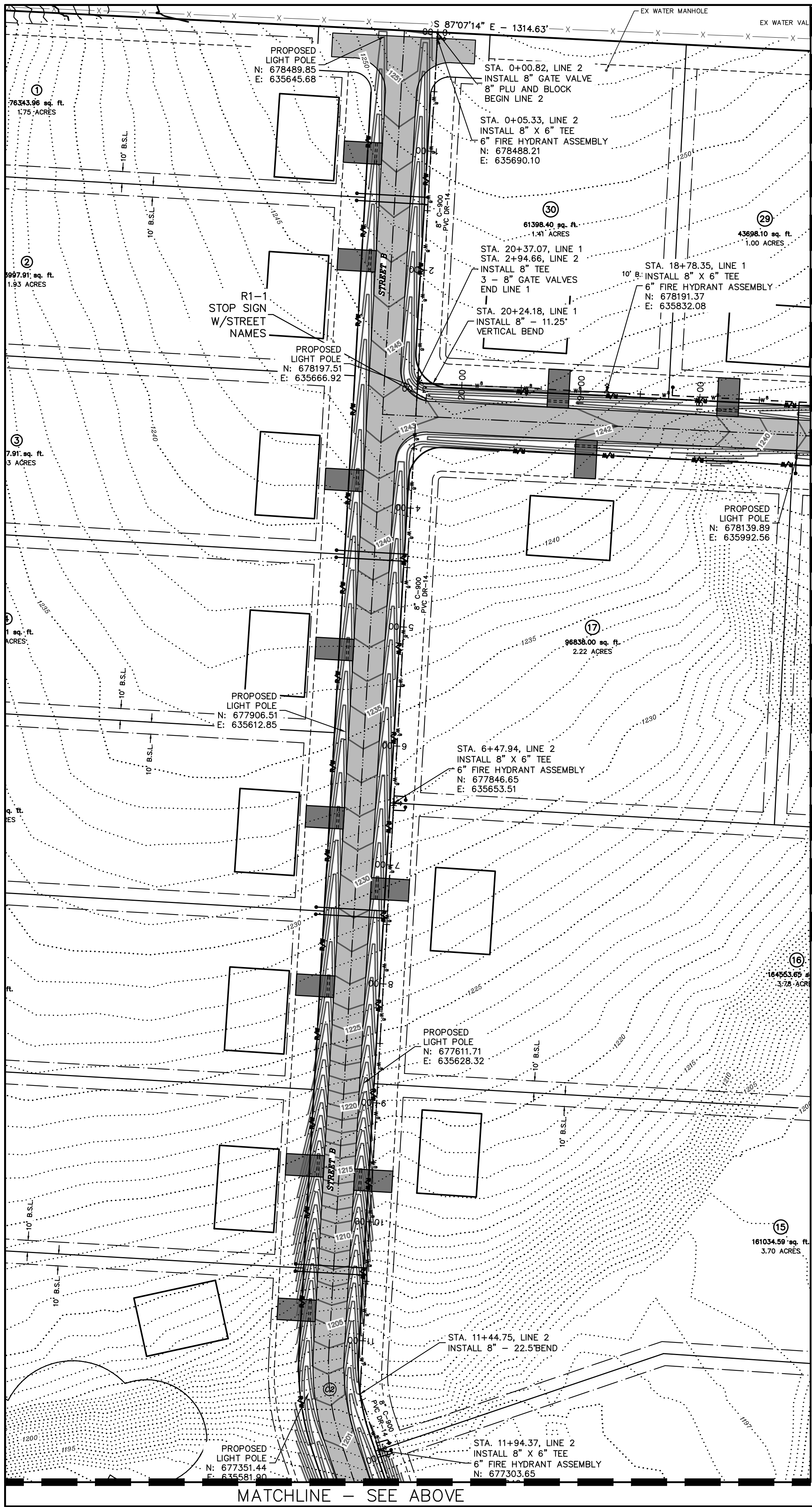
MATCHLINE - SHEET 13



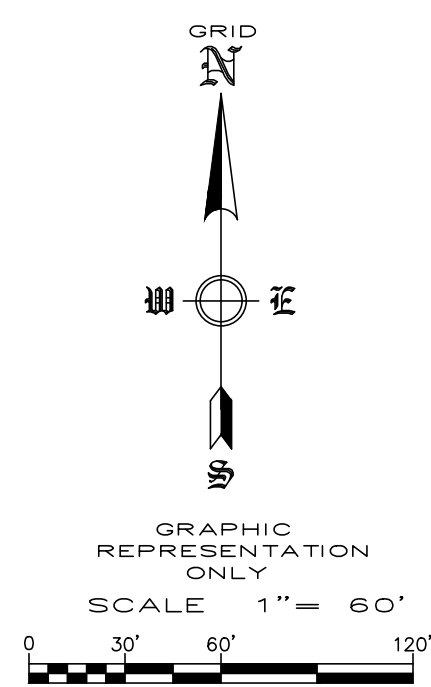
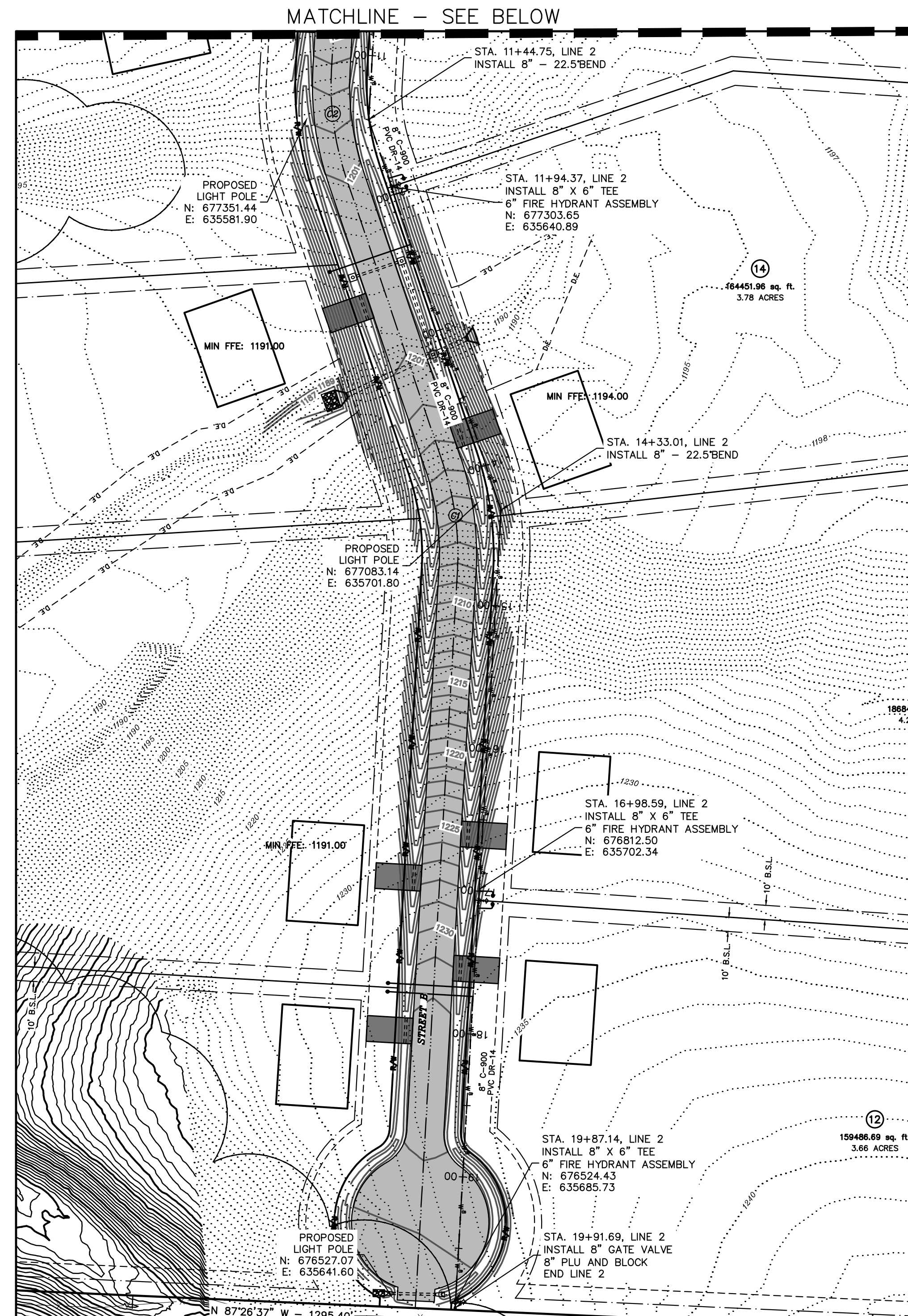
WATER PLAN
DEER VALLEY SUBDIVISION
TONTITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Jun 7, 2022
DRAWN BY: BAP
W.O. # 22902



MATCHLINE - SHEET 12



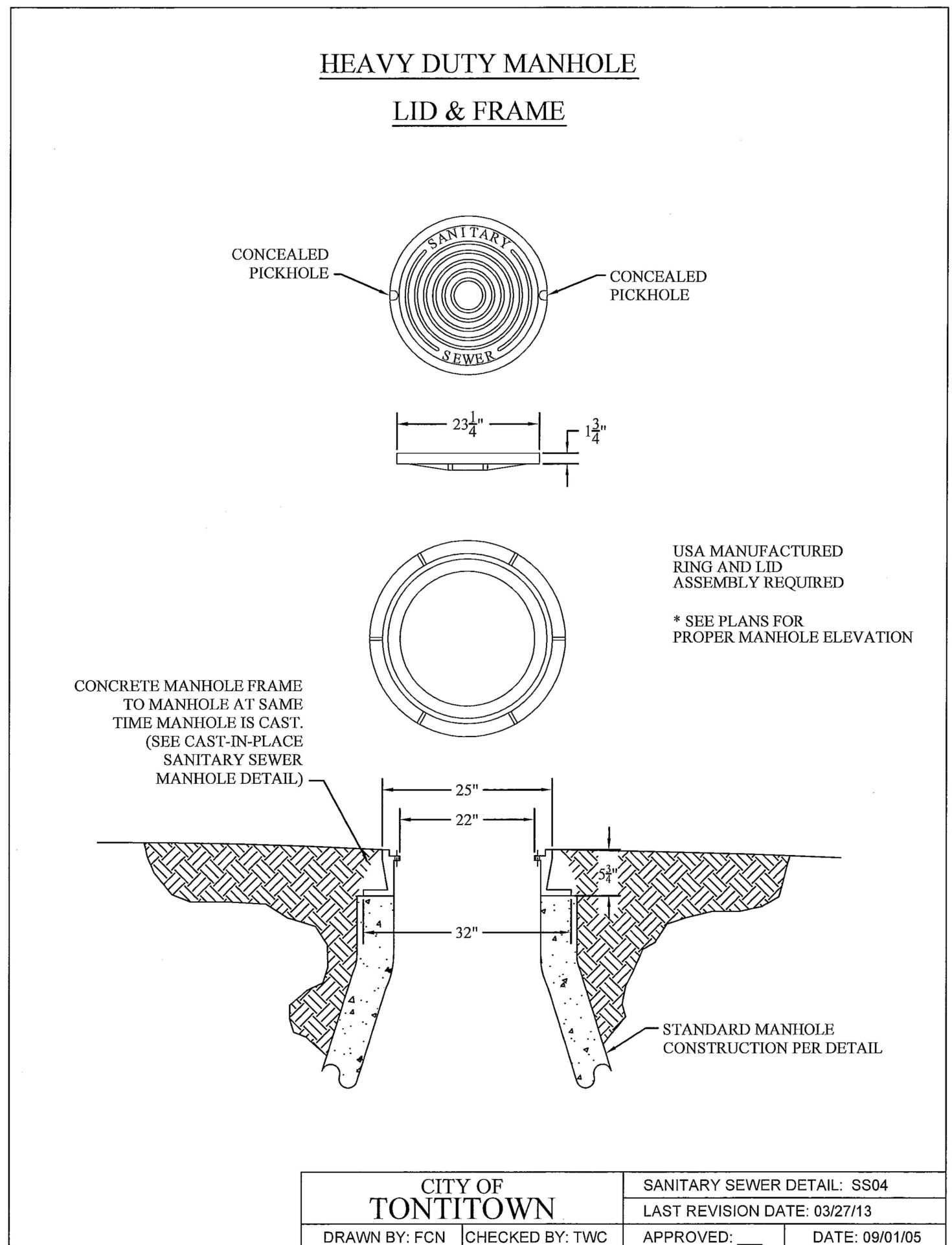
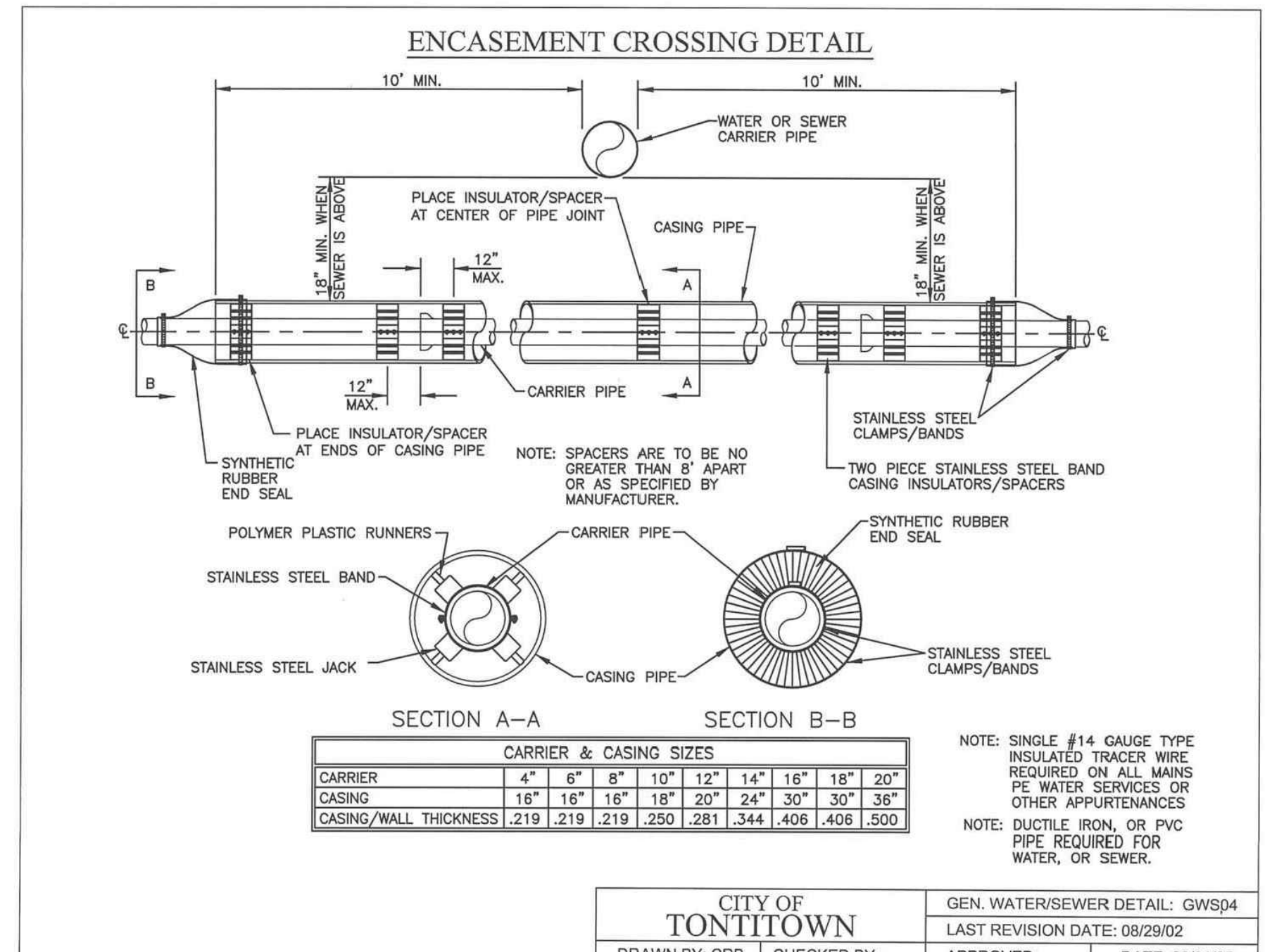
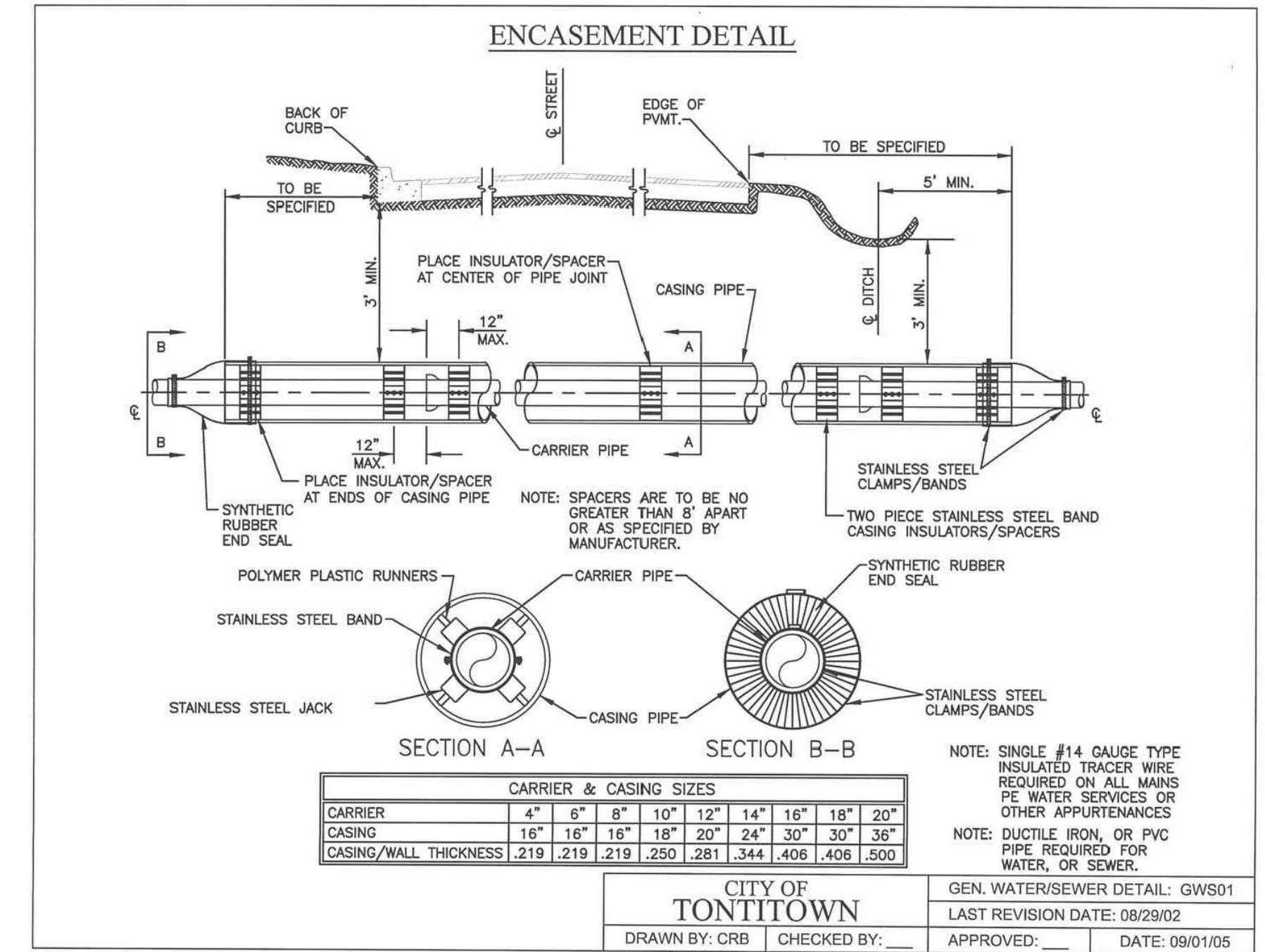
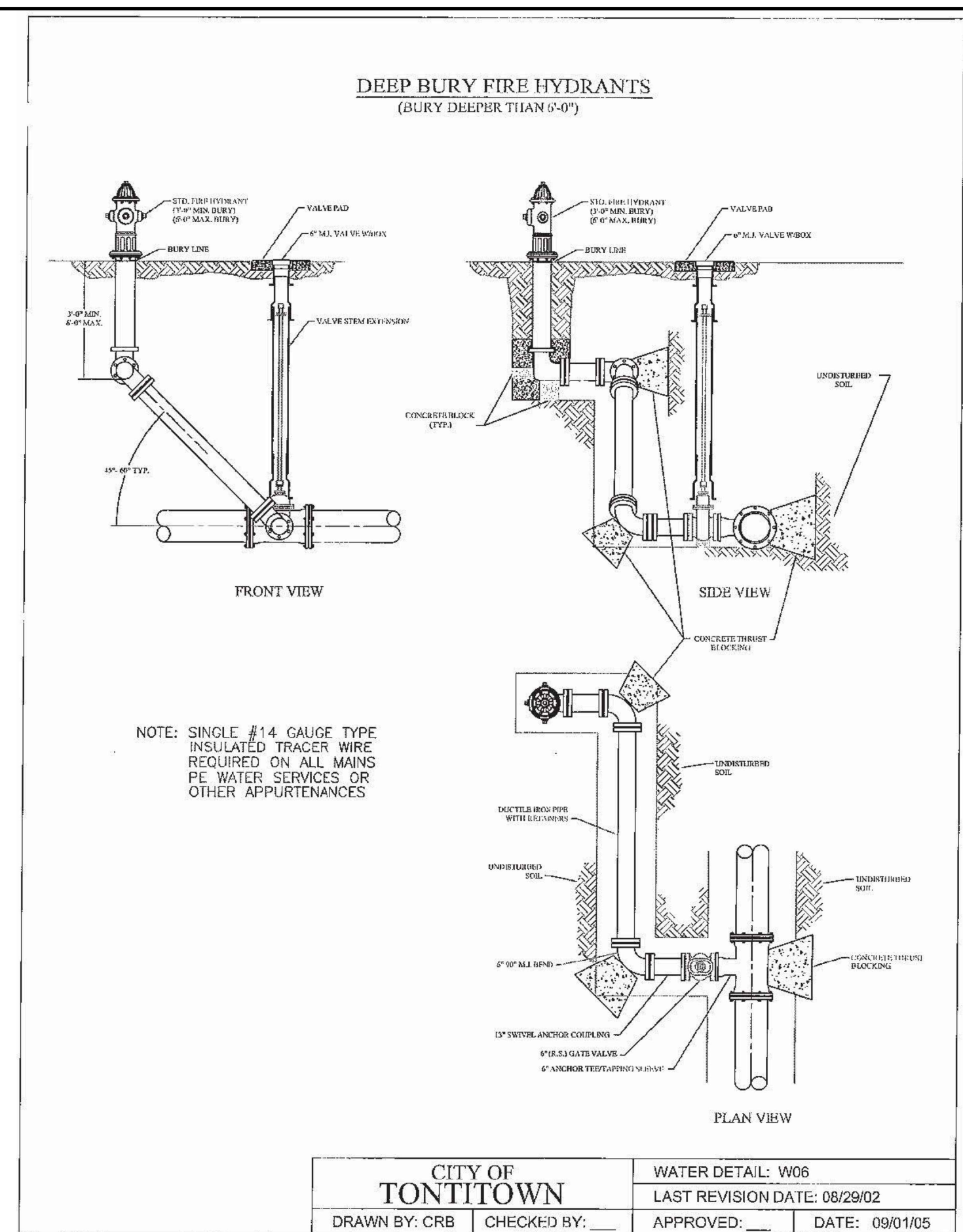
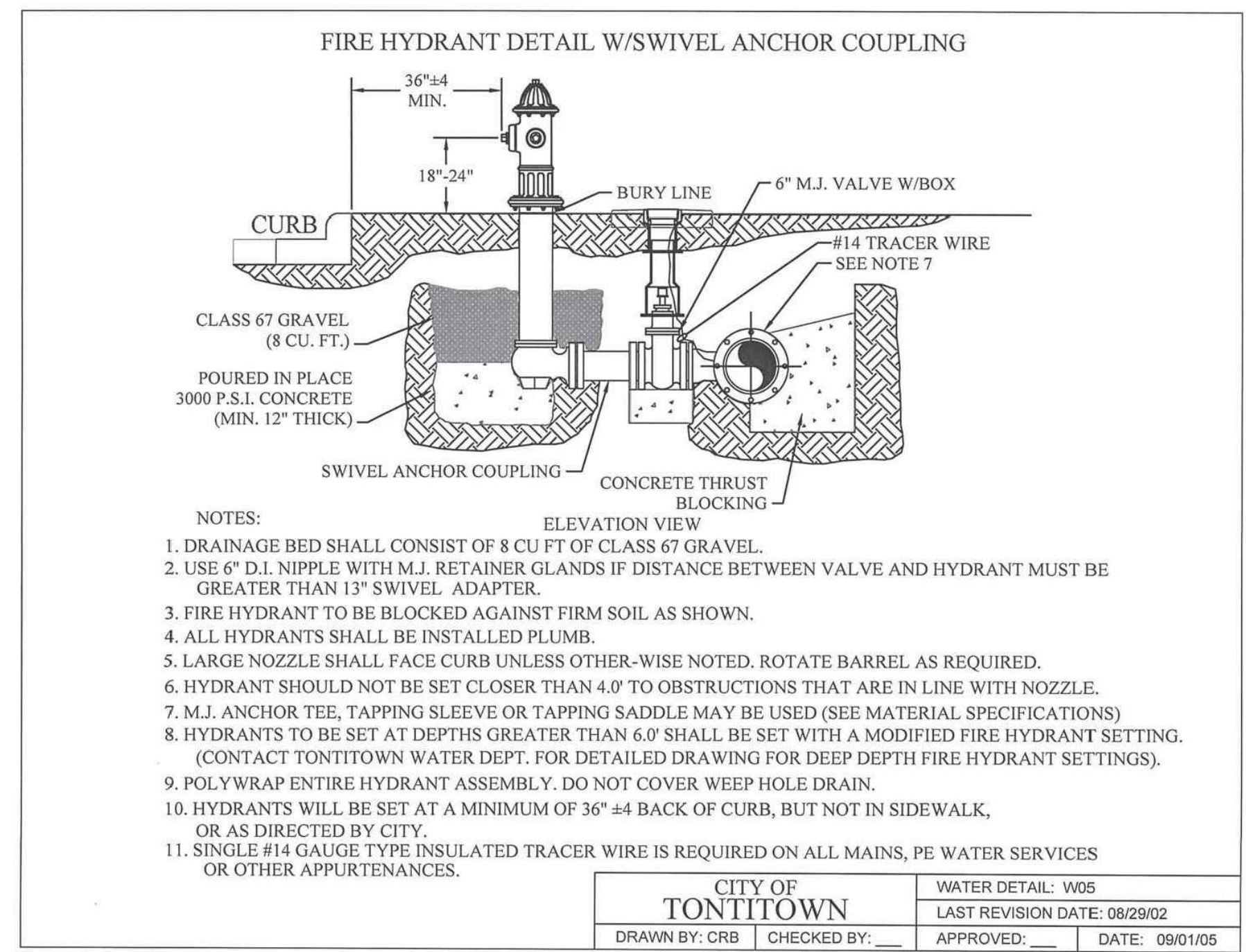
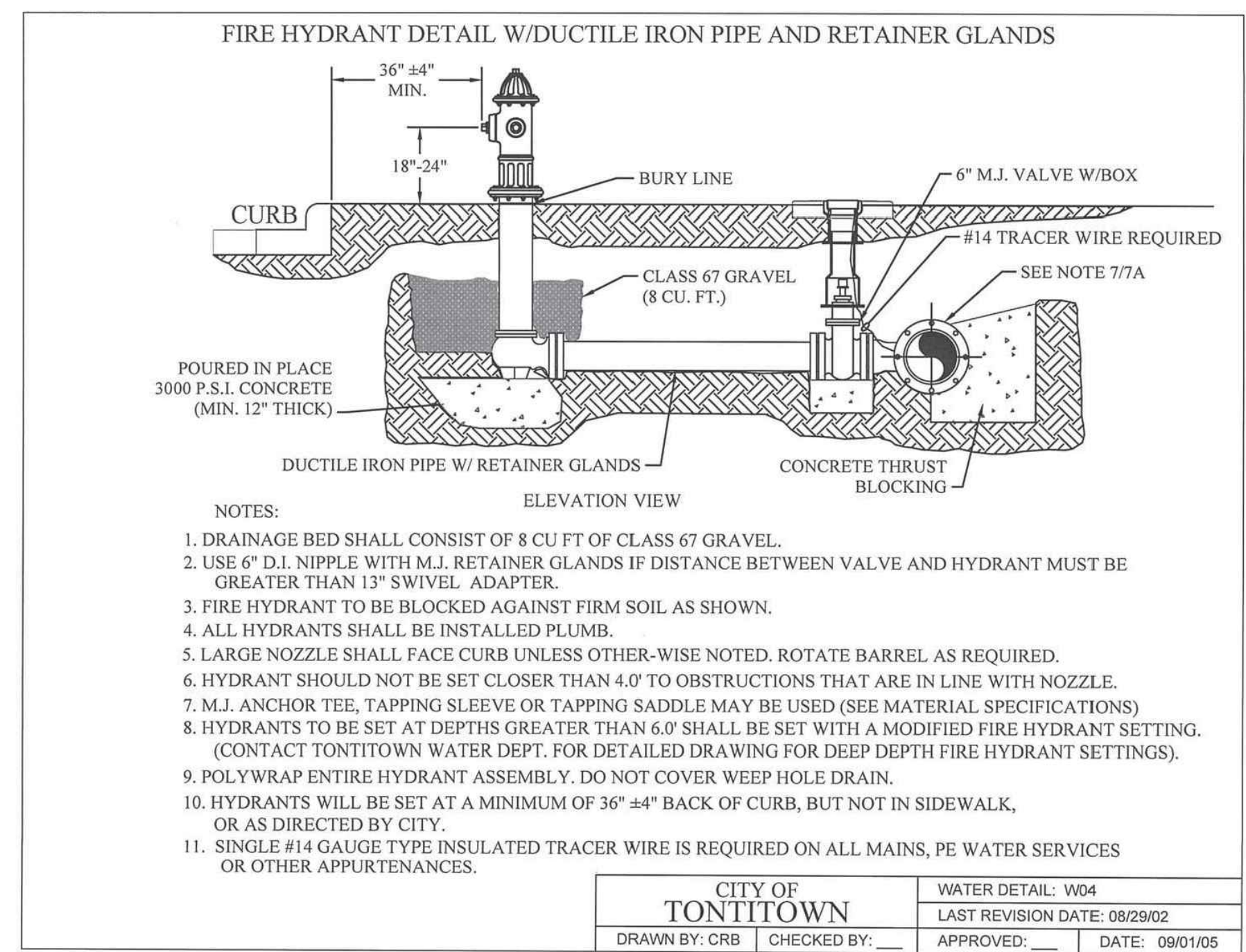
WATER PLAN
DEER VALLEY SUBDIVISION
TONTITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

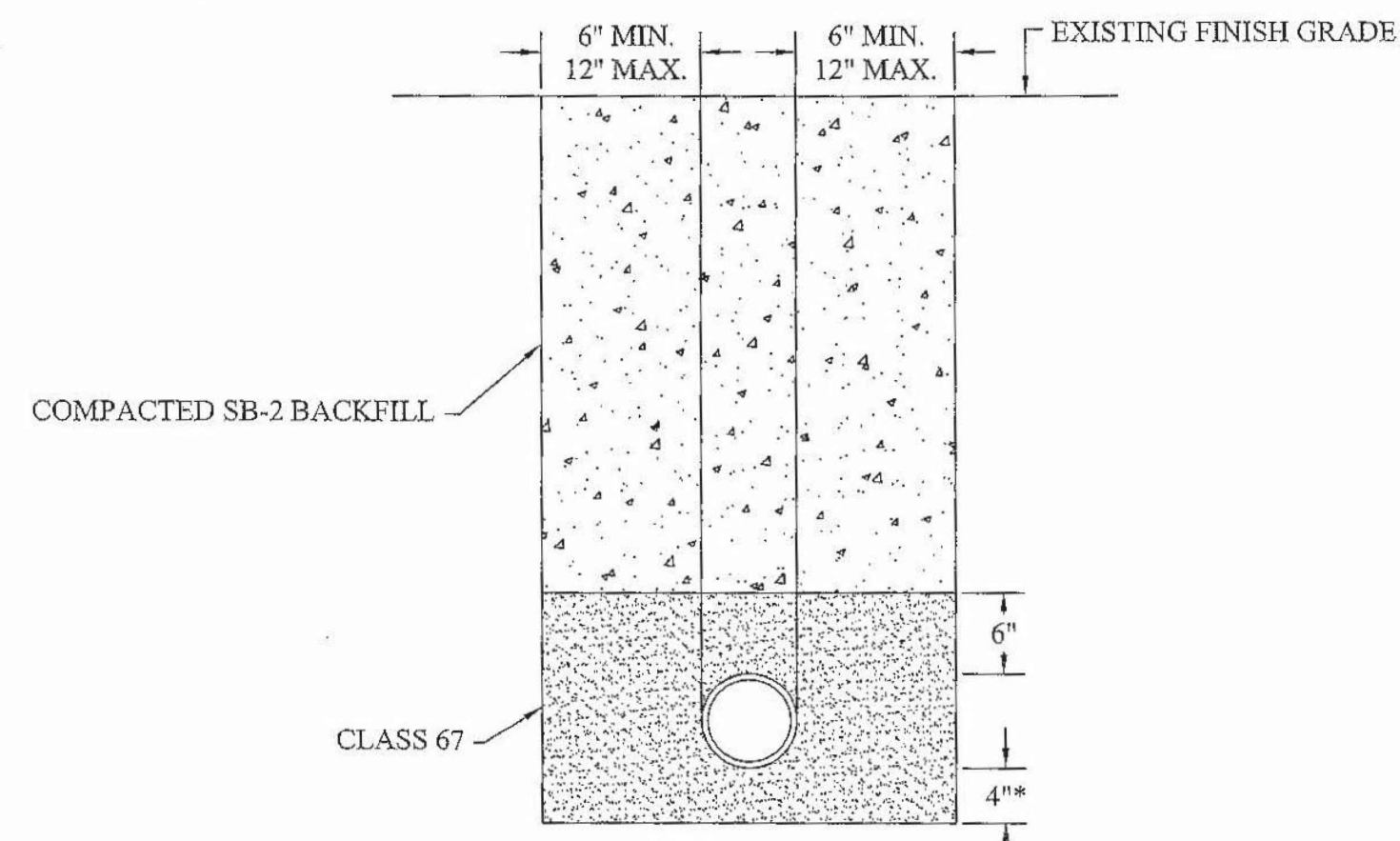
SCALE: 1"=60'
DATE: Jun 7, 2022
DRAWN BY: BAF
W.O. # 22902

REVISION	DATE	DESCRIPTION

SCALE: NTS
DATE: Jun 7, 2022
DRAWN BY: FCN
CHECKED BY: TWC
W.O. # 22902



UNIMPROVED ROADS & DRIVEWAYS-PRIVATE DRIVEWAYS & PARKING AREAS

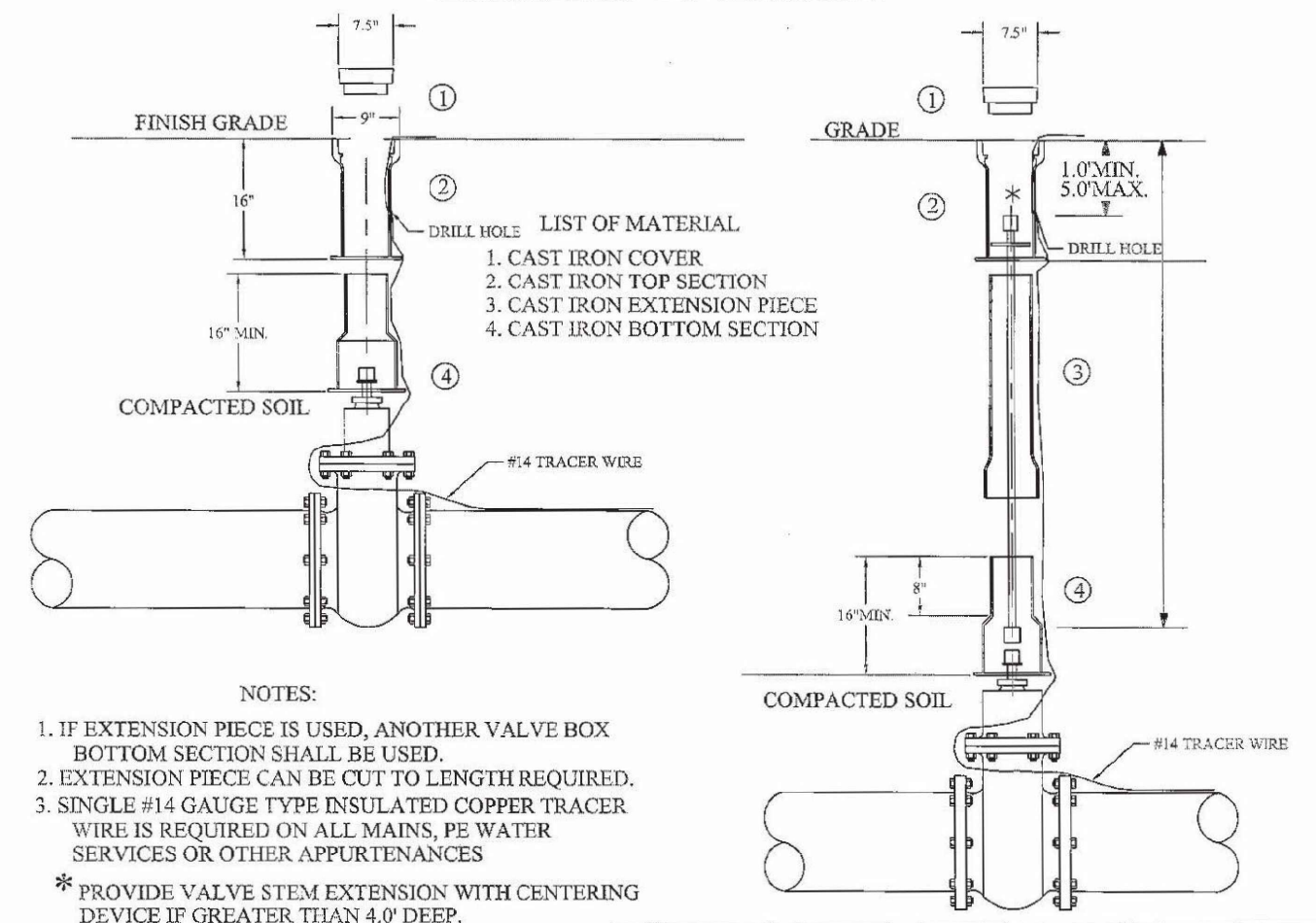


* IF IN ROCK 6" MIN. CLASS #67 STONE REQUIRED.
 ** IMPROVED PRIVATE DRIVEWAYS AND PARKING AREAS BACKFILLED AS SHOWN ABOVE. SUBSURFACE MATERIAL TO EQUAL OR EXCEED EXISTING SURFACE. ASPHALTIC CONCRETE WALKS - MINIMUM THICKNESS 4" CONCRETE DRIVES OR PARKING AREAS - MINIMUM THICKNESS 6".

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

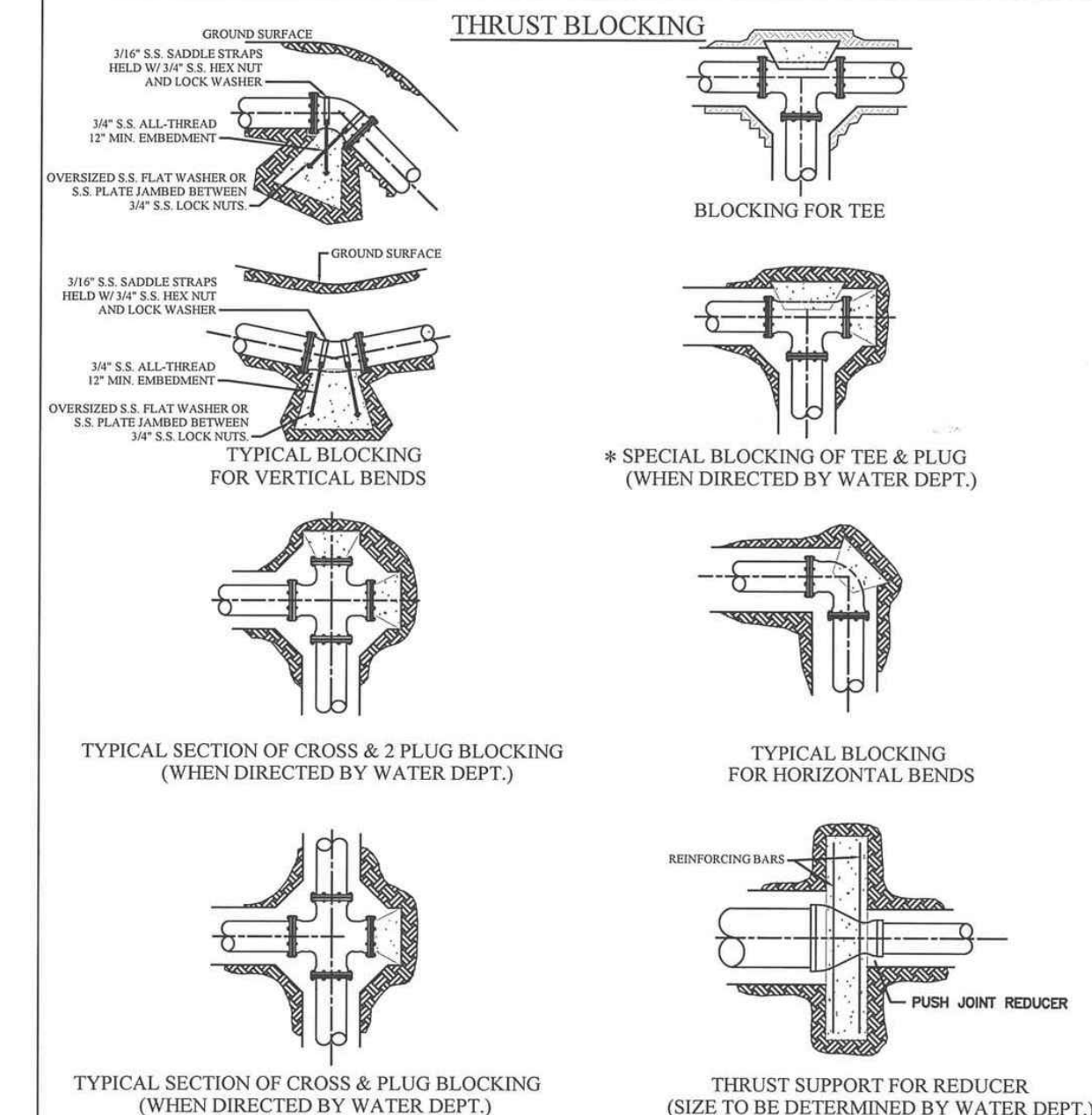


LIST OF MATERIAL
 1. CAST IRON COVER
 2. CAST IRON TOP SECTION
 3. CAST IRON EXTENSION PIECE
 4. CAST IRON BOTTOM SECTION

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	

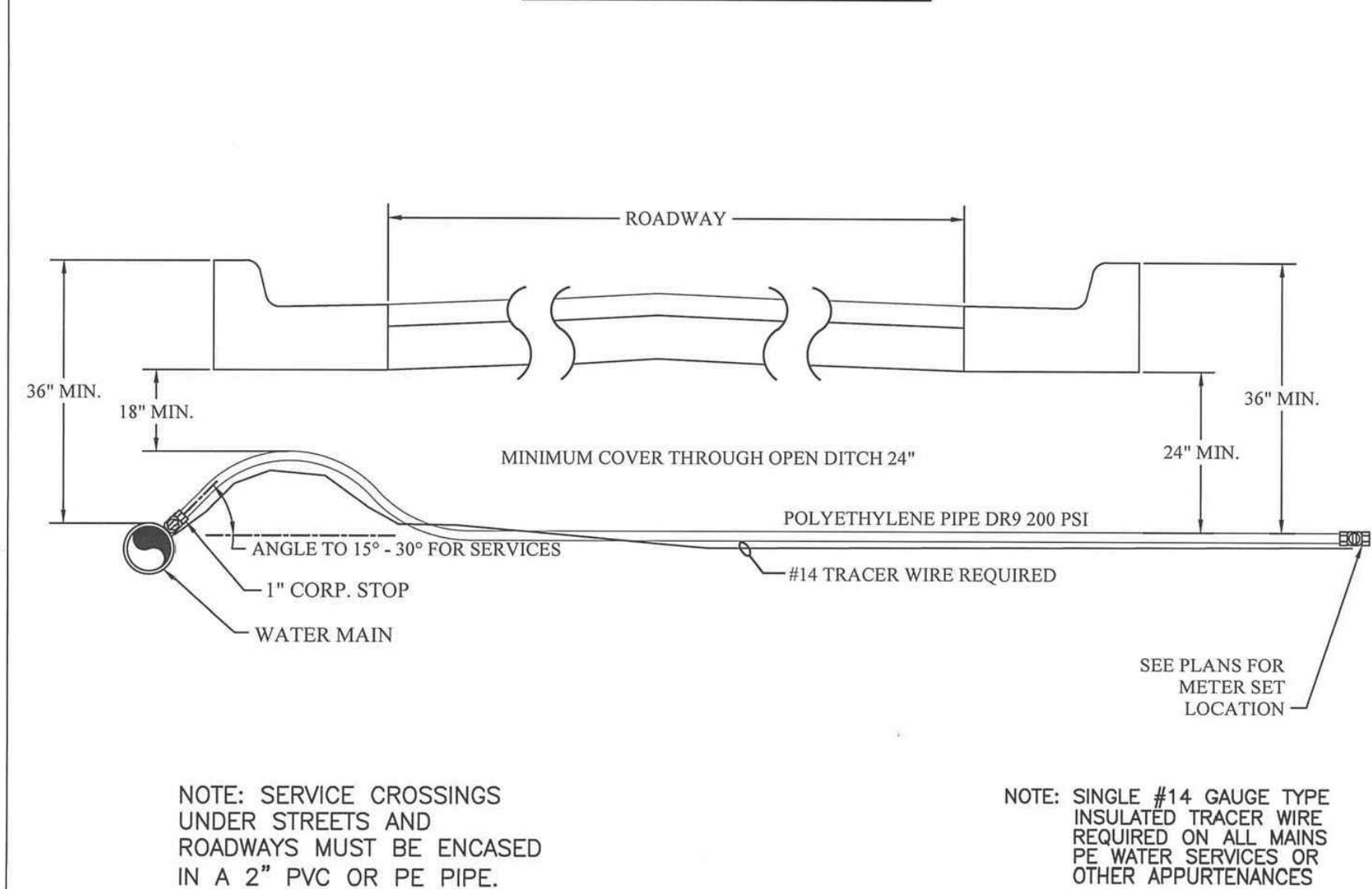
THRUST BLOCKING



NOTES ON THRUST BLOCKING
 1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED SOIL, USING 3,000 PSI CONCRETE.
 2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A THRUST BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
 3. WEIGHT CALCULATIONS TO BE BASED ON REACTION BACKING TABLE (SEE GWS10).
 4. WHEN BLOCKING AGAINST FITTINGS, FITTINGS SHALL BE COVERED WITH POLYETHYLENE TUBING TO PREVENT BONDING OF CONCRETE.
 5. WHERE SHEAR BECOMES A PROBLEM PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING.
 6. CLEARANCE SHALL BE A MINIMUM OF 6" BETWEEN PIPE AND OBSTRUCTIONS.
 7. CLEARANCE ON PIPES BELONGING TO OIL/GAS COMPANIES SHALL BE 18" UNLESS SPECIAL PERMISSION IS GIVEN BY THESE COMPANIES.

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

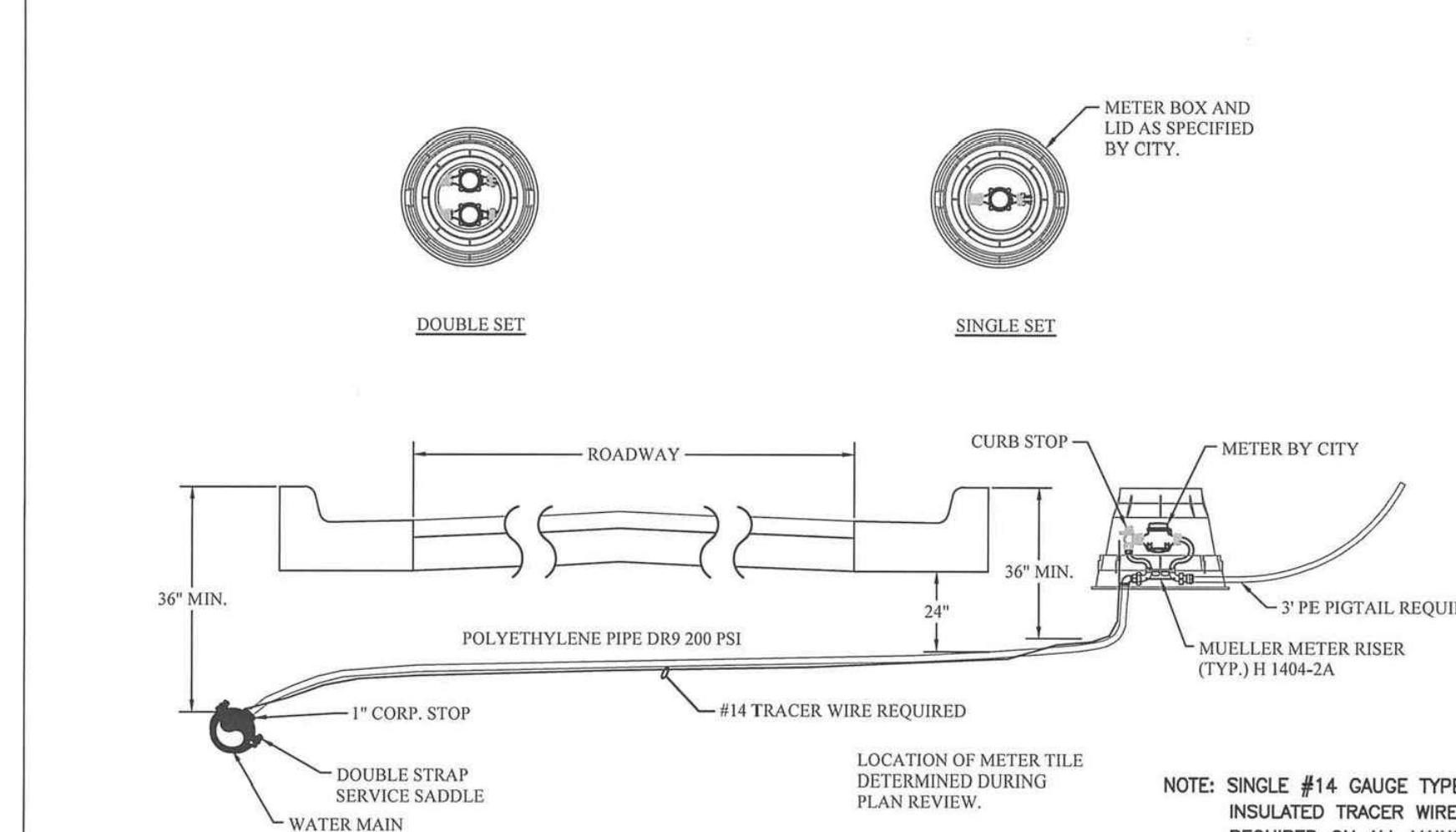


NOTE: SERVICE CROSSINGS UNDER STREETS AND ROADWAYS MUST BE ENCASED IN A 2" PVC OR PE PIPE.

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: 03/18/16	
CHECKED BY: _____		APPROVED: _____	
		DATE: 09/01/05	

WATER SERVICE DETAIL 1"

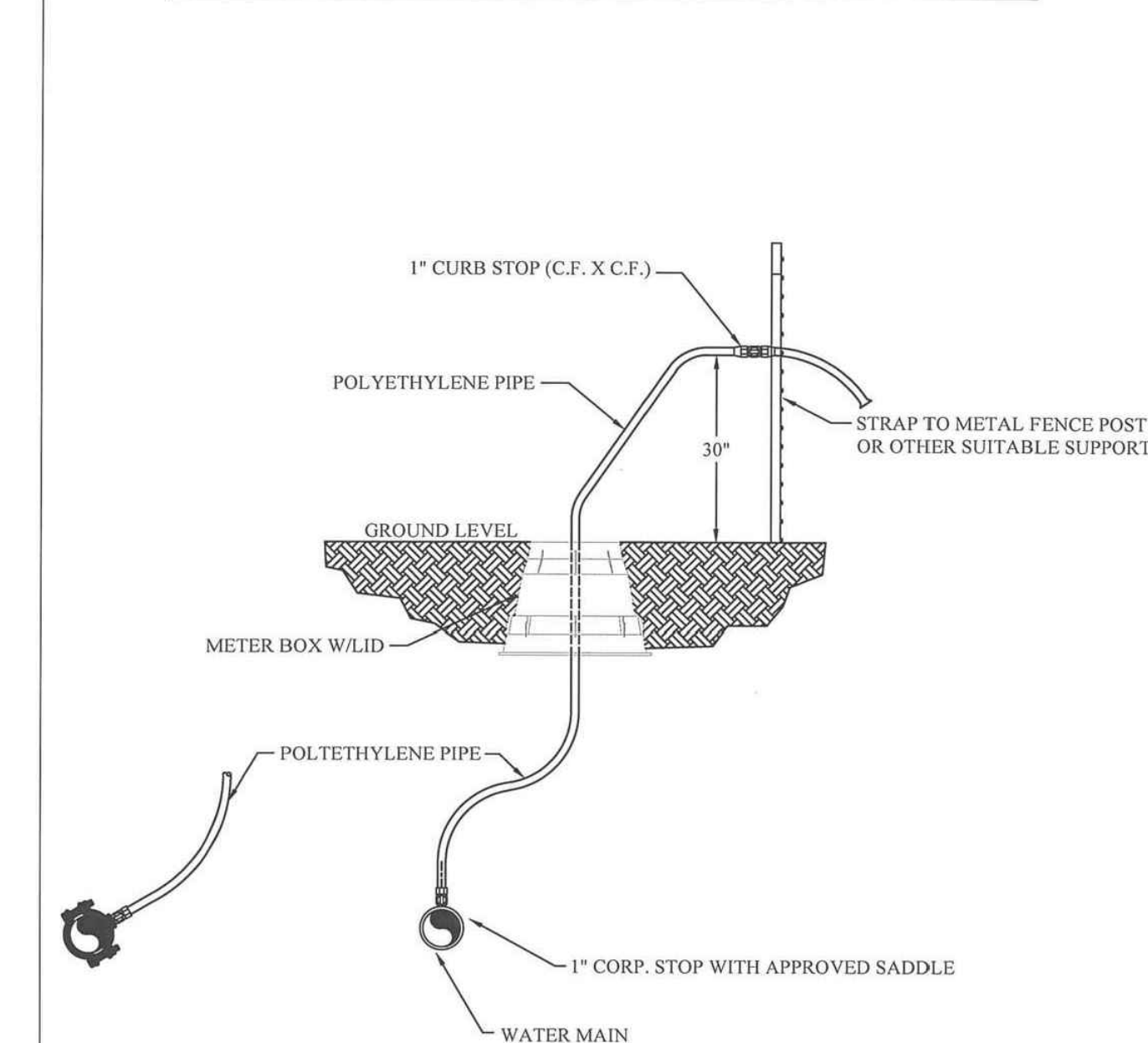


NOTE: SERVICE CROSSINGS UNDER STREETS AND ROADWAYS MUST BE ENCASED IN A 2" PVC OR PE PIPE.

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: 03/18/16	
CHECKED BY: _____		APPROVED: _____	
		DATE: 09/01/05	

TEMPORARY 1" BLOW OFF ASSEMBLY / SAMPLE POINTS



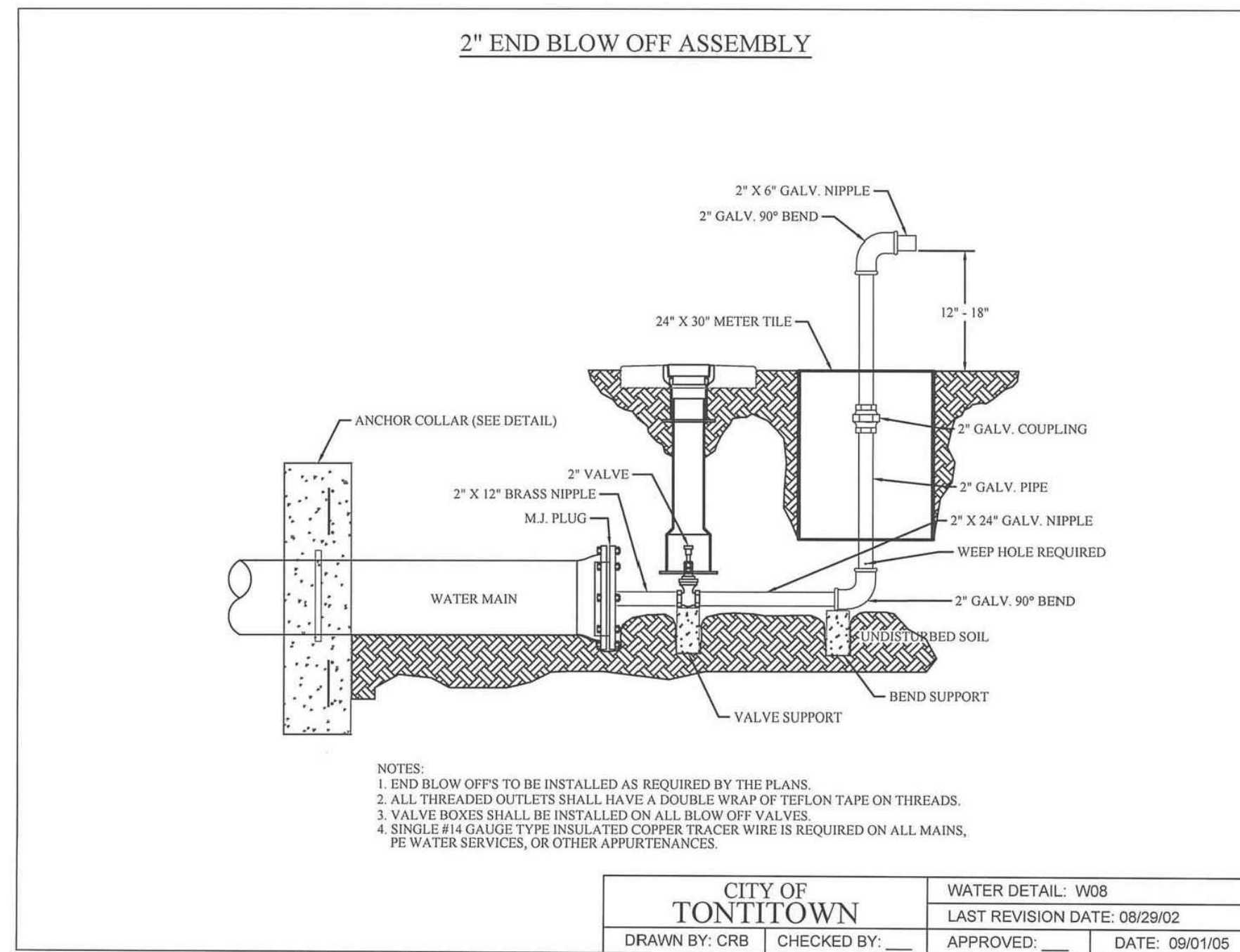
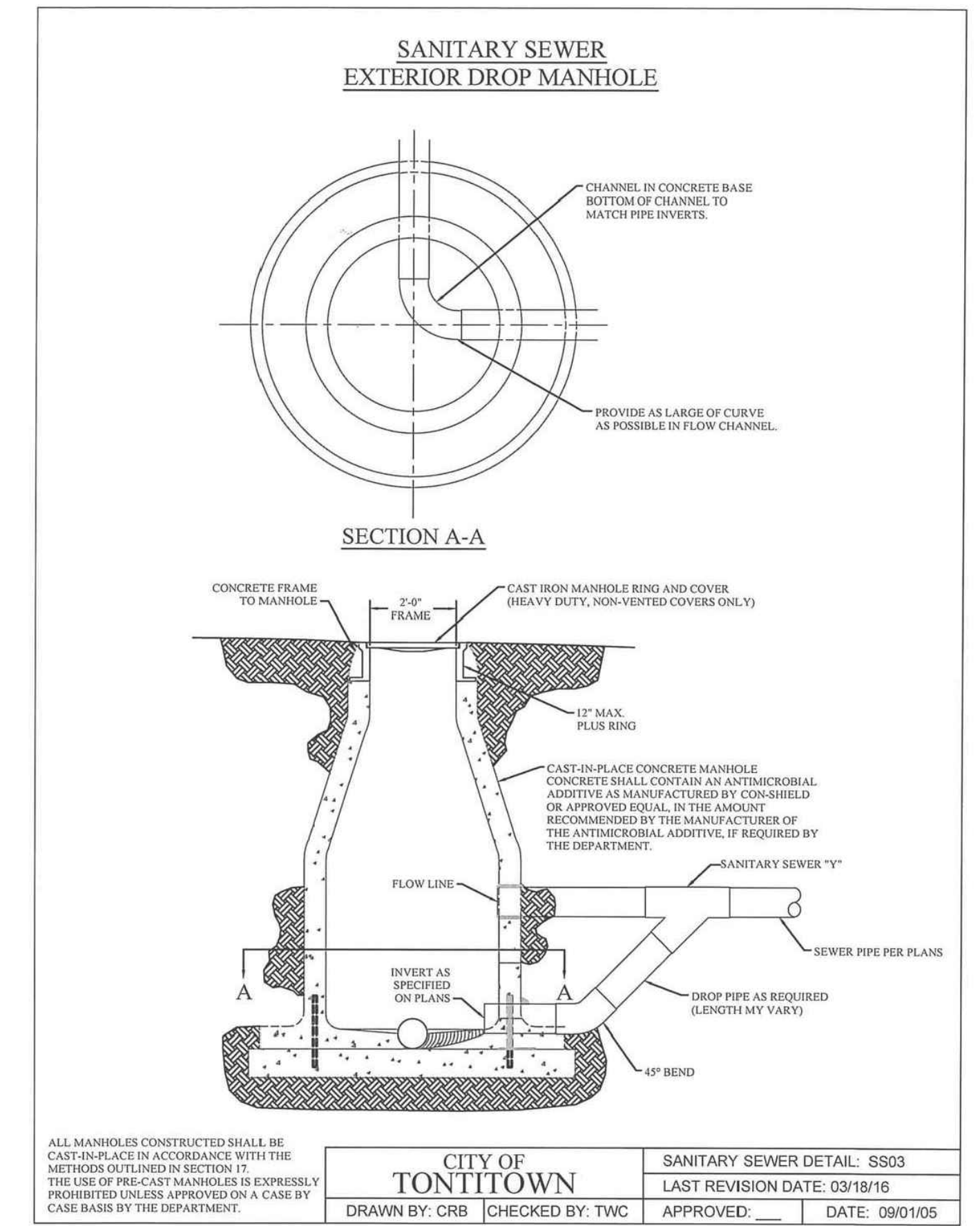
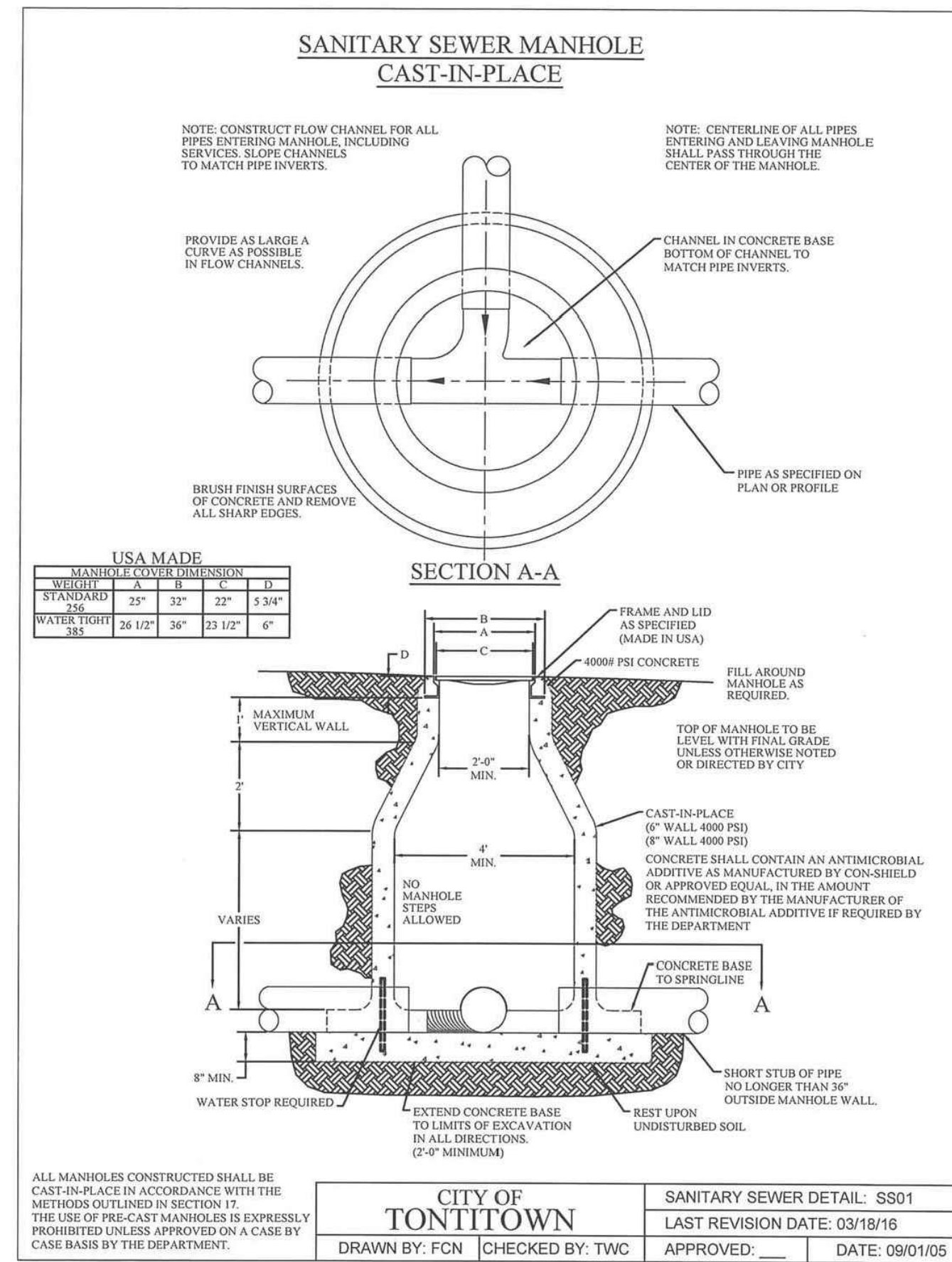
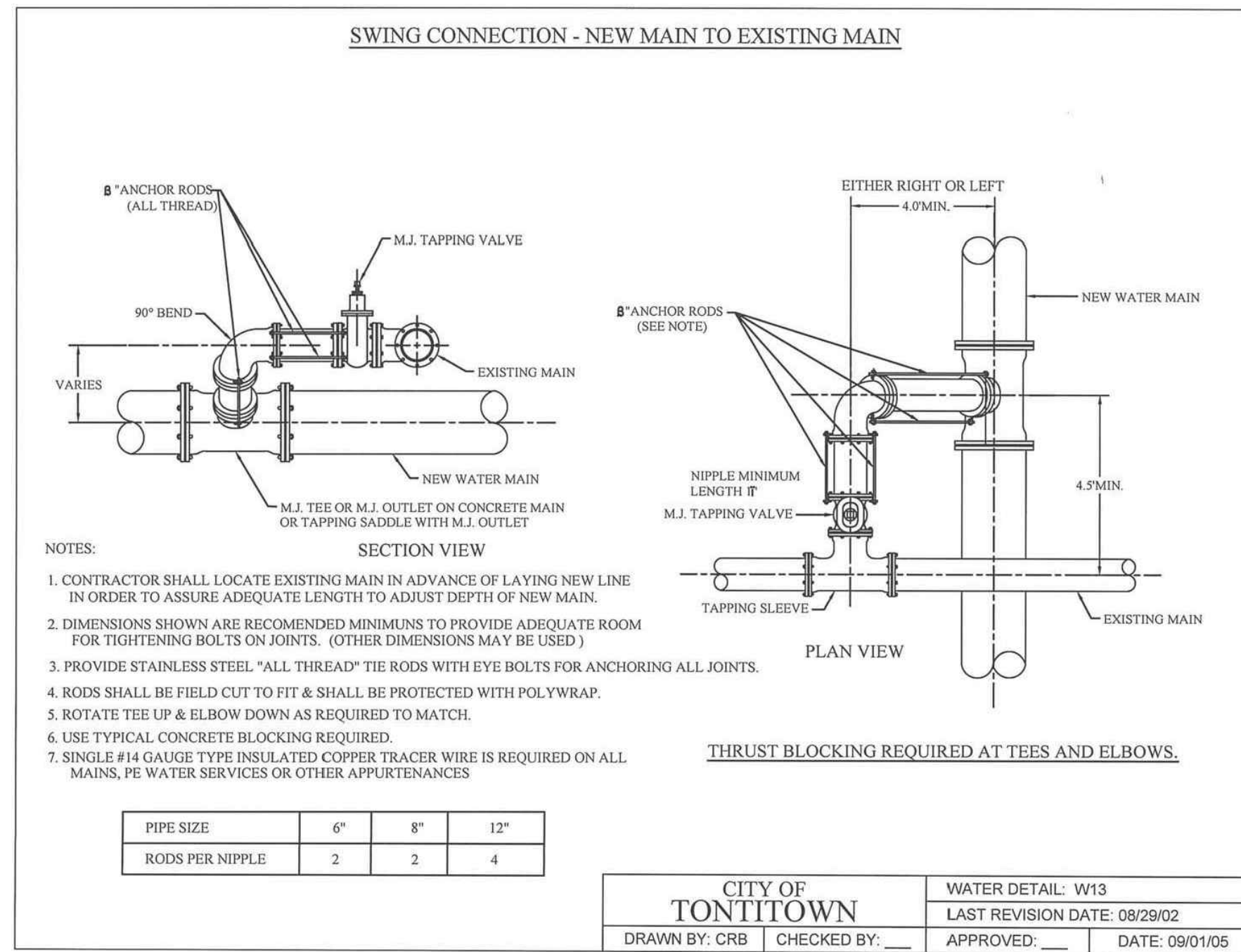
CITY OF TONTITOWN		WATER DETAIL: W01	
DRAWN BY: CRB		LAST REVISION DATE: 08/29/02	
CHECKED BY: _____		APPROVED: _____	
		DATE: 09/01/05	



WATER AND SEWER DETAILS
 DEER VALLEY SUBDIVISION
 TONTITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS
 DATE: Jun 7, 2022
 ENGINEER: BAW
 DRAWN BY: TCE
 W.O. #: 22902



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.

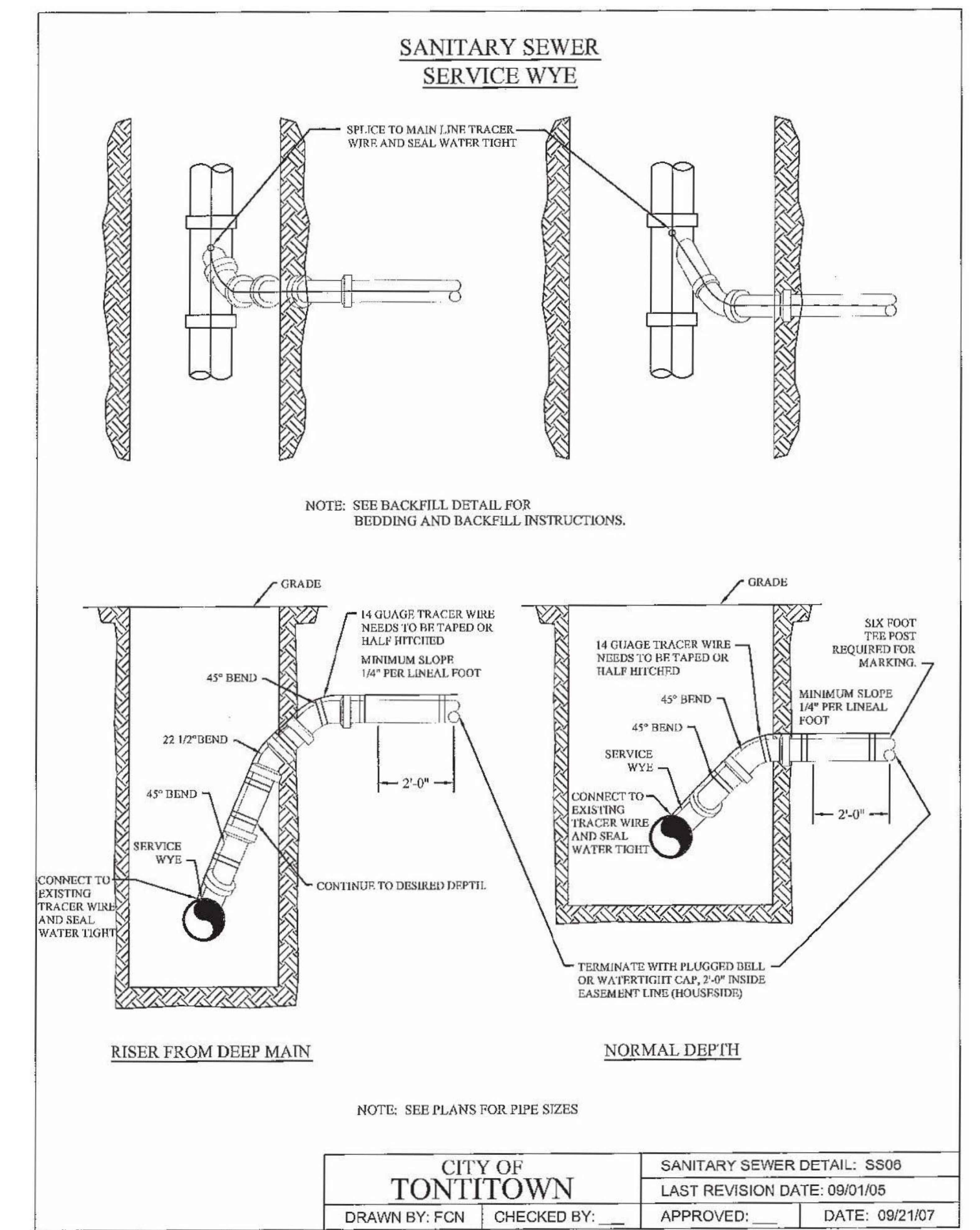
CITY OF TONTITOWN

DRAWN BY: CRB | CHECKED BY: _____

GEN. WATER/SEWER DETAIL: GWS10

LAST REVISION DATE: 08/29/02

APPROVED: _____ DATE: 09/01/05



WATER AND SEWER DETAILS
DEER VALLEY SUBDIVISION
TONTITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS

DATE: Jun 7, 2022

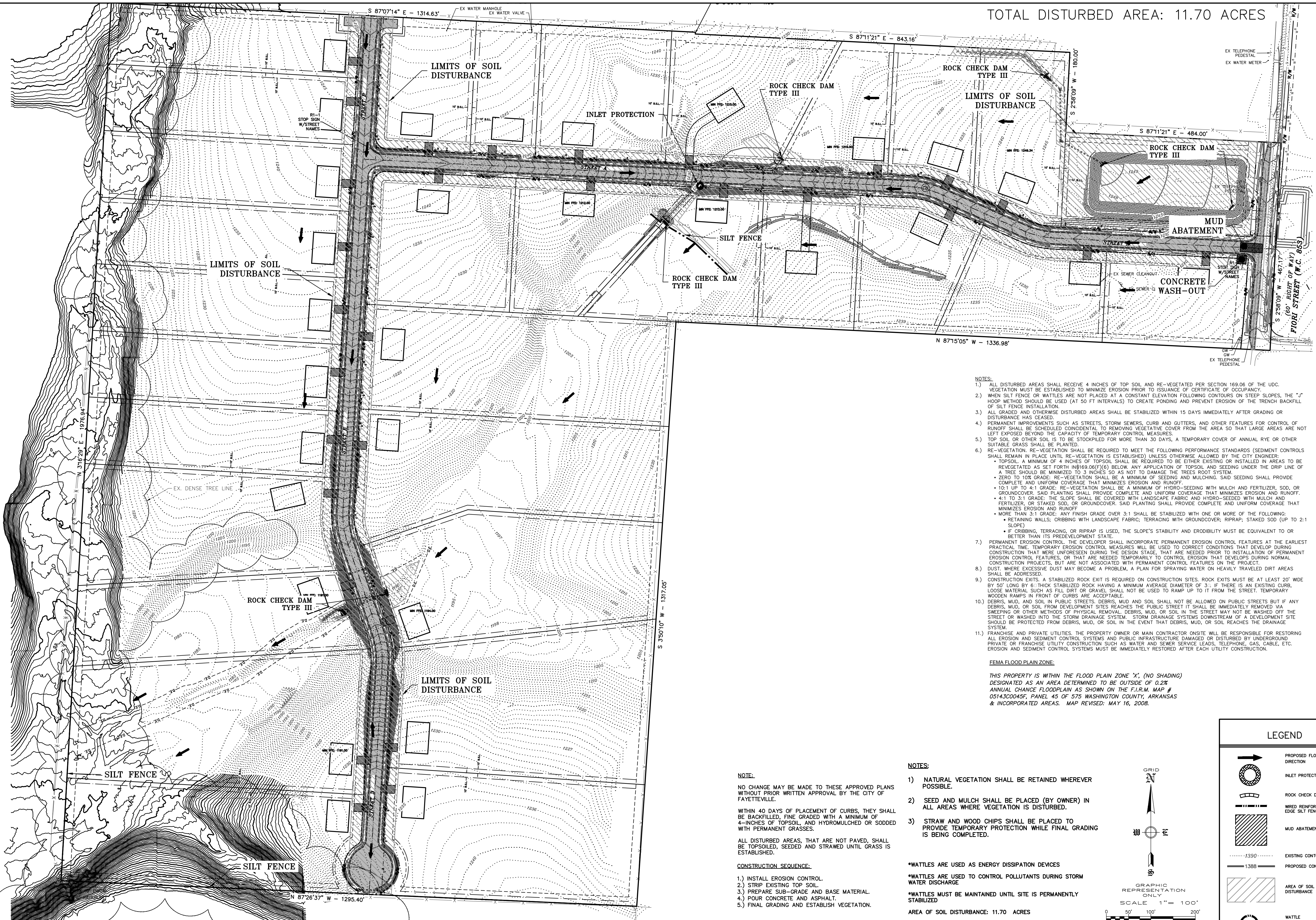
DRAWN BY: FGN

W.O. # 22902

TOTAL DISTURBED AREA: 11.70 ACRES



**STORM WATER POLLUTION PREVENTION PLAN
DEER VALLEY SUBDIVISION
TONTITOWN, ARKANSAS**



- 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 WATTLES 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, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
 - 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 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 816.06(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 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 GROUNDCOVER. 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 GROUNDCOVER. 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 GROUNDCOVER; 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 WILL BE USED 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.

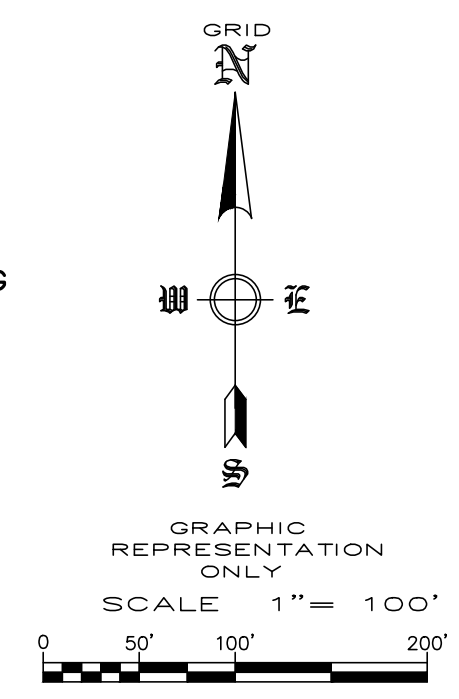
FEMA FLOOD PLAIN ZONE:
THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAP # 05143C0045F, PANEL 45 OF 575 WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

- NOTE:**
NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF FAYETTEVILLE.
- 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.
- ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.
- CONSTRUCTION SEQUENCE:**
- 1.) INSTALL EROSION CONTROL.
 - 2.) STRIP EXISTING TOP SOIL.
 - 3.) PREPARE SUB-GRADE AND BASE MATERIAL.
 - 4.) POUR CONCRETE AND ASPHALT.
 - 5.) FINAL GRADING AND ESTABLISH VEGETATION.

- NOTES:**
- 1.) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
 - 2.) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
 - 3.) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
- *WATTLES ARE USED AS ENERGY DISSIPATION DEVICES
*WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE
*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED
AREA OF SOIL DISTURBANCE: 11.70 ACRES

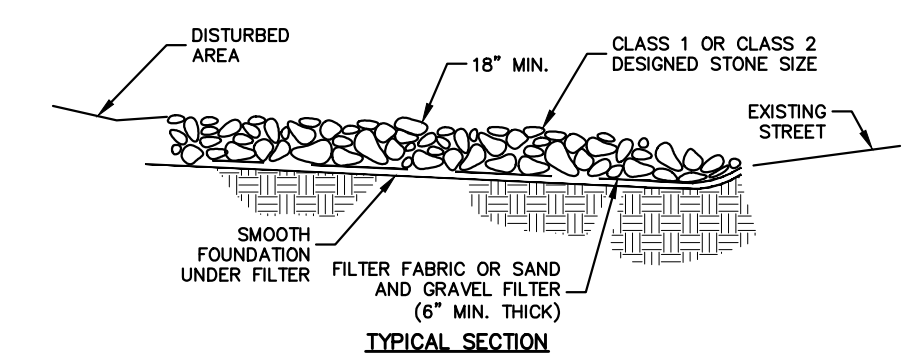
LEGEND

	PROPOSED FLOWLINE DIRECTION
	INLET PROTECTION
	ROCK CHECK DAM
	WIRED REINFORCED BURIED EDGE SILT FENCE
	MUD ABATEMENT ENTRANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	AREA OF SOIL DISTURBANCE
	WATTLE



REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: Jun 21, 2022
ENGINEER: BAF
DRAWN BY: BAF
W.O. #: 22902

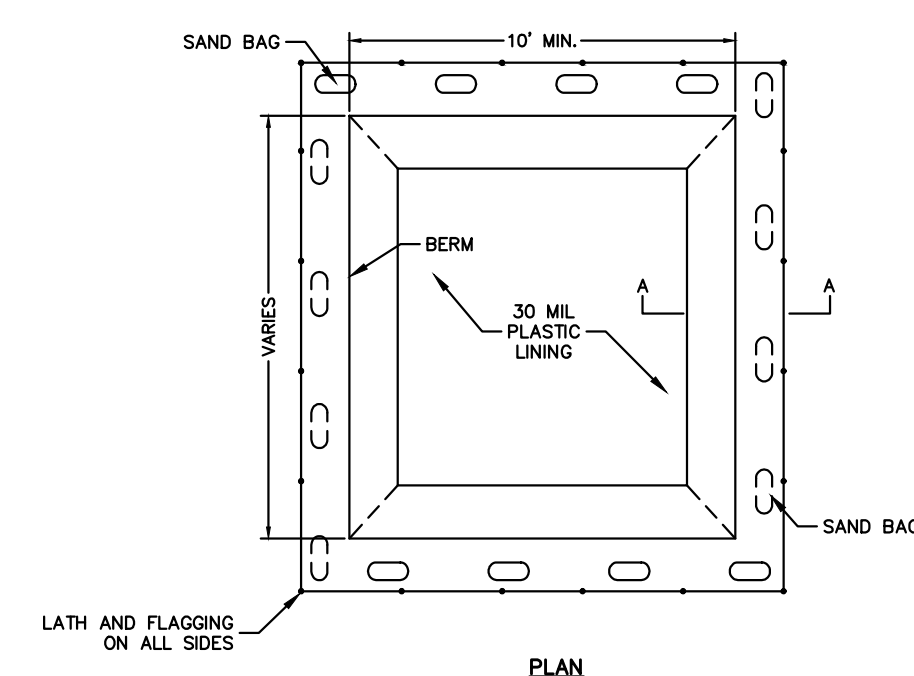
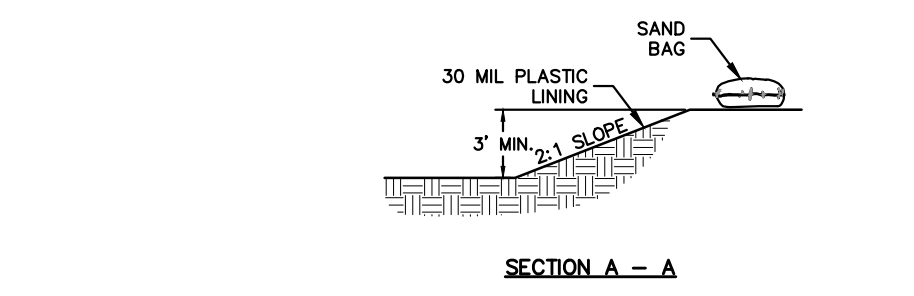


TYPICAL SECTION

NOTES:

- 1) MINIMUM THICKNESS SHALL BE 18" THE STONE DIAMETER, NEVER LESS THAN 5"
- 2) MINIMUM LENGTH SHALL BE 50'

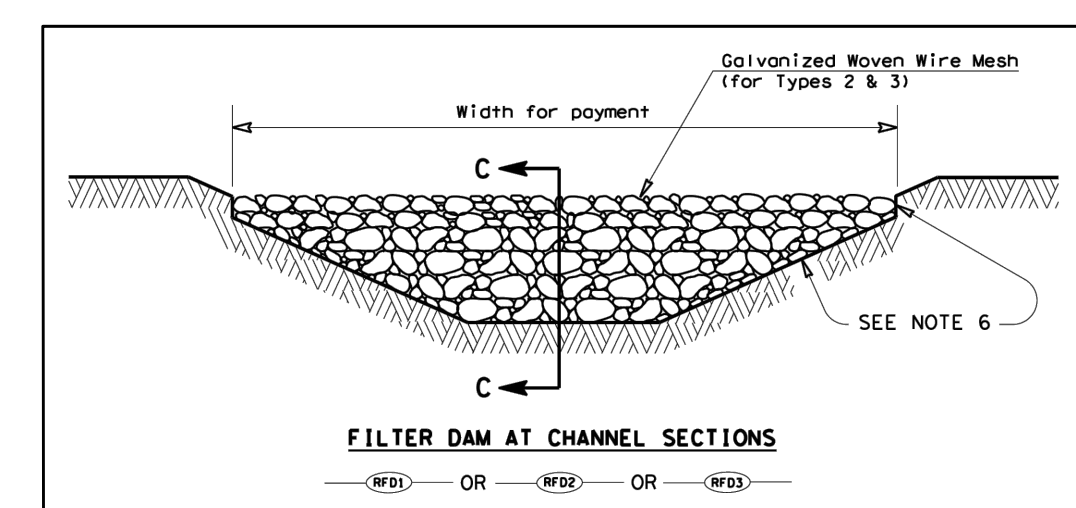
MUD ABATEMENT ENTRANCE
NOT TO SCALE



CONCRETE WASH-OUT AREA
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.



FILTER DAM AT CHANNEL SECTIONS

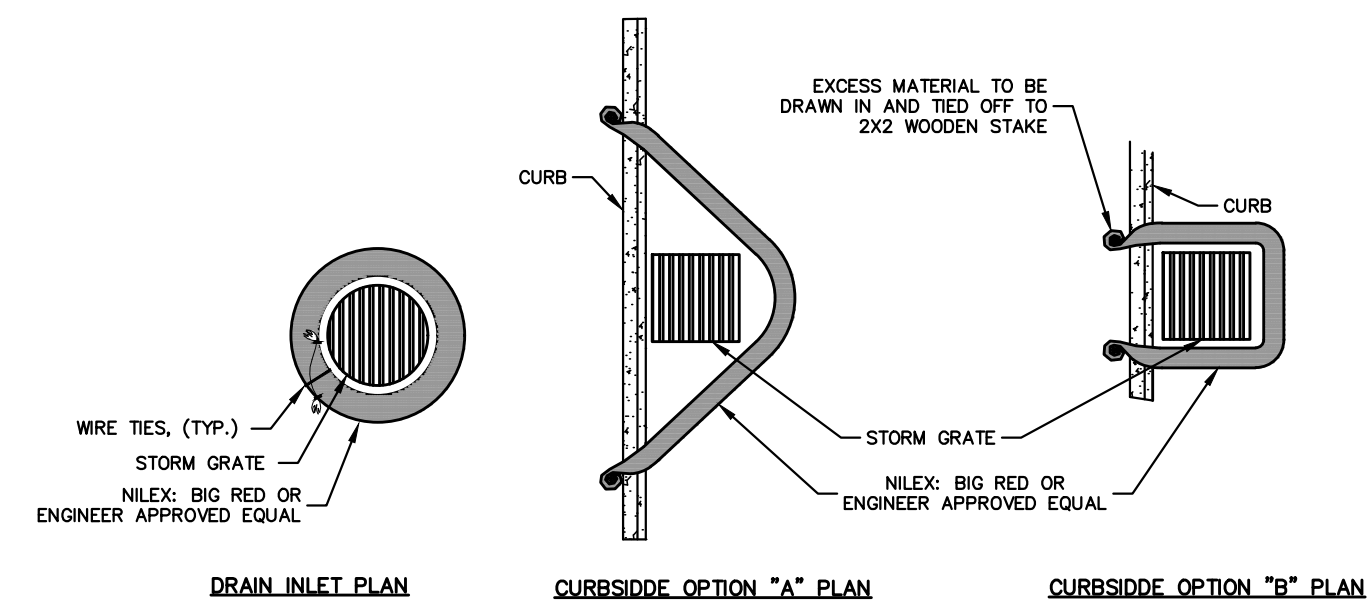
GENERAL NOTES

1. If shown on the plans or directed by the Engineer, filter dams should be placed near the toe of slopes where erosion is anticipated, upstream and/or downstream of drainage structures, and in roadway ditches and channels to collect sediment.
2. Materials (aggregate, wire mesh, sandbags, etc.) shall be as indicated by the specification for "Rock Filter Dams for Erosion and Sedimentation Control".
3. The rock filter dam dimensions shall be as indicated on the SWSP plans.
4. Side slopes should be 2:1 or flatter. Dams within the safety zone shall have sideslopes of 6:1 or flatter.
5. Maintain a minimum of 1" between top of rock filter dam weir and top of embankment for filter dams at sediment traps.
6. Filter dams should be embedded a minimum of 4" into existing ground.
7. The sediment trap for ponding of sediment laden runoff shall be of the dimensions shown on the plans.
8. Rock filter dam types 2 & 3 shall be secured with 20 gauge galvanized woven wire mesh with 1" diameter hexagonal openings. The aggregate shall be placed on the mesh to the height & slopes specified. The mesh shall be folded at the upstream side over the aggregate and tightly secured to itself on the downstream side using wire ties or hog rings. For in stream use, the mesh should be secured or staked to the stream bed prior to aggregate placement.
9. Sack Gabions should be staked down with 3/4" dia. rebar stakes, and have a double-twisted hexagonal weave with a nominal mesh opening of 2 1/2" x 3 1/4".
10. Flow outlet should be onto a stabilized area (vegetation, rock, etc.).
11. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

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:

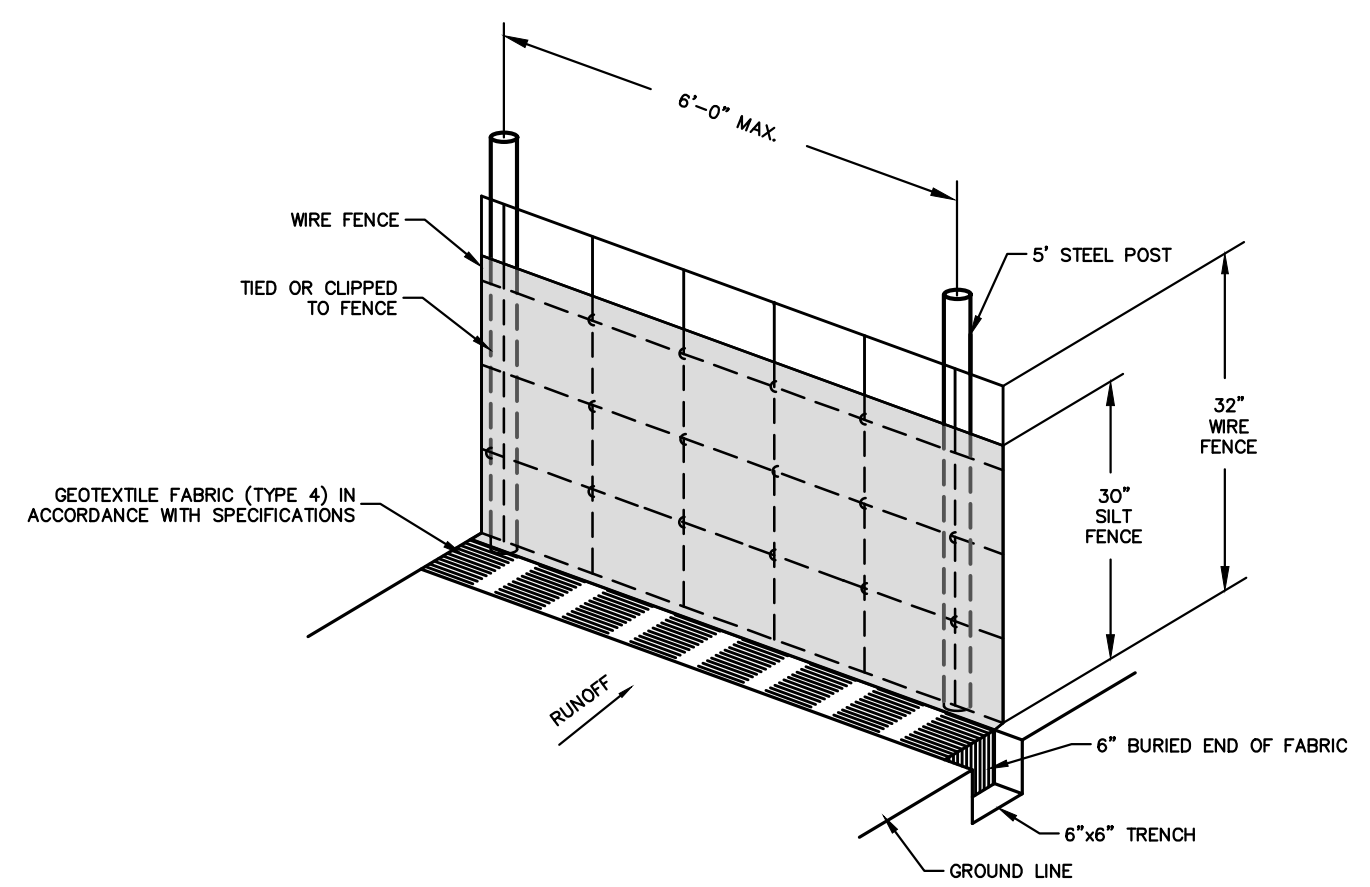
1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.



INLET PROTECTION
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.



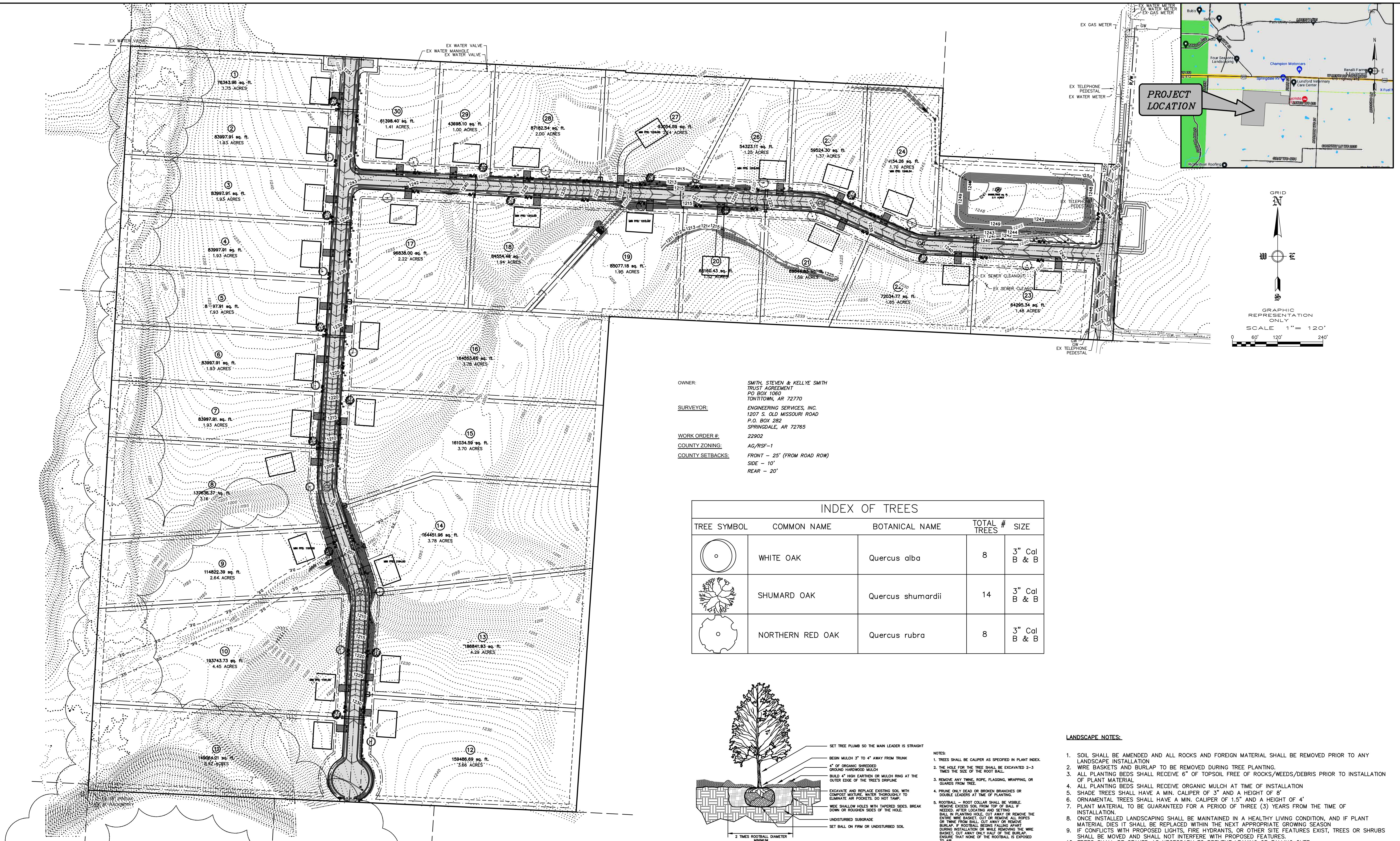
SILT FENCE NOTES

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 LAID 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 IMPED 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.

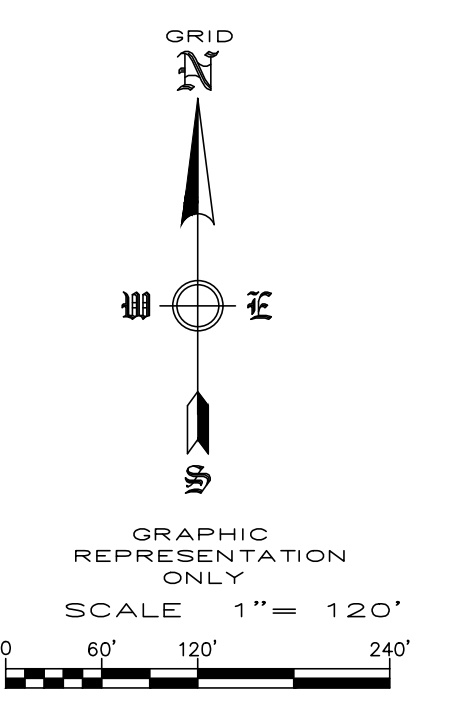
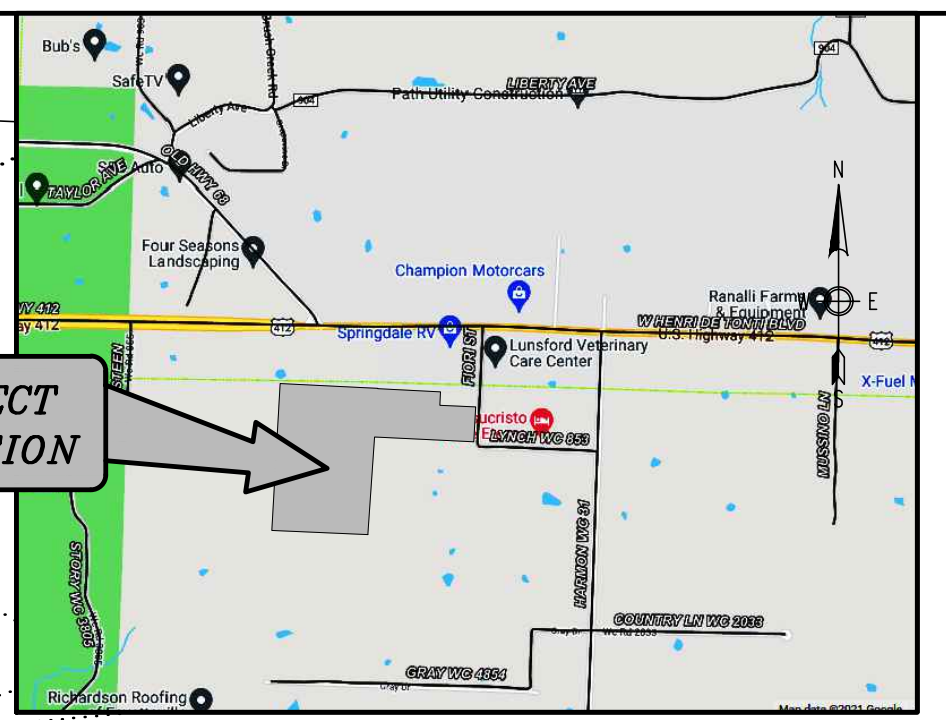
WIRED REINFORCED BURIED EDGE SILT FENCE
NOT TO SCALE

REVISION	DATE	DESCRIPTION

SCALE: NTS
DATE: Jun 21, 2022
ENGINEER: BAF
DRAWN BY: BAF
W.O. #: 22902



PROJECT LOCATION



OWNER: SMITH, STEVEN & KELLY SMITH
 TRUST AGREEMENT
 PO BOX 1060
 TONTITOWN, AR 72770

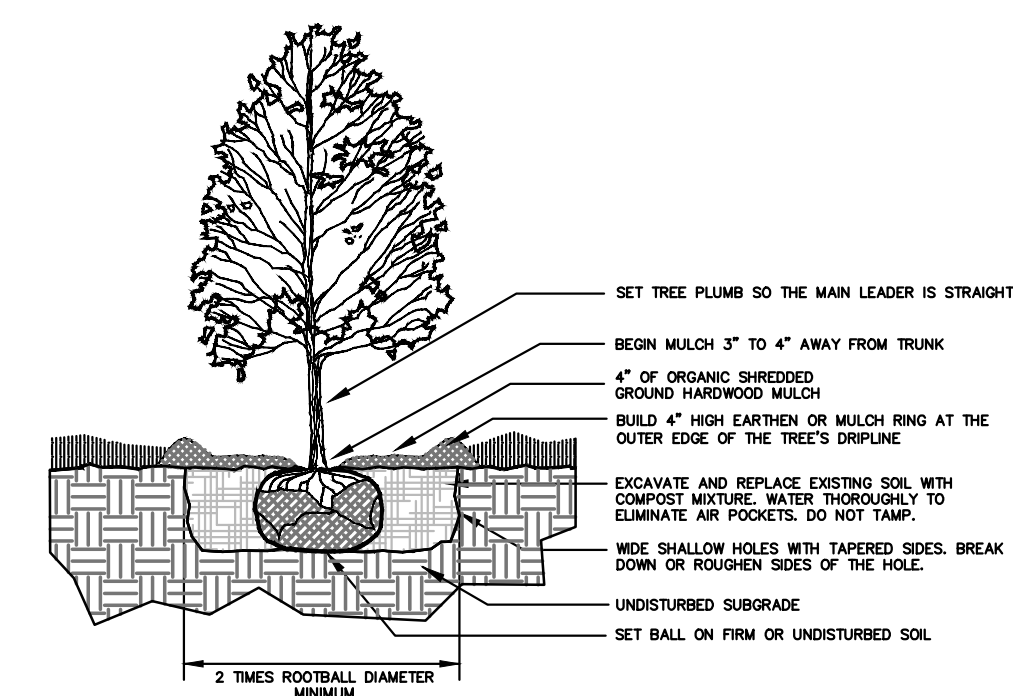
SURVEYOR: ENGINEERING SERVICES, INC.
 1207 S. OLD MISSOURI ROAD
 P.O. BOX 282
 SPRINGDALE, AR 72765

WORK ORDER #: 22902

COUNTY ZONING: AG/RSP-1

COUNTY SETBACKS: FRONT - 25' (FROM ROAD ROW)
 SIDE - 10'
 REAR - 20'

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	WHITE OAK	Quercus alba	8	3" Cal B & B
	SHUMARD OAK	Quercus shumardii	14	3" Cal B & B
	NORTHERN RED OAK	Quercus rubra	8	3" Cal B & B



- NOTES:
- TREES SHALL BE CALIPER AS SPECIFIED IN PLANT INDEX.
 - THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
 - REMOVE ANY THINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOORSE LEADERS AT TIME OF PLANTING.
 - ROOTBALL - ROOT COLLAR SHALL BE MOBILE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED AFTER LOCATING AND SETTING BALL IN PLANTING HOLE. CUT AWAY OR REMOVE ENTIRE WIRE BASKETS CUT OR REMOVE ALL ROPES OR THINE FROM BALL. CUT AWAY OR REMOVE BURLAP IF ROOTBALL BEINGS FALLING APART. DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKETS CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
 - REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS.

LANDSCAPE NOTES:

- SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
- 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 ORGANIC MULCH AT TIME OF INSTALLATION.
- SHADE TREES SHALL HAVE A MIN. CALIPER OF 3" AND A HEIGHT OF 8'.
- ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 4'.
- PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF THREE (3) YEARS FROM THE TIME OF INSTALLATION.
- 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 LINE OR FIRE HYDRANTS.

REVISION	DATE	DESCRIPTION

SCALE: 1"=120'
 DATE: Jun 15, 2022
 ENGINEER: BAW
 DRAWN BY: AS
 W.O. #: 22902