

DETAILED PLANS:

*BARILOCHE
PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAT*

PART OF SECTION 11, T-17-N, R-31-W
CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

JUNE 6, 2022
REVISED: JUNE 15, 2022
REVISED: JULY 18, 2022

| | |
|-----------------|---------------------------|
| EXISTING ZONING | R-3 |
| EXISTING USE | UNDEVELOPED / RESIDENTIAL |
| PROPOSED ZONING | PLANNED UNIT DEVELOPMENT |
| PROPOSED USE | RESIDENTIAL - RECREATION |

GENERAL NOTES:

1. No wetlands are known to exist on the subject property.
2. Property does not appear to exist in a Special Flood Hazard Area (SFHA).
3. There are no known erosion problems on site or within 100' downstream of subject property.
4. There are no known water wells, sumps, cesspools, springs, water impoundments, or underground structures on the subject property.
5. There are no known ground leases or access agreements on the subject property.
6. There are no known areas subject to flooding, slope stability, settlement, excessive noise, or previously filled areas on the subject property.

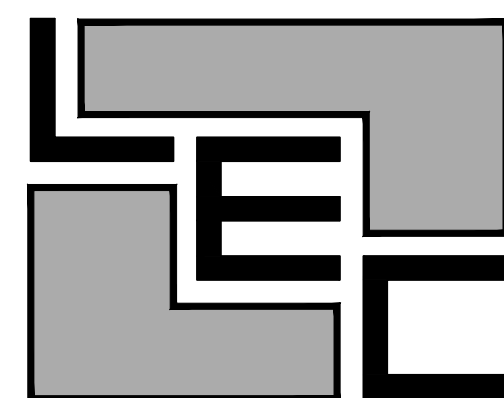
PREPARED FOR:

TRI-STAR CONTRACTORS, INC.
1910 WAUKESHA ROAD
SILOAM SPRINGS, ARKANSAS 72761



INDEX OF SHEETS

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Prepared By:

LEMONS ENGINEERING CONSULTANTS, INC.
204 CHERRY STREET
CABOT, ARKANSAS 72023

ENGINEERING • SURVEYING • PLANNING



PROPERTY DESCRIPTION:

Part of the NE 1/4 of the NE 1/4, and part of the NW 1/4 of the NE 1/4 of Section 11, T-17-N, R-30-W, Washington County, Arkansas, being more particularly described as follows:

Beginning at the SW Corner of the NW 1/4 of the NE 1/4 of said Section 11; thence N 02°58'15" E, 662.39 feet; thence S 87°08'18" E, 2642.97 feet to a point on the centerline of Klenc Road; thence along the centerline of Klenc Road S 03°09'48" W, 660.91 feet; thence leaving centerline N 87°10'14" W, 2640.76 feet to the Point of Beginning, containing 40.13 acres, more or less.

FLOOD NOTE:

BASED ON FIRM COMMUNITY PANELS 0514300045F, PANEL 45 OF 575, & 0514300055F, PANEL 65 OF 575, WITH AN EFFECTIVE DATE OF APRIL 2, 2008, THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

P.U.D. SETBACK TABLE (UNLESS NOTED OTHERWISE)

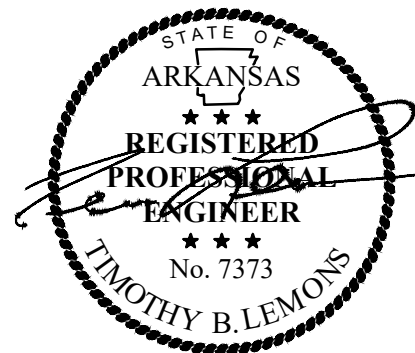
| | |
|---------------|-----|
| FRONT | 25' |
| SIDE | 5' |
| SIDE (STREET) | 25' |
| REAR | 20' |

CURVE RADIUS ARC LENGTH TANGENT DELTA ANGLE CHORD BEARING CHORD LENGTH

| | | | | | | |
|----|--------|---------|--------|-----------|-------------|---------|
| C1 | 75.00' | 117.99' | 75.19' | 90°06'29" | N 42°05'59" | 106.20' |
| C2 | 75.00' | 117.67' | 74.86' | 89°53'27" | N 47°54'58" | 105.96' |

| LOT | AREA(SF) | AREA(AC) | LOT | AREA(SF) | AREA(AC) |
|-------|-----------|----------|---------|-----------|----------|
| 1 | 10,328.82 | 0.24 | 76-77 | 8000.00 | 0.18 |
| 2-22 | 7030.00 | 0.16 | 78 | 10,043.58 | 0.23 |
| 23-24 | 9365.87 | 0.22 | 79 | 7000.00 | 0.16 |
| 25-30 | 7000.00 | 0.16 | 80 | 10,034.77 | 0.23 |
| 31 | 7295.28 | 0.17 | 81-82 | 8000.00 | 0.18 |
| 32 | 11,084.30 | 0.25 | 83-84 | 9865.87 | 0.23 |
| 33 | 14,327.95 | 0.33 | 85-86 | 8000.00 | 0.18 |
| 34 | 8092.69 | 0.19 | 87 | 10,029.50 | 0.23 |
| 35-37 | 7000.00 | 0.16 | 88-89 | 7000.00 | 0.23 |
| 38 | 9710.88 | 0.22 | 90 | 10,020.71 | 0.28 |
| 39 | 15,136.20 | 0.35 | 91-92 | 8000.00 | 0.29 |
| 40 | 8887.52 | 0.20 | 93-94 | 9865.87 | 0.23 |
| 41 | 7000.00 | 0.16 | 95-96 | 8000.00 | 0.18 |
| 42 | 10,171.87 | 0.23 | 97 | 10,019.44 | 0.23 |
| 43 | 8397.85 | 0.19 | 98-101 | 7000.00 | 0.16 |
| 44 | 8413.64 | 0.19 | 102 | 10,006.65 | 0.18 |
| 45 | 9999.66 | 0.23 | 103-104 | 8000.00 | 0.18 |
| 46 | 14,400.00 | 0.33 | 105-106 | 9865.87 | 0.23 |
| 47 | 14,572.40 | 0.33 | 107-108 | 8000.00 | 0.18 |
| 48-49 | 7000.00 | 0.16 | 109 | 9599.53 | 0.22 |
| 50 | 14,568.80 | 0.33 | 110 | 8708.75 | 0.20 |
| 51 | 14,400.00 | 0.33 | 111 | 9199.19 | 0.21 |
| 52 | 10,417.44 | 0.24 | 112 | 10534.86 | 0.24 |
| 53-54 | 8441.60 | 0.19 | 113 | 10,191.44 | 0.23 |
| 55 | 10,639.56 | 0.24 | 114-119 | 8000.00 | 0.18 |
| 56-59 | 7000.00 | 0.16 | 120 | 10,565.17 | 0.24 |
| 60 | 10,062.89 | 0.23 | 121 | 10,474.27 | 0.24 |
| 61-62 | 8000.00 | 0.18 | 122-123 | 8000.00 | 0.18 |
| 63-64 | 9865.87 | 0.23 | 124-126 | 7000.00 | 0.16 |
| 65-66 | 8000.00 | 0.18 | 127 | 8000.00 | 0.18 |
| 67 | 10,057.62 | 0.23 | 128-129 | 11,381.59 | 0.26 |
| 68-70 | 7000.00 | 0.16 | 130 | 8000.00 | 0.18 |
| 71 | 10,048.83 | 0.23 | 131-133 | 7000.00 | 0.16 |
| 72-73 | 8000.00 | 0.18 | 134-135 | 8000.00 | 0.18 |
| 74-75 | 9865.87 | 0.23 | TRACT A | 89,733.60 | 2.06 |
| | | | TRACT B | 27,878.40 | 0.64 |
| | | | TRACT C | 79,279.20 | 1.82 |

ORIGINAL AREA = 40.13 ACRES
 DEVELOPED AREA = 35.61 ACRES
 COMMON AREAS = 4.52 ACRES
 GREENSPACE PROVIDED = 8.6 ACRES
 GREENSPACE REQUIRED = 8.03 ACRES



CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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

DATE OF EXECUTION: _____
 SIGNED: _____ REGISTERED ENGINEER
 STATE OF ARKANSAS REGISTRATION NO. 7373

CERTIFICATE OF PRELIMINARY SURVEY ACCURACY:

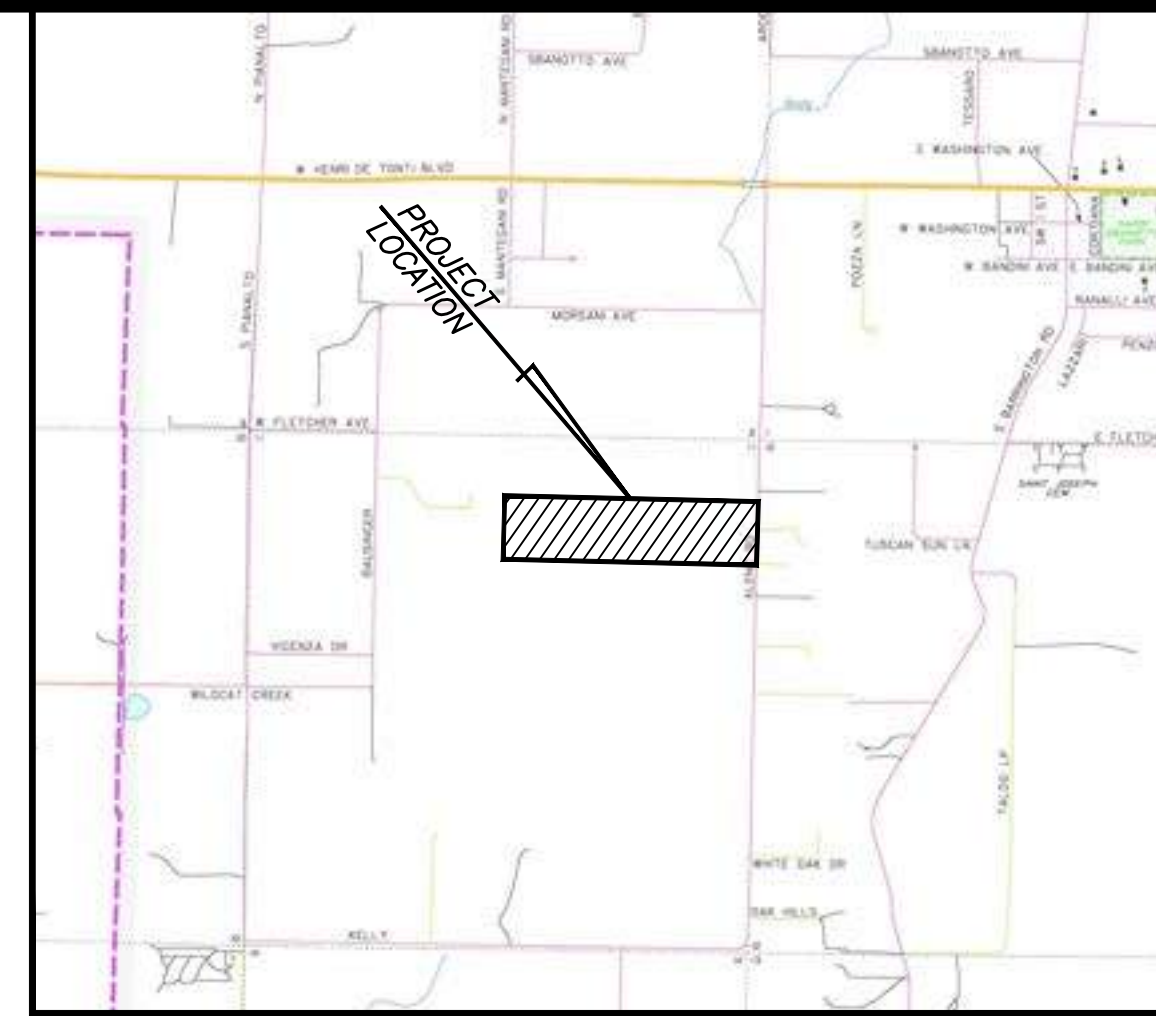
I, MIKE JAMES, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: _____
 SIGNED: _____ REGISTERED LAND SURVEYOR
 STATE OF ARKANSAS REGISTRATION NO. 985

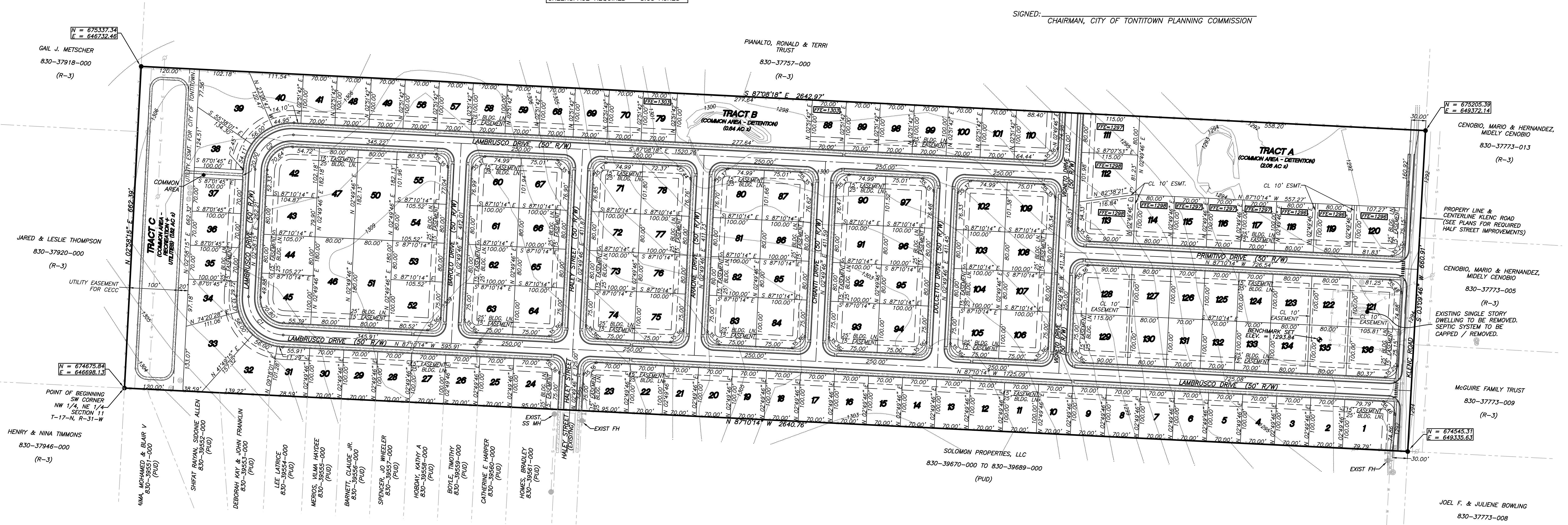
CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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 OF EXECUTION: _____
 SIGNED: _____ CHAIRMAN, CITY OF TONTITOWN PLANNING COMMISSION

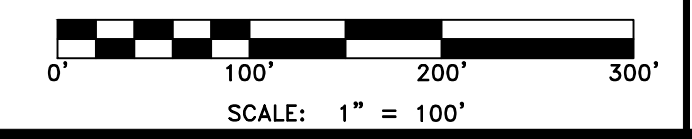
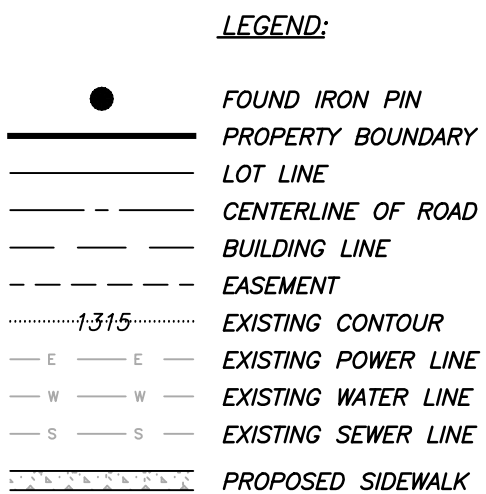


VICINITY MAP
 SCALE: 1" = 2000'



- GENERAL NOTES:**
- IRON PINS SHALL BE SET AT ALL LOT CORNERS.
 - EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE.
 - ALL EASEMENTS ARE AS NOTED.
 - ALL BUILDING LINES ARE AS NOTED.
 - ALL CORNERS TO HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED.
 - WATER SOURCE: CITY OF TONTITOWN
 - WASTEWATER SOURCE: CITY OF TONTITOWN
 - EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE.
 - PROPERTY ZONED R3.
 - FFE FOR ALL STRUCTURES SHALL EXIST A MINIMUM OF 18" ABOVE THE HIGHEST TOP OF CURB ELEVATION EXISTING ALONG PERIMETER OF SAID LOT.
 - TOTAL # OF LOTS = 136; GROSS LOTS/ACRE = 3.39
 - SITE BENCHMARK SET TO NAVD-88 DATUM.
 - THE DEVELOPER HAS/WILL INSTALL ALL ADA RAMPS AND ALL COMMON PROPERTY SIDEWALKS.
 - LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
 - ROW & EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNER'S STATEMENT.
 - SEE DESIGN PLANS FOR ADDITIONAL INFORMATION REGARDING EASEMENT INFO.

- PLANNED UNIT DEVELOPMENT (P.U.D.) NOTES:**
- TRACT C TO BE USED FOR RECREATION (DOG PARK & WALKING TRAIL) - SEE ATTACHED PLAN.
 - TRACTS A & B TO BE USED FOR DETENTION - SEE ATTACHED PLAN.
 - ALL OPEN SPACES SHALL BE OWNED & MAINTAINED BY LOT OWNERS/P.O.A.
 - THIS P.U.D. SHALL INCLUDE RESIDENTIAL SINGLE FAMILY DETACHED HOMES WITH RECREATIONAL AREAS ONLY.
 - SEE RESTRICTIVE COVENANTS FOR STRUCTURAL REQUIREMENTS FOR DWELLINGS.
 - NO PARKING SHALL BE PERMITTED ALONG ANY STREETS.



LEMONS ENGINEERING CONSULTANTS, INC.
 1001 NEW BRIDGES STREET
 CABOT, ARKANSAS 72023
 (501) 843-5081 • Fax (501) 941-0959

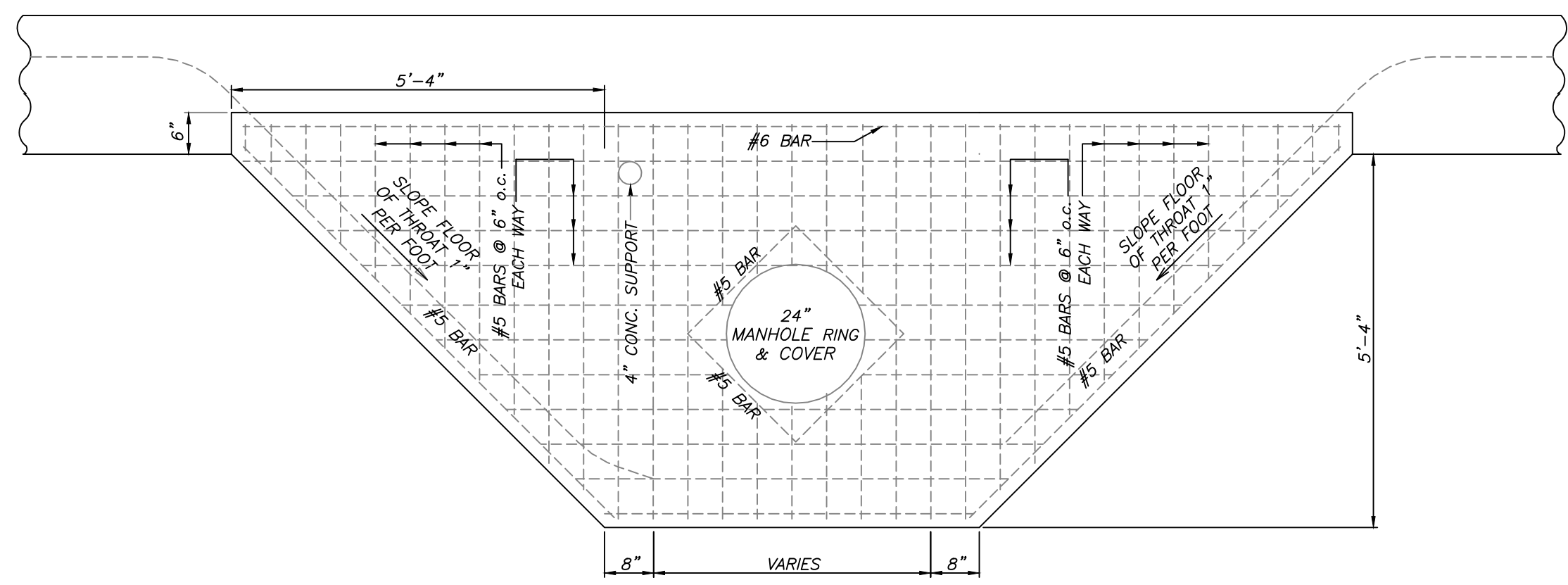
ENGINEERING + SURVEYING
 WATER • SEWER • TRANSPORTATION • SUBDIVISIONS

PRELIMINARY PLAT
BARILOCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tontitown, Washington County, Arkansas

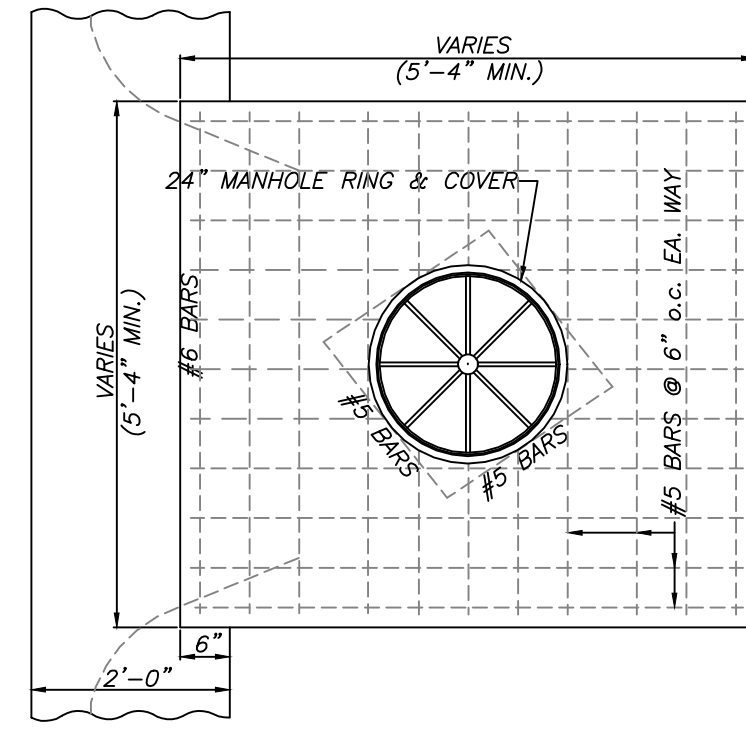
Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

| No. | Revisions | Date | By |
|-----|--|---------|---------|
| 1 | Revised as per city's comments. | 6-15-22 | B. Judd |
| 2 | Revisions per Engineering & Planning Tech Review | 7-18-22 | Prolog |

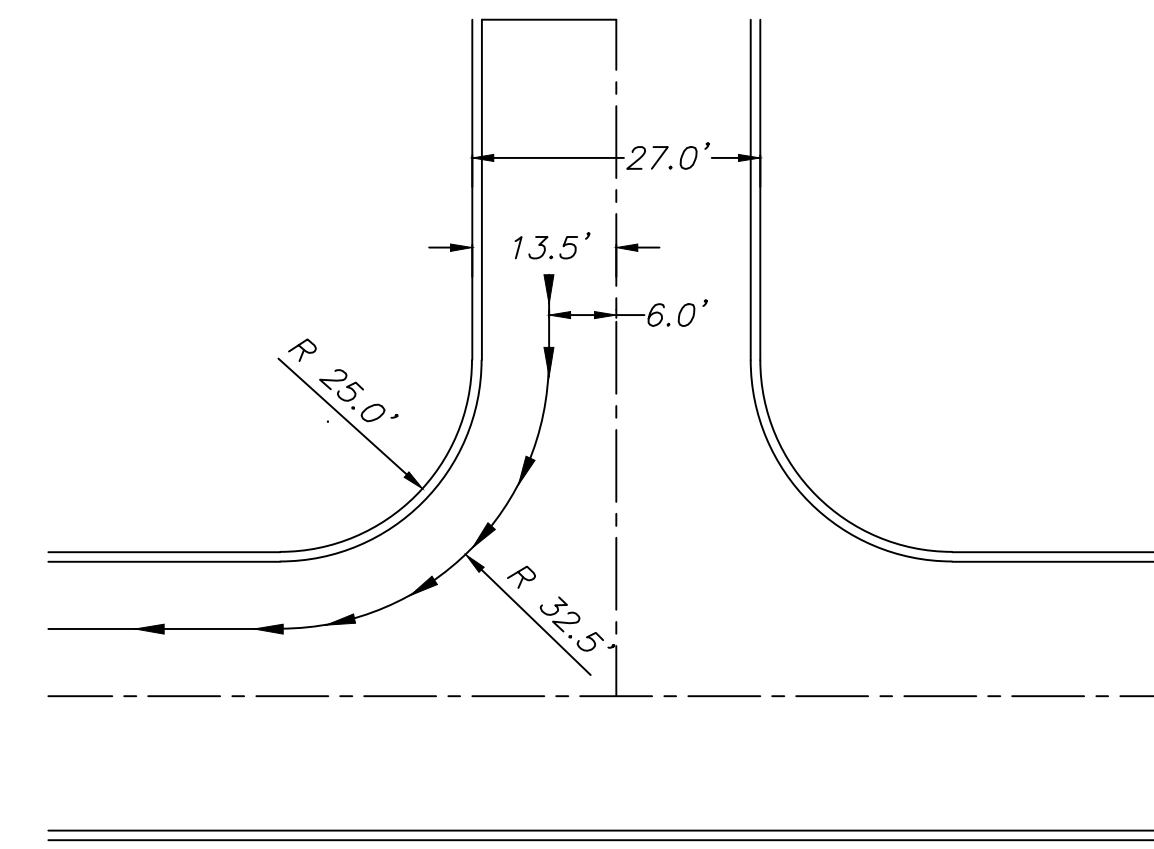
Date: June 6, 2022
 Scale: 1" = 100'
 Drawn By: B. Judd
 Sheet: 1 of 24



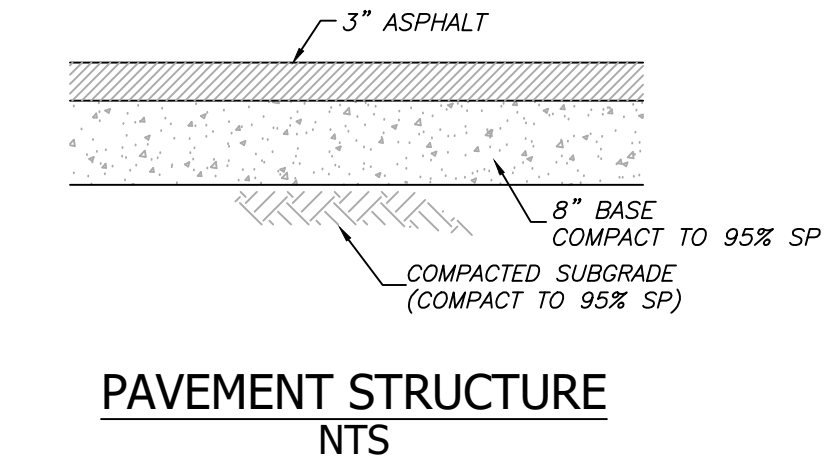
TYPICAL - DROP INLET TOP WITH EXTENDED THROAT



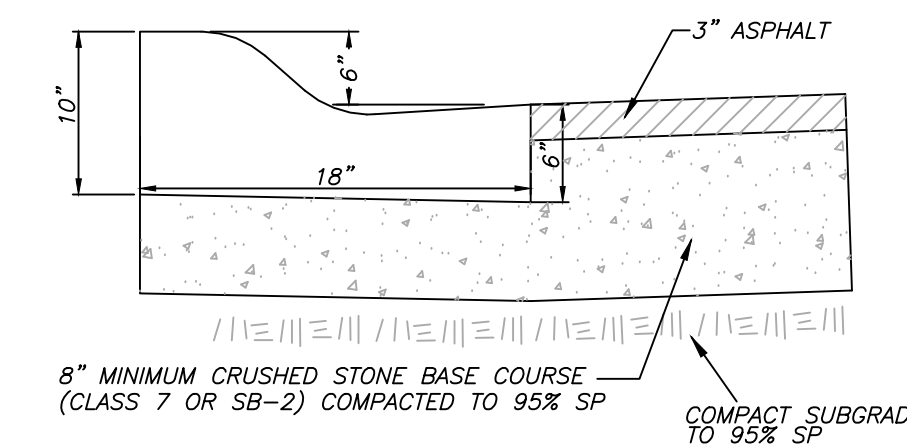
TYPICAL DROP INLET TOP PLAN



INTERSECTION TURNING RADIUS NTS

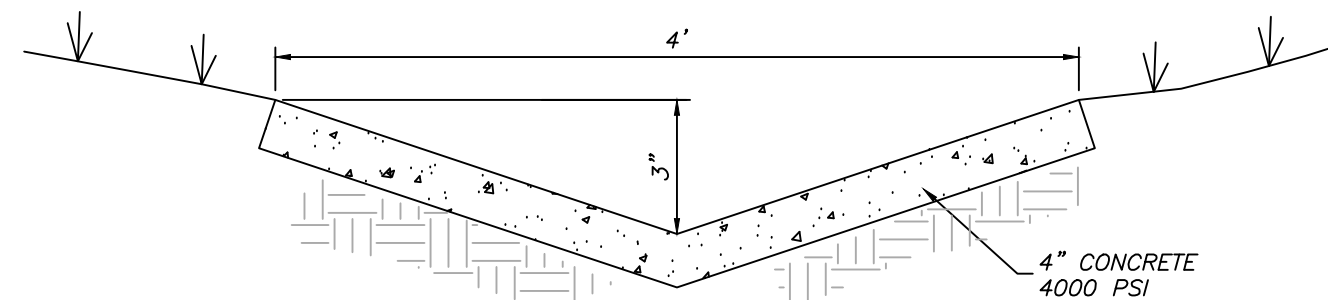


PAVEMENT STRUCTURE NTS

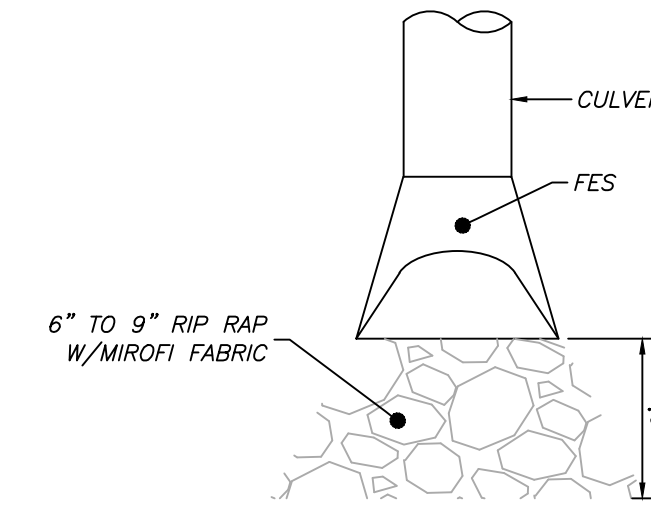


TYPICAL - CONC. CURB/GUTTER NTS

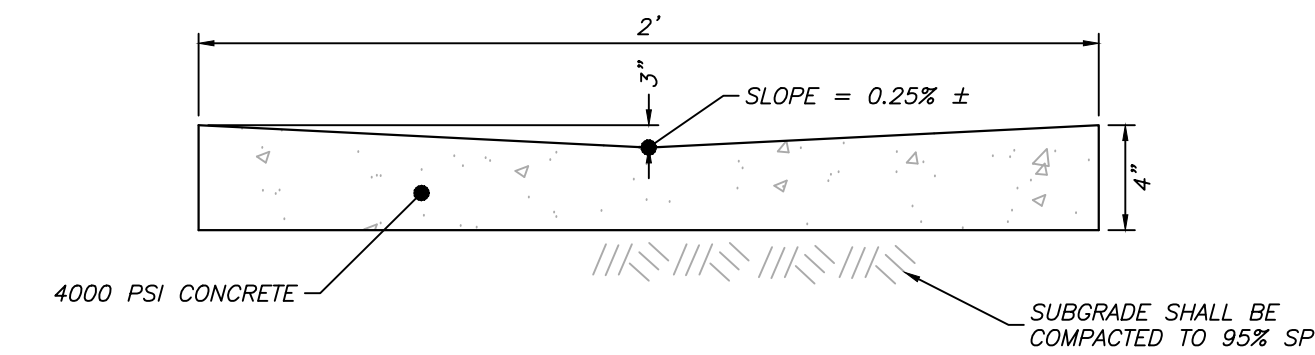
NOTE: ALL CONSTRUCTION & MATERIALS TO ADHERE TO SECTION 90.500.6



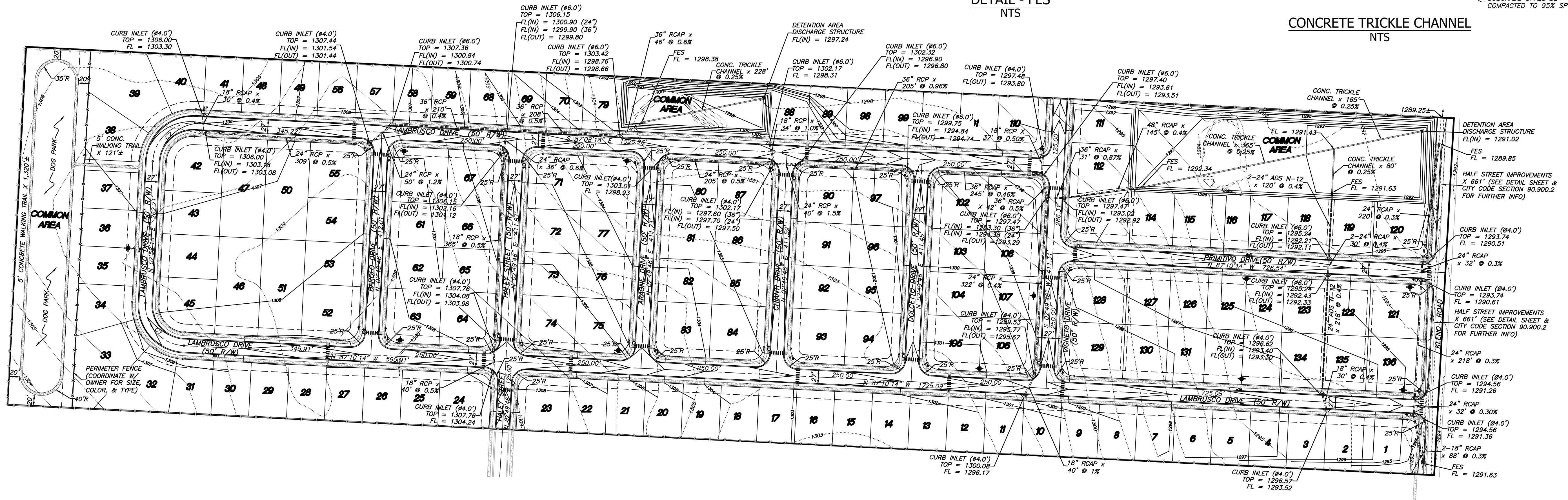
CONCRETE SWALE NTS



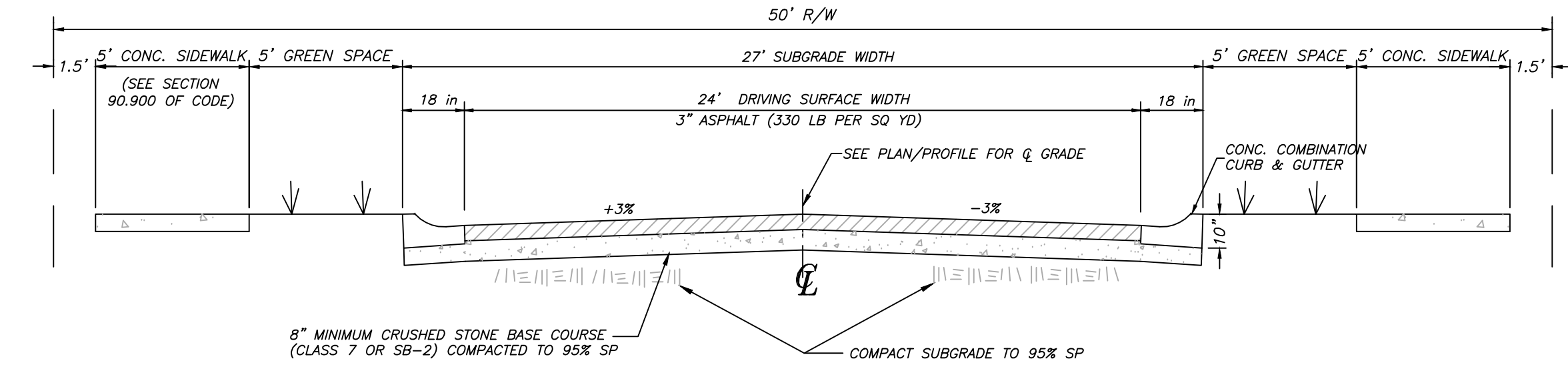
DETAIL - FES NTS



CONCRETE TRICKLE CHANNEL NTS



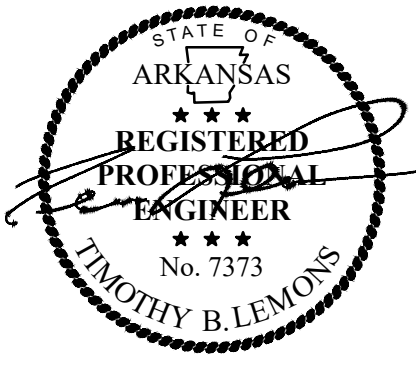
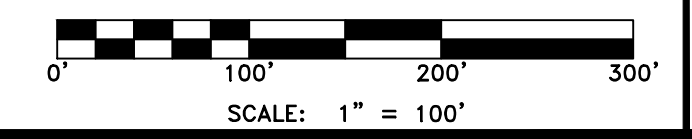
- GENERAL NOTES/NOTES:
- ALL STOP SIGNS SHALL BE 30" X 30"
 - ALL TRAFFIC CONTROL MARKERS MUST MEET MUTCD SPECS.
 - CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & SUBBASE. TEST TO BE CONDUCTED ON 500' INTERVALS.
 - CONTRACTOR TO PROOF ROLL BOTH SUBGRADE AND SUBBASE (CITY TO INSPECT).
 - LIGHT POLES SHALL BE PLACED AT ALL INTERSECTIONS. ADDITIONAL LOCATIONS TO BE DETERMINED BY THE CITY.
 - ALL BACK OF CURB RADII AT INTERSECTIONS SHALL BE 25' UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
 - WHERE STOP SIGNS & STREET NAME SIGNS ARE SHOWN ON THE PLAN, A COMBINATION SIGN IS ACCEPTABLE.
 - ALL INLETS TO HAVE DOUBLE EXTENDED THROATS.
 - ALL FINISHED FLOOR ELEVATIONS SHALL BE 12" MIN. ABOVE MAXIMUM ADJACENT STREET GUTTER LINE.
 - FES SHALL BE INSTALLED AS PER ARDOT STANDARD DRAWING FES-1.



TYPICAL CROSS SECTION NTS

| CURVE | RADIUS | ARC LENGTH | CENTERLINE CURVE DATA | TANGENT | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|--------|------------|-----------------------|-----------|---------------|---------------|--------------|
| C1 | 75.00' | 117.99' | 75.19' | 90°08'29" | N 42°05'59" W | 106.20' | |
| C2 | 75.00' | 117.67' | 74.86' | 89°53'27" | N 47°54'58" E | 105.96' | |

- LEGEND:
- ⊕ STOP / STREET NAME COMBINATION SIGN
 - LP LIGHT POLE
 - * HC RAMP
 - ⚡ FIRE HYDRANT

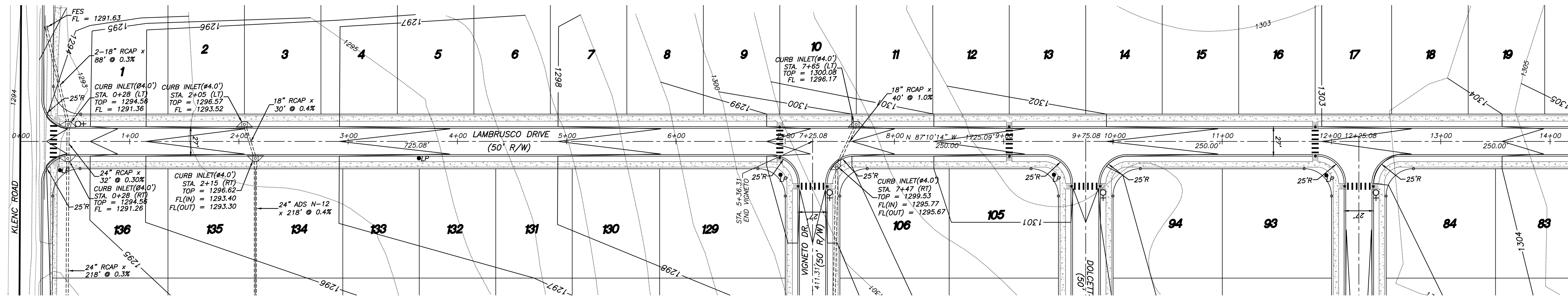


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STREET LAYOUT
BARILOCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tomlinson, Washington County, Arkansas

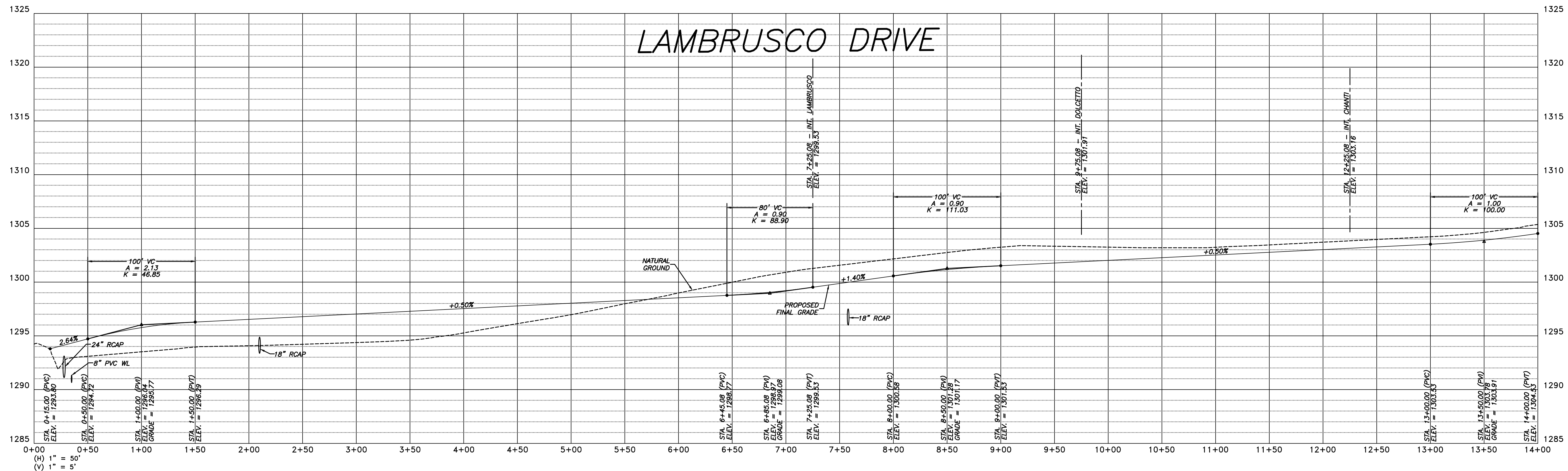
Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

| | |
|--------------|--|
| Date: | June 6, 2022 |
| Project No.: | 22-012 |
| Sheet: | 02_Beneficial Street |
| Scale: | 1" = 100' |
| Drawn By: | B. Judd |
| Checked By: | |
| Approved By: | |
| Revision: | |
| 1 | Revisions per City comments |
| 2 | Revisions per Engineering & Planning Tech Review |
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LEGEND:

- ⊕ STOP / STREET NAME COMBINATION SIGN
- LP LIGHT POLE
- * HC RAMP



STREET PLAN/PROFILE

BARILOCHE

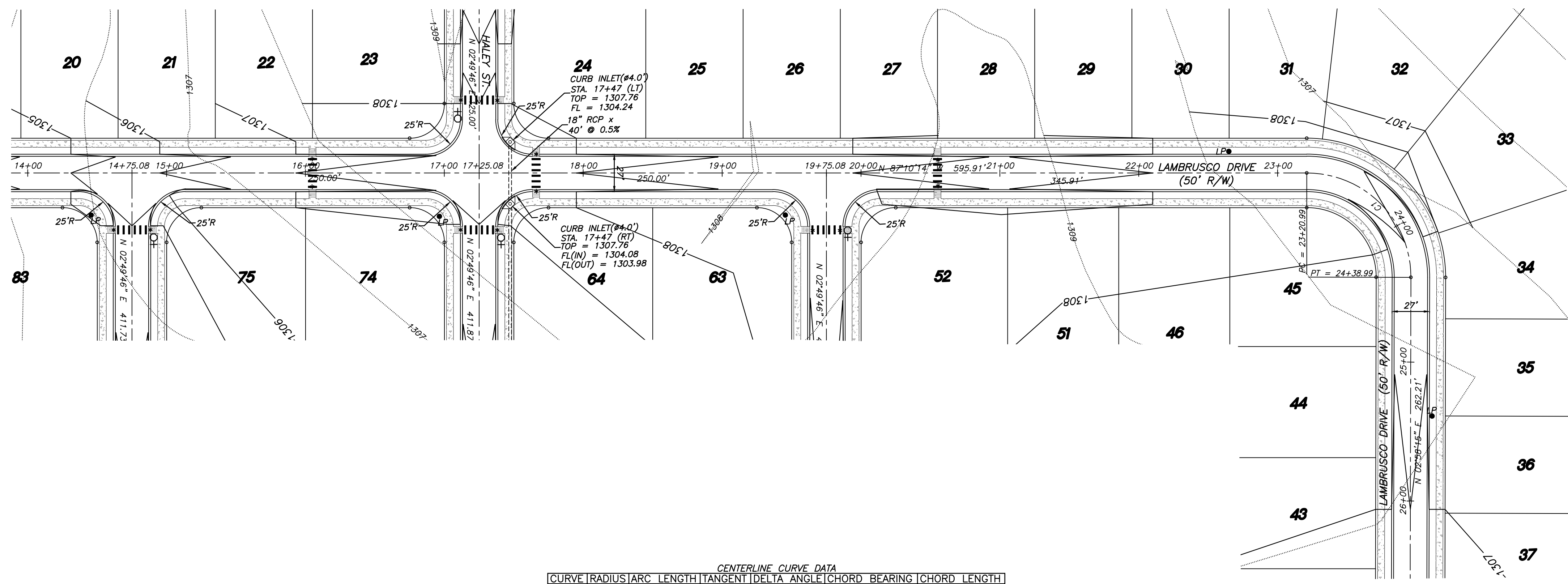
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Siloam Springs, AR 72761

Project No. 22-012
Date: June 6, 2022
Scale: 1" = 50'
Drawn By: B. Judd
Sheet: 3 of 24

Revisions:
1. Revised as per city's comments.
2. Revisions per Engineering & Planning Tech Review comments.

Date: 6-15-22
By: D. Mohr
6-15-22
7-18-22

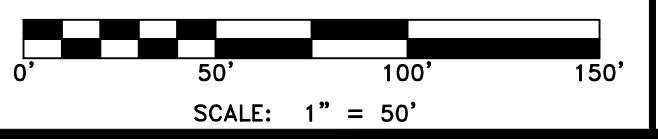
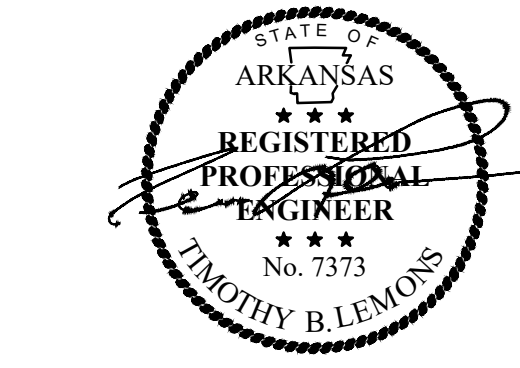
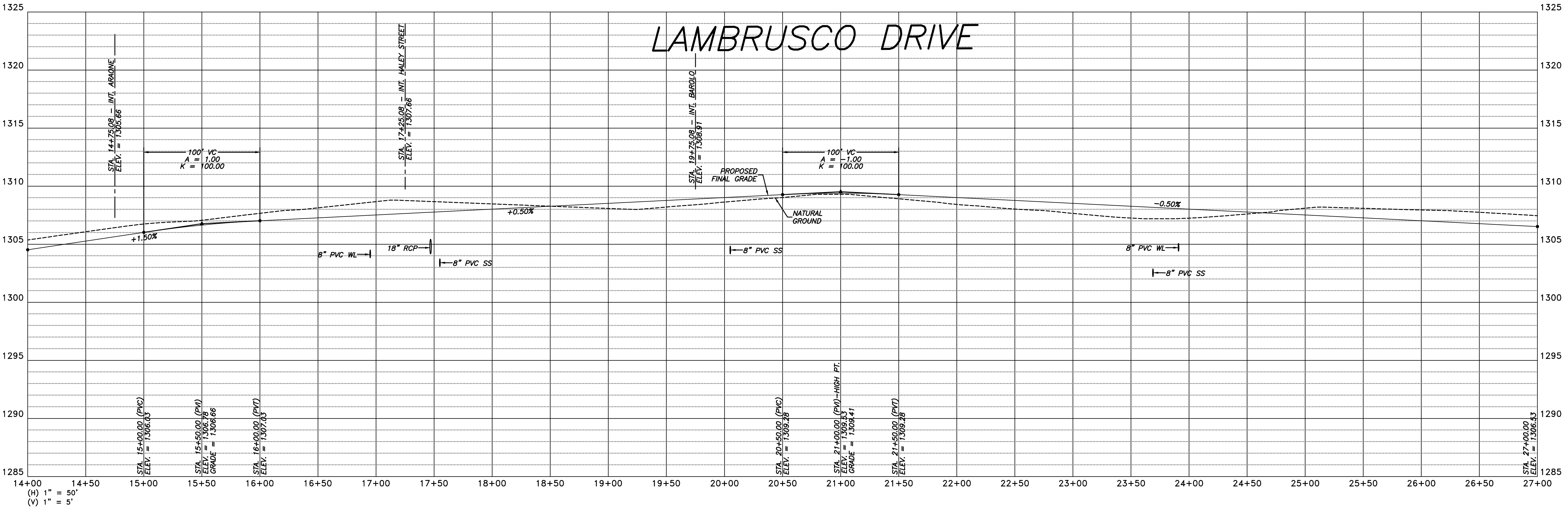


CENTERLINE CURVE DATA

| CURVE | RADIUS | ARC LENGTH | TANGENT | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|--------|------------|---------|-------------|---------------|--------------|
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 ● LP LIGHT POLE
 * HC RAMP

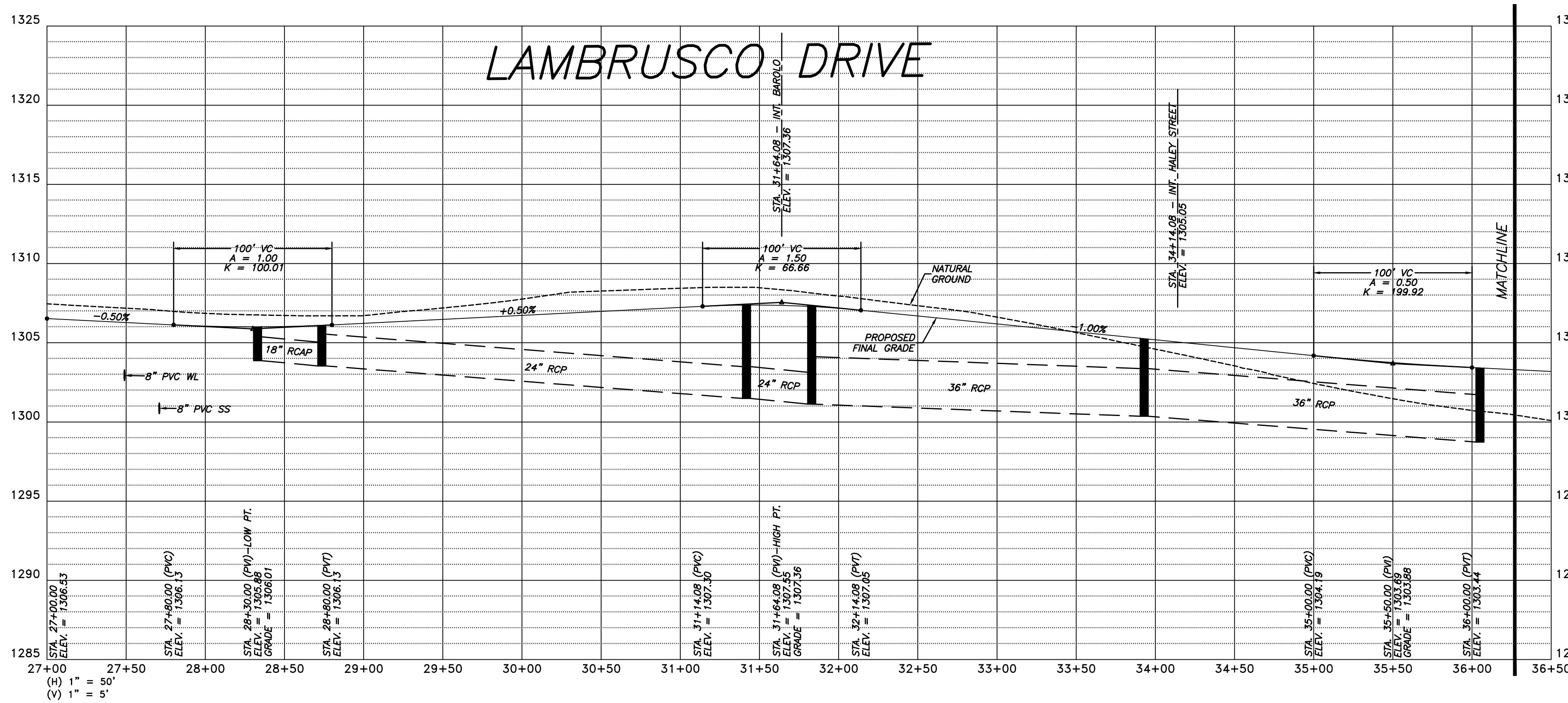
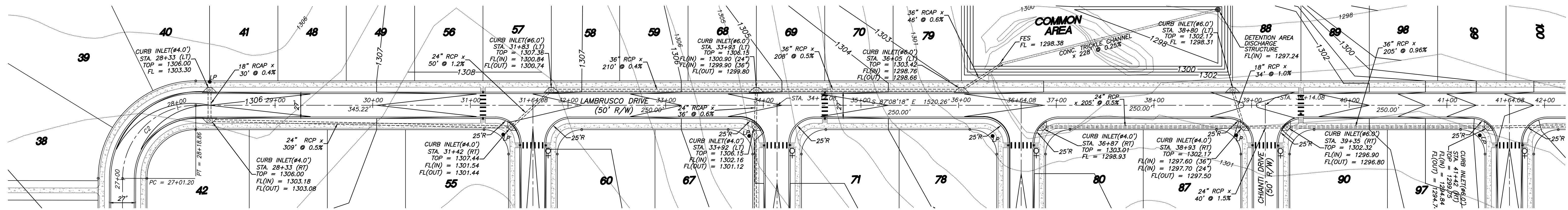


STREET PLAN/PROFILE
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City of Tonitown, Washington County, Arkansas

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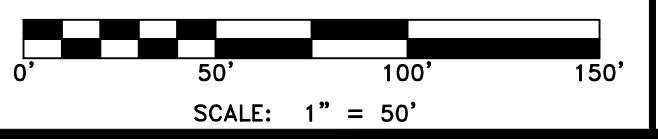
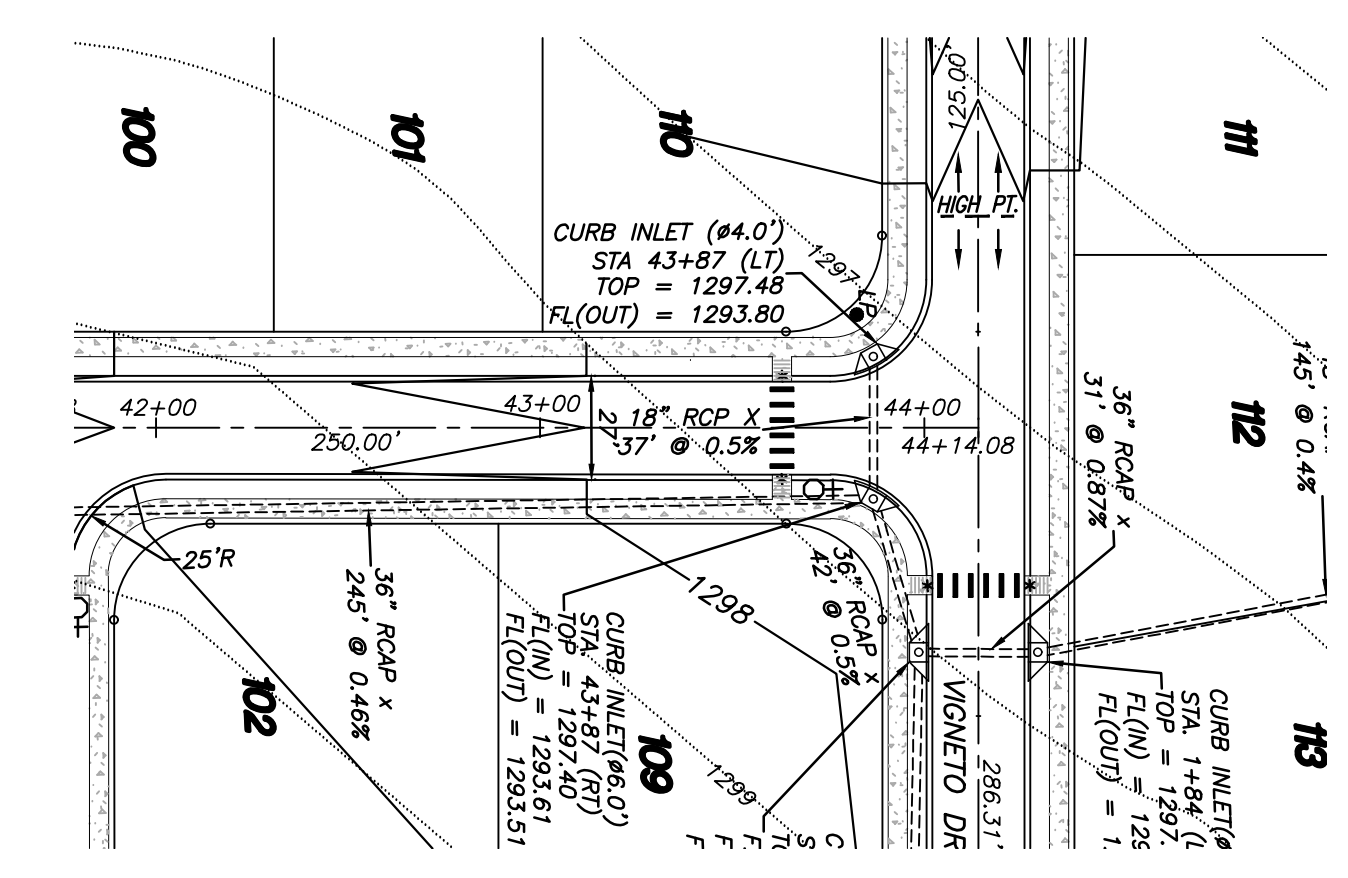
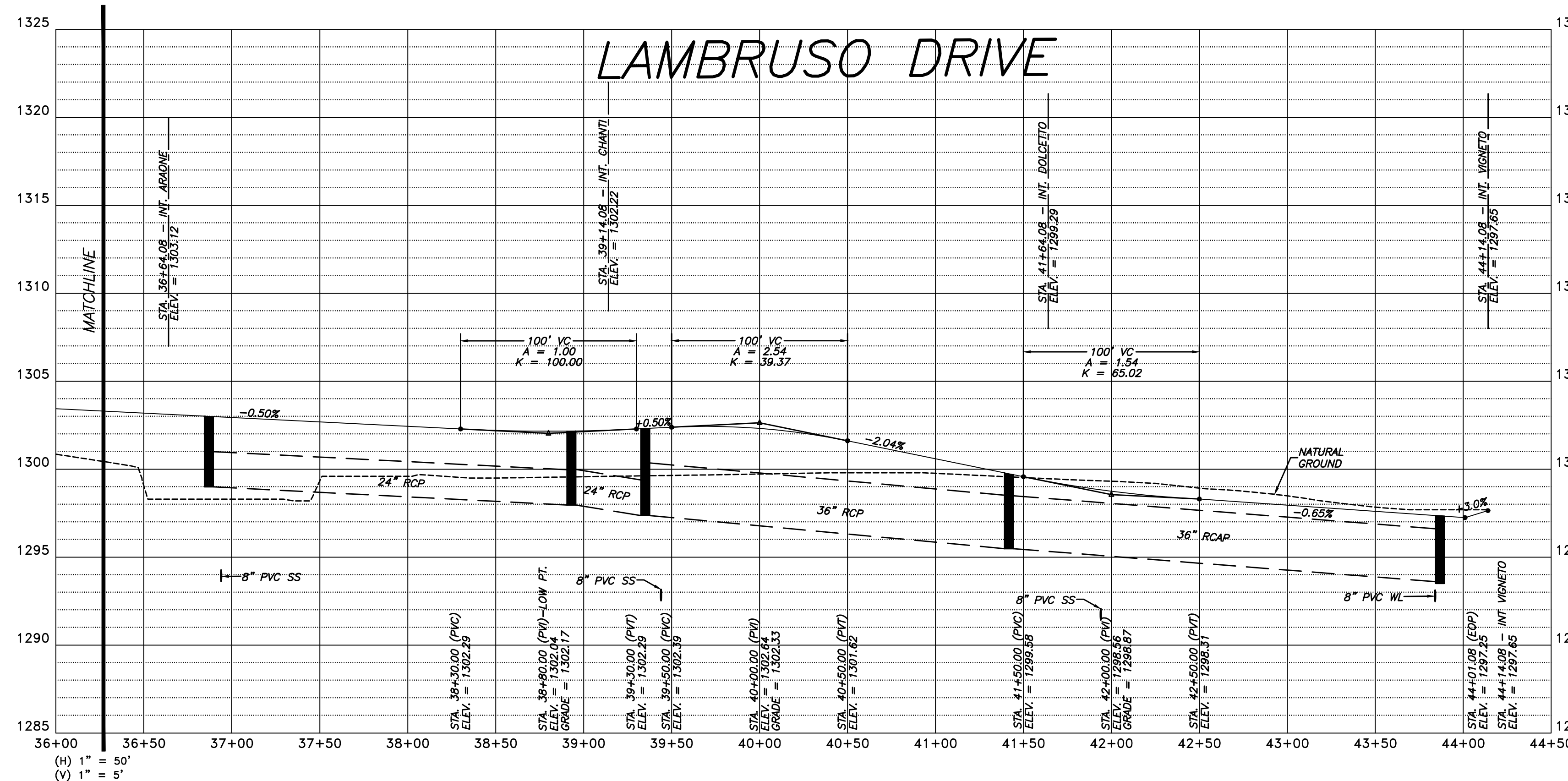
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Sheet: 4 of 24
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LEGEND:
 ⊕ STOP / STREET NAME
 ⊕ COMBINATION SIGN
 ● LP LIGHT POLE
 * HC RAMP

CENTERLINE CURVE DATA

| CURVE | RADIUS | ARC LENGTH | TANGENT | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|--------|------------|---------|-------------|---------------|--------------|
| C1 | 75.00' | 117.99' | 75.19' | 90°08'29" | N 42°05'59" W | 106.20' |
| C2 | 75.00' | 117.67' | 74.86' | 89°53'27" | N 47°54'58" E | 105.96' |

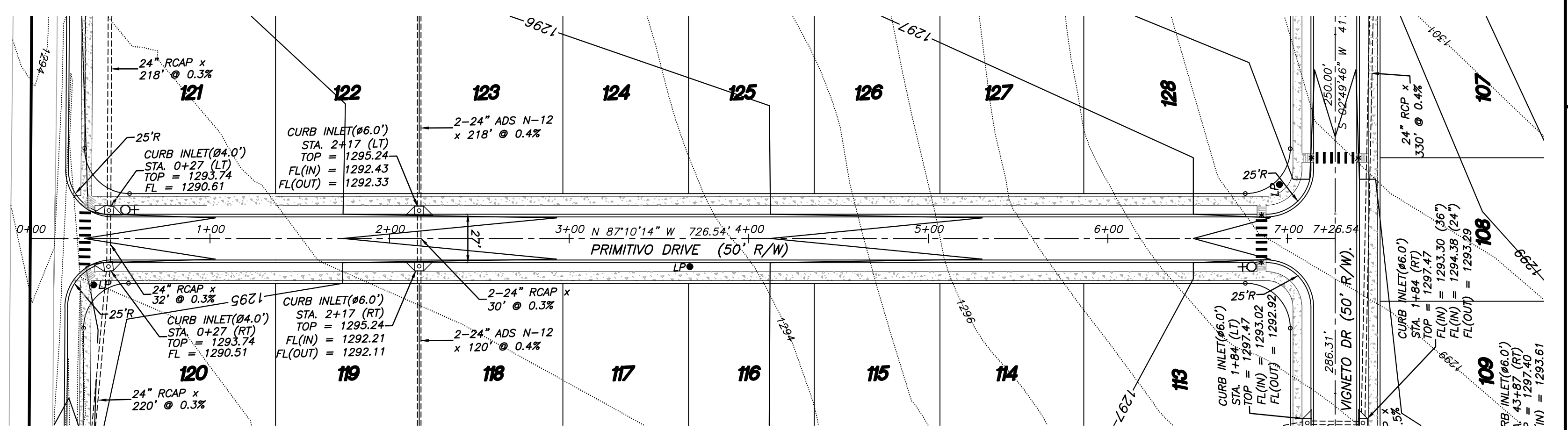
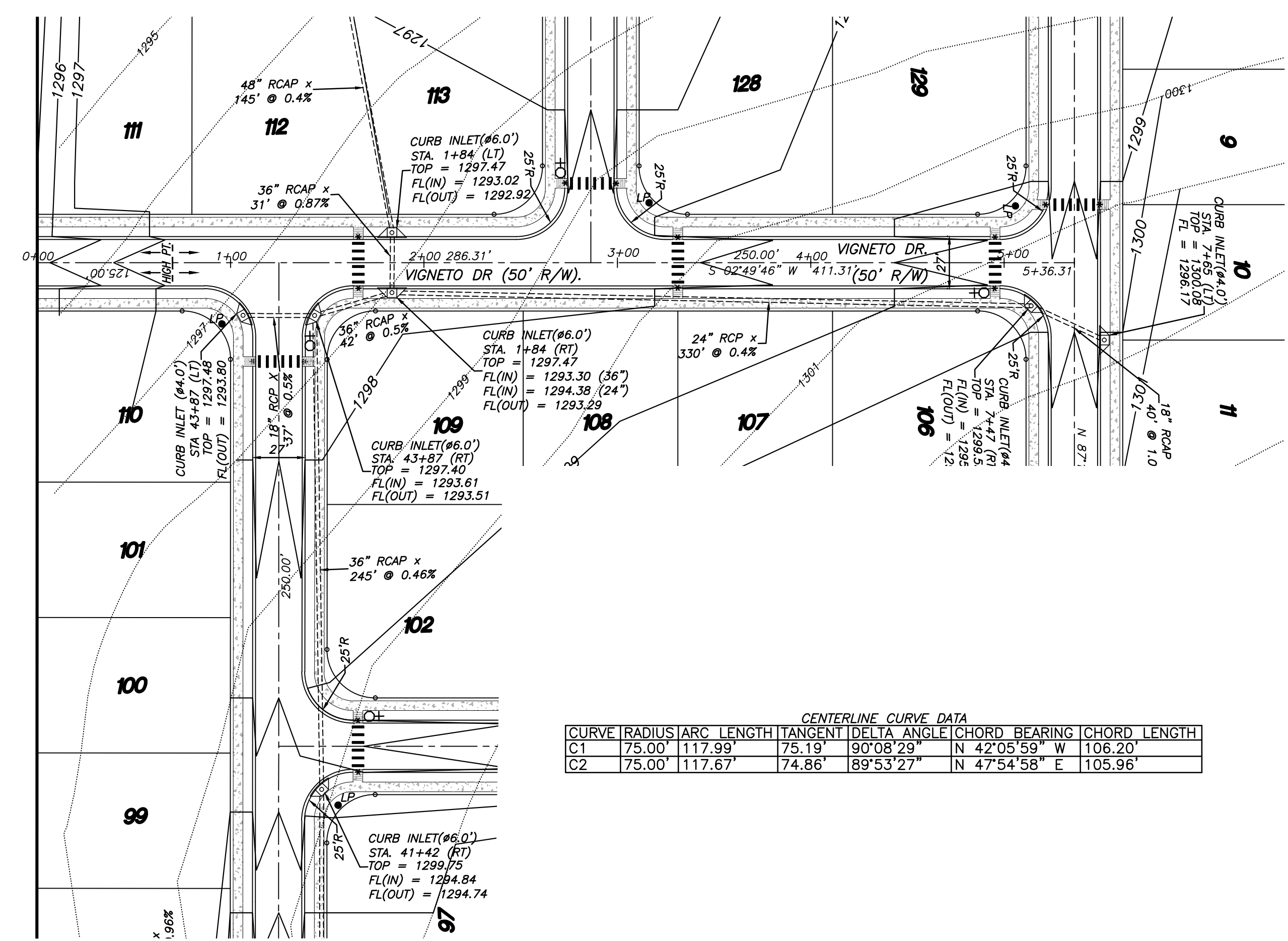


LEMONS ENGINEERING CONSULTANTS, INC.
 CABOT, ARKANSAS 72023
 (501) 843-5081 • Fax (501) 941-0959
ENGINEERING + SURVEYING
 WATER • SEWER • TRANSPORTATION • SUBDIVISIONS

STREET PLAN/PROFILE
BARLOTCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tomlinson, Washington County, Arkansas

Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

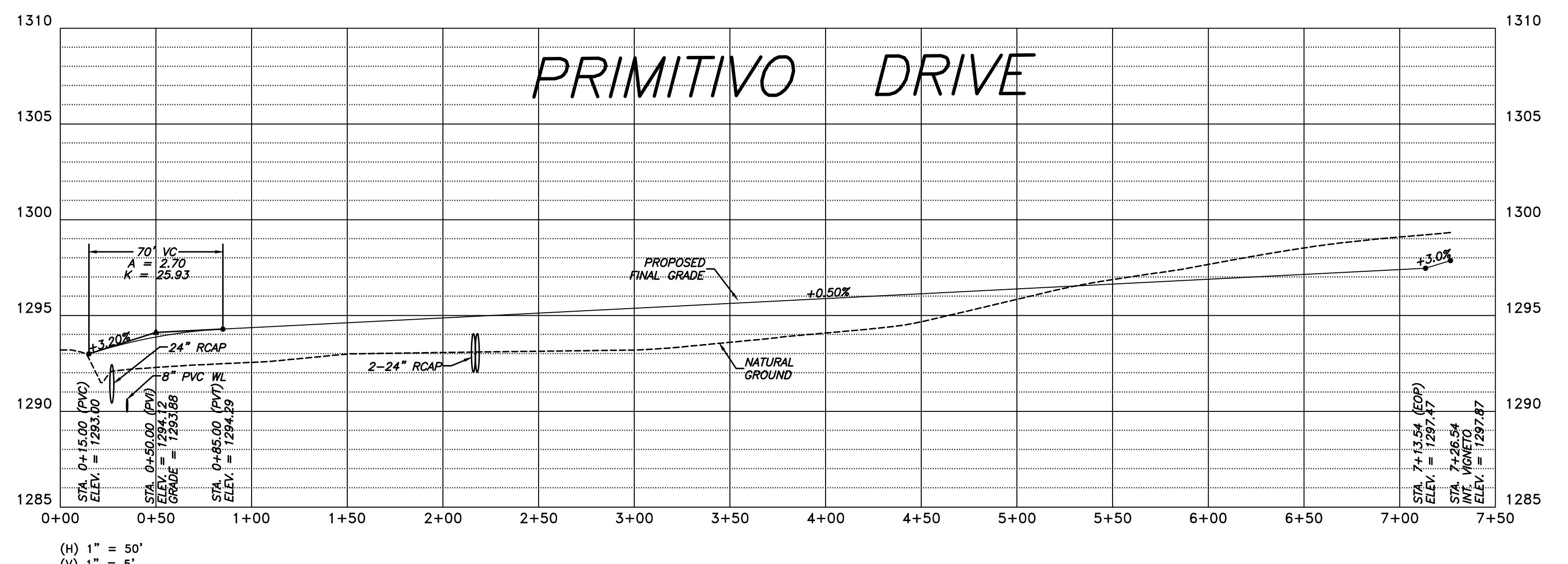
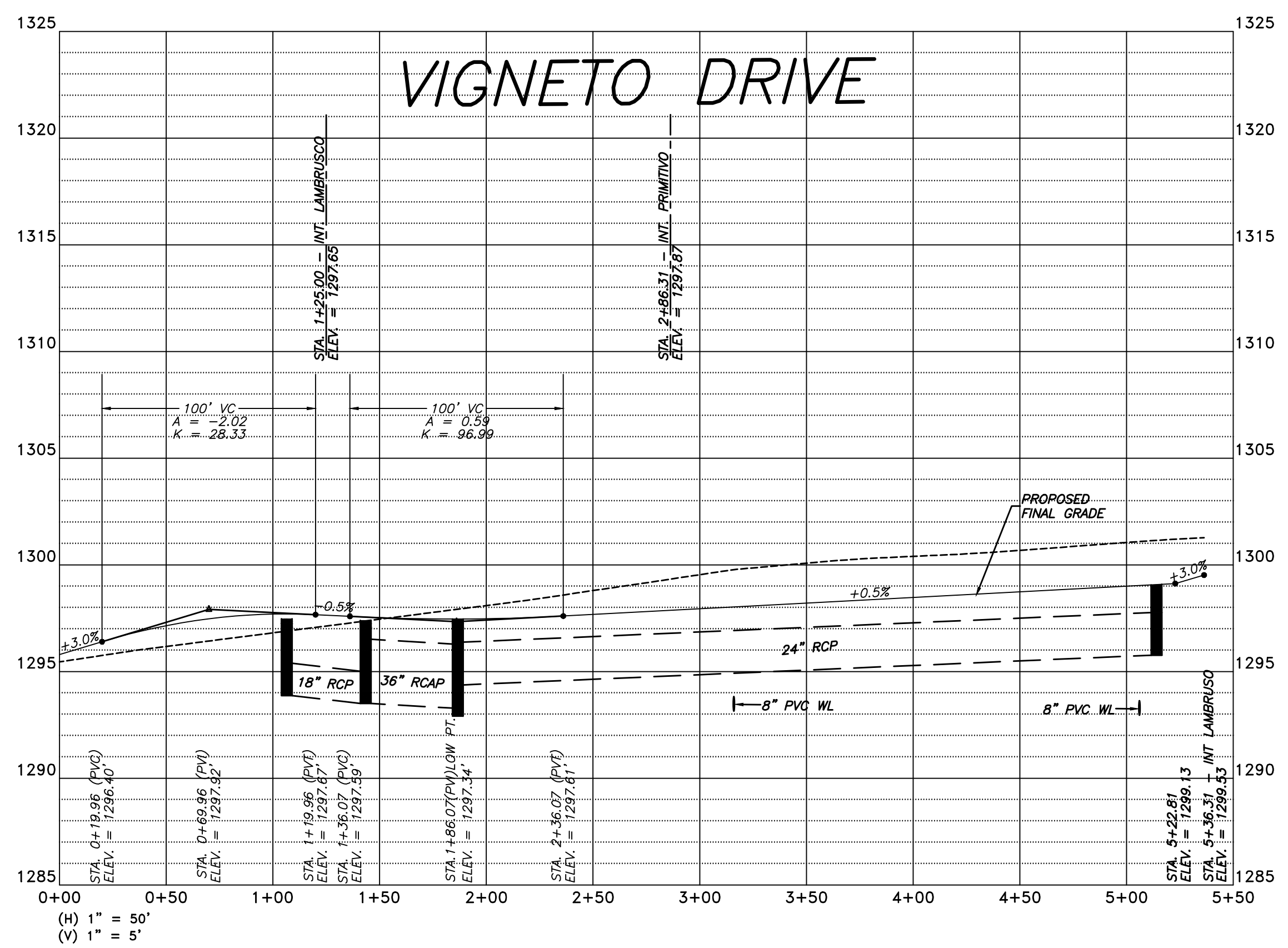
| No. | Revision | Date | By | Prepared For: |
|---------------------------|---|---------|-----------|---------------|
| 1 | Revised as per city's comments. | 6-15-22 | D. Moin | Project: |
| 2 | Revisions per Engineering & Planning Tech Review comments | 7-18-22 | P. Prugin | |
| Date: June 6, 2022 | | | | |
| Scale: 1" = 50' | | | | |
| Drawn By: B. Judd | | | | |
| Project No: 22-012 | | | | |
| File: 03_Barlottle Str PP | | | | |
| Sheet: 5 of 24 | | | | |



CENTERLINE CURVE DATA

| CURVE | RADIUS | ARC LENGTH | TANGENT | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|--------|------------|---------|-------------|---------------|--------------|
| C1 | 75.00' | 117.99' | 75.19' | 90°08'29" | N 42°05'59" W | 106.20' |
| C2 | 75.00' | 117.67' | 74.86' | 89°53'27" | N 47°54'58" E | 105.96' |

LEGEND:
 ⊕ STOP / STREET NAME
 ⊕ COMBINATION SIGN
 ● LP LIGHT POLE
 * HC RAMP

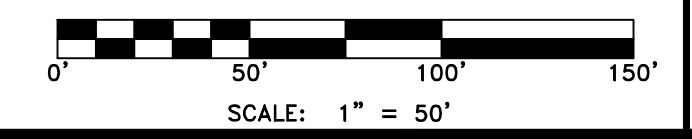


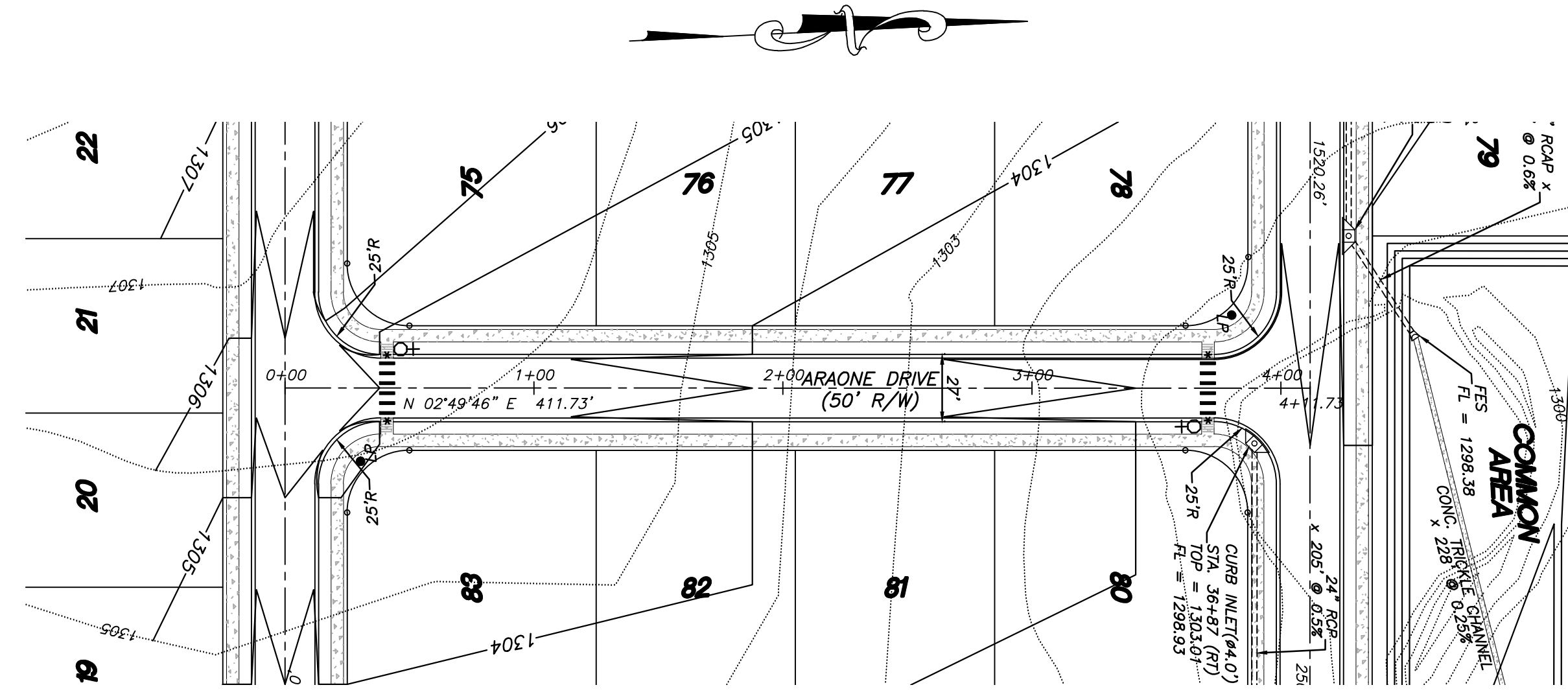
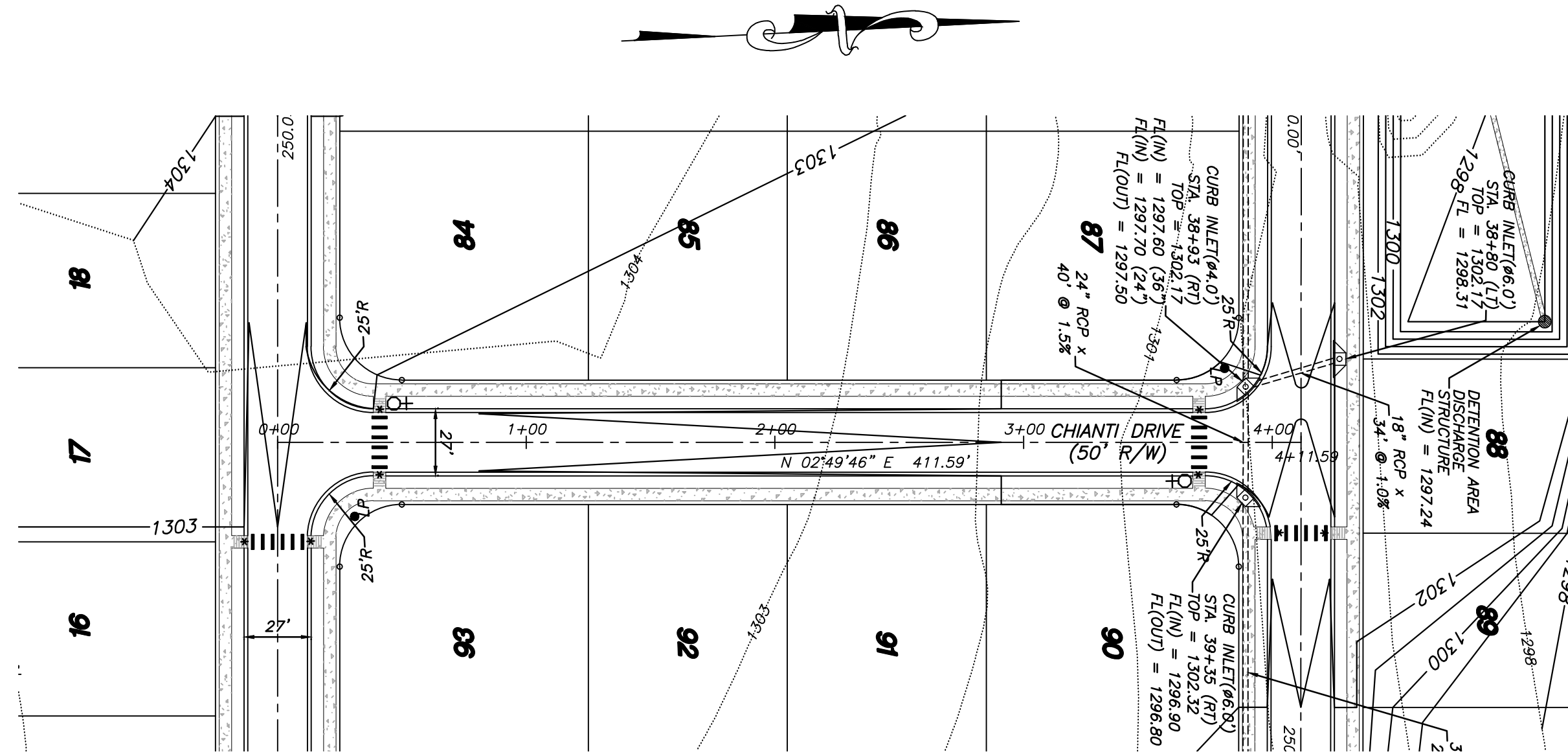
STREET PLAN/PROFILE
BARILOCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tomlinson, Washington County, Arkansas

Prepared For:
 Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

| No. | Revision | Date | By |
|-----|---|---------|---------|
| 1 | Revised as per city's comments. | 6-15-22 | D. Mott |
| 2 | Revisions per Engineering & Planning Tech Review comments | 7-18-22 | |

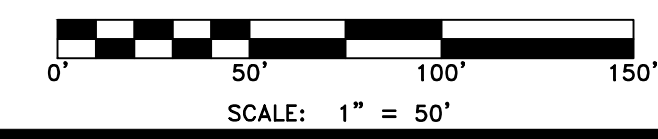
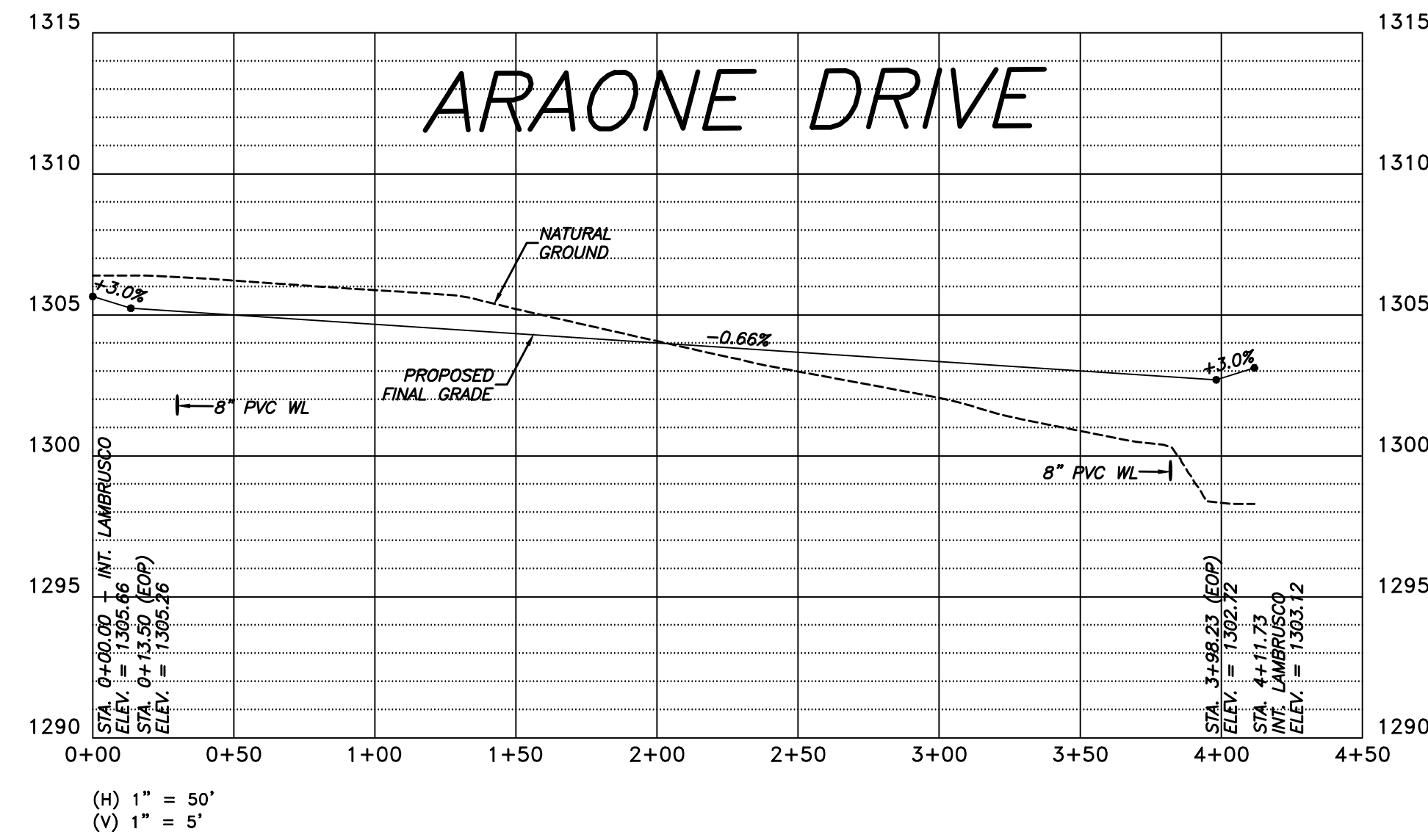
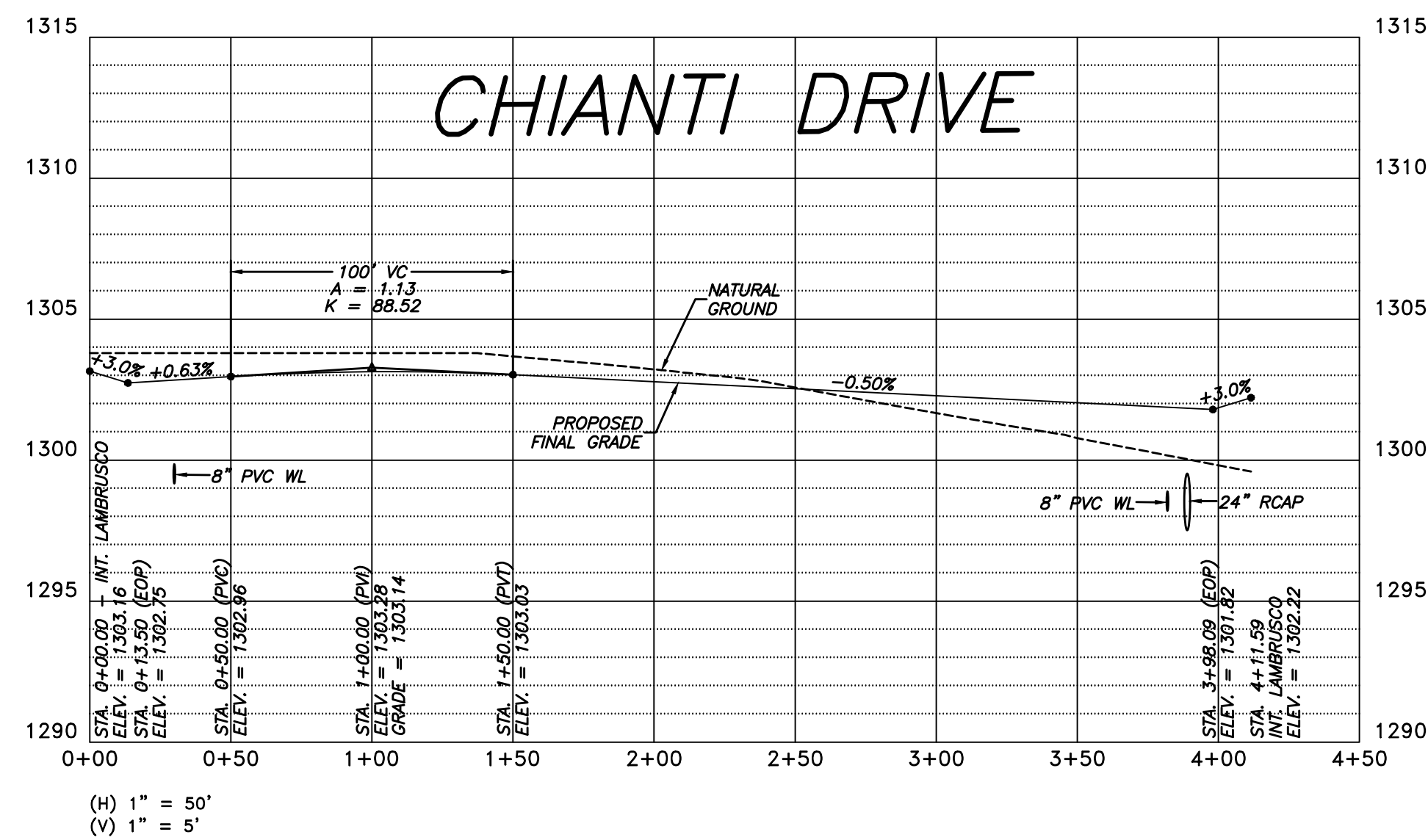
Date: June 6, 2022
 Project No: 22-012
 Scale: 1" = 50'
 Drawn By: B. Judd
 Sheet: 6 of 24





LEGEND:

- ⊕ STOP / STREET NAME COMBINATION SIGN
- LP LIGHT POLE
- * HC RAMP

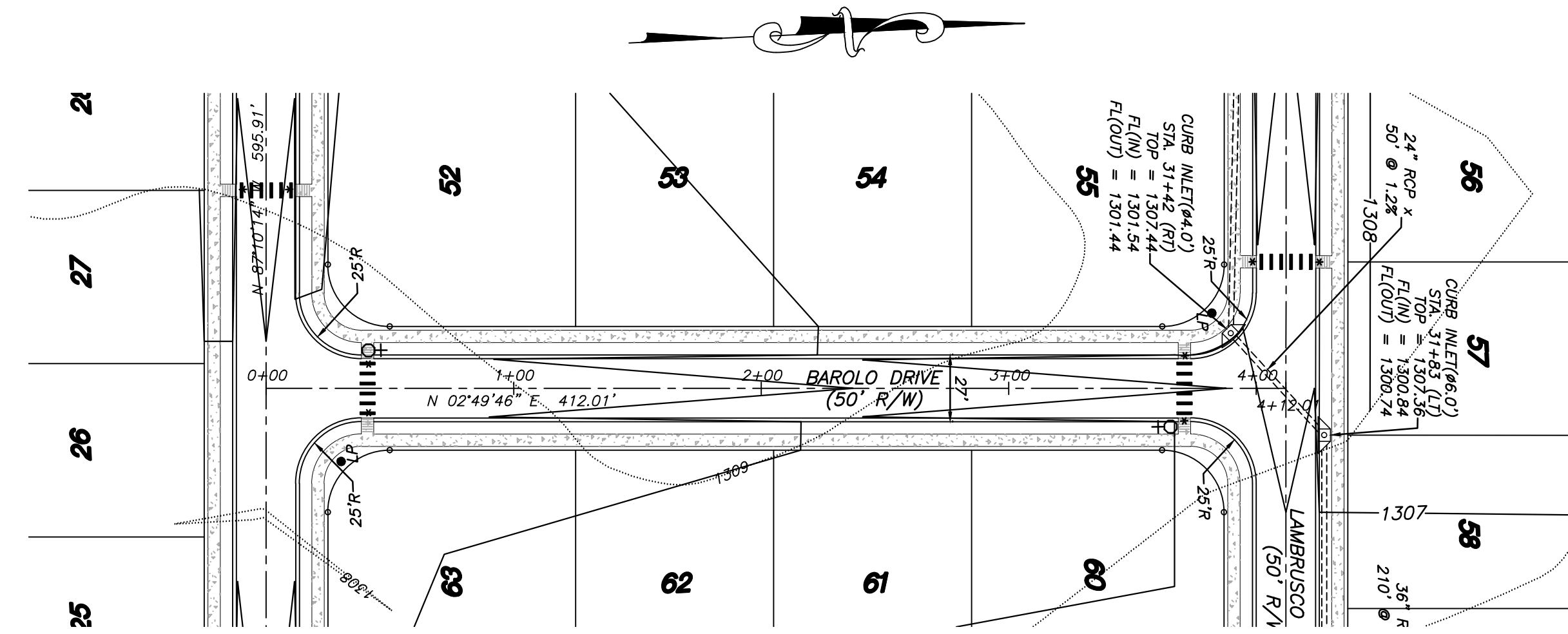
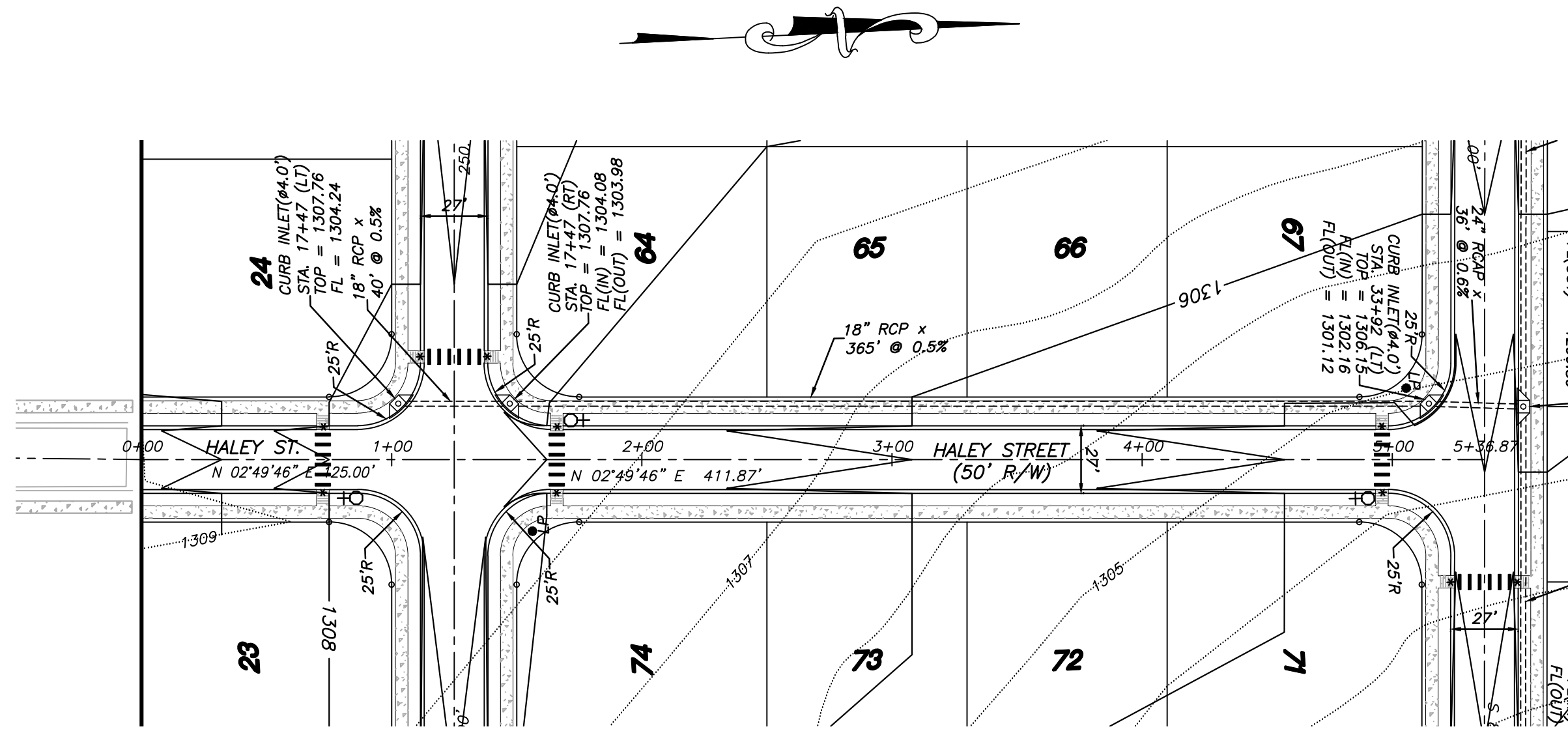


STREET PLAN/PROFILE
BARILOCHE
Part of the NE 1/4 of Section 11, T-17-N, R-31-W
City of Tonitown, Washington County, Arkansas

Prepared For:
Tri-Star Contractors, Inc.
1910 Waukesha Road
Siloam Springs, AR 72761

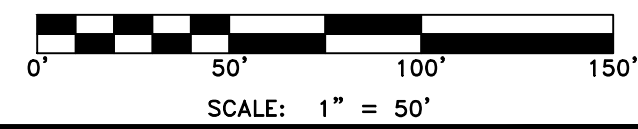
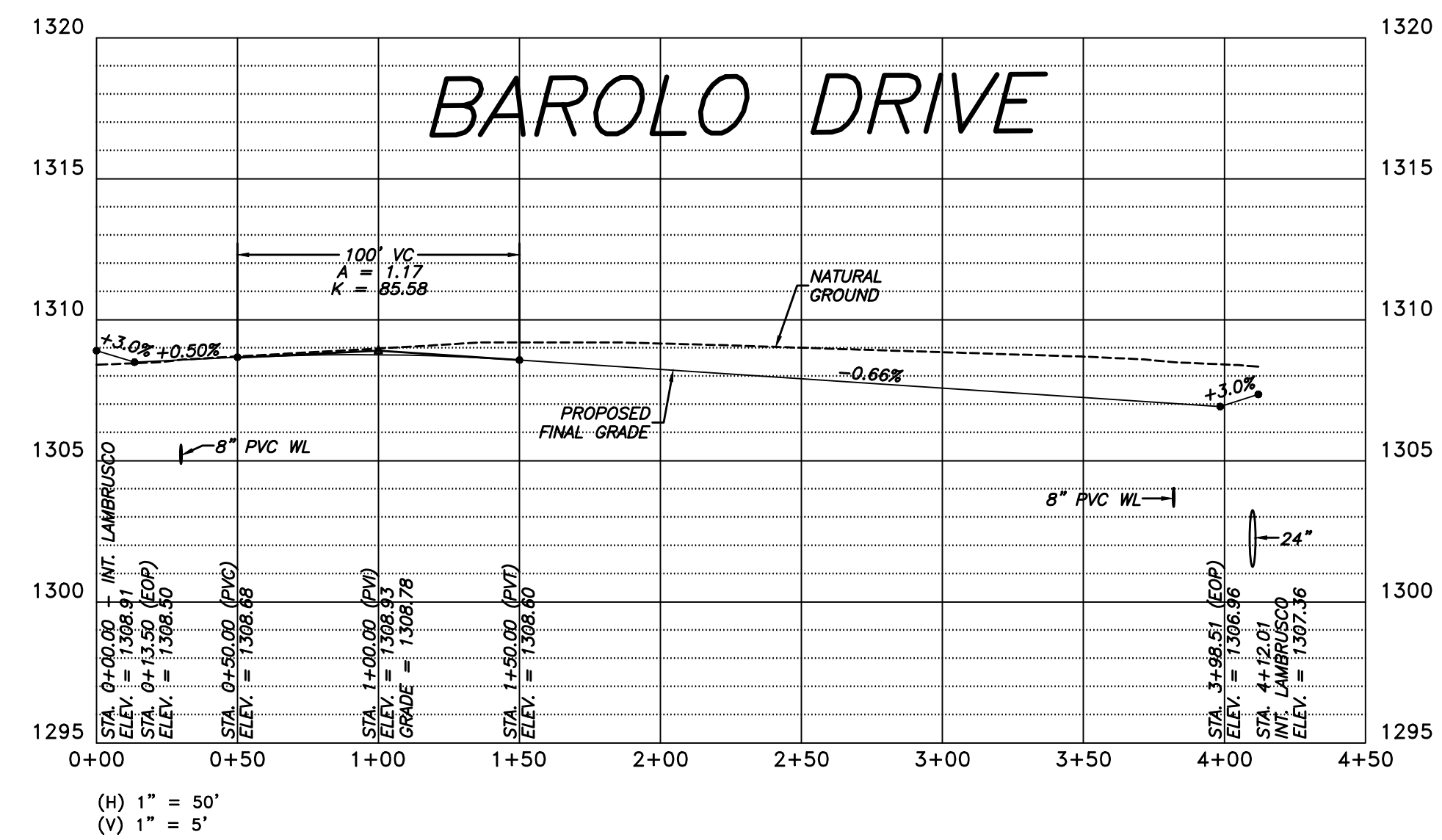
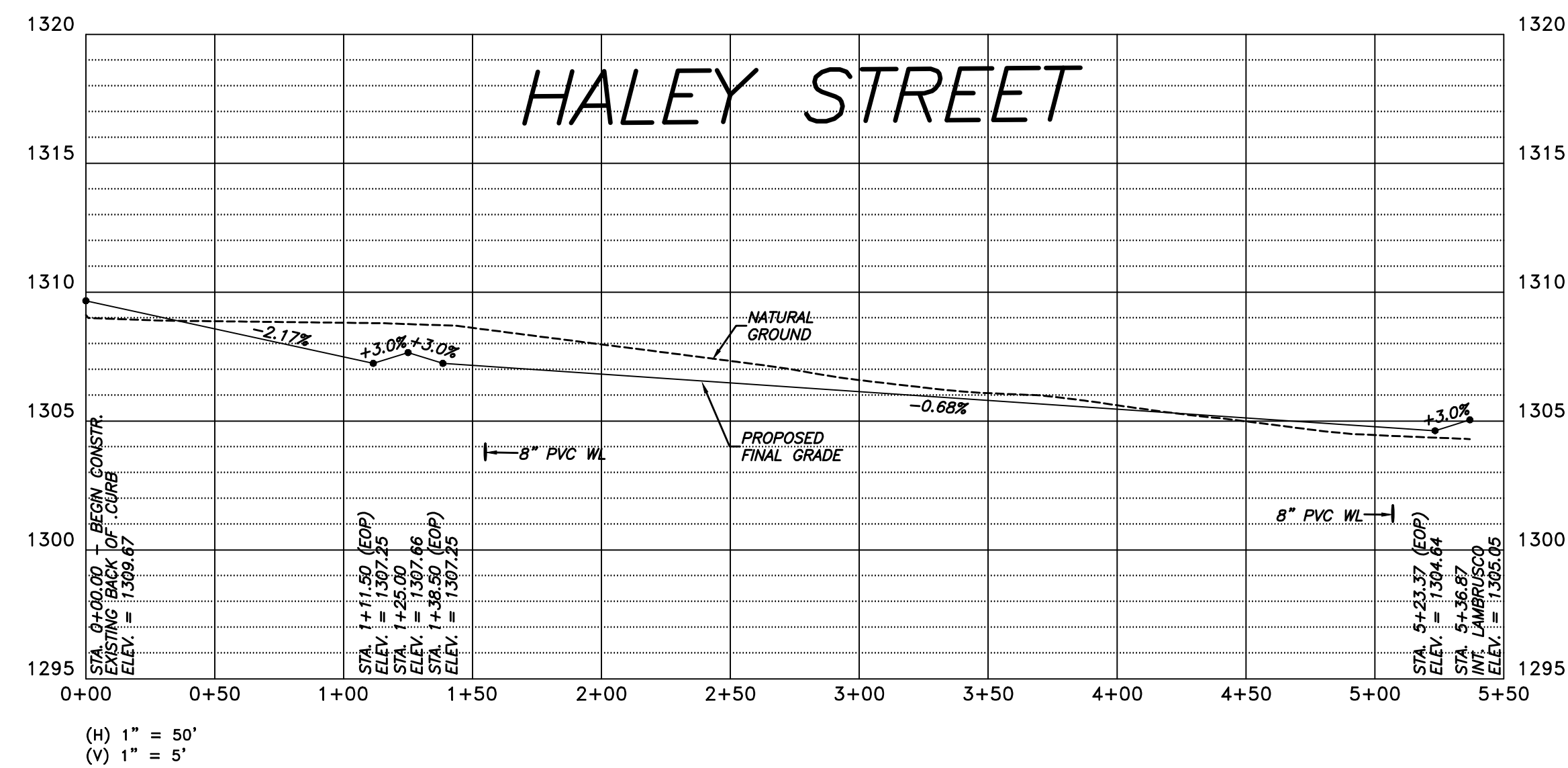
| No. | Revision | Date | By |
|-----|---|---------|---------|
| 1 | Revised as per city's comments. | 6-15-22 | D. Mott |
| 2 | Revisions per Engineering & Planning Tech Review comments | 7-18-22 | Progon |

| | |
|-----------|--------------|
| Date: | June 6, 2022 |
| Scale: | 1" = 50' |
| Drawn By: | B. Judd |



LEGEND:

- ⊕ STOP / STREET NAME COMBINATION SIGN
- LP LIGHT POLE
- * HC RAMP



STREET PLAN/PROFILE
BAROLO DRIVE
Part of the NE 1/4 of Section 11, T-17-N, R-31-W
City of Tonitown, Washington County, Arkansas

Prepared For:
Tri-Star Contractors, Inc.
1910 Waukesha Road
Siloam Springs, AR 72761

By: D. Mott

Date: 6-15-22

7-18-22

Revision

1. Revised per city's comments.

2. Revisions per Engineering & Planning Tech Review comments

No.

Date:

June 6, 2022

Project No.:

22-012

Scale:

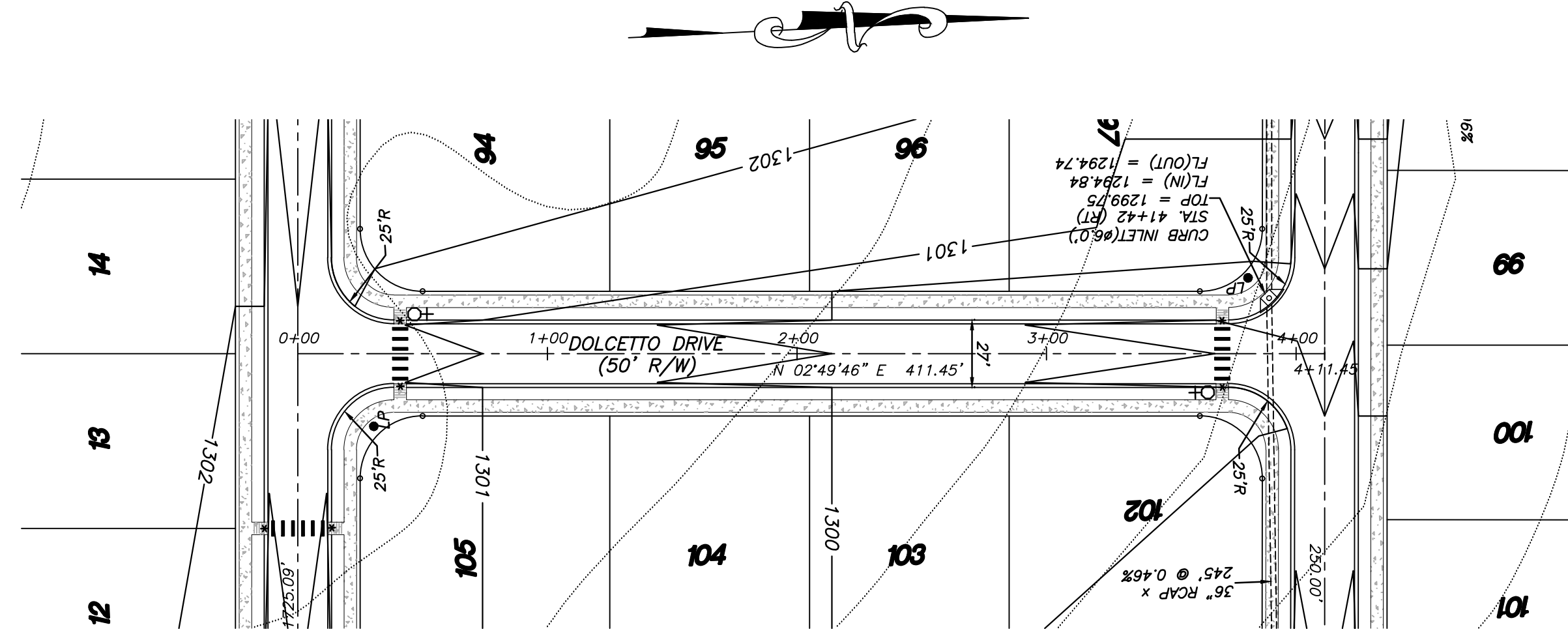
1" = 50'

Drawn By:

B. Judd

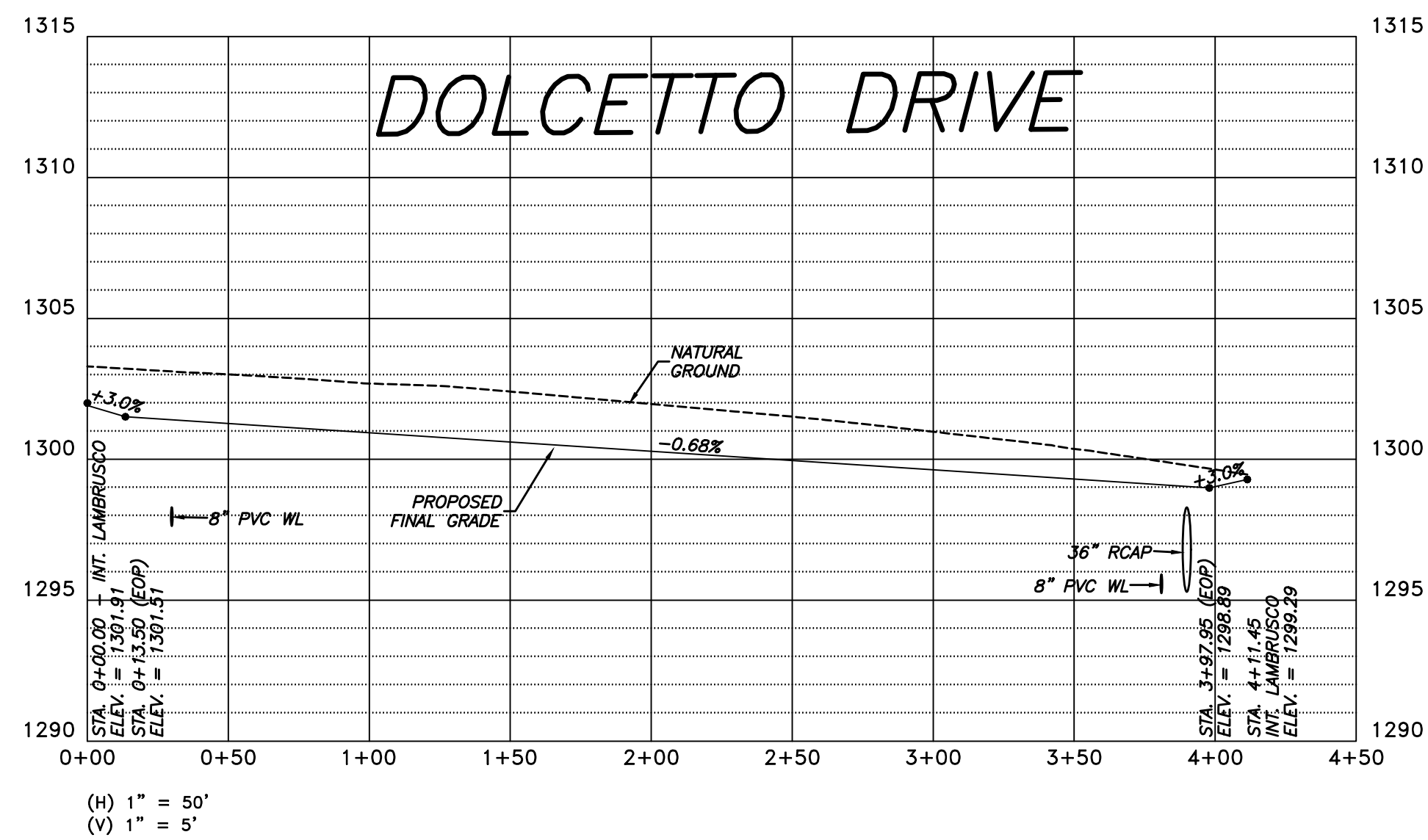
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8 of 24

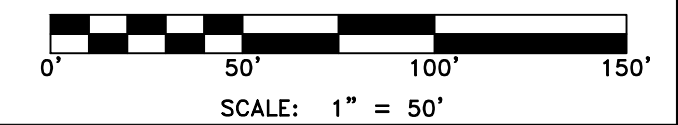


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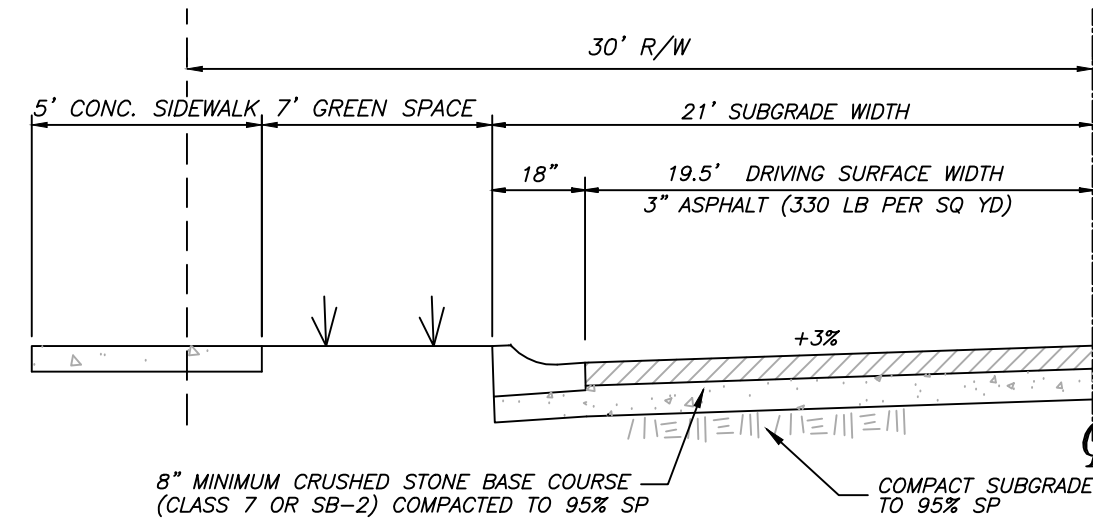
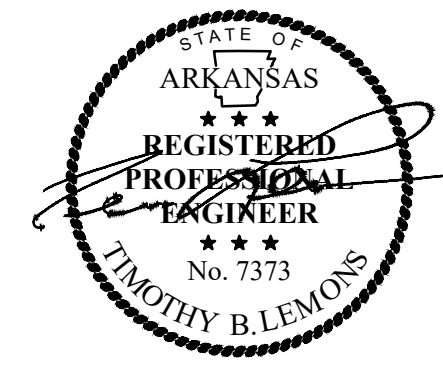
- ⊕ STOP / STREET NAME
- ⊙ COMBINATION SIGN
- LP LIGHT POLE
- * HC RAMP



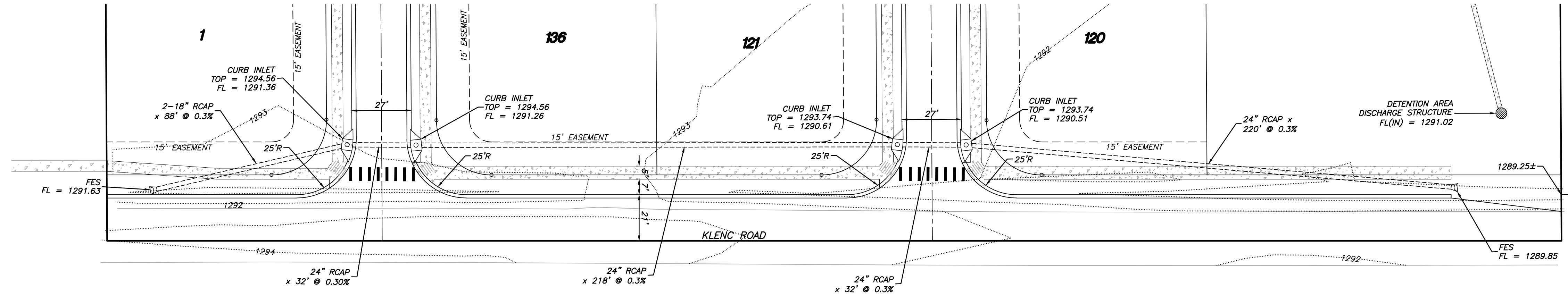
(H) 1" = 50'
 (V) 1" = 5'



SCALE: 1" = 50'

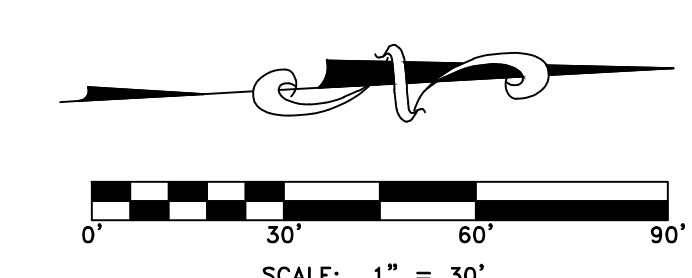


PROPOSED HALF STREET IMPROVEMENTS
 NTS



GENERAL NOTES:

- 1.) ALL STOP SIGNS SHALL BE 30" X 30"
- 2.) ALL TRAFFIC CONTROL MARKERS MUST MEET MUTCD SPECS.
- 3.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & SUBBASE. TEST TO BE CONDUCTED ON 500' INTERVALS.
- 4.) CONTRACTOR TO PROOF ROLL BOTH SUBGRADE AND SUBBASE (CITY TO INSPECT).
- 5.) LIGHT POLES SHALL BE PLACED AT ALL INTERSECTIONS. ADDITIONAL LOCATIONS TO BE DETERMINED BY THE CITY.
- 6.) ALL BACK OF CURB RADII AT INTERSECTIONS SHALL BE 25' UNLESS OTHERWISE NOTED.
- 7.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
- 8.) WHERE STOP SIGNS & STREET NAME SIGNS ARE SHOWN ON THE PLAN, A COMBINATION SIGN IS ACCEPTABLE.
- 9.) ALL INLETS TO HAVE DOUBLE EXTENDED THROATS.
- 10.) ALL FINISHED FLOOR ELEVATIONS SHALL BE 12" MIN. ABOVE MAXIMUM ADJACENT STREET GUTTER LINE.



By:

Date:

Revisions:

No.:

Date:

Scale:

Drawn By:

Sheet:

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Project No. 22-012

Date: July 14, 2022

Scale: 1" = 30'

Drawn By: B. Judd

Sheet: 10 of 24

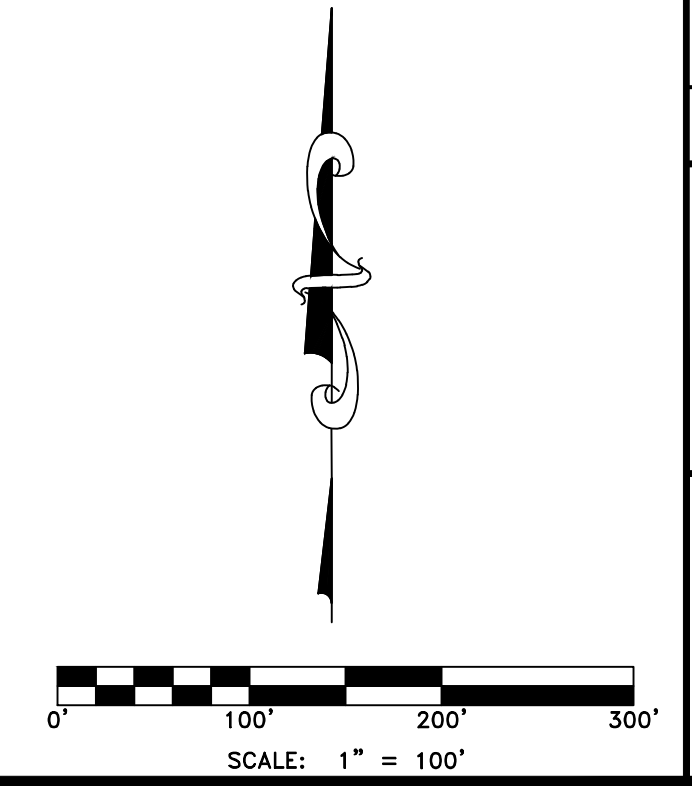


GENERAL NOTES:

- 1.) ALL CONSTRUCTION AND MATERIALS TO BE VERIFIED BY A GEOTECHNICAL CONSULTANT PRIOR TO CONSTRUCTION.
- 2.) CONTRACTOR SHALL NOTIFY ENGINEER IF SIGNIFICANT CHANGES ARE MADE TO GRADING PLAN.
- 3.) ALL MATERIAL TO BE COMPACTED TO 95% STANDARD PROCTOR, INSTALLED IN 6" - 8" LIFTS, OR AS DIRECTED BY GEOTECHNICAL CONSULTANT.
- 4.) CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE.
- 5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.).
- 6.) CONTRACTOR SHALL NOT DISTURB ANY MORE GROUND THAN IS NECESSARY FOR THE INSTALLATION OF IMPROVEMENTS & GRADING WORK.
- 7.) CONTRACTOR SHALL GRADE YARDS TO ENSURE THAT GROUND SLOPES AWAY FROM ALL BUILDINGS IN ALL DIRECTIONS.
- 8.) ALL AREAS OF DETENTION PONDS TO BE SODDED.
- 9.) CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF POSSIBLE DISCREPANCIES ARE BELIEVED TO EXIST WITH RESPECT TO ANY ELEVATIONS OR CONTOURS. ALL WORK SHALL STOP UNTIL POSSIBLE ISSUES ARE RESOLVED.



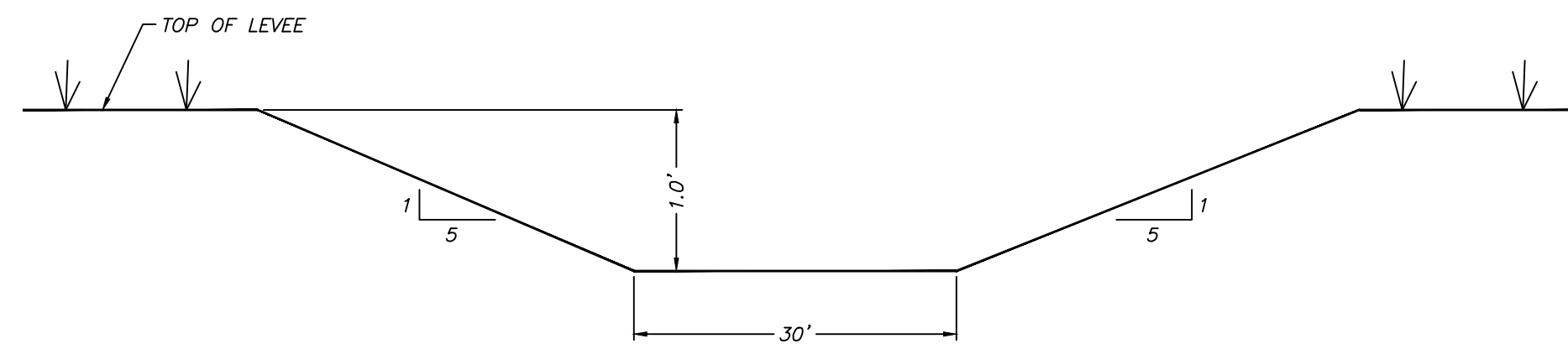
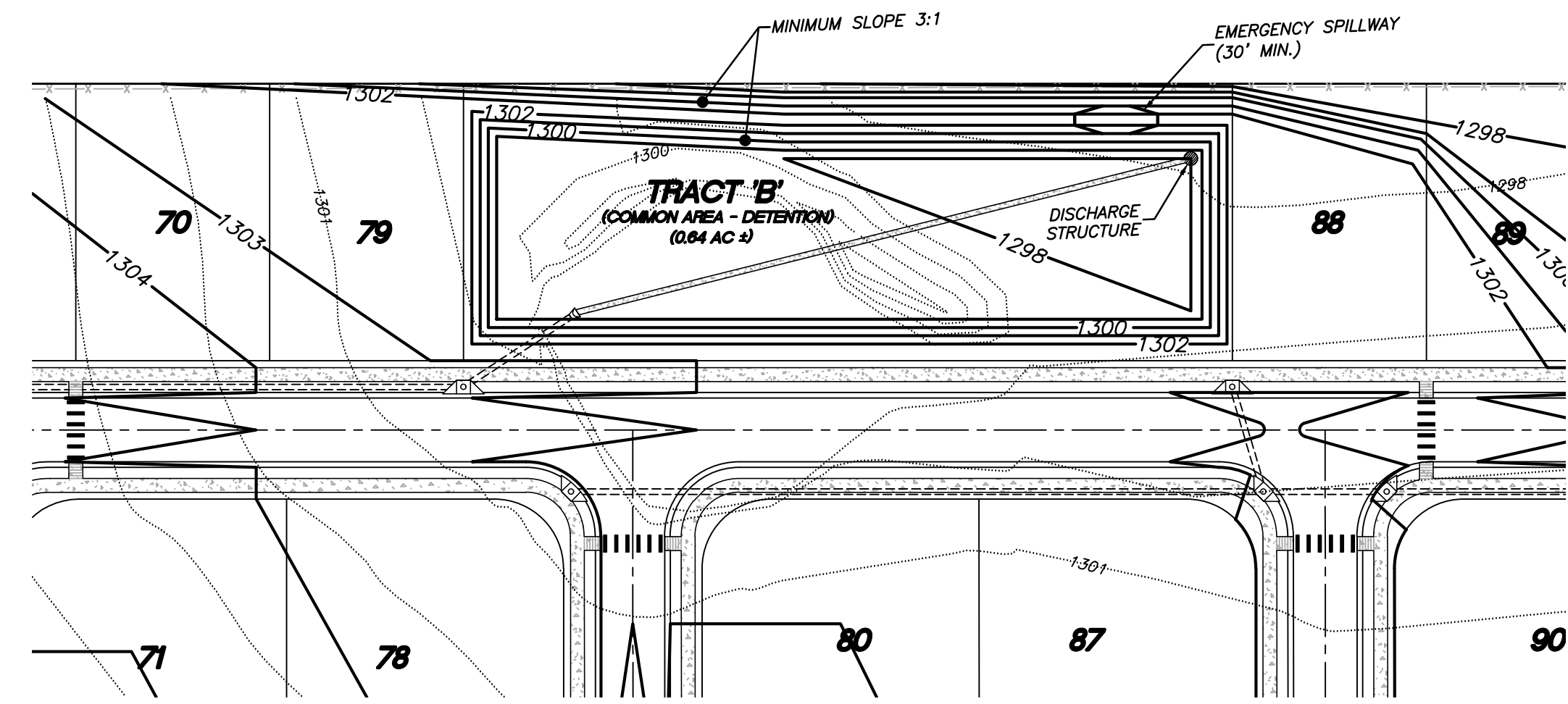
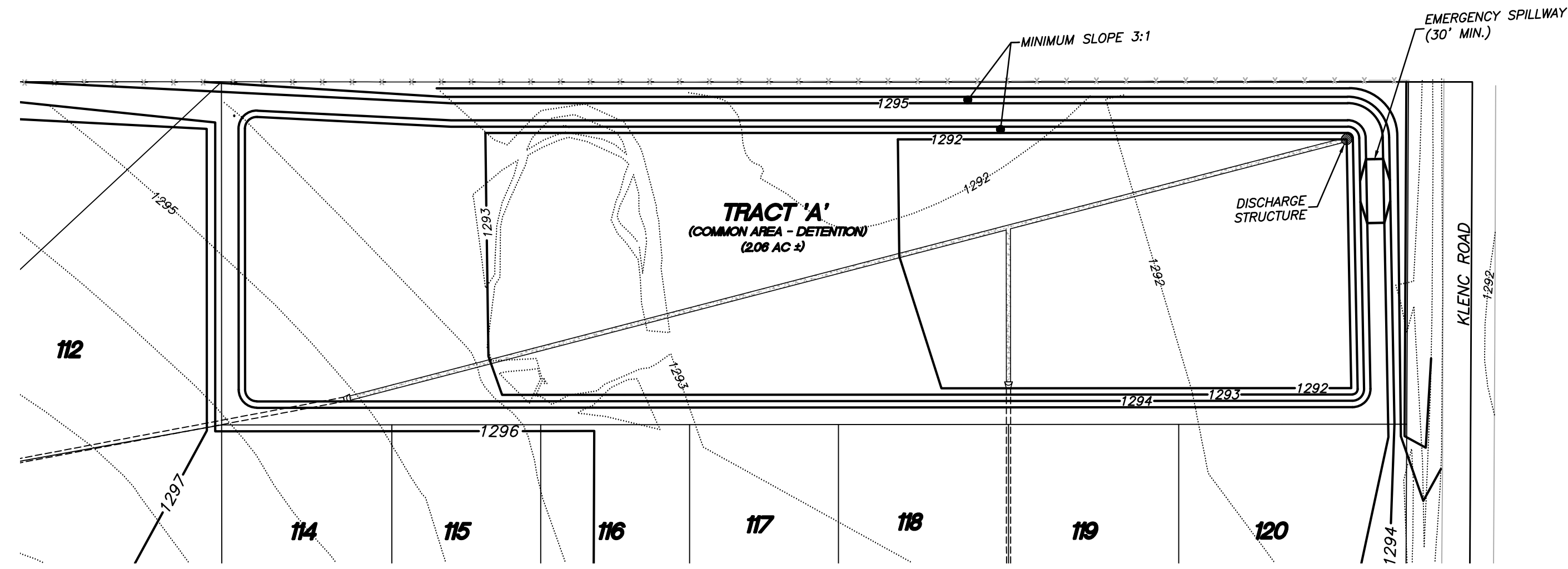
LEGEND:
 - - - 1305 - EXISTING CONTOUR
 - - - 1305 - PROPOSED CONTOUR
 [FFE=1303] - FINISHED FLOOR ELEVATION



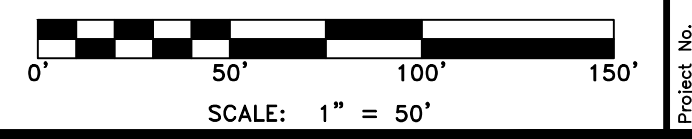
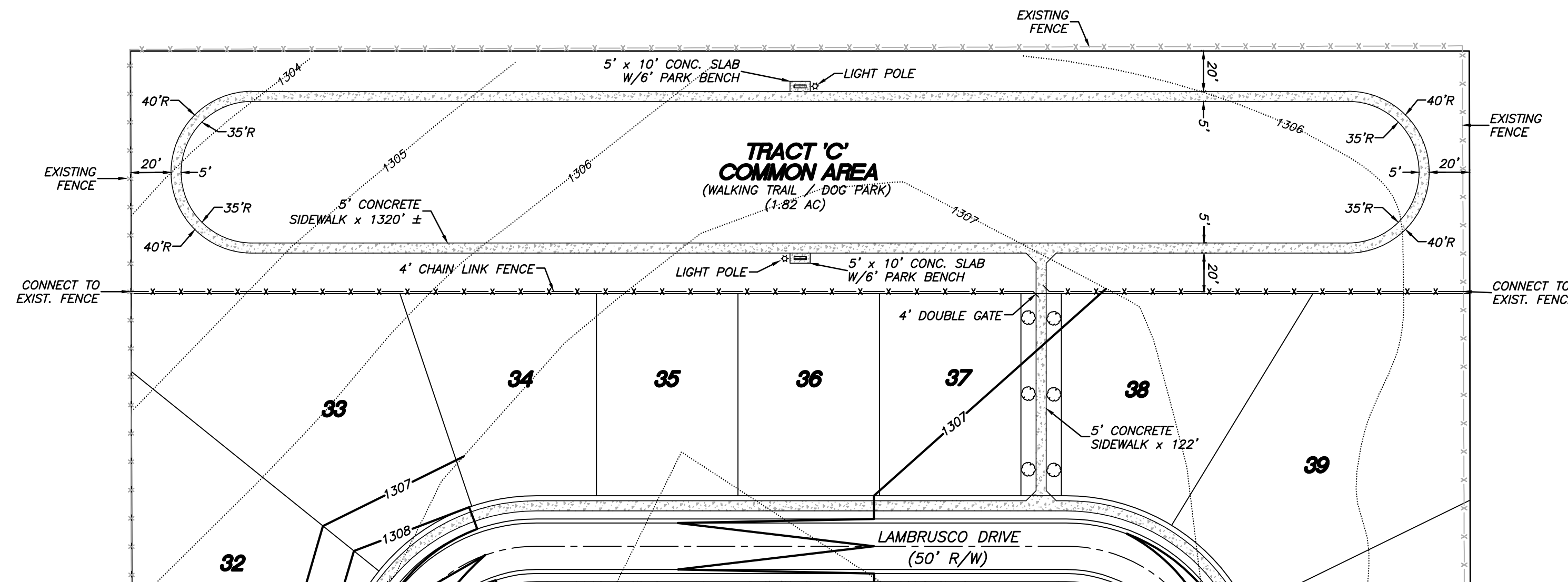
GRADING PLAN
BARILOTCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tomlinson, Washington County, Arkansas

Prepared For:
 Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

| | | | |
|----------------------------|----------------------|--|---|
| Project No. 22-012 | Date: May 6, 2022 | Revision 1. Revised as per city's comments. 2. Revisions per Engineering & Planning Tech Review comments | Date By 6-15-22 B. Judd 7-18-22 B. Judd |
| | Scale: 1" = 100' | | |
| File: 11_Bariloteche GP | Drawn By: B. Judd | Sheet: 11 of 24 | |



EMERGENCY SPILLWAY
 NTS



COMMON AREAS LAYOUT
BARLOUCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tonitown, Washington County, Arkansas

Prepared For:
 Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

By:

Date:

Revisions:

No.:

Date:

Scale:

Drawn By:

Sheet:

12 of 24

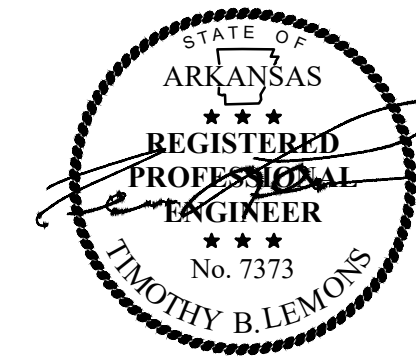
Project No. 22-012

Date: July 14, 2022

Scale: 1" = 50'

Drawn By: B. Judd

Sheet: 12 of 24



LEMONS ENGINEERING CONSULTANTS, INC.
 1000 NEWBY STREET
 CABOT, ARKANSAS 72023
 (501) 843-5081 • Fax (501) 941-0959
ENGINEERING + SURVEYING
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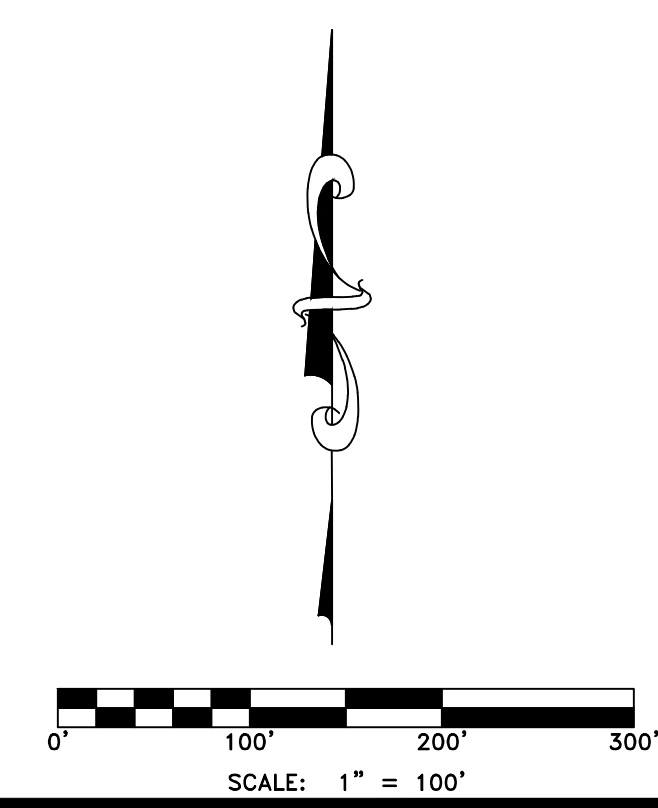
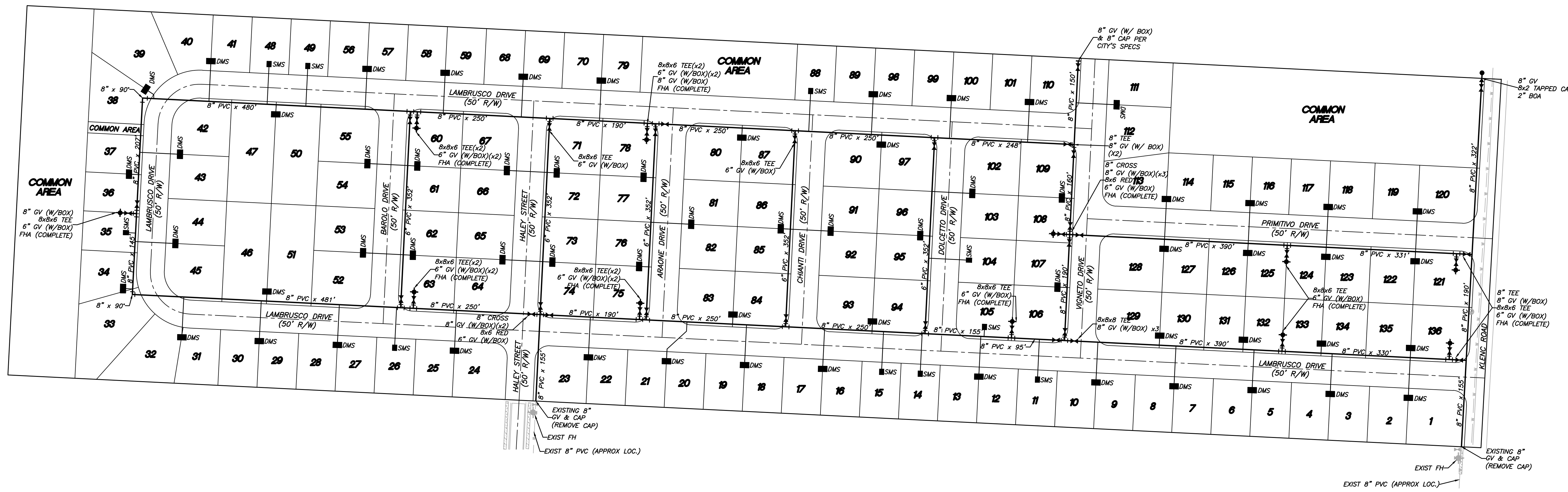
WATER LAYOUT
BARILOCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tonitown, Washington County, Arkansas

Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

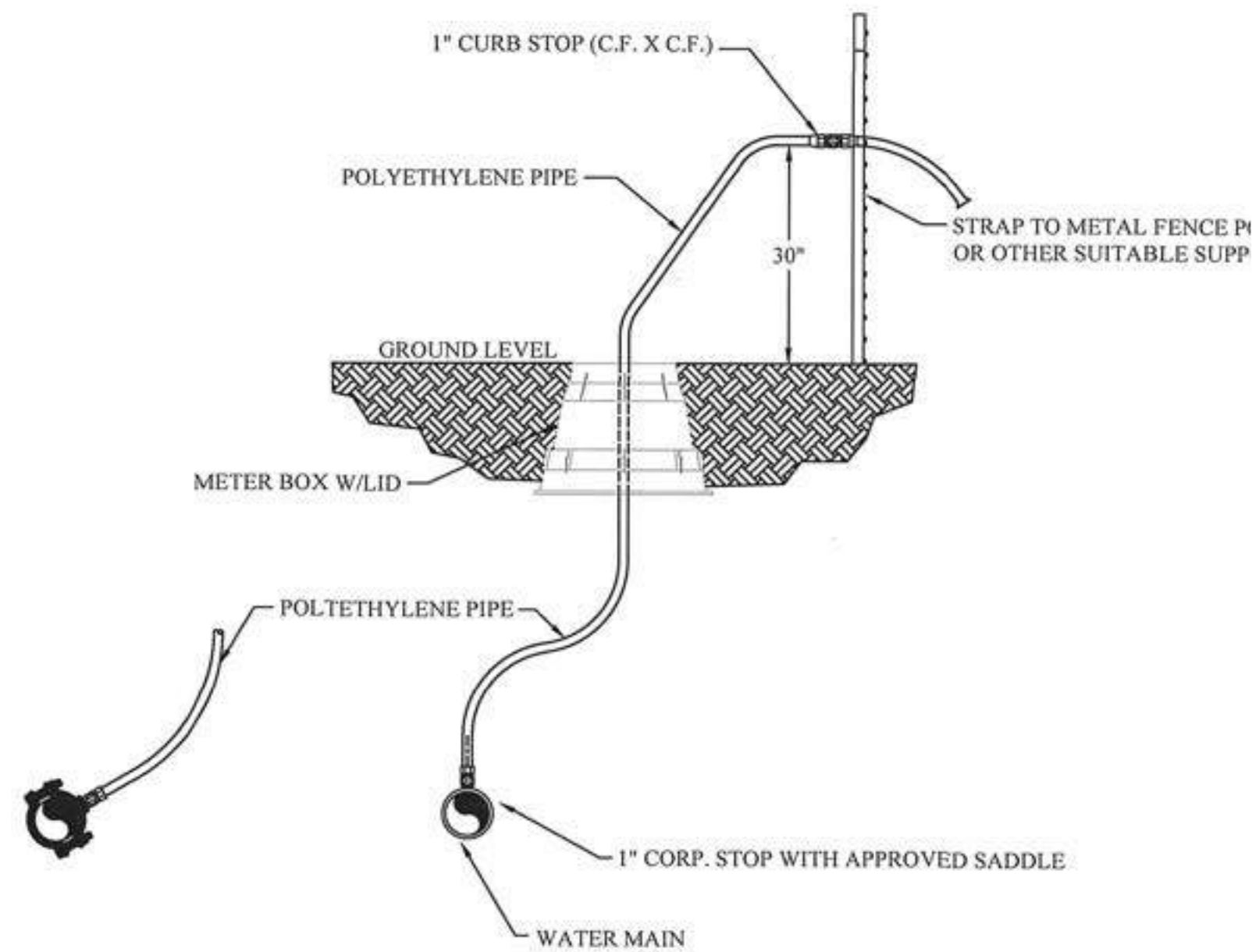
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|-------------|---|
| Project No. | 22-012 |
| Date: | June 6, 2022 |
| Scale: | 1" = 100' |
| Drawn By: | D. Malin |
| Sheet: | 13 of 24 |
| Revisions | |
| No. | Description |
| 1 | Created street name. |
| 2 | Revisions per "Engineering & Planning Tech Review" comments |
| Date | By |
| 6-15-22 | B. Judd |
| 7-18-22 | Pragati |

GENERAL NOTES:

- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED TONTITOWN WATER SPECIFICATIONS.
- 2.) ALL WATER MAINS SHALL BE C900 (DR-14).
- 3.) ALL WATER SERVICE LINES SHALL BE PEX DR9.
- 4.) INSTALL 12ga BLUE POLYETHYLENE COATED SOLID COPPER WIRE IN A CONTINUOUS CIRCUIT UNDER ALL WATER MAINS AND SERVICE LINES. DIRECT BURY, WATERPROOF WIRE SPLICE CONNECTORS SHALL BE USED. TRACER WIRE SHALL BE TURNED UP AT ALL VALVES, HYDRANTS, METERS, AND BLOW-OFFS.
- 5.) ALL FITTINGS SHALL BE DUCTILE IRON M.J. (WHERE AVAILABLE).
- 6.) WATER SERVICE FITTINGS SHALL BE AWWA C800.
- 7.) ATTENTION IS CALLED TO DETAILS FOR ADDITIONAL INFORMATION.
- 8.) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'.
- 9.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE & SEWERLINE CROSSINGS SHALL BE 18".
- 10.) WHERE MINIMUM SEPARATION MAY NOT BE ACHIEVED, CONTRACTOR SHALL ENCASE EITHER MAIN IN A WATER TIGHT PIPE TO A DISTANCE OF 10' BEYOND THE CROSSING.
- 11.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS FOR EXCAVATION & TRENCH SAFETY.
- 12.) VALVES SHALL NOT BE PLACED UNDER HARD SURFACES (PAVEMENT, CURB, ETC.). VALVES SHALL BE PLACED A MINIMUM OF 2' BEHIND THE BACK OF CURB.
- 13.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING.
- 14.) ALL VALVES SHALL HAVE A 2" OPERATING NUT.
- 15.) ALL WATER METER BOXES & VALVE BOXES SHALL BE PLACED 2" ABOVE FINAL EARTHWORK GRADE.
- 16.) CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO CONSTRUCTION.
- 17.) CONTRACTOR SHALL CONTACT WATER & WASTEWATER UTILITIES FOR ALL APPLICABLE INSPECTION & TESTING.
- 18.) CONTRACTOR SHALL CONTACT WATER & WASTEWATER UTILITIES AT LEAST 24 HOURS PRIOR TO DISRUPTION OF ANY SERVICE.
- 19.) ALL MATERIALS AND COMPONENTS INSTALLED IN DRINKING WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.



TEMPORARY 1" BLOW OFF ASSEMBLY / SAMPLE POINTS



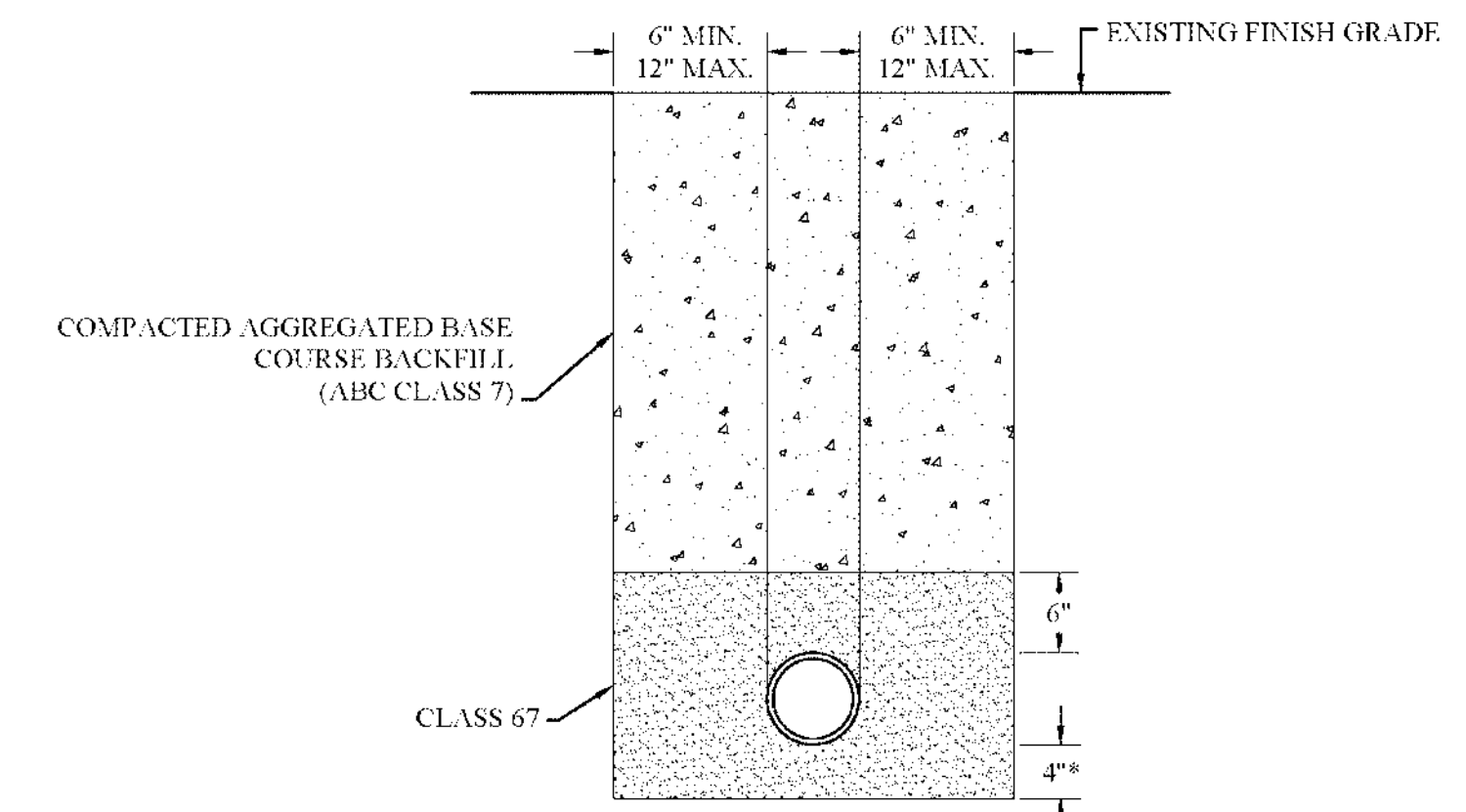
REACTION BACKING TABLE

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

NOTES:

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

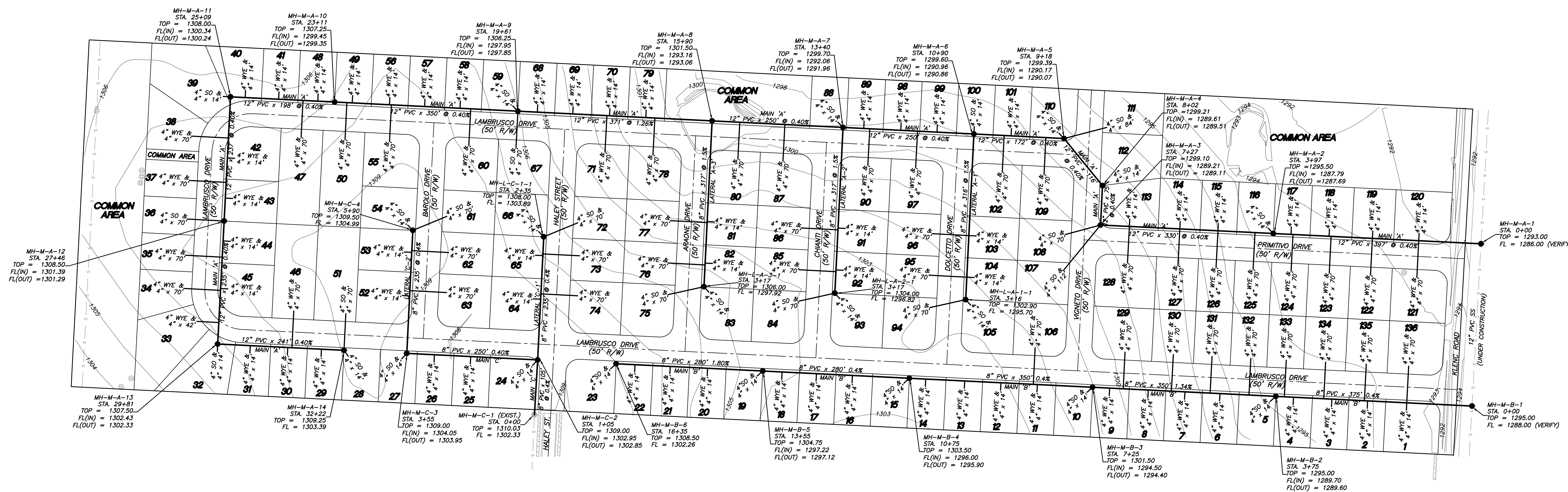
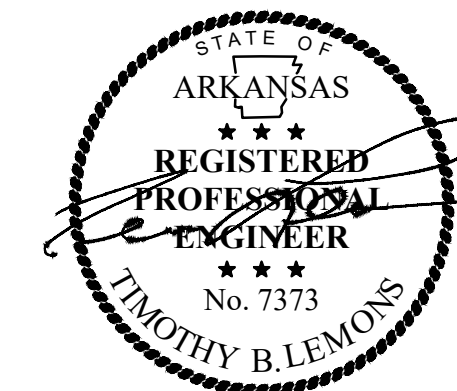
UNIMPROVED ROADS & DRIVEWAYS-PRIVATE DRIVEWAYS & PARKING AREAS



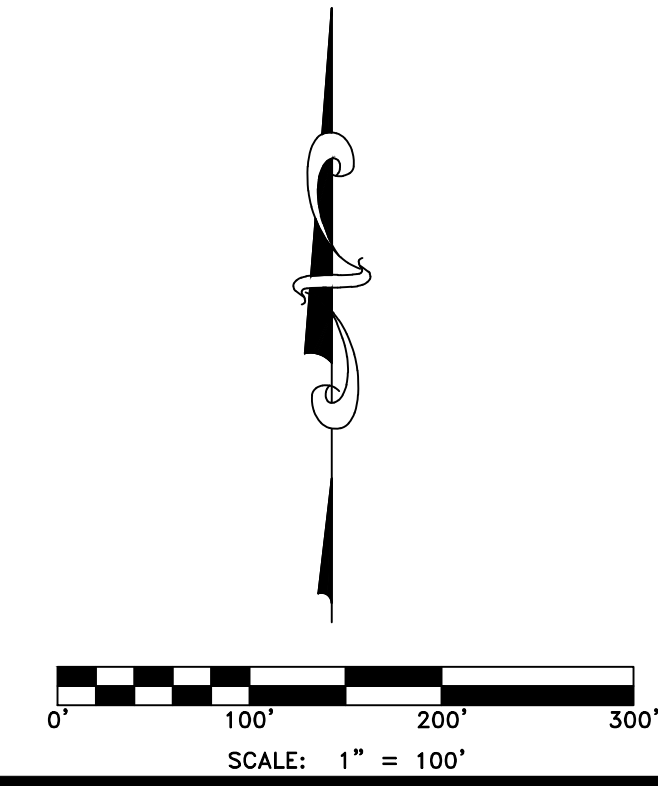
* IF IN ROCK 6" MIN. CLASS #67 STONE REQUIRED.
 ** IMPROVED PRIVATE DRIVEWAYS AND PARKING AREAS BACKFILLED AS SHOWN ABOVE. SUBSURFACE MATERIAL TO EQUAL OR EXCEED EXISTING SURFACE.
 ASPHALTIC CONCRETE WALKS - MINIMUM THICKNESS 4"
 CONCRETE DRIVES OR PARKING AREAS - MINIMUM THICKNESS 6".

NOTE: PRIVATE PARKING AREAS, DRIVEWAYS & WALKS-SEE UNIMPROVED ROADS

| No. | Revisions | Date | By |
|-----|----------------------|---------|---------|
| 1 | Changed pipe number. | 6-15-22 | B. Judd |
| 2 | Page number update. | 7-18-22 | Program |



- GENERAL NOTES:**
- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED TONTOWN SPECS.
 - 2.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN.
 - 3.) ALL SERVICE LINES SHALL BE 4" SCHEDULE 40 PVC OR SDR-26 PVC.
 - 4.) CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE CITY PRIOR TO CONSTRUCTION.
 - 5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
 - 6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
 - 7.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
 - 8.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
 - 9.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
 - 10.) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS TO BE COMPACTED TO 95% SP.
 - 11.) DUCTILE IRON (CLASS 50) TO BE USED IF COVER OVER SEWERLINE IS LESS THAN 36".
 - 12.) INSTALL 14 ga GREEN POLYETHYLENE COATED SOLID COPPER WIRE IN A CONTINUOUS CIRCUIT UNDER ALL FORCE MAINS. DIRECT BURY, WATERPROOF WIRE SPLICE CONNECTORS SHALL BE USED. TRACER WIRE SHALL BE TURNED UP AT ALL VALVES AND CLEAN-OUTS, AS APPLICABLE.



SEWER LAYOUT
BARLOCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tontitown, Washington County, Arkansas

Prepared for:
 Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

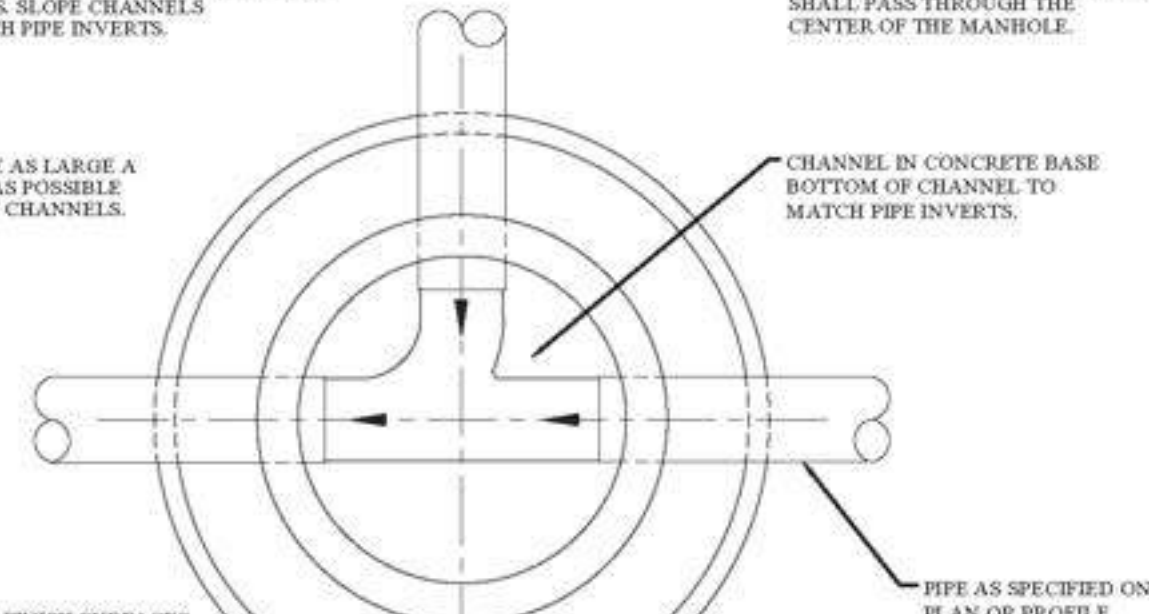
| Project No. | 22-012 | | | | | | | | | | | | |
|-------------|---|---------|-------------|------|----|---|-------------------------|---------|---------|---|--|---------|---------|
| Date | June 6, 2022 | | | | | | | | | | | | |
| Scale | 1" = 100' | | | | | | | | | | | | |
| Drawn By | B. Judd | | | | | | | | | | | | |
| Sheet | 15 of 24 | | | | | | | | | | | | |
| Revisions | <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> <th>By</th> </tr> <tr> <td>1</td> <td>Changed Main 'A' to 12"</td> <td>6-15-22</td> <td>B. Judd</td> </tr> <tr> <td>2</td> <td>Revisions per Engineering & Planning Tech Review</td> <td>7-18-22</td> <td>ProjMgr</td> </tr> </table> | No. | Description | Date | By | 1 | Changed Main 'A' to 12" | 6-15-22 | B. Judd | 2 | Revisions per Engineering & Planning Tech Review | 7-18-22 | ProjMgr |
| No. | Description | Date | By | | | | | | | | | | |
| 1 | Changed Main 'A' to 12" | 6-15-22 | B. Judd | | | | | | | | | | |
| 2 | Revisions per Engineering & Planning Tech Review | 7-18-22 | ProjMgr | | | | | | | | | | |

**SANITARY SEWER MANHOLE
CAST-IN-PLACE**

NOTE: CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING MANHOLE, INCLUDING SERVICES. SLOPE CHANNELS TO MATCH PIPE INVERTS.

NOTE: CENTERLINE OF ALL PIPES ENTERING AND LEAVING MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.

PROVIDE AS LARGE A CURVE AS POSSIBLE IN FLOW CHANNELS.

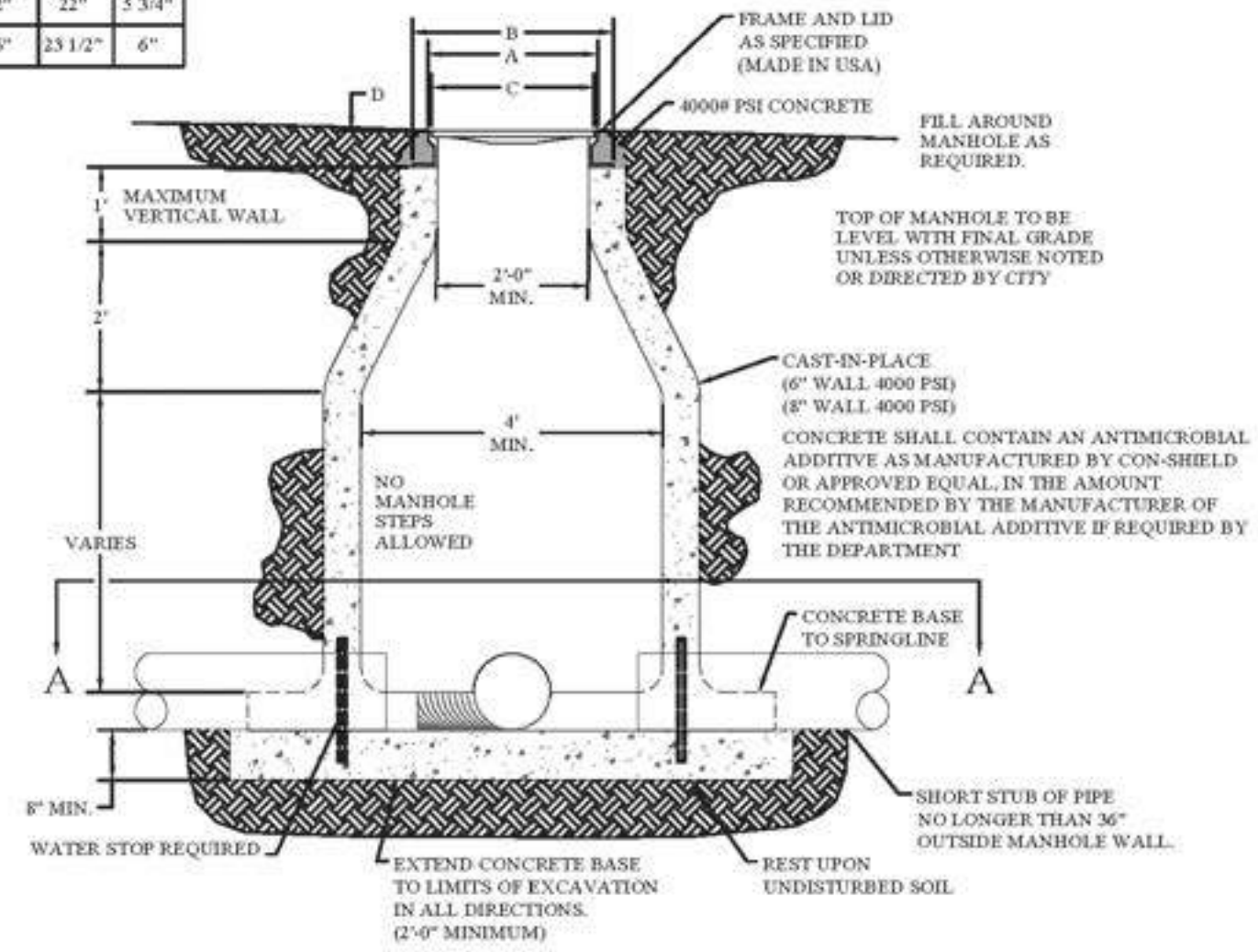


BRUSH FINISH SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.

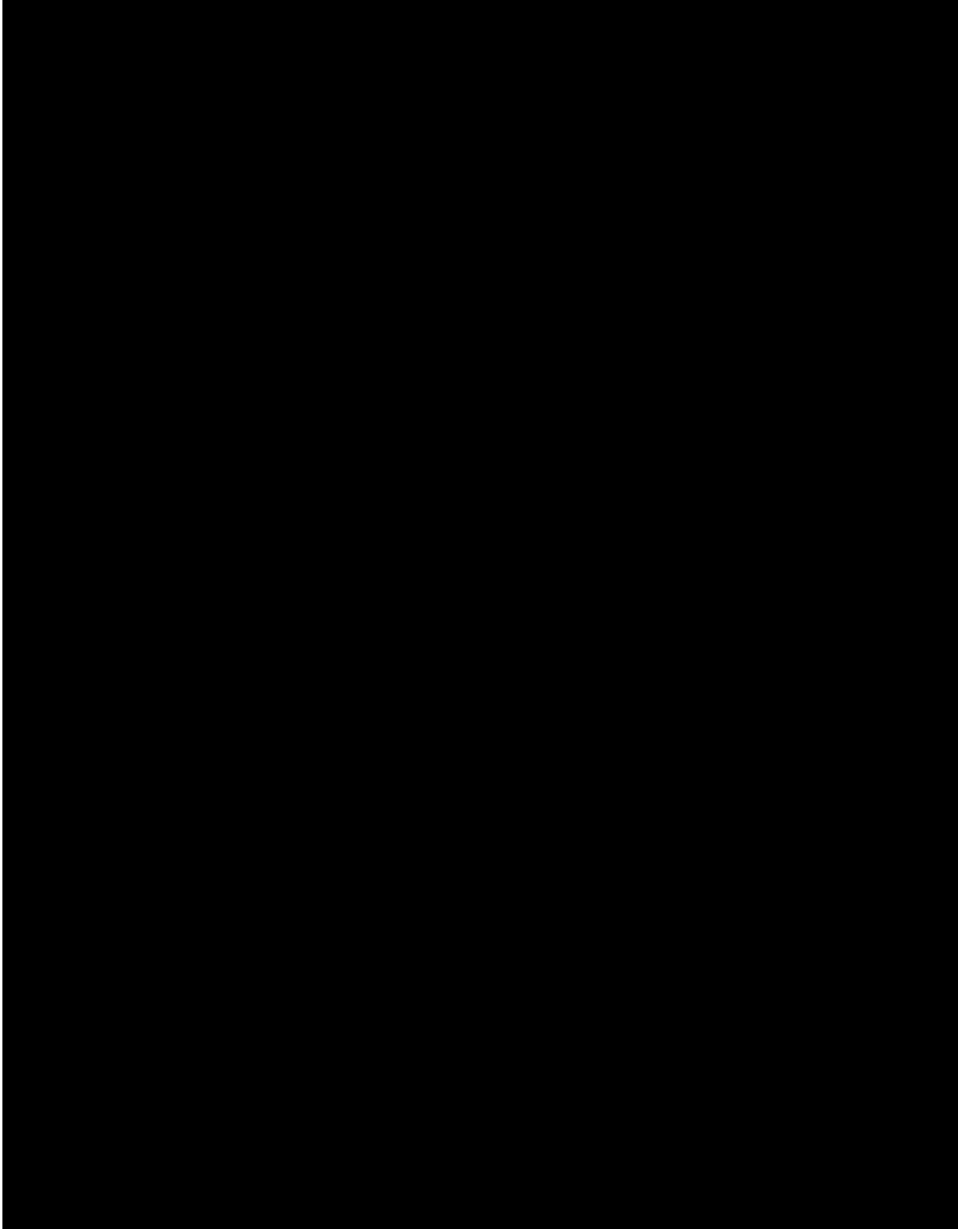
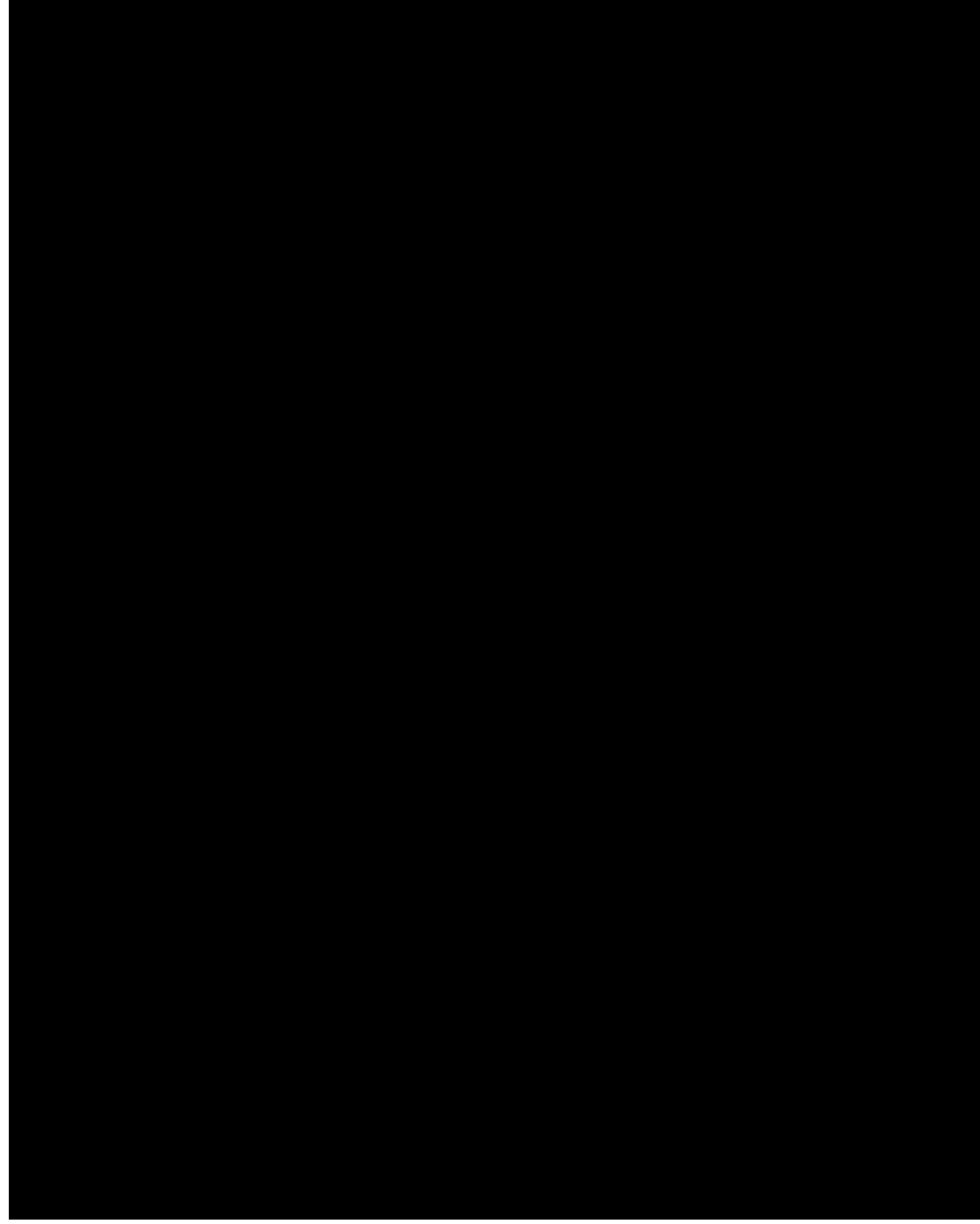
USA MADE

| MANHOLE COVER DIMENSION | | | | |
|-------------------------|---------|-----|---------|----------|
| DEPTH | A | B | C | D |
| STANDARD | 25" | 32" | 22" | 5'3 1/4" |
| WATER TIGHT | 26 1/2" | 36" | 23 1/2" | 6" |

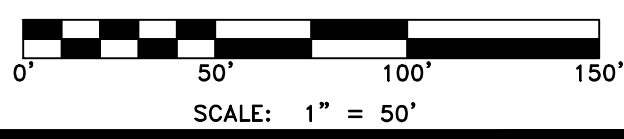
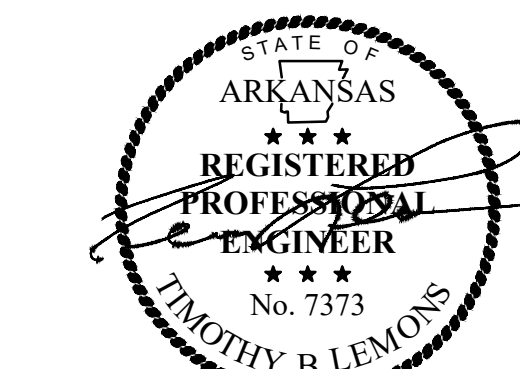
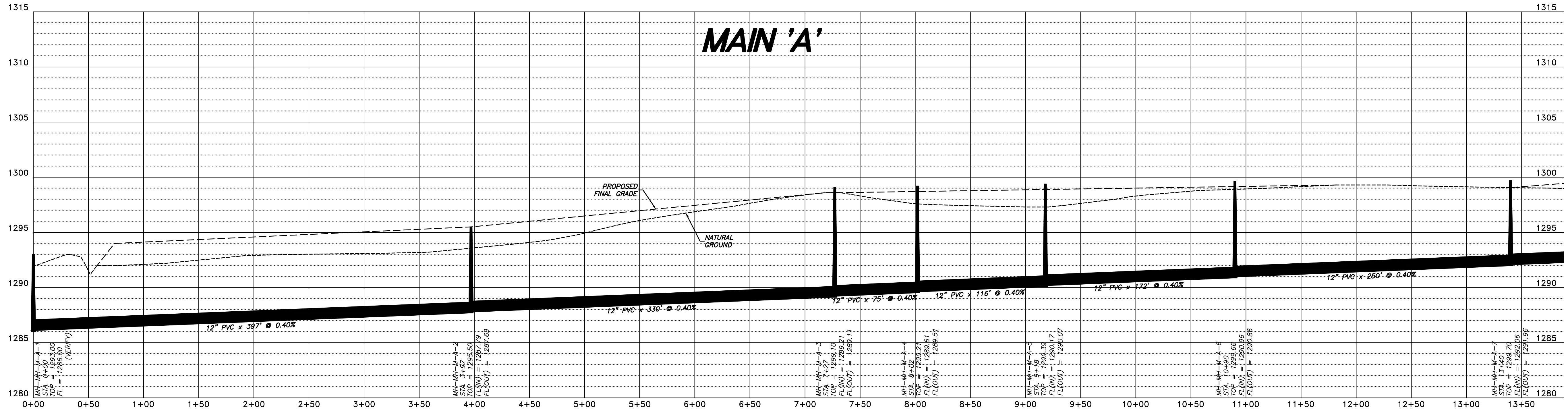
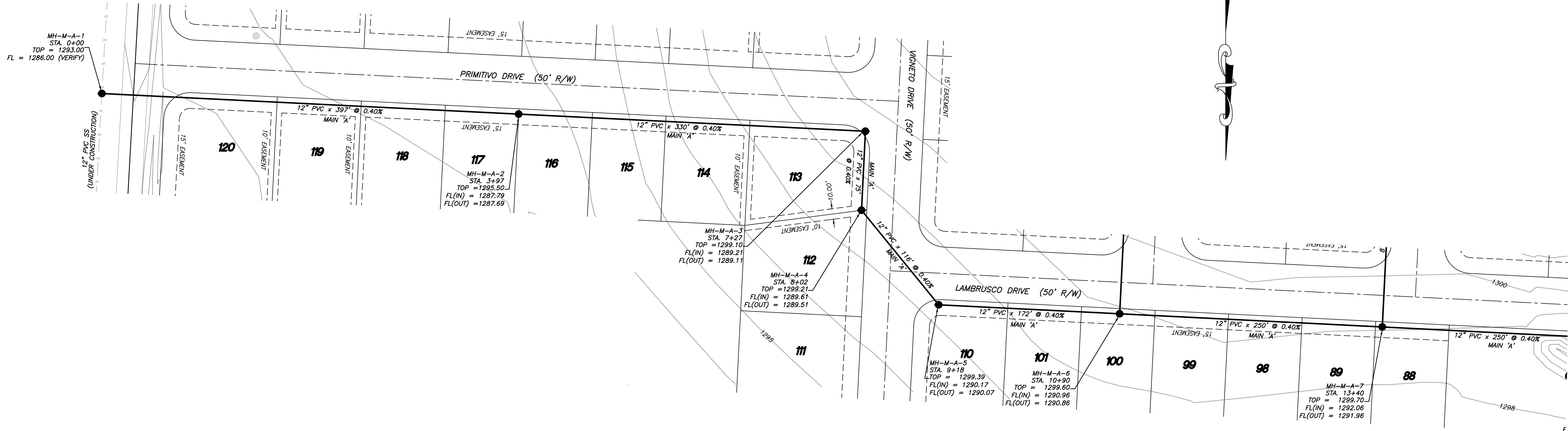
SECTION A-A



ALL MANHOLES CONSTRUCTED SHALL BE CAST-IN-PLACE IN ACCORDANCE WITH THE METHODS OUTLINED IN SECTION 17. THE USE OF PRE-CAST MANHOLES IS EXPRESSLY PROHIBITED UNLESS APPROVED ON A CASE BY CASE BASIS BY THE DEPARTMENT.



| Project No. | Date | Revisions | By | Date | No. | Description | Checked | Date | |
|---------------------|--------------|-----------|---------|---------|-----|-----------------------|---------|------|---|
| | | | | | | | | | 1 |
| 22-012 | June 6, 2022 | | B. Judd | 6-15-22 | 1 | Changed pipe number. | | | |
| 16_Barilochs Swr CD | NTS | | | 7-18-22 | 2 | Updated sheet number. | | | |
| Sheet: | 16 | of | 24 | | | | | | |

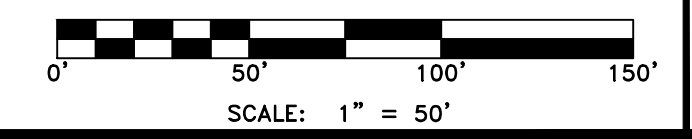
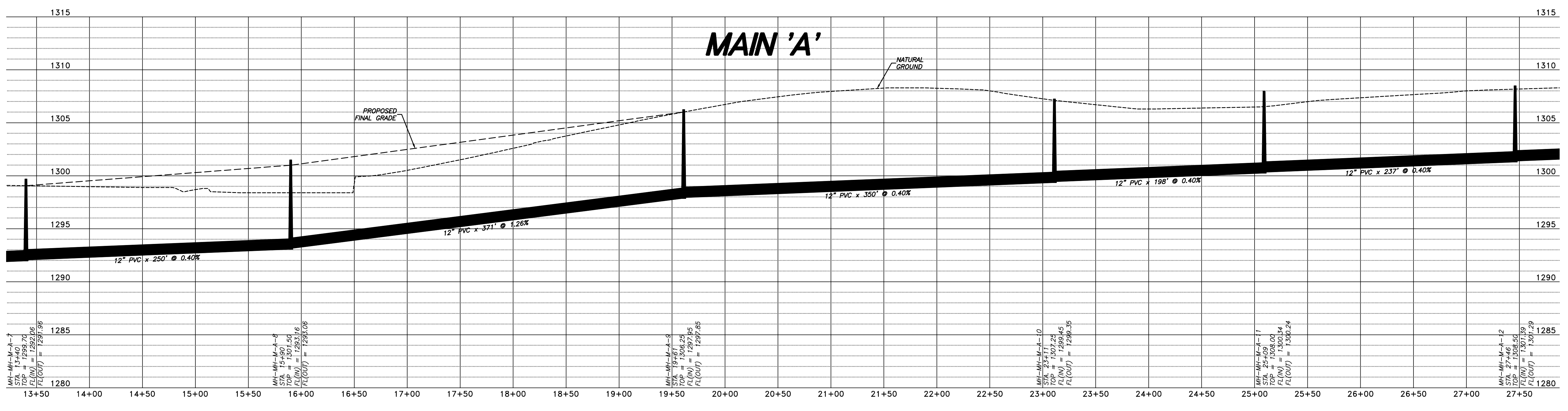
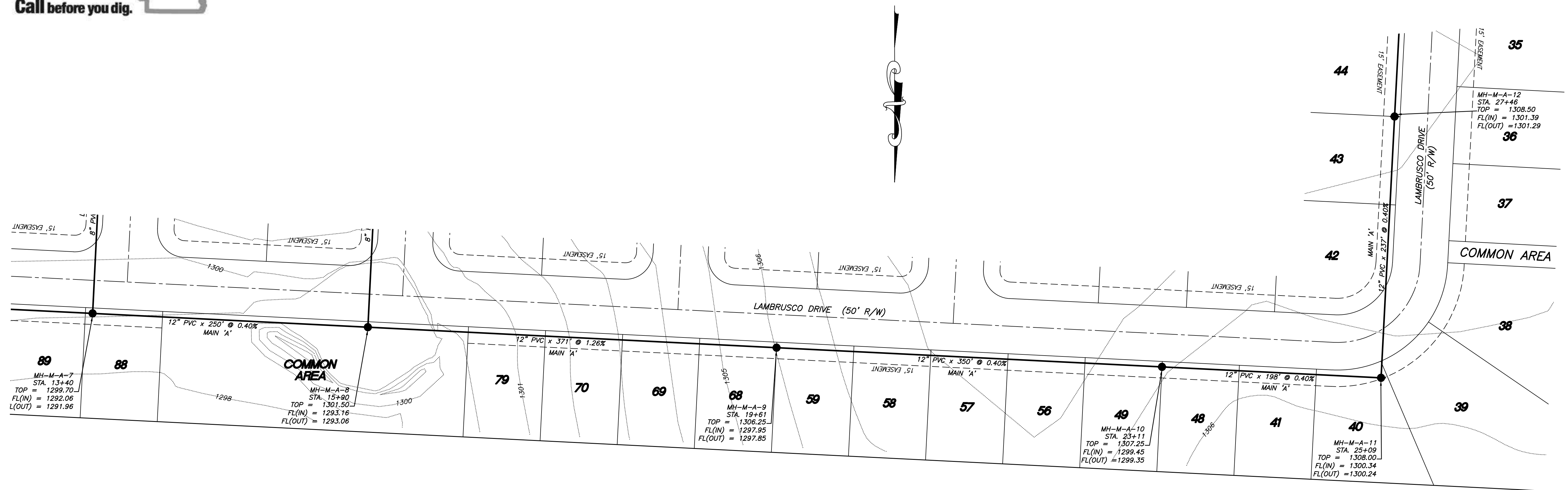


SEWER PLAN/PROFILE
BARLOCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tonitown, Washington County, Arkansas

Prepared for:
 Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

| No. | Revisions | Date | By |
|-----|---|---------|---------|
| 1 | Changed Main 'A' to 12" 0.40% | 6-15-22 | B. Judd |
| 2 | Revisions per Engineering & Planning Tech Review comments | 7-18-22 | |

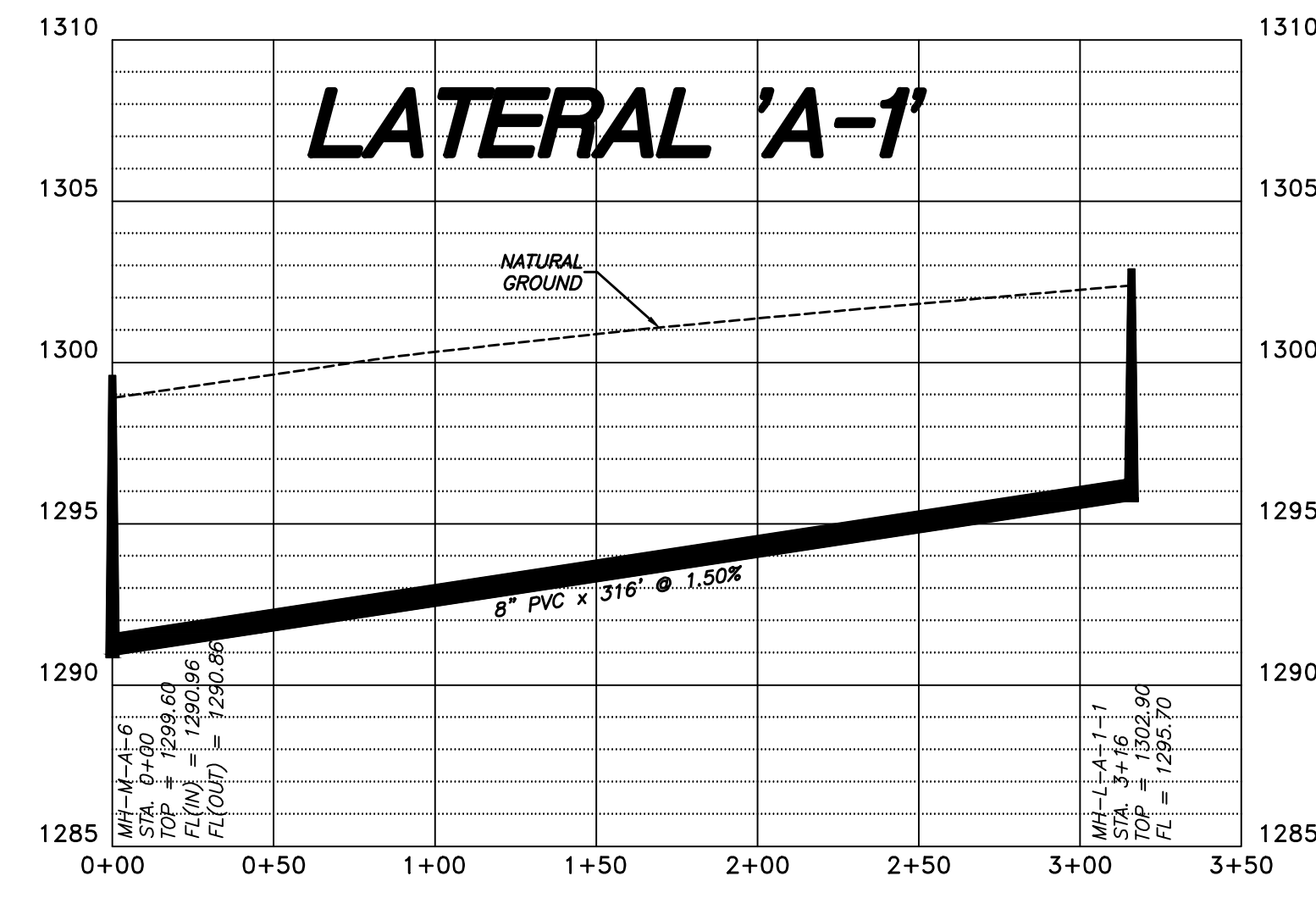
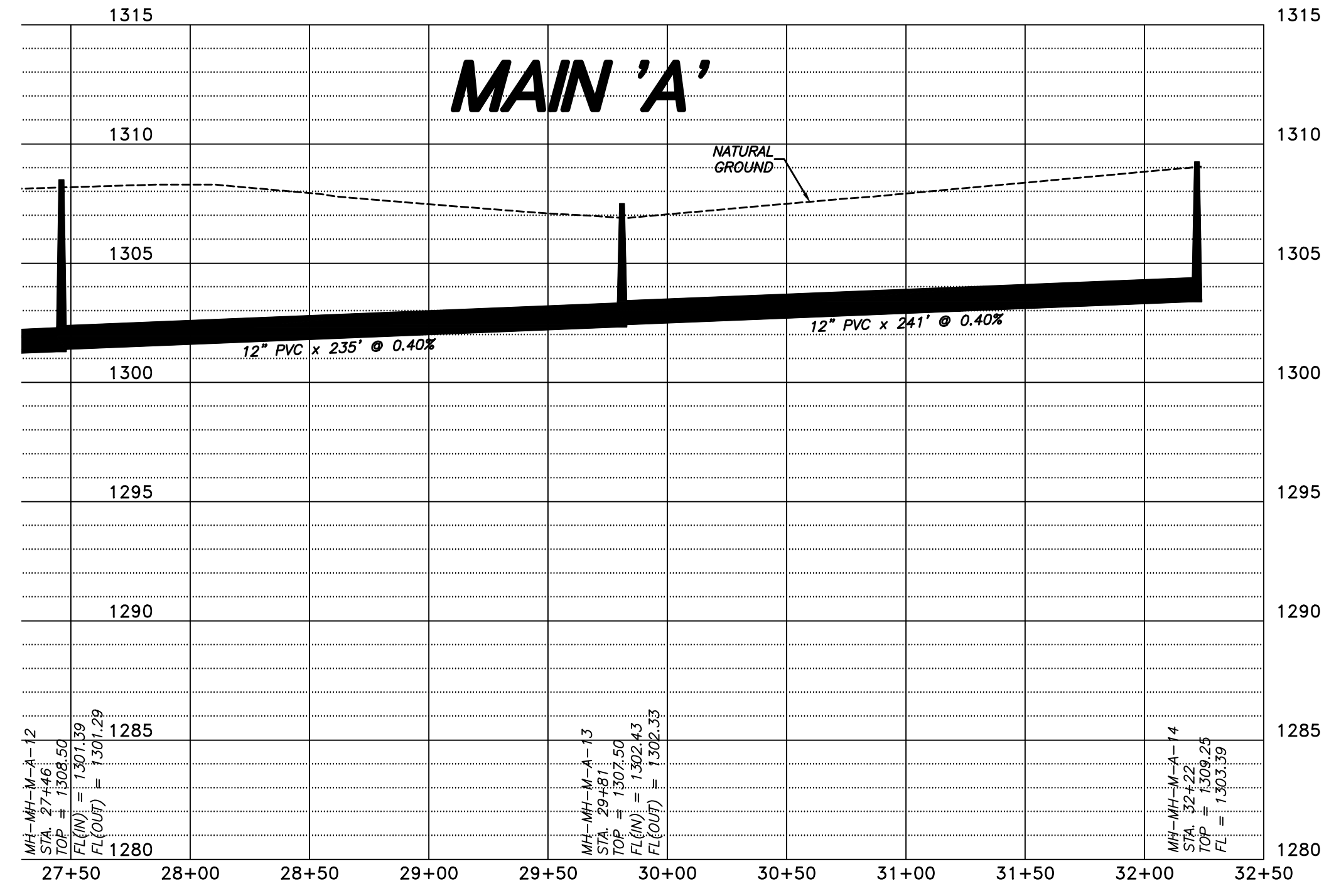
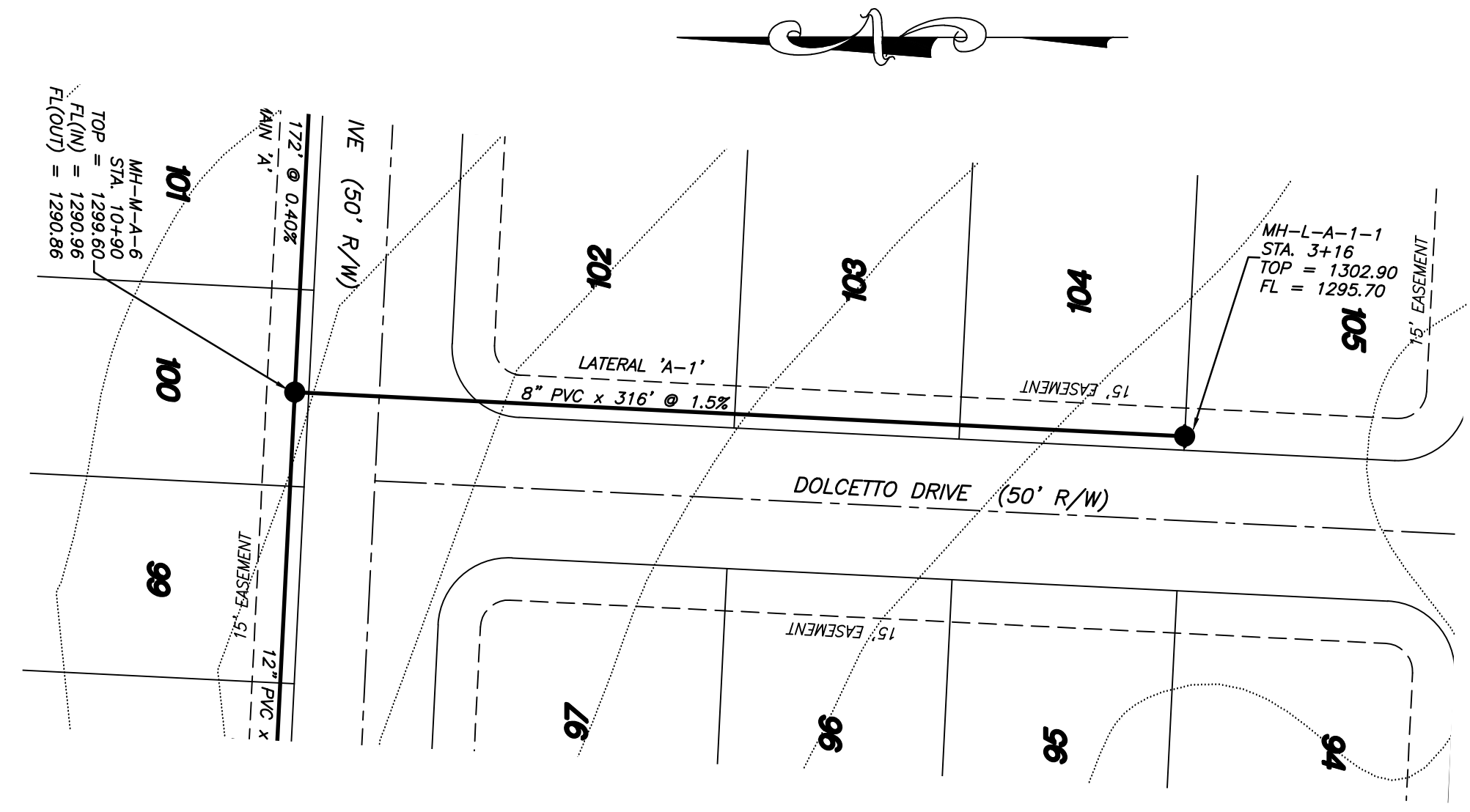
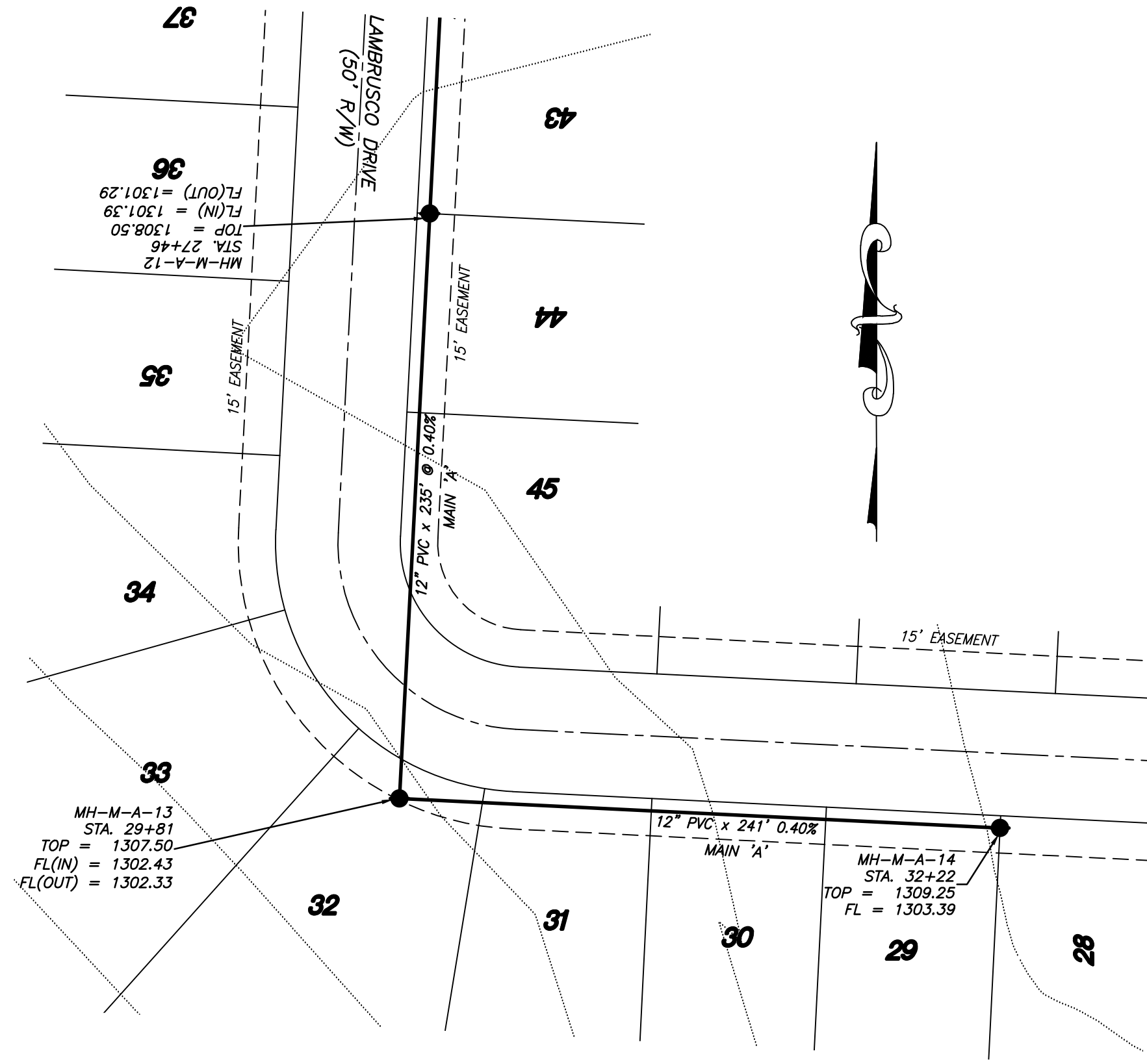
Date: June 6, 2022
 Project No: 22-012
 File: 17_Barloche Swr PP
 Scale: 1" = 50'
 Drawn By: B. Judd
 Sheet: 17 of 24



SEWER PLAN/PROFILE
BARLOCHE
Part of the NE 1/4 of Section 11, T-17-N, R-31-W
City of Tonitown, Washington County, Arkansas

Prepared for:
Tri-Star Contractors, Inc.
1910 Waukesha Road
Siloam Springs, AR 72761

| Project No. | 22-012 | | | | | | | | | | | | |
|-------------|--|---------|-------------|------|----|---|--|---------|---------|---|---|---------|--|
| Date | June 6, 2022 | | | | | | | | | | | | |
| Scale | 1" = 50' | | | | | | | | | | | | |
| Drawn By | B. Judd | | | | | | | | | | | | |
| Sheet | 18 of 24 | | | | | | | | | | | | |
| Revisions | <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> <th>By</th> </tr> <tr> <td>1</td> <td>Changed Main 'A' to 12" 12" PVC x 350' @ 0.40%</td> <td>6-15-22</td> <td>B. Judd</td> </tr> <tr> <td>2</td> <td>Revisions per Engineering & Planning Tech Review comments</td> <td>7-18-22</td> <td></td> </tr> </table> | No. | Description | Date | By | 1 | Changed Main 'A' to 12" 12" PVC x 350' @ 0.40% | 6-15-22 | B. Judd | 2 | Revisions per Engineering & Planning Tech Review comments | 7-18-22 | |
| No. | Description | Date | By | | | | | | | | | | |
| 1 | Changed Main 'A' to 12" 12" PVC x 350' @ 0.40% | 6-15-22 | B. Judd | | | | | | | | | | |
| 2 | Revisions per Engineering & Planning Tech Review comments | 7-18-22 | | | | | | | | | | | |



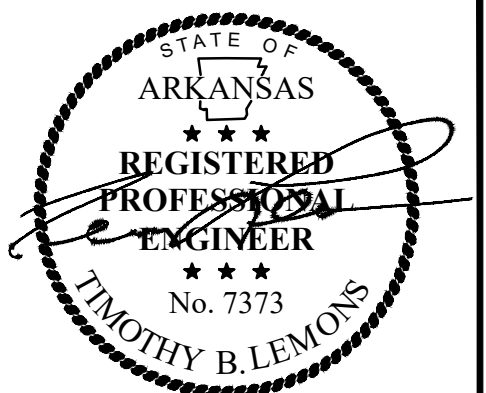
Professional Engineer Seal for Timothy B. Lemons, State of Arkansas, No. 7373. Includes a graphic scale bar from 0 to 150 feet and the text 'SCALE: 1" = 50''.

SEWER PLAN/PROFILE
BARLOCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tonitown, Washington County, Arkansas

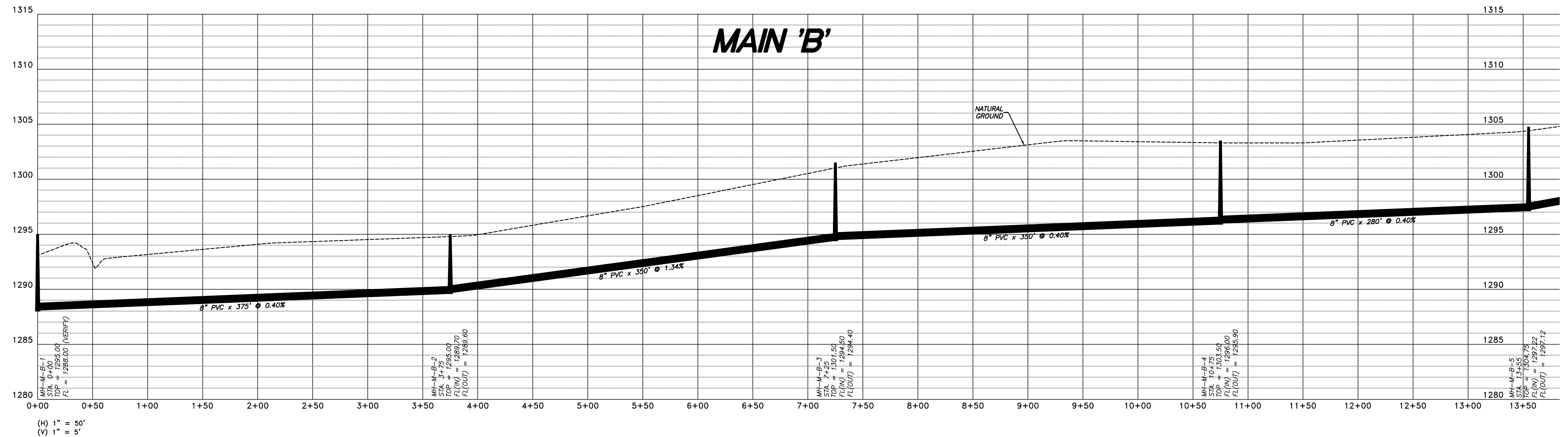
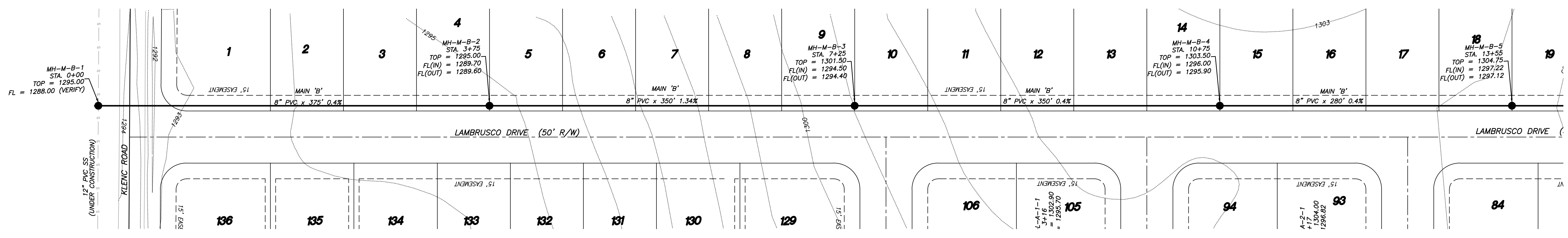
Prepared For:
 Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

| No. | Revisions | Date | By |
|-----|---|---------|---------|
| 1 | Changed Main 'A' to 12" 12" | 6-15-22 | B. Judd |
| 2 | Revisions per Engineering & Planning Tech Review comments | 7-18-22 | |

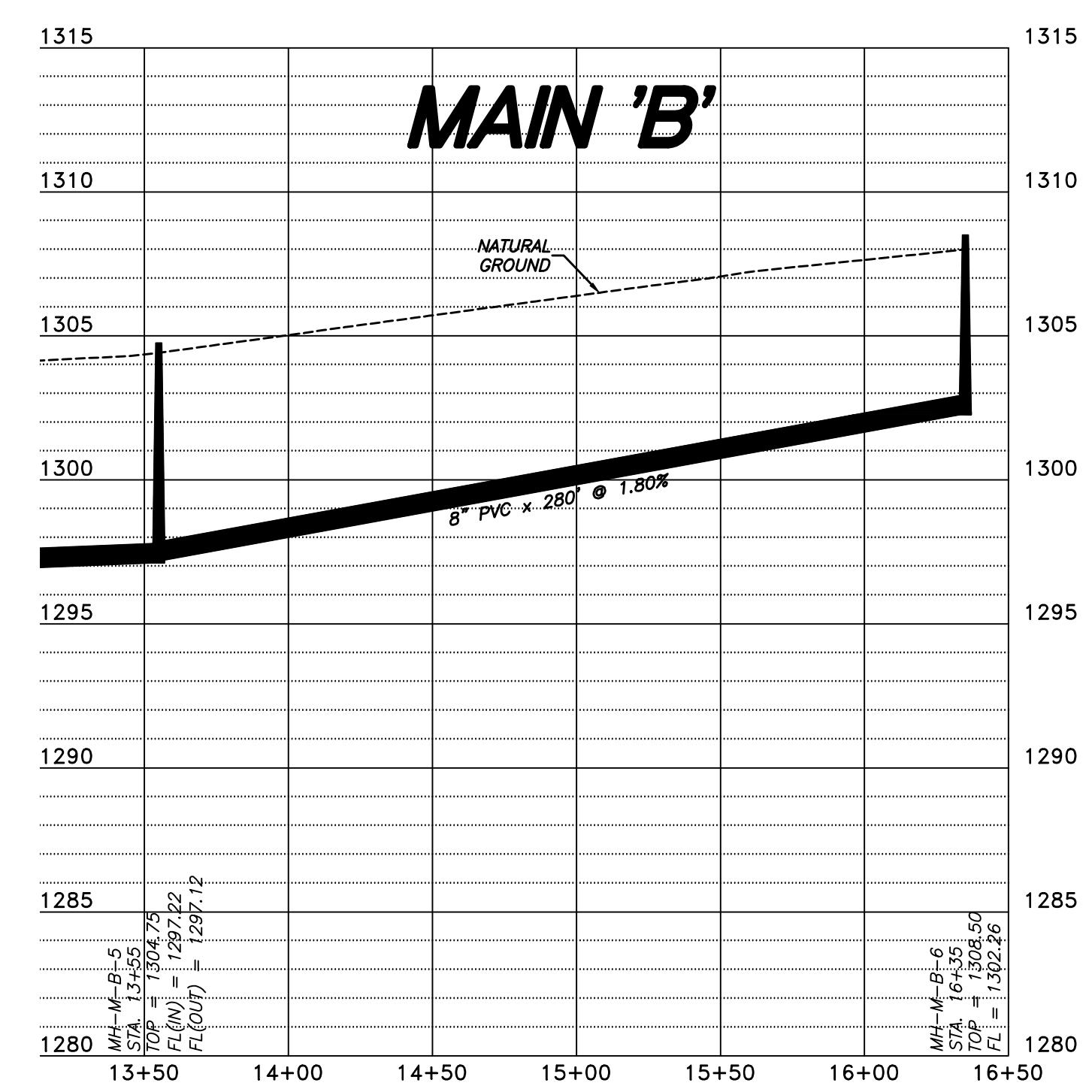
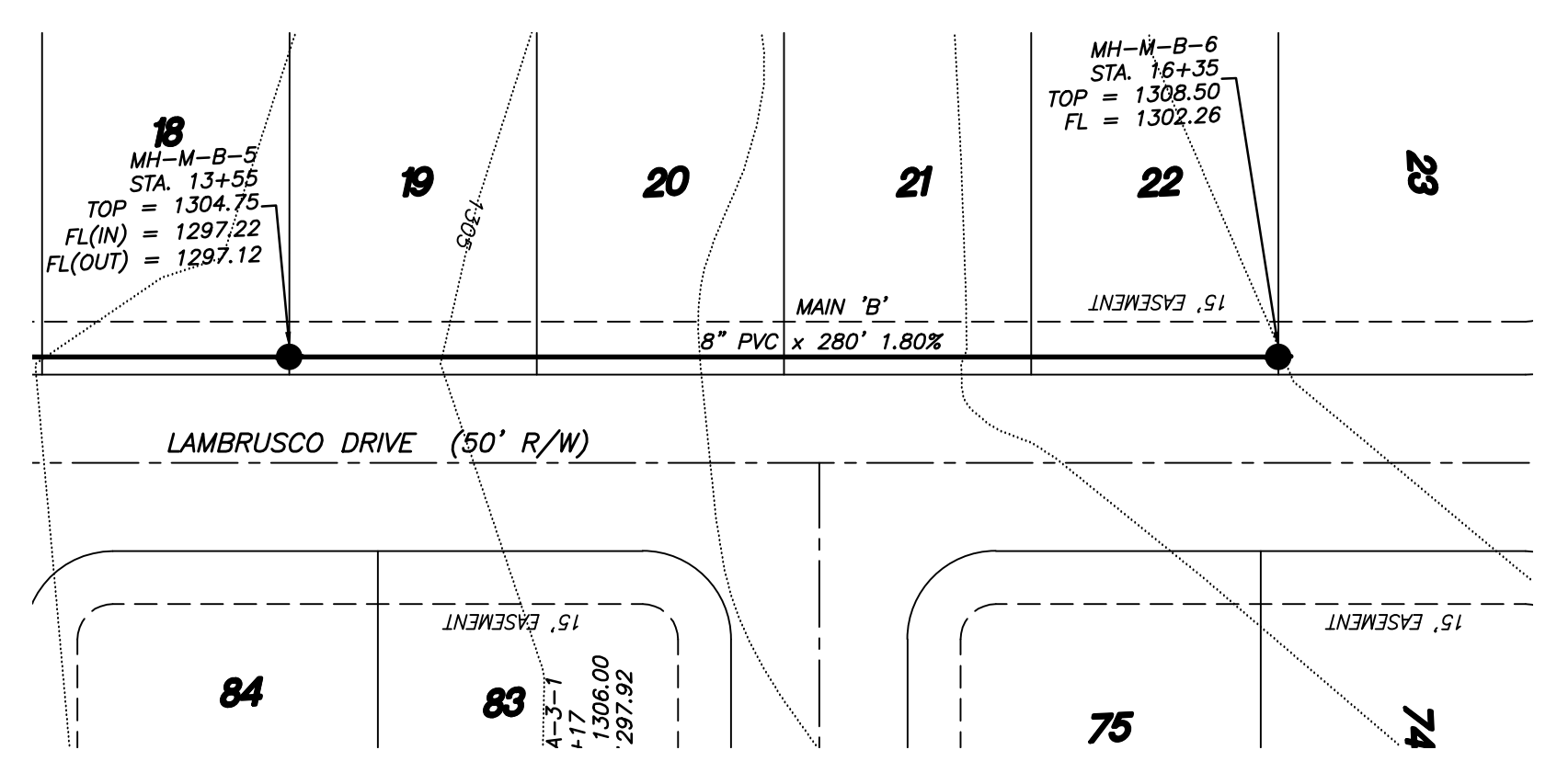
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|----------------------------|----------------------|
| Project No. 22-012 | Date June 6, 2022 |
| File 17_Bariloch Swr PP | Scale 1" = 50' |
| Sheet 19 of 24 | Drawn By B. Judd |



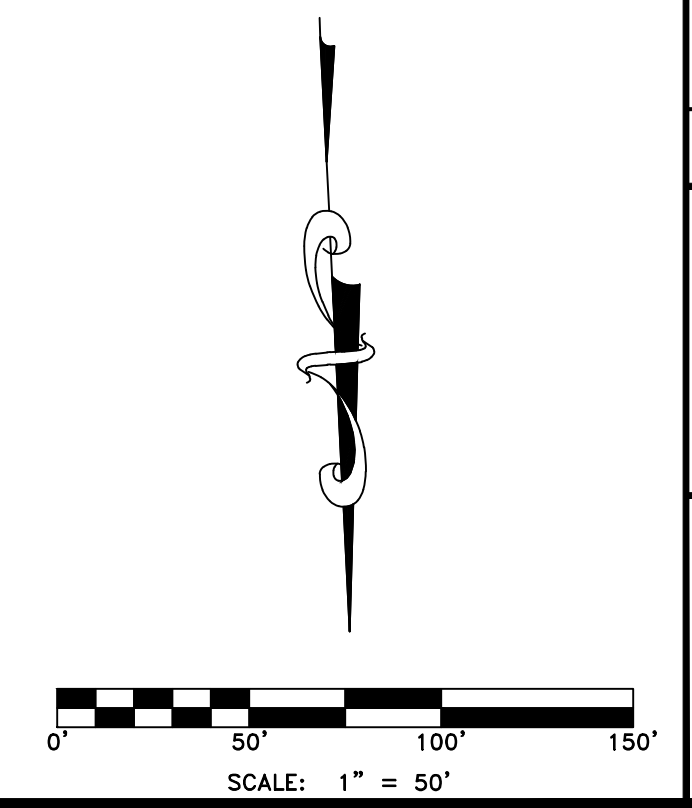
LEMONS ENGINEERING CONSULTANTS, INC.
 CABOT, ARKANSAS 72023
 (501) 843-5081 • Fax (501) 941-0959
ENGINEERING + SURVEYING
 WATER • SEWER • TRANSPORTATION • SUBDIVISIONS



(H) 1" = 50'
 (V) 1" = 5'



(H) 1" = 50'
 (V) 1" = 5'

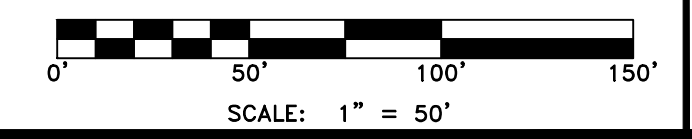
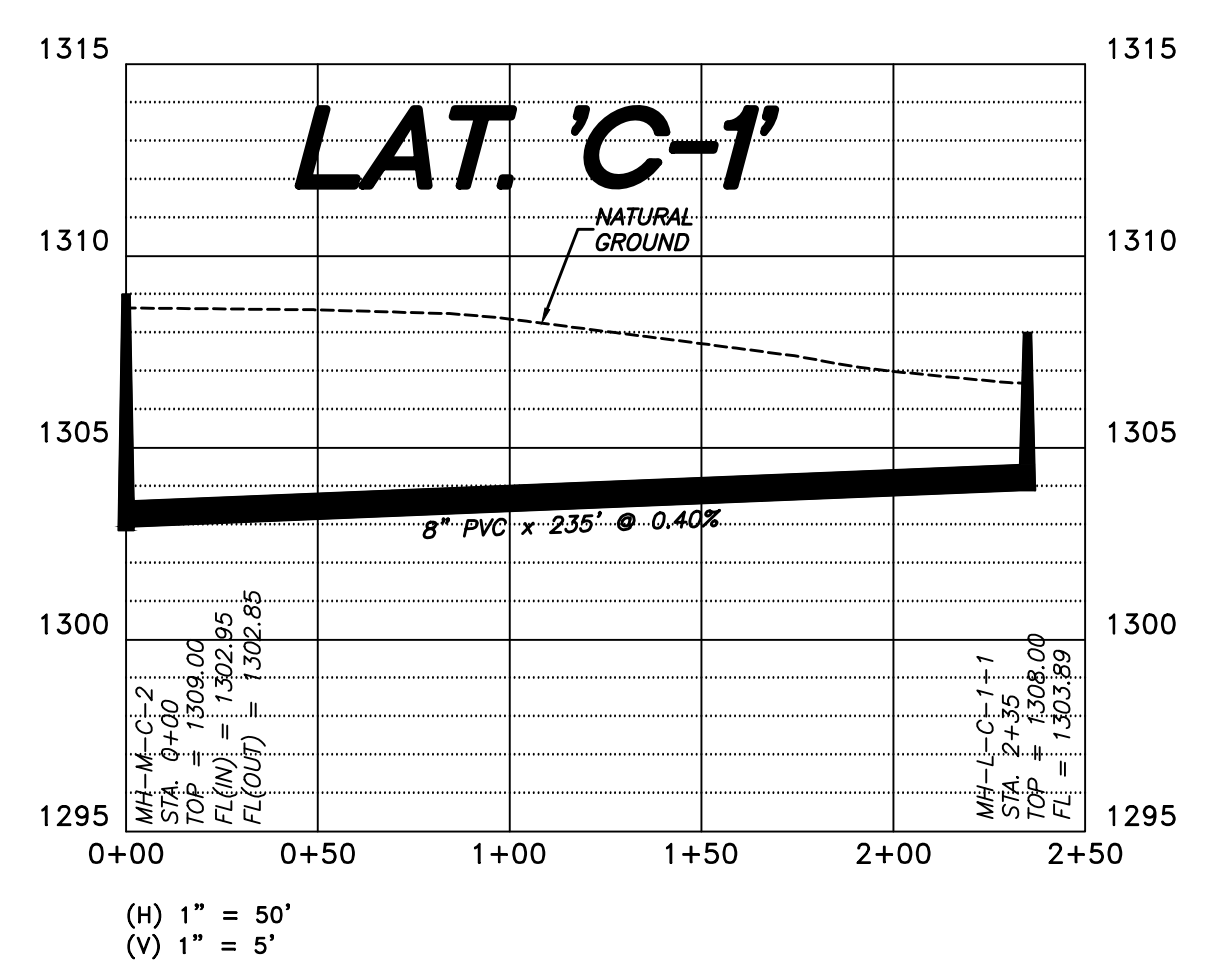
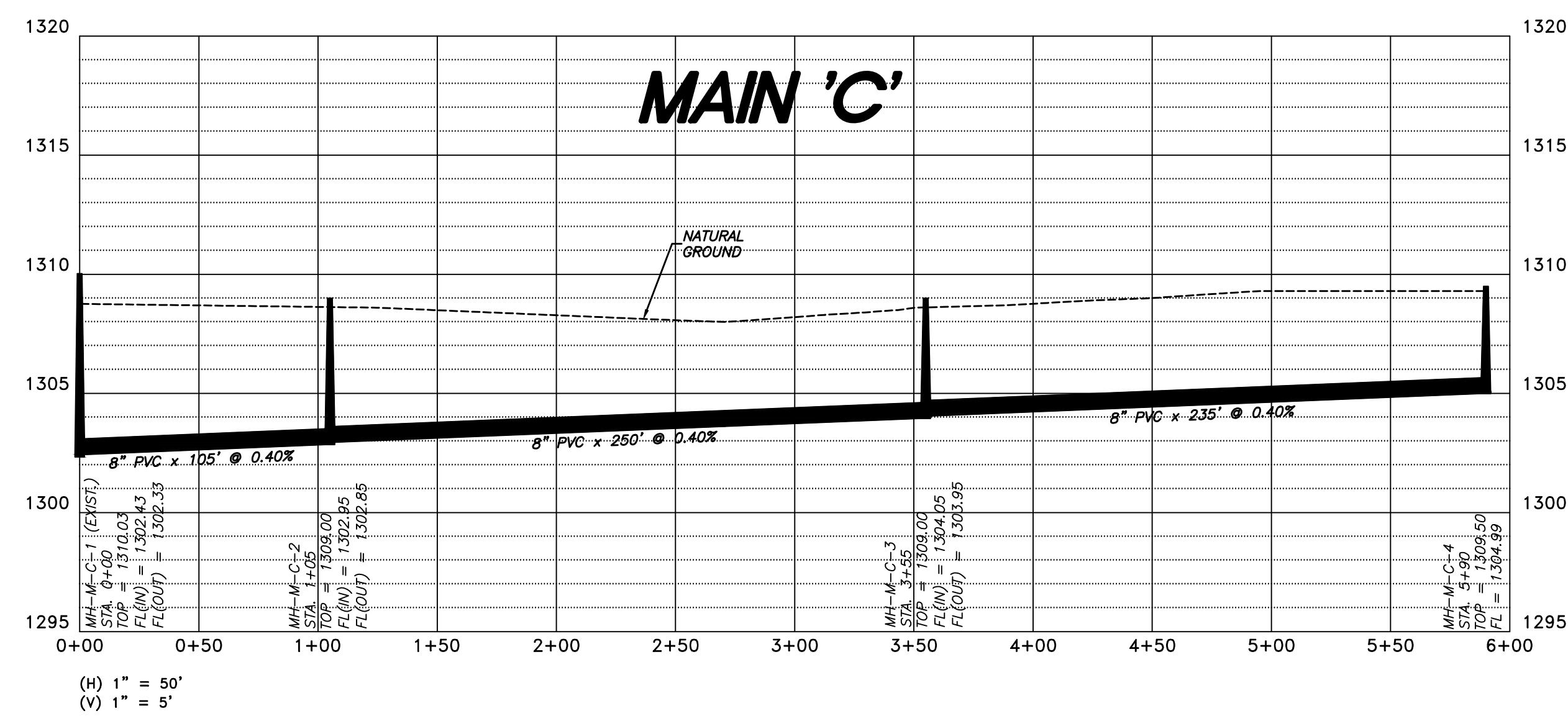


SEWER PLAN/PROFILE
BARLOCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tonitown, Washington County, Arkansas

Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

| No. | Description | Date | By | Prepared For: | |
|-----|--|---------|---------|---------------|---------|
| | | | | Project | Program |
| 1 | Changed existing to 12" | 6-15-22 | B. Judd | | |
| 2 | Revisions per Engineering & Planning Tech Review | 7-18-22 | | | |

Date: June 6, 2022
 Scale: 1" = 50'
 Drawn By: B. Judd
 Project No: 22-012
 Title: 17_Berlichs Swr PP
 Sheet: 20 of 24

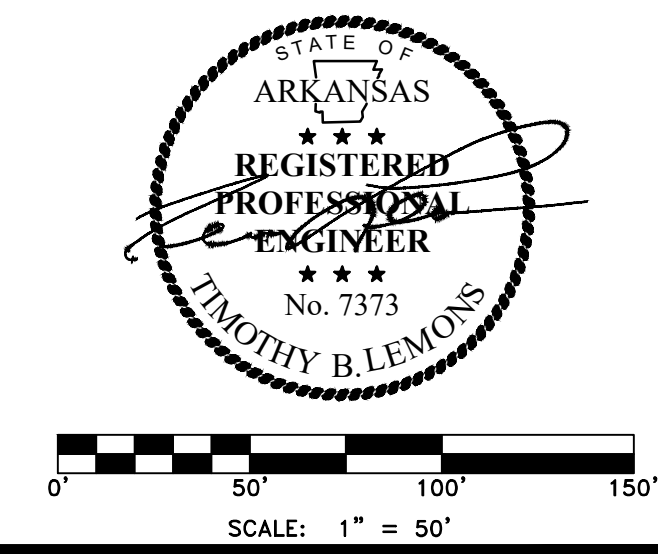
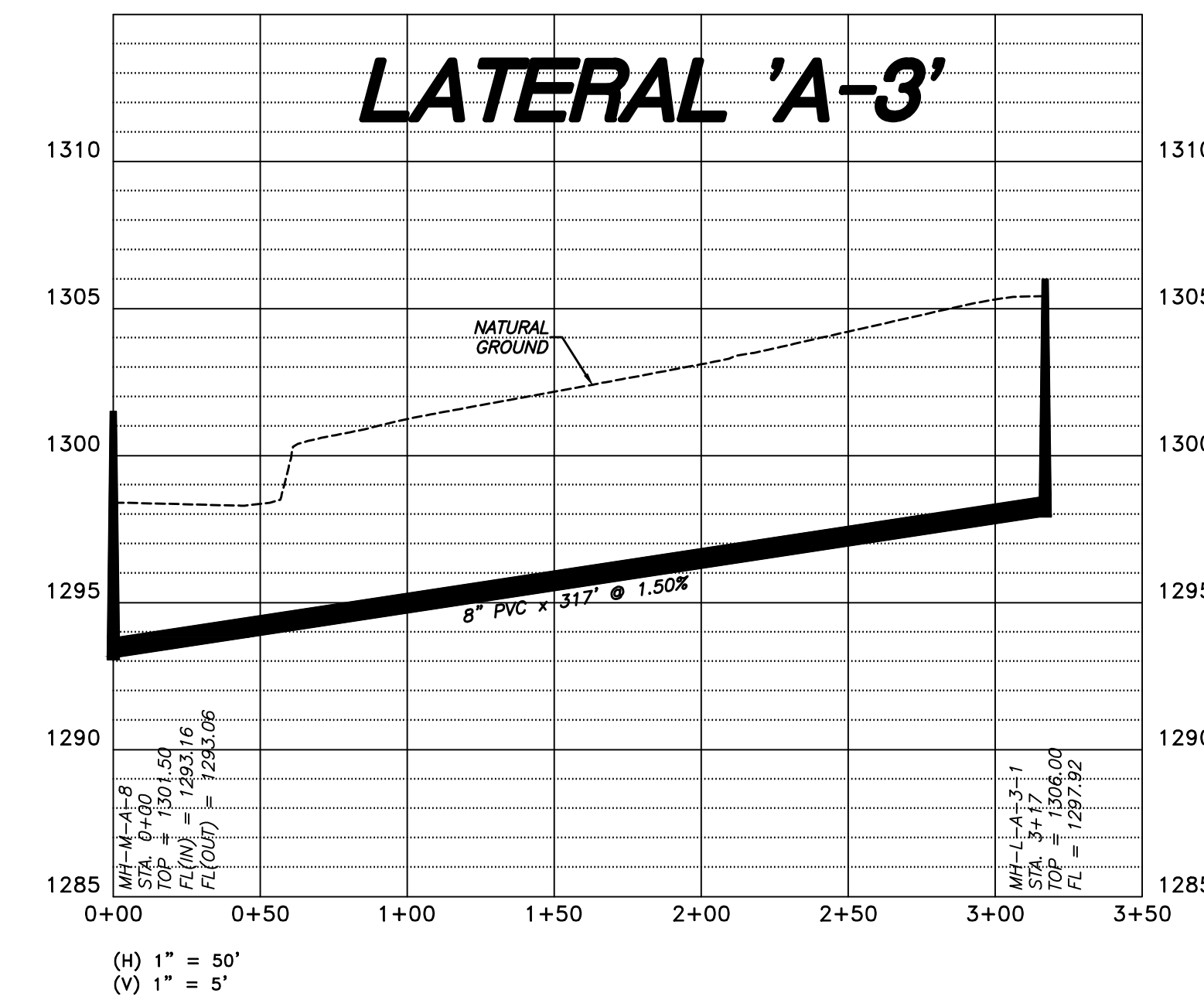
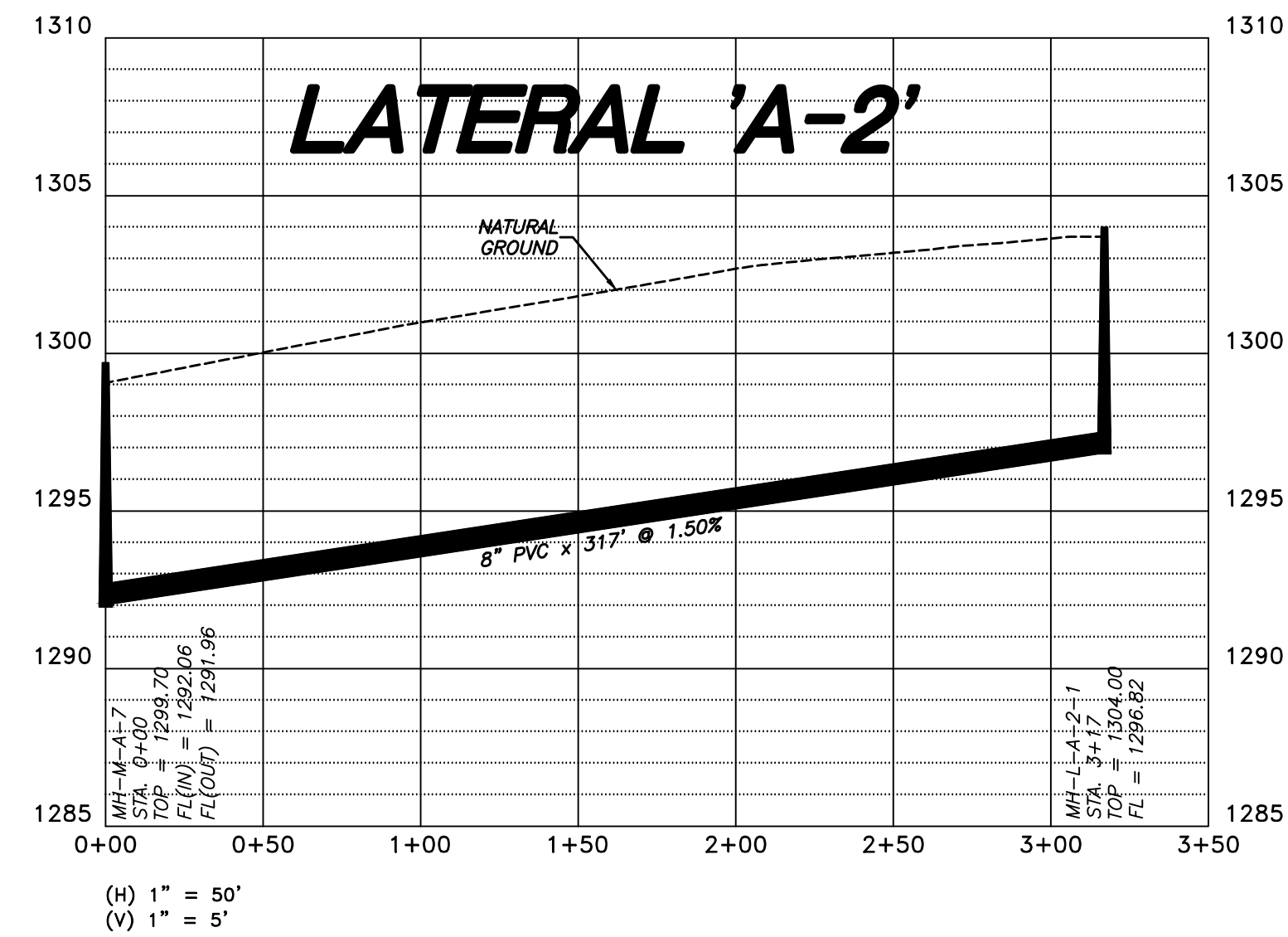
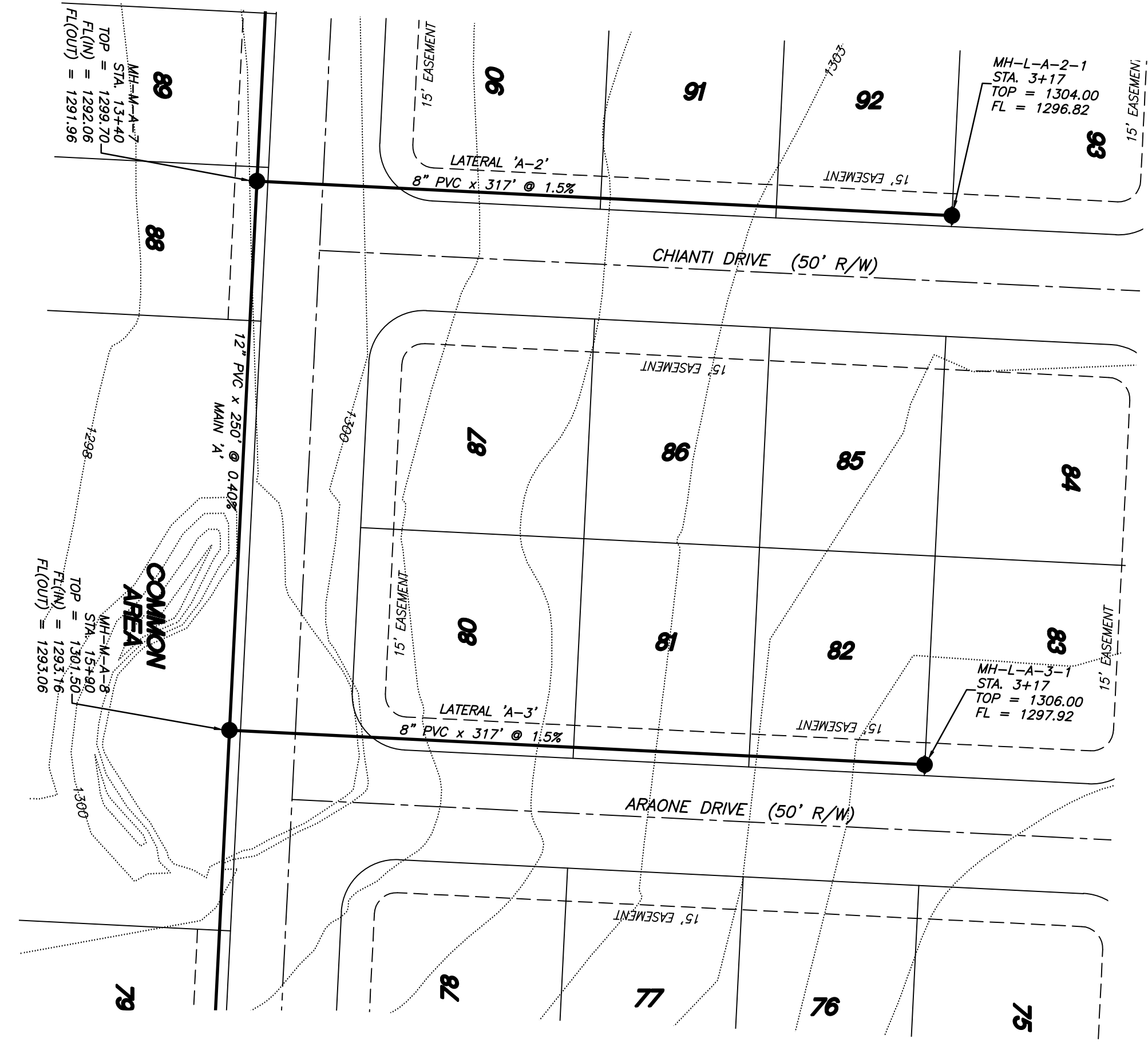


SEWER PLAN/PROFILE
BAROLOCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tonitown, Washington County, Arkansas

Prepared for:
 Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

| No. | Revisions | Date | By |
|-----|--|---------|---------|
| 1 | Corrected street name. | 6-15-22 | B. Judd |
| 2 | Revisions per "Engineering & Planning Tech. Review" comments | 7-18-22 | |

Project No.: 22-012
 Date: June 6, 2022
 Scale: 1" = 50'
 File: 17_Berlechs Swr PP
 Drawn By: B. Judd
 Sheet: 21 of 24

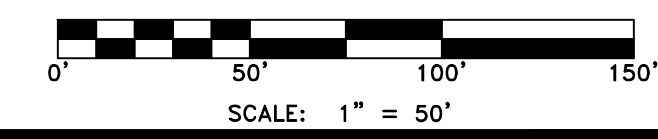


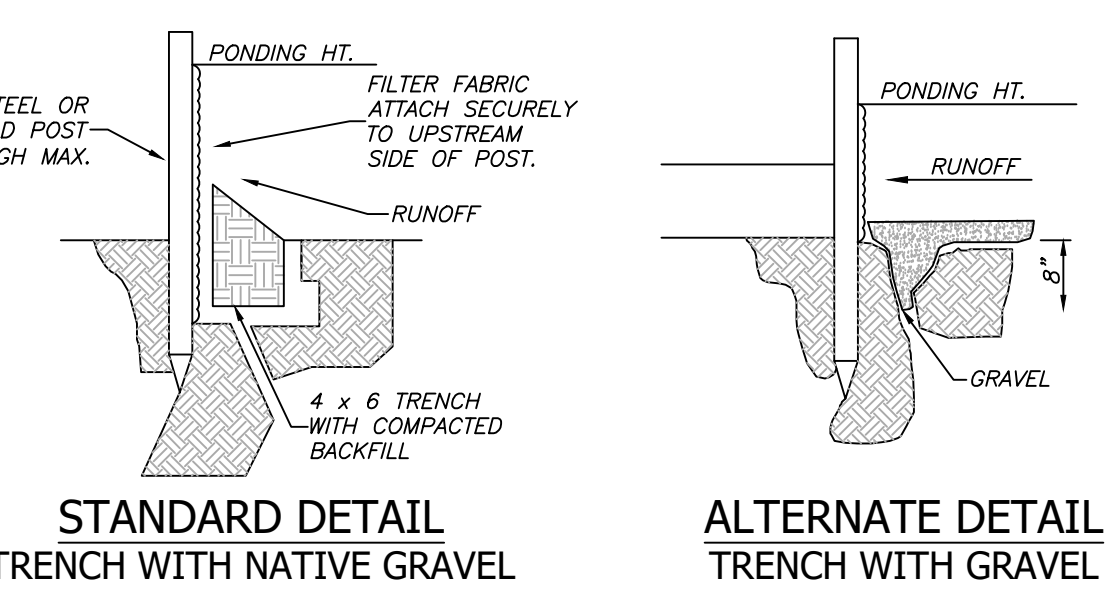
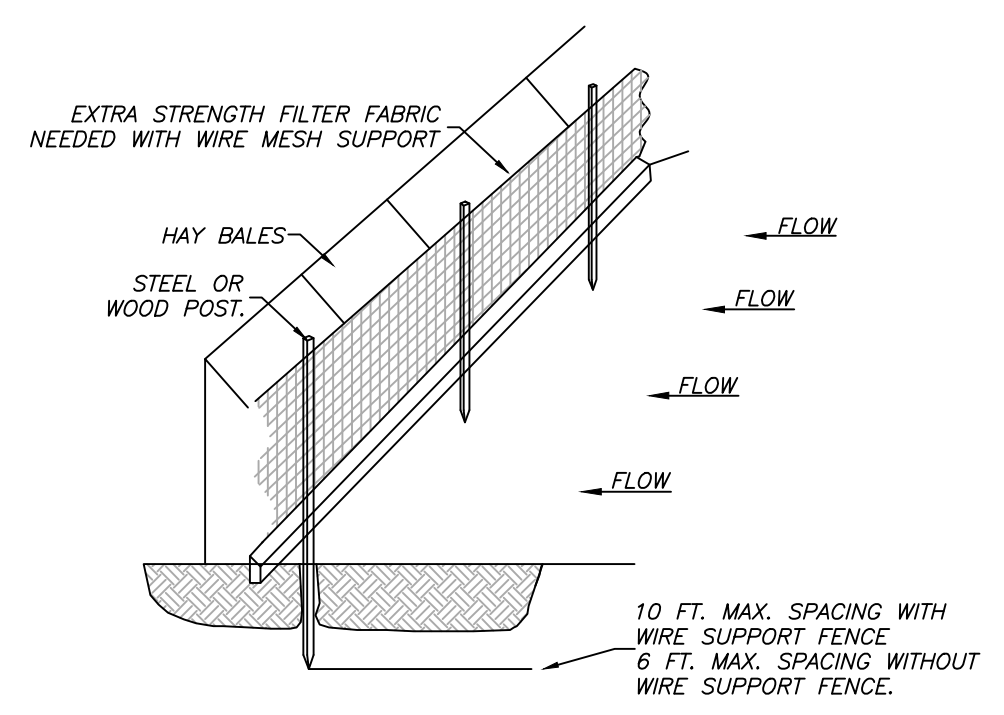
SEWER PLAN/PROFILE
BARLOCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tonitown, Washington County, Arkansas

Prepared For:
 Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

| No. | Revisions | Date | By |
|-----|---|---------|---------|
| 1 | Changed Main 'A' to 12" | 6-15-22 | B. Judd |
| 2 | Revisions per Engineering & Planning Tech Review comments | 7-18-22 | |

Project No. 22-012
 Date: June 6, 2022
 Scale: 1" = 50'
 File: 17_Berilochs Swr PP
 Drawn By: B. Judd
 Sheet: 22 of 24



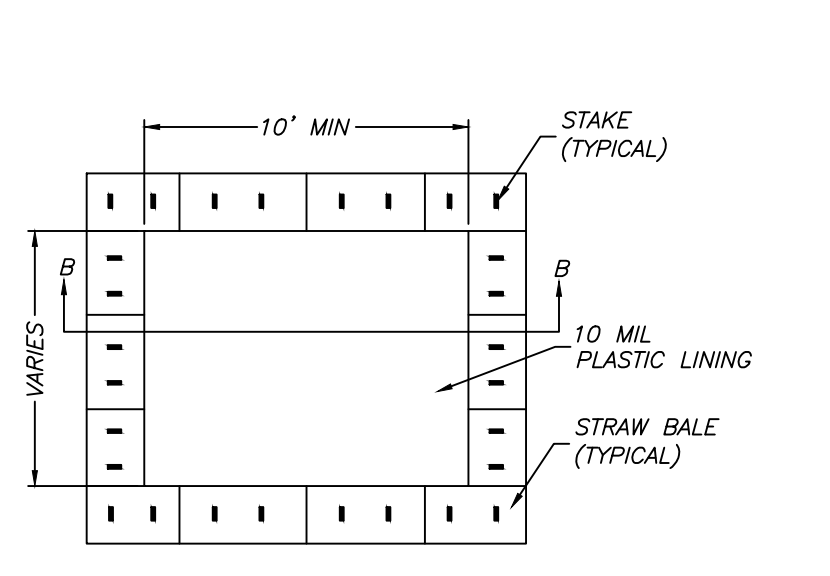


NOTE:
 1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

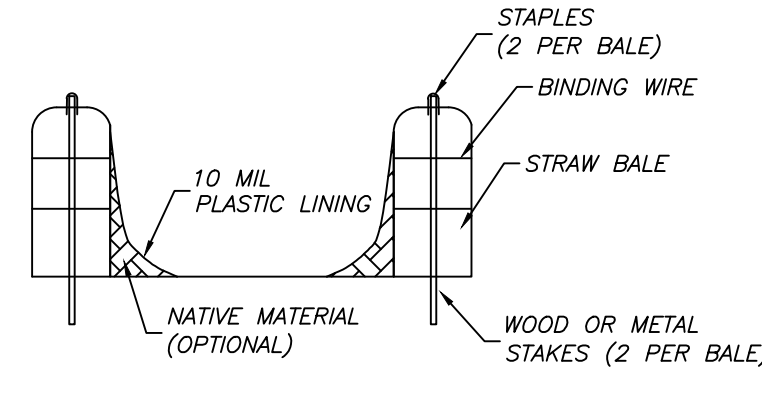
SILT FENCE
NTS

GENERAL NOTES:

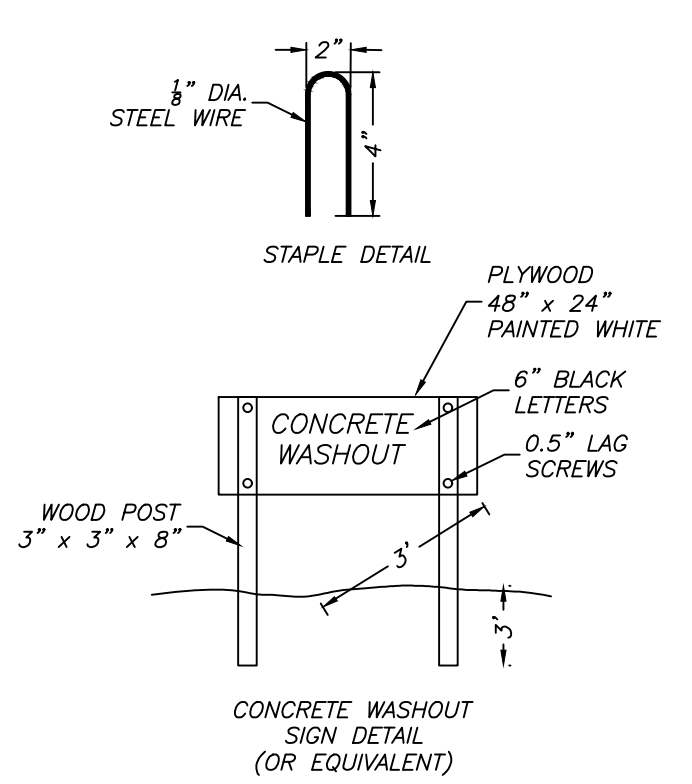
- 1.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
- 2.) TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.
- 3.) ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE & PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- 4.) ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES:
 STRAW OR HAY-LOOSE 2.0 TONS/ACRE
 STRAW OR HAY-TIED, ANCHORED, OR TACKED 1.5 TONS/ACRE
 SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR REVEGETATED.
- 5.) CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF MUD INTO PUBLIC RIGHT-OF-WAY.
- 6.) ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
- 7.) CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES & PROVIDE RAIN FALL MONITORING & BI-WEEKLY INSPECTION REPORTS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS.
- 8.) CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMP'S) WHEN IMPLEMENTING & MAINTAINING SEDIMENT & RUN-OFF CONTROLS.
- 9.) THE USE OF "BIO-DEGRADABLE SOCK" IS ALLOWED AS OPPOSED TO SILT FENCE.



PLAN
NTS
TYPE "ABOVE GRADE" WITH STRAW BALES



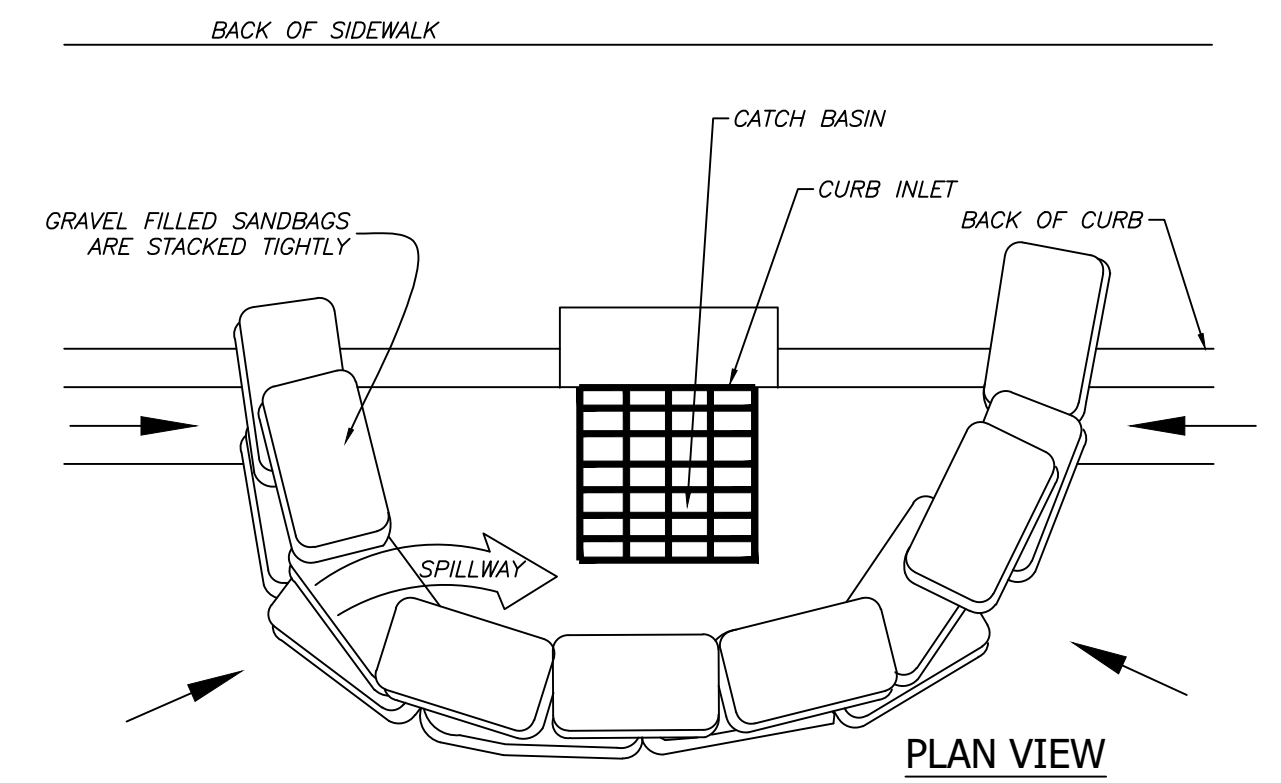
SECTION B-B
NTS



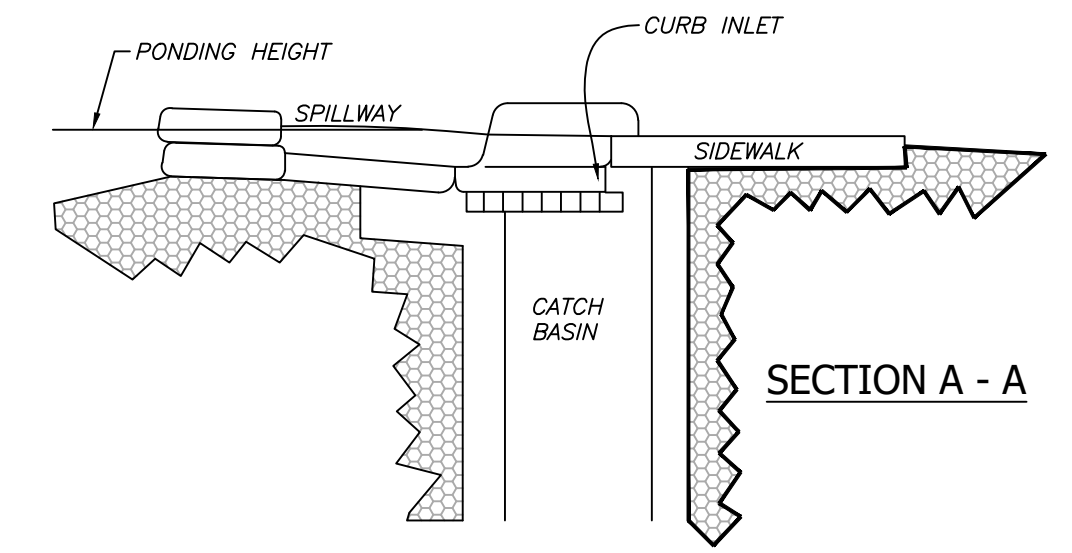
STAPLE DETAIL

CONCRETE WASHOUT AREA
NTS

- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT. FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OF ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
 4. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
 5. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE. FACILITY SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUIDS GENERATED DURING WASHOUT PROCEDURES.
 6. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
 7. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
 8. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
 9. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA TO PROPERLY DEPOSED OF OFFSITE.
 10. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREAS AND SLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF DISPOSED OF HARDENED CONCRETE ON A REGULAR BASIS.
 11. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED ACCORDING TO THE DETAIL, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT., BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATORS.
 12. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.



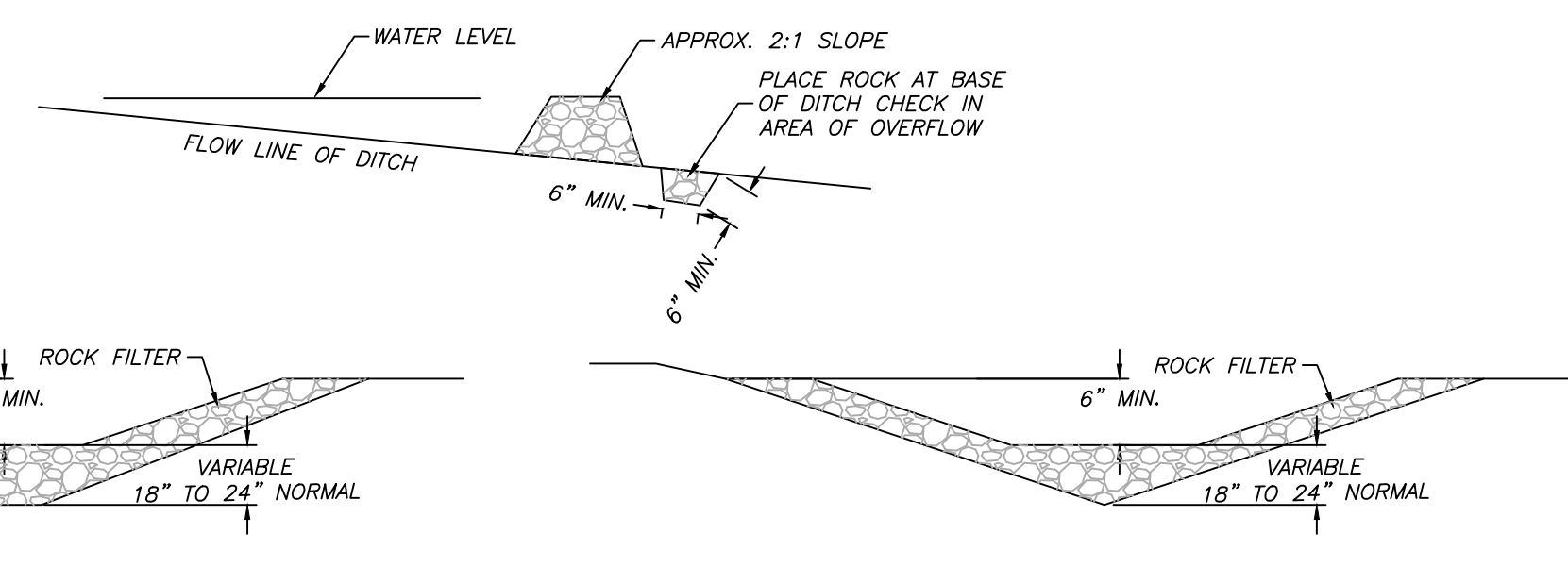
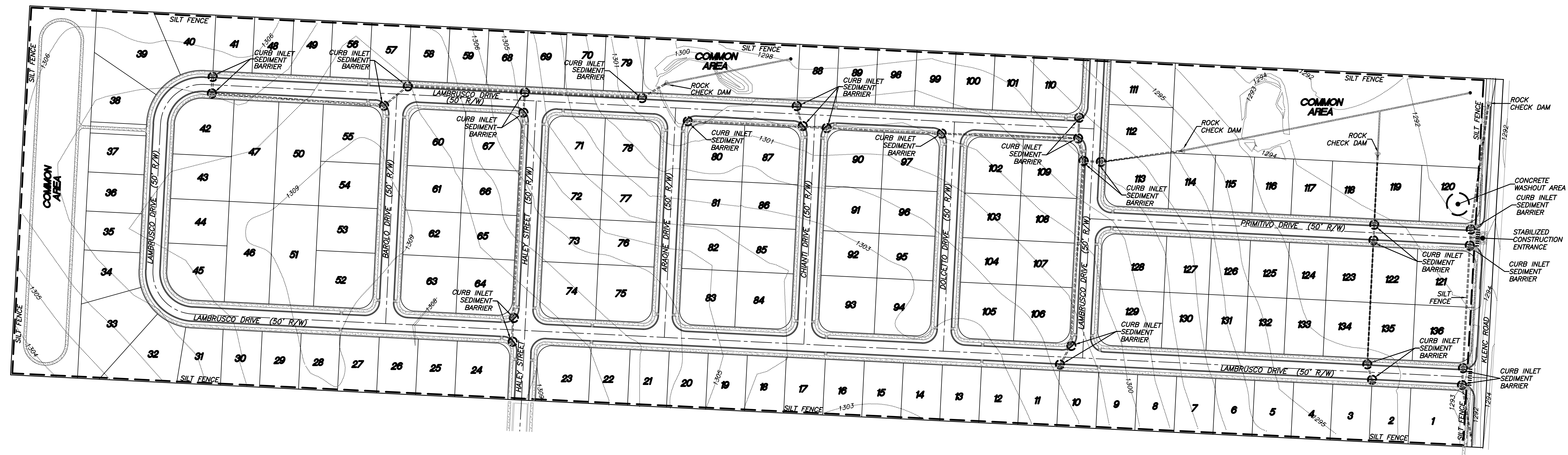
PLAN VIEW



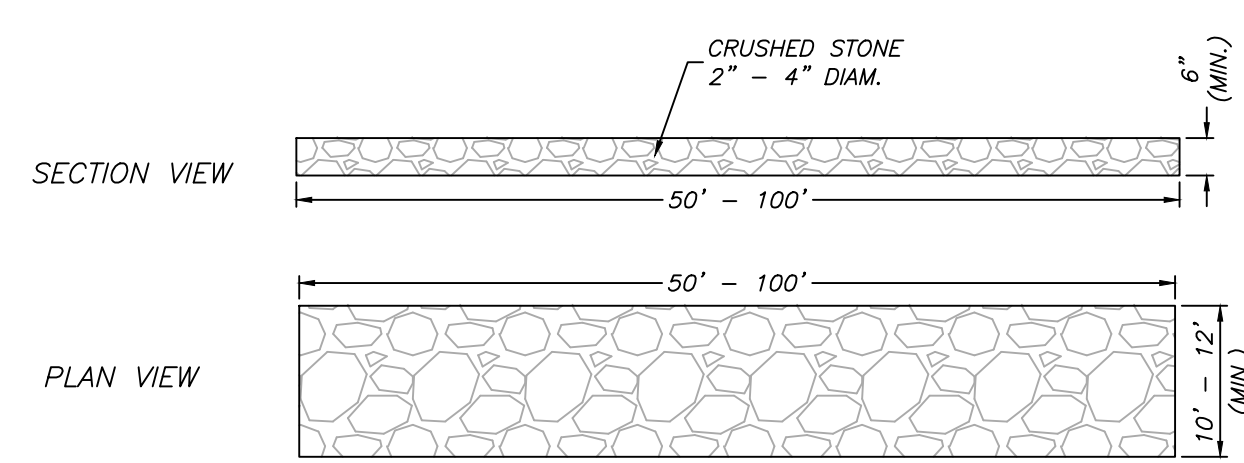
SECTION A - A

CURB INLET SEDIMENT BARRIER
NTS

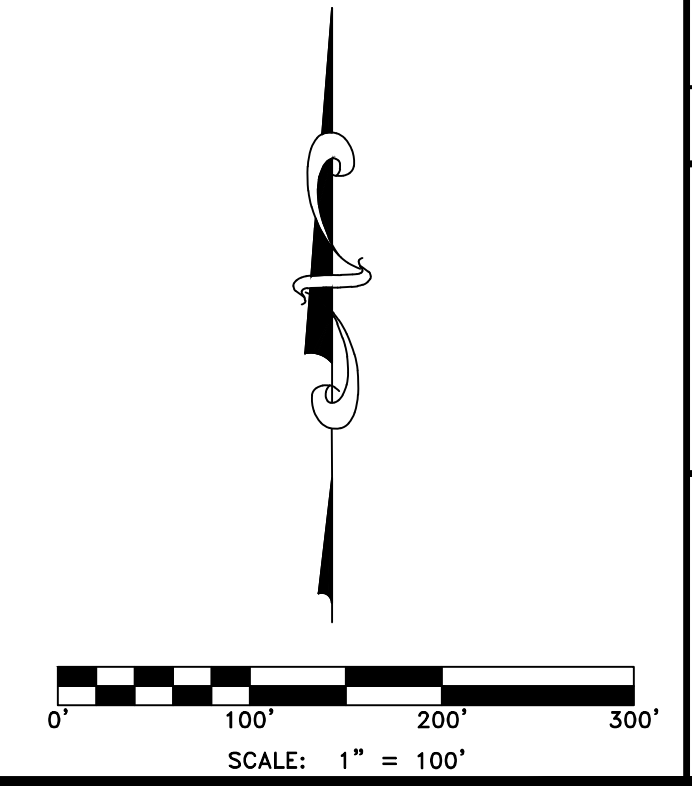
- NOTES:
- 1.) PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 - 2.) SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED, AND PACKED TIGHTLY.
 - 3.) LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 - 4.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



ROCK CHECK DAM
NTS



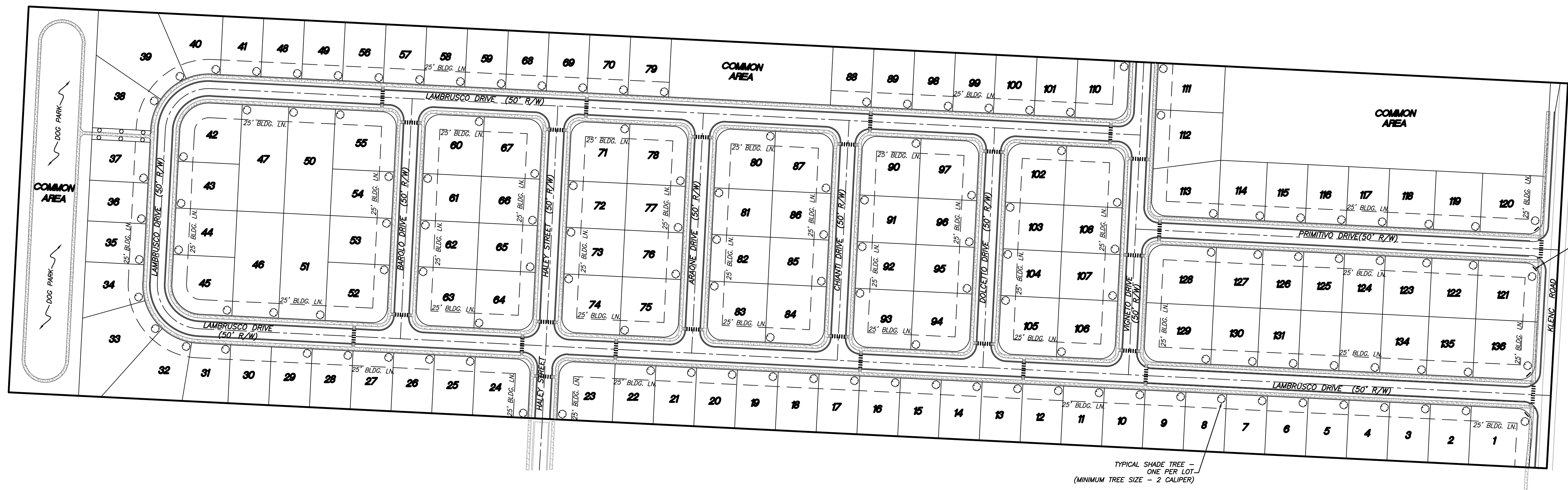
STABILIZED CONSTRUCTION ENTRANCE
NTS



| | |
|-------------|--------------|
| Project No. | 22-012 |
| Date: | June 6, 2022 |
| Scale: | 1" = 100' |
| Drawn By: | B. Judd |
| Sheet: | 23 of 24 |



LEMONS ENGINEERING CONSULTANTS, INC.
 REGISTERED PROFESSIONAL ENGINEER
 CABOT, ARKANSAS 72023
 (501) 843-5081 • Fax (501) 941-0959
 ENGINEERING + SURVEYING
 WATER • SEWER • TRANSPORTATION • SUBDIVISIONS



PROPOSED SIGNAGE (TYPICAL)
 4" x 4" BRICK EXTERIOR
 W/LANDSCAPE & LIGHTING

TYPICAL SHADE TREE -
 ONE PER LOT
 (MINIMUM TREE SIZE - 2 CALIPER)

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION THAT ALL APPLICABLE CODES ARE COMPLIED WITH.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL GRASS AND MULCH AREAS. VERIFY LOCATIONS WITH OWNER OR OWNER'S REPRESENTATIVE.
- ADJUSTMENTS IN ACTUAL LOCATION OF PLANT MATERIAL MAY BE NECESSARY DUE TO EXISTING FIELD ITEMS (AIR CONDITIONERS, TRANSFORMERS, ETC.).
- FULL BED PREPARATION TYPICAL. REFERENCE PLANTING DETAILS.
- WHEN THE SAME SPECIES OF TREES ARE PAIRED OR GROUPED IN 3 OR MORE, THEY SHOULD BE MATCHED IN SIZE, SHAPE, GROWTH CHARACTERISTICS, ETC.
- PLANT MATERIAL AVAILABILITY SHALL BE CONFIRMED BY LANDSCAPE CONTRACTOR PRIOR TO BIDDING. SHOULD SPECIFIED MATERIAL NOT BE AVAILABLE, THE OWNER AND ENGINEER SHALL BE NOTIFIED PRIOR TO BID DATE.
- VERIFY LOCATION OF ALL UTILITY LINES PRIOR TO INSTALLATION. FIELD ADJUST FOR GENERAL INTENT IF CONFLICT EXISTS.
- THE LANDSCAPE CONTRACTOR SHALL NOT ELIMINATE, SUBSTITUTE, AND/OR DOWNSIZE PLANT MATERIAL WITHOUT PRIOR APPROVAL OF THE OWNER OR ENGINEER. MINIMUM STANDARDS AND REQUIREMENTS OF THE CITY MUST BE MAINTAINED.
- ALL PLANTING BEDS AND TREES, UNLESS OTHERWISE NOTED ON THE PLAN, TO RECEIVE 3 INCHES OF ROCK MULCH TYPICAL.
- ALL PLANT MATERIALS SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION, AND BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED (SEE WARRANTY INFORMATION).
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
- ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORISTS BETWEEN THE STREET AND THE ACCESS DRIVES. VISIBILITY TRIANGLES SHALL ALWAYS REMAIN UNOBSTRUCTED.
- ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, EXISTING GRASS, SIGNS, AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE LAWN AREAS. THESE LAWN AREAS, UNLESS SPECIFIED OTHERWISE, SHALL BE COMMON BERMUDA SOD.
- PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS, FULL BRANCHED ON ALL SIDES, WELL SHAPED SYMMETRICAL AND SHALL BE FREE OF DEFECTS, DECAY, SUN-SCALD INJURIES, ABRASIONS OF THE BARK AND LIMBS, DISEASE, INSECT EGGS AND LARVA.
- THE OWNER OR ENGINEER HAS THE RIGHT TO INSPECT ALL MATERIALS PRIOR TO AND AFTER DELIVERY TO THE SITE AS WELL AS AFTER INSTALLATION AND SHALL RESERVE THE RIGHT TO ACCEPT OR REJECT SAID MATERIALS AT ANY TIME.

GENERAL LANDSCAPE NOTES:

- TOPSOIL SHALL BE FERTILE NATURAL SURFACE SOIL, UNIFORM IN COMPOSITION, SIMILAR TO SITE TOPSOIL IF APPROVED, FREE OF STONES LUMPS WEEDS, AND ROOTS.
- THERE SHALL BE A 3 INCH MINIMUM LAYER OF GOOD TOPSOIL IN ALL GRASS AREAS. GRADE AREAS AROUND SIDEWALKS AND CURBS 1 INCH BELOW TOP OF CONCRETE TO ALLOW FOR SOD THICKNESS.
- TOPSOIL IN PLANTING BEDS TO BE MOUNDED AND GRADED IN A WAY TO ALLOW POSITIVE DRAINAGE AWAY FROM BUILDING AND TO DETER ANY PONDING.
- IRRIGATION TO BE "HAND SPRINKLE".
- LANDSCAPE/LIGHTING/SIGNAGE PLAN TO BE VERIFIED W/OWNER. REVISIONS TO PLAN TO BE SUBMITTED TO CITY.
- CALIPER OF ALL NEW TREES PLANTED MUST BE A MINIMUM OF TWO (2) INCHES.
- ALL PLANT MATERIAL EXCEPT TREES MUST BE A MINIMUM OF ONE (1) GALLON SIZE.
- ALL PLANTING AREAS SUCH AS BEDS OR ISLANDS MUST HAVE LANDSCAPE MATERIAL (SUCH AS MULCH OR ROCK).
- SOD WILL NOT BE PLACED WITHIN ONE FOOT OF A TREE OR SHRUB.
- ALL PLANTS MUST BE "MULCHED" NO MORE THAN THREE INCHES (3") WITH A NATURAL MATERIAL.
- RAISED CONCRETE CURBING OR OTHER APPROVED DEVICES SHALL BE PLACED AROUND THE BASE OF EACH LANDSCAPED AREA TO PROTECT PLANTINGS FROM AUTOMOBILE AND PEDESTRIAN TRAFFIC.
- DURING THE COURSE OF CONSTRUCTION AND PLANTING, EXCESS AND WASTE MATERIALS SHALL BE REMOVED AND ALL REASONABLE PRECAUTIONS TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES, PLANTS, AND GRASS. WHEN ALL WORK IS COMPLETE, THE CONTRACTOR SHALL LEAVE THE SITE IN A NEAT AND ORDERLY CONDITION.
- THE FOLLOWING SPECIES MAY BE USED BY THE CONTRACTOR FOR LANDSCAPING OF THE PROJECT SITE (TO BE VERIFIED BY THE CITY):

TREES

- ACEBARK
- HONEY LOCUST (THORNLESS)
- LOBLOLLY PINE
- PIN OAK
- SAWTOOTH OAK
- SUGAR HACKBERRY
- WILLOW OAK
- AMERICAN HOLLY
- ASH
- CREPE MYRTLE
- FOSTOR HOLLY
- THORNLESS HAWTHORNE
- REDBUD
- RIVER BIRCH
- "LITTLE GEM" MAGNOLIA
- WATER OAK
- YAUPON HOLLY

GRASSES

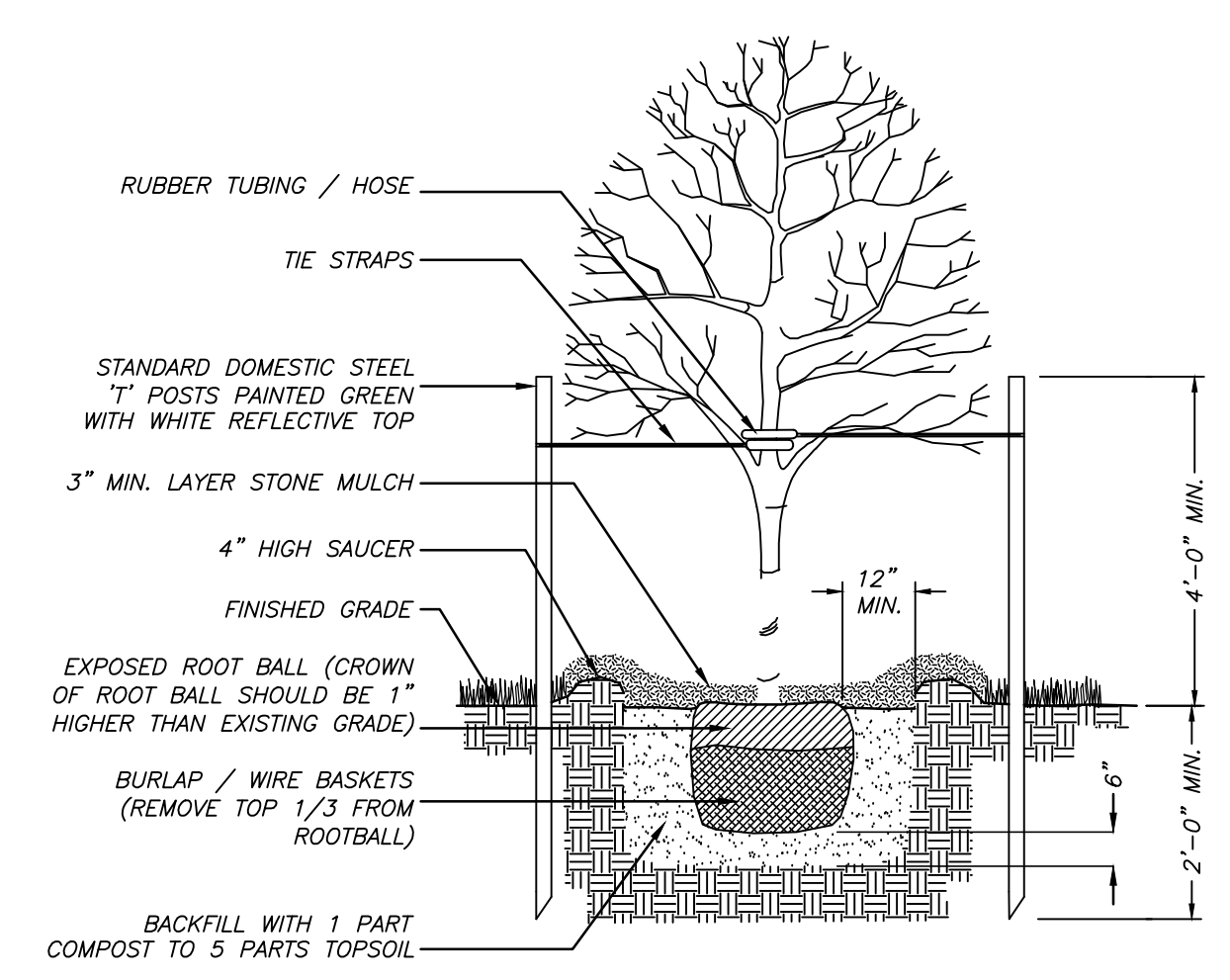
- MAYER Z-52 ZOYSIA
- EMERALD ZOYSIA
- BERMUDA GRASS
- BERMUDA GRASS HYBRIDS
- CENTPEDE
- ST. AUGUSTINE

SHRUBS

- EVERGREEN HOLLIES
- YEW
- ABELIA
- BOXWOOD
- DWARF CRAPE MYRTLE
- DWARF PURPLELEAF JAPANESE BARBERRY
- JUNIPER SPECIES

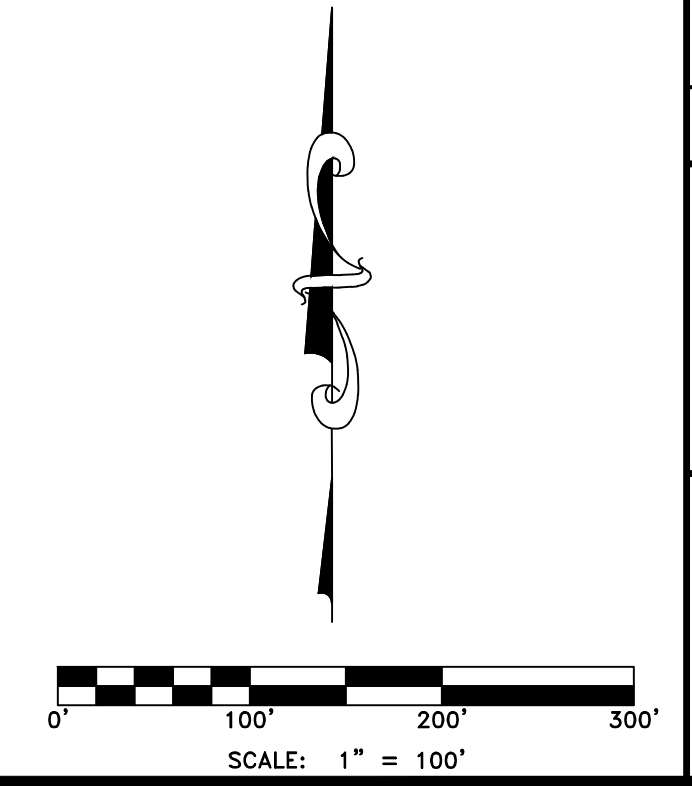
GROUND COVERS

- DWARF NANDINA
- JUNIPERS
- LIRIOPE (MONKEY GRASS)
- MEMORIAL ROSE
- MONDO GRASS
- PERIWINKLE
- SPREADING EUONYMUS
- ASIAN JASMINE
- ENGLISH IVY



DETAIL - TREE PLANTING
 SCALE - NTS

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LANDSCAPE PLAN
BARLOUCHE
 Part of the NE 1/4 of Section 11, T-17-N, R-31-W
 City of Tomlinson, Washington County, Arkansas

Prepared For:
 Tri-Star Contractors, Inc.
 1910 Waukesha Road
 Siloam Springs, AR 72761

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|-------------|---------------|
| Project No. | 22-012 |
| Date: | July 18, 2022 |
| Scale: | 1" = 100' |
| Drawn By: | B. Judd |
| Sheet: | 24 of 24 |