

REVIEW PLANS FOR

SLOAN CREST

A

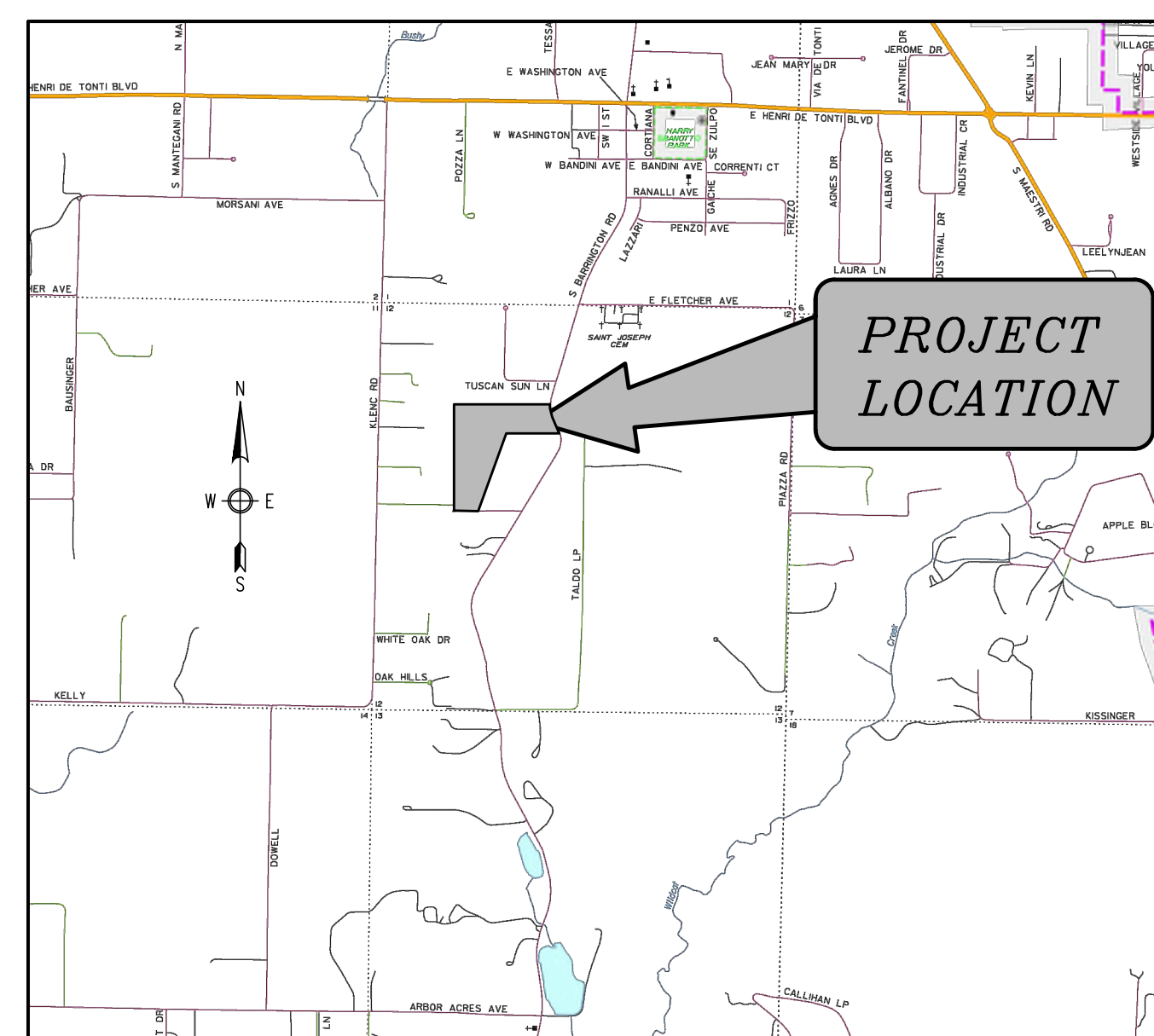
RESIDENTIAL SUBDIVISION

IN THE CITY OF

TONTITOWN, ARKANSAS



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21-23	STREET CROSS SECTIONS



VICINITY MAP

October 4, 2022

BY
ENGINEERING SERVICES INC.



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

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

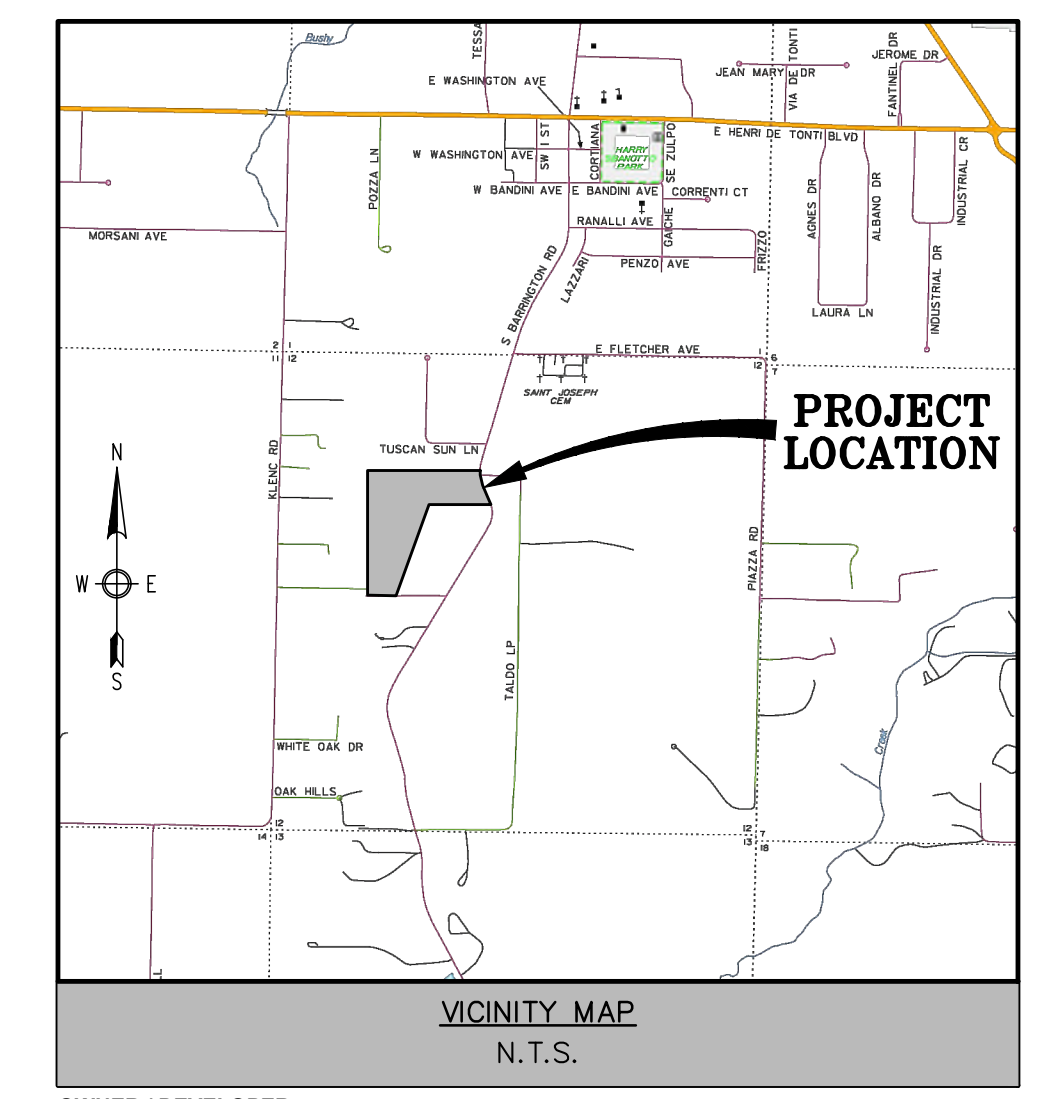
THOMAS J. APPEL, P.E. No. 13828
 ENGINEERING SERVICES, INC.

NOTES :
 ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF TONTITOWN, ARKANSAS.

ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS (ORDINANCE 2013-06-429, ADOPTED JUNE 4, 2013, REVISED APRIL 5, 2016) FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF TONTITOWN WATER UTILITIES.

PRELIMINARY PLAT FOR SLOAN CREST
MC DONALD BUILDING GROUP LLC
 BARRINGTON ROAD
 TONTITOWN, ARKANSAS

LOT SIZE TABLE			LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES	LOT #	LOT SQ. FT.	LOT ACRES
0	535022.08	12.28	16	11033.67	0.25
1	15322.31	0.35	17	12363.77	0.28
2	9608.17	0.22	18	14447.89	0.33
3	9608.17	0.22	19	14592.19	0.33
4	9608.17	0.22	20	16238.90	0.37
5	9608.17	0.22	21	17885.61	0.41
6	9608.25	0.22	22	24605.70	0.56
7	9608.09	0.22	23	9833.65	0.23
8	9756.77	0.22	24	9918.89	0.23
9	9955.10	0.23	25	9931.46	0.23
10	9576.35	0.22	26	9938.45	0.23
11	15150.36	0.35	27	10045.60	0.23
12	13654.25	0.31	28	12774.23	0.29
13	12999.10	0.30	29	23428.44	0.54
14	12343.96	0.28	30	60527.56	1.39
15	11688.81	0.27	31	68922.82	1.58



OWNER / DEVELOPER : MCDONALD BUILDING GROUP LLC
 671 OXFORD BEND RD
 FAYETTEVILLE, AR 72703

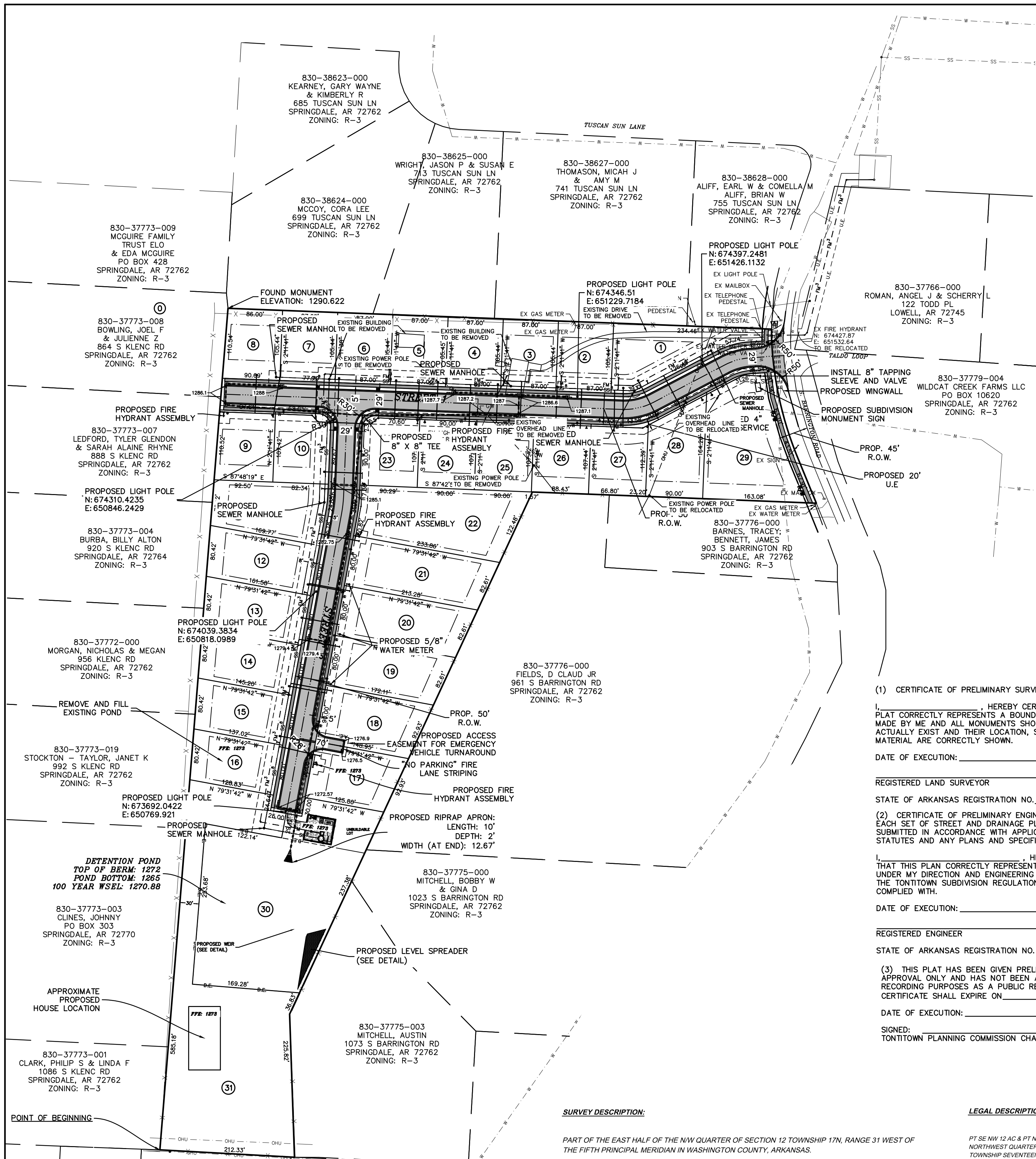
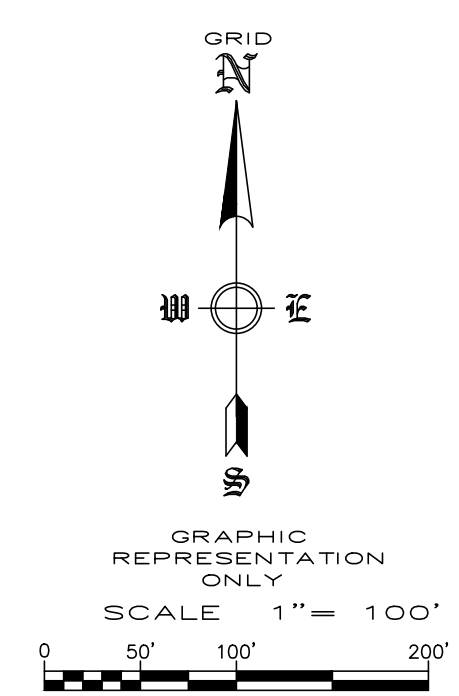
ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
 1207 S. OLD MISSOURI RD.
 P.O. BOX 282
 SPRINGDALE, AR 72762

ZONING : R-3

SETBACKS : FRONT SETBACK = 30'
 SIDE SETBACK = 7'
 (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
 REAR SETBACK = 25'

LOTS : BUILDABLE LOTS: 30
 NON-BUILDABLE LOTS: 1

PROPOSED USE : SINGLE FAMILY RESIDENTIAL



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
- NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE
- 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 FENCES SHALL BE ALLOWED ON DRAINAGE WAYS, UNLESS THEY ARE NON-OBSTRUCTIVE.
- ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
- A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
- ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
- MODIFIED CURB REQUIRED AT ALL DRIVES.
- THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
- THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.

(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

SURVEY DESCRIPTION:

PART OF THE EAST HALF OF THE NW QUARTER OF SECTION 12 TOWNSHIP 17N, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN WASHINGTON COUNTY, ARKANSAS.

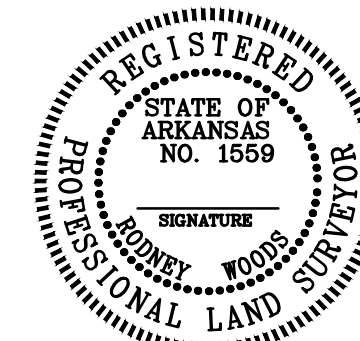
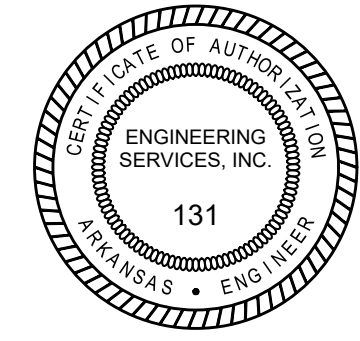
COMMENCING AT THE SOUTHWEST CORNER OF SAID NW QUARTER; THENCE NORTH 03°19'33" EAST A DISTANCE OF 165.88 FEET; THENCE SOUTH 87°00'42" EAST A DISTANCE OF 1311.37 FEET; THENCE NORTH 03°49'44" EAST A DISTANCE OF 339.64 FEET; THENCE NORTH 86°51'10" WEST A DISTANCE OF 212.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°37'37" EAST A DISTANCE OF 1330.50 FEET; THENCE SOUTH 87°48'19" EAST A DISTANCE OF 856.92 FEET TO THE WESTERLY RIGHT OF WAY OF S. BARRINGTON ROAD; THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS: SOUTH 00°15'20" WEST A DISTANCE OF 12.13 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 199.54 FEET AND HAVING A RADIUS OF 583.10 FEET AND A LONG CHORD OF SOUTH 12°25'05" EAST A DISTANCE OF 198.46 FEET; THENCE SOUTH 22°17'07" EAST A DISTANCE OF 73.75 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 87°42'25" WEST A DISTANCE OF 292.55 FEET; THENCE SOUTH 24°54'03" WEST A DISTANCE OF 633.04 FEET; THENCE SOUTH 01°56'00" EAST A DISTANCE OF 225.82 FEET; THENCE NORTH 86°51'10" WEST A DISTANCE OF 212.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.19 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF S BARRINGTON ROAD AND ANY EASEMENTS OF RECORD OR FACT.

LEGAL DESCRIPTION:

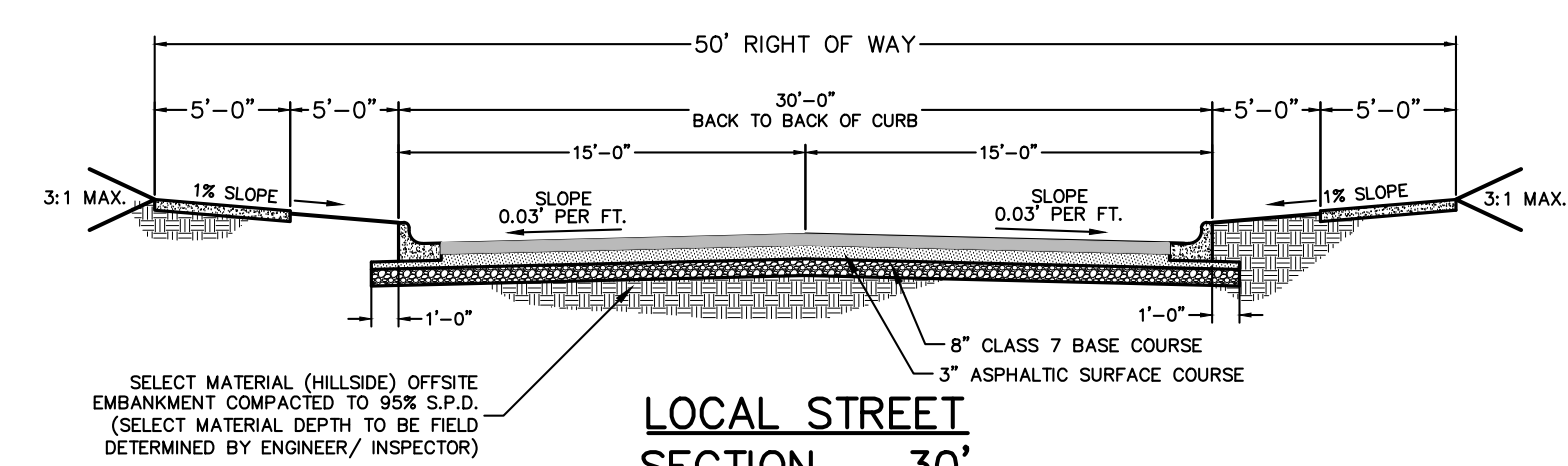
P1 SE NW 12 AC & P1 NE SW 1.39 AC FURTHER DESCRIBED FROM 2019-9819 AS: PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWELVE IN TOWNSHIP SEVENTEEN NORTH OF RANGE THIRTY-ONE WEST, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 11 CHAINS WEST OF THE CENTER OF NORTH HALF OF SAID SECTION TWELVE AND RUNNING THENCE WEST 9 CHAINS THENCE SOUTH 32 CHAINS TO THE MIDDLE OF BARRINGTON ROAD THENCE IN A NORTHEASTERLY DIRECTION WITH THE MIDDLE OF SAID ROAD TO THE BEGINNING POINT. CONTAINING 15 ACRES MORE OR LESS.



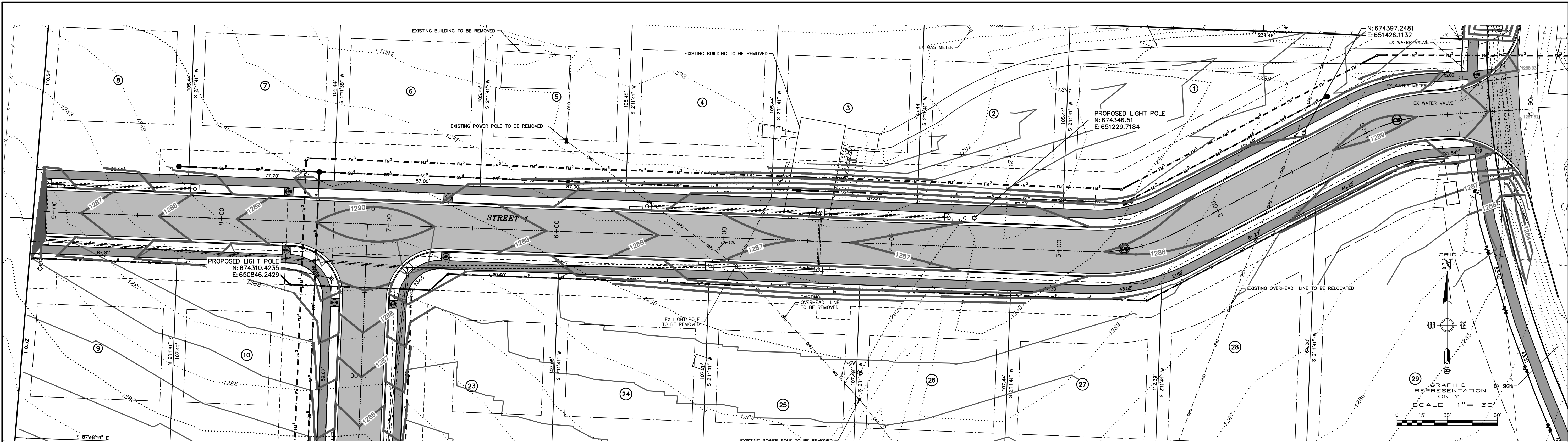
FLOOD PLAIN ZONING:
 THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C065F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

VARIANCE NOTE:
 VARIANCES HAVE BEEN REQUESTED FOR THE MINIMUM LOT DEPTH FOR LOTS IN THE R-3 DISTRICT AND FOR THE MAXIMUM LENGTH OF A CUL-DE-SAC.



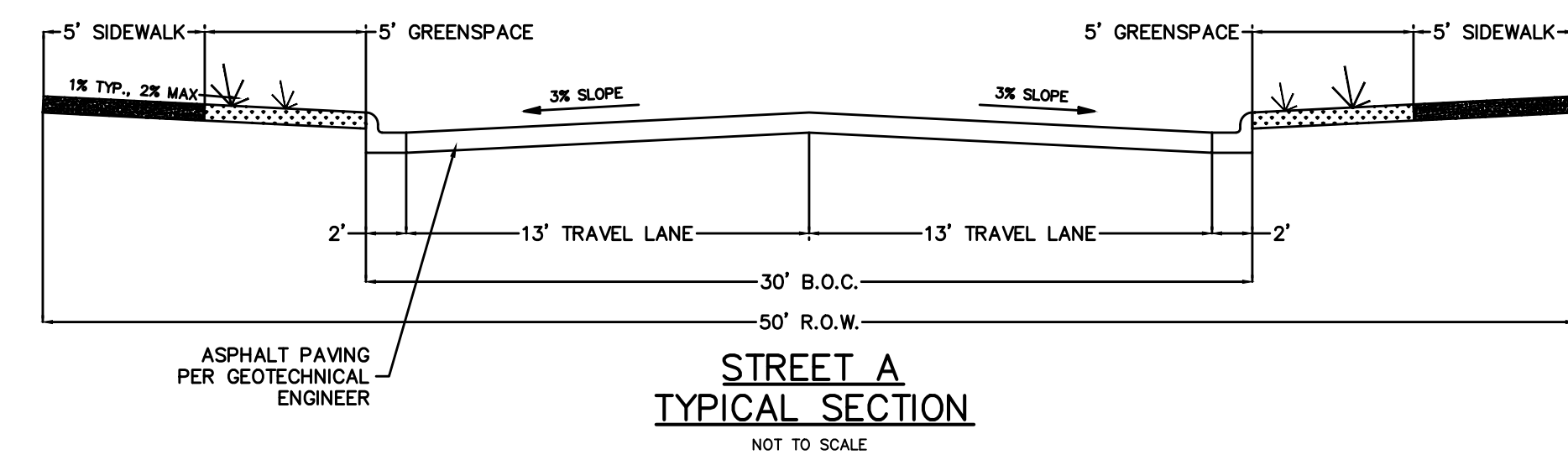
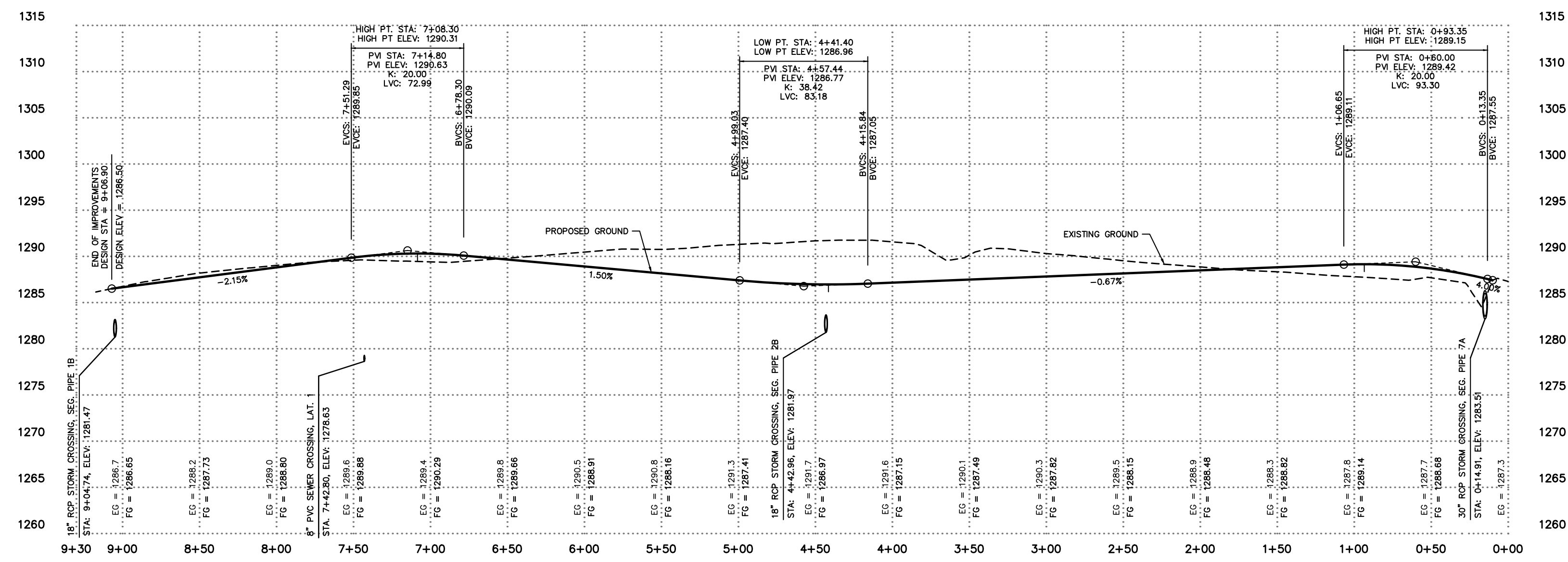
REVISION	DATE	DESCRIPTION

SCALE: 1" = 100'
 DATE: Oct 4, 2022
 DRAWN BY: JRC
 W.O. #: 22958



STREET 1

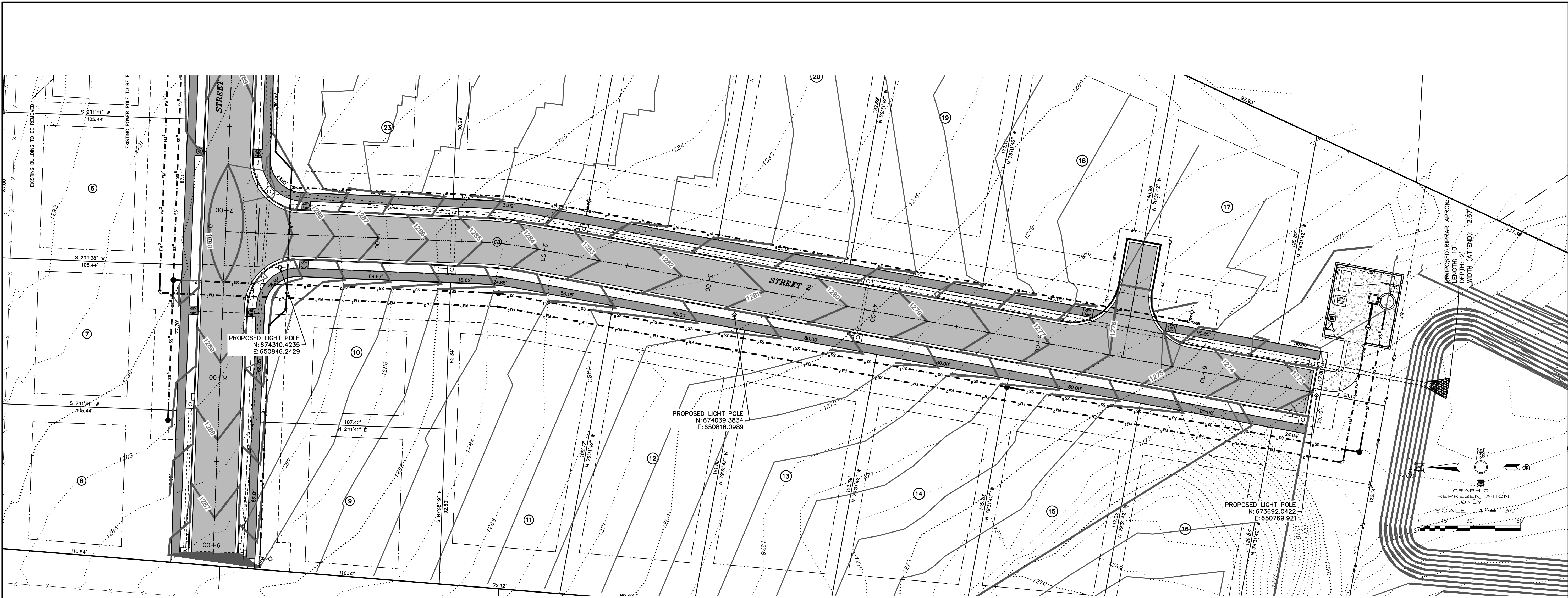
SCALES:
HORIZONTAL: 1" = 60'
VERTICAL: 1" = 10'



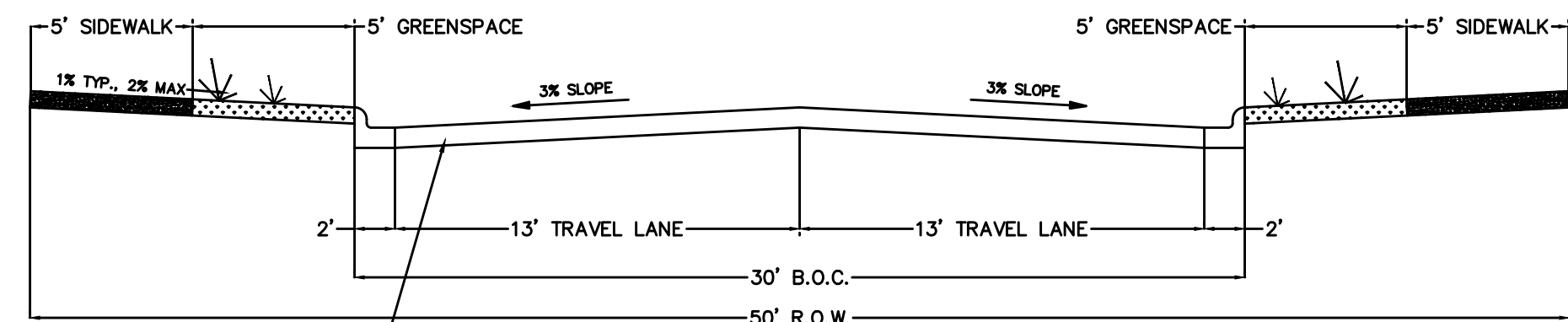
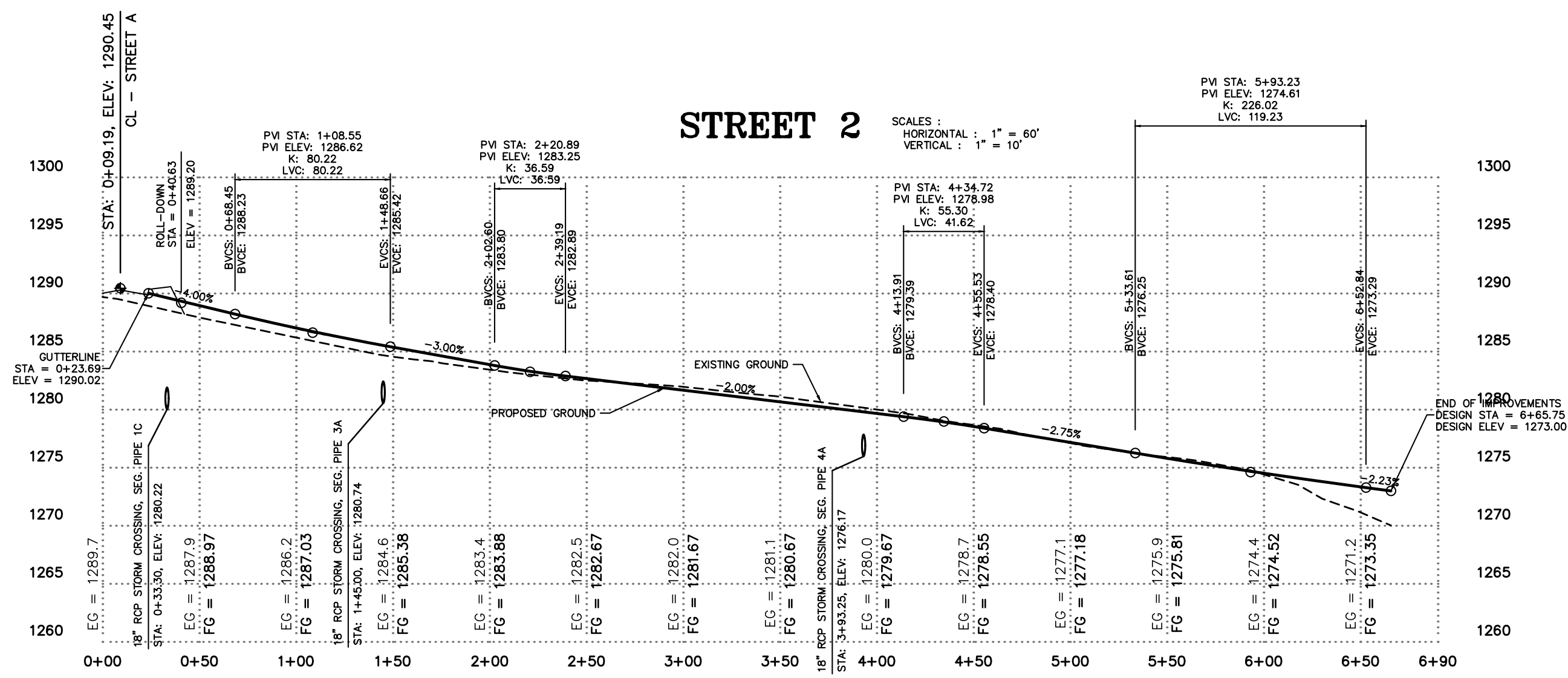
STREET A PLAN & PROFILE
MCDONALD BUILDING GROUP LLC
BARINGTON ROAD
TONITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NOTED
DATE: Oct 4, 2022
ENGINEER: SA
DRAWN BY: BAP
W.O. #: 22958

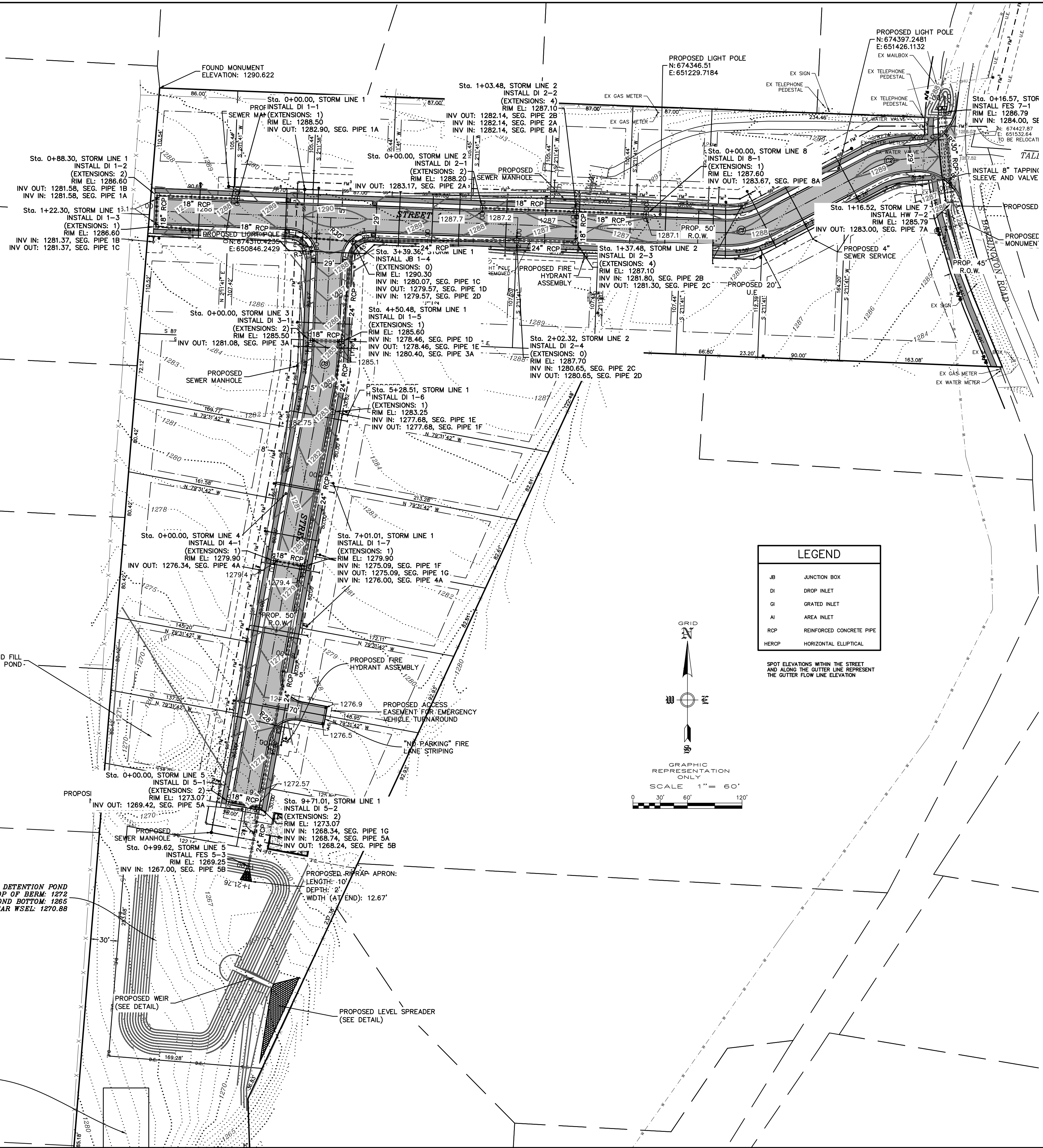


STREET B PLAN & PROFILE
MCDONALD BUILDING GROUP LLC
BARINGTON ROAD
TONTOWN, ARKANSAS

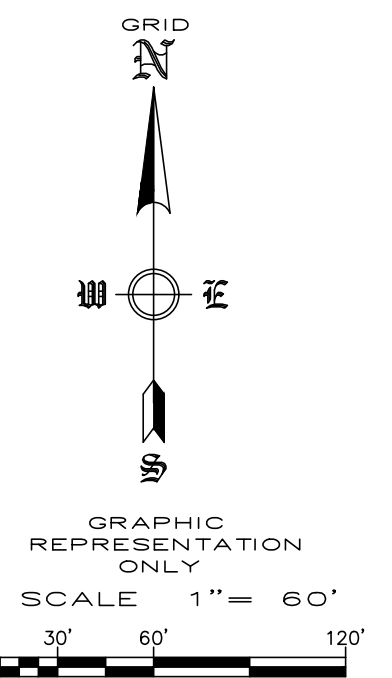


REVISION	DATE	DESCRIPTION

SCALE: 1" = 30'
 DATE: Oct 4, 2022
 ENGINEER: SA
 DRAWN BY: BAP
 W.O. #: 22958



LEGEND	
JB	JUNCTION BOX
DI	DROP INLET
GI	GRATED INLET
AI	AREA INLET
RCP	REINFORCED CONCRETE PIPE
HERCP	HORIZONTAL ELLIPTICAL



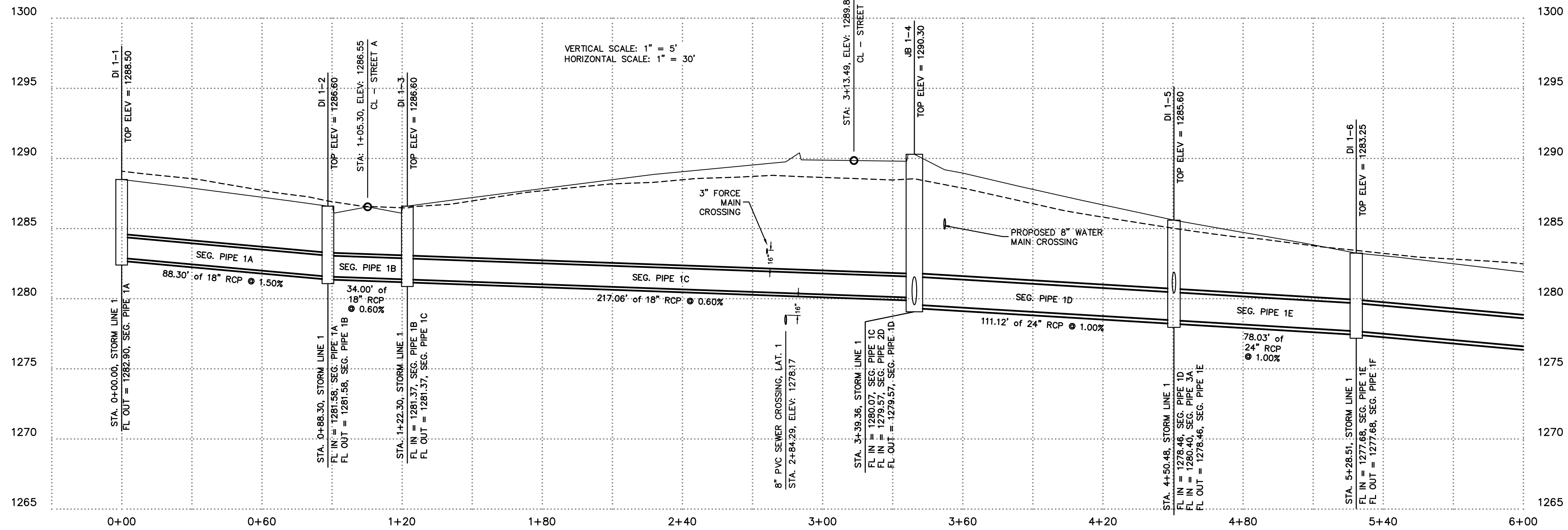
SPOT ELEVATIONS WITHIN THE STREET AND ALONG THE GUTTER LINE REPRESENT THE GUTTER FLOW LINE ELEVATION

REVISION	DATE	DESCRIPTION

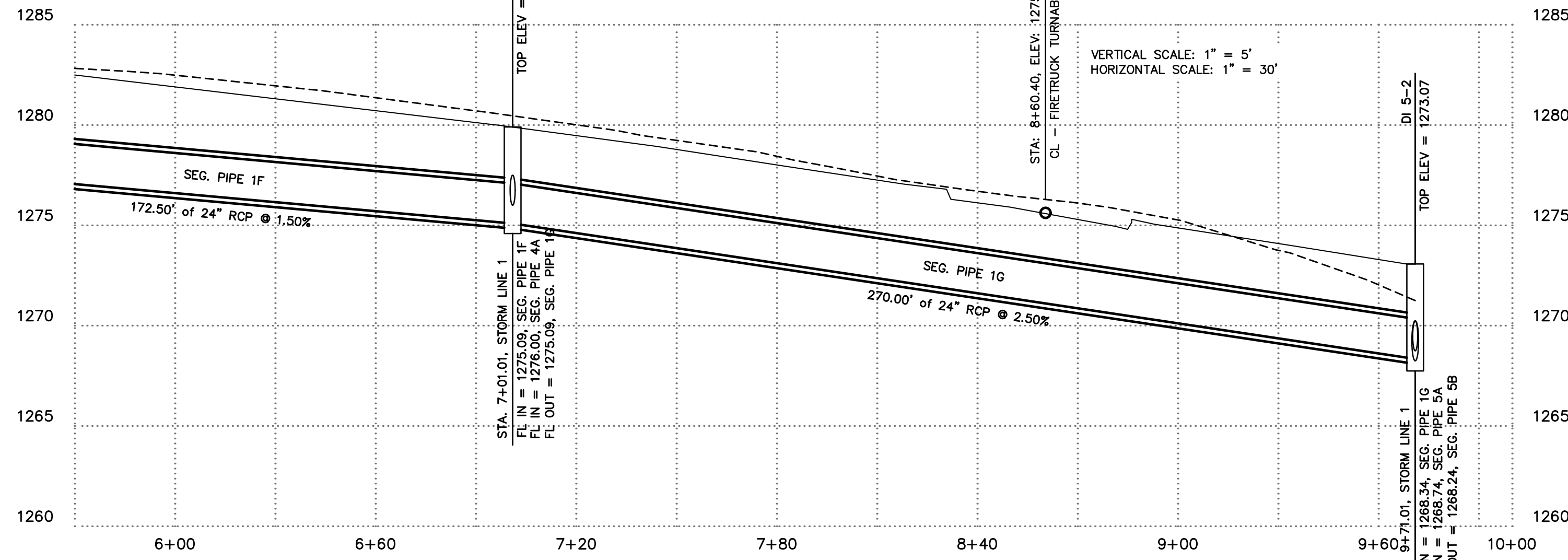
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DATE: Oct 4, 2022
ENGINEER: FA
DRAWN BY: C.S.
W.O. # 22958

4

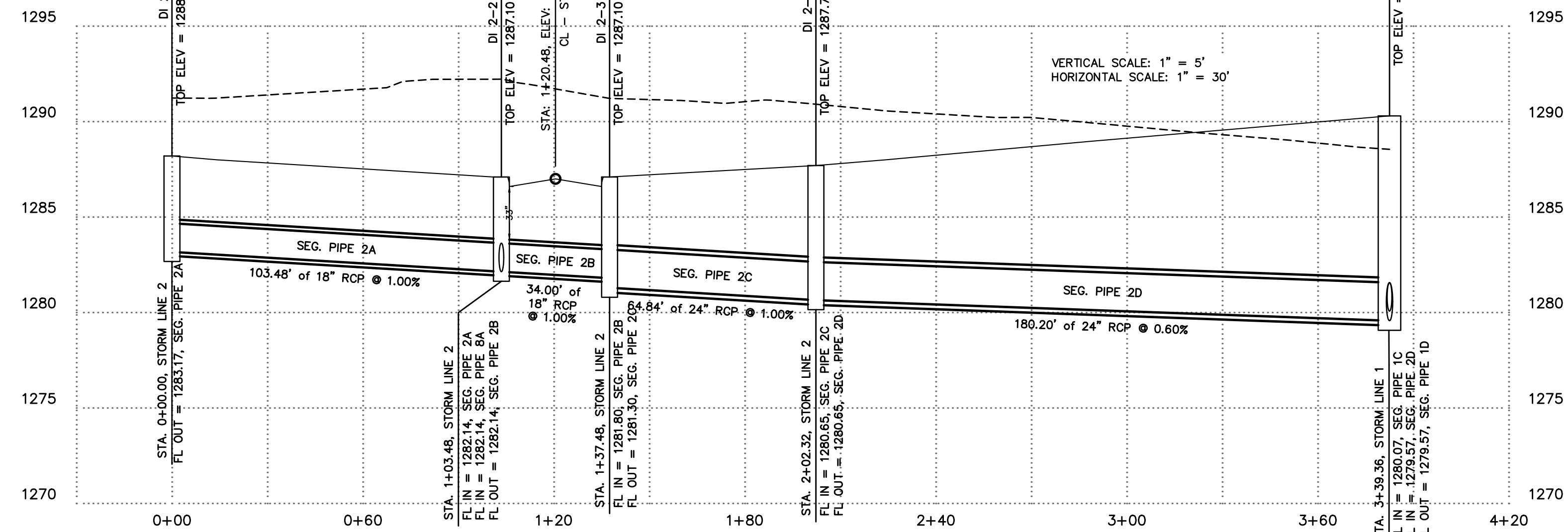
STORM LINE 1



STORM LINE 1



STORM LINE 2



LEGEND	
JB	JUNCTION BOX
DI	DROP INLET
GI	GRADED INLET
AI	AREA INLET
RCP	REINFORCED CONCRETE PIPE
HERCP	HORIZONTAL ELLIPTICAL



STORM DRAINAGE PROFILES
MCDONALD BUILDING GROUP LLC
 BARRINGTON ROAD
 TONTITOWN, ARKANSAS

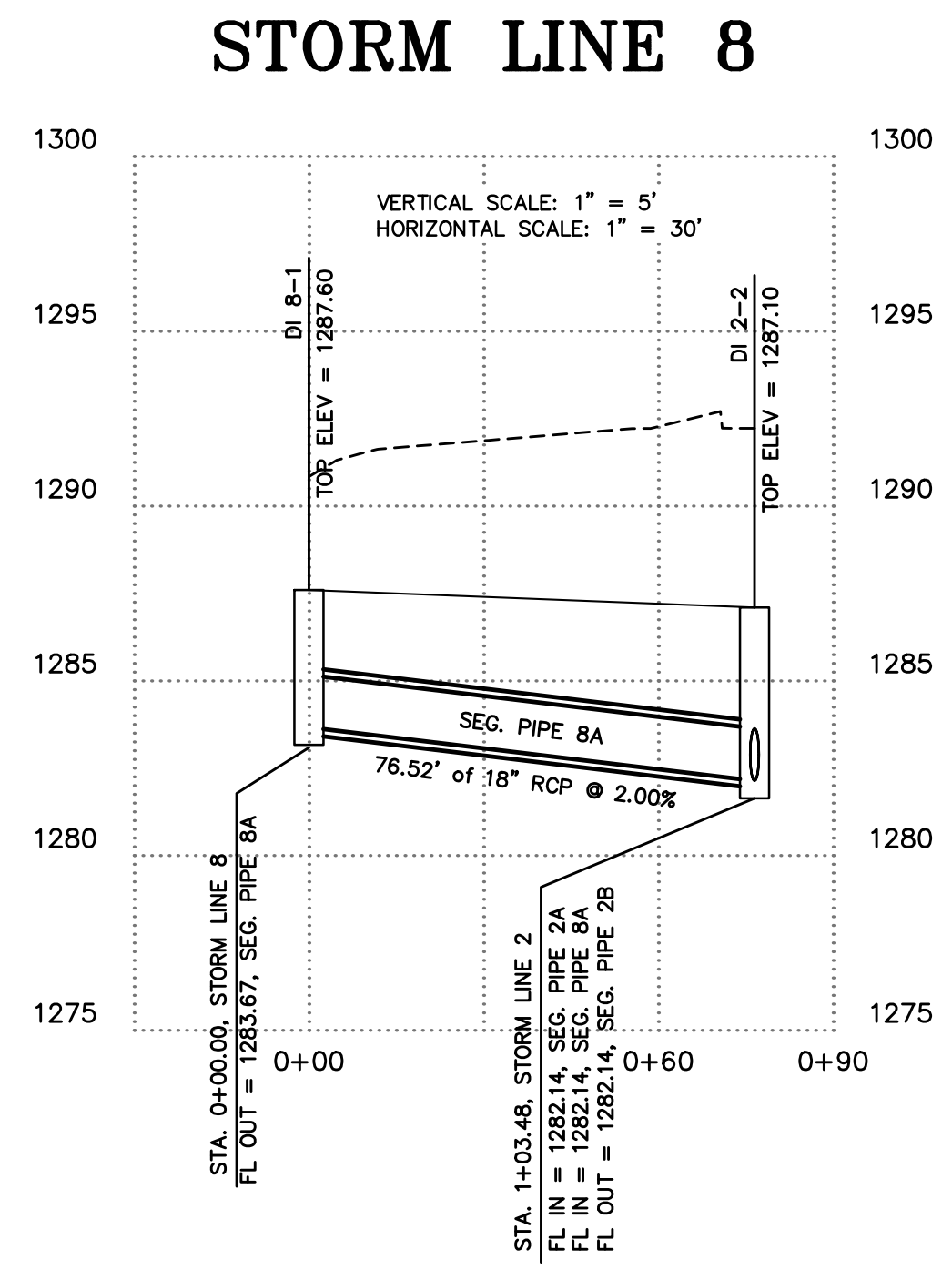
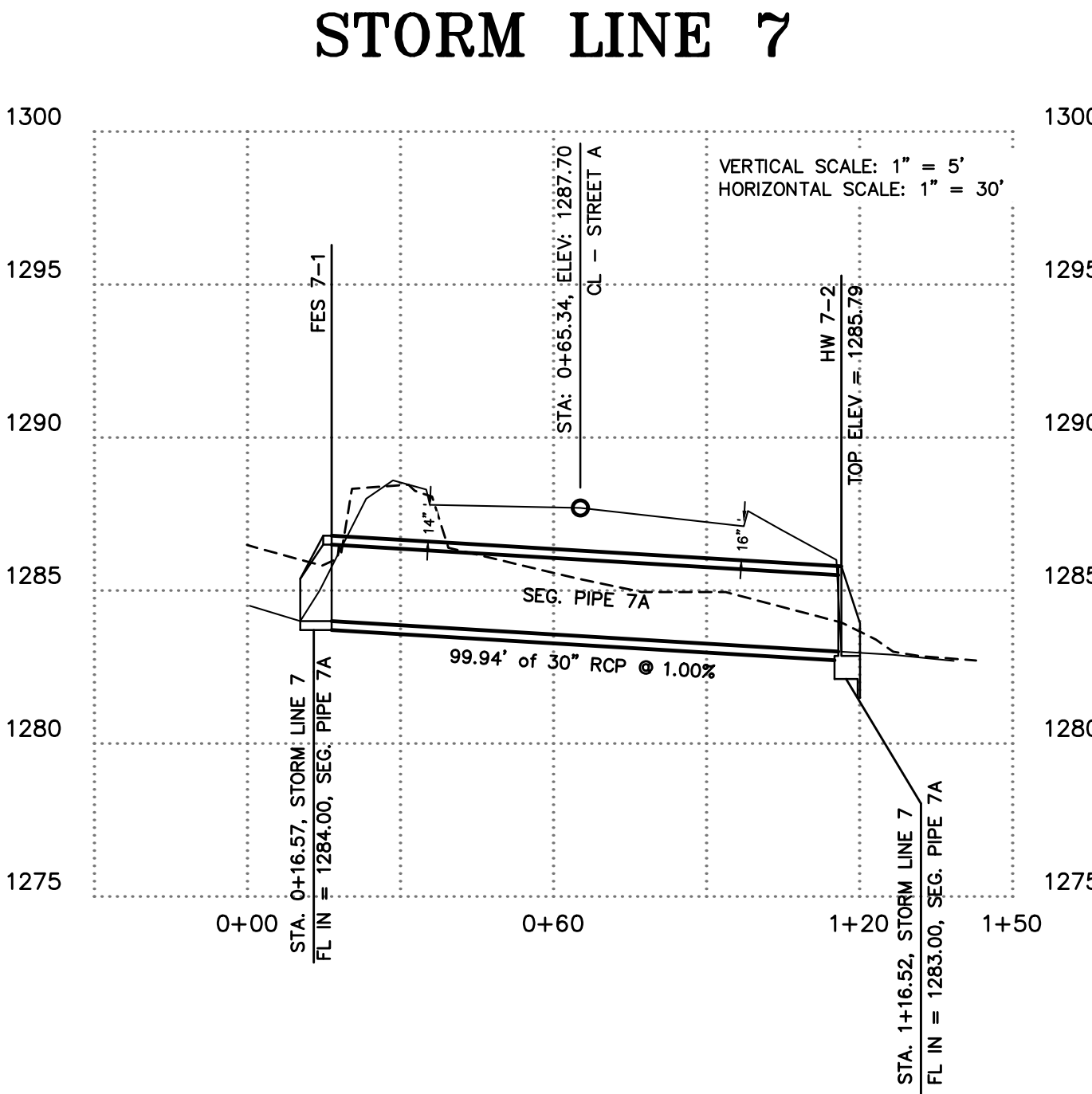
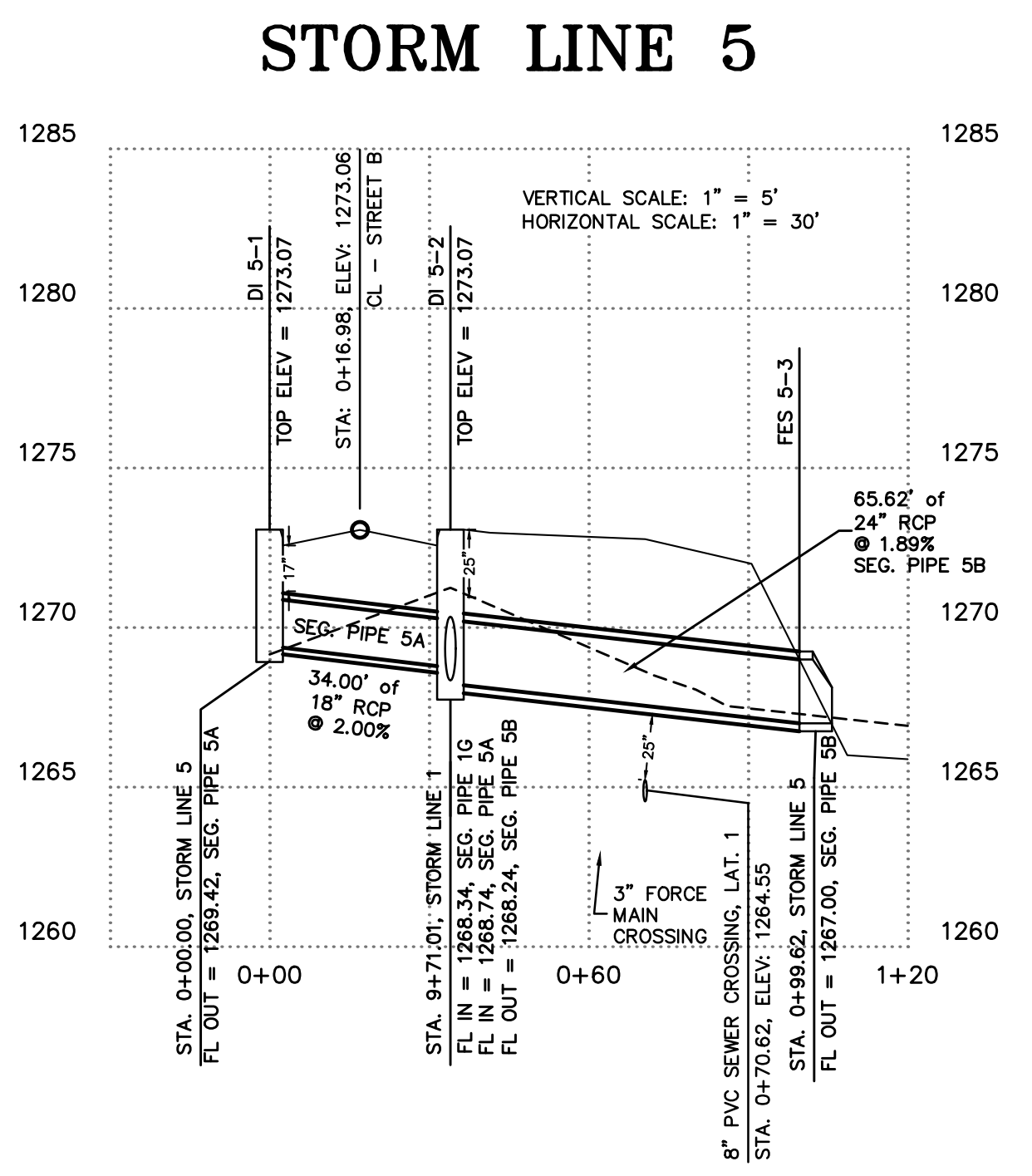
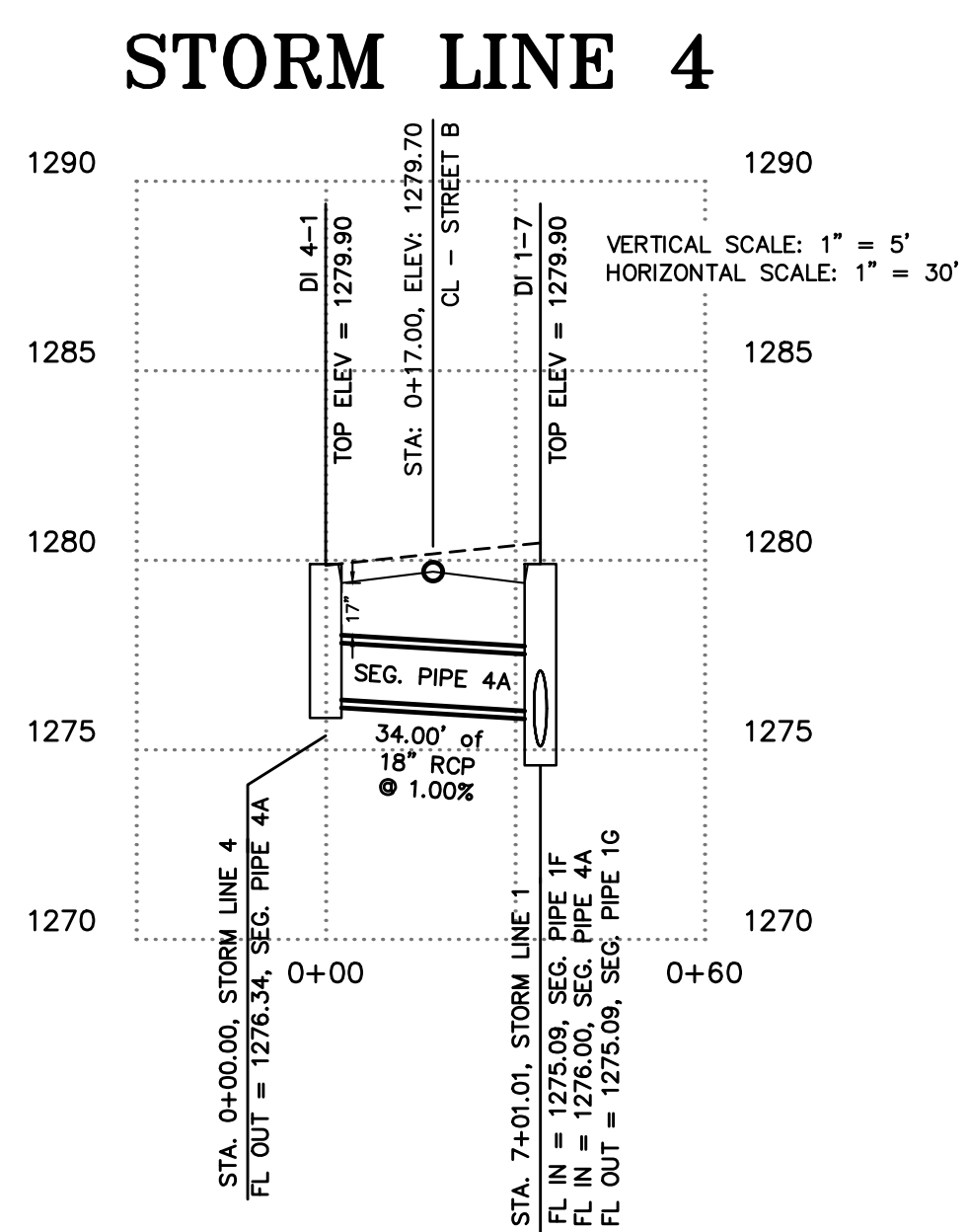
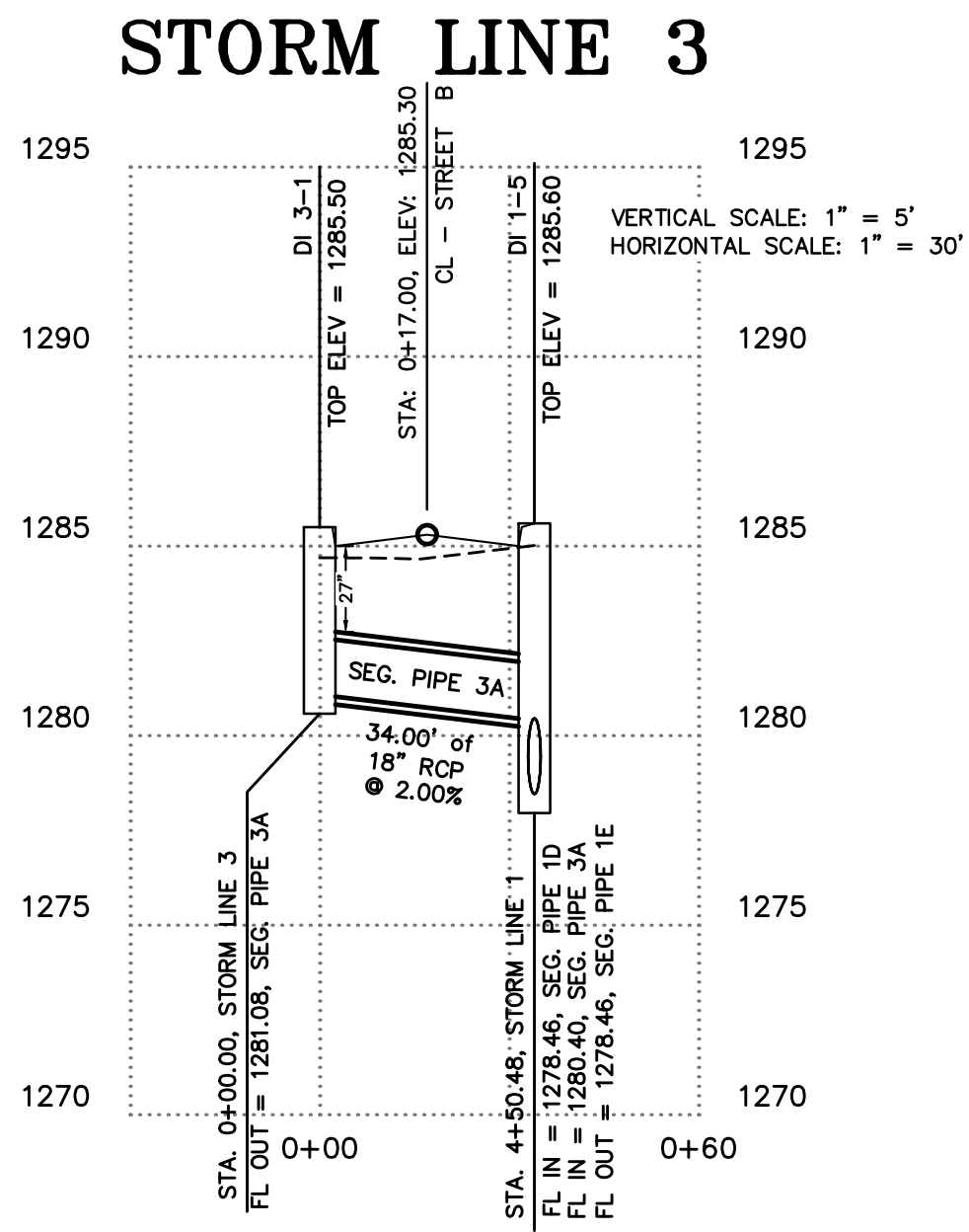
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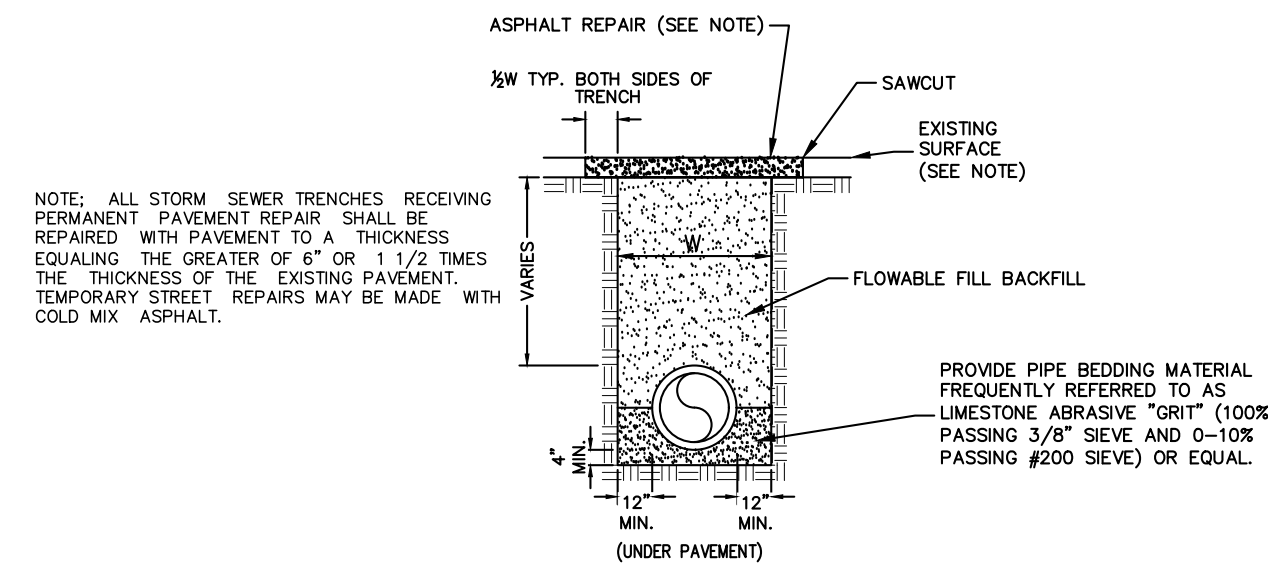
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 W.O. #: 22958

REVISION	DATE	DESCRIPTION

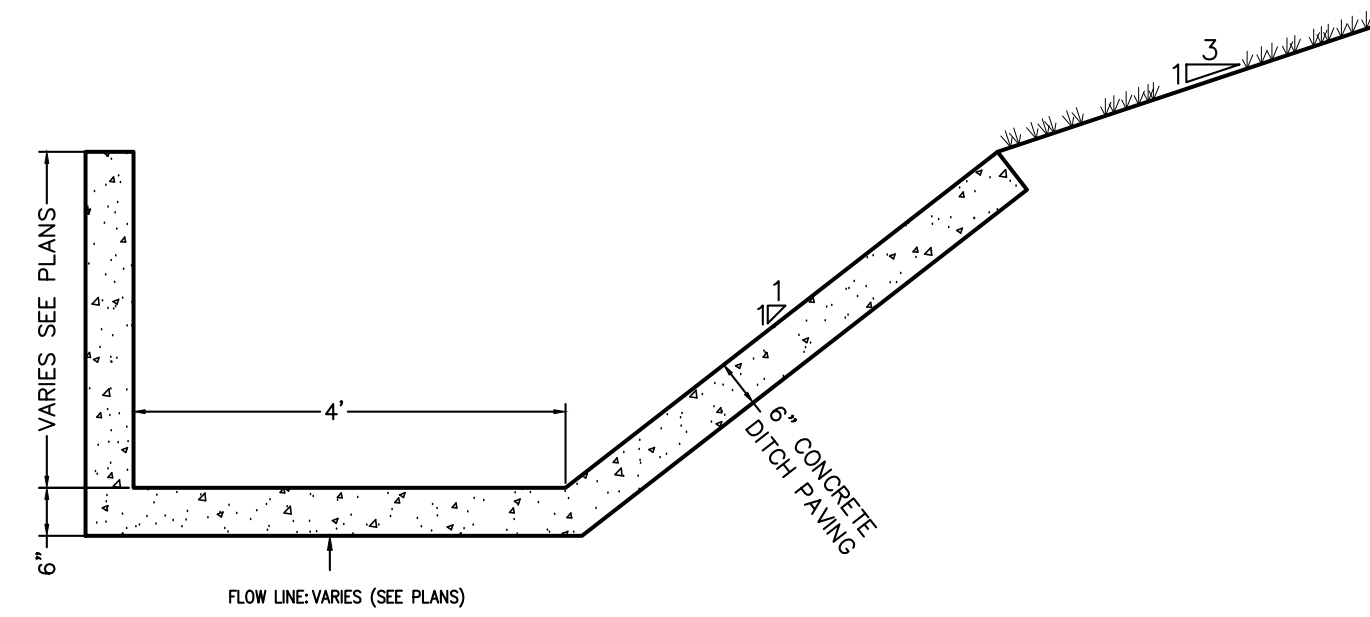
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 DATE: Oct 4, 2022
 DRAWN BY: CAS
 W.O. #: 22958

LEGEND	
JB	JUNCTION BOX
DI	DROP INLET
GI	GRADED INLET
AI	AREA INLET
RCP	REINFORCED CONCRETE PIPE
HERCP	HORIZONTAL ELLIPTICAL

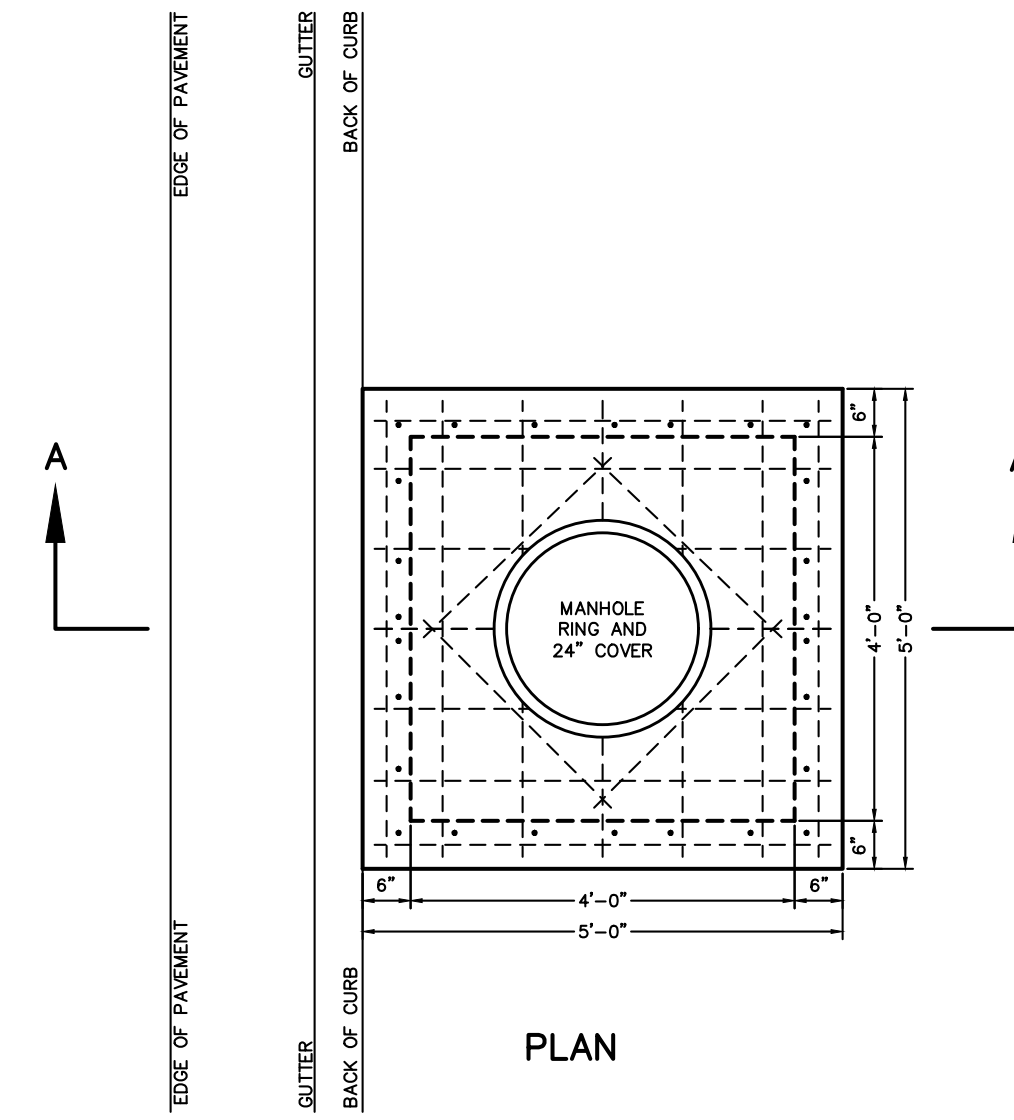




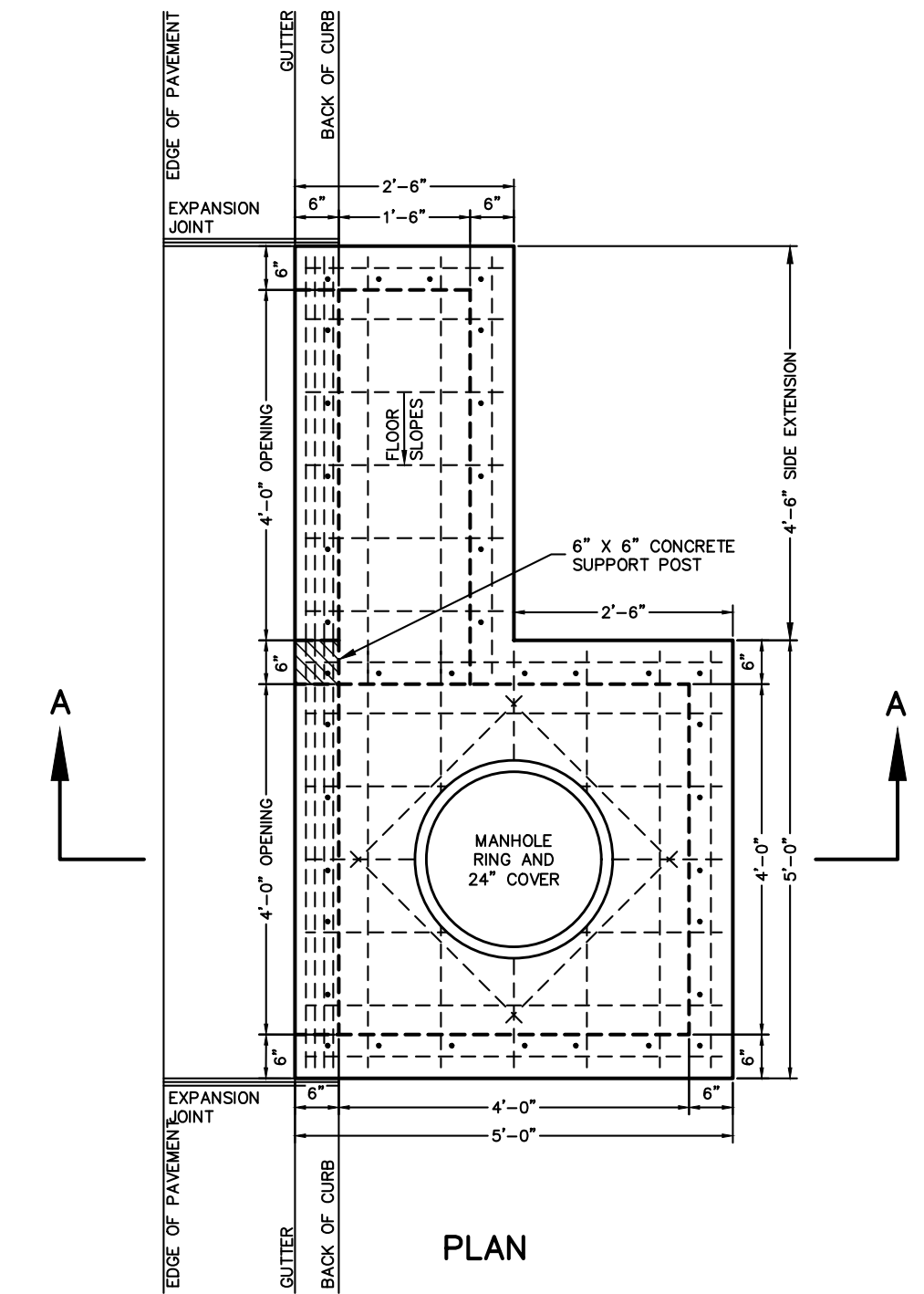
**STORM SEWER BEDDING
FOR STREET CROSSINGS**
(SEE PLAN & PROFILE FOR LOCATION)
NOT TO SCALE



OPEN CHANNEL
NTS



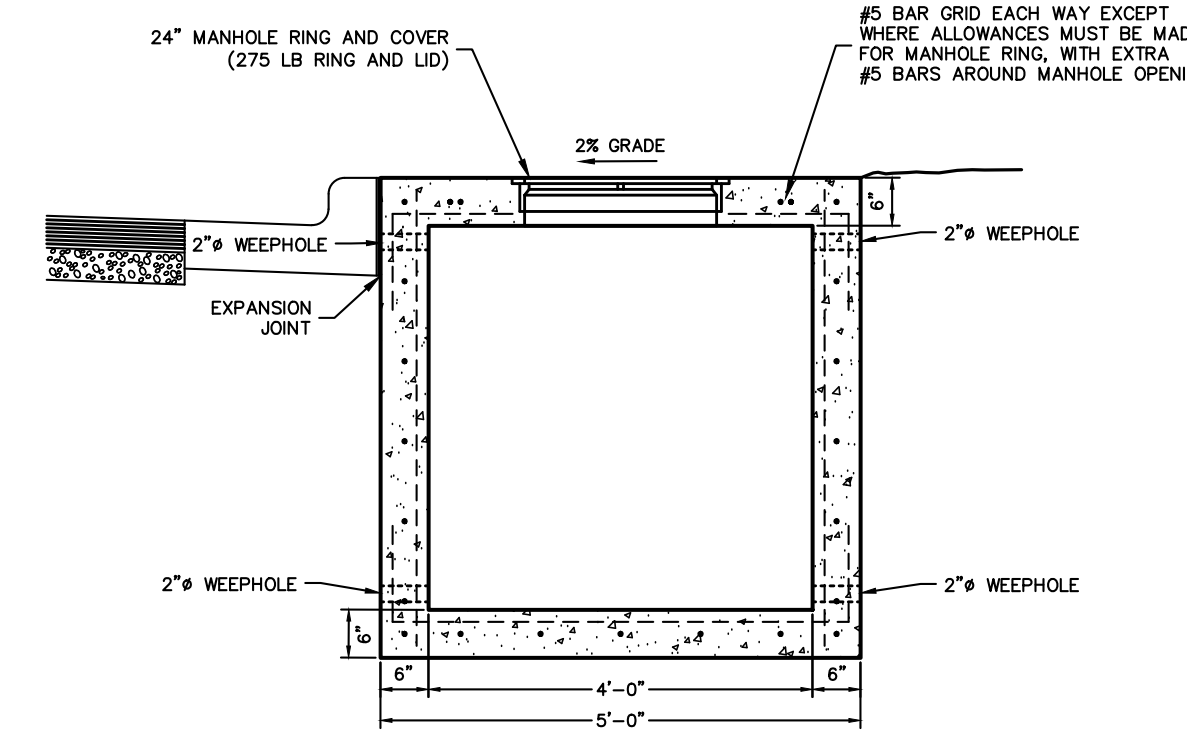
PLAN



PLAN

- NOTES:**
1. ALL EXPOSED CORNERS TO HAVE 3/4\"/>
 - 2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2\"/>
 - 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\"/>
 - 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\"/>
 - 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\"/>
 - 11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0\"/>
 - 12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.

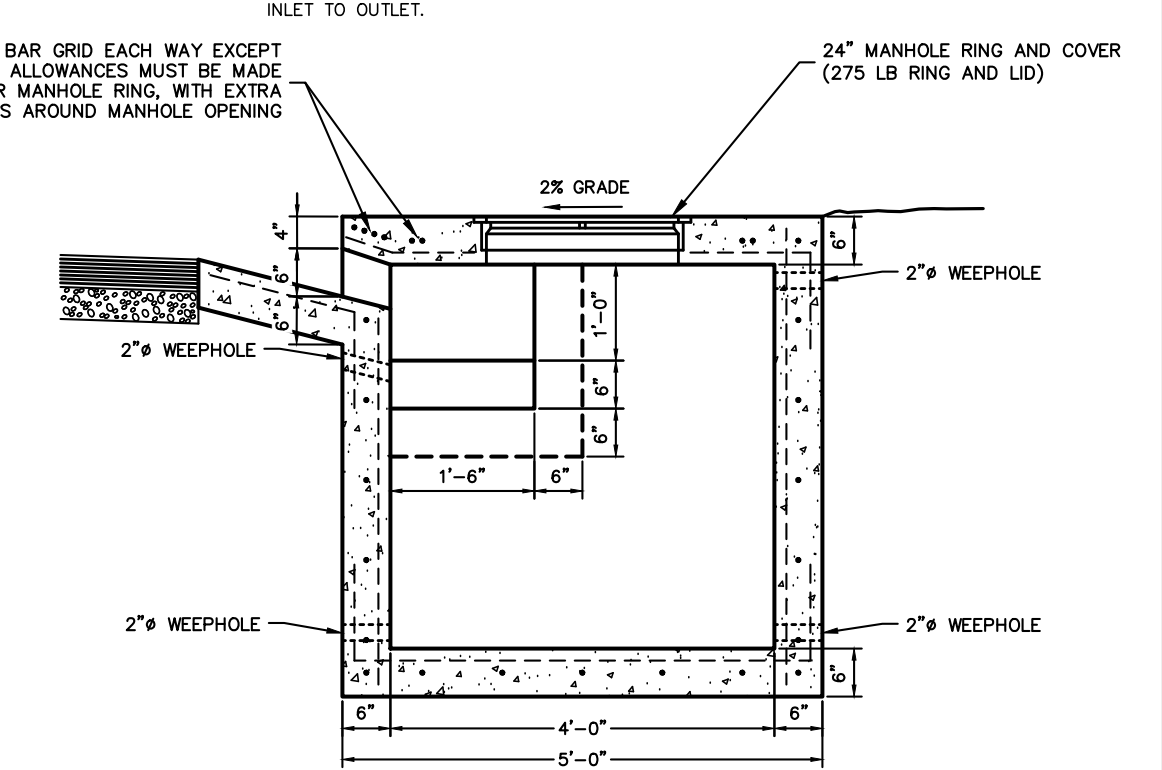
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SECTION A-A

TYPICAL JUNCTION BOX

NOT TO SCALE



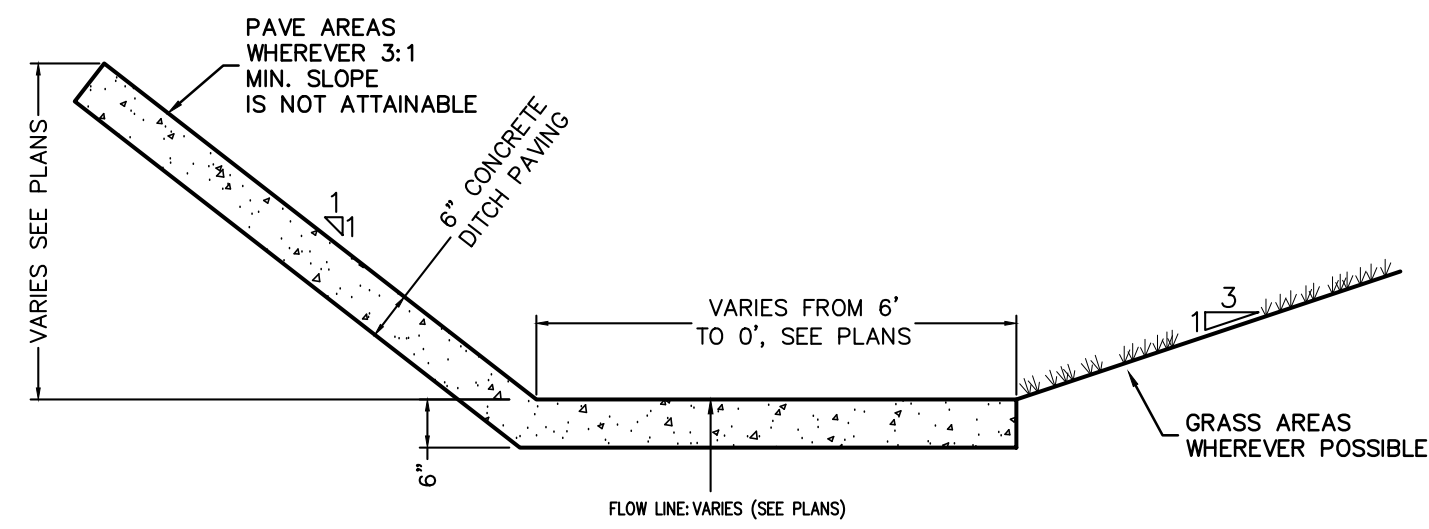
SECTION A-A

TYPICAL DROP INLET

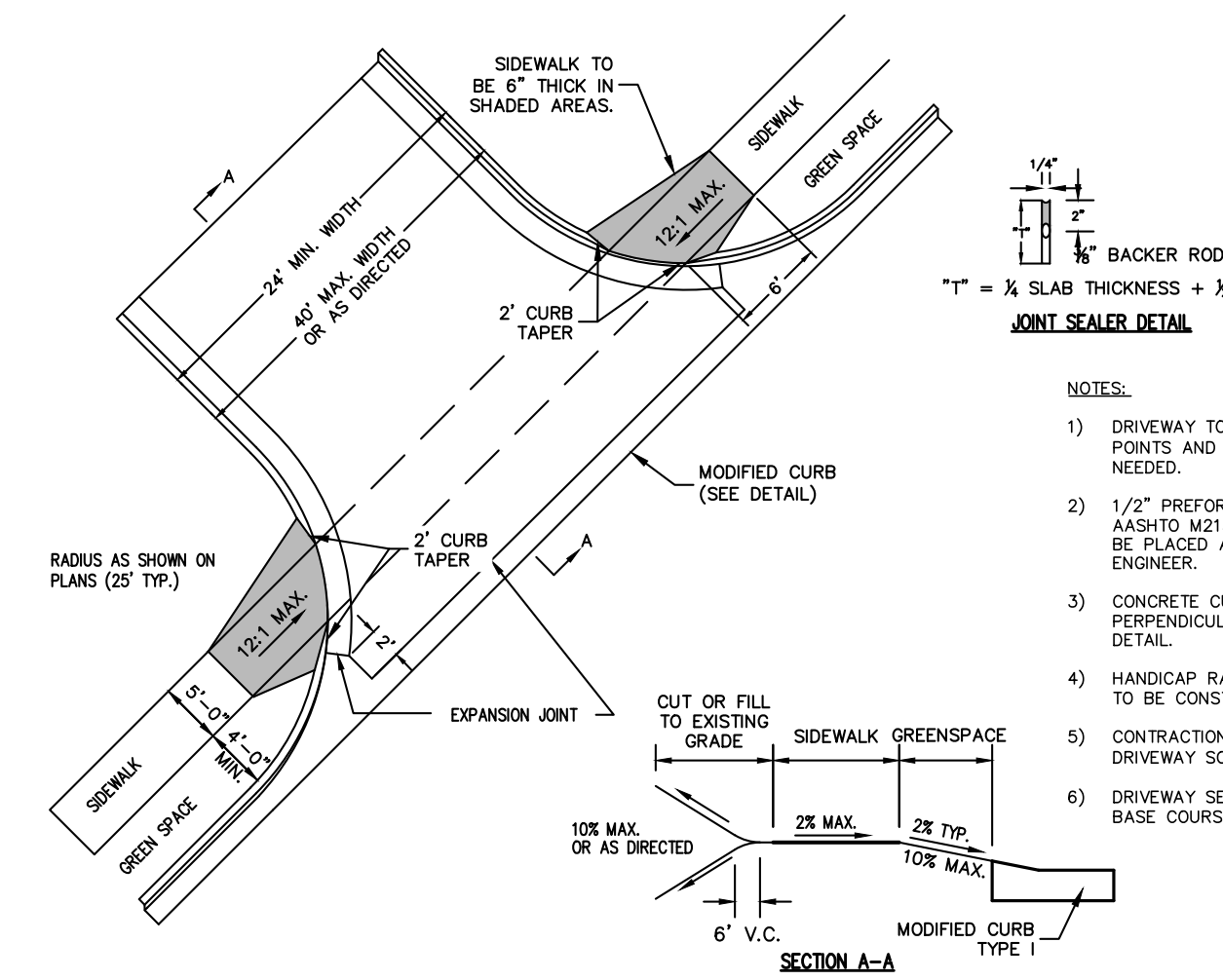
NOT TO SCALE

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Oct 4, 2022
DRAWN BY: JRC
W.O. #: 22958



BARRINGTON ROAD DITCH CROSS-SECTION
NTS

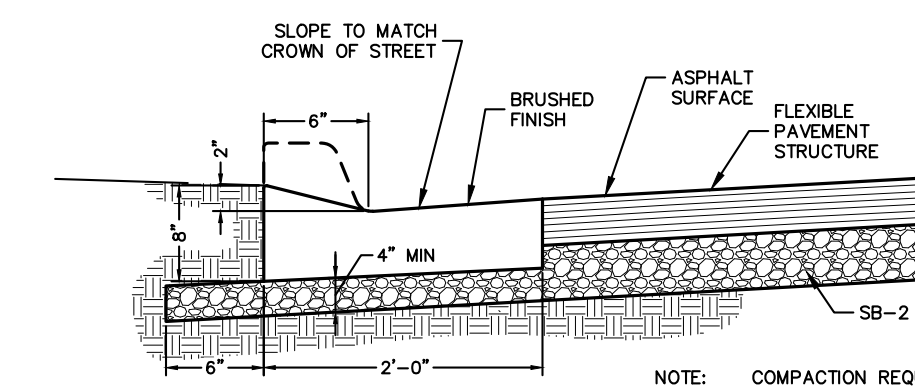


DRIVEWAY DETAIL
NOT TO SCALE

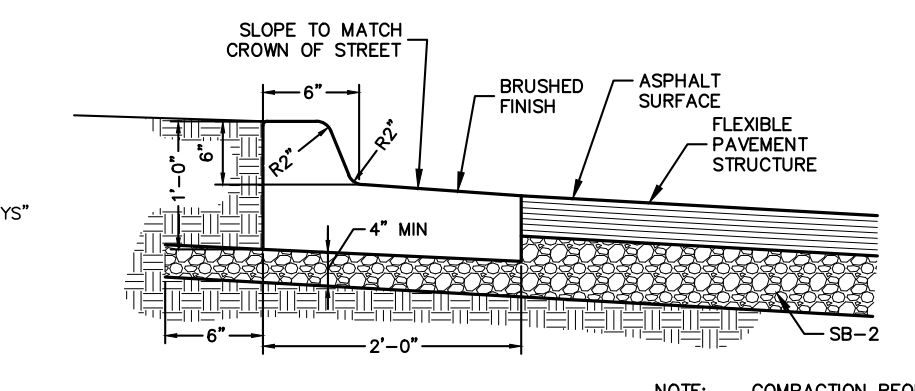
1/4" BACKER ROD
T = 1/2 SLAB THICKNESS + 1/2"
JOINT SEALER DETAIL

NOTES:

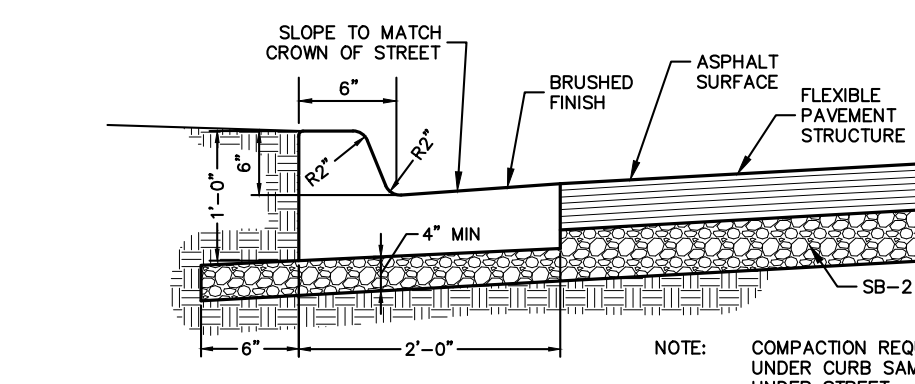
- 1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
- 2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
- 3) CONCRETE CURB TO BE SAW-CUT AT 15'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



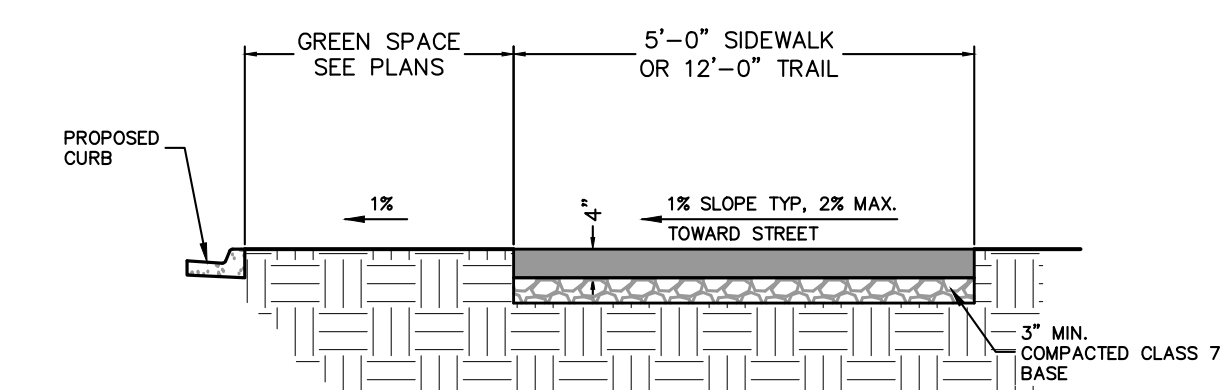
MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE



STANDARD 6" CONCRETE SPILL CURB & GUTTER
NOT TO SCALE

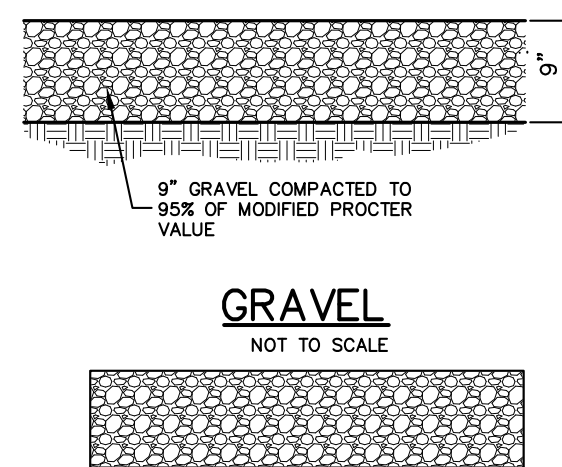


STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE

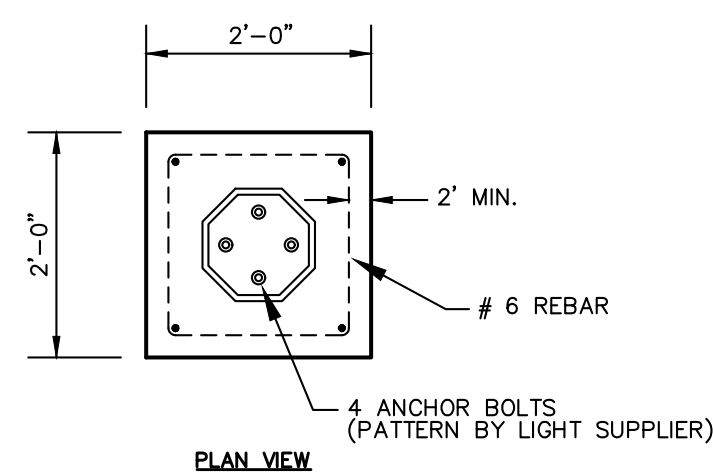


NOTES:
TRANSVERSE TOOLED JOINTS SHALL BE PROVIDED PERPENDICULAR TO SIDEWALK AT INTERVALS EQUAL TO THE SIDEWALK WIDTH.
PROVIDE EXPANSION JOINTS PERPENDICULAR TO TRAIL AT INTERVALS SIX TRAIL WIDTH, AND AT EACH STRUCTURE AND CURB.
TRAIL MUST BE 3000 PSI CONCRETE ATOP 3" MIN. COMPACTED CLASS 7 BASE.

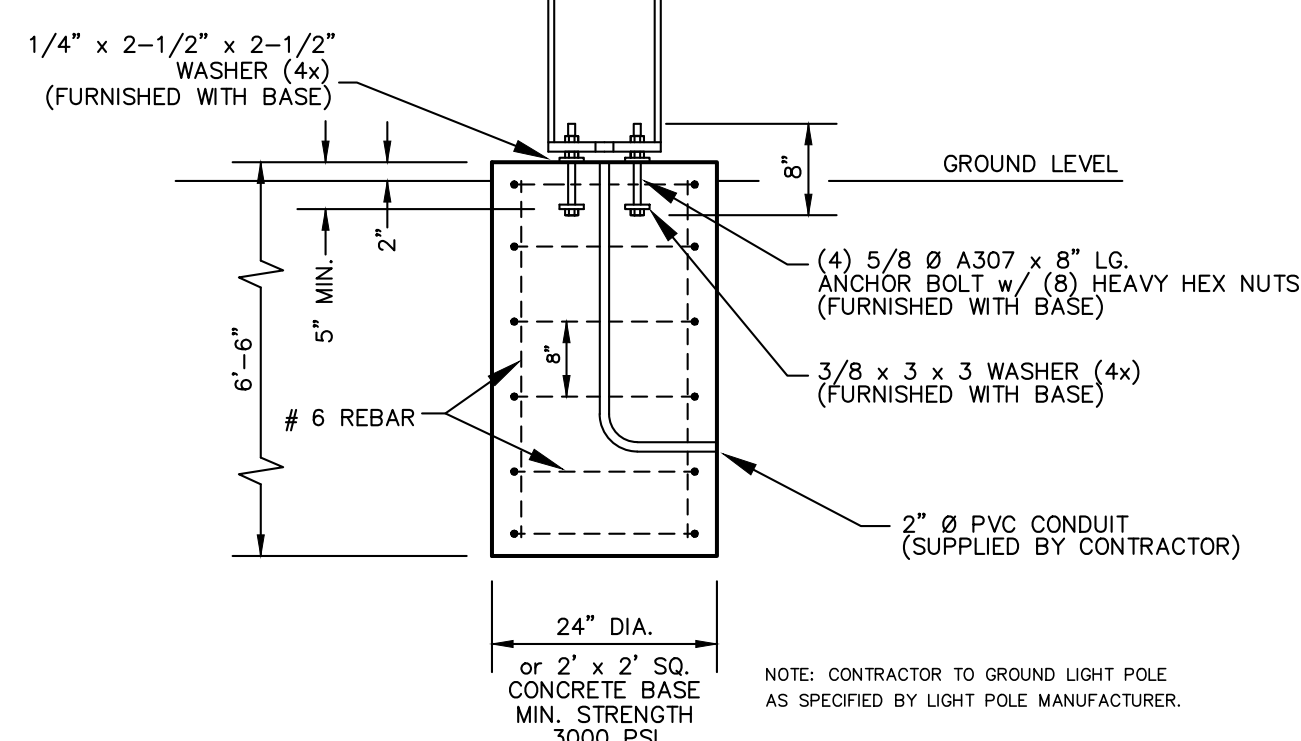
PUBLIC SIDEWALK & TRAIL DETAIL
NOT TO SCALE



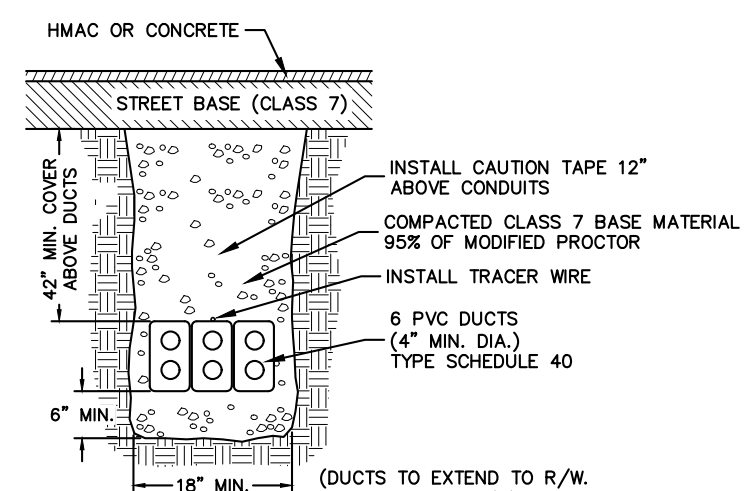
GRAVEL
NOT TO SCALE



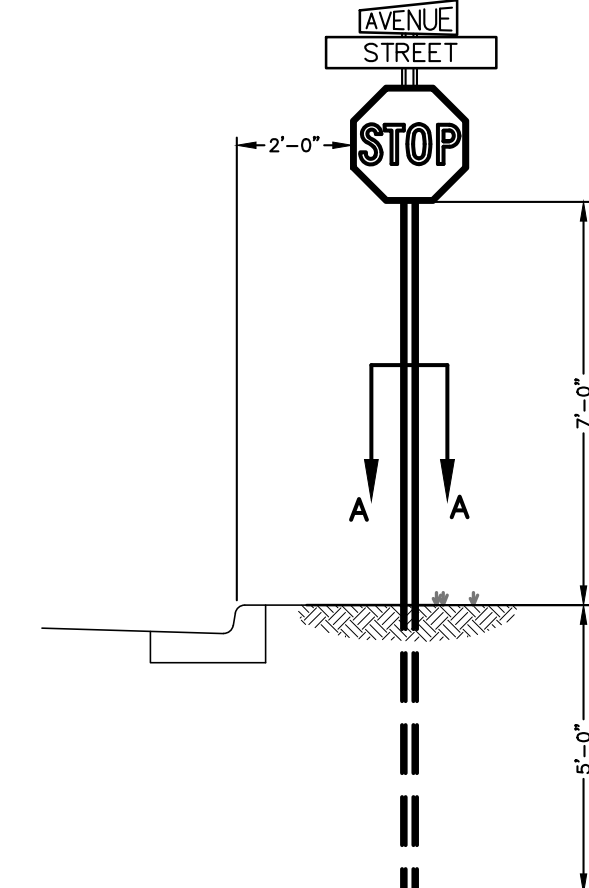
PLAN VIEW



SECTION VIEW LIGHT POLE FOOTING DETAIL
NOT TO SCALE



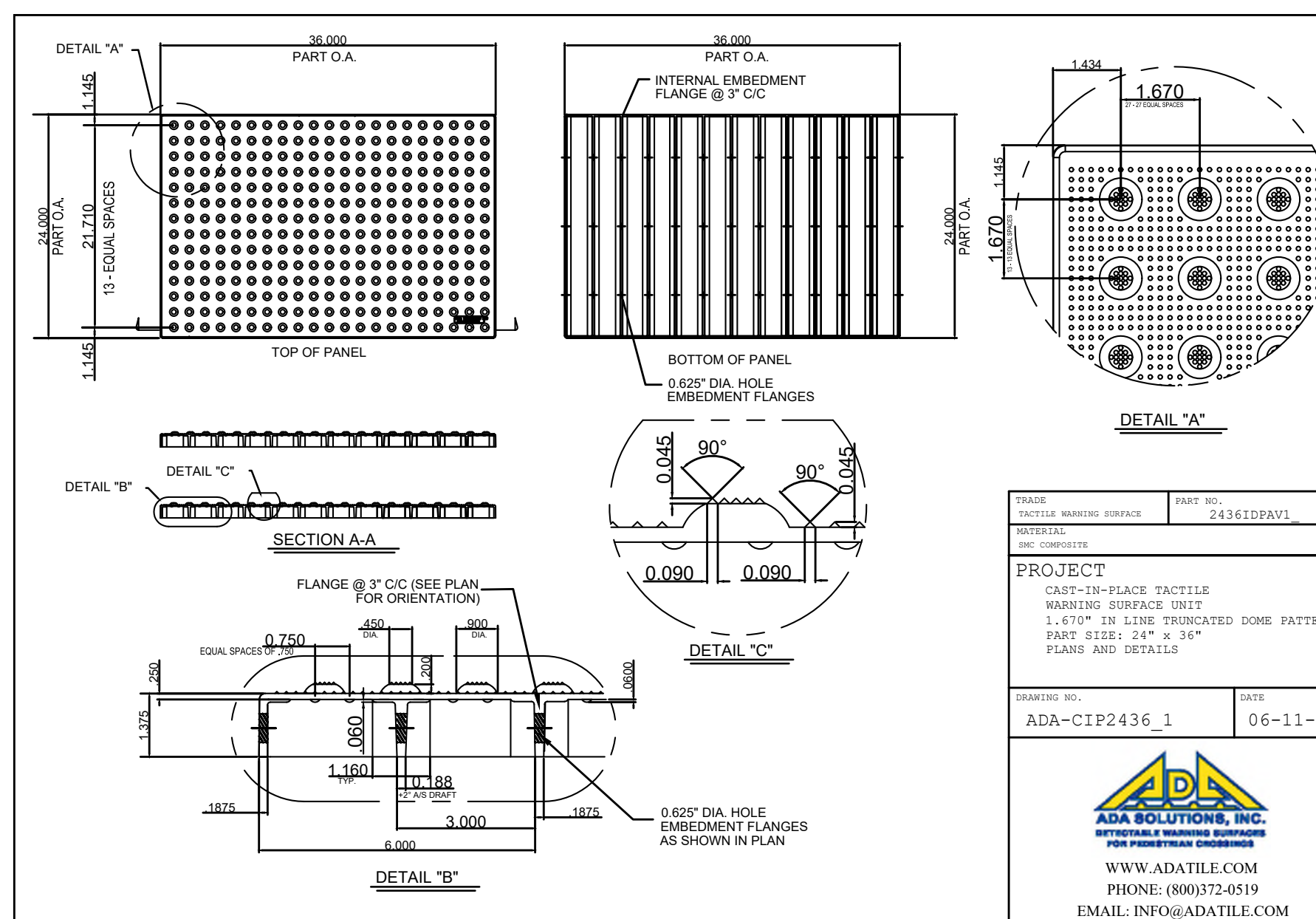
TYPICAL SECTION 6-4" UTILITY DUCTS
NOT TO SCALE



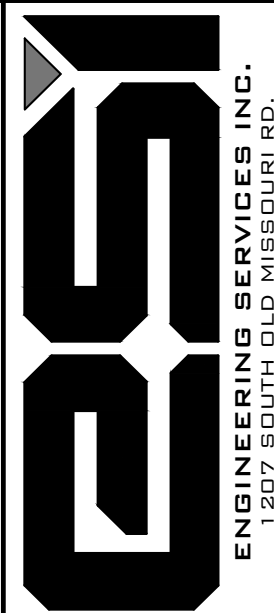
STOP SIGN DETAIL
NOT TO SCALE

SECTION A-A U-CHANNEL SIGN SUPPORT

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



FRAM: TACTILE WARNING SURFACE	PART NO: 2436IDPAV1
MATERIAL: POLYPROPYLENE AND CONCRETE	
PROJECT: CAST-IN-PLACE TACTILE WARNING SURFACE UNIT 1.670" IN LINE TRUNCATED DOME PATTERN PART SIZE: 24" x 36" FRAMES AND DETAILS	
DRAWING NO: ADA-CIP2436_1	DATE: 06-11-12
 ADA SOLUTIONS, INC. INTERNATIONAL WARNING SURFACES FOR PROGRESSIVE CHANGING WWW.ADATILE.COM PHONE: (800)372-0519 EMAIL: INFO@ADATILE.COM	



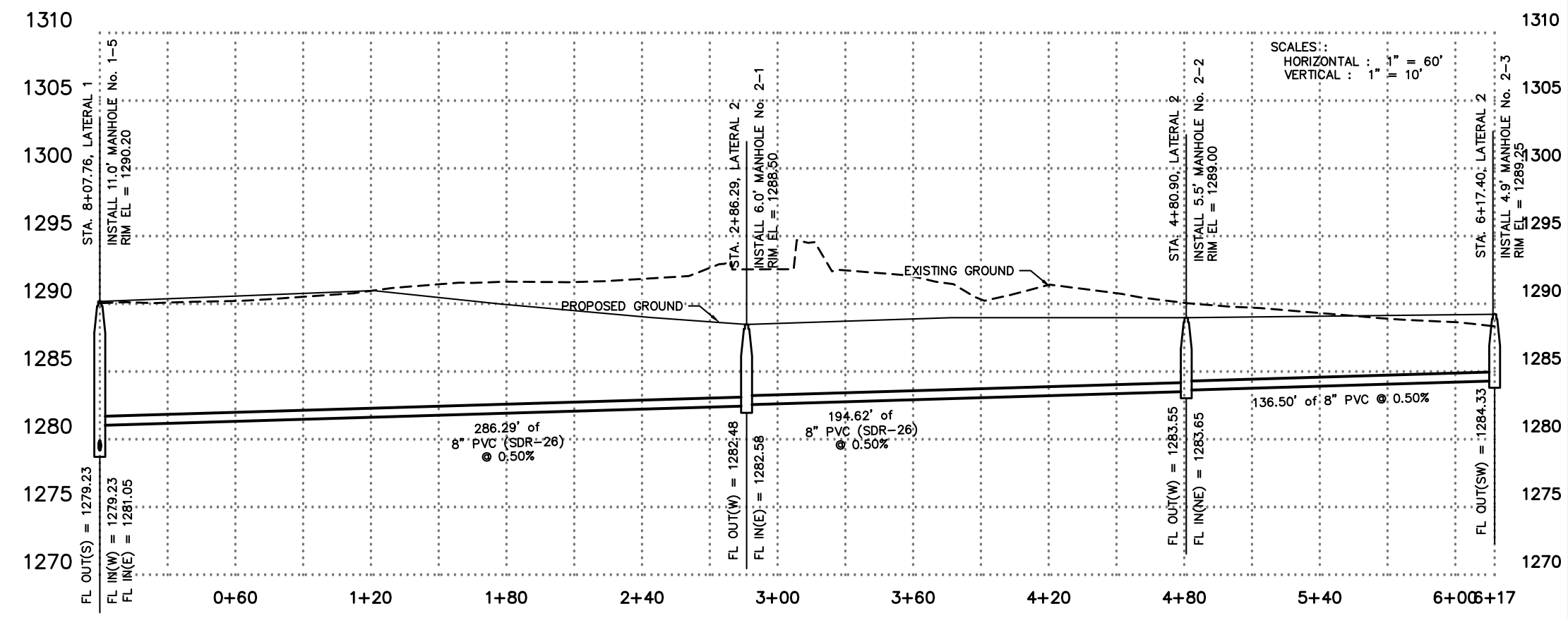
ENGINEERING SERVICES, INC.
ENGINEERING CONSULTANTS
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
MCDONALD BUILDING GROUP LLC
BARRINGTON ROAD
TONTOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

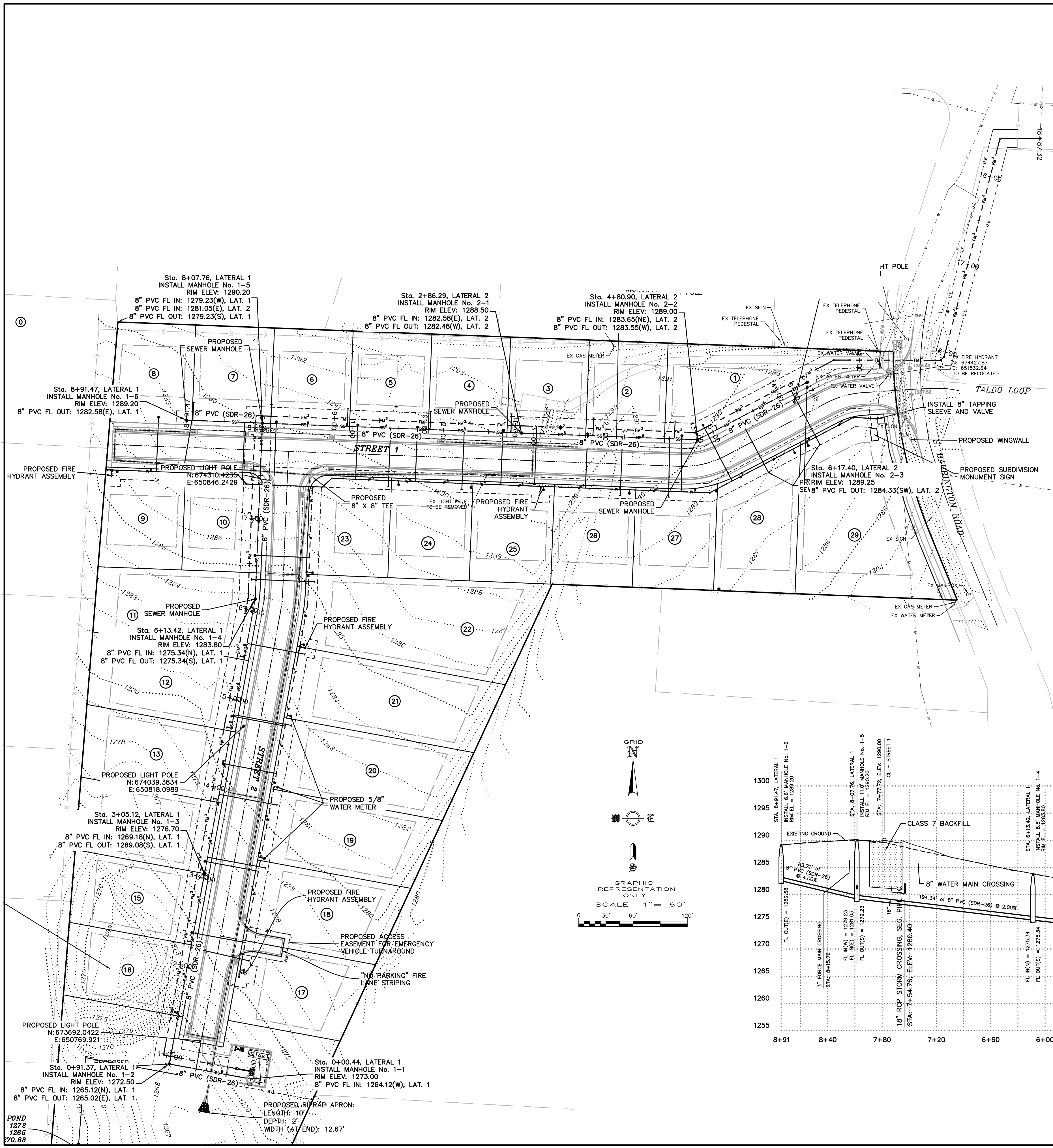
SCALE: N.T.S.
DATE: Oct 4, 2022
DRAWN BY: JRC
W.O. #: 22958

LATERAL 2

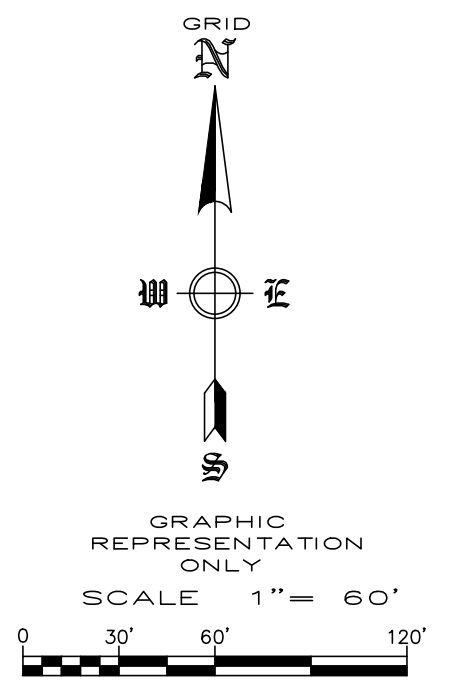
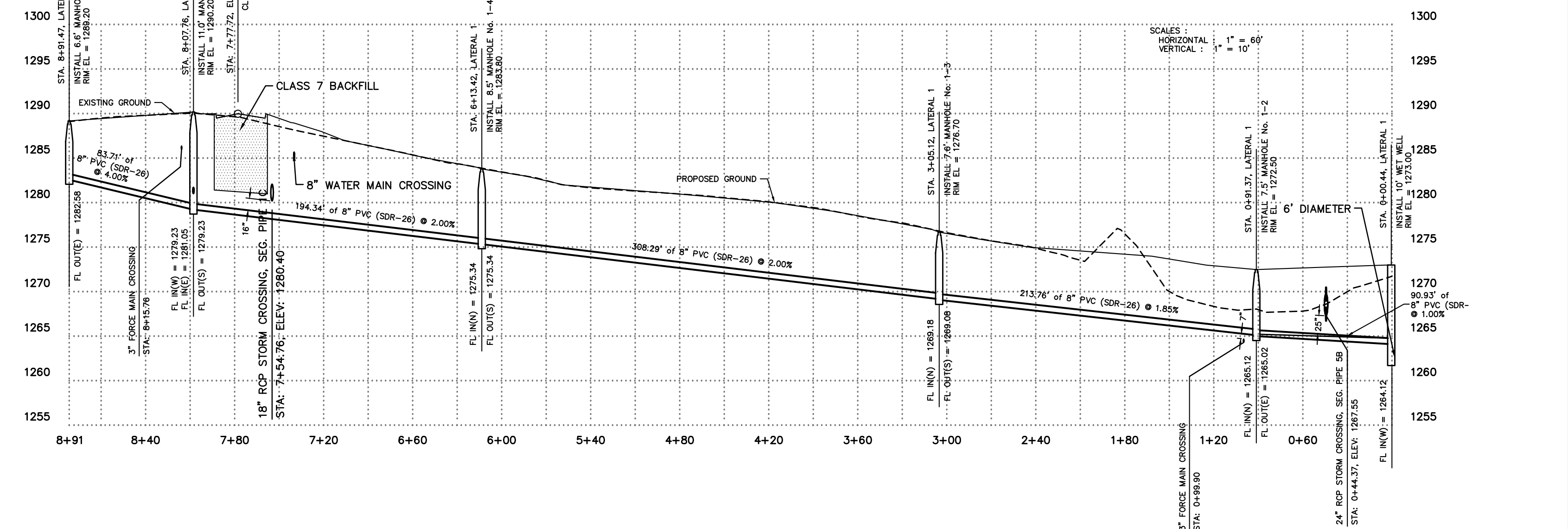


- NOTES :
1. ALL PUBLIC WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE CITY OF TONTITOWN STANDARD WATER & SEWER SPECIFICATIONS DATED JUNE 25, 2018.
 2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY THE TONTITOWN WATER AND SEWER DEPARTMENT AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
 3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND THE TONTITOWN WATER AND SEWER DEPARTMENT PRIOR TO BEGINNING ANY CONSTRUCTION.
 4. FIRE HYDRANT SHALL BE COLOR CODED PER NFPA (SECTION 8.4.1, TONTITOWN STANDARD WATER AND SEWER SPECIFICATION)
 5. ALL WATER MAIN SHALL BE AWWA C-900 PVC DR-14
 6. ALL SEWER MAIN SHALL BE SDR 26 HEAVY WALL SEWER PIPE
 7. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SECTION 7.1 WATER AND SEWER STANDARDS SPECIFICATIONS.
 8. CONTRACTOR SHALL CONTACT TONTITOWN WATER AND SEWER DEPARTMENT PRIOR TO PERFORMING WORK.
 9. TONTITOWN WATER AND SEWER STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
 10. TONTITOWN WATER AND SEWER SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM
 11. ALL SEWER SERVICES SHALL HAVE A 1% SLOPE UNLESS OTHERWISE NOTED.
 12. WHERE SEWER SERVICES ARE ABOVE WATER MAIN, THEY SHALL BE ENCASED.
 13. NO FOSTER ADAPTERS ARE TO BE USED UNLESS OTHERWISE SPECIFIED.
 14. THERE IS NO KNOWN HISTORY OF SANITARY SEWER OVERFLOWS IN THIS VICINITY.

GRAVITY SEWER PLAN
SLOAN CREST
BARINGTON ROAD
TONTITOWN, ARKANSAS

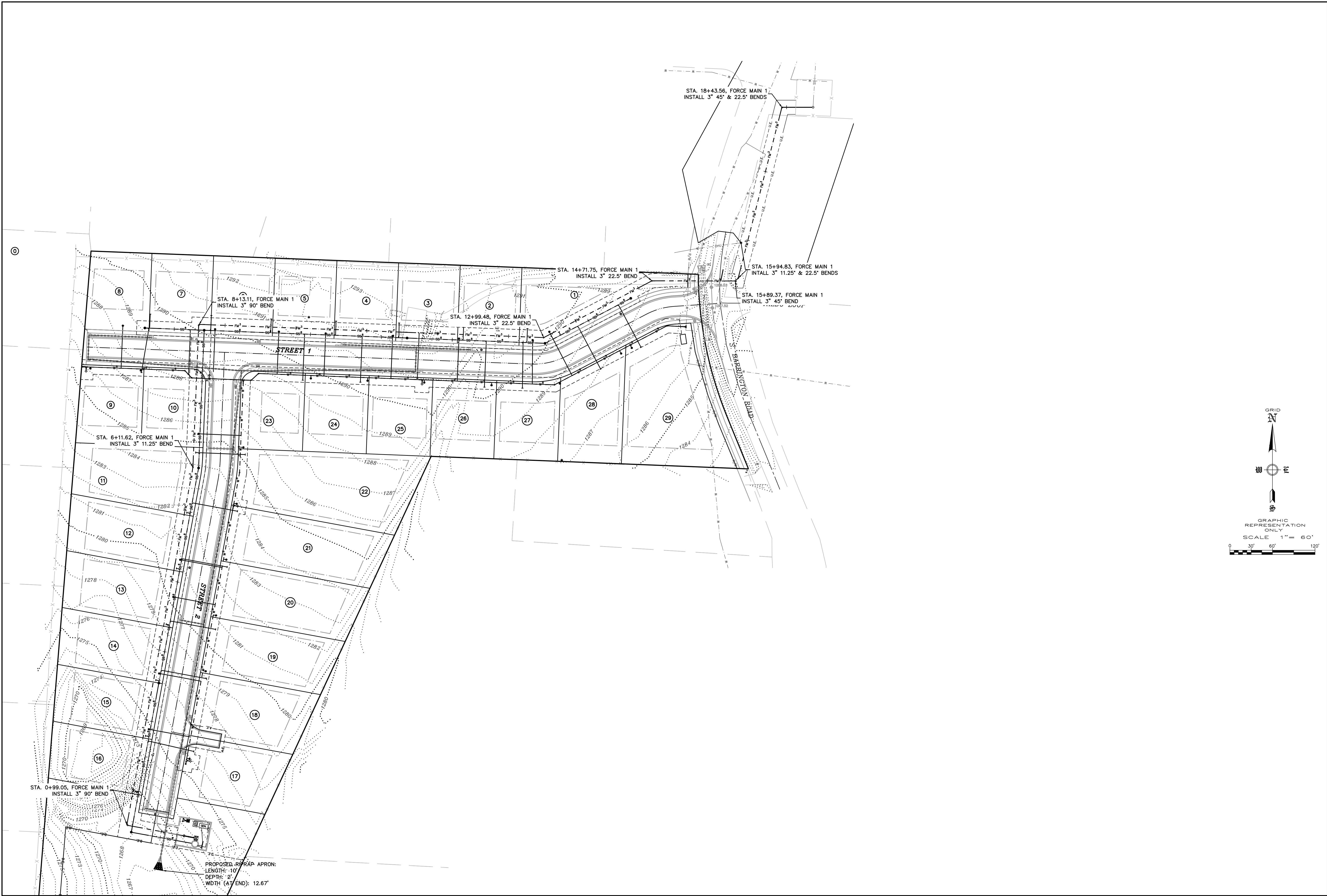


LATERAL 1



REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Oct 4, 2022
DRAWN BY: JRC
W.O. # 22958



STA. 18+43.56, FORCE MAIN 1
INSTALL 3" 45' & 22.5' BENDS

STA. 15+94.83, FORCE MAIN 1
INSTALL 3" 11.25' & 22.5' BENDS

STA. 14+71.75, FORCE MAIN 1
INSTALL 3" 22.5' BEND

STA. 12+99.48, FORCE MAIN 1
INSTALL 3" 22.5' BEND

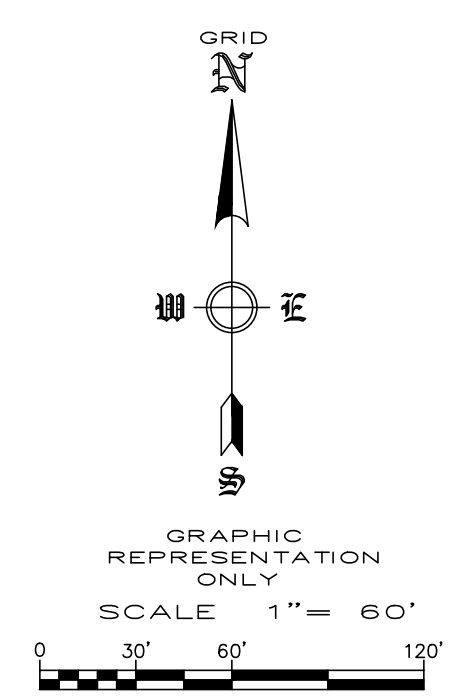
STA. 15+89.37, FORCE MAIN 1
INSTALL 3" 45' BEND

STA. 8+13.11, FORCE MAIN 1
INSTALL 3" 90' BEND

STA. 6+11.62, FORCE MAIN 1
INSTALL 3" 11.25' BEND

STA. 0+99.05, FORCE MAIN 1
INSTALL 3" 90' BEND

PROPOSED RIPRAP APRON:
LENGTH: 10'
DEPTH: 2'
WIDTH (AT END): 12.67'

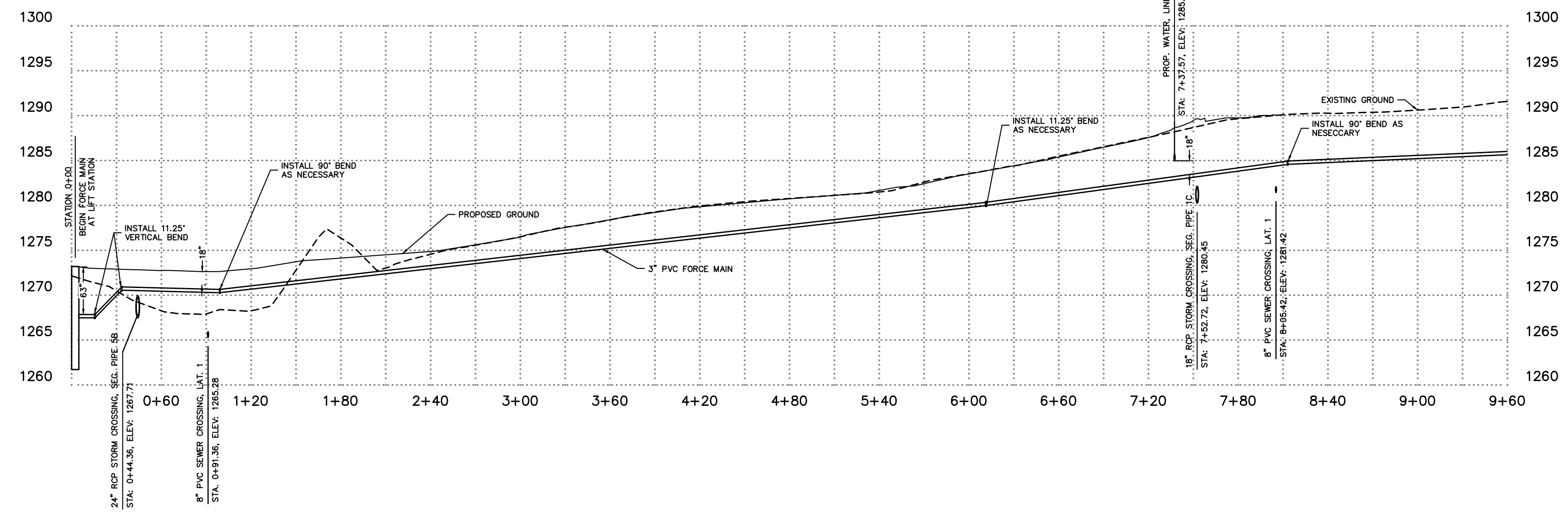


FORCE MAIN PLAN
MCDONALD BUILDING GROUP LLC
BARRINGTON ROAD
TONTITOWN, ARKANSAS

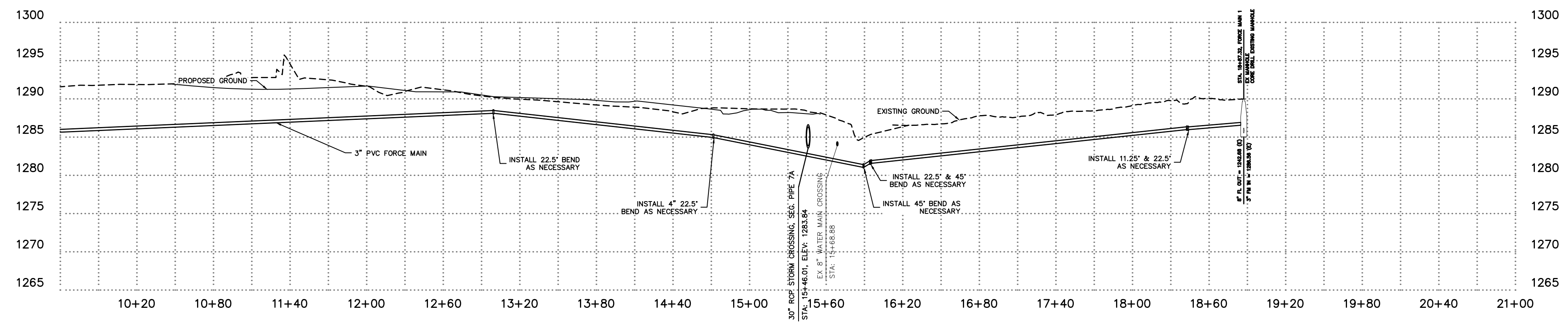
REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Oct 4, 2022
DRAWN BY: JLP
W.O. # 22958

FORCE MAIN 1 STA. 0+00 TO 9+60



FORCE MAIN 1 STA. 9+60 TO 21+00

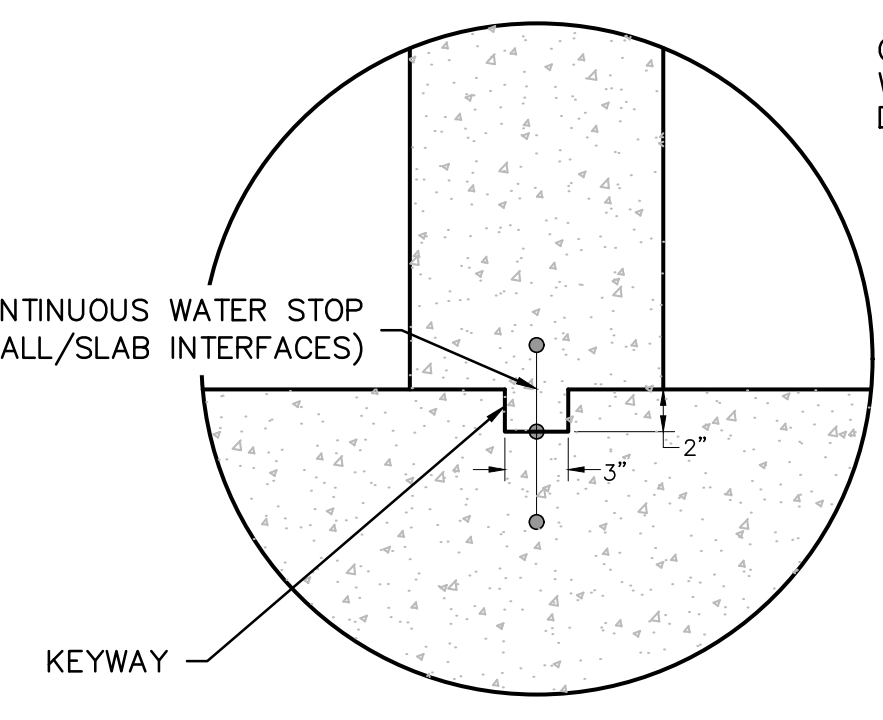
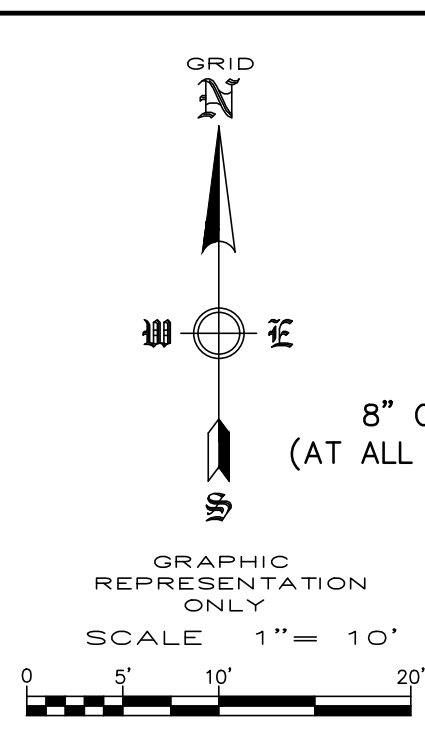
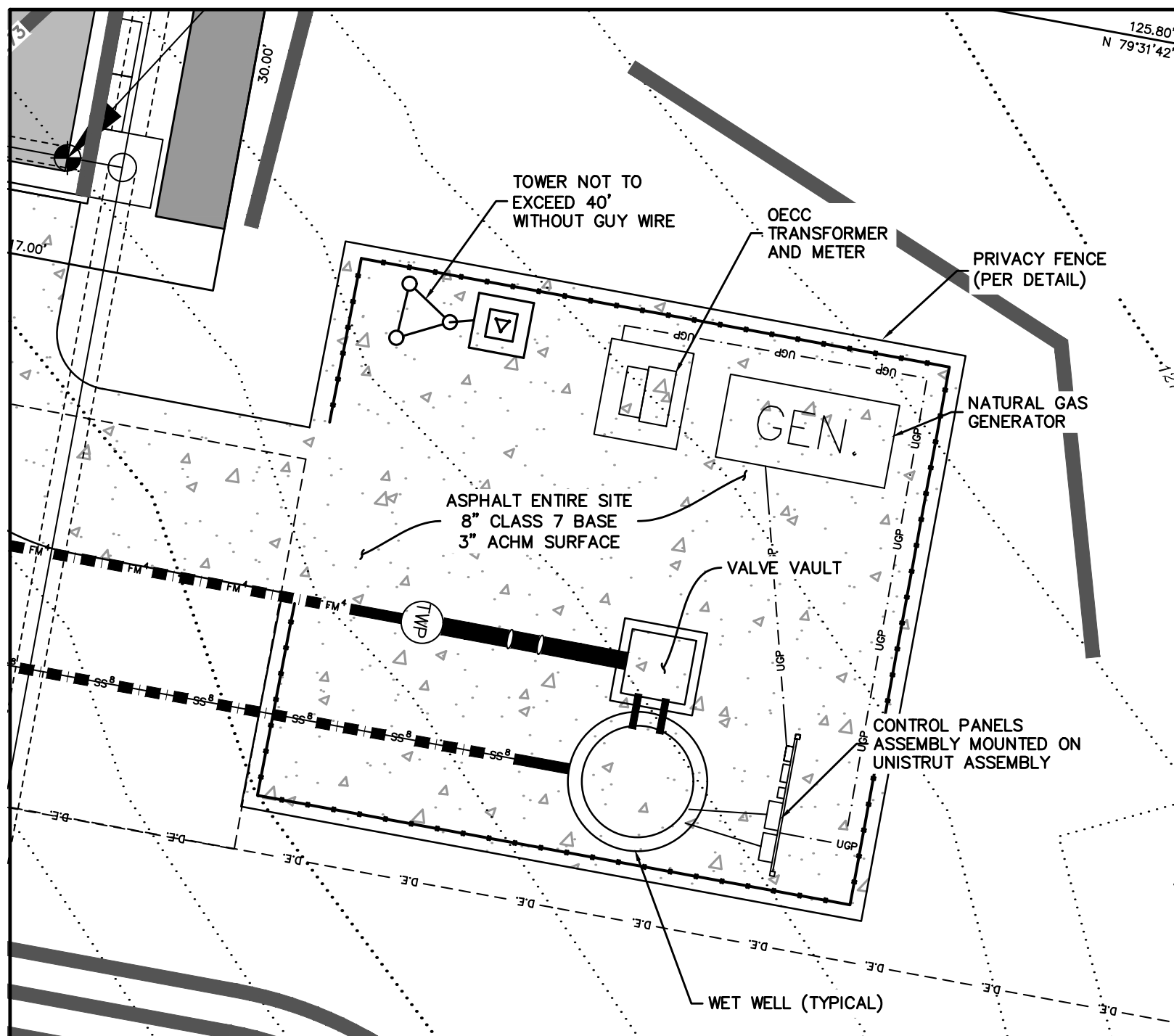


ENGINEERING SERVICES, INC.
507 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

FORCE MAIN PROFILE
MCDONALD BUILDING GROUP LLC
BARINGTON ROAD
TONITOWN, ARKANSAS

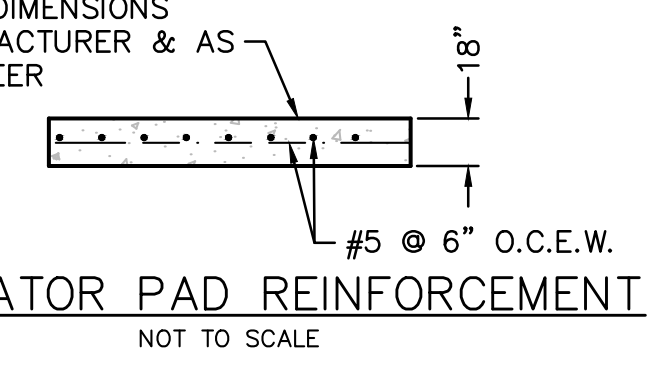
REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Oct 4, 2022
ENGINEER: JA
DRAIN BY: JP
W.O. #: 22958



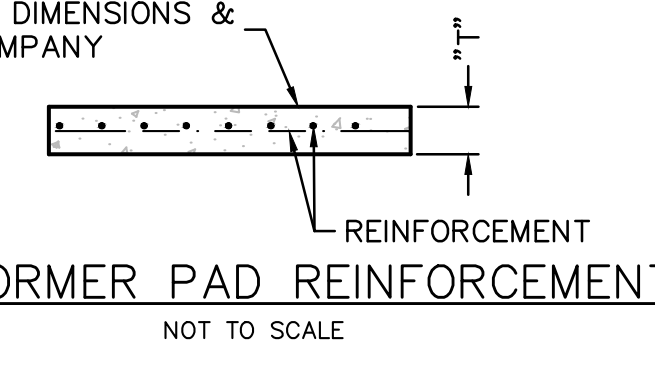
CONSTRUCTION KEYWAY WATERSTOP DETAIL
NOT TO SCALE

COORDINATE PAD PLAN DIMENSIONS WITH GENERATOR MANUFACTURER & AS DIRECTED BY THE ENGINEER

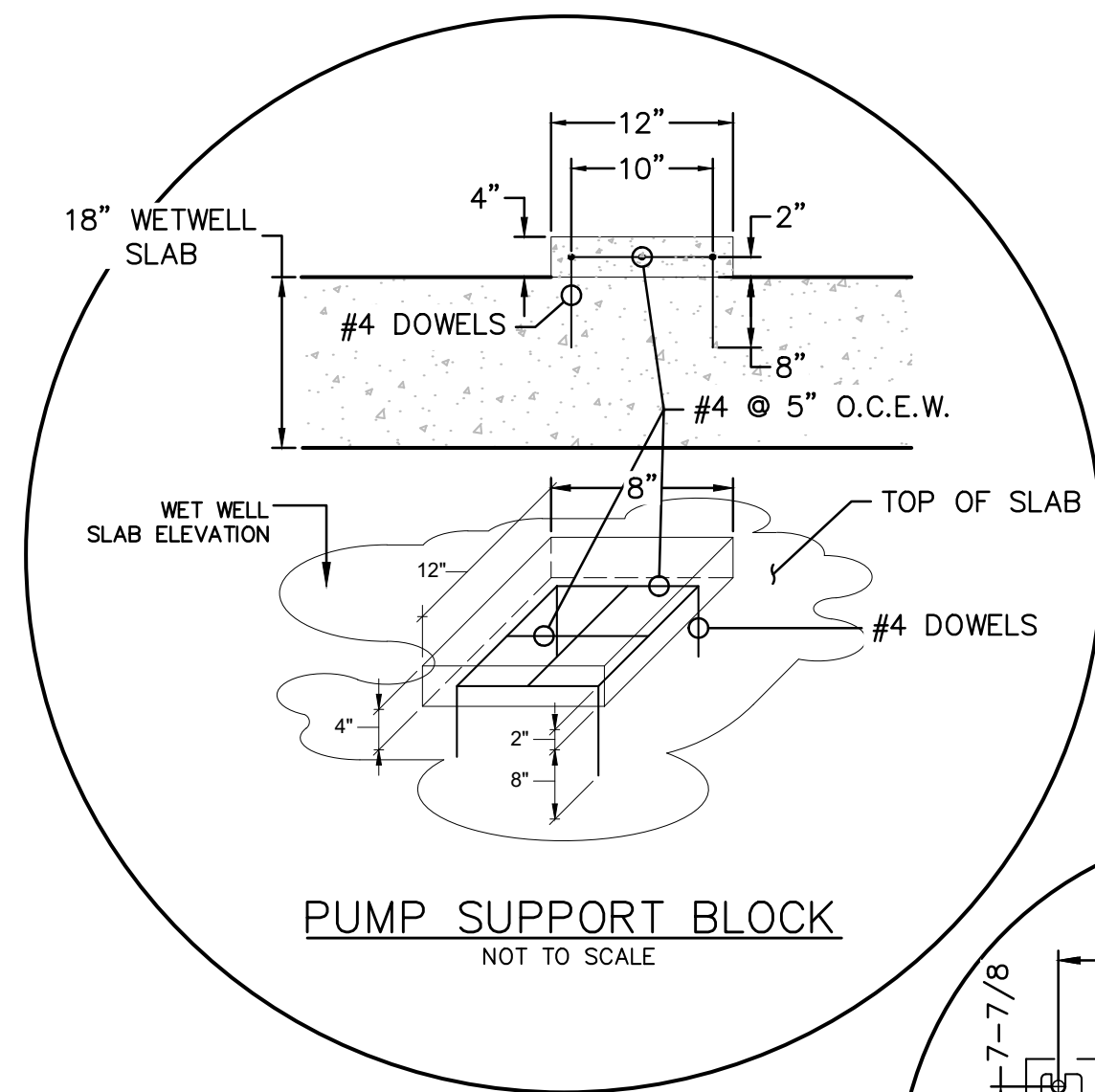


GENERATOR PAD REINFORCEMENT
NOT TO SCALE

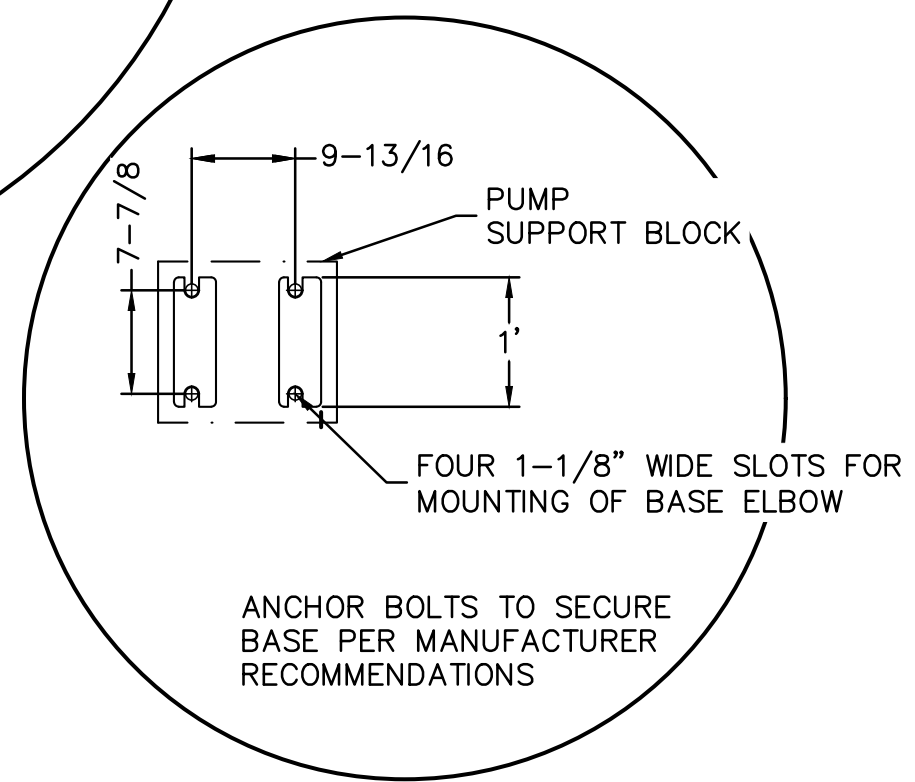
COORDINATE PAD PLAN DIMENSIONS & REBAR WITH POWER COMPANY



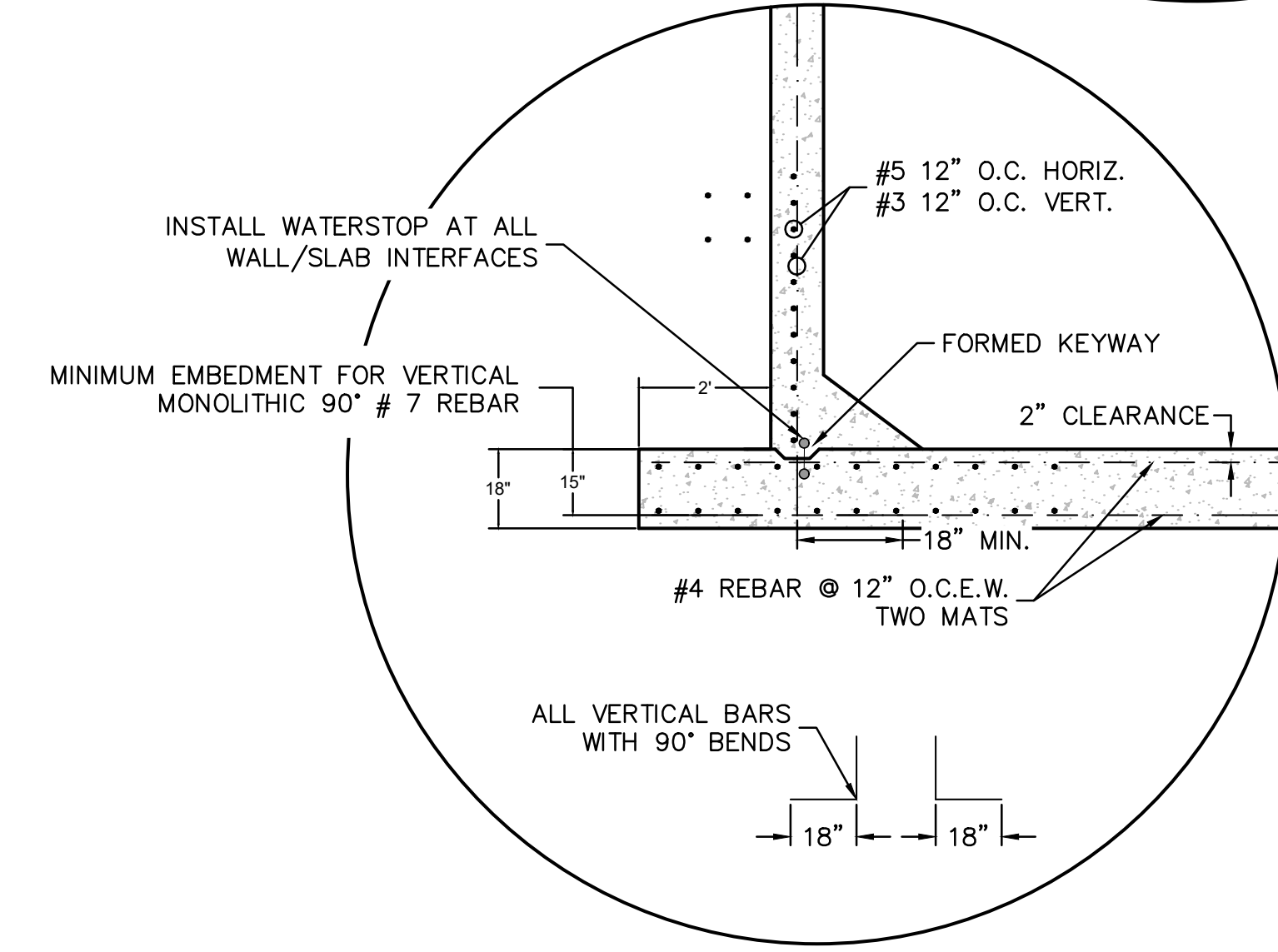
TRANSFORMER PAD REINFORCEMENT
NOT TO SCALE



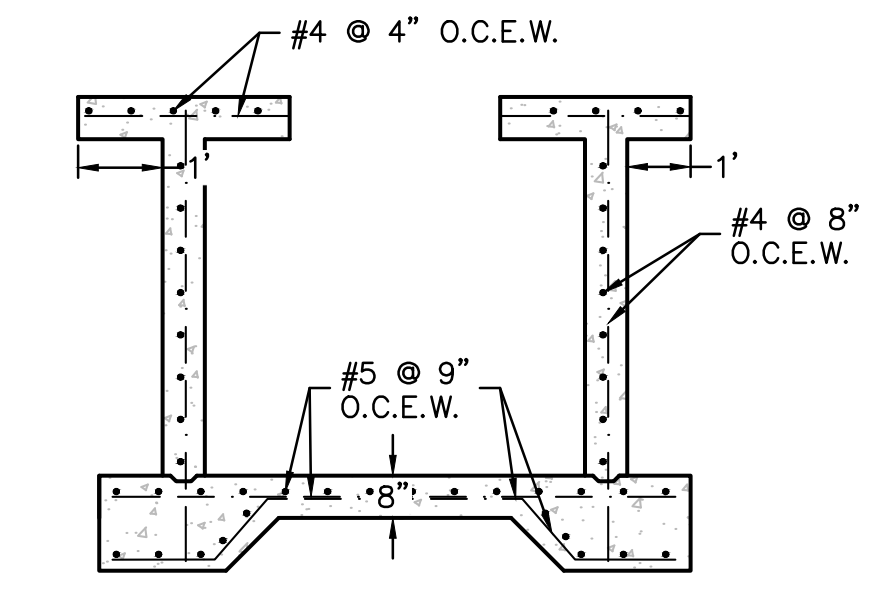
PUMP SUPPORT BLOCK
NOT TO SCALE



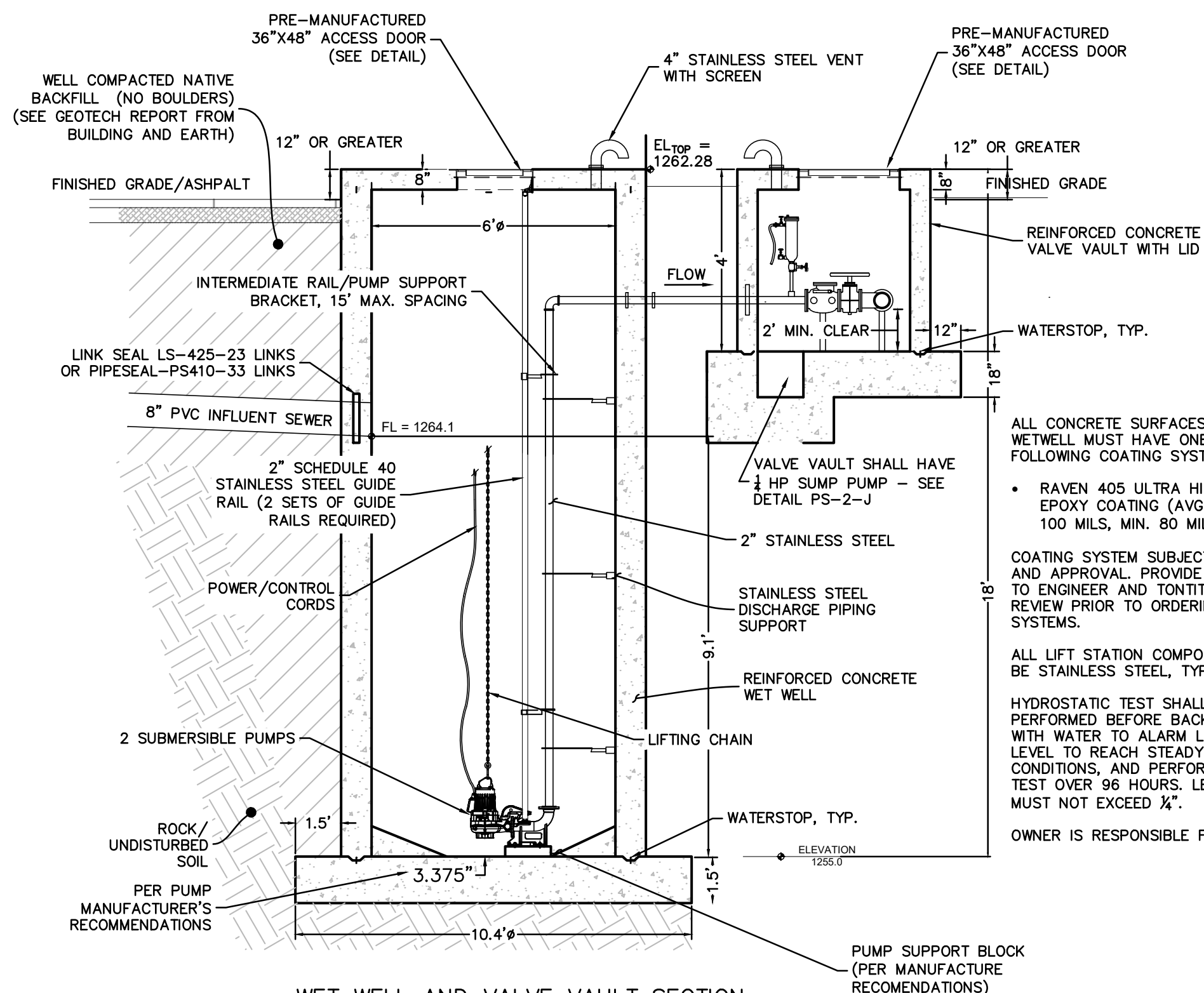
PUMP ELBOW MOUNTING BASE DETAIL
NOT TO SCALE



BASE SLAB AND WALL STRUCTURAL DETAIL
NOT TO SCALE



VALVE VAULT REINFORCEMENT
NOT TO SCALE



WET WELL AND VALVE VAULT SECTION

ALL CONCRETE SURFACES WITHIN WETWELL MUST HAVE ONE OF THE FOLLOWING COATING SYSTEMS:

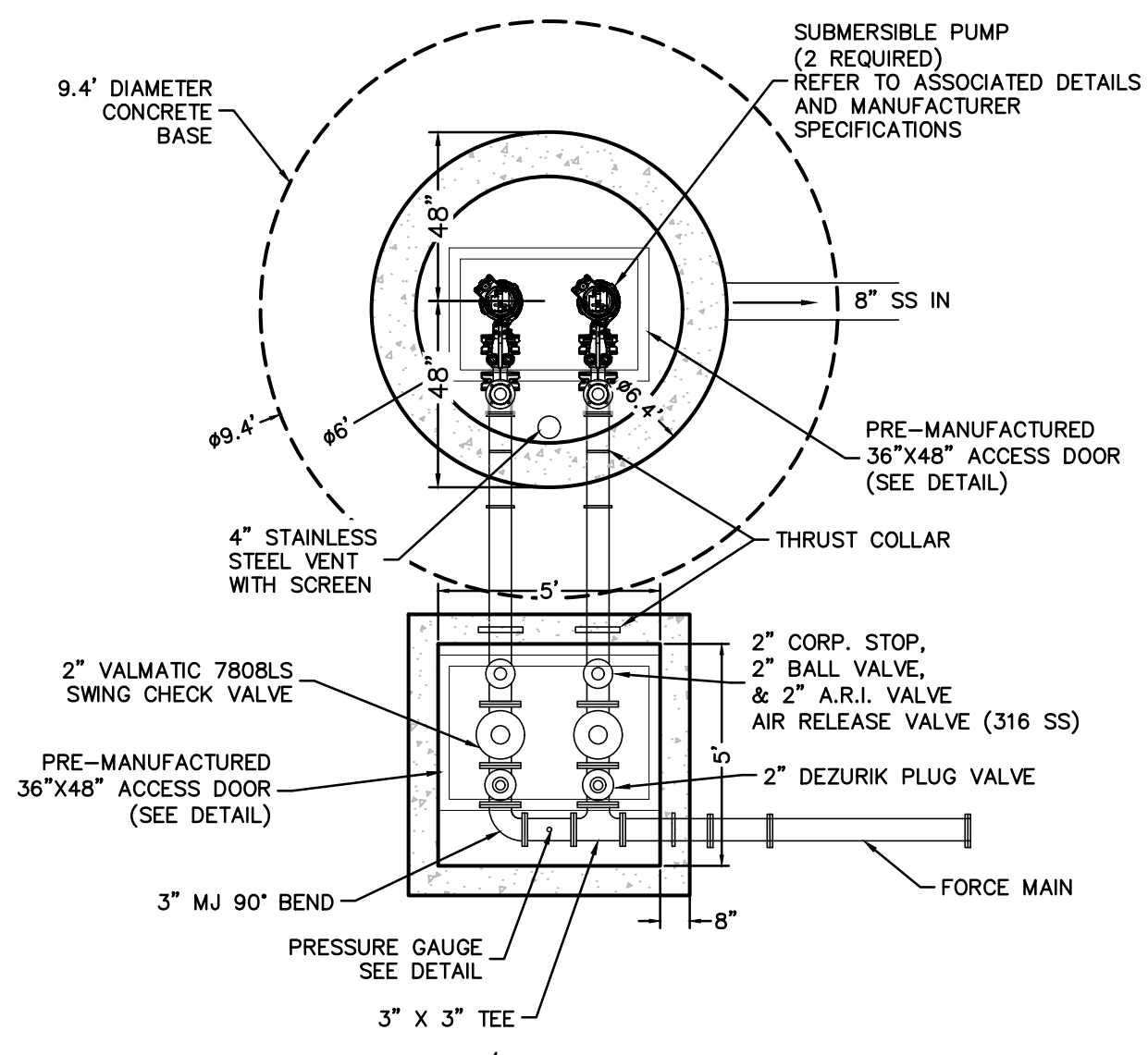
- RAVEN 405 ULTRA HIGH-BUILT EPOXY COATING (AVG THICKNESS 100 MILS, MIN. 80 MILS)

COATING SYSTEM SUBJECT TO REVIEW AND APPROVAL. PROVIDE SUBMITTALS TO ENGINEER AND TONTITOWN FOR REVIEW PRIOR TO ORDERING COATING SYSTEMS.

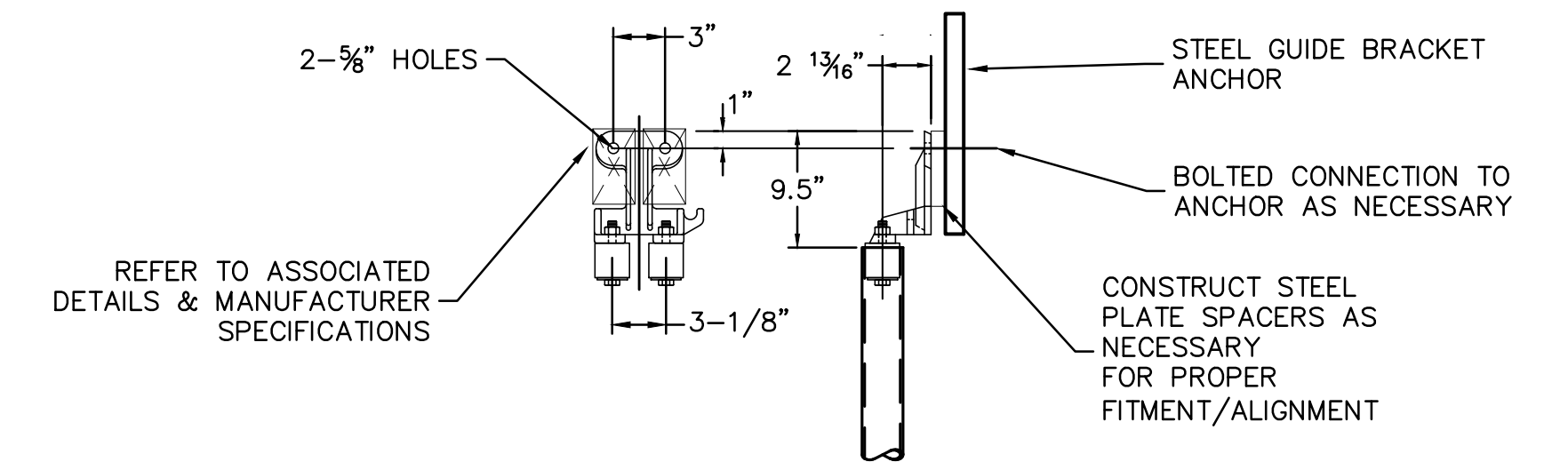
ALL LIFT STATION COMPONENTS MUST BE STAINLESS STEEL, TYPE 316.

HYDROSTATIC TEST SHALL BE PERFORMED BEFORE BACKFILLING. FILL WITH WATER TO ALARM LEVEL, ALLOW LEVEL TO REACH STEADY-STATE CONDITIONS, AND PERFORM LEAKAGE TEST OVER 96 HOURS. LEVEL DROP MUST NOT EXCEED 1/4\".

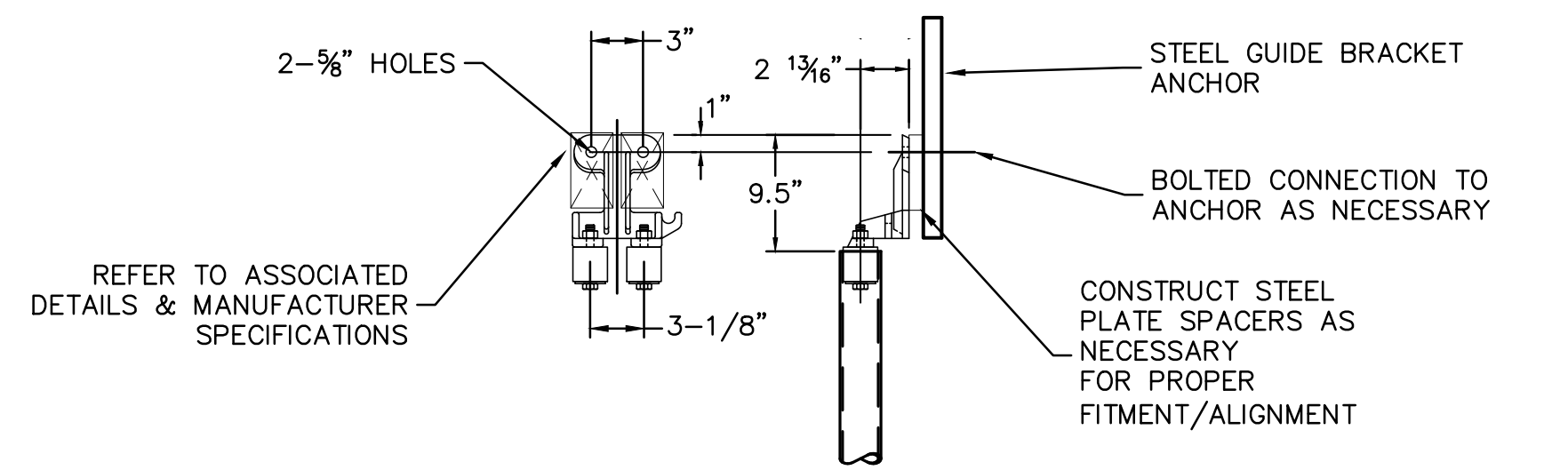
OWNER IS RESPONSIBLE FOR WATER.



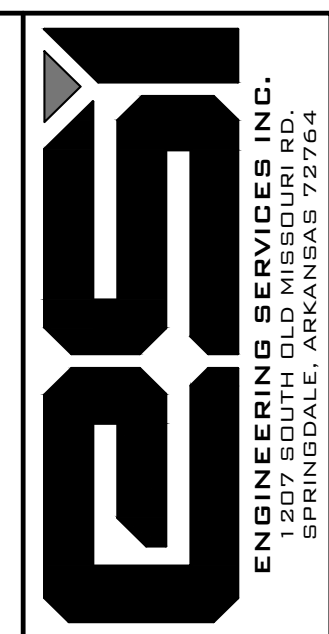
WET-WELL/VALVE VAULT PLAN



GUIDE BRACKET DETAIL
NOT TO SCALE



GUIDE BRACKET DETAIL
NOT TO SCALE



LIFT STATION PLAN & DETAILS
MCDONALD BUILDING GROUP LLC
BARINGTON ROAD
TONTITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=10'
DATE: Oct 4, 2022
ENGINEER: JIA
DRAWN BY: JEP
W.O. #: 22958



Sloan Crest
Tontitown, AR

Operating Point

50 gpm @
60.3 TDH

Force Main Calculations

Static Head Loss
 Low Water Level El. = 1250.00
 FL at High Point El. = 1286.90 lift station Discharge
 Is discharge highest pt? Yes
 Static Head Loss = 36.90

Pipe Data	Discharge †	Force Main ‡
Nominal Dia. (in)	2	3
Inside Dia. (in)	2.00	
Flow Area (in ²)	3.14	7.07
Flow Area (ft ²)	0.022	0.049
Length (ft)	30	1887
Velocity (fps)	5.106956174	2.3

Item	Qty	Unit "K"	Sum
Entrance	1	0.50	0.50
90° Bend	3	0.30	0.90
Ecc. Reducer	0	0.50	0.00
Tee, Thru	0	1.00	0.00
Tee, Turn	1	0.50	0.50
Plug Valve	1	3.00	3.00
Check Valve	1	2.00	2.00
Discharge Piping Total			6.90
Reducer		0.45	0.00
Pigging Port	1	3.00	3.00
Gate Valve	1	0.85	0.85
90° Bend	2	0.30	0.60
45° Bend	2	0.20	0.40
22-1/2° Bend	4	0.15	0.60
11-1/4° Bend	2	0.10	0.20
Exit		1.00	0.00
Force Main Total			5.65

Notes
 * Ten-States Standards Required Value
 ** Per Fayetteville Std. Specs § 3500.1.03.B.
 † Class 350 DI
 ‡ C-900 DR-18 PVC



Sloan Crest
Tontitown, AR

$$\text{Head Loss}_{\text{section}} = \text{Length} * [Q / (0.285 C_{11} D^{2.63})]^{1.852}$$

Wet Well Design

Elevations

Wet Well Sizing

Wet Well Diameter	6 ft
Cross-Sectional Area	28.27 sf
Storage per foot	211.49 gallons
Q _{avg}	9,000 gal/day
	6.3 gal/min
Volume for 15 min cycle	94 gal
Storage depth for 15 min. cycle time	0.443279142 ft
	12.5 ft ³

Wet Well Elevations

Existing grade at Wetwell	1272.0
Top of Wet Well Elevation	1273.00
" Invert In from Junction MH	1264.10
Wet Well Base Slab Elevation	1255.00
Total Height	18.00 ft
Base thickness	1.50 ft
Depth below ex. grade (incl. base)	18.5 ft

Pump Control Elevations

High Water Level Alarm Elevation	1260.44
Pump 2 On	1258.44
Pump 1 On	1257.44
Pump Off Elevation	1257.00
Pump Intake	1255.50
Wet Well Effective Depth**	0.44

** Lead Pump On Elevation - Pump Off Elevation

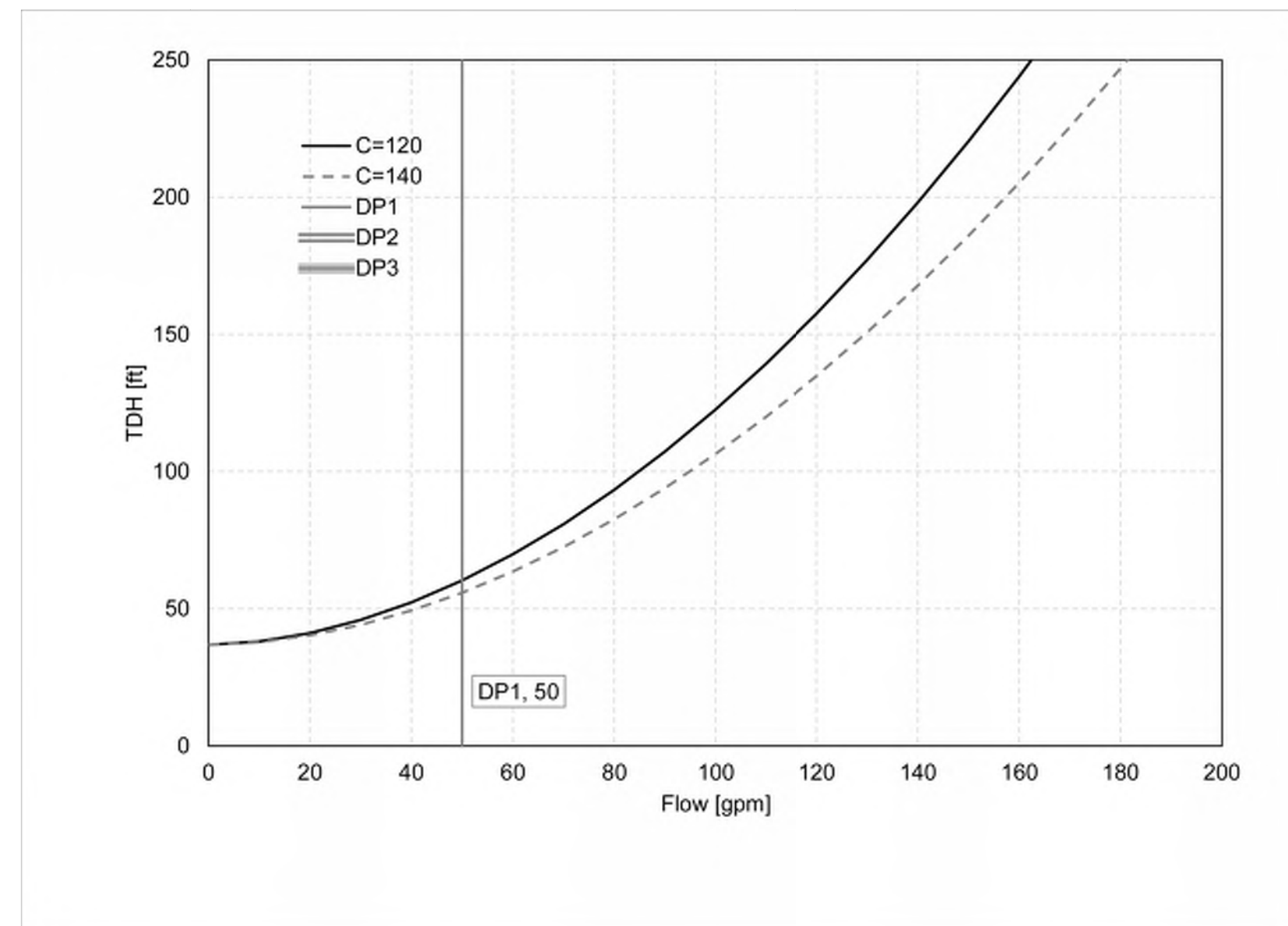
Volume of Wet Well Effective Depth

WW Effective Depth	0.44 ft
Wet Well Volume	12.5 ft ³
	93.8 gal

Pump Run Time for Effective Depth

Run Time (Minutes)	DP1	1.9
Cycle Time (Minutes)		15.0
*Time = V/Q		

Hydraulic Residence Time



Project Name
City, State

Proposed Flows

Full Buildout

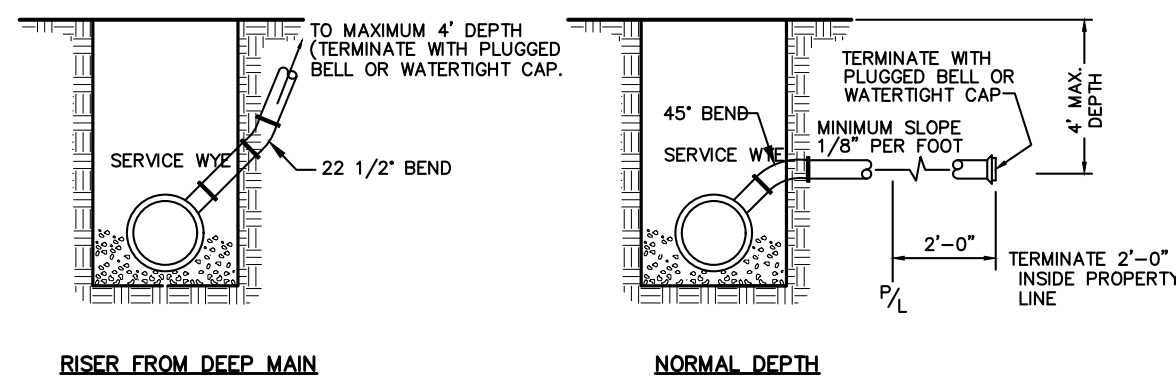
Existing Residential Zoning/Use	Units Per Acre	Acerage	Total Units	People Per Unit	Gal/Cap-Day	Q _{avg} (GPD)	Q _{avg} (GPM)	Population
Sloan Crest Subdivision			30	3	100	9,000	6.3	90
				3	100	0	0.0	0
				3	100	0	0.0	0
				3	100	0	0.0	0
				3	100	0	0.0	0
				3	100	0	0.0	0
				3	100	0	0.0	0
				6	100	0	0.0	0
Totals						9,000	6.3	90
Peaking Factor (Ten States Standards, Figure 1)								4.26
Peak Hourly Flow (Q _{avg} x PF)						38,302	26.6	



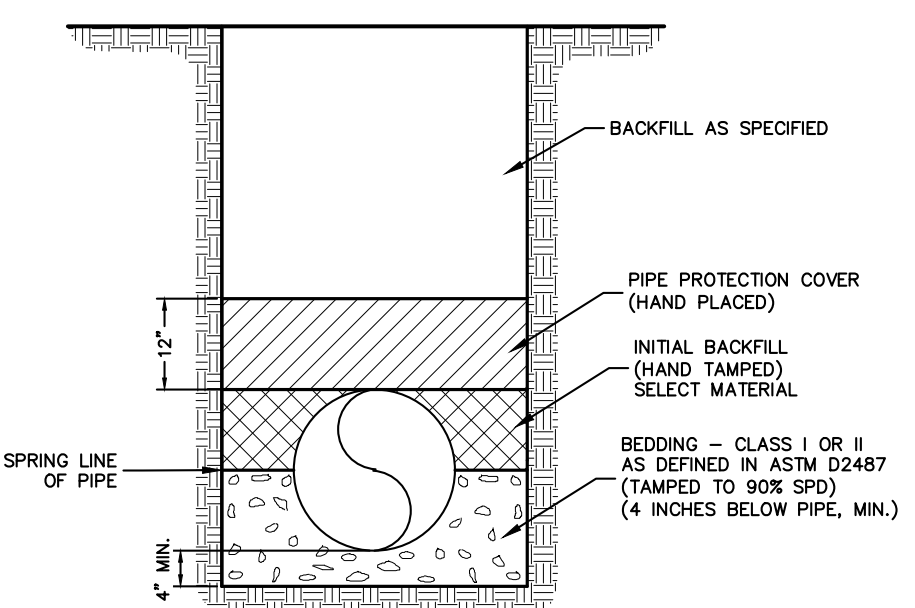
LIFT STATION CALCULATIONS
 MCDONALD BUILDING GROUP LLC
 BARINGTON ROAD
 TONTITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

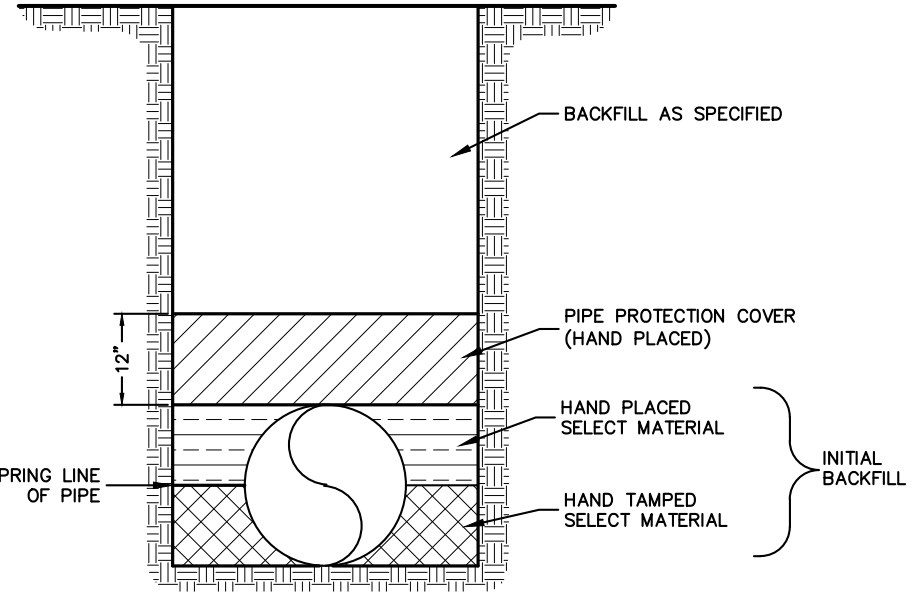
SCALE: 1"=60'
 DATE: Oct 4, 2022
 ENGINEER: IA
 DRAIN BY: SP
 W.O. #: 22958



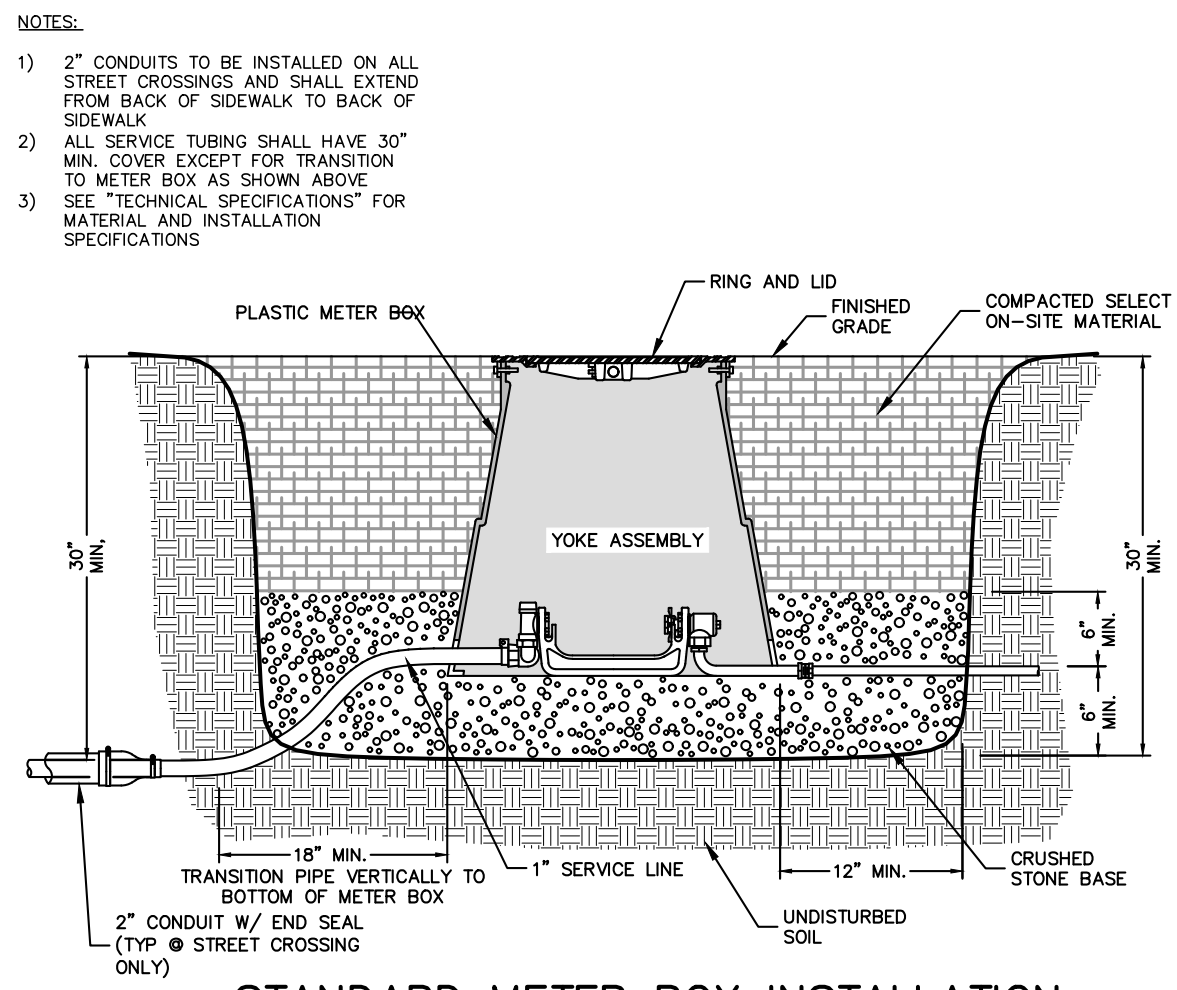
SERVICE CONNECTIONS



PVC SEWER PIPE BEDDING DETAIL



TYPICAL DUCTILE IRON PRESSURE PIPE BEDDING DETAIL



STANDARD METER BOX INSTALLATION

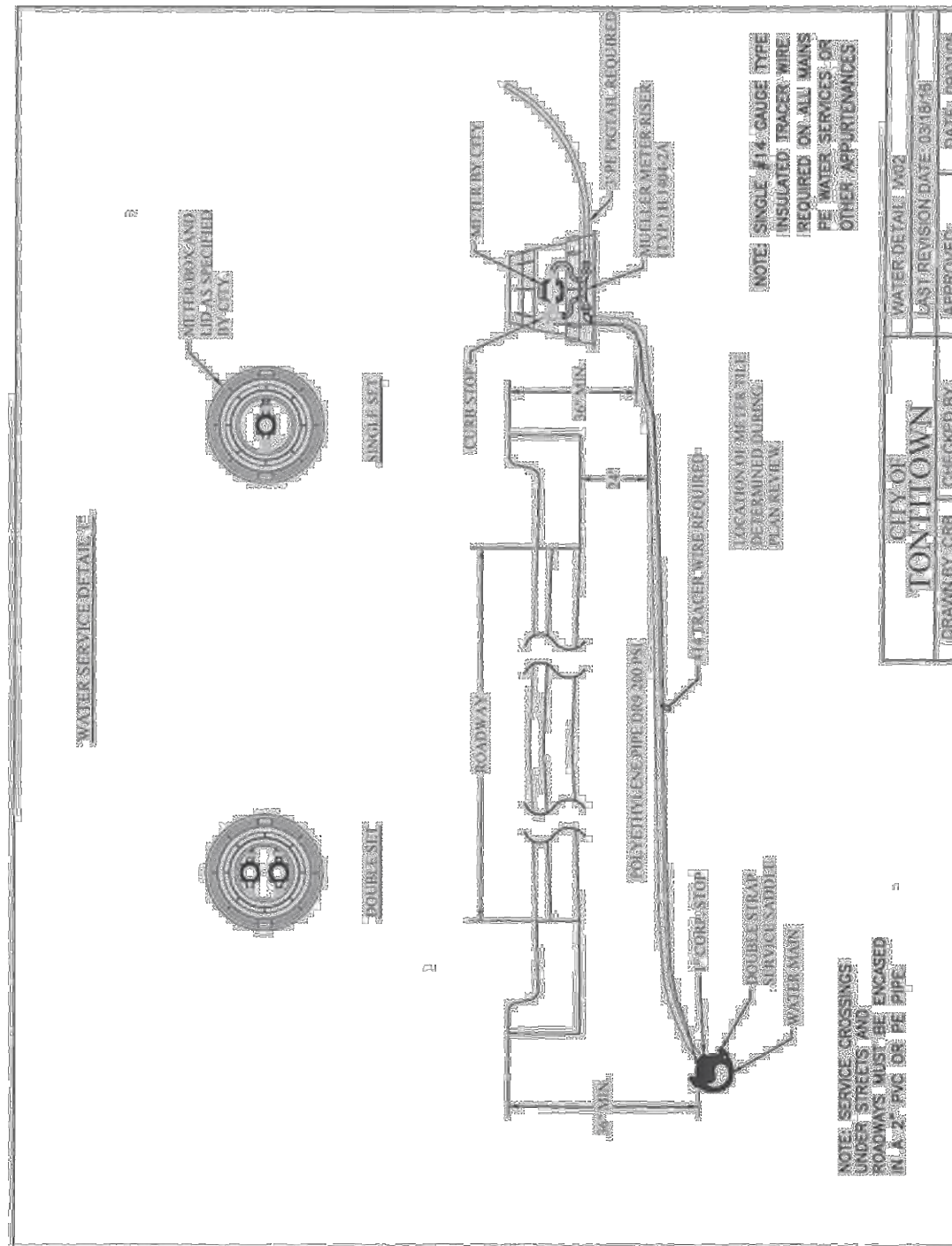
- NOTES:
- 1) ALL HYDRANTS TO BE SET PLUMB SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR) W/ PUMPER NOZZLE FACING STREET.
 - 2) COLOR OF HYDRANTS TO BE CHROME YELLOW.

REACTION BACKING TABLE

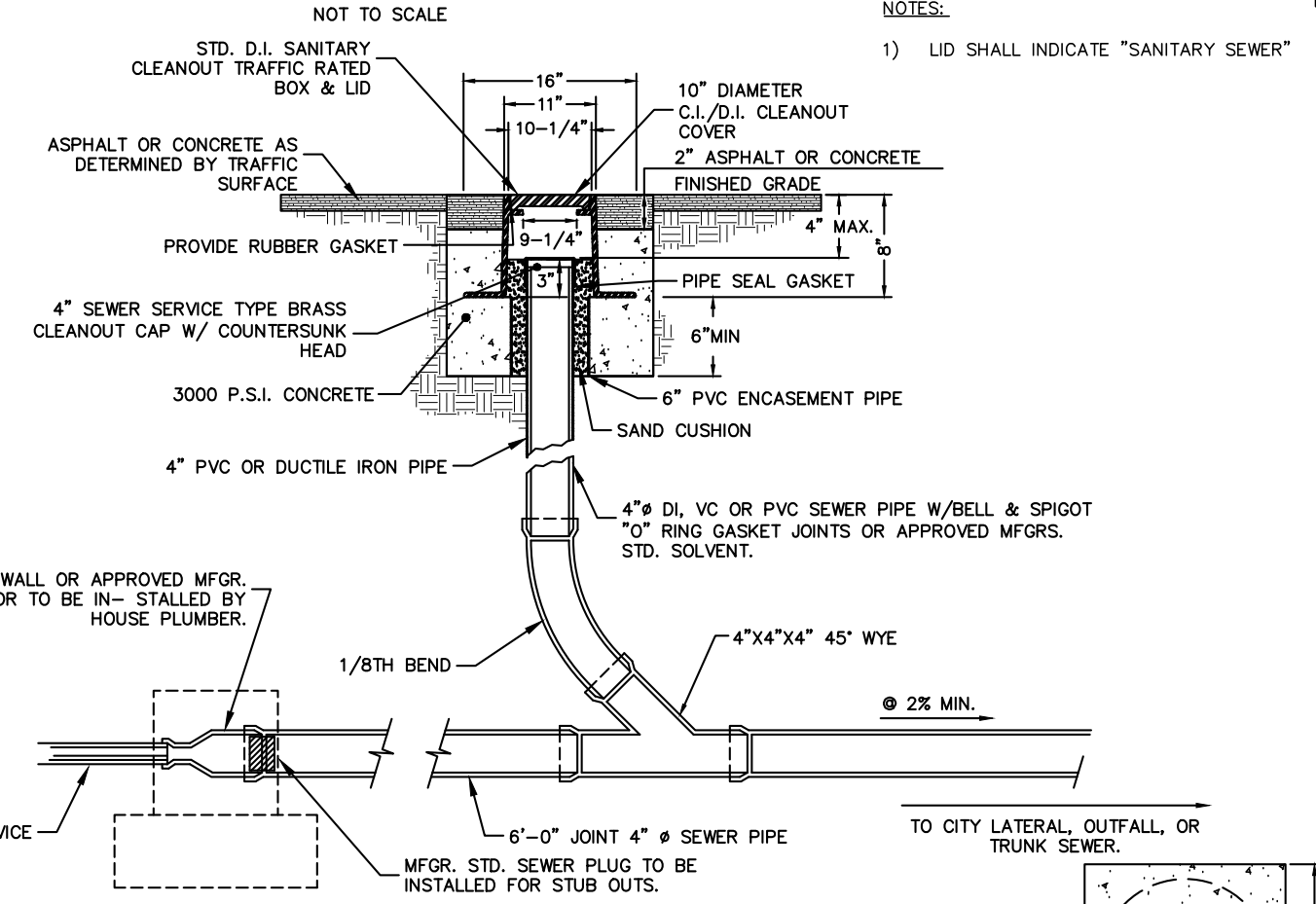
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING					
	TEE	90°	45°	22 1/2°	11 1/4°	PLUG
2"	1	1	1	1	1	1
3"	1	1	1	1	1	1
4"	1	1	1	1	1	1
6"	3	3	2	2	2	2
8"	4	4	3	3	3	3
10"	6	6	4	4	4	4
12"	8	8	6	6	6	6
14"	11	11	8	8	8	8
16"	14	14	11	11	11	11
18"	18	18	14	14	14	14
20"	22	22	17	17	17	17
24"	32	32	24	24	24	24
30"	48	48	37	37	37	37
36"	69	69	53	53	53	53

- 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 30 P.S.I. AND SOIL BEARING PRESSURE OF 2,000 L.B. SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS REQUIRED BY CITY WATER DEPARTMENT.

CITY OF TONTOWN
 DRAWN BY: CSR | CHECKED BY: | APPROVED: | DATE: 09/20/08

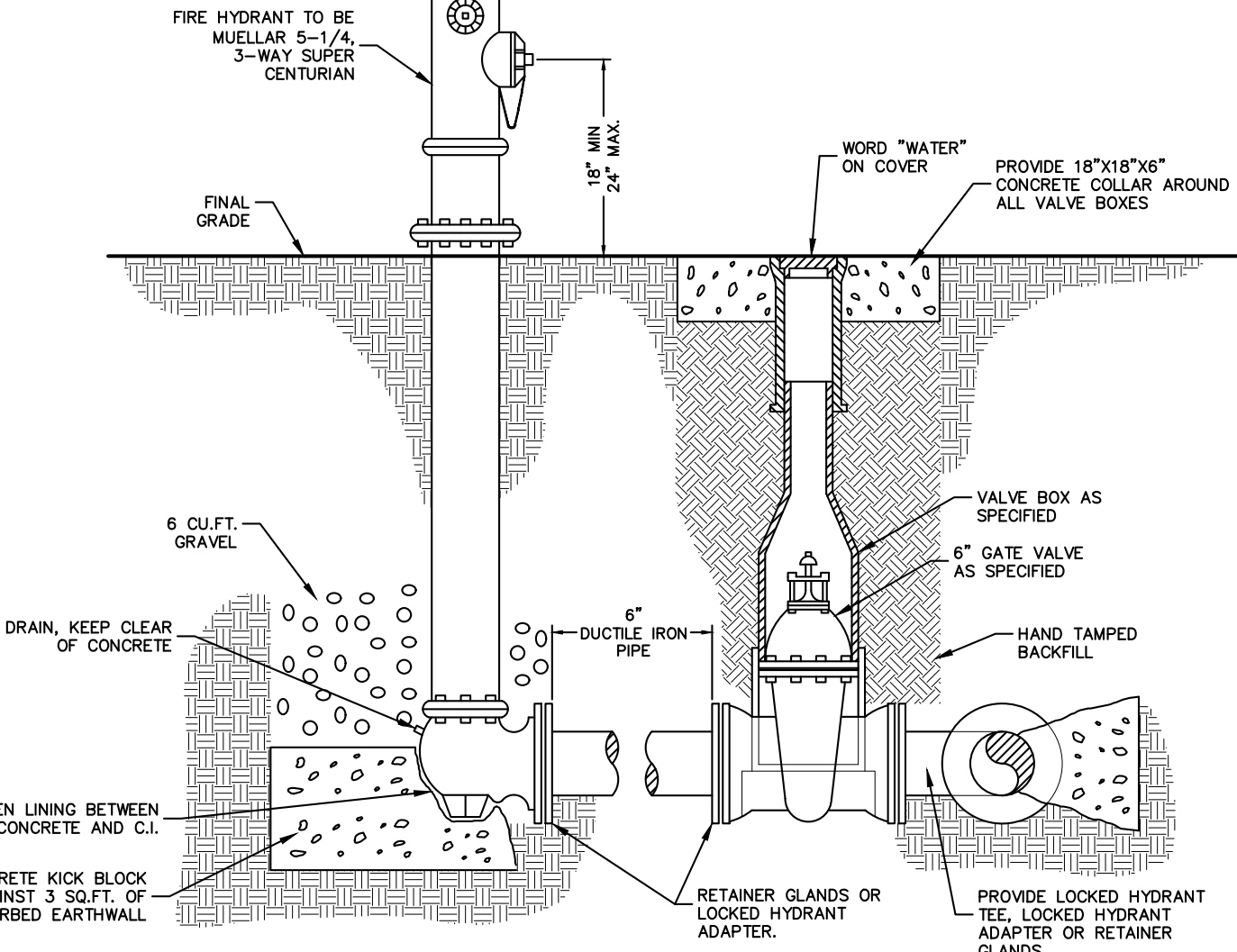


CITY OF TONTOWN
 WATER SERVICE DETAIL: WSD
 DRAWN BY: CSR | CHECKED BY: | APPROVED: | DATE: 09/20/08



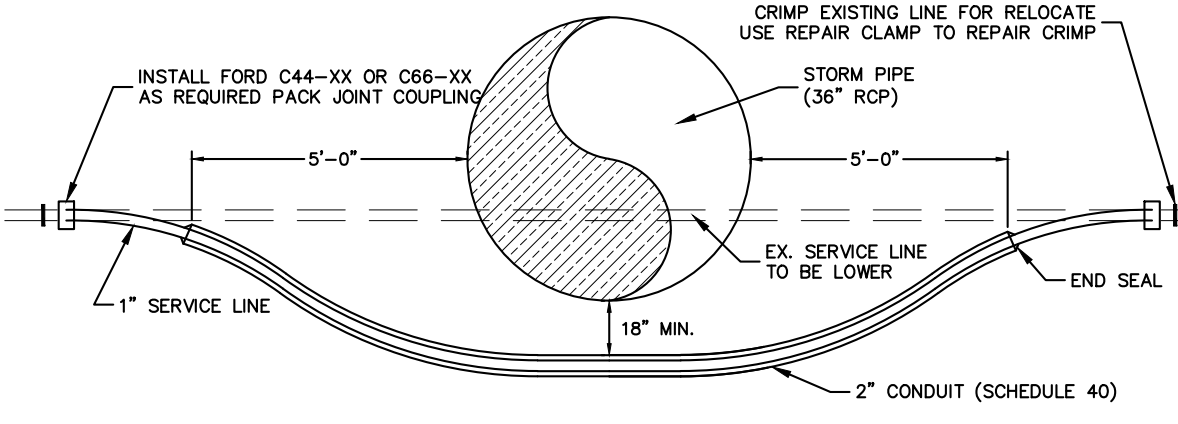
STANDARD SANITARY CLEAN-OUT

NOT TO SCALE



FIRE HYDRANT & GATE VALVE DETAILS

NOT TO SCALE



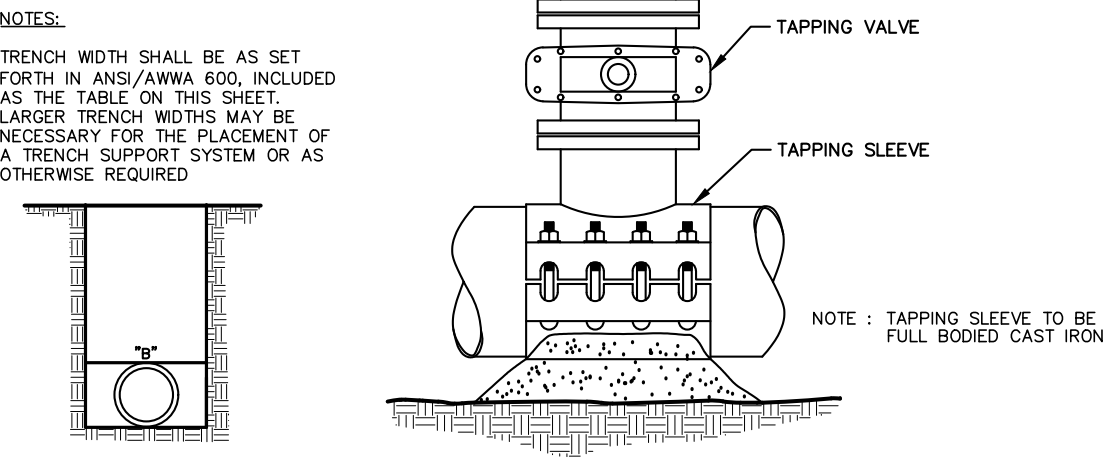
SERVICE LINE UNDER STORM

NOT TO SCALE

NOMINAL PIPE DIAMETER	"b"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

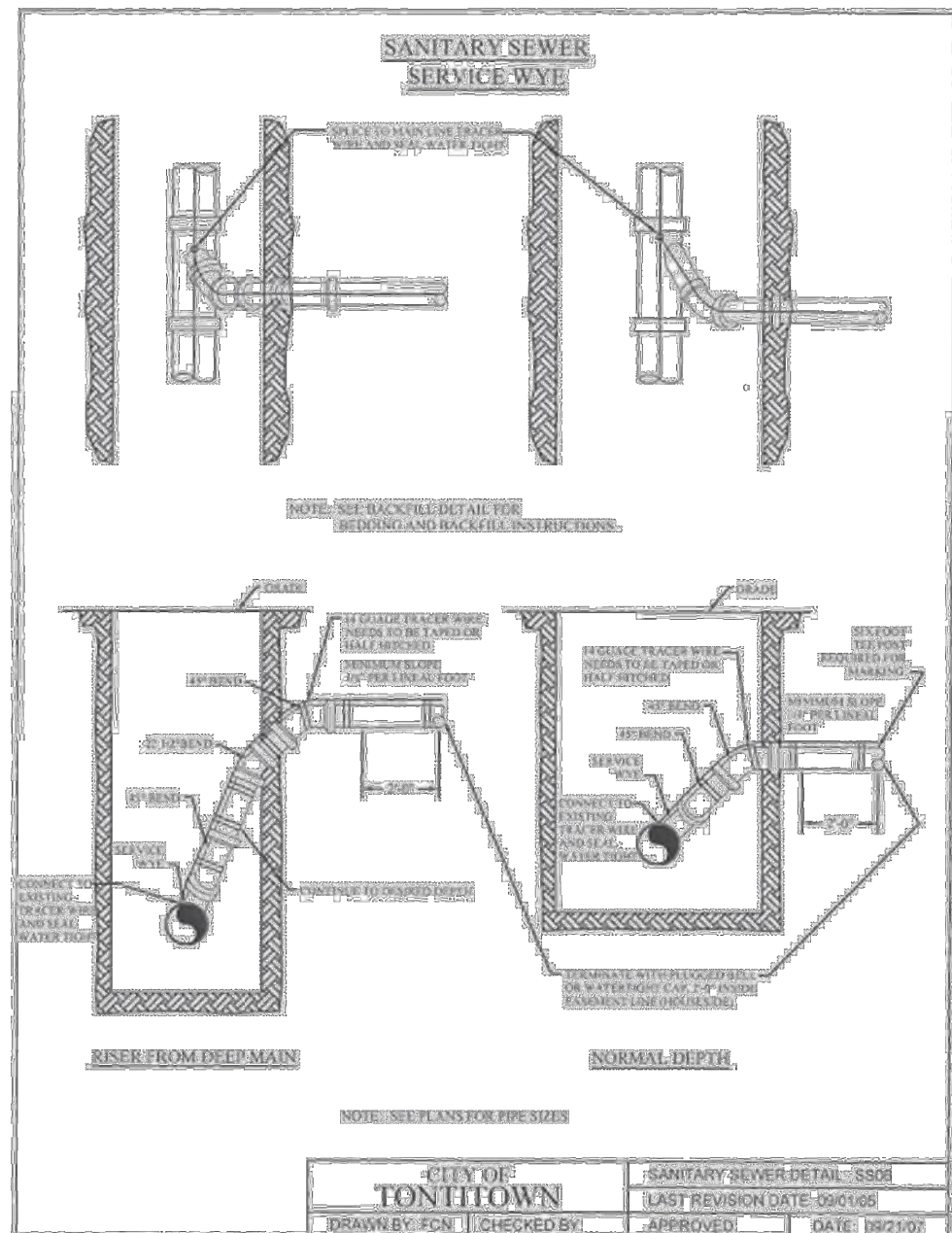
TYPICAL PIPE TRENCH & TRENCH WIDTH SCHEDULE

NOT TO SCALE

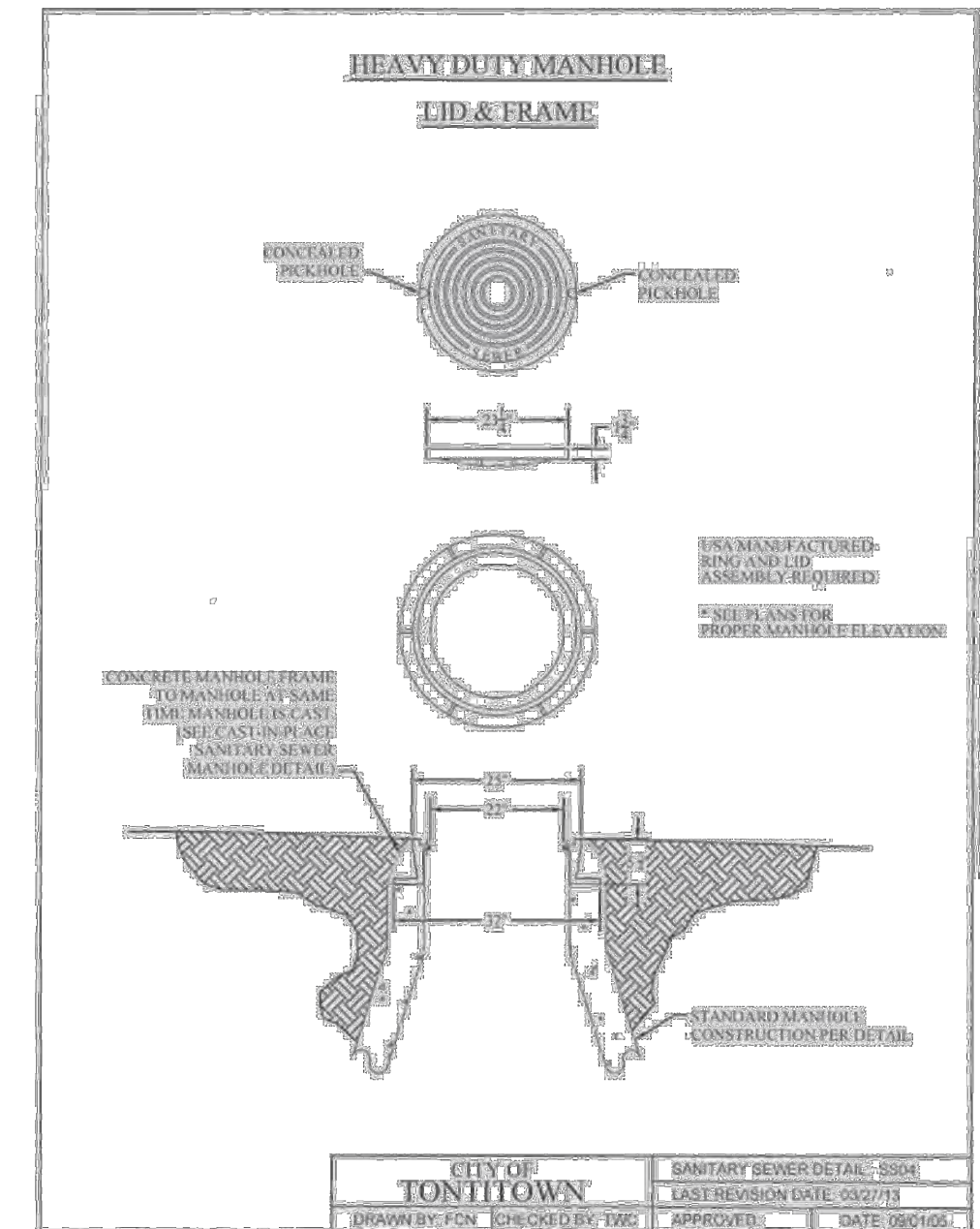


TYPICAL DETAIL OF TAPPING VALVE AND SLEEVE

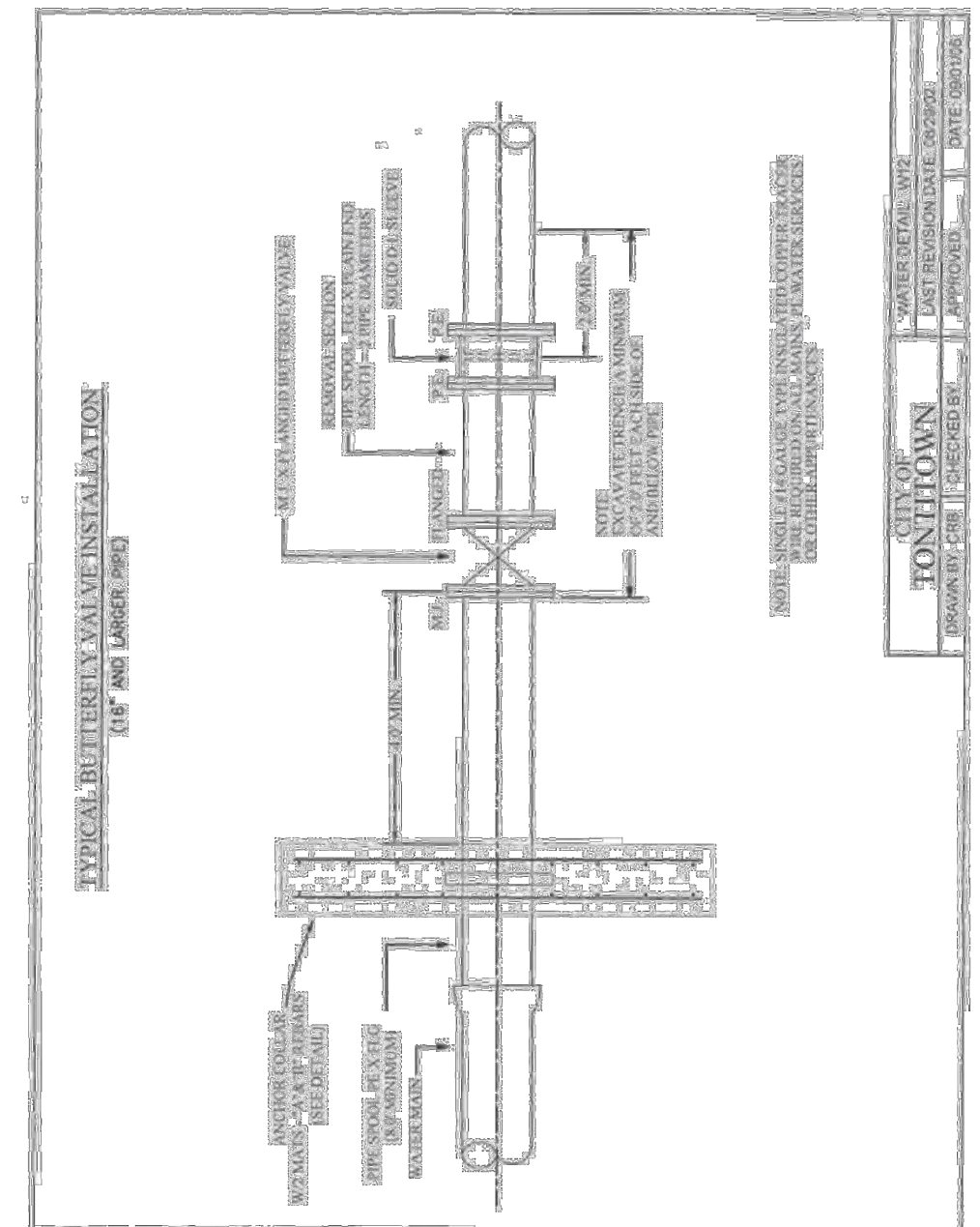
NOT TO SCALE



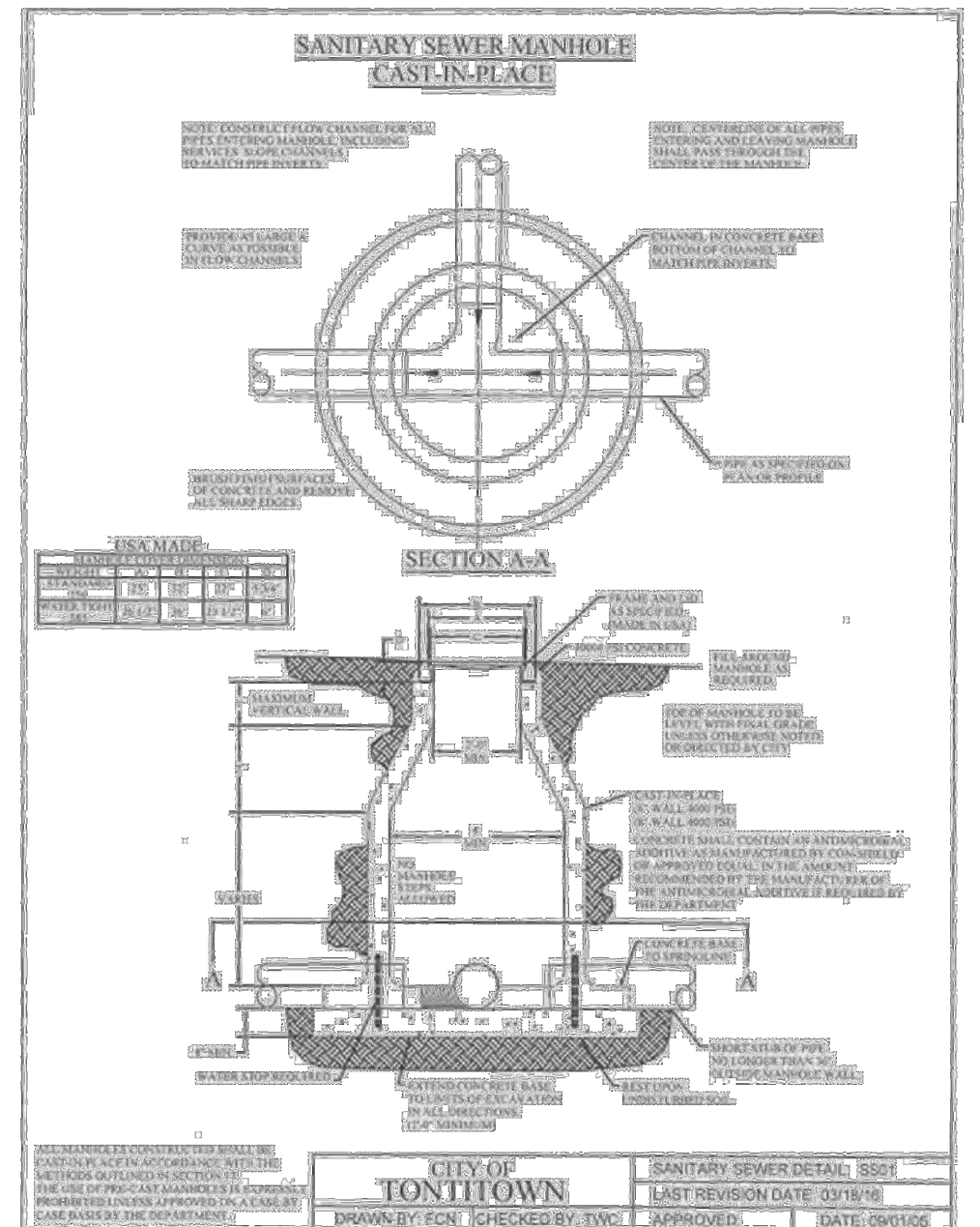
CITY OF TONTOWN
 SANITARY SEWER DETAIL: SSSW
 DRAWN BY: PCW | CHECKED BY: | APPROVED: | DATE: 08/10/09



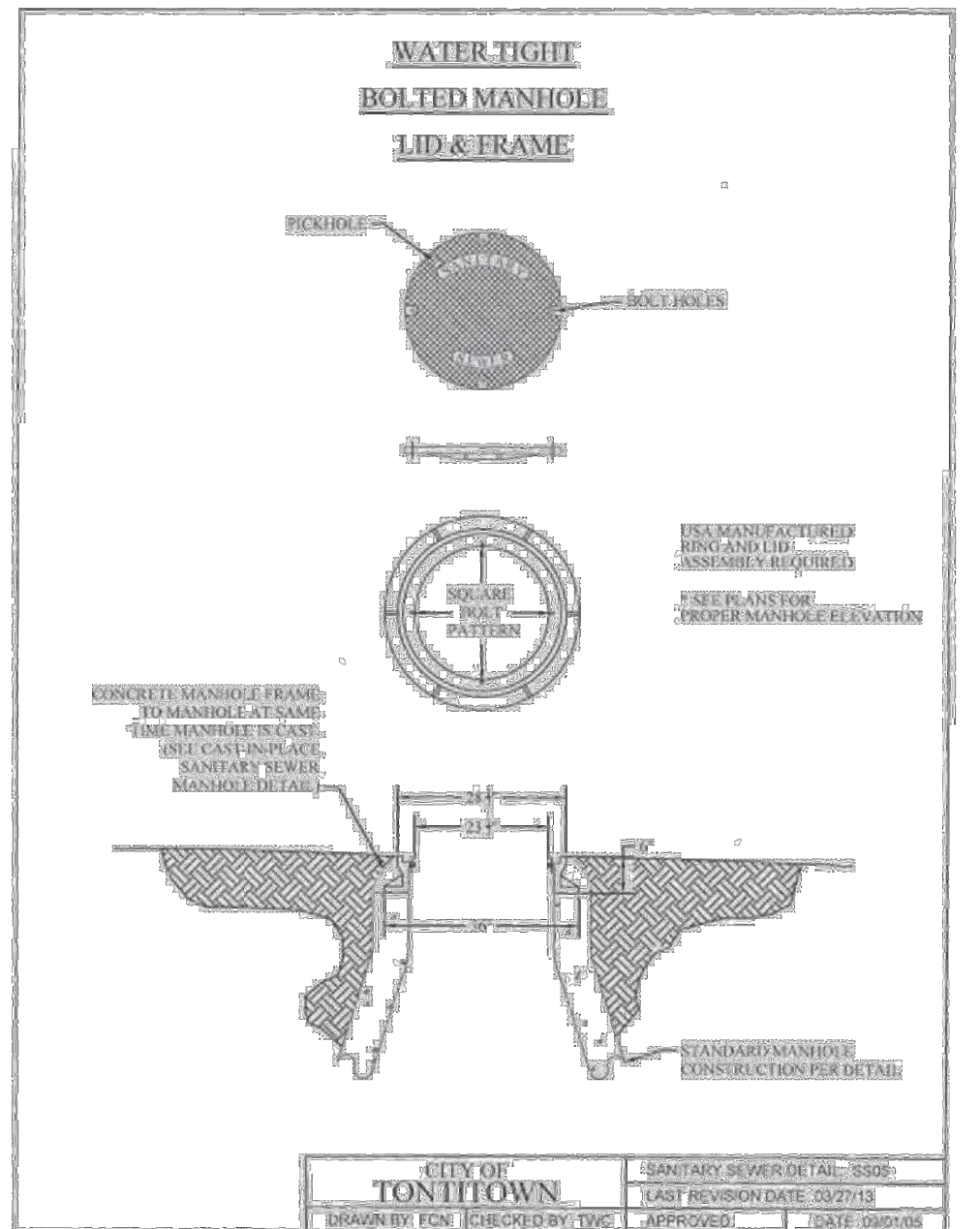
CITY OF TONTOWN
 SANITARY SEWER DETAIL: SSSM
 DRAWN BY: PCW | CHECKED BY: TMC | APPROVED: | DATE: 08/10/09



CITY OF TONTOWN
 WATER DETAIL: WZ
 DRAWN BY: PCW | CHECKED BY: TMC | APPROVED: | DATE: 08/10/09



CITY OF TONTOWN
 SANITARY SEWER DETAIL: SSSC
 DRAWN BY: PCW | CHECKED BY: TMC | APPROVED: | DATE: 08/10/09



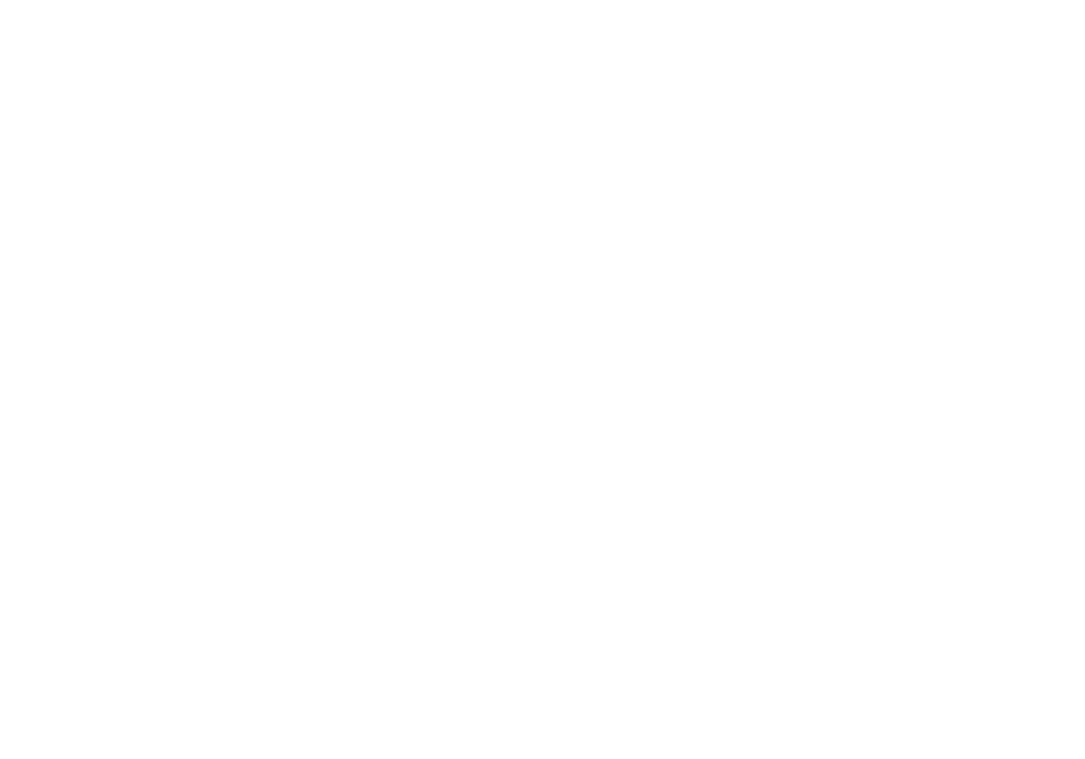
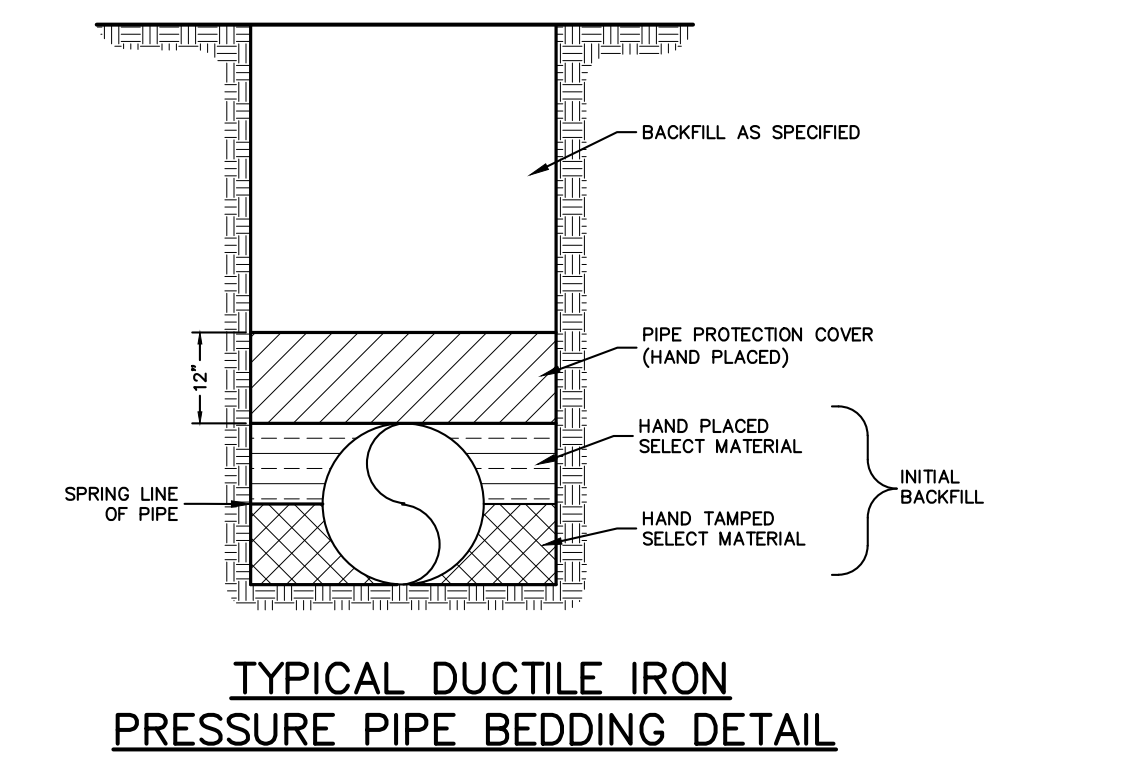
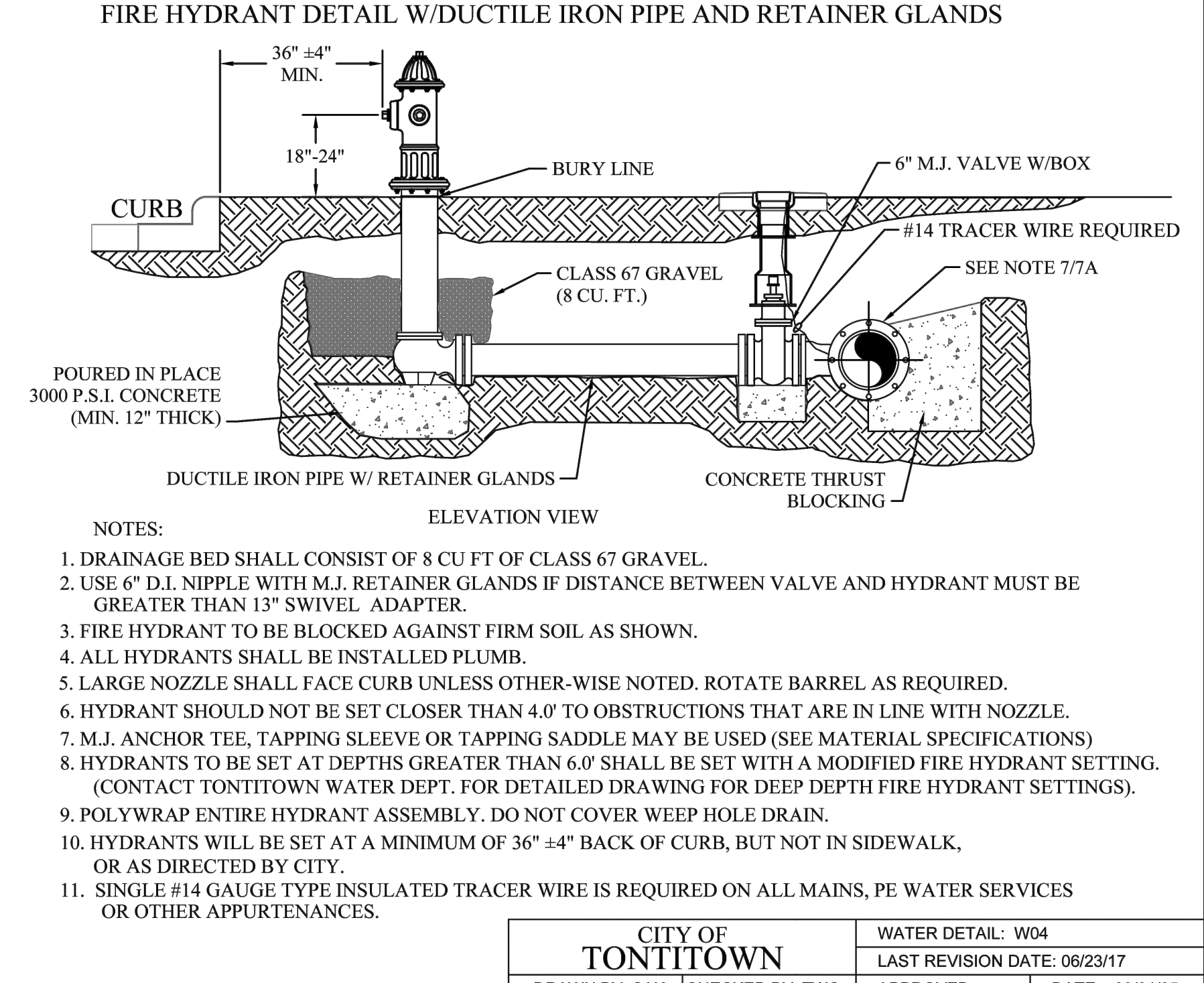
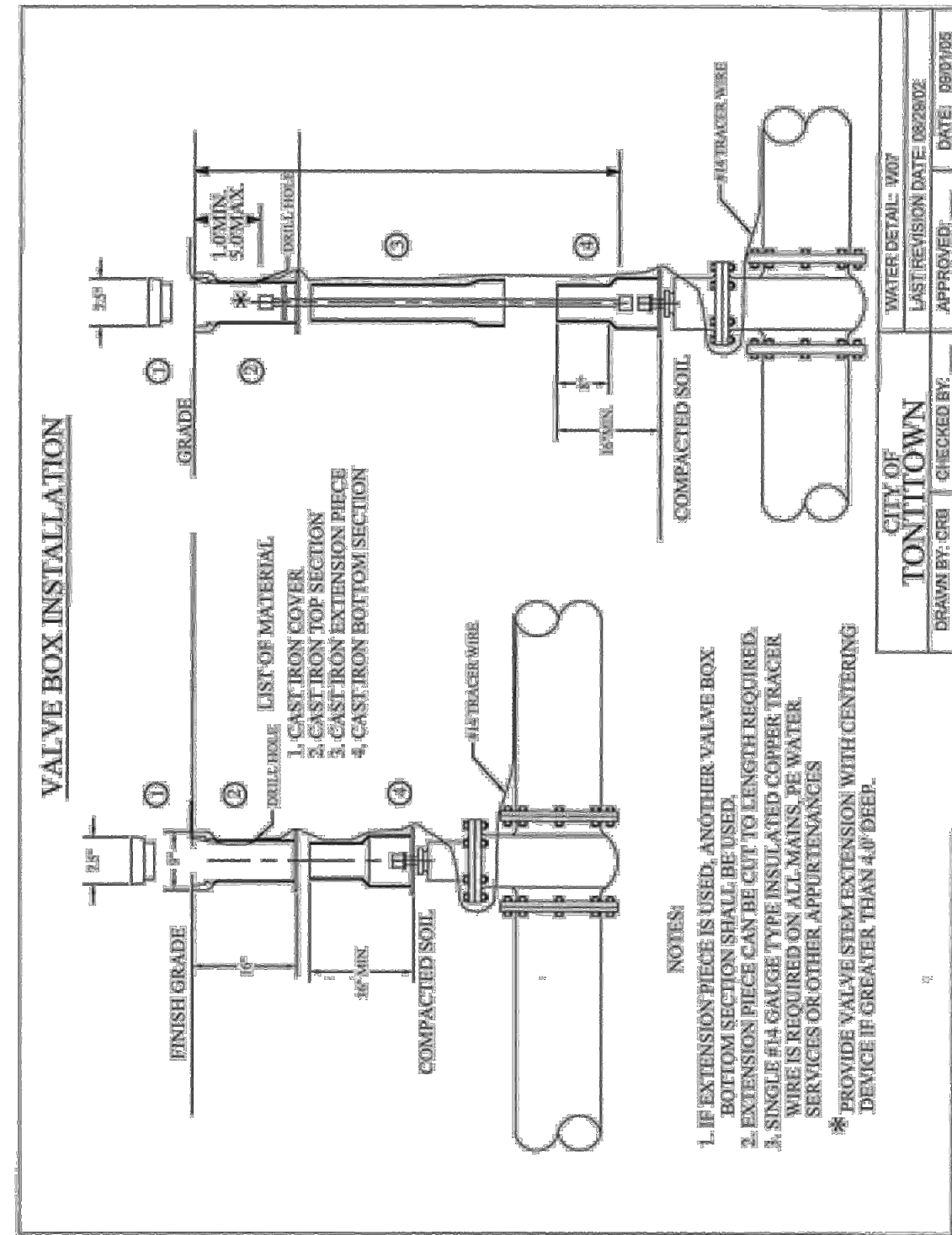
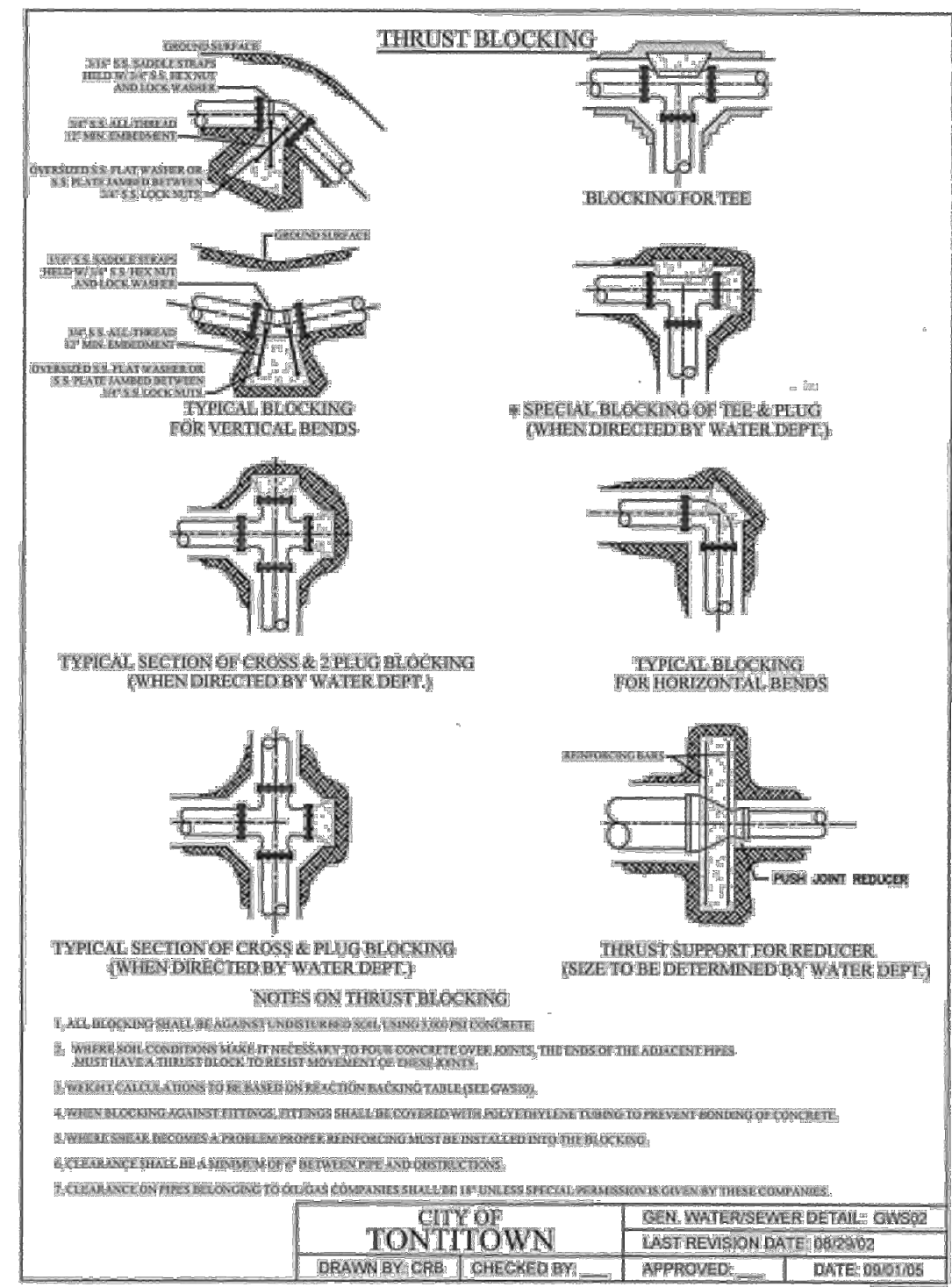
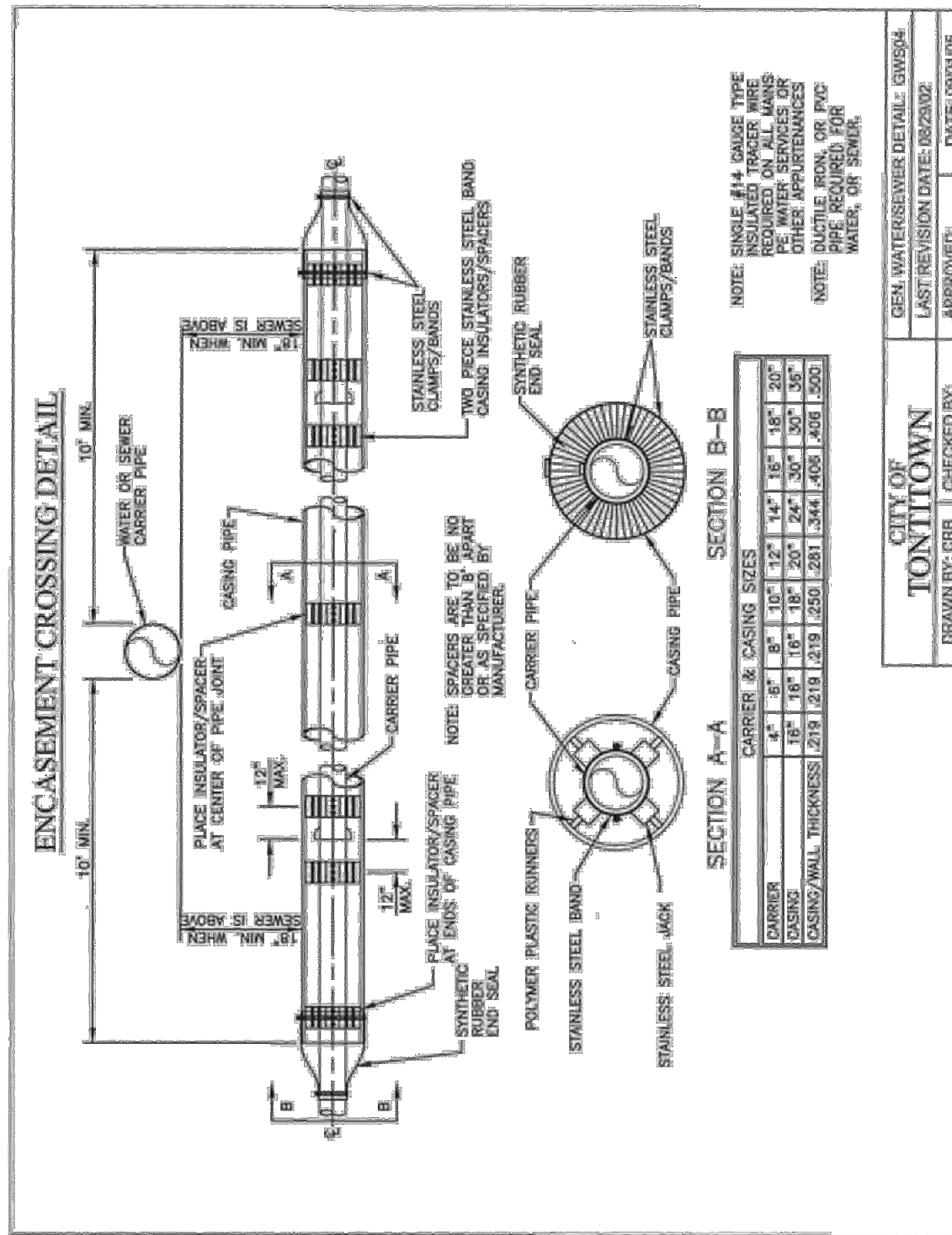
CITY OF TONTOWN
 SANITARY SEWER DETAIL: SSSD
 DRAWN BY: PCW | CHECKED BY: TMC | APPROVED: | DATE: 08/10/09



UTILITY DETAILS
MCDONALD BUILDING GROUP LLC
BARINGTON ROAD
TONTOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
 DATE: Oct 4, 2022
 DRAWN BY: JF
 W.O. # 22958

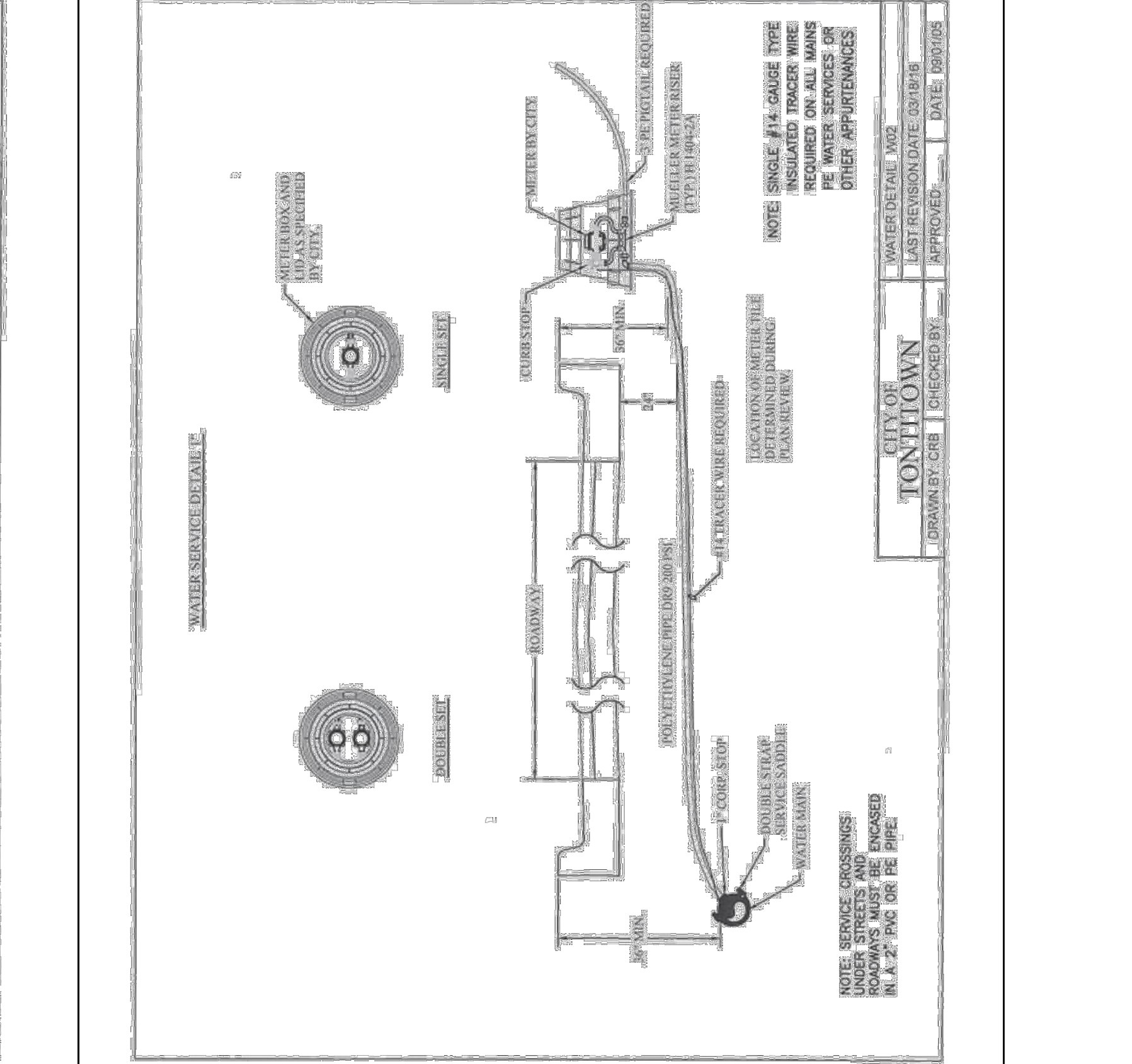


REACTION BACKING TABLE

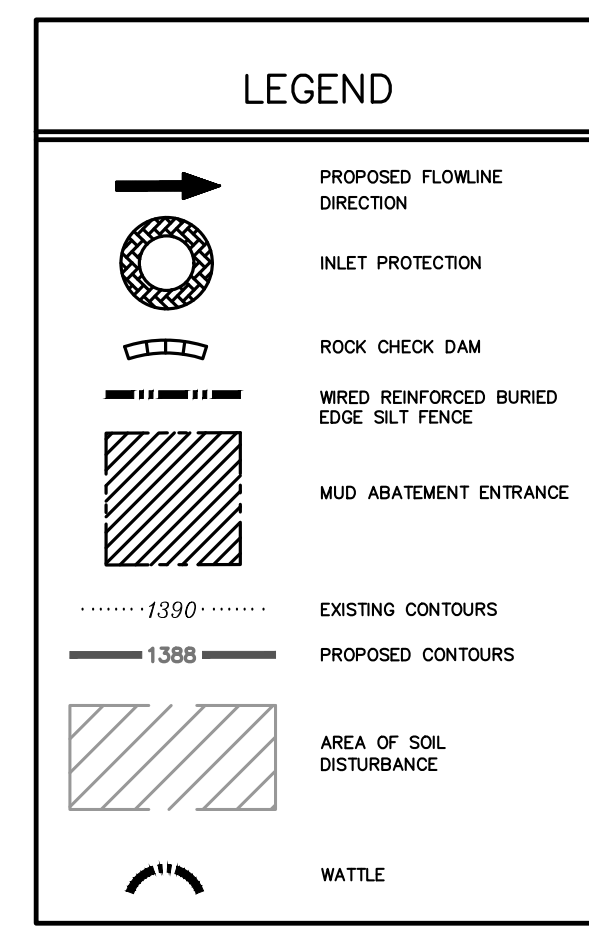
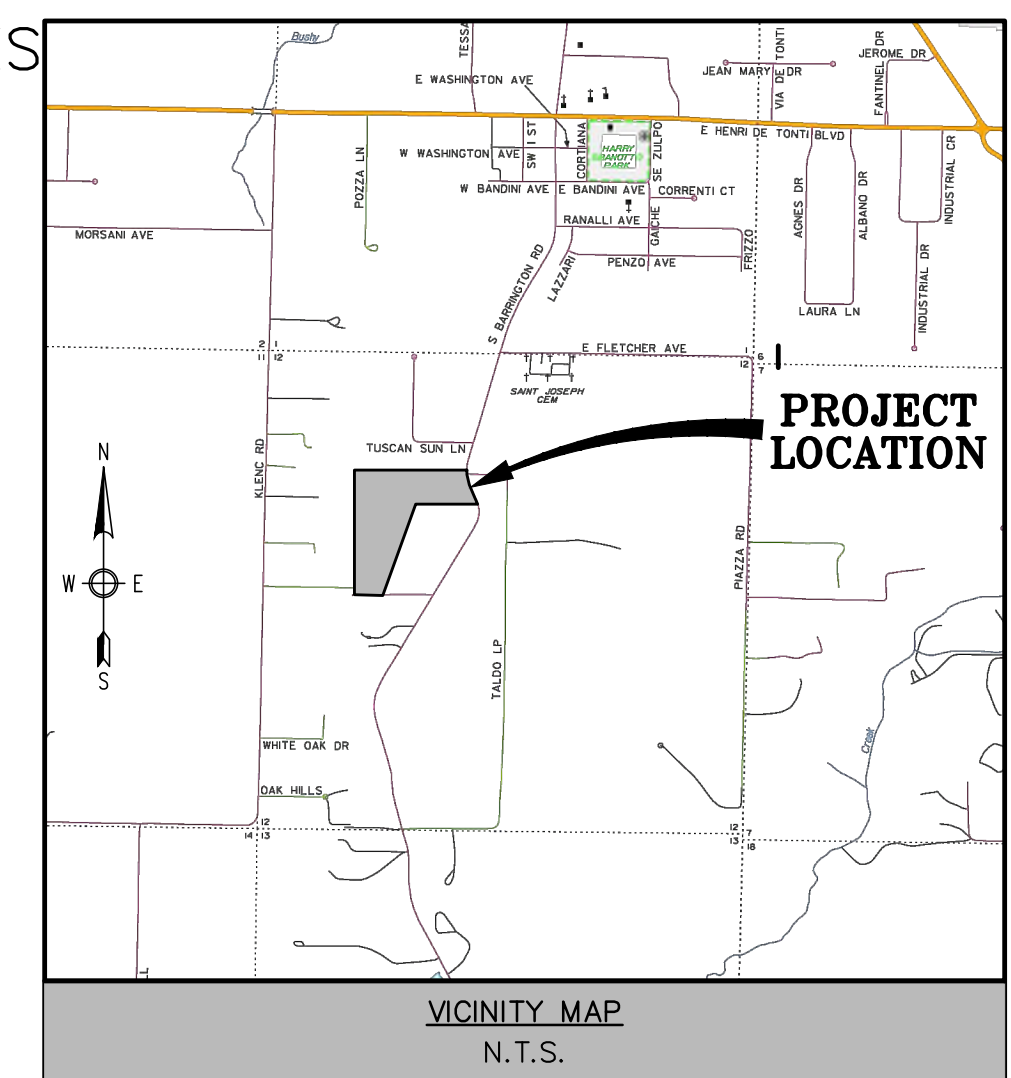
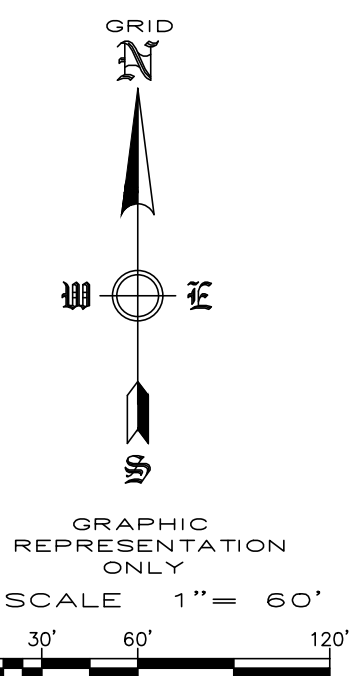
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTH/WALL FOR REACTION BACKING				
	TEE	90°	45°	22 1/2°	PLUG
4"	1	1	1	1	1
6"	1	1	1	1	1
8"	1	1	1	1	1
10"	1	1	1	1	1
12"	1	1	1	1	1
14"	1	1	1	1	1
16"	1	1	1	1	1
18"	1	1	1	1	1
20"	1	1	1	1	1
24"	1	1	1	1	1
30"	1	1	1	1	1
36"	1	1	1	1	1

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 PSF AND SOIL BEARING PRESSURE OF 3,000 LB/SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS REQUIRED BY CITY WATER DEPARTMENT.



TOTAL DISTURBED AREA: 5.44 ACRES



OWNER / DEVELOPER: MCDONALD BUILDING GROUP LLC
671 OXFORD BEND RD
FAYETTEVILLE, AR 72703

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

ZONING: R-3 (RESIDENTIAL OFFICE)

SETBACKS: FRONT SETBACK = 30'
SIDE SETBACK = 10'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 25'

LOTS: BUILDABLE LOTS: 29
NON-BUILDABLE LOTS: 2

NOTES:

- 1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'0" AS TO BACK OF CURB).
- 2) ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
- 3) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
- 4) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
- 5) MODIFIED CURB REQUIRED AT ALL DRIVES.
- 6) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
- 7) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
- 8) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAN ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

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.
- 4) PLACE FILTER FABRIC ON ALL CURB INLETS.

***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: 3.52 ACRES

FLOOD PLAIN ZONING:

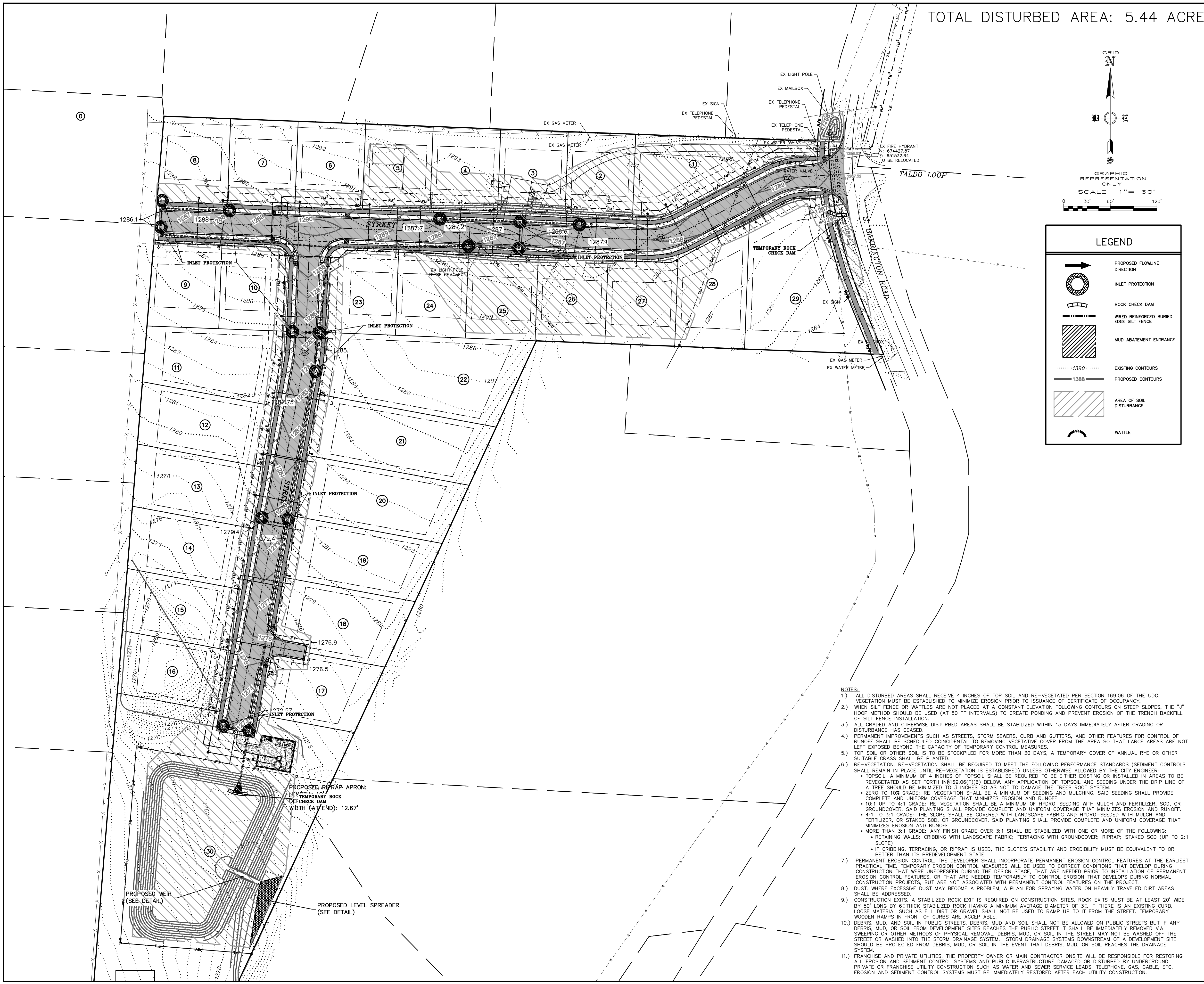
THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #051430065 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.



STORM WATER POLLUTION PREVENTION PLAN
BARINGTON ROAD
TONTITOWN, ARKANSAS

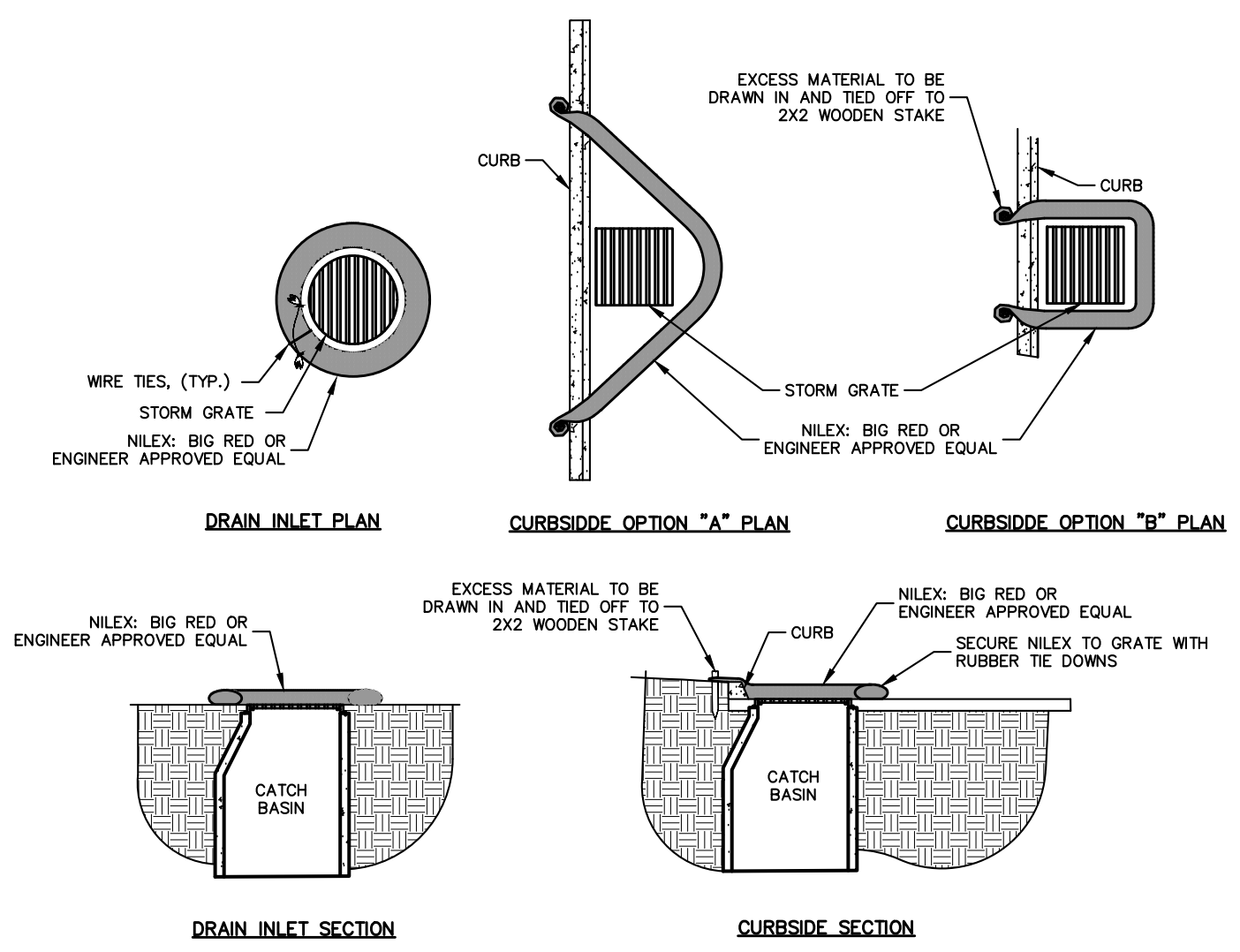
REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Oct 4, 2022
DRAWN BY: JRC
W.O. #: 22958



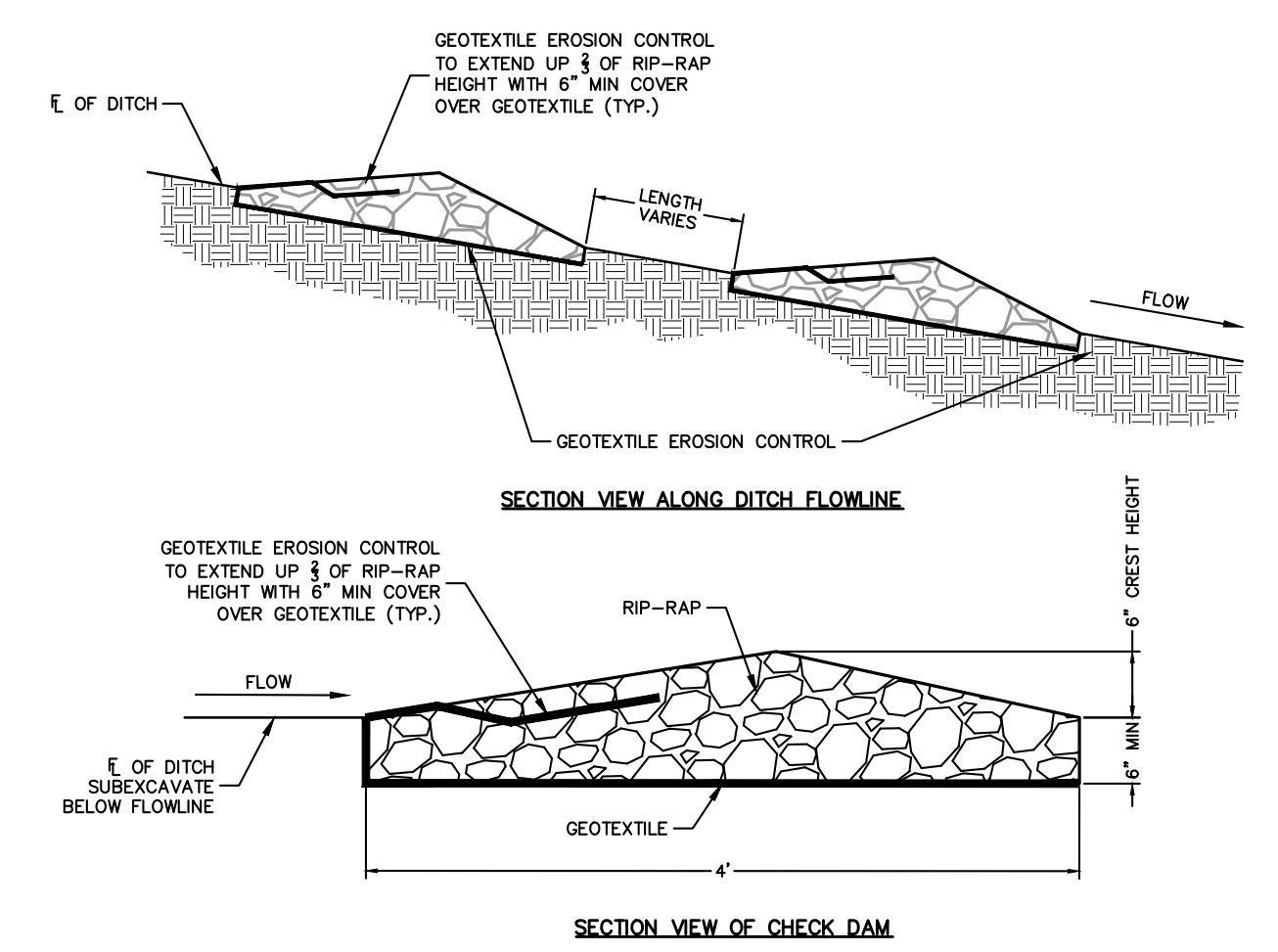
NOTES:

- 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, RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
 - TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN §169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREE'S ROOT SYSTEM.
 - ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDING WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
 - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUND COVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
 - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
- 7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES 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.



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

INLET PROTECTION
NOT TO SCALE

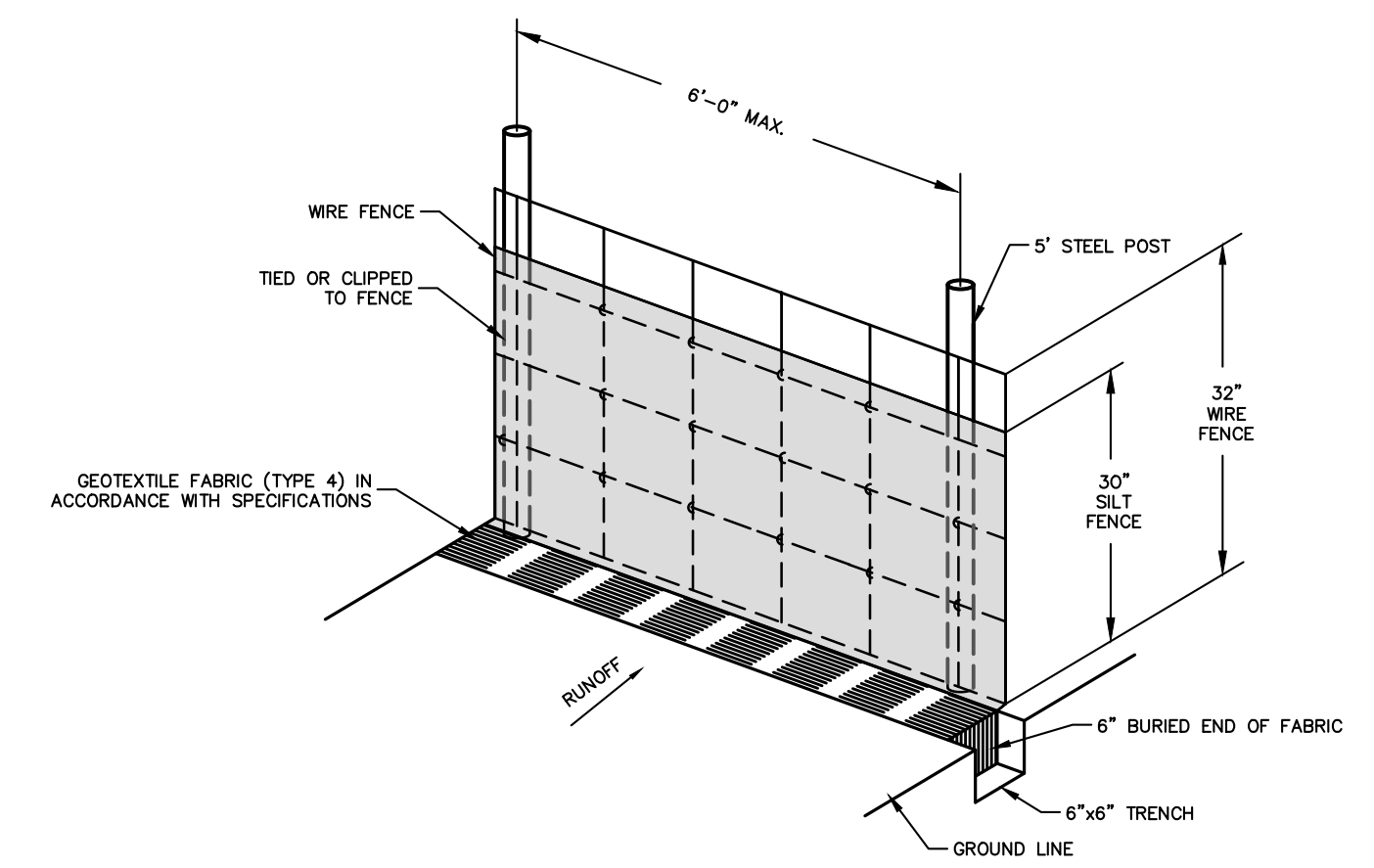


- NOTES:**
1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM

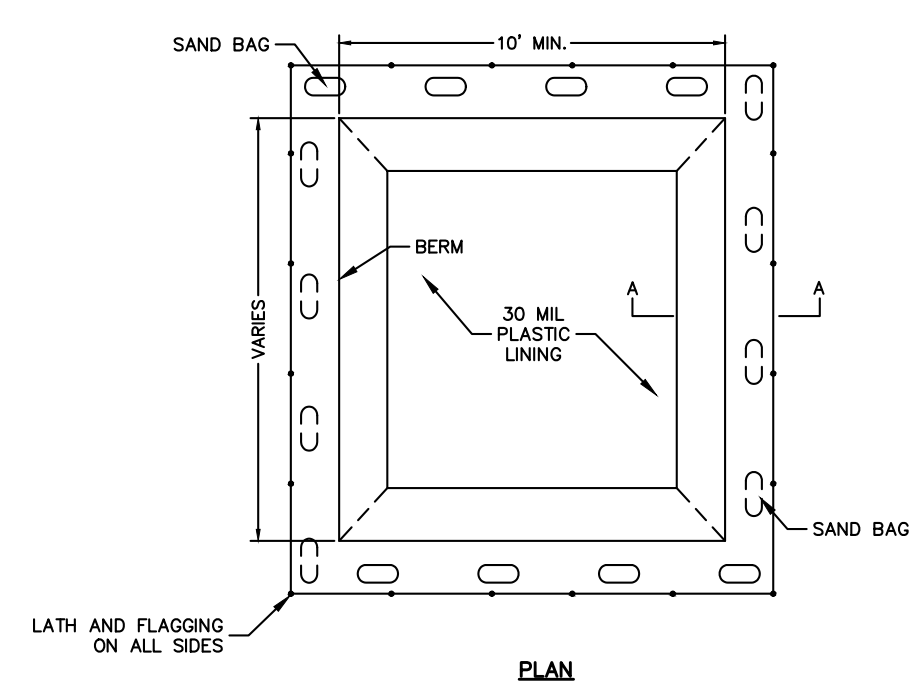
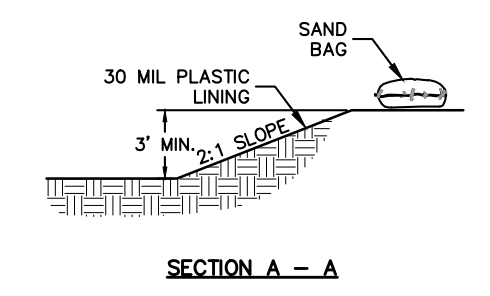
Slope - Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

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



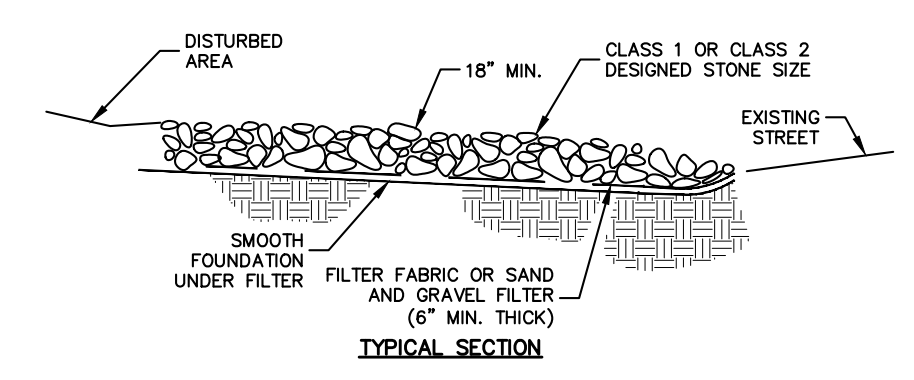
- SILT FENCE NOTES**
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE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

WIRED REINFORCED BURIED EDGE SILT FENCE
NOT TO SCALE



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

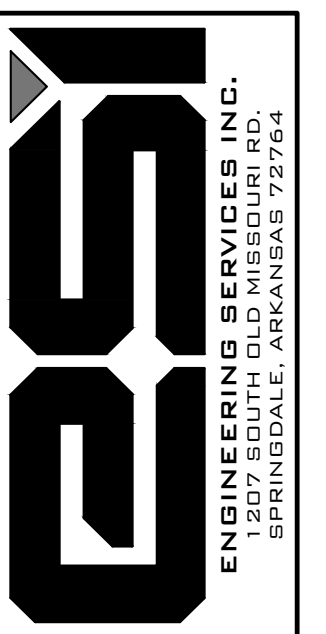
CONCRETE WASH-OUT AREA
NOT TO SCALE



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

MUD ABATEMENT ENTRANCE
NOT TO SCALE

STORM WATER POLLUTION PREVENTION DETAILS
BARINGTON ROAD
TONTITOWN, ARKANSAS



REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Oct 4, 2022
ENGINEER: IA
DRAWN BY: JRC
W.O. #: 22958

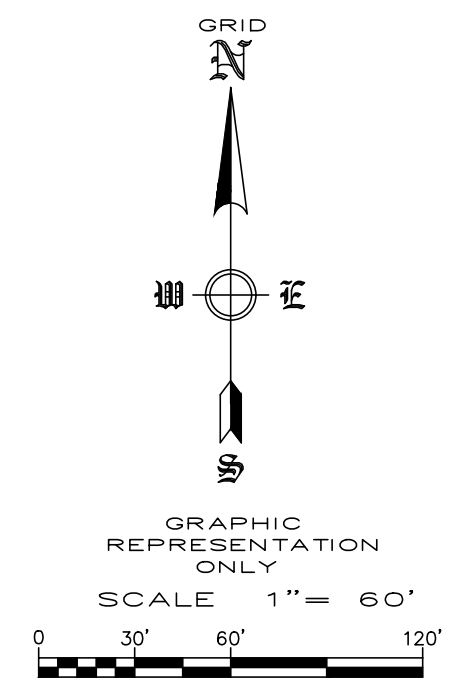
OWNER / DEVELOPER: MCDONALD BUILDING GROUP LLC
671 OXFORD BEND RD
FAYETTEVILLE, AR 72703

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

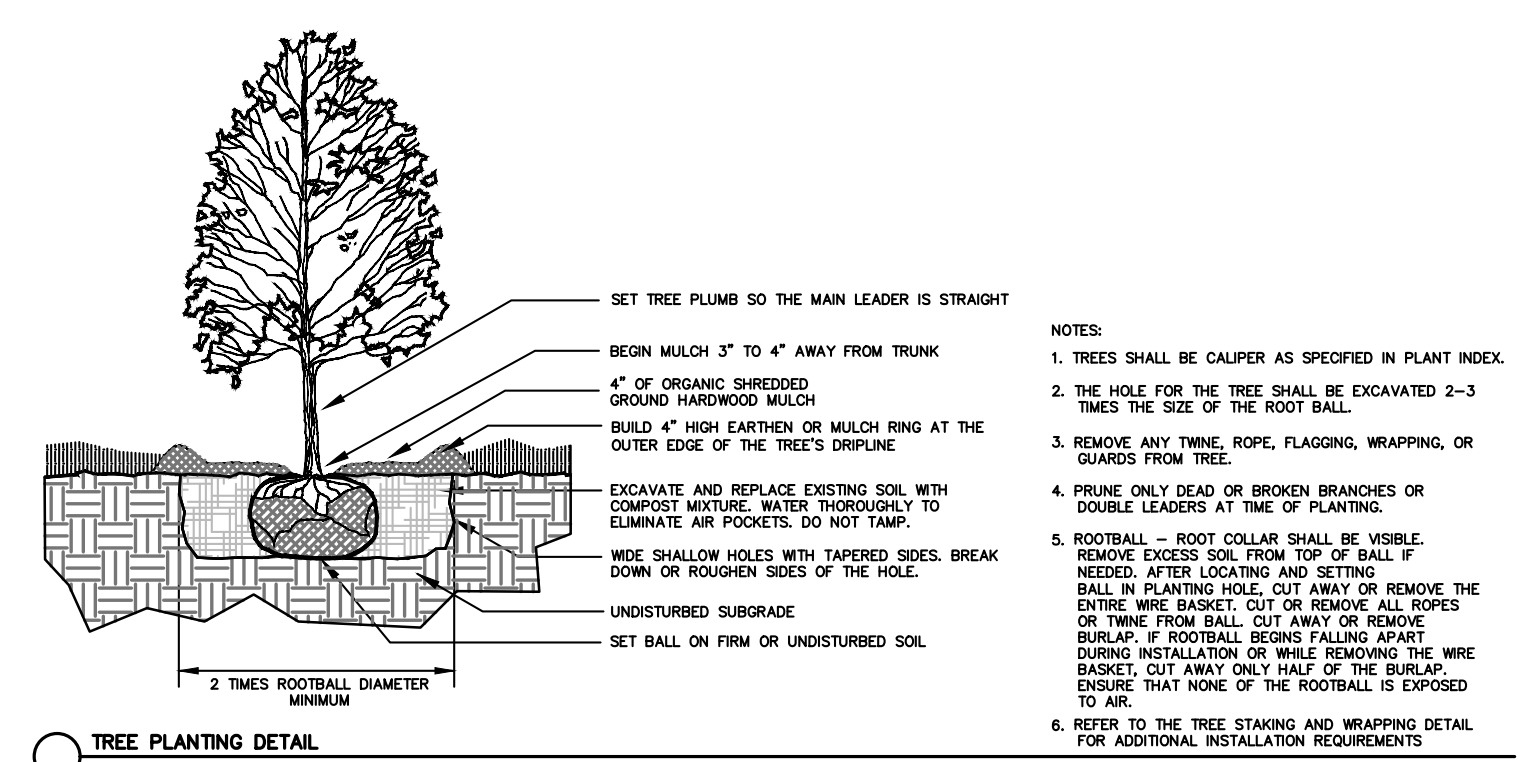
ZONING: R-3

SETBACKS: FRONT SETBACK = 20'
SIDE SETBACK = 10'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 25'

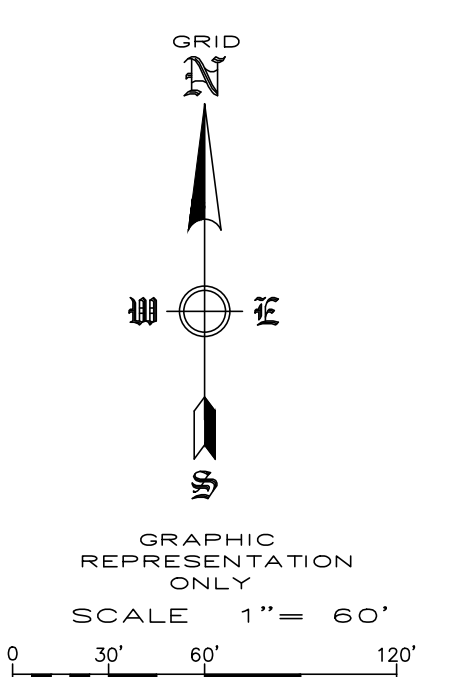
LOTS: BUILDABLE LOTS: 29
NON-BUILDABLE LOTS: 2



TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	NORTHERN RED OAK	Quercus rubra	9	3" Cal B & B
	LITTLELEAF LINDEN	Tilia cordata	11	3" Cal B & B
	SHUMARD OAK	Quercus shumardii	9	3" Cal B & B



- 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.



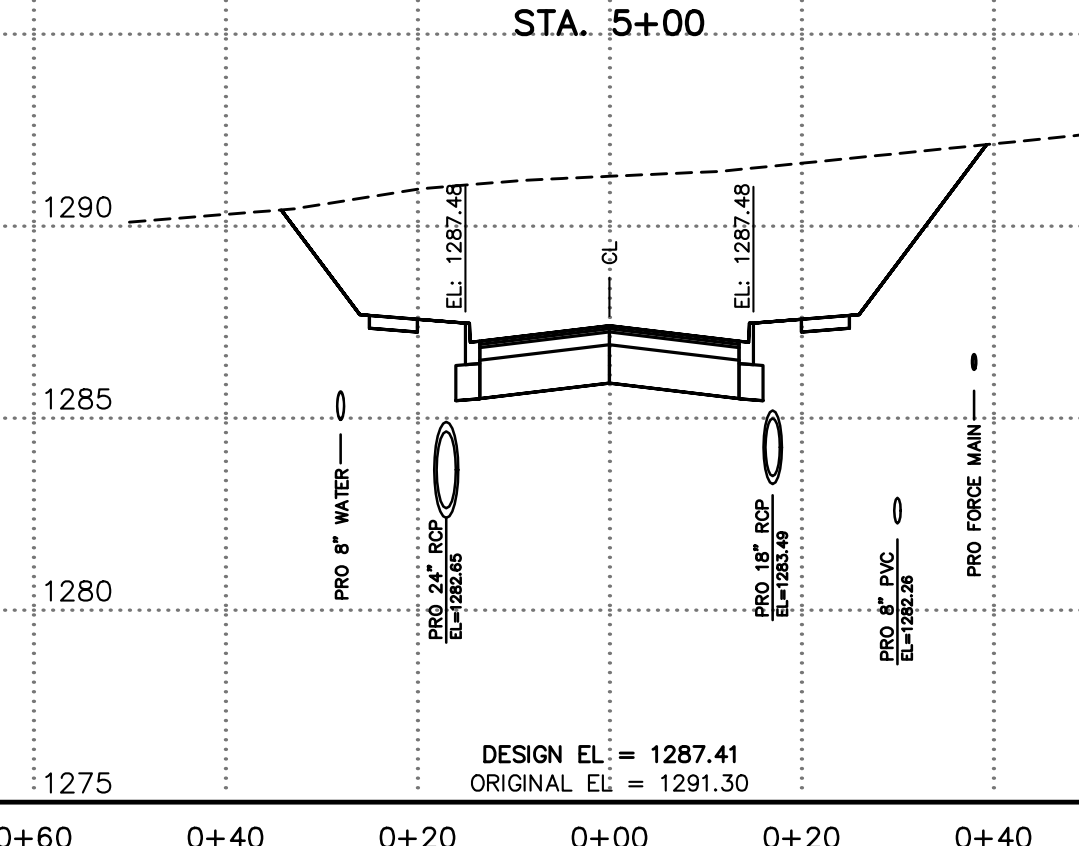
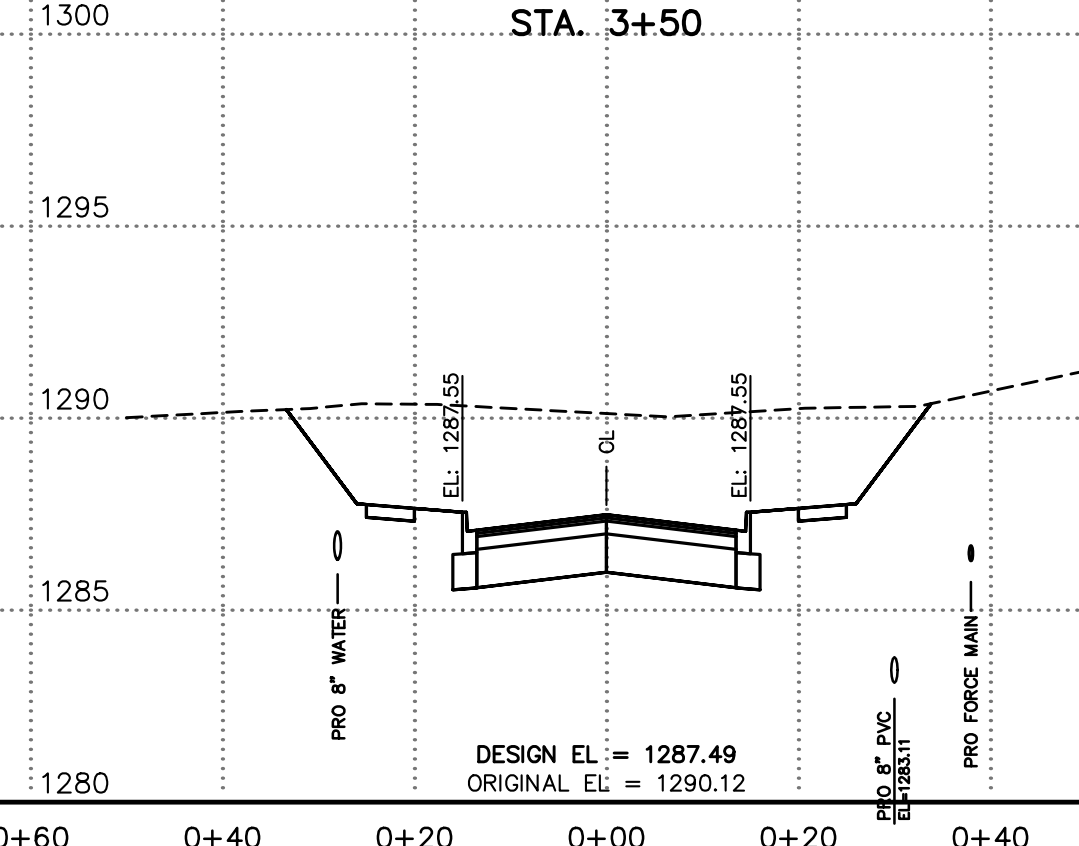
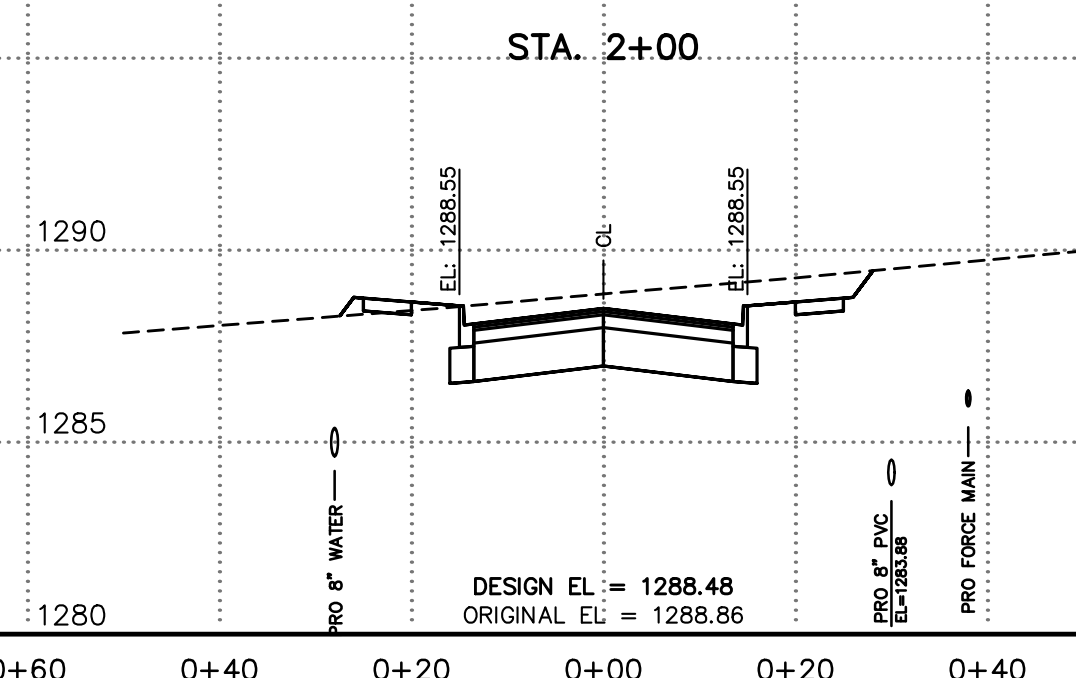
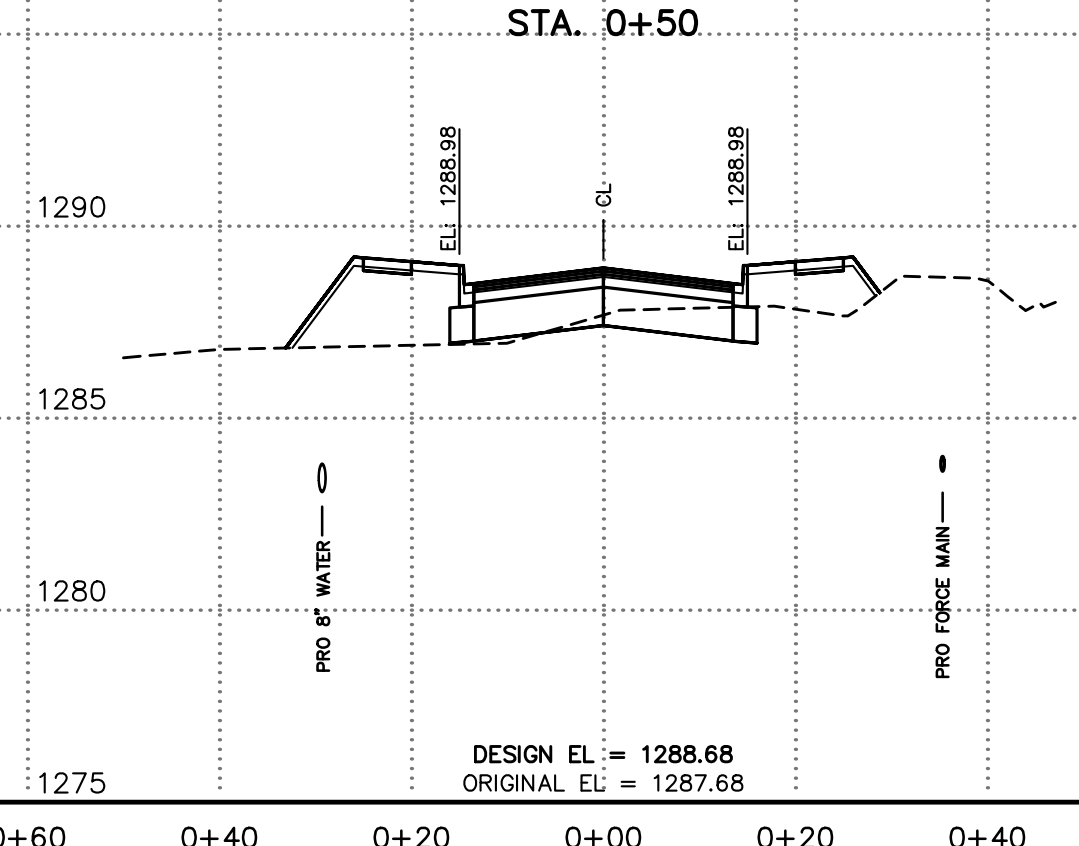
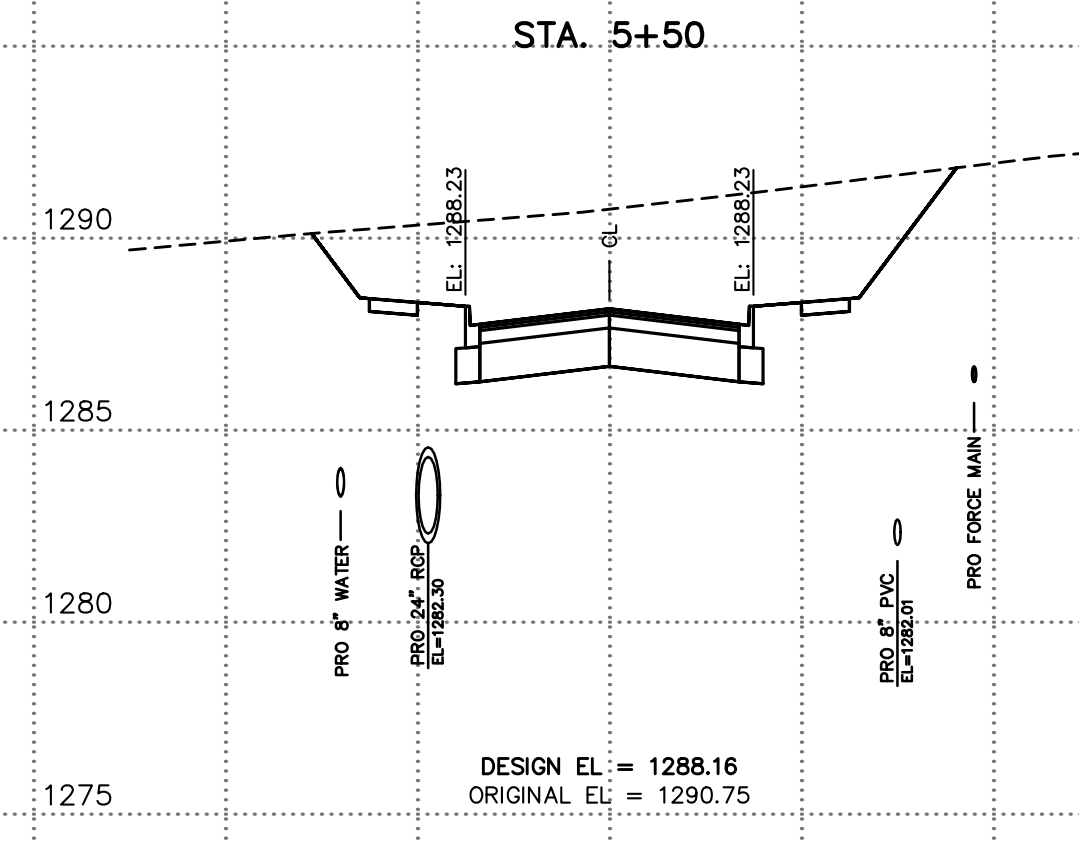
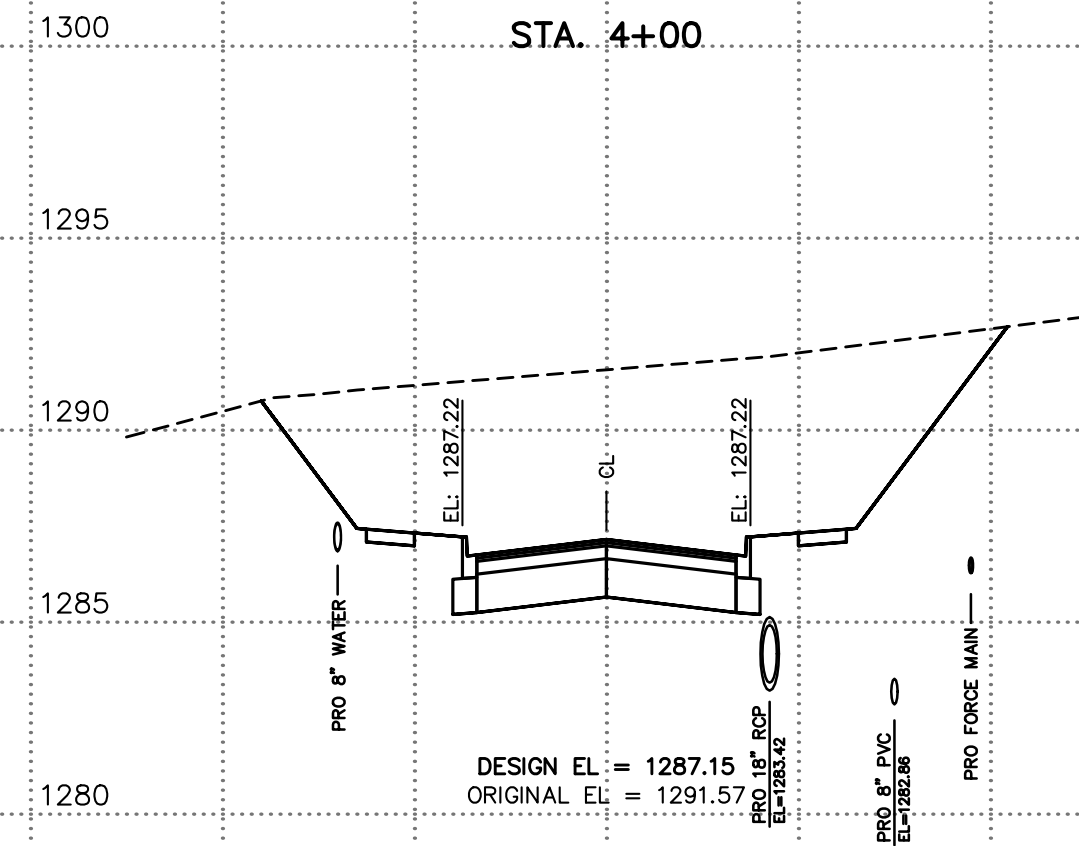
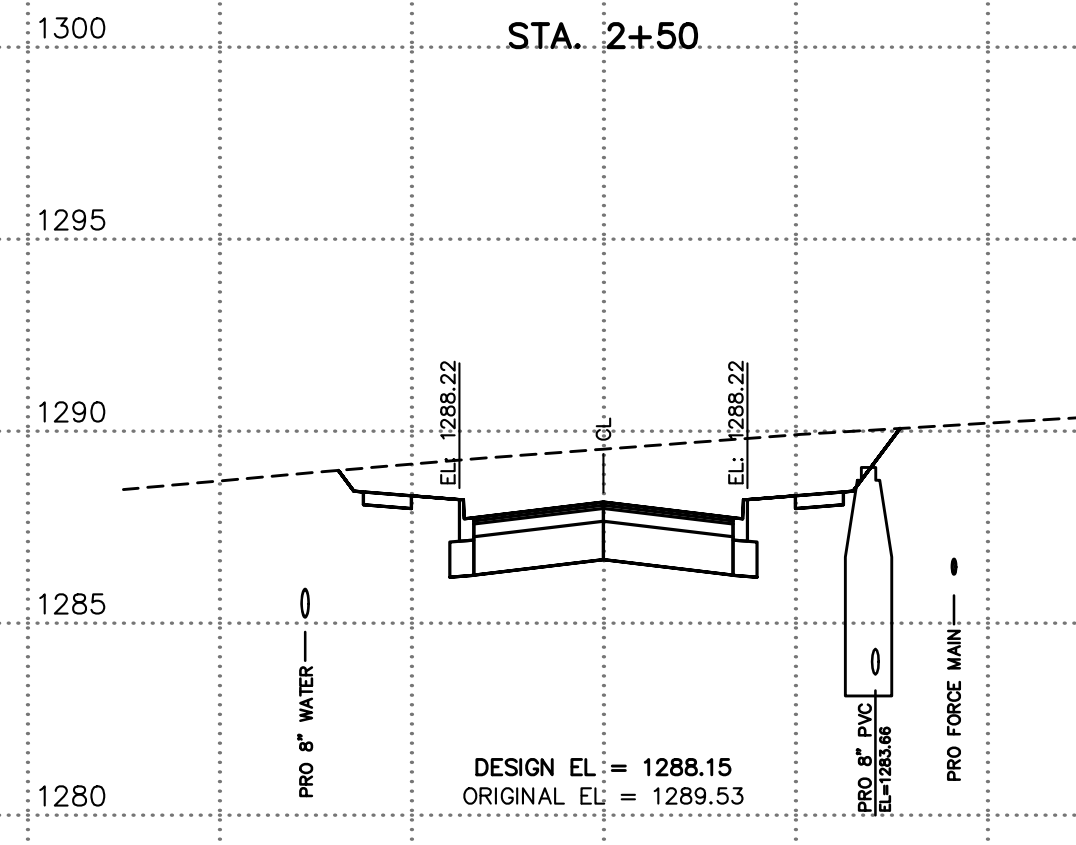
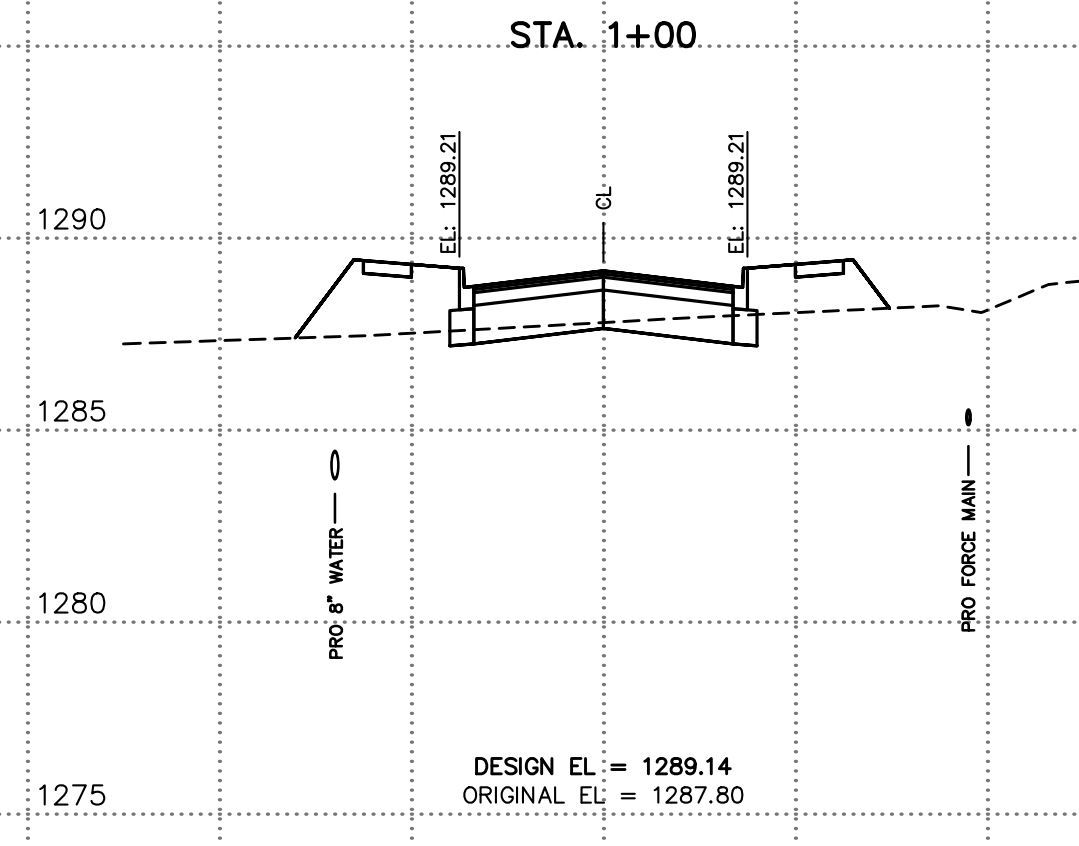
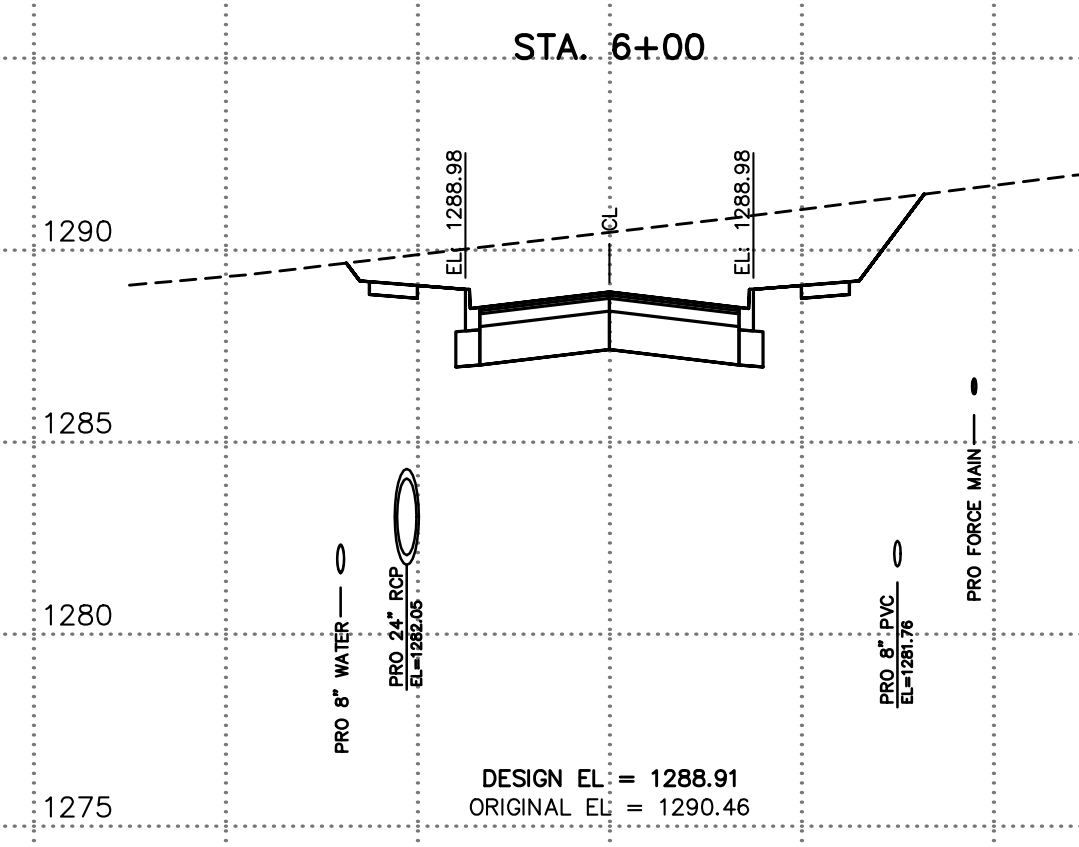
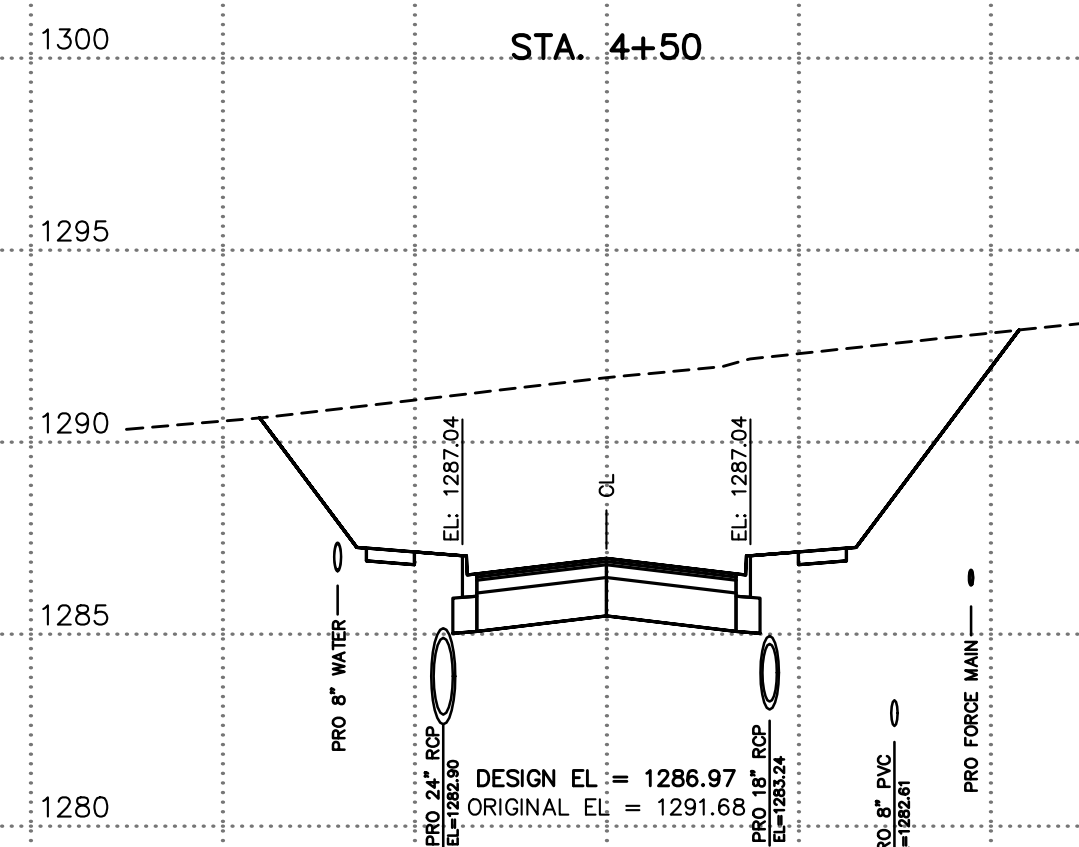
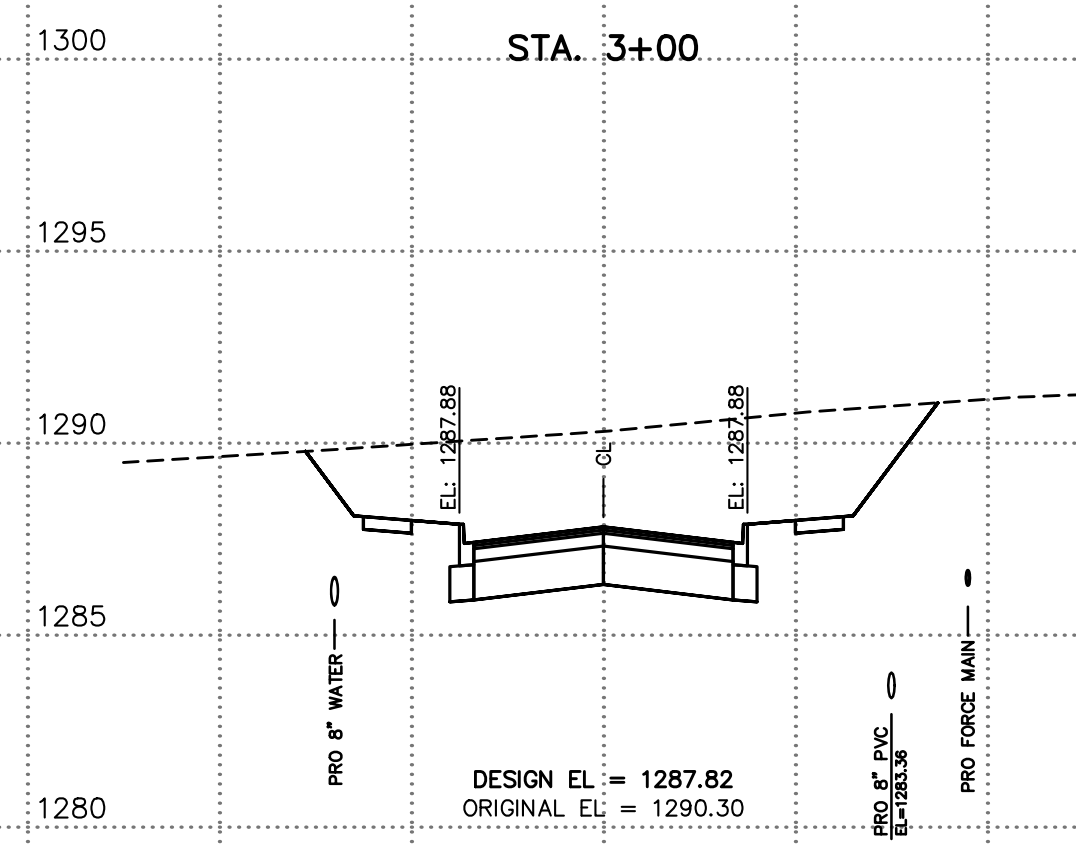
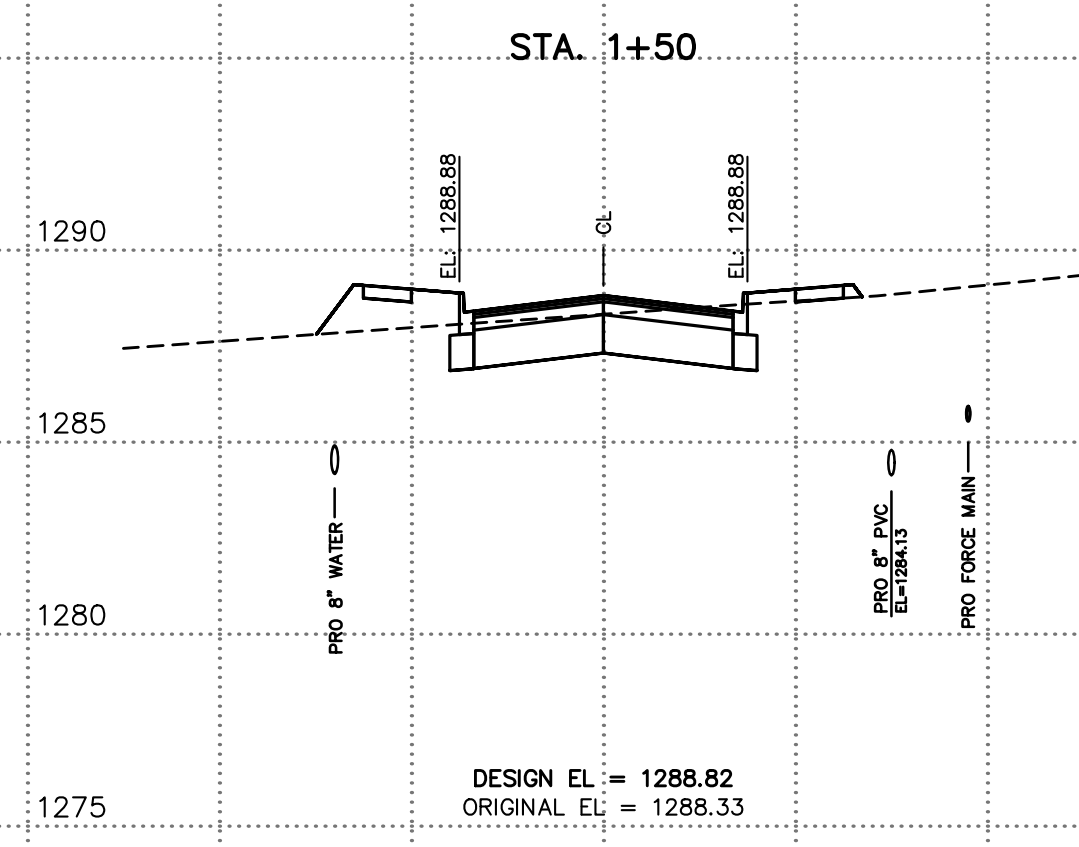
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STREET A

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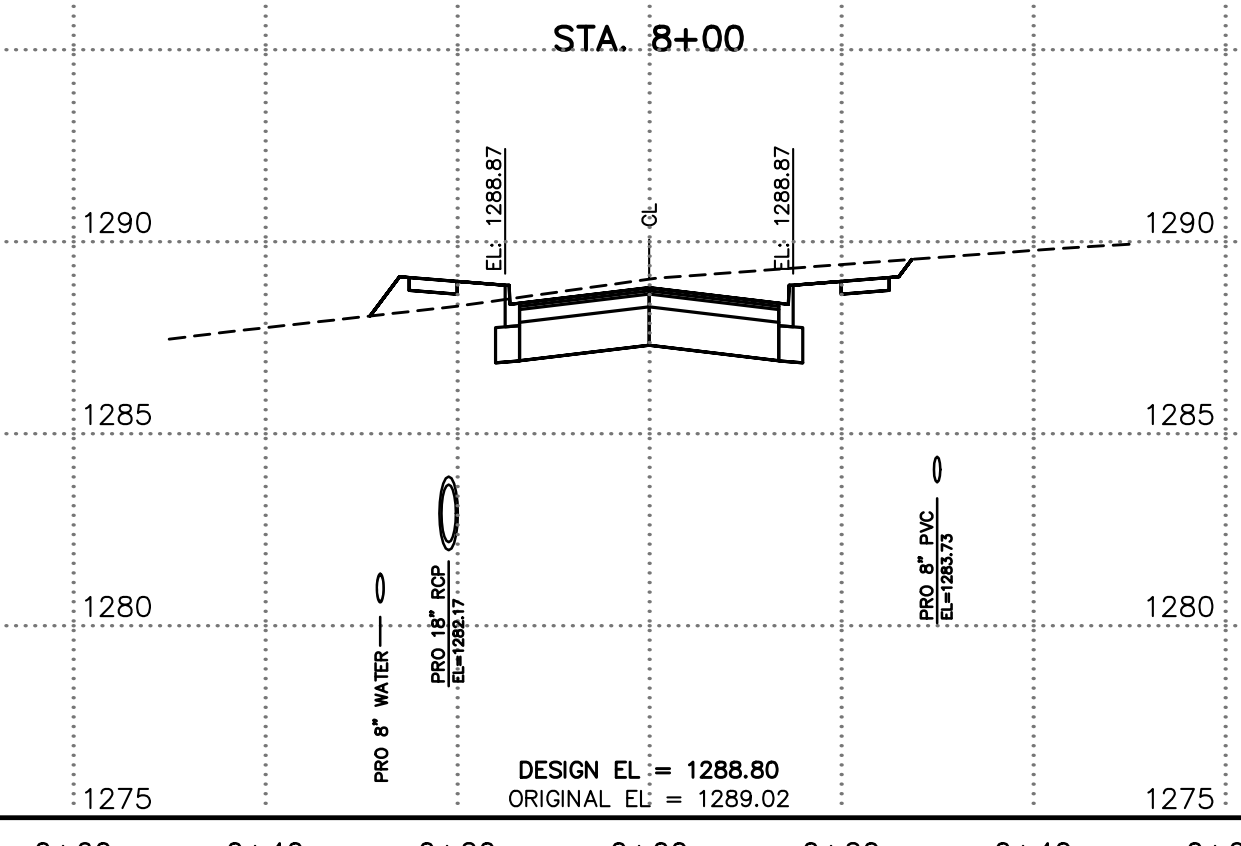
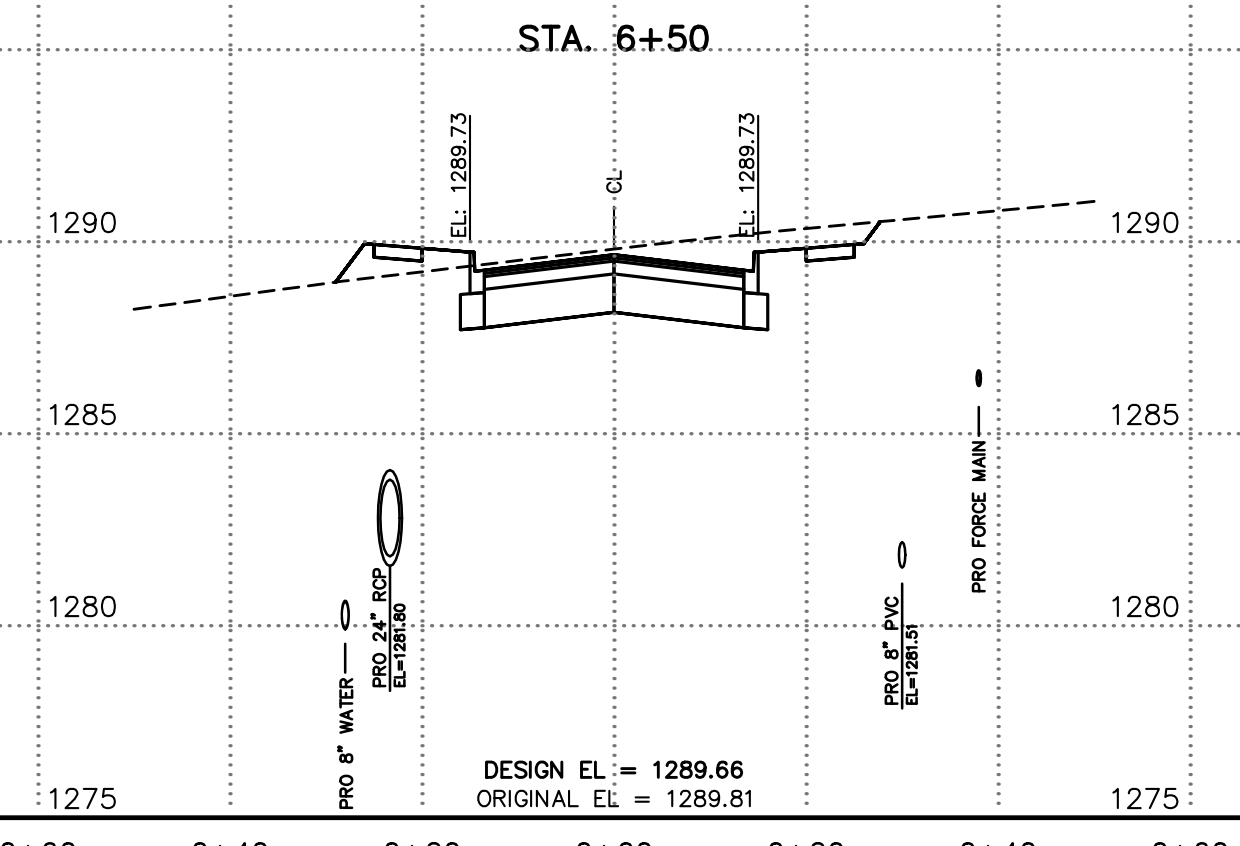
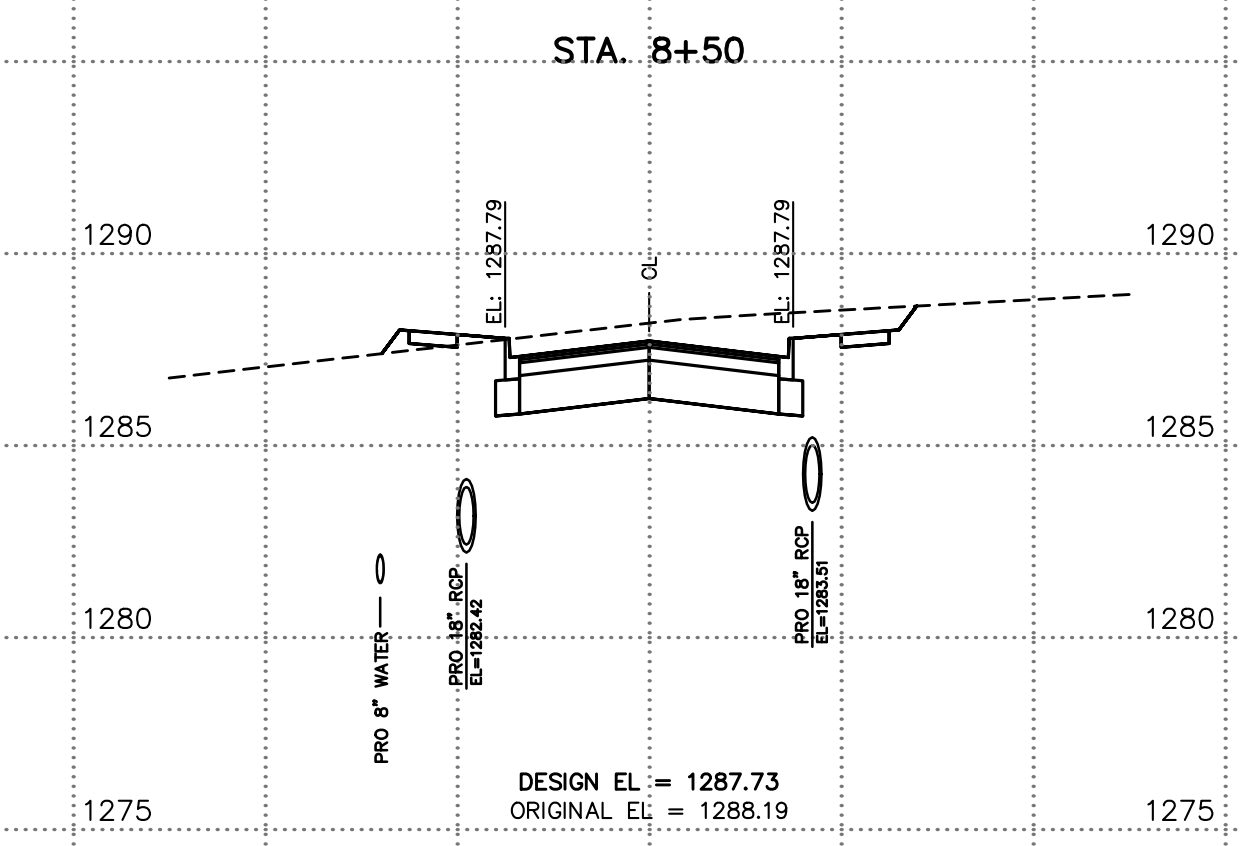
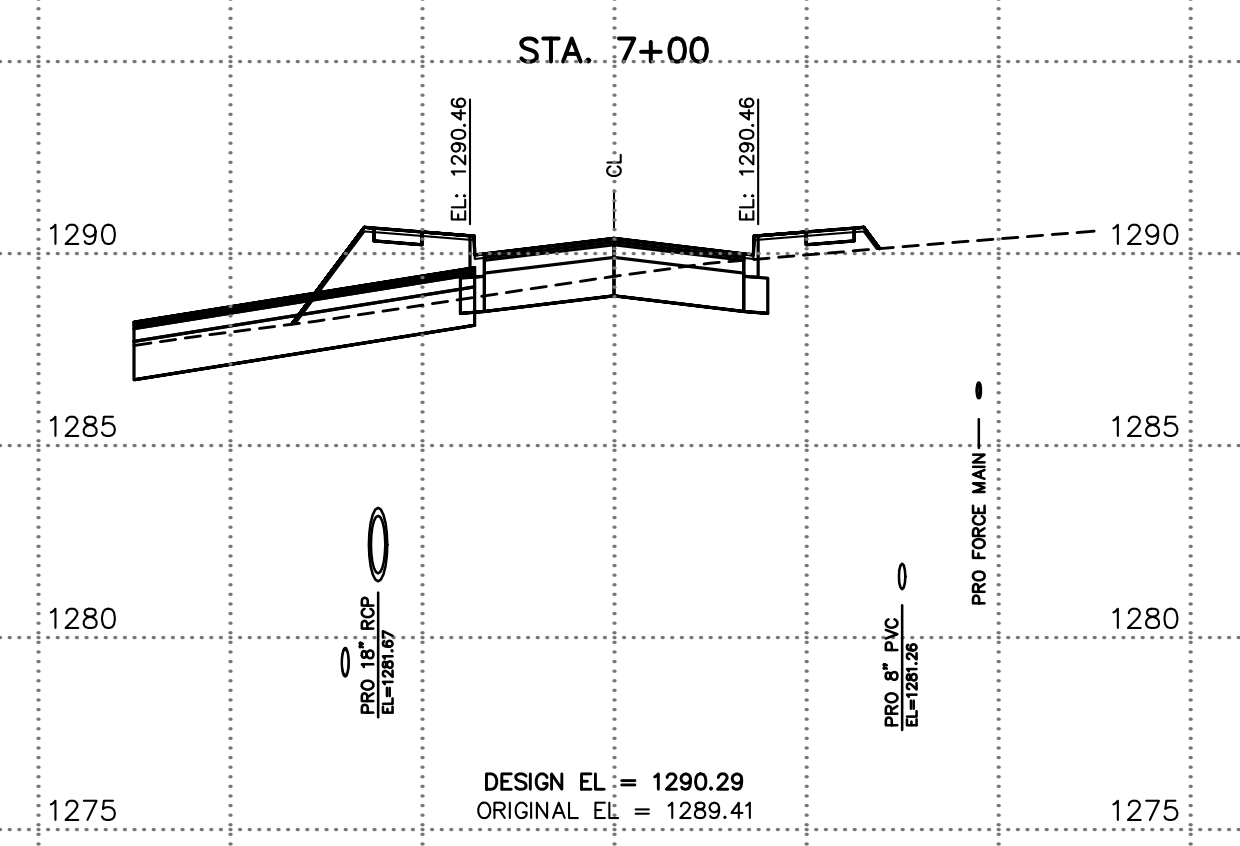
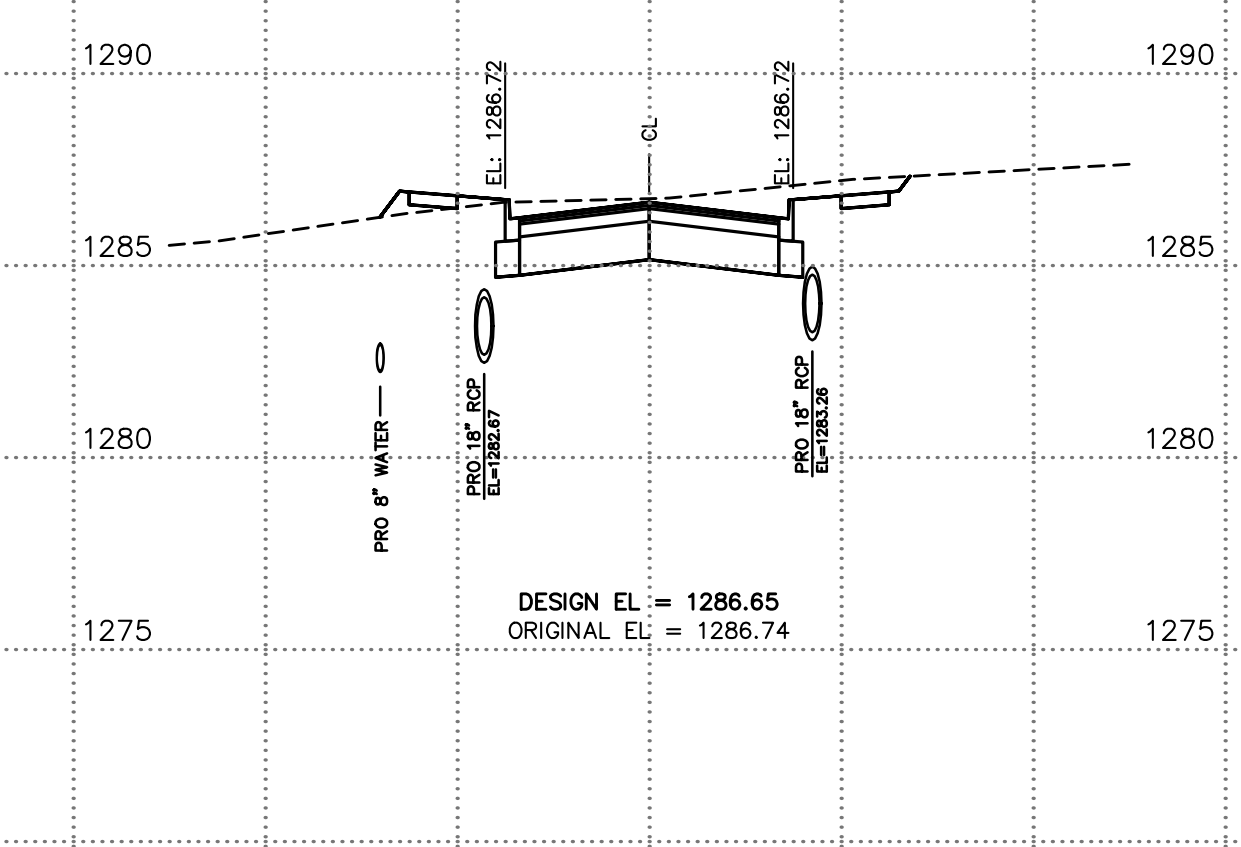
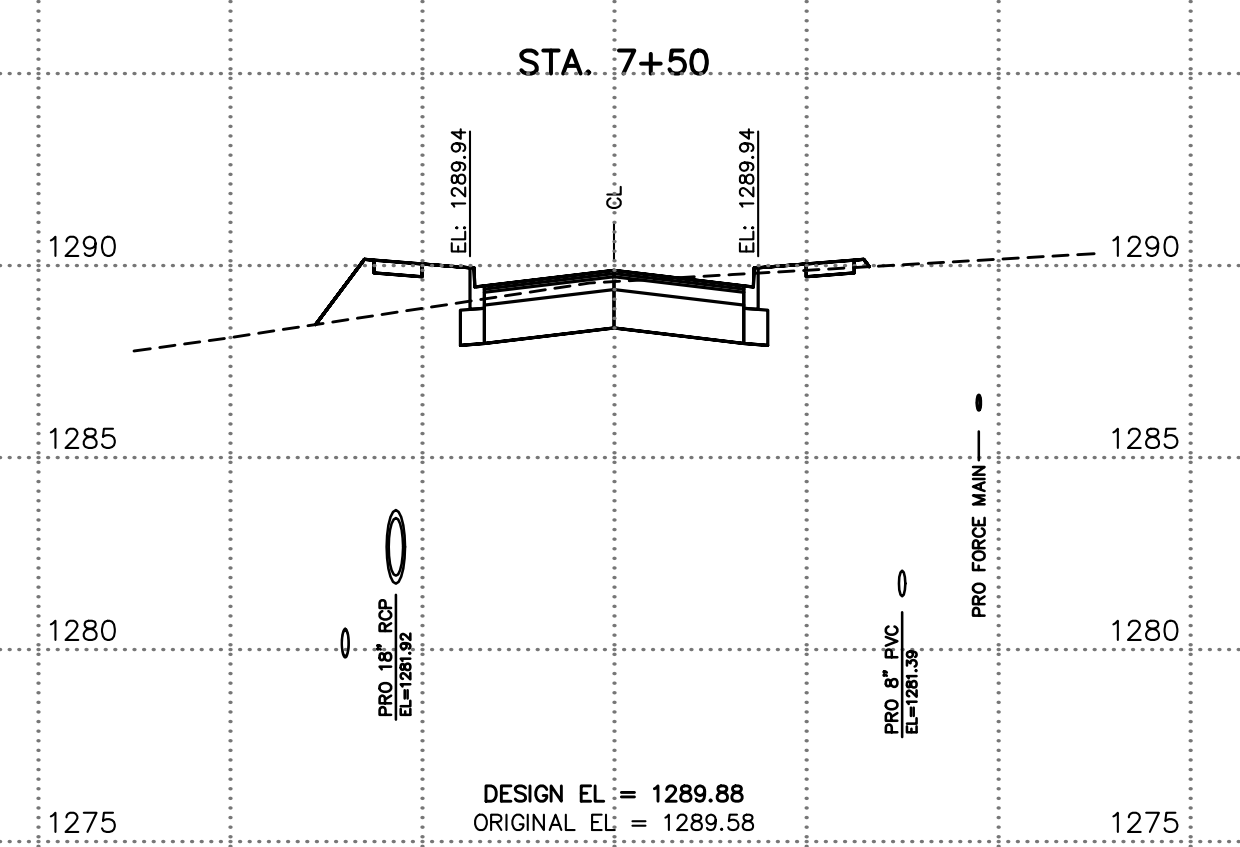
REVISION	DATE	DESCRIPTION

SCALE: 1"=20'
 DATE: Oct 4, 2022
 DRAWN BY: JF
 W.O. #: 22958

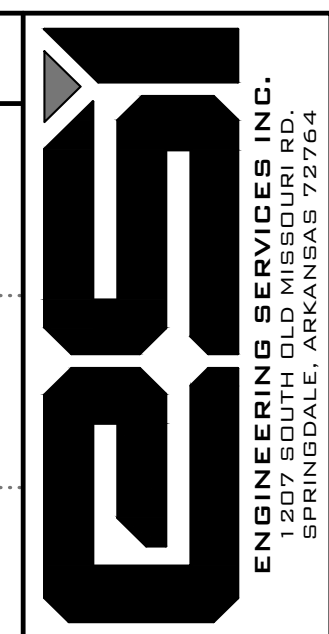
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STREET B

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