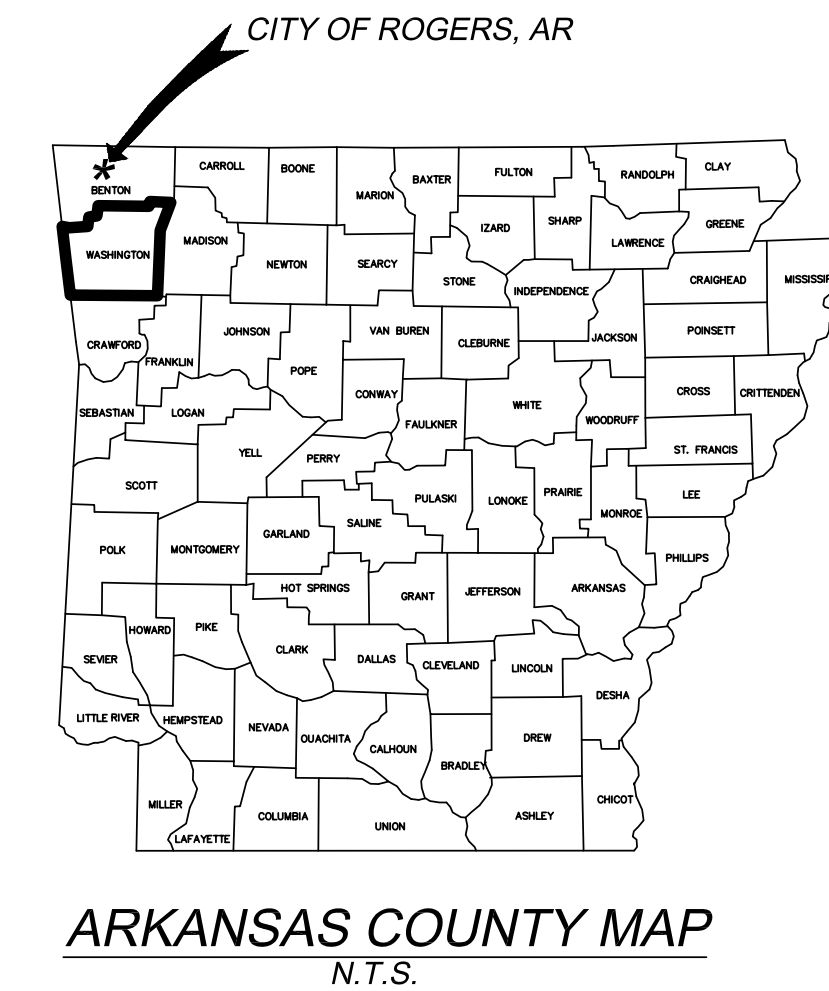


LARGE-SCALE DEVELOPMENT DESIGN DRAWINGS

THE CASALINI OFFICE WAREHOUSE

TONTITOWN, ARKANSAS



CONTACT LIST:

CITY OF TONTITOWN
PLANNING AND ZONING DEPARTMENT
201 E. HENRI DE TONTI BLVD.
P.O. BOX 127
TONTITOWN, ARKANSAS 72770
PHONE: (479) 361-2996
FAX: (501) 421-8774

PARKS AND RECREATION
PHONE: (479) 361-2700

STREETS DEPARTMENT
235 W. HENRI DE TONTI
P.O. BOX 305
TONTITOWN, ARKANSAS 72770
PHONE: (479) 361-2700
FAX: (501) 421-0012

TONTITOWN WATER UTILITY
201 E. HENRI DE TONTI BLVD.
P.O. BOX 127
TONTITOWN, ARKANSAS 72770
PHONE: (479) 361-2996
FAX: (501) 421-8774

TONTITOWN AREA FIRE DEPARTMENT
P.O. BOX 42
TONTITOWN, ARKANSAS 72770
PHONE: (479) 361-2185
FAX: (479) 361-5966

GAS COMPANY:
SOURCE GAS
CONTACT: JAMES BOYD
P.O. BOX 13288
FAYETTEVILLE, AR 72703-1002
PHONE: (479) 582-8647
FAX: (479) 521-9655

TELEPHONE COMPANY:
SBC (SOUTHWESTERN BELL)
CONTACT: MR. LARRY STROUD
827 WHITE ROAD
SPRINGDALE, AR 72768
PHONE: (479) 442-1977

CENTURYTEL TEL
DANNY GORF
479-524-4198

ELECTRIC COMPANY:
OZARKS ELECTRIC COOPERATIVE
CONTACT: MR. MIKE PHIPPS
PHONE: (479) 273-2421

CABLE COMPANY:
COX COMMUNICATIONS
CONTACT: MR. DOUG ELLISON
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 871-3468
FAX: (479) 872-0174

U.S. ARMY CORPS OF ENGINEERS:
CONTACT: MS. JOYCE PERSER
700 W. CAPITAL
LITTLE ROCK, AR 72203
PHONE: (501) 324-5296
FAX: (501) 324-6013

CIVIL ENGINEER:
CIVIL DESIGN ENGINEERS, INC.
CONTACT: FERDINAND FOURIE, P.E.
4024 WALTON WHEEL ROAD
SPRINGDALE, AR 72762
PHONE: (479) 381-1066

ARCHITECT:
CORE ARCHITECTS, INC.
1800 S. 52ND STREET, SUITE 400
ROGERS, AR 72768
PHONE: (479) 631-2673

OWNER/DEVELOPER:

PLBTP, LLC
CONTACT: BRETT HASH
12881 HIGHWAY 112
CAVE SPRINGS, AR 72128

PLANS PREPARED BY:



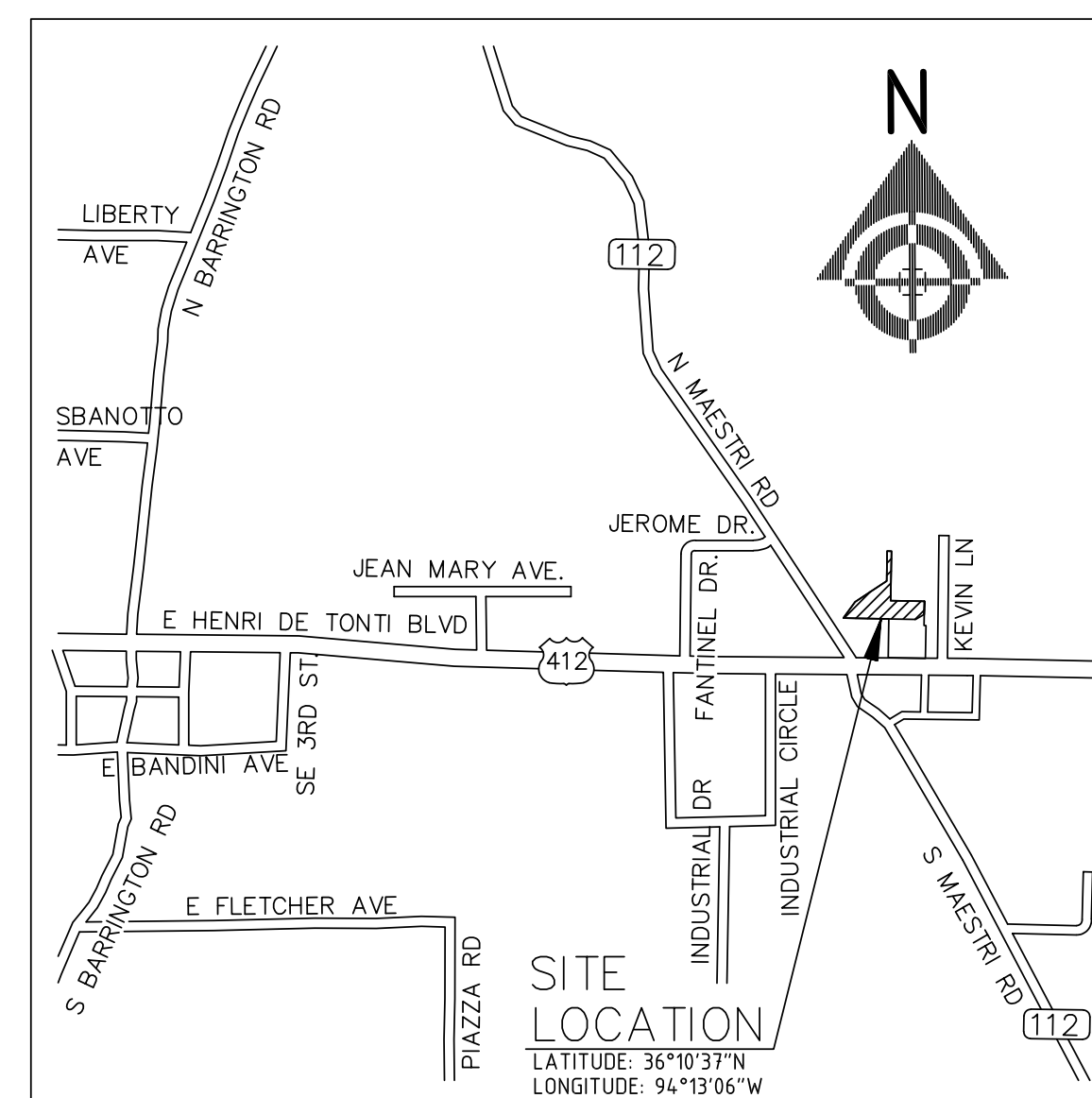
P.O. BOX 56
CAVE SPRINGS, ARKANSAS 72718
PHONE: (479) 381-1066

DEVELOPER:



1499 S. MAIN STREET
CAVE SPRINGS, ARKANSAS 72718
PHONE: (706) 333-5373

REVISION 1
APRIL 11, 2023
FOR REVIEW



VICINITY MAP
N.T.S.

BASE OF BEARINGS: ARKANSAS STATE
PLANE NORTH COORDINATE SYSTEM
CONVERGENCE ANGLE: -177.26"
COMBINED SCALE FACTOR: 0.99993187

CERTIFICATE OF APPROVAL:

PURSUANT TO THE TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
TONTITOWN PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR, CITY OF TONTITOWN

SIGNED: _____
RECORDER/TREASURER
CITY OF TONTITOWN

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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: _____

SIGNED: _____
REGISTERED ENGINEER
STATE OF ARKANSAS REGISTRATION NO. : 12538

CERTIFICATE OF PRELIMINARY SURVEY ACCURACY:

I, _____, HEREBY CERTIFY THAT THIS PLAN 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

SIGNED: _____
STATE OF ARKANSAS REGISTRATION NO. : _____

SURVEY DESCRIPTION P.N. 830-37577-000, P.N. 830-37575-005 & P.N. 830-37574-000

A PART OF LOT 19 OF THE CASALINI ADDITION RECORDED IN PLAT BOOK 2021 AT PAGE 42460, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 19; THENCE S02°33'03"W 90.12 FEET TO AN IRON PIN FOUND; THENCE S61°48'13"W 67.87 FEET TO AN IRON PIN FOUND; THENCE N87°31'49"W PASSING AT A DISTANCE OF 182.58 FEET TO AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 202.97; THENCE N03°05'59"E 113.28 FEET TO AN IRON PIN FOUND; THENCE N87°40'18"W 213.35 FEET TO AN IRON PIN FOUND; THENCE N58°07'07"E 258.12 FEET TO AN IRON PIN FOUND; THENCE N02°30'28"E 204.33 FEET TO AN IRON PIN FOUND; THENCE S87°30'23"E 30.01 FEET TO AN IRON PIN FOUND; THENCE S02°29'46"W 337.88 FEET TO AN IRON PIN FOUND; THENCE S87°30'21"E 230.48 FEET TO THE POINT OF BEGINNING, CONTAINING 1.31 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C00065F
REVISED DATE: MAY 16, 2008

SHEET INDEX

- 1. C1.0 - COVER SHEET
- 2. SURV1 - TOPOGRAPHIC AND BOUNDARY SURVEY
- 3. C2.0 - SITE PLAN
- 4. C3.0 - GRADING PLAN
- 5. C3.1 - STORM SEWER PLAN AND PROFILE 1
- 6. C4.0 - UTILITY PLAN
- 7. C5.0 - LANDSCAPE PLAN
- 8. C5.1 - LANDSCAPE DETAILS AND SPECIFICATIONS
- 9. C6.0 - DETAIL SHEET 1
- 10. C6.1 - DETAIL SHEET 2

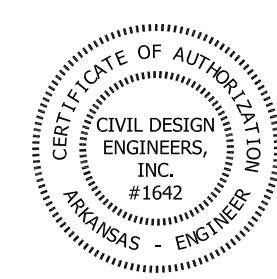
GENERAL NOTES:

- NO WETLANDS WERE FOUND ON THE PROPERTY.
- THERE ARE NO EXISTING KNOWN OR FOUND WELL AND/OR SEPTIC SYSTEMS ON THE PROPERTY.
- DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY ENGINEER OF RECORD WITH ALL DITCHES AND BASINS SOLID-SOODED, CONCRETE-LINES OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- EASEMENT PLAT SHALL BE REQUIRED BEFORE CERTIFICATE OF OCCUPANCY.
- ALL CIVIL PLANS USED ONSITE MUST INCLUDE CURRENT STAMP BY TONTITOWN PLANNING.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOPSOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS ETC. REQUIRE 300 TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100- FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE (IFC 2012 331.1).
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. IFC 2012 331.2.
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
- WHERE PUBLIC STREETS END FOR FUTURE STIPULATIONS, INSTALL MUTED CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS AND ALLEYS SHALL HAVE 24"-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

NO.	DATE	BY	CD	DESCRIPTION
REV1	04-12-23	FF	FF	RENSED PER CITY TECHNICAL PLAT REVIEW



THE CASALINI OFFICE WAREHOUSE
TONTITOWN, ARKANSAS
COVER SHEET



damage prevention
is no accident
811
Know what's below.
Call before you dig.
800-482-8998
Arkansas One-Call
www.arkonecall.com

DATE	DRAWN
04-11-2023	FF
DESIGNED	CHECKED
FF	FF
SCALE	
AS NOTED	
PROJECT NO.	
1152	
SHEET	
C1.0	

FERDINAND FOURIE
ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 12538
04-12-23

LEGEND:

- IRON PIN FOUND
- BOUNDARY LINE
- PARCEL LINE
- R/W RIGHT OF WAY LINE
- EASEMENT LINE
- SANITARY SEWER LINE
- WATER LINE
- AIR CONDITIONING UNIT
- ELECTRIC TRANSFORMER
- LAMP POLE (1-LIGHT)
- DRAINAGE MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE VAULT
- TELEPHONE RISER
- CABLE TV RISER
- MAIL BOX
- SIGN
- DECIDUOUS TREE

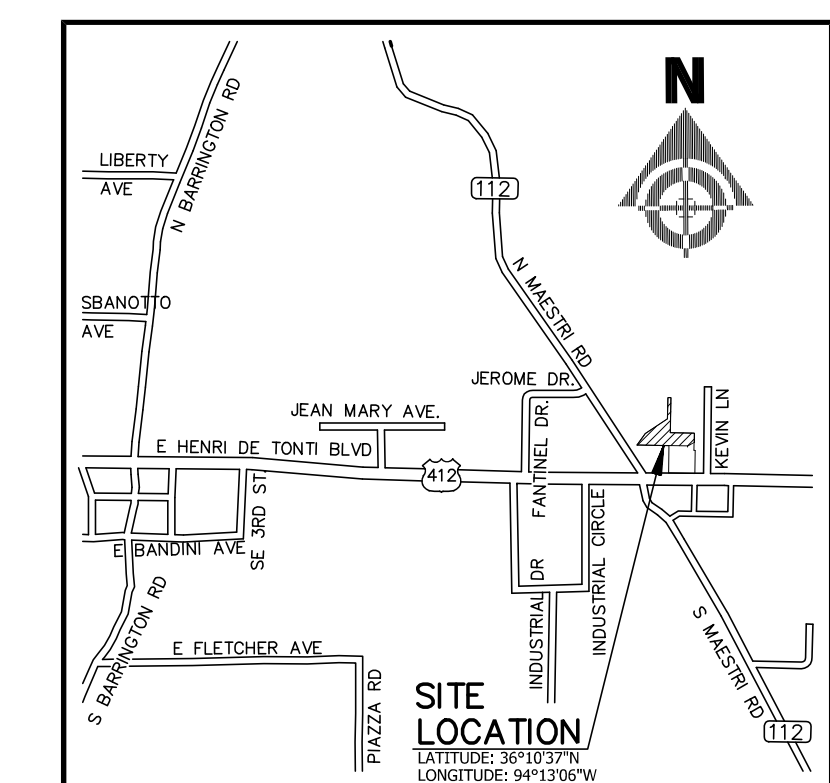
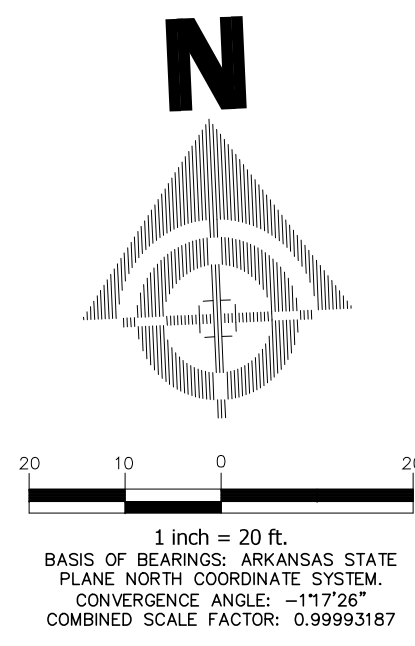
ABBREVIATIONS

- b BUILDING CORNER
- CPP CORRUGATED PLASTIC PIPE
- cnc CONCRETE
- tc TOP OF CURB
- bb BOTTOM OF BANK
- fl FLOW LINE
- gr GRAVEL
- p ASPHALT PAVING
- RCP REINFORCED CONCRETE PIPE
- tb TOP OF BANK
- tw TOP OF WALL
- ugc UNDERGROUND CABLE

ZONING INFORMATION:

THIS PROPERTY IS CURRENTLY ZONED C-2 (GENERAL COMMERCIAL DISTRICT)

BUILDING SETBACK TABLE			
FRONT	SIDE (INT.)	SIDE (EXT.)	REAR
25'	10'	25'	25'

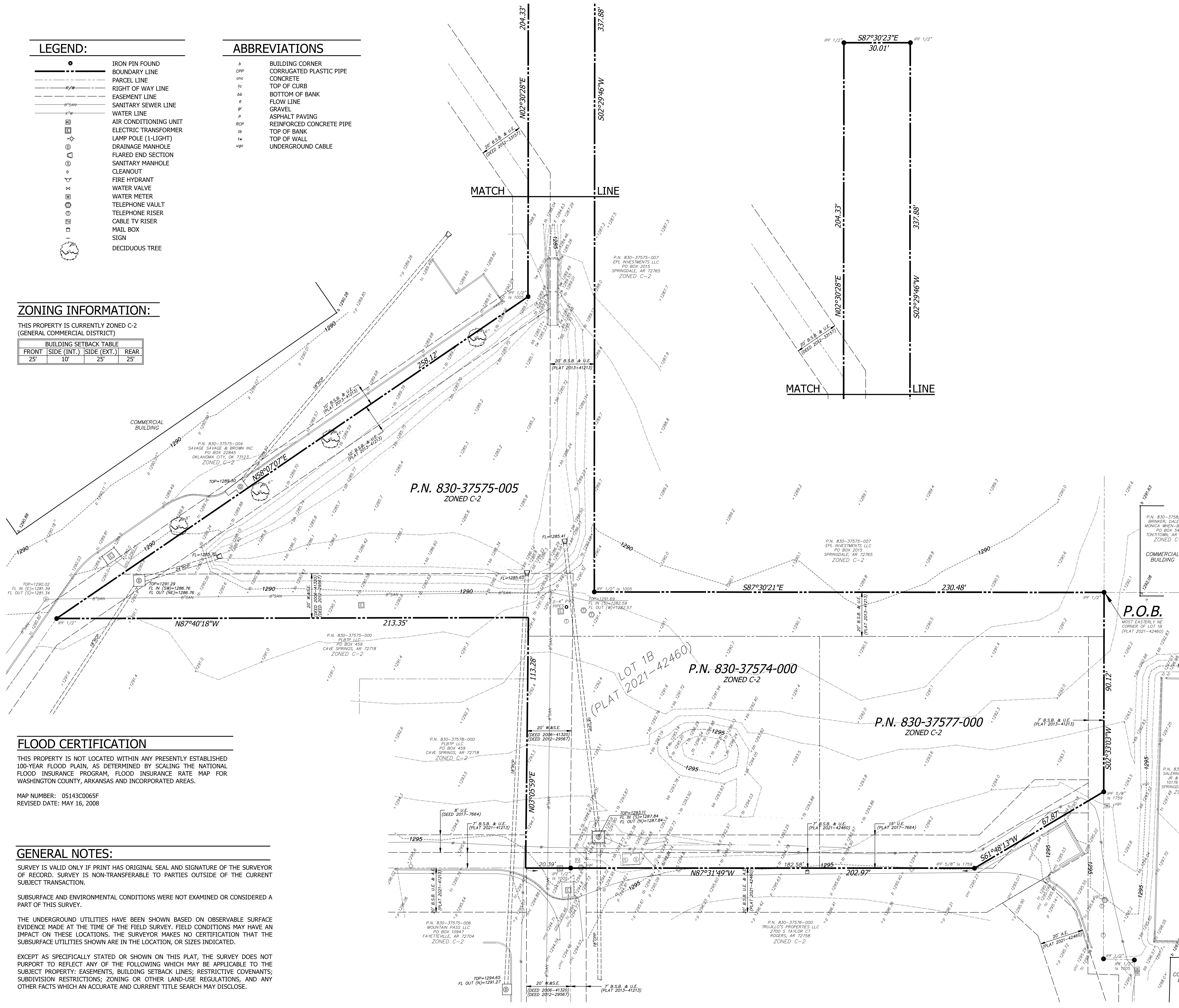


VICINITY MAP NOT TO SCALE

SURVEY DESCRIPTION P.N. 830-37577-000, P.N. 830-37575-005 & P.N. 830-37574-000

A PART OF LOT 1B OF THE CASALINI ADDITION RECORDED IN PLAT BOOK 2021 AT PAGE 42460, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1B; THENCE S02°33'03\"/>



FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0065F
REVISED DATE: MAY 16, 2008

GENERAL NOTES:

- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD. SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.
- THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON OBSERVABLE SURFACE EVIDENCE MADE AT THE TIME OF THE FIELD SURVEY. FIELD CONDITIONS MAY HAVE AN IMPACT ON THESE LOCATIONS. THE SURVEYOR MAKES NO CERTIFICATION THAT THE SUBSURFACE UTILITIES SHOWN ARE IN THE LOCATION, OR SIZES INDICATED.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

OWNER:

PARCEL NUMBERS 830-37577-000, 830-37575-005 & 830-37574-000
PLBTP LLC
P.O. BOX 459
CAVE SPRINGS, AR 72718

SURVEYOR'S DECLARATION:

I, LAZARO G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME. BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN, THIS MAP IS A TRUE REPRESENTATION OF THE TOPOGRAPHIC AND PHYSICAL FEATURES AS FOUND IN THE FIELD, AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

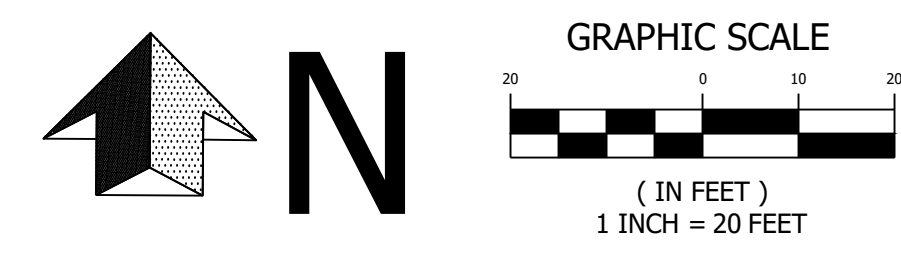
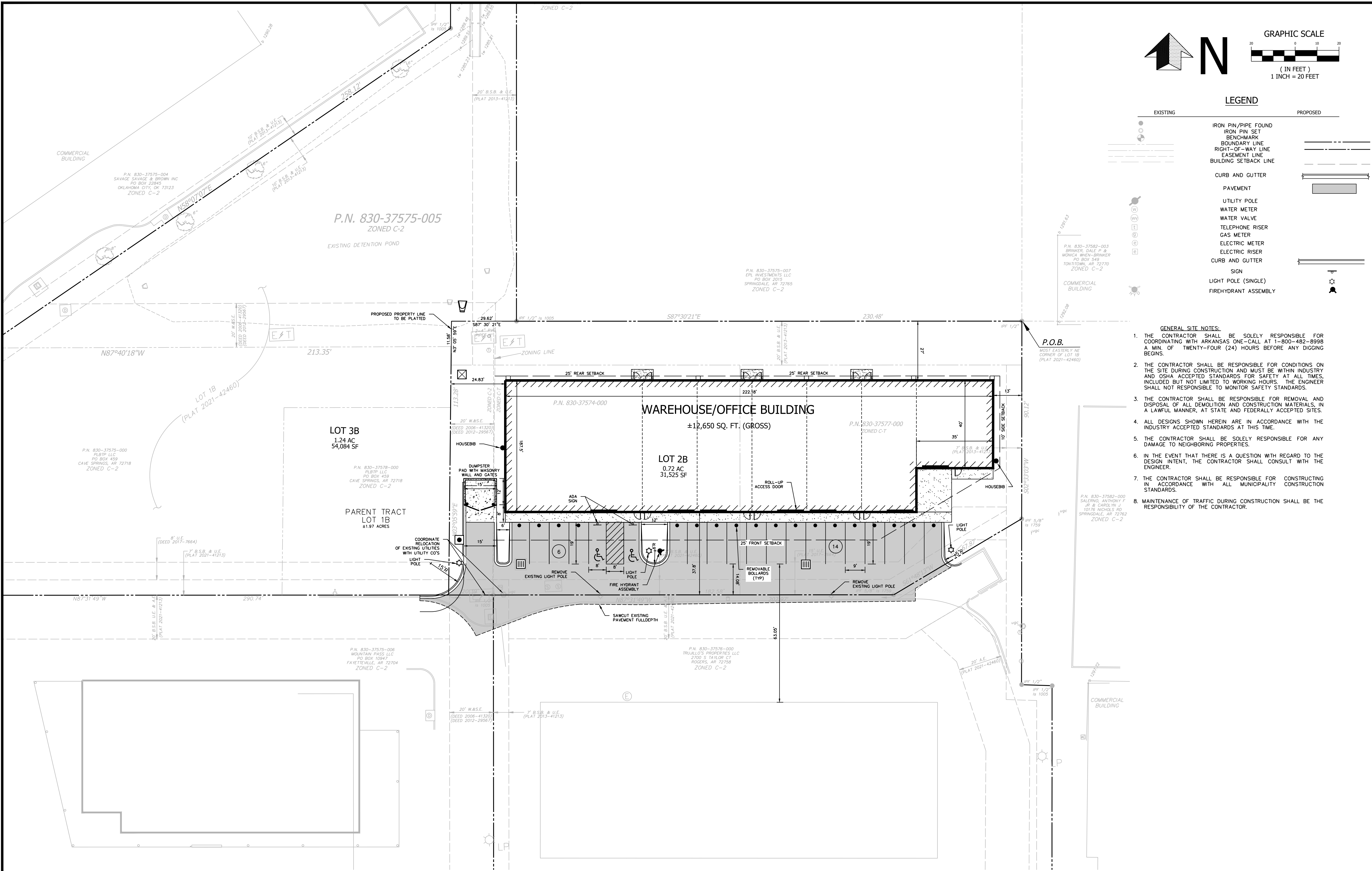
DATE OF EXECUTION: _____ SIGNED: _____
LICENSED PROFESSIONAL SURVEYOR NO. 1380
STATE OF ARKANSAS



PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. BOX 13 - CAVE SPRINGS, AR - 72718

TOPOGRAPHIC/BOUNDARY SURVEY
A PART OF LOT 1B OF THE CASALINI ADDITION RECORDED IN PLAT BOOK 2021 AT PAGE 42460 TONTITOWN, WASHINGTON COUNTY, ARKANSAS

PREPARED FOR: PLBTP LLC
DRAWN BY: LP SCALE: 1" = 20' DATE: February 15, 2023
REVISED: LP DWG: 23010_TOPO SHEET: 1 OF: 1



LEGEND

EXISTING	PROPOSED
IRON PIN/PIPE FOUND	IRON PIN SET
BOUNDARY LINE	BOUNDARY LINE
RIGHT-OF-WAY LINE	EASEMENT LINE
BUILDING SETBACK LINE	BUILDING SETBACK LINE
CURB AND GUTTER	CURB AND GUTTER
PAVEMENT	PAVEMENT
UTILITY POLE	UTILITY POLE
WATER METER	WATER METER
WATER VALVE	WATER VALVE
TELEPHONE RISER	TELEPHONE RISER
GAS METER	GAS METER
ELECTRIC METER	ELECTRIC METER
ELECTRIC RISER	ELECTRIC RISER
CURB AND GUTTER	CURB AND GUTTER
SIGN	SIGN
LIGHT POLE (SINGLE)	LIGHT POLE (SINGLE)
FIREHYDRANT ASSEMBLY	FIREHYDRANT ASSEMBLY

- GENERAL SITE NOTES:**
1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF TWENTY-FOUR (24) HOURS BEFORE ANY DIGGING BEGINS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT BE RESPONSIBLE TO MONITOR SAFETY STANDARDS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
 4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
 5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
 6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS.
 8. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BUILDING/USE	BUILDING AREA (SF)	PARKING SPACES		ACCESSIBLE	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
OFFICE USE	1,700	6	6	1	1
WAREHOUSE USE	11,800	11	14	0	1
CASALINI WAREHOUSE BUILDING	13,500	17	20	1	2

ZONING INFORMATION
 THIS PROPERTY IS CURRENTLY ZONED C-2
 BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 50 FEET
 SIDE: 25 FEET
 REAR: 35 FEET

- PARKING REQ:**
1. OFFICE : 1 SPACE / 300 SF
 2. WAREHOUSE : 5 SPACES PLUS 1 PER 2000 SF

DESCRIPTION
 REVISIONS PER CITY TECHNICAL PLAT REVIEW

NO.	DATE	BY	CD
REV	04-12-23		

CDE
CIVIL DESIGN ENGINEERS, INC.
 Springdale, Arkansas

THE CASALINI OFFICE WAREHOUSE
TONTITOWN, ARKANSAS

SITE PLAN

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 12538
 FERDINAND FOURIE

DATE: 04-12-23

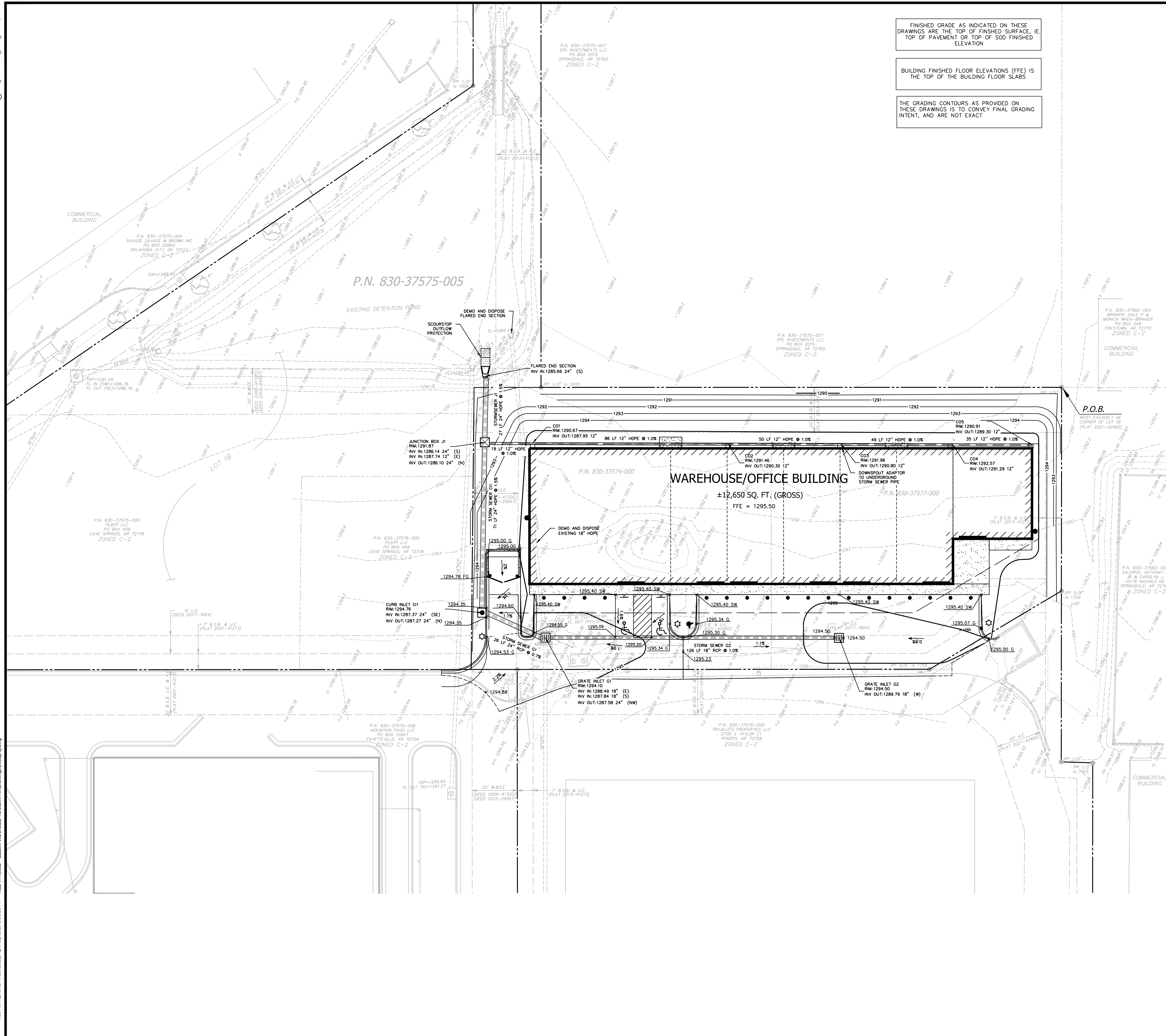
damage prevention is no accident
811
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 800-482-8998
 Arkansas One-Call
 www.arkonecall.com

DATE	DRAWN
04-11-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1152

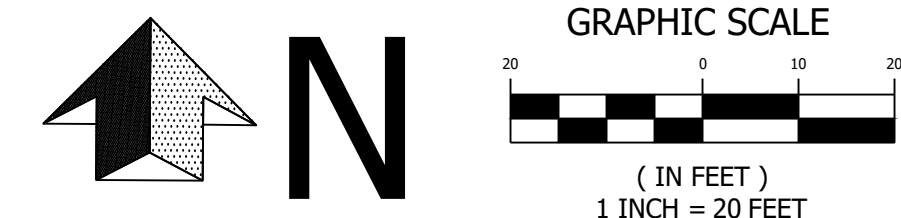
SHEET
C2.0



FINISHED GRADE AS INDICATED ON THESE DRAWINGS ARE THE TOP OF FINISHED SURFACE, I.E. TOP OF PAVEMENT OR TOP OF SOD FINISHED ELEVATION

BUILDING FINISHED FLOOR ELEVATIONS (FFE) IS THE TOP OF THE BUILDING FLOOR SLABS

THE GRADING CONTOURS AS PROVIDED ON THESE DRAWINGS IS TO CONVEY FINAL GRADING INTENT, AND ARE NOT EXACT



LEGEND

EXISTING	PROPOSED		
●	●	IRON PIN/PIPE FOUND	
○	○	IRON PIN SET	
+	+	BENCHMARK	
---	---	BOUNDARY LINE	
-·-	-·-	RIGHT-OF-WAY LINE	
---	---	EASEMENT LINE	
---	---	BUILDING SETBACK LINE	
A.E.	A.E.	ACCESS EASEMENT	
U.E.	U.E.	UTILITY EASEMENT	
D.E.	D.E.	DRAINAGE EASEMENT	
		CURB AND GUTTER	
	▲	SIGN	
	○	SPOT ELEVATION	
	⊗	TOP OF CURB	
	⊕	CUTTER	
	TW	TOP OF WALL	
	FG	FINISHED GRADE	
	▽	FLARED END SECTION	
	▽	UNDERGROUND STORM DRAINAGE SYSTEM	
	⊠	CURB INLET	

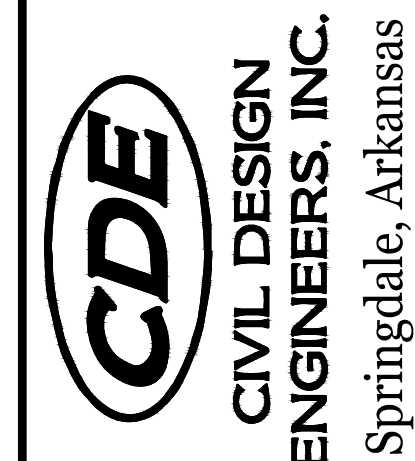
- GENERAL:**
- CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
 - AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION.
 - CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
 - CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
 - CONTRACTOR SHALL PROOF ROLL SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED AS NOTED IN THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET.
 - CONTRACTOR HAS THE OPTION TO BID EITHER RCP OR ULTRA-FLO (HDPE) PIPE WHERE THE WORD "PIPE" IS INDICATED, UNLESS OTHERWISE CALLED OUT.
 - DESIGN OF UNDERGROUND STORM WATER SYSTEM IS BASED ON THE USE OF EITHER RCP, POLYETHYLENE "ULTRA FLOW" PIPE OR PVC AND A MANNING ROUGHNESS COEFFICIENT OF 0.013 HAS BEEN ASSUMED FOR DESIGN PURPOSES. IF CONTRACTOR PROPOSES USE OF CMP ENGINEER SHALL BE NOTIFIED BEFORE CONSTRUCTION OF UNDERGROUND STORM SEWER SYSTEM TO CONFIRM APPROPRIATE PERFORMANCE.
 - PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND ENGINEER OF ANY CONFLICTS PRIOR CONSTRUCTION.

- PRE-CONSTRUCTION:**
- PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCING, TEMPORARY SEDIMENT PONDS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
 - PRIOR TO START OF SITE GRADING, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO DIGGING FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
 - A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.

FLOOD_ZONE CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN AN ESTABLISHED REGULATORY NEAR FLOODPLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

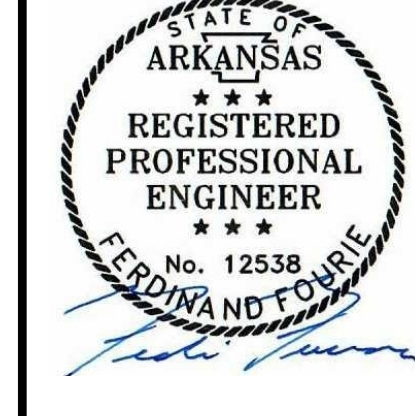
WETLAND CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN DESIGNATED WATERS OF THE UNITED STATES OR WETLANDS REQUIRING PERMITTING THROUGH THE U.S. CORPS OF ENGINEERS.

NO.	DATE	BY	DESCRIPTION
	04-12-23		REVISED PER CITY TECHNICAL PLAT REVIEW
			FT
			FT



**THE CASALINI OFFICE WAREHOUSE
TONTITOWN, ARKANSAS**

GRADING PLAN



DATE: 04-12-23

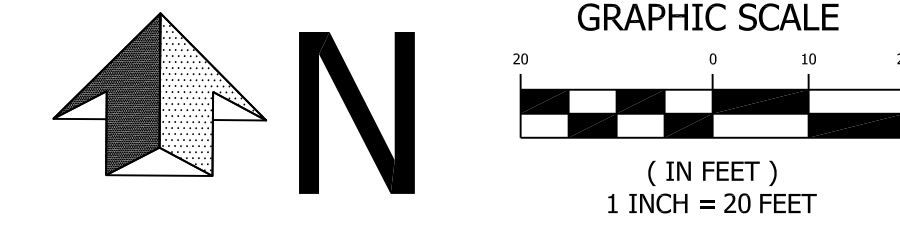
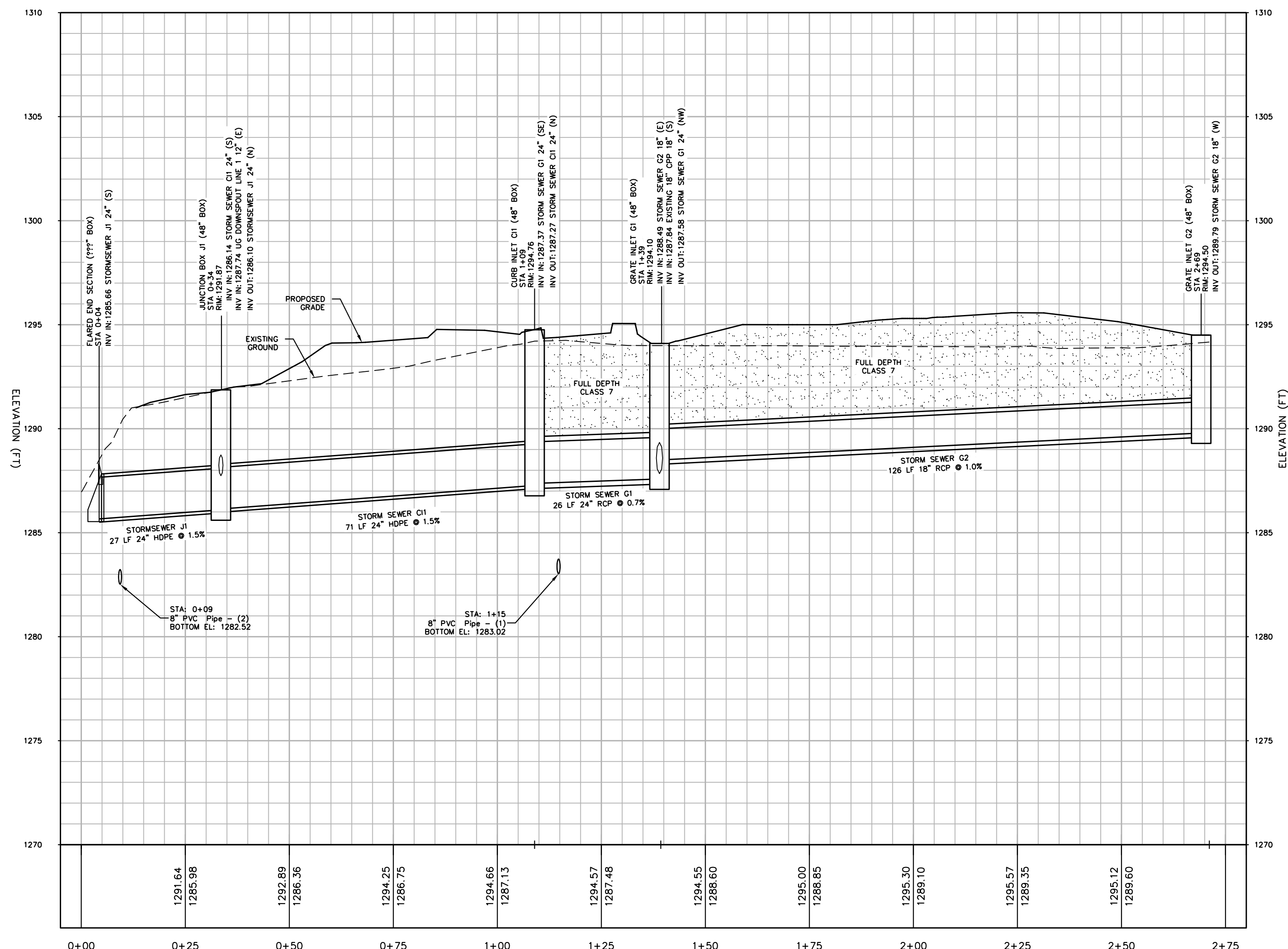
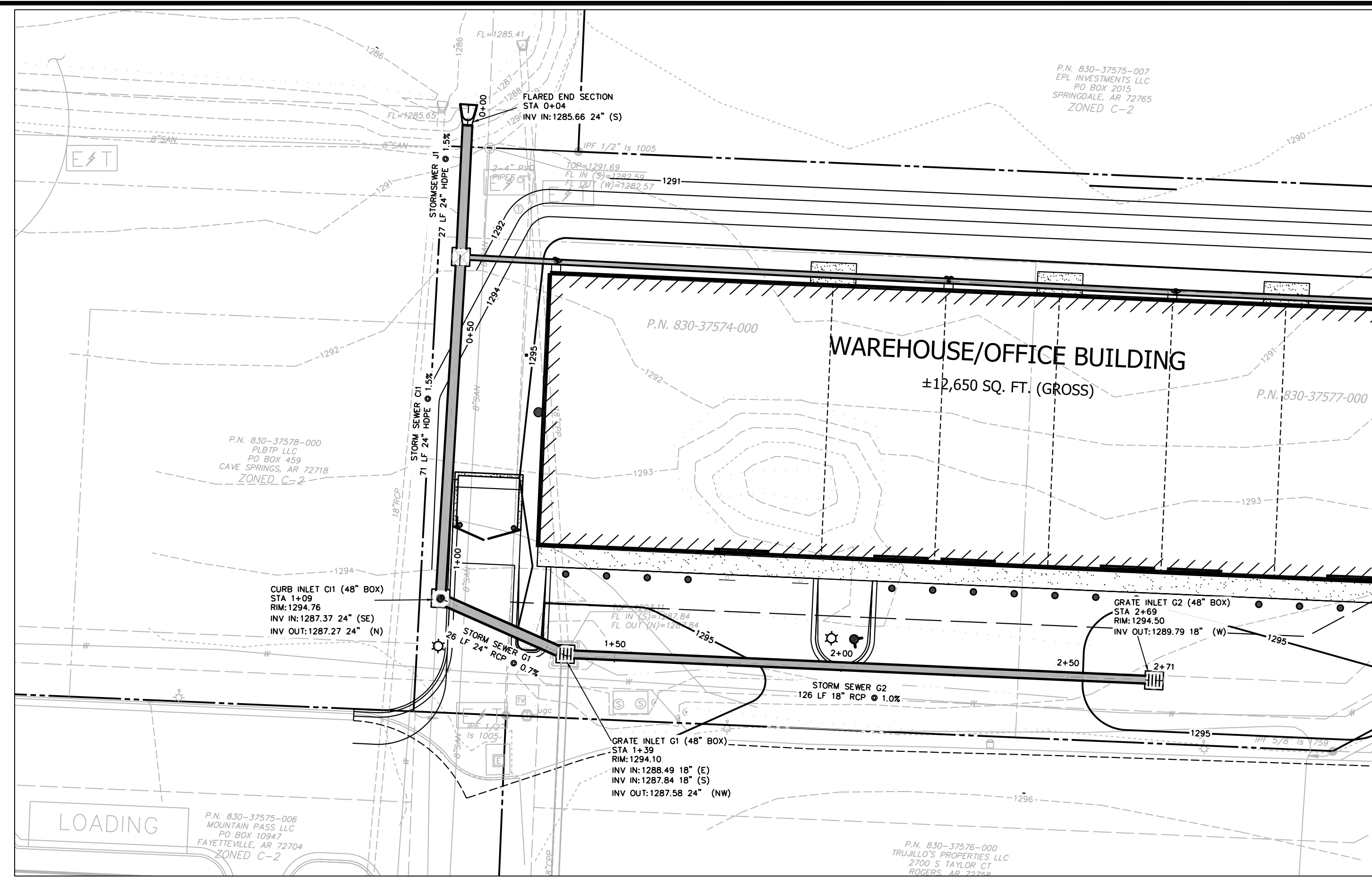
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PROJECT NO.
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NO.	DATE	BY	CHKD	DESCRIPTION

CDE
CIVIL DESIGN
ENGINEERS, INC.
Springdale, Arkansas

THE CASALINI OFFICE WAREHOUSE
TONTITOWN, ARKANSAS
STORM SEWER PLAN AND PROFILE 1

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 04-12-23

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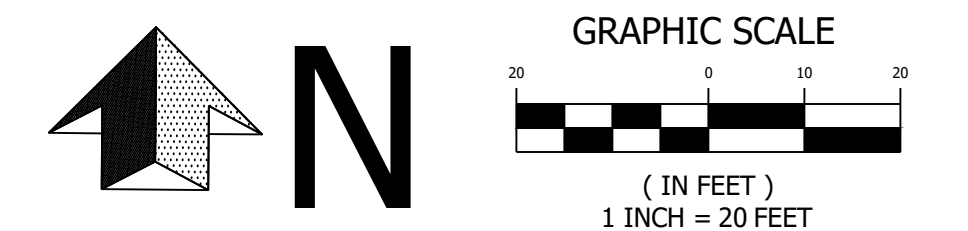
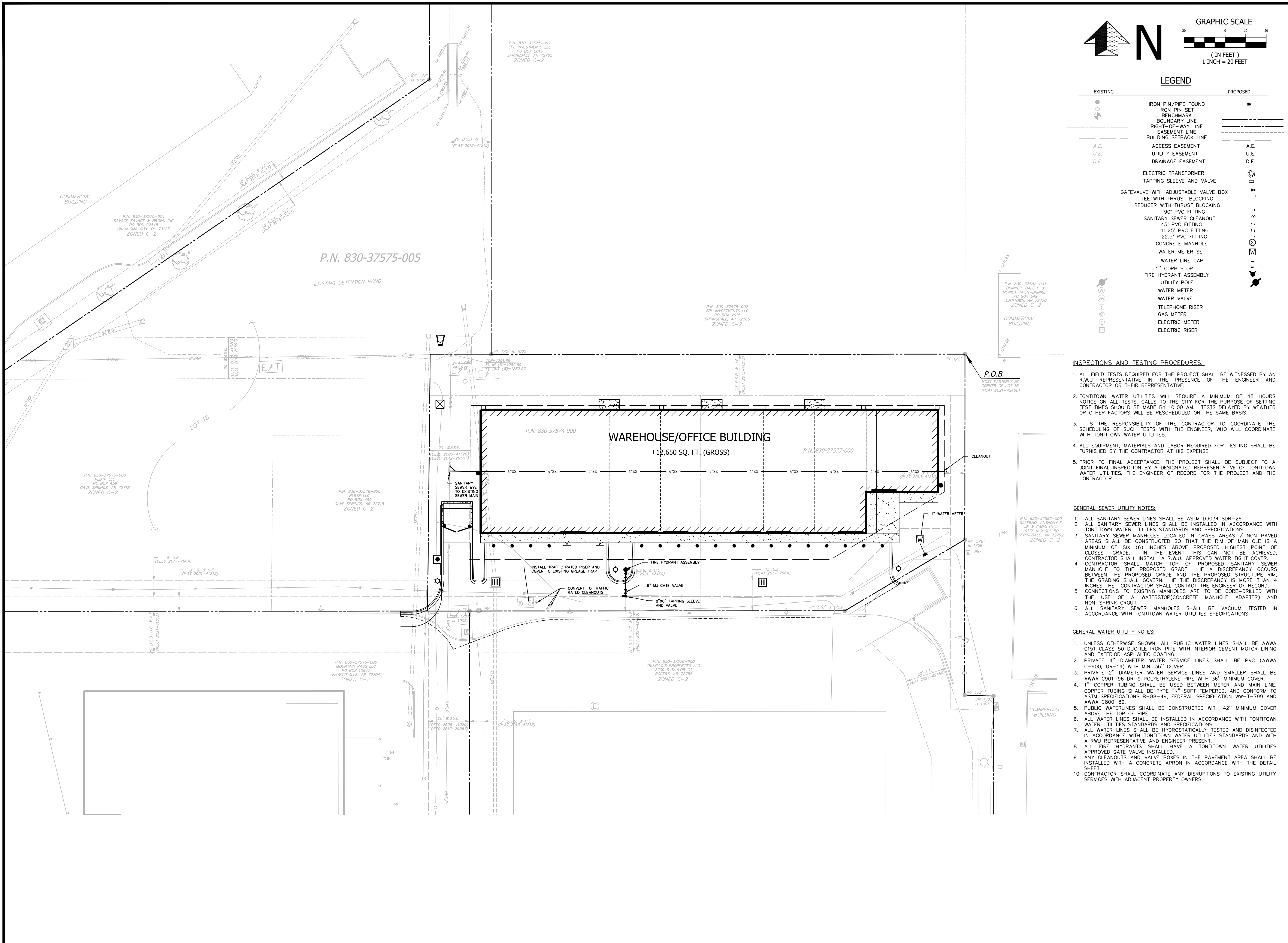
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SHEET	C3.1



LEGEND

EXISTING	PROPOSED
(Symbol: Iron pin)	(Symbol: Iron pin)
(Symbol: Iron pin set)	(Symbol: Iron pin set)
(Symbol: Benchmark)	(Symbol: Benchmark)
(Symbol: Boundary line)	(Symbol: Boundary line)
(Symbol: Right-of-way line)	(Symbol: Right-of-way line)
(Symbol: Easement line)	(Symbol: Easement line)
(Symbol: Building setback line)	(Symbol: Building setback line)
(Symbol: Access easement)	(Symbol: Access easement)
(Symbol: Utility easement)	(Symbol: Utility easement)
(Symbol: Drainage easement)	(Symbol: Drainage easement)
(Symbol: Electric transformer)	(Symbol: Electric transformer)
(Symbol: Tapping sleeve and valve)	(Symbol: Tapping sleeve and valve)
(Symbol: Gate valve with adjustable valve box)	(Symbol: Gate valve with adjustable valve box)
(Symbol: Tee with thrust blocking)	(Symbol: Tee with thrust blocking)
(Symbol: Reducer with thrust blocking)	(Symbol: Reducer with thrust blocking)
(Symbol: 90° PVC fitting)	(Symbol: 90° PVC fitting)
(Symbol: Sanitary sewer cleanout)	(Symbol: Sanitary sewer cleanout)
(Symbol: 45° PVC fitting)	(Symbol: 45° PVC fitting)
(Symbol: 11.25° PVC fitting)	(Symbol: 11.25° PVC fitting)
(Symbol: 22.5° PVC fitting)	(Symbol: 22.5° PVC fitting)
(Symbol: Concrete manhole)	(Symbol: Concrete manhole)
(Symbol: Water meter set)	(Symbol: Water meter set)
(Symbol: Water line cap)	(Symbol: Water line cap)
(Symbol: 1" corp stop)	(Symbol: 1" corp stop)
(Symbol: Fire hydrant assembly)	(Symbol: Fire hydrant assembly)
(Symbol: Utility pole)	(Symbol: Utility pole)
(Symbol: Water meter)	(Symbol: Water meter)
(Symbol: Water valve)	(Symbol: Water valve)
(Symbol: Telephone riser)	(Symbol: Telephone riser)
(Symbol: Gas meter)	(Symbol: Gas meter)
(Symbol: Electric meter)	(Symbol: Electric meter)
(Symbol: Electric riser)	(Symbol: Electric riser)

- INSPECTIONS AND TESTING PROCEDURES:**
1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY AN R.W.U. REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
 2. TONTITOWN WATER UTILITIES WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE ENGINEER, WHO WILL COORDINATE WITH TONTITOWN WATER UTILITIES.
 4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
 5. PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF TONTITOWN WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

- GENERAL SEWER UTILITY NOTES:**
1. ALL SANITARY SEWER LINES SHALL BE ASTM D3034 SDR-26
 2. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH TONTITOWN WATER UTILITIES STANDARDS AND SPECIFICATIONS.
 3. SANITARY SEWER MANHOLES LOCATED IN GRASS AREAS / NON-PAVED AREAS SHALL BE CONSTRUCTED SO THAT THE RIM OF MANHOLE IS A MINIMUM OF SIX (6) INCHES ABOVE PROPOSED HIGHEST POINT OF CLOSEST GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED, CONTRACTOR SHALL INSTALL A R.W.U. APPROVED WATER TIGHT COVER.
 4. CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO THE PROPOSED GRADE. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND THE PROPOSED STRUCTURE RIM, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
 5. CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE-DRILLED WITH THE USE OF A WATERSTOP/CONCRETE MANHOLE ADAPTER) AND NON-SHRINK GROUT.
 6. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH TONTITOWN WATER UTILITIES SPECIFICATIONS.

- GENERAL WATER UTILITY NOTES:**
1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE AWWA C151 CLASS 50 DUCTILE IRON PIPE WITH INTERIOR CEMENT MOTOR LINING AND EXTERIOR ASPHALTIC COATING.
 2. PRIVATE 4" DIAMETER WATER SERVICE LINES SHALL BE PVC (AWWA C-900- DR-14) WITH MIN. 36" COVER.
 3. PRIVATE 2" DIAMETER WATER SERVICE LINES AND SMALLER SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
 4. 1" COPPER TUBING SHALL BE USED BETWEEN METER AND MAIN LINE. COPPER TUBING SHALL BE TYPE "K" SOFT TEMPERED, AND CONFORM TO ASTM SPECIFICATIONS B-88-49, FEDERAL SPECIFICATION WW-T-799 AND AWWA C800-89.
 5. PUBLIC WATERLINES SHALL BE CONSTRUCTED WITH 42" MINIMUM COVER ABOVE THE TOP OF PIPE.
 6. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH TONTITOWN WATER UTILITIES STANDARDS AND SPECIFICATIONS.
 7. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH TONTITOWN WATER UTILITIES STANDARDS AND WITH A RWU REPRESENTATIVE AND ENGINEER PRESENT.
 8. ALL FIRE HYDRANTS SHALL HAVE A TONTITOWN WATER UTILITIES APPROVED GATE VALVE INSTALLED.
 9. ANY CLEANOUTS AND VALVE BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
 10. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

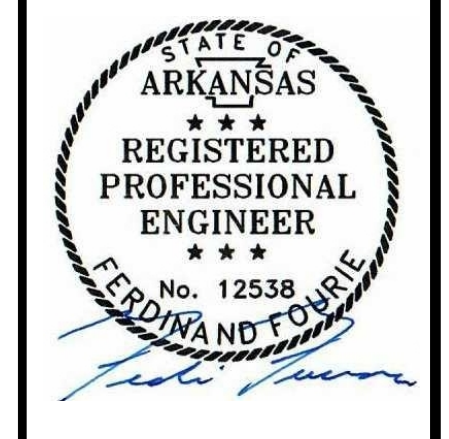
DESCRIPTION

NO.	DATE	BY	CD	REVISION
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**THE CASALINI OFFICE WAREHOUSE
TONTITOWN, ARKANSAS**

UTILITY PLAN



DATE: 04-12-23

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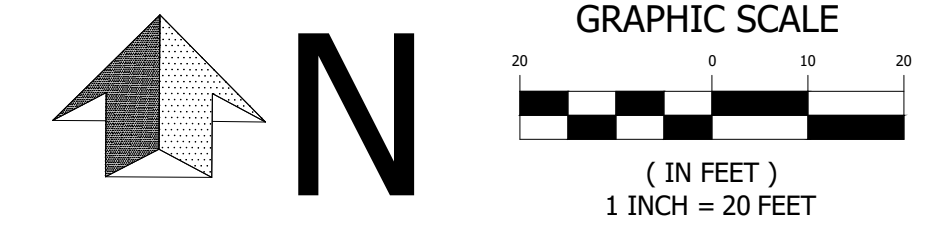
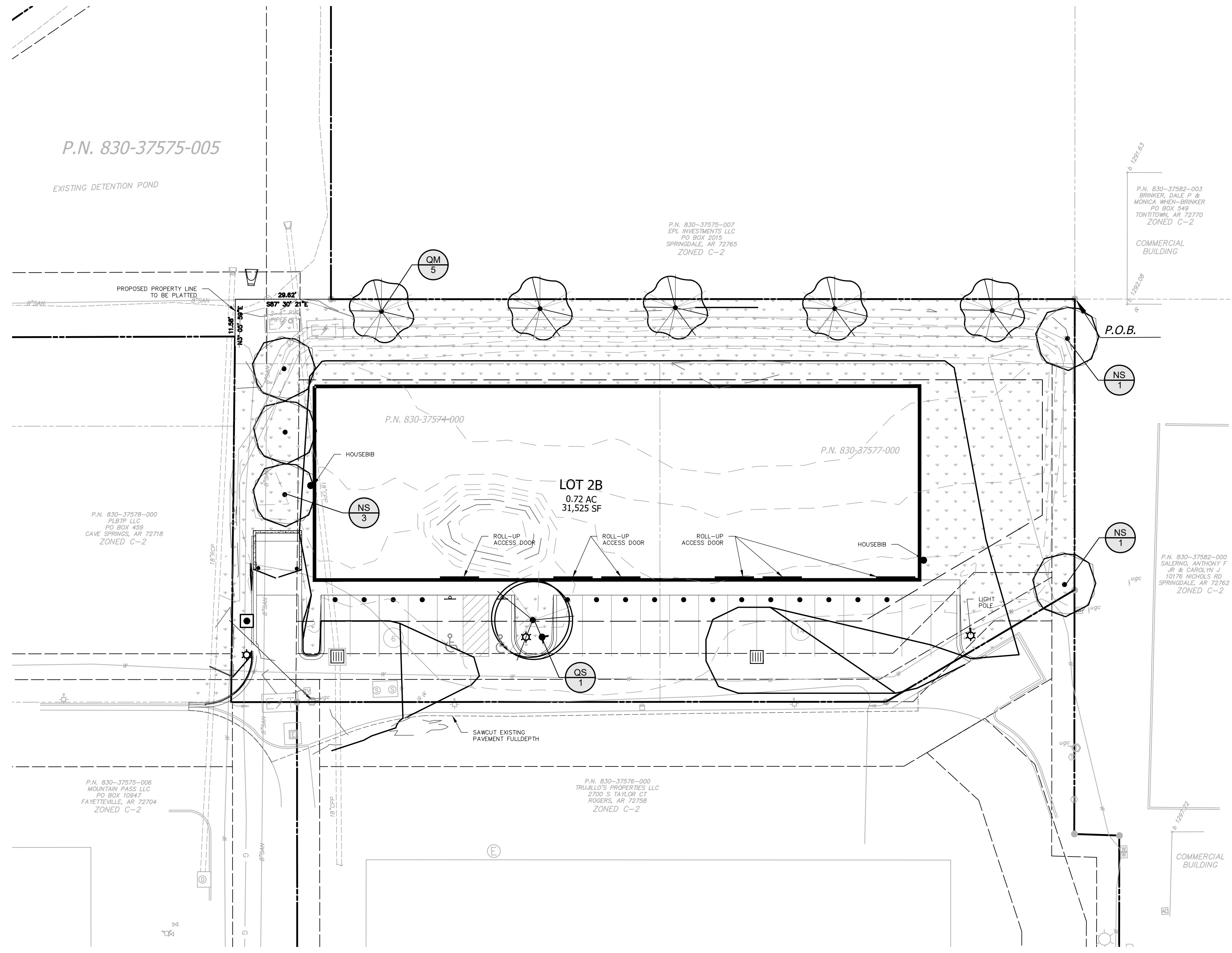
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SHEET	C4.0

P.N. 830-37575-005

EXISTING DETENTION POND



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	NS	Nyssa sylvatica / Black Gum	2.5" Cal.	B&B or Cont.	8'-10'	5
	QM	Quercus macrocarpa / Burr Oak	2.5" Cal.	B&B or Cont.	10' min.	5
	QS	Quercus shumardii / Shumard Red Oak	2.5" Cal.	B&B or Cont.	10' minimum	1
GROUND COVERS	CODE	BOTANICAL / COMMON NAME			QTY	
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass			12,231 sf	

LANDSCAPE CALCULATIONS

PERIMETER TREES (REAR / SIDES)
 1 TREE EVERY 50 LINEAR FEET OF SIDE & REAR PROPERTY LINE
 WEST PERIMETER 125 LF / 50 = 2 TREES REQUIRED
 NORTH PERIMETER 200 LF / 50 = 4 TREES REQUIRED
 SOUTH PERIMETER 80 LF / 50 = 2 TREES REQUIRED

STREET TREES:
 1 TREE + 5 SHRUBS EVERY 30 LINEAR FEET OF STREET FRONTAGE
 NA*

PARKING LOT TREES:
 1 TREE PER 15 PARKING SPACES
 20 PARKING SPACES / 15 = 1 TREE REQUIRED (1 TREE PROVIDED)

BUILDING FRONTAGE LANDSCAPING:
 LANDSCAPING SPAN 20% OF BUILDING FRONTAGE
 225 LF x 20% = 45 LF. LANDSCAPING REQUIRED (45 LF. OF LANDSCAPING AREA PROVIDED)

*PROPERTY DOES NOT FRONT A ROAD

LANDSCAPE GENERAL NOTES

- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
- ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINANT CENTRAL LEADER. MULTI LEADED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
- ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER CONSTRUCTION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 2" FROM ROOT COLLAR AT THE SOIL LINE.
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOIL COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL INCLUDING BUT NOT LIMITED TO: WATERING, SPRINKLING, MULCHING, FERTILIZING, ETC. IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONSULTS BEFORE CONSTRUCTION BEGINS.
- ALL 2:1 SLOPES OR GREATER ARE TO BE PLANTED WITH 100% BERBERIS GRASS SOD.
- ALL DISTURBED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERBERIS GRASS AT 3 POUNDS PER 1,000 SQUARE FEET, EXCEPT WHERE NOTED ON PLAN. DETENTION AREAS SHALL HAVE THEIR OWN SPECIFIC SEED MIX AS CALLED OUT IN THE PLANT SCHEDULE. SEEDING AMOUNTS FOR THE DETENTION AREAS SHALL FOLLOW THE SEED COMPANIES RECOMMENDED SEEDING RATE AND WATERING SCHEDULE.
- ALL AREAS TO BE SEEDDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
- IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
- MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
- REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.

DESCRIPTION	
NO.	
DATE	
BY	
CHK	

CDE
CIVIL DESIGN ENGINEERS, INC.
 Springdale, Arkansas

THE CASALINI OFFICE WAREHOUSE
TONTTOWN, ARKANSAS

LANDSCAPE PLAN

LANDTEK STUDIOS
 2503 SWEETBRIAR DR.
 FAYETTEVILLE, AR 72703
 PH# 479.283.9721

DATE: 4/11/2023

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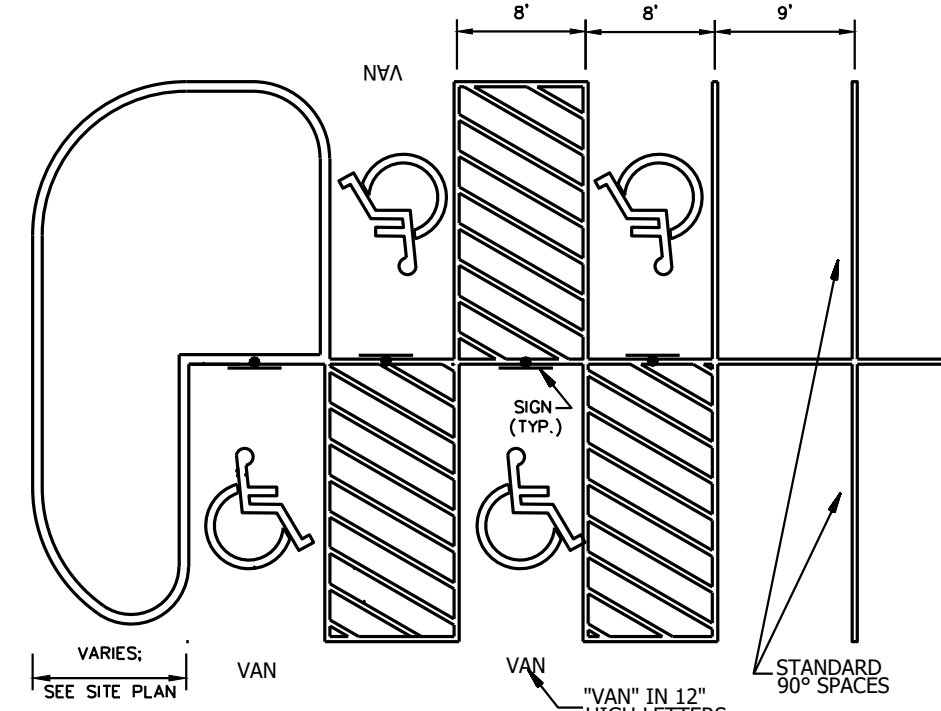
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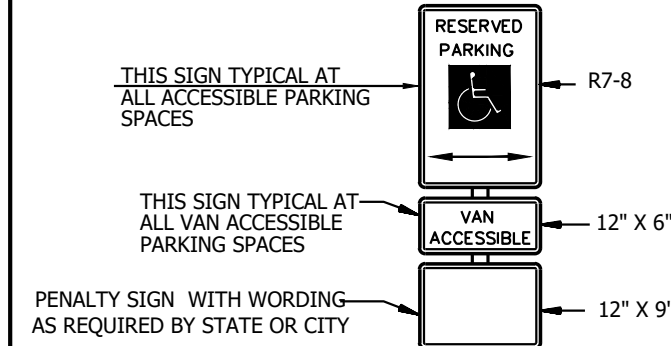
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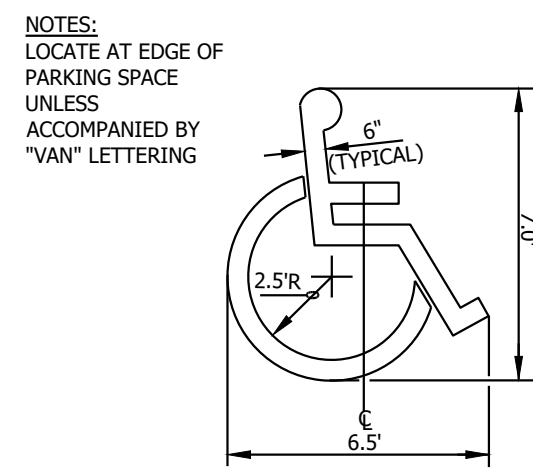
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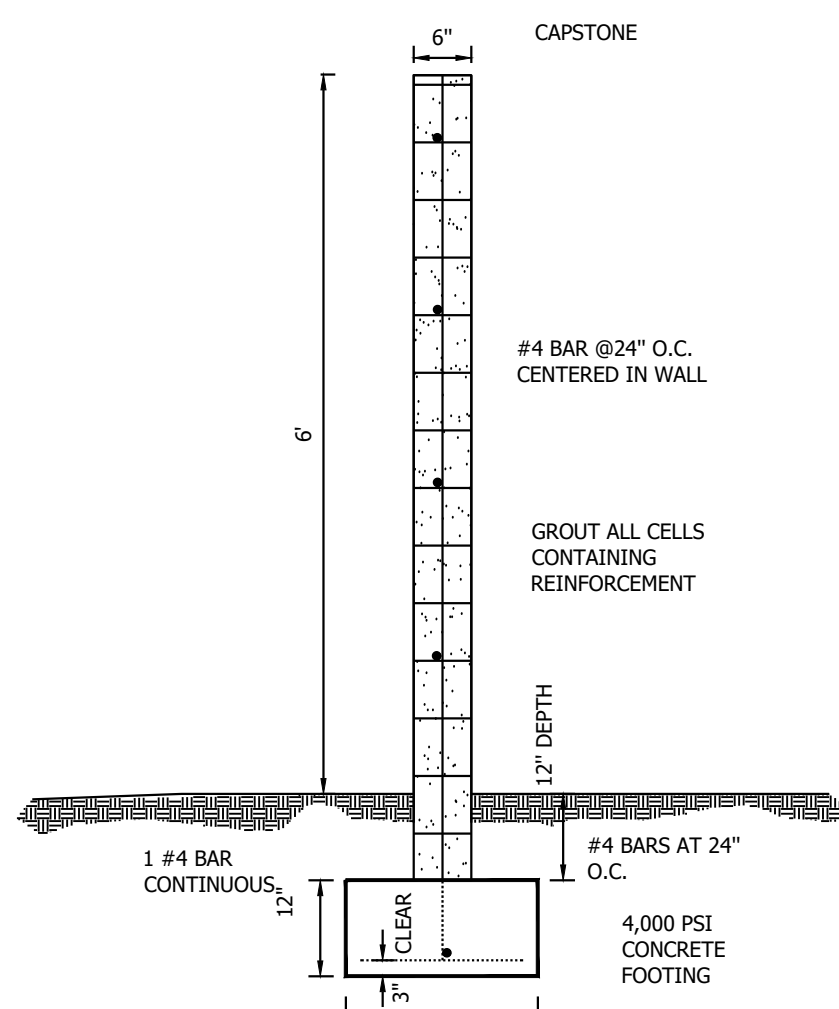
PARKING STRIPING
N.T.S.



ACCESSIBLE SIGN
N.T.S.

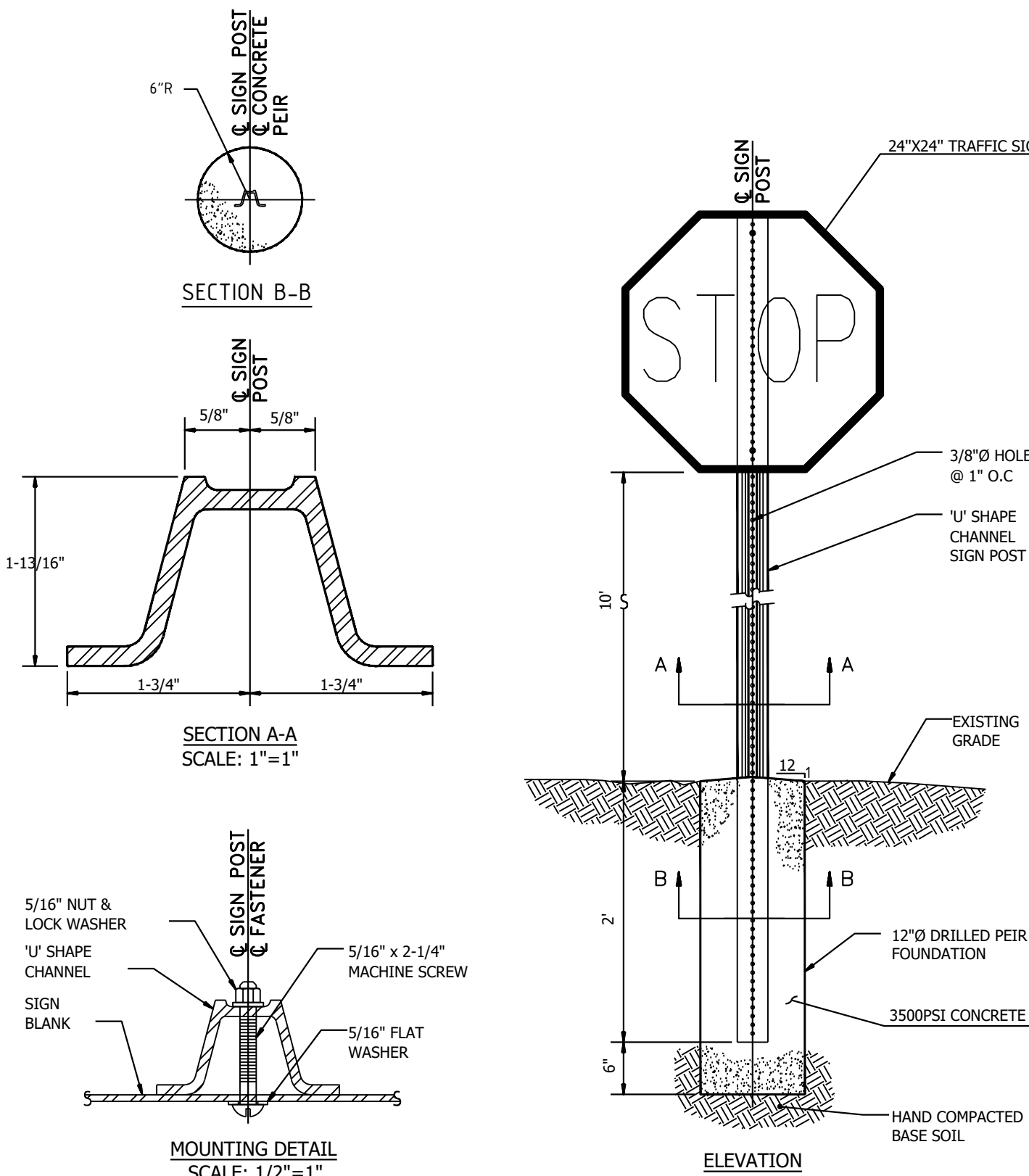


ACCESSIBLE PAVEMENT MARKING
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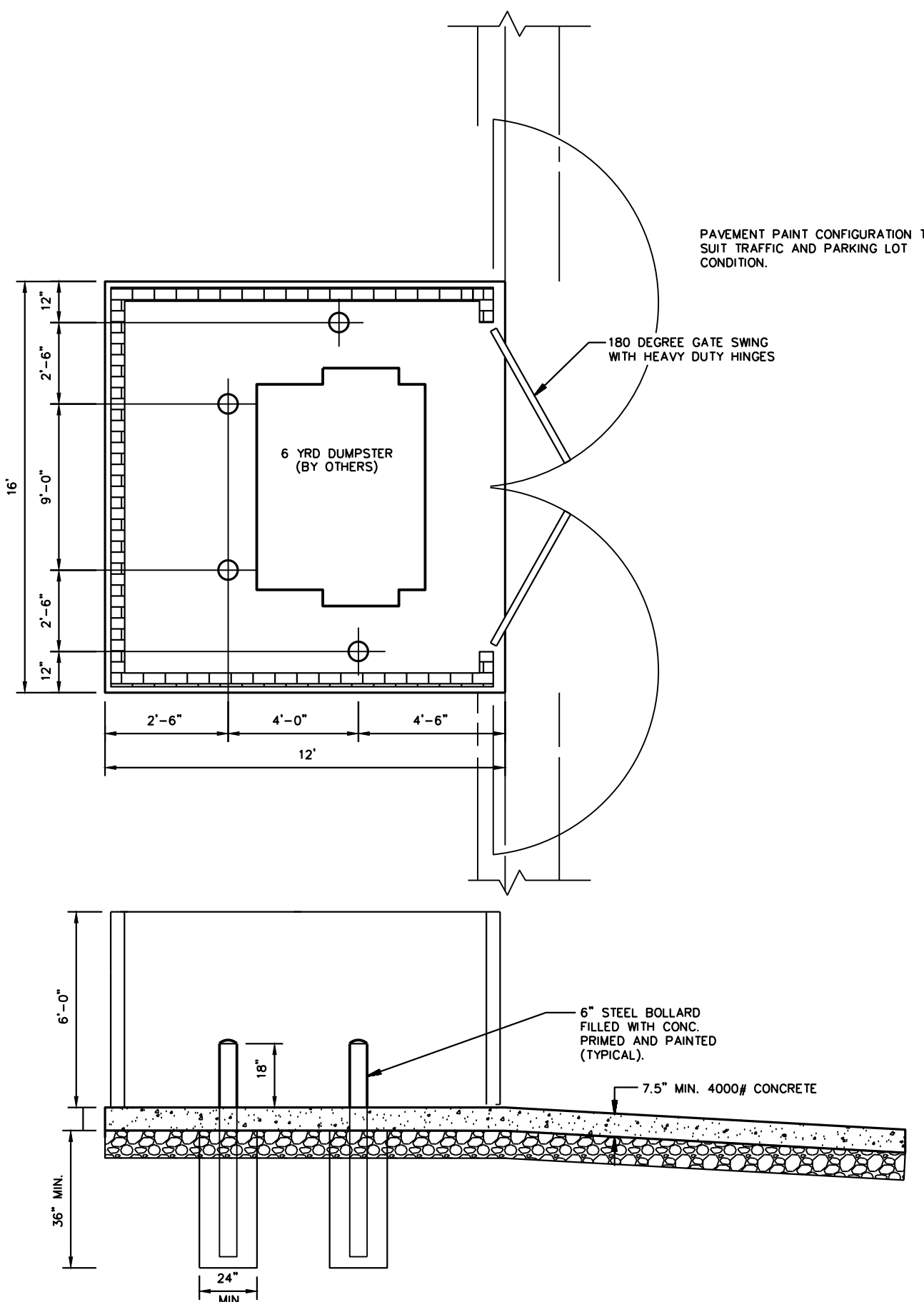
MASONRY BLOCK FENCE
N.T.S.

- NOTES:**
- MASONRY UNITS SHALL BE GRADE A CONFORMING TO ASTM C90 AND MANUFACTURED IN ACCORDANCE WITH CONCRETE MASONRY ASSOCIATION STANDARDS.
 - MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED.
 - GROUT SHALL BE FLUID CONSISTENCY WITH A RATIO OF 1 PART CEMENT TO 3 PARTS SAND.
 - REINFORCEMENT SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 40. WIRE REINFORCEMENT SHALL CONFORM TO ASTM A 185.

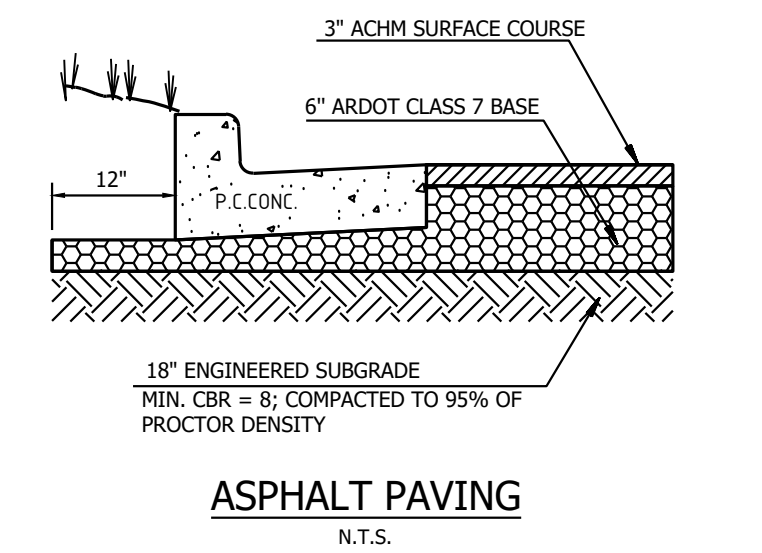


TRAFFIC SIGN POST
N.T.S.

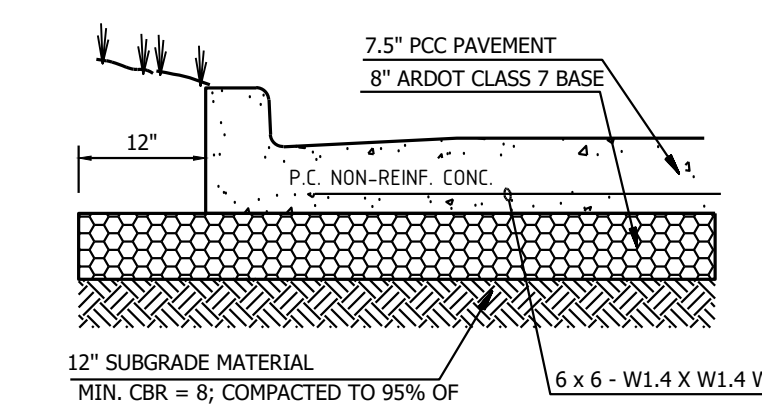
NOTE:
ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED.
MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS



DUMPSTER ENCLOSURE
N.T.S.



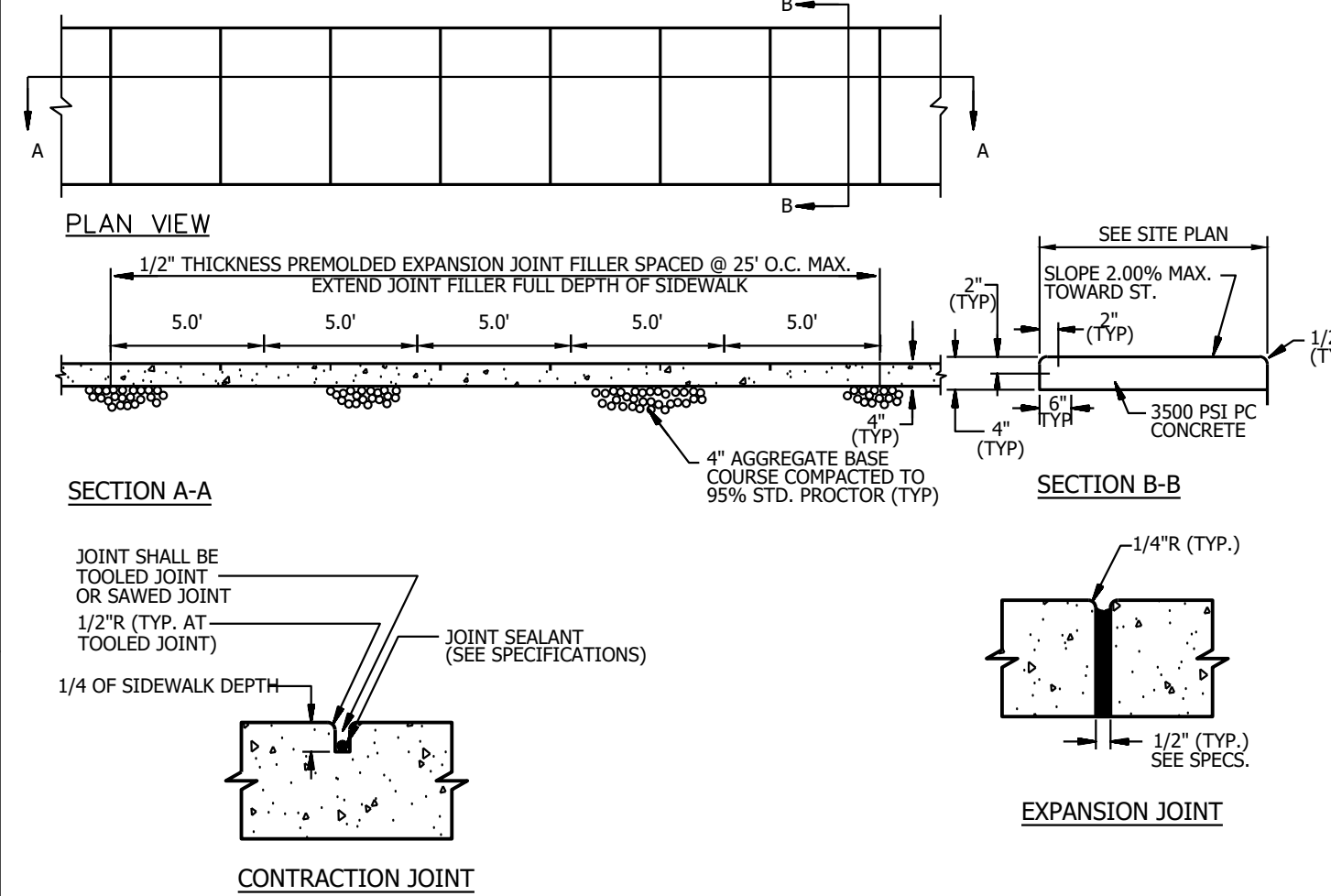
ASPHALT PAVING
N.T.S.



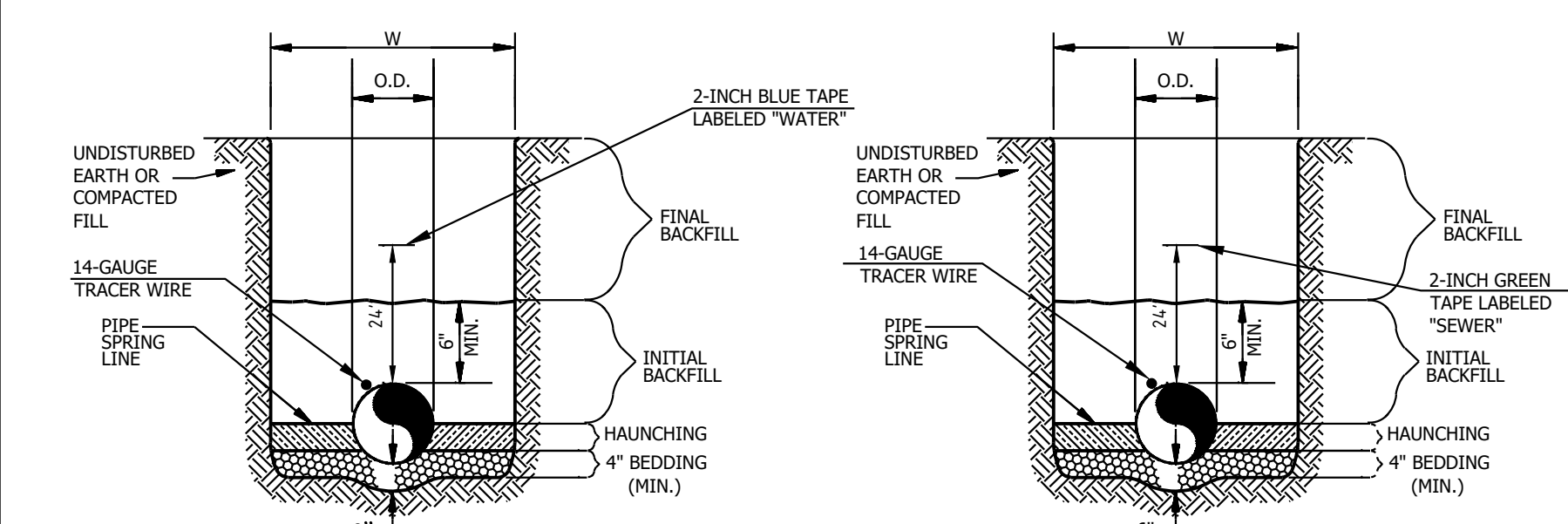
HEAVY DUTY CONCRETE PAVING
N.T.S.

- GENERAL PAVING NOTES:**
- THE MOISTURE CONTENT AND DENSITY OF THE TOP 12-INCHES OF THE SUBGRADE SHALL BE EVALUATED AND THE PAVEMENT SUBGRADES BE PROFFERED WITHIN TWO DAYS PRIOR TO COMMENCEMENT OF ACTUAL PAVING OPERATIONS. AREAS WHICH DO NOT HAVE A MOISTURE CONTENT SUBSTANTIALLY THAT OF THE OPTIMUM MOISTURE CONTENT OR INADEQUATE DENSITY, SHALL BE MOISTURE CONDITIONED AND RECOMPACTED. IF A PRECIPITATION EVENT OCCURS AFTER THE EVALUATION OR IF THE SURFACE BECOMES DISTURBED, THE SUBGRADE SHALL BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR PAVING.
 - ASPHALTIC CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 404, 407 AND 409 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1800 POUNDS AND THE SURFACE COURSE SHALL BE COMPACTED TO 97 PERCENT OF THE MIXTURE'S MARSHALL DENSITY (ASTM D 1559).
 - THE PORTLAND CEMENT CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO THE REQUIREMENTS IN SECTION 501 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES AND AN ENTRAINED AIR CONTENT OF 5 TO 7 PERCENT.

PAVING DETAILS
N.T.S.



PRIVATE ONSITE CONCRETE SIDEWALK
N.T.S.



WATER LINE
N.T.S.

SANITARY SEWER
N.T.S.

PIPE DIA.	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	≥ O.D. OF PIPE + 18"

- GENERAL NOTES:**
- BEDDING MATERIAL SHALL BE ASTM D448 #67 WORKED BY HAND.
 - HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE ASTM D448 #67 ROCK.
 - INITIAL BACKFILL SHALL BE ASTM D448 #67 ROCK WORKED BY HAND, COMPACTED TO 85% OF THE STANDARD PROCTOR DENSITY.
 - INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
 - FINAL BACKFILL IN PAVED AREAS SHALL BE AHTD CLASS 7 COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.
 - FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS 7 COMPACTED TO 95% STANDARD PROCTOR.
 - ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
 - ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 698. AHTD CLASS 7 MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
 - FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANIC AND ROCKS LARGER THAN 1.5" TO BE USED AS BACKFILL.
 - ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHETTED, BRACED OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)
 - ALL TRACER WIRE SHALL BE TAPED OR WRAPPED TO LINES.
 - TRACER WIRE SHALL EXTEND 2-FEET INTO WATER OR SEWER BOXES.

UTILITY TRENCH AND BEDDING (PRIVATE SERVICE LINES)
N.T.S.

NO.	DATE	BY	CHKD	DESCRIPTION

CDE
CIVIL DESIGN ENGINEERS, INC.
 Springdale, Arkansas

THE CASALINI OFFICE WAREHOUSE
TONTITOWN, ARKANSAS
DETAIL SHEET 1

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 12538
 FERDINAND TOURIE

DATE: 04-12-23

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