

**GENERAL NOTES:**

- THESE PLANS ARE PRINTED 11X17, PLEASE PRINT FULL SIZE FOR FUTURE REVIEWS.
- MORE INFORMATION IS NEEDED FOR REVIEW OF THE FIRE SUPPRESSION SYSTEM BEFORE UTILITY APPROVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, HYDRUALIC ANAYLSIS OF THE SYSTEM COMPARED TO OVERALL SYSTEM DEMANDS, BACKFLOW PREVENTION, AND WATER QUALITY CONCERNS.
- PLANS NEED TO BE SUBMITTED TO ARDOT FOR APPROVAL FOR WORK WITHIN ROW.

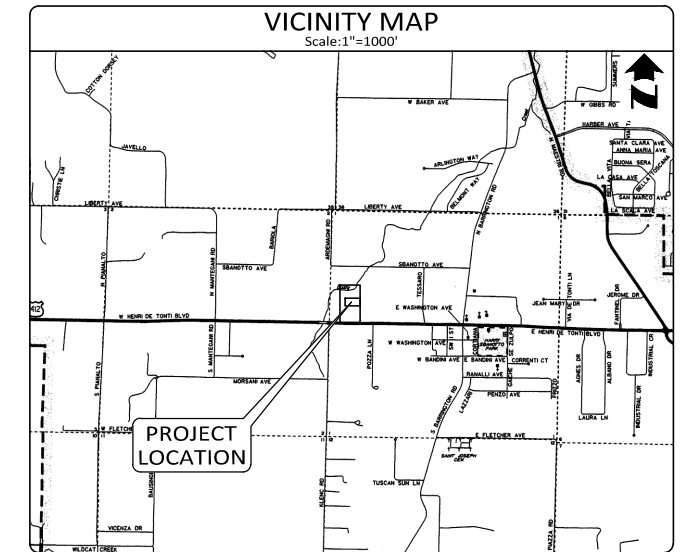
September 2023

# LARGE SCALE DEVELOPMENT PLANS

for

# VAPOR MAVEN WAREHOUSE and RETAIL

## Tontitown, Arkansas



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**Tract 2 Legal Description:**

Part of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 1, Township 17 North, Range 31 West in Washington County, Arkansas and being more particularly described as follows:

Commencing at an existing 1/2" Rebar at the Northwest Corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4); Thence South 87°21'01" East a distance of 570.88 feet; Thence

**PLEASE USE TONTITOWN CODE 153 APPENDIX C FOR SETBACKS. PROVIDE TABLE ANALYSIS.**

**ALSO, NORTHERN HALF OF PROPERTY ADJACENT TO TRIGGERING PROPERTIES, PLEASE UPDATE SETBACK ACCORDINGLY.**

District	Minimum Setback Requirements (ft.)					
	Front		Side	Rear		
	With Parking In Front	Without Parking In Front	Adjacent to Non-residential District	Adjacent to Residential District	Adjacent to Non-Residential District	Adjacent to Residential District
C-1	50	20	7	15	20	25
C-2	50	20	7	30	20	30

*Issued For Review - 09.12.23*



**ARCHITECT**

Sides Architectural Design  
P.O. Box 956  
Lowell, AR 72745  
Contact: Devon Sides  
Telephone: (417) 567-0881  
dsides@sidesarchdesign .com

**OWNER**

Vapor Maven  
495 Agnes Dr.  
Springdale, AR 72762  
Contact: Hermin Thind  
Telephone: (479) 409-2293

**SITE UTILITY CONTACTS  
CITY OF TONTITOWN, AR**

**NATURAL GAS**

BLACK HILLS ENERGY  
CONTACT: NATHAN PRINCE  
1811 E. BORICK FAYETTEVILLE,  
AR  
PHONE: 479-6018381

**ELECTRIC**

OZARK ELECTRIC COOPERATIVE  
CONTACT: MIKE PHIPPS  
406 W. EMMA AVENUE  
SPRINGDALE, AR 72764  
PHONE: 479-521-2900

**TELEPHONE**

AT&T CONTACT:  
LAYNE RHODES  
P.O. BOX 7449 SPRINGDALE, AR 72766  
PHONE: 479-442-1977

**GOVERNING AGENCIES**

**CITY OF TONTITOWN**  
235 EAST HENRI DE TONTI BLVD.  
SPRINGDALE, ARKANSAS 72762  
PHONE: 479-750-8114

**TONTITOWN WATER & SEWER UTILITIES -**  
CONTACT: JAMES CLARK  
PHONE: 479-361-2700  
PW.DIRECTOR@TONTITOWNAR.GOV

**PLANNING**  
CONTACT: MARK LATHAM  
PHONE: 479-361-2700  
planning@tontitownar.gov

**TONTITOWN FIRE DEPARTMENT -**  
CONTACT: RYAN KRUG  
PHONE: 479-365-2056  
TWD.OPERATIONS@TONTITOWNAR.GOV

**ENGINEERING**  
CONTACT: ZAK JOHNSTON, P.E.  
PHONE: 479-435-4270  
ENGINEERING@TONTITOWNAR.GOV

**BUILDING DEPARTMENT**  
CONTACT: ROGER DUNCAN  
PHONE: 479-361-2700  
MAINTENANCE@TONTITOWNAR.GOV

**DEPARTMENT OF HEALTH**  
ARKANSAS DEPARTMENT OF HEALTH  
DIVISION OF ENGINEERING, SLOT 37  
4815 W. MARKHAM LITTLE ROCK, AR  
72205 PHONE: 501-661-2623

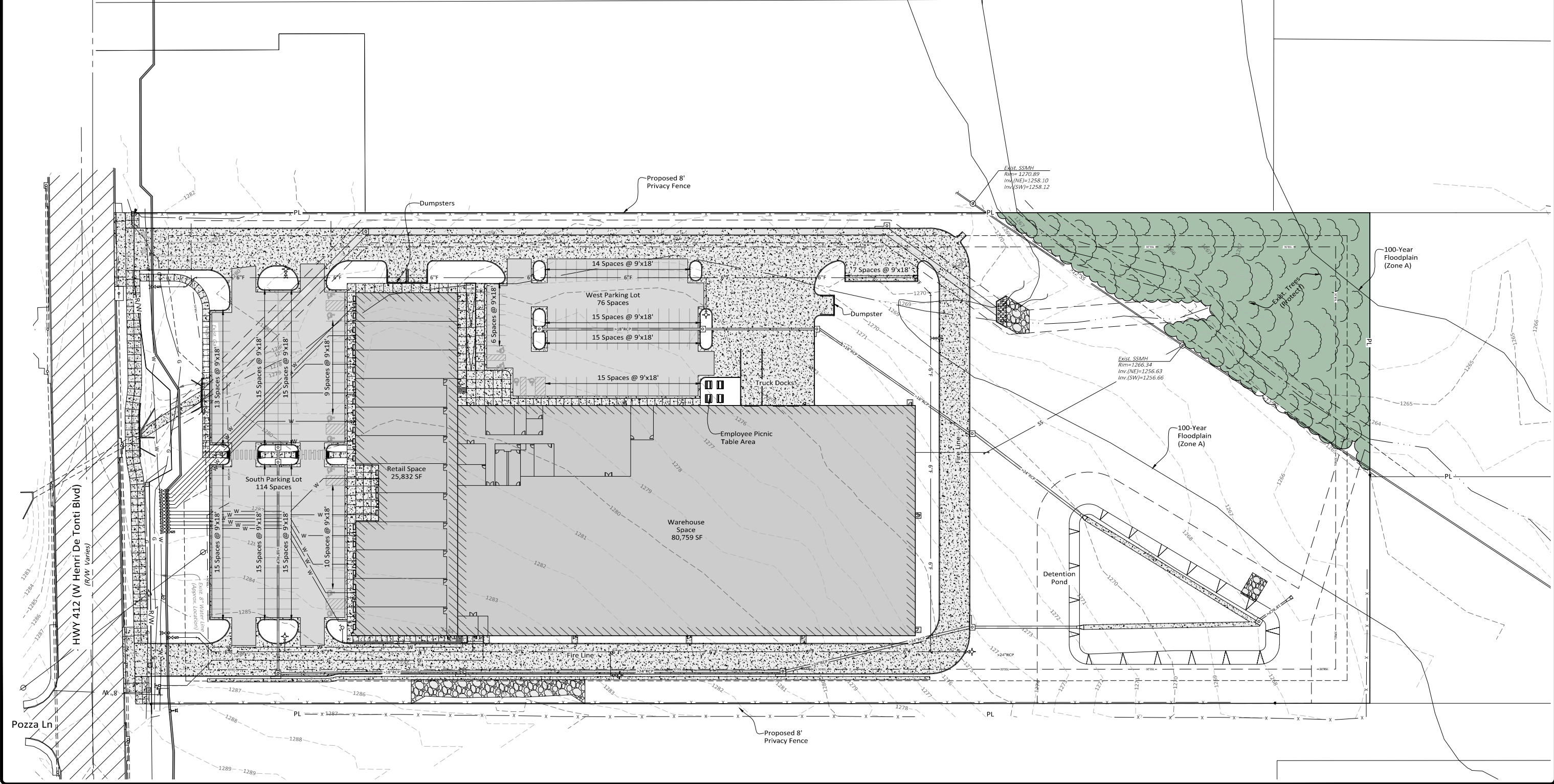
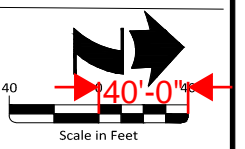
LEGEND			
	Property Line		Proposed Concrete Pavement
	Easement Line		Proposed Concrete Paving/Sidewalk
	Proposed Building		Proposed Handicap Ramp
	Proposed Asphalt Pavement with 2'-0" Curb & Gutter		Accessible Parking Symbol
	Proposed 2'-0" Curb & Gutter		Existing BSL
			Existing Asphalt Pavement With Conc. Curb & Gutter
			Existing Concrete, As Noted
			Existing Sewer Manhole
			Existing Electric Transformer
			Existing Drainage Manhole
			Existing Fire Hydrant
			Existing Sign (As Noted)
			Found Rebar, As Noted
			Existing Fence
			Tree Preservation

PARKING SUMMARY			
Description	Parking Requirement	Parking Requirement	Provided
Retail (Front)	1 Space per 250 SF	107*	114*
Warehouse (West & North)	1 Space per 1000 SF	80*	76*
Accessible Spaces	Per ADA	6 Total**	11 Total**
Van Accessible Spaces	Per ADA	1 Van	7 Van
Total		187	190

\*Includes Accessible Spaces  
 \*\*Includes Van Accessible Spaces

Pervious Area= 215,558 SF, 47%

Impervious Area= 243,232 SF, 53%



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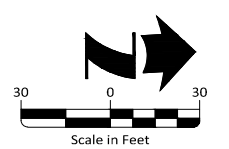
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Approved By: ATD	Horizontal Scale: 1" = 40'
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Project No.: 053125.001	Drawing Name: PLAN

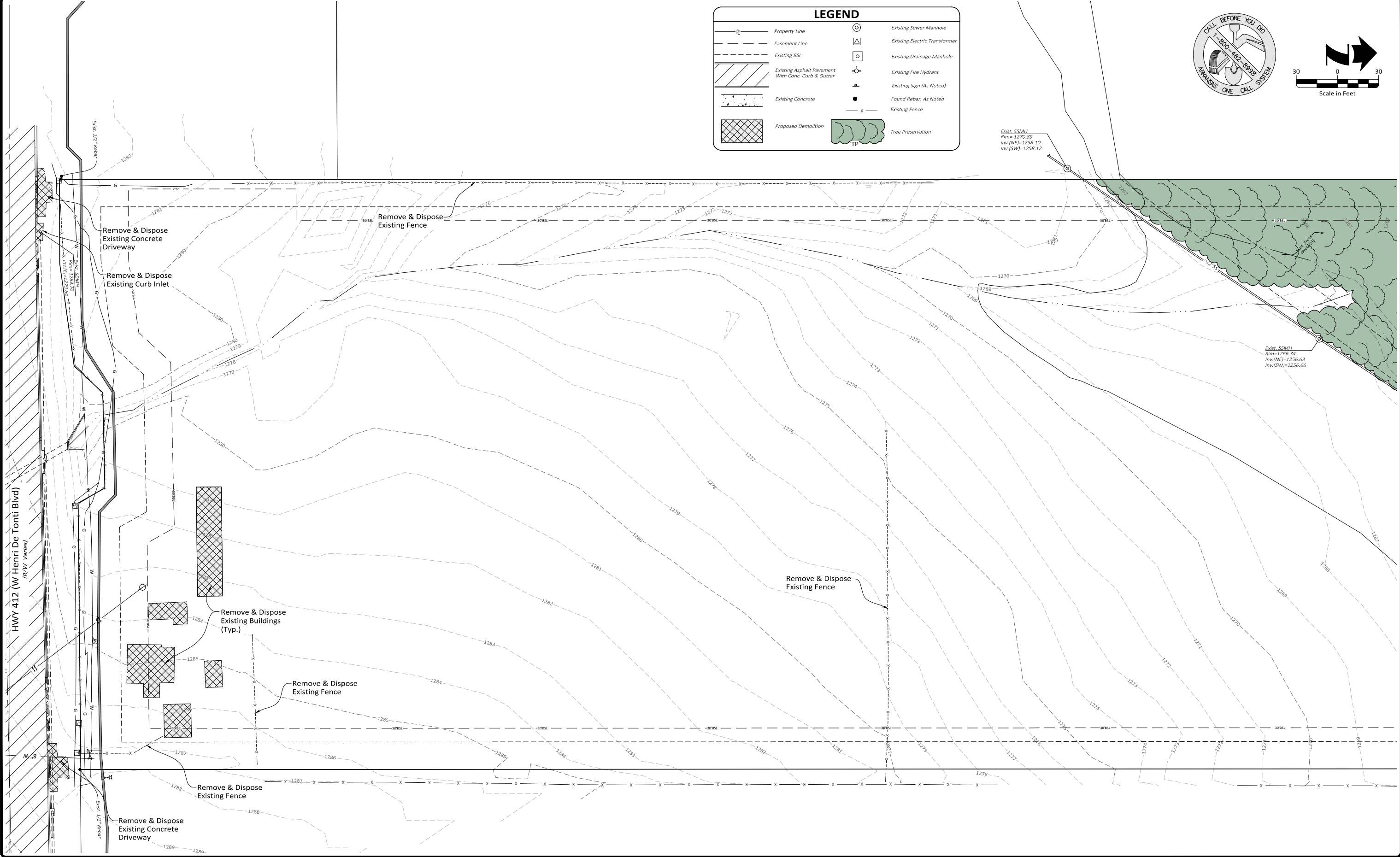
**VAPOR MAVEN**  
**WAREHOUSE and RETAIL**  
 Tontitown, Washington County, Arkansas

OVERALL SITE PLAN  
 Issued for Review - 9.12.2023

Sheet No.:  
 2  
 25



LEGEND			
	Property Line		Existing Sewer Manhole
	Easement Line		Existing Electric Transformer
	Existing BSL		Existing Drainage Manhole
	Existing Asphalt Pavement With Conc. Curb & Gutter		Existing Fire Hydrant
	Existing Concrete		Existing Sign (As Noted)
	Proposed Demolition		Found Rebar, As Noted
			Existing Fence
			Tree Preservation



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 User: jwh158

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<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN**  
**WAREHOUSE and RETAIL**  
 Tontitown, Washington County, Arkansas

**SITE DEMOLITION PLAN**  
 Issued for Review - 9.12.2023

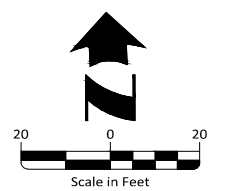
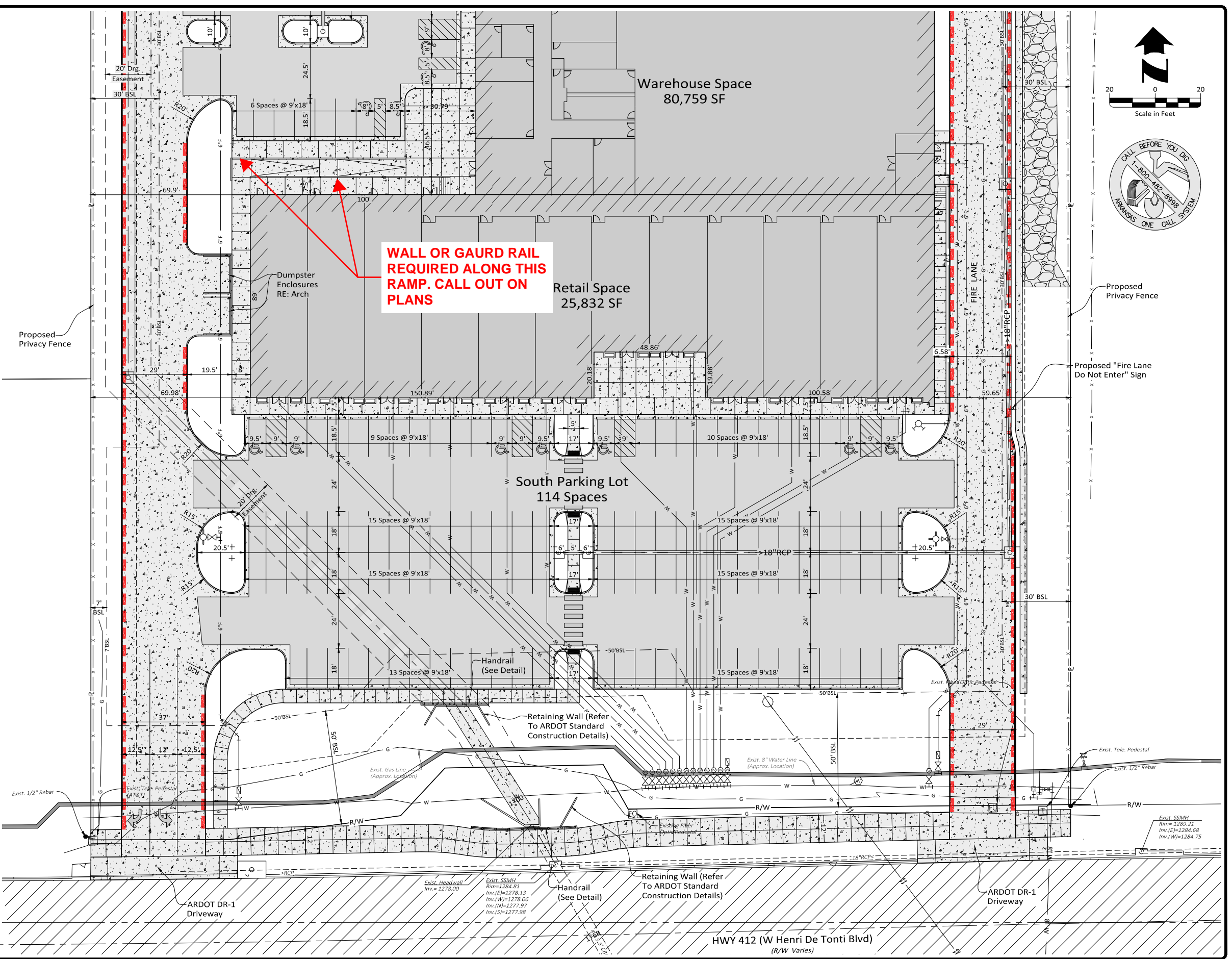
Sheet No. **3**  
 of **25**

PARKING SUMMARY			
Description	Parking Requirement	Parking Requirement	Provided
Retail (Front)	1 Space per 250 SF	107*	114*
Warehouse (West & North)	1 Space per 1000 SF	80*	76*
Accessible Spaces	Per ADA	6 Total**	11 Total**
Van Accessible Spaces	Per ADA	1 Van	7 Van
<b>Total</b>		<b>187</b>	<b>190</b>

\*Includes Accessible Spaces  
 \*\*Includes Van Accessible Spaces

- Site General Notes:**
- The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
  - It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
  - All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe.
  - All Radii Are 5' Unless Otherwise Noted.
  - Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
  - See Architectural Plans For Exact Building Dimensions and Layout.
  - Refer To M.E.P. Plans For Proposed Parking Lot Lighting Locations And For Pole, Pole Footing, And Pole Fixture Details.
  - Refer To Architectural Plans For Details Of The Proposed Dumpster Enclosure.
  - All Construction Of Public Improvements Shall Conform To The City Of Tontitown Development Regulations.
  - All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
  - All HVAC And Mechanical Equipment Must Be Screened From Public View.
  - Contractor Shall Refer To Geotech Report For Specific Pavement Sections.
  - All Work Performed Inside Of ARDOT Right-Of-Way Shall Be Coordinated With ARDOT Personnel, And Conform To All ARDOT Standards.
  - Prior To Construction It Is The Responsibility Of The Contractor To Determine The Horizontal And Vertical Location Of All Utilities And To Be Verified With The Construction Plans And The Contractor Shall Notify The Surveyor, Engineer And Owner Of Any Discrepancies On The Plans With The Existing Site Improvements Prior To Construction Of The Proposed Improvements.
  - All Internal Site Property Lines Are Proposed, Pending City Of Tontitown Planning Department Approval.
  - All ADA Ramps Will need Detectable Warning Devices.

LEGEND	
	Property Line
	Easement Line
	Proposed Building
	Proposed Heavy Duty Conc. Pavement 7" Concrete, 4" Class 7 Base with 2'-0" Curb & Gutter (Refer To Geotechnical Report)
	Proposed Medium Duty Asphalt Pavement, 2" Surface Course, 2.5" Binder Course, 8" Class 7 Base, with 2'-0" Curb & Gutter (Refer To Geotechnical Report)
	Proposed 2'-0" Curb & Gutter
	Proposed Fire Lane Marking
	Proposed Light Duty Concrete Paving/Sidewalk
	Proposed Handicap Ramp
	Proposed Detectable Warning Device
	Proposed Sign, See Plan For Type
	Accessible Parking Symbol
	Proposed Painted Traffic Arrows
	Existing BSL
	Existing Asphalt Pavement With Conc. Curb & Gutter
	Existing Concrete, As Noted
	Existing Sewer Manhole
	Existing Electric Transformer
	Existing Drainage Manhole
	Existing Fire Hydrant
	Existing Sign (As Noted)
	Found Rebar, As Noted
	Existing Fence



Proposed Privacy Fence  
 Proposed "Fire Lane Do Not Enter" Sign

Revision	By	Date

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<b>Drawn By:</b> DRC	<b>Vertical Scale:</b> -
<b>Approved By:</b> ATD	<b>Horizontal Scale:</b> 1" = 20'
<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN**  
**WAREHOUSE and RETAIL**  
 Tontitown, Washington County, Arkansas

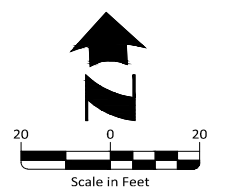
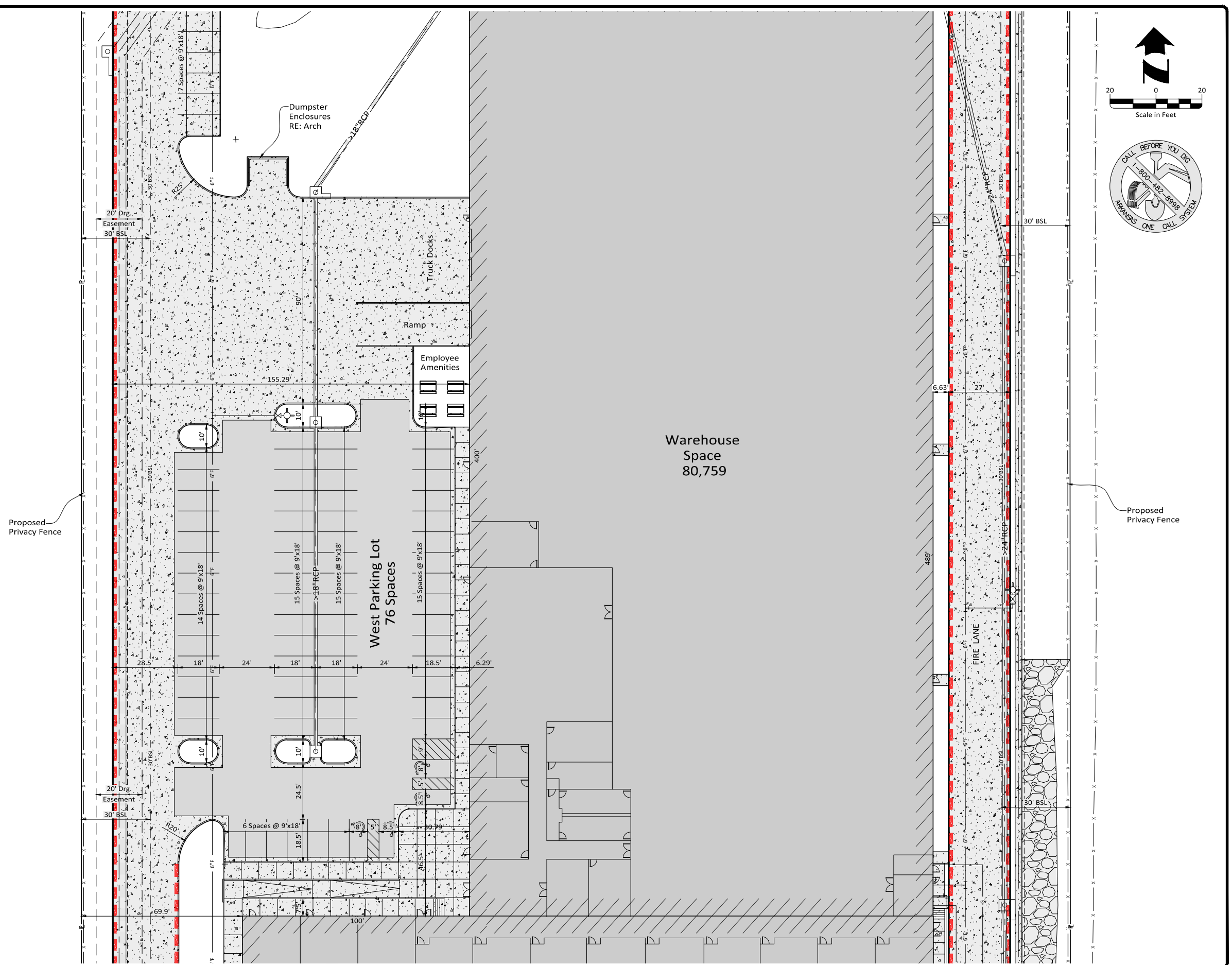
**SITE PLAN - SOUTH**  
 Issued for Review - 9.12.2023

Sheet No. **4** / **25**

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**LEGEND**

	Property Line		Existing BSL
	Easement Line		Existing Asphalt Pavement With Conc. Curb & Gutter
	Proposed Building		Existing Concrete, As Noted
	Proposed Heavy Duty Conc. Pavement 7" Concrete, 4" Class 7 Base with 2'-0" Curb & Gutter (Refer To Geotechnical Report)		Existing Sewer Manhole
	Proposed Medium Duty Asphalt Pavement, 2" Surface Course, 2.5" Binder Course, 8" Class 7 Base, with 2'-0" Curb & Gutter (Refer To Geotechnical Report)		Existing Electric Transformer
	Proposed 2'-0" Curb & Gutter		Existing Drainage Manhole
	Proposed Fire Lane Marking		Existing Fire Hydrant
	Proposed Light Duty Concrete Paving/Sidewalk		Existing Sign (As Noted)
	Proposed Handicap Ramp		Found Rebar, As Noted
	Proposed Detectable Warning Device		Existing Fence
	Proposed Sign, See Plan For Type		
	Accessible Parking Symbol		
	Proposed Painted Traffic Arrows		



Revision	By	Date

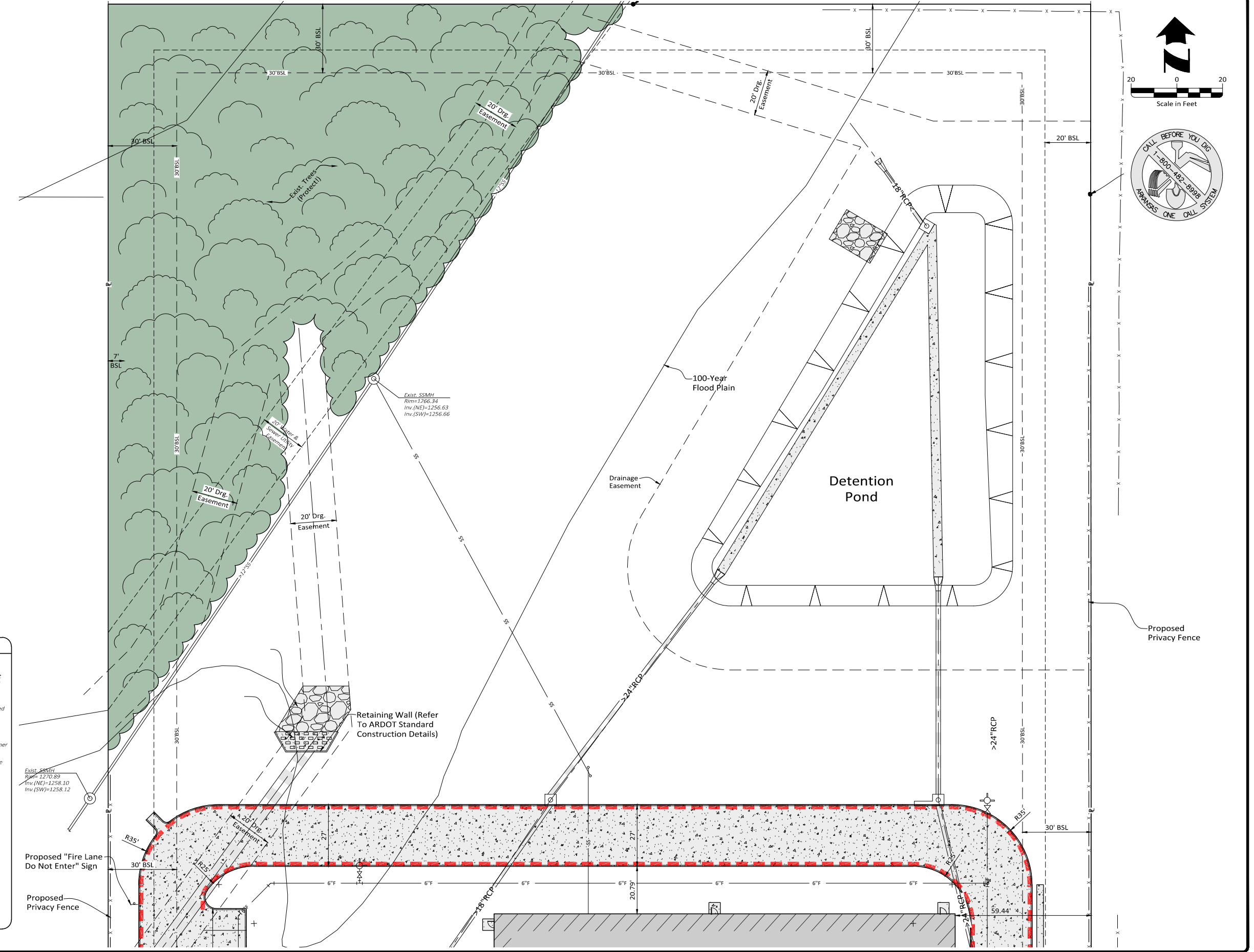
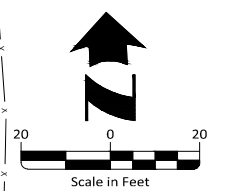
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<b>Approved By:</b> ATD	<b>Horizontal Scale:</b> 1" = 20'
<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN**  
**WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

SITE PLAN - MIDDLE  
Issued for Review - 9.12.2023

Sheet No.  
**5**  
**25**



LEGEND	
	Property Line
	Easement Line
	Proposed Building
	Proposed Heavy Duty Conc. Pavement 7" Concrete, 4" Class 7 Base with 2'-0" Curb & Gutter (Refer To Geotechnical Report)
	Proposed Medium Duty Asphalt Pavement, 2" Surface Course, 2.5" Binder Course, 8" Class 7 Base, with 2'-0" Curb & Gutter (Refer To Geotechnical Report)
	Proposed 2'-0" Curb & Gutter
	Proposed Fire Lane Marking
	Proposed Light Duty Concrete Paving/Sidewalk
	Proposed Handicap Ramp
	Proposed Detectable Warning Device
	Proposed Sign, See Plan For Type
	Accessible Parking Symbol
	Proposed Painted Traffic Arrows
	Existing BSL
	Existing Asphalt Pavement With Conc. Curb & Gutter
	Existing Concrete, As Noted
	Existing Sewer Manhole
	Existing Electric Transformer
	Existing Drainage Manhole
	Existing Fire Hydrant
	Existing Sign (As Noted)
	Found Rebar, As Noted
	Existing Fence

Exist. SSMH  
Rim=1266.34  
Inv.(NE)=1256.63  
Inv.(SW)=1256.66

Exist. SSMH  
Rim=1270.89  
Inv.(NE)=1258.10  
Inv.(SW)=1258.12

Retaining Wall (Refer  
To ARDOT Standard  
Construction Details)

Drawing Name: K:\053125\001\_VaporMaven\DWG\053125\_001\_Plan\_Half.Lin Modified: Sep 12, 2023 1:21:09pm Plotted on: Sep 12, 2023 1:35:31pm by ash158

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Date: 9.12.2023	Plotting Scale: 1
Project No.: 053125.001	Drawing Name: PLAN

**VAPOR MAVEN**  
**WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

SITE PLAN - NORTH  
Issued for Review - 9.12.2023

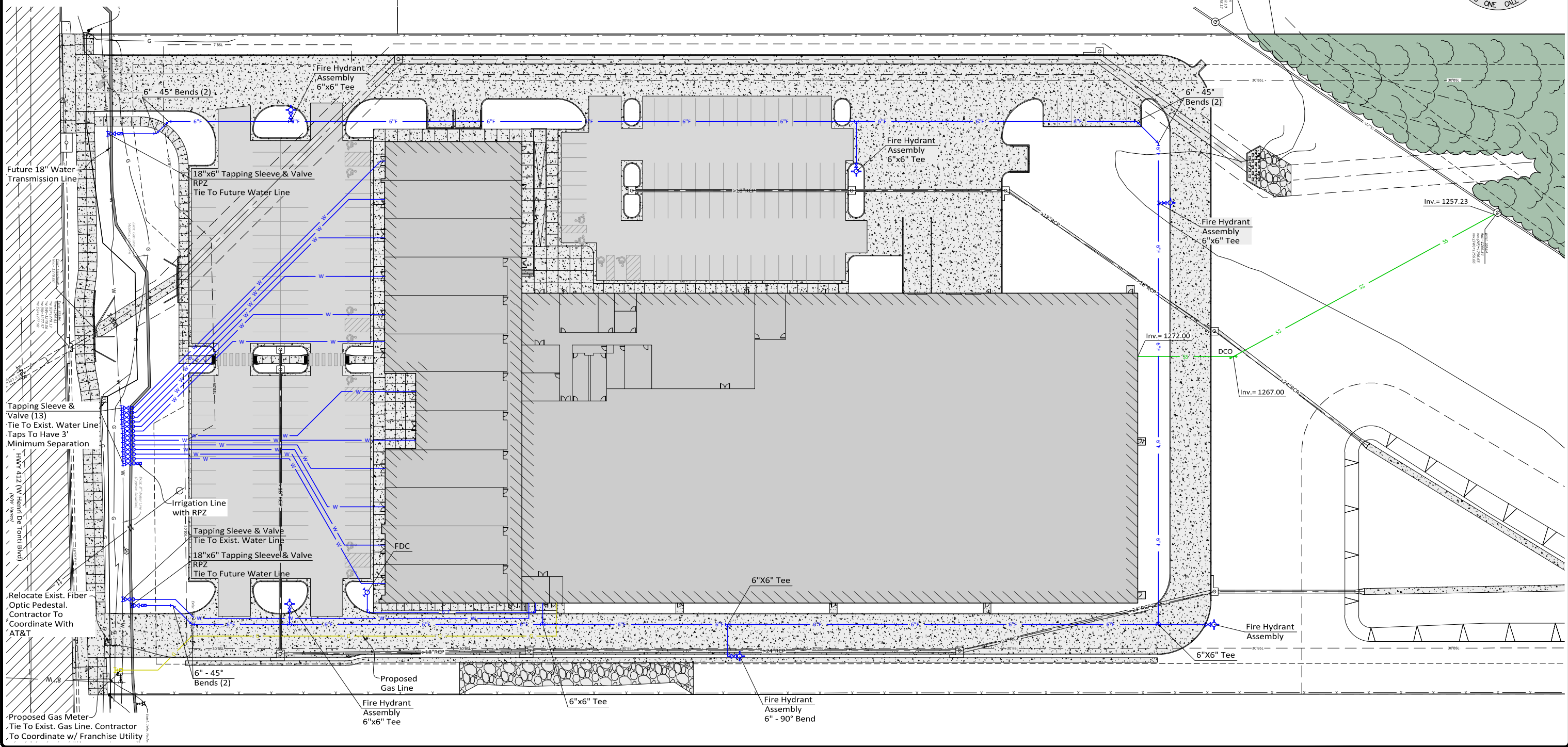
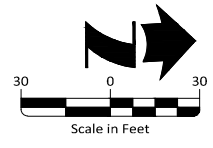
Sheet No.  
**6**  
**25**

### LEGEND

	Proposed Building		Proposed Fire Line (AWWA C900, DR18)
	Proposed Water Meter		Proposed Water Service Line (Municipex SDR-9)
	Proposed Backflow Preventer		Proposed Irrigation Line (Municipex SDR-9)
	Proposed Underground Electric		Proposed Sewer Service Line (Sch. 40 PVC)
	Proposed Light Pole		Proposed Cleanout
	Proposed Underground Telephone		Proposed Gas Line
	Proposed Fiber Optic Service		Proposed Gas Service
	Proposed Drainage Pipe		Proposed Pipe Bollard
	Proposed PVC Irrigation Sleeve		Proposed Handicap Accessible Parking Sign

**Site Utility General Notes:**

- Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-call System Prior To Construction @ 1-800-482-8998. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Half And/or The Owner Of Any Conflicts Or Required Deviations From The Plans. Half Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.
- All Electric, Telephone, And Gas Extensions Including Service Lines Shall Be Installed To The Appropriate Utility Company Specifications And Requirements. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company.
- All Utilities Shall Terminate Five (5) Feet Outside The Building Unless Otherwise Noted. The End Of All Service Lines Shall Be Tightly Capped Or Plugged And Marked Until Such Time As Connections Are Made Inside The Building. Coordinate All Entrances To The Building With The Architectural Plans And M.E.P. Plans.
- All Private Water And Sewer Materials And Construction Shall Be In Accordance With Local, State, And Federal Plumbing Code.
- All Necessary Inspections And/or Certifications Required By Codes And/or Utility Service Companies Shall Be Performed Prior To Final Connection Of Utility Services.
- It Is The Responsibility Of The Property Owner To Obtain All Utility Easements That Are Necessary For The Installation And Maintenance Of All Proposed Utilities. The Easements Must Be Obtained Prior To Beginning Any Public Utility Installation.
- The Irrigation System Shall Be Protected By An RPZ Type Backflow Preventor. Irrigation System To Be Designed By Others.
- Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
- All Public Water and Sewer Improvements to be in accordance with the Minimum Sanitary Sewer & Water Design Standards For The City Of Tontitown.
- Contractor Shall Refer To MEP Site Lighting Sheet For Exact Light Pole Locations.
- Contractor Shall Refer To MEP Fire Protection Specifications Of Fire Water Line Construction.
- Contractor Shall Coordinate With Architect Before Light Pole Installation.
- All Utilities And Storm Drain Under Paving Shall Be Backfilled With Full Depth Class 7 Base Compacted To 95% PSD.



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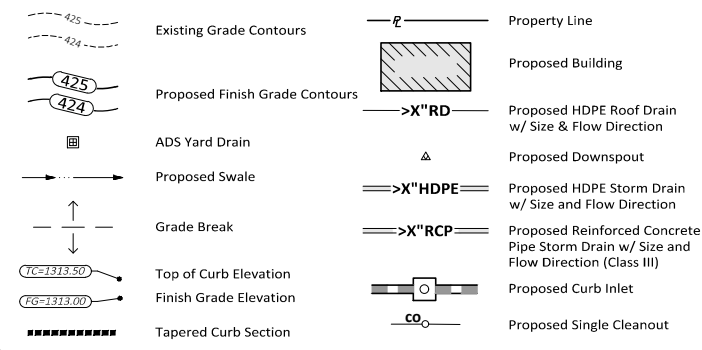
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<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125_001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN**  
**WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

SITE UTILITY PLAN  
Issued for Review - 9.12.2023

Sheet No.  
**7**  
**25**

**LEGEND**



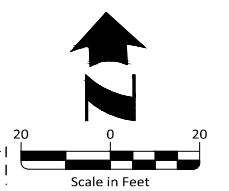
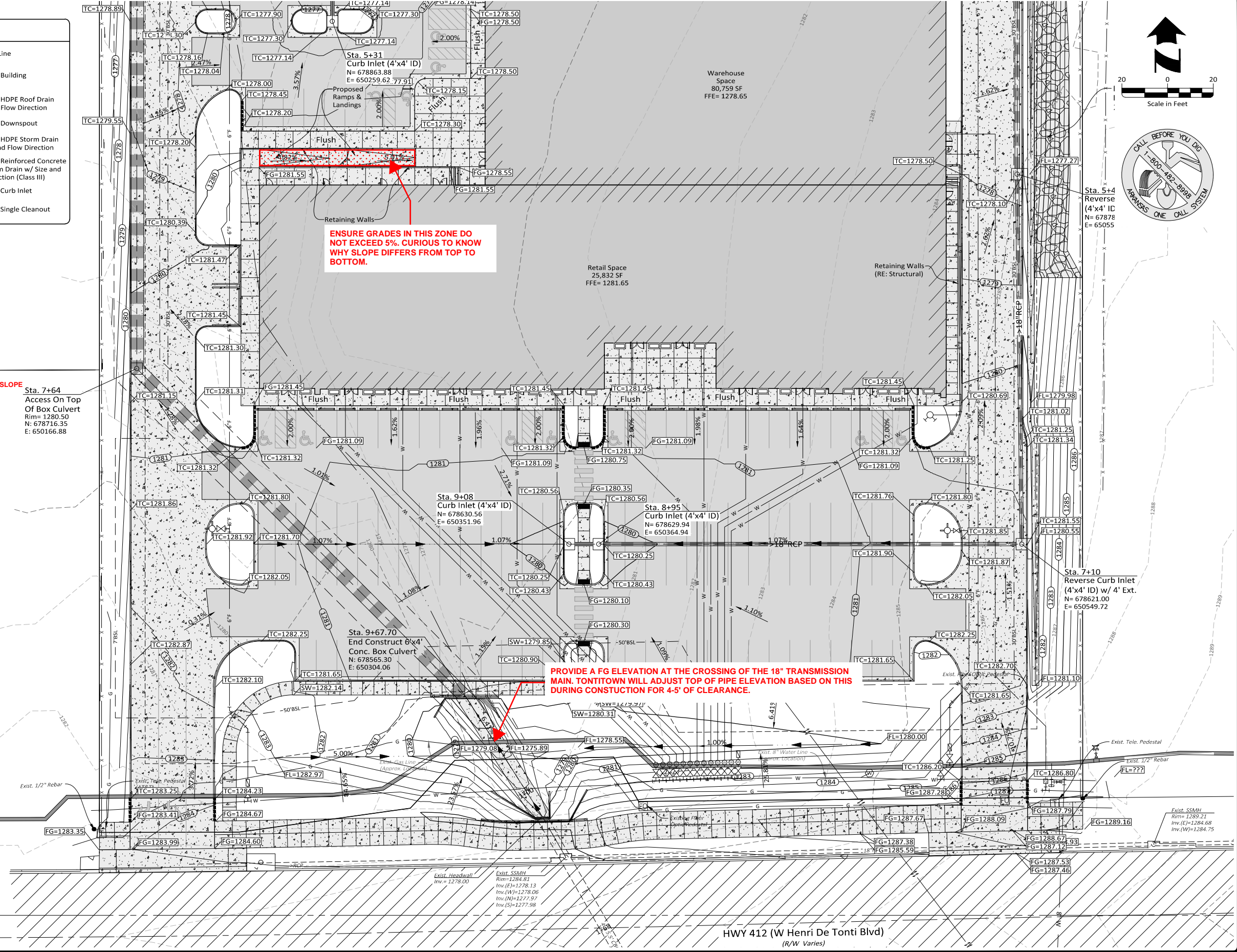
**GRADING and Drainage General Notes:**

- No Land Clearing Shall Begin Until All Erosion Control Measures Have Been Installed. The Contractor Shall Take All Precautions To Prevent Soil Sediment From Leaving The Site. All Erosion Control Measures Shall Be Maintained Until All Contributing Areas Are Graded And Stabilized.
- All Disturbed Areas And Slopes Shall Be Graded Smooth, Receive 4" Topsoil And Sod. Refer To The Landscape Plan.
- All Storm Sewer Distances Are From Center Of Inlet To Center Of Inlet Or From Center Of Inlet To End Of Flared-End-Section.
- All Existing Utility Vaults, Valves, Meters, And Boxes To Be Adjusted To Finished Grades In Accordance With City Of Tontitown Regulations And To The Corresponding Utility Companies Requirements.
- No Finished Grade Slopes Shall Exceed 3:1 **UNLESS SPECIFIED ON PLANS (EAST SIDE SLOPE EXCEED THIS)**
- All Soils Under The Building And Pavement Shall Be Structural Fill Approved By The Soils Engineer. Contractor Will Be Required To Provide Proctor Tests To Be Reviewed/Approved By The Soils Engineer.
- Contractor Must Obtain A Permit Prior To Performing A Street Cut Within ARDOT Right-Of-Way. All Construction In Said Right-Of-Way Shall Be In Accordance With ARDOT Details and Specifications.
- Refer To The Architecture Plans For Exact Location of Roof Drain Discharge Locations. Roof Drains Shall Be 6" Unless Otherwise Noted.
- Contractor Shall Refer To ARDOT Standard Construction Details For All Headwall And Wingwall Structures.

Sta. 7+64  
Access On Top  
Of Box Culvert  
Rim= 1280.50  
N= 678716.35  
E= 650166.88

**ENSURE GRADES IN THIS ZONE DO NOT EXCEED 5%. CURIOUS TO KNOW WHY SLOPE DIFFERS FROM TOP TO BOTTOM.**

**PROVIDE A FG ELEVATION AT THE CROSSING OF THE 18" TRANSMISSION MAIN. TONTITOWN WILL ADJUST TOP OF PIPE ELEVATION BASED ON THIS DURING CONSTRUCTION FOR 4'-5" OF CLEARANCE.**



Drawing Name: K:\GIS\Projects\053125\001\_VaporMaven\DWG\053125\_001\_PLAN\_Mat\_Lin\_Modified\_Sep 12, 2023 1:25:10pm by ah158

Revision	By	Date

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<b>Approved By:</b> ATD	<b>Horizontal Scale:</b> 1"=20'
<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN  
WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

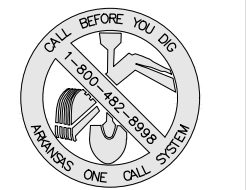
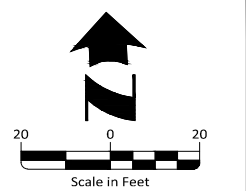
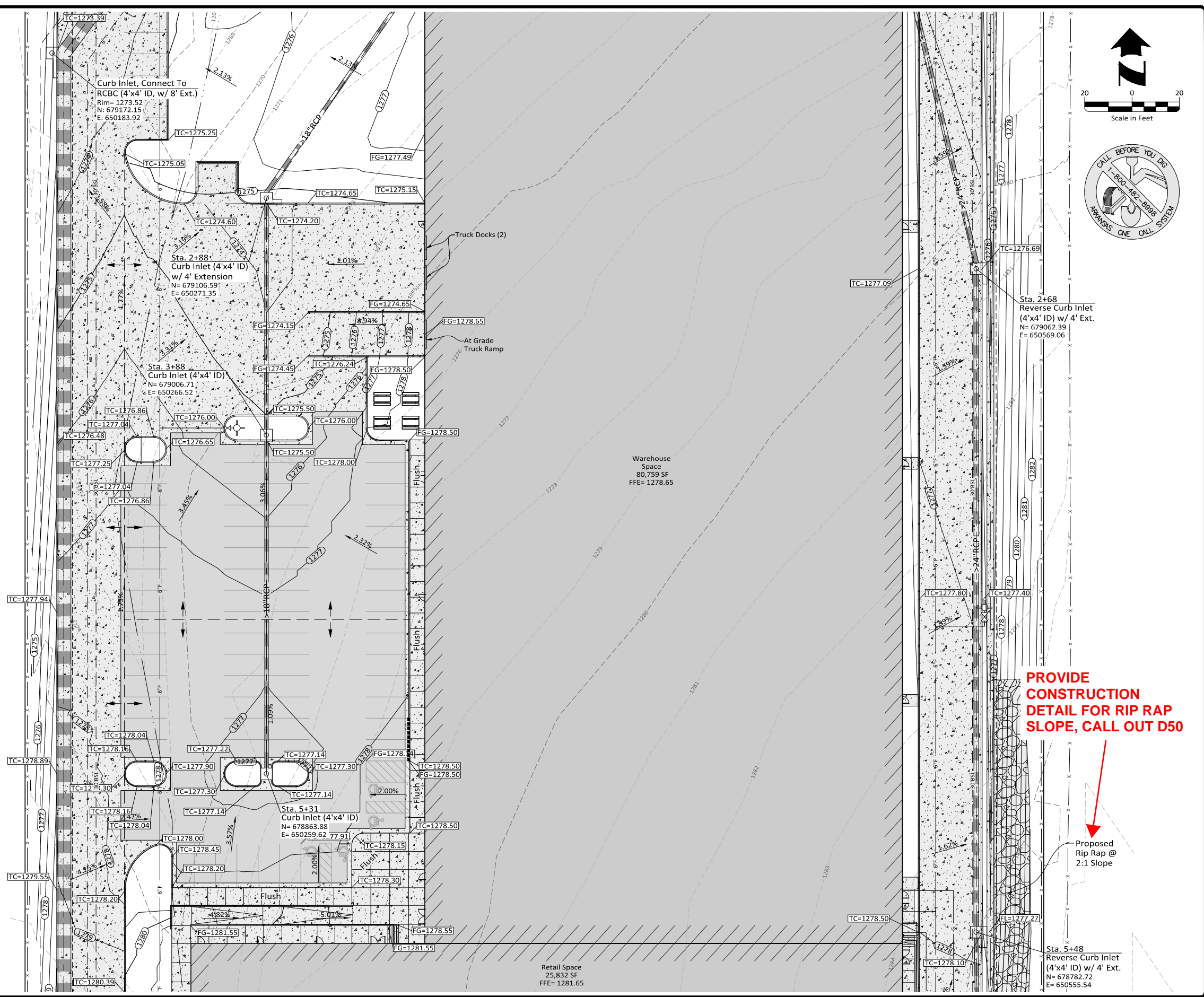
**GRADING and DRAINAGE PLAN - SOUTH**  
Issued for Review - 9.12.2023

Sheet No. **8**  
**25**



**LEGEND**

- Existing Grade Contours
- Proposed Finish Grade Contours
- ADS Yard Drain
- Proposed Swale
- Grade Break
- Top of Curb Elevation
- Finish Grade Elevation
- Tapered Curb Section
- Property Line
- Proposed Building
- Proposed HDPE Roof Drain w/ Size & Flow Direction
- Proposed Downspout
- Proposed HDPE Storm Drain w/ Size and Flow Direction
- Proposed Reinforced Concrete Pipe Storm Drain w/ Size and Flow Direction (Class III)
- Proposed Curb Inlet
- Proposed Single Cleanout



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Revision	By	Date



Drawn By:	DRC
Approved By:	ATD
Date:	9.12.2023
Project No.:	053125.001

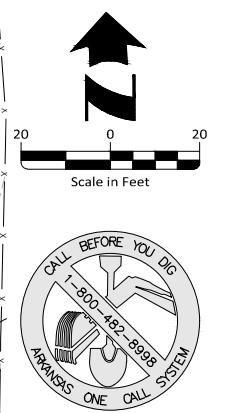
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**VAPOR MAVEN**  
**WAREHOUSE and RETAIL**  
 Tontitown, Washington County, Arkansas

GRADING and DRAINAGE PLAN - MIDDLE  
 Issued for Review - 9.12.2023

Sheet No. 9 / 25

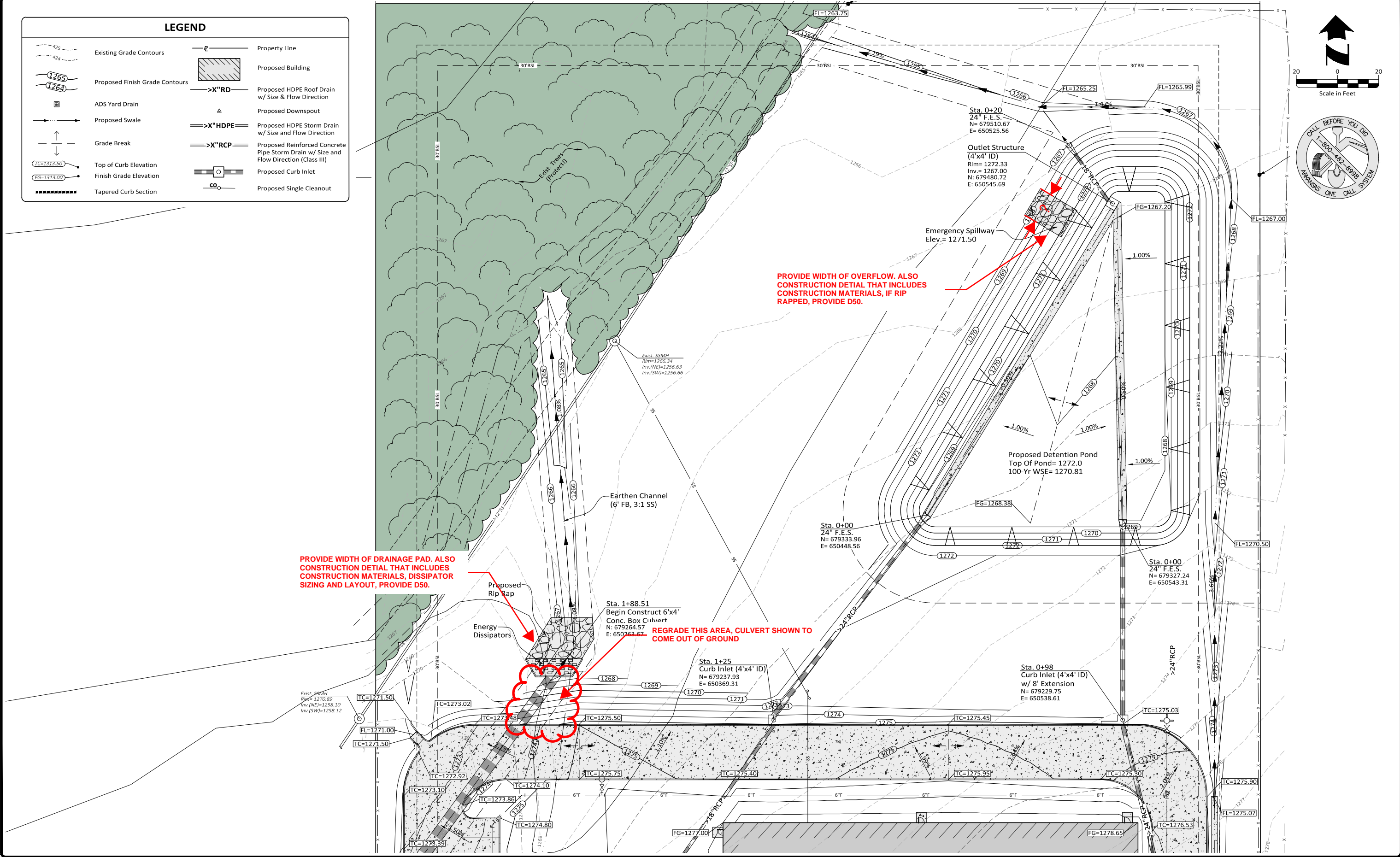
LEGEND			
	Existing Grade Contours		Property Line
	Proposed Finish Grade Contours		Proposed Building
	Proposed HDPE Roof Drain w/ Size & Flow Direction		Proposed Downspout
	ADS Yard Drain		Proposed HDPE Storm Drain w/ Size and Flow Direction
	Proposed Swale		Proposed Reinforced Concrete Pipe Storm Drain w/ Size and Flow Direction (Class III)
	Grade Break		Proposed Curb Inlet
	Top of Curb Elevation		Proposed Single Cleanout
	Finish Grade Elevation		
	Tapered Curb Section		



PROVIDE WIDTH OF DRAINAGE PAD. ALSO CONSTRUCTION DETAIL THAT INCLUDES CONSTRUCTION MATERIALS, DISSIPATOR SIZING AND LAYOUT, PROVIDE D50.

PROVIDE WIDTH OF OVERFLOW. ALSO CONSTRUCTION DETAIL THAT INCLUDES CONSTRUCTION MATERIALS, IF RIP RAPPED, PROVIDE D50.

REGRADE THIS AREA, CULVERT SHOWN TO COME OUT OF GROUND



Drawing Name: K:\053125\001\_VaporMaven\DWG\053125\_001\_PLAN\_Arpl.dwg; Modified: Sep 12, 2023 11:10am; Plotted on: Sep 12, 2023 11:35am by ahl58

Revision	By	Date

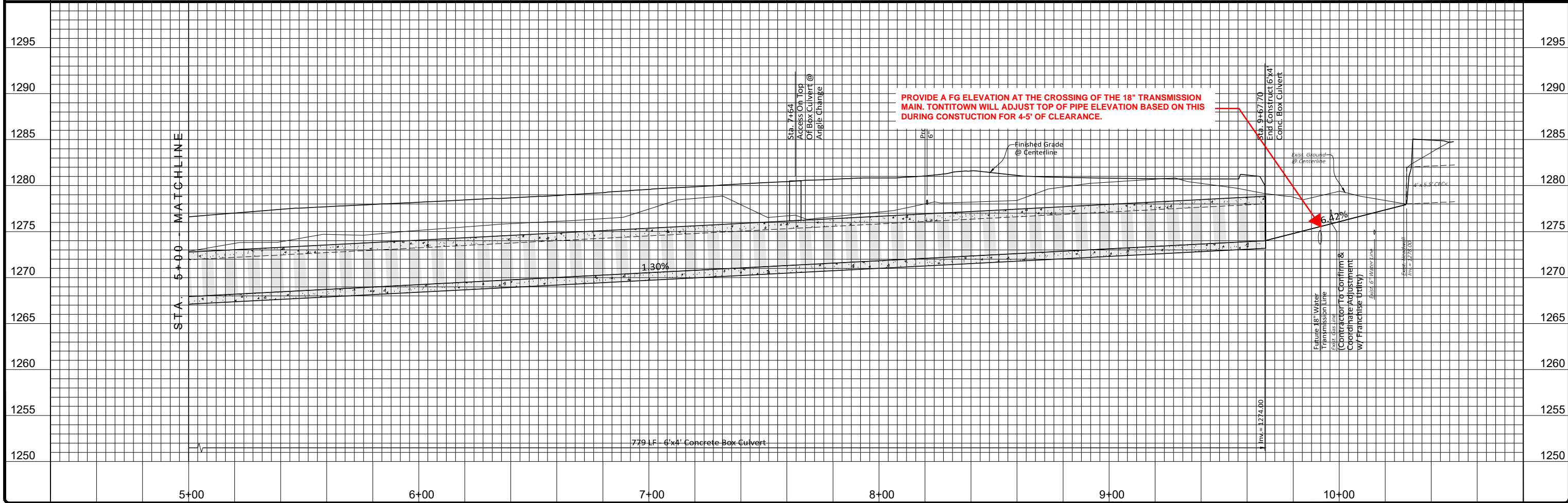
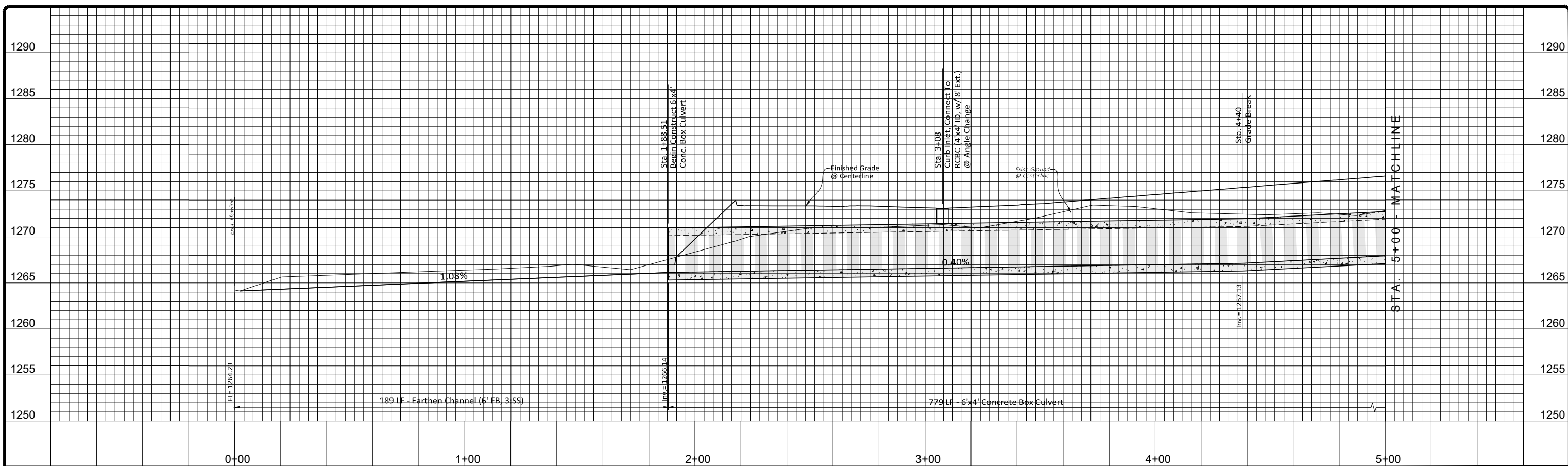
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Drawn By: DRC	Vertical Scale: -
Approved By: ATD	Horizontal Scale: 1" = 20'
Date: 9.12.2023	Plotting Scale: 1
Project No.: 053125.001	Drawing Name: PLAN

**VAPOR MAVEN**  
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Tontitown, Washington County, Arkansas

GRADING and DRAINAGE PLAN - NORTH  
Issued for Review - 9.12.2023

Sheet No.:  
**10**  
**25**



Revision	By	Date



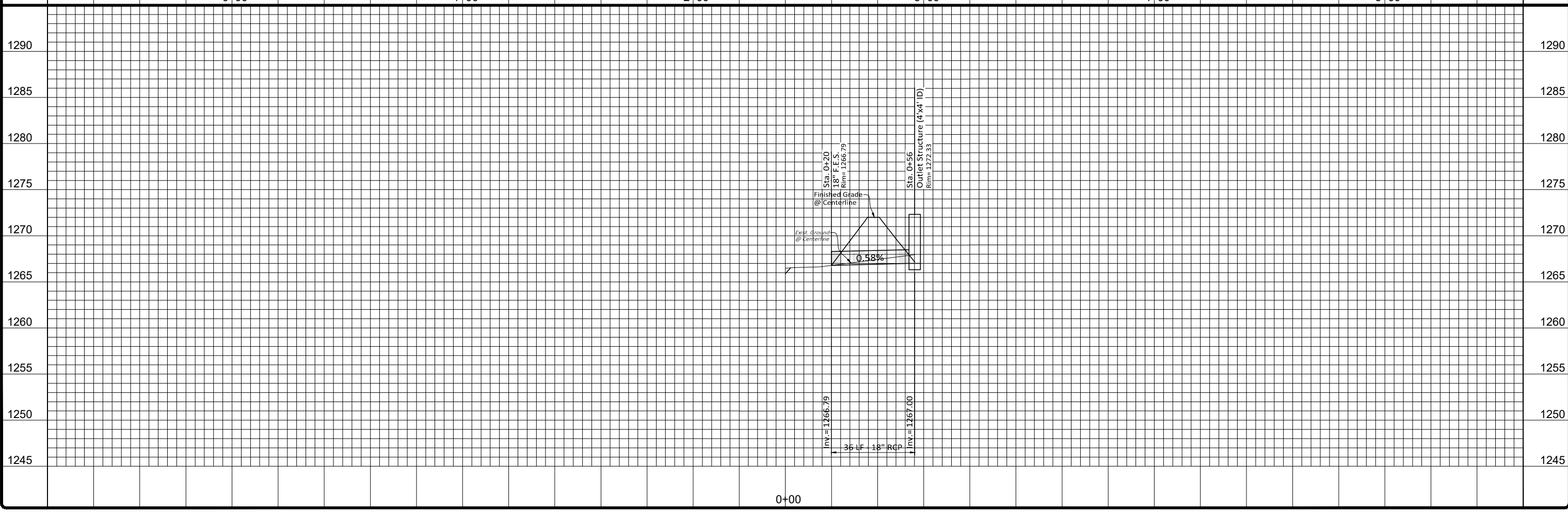
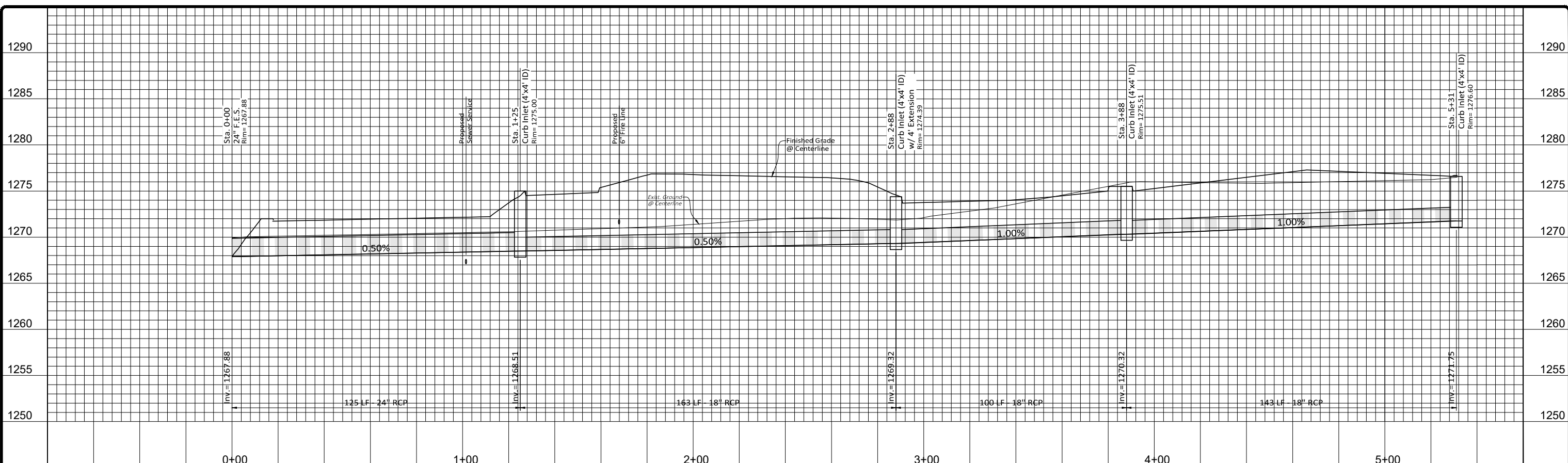
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<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN**  
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Tontitown, Washington County, Arkansas

**BOX CULVERT PROFILE**  
Issued for Review - 9.12.2023

Sheet No.  
**11**  
**25**

Drawing Name: K:\053125\053125.001\_VaporMaven\DWG\053125.001\_Plan\_Ang\_Lin Modified: Sep 12, 2023 1:21:09pm Plotted on: Sep 12, 2023 1:25:33pm by: ah158



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Revision	By	Date

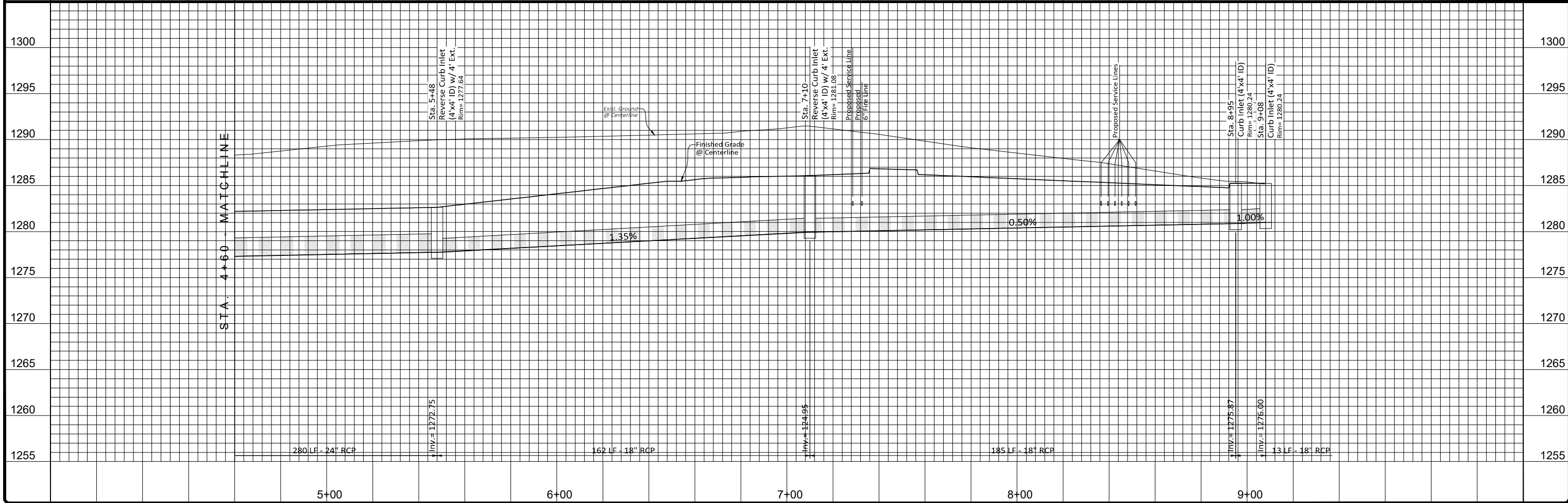
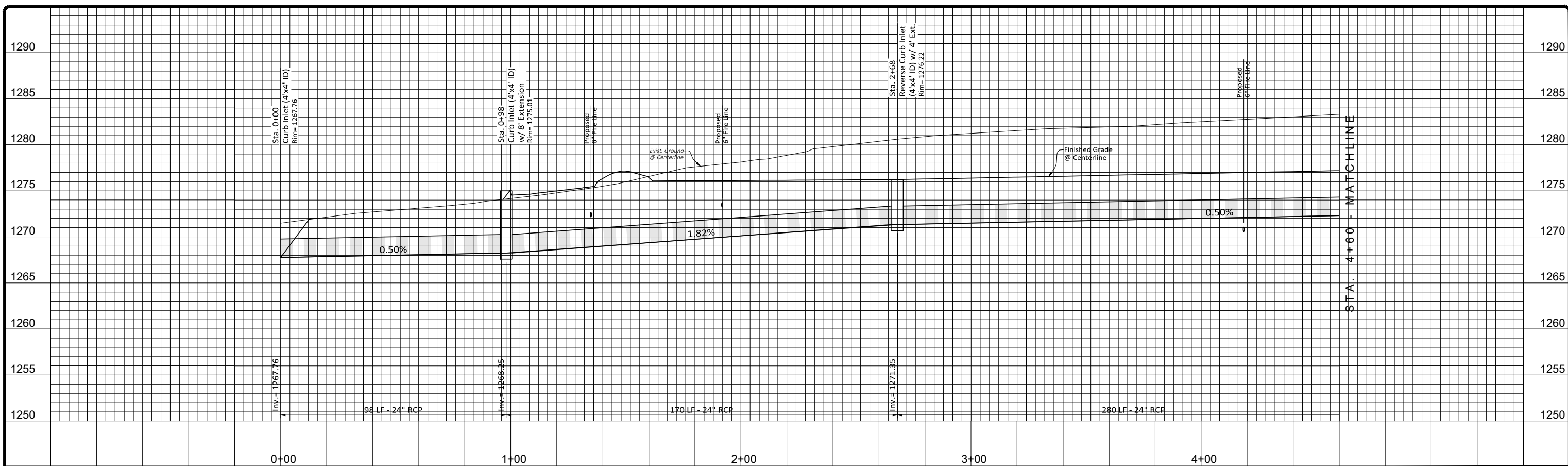


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<b>Approved By:</b> ATD	<b>Horizontal Scale:</b> 1"=20'
<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN  
WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

WEST STORM DRAIN and OUTFALL PROFILE  
Issued for Review - 9.12.2023

Sheet No.  
**12**  
**25**



Revision	By	Date



<b>Drawn By:</b> DRC	<b>Vertical Scale:</b> 1"=5'
<b>Approved By:</b> ATD	<b>Horizontal Scale:</b> 1"=20'
<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

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**EAST STORM DRAIN PROFILE**  
  
Issued for Review - 9.12.2023

Sheet No.  
**13**  
**25**

Drawing Name: K:\053125\001\_VaporMaven\DWG\053125.001\_Plan.dwg; User: jlan; Modified: Sep 12, 2023 11:19am; Plotted on: Sep 12, 2023 11:54am by jh158

**Site Erosion Control General Notes:**

1. Stabilization Measures Shall Be Initiated As Soon As Practicable In Portions Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased. Following Initial Soil Disturbance Or Redisturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days For The Surface Of All Perimeter Slopes
2. All Sediment And Erosion Control Devices Shall Be Inspected Every Seven (7) Days Or Every 14 Days And After Each Rainfall Occurrence That Exceeds One-Quarter Inch (0.25"). Damaged Or Ineffective Devices Shall Be Repaired Or Replaced, As Necessary.
3. Provide Temporary Construction Entrance, Silt Fence, Inlet Protection, And Other Erosion Control Devices, As May Be Required, To Control Soil Erosion During All Phases Of Construction. All Disturbed Areas Shall Be Cleaned Of Debris, Finish Graded, And Stabilized With Permanent Vegetation Immediately After Completion Of Construction.
4. All Erosion Control Devices Shall Be Properly Maintained Until The Completion Of All Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional Control Devices May Be Required During Construction In Order To Control Erosion And/Or Off-Site Sedimentation. All Temporary Control Devices Shall Be Removed Once Permanent Vegetation Is Established.
5. All Areas Not To Be Paved Or Landscape Beds Shall Be Seeded Or Sodded. Refer To The Landscape Plan.

6. The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.
7. The Topsoil Stockpile Shall Be Graded To Drain And Seeded With A Temporary Seed Mix.
8. Dust Control On-site Shall Be Minimized By Spraying Water On Dry Areas Of The Site. The Use Of Oils And Other Petroleum Based Or Toxic Liquids For Dust Suppression Is Prohibited.
9. If The Majority Of Mud Or Dirt Is Not Removed From Traffic Exits, Contractor Shall Establish Additional Vehicle Wash Areas At Construction Traffic Exit Points. Rinse-Off Will Not Be Allowed Outside The Project Construction Limits.
10. All Erosion And Sedimentation Controls Shown On The Plans Shall Be Constructed In Accordance With Governing Authorities And Maintained As Part Of This Contract. Contractor To Install Erosion Control In Accordance With The Erosion Sedimentation Control Plan As A Minimum. Other Measures May Be Required To Assure That Silt Is Controlled On-site.
11. Zero Tolerance Will Be Allowed For Any Trackout Onto HWY 412. This Construction Entrance Becomes Inadequate, A Tirewash Station Will Be Installed.

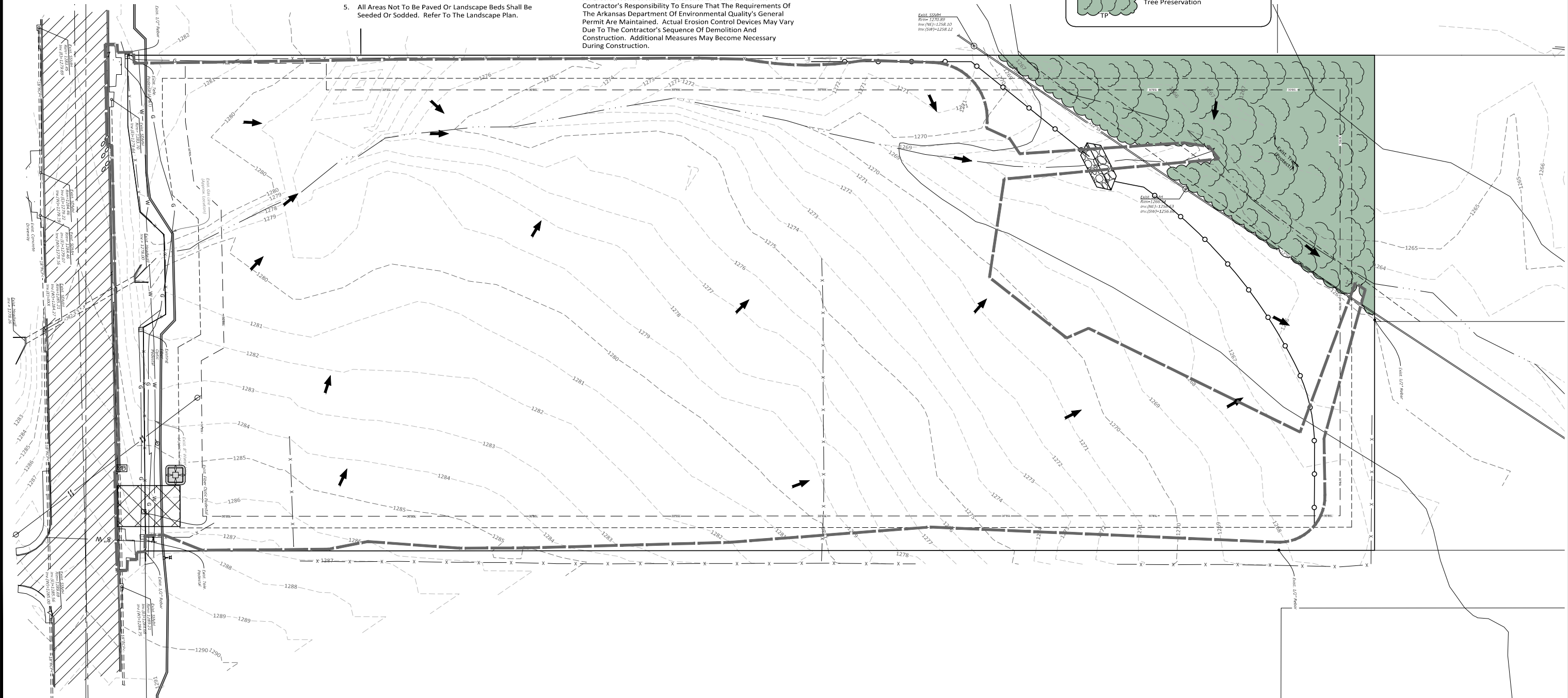
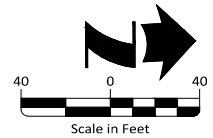
**Note To Contractor:**  
All Erosion Control Shown Functions As A Guide. It Is The Contractor's Responsibility To Ensure That The Requirements Of The Arkansas Department Of Environmental Quality's General Permit Are Maintained. Actual Erosion Control Devices May Vary Due To The Contractor's Sequence Of Demolition And Construction. Additional Measures May Become Necessary During Construction.

**Sequence Of Construction:**

1. Install Temporary Construction Entrance For Construction Traffic At Location Shown In The Plans.
2. Install Wire Fabric Reinforced Silt Fence, Inlet Protection, And Other Erosion Control Measures.
3. Begin Demolition. Rough-grade The Driveways, Parking Lots, And Building Pad. Perform Mass Grading Of The Site.
4. Install Storm Sewer, Water, Sanitary Sewer, And Other Utility Lines. When Underground Utility Installation Is Complete, Fine-grade The Paved Areas To Subgrade And Install The Stone Base Course. Construct The Curb And Gutter And Backfill The Curbs. Install The Concrete Pavement For The Project.
5. As These Phases Progress, Intermittent Storm Water Controls Should Be Installed To Prevent Silt From Washing Off The Construction Site And Entering The Streets, Storm Sewer System, Or Adjacent Properties.
6. Finish Grade The Site And Perform Final Cleanup. Spread Topsoil And Sod All Areas Disturbed By Construction That Will Not Be Paved Or Landscape Beds. Refer To The Landscape Plan.
7. Remove Temporary Erosion Control Measures After Permanent Stand Of Vegetation Is Established.

**LEGEND**

- Temporary Rock Check Dam
- Temporary Silt Fence
- Temporary Curb Inlet Sediment Filter
- Temporary Silt Fence or Straw Bale Inlet Protection
- Temporary Concrete Washout
- Limits of Disturbance
- Direction of Flow
- Stabilized Construction Entrance
- Temporary SWPPP Mailbox
- Tree Preservation



Drawing Name: K:\053125\001\_VaporMaven\DWG\053125-001\_Plan\_Half.Lin Modified: Sep 12, 2023 11:54am Printed on: Sep 12, 2023 11:54am By: jh158

Revision	By	Date

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<b>Approved By:</b> ATD	<b>Horizontal Scale:</b> 1" = 40'
<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN  
WAREHOUSE and RETAIL**

Tontitown, Washington County, Arkansas

STAGE 1 EROSION CONTROL PLAN

Issued for Review - 9.12.2023

Sheet No. 14 of 25

**Site Erosion Control General Notes:**

1. Stabilization Measures Shall Be Initiated As Soon As Practicable In Portions Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased. Following Initial Soil Disturbance Or Redisturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days For The Surface Of All Perimeter Slopes
2. All Sediment And Erosion Control Devices Shall Be Inspected Every Seven (7) Days Or Every 14 Days And After Each Rainfall Occurrence That Exceeds One-Quarter Inch (0.25"). Damaged Or Ineffective Devices Shall Be Repaired Or Replaced, As Necessary.
3. Provide Temporary Construction Entrance, Silt Fence, Inlet Protection, And Other Erosion Control Devices, As May Be Required, To Control Soil Erosion During All Phases Of Construction. All Disturbed Areas Shall Be Cleaned Of Debris, Finish Graded, And Stabilized With Permanent Vegetation Immediately After Completion Of Construction.
4. All Erosion Control Devices Shall Be Properly Maintained Until The Completion Of All Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional Control Devices May Be Required During Construction In Order To Control Erosion And/Or Off-Site Sedimentation. All Temporary Control Devices Shall Be Removed Once Permanent Vegetation Is Established.
5. All Areas Not To Be Paved Or Landscape Beds Shall Be Seeded Or Sodded. Refer To The Landscape Plan.

6. The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.
7. The Topsoil Stockpile Shall Be Graded To Drain And Seeded With A Temporary Seed Mix.
8. Dust Control On-site Shall Be Minimized By Spraying Water On Dry Areas Of The Site. The Use Of Oils And Other Petroleum Based Or Toxic Liquids For Dust Suppression Is Prohibited.
9. If The Majority Of Mud Or Dirt Is Not Removed From Traffic Exits, Contractor Shall Establish Additional Vehicle Wash Areas At Construction Traffic Exit Points. Rinse-Off Will Not Be Allowed Outside The Project Construction Limits.
10. All Erosion And Sedimentation Controls Shown On The Plans Shall Be Constructed In Accordance With Governing Authorities And Maintained As Part Of This Contract. Contractor To Install Erosion Control In Accordance With The Erosion Sedimentation Control Plan As A Minimum. Other Measures May Be Required To Assure That Silt Is Controlled On-site.
11. Zero Tolerance Will Be Allowed For Any Trackout Onto HWY 412. This Construction Entrance Becomes Inadequate, A Tirewash Station Will Be Installed.

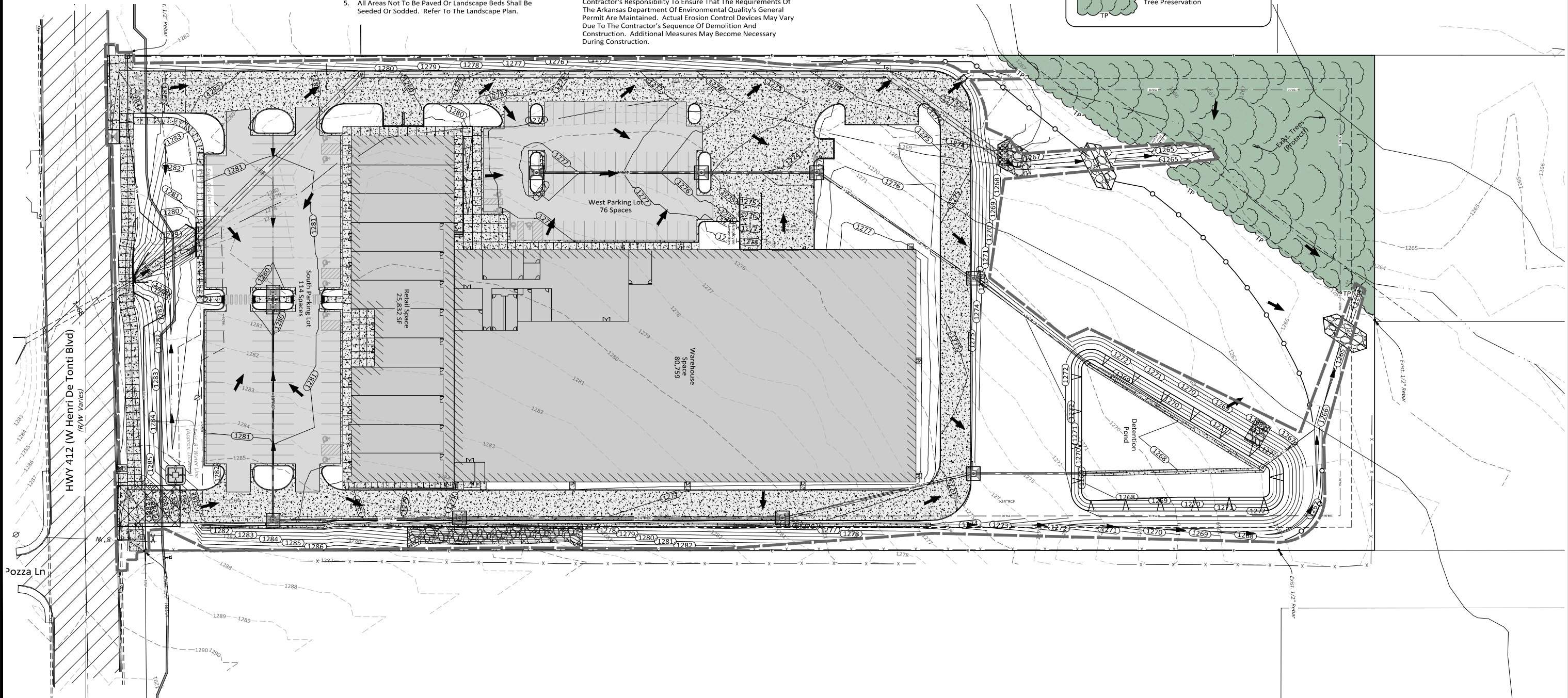
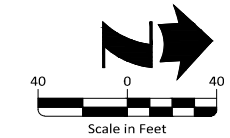
**Note To Contractor:**  
All Erosion Control Shown Functions As A Guide. It Is The Contractor's Responsibility To Ensure That The Requirements Of The Arkansas Department Of Environmental Quality's General Permit Are Maintained. Actual Erosion Control Devices May Vary Due To The Contractor's Sequence Of Demolition And Construction. Additional Measures May Become Necessary During Construction.

**Sequence Of Construction:**

1. Install Temporary Construction Entrance For Construction Traffic At Location Shown In The Plans.
2. Install Wire Fabric Reinforced Silt Fence, Inlet Protection, And Other Erosion Control Measures.
3. Begin Demolition. Rough-grade The Driveways, Parking Lots, And Building Pad. Perform Mass Grading Of The Site.
4. Install Storm Sewer, Water, Sanitary Sewer, And Other Utility Lines. When Underground Utility Installation Is Complete, Fine-grade The Paved Areas To Subgrade And Install The Stone Base Course. Construct The Curb And Gutter And Backfill The Curbs. Install The Concrete Pavement For The Project.
5. As These Phases Progress, Intermittent Storm Water Controls Should Be Installed To Prevent Silt From Washing Off The Construction Site And Entering The Streets, Storm Sewer System, Or Adjacent Properties.
6. Finish Grade The Site And Perform Final Cleanup. Spread Topsoil And Sod All Areas Disturbed By Construction That Will Not Be Paved Or Landscape Beds. Refer To The Landscape Plan.
7. Remove Temporary Erosion Control Measures After Permanent Stand Of Vegetation Is Established.

**LEGEND**

- Temporary Rock Check Dam
- Temporary Silt Fence
- Temporary Curb Inlet Sediment Filter
- Temporary Silt Fence or Straw Bale Inlet Protection
- Temporary Concrete Washout
- Limits of Disturbance
- Direction of Flow
- Stabilized Construction Entrance
- Temporary SWPPP Mailbox
- Tree Preservation



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Revision	By	Date

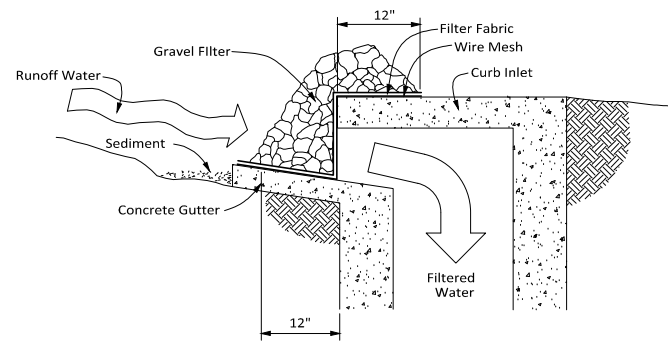
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<b>Approved By:</b> ATD	<b>Horizontal Scale:</b> 1" = 40'
<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN  
WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

**STAGE 2 EROSION CONTROL PLAN**  
Issued for Review - 9.12.2023

Sheet No. **15** / **25**

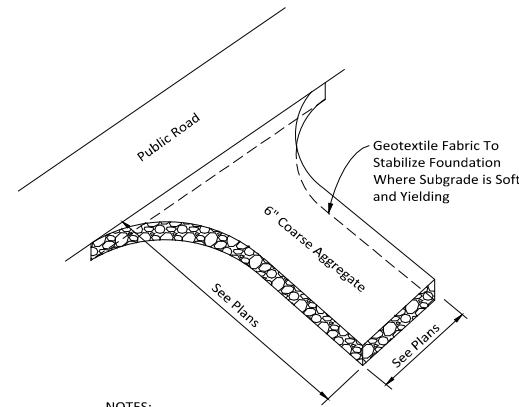


**NOTES:**

1. This Method of Protection is Applicable at Curb Inlets Where Ponding in Front of the Structure is not Likely to Cause Inconvenience or Damage to Adjacent Structures and Unprotected Areas.
2. Gravel Filter Shall be 3/4" - 2" Stone.

**EC-43: TEMPORARY GRAVEL CURB INLET  
SEDIMENT FILTER**

Not to Scale  
02-01-18

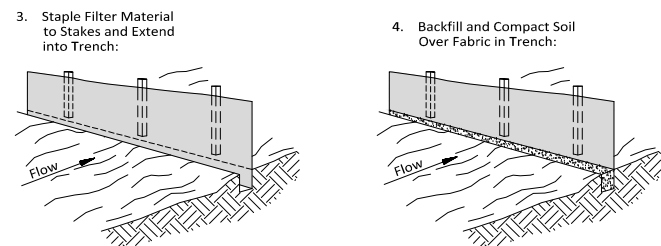
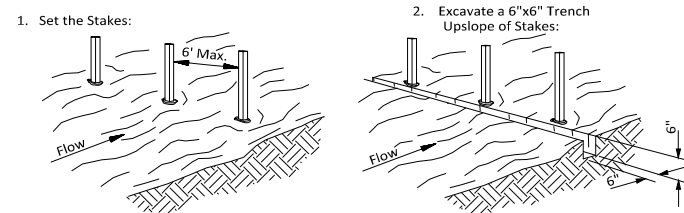


**NOTES:**

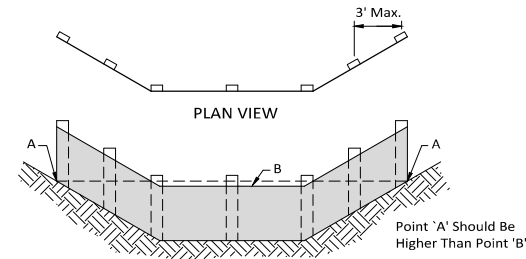
1. Coarse Aggregate Shall be 3" to 6" Crushed Stone.
2. Clear The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material And Excavate to Grade.
3. Place The Aggregate to the Grade and Dimensions Shown On The Plans.
4. Maintain The Gravel Pad In A Condition To Prevent Mud Or Sediment From Leaving The Site. Immediately Remove All Objectionable Materials Spilled, Washed, Or Tracked Onto Public Roadways.

**EC-30: TEMPORARY CONSTRUCTION ENTRANCE**

Not to Scale  
02-01-18



**SHEET FLOW INSTALLATION**

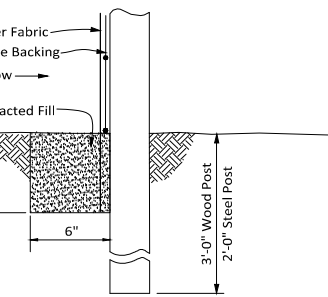
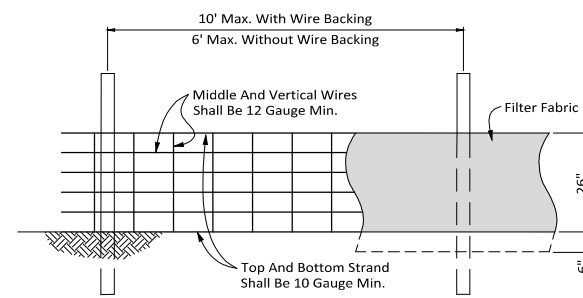


**FRONT ELEVATION**

**DRAINAGEWAY INSTALLATION**

**EC-10: FABRIC FILTER BARRIER/FENCE**

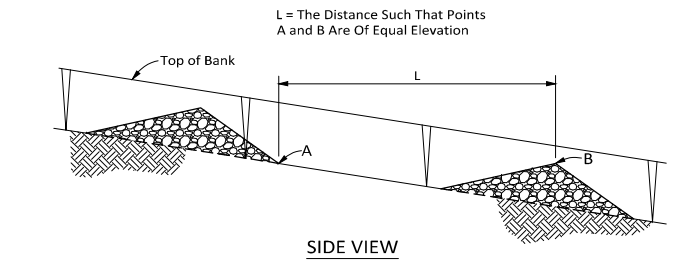
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02-01-18



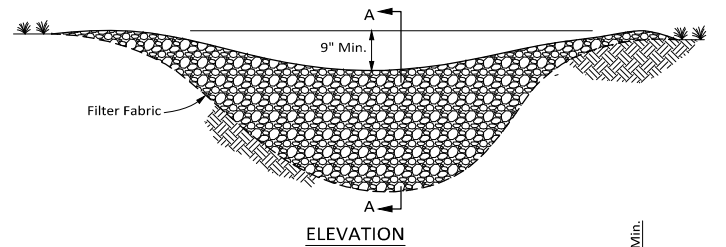
**Extension of Fabric into Trench**

**EC-12: SILT FENCE**

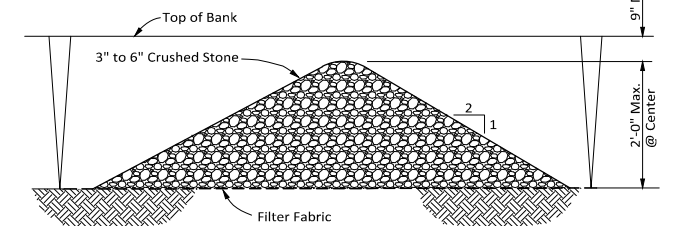
Not to Scale  
02-01-18



**SIDE VIEW**



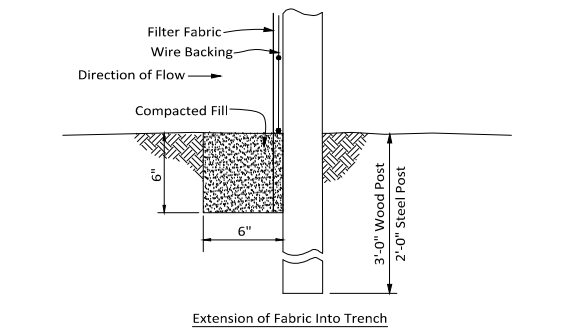
**ELEVATION**



**SECTION A-A**

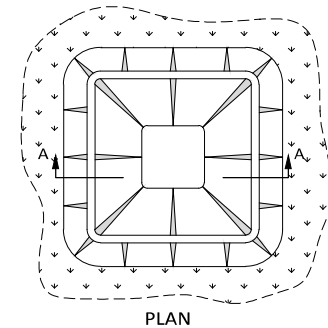
**EC-60: TEMPORARY ROCK CHECK DAM**

Not to Scale  
02-01-18

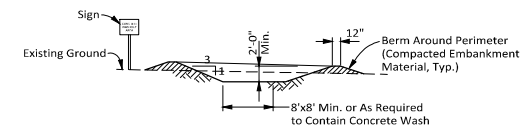


**EC-12: SILT FENCE**

Not to Scale  
02-01-18



**PLAN**



**SECTION "A-A"**

**EC-50: CONCRETE WASHOUT AREA**

Not to Scale  
02-01-18

**NOTES:**

1. Concrete Washout Area Shall be Installed Prior to Any Concrete Placement on Site.
2. Vehicle Tracking Control is Required at Concrete Washout Entrance if Access to Concrete Washout Area is Off Pavement.
3. The Concrete Washout Area Shall be Repaired and/or Enlarged as Necessary to Maintain Capacity for Waste Concrete.
4. Waste Material From Concrete Washout Operations Must be Removed and Legally Disposed of When it has Accumulated Two-Thirds of the Wet Storage Capacity of the Structure.
5. At the End of Construction, All Concrete Shall be Removed From the Site and Legally Disposed of at an Approved Waste Site.
6. When the Concrete Washout Area is Removed, the Disturbed Area Shall be Seeded and Mulched or Otherwise Stabilized.

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Revision	By	Date



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<b>Drawn By:</b> DRC
<b>Approved By:</b> ATD
<b>Date:</b> 9.12.2023
<b>Project No.:</b> 053125.001

<b>Vertical Scale:</b> -
<b>Horizontal Scale:</b> -
<b>Plotting Scale:</b> 1
<b>Drawing Name:</b> PLAN

**VAPOR MAVEN  
WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

**EROSION CONTROL DETAILS**  
Issued for Review - 9.12.2023

Sheet No:  
**16**  
**25**



PLANT SCHEDULE					
TREES	COMMON / BOTANICAL NAME	CONT	CAL	HT	QTY
	Heritage River Birch / Betula nigra 'Heritage'	B&B	2.5" Cal	12'-14'	1
	Blue Atlas Cedar / Cedrus atlantica 'Glauca'	B&B	2.5" Cal	6'-8'	8
	Oklahoma Redbud / Cercis canadensis 'Oklahoma'	B&B	2" Cal	8'-10'	19
	Shademaster Honey Locust / Gleditsia triacanthos inermis 'Shademaster'	B&B	2.5" Cal	14'-16'	15
	White Pine / Pinus strobus	B&B	2.5" Cal	6'-8'	7
	Chinese Pistache / Pistacia chinensis	B&B	2.5" Cal	12'-14'	14
	Shumard Oak / Quercus shumardii	B&B	2.5" Cal	12'-14'	16
	Lacebark Elm / Ulmus parvifolia	B&B	2.5" Cal	10'-12'	18
SHRUBS	COMMON / BOTANICAL NAME	CONT	HT	QTY	
	Heler Japanese Holly / Ilex crenata 'Helleri'	5 gal.	2'-3'	78	
	Blue Sargent Juniper / Juniperus chinensis sargentii 'Glauca'	5 gal.	2'-3'	74	

**Landscape Plan General Notes:**

- The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
- All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
- All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
- Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-Call.
- No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Tontitown And The Owner's Representative.
- The Contractor Shall Provide A Three Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Tontitown.
- The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
- In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.
- Hardwood Mulch And Weed Barrier Fabric, Shall Be Applied To All Planting Beds Shown On This Plan.
- All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.
- Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
- Contractor Shall Replace All Dead, Diseased, and Damaged Trees On Site. Coordinate With The Landscape Architect.
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- All Proposed Trees Shall Be A Minimum Of 5' From All Public Utilities.
- Where Potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.

**Seeding And Sodding Note:**

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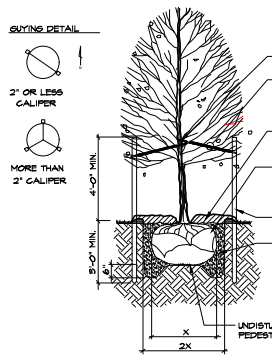
All Areas Over 15% Shall Be Plated As Above, But Shall Be Covered With Erosion Control Fabric Edges.

**DECIDUOUS TREE PLANTING LEGEND**

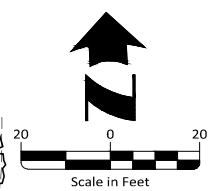
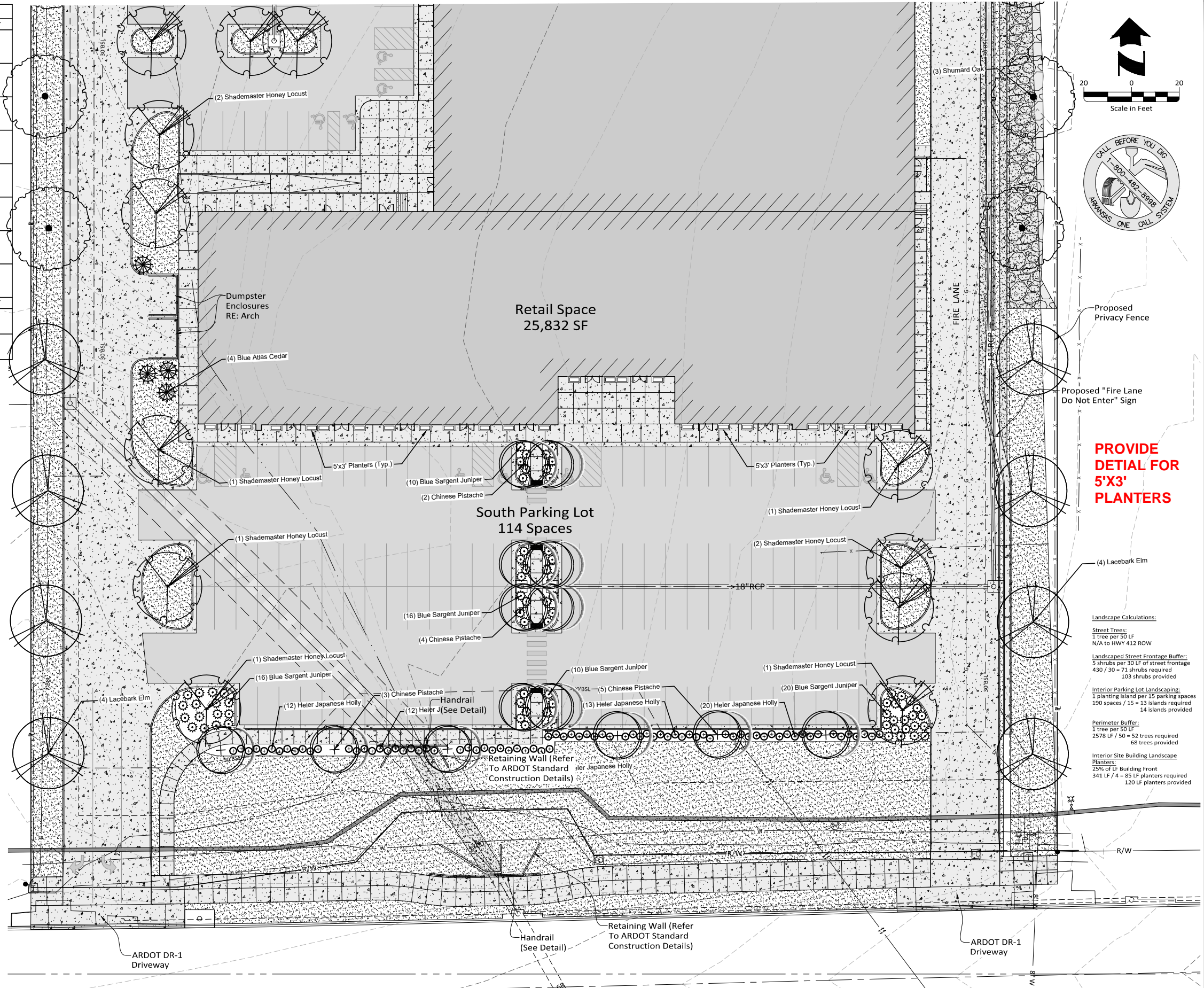
- | SYMBOL | DESCRIPTION   |
|--------|---|
| ①      | TREE STRAP LOOP AT FIRST BRANCH USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE |
| ②      | 1/2" GAUGE GALVANIZED WIRE # 1 1/2 PVC PIPE   |
| ③      | 4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK                  |
| ④      | REMOVE WIRE BASKET AND REMOVE BURLAP # REMOVE FROM TOP 6" OF ROOT BALL                      |
| ⑤      | TREE SAUCER FORMED BY 1/4" # 16 THICK MULCH   |
| ⑥      | # 16 METAL TREE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.                    |
| ⑦      | PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.                 |

**PLANTING NOTES**

- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
- PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARKS FACING NORTH
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.



TREE PLANTING DETAIL LD 01



Proposed Privacy Fence  
Proposed "Fire Lane Do Not Enter" Sign

**PROVIDE DETAIL FOR 5'X3' PLANTERS**

**Landscape Calculations:**  
Street Trees: 1 tree per 50 LF  
N/A to HWY 412 ROW  
Landscaped Street Frontage Buffer: 5 shrubs per 30 LF of street frontage  
430 / 30 = 71 shrubs required  
103 shrubs provided  
Interior Parking Lot Landscaping: 1 planting island per 15 parking spaces  
190 spaces / 15 = 13 islands required  
14 islands provided  
Perimeter Buffer: 1 tree per 50 LF  
2578 LF / 50 = 52 trees required  
68 trees provided  
Interior Site Building Landscape Planters: 25% of LF Building Front  
341 LF / 4 = 85 LF planters required  
120 LF planters provided

Drawing Name: K:\5250\05\05\1125\001\_VaporMaven\DWG\051125\_001\_LANDSCAPE PLAN.dwg Modified: Sep 12, 2023 11:34:58am by: wh5158

Revision	By	Date

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawn By: DRC	Vertical Scale: -
Approved By: ATD	Horizontal Scale: 1" = 20'
Date: 9.12.2023	Plotting Scale: 1
Project No: 053125.001	Drawing Name: PLAN











**VAPOR MAVEN**  
**WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

LANDSCAPE PLAN - SOUTH  
Issued for Review - 9.12.2023

Sheet No:  
**17**  
**25**



**PLANT SCHEDULE**

TREES	COMMON / BOTANICAL NAME	CONT	CAL	HT	QTY
	Heritage River Birch / <i>Betula nigra</i> 'Heritage'	B&B	2.5" Cal	12'-14'	1
	Blue Atlas Cedar / <i>Cedrus atlantica</i> 'Glauca'	B&B	2.5" Cal	6'-8'	8
	Oklahoma Redbud / <i>Cercis canadensis</i> 'Oklahoma'	B&B	2" Cal	8'-10'	19
	Shademaster Honey Locust / <i>Gleditsia triacanthos inermis</i> 'Shademaster'	B&B	2.5" Cal	14'-16'	15
	White Pine / <i>Pinus strobus</i>	B&B	2.5" Cal	6'-8'	7
	Chinese Pistache / <i>Pistacia chinensis</i>	B&B	2.5" Cal	12'-14'	14
	Shumard Oak / <i>Quercus shumardii</i>	B&B	2.5" Cal	12'-14'	16
	Lacebark Elm / <i>Ulmus parvifolia</i>	B&B	2.5" Cal	10'-12'	18
SHRUBS	COMMON / BOTANICAL NAME	CONT	HT	QTY	
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**Landscape Calculations:**

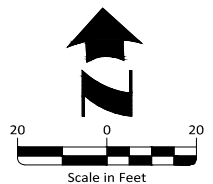
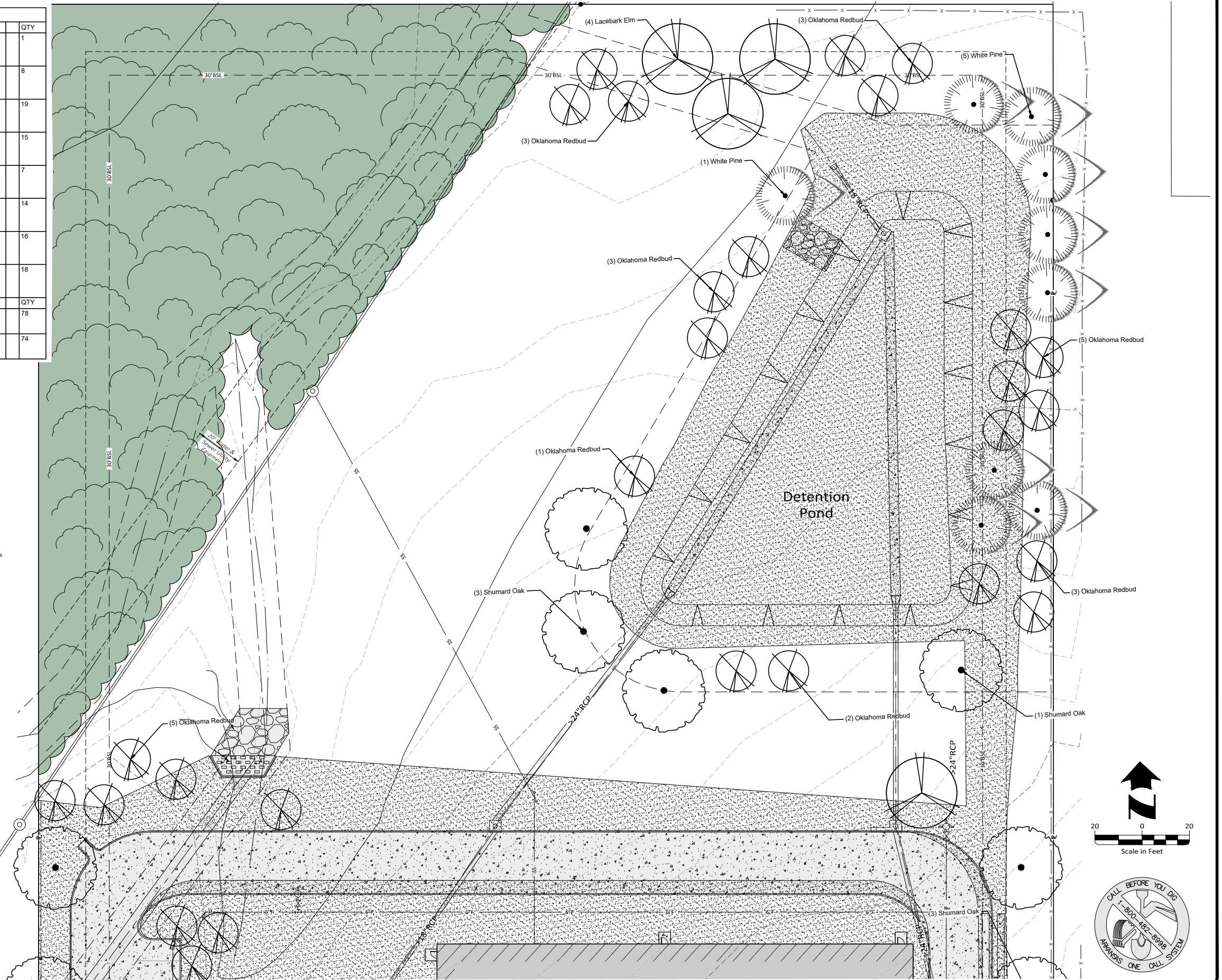
**Street Trees:**  
1 tree per 50 LF  
N/A to HWY 412 ROW

**Landscape Street Frontage Buffer:**  
5 shrubs per 30 LF of street frontage  
430 / 30 = 71 shrubs required  
103 shrubs provided

**Interior Parking Lot Landscaping:**  
1 planting island per 15 parking spaces  
190 spaces / 15 = 13 islands required  
14 islands provided

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2578 LF / 50 = 52 trees required  
68 trees provided

**PROVIDE DETAIL FOR 5'X3' PLANTERS**



Drawing Name: K:\GIS\Projects\053125\001\_VaporMaven\DWG\053125\_001\_LANDSCAPE PLAN.dwg, Date: 9/12/2023, 2:10pm, Plotter: epl, Scale: 1/8\"/>

Revision	By	Date



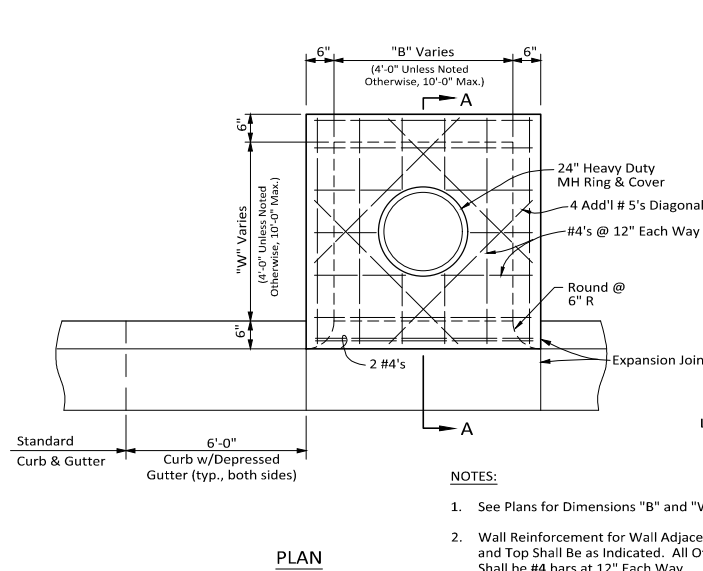
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<b>Approved By:</b> ATD	<b>Horizontal Scale:</b> 1" = 20'
<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN**  
**WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

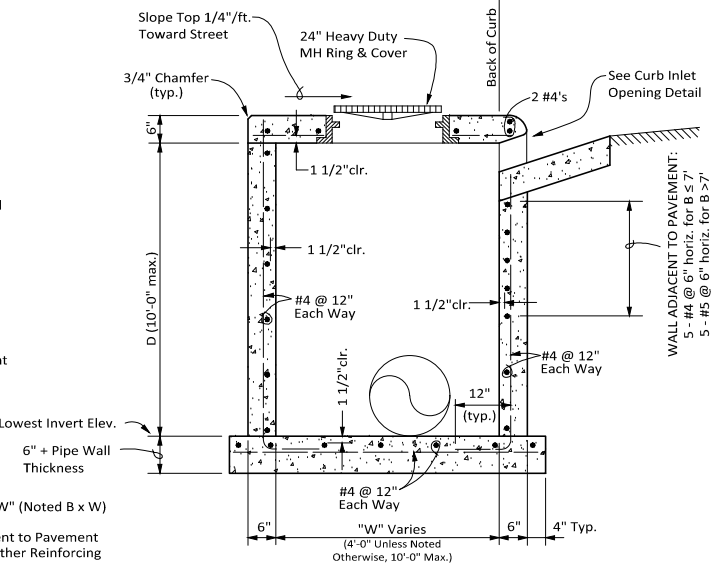
LANDSCAPE PLAN - NORTH  
Issued for Review - 9.12.2023

Sheet No. 19  
25

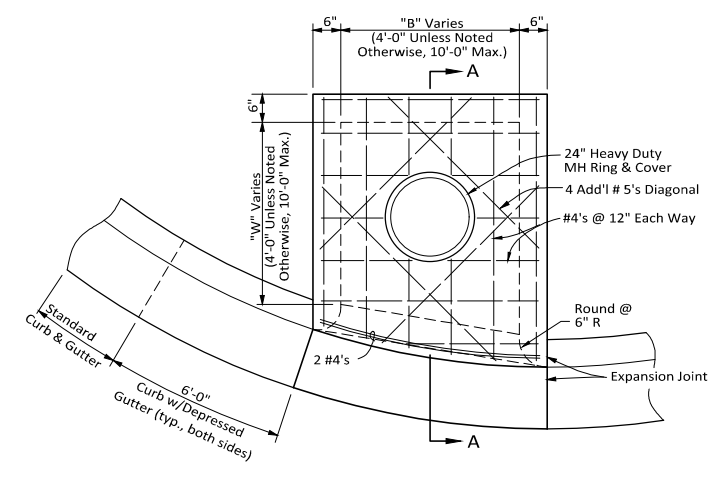


- NOTES:**
1. See Plans for Dimensions "B" and "W" (Noted B x W)
  2. Wall Reinforcement for Wall Adjacent to Pavement and Top Shall Be as Indicated. All Other Reinforcing Shall be #4 bars at 12" Each Way.
  3. See Detail for Wall Corner Reinforcement

**DR-10: CURB INLET**  
Not to Scale  
02-01-18

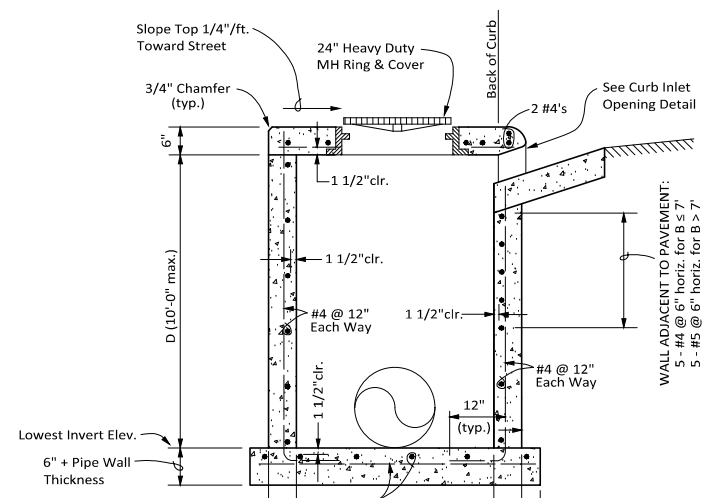


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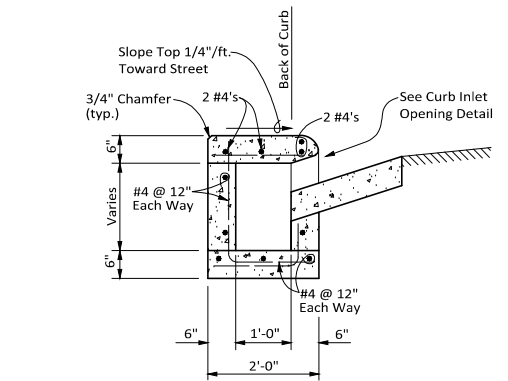


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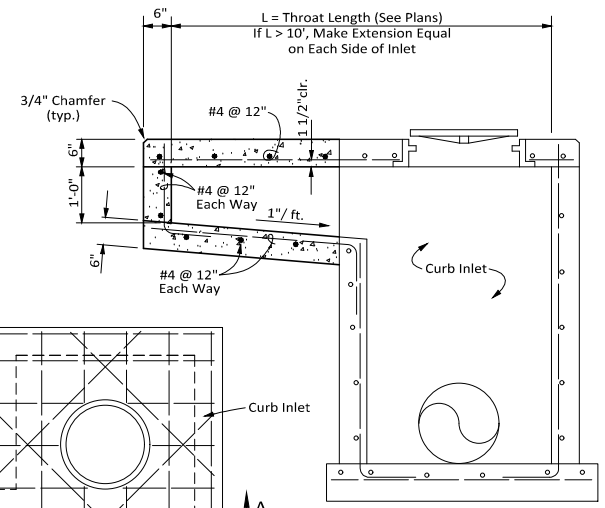
**DR-20: CORNER CURB INLET**  
Not to Scale  
02-01-18



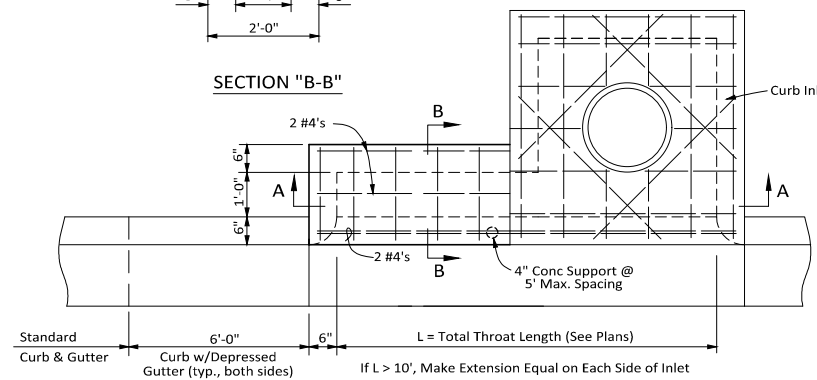
**SECTION "A-A"**



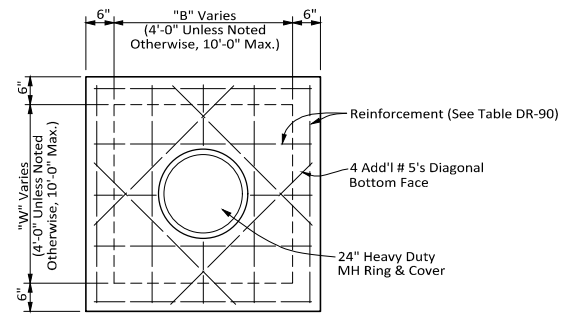
**SECTION "B-B"**



**SECTION "A-A"**

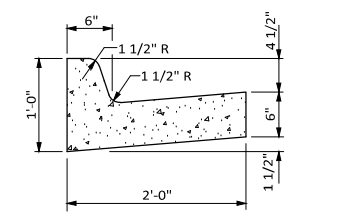


**DR-30: CURB INLET EXTENSION**  
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02-01-18

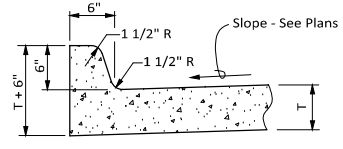


- NOTES:**
1. See Plans for Dimensions "B" and "W" (Noted B x W)
  2. See Table for Top Thickness and Reinforcing
  3. Exposed Edges Shall Have 3/4" Chamfer

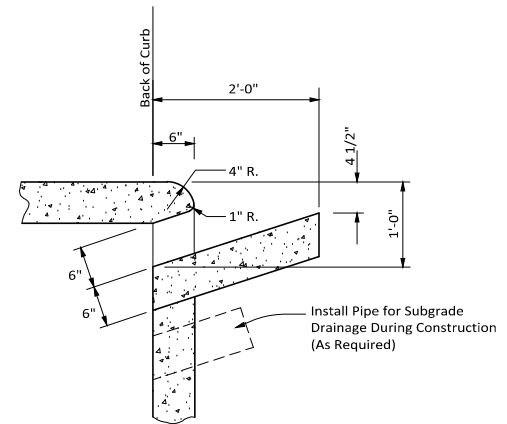
**DR-70: JUNCTION BOX TOP**  
Not to Scale  
02-01-18



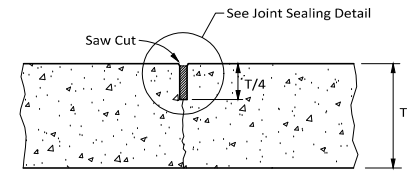
**ST-10: TYPE "A" CURB & GUTTER**  
Not to Scale  
02-01-18



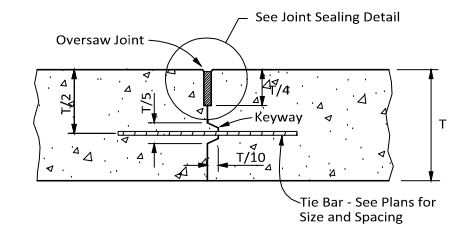
**ST-40: INTEGRAL CURB FOR CONC. PAVING**  
Not to Scale  
02-01-18



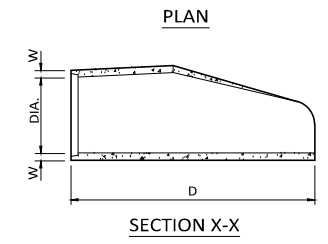
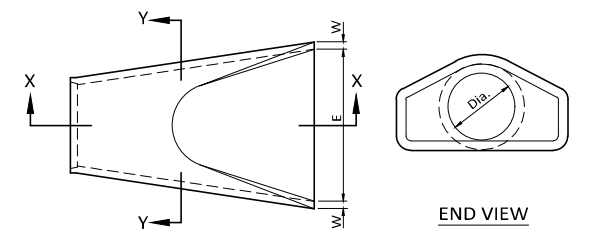
**DR-40: CURB INLET OPENING DETAIL**  
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02-01-18



**ST-60: CONTRACTION JOINT**  
Not to Scale  
02-01-18

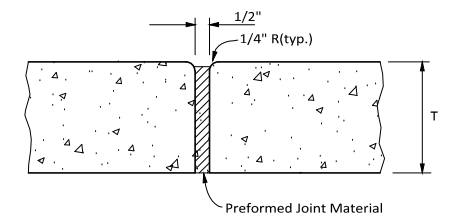


**ST-80: TIED CONSTRUCTION JOINT**  
Not to Scale  
02-01-18



**DR-130: FLARED END SECTION**  
Not to Scale  
02-01-18

W= Wall Thickness Of Pipe		
DIA.	D	E
15"	6'-1"	2'-6"
18"	6'-1"	3'-0"
24"	6'-1.5"	4'-0"
30"	6'-1.75"	5'-0"
36"	8'-1.75"	6'-0"
42"	8'-2"	6'-6"
48"	8'-2"	7'-0"
54"	8'-4"	7'-6"
60"	8'-4"	8'-0"
72"	8'-4"	9'-0"



**ST-110: EXPANSION JOINT**  
Not to Scale  
02-01-18

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Revision	By	Date

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<b>Drawn By:</b> DRC	<b>Vertical Scale:</b> -
<b>Approved By:</b> ATD	<b>Horizontal Scale:</b> -
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<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

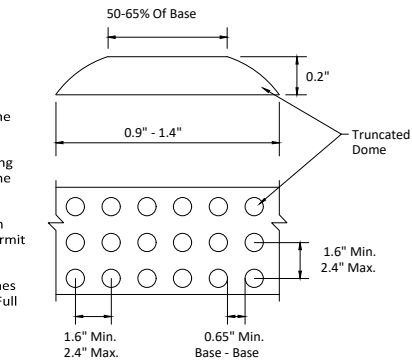
**VAPOR MAVEN**  
**WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

**PAVING and STORM DRAIN DETAILS**  
Issued for Review - 9.12.2023

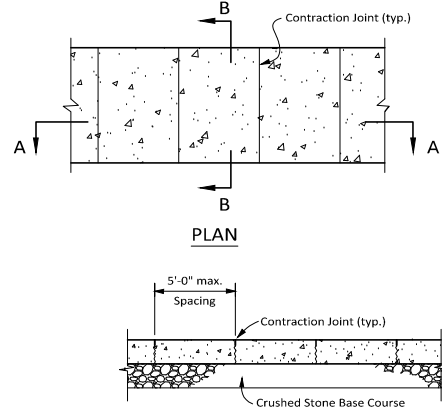
Sheet No. **20**  
**25**

**NOTES:**

1. The Detectable Warning Device Shall Be Located So That The Nearest Edge Of The Device Is 6 To 8 Inches From The Face Of The Curb.
2. Truncated Domes In The Detectable Warning Surface Shall Meet The Requirements Of The Geometric Configuration Shown.
3. Domes Shall Be Aligned On A Square Grid In The Predominant Direction Of Travel To Permit Wheels To Roll Between Domes.
4. Detectable Warning Device Shall Be 24 Inches In The Direction Of Travel And Extend The Full Width Of The Curb Ramp Or Flush Surface.



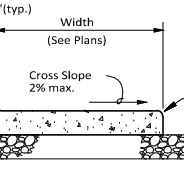
**DETECTABLE WARNING DEVICE**  
N.T.S.



**SECTION "A-A"**

**NOTES:**

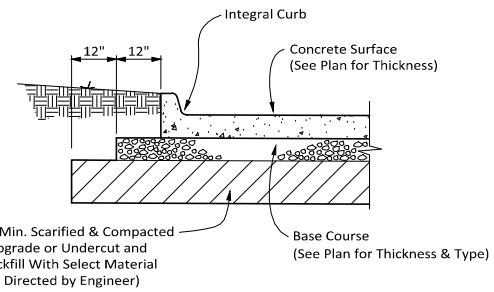
1. Concrete Reinforcement Shall Be 6x6, W1.4xW1.4 WWF or No. 3 Rebar at 24" O.C. Each Way Placed at Mid-Slab or Fiber Reinforcement.
2. Transverse Contraction Joints Shall Be 1/4" Radius Tooled Joints 1/2" Deep or Sawed Contraction Joints.
3. Full Depth Expansion Joints Shall be Provided at a Maximum Spacing of 25'-0" O.C., and at the Sidewalk Interface With Fixed Objects.



**SECTION "B-B"**

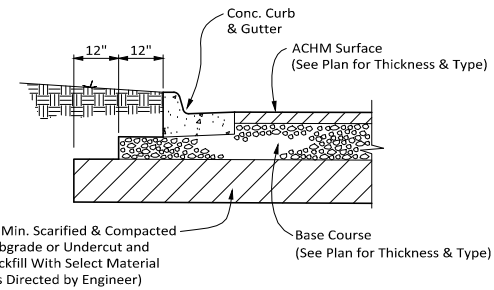
**PS - 30: CONCRETE SIDEWALK**

Not to Scale  
02-01-18



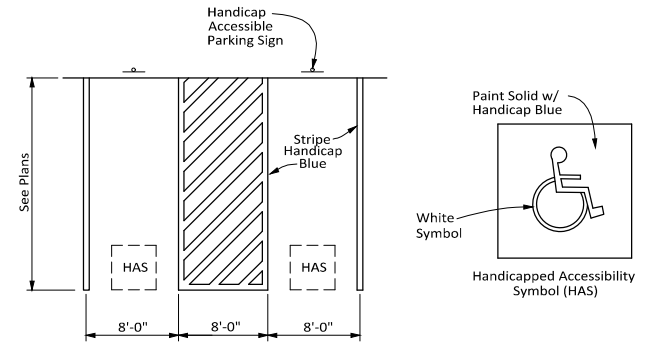
**PS-20: SECTION - CONCRETE PARKING PAVEMENT**

Not to Scale  
02-01-18



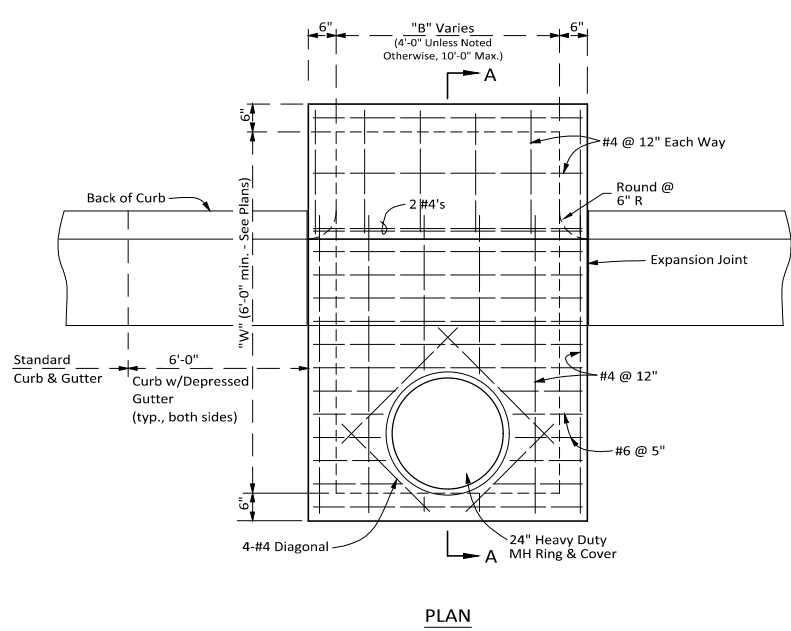
**PS-10: SECTION - ASPHALT PARKING PAVEMENT**

Not to Scale  
02-01-18

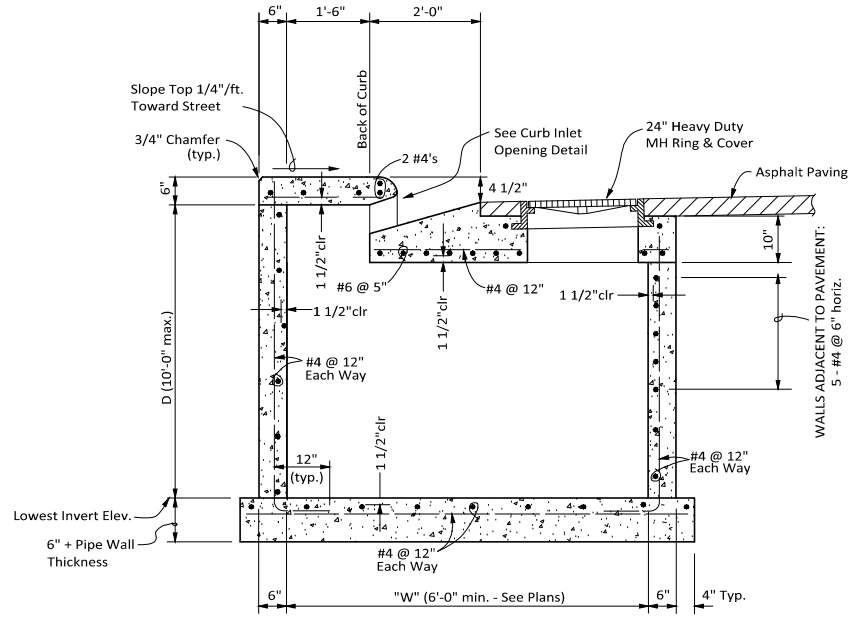


**PS-90: HANDICAP PARKING SPACE LAYOUT  
VAN ACCESSIBLE**

Not to Scale  
02-01-18



**PLAN**



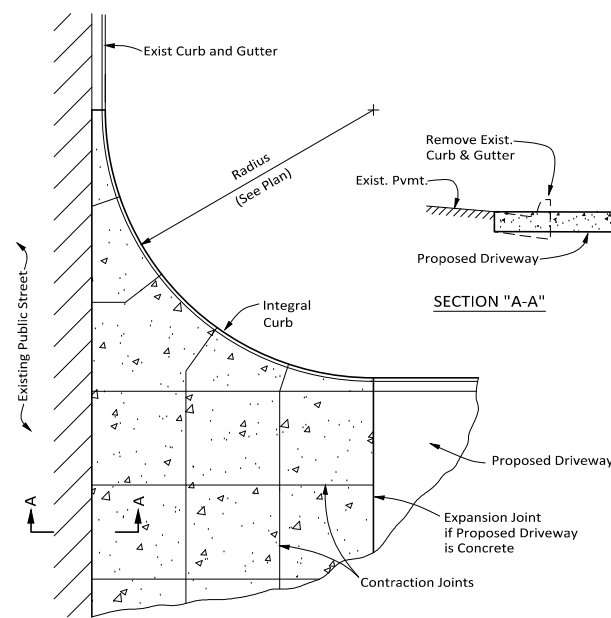
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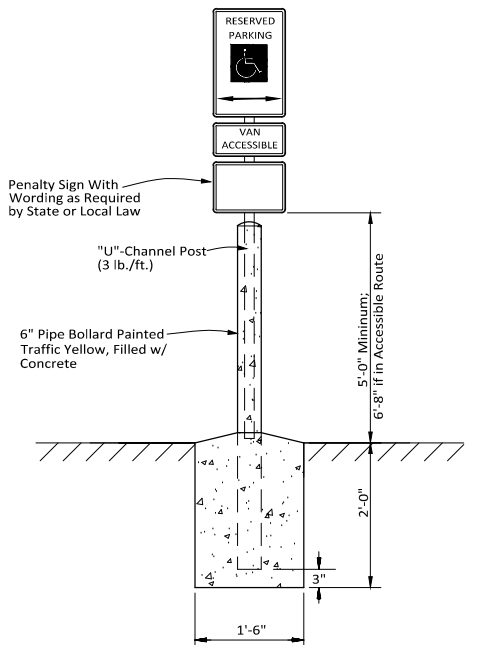
**DR-11: REVERSE CURB INLET "A"**

Not to Scale  
02-01-18



**PS-120: CONCRETE DRIVEWAY APRON**

Not to Scale  
02-01-18



**PS-100: HANDICAP ACCESSIBLE  
PARKING SIGN**

Not to Scale  
12-20-19

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Revision	By	Date



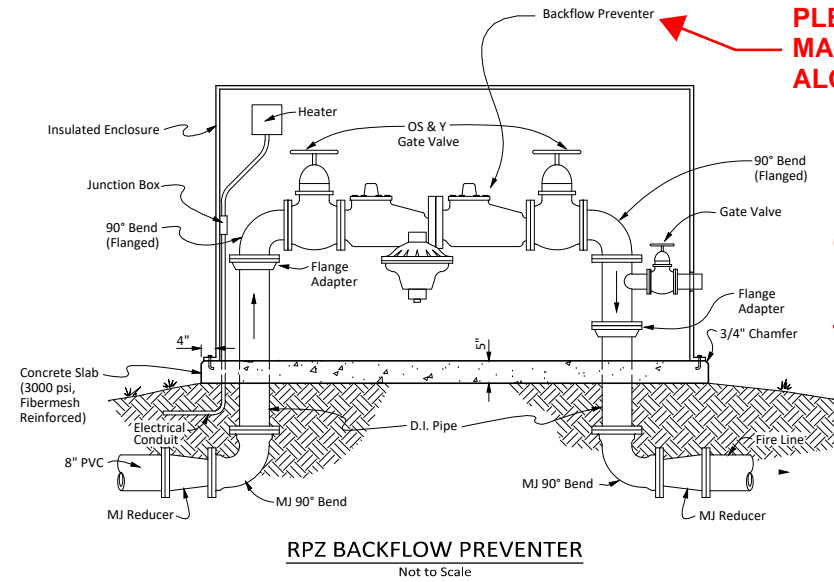
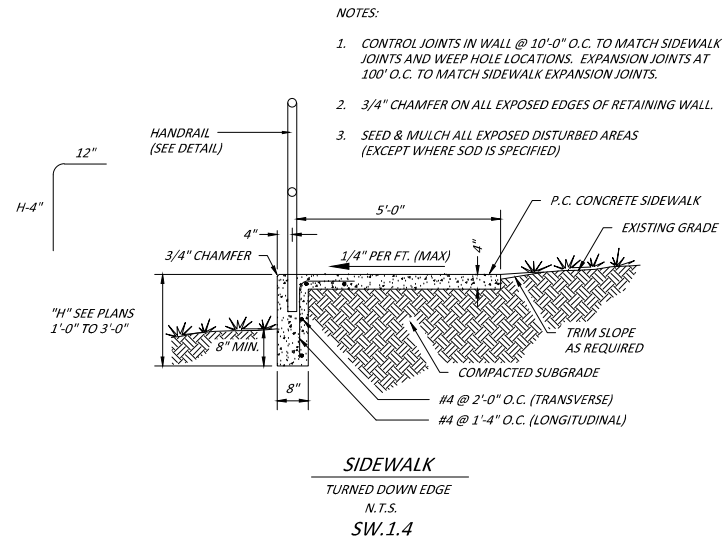
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<b>Drawn By:</b> DRC	<b>Vertical Scale:</b> -
<b>Approved By:</b> ATD	<b>Horizontal Scale:</b> -
<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN**  
**WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

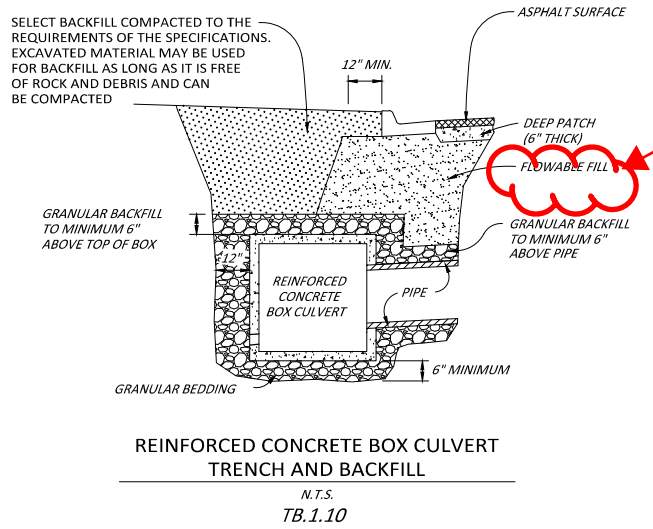
MISCELLANEOUS DETAILS  
Issued for Review - 9.12.2023

Sheet No. 21  
25

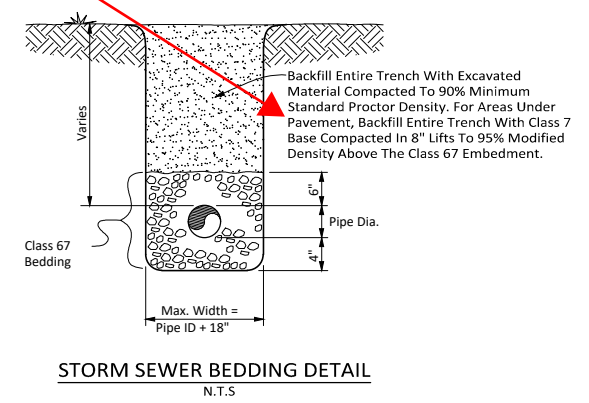


**PLEASE PROVIDE MAKE, MODEL OF RPZ ALONG WITH SIZE**

**NOTE:  
1) OPERATIONS AND MAINTANCE OF RPZ WILL BE OWNERS RESPONSIBILITY. ANNUAL TEST REPORTS WILL BE SUBMITTED TO CITY OF TONTITOWN FOR ALL RPZs TO ENSURE FUNCTIONALITY**



**PLEASE USE CLASS 7 BASE COMPACTED TO 95% UNDER PAVING SECTIONS. DETAILS SHOULD MATCH.**



Drawing Name: K:\053125\DWG\053125-001\_VaporMaven\DWG\053125-001\_Plan\_Misc\_Details.dwg, Sep 12, 2023, 1:55pm, Printed on: Sep 12, 2023, 1:55pm, By: jh158

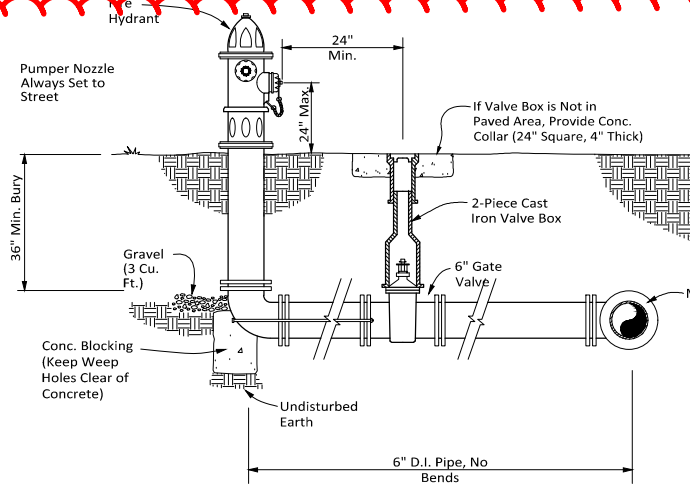
Revision	By	Date

<b>Drawn By:</b> DRC	<b>Vertical Scale:</b> -
<b>Approved By:</b> ATD	<b>Horizontal Scale:</b> -
<b>Date:</b> 9.12.2023	<b>Plotting Scale:</b> 1
<b>Project No.:</b> 053125.001	<b>Drawing Name:</b> PLAN

**VAPOR MAVEN  
WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

MISCELLANEOUS DETAILS  
Issued for Review - 9.12.2023

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	25



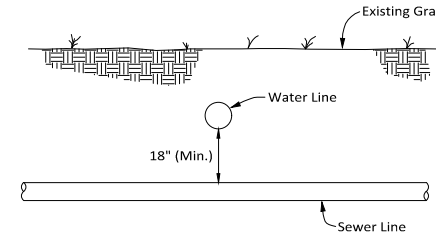
**WS-30: FIRE HYDRANT & VALVE CONNECTIONS**

Not to Scale  
02-01-18

**PLEASE USE TONTITOWN FH DETAIL FOUND IN ONLINE SPECS**

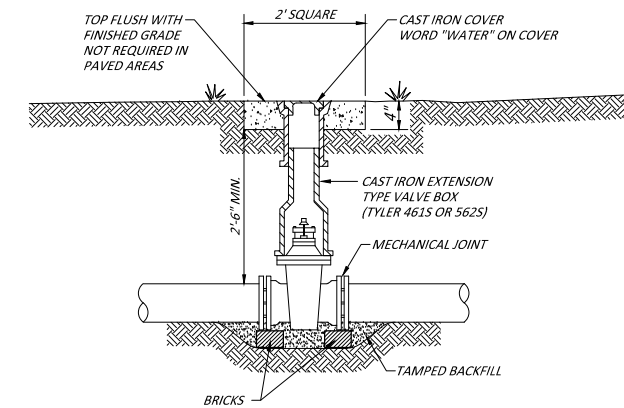
**NOTES:**

1. Water And Sewer Lines Shall Maintain A Minimum Horizontal Separation Distance Of 10 Feet At All Times.
2. Water And Sewer Lines Shall Maintain A Minimum Vertical Separation Of 18 Inches With The Water Line Crossing Above The Sewer Line.
3. Where A Water Line Must Unavoidably Pass Beneath A Sewer Line, At Least 18 Inches Of Separation Must Be Maintained Outside Of The Two Pipes. In Addition, The Water Or Sewer Line Must Be Encased. See Note 4 For Encasement Details.
4. If These Distances Must Unavoidably Be Reduced, The Water Line Or The Sewer Line Must Be Encased In Watertight Pipe With Sealed Watertight Ends Extending At Least Ten Feet Either Side Of The Crossing. Any Joint In The Encasement Pipe Is To Be Mechanically Restrained. The Encasement Pipe May Be Vented To The Surface If Carrying Water Or Sewer Under Pressure.



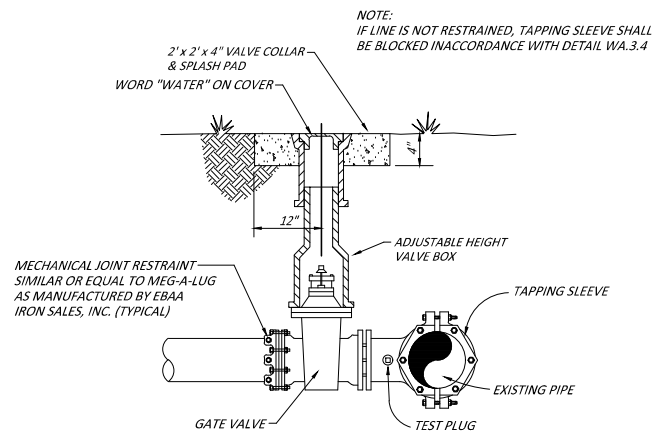
**WS - 60: DETAIL - WATER/SEWER LINE SEPARATION**

Not to Scale  
12-03-19



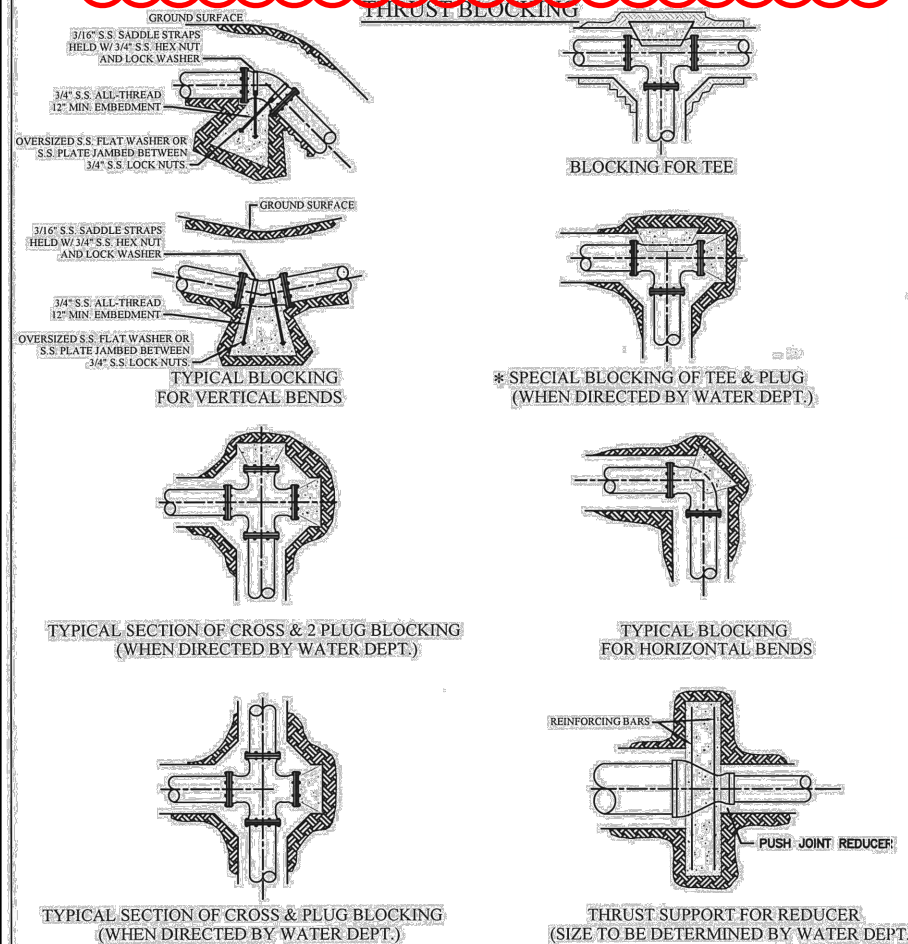
**TYPICAL GATE VALVE**

N.T.S.  
WA.3.2



**TAPPING SLEEVE & VALVE**

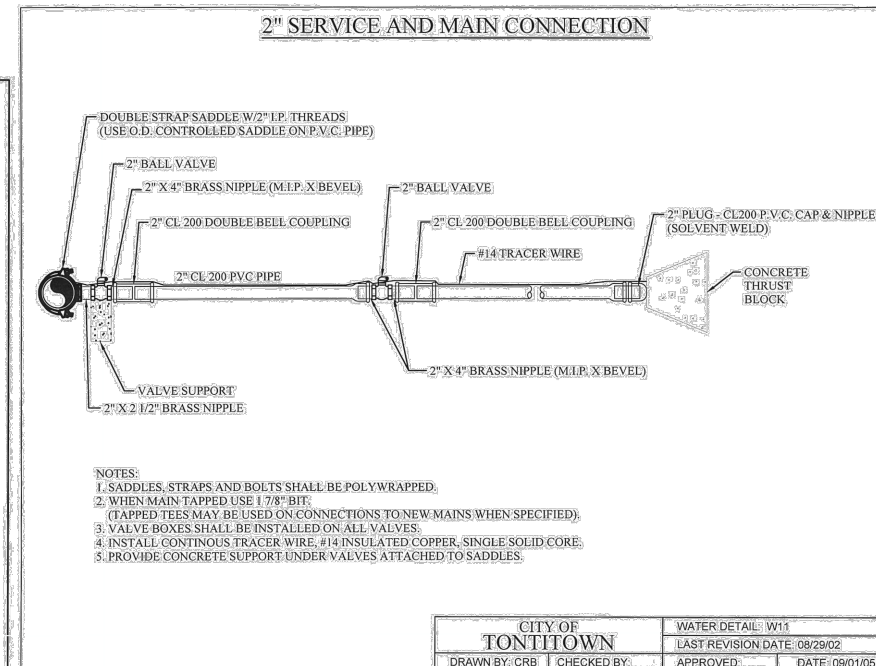
N.T.S.  
WA.3.3



**NOTES ON THRUST BLOCKING**

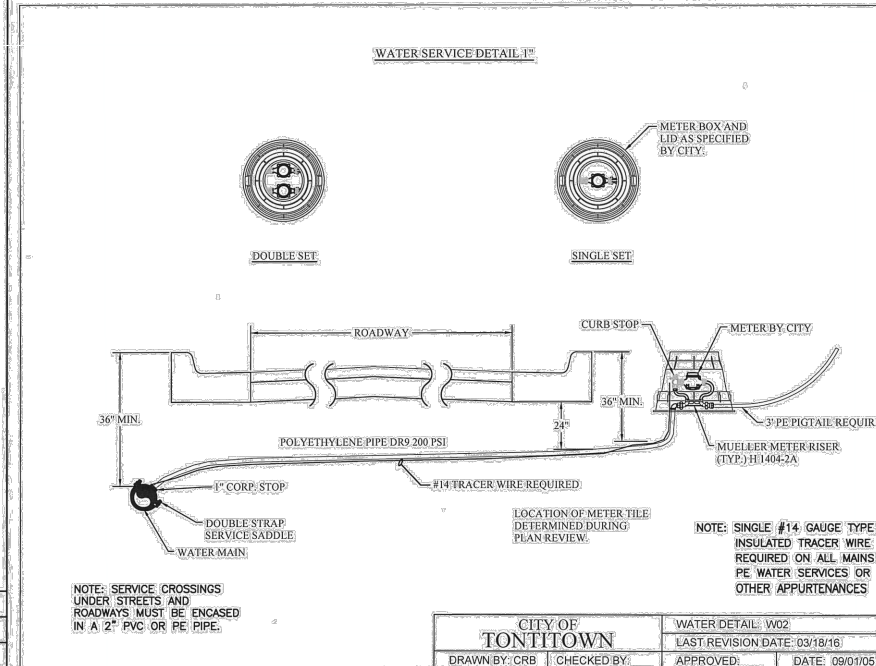
1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED SOIL USING 3,000 PSI CONCRETE.
2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A THRUST BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
3. WEIGHT CALCULATIONS TO BE BASED ON REACTION BACKING TABLE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

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



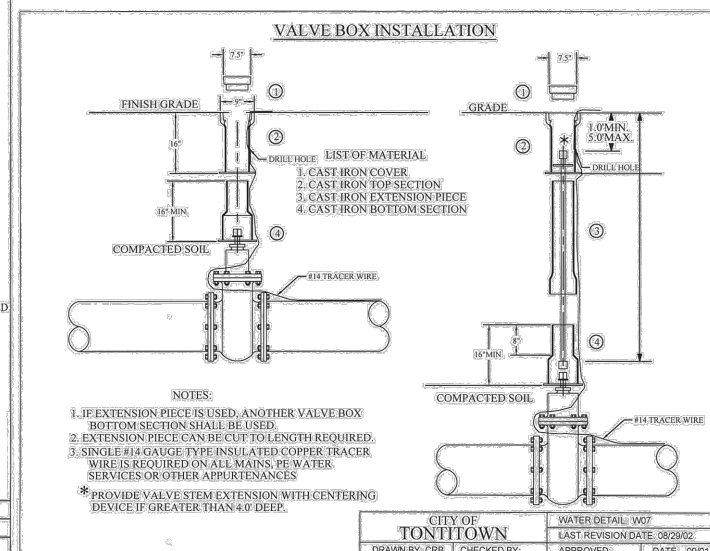
- NOTES:**
1. SADDLES, STRAPS AND BOLTS SHALL BE POLYWRAPPED.
  2. WHEN MAIN TAPPED USE 1/8" BIT.
  3. VALVE BOXES SHALL BE INSTALLED ON ALL VALVES.
  4. INSTALL CONTINUOUS TRACER WIRE, #14 INSULATED COPPER, SINGLE SOLID CORE.
  5. PROVIDE CONCRETE SUPPORT UNDER VALVES ATTACHED TO SADDLES.

CITY OF TONTITOWN		WATER DETAIL: W11	
DRAWN BY: CRB		LAST REVISION DATE: 08/29/02	
CHECKED BY:		APPROVED:	
DATE: 09/01/05		DATE: 09/01/05	



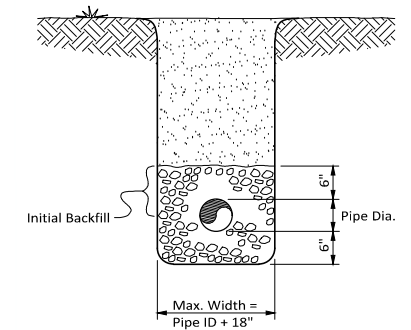
NOTE: SERVICE CROSSINGS UNDER STREETS AND ROADWAYS MUST BE ENCASED IN A 2" PVC OR PE PIPE.

CITY OF TONTITOWN		WATER DETAIL: W02	
DRAWN BY: CRB		LAST REVISION DATE: 03/18/16	
CHECKED BY:		APPROVED:	
DATE: 09/01/05		DATE: 09/01/05	



- LIST OF MATERIAL**
1. CAST IRON COVER
  2. CAST IRON TOP SECTION
  3. CAST IRON EXTENSION PIECE
  4. CAST IRON BOTTOM SECTION
- NOTES:**
1. IF EXTENSION PIECE IS USED, ANOTHER VALVE BOX BOTTOM SECTION SHALL BE USED.
  2. EXTENSION PIECE CAN BE CUT TO LENGTH REQUIRED.
  3. SINGLE #14 GAUGE TYPE INSULATED COPPER TRACER WIRE IS REQUIRED ON ALL MAINS, PE WATER SERVICES OR OTHER APPURTENANCES.
  4. PROVIDE VALVE STEM EXTENSION WITH CENTERING DEVICE IF GREATER THAN 4'-0" DEEP.

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



NOTE: Bedding material shall conform to Section ASTM C 33, Gradation No. 67

**WS-35: WATER PIPE BEDDING DETAIL**

Not to Scale  
09-12-18

Drawing Name: K:\SDD\PROJECTS\11251251.DWG (08/12/2023 09:11:25 AM) User: J. L. L. Modified: Sep 12, 2023 1:21:05pm Printed on: Sep 12, 2023 1:21:05pm by jll158

Revision	By	Date



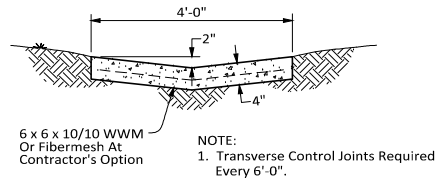
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Approved By: ATD	Horizontal Scale: -
Date: 9.12.2023	Plotting Scale: 1
Project No: 053125.001	Drawing Name: PLAN

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**WAREHOUSE and RETAIL**  
Tontitown, Washington County, Arkansas

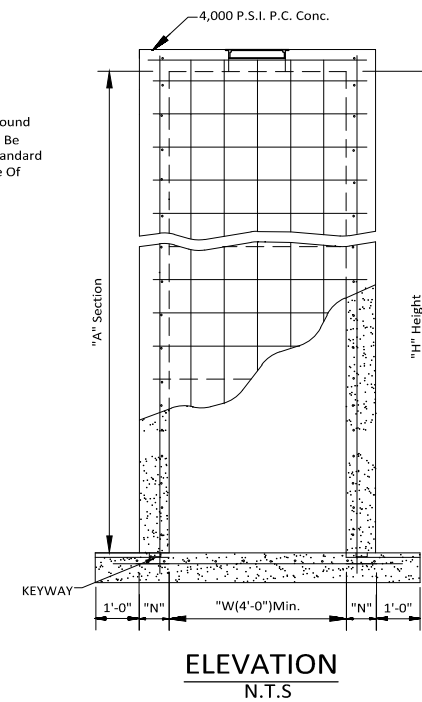
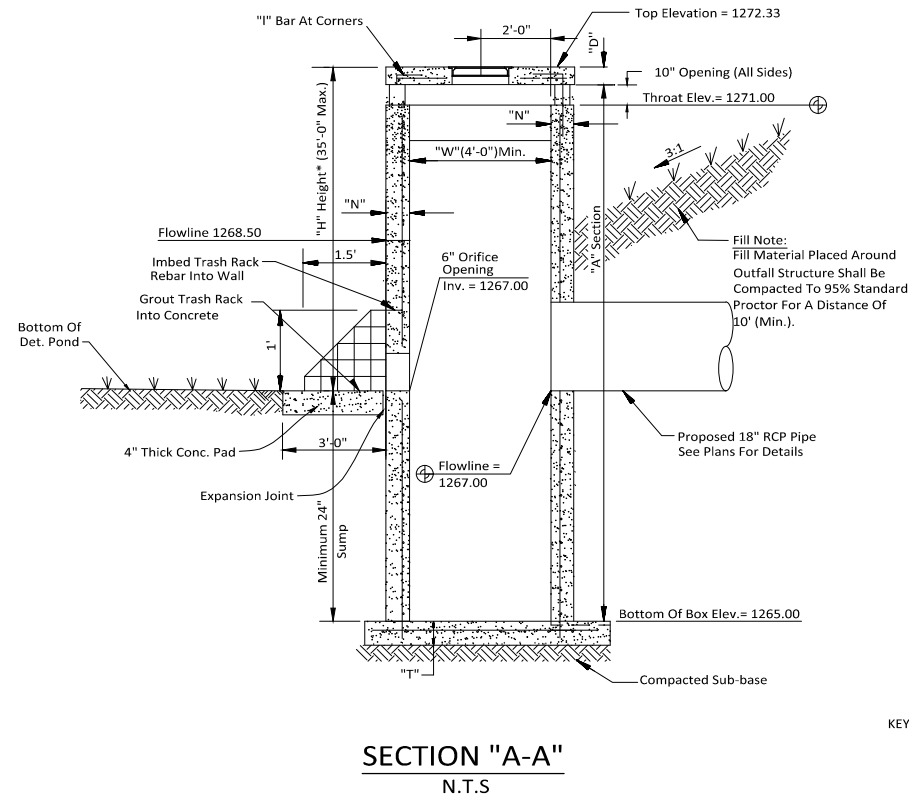
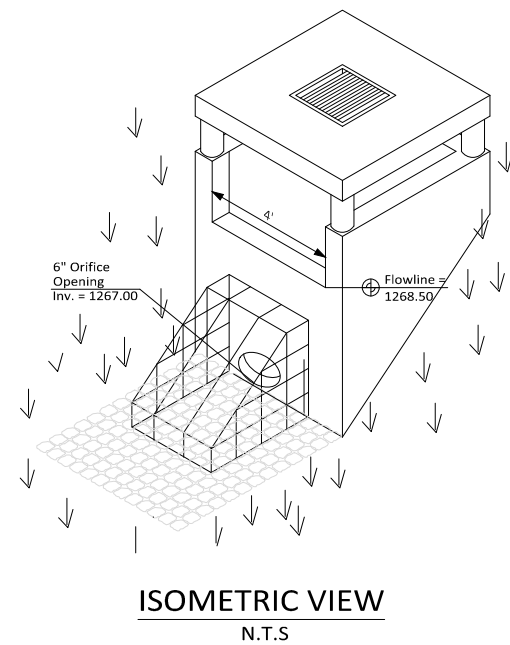
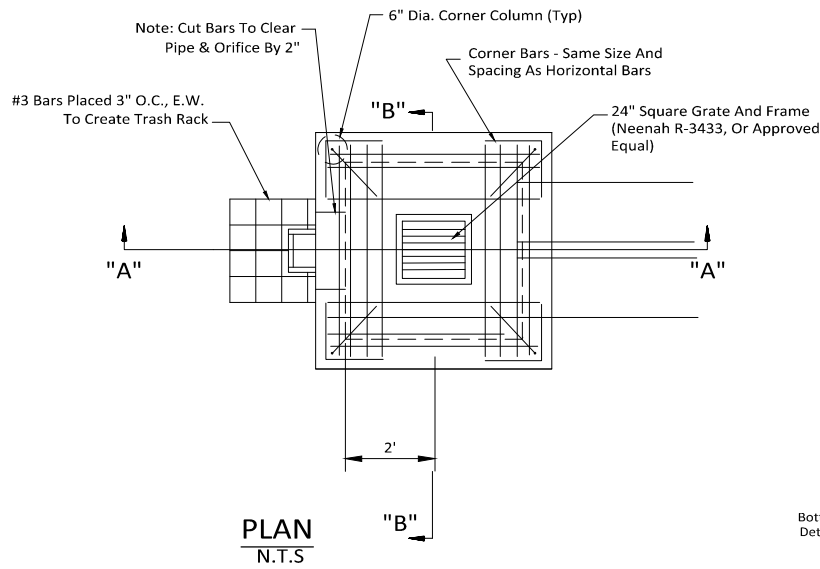
UTILITY DETAILS  
Issued for Review - 9.12.2023

Sheet No:  
**23**  
**25**



**CONCRETE TRICKLE CHANNEL**  
Not to Scale

**ADD DETAIL FOR EMERGENCY SPILLWAY**



**General Notes:**

- All Exposed Corners To Have 3/4" Chamfer.
- All #4 & #5 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.
- See Grading And Drainage Plan For Pipe Sizes, Locations, And Flow Lines.
- Pipes Shall Connect To The Ends Or Sides Of The Inlet. Connection Shall Not Be Made At Corners Of Inlet.
- All Reinforcing Bars To Be Grade 60.
- Provide Steps In Structure When Depth Is 4' Or Greater.

Reinforcement Schedule, Base	
Section	
"A"	#4's @ 6" E.W.

Table Of 'W' Dimensions				
Pipe Size	Skew Of Cross Drain			
	Straight	30°	45°	
24"	4'-0"	4'-0"	4'-10"	
30"	4'-0"	4'-7"	5'-8"	
36"	4'-0"	5'-3"	6'-5"	
42"	5'-3"	5'-11"	7'-3"	
48"	5'-10"	6'-7"	8'-0"	
60"	7'-0"	7'-10"	9'-8"	
Double For "A" Section Only				
24"	7'-0"	7'-10"	9'-5"	
30"	8'-2"	9'-2"	11'-0"	
36"	9'-4"	10'-6"	12'-6"	
42"	10'-6"	11'-10"	14'-2"	
48"	11'-8"	13'-2"	15'-10"	

Reinforcement Schedule, Walls			
Section	Width ("W")	Hor.	Vert.
"A"	4'	#4's @ 9"	#4's @ 10"
	Between 4' & 7'	#6's @ 9"	#4's @ 10"
	Greater Than 7'	#5's @ 4 1/2"	#4's @ 10"

Table Of "T" & "N" Dimensions				
Section	Width ("W")	"T"	"N"	"D"
"A"	Between 4' & 7'	6" + Pipe Thickness	8"	6"
	Greater Than 7'	6" + Pipe Thickness	8"	8"

Reinforcement Schedule, Top		
Dimensions	Steel	Special Pattern
W1 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W2 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W1 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W2 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover
W1 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover
W2 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover

Drawing Name: K:\053125\DWG\053125-001\_VaporMaven\DWG\053125-001\_PLAN.dwg Last Modified: Sep 12, 2023 1:10pm Plotted on: Sep 12, 2023 1:35pm by ah158

Revision	By	Date

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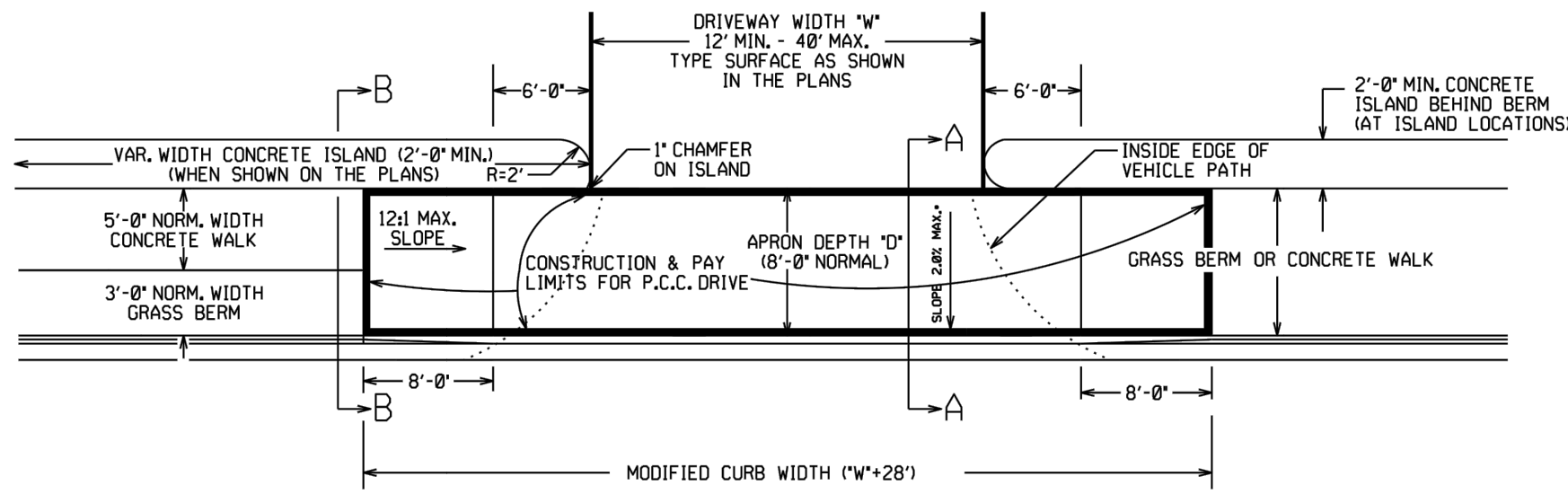
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Approved By: ATD	Horizontal Scale: -
Date: 9.12.2023	Plotting Scale: 1
Project No: 053125.001	Drawing Name: PLAN

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Tontitown, Washington County, Arkansas

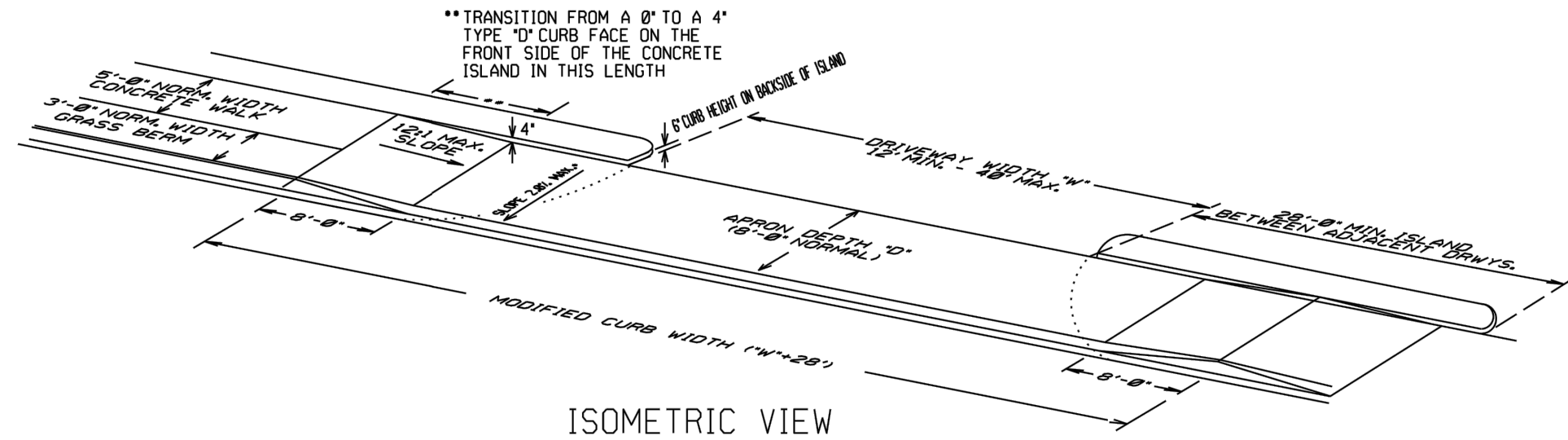
**DETENTION POND OUTLET STRUCTURE**  
**DETAIL**  
Issued for Review - 9.12.2023

Sheet No:  
**24**  
**25**

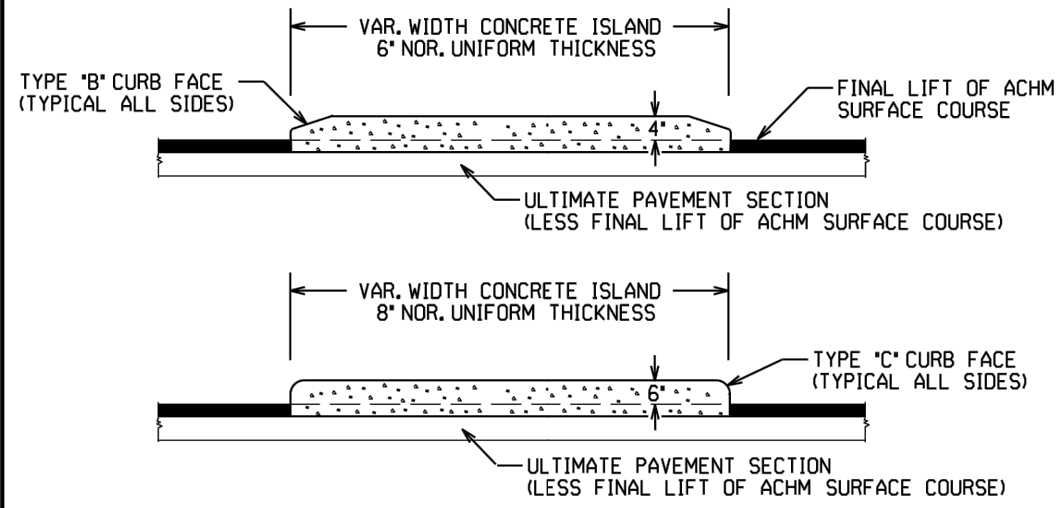




PLAN VIEW



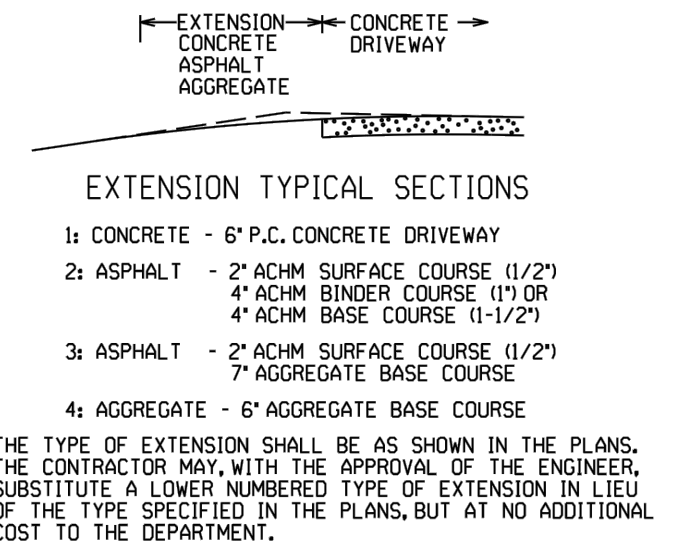
ISOMETRIC VIEW



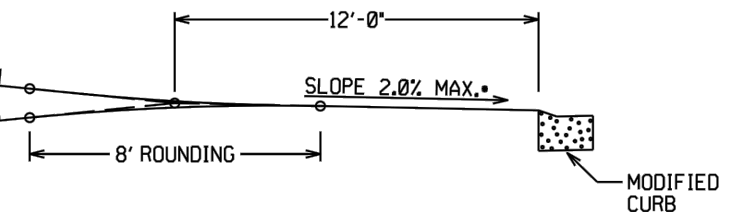
CURBED ISLANDS FOR CHANNELIZATION

**CONCRETE ISLAND NOTES:**

- REFER TO PLANS FOR TYPE OF CURB FACE TO BE USED. NO DIRECT PAYMENT WILL BE MADE FOR THE CURB FACES SHOWN ON THE ISLAND DETAILS. PAYMENT FOR THE CURB FACE WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM "CONCRETE ISLAND".
- TRANSVERSE EXPANSION JOINTS, NOT LESS THAN 1/2' WIDE, SHALL BE PLACED AT MINIMUM INTERVAL OF 45'. TRANSVERSE JOINT SHALL BE CONSTRUCTED USING A JOINT FILLER COMPLYING WITH AASHTO M213.

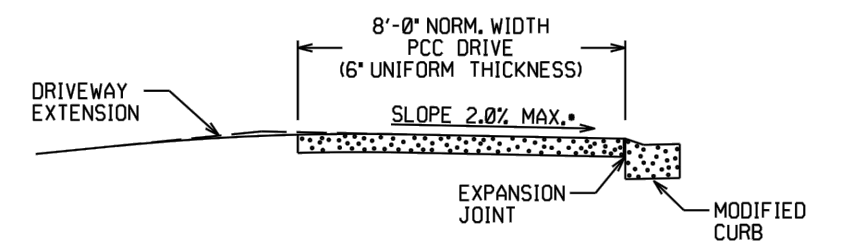


EXTENSION TYPICAL SECTIONS

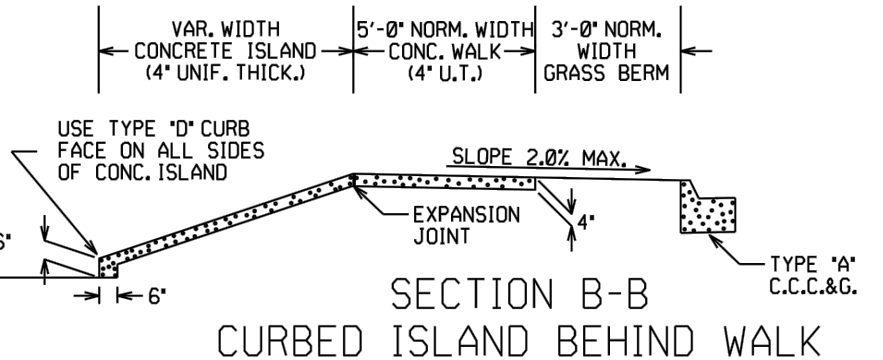


DRIVEWAY VERTICAL ALIGNMENT DETAILS

NOTE: DRIVEWAYS MAY NOT BE SLOPED AWAY FROM THE ROADWAY UNLESS APPROVED BY THE ENGINEER.



SECTION A-A



SECTION B-B  
CURBED ISLAND BEHIND WALK

DATE	REV	DATE FILMED	DESCRIPTION
5-19-22			REVISED ISLAND NOTES
11-07-19			REVISED WALK DETAILS
2-27-14			REVISED PLAN & ISOMETRIC VIEW
11-29-07			ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL
11-10-05			REV. APRON SLOPE & DEPTH OF AGG. BASE.
8-22-02			ADDED ISLAND DETAILS & NOTES
3-30-00			REV. MOD. CURB WIDTH & TRANS. NOTE
11-19-98			REVISED NOTES
11-18-98			REDRAWN AND REISSUED

ARKANSAS STATE HIGHWAY COMMISSION  
DETAILS OF DRIVEWAYS & ISLANDS  
STANDARD DRAWING DR-1

Revision	By	Date

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Tontitown, Washington County, Arkansas

DETENTION POND OUTLET STRUCTURE  
DETAIL  
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