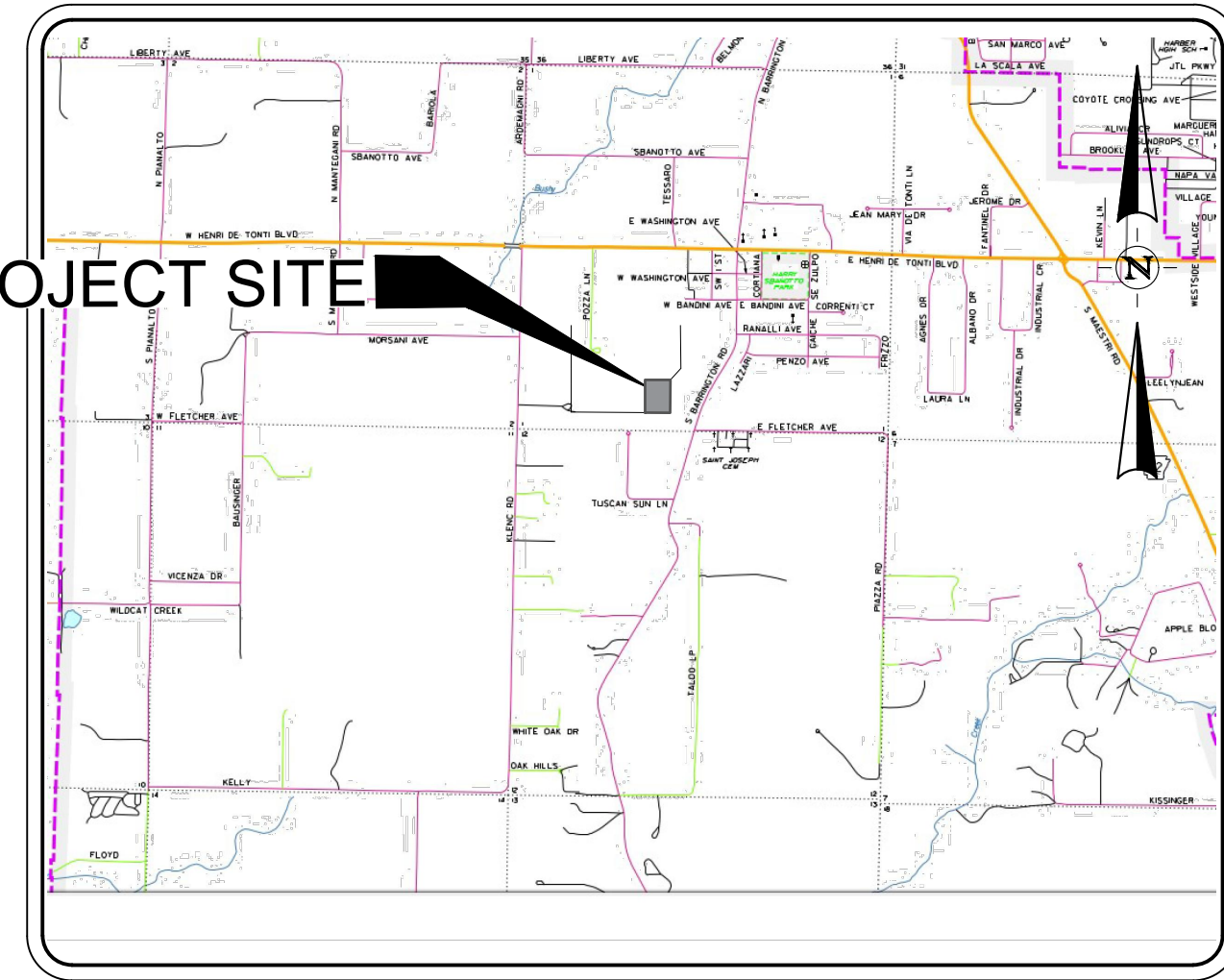


LARGE SCALE DEVELOPMENT PLANS FOR AMALFI COMMERCIAL CITY REVIEW

AMALFI SUBDIVISION LOT 113
TONTITOWN AR
NOVEMBER 2024



PROJECT MAP

NOT TO SCALE

BUILDING PERMIT WILL NOT BE ISSUED UNTIL CITY HAS RECEIVED APPROVED FIRE LINE AND FIRE SUPPRESSION PLANS, TO BE APPROVED BY ADH IN ADDITION TO APPROVED PLUMBING PLANS, TO BE APPROVED BY ADH.

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WER ARCHITECTS
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FAYETTEVILLE, ARKANSAS 72701
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SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: SCOTT STOKES
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FAYETTEVILLE, ARKANSAS 72703
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CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: JASON COMBS
3390 N. FUTRAL
FAYETTEVILLE, AR 72703
PHONE: (479) 365-2402

TELEPHONE
AT&T
CONTACT: BRENT BALDWIN
1133 HAROLD STREET
FAYETTEVILLE, ARKANSAS 72703
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bb6858@att.com

WATER & SEWER
TONTITOWN WATER
201 E. HENRI de TONTI BLVD.
TONTITOWN, AR 72770
TELEPHONE: (479) 361-2996

ELECTRIC
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CONTACT: WES MAHAFFEY
3641 WEDINGTON DRIVE
FAYETTEVILLE, AR 72704
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ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
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GOVERNING AGENCIES

CITY OF TONTITOWN

PLANNING & DEVELOPMENT
CONTACT: MARK LATHAM - PLANNER
235 E. HENRI de TONTI BLVD.
TONTITOWN, AR 72770
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PUBLIC WORKS DEPARTMENT
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235 E. HENRI de TONTI BLVD.
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OWNER/CLIENT:

NORTHROCK HOLDINGS
CONTACT: JUSTIN SALTER
PO BOX 9534
FAYETTEVILLE AR 72703
TEL. 479-879-7575
www.website.com

PREPARED BY:



2407 SE COTTONWOOD ST.
STE. 1
TEL. 479-273-2209 FAX --
www.halff.com



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "ARKANSAS 811" SYSTEM AT 1-800-482-8998 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 OF TOWNSHIP 17 NORTH AND RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN ALL IN BENTON COUNTY, ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A ONE-HALF INCH (1/2") REBAR AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 03°16'54" WEST A DISTANCE OF 570.61 FEET TO A FIVE-EIGHTHS (5/8") REBAR; THENCE NORTH 86°41'24" WEST A DISTANCE OF 94.43 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS CAP 1559; THENCE SOUTH 11°01'52" WEST A DISTANCE OF 250.88 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS CAP 1559; THENCE SOUTH 74°53'33" EAST A DISTANCE OF 130.93 FEET TO A MAG NAIL WITH PS CAP 1559; THENCE SOUTH 03°10'45" WEST A DISTANCE OF 95.41 FEET TO A POINT; THENCE SOUTH 20°46'56" WEST A DISTANCE OF 245.41 FEET TO A POINT; THENCE NORTH 87°42'25" WEST A DISTANCE OF 47.45 FEET TO A ONE-HALF INCH (1/2") REBAR FOUND, SAID REBAR BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING NORTH 87°42'25" WEST A DISTANCE OF 248.67 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS CAP 1559; THENCE NORTH 24°06'23" WEST A DISTANCE OF 27.65 TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, ARC LENGTH OF 182.12 FEET, CHORD BEARING OF NORTH 40°50'51" EAST AND A CHORD DISTANCE OF 174.01 TO A POINT; THENCE NORTH 11°01'52" EAST A DISTANCE OF 148.66 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, ARC LENGTH OF 41.05 FEET, CHORD BEARING OF NORTH 58°04'49" EAST AND A CHORD DISTANCE OF 36.59 FEET TO A POINT; THENCE SOUTH 74°53'33" EAST A DISTANCE OF 172.03 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, ARC LENGTH OF 41.75 FEET, CHORD BEARING OF SOUTH 27°03'19" EAST AND A CHORD DISTANCE OF 37.06 FEET TO A POINT; THENCE SOUTH 20°46'56" WEST A DISTANCE OF 271.93 FEET TO THE POINT OF BEGINNING, CONTAINING 1.66 ACRES, MORE OR LESS.

(A) Preliminary plats, large scale developments, PUDS. Each preliminary plat must be submitted in accordance with applicable state statutes and shall include the following certificates.

(1) Certificate of Preliminary Survey Accuracy.

I, _____, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.
Date of Execution: _____

Registered Land Surveyor
State of Arkansas Registration No. _____

(2) Certificate of Preliminary Engineering Accuracy. Each set of street and drainage plans must be submitted in accordance with applicable state statutes and any plans and specifications required:

I, _____, hereby certify that this plan correctly represents a plan prepared under my direction and engineering requirements of the Tontitown Subdivision Regulations have been complied with.
Date of Execution: _____

Registered Engineer
State of Arkansas Registration No. _____

(3) Certificate of Preliminary Plat Approval.

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on _____ (date).
Date of Execution: _____

Chairman, City of Tontitown Planning Commission

maSITE GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. SEE ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED ENTRANCE SIGN.
8. ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
9. ALL PROPOSED SIDEWALK SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
10. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
11. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
12. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
13. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
14. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/ OWNERS AT TIME OF BUILDING PERMIT ISSUANCE.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. ALL PROPOSED LIGHTING SHALL HAVE "CUT-OFF" FIXTURES IN ACCORDANCE WITH CITY REQUIREMENTS.
17. NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS ON SITE.

SITE UTILITY GENERAL NOTES:

1. 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 HALFF ASSOCIATES, INC. AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. HALFF ASSOCIATES, INC. SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
2. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS. ALL UTILITY COMPANY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY. CONTRACTOR SHALL FURTHER COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICE WITH ADJACENT PROPERTY OWNERS.
3. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
4. ALL METER CANS AND OTHER APPURTENANCES MUST BE LEVEL WITH FINISHED GRADE.
5. ALL CONNECTIONS TO EXISTING WATER AND SANITARY SEWER MAINS SHALL BE OBSERVED BY TONTITOWN UTILITIES.
6. ALL WATER AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TONTITOWN UTILITIES STANDARD WATER AND SEWER SPECIFICATIONS, DATED JUNE 25, 2018.
7. ALL CONDUITS PLACED FOR THE ROAD CROSSINGS WILL BE INSTALLED BY THE DEVELOPER AND MUST BE 6" SCHEDULE 40 PVC AT 48" DEEP AT FINAL GRADE AND MARKED WITH A POST TO IDENTIFY THE END OF THE CONDUITS. CONDUITS MUST EXTEND PAST THE EDGE OF ANY OBSTRUCTIONS SO THAT THEY ARE ACCESSIBLE DURING CONSTRUCTION. THE NUMBER OF CONDUITS AT THE CROSSING WILL BE DETERMINED BY EACH UTILITY PROVIDER THAT WILL BE USING THE CONDUITS AT THE ROAD CROSSING.
8. DEVELOPER MUST PROVIDE OZARKS ELECTRIC WITH A DIGITAL COPY (AUTOCAD) OF THE FINAL PLAT. ALL CONDUITS FOR ROAD CROSSINGS AND SPECIFIC WIDTHS OF U.E., LOT SIZE, ST. LIGHT LOCATIONS AND ADDRESS TO LOTS MUST BE SHOWN ON FINAL PLAT BEFORE OZARK ELECTRIC WILL SIGN THE FINAL PLAT.
9. SUBDIVISIONS WILL BE BUILT USING OZARKS ELECTRIC POLICY 45 (DEVELOPER IS RESPONSIBLE FOR A PERCENTAGE OF THE TOTAL COST OF CONSTRUCTION WHICH IS DETERMINED AT THE TIME THE ENGINEERING DESIGN FOR ELECTRICAL SERVICE) THERE WILL BE EXTRA CHARGES TO THE DEVELOPER WHEN EXTRA TIME OR MATERIALS ARE USED FOR ROCK TRENCHING, BORING, SELECT MATERIAL BEDDING, SHORING, DEWATERING, RESODDING, ETC.
10. ALL UTILITY EASEMENTS TO BE CLEARED OF ALL TREES, BRUSH, DIRT PILES, BUILDINGS, SILT FENCE, AND DEBRIS SO THAT THE EASEMENT IS ACCESSIBLE WITH EQUIPMENT. IF EASEMENT IS NOT CLEARED DEVELOPER MAY BE SUBJECT TO EXTRA CHARGES.
11. THERE ARE NO KNOWN WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, & UNDERGROUND STRUCTURES ON SITE.

SITE GRADING AND DRAINAGE GENERAL NOTES:

1. NO LAND CLEARING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING HAVE BEEN INSTALLED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
2. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL AND SOD. REFER TO THE LANDSCAPE PLAN.
3. ALL STORM SEWER DISTANCES ARE FROM CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION.
4. ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANIES REQUIREMENTS.
5. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
6. 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.
7. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
8. ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
9. THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON SITE.
10. THERE ARE NO EXISTING WETLANDS ON SITE.
11. NO FLOODPLAIN ON SITE.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE OWNER AND SURROUNDING PROPERTY OWNERS AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE RESPECTIVE UTILITY COMPANIES AND AFFECTED PROPERTY OWNERS.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
7. PRIOR TO DEMOLITION OCCURRING, ALL RELEVANT EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, UTILITIES, STORM INLET STRUCTURES, ETC. THAT ARE DESIGNATED TO REMAIN THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
9. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
10. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND CITY UTILITIES TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SURROUNDING PROPERTY OWNERS AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH CITY UTILITIES DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
11. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

LEGEND

| | |
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| | EX. SECTION LINE |
| | EX. BOUNDARY LINE |
| | EX. ADJACENT BOUNDARY LINE |
| | EX. RIGHT OF WAY LINE |
| | EX. ORIGINAL BOUNDARY LINE |
| | EX. ROAD CENTERLINE |
| | EX. EASEMENT LINE |
| | EX. BUILDING SETBACK LINE |
| | EX. ASPHALT |
| | EX. CONCRETE |
| | EX. WATER LINE |
| | EX. SANITARY SEWER LINE |
| | EX. GAS LINE |
| | EX. TELEPHONE LINE |
| | EX. FIBER OPTIC LINE |
| | EX. UNDERGROUND ELECTRIC LINE |
| | EX. OVERHEAD ELECTRIC LINE |
| | EX. STORM DRAIN PIPE |
| | EX. FENCE LINE |
| | EX. DITCH LINE |
| | EX. CONTOURS |
| | SET 5/8" REBAR W/ MO CORP 2021048378 CAP |
| | SET MAG NAIL W/ HALFF WASHER |
| | EX. REBAR |
| | EX. NAIL |
| | EX. CHISELED "X" |
| | EX. MONUMENT |
| | EX. T-POST |
| | EX. TELEVISION PEDESTAL |
| | EX. WATER METER |
| | EX. FIRE HYDRANT |
| | EX. WATER VALVE |
| | EX. IRRIGATION CONTROL VALVE |
| | EX. SEWER MANHOLE |
| | EX. SEWER CLEAN-OUT |
| | EX. GAS METER |
| | EX. GAS VALVE |
| | EX. TELEPHONE PEDESTAL |
| | EX. ELECTRIC PEDESTAL |
| | EX. ELECTRIC METER |
| | EX. POWER POLE |
| | EX. POWER POLE W/ GUY WIRE |
| | EX. LIGHT POLE |
| | EX. VAULT BOX |
| | EX. TRAFFIC SIGNAL BOX |
| | EX. SIGN |
| | EX. TRUNCATED DOME MAT |
| | PROPOSED STANDARD CONCRETE PAVEMENT (SIDEWALK) |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED REINFORCED CONCRETE |
| | PROPOSED WATER LINE W/SIZE |
| | PROPOSED FIRE LINE W/SIZE |
| | PROPOSED FDC LINE W/SIZE |
| | PROPOSED SANITARY SEWER LINE W/SIZE |
| | PROPOSED GAS LINE |
| | PROPOSED TELEPHONE LINE |
| | PROPOSED UNDERGROUND ELECTRIC LINE |
| | PROPOSED STORM DRAIN PIPE |
| | PROPOSED ROOF DRAIN PIPE |
| | PROPOSED CONDUIT |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED FINISHED SURFACE ELEVATION |
| | PROPOSED TOP OF FOOTING ELEVATION |
| | PROPOSED LIGHTPOLE |
| | PROPOSED WATER METER |
| | PROPOSED IRRIGATION METER |
| | PROPOSED RPZ BACKFLOW PREVENTER |
| | PROPOSED CLEAN-OUT |
| | PROPOSED GAS METER |
| | PROPOSED ELECTRIC METER |
| | PROPOSED LIGHT POLE |
| | PROPOSED JUNCTION BOX / CURB INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED SIGN |
| | PROPOSED TRUNCATED DOME MAT |
| | PROPOSED BUILDING |

FILE NAME: A:\58000s\58146\01\LD\CADD\Sheets\C-SHT-SITE-58146.dwg DATE: November 12, 2024, TIME: 2:11 PM, USER: ah5744

AMALFI COMMERCIAL

TONTITOWN AR

half

1201 NORTH BOWSER RD.
TONTITOWN, AR 75681-2275
TEL: (918) 346-6203

| REVISION NO. | DATE | DESCRIPTION |
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PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

NAME: PATRICK R. FOY 18318 PE LICENSE NO.
DATE: 11/12/2024
FIRM / BUSINESS NO.: 1470 AR STATE

| |
|------------------------|
| PROJECT NO.: 58146.001 |
| ISSUED: 11.08.2024 |
| DRAWN BY: KES |
| CHECKED BY: PRF |
| SCALE: 1" = ##' |
| SHEET TITLE: |

NOTES AND LEGEND

G001

PRELIMINARY PLAT AMALFI SUBDIVISION LOTS 1-112, 2 DETENTION PONDS AND 1 COMMERCIAL LOT

S. BARRINGTON RD. & E. FLETCHER AVE.
TONTITOWN, WASHINGTON COUNTY, ARKANSAS
JUNE, 2024

NOTES:

- THIS SURVEY WILL BE NULL AND VOID IF ALTERED IN ANY FORM FROM ITS ORIGINAL ISSUE.
- BASIS OF BEARINGS:** ARKANSAS STATE COORDINATE SYSTEM, NAD83 (2011), NORTH ZONE DERIVED FROM STATIC GNSS BASE OBSERVATION, OPUS SOLUTION.
- BASIS OF ELEVATION** DERIVED FROM DATUM NAVD 88 WITH 1-FOOT CONTOURS.
- A TITLE COMMITMENT WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 22-19860-1, COMMITMENT DATE NOVEMBER 01, 2022. COUNTER-SIGNED BY ADVANTAGE TITLE & ESCROW, LLC FAYETTEVILLE.
- FLOOD INFORMATION:** BASED UPON REVIEW OF NFIP FIRM, WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS. MAP NUMBER 05143C0065F. EFFECTIVE DATE: MAY 16, 2008. AND BY GRAPHIC PLOTTING ONLY. THE SUBJECT PROPERTY IS ZONE X OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF CITED MAP. FLOOD STATEMENT DOES NOT COVER LOCALIZED FLOODING AND ANY POTENTIAL FLOOD RISK ASSOCIATED WITH OR DETERMINED FROM FEMA RISK RATING 2.0 IS UNKNOWN.
- SUBSURFACE OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. EXISTING UTILITIES SHOWN HEREON WERE LOCATED BY REASONABLE VISUAL OBSERVED SURFACE IMPROVEMENTS, UNLESS NOTED OTHERWISE. NO ATTEMPT HAS BEEN MADE TO LOCATE OR DEPICT ANY UNDERGROUND UTILITIES FOR THIS SURVEY. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY NEED TO BE VERIFIED TO DETERMINE WHAT RIGHTS, IF ANY, THAT MAY EXIST.
- EVERY RECORDED DOCUMENT REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. SURVEYOR HAS NOT MADE A THOROUGH INVESTIGATION OR INDEPENDENT SEARCH FOR ANY EASEMENTS OR OTHER ENCUMBRANCES OR FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH AND/OR TITLE COMMITMENT WOULD DISCLOSE. OTHER DOCUMENTS OF RECORD, RIGHTS, OR FACTS, MAY EXIST AND AFFECT THIS SUBJECT PROPERTY.
- THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, SPRINGS OR UNDERGROUND STRUCTURES.
- THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS.
- THERE ARE NO KNOWN DANGEROUS AREAS, INCLUDING AREAS SUBJECT TO FLOODING, SLOPE STABILITY, ETC.
- RECORD DOCUMENTS USED FOR THIS SURVEY ARE AS FOLLOWS:

- A. DOCUMENT 2022-37799 - WARRANTY DEED
- B. DOCUMENT 2009-31758 - WARRANTY DEED
- C. DOCUMENT 2015-08433 - WARRANTY DEED
- D. DOCUMENT 2010-12458 - WARRANTY DEED
- E. DOCUMENT 2021-31832 - WARRANTY DEED
- F. DOCUMENT 2021-37105 - WARRANTY DEED
- G. DOCUMENT 2020-36587 - WARRANTY DEED
- H. DOCUMENT 2019-16189 - WARRANTY DEED
- I. DOCUMENT 2022-33605 - WARRANTY DEED
- J. DOCUMENT 93-19041 - WARRANTY DEED
- K. DOCUMENT 97077818 - WARRANTY DEED
- L. DOCUMENT 98074259 - WARRANTY DEED
- M. DOCUMENT 2022-37780 - WARRANTY DEED
- N. DOCUMENT 2021-31792 - WARRANTY DEED
- O. DOCUMENT 2021-46823 - WARRANTY DEED
- P. DOCUMENT 2019-30324 - WARRANTY DEED
- Q. DOCUMENT 067815 - PROPERTY SURVEY
- R. DOCUMENT 067816 - PROPERTY SURVEY
- S. DOCUMENT 067828 - PROPERTY SURVEY
- T. DOCUMENT 2018-20832 - PROPERTY SURVEY
- U. DOCUMENT 2004-34795 - PROPERTY SURVEY
- V. DOCUMENT 24A-400 - PROPERTY SURVEY
- W. DOCUMENT 24A-218 - PROPERTY SURVEY
- X. DOCUMENT 2022-32730 - PROJECT SITE SURVEY
- Y. DOCUMENT 23-214 - GPJ SUBDIVISION
- Z. DOCUMENT 23A-351 - VILLAGGIO de PERONA FINAL PLAT (PHASE I)

- PROPERTY IS ZONED R-3 WITH A TOTAL OF 38.68± ACRES FOR A RESIDENTIAL SUBDIVISION. BUILDING SETBACKS ARE AS FOLLOWS:

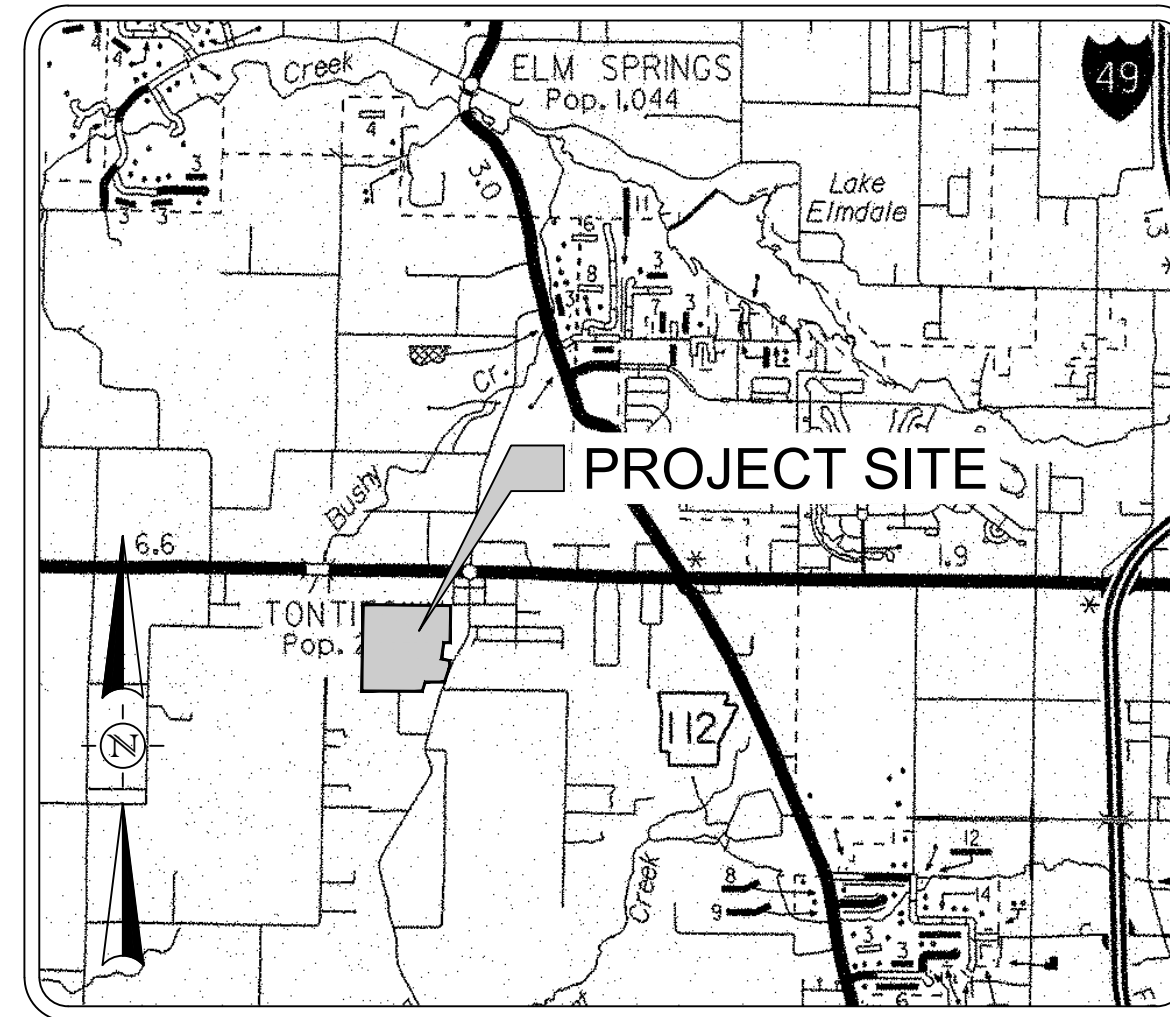
FRONT: 30'
SIDE: 7'
STREET SIDE: 25'
REAR: 25'

DEED DESCRIPTION BARRINGTON

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 1, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, S03°17'15"W A DISTANCE OF 570.59 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID EAST LINE, N86°42'45"W A DISTANCE OF 94.38 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S74°56'19"E A DISTANCE OF 131.00 FEET TO A SET NAIL WITH WASHER "PS 1559" ON THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4; THENCE ALONG SAID EAST LINE, S03°17'15"W A DISTANCE OF 95.62 FEET TO A POINT IN SOUTH BARRINGTON ROAD; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTH BARRINGTON ROAD S20°47'00"W A DISTANCE OF 245.32 FEET; THENCE LEAVING SAID SOUTH BARRINGTON ROAD, N87°41'32"W A DISTANCE OF 296.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S20°18'28"W A DISTANCE OF 150.00 FEET TO A FOUND 1/2 INCH REBAR ON THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4; THENCE ALONG SAID OF SOUTH LINE, N87°23'50"W A DISTANCE OF 932.12 FEET TO THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SE 1/4 OF THE SW 1/4, N03°22'11"E A DISTANCE OF 1327.34 FEET TO THE NORTHWEST CORNER OF SAID SE 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 3/8 INCH REBAR; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SW 1/4, S87°02'36"E A DISTANCE OF 1343.79 FEET TO THE **POINT OF BEGINNING**, CONTAINING 38.71 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF SOUTH BARRINGTON ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

ACCORDING TO BOUNDARY SURVEY BY RODNEY WOODS, P.S. NO. 1559, WORK ORDER #22223, DATED SEPTEMBER 8, 2022.



LOCATION MAP

NOT TO SCALE

OWNER
NORTHROCK BUILDERS, LLC
JUSTIN SALTER
P.O. BOX 9534
FAYETTEVILLE, AR 72703
PHONE: 479-879-7575

SURVEYOR
HALFF ASSOCIATES, LLC
JAMES S. AUNSPAUGH, P.S.
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
PHONE: 479-397-0323

ENGINEER
HALFF ASSOCIATES, LLC
PATRICK FOY, P.E.
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712
PHONE: (479) 579-3984

| ZONING - RESIDENTIAL (R-3) | | | |
|----------------------------|-----------|------------------|-----------|
| BUILDING SETBACKS | | | |
| FRONT YARD | SIDE YARD | STREET SIDE YARD | REAR YARD |
| 30' | 7' | 25' | 25' |

| ZONING - COMMERCIAL (C-2) | | | |
|------------------------------|-----------------------------|------------------------------------|-----------------------------|
| BUILDING SETBACKS | | | |
| FRONT YARD (NON-RESIDENTIAL) | SIDE YARD (NON-RESIDENTIAL) | STREET SIDE YARD (NON-RESIDENTIAL) | REAR YARD (NON-RESIDENTIAL) |
| 25' | 10' | 25' | 25' |
| FRONT YARD (RESIDENTIAL) | SIDE YARD (RESIDENTIAL) | STREET SIDE YARD (RESIDENTIAL) | REAR YARD (RESIDENTIAL) |
| 25' | 7' | 20' | 15' |

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. _____

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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

DATE OF EXECUTION: _____

PROFESSIONAL ENGINEER
STATE OF ARKANSAS REGISTRATION NO. _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON _____

DATE OF EXECUTION: _____

CHAIRMAN, CITY OF TONTITOWN PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS:

SOURCE OF TITLE: D.R. _____, PAGE _____

AMALFI SUBDIVISION

TONTITOWN, ARKANSAS

NORTHROCK HOLDINGS

P.O. BOX 9534

FAYETTEVILLE, AR 72703



STATE OF ARKANSAS
JAMES S. AUNSPAUGH, P.S.
2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, ARKANSAS 72712
TEL: (479) 397-0323

| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
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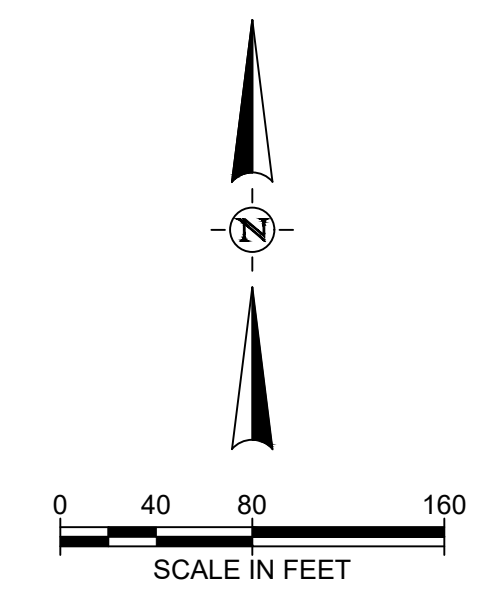


| | |
|--------------|-----------|
| PROJECT NO.: | 53608.001 |
| ISSUED: | 09.04.24 |
| DRAWN BY: | TLS |
| CHECKED BY: | JSA |
| SCALE: | AS NOTED |
| SHEET TITLE: | |

PRELIMINARY PLAT

V100

FILE NAME: A:\530006\53608\001\LD\CADD\Sheets\PLAN-PP-53608.001.dwg DATE: September 3, 2024, TIME: 5:00 PM, USER: ahs161 AVO: 53608.001



| LEGEND | |
|--------|--|
| | PROPERTY LINE |
| | PROPOSED LOT LINE |
| | PROPOSED RIGHT OF WAY LINE |
| | PROPOSED ROAD CENTERLINE |
| | PROPOSED EASEMENT LINE |
| | PROPOSED LAYDOWN CURB & GUTTER |
| | PROPOSED CONCRETE SIDEWALK BY LOT BUILDER |
| | PROPOSED CONCRETE SIDEWALK BY DEVELOPER |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED ACCESSIBLE RAMP, TYPE "B" WITH TRUNCATED DOME |
| | ADJOINING PROPERTY |
| | EX. BARBED WIRE FENCE |
| | EX. CHAIN LINK FENCE |
| | EX. UTILITY EASEMENT LINE |
| | PROPOSED SIGN |
| | PROPOSED LIGHT POLE |
| | FOUND REBAR AS NOTED |
| | SET IRON |
| | BENCHMARK |
| | UTILITY EASEMENT |
| | BUILDING SETBACK LINE |
| | POINT OF BEGINNING |

| Curve Table: Roads | | | | | |
|--------------------|---------|---------|---------|---------------|--------------|
| Curve # | Radius | Length | Tangent | Chord Bearing | Chord Length |
| C1 | 149.98' | 257.66' | 173.85' | N 38°10'30" W | 227.12' |
| C2 | 50.00' | 71.49' | 43.41' | N 51°59'36" E | 65.56' |
| C3 | 150.00' | 21.14' | 10.59' | S 06°59'36" W | 21.12' |
| C4 | 150.00' | 213.57' | 129.43' | S 51°49'12" W | 195.98' |
| C5 | 500.00' | 44.15' | 22.09' | S 89°55'13" E | 44.13' |
| C6 | 500.00' | 44.37' | 22.20' | S 89°54'28" E | 44.35' |
| C7 | 149.40' | 50.98' | 25.74' | N 77°38'03" W | 50.73' |
| C8 | 149.94' | 206.67' | 123.55' | N 28°26'26" W | 190.70' |
| C9 | 150.00' | 10.60' | 5.30' | S 04°58'46" W | 10.60' |
| C10 | 150.00' | 10.54' | 5.27' | S 09°01'02" W | 10.54' |

AMALFI SUBDIVISION
 TONTTOWN, ARKANSAS
 NORTHCROK HOLDINGS
 P.O. BOX 9534
 FAYETTEVILLE, AR 72703

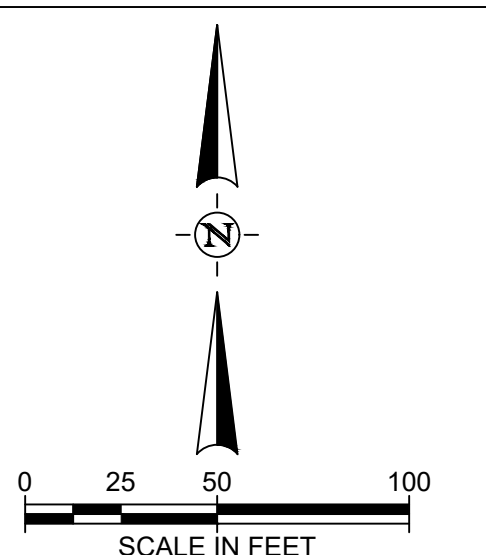


| REVISION NO. | DATE | DESCRIPTION |
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PRELIMINARY
 THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSE
 AND SHALL NOT BE USED OR
 VIEWED OR RELIED UPON
 AS A FINAL SURVEY DOCUMENT.
 RELEASE DATE:
 09/03/2024
 FOR REVIEW & COMMENT

PROJECT NO.: 53608.001
 ISSUED: 09.04.24
 DRAWN BY: TLS
 CHECKED BY: JSA
 SCALE: 1" = 80'
 SHEET TITLE:

PRELIMINARY PLAT



FILE NAME: A:\530003\530608\01\LD\CADD\Sheets\PLAN-PP-530608.001.dwg DATE: September 3, 2024, TIME: 5:01 PM, USER: ah5161 AVO: 530608.001

| LEGEND | |
|--------|--|
| | PROPERTY LINE |
| | PROPOSED LOT LINE |
| | PROPOSED RIGHT OF WAY LINE |
| | PROPOSED ROAD CENTERLINE |
| | PROPOSED EASEMENT LINE |
| | PROPOSED LAYDOWN CURB & GUTTER |
| | PROPOSED CONCRETE SIDEWALK BY LOT BUILDER |
| | PROPOSED CONCRETE SIDEWALK BY DEVELOPER |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED ACCESSIBLE RAMP, TYPE "B" WITH TRUNCATED DOME |
| | ADJOINING PROPERTY |
| | EX. BARBED WIRE FENCE |
| | EX. CHAIN LINK FENCE |
| | EX. UTILITY EASEMENT LINE |
| | PROPOSED SIGN |
| | PROPOSED LIGHT POLE |
| | FOUND REBAR AS NOTED |
| | SET IRON |
| | BENCHMARK |
| | UTILITY EASEMENT |
| | BUILDING SETBACK LINE |
| | POINT OF BEGINNING |

| Curve Table: Roads | | | | | |
|--------------------|---------|---------|---------|---------------|--------------|
| Curve # | Radius | Length | Tangent | Chord Bearing | Chord Length |
| C1 | 149.98' | 257.66' | 173.85' | N 38°10'30" W | 227.12' |
| C4 | 150.00' | 213.57' | 129.43' | S 51°49'12" W | 195.98' |
| C5 | 500.00' | 44.15' | 22.09' | S 89°55'13" E | 44.13' |
| C6 | 500.00' | 44.37' | 22.20' | S 89°54'28" E | 44.35' |
| C7 | 149.40' | 50.98' | 25.74' | N 77°38'03" W | 50.73' |
| C8 | 149.94' | 206.67' | 123.55' | N 28°26'26" W | 190.70' |

| Curve Table | | | | | |
|-------------|---------|---------|---------|---------------|--------------|
| Curve # | Length | Radius | Tangent | Chord Bearing | Chord Length |
| C11 | 208.96' | 175.00' | 118.96' | S 23°10'32" E | 196.76' |
| C12 | 26.23' | 24.55' | 14.52' | S 27°23'12" E | 25.00' |
| C13 | 39.27' | 25.00' | 25.00' | S 47°36'33" W | 35.36' |
| C18 | 37.50' | 24.99' | 23.29' | S 31°55'51" W | 34.08' |
| C19 | 41.04' | 25.01' | 26.83' | N 58°04'09" E | 36.59' |
| C20 | 191.35' | 125.00' | 120.10' | N 32°49'21" W | 173.21' |
| C23 | 35.60' | 25.00' | 21.57' | S 51°49'12" W | 32.66' |
| C24 | 23.38' | 125.00' | 11.72' | N 82°02'01" W | 23.34' |
| C25 | 42.94' | 25.00' | 28.97' | N 38°10'48" W | 37.86' |

| Curve Table | | | | | |
|-------------|---------|---------|---------|---------------|--------------|
| Curve # | Length | Radius | Tangent | Chord Bearing | Chord Length |
| C28 | 35.60' | 25.00' | 21.57' | S 51°49'12" W | 32.66' |
| C29 | 42.94' | 25.00' | 28.97' | N 38°10'48" W | 37.86' |
| C32 | 177.98' | 125.00' | 107.85' | S 51°49'12" W | 163.32' |
| C33 | 67.04' | 175.00' | 33.93' | N 81°38'07" E | 66.63' |
| C34 | 39.27' | 25.00' | 25.00' | N 42°23'27" W | 35.36' |
| C35 | 39.27' | 25.00' | 25.00' | N 47°36'33" E | 35.36' |
| C36 | 182.13' | 175.00' | 100.28' | N 40°50'47" E | 174.02' |
| C37 | 41.75' | 25.00' | 27.61' | S 27°03'19" E | 37.06' |

AMALFI SUBDIVISION
TONTITOWN, ARKANSAS
NORTHROCK HOLDINGS
P.O. BOX 9534
FAYETTEVILLE, AR 72703

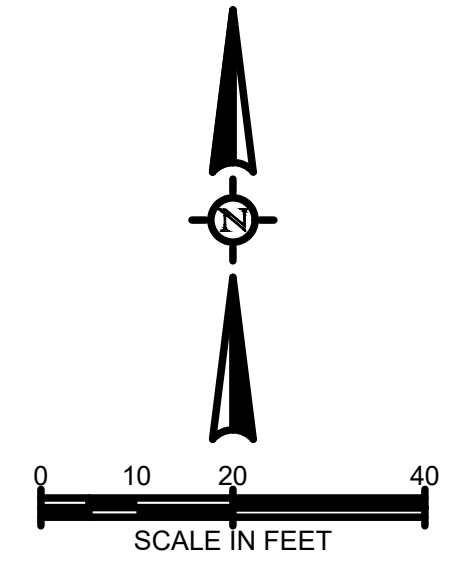
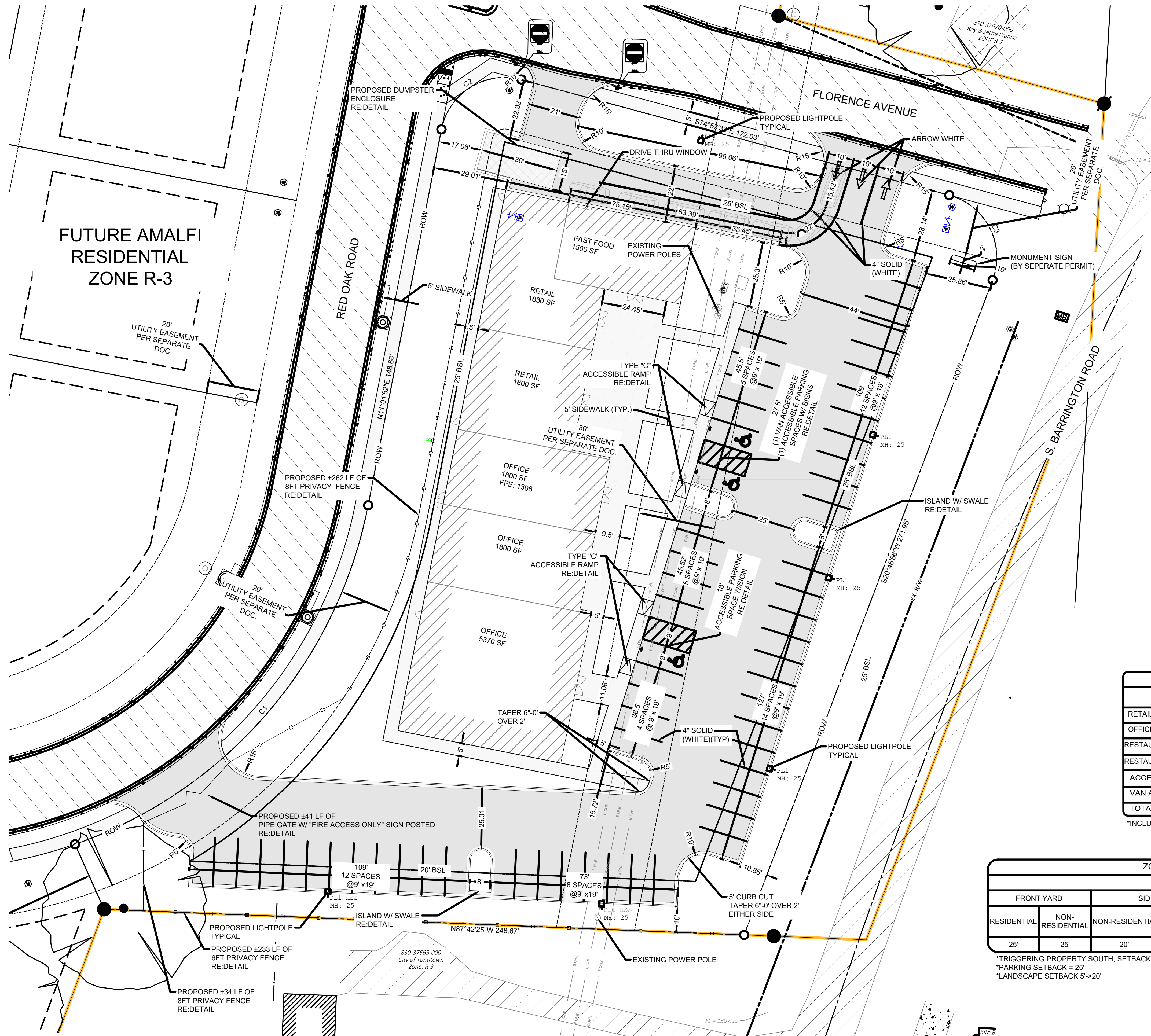


| REVISION NO. | DATE | DESCRIPTION |
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PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASE DATE: 09/03/2024
FOR REVIEW & COMMENT

PROJECT NO.: 53608.001
ISSUED: 09.04.24
DRAWN BY: TLS
CHECKED BY: JSA
SCALE: 1" = 50'
SHEET TITLE:
PRELIMINARY PLAT
V103

FILE NAME: A:\58000s\58146\01\LD\CADD\Sheets\C-SHT-SITE-58146.001.dwg DATE: November 12, 2024, TIME: 2:12 PM, USER: ah5744



| CURVE TABLE | | | | |
|-------------|--------|------------|---------------|----------------|
| CURVE # | RADIUS | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1 | 175.00 | 182.12 | N40°50'51"E | 174.01 |
| C2 | 25.00 | 41.05 | N58°04'09"E | 36.59 |
| C3 | 25.00 | 41.75 | S27°03'19"E | 37.06 |

| PARKING SUMMARY | | | |
|--|---------------------------|-----------------|-----------------|
| DESCRIPTION | PARKING REQUIREMENT | SPACES REQUIRED | SPACES PROVIDED |
| RETAIL/SERVICE: 3630 SQ FT | 1 SP. PER 250 SQ FT | 15** | 15** |
| OFFICE/GENERAL: 8970 SQ FT | 1 SP. PER 300 SQ FT | 30** | 30** |
| RESTAURANT, FAST FOOD DINING: 1000 SQ FT | 1 SP. PER 75 SQ FT | 14** | 14** |
| RESTAURANT, FAST FOOD KITCHEN: 500 SQ FT | 1 SP. PER 200 SQ FT | 3** | 4** |
| ACCESSIBLE SPACES | 51 TO 75 SPACES- 3 SPACES | 3* | 3* |
| VAN ACCESSIBLE SPACE | | 1 | 1 |
| TOTAL | | 62** | 63** |

*INCLUDES ALL ACCESSIBLE SPACES

| ZONING - GENERAL COMMERCIAL (C-2) | | | | | | | |
|-----------------------------------|-----------------|-----------------|-------------|------------------|-------------|-----------------|-------------|
| BUILDING SETBACKS | | | | | | | |
| FRONT YARD | | SIDE YARD | | STREET SIDE YARD | | REAR YARD | |
| RESIDENTIAL | NON-RESIDENTIAL | NON-RESIDENTIAL | RESIDENTIAL | NON-RESIDENTIAL | RESIDENTIAL | NON-RESIDENTIAL | RESIDENTIAL |
| 25' | 25' | 20' | 7' | 25' | 20' | 25' | 15' |

*TRIGGERING PROPERTY SOUTH, SETBACK DOUBLES 10'->20'
 *PARKING SETBACK = 25'
 *LANDSCAPE SETBACK 5'->20'

AMALFI COMMERCIAL
 TONTTOWN AR

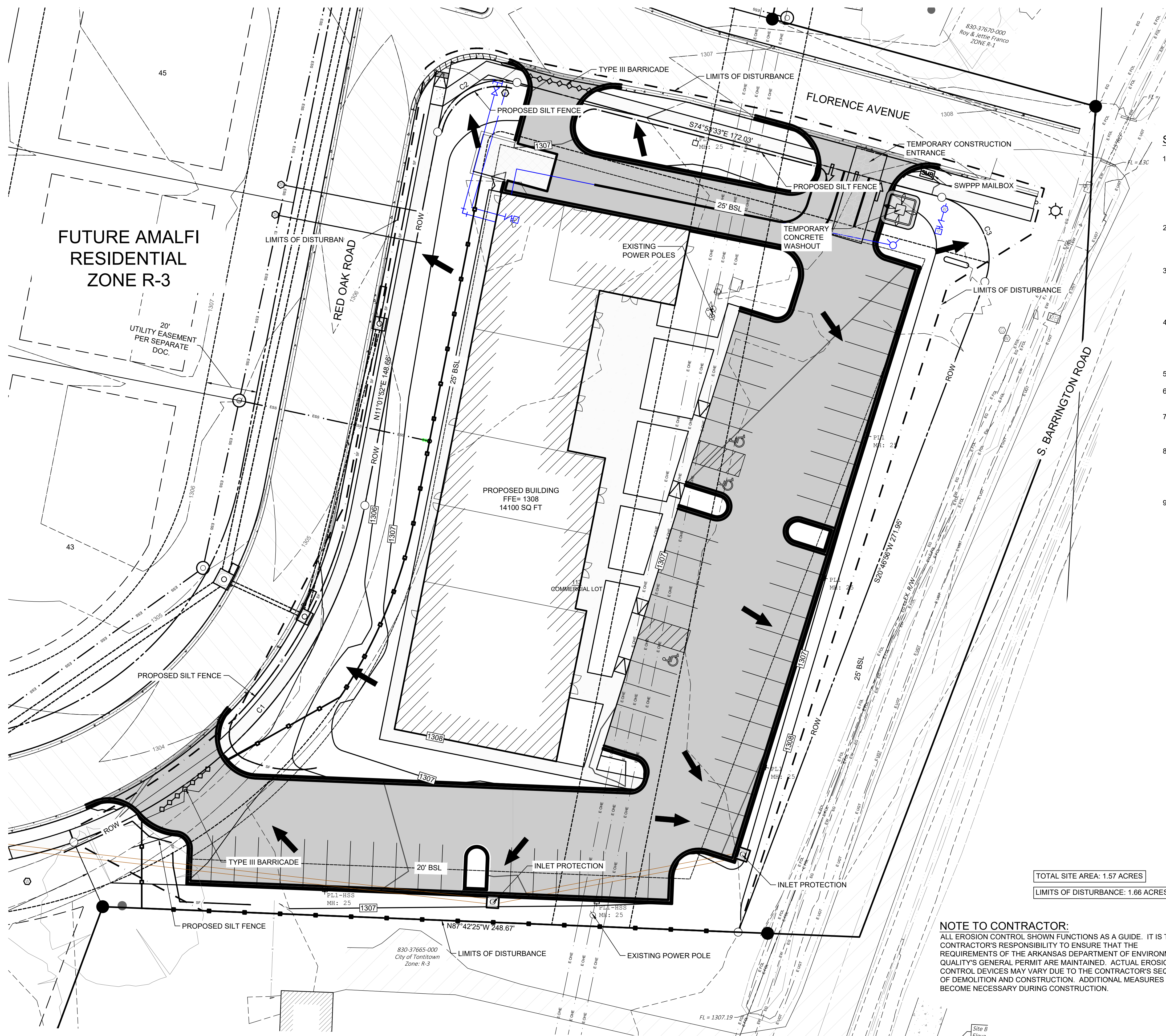


| REVISION NO. | DATE | DESCRIPTION |
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PRELIMINARY
 FOR INTERIM REVIEW ONLY
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
 PATRICK R. FOY 18318
 NAME PE LICENSE NO.
 DATE 11/12/2024
 1470 AR
 FIRM / BUSINESS NO. STATE

PROJECT NO.: 58146.001
 ISSUED: 11.08.2024
 DRAWN BY: KES
 CHECKED BY: PRF
 SCALE: 1" = 20'
 SHEET TITLE:
SITE PLAN
C100

FILE NAME: A:\580005\58146\01\LD\CADD\Sheets\C-SHT-SITE-58146.dwg DATE: November 12, 2024, TIME: 2:12 PM, USER: ah5744

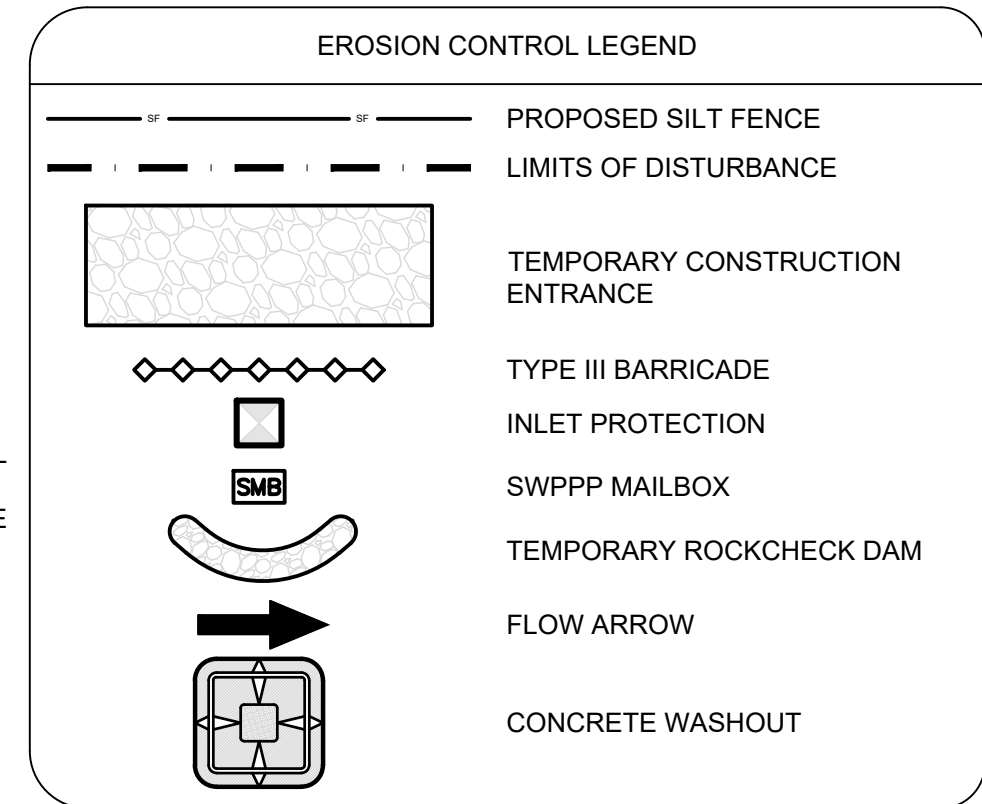


SITE EROSION CONTROL GENERAL NOTES:

1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN TWENTY-ONE (21) DAYS. 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 (0.25) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
3. PROVIDE TIRE WASH, SILT FENCE, INLET PROTECTION, AND/OR 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 DISTURBED AREAS NOT TO BE PAVED OR LANDSCAPE BEDS SHALL BE SODDED.
6. ANY TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX.
7. 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.
8. 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. ANY DIRT OR MUD TRACKED ONTO ADJACENT ROADWAY SHALL BE PICKED/SWEEPED UP IMMEDIATELY.
9. 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.

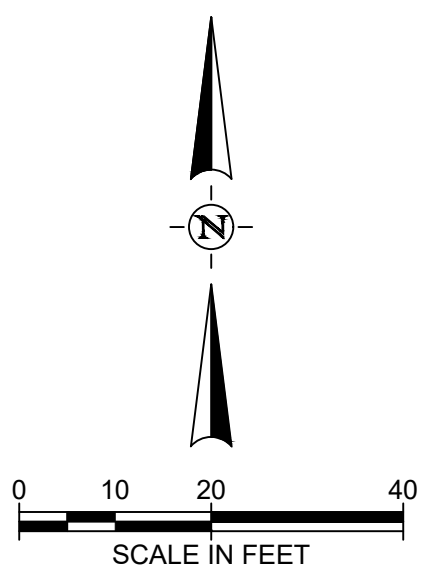
SEQUENCE OF CONSTRUCTION:

1. INSTALL SILT FENCE, TEMPORARY CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AND TIRE WASH FOR CONSTRUCTION TRAFFIC AT LOCATION SHOWN IN THE PLANS.
2. INSTALL INLET PROTECTION AND OTHER EROSION CONTROL MEASURES.
3. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE CITY PRIOR TO CONTRACTOR PROCEEDING WITH CONSTRUCTION.
4. BEGIN DEMOLITION. PERFORM MASS GRADING OF THE SITE.
5. INSTALL STORM SEWER AND OTHER UTILITY LINES. WHEN UNDERGROUND UTILITY INSTALLATION IS COMPLETE, FINE-GRADE THE PAVED AREAS TO SUBGRADE AND INSTALL THE STONE BASE COURSE.
6. 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.
7. 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.
8. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER PERMANENT STAND OF VEGETATION IS ESTABLISHED.



TOTAL SITE AREA: 1.57 ACRES
LIMITS OF DISTURBANCE: 1.66 ACRES

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.



AMALFI COMMERCIAL
TONTITOWN AR



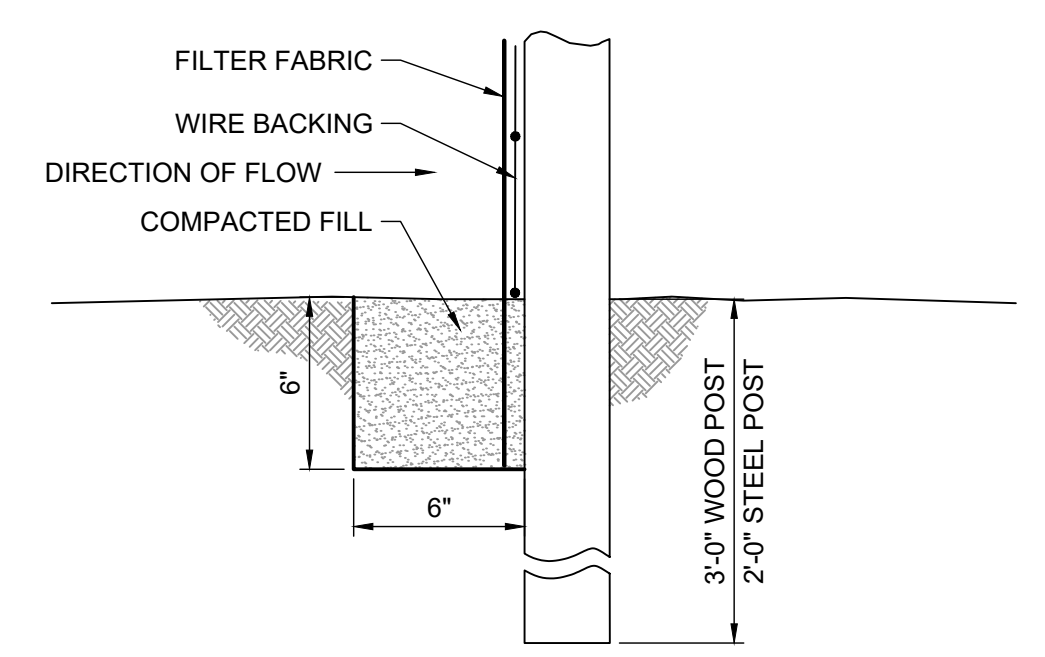
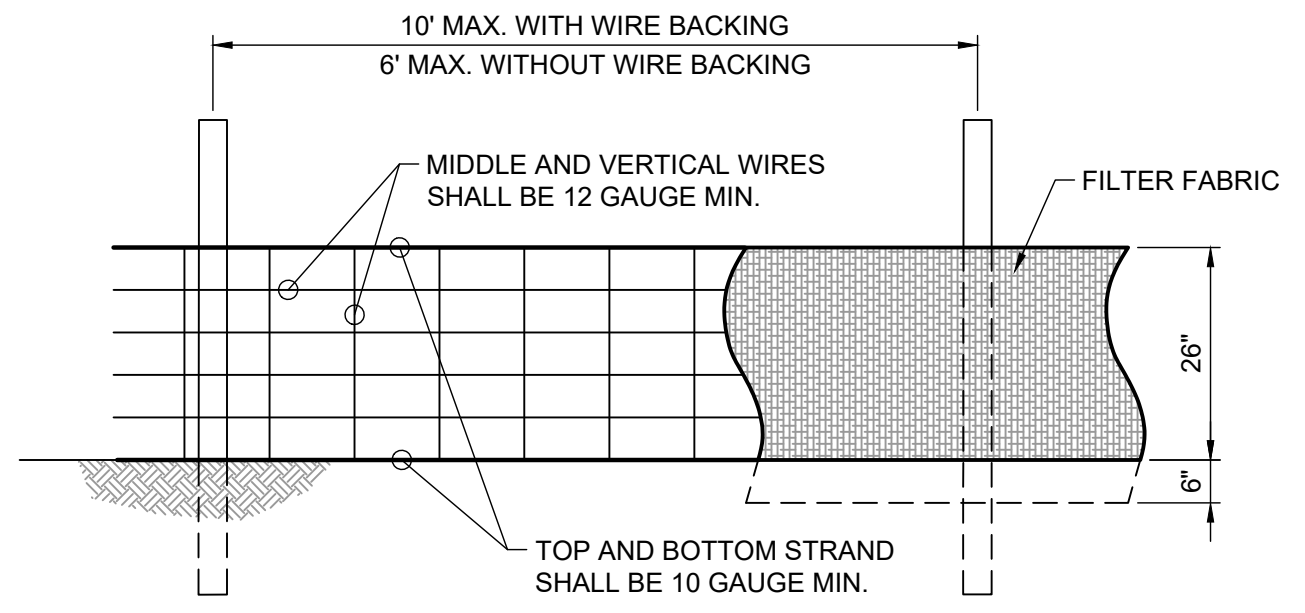
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PATRICK R. FOY 19318
NAME PE LICENSE NO.
11/12/2024
DATE
1470 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.: 58146.001
ISSUED: 11.08.2024
DRAWN BY: KES
CHECKED BY: PRF
SCALE: 1" = 20'
SHEET TITLE:

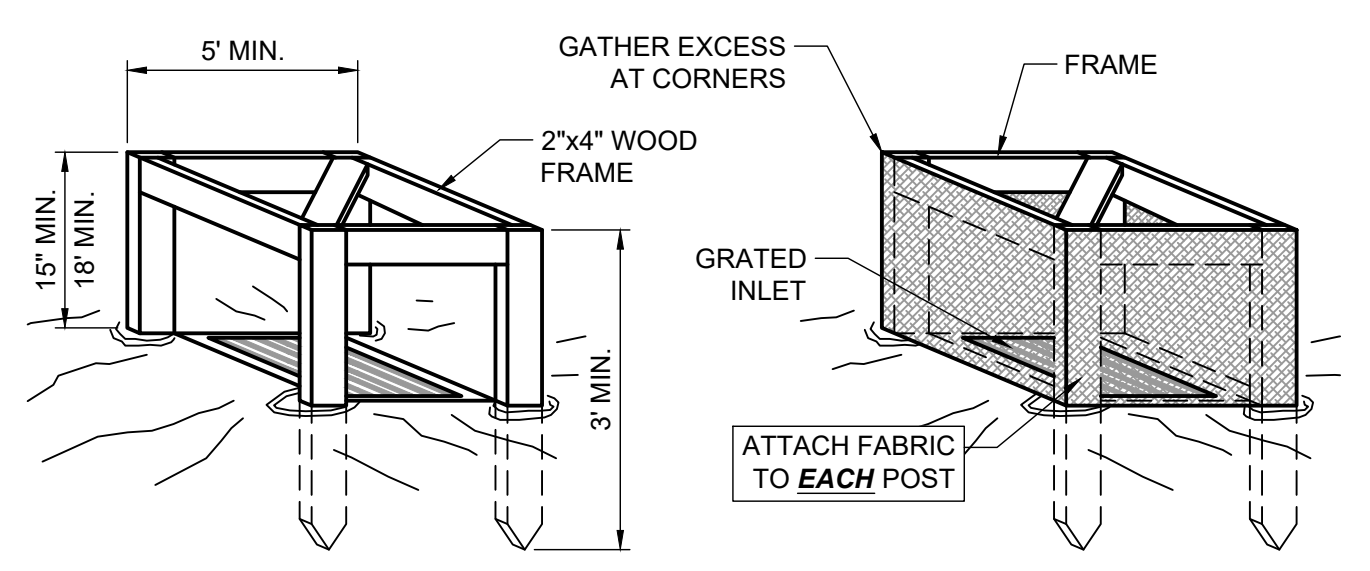
EROSION CONTROL PLAN

C200

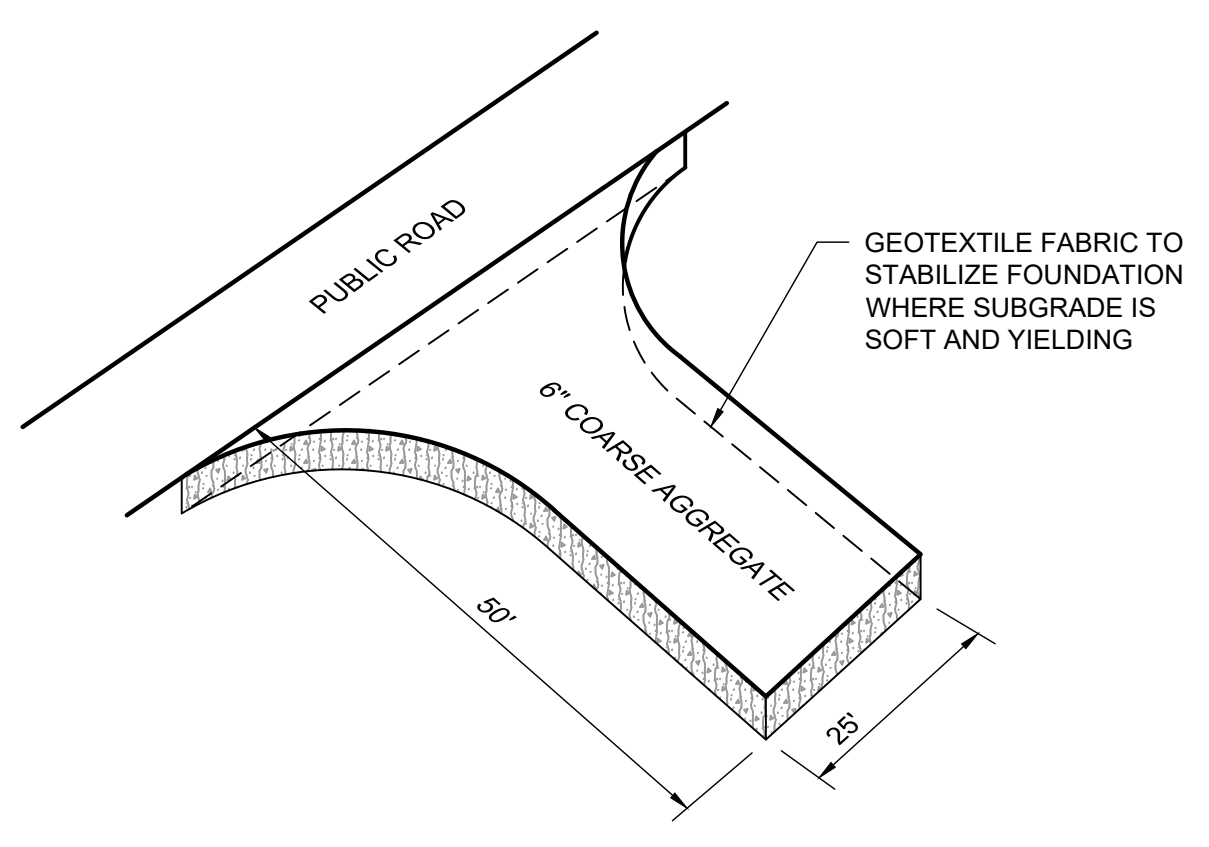
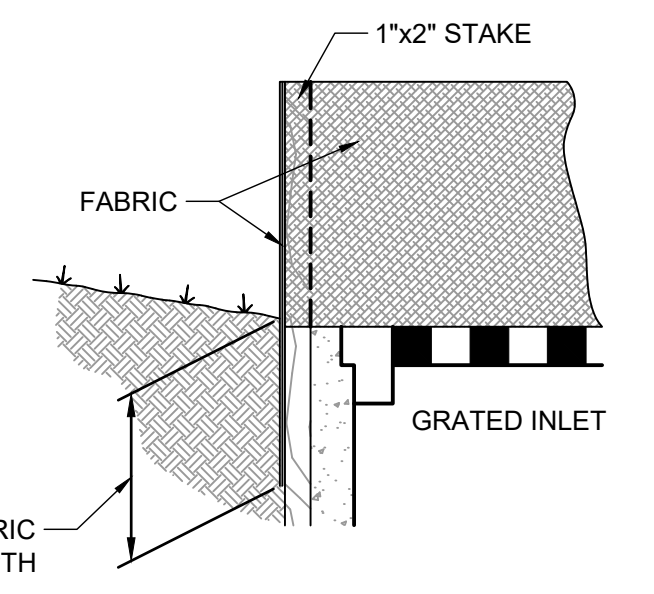


EXTENSION OF FABRIC INTO TRENCH

EC-12: SILT FENCE
NOT TO SCALE 3-20-2024

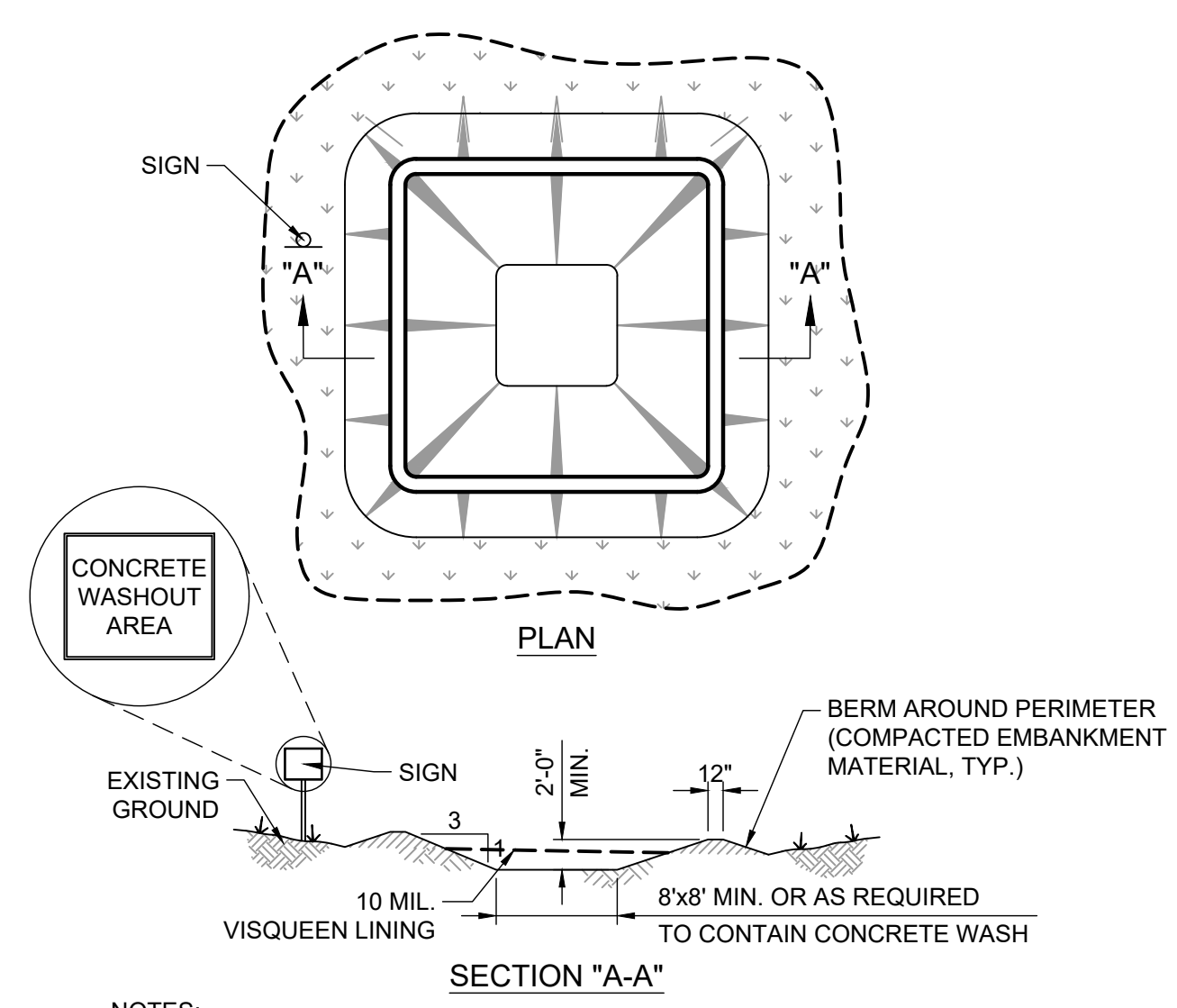


EC-41: SILT FENCE INLET PROTECTION
NOT TO SCALE 4-3-2024



- 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 4-3-2024



- 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.

EC-50: CONCRETE WASHOUT AREA
NOT TO SCALE 4-3-2024

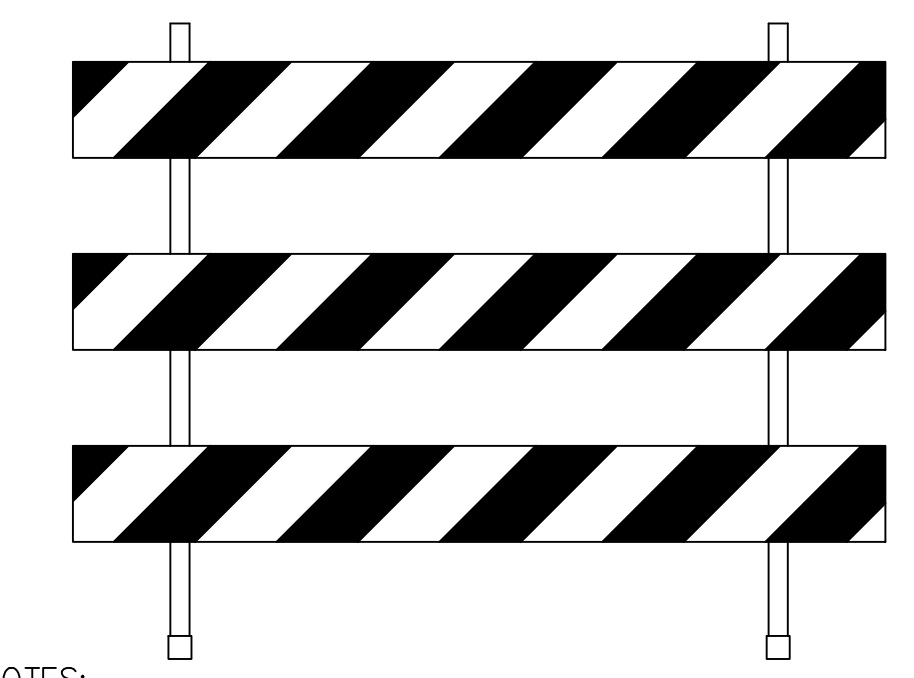
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT PROGRESSES.

| CONSTRUCTION SEQUENCE | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|--------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| TEMPORARY CONSTRUCTION EXITS | | | | | | | | | | | | | | | | | | | | | | | | |
| TEMPORARY CONTROL MEASURES | | | | | | | | | | | | | | | | | | | | | | | | |
| SEDIMENT CONTROL BASINS | | | | | | | | | | | | | | | | | | | | | | | | |
| STRIP & STOCKPILE TOPSOIL | | | | | | | | | | | | | | | | | | | | | | | | |
| ROUGH GRADE | | | | | | | | | | | | | | | | | | | | | | | | |
| STORM FACILITIES | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE CONSTRUCTION | | | | | | | | | | | | | | | | | | | | | | | | |
| PERMANENT CONTROL STRUCTURES | | | | | | | | | | | | | | | | | | | | | | | | |
| FOUNDATION/BUILDING CONSTRUCTION | | | | | | | | | | | | | | | | | | | | | | | | |
| FINISH GRADING | | | | | | | | | | | | | | | | | | | | | | | | |
| LANDSCAPING/SEED/FINAL STABILIZATION | | | | | | | | | | | | | | | | | | | | | | | | |

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST CONCLUDE WITH SEQUENCE OF CONSTRUCTION

OPERATION TIME SCHEDULE
NOT TO SCALE 05-13-2024



- NOTES:
1. If barricades are used to channelize pedestrians, there shall be continuous detectable bottom and top rails with no gaps between individual barricades to be detectable to users of long canes. The bottom of the bottom rail shall be no higher than six inches (6") above the ground surface. The top of the top rail shall be no lower than three feet (3') above the ground surface.
- * Warning lights optional.
- ** Rail stripe widths shall be six inches (6"), except that four inch (4") wide stripes may be used if rail lengths are less than three feet (3'). The sides of barricades facing traffic shall have retroreflective rail faces.

TYPE 3 BARRICADE
N.T.S

FILE NAME: A:\68000\680146\01\LD\CADD\Sheets\C-SHT-DET-58146.dwg DATE: November 12, 2024, TIME: 2:25 PM, USER: ah5744

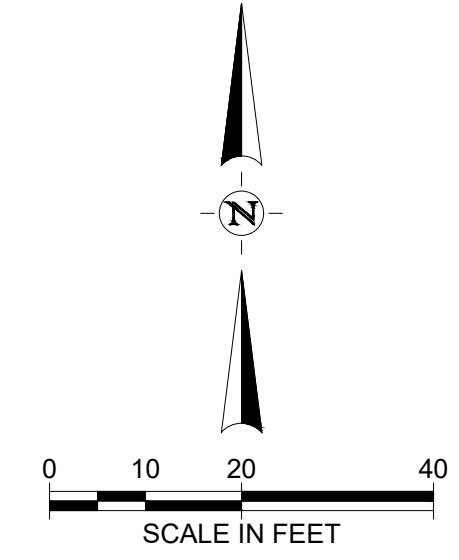
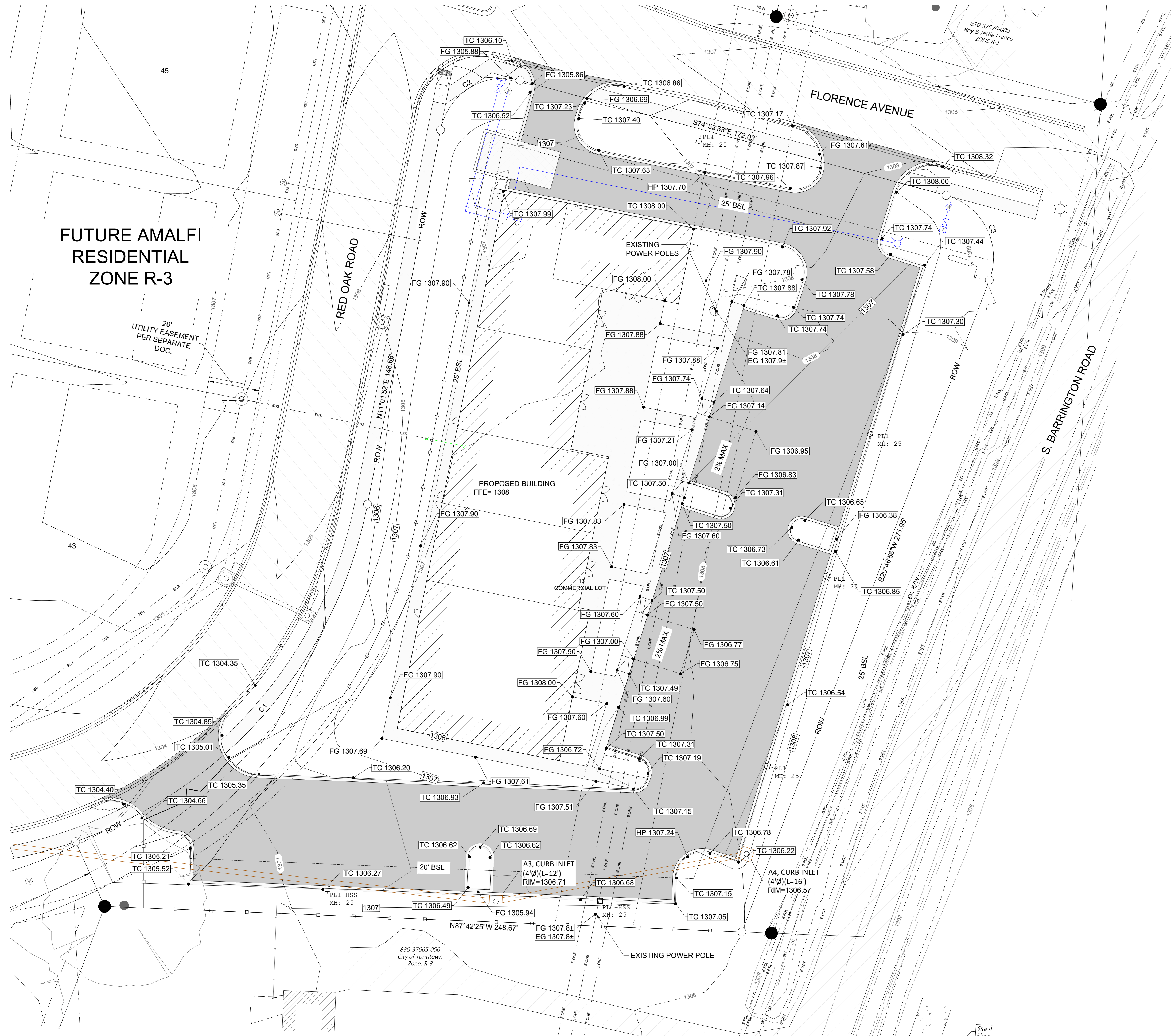
AMALFI COMMERCIAL
TONTITOWN AR
NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703



| REVISION NO. | DATE | DESCRIPTION |
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PROJECT NO.: 58146.001
ISSUED: 11.08.2024
DRAWN BY: KES
CHECKED BY: PRF
SCALE: 1" = 1'
SHEET TITLE:
EROSION CONTROL DETAILS

FILE NAME: A:\580005\58146\01\LD\CADD\Sheets\C-SHT-SITE-SITE-58146.001.dwg DATE: November 12, 2024, TIME: 2:12 PM, USER: ah5744



FUTURE AMALFI
RESIDENTIAL
ZONE R-3

20'
UTILITY EASEMENT
PER SEPARATE
DOC.

RED OAK ROAD

FLORENCE AVENUE

S. BARRINGTON ROAD

PROPOSED BUILDING
FFE= 1308

COMMERCIAL LOT

A3, CURB INLET
(4'Ø)(L=12')
RIM=1306.71

A4, CURB INLET
(4'Ø)(L=16')
RIM=1306.57

EXISTING POWER POLE

AMALFI COMMERCIAL
TONTITOWN AR



1201 NORTH BOWSER RD.
TONTITOWN, CO 80132
TEL: (303) 346-6200

| REVISION NO. | DATE | DESCRIPTION |
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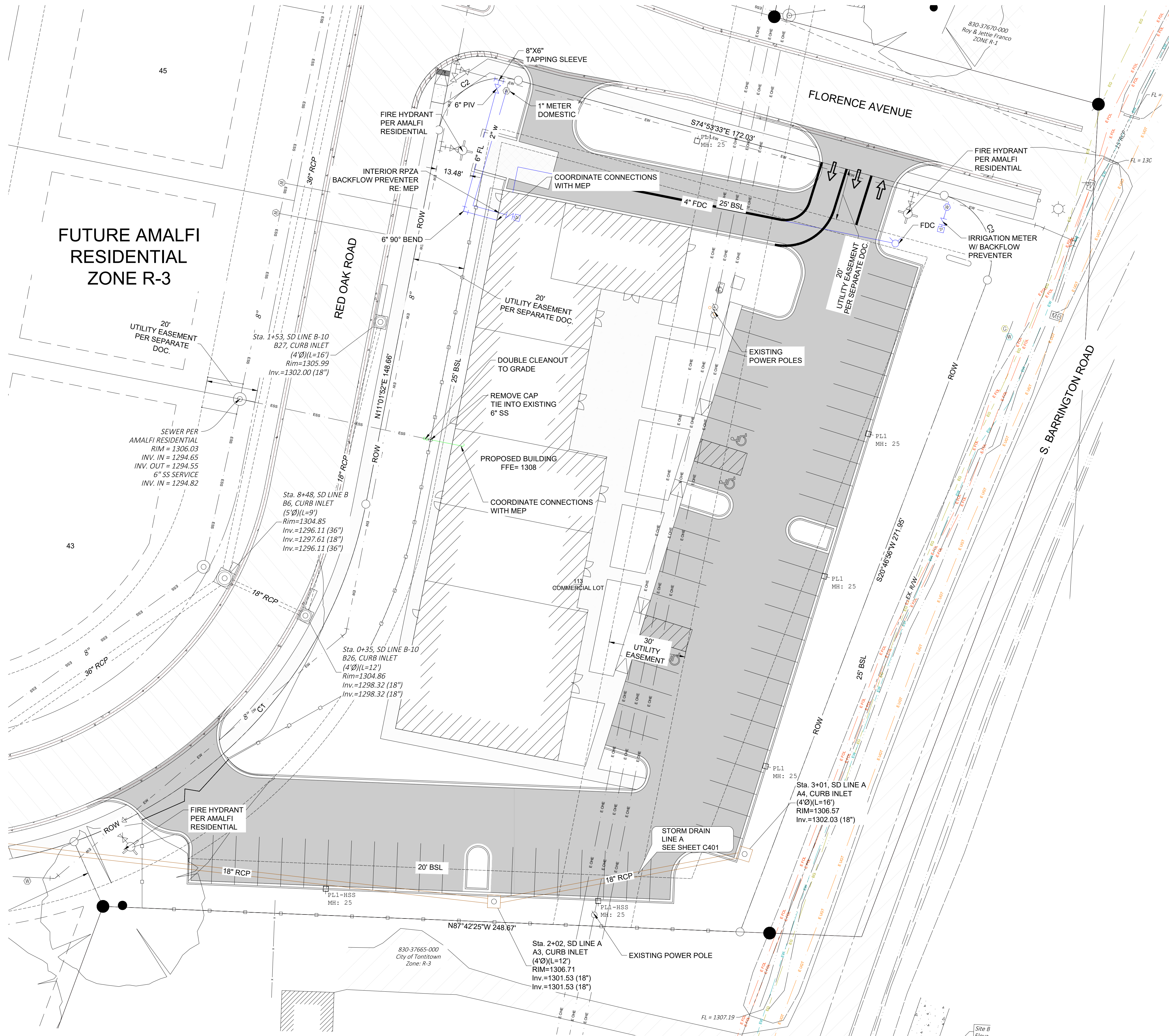
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PATRICK R. FOY 18318
NAME PE LICENSE NO.
DATE 11/12/2024
1470 AR
FIRM / BUSINESS NO. STATE

PROJECT NO.: 58146.001
ISSUED: 11.08.2024
DRAWN BY: KES
CHECKED BY: PRF
SCALE: 1" = 20'
SHEET TITLE:

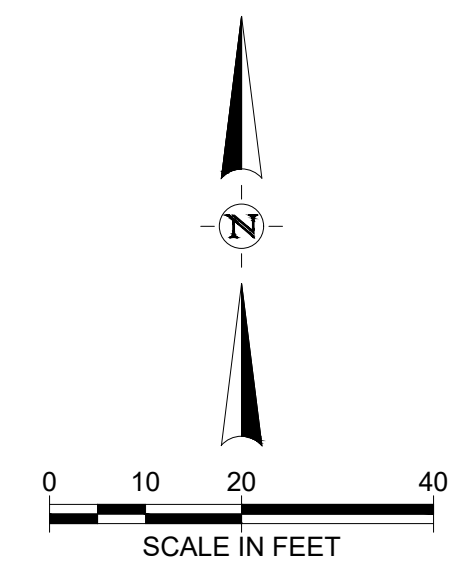
GRADING PLAN

C300

FILE NAME: A:\58000s\58146\01\LD\CADD\Sheets\C-SHT-SITE-58146.001.dwg DATE: November 12, 2024, TIME: 2:13 PM, USER: ah5744



HYDRANT #C6-E31
 STATIC PSI:80
 RESIDUAL PSI:34
 PITOT:18
 ACTUAL GPM:712
 AVAILABLE GPM:1074



FUTURE AMALFI
 RESIDENTIAL
 ZONE R-3

AMALFI COMMERCIAL
 TONTITOWN AR



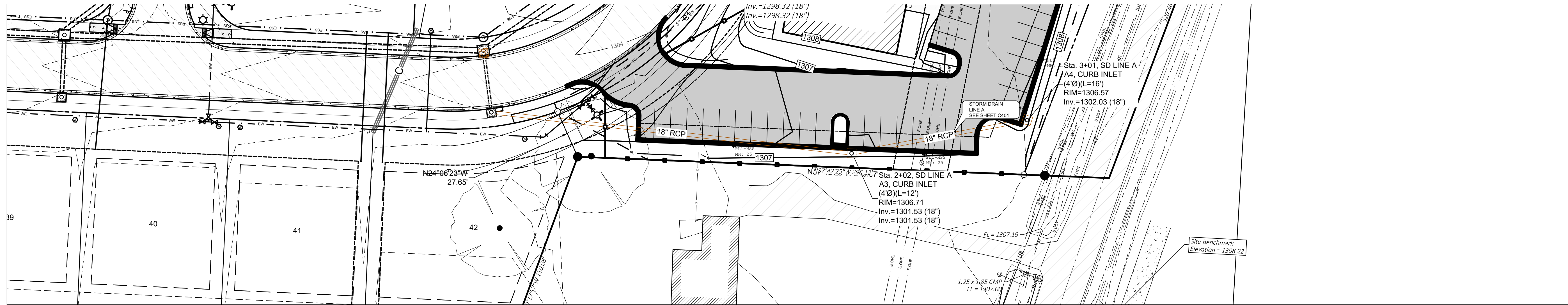
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 PATRICK R. FOY 18318
 NAME PE LICENSE NO.
 11/12/2024
 DATE
 1470 AR
 FIRM / BUSINESS NO. STATE

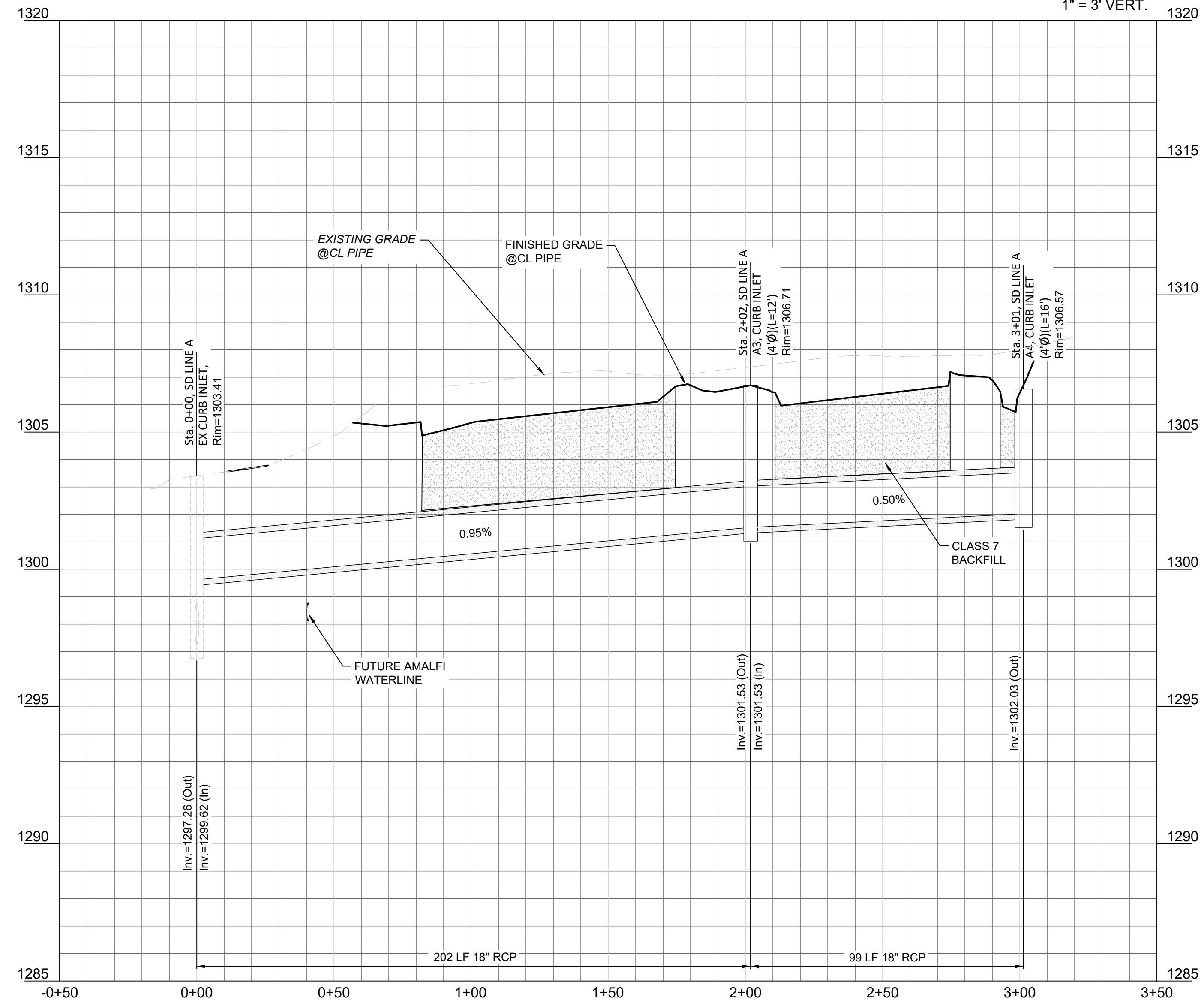
PROJECT NO.: 58146.001
 ISSUED: 11.08.2024
 DRAWN BY: KES
 CHECKED BY: PRF
 SCALE: 1" = 20'
 SHEET TITLE:
DRAINAGE AND UTILITY PLAN

C400

FILE NAME: A:\58000s\58146\01\LD\CADD\Sheets\C-SHT-SITE-58146.dwg DATE: November 12, 2024, TIME: 2:13 PM, USER: ah5744



SD LINE A
 STA. -+50.00 - 3+50.00
 SCALE 1" = 30' HORZ.
 1" = 3' VERT.



AMALFI COMMERCIAL
 TONTOWN AR

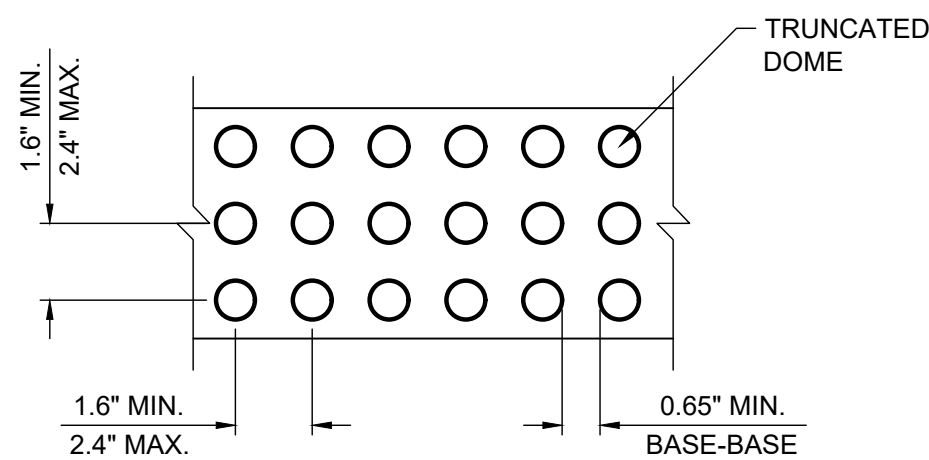
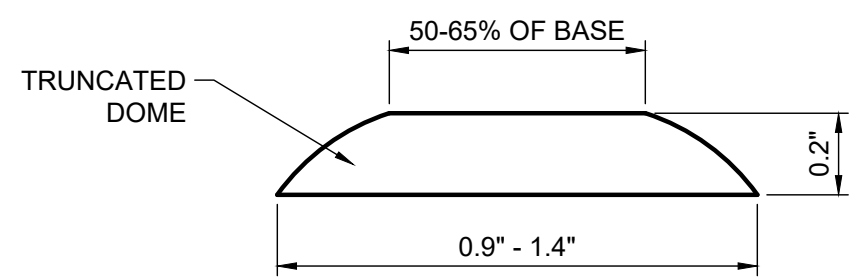


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 NAME: PATRICK R. FOY
 DATE: 11/12/2024
 FIRM / BUSINESS NO.: 1470
 AR STATE: 19318 PE LICENSE NO.

PROJECT NO.: 58146.001
 ISSUED: 11.08.2024
 DRAWN BY: KES
 CHECKED BY: PRF
 SCALE: 1" = 30'
 SHEET TITLE:
STORM DRAIN LINE A PLAN AND PROFILE

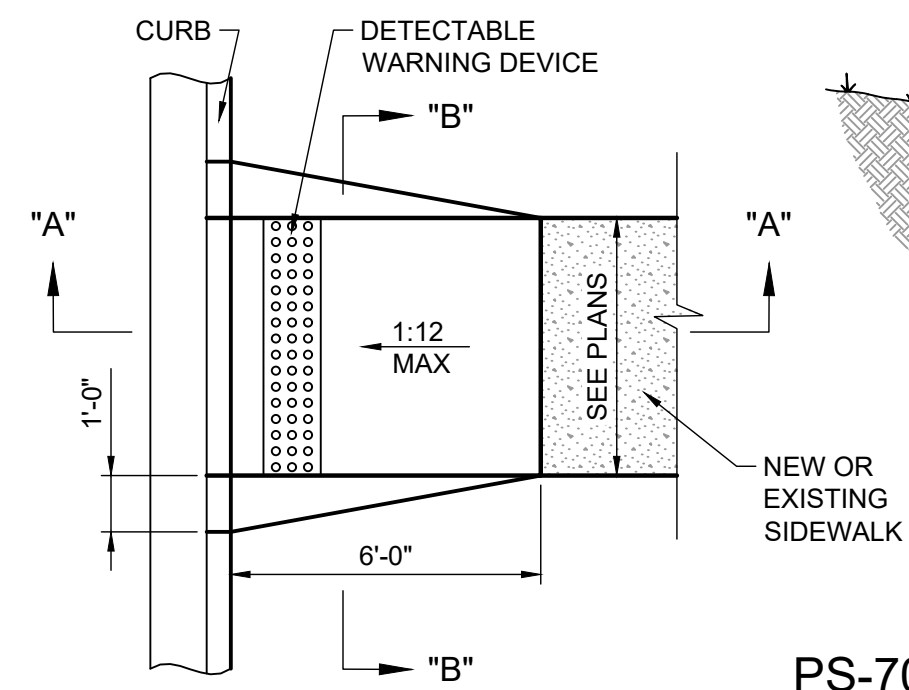
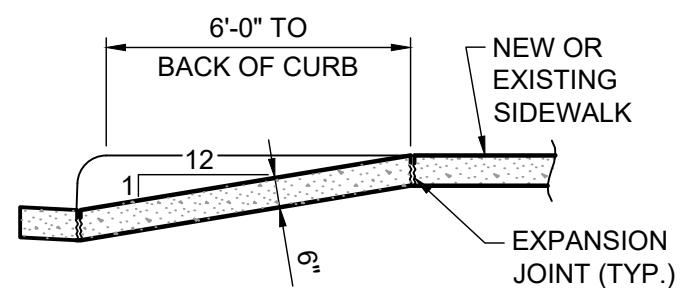
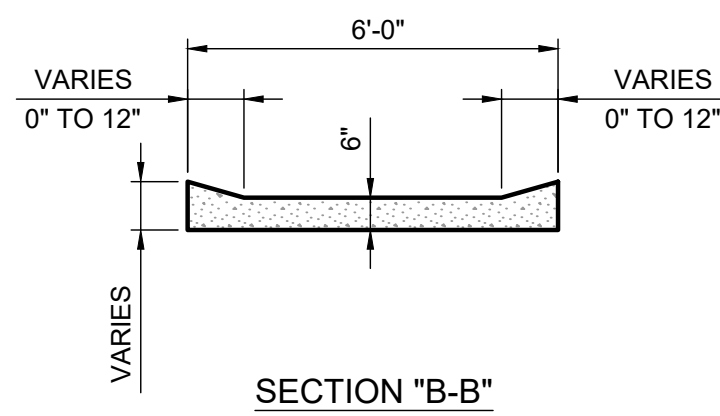
C401



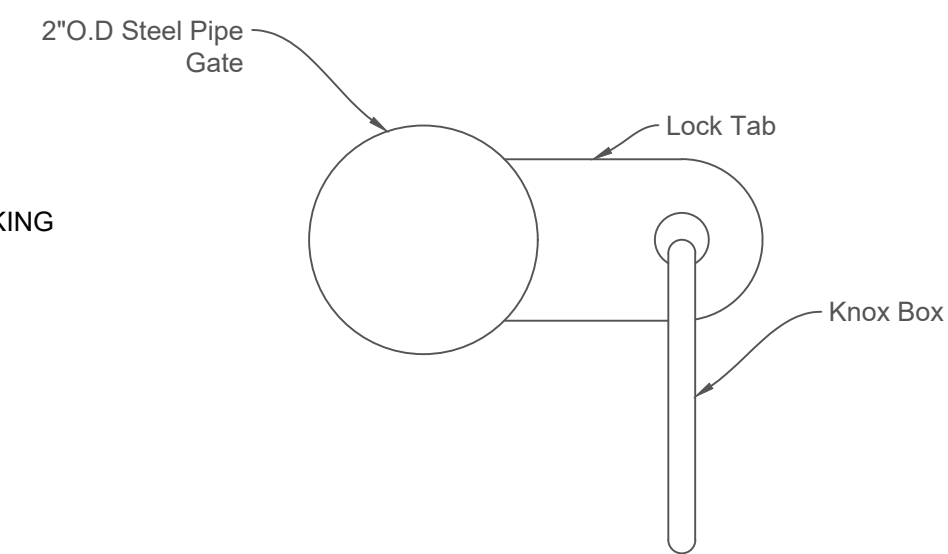
NOTES:

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.

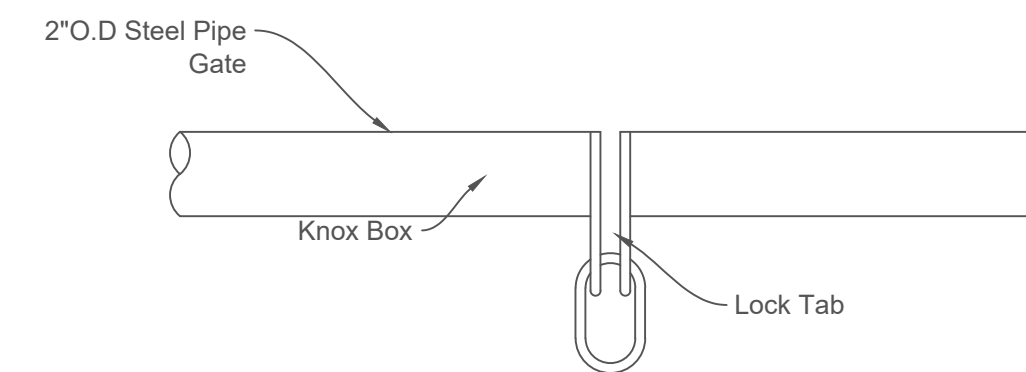
PS-60: DETECTABLE WARNING DEVICE
NOT TO SCALE 8-7-2024



PS-70: CONCRETE SIDEWALK ADJACENT TO PARKING LOT
NOT TO SCALE 8-9-2024

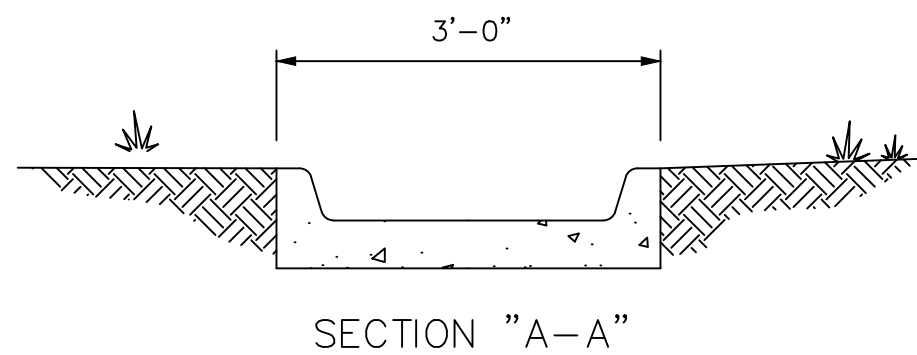


GATE LOCK TAB SECTION VIEW

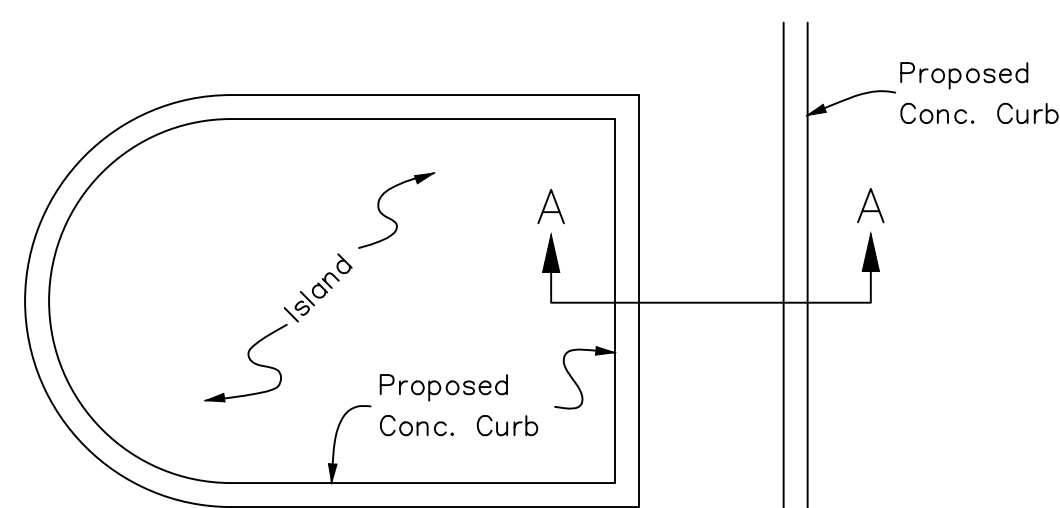
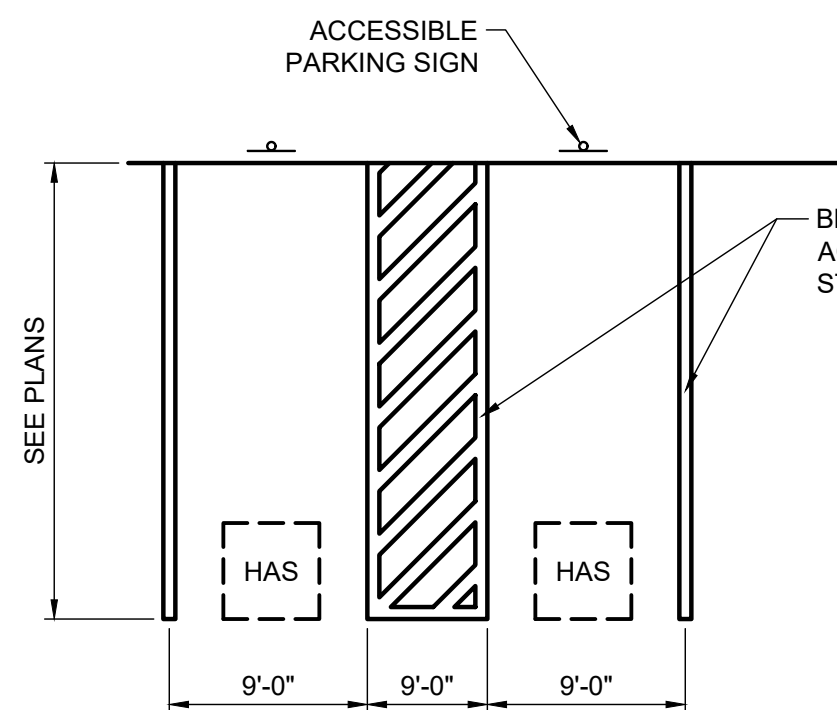


GATE LOCK TAB ELEVATION VIEW (TOWARD PROJECT)

PS-40: ACCESSIBLE SIDEWALK RAMP
NOT TO SCALE 4-25-2024

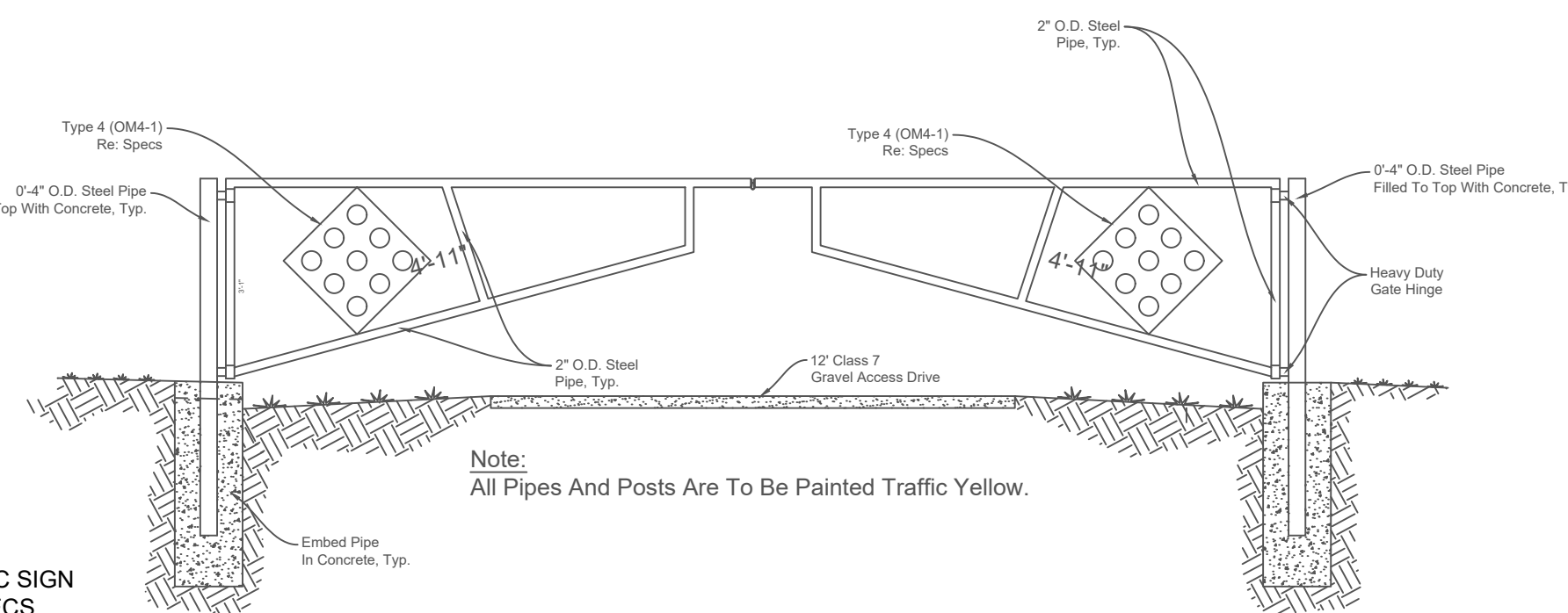


SECTION "A-A"



PLAN

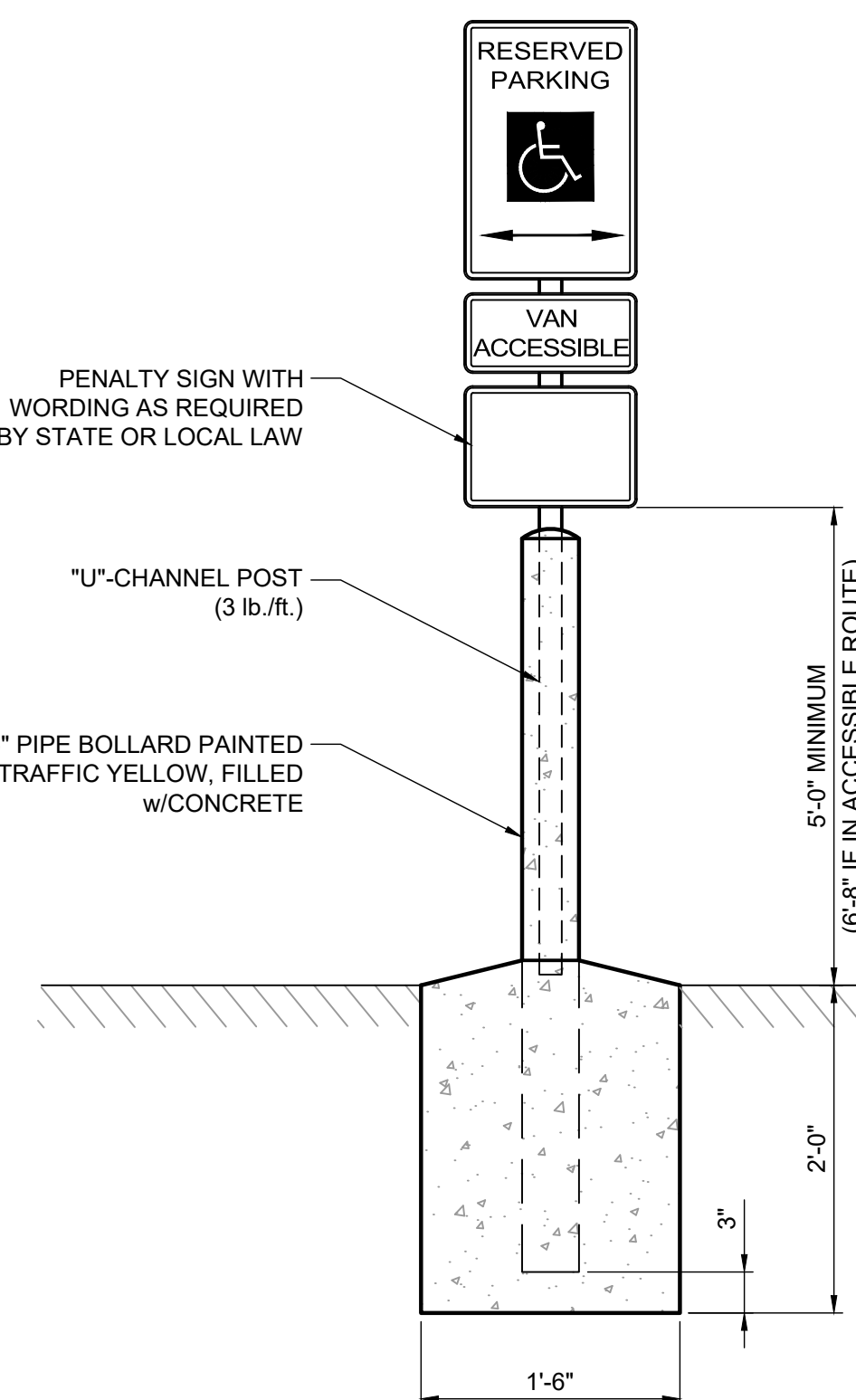
CONCRETE ISLAND SWALE
N.T.S.



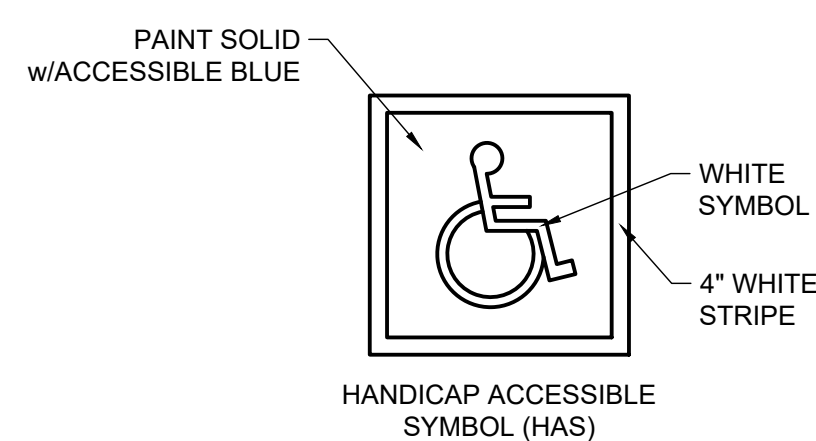
PIPE GATE ELEVATION VIEW

PIPE GATE DETAIL

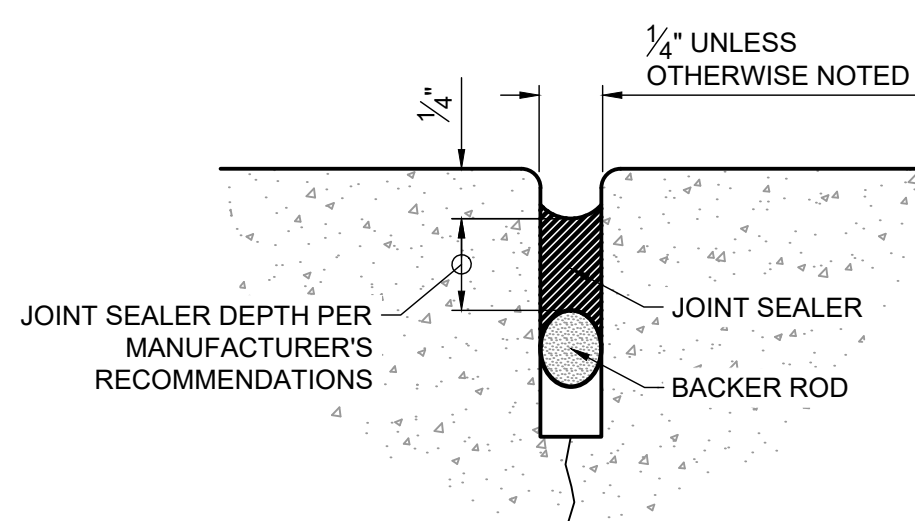
Not to Scale



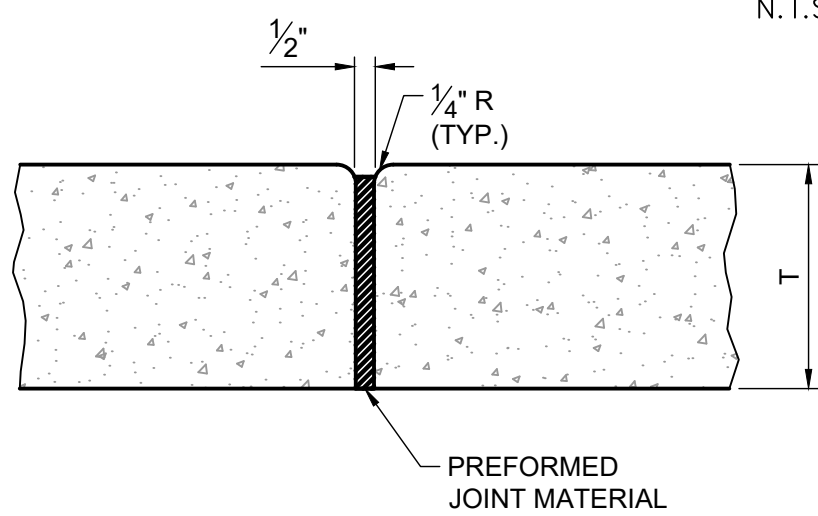
PS-100: HANDICAP ACCESSIBLE PARKING SIGN
NOT TO SCALE 8-9-2024



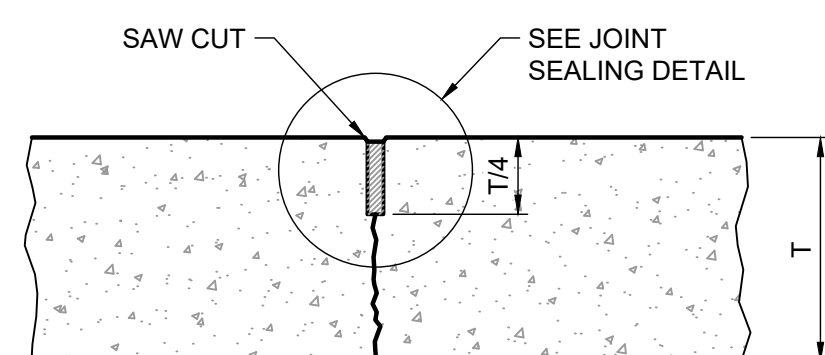
PS-80: ACCESSIBLE PARKING SPACE LAYOUT
NOT TO SCALE 8-9-2024



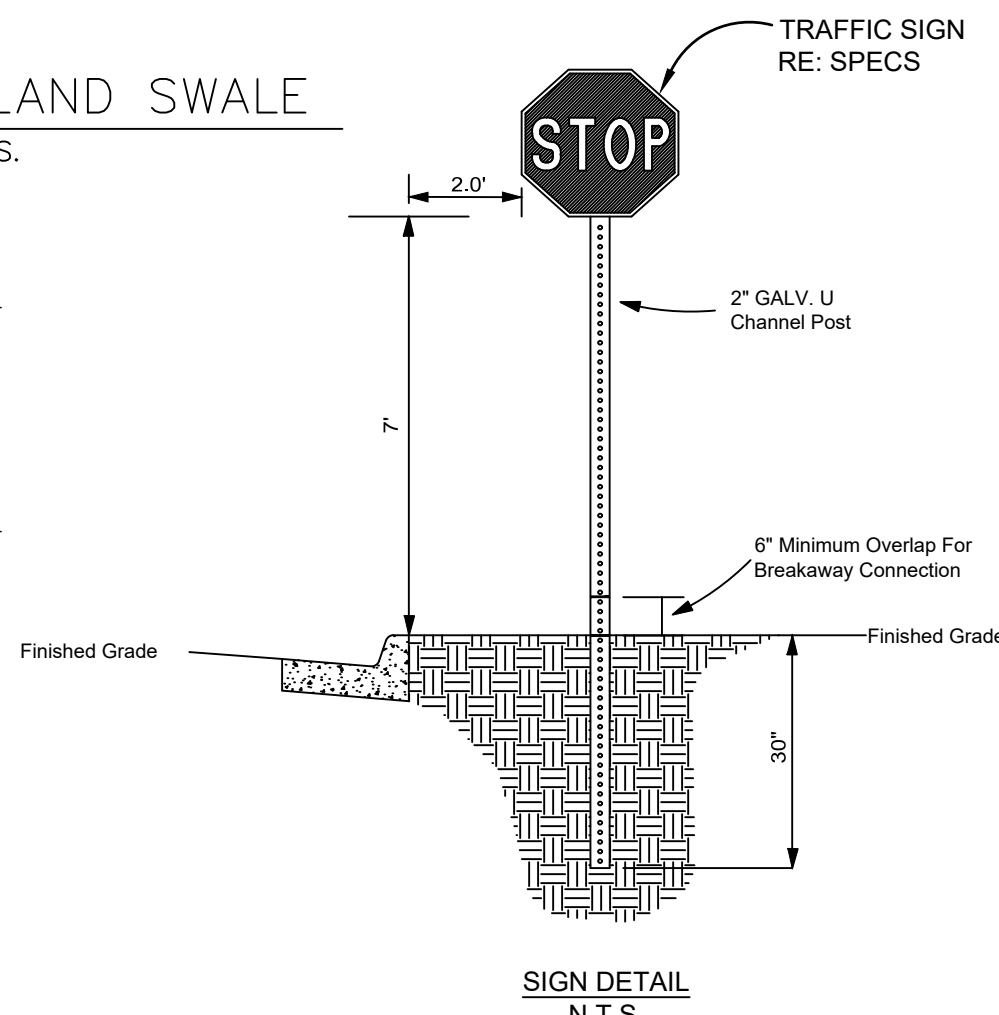
ST-120: CONCRETE JOINT SEALING
NOT TO SCALE 8-14-2024



ST-110: EXPANSION JOINT
NOT TO SCALE 8-14-2024

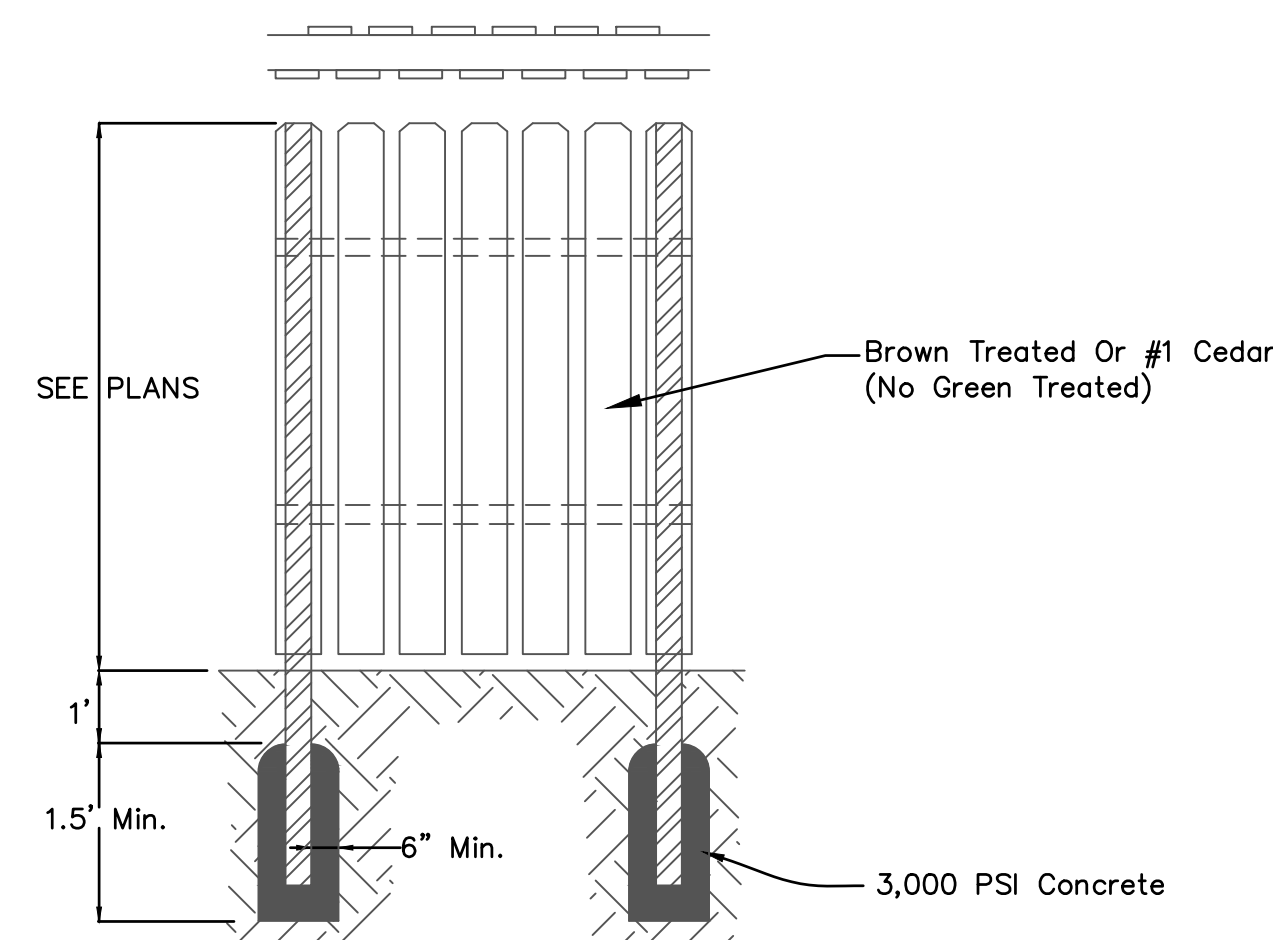


ST-60: CONTRACTION JOINT - PLAIN
NOT TO SCALE 8-9-2024



SIGN DETAIL
N.T.S.

ST-10: TYPE 'A' CURB & GUTTER
NOT TO SCALE 8-9-2024



WOOD PRIVACY FENCE
Not to Scale

FILE NAME: A:\68000\69146\01\LD\CADD\Sheets\C-SHT-DET-58146.dwg DATE: November 12, 2024, TIME: 2:28 PM, USER: ah5744

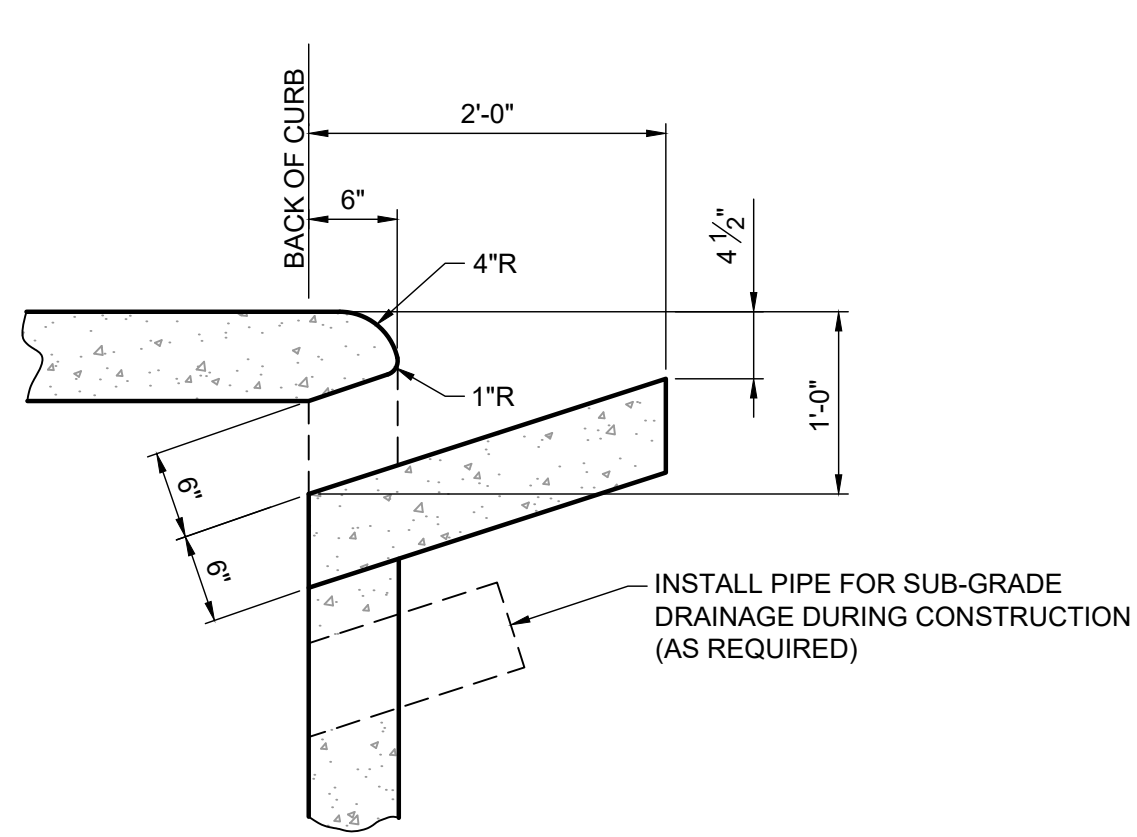
AMALFI COMMERCIAL
TONTITOWN AR
NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703



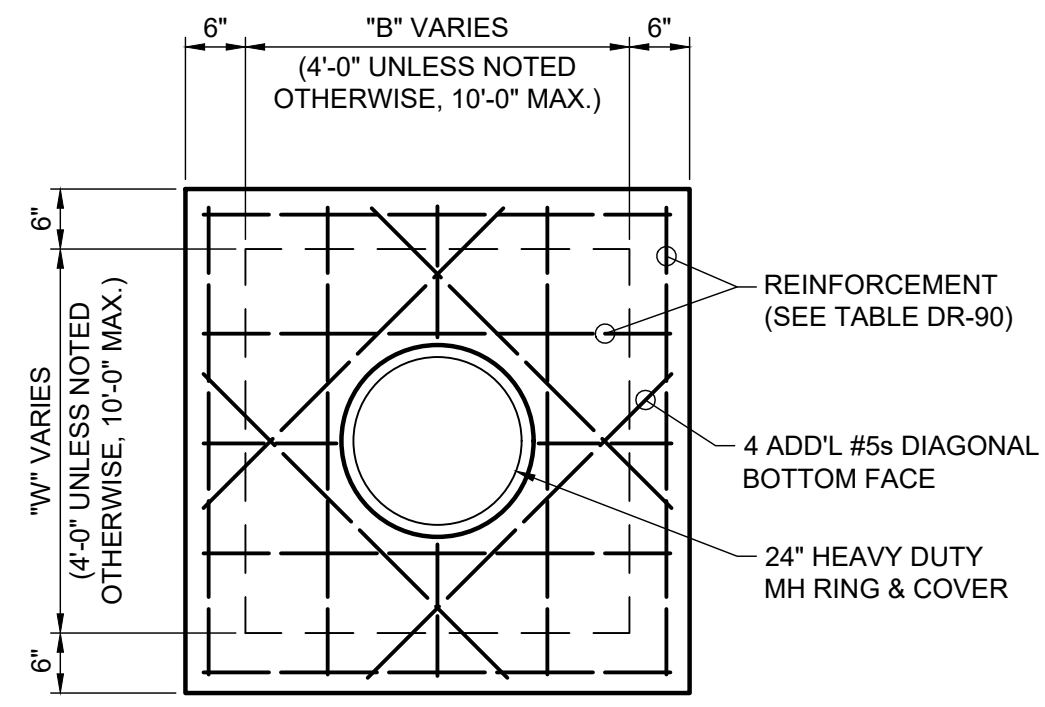
1201 NORTH BOWSER RD.
TONTITOWN, AR 72703
TEL: (479) 346-6200

| REVISION NO. | DATE | DESCRIPTION |
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PROJECT NO.: 58146.001
ISSUED: 11.08.2024
DRAWN BY: KES
CHECKED BY: PRF
SCALE: 1" = 1"
SHEET TITLE:
MISCELLANEOUS DETAILS

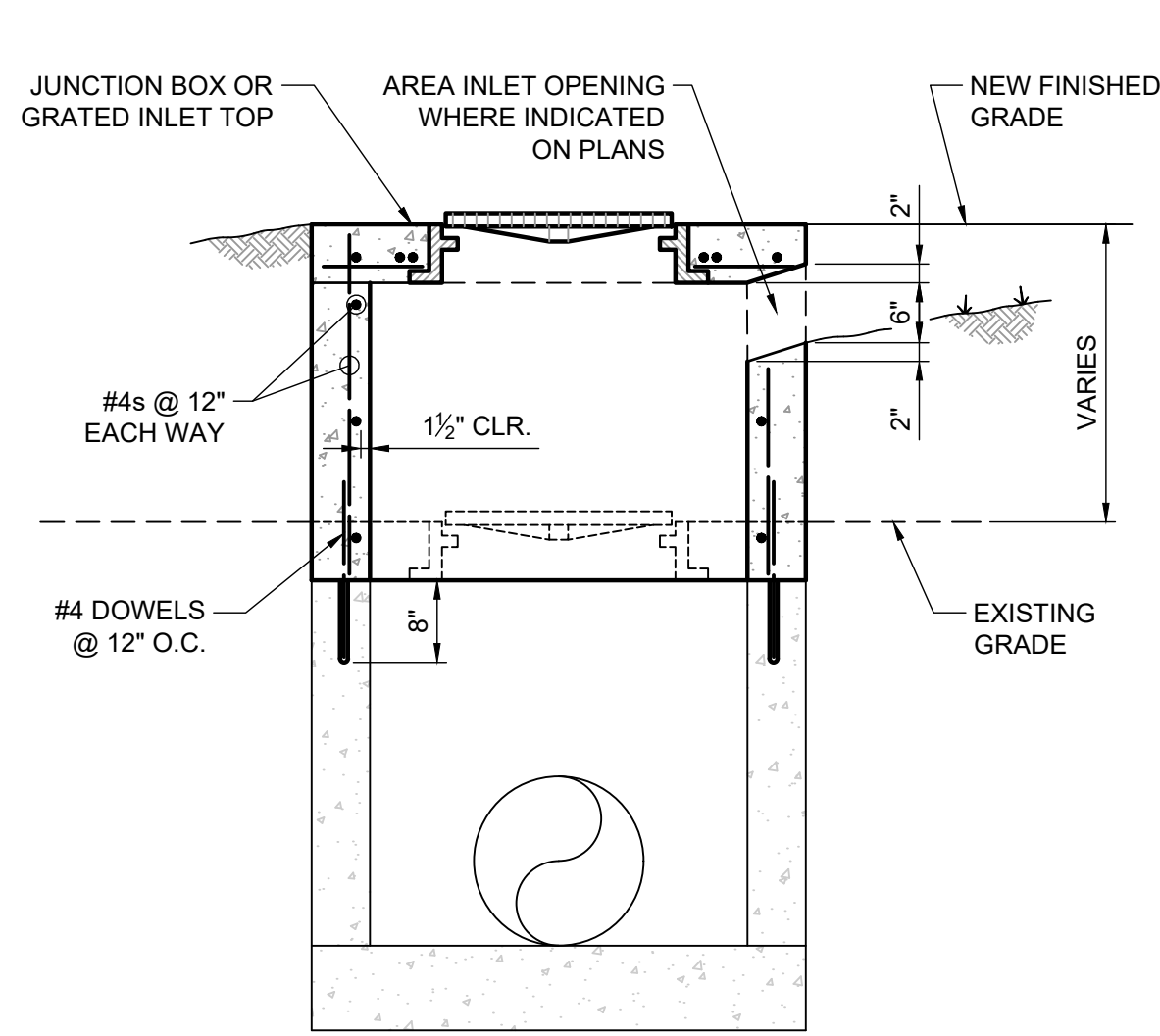


DR-40: CURB INLET OPENING DETAIL
NOT TO SCALE 3-7-2024



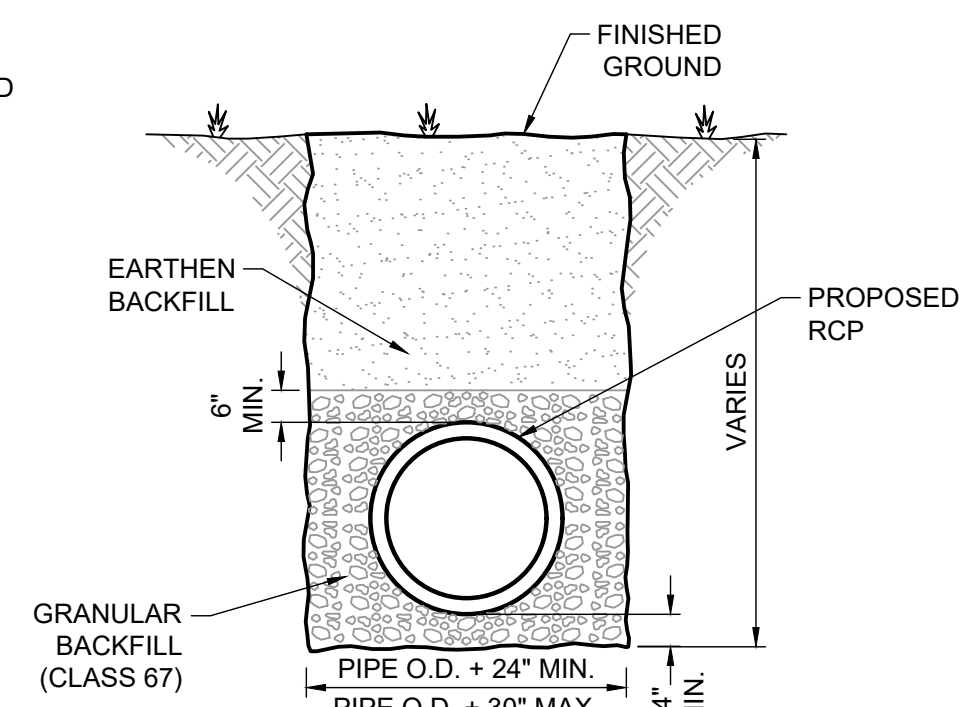
- NOTES:**
- SEE PLANS FOR DIMENSIONS "B" AND "W" (NOTED B x W).
 - SEE TABLE FOR TOP THICKNESS AND REINFORCING.
 - EXPOSED EDGES SHALL HAVE 3/4" CHAMFER.

DR-70: JUNCTION BOX TOP
NOT TO SCALE 3-11-2024

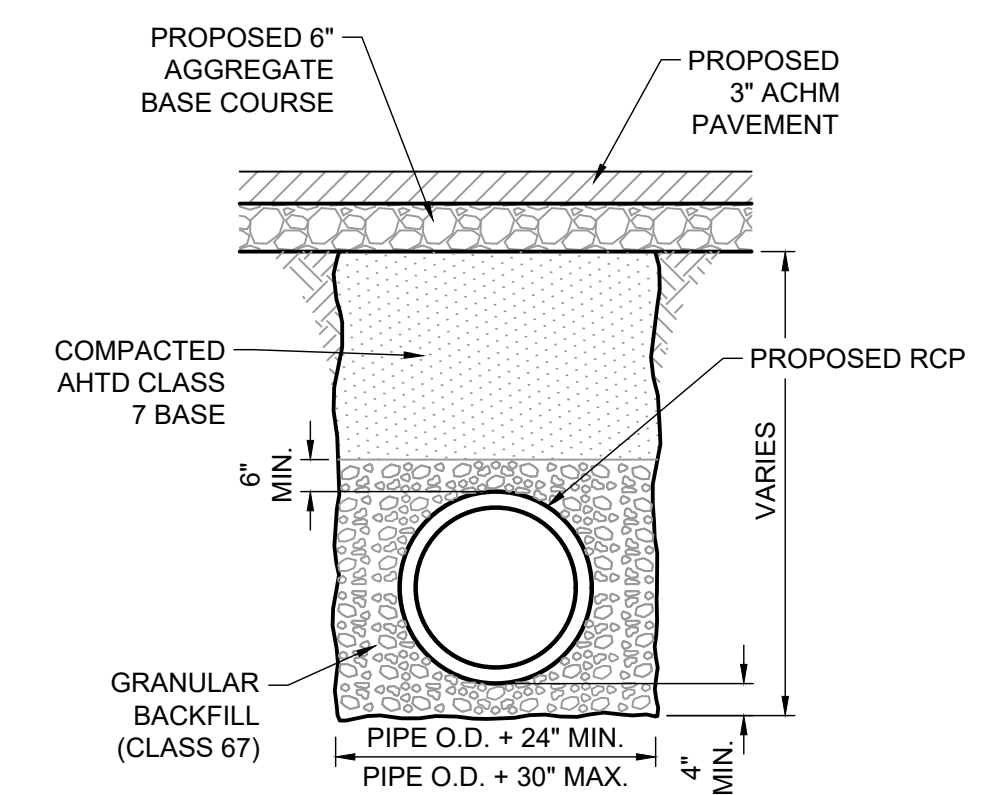


- NOTES:**
- REMOVE EXISTING INLET OR BOX TOP BY CUTTING EXISTING WALLS AT THE BASE OF THE TOP.
 - TIE INTO EXISTING WALLS BY USING #4x18" DOWEL BARS @ 12" O.C.
 - REUSE EXISTING LID OR GRATE AND CAST INTO NEW TOP MATCHING NEW FINISHED GRADE ELEVATION.

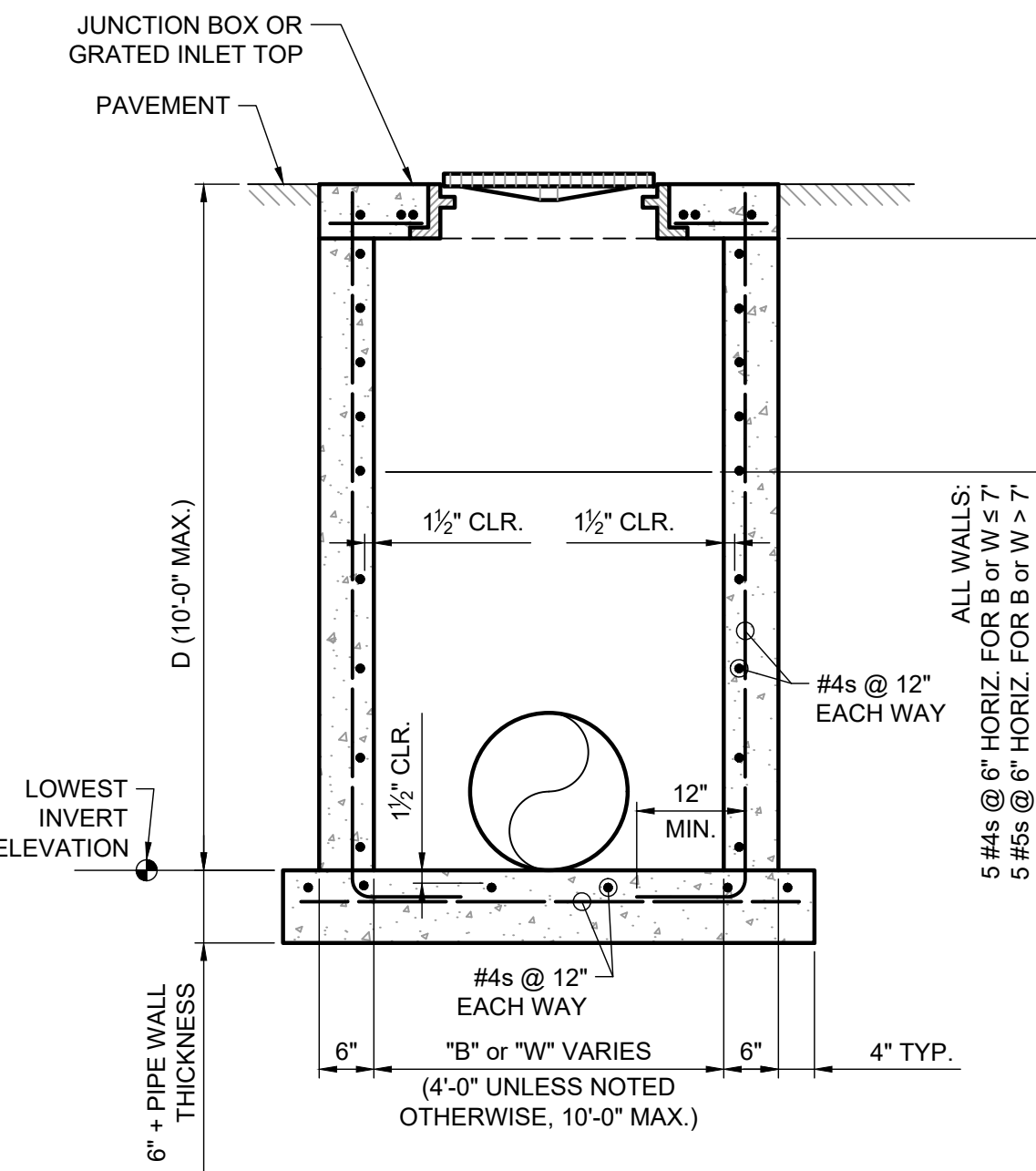
DR-65: JUNCTION BOX OR GRATED INLET GRADE ADJUSTMENT - NOT IN PAVEMENT
NOT TO SCALE 3-11-2024



STORM DRAIN IN GREENSPACE
NOT TO SCALE 8-14-2024

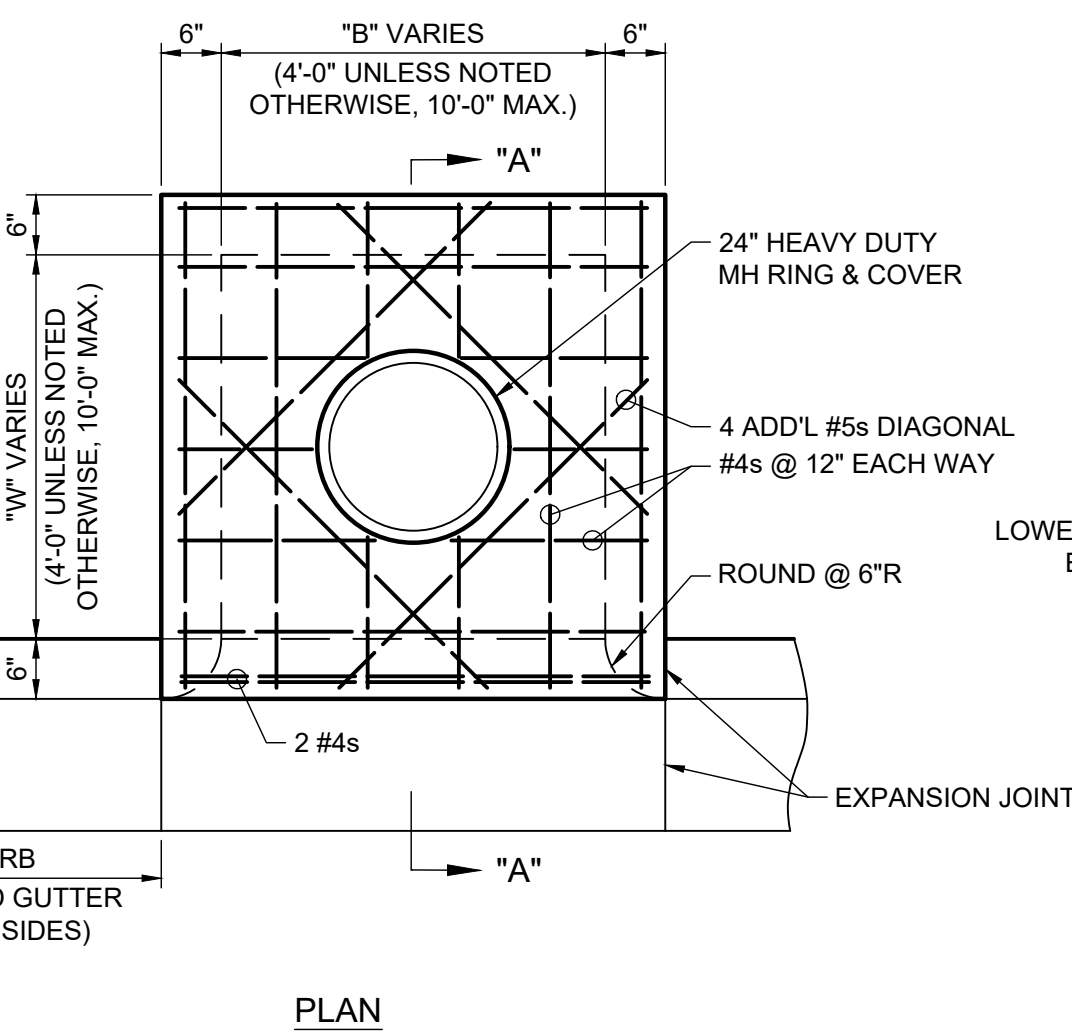


STORM DRAIN BENEATH PROPOSED PAVEMENT
NOT TO SCALE 8-14-2024



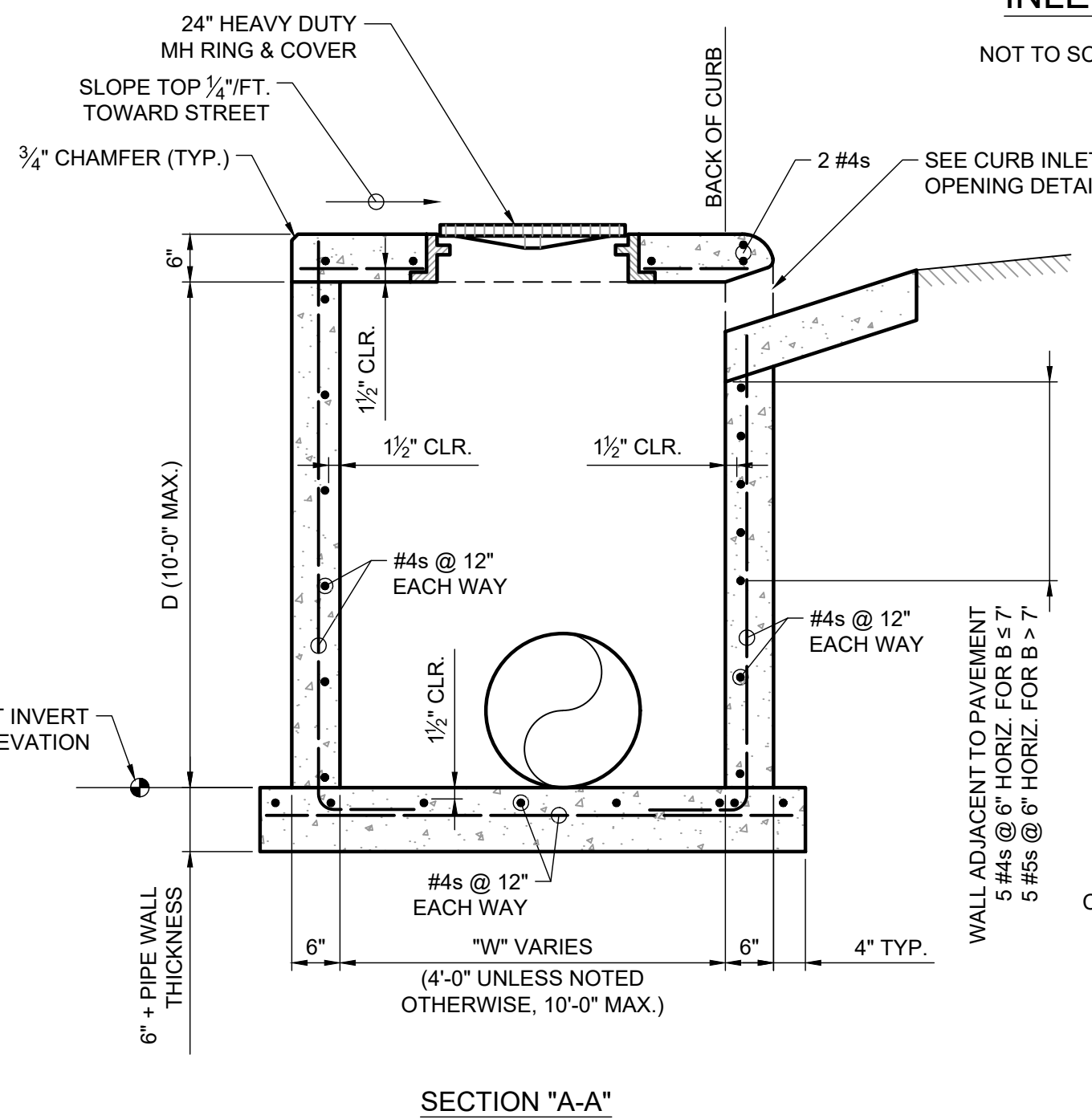
- NOTES:**
- SEE PLANS FOR DIMENSIONS "B" AND "W" (NOTED B x W).
 - WALL REINFORCEMENT FOR WALL ADJACENT TO PAVEMENT AND TOP SHALL BE AS INDICATED. ALL OTHER REINFORCING SHALL BE #4 BARS AT 12" EACH WAY.
 - SEE DETAIL FOR WALL CORNER REINFORCEMENT.

DR-50: JUNCTION BOX OR GRATED INLET IN PAVEMENT
NOT TO SCALE 3-7-2024

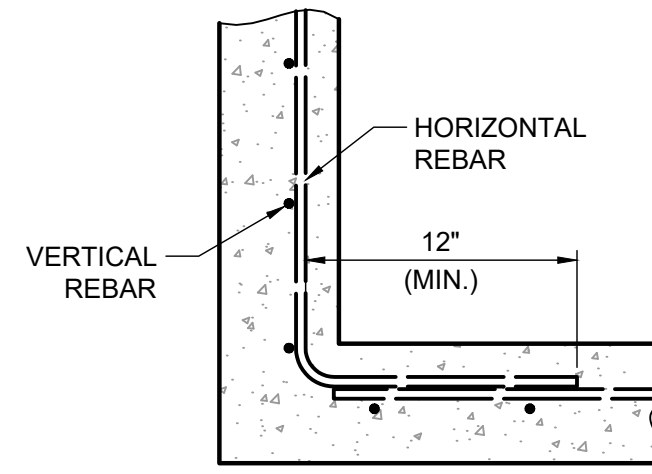


- NOTES:**
- SEE PLANS FOR DIMENSIONS "B" AND "W" (NOTED B x W).
 - WALL REINFORCEMENT FOR WALL ADJACENT TO PAVEMENT AND TOP SHALL BE AS INDICATED. ALL OTHER REINFORCING SHALL BE #4 BARS AT 12" EACH WAY.
 - SEE DETAIL FOR WALL CORNER REINFORCEMENT.

DR-10: CURB INLET
NOT TO SCALE 2-29-2024



DR-100: PLAN - JUNCTION BOX, GRATED INLET OR CURB INLET WALL CORNER REINFORCING
NOT TO SCALE 3-11-2024



- NOTE:**
- HORIZONTAL REBAR SHALL BE CONTINUOUS AROUND CORNERS OR LAPPED AS SHOWN

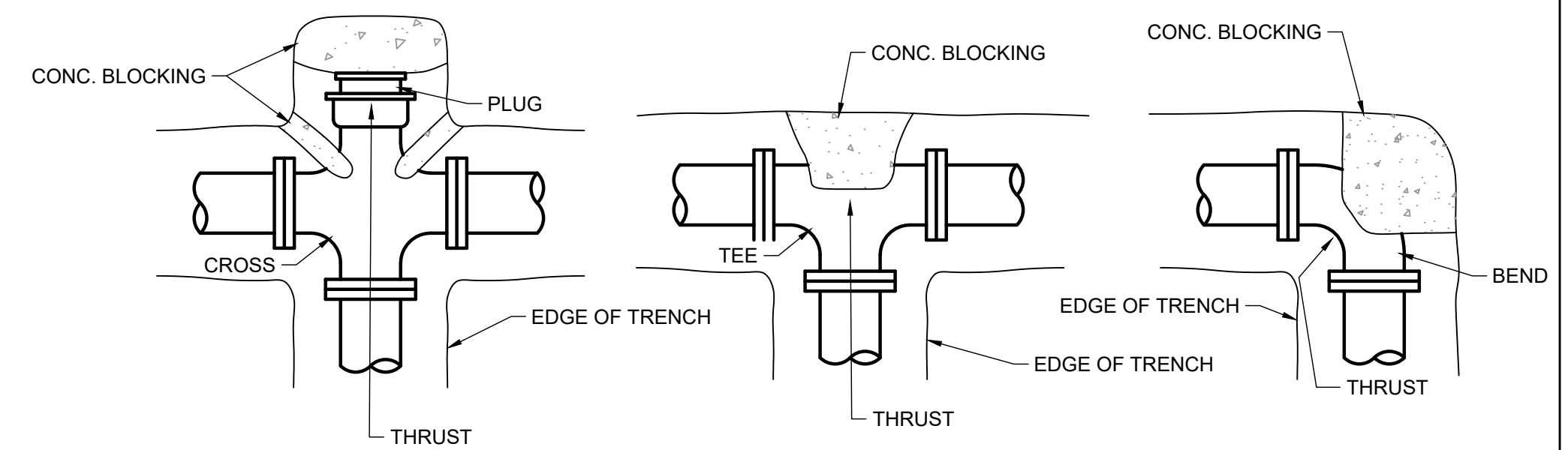
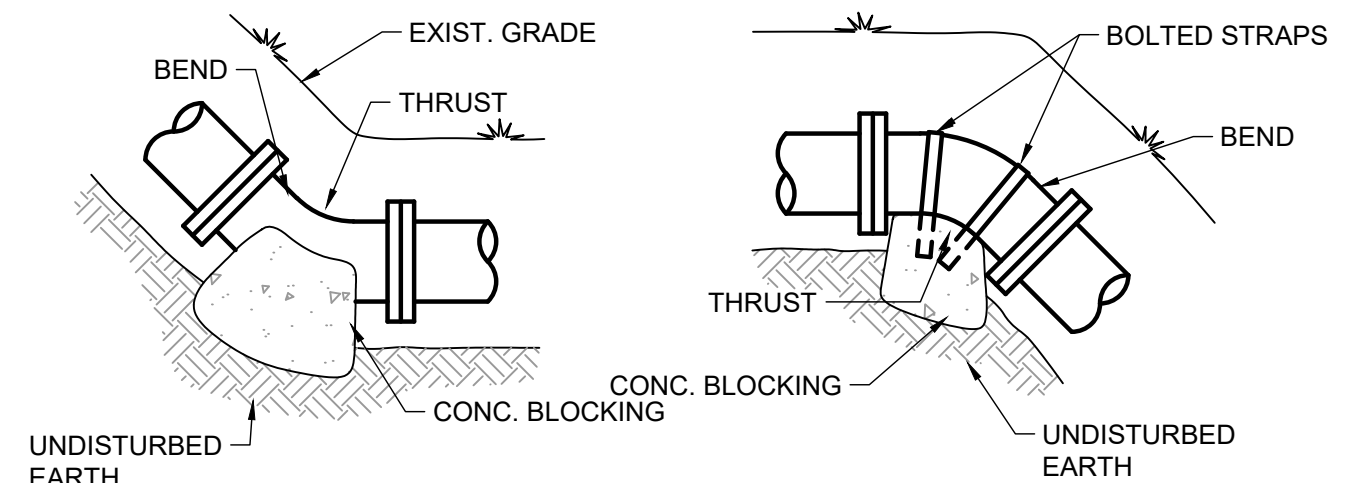
TOP REINFORCING FOR INLETS & JUNCTION BOXES FOR LOCATIONS SUBJECT TO TRAFFIC LOADING (HS-20)

| "B" or "W" | THICKNESS | SHORT SPAN REINFORCING | LONG SPAN REINFORCING |
|-----------------|-----------|------------------------|-----------------------|
| UP TO 4'-0" | 10" | #6 @ 5" | #4 @ 12" |
| 4'-1" TO 5'-0" | 10" | #7 @ 5" | #4 @ 12" |
| 5'-1" TO 7'-0" | 12" | #7 @ 5" | #4 @ 12" |
| 7'-1" TO 9'-0" | 12" | #8 @ 5" | #4 @ 12" |
| 9'-1" TO 10'-0" | 13" | #8 @ 5" | #4 @ 12" |

TOP REINFORCING FOR INLETS & JUNCTION BOXES FOR LOCATIONS NOT SUBJECT TO TRAFFIC LOADING

| MAX. SPAN "B" or "W" | THICKNESS | SHORT SPAN REINFORCING | LONG SPAN REINFORCING |
|----------------------|-----------|------------------------|-----------------------|
| UP TO 7'-0" | 6" | #4 @ 12" | #4 @ 12" |
| 7'-1" TO 8'-0" | 6" | #4 @ 10" | #4 @ 12" |
| 8'-1" TO 9'-0" | 6" | #4 @ 8" | #4 @ 12" |
| 9'-1" TO 10'-0" | 6" | #4 @ 6" | #4 @ 12" |

DR-90: JUNCTION BOX OR GRATED INLET TOP REINFORCING
NOT TO SCALE 3-11-2024



WS-10: BLOCKING FOR BENDS, CROSSES & TEES
NOT TO SCALE 8-14-2024

AMALFI COMMERCIAL
TONTITOWN AR
NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703



| REVISION NO. | DATE | DESCRIPTION |
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PROJECT NO.: 58146.001
ISSUED: 11.08.2024
DRAWN BY: KES
CHECKED BY: PRF
SCALE: 1" = 1"
SHEET TITLE:
MICSELLANEOUS DETAILS

FILE NAME: A:\58000\58146\01\1\1\DCADD\Sheets\C-SHT-DET-58146.dwg DATE: November 12, 2024, TIME: 2:28 PM, USER: ah5744

LANDSCAPE REQUIREMENT CALCULATIONS

- STREET TREES:**
(1 STREET TREE IS REQUIRED PER 50 LINEAR FEET.)

R.O.W. (S. BARRINGTON RD) = 299.55 LN. FT.
299.55 ÷ 50 = 5.99 TREES TOTAL.
6 = TREES REQUIRED.
6 = TREES PROVIDED.

R.O.W. (RD TO NORTH) = 226.47 LN. FT.
226.47 ÷ 50 = 4.53 TREES TOTAL.
5 = TREES REQUIRED.
5 = TREES PROVIDED.

R.O.W. (RD TO WEST) = 357.63 LN. FT.
357.63 ÷ 50 = 7.15 TREES TOTAL.
7 = TREES REQUIRED.
7 = TREES PROVIDED.
- LANDSCAPE STREET FRONTAGE BUFFER:**
(5 SHRUBS/SMALL TREES PER 30 LINEAR FEET OF STREET FRONTAGE.)
(A MINIMUM OF 50% OF SHRUBS/SMALL TREES SHALL BE EVERGREEN.)

R.O.W. (S. BARRINGTON RD) = 299.55 LN. FT.
299.55 ÷ 30(x5) = 49.93 TREES TOTAL.
50 = SHRUBS REQUIRED.
50 = SHRUBS PROVIDED.

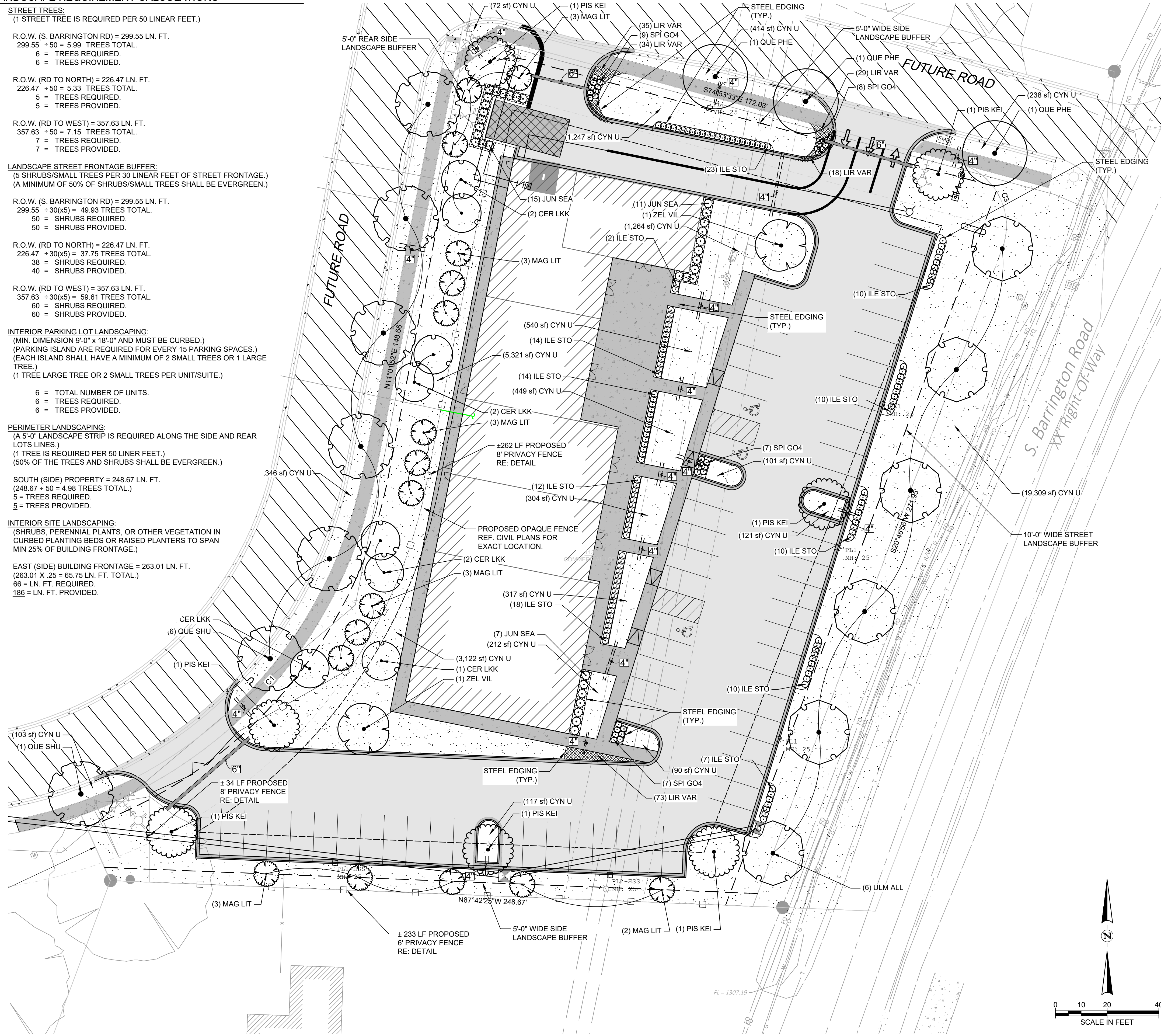
R.O.W. (RD TO NORTH) = 226.47 LN. FT.
226.47 ÷ 30(x5) = 37.75 TREES TOTAL.
38 = SHRUBS REQUIRED.
40 = SHRUBS PROVIDED.

R.O.W. (RD TO WEST) = 357.63 LN. FT.
357.63 ÷ 30(x5) = 59.61 TREES TOTAL.
60 = SHRUBS REQUIRED.
60 = SHRUBS PROVIDED.
- INTERIOR PARKING LOT LANDSCAPING:**
(MIN. DIMENSION 9'-0" x 18'-0" AND MUST BE CURBED.)
(PARKING ISLAND ARE REQUIRED FOR EVERY 15 PARKING SPACES.)
(EACH ISLAND SHALL HAVE A MINIMUM OF 2 SMALL TREES OR 1 LARGE TREE.)
(1 TREE LARGE TREE OR 2 SMALL TREES PER UNIT/SUITE.)

6 = TOTAL NUMBER OF UNITS.
6 = TREES REQUIRED.
6 = TREES PROVIDED.
- PERIMETER LANDSCAPING:**
(A 5'-0" LANDSCAPE STRIP IS REQUIRED ALONG THE SIDE AND REAR LOTS LINES.)
(1 TREE IS REQUIRED PER 50 LINEAR FEET.)
(50% OF THE TREES AND SHRUBS SHALL BE EVERGREEN.)

SOUTH (SIDE) PROPERTY = 248.67 LN. FT.
(248.67 ÷ 50 = 4.98 TREES TOTAL.)
5 = TREES REQUIRED.
5 = TREES PROVIDED.
- INTERIOR SITE LANDSCAPING:**
(SHRUBS, PERENNIAL PLANTS, OR OTHER VEGETATION IN CURBED PLANTING BEDS OR RAISED PLANTERS TO SPAN MIN 25% OF BUILDING FRONTAGE.)

EAST (SIDE) BUILDING FRONTAGE = 263.01 LN. FT.
(263.01 X .25 = 65.75 LN. FT. TOTAL.)
66 = LN. FT. REQUIRED.
186 = LN. FT. PROVIDED.

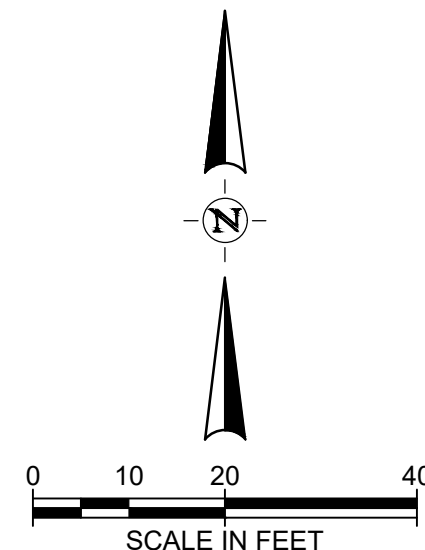


| PLANT SCHEDULE | | | | | | |
|--------------------------|---------|-----|---|-----------|---------|---------|
| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | CAL | SPD | HT |
| TREES / EVERGREEN | | | | | | |
| | MAG LIT | 17 | LITTLE GEM DWARF SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA 'LITTLE GEM' - SPECIMEN: FULL, WELL-BRANCHED, WELL-BALANCED ALL SIDES, TREES WELL-MATCHED | 2'-2 1/2" | 60"-72" | 8'-9" |
| TREES / SHADE | | | | | | |
| | PIS KEI | 7 | CHINESE PISTACHE PISTACHIA CHINENSIS 'KEITH DAVEY' - FULL, WELL-BRANCHED FORM | 2'-2 1/2" | 42"-48" | 10'-12" |
| | QUE PHE | 3 | WILLOW OAK QUERCUS PHellos - TREES WELL BRANCHED, WELL BALANCED ALL SIDES; WELL MATCHED; TREES TO HAVE STRONG CENTRAL LEADERS. | 2'-2 1/2" | 42"-48" | 10'-12" |
| | QUE SHU | 7 | SHUMARD OAK QUERCUS SHUMARDII - TREES WELL BRANCHED, WELL BALANCED ALL SIDES; WELL MATCHED; TREES TO HAVE STRONG CENTRAL LEADERS. | 2'-2 1/2" | 42"-48" | 10'-12" |
| | ULM ALL | 6 | LACEBARK ELM ULMUS PARVIFOLIA 'ALLEE' - TREES TO BE WELL MATCHED WITH FORMS ADAPTABLE TO PRUNING FOR PEDESTRIAN AND VEHICULAR CLEARANCE. | 2'-2 1/2" | 4'-5' | 12'-14' |
| | ZEL VIL | 2 | JAPANESE ZELKOVA ZELKOVA SERATA 'VILLAGE GREEN' - FULL, WELL BRANCHED FORM, TREES WELL MATCHED, TREES WELL BALANCED ALL SIDES WITH FORMS ADAPTABLE TO PLACEMENT ADJACENT TO SIDEWALK | 2'-2 1/2" | 60"-72" | 12'-14' |
| TREES / SMALL | | | | | | |
| | CER LKK | 7 | OKLAHOMA REDBUD CERCIS CANADENSIS 'OKLAHOMA' - TREES WELL BRANCHED WITH FULL COMPACT FORMS. | 2'-2 1/2" | 42"-48" | 8'-10" |

| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | CONT | HT | SPD |
|---------------------------|---------|-----------|--|-----------|---------|----------|
| SHRUBS / DECIDUOUS | | | | | | |
| | SPI GO4 | 35 | GOLDFLAME SPIREA SPIREA X BUNALDA 'GOLDFLAME' - FULL FORM. | 3 GAL. | 10'-12" | 12'-15" |
| SHRUBS / EVERGREEN | | | | | | |
| | ILE STO | 130 | STOKES DWARF YAUJON HOLLY ILEX VOMITORIA 'STOKES DWARF' - WELL BRANCHED, WELL-BALANCED FORM. | 3 GAL. | 10'-12" | 15'-18" |
| | JUN SEA | 48 | SEA GREEN PFTIZER JUNIPER JUNIPERUS X PFTIZERIANA 'SEA GREEN' - FULL FORM, DENSE, WELL BRANCHED. | 3 GAL. | 18"-20" | 18"-24" |
| GROUND COVERS | | | | | | |
| | LIR VAR | 204 | VARIEGATED LIRIOPE LIRIOPE MUSCARI 'VARIEGATA' - FULL CLUMP; WELL-ROOTED. | 1 GAL. | 8'-10" | 12" O.C. |
| | CYN U | 33,805 SF | US BERBERIDA SOD CYNODON DACTYLON 'US' - FREE OF WEEDS, DEBRIS, INSECTS AND OTHER GRASSES. | SOLID SOD | | |

| IRRIGATION SCHEDULE | | |
|---------------------|---------------------------------|------------|
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
| | PIPE SLEEVE: PVC SCHEDULE 40 4" | 170.5 L.F. |
| | PIPE SLEEVE: PVC SCHEDULE 40 6" | 101.2 L.F. |

- THE LISTED QUANTITIES ARE PROVIDED FOR ESTIMATING PURPOSES ONLY. THE NUMBER OF PLANT MATERIAL SYMBOLS (CIRCLES) SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ESTIMATED QUANTITIES SHOWN ABOVE. CONFIRM ALL QUANTITIES.
- TREES SHALL NOT BE PLACED WHERE THEY REQUIRE FREQUENT PRUNING IN ORDER TO AVOID INFERENCE WITH OVERHEAD POWER LINES. IN SUCH LOCATIONS, SMALL ORNAMENTAL TREES ARE ENCOURAGED. EVERY EFFORT SHALL BE MADE TO AVOID PLACING TREES DIRECTLY UNDER OVERHEAD UTILITIES.
- LANDSCAPING SHALL BE INSTALLED AT LOCATIONS THAT AVOID PLACEMENT DIRECTLY ABOVE WATER LINES. WHERE POSSIBLE, TREE PLANTINGS SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ALL UNDERGROUND UTILITIES.
- GUARANTEE FROM THE DEVELOPER THAT ALL PLANT MATERIALS WILL BE WARRANTED FOR A PERIOD OF THREE YEARS FROM THE TIME OF INSTALLATION. IF ANY OF THE MATERIAL SHOULD FAIL TO SURVIVE DURING THAT PERIOD, IT WOULD BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.
- GENERAL CONTRACTOR SHALL PROVIDE SCHEDULE 40 PVC SLEEVING 6" AND 4". SLEEVING SHALL BE BURIED A MIN. 18" BELOW GRADE AND THE ENDS OF THE SLEEVES CLEARLY MARKED BY THE GENERAL CONTRACTOR AND SHALL EXTEND OUT A MIN. 18" PAST ANY CURB OR PAVING.
- ALL AREAS SHOWN TO BE LANDSCAPED WILL HAVE AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PROVIDED BY CONTRACTOR.



FILE NAME: A:\68000\68146\01\LANDSCAPE\PLAN-LAND-58146.dwg DATE: November 12, 2024, TIME: 2:29 PM, USER: ah5744

AMALFI COMMERCIAL
TONTITOWN AR
NORTHROCK HOLDINGS LLC
PO BOX 9534
FAYETTEVILLE AR 72703



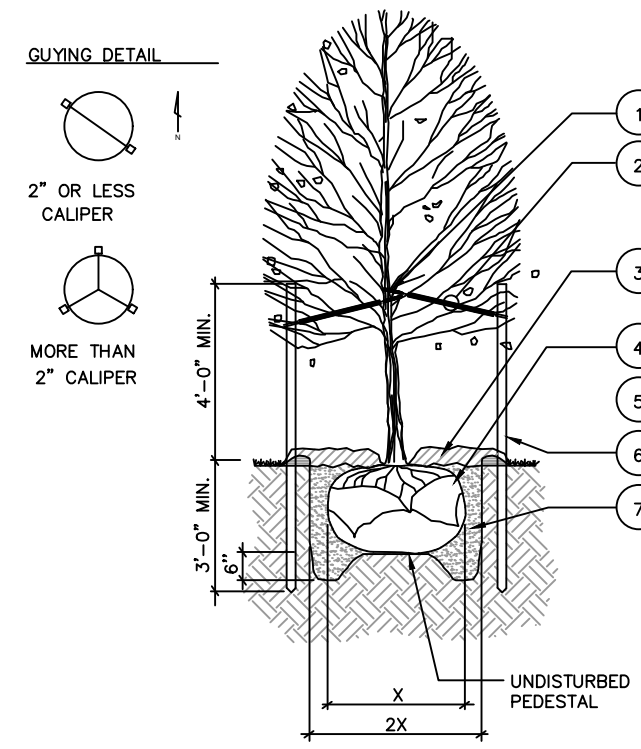
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PROJECT NO.: 58146.001
ISSUED: 11.08.2024
DRAWN BY: KES
CHECKED BY: PRF
SCALE: 1" = 20'
SHEET TITLE:

LANDSCAPE

L100

DECIDUOUS TREE PLANTING LEGEND

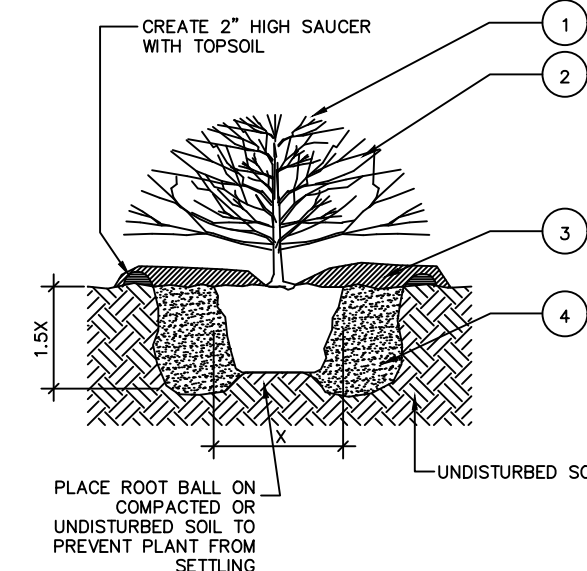


- | SYMBOL | DESCRIPTION |
|--------|--|
| 1 | TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE |
| 2 | 12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE |
| 3 | 4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK |
| 4 | REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL |
| 5 | TREE SAUCER (FORMED BY MIN. 4" THICK MULCH) |
| 6 | 8" METAL TEE 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 MARK FACING NORTH
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL
N.T.S.



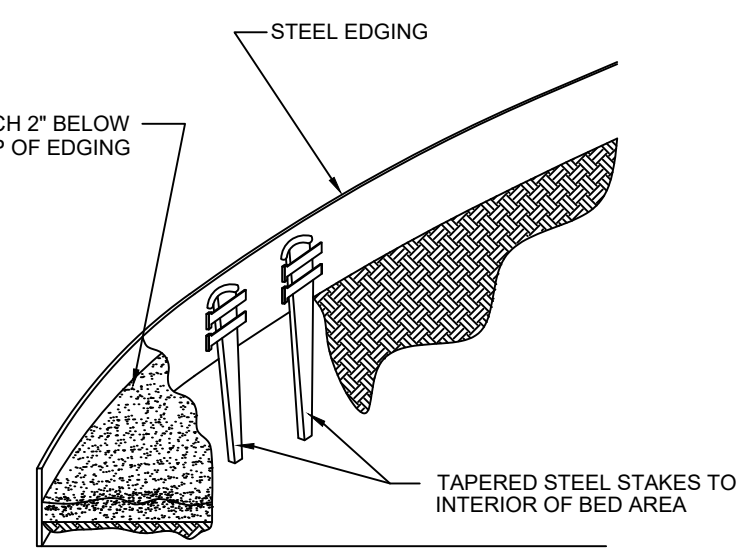
SHRUB PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER |
| 2 | PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL |
| 3 | 3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS |
| 4 | PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS. |

PLANTING NOTES

- HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
- SCORE ROOTBALL BY CUTTING 1/2" VERTICAL GROVES 3" APART
- SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL
N.T.S.



STEEL EDGING DETAIL
N.T.S.

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PROJECT NO.: 58146.001
 ISSUED: 11.08.2024
 DRAWN BY: KES
 CHECKED BY: PRF
 SCALE: 1" = 1'
 SHEET TITLE:
 LANDSCAPE DETAILS
 L101