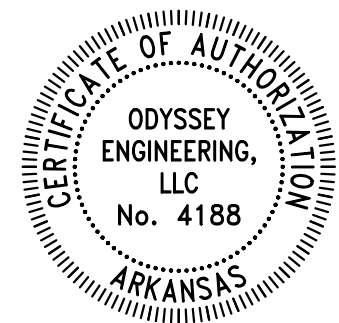


EDGEWOOD SUBDIVISION
HWY 170
FARMINGTON, AR 72730

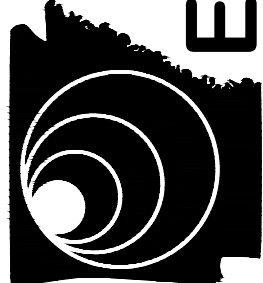


PROFESSIONAL SEAL:

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS

[illegible]

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

EDGEWOOD SUBDIVISION
CONSTRUCTION SET
HWY 170
FARMINGTON, AR

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	JC
PLAN DATE:	07.22.2025	

SHEET NAME:

COVER

SHEET NO.:

C0.0

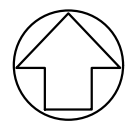


Know what's below.
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C5.2	DETAILS
C5.3	DETAILS
C5.4	DETAILS



VICINITY MAP
N.T.S.



SURVEY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), SAID POINT BEING AN EXISTING RAILROAD SPIKE DRIVEN IN A PIPE; THENCE N 02°06'57" E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26) A DISTANCE OF 592.62 FEET; THENCE LEAVING SAID WEST LINE S 87°33'44" E A DISTANCE OF 28.33 TO A SET 1/2" REBAR STAMPED PS 1785 ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 170 (SOUTH HUNTER STREET) ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY S 87°33'44" E ALONG THE SOUTH LINE OF LAND CALLED OUT IN DOCUMENT 2004-00003238 OF WASHINGTON COUNTY ARKANSAS A DISTANCE OF 403.97 FEET TO A SET 1/2" REBAR CAPPED PS 1785; THENCE S 02°06'53" E ALONG THE EAST LINE OF LAND CALLED OUT IN SAID DOCUMENT 2004-00003238 A DISTANCE OF 250.00 FEET TO A SET REBAR CAPPED PS 1785 AT THE NORTHEAST CORNER OF SAID LAND; THENCE S 87°48'19" E A DISTANCE OF 893.63 FEET TO A SET 1/2" REBAR STAMPED PS 1785 ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26); THENCE S 02°16'11" W ALONG SAID EAST LINE A DISTANCE OF 432.05 FEET TO A SET 1/2" REBAR STAMPED 1785 IN AN EXISTING FENCE LINE CALLED OUT IN DOCUMENT 2016-00020712 OF WASHINGTON COUNTY, ARKANSAS; THENCE N 87°44'08" W ALONG SAID FENCE LINE A DISTANCE OF 888.27 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID FENCE LINE N 87°39'04" W A DISTANCE OF 401.23 FEET TO A SET 1/2" REBAR STAMPED PS 1785 ON SAID EAST RIGHT OF WAY; THENCE ALONG SAID EAST RIGHT OF WAY N 00°39'08" E A DISTANCE OF 127.13 FEET TO A SET 1/2" REBAR STAMPED 1785; THENCE N 01°41'44" E A DISTANCE OF 55.01 FEET TO THE POINT OF BEGINNING CONTAINING 10.51 ACRES, MORE OR LESS, SUBJECT TO ROADWAYS, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

FLOOD CERTIFICATION

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS (FIRM PANEL # 05143C0215G, DATED JANUARY 25, 2024)

WETLANDS & FLOODPLAIN NOTE:

NO KNOWN WETLANDS OR FLOOD HAZARD AREAS EXIST ON THE PROPERTY.

PROJECT WAIVERS, VARIANCES, & CONDITIONAL USES:

1.THERE ARE NO WAIVERS, VARIANCES, OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.

GENERAL NOTES:

1. ALL ADA RAMPS AND ALL COMMON PROPERTY SIDEWALKS ARE TO BE CONSTRUCTED BY THE DEVELOPER.
2. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF CENTERTON SPECIFICATIONS AND THE AMERICAN DISABILITY ACT (5-FT GREEN SPACE BETWEEN BOC AND 5-FT SIDEWALK ON ALL STREET FRONTS). SIDEWALKS SHALL MATCH TO STREET SECTION.
3. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
4. NO JURISDICTIONAL WETLANDS SHALL BE DETERMINED WITHIN THE AREA OF DEVELOPMENT.
5. NO EXISTING KNOWN OR FOUND WELL AND/OR SEPTIC SYSTEMS ON THE LAND TO BE PLATTED.
6. DETENTION TRACT WILL BE OWNED AND MAINTAINED BY DEVELOPER OR PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH COVENANTS.
7. RIGHT-OF-WAY & EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNER'S STATEMENT.
8. FENCES ARE CONSTRUCTED ACROSS DRAINAGE SWALES/DITCHES SHALL BE OF OPEN DESIGN AND 3-INCHES ABOVE FINISHED GRADE SO AS NOT TO OBSTRUCT STORM WATER FLOW.

PROJECT INFO:

PARCEL NUMBER	760-01533-000
SITE AREA	10.51 ACRES
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
ZONING	R2
BUILDING SETBACKS	FRONT: 25'
	SIDE: 10'
	STREET SIDE: 10'
	REAR: 20'
OWNER/DEVELOPER	COX DEVELOPMENT CONTACT: KENT COX ADDRESS INFO CITY INFO PHONE:
ENGINEER	ODYSSEY ENGINEERING, LLC 124 GRANT PLACE, SUITE E LOWELL, AR 72745 PHONE: 479-480-3330
SURVEYOR	ODYSSEY SURVEYING, LLC 124 GRANT PLACE, SUITE E LOWELL, AR 72745 PHONE: 479-480-3330

UTILITY CONTACTS INFO:

WATER & SEWER	CITY OF FAYETTEVILLE FAYETTEVILLE, AR PHONE: (479) 521-1258
ELECTRIC	SWEPSCO ADEM KEETH 101 W TOWNSHIP RD FAYETTEVILLE, AR 72703 PHONE: (479) 973-2300
ELECTRIC	OZARKS ELECTRIC 3641 WEDINGTON DR FAYETTEVILLE, AR 72704 PHONE: (479) 521-2900
GAS	BLACK HILLS CORP PO BOX 13288 FAYETTEVILLE, AR 72702 PHONE: (800)563-0012
TELECOM	COX COMMUNICATIONS STEVEN THOMPSON 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479)717-3724
TELECOM	AT&T JEFF HAMILTON 1133 E HAROLD ST FAYETTEVILLE, AR 7203 PHONE: (479) 442-3107

CITY CONTACT INFORMATION

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH DISCIPLINE BELOW AND REQUESTS A CERTIFICATE OF OCCUPANCY INSPECTION AND APPROVAL ATLEAST A WEEK IN ADVANCE.

FIRE	BILL HELLARD	479-267-3338	WILLIAMHELLARD@CITYOFFARMINGTON-AR.GOV
PUBLIC WORKS	FLOYD SHELLEY	479-267-3865	FLOYDSHELLEY@CITYOFFARMINGTON-AR.GOV
BUILDING PERMITS	RICK BRAMALL	479-267-3865	RICHARDBRAMALL@CITYOFFARMINGTON-AR.GOV
CODE ENFORCEMENT	CHRISS MCCARVILLE	479-267-3865	CHRISMCCARVILLE@CITYOFFARMINGTON-AR.GOV
ADMINISTRATION	LEANN TOLLESON	479-267-3865	LEANNTOLLESON@CITYOFFARMINGTON-AR.GOV

ODYSSEY ENGINEERING, LLC SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

Know what's below.
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PRELIMINARY PLAT OF EDGEWOOD SUBDIVISION

CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS

SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), SAID POINT BEING AN EXISTING RAILROAD SPIKE DRIVEN IN A PIPE; THENCE N 02°06'57" E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26) A DISTANCE OF 592.62 FEET; THENCE LEAVING SAID WEST LINE S 87°33'48" E A DISTANCE OF 28.33 TO A SET 1/2" REBAR STAMPED PS 1785 ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 170 (SOUTH HUNTER STREET) ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY S 87°33'47" E ALONG THE SOUTH LINE OF LAND CALLED OUT IN DOCUMENT 2004-00003238 OF WASHINGTON COUNTY ARKANSAS A DISTANCE OF 403.97 FEET TO A SET 1/2" REBAR CAPPED PS 1785; THENCE N 02°06'53" E ALONG THE EAST LINE OF LAND CALLED OUT IN SAID DOCUMENT 2004-00003238 A DISTANCE OF 250.00 FEET TO A SET REBAR CAPPED PS 1785 AT THE NORTHEAST CORNER OF SAID LAND; THENCE S 87°48'19" E A DISTANCE OF 893.63 FEET TO A SET 1/2" REBAR STAMPED PS 1785 ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26); THENCE S02°42'16" W ALONG SAID EAST LINE A DISTANCE OF 432.05 FEET TO A SET 1/2" REBAR STAMPED 1785 IN AN EXISTING FENCE LINE CALLED OUT IN DOCUMENT 2016-00020172 OF WASHINGTON COUNTY, ARKANSAS; THENCE N 87°44'06" W ALONG SAID FENCE LINE A DISTANCE OF 888.27 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID FENCE LINE N 87°39'04" W A DISTANCE OF 401.23 FEET TO A SET 1/2" REBAR STAMPED PS 1785 ON SAID EAST RIGHT OF WAY; THENCE ALONG SAID EAST RIGHT OF WAY N 00°39'08" E A DISTANCE OF 127.13 FEET TO A SET 1/2" REBAR STAMPED 1785; THENCE N 01°41'44" E A DISTANCE OF 55.01 FEET TO THE POINT OF BEGINNING CONTAINING 10.51 ACRES, MORE OR LESS, SUBJECT TO ROADWAYS, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

FLOOD CERTIFICATION

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS (FIRM PANEL # 05143C0215G, DATED JANUARY 25, 2024)

WETLANDS & FLOODPLAIN NOTE:

NO KNOWN WETLANDS OR FLOOD HAZARD AREAS EXIST ON THE PROPERTY.

BASIS OF BEARING:
ARKANSAS STATE PLANE SYSTEM NORTH ZONE (NAD83)
HORIZONTAL DATUM

BASIS OF ELEVATION:
NAVD 88
VERTICAL DATUM

PRELIMINARY PLAT NOTES:

- NO NEW FREESTANDING SIGNAGE IS PROPOSED WITH THIS PRELIMINARY PLAT. ALL NEW SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- NO NEW FENCING IS PROPOSED WITH THIS PRELIMINARY PLAT. NEW FENCING WILL REQUIRE A SEPARATE PERMIT.
- ALL FENCE SEGMENTS ABUTTING A THOROUGHFARE, EXCEPT CORNER LOTS, SHALL PROVIDE ONE GATE OPENING PER LOT TO ALLOW ACCESS TO THE AREA BETWEEN THE FENCE AND THE STREET PAVEMENT FOR MAINTENANCE MOWING. AN EXCEPTION MAY BE GRANTED IF THE CITY RECEIVES A LETTER FROM THE HOMEOWNER'S ASSOCIATION STATING THAT THIS AREA IS MAINTAINED BY THE ASSOCIATION AND NOT BY INDIVIDUAL HOMEOWNERS.
- NO OBJECT BETWEEN 3' AND 8' SHALL BE PLACED WITHIN THE SHADED SIGHT TRIANGLES SHOWN ON THE PRELIMINARY PLAT.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF FARMINGTON TRANSPORTATION DEPARTMENT.
- SIDEWALKS ADJACENT TO BUILDABLE LOTS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- SIDEWALKS ALONG COMMON AREA AND PUBLIC SPACES TO BE CONSTRUCTED WITH SUBDIVISION.
- THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- BUILDING SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF FARMINGTON ZONING CODE.

PARCEL CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.00'	54.44'	54.02'	N79° 51' 31"E
C2	75.00'	32.52'	32.26'	N79° 48' 06"E
C3	20.00'	31.58'	28.40'	S42° 32' 12"E
C4	20.00'	31.25'	28.17'	S47° 27' 48"W
C5	20.00'	31.38'	28.26'	S42° 49' 53"E
C6	20.00'	31.47'	28.32'	N47° 11' 34"E
C7	20.00'	31.36'	28.25'	S42° 48' 26"E
C8	20.00'	31.47'	28.32'	S47° 11' 34"W
C9	20.00'	31.36'	28.25'	N42° 48' 26"W
C10	20.00'	31.45'	28.31'	N47° 10' 07"E
C11	20.00'	31.38'	28.26'	S42° 49' 53"E
C12	20.00'	31.45'	28.31'	N47° 10' 07"E
C13	125.00'	54.20'	53.77'	N79° 48' 06"E
C14	75.00'	32.67'	32.41'	N79° 51' 31"E

Parcel Line Table		
Line #	Length	Direction
L1	8.39	N0° 39' 08.08"E
L2	4.76	N0° 39' 08.08"E
L3	13.84	N53° 25' 30.70"E
L4	11.54	S50° 15' 26.18"E
L5	46.15	N0° 39' 08.08"E
L6	37.11	N1° 41' 44.41"E
L7	37.11	N1° 41' 44.41"E

PROJECT INFO:

PARCEL NUMBER	760-01533-000
SITE AREA	10.51 ACRES
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
ZONING	R2
BUILDING SETBACKS	FRONT: 25' SIDE: 10' STREET SIDE: 10' REAR: 20'
OWNER/DEVELOPER	COX DEVELOPMENT CONTACT: KENT COX ADDRESS INFO CITY INFO PHONE:
ENGINEER	ODYSSEY ENGINEERING, LLC 124 GRANT PLACE, SUITE E LOWELL, AR 72745 PHONE: 479-480-3330
SURVEYOR	ODYSSEY SURVEYING, LLC 124 GRANT PLACE, SUITE E LOWELL, AR 72745 PHONE: 479-480-3330

LEGEND (EXISTING)

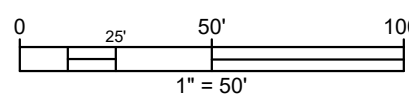
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	ASPHALT
	CURB & GUTTER
	SIDEWALK
	FENCE

LEGEND (PROPOSED)

	RIGHT-OF-WAY
	CURB & GUTTER
	SIDEWALK
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	CONCRETE SIDEWALK (TO BE CONSTRUCTED BY DEVELOPER)
	CONCRETE SIDEWALK (TO BE CONSTRUCTED BY BUILDER)



PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY.
NOT APPROVED FOR RECORD PURPOSES.



PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION

ODYSSEY
ENGINEERING

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

EDGEWOOD SUBDIVISION
CONSTRUCTION SET

HWY 170
FARMINGTON, AR

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	JC

PLAN DATE: 07.22.2025

SHEET NAME:

PRELIMINARY PLAT

SHEET NO.:

PP

1. THE CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES. LOCAL AUTHORITY'S STANDARDS SHALL SUPERSEDE ALL ODYSSEY ENGINEERING, LLC STANDARDS.
2. THE CONTRACTOR WILL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES.
3. ANY TEMPORARY CONSTRUCTION EASEMENTS REQUIRED FOR PRIVATE WORK RELATED TO THE PROJECT SHALL BE ACQUIRED BY THE OWNER. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
4. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER.
5. CONSTRUCTION METHODS AND MATERIALS, NOT SPECIFIED IN THESE PLANS, ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY ODYSSEY ENGINEERING, LLC, OR AS OTHERWISE SPECIFIED BY THE OWNER.
6. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
7. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC; AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER, IN ACCORDANCE WITH THE DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
8. ALL AERIAL IMAGES ARE FOR REFERENCE ONLY AND ARE NOT TO SCALE.
9. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30' OR GREATER IN HEIGHT.
11. PROPOSED SPOT ELEVATIONS ARE AT TOP OF FINISHED CURB UNLESS OTHERWISE SPECIFIED.
12. THE GENERAL CONTRACTOR WILL BE HOLD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
13. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE DURATION OF THE CONSTRUCTION. THIS WILL BE APPLICABLE 24 HOURS A DAY.
14. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
15. ALL SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD.
16. THE DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A REGISTERED ENGINEER.
17. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
18. THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY, AND/OR MATERIAL, TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
20. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.
21. THE DEMOLITION OF ANY EXISTING UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, OR FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES, SHALL BE REMOVED PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.
23. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CAPAS WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A TEMPORARY BASIS AT THIS SITE.
24. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITES AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
25. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF FARMINGTON) AND ONE (1) COPY OF THE APPROPRIATE CONSTRUCTION SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
26. CONSTRUCTION OF THE IMPROVEMENTS SHOWN OR IMPLIED BY THIS SET OF DRAWINGS SHALL NOT BE INITIATED OR ANY PART THEREOF UNDERTAKEN UNTIL THE CITY OF FARMINGTON IS NOTIFIED OF SUCH INTENT, AND ALL REQUIRED AND PROPERLY EXECUTED BONDS AND PERMIT FEES ARE RECEIVED AND APPROVED BY THE CITY OF FARMINGTON.
27. THE CITY OF FARMINGTON CONSTRUCTION SPECIFICATIONS, LATEST EDITION, SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
28. ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
29. ALL BACKFILL SHALL BE COMPACTED.
30. A MINIMUM OF ONE (1) COMPACTION TEST AND A MAXIMUM OF TWO (2) COMPACTION TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY FOR EVERY 1,000 FEET OF STREET CONSTRUCTION. SOIL SAMPLES FOR SUCH TESTS SHALL BE COLLECTED BY LABORATORY TECHNICIANS. ALL TESTING LABORATORY EXPENSES SHALL BE PAID FOR BY THE CONTRACTOR.
31. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE CITY OF FARMINGTON. THE CITY OF FARMINGTON RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY OF FARMINGTON CONSTRUCTION SPECIFICATIONS.
32. (THE CONTRACTOR SHALL NOTIFY THE CITY OF FARMINGTON PUBLIC WORKS DEPARTMENT A MINIMUM OF TWENTY-FOUR (24) HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. IN ADDITION A MINIMUM OF TWENTY-FOUR (24) HOURS NOTICE SHALL BE PROVIDED FOR ANY REQUIRED INSPECTIONS.
33. RELOCATION OF ANY WATER LINE, SEWER LINE OR SERVICE LINE THEREOF REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT HIS EXPENSE.
34. CLEAN AGGREGATE BACKFILL: PROVIDE $\frac{3}{4}$ " AGGREGATE OVER ALL PIPES, CULVERTS AND UTILITY LINES FULL DEPTH OF TRENCHES WHERE TRENCHES ARE UNDER PAVEMENT AND CURB & GUTTER. FIELD VERIFY ELEVATIONS AND LOCATIONS.
35. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF FARMINGTON PUBLIC WORKS DEPARTMENT.
36. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
37. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
38. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
39. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
40. INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

1. ASPHALT CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS OR AS SPECIFIED BY THE STATE OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
2. AN INDEPENDENT TESTING LABORATORY SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
3. ALL REMOVAL OF ASPHALT PAVEMENT WILL BE SAW CUT.
4. CURBS MUST BE CAULKED BEFORE BACKFILLED AND STREET PAVED. ACCEPTABLE SUPPLIERS ARE: OMNI SEAL 50, PERCORA 864 AND 865, DOW CORNING 888, OR PRE-APPROVED EQUAL.
5. CONCRETE PIPE SHALL MEET LOCAL JURISDICTION OR DOT SPECS. NO DAMAGED OR REPAIRED PIPE WILL BE ALLOWED.
6. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTORS EXPENSE.
7. PROVIDE A SMOOTH LINE BY FULL DEPTH SAW CUT FOR STREET WIDENING (TYP).
8. ALL EXISTING CURB CUTS WILL BE REMOVED AND REPLACED WITH STANDARD CURB, ANY CURB TO REMAIN THAT IS CURRENTLY DAMAGED OR CRACKED SHALL BE REMOVED AND REPLACED WITH STANDARD CURB, AND CURB DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.

9. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO PROJECT SPECIFICATION AND DETAILS. IF A DISCREPANCY IS FOUND THE MORE STRINGENT SHALL APPLY.

10. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID FOR BY THE CONTRACTOR, AND APPROVED BY OWNER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS.

- EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO DEMOLITION COMMENCING.
- IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 14 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED. STOCKPILE IS TO BE A MINIMUM DISTANCE OF 25' FROM ALL DRAINAGE STRUCTURES.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION
- THE CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
- ALL STORM WATER POLLUTION PREVENTION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC. SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
- THE CONTRACTOR WILL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY SWPPP. ADDITIONAL BMPs SHALL BE IMPLEMENTED AS NECESSARY AS THE PROJECT PROGRESSES AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN AND FOLLOW THE SWPPP AS APPROVED BY LOCAL AND STATE AGENCIES.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL REQUIRE TEMPORARY SEED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION STRUCTURES AT ALL POINTS THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES THROUGHOUT GRADING AS NECESSARY TO PERFORM EFFECTIVELY.
- RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED).
- A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE RE-VEGETATED. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ALL CONSTRUCTION TO BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - a. ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING.
 - b. 10.1 UP TO 4.1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - c. 4.1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDING WITH MULCH AND FERTILIZER OR STAKED SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - d. MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
 - e. RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUND COVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
 - f. IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES, (BMP'S), WEEKLY AND AFTER IT RAINS IN ACCORDANCE WITH THE ADEQ EROSION CONTROL PERMIT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COPIES OF THE SEDIMENT AND EROSION CONTROL PLAN, THE STORMWATER POLLUTION PREVENTION PLAN, (SWPPP), AND THE WEEKLY INSPECTION REPORTS ON SITE AT ALL TIME.
- PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
- DUST: WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
- CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
- DEBRIS, MUD, AND SOIL IN PUBLIC STREETS: DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
- FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

1. THE LOCATION OF THE UTILITIES SHOWN HAVE BEEN DETERMINED BY INFORMATION GATHERED AND SHALL NOT BE USED AS EXACT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES FOR REMOVAL AND RELOCATIONS OF THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL VERIFY ANY WORK THAT MAY BE DONE BY THE UTILITY COMPANIES.
3. CONTRACTOR SHALL PROTECT THE PUBLIC WITH BEST MANAGEMENT PRACTICES.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, PAVEMENT, AND VEGETATION THAT IS NOT TO BE DISTURBED AND IS RESPONSIBLE FOR ANY DAMAGES TO THEM.
5. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIALS RESULTING FROM OPERATION ACCORDING TO GOVERNING AUTHORITIES AND SHALL OBTAIN THE PROPER PERMITS REQUIRED FOR DISPOSAL AND DEMOLITION.
6. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND AVOID ANY PROPERTY DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO DEMOLITION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
9. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
10. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
11. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
12. LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE PLANS. ANY DAMAGE INCURRED TO ANY SURROUNDING AREAS SHALL BE REPAIRED / REPLACED AT THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROTECT EXISTING ADJACENT STRUCTURES, PAVEMENT, UTILITIES, LANDSCAPE, ETC. FROM DAMAGE DURING CONSTRUCTION.
13. DEMOLITION AND REMOVAL OF UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, AND FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES SHALL BE REMOVED AND DISPOSED OF PER LOCAL, STATE, AND FEDERAL REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF SUPPLY LINES AND APPURTENANCES AND REMOVE PER REQUIREMENTS. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
14. CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL UTILITIES TO BE REMOVED HAS BEEN DISCONTINUED AND SHUT OFF. ALL UTILITY LINES SHALL BE CAPPED PER UTILITY COMPANY STANDARDS.
15. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS PRIOR TO DEMOLITION OF MATERIALS ALONG PROPERTY LINES.

1. IN GENERAL, EXISTING FILL IS TO BE REMOVED, AND RE-PLACED PER THE GEOTECHNICAL MANUAL, THESE PLANS, PROJECT SPECIFICATIONS AND APPLICABLE REGULATIONS. THE SITE SHALL BE THOROUGHLY CLEARED AND GRUBBED.
2. REFER TO PROJECT GEOTECHNICAL MANUAL AND THE RECOMMENDATIONS THEREIN.
3. REFER TO CITY OF FARMINGTON REQUIREMENTS & NOTES AS INDICATED IN THE PROJECT DRAWINGS AND SPECIFICATIONS.
4. A STATE LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION. REFER TO AND CONFORM TO APPROVED PERMIT, SITE SWPPP AND RELATED DOCUMENTS.
5. PROPOSED CONTOURS ARE AT FINISHED GRADE.
6. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES, EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS SHALL COMPLY WITH AHJ ORDINANCES.
7. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8 INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR OF THE MAXIMUM LABORATORY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
8. ALL GRADING SHALL BE SET BACK A MINIMUM OF 5FT FROM THE PROPERTY LINES UNLESS WRITTEN PERMISSION IS SUBMITTED FROM THE ADJACENT PROPERTY OWNER OR A JOINT GRADING PLAN IS SUBMITTED.
9. OFF-SITE FILL MATERIAL (GRAVELLY CLAY), SHALL HAVE A PLASTICITY INDEX OF 30 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BRINGING ON SITE.
10. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
11. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE RECOMMENDATIONS TO THE OWNER ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF-ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER.
12. AN INDEPENDENT TESTING LABORATORY SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING SEE TYPICAL SECTIONS AND SPECS.
13. ALL SLOPES ARE TO BE 3H:1V OR FLATTER UNLESS OTHERWISE INDICATED.
14. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
15. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL PERMIT REQUIREMENTS FOR THE DISPOSAL OF MATERIALS FROM THE SITE.
17. ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND BE RE-VEGETATED. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
18. PRIOR TO THE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL NOT BE HELD LIABLE IF THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
19. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
20. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED INCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
21. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC.
22. ALL CURBS SHALL BE 6 INCHES ABOVE FINISH GRADE UNLESS OTHERWISE SPECIFIED.
23. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED PER BMP SEQUENCE.
24. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO INSURE CONNECTION AT STRUCTURE IS WATER TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT TO INVERT OUT.
25. ALL DRAINAGE STRUCTURES SHALL MEET H20 LOADING WHEN IN PAVED TRAFFIC AREAS AND BE FLUSH WITH FINISHED GRADES IN PAVED AREAS.
26. EXISTING DRAINAGE STRUCTURES TO REMAIN SHALL BE INSPECTED AND REPAIRED AS NECESSARY. REMOVE ALL SILT AND DEBRIS.
27. FILLS SHALL BE LIMITED TO 10FT VERTICAL HEIGHT UNLESS INFORMATION DEMONSTRATING SLOPE STABILITY, EROSION CONTROL, AND DRAINAGE CONTROL IS PROVIDED ALONG WITH RE-VEGETATION.
28. TRANSITION GUTTER TO ALLOW A 4 INCH DEPRESSION AT CURB INLETS. (12FT FOR UPSTREAM SIDE AND SAGS AND 4FT FOR DOWNSTREAM SIDE)
29. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4FT OF DEPTH AND GREATER. CENTERLINE OF MANHOLE LID SHALL BE 2FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE.
30. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
31. PIPE LENGTHS SHOWN ARE APPROXIMATE. CONTRACTOR TO CONFIRM ALL PIPE LENGTHS.

1. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
2. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES, AND THE OWNER AND CONTRACTOR HAVE BEEN NOTIFIED BY ODYSSEY ENGINEERING, LLC.
3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE A.H.J. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. ODYSSEY ENGINEERING, LLC AND THE OWNER ARE TO BE HELD HARMLESS.
4. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
5. THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
6. ALL DESIGNS ARE SUBJECT TO THE A.H.J.'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS AND DRAINAGE). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
7. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM. THE FEES WILL BE BASED ON THE A.H.J. STANDARD REQUIREMENTS. THESE WILL BE PAID FOR BY THE OWNER.
8. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
9. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
10. SERVICE TAPS ON EXISTING MAINS SHALL BE MADE BY THE CITY, AND FEES PAID BY OWNER.
11. ALL UNDERGROUND LINES TO BE INSPECTED PRIOR TO BACK FILLING.
12. DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING.
13. TESTING OF WATER AND SEWER LINES SHALL BE AT CONTRACTOR'S EXPENSE.
14. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS ARE TO BE 1" ABOVE FINISHED GRADES.
15. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE HIGH-QUALITY GRANULAR BASE COURSE BACKFILL FULL DEPTH
16. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, AND CONDUITS.
17. ALL WATER, GAS AND ELECTRICAL METERS WITHIN THE PROJECT AREA ARE TO BE ABANDONED AND RETURNED TO THE APPROPRIATE AUTHORITY.
18. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS AND INSTALLED BY GENERAL CONTRACTOR.
19. ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL SHEETS OR APPROVED EQUAL.
20. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE FOLLOWING UTILITIES:
 21. THE CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
 22. THE GOVERNING A.H.J. SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE INSTALLATION OF PUBLIC UTILITIES, INFRASTRUCTURE, ROADWAY, ETC. TESTING SHALL BE COORDINATED WITH THE A.H.J. BY THE ENGINEER OF RECORD AS REQUIRED.
 23. CONTRACTOR TO CONFIRM ALL CLEARANCE HEIGHTS OF OVERHEAD UTILITIES. IF FINISHED ELEVATION OF GRADING REDUCES CLEARANCE OF LOWEST LINE TO LESS THAN 16.5', CONTRACTOR SHALL CONTACT UTILITY, OWNER, AND ENGINEER. ODYSSEY ENGINEERING, LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO OVERHEAD UTILITIES.
 24. UNLESS OTHERWISE SHOWN, ALL WATER LINES SHALL BE AWWA C-900, CLASS 305 (DR-14) PVC WITH 36" MINIMUM COVER ABOVE THE TOP OF THE PIPE.
 25. UNLESS OTHERWISE SHOWN, ALL SEWER LINES SHALL BE ASTM-D3034 SDR-26 WITH 36" MINIMUM COVER.
 26. CONTRACTOR TO FOLLOW THE MOST CURRENT ADOPTED VERSION OF THE FAYETTEVILLE UTILITIES "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES & SEWER LINES" 2022 EDITION.

NOT FOR CONSTRUCTION

[illegible]

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

HWY 170
FARMINGTON, AR

EDGEWOOD SUBDIVISION
CONSTRUCTION SET

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	JC
PLAN DATE:	07.22.2025	

GENERAL NOTES



Know what's below.
Call before you dig.

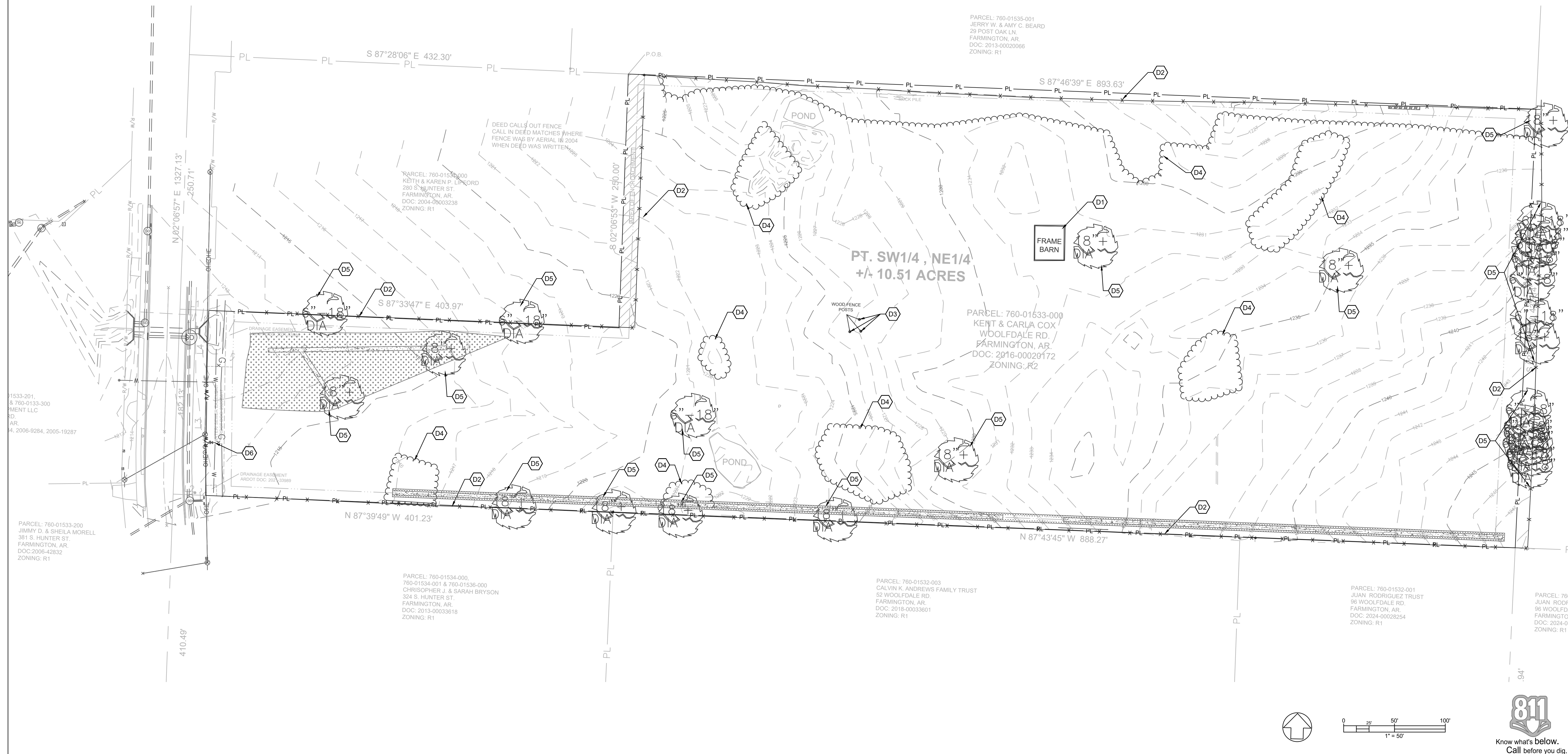
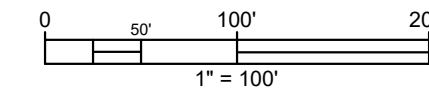
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DEMOLITION KEY NOTES:	
D1	REMOVE EXISTING BUILDING. REMOVAL INCLUDES COMPLETE REMOVAL OF STRUCTURE FOUNDATIONS, UTILITIES, ETC. DISPOSAL SHALL MEET CITY OF FARMINGTON STANDARDS.
D2	REMOVE EXISTING FENCE
D3	REMOVE EXISTING WOOD FENCE POSTS
D4	REMOVE EXISTING VEGETATION
D5	REMOVE EXISTING TREE. FOR TREES ALONG PROPERTY LINES, VERIFY TREE IS LOCATED ON PROPERTY, IF SO REMOVE PER PLAN.
D6	RELOCATE EXISTING FIRE HYDRANT PER PROPOSED WATER PLAN.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT IMPEDE THE PROPER PLACEMENT OF ANY ITEMS PROPOSED BY THIS PLAN SET.
2. THE REMOVAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO: OBTAINING ALL DEMOLITION PERMITS REQUIRED, REMOVAL OF THE EXISTING TREES, SEALING OF THE EXISTING WATER WELLS, REMOVAL OF ANY SEPTIC SYSTEM OR DRY WELLS (IF ANY) AND OTHER ITEMS TO COMPLETE THE REMOVALS.
3. THE CONTRACTOR SHALL REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE ENGINEER WITHIN EIGHT INCHES OF THE PROPOSED BUILDING FOOTPRINT TO THE DEPTH THAT SUCH UNSUITABLE MATERIALS EXIST.
4. THE CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES THAT ARE LEVIED BY UTILITY COMPANIES IN CONJUNCTION WITH DEMOLITION AND REMOVAL OF EXISTING UTILITIES.
5. REFER TO ARKANSAS WATER WELL CONSTRUCTION COMMISSION RULES AND REGULATIONS FOR ACCEPTABLE METHODS OF PLUGGING OR ABANDONING WELLS IF FOUND ON SITE.
6. DISPOSAL OF ALL MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE, CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS FROM THE SITE ALONG WITH ASSOCIATED PERMITS AND REGULATORY REQUIREMENTS.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT LOTS. INTERRUPTION OF SERVICES TO ADJACENT LOTS SHALL NOT OCCUR WITHOUT PROPER APPROVAL. 48 HOURS NOTICE SHALL BE GIVEN TO THE PROPERTY OWNERS PRIOR TO THE CONNECTION OF THE NEW SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE CONNECTION OF TEMPORARY UTILITY SERVICES, IF REQUIRED, TO FACILITATE CONSTRUCTION STAGING.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. TO BE CLEAR AND FREE OF ANY CONSTRUCTION ACTIVITY AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.
9. ALL TREES AND BRUSH TO BE COMPLETELY REMOVED INCLUDING STUMPS IN ACCORDANCE WITH THE CITY OF FARMINGTON DISPOSAL REGULATIONS.

VACATION OF RIGHT-OF-WAY AND PUBLIC UTILITIES SHALL BE BY SEPARATE APPLICATION PROCESS OF SIMILAR.

————— — — — —	PROPERTY LINE
————— — — — —	RIGHT-OF-WAY
————— — — — —	LOT LINE
————— — — — —	EASEMENT
————— — — — —	ROAD CENTERLINE
————— — — — —	ASPHALT
=====	CURB
————— — — — —	SIDEWALK
————— x —————	BARBED WIRE FENCE
————— □ —————	WOODEN FENCE
————— o —————	CHAIN LINK FENCE
————— W —————	WATER LINE
————— S —————	SANITARY SEWER LINE
————— G —————	GAS LINE
————— O/H —————	OVERHEAD ELECTRIC LINE
=====	STORM SEWER LINE

[illegible]

EDGEWOOD SUBDIVISION
CONSTRUCTION SET
HWY 170
FARMINGTON, AR

SHEET NO.:

C1.0

LEGEND (PROPOSED)	
	RIGHT-OF-WAY
	CURB & GUTTER
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	SAWCUT LINE
	SIGN
	UNDERGROUND STORM DRAINAGE SYSTEM
	STORM STRUCTURE
	WATER LINE
	WATER SERVICE LINE
	FIRE HYDRANT ASSEMBLY
	WATER METER
	WATER VALVE
	AIR RELEASE VALVE
	SEWER LINE
	SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	LIGHT POLE
	RIP-RAP PAD
	CONCRETE SIDEWALK (TO BE CONSTRUCTED BY DEVELOPER)
	CONCRETE SIDEWALK (TO BE CONSTRUCTED BY BUILDER)
	CONTOURS
	SILT FENC/SOCK
	CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT
	RIPRAP
	INLET PROTECTION
	SWPPP MAILBOX

LEGEND (EXISTING)

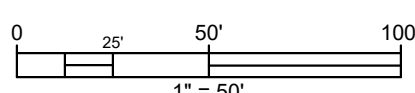
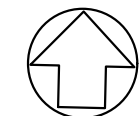
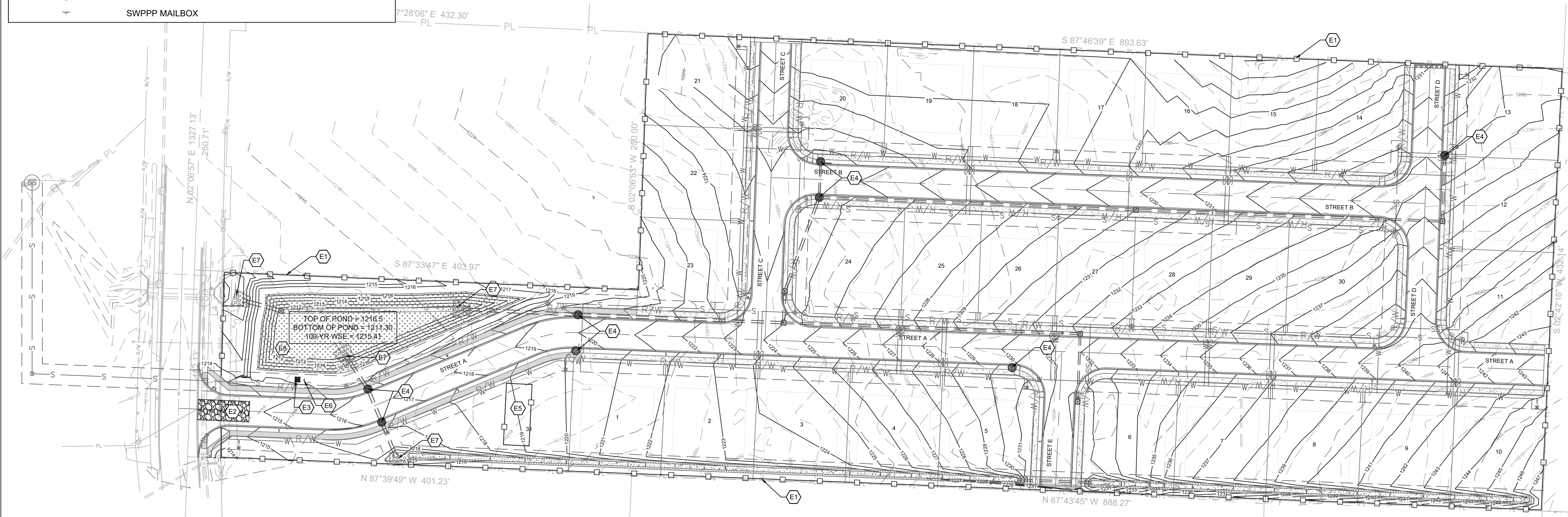
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———— R/W ————	RIGHT-OF-WAY
———— - - ————	LOT LINE
- - - - -	EASEMENT
———— - ————	ROAD CENTERLINE
- - - - -	ASPHALT
=====	CURB & GUTTER
- - - - -	SIDEWALK
———— x ————	FENCE

LOT GRADING NOTE:
ELIMINATE ALL CROSS LOT DRAINAGE.

SWPPP NOTE:
TOTAL SITE = 10.51 ACRES LIMITS OF DISTURBANCE = 10.51 ACRES

EROSION CONTROL KEY NOTES:

- E1 INSTALL SILT SOCK / SILT FENCE. FIELD ADJUST LOCATION AS NECESSARY TO PREVENT SEDIMENT TRACKOUT.
- E2 INSTALL CONSTRUCTION ENTRANCE. CONTRACTOR TO FIELD ADJUST LOCATION AS NECESSARY.
- E3 INSTALL CONCRETE WASHOUT. CONTRACTOR TO FIELD ADJUST LOCATION AS NECESSARY.
- E4 INSTALL INLET PROTECTION.
- E5 SOIL STOCKPILE TO BE SURROUNDED BY SILT SOCK / SILT FENCE. CONTRACTOR TO FIELD ADJUST STOCKPILE AS NECESSARY.
- E6 SWPPP MAILBOX. CONTRACTOR TO FIELD ADJUST LOCATION AS NECESSARY.
- E7 INSTALL RIP RAP.
- E8 PROPOSED DETENTION POND TO BE GRADED AT START OF SITE GRADING TO TEMPORARILY ACT AS SEDIMENT POND. POND SHALL BE CLEANED OF SEDIMENT AS NEEDED AND UPON FINAL STABILIZATION. PROVIDE ROCK FILTER AROUND OUTLET PIPES IN POND.

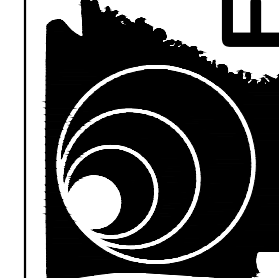


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AR COA # 4188

EDGEWOOD SUBDIVISION
CONSTRUCTION SET
HWY 170
FARMINGTON, AR

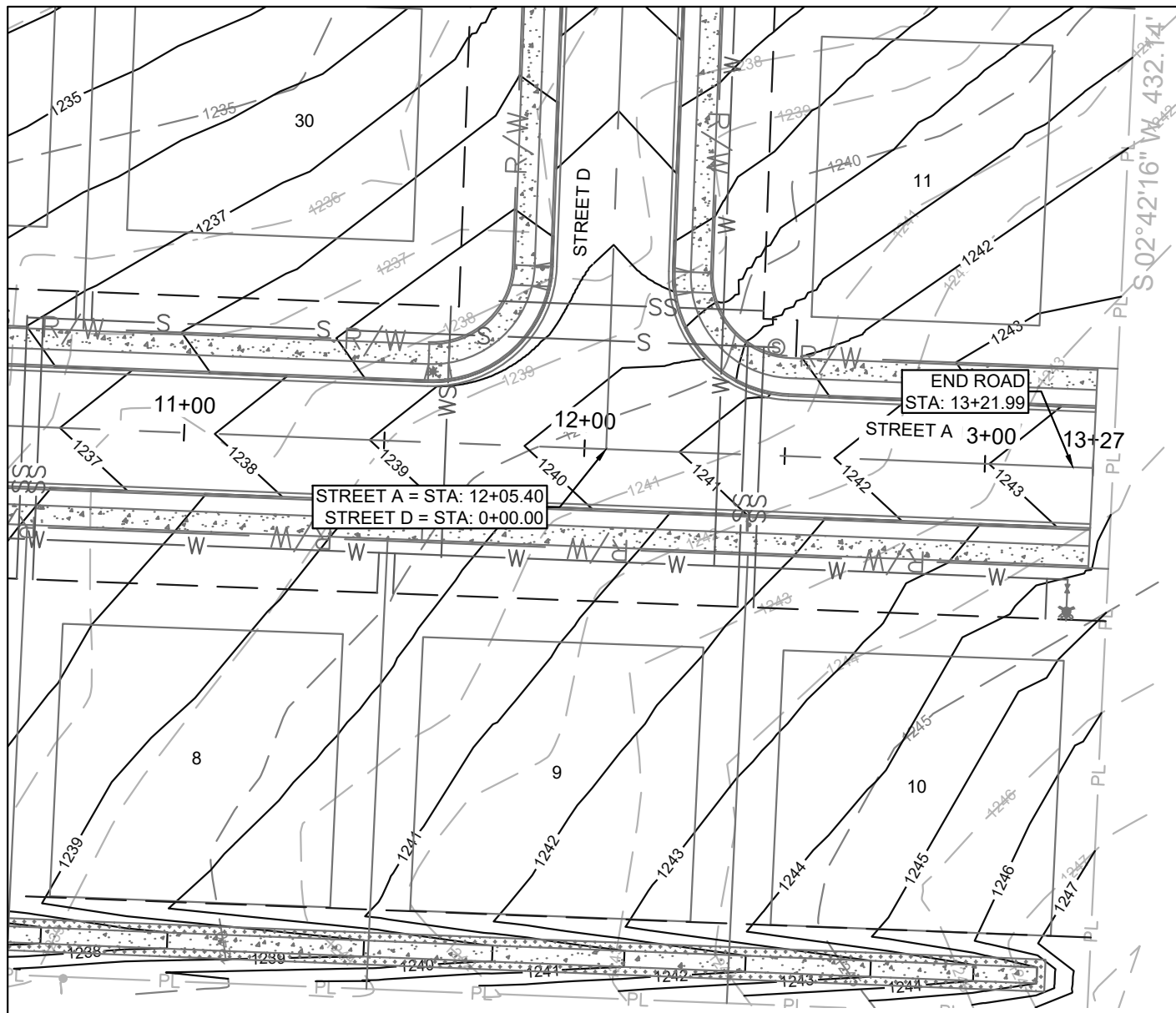
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ODY0067	KS	JC
PLAN DATE:	07 22 2025	

PLAN DATE:	
SHEET NAME:	

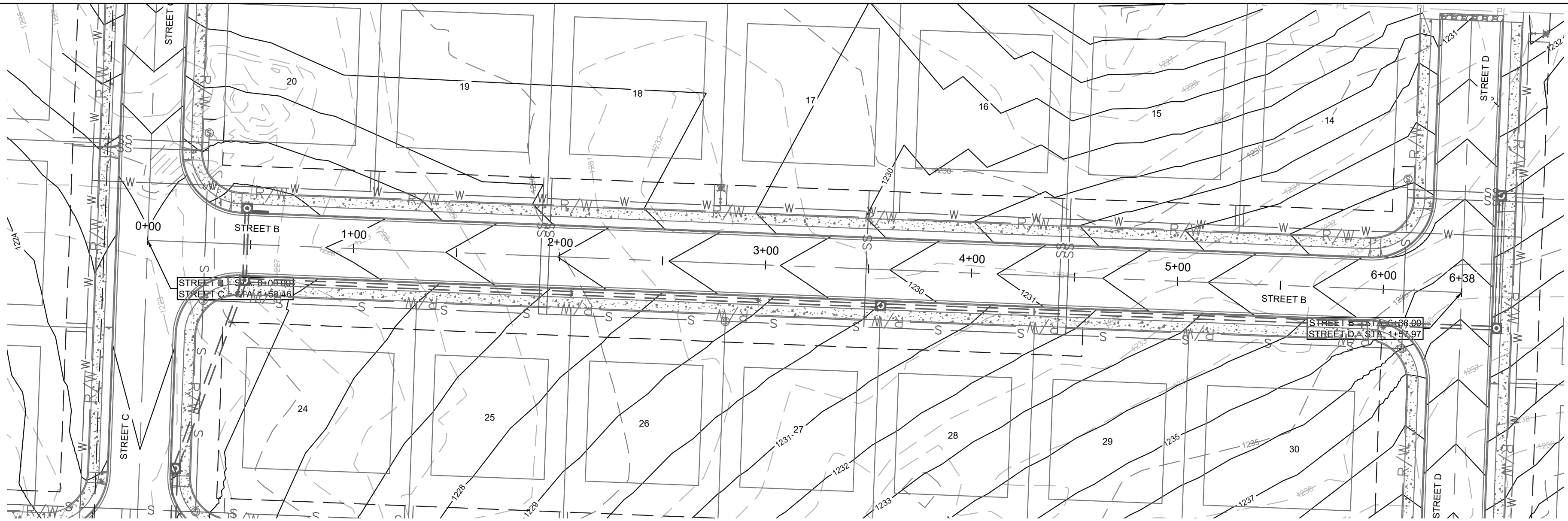
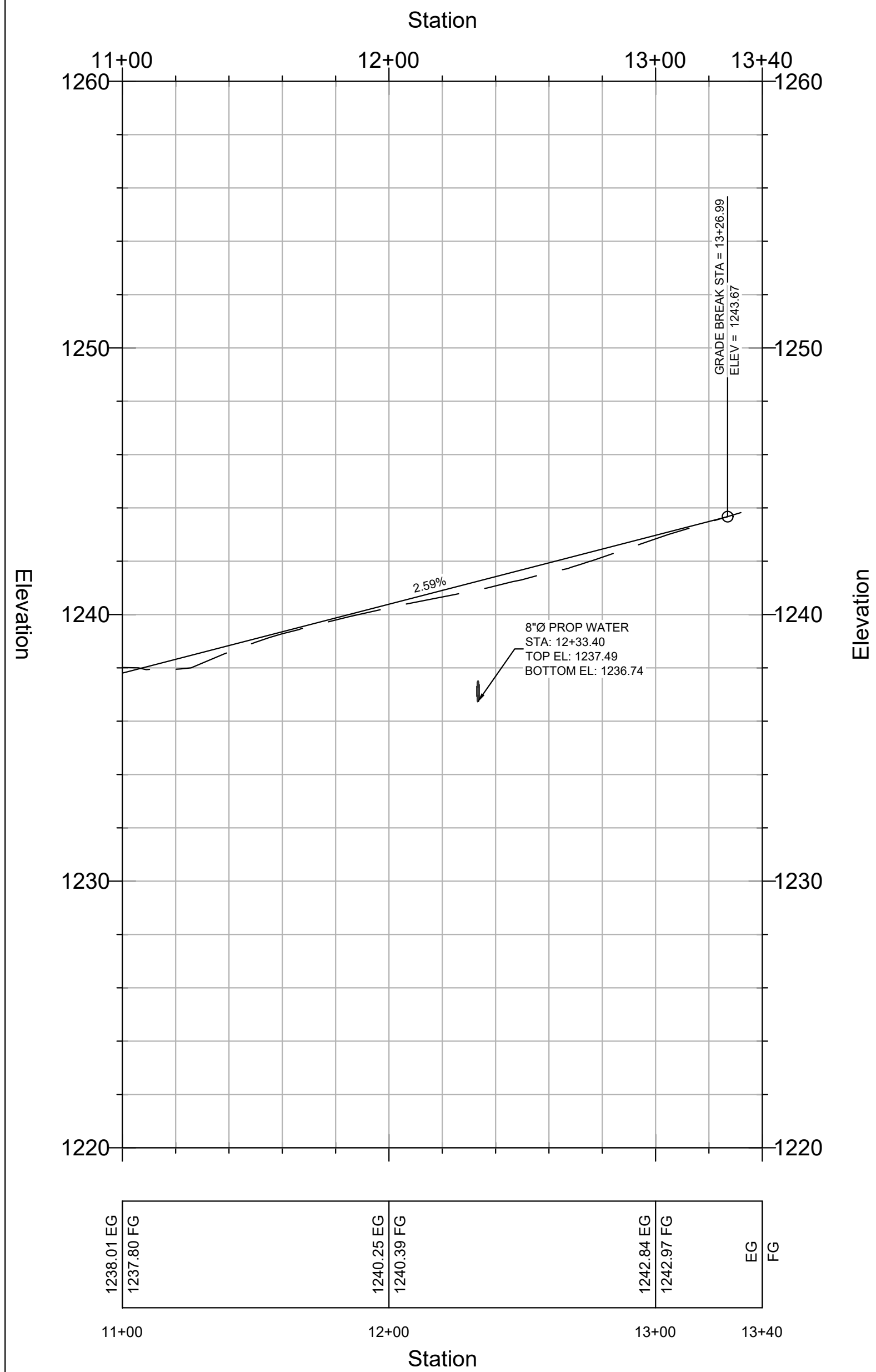
GRADING & EROSION PLAN

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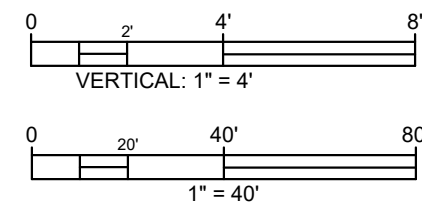
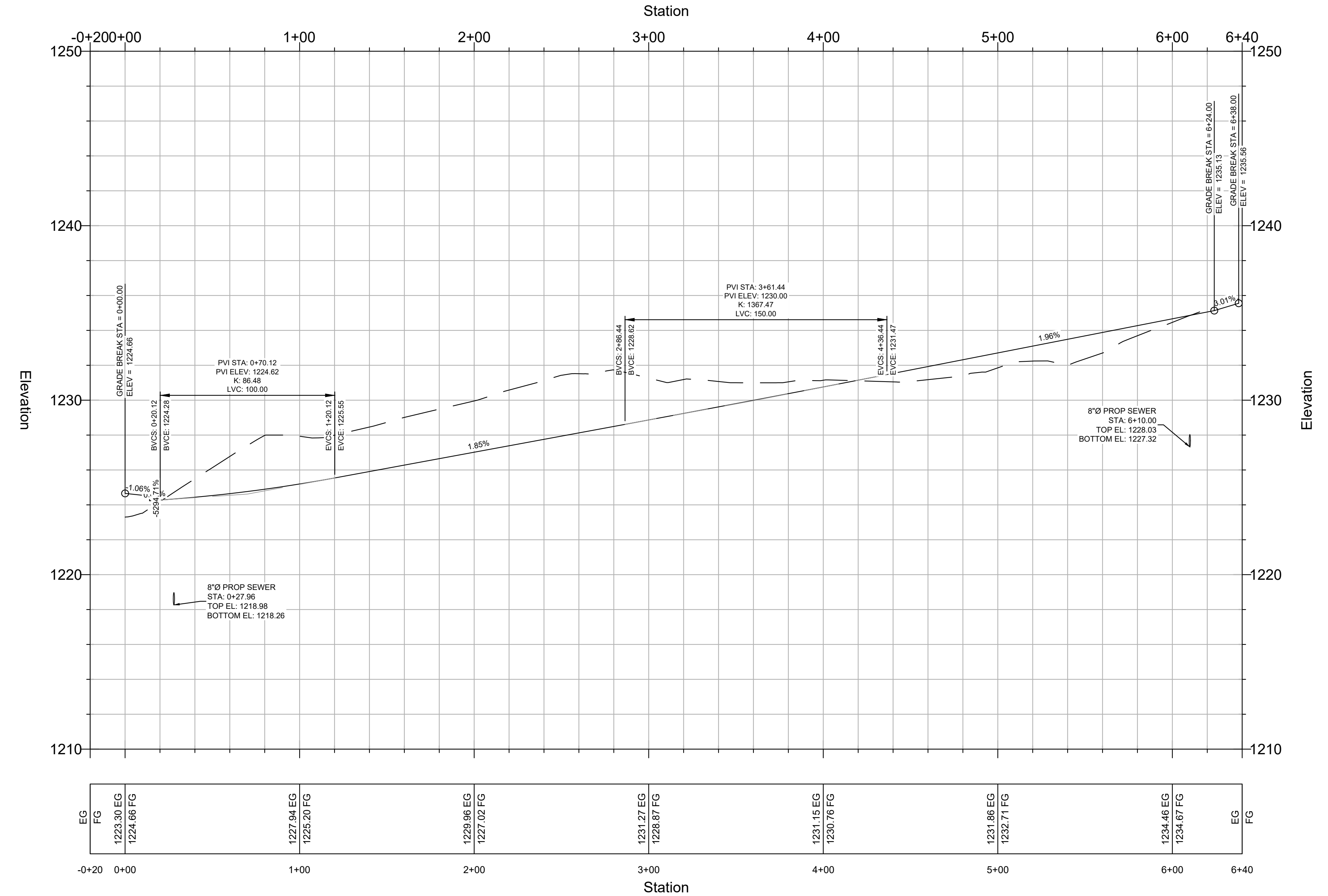
C1.2



STREET A
PLAN & PROFILE



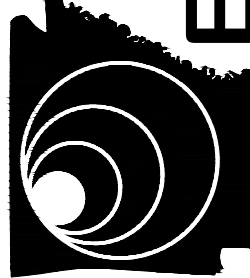
STREET B
PLAN & PROFILE



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EDGEWOOD SUBDIVISION
CONSTRUCTION SET
HWY 170
FARMINGTON, AR

PROJECT NO.	DESIGNED BY	REVIEWED BY
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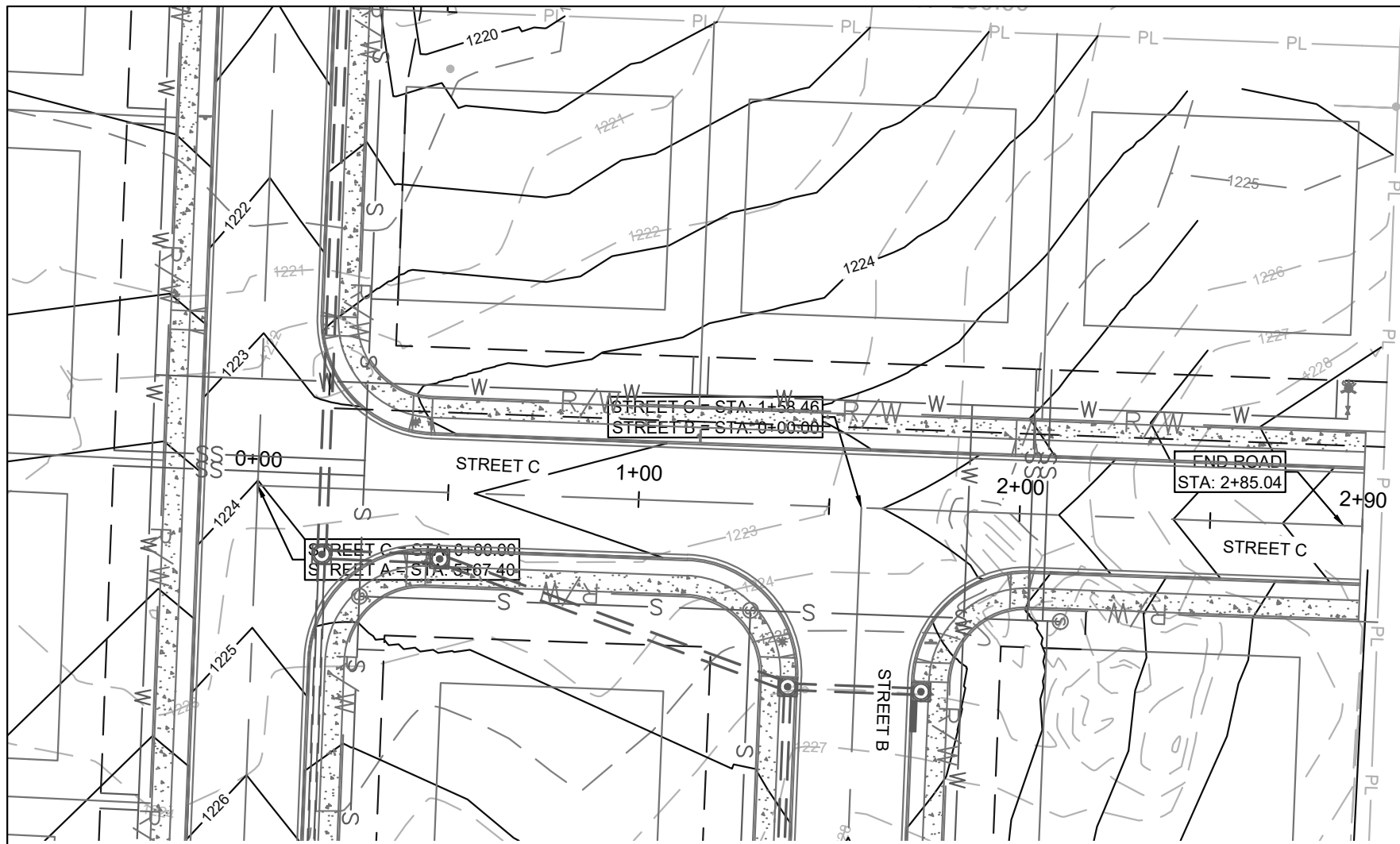
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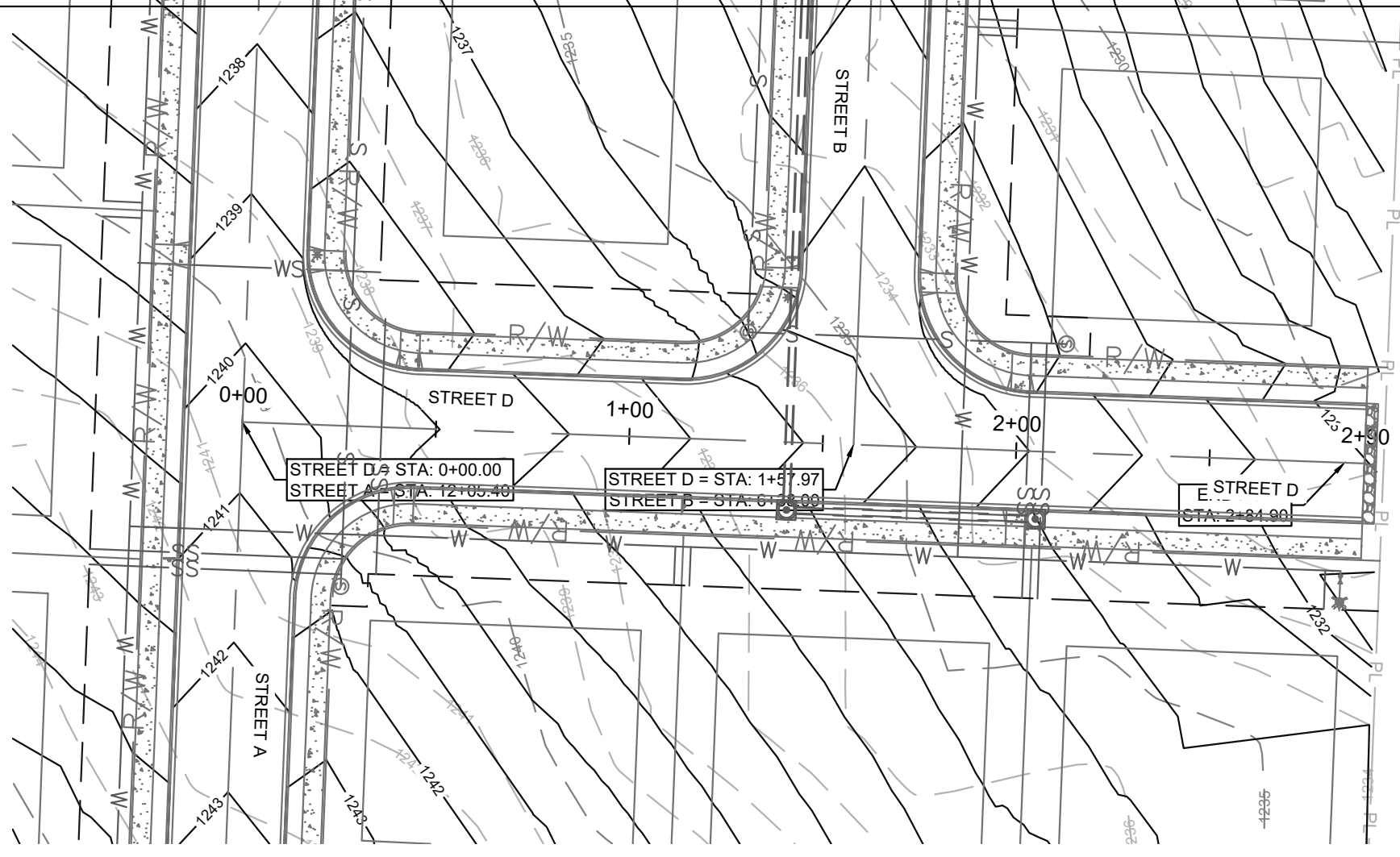
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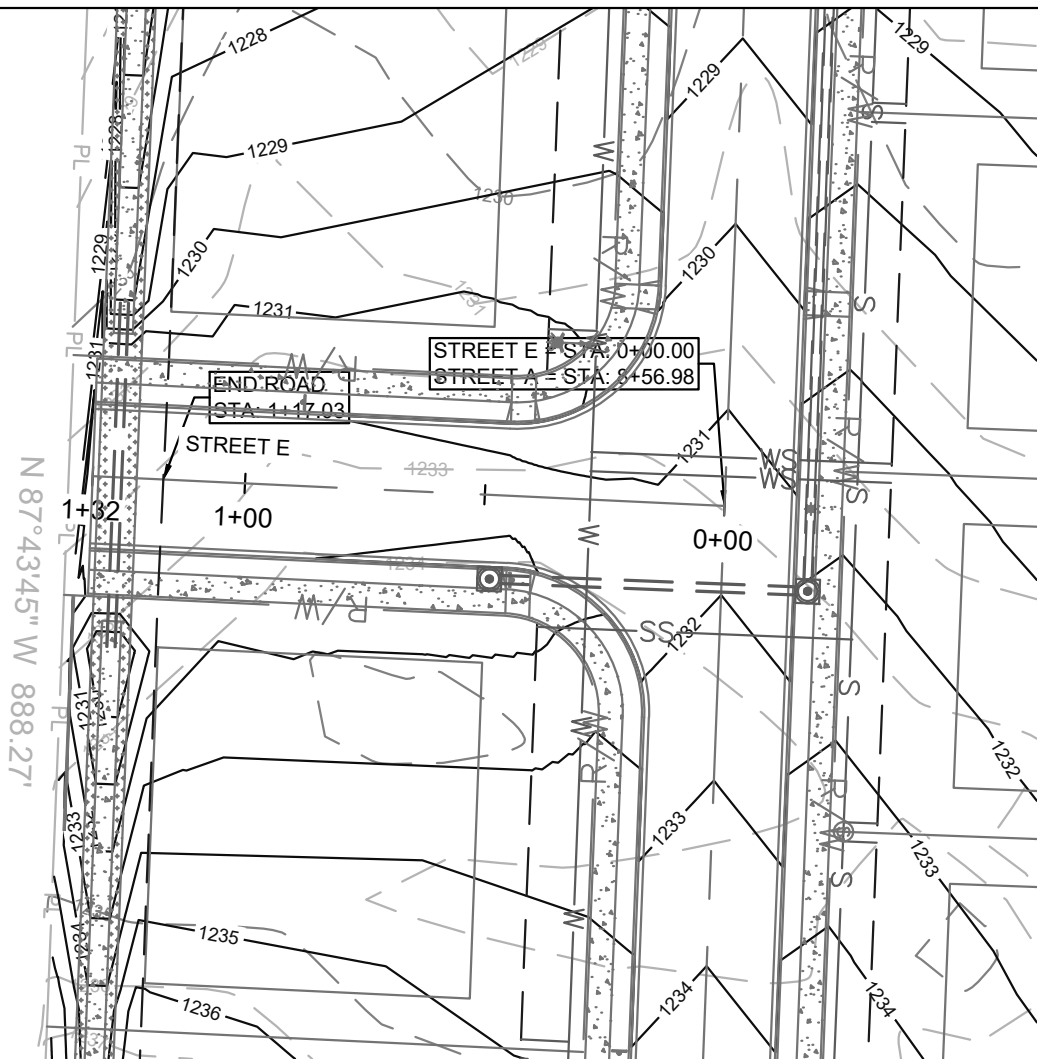
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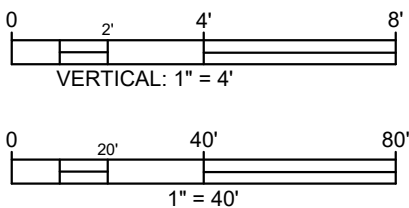
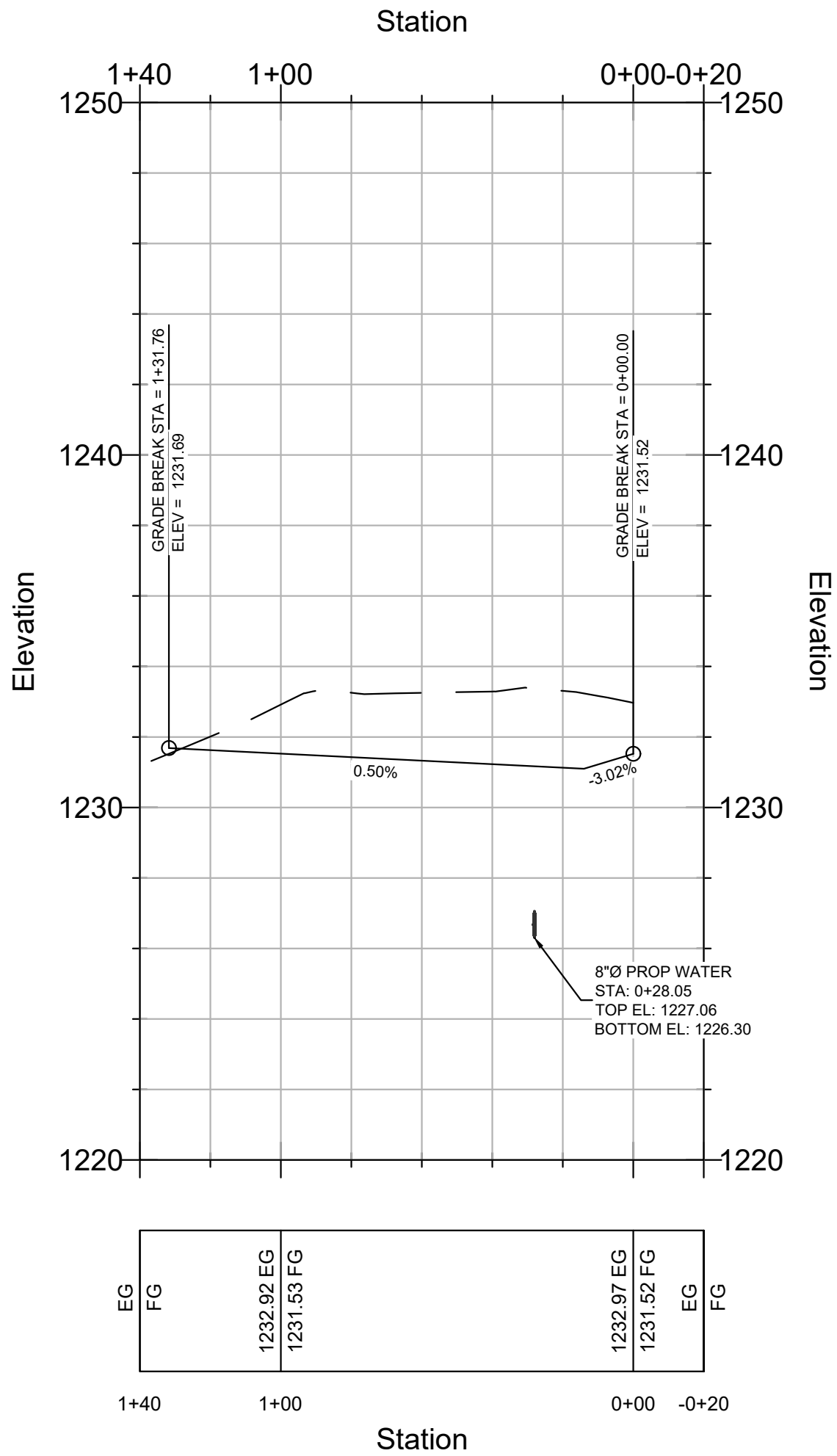
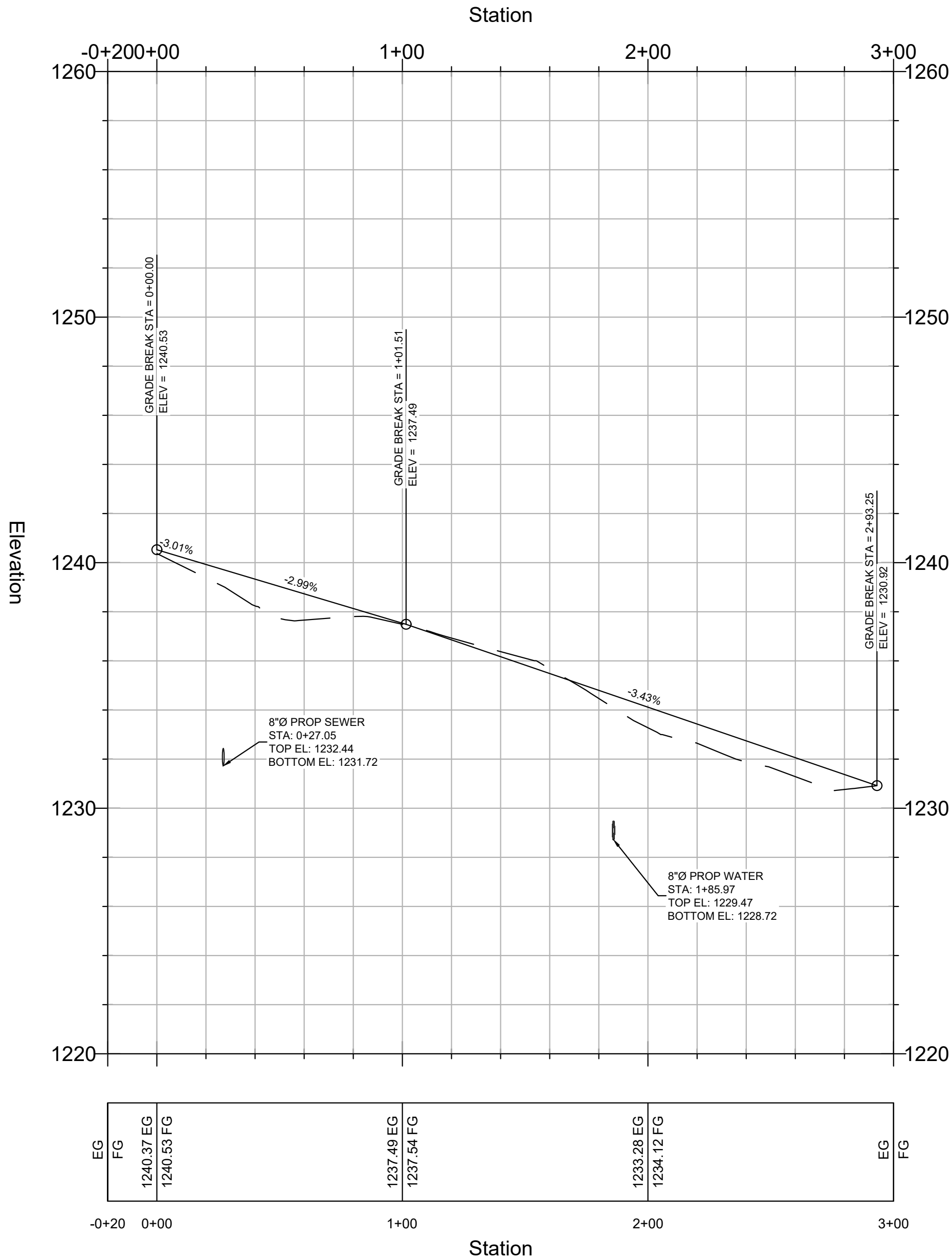
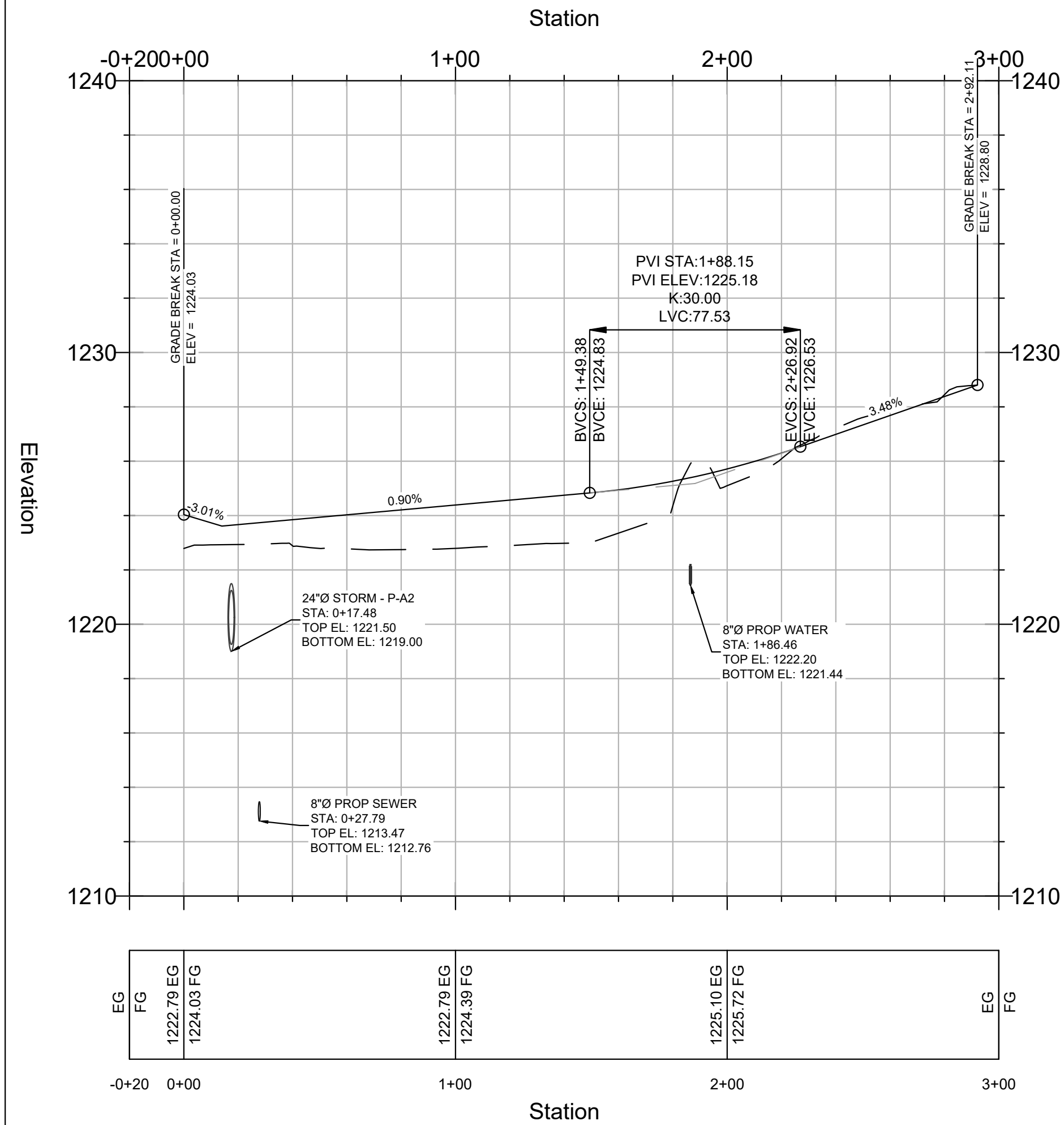
STREET C
PLAN & PROFILE



STREET D
PLAN & PROFILE




STREET E
PLAN & PROFILE



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CONSTRUCTION SET
HWY 170
FARMINGTON, AR

PROJECT NO.	DESIGNED BY	REVIEWED BY
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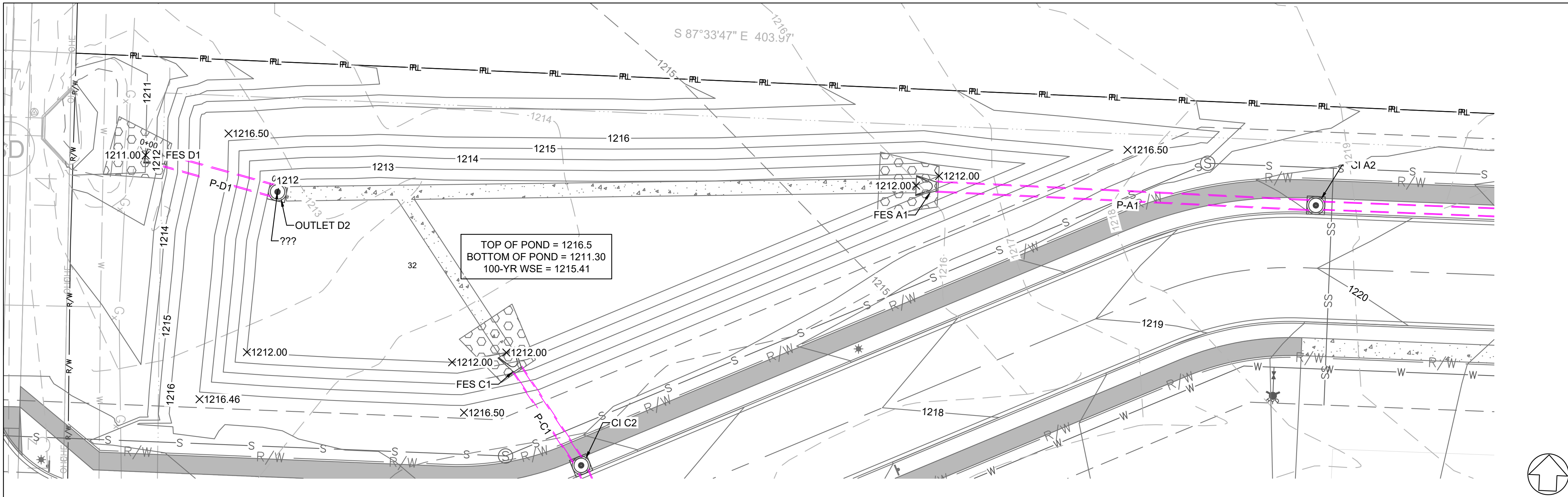
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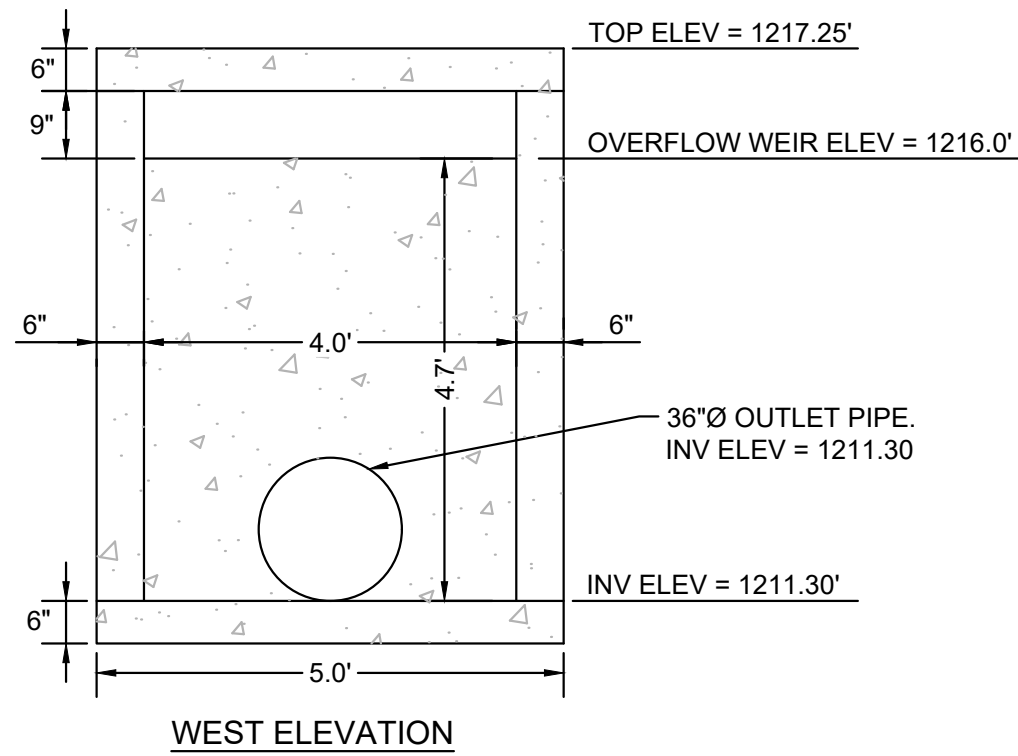
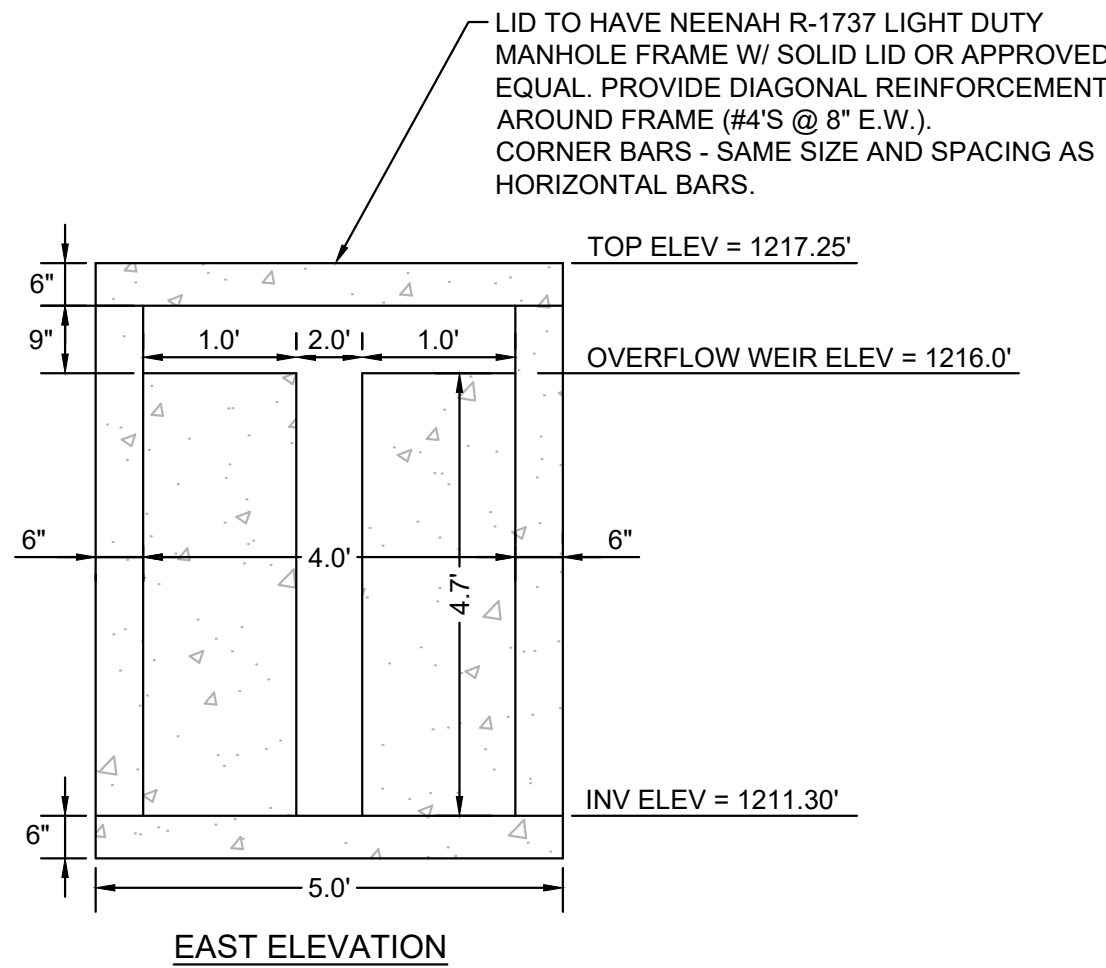
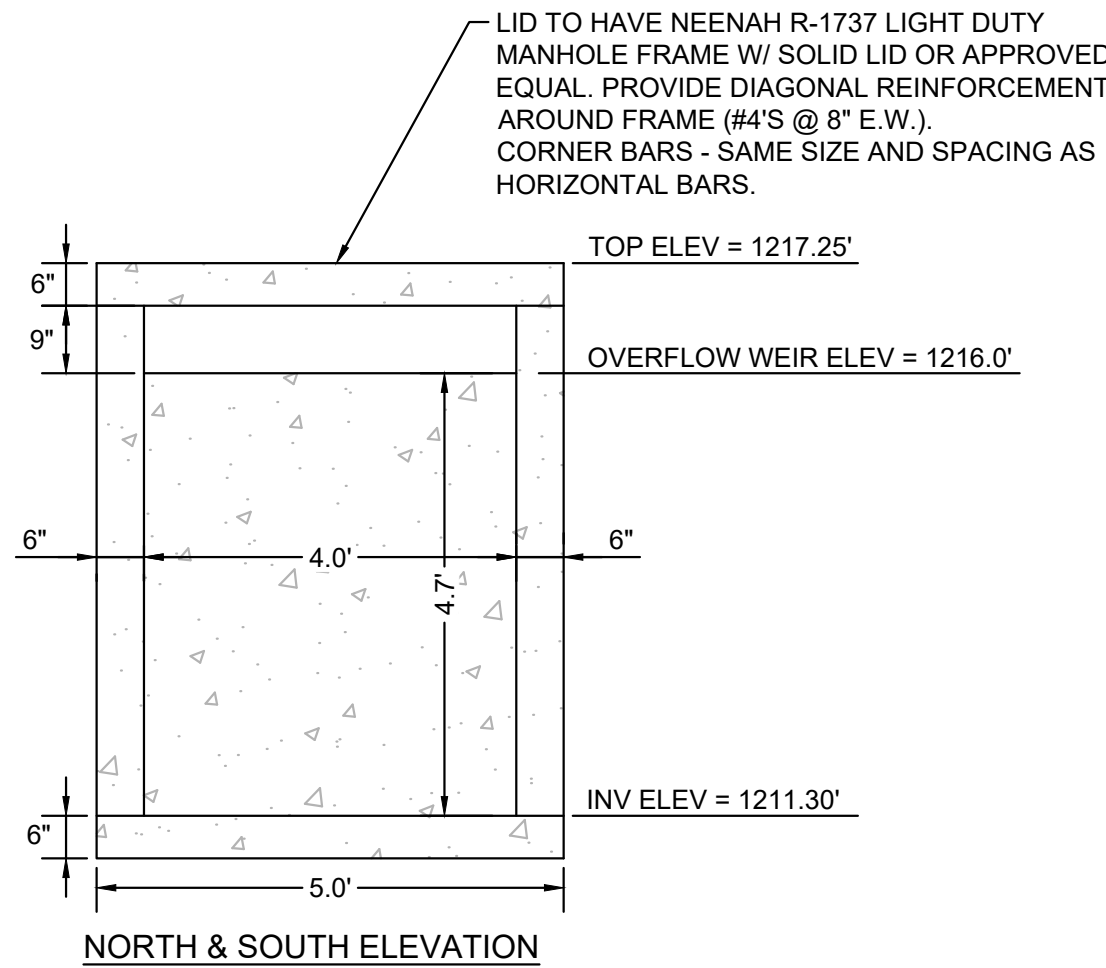
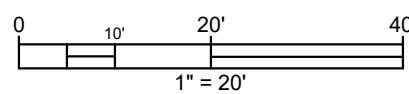
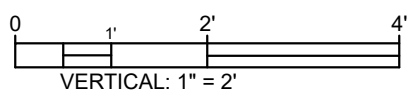
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P&P

SHEET NO.:

C1.5



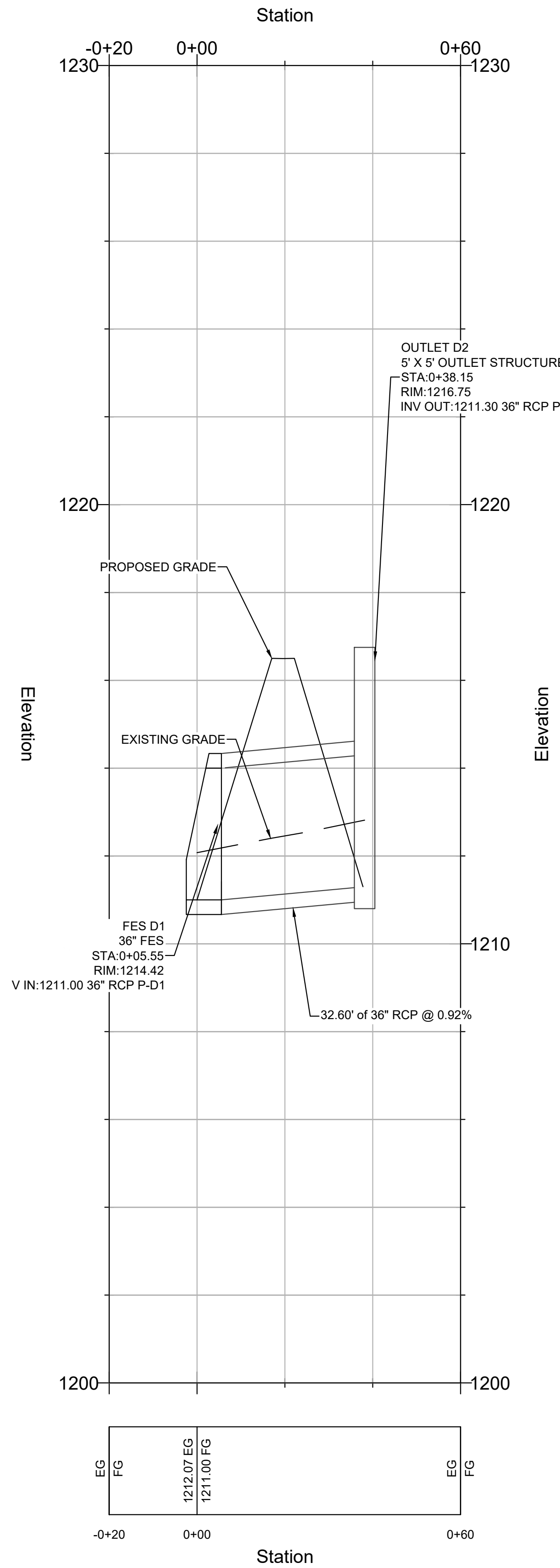
EXISTING LEGEND	
---	PROPERTY LINE
1280	EXISTING CONTOURS
---	EXISTING EASEMENT
---	EXISTING PAVEMENT
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC
⊙	EXISTING ELECTRIC POLE
—W—W—	EXISTING WATER LINE
⊙	EXISTING HYDRANT
⋈	EXISTING VALVE
=====	EXISTING STORM SEWER
PROPOSED LEGEND	
1280	PROPOSED CONTOURS
---	PROPOSED STORM SEWER
⊙	PROPOSED STORM STRUCTURE
GD = 1280.58	PROPOSED SPOT ELEVATION: GD = PROPOSED GRADE



NOTES:

1. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
2. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT THE CORNERS OF THE INLET.
3. ALL REINFORCING BARS TO BE GRADE 60.
4. PROPOSED DETENTION POND TO BE GRADED AT START OF SITE GRADING TO TEMPORARILY ACT AS SEDIMENT POND. POND SHALL BE CLEANED OF SEDIMENT AS NEEDED AND UPON FINAL STABILIZATION. PROVIDE ROCK FILTER AROUND OUTLET PIPES IN POND.

DETENTION OUTLET STRUCTURE D2 DETAIL



POND OUTLET PIPE (D) PROFILE

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EDGEWOOD SUBDIVISION
CONSTRUCTION SET
HWY 170
FARMINGTON, AR

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	JC

PLAN DATE: 07.22.2025

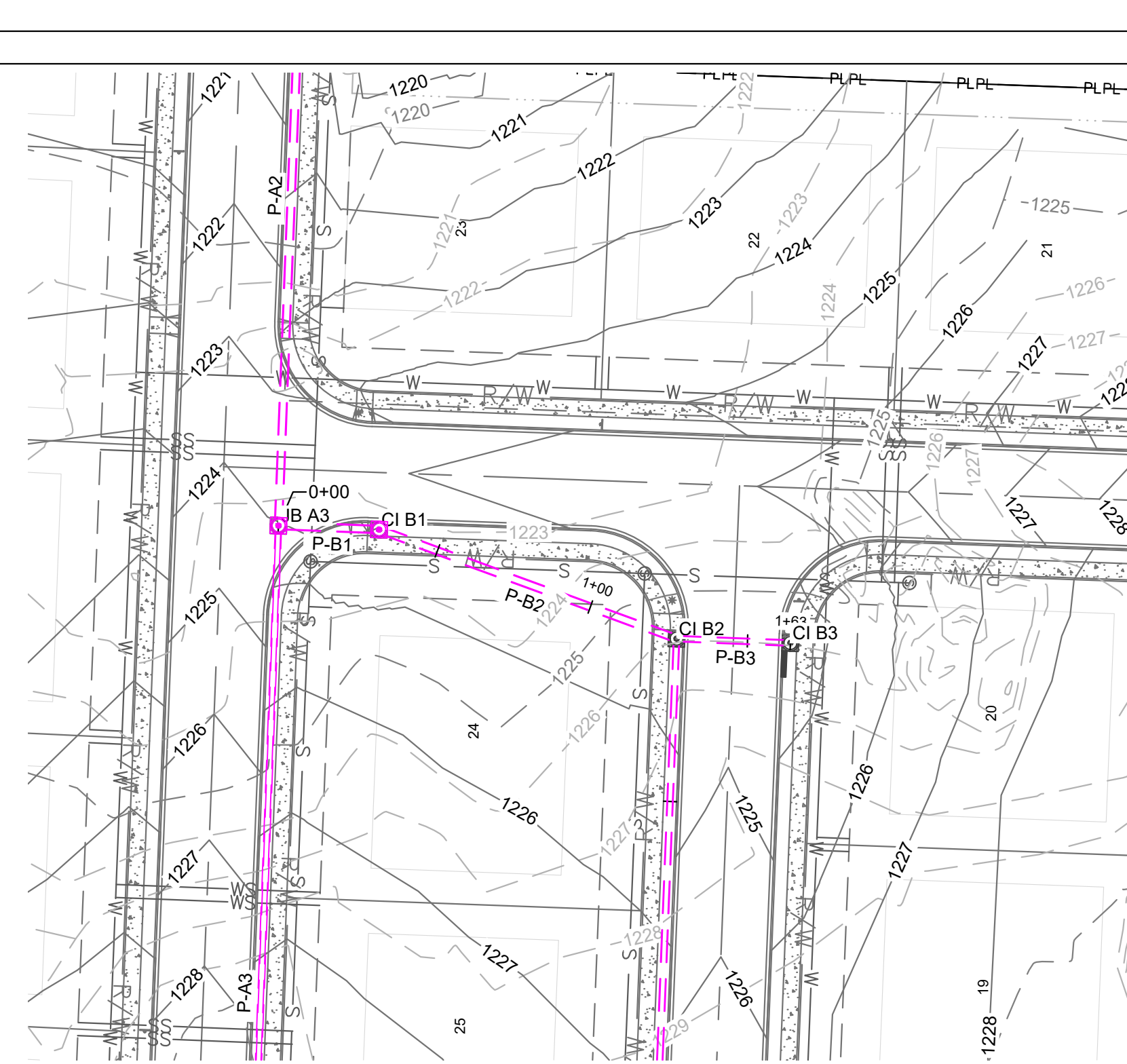
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POND PLAN

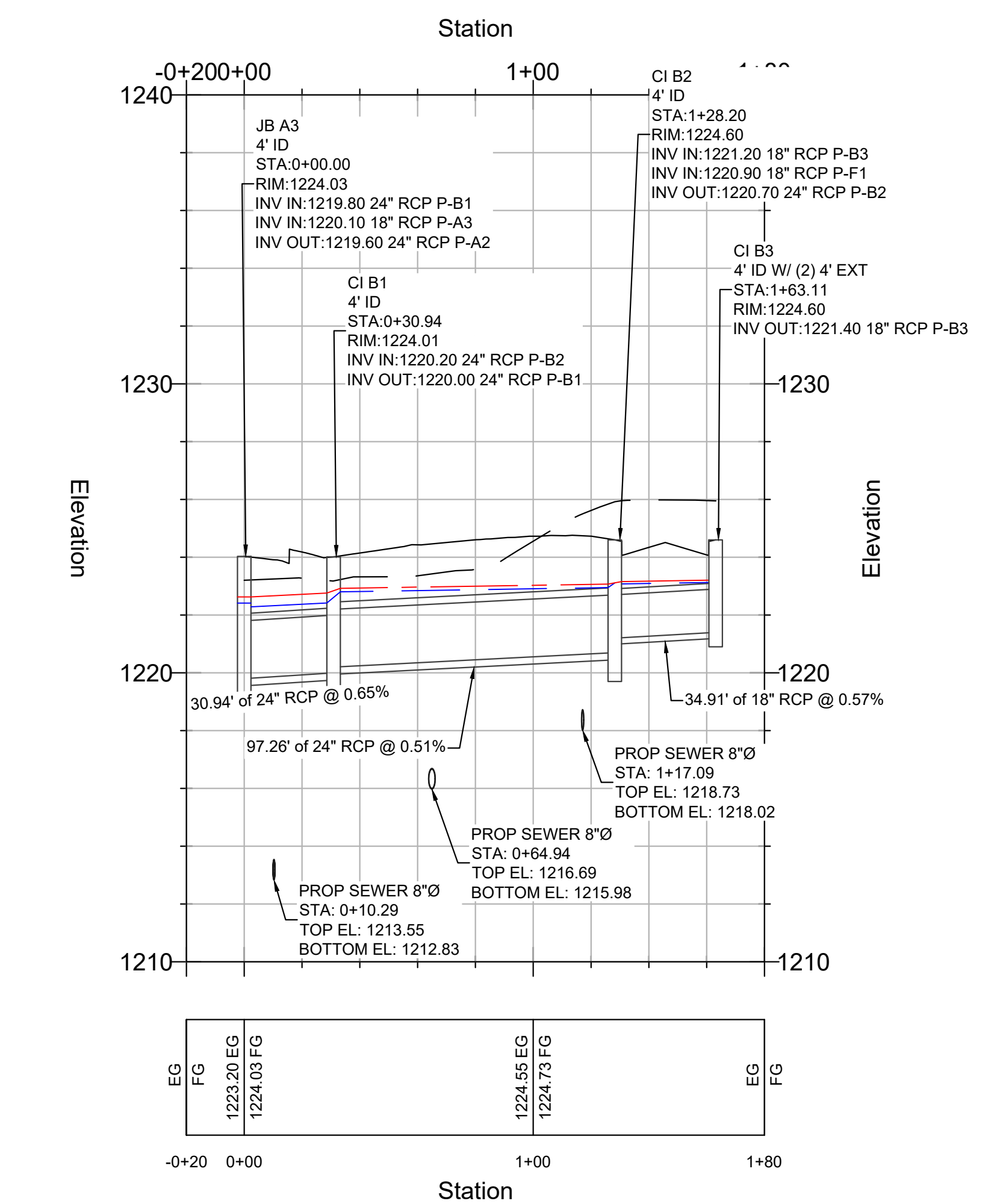
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C2.1

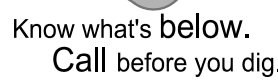


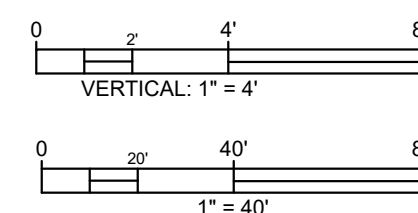
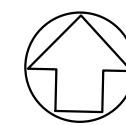

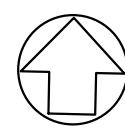

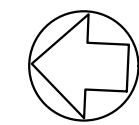


STORM B PLAN & PROFILE



C2.2





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REVISIONS

REVISIONS

REVISIONS

REVISIONS

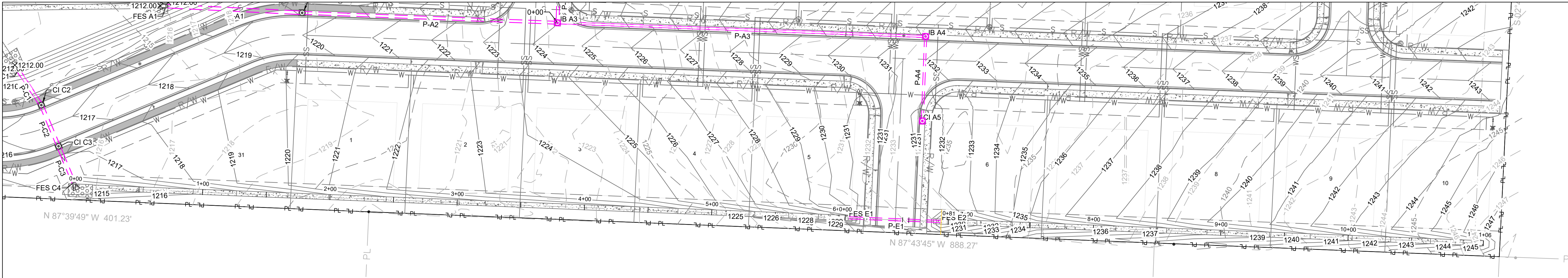
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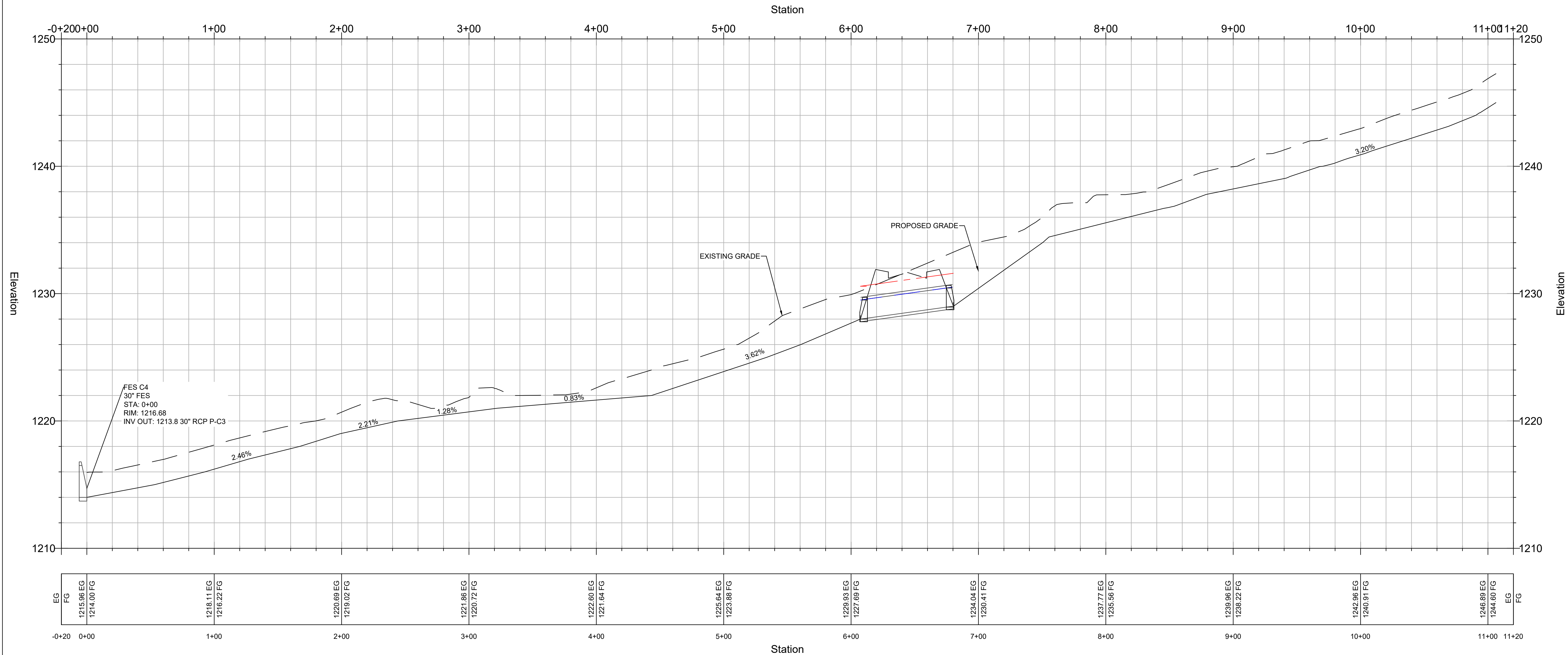
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REVISIONS



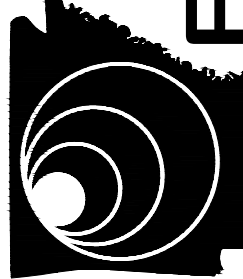
DITCH A
PLAN & PROFILE



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AR COA # 4188

EDGEWOOD SUBDIVISION
CONSTRUCTION SET

HWY 170
FARMINGTON, AR

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	JC

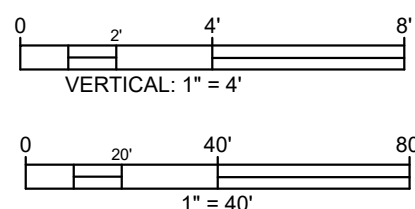
PLAN DATE: 07.22.2025

SHEET NAME:

DITCH A P&P

SHEET NO.:

C2.4



LEGEND (PROPOSED)	
	RIGHT-OF-WAY
	CURB & GUTTER
	LOT LINE
	EASEMENT
	ROAD CENTERLINE
	SIGN
	UNDERGROUND STORM DRAINAGE SYSTEM
	STORM STRUCTURE
	WATER LINE
	WATER SERVICE LINE
	FIRE HYDRANT ASSEMBLY
	WATER VALVE
	AIR RELEASE VALVE
	SEWER LINE
	SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	LIGHT POLE
	RIP-RAP PAD

LEGEND (EXISTING)	
———— PL ————	PROPERTY LINE
———— R/W ————	RIGHT-OF-WAY
———— — — — —	LOT LINE
- - - - -	EASEMENT
———— — — — —	ROAD CENTERLINE
- - - - -	ASPHALT
=====	CURB & GUTTER
- - - - -	SIDEWALK
———— X ————	FENCE

MATERIAL NOTE:
ALL SEWER MAIN TO BE CONSTRUCTED WITH 8" SDR-26 AND
SLOPED AT MINIMUM 0.4%.

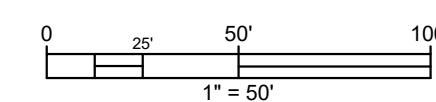
ALL WORK SHALL CONFORM TO THE CITY OF FAYETTEVILLE "2022
WATER AND SEWER STANDARD SPECIFICATIONS" DATED
SEPTEMBER 3, 2022

SPECIAL NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANIES.

SEWER LATERAL NOTE:
SEWER LATERAL TAPS TO BE DONE AS NEAR TO THE 5' SETBACK
AS POSSIBLE TO ALLOW THE CONSTRUCTION OF ELECTRICAL
SERVICES

CONTRACTOR TO VERIFY LOCATION OF EXISTING SANITARY SEWER AND MANHOLES. FIELD ADJUST PROPOSED SANITARY LINES TO ACCOMMODATE ACTUAL CONDITIONS. ALL LINES TO BE SLOPED AT 0.4% MINIMUM.

ADD WATER & SEWER MAIN CROSSING NOTE:
WATER MAINS CROSSING SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE 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 CARVING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

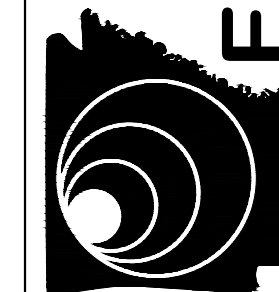


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EDGEWOOD SUBDIVISION CONSTRUCTION SET

HWY 170
FARMINGTON, AR

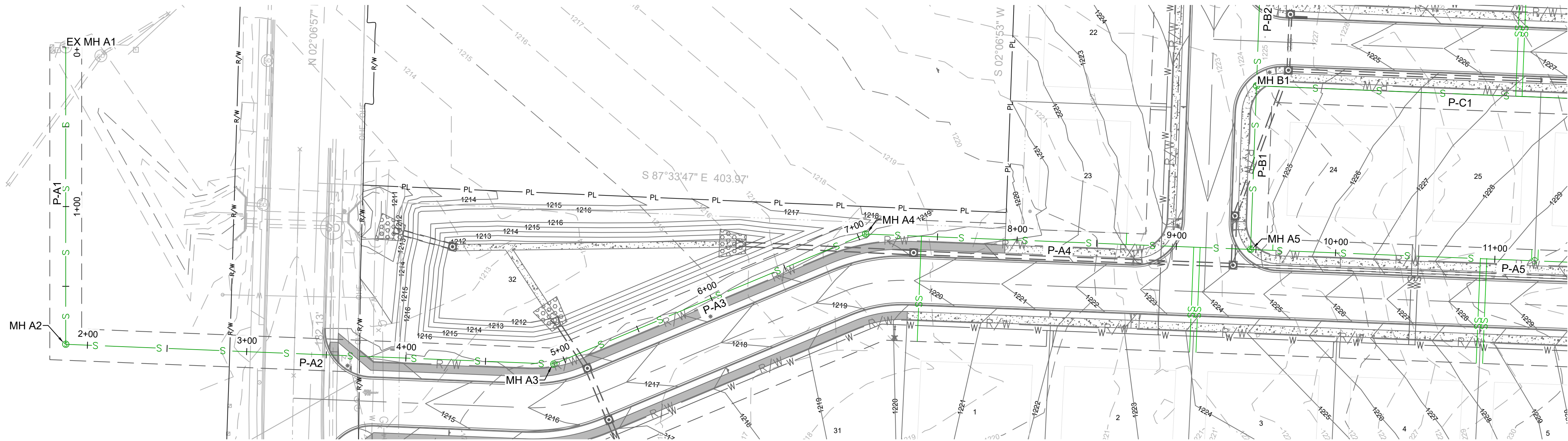
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ODY0067	KS	JC
PLAN DATE:	07.22.2025	

SHEET NAME:

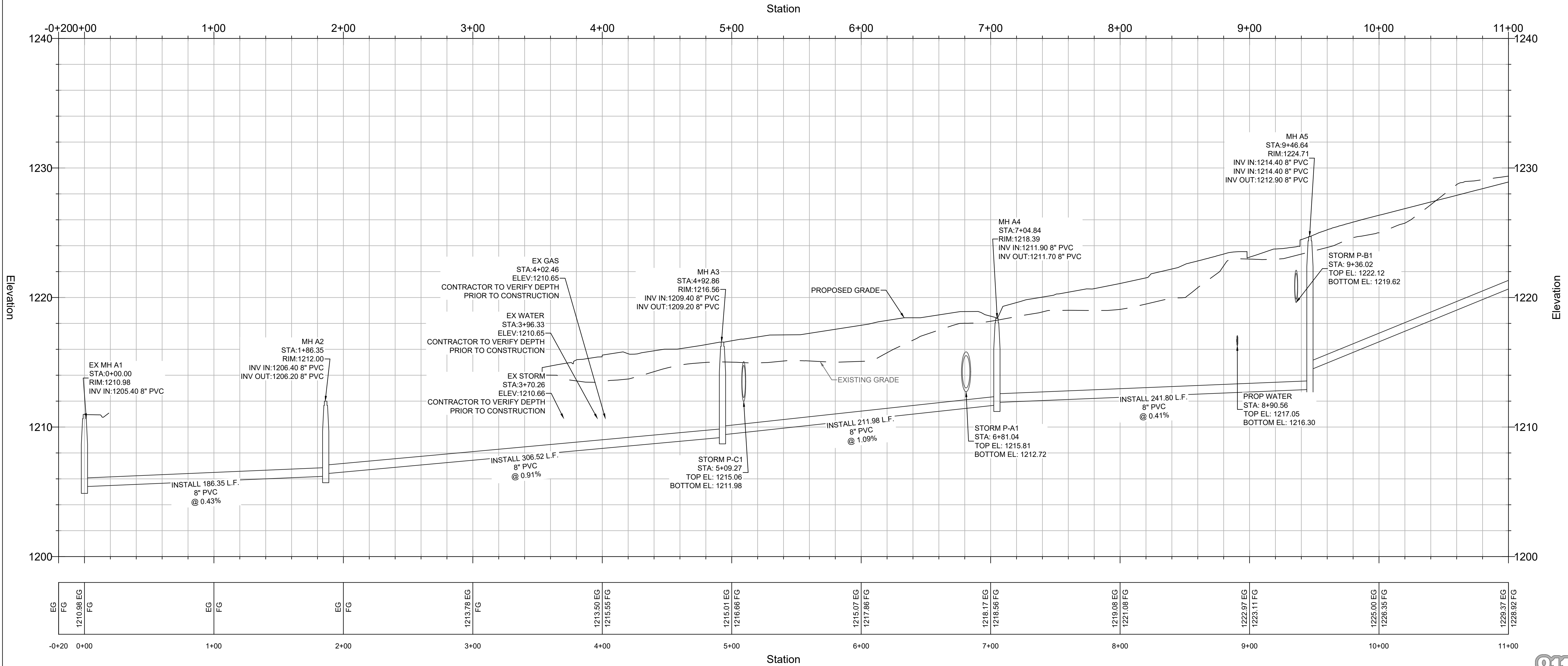
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SHEET NO.:

C3.0



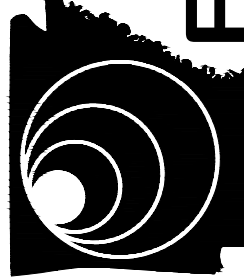
SEWER LINE A
PLAN & PROFILE



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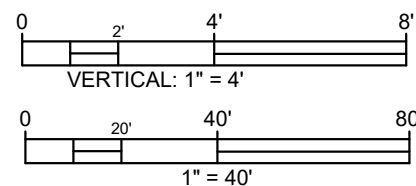
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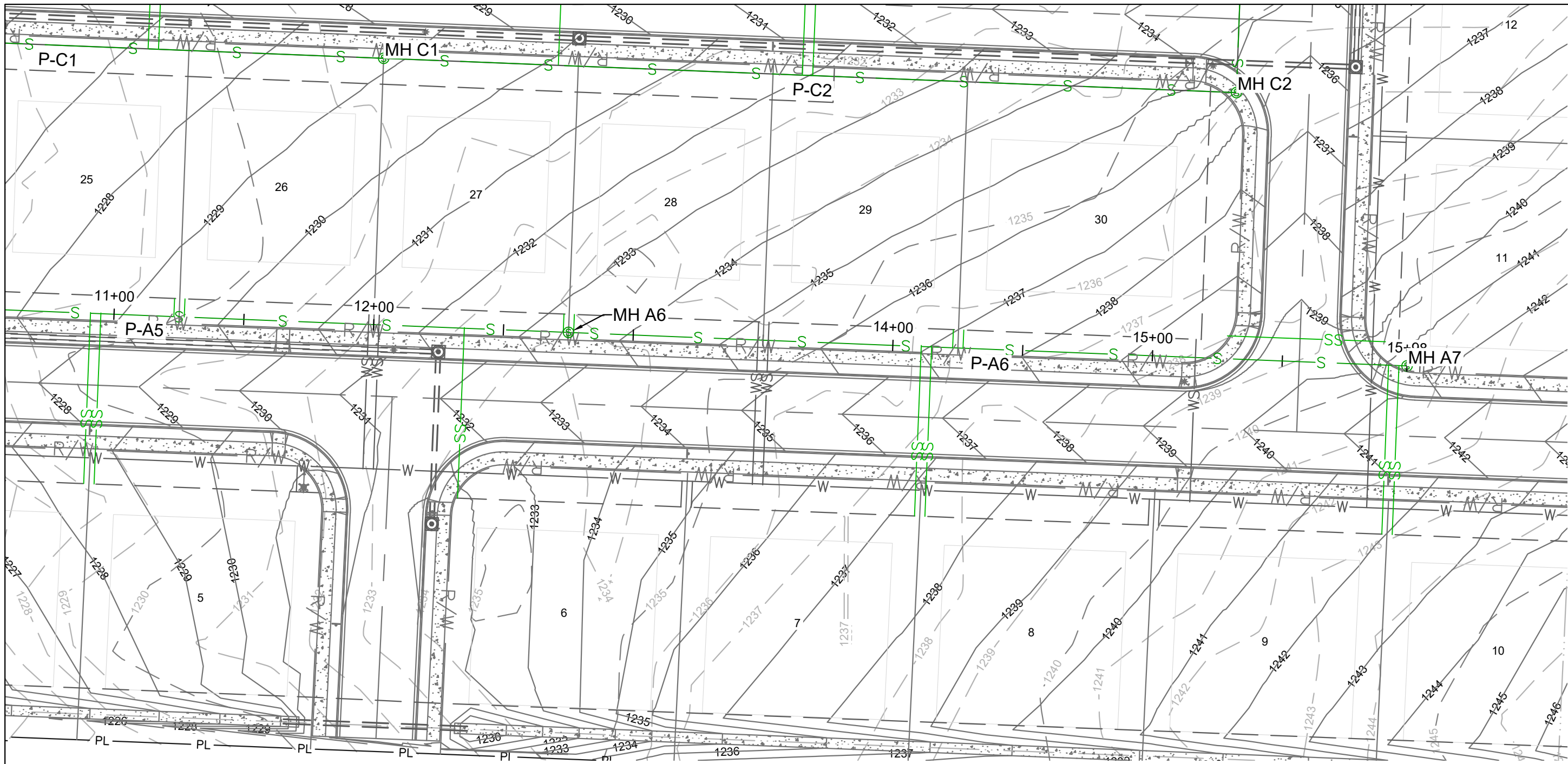
EDGEWOOD SUBDIVISION
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HWY 170
FARMINGTON, AR

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	JC
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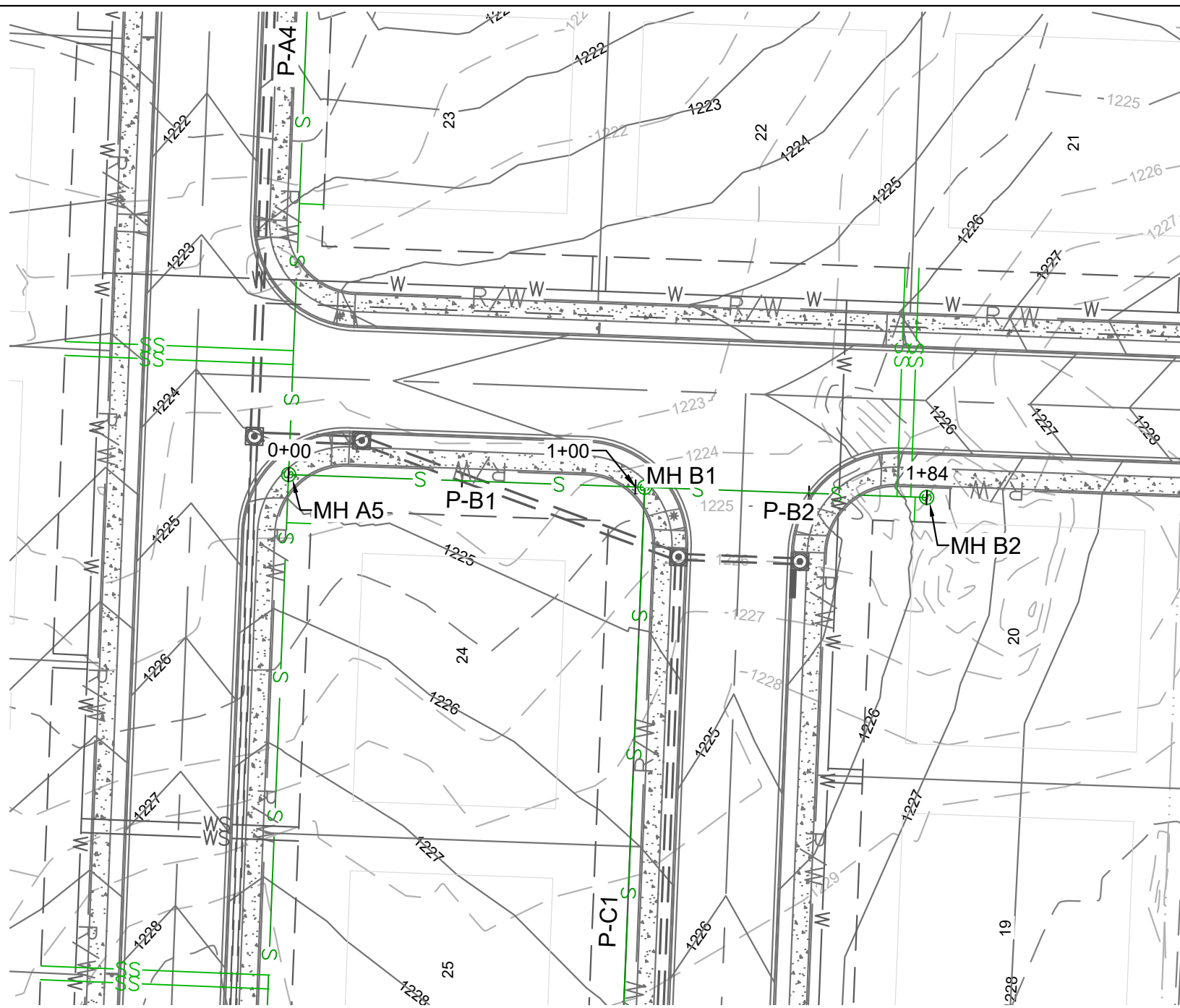
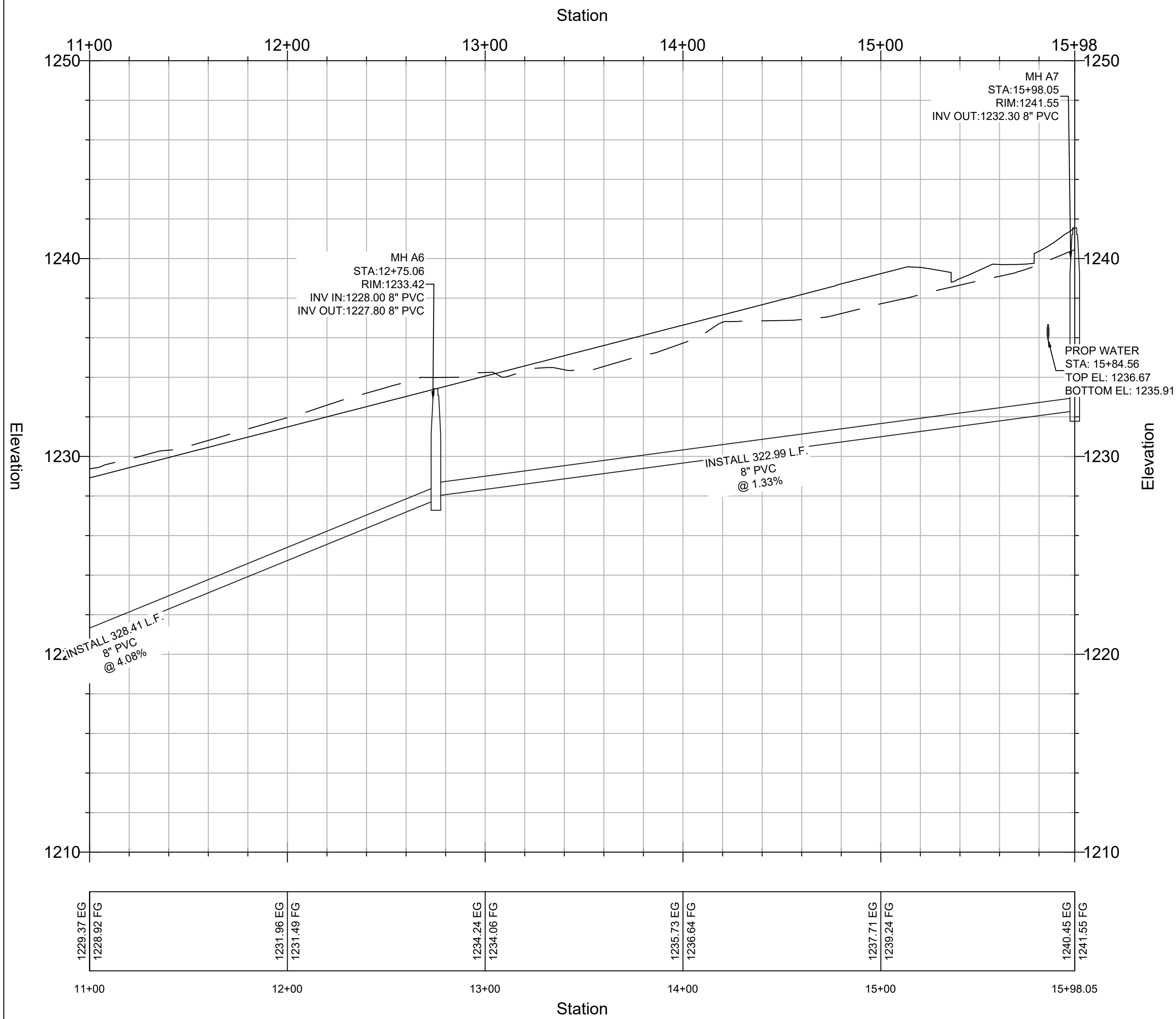
SHEET NAME:
SEWER A P&P

SHEET NO.:
C3.1

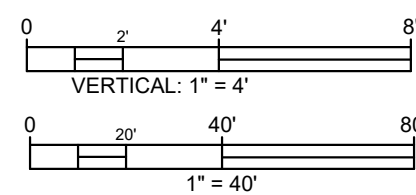
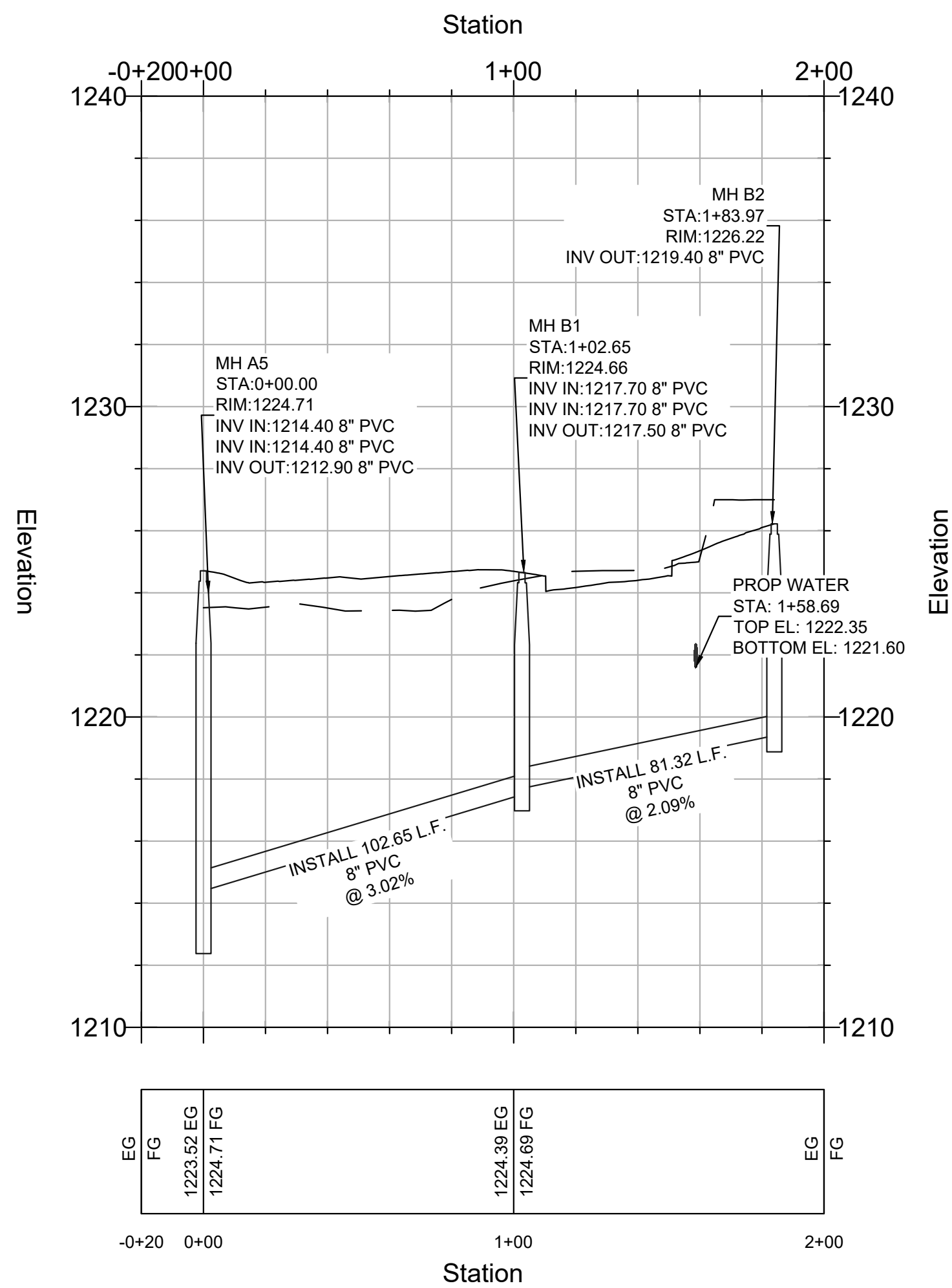




SEWER LINE A
PLAN & PROFILE



SEWER LINE B
PLAN & PROFILE



PROFESSIONAL SEAL:

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REVISIONS		
NO.	DATE	REVISION

ODYSSEY ENGINEERING

124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

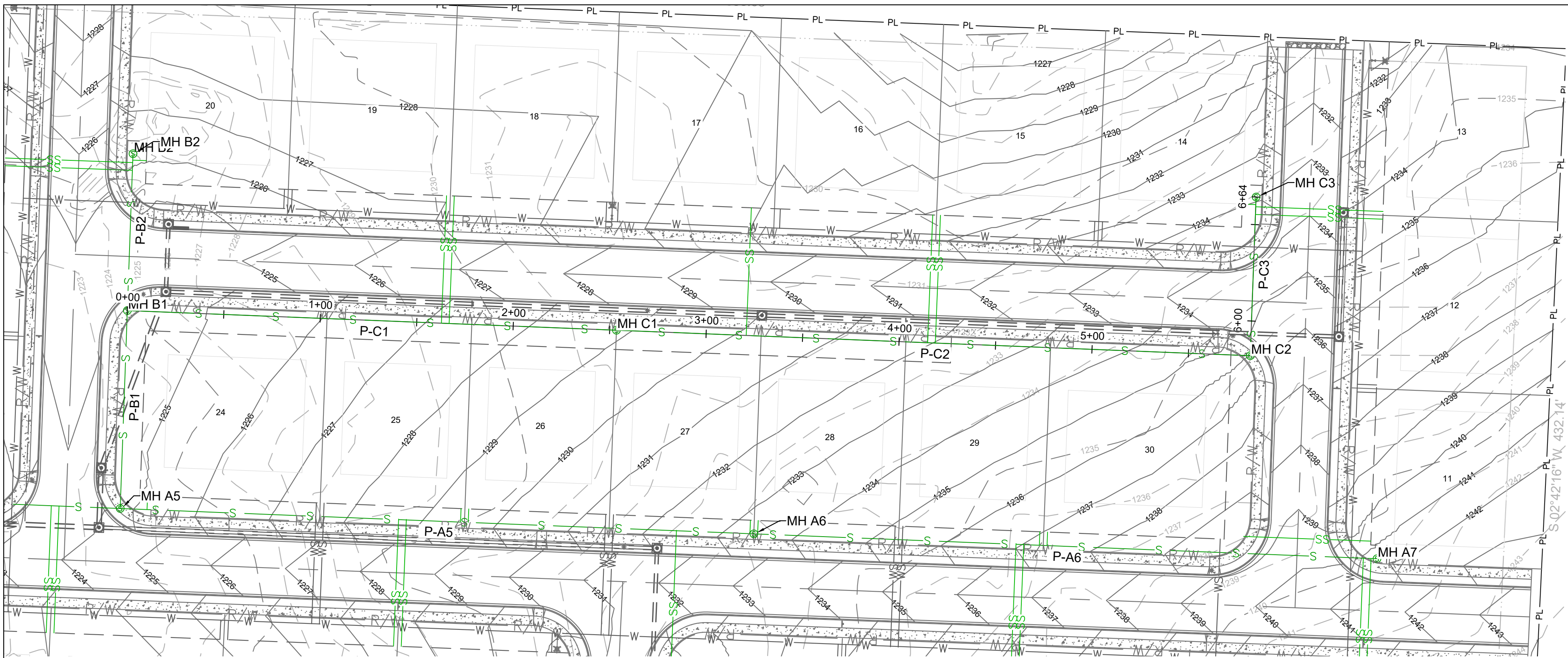
EDGEWOOD SUBDIVISION
CONSTRUCTION SET
HWY 170
FARMINGTON, AR

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	JC

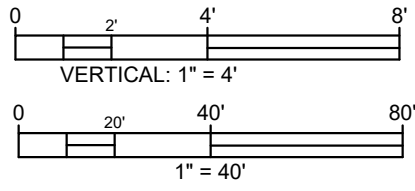
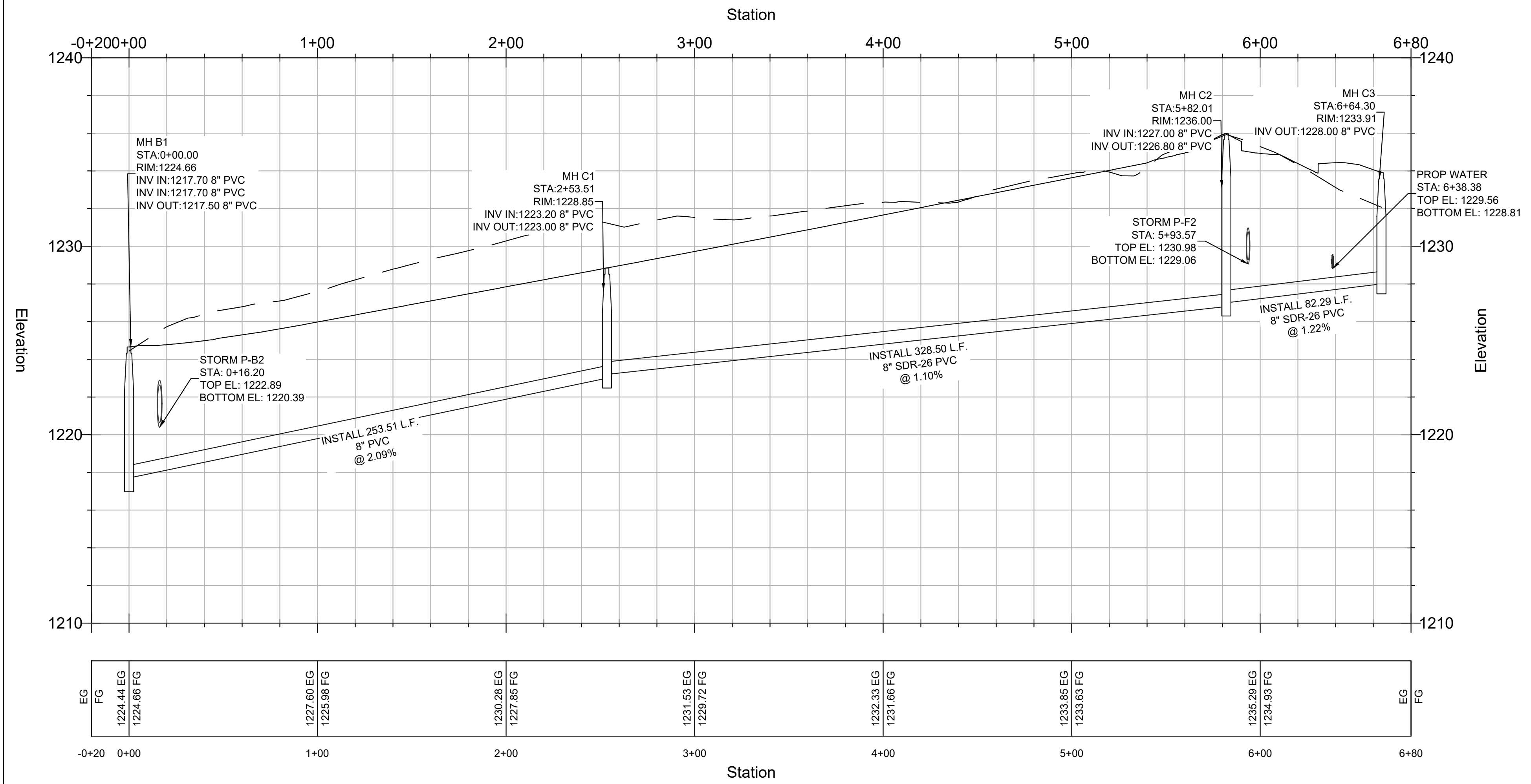
PLAN DATE: 07.22.2025

SHEET NAME:
SEWER A & B P&P

SHEET NO.:
C3.2




SEWER LINE C
PLAN & PROFILE



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





EDGEWOOD SUBDIVISION
CONSTRUCTION SET
HWY 170
FARMINGTON, AR

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	JC

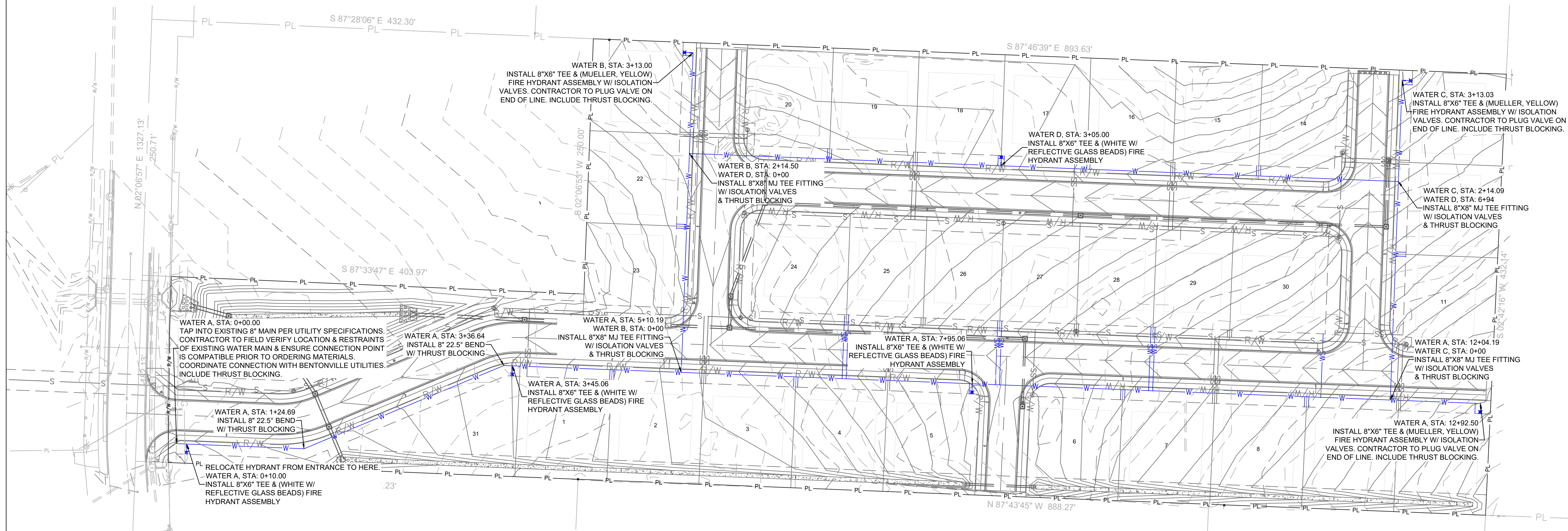
PLAN DATE: 07.22.2025

SHEET NAME:
SEWER C& D P&P

SHEET NO.:
C3.3

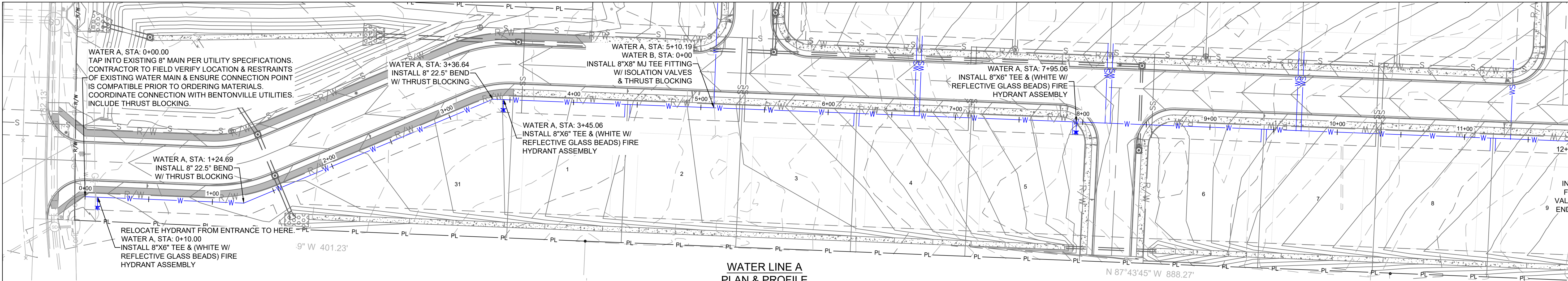
LEGEND (PROPOSED)	LEGEND (EXISTING)
 RIGHT-OF-WAY	 PL  PROPERTY LINE
 CURB & GUTTER	 R/W  RIGHT-OF-WAY
 LOT LINE	 LOT LINE
 EASEMENT	 EASEMENT
 ROAD CENTERLINE	 ROAD CENTERLINE
 SIGN	 ASPHALT
 UNDERGROUND STORM DRAINAGE SYSTEM	 CURB & GUTTER
 STORM STRUCTURE	 SIDEWALK
 W  W WATER LINE	 X  BARBED WIRE FENCE
 WS  WS WATER SERVICE LINE	
 FIRE HYDRANT ASSEMBLY	
 WATER METER	
 WATER VALVE	
 AIR RELEASE VALVE	
 S  S SEWER LINE	
 SS  SS SEWER SERVICE LINE	
 SANITARY SEWER MANHOLE	
 LIGHT POLE	
 RIP-RAP PAD	

ADD WATER & SEWER MAIN CROSSING NOTE:
WATER MAINS CROSSING SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OF 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 IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MUST BE VENTED TO THE SURFACE BY A DRAINING WATER OR SEWER VENT PIPE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

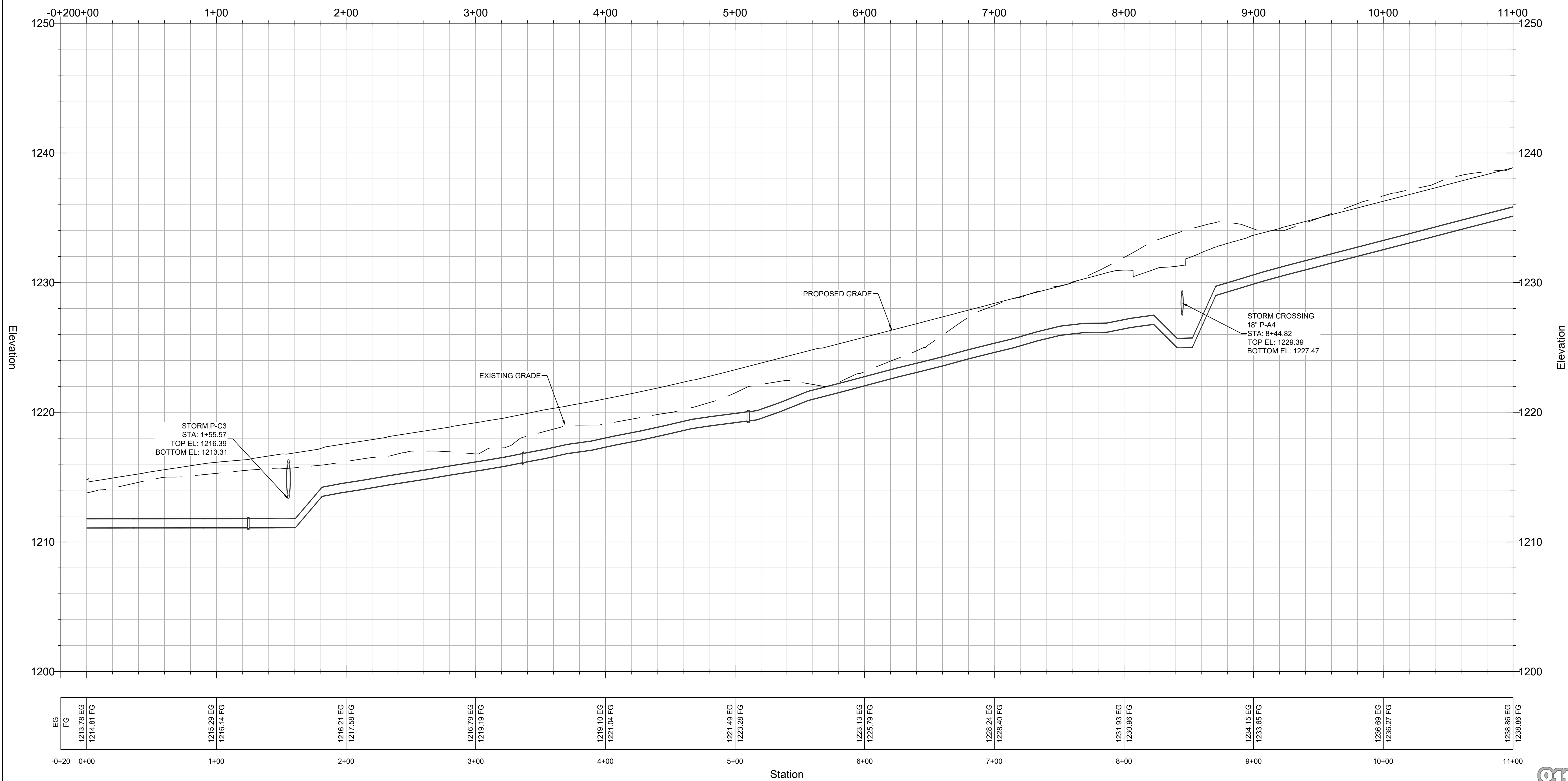


C4.0

SHEET NO.



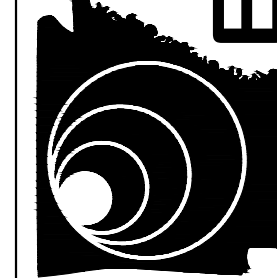
WATER LINE A
PLAN & PROFILE



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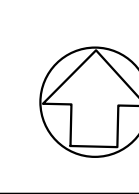
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EDGEWOOD SUBDIVISION
CONSTRUCTION SET

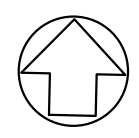
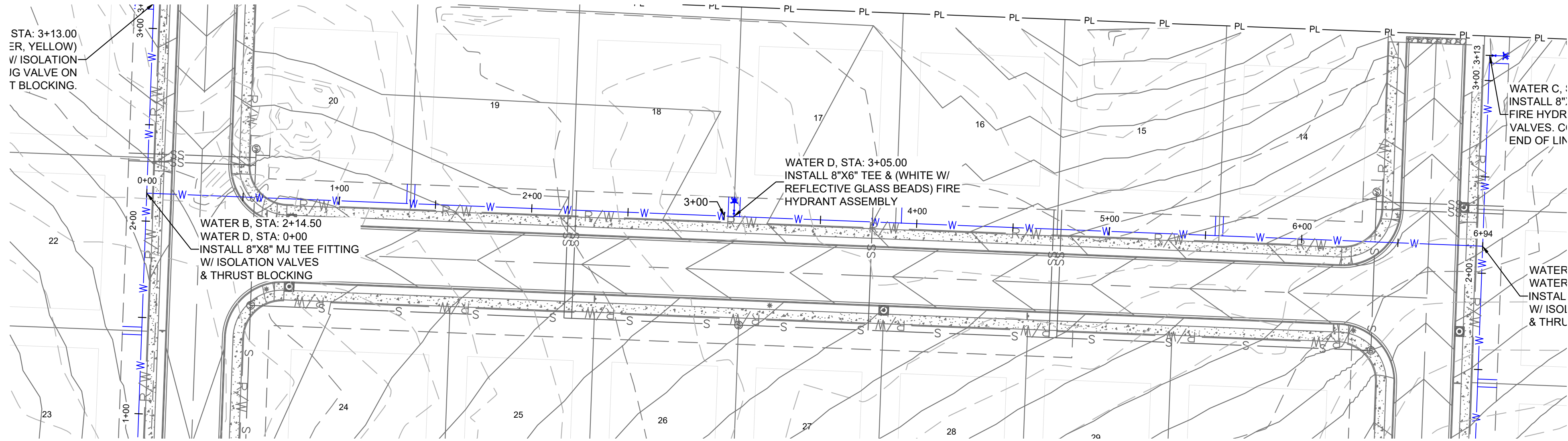
HWY 170
FARMINGTON, AR

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	JC
PLAN DATE:	07.22.2025	
SHEET NAME:		
WATER A P&P		
SHEET NO.:		
C4.1		

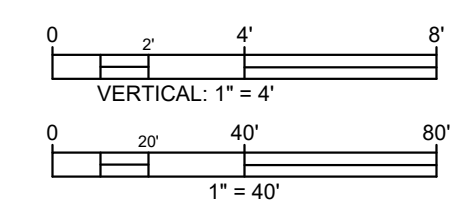
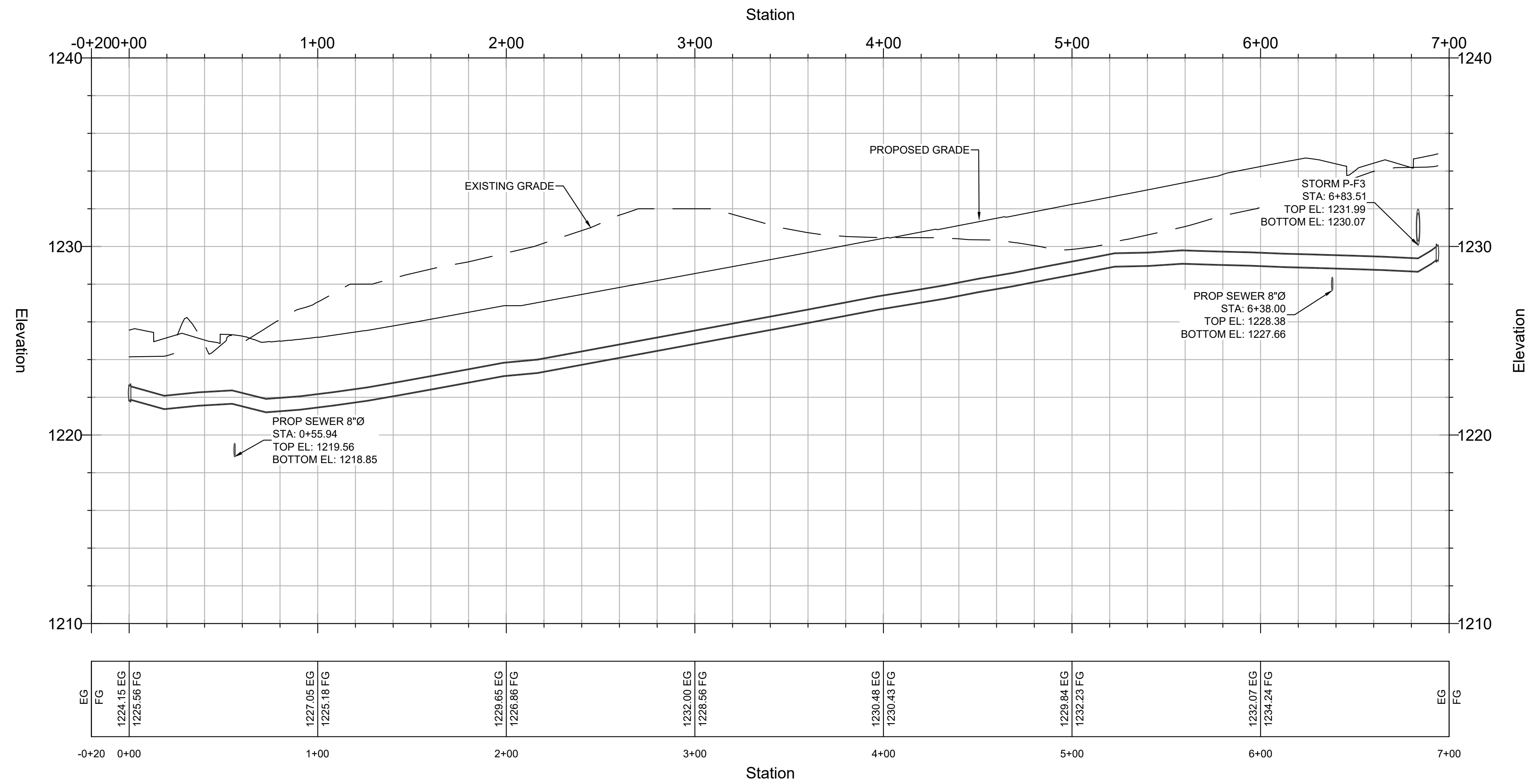




Know what's below.
Call before you dig.



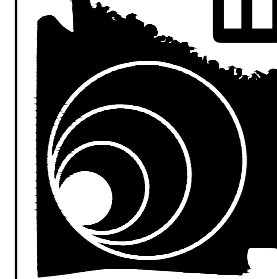
WATER LINE D
PLAN & PROFILE



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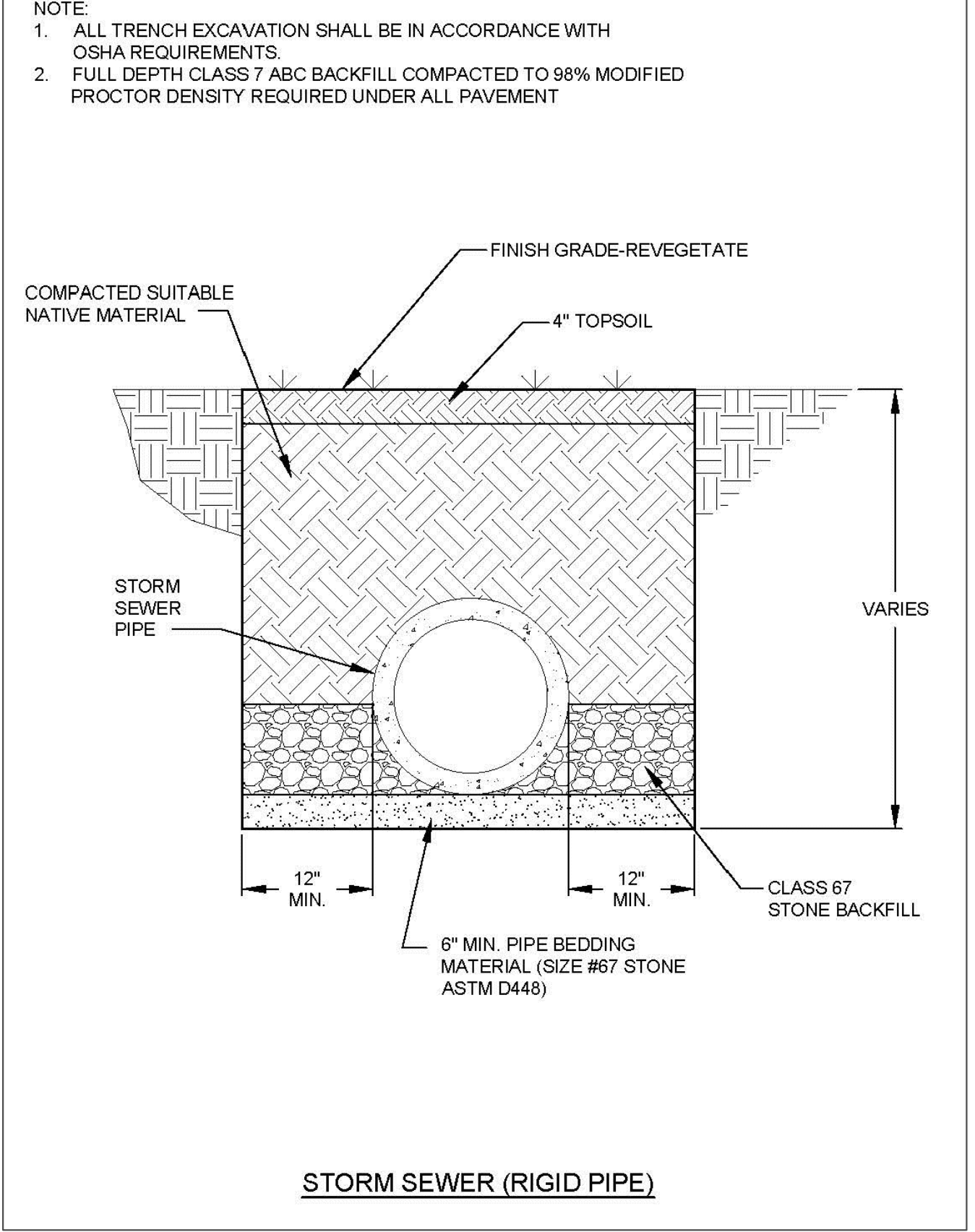
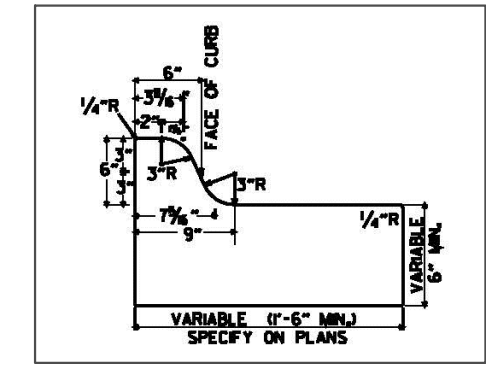
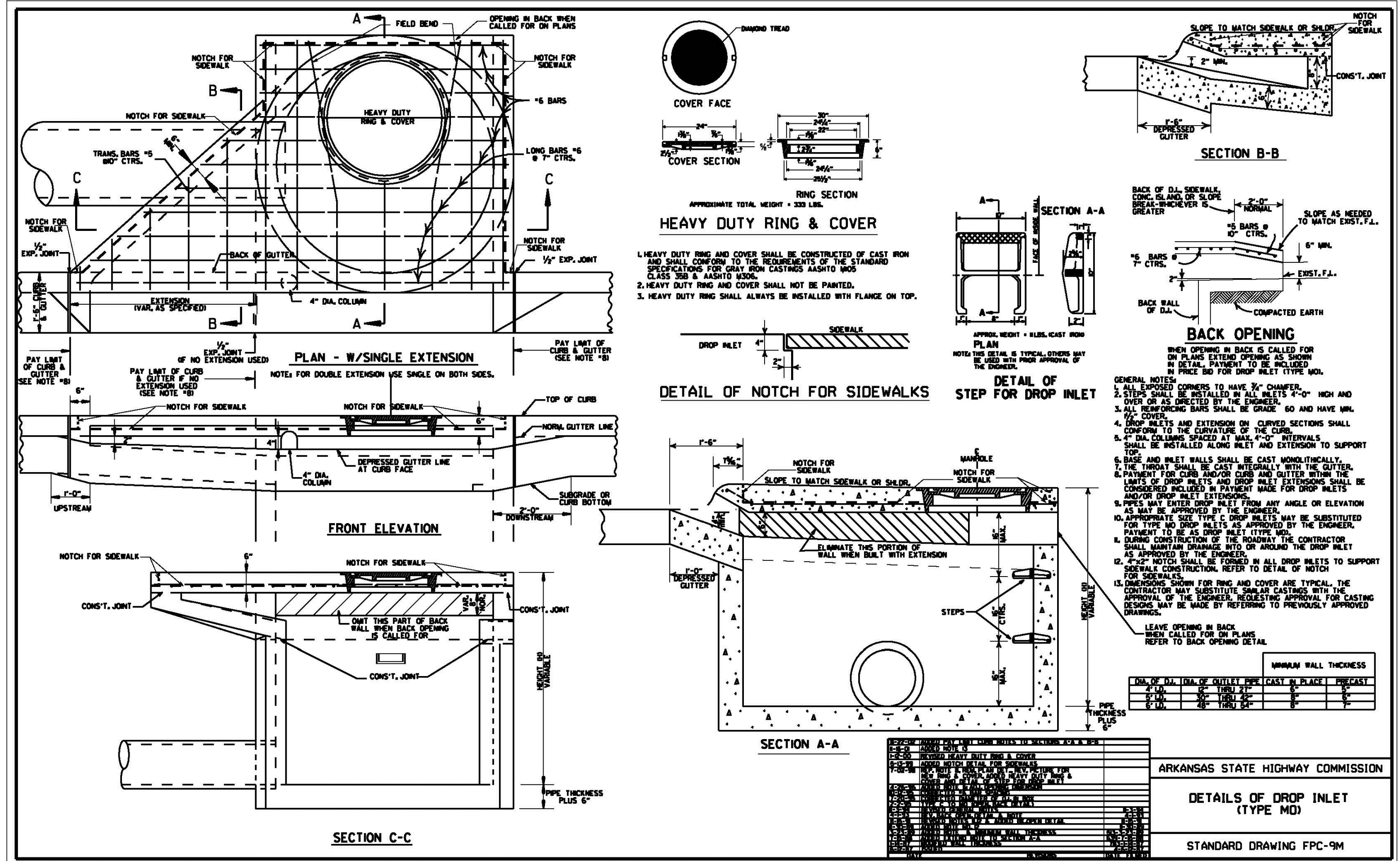


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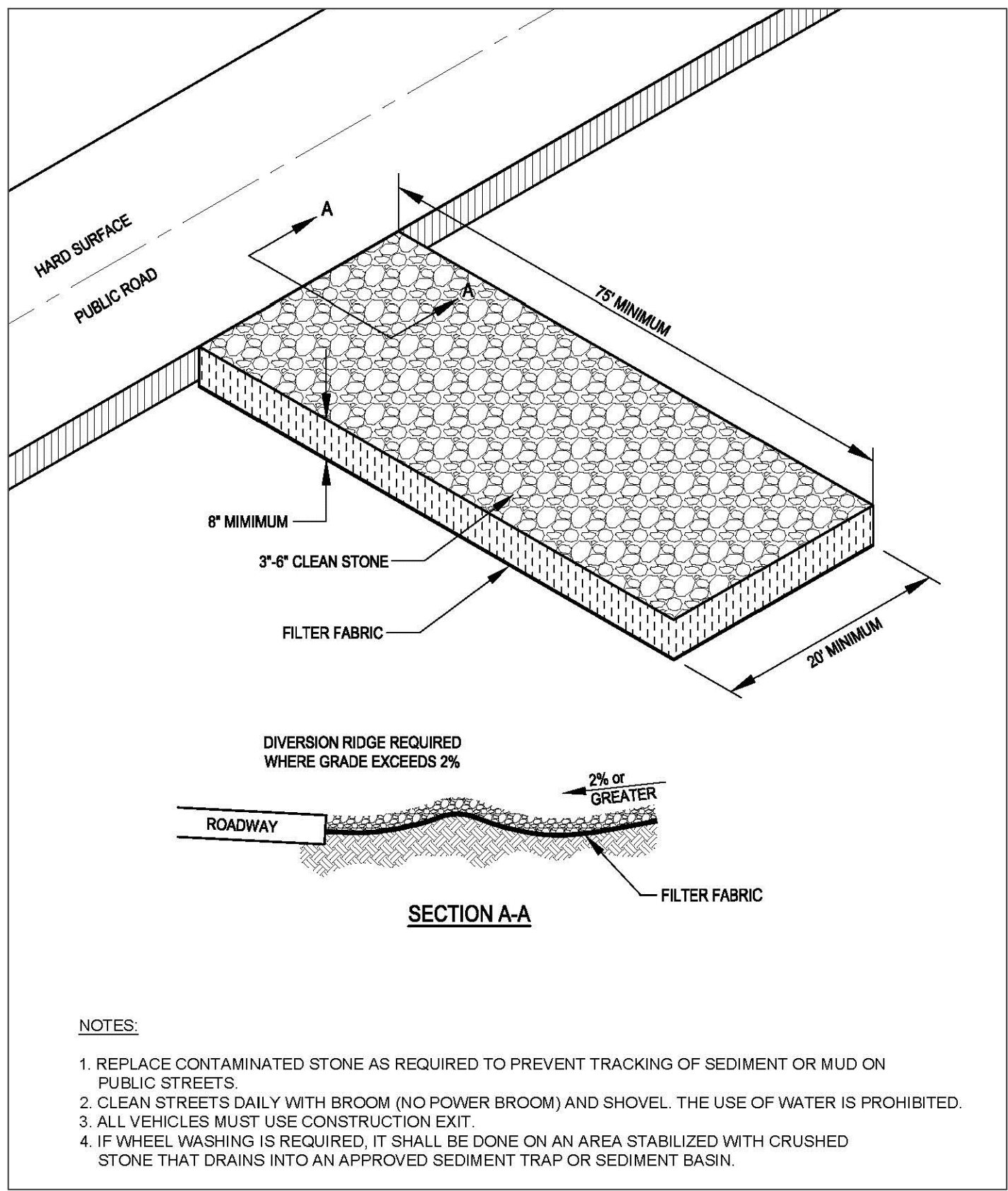
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EDGEWOOD SUBDIVISION
CONSTRUCTION SET
HWY 170
FARMINGTON, AR

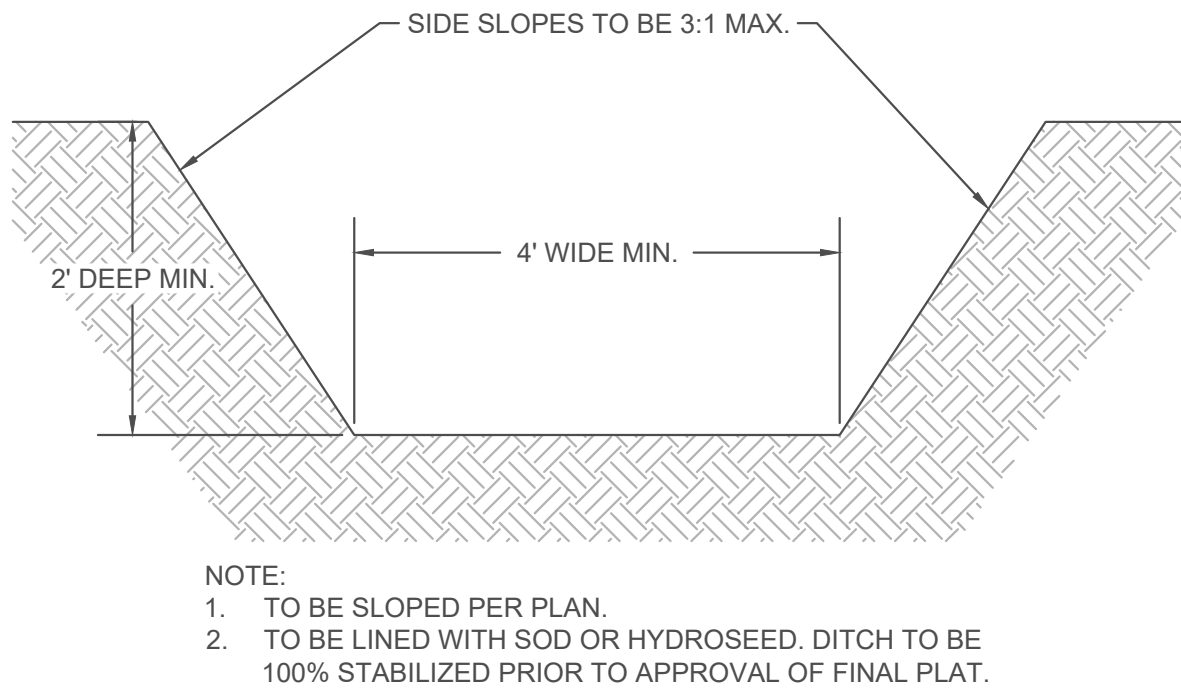
PROJECT NO. ODY0067	DESIGNED BY KS	REVIEWED BY JC
PLAN DATE: 07.22.2025		
SHEET NAME: WATER D P&P		
SHEET NO.: C4.3		



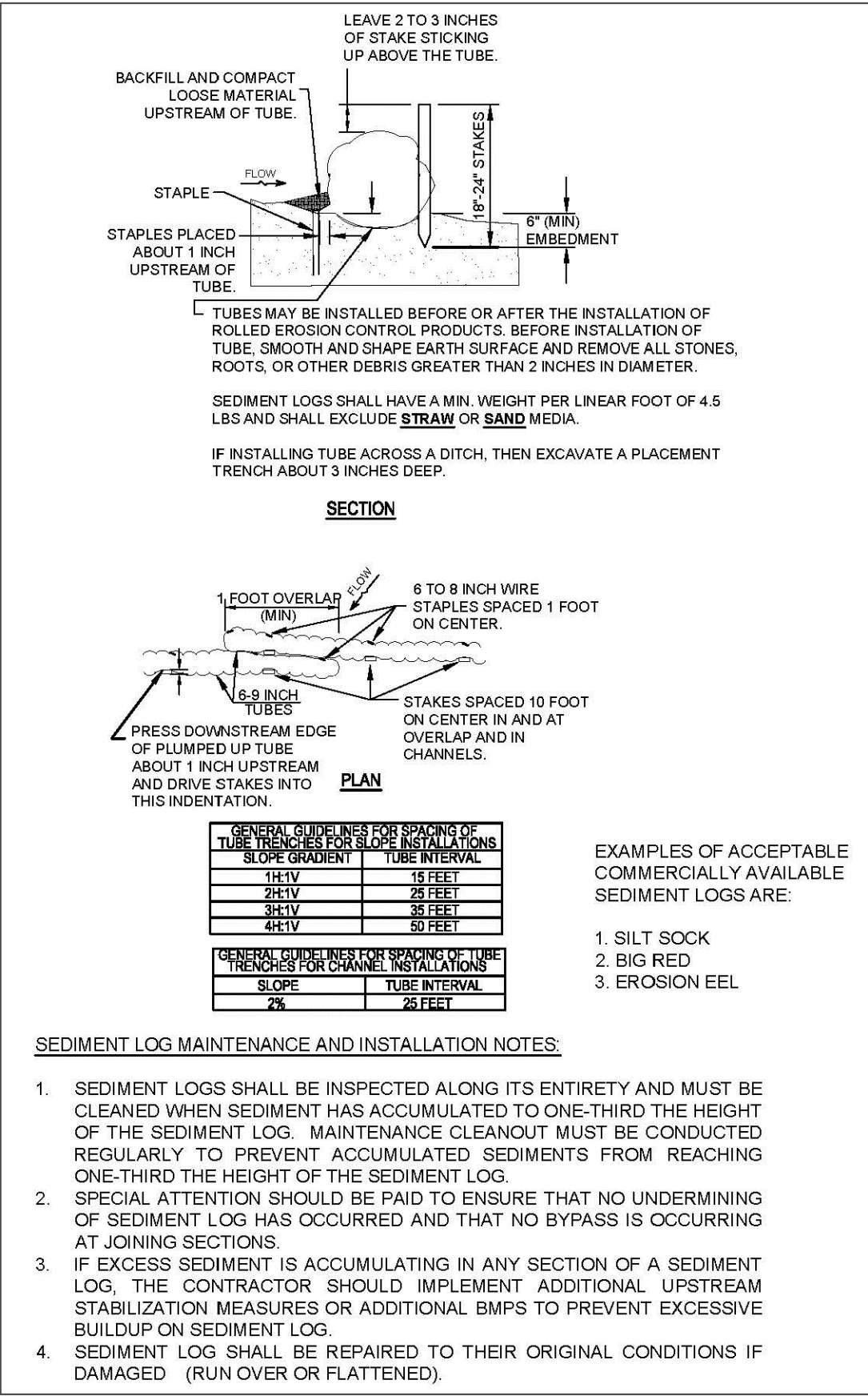
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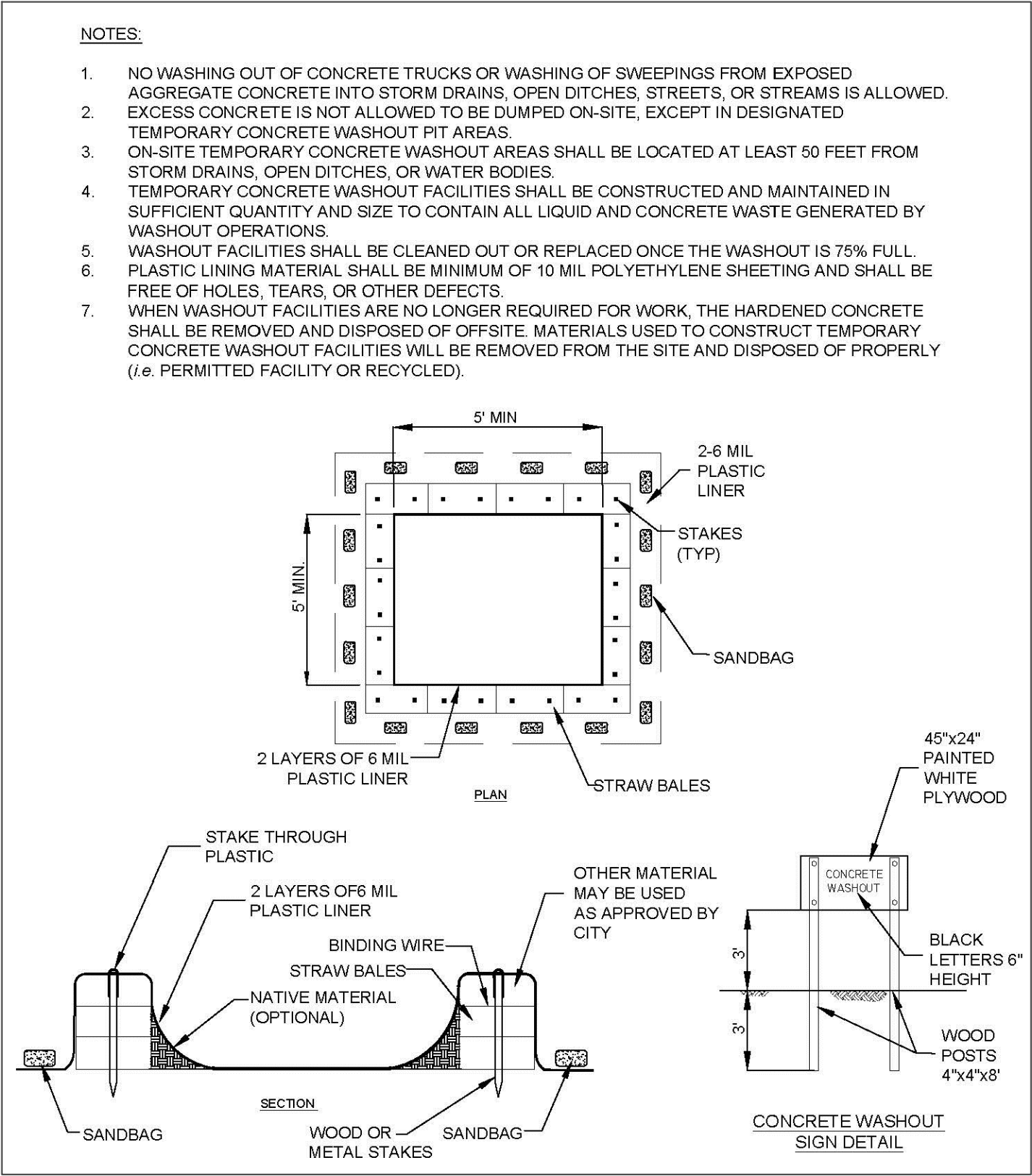
CONSTRUCTION EGRESS



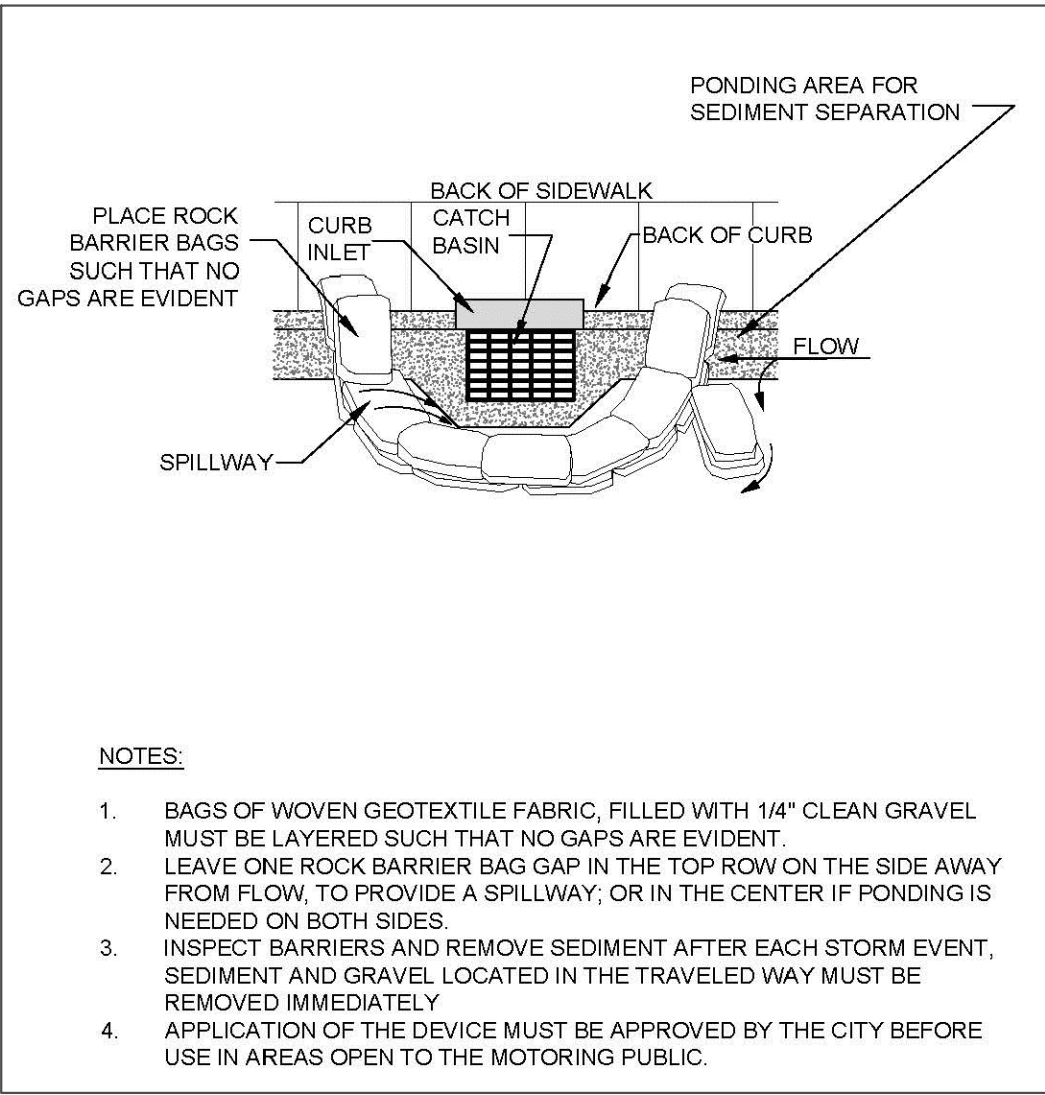
DITCH A DETAIL



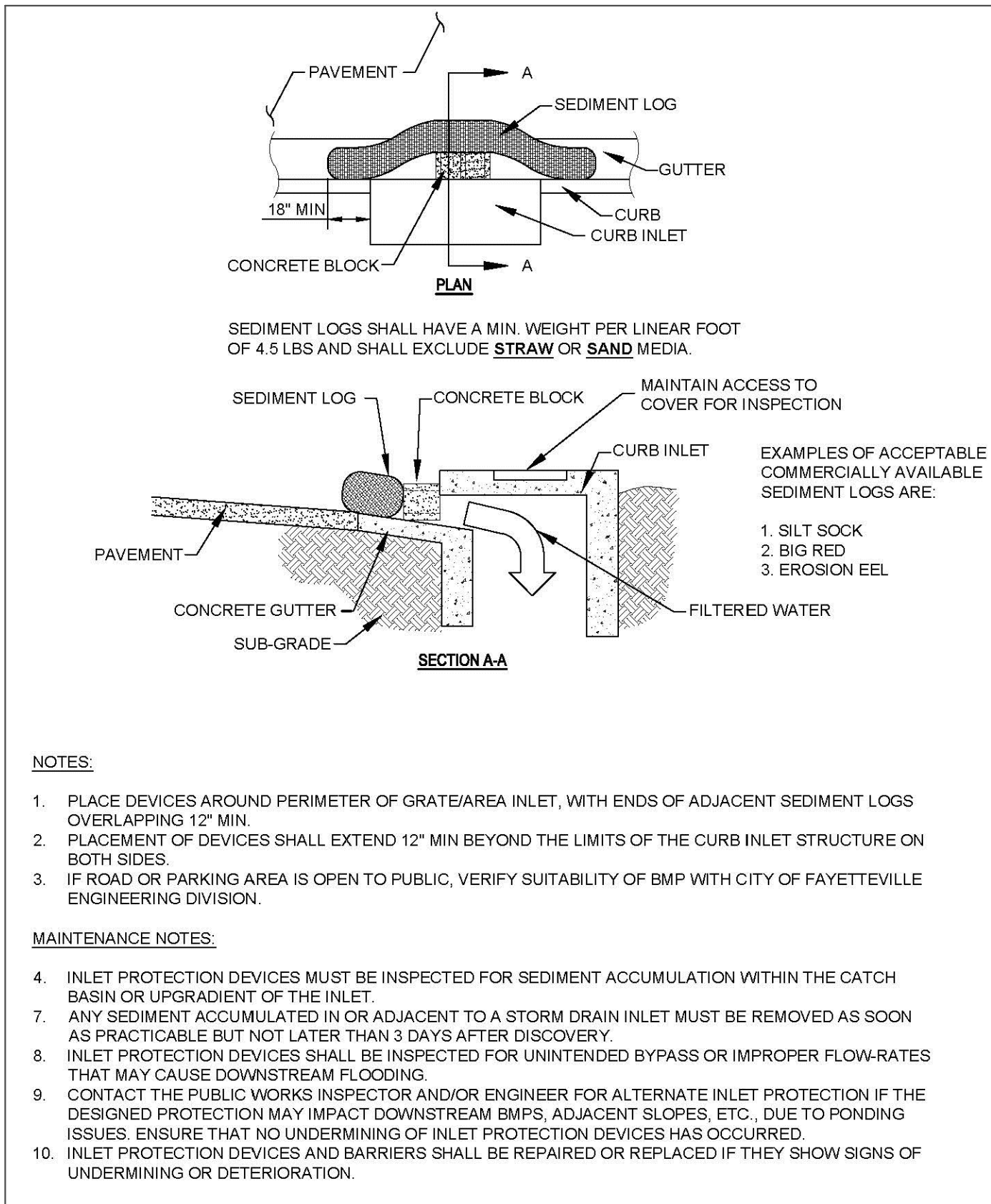
SEDIMENT LOG



CONCRETE WASHOUT



INLET PROTECTION (SUMP)



INLET PROTECTION (ON GRADE)



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PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	JC

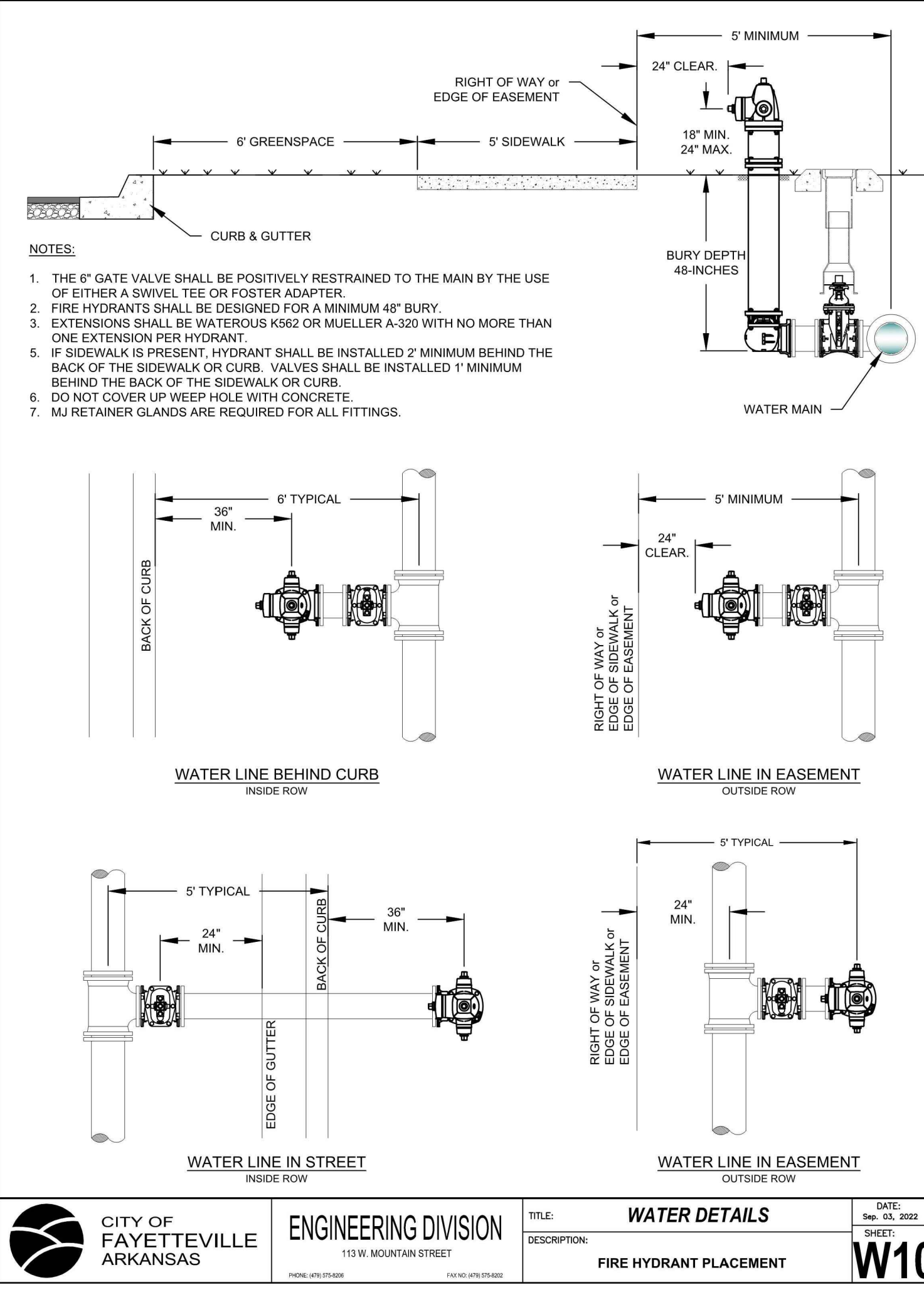
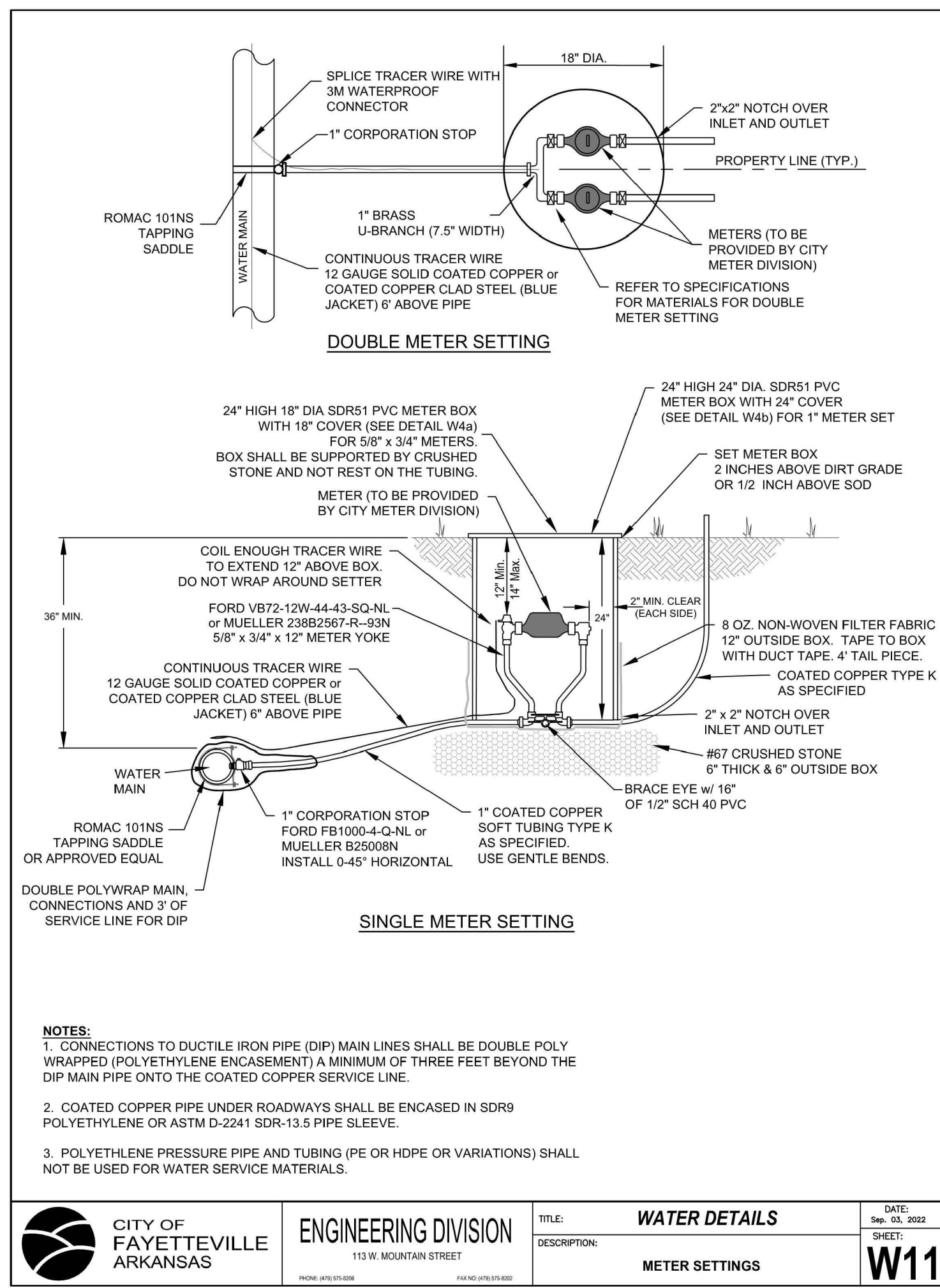
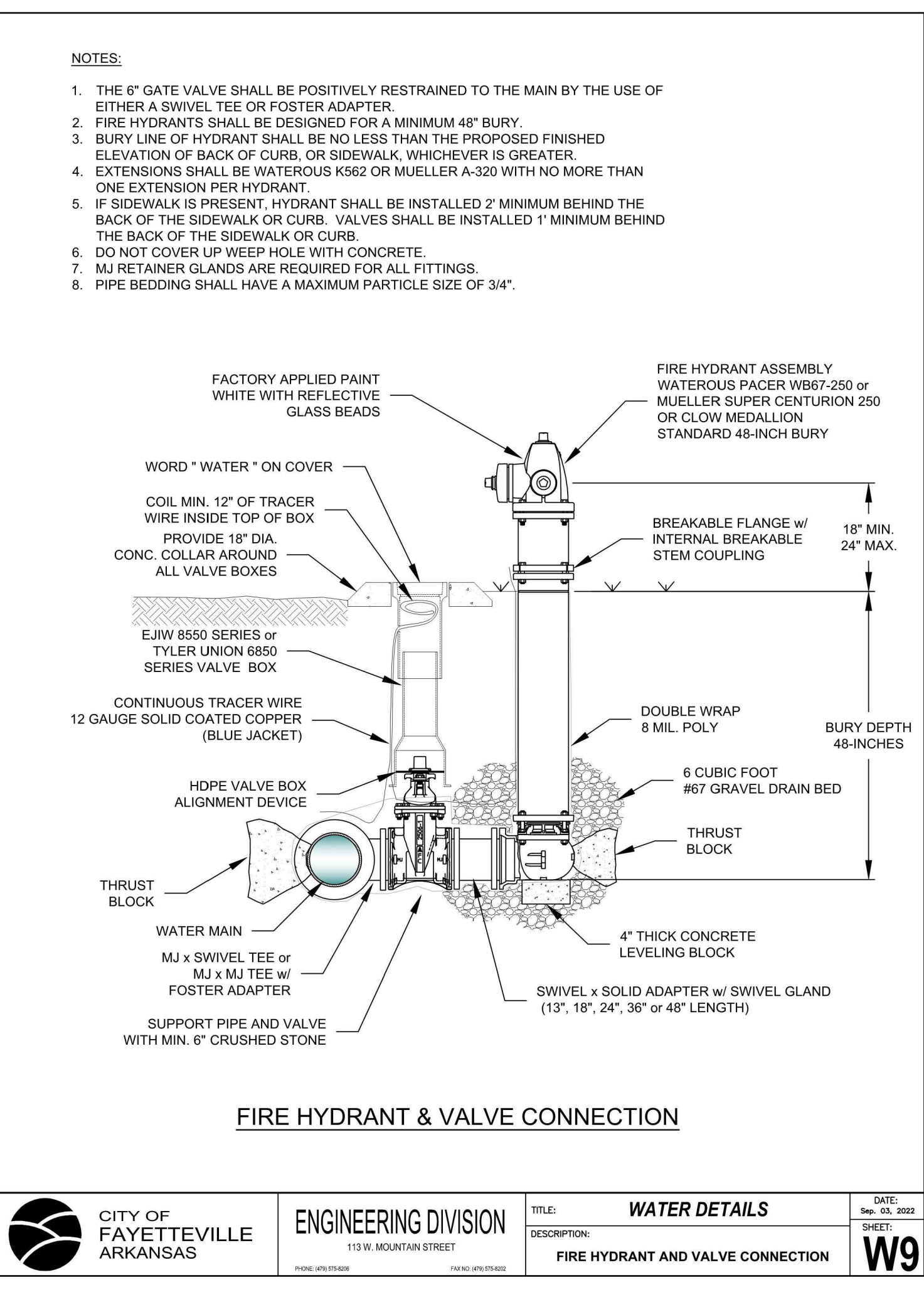
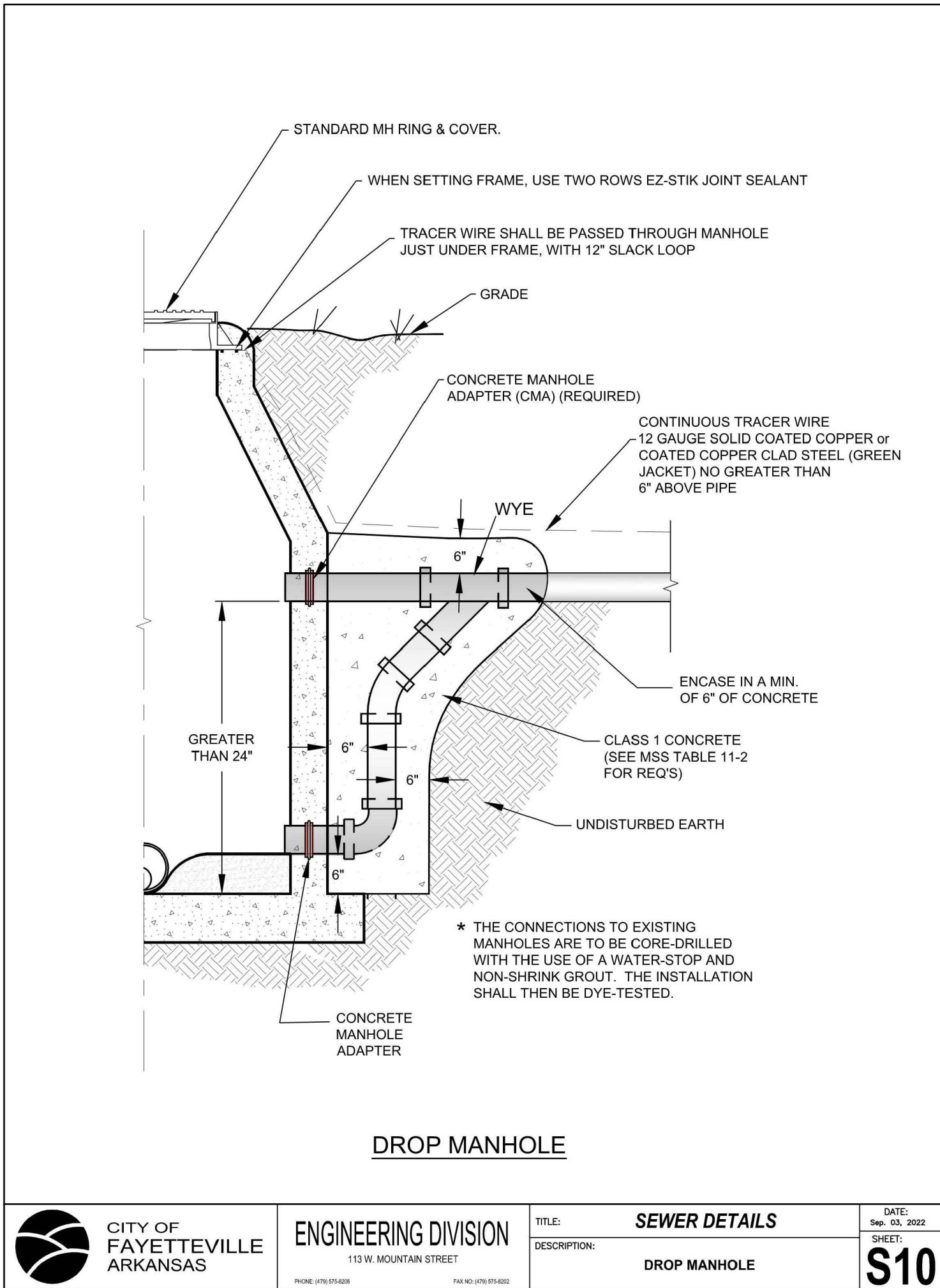
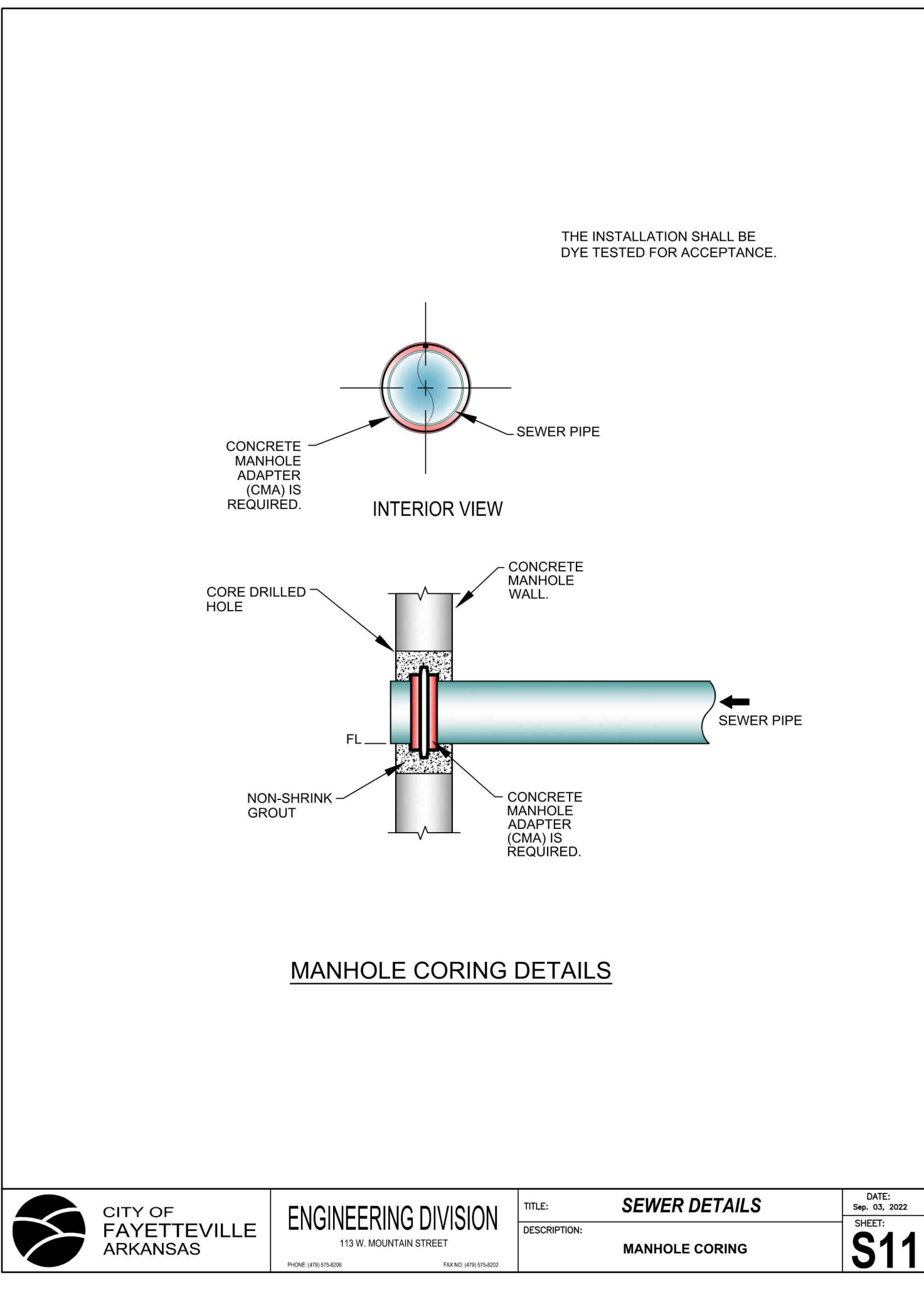
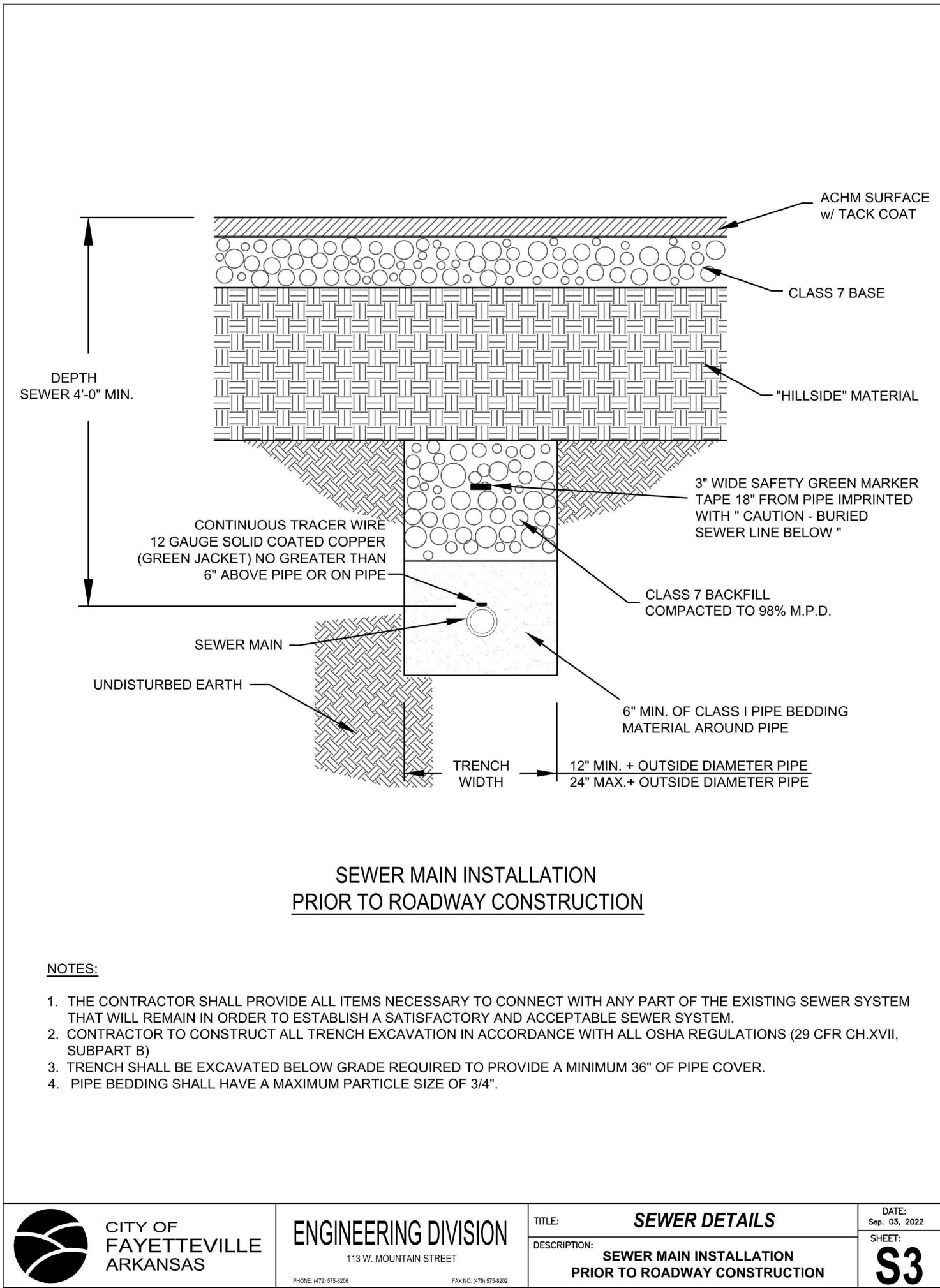
PLAN DATE: 07.22.2025

SHEET NAME:

DETAILS

SHEET NO.:

C5.1



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**EDGEWOOD SUBDIVISION
CONSTRUCTION SET**

HWY 170
FARMINGTON, AR

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0067	KS	JC
PLAN DATE:	07.22.2025	

SHEET NAME:

DETAILS

SHEET NO.:

C5.3

