

KEY NOTES:

- 1 NEW STANDARD DUTY ASPHALT PAVEMENT PER DETAIL
- 2 NEW HEAVY DUTY ASPHALT PAVEMENT PER DETAIL
- 3 NEW TURNDOWN SIDEWALK PER DETAIL
- 4 NEW STANDARD SIDEWALK PER DETAIL
- 5 INSTALL ADA ACCESSIBLE RAMP PER DETAIL
- 6 PROPOSED TRASH ENCLOSURE.
- 7 INSTALL NO "PARKING-FIRE LANE" SIGNAGE, MIN. SEPARATION OF 100' PER ARKANSAS FIRE PREVENTION CODE SECTION D103.6
- 8 INSTALL ONE-WAY TRAFFIC ONLY SIGN
- 9 INSTALL ENTRANCE PER CITY OF FAYETTEVILLE COMMERCIAL DRIVEWAY DETAIL DW-4
- 10 INSTALL ACCESSIBLE LANE FOR HYDRANT ACCESS. MIN. 20' EACH SIDE OF HYDRANT, 6' WIDE. HEAVY-DUTY ASPHALT PER DETAIL.
- 11 CONSTRUCT SINGLE-FAMILY HOME
- 12 INSTALL RESIDENTIAL DRIVEWAY
- 13 CONSTRUCT 6' PRIVACY FENCE
- 14 PROPOSED DOG PARK AREA
- 15 INSTALL STREETLIGHT
- 16 CONDENSER UNITS TO BE SCREENED BY VEGETATION OR AND OPAQUE FENCE, OR POSITIONED SO THAT THEY ARE NOT HIGHLY VISIBLE, IF WITHIN 150' OF A STREET OR HIGHWAY RIGHT-OF-WAY OR RESIDENTIAL HOUSING PER 14.04.23(C).

PARKING TABLE	
PARKING REQUIREMENTS	2 SPACES PER SINGLE-FAMILY DWELLING - 54 SPACES REQUIRED (27 SINGLE-DWELLINGS PROPOSED)
PARKING COUNT	GARAGE SPACES (2 PER DWELLING): 54 DRIVEWAY SPACES (2 PER DWELLING): 54 OFF-STREET PARKING: 18
TOTAL PARKING PROVIDED	130 SPACES

DENSITY TABLE	
DENSITY REQUIREMENTS	7500 SF OF LOT AREA PER SINGLE-FAMILY DWELLING
DENSITY CALCULATIONS	LOT AREA: 225,111 SF DWELLINGS ALLOWED: 30 SINGLE-FAMILY DWELLINGS PROVIDED: 27 SINGLE-FAMILY

EXISTING LEGEND

- PROPERTY LINE
- EXISTING PAVEMENT
- BSB --- EXISTING SETBACK
- EXISTING EASEMENT
- EXISTING ELECTRIC LINE
- EXISTING ELECTRIC POLE
- W --- EXISTING WATER MAIN
- EXISTING WATER SYMBOLS
- S --- EXISTING SEWER MAIN
- EXISTING SEWER SYMBOLS
- X --- EXISTING FENCE
- GAS --- EXISTING GAS MAIN
- EXISTING TELECOM
- EXISTING STORM
- EXISTING TREES

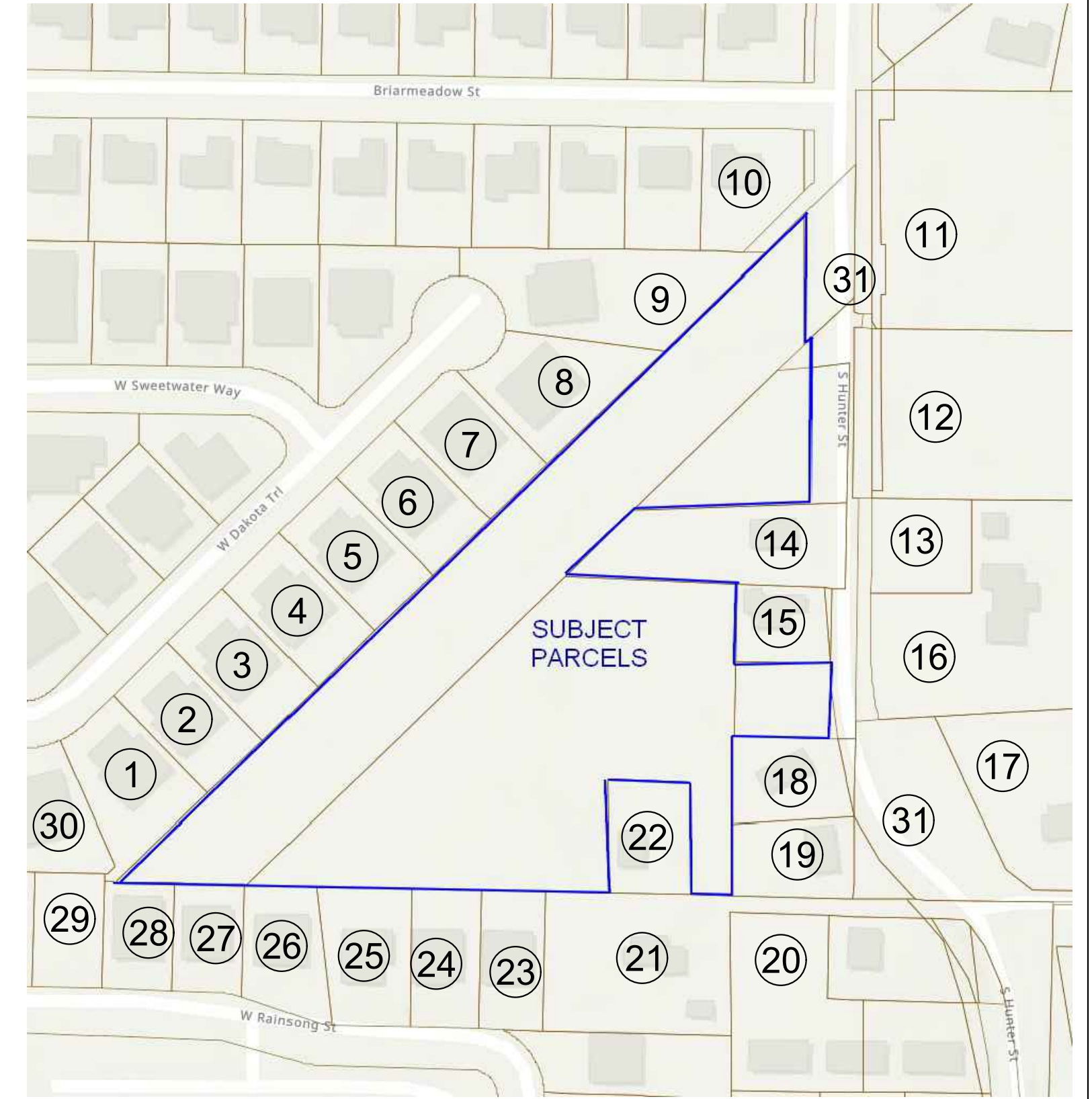
PROPOSED LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- X --- X --- X --- PROPOSED FENCE



ADJACENT PROPERTY OWNERS:

- 1) PARCEL# 760-02619-000 LILES, STACY LYNN 2708 WESTMINSTER FAYETTEVILLE, AR 72704 ZONING: R-2
- 2) PARCEL# 760-02618-000 TUCHMAN, STEVEN E & SHERYL L TRUSTEES OF THE TUCHMAN FAMILY 125 E BIGHORN CT SEDONA, AZ 86351-7442 ZONING: R-2
- 3) PARCEL# 760-02617-000 TUCHMAN, STEVEN E & SHERYL L TRUSTEES OF THE TUCHMAN FAMILY 125 E BIGHORN CT SEDONA, AZ 86351-7442 ZONING: R-2
- 4) PARCEL# 760-02616-000 TUCHMAN, STEVEN E & SHERYL L TRUSTEES OF THE TUCHMAN FAMILY 125 E BIGHORN CT SEDONA, AZ 86351-7442 ZONING: R-2
- 5) PARCEL# 760-02615-000 BALAJI LLC 12571 BELMEADE DR FRISCO, TX 75035 ZONING: R-2
- 6) PARCEL# 760-02614-000 BARTHOLOMEW, SUE PO BOX 745 FARMINGTON, AR 72730-0745 ZONING: R-2
- 7) PARCEL# 760-02613-000 COX HOLDINGS 1 LLC 17973 N SKYLIGHT MOUNTAIN RD CANEHILL, AR 72717-9583 ZONING: R-2
- 8) PARCEL# 760-02612-000 COX HOLDINGS 1 LLC 17973 N SKYLIGHT MOUNTAIN RD CANEHILL, AR 72717-9583 ZONING: MF-2/R-2
- 9) PARCEL# 760-02611-000 COX HOLDINGS 1 LLC 17973 N SKYLIGHT MOUNTAIN RD CANEHILL, AR 72717-9583 ZONING: MF-2/R-2
- 10) PARCEL# 760-02236-000 GERONDALE, GARRETT GENE 11 W BRIARMEADOW ST FARMINGTON, AR 72730-3136 ZONING: R-1
- 11) PARCEL# 760-01537-000 LIPFORD, KEITH & KAREN R 280 S HUNTER ST FARMINGTON 72730-3114 ZONING: R-1
- 12) PARCEL# 760-01533-000 COX, KENT & CARLA 17973 N SKYLIGHT MOUNTAIN RD CANE HILL, AR 72717 ZONING: R-2
- 13) PARCEL# 760-01536-000 BRYSON, CHRISTOPHER J & SARAH 324 S HUNTER ST FARMINGTON, AR 72730-3115 ZONING: R-1
- 14) PARCEL# 760-01533-200 MORELL, JIMMY D, MORELL, SHEILA P O BOX 755 WEST FORK, AR 72774 ZONING: R-1
- 15) PARCEL# 760-01533-700 SCHADER, GREG A 389 S HUNTER ST FAYETTEVILLE, AR 72704-8710 ZONING: R-1
- 16) PARCEL# 760-01534-000 BRYSON, CHRISTOPHER J & SARAH 324 S HUNTER ST FARMINGTON, AR 72730-3115 ZONING: R-1
- 17) PARCEL# 760-01539-000 HORNBACK, WILLIS LEON 24 E WOLFDAL RD FARMINGTON, AR 72730 ZONING: R-1
- 18) PARCEL# 760-01533-500 COLEMAN, CHARLES ALVIN 393 S HUNTER ST FARMINGTON, AR 72730 ZONING: R-1
- 19) PARCEL# 760-01533-100 BOTTOMS, ANTHONY F & DAISY JOLENE 395 S HUNTER ST FARMINGTON, AR 72730 ZONING: R-1
- 20) PARCEL# 760-02762-000 FARMINGTON HUNTER PROPERTIES LLC 5202 SW BLAIRE MONT RD BENTONVILLE, AR 72713 ZONING: R-1
- 21) PARCEL# 760-01601-120 SCHADER, TROY & PEGGY 401 S HUNTER ST FARMINGTON, AR 72730-0791 ZONING: R-1
- 22) PARCEL# 760-01533-400 TREAT, CHELSEY E PO BOX 14 FARMINGTON, AR 72730 ZONING: R-2
- 23) PARCEL# 760-01601-122 NUGGET INVESTMENTS 3405 E CANTERBURY CIR FAYETTEVILLE, AR 72701-2863 ZONING: R-2
- 24) PARCEL# 760-01601-121 EHRIG FAMILY TRUST 13059 RHEAS MILL RD FARMINGTON, AR 72730 ZONING: R-2
- 25) PARCEL# 760-01601-123 WILL SCHMIDT PROPERTIES LLC 36 E CENTER ST FAYETTEVILLE, AR 72701 ZONING: R-2
- 26) PARCEL# 760-02462-000 ELDER-RAINSOING PROPERTIES LLC PO BOX 10737 FAYETTEVILLE, AR 72702 ZONING: R-2
- 27) PARCEL# 760-02463-000 ELDER-RAINSOING PROPERTIES LLC PO BOX 10737 FAYETTEVILLE, AR 72702 ZONING: R-2
- 28) PARCEL# 760-02464-000 PBJT&C PROPERTIES LLC 201 GENESIS DR BENTONVILLE, AR 72712-4459 ZONING: R-2
- 29) PARCEL# 760-02465-000 ELDER-RAINSOING PROPERTIES LLC PO BOX 10737 FAYETTEVILLE, AR 72702 ZONING: R-2
- 30) PARCEL# 760-02620-000 COX HOLDINGS 1 LLC 17973 N SKYLIGHT MOUNTAIN RD CANEHILL, AR 72717-9583 ZONING: R-2
- 31) PARCEL # 760-01537-100, 760-01537-001, 760-01533-210, 760-01533-110, 760-01533-001, 760-01533-202, 760-01533-701, 760-01533-501, 760-01539-001 ARKANSAS STATE HIGHWAY COMMISSION PO BOX 2261 LITTLE ROCK, AR 72203-2261 ZONING: RAW



PROFESSIONAL SEAL:
NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	REVISION
1	4/14/2026	TECH REVIEW COMMENTS

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

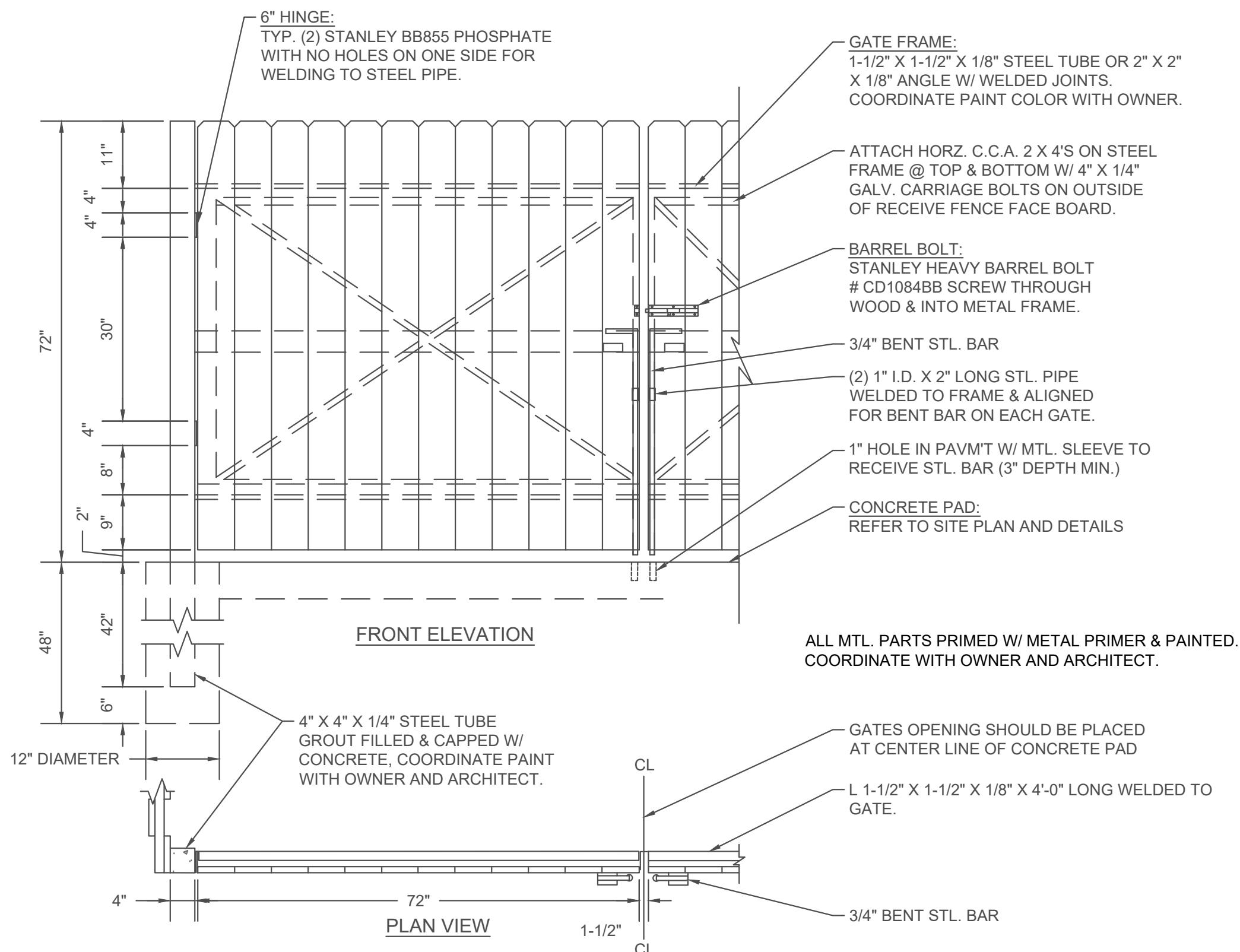
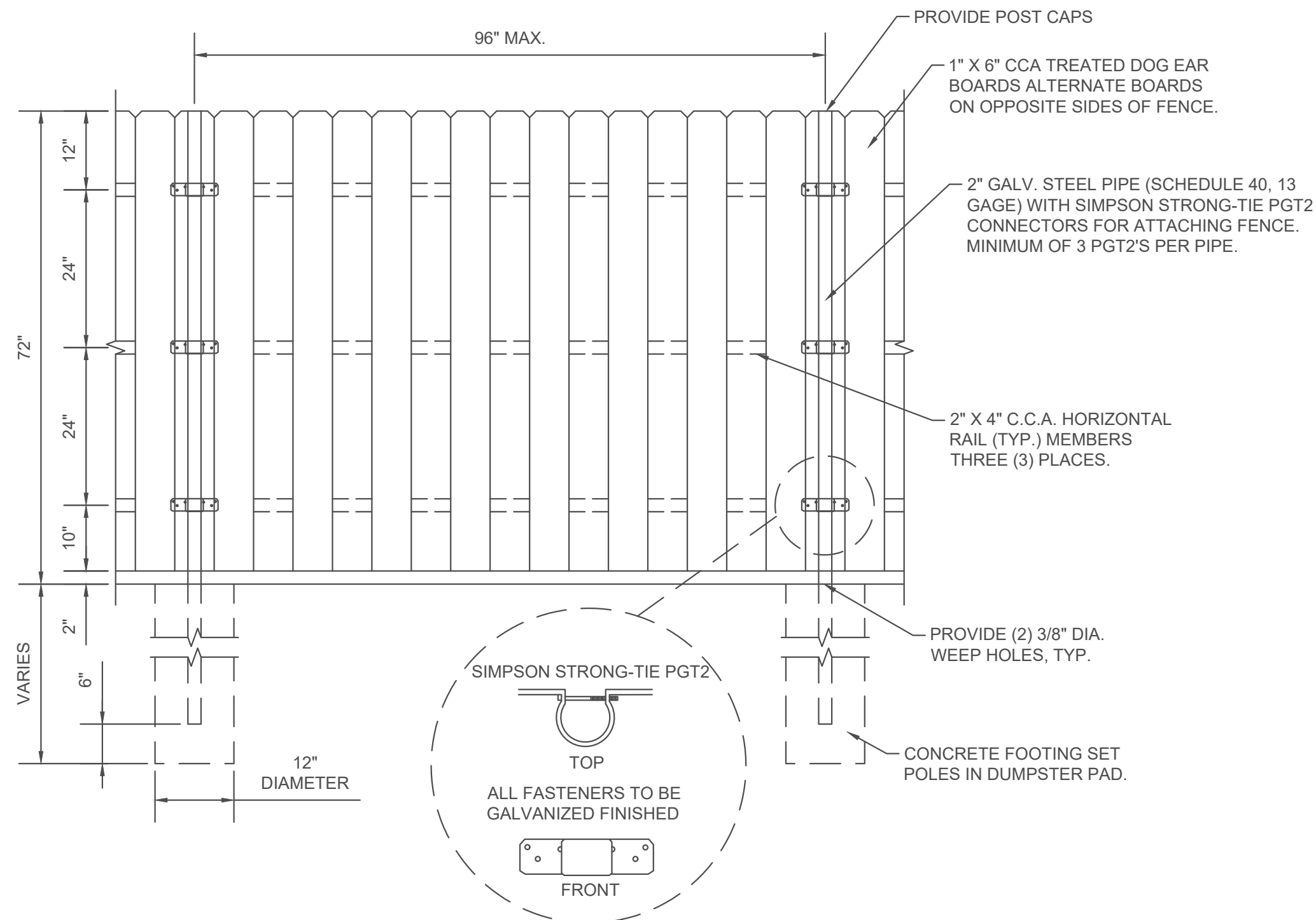
**S HUNTER ESTATES
LARGE SCALE DEVELOPMENT
S HUNTER ST
FARMINGTON, AR 72730**

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0132	JPY	JC
PLAN DATE:	04.14.2026	

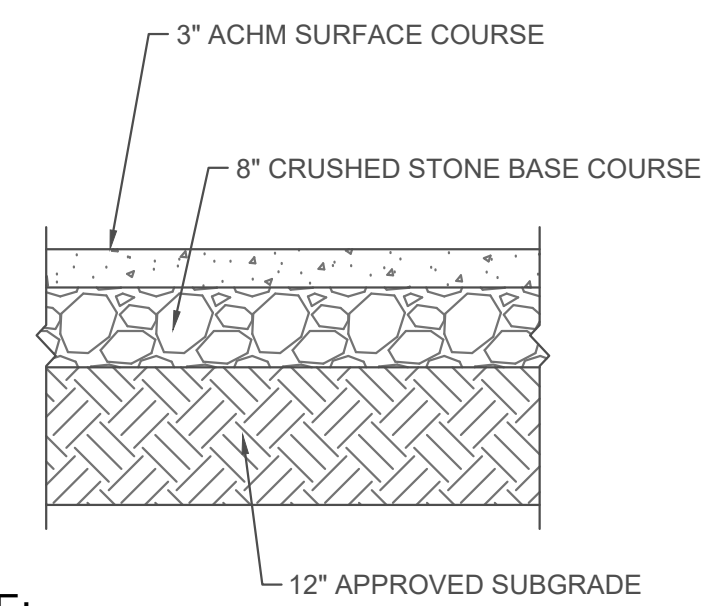
SHEET NAME:
SITE LAYOUT PLAN

SHEET NO.:
C1.0



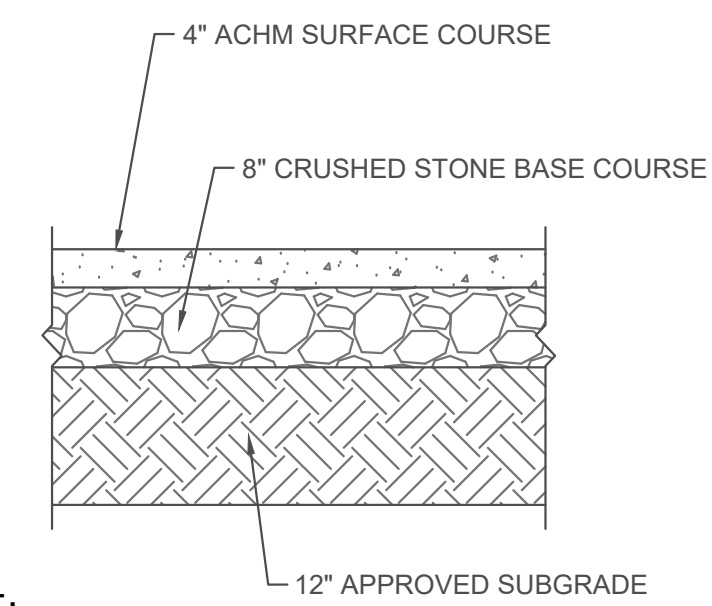


TRASH ENCLOSURE DETAIL



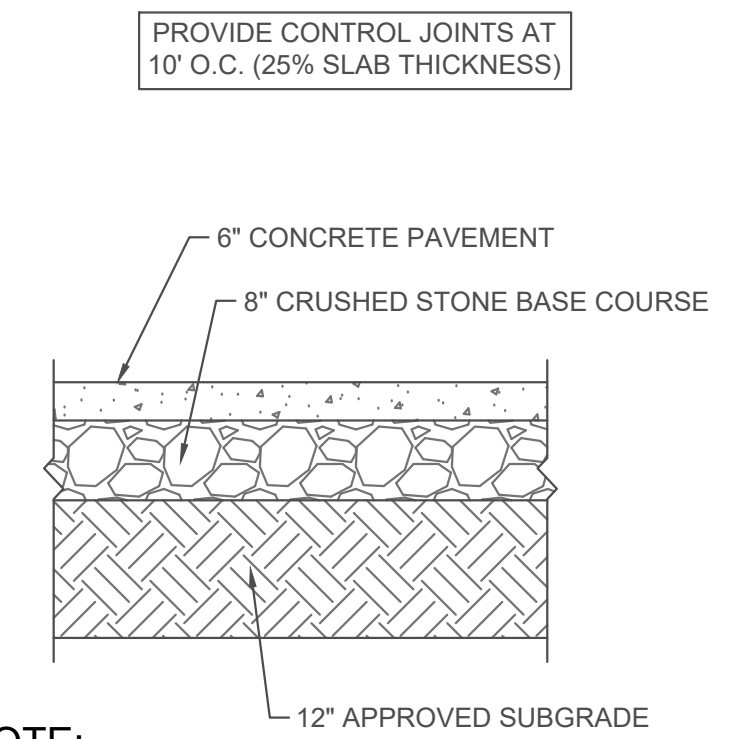
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1. PAVEMENT DETAIL PROVIDED FOR REFERENCE ONLY. TO BE UPDATED WITH GEOTECHNICAL RECOMMENDATIONS ONCE RECEIVED.

STANDARD DUTY ASPHALT



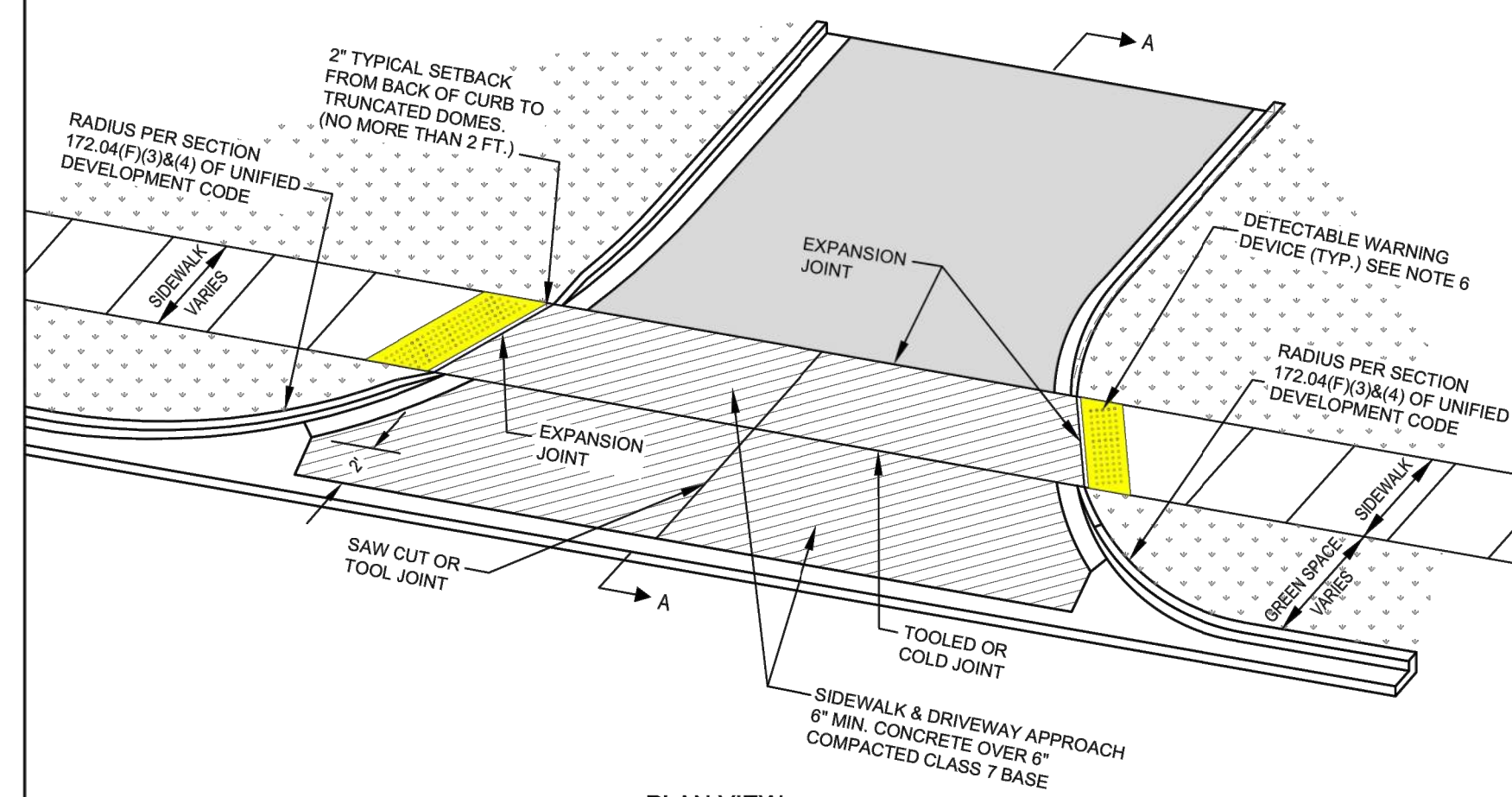
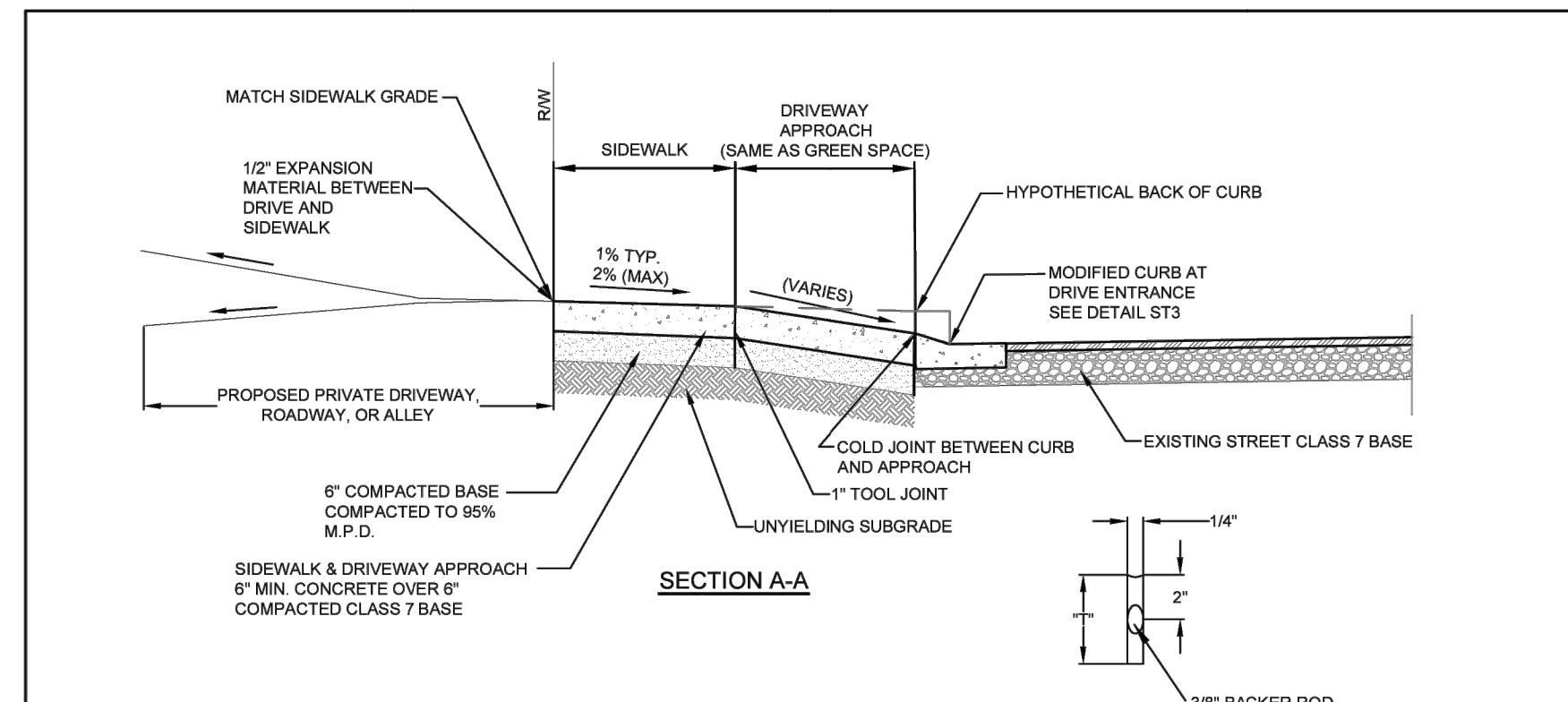
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HEAVY DUTY ASPHALT



NOTE:
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CONCRETE DETAIL

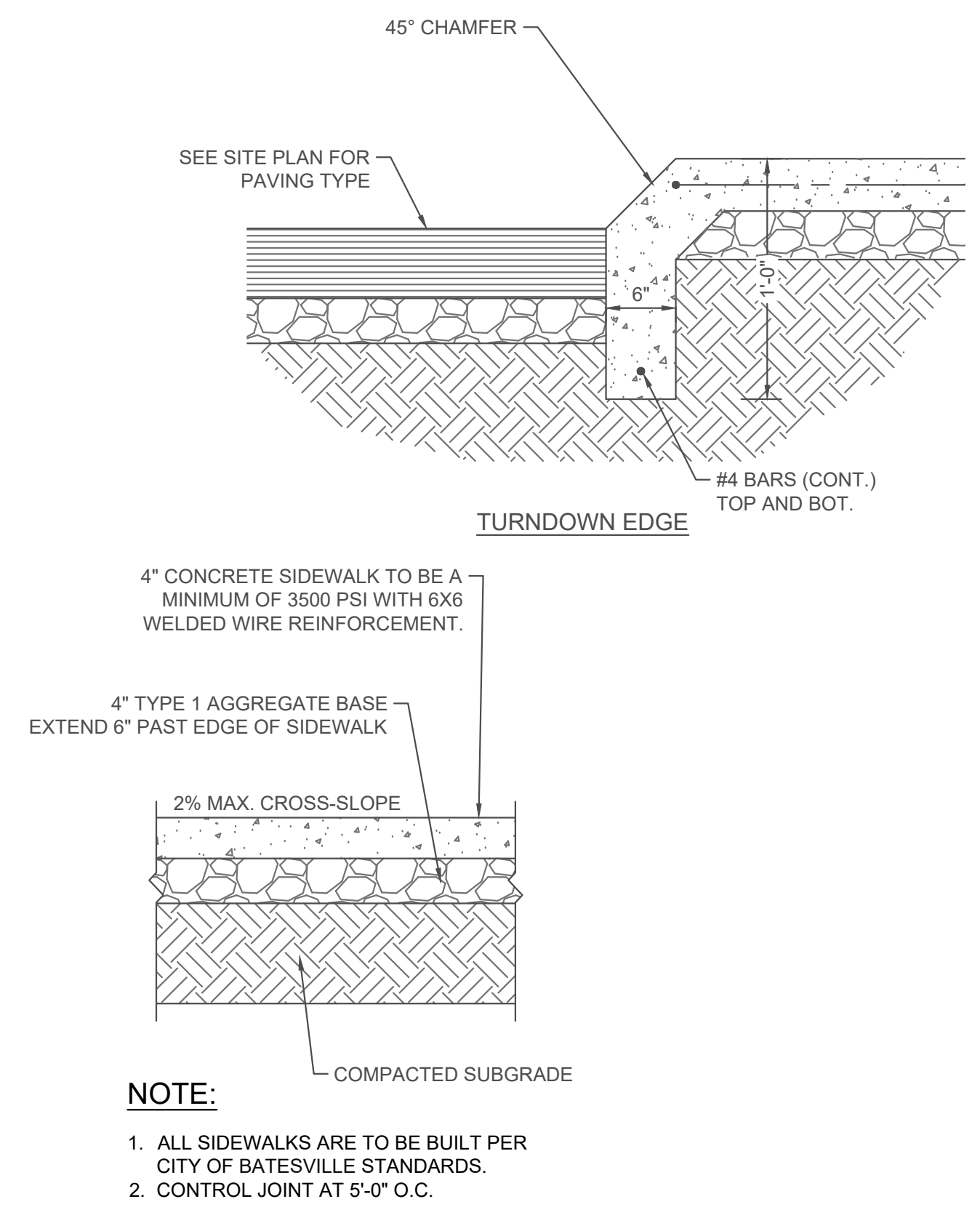


- NOTES:**
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK OPPOSITE THE STREET.
 2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE JOINT IN THE ADJACENT SIDEWALK.
 3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
 4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND.
 5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
 6. DETECTABLE WARNING DEVICES SHALL BE ALIGNED WITH THE CURB, EXCEPT IN INSTANCES WHERE LESS THAN 2 FEET CAN BE MAINTAINED BETWEEN THE CURB AND EDGE OF TRUNCATED DOMES. IN THOSE CASES, DETECTABLE WARNING SHALL BE PLACED PERPENDICULAR TO THE SIDEWALK.
 7. JOINT SPACING ON SIDEWALKS PER SIDEWALK STANDARD DETAILS.
 8. ALL SIDEWALKS AND CURB CUTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.

CITY OF FAYETTEVILLE ARKANSAS ENGINEERING DIVISION
113 W. MOUNTAIN STREET
PHONE: (479) 575-6400 FAX: (479) 575-6400

TITLE: **DRIVEWAY DETAILS**
DESCRIPTION: **COMMERCIAL DRIVEWAY**

DATE: Dec. 16, 2019 SHEET: **DW4**
REVISED: MAY 26, 2021
JAN. 29, 2022
MARCH 10, 2022



NOTE:
1. ALL SIDEWALKS ARE TO BE BUILT PER CITY OF BATESVILLE STANDARDS.
2. CONTROL JOINT AT 5'-0" O.C.

SIDEWALK

PROFESSIONAL SEAL:
NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	REVISION
1	4/14/2026	TECH REVIEW COMMENTS

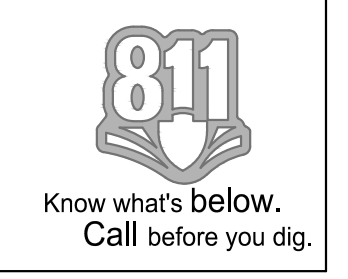
ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**S HUNTER ESTATES
LARGE SCALE DEVELOPMENT
S HUNTER ST
FARMINGTON, AR 72730**

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0132	JPY	JC
PLAN DATE:	04.14.2026	

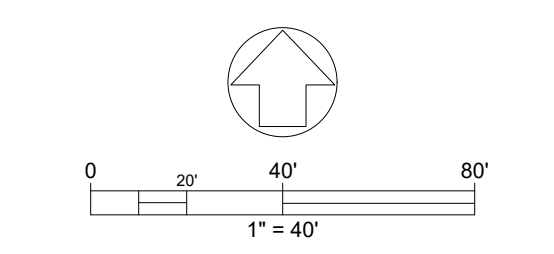
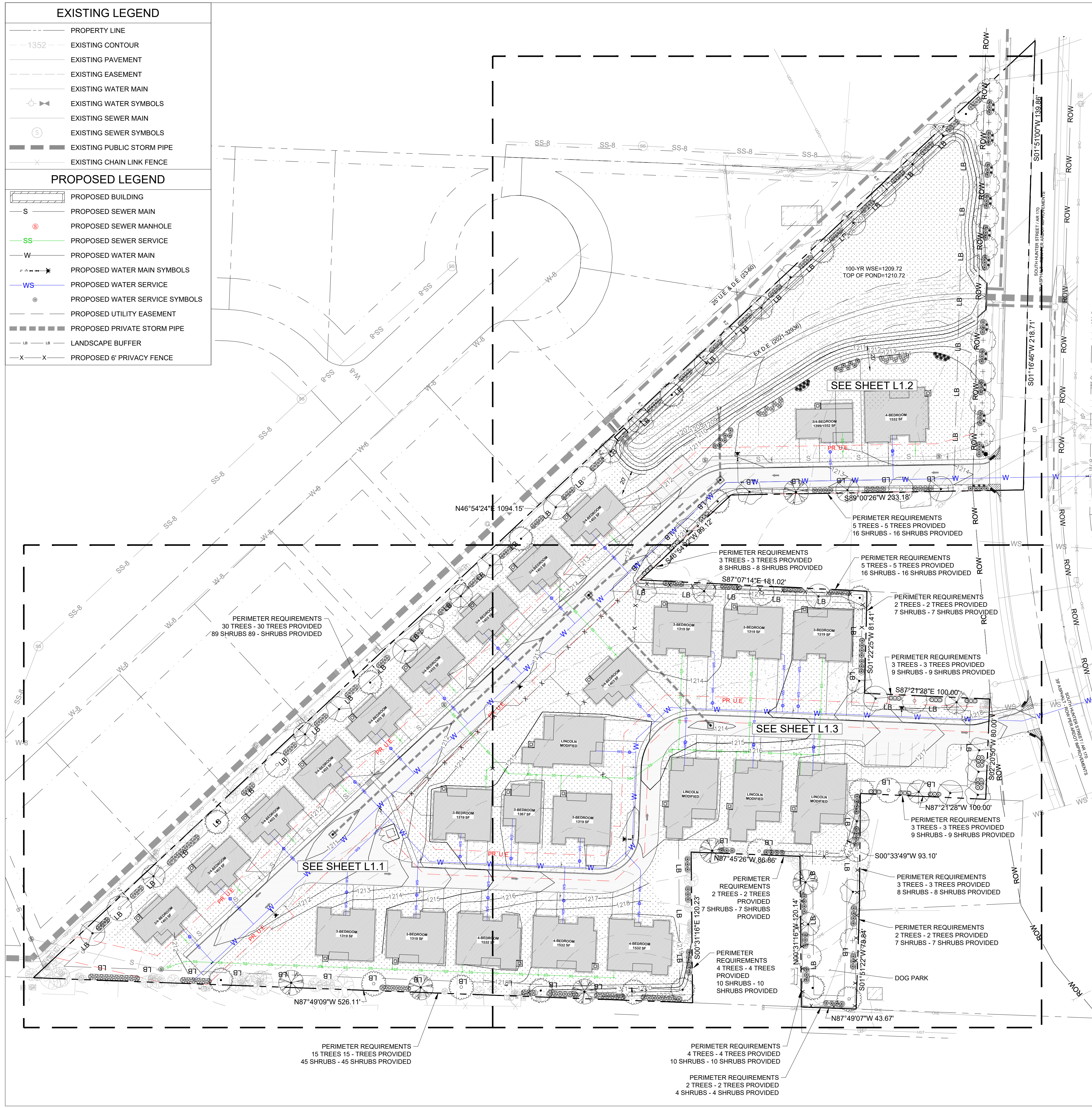
SHEET NAME:
SITE DETAILS

SHEET NO.:
C1.1



EXISTING LEGEND	
---	PROPERTY LINE
-1352-	EXISTING CONTOUR
---	EXISTING PAVEMENT
---	EXISTING EASEMENT
---	EXISTING WATER MAIN
⊕	EXISTING WATER SYMBOLS
---	EXISTING SEWER MAIN
⊕	EXISTING SEWER SYMBOLS
---	EXISTING PUBLIC STORM PIPE
---	EXISTING CHAIN LINK FENCE

PROPOSED LEGEND	
▭	PROPOSED BUILDING
S	PROPOSED SEWER MAIN
⊕	PROPOSED SEWER MANHOLE
SS	PROPOSED SEWER SERVICE
W	PROPOSED WATER MAIN
⊕	PROPOSED WATER MAIN SYMBOLS
WS	PROPOSED WATER SERVICE
⊕	PROPOSED WATER SERVICE SYMBOLS
---	PROPOSED UTILITY EASEMENT
---	PROPOSED PRIVATE STORM PIPE
LB	LANDSCAPE BUFFER
X-X	PROPOSED 6' PRIVACY FENCE



CITY LANDSCAPE REQUIREMENTS

TOTAL SITE AREA: 57,064 SF

STREET BUFFER
S. HUNTER ST.
FRONTAGE LENGTH: 402 LF
STREET TREES REQUIRED: 13 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED: 13 TREES
SHRUBS REQUIRED: 67 SHRUBS (5 PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED: 67 SHRUBS PROVIDED

PERIMETER BUFFER
1 TREE PER 35'
3 SHRUBS PER 35'
SEE SHEET L1.0 FOR PERIMETER REQUIRES FOR EACH PERIMETER

FOUNDATION PLANTINGS
N/A

PARKING LOT LANDSCAPING
N/A

DETENTION POND LANDSCAPING
SEVERAL AREAS AROUND DETENTION POND SHALL BE PROVIDED WITH LOW SHRUBS OR GRASS PLANTS FOR BETTER APPEARANCE

LANDSCAPING PROVIDED

EXISTING TREES TO REMAIN ARE BEING COUNTED FOR REQUIRED PERIMETER TREE TOTALS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
⊕	GS	Gleditsia triacanthos inermis 'Shademaker' / Shademaker Honey Locust	2.5" Cal.	B&B or Cont.	13
⊕	NS	Nyssa sylvatica / Black Gum	2.5" Cal.	B&B or Cont.	11
⊕	PT	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B or Cont.	12
⊕	QM	Quercus macrocarpa / Burr Oak	2.5" Cal.	B&B or Cont.	6
⊕	QM2	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B or Cont.	12
⊕	QR	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	11
⊕	QS2	Quercus stellata / Post Oak	2.5" Cal.	B&B or Cont.	6
⊕	UV	Ulmus americana 'Valley Forge' / American Elm	2.5" Cal.	B&B or Cont.	11
SHRUBS					
⊕	ID	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	3 gal.	Cont.	176
⊕	JC	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	3 gal.	Cont.	105
⊕	JW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	3 gal.	Cont.	6
⊕	TL	Thuja occidentalis 'Little Giant' / Little Giant Arborvitae	3 gal.	Cont.	33
GRASSES					
⊕	SG	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	3 gal.	Cont.	14
⊕	SL	Schizachyrium scoparium / Little Bluestem	1 gal.	Cont.	25
GROUND COVERS					
⊕	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass			111,016 sf

NOTE:
EQUIPMENT LOCATED WITHIN 150' OF A STREET OR HIGHWAY ROW OR RESIDENTIAL OR POSITIONED SO THAT THEY ARE NOT HIGHLY VISIBLE. GROUND-MOUNTED EQUIPMENT SUBJECT TO THIS ORDINANCE SHALL BE SCREENED WITH A 3' OPAQUE FENCE

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION
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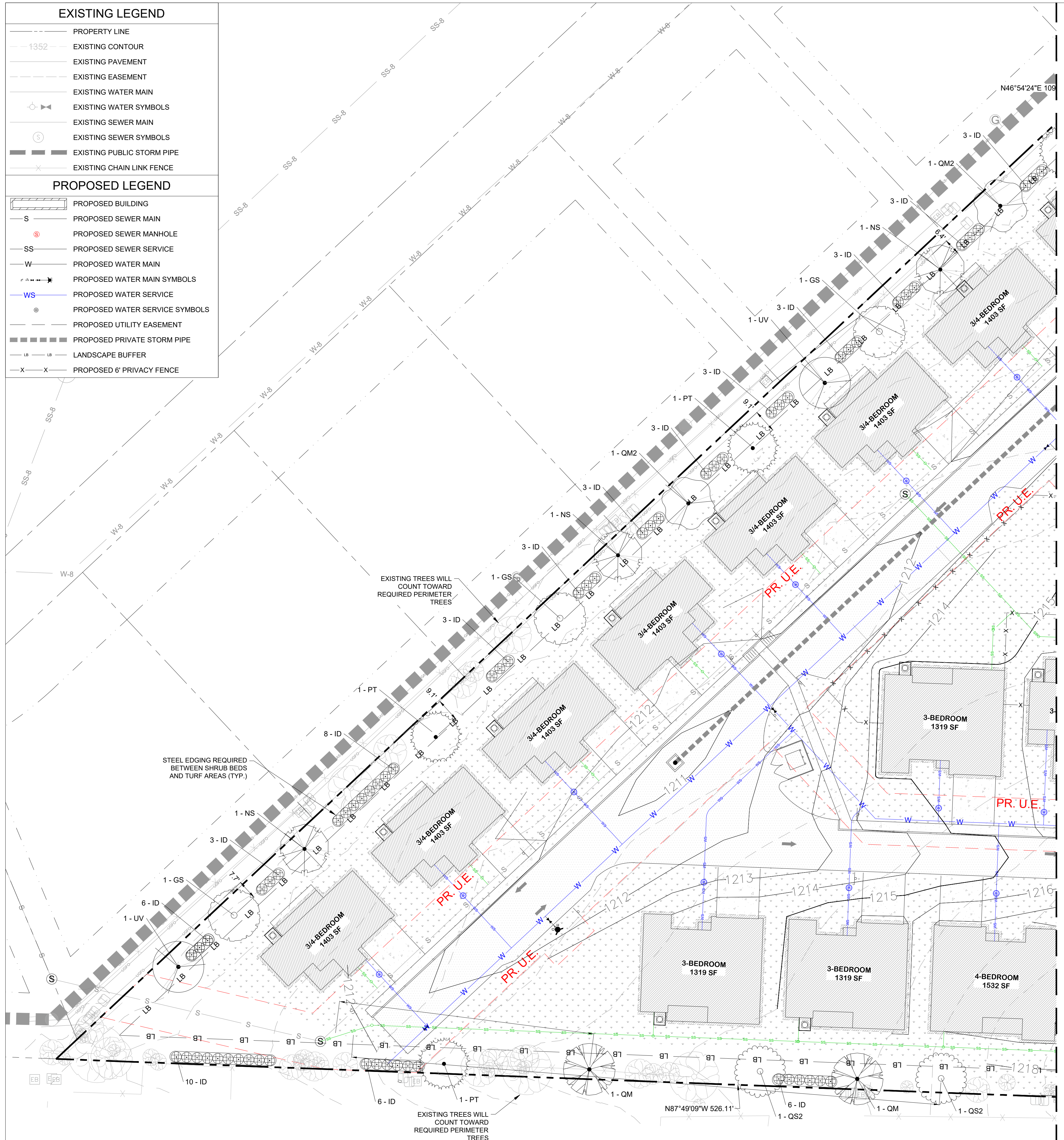
ODYSSEY ENGINEERING

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

**S HUNTER ESTATES
LARGE SCALE DEVELOPMENT
S HUNTER ST
FARMINGTON, AR 72730**

PROJECT NO. ODY0132 DESIGNED BY JWG REVIEWED BY JC
PLAN DATE: 04.14.2026
SHEET NAME: OVERALL LANDSCAPE PLAN
SHEET NO.: L1.0





SEE SHEET L1.3

EXISTING LEGEND

- PROPERTY LINE
- - - 1352 EXISTING CONTOUR
- - - EXISTING PAVEMENT
- - - EXISTING EASEMENT
- - - EXISTING WATER MAIN
- ⊕ EXISTING WATER SYMBOLS
- - - EXISTING SEWER MAIN
- ⊙ EXISTING SEWER SYMBOLS
- - - EXISTING PUBLIC STORM PIPE
- - - EXISTING CHAIN LINK FENCE

PROPOSED LEGEND

- ▭ PROPOSED BUILDING
- - - PROPOSED SEWER MAIN
- ⊙ PROPOSED SEWER MANHOLE
- - - PROPOSED SEWER SERVICE
- - - PROPOSED WATER MAIN
- ⊕ PROPOSED WATER MAIN SYMBOLS
- - - PROPOSED WATER SERVICE
- ⊙ PROPOSED WATER SERVICE SYMBOLS
- - - PROPOSED UTILITY EASEMENT
- - - PROPOSED PRIVATE STORM PIPE
- - - LANDSCAPE BUFFER
- - - PROPOSED 6' PRIVACY FENCE

CITY LANDSCAPE REQUIREMENTS

TOTAL SITE AREA: 57,064 SF

STREET BUFFER
 S. HUNTER ST.
 FRONTAGE LENGTH: 402 LF
 STREET TREES REQUIRED: 13 TREES (1 PER 30 LF OF FRONTAGE)
 STREET TREES PROVIDED: 13 TREES
 SHRUBS REQUIRED: 67 SHRUBS (5 PER 30 LF OF FRONTAGE)
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PERIMETER BUFFER
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 3 SHRUBS PER 35'
 SEE SHEET L1.0 FOR PERIMETER REQUIRES FOR EACH PERIMETER

FOUNDATION PLANTINGS
 N/A

PARKING LOT LANDSCAPING
 N/A

DETENTION POND LANDSCAPING
 SEVERAL AREAS AROUND DETENTION POND SHALL BE PROVIDED WITH LOW SHRUBS OR GRASS PLANTS FOR BETTER APPEARANCE

LANDSCAPING PROVIDED

EXISTING TREES TO REMAIN ARE BEING COUNTED FOR REQUIRED PERIMETER TREE TOTALS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
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	PT	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B or Cont.	12
	QM	Quercus macrocarpa / Burr Oak	2.5" Cal.	B&B or Cont.	6
	QM2	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B or Cont.	12
	QR	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	11
	QS2	Quercus stellata / Post Oak	2.5" Cal.	B&B or Cont.	6
	UV	Ulmus americana 'Valley Forge' / American Elm	2.5" Cal.	B&B or Cont.	11
SHRUBS					
	ID	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	3 gal.	Cont.	176
	JC	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	3 gal.	Cont.	105
	JW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	3 gal.	Cont.	6
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GRASSES					
	SG	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	3 gal.	Cont.	14
	SL	Schizachyrium scoparium / Little Bluestem	1 gal.	Cont.	25
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY		
GROUND COVERS					
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	111,016 sf		

NOTE:
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PROFESSIONAL SEAL:

 NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION
1	4/14/2026	TECH REVIEW COMMENTS

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

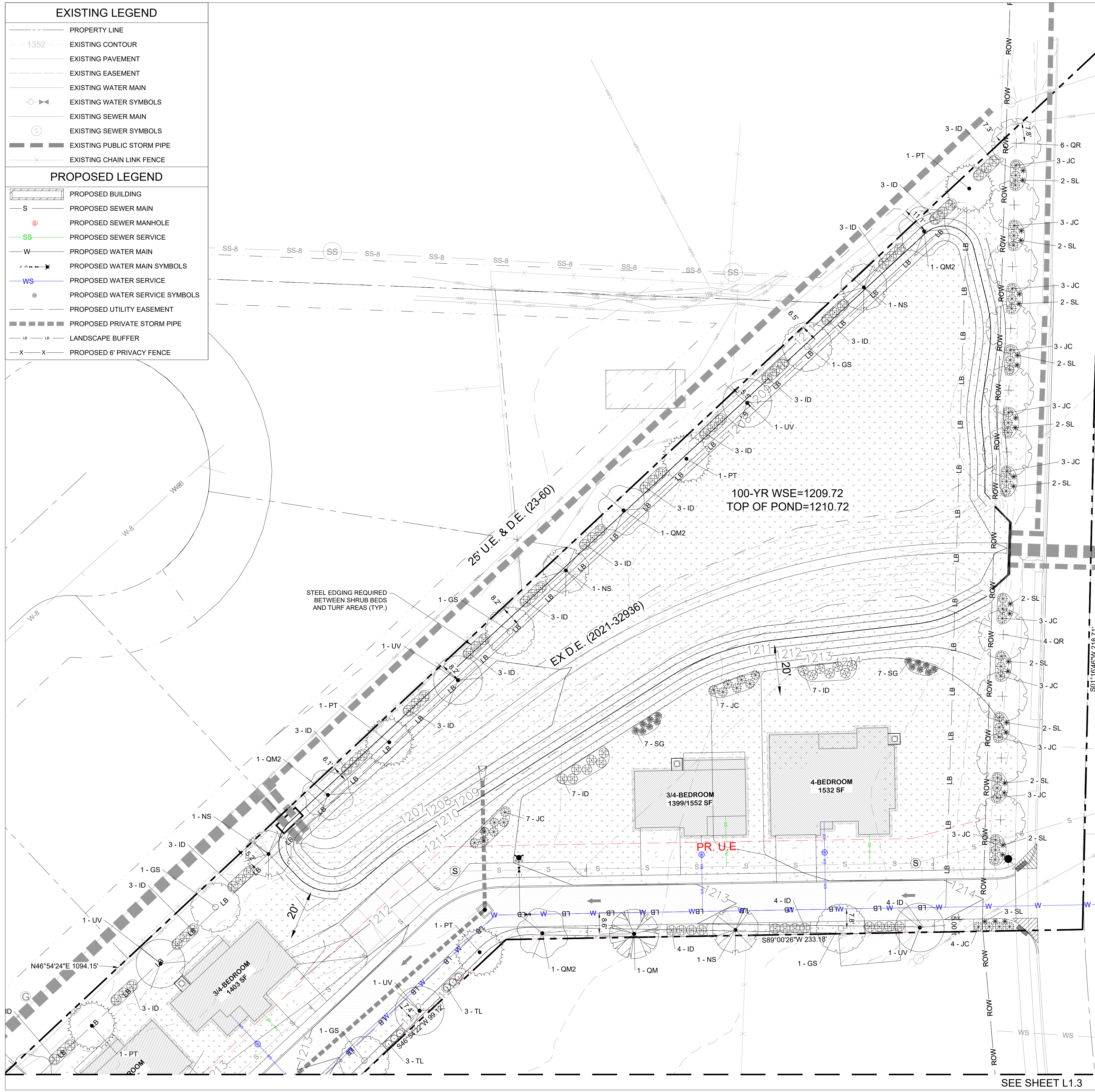
**S HUNTER ESTATES
 LARGE SCALE DEVELOPMENT
 S HUNTER ST
 FARMINGTON, AR 72730**

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0132	JWG	JC
PLAN DATE:	04.14.2026	
SHEET NAME: LANDSCAPE PLAN		
SHEET NO.: L1.1		



EXISTING LEGEND	
---	PROPERTY LINE
-1352-	EXISTING CONTOUR
---	EXISTING PAVEMENT
---	EXISTING EASEMENT
---	EXISTING WATER MAIN
⊕	EXISTING WATER SYMBOLS
---	EXISTING SEWER MAIN
⊙	EXISTING SEWER SYMBOLS
---	EXISTING PUBLIC STORM PIPE
---	EXISTING CHAIN LINK FENCE

PROPOSED LEGEND	
▭	PROPOSED BUILDING
S	PROPOSED SEWER MAIN
⊕	PROPOSED SEWER MANHOLE
SS	PROPOSED SEWER SERVICE
W	PROPOSED WATER MAIN
⊕	PROPOSED WATER MAIN SYMBOLS
WS	PROPOSED WATER SERVICE
⊙	PROPOSED WATER SERVICE SYMBOLS
---	PROPOSED UTILITY EASEMENT
---	PROPOSED PRIVATE STORM PIPE
LB	LANDSCAPE BUFFER
X-X	PROPOSED 6' PRIVACY FENCE



CITY LANDSCAPE REQUIREMENTS

TOTAL SITE AREA: 57,064 SF

STREET BUFFER
S. HUNTER ST.
FRONTAGE LENGTH: 402 LF
STREET TREES REQUIRED: 13 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED: 13 TREES
SHRUBS REQUIRED: 67 SHRUBS (5 PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED: 67 SHRUBS PROVIDED

PERIMETER BUFFER
1 TREE PER 35'
3 SHRUBS PER 35'
SEE SHEET L1.0 FOR PERIMETER REQUIREMENTS FOR EACH PERIMETER

FOUNDATION PLANTINGS
N/A

PARKING LOT LANDSCAPING
N/A

DETENTION POND LANDSCAPING
SEVERAL AREAS AROUND DETENTION POND SHALL BE PROVIDED WITH LOW SHRUBS OR GRASS PLANTS FOR BETTER APPEARANCE

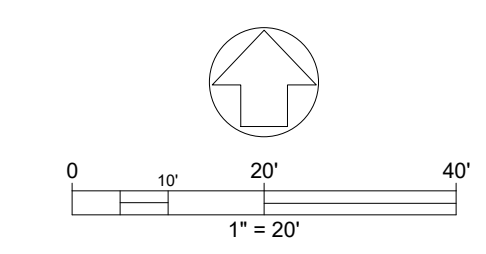
LANDSCAPING PROVIDED

EXISTING TREES TO REMAIN ARE BEING COUNTED FOR REQUIRED PERIMETER TREE TOTALS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
⊙	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5" Cal.	B&B or Cont.	13
⊙	NS	Nyssa sylvatica / Black Gum	2.5" Cal.	B&B or Cont.	11
⊙	PT	Pinus echinata / Short Leaf Pine	2.5" Cal.	B&B or Cont.	12
⊙	QM	Quercus macrocarpa / Burr Oak	2.5" Cal.	B&B or Cont.	6
⊙	QM2	Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B or Cont.	12
⊙	QR	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	11
⊙	QS2	Quercus stellata / Post Oak	2.5" Cal.	B&B or Cont.	6
⊙	UV	Ulmus americana 'Valley Forge' / American Elm	2.5" Cal.	B&B or Cont.	11
SHRUBS					
⊙	ID	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	3 gal.	Cont.	176
⊙	JC	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	3 gal.	Cont.	105
⊙	JW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	3 gal.	Cont.	6
⊙	TL	Thuja occidentalis 'Little Giant' / Little Giant Arborvitae	3 gal.	Cont.	33
GRASSES					
⊙	SG	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	3 gal.	Cont.	14
⊙	SL	Schizachyrium scoparium / Little Bluestem	1 gal.	Cont.	25
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY		
GROUND COVERS					
⊙	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	111,016 sf		

NOTE: EQUIPMENT LOCATED WITHIN 150' OF A STREET OR HIGHWAY ROW OR RESIDENTIAL OR POSITIONED SO THAT THEY ARE NOT HIGHLY VISIBLE. GROUND-MOUNTED EQUIPMENT SUBJECT TO THIS ORDINANCE SHALL BE SCREENED WITH A 3' OPAQUE FENCE



PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION
1	4/14/2026	TECH REVIEW COMMENTS

ODYSSEY ENGINEERING

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

**S HUNTER ESTATES
LARGE SCALE DEVELOPMENT
S HUNTER ST
FARMINGTON, AR 72730**

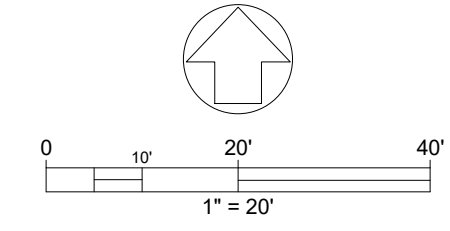
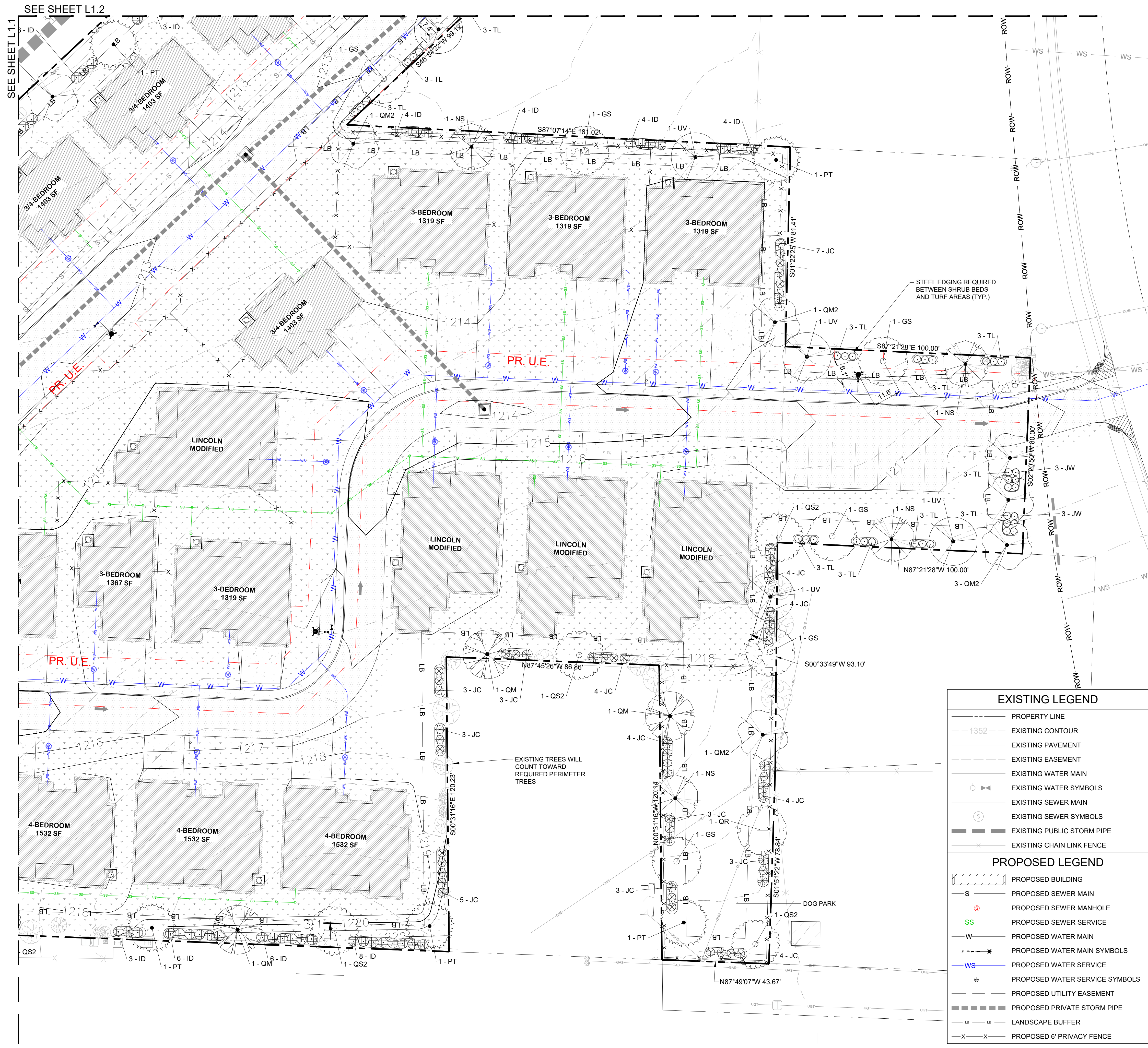
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0132	JWG	JC
PLAN DATE:	04.14.2026	

SHEET NAME:
LANDSCAPE PLAN

SHEET NO.:
L1.2



SEE SHEET L1.3



CITY LANDSCAPE REQUIREMENTS

TOTAL SITE AREA: 57,064 SF

STREET BUFFER
S. HUNTER ST.
FRONTAGE LENGTH: 402 LF
STREET TREES REQUIRED: 13 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED: 13 TREES
SHRUBS REQUIRED: 67 SHRUBS (5 PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED: 67 SHRUBS PROVIDED

PERIMETER BUFFER
1 TREE PER 35'
3 SHRUBS PER 35'
SEE SHEET L1.0 FOR PERIMETER REQUIREMENTS FOR EACH PERIMETER

FOUNDATION PLANTINGS
N/A

PARKING LOT LANDSCAPING
N/A

DETENTION POND LANDSCAPING
SEVERAL AREAS AROUND DETENTION POND SHALL BE PROVIDED WITH LOW SHRUBS OR GRASS PLANTS FOR BETTER APPEARANCE. LANDSCAPING PROVIDED

EXISTING TREES TO REMAIN ARE BEING COUNTED FOR REQUIRED PERIMETER TREE TOTALS.

PLANT SCHEDULE

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TREES					
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	PT	Pinus echinata / Short Leaf Pine	2.5' Cal.	B&B or Cont.	12
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	QM2	Quercus muehlenbergii / Chinkapin Oak	2.5' Cal.	B&B or Cont.	12
	QR	Quercus rubra / Red Oak	2.5' Cal.	B&B or Cont.	11
	QS2	Quercus stellata / Post Oak	2.5' Cal.	B&B or Cont.	6
	UV	Ulmus americana 'Valley Forge' / American Elm	2.5' Cal.	B&B or Cont.	11
SHRUBS					
	ID	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	3 gal.	Cont.	176
	JC	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	3 gal.	Cont.	105
	JW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	3 gal.	Cont.	6
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GRASSES					
	SG	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass	3 gal.	Cont.	14
	SL	Schizachyrium scoparium / Little Bluestem	1 gal.	Cont.	25
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY		
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	111,016 sf		

EXISTING LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING PAVEMENT
- EXISTING EASEMENT
- EXISTING WATER MAIN
- EXISTING WATER SYMBOLS
- EXISTING SEWER MAIN
- EXISTING SEWER SYMBOLS
- EXISTING PUBLIC STORM PIPE
- EXISTING CHAIN LINK FENCE

PROPOSED LEGEND

- PROPOSED BUILDING
- PROPOSED SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER SERVICE
- PROPOSED WATER MAIN
- PROPOSED WATER MAIN SYMBOLS
- PROPOSED WATER SERVICE
- PROPOSED WATER SERVICE SYMBOLS
- PROPOSED UTILITY EASEMENT
- PROPOSED PRIVATE STORM PIPE
- LANDSCAPE BUFFER
- PROPOSED 6' PRIVACY FENCE

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

JAMES GIBSON
503
STATE OF ARKANSAS
LANDTEK STUDIOS
2503 SWEETBRIAR DR
FAVETTESVILLE, AR 72703
PH# 479.283.9721
4/9/2026

REVISIONS

NO.	DATE	REVISION
1	4/14/2026	TECH REVIEW COMMENTS

ODYSSEY ENGINEERING

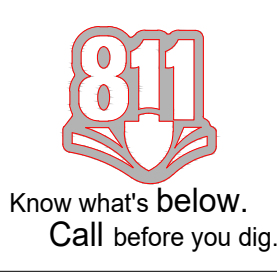
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

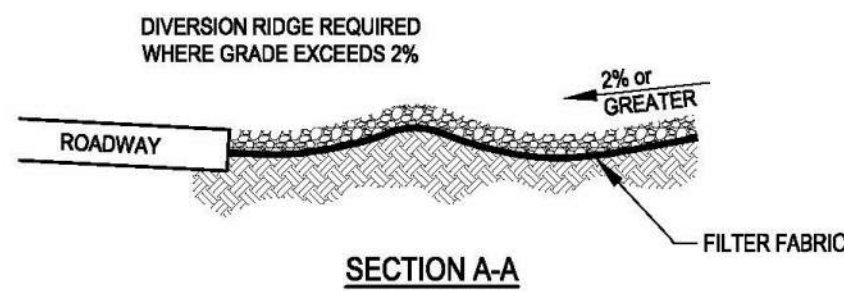
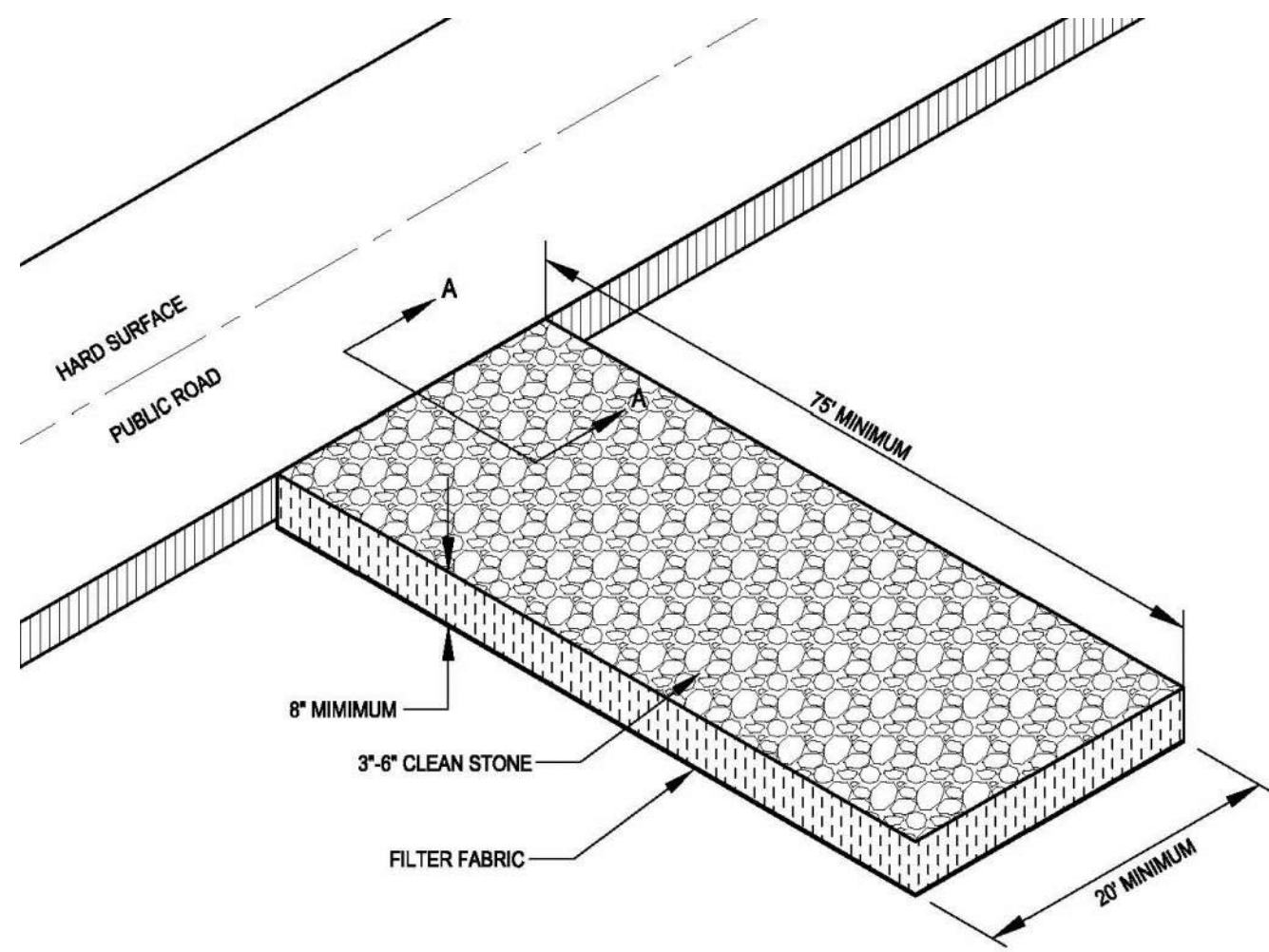
**S HUNTER ESTATES
LARGE SCALE DEVELOPMENT
S HUNTER ST
FARMINGTON, AR 72730**

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0132	JWG	JC
PLAN DATE:	04.14.2026	

SHEET NAME:
LANDSCAPE PLAN

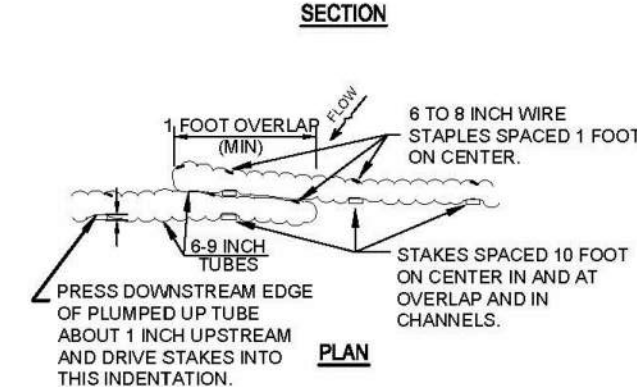
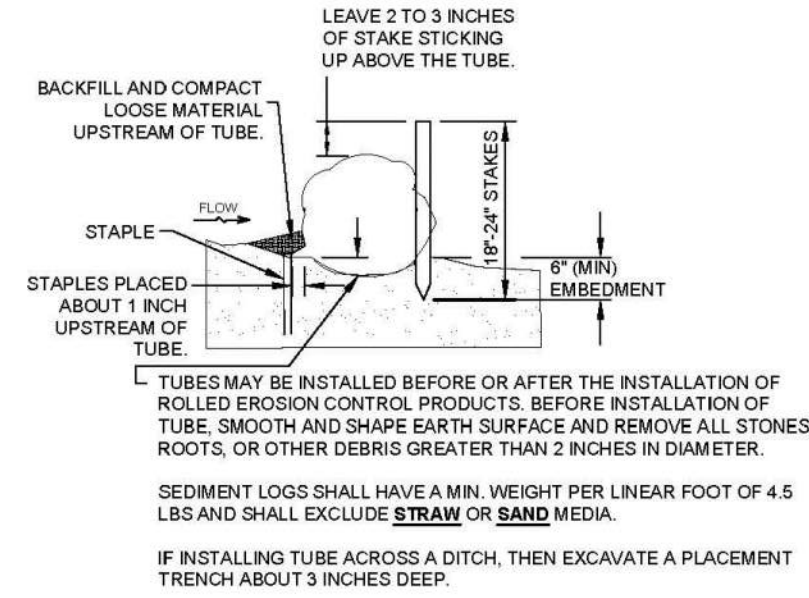
SHEET NO.:
L1.3





- NOTES:**
1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
 2. CLEAN STREETS DAILY WITH BROOM (NO POWER BROOM) AND SHOVEL. THE USE OF WATER IS PROHIBITED.
 3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.
 4. IF WHEEL WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION EGRESS



TRENCH SLOPE	MINIMUM TUBE LENGTH	MINIMUM TUBE SPACING
1:1	10 FEET	10 FEET
2:1	15 FEET	15 FEET
3:1	20 FEET	20 FEET
4:1	25 FEET	25 FEET
5:1	30 FEET	30 FEET

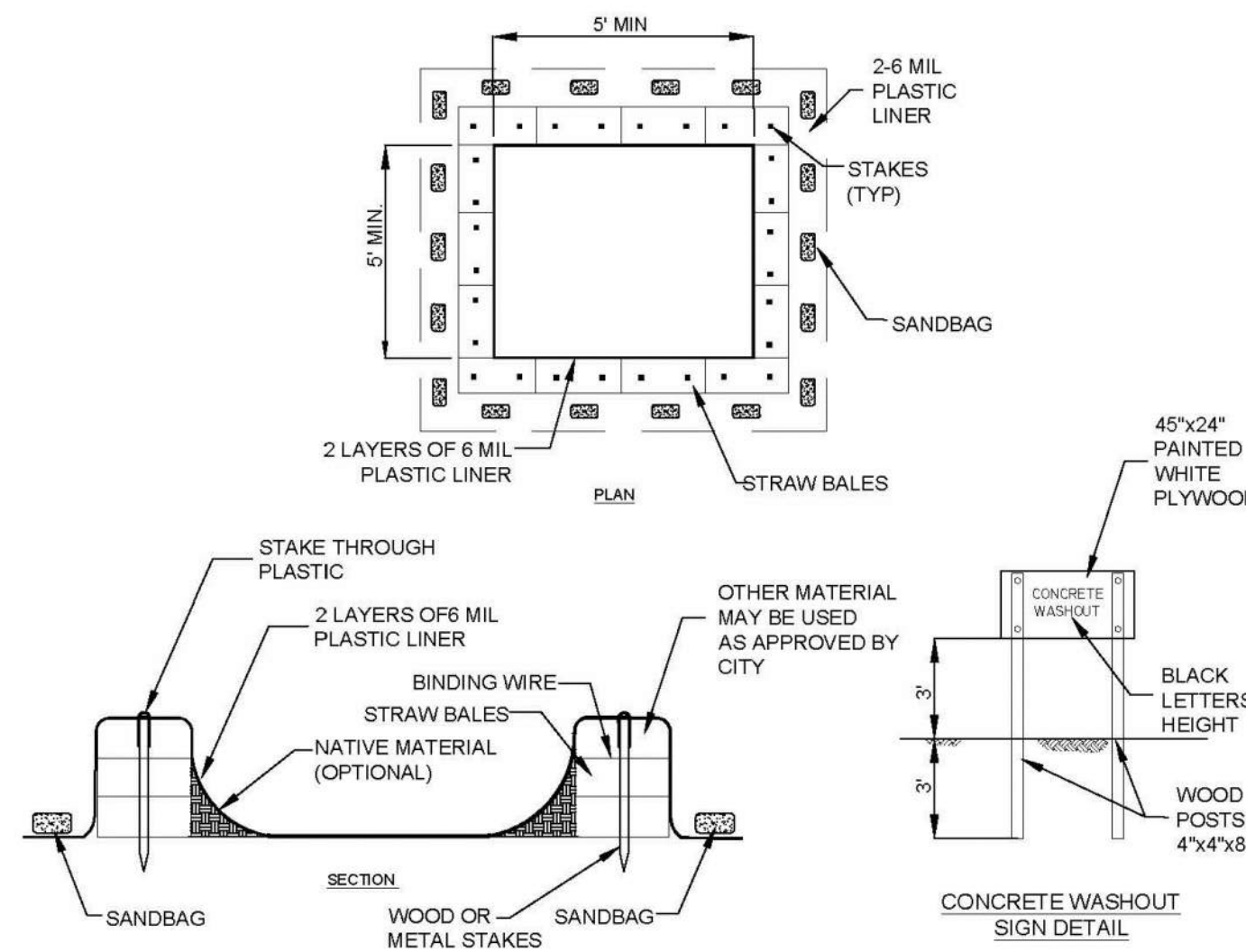
- EXAMPLES OF ACCEPTABLE COMMERCIALY AVAILABLE SEDIMENT LOGS ARE:**
1. SILT SOCK
 2. BIG RED
 3. EROSION EEL

SEDIMENT LOG MAINTENANCE AND INSTALLATION NOTES:

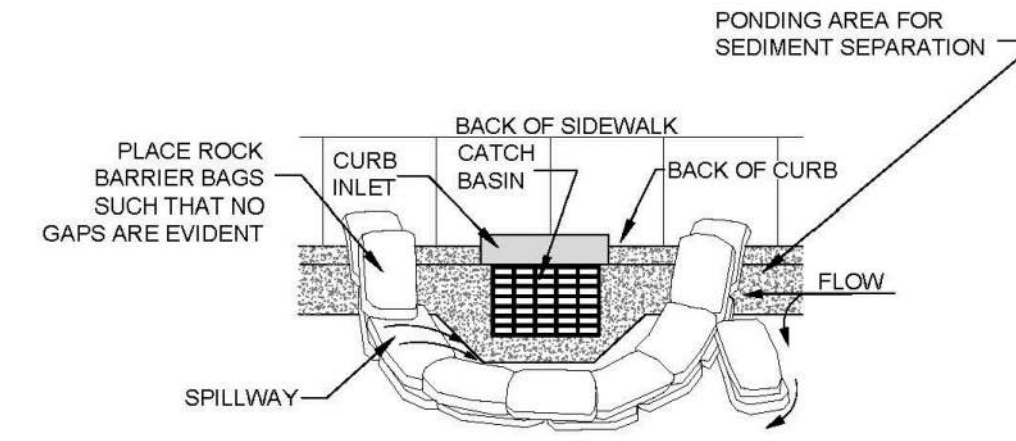
1. SEDIMENT LOGS SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SEDIMENT LOG. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-THIRD THE HEIGHT OF THE SEDIMENT LOG.
2. SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SEDIMENT LOG HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
3. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF A SEDIMENT LOG, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPs TO PREVENT EXCESSIVE BUILDUP ON SEDIMENT LOG.
4. SEDIMENT LOG SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED (RUN OVER OR FLATTENED).

SEDIMENT LOG

- NOTES:**
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
 2. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS SHALL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES.
 3. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 4. WASHOUT FACILITIES SHALL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS FULL. FULL PLASTIC LINING MATERIAL SHALL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
 5. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY (i.e. PERMITTED FACILITY OR RECYCLED).

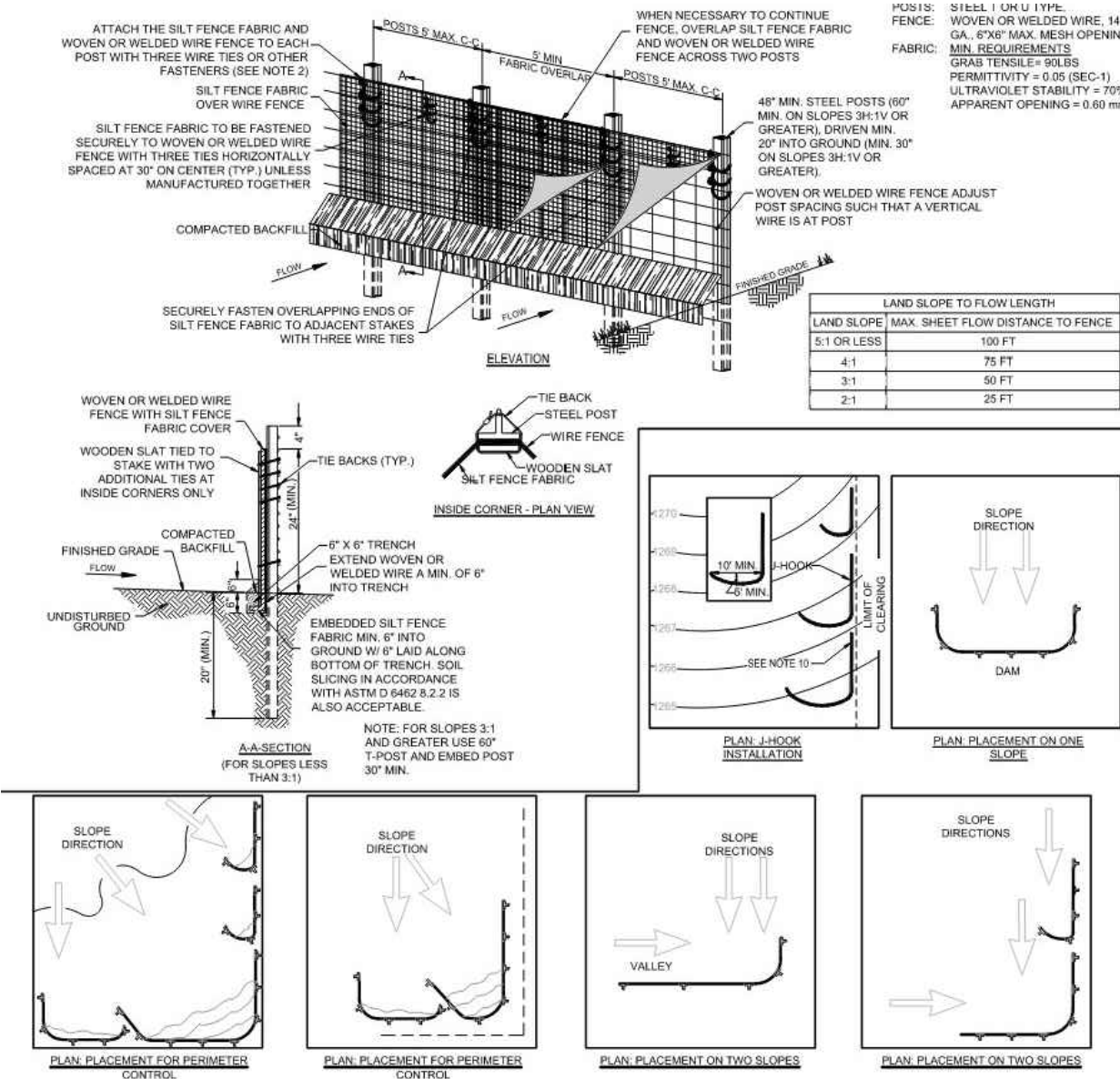


CONCRETE WASHOUT



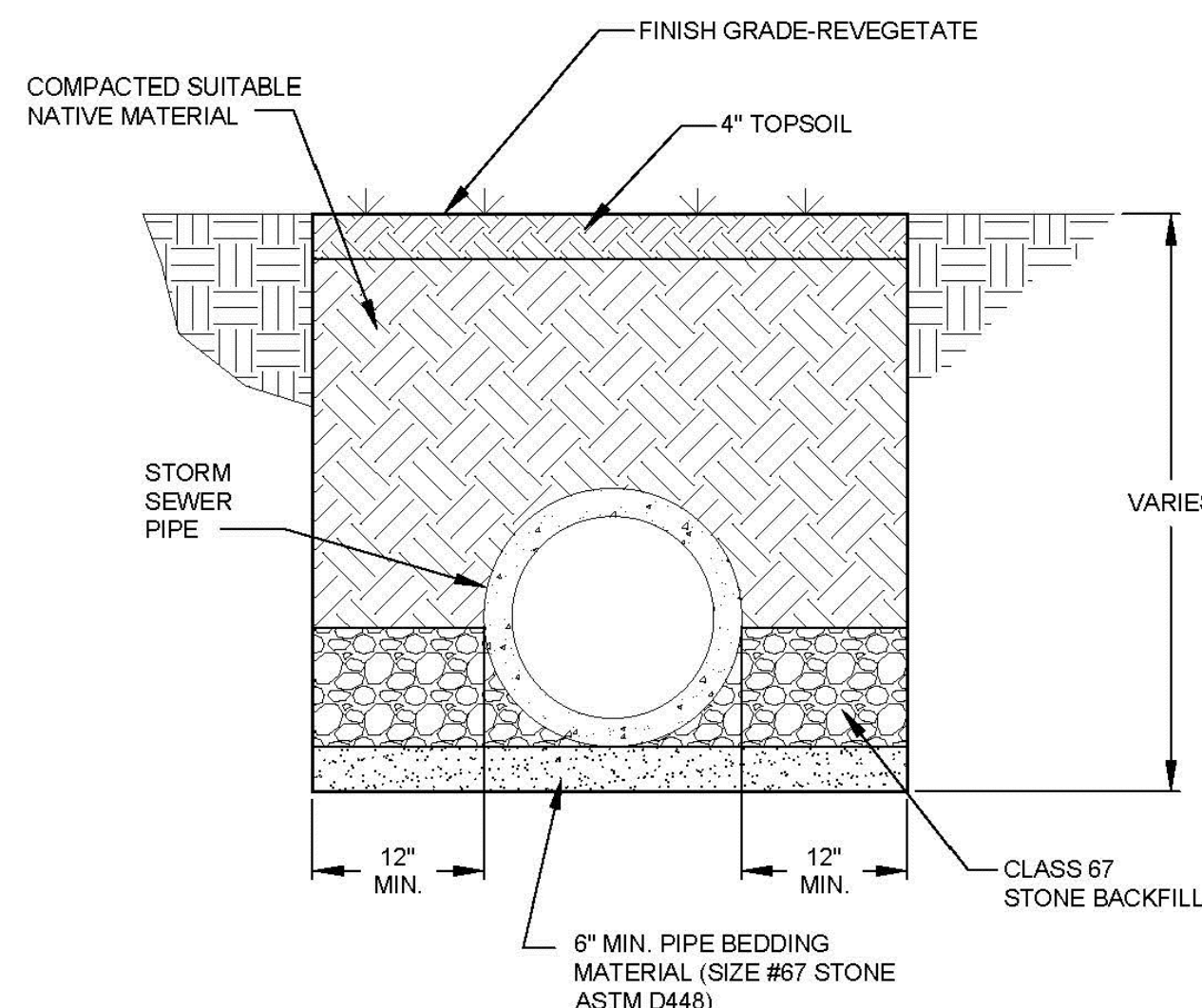
- NOTES:**
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH 1/4\"/>

INLET PROTECTION (SUMP)

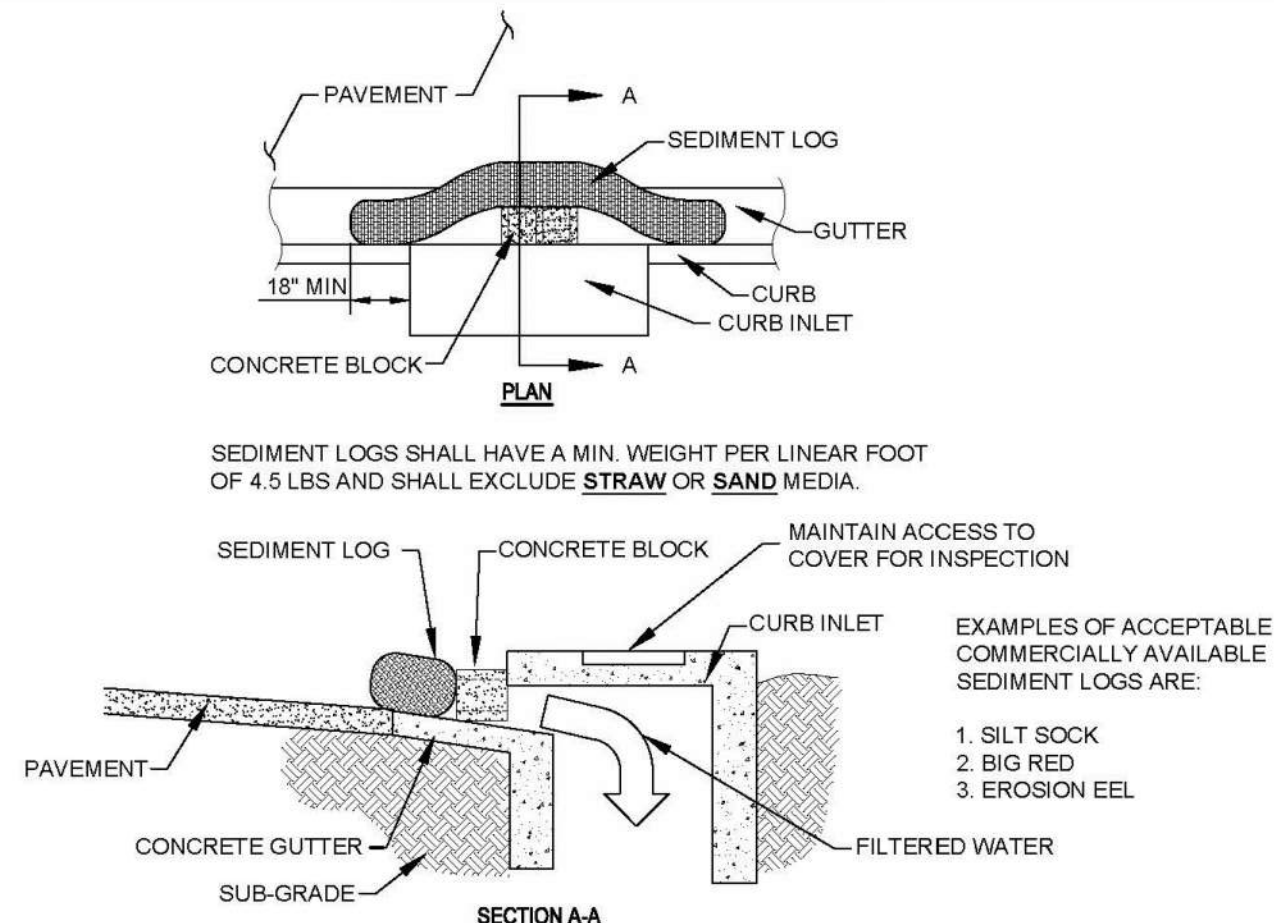


LAND SLOPE	MAX SHEET FLOW DISTANCE TO FENCE
1:1	30 FT
2:1	45 FT
3:1	60 FT
4:1	75 FT
5:1	90 FT

- NOTE:**
1. ALL TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
 2. FULL DEPTH CLASS 7 4PC BACKFILL COMPACTED TO 98% MODIFIED PROCTOR DENSITY REQUIRED UNDER ALL PAVEMENT.



STORM SEWER (RIGID PIPE)



- NOTES:**
1. PLACE DEVICES AROUND PERIMETER OF GRATE/AREA INLET, WITH ENDS OF ADJACENT SEDIMENT LOGS OVERLAPPING 12\"/>

- MAINTENANCE NOTES:**
4. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN OR UPGRADIENT OF THE INLET.
 7. ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
 8. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
 9. CONTACT THE PUBLIC WORKS INSPECTOR AND/OR ENGINEER FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPs, ADJACENT SLOPES, ETC. DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
 10. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

INLET PROTECTION (ON GRADE)

PROFESSIONAL SEAL:
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION
1	4/14/2026	TECH REVIEW COMMENTS

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

**S HUNTER ESTATES
LARGE SCALE DEVELOPMENT**
S HUNTER ST
FARMINGTON, AR 72730

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0132	JPY	JC

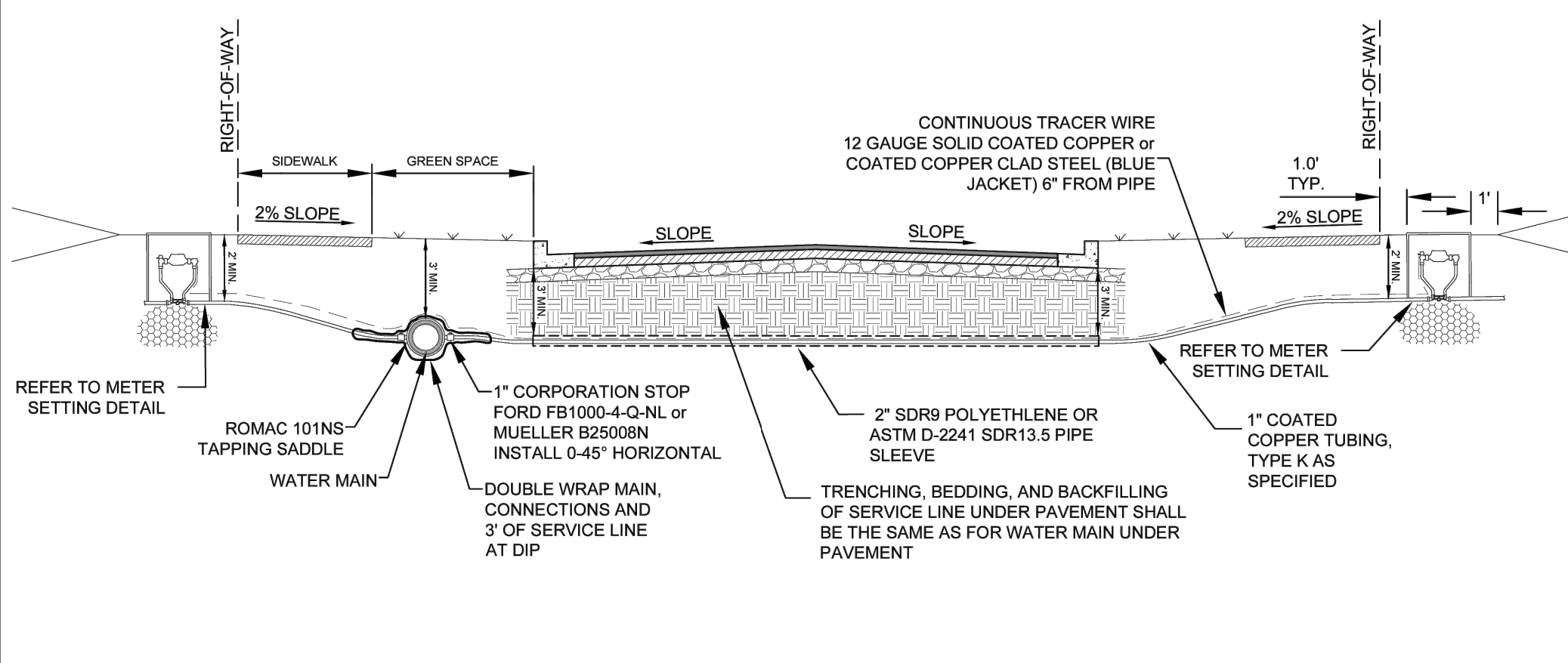
PLAN DATE: 04.14.2026

SHEET NAME:
EROSION CONTROL DETAILS

SHEET NO.:
C2.2



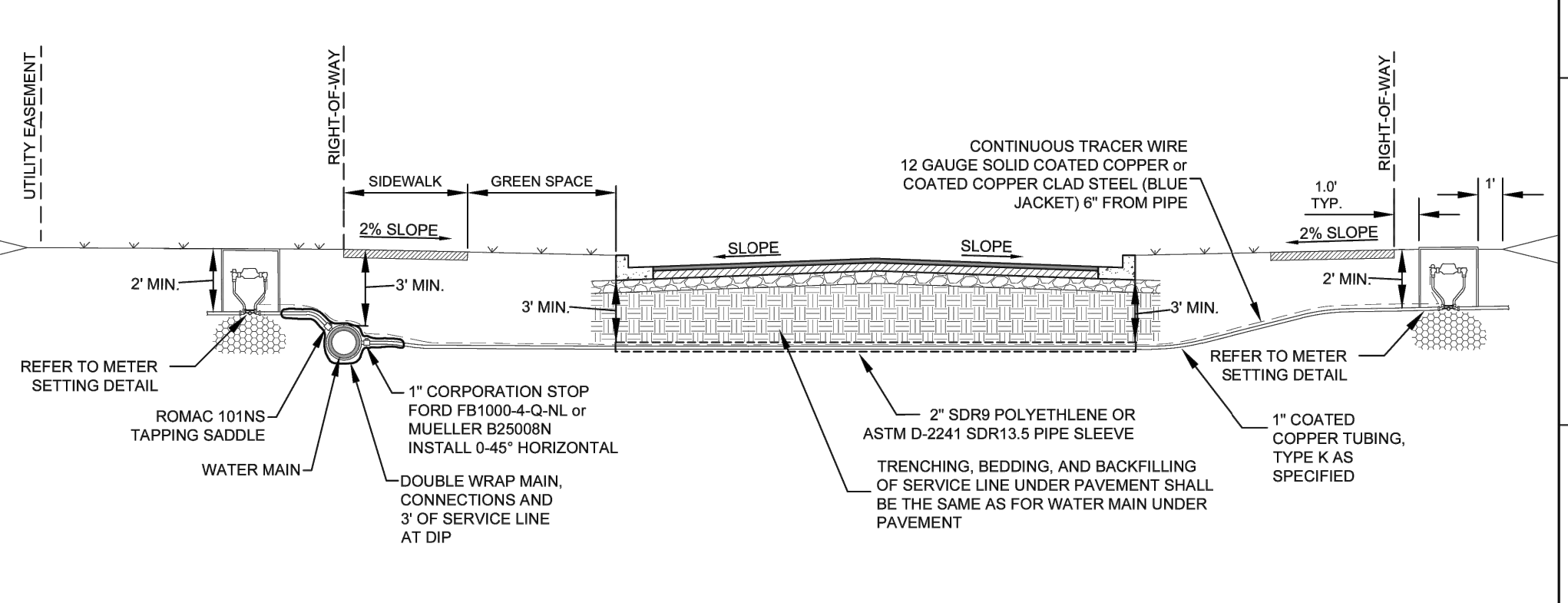
- NOTES:**
- ALL WATER & SANITARY SEWER TRENCHES WHICH ARE UNDER THE PROPOSED STREETS MUST BE BACKFILLED AS SHOWN ON THE TRENCHING, BEDDING, AND BACKFILL STANDARD DETAIL.
 - WATER AND SEWER LINES SHALL MAINTAIN A MINIMUM OF HORIZONTAL SEPARATION DISTANCE OF 10 FEET AT ALL TIMES.
 - WATER AND SEWER LINES SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18 INCHES WITH THE WATER LINE CROSSING ABOVE THE SEWER LINE.
 - METER CROSSING A ROAD FOR IRRIGATION REQUIRES A 2" TAP AND A 4" OR LARGER SLEEVE. THE 2" TAP REQUIRES A VALVE BOX AT THE MAIN TAP.
 - ALL CORP. STOPS SHALL BE INSTALLED AT 0-45° ANGLE FROM HORIZONTAL.
 - A MINIMUM OF 24-INCHES OF SEPARATION IS REQUIRED BETWEEN SERVICE TAPS.
 - ALL METER BOXES SHALL BE INSTALLED ON THE CUSTOMER SIDE OF THE WATER MAIN.
 - ALL METER BOXES SHALL BE INSTALLED IN NON-PAVED AREAS. ANY METER BOX THAT GETS PLACED IN A PAVED AREA SHALL BE RELOCATED AT THE OWNER'S EXPENSE BEFORE A WATER METER WILL BE INSTALLED.
 - CONNECTIONS TO DUCTILE IRON PIPE (DIP) MAIN LINES SHALL BE DOUBLE POLY WRAPPED (POLYETHYLENE ENCASEMENT) A MINIMUM OF THREE FEET BEYOND THE DIP MAIN PIPE ONTO THE COATED COPPER SERVICE LINE.
 - COATED COPPER PIPE UNDER ROADWAYS SHALL BE ENCASED IN SDR9 POLYETHYLENE OR ASTM D-2241 SDR-13.5 PIPE SLEEVE. MINIMUM SLEEVE DIAMETER SHALL BE DOUBLE THE SERVICE LINE DIAMETER.
 - POLYETHYLENE PRESSURE PIPE AND TUBING (PE OR HDPE OR VARIATIONS) SHALL NOT BE USED FOR WATER SERVICE MATERIALS.



**METER SERVICE LINE UNDER PAVEMENT
(WATER MAIN BEHIND CURB)**

DATE: APR. 2022
SHEET: **W12a**
TITLE: **WATER DETAILS**
DESCRIPTION: **METER SERVICE LINE UNDER PAVEMENT (WATER MAIN BEHIND CURB)**
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
FAYETTEVILLE, ARKANSAS

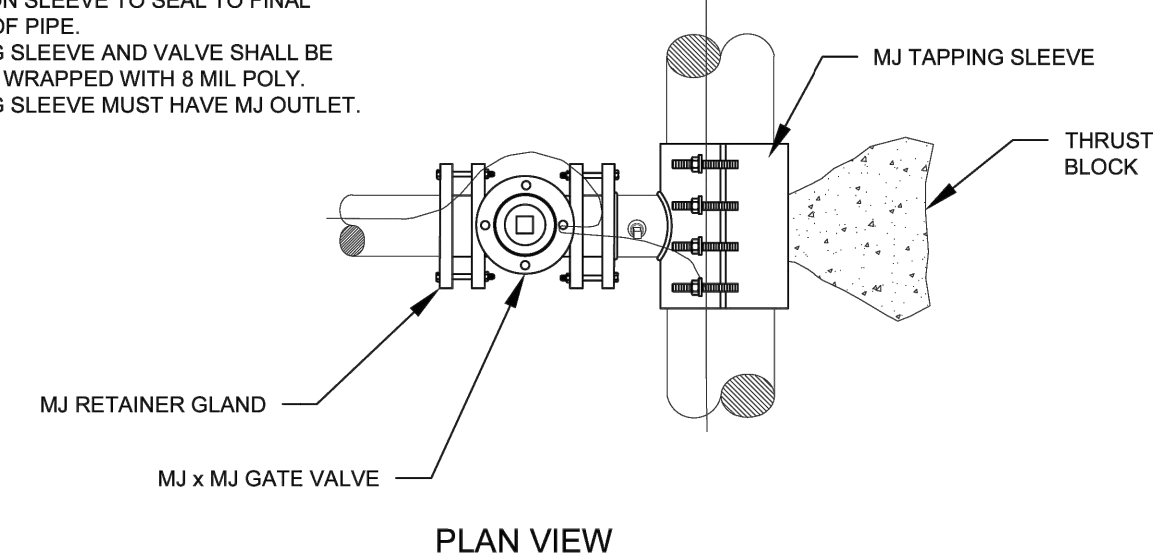
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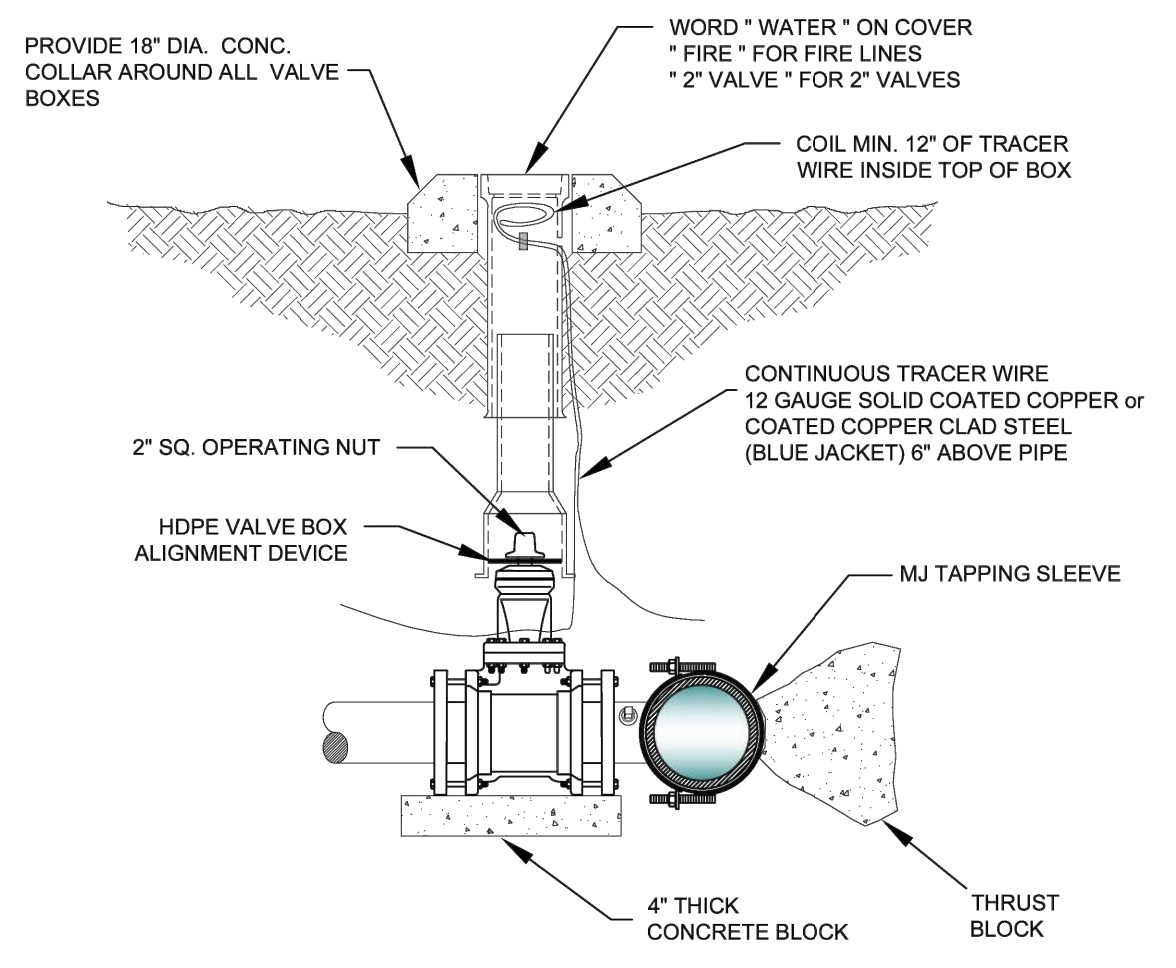
**SERVICE METER LINE UNDER PAVEMENT
(WATER MAIN BEHIND SIDEWALK)**

DATE: APR. 2022
SHEET: **W12b**
TITLE: **WATER DETAILS**
DESCRIPTION: **METER SERVICE LINE UNDER PAVEMENT (WATER MAIN BEHIND SIDEWALK)**
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
FAYETTEVILLE, ARKANSAS

- NOTES:**
- TAPPING SLEEVE SHALL BE FORD FAST, ROMAC, JCM 439, OR SMITH-BLAIRE.
 - AFTER THE TAP IS MADE, RE-TORQUE BOLTS ON SLEEVE TO SEAL TO FINAL SHAPE OF PIPE.
 - TAPPING SLEEVE AND VALVE SHALL BE DOUBLE WRAPPED WITH 8 MIL POLY.
 - TAPPING SLEEVE MUST HAVE MJ OUTLET.

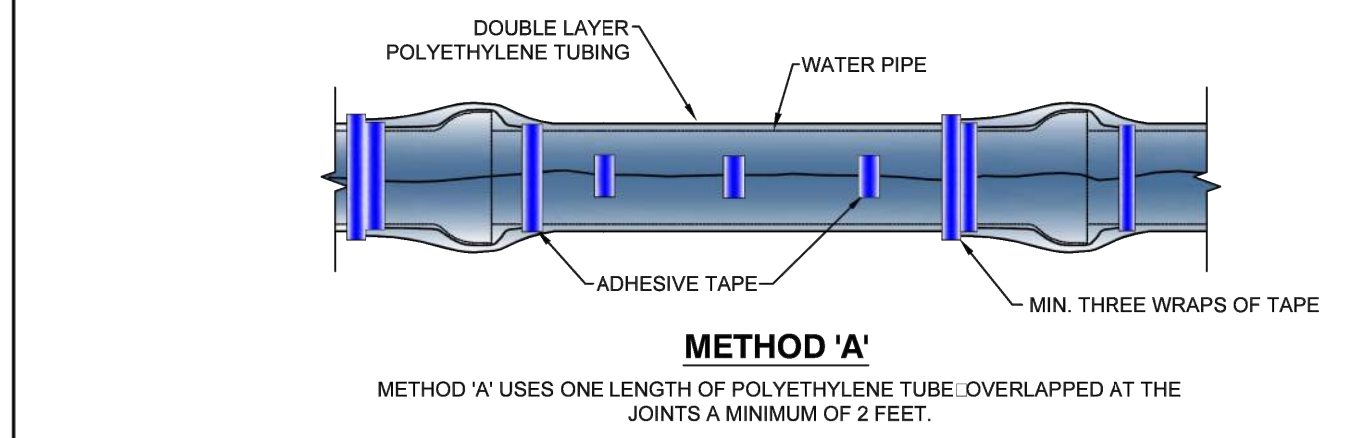


PLAN VIEW



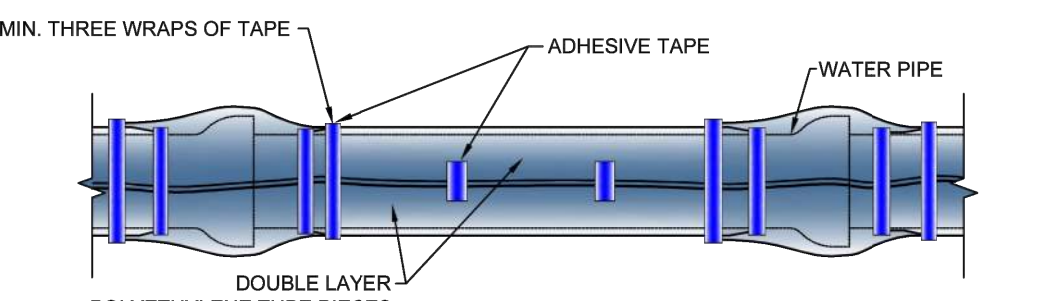
PROFILE VIEW

CITY OF FAYETTEVILLE ARKANSAS
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
FAYETTEVILLE, ARKANSAS
DATE: APR. 2022
SHEET: **W14**
TITLE: **WATER DETAILS**
DESCRIPTION: **TAPPING SLEEVE AND VALVE**



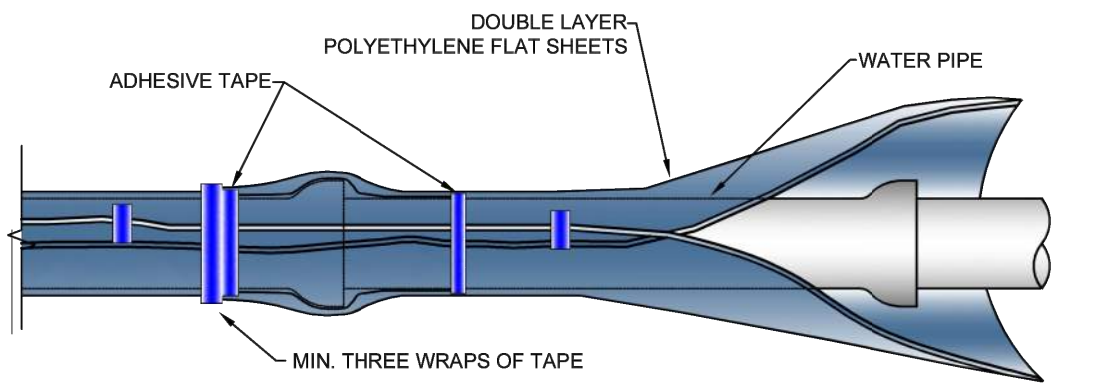
METHOD 'A'

METHOD 'A' USES ONE LENGTH OF POLYETHYLENE TUBE OVERLAPPED AT THE JOINTS A MINIMUM OF 2 FEET.



METHOD 'B'

METHOD 'B' USES SEPARATE PIECES OF POLYETHYLENE TUBE FOR THE BARREL OF THE PIPE AND THE JOINTS. SHORT PIECES SHALL BE APPROXIMATELY 6' LONG AND OVERLAP BARREL SECTION BY A MINIMUM OF 2 FEET.

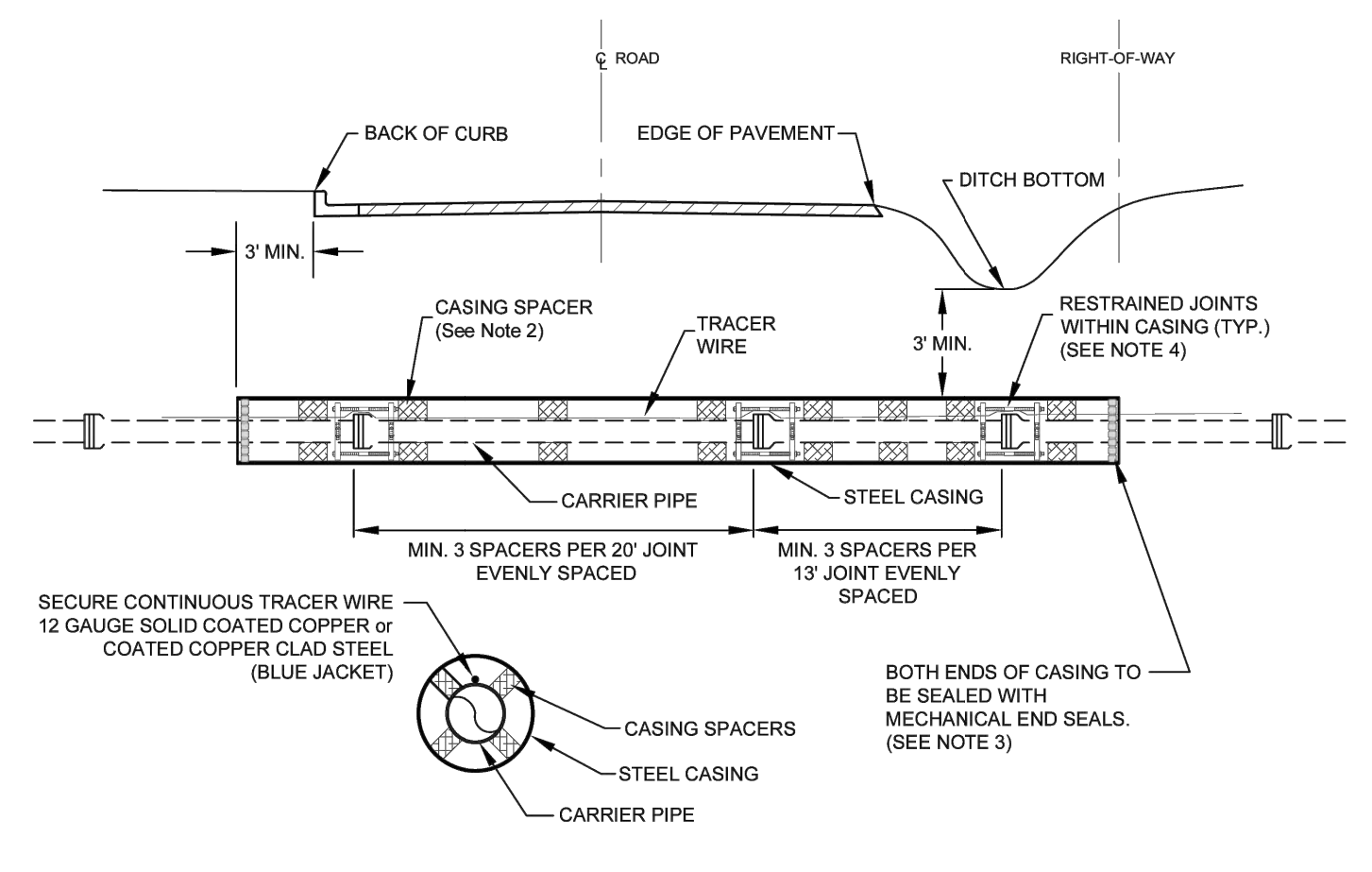


METHOD 'C'

METHOD 'C' - USED FOR PIPE-SHAPED AND ODD-SHAPED APPURTENANCES SUCH AS BENDS, REDUCERS, OFFSETS, VALVES, TEES, ETC.

ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE DOUBLE POLY WRAPPED.
THE ANSII/AWWA C105/A21.5 STANDARD OUTLINES THREE METHODS OF INSTALLING POLYETHYLENE ENCASEMENT/SLEEVEING.

CITY OF FAYETTEVILLE ARKANSAS
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
FAYETTEVILLE, ARKANSAS
DATE: SEP. 2017
SHEET: **W15**
TITLE: **WATER DETAILS**
DESCRIPTION: **POLYETHYLENE PROTECTION MATERIAL**



STEEL ENCASEMENT

CARRIER AND CASING SIZES

CARRIER (ID)	2"	3"	4"	6"	8"	10"	12"
CASING (ID)	5"	6"	8"	12"	16"	20"	24"
CASING WALL THICKNESS	0.250	0.250	0.250	0.250	0.250	0.250	0.375

CARRIER (ID)	14"	16"	20"	24"	30"	36"	42"	48"
CASING (ID)	30"	36"	42"	48"	54"	60"	66"	72"
CASING WALL THICKNESS	0.375	0.500	0.625	0.625	0.625	0.625	0.625	0.750

- NOTES:**
- STEEL CASING SHALL BE CONSTRUCTED OF SPIRAL OR STRAIGHT WELDED STEEL WITH A MINIMUM DIAMETER AND THICKNESS AS SHOWN BELOW (SEE TABLE).
 - PROVIDE CASING SPACERS BY CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATERWORKS MFG. CO. OR BWM CO. A MINIMUM 12 INCHES WIDE.
 - PROVIDE WRAP-IT LINK MECHANICAL SEAL, MODEL WL-SS BY CCI PIPELINE SYSTEMS, OR LINK SEAL BY GPT INDUSTRIES.
 - WHERE ENCASEMENTS ARE GREATER THAN 25 FEET IN LENGTH, SELF-RESTRAINING GASKETS OR BELL RESTRAINTS SHALL BE USED FOR ALL JOINTS INSIDE THE ENCASEMENT PIPE AND FOR THE FIRST JOINT IN EACH DIRECTION OUTSIDE THE ENCASEMENT PIPE.
 - DIRECT BURY STEEL ENCASEMENT SHALL BE DOUBLE POLY WRAPPED.
 - JACK AND BORE STEEL ENCASEMENT SHALL HAVE 17# HP MAGNESIUM ANODES CAD WELDED TO EACH END OF THE ENCASEMENT PIPE.

CITY OF FAYETTEVILLE ARKANSAS
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
FAYETTEVILLE, ARKANSAS
DATE: APR. 2022
SHEET: **W16**
TITLE: **WATER DETAILS**
DESCRIPTION: **STEEL ENCASEMENT**

PROFESSIONAL SEAL:
NOT FOR CONSTRUCTION

REVISIONS

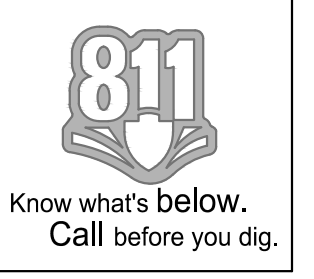
NO.	DATE	REVISION
1	4/14/2026	TECH REVIEW COMMENTS

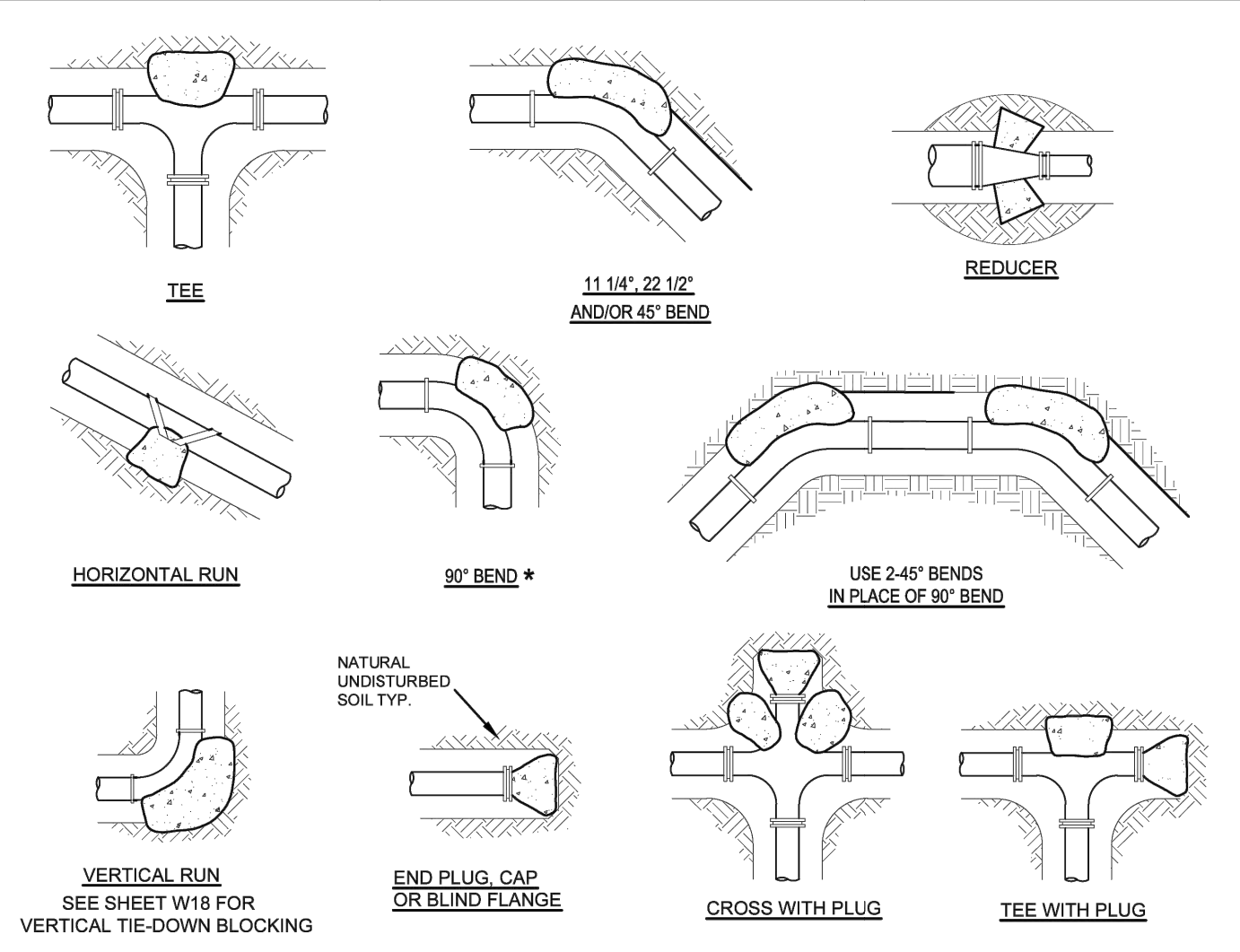
ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

**S HUNTER ESTATES
LARGE SCALE DEVELOPMENT
S HUNTER ST
FARMINGTON, AR 72730**

PROJECT NO: ODY0132
DESIGNED BY: JPY
REVIEWED BY: JC
PLAN DATE: 04.14.2026
SHEET NAME: **FAYETTEVILLE WATER DETAILS**

SHEET NO.: **C3.2**





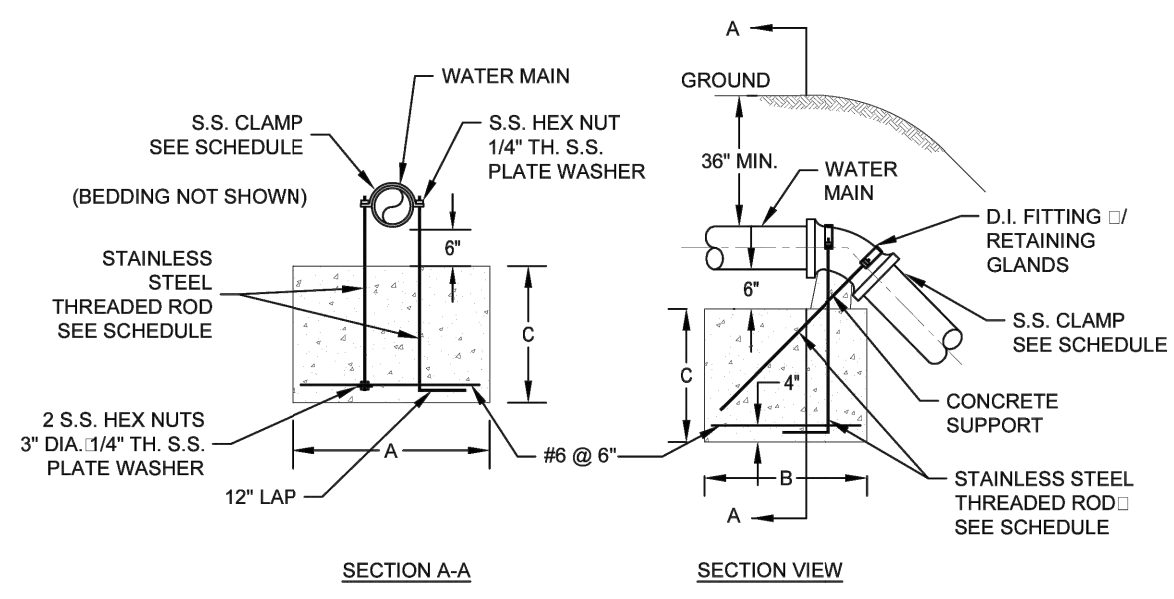
BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS)		VOLUME OF THRUST BLOCK IN CU. FEET (VERTICAL BENDS)	
FITTING SIZE	BEARING AREA	FITTING SIZE	VOLUME
2, 3, 4	1.9	2 1/2	0.7
5	3.4	3	1.1
6	5.8	4	1.9
8	9.8	6	3.0
10	13.9	8	4.5
12	19.2	10	6.5
14	25.8	12	9.0
16	33.7	14	12.0
18	42.9	16	15.5
20	53.4	18	19.5
24	78.4	24	30.0

- THRUST BLOCK NOTES:**
- CONCRETE FOR THRUST BLOCKS - CLASS 1 CONCRETE SHALL DEVELOP NOT LESS THAN 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL. SEE MSS TABLE 11-2 FOR CONCRETE REQUIREMENTS.
 - ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE PLACED ON CONCRETE PADS WHERE BENDS TURN UP, OR LOADED WHERE BENDS TURN DOWN.
 - DOUBLE WRAP PIPE JOINTS IN 8 MIL "POLYETHYLENE" BEFORE PLACING CONCRETE.
 - BEARING AREA SHOWN IN TABLE, IS BASED UPON A 2000 LB/SQ. FT. SOIL BEARING, AND UPON A PIPELINE PRESSURE OF 200 PSI PLUS 100 PSI WATER HAMMER. AREAS SHOWN SHALL BE ADJUSTED, SHOULD FIELD CONDITIONS VARY.
 - MJ RESTRAINTS ARE REQUIRED FOR ALL FITTINGS.
 - USE LONG-RADIUS FITTINGS WHEREVER POSSIBLE.
 - ALL BOLTS FOR FITTINGS SHALL BE 316 STAINLESS STEEL.
 - ALL DUCTILE IRON FITTINGS SHALL BE FUSION-BONDED EPOXY COATED INSIDE AND OUTSIDE IN ACCORDANCE WITH ANSI/AWWA C118/A21.18.
 - UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LBS/CU. FT.

PIPE SIZE	BENDS			ROD DIA.
	45°	22 1/2°	11 1/4°	
8"	VOLUME REQ. (CU. FT.)	98.5	50.2	25.2
	A (FT.)	5.07	4.07	3.07
	B (FT.)	4.07	3.20	2.87
	C (FT.)	5.07	4.07	3.07
MIN. CLAMP (2 EA.)		3/8 IN. x 2 IN.		
12"	VOLUME REQ. (CU. FT.)	209.5	106.8	53.7
	A (FT.)	6.07	5.07	4.07
	B (FT.)	5.07	4.25	3.57
	C (FT.)	6.07	5.07	4.07
MIN. CLAMP (2 EA.)		1/2 IN. x 2 IN.		
18"	VOLUME REQ. (CU. FT.)	457.2	233.1	117.1
	A (FT.)	8.07	6.50	5.00
	B (FT.)	7.25	5.50	4.75
	C (FT.)	8.07	6.50	5.00
MIN. CLAMP (2 EA.)		5/8 IN. x 3 IN.		
24"	VOLUME REQ. (CU. FT.)	800.3	408.0	205.0
	A (FT.)	9.50	7.50	6.00
	B (FT.)	9.00	7.25	5.75
	C (FT.)	9.50	7.50	6.00
MIN. CLAMP (2 EA.)		5/8 IN. x 3 IN.		

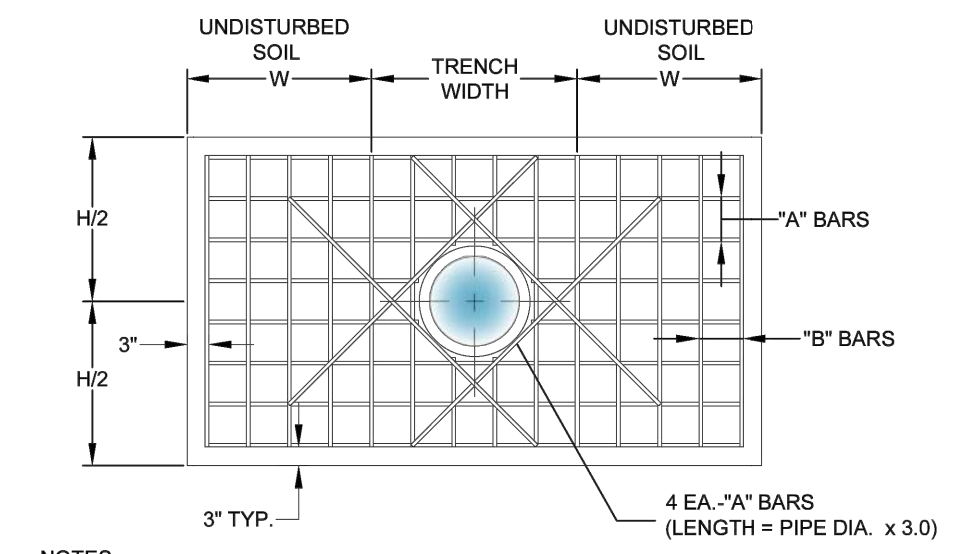
VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 200 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE @ 150 POUNDS PER CU. FT.

ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH RETAINING GLANDS. BEDDING NOT SHOWN

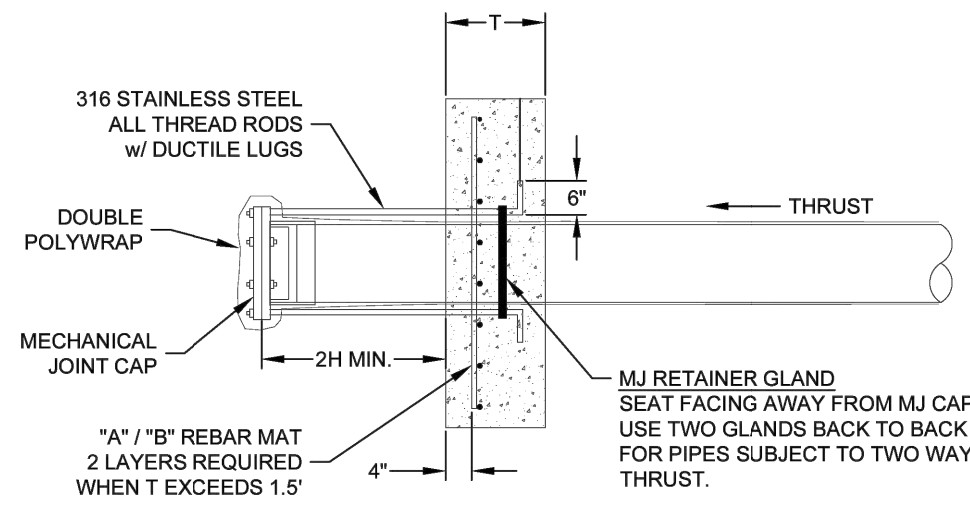


VERTICAL TIE-DOWN BLOCKING

PIPE SIZE	MINIMUM DIMENSIONS *			REINFORCING BARS	
	W	H	T	"A" BARS	"B" BARS
8"	1.5'	2.0'	1.0'	#6 @ 6"	#6 @ 6"
12"	2.0'	2.5'	1.0'	#6 @ 6"	#6 @ 6"
18"	2.5'	3.0'	1.5'	#6 @ 6"	#6 @ 6"
20"	3.0'	3.5'	1.5'	#6 @ 6"	#6 @ 6"
24"	3.5'	4.0'	2.0'	#7 @ 6"	#7 @ 10"

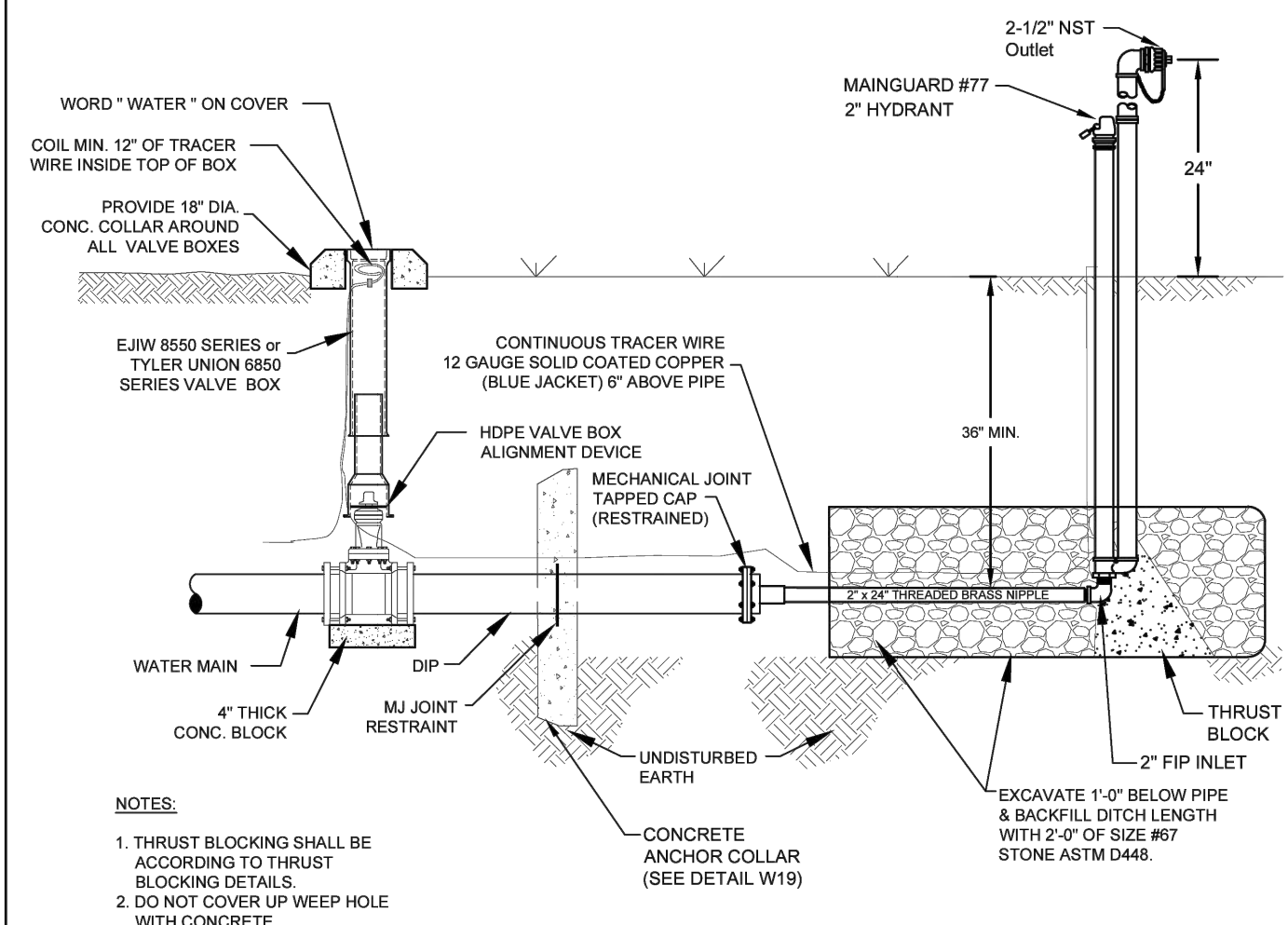


- NOTES:**
- DESIGN PRESSURE IS 200 PSI PLUS 100 PSI SURGE AND 2,000 PSI SOIL BEARING.
 - ALL DIMENSIONS ARE MINIMUM REQUIREMENTS. ACTUAL FIELD CONDITIONS MAY REQUIRE LARGER DIMENSIONS.
 - ALL RETAINER GLANDS SHALL BE MEGA-LUG BY EBAA IRON.
 - DEAD-ENDS REQUIRE BLOW-OFF (DETAIL W20) UNLESS SPECIFICALLY EXEMPTED BY THE CITY OF FAYETTEVILLE.



RESTRAINED COUPLING

NOTE:
RESTRAINED COUPLINGS SHALL BE USED WHEN JOINING TWO CUT PIECES OF PIPE, GENERALLY WHEN CUTTING IN VALVES AND TEES.



NOTES:

- THRUST BLOCKING SHALL BE ACCORDING TO THRUST BLOCKING DETAILS.
- DO NOT COVER UP WEEP HOLE WITH CONCRETE.

BLOW-OFF ASSEMBLY

CITY OF FAYETTEVILLE ARKANSAS
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
DATE: JUN. 1, 2021
SHEET: W17

TITLE: WATER DETAILS
DESCRIPTION: THRUST BLOCKING

CITY OF FAYETTEVILLE ARKANSAS
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
DATE: MAY 28, 2017
SHEET: W18

TITLE: WATER DETAILS
DESCRIPTION: VERTICAL TIE-DOWN BLOCKING

CITY OF FAYETTEVILLE ARKANSAS
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
DATE: APR. 16, 2022
SHEET: W19

TITLE: WATER DETAILS
DESCRIPTION: ANCHOR COLLAR

CITY OF FAYETTEVILLE ARKANSAS
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
DATE: MAY 28, 2022
SHEET: W20

TITLE: WATER DETAILS
DESCRIPTION: BLOW-OFF ASSEMBLY

CITY OF FAYETTEVILLE ARKANSAS
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
DATE: MAY 28, 2017
SHEET: W27

TITLE: WATER DETAILS
DESCRIPTION: RESTRAINED COUPLING

PROFESSIONAL SEAL:
NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1	4/14/2026	TECH REVIEW COMMENTS

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

**S HUNTER ESTATES
LARGE SCALE DEVELOPMENT**
S HUNTER ST
FARMINGTON, AR 72730

PROJECT NO. ODY0132	DESIGNED BY JPY	REVIEWED BY JC
PLAN DATE: 04.14.2026	SHEET NAME: FAYETTEVILLE WATER DETAILS	
SHEET NO.: C3.3		

