THE DISTRICT P.U.D., PHASE 2A

PARENT TRACT PROPERTY DESCRIPTION:

A part of the NE ¼ of the NW ¼ and a part of the NW ¼ of the NE ¼ of Section 28, T–19–N, R–30–W, Benton County, Arkansas, per S.W.D. Bk 2012, Pg 7794: Tract A, being described as follows:

Beginning at the SW corner of the NW ¼ of the NE ¼ of said Section 28, said point being a 4 inch thick by 22 inch wide limestone and also being located on the North line of "The Manors on Blossom Way Creek–Phase 4" Subdivision as recorded in plat book 3, at page 583; thence N 87°08'48" W, along the south line of the NE ¼ of the NW ¼ of section 28 and also the North line of said subdivision 993.69 feet to the NW corner of said subdivision; thence leaving said subdivision continue N 87°08'48" W, along the south line of the said NE ¼ of the NW ¼ of Section 28, 330.29 feet to a 1/2 inch rebar at the SW corner of the NE ¼ of the NW ¼ of said Section 28; thence leaving said South line run N 02°33'29" E, along West line of said NE ¼ of the NW ¼ passing through a 5/8 inch rebar with cap (LS 1534) at the SE corner of a 100 foot strip of land as recorded in deed book 2006, page 26260, at a distance of 806.74 feet, and continuing for a total distance of 807.97 feet to 5/8 inch rebar with cap (LS 1534) for the SW corner of the right–of–way of Pauline Whitaker Parkway as recorded in deed book 2007, page 16914; thence along the said South right–of–way the following courses: S 87°40'48" E, 448.44 feet to a 5/8 inch rebar with cap (LS 1534); thence along a curve to the left having a radius of 1003.93 feet, an arc length of 515.53 feet, and a chord which bears N 77°36'32" E, a chord distance of 509.88 feet to a 5/8 inch rebar with cap (LS 1534); and thence N 58°32'09" E, a distance of 103.59 feet to a 5/8 inch rebar with cap (LS 1534) also on the AHTD right–of– way (AMID Job 090180); thence along said AHTD right–of–way the following courses: S 33°05'32" E, 27.95 feet to an AHTD right–of–way hub; N 53°51'35" E, a distance of 107.89 feet to an AHTD right–of– way hub; N 61°27'44" E, a distance of 227.30 feet to a 5/8 inch rebar with cap (LS 1534); and thence S 83°45'24" E, passing an AHTD right–of–way hub at a distance of 932.28 feet and continuing S 83°45'24" E, for a total distance of 1029.72 feet to a point in the center of a creek; thence Southerly along the centerline of said creek the following courses: S 02°39'01" W, 250.64 feet to a point; S 07°26'30" W, 156.02 feet to a point; S 18°47'36" E, a distance of 251.65 feet to a point; S 21°59'17" E, 35.29 feet to a point; S 33°07'59" W, a distance of 140.91 feet to a point; S 26°15'04" W, a distance of 225.09 feet to a point; S 18°32'56" W, a distance of 86.69 feet to a point; and thence S 19°54'13" E, a distance of 36.97 feet to a point also in the center of said creek and also on the South line of the NW ¼ of the NE ¼ of said Section 28; thence N 86°30'33" W, along said South line and passing a 5/8 inch rebar, on the NW corner of Lot 15 of "The Manors on Blossom Way Creek–Phase 4" Subdivision as aforementioned, at a distance of 60.10 feet and continuing N 86°30'33" W, along said South line of said NW ¼ of the NE ¼ and also the North line of said subdivision, for a total distance of 946.52 feet to the Point of Beginning and containing 2,362,769 square feet or 54.24 acres more or less.

Less Lots 4 & 5 of The District P.U.D., Phase 1B and the Right–of–Way of S. J.B. Hunt Drive, as shown on plat filed at Bk 2015, Pg 540–541.

NOTES

Rights of way and Easements are shown hereon as per documents provided to the surveyor. Additional Rights of way and Easements recorded or not a part of the public record, may or may not exist that effect the subject property.

Surveyed Property is subject to PUD Ordinance 08–48.

Surveyed Property is subject to Easements with Covenants and Restrictions Affecting Land ("ECR"), by and between Wal–Mart Stores, Inc. and Pinnacle Hills West, LLC, filed for record at Doc. #2008–37971, among the land records of Benton County, Arkansas.

Based on scaled map location and graphic plotting only, Lots 4 & 5 shown hereon are in Flood Zone X, which is an area determined to be outside the 0.2% Annual Chance Floodplain, according to Flood Insurance Rate Map, Benton County, Arkansas, Map Number 05007C 0270 K, Map Revised June 5, 2012.

Bearings are based on Arkansas State Plane Coordinates – North Zone, NAD83 (NSRS2007), per GPS observation.

Minimum finish floor elevation for each lot shall be minimum of 1 foot above the adjacent curb level.

CITY OF ROGERS		
ZONING INFORMATION		
BUILDING SETBACKS		
P.U.D. ORDINANCE 08–48	C–2	R–O
FRONT	25'	25'
SIDE–(INTERIOR)	15'	15'
SIDE–(EXTERIOR)	25'	25'
REAR	15'	15'

Developer:

PWX, LLC
5417 Pinnacle Point Drive
Suite 402
Rogers, AR 72758

PROPERTY DESCRIPTION: LOT 6, THE DISTRICT P.U.D., PHASE 2A

A part of the NW¼ NE¼ of Section 28, T–19–N, R–30–W, Benton County, Arkansas, being further described as follows:

Beginning at the SW corner of the NW¼ NE¼ of said Section 28, said point being a 4"x 22" wide limestone which is located on the North line of "The Manors on Blossom Way Creek–Phase 4" Subdivision as recorded in Plat Book 3, Page 583; Thence N 87°08'48" W along the South line of the NE¼ NW¼ of said Section 28, a distance of 553.97 feet to the Point of Beginning; Thence continuing N 87°08'48" W along the South line of the NE¼ NW¼ of said Section 28, a distance of 368.01 feet to the SE corner of Lot 5 of The District P.U.D. Phase 1B; Thence N 02°51'12" E along the East line of said Lot 5, a distance of 344.54 feet to the NE corner of said Lot 5, said point lies on the Southerly Right–of–Way of J.B. Hunt Drive (dedicated per this plat); Thence Southeasterly along the Southerly Right–of–Way of J.B. Hunt Drive (dedicated per this plat) along a 465.00 feet radius curve to the left, thru a central angle of 16°38'59" for a distance of 135.12 feet, said curve having a chord bearing of S 78°49'20" E and distance of 134.65 feet to the point of tangency; Thence S 87°08'48" E along the Southerly Right of Way of J.B. Hunt Drive (dedicated per this plat), a distance of 234.79 feet; Thence S 02°51'12" W, a distance of 325.05 feet to the Point of Beginning, containing 2.766 acres more or less.

VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

We the undersigned owners of the real estate shown and described herein, do hereby dedicate the right of way and establish the easements shown upon this plat. Said easements shall be for the benefit of the City of Rogers and all utility companies, or as defined, including cable television companies; and said easements shall be for the purpose of constructing, maintaining, repairing, and replacing utility lines, cable television lines, and drainage structures. The City of Rogers, and all utility companies, and all cable television companies shall have the right of ingress and egress to said easements and shall have the right to remove or trim trees within said easements and the right to prohibit the erection of buildings, structures, or fences within said easements.

_____ _____
Dated PWX, LLC

State of Arkansas)
)
County of

Subscribed and sworn before me this _____ day of _____, 2____.

_____
Notary Public

My Commission Expires:

_____

CERTIFICATE OF APPROVAL

Approved and recommended for acceptance by the City Planning Commission of Rogers, Arkansas this _____ day of _____, 2_____.

_____
Chairman

CERTIFICATE OF ACCEPTANCE

This plat is hereby accepted this _____ day of _____, 2_____ by the Rogers City Council.

_____

_____

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that this plat and the survey on which it is based were completed under my supervision and the property monuments were found or set as shown, to the best of my knowledge and belief.

_____ _____
Allen J. Young Date
Arkansas Registered Professional
Land Surveyor No. 1441

CERTIFICATE OF AUTHORIZATION
DEVELOPMENT CONSULTANTS INC.
No.128
ARKANSAS–ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1441
SIGNATURE
ALLEN J. YOUNG
PROFESSIONAL LAND SURVEYOR

DEVELOPMENT CONSULTANTS INCORPORATED
609 WEST DICKSON ST.
SUITE 206A
FAYETTEVILLE, ARKANSAS 72701
(479)444-7880
ENGINEERING PLANNING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

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SCALE 1" = 60'
DRAWN BY : AJY
APPROVED BY : AJY
DATE : 11/18/2015

REVISIONS

DEVELOPMENT CONSULTANTS INCORPORATED

PROJECT TITLE:
FINAL PLAT - THE DISTRICT P.U.D., PHASE 2A
ROGERS, ARKANSAS

PROJECT NO. 15-162

SHEET NO. FP-1
OF 2

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CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	16°40'34"	353.07	102.76	S 05°59'24" E	102.40
C2	17°17'24"	210.04	63.38	S 84°13'52" W	63.14
C3	46°02'40"	353.07	283.74	S 37°21'01" E	276.16
C4	10°07'31"	465.00	82.17	S 65°26'06" E	82.07
C5	16°38'59"	465.00	135.12	S 78°49'20" E	134.65
C6	26°27'38"	395.00	182.42	S 73°54'59" E	180.80

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- STOP SIGN
- EXISTING RIGHT OF WAY
- EXISTING ACCESS EASEMENT
- EXISTING UTILITY EASEMENT
- EXISTING DRAINAGE EASEMENT
- EXISTING UTILITY & DRAINAGE EASEMENT
- EXISTING LANDSCAPE EASEMENT
- EXISTING WATER OR SEWER EASEMENT
- EXISTING ELECTRIC EASEMENT
- PROPERTY LINE
- ZONING LINE
- EASEMENT LINE, PER THIS PLAT
- SETBACK LINE, PER THIS PLAT

LOT 3
THE DISTRICT, PH 1A
PLAT BK 2013, PG 160
WAL MART REAL ESTATE BUSINESS TRUST
PARCEL ID: 02-22648-000
ZONED: C-2
20' UTILITY EASEMENT
PLAT 2013-161

LOT 4
THE DISTRICT, PH 1B
PWX, LLC
PARCEL ID: 02-22852-000
ZONED: C-2

30' UTILITY EASEMENT
PLAT 2008-346
15' BUILDING SETBACK
30' ACCESS EASEMENT
PLAT 2008-346
PK NAIL
S 75°32'27" W 91.51'
N 87°07'19" W
0.52'
C1
C2
S. J.B. HUNT DRIVE
60' RIGHT OF WAY DEDICATED
PLAT 2008-346
5' ADDITIONAL R/W DEDICATED
PHASE 1B PLAT
5' ADDITIONAL R/W
PHASE 1B PLAT
20' UTILITY EASEMENT
PHASE 1B PLAT
8' LANDSCAPE EASEMENT
(3' REMAINING)
PLAT 2008-346
30' UTILITY EASEMENT
PLAT 2008-346
C3
65.0'
25' BUILDING SETBACK
20' DRAINAGE & UTILITY EASEMENT PLAT 2013-161
N 02°33'29" E 807.97'
15' BUILDING SETBACK

FUTURE PHASES OF THE DISTRICT P.U.D.
ZONED: C-2

PWX, LLC
±48.16 ACRES PRIOR TO THIS PLAT
±44.70 ACRES REMAINING
PARCEL ID: 02-02087-390 &
02-02087-370

8' LANDSCAPE EASEMENT
(3' REMAINING)
PLAT 2008-346
5/8 REBAR
PLS 1441
5/8 REBAR
PLS 1268
N 29°07'42" E
70.00
C6
S 87°08'48" E 234.79'
5/8 REBAR
PLS 1441
25' UTILITY EASEMENT
PLAT 2008-346
S 02°51'12" W
70.00'
C-2, HIGHWAY COMMERCIAL
R-O, RESIDENTIAL OFFICE

LOT 1
THE DISTRICT, PH 1A
PLAT BK 2013, PG 160

LOT 5
THE DISTRICT, PH 1B
PWX, LLC
PARCEL ID: 02-22853-000
ZONED: C-2

20' UTILITY EASEMENT, PHASE 1B PLAT
10' ELECTRIC EASEMENT, PHASE 1B PLAT
PK NAIL
N 02°33'29" E 549.11'
30' ACCESS EASEMENT
PLAT 2008-346
DRAINAGE EASEMENT PLAT 2008-346
C4
C5
S. J.B. HUNT DRIVE
70' RIGHT OF WAY DEDICATED
PER THIS PLAT
41.5' UTILITY & DRAINAGE EASEMENT
PLAT 2008-346
S 87°08'48" E 234.79'
25' BUILDING SETBACK
20.0'

350' BUILDING SETBACK
(150'/36' HEIGHT RESTRICTION)
THE DISTRICT P.U.D., PHASE 1B
PLAT BK 2015, PG 540-541
WAL MART REAL ESTATE BUSINESS TRUST
PARCEL ID: 02-22646-000
ZONED: C-2
5/8 REBAR
PLS 1534
ZONED: C-2
15' WATER/SEWER EASEMENT
PHASE 1B PLAT
ZONED: R-O
15' BUILDING SETBACK
10' UTILITY EASEMENT, PHASE 1B PLAT
16.8'
15' BUILDING SETBACK

LOT 6
±2.766 ACRES
ZONED: R-O

S 87°08'48" E 8.11'
S 42°08'48" E 27.34'
N 02°51'12" E 344.54'
S 87°08'48" E 330.57'
150' BUILDING SETBACK (36/16' HEIGHT RESTRICTION)
15' UTILITY EASEMENT, PER THIS PLAT
S 87°08'48" E 336.79'
15.0'
S 42°08'48" E 27.34'
S 87°08'48" E 1.89'
10' UTILITY EASEMENT, PER THIS PLAT
133.7'
114.4'
S 02°51'12" W 325.05'
FUTURE PHASES OF THE DISTRICT P.U.D.
ZONED: R-O

30' WATER/SEWER EASEMENT, PHASE 1B PLAT
15' WATER EASE.
PHASE 1B PLAT
150' BUILDING SETBACK (36'/16'
HEIGHT RESTRICTION)
8' DRAINAGE EASEMENT, PHASE 1B PLAT
50' BUILDING SETBACK
(16' HEIGHT RESTRICTION)
C-2, HIGHWAY COMMERCIAL
R-O, RESIDENTIAL OFFICE
15' U. E.
PHASE 1B PLAT
10' ELECTRIC EASEMENT, PHASE 1B PLAT
25' BUILDING SETBACK
10' U. E.
PHASE 1B PLAT
50' BUILDING SETBACK (16' HEIGHT RESTRICTION)
40' BUFFERYARD
25' UTILITY EASEMENT, PHASE 1B PLAT
N 87°08'48" W 402.00'
N 87°08'48" W 330.29'
25' UTILITY EASEMENT, PER THIS PLAT
25.0'
N 87°08'48" W 368.01'
FOUND
1/2 REBAR
FOUND 5/8 REBAR FOR
NORTHWEST CORNER OF
SUBDIVISION 0.31'
SOUTH OF LINE.
5/8 REBAR
PLS 1441
P.O.B.
LOT 6
25' GAS LINE R/W DEED BOOK 2004-38752
N 87°08'48" W 553.97'
SW CORNER
NW¼ NE¼
SECTION 28
T19N, R30W
FOUND
4" THICK X 22"
WIDE LIMESTONE
20' UTILITY AND DRAINAGE EASEMENT PLAT 3-583
MANORS ON BLOSSOM CREEK WAY, PHASE 4
PLAT BK 3 PG 583
ZONED RSF
ADAMS, BILLY D
PARCEL ID: 02-02087-425
ZONED A-1
LOT 01
DONNELL, HUGH D & REGINA C
PARCEL ID: 02-15173-000
LOT 02
REID, STAN & ELENI
PARCEL ID: 02-15174-000
LOT 03
CRAWFORD, RONALD KEITH
& TAMBRIE
PARCEL ID: 02-15175-000
LOT 04
BROWN, DAVID D & ERICA P
PARCEL ID: 02-15176-000
LOT 29
LAWING REVOCABLE TRUST,
DAVID & CHRISTIE
PARCEL ID:
02-15202-000

60 30 0 60 120
GRAPHIC SCALE 1" = 60'

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DEVELOPMENT CONSULTANTS INCORPORATED

609 WEST DICKSON ST.
SUITE 208A
FAYETTEVILLE, ARKANSAS 72701
(479)444-7880

ENGINEERING PLANNING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

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SCALE 1" = 60'
DRAWN BY : AJY
APPROVED BY : AJY
DATE : 11/18/2015

REVISIONS

PROJECT TITLE:
FINAL PLAT - THE DISTRICT P.U.D., PHASE 2A
ROGERS, ARKANSAS

PROJECT NO. 15-162

SHEET NO. FP-2
OF 2

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GENERAL NOTES

1. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO MARK UTILITY LINES BEFORE CONSTRUCTION AND UNCOVER AS NEEDED.
3. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL EXISTING SITE CONDITIONS DISTURBED BY CONSTRUCTION ACTIVITIES BACK TO EXISTING OR BETTER CONDITION.
6. ALL SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ROGERS WATER UTILITIES STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
7. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH ROGERS WATER UTILITIES STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
8. EXISTING UTILITIES TO REMAIN ARE TO BE PROTECT AND ADJUSTED TO MATCH PROPOSED GRADE.
9. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
10. ALL AREAS WITHIN THE PARKING LOT ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 135 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
11. ALL AREAS NOT WITHIN THE PARKING LOT ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
12. AFTER NEW INLETS ARE CONSTRUCTED, GRAVEL FILTER BERMS OR SILT FENCE ARE TO BE PLACED TO ALLOW FLOW THROUGH THE EROSION CONTROL DEVICE.
13. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
14. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM ACCORDING TO PROTECTION ILLUSTRATIONS PROVIDED.
15. CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY "EPA PHASE II STORM WATER REGULATIONS" AS ADMINISTERED BY THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ). WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
16. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8898 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
17. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO CITY OF ROGERS AND/OR ADA STANDARDS. VERIFY.
18. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
19. CONTRACTOR SHALL COORDINATE WITH SOURCEGAS FOR GAS LINE AND METER INSTALLATION.
20. ELECTRICAL INFORMATION SHOWN FOR COORDINATION PURPOSES ONLY. SEE MEP SHEETS FOR DETAILS AND SPECIFICATIONS.
21. CONTRACTOR SHALL NOTIFY ENGINEER AND REVIEW ALL REVISIONS TO THE PLANS PRIOR TO EXECUTING A CHANGE.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12707
ROY C. ANDREWS

CERTIFICATE OF AUTHORIZATION
DEVELOPMENT CONSULTANTS INC.
No. 128
ARKANSAS - ENGINEER

DCI
DEVELOPMENT CONSULTANTS INCORPORATED
2200 N. RODNEY PARHAM ROAD
SUITE 220
LITTLE ROCK, AR 72212

COPYRIGHT: 2015

SCALE: 1" = 20'

DRAWN BY: RMB

CHECKED BY: DW

APPROVED BY: RCA

DATE: 11-25-2015

REVISIONS

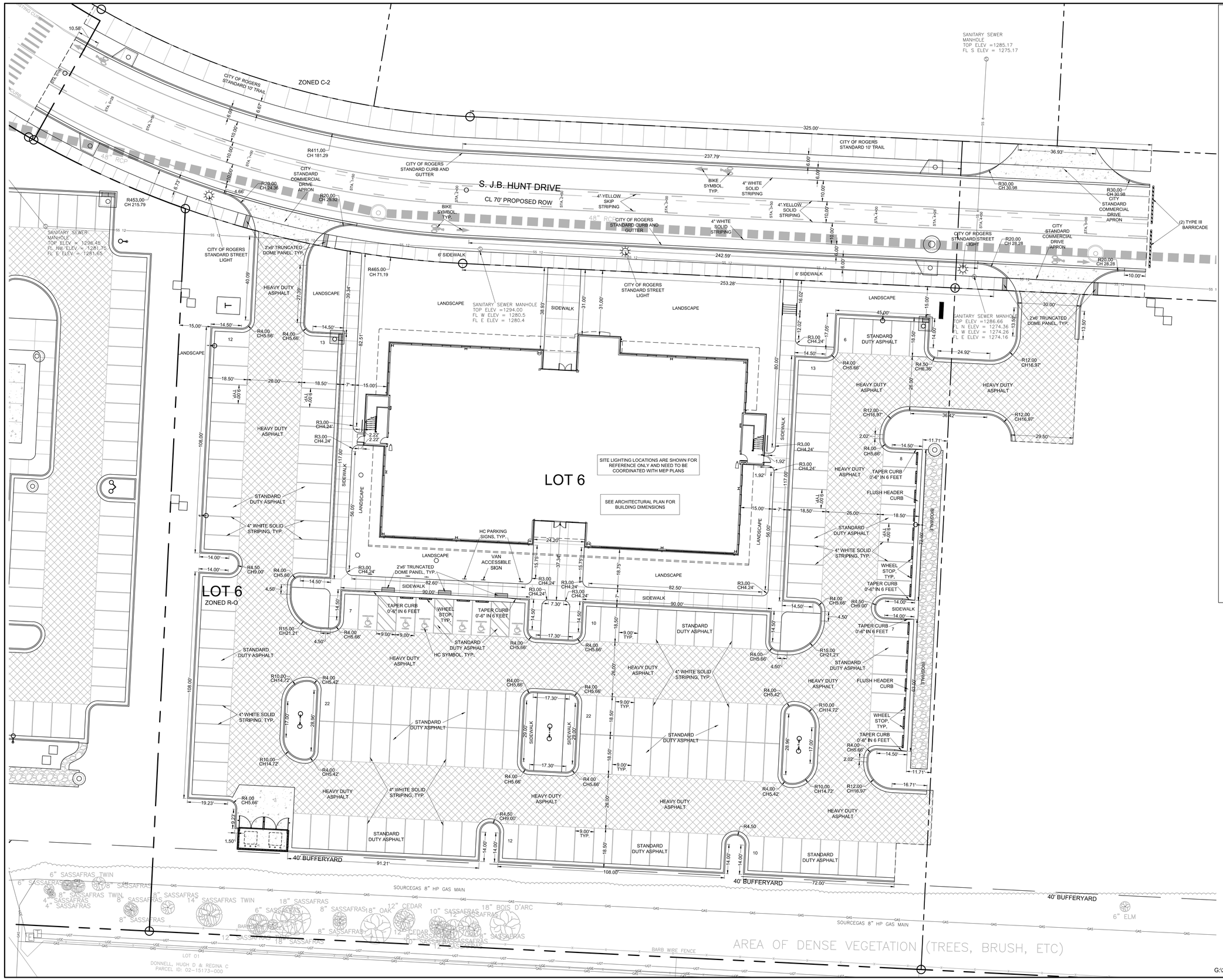
DEVELOPMENT CONSULTANTS INCORPORATED

PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4296 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

SHEET TITLE: EXISTING CONDITIONS

PROJECT NO: 15-161

SHEET NO: C0.00



GENERAL NOTES

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4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
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11. ALL AREAS NOT WITHIN THE PARKING LOT ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
12. AFTER NEW INLETS ARE CONSTRUCTED, GRAVEL FILTER BERMS OR SILT FENCE ARE TO BE PLACED TO ALLOW FLOW THROUGH THE EROSION CONTROL DEVICE.
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STATE OF ARKANSAS
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No. 12707
ROY C. ANDREWS

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No. 128
ARKANSAS - ENGINEER

NORTH

20 10 0 20 40
SCALE

G:\2014\14-179\DESIGN\WESTEND\14179SITE.DWG

DCI
DEVELOPMENT CONSULTANTS INCORPORATED
2200 N. RODNEY PARHAM ROAD
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LITTLE ROCK, AR 72212

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DRAWN BY: RMB
CHECKED BY: DW
APPROVED BY: RCA
DATE: 11-25-2015

REVISIONS

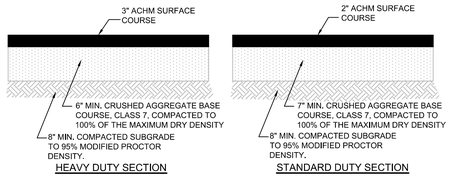
DEVELOPMENT CONSULTANTS INCORPORATED

PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

SHEET TITLE: DIMENSIONING PLAN

PROJECT NO: 15-161

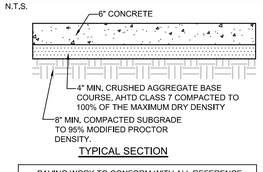
SHEET NO: C1.01



PAVING WORK TO CONFORM WITH ALL REFERENCE STANDARDS DESCRIBED IN GEOTECHNICAL REPORT, WRITTEN SPECIFICATIONS, AND CURRENT AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION

1 ASPHALT PAVING DETAILS

N.T.S.

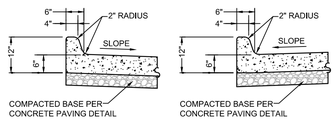


TYPICAL SECTION

PAVING WORK TO CONFORM WITH ALL REFERENCE STANDARDS DESCRIBED IN GEOTECHNICAL REPORT AND WRITTEN SPECIFICATIONS

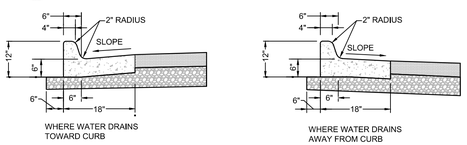
2 CONCRETE PAVING

N.T.S.



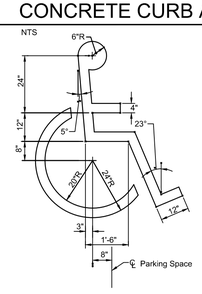
3 INTEGRAL CONCRETE CURB

NTS



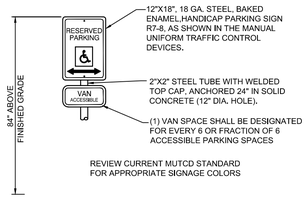
4 CONCRETE CURB AND GUTTER

NTS



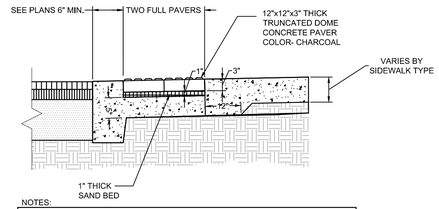
5 HANDICAP SYMBOL

N.T.S.



6 HANDICAP PARKING SIGN

N.T.S.

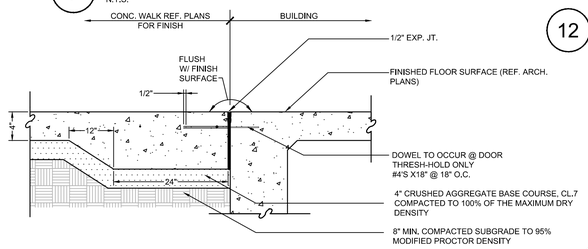


NOTES:

1. PAVERS TO BE SURROUNDED WITH 6" CONCRETE BAND FOR EDGE RESTRAINT.
2. JOINT SAND SHALL BE POLYMERIC.
3. PAVER SHALL BE PAVESTONE OR APPROVED EQUAL

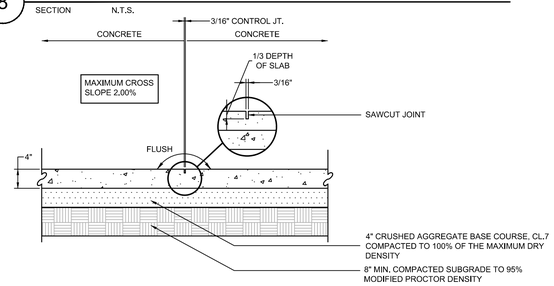
7 TRUNCATED PAVERS WITH DOMES

N.T.S.



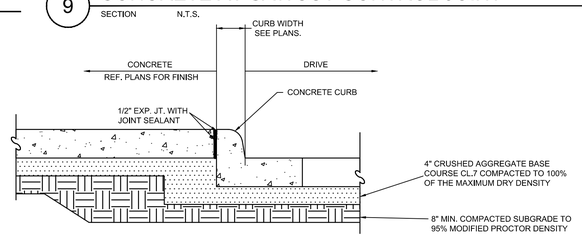
8 CONCRETE AT BUILDING

SECTION N.T.S.



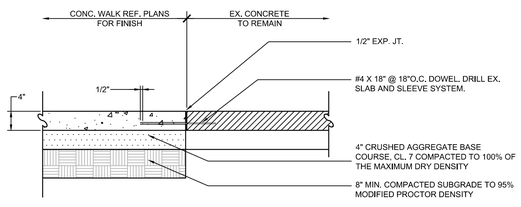
9 CONCRETE AT SAWCUT CONTROL JOINT

SECTION N.T.S.



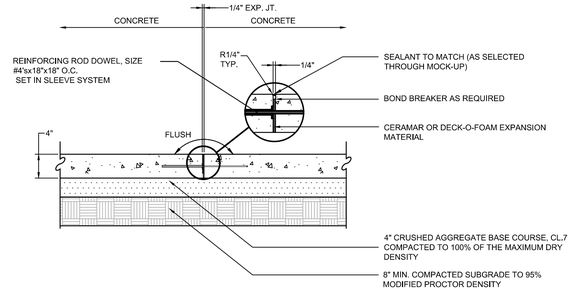
10 CONCRETE AT CURB - TYPICAL

SECTION N.T.S.



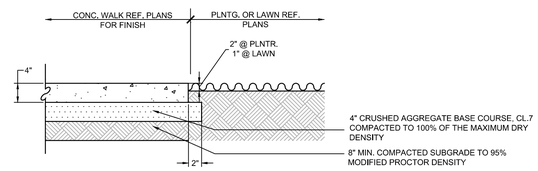
11 CONCRETE AT EXISTING CONCRETE

SECTION N.T.S.



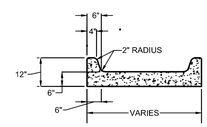
12 CONCRETE AT EXPANSION JOINT

SECTION N.T.S.



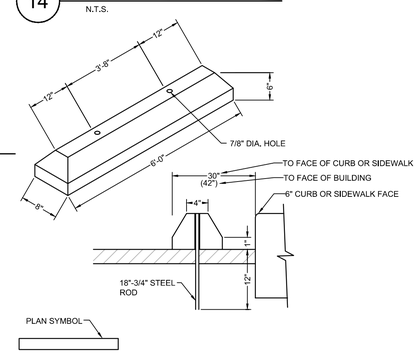
13 CONCRETE AT PLANTING

SECTION N.T.S.



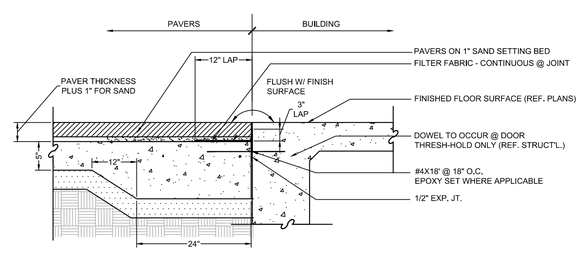
14 CONCRETE FLUME

N.T.S.



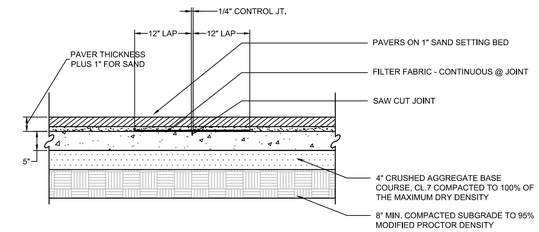
15 WHEEL STOP DETAIL

N.T.S.



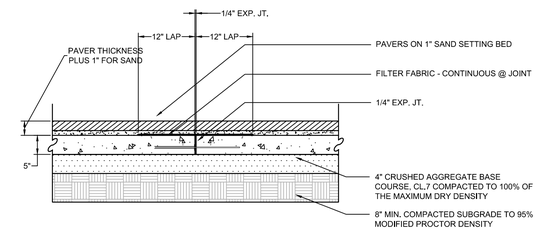
16 PAVERS AT BUILDING - TYPICAL

SECTION N.T.S.



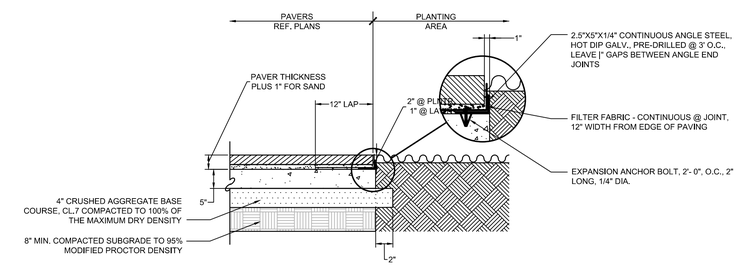
17 PAVERS AT CONTROL JOINT - TYPICAL

SECTION N.T.S.



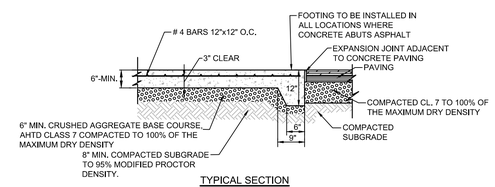
18 PAVERS AT EXPANSION JOINT - TYPICAL

SECTION N.T.S.



19 PAVERS AT PLANTING - TYPICAL

SECTION N.T.S.



TYPICAL SECTION

PAVING WORK TO CONFORM WITH ALL REFERENCE STANDARDS DESCRIBED IN GEOTECHNICAL REPORT AND WRITTEN SPECIFICATIONS

20 CONCRETE PAD FOR DUMPSTERS

N.T.S.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12707 ANDY C. ANDREWS

CERTIFICATE OF AUTHORIZATION DEVELOPMENT CONSULTANTS INC. No. 128 ARKANSAS - ENGINEER

G:\2014\14-179\DESIGN\WESTEND\14179SITE.DWG

DCI DEVELOPMENT CONSULTANTS INCORPORATED
2200 N. RODNEY PARHAM ROAD SUITE 220
LITTLE ROCK, AR 72212

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SCALE: 1" = 20'
DRAWN BY: RMB
CHECKED BY: DW
APPROVED BY: RCA
DATE: 11-25-2015
REVISIONS

DEVELOPMENT CONSULTANTS INCORPORATED

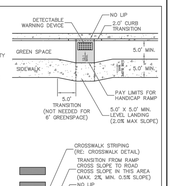
PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

SHEET TITLE: SITE DETAILS

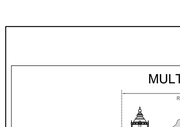
PROJECT NO: 15-161

SHEET NO: C1.02

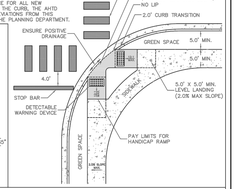
1. ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.33%.
2. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. SEE SIDEWALK DETAILS FOR SIDEWALK CONSTRUCTION REQUIREMENTS.
3. CONCRETE SHALL BE 6" THICK AND 3500 PSI WITH 4–7% AIR ENTRAINED. THE SUBGRADE SHALL BE 6" THICK AND COMPACTED BENEATH THE RAMP JUST LIKE SIDEWALK. ALL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A STREET OR A COMMERCIAL DRIVEWAY FOR THE FULL WIDTH OF THE RAMP.
5. THE CONTRACTOR SHALL ENSURE THAT THE GUTTER IS MAINTAINED ADJACENT TO THE TOP OF THE RAMP AND THAT ANY TRANSITION AREAS DRAIN TO THE STREET.
6. THE SHADED AREA SHOWN ON THE DETAIL SHALL BE THE PAY LIMITS CONSIDERED AS PART OF THE ACCESSIBLE RAMP.
7. RAMP AND DETECTABLE WARNING DEVICE SHALL BE ORIENTED PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC.
8. THE ACCESSIBLE RAMP WIDTH SHALL MATCH THE SIDEWALK WIDTH.
9. RAMPS SHALL BE MODIFIED AS NECESSARY TO INSURE THAT THEY ARE PARALLEL TO A LINE DRAWN FROM ONE RAMP TO THE CENTER OF THE RAMP ON THE OPPOSITE SIDE OF THE INTERSECTION.
10. THE RAMPS SHOWN ARE THE CITY'S PREFERENCE FOR ALL NEW CONSTRUCTION. FOR SIDEWALKS ADJACENT TO THE CURB, THE AHTD TYPE 1 RAMP SHALL BE USED. ANY OTHER DEVIATIONS FROM THIS DETAIL WILL REQUIRE SPECIFIC APPROVAL BY THE PLANNING DEPARTMENT.



1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
3. DETECTABLE WARNING DEVICES SHALL BE A VITRIFIED POLYMER COMPOSITE (VCP) OR CAST IRON AND SHALL BE CAST IN PLASTIC CONCRETE UNLESS OTHERWISE DIRECTED BY PLANNING DEPARTMENT STAFF.



DETECTABLE WARNING DEVICE



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301 WEST CHESTNUT STREET
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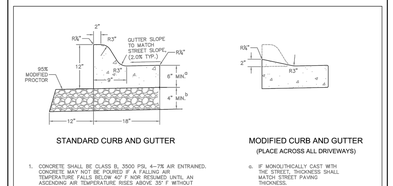
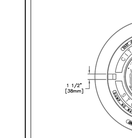
ACCESSIBLE RAMP DETAILS

NOT TO SCALE — JANUARY 8, 2013



STANDARD CURB AND GUTTER



MODIFIED CURB AND GUTTER
(PLACE ACROSS ALL DRIVEWAYS)

1. CONCRETE SHALL BE CLASS B, 3500 PSI, 4–7% AIR ENTRAINED. CONCRETE MAY NOT BE POURED IF A FALLING AIR TEMPERATURE FALLS BELOW 40° F. WORK RESUMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35° F WITH SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
2. CONTRACTION JOINTS SHALL BE PLACED AT 15 FOOT INTERVALS WITH EXPANSION JOINTS AT 75 FOOT INTERVALS.
3. ALL CONTRACTION JOINTS SHALL BE SEALED WITH SONNEBORN® SONOLASTIC SL 1™ (OR APPROVED EQUAL) ACCORDING TO MANUFACTURER'S INSTRUCTIONS PRIOR TO FINAL ASPHALT PLACEMENT.
4. EXPANSION JOINT MATERIAL SHALL BE REQUIRED AT ALL EXPANSION STRUCTURES OR AS DIRECTED BY ENGINEER. THE EXPANSION MATERIAL SHALL BE ¾" ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M–213. MATERIAL SHALL BE LEFT LOWER OR TRIMMED TO BE ⅜" BELOW THE TOP OF CURB.
5. EXPANSION JOINT MATERIAL SHALL BE FULL DEPTH OF THE CURB AND PERPENDICULAR TO THE CURB LINE.
6. ALL CURB AND GUTTER SHALL RECEIVE A BROOM FINISH.
7. CONTRACTOR SHALL PROVIDE THE CITY 24 HOURS NOTICE WHEN FORMS OR STRINGLINE ARE READY PRIOR TO CONCRETE PLACEMENT.
8. FOR CONCRETE STREETS, IF THE CURB AND GUTTER IS CAST SEPARATELY, ⅝" DOWEL RODS 30" LONG SHALL BE PROVIDED A MINIMUM OF EVERY 30" ON–CENTER.

a. IF MONOLITHICALLY CAST WITH THE STREET, THICKNESS SHALL MATCH STREET PAVING THICKNESS.

b. IF PAVEMENT SECTION IS 10" THICK OR MORE, 4" OF CLASS 7 AGGREGATE SHALL EXTEND UNDER THE CURB. IF THE THICKNESS OF THE PAVEMENT SECTION IS LESS THAN 10" THICK, THE CURB AND GUTTER MAY BE PLACED ON SUBGRADE. SUBGRADE SHALL BE PROOF–ROLLED BY A LOADED TANDEM–AXLE DUMP TRUCK.

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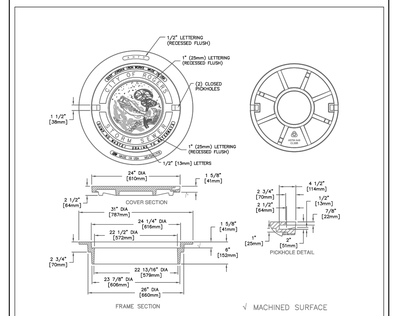
CURB AND GUTTER DETAIL

NOT TO SCALE — JUNE 23, 2015



1. SHALL BE USED ON ALL STORM SEWER MANHOLE COVERS.
2. ALL COVERS SHALL BE RATED HEAVY DUTY.
3. EAST JORDAN IRON WORKS PRODUCT 2750 ASSEMBLY SHOWN, AN APPROVED EQUAL MAY ALSO BE USED.

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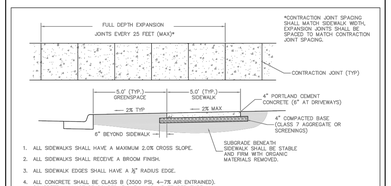
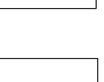
RING AND COVER DETAIL

NOT TO SCALE — FEBRUARY 15, 2012



1. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE.
2. ALL SIDEWALKS SHALL RECEIVE A BROOM FINISH.
3. ALL SIDEWALK EDGES SHALL HAVE A ⅜" RADIUS EDGE.
4. ALL CONCRETE SHALL BE CLASS B (3500 PSI, 4–7% AIR ENTRAINED). CONCRETE MAY NOT BE POURED IF A FALLING AIR TEMPERATURE FALLS BELOW 40° F NOR RESUMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35° F WITH SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
5. EXPANSION JOINTS SHALL BE A MINIMUM OF ⅝" AND EXTEND THE FULL DEPTH OF THE CONCRETE. EXPANSION JOINT MATERIAL SHALL MEET AASHTO M213 FOR AN ASPHALTIC FIBER EXPANSION JOINT MATERIAL AND SHALL BE INSTALLED WITH A DIP STRIP WHICH IS REMOVED AFTER THE CONCRETE HAS CURED AND SEALED WITH A MASTIC SEALER. OTHER ALLOWABLE EXPANSION JOINT MATERIAL ARE 1"x4" OR 2"x4" PRESSURE TREATED PINE, REDWOOD OR WESTERN RED CEDAR WITH NAILS DRIVEN THROUGH EACH SIDE TO PREVENT THE BOARD FROM BEING PUSHED OUT OF THE JOINT.
6. CONTRACTION JOINTS SHALL BE PLACED AT 5 FOOT INTERVALS.*
7. WHEN PLACING SIDEWALK AGAINST AN EXISTING CONCRETE STRUCTURE WHERE IT IS DESIRABLE THAT THE SIDEWALK REMAIN FLUSH, THE SIDEWALK SHALL BE DOWELED INTO THE STRUCTURE.
8. ALL SIDEWALK BASE SHALL BE PLACED ON FIRM, STABLE SUBGRADE.
9. CONTACT THE CITY 24 HOURS PRIOR TO POURING CONCRETE FOR AN INSPECTION.
10. CONTACT CITY FOR ACTUAL GREENSPACE AND SIDEWALK WIDTHS REQUIRED PRIOR TO BEGINNING OF CONSTRUCTION.
11. SIDEWALK AND GREENSPACE WIDTH MAY BE VARIED TO MATCH EXISTING FEATURES IF APPROVED BY THE PLANNING STAFF.

CONNECTION TO CONCRETE STRUCTURES



*DOWELS SHALL BE SPACED AT 6" TO 16" MAX.

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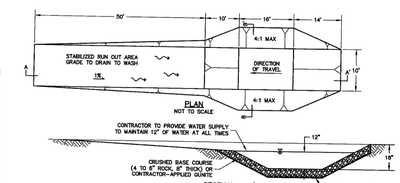
TYPICAL SIDEWALK DETAILS

NOT TO SCALE — JANUARY 8, 2013

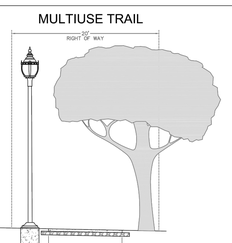
TEMPORARY DRIVE THROUGH TIRE WASH



NOTE:
13. CONTRACTOR TO REMOVE ACCUMULATED SEDIMENT FROM WHEEL WASH WHEN NEEDED TO AN APPROVED SEDIMENT TRAP.

ENTRANCE / EXIT TIRE WASH – SC-11

MULTIUSE TRAIL



1. STANDARD HEIGHT TO THE STREET LIGHT HEAD SHALL BE 14 FEET (TYP).
2. STREET LIGHTS SHALL BE PELCO POST TOP LUMINAIRE POLES WITH BRISTOL SERIES, DARK SKY LED LUMINAIRES, OR STAFF APPROVED EQUAL; SPACED A MAXIMUM OF 200 FEET AND AT INTERSECTIONS. POLES AND LUMINAIRES SHALL BE POWDER COATED BRONZE FEDERAL STANDARD COLOR 20080. DIRECT BURIAL POLES NOT ALLOWED.
3. SEE SHEET 6 OF THE TYPICAL STREET SECTIONS FOR TREE SPACING.
4. MULTI–USE TRAILS SHALL MATCH SIDEWALK DETAILS OTHER THAN AS CALLED OUT HEREIN.
5. CONTRACTION JOINTS SHALL BE PLACED EVERY 10'. THESE JOINTS SHALL BE SAW–CUT, TOOLED JOINTS WILL NOT BE ALLOWED.
6. EXPANSION JOINTS SHALL BE PLACED EVERY 100'.
7. CENTERSTRIPE SHALL BE SINGLE YELLOW SOLID OR DASHED PAINT (NOT THERMOPLASTIC).
8. CONCRETE SHALL BE THICKENED TO 6" IN ALL DRIVEWAYS.

20 MPH
20' ROW

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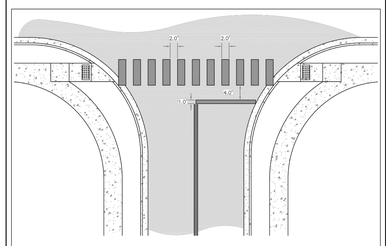
TYPICAL STREET SECTIONS

5 OF 6

NOT TO SCALE — JULY 14, 2015



1. WIDTH OF THE CROSSWALK STRIPING SHALL BE THE WIDTH OF THE SIDEWALK PLUS TWO (2) FEET. 1 FOOT EXTRA ON EACH SIDE OF RAMP.
2. CROSSWALK STRIPING SHALL BE CENTERED ON THE ADA RAMP.
3. CROSSWALKS SHALL BE PLACED AT ALL STREET INTERSECTIONS WHERE THERE ARE ADA RAMPS.
4. ALL CROSSWALKS AND STOP BARS SHALL BE WHITE THERMOPLASTIC.
5. CROSSWALKS ARE TO BE INSTALLED PERPENDICULAR TO THE STREET UNLESS APPROVED OTHERWISE BY THE CITY.
6. CROSSWALK PANELS SHALL BE PLACED PARALLEL WITH THE ROAD CENTERLINE.
7. ALL MARKINGS SHALL COMPLY WITH THE CURRENT EDITION OF THE MUTCD.

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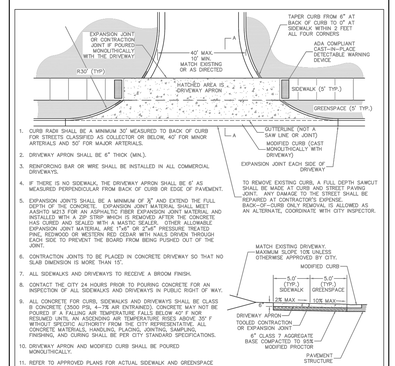
TYPICAL CROSSWALK DETAILS

NOT TO SCALE — FEBRUARY 15, 2012



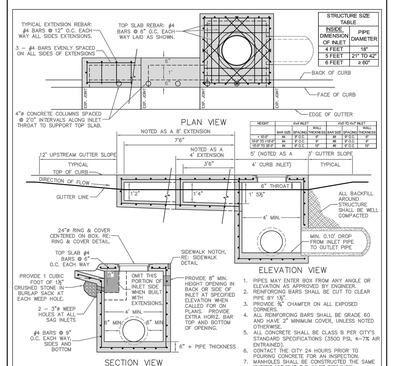
1. CURB RADII SHALL BE A MINIMUM 30' MEASURED TO BACK OF CURB FOR STREETS CLASSIFIED AS COLLECTOR OR BELOW, 40' FOR MINOR ARTERIALS AND 50' FOR MAJOR ARTERIALS.
2. DRIVEWAY APRON SHALL BE 6" THICK (MIN.).
3. REINFORCING BAR OR WIRE SHALL BE INSTALLED IN ALL COMMERCIAL DRIVEWAYS.
4. IF THERE IS NO SIDEWALK, THE DRIVEWAY APRON SHALL BE 6' AS MEASURED PERPENDICULAR FROM BACK OF CURB OR EDGE OF PAVEMENT.
5. EXPANSION JOINTS SHALL BE A MINIMUM OF ⅝" AND EXTEND THE FULL DEPTH OF THE CONCRETE. EXPANSION JOINT MATERIAL SHALL MEET AASHTO M213 FOR AN ASPHALTIC FIBER EXPANSION JOINT MATERIAL AND SHALL BE INSTALLED WITH A DIP STRIP WHICH IS REMOVED AFTER THE CONCRETE HAS CURED AND SEALED WITH A MASTIC SEALER. OTHER ALLOWABLE EXPANSION JOINT MATERIAL ARE 1"x4" OR 2"x4" PRESSURE TREATED PINE, REDWOOD OR WESTERN RED CEDAR WITH NAILS DRIVEN THROUGH EACH SIDE TO PREVENT THE BOARD FROM BEING PUSHED OUT OF THE JOINT.
6. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
7. ALL SIDEWALKS AND DRIVEWAYS TO RECEIVE A BROOM FINISH.
8. CONTACT THE CITY 24 HOURS PRIOR TO POURING CONCRETE FOR AN INSPECTION OF ALL SIDEWALKS AND DRIVEWAYS IN PUBLIC RIGHT OF WAY.
9. ALL CONCRETE FOR CURB, SIDEWALKS AND DRIVEWAYS SHALL BE CLASS B CONCRETE (3500 PSI, 4–7% AIR ENTRAINED). CONCRETE MAY NOT BE POURED IF A FALLING AIR TEMPERATURE FALLS BELOW 40° F NOR RESUMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35° F WITHOUT SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, FINISHING, AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
10. DRIVEWAY APRON AND MODIFIED CURB SHALL BE POURED MONOLITHICALLY.
11. REFER TO APPROVED PLANS FOR ACTUAL SIDEWALK AND GREENSPACE WIDTHS OR CONTACT CITY.

TO REMOVE EXISTING CURB, A FULL DEPTH SAWCUT SHALL BE MADE AT CURB AND STREET PAVING JOINT. ANY DAMAGE TO THE STREET SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. BACK–OF–CURB ONLY REMOVAL IS ALLOWED AS AN ALTERNATE, COORDINATE WITH CITY INSPECTOR.

CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
(479) 621-1186

COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE — JANUARY 8, 2013



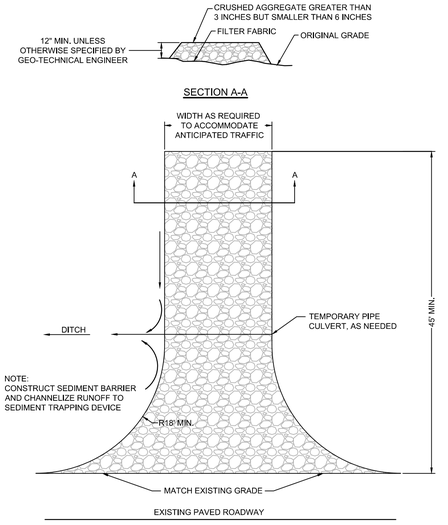
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ORIENTATION UNLESS OTHERWISE SPECIFIED.
2. REINFORCING BARS SHALL BE OUT TO CLEAR PIPE BY 1½".
3. PROVIDE ¾" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL BE GRADE 60 AND HAVE 2" MINIMUM COVER, UNLESS NOTED OTHERWISE.
5. ALL CONCRETE SHALL BE CLASS B PER CITY'S STANDARD SPECIFICATIONS (3500 PSI, 4–7% AIR ENTRAINED).
6. CONTACT THE CITY 24 HOURS PRIOR TO POURING CONCRETE FOR AN INSPECTION.
7. MANHOLES SHALL BE CONSTRUCTED THE SAME EXCEPT WITHOUT THE INLET OPENINGS.

STRUCTURE SIZE TABLE	
INSIDE DIMENSION OF INLET	PIPE DIAMETER
4 FEET	18"
5 FEET	21" TO 42"
6 FEET	≥ 60"

CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
(479) 621-1186

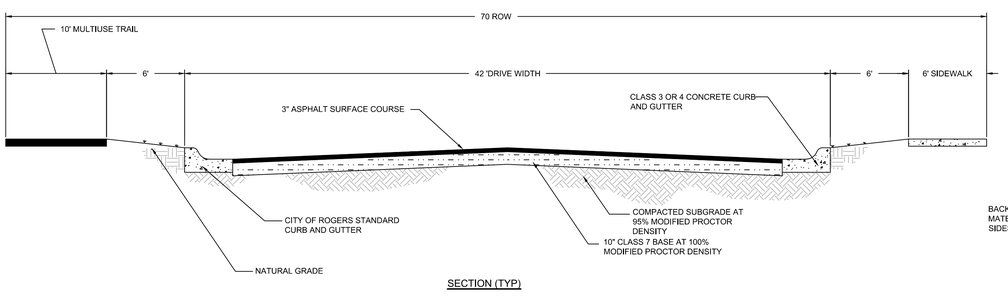
RECTANGULAR CURB INLET / MANHOLE DETAIL

NOT TO SCALE — FEBRUARY 15, 2012



5 CONSTRUCTION ACCESS

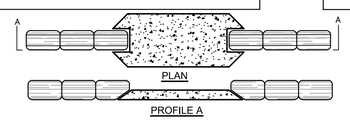
N.T.S.



SECTION (TYP)

1 ASPHALT STREET SECTION, TYPICAL.

N.T.S.

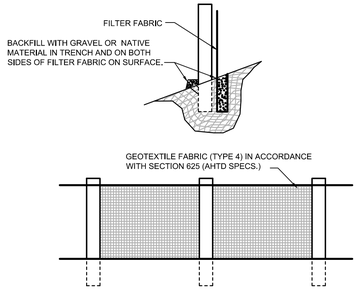


PLAN

PROFILE A

2 GRAVEL OR STONE FILTER BERM

NTS



3 SILT FENCE

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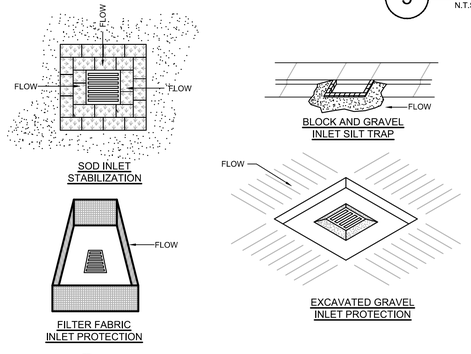

4 INLET PROTECTION DETAILS

N.T.S.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12707 ANDY C. ANDREWS

CERTIFICATE OF AUTHORIZATION DEVELOPMENT CONSULTANTS INC. No. 128 ARKANSAS - ENGINEER

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DCI DEVELOPMENT CONSULTANTS INCORPORATED
2200 N. RODNEY PARHAM ROAD
SUITE 220
LITTLE ROCK, AR 72212

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APPROVED BY:	RCA
DATE:	11-25-2015

REVISIONS

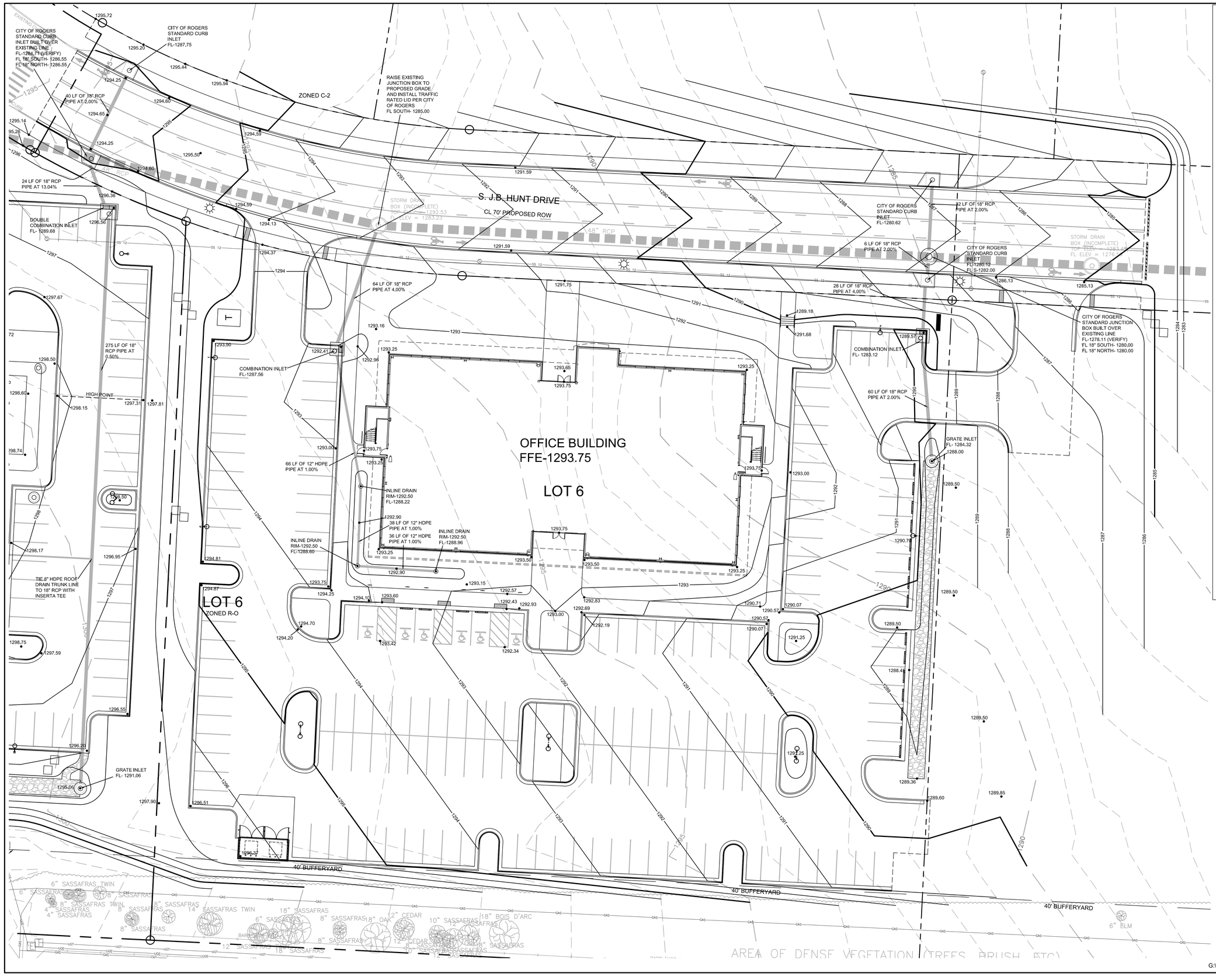
DEVELOPMENT — INCORPORATED — CONSULTANTS

PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

SHEET TITLE: CITY OF ROGERS STANDARD DETAILS

PROJECT NO: 15-161

SHEET NO: C1.02



GENERAL NOTES

1. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO MARK UTILITY LINES BEFORE CONSTRUCTION AND UNCOVER AS NEEDED.
3. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL EXISTING SITE CONDITIONS DISTURBED BY CONSTRUCTION ACTIVITIES BACK TO EXISTING OR BETTER CONDITION.
6. ALL SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ROGERS WATER UTILITIES STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
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9. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
10. ALL AREAS WITHIN THE PARKING LOT ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 135 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
11. ALL AREAS NOT WITHIN THE PARKING LOT ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
12. AFTER NEW INLETS ARE CONSTRUCTED, GRAVEL FILTER BERMS OR SILT FENCE ARE TO BE PLACED TO ALLOW FLOW THROUGH THE EROSION CONTROL DEVICE.
13. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
14. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM ACCORDING TO PROTECTION ILLUSTRATIONS PROVIDED.
15. CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY "EPA PHASE II STORM WATER REGULATIONS" AS ADMINISTERED BY THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ). WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
16. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8898 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
17. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO CITY OF ROGERS AND/OR ADA STANDARDS. VERIFY.
18. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
19. CONTRACTOR SHALL COORDINATE WITH SOURCEGAS FOR GAS LINE AND METER INSTALLATION.
20. ELECTRICAL INFORMATION SHOWN FOR COORDINATION PURPOSES ONLY. SEE MEP SHEETS FOR DETAILS AND SPECIFICATIONS.
21. CONTRACTOR SHALL NOTIFY ENGINEER AND REVIEW ALL REVISIONS TO THE PLANS PRIOR TO EXECUTING A CHANGE.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12707 DON C. ANDREWS

CERTIFICATE OF AUTHORIZATION DEVELOPMENT CONSULTANTS INC. No. 128 ARKANSAS - ENGINEER

DCI
DEVELOPMENT CONSULTANTS INCORPORATED
2200 N. RODNEY PARHAM ROAD
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REVISIONS

DEVELOPMENT CONSULTANTS INCORPORATED

PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

SHEET TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO: 15-161

SHEET NO: C2.01

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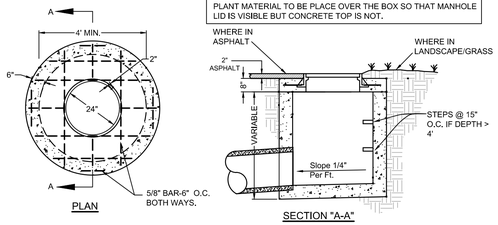
NOTE: RING AND COVER ARE 24" TRAFFIC RATED TYPE MATERIALS. PROJECTIONS THROUGH PAVEMENT SUCH AS MANHOLE RINGS, VALVE BOXS, ETC. ARE TO BE WRAPPED WITH EXP. JOINT MATERIAL TO PREVENT BOND WITH CONCRETE. BOXES 4' DEEP OR GREATER ARE TO HAVE STANDARD MANHOLE STEPS.

SEE PLANS FOR JUNCTION BOX LOCATION. WHEN IN LANDSCAPE BEDS OR GRASS AREAS ALLOW FOR 3" OF TOPSOIL AND SOD OR PLANT MATERIAL TO BE PLACE OVER THE BOX SO THAT MANHOLE LID IS VISIBLE BUT CONCRETE TOP IS NOT.

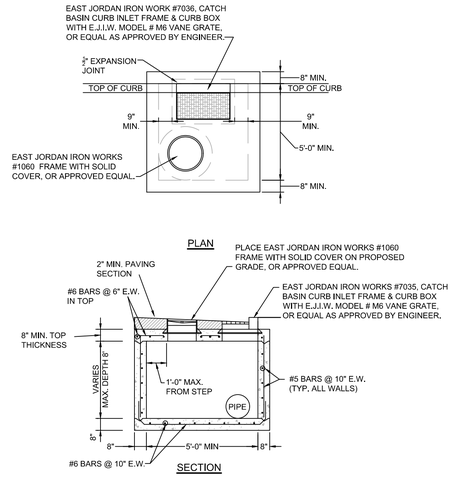


*DIA. OF STRUCTURE	WALL THICKNESS	DIA. OF OUTLET PIPE
4' I.D.	6"	15" THRU 27"
5' I.D.	8"	30" THRU 42"
6' I.D.	8"	48" THRU 54"
8' I.D.	10"	60" THRU 72"

NOTE:
TYPE II RING & COVER REQUIRED WHEN SUBJECTED TO TRAFFIC.

1 JUNCTION BOX

NTS



NOTE: SEE CITY STANDARDS DETAILS FOR REQUIREMENTS OF CONSTRUCTING OF MANHOLE STEPS IN ALL INLETS OVER 3' IN DEPTH ON MOST ACCESSIBLE WALL

CATCH BASIN / CURB INLET - SINGLE

REINFORCED CONCRETE CONSTRUCTION
DETAILS TYPE 1

DIA. OF STRUCTURE	WALL THICKNESS	DIA. OF OUTLET PIPE
4' I.D.	6"	15" THRU 27"
5' I.D.	8"	30" THRU 42"
6' I.D.	8"	48" THRU 54"
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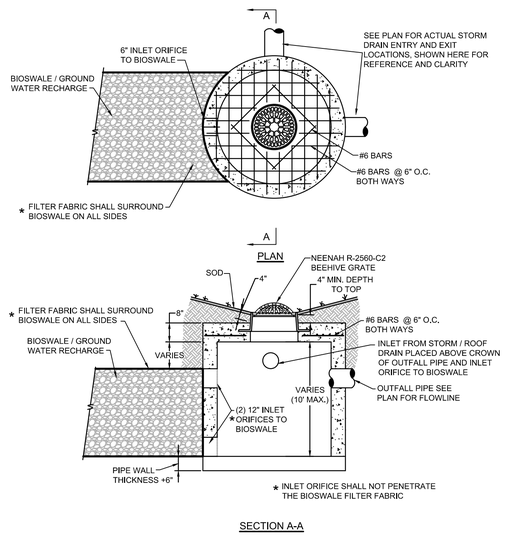

2 GRATED BIOSWALE DRAIN BOX

N.T.S.

4 COMBINATION INLET DETAIL

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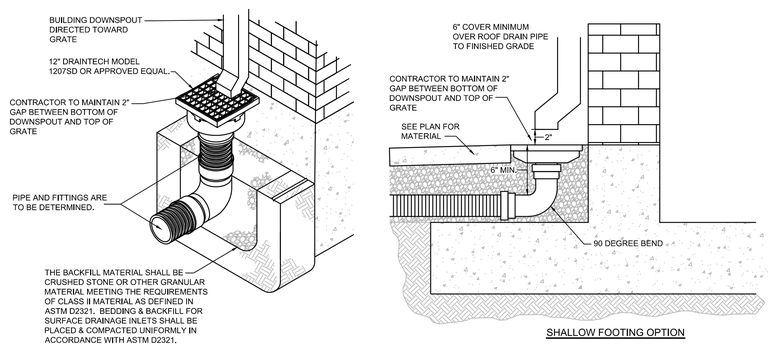
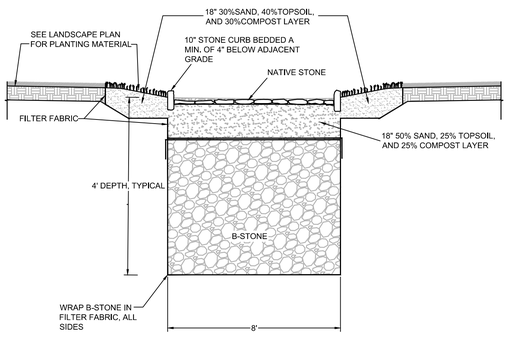


CONTRACTOR SHALL REVIEW STRUCTURAL'S FOOTING DETAILS AND COORDINATE TO PLACE GRATE IMMEDIATELY ADJACENT TO THE BUILDING FACE.

CONTRACTOR SHALL REVIEW FINAL ARCHITECTURAL PLANS AND VERIFY THAT ALL ROOF DOWNSPOUTS WILL BE COLLECTED AND CONNECTED TO DRAINAGE SYSTEM, UNLESS OTHERWISE NOTED.

5 DOWNSPOUT COLLECTOR

NTS



3 BIOSWALE SECTION

NTS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12707 RAY C. ANDREWS

CERTIFICATE OF AUTHORIZATION DEVELOPMENT CONSULTANTS INC. No. 128 ARKANSAS - ENGINEER

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REVISIONS

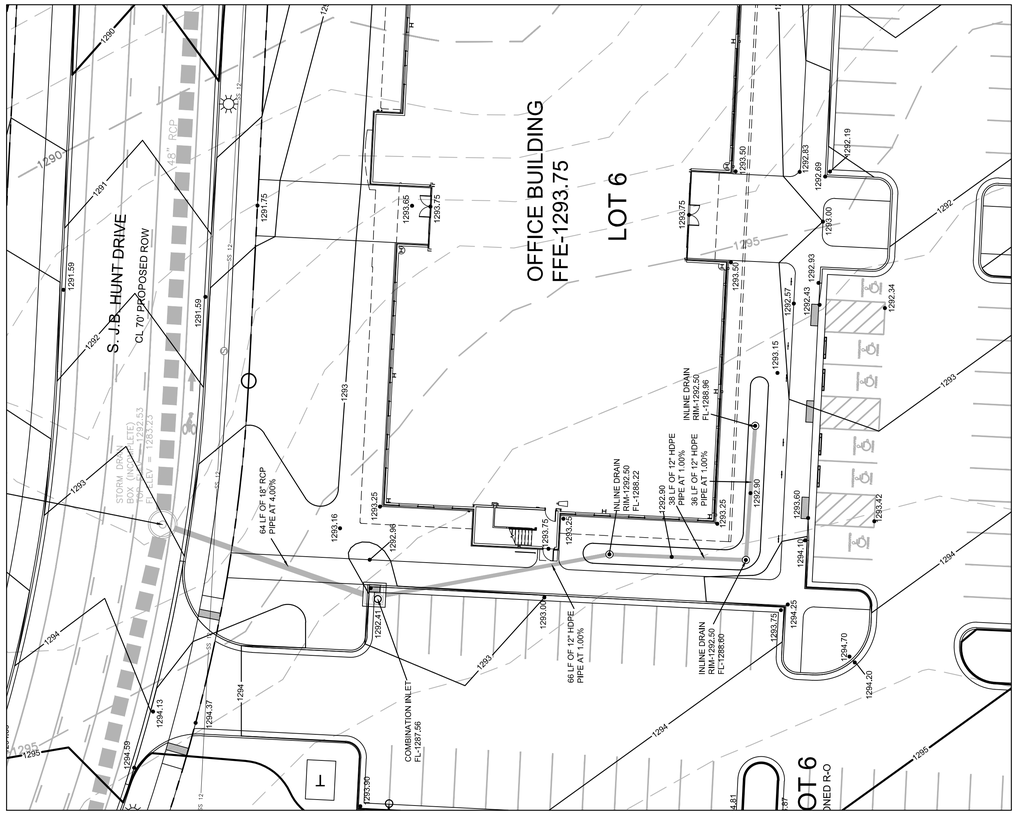
DEVELOPMENT CONSULTANTS INCORPORATED

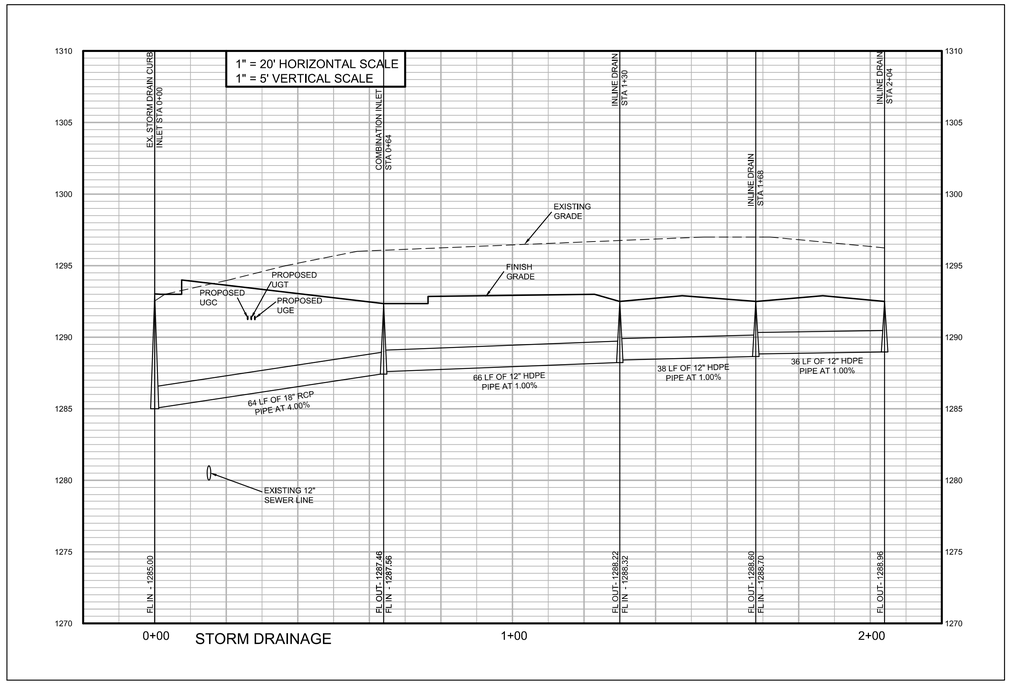
PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

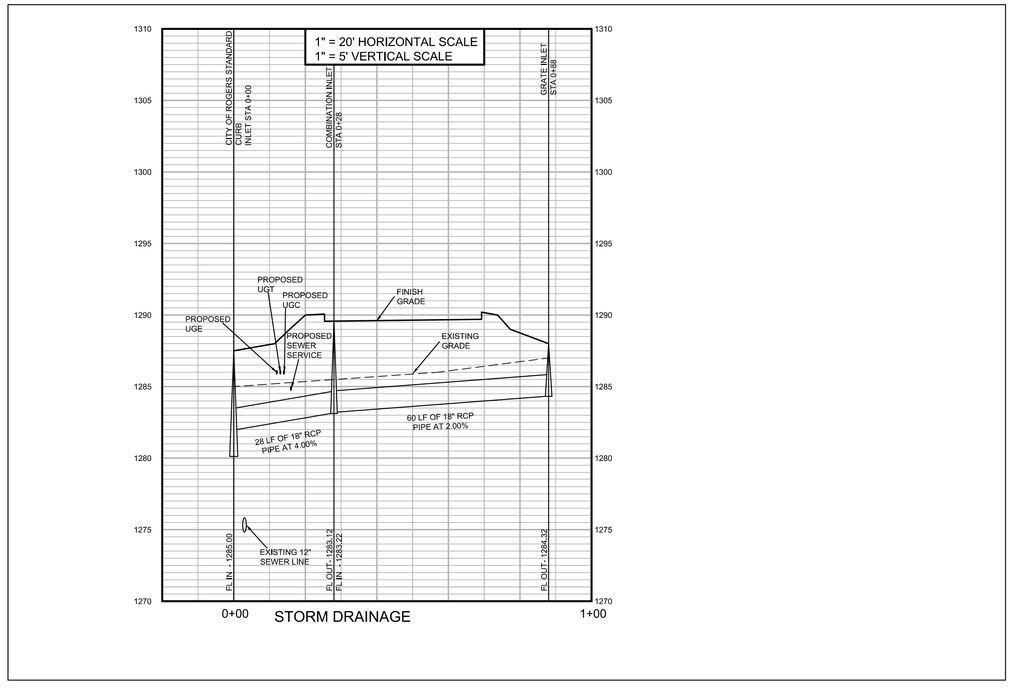
SHEET TITLE: GRADING AND DRAINAGE DETAILS

PROJECT NO: 15-161

SHEET NO: C2.02







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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12707 ROY C. ANDREWS

CERTIFICATE OF AUTHORIZATION DEVELOPMENT CONSULTANTS INC. No. 128 ARKANSAS - ENGINEER

NORTH

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SCALE

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2200 N. RODNEY PARHAM ROAD
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REVISIONS

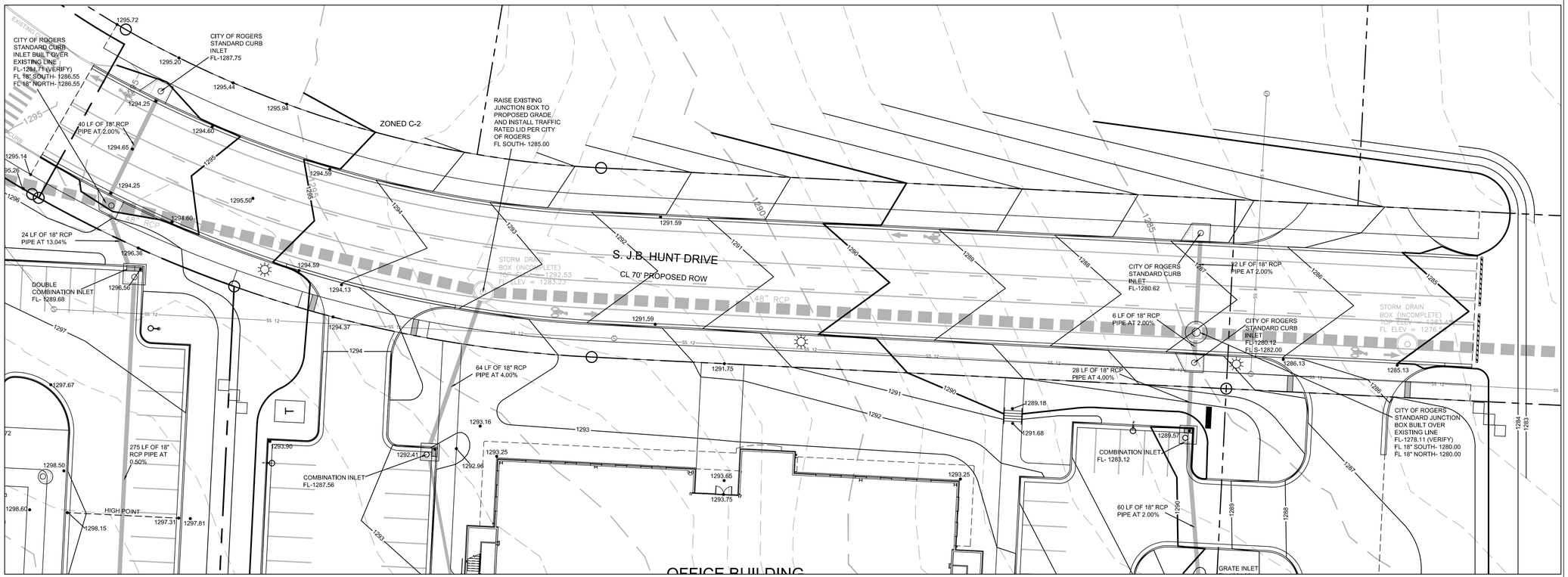
DEVELOPMENT CONSULTANTS INCORPORATED

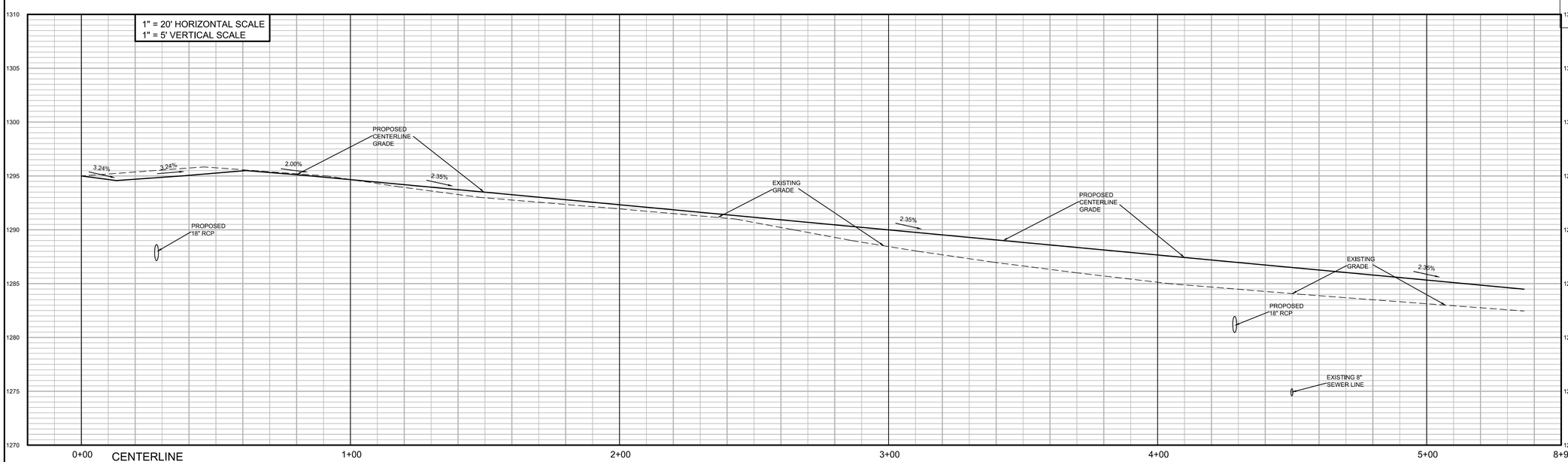
PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

SHEET TITLE: STORM DRAINAGE PLAN AND PROFILE

PROJECT NO: 15-161

SHEET NO: C2.03





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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12707 ROY C. ANDREWS

CERTIFICATE OF AUTHORIZATION DEVELOPMENT CONSULTANTS INC. No. 128 ARKANSAS - ENGINEER

NORTH

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SCALE

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2200 N. RODNEY PARHAM ROAD
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CHECKED BY: DW
APPROVED BY: RCA
DATE: 11-25-2015

REVISIONS

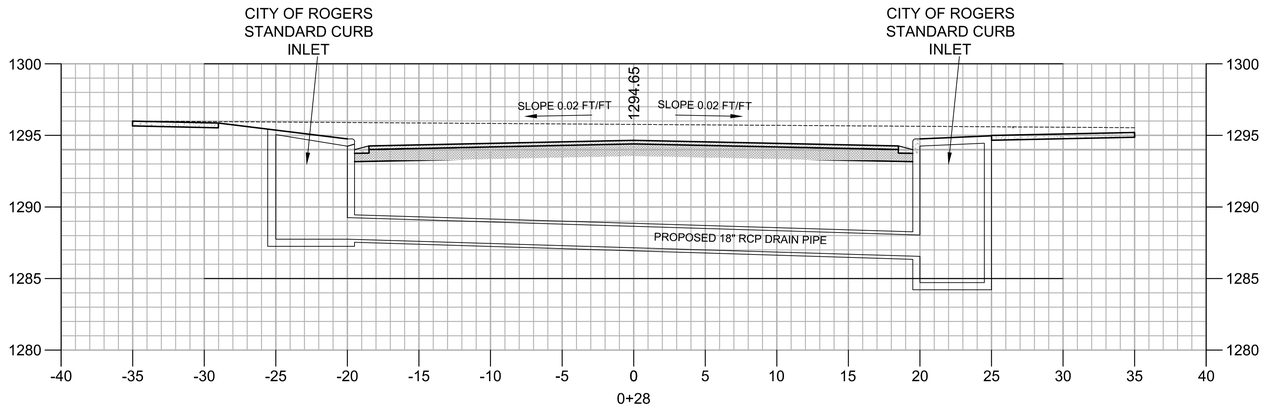
DEVELOPMENT CONSULTANTS INCORPORATED

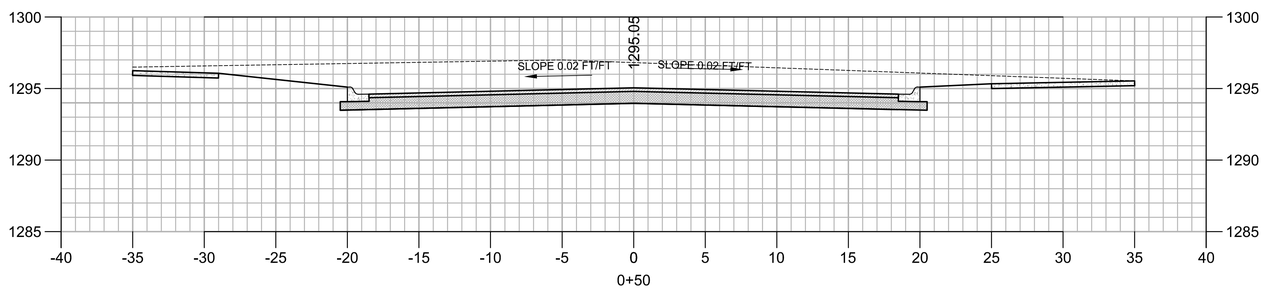
PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

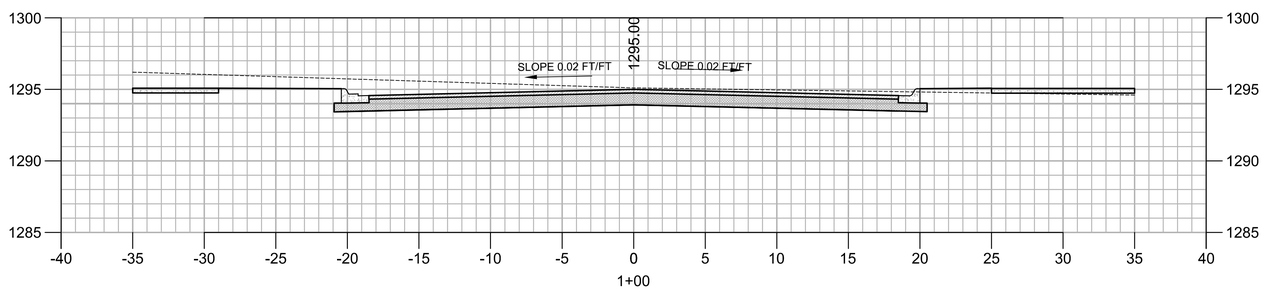
SHEET TITLE: ROADWAY PLAN AND PROFILE

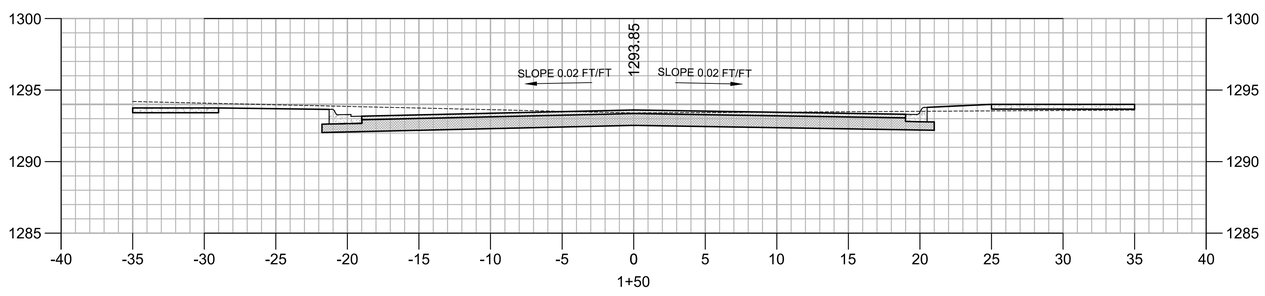
PROJECT NO: 15-161

SHEET NO: C3.01









EXISTING GRADE

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CERTIFICATE OF AUTHORIZATION DEVELOPMENT CONSULTANTS INC. No. 128 ARKANSAS - ENGINEER

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APPROVED BY: RCA
DATE: 11-25-2015

REVISIONS

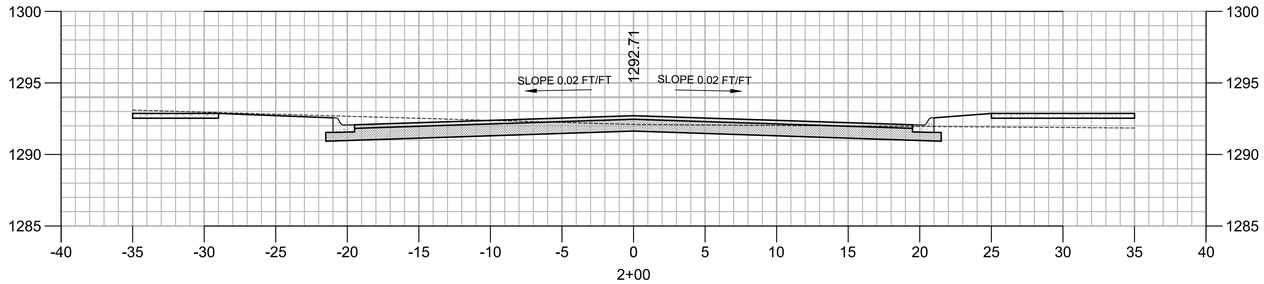
DEVELOPMENT CONSULTANTS INCORPORATED

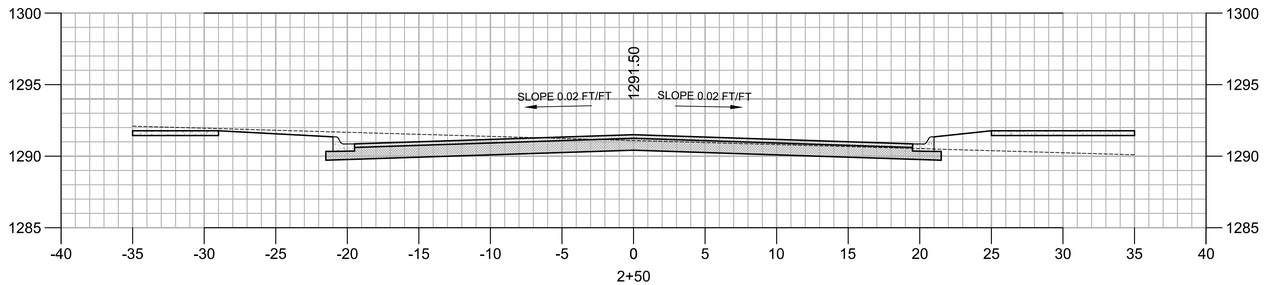
PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

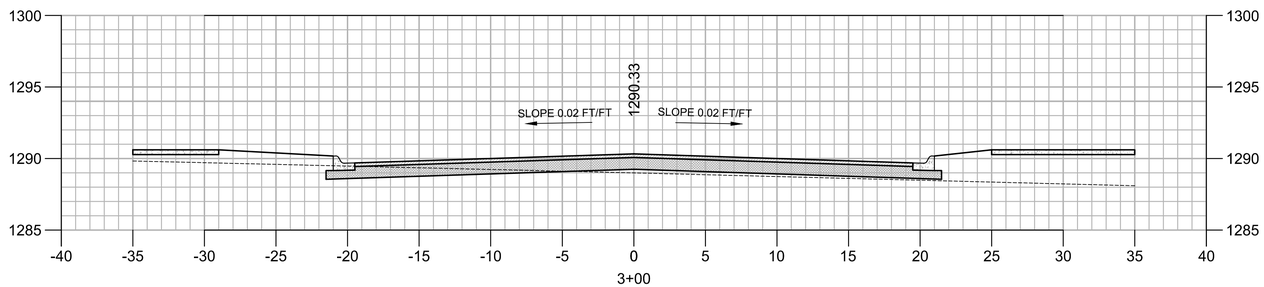
SHEET TITLE: ROADWAY CROSS SECTIONS

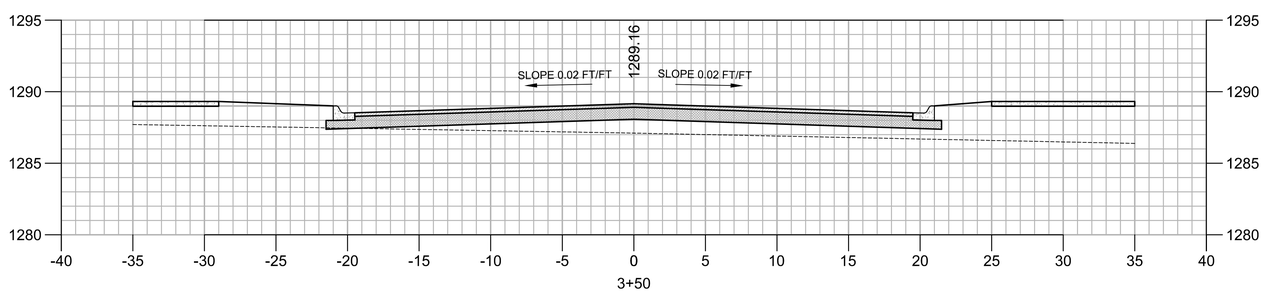
PROJECT NO: 15-161

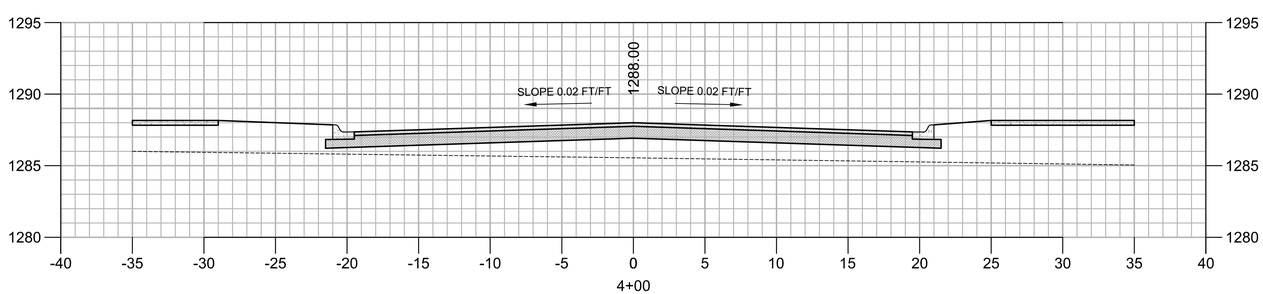
SHEET NO: C3.02











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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12707 ROY C. ANDREWS

CERTIFICATE OF AUTHORIZATION DEVELOPMENT CONSULTANTS INC. No. 128 ARKANSAS - ENGINEER

NORTH

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DATE: 11-25-2015

REVISIONS

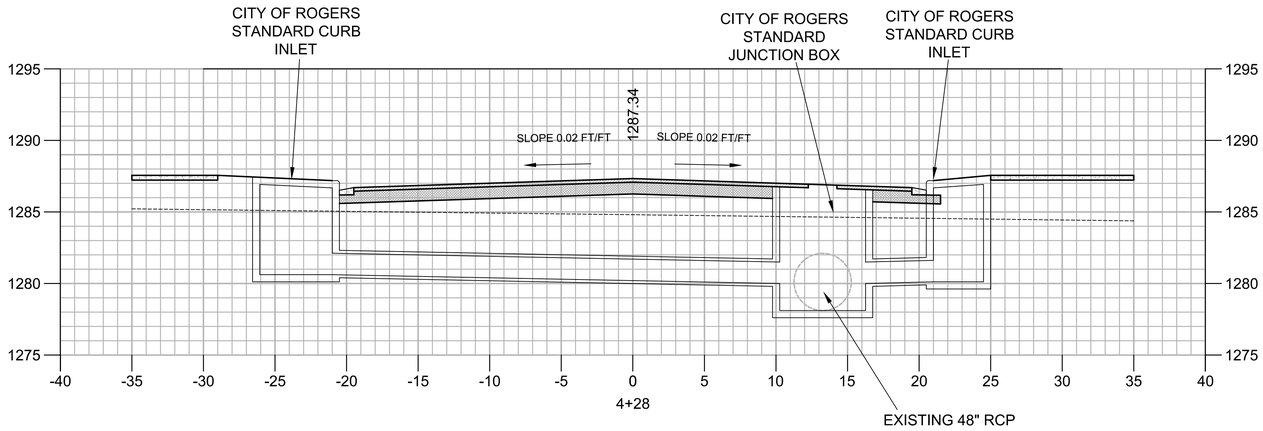
DEVELOPMENT CONSULTANTS INCORPORATED

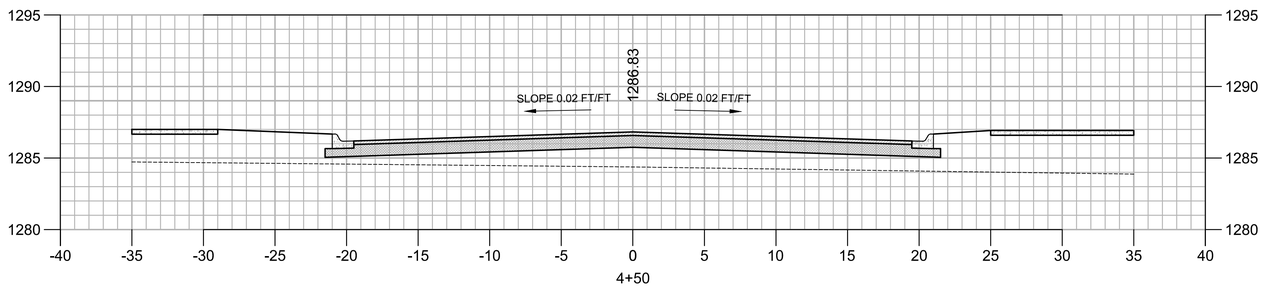
PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

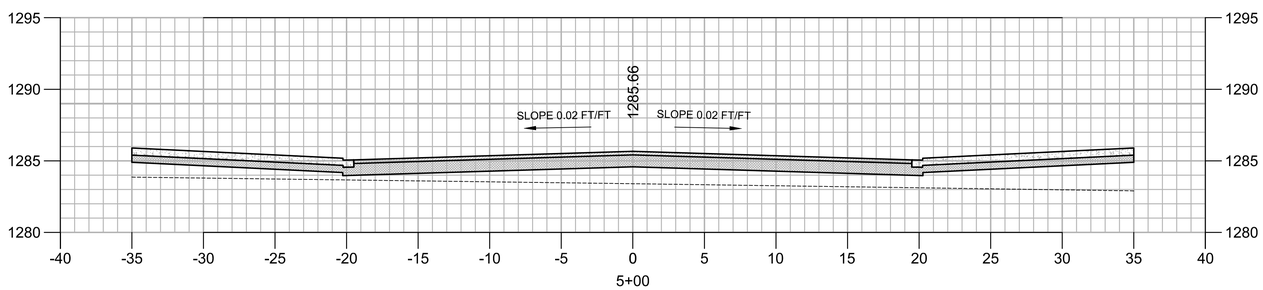
SHEET TITLE: ROADWAY CROSS SECTIONS

PROJECT NO: 15-161

SHEET NO: C3.03







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PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
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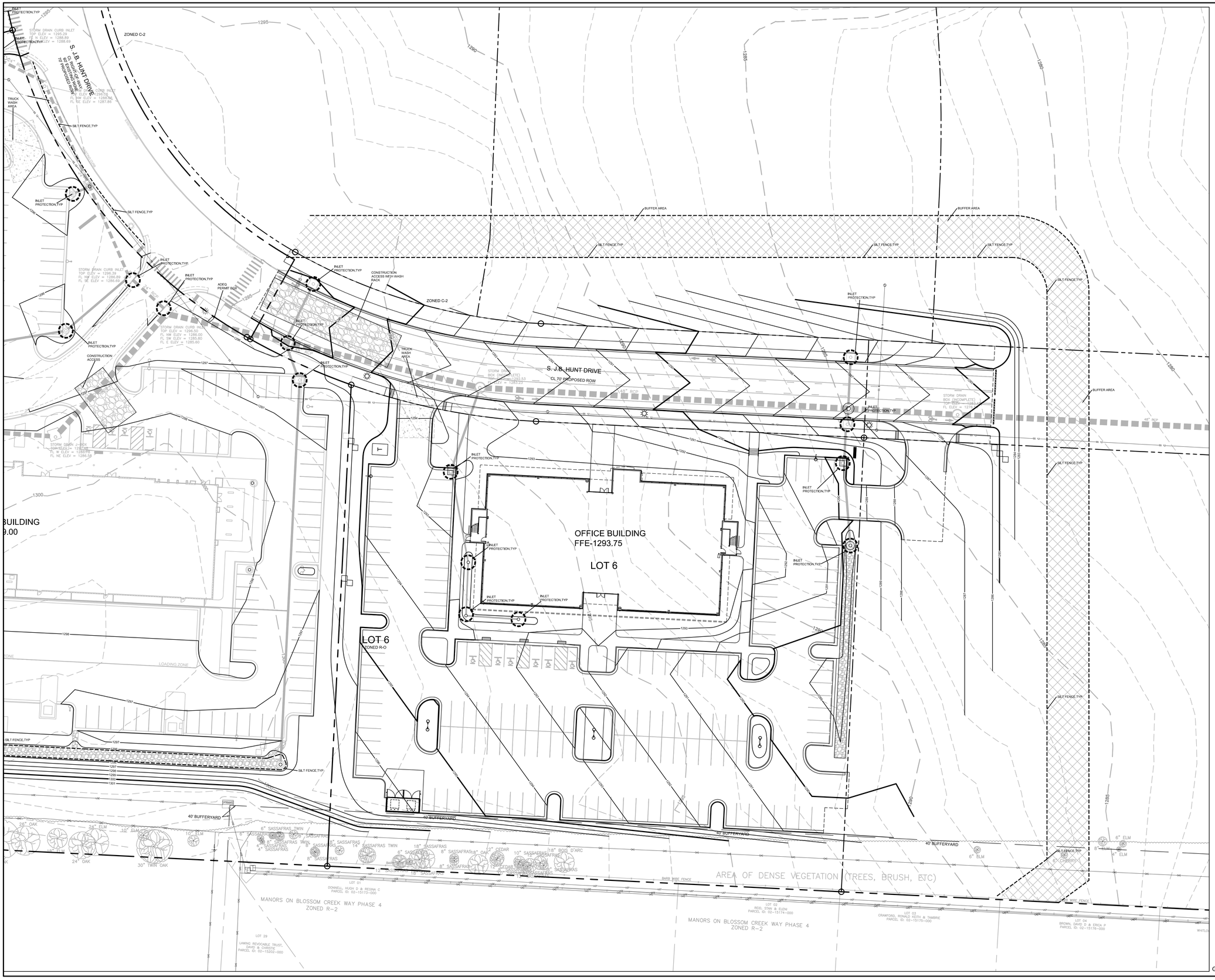
SHEET TITLE: ROADWAY CROSS SECTIONS

PROJECT NO: 15-161

SHEET NO: C3.04



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21. CONTRACTOR SHALL NOTIFY ENGINEER AND REVIEW ALL REVISIONS TO THE PLANS PRIOR TO EXECUTING A CHANGE.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12707 ANDY C. ANDREWS

CERTIFICATE OF AUTHORIZATION DEVELOPMENT CONSULTANTS INC. No. 128 ARKANSAS - ENGINEER

NORTH

30 15 0 30 60
SCALE

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2200 N. RODNEY PARHAM ROAD
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APPROVED BY:	RCA
DATE:	11-25-2015

REVISIONS

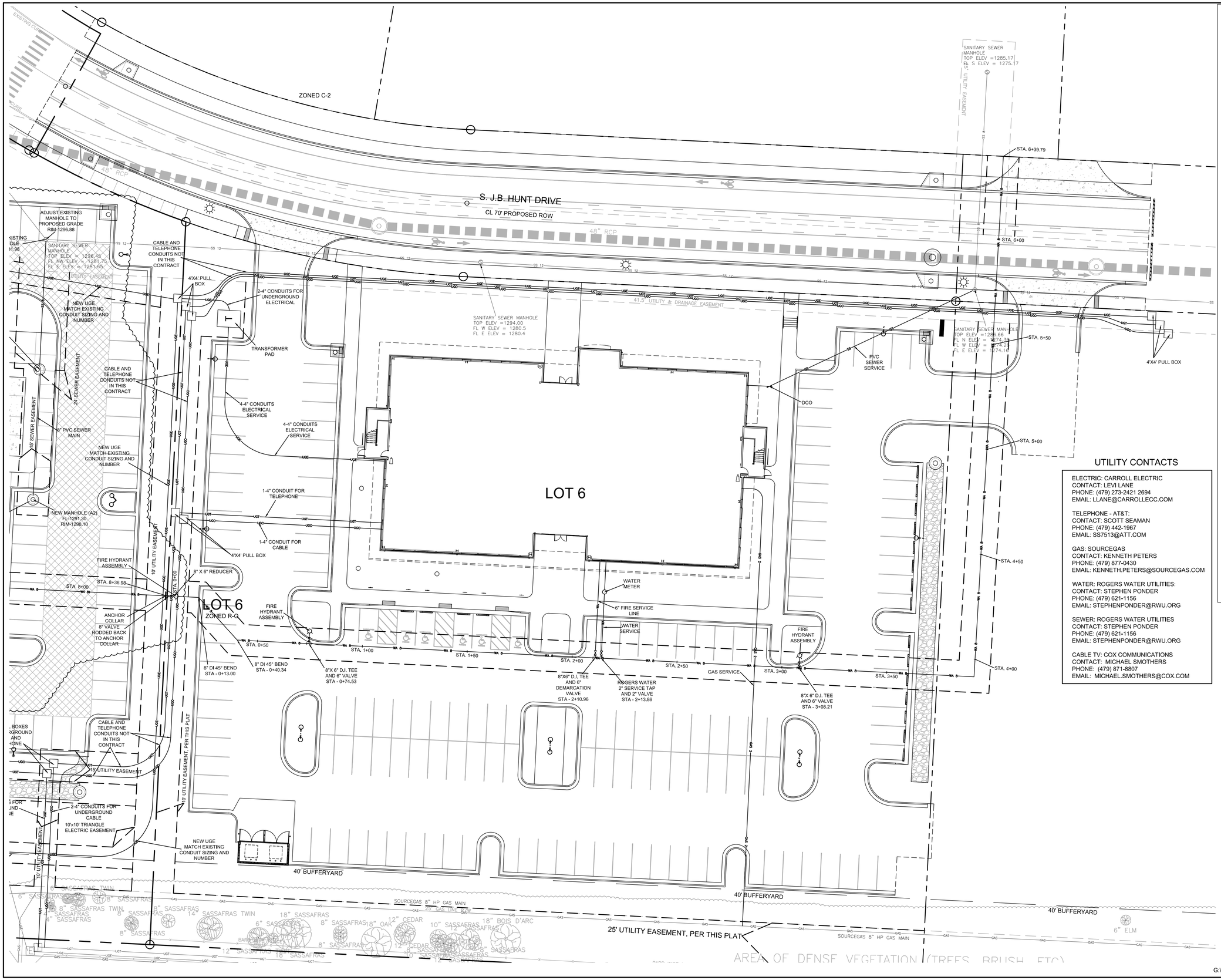
DEVELOPMENT CONSULTANTS INCORPORATED

PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

SHEET TITLE: EROSION CONTROL PLAN

PROJECT NO: 15-161

SHEET NO: C4.01



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UTILITY CONTACTS

ELECTRIC: CARROLL ELECTRIC
CONTACT: LEVI LANE
PHONE: (479) 273-2421 2694
EMAIL: LLANE@CARROLLECC.COM

TELEPHONE - AT&T:
CONTACT: SCOTT SEAMAN
PHONE: (479) 442-1967
EMAIL: SS7513@ATT.COM

GAS: SOURCEGAS
CONTACT: KENNETH PETERS
PHONE: (479) 877-0430
EMAIL: KENNETH.PETERS@SOURCEGAS.COM

WATER: ROGERS WATER UTILITIES:
CONTACT: STEPHEN PONDER
PHONE: (479) 621-1156
EMAIL: STEPHENPONDER@RWU.ORG

SEWER: ROGERS WATER UTILITIES
CONTACT: STEPHEN PONDER
PHONE: (479) 621-1156
EMAIL: STEPHENPONDER@RWU.ORG

CABLE TV: COX COMMUNICATIONS
CONTACT: MICHAEL SMOTHERS
PHONE: (479) 871-8807
EMAIL: MICHAEL.SMOTHERS@COX.COM

GENERAL NOTES

1. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12707 ROY C. ANDREWS

CERTIFICATE OF AUTHORIZATION DEVELOPMENT CONSULTANTS INC. No. 128 ARKANSAS - ENGINEER

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REVISIONS

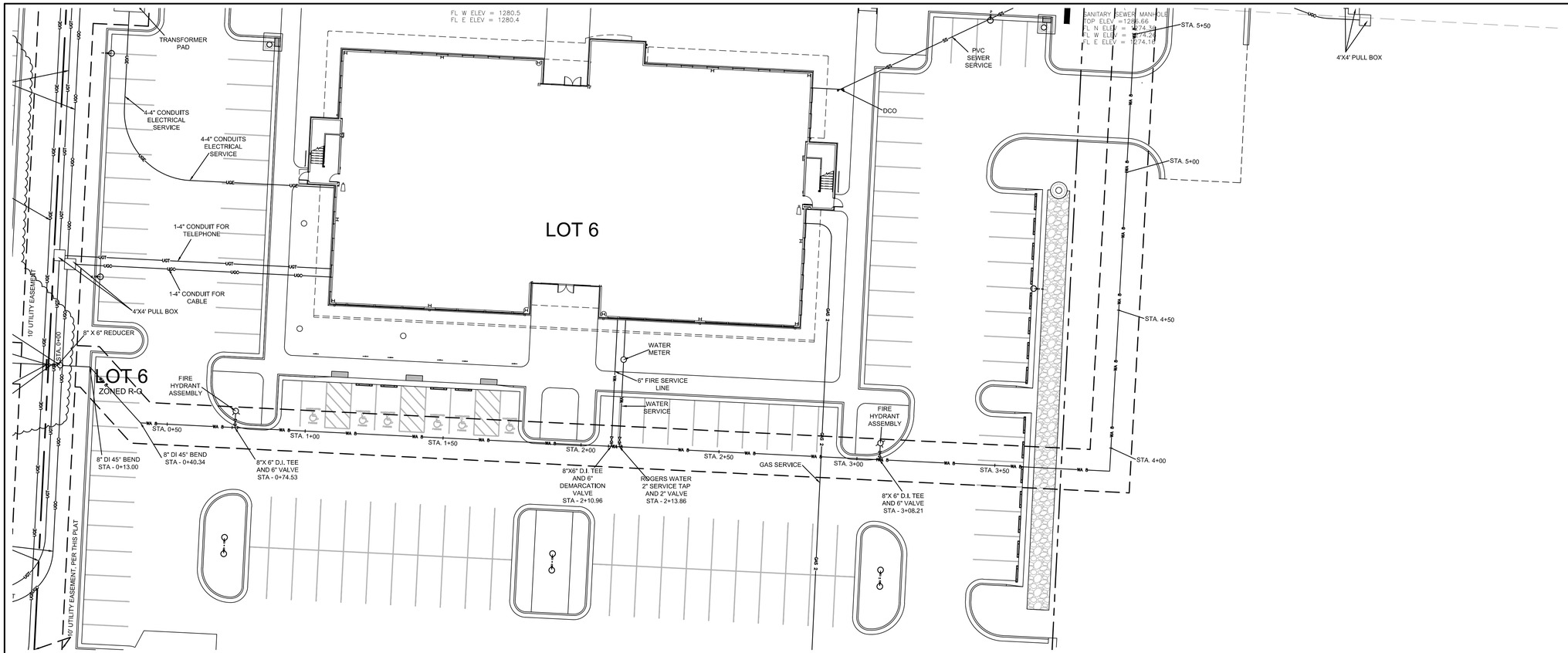
DEVELOPMENT CONSULTANTS INCORPORATED

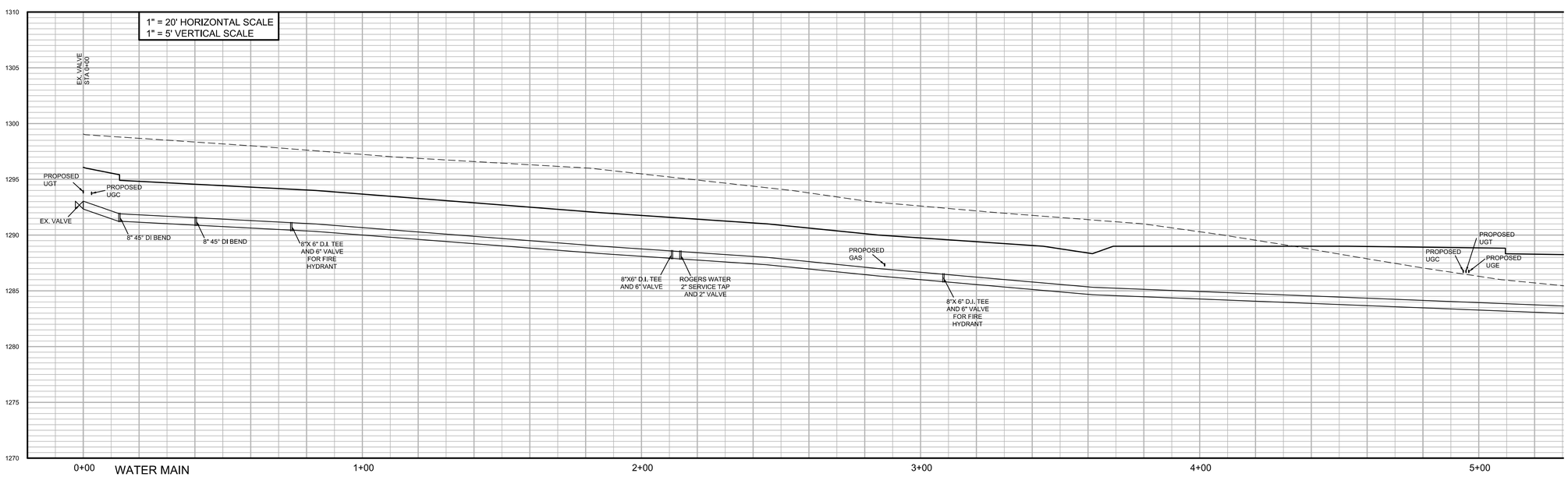
PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

SHEET TITLE: UTILITY COORDINATION PLAN

PROJECT NO: 15-161

SHEET NO: C5.01





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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12707 ROY C. ANDREWS

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REVISIONS

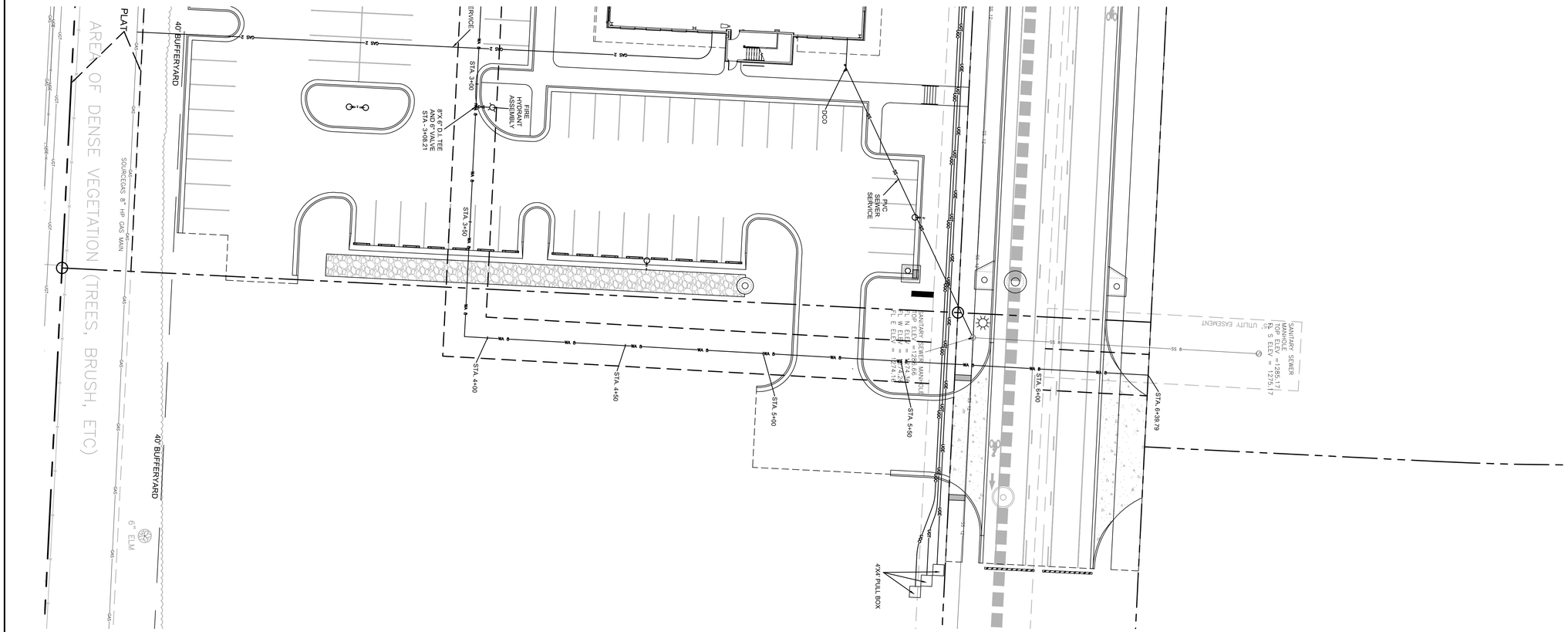
DEVELOPMENT CONSULTANTS INCORPORATED

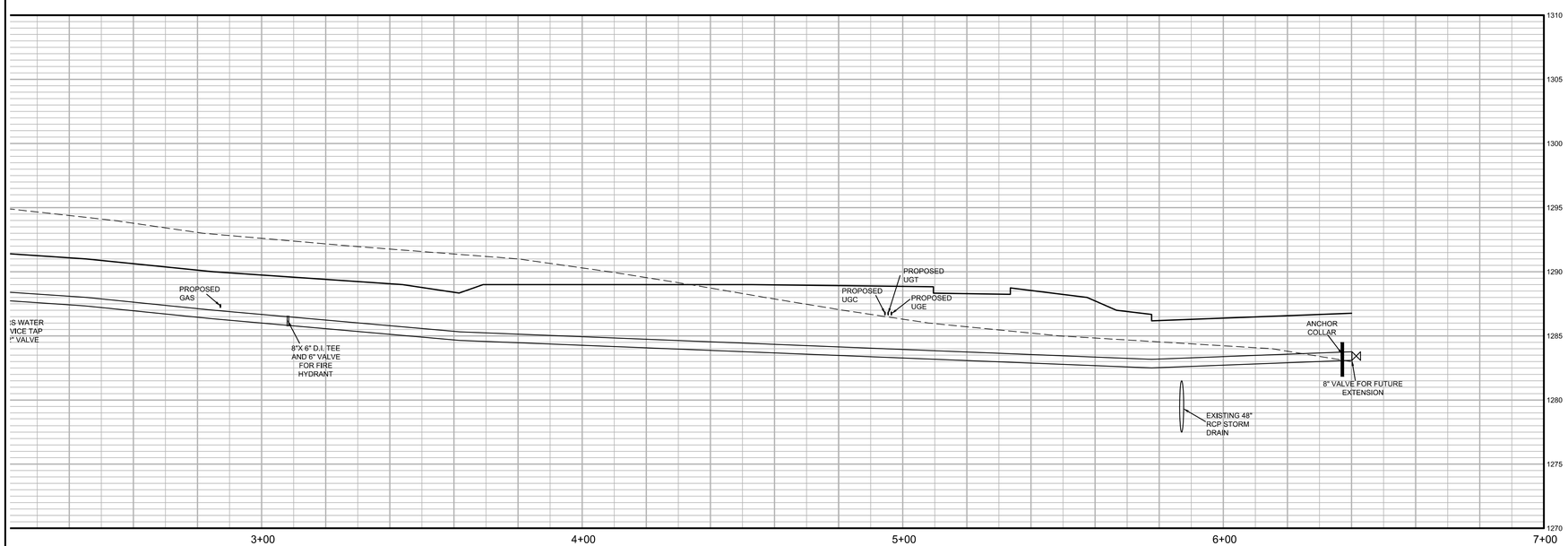
PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

SHEET TITLE: WATERLINE PLAN AND PROFILE

PROJECT NO: 15-161

SHEET NO: C5.02





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STATE OF ARKANSAS
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No. 12707
ROY C. ANDREWS

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DEVELOPMENT CONSULTANTS INC.
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REVISIONS

DEVELOPMENT CONSULTANTS INCORPORATED

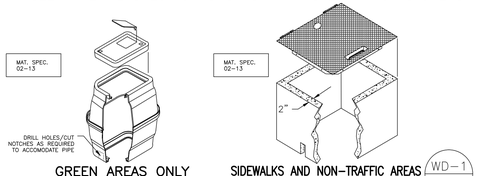
PROJECT TITLE: THE DISTRICT - PHASE 2A - LOT 6
4206 SOUTH J.B. HUNT DRIVE, ROGERS, ARKANSAS

SHEET TITLE: WATERLINE PLAN AND PROFILE

PROJECT NO: 15-161

SHEET NO: C5.03

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

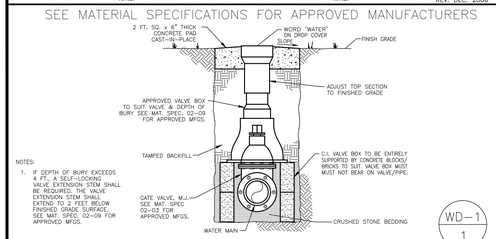


GREEN AREAS ONLY 1½"–2" METER BOX DETAILS N.T.S.

SIDEWALKS AND NON–TRAFFIC AREAS 1½"–2" METER BOX DETAILS N.T.S.

WD–1 1A REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

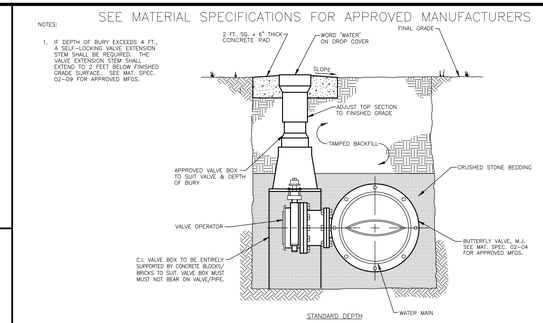


NOTES:
1. IF DEPTH OF BURY EXCEEDS 4 FT., A SELF–LOCKING VALVE EXTENSION STEM SHALL BE REQUIRED. THE VALVE EXTENSION STEM SHALL EXTEND TO 2 FEET BELOW FINISHED GRADE SURFACE. SEE MAT. SPEC. 02–09 FOR APPROVED MFGS.

GATE VALVE DETAIL N.T.S.

WD–1 1 REV. DEC. 2006

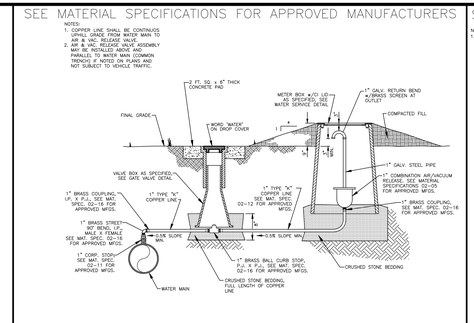
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



BUTTERFLY VALVE DETAIL 12–INCH WATER MAINS AND LARGER N.T.S.

WD–1 2 REV. DEC. 2006

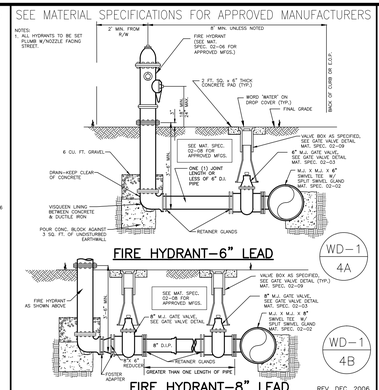
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



1" AIR & VACUUM RELEASE VALVE ASSEMBLY N.T.S.

WD–1 3 REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

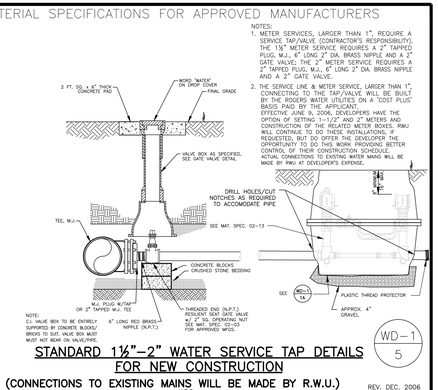


FIRE HYDRANT–6" LEAD

WD–1 4A

FIRE HYDRANT–8" LEAD REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

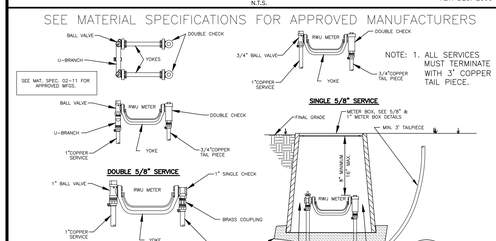


STANDARD 1½"–2" WATER SERVICE TAP DETAILS FOR NEW CONSTRUCTION

(CONNECTIONS TO EXISTING MAINS WILL BE MADE BY R.W.U.)

WD–1 5 REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

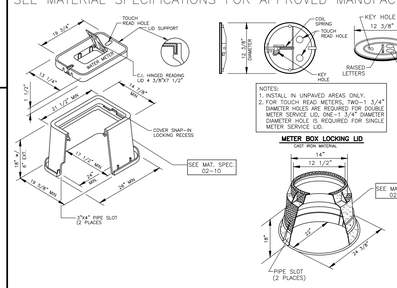


NOTE: 1. ALL SERVICES MUST TERMINATE WITH 3" COPPER TAIL PIECE.

STANDARD 5/8" & 1" WATER SERVICE DETAILS N.T.S.

WD–1 6 REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



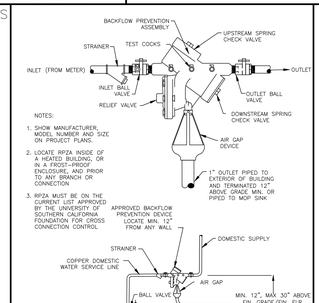
TYPICAL 1" METER BOX DETAIL (SINGLE ONLY)

TYPICAL 5/8" METER BOX DETAIL (SINGLE & DOUBLE)

5/8" & 1" METER BOX DETAILS N.T.S.

WD–1 7 REV. DEC. 2006

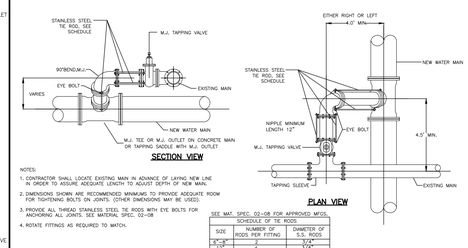
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



REDUCED PRESSURE ZONE ASSEMBLY (RPZA)

WD–1 8 REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
2. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS. (OTHER DIMENSIONS MAY BE USED).
3. PROVIDE ALL THREAD STAINLESS STEEL TIE RODS WITH EYE BOLTS FOR ANCHORING ALL JOINTS. SEE MATERIAL SPEC. 02–08
4. ROTATE FITTINGS AS REQUIRED TO MATCH.

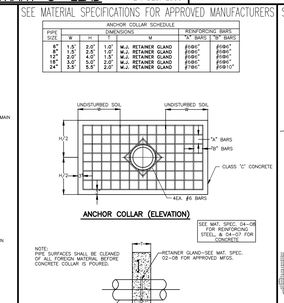
SEE MAT. SPEC. 02–08 FOR APPROVED MFGS.

SCHEDULE OF TIE RODS	
SIZE	NUMBER OF RODS PER FITTING	DIAMETER OF S.S. RODS
6"–12"	2	3/4"
14"–24"	4	3/4"

SWING CONNECTION – NEW MAIN TO EXISTING MAIN N.T.S.

WD–1 9 REV. DEC. 2006

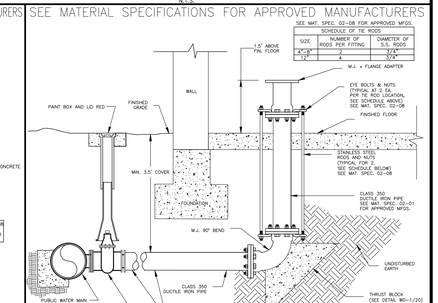
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



ANCHOR COLLAR BLOCK N.T.S.

WD–1 10 REV. DEC. 2006

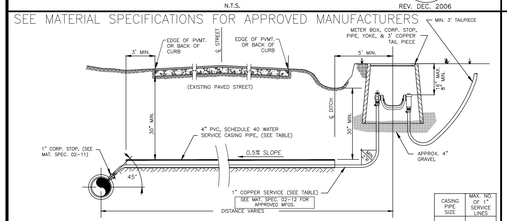
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



IN–BUILDING D.I. FIRE SYSTEM RISER LEAD–IN DETAIL N.T.S.

WD–1 11A REV. AUG. 2007

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

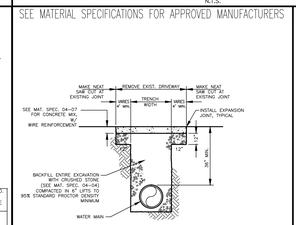


CASING PIPE SIZE	MAX. NO. OF 1" SERVICE LINES
4"	2

TYPICAL WATER SERVICE LINE WITH P.V.C. BORED CASING PIPE FOR FAR SIDE SERVICE ON EXISTING STREET N.T.S.

WD–1 12 REV. DEC. 2006

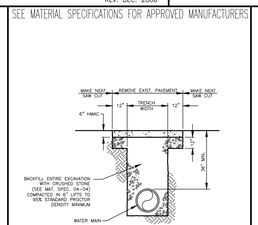
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



PERMANENT CONCRETE DRIVEWAY CROSSING REPAIR N.T.S.

WD–1 15 REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



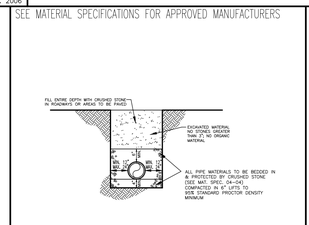
PERMANENT ASPHALT DRIVEWAY/STREET CROSSING REPAIR N.T.S.

WD–1 16 REV. DEC. 2006

RESERVED

REV. AUG. 2007

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



TRENCH/PIPE BEDDING DETAIL FOR WATER MAINS N.T.S.

WD–1 18 REV. DEC. 2006

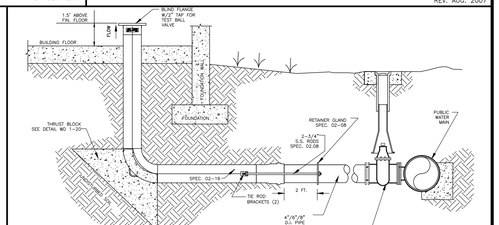
RESERVED

WD–1 13 WD–1 14 WD–1 17

NOT USED

REV. AUG. 2007

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



IN–BUILDING STAINLESS STEEL FIRE LINE RISER N.T.S.

WD–1 11B REV. AUG. 2007

GENERAL CONSTRUCTION NOTES:

A. The contractor will be held solely responsible for damage occurring to any property during the construction of this project. Said contractor shall take all necessary pre–cautions to prevent property damage.

B. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.

The duty of Rogers Water Utilities to conduct construction inspection or review of the contractor's performance is not an inspection or review of the adequacy of the contractor's safety measures in, on, or near the construction site.

C. All water and sewer improvements shall be constructed in accordance with the latest revision to the Rogers Water Utilities Standard Specifications.

D. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

E. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.

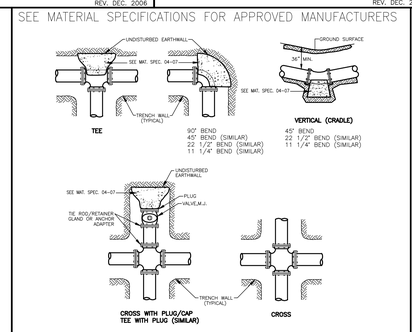
F. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.

G. Construction shall not start on any water utility until approval is given by Rogers Water Utilities. Said con–tractor shall not operate any valve, hydrant, or water utility appurtenance nor shall he attach to or tap any water utility main without approval. The contractor shall bear the cost and consequence of any disruption of utility operation caused by construction.

WD–1 19

WD1-2CBLTWG

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



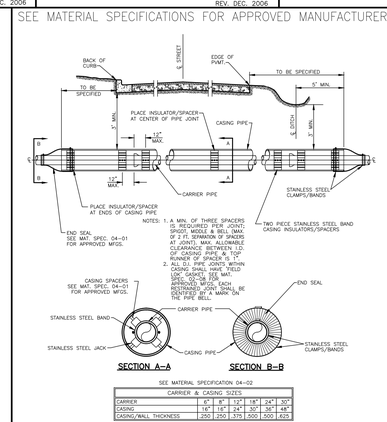
NOTES:
1. All fittings shall be mechanical joint with retainer glands.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with visqueen.
4. Back all tees according to size of branch.
5. Backing future line extensions shall be such that later removal is possible.
6. All bends where fittings are used, both horizontal and vertical, shall be backed.
7. Reaction backing table is based on 150 p.s.i. and soil bearing pressure of 2,500 lb./sq. ft. Additional backing may be required in some areas as directed by engineer.

REACTION BACKING TABLE					
REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING					
SIZE	TYPE OF FITTINGS				
	TEE OR PLUG/CAP	90°	45°	22 1/2°	11 1/4°
4"	2	2	1	1	1
6"	4	4	2	1	1
8"	7	7	3	2	2
12"	15	15	5	3	2
16"	26	26	14	5	4
24"	58	58	20	10	7
30"	89	89	32	16	10

THRUST BLOCKING DETAIL N.T.S.

WD–1 20 REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



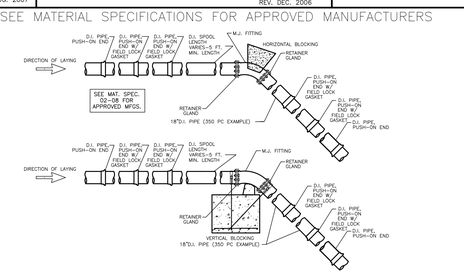
SEE MATERIAL SPECIFICATION 04–02

CARRIER & CASING SIZES						
CARRIER	4"	6"	12"	18"	24"	30"
CASING	16"	18"	24"	30"	36"	48"
CASING/WALL THICKNESS	.250	.250	.375	.500	.500	.625

JACK & BORE UNDER ROADWAY DETAIL N.T.S.

WD–1 21 REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



NOTES:
1. All fittings shall be mechanical joint, with retainer glands (No Field Lock Gaskets).
2. Main size 18" requires two restrained joints (w/field lock gaskets) away from fitting, (36 ft.); main size 24" requires three restrained joints away from fitting, (54 ft.); and main size 30" requires four restrained joints away from fitting (72 ft.), or as specified by Engineer.

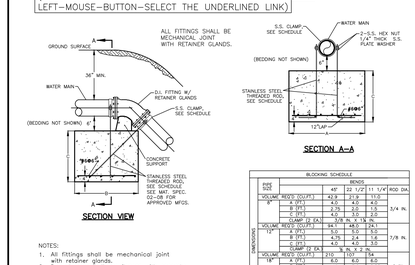
FIELD LOCK GASKETS DETAIL FOR HORIZONTAL AND VERTICAL BENDS (TO BE USED IN CONJUNCTION WITH THRUST BLOCKING) FOR 18–INCH AND LARGER WATER MAINS N.T.S.

WD–1 22 REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

HTTP://WWW.RWU.ORG/ENGINEERING.HTM

HYPERLINK TO RWU WEBSITE FROM ACTIVE .DWG FILE (HOLD DOWN 'CONTROL KEY' AND LEFT–MOUSE–BUTTON–SELECT THE UNDERLINED LINK)



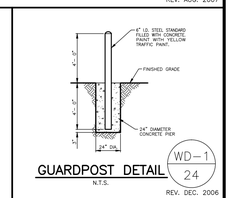
NOTES:
1. All fittings shall be mechanical joint with retainer glands.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with visqueen.
4. Gulf State Hanger's 2–Bolt S.S. pipe clamp, medium–Fig. 80 or approved equal.

BLOCKING SCHEDULE					
PIPE SIZE		BENDS			
		45°	22 1/2°	11 1/4°	ROD DIA.
6"	VOLUME REQ'D (CU.FT.)	42.9	21.9	11.0	3/4 IN.
	D (ft)	7.5	3.8	1.9	
	D (ft)	7.5	3.8	1.9	
	D (ft)	4.0	3.0	3.0	
	CLAMP (# EA)	7/8	N. A.	N. A.	
12"	VOLUME REQ'D (CU.FT.)	94.1	48.5	24.1	7/8 IN.
	D (ft)	8.5	4.3	2.2	
	D (ft)	8.5	4.3	2.2	
	D (ft)	4.5	4.0	3.0	
	CLAMP (# EA)	9	N. A.	N. A.	
18"	VOLUME REQ'D (CU.FT.)	212	107	54	1 IN.
	D (ft)	10.0	5.0	2.5	
	D (ft)	4.5	3.6	2.25	
	D (ft)	4.5	3.6	2.25	
	CLAMP (# EA)	10/8	N. A.	N. A.	
24"	VOLUME REQ'D (CU.FT.)	374	191	96	1 1/8 IN.
	D (ft)	7.8	4.6	3.2	
	D (ft)	7.8	4.6	3.2	
	CLAMP (# EA)	10/8	N. A.	N. A.	

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

VERTICAL TIE–DOWN BLOCKING DETAIL N.T.S.

WD–1 23 REV. DEC. 2006



GUARDPOST DETAIL N.T.S.

WD–1 24 REV. DEC. 2006

WATER DETAILS

UPDATED DRAWING 07/12/2011

RWU ROGERS WATER UTILITIES

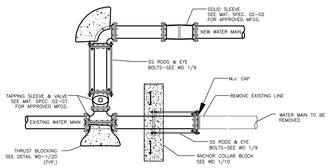
P.O. DRAWER 338
OFFICE - 601 SOUTH 2ND ROGERS, ARKANSAS
72757-0338

DRAWN BY:	DATE:	SHEET NO.
DDS	REV. AUG. /07	WD–1
CHECKED BY: EB	PROJECT NUMBER: STANDARD WATER DETAILS	

RESERVED

WD-2 / 1A

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



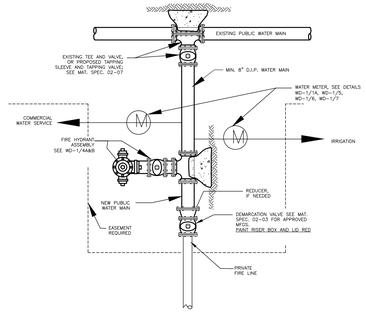
CUT AND CAP DETAIL #1

N.T.S.

WD-2 / 1

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



COMMERCIAL, IRRIGATION AND FIRE LINE CONNECTION DETAIL

N.T.S.

WD-2 / 2

REV. DEC. 2006

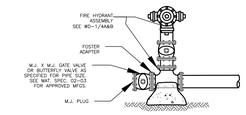
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 3

REV. MAR. 2009

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



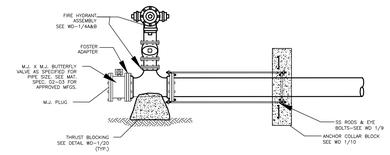
END-OF-LINE/PHASE LINE FIRE HYDRANT DETAIL 8" & 12" MAINS

N.T.S.

WD-2 / 4

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



END-OF-LINE/PHASE LINE FIRE HYDRANT DETAIL MAINS LARGER THAN 12"

N.T.S.

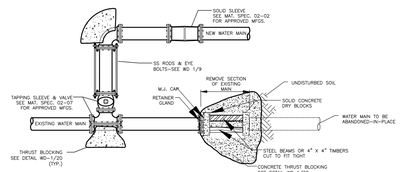
WD-2 / 5

REV. DEC. 2006

RESERVED

WD-2 / 6

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



CUT AND CAP DETAIL #2 "HOT-BLOCK"

N.T.S.

WD-2 / 7

REV. DEC. 2006

RESERVED

WD-2 / 8

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 9

REV. NOV. 2006

RESERVED

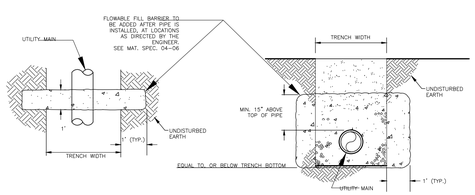
WD-2 / 10

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 11

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

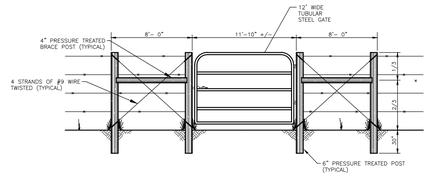


ANTI-SEEPAGE BARRIER COLUMN

N.T.S.

WD-2 / 12

REV. DEC. 2006



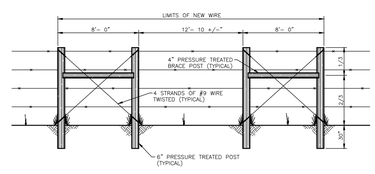
NOTES: 1. H-brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

FARM GATE INSTALLATION DETAIL

N.T.S.

WD-2 / 13

REV. AUG. 2007



NOTES: 1. H-brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

BARBED WIRE FENCE CROSSING REPAIR DETAIL

N.T.S.

WD-2 / 14

REV. AUG. 2007

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 15

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 16

RESERVED

WD-2 / 17

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 18

RESERVED

WD-2 / 23

METER SIZING AND MAIN CONNECTION DATA

METER SIZE	FLOW RANGE	CONNECTION TO MAIN		METER BOX APPROX. SIZE		SOURCE
		NEW MAIN	EXISTING MAIN	SIDEWALK	GREEN AREAS	
5/8" (SINGLE OR DOUBLE)	1-20 GPM	1" CORP. STOP	1" CORP. STOP		~22" DIA. BASE	SEE STANDARD SPEC. 02-10
1"	3-50 GPM	1" CORP. STOP	1" CORP. STOP		~18"x24"BASE	SEE STANDARD SPEC. 02-10
1 1/2"	4-120 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	32" x 42" (PRECAST BOX)	2~24"x37" METER BOXES	SEE STANDARD SPEC. 02-13
2"	4-160 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	32" x 42" (PRECAST BOX)	2~24"x37" METER BOXES	SEE STANDARD SPEC. 02-13
3"	5-350 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	8' L. x 5.5' W. x 4' D.		PRECAST BY PILE CONCRETE, LOWELL , AR
4"	15-1000 GPM	MAIN x 4" TEE AND VALVE	MAIN x 4" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWU FOR LID DETAIL
6"	30-2,000 GPM	MAIN x 6" TEE AND VALVE	MAIN x 6" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWU FOR LID DETAIL
8"	35-3,500 GPM	MAIN x 8" TEE AND VALVE	MAIN x 8" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWU FOR LID DETAIL

NOTE: CONECTIONS TO NEW MAINS ARE CONSTRUCTED BY THE CONTRACTOR. CONNECTIONS TO EXISTING MAINS ARE CONSTRUCTED BY RWU ON A COST PLUS BASIS

WD-2 / 19

WD-2 / 20

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 21

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 22

WATER DETAILS

UPDATED DRAWING 07/12/2011

RWU ROGERS WATER UTILITIES

P.O. DRAWER 338
OFFICE - 601 SOUTH 2ND ROGERS, ARKANSAS
72757-0338

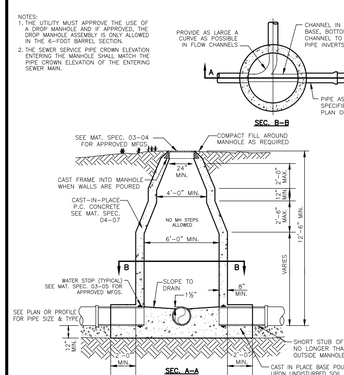
DRAWN BY: DDS	DATE: REV. JAN./08	SHEET NO. WD-2
CHECKED BY: EB	PROJECT NUMBER: STANDARD WATER DETAILS	

WD-2-2010.DWG

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

NOTES:
1. A MANHOLE BARREL CONSTRUCTION JOINT IS ALLOWED WITHIN A STRAIGHT WALL SEGMENT OF THE BARREL AT 12-FOOT ABOVE THE MANHOLE BASE AND SHALL HAVE A KEY WAY AND #4 REBAR AT 12-INCH ON CENTERS WITH 15" EMBEDMENT. A WATER STOP SHALL BE USED IF DIRECTED BY THE UTILITY.
2. THE BASE AND WALLS SHALL BE POURED MONOLITHICALLY.
3. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
4. MANHOLES THAT ARE LESS THAN 12'-6" IN DEPTH SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.
5. POUR OUTSIDE MANHOLE BASE SO THAT THE TOP OF OUTSIDE BASE IS EVEN OR 2-INCH ABOVE THE CROWN OF THE PIPES ENTERING THE MANHOLE BASE. EXTEND MANHOLE BASE TO LIMITS OF EXCAVATION IN ALL DIRECTIONS 24" MINIMUM.
6. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING MANHOLE, INCLUDING SERVICES. SLOPE CHANNELS TO MATCH PIPE INVERTS.
7. THE TOP OF MANHOLE TO BE LEVEL WITH FINISHED GRADE, UNLESS OTHERWISE NOTED OR DIRECTED BY THE UTILITY.
8. BRUSH FINISH SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.

NOTES:
1. THE UTILITY MUST APPROVE THE USE OF A DROP MANHOLE AND IF APPROVED, THE DROP MANHOLE ASSEMBLY IS ONLY ALLOWED IN THE 4-FOOT BARREL SECTION.
2. THE SEWER SERVICE PIPE CROWN ELEVATION ENTERING THE MANHOLE SHALL MATCH THE PIPE CROWN ELEVATION OF THE ENTERING SEWER MAIN.



6 FT. CAST-IN-PLACE SANITARY SEWER MANHOLE DETAIL

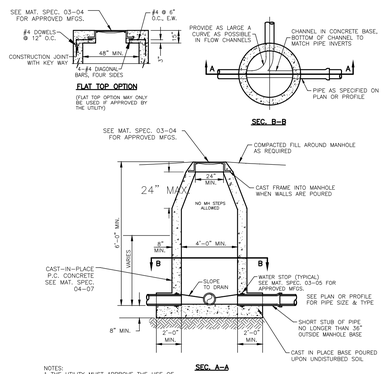
N.T.S.

SD-1 1

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

NOTES:
1. A MANHOLE BARREL CONSTRUCTION JOINT IS ALLOWED WITHIN A STRAIGHT WALL SEGMENT OF THE BARREL AT 12-FOOT ABOVE THE MANHOLE BASE AND SHALL HAVE A KEY WAY AND #4 REBAR AT 12-INCH ON CENTERS WITH 15" EMBEDMENT. A WATER STOP SHALL BE USED IF DIRECTED BY THE UTILITY.
2. THE BASE AND WALLS SHALL BE POURED MONOLITHICALLY.
3. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
4. MANHOLES THAT ARE LESS THAN 6-FOOT IN DEPTH SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.
5. POUR OUTSIDE MANHOLE BASE SO THAT THE TOP OF OUTSIDE BASE IS EVEN OR 2-INCH ABOVE THE CROWN OF THE PIPES ENTERING THE MANHOLE BASE. EXTEND MANHOLE BASE TO LIMITS OF EXCAVATION IN ALL DIRECTIONS 24" MINIMUM.
6. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING MANHOLE, INCLUDING SERVICES. SLOPE CHANNELS TO MATCH PIPE INVERTS.
7. THE TOP OF MANHOLE TO BE LEVEL WITH FINISHED GRADE, UNLESS OTHERWISE NOTED OR DIRECTED BY THE UTILITY.
8. BRUSH FINISH SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.

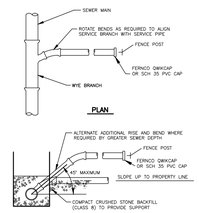


4 FT. CAST-IN-PLACE SANITARY SEWER MANHOLE DETAIL

N.T.S.

SD-1 2

REV. DEC. 2006



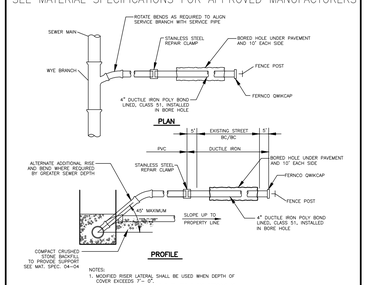
NOTES:
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'- 0".
2. PROVIDE 4" MIN. DEPTH OF CLASS 7 CRUSHED STONE FOR BEDDING AS REQUIRED FOR MAINS.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO ONE SHALL THE SERVICE LATERAL BE TERMINATED AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 6 FOOT STEEL TEE FENCE POST AT END OF SERVICE LATERAL STUB AND BACK FILL TO FINISHED GRADE OF PROPERTY. A GUARD 6-FOOT TEE FENCE POST SHALL ALSO BE REQUIRED IF BURIED STEEL POST TOP IS BELOW FINISHED GRADE OF PROPERTY.
5. CLASS 51, 4" DUCTILE IRON PIPE, LINED FOR SANITARY SEWER AND 4" DUCTILE IRON FITTINGS, M.J., LINED FOR SANITARY SEWER SHALL BE INSTALLED FOR SERVICES BURIED AT DEPTHS OF 14 FEET AND GREATER.

STANDARD SEWER SERVICE LATERAL

N.T.S.

SD-1 3

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



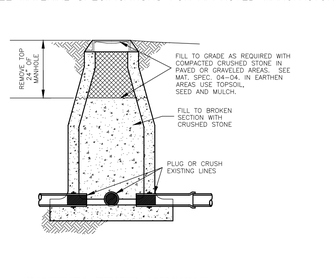
NOTES:
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'- 0".
PROVIDE 4" MIN. DEPTH CRUSHED STONE FOR BEDDING AS REQUIRED FOR MAINS. SEE MAT. SPEC. 04-03
2. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO ONE SHALL THE SERVICE LATERAL BE TERMINATED AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
3. BURY A 6 FOOT STEEL TEE FENCE POST AT END OF SERVICE LATERAL STUB AND BACK FILL TO FINISHED GRADE OF PROPERTY. A GUARD 6-FOOT TEE FENCE POST SHALL ALSO BE REQUIRED IF BURIED STEEL POST TOP IS BELOW FINISHED GRADE OF PROPERTY.
4. BURY A 6 FOOT STEEL TEE FENCE POST AT END OF SERVICE LATERAL STUB AND BACK FILL TO FINISHED GRADE OF PROPERTY. A GUARD 6-FOOT TEE FENCE POST SHALL ALSO BE REQUIRED IF BURIED STEEL POST TOP IS BELOW FINISHED GRADE OF PROPERTY.
5. CLASS 51, 4" DUCTILE IRON PIPE, LINED FOR SANITARY SEWER AND 4" DUCTILE IRON FITTINGS, M.J., LINED FOR SANITARY SEWER SHALL BE INSTALLED FOR SERVICES BURIED AT DEPTHS OF 14 FEET AND GREATER. SEE MAT. SPEC. 03-02 FOR APPROVED MFGS.

BORED SEWER SERVICE LATERAL UNDER EXISTING STREET

N.T.S.

SD-1 4

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

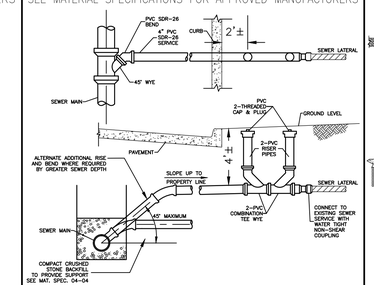


SANITARY SEWER MANHOLE ABANDONMENT

N.T.S.

SD-1 5

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



TWO-WAY CLEANOUTS WILL BE INSTALLED WHEN SEWER SERVICE IS IN THE STREET

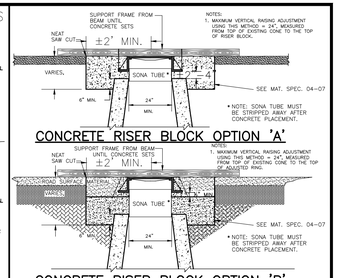
4 INCH TWO-WAY SERVICE CLEANOUT

NTS

SD-1 6

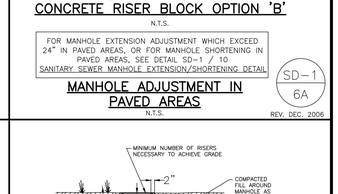
REV. MAY. 2012

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



NOTES:
1. MINIMUM VERTICAL RAISING ADJUSTMENT USING THIS METHOD = 24", MEASURED FROM TOP OF EXISTING CONE TO THE TOP OF RISER BLOCK.

CONCRETE RISER BLOCK OPTION 'A'



NOTES:
1. MINIMUM VERTICAL RAISING ADJUSTMENT USING THIS METHOD = 24", MEASURED FROM TOP OF EXISTING CONE TO THE TOP OF RAISED RING.

CONCRETE RISER BLOCK OPTION 'B'

N.T.S.

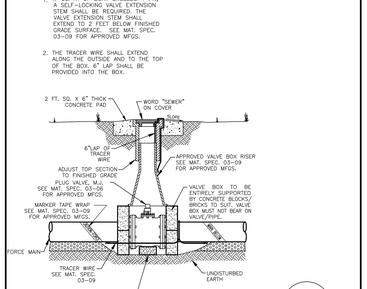
FOR MANHOLE EXTENSION ADJUSTMENT WHICH EXCEED 24" IN PAVED AREAS, OR FOR MANHOLE SHORTENING IN PAVED AREAS, SEE DETAIL SD-1 / 10
SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

MANHOLE ADJUSTMENT IN PAVED AREAS

N.T.S.

SD-1 6A

REV. DEC. 2006



GREENHOLE/BLOCK OUT FOR FUTURE EXTENSION

N.T.S.

SD-1 7

REV. DEC. 2006

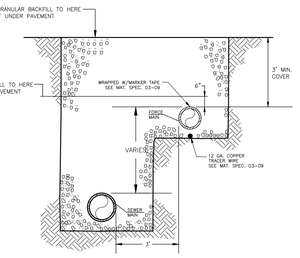
NOTES:
1. IF DEPTH OF BURY EXCEEDS 4 FT., A SELF-LOCKING VALVE EXTENSION STEM SHALL BE REQUIRED. THE VALVE EXTENSION STEM SHALL EXTEND TO 2 FEET BELOW FINISHED GRADE SURFACE. SEE MAT. SPEC. 03-09 FOR APPROVED MFGS.
2. THE TRACER WIRE SHALL EXTEND ALONG THE OUTSIDE AND TO THE TOP OF THE BOX. 6" LAP SHALL BE PROVIDED INTO THE BOX.

4"-12" SEWER FORCE MAIN PLUG VALVE DETAIL

N.T.S.

SD-1 8

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

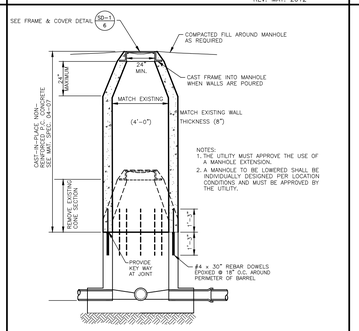


PARALLEL SEWER FORCE MAIN & SANITARY SEWER MAIN

N.T.S.

SD-1 9

SEE FRAME & COVER DETAIL SD-1 6



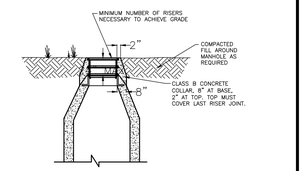
NOTES:
1. THE UTILITY MUST APPROVE THE USE OF A MANHOLE EXTENSION.
2. A MANHOLE TO BE LOWERED SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.

SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

N.T.S.

SD-1 10

REV. DEC. 2006



FOR MANHOLE EXTENSION ADJUSTMENT WHICH EXCEED 24" IN GREEN AREAS, OR FOR MANHOLE SHORTENING IN GREEN AREAS, SEE DETAIL SD-1 / 10
SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

MANHOLE ADJUSTMENT IN GREEN AREAS

N.T.S.

SD-1 10B

REV. DEC. 2006

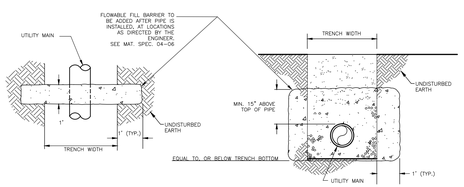
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

HTTP://WWW.RWU.ORG/ENGINEERING.HTM

HYPERLINK TO RWU WEBSITE FROM ACTIVE .DWG FILE (HOLD DOWN 'CONTROL KEY' AND LEFT-MOUSE-BUTTON-SELECT THE UNDERLINED LINK)

SD-1 11



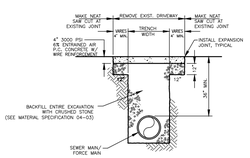
ANTI-SEEPAGE BARRIER COLUMN

N.T.S.

SD-1 12

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

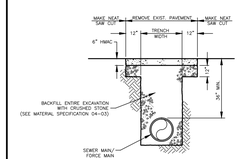


CONCRETE DRIVEWAY CROSSING REPAIR

N.T.S.

SD-1 13

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

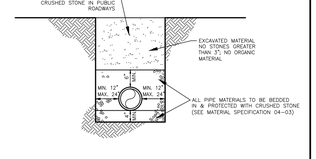


ASPHALT DRIVEWAY/STREET CROSSING REPAIR

N.T.S.

SD-1 14

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



TRENCH/PIPE BEDDING DETAIL FOR SEWER FORCE MAINS & SANITARY SEWER MAINS

N.T.S.

SD-1 15

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

SD-1 16

REV. DEC. 2006

GENERAL CONSTRUCTION NOTES:

A. The contractor will be held solely responsible for damage occurring to any property during the construction of this project. Said contractor shall take all necessary pre-cautions to prevent property damage.

B. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.

The duty of Rogers Water Utilities to conduct construction inspection or review of the contractor's performance is not an inspection or review of the adequacy of the contractor's safety measures in, on, or near the construction site.

C. All water and sewer improvements shall be constructed in accordance with the latest revision to the Rogers Water Utilities Standard Specifications.

D. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

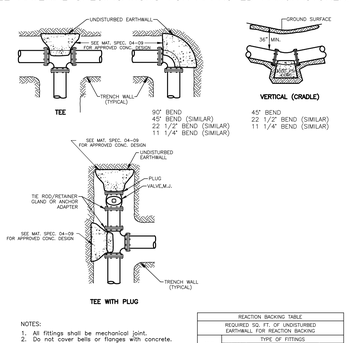
E. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.

F. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.

G. Construction shall not start on any water utility until approval is given by Rogers Water Utilities. Said contractor shall not operate any valve, hydrant, or water utility appurtenance nor shall he attach to or tap any water utility main without approval. The contractor shall bear the cost and consequence of any disruption of utility operation caused by construction.

SD-1 17

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



NOTES:
1. All fittings shall be mechanical joint.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with visqueen.
4. Rock all tees according to size of branch.
5. Blocking future line extensions shall be such that later removal is possible.
6. All bends where fittings are used, both horizontal and vertical, shall be backed.
7. Reaction backing table is based on 150 p.s.i. and soil bearing pressure of 2,500 lb./sq. ft. Additional backing may be required in some areas as directed by engineer.

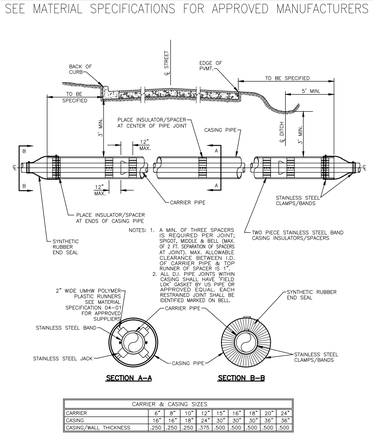
REACTION BACKING TABLE					
REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING					
	TYPE OF FITTINGS				
SIZE	TEE OR PLUG/CAP	90°	45°	22 1/2°	11 1/4°
2"	1	1	1	1	1
3"	1	1	1	1	1
4"	2	2	1	1	1
6"	3	3	2	1	1
8"	5	5	3	2	1
12"	10	10	5	3	2

SEWER FORCE MAIN THRUST BLOCKING DETAIL

N.T.S.

SD-1 18

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



NOTES: 1. A MIN. OF THREE SPACERS (3) REQUIRED PER JOINT. SPIGOT, MIDDLE & BELL (MAX. 2 FEET FROM EACH BELL END AT JOINT) MAX. ALLOWABLE CLEARANCE BETWEEN I.D. OF CARRIER PIPE & TOP RUNNER OF SPACER IS 1/2".
2. ALL PIPE MATERIALS WITHIN CASING SHALL HAVE "FIELD LOK" GASKET BY US PIPE OR APPROVED EQUAL. EACH GASKET MATERIAL SHALL BE IDENTIFIED MARKED ON BELL.

CARRIER & CASING SIZES								
CARRIER	6"	8"	10"	12"	15"	16"	20"	24"
CASING	14"	16"	18"	24"	30"	30"	36"	36"
CASING/WALL THICKNESS	.250	.250	.250	.375	.500	.500	.500	.500

JACK & BORE UNDER ROADWAY DETAIL

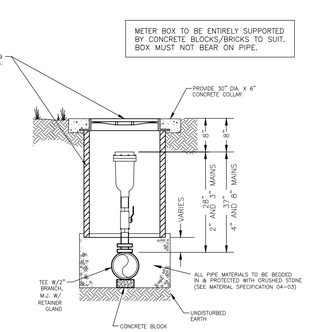
N.T.S.

SD-1 19

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

METER BOX TO BE ENTIRELY SUPPORTED BY CONCRETE BLOCKS/BRICKS TO SUIT. BOX MUST NOT BEAR ON PIPE.



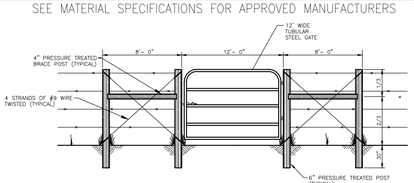
PVC FORCE MAIN NOTES:
1. SEWER FORCE MAIN SHALL BE WRAPPED WITH DETECTABLE UNDERGROUND WARNING TAPE LABELED "CAUTION FORCE MAIN BELOW". SEE MAT. SPEC. 03-09 FOR APPROVED MFGS.
2. TRACE WIRE, NO. 12 AWG, SINGLE CONDUCTOR, INSULATED COPPER WIRE SHALL BE INSTALLED UNDER THE PVC SEWER FORCE MAIN. ALL WIRE CONNECTIONS SHALL BE MADE USING A BURNDY CRIMP CONNECTOR. TRACER WIRE SHALL BE ACCESSIBLE FOR LOCATING DEVICES AT VALVES AND AIR VAC. RELEASE VALVE BOXES.

SEWER FORCE MAIN AIR AND VACUUM RELEASE VALVE ASSEMBLY

N.T.S.

SD-1 20

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



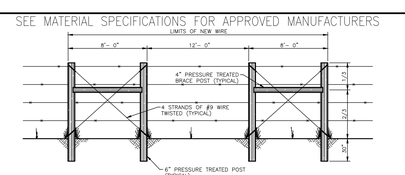
NOTES: 1. H-brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

FARM GATE INSTALLATION DETAIL

N.T.S.

SD-1 21

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

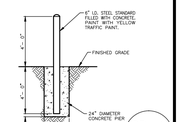


NOTES: 1. H-brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

BARBED WIRE FENCE CROSSING REPAIR DETAIL

N.T.S.

SD-1 22



GUARDPOST DETAIL

N.T.S.

SD-1 23

SEWER DETAILS

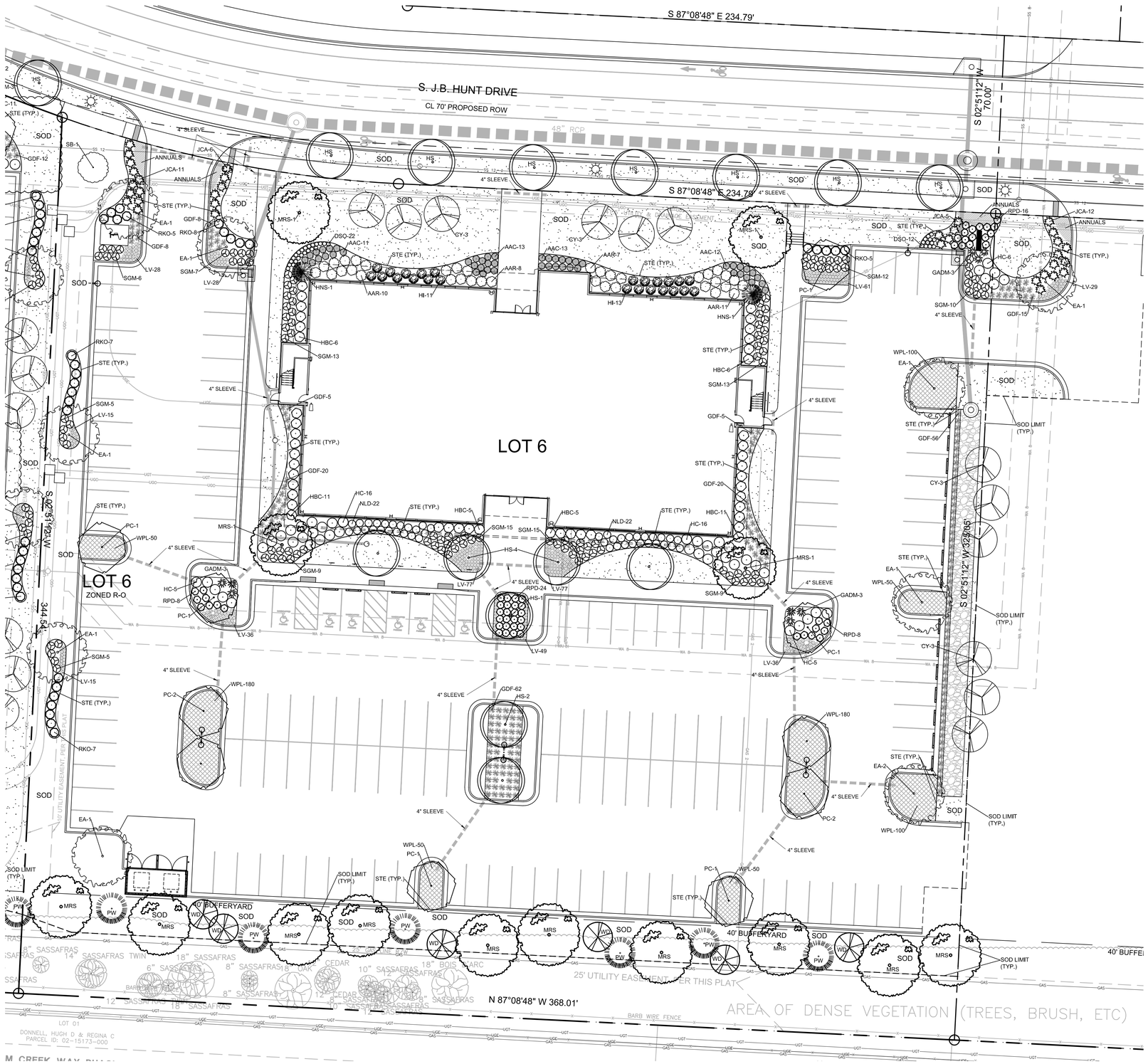
REVISED 05/08/2012

RWU ROGERS WATER UTILITIES

P.O. DRAWER 338
OFFICE - 601 SOUTH 2ND ROGERS, ARKANSAS
72757-0338

DRAWN BY: DDS	DATE: REV. AUG./2007	SHEET NO. SD-1
CHECKED BY: EB	PROJECT NUMBER: STANDARD SEWER DETAILS	

SD-1-2012.DWG



TREE LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
CY	CHERRY, YOSHINO PRUNUS YEDOENSIS	2.0" CAL 8'-10' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
EA	ELM, ALLEE ULMUS PARVIFOLIA VAR. 'EMER II'	2.5" MIN CAL 12'-14' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND.
HNS	HOLLY, NELLIE R. STEVENS ILEX X VAR. 'NELLIE R. STEVENS'	1.5" CAL 7'-8' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES WITH BRANCHES FULL TO GROUND LEVEL.
HS	HONEYLOCUST SHADEMASTER GLEDITSIA TRIANCANTHOS VAR. 'SHADEMASTER'	2.5" CAL 10'-12' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND.
MRS	MAPLE, RED SUNSET ACER RUBRUM VAR. 'RED SUNSET'	2.5" CAL 10'-12' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND.
PC	PISTACHE, CHINESE PISTACIA CHINENSIS	2.5" CAL 10'-12' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
PW	PINE, WHITE PINUS STROBUS	1.0"-1.5" CAL 8' HT	TREES WITH POSITVIE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±5.0' FROM GROUND.
SB	SERVICEBERRY AMELANCHIER X GRANDIFLORA VAR. 'AUTUMN BRILLIANCE'	1.5" CAL 7'-8' HT	MULTI-TRUNK TREE FORM ORNAMENTALS WITH FIVE 1.5" TRUNKS, MIN. FULL WELL BRANCHED CANOPIES WITH NO BRANCHES BELOW ±4.0' FROM GROUND.
WD	WHITE FLOWERING DOGWOOD CORNUS FLORIDA	2" MIN CAL 7'-8' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±3.0' FROM GROUND.

ALL TREE CALIPERS ARE TO BE MEASURED 12 INCHES ABOVE GRADE TO MEET MINIMUM SIZING REQUIREMENTS ACCORDING TO CITY OF ROGERS LANDSCAPE ORDINANCE STANDARDS.

SHRUB LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
AAC	AZALEA, AUTUMN CHIFFON AZALEA x 'ROBLED' PP#15862 ENCORE AZALEA VARIETY	12"-15" HT 12"-15" SP 3-GAL.	SPACE PLANTS ±2.5' O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
AAR	AZALEA, AUTUMN ROYALTY AZALEA x 'CONLEC' PP#10580 ENCORE AZALEA VARIETY	16"-20" HT 14"-16" SP 5-GAL.	SPACE PLANTS ±4.0' O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
HBC	HOLLY, BENNETT'S COMPACT ILEX CRENATA VAR. 'BENNETT'S COMPACTA'	18"-24" HT 16"-20" SP 5-GAL.	SPACE PLANTS ±3' O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
HC	HOLLY, CARISSA ILEX CORNUTA VAR. 'CARISSA'	16"-18" HT 16"-18" SP 5-GAL.	SPACE PLANTS ±3.5'-4.0' O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
HI	HYDRANGEA, INCREDIBALL HYDRANGEA ARBORESCENS VAR. 'ABETWO'	18"-24" HT 16"-20" SP 5-GAL.	SPACE PLANTS ±4.0' O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
NLD	NINEBARK, LITTLE DEVIL® PHYSOCARPUS OPULIFOLIOUS VAR. 'DONNA MAY'	18-20" HT 16"-18" SP 5-GAL.	SPACE PLANTS 36" O.C. IN MASS PLANTING AREAS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
RKO	ROSE, KNOCK OUT ROSA 'RADRAZZ' PP#11836 CPBR#0993	16"-18" HT 16"-18" SP 3-GAL.	SPACE PLANTS ±4.0' O.C. O.C. IN MASS PLANTING AREAS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
RPD	ROSE, PINK DRIFT ROSA SP VAR. 'MEIJOCOS'	12"-15" HT 12"-15" SP 3-GAL.	SPACE PLANTS ±3'-0" O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
SGM	SPIREA, GOLDMOUND SPIREA X BUMALDA VAR. 'GOLDMOUND'	12"-15" HT 12"-15" SP 3-GAL.	SPACE PLANTS ±3' O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.

GROUNDCOVER LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
JCA	JUNIPER, COMPACT ANDORRA JUNIPEROUS HORIZONTALIS VAR. 'PLUMOSA COMPACTA'	8"-10" HT 15"-18" SP 3-GAL.	SPACE PLANTS ±3.5'-4.0' O.C. IN CLUSTERS. FULL WELL BRANCHED PLANTS.
LV	LIRIOPE, VARIEGATA LIRIOPE MUSCARI VAR. 'VARIEGATA'	6" POTS	SPACE PLANTS 15" O.C IN GROUND COVER AREAS.
WPL	WINTERCREEPER, PURPLELEAF EUONYMUS FORTUNEI VAR. 'COLORATUS'	6" POTS	SPACE PLANTS ±2.5' O.C. IN GROUND COVER MASSES. SHRUB SELECTIONS WITH FULL, DENSE BRANCHING AND UNIFORM SHAPE.

PERENNIAL AND ANNUAL LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
ANNUALS	SEASONAL SELECTIONS	4" POTS	SPACE ANNUALS FOR FULL COVERAGE IN ANNUAL AREAS. ±8"-12" AVE. FOR EST. PURPOSES. PRESENT AVAILABLE SELECTIONS.
DSO	DAYLILLY, STELLA DE ORO HEMEROCALLIS FULVA VAR. 'STELLA DE ORO'	8" POTS	SPACE PLANTS 18" O.C IN GROUND COVER AREAS.

ORNAMENTAL GRASS LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
GADM	GRASS, ADAGIO DWARF MAIDEN MISCANTHUS SINENSIS VAR. 'ADAGIO'	16-18" HT 16-18" SP	SPACE PLANTS ±36"-48" O.C. IN MASS PLANTING AREAS. FULL GRASS SELECTIONS WITH UNIFORM SHAPE.
GDF	GRASS, DWARF FOUNTAIN PENNISETUM ALOPECURIODES VAR. 'HAMELN'	14-16" HT 12"-14" SP	SPACE PLANTS ±2.5' O.C. IN MASS PLANTING AREAS. FULL GRASS SELECTIONS WITH UNIFORM SHAPE.

TURF MATERIALS LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
SOD	SHADEKING 1 ZOYSIA	SQ. YD.	SOLID SOD ALL INDICATED AREAS WITH CLOSE KNIT JOINTS.

LANDSCAPE REQUIREMENT

REQUIRED	* PROVIDED
(1) TREE OR SHRUB PROVIDED FOR EACH 2,000 SF: 120,661 SF/2,000 = 60 TREES OR SHRUBS	2.5" SHADE TREES = 29 1.5" ORNAMENTAL TREES = 17 5 GAL. SHRUBS = 185 TOTAL: 231
* DOES NOT INCLUDE STREET TREES OR BUFFER YARD TREES	

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NORTH

20 10 0 20 40
SCALE

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APPROVED BY: RCA
DATE: 11-25-2015

REVISIONS

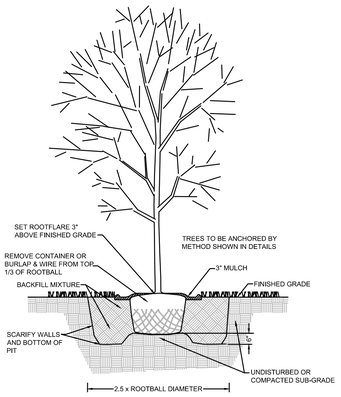
DEVELOPMENT CONSULTANTS INCORPORATED

PROJECT TITLE: THE DISTRICT - PHASE 1B - LOT 6
ROGERS, ARKANSAS

SHEET TITLE: LANDSCAPE PLAN

PROJECT NO: 15-161

SHEET NO: L1.01

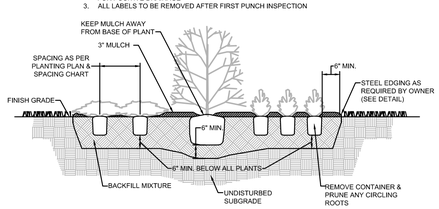


SECTION

1 TREE PLANTING DETAIL

N.T.S.

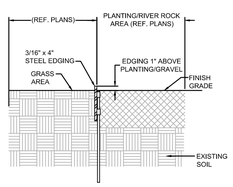
NOTES:
1. PLANTING BED TO BE COMPLETELY OVER-EXCAVATED & FILLED W/ BACKFILL MIXTURE
2. BEFORE LAYING PLANTING MIXTURE, SCARIFY SUBGRADE IN THE DIRECTION OF SLOPE FOR POSITIVE DRAINAGE
3. ALL LABELS TO BE REMOVED AFTER FIRST PUNCH INSPECTION



SECTION

2 PLANTING BED DETAIL

N.T.S.

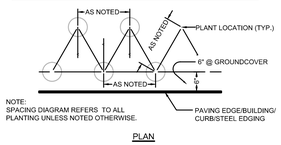


SECTION

3 STEEL EDGING AT PLANTING/GRAVEL

N.T.S.

PLANT QUANTITY CALCULATION		EXAMPLE FOR 100 SQ FT. AREA @ 2' O.C. SPACING
SQUARE SPACING:	AREA (IN SQ FT.) / SPACING² (IN FEET)	100 / 2² = 25 QTY
TRIANGULAR SPACING:	AREA (IN SQ FT.)/0.86 / SPACING² (IN FEET)	100/0.86 / 2² = 29 QTY

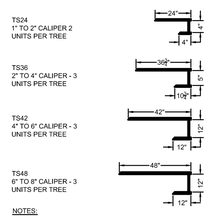


NOTE:
SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE.

PLAN

4 TRIANGULAR SPACING DETAIL

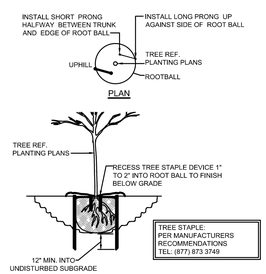
N.T.S.



NOTES:
1. DETERMINE THE PROPER SIZE TREE STAPLE DEVICE BY MEASURING THE DEPTH OF THE ROOT BALL, BACKFILL MIX, AND DRAINAGE GRAVEL, PLUS ADDING 12"-18" INTO UNDISTURBED SUBGRADE. ROUND UP TO THE NEXT SIZE IF NECESSARY.
2. IN EXTREME WIND AND/OR LOOSE SOIL CONDITIONS, USE THREE TREE STAPLE DEVICES PER TREE AND/OR ROUND UP TO THE NEXT SIZE.

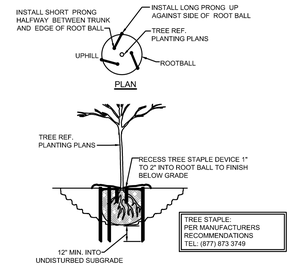
5 TREE STAPLE SIZE AND QUANTITY GUIDE

N.T.S.



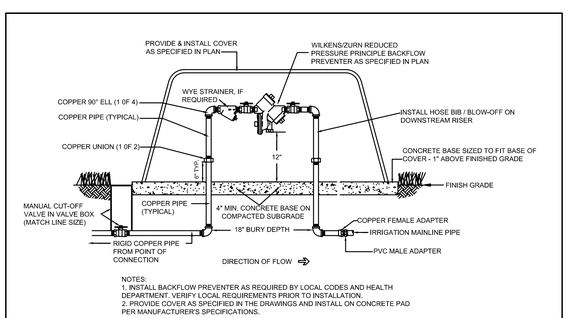
6 TREE STAPLE - TWO STAPLE DETAIL

N.T.S.



7 TREE STAPLE - THREE STAPLE DETAIL

N.T.S.



NOTES:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
2. PROVIDE COVER AS SPECIFIED IN THE DRAWINGS AND INSTALL ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS.

BACKFLOW PREVENTER & ENCLOSURE - CLASS 2

OTHER MATERIALS

ITEM	REMARKS
STEEL EDGING (STE)	SEE PLAN FOR LOCATIONS. DO NOT INSTALL ALONG BACK OF CURBS OR SIDEWALKS, USE PRE- FABRICATED, COMMERCIAL GRADE, STEEL EDGING PRODUCT. 3/16"x4" SIZE STEEL BANDS WITH DARK GREEN OR BLACK RUST RESISTANT PAINTED FINISH AND MFRS. STAKES & ACCESSORIES.
MULCH	SHREDDED HARDWOOD BARK MULCH, 3 INCH MINIMUM LAYER DEPTH IN ALL GROUND COVER AND ANNUAL BED AREAS. REMOVE ALL OTHER DEBRIS.
WEED BARRIER	INSTALL COMMERCIAL GRADE WEED BARRIER FABRIC UNDER MULCH IN SHRUB BED AND GRAVEL SURFACED AREAS (ONLY IN THE AREAS WITH PLANTS ON THE SHRUB LIST NOT IN THE GROUNDCOVER OR PERENNIAL BEDS.) FABRIC TO BE MINIMUM WEIGHT OF 3.0 OZ. PER SQUARE YARD, NON-WOVEN SYNTHETIC MATERIAL. TUCK ALL EDGES 6 INCHES MINIMUM INTO SOIL AT CURBS AND STEEL EDGING.
TOPSOIL	SEE SPECIFICATIONS FOR SOIL PREPARATION FOR REQUIREMENTS REGARDING TOPSOIL, AMENDMENTS, SOIL PREPARATION, AND SOIL CONDITIONING. FOR PRICING PURPOSES ASSUME THE FOLLOWING SOIL AMENDMENTS (PER CUBIC YARD): 85% BY VOLUME TOPSOIL 15% BY VOLUME COMPOST ¾ POUNDS AMMONIUM SULFATE ¾ POUND TRIPLE SUPER PHOSPHATE ¾ POUND AGRICULTURAL GYPSUM ¾ POUND POTASSIUM SULFATE TOPSOIL DEPTH FOR SODDED AREAS = 4 INCHES TOPSOIL DEPTH FOR SEEDED AREAS = 3 INCHES

LANDSCAPE NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO INITIATING WORK ON THE SITE.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY COORDINATION PLAN AND VERIFY PLANT EXCAVATIONS WITH UTILITY PLANS AND INSTALLED FIELD LOCATIONS OF NEW UTILITIES.
4. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGE OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
5. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
6. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
8. CONTRACTOR SHALL PROVIDE SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS, RECOMMENDATIONS FOR TOPSOIL PREPARATION, SOIL AMENDMENTS, AND BACK FILL MIX. SUBMIT SOILS ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS AND ON GRADE SOILS.
9. TOPSOIL SHALL BE FREE OF STONES, ROOTS AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH. REF. SPECS.
10. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
11. IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE.
12. REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
13. THE NUMBER PLANTS OR INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES. TREE LOCATIONS ARE DIAGRAMMATIC.
14. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN FIELD USING COLORED FLAGS FOR EACH DIFFERENT TREE SPECIES FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. L.A. RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
15. ALL PLANT MATERIALS MUST BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL, PRIOR TO DELIVERY OR INSTALLATION.
16. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO FINAL ACCEPTANCE.
17. COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF THE WORK.

SODDING OF DISTURBED AREAS

AREAS & LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. ALSO EXCAVATE & REMOVE ANY REMAINING TURF & SOIL TO A 4" MINIMUM DEPTH WITHIN NEW SOD AREAS WHERE NECESSARY. HAND EXCAVATION REQUIRED WITHIN DRIP LINES OF TREE AREAS. DO NOT DAMAGE EXISTING ROOTS.

IRRIGATION SYSTEM REQUIRED

CONTRACTOR TO PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR ALL PROPERTY & ADJACENT R.O.W. AREAS, ACCORDING TO "LANDSCAPE IRRIGATION SYSTEM PERFORMANCE SPECIFICATION." SYSTEM WILL REQUIRE PROVIDING BACKFLOW PREVENTER, PERMITTING, POWER CONNECTION, ETC. COORDINATE LOCATION OF CONTROLLER WITH OWNER, GENERAL AND ELECTRICAL CONTRACTOR. IRRIGATION SLEEVING AND WATER METER TO BE PROVIDED BY GENERAL CONTRACTOR. SEE UTILITY COORDINATION PLAN FOR SLEEVING INFORMATION.

MAINTENANCE & WARRANTY

CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE & IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ALSO PROVIDE ONE YEAR WARRANTY FOR ALL LANDSCAPE & IRRIGATION WORK FROM THE DATE OF FINAL ACCEPTANCE.

IRRIGATION SLEEVING

IRRIGATION SLEEVING TO BE PROVIDED BY GENERAL CONTRACTOR. SLEEVES SHOWN ARE FOR THE LANDSCAPE IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL SLEEVES SHALL BE SCHEDULE 40 PVC, BURIED 18 INCHES BELOW FINISH GRADE, AND EXTENDING 12 INCHES BEHIND CURBS AND OTHER PAVING EDGES. INSTALL PULL CHORDS AND TIE OFF WITH METAL POST AT EACH END.TRENCHES MUST BE BACKFILLED AND COMPACTED TO SUBGRADE STANDARDS.

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APPROVED BY: RCA
DATE: 11-25-2015

REVISIONS

DEVELOPMENT CONSULTANTS INCORPORATED

PROJECT TITLE: THE DISTRICT - PHASE 1B - LOT 6
ROGERS, ARKANSAS

SHEET TITLE: LANDSCAPE NOTES & DETAILS

PROJECT NO: 15-161

SHEET NO: L1.02