CIVIL PLANS

FIELDS AT PINNACLE
3070 S CHAMPIONS DR.

ROGERS

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED CEI ENGINEERING ASSOCIATES, INC.

3108 SW REGENCY PARKWAY
SUITE 2
BENTONVILLE, AR 72712

B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS, IF APPLICABLE, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

C. 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.

D. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

E. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

F. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL 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. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

G. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

H. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

I. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

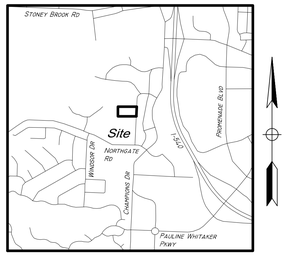
BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" WHICH ARE AREAS OF 0.2% CHANCE FLOOD AND NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.

MAP NUMBER: 05007C0265K
MAP REVISED: JUNE 05, 2012

SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 02°33'01" E 980.91' FROM THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 20; THENCE N 88°15'35" W 646.80'; THENCE A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 153.73', WITH A RADIUS OF 340.00', WITH A CHORD BEARING OF N 75°18'25" W, WITH A CHORD LENGTH OF 152.42'; THENCE N 62°21'07" W 592.61'; THENCE N 02°33'21" E 356.38'; THENCE N 48°49'42" E 235.30'; THENCE S 87°33'53" E 212.24'; THENCE N 03°30'30" E 278.54'; THENCE S 89°19'40" E 928.22'; THENCE S 02°19'28" W 299.96'; THENCE S 64°19'12" E 17.96'; THENCE S 02°33'01" W 795.66' TO THE POINT OF BEGINNING AND CONTAINING 28.47 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF CHAMPIONS DRIVE ON THE EAST SIDE AND TO ANY OTHER EASEMENTS OR RIGHTS OF WAY OF RECORD.



Vicinity Map

NOT TO SCALE

CLIENT CONTACT

CHAD HATFIELD
HATFIELD PROPERTIES, LLC
3401 SW F STREET STE 1
(479)-619-6334

CEI CONTACT

JACOB SHY
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479)-273-9472

NOTE TO CONTRACTOR:
A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

NOTE TO CONTRACTOR:
A PRE-CONSTRUCTION MEETING WITH ROGERS PLANNING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE I EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE MEETING AND A REDUCED SET OF APPROVED CONSTRUCTION PLANS (11x17) WILL BE REQUIRED.

PLAN INDEX:

C0.00 COVER SHEET
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C3.00 SITE PLAN
C3.01 SOUTH SITE PLAN
C4.00 GRADING PLAN
C4.10 DRAINAGE PLAN
C4.20 STORM PROFILES 1
C4.21 STORM PROFILES 2
C5.00 EROSION CONTROL PLAN
C6.00 UTILITY PLAN
C6.10 SANITARY PROFILE 1
C6.11 SANITARY PROFILE 2
C6.12 SANITARY PROFILE 3
C7.00 LANDSCAPE PLAN
C7.01 TREE PRESERVATION PLAN
C8.00 DETAIL SHEET 1
C8.01 DETAIL SHEET 2
C8.02 DETAIL SHEET 3
C8.03 DETAIL SHEET 4
C8.04 DETAIL SHEET 5
C8.05 CITY OF ROGERS DETAIL SD-1
C8.06 CITY OF ROGERS DETAIL WD-1
C8.07 CITY OF ROGERS DETAIL WD-2
C9.00 PHOTOMETRIC PLAN

RESOURCE LIST:

ROGERS PLANNING & TRANSPORTATION DEPT.
301 W. CHESTNUT STREET
ROGERS, AR 72756
(479) 621-1186
STEVE GLASS

ROGERS WATER UTILITIES
P.O. BOX 338
601 SOUTH SECOND STREET
ROGERS, AR 72757
(479) 936-5425
EARL RAUSCH

COX CABLE COMPANY
4901 SOUTH 48TH ST.
SPRINGDALE, AR 72762
(479) 717-3608
DOUG ELLISON

AT&T
P.O. BOX 7449
SPRINGDALE, ARKANSAS 72766
(479) 442-5173
BRYAN WILLIAMS
AW9156@ATT.COM

CARROLL ELECTRIC COOPERATIVE CORPORATION
BENTONVILLE, AR 72712
(479) 721-3854
RUSTY JENNINGS
RJENNINGS@CARROLLECC.COM

WASTE MANAGEMENT
P.O. BOX 1310 11979 ARBOR ACRES ROAD
SPRINGDALE, ARKANSAS 72764
(479) 443-5558
STEVE BROOKS

OWNER
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CHAD HATFIELD
(479) 619-6334

ROGERS INSPECTION DEPARTMENT
201 WEST ELM STREET
ROGERS, AR 72756
(479) 621-1100
MIKE ROUSE

STORMWATER
CITY OF ROGERS
301 W. CHESTNUT STREET
ROGERS, AR 72756-9256
(479) 621-1186
LANCE JOBE

ROGERS FIRE DEPARTMENT
201 NORTH FIRST STREET
ROGERS, AR 72756
(479) 621-1179
TOM JENKINS, FIRE CHIEF

SOURCE GAS
KENNETH PETERS
219 N. 3RD ST
ROGERS, AR 72757
(479) 636-1759 EXT 6021

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 S.W. REGENCY PARKWAY, SUITE 2 (479)273-9472
BENTONVILLE, AR 72712 FAX (479)273-0844

CERTIFICATE OF AUTHORIZATION
C E I Engineering Associates, Inc.
No. 118
ARKANSAS SURVEYING

Arkansas * California * Georgia * Louisiana * Minnesota * Pennsylvania * Texas

POLK STANLEY WILCOX
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2411 Fayetteville Rd., Suite B
Van Buren, AR 72958

MEP
Core States Group
1700 W. Industrial Dr.
Rogers, AR 72756

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 6672
THOMAS C. OPPENHEIM
12/4/15

PSW Job Number:
707A

FIELDS AT PINNACLE
3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

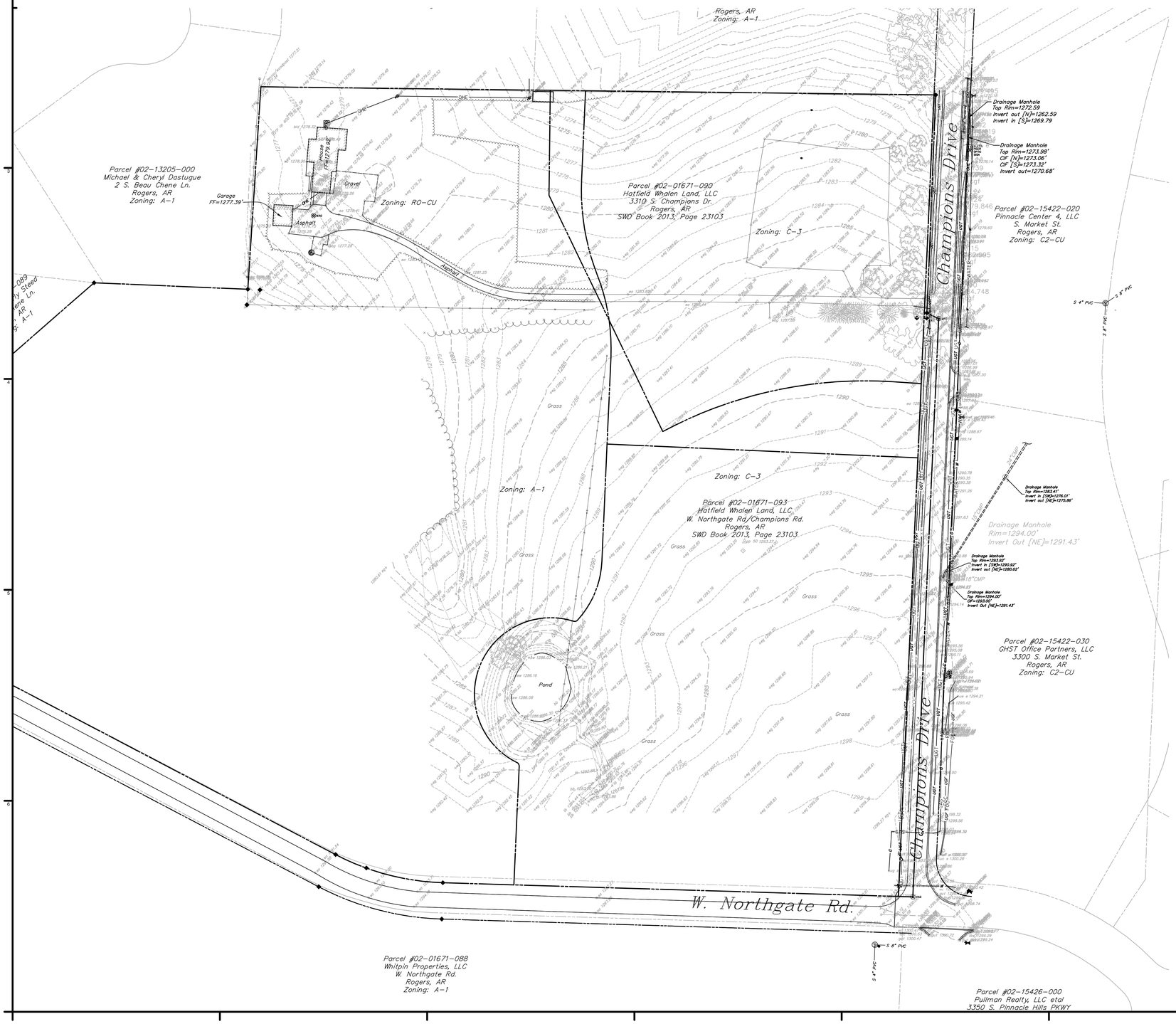
Issue Date:
12.04.15

Revisions		
Number	Date	Description

Contents:
COVER SHEET

JOB NO.: 28025
DWG NAME: 28025Rev.1
DATE 12/4/15 2:23 PM
REV-1

C0.00



0 60' 90' 120'
SCALE IN FEET

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501.372.7629 fax

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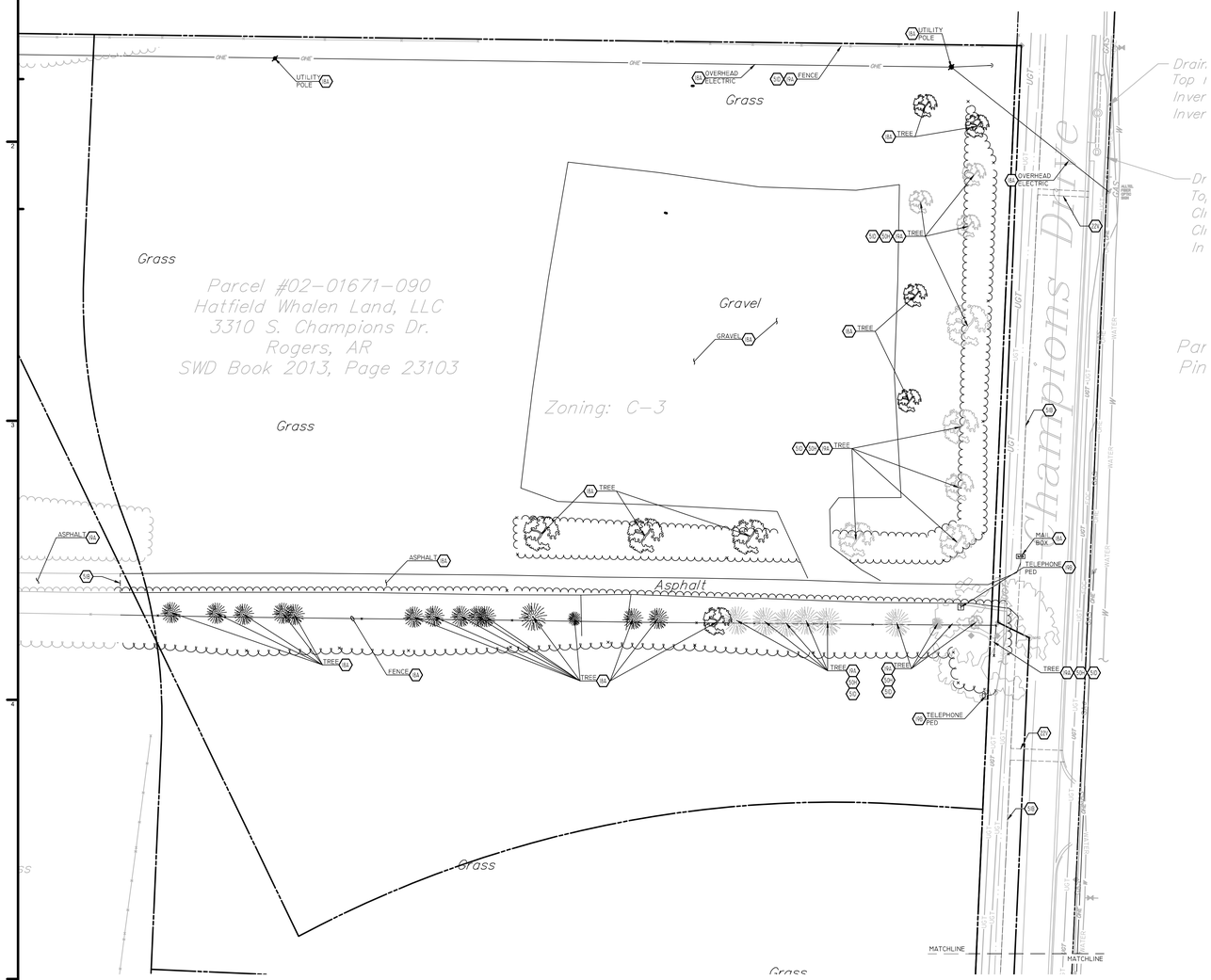
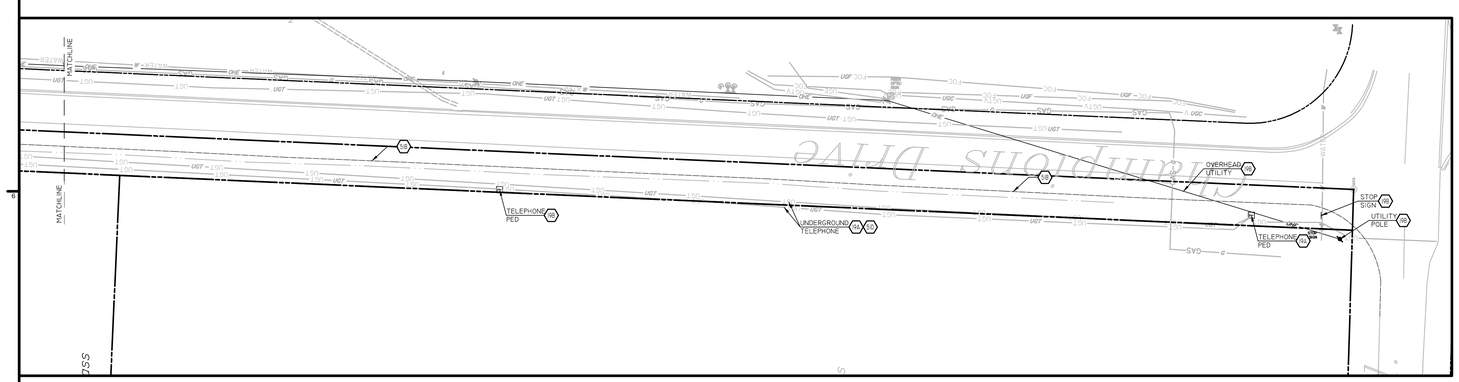
Contents:
EXISTING CONDITIONS

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

C1.00





SCALE IN FEET: 0 30' 45' 60'

Know what's **below.** **Call** before you dig.

Existing Legend

	PROPERTY LINE		RISER CABLE TV
	RIGHT-OF WAY		UNKNOWN MANHOLE
	EXISTING EASEMENT		MAILBOX
	ADJACENT PROPERTY/PARCEL LINE		SIGN
S X" MAT.	SANITARY SEWER LINE		DECIDUOUS TREE
	DRAINAGE LINE	EG	EXISTING GROUND
W X"	WATER LINE	GB	GREAT BREAK
W X"	APPROXIMATE LOCATION OF WATER LINE	BB	BOTTOM BANK
UGE	UNDERGROUND ELECTRIC LINE	TB	TOP BANK
UGF	UNDERGROUND FIBER-OPTIC LINE	TBC	TOP BACK CURB
UGC	UNDERGROUND CABLE TV LINE	GUT	GUTTER
UGT	UNDERGROUND TELEPHONE LINE	EA	EDGE OF ASPHALT
	HEDGE LINE	EC	EDGE OF CONCRETE
	FOUND REBAR (AS NOTED)	EOD	EDGE OF DIRT
	SET REBAR (LS 1759)	SW	CONCRETE SIDEWALK
	FOUND ALUM MONUMENT	ST	STRIPE SOLID
	FOUND MAG NAIL (AS NOTED)	STB	STRIPE BROKEN
	SITE BENCHMARK	STSB	STRIPE SOLID AND BROKEN
	FOUND CHISELED "X"	SMH	SEWER MANHOLE
		DEC	DECIDUOUS TREE
		CIF	CURB INLET FLOW
	GRATE INLET(SQUARE)	DMH	DRAINAGE MANHOLE
	BACKFLOW PREVENTER	GI	GRATE INLET-SQUARE
	FIRE DEPARTMENT CONNECTION		
	FIRE HYDRANT		
	WATER METER		
	WATER VALVE		
	LIGHT POLE STRAIGHT-1 LAMP		
	ELECTRICAL RISER		
	TELEPHONE RISER		
	FIBER OPTIC WARNING SIGN		

GENERAL DEMOLITION NOTES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS, IF APPLICABLE, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

B. 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.

C. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

D. ENGINEER'S NOTICE TO CONTRACTOR
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.

DEMOLITION NOTES

18A EXISTING TO BE REMOVED
19A EXISTING TO REMAIN
19B EXISTING TO BE ABANDONED
22V JACK AND BORE PER LOCAL CODES AND SPECIFICATIONS.
50H TREE PROTECTION
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 6672 THOMAS C. OPPENHEIMER 12/4/15

PSW Job Number:
707A

FIELDS AT PINNACLE
3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

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12.04.15

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Contents:
DEMOLITION PLAN

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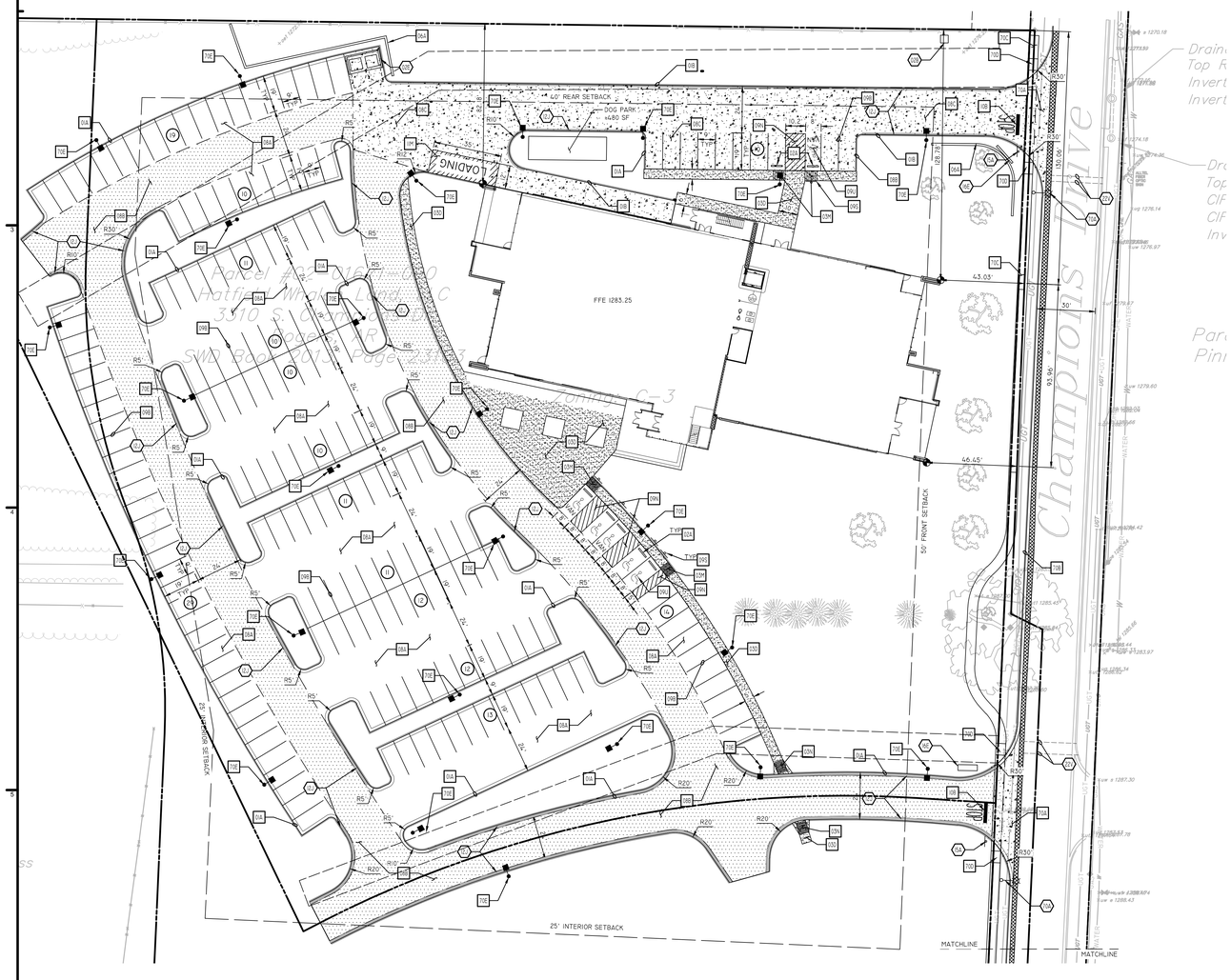
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

C2.00



SCALE IN FEET

Know what's below. Call before you dig.

Existing Legend

	PROPERTY LINE		RISER CABLE TV
	RIGHT-OF-WAY		UNKNOWN MANHOLE
	EXISTING EASEMENT		MAILBOX
	ADJACENT PROPERTY/PARCEL LINE		SIGN
S X" MAIN	SANITARY SEWER LINE		DECIDUOUS TREE
	DRAINAGE LINE	EG	EXISTING GROUND
W X"	WATER LINE	GB	GREAT BREAK
G X"	APPROXIMATE LOCATION OF WATER LINE	BB	BOTTOM BANK
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UGT	UNDERGROUND TELEPHONE LINE	EA	EDGE OF ASPHALT
	HEDGE LINE	EC	EDGE OF CONCRETE
	FOUND REBAR (AS NOTED)	EOD	EDGE OF DIRT
	SET REBAR (LS 1759)	SW	CONCRETE SIDEWALK
	FOUND ALUM MONUMENT	ST	STRIPE SOLID
	FOUND MAG NAIL (AS NOTED)	STB	STRIPE BROKEN
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	FOUND CHISELED "X"	SMH	SEWER MANHOLE
		DEC	DECIDUOUS TREE
		CIF	CURB INLET FLOW
	GRATE INLET(SQUARE)	DMH	DRAINAGE MANHOLE
	BACKFLOW PREVENTER	GI	GRATE INLET-SQUARE
	FIRE DEPARTMENT CONNECTOR		
	FIRE HYDRANT		
	WATER METER		
	WATER VALVE		
	LIGHT POLE STRAIGHT-1 LAMP		
	ELECTRICAL RISER		
	TELEPHONE RISER		
	FIBER OPTIC WARNING SIGN		

PROPOSED LEGEND

- LANDSCAPE SETBACK
- PROPERTY LINE
- RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 1A/1B OR 70B (CITY OF ROGERS CURB & GUTTER) IN RIGHT OF WAY
- AREA INLET
- GRATE INLET
- JUNCTION BOX
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
- HEAVY DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING IN ROW
- COMMERCIAL CONCRETE DRIVEWAY (CITY OF ROGERS)
- FIRE LANE STRIPING

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 1A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09N.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 9S.

F. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.

G. TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.

H. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.

I. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SITE NOTES

02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS).
02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
12J FIRE LANE STRIPING PER LOCAL CODES.
15A STOP SIGN.
16E MONUMENT SIGN (PER ARCH PLANS).
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
22V JACK AND BORE PER LOCAL CODES AND SPECIFICATIONS.
70A STREET LIGHTING PER CITY OF ROGERS STANDARD

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK
06A SEGMENTAL RETAINING WALL NOTES
08A STANDARD DUTY ASPHALT PAVING
08B HEAVY DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
09B NINETY DEGREE PARKING SPACE STRIPING
09N 90 DEGREE PARKING ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING SPACE STRIPING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL (YELLOW IN COLOR)
10B STOP BAR
11M LOADING ZONE PAVEMENT MARKING
70A CITY OF ROGERS COMMERCIAL DRIVEWAY DETAIL
70B CITY OF ROGERS CURB AND GUTTER DETAIL
70C CITY OF ROGERS SIDEWALK DETAIL
70D CITY OF ROGERS ACCESSIBLE RAMP DETAIL
70E PARKING LIGHTING (PER ELEC. PLANS)

BUILDING SETBACK REQUIREMENTS

FRONT: 50'
INTERIOR SIDE: 25'
EXTERIOR SIDE: 35'
REAR: 40'

CURRENT ZONE: C-3
PROPOSED ZONE: C-3

PARKING RATIO

	REQUIRED	PROVIDED	RATIO
STANDARD	60	176	
ADA	3	6	
TOTAL	63	182	8.67

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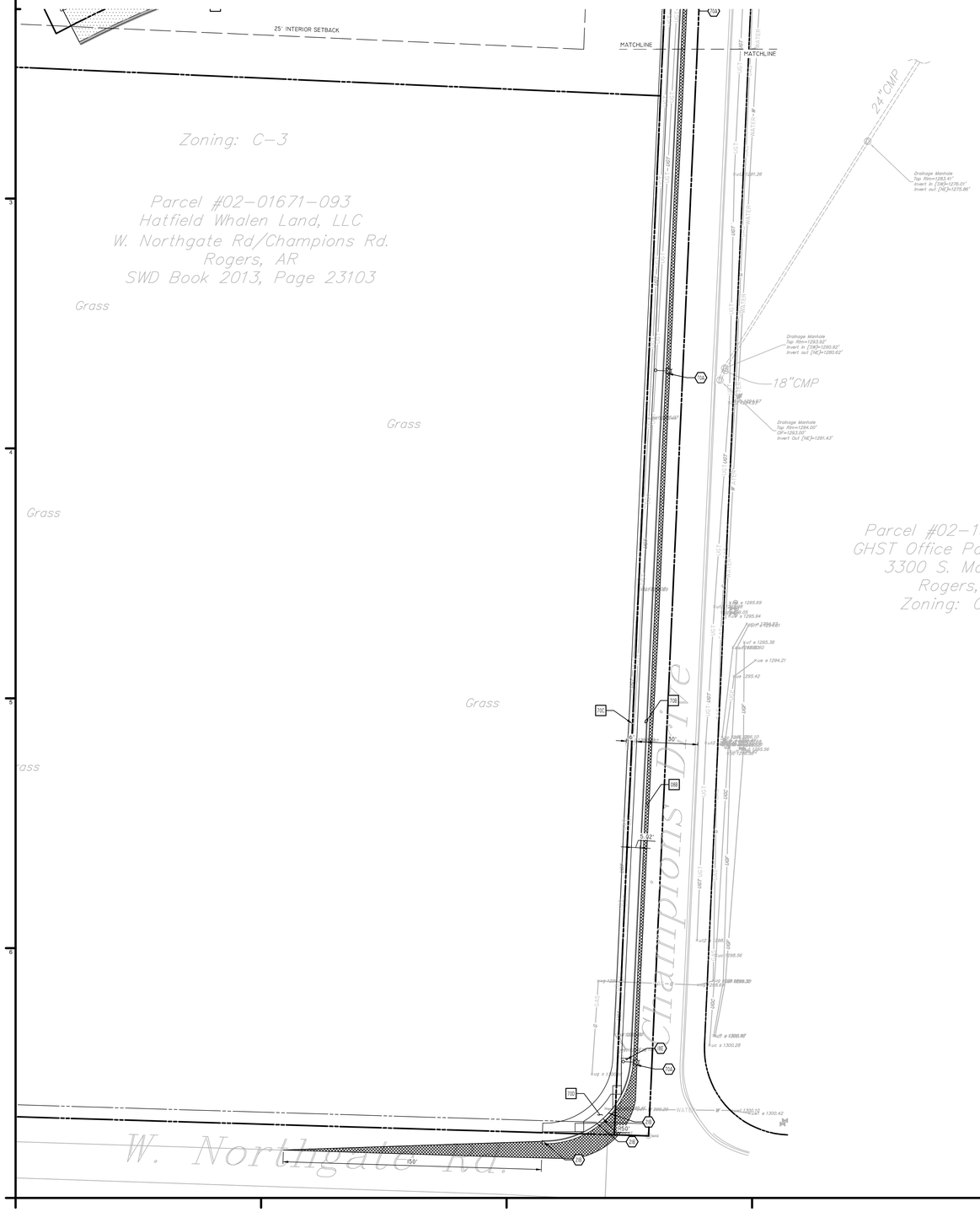
C3.00



SCALE IN FEET

0 30' 45' 60'

Know what's below. Call before you dig.

Existing Legend

	PROPERTY LINE		RISER CABLE TV
	RIGHT-OF-WAY		UNKNOWN MANHOLE
	EXISTING EASEMENT		MAILBOX
	ADJACENT PROPERTY/PARCEL LINE		SIGN
S X" MAIN	SANITARY SEWER LINE		DECIDUOUS TREE
	DRAINAGE LINE	EG	EXISTING GROUND
W X"	WATER LINE	GB	GREAT BREAK
W X"	APPROXIMATE LOCATION OF WATER LINE	BB	BOTTOM BANK
UGE	UNDERGROUND ELECTRIC LINE	TB	TOP BANK
UGF	UNDERGROUND FIBER-OPTIC LINE	TBC	TOP BACK CURB
UGC	UNDERGROUND CABLE TV LINE	GUT	GUTTER
UGT	UNDERGROUND TELEPHONE LINE	EA	EDGE OF ASPHALT
	HEDGE LINE	EC	EDGE OF CONCRETE
	FOUND REBAR (AS NOTED)	EGD	EDGE OF DIRT
	SET REBAR (LS 1759)	SW	CONCRETE SIDEWALK
	FOUND ALUM MONUMENT	ST	STRIPE SOLID
	FOUND MAG NAIL (AS NOTED)	STB	STRIPE BROKEN
	SITE BENCHMARK	STSB	STRIPE SOLID AND BROKEN
	FOUND CHISELED "X"	SMH	SEWER MANHOLE
		DEC	DECIDUOUS TREE
		CIF	CURB INLET FLOW
	GRATE INLET(SQUARE)	DMH	DRAINAGE MANHOLE
	BACKFLOW PREVENTER	GI	GRATE INLET-SQUARE
	FIRE DEPARTMENT CONNECTOR		
	FIRE HYDRANT		
	WATER METER		
	WATER VALVE		
	LIGHT POLE STRAIGHT-1 LAMP		
	ELECTRICAL RISER		
	TELEPHONE RISER		
	FIBER OPTIC WARNING SIGN		

PROPOSED LEGEND

- LANDSCAPE SETBACK
- PROPERTY LINE
- RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL IA/IB OR 70B (CITY OF ROGERS CURB & GUTTER) IN RIGHT OF WAY
- AREA INLET
- GRATE INLET
- JUNCTION BOX
- TYPICAL SITE LIGHTING (SEE LIGHTING PLAN FOR EXACT LOCTION & QUANTITY)
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
- HEAVY DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING IN ROW
- COMMERCIAL CONCRETE DRIVEWAY (CITY OF ROGERS)
- FIRE LANE STRIPING

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 1A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 8A & 8B OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09N.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 9S.

F. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.

G. TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.

H. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.

I. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

J. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.

SITE NOTES

1BE POINT OF RELOCATION
2IB TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
70A STREET LIGHTING PER CITY OF ROGERS STANDARD

SITE DETAILS

08B HEAVY DUTY ASPHALT PAVING
70B CURB AND GUTTER DETAIL
70C CITY OF ROGERS SIDEWALK
70D ACCESSIBLE RAMP DETAIL

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MEP
Core States Group
1700 W. Industrial Dr.
Rogers, AR 72756

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.6672
THOMAS C. OPPENSHAW
12/4/15

PSW Job Number:
707A

FIELDS AT PINNACLE

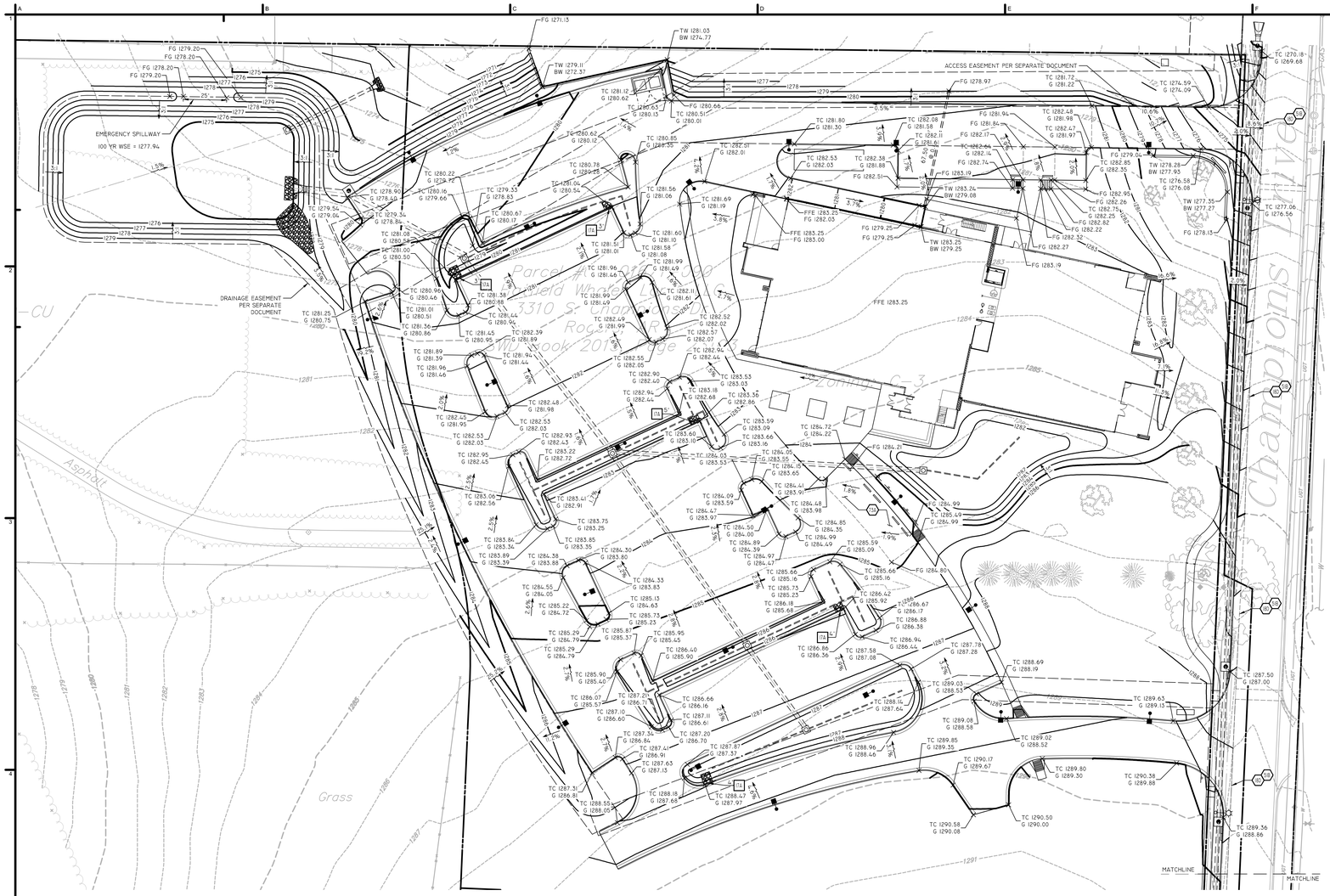
3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

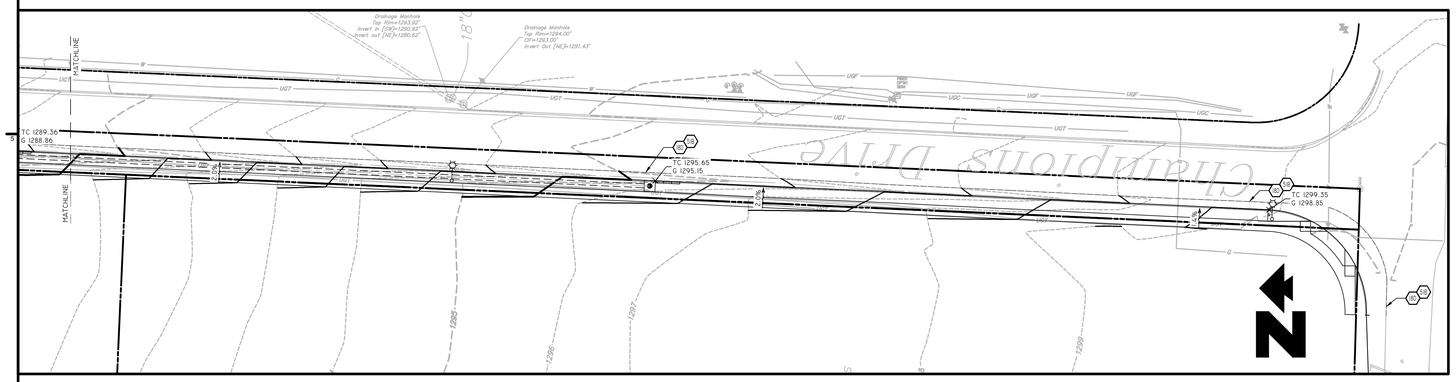
Issue Date:
12.04.15

Revisions		
Number	Date	Description

Contents:
SOUTH SITE PLAN

C3.10





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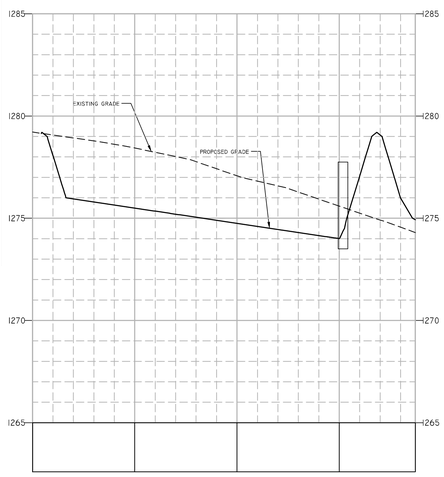

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PROPOSED LEGEND

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GENERAL GRADING NOTES

A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

B. ALL PIPES SHALL HAVE A MAXIMUM ROUGHNESS COEFFICIENT ("N") OF .013 AND SHALL MEET OR EXCEED THE PIPE MANUFACTURERS REQUIREMENTS FOR MINIMUM AND MAXIMUM COVER. CONTRACTOR SHALL REFER TO THE SITEWORK SPECIFICATION SECTION FOR STORM SEWER SYSTEMS FOR ACCEPTABLE TYPE AND MATERIAL.

C. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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.

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L. CONTRACTOR SHALL TIE ROOF DRAINS INTO STORM SYSTEM ON WEST SIDE OF BUILDING PER PLUMBING PLANS.

GRADING NOTES

18D MATCH EXISTING PAVEMENT ELEVATIONS.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
73A DO NOT EXCEED 2% SLOPE IN ADA PARKING, LANDING, AND CROSSWALK AREAS.

GRADING DETAILS

17A CURB CUT

SEE DRAINAGE PLAN (C4.1) FOR STORMWATER INFORMATION

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6672 THOMAS C. OPPENHEIM 12/11/15

PSW Job Number:
707A

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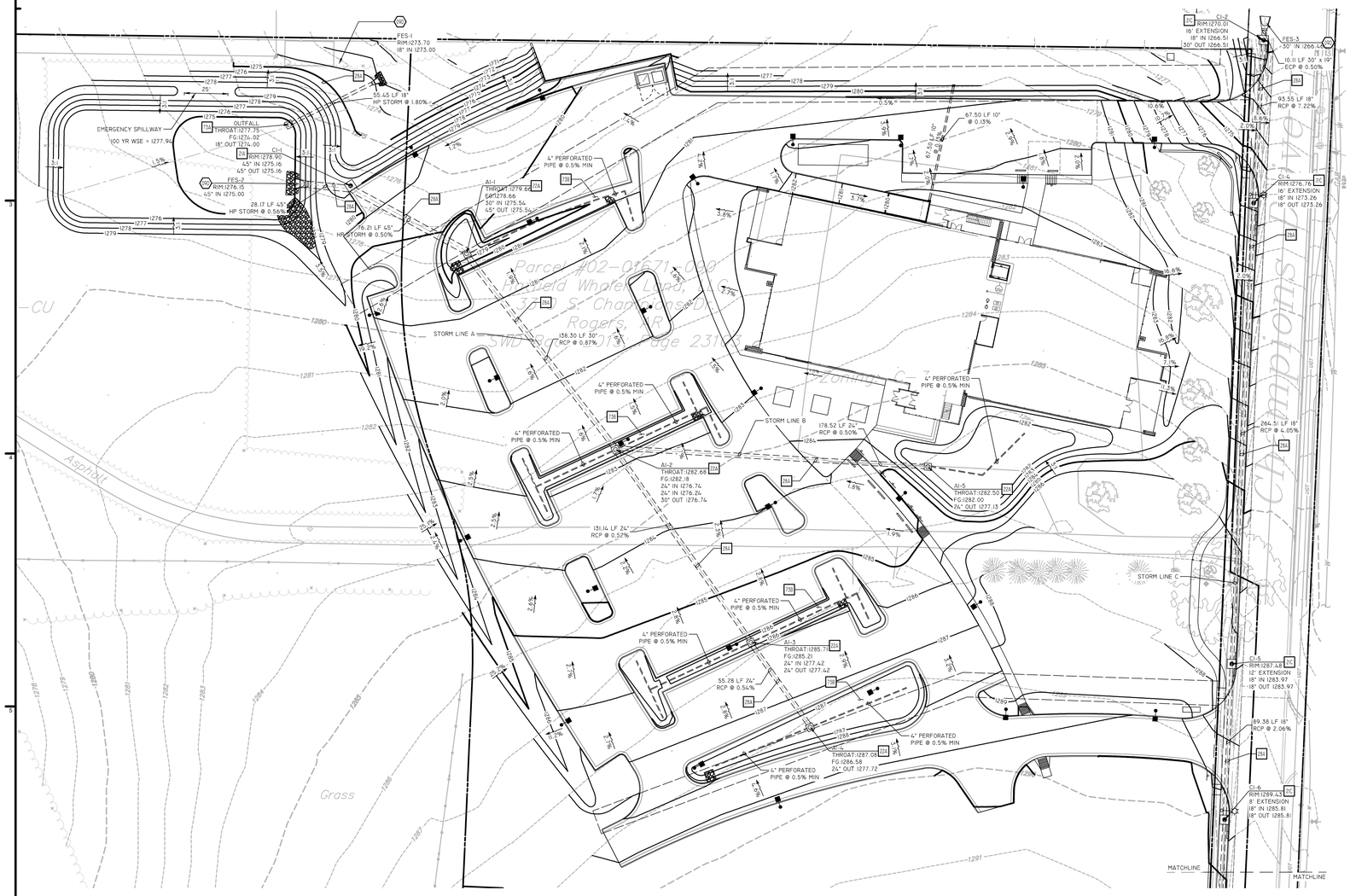
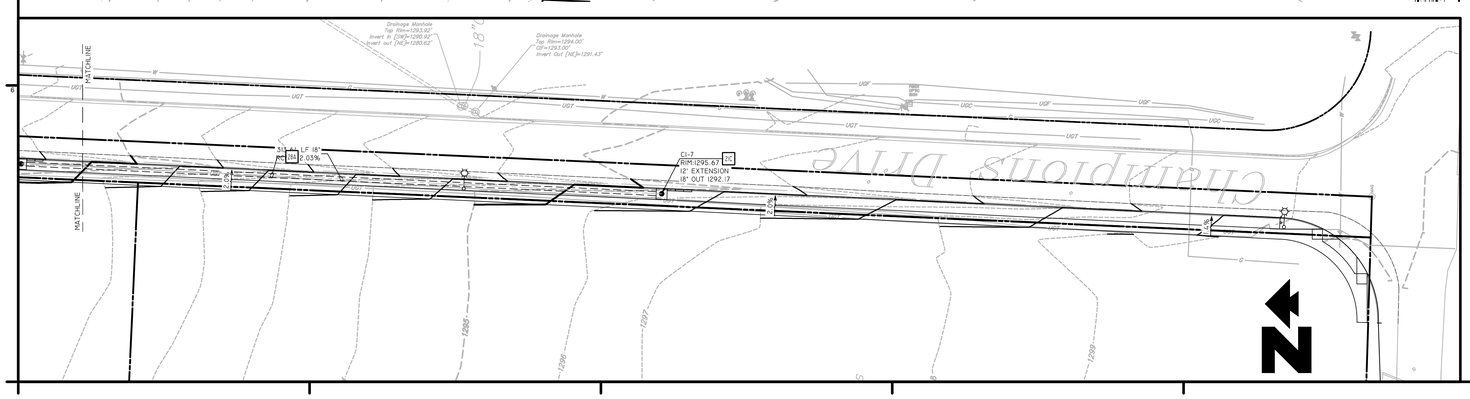
Contents:
GRADING PLAN

C4.00





N

0 30' 45' 60'
SCALE IN FEET

811
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STORMWATER NOTES

09D FLARED END SECTION.

STORMWATER DETAILS

21A CURB INLET
21C MODIFIED CURB INLET WITH EXTENDED THROAT
22A AREA INLET
28A STORM SEWER TRENCH AND BEDDING
73A STORMWATER MANAGEMENT POND DETAIL
73B BIO FILTRATION AREA

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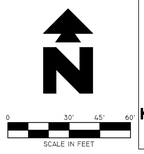
Contents:
DRAINAGE PLAN

C4.10



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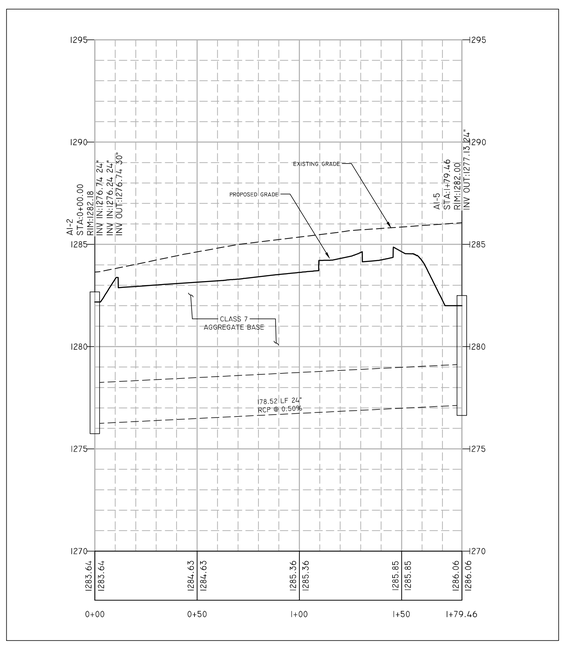
	TELEPHONE RISER		
	FIBER OPTIC WARNING SIGN		

STORM LINE B



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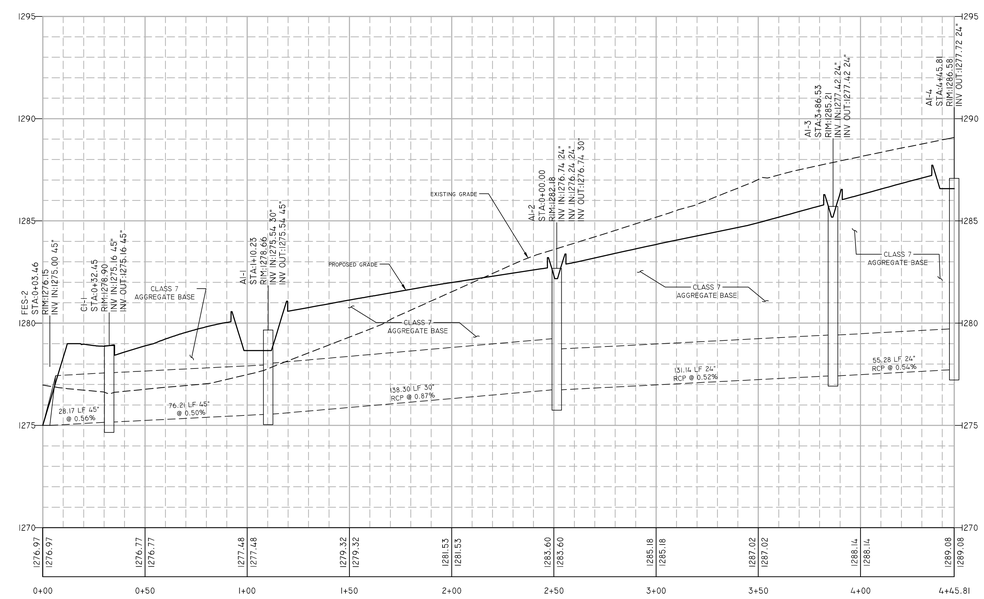

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STORM PROFILES 1

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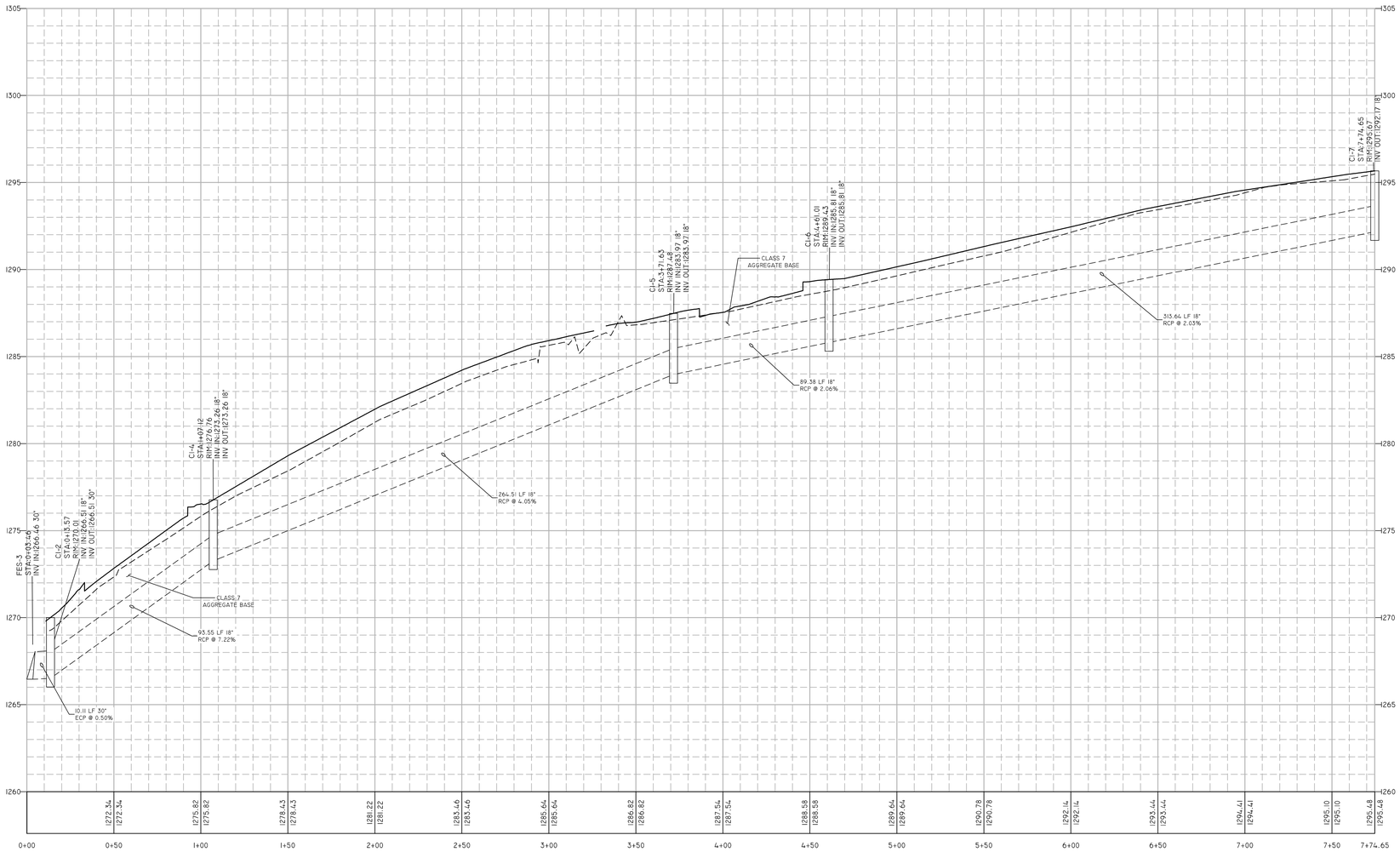
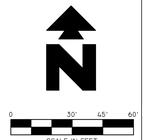
28025
PLOT25GRAD
12/4/15
2:01 PM
REV-1

C4.20

STORM LINE C





811 Know what's below. Call before you dig.

Existing Legend

PROPERTY LINE	RISER CABLE TV
RIGHT-OF-WAY	UNKNOWN MANHOLE
EXISTING EASEMENT	MAILBOX
ADJACENT PROPERTY/PARCEL LINE	SIGN
"S" MAT SANITARY SEWER LINE	DECIDUOUS TREE
DRAINAGE LINE	EG EXISTING GROUND
"W" WATER LINE	GB GREAT BREAK
"W" APPROXIMATE LOCATION OF WATER LINE	BB BOTTOM BANK
UGE UNDERGROUND ELECTRIC LINE	TB TOP BANK
UGF UNDERGROUND FIBER-OPTIC LINE	TBC TOP BACK CURB
UGC UNDERGROUND CABLE TV LINE	GUT GUTTER
UGT UNDERGROUND TELEPHONE LINE	EA EDGE OF ASPHALT
INDUSE LINE	EC EDGE OF CONCRETE
FOUND REBAR (AS NOTED)	EOD EDGE OF DIRT
SET REBAR (LS 1759)	SW CONCRETE SIDEWALK
FOUND ALUM MONUMENT	ST STRIPE SOLID
FOUND MAG NAIL (AS NOTED)	STB STRIPE BROKEN
SITE BENCHMARK	STSB STRIPE SOLID AND BROKEN
FOUND CHISELED "X"	SMH SEWER MANHOLE
	DEC DECIDUOUS TREE
	CIF CURB INLET FLOW
GRATE INLET(SQUARE)	DMH DRAINAGE MANHOLE
BACKFLOW PREVENTER	GI GRATE INLET-SQUARE
FIRE DEPARTMENT CONNECTOR	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
LIGHT POLE STRAIGHT-1 LAMP	
ELECTRICAL RISER	
TELEPHONE RISER	
FIBER OPTIC WARNING SIGN	

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6672 THOMAS C. OPPENHEIM 12/4/15

PSW Job Number:
707A

FIELDS AT PINNACLE

3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

Issue Date:

Revisions		
Number	Date	Description

Contents:
STORM PROFILES 2

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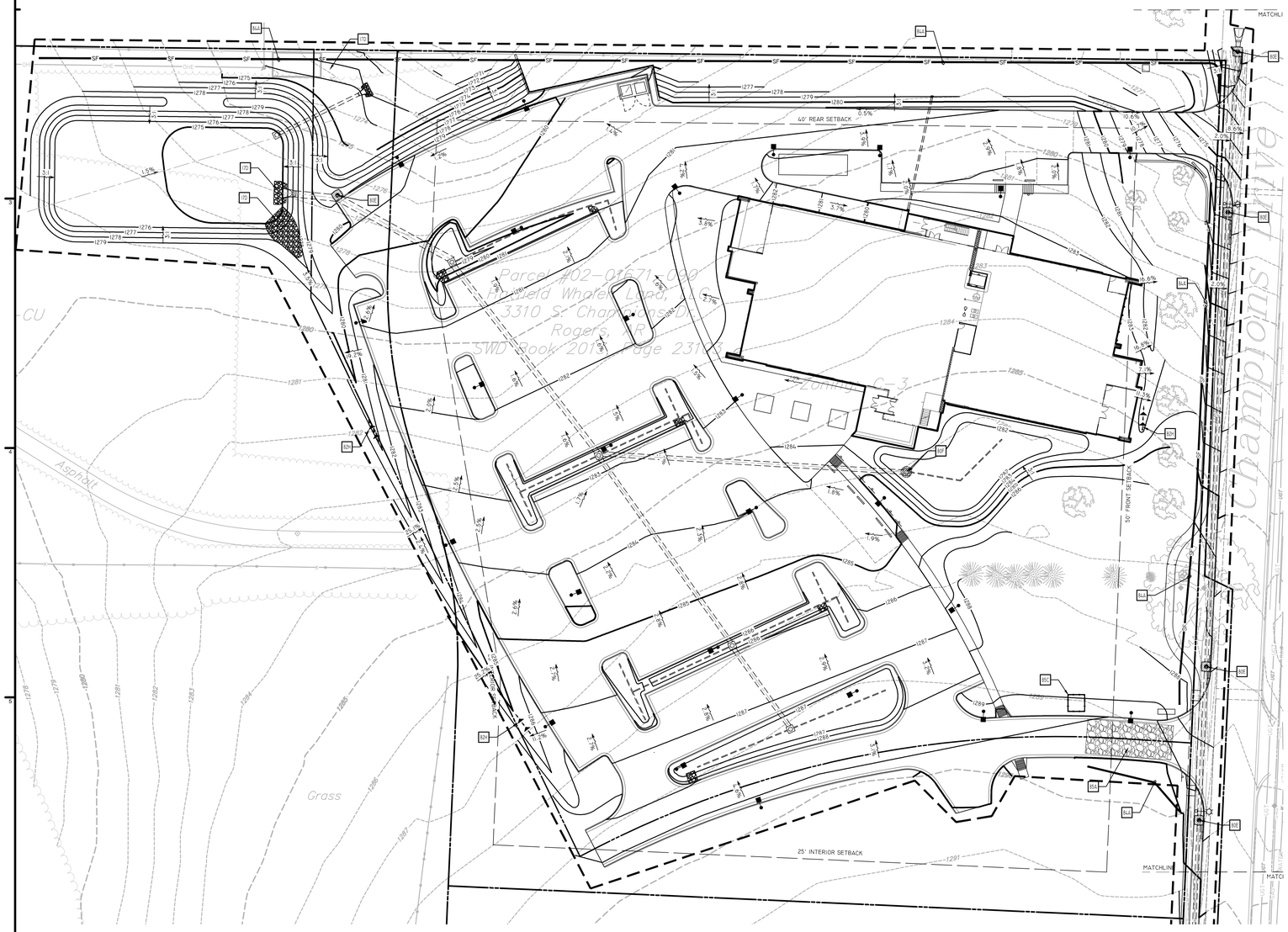

GENERAL EROSION NOTES

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.

C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

F. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 14 DAYS.

I. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE LANDSCAPING PLAN.

J. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.

K. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT AND CONSTRUCTION DEBRIS IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ALSO ANY SEDIMENT AND CONSTRUCTION DEBRIS THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.

N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

O. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.

P. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

R. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SEEDED & SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
5. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.

SEQUENCE OF CONSTRUCTION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ROCK CHECK DAMS ON THE SITE.
4. CLEAR AND GRUB THE SITE.
5. BEGIN GRADING THE SITE.
6. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED DENUDED AREAS.
8. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
9. INSTALL INLET PROTECTION DEVICES.
10. PREPARE SITE FOR PAVING.
11. PAVE SITE.
12. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
13. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

SCALE IN FEET: 0 30' 60' 80'

Know what's **below.** Call **before you dig.**

Existing Legend

PROPERTY LINE	RISER CABLE TV
RIGHT-OF-WAY	UNKNOWN MANHOLE
EXISTING EASEMENT	MAILBOX
ADJACENT PROPERTY/PARCEL LINE	SIGN
S X" MAT. SANITARY SEWER LINE	DECIDUOUS TREE
DRAINAGE LINE	EG EXISTING GROUND
W X" WATER LINE	GB GREAT BREAK
W X" APPROXIMATE LOCATION OF WATER LINE	BB BOTTOM BANK
UGE UNDERGROUND ELECTRIC LINE	TB TOP BANK
UGF UNDERGROUND FIBER-OPTIC LINE	TBC TOP BACK CURB
UGC UNDERGROUND CABLE TV LINE	GUT GUTTER
UGT UNDERGROUND TELEPHONE LINE	EA EDGE OF ASPHALT
HEDGE LINE	EC EDGE OF CONCRETE
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SET REBAR (LS 1759)	SW CONCRETE SIDEWALK
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FOUND MAG NAIL (AS NOTED)	STB STRIPE BROKEN
SITE BENCHMARK	STSB STRIPE SOLID AND BROKEN
FOUND CHISELED "X"	SMH SEWER MANHOLE
	DEC DECIDUOUS TREE
	CIP CURB INLET FLOW
GRATE INLET(SQUARE)	DMH DRAINAGE MANHOLE
BACKFLOW PREVENTER	GI GRATE INLET-SQUARE
FIRE DEPARTMENT CONNECTOR	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
LIGHT POLE STRAIGHT-1 LAMP	
ELECTRICAL RISER	
TELEPHONE RISER	
FIBER OPTIC WARNING SIGN	

PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE
- GRADE BREAK
- XXX CONTOUR ELEVATIONS
- STORM DRAIN

EROSION DETAILS

17D RIP RAP PAD
80E TEMPORARY GRAVEL CURB INLET SEDIMENT FILTER
80F TEMPORARY SILT FENCE INLET PROTECTION
82H ROCK CHECK DAMS
84A TEMPORARY SILT FENCE
85A TEMPORARY STONE CONSTRUCTION ENTRANCE
85B TEMPORARY CONSTRUCTION EXIT DRIVE THROUGH TIRE WASH.
85C TEMPORARY CONCRETE WASH OUT.

A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.

SITE INFO	
TOTAL SITE AREA	±28.48 AC / 1,240,621 SF
DISTURBED AREA	±6.61 AC / 288,075 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6672 THOMAS C. OPPENHEIMER 12/4/15

PSW Job Number:
707A

FIELDS AT PINNACLE
3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

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Revisions		
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Contents:
EROSION CONTROL PLAN

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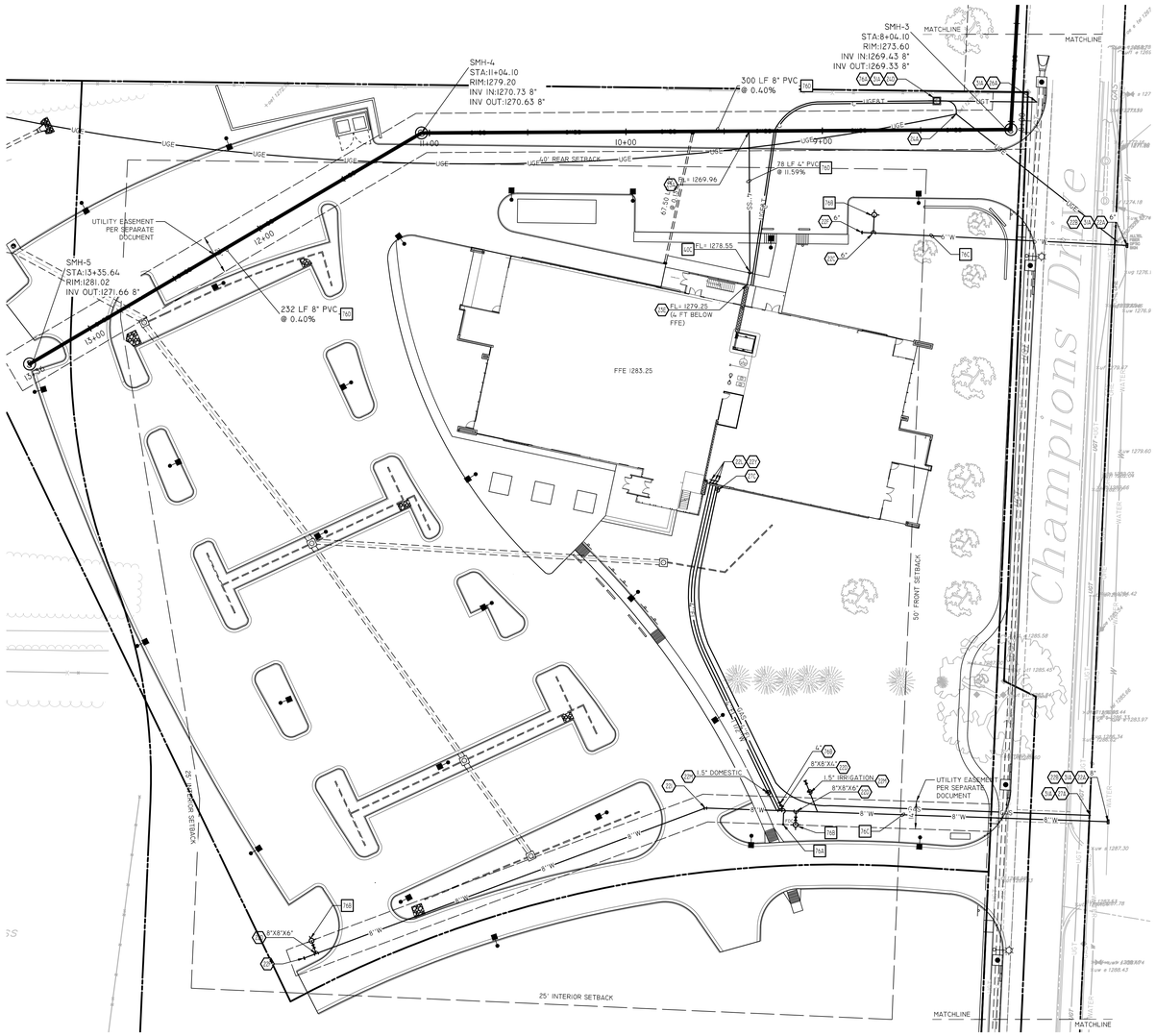

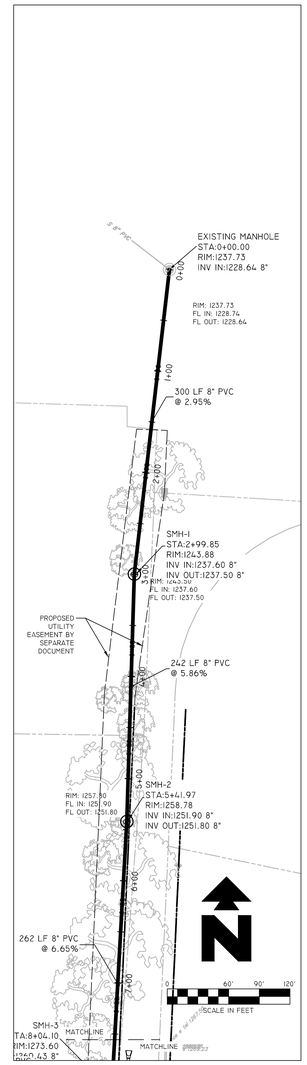

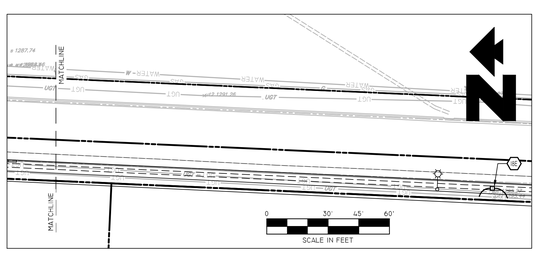

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SCALE IN FEET

Existing Legend

Property Line	Riser Cable TV
Right-of-way	Unknown Manhole
Existing Easement	Mailbox
Adjacent Property/Parcel Line	Sign
S X" Mat. — Sanitary Sewer Line	Deciduous Tree
Drainage Line	EG Existing Ground
W X" — Water Line	GB Great Break
W X" — Approximate Location of Water Line	BB Bottom Bank
UGE — Underground Electric Line	TB Top Bank
UGF — Underground Fiber-Optic Line	TBC Top Back Curb
UGC — Underground Cable TV Line	GUT Gutter
UGT — Underground Telephone Line	EA Edge of Asphalt
Hedge Line	EC Edge of Concrete
Found Rebar (As Noted)	EOD Edge of Dirt
Set Rebar (L.S 1759)	SW Concrete Sidewalks
Found Alum Monument	ST Stripe Solid
Found Mag Nail (As Noted)	STB Stripe Broken
Site Benchmark	STSB Stripe Solid and Broken
Found Chiseled "X"	SMH Sewer Manhole
	DEC Deciduous Tree
	CIF Curb Inlet Flow
Grate Inlet(Square)	DMH Drainage Manhole
Backflow Preventer	GI Grate Inlet-Square
Fire Department Connector	
Fire Hydrant	
Water Meter	
Water Valve	
Light Pole Straight-1 Lamp	
Electrical Riser	
Telephone Riser	
Fiber Optic Warning Sign	

PROPOSED LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	STORM DRAIN
X"G	GAS SERVICE
X"S	SANITARY SEWER SERVICE
UGE	UNDERGROUND ELECTRIC SERVICE
UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE SERVICE
UGT	UNDERGROUND TELEPHONE SERVICE
X"W	WATER SERVICE
C	CABLE TELEVISION SERVICE

GENERAL UTILITY NOTES

A. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH APPROPRIATE UTILITY COMPANY AND ADJACENT PROPERTY OWNERS.

B. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

C. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

D. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

E. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER DETAIL 31A. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42A. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42B.

F. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

G. CONTRACTOR SHALL PROVIDE AND INSTALL 4 INCH SCH 40 PVC FROM THE BUILDING TO THE TELEPHONE FACILITIES FOR TELEPHONE SERVICE. CONTRACTOR SHALL PROVIDE A 4 FOOT BY 8 FOOT BY 3/4 INCH FIRE RATED PLYWOOD BACK BOARD TO PLACE TELCO EQUIPMENT AND PROVIDE #6 COPPER GROUND LEAD TO THE BUILDINGS MAIN GROUND AND PROVIDE AT&T WITH THE SPECIFIC SOURCE OF THE #6 GROUND. AT&T WILL PULL THE NEW SERVICES INTO THE BUILDING IN THE PROVIDED CONDUIT.

H. THE PROPOSED METER SERVICES WILL BE INSTALLED BY ROGERS WATER UTILITY AT THE DEVELOPER'S OR CONTRACTOR'S EXPENSE

I. IRRIGATION RPZA SHALL BE INSTALLED 12" - 30" ABOVE FINISH GRADE. A HOT-BOX IS REQUIRED IF THE SYSTEM WILL NO BE CAPABLE OF BEING DRAINED IN THE WINTER.

J. CONTRACTOR SHALL INSTALL 1-4" CONDUIT FROM WITHIN 10' OF THE POWER JUNCTION BOX/POWER POLE & STUBBED UP IN EACH OF THE COMMUNICATION ROOMS OR OUTSIDE BUILDING WHERE THE POWER ENTERS THE BUILDINGS. ALL CONDUIT SHALL BE STUBBED UP 14" ABOVE FINAL GRADE WITH PULL STRINGS.

K. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY TO DETERMINE SERVICE LOCATION.

☐ UTILITY DETAILS

40C SANITARY SEWER CLEAN-OUT
76A CURB SIDE FIRE DEPARTMENT CONNECTION
76B FIRE HYDRANT ASSEMBLY (SEE RWU WATER DETAILS)
76C WATER LINE TRENCHING AND BEDDING (SEE RWU WATER DETAILS)
76D SANITARY SEWER TRENCHING AND BEDDING (SEE RWU SEWER DETAILS)
76E SANITARY SEWER MANHOLE (SEE RWU SEWER DETAILS)

NOTE:
APPROVED BACKFLOW PROTECTION IS REQUIRED BY ROGERS WATER UTILITY.

ALL MATERIALS AND METHODS USED TO CONSTRUCT, MODIFY, OR TAP ANY PUBLIC WATER OR SEWER MAIN SHALL CONFORM TO RWU STANDARD SPECIFICATIONS AND STANDARD DETAILS.

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No.6672
THOMAS C. OPPENHEIM
12/4/15

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0 30' 45' 60'
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SANITARY PROFILE 1

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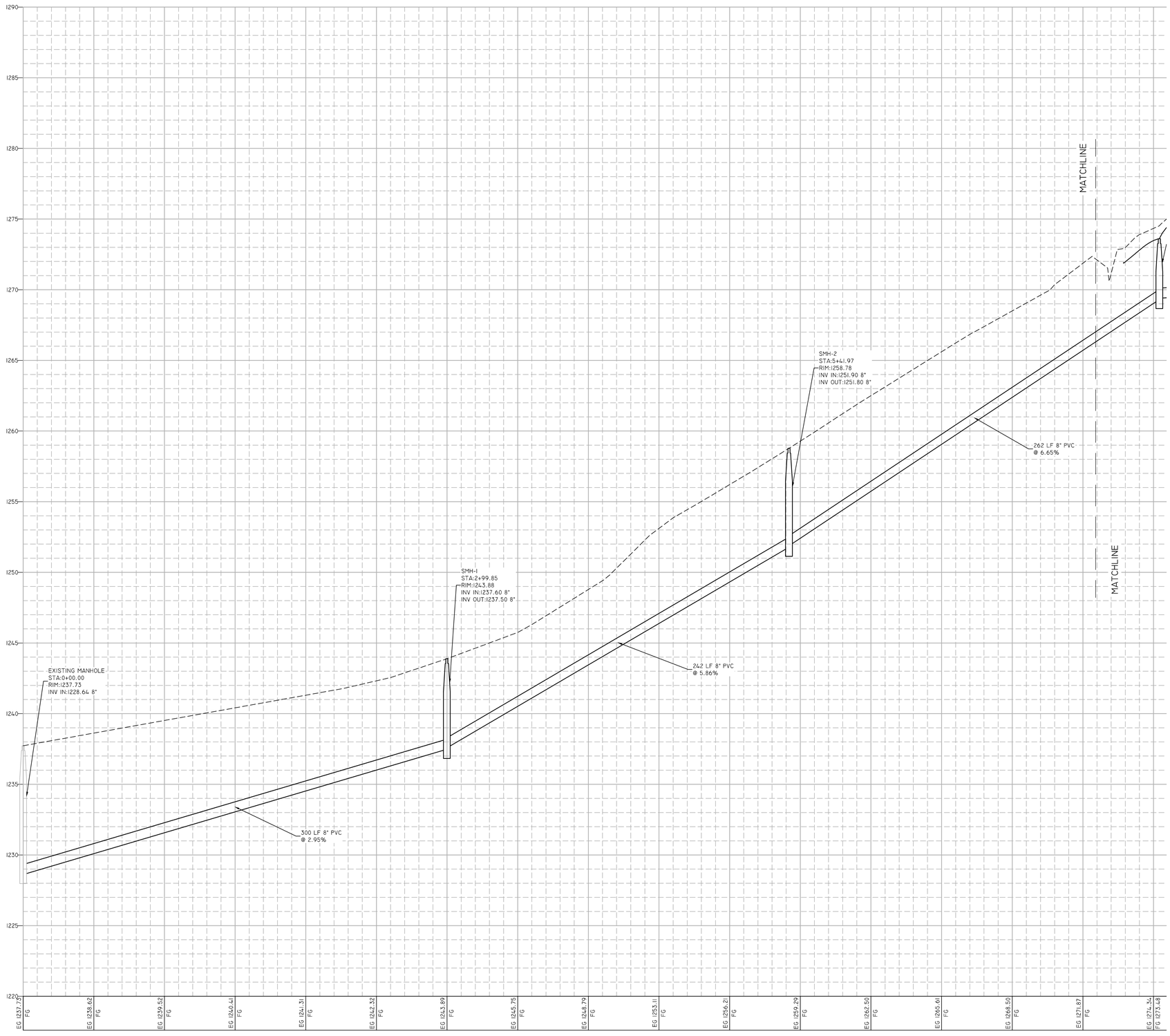

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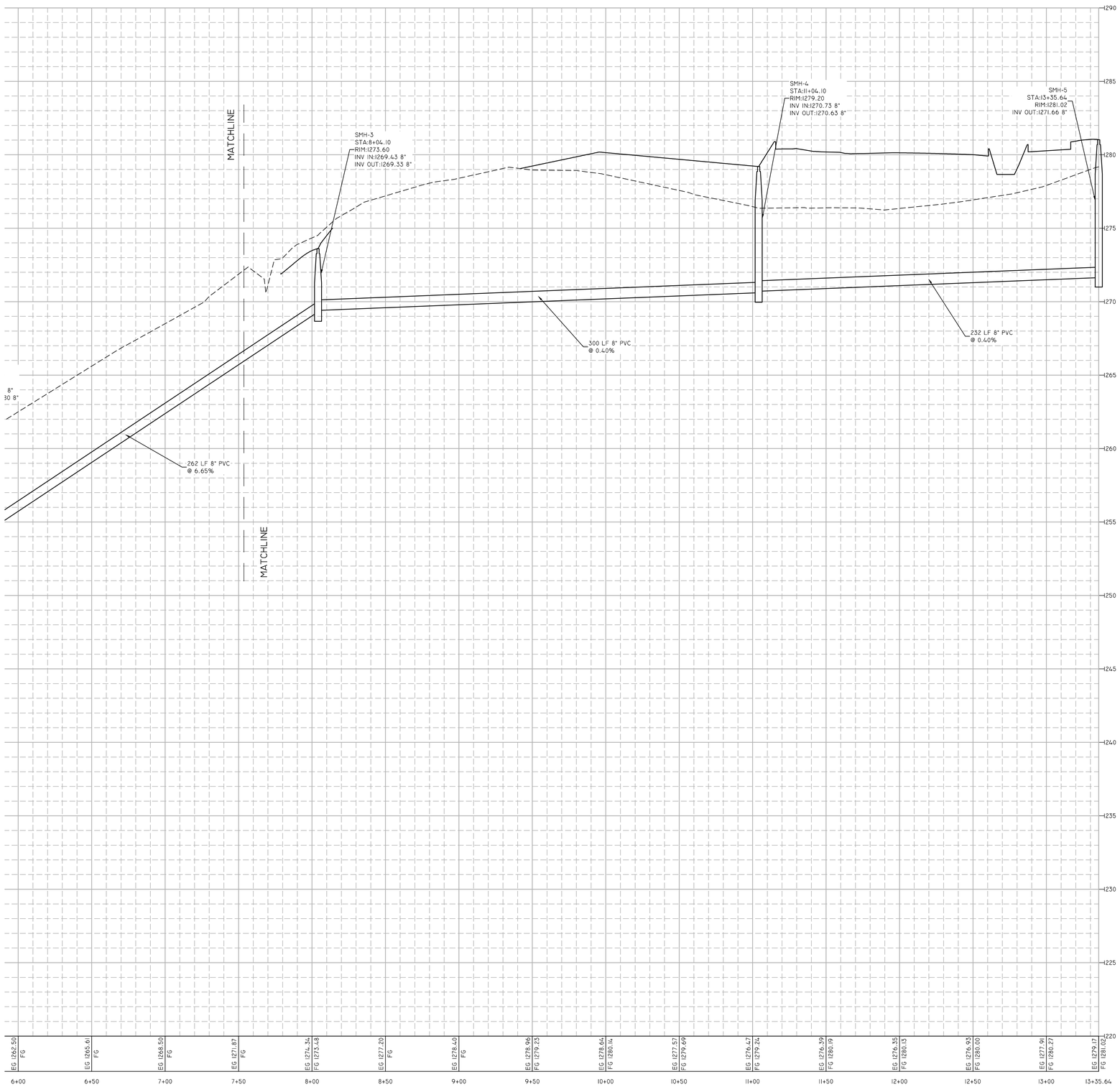

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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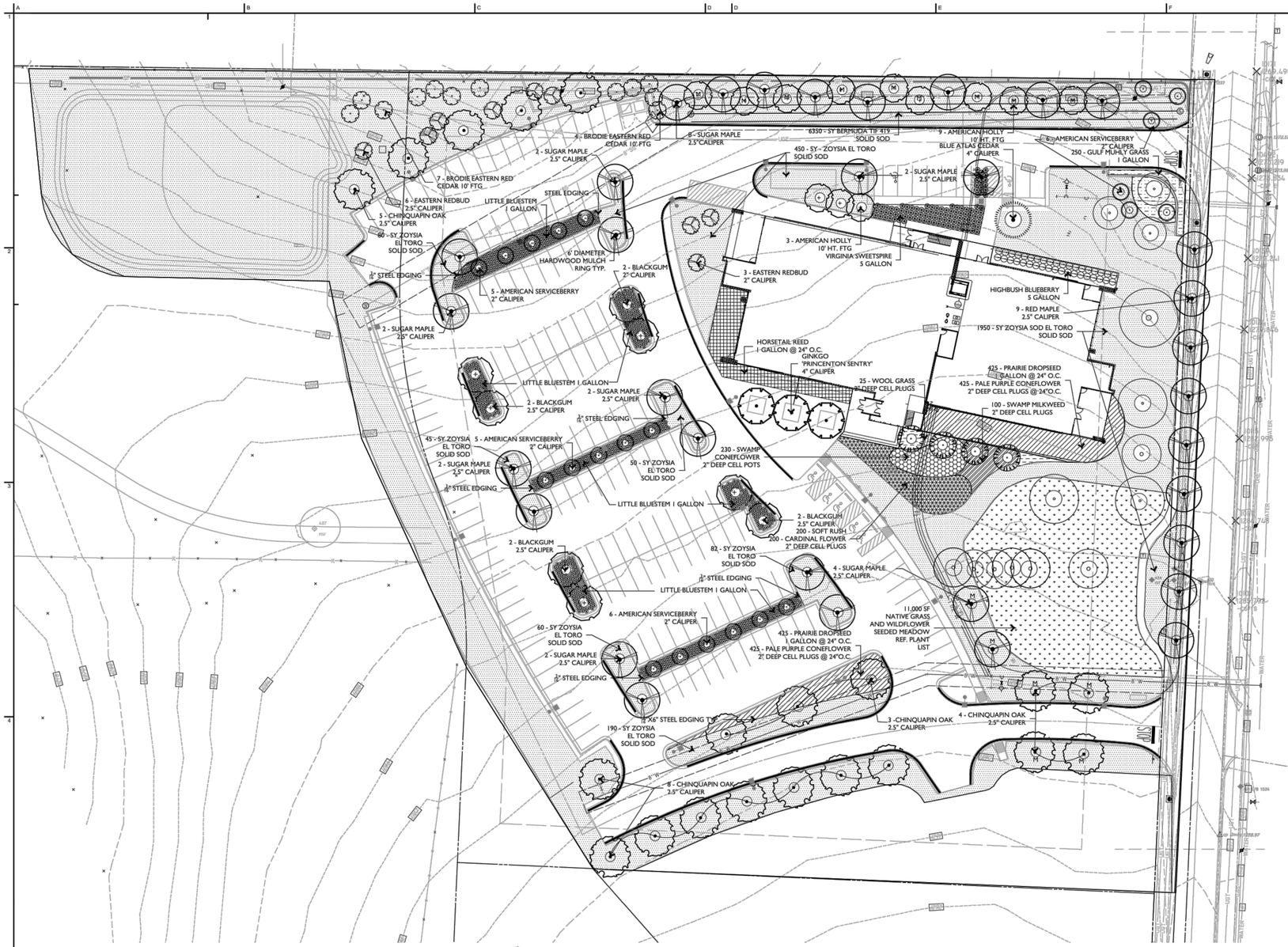


LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.

2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.

3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.

5. ALL REQUIRED TREES SHALL BE 2.5" MINIMUM CALIPER, 2" ORNAMENTAL WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI-LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.

6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.

7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF ROGERS PLANTING DETAILS.

8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.

9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.

10. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.

11. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

12. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.

14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

15. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.

16. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF THREE (3) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.

17. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

18. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.

19. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
20.

PLANT LIST

All numbers to be verified by landscape contractor

	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	SPACING
Trees				
20	Chinquapin Oak	Quercus muehlenbergii	2.5" caliper 12' ht. 5' Sp.	As Shown
24	Sugar Maple	Acer saccharum 'Legacy'	2.5" caliper 12' ht. 5' Sp.	As Shown
1	Blue Atlas Cedar	Cedrus atlantica 'Glauca'	4" caliper 16' ht. 6' Sp.	As Shown
4	Sweetbay Magnolia	Magnolia virginiana	4" caliper 16' ht. 6' Sp.	As Shown
3	Ginkgo	Ginkgo biloba 'Princeton Sentry'	4" caliper 16' ht. 6' Sp.	As Shown
21	American Servicoberry	Amelanchier arborea 'Autumn Brilliance'	2" caliper 12' ht. 5' Sp.	As Shown
9	Oklahoma Redbud	Cercus canadensis	2" caliper 12' ht. 5' Sp.	As Shown
8	Blackgum	Nyssa sylvatica	2.5" caliper 12' ht. 5' Sp.	As Shown
12	American Holly	Ilex americana	10' Ht. full to ground	As Shown
9	Red Maple	Acer rubrum	2.5" caliper 12' ht. 5' Sp.	As Shown
12	Eastern Red Cedar	Juniperus virginana 'Brodie'	10' Ht. full to ground	As Shown
Shrubs - Grasses - Perennials - Groundcovers				
990	Little Bluestem	Schizachyrium scoparium	1 gallon, 12" ht, 6" sp.	24" O.C.
850	Prairie Dropseed	Sporobolus heterolepis	1 gallon, 12" ht, 6" sp.	24" O.C.
200	Soft rush	Juncus effusus	2" deep cell plugs	24" O.C.
38	Highbush Blueberry	Vaccinium corymbosum	5 gallon, 18" ht, 48" sp.	48" O.C.
25	Woodgrass	Scirpus cyperinus	2" deep cell plugs	24" O.C.
184	Virginia Sweetspire	Itea virginica 'Henry's Garnett'	5 gallon, 18" ht, 36" sp.	36" O.C.
230	Swamp Coneflower	Rudbeckia maxima	1 gallon, 12" ht, 6" sp.	24" O.C.
850	Pale Purple Coneflower	Echinacea pallida	2" deep cell plugs	24" O.C.
431	Horsetail Reed	Equisetum hyemale	1 gallon, 12" ht, 6" sp.	24" O.C.
100	Swamp Milkweed	Asclepias incarnata	2" deep cell plugs	24" O.C.
200	Cardinal Flower	Lobelia cardinalis	2" deep cell plugs	24" O.C.

QTY.	DESCRIPTION	REMARKS
Miscellaneous		
Ref. Plan	Planting Mix	8" all beds, 40% Topsoil, 60% Organic Compost
Ref. Plan	Steel Edging	Commercial Grade 3/16" x 6" Black Steel
Ref. Plan	Black Triple Hammered Hardwood Mulch	4"depth all planting beds and beneath tree drip line - keep 6" clear around trunks, typ
4857 sy	Zoysia 'Zorro' Solid Sod	Solid, weed free sod - 4" topsoil in all areas
6350 sy	Bermuda Grass Tif 419	Solid, weed free sod - 4" topsoil in all areas

LANDSCAPE CALCULATIONS TABLE

TOTAL SITE AREA (PINUS MASTER STREET PLAN ROW, EXISTING EASEMENTS, AND DEDICATED PARKLAND)	
ACRES	5.96
SQUARE FEET	259,774 SF
GREEN SPACE	
SQUARE FEET REQUIRED AT 20%	51,955 SF
SQUARE FEET PROPOSED	148,502 SF
AREA PROPOSED ACREAGE	3.4
PERCENT OF SITE AREA	57 %
NEW LANDSCAPING	
REQUIRED PER 2,000SF : 259,774SF / 2000SF =	130
PROPOSED TREES @ 2.5" AND 1.5" CALIPER	108
PROPOSED SHRUBS @ 5 GAL	54
TOTAL PROPOSED TREES AND SHRUBS	153
TREES PRESERVATION	
EXISTING TREES (OVER 8" IN DIAMETER)	39
SAVED TREES (OVER 8" IN DIAMETER)	15
REMOVED TREES LOCATED INSIDE DISTURBED AREA	22
REMOVED TREES LOCATED OUTSIDE DISTURBED AREA	2
TOTAL REMOVED TREES	24
MITIGATED TREES AT 1 REPLACE : 5 REMOVED	5
MITIGATED TREES AT 5 REPLACE : 1 REMOVED	10
TOTAL MITIGATED TREES	15

20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY ROGERS LANDSCAPE ORDINANCE.

21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.

22. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.

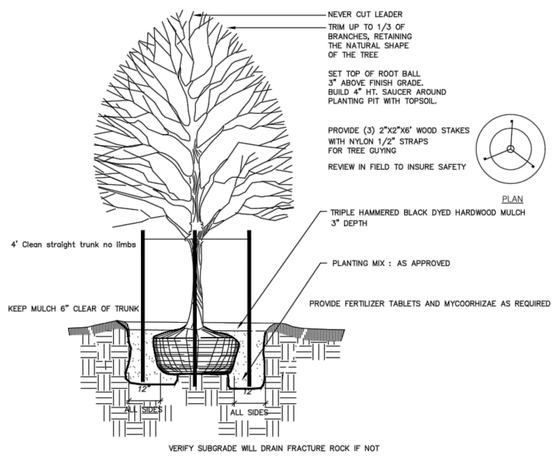
23. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

811 Know what's below. Call before you dig.

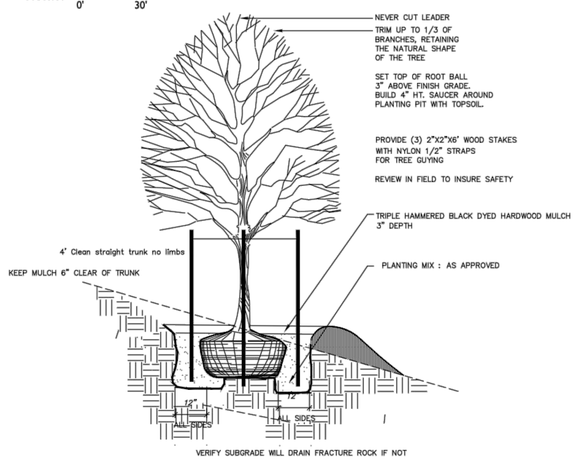
1 LANDSCAPE PLAN

SCALE: 1" = 30'

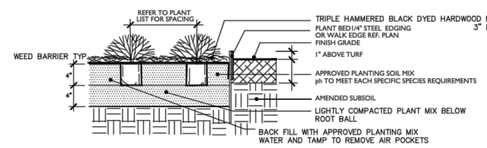
NORTH 0' 30' 60' 90'



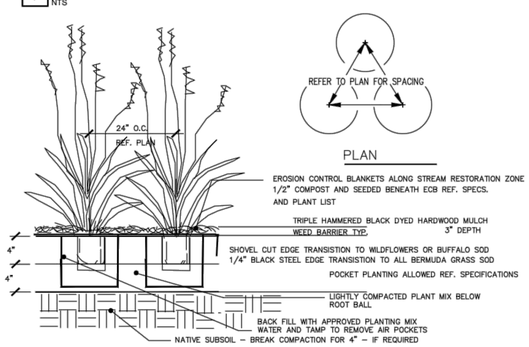
1 CANOPY TREE PLANTING
NTS



2 CANOPY TREE PLANTING ON SLOPE
NTS



3 SHRUB AND GROUNDCOVER PLANTING
NTS



4 NATIVE GRASS AND PERENNIAL PLANTING
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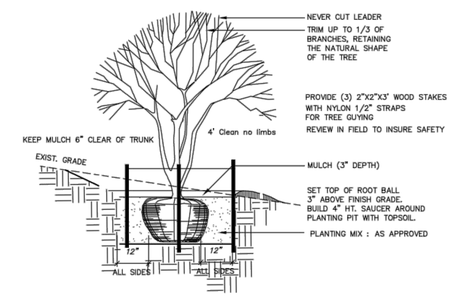

5 ORNAMENTAL TREE PLANTING ON SLOPE
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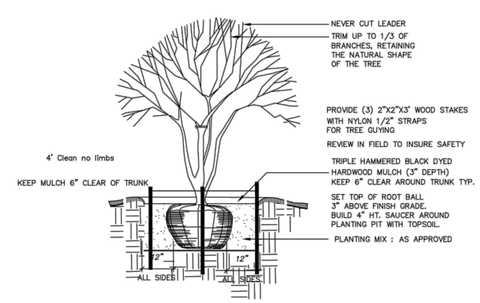

6 ORNAMENTAL TREE PLANTING
NTS

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PSW Job Number:
707A

FIELDS AT PINNACLE
3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

Issue Date:

Revisions		
Number	Date	Description

Contents:
LANDSCAPE PLAN

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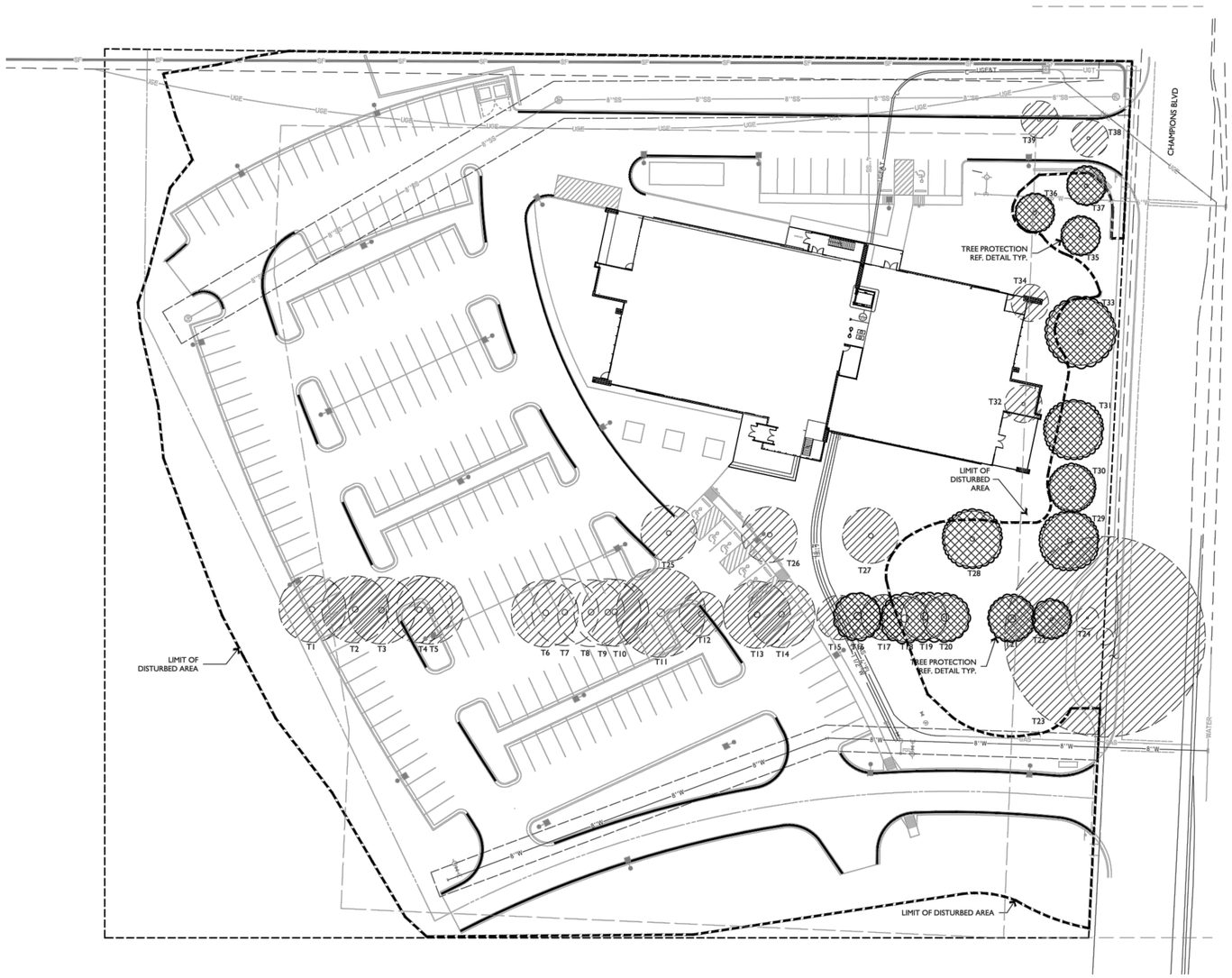


1 TREE PRESERVATION PLAN

SCALE: 1" = 30'

NORTH 0' 30' 60' 90'

OWNER:
HATFIELD

CURRENT ZONING :
C3

SITE AREA:
5.9 acres

UNIFIED SOIL CLASSIFICATIONS:
TsC - Tonti Gravelly Silt Loam, 3-8% slope
CnB - Captina Silt Loam, 1-3% slope

LEGEND
PRESERVED CANOPY
TREE PROTECTION FENCE
CANOPY TO BE REMOVED

STANDARD TREE PRESERVATION NOTES:

1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF ROGERS STANDARDS FOR TREE PROTECTION AND SHALL NOT BE USED FOR MATERIAL STORAGE OR FOR ANY OTHER PURPOSE.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES AND WILL BE LOCATED AT THE DRIPLINE, FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") OR TRENCHING NOT REVIEW BY CITY ARBORIST.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THE THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE)
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDING, ERECT THE FENCE NO CLOSER THAN 6 FEET TO BUILDING.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER)

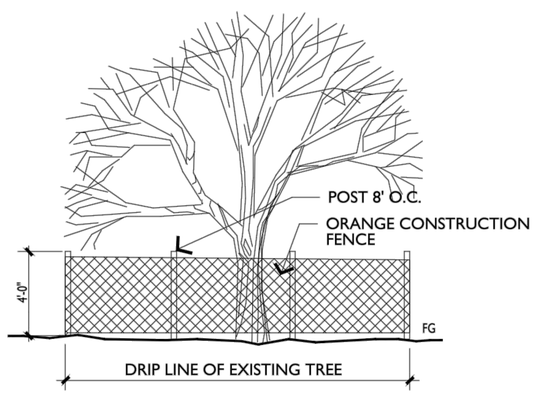
TREE NUMBER	TREE SPECIES	TRUNK D.B.H (in)	CONDITION	RECOMMENDATION
T1	Pine	18	Good	Remove
T2	Pine	18	Good	Remove
T3	Pine	18	Good	Remove
T4	Pine	18	Good	Remove
T5	Pine	18	Good	Remove
T6	Pine	18	Good	Remove
T7	Pine	18	Good	Remove
T8	Pine	18	Good	Remove
T9	Pine	18	Good	Remove
T10	Pine	18	Good	Remove
T11	Pine	18	Good	Remove
T12	Pine	12	Good	Remove
T13	Pine	18	Good	Remove
T14	Pine	18	Good	Remove
T15	?	12	Good	Remove
T16	Pine	24	Good	Save
T17	Pine	24	Good	Remove
T18	Pine	24	Good	Save
T19	Pine	24	Good	Save
T20	Pine	24	Good	Save
T21	Pine	24	Good	Save
T22	Hackberry?	10	Good	Save
T23	Red Oak	54	Poor	Remove
T24	Hackberry/ Oak	6	Good	Remove
T25	Red Oak	15	Good	Remove
T26	Red Oak	15	Good	Remove
T27	Red Oak	15	Fair	Remove
T28	Red Oak	15	Good	Save
T29	Red Oak	12	Good	Save
T30	?	15	Good	Save
T31	Red Oak	15	Good	Save
T32	Red Maple	10	Good	Remove
T33	Red Oak	18	Good	Save
T34	Red Maple	10	Good	Remove
T35	Red Oak	10	Good	Save
T36	Red Maple	10	Good	Save
T37	Red Maple	10	Good	Save
T38	Red Oak	10	Good	Remove
T39	Hackberry?	10	Good	Remove

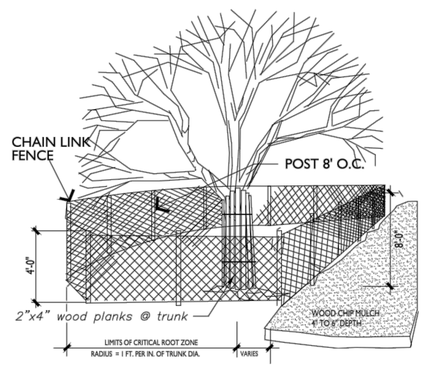
TREES PRESERVATION PLAN	
EXISTING TREES (OVER 6" IN DIAMETER)	39
SAVED TREES (OVER 6" IN DIAMETER)	15
REMOVED TREES LOCATED INSIDE DISTURBED AREA	22
REMOVED TREES LOCATED OUTSIDE DISTURBED AREA	2
TOTAL REMOVED TREES	24
MITIGATED TREES AT 1 REPLACE : 5 REMOVED	5
MITIGATED TREES AT 5 REPLACE : 1 REMOVED	10
TOTAL MITIGATED TREES	15

MITIGATION TREES
THERE WILL BE TWENTY-FOUR TREES REMOVED. TWENTY-TWO OF THE REMOVED TREES FALL WITHIN THE 'DISTURBED AREA' AND WILL BE REPLACED AT A RATE OF 1:5. TWO OF THE REMOVED TREES, T23 AND T24, ARE LOCATED OUTSIDE THE 'DISTURBED AREA'. T23 WILL BE REMOVED DUE TO POOR HEALTH. T24 WILL BE REMOVED DUE TO ITS PROXIMITY TO T24 BOTH OF THESE TREES WILL BE REPLACED AT A RATE OF 5:1. THE TOTAL MITIGATION REQUIREMENT IS 15 TREES.

TREE PROTECTION DETAILS AND NOTES

1. All trees shown on this plan to be retained within clearing limits shall be protected during construction with temporary fencing.
2. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading).
3. Fences shall completely surround the tree or clusters of trees; will be located at the outermost limits of the tree branches (dripline); and will be maintained throughout the construction project in order to prevent the following:
   a. soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials.
   b. root zone disturbances due to grade changes (greater than 6" cut or fill) or trenching not reviewed or authorized by the owner's representative.
   c. wounds to exposed roots, trunk or limbs by mechanical equipment.
   d. other activates detrimental to trees such as chemical storage, cement truck cleaning, and fires.
4. Exceptions to installing fences at tree driplines may be permitted in the following cases:
   a. where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area.
   b. where trees are close to the proposed buildings, erect the fence no closer than 6' to the building.
5. Where any of the above exceptions result in a fence being closer than 4 feet to a trunk, protect the trunk with strapped -on planking to a height of 8' (or to the limits of the lower branching) in addition to the reduced fencing provided.
6. Where any of the above exceptions result in areas of unprotected root zones (under driplines), those areas should be covered with 4" of organic mulch to minimize soil compaction.
7. All grading within protected root zone areas shall be done by hand or with small equipment to minimize root damage. Prior to grading, relocate protective fencing to 2 feet behind the grade change area.
8. Any root exposed by construction activity shall be pruned flush with the soil. Back fill root areas with good quality top soil as soon as possible. If exposed root areas are not back filled within 2 days, cover them with organic material in a manner which
9. Prior to excavation or grade cutting within tree driplines, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize damage
10. Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot, dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
11. Any trenching required for the installation of the landscape irrigation shall be placed as far from existing tree trunks as possible.
12. No. landscape topsoil dressing greater than 4" inches shall be permitted within the dripline of threes. No soil is permitted on the root flare of any tree.
13. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.
14. All finished pruning must be done according to recognized, approved standards of the industry (Reference th National Arborist Association Pruning Standards for Shade Trees.





*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE IF LESS THAN 5'-0", THEN ADD BOARDS STRAPPED TO TRUNK

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MARTIN L. SMITH
License Number 5030
STATE OF ARKANSAS

PSW Job Number:
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FIELDS AT PINNACLE

3070 S. CHAMPIONS BLVD.
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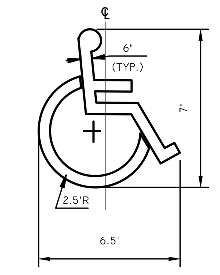
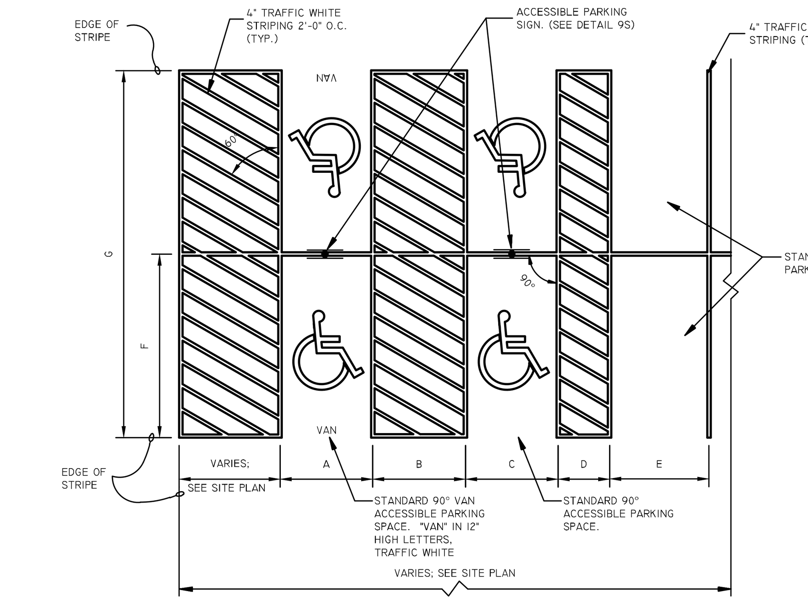
TREE PRESERVATION PLAN

C7.01



ACCESSIBLE PARKING SYMBOL 9U
N.T.S.



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

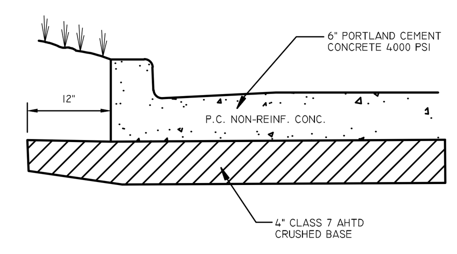
NOTES:

1. THIS DETAIL IS FOR DIMENSION PURPOSES ONLY. SEE SITE PLAN FOR EXACT LAYOUT.
2. ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED.
3. A MINIMUM 8' ACCESS AISLE SHALL BE PLACED ON PASSENGER SIDE OF VAN SPACES.
4. SEE SITE PLAN FOR TYPICAL DIMENSIONS OF STANDARD 90° PARKING STALLS.

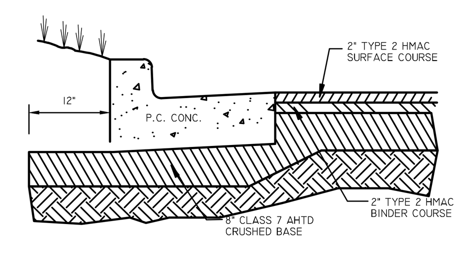
DIMENSION CHART

	STD. 90° VAN ACCESSIBLE			STD. 90° ACCESSIBLE			STD. 90°			STD. 90°			STD. 90°		
A	8'	8'	8'												
B	8'	8'	8'	VARIES	VARIES	VARIES									
C				8'	8'	8'									
D				5'	5'	5'	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES
E							9'	9.5'	10'	9'	9.5'	10'	9'	9.5'	10'
F	18'	19'	20'	18'	19'	20'	18'	18'	18'	19'	19'	19'	20'	20'	20'
G	36'	38'	40'	36'	38'	40'	36'	36'	36'	38'	38'	38'	40'	40'	40'

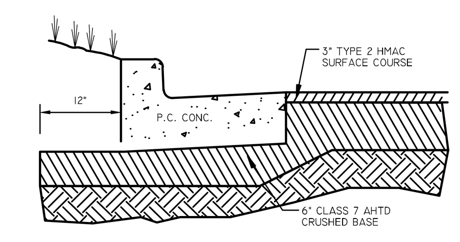
90° PARKING, ACCESSIBLE PARKING AND "VAN" ACCESSIBLE PARKING SPACE STRIPING 09N
N.T.S.



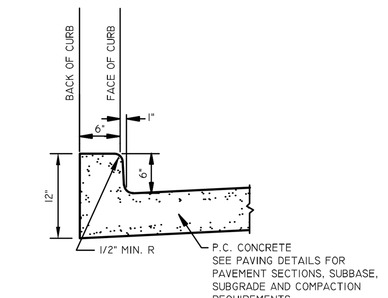
HEAVY DUTY CONCRETE PAVING 08C
N.T.S.



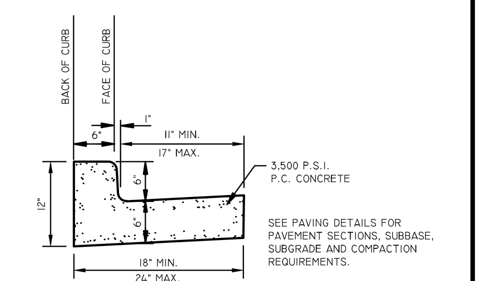
HEAVY DUTY ASPHALT PAVING 08B
N.T.S.



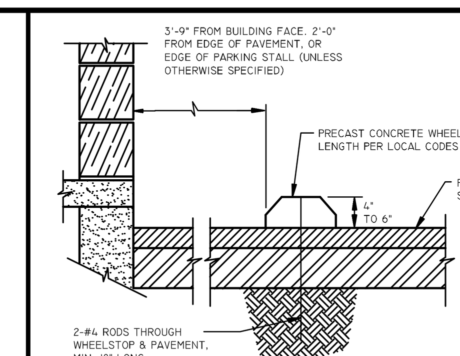
STANDARD DUTY ASPHALT PAVING 08A
N.T.S.



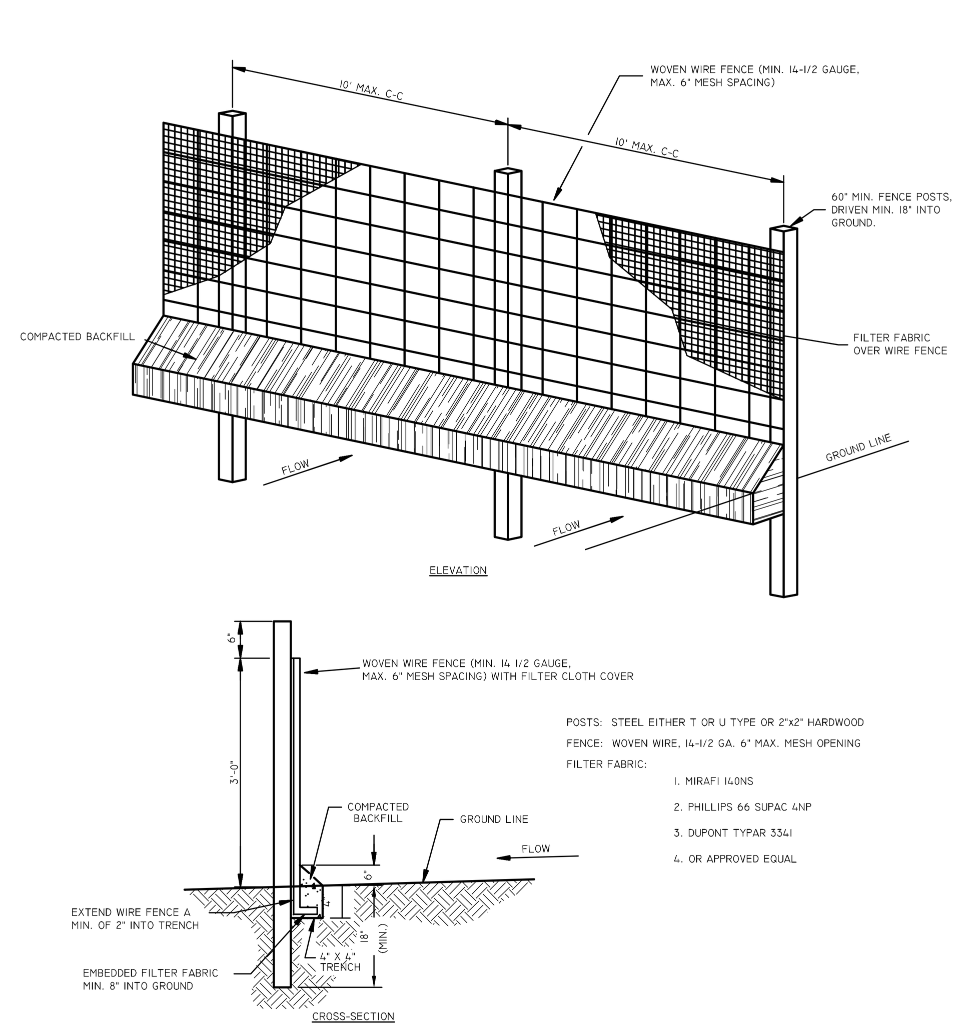
TYPE "B" CONCRETE INTEGRAL CURB AND GUTTER 01B
N.T.S.



TYPE "A" CONCRETE CURB AND GUTTER 01A
N.T.S.

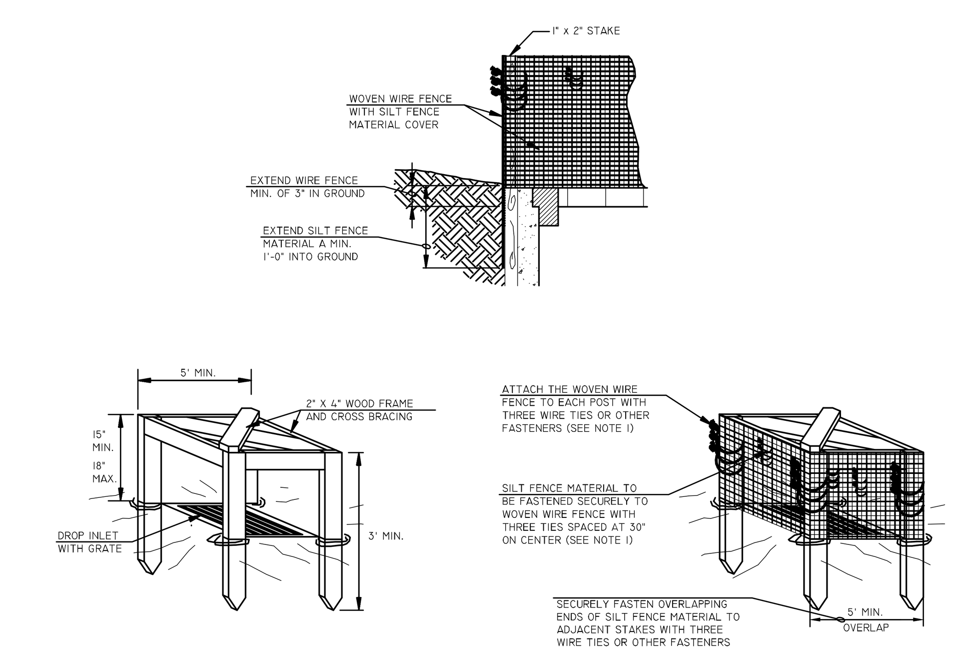


PRECAST CONCRETE WHEEL STOP 02A
N.T.S.



1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

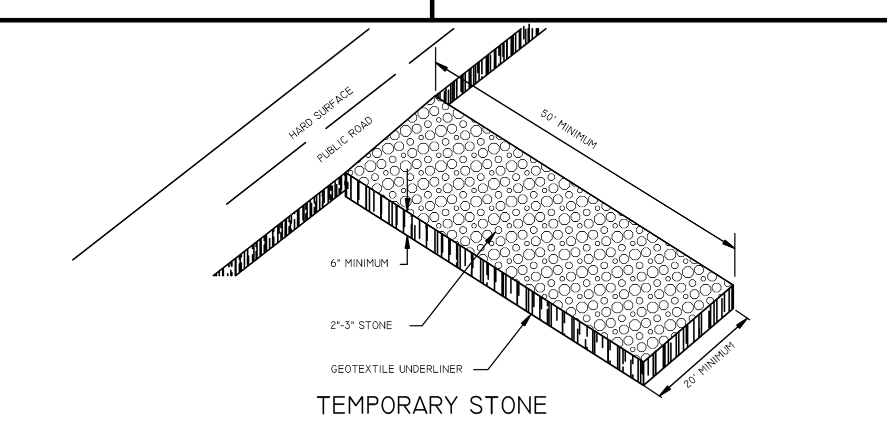
TEMPORARY SILT FENCE 84A
N.T.S.



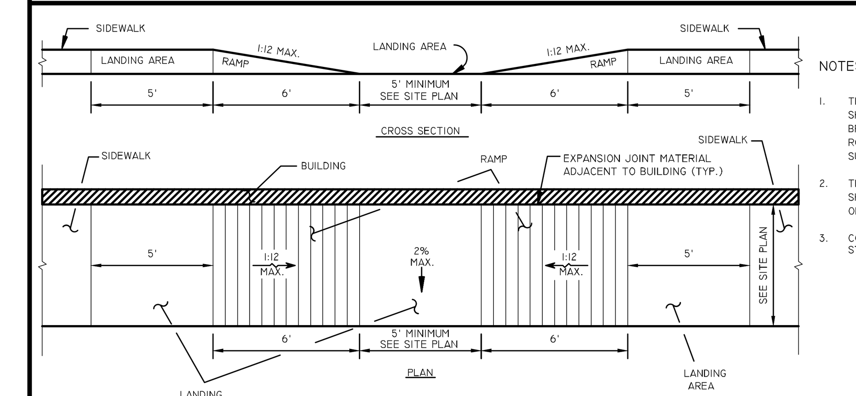
1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SIFT FENCE MATERIAL BEING ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

POSTS: 2 x 4 WOODEN STAKE
FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461, LATEST EDITION

SILT FENCE INLET PRTECTION 80F
N.T.S.



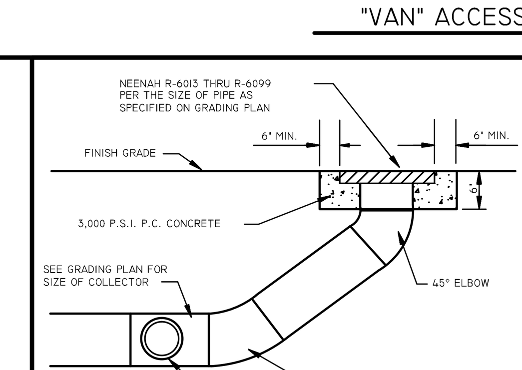
TEMPORARY STONE CONSTRUCTION ENTRANCE 85A
N.T.S.



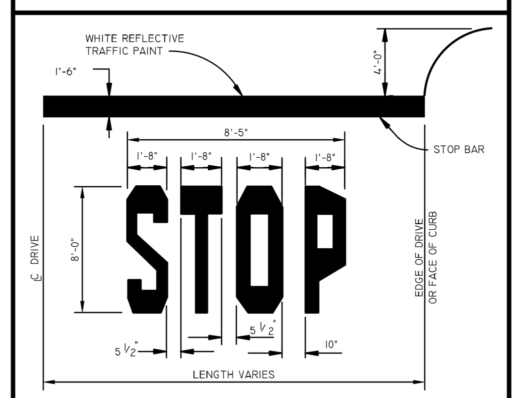
NOTES:

1. THE SURFACE OF RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE BOTTOM OF THE RAMP SHALL HAVE A MAXIMUM OF A 1/4" LIP.
3. CONSTRUCT PER A.D.A. STANDARDS.

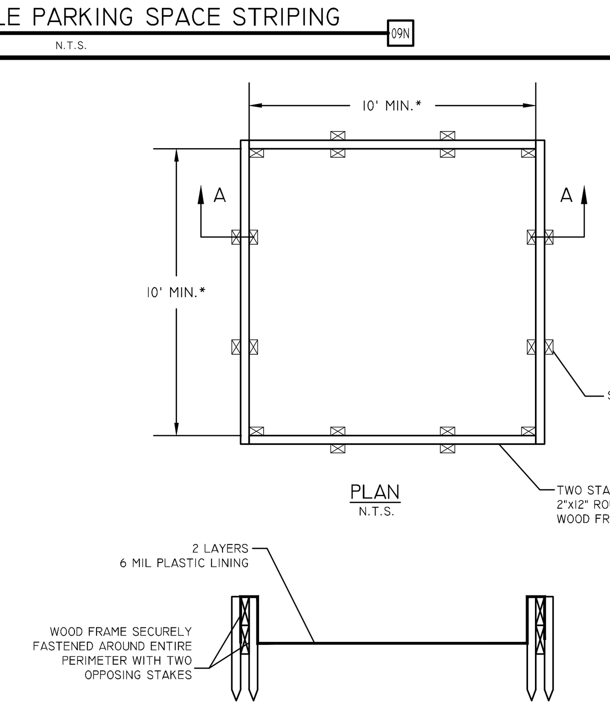
WHEELCHAIR RAMP IN SIDEWALK 03M
N.T.S.

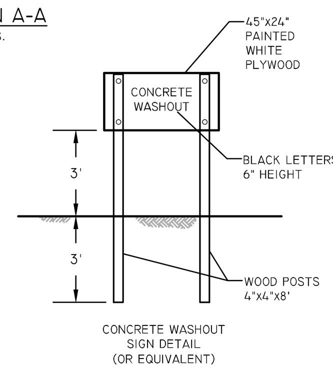


STORM DRAIN CLEAN-OUT 27E
N.T.S.



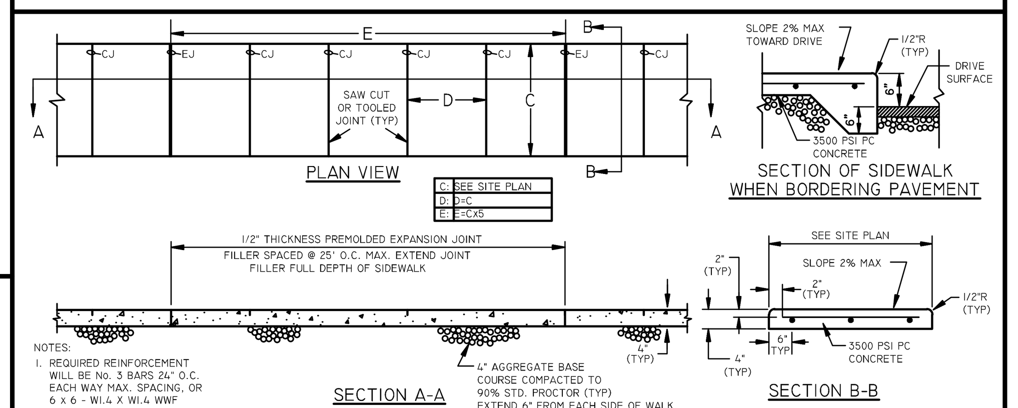
STOP BAR 10B
N.T.S.





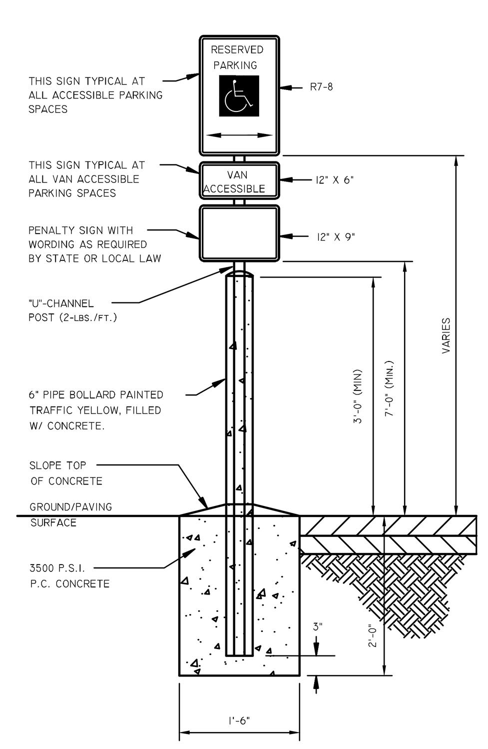
NOTES:
1. *DENOTES THE INTERIOR DIMENSION.
2. CONCRETE WASHOUT SHALL BE AT LEAST 50 FT. FROM ANY STORM SEWER INLET.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TEMPORARY CONCRETE WASHOUT (ABOVE GRADE) 85C
N.T.S.



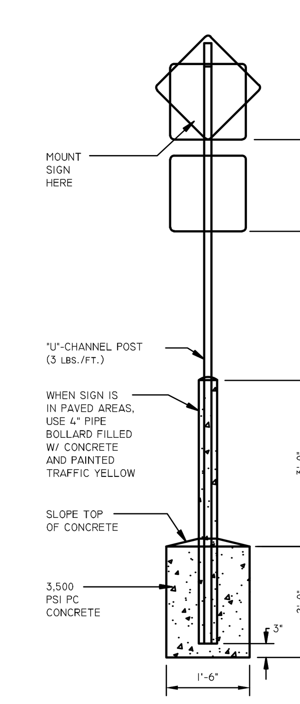
NOTES:
1. REQUIRED REINFORCEMENT WILL BE No. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6 x 6 - W1.4 X W1.4 WWF
2. INSTALL 1/2" EXPANSION JOINT MATERIAL AT AREAS WERE PROPOSED SIDEWALK ABUTTS EXISTING SIDEWALK, CURBS, AND OR STRUCTURE. (JOINT MAT'L. TO MEET ASTM D994 OR D1751)

CONCRETE SIDEWALK 03D
N.T.S.

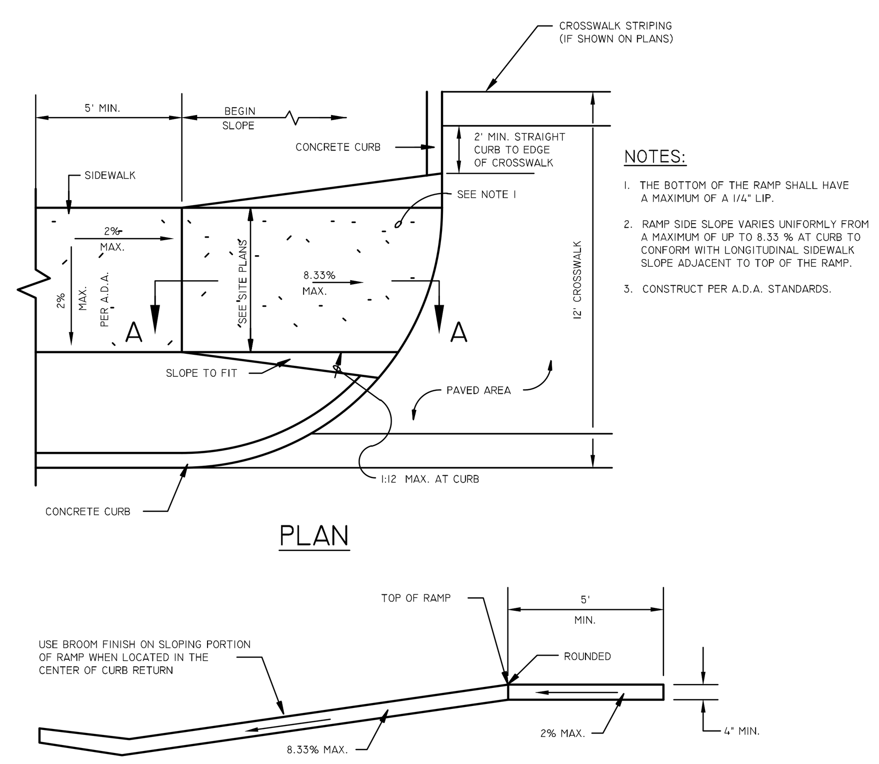


ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN 09S
N.T.S.

ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

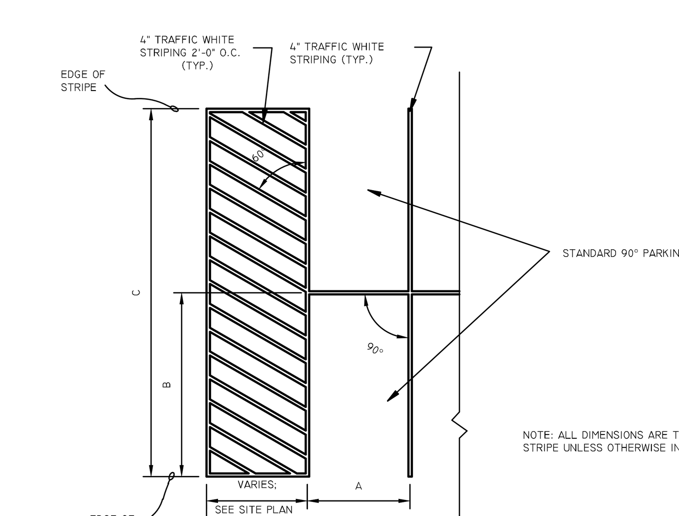


SIGN BASE 12F
N.T.S.



NOTES:
1. THE BOTTOM OF THE RAMP SHALL HAVE A MAXIMUM OF A 1/4" LIP.
2. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 8.33 % AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
3. CONSTRUCT PER A.D.A. STANDARDS.

WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN) 03N
N.T.S.



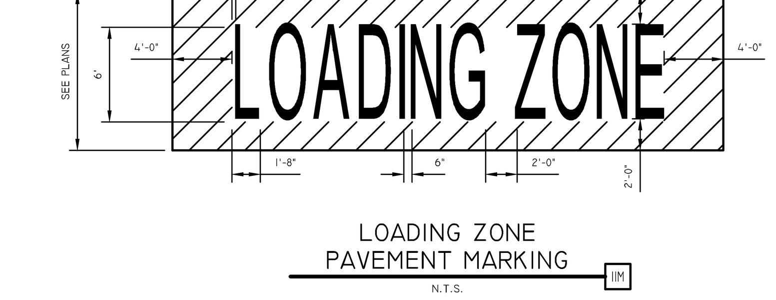
DIMENSION CHART

A	9'	9.5'	10'	9'	9.5'	10'	9'	9.5'	10'
B	18'	18'	18'	19'	19'	19'	20'	20'	20'
C	36'	36'	36'	38'	38'	38'	40'	40'	40'

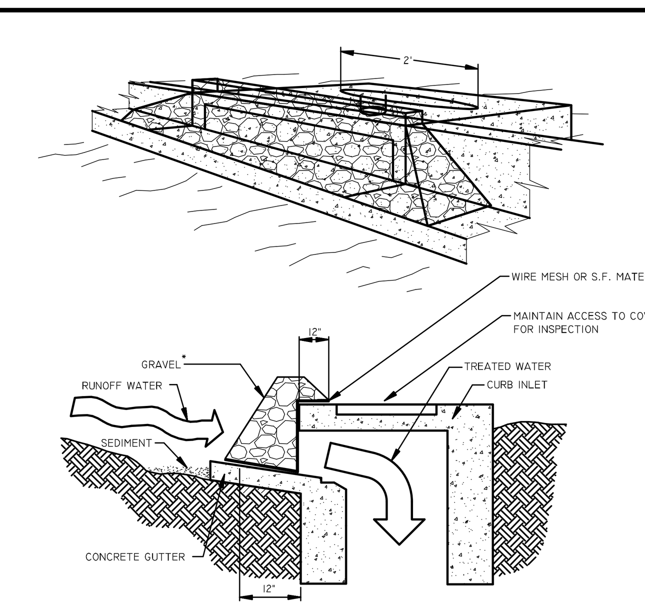
NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

90° PARKING SPACE STRIPING 09B
N.T.S.

NOTE: 4" WIDE PAINTED WHITE STRIPES, 2.0' O.C. @ 45°. ALL STRIPING AND TEXT TO BE SOLID YELLOW REFLECTIVE PAINT.



LOADING ZONE PAVEMENT MARKING 11M
N.T.S.

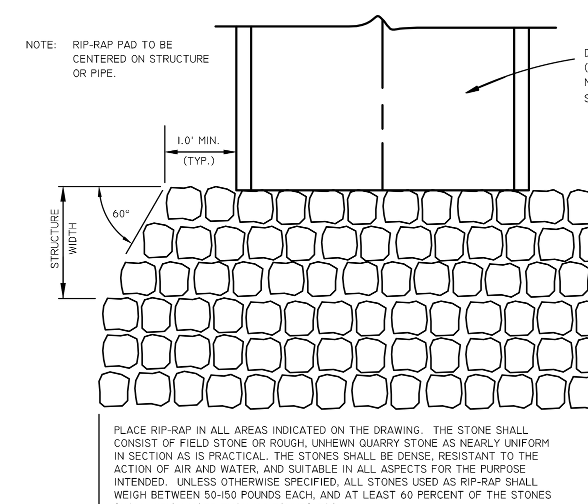


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

* GRAVEL SHALL BE 2"-3" CLEAN STONE

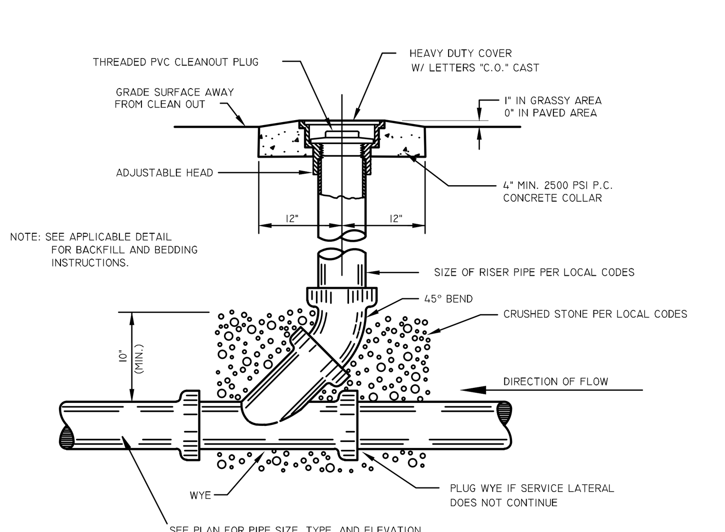
GRAVEL CURB INLET SEDIMENT FILTER 80E
N.T.S.



PLACE RIP-RAP IN ALL AREAS INDICATED ON THE DRAWING. THE STONE SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SECTION AS IS PRACTICAL. THE STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF AIR AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE PURPOSE INTENDED. UNLESS OTHERWISE SPECIFIED, ALL STONES USED AS RIP-RAP SHALL WEIGH BETWEEN 50-150 POUNDS EACH, AND AT LEAST 60 PERCENT OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.

SEE PLAN FOR SIZE

RIP-RAP PAD 17D
N.T.S.



SANITARY SEWER CLEAN-OUT 40C
N.T.S.

POLK STANLEY WILCOX ARCHITECTS

2222 Cottondale Lane | Suite 100
Little Rock, AR 72202
501.378.0878 office
501.372.7629 fax

509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office
479.251.7216 fax

polkstanleywilcox.com

Civil Engineer
CEI
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

Landscape Architect
Ecological Design Group, Inc.
100 W. Center St.
Fayetteville, AR 72701

Structural Engineer
Myers Beatty Engineering, PLLC
2411 Fayetteville Rd., Suite B
Van Buren, AR 72958

MEP
Core States Group
1700 W. Industrial Dr.
Rogers, AR 72756

PSW Job Number:
707A

FIELDS AT PINNACLE

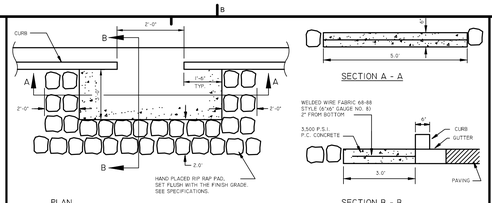
3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

Issue Date:
12.04.15

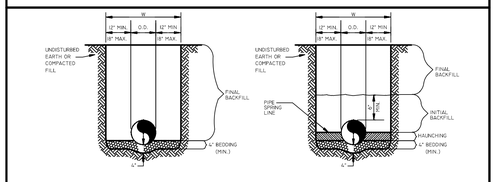
Revisions		
Number	Date	Description

Contents:
DETAIL SHEET 1

C8.00



CURB CUT 7A
N.T.S.



RIGID PIPE 7A
N.T.S.

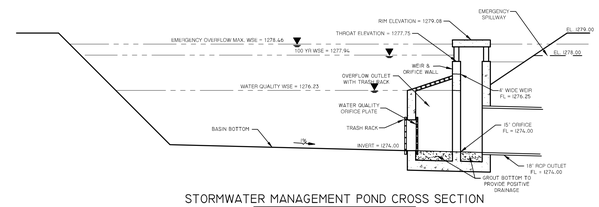
FLEXIBLE PIPE 7A
N.T.S.

GENERAL NOTES

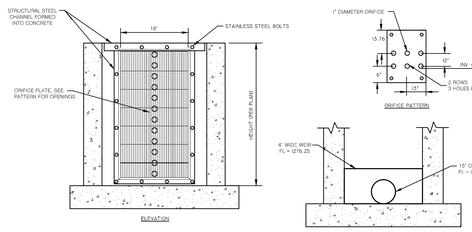
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321-89 IN ACCORDANCE WITH ASTM D 698. CLASS IV AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

NOTE: ALL PIPE UNDER PAVEMENT SHALL BE BACKFILLED WITH CLASS 7 AGGREGATE

STORM SEWER TRENCH AND BEDDING
N.T.S.



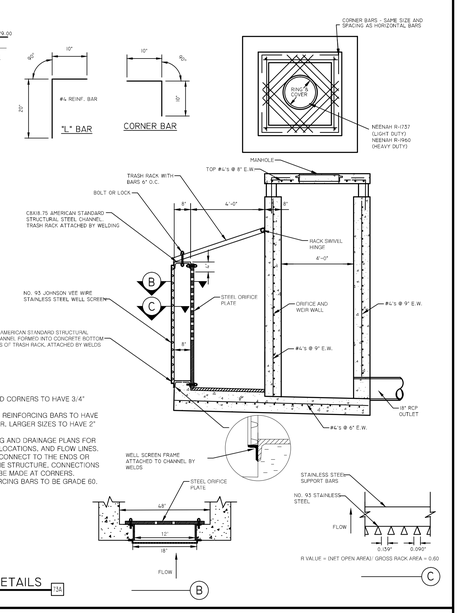
STORMWATER MANAGEMENT POND CROSS SECTION
N.T.S.



ORIFICE AND WEIR WALL SECTION

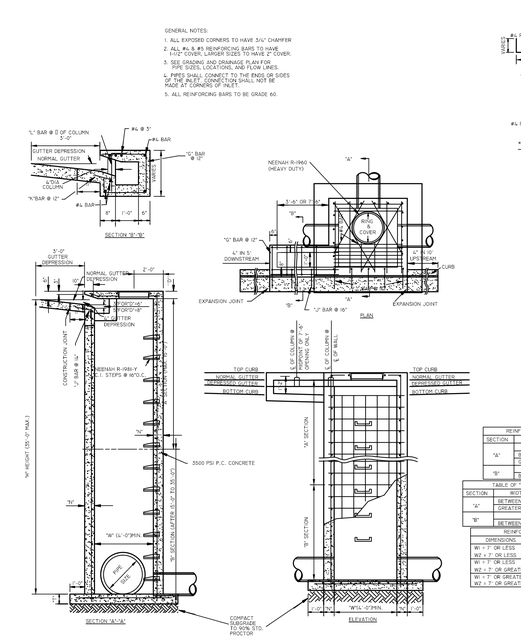
NOTES::
1. PROVIDE GASKET MATERIAL BETWEEN ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" O.C. MAX.
3. WELL SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY STAINLESS STEEL BOLTS ALONG THE EDGE OF THE MOUNTING FRAME.
4. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
5. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.

WATER QUALITY ORIFICE PLATE & TRASH RACK
N.T.S.



STORMWATER MANAGEMENT POND DETAILS 7B
N.T.S.

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.



MODIFIED CURB INLET W/ EXTENDED THROAT 7C
N.T.S.

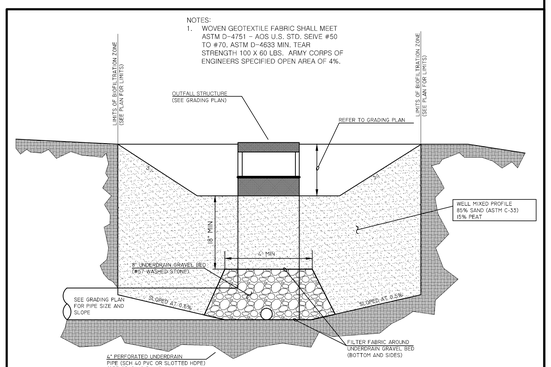
REINFORCEMENT SCHEDULE, BASE SECTION	
"A"	#4's @ 6" E.W.
"B"	#4's @ 6" E.W.

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
ø 24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	6'-10"	7'-3"
48"	5'-10"	8'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-7"
48"	11'-8"	13'-2"	15'-10"

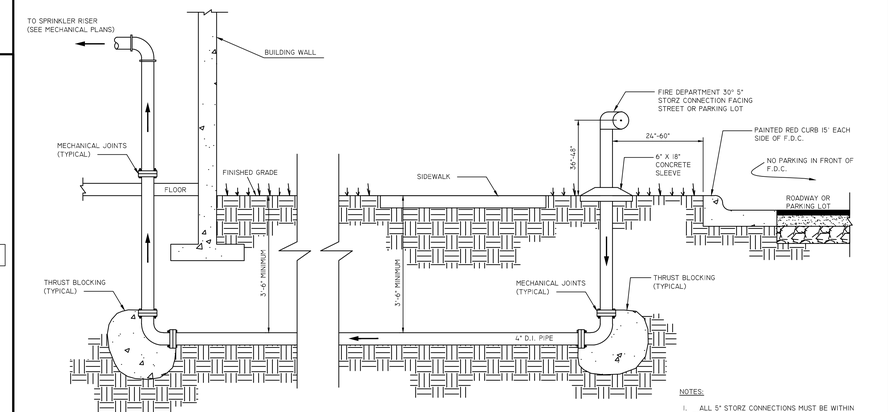
REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	L'	#4's @ 8"	#4's @ 10"
	BETWEEN L' & 7'	#5's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ x.172'	#4's @ 10"
"B"	L'	#4's @ 8"	#4's @ 10"
	BETWEEN L' & 7'	#5's @ 8"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"O"
"A"	BETWEEN L' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	L'	6" + PIPE THICKNESS	8"	8"
	BETWEEN L' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 > 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 > 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 > 7' OR LESS	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 > 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W1 > 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 > 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER



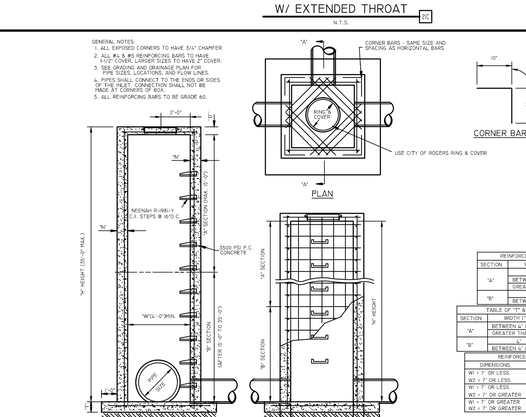
BIOFILTRATION AREA DETAIL 7D
N.T.S.



NOTES:
1. ALL 5" STORZ CONNECTIONS MUST BE WITHIN 100 FEET OF A FIRE HYDRANT.
2. CONTRACTOR TO INSTALL #10 SOLID COPPER TRACER WIRE FROM INSIDE THE STRUCTURE TO FDC TAPED ON TOP OF PIPE EVERY 10' O.C.
3. CONTRACTOR SHALL INSTALL BALL DRIP VALVE LOCATED AT THE LOWEST POINT IN THE LINE.
4. CONTRACTOR SHALL MAINTAIN A 36" CLEAR SPACE AROUND THE FDC WITH NO OBSTRUCTIONS AND/OR LANDSCAPING.

CURB SIDE FIRE DEPARTMENT CONNECTION 7N
N.T.S.

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.



JUNCTION BOX 10A
N.T.S.

REINFORCEMENT SCHEDULE, BASE SECTION	
"A"	#4's @ 6" E.W.
"B"	#4's @ 6" E.W.

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
ø 24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	6'-10"	7'-3"
48"	5'-10"	8'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-7"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	L'	#4's @ 8"	#4's @ 10"
	BETWEEN L' & 7'	#5's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ x.172'	#4's @ 10"
"B"	L'	#4's @ 8"	#4's @ 10"
	BETWEEN L' & 7'	#5's @ 8"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"O"
"A"	BETWEEN L' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	L'	6" + PIPE THICKNESS	8"	8"
	BETWEEN L' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 > 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 > 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 > 7' OR LESS	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 > 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W1 > 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 > 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

SEGMENTAL RETAINING WALL GENERAL NOTES

A. THE GENERAL CONTRACTOR SHALL PROVIDE THE SEGMENTAL RETAINING WALL SYSTEM DESIGN AND SUPPORTING SIGNED AND SEALED STRUCTURAL CALCULATIONS TO THE OWNER PRIOR TO THE START OF WORK. THE DESIGN SUBMITTED SHALL BE BASED ON SOIL PARAMETERS, FOUNDATION CONDITIONS, AND LOADING AS OUTLINED IN THE GEOTECHNICAL REPORT. GENERAL CONTRACTOR'S ENGINEER/MANUFACTURER SHALL PROVIDE WALL DESIGN AND ANALYSES UTILIZING SRW COMPUTER SOFTWARE.

B. NOTARIZED CERTIFICATE FROM GENERAL CONTRACTOR SHALL BE PROVIDED TO THE OWNER PRIOR TO START OF WORK STATING THAT THE SRW SYSTEM COMPLIES WITH THE CRITERIA REFERENCED IN THIS SECTION.

C. SUBMITTAL PACKAGES TO OWNER SHALL INCLUDE THE FOLLOWING:

1. PRODUCT LITERATURE INDICATING SPECIFICALLY WHICH SEGMENTAL RETAINING WALL UNITS ARE PROPOSED FOR USE ON PROJECT, INCLUDING COLOR, FACE STYLE AND TEXTURE.
2. PRODUCT SPECIFICATIONS INDICATING COMPRESSIVE STRENGTH, UNIT WEIGHT, MIX AND PERCENT ABSORPTION FOR THE UNITS PROPOSED.
3. RETAINING WALL DRAWINGS SHOWING COMPLETE WALL PROFILES, REINFORCEMENT ELEVATIONS, REINFORCEMENT LENGTHS, REINFORCEMENT TYPES, TOP OF WALL, BOTTOM OF WALL, PROPOSED GRADES AT TOP OF WALL, PROPOSED GRADES AT BOTTOM OF WALL, AND STATIONS SHOWING BEGINNING AND END OF WALL AS WELL AS BEGINNING AND END OF TURNS AND RADII. DRAWINGS SHALL INCLUDE DETAIL DRAWINGS FOR FACING CONNECTIONS, WALL PENETRATIONS, GUARD RAILS, HAND RAILS, LEVELING PAD, DRAINAGE SWALES, TYPICAL SECTIONS AND CONSTRUCTION DETAILS.
4. RETAINING WALL DRAWINGS SHALL SHOW DESIGN PARAMETERS FOR RETAINING WALL, REQUIRED BEARING CAPACITY OF FOUNDATION SOILS ALONG WITH PROVIDED FACTOR OF SAFETY AGAINST BEARING CAPACITY FAILURES, WALL SUBGRADE AND CONSTRUCTION DETAILS.
5. RETAINING WALL DRAWINGS SHALL BE ACCOMPANIED BY A COMPLETE SET OF CONSTRUCTION SPECIFICATIONS.
6. RETAINING WALL DRAWINGS AND SPECIFICATIONS SHALL BE ACCOMPANIED BY ENGINEER'S/MANUFACTURER'S DESIGN CALCULATIONS AND/OR COMPUTER OUTPUT ADDRESSING REQUIRED DESIGN PARAMETERS ACCORDING TO NATIONAL CONCRETE MASONRY ASSOCIATION RECOMMENDATIONS.

D. SOIL DESIGN PARAMETERS SHALL BE AS PROVIDED IN THE MANUFACTURER'S CONSTRUCTION DOCUMENTS. WALL DESIGN ENGINEER/MANUFACTURER OF RECORD SHALL BE RESPONSIBLE FOR SELECTING AND SPECIFYING REINFORCED FILL MATERIAL. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING AND DOCUMENTING THE REINFORCED FILL MEETS THE SPECIFIED PARAMETERS FOR BOTH STRENGTH AND COMPACTION.

E. DESIGNS FOR WALLS USING EXTENSIBLE (GEOGRIDS/TWTEC) REINFORCEMENT SHALL BE PREPARED ACCORDING TO DESIGN METHODOLOGY PRESENTED IN NATIONAL CONCRETE MASONRY ASSOCIATION 'DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS' AND CONFORM TO THE MINIMUM SAFETY FACTORS AS SPECIFIED. OWNER RESERVES ALL RIGHTS IN DETERMINING COMPLIANCE FOR PLAN APPROVAL AND MAY REJECT ANY SUBMITTALS.

F. RETAINING WALL UNITS, REINFORCING, AND ACCESSORIES SHALL BE SUPPLIED AS INDICATED. UNITS PRODUCED UNDER LICENSE FROM APPROVED PROPRIETARY SYSTEM SHALL BE MANUFACTURED IN FACILITY MEETING REQUIREMENTS OF LICENSING SYSTEM WITH ADEQUATE CAPACITY TO SUPPLY PRODUCT TO SITE IN TIMELY MANNER. MATERIALS SHALL BE STORED AS REQUIRED TO PREVENT DAMAGE AND STAINING.

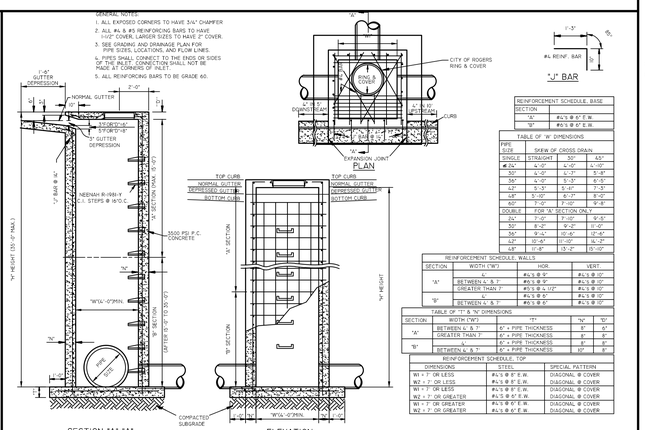
G. ACCEPTABLE RETAINAGE SYSTEMS INCLUDE THE FOLLOWING PRODUCTS OR APPROVED EQUAL:

1. REINFORCED EARTH® RETAINING WALL UNITS AS MANUFACTURED BY LICENSED DISTRIBUTOR FOR THE REINFORCED EARTH COMPANY, BEDFORD, TEXAS.
2. KEYSTONE® RETAINING WALL UNITS AS MANUFACTURED BY LICENSED DISTRIBUTOR FOR KEYSTONE RETAINING WALL SYSTEMS, INC., MINNEAPOLIS, MINNESOTA.
3. VERSA-LOK® RETAINING WALL UNITS AS MANUFACTURED BY LICENSED DISTRIBUTOR FOR VERSA-LOK RETAINING WALL SYSTEMS, NORTH ST. PAUL, MINNESOTA.
4. MESA RETAINING WALL UNITS AS MANUFACTURED BY LICENSED DISTRIBUTOR FOR MESA RETAINING WALL SYSTEMS, CARMEL, NEW YORK.
5. ROCKWOOD RETAINING WALL UNITS AS MANUFACTURED BY LICENSED DISTRIBUTOR FOR ROCKWOOD RETAINING WALLS, INC. ROCHESTER, MINNESOTA.
6. ANCHOR WALLS UNITS AS MANUFACTURED BY LICENSED DISTRIBUTOR FOR ANCHOR WALL SYSTEMS, MINNETONKA, MINNESOTA.

H. GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF ALL SEGMENTAL RETAINING WALLS AS SHOWN IN THE CONSTRUCTION DOCUMENTS. CEI ENGINEERING ASSOCIATES, INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR DESIGN OR CONSTRUCTION OF ANY SEGMENTAL RETAINING WALL SYSTEM RELATED TO THESE SITE IMPROVEMENTS.

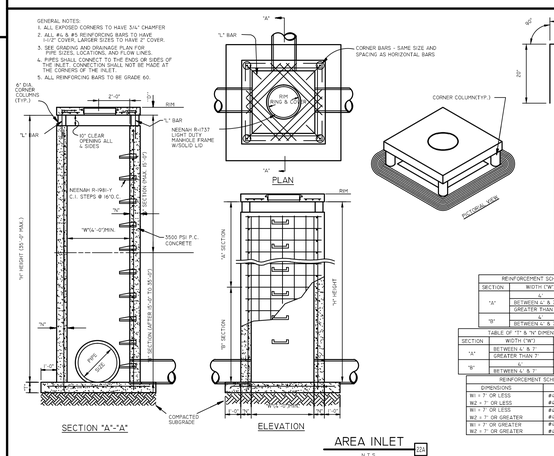
SEGMENTAL RETAINING WALL
N.T.S.

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT THE CORNERS OF THE INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.



CURB INLET 7A
N.T.S.

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT THE CORNERS OF THE INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.



AREA INLET 10A
N.T.S.

REINFORCEMENT SCHEDULE, BASE SECTION	
"A"	#4's @ 6" E.W.
"B"	#4's @ 6" E.W.

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
ø 24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	6'-10"	7'-3"
48"	5'-10"	8'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
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42"	10'-6"	11'-10"	14'-7"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	L'	#4's @ 8"	#4's @ 10"
	BETWEEN L' & 7'	#5's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ x.172'	#4's @ 10"
"B"	L'	#4's @ 8"	#4's @ 10"
	BETWEEN L' & 7'	#5's @ 8"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"O"
"A"	BETWEEN L' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	L'	6" + PIPE THICKNESS	8"	8"
	BETWEEN L' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 > 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 > 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 > 7' OR LESS	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 > 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W1 > 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 > 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

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3108 SW Regency Parkway, Suite 2
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Landscape Architect
Ecological Design Group, Inc.
100 W. Center St.
Fayetteville, AR 72701

Structural Engineer
Myers Beatty Engineering, PLLC
2411 Fayetteville Rd., Suite B
Van Buren, AR 72958

MEP
Core States Group
1700 W. Industrial Dr.
Rogers, AR 72756

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6672 THOMAS C. OPPENHEIMER 12/4/15

PSW Job Number:
707A

FIELDS AT PINNACLE
3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

Issue Date:
12.04.15

Revisions		
Number	Date	Description

Contents:
DETAIL SHEET 2

C8.10

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)

US & Int'l. patents pending

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XLCS

		Lumens (Nominal)				Watts (Nominal)
		Type 3	Type FT	Type 5	TypeSE	TypeFTE	
Cool White (5000K)	SS	10100	11400	11400	8200	7800	97
	HO	14000	15500	15700	11600	10600	140
Neutral White (4000K)	SS	9700	10400	10800	7900	7500	97
	HO	13400	14700	15000	11000	10500	140

LED Chips are frequently updated therefore values may increase.

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. Available with High Output (HO) drive current only.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, FT, 5 and extended SE and FTE. Exceptional uniformity creates bright environment at lower light levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather).

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-*-CLR). Proprietary pole quick mount accessories available with horizontal mounting or fixed 15° angled mounting (PQMH-KIT-CLR and PQM15-KIT-CLR) for mounting to square poles. See Accessory Ordering Information chart for all brackets.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 17.5 lbs. (7.9 kg). Packed two per carton: 30 lbs. (13.6 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Buy American, DLC, UL and Canada, RoHS Compliant, CE, CSA, FC, dallas energy, IP65

Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.

TS

Project Name _____ Fixture Type _____ 10/21/15
Catalog # _____ © 2015 LSI INDUSTRIES INC.

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLCS 5 LED SS CW UE BLK PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLCS	3 - Type III 5 - Type V FT - Forward Throw SE - Type V Extended FTE - Foward Throw Extended	LED	SS - Super Saver HO -High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White	DIM - 0-10V Dimming (from external signal) available with High Output (HO) drive current only Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V IL - Internal Louver (available with FT distribution only)

LUMINAIRE EPA CHART - XLCS

Single	0.4
D180°	0.8
D90°	0.6
T90°	1.4
TN120°	1.4
Q90°	1.6

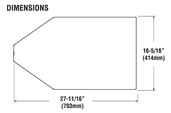
Note: House Side Shield adds to fixture EPA. Consult Factory.

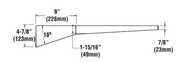
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
BKS-XBO-WM-*-CLR Wall Mount Bracket	382132CLR	DPK208, 240 Double Fusing (208V, 240V)	DPK208, 240[2]
SLCS-SFT-HSS House Side Shield (Black only)	602162BLK[1]	DPK480 Double Fusing (480V)	DPK480[2]
IKRPP Round Pole Plate for 4" Poles	379967CLR	FK347 Single Fusing (347V)	FK347[2]
ISRPP Round Pole Plate for 5" Poles	379966CLR	PQMH-417-CLR Square Pole Quick Mount Horizontal Bracket	582329CLR
FK120 Single Fusing (120V)	FK120[2]	PQM15-417-CLR Square Pole Quick Mount Bracket w/fixed 15° Angle	582329CLR
FK277 Single Fusing (277V)	FK277[2]		

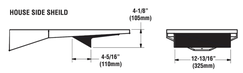
FOOTNOTES:
1 - House Side Shields add to fixture EPA. Consult factory.
2 - Fusing must be located in the hand hole of pole.

DIMENSIONS





HOUSE SIDE SHEILD



TS

Project Name _____ Fixture Type _____ 10/21/15
Catalog # _____ © 2015 LSI INDUSTRIES INC.

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Structural Engineer
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Van Buren, AR 72958

MEP
Core States Group
1700 W. Industrial Dr.
Rogers, AR 72756

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.6672
THOMAS C. OPPENHEIM
12/4/15

PSW Job Number:
707A

FIELDS AT PINNACLE
3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

Issue Date:
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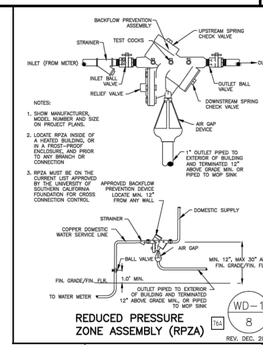
Revisions		
Number	Date	Description

Contents:
DETAIL SHEET 3

C8.20



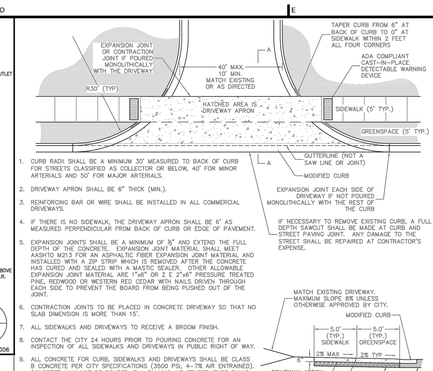
NOTES:

1. SHOW MANUFACTURER, MODEL NUMBER AND SIZE ON PROJECT PLANS.
2. LOCATE RPZA INSIDE OF A HEATED BUILDING, OR IN A FROST-PROOF ENCLOSURE PRIOR TO ANY BRANCH OR CONNECTION
3. RPZA MUST BE ON THE CURRENT LIST APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL

REDUCED PRESSURE ZONE ASSEMBLY (RPZA)

764 WD-1 8

REV. DEC. 2006



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 ½" AND EXTEND THE FULL DEPTH OF THE CONCRETE. EXPANSION JOINT MATERIAL SHALL MEET AASHTO M213. FOR AN ASPHALTIC FIBER EXPANSION JOINT MATERIAL AND INSTALLED WITH A ZIP 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 PER CITY SPECIFICATIONS (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.
10. DRIVEWAY APRON AND MODIFIED CURB SHALL BE POURED MONOLITHICALLY.
11. REFER TO APPROVED PLANS FOR ACTUAL SIDEWALK AND GREENSPACE WIDTHS OR CONTACT CITY.

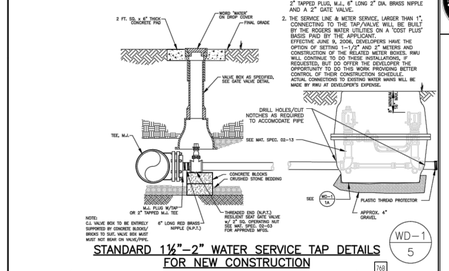
CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
(479) 621-1186

COMMERCIAL DRIVEWAY DETAIL

768

NOT TO SCALE — FEBRUARY 15, 2012

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



NOTES:

1. METER SERVICES, LARGER THAN 1", REQUIRE A TAP/VALVE TO BE INSTALLED BY THE ROGERS WATER UTILITIES. THE 1½" METER SERVICE REQUIRES A 2" TAPPED PLUG, MJ., 6" LONG 2" DIA. BRASS NIPPLE AND A 2" GATE VALVE; THE 2" METER SERVICE REQUIRES A 2" TAPPED PLUG, MJ., 6" LONG 2" DIA. BRASS NIPPLE AND A 2" GATE VALVE.
2. THE SERVICE LINE & METER SERVICE, LARGER THAN 1", CONNECTING TO THE TAP/VALVE WILL BE BUILT BY THE ROGERS WATER UTILITIES ON A "COST PLUS" BASIS PAID BY THE APPLICANT. EFFECTIVE JULY 1, 2006, DEVELOPERS HAVE THE OPTION OF INSTALLING THE SERVICE LINE, METERS, AND CONSTRUCTION OF THE RELATED METER BOXES. RWU WILL CONTINUE TO DO THESE INSTALLATIONS. IF DEVELOPERS DO DO THE WORK, THEY MUST HAVE A DEPARTMENTAL PCS DO DO WORK PROVIDING METER CONTROL OF THEIR CONSTRUCTION SCHEDULE. ACTUAL CONNECTIONS TO EXISTING WATER MAINS WILL BE MADE BY RWU AT DEVELOPER'S EXPENSE.

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

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

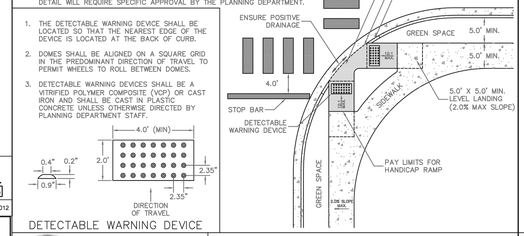
WD-1 5

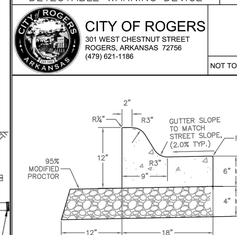
768

REV. DEC. 2006

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 ENTRAINMENT. 4" OF AGGREGATE BASE SHALL BE REQUIRED 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 THROUGH THE AREA 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.





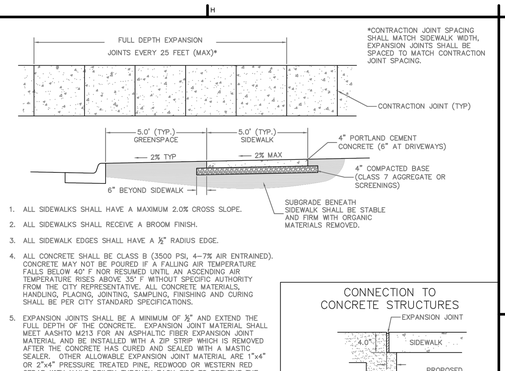
DETECTABLE WARNING DEVICE

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

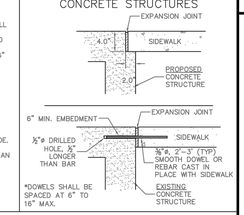
ACCESSIBLE RAMP DETAILS

762

NOT TO SCALE — JANUARY 8, 2013



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 ½" 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 WITHOUT 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 ½" AND EXTEND THE FULL DEPTH OF THE CONCRETE. EXPANSION JOINT MATERIAL SHALL MEET AASHTO M213 FOR AN ASPHALTIC FIBER EXPANSION JOINT MATERIAL AND BE INSTALLED WITH A ZIP 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.

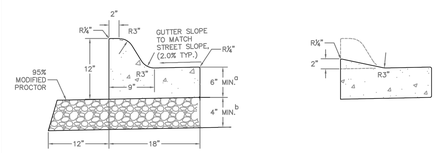


CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
(479) 621-1186

TYPICAL SIDEWALK DETAILS

762

NOT TO SCALE — JANUARY 8, 2013



STANDARD CURB AND GUTTER

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 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.
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 STATIONARY STRUCTURES OR AS DIRECTED BY ENGINEER. THE EXPANSION MATERIAL SHALL BE ½" ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M–213. MATERIAL SHALL BE LEFT LOWER OR TRIMMED TO BE ½" 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"ø DOWEL RODS 30" LONG SHALL BE PROVIDED A MINIMUM OF EVERY 30" ON–CENTER.

MODIFIED CURB AND GUTTER

(PLACE ACROSS ALL DRIVEWAYS)

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

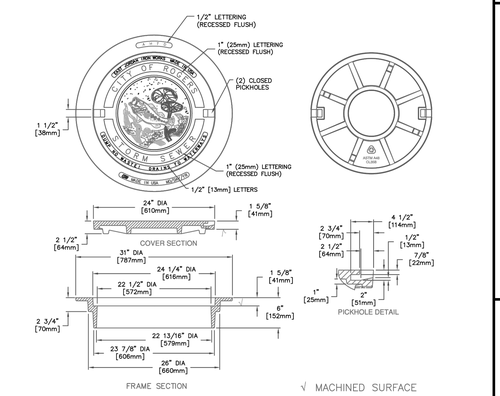
b. IF PAVEMENT SECTION IS 10" THICK OR MORE, 4" OF CLASS 7 AGGREGATE SHALL EXTEND UNDER CURB AND 1 FOOT BEYOND. IF THE PAVEMENT SECTION IS LESS THAN 10" THICK, THE CURB AND GUTTER MAY BE PLACED ON SUBGRADE. SUBGRADE SHALL BE PROOF–ROLLED BY A LOADED TANDEM–AXLE DUMP TRUCK.

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

CURB AND GUTTER DETAIL

768

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.

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

RING AND COVER DETAIL

NOT TO SCALE — FEBRUARY 15, 2012

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6672 THOMAS C. OPPENHEIM 12/4/15

PSW Job Number:
707A

FIELDS AT PINNACLE

3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

Issue Date:
12.04.15

Revisions		
Number	Date	Description

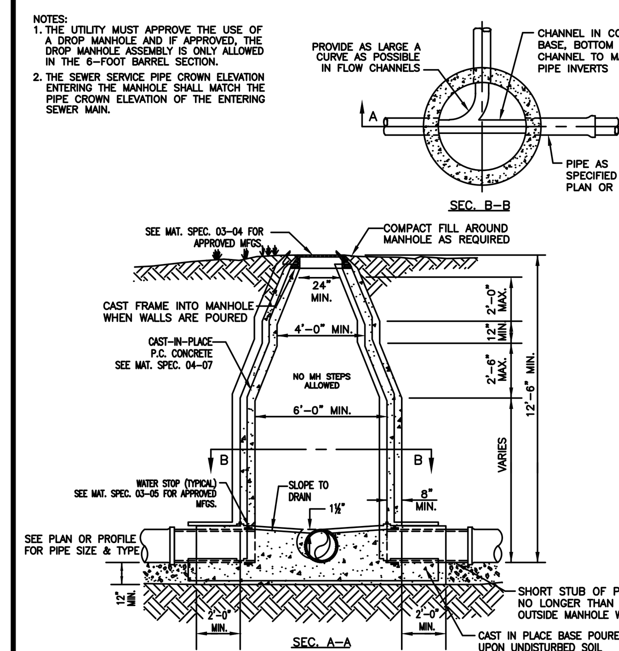
Contents:
DETAIL SHEET 4

C8.30

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 6-FOOT BARREL SECTION.
2. THE SEWER SERVICE PIPE CROWN ELEVATION ENTERING THE MANHOLE SHALL MATCH THE PIPE CROWN ELEVATION OF THE ENTERING SEWER MAIN.

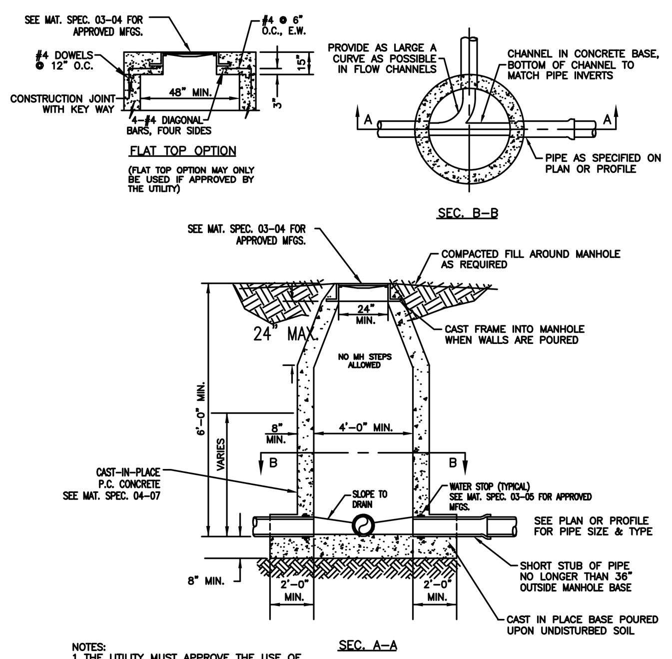


6 FT. CAST-IN-PLACE SANITARY SEWER MANHOLE DETAIL
N.T.S.

SD-1 / 1
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

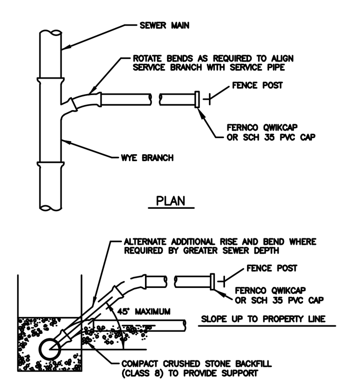
NOTES:
1. A MANHOLE BARREL CONSTRUCTION JOINT IS ALLOWED WITHIN A STRAIGHT WALL SEGMENT OF THE BARREL AT 12-FOOT ABOVE THE MANHOLE BASE AND SHALL HAVE A KEY WAY AND #4 REBAR AT 12-INCH ON CENTERS WITH 15" EMBEDMENT. A WATER STOP SHALL BE USED IF DIRECTED BY THE UTILITY.
2. THE BASE AND WALLS SHALL BE 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.



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.

4 FT. CAST-IN-PLACE SANITARY SEWER MANHOLE DETAIL
N.T.S.

SD-1 / 2
REV. DEC. 2006

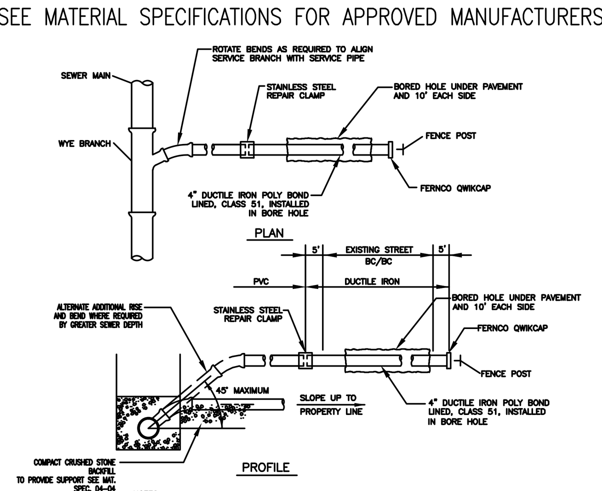


NOTES:
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'- 0".
2. PROVIDE 4" MIN. DEPTH OF CLASS 7 CRUSHED STONE FOR BEDDING AS REQUIRED FOR MAINS.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB TERMINATE AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 8 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

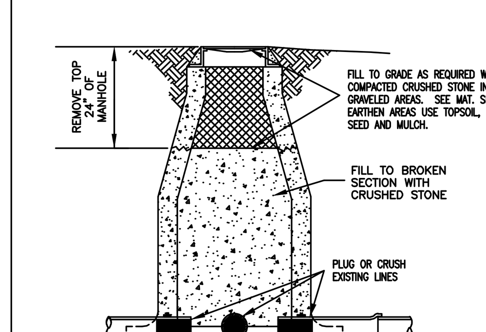


NOTES:
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'- 0".
PROVIDE 4" MIN. DEPTH CRUSHED STONE FOR BEDDING AS REQUIRED FOR MAINS. SEE MAT. SPEC. 04-03
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB TERMINATE AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 8 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

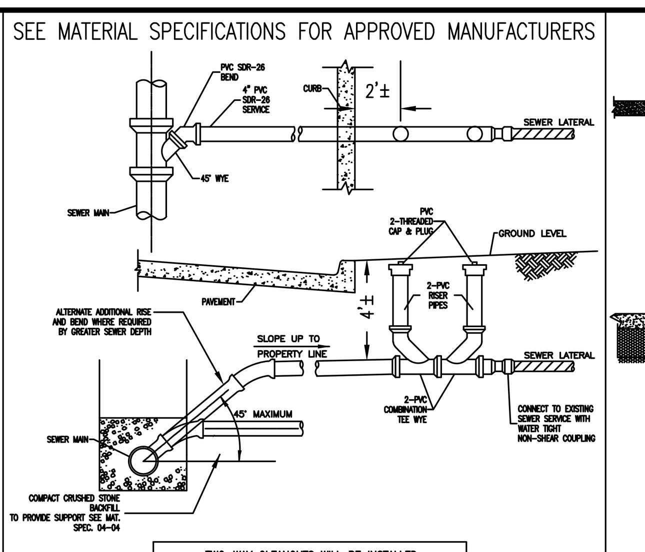
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



SANITARY SEWER MANHOLE ABANDONMENT
N.T.S.

SD-1 / 5

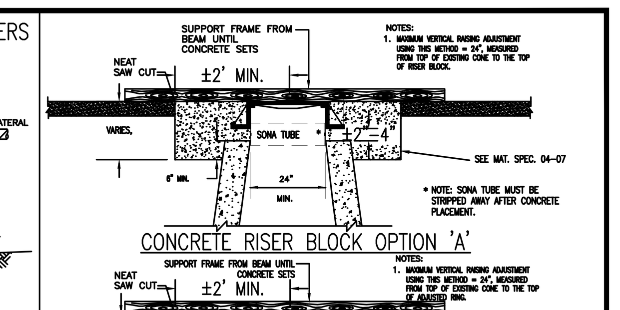
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



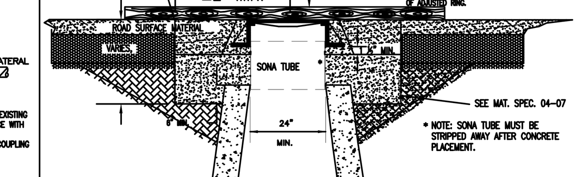
TWO-WAY CLEANOUTS WILL BE INSTALLED WHEN SEWER SERVICE IS IN THE STREET

4 INCH TWO-WAY SERVICE CLEANOUT
NTS

SD-1 / 6
REV. MAY. 2012



CONCRETE RISER BLOCK OPTION 'A'

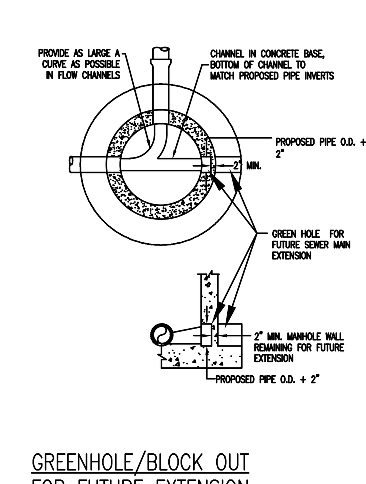


CONCRETE RISER BLOCK OPTION 'B'
N.T.S.

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.

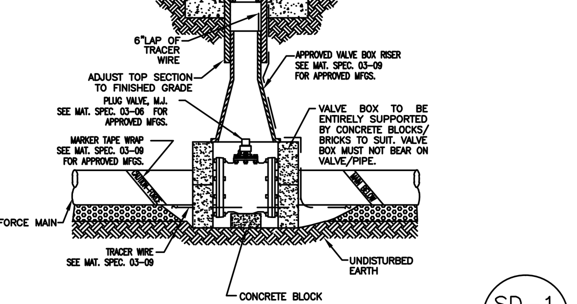
SD-1 / 6A
REV. DEC. 2006



GREENHOLE/BLOCK OUT FOR FUTURE EXTENSION

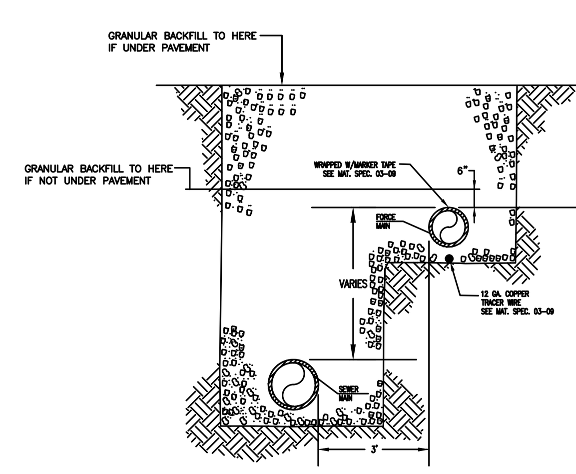
SD-1 / 7
REV. DEC. 2006

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.



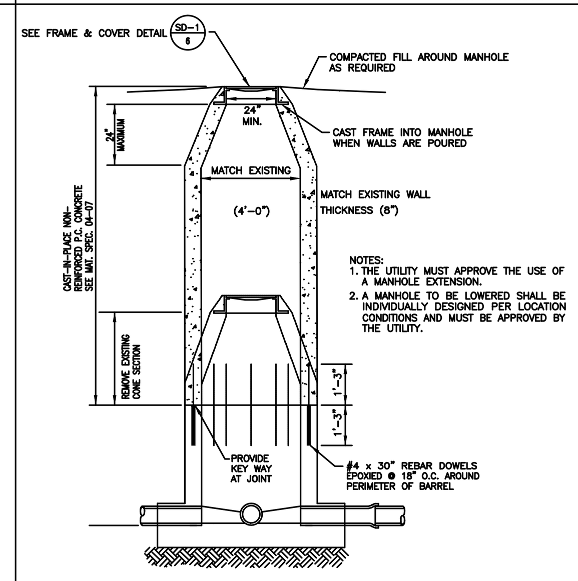
4"-12" SEWER FORCE MAIN PLUG VALVE DETAIL
N.T.S.

SD-1 / 8



PARALLEL SEWER FORCE MAIN & SANITARY SEWER MAIN
N.T.S.

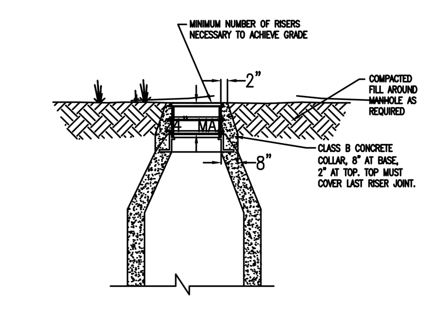
SD-1 / 9



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



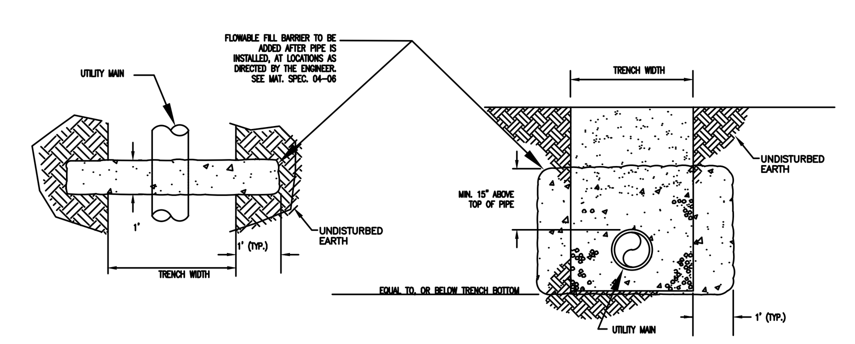
FOR MANHOLE EXTENSION ADJUSTMENT WHICH EXCEED 24" IN GREEN AREAS, OR FOR MANHOLE SHORTENING IN GREEN AREAS, SEE DETAIL SD-1 / 10 SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

MANHOLE ADJUSTMENT IN GREEN AREAS
N.T.S.

SD-1 / 10B
REV. DEC. 2006

RESERVED

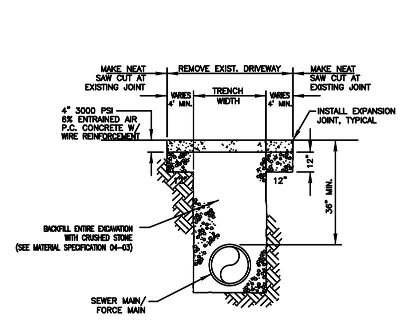
SD-1 / 11



ANTI-SEEPAGE BARRIER COLUMN

SD-1 / 12
REV. DEC. 2006

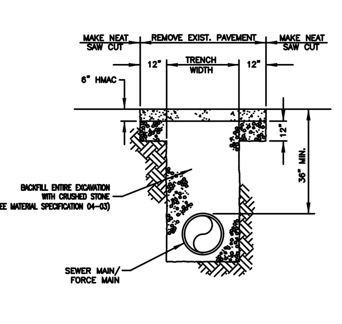
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



CONCRETE DRIVEWAY CROSSING REPAIR
N.T.S.

SD-1 / 13

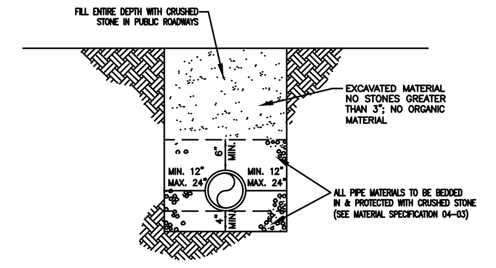
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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 precautions 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.

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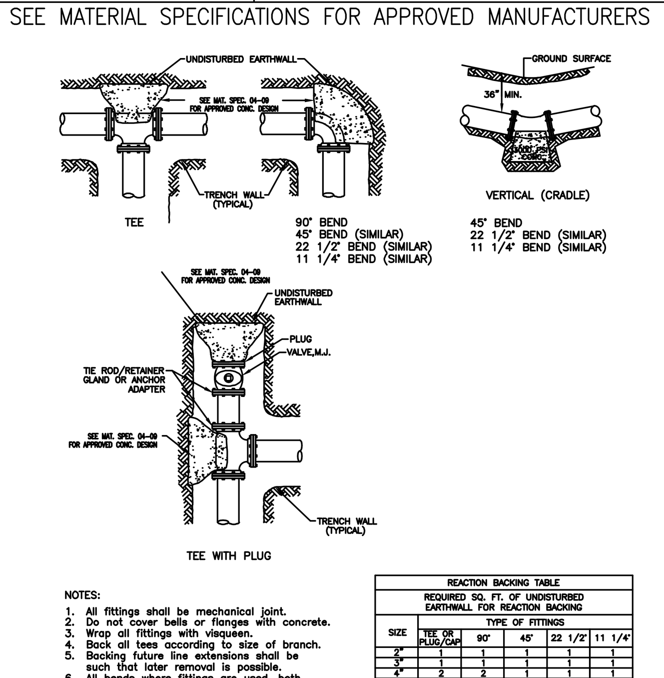
SD-1-2012.DWG

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. 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.

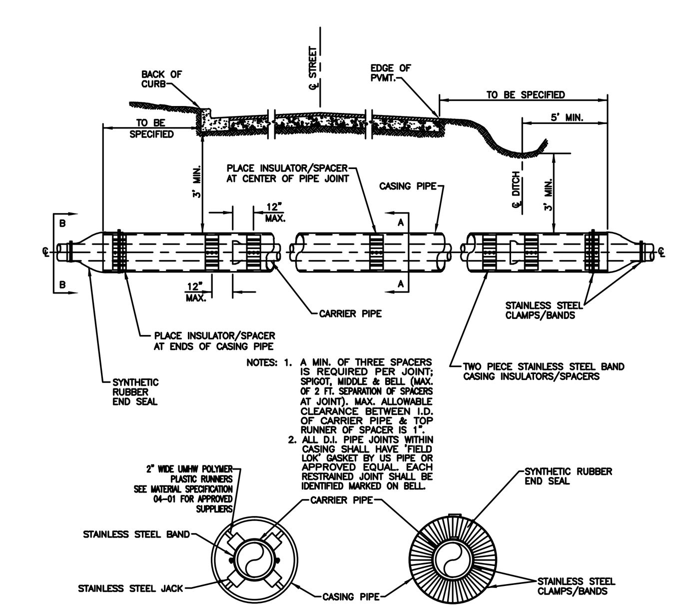
REACTION BACKING TABLE
REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING

SIZE	TYPE OF FITTINGS				
	TEE OR PLUG/CAP	90°	45°	22 1/2°	11 1/4°
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"	4	4	3	2	2
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 IS REQUIRED PER JOINT; SPIGOT, MIDDLE & BELL (MAX. OF 2 FT. SEPARATION OF SPACERS AT JOINT). MAX. ALLOWABLE CLEARANCE BETWEEN I.D. OF CARRIER PIPE & TOP RUNNER OF SPACER IS 1".
2. ALL D.I. PIPE JOINTS WITHIN CASING SHALL HAVE "FIELD LOK" GASKET BY US PIPE OR APPROVED EQUAL. EACH RESTRAINED JOINT SHALL BE IDENTIFIED MARKED ON BELL.

CARRIER & CASING SIZES

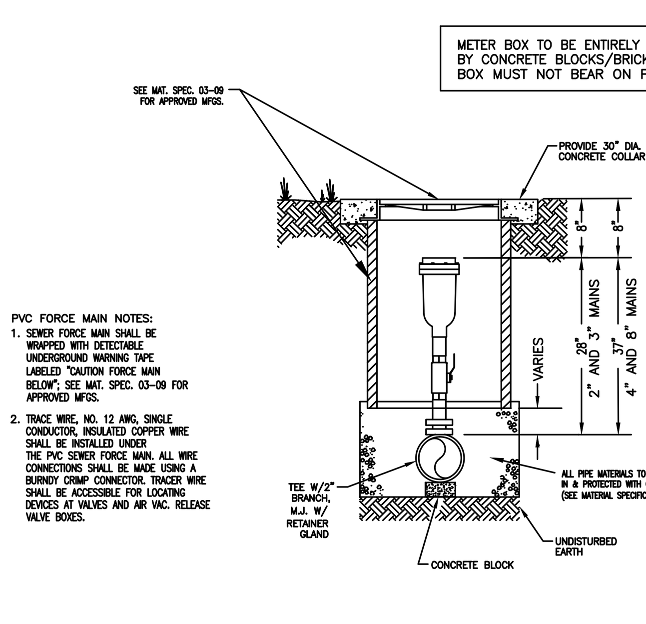
CARRIER	6"	8"	10"	12"	15"	16"	18"	20"	24"
CASING	16"	16"	18"	24"	30"	30"	30"	36"	36"
CASING/WALL THICKNESS	.250	.250	.250	.375	.500	.500	.500	.500	.500

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.

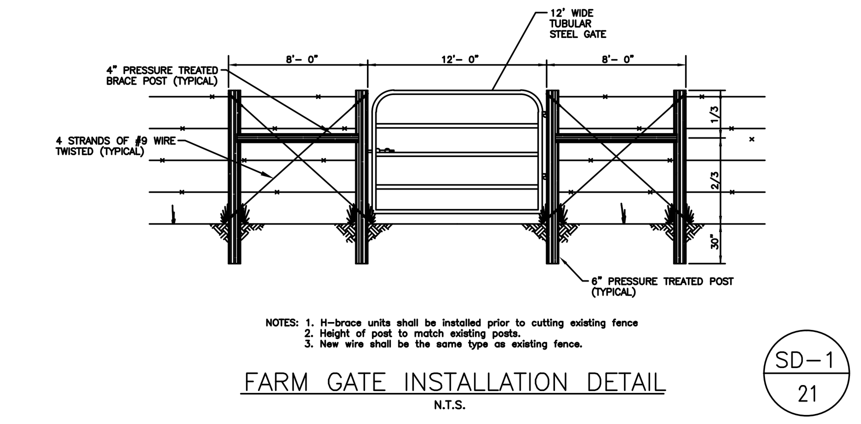


PVC FORCE MAIN NOTES:
1. SEWER FORCE MAIN SHALL BE WRAPPED WITH DETECTABLE UNDERGROUND WARNING TAPE LABELED "CAUTION FORCE MAIN BELOW"; SEE MAT. SPEC. 03-09 FOR APPROVED MFGS.
2. TRACE WIRE, NO. 12 AWG, SINGLE CONDUCTOR, INSULATED COPPER WIRE SHALL BE INSTALLED UNDER THE PVC SEWER FORCE MAIN. ALL WIRE 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.

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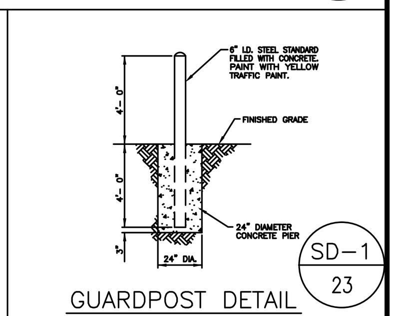
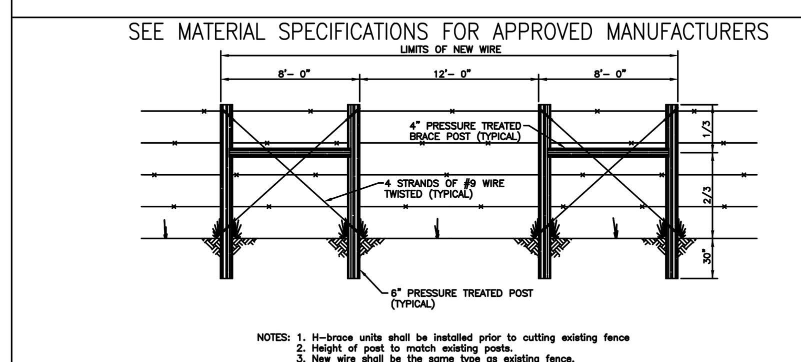


GUARDPOST DETAIL
N.T.S.

SD-1 / 23

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.

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SEWER DETAILS
REVISED 05/08/2012

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

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

POLK STANLEY WILCOX ARCHITECTS
2222 Cottondale Lane | Suite 100
Little Rock, AR 72202
501.378.0878 office
501.372.7629 fax

509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office
479.251.7216 fax

polkstanleywilcox.com

Civil Engineer
CEI
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

Landscape Architect
Ecological Design Group, Inc.
100 W. Center St.
Fayetteville, AR 72701

Structural Engineer
Myers Beatty Engineering, PLLC
2411 Fayetteville Rd., Suite B
Van Buren, AR 72958

MEP
Core States Group
1700 W. Industrial Dr.
Rogers, AR 72756

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6672 THOMAS C. OPPENHEIM 12/4/15

PSW Job Number:
707A

FIELDS AT PINNACLE
3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

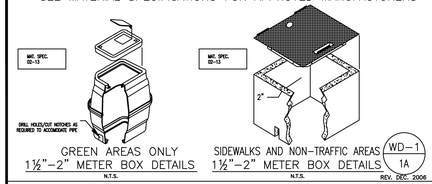
Issue Date:
12.04.15

Revisions		
Number	Date	Description

Contents:
SD-1

C8.40

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

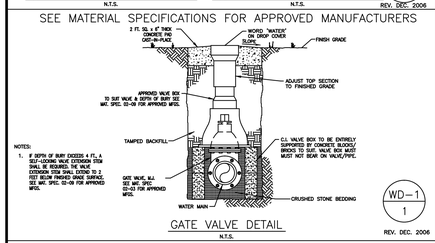


GREEN AREAS ONLY
1½"–2" METER BOX DETAILS
N.T.S.

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

WD–1 / 1A
REV. DEC. 2006

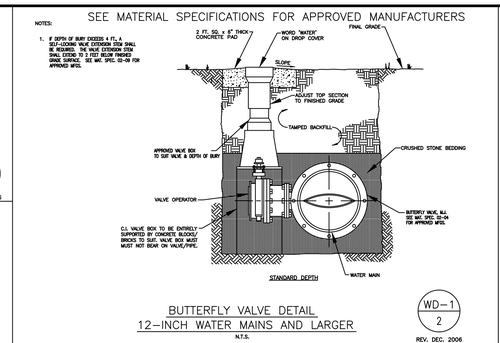
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



GATE VALVE DETAIL
N.T.S.

WD–1 / 1
REV. DEC. 2006

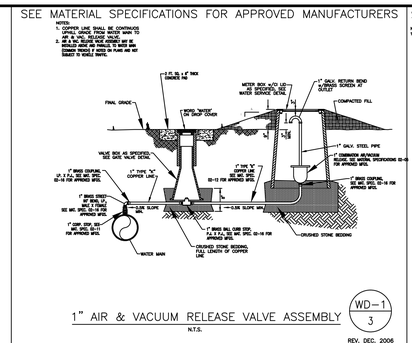
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD–1 / 2
REV. DEC. 2006

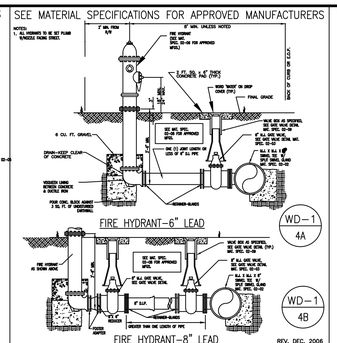
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD–1 / 3
REV. DEC. 2006

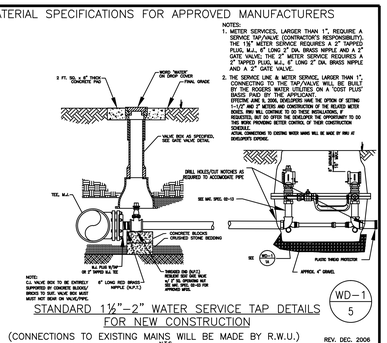
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



WD–1 / 4A
REV. DEC. 2006

WD–1 / 4B
REV. DEC. 2006

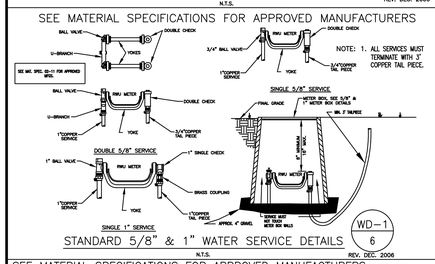
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



STANDARD 1½"–2" WATER SERVICE TAP DETAILS
FOR NEW CONSTRUCTION
(CONNECTIONS TO EXISTING MAINS WILL BE MADE BY R.W.U.)
N.T.S.

WD–1 / 5
REV. DEC. 2006

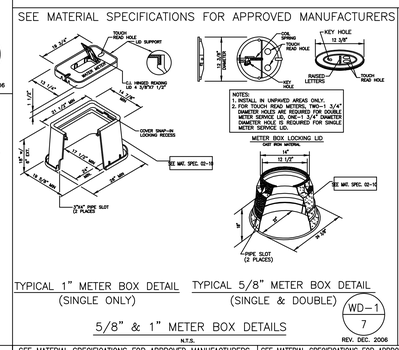
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD–1 / 6
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

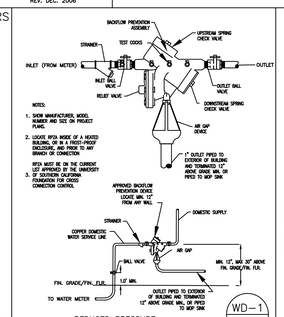


TYPICAL 1" METER BOX DETAIL
(SINGLE ONLY)

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

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

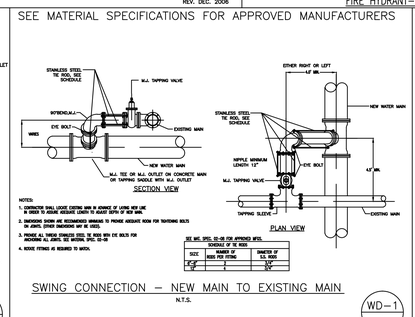
WD–1 / 7
REV. DEC. 2006



REDUCED PRESSURE
ZONE ASSEMBLY (RPZA)
N.T.S.

WD–1 / 8
REV. DEC. 2006

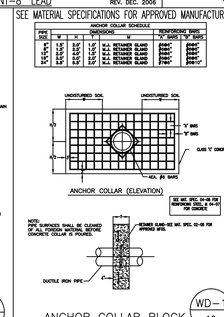
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD–1 / 9
REV. DEC. 2006

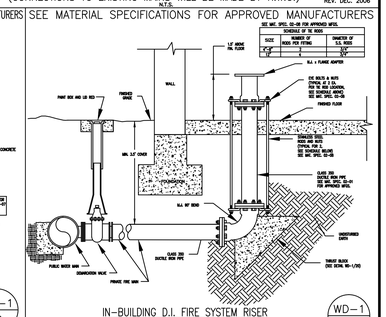
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



ANCHOR COLLAR BLOCK
N.T.S.

WD–1 / 10
REV. DEC. 2006

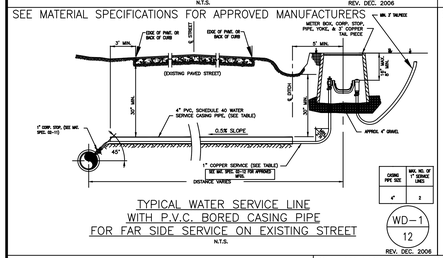
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD–1 / 11A
REV. AUG. 2007

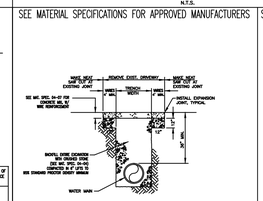
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

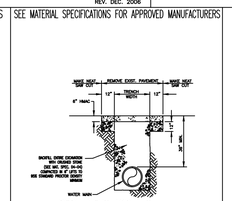
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



PERMANENT CONCRETE DRIVEWAY
CROSSING REPAIR
N.T.S.

WD–1 / 15
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



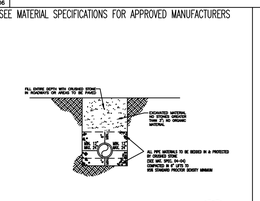
PERMANENT ASPHALT
DRIVEWAY/STREET CROSSING
REPAIR
N.T.S.

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.

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REV. DEC. 2006

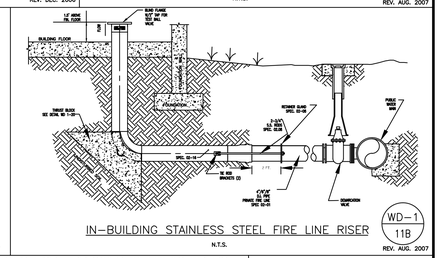
RESERVED

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 precautions 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.

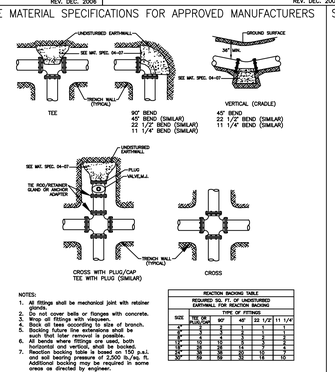
E. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.

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.

WD–1 / 19

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. Block all tees according to size of branch.
5. Blocking future line extensions shall be such that later removal is possible.
6. Where thrust blocking is required in 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.

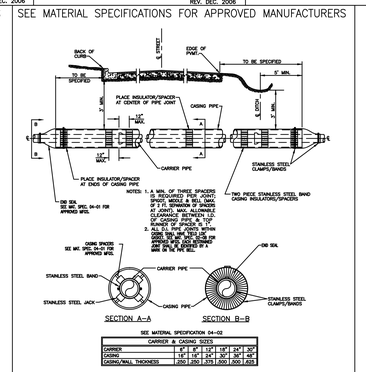
REACTION BACKING TABLE
REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING

SIZE	TYPE OF FITTINGS				
	TEE OR PLUG	90°	45°	22 1/2°	11 1/4°
4"	3	2	1	1	1
6"	5	3	2	1	1
8"	9	5	3	2	1
10"	13	7	4	2	1
12"	18	10	5	3	1
16"	32	18	10	5	2
20"	50	28	15	8	3
24"	72	40	22	12	10

THRUST BLOCKING DETAIL
N.T.S.

WD–1 / 20
REV. DEC. 2006

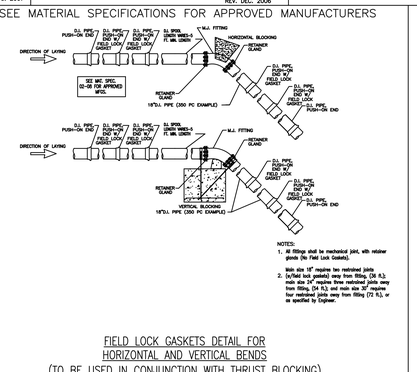
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD–1 / 21
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

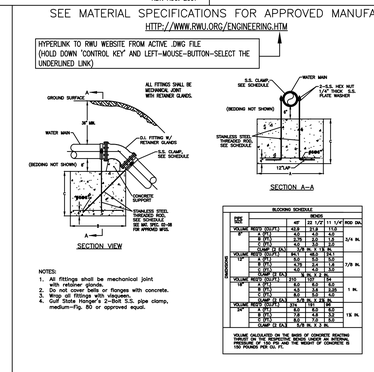


FIELD LOCK GASKETS DETAIL FOR
HORIZONTAL AND VERTICAL BENDS
(TO BE USED IN CONJUNCTION WITH THRUST BLOCKING)
FOR 18–INCH AND LARGER WATER MAINS
N.T.S.

WD–1 / 22
REV. DEC. 2006

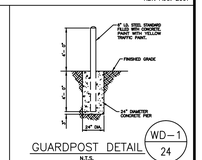
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS
HTTP://WWW.RWU.ORG/ENGINEERING.HTM

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



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

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6672 THOMAS C. OPPENHEIM 12/4/15

PSW Job Number:
707A

FIELDS AT PINNACLE
3070 S. CHAMPIONS BLVD.
ROGERS, AR 72758

Issue Date:
12.04.15

Revisions		
Number	Date	Description

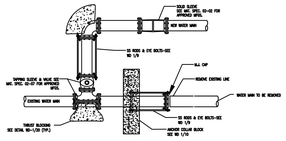
Contents:
WD-1

C8.50

RESERVED

WD-2 / 1A

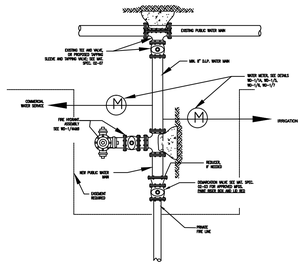
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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.

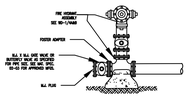
WD-2 / 2 — REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 3 — REV. MAR. 2009

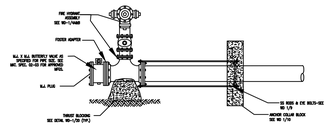
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

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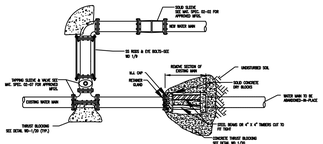
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

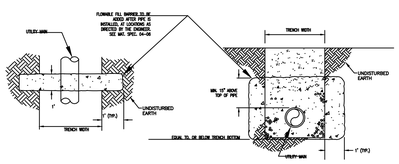
WD-2 / 10

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

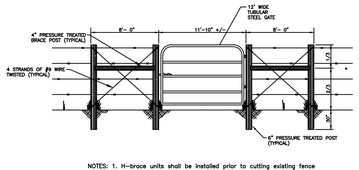
WD-2 / 11

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



ANTI-SEEPAGE BARRIER COLUMN
N.T.S.

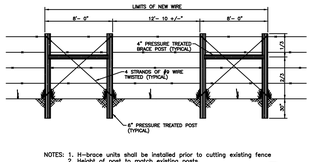
WD-2 / 12 — REV. DEC. 2006



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

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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"x 37" 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"x 37" 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

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SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 22

RESERVED

WD-2 / 23

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 (8.5x11)

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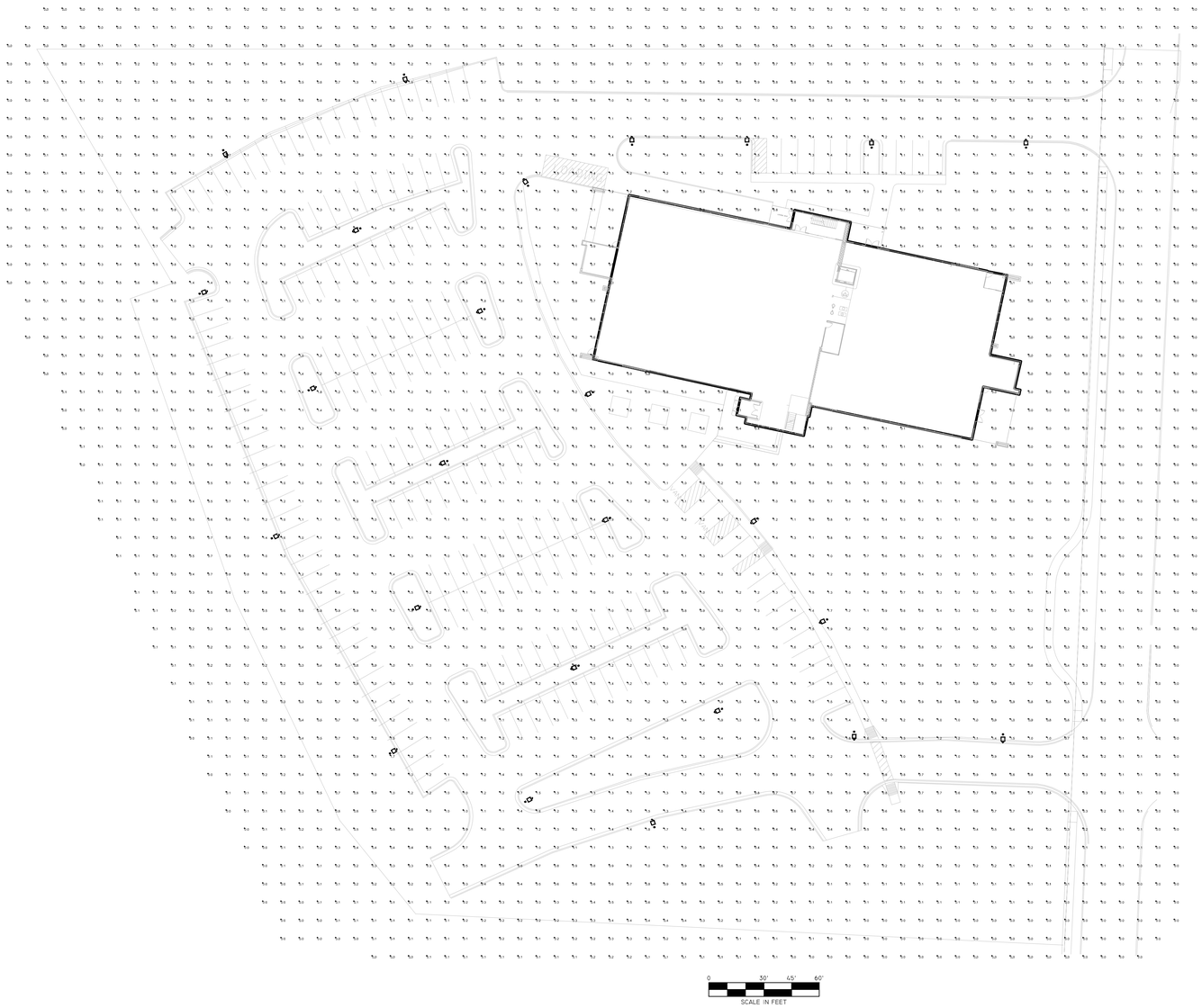
Contents:
WD-2

C8.60

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	0.4 fc	1.9 fc	0.0 fc	N / A	N / A
Property Line	+	0.3 fc	1.0 fc	0.0 fc	N / A	N / A
Parking & Drives	+	1.2 fc	1.9 fc	0.4 fc	4.8:1	3.0:1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	25	XLCS-SE-LED-SS-CW			XLCS-SE-LED-SS-CW.IES	Absolute	1.00	96.1



PHOTOMETRIC PLAN
PROVIDED BY CORE
STATES GROUP

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C9.00