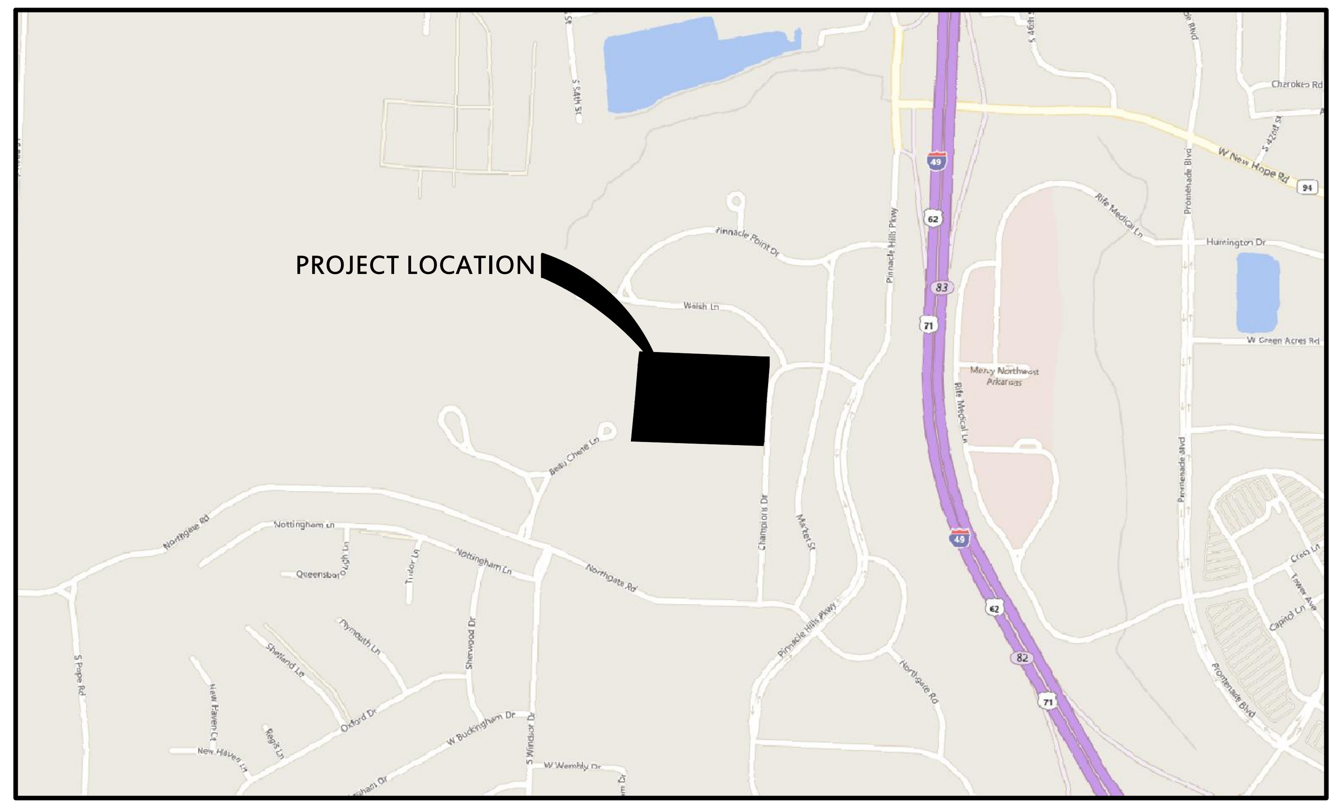
HUTTON MULTI-FAMILY

ROGERS, ARKANSAS

CHAMPIONS DRIVE

LARGESCALE DEVELOPMENT #PL202000XXX



VICINITY MAP

NTS

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- STRUCTURE NUMBER (X-X)
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

- EASEMENT
- CURB
- SS — SANITARY SEWER LINE
- G — GAS LINE
- W — WATER LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- FO — FIBER OPTIC
- UGTV — UNDERGROUND TELEVISION
- OHTV — OVERHEAD TELEVISION
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- FIRE LANE STRIPING

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- FOUND IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- ELECTRIC PEDESTAL
- GRATED INLET
- DROP INLET

LINEWORK

- EASEMENT
- CURB
- SS — SANITARY SEWER LINE
- G — GAS LINE
- W — WATER LINE (SPECIFY SIZE & TYPE)
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- OHTV — OVERHEAD TELEVISION
- CHAIN LINK FENCE
- RIGHT OF WAY
- ROAD CENTERLINE

COVER SHEET; GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. 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 THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
11. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCK PILES, MUST BE REMOVED FROM SITE PRIOR TO COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
12. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY
13. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING
14. IF THE PROJECT COSTS EXCEED $20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-228(6)

CONTACT INFORMATION:

WATER & SANITARY SEWER:
ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
PHONE: (479)621-1142

SITE ENGINEER:
CRAFTON TULL
DANIEL ELLIS P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838
DANIEL.ELLIS@CRAFTONTULL.COM

PROJECT OWNER:
DOLLE REALTY, LLC
AARON BREEDEN
736 CHERRY STREET
CHATTANOOGA, TN 37401
423-771-4459
SGADDIS@HUTTON.BUILD

PROJECT INFORMATION

CURRENT ZONING:
A-1

PROPOSED ZONING:
U-NBT & U-COM

BUILDING SETBACK:

U-NBT:
PEDESTRIAN FRIENDLY BTZ 0'-20' MAX
GENERAL FRONTAGE BTZ 0'-30' MAX
SIDE 0'
REAR 0'

U-COM:
PEDESTRIAN FRIENDLY BTZ 0'-25' MAX
GENERAL FRONTAGE BTZ 10'-45' MAX
SIDE 0'
REAR 0'

SITE AREA:
14.31± ACRES (623,383± SQ FT)

DEVELOPMENT AREA:
14.31± ACRES (623,383± SQ FT)

PROPERTY USAGE:
MULTI-FAMILY & MIXED USE

BUILDING USAGE:
MULTI-FAMILY RESIDENTIAL

UNIT CALCULATIONS:

BUILDING A	88 UNITS
BUILDING B	53 UNITS
BUILDING C	61 UNITS
BUILDING D	83 UNITS
BUILDING E	0 UNITS
TOTAL:	285 UNITS

BUILDING (GROSS SQ FT):

BUILDING A	97,424 SQ FT
BUILDING B	58,414 SQ FT
BUILDING C	66,588 SQ FT
BUILDING D	87,408 SQ FT
BUILDING E	3,672 SQ FT
TOTAL:	313,506 SQ FT

BUILDING HEIGHT (EAVE):

BUILDING A	42'-7 1/2"± (4-STORY)
BUILDING B	42'-7 1/2"± (4-STORY)
BUILDING C	31'-11 5/8"± (3-STORY)
BUILDING D	42'-7 1/2"± (4-STORY)
BUILDING E	12'-2"± (1-STORY)

ZONED U-NBT

BUILDING FRONTAGE:	STREET B	PEDESTRIAN FRIENDLY	333'±
PROPERTY FRONTAGE:	STREET B	PEDESTRIAN FRIENDLY	531'±
REQUIRED FRONTAGE:	STREET B	PEDESTRIAN FRIENDLY	50%
PROVIDED FRONTAGE:	STREET B	PEDESTRIAN FRIENDLY	333±/531± = 62.7±%

ZONED U-COM

BUILDING FRONTAGE:	CHAMPIONS DRIVE	PEDESTRIAN FRIENDLY	360'±
	STREET A	PEDESTRIAN FRIENDLY	335'±
	STREET B	PEDESTRIAN FRIENDLY	386'±
PROPERTY FRONTAGE:	CHAMPIONS DRIVE	PEDESTRIAN FRIENDLY	508'±
	STREET A	PEDESTRIAN FRIENDLY	525'±
	STREET B	PEDESTRIAN FRIENDLY	531'±
REQUIRED FRONTAGE:	CHAMPIONS DRIVE	PEDESTRIAN FRIENDLY	70%
	STREET A	PEDESTRIAN FRIENDLY	70%
	STREET B	PEDESTRIAN FRIENDLY	70%
PROVIDED FRONTAGE:	CHAMPIONS DRIVE	PEDESTRIAN FRIENDLY	360±/508± = 70.9±%
	STREET A	PEDESTRIAN FRIENDLY	335±/525± = 63.8±%
	STREET B	PEDESTRIAN FRIENDLY	386±/531± = 72.7±%

OPEN SPACE REQUIRED: (SITE) — 5% OF TOTAL SITE AREA
623,383 SQ. FT. X .05 = 31,169 SQ. FT.

OPEN SPACE REQUIRED: (NON-RESIDENTIAL) — 4 SQ FT PER EVERY 100 NON-RESIDENTIAL SPACE
18,000± SQ.FT./100 X 4 = 720 SQ. FT.
31,889 SQ. FT. TOTAL REQUIRED OPEN SPACE

7.3a OPEN SPACE REQUIRED: (SITE) — 5% OF TOTAL SITE AREA
623,383 SQ. FT. X .05 = 31,169 SQ. FT.

7.3b SITE AREA: 14.31± ACRES (623,383± SQ FT)

7.3c OPEN SPACE REQUIRED: 285 UNITS/14.31± ACRES = 19.91 UNITS PER ACRE
8-20 UNITS PER ACRE = 160 SQ. FT. PER UNIT
285 UNITS X 160 SQ. FT. = 45,600 SQ. FT OF OPEN SPACE

7.4d OPEN SPACE PROVIDED: 4.5%± 28,420 SQ. FT. POCKET PARK
4.1%± 25,445 SQ. FT. COURTYARD STANDARDS
8.6% 53,865 SQ. FT. TOTAL OPEN SPACE

REQUIRED PARKING:

ZONE U-NBT (RESIDENTIAL):	3 SPACES FOR EACH 2 DWELLING UNITS 114 UNITS X 1.5 = 171 STALLS
BIKE RACKS:	1 BIKE RACK = 20% PARKING STALLS 171 X 0.20 = 34 BIKE RACKS
ZONE U-COM (RESIDENTIAL):	1 SPACE FOR EACH 1 DWELLING UNIT 171 UNITS X 1 = 171 STALLS
BIKE RACKS:	1 BIKE RACK = 15% PARKING STALLS 171 X 0.15 = 26 BIKE RACKS
ZONE U-COM (COMMERCIAL):	NO REQUIREMENTS
BIKE RACKS:	2 SPACES FOR UP TO 3,000 SQUARE FEET AND 1 SPACE FOR EVERY 1,000 SQUARE FEET ADDITIONAL
TOTAL:	342 PARKING STALLS 60 BIKE RACKS

PROVIDED PARKING:

ZONE U-NBT (RESIDENTIAL):	157 PARKING STALLS ADA STALLS = 6 TOTAL = 163
BIKE RACKS:	17 RACKS HOLDS 2 BIKES EACH
ZONE U-COM (RESIDENTIAL):	284 PARKING STALLS ADA STALLS = 13 TOTAL = 297
BIKE RACKS:	13 RACKS HOLDS 2 BIKES EACH
ZONE U-COM (COMMERCIAL):	NO REQUIREMENTS
BIKE RACKS:	TO BE DETERMINED

Arkansas One Call
811
Know what's **below**.
Call before you dig.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	DEMOLITION PLAN
C-101	OVERALL SITE PLAN
C-102	SITE PLAN A
C-103	SITE PLAN B
C-104	SITE INTERSECTION PLAN
C-105	SITE INTERSECTION PLAN
C-106	OVERALL GRADING PLAN
C-107	GRADING PLAN A
C-108	GRADING PLAN B
C-109	GRADING INTERSECTION PLAN
C-110	GRADING INTERSECTION PLAN
C-111	OVERALL UTILTIY PLAN (C)
C-112	UTILITY PLAN A (C)
C-113	UTILITY PLAN B (C)
C-114	EROSION CONTROL PHASE I
C-115	EROSION CONTROL PHASE II
C-201	STORM SEWER LINE 1 P&P (C)
C-202	STORM SEWER LINE 1 P&P (C)
C-203	STORM SEWER LINE 2, 3, & 4 P&P (C)
C-204	STORM SEWER LINE 5 & 6 P&P (C)
C-205	STORM SEWER LINE 6 P&P (C)
C-206	STORM SEWER LINE 7 P&P (C)
C-207	STORM SEWER LINE 8 & 9 P&P (C)
C-208	STORM SEWER LINE 10 & 11 P&P (C)
C-209	STORM SEWER LINE 12 P&P (C)
C-210	STORM SEWER LINE 13 P&P SHT. 18
C-211	SANITARY SEWER LINE 1 P&P (C)
C-212	SANITARY SEWER LINE 1 P&P (C)
C-213	SANITARY SEWER LINE 2 P&P (C)
C-214	WATERLINE 1 P&P (C)
C-215	WATERLINE 1 P&P (C)
C-216	WATERLINE 2 P&P (C)
C-217	WATERLINE 3 P&P (C)
C-218	WATERLINE 3 P&P(C)
C-219	FIRE LINE 1 P&P(C)
C-501	ROGERS MUNICIPAL DETAILS SHT. 1
C-502	ROGERS MUNICIPAL DETAILS SHT. 2
C-503	TYPICAL SECTIONS
C-504	TYPICAL SECTIONS
C-505	STANDARD DETAILS SHT. 1
C-506	STANDARD DETAILS SHT. 2
C-507	STANDARD DETAILS SHT. 3
C-508	STANDARD DETAILS SHT. 4
C-509	EROSION CONTROL DETAILS SHT. 1
C-510	EROSION CONTROL DETAILS SHT. 2
C-511	EROSION CONTROL DETAILS SHT. 3
SD-1	ROGERS SEWER DETAILS
WD-1	ROGERS WATER DETAILS
WD-2	ROGERS WATER DETAILS
L-100	TREE PRESERVATION PLAN
L-500	TPP DETAILS

PROPERTY DESCRIPTION

SURVEY DESCRIPTION:

PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 20;
THENCE S03°57'54"W 567.04 FEET;
THENCE N87°55'21"W 628.91 FEET;
THENCE N05°02'00"E 678.22 FEET;
THENCE S87°32'50"E 583.76 FEET;
THENCE S02°18'36"W 47.04 FEET;
THENCE S87°33'06"E 29.61 FEET;
THENCE S02°36'10"W 59.54 FEET TO THE POINT OF BEGINNING, CONTAINING 9.62 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF SOUTH CHAMPIONS DRIVE ALONG THE EAST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 20;
THENCE N87°32'50"W 618.13 FEET TO THE POINT OF BEGINNING;
THENCE S05°02'00"W 571.54 FEET;
THENCE N87°55'21"W 300.40 FEET;
THENCE N05°02'00"E 633.04 FEET;
THENCE N87°33'06"W 17.99 FEET;
THENCE N02°50'28"E 47.11 FEET;
THENCE S87°32'50"E 320.10 FEET;
THENCE S05°02'00"W 106.68 FEET TO THE POINT OF BEGINNING, CONTAINING 4.70 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0265K, EFFECTIVE DATE 06/05/2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

CITY OF ROGERS STAMP

HUTTON MULTI-FAMILY
ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION ... REVIEW SET
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COVER SHEET

C-001

DRAWING: G:\20\05500_HUTTONMF\INFRASTRUCTURE\CIVIL\DWG\COVER SHEET.DWG
LAYOUT: COVER SHEET LAST SAVED: MLS14, 10/2/2020 11:53 AM
PLOTTED BY: MICHAEL LANEY, 10/2/2020 3:24 PM (PLOTTED 3"= ONLY VALID ON HARD COPY)

LEGEND

SYMBOLS TO BE DEMOLISHED

- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- WATER METER
- ELECTRIC PEDESTAL
- DROP INLET
- EXISTING TREE

LINEWORK TO BE DEMOLISHED

- CURB
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (SPECIFY SIZE & TYPE) (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- UNDERGROUND TELEVISION (UGTV)
- OVERHEAD TELEVISION (OHTV)
- DEMOLISHED AREA

SYMBOLS TO REMAIN

- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- SPRINKLER HEAD
- ELECTRIC PEDESTAL
- DROP INLET
- EXISTING TREE

LINEWORK TO REMAIN

- CURB
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (SPECIFY SIZE & TYPE) (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- UNDERGROUND TELEVISION (UGTV)
- OVERHEAD TELEVISION (OHTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE (x)
- FIBER OPTIC (FO)

DEMOLITION NOTES

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

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CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
60' 0 60'

HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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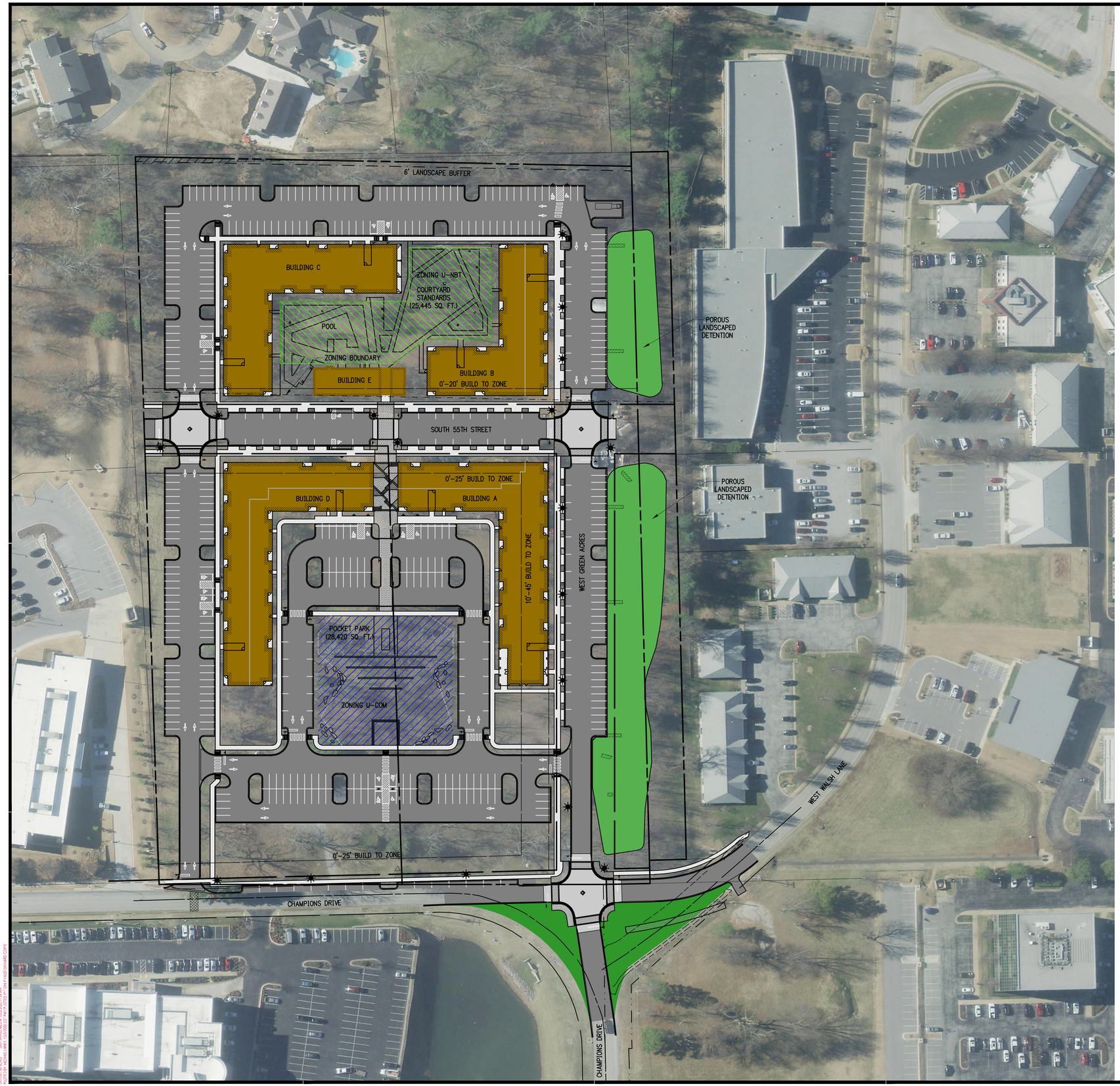
DEMOLITION PLAN

C-002

DRAWING CLOUD: I:\2020_ACTIVE\HUTTON\ARCHITECTURE\CIVIL\CIVIL DRWG FILES\HUTTON_DEMO PLAN_3.DWG
LAYOUT: C-002 DEMO PLAN 3 XREF: I:\2020_ACTIVE\HUTTON\ARCHITECTURE\CIVIL\CIVIL DRWG FILES\XREF\XREF-HUTTON_BOUNDARY.DWG
LAST SAVED BY: MICHAEL LANEY - 10/2/2020 2:24 PM PLOTTED BY: JOHN HUGG CHANNELED COPY



SITE INFORMATION:

CURRENT ZONING:
A-1
PROPOSED ZONING:
U-NBT & U-COM
BUILDING SETBACK:

U-NBT:
PEDESTRIAN FRIENDLY BTZ 0'-20' MAX
GENERAL FRONTAGE BTZ 0'-30' MAX
SIDE 0'
REAR 0'

U-COM:
PEDESTRIAN FRIENDLY BTZ 0'-25' MAX
GENERAL FRONTAGE BTZ 10'-45' MAX
SIDE 0'
REAR 0'

SITE AREA:
14.31± ACRES (623,383± SQ FT)
DEVELOPMENT AREA:
14.31± ACRES (623,383± SQ FT)
PROPERTY USAGE:
MULTI-FAMILY & MIXED USE
BUILDING USAGE:
MULTI-FAMILY RESIDENTIAL
UNIT CALCULATIONS:

BUILDING A	88 UNITS
BUILDING B	53 UNITS
BUILDING C	61 UNITS
BUILDING D	83 UNITS
BUILDING E	0 UNITS
TOTAL:	285 UNITS

BUILDING (GROSS SQ FT):

BUILDING A	97,424 SQ FT
BUILDING B	58,414 SQ FT
BUILDING C	66,588 SQ FT
BUILDING D	87,408 SQ FT
BUILDING E	3,672 SQ FT
TOTAL:	313,506 SQ FT

BUILDING HEIGHT (EAVE):

BUILDING A	42'-7 1/2"± (4-STORY)
BUILDING B	42'-7 1/2"± (4-STORY)
BUILDING C	31'-11 5/8"± (3-STORY)
BUILDING D	42'-7 1/2"± (4-STORY)
BUILDING E	12'-2"± (1-STORY)

ZONED U-NBT

BUILDING FRONTAGE:	SOUTH 55TH STREET	PEDESTRIAN FRIENDLY	333'±
PROPERTY FRONTAGE:	SOUTH 55TH STREET	PEDESTRIAN FRIENDLY	531'±
REQUIRED FRONTAGE:	SOUTH 55TH STREET	PEDESTRIAN FRIENDLY	50%
PROVIDED FRONTAGE:	SOUTH 55TH STREET	PEDESTRIAN FRIENDLY	333±/531± = 62.7±%

ZONED U-COM

BUILDING FRONTAGE:	CHAMPIONS DRIVE	PEDESTRIAN FRIENDLY	360'±
	WEST GREEN ACRES	GENERAL FRONTAGE	335'±
	SOUTH 55TH STREET	PEDESTRIAN FRIENDLY	386'±
PROPERTY FRONTAGE:	CHAMPIONS DRIVE	PEDESTRIAN FRIENDLY	508'±
	WEST GREEN ACRES	GENERAL FRONTAGE	525'±
	SOUTH 55TH STREET	PEDESTRIAN FRIENDLY	531'±
REQUIRED FRONTAGE:	CHAMPIONS DRIVE	PEDESTRIAN FRIENDLY	70%
	WEST GREEN ACRES	GENERAL FRONTAGE	60%
	SOUTH 55TH STREET	PEDESTRIAN FRIENDLY	70%
PROVIDED FRONTAGE:	CHAMPIONS DRIVE	PEDESTRIAN FRIENDLY	360±/508± = 70.9±%
	WEST GREEN ACRES	GENERAL FRONTAGE	335±/525± = 63.8±%
	SOUTH 55TH STREET	PEDESTRIAN FRIENDLY	386±/531± = 72.7±%

OPEN SPACE REQUIRED: (SITE) 5% OF TOTAL SITE AREA
623,383 SQ. FT. X .05 = 31,169 SQ. FT.
OPEN SPACE REQUIRED: (NON-RESIDENTIAL) 4 SQ FT PER EVERY 100 NON-RESIDENTIAL SPACE
18,000± SQ.FT./100 X 4 = 720 SQ. FT.
31,889 SQ. FT. TOTAL REQUIRED OPEN SPACE

7.3a OPEN SPACE REQUIRED: (SITE) 5% OF TOTAL SITE AREA
623,383 SQ. FT. X .05 = 31,169 SQ. FT.
7.3b SITE AREA: 14.31± ACRES (623,383± SQ FT)
7.3c OPEN SPACE REQUIRED: 285 UNITS/14.31± ACRES = 19.91 UNITS PER ACRE
8-20 UNITS PER ACRE = 160 SQ. FT. PER UNIT
285 UNITS X 160 SQ. FT. = 45,600 SQ. FT OF OPEN SPACE
7.4d OPEN SPACE PROVIDED: 4.5%± 28,420 SQ. FT. POCKET PARK
4.1%± 25,445 SQ. FT. COURTYARD STANDARDS
8.6% 53,865 SQ. FT. TOTAL OPEN SPACE

REQUIRED PARKING:
ZONE U-NBT (RESIDENTIAL): 3 SPACES FOR EACH 2 DWELLING UNITS
114 UNITS X 1.5 = 171 STALLS
BIKE RACKS: 1 BIKE RACK = 20% PARKING STALLS
171 X 0.20 = 34 BIKE RACKS
ZONE U-COM (RESIDENTIAL): 1 SPACE FOR EACH 1 DWELLING UNIT
171 UNITS X 1 = 171 STALLS
BIKE RACKS: 1 BIKE RACK = 15% PARKING STALLS
171 X 0.15 = 26 BIKE RACKS
ZONE U-COM (COMMERCIAL): NO REQUIREMENTS
BIKE RACKS: 2 SPACES FOR UP TO 3,000 SQUARE FEET AND 1 SPACE FOR EVERY 1,000 SQUARE FEET ADDITIONAL
TOTAL: 342 PARKING STALLS
60 BIKE RACKS

PROVIDED PARKING:
ZONE U-NBT (RESIDENTIAL): 157 PARKING STALLS
ADA STALLS = 6
TOTAL = 163
BIKE RACKS: 17 RACKS HOLDS 2 BIKES EACH
ZONE U-COM (RESIDENTIAL): 284 PARKING STALLS
ADA STALLS = 13
TOTAL = 297
BIKE RACKS: 13 RACKS HOLDS 2 BIKES EACH
ZONE U-COM (COMMERCIAL): NO REQUIREMENTS
BIKE RACKS: TO BE DETERMINED

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GRAPHIC SCALE IN FEET
60' 0 60'

HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

Key Plan

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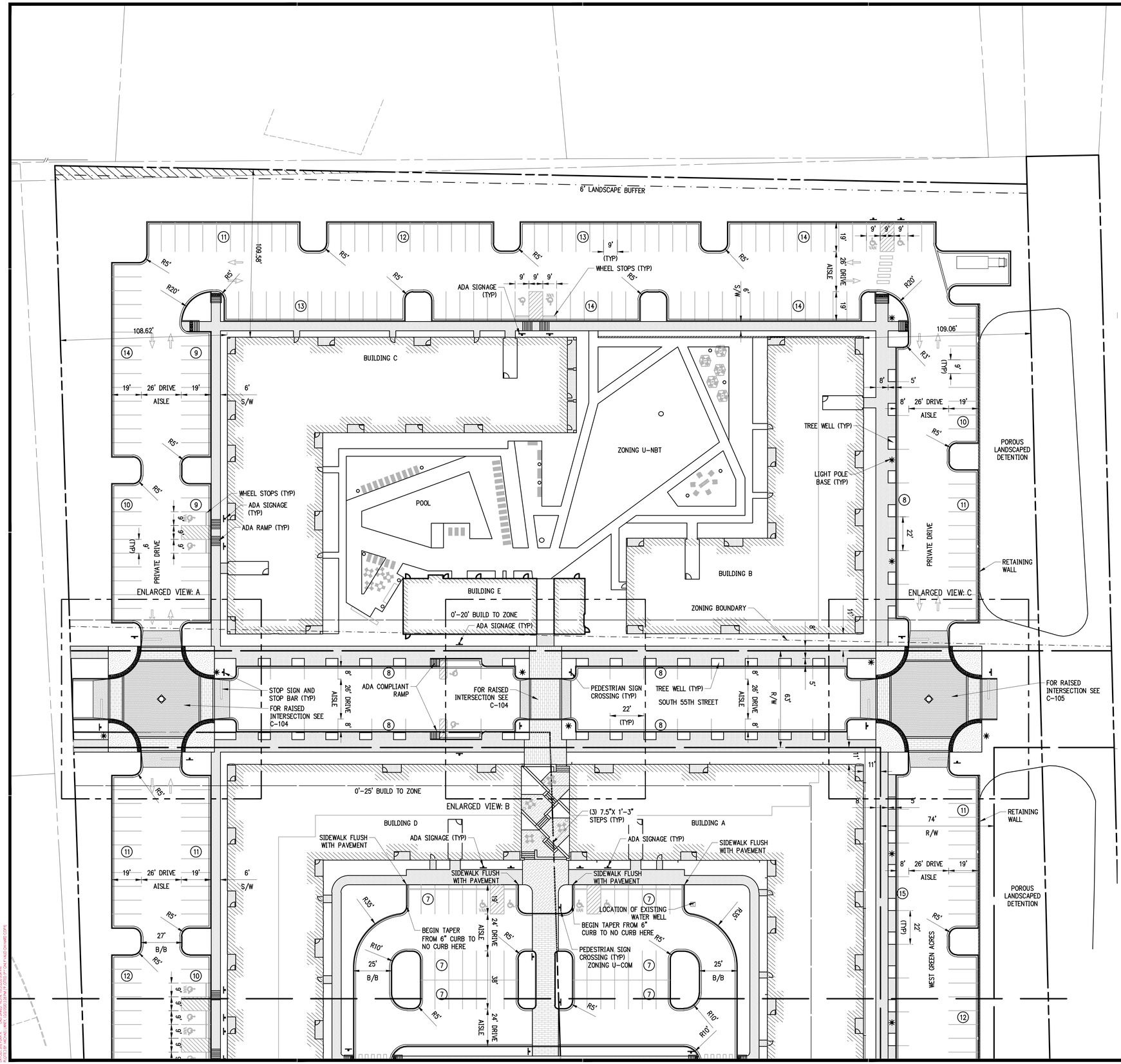
OVERALL SITE PLAN

C-101

DRAWING CLASS: (2000) AUTOMATIC ARCHITECTURE (CTA) DWG FILE: (R:\DWG\ARCHITECTURE\20105500 HUTTON MULTI-FAMILY\DWG\20105500 HUTTON MULTI-FAMILY.DWG) LAYOUT: C-101 (MODEL) XREF: (C:\DOCUMENTS AND SETTINGS\D.ELLIS\MY DOCUMENTS\DWG\BLOCKS\ARCH-D.DWG)



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SITE PLAN A

C-102

DRAWING: G:\20_JOBS_APPZ\MAP\ARCH\TEC\DRT\C102.DWG 10/02/2020 4:49 PM
PLOTTED BY: MICHAEL LANEY 10/2/2020 2:28 PM

MATCH LINE

ADA COMPLIANT RAMP
ADA SIGNAGE (TYP)
BUILDING D
ZONING U-COM
RUNNING BOND COBBLE STAMPED CONCRETE DYED SCOFIELD LITHOCHROME 3773 PARISIAN GRAY
6" CONCRETE STRIP
TREE WELL (TYP)
LIGHT POLE BASE (TYP)
BUILDING A
POROUS LANDSCAPED DETENTION
STOP SIGN AND STOP BAR (TYP)
ADA SIGNAGE (TYP)
WHEEL STOPS (TYP)
CONSTRUCT DRIVEWAY APRON PER CITY OF ROGERS DRIVEWAY DETAIL
USGS TYPE C GAUGE
PRIVATE DRIVE
WEST GREEN ACRES
63' CURB CUT
74' R/W
13' GREESPACE
27' B/B
8' S/W
0'-25' BUILD TO ZONE
EXISTING 14.37' RIGHT OF WAY
NEW 25' RIGHT OF WAY
EXISTING 25' RIGHT OF WAY
STOP SIGN AND STOP BAR
CONSTRUCT DRIVEWAY APRON PER CITY OF ROGERS DRIVEWAY DETAIL
67.3' CURB CUT
CHAMPIONS DRIVE
EXISTING ℄ OF CHAMPIONS DRIVE
CONNECT TO EXISTING CURB HERE
FOR RAISED INTERSECTION SEE C-105
ENLARGED VIEW: D
℄ OF WEST WALSH LANE
CONNECT TO EXISTING SIDEWALK HERE
WEST WALSH LANE
GREENSPACE
5' S/W
21.48' CURB CUT
CONSTRUCT DRIVEWAY APRON PER CITY OF ROGERS RESIDENTIAL DRIVEWAY APRON DETAIL
8' WIDE CONCRETE DITCH BOTTOM
STOP SIGN AND STOP BAR (TYP)
CONNECT TO EXISTING CURB HERE
℄ OF CHAMPIONS DRIVE

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK
o	FOUND IRON PIN	CURB
☼	LIGHT POLE	RIGHT OF WAY
		ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
●	SET IRON PIN	CURB
✷	LIGHT POLE	BUILDING SET BACK
		RIGHT OF WAY
		PROPERTY LINE
		ROAD CENTERLINE
		FIRE LANE STRIPING

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GRAPHIC SCALE IN FEET
30' 0 30'

HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

Key Plan

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SITE PLAN B

C-103

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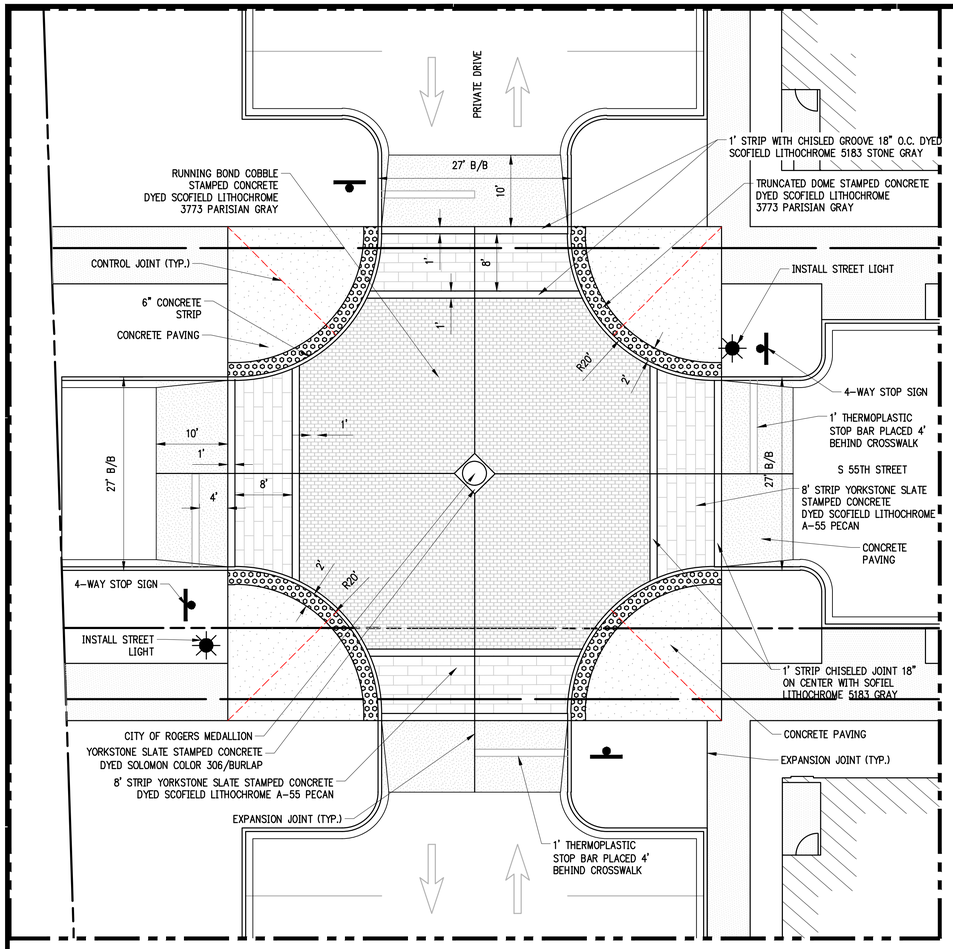
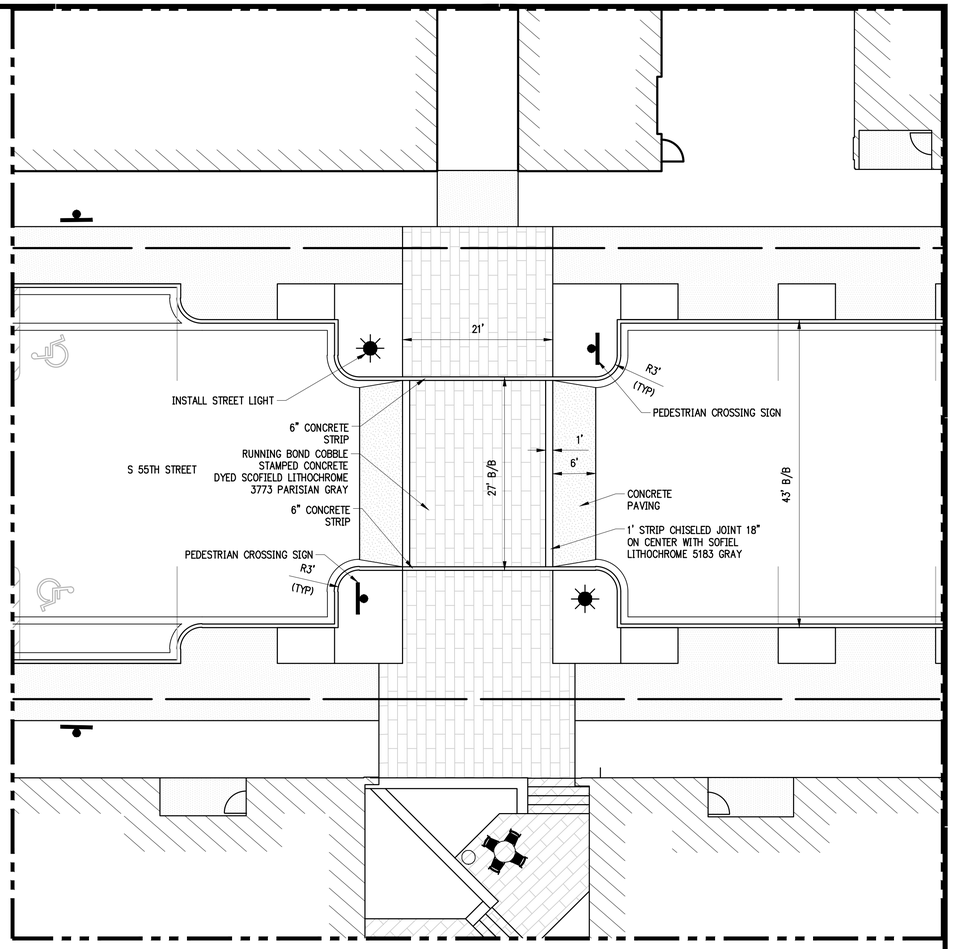


ENLARGED VIEW: A
SCALE: 1"=10'



ENLARGED VIEW: B
SCALE: 1"=10'

CITY OF ROGERS MEDALLION
MANUFACTURED BY EAST JORDAN IRON WORKS

NOTES:
- CONTRACTOR SHALL CONSTRUCT A MOCK-UP OF ALL STAMPED AND DYED CONCRETE SECTIONS AT THE JOB SITE FOR REVIEW AND APPROVAL BY OWNER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
- ALL INTERSECTIONS VARY IN SIZE AND SHALL BE RUNNING BOND COBBLE STAMPED CONCRETE. DYED SCOFIELD LITHOCHROME 9773 PARISIAN GRAY COLOR HARDENER WITH CONCREATION GRAY POWDERED ANTIQUING RELEASE AND IS SEALED WITH 28% SOLIDS SOLVENT BASE ACRYLIC SEALER.
- ALL INTERSECTION CROSSWALKS ARE 8' WIDE YORKSTONE SLATE STAMPED CONCRETE. AND WILL BE COLORED USING L.M. SCOFIELD A-55 PECAN TAN LITHOCHROME COLOR HARDENER WITH CONCREATION GRAY POWDERED ANTIQUING RELEASE AND ARE SEALED WITH PROSOCO SALOXINE PD PENETRATING SEALER.
- ALL CROSSWALK BORDERS ARE 1' WIDE ROCK TEXTURE WITH CHISELED JOINT APPEARANCE. THEY SHALL BE COLORED USING L.M. SCOFIELD 5183 STONE GRAY LOTHOCHROME COLOR HARDINER WITH CONCREATION GRAY POWDERED ANTIQUING RELEASE AGENT. IT IS SEALED WITH 28% SOLIDS SOLVENT BASE ACRYLIC SEALER.

LEGEND (NEW)

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

CONTROL JOINT

EXPANSION JOINT

8' STRIP YORKSTONE SLATE STAMPED CONCRETE DYED SCOFIELD LITHOCHROME A-55 PECAN

RUNNING BOND COBBLE STAMPED CONCRETE DYED SCOFIELD LITHOCHROME 3773 PARISIAN GRAY

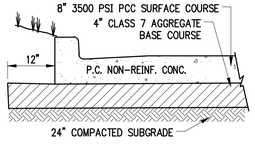
NEW REGULAR DUTY CONCRETE

HEAVY DUTY CONCRETE PAVING

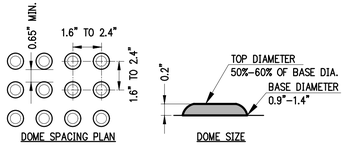
NEW SIDEWALK

FOR FURTHER CLARIFICATION REFER TO DOWNTOWN ROGERS INTERSECTIONS.

NOTES:
1. THE SUBGRADE UNDER PAVEMENTS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND PREPARING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8" AND UNIFORMLY COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR.
3. AGGREGATE BASE COURSE MIXTURES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ASPHALTIC SURFACE AND BINDER COURSES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. PORTLAND CEMENT CONCRETE PAVEMENT SHALL CONFORM WITH THE REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.
7. 3500 PSI AE STAMPED CONCRETE (5.5 BAG MINIMUM) WITH INTEGRAL COLOR AS SPECIFIED ON THE PLANS (OR APPROVED EQUIVALENT)
8. 5" MAXIMUM SLUMP, 5.5 +/-1.5% AIR ENTRAINMENT
9. AGGREGATE SIZE #57 OR #67
10. USE ADMIXTURES AS NEEDED FOR PERFORMANCE



HEAVY DUTY CONCRETE PAVING

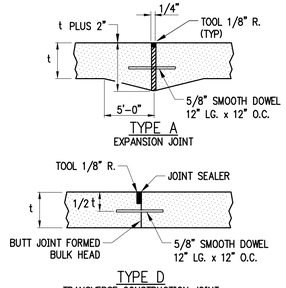


DOME SPACING PLAN

DOME SIZE

NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

DETECTABLE WARNING DEVICE
NTS



TYPE A
EXPANSION JOINT

TYPE D
TRANSVERSE CONSTRUCTION JOINT

CONCRETE JOINTING
NTS

NOTES:
1. ALL JOINTS SPACING NOT TO EXCEED 15'-0" INTERVALS.
2. SAWED JOINTS SHALL BE CUT AS SOON AS POSSIBLE AFTER FINISH WORK IS COMPLETE & CONCRETE HAS CURED TO ACCEPT TYPE OF SAW EQUIPMENT.
3. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
4. SPECIFIED JOINT SEALANT APPLIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS SEALANT TOOLED 1/8" BELOW PAVEMENT SURFACE.
5. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
6. COMPLETELY FILL HOLE WITH EPOXY GROUT AND INSERT DOWEL WITH EXPANSION CAPS.
7. DOWELS SHALL BE ALIGNED PERPENDICULAR TO THE JOINT.

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SITE INTERSECTION PLAN

C-104

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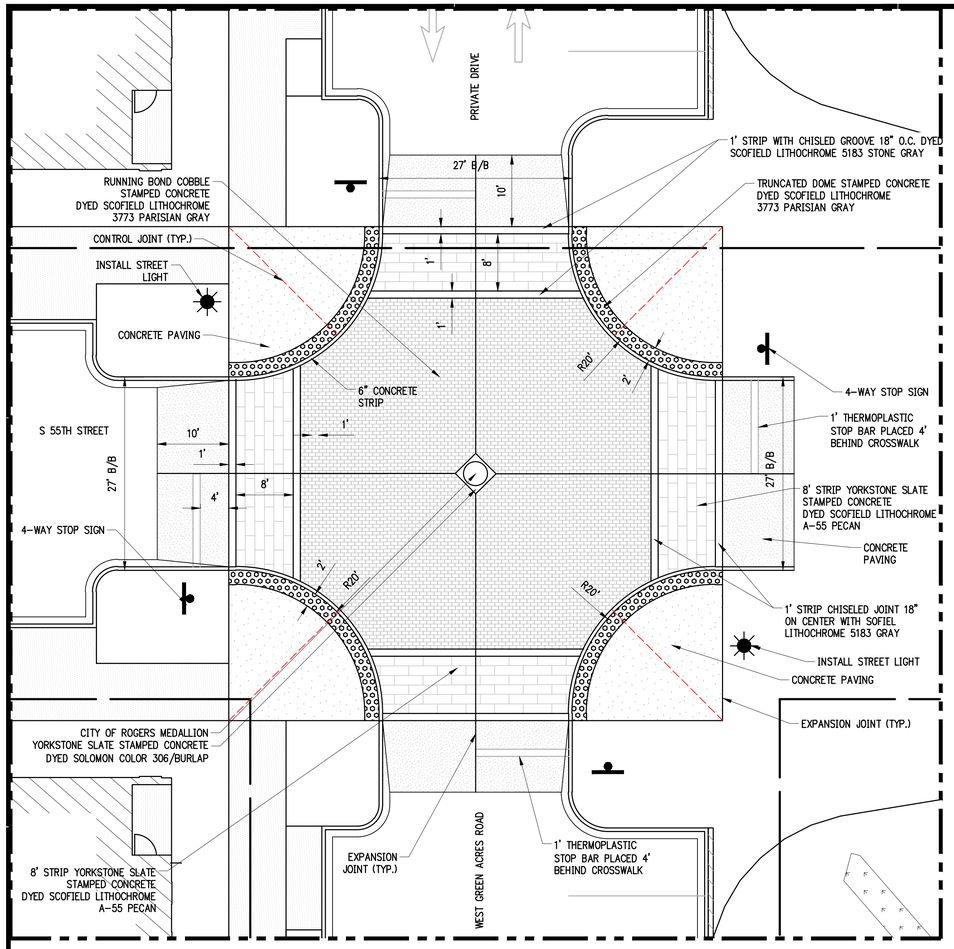
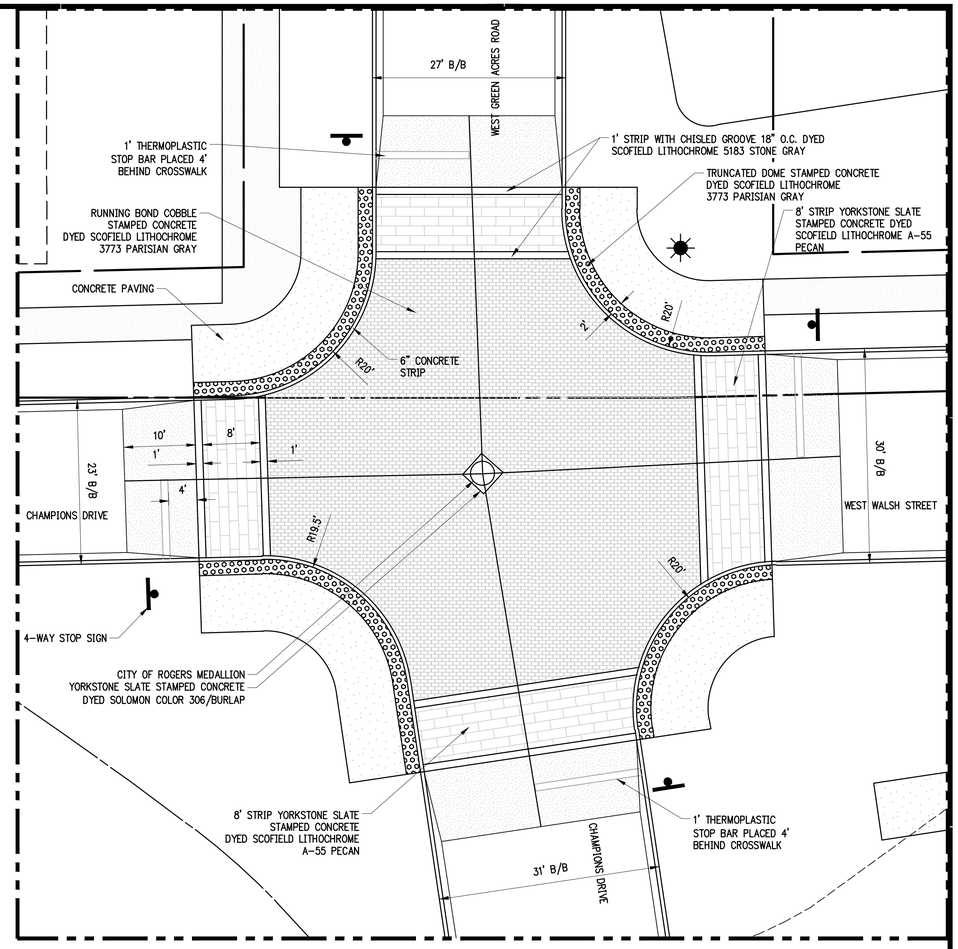


ENLARGED VIEW: C
SCALE: 1"=10'



ENLARGED VIEW: D
SCALE: 1"=10'

40" DIA. CITY OF ROGERS MEDALLION
MANUFACTURED BY EAST JORDAN IRON WORKS

NOTES:
- CONTRACTOR SHALL CONSTRUCT A MOCK-UP OF ALL STAMPED AND DYED CONCRETE SECTIONS AT THE JOB SITE FOR REVIEW AND APPROVAL BY OWNER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
- ALL INTERSECTIONS VARY IN SIZE AND SHALL BE RUNNING BOND COBBLE STAMPED CONCRETE. DYED SCOFIELD LITHOCHROME 9773 PARISIAN GRAY COLOR HARDENER WITH CONCREATION GRAY POWDERED ANTIQUING RELEASE AND IS SEALED WITH 28% SOLIDS SOLVENT BASE ACRYLIC SEALER.
- ALL INTERSECTION CROSSWALKS ARE 8' WIDE YORKSTONE SLATE STAMPED CONCRETE. AND WILL BE COLORED USING L.M. SCOFIELD A-55 PECAN TAN LITHOCHROME COLOR HARDENER WITH CONCREATION GRAY POWDERED ANTIQUING RELEASE AND ARE SEALED WITH PROSOCO SALOXINE PD PENETRATING SEALER.
- ALL CROSSWALK BORDERS ARE 1' WIDE ROCK TEXTURE WITH CHISELED JOINT APPEARANCE. THEY SHALL BE COLORED USING L.M. SCOFIELD 5183 STONE GRAY LOTHOCHROME COLOR HARDNER WITH CONCREATION GRAY POWDERED ANTIQUING RELEASE AGENT. IT IS SEALED WITH 28% SOLIDS SOLVENT BASE ACRYLIC SEALER.

LEGEND (NEW)

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

CONTROL JOINT

EXPANSION JOINT

8' STRIP YORKSTONE SLATE STAMPED CONCRETE DYED SCOFIELD LITHOCHROME A-55 PECAN

RUNNING BOND COBBLE STAMPED CONCRETE DYED SCOFIELD LITHOCHROME 3773 PARISIAN GRAY

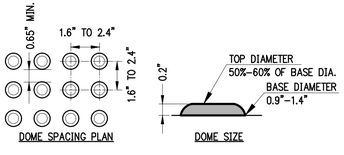
NEW REGULAR DUTY CONCRETE

HEAVY DUTY CONCRETE PAVING

NEW SIDEWALK

FOR FURTHER CLARIFICATION REFER TO DOWNTOWN ROGERS INTERSECTIONS.

NOTES:
1. THE SUBGRADE UNDER PAVEMENTS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND PREPARING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8" AND UNIFORMLY COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR.
3. AGGREGATE BASE COURSE MIXTURES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ASPHALTIC SURFACE AND BINDER COURSES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. PORTLAND CEMENT CONCRETE PAVEMENT SHALL CONFORM WITH THE REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.
7. 3500 PSI AE STAMPED CONCRETE (5.5 BAG MINIMUM) WITH INTEGRAL COLOR AS SPECIFIED ON THE PLANS (OR APPROVED EQUIVALENT)
8. 5" MAXIMUM SLUMP, 5.5 +/-1.5% AIR ENTRAINMENT
9. AGGREGATE SIZE #57 OR #67
10. USE ADMIXTURES AS NEEDED FOR PERFORMANCE

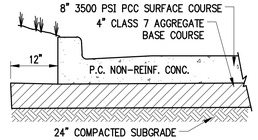


DOME SPACING PLAN

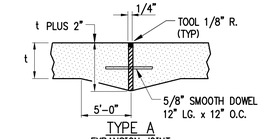
DOME SIZE

NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

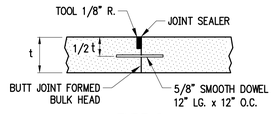
DETECTABLE WARNING DEVICE
NTS



HEAVY DUTY CONCRETE PAVING



TYPE A
EXPANSION JOINT



TYPE D
TRANSVERSE CONSTRUCTION JOINT

CONCRETE JOINTING
NTS

NOTES:
1. ALL JOINTS SPACING NOT TO EXCEED 15'-0" INTERVALS.
2. SAWED JOINTS SHALL BE CUT AS SOON AS POSSIBLE AFTER FINISH WORK IS COMPLETE & CONCRETE HAS CURED TO ACCEPT TYPE OF SAW EQUIPMENT.
3. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
4. SPECIFIED JOINT SEALANT APPLIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS SEALANT TOOLED 1/8" BELOW PAVEMENT SURFACE.
5. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
6. COMPLETELY FILL HOLE WITH EPOXY GROUT AND INSERT DOWEL WITH EXPANSION CAPS.
7. DOWELS SHALL BE ALIGNED PERPENDICULAR TO THE JOINT.

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No. 109
ARKANSAS

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
10' 0 10'

HUTTON MULTI-FAMILY
ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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SITE INTERSECTION PLAN

C-105

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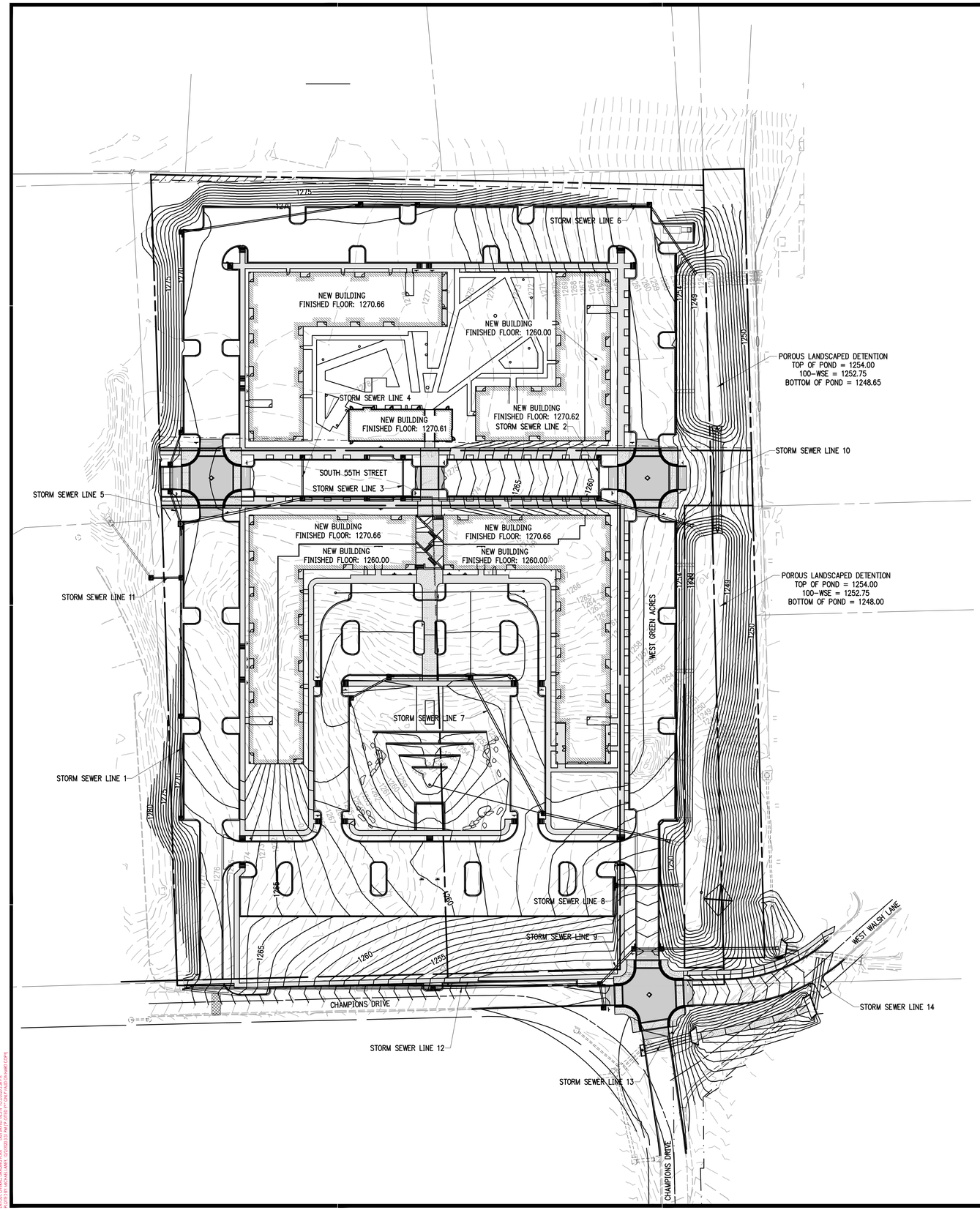

LEGEND (EXISTING)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
GRATED INLET	INTERMEDIATE CONTOUR (1206)
DROP INLET	INDEX CONTOUR (1205)

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
STORM SEWER PIPE		CURB
X-X	STRUCTURE NUMBER	INTERMEDIATE CONTOUR (1206)
DROP INLET		INDEX CONTOUR (1205)
TC XX.XX	TOP OF CURB	PROPERTY LINE
TP XX.XX	TOP OF PAVEMENT	GRADE BREAK LINE
HP XX.XX	HIGH POINT	
LP XX.XX	LOW POINT	
FG XX.XX	FINISH GRADE	
SW XX.XX	SIDEWALK	
TW XX.XX	TOP OF WALL	
BW XX.XX	BOTTOM OF WALL	
TC/TP XX.XX	TOP OF CURB/TOP OF PAVEMENT	
TG XX.XX	TOP OF GRATE	
TP/SW XX.XX	TOP OF PAVEMENT/TOP OF SIDEWALK	
TC/TW XX.XX	TOP OF CURB/TOP OF WALL	

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. 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 CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, CIPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
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19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

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CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
60' 0 60'

HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
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PRELIMINARY PLANS

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OVERALL GRADING PLAN

C-106

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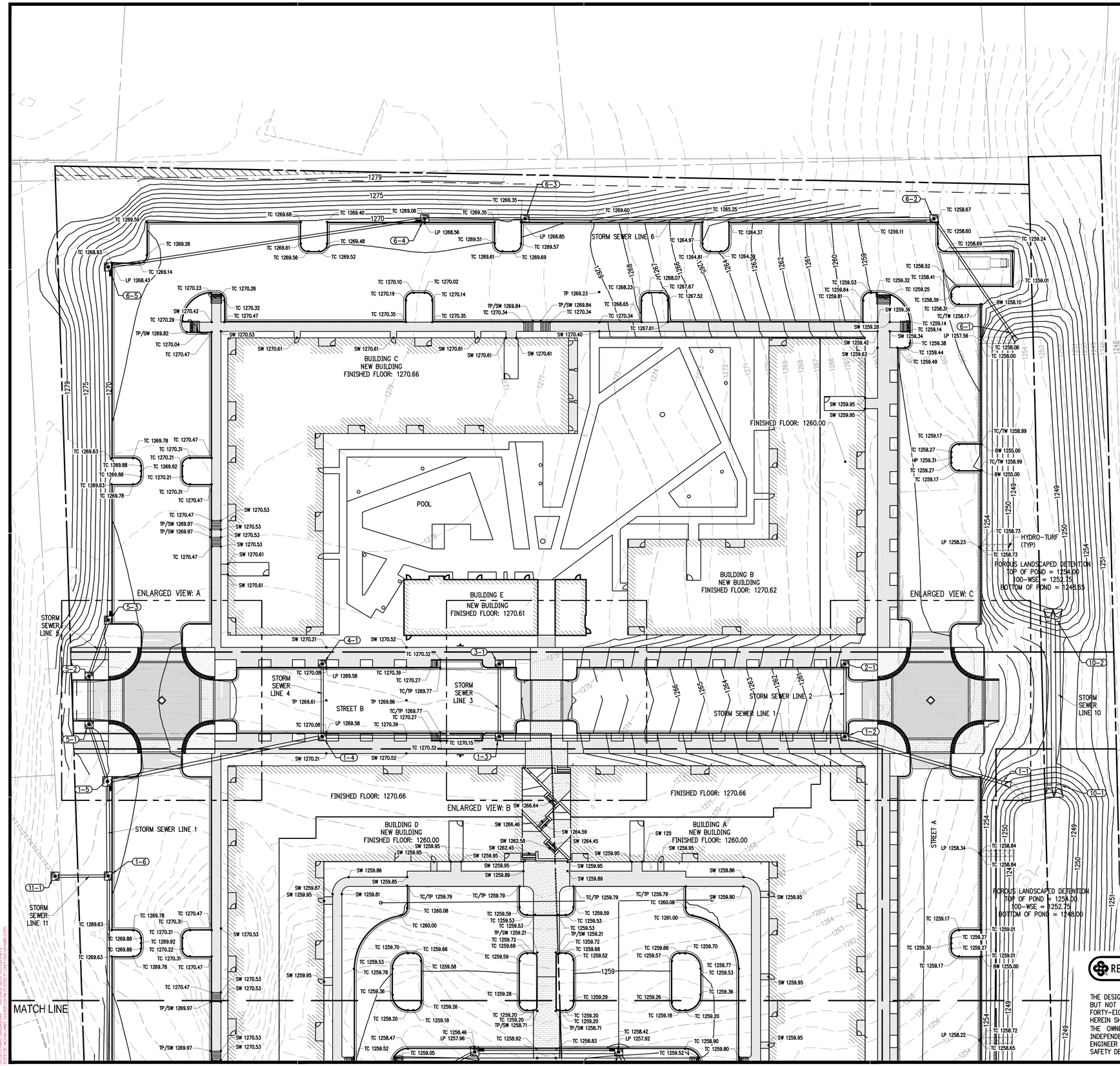

LEGEND (EXISTING)

SYMBOLS	LINEWORK
STORM SEWER PIPE	
	CURB
GRATED INLET	INTERMEDIATE CONTOUR 1206
DROP INLET	INDEX CONTOUR 1205

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
STORM SEWER PIPE	
X-X STRUCTURE NUMBER	CURB
DROP INLET	INTERMEDIATE CONTOUR 1206
	INDEX CONTOUR 1205
TC XX.XX TOP OF CURB	PROPERTY LINE
TP XX.XX TOP OF PAVEMENT	GRADE BREAK LINE
HP XX.XX HIGH POINT	
LP XX.XX LOW POINT	
FG XX.XX FINISH GRADE	
SW XX.XX SIDEWALK	
TW XX.XX TOP OF WALL	
BW XX.XX BOTTOM OF WALL	
TC/TP XX.XX TOP OF CURB/TOP OF PAVEMENT	
TG XX.XX TOP OF GRATE	
TP/SW XX.XX TOP OF PAVEMENT/TOP OF SIDEWALK	
TC/TW XX.XX TOP OF CURB/TOP OF WALL	

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RETAINING WALL DESIGN, INSPECTION, AND CERTIFICATION BY OTHERS

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GRAPHIC SCALE IN FEET
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HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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GRADING PLAN A

C-107

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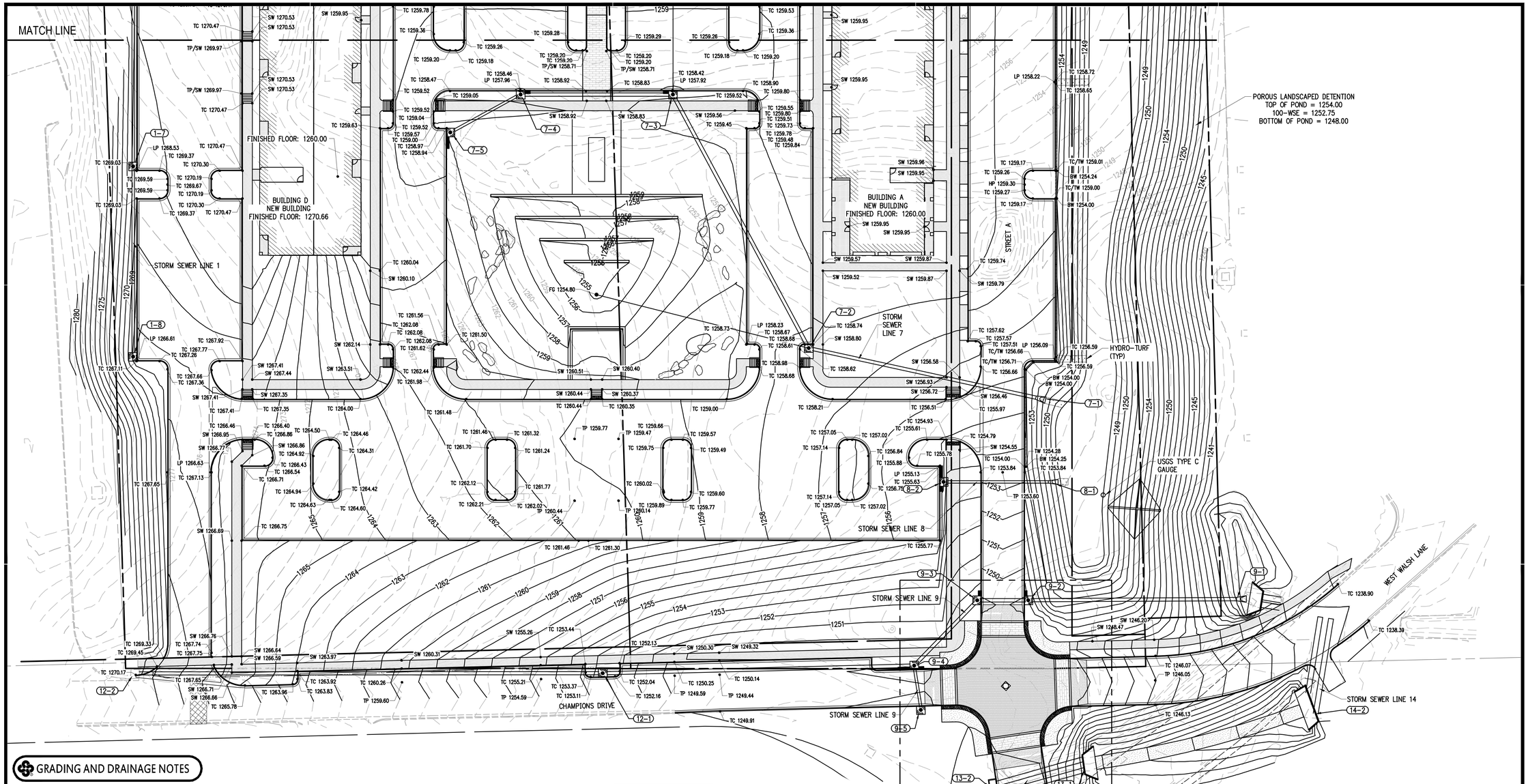
PLOTTED BY: MICHAEL MAES 10/2/2020 3:53 PM
ACCEPTED BY: MICHAEL MAES 10/2/2020 3:53 PM



GRADING AND DRAINAGE NOTES

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LEGEND (EXISTING)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
GRATED INLET	INTERMEDIATE CONTOUR (1206)
DROP INLET	INDEX CONTOUR (1205)

LEGEND (CONSTRUCT)

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TC/TW XX.XX TOP OF CURB/TOP OF WALL	

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CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
30' 0 30'

Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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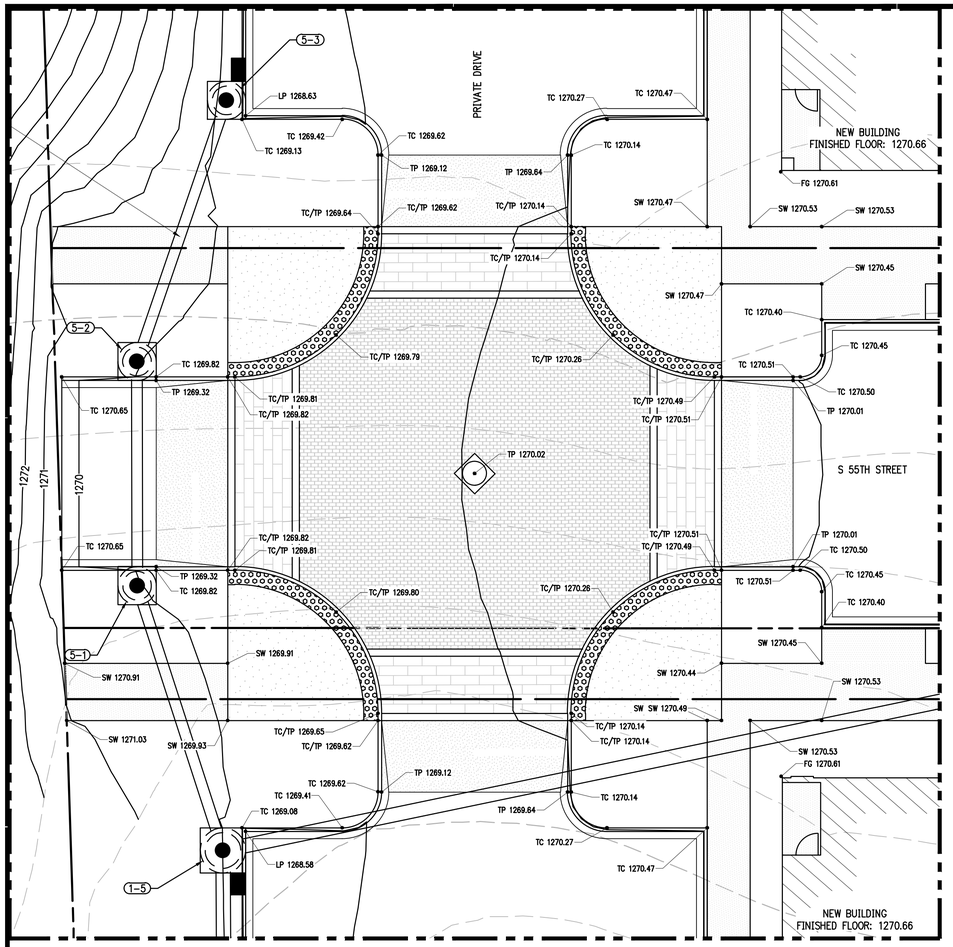
HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

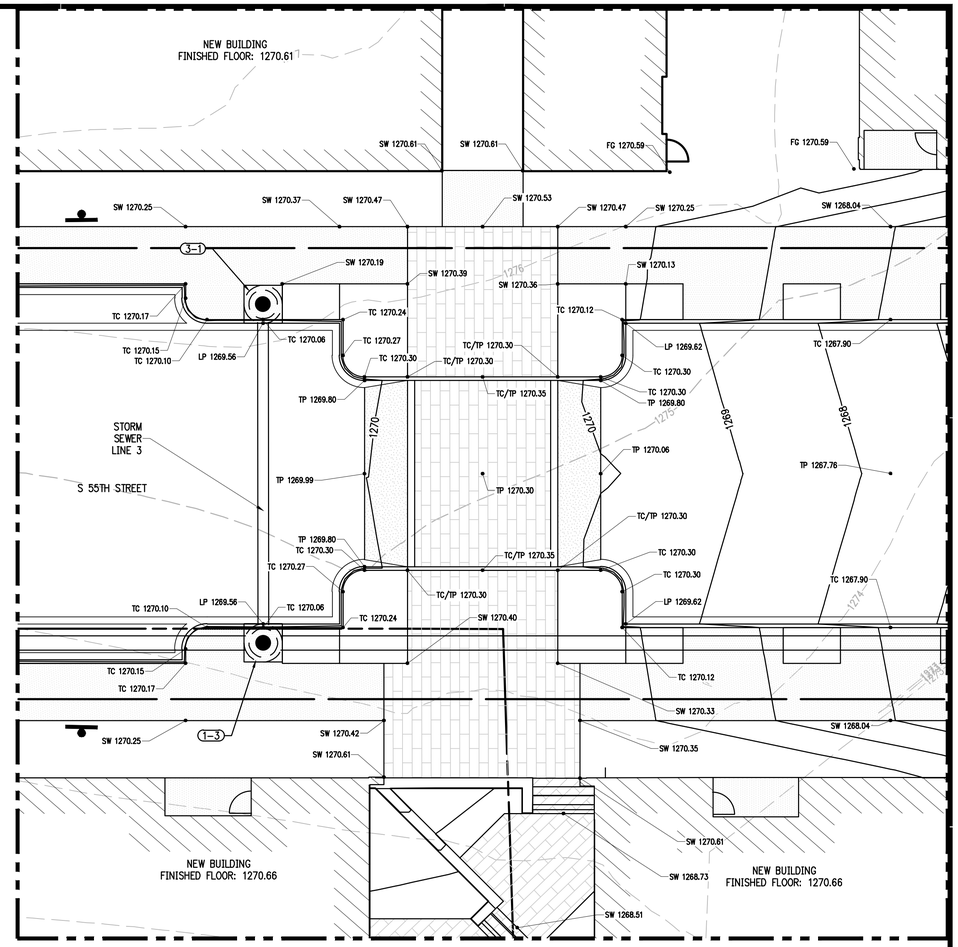
GRADING PLAN B

C-108

DRAWING ID: O:\2020\20105500\PLANNING\CONSTRUCTION\GRADING\GRADING PLAN.DWG
LAST MODIFIED: 10/2/2020 3:38 PM BY: JORDAN BOWLES
PLOTTED BY: MICHAEL HART, 10/2/2020 3:39 PM BY: CRAFTON TULL (COPY)



ENLARGED VIEW: A
SCALE: 1"=10'



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CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
30' 0 30'

HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20100500
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CHECKED BY:

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GRADING INTERSECTION PLAN

C-109

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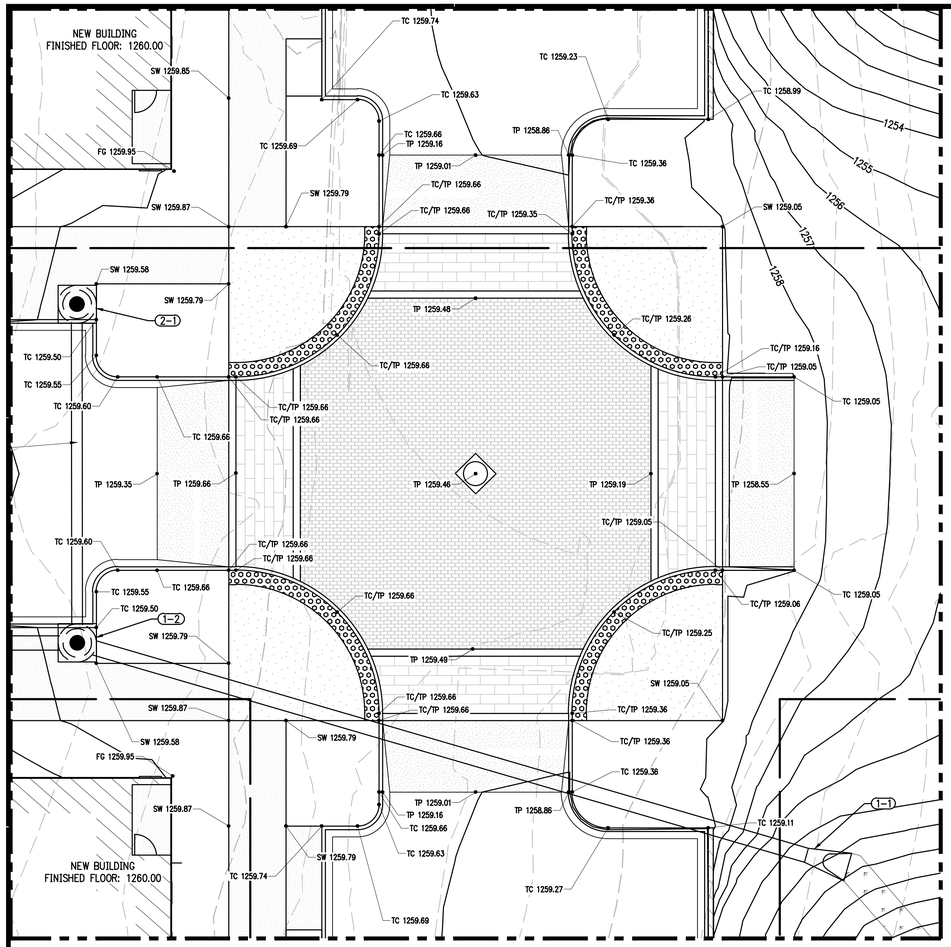
LAYOUT: GRADING INTERSECTION PLAN | XREF: | PLOTTED: 10/2/2020 3:33 PM BY: ELLIS
PLOTTED BY: MICHAEL HINES | PLOTTED: 10/2/2020 3:33 PM BY: ELLIS | PLOT HAS 0 WARNINGS | COPY



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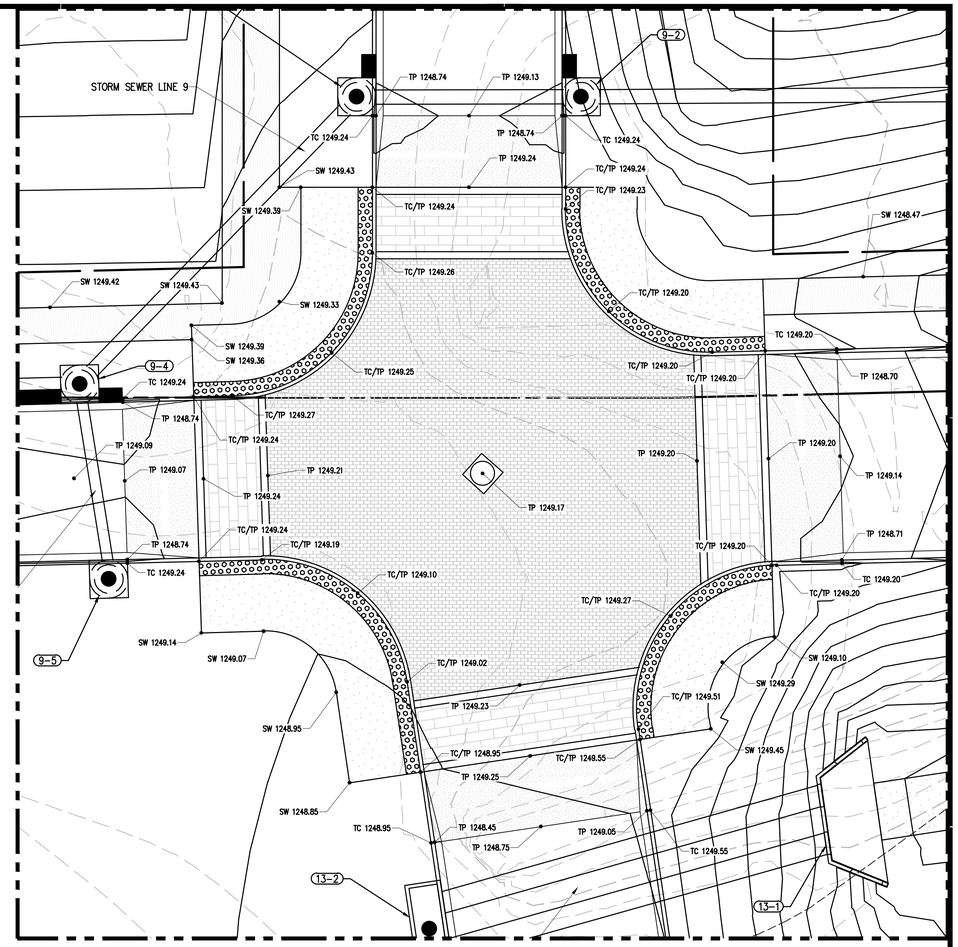
SCALE: 1"=10'



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No. 109
ARKANSAS ENGINEER

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
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HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20100500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
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PRELIMINARY PLANS

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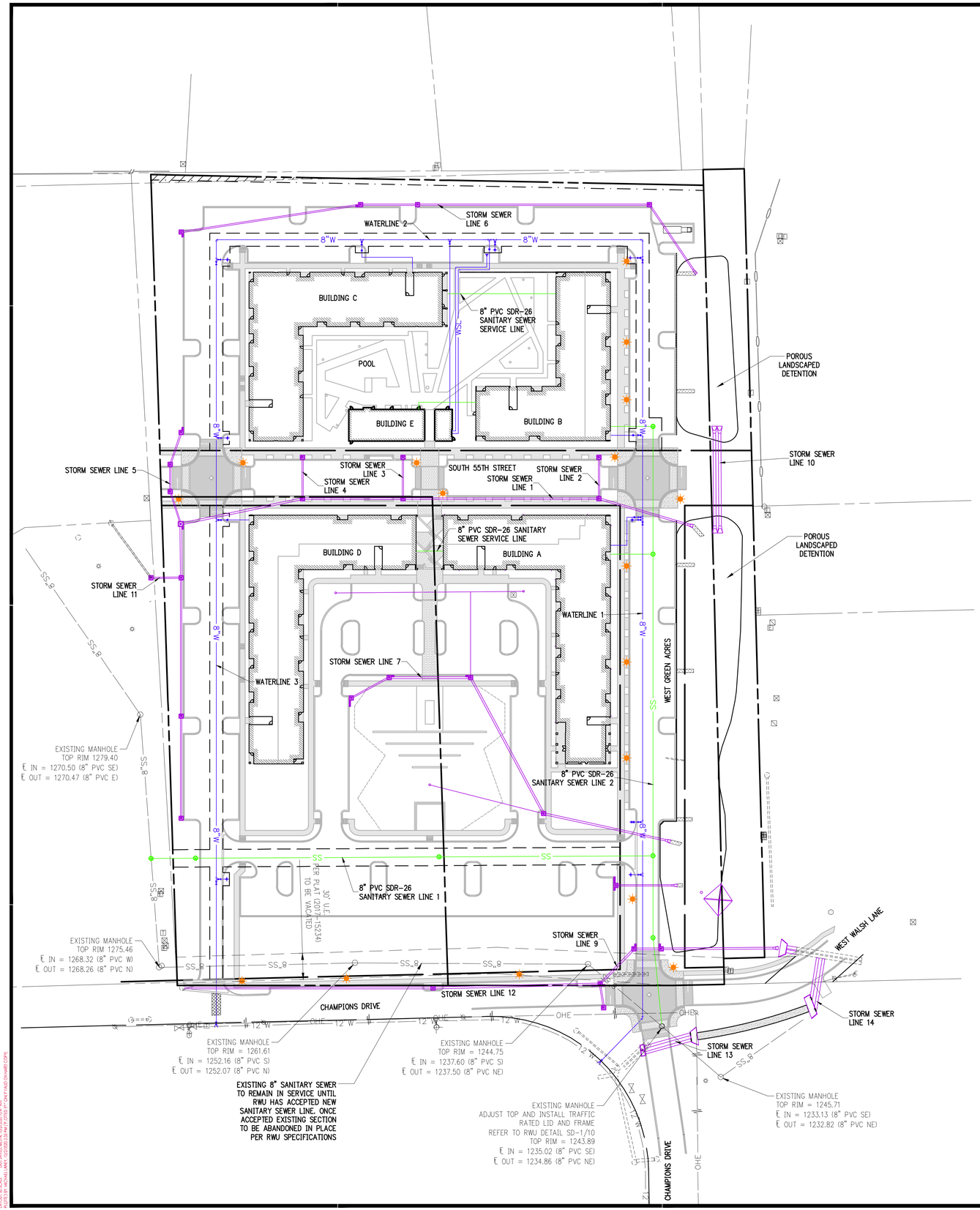
GRADING INTERSECTION PLAN

C-110

DRAWING ID: 20100_GUTTONAP (NEW CONSTRUCTION\CIVIL\GRADING\GRADING PLAN.DWG)
PLOTTED BY: MICHAEL HINES | 10/2/2020 3:33 PM | PLOTTED TO: ONE 1 - FULL SIZE PLOT



LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE
MANHOLE	UNDERGROUND TELEPHONE
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC
GAS METER	OVERHEAD ELECTRIC
GAS VALVE	FIBER OPTIC
STORM SEWER PIPE	UNDERGROUND TELEVISION
STRUCTURE NUMBER	OVERHEAD TELEVISION
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	PROPERTY LINE
AIR RELEASE VALVE	ROAD CENTERLINE
FIRE DEPARTMENT CONNECTION	
WATER METER	
BACK FLOW PREVENTER	
REDUCER	
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
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WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	ROAD CENTERLINE
WATER METER	
ELECTRIC PEDESTAL	
GRATED INLET	
DROP INLET	

UTILITY NOTES

1. 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 UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SANITARY/STORM SEWERS SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
21. ALL WATER AND SEWER PUBLIC IMPROVEMENTS TO BE INSTALLED PER RWU SPECIFICATIONS DATED AUGUST 15, 2017.

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HUTTON MULTI-FAMILY

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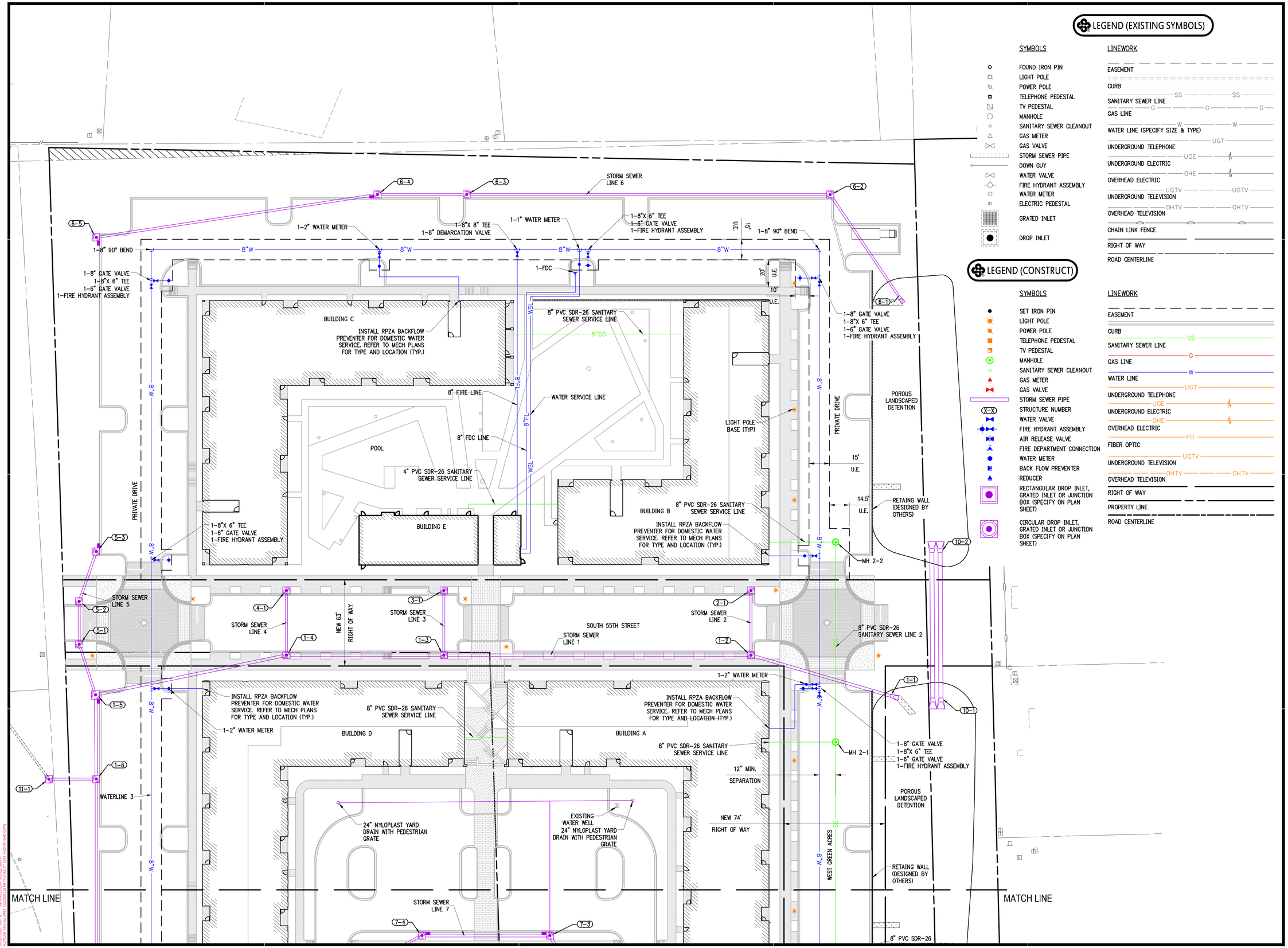
OVERALL UTILTIY PLAN (C)

C-111

DRAWING CLOUD: I:\2020_JOBS\20105500_HUTTON\PLANS\PRELIMINARY PLANS\CIVIL\20105500_OVERALL UTILITY PLAN.DWG
LAST SAVED BY: MICHAEL LANEY - 10/2/2020 2:3 PM PLOTTED BY: JOSH R. HOOD ON MARCH 2020



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
MANHOLE	UNDERGROUND TELEPHONE
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STORM SEWER PIPE	OVERHEAD TELEVISION
DOWN GUY	CHAIN LINK FENCE
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	ROAD CENTERLINE
WATER METER	
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GRATED INLET	
DROP INLET	

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STRUCTURE NUMBER (X-Y)	OVERHEAD TELEVISION
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	PROPERTY LINE
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FIRE DEPARTMENT CONNECTION	
WATER METER	
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UTILITY PLAN A (C)

C-112

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PLOTTED BY: MICHAEL LAMB | 10/2/2020 2:32 PM | XTOOLS | XTOOLS PLOTSTYLE

MATCH LINE

STORM SEWER LINE 7

7-4

7-3

7-5

BUILDING D

BUILDING A

LIGHT POLE BASE (TYP)

8" PVC SDR-26 SANITARY SEWER LINE 2

POROUS LANDSCAPED DETENTION

STORM SEWER LINE 7

WEST GREEN ACRES

12' MIN. SEPARATION

24" NYLOPLAST YARD DRAIN WITH PEDESTRIAN GRATE

WATERLINE 1

NEW 74' RIGHT OF WAY

1-7

EXISTING MANHOLE
TOP RIM = 1279.40
℄ IN = 1270.50 (8" PVC SE)
℄ OUT = 1270.47 (8" PVC E)

8"SS

15' U.E.

WATERLINE 3

1-2" IRRIGATION METER AND RPZ IN HOTBOX

7-2

1-8

10' MIN. SEPARATION

MH 1-5

MH 1-6

MH 1-4

MH 1-3

7-1

SS

8"W

8" PVC SDR-26 SANITARY SEWER LINE 1

1-8"X 6" TEE
1-6" GATE VALVE
1-FIRE HYDRANT ASSEMBLY

8-1

8-2

POND OUTLET STRUCTURE

STORM SEWER LINE 8

PRIVATE DRIVE

15' U.E.

20' U.E.

7.5' U.E.

1-8" GATE VALVE
1-8"X 6" TEE
1-6" GATE VALVE
1-FIRE HYDRANT ASSEMBLY

EXISTING 8" SANITARY SEWER TO REMAIN IN SERVICE UNTIL RWU HAS ACCEPTED NEW SANITARY SEWER LINE. ONCE ACCEPTED EXISTING SECTION TO BE ABANDONED IN PLACE PER RWU SPECIFICATIONS

PER PLAT (2017-15234) TO BE VACATED

30' U.E.

EXISTING MANHOLE
TOP RIM = 1261.61
℄ IN = 1252.16 (8" PVC S)
℄ OUT = 1252.07 (8" PVC N)

EXISTING MANHOLE
TOP RIM = 1244.75
℄ IN = 1237.60 (8" PVC S)
℄ OUT = 1237.50 (8" PVC NE)

MH 1-2

9-3

9-2

9-1

STORM SEWER LINE 9

WEST WALSH LANE

SS_8

STORM SEWER LINE 12

12-2

12-1

9-4

9-5

CAUTION OHE LINE!!!

STORM SEWER LINE 14

14-2

EXISTING MANHOLE
TOP RIM 1275.46
℄ IN = 1268.32 (8" PVC W)
℄ OUT = 1268.26 (8" PVC N)

1-12"X8" TAPPING SLEEVE
1-8" GATE VALVE

EXISTING 12" WATERLINE

CHAMPIONS DRIVE

OHE

12"W

1-8" 45° BEND

EXISTING MANHOLE
ADJUST TOP AND INSTALL TRAFFIC RATED LID AND FRAME
REFER TO RWU DETAIL SD-1/10
TOP RIM = 1243.89
℄ IN = 1235.02 (8" PVC SE)
℄ OUT = 1234.86 (8" PVC NE)

MH 1-1

13-2

13-1

8' WIDE CONCRETE LINE DITCH

CUT AND REPAIR EXISTING ASPHALT FOR WATERLINE CONSTRUCTION

CAUTION OHE LINE!!!

EXISTING FIRE HYDRANT
STATIC PRESSURE = 98 PSI
RESIDUAL PRESSURE = 95 PSI
FLOW RATE = 1,625 GPM

EXISTING 12" WATERLINE

1-12"X8" TAPPING SLEEVE
1-8" GATE VALVE

STORM SEWER LINE 13

EXISTING 8" SANITARY SEWER

EXISTING MANHOLE
TOP RIM = 1245.71
℄ IN = 1233.13 (8" PVC SE)
℄ OUT = 1232.82 (8" PVC NE)

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE (SS)
TELEPHONE PEDESTAL	GAS LINE (G)
TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE) (W)
MANHOLE	UNDERGROUND TELEPHONE (UGT)
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC (UGE)
GAS METER	OVERHEAD ELECTRIC (OHE)
GAS VALVE	UNDERGROUND TELEVISION (UGTV)
STORM SEWER PIPE	OVERHEAD TELEVISION (OHTV)
DOWN GUY	CHAIN LINK FENCE
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	ROAD CENTERLINE
WATER METER	
ELECTRIC PEDESTAL	
GRATED INLET	
DROP INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE (SS)
TELEPHONE PEDESTAL	GAS LINE (G)
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SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC (UGE)
GAS METER	OVERHEAD ELECTRIC (OHE)
GAS VALVE	FIBER OPTIC (FO)
STORM SEWER PIPE	UNDERGROUND TELEVISION (UGTV)
STRUCTURE NUMBER (X-X)	OVERHEAD TELEVISION (OHTV)
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	PROPERTY LINE
AIR RELEASE VALVE	ROAD CENTERLINE
FIRE DEPARTMENT CONNECTION	
WATER METER	
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HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

Key Plan

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UTILITY PLAN B (C)

C-113

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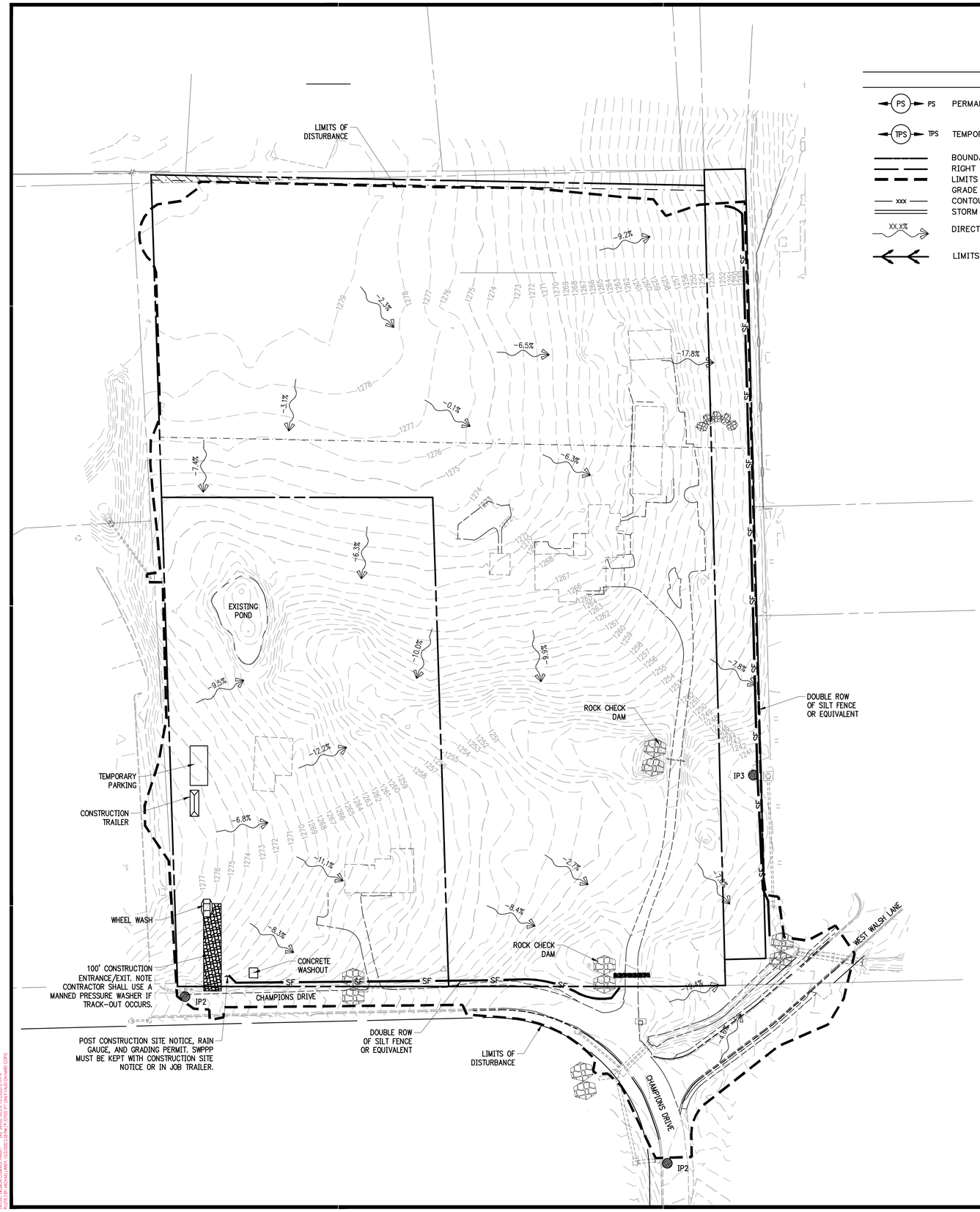
ACCEPTED BY MICHAEL HARD 10/2/2020 3:34 PM PLOTTED BY: MICHAEL HARD 10/2/2020 3:34 PM



EROSION CONTROL LEGEND

- PS — PERMANENT SEEDING
- TPS — TEMPORARY PARKING AND STORAGE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE
- GRADE BREAK
- xxx — CONTOUR ELEVATIONS
- STORM DRAIN
- XX.X% — DIRECTION OF OVERLAND FLOW W/ GRADE
- LIMITS OF DRAINAGE SUB-BASIN
- CD — ROCK CHECK DAM
- CE — STABILIZED CONSTRUCTION EXIT (ENTRANCE)
- DD — CHANNELED DIVERSIONS
- DS — DEWATERING SYSTEM / STRUCTURE
- SF — SILT FENCE
- ST — SEDIMENT BASIN WITH STONE OUTLET
- IP1 — BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
- IP2 — CURB INLET GRAVEL SEDIMENT FILTER
- IP3 — GRATED INLET GRAVEL SEDIMENT FILTER
- IP4 — SILT FENCE INLET PROTECTION
- OP1 — RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
- ECL — PERMANENT EROSION CONTROL LINING
- SB — TEMPORARY SEDIMENT BASIN

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

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EROSION CONTROL PHASE I

C-114

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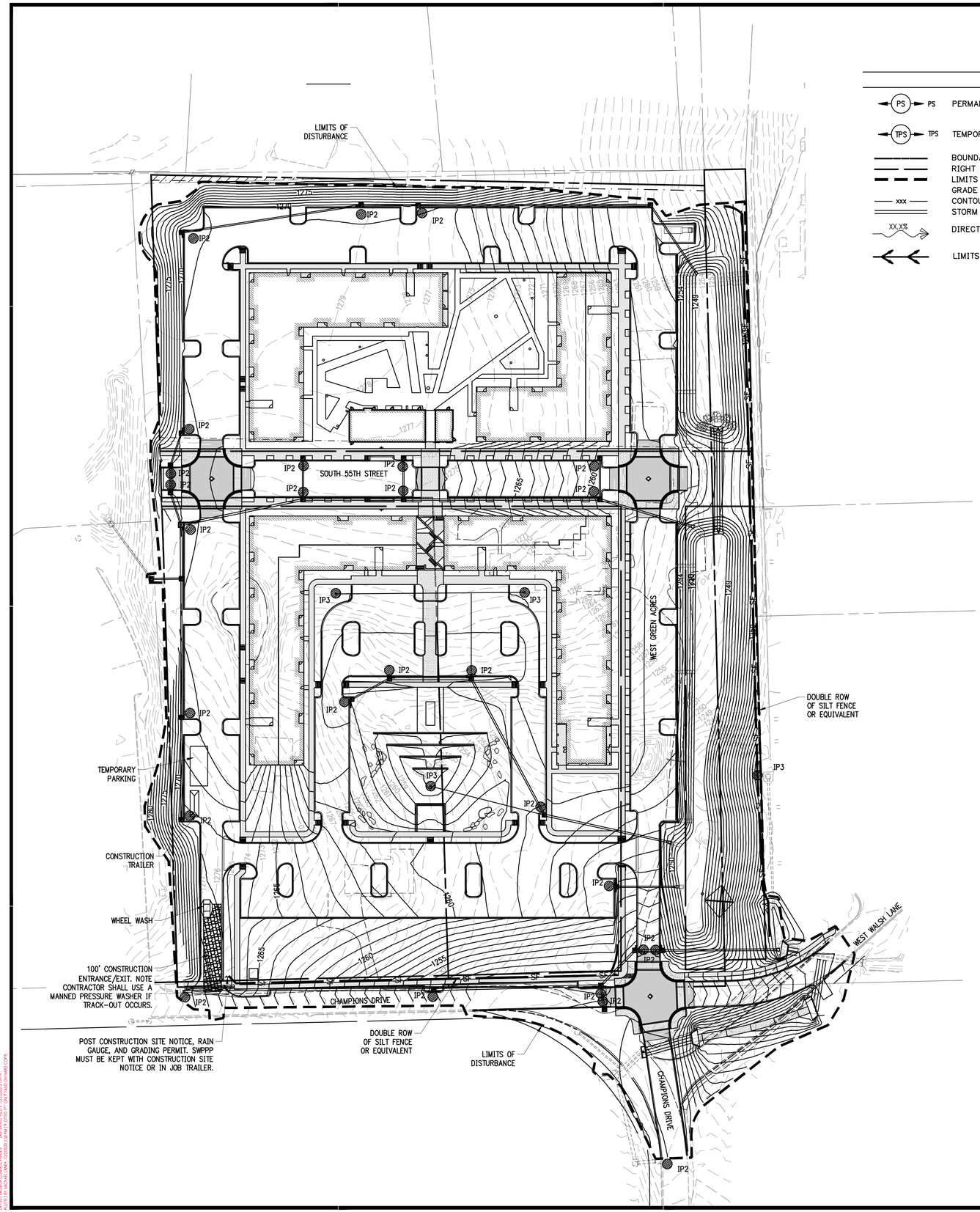

EROSION CONTROL LEGEND

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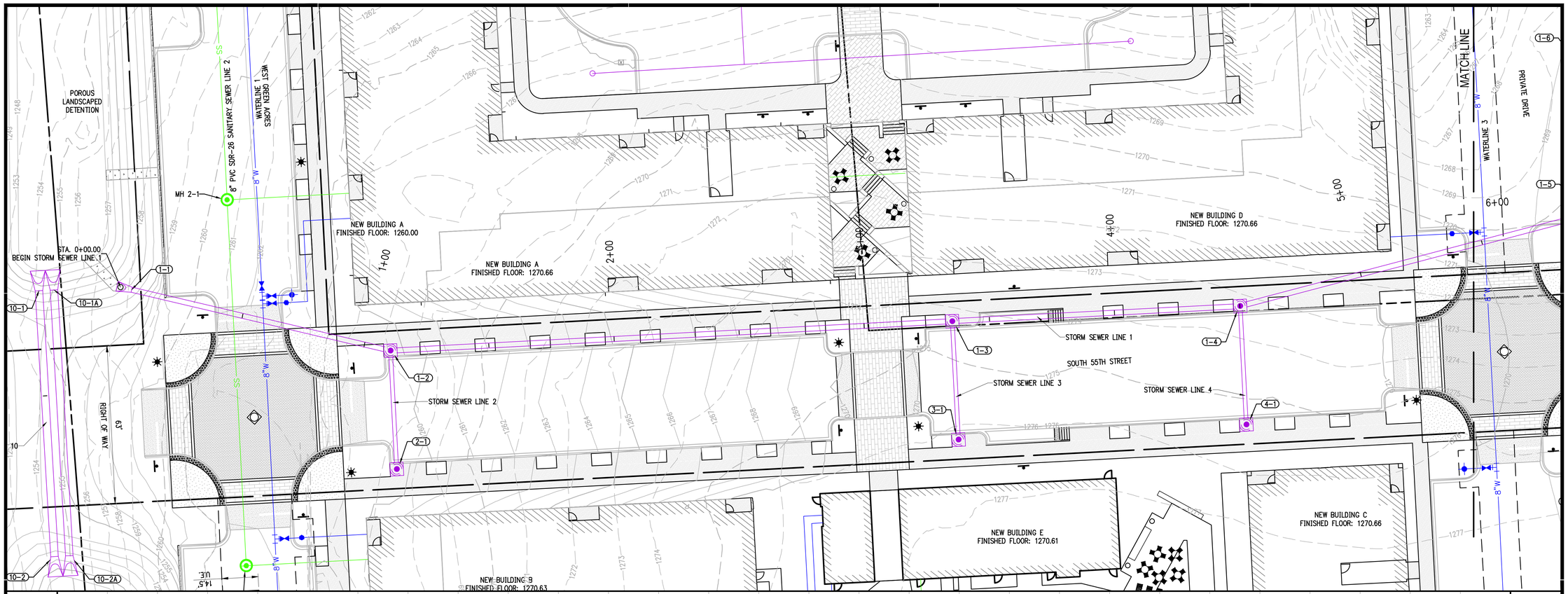
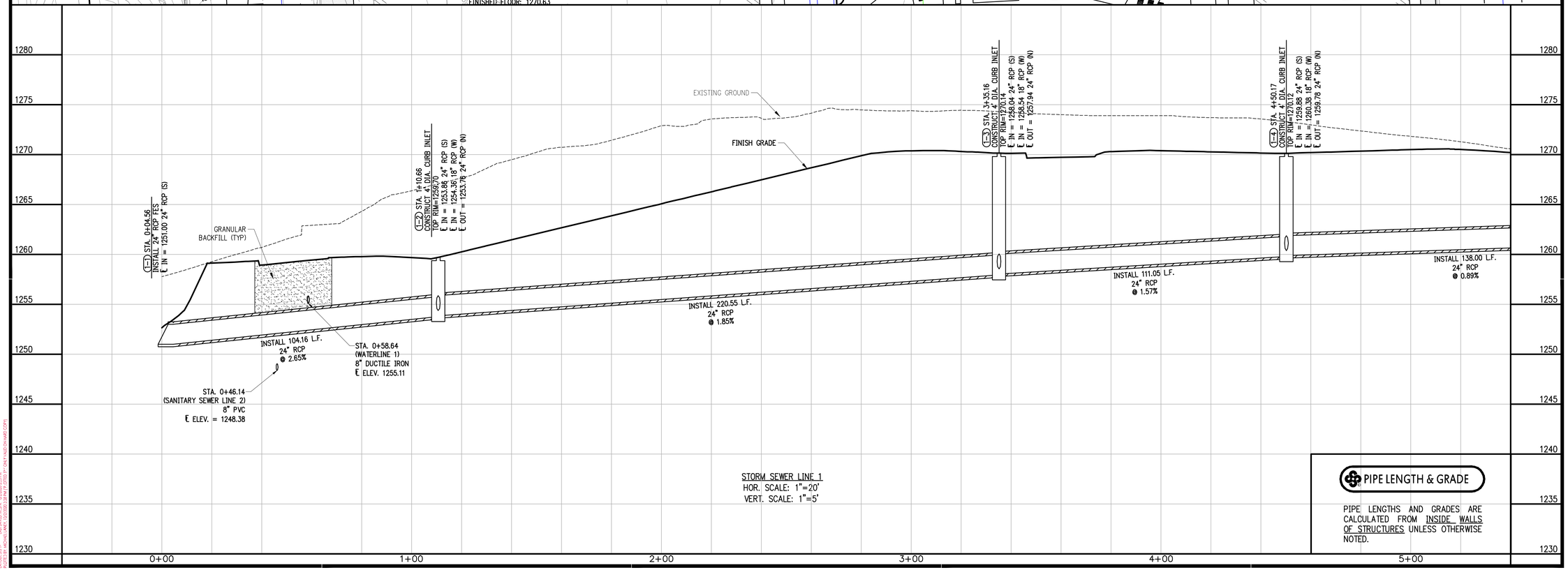
EROSION CONTROL PHASE II

C-115

DRAWING (X,Y,Z) (2553),(ACTIVE)(MF)(ARCHITECT)(SP) (CIVIL) (ENG) (EROSION CONTROL PLAN).DWG
LAYOUT: C-115 EROSION CONTROL PLAN PHASE II
PLOTTED BY: MICHAEL MAY - 10/2/2020 2:08 PM PLOTTED BY - DAILY PLOT SCHEDULED COPY





STORM SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

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CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
20' 0 20'

HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

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STORM SEWER LINE 1 P&P (C)

C-201

DRAWING C:\JOBS\20500\CAD\SHEET\SHEET-CVR-CIVIL\20500-[SHEET].DWG
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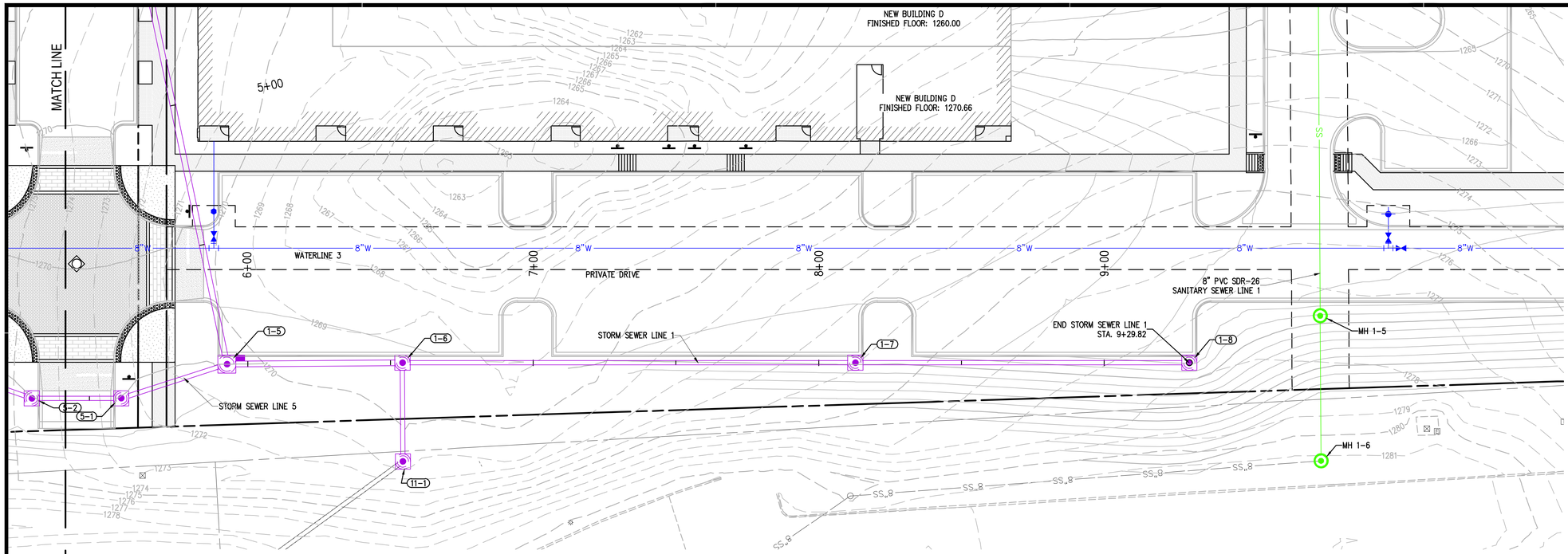

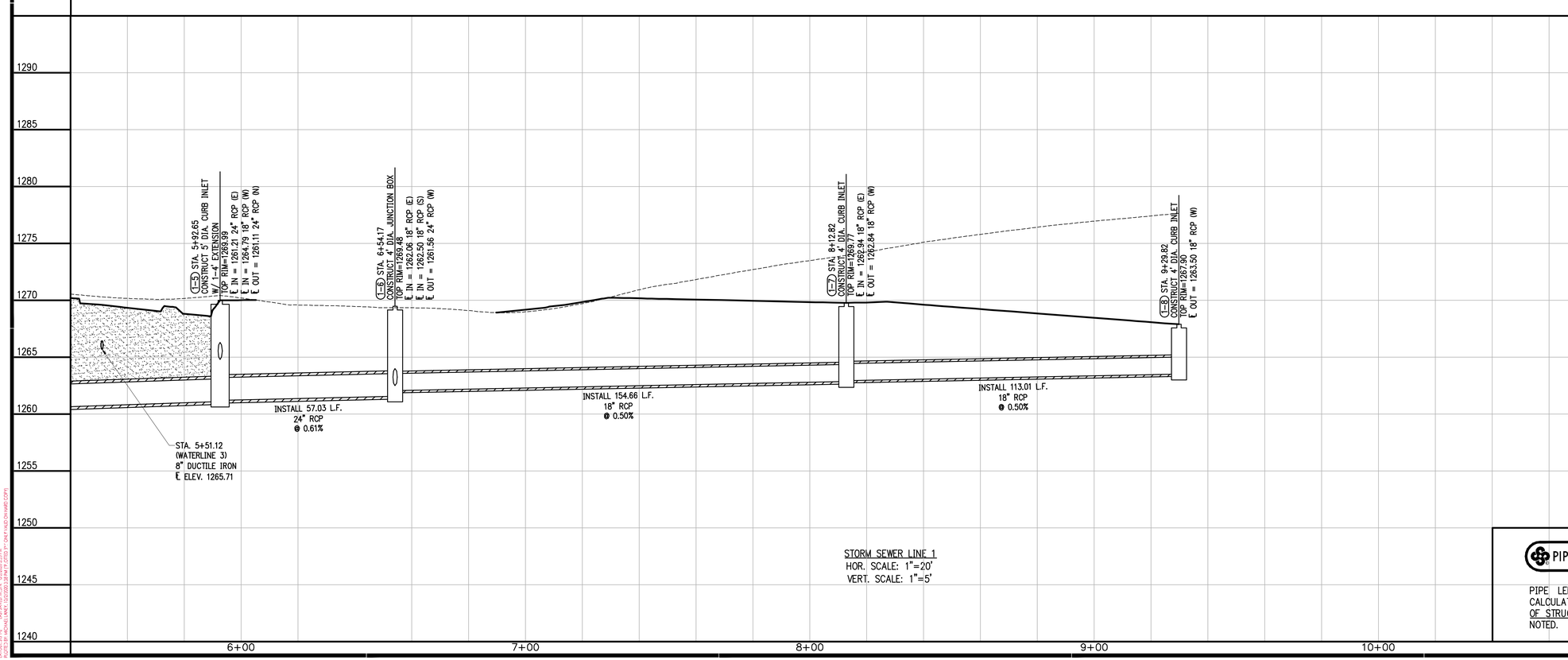

STORM SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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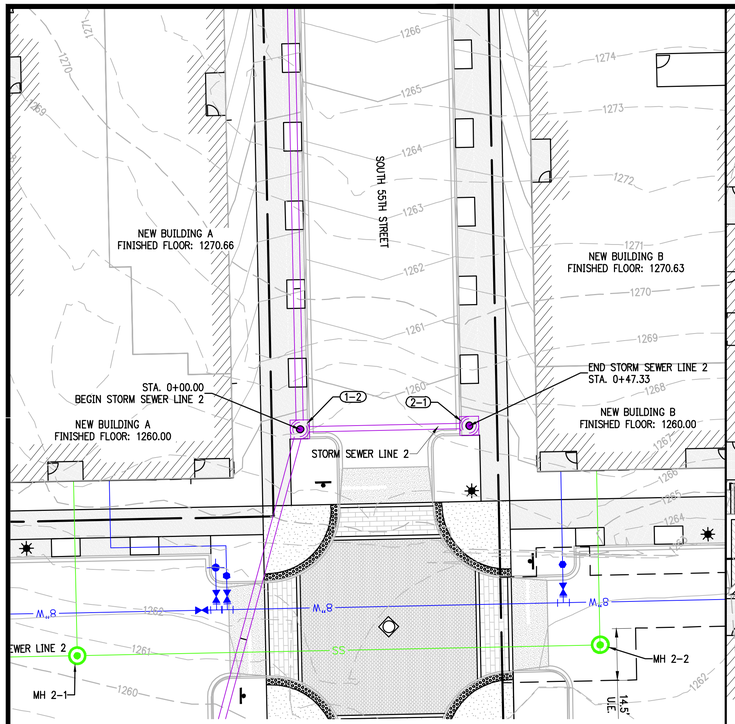
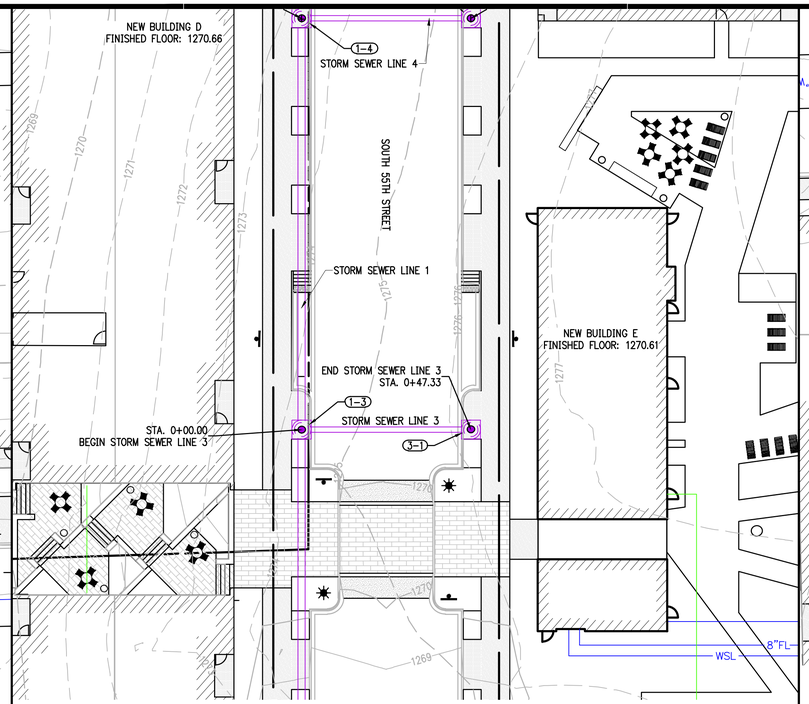
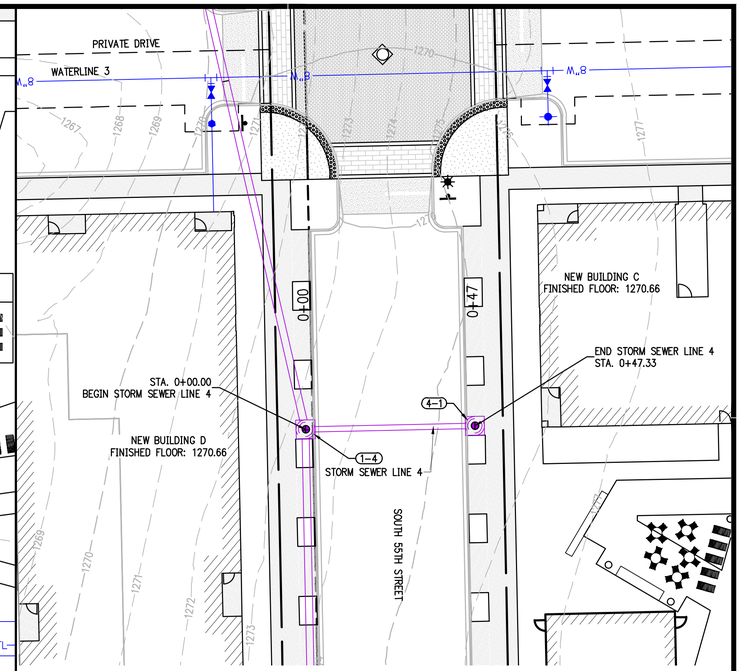
STORM SEWER LINE 1 P&P (C)

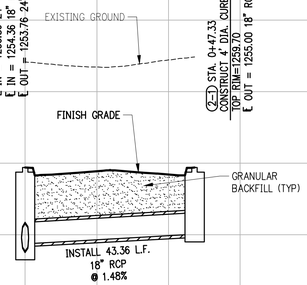
C-202

DRAWING: C1.10F (ESS) J:\ACTIVE\#JHR\CONSTRUCTION\CIVIL\DWG\STORM\JHR#STM.DWG
LAYOUT: C-202 LAST EDITED: 10/2/2020 2:38:54 PM EDITED BY: DAN P. MACHAMER (CRAFTON)

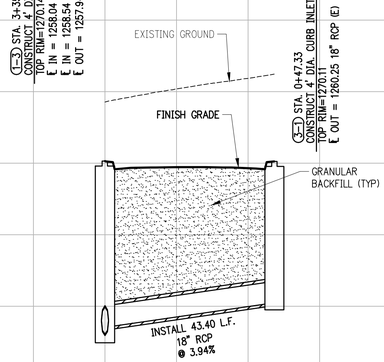








STORM SEWER LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



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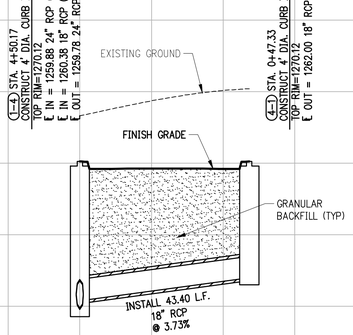
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



STORM SEWER LINE 4
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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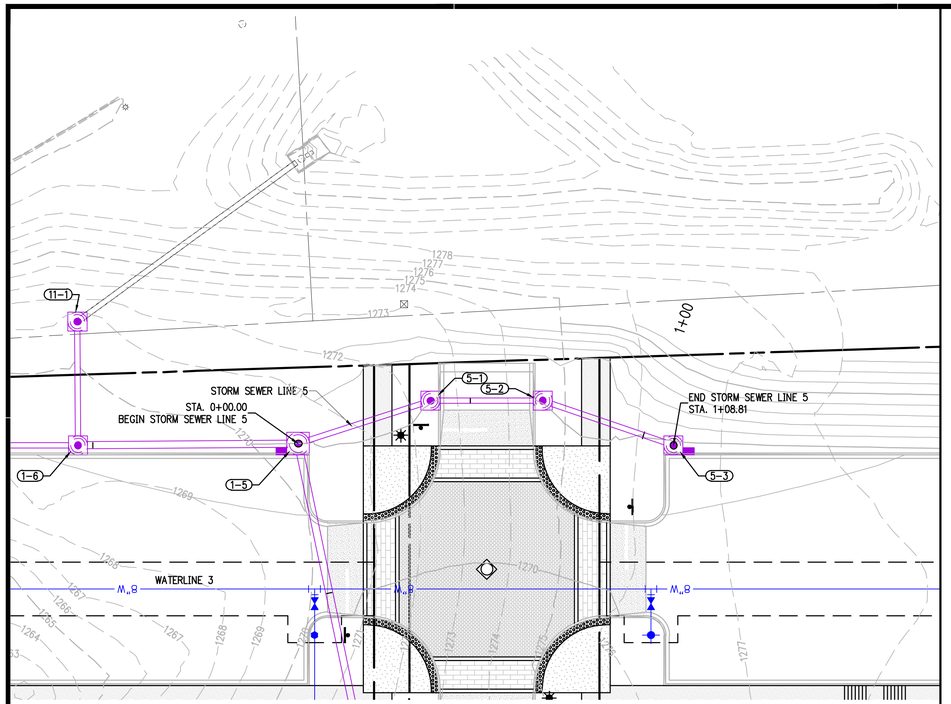
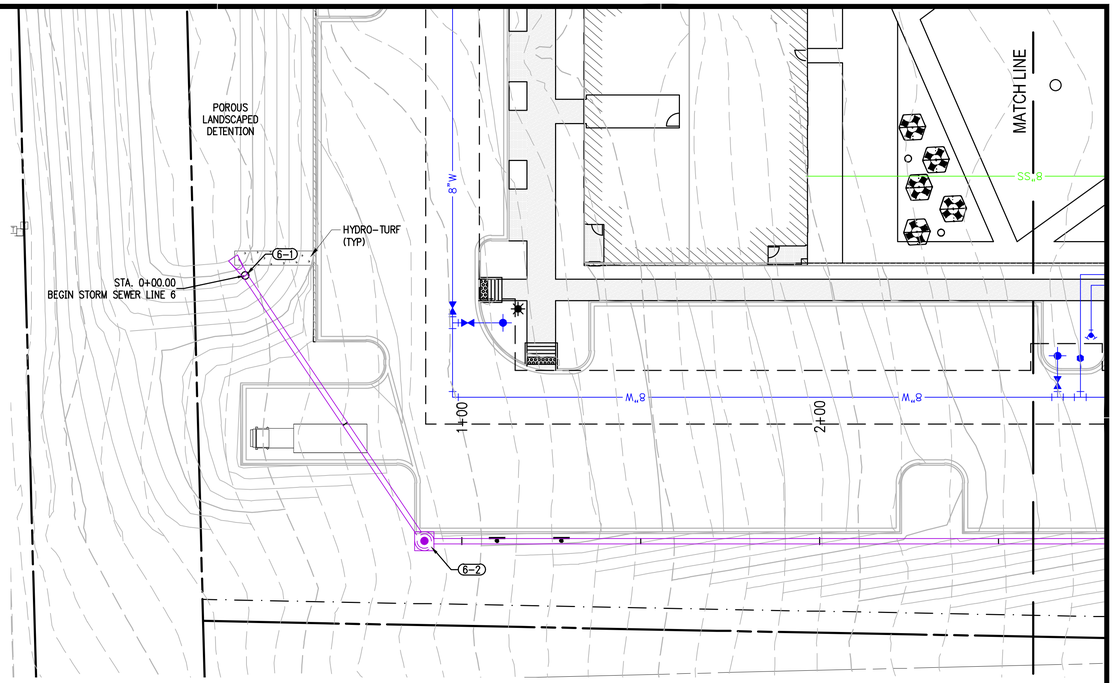
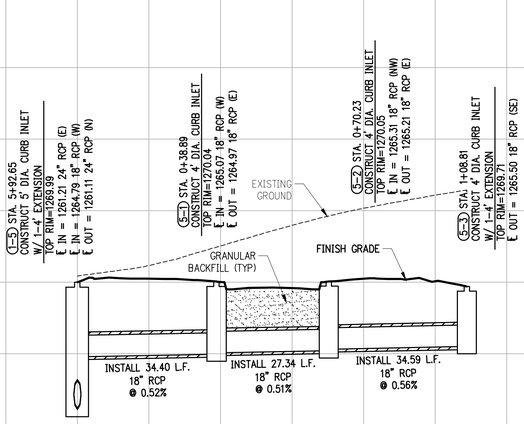
STORM SEWER LINE 2, 3, & 4 P&P (C)

C-203

DRAWING: C:\JOBS\20105500\CAD\PRINT\ARCHITECTURE\CIVIL\CIVIL\STORM\STORM SEWER.DWG
PLOTTED BY: DANIEL HENRY - 10/2/2020 2:39:54 PM EDT - C:\DAN\TRASH\SEWER.CTB







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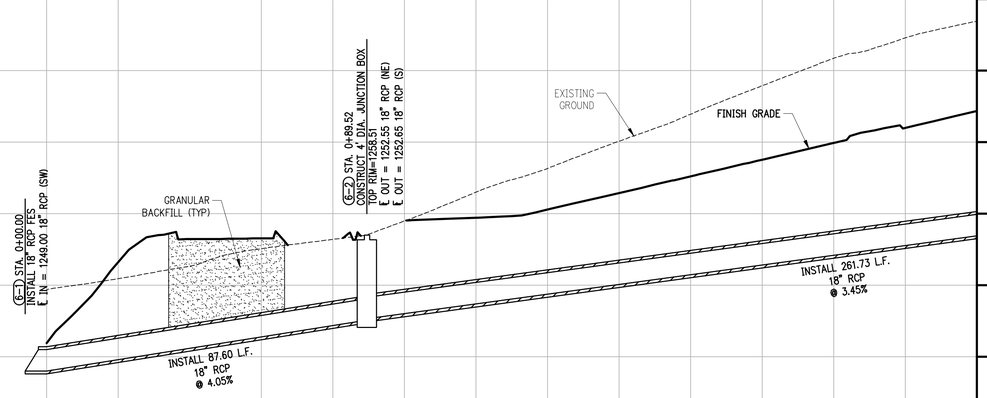
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



STORM SEWER LINE 6
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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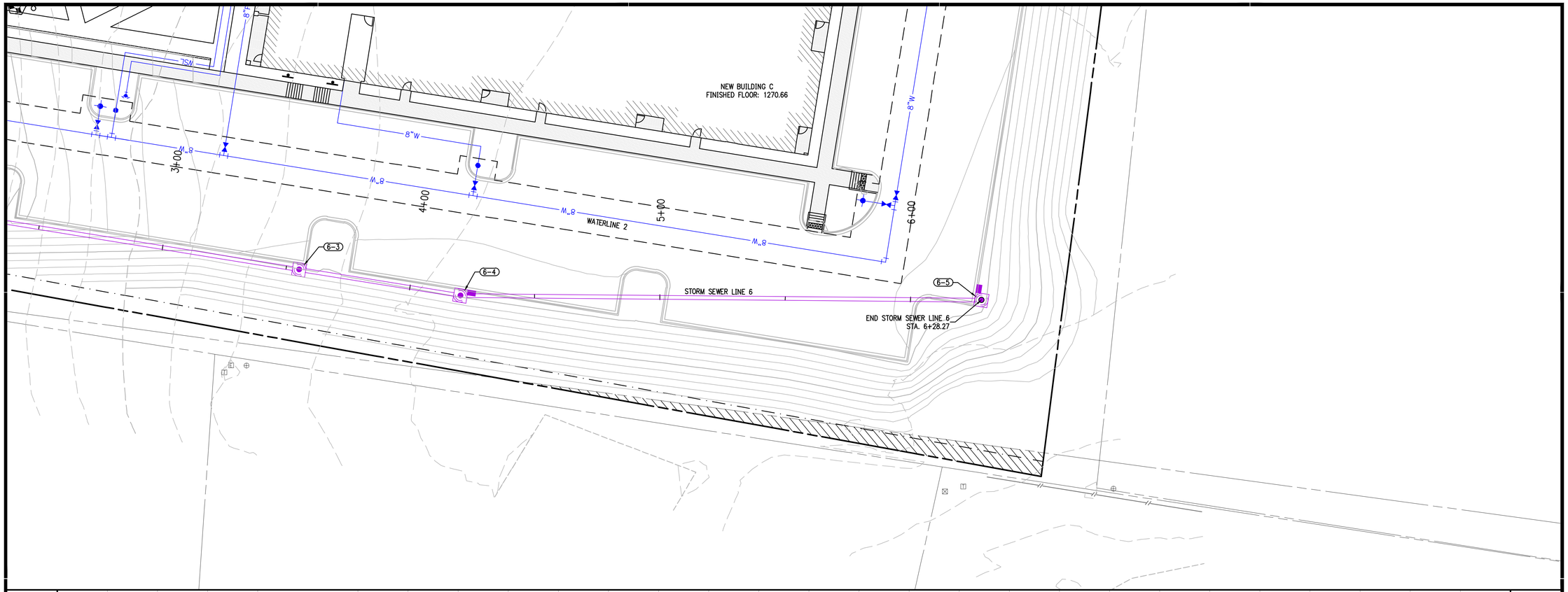
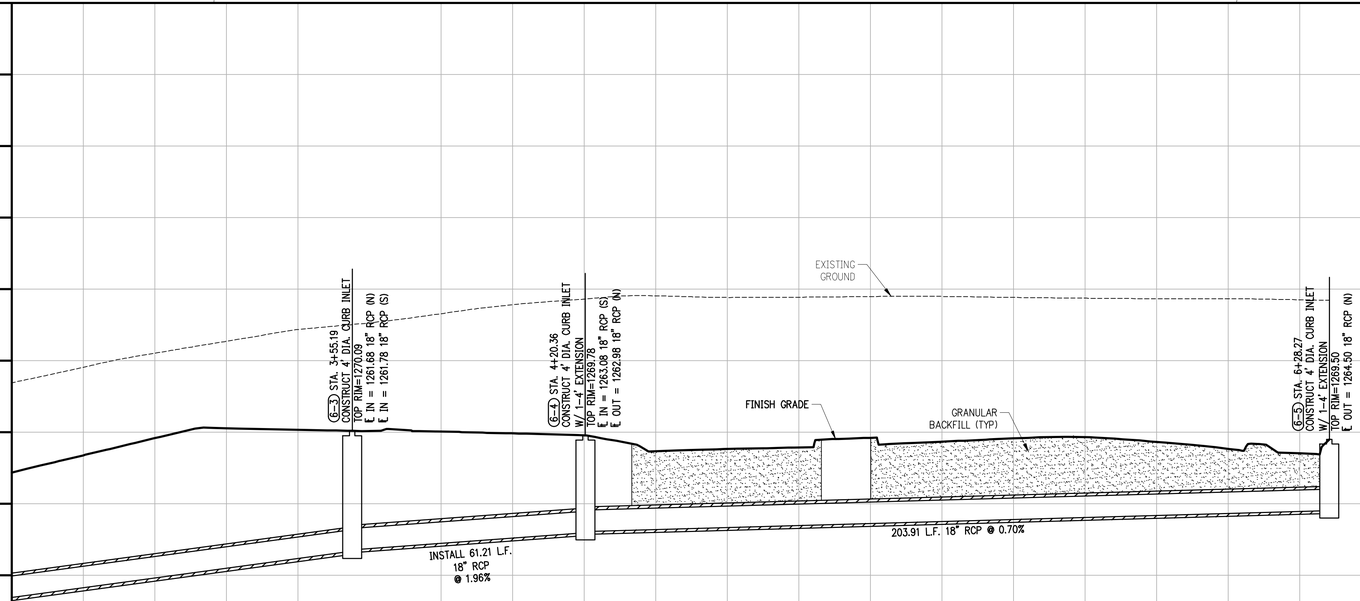
STORM SEWER LINE 5 & 6 P&P (C)

C-204

DRAWING: C:\JOB FILES_ACTIVE\HUTTON\CIVIL\20105500 STORM SEWER.DWG
PLOTTED BY: MICHAEL HENRY 10/2/2020 2:38 PM FOR 20105500 - CIVIL P1 MULTI-FAMILY (COPY)





STORM SEWER LINE 6
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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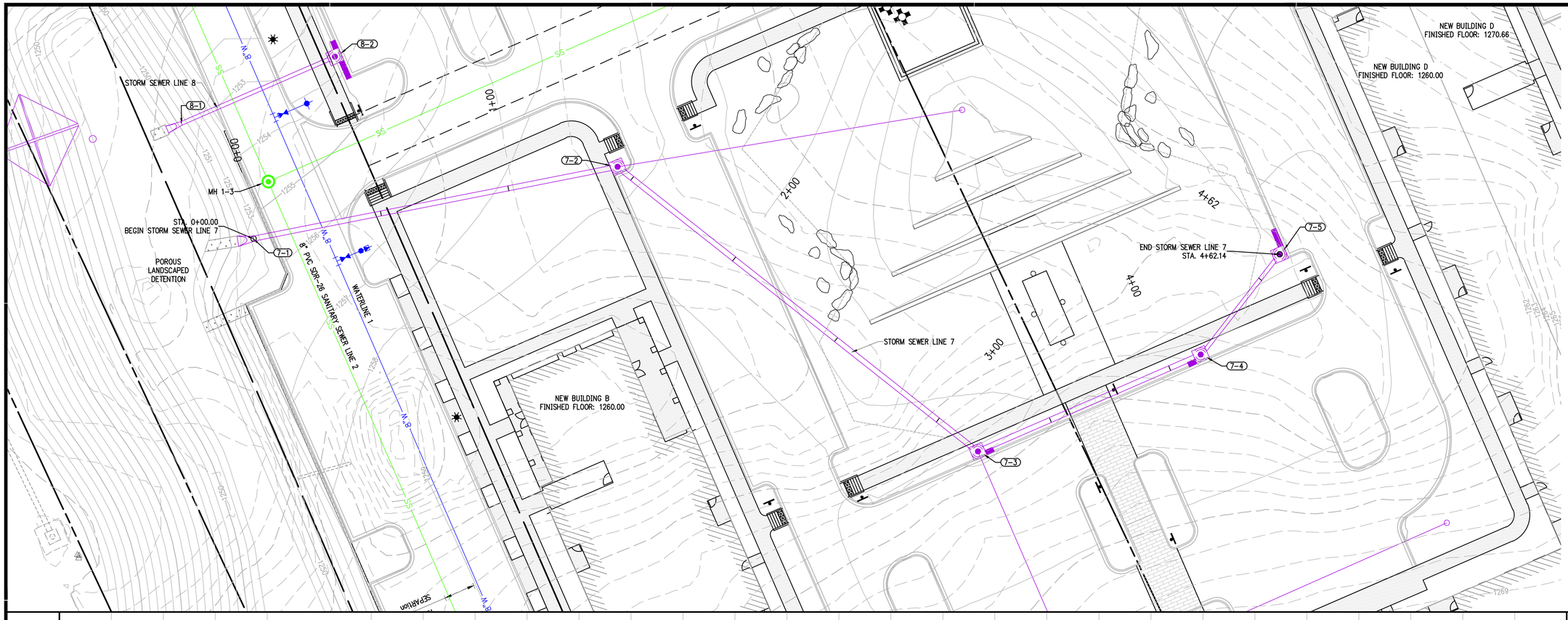
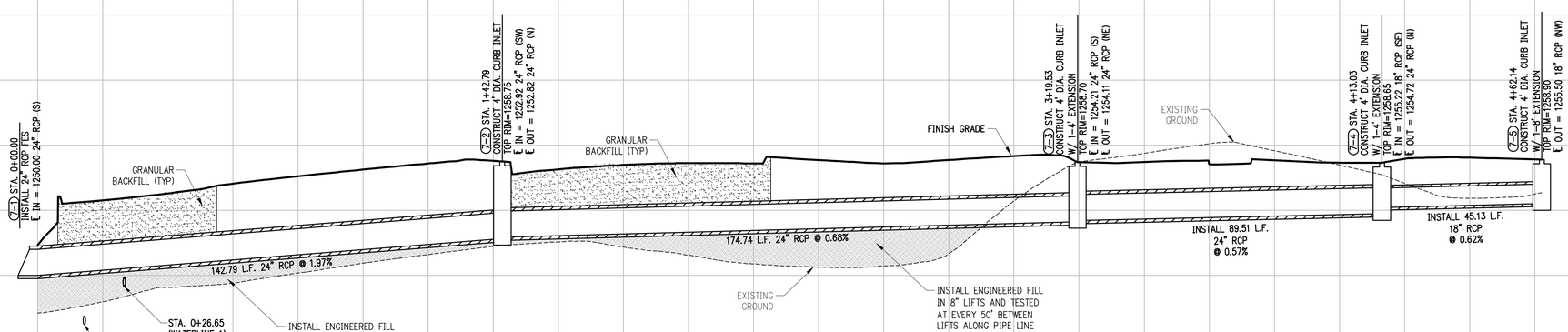
STORM SEWER LINE 6 P&P (C)

C-205

DRAWING: C:\USERS\JLHUTCHINS\APPDATA\LOCAL\TEMP\ACPUBLISH_12128\C-205 STORM SEWER LINE 6.DWG
LAYOUT: C-205 | XREF: | 10/2/2020 2:28 PM | PLOTTED BY: JOHN HUTCHINS | COPY





STORM SEWER LINE 7
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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STORM SEWER LINE 7 P&P (C)

C-206

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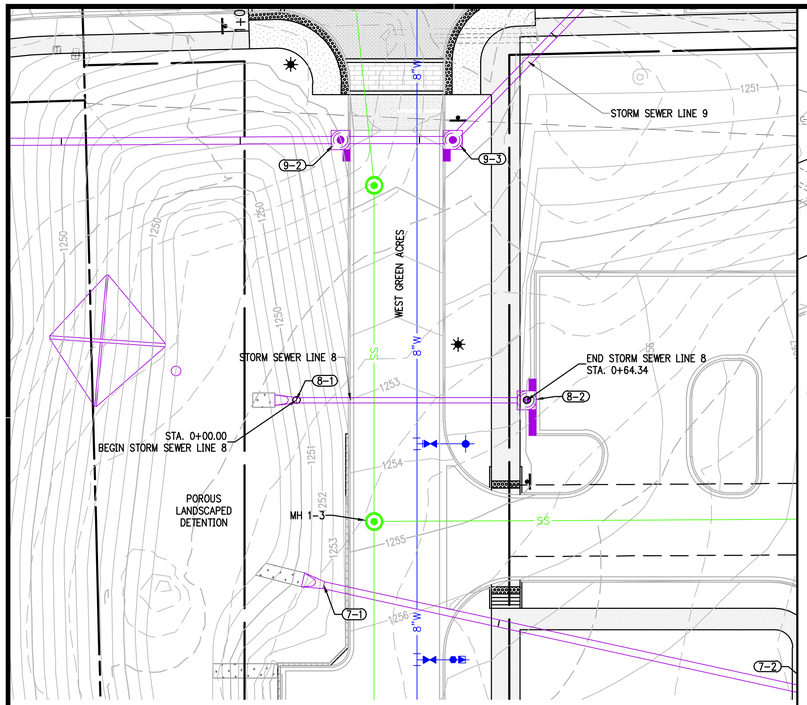

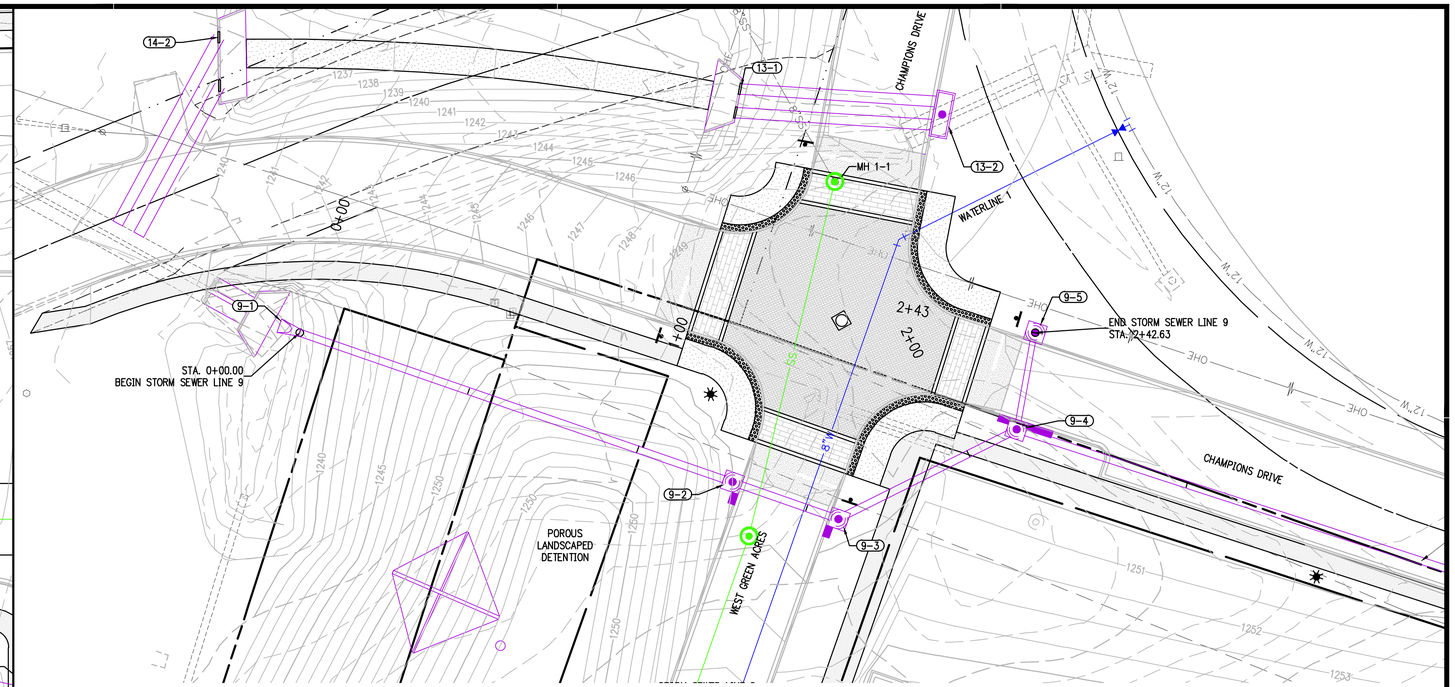

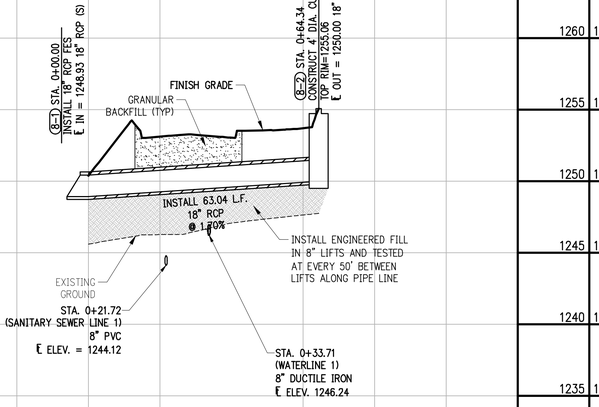

STORM SEWER LINE 8
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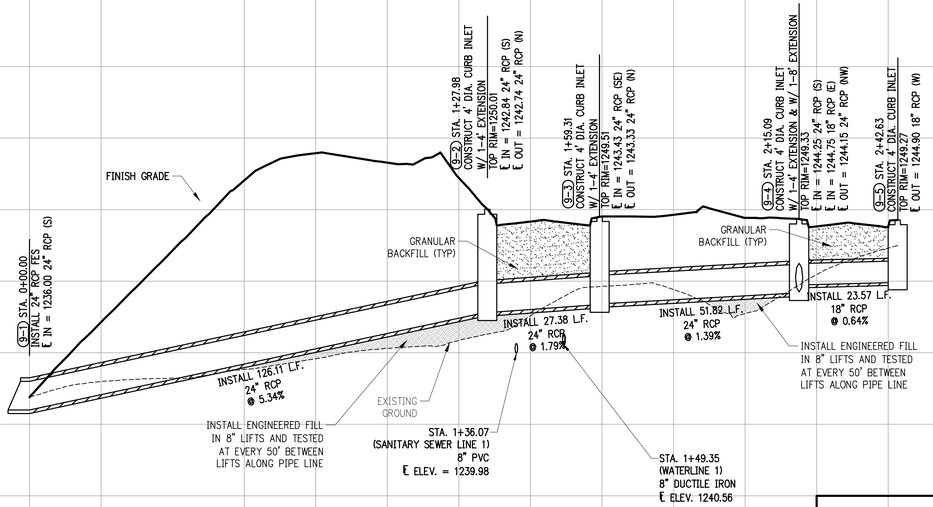
VERT. SCALE: 1"=5'



STORM SEWER LINE 9
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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STORM SEWER LINE 8 & 9 P&P (C)

C-207

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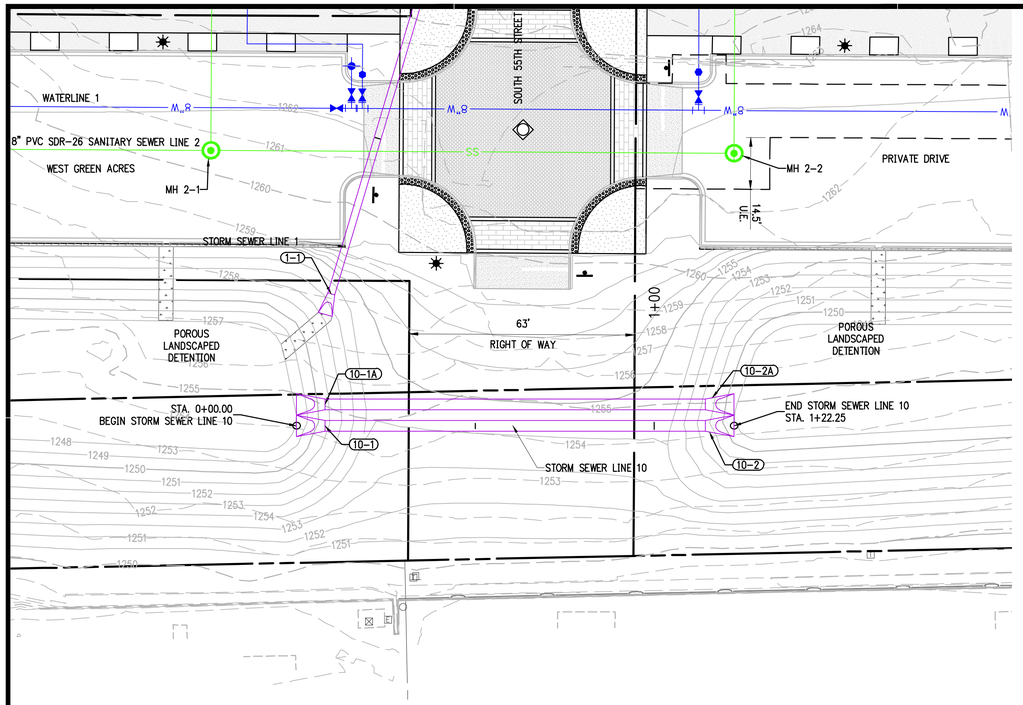
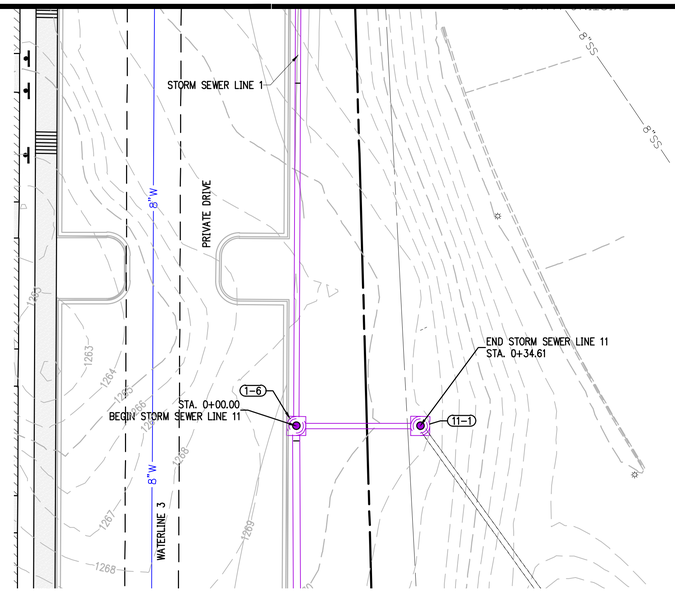
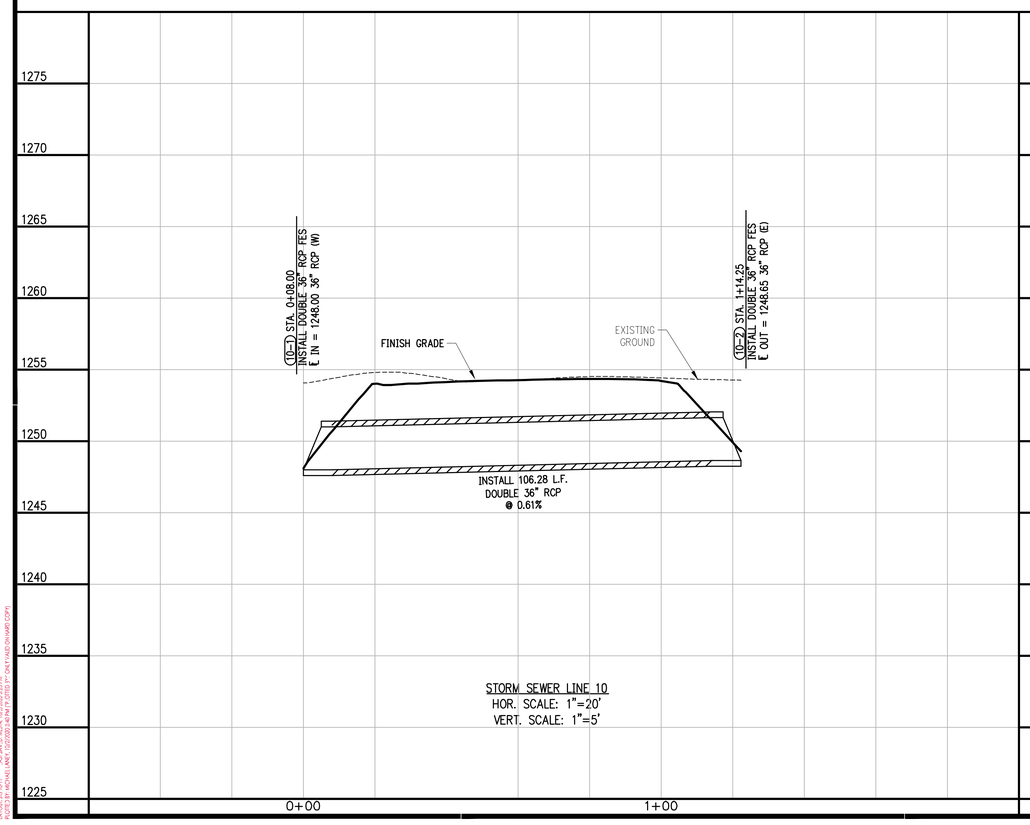
PLOTTED BY: MICHAEL HENRY - 10/2/2020 2:38 PM FOR 20105500 - CIVIL PLANS (MASTER COPY)







STORM SEWER LINE 10
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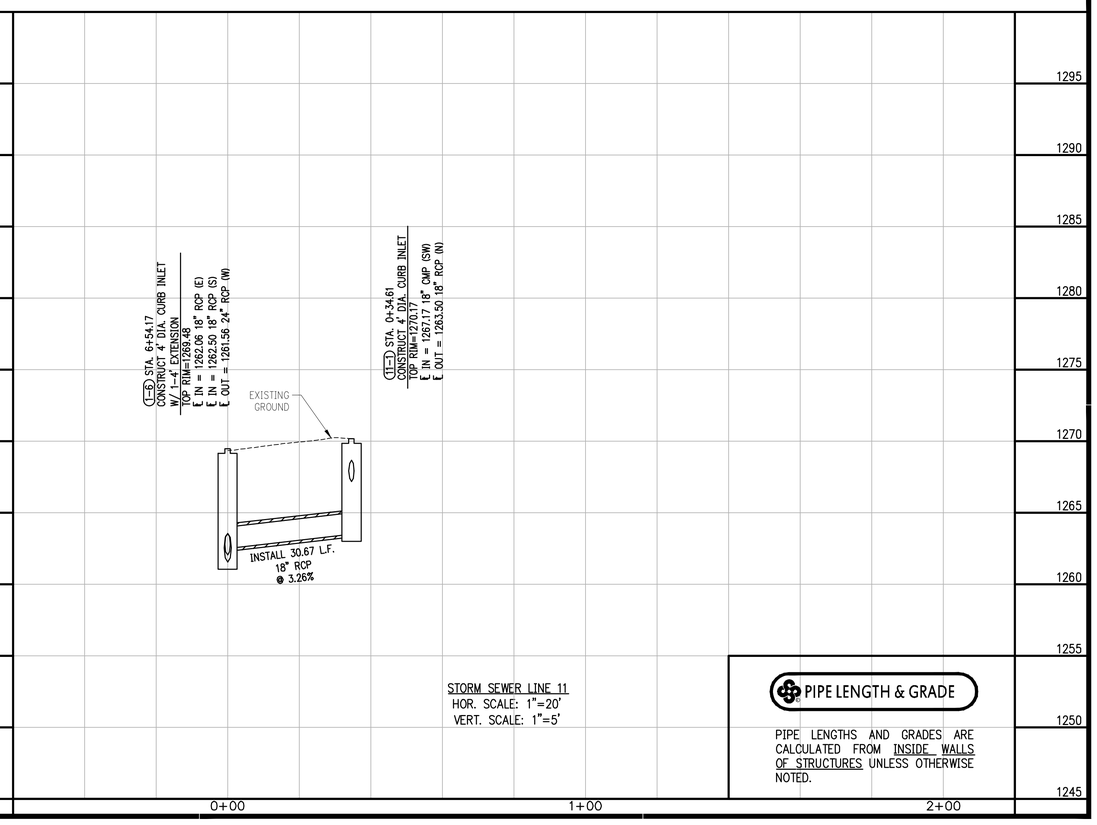
VERT. SCALE: 1"=5'



STORM SEWER LINE 11
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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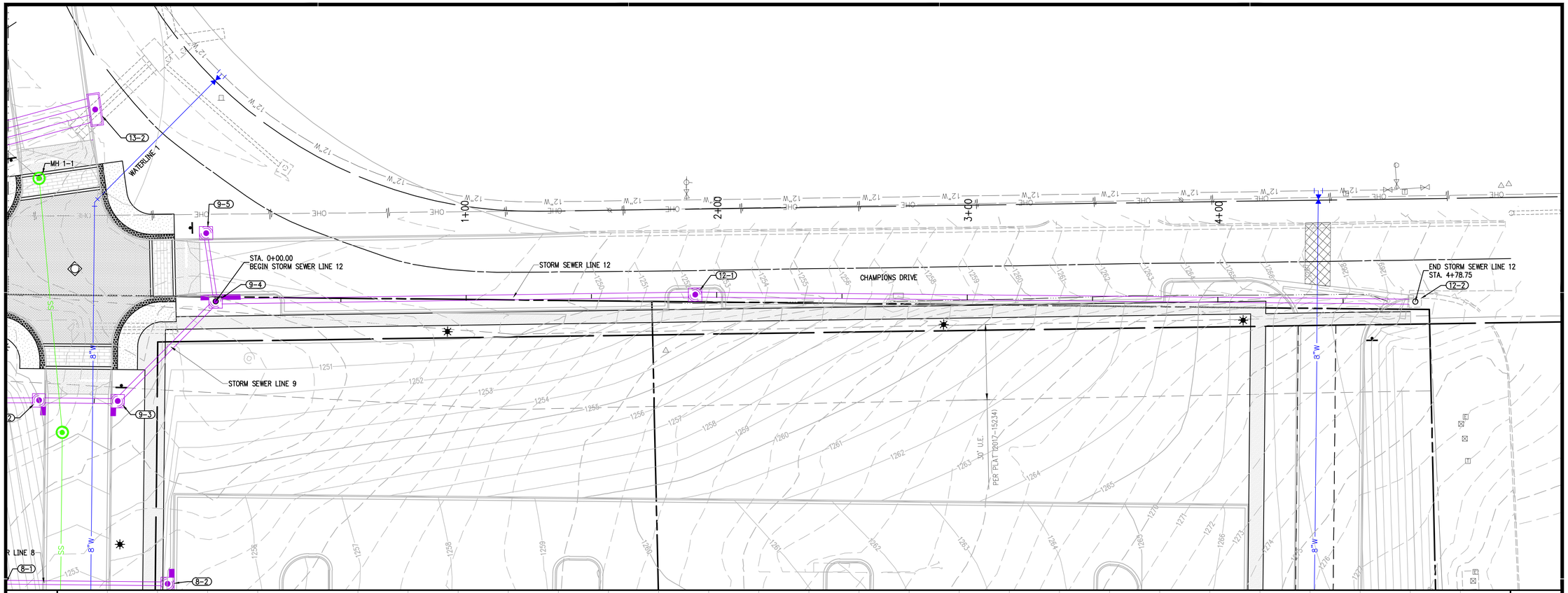
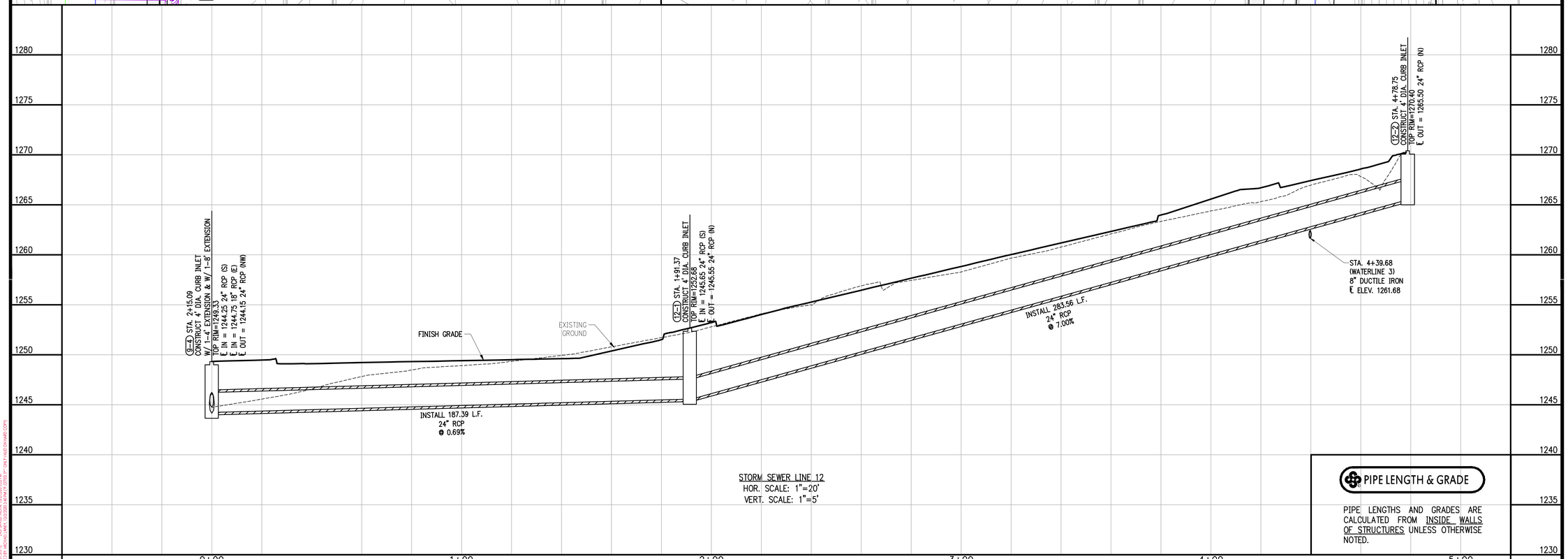
STORM SEWER LINE 10 & 11 P&P (C)

C-208





STORM SEWER LINE 12
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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CITY OF ROGERS STAMP

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ROGERS , ARKANSAS

Key Plan

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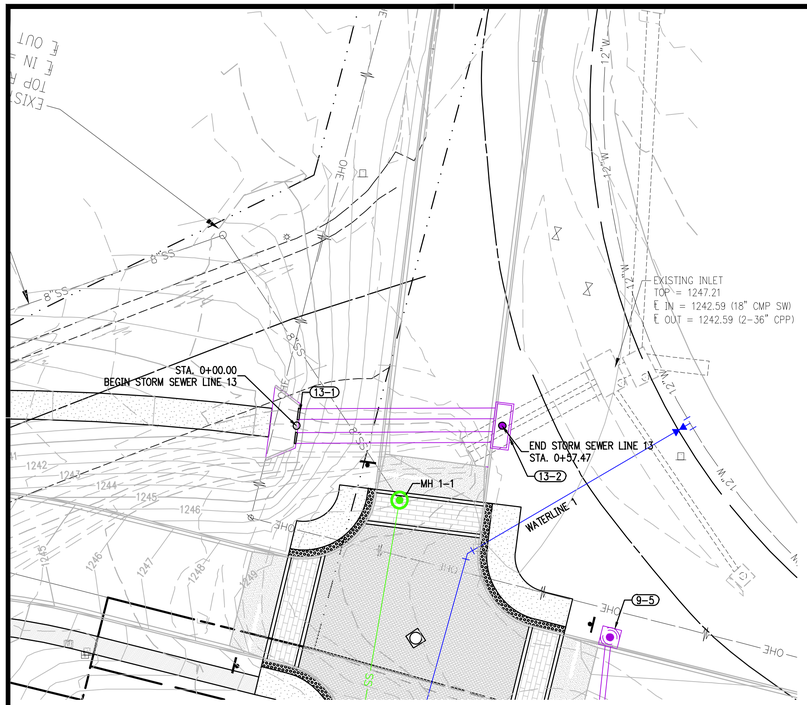
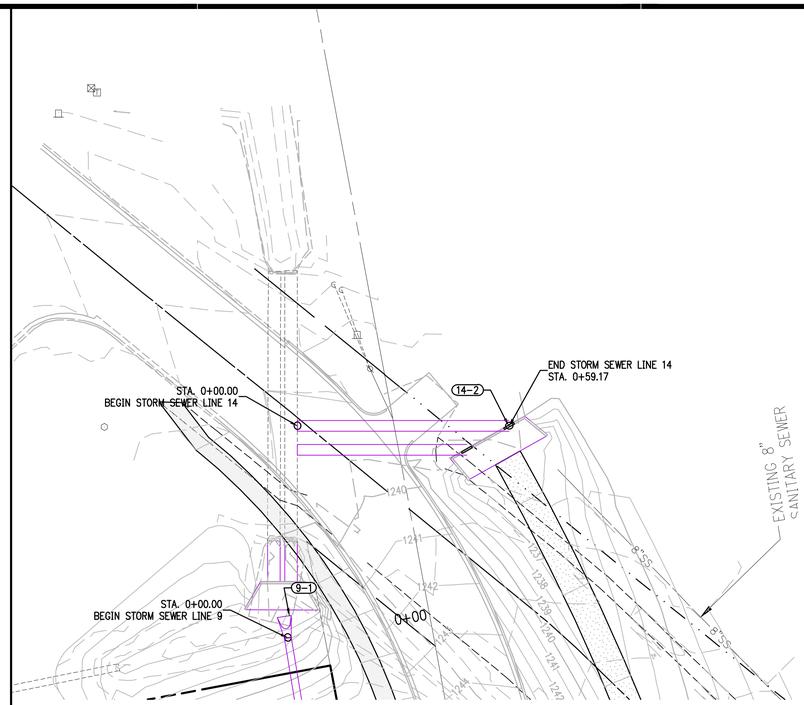
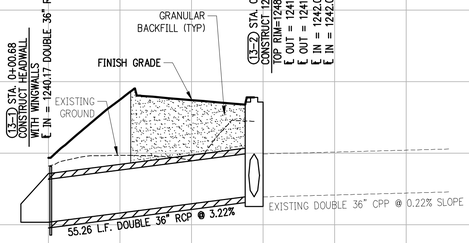
STORM SEWER LINE 12 P&P (C)

C-209

DRAWING: C:\JOBS\20105500\CAD\PLANS\PLOTS\PLOTS\C209.DWG
PLOTTED BY: MICHAEL ISAAC 10/2/2020 2:48 PM PLOTTED BY: ISAAC MICHAEL (CRAFTON TULL)







STORM SEWER LINE 13
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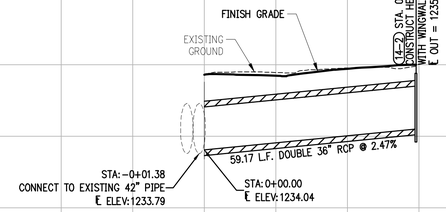
VERT. SCALE: 1"=5'



STORM SEWER LINE 14
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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STORM SEWER LINE 13 P&P SHT. 18

C-210

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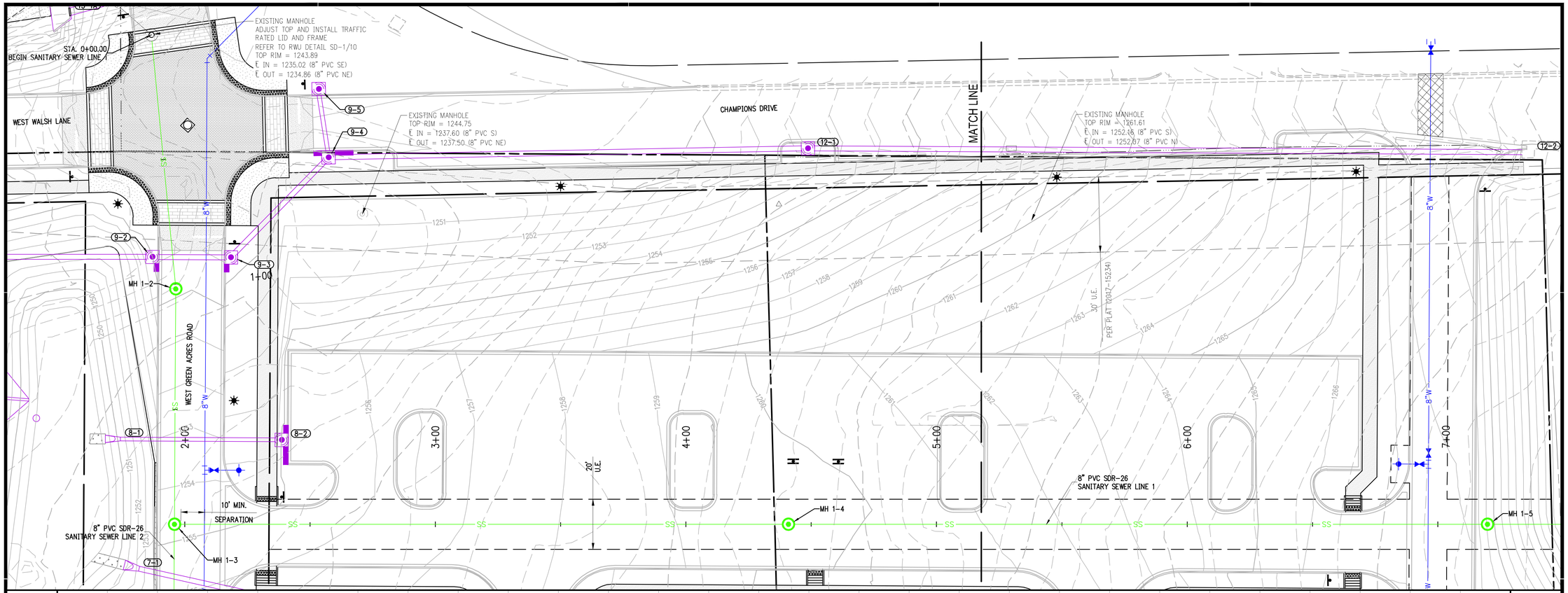

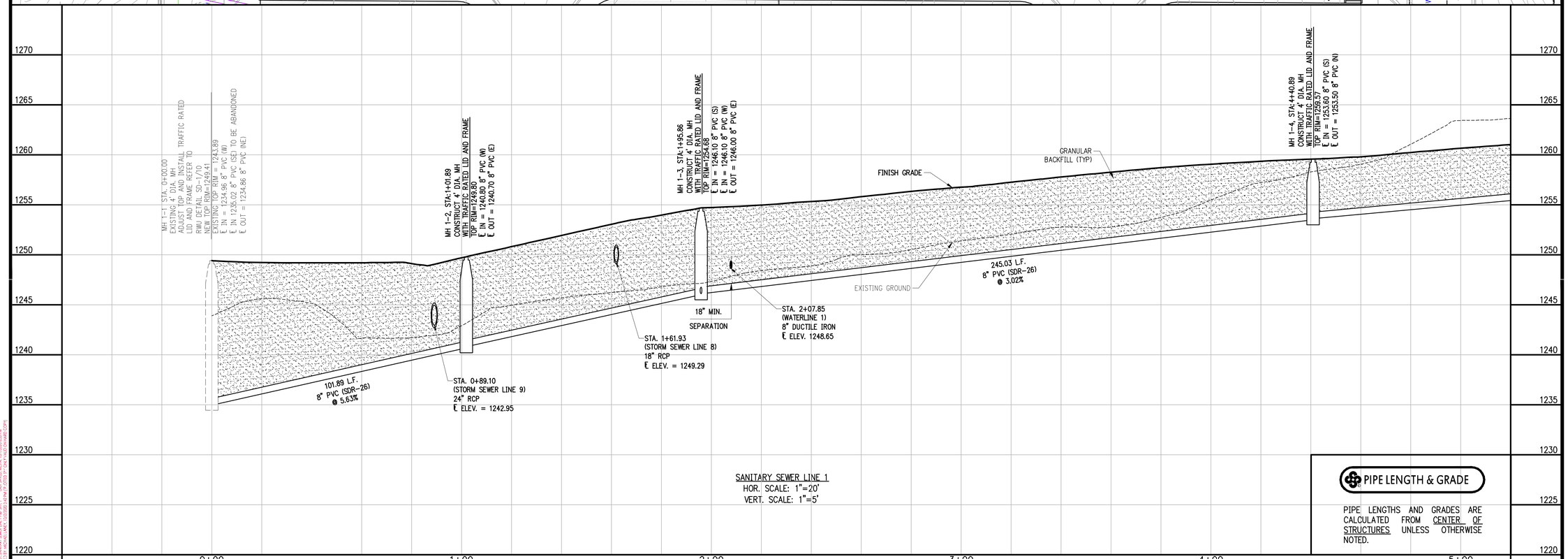

SANITARY SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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SANITARY SEWER LINE 1 P&P (C)

C-211

DRAWING: O:\20-105500_HUTTON\PHASE\PLAT\SET\CIVIL\SHEETS\SANITARY SEWER.DWG
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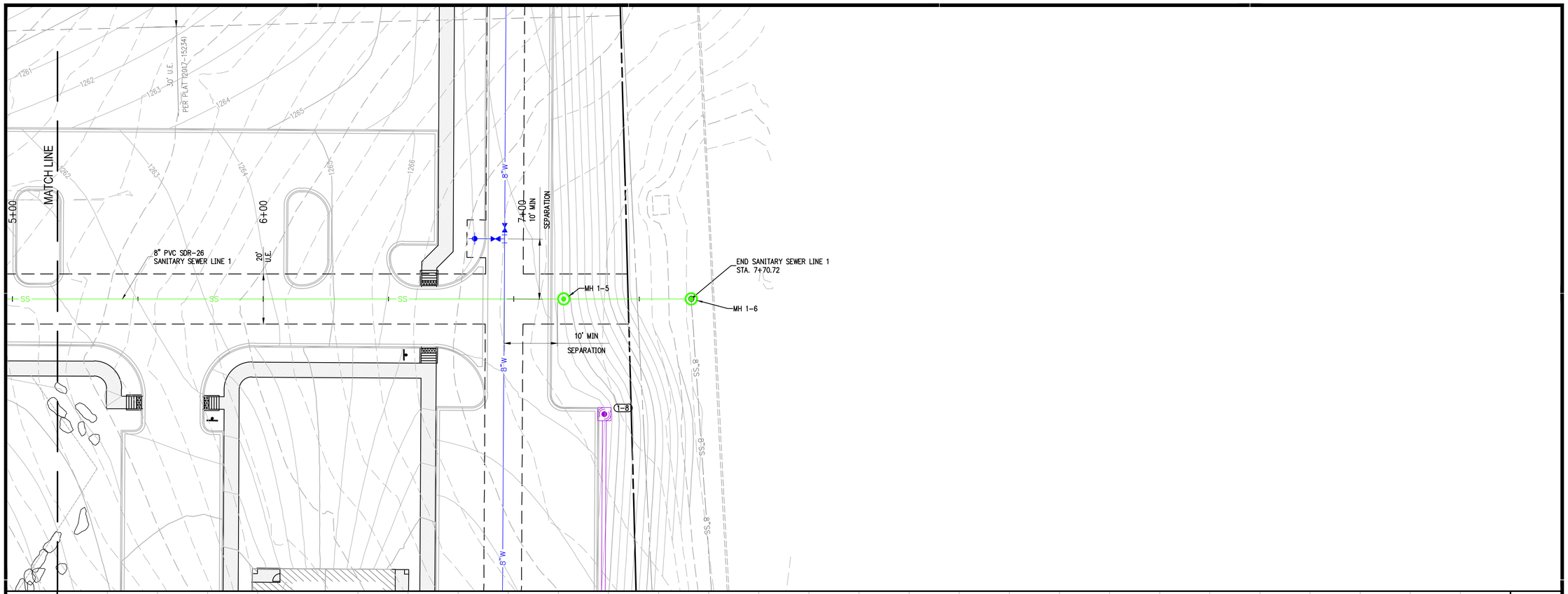

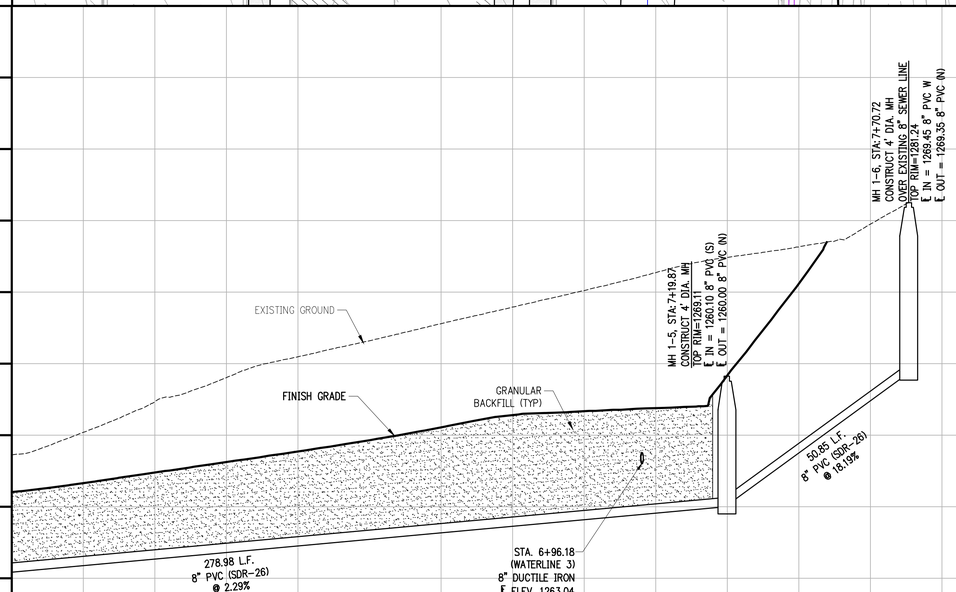

SANITARY SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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ROGERS , ARKANSAS

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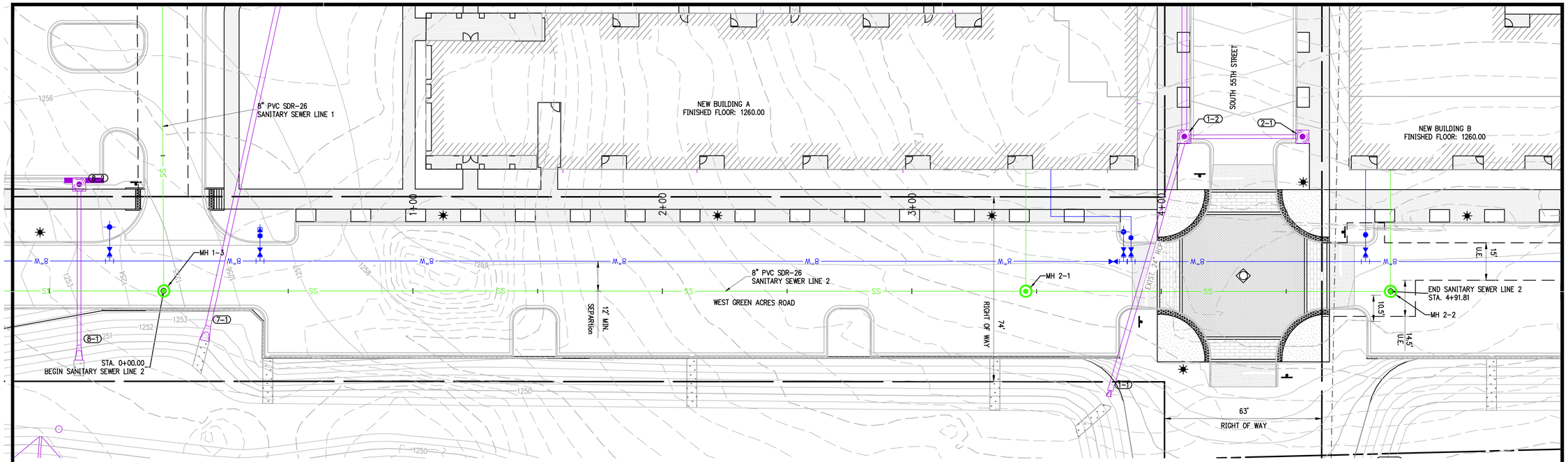
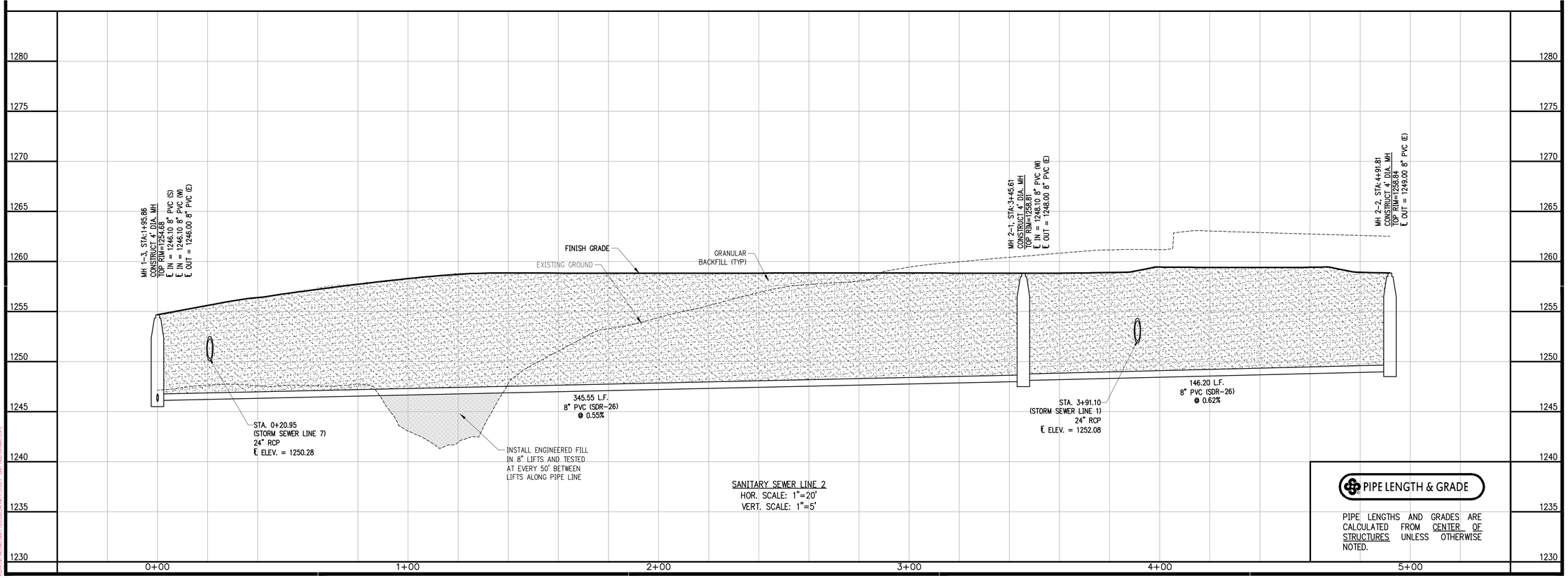
SANITARY SEWER LINE 1 P&P (C)

C-212

DRAWING: O:\20\20105500_HUTTON\PHASE PLANS\PRELIMINARY PLANS\C-212 SANITARY SEWER LINE 1 P&P (C).DWG
LAYOUT: C-212 SANITARY SEWER LINE 1 P&P (C) | PLOTTED: 10/2/2020 2:42 PM BY: DAVID ELLIS | XREF: O:\20\20105500_HUTTON\PHASE PLANS\PRELIMINARY PLANS\C-212 SANITARY SEWER LINE 1 P&P (C).DWG





SANITARY SEWER LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

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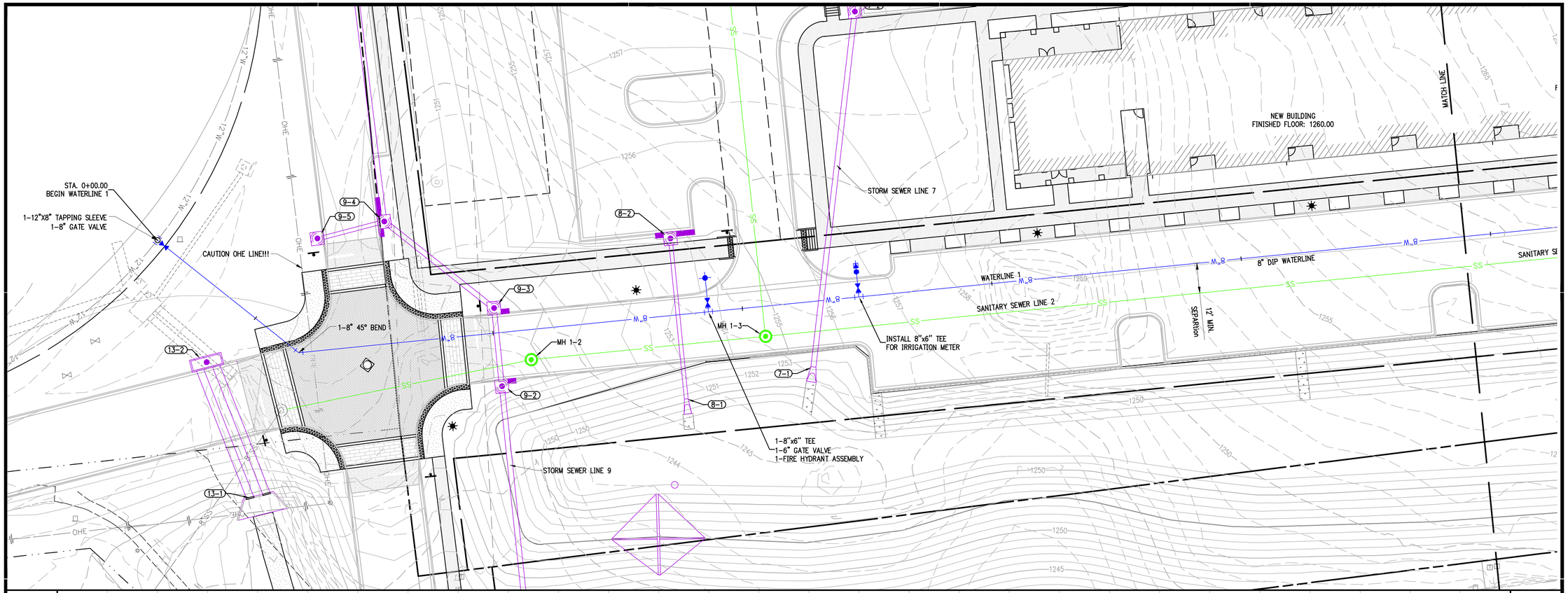
SANITARY SEWER LINE 2 P&P (C)

C-213

DRAWING: G:\JOBS\JOBFOLDER\PLANS\CONSTRUCTION\CIVIL\SHEETS\SHEETS.DWG
PLOTTED BY: MICHAEL HENRY - 10/2/2020 2:48 PM (PLOTTED AT 25%) (1" = 1'-0" ON ANSI D SHEET) (PDF)



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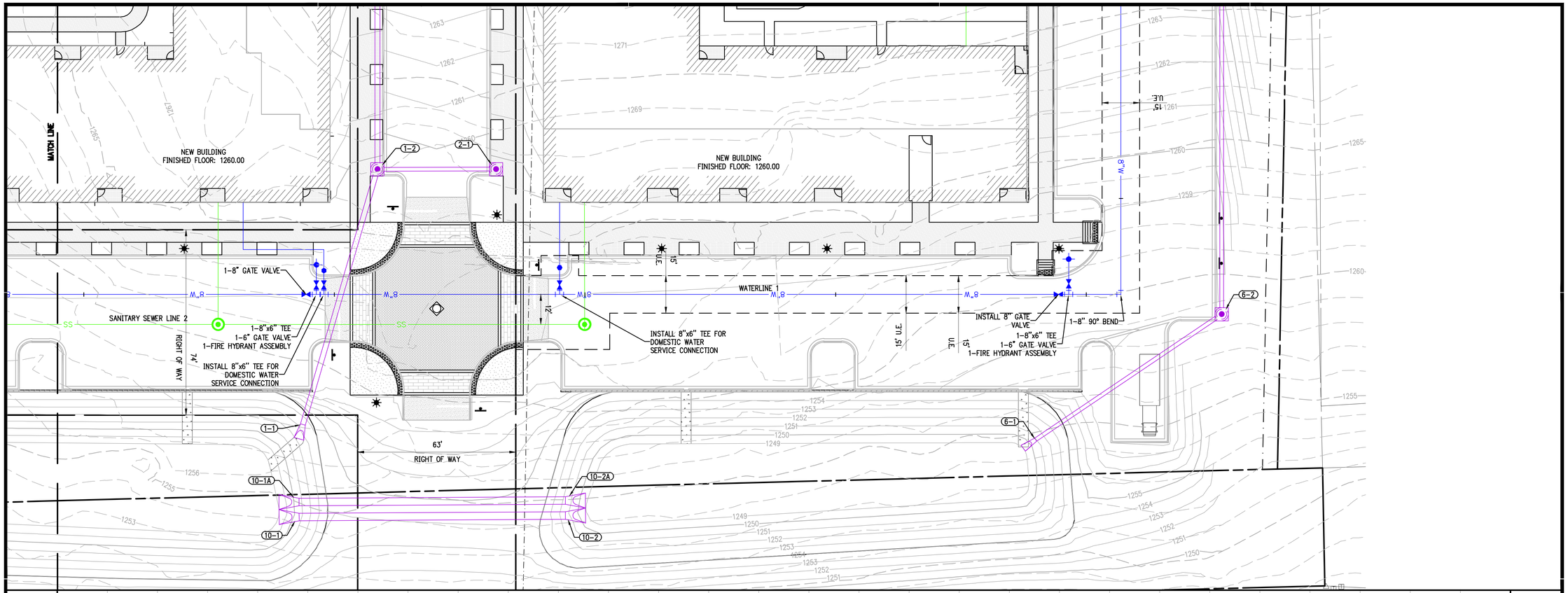
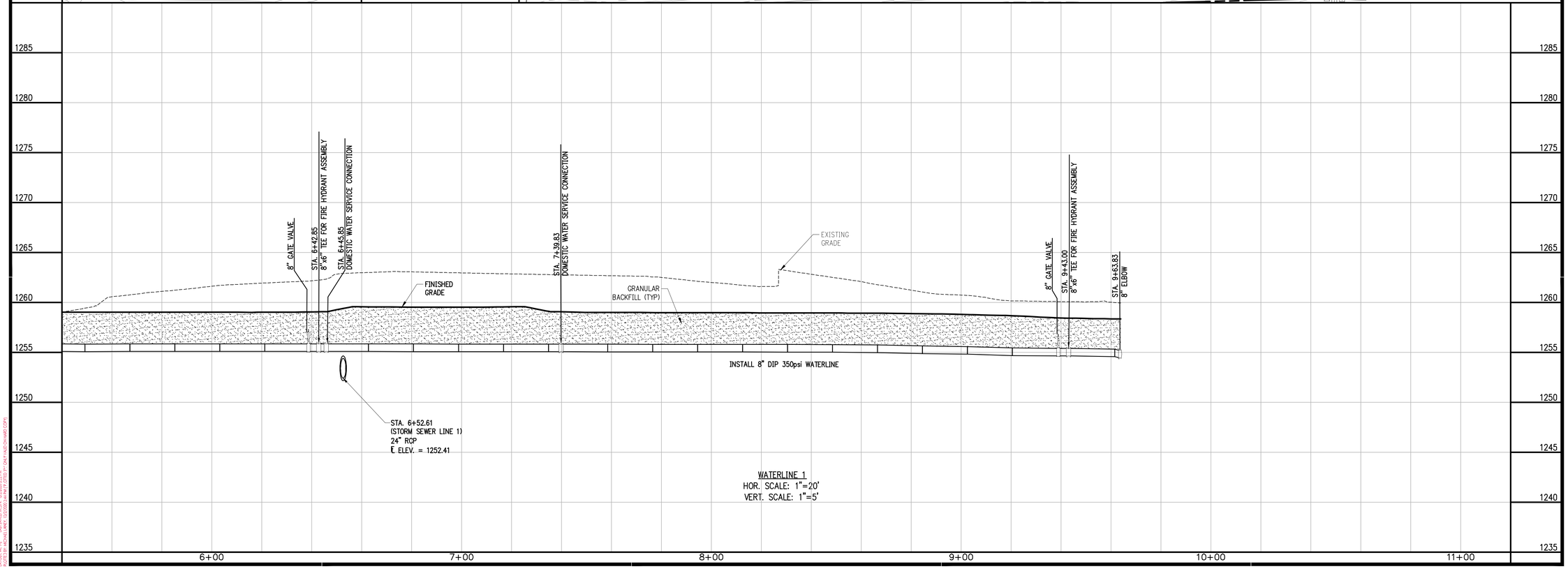
WATERLINE 1 P&P (C)

C-214





WATERLINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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WATERLINE 1 P&P (C)

C-215

DRAWING: C:\20_22555_AUTOSAVE\ARCH\STRUCTURE\CIVIL\CIVIL\WL1R25.DWG
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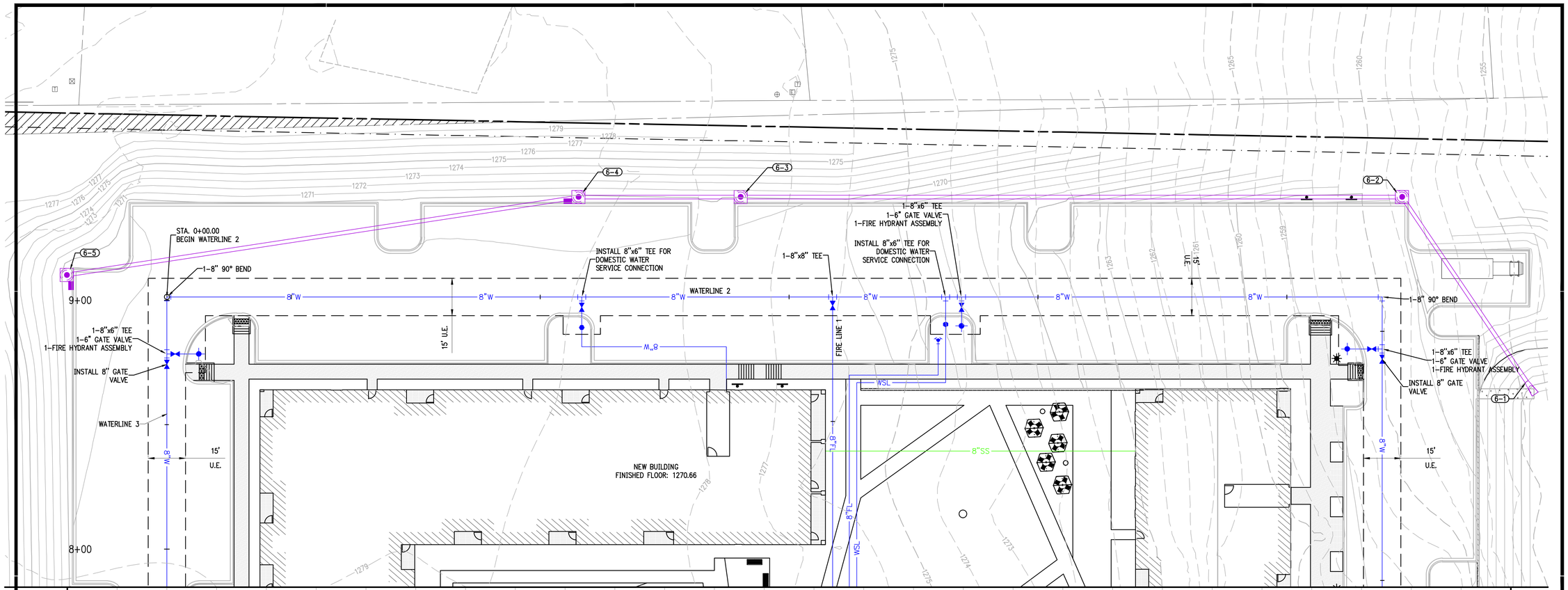

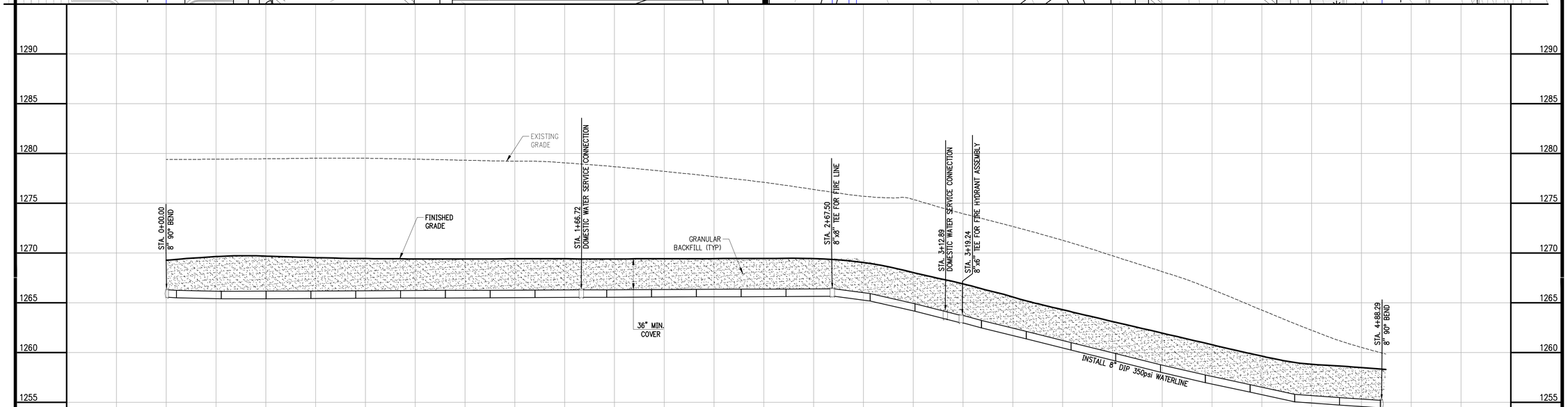

WATERLINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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WATERLINE 2 P&P (C)

C-216

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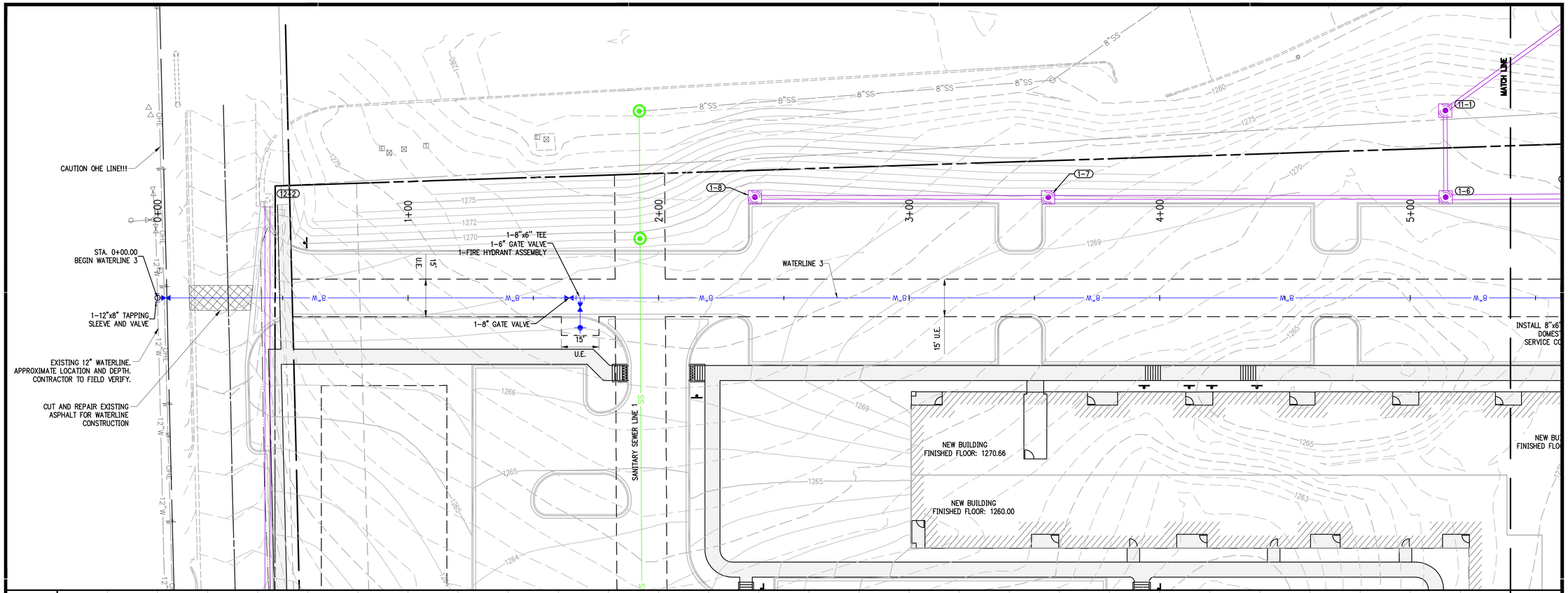

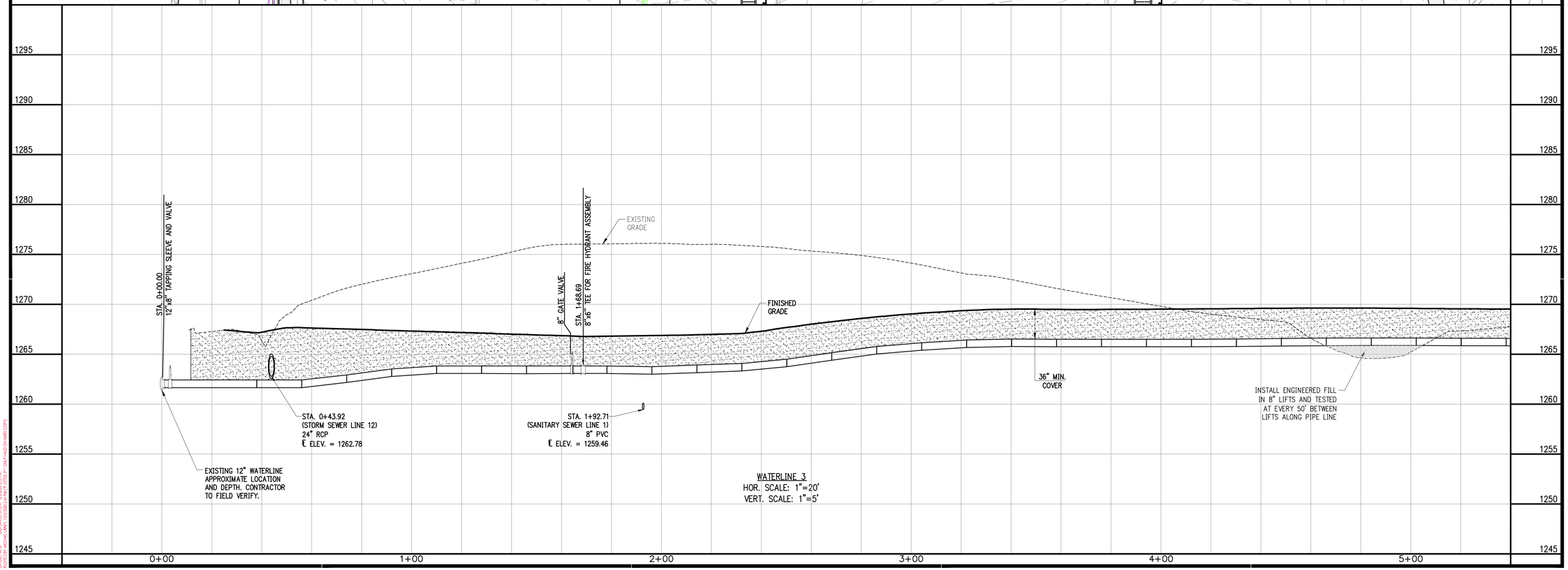

WATERLINE 3
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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WATERLINE 3 P&P (C)

C-217

DRAWING: G:\20105\CAD\CIVIL\PLOTS\C217-CIVIL-CHOU-UW-P&P.DWG
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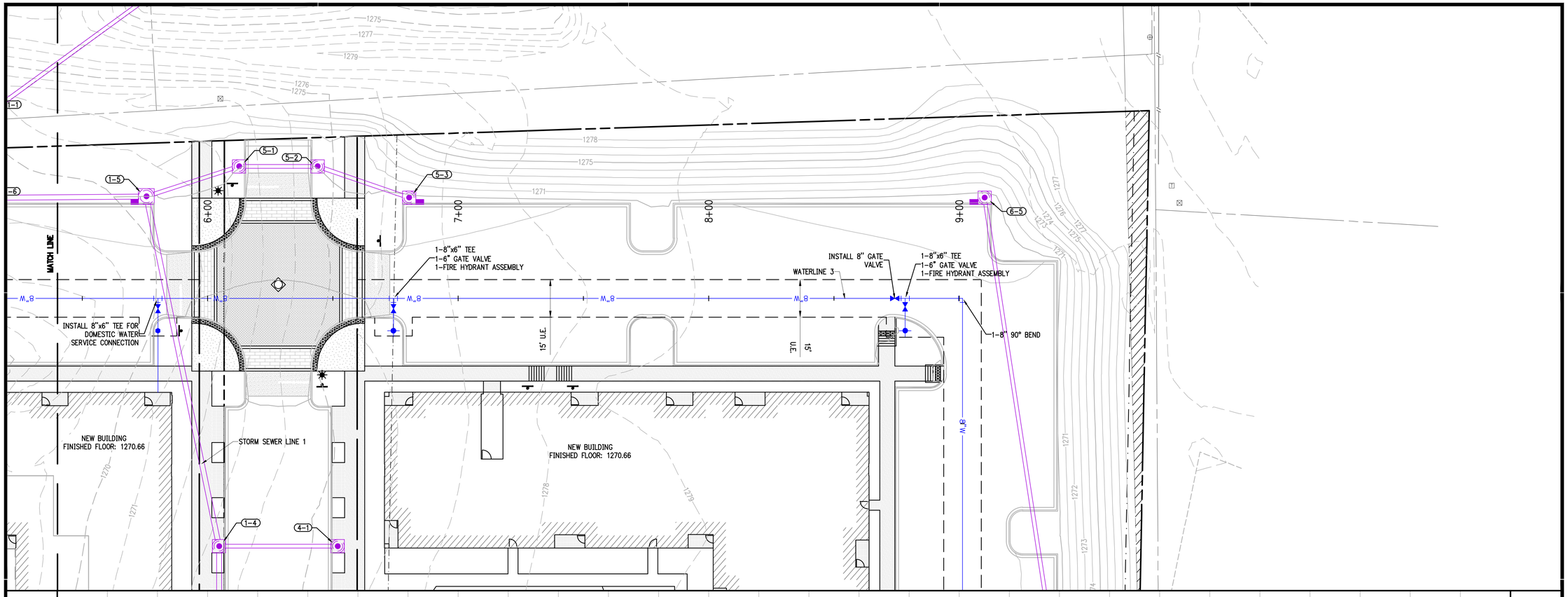

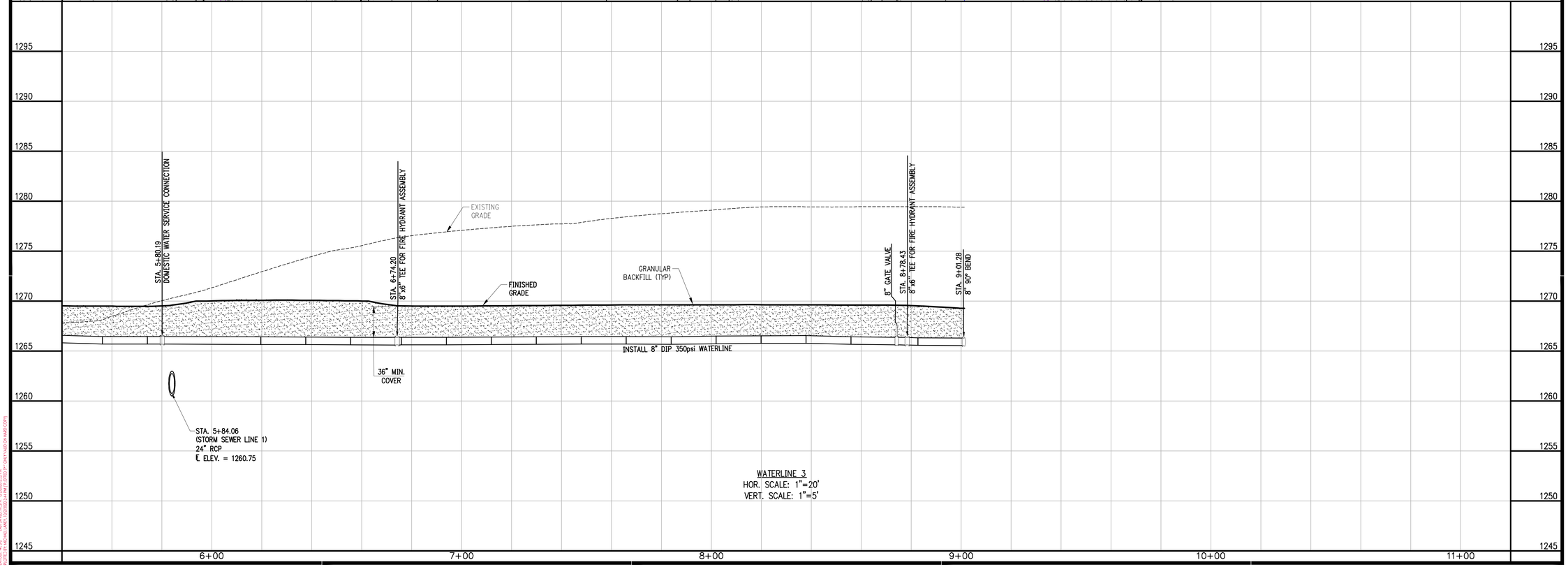

WATERLINE 3
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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WATERLINE 3 P&P(C)

C-218

DRAWING: C:\20_DESIGN\PROJECTS\20105500 HUTTON MULTI-FAMILY\CIVIL\DWG\WL3P&PC.DWG
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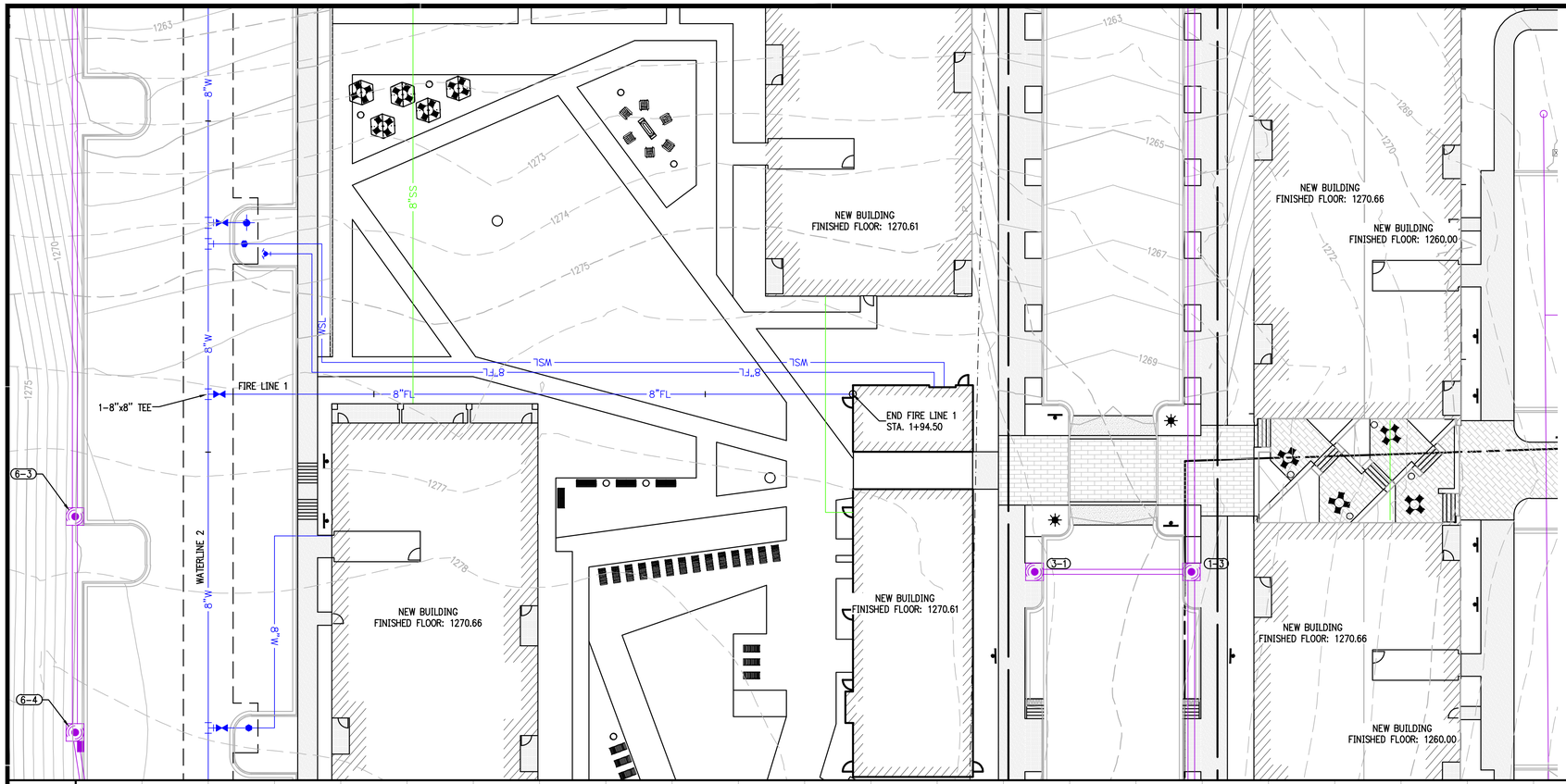

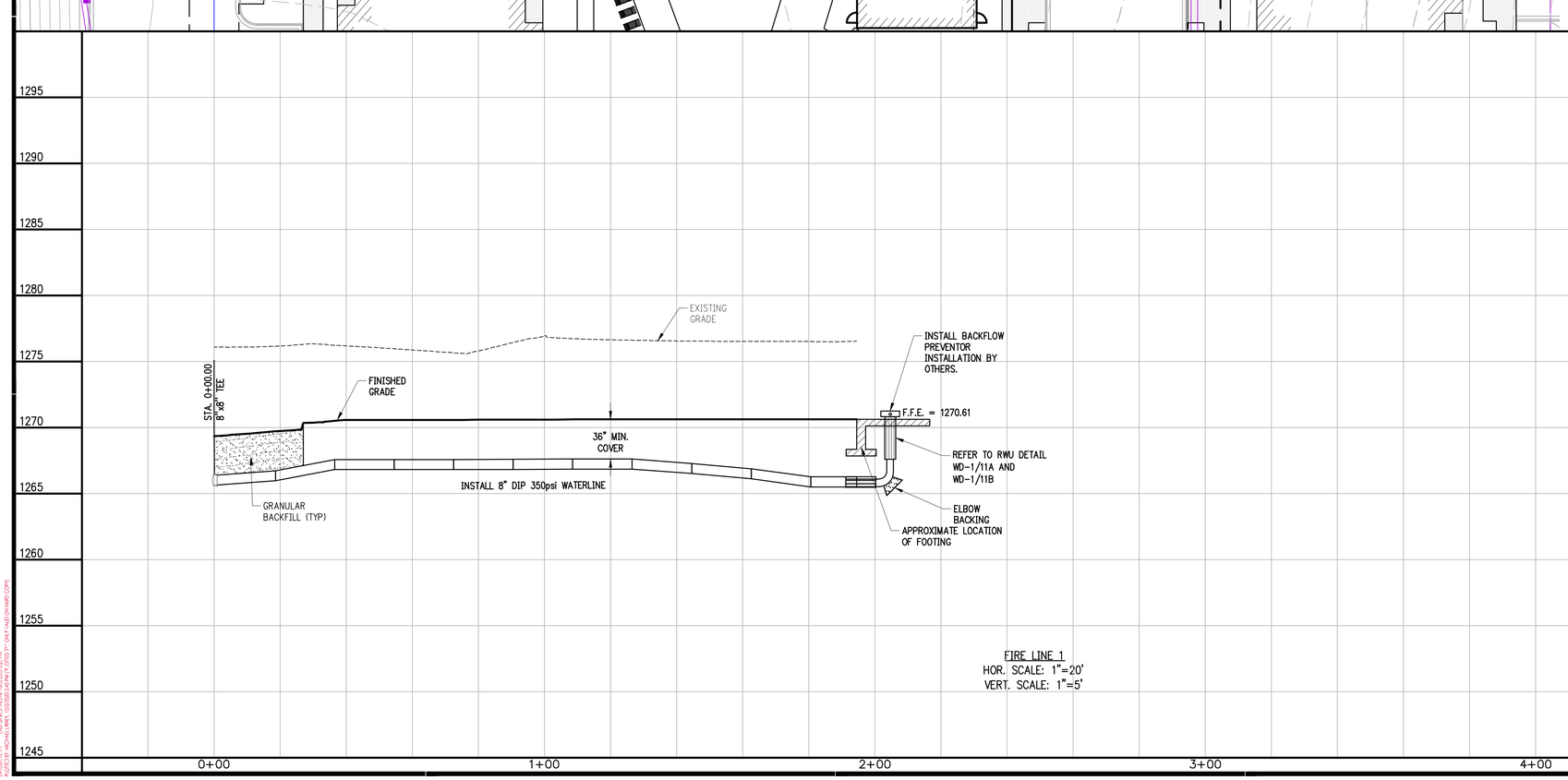

FIRE LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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HUTTON MULTI-FAMILY

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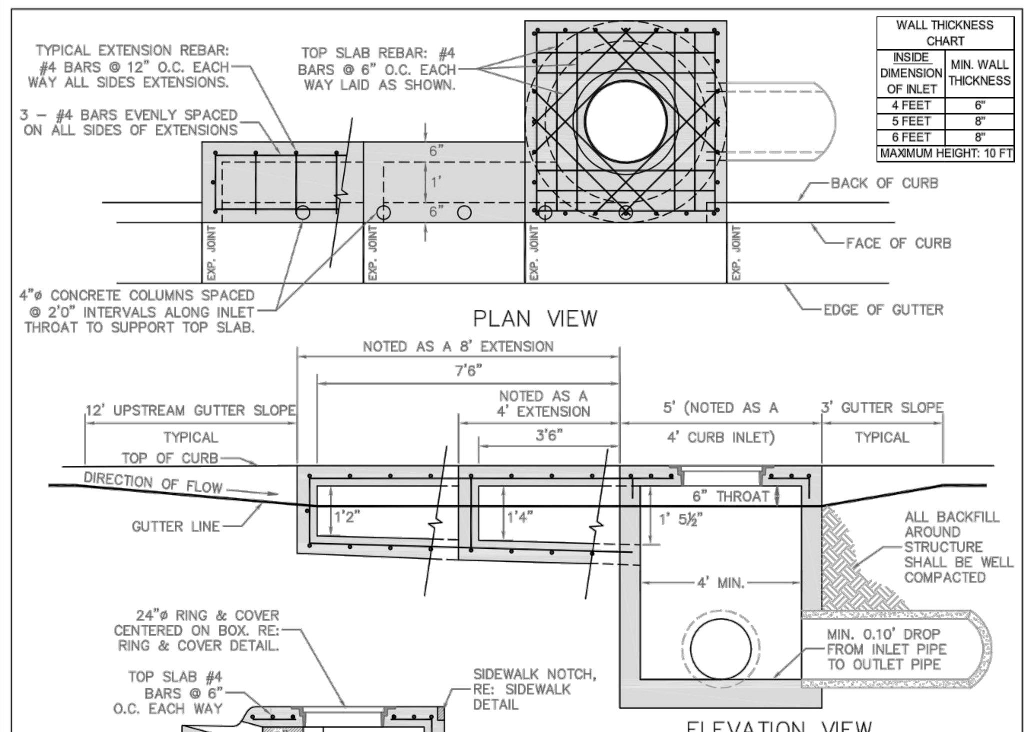
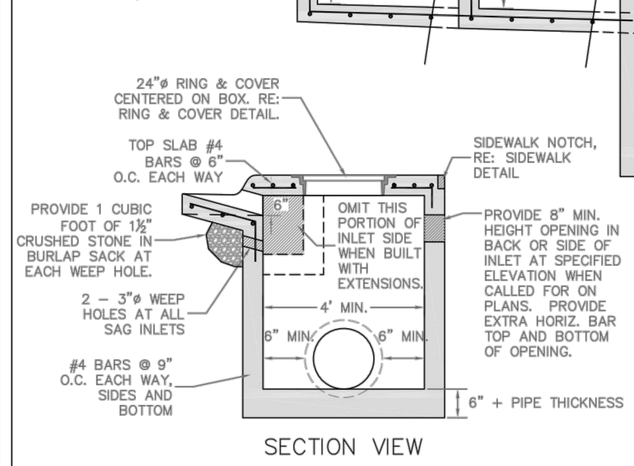
FIRE LINE 1 P&P(C)

C-219

DRAWING: O:\20105500\CAD\Civil\Plan\Utility\20105500_FIRE LINE 1 P&P(C).DWG
LAYOUT: C-219 | MODEL | XREF: 10/02/2020 2:47 PM BY: DEREK.TY.ELLIS (DEREK.TY.ELLIS@CRAFTON-TULL.COM)



WALL THICKNESS CHART	
INSIDE DIMENSION OF INLET	MIN. WALL THICKNESS
4 FEET	6"
5 FEET	8"
6 FEET	8"
MAXIMUM HEIGHT: 10 FT	



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

CITY OF ROGERS
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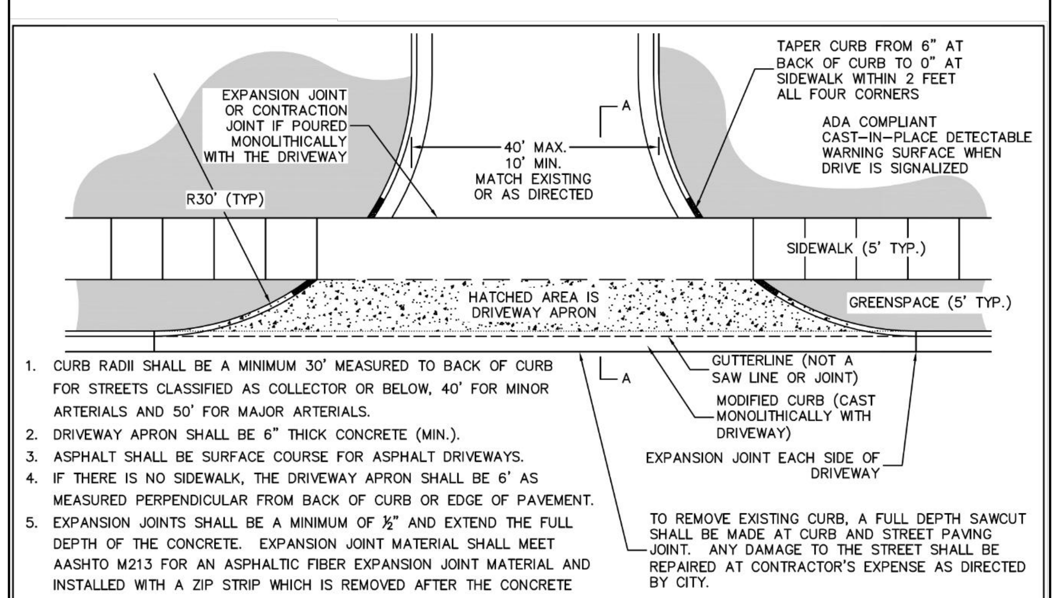
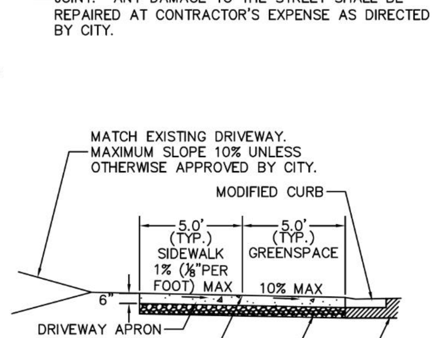
CIRCULAR CURB INLET / MANHOLE DETAIL

NOT TO SCALE | FEBRUARY 15, 2012



1. CURB RADII SHALL BE A MINIMUM 30' MEASURED TO BACK OF CURB FOR STREETS CLASSIFIED AS COLLECTOR OR BELOW, 40' FOR MINOR ARTERIALS AND 50' FOR MAJOR ARTERIALS.
2. DRIVEWAY APRON SHALL BE 6" THICK CONCRETE (MIN.).
3. ASPHALT SHALL BE SURFACE COURSE FOR ASPHALT 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.
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. CITY SHALL INSPECT ALL SIDEWALKS AND DRIVEWAYS IN PUBLIC RIGHT OF WAY PRIOR TO CONCRETE OR ASPHALT PLACEMENT. PROVIDE 24 HOURS NOTICE PRIOR TO PLACEMENT.
9. ALL CONCRETE FOR CURB, SIDEWALKS AND DRIVEWAYS SHALL BE CLASS B CONCRETE (3500 PSI, 4–7% AIR ENTRAINED). CONCRETE MAY NOT BE PLACED IF A FALLING AIR TEMPERATURE FALLS BELOW 40° F NOR RESUMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35° F WITHOUT SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, FINISHING, AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
10. DRIVEWAY APRON AND MODIFIED CURB SHALL BE PLACED MONOLITHICALLY.
11. REFER TO APPROVED PLANS FOR ACTUAL SIDEWALK AND GREENSPACE WIDTHS OR CONTACT CITY.
12. APRON SHALL BE GRADED SO THAT SIDEWALK CONTINUES WITHOUT GRADE BREAKS ALONG ROADWAY.
13. DRIVEWAY SHALL BE HARD SURFACE FOR ANY SLOPES OVER 8%.



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COMMERCIAL DRIVEWAY DETAIL

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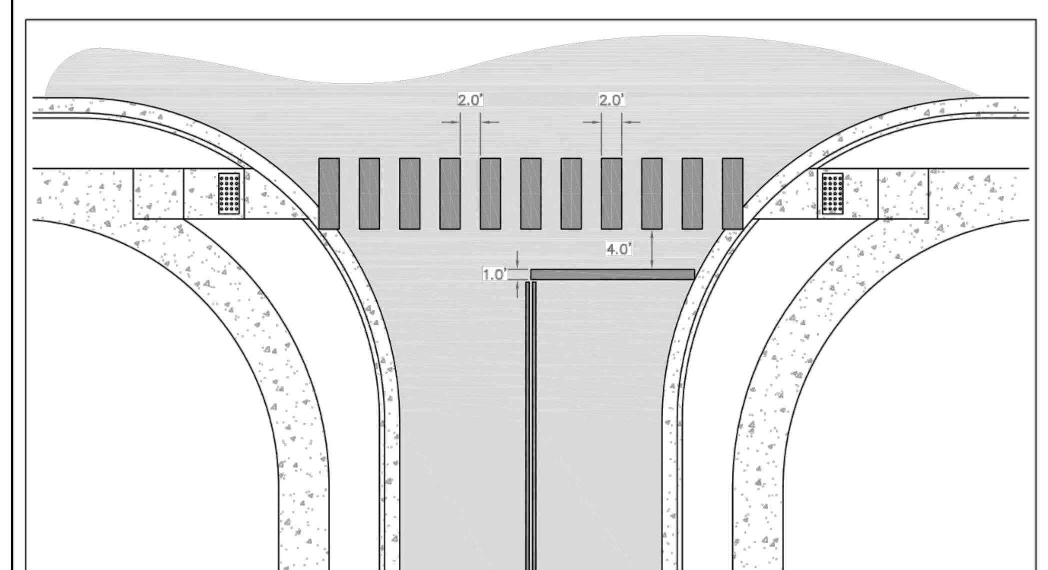

1. WIDTH OF THE CROSSWALK STRIPING SHALL BE THE WIDTH OF THE SIDEWALK PLUS TWO (2) FEET. 1 FOOT EXTRA ON EACH SIDE OF RAMP.
2. CROSSWALK STRIPING SHALL BE CENTERED ON THE ADA RAMP.
3. CROSSWALKS SHALL BE PLACED AT ALL STREET INTERSECTIONS WHERE THERE ARE ADA RAMPS.
4. ALL CROSSWALKS AND STOP BARS SHALL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

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TYPICAL CROSSWALK DETAILS

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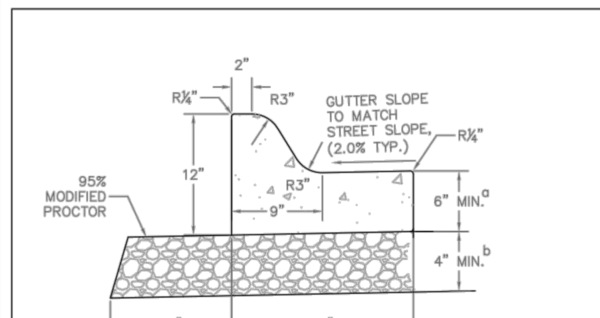
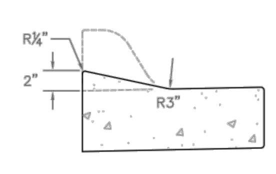


STANDARD CURB AND GUTTER



MODIFIED CURB AND GUTTER
(PLACE ACROSS ALL DRIVEWAYS)

1. CONCRETE SHALL BE CLASS B, 3500 PSI, 4–7% AIR ENTRAINED. CONCRETE MAY NOT BE POURED IF A FALLING AIR TEMPERATURE FALLS BELOW 40° F 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, ½"ø DOWEL RODS 30" LONG SHALL BE PROVIDED A MINIMUM OF EVERY 30" ON–CENTER.

a. IF MONOLITHICALLY CAST WITH THE STREET, THICKNESS SHALL MATCH STREET PAVING THICKNESS.
b. IF PAVEMENT SECTION IS 10" THICK OR MORE, 4" OF CLASS 7 AGGREGATE SHALL EXTEND UNDER 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.

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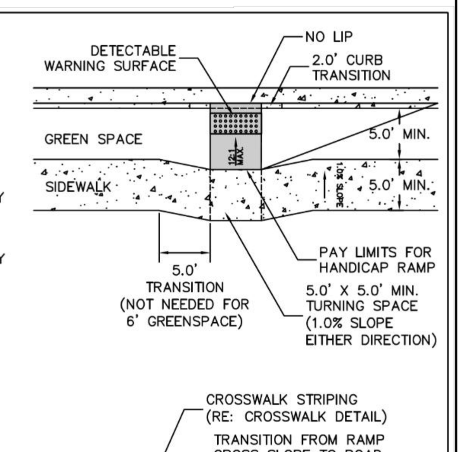
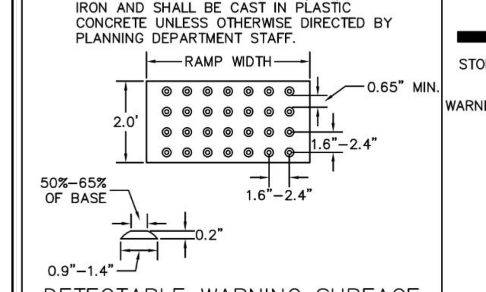
CURB AND GUTTER DETAIL

NOT TO SCALE | JUNE 23, 2015

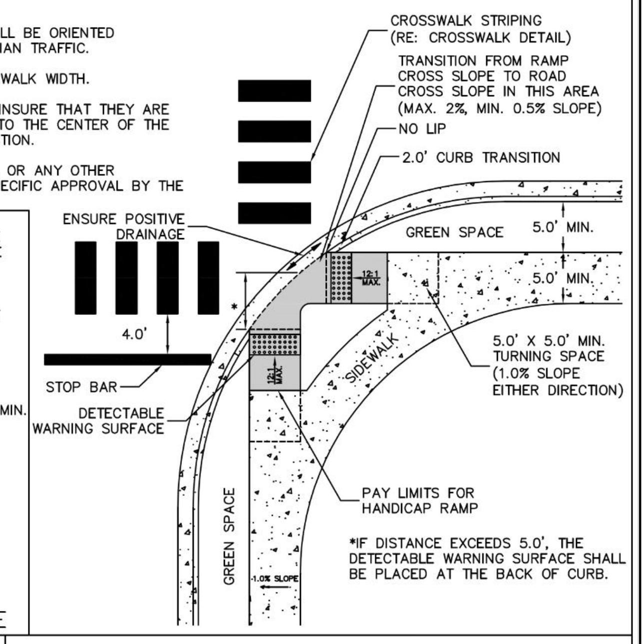
1. ALL CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.3%, BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT.
2. ALL SIDEWALKS SHALL HAVE A TARGET CROSS SLOPE OF 1.0%. SEE SIDEWALK DETAILS FOR SIDEWALK CONSTRUCTION REQUIREMENTS. NO PORTION OF ANY SIDEWALK WILL BE ACCEPTED IF THIS CROSS SLOPE EXCEEDS 2.0% OVER ANY 4 FT. WIDE SECTION.
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 SURFACES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A STREET OR A SIGNALIZED 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 CURB RAMP.
7. RAMP AND DETECTABLE WARNING SURFACE SHALL BE ORIENTED PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC.
8. THE CURB 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. PARALLEL CURB RAMPS, BLENDED TRANSITIONS, OR ANY OTHER DEVIATIONS FROM THIS DETAIL WILL REQUIRE SPECIFIC APPROVAL BY THE PLANNING DEPARTMENT.



1. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. DETECTABLE WARNING SURFACES 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 SURFACE



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PERPENDICULAR CURB RAMP DETAILS

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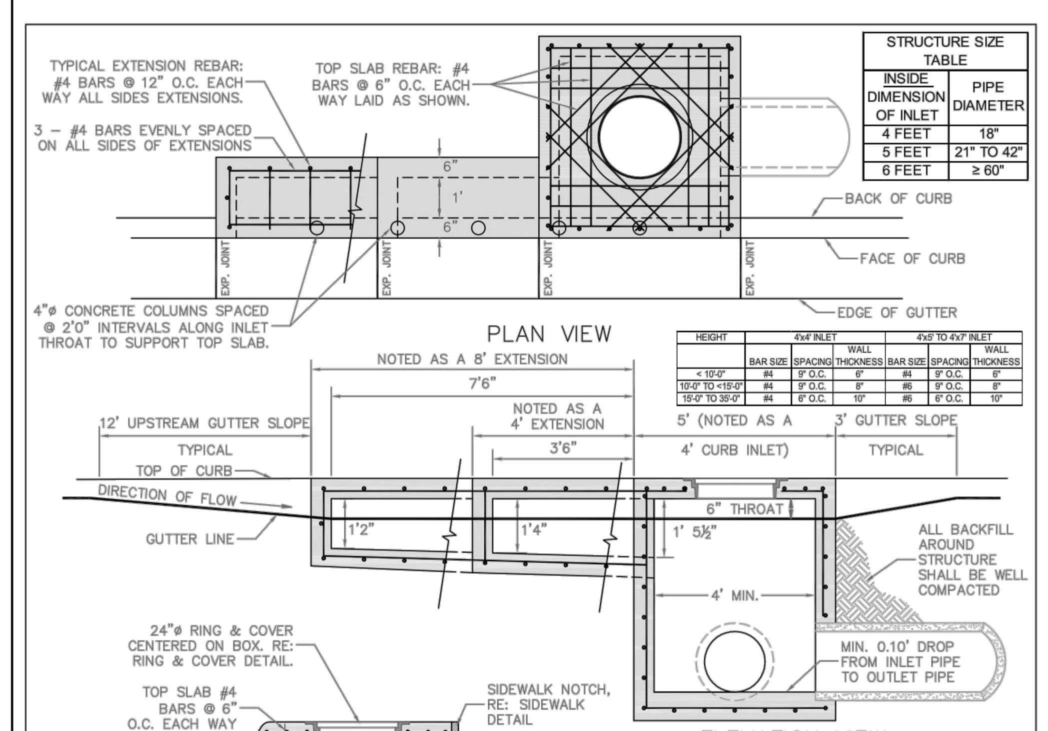
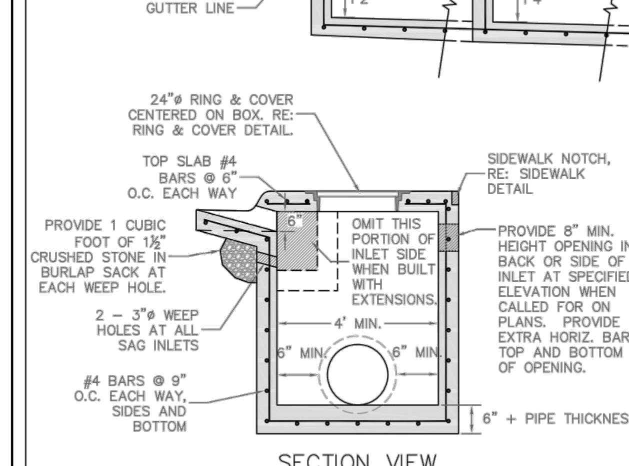


STRUCTURE SIZE TABLE	
INSIDE DIMENSION OF INLET	PIPE DIAMETER
4 FEET	18"
5 FEET	21" TO 42"
6 FEET	≥ 60"

HEIGHT	4'x4' INLET			4'x5' TO 4'x7' INLET		
	BAR SIZE	SPACING	WALL THICKNESS	BAR SIZE	SPACING	WALL THICKNESS
< 10'-0"	#4	9" O.C.	6"	#4	9" O.C.	6"
10'-0" TO <15'-0"	#4	9" O.C.	8"	#6	9" O.C.	8"
15'-0" TO 35'-0"	#4	6" O.C.	10"	#6	6" O.C.	10"



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

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RECTANGULAR CURB INLET / MANHOLE DETAIL

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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION – CRAFTON, TULL & ASSOCIATES, INC. No. 109 – ARKANSAS ENGINEER

CITY OF ROGERS STAMP

HUTTON MULTI-FAMILY
ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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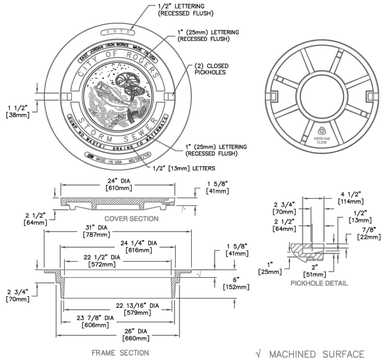
ROGERS MUNICIPAL DETAILS SHT. 1

C-501



√ MACHINED SURFACE

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

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RING AND COVER DETAIL

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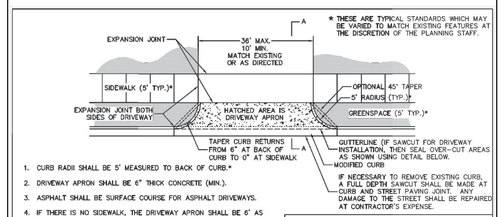
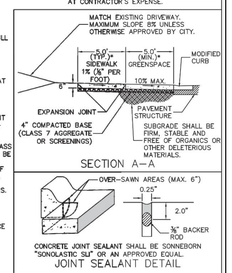


* THESE ARE TYPICAL STANDARDS WHICH MAY BE VARIED TO MATCH EXISTING FEATURES AT THE DISCRETION OF THE PLANNING STAFF.

1. CURB RADII SHALL BE 5' MEASURED TO BACK OF CURB.*
2. DRIVEWAY APRON SHALL BE 6" THICK CONCRETE (MIN.).
3. ASPHALT SHALL BE SURFACE COURSE FOR ASPHALT 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.
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. CITY SHALL INSPECT ALL SIDEWALKS AND DRIVEWAYS IN PUBLIC RIGHT OF WAY PRIOR TO CONCRETE OR ASPHALT PLACEMENT. PROVIDE 24 HOURS NOTICE PRIOR TO PLACEMENT.
9. ALL CONCRETE FOR CURB, SIDEWALKS AND DRIVEWAYS SHALL BE CLASS B CONCRETE (3500 PSI, 4–7% AIR ENTRAINED). CONCRETE MAY NOT BE PLACED IF A FALLING AIR TEMPERATURE FALLS BELOW 40° F NOR RESUMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35° F WITHOUT SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
10. DRIVEWAY APRON AND MODIFIED CURB SHALL BE PLACED MONOLITHICALLY.
11. REFER TO APPROVED PLANS FOR ACTUAL SIDEWALK AND GREENSPACE WIDTHS OR CONTACT CITY.
12. APRON SHALL BE GRADED SO THAT SIDEWALK CONTINUES WITHOUT GRADE BREAKS ALONG ROADWAY.
13. DRIVEWAY SHALL BE HARD SURFACE FOR ANY SLOPES OVER 8%.



SECTION A–A

CONCRETE JOINT SEALANT SHALL BE SONNEBORN "SONOLASTIC SL1" OR AN APPROVED EQUAL.

JOINT SEALANT DETAIL

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RESIDENTIAL DRIVEWAY DETAIL

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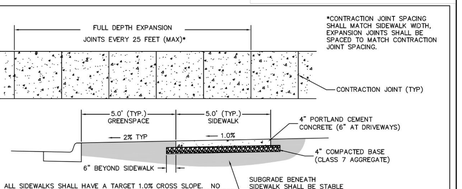
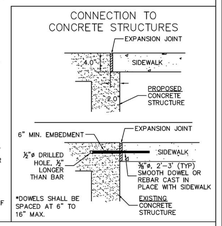


1. ALL SIDEWALKS SHALL HAVE A TARGET 1.0% CROSS SLOPE. NO PORTION OF ANY SIDEWALK WILL BE ACCEPTED IF THE CROSS SLOPE EXCEEDS 2.0% OVER ANY 4 FT. WIDE SECTION.
2. ALL SIDEWALKS SHALL RECEIVE A BROOM FINISH.
3. ALL SIDEWALK EDGES SHALL HAVE A ½" RADIUS EDGE.
4. ALL CONCRETE SHALL BE CLASS B (3500 PSI, 4–7% AIR ENTRAINED). CONCRETE MAY NOT BE PLACED 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.
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. CITY SHALL INSPECT ALL SIDEWALKS IN PUBLIC RIGHT OF WAY PRIOR TO CONCRETE PLACEMENT. PROVIDE 24 HOURS NOTICE PRIOR TO PLACEMENT.
10. CONTACT CITY FOR ACTUAL GREENSPACE AND SIDEWALK WIDTHS REQUIRED PRIOR TO BEGINNING OF CONSTRUCTION. SIDEWALK AND GREENSPACE WIDTH MAY BE VARIED TO MATCH EXISTING FEATURES IF APPROVED BY THE PLANNING STAFF.



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

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TYPICAL SIDEWALK DETAILS

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CITY OF ROGERS STAMP

HUTTON MULTI-FAMILY
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Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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ROGERS MUNICIPAL DETAILS SHT. 2

C-502

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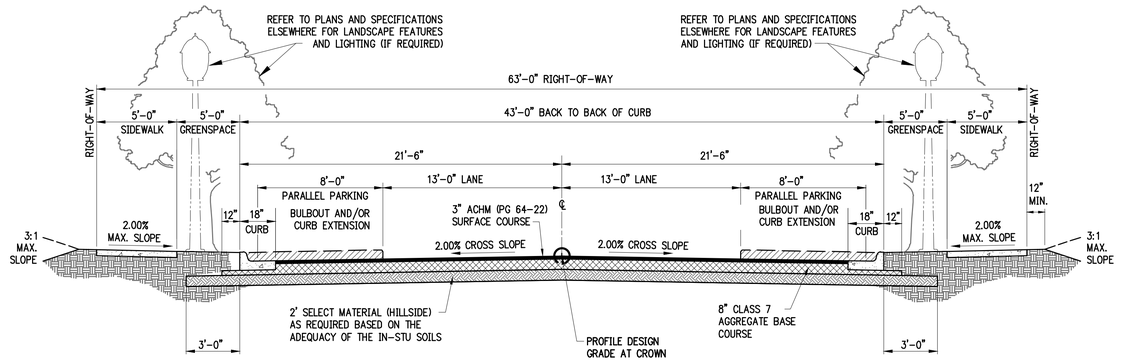
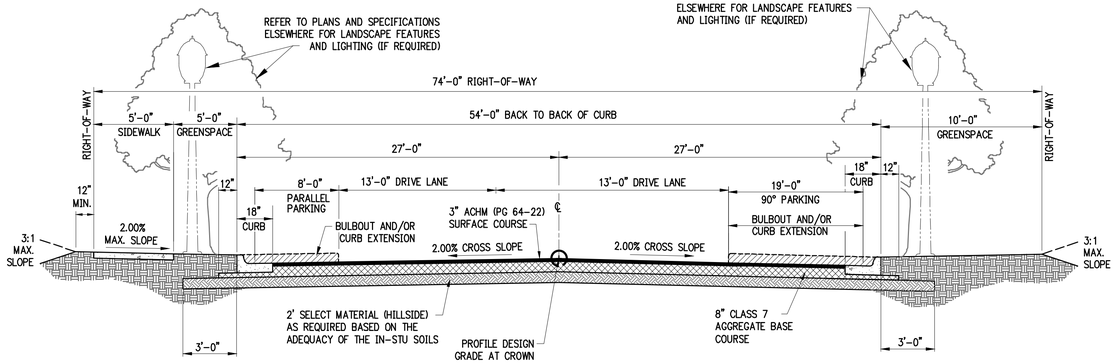
LAYOUT: ROGERS DETAILS SHT 2 | PLOTTED: 10/2/2020 5:48 PM BY JARED SHYMANSKI (CRAFTON TULL)
PLOTTED BY: JARED SHYMANSKI (CRAFTON TULL) | XREFS STRIPPED | ACAD VERSION: 23.0s (DEUTSCH)



TYPICAL 2-LANE ASPHALT MINOR STREET SECTION WITH BULBOUT

SOUTH 55TH STREET

NTS



TYPICAL 2-LANE ASPHALT MINOR STREET SECTION WITH BULBOUT

NTS

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Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
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TYPICAL SECTIONS

C-503

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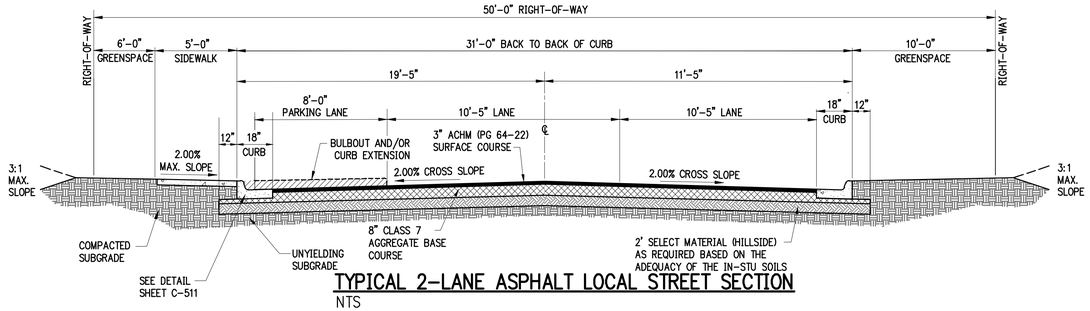
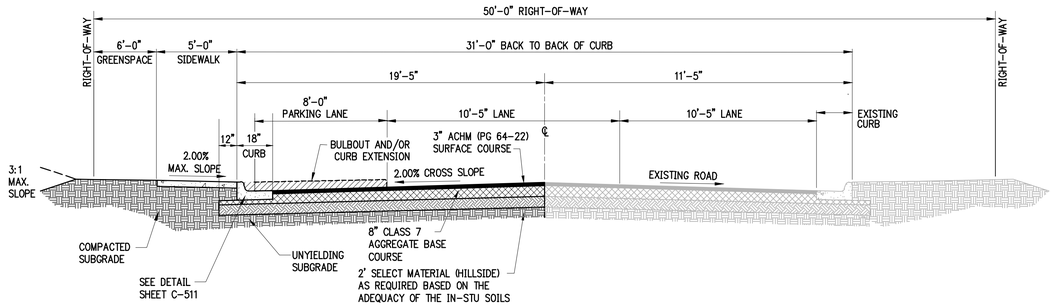


TYPICAL 2-LANE ASPHALT LOCAL STREET SECTION

NTS

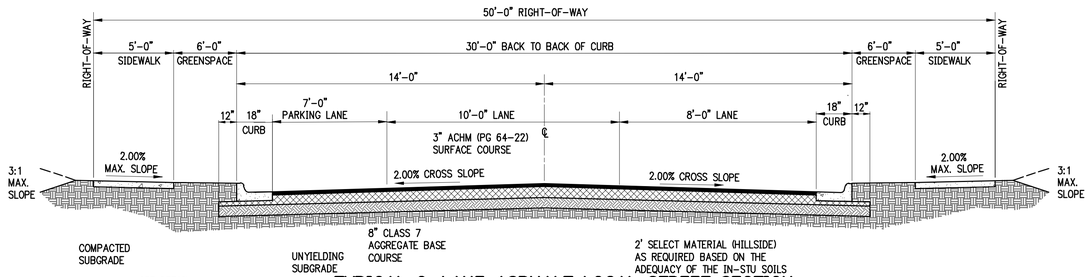
CHAMPIONS FULL STREET IMPROVEMENTS



TYPICAL 2-LANE ASPHALT LOCAL STREET SECTION

NTS

CHAMPIONS HALF STREET IMPROVEMENTS



TYPICAL 2-LANE ASPHALT LOCAL STREET SECTION

NTS

WALSH STREET

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
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CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

CITY OF ROGERS STAMP

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ROGERS , ARKANSAS

Key Plan

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TYPICAL SECTIONS

C-504

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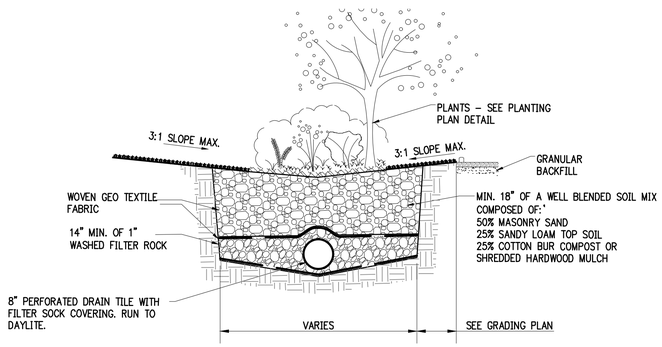


BIORETENTION CELL – TYPE A

NTS

NOTES:

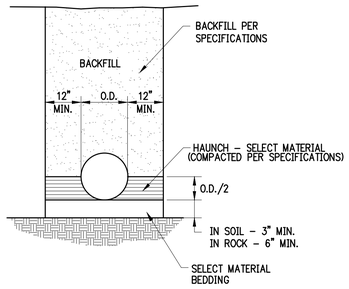
1. WOVEN GEOTEXTILE FABRIC SHALL MEET ASTMD4751 – AOS U.S. STD. SEIVE #50 TO #70, ASTMD4633 MIN. TRAPEZOIDAL TEAR STRENGTH 100 X 60 LBS, MIN. CORPS OF ENGINEERS (COE) SPECIFIED OPEN AREA OF 4%
2. NO TREES SHALL BE PLANTED IMMEDIATELY WITHIN THE BIORETENTION CELL AS DEFINED BY THE WOVEN GEOTEXTILE, BUT MAY BE PLANTED ALONG THE SLOPES DESCENDING TO EACH AREA. PROVIDE A MINIMUM OF 3' OF CLEARANCE FOR ALL TREE PLANTING (IF NEEDED).

NOTES:

1. UNDER PAVEMENT, BACKFILL ENTIRE EXCAVATION WITH "CLASS 7" AGGREGATE BASE MATERIAL COMPACTED IN 8" LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.

CONSTRUCTION SEQUENCE

1. PLACE SELECT BEDDING MATERIAL TO GRADE.
2. COMPACT SELECT BEDDING BELOW THE PIPE.
3. INSTALL PIPE TO GRADE.
4. PLACE AND COMPACT THE HAUNCH AREA UP TO THE MIDDLE OF THE PIPE.
5. COMPLETE BACKFILL ACCORDING TO SPECIFICATIONS.

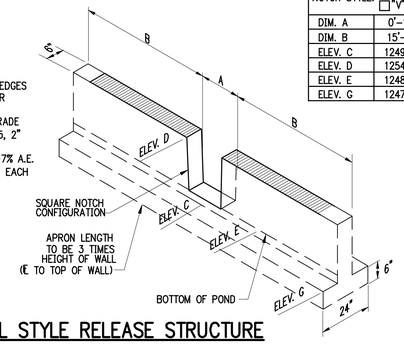


CONCRETE PIPE INSTALLATION

NTS

1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1–1/2" MINIMUM COVER. >#5, 2" COVER.
3. CONCRETE SHALL BE CLASS B, 3500#, 4%–7% A.E.
4. REINFORCEMENT SHALL BE #4s AT 12" O.C. EACH WAY.

NOTCH STYLE:	☐ SQUARE ☐ "V"
DIM. A	0'–11"
DIM. B	15'–0"
ELEV. C	1249.00
ELEV. D	1254.00
ELEV. E	1248.00
ELEV. G	1247.00



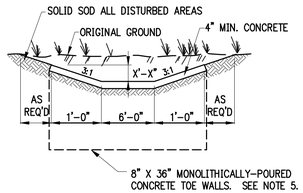
WALL STYLE RELEASE STRUCTURE

NTS

REVISED 04/16/15

NOTES:

1. UNLESS OTHERWISE SPECIFIED, REINFORCEMENT SHALL BE 6X6 W2.9 X W2.9 WWF (SHEETS).
2. CONTROL JOINTS TO BE 15' O.C. TRANSVERSE TO CHANNEL CENTERLINE AXIS. FILL JOINTS WITH SEALANT.
3. SEE SITE AND GRADING PLANS FOR SPECIFIC APPLICATIONS.
4. CONCRETE SHALL BE CLASS B, 3500#, 4%–7% A.E.
5. 8" THICK X 36" DEEP MONOLITHICALLY–POURED CONCRETE TOE WALLS SHALL BE CONSTRUCTED AT THE ENDS OF PAVED CHANNELS WHERE CHANNELS DO NOT TERMINATE AT A CONCRETE STRUCTURE.

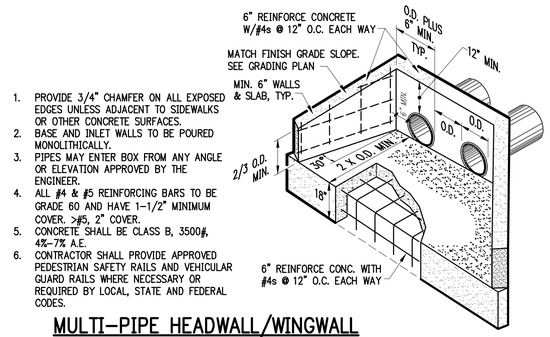


CONCRETE LINED CHANNEL

NTS

REVISED 04/16/15

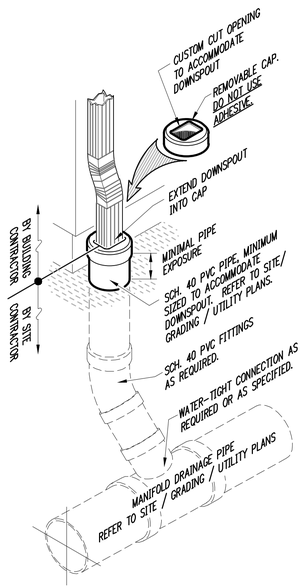
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1–1/2" MINIMUM COVER. >#5, 2" COVER.
5. CONCRETE SHALL BE CLASS B, 3500#, 4%–7% A.E.
6. CONTRACTOR SHALL PROVIDE APPROVED PEDESTRIAN SAFETY RAILS AND VEHICULAR GUARD RAILS WHERE NECESSARY OR REQUIRED BY LOCAL, STATE AND FEDERAL CODES.



MULTI–PIPE HEADWALL/WINGWALL

NTS

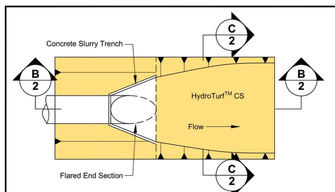
REVISED 04/16/15



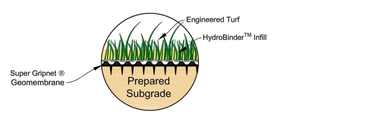
EXTERIOR DOWNSPOUT COLLECTOR

NTS

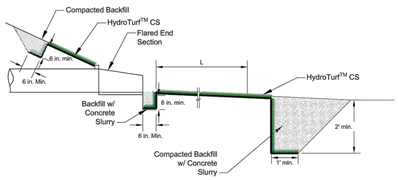
REVISED 05/10/11



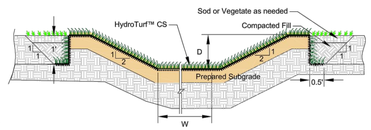
1/2 HydroTurf™ CS at Outfall Pipe Plan — N.T.S.



A 2 HydroTurf™ CS Revetment System Section — N.T.S.



B 2 HydroTurf™ CS Outfall Pipe Section — N.T.S.



C 2 HydroTurf™ CS at Outfall Pipe Section — N.T.S.

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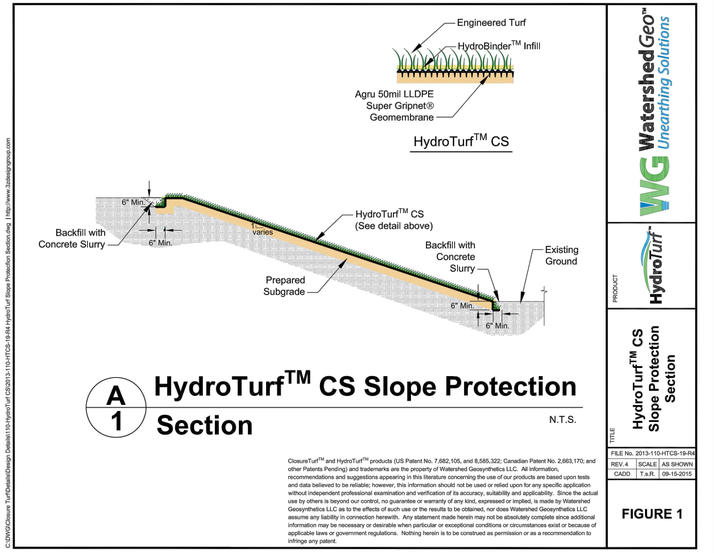
TITLE	HydroTurf™ CS Revetment System at Outfall Pipe
FILE No. 2013-110-HTCS-17-R4	
REV. 4	SCALE: AS SHOWN
CADD	T.s.R. 09-15-2015

2



A 1 HydroTurf™ CS Slope Protection Section — N.T.S.

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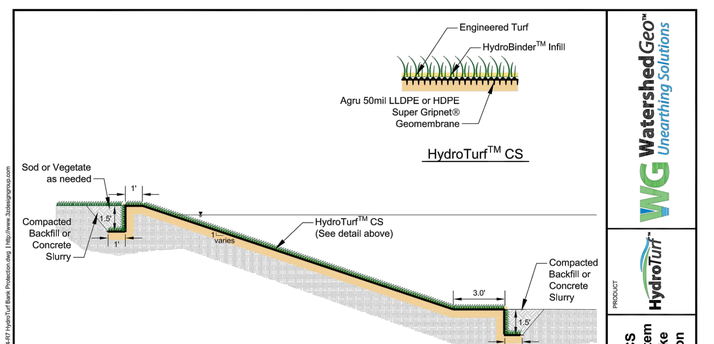
TITLE	HydroTurf™ CS Slope Protection Section
FILE No. 2013-110-HTCS-19-R4	
REV. 4	SCALE: AS SHOWN
CADD	T.s.R. 09-15-2015

FIGURE 1



A 1 HydroTurf™ CS Shoreline / Lake Bank Protection Section — N.T.S.

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TITLE	HydroTurf™ CS Revetment System Shoreline / Lake Bank Protection
FILE No. 2013-100-HTCS14-R7	
REV. 7	SCALE: AS SHOWN
CADD	T.s.R. 09-15-2014

FIGURE 1

901 N. 47th St., Suite 400
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architecture | engineering | surveying
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www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

CITY OF ROGERS STAMP

HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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STANDARD DETAILS SHT. 1

C-505

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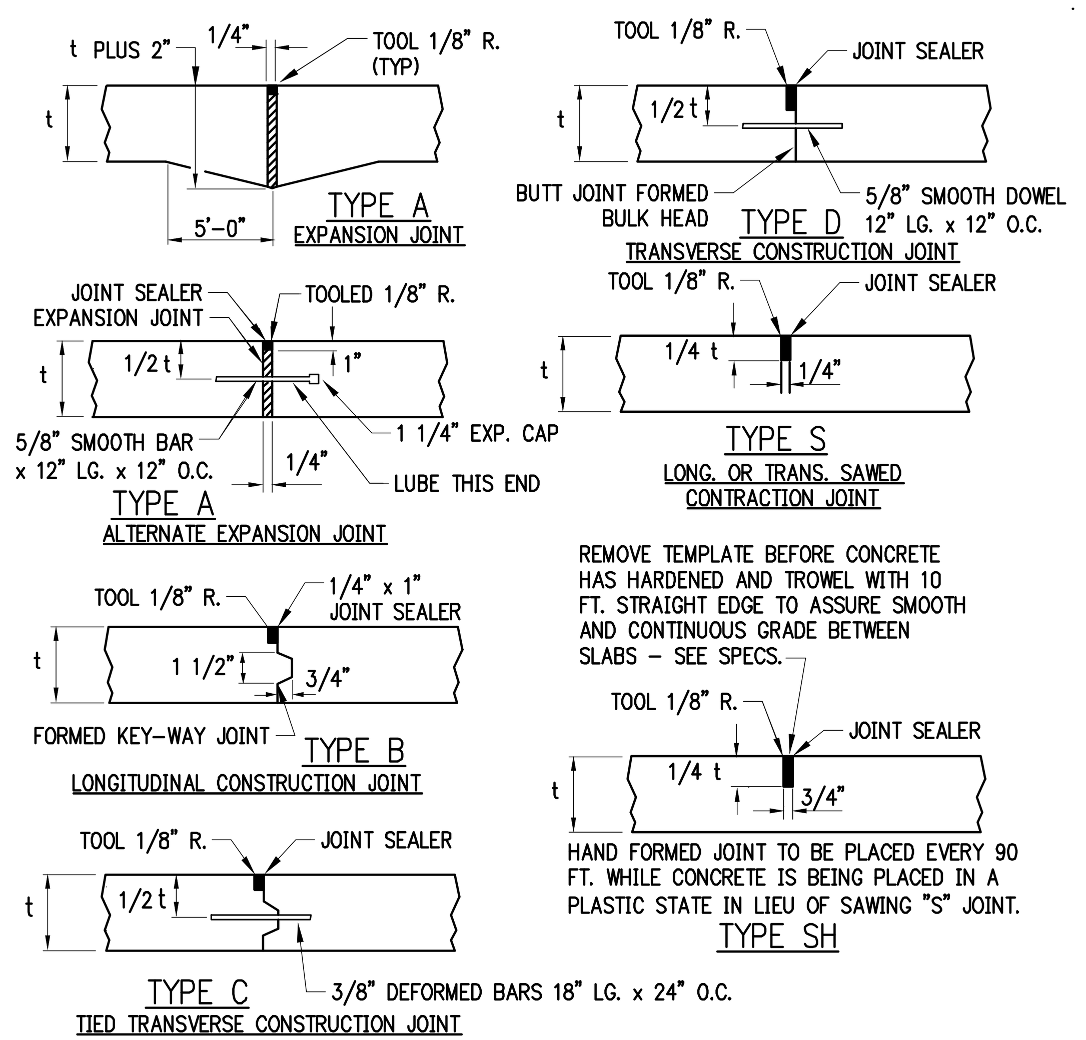
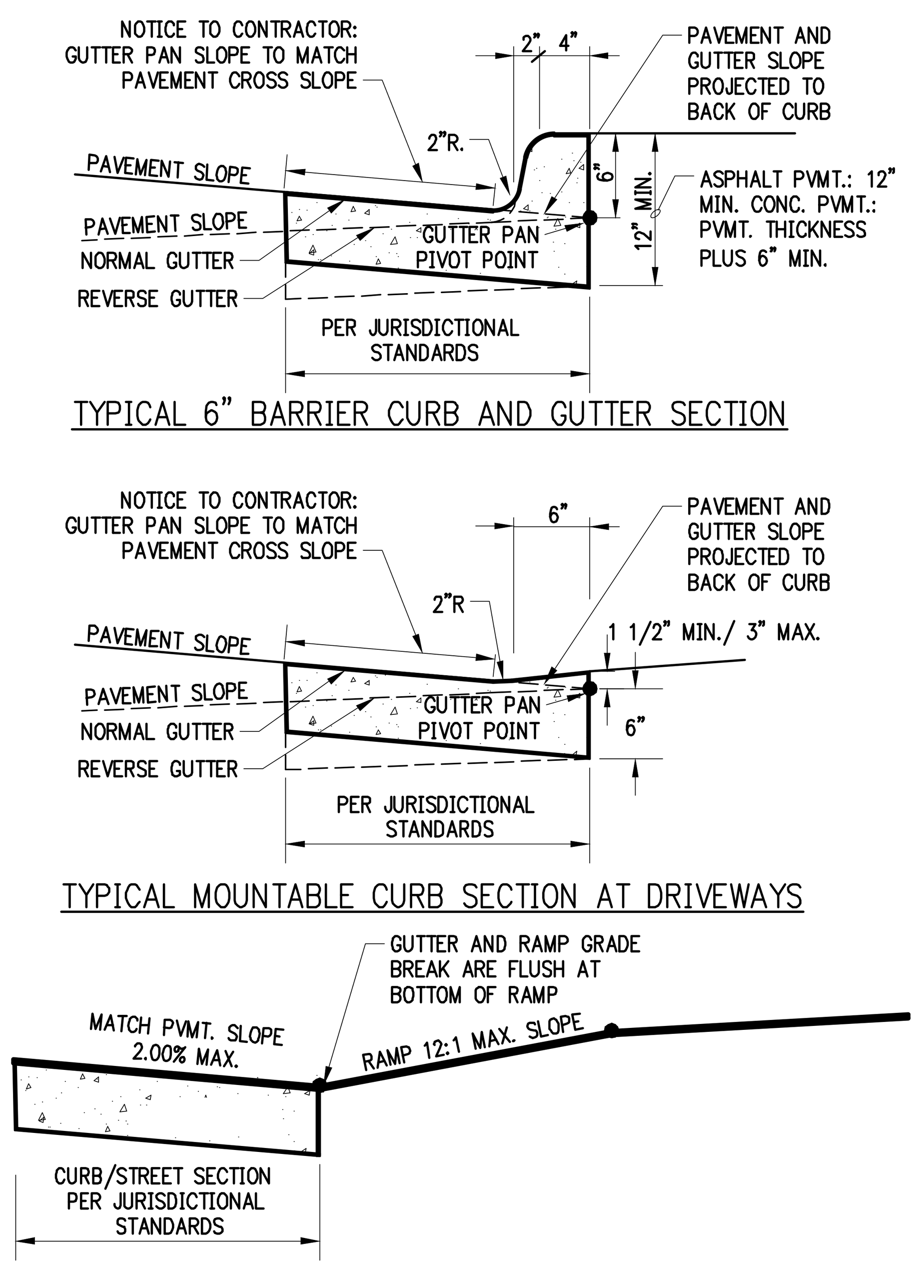


NOTES:
1. ALL JOINTS SPACING NOT TO EXCEED 15'-0" INTERVALS.
2. SAWED JOINTS SHALL BE CUT AS SOON AS POSSIBLE AFTER FINISH WORK IS COMPLETE & CONCRETE HAS CURED TO ACCEPT TYPE OF SAW EQUIPMENT.
3. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
4. SPECIFIED JOINT SEALANT APPLIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS SEALANT TOOLED 1/8" BELOW PAVEMENT SURFACE.
5. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
6. COMPLETELY FILL HOLE WITH EPOXY GROUT AND INSERT DOWEL WITH EXPANSION CAPS.
7. DOWELS SHALL BE ALIGNED PERPENDICULAR TO THE JOINT.

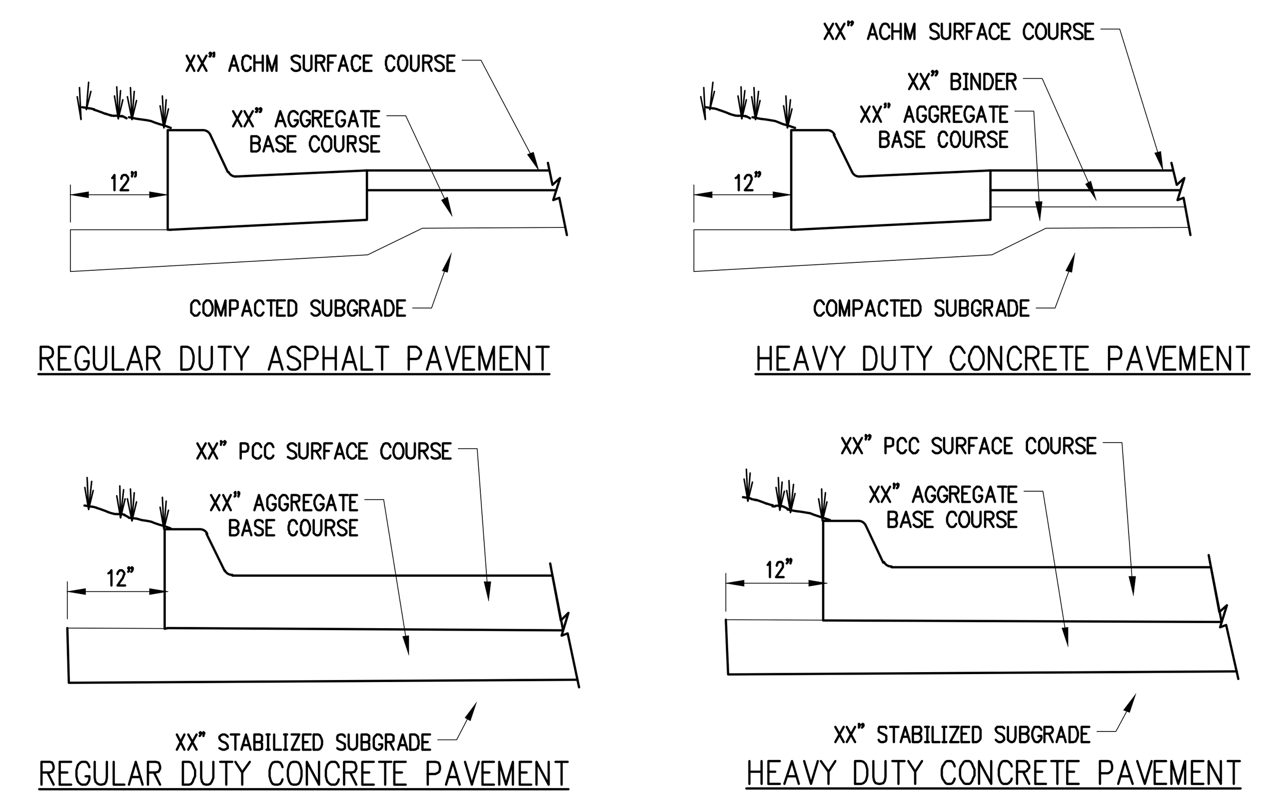
CONCRETE PAVEMENT JOINTING DETAIL

NTS AUG. 25, 2020



TYPICAL CURB AND GUTTER SECTIONS

NTS AUG. 13, 2020

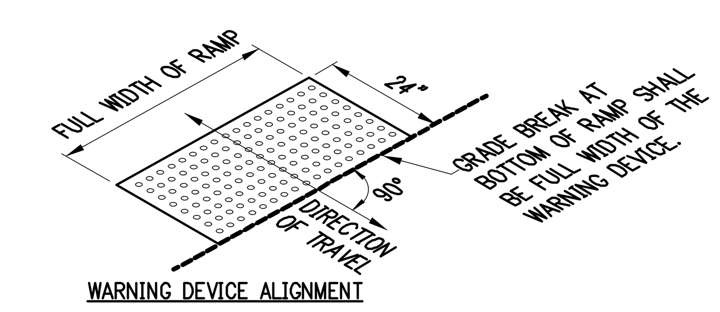


NOTES:

1. THE SUBGRADE UNDER PAVEMENTS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND PREPARING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8" AND UNIFORMLY COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR.
3. AGGREGATE BASE COURSE MIXTURES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ASPHALTIC SURFACE AND BINDER COURSES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. PORTLAND CEMENT CONCRETE PAVEMENT SHALL CONFORM WITH THE REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.

PAVEMENT SECTIONS

NTS AUG. 25, 2020



1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

DETECTABLE WARNING DEVICE

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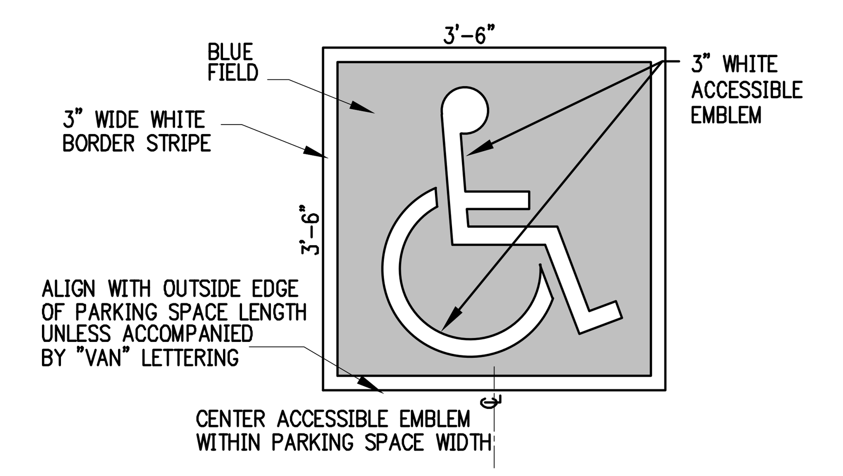


NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT.
THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

ACCESSIBLE PAVEMENT EMBLEM

NTS AUG. 25, 2020

MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

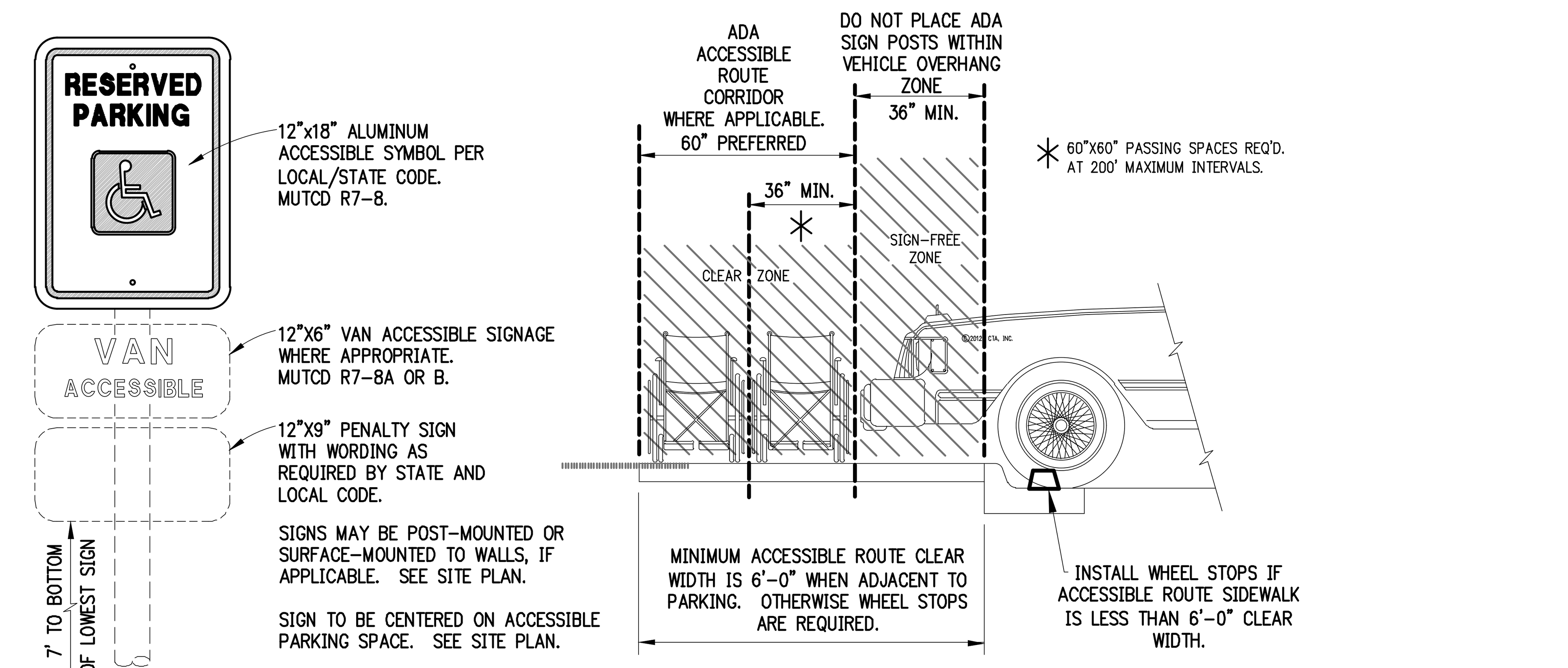
ON-SITE (PRIVATE) ACCESSIBLE PARKING SCHEDULE		
TOTAL NUMBER OF PARKING SPACES REQUIRED PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES) COLUMN "A"	VAN-ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	2
301 TO 400	8	2
401 TO 500	9	2
501 TO 1000	2% OF TOTAL PARKING PROVIDED IN EACH LOT	1/6 OF COLUMN "A"
1001 & OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1/6 OF COLUMN "A"

AUG. 25, 2020

ON-STREET (PUBLIC) ACCESSIBLE PARKING SCHEDULE	
TOTAL NUMBER OF MARKED OR METERED PARKING SPACES ON THE BLOCK PERIMETER	TOTAL REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 AND OVER	4 PERCENT OF TOTAL

CARPORT AND GARAGE PARKING SPACES:
AT LEAST ONE CARPORT OR GARAGE SPACE SHALL BE ADA ACCESSIBLE IF EITHER ARE FEATURED AS SITE AMENITIES.

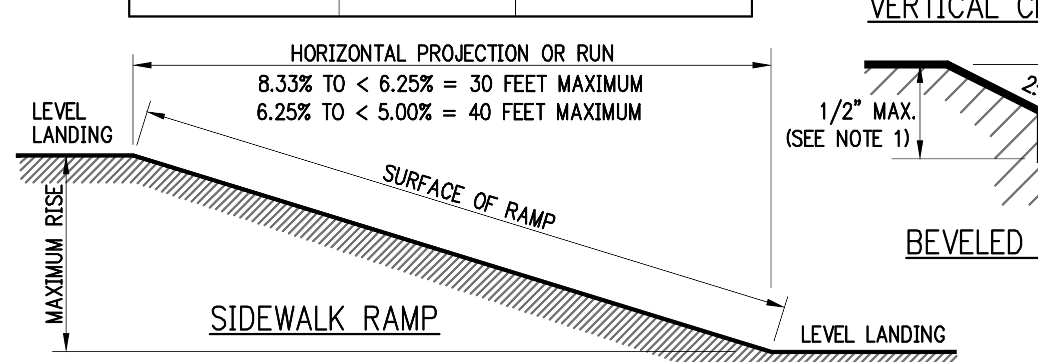
208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

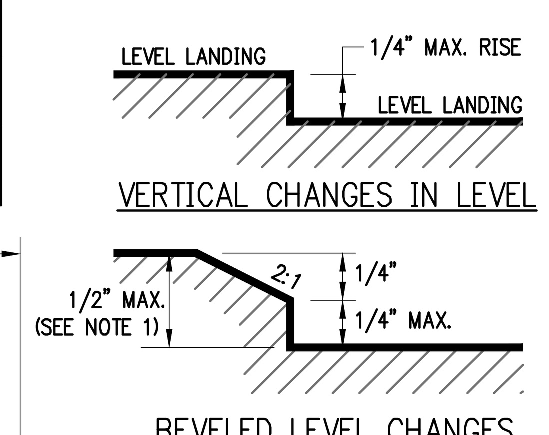


ACCESSIBLE SIGN / PLACEMENT LIMITS

NTS AUG. 25, 2020

SLOPE	MAXIMUM RISE	MAXIMUM HORIZONTAL PROJECTION OR RUN
1:12 TO < 1:16 (8.33% TO < 6.25%)	30 INCHES	30 FEET
1:16 TO < 1:20 (6.25% TO < 5.00%)	30 INCHES	40 FEET



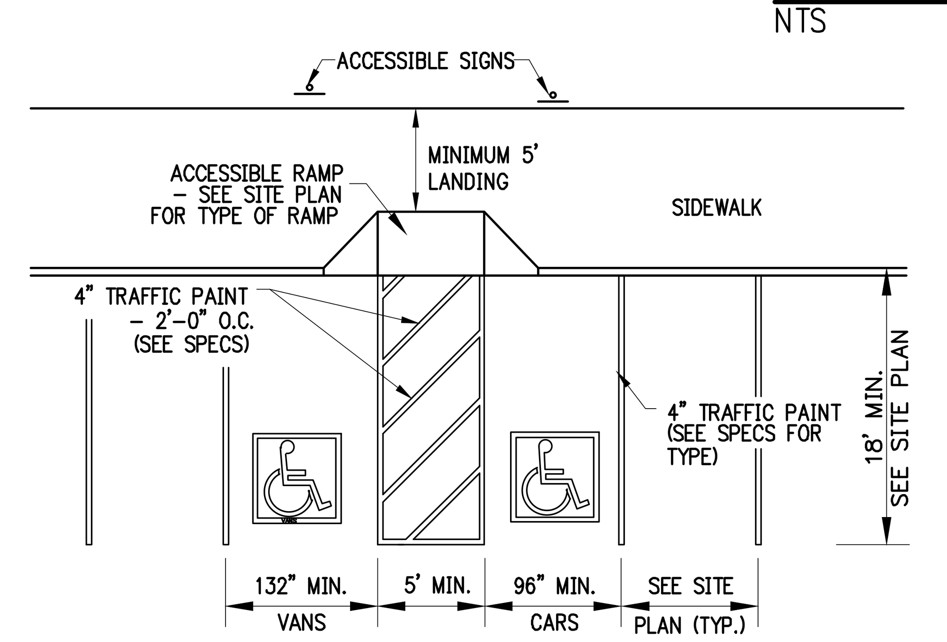


NOTES:

1. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
2. RAMP RUNS GREATER THAN SIX INCHES OF RISE OR GREATER SIX FEET IN HORIZONTAL PROJECTION SHALL HAVE HANDRAILS ON BOTH SIDES, EXCEPT CURB RAMPS.
3. HANDRAILS SHALL BE 34" TO 38" HIGH AND A MINIMUM OR 36" APART AND MUST EXTEND 12" BEYOND TOP AND BOTTOM OF THE RAMP SEGMENT. SEE HANDRAIL DETAILS.

IN-LINE ACCESSIBLE ROUTE / SIDEWALK RAMP – CHANGES IN LEVEL

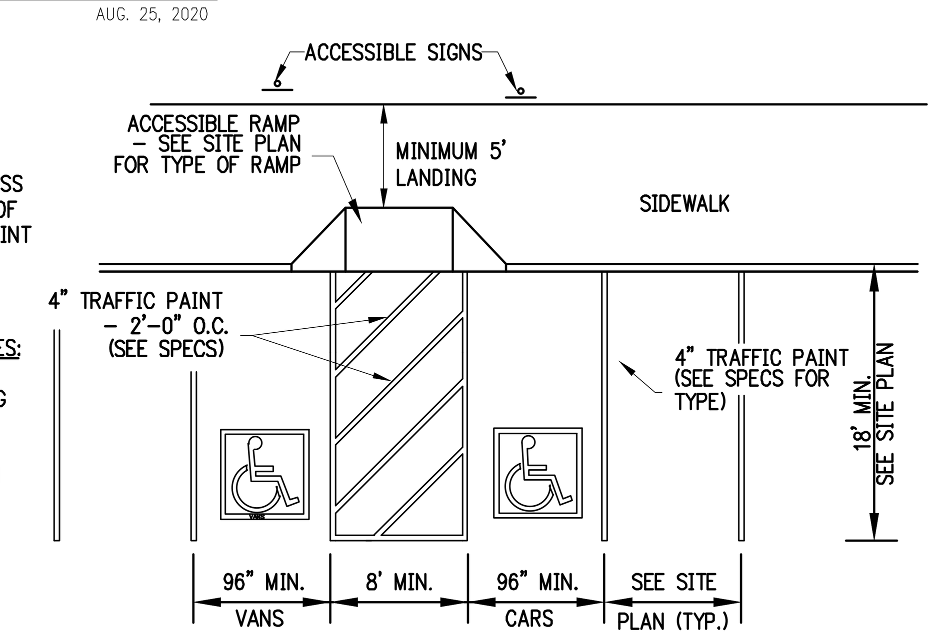
NTS AUG. 25, 2020



ALTERNATE "A"

ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED. COLOR OF ALL ACCESSIBLE TRAFFIC PAINT SHALL BE PER LOCAL CODE (WHITE, YELLOW, ETC.)

208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.



ALTERNATE "B"

VAN ACCESSIBLE PARKING STRIPING

NTS AUG. 25, 2020

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Rogers, Arkansas 72756
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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION – CRAFTON, TULL & ASSOCIATES, INC. No. 109 – ARKANSAS ENGINEER

CITY OF ROGERS STAMP

HUTTON MULTI-FAMILY
ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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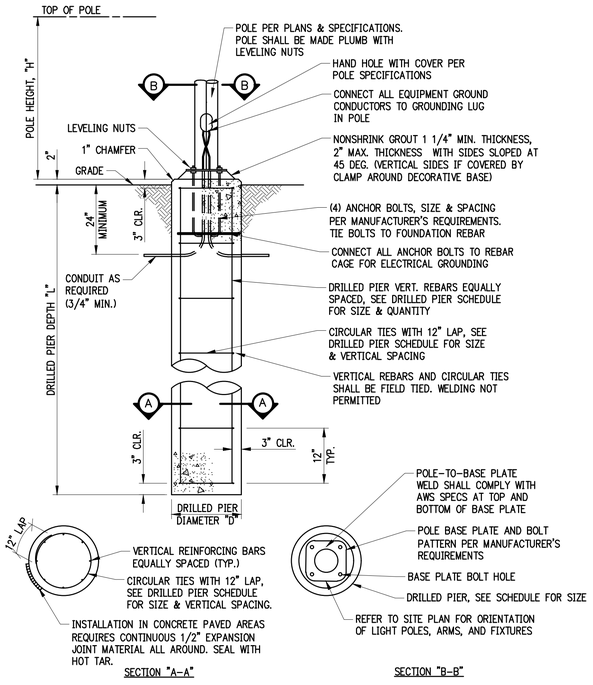
STANDARD DETAILS SHT. 2

C-506

DRAWING: G:\20\05500_HUTTONMF\INFRASTRUCTURE\CIVIL\DWG\TYPICAL SECTIONS.DWG
LAYOUT: TYPICAL SECTIONS SHT. 4 LAST SAVED: A1192, 10/2/2020 3:21 PM
PLOTTED BY: MICHAEL LANEY, 10/2/2020 3:45 PM ("PLOTTED 3": ONLY VALID ON HARD COPY)

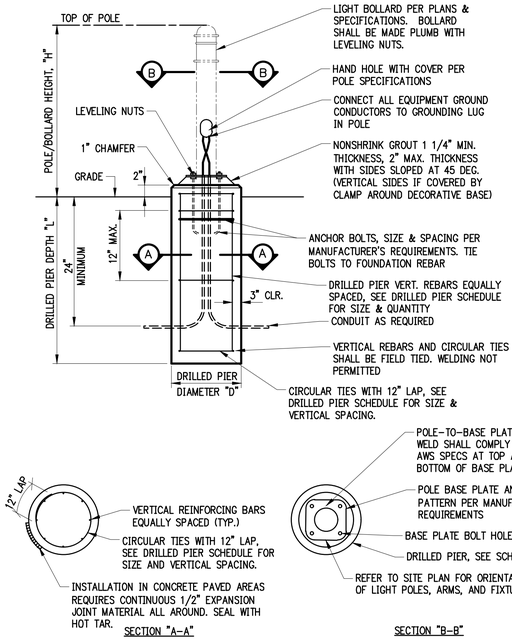
DRILLED PIER SCHEDULE

POLE HEIGHT "H"	DRILLED PIER DIAMETER "D"	DRILLED PIER DEPTH "L"	DRILLED PIER VERT. REBAR	CIRCULAR TIES
UP TO 9'-0"	18"	2'-8"	(6)-#5	#3 @ 12" OC VERT
12'-0"	18"	3'-0"	(6)-#5	#3 @ 12" OC VERT
20'-0"	24"	8'-0"	(8)-#5	#3 @ 12" OC VERT
30'-0"	24"	8'-3"	(8)-#5	#3 @ 12" OC VERT
40'-0"	30"	9'-0"	(8)-#7	#3 @ 12" OC VERT



NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 RE-BARS.
2. FOUNDATION EXCAVATION SHALL BE BY AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS. SIZE OF AUGER SHALL MATCH DIAMETER OF PIER.
3. IF GROUNDWATER IS PRESENT IN AUGER HOLE, REMOVE BEFORE POURING CONCRETE.
4. DESIGN CRITERIA:
   - IN PLACE SOIL IS ASSUMED TO BE CLASS 5 OF IBC 2006, TABLE 1804.2 WITH INCREASED ALLOWABLE LATERAL BEARING OF 200 PSF/FT PER SECTION 1804.3.1.
   - BASIC WIND SPEED (3 SECOND GUST) = 90 MPH
   - EXPOSURE CATEGORY C
   - IMPORTANCE FACTOR = 1.0

ROUND LIGHT FOUNDATION - AT GRADE
NTS



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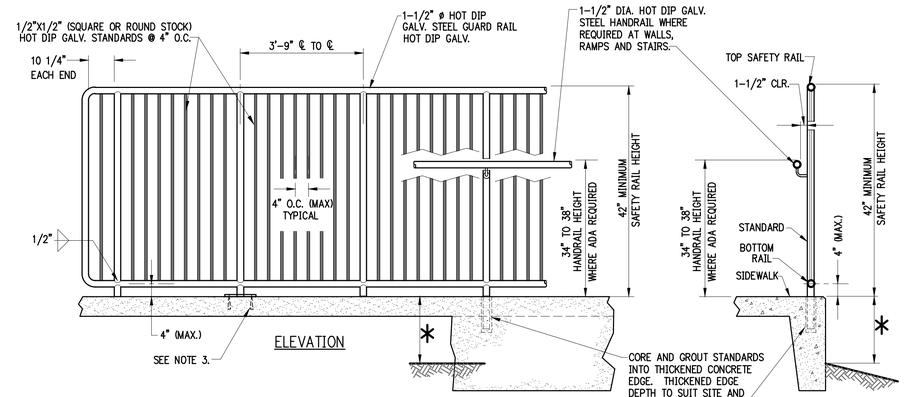
   - BASIC WIND SPEED (3 SECOND GUST) = 90 MPH
   - EXPOSURE CATEGORY C
   - IMPORTANCE FACTOR = 1.0

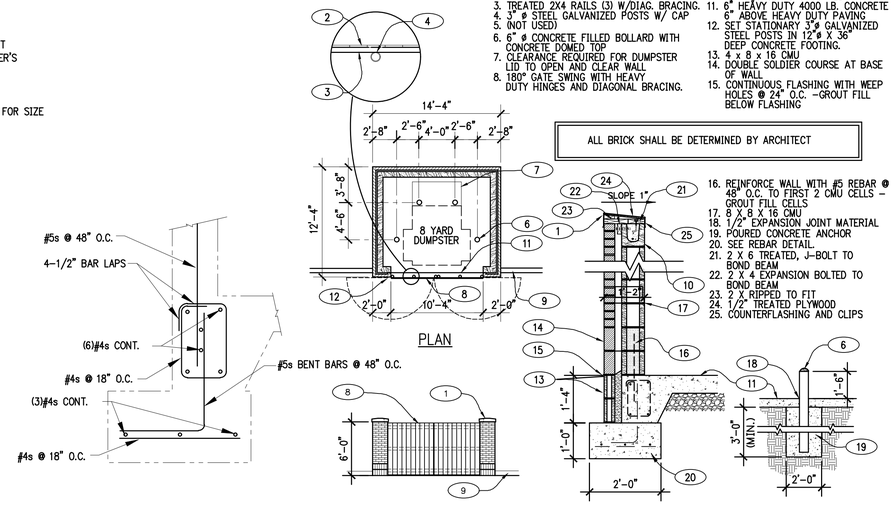
ROUND LIGHT FOUNDATION - BOLLARD
NTS



* TYPICALLY USED IN LOCATIONS WHERE AN ADJACENT VERTICAL DROP TO FINISHED GRADE IS 30 INCHES OR GREATER.

SAFETY RAIL
NTS REVISED 08/25/14

NOTES:
1. RAILS AND EXTENSIONS TO BE PARALLEL TO RAMP AND APPROACH SURFACE. STANDARDS TO BE VERTICAL AND PLUMB.
2. IF APPLICABLE, RAILS TO PAINTED PER PROJECT ARCHITECT'S SPECIFICATIONS.
3. IF APPLICABLE, ALL ANCHOR BOLTS AND HARDWARE SHALL BE STAINLESS STEEL.



NOTES:
1. PRE-FINISHED METAL COPING - COLOR SELECTED BY ARCH.
2. TREATED 1X6 PICKETS OR SIMILAR
3. TREATED 2X4 RAILS (3) W/DIAG. BRACING.
4. 3" ø STEEL GALVANIZED POSTS W/ CAP
5. (NOT USED)
6. 6" ø CONCRETE FILLED BOLLARD WITH CONCRETE DOMED TOP
7. CLEARANCE REQUIRED FOR DUMPSTER LID TO OPEN AND CLEAR WALL
8. 180° GATE SWING WITH HEAVY DUTY HINGES AND DIAGONAL BRACING.
9. 6" CONCRETE CURB
10. 8" X 8" X 16" CMU BOND BEAM W/ 1 #5 CONTINUOUS REBAR
11. 6" HEAVY DUTY 4000 LB. CONCRETE 6" ABOVE HEAVY DUTY PAVING
12. SET STATIONARY 3" ø GALVANIZED STEEL POSTS IN 12" ø X 36" DEEP CONCRETE FOOTING.
13. 4 x 8 x 16 CMU
14. DOUBLE SOLDIER COURSE AT BASE OF WALL
15. CONTINUOUS FLASHING WITH WEEP HOLES @ 24" O.C. -GROUT FILL BELOW FLASHING
16. REINFORCE WALL WITH #5 REBAR @ 48" O.C. TO FIRST 2 CMU CELLS - GROUT FILL CELLS
17. 8 X 8 X 16 CMU
18. 1/2" EXPANSION JOINT MATERIAL
19. POURED CONCRETE ANCHOR
20. SEE REBAR DETAIL.
21. 2 X 6 TREATED, J-BOLT TO BOND BEAM
22. 2 X 4 EXPANSION BOLTED TO BOND BEAM
23. 2 X RIPPED TO FIT
24. 1/2" TREATED PLYWOOD
25. COUNTERFLASHING AND CLIPS

ALL BRICK SHALL BE DETERMINED BY ARCHITECT

MASONRY SCREENED DUMPSTER
NTS CTA 10/14/16

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Key Plan

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CONTACT: D. ELLIS
CHECKED BY:

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STANDARD DETAILS SHT. 3

C-507

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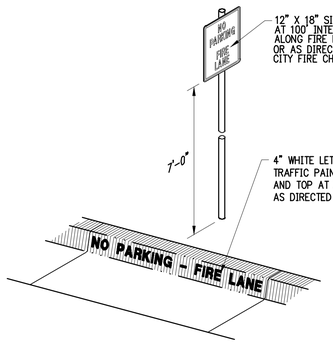


12" X 18" SIGN SPACED AT 100' INTERVALS ALONG FIRE LANE OR AS DIRECTED BY CITY FIRE CHIEF.

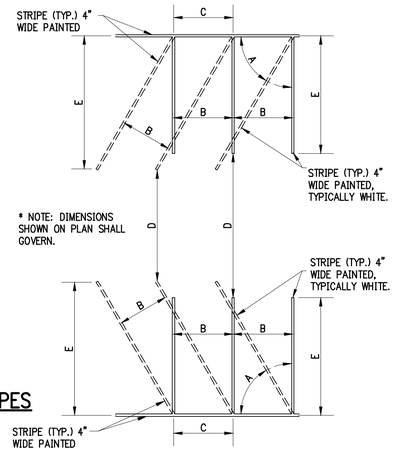
4" WHITE LETTERS ON 6" RED TRAFFIC PAINT ON CURB FACE AND TOP AT 30' INTERVALS OR AS DIRECTED BY CITY FIRE CHIEF.

FIRE LANE STRIPING
NTS

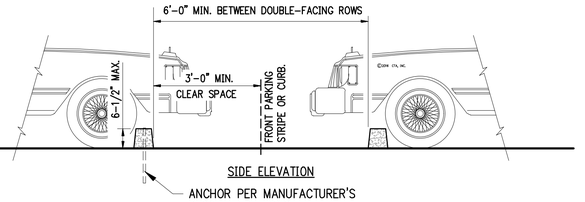
STRIPING DIMENSIONS						
ANGLE (A)	TYPE	WIDTH (IN FT.) (B)	CURB LENGTH (IN FT.) (C)	ONE-WAY AISLE WIDTH (IN FT.) (D)	TWO-WAY AISLE WIDTH (IN FT.) (D)	STALL DEPTH (IN FT.) (E)
0°	STANDARD	8	22.5	12	24	8
PARALLEL	COMPACT	7.5	19.5	12	24	7.5
30°	STANDARD	9	18	12	24	17
	COMPACT	7.5	15	12	24	14
45°	STANDARD	9	12.5	12	24	19
	COMPACT	7.5	10.5	12	24	16
60°	STANDARD	9	10.5	18	24	20
	COMPACT	7.5	8.5	15	24	16.5
90°	STANDARD	9	9	24	24	19
	COMPACT	7.5	7.5	22	24	15

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE. MARKINGS SHALL BE THERMOPLASTIC IF CALLED FOR IN THE PLANS OR SPECIFICATIONS.

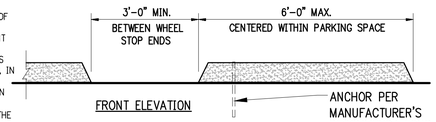


PARKING STRIPES
NTS



ASTM 1637-95 8. WHEEL STOPS

8.1 PARKING LOTS SHOULD BE DESIGNED TO AVOID THE USE OF WHEEL STOPS.
8.2 WHEEL STOPS SHALL NOT BE PLACED IN PEDESTRIAN WALKWAYS OR FORESEEABLE PEDESTRIAN PATHS.
8.3 WHEEL STOPS SHALL BE IN CONTRAST WITH THEIR SURROUNDINGS.
8.4 WHEEL STOPS SHALL BE NO LONGER THAN 6 FEET AND SHALL BE PLACED IN THE CENTER OF THE PARKING STALLS. THE MINIMUM WIDTH OF PEDESTRIAN PASSAGE BETWEEN WHEEL STOPS SHALL BE 3 FEET.
8.5 THE TOP OF WHEEL STOPS SHALL NOT EXCEED 6.5 INCHES IN HEIGHT ABOVE THE PARKING LOT SURFACE.
8.6 ADEQUATE ILLUMINATION SHALL BE MAINTAINED AT WHEEL STOPS AS GOVERNED BY THE REQUIREMENTS OF LOCAL CODES AND ORDINANCES OR, IN THEIR ABSENCE, BY THE RECOMMENDATIONS SET FORTH BY THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IES – APPLICATION AND REFERENCE VOLUMES).
8.7 BOLLARDS, NOT LESS THAN 3'-6" IN HEIGHT, MAY BE PLACED IN THE CENTER OF PARKING STALLS AS AN ALTERNATIVE TO WHEEL STOPS. BOLLARDS SHOULD BE APPROPRIATELY MARKED TO ENHANCE VISIBILITY IN ACCORDANCE WITH ANSI-Z535.1.



WHEEL STOP DETAIL
NTS

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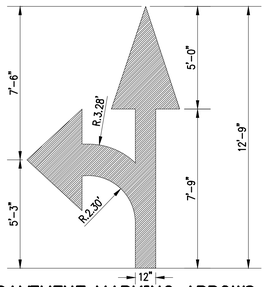

PAVEMENT MARKING ARROWS TURN & THROUGH LANE-USE
NTS

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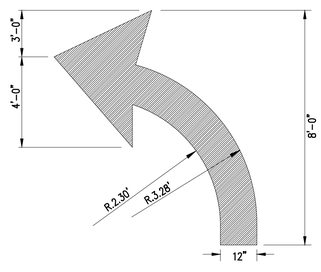

PAVEMENT MARKING ARROWS RIGHT OR LEFT TURN
NTS

NOTES:

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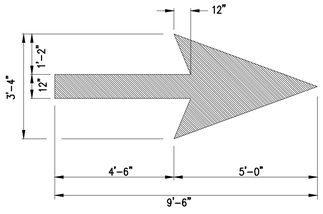

PAVEMENT MARKING ARROW
NTS

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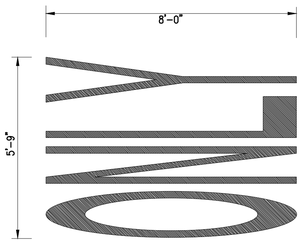
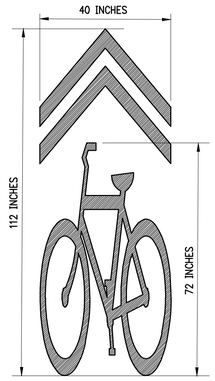


"ONLY" PAVEMENT MARKING
NTS



SHARED & BIKE LANE MARKING (SHARROW)
NTS

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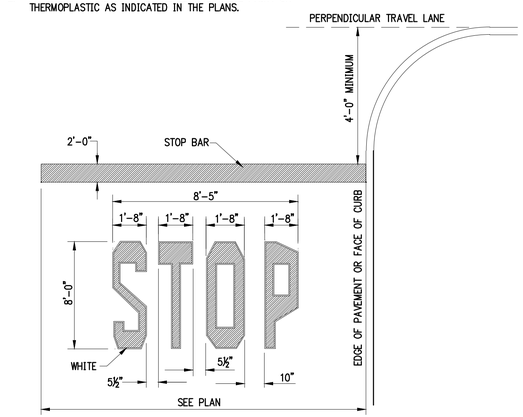
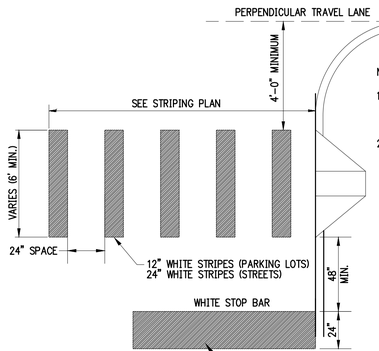


STOP BAR
NTS



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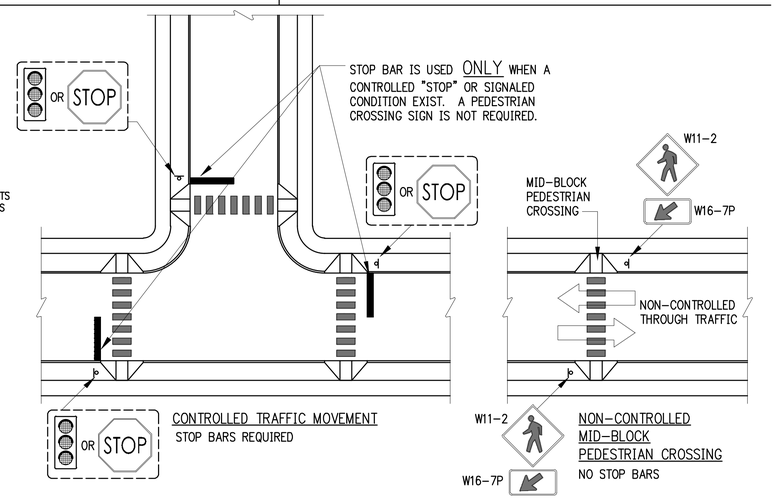
CROSSWALK GEOMETRY

STOP BAR IS USED ONLY WHEN A CONTROLLED "STOP" OR SIGNALED CONDITION EXIST (NOT MID-BLOCK CROSSINGS). A PEDESTRIAN CROSSING SIGN IS NOT REQUIRED AT CONTROLLED STREET INTERSECTIONS.



CROSSWALK MARKINGS
NTS

REVISED 03/03/16

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C-508

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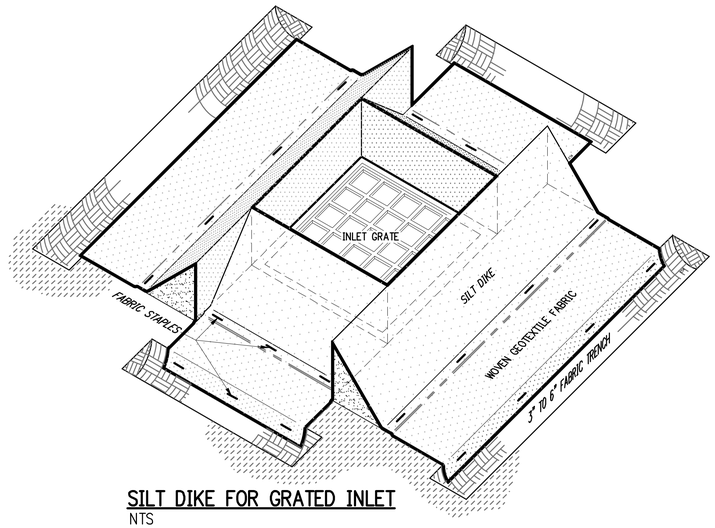
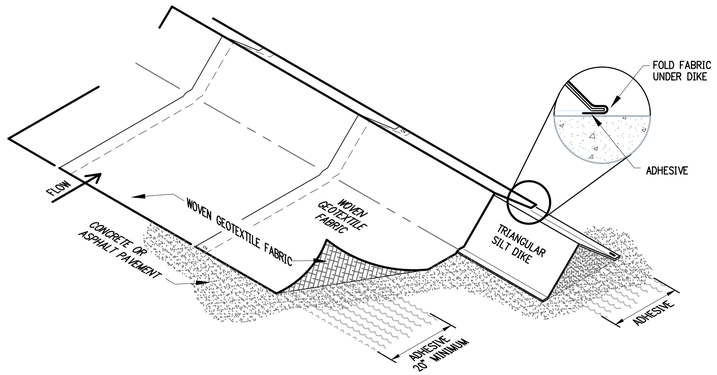


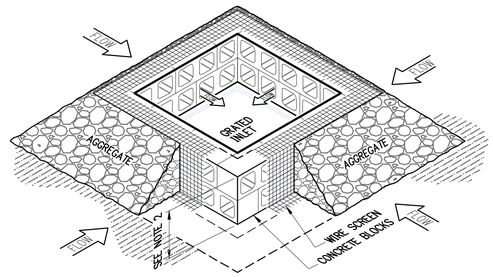
SILT DIKE FOR GRATED INLET
NTS



ADHESIVES: CONCRETE PAVEMENT – USE LIQUID NAIL OR APPROVED EQUAL.
ASPHALT PAVEMENT – USE EMULSIFIED ASPHALT.

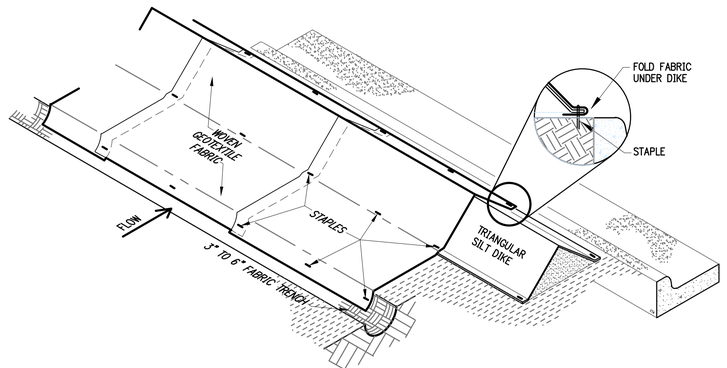
ADHESIVE SHALL BE PLACED AT FABRIC LAPS AND 20" MINIMUM ALONG EDGES.

SILT DIKE (FOR CONTINUOUS BARRIER)
NTS

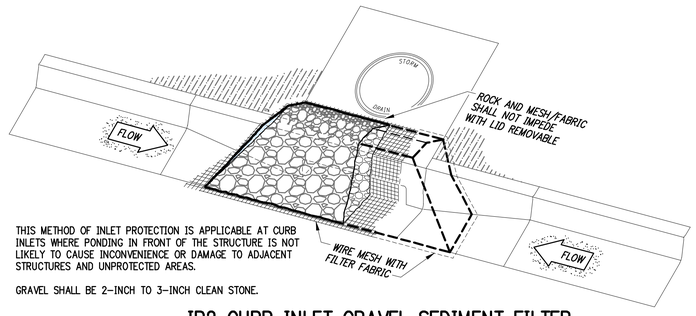


1. PLACE/STACK CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4–INCH, 8–INCH, OR 12–INCH TO ACHIEVE 12" MINIMUM AND 14" MAXIMUM HEIGHT.
3. PLACE HARDWARE CLOTH/WIRE MASH WITH 1/2" MAXIMUM OPENINGS ON VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE NON–ERODIBLE MATERIAL.

IP1 BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
NTS



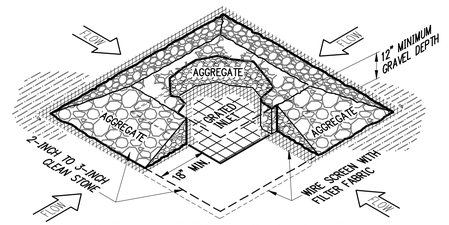
SILT DIKE ALONG CURB
NTS



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–INCH TO 3–INCH CLEAN STONE.

IP2 CURB INLET GRAVEL SEDIMENT FILTER
NTS

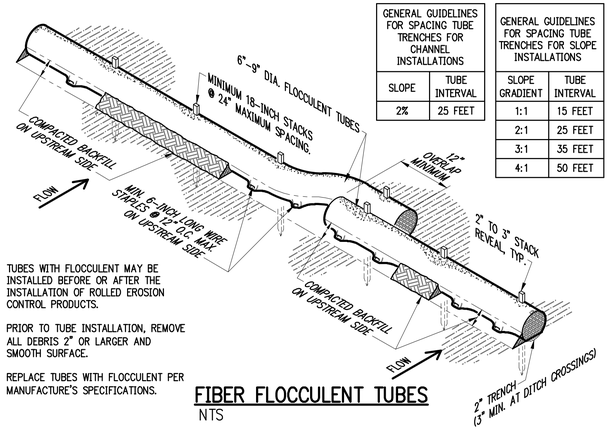


THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

IP3 GRATED INLET GRAVEL SEDIMENT FILTER
NTS

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1:1	15 FEET
2:1	25 FEET
3:1	35 FEET
4:1	50 FEET

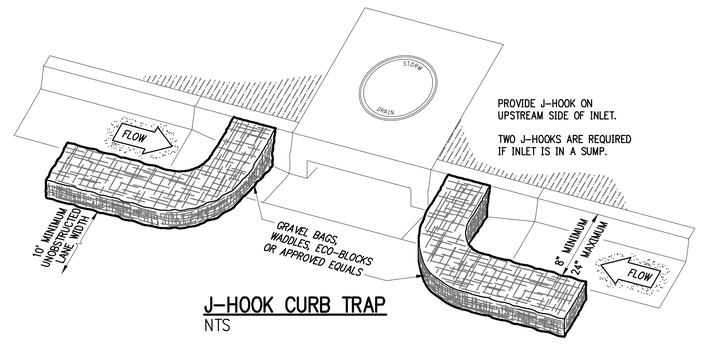


TUBES WITH FLOCCULENT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS.

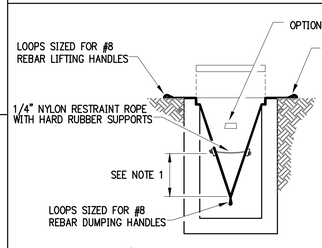
PRIOR TO TUBE INSTALLATION, REMOVE ALL DEBRIS 2" OR LARGER AND SMOOTH SURFACE.

REPLACE TUBES WITH FLOCCULENT PER MANUFACTURE'S SPECIFICATIONS.

FIBER FLOCCULENT TUBES
NTS

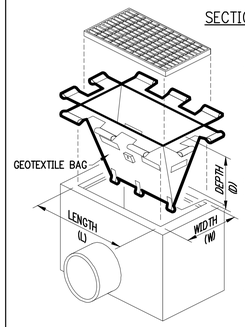


J–HOOK CURB TRAP
NTS



SECTION

1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT IS COVERED BY SILT.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE A TRAFFIC HAZARD.



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	120 LBS
MULLEN BURST	ASTM D–3786	800 PSI
TRAPEZOID TEAR	ASTM D–4533	120 LBS
UV RESISTANCE	ASTM D–4355	80 %
APPARENT OPENING SIZE	ASTM D–4751	40 US SIEVE
FLOW RATE	ASTM D–4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	0.55 SEC $^{-1}$

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC $^{-1}$

GRATED INLET FILTER SACKS
NTS

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479.636.4838 t 479.631.6224 f
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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

CITY OF ROGERS STAMP

HUTTON MULTI-FAMILY
ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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EROSION CONTROL DETAILS SHT. 1

C-509

DRAWING: C:\DOCS\PROJECTS\PROJECTS\20105500\CAD\CIVIL\DWG\20105500 EROSION CONTROL DETAILS.DWG
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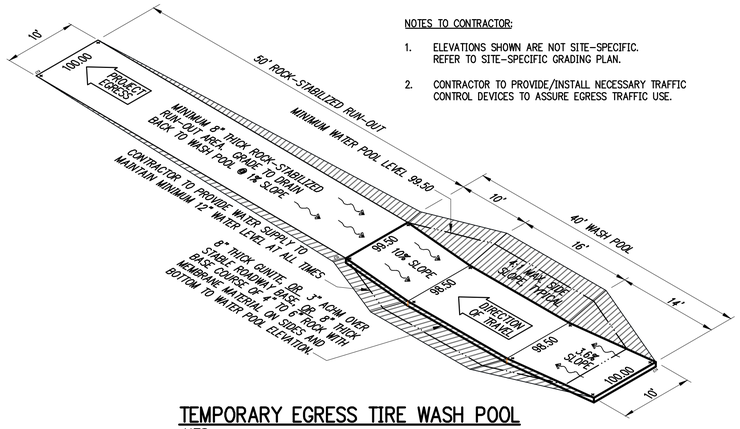
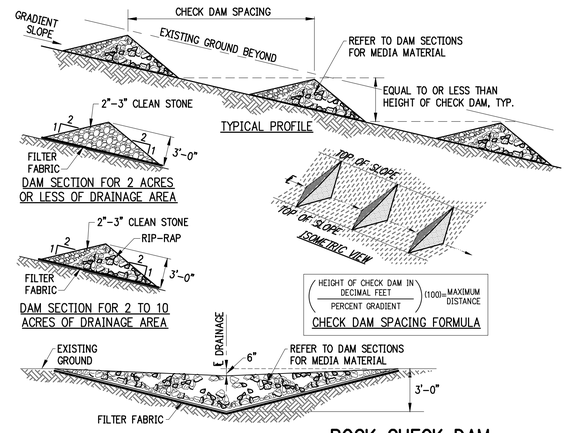
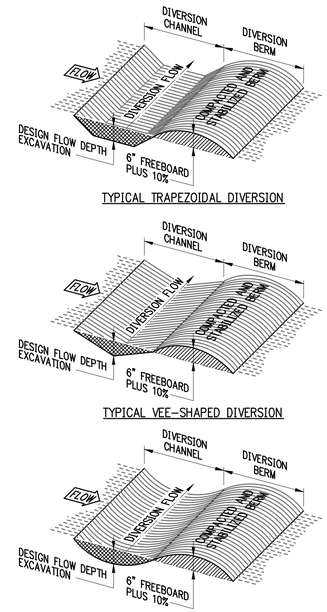


TEMPORARY EGRESS TIRE WASH POOL
NTS

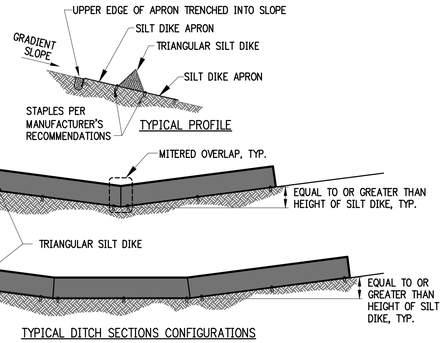


ROCK CHECK DAM
NTS

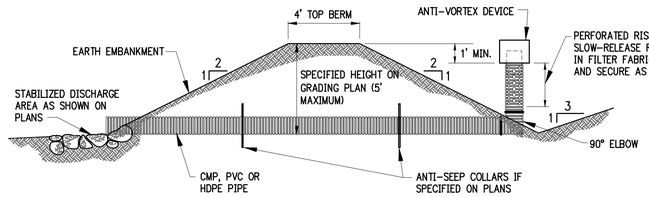


NOTES:
1. REMOVE ANY VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.

CHANNELED DIVERSIONS
NTS

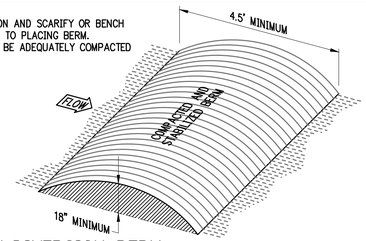


SILT DIKE CHECK DAM
NTS

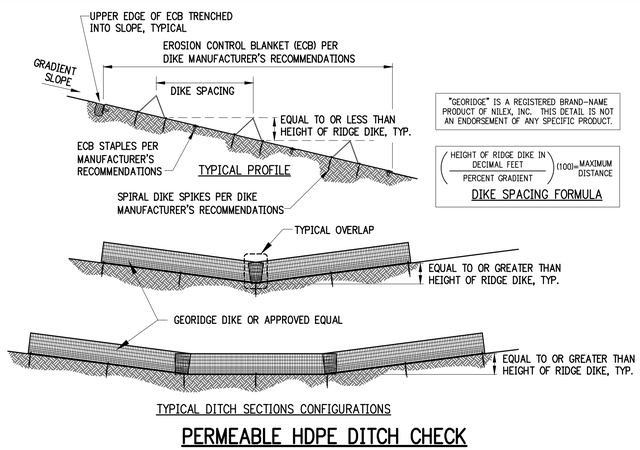


SEDIMENT BASIN WITH PIPE OUTLET
NTS

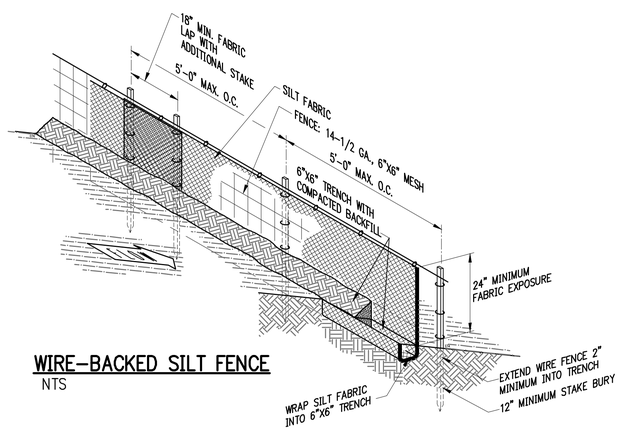
NOTES:
1. REMOVE ANY VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.



TEMPORARY DIVERSION BERM
NTS



PERMEABLE HDPE DITCH CHECK
NTS



WIRE-BACKED SILT FENCE
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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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EROSION CONTROL DETAILS SHT. 2

C-510

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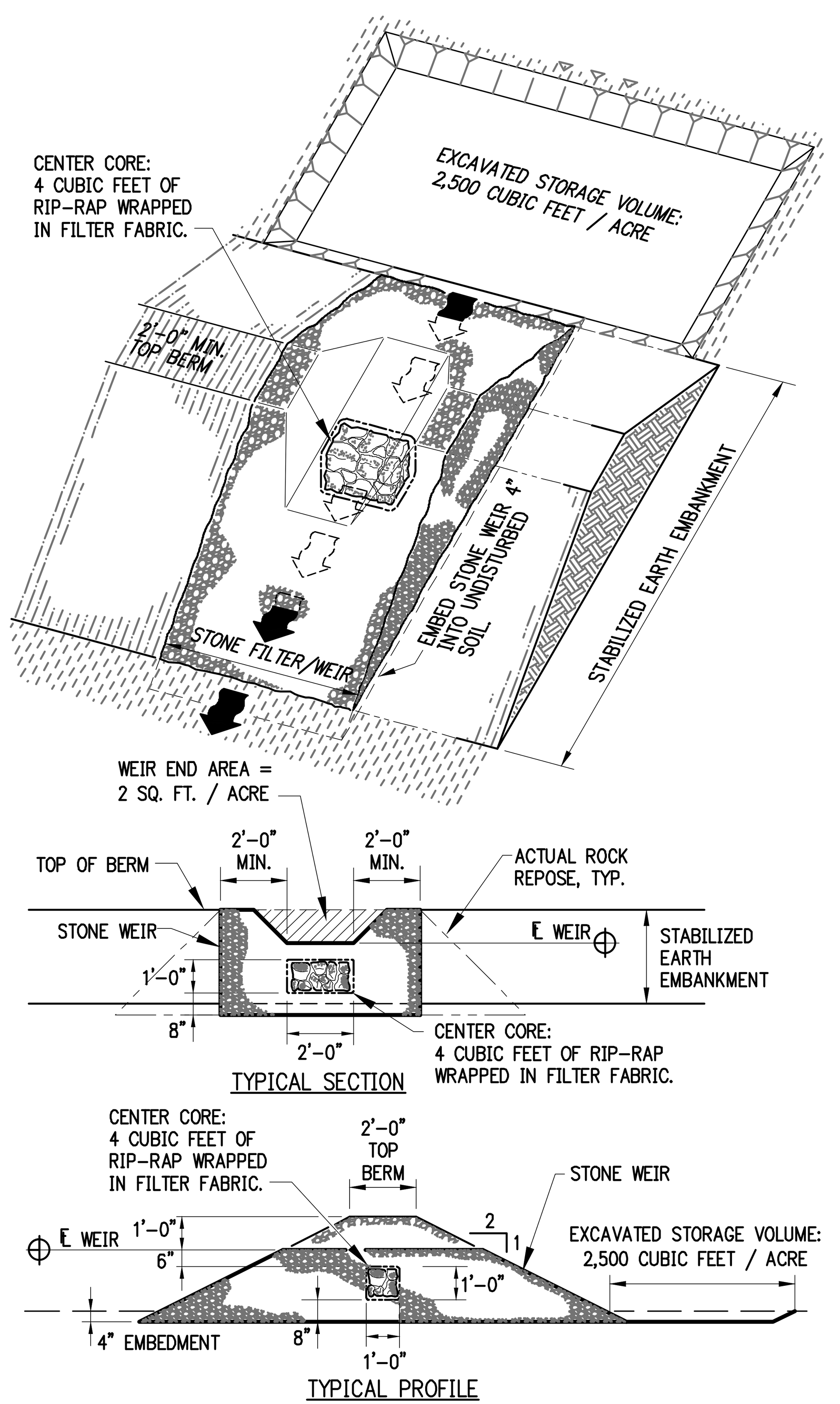
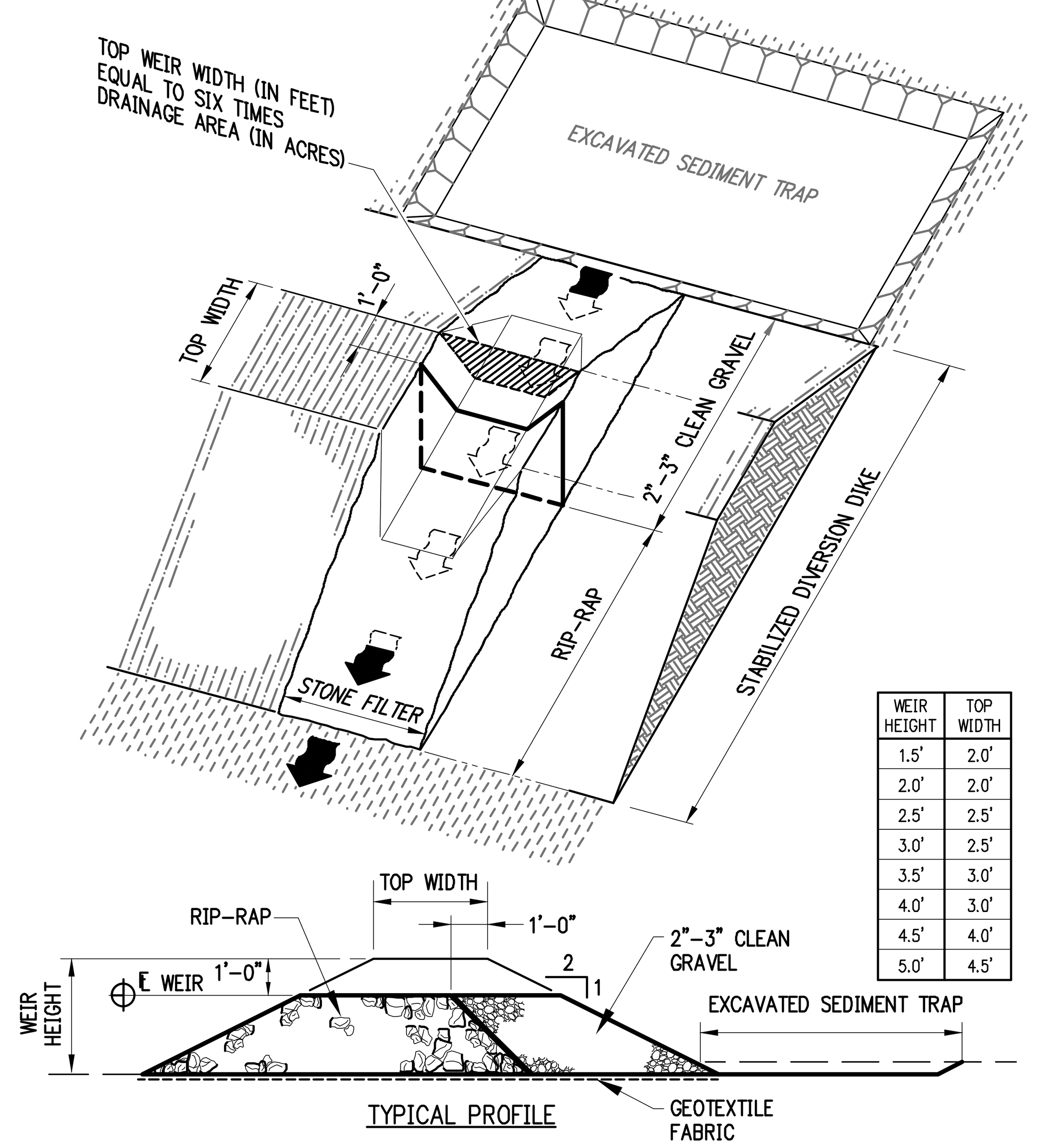


SEDIMENT BASIN WITH STONE OUTLET

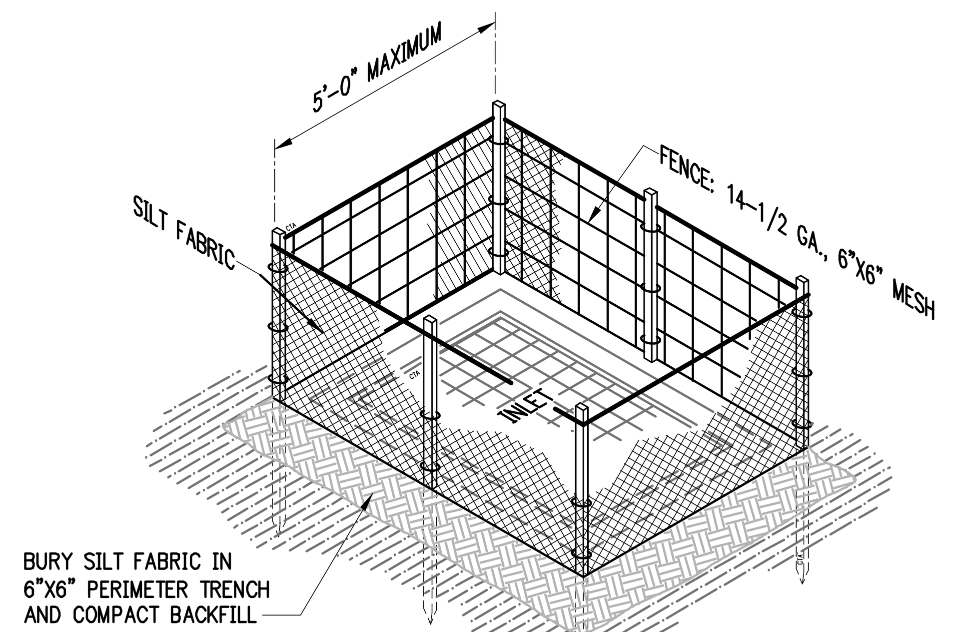
FOR DRAINAGE AREAS GREATER THAN TEN ACRES



WEIR HEIGHT	TOP WIDTH
1.5'	2.0'
2.0'	2.0'
2.5'	2.5'
3.0'	2.5'
3.5'	3.0'
4.0'	3.0'
4.5'	4.0'
5.0'	4.5'

SEDIMENT BASIN WITH STONE OUTLET

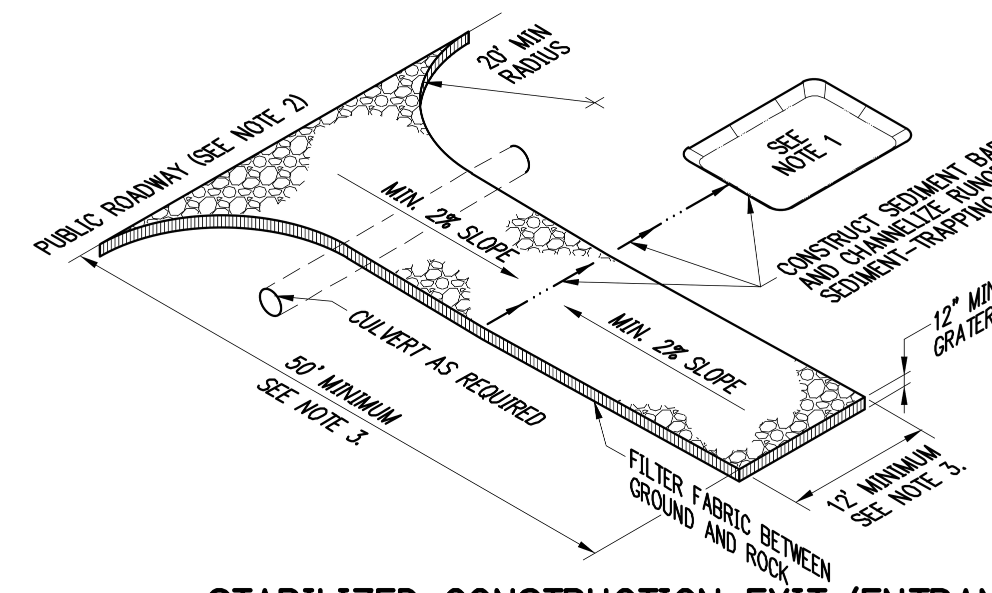
FOR DRAINAGE AREAS LESS THAN TEN ACRES



SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION

NTS



1. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.

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

3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.

STABILIZED CONSTRUCTION EXIT (ENTRANCE)

NTS

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

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

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARY SEEDED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.

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

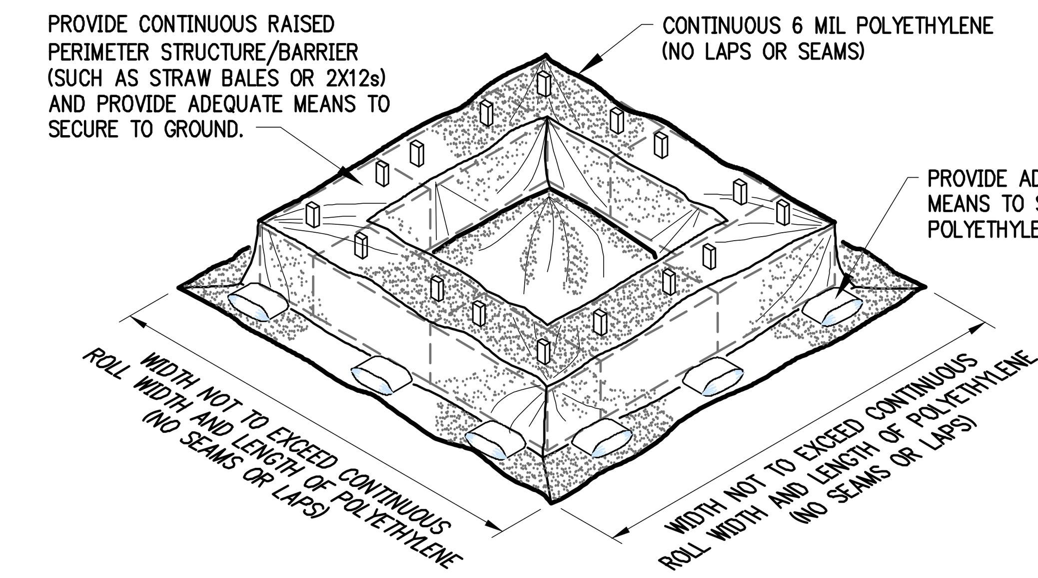
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH THE GENERAL PERMIT.

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

T. 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 PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



CONCRETE WASH-OUT BASIN

NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

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

ACREAGE SUMMARY	
IMPERVIOUS AREA	ENTER ACREAGE
SEEDED AREA	ENTER ACREAGE
TOTAL DISTURBED	ENTER ACREAGE

DEVELOPER/OWNER:
ENTER DEVELOPER INFORMATION

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

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Rogers, Arkansas 72756
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architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
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CITY OF ROGERS STAMP

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ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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EROSION CONTROL DETAILS SHT. 3

C-511

DRAWING: G:\20\05500_HUTTONMF\INFRASTRUCTURE\CIVIL\DWG\EROSION CONTROL DETAILS.DWG
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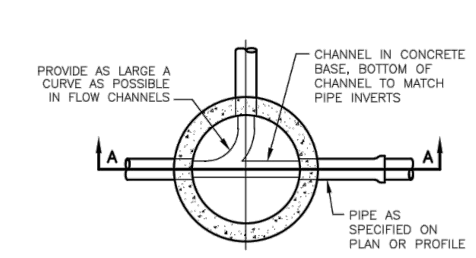
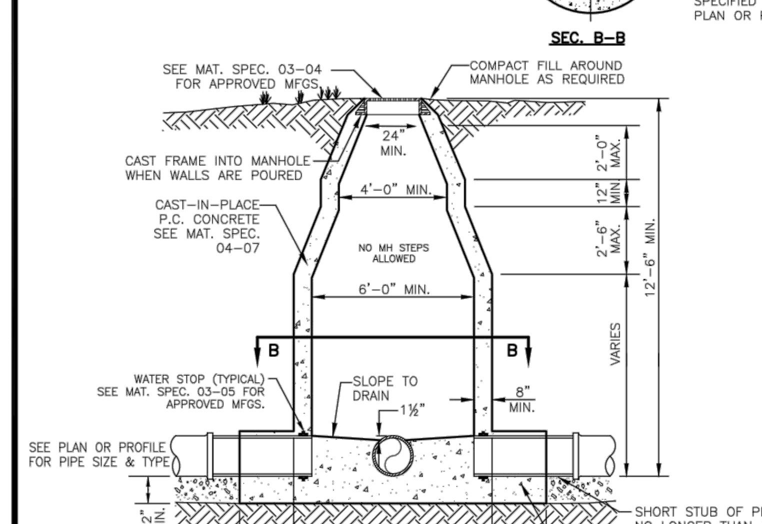
PLOTTED BY: MICHAEL LANEY, 10/2/2020 3:45 PM (PLOTTED 3" ONLY VALID ON HARD COPY)

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

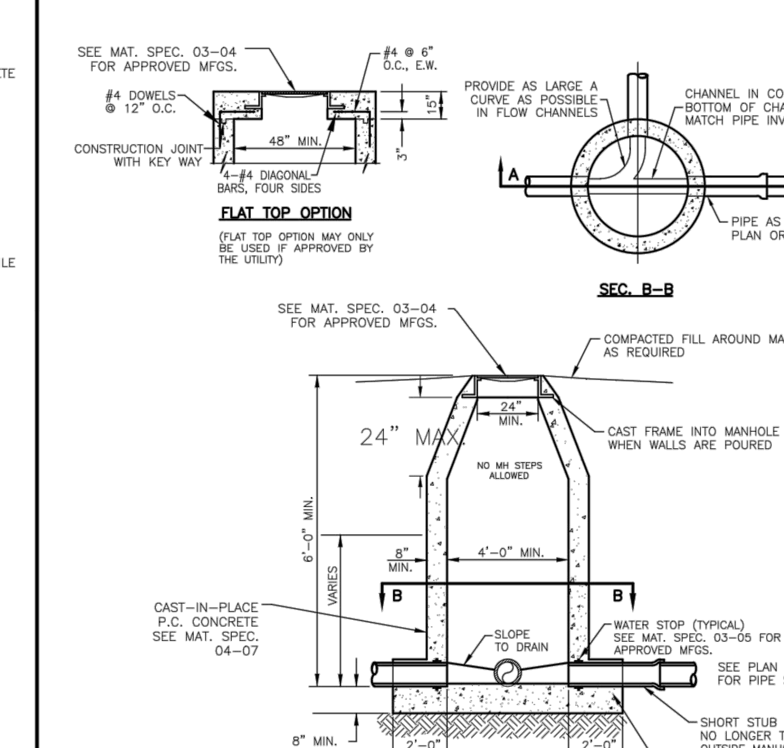
N.T.S.

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.



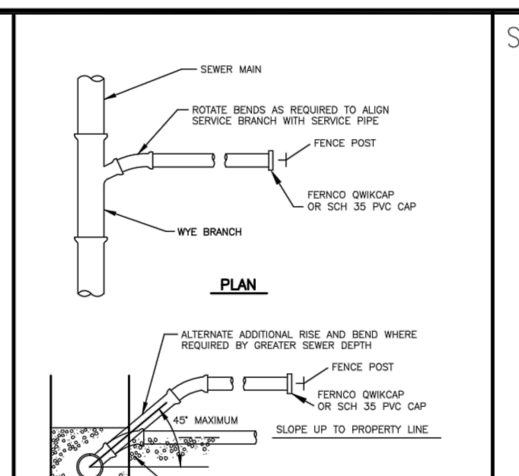
NOTES:
1. THE UTILITY MUST APPROVE THE USE OF A DROP MANHOLE AND IF APPROVED, THE DROP MANHOLE ASSEMBLY IS ONLY ALLOWED IN THE 4–FOOT BARREL SECTION.
2. THE SEWER SERVICE PIPE CROWN ELEVATION ENTERING THE MANHOLE SHALL MATCH THE PIPE CROWN ELEVATION OF THE ENTERING SEWER MAIN.

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

N.T.S.

SD–1 / 2

REV. DEC. 2006



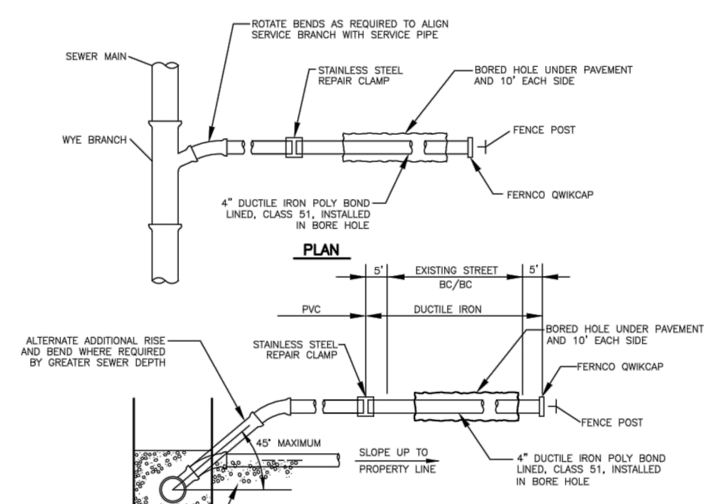
NOTES:
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'– 0".
2. PROVIDE 4" MIN. DEPTH OF CLASS 7 CRUSHED STONE FOR BEDDING AS REQUIRED FOR MAINS.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB TERMINATE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

STANDARD SEWER SERVICE LATERAL

N.T.S.

SD–1 / 3

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



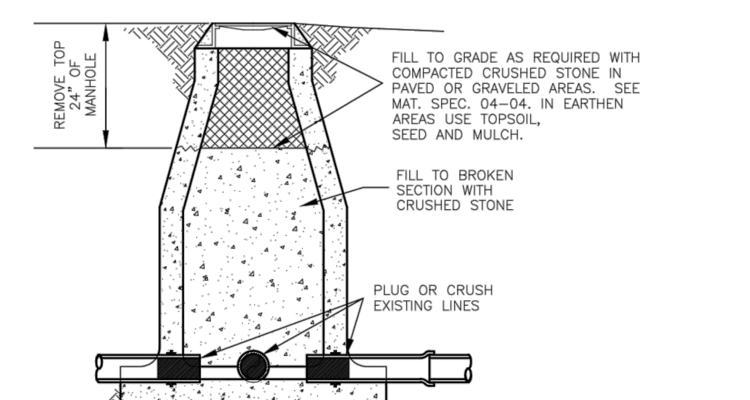
NOTES:
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'– 0".
PROVIDE 4" MIN. DEPTH CRUSHED STONE FOR BEDDING AS REQUIRED FOR MAINS. SEE MAT. SPEC. 04–03
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB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

BORED SEWER SERVICE LATERAL UNDER EXISTING STREET

N.T.S.

SD–1 / 4

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

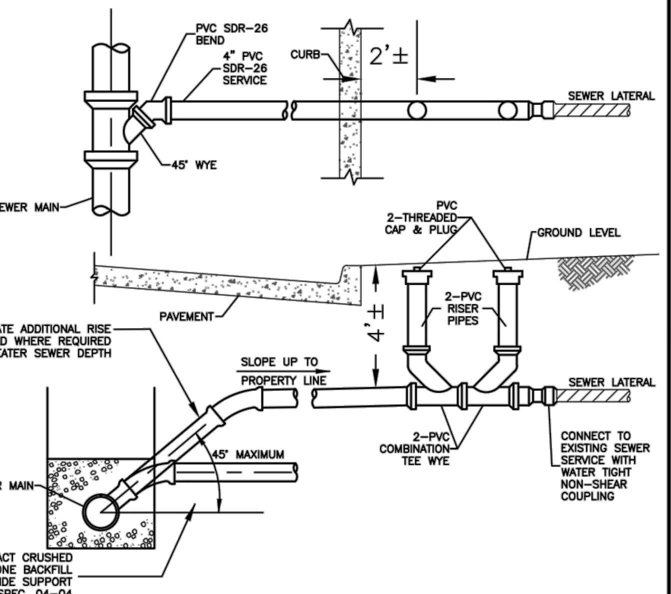


SANITARY SEWER MANHOLE ABANDONMENT

N.T.S.

SD–1 / 5

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



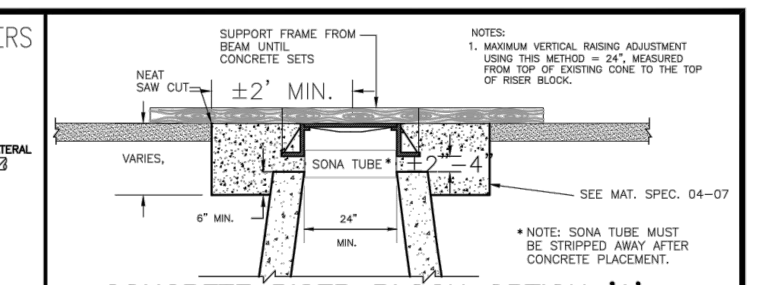
TWO–WAY CLEANOUTS WILL BE INSTALLED WHEN SEWER SERVICE IS IN THE STREET

4 INCH TWO–WAY SERVICE CLEANOUT

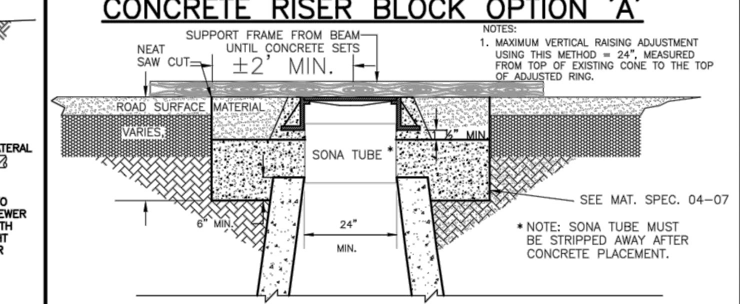
NTS

SD–1 / 6

REV. MAY. 2012



CONCRETE RISER BLOCK OPTION 'A'



CONCRETE RISER BLOCK OPTION 'B'

N.T.S.

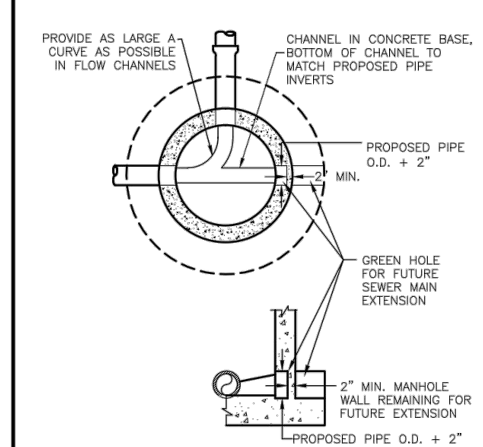
FOR MANHOLE EXTENSION ADJUSTMENT WHICH EXCEED 24" IN PAVED AREAS, OR FOR MANHOLE SHORTENING IN PAVED AREAS, SEE DETAIL SD–1 / 10
SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

MANHOLE ADJUSTMENT IN PAVED AREAS

N.T.S.

SD–1 / 6A

REV. DEC. 2006

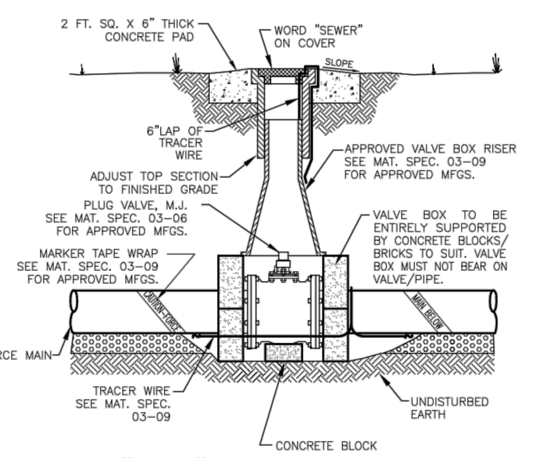


GREENHOLE/BLOCK OUT FOR FUTURE EXTENSION

SD–1 / 7

REV. DEC. 2006

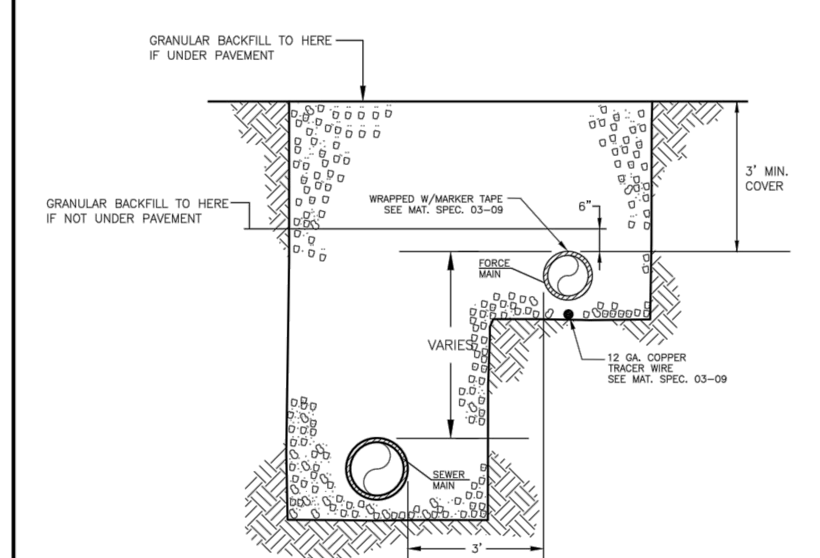
NOTES:
1. IF DEPTH OF BURY EXCEEDS 4 FT., A SELF–LOCKING VALVE EXTENSION STEM SHALL BE REQUIRED. THE VALVE EXTENSION STEM SHALL EXTEND TO 2 FEET BELOW FINISHED GRADE SURFACE. SEE MAT. SPEC. 03–09 FOR APPROVED MFGS.
2. THE TRACER WIRE SHALL EXTEND ALONG THE OUTSIDE AND TO THE TOP OF THE BOX. 6" LAP SHALL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



4"–12" SEWER FORCE MAIN PLUG VALVE DETAIL

N.T.S.

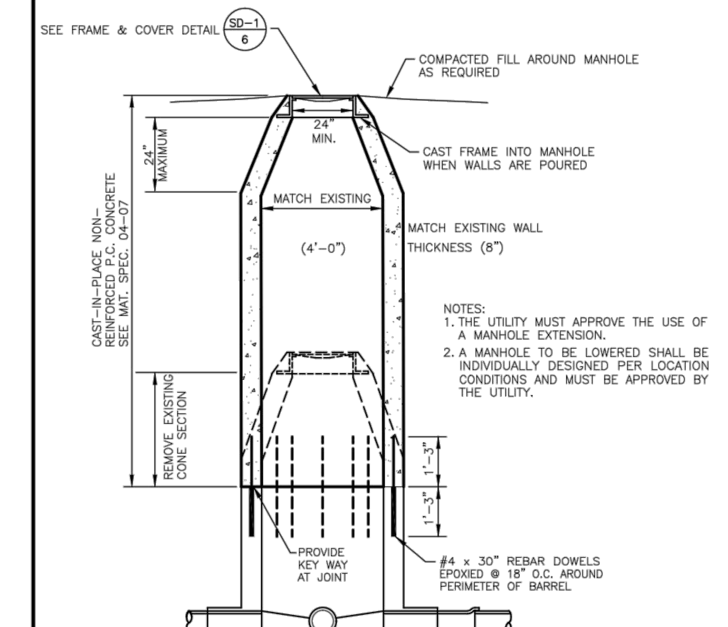
SD–1 / 8



PARALLEL SEWER FORCE MAIN & SANITARY SEWER MAIN

N.T.S.

SD–1 / 9

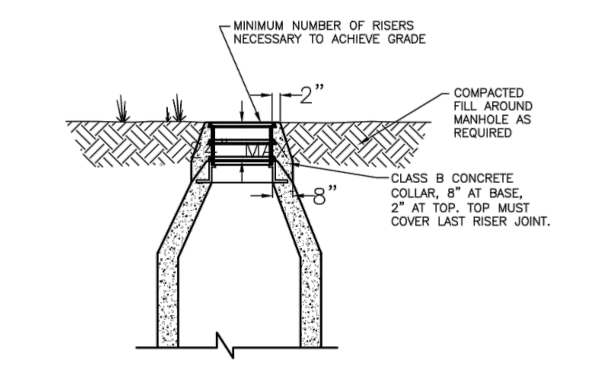


SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

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

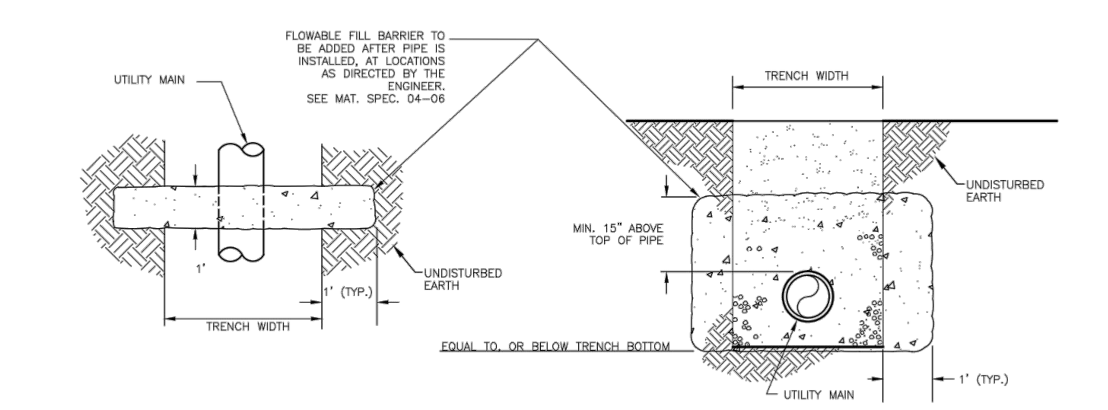
REV. DEC. 2006

RESERVED

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

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

SD–1 / 11

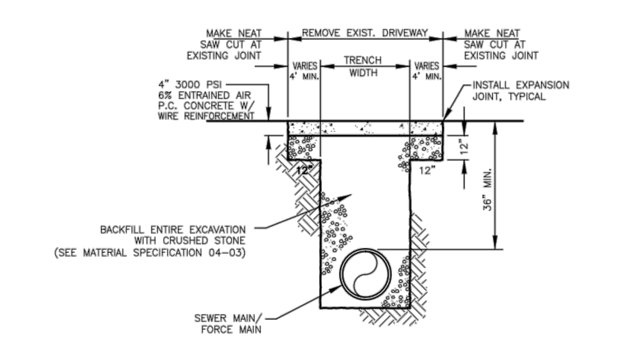


ANTI–SEEPAGE BARRIER COLUMN

SD–1 / 12

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

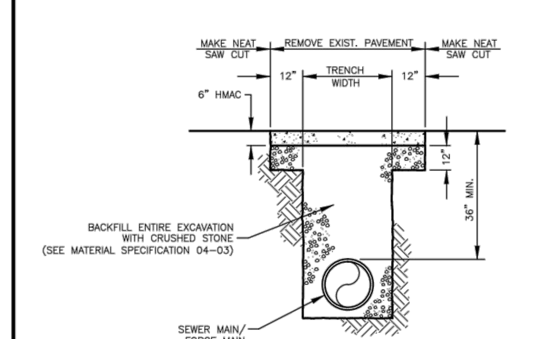


CONCRETE DRIVEWAY CROSSING REPAIR

N.T.S.

SD–1 / 13

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

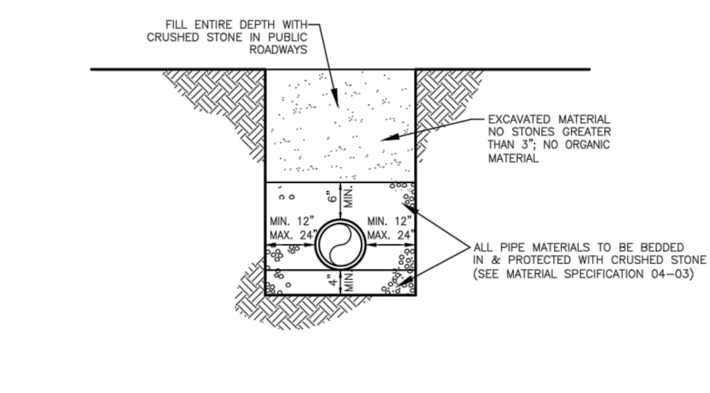


ASPHALT DRIVEWAY/STREET CROSSING REPAIR

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

REV. DEC. 2006

SD–1 / 16

GENERAL CONSTRUCTION NOTES:

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

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

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

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

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

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

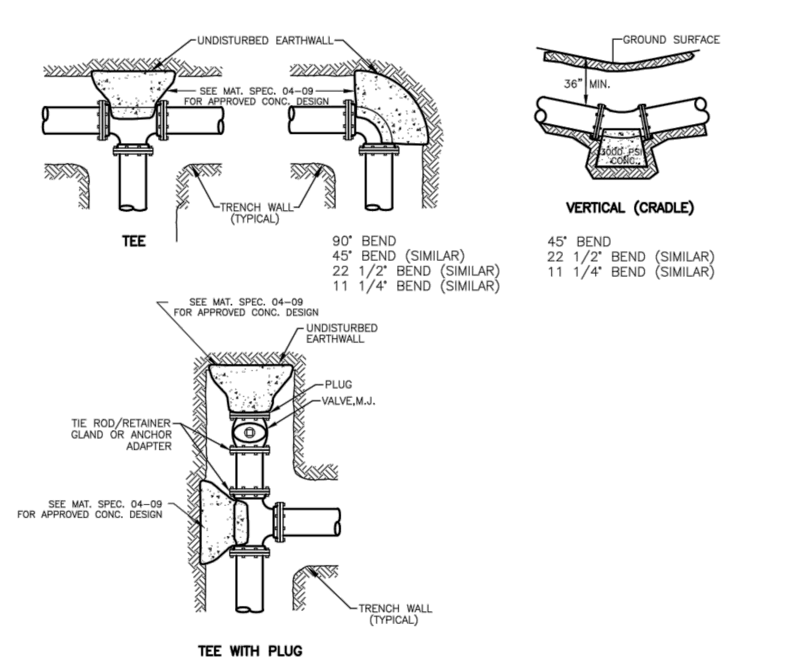
F. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.

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

SD–1 / 17

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

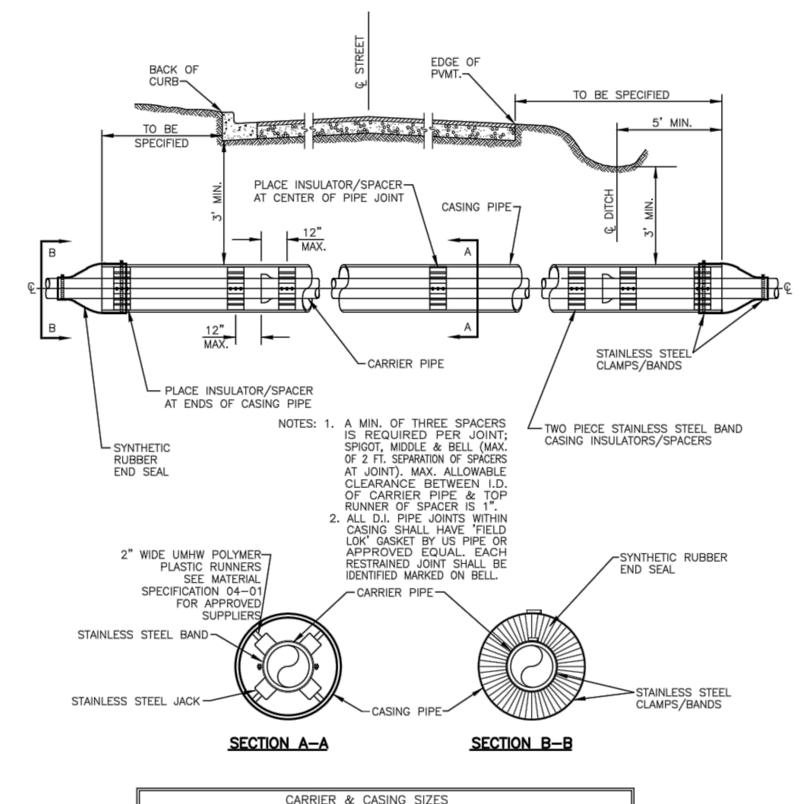
SIZE	TYPE OF FITTINGS				
	TEE OR PLUG/CAP	90°	45°	22 1/2°	11 1/4°
2"	1	1	1	1	1
3"	1	1	1	1	1
4"	2	2	1	1	1
6"	3	3	2	1	1
8"	4	4	3	2	2
12"	10	10	5	3	2

SEWER FORCE MAIN THRUST BLOCKING DETAIL

N.T.S.

SD–1 / 18

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

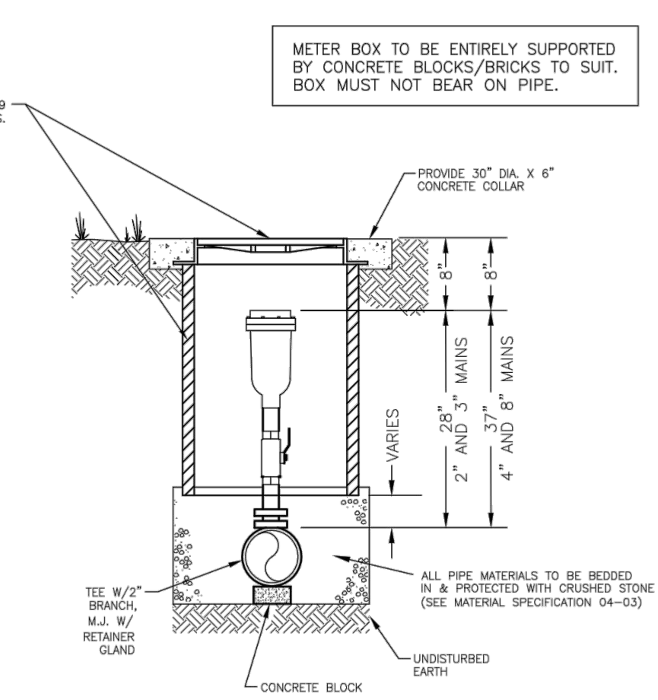
N.T.S.

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.



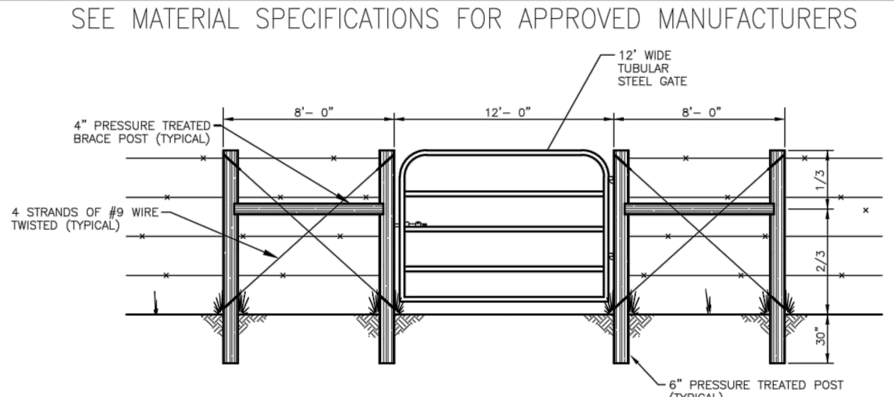
PVC FORCE MAIN NOTES:
1. SEWER FORCE MAIN SHALL BE WRAPPED WITH DETECTABLE UNDERGROUND WARNING TAPE LABELED "CAUTION FORCE MAIN BELOW"; SEE MAT. SPEC. 03–09 FOR APPROVED MFGS.
2. TRACE WIRE, NO. 12 AWG, SINGLE CONDUCTOR, INSULATED COPPER WIRE SHALL BE INSTALLED UNDER THE PVC SEWER FORCE MAIN. ALL WIRE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



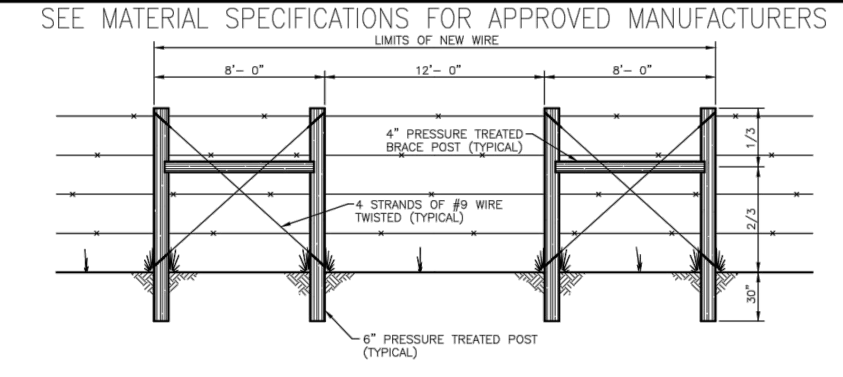
NOTES: 1. H–brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

FARM GATE INSTALLATION DETAIL

N.T.S.

SD–1 / 21

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

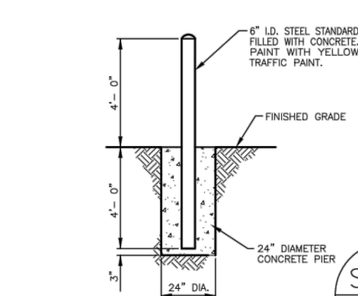


NOTES: 1. H–brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

BARBED WIRE FENCE CROSSING REPAIR DETAIL

N.T.S.

SD–1 / 22



GUARDPOST DETAIL

N.T.S.

SD–1 / 23

SEWER DETAILS

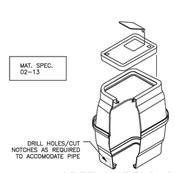
REVISED 05/08/2012

RWU ROGERS WATER UTILITIES

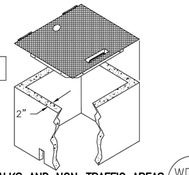
P.O. DRAWER 338
OFFICE - 601 SOUTH 2ND ROGERS, ARKANSAS
72757-0338

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

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



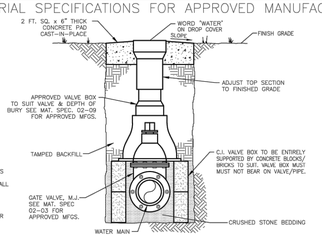
GREEN AREAS ONLY
1½"–2" METER BOX DETAILS
N.T.S.



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

WD-1 / 1A
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

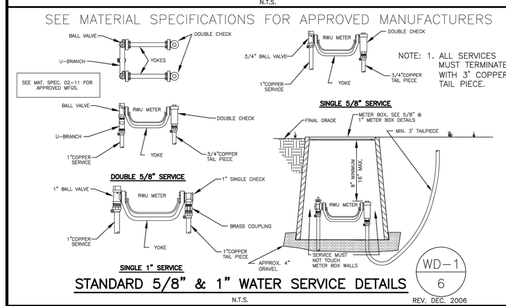


NOTES:
1. IF DEPTH OF BURY EXCEEDS 4 FT., A SELF-LOCKING VALVE EXTENSION STEM SHALL BE REQUIRED. THE VALVE EXTENSION STEM SHALL EXTEND TO 2 FEET BELOW FINISHED GRADE SURFACE. SEE MAT. SPEC. 02-09 FOR APPROVED MFGS.

GATE VALVE DETAIL
N.T.S.

WD-1 / 1
REV. DEC. 2006

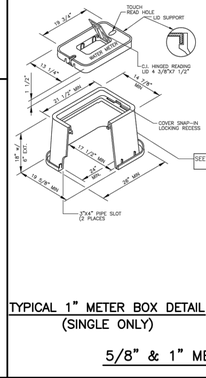
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD-1 / 6
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



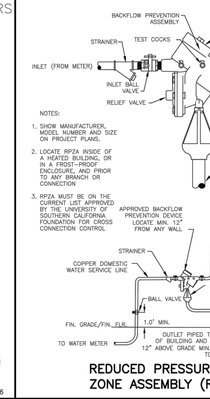
TYPICAL 1" METER BOX DETAIL (SINGLE ONLY)

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

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

WD-1 / 7
REV. DEC. 2006

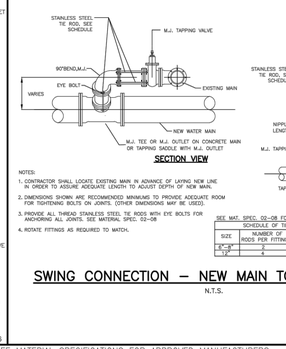
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD-1 / 8
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

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

SIZE	SCHEDULE OF TIE RODS: NUMBER OF RODS PER FITTING	DIAMETER OF S.S. RODS
6"x6"	2	3/4"
12"x6"	4	3/4"

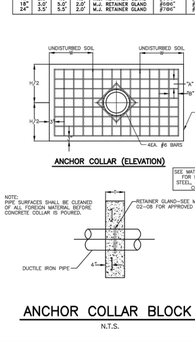
SWING CONNECTION – NEW MAIN TO EXISTING MAIN
N.T.S.

WD-1 / 9
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

PIPE SIZE	DIMENSIONS W	DIMENSIONS H	REINFORCING BARS "A" BARS	REINFORCING BARS "B" BARS
6"	1.5"	2.0'	1.0" M.J. RETAINER GLAND	#5@6"
8"	1.5"	2.5'	1.0" M.J. RETAINER GLAND	#5@6"
12"	2.0"	4.0'	1.5" M.J. RETAINER GLAND	#5@6"
18"	2.0"	5.0'	1.5" M.J. RETAINER GLAND	#5@6"
24"	3.5'	5.5'	2.0" M.J. RETAINER GLAND	#7@6"

ANCHOR COLLAR SCHEDULE



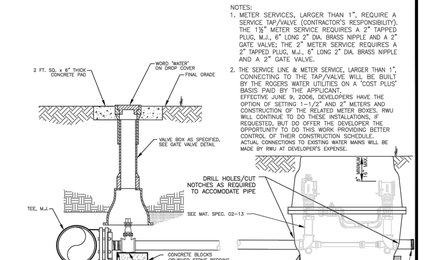
ANCHOR COLLAR (ELEVATION)

ANCHOR COLLAR BLOCK
N.T.S.

WD-1 / 10
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

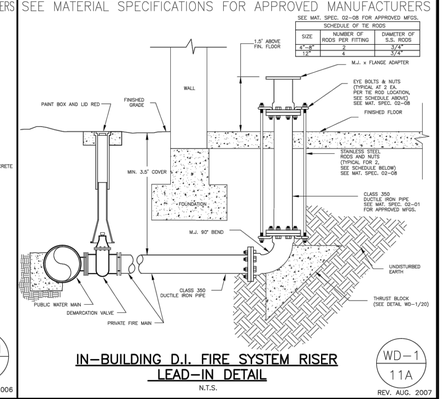
NOTES:
1. METER SERVICES, LARGER THAN 1", REQUIRE A SERVICE TAP/VALVE (CONTRACTOR'S RESPONSIBILITY). THE 1½" METER SERVICE REQUIRES A 2" TAPPED PLUG, M.J., 6" LONG 2" DIA. BRASS NIPPLE AND A 2" GATE VALVE; THE 2" METER SERVICE REQUIRES A 2" TAPPED PLUG, M.J., 6" LONG 2" DIA. BRASS NIPPLE AND A 2" GATE 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 JUNE 9, 2006, DEVELOPERS HAVE THE OPTION OF SETTING 1-1/2" AND 2" METERS AND INSTALLING THE SERVICE LINE. THE ROGERS WATER UTILITIES WILL CONTINUE TO DO THESE INSTALLATIONS, IF REQUESTED, BUT DO OFFER THE DEVELOPER THE OPPORTUNITY TO DO THIS WORK PROVIDING BETTER CONTROL OF THEIR CONSTRUCTION SCHEDULE. ACTUAL CONNECTION 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.)
N.T.S.

WD-1 / 5
REV. DEC. 2006

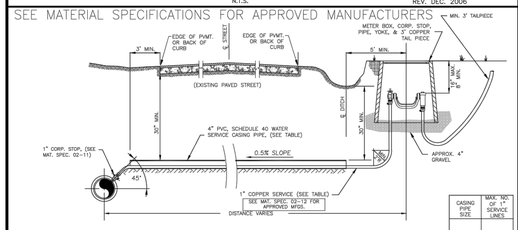
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD-1 / 11A
REV. AUG. 2007

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

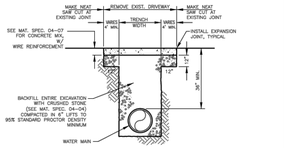


CASING PIPE SIZE	MAX. NO. OF 1" SERVICE ENDS
4"	2

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

WD-1 / 12
REV. DEC. 2006

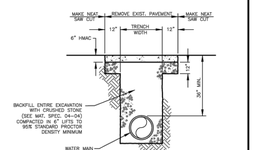
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



PERMANENT CONCRETE DRIVEWAY CROSSING REPAIR
N.T.S.

WD-1 / 15
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



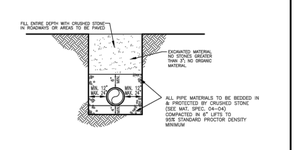
PERMANENT ASPHALT DRIVEWAY/STREET CROSSING REPAIR
N.T.S.

WD-1 / 16
REV. DEC. 2006

RESERVED

REV. AUG. 2007

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD-1 / 18
REV. DEC. 2006

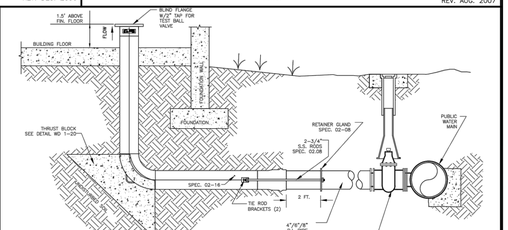
RESERVED

WD-1 / 13 | WD-1 / 14 | WD-1 / 17

NOT USED

REV. AUG. 2007

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD-1 / 11B
REV. AUG. 2007

GENERAL CONSTRUCTION NOTES:

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

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

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

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

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

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

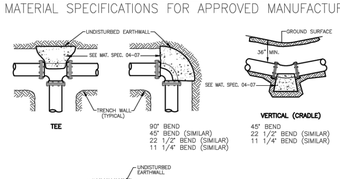
F. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.

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

WD-1 / 19

WD-1-2CH.DWG

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



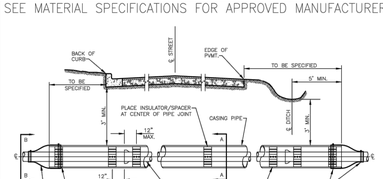
NOTES:
1. All fittings shall be mechanical joint with retainer glands.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with visqueen.
4. Back all tees according to size of branch.
5. Blocking future line extensions shall be the responsibility of the contractor.
6. All bends where 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 PLUG/CAP	TYPE OF FITTINGS: 90°	45°	22 1/2°	11 1/4°
4"	2	3	2	1	1
6"	3	5	3	1	1
8"	4	9	5	2	2
12"	10	19	10	5	3
18"	23	43	23	10	6
24"	38	76	39	19	9
30"	59	119	62	29	15

THRUST BLOCKING DETAIL
N.T.S.

WD-1 / 20
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

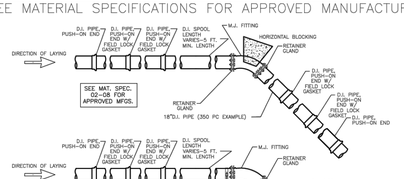


SEE MATERIAL SPECIFICATION 04-02: CARRIER & CASING SIZES						
CARRIER	8"	8"	12"	18"	24"	30"
CASING	18"	18"	24"	30"	36"	48"
CASING/WALL THICKNESS	.250	.250	.375	.500	.500	.625

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

WD-1 / 21
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

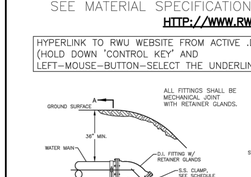
FIELD LOCK GASKETS DETAIL FOR HORIZONTAL AND VERTICAL BENDS
(TO BE USED IN CONJUNCTION WITH THRUST BLOCKING)
FOR 18–INCH AND LARGER WATER MAINS
N.T.S.

WD-1 / 22
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

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

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



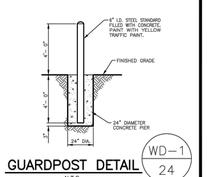
NOTES:
1. All fittings shall be mechanical joint with retainer glands.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with visqueen.
4. Gulf State Hanger's 2–Bolt S.S. pipe clamp, medium–Fig. 80 or approved equal.

BLOCKING SCHEDULE: PIPE SIZE		BENDS: 45°	22 1/2°	11 1/4°	ROD DIA
6"	VOLUME REQ'D (CU.FT.)	42.8	21.5	11.0	
	A (FT.)	4.5	4.5	4.5	
	B (FT.)	2.25	2.0	1.5	3/4" IN.
	C (FT.)	4.0	4.0	4.0	
	CLAMP (2 EA.)	3/8 IN. X 1% IN.			
12"	VOLUME REQ'D (CU.FT.)	85.1	42.8	21.5	
	A (FT.)	5.0	5.0	5.0	
	B (FT.)	3.25	3.0	2.0	7/8 IN.
	C (FT.)	4.5	4.5	4.5	
	CLAMP (2 EA.)	3/8 IN. X 2 IN.			
18"	VOLUME REQ'D (CU.FT.)	210	107	54	
	A (FT.)	6.0	6.0	6.0	
	B (FT.)	4.5	4.5	2.25	1 IN.
	C (FT.)	5.0	5.0	5.0	
	CLAMP (2 EA.)	3/8 IN. X 2 1/2 IN.			
24"	VOLUME REQ'D (CU.FT.)	374	191	96	
	A (FT.)	8.0	8.0	8.0	
	B (FT.)	7.0	4.5	3.0	1¼ IN.
	C (FT.)	8.0	7.0	5.0	
	CLAMP (2 EA.)	3/8 IN. X 3 IN.			

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

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

WD-1 / 23
REV. DEC. 2006



GUARDPOST DETAIL
N.T.S.

WD-1 / 24
REV. DEC. 2006

WATER DETAILS
UPDATED DRAWING 07/12/2011

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

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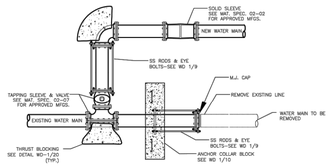
DDS	REV. AUG./07	WD-1
CHECKED BY: EB	PROJECT NUMBER: STANDARD WATER DETAILS	

RESERVED

WD-2 / 1A

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

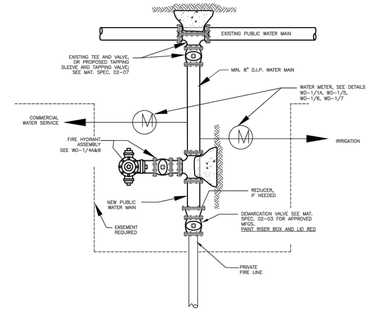


CUT AND CAP DETAIL #1

N.T.S.

WD-2 / 1 — REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



COMMERCIAL, IRRIGATION AND FIRE LINE CONNECTION DETAIL

N.T.S.

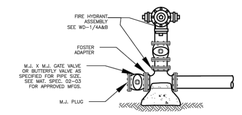
WD-2 / 2 — REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 3 — REV. MAR. 2009

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

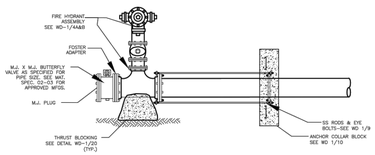


END-OF-LINE/PHASE LINE FIRE HYDRANT DETAIL 8" & 12" MAINS

N.T.S.

WD-2 / 4 — REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

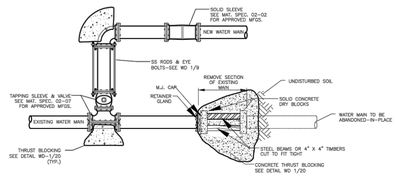
N.T.S.

WD-2 / 5 — REV. DEC. 2006

RESERVED

WD-2 / 6

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



CUT AND CAP DETAIL #2 "HOT-BLOCK"

N.T.S.

WD-2 / 7 — REV. DEC. 2006

RESERVED

WD-2 / 8

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 9 — REV. NOV. 2006

RESERVED

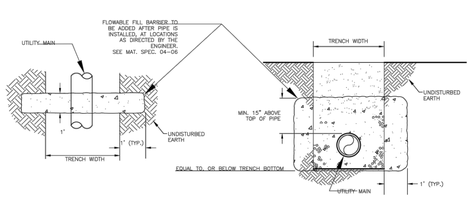
WD-2 / 10

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 11

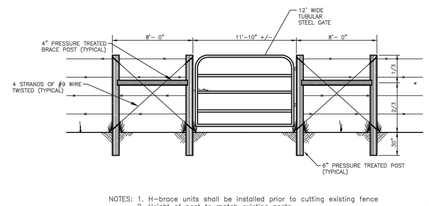
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



ANTI-SEEPAGE BARRIER COLUMN

N.T.S.

WD-2 / 12 — REV. DEC. 2006

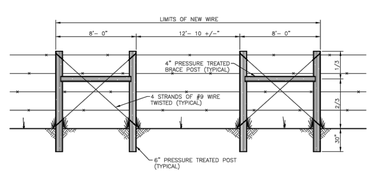


NOTES: 1. H-brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

FARM GATE INSTALLATION DETAIL

N.T.S.

WD-2 / 13 — REV. AUG. 2007



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

BARBED WIRE FENCE CROSSING REPAIR DETAIL

N.T.S.

WD-2 / 14 — REV. AUG. 2007

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 15

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 16

RESERVED

WD-2 / 17

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 18

METER SIZING AND MAIN CONNECTION DATA

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

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

WD-2 / 19

WD-2 / 20

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 21

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 22

RESERVED

WD-2 / 23

WATER DETAILS

UPDATED DRAWING 07/12/2011

RWU ROGERS WATER UTILITIES

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72757-0338

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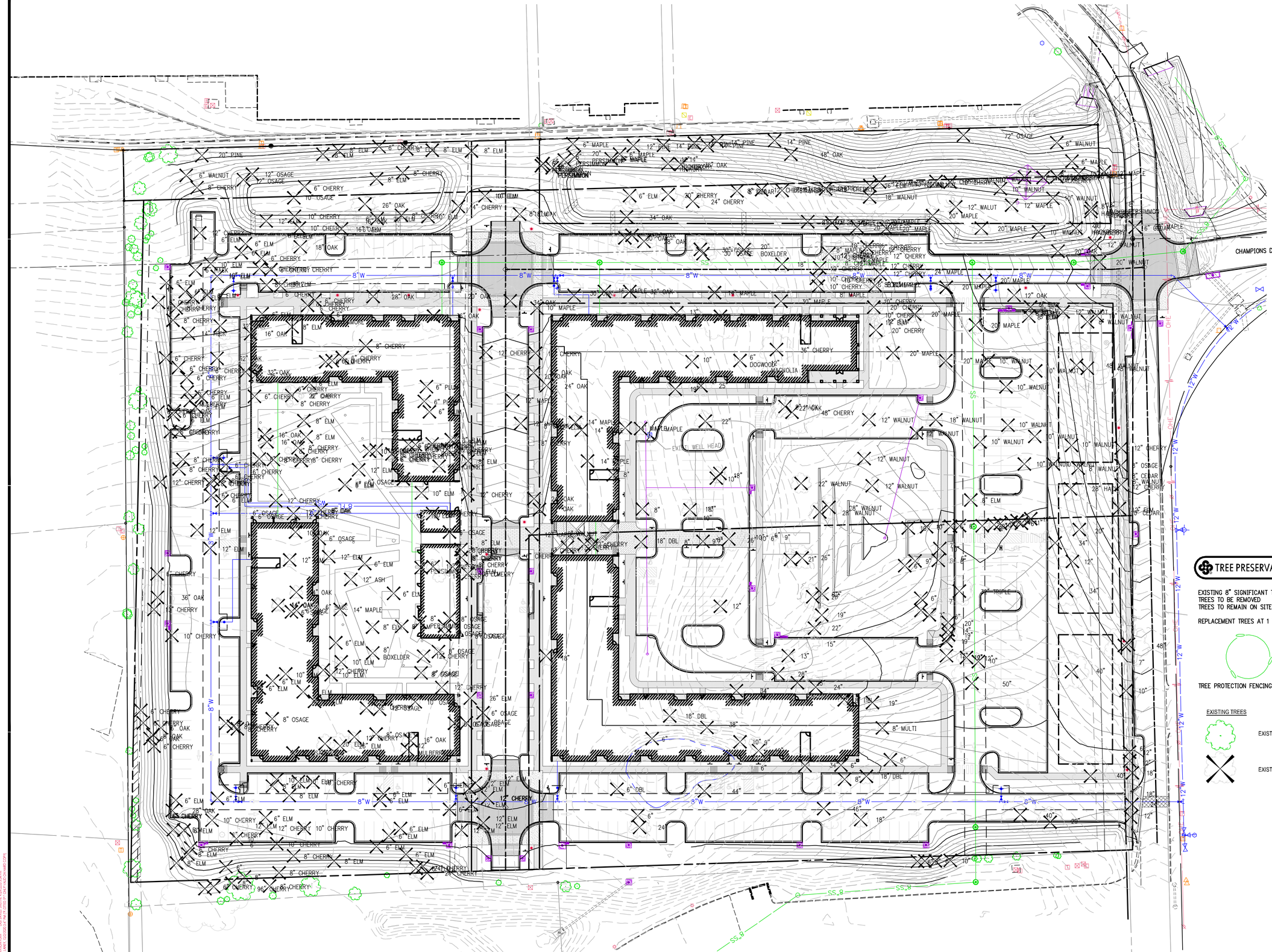
DDS	REV. JAN./08	WD-2
CHECKED BY:	PROJECT NUMBER:	
EB	STANDARD WATER DETAILS	

WD-2-2DLDWG



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CRAFTON, TULL & ASSOCIATES, INC. No. 109

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
40' 0 40'

HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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TREE PRESERVATION PLAN

L-100

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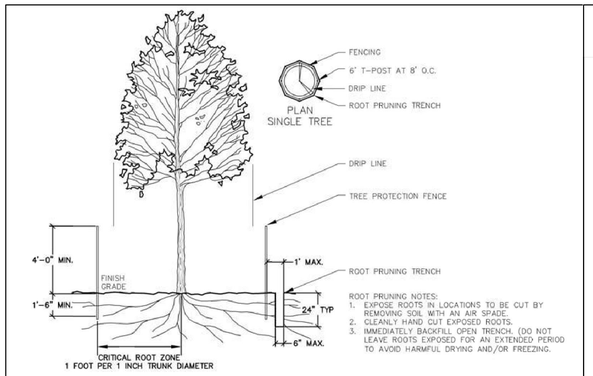
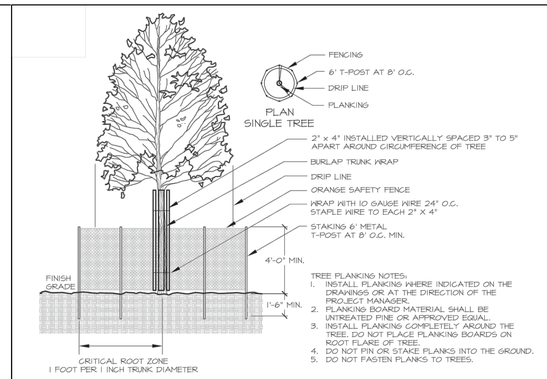


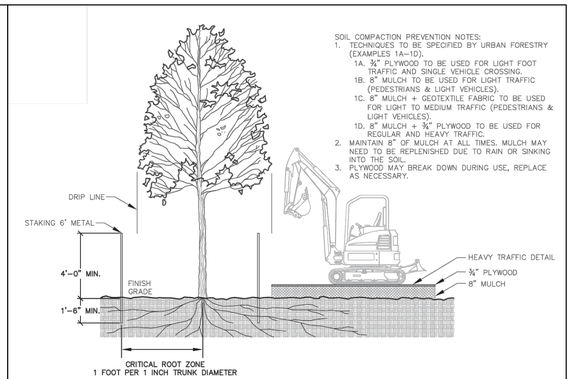
ROOT PRUNING DETAIL
NOT TO SCALE

ROOT PRUNING NOTES:
1. EXPOSE ROOTS IN LOCATIONS TO BE CUT BY REMOVING SOIL WITH AN AIR SPADE.
2. CLEANLY HAND CUT EXPOSED ROOTS.
3. IMMEDIATELY BACKFILL OPEN TRENCH. (DO NOT LEAVE ROOTS EXPOSED FOR AN EXTENDED PERIOD TO AVOID HARMFUL DRYING AND/OR FREEZING.

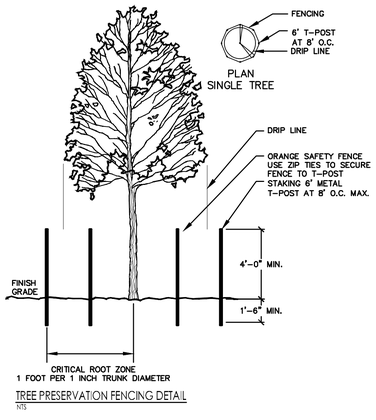


TREE PRESERVATION FENCING AND PLANKING DETAIL
NOT TO SCALE

TREE PLANKING NOTES:
1. INSTALL PLANKING WHERE INDICATED ON THE DRAWINGS OR AT THE DIRECTION OF THE PROJECT MANAGER.
2. PLANKING BOARD MATERIAL SHALL BE UNTREATED PINE OR APPROVED EQUAL.
3. INSTALL PLANKING COMPLETELY AROUND THE TREE. DO NOT PLACE PLANKING BOARDS ON ROOT FLARE OF TREE.
4. DO NOT PIN OR STAKE PLANKS INTO THE GROUND.
5. DO NOT FASTEN PLANKS TO TREES.



SOIL COMPACTION PREVENTION DETAIL
NOT TO SCALE



TREE PRESERVATION FENCING DETAIL
NTS

LANDSCAPE NOTES

CITY OF ROGERS 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 CUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER CROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADER 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 THE 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 3" 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 PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTLITIES 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.
13. 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 AREA UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OF DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SODDED
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY ROGERS LANDSCAPE ORDINANCE.
21. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.

MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE CONTRACTOR FOR A WARRANTY PERIOD OF THREE YEARS. A LETTER OF WARRANTY GUARANTEE FROM THE OWNER MUST BE PROVIDED TO THE CITY OF ROGERS FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. 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.
4. HEALTHY TREES SHALL NOT BE REMOVED 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.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

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CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

CITY OF ROGERS STAMP

HUTTON MULTI-FAMILY

ROGERS , ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20105500
ISSUE DATE: 10/02/20
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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TPP DETAILS

L-500

DRAWING: O:\20105500_HUTTON APARTMENTS\CONSTRUCTION\LANDSCAPE\20105500 TREE PRESERVATION PLANTING DETAILS.DWG LAYOUT: L-500 PLOTTED: 10/2/2020 2:47 PM BY: CRAFTON TULL (PLOTTED BY ARCHIVE) LAST SAVED: 10/2/2020 2:47 PM BY: CRAFTON TULL (LAST SAVED BY ARCHIVE)