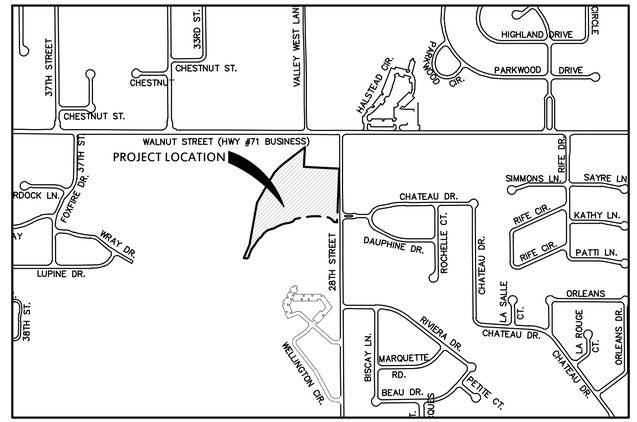
RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS #PL201900XXX

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE) (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
DOWN GUY	UNDERGROUND TELEVISION (UGTV)
WATER VALVE	OVERHEAD TELEVISION (OHTV)
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC (FO)
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	



VICINITY MAP
NTS

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
STRUCTURE NUMBER (X-X)	FIBER OPTIC (FO)
WATER VALVE	UNDERGROUND TELEVISION (UGTV)
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION (OHTV)
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

FLOOD NOTE:

THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0260K, EFFECTIVE DATE JUNE 5, 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.

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 ALL WATER AND SEWER MAINS. BEYOND THIS 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, AND 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. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
11. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
12. IF THE PROJECT COSTS EXCEED $20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-22(B)
13. IFC 2012 3312.1 –AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
14. IFC 2012 3310.1 –APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

PHASING NOTE

"PHASING OF THE PROJECT WILL BE FOR STRUCTURES ONLY. PHASE ONE WILL CONSIST OF GRADING THE ENTIRE SITE, INSTALLING ALL UTILITIES, STORM DRAINAGE, SITE LIGHTING, CURB AND GUTTER, SIDEWALKS AND PAVING (PAVING AND SIDEWALKS ON SOUTH HALF ONLY). STRUCTURES CONSTRUCTED IN PHASE ONE WILL BE 5, 7, 8, 9, 10, 11, 16, 17, CLUB HOUSE, POOL AND CABANA. ALL PLANTINGS DESIGNATED AS A VEGETATIVE BUFFER WILL BE PLANTED ALONG WITH PHASE ONE. PHASE TWO WILL CONSIST OF CONSTRUCTING STRUCTURES 1, 2, 3, 4, 6, 12, 13, 14, 15, INSTALLING SIDEWALKS AND PAVING (PAVING AND SIDEWALKS ON REMAINING NORTH HALF)."

UTILITY CONTACTS

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

CONTACTS

SITE ENGINEER:
CRAFTON TULL
JOSEPH FIFER P.E.
300 NORTH COLLEGE, SUITE 317
FAYETTEVILLE, AR 72701
479-636-4838
Joseph.Fifer@craftontull.com

SITE DEVELOPER:
THE RESERVE AT OSAGE CREEK LLC
BROOKS NORRIS OPERATING MGR.
PO BOX 10386
FORT SMITH, AR 72917
BROOKS@NSCFORTSMITH.COM

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

SITE INFORMATION:

SITE ADDRESS:
S 28TH STREET

ZONING:
RMF-18B/OVERLAY DISTRICT

BUILDING SETBACKS:

RMF-18B:

FRONT:	30 FEET
INTERIOR SIDE:	10 FEET
EXTERIOR SIDE:	30 FEET
REAR:	30 FEET

OVERLAY DISTRICT

FRONT:	75 FEET (DOES NOT ABUT WALNUT STREET)
INTERIOR SIDE:	10 FEET
EXTERIOR SIDE:	30 FEET
REAR:	30 FEET

UNIT CALCULATIONS:

BUILDING A:	4 BUILDINGS	48 UNITS
BUILDING B:	7 BUILDINGS	84 UNITS
BUILDING C:	6 BUILDINGS	12 UNITS
CLUB HOUSE	1 BUILDINGS	0 UNITS
TOTAL:	18 BUILDINGS	144 UNITS

BUILDING HEIGHT:

BUILDING A:	42'-0"
BUILDING B:	42'-0"
BUILDING C:	42'-0"
CLUB HOUSE	32'-0"

BUILDING STORIES:

BUILDING A:	3-STORY
BUILDING B:	3-STORY
BUILDING C:	3-STORY
CLUB HOUSE:	2-STORY

BUILDING SQUARE FOOTAGE:

BUILDING A:	3,540 SQ FT (PER FLOOR) 10,620 SQ FT TOTAL
BUILDING B:	4,265 SQ FT (PER FLOOR) 12,795 SQ FT TOTAL
BUILDING C:	3,335 SQ FT TOTAL
CLUB HOUSE:	2,400 SQ FT TOTAL

PARKING CALCULATIONS:

REQUIRED PARKING:

MULTI-FAMILY:	3 SPACES FOR EACH 2 DWELLING UNITS 144 UNITS X 1.5 = 216 STALLS
ADA:	201-300 = 7 ADA PARKING STALLS
TOTAL REQUIRED:	216 PARKING STALLS
BIKE RACKS:	1 RACK PER 30 AUTOMOBILE STALL 216 STALLS/30 = 7 BIKE RACKS

PROVIDED PARKING:

SURFACE STALLS:	205 PARKING STALLS (INCLUDING ADA)
GARAGES:	24 (12-2 CAR)
ADA STALL:	8 ADA STALLS (NOT INCLUDING GARAGES)
TOTAL STALLS:	229 PARKING STALLS
BIKE RACK:	8 BIKE RACKS (4 RACKS HOLDS 2 BIKES EACH)

PROPERTY DESCRIPTION

TRACT 2B-3 OF SURVEY 2003-749, LYING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SW 1/4, THENCE SOUTH 86°50'46" EAST A DISTANCE OF 518.92 FEET TO A 1/2" IRON PIN FOR THE POINT OF BEGINNING ; THENCE ALONG THE BOUNDARY LINE OF TRACTS 2B-1 & 2B-2 (SURVEY 2003-749) AS FOLLOWS:
NORTH 23°38'14" EAST A DISTANCE OF 127.16 FEET,
NORTH 10°15'14" EAST A DISTANCE OF 376.22 FEET,
NORTH 29°27'26" EAST A DISTANCE OF 245.55 FEET,

168.71 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A LONG CHORD OF N40°49'46"E, 167.61'

NORTH 52°12'07" EAST A DISTANCE OF 240.19 FEET;
THENCE LEAVING SAID BOUNDARY SOUTH 02°28'15" WEST A DISTANCE OF 173.48 FEET;
THENCE SOUTH 86°56'01" EAST A DISTANCE OF 280.00 FEET; THENCE SOUTH 02°31'59" WEST A DISTANCE OF 469.53 FEET; THENCE NORTH 85°28'16 WEST A DISTANCE OF 25.37 FEET TO THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK AS FOLLOWS:

NORTH 47°53'12" WEST A DISTANCE OF 55.08 FEET,
NORTH 77°50'16" WEST A DISTANCE OF 31.65 FEET,
NORTH 85°07'02" WEST A DISTANCE OF 60.02 FEET,
NORTH 89°40'29" WEST A DISTANCE OF 50.83 FEET,
SOUTH 83°53'06" WEST A DISTANCE OF 85.64 FEET,
SOUTH 81°07'46" WEST A DISTANCE OF 49.04 FEET,
SOUTH 71°32'42" WEST A DISTANCE OF 27.85 FEET,
SOUTH 44°13'46" WEST A DISTANCE OF 28.87 FEET,
SOUTH 74°50'51" WEST A DISTANCE OF 107.37 FEET,
SOUTH 67°26'04" WEST A DISTANCE OF 125.08 FEET,
SOUTH 49°34'28" WEST A DISTANCE OF 44.57 FEET,
SOUTH 43°07'02" WEST A DISTANCE OF 76.16 FEET,
SOUTH 34°34'11" WEST A DISTANCE OF 99.90 FEET,
SOUTH 27°12'25" WEST A DISTANCE OF 89.01 FEET;

THENCE LEAVING SAID CENTERLINE NORTH 86°50'35" WEST A DISTANCE OF 29.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.08 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT

Sheet List Table

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-101	OVERALL SITE PLAN
C-102	SITE PLAN A
C-103	SITE PLAN B
C-104	OVERALL GRADING PLAN
C-105	GRADING PLAN A
C-106	GRADING PLAN B
C-107	OVERALL UTILITY PLAN (C)
C-108	UTILITY PLAN A (C)
C-109	UTILITY PLAN B (C)
C-110	EROSION CONTROL PHASE I
C-111	EROSION CONTROL PHASE II
C-201	WATERLINE 1 P&P (C)
C-202	WATERLINE 2 P&P 1 OF 2 (C)
C-203	WATERLINE 2 P&P 2 OF 2 (C)
C-204	WATERLINE 3 P&P (C)
C-205	WATERLINE 4 P&P (C)
C-206	SANITARY SEWER LINE 1 P&P (C)
C-207	SANITARY SEWER LINE 1 P&P (C)
C-208	SANITARY SEWER LINE 2 P&P (C)
C-209	SANITARY SEWER LINE 3 P&P (C)
C-210	STORM SEWER LINE 1 & 2 P&P (C)
C-211	STORM SEWER LINE 3 & 4 P&P (C)
C-212	STORM SEWER LINE 5 & 6 P&P (C)
C-213	STORM SEWER LINE 7 P&P (C)
C-501	ROGERS MUNICIPAL DETAILS 1 OF 2
C-502	ROGERS MUNICIPAL DETAILS 2 OF 2
C-503	EROSION CONTROL DETAILS 1 OF 3
C-504	EROSION CONTROL DETAILS 2 OF 3
C-505	EROSION CONTROL DETAILS 3 OF 3
C-506	STANDARD DETAILS 1 OF 4
C-507	STANDARD DETAILS 2 OF 4
C-508	STANDARD DETAILS 3 OF 4
C-509	STANDARD DETAILS 4 OF 4
C-510	DRAINAGE DETAILS
SD-1	RWU SANITARY SEWER DETAILS
WD-1	RWU WATER DETAILS
WD-2	RWU WATER DETAILS
L-101	PLANTING PLAN A
L-102	PLANTING PLAN B
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS

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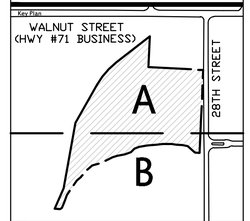
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

CITY OF ROGERS STAMP

RESERVE AT OSAGE CREEK
ROGERS, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 19105400
ISSUE DATE: 06/28/19
CONTACT: J. FIFER
CHECKED BY:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET

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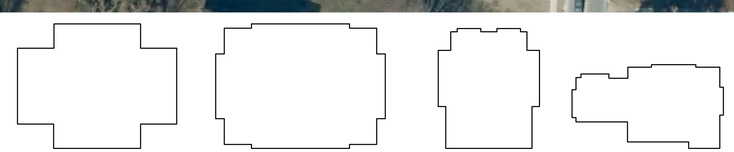
COVER SHEET

C-001

DRAWING CLIP TEAS_DRAWTEMPLATE_STRUCTURE.CTB LAYOUT: C-001 BY: JFIFER
LAST SAVED: 6/28/2019 2:32 PM PLOTTED: 6/28/2019 2:32 PM
LAYOUT SIZE: ARCH D SCALE: 1:1 PLOTTED BY: JOSEPH FIFER



BUILDING TYPE A
3 STORY (12 UNITS) (12 BEDROOMS)

BUILDING TYPE B
3 STORY (12 UNITS) (24 BEDROOMS)

BUILDING TYPE C
2 STORY DUPLEX
(WITH 2 CAR GARAGE)

CLUB HOUSE

PHASING NOTE

"PHASING OF THE PROJECT WILL BE FOR STRUCTURES ONLY. PHASE ONE WILL CONSIST OF GRADING THE ENTIRE SITE, INSTALLING ALL UTILITIES, STORM DRAINAGE, SITE LIGHTING, CURB AND GUTTER, SIDEWALKS AND PAVING (PAVING AND SIDEWALKS ON SOUTH HALF ONLY). STRUCTURES CONSTRUCTED IN PHASE ONE WILL BE 5, 7, 8, 9, 10, 11, 16, 17, CLUB HOUSE, POOL AND CABANA. ALL PLANTINGS DESIGNATED AS A VEGETATIVE BUFFER WILL BE PLANTED ALONG WITH PHASE ONE. PHASE TWO WILL CONSIST OF CONSTRUCTING STRUCTURES 1, 2, 3, 4, 6, 12, 13, 14, 15, INSTALLING SIDEWALKS AND PAVING (PAVING AND SIDEWALKS ON REMAINING NORTH HALF)."

SITE INFORMATION:

ZONING:
RMF-18B/OVERLAY DISTRICT

BUILDING SETBACKS:

RMF-16B:

FRONT:	30 FEET
INTERIOR SIDE:	10 FEET
EXTERIOR SIDE:	30 FEET
REAR:	30 FEET

OVERLAY DISTRICT

FRONT:	75 FEET (DOES NOT ABUT WALNUT STREET)
INTERIOR SIDE:	10 FEET
EXTERIOR SIDE:	30 FEET
REAR:	30 FEET

UNIT CALCULATIONS:

BUILDING A:	4 BUILDINGS	48 UNITS
BUILDING B:	7 BUILDINGS	84 UNITS
BUILDING C:	6 BUILDINGS	12 UNITS
CLUB HOUSE	1 BUILDINGS	0 UNITS
TOTAL:	18 BUILDINGS	144 UNITS

BUILDING HEIGHT:

BUILDING A:	42'-0"
BUILDING B:	42'-0"
BUILDING C:	42'-0"
CLUB HOUSE	32'-0"

BUILDING STORIES:

BUILDING A:	3-STORY
BUILDING B:	3-STORY
BUILDING C:	3-STORY
CLUB HOUSE:	2-STORY

BUILDING SQUARE FOOTAGE:

BUILDING A:	3,540 SQ FT (PER FLOOR) 10,620 SQ FT TOTAL
BUILDING B:	4,265 SQ FT (PER FLOOR) 12,795 SQ FT TOTAL
BUILDING C:	3,335 SQ FT TOTAL
CLUB HOUSE:	2,400 SQ FT TOTAL

PARKING CALCULATIONS:

REQUIRED PARKING:

MULTI-FAMILY:	3 SPACES FOR EACH 2 DWELLING UNITS 144 UNITS X 1.5 = 216 STALLS
ADA:	201-300 = 7 ADA PARKING STALLS
TOTAL REQUIRED:	216 PARKING STALLS
BIKE RACKS:	1 RACK PER 30 AUTOMOBILE STALL 216 STALLS/30 = 7 BIKE RACKS

PROVIDED PARKING:

SURFACE STALLS:	205 PARKING STALLS (INCLUDING ADA)
GARAGES:	24 (12-2 CAR)
ADA STALL:	8 ADA STALLS (NOT INCLUDING GARAGES)
TOTAL STALLS:	229 PARKING STALLS
BIKE RACK:	8 BIKE RACKS (4 RACKS HOLDS 2 BIKES EACH)

LEGEND (EXISTING SYMBOLS)

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

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	CURB & GUTTER
LIGHT POLE	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

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.
11. ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

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

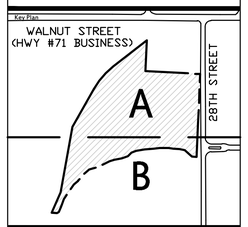
CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
50' 0 50'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



No.	Description	Date

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PRELIMINARY PLANS

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OVERALL SITE PLAN

C-101

LEGEND (EXISTING SYMBOLS)

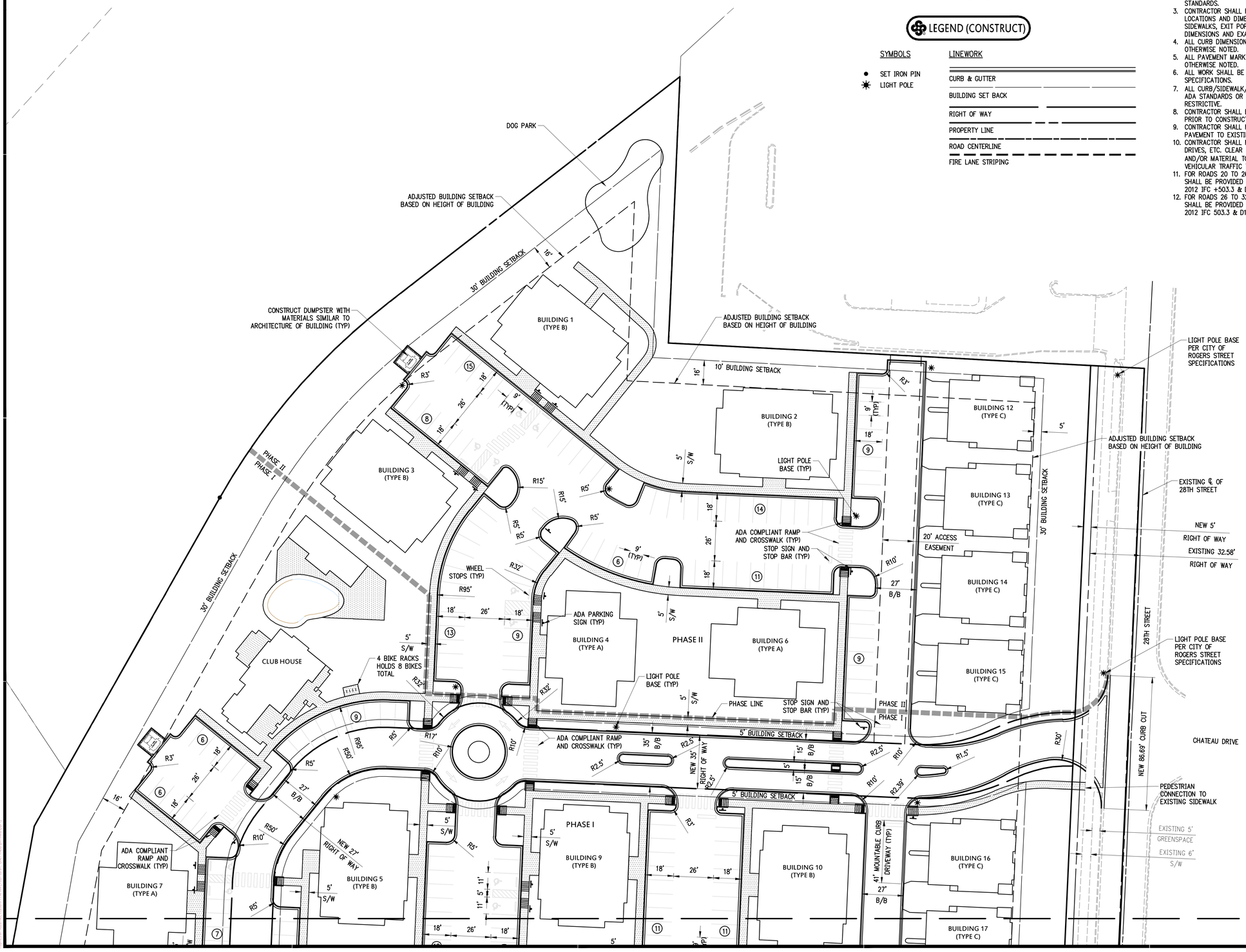
SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

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

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 DOOKS, 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.
11. FOR ROADS 20 TO 26 FEET IN WIDTH, NO PARKING-FIRE LANE SIGNS SHALL BE PROVIDED ON BOTH SIDES OF THE STREET AS REQUIRED BY 2012 IFC +503.3 & D103.6
12. FOR ROADS 26 TO 32 FEET IN WIDTH, NO PARKING-FIRE LANE SIGNS SHALL BE PROVIDED ON ONE SIDE OF THE STREET AS REQUIRED BY 2012 IFC 503.3 & D103.6.



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CERTIFICATE OF AUTHORIZATION:

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

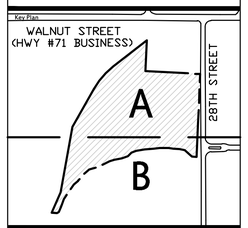
CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
30' 0 30'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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ISSUE DATE: 06/28/19
CONTACT: J. FIFER
CHECKED BY:

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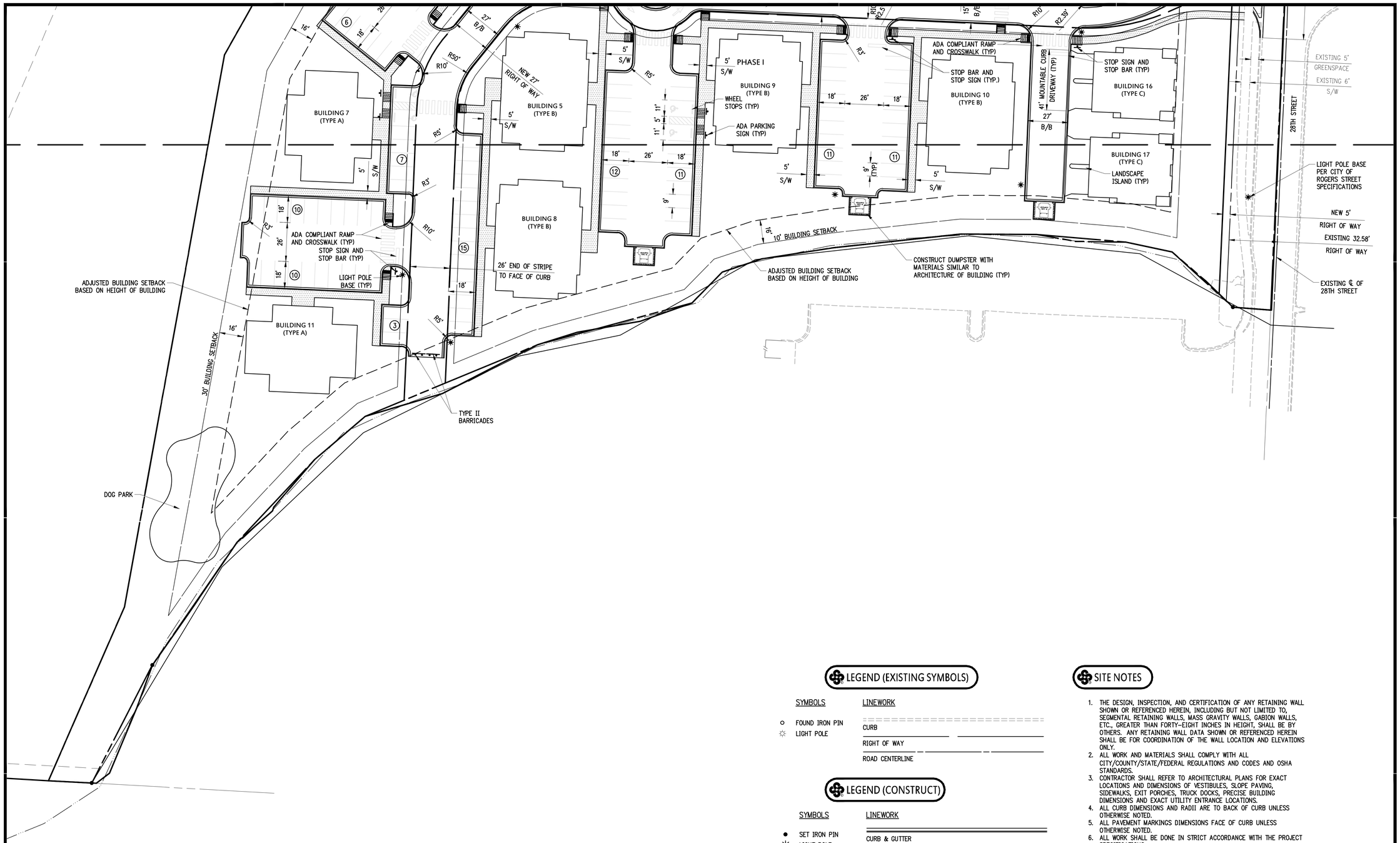
SITE PLAN A

C-102



LEGEND (EXISTING SYMBOLS)

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

LEGEND (CONSTRUCT)

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

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.
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11. FOR ROADS 20 TO 26 FEET IN WIDTH, NO PARKING-FIRE LANE SIGNS SHALL BE PROVIDED ON BOTH SIDES OF THE STREET AS REQUIRED BY 2012 IFC +503.3 & D103.6
12. FOR ROADS 26 TO 32 FEET IN WIDTH, NO PARKING-FIRE LANE SIGNS SHALL BE PROVIDED ON ONE SIDE OF THE STREET AS REQUIRED BY 2012 IFC 503.3 & D103.6.

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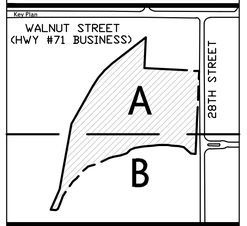
CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
30' 0 30'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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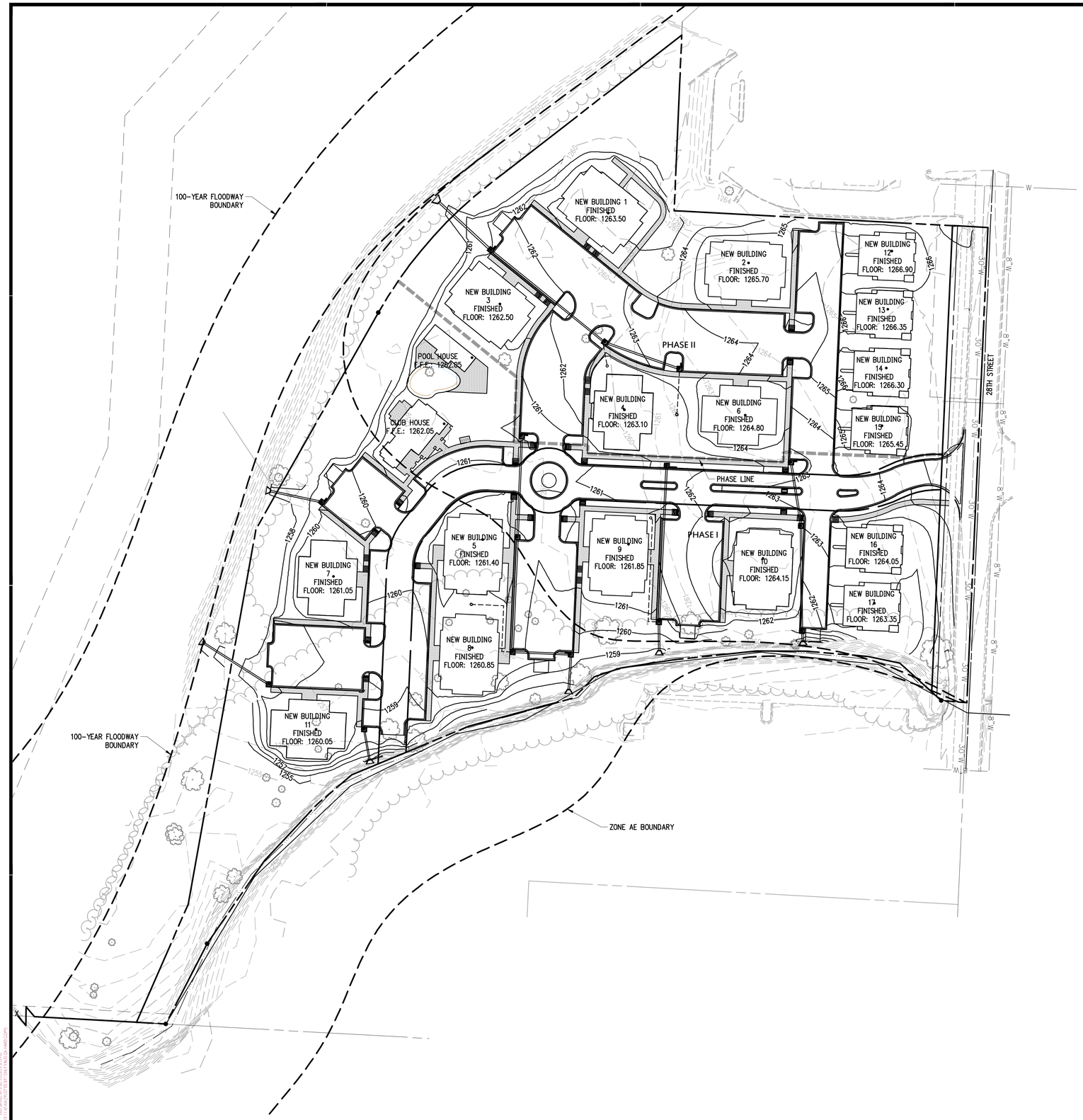
SITE PLAN B

C-103



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)
	PROPERTY LINE
	GRADE BREAK LINE

- TC XX.XX — TOP OF CURB
- TP XX.XX — TOP OF PAVEMENT
- 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

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, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. 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.
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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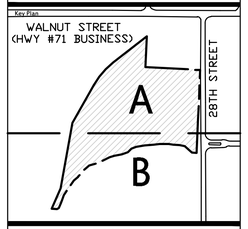
CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
50' 0 50'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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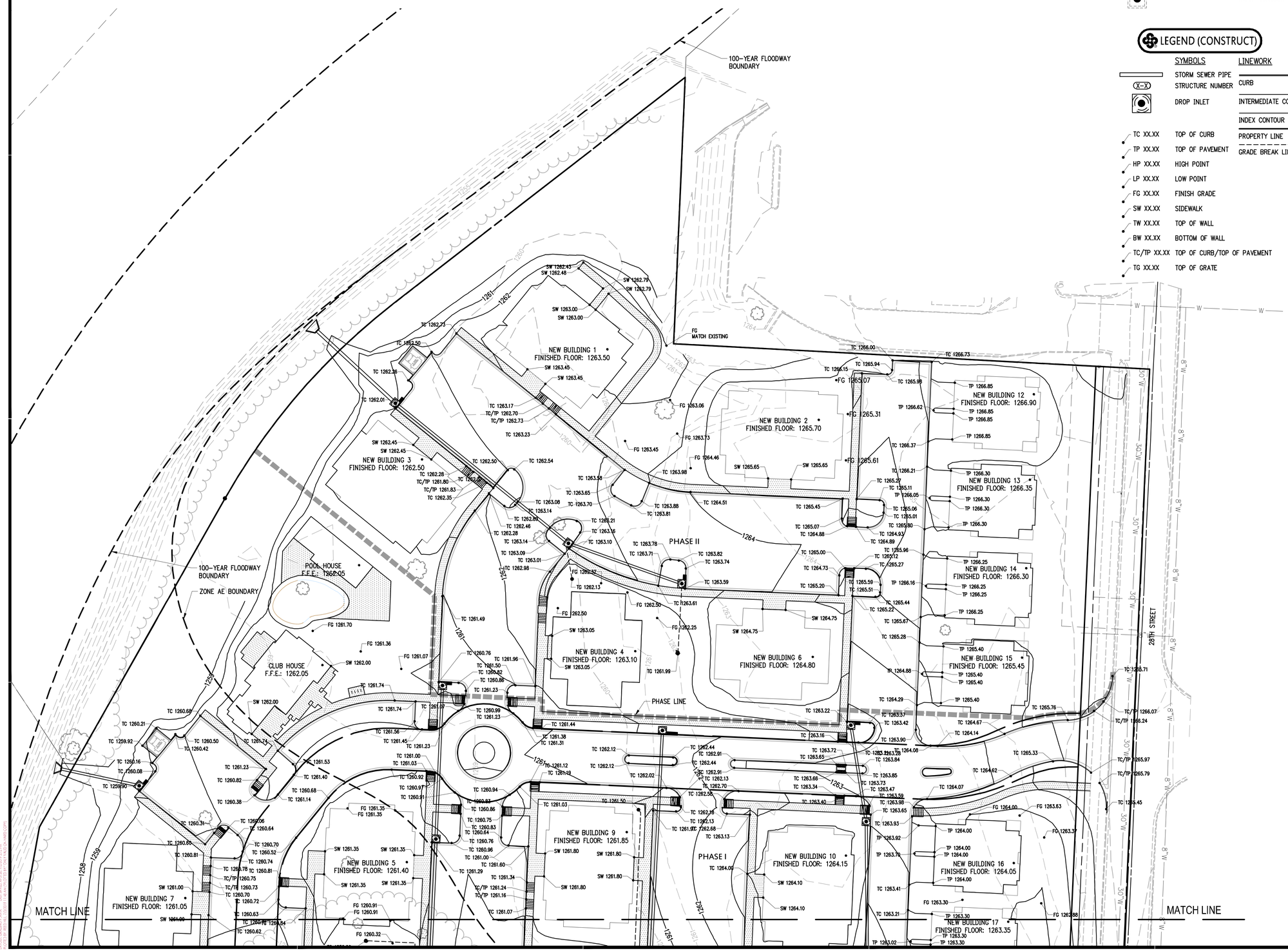
OVERALL GRADING PLAN

C-104



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)
	PROPERTY LINE
	GRADE BREAK LINE

TC XX.XX	TOP OF CURB
TP XX.XX	TOP OF PAVEMENT
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

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GRAPHIC SCALE IN FEET
30' 0 30'

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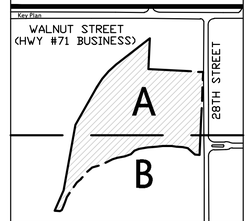
ROGERS, ARKANSAS

Key Plan



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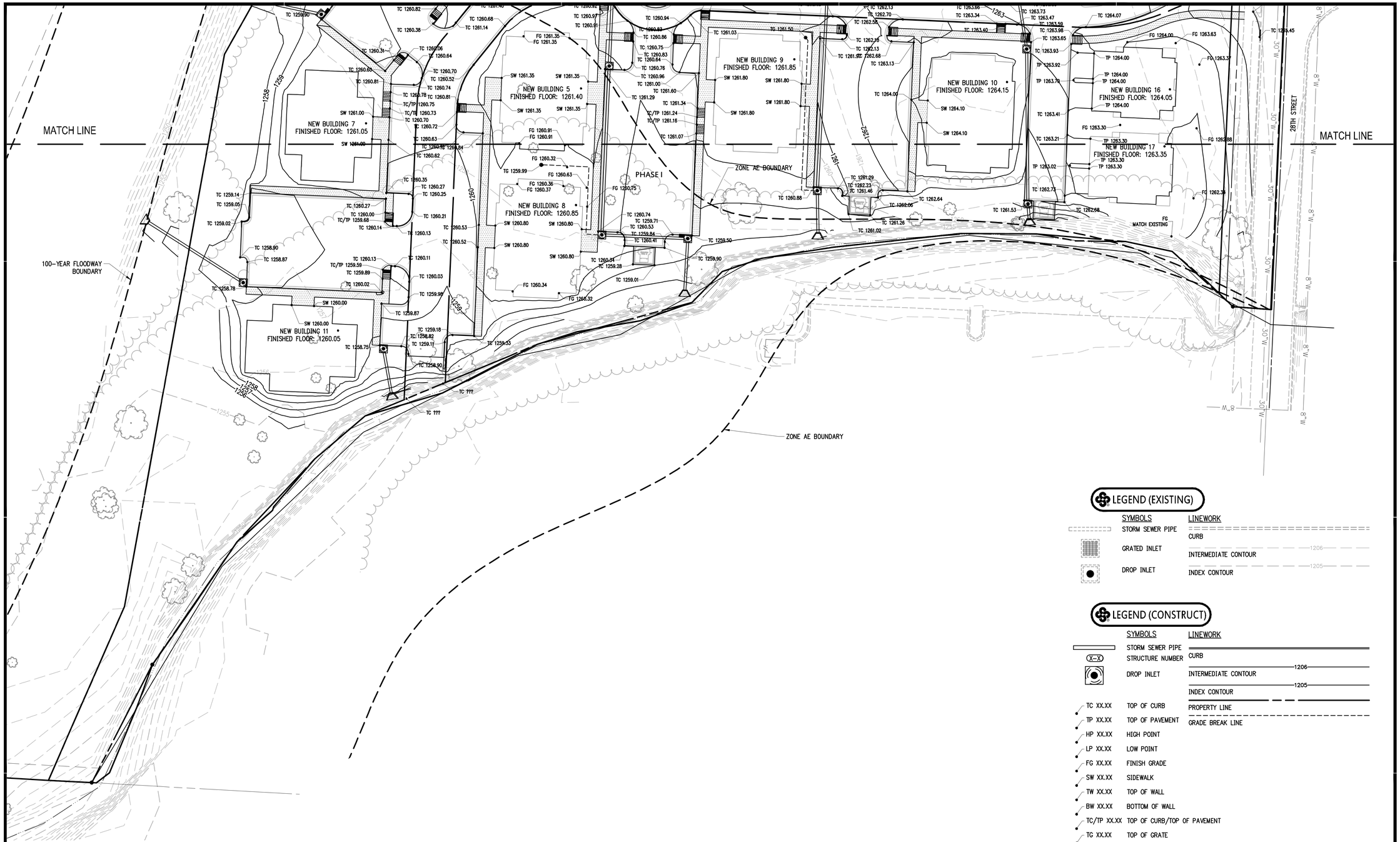
GRADING PLAN A

C-105



LEGEND (EXISTING)

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

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
X-X STRUCTURE NUMBER	INTERMEDIATE CONTOUR
DROP INLET	INDEX CONTOUR
	PROPERTY LINE
	GRADE BREAK LINE

TC XX.XX	TOP OF CURB
TP XX.XX	TOP OF PAVEMENT
HP XX.XX	HIGH POINT
LP XX.XX	LOW POINT
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SW XX.XX	SIDEWALK
TW XX.XX	TOP OF WALL
BW XX.XX	BOTTOM OF WALL
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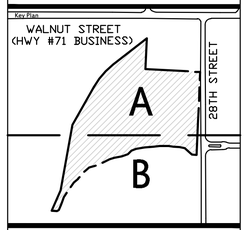

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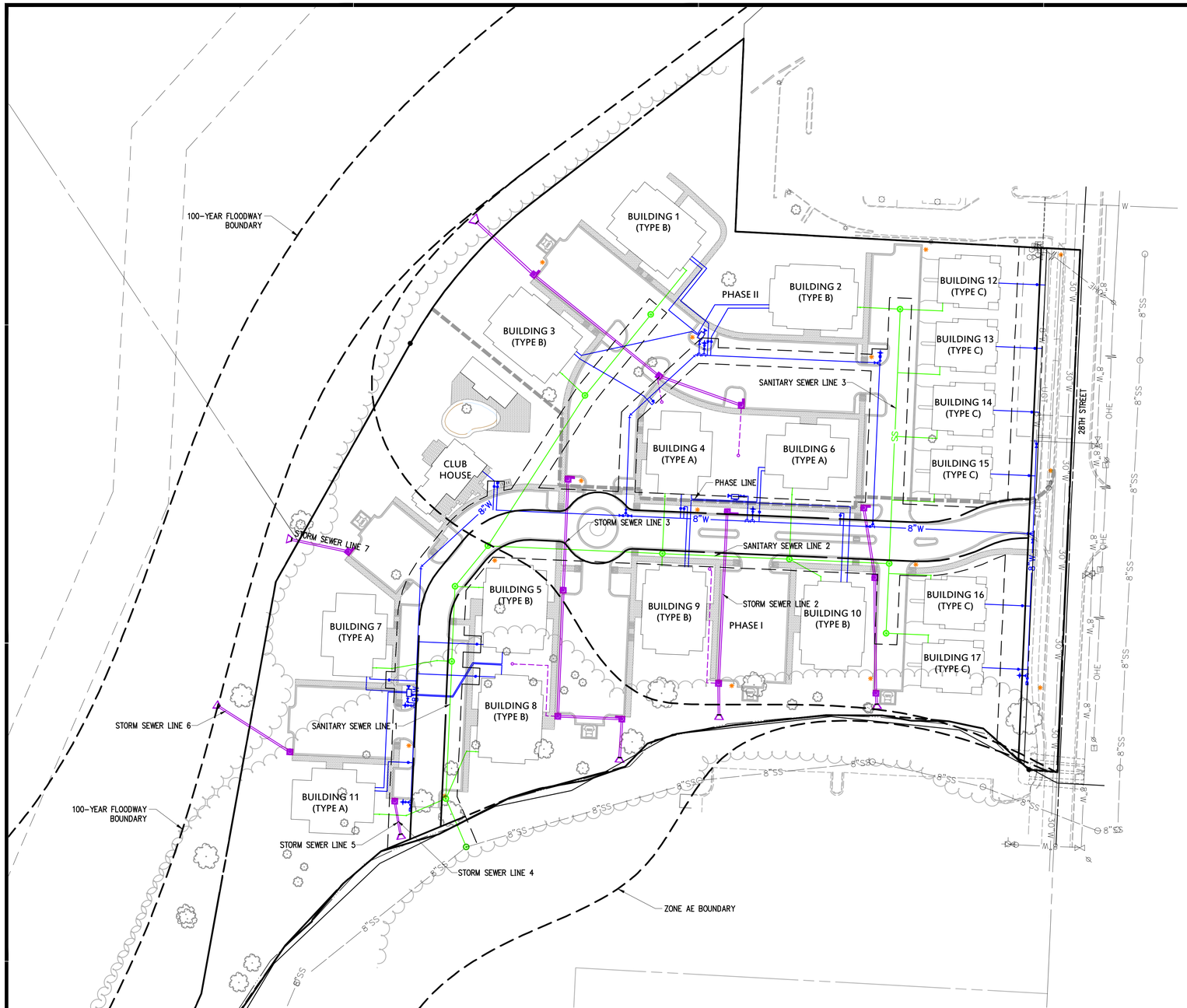
GRADING PLAN B

C-106



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
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC
GAS METER	OVERHEAD ELECTRIC
GAS VALVE	UNDERGROUND TELEVISION
STORM SEWER PIPE	OVERHEAD TELEVISION
DOWN GUY	FIBER OPTIC
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	ROAD CENTERLINE
AIR RELEASE VALVE	
FIRE DEPARTMENT CONNECTION	
WATER METER	
SPRINKLER HEAD	
ELECTRIC PEDESTAL	
DROP INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE
3 PHASE JUNCTION BOX	UNDERGROUND TELEPHONE
MANHOLE	UNDERGROUND ELECTRIC
SANITARY SEWER CLEANOUT	OVERHEAD ELECTRIC
GAS METER	FIBER OPTIC
GAS VALVE	UNDERGROUND TELEVISION
STORM SEWER PIPE	OVERHEAD TELEVISION
STRUCTURE NUMBER	RIGHT OF WAY
WATER VALVE	PROPERTY LINE
FIRE HYDRANT ASSEMBLY	
AIR RELEASE VALVE	
FIRE DEPARTMENT CONNECTION	
WATER METER	
BACK FLOW PREVENTER	
REDUCER	

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.

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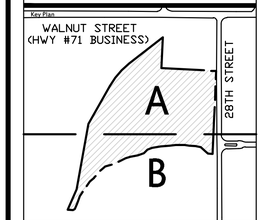
CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
50' 0 50'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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OVERALL UTILITY PLAN (C)

C-107

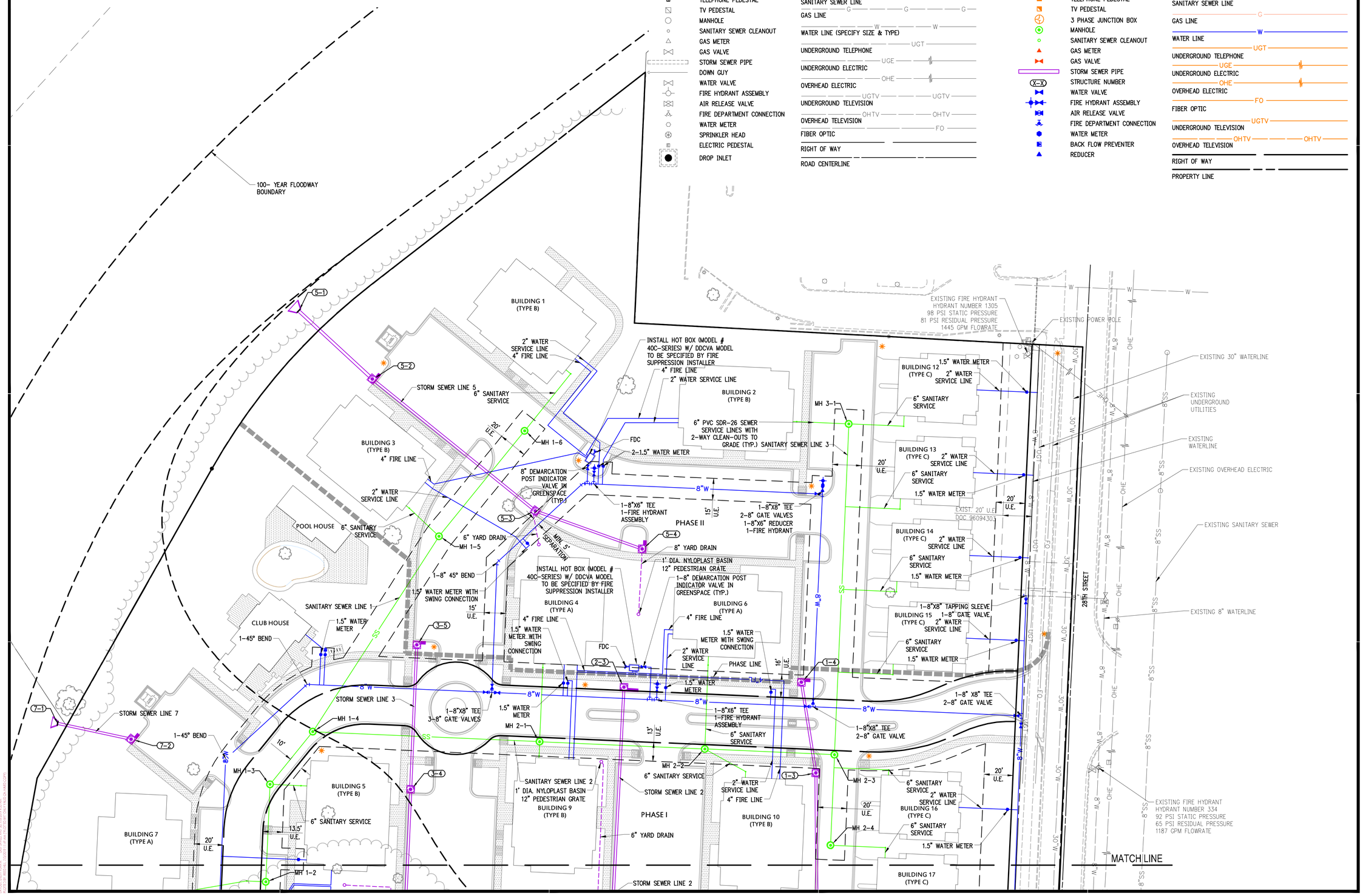
DRAWING: G:\19 YEAR_SRV\WATER\WATER\WATER UTILITY PLAN (C)\OVERALL UTILITY PLAN.DWG
LAYOUT: C-107 OVERALL UTILITY PLAN (C) PLOTTED BY: JASON FIFER ON FRI, 6/28/19 - 1:15PM
LAST SAVED BY: JASON FIFER ON FRI, 6/28/19 - 1:15PM

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
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC
GAS METER	OVERHEAD ELECTRIC
GAS VALVE	UNDERGROUND TELEVISION
STORM SEWER PIPE	OVERHEAD TELEVISION
DOWN GUY	FIBER OPTIC
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	ROAD CENTERLINE
AIR RELEASE VALVE	
FIRE DEPARTMENT CONNECTION	
WATER METER	
SPRINKLER HEAD	
ELECTRIC PEDESTAL	
DROP INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE
3 PHASE JUNCTION BOX	UNDERGROUND TELEPHONE
MANHOLE	UNDERGROUND ELECTRIC
SANITARY SEWER CLEANOUT	OVERHEAD ELECTRIC
GAS METER	FIBER OPTIC
GAS VALVE	UNDERGROUND TELEVISION
STORM SEWER PIPE	OVERHEAD TELEVISION
STRUCTURE NUMBER	RIGHT OF WAY
WATER VALVE	PROPERTY LINE
FIRE HYDRANT ASSEMBLY	
AIR RELEASE VALVE	
FIRE DEPARTMENT CONNECTION	
WATER METER	
BACK FLOW PREVENTER	
REDUCER	



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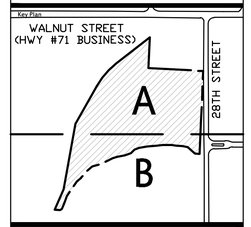
CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
30' 0 30'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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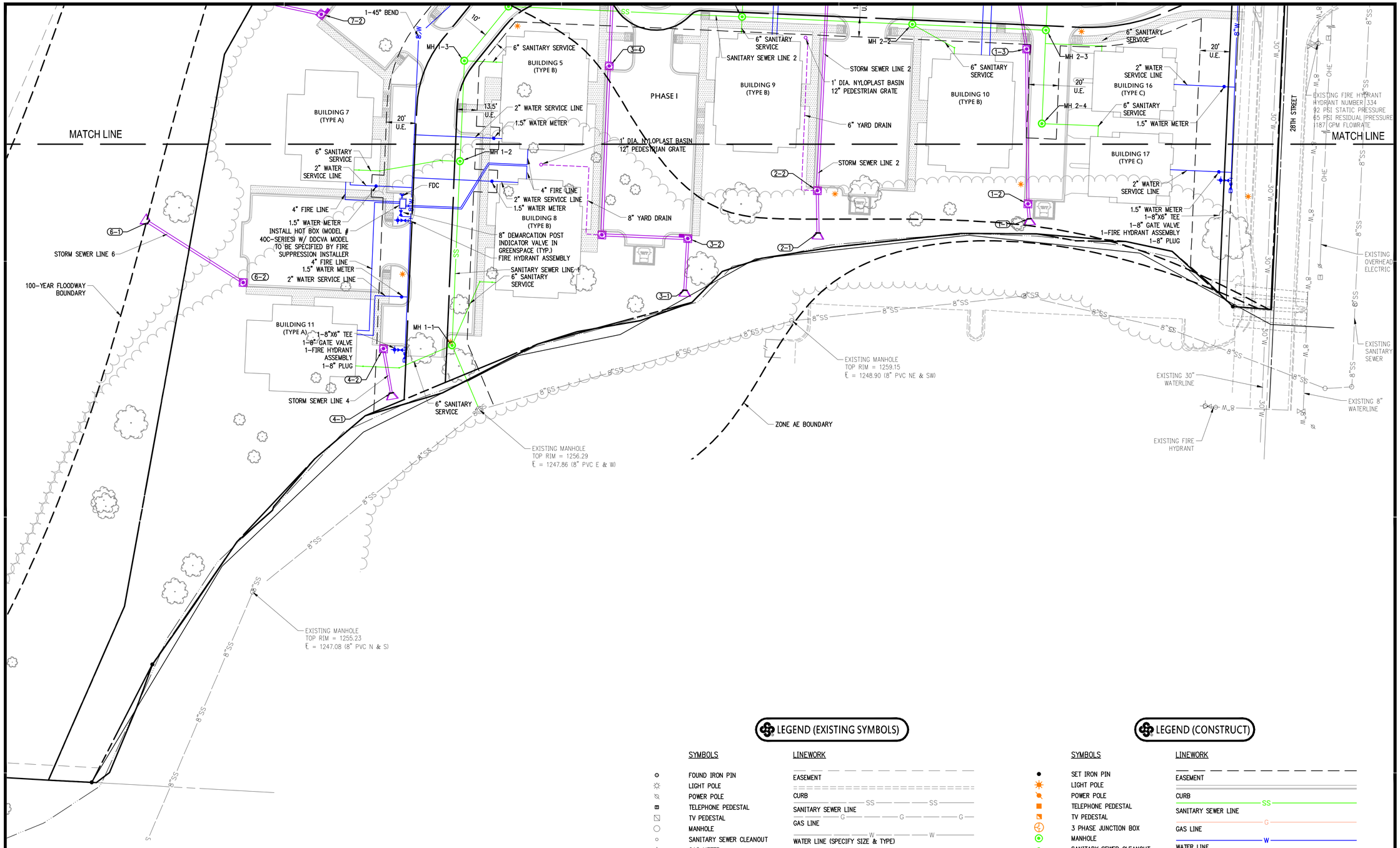
UTILITY PLAN A (C)

C-108



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	FIBER OPTIC (FO)
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	ROAD CENTERLINE
AIR RELEASE VALVE	
FIRE DEPARTMENT CONNECTION	
WATER METER	
SPRINKLER HEAD	
ELECTRIC PEDESTAL	
DROP INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE (SS)
TELEPHONE PEDESTAL	GAS LINE (G)
TV PEDESTAL	WATER LINE (W)
3 PHASE JUNCTION BOX	UNDERGROUND TELEPHONE (UGT)
MANHOLE	UNDERGROUND ELECTRIC (UGE)
SANITARY SEWER CLEANOUT	OVERHEAD ELECTRIC (OHE)
GAS METER	FIBER OPTIC (FO)
GAS VALVE	UNDERGROUND TELEVISION (UGTV)
STORM SEWER PIPE	OVERHEAD TELEVISION (OHTV)
STRUCTURE NUMBER (X-X)	RIGHT OF WAY
WATER VALVE	PROPERTY LINE
FIRE HYDRANT ASSEMBLY	
AIR RELEASE VALVE	
FIRE DEPARTMENT CONNECTION	
WATER METER	
BACK FLOW PREVENTER	
REDUCER	

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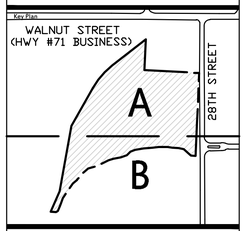
CITY OF ROGERS STAMP

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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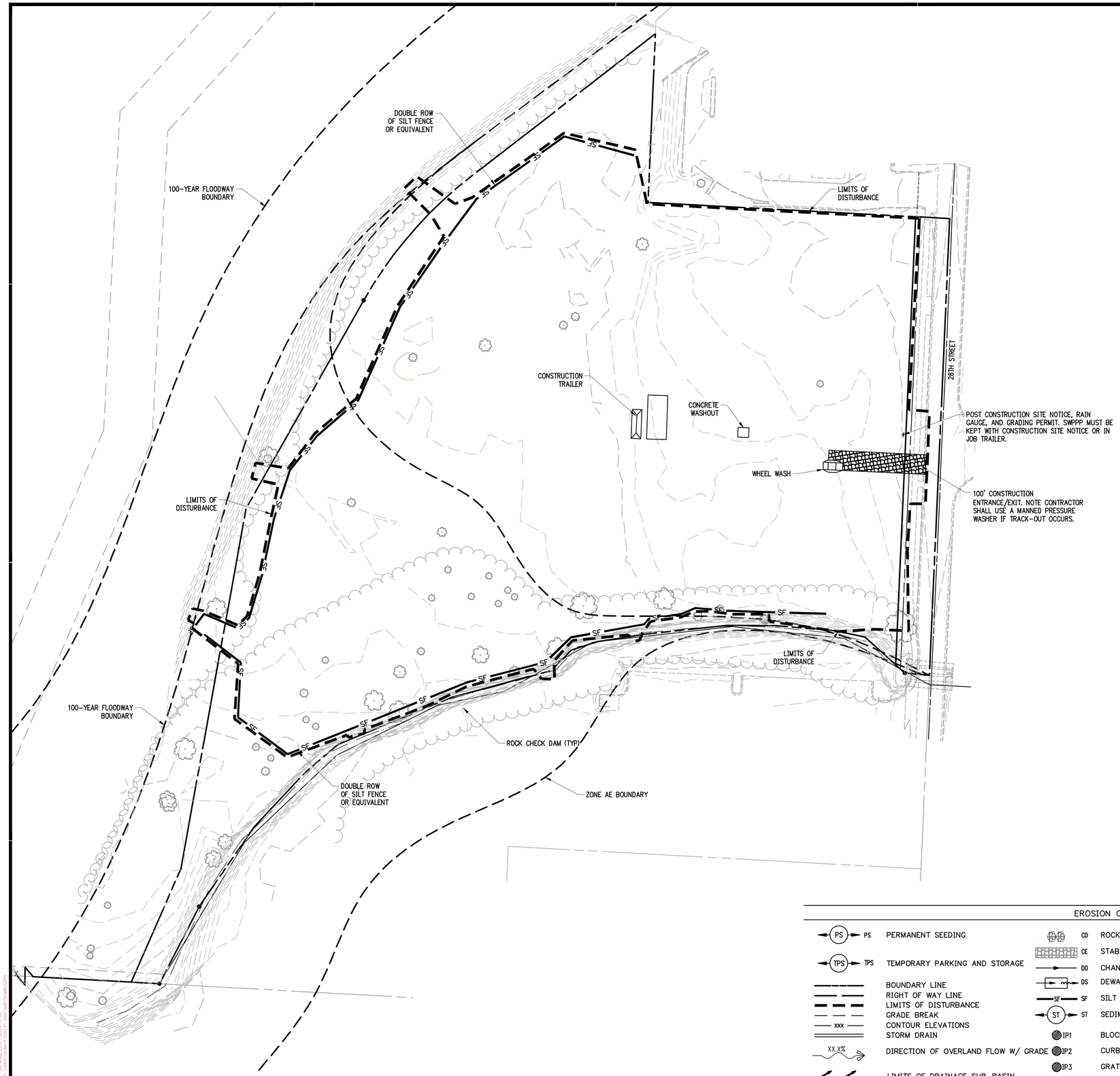
UTILITY PLAN B (C)

C-109



EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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ARKANSAS ENGINEER

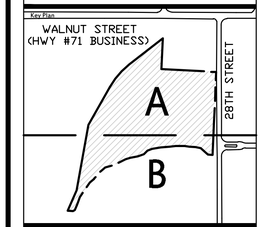
CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
50' 0 50'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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EROSION CONTROL PHASE I

C-110

EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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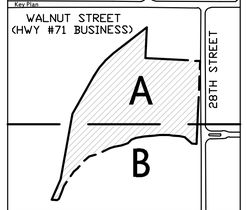
GRAPHIC SCALE IN FEET
50' 0 50'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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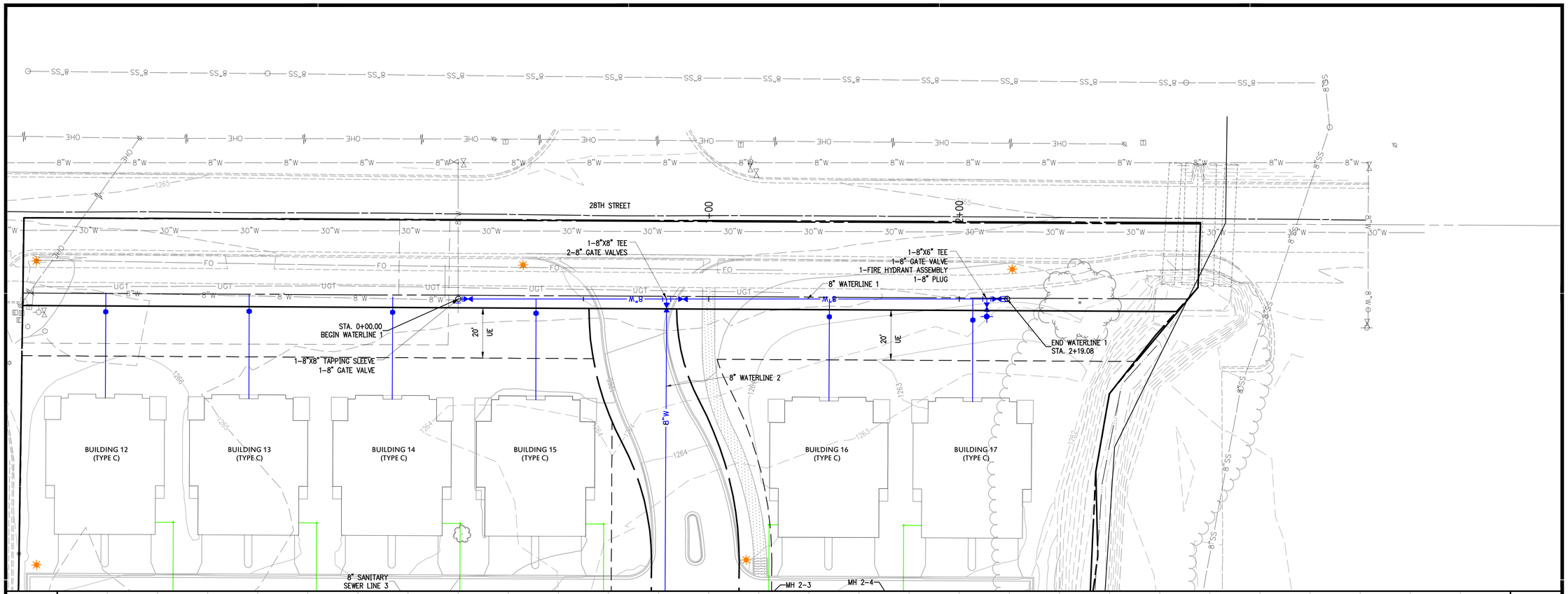
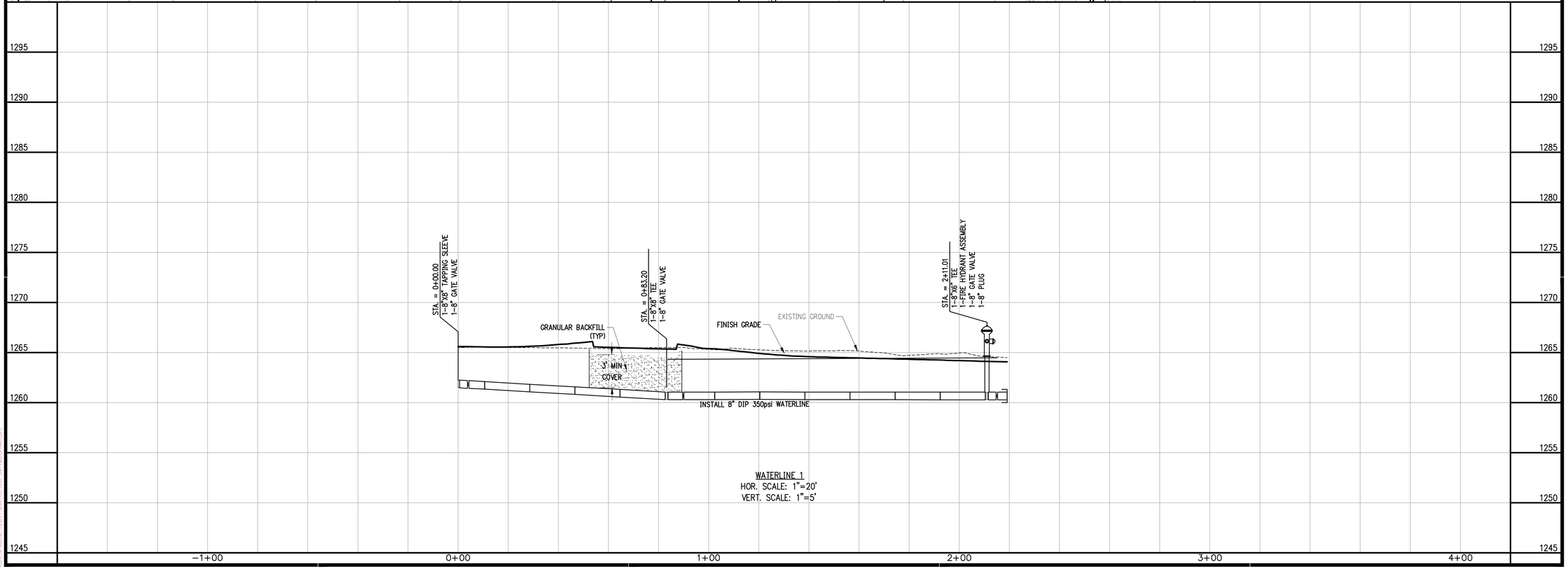
EROSION CONTROL PHASE II

C-111





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

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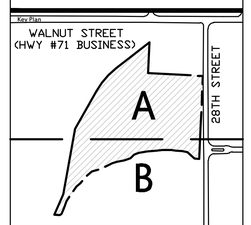
RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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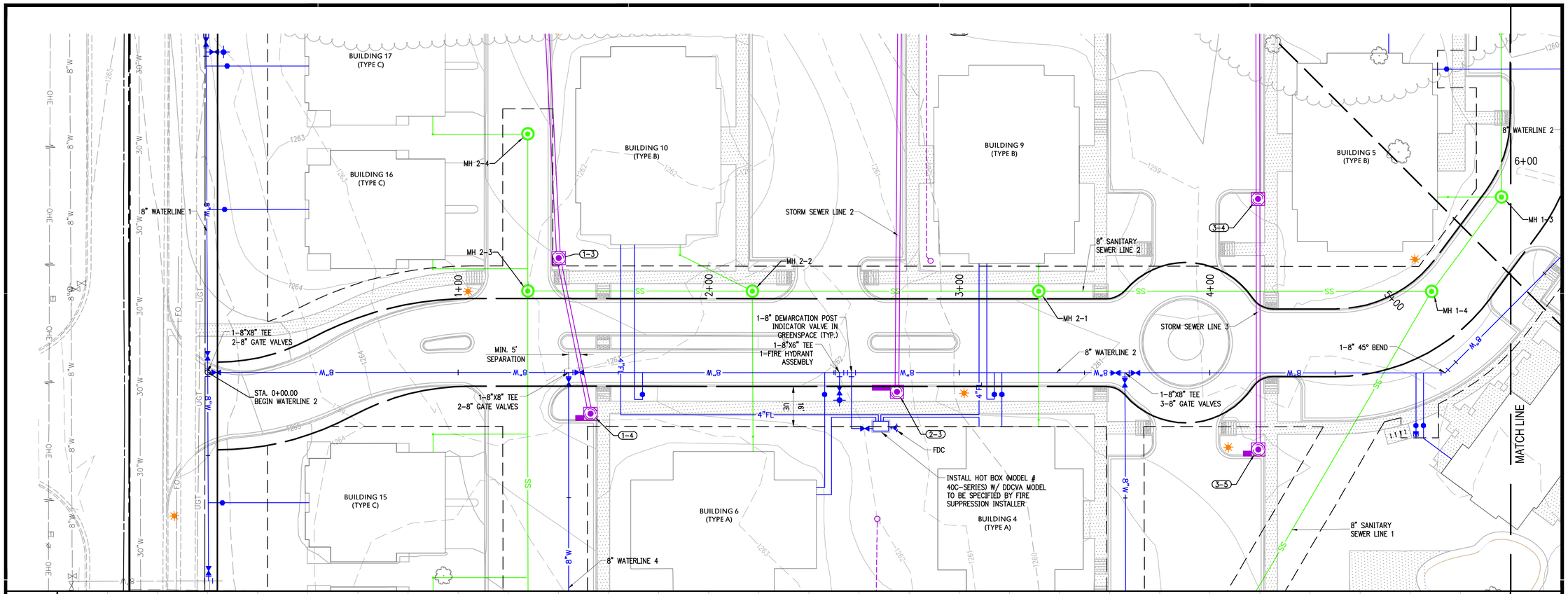
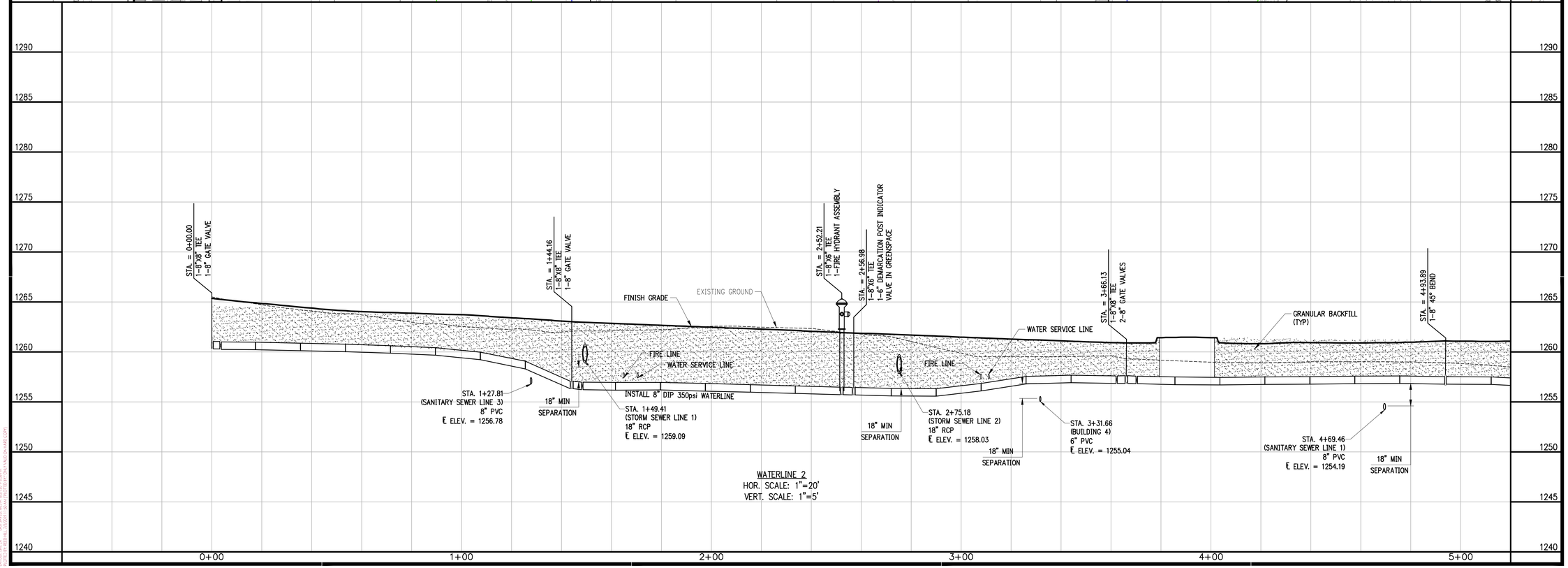
WATERLINE 1 P&P (C)

C-201





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

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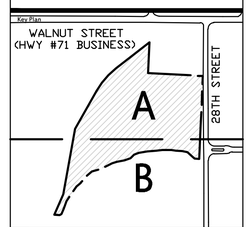
Key Plan



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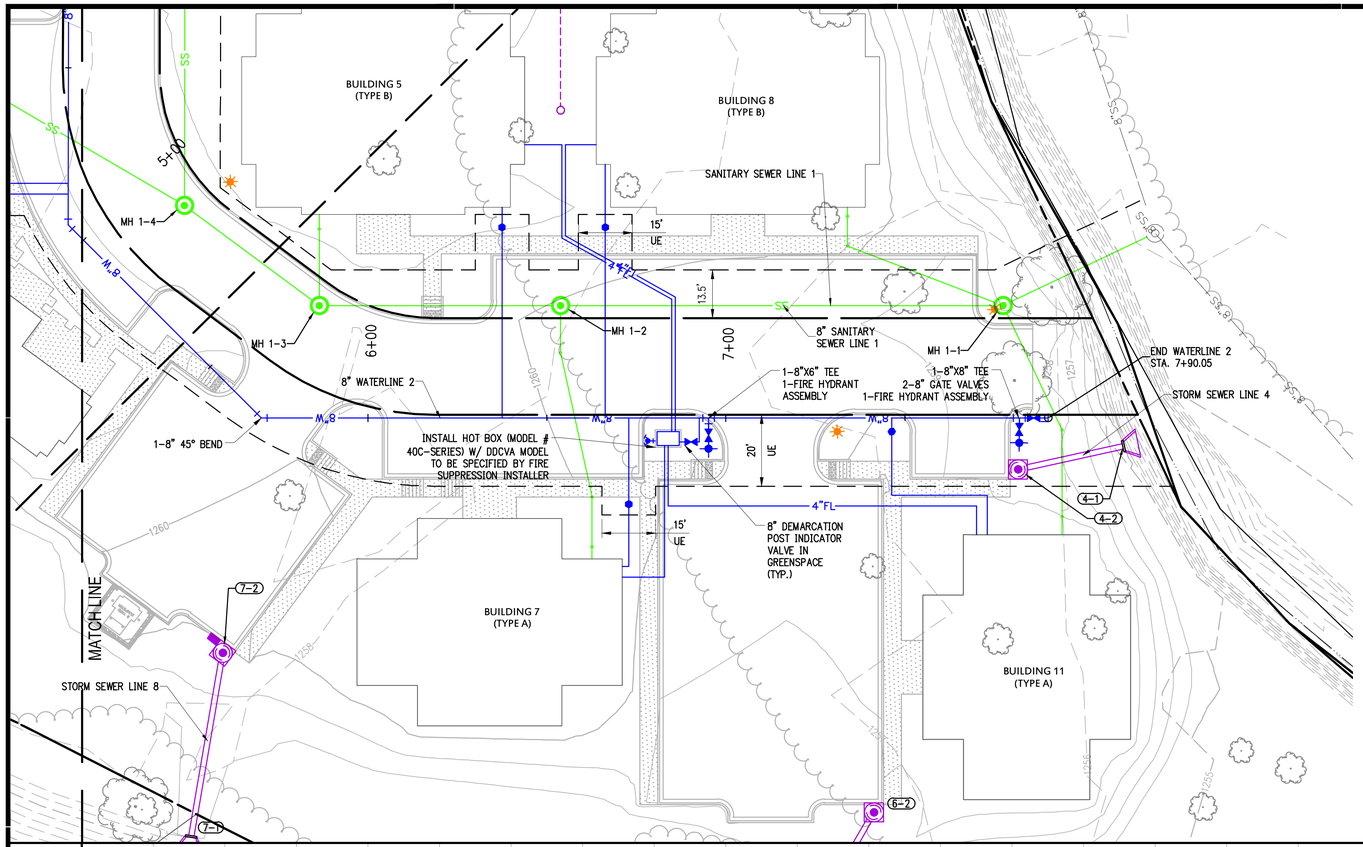
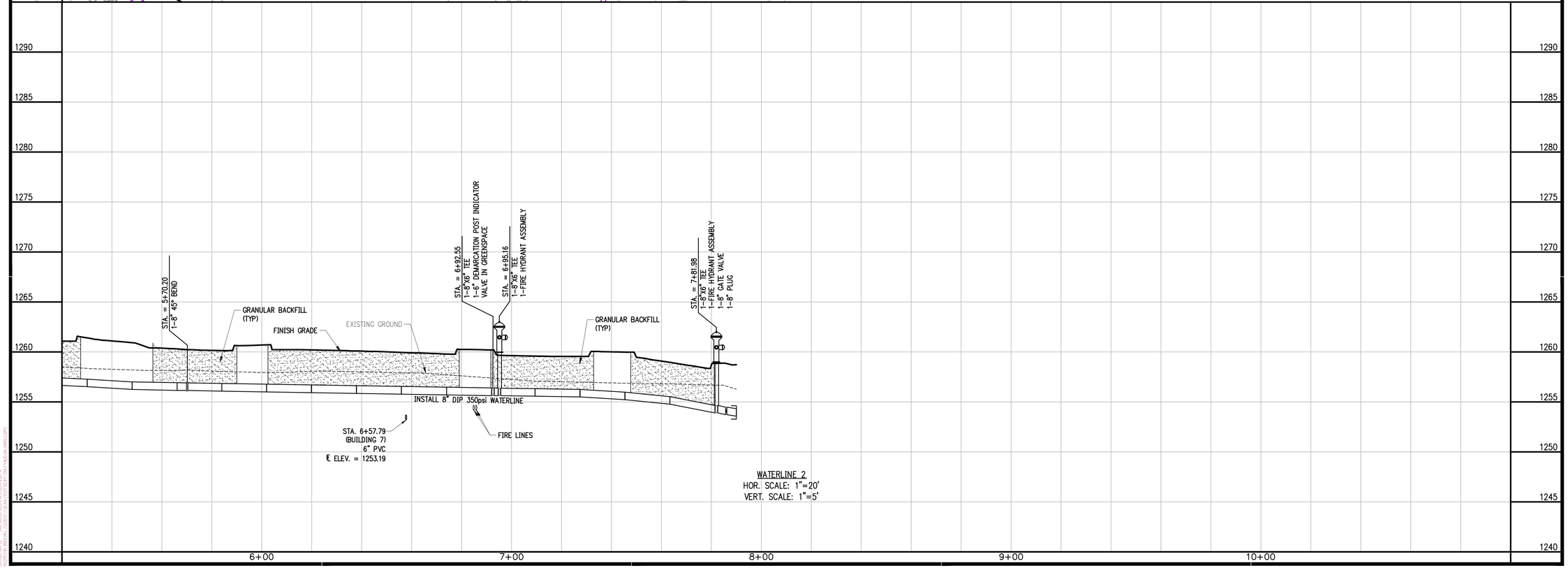
WATERLINE 2 P&P 1 OF 2 (C)

C-202





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

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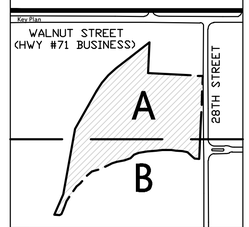
RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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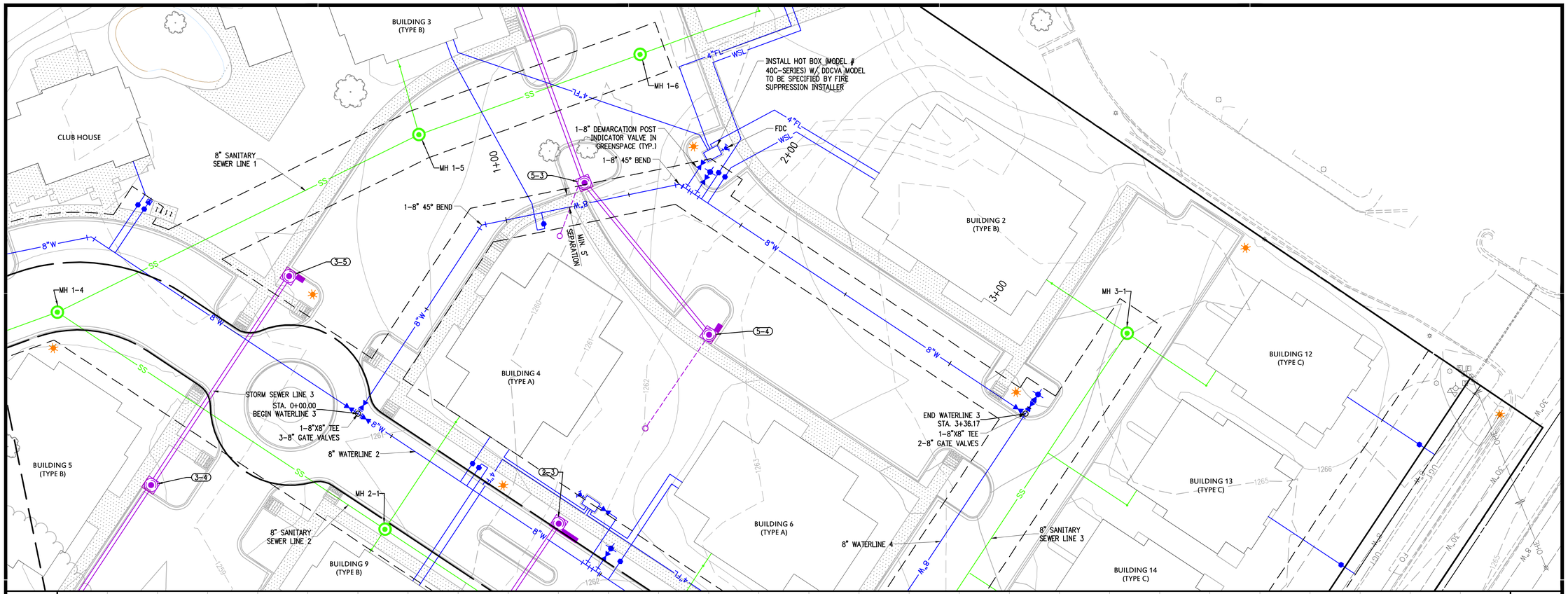
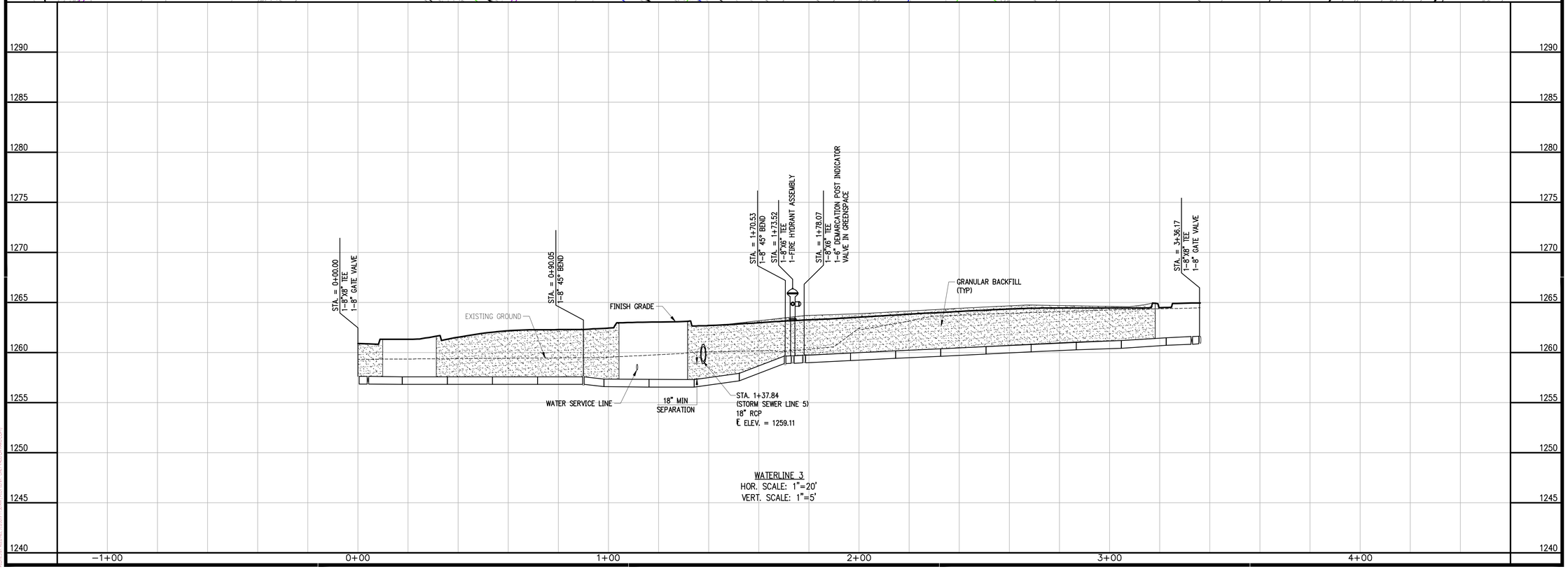
WATERLINE 2 P&P 2 OF 2 (C)

C-203





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

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Rogers, Arkansas 72756
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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

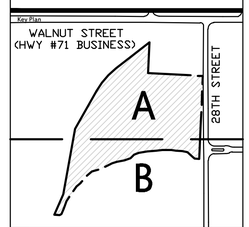
CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
20' 0 20'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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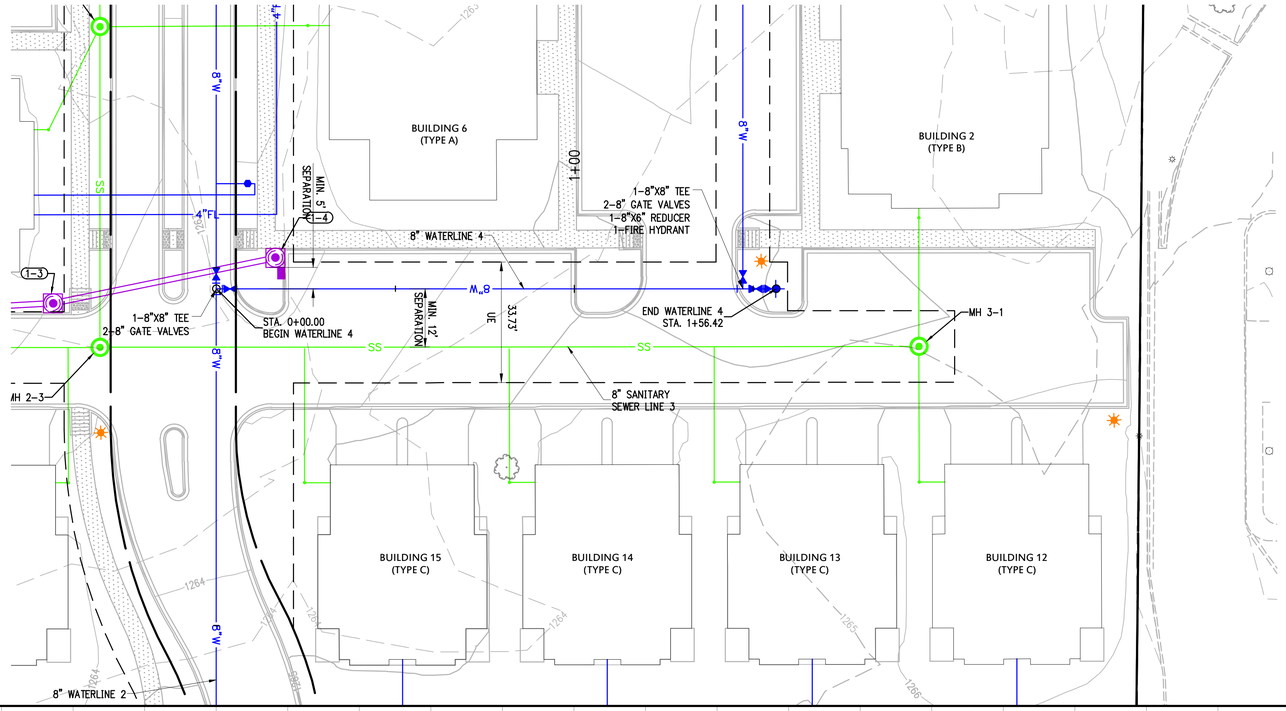
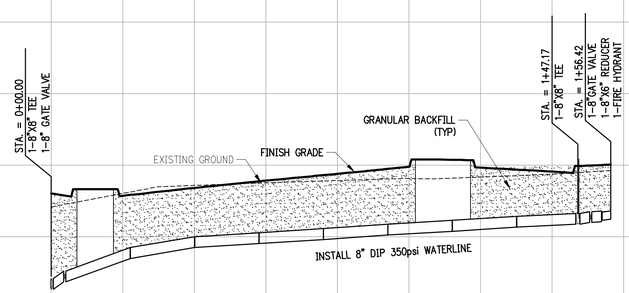
WATERLINE 3 P&P (C)

C-204





WATERLINE 4
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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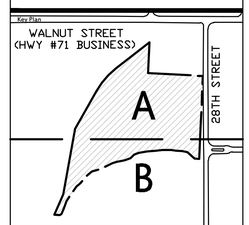
RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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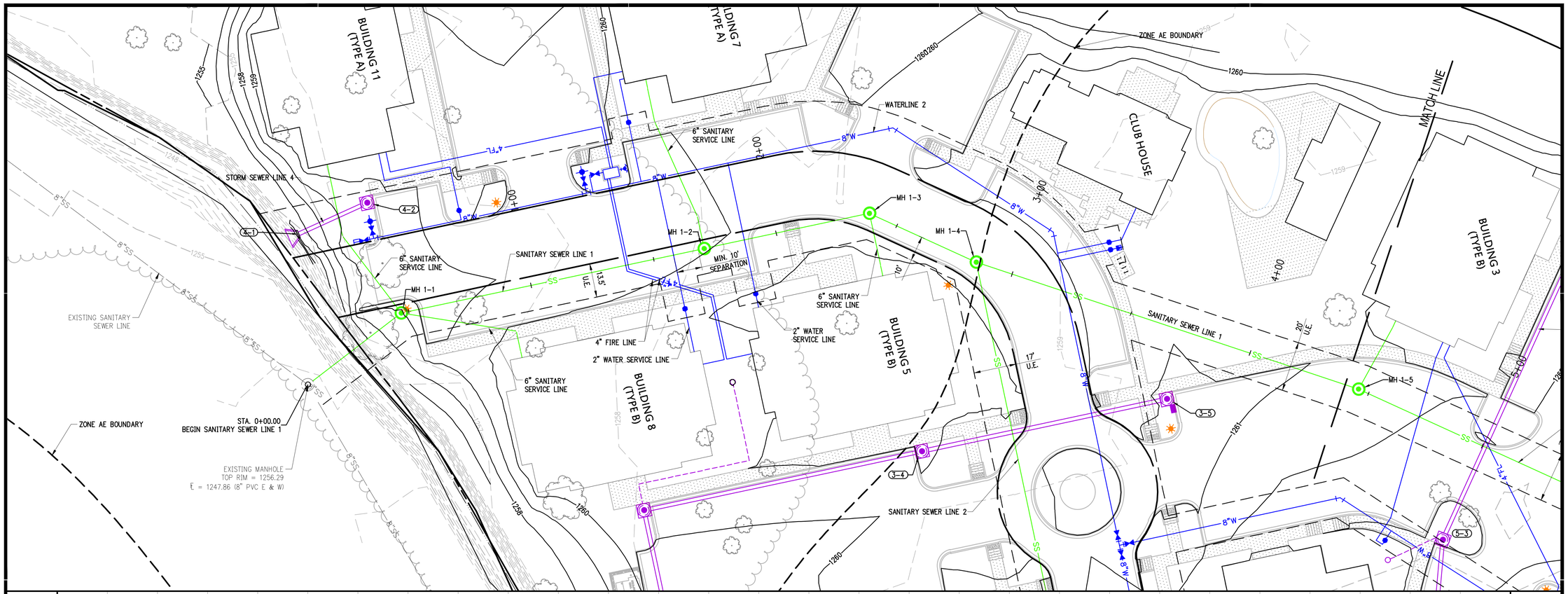
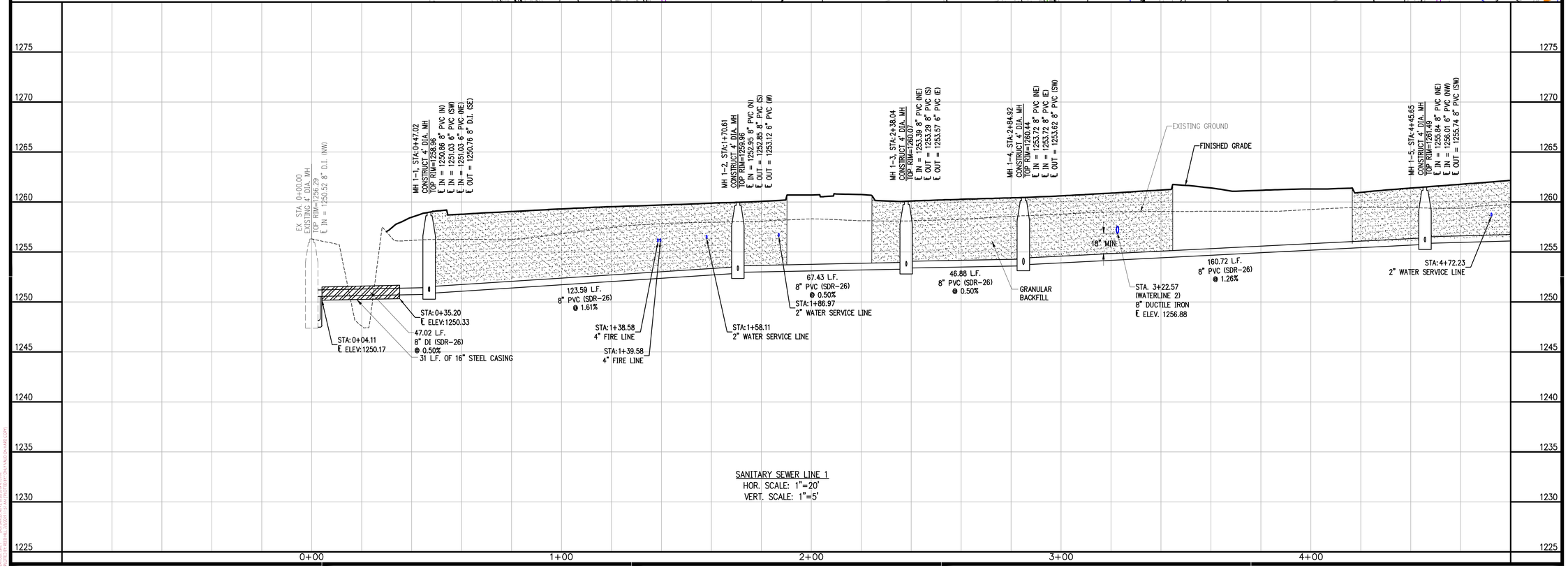
WATERLINE 4 P&P (C)

C-205





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

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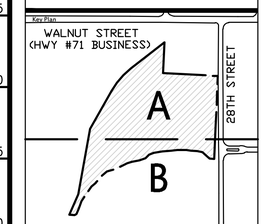

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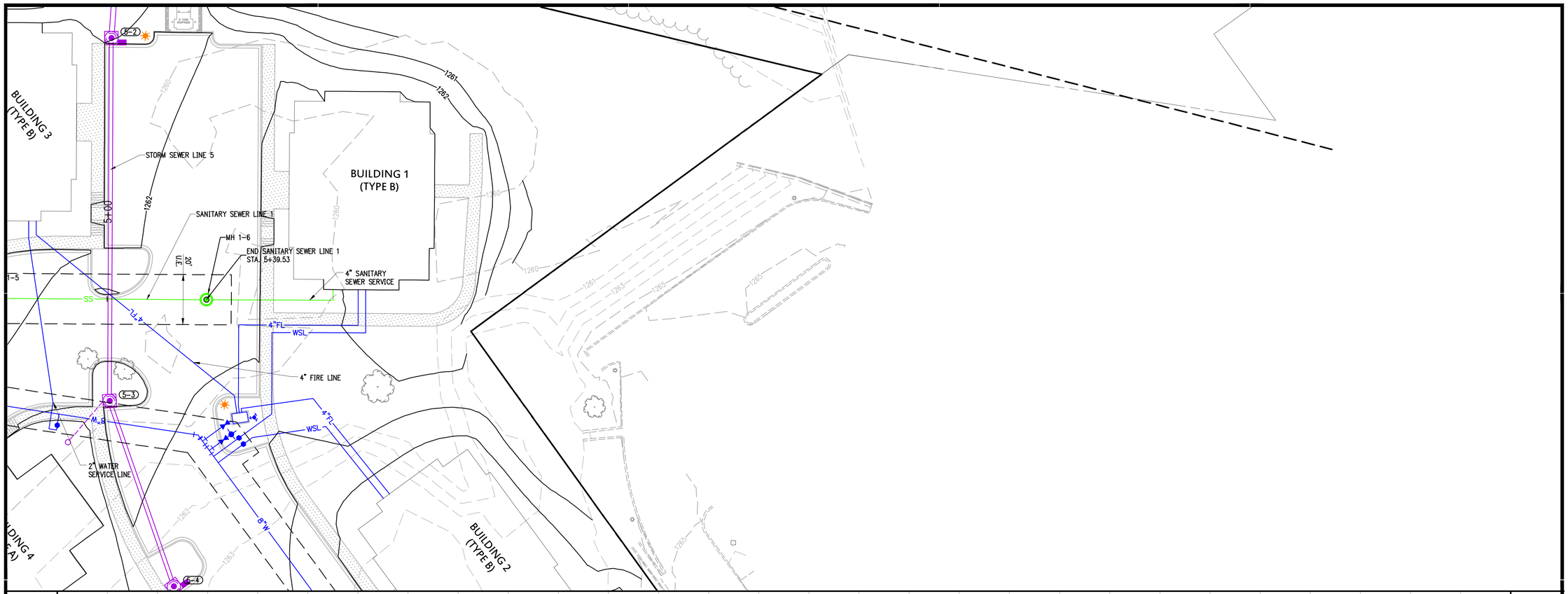
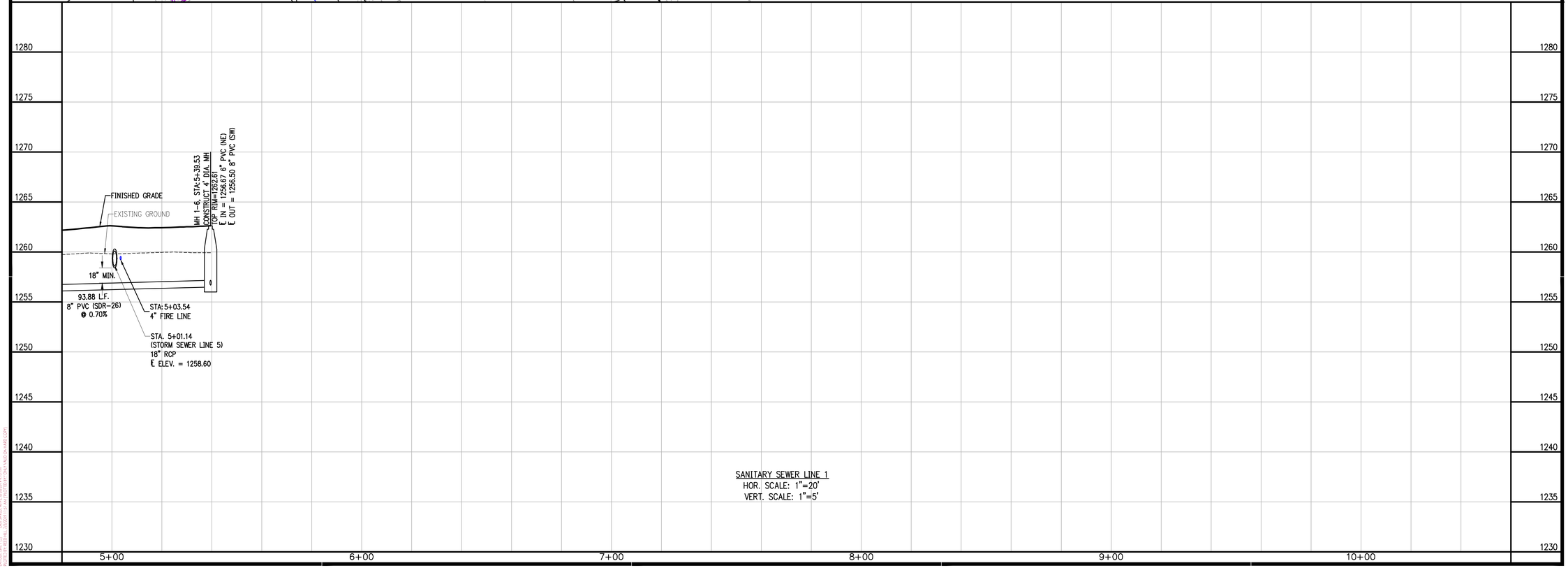
SANITARY SEWER LINE 1 P&P (C)

C-206





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

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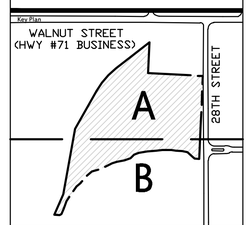

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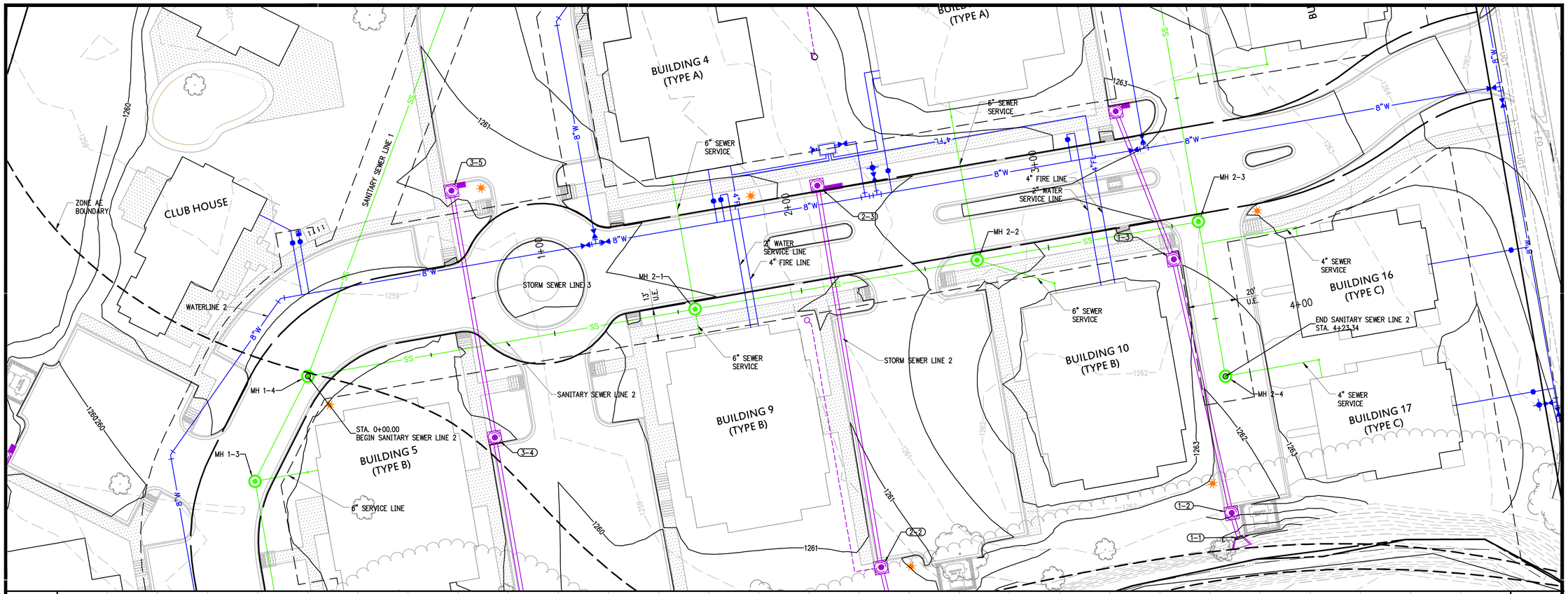
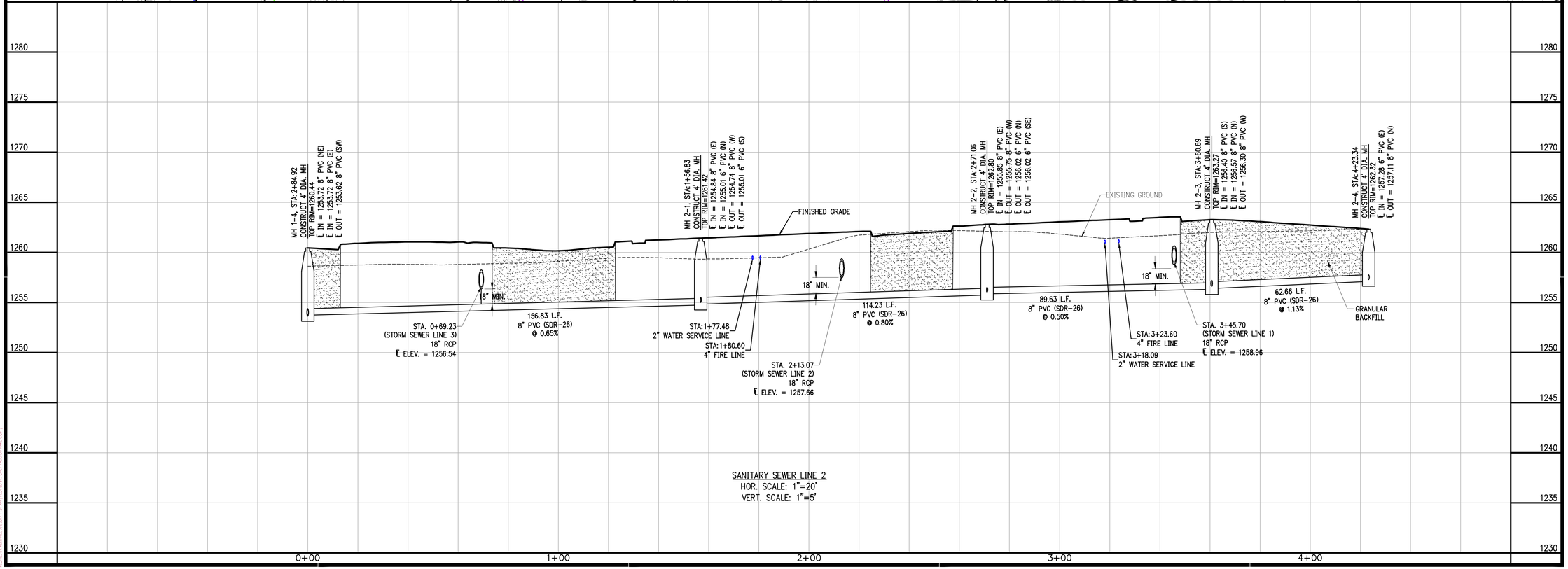
C-207





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

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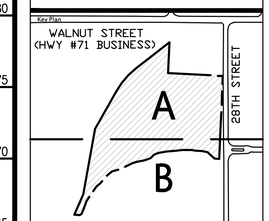

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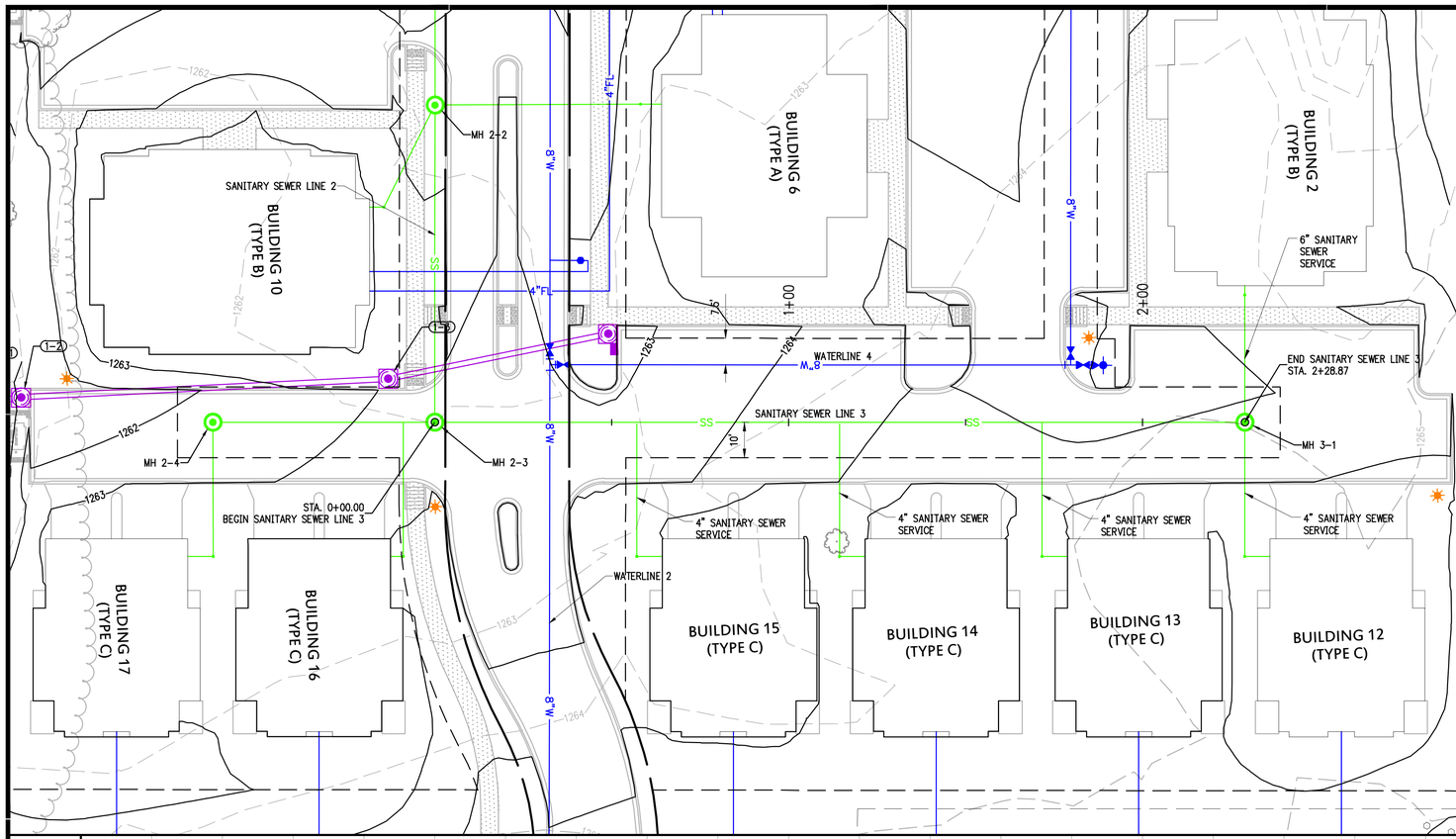
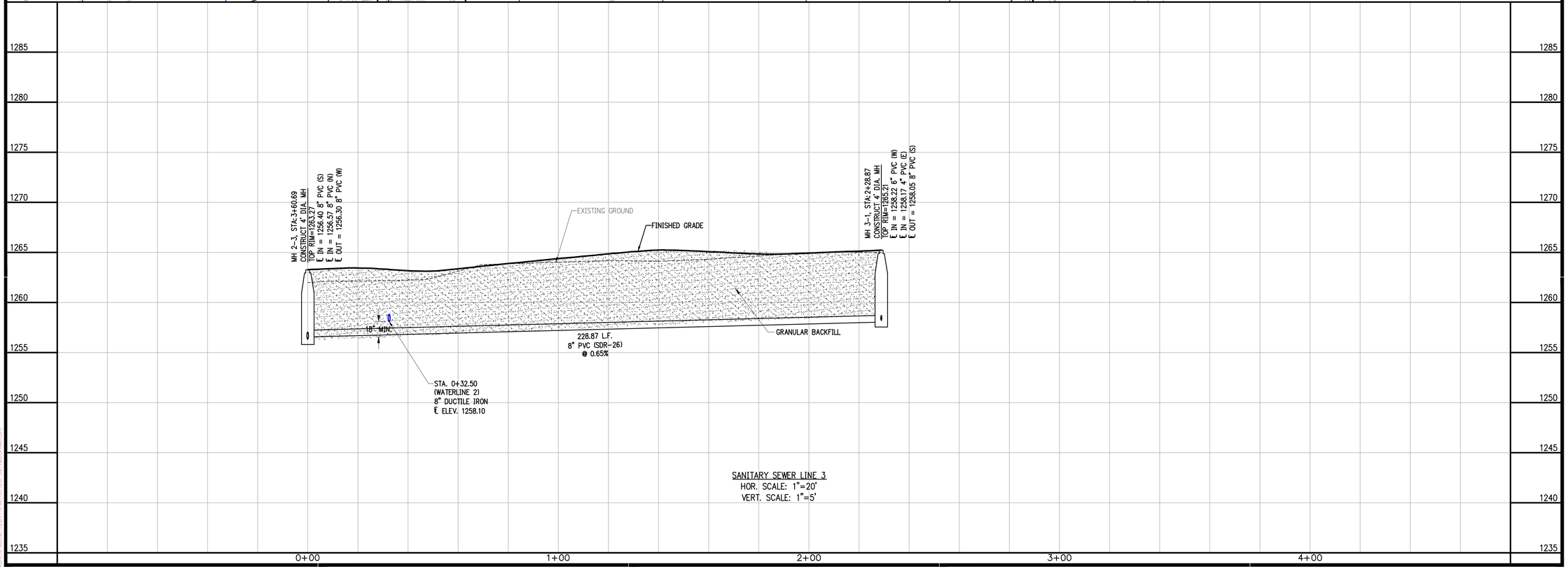
SANITARY SEWER LINE 2 P&P (C)

C-208





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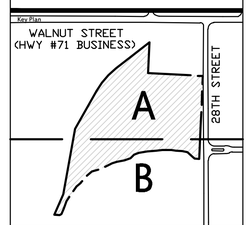
Key Plan



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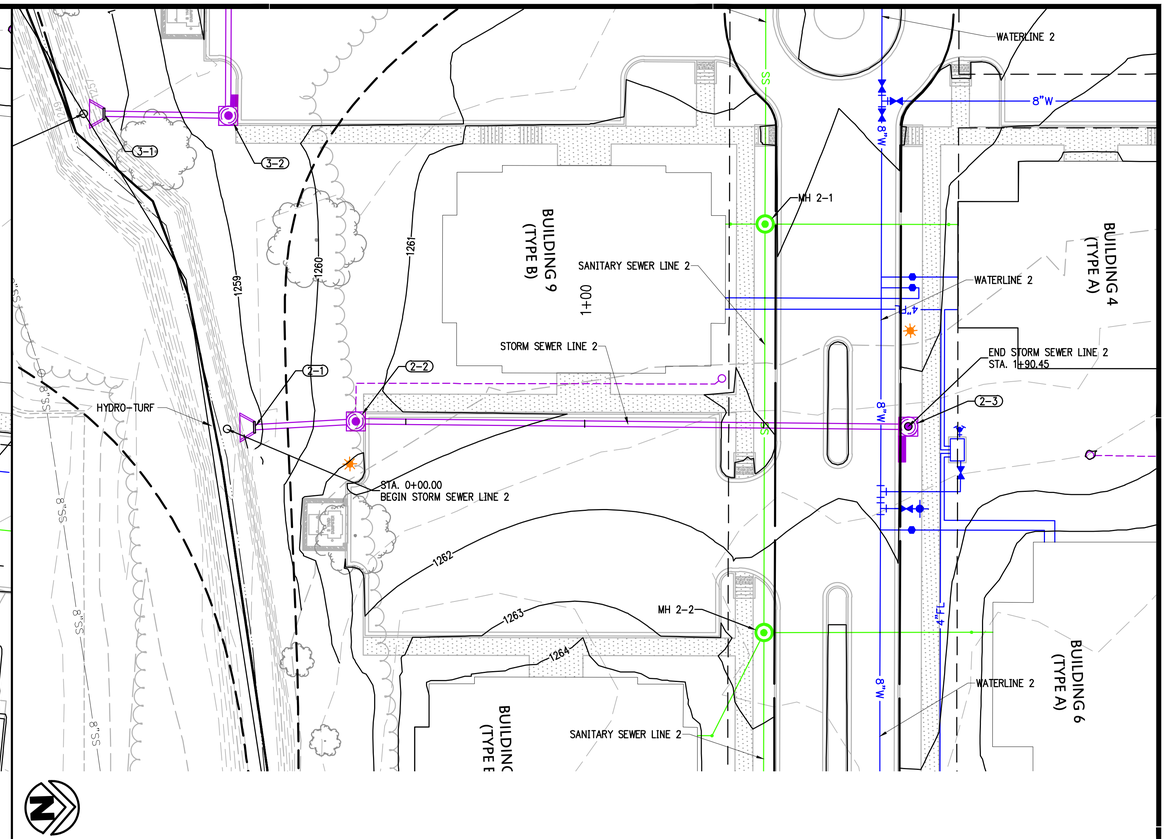
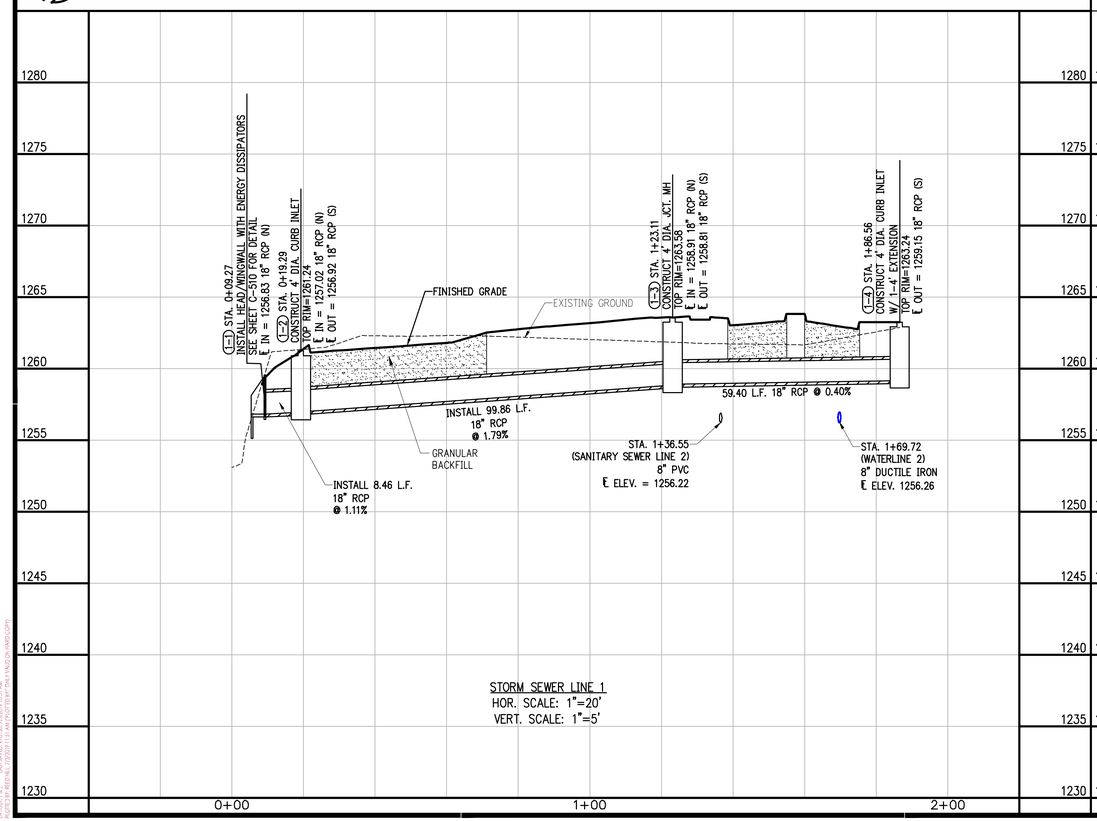
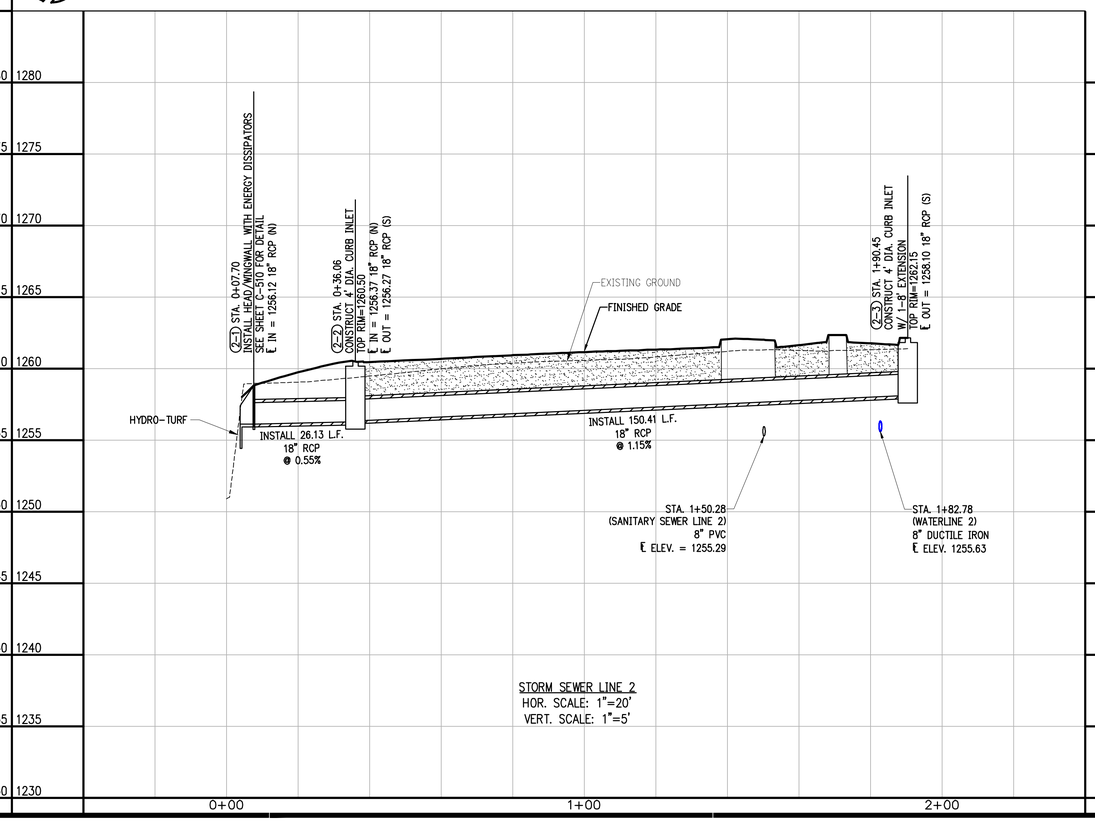
SANITARY SEWER LINE 3 P&P (C)

C-209





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



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

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CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
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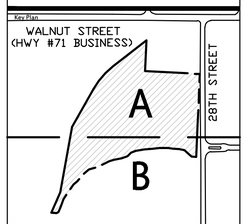
RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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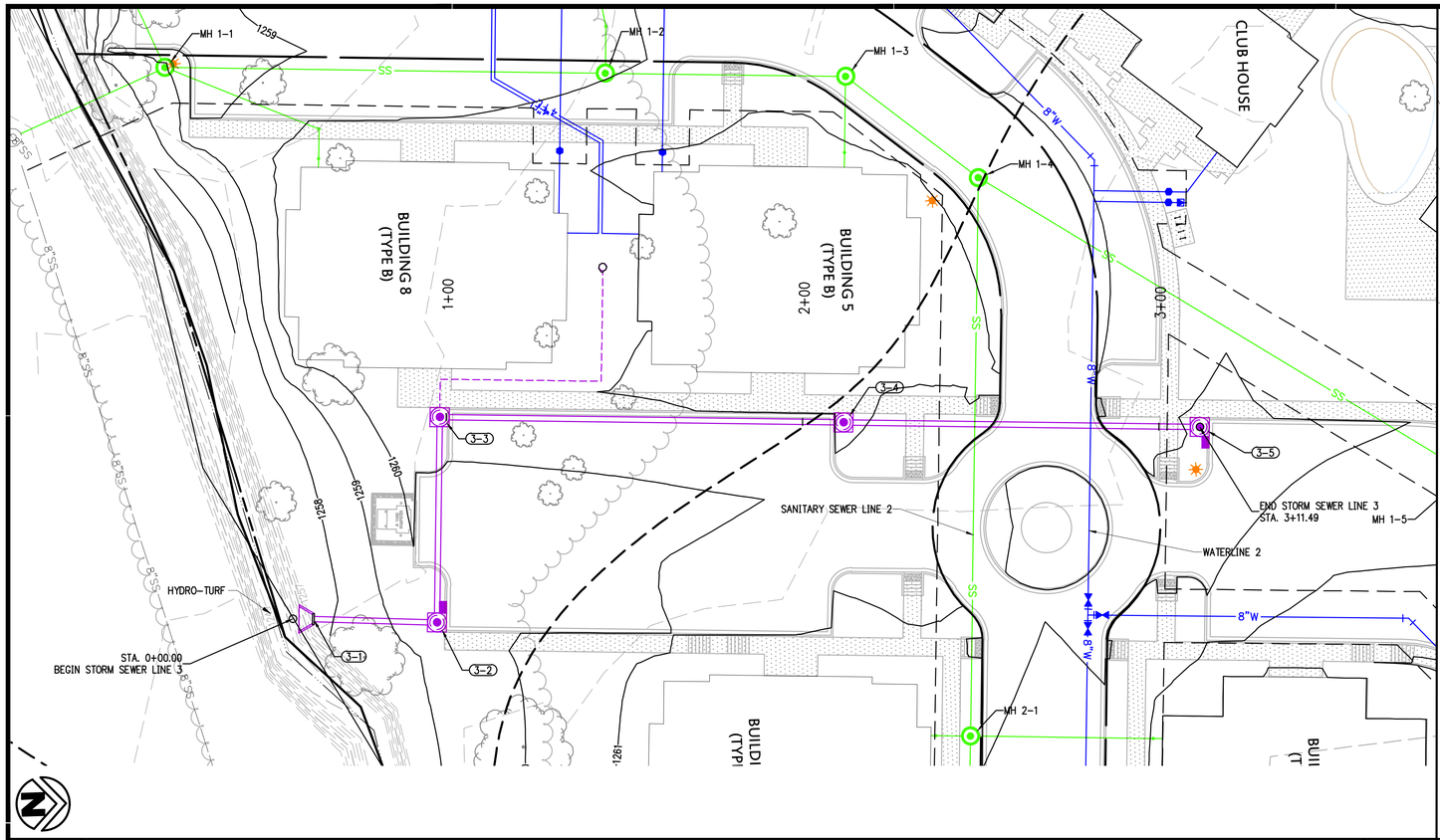
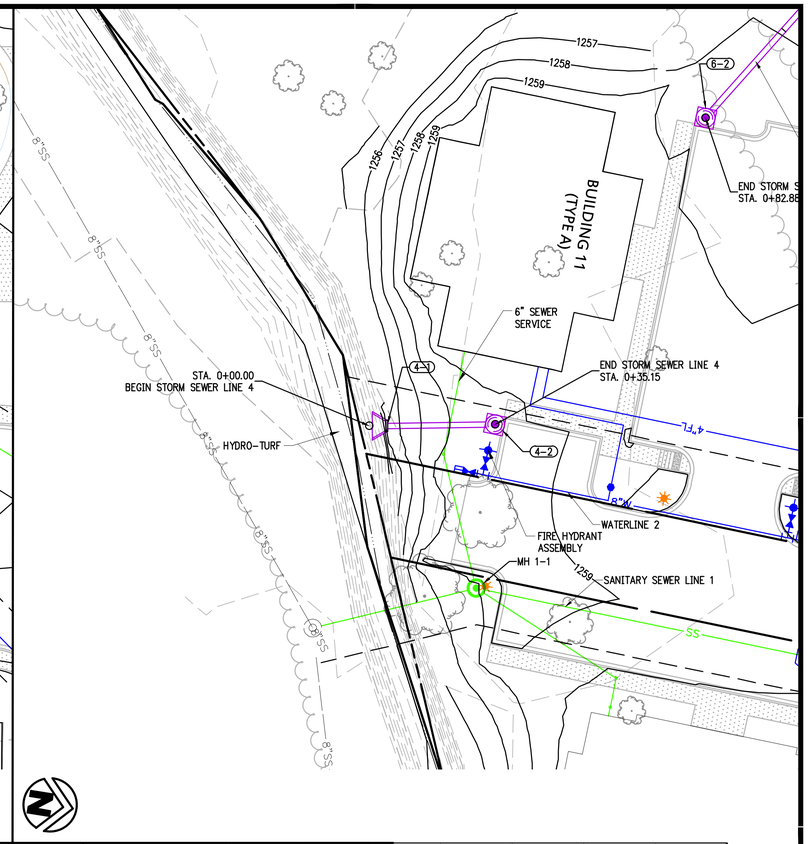
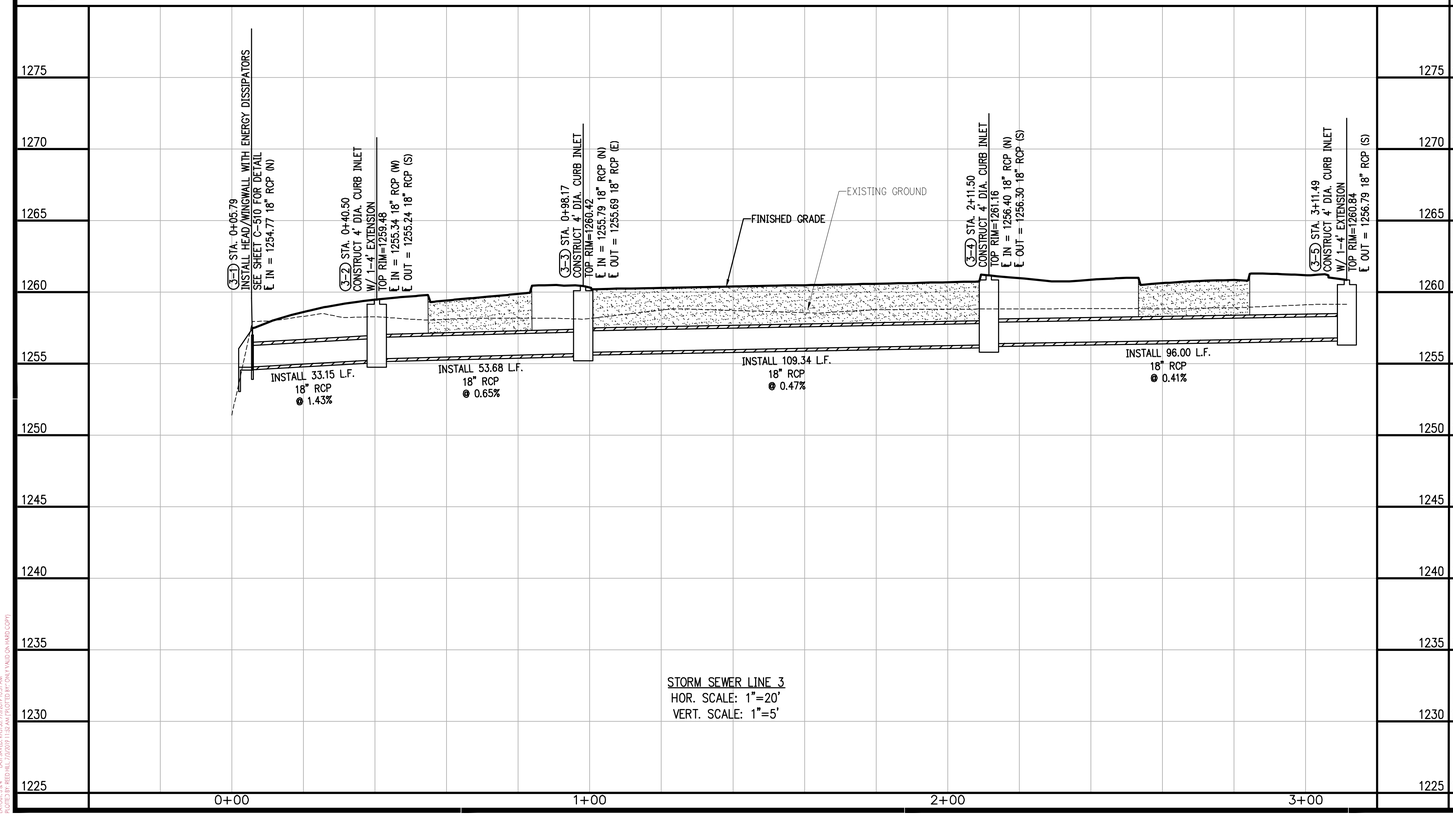
STORM SEWER LINE 1 & 2 P&P (C)

C-210







STORM SEWER LINE 3
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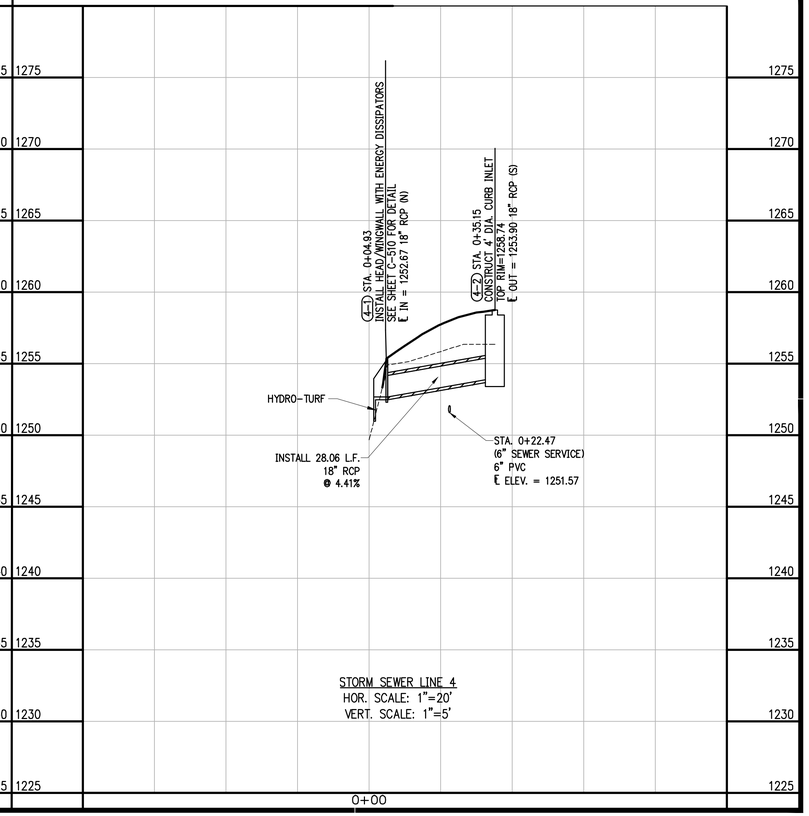
VERT. SCALE: 1"=5'



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

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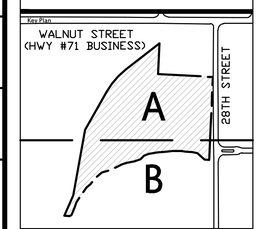

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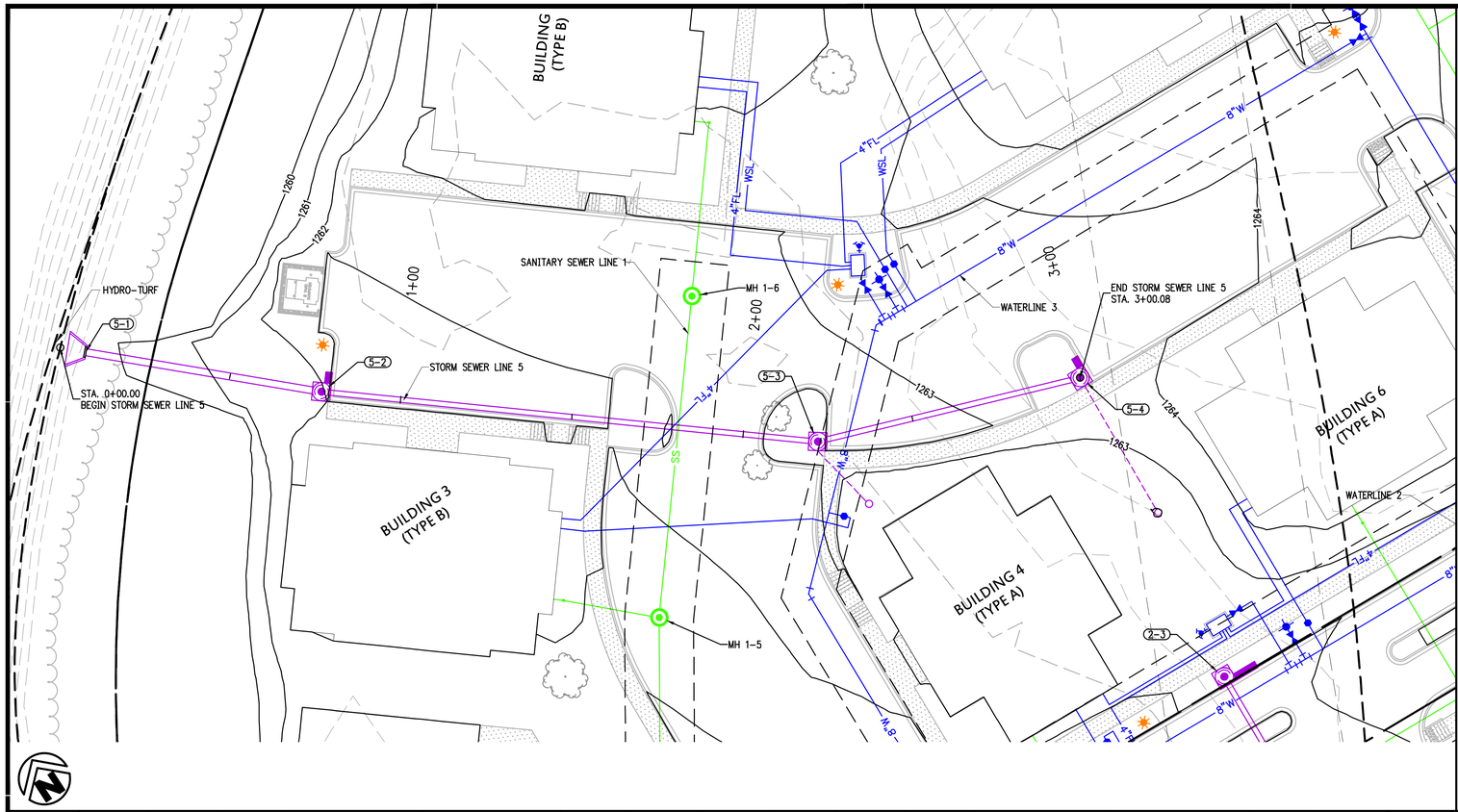
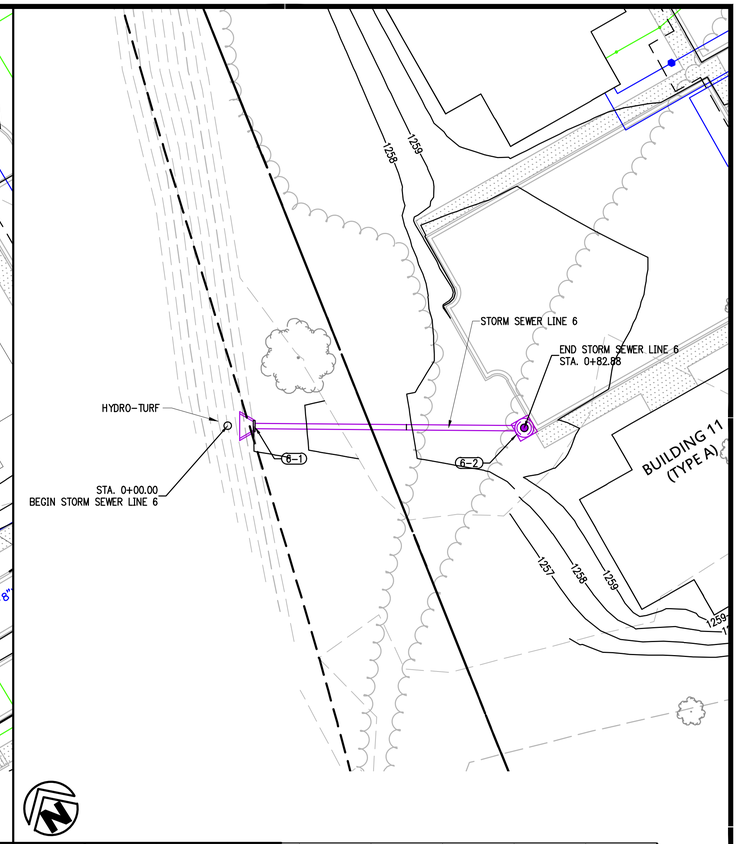
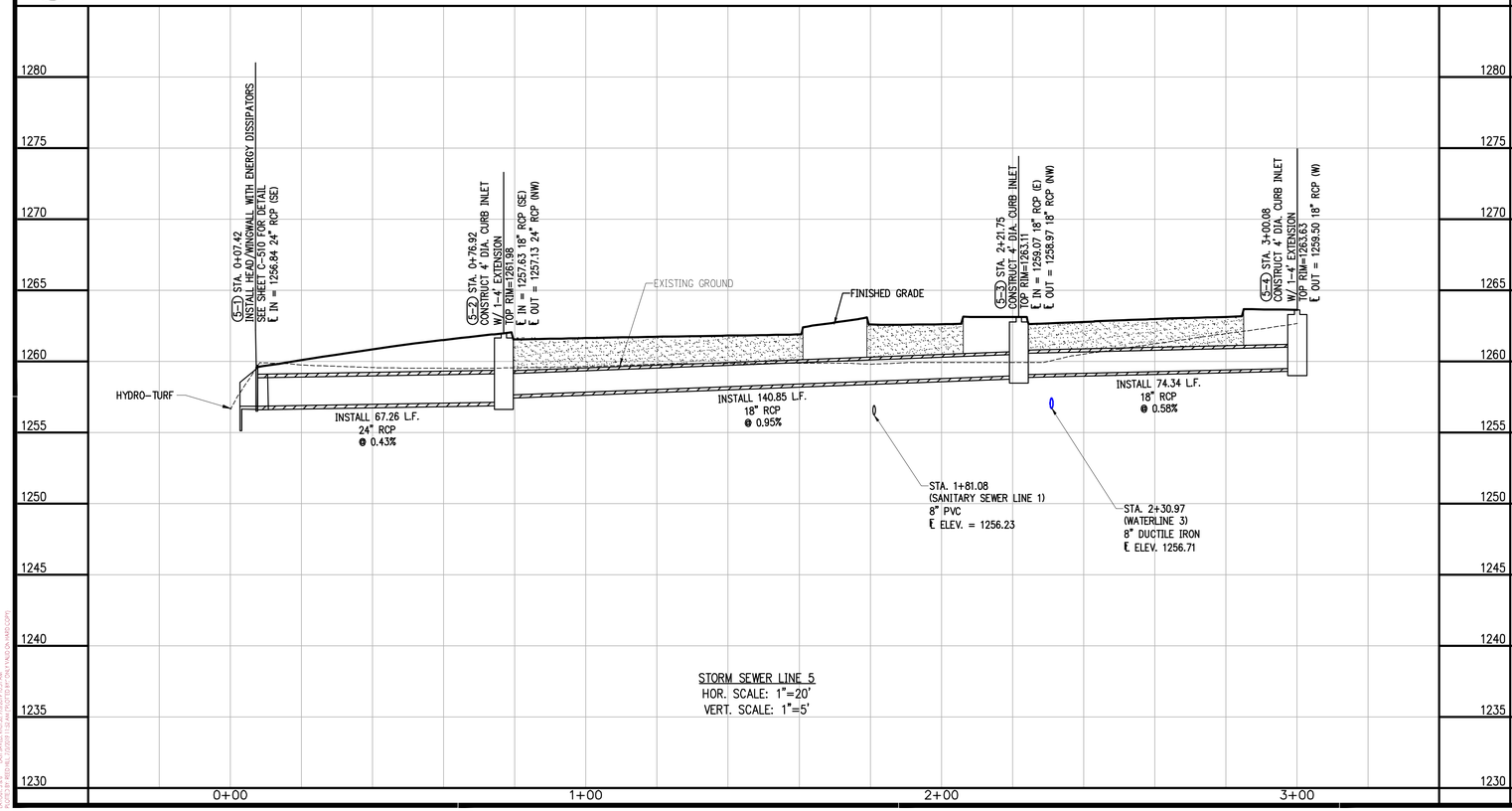
STORM SEWER LINE 3 & 4 P&P (C)

C-211







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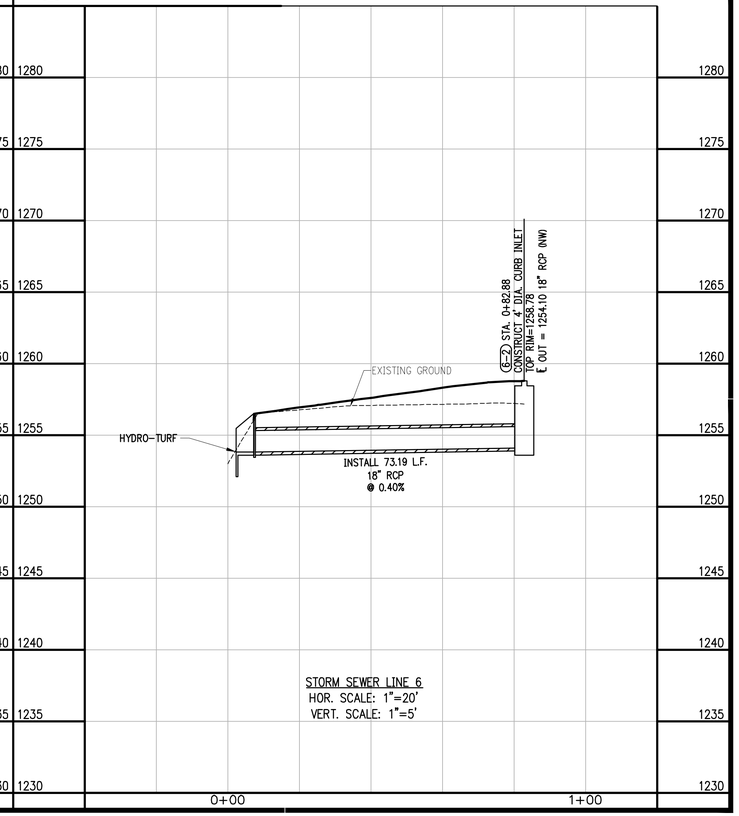
VERT. SCALE: 1"=5'



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

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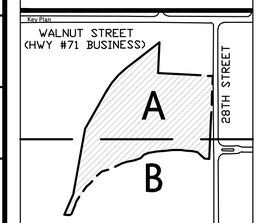

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PRELIMINARY PLANS

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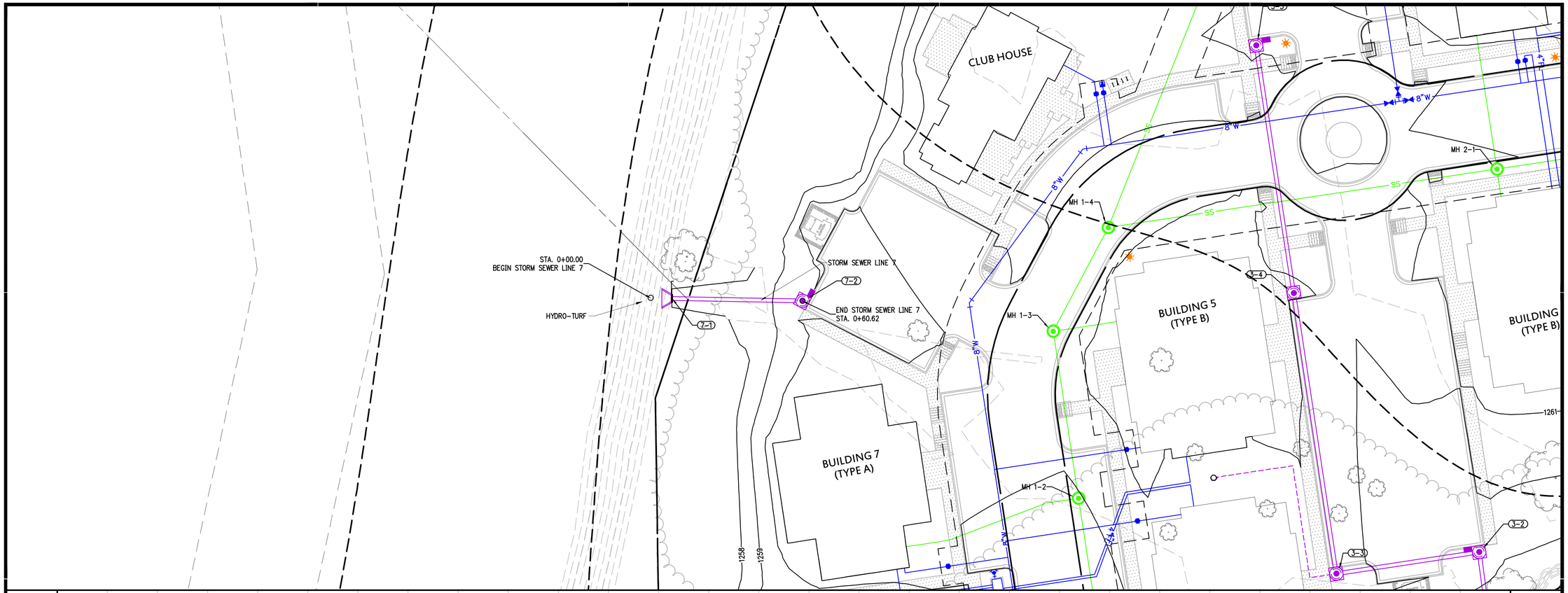
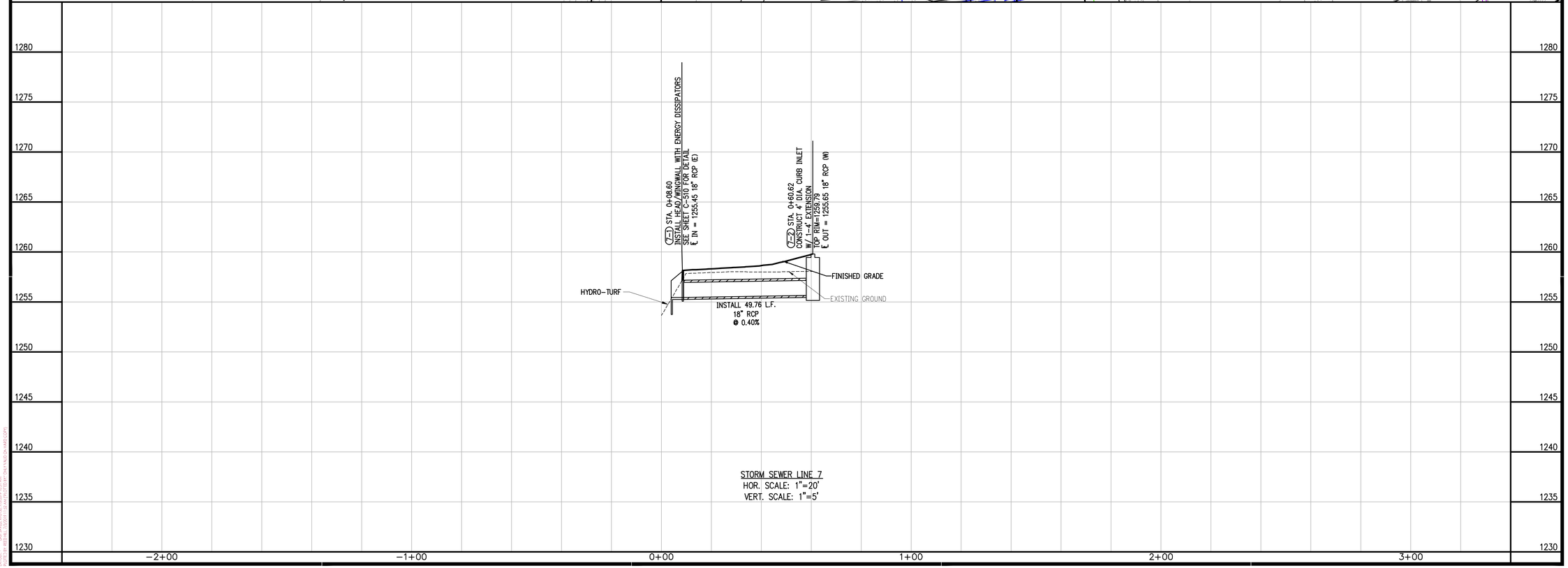
STORM SEWER LINE 5 & 6 P&P (C)

C-212

DRAWING CUTTER SEAL: [DRAWING/ARCHITECTURE/CONDITIONS/CUTSHEET/BIDDING
LAST MODIFIED BY: JFIFER LAST PLOTTED: 11:04AM 2019-07-01 BY: PAUL MACKALL-HARGROVE





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

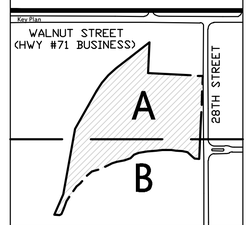
CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
20' 0 20'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 19105400
ISSUE DATE: 06/28/19
CONTACT: J. FIFER
CHECKED BY:

PRELIMINARY PLANS

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STORM SEWER LINE 7 P&P (C)

C-213

APPROVED STREET TREES

50' tall ≥4' from curb or sidewalk	30-50' tall ≥3' from curb or sidewalk	<20' tall ≥2' from curb or sidewalk
* Fruitless Kentucky Coffee Tree	* American Hophornbeam	* American Smoketree
Gingko (male only)	American Holly	Amur Maple
* Hackberry	Chinese Pistache	Crabapple
Japanese Zelkova (Green Vase)	English Oak	Hedge Maple
Lacebark Elm (Allee)	Hawthorns	Magnolia (Little Gem)
Littleleaf Linden (Greenspire)	Kousa Dogwood	Nellie Stevens holly
London planetree	Persian Ironwood	Possumhaw
Oak	* Scarlet Oak	* Redbud
* Black	Thornless Honeylocust (Shademaster)	Shadlow serviceberry
* Northern Red	* Yellowwood	Yaupon Holly
Shingle		
* Shumard		
* Southern Red		
* Swamp White		
White		
* Willow		
* River Birch		
* Shortleaf Pine		
Silver Linden		
* Sugarberry (Sugar Hackberry)		
Turkish Filbert		

* – DENOTES A NATIVE SPECIES
( ) – DENOTES A RECOMMENDED VARIETY

1. SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP TREE, PIN OAK AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.
2. USE OF ANY TREE NOT SHOWN ON THIS LIST REQUIRES APPROVAL BY CITY STAFF.
3. CRITERIA FOR TREES SHALL MATCH THOSE SHOWN IN THE LARGE SCALE DEVELOPMENT ORDINANCE SECTION 14-256.
4. TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30-50' TALL AND 50' FOR TREES 50' OR TALLER OR AS REQUIRED BY ORDINANCE 18-259. TREE HEIGHTS ARE MATURE TREE HEIGHTS.
5. ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
6. TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
7. TREES SHALL BE CENTERED IN THE GREENSPACE.

CITY OF ROGERS
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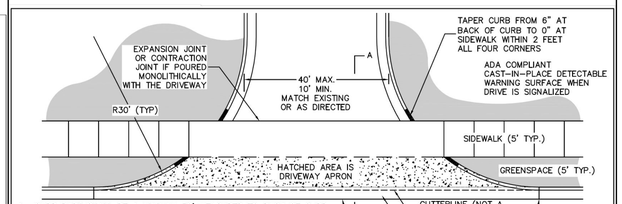
TYPICAL STREET SECTIONS

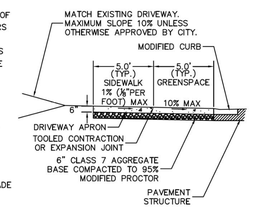
6 OF 6

NOT TO SCALE — OCTOBER 18, 2016



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%.

TO REMOVE EXISTING CURB, A FULL DEPTH SAWCUT SHALL BE MADE AT CURB AND STREET PAVING JOINT. ANY DAMAGE TO THE STREET SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AS DIRECTED BY CITY.



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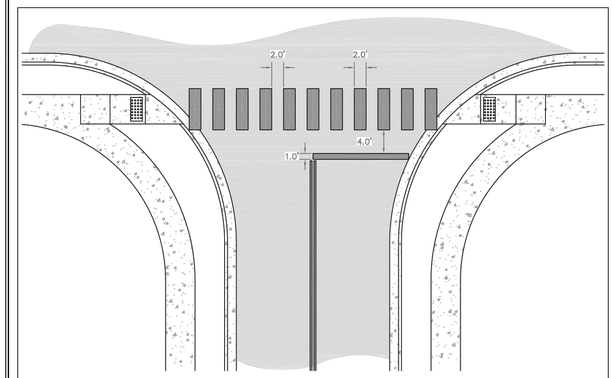
(479) 621-1186

COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE — SEPTEMBER 23, 2016



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

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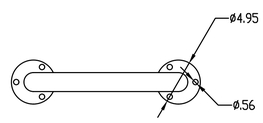
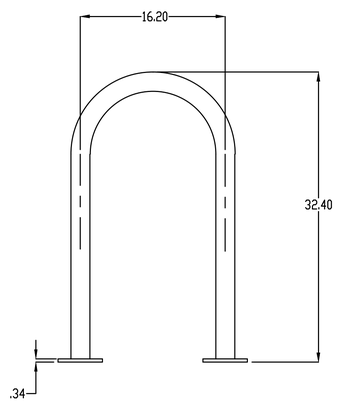
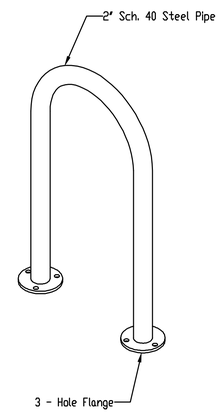
TYPICAL CROSSWALK DETAILS

NOT TO SCALE — FEBRUARY 15, 2012



NOTES:
1. IF SUBSTITUTION IS MADE, BIKE RACK MUST BE APPROVED BY THE ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS (APBP) AND THE CITY OF ROGERS.
2. IF APPLICABLE, RAILS TO BE PAINTED PER PROJECT ARCHITECT'S SPECIFICATIONS.
3. IF APPLICABLE, ALL ANCHOR BOLTS AND HARDWARE SHALL BE STAINLESS STEEL.





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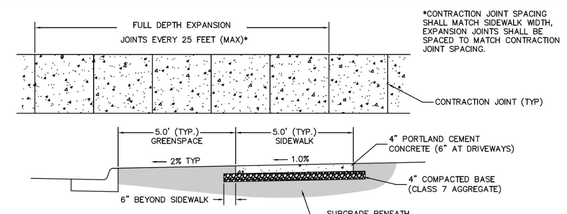
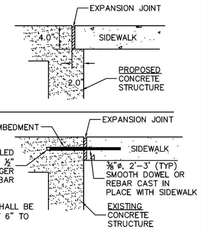
BIKE RACK NAME

RAMBLER WIDE FLANGE



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.

CONNECTION TO CONCRETE STRUCTURES



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

CITY OF ROGERS
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TYPICAL SIDEWALK DETAILS

NOT TO SCALE — SEPTEMBER 23, 2016

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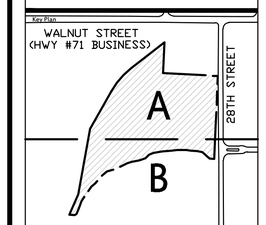
CITY OF ROGERS STAMP

RESERVE AT OSAGE CREEK
ROGERS, ARKANSAS

Key Plan



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PRELIMINARY PLANS

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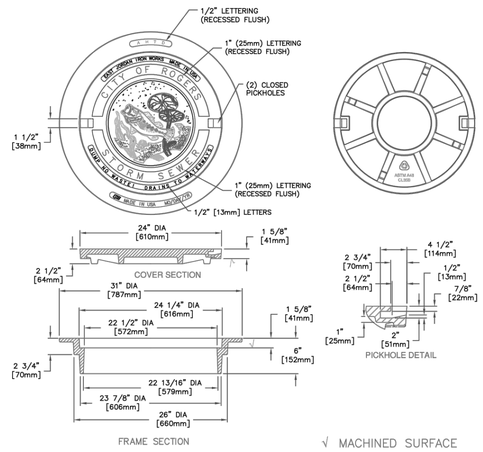
ROGERS MUNICIPAL DETAILS 1 OF 2

C-501



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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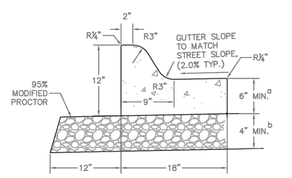

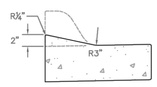

STANDARD CURB AND GUTTER

1. CONCRETE SHALL BE CLASS B, 3500 PSI, 4–7% AIR ENTRAINED. CONCRETE MAY NOT BE POURED IF A FALLING AIR TEMPERATURE FALLS BELOW 40° F NOR RESUMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35° F WITHOUT SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
2. CONTRACTION JOINTS SHALL BE PLACED AT 15 FOOT INTERVALS WITH EXPANSION JOINTS AT 75 FOOT INTERVALS.
3. ALL CONTRACTION JOINTS SHALL BE SEALED WITH SONNEBORN® SONOLASTIC SL 1™ (OR APPROVED EQUAL) ACCORDING TO MANUFACTURER'S INSTRUCTIONS PRIOR TO FINAL ASPHALT PLACEMENT.
4. EXPANSION JOINT MATERIAL SHALL BE REQUIRED AT ALL STATIONARY STRUCTURES OR AS DIRECTED BY ENGINEER. THE EXPANSION MATERIAL SHALL BE ½" ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M–213. MATERIAL SHALL BE LEFT LOWER OR TRIMMED TO BE ½" BELOW THE TOP OF CURB.
5. EXPANSION JOINT MATERIAL SHALL BE FULL DEPTH OF THE CURB AND PERPENDICULAR TO THE CURB LINE.
6. ALL CURB AND GUTTER SHALL RECEIVE A BROOM FINISH.
7. CONTRACTOR SHALL PROVIDE THE CITY 24 HOURS NOTICE WHEN FORMS OR STRINGLINE ARE READY PRIOR TO CONCRETE PLACEMENT.
8. FOR CONCRETE STREETS, IF THE CURB AND GUTTER IS CAST SEPARATELY, ½"ø DOWEL RODS 30" LONG SHALL BE PROVIDED A MINIMUM OF EVERY 30" ON–CENTER.

MODIFIED CURB AND GUTTER

(PLACE ACROSS ALL DRIVEWAYS)

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

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

CITY OF ROGERS
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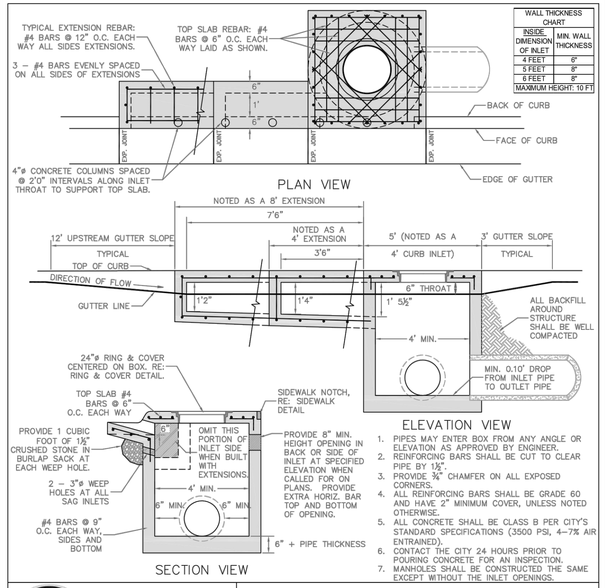
CURB AND GUTTER DETAIL

NOT TO SCALE — JUNE 23, 2015



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

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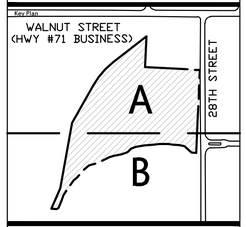
CITY OF ROGERS STAMP

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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PRELIMINARY PLANS

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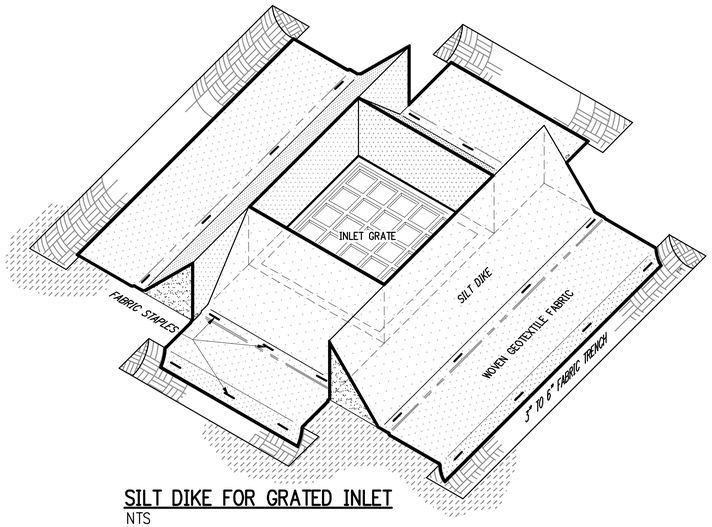
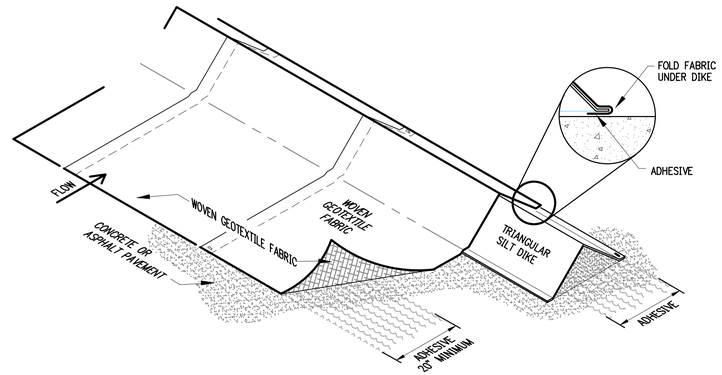
ROGERS MUNICIPAL DETAILS 2 OF 2

C-502

DRAWING LOCATION: G:\CAD_SERVER\PROJECTS\RESERVE AT OSAGE CREEK\ROGERS MUNICIPAL DETAILS.DWG
LAST MODIFIED: Thursday, June 27, 2019 11:13:24 AM CDT | LAYOUT: 2 - ROGERS MUNICIPAL DETAILS
PLOTTED BY: Jeffrey Fifer | PLOT SCALE: 1:1 | PAPER SIZE: ANSI D (34.00 x 22.00 Inches)



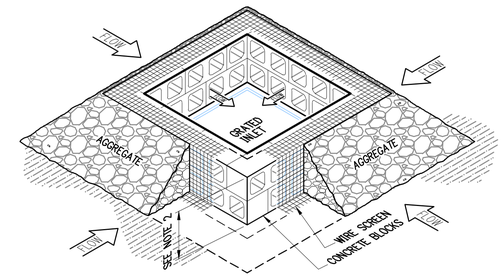
SILT DIKE FOR GRATED INLET
NTS



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

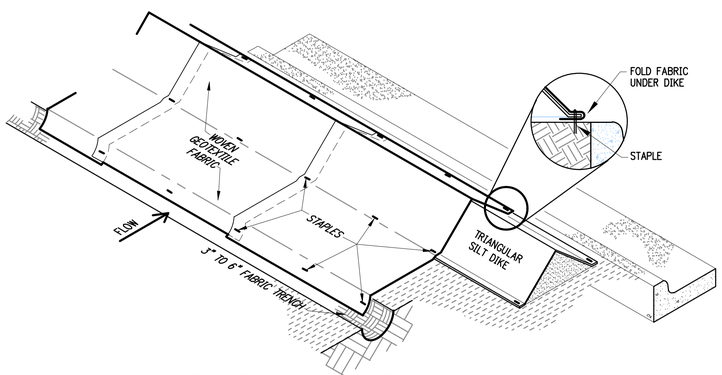
ADHESIVE SHALL BE PLACED AT FABRIC LAPS AND 20" MINIMUM ALONG EDGES.

SILT DIKE (FOR CONTINUOUS BARRIER)
NTS

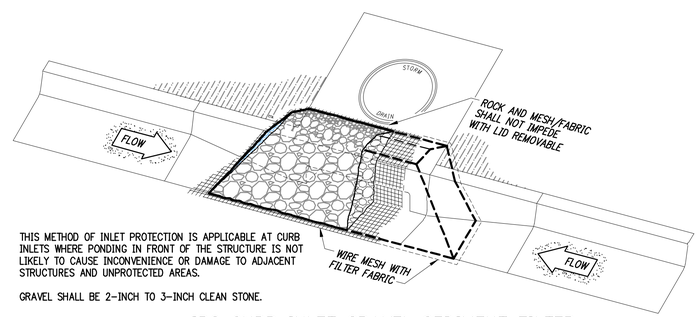


1. PLACE/STACK CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4–INCH, 8–INCH, OR 12–INCH TO ACHIEVE 12" MINIMUM AND 14" MAXIMUM HEIGHT.
3. PLACE HARDWARE CLOTH/WIRE MASH WITH 1/2" MAXIMUM OPENINGS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

IP1 BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
NTS



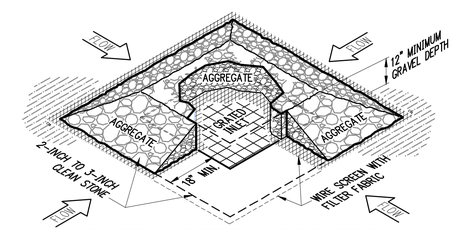
SILT DIKE ALONG CURB
NTS



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

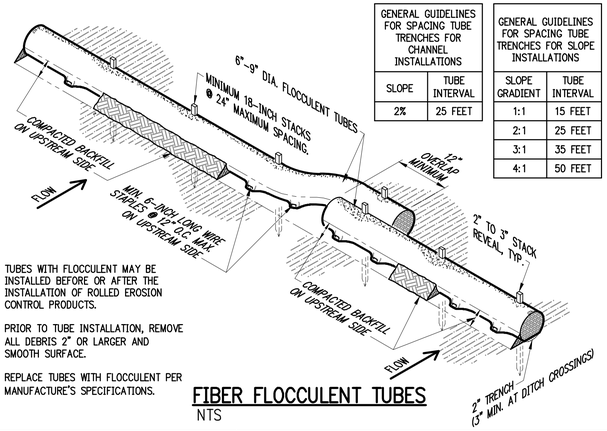


THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

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

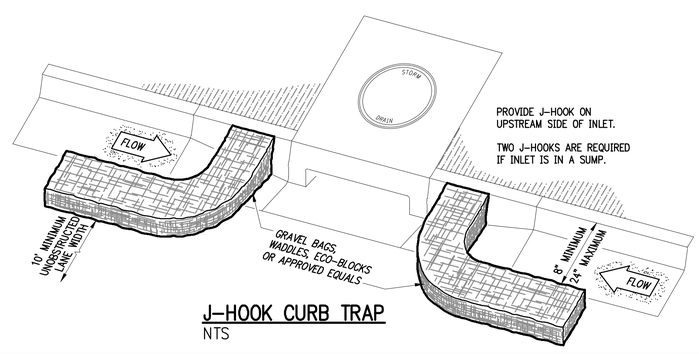


TUBES WITH FLOCCULENT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS.

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

REPLACE TUBES WITH FLOCCULENT PER MANUFACTURE'S SPECIFICATIONS.

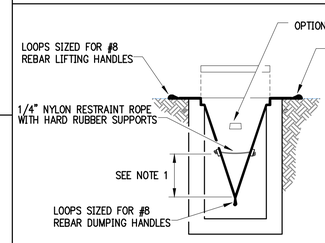
FIBER FLOCCULENT TUBES
NTS



PROVIDE J–HOOK ON UPSTREAM SIDE OF INLET.

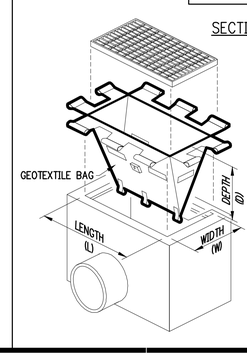
TWO J–HOOKS ARE REQUIRED IF INLET IS IN A SUMP.

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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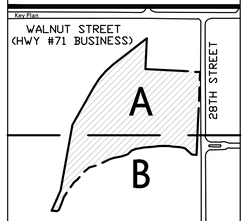
RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 19105400
ISSUE DATE: 06/28/19
CONTACT: J. FIFER
CHECKED BY:

PRELIMINARY PLANS

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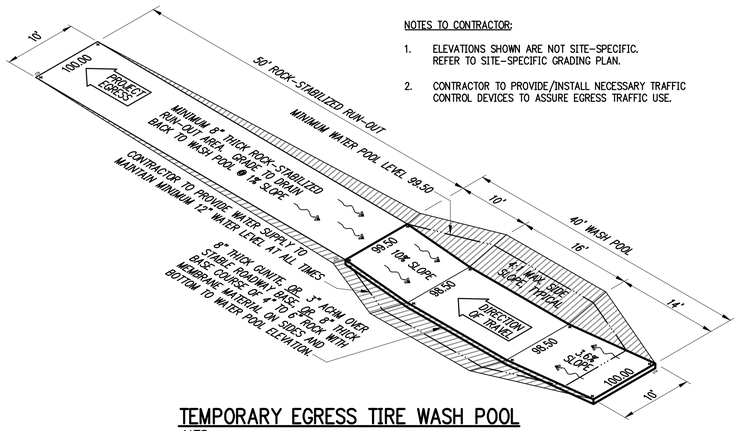
EROSION CONTROL DETAILS 1 OF 3

C-503

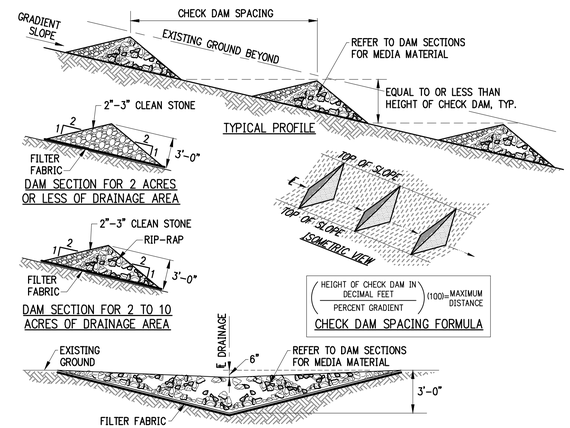
DRAWING (CV.TIF FILES) GRAPHICALLY AUTHENTICATE THIS CIVIL ENGINEERING PLAN. DO NOT ALTER THIS DRAWING WITHOUT PROFESSIONAL ENGINEER'S SEAL. ALL ALTERATIONS MUST BE MADE BY THE ENGINEER OF RECORD.

NOTES TO CONTRACTOR;

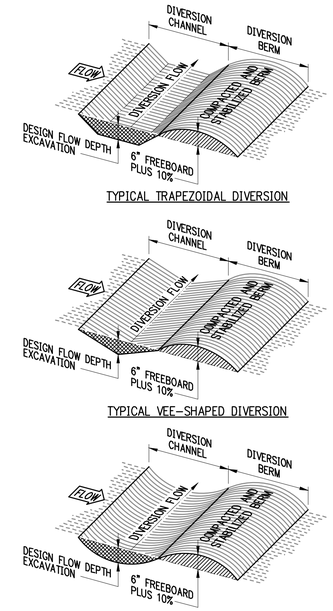
1. ELEVATIONS SHOWN ARE NOT SITE-SPECIFIC. REFER TO SITE-SPECIFIC GRADING PLAN.
2. CONTRACTOR TO PROVIDE/INSTALL NECESSARY TRAFFIC CONTROL DEVICES TO ASSURE EGRESS TRAFFIC USE.



TEMPORARY EGRESS TIRE WASH POOL
NTS

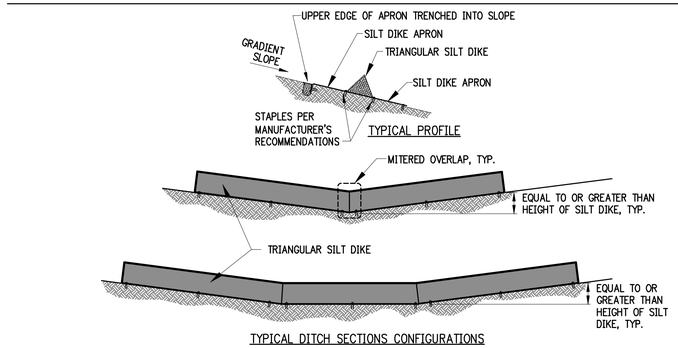


ROCK CHECK DAM
NTS

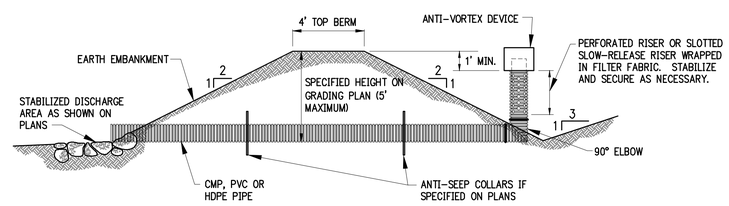


NOTES:
1. REMOVE ANY VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.

CHANNELED DIVERSIONS
NTS

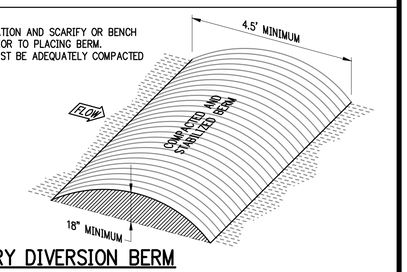


SILT DIKE CHECK DAM
NTS

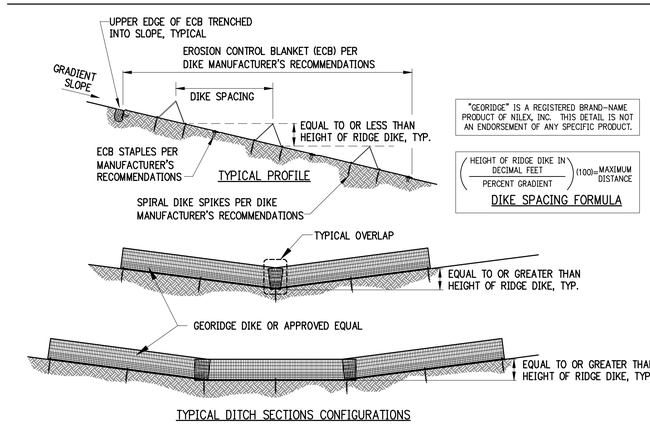


SEDIMENT BASIN WITH PIPE OUTLET
NTS

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

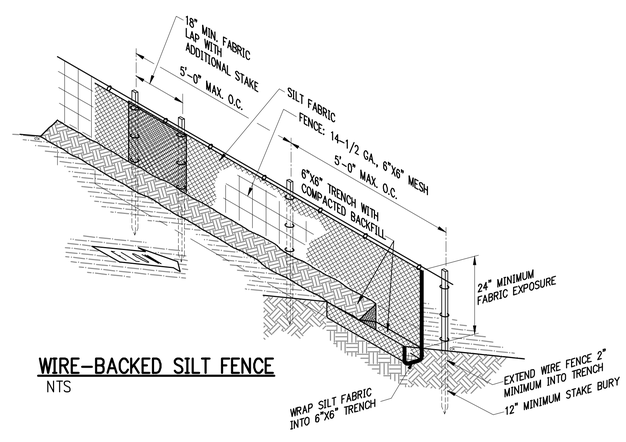


"GEORIDGE" IS A REGISTERED BRAND-NAME PRODUCT OF NILEX, INC. THIS DETAIL IS NOT AN ENDORSEMENT OF ANY SPECIFIC PRODUCT.

(HEIGHT OF RIDGE DIKE IN DECIMAL FEET / PERCENT GRADIENT)(100)=MAXIMUM DISTANCE

DIKE SPACING FORMULA

PERMEABLE HDPE DITCH CHECK
NTS



WIRE-BACKED SILT FENCE
NTS

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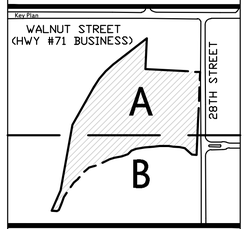

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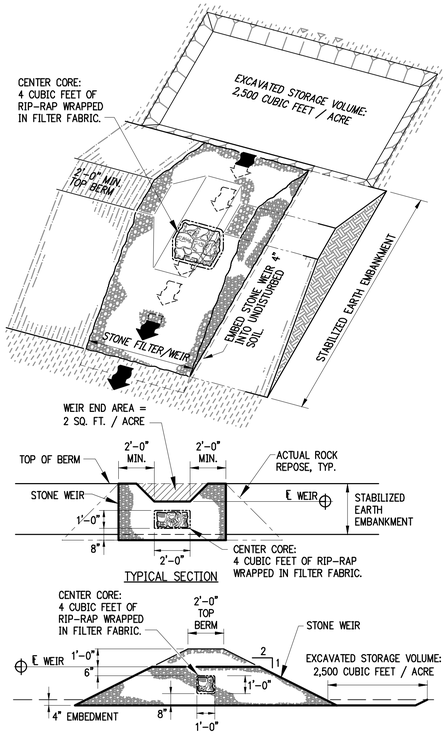
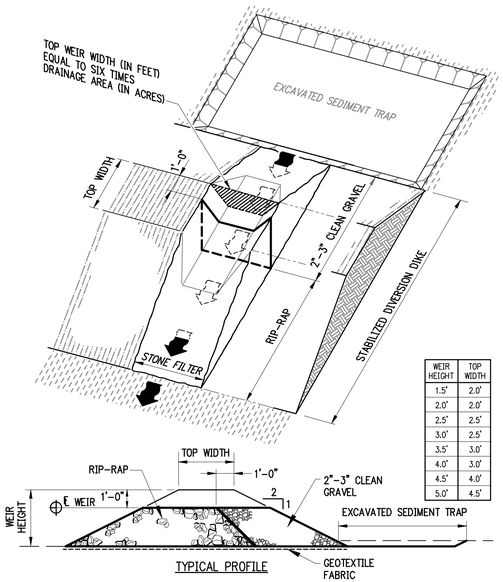
EROSION CONTROL DETAILS 2 OF 3

C-504



SEDIMENT BASIN WITH STONE OUTLET

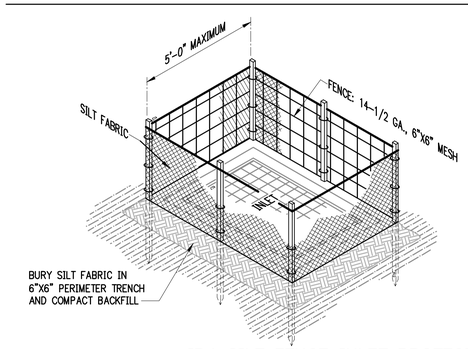
FOR DRAINAGE AREAS GREATER THAN TEN ACRES



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

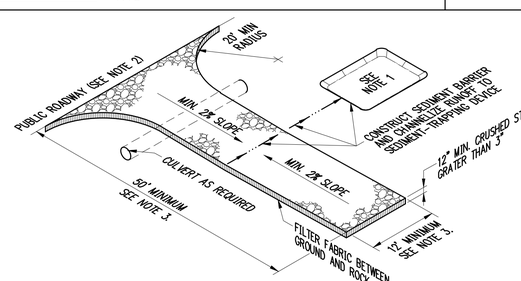
FOR DRAINAGE AREAS LESS THAN TEN ACRES



SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION

NTS



STABILIZED CONSTRUCTION EXIT (ENTRANCE)

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.

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.

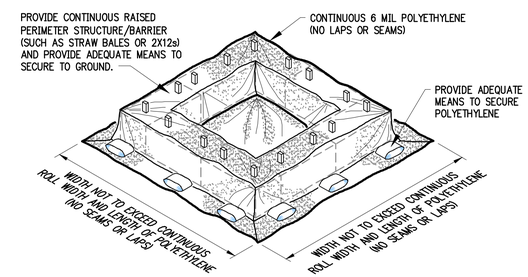
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

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

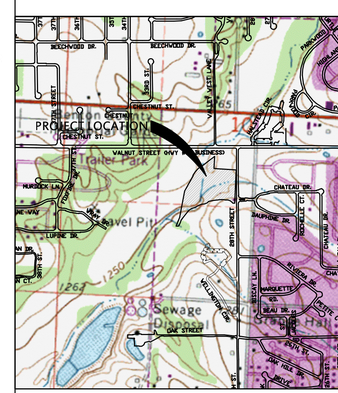
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
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

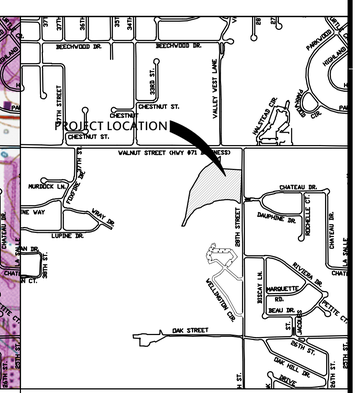
SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:



USGS QUADRANGLE MAP

NTS



VICINITY MAP

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ARKANSAS ENGINEER

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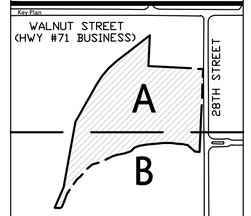
RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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PROJECT NO: 19105400
ISSUE DATE: 06/28/19
CONTACT: J. FIFER
CHECKED BY:

PRELIMINARY PLANS

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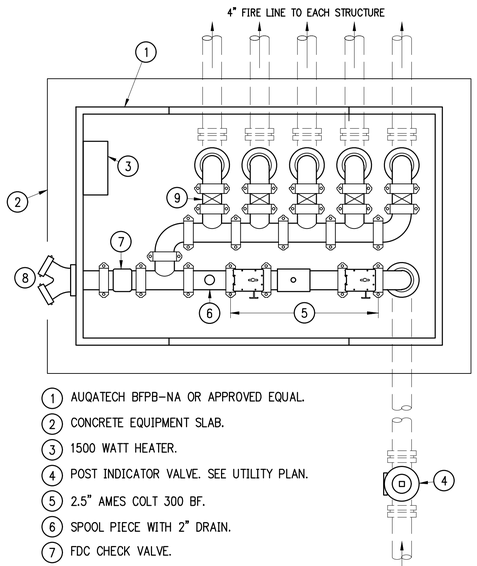
EROSION CONTROL DETAILS 3 OF 3

C-505

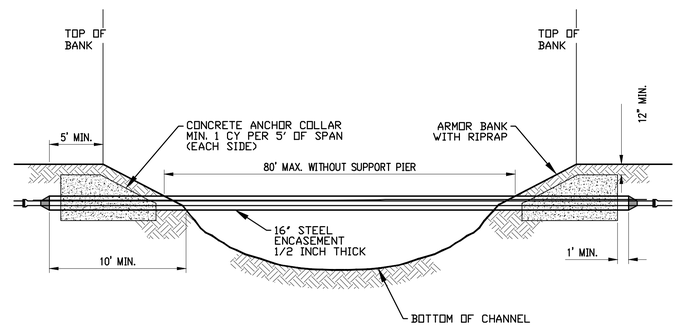


1. AUQATECH BFPB-NA OR APPROVED EQUAL.
2. CONCRETE EQUIPMENT SLAB.
3. 1500 WATT HEATER.
4. POST INDICATOR VALVE. SEE UTILITY PLAN.
5. 2.5" AMES COLT 300 BF.
6. SPOOL PIECE WITH 2" DRAIN.
7. FDC CHECK VALVE.
8. FIRE DEPARTMENT CONNECTION.
9. BUTTERFLY VALVE.

FDC & HOT BOX DETAIL

NTS

12/07/16



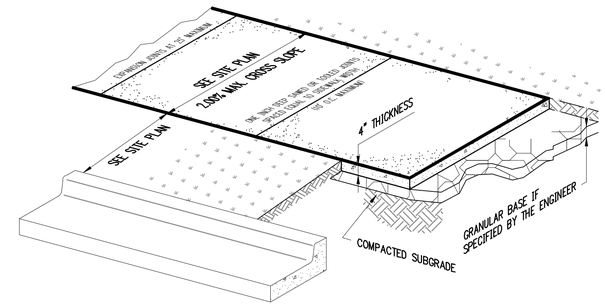
NOTES:

1. DETAIL SHOWN IS FOR 16" ENCASEMENT WITH 8" SEWER PIPE AT 0.50% GRADE. OTHER SIZES WILL REQUIRE A DETAILED DESIGN WITH A MAXIMUM DEFLECTION OF L/360.
2. REFER TO STEEL ENCASEMENT DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS.
3. STEEL CASING SHALL BE CONSTRUCTED OF SPIRAL OR STRAIGHT WELDED STEEL.
4. PROVIDE CASING SPACERS BY CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATERWORKS MFG. CO., OR APPROVED EQUAL, MINIMUM 12-INCHES WIDE.
5. PROVIDE END SEALS BY CASCADE MODEL CCES AS MANUFACTURED BY CASCADE WATERWORKS MFG. CO., OR APPROVED EQUAL.
6. ONE CASING SPACER SHALL BE PLACED AT THE INSERTION STOP LINE TO RESIST OVER INSERTION.
7. ALL FORCE MAINS SHALL BE FULLY RESTRAINED WHERE ENCASEMENTS ARE GREATER THAN 25 FEET IN LENGTH, SELF-RESTRAINING GASKETS OR BELL RESTRAINTS SHALL BE USED FOR ALL JOINTS INSIDE THE ENCASEMENT PIPE AND FOR THE FIRST JOINT IN EACH DIRECTION OUTSIDE THE ENCASEMENT PIPE.
8. BELL RESTRAINTS FOR PVC SHALL BE SERIES1900 RESTRAINT HARNESS AND BELL RESTRAINTS FOR DIP SHALL BE SERIES 1700 RESTRAINT HARNESS BY EBAA IRON INC., OR APPROVED EQUAL.
9. DIRECT BURY STEEL ENCASEMENT SHALL BE DOUBLE POLY WRAPPED.
10. AERIAL STEEL ENCASEMENT SHALL HAVE 17# HP MAGNESIUM ANODES CAD WELDED TO THE END OF THE ENCASEMENT PIPE.

STEEL ENCASEMENT AERIAL CROSSING

NTS

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.

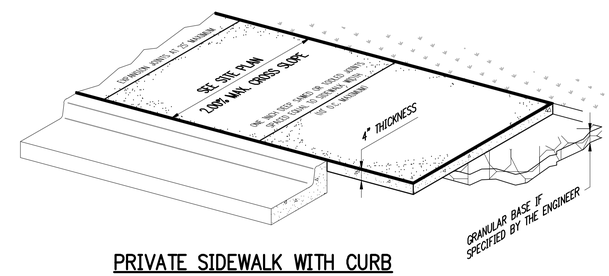


PRIVATE SIDEWALK WITH GREEN SPACE

NTS

REVISED 05/10/11

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.

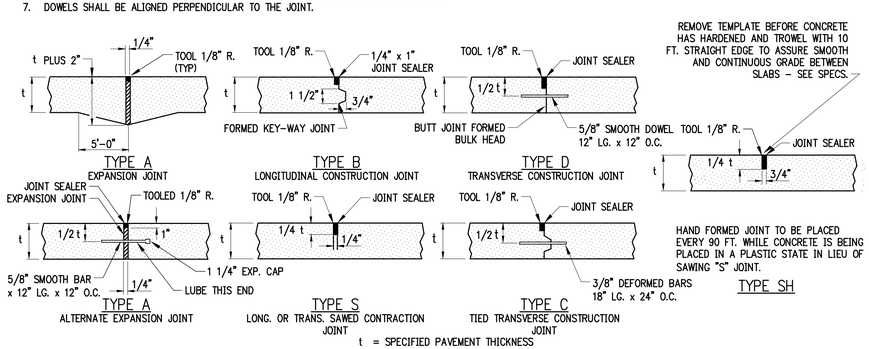


PRIVATE SIDEWALK WITH CURB

NTS

REVISED 05/10/11

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.



t = SPECIFIED PAVEMENT THICKNESS

REMOVE TEMPLATE BEFORE CONCRETE HAS HARDENED AND TROWEL WITH 10 FT. STRAIGHT EDGE TO ASSURE SMOOTH AND CONTINUOUS GRADE BETWEEN SLABS – SEE SPECS.

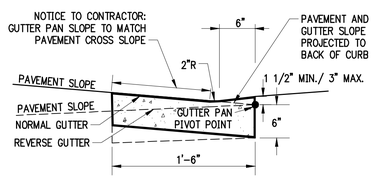
HAND FORMED JOINT TO BE PLACED EVERY 90 FT. WHILE CONCRETE IS BEING PLACED IN A PLASTIC STATE IN LIEU OF SAWING "S" JOINT.

TYPE SH

CONCRETE JOINTING

NTS

NOTES:
1. CONTRACTOR IS ADVISED TO BE CONSCIOUS OF VARIOUS PAVEMENT CROSS SLOPES, ESPECIALLY AT INTERSECTIONS AND PARKING LOTS.
2. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.
3. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3500 PSI, 5.5 BAG MIX WITH 5-8% AIR ENTRAINMENT.
4. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.



MOUNTABLE CURB & GUTTER SECTION

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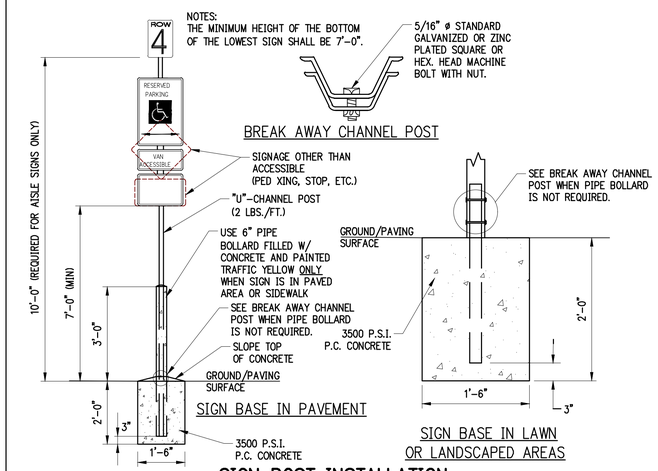
NOTES:
THE MINIMUM HEIGHT OF THE BOTTOM OF THE LOWEST SIGN SHALL BE 7'-0".



SIGN BASE IN PAVEMENT

SIGN BASE IN LAWN OR LANDSCAPED AREAS

SIGN POST INSTALLATION

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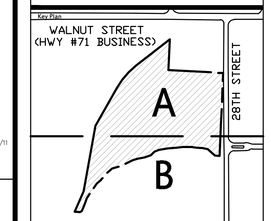
Key Plan



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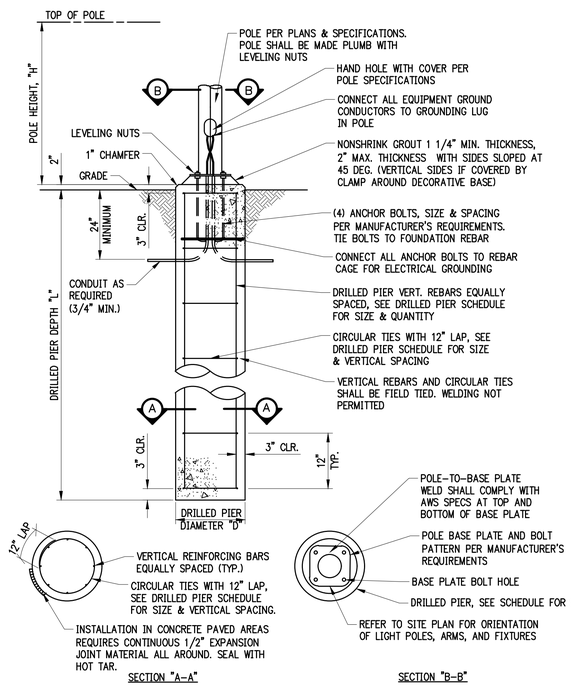
STANDARD DETAILS 1 OF 4

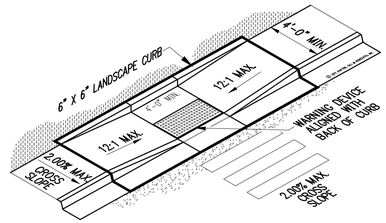
C-506

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

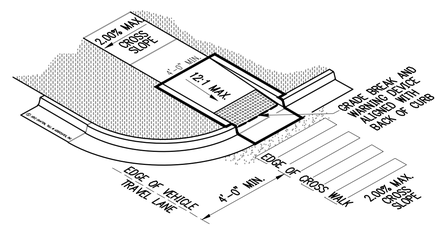


NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 RE-BARS.
2. FOUNDATION EXCAVATION SHALL BE BY AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS. SIZE OF AUGER SHALL MATCH DIAMETER OF PIER.
3. IF GROUNDWATER IS PRESENT IN AUGER HOLE, REMOVE BEFORE POURING CONCRETE.
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

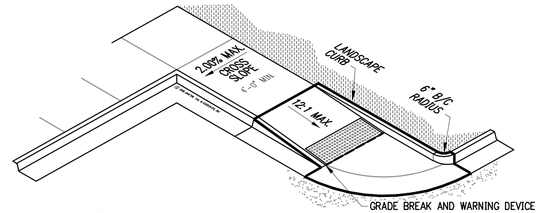
ROUND LIGHT FOUNDATION – AT GRADE
NTS



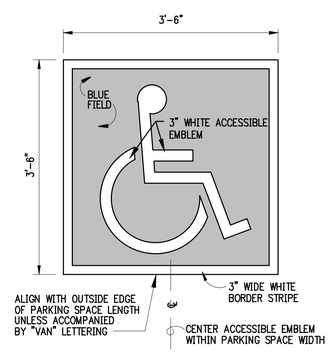
DEPRESSED SIDEWALK AND CURB ACCESSIBLE RAMP WITH LANDSCAPE CURB
NTS



SINGLE ACCESSIBLE RAMP
NTS SMALLER RADIUS WITH CURBED SIDES



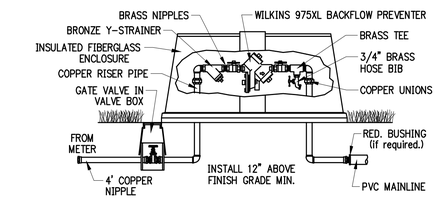
SINGLE ACCESSIBLE RAMP
NTS SMALLER RADIUS WITH CURBED SIDES



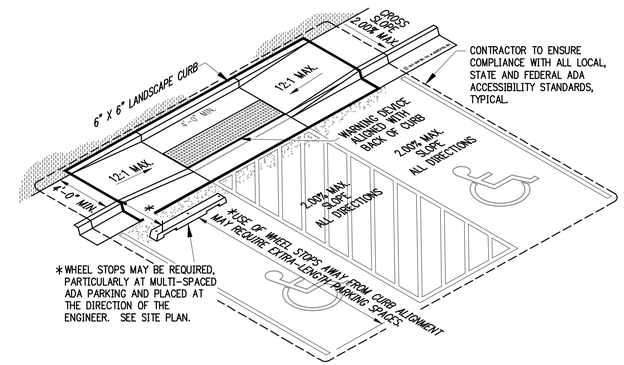
NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT. THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

LOCAL AND/OR STATE CODE WILL TAKE PRECEDENCE FOR EMBLEM SIZE, COLOR AND LOCATION.

ACCESSIBLE PAVEMENT EMBLEM
NTS



IRRIGATION METER BACKFLOW PREVENTER
NTS



DEPRESSED SIDEWALK AND CURB ACCESSIBLE RAMP
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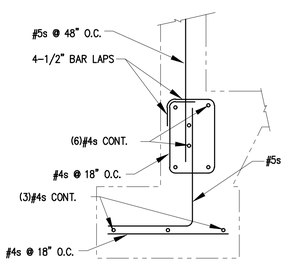
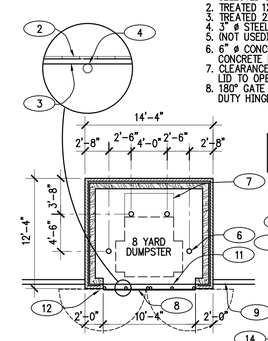
NOTES:
1. PRE-FINISHED METAL COPING – COLOR SELECTED BY ARCH.
2. TREATED 1X6 PICKETS OR SIMILAR
3. TREATED 2X4 RAILS (3) W/DIAG. BRACING.
4. 3" ø STEEL GALVANIZED POSTS W/ CAP
5. (NOT USED)
6. 6" ø CONCRETE FILLED BOLLARD WITH CONCRETE DOMED TOP
7. CLEARANCE REQUIRED FOR DUMPSTER LID TO OPEN AND CLEAR 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

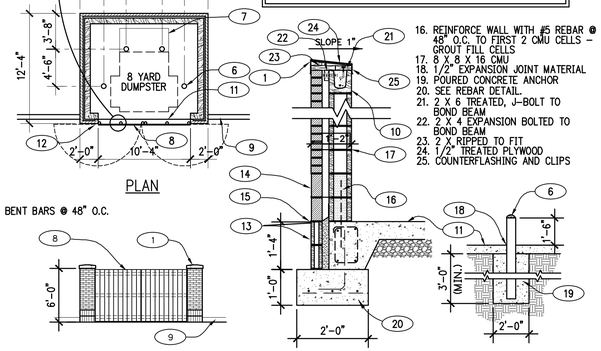
ALL BRICK SHALL BE DETERMINED BY ARCHITECT



REBAR DETAIL



PLAN



ELEVATION SECTION BOLLARD DETAIL

MASONRY SCREENED DUMPSTER
NTS

CTA 10/14/16

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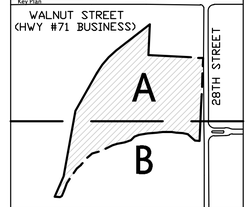

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STANDARD DETAILS 2 OF 4

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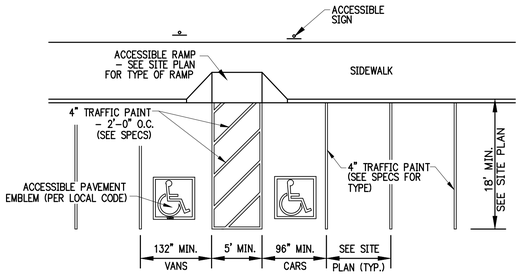
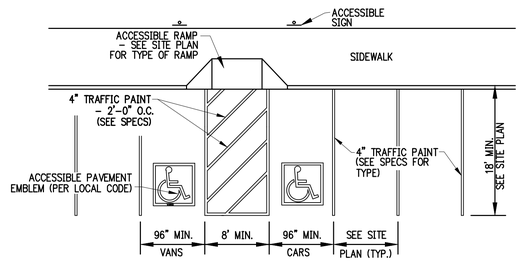


ALTERNATE "A"



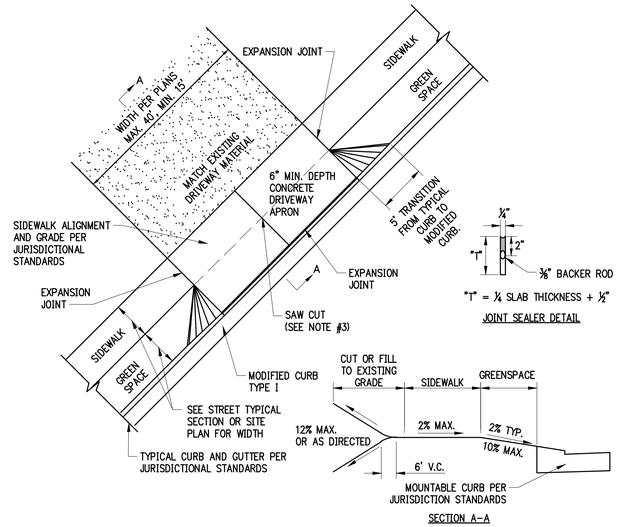
ALTERNATE "B"

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.

VAN ACCESSIBLE PARKING STRIPING

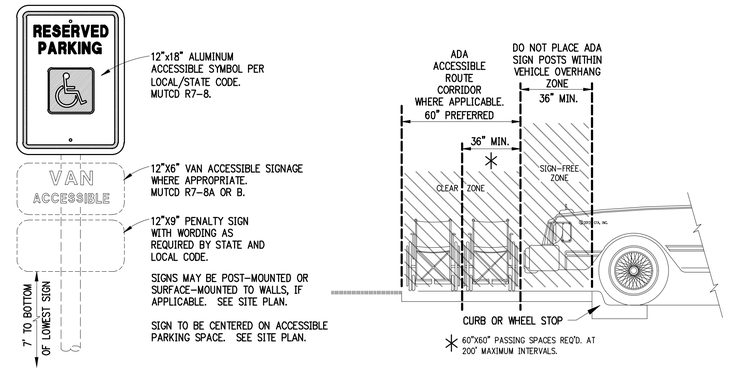
NTS



NOTES:
1. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD–1752, SUCH AS ASPHALTIC FIBER EXPANSION JOINT MATERIAL, REDWOOD, OR EQUAL AS DIRECTED BY THE ENGINEER SHALL BE PLACED AS SHOWN.
2. DRIVEWAY SECTION BEHIND APRON SHALL BE 6" AGGREGATE BASE COURSE FOR EXISTING GRAVEL DRIVES, 2" ASPHALT W/ 4" AGGREGATE BASE COURSE FOR EXISTING ASPHALT DRIVES, OR 4" CONCRETE FOR EXISTING CONCRETE DRIVES TO MATCH EXISTING D/W SURFACE MATERIAL.
3. CONCRETE DRIVEWAY APRON TO BE SAWCUT AT 15' INTERVALS AS SHOWN, AND FILLED WITH APPROVED JOINT SEALER (SEE DETAIL).
4. CONCRETE DRIVEWAYS TO BE CLASS A, 3500 PSI, 5.5 BAG MIX WITH 5–8% AIR ENTRAINMENT.
5. SIDEWALK ALIGNMENT AND GRADES THROUGH DRIVES SHALL BE PER JURISDICTIONAL STANDARDS.

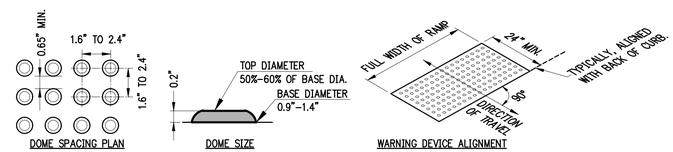
RESIDENTIAL DRIVEWAY DETAIL

NTS CONTRACTOR TO COMPLY WITH JURISDICTIONAL STANDARDS



ACCESSIBLE SIGN / PLACEMENT LIMITS

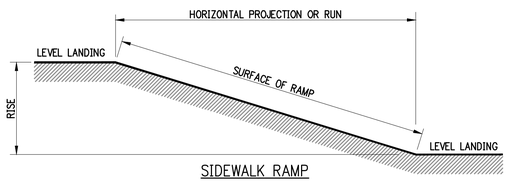
NTS



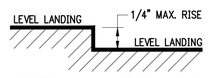
NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT–ON–DARK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

DETECTABLE WARNING DEVICE

NTS

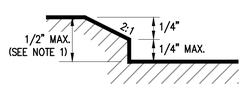


SIDEWALK RAMP



VERTICAL CHANGES IN LEVEL

SLOPE	MAXIMUM RISE	MAXIMUM HORIZONTAL PROJECTION OR RUN
1:12 TO < 1:16	30 INCHES	30 FEET
1:16 TO < 1:20	30 INCHES	40 FEET



BEVELED LEVEL CHANGES

NOTES:
1. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
2. RAMP RUN GREATER THAN 6 INCHES OF RISE OR 6 FEET IN HORIZONTAL PROJECTION SHALL HAVE HANDRAILS ON BOTH SIDES, EXCEPT CURB RAMPS.
3. HANDRAILS SHALL BE 34" TO 38" HIGH AND A MINIMUM OF 36" APART. HANDRAILS MUST EXTEND 12" BEYOND TOP AND BOTTOM OF THE RAMP SEGMENT.

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

NTS

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)	VAN–ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
	COLUMN "A"	
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"

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

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.

GENERAL NOTES:

1. IN NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED ON THE PLANS, ACCESSIBLE RAMPS ARE TO BE PROVIDED AT ALL CORNERS OF CURBED STREET INTERSECTIONS AND MID–BLOCK CROSSWALK LOCATIONS, WHERE SHOWN IN PLANS.
2. IN ALTERATIONS, ACCESSIBLE RAMPS ARE TO BE PROVIDED AT CURBED STREET INTERSECTIONS WITH PEDESTRIAN TRAFFIC AND MID–BLOCK CROSSWALK LOCATIONS, WHERE SHOWN IN PLANS.
3. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 1:12. THE SURFACE TEXTURE SHALL BE BROOM FINISH.
4. THE NORMAL GUTTER GRADE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
5. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. THE MINIMUM CONCRETE THICKNESS OF THE RAMP, WALK, & LANDING SHALL BE 4 INCHES.
7. THE MINIMUM WIDTH OF THE RAMPS SHALL BE THE EXISTING WALK WIDTH OR 48 INCHES, WHICHEVER IS GREATER.
8. RAMPS SHALL BE CONSTRUCTED AS NECESSARY TO INSURE THAT THEY ARE PARALLEL TO A LINE DRAWN FROM THE CENTER OF ONE RAMP TO THE CENTER OF THE RAMP ON THE OPPOSITE SIDE OF THE INTERSECTION.
9. THE DIMENSIONS SHOWN ON THIS DRAWING ARE FOR A 90° INTERSECTION ONLY. DIMENSIONS FOR SKEWED INTERSECTIONS WILL VARY, AND ARE TO BE DETERMINED BY THE ENGINEER.
10. THE MAXIMUM CROSS SLOPES OF RAMPS AND SIDEWALKS SHALL NOT EXCEED 2.0 PERCENT.
11. CONTRACTOR TO ASSURE LATEST–EDITION COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL ADA ACCESSIBILITY STANDARDS.

THESE DETAILS ARE PRODUCED BY CRAFTON, TULL AND ASSOCIATES, INC., AND BASED ON THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, DEPARTMENT OF JUSTICE, SEPTEMBER 15, 2010. WWW.ADA.GOV

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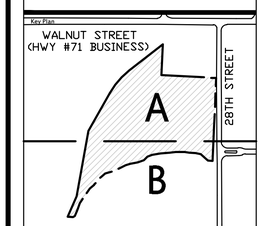
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

CITY OF ROGERS STAMP

RESERVE AT OSAGE CREEK
ROGERS, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 19105400
ISSUE DATE: 06/28/19
CONTACT: J. FIFER
CHECKED BY:

PRELIMINARY PLANS

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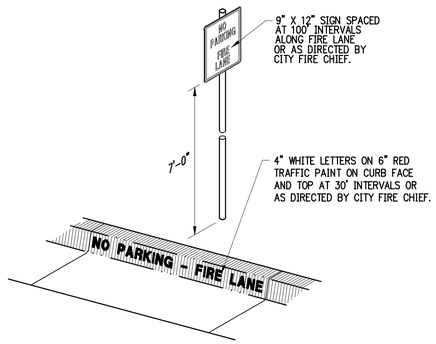
STANDARD DETAILS 3 OF 4

C-508

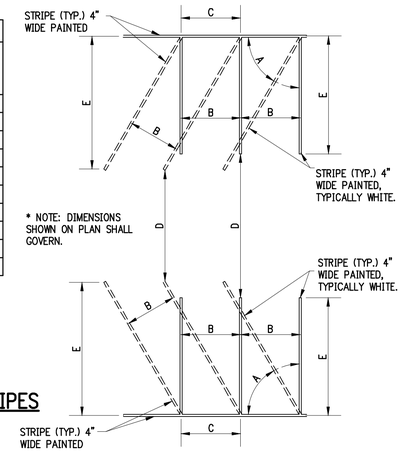


FIRE LANE STRIPING
NTS

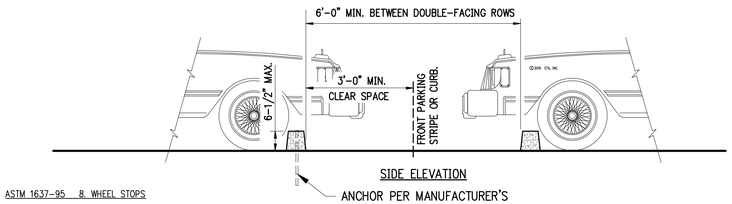
STRIPING DIMENSIONS						
ANGLE (A)	TYPE	WIDTH (IN FT.) (B)	CURB LENGTH (IN FT.) (C)	ONE-WAY AISLE WIDTH (IN FT.) (D)	TWO-WAY AISLE WIDTH (IN FT.) (D)	STALL DEPTH (IN FT.) (E)
0°	STANDARD	8	22.5	12	24	8
PARALLEL	COMPACT	7.5	19.5	12	24	7.5
30°	STANDARD	9	18	12	24	17
	COMPACT	7.5	15	12	24	14
45°	STANDARD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

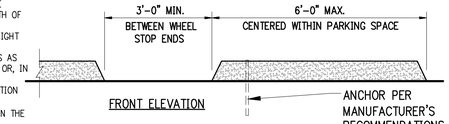


PARKING STRIPES
NTS



ASTM 1637-95 8. WHEEL STOPS

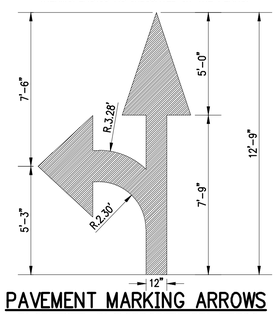
8.1 PARKING LOTS SHOULD BE DESIGNED TO AVOID THE USE OF WHEEL STOPS.
8.2 WHEEL STOPS SHALL NOT BE PLACED IN PEDESTRIAN WALKWAYS OR FORESEEABLE PEDESTRIAN PATHS.
8.3 WHEEL STOPS SHALL BE IN CONTRAST WITH THEIR SURROUNDINGS.
8.4 WHEEL STOPS SHALL BE NO LONGER THAN 6 FEET AND SHALL BE PLACED IN THE CENTER 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

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 TO BE REFLECTIVE WHITE PAINT OR THERMOPLASTIC AS INDICATED IN THE PLANS.



PAVEMENT MARKING ARROWS TURN & THROUGH LANE-USE
NTS

NOTES:

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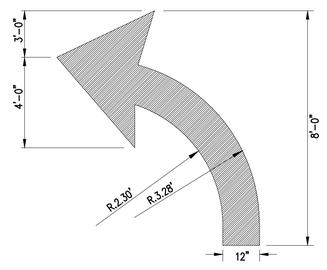

PAVEMENT MARKING ARROWS RIGHT OR LEFT TURN
NTS

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.
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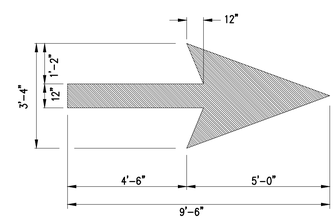

PAVEMENT MARKING ARROW
NTS

NOTES:

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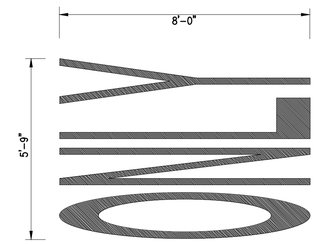
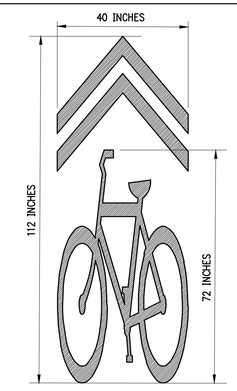


"ONLY" PAVEMENT MARKING
NTS



SHARED & BIKE LANE MARKING (SHARROW)
NTS

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.
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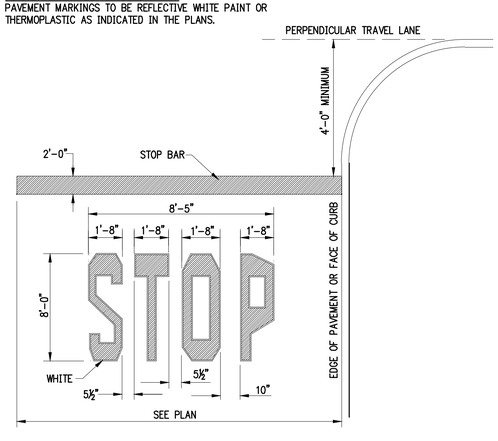
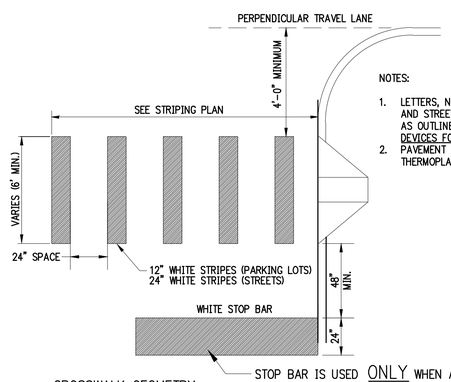


STOP BAR
NTS



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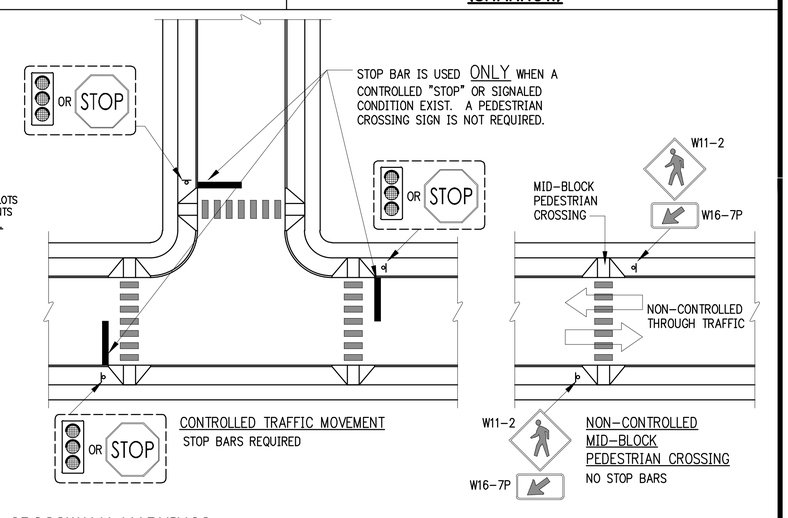
2. PAVEMENT MARKINGS TO BE REFLECTIVE WHITE PAINT OR THERMOPLASTIC AS INDICATED IN THE PLANS.

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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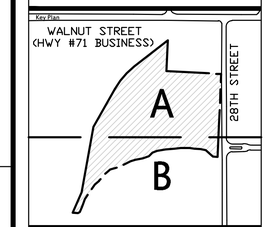
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

CITY OF ROGERS STAMP

RESERVE AT OSAGE CREEK
ROGERS, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 19105400
ISSUE DATE: 06/28/19
CONTACT: J. FIFER
CHECKED BY:

PRELIMINARY PLANS

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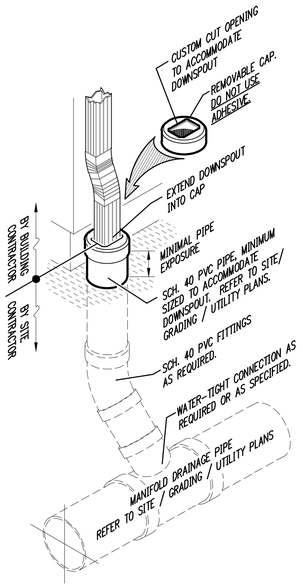
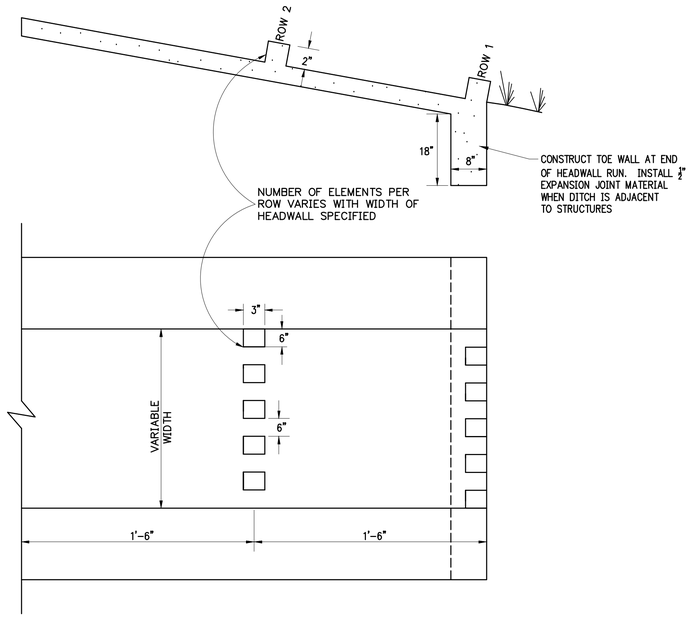
STANDARD DETAILS 4 OF 4

C-509



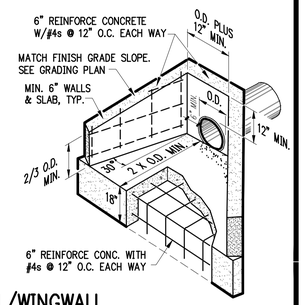
EXTERIOR DOWNSPOUT COLLECTOR
NTS

REVISED 05/10/11



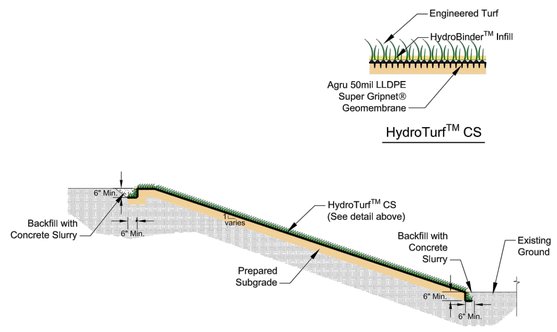
ENERGY DISSIPATORS
NTS

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.



SINGLE PIPE HEADWALL/WINGWALL
NTS

REVISED 04/13/15



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

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WG WatershedGeo™ Unearthing Solutions

PRODUCT HydroTurf™

TITLE HydroTurf™ CS Slope Protection Section

FILE No. 2013-110-HTCS-19-R4		
REV. 4	SCALE	AS SHOWN
CADD	T.A.R.	09-15-2015

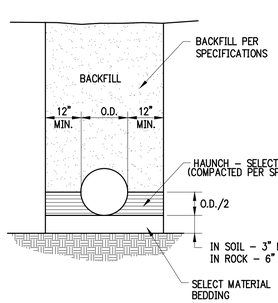
FIGURE 1

NOTES:

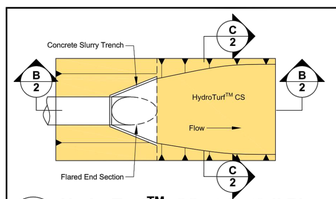
1. UNDER PAVEMENT, BACKFILL ENTIRE EXCAVATION WITH "ENTER TYPE HERE" AGGREGATE BASE MATERIAL COMPACTED IN 8" LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.

CONSTRUCTION SEQUENCE

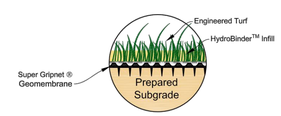
1. PLACE SELECT BEDDING MATERIAL TO GRADE.
2. COMPACT SELECT BEDDING BELOW THE PIPE.
3. INSTALL PIPE TO GRADE.
4. PLACE AND COMPACT THE HAUNCH AREA UP TO THE MIDDLE OF THE PIPE.
5. COMPLETE BACKFILL ACCORDING TO SPECIFICATIONS.



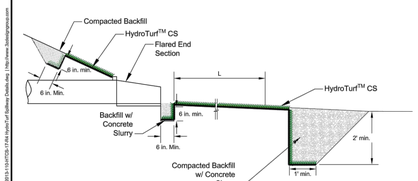
CONCRETE PIPE INSTALLATION
NTS



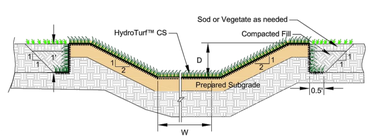
1/2 HydroTurf™ CS at Outfall Pipe Plan
N.T.S.



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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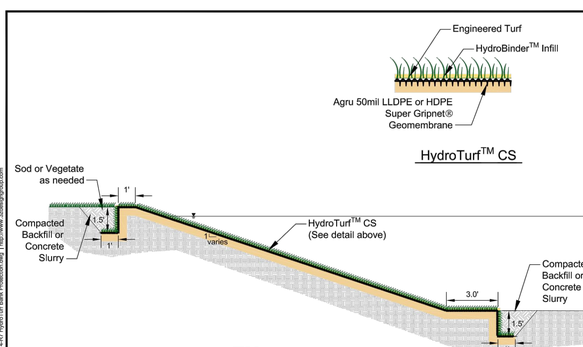
WG WatershedGeo™ Unearthing Solutions

PRODUCT HydroTurf™

TITLE HydroTurf™ CS Revetment System at Outfall Pipe

FILE No. 2013-110-HTCS-17-R4		
REV. 4	SCALE	AS SHOWN
CADD	T.A.R.	09-15-2014

2



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

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WG WatershedGeo™ Unearthing Solutions

PRODUCT HydroTurf™

TITLE HydroTurf™ CS Revetment System Shoreline / Lake Bank Protection

FILE No. 2013-100-HTCS14-R7		
REV. 7	SCALE	AS SHOWN
CADD	T.A.R.	09-15-2014

FIGURE 1

901 N. 47th St., Suite 200
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

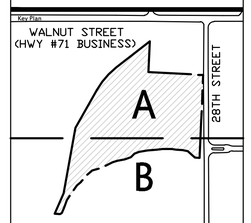
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

CITY OF ROGERS STAMP

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 19105400
ISSUE DATE: 06/28/19
CONTACT: J. FIFER
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

REVIEW SET — NOT FOR CONSTRUCTION

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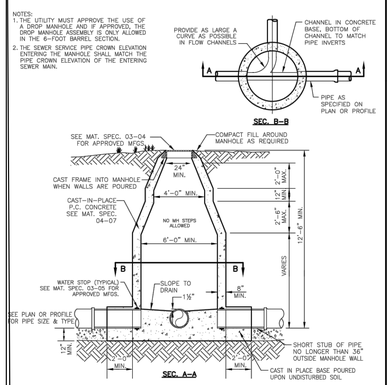
DRAINAGE DETAILS

C-510

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

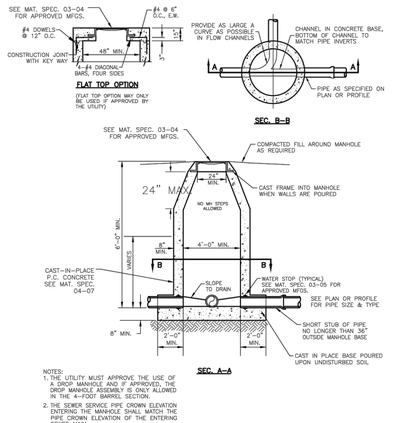
N.T.S.

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.



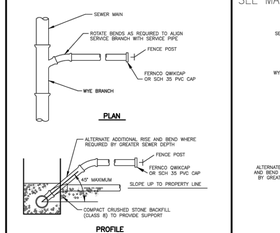
4 FT. CAST–IN–PLACE SANITARY SEWER MANHOLE DETAIL

N.T.S.

SD–1 / 2

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



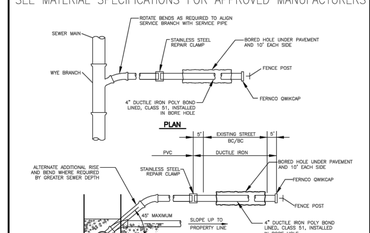
NOTES:
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'-0".
2. PROVIDE 4" MIN. DEPTH OF CLASS 7 CRUSHED STONE FOR BEDDING AS REQUIRED FOR MAINS.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 3 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB TERMINATE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

STANDARD SEWER SERVICE LATERAL

N.T.S.

SD–1 / 3

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



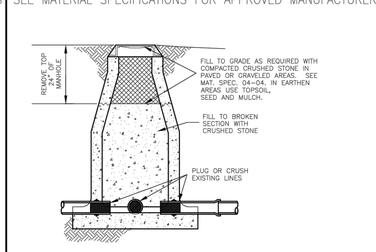
NOTES:
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'-0".
PROVIDE 4" MIN. DEPTH CRUSHED STONE FOR BEDDING AS REQUIRED FOR MAINS. SEE MAT. SPEC. 04-03
2. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 3 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB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

BORED SEWER SERVICE LATERAL UNDER EXISTING STREET

N.T.S.

SD–1 / 4

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

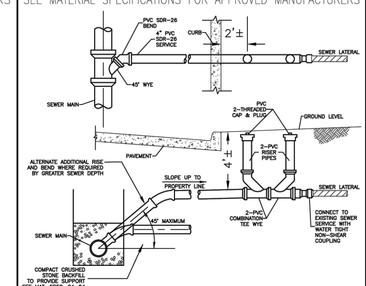


SANITARY SEWER MANHOLE ABANDONMENT

N.T.S.

SD–1 / 5

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

4 INCH TWO–WAY SERVICE CLEANOUT

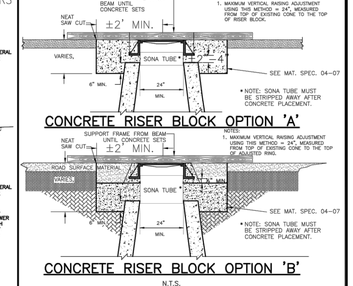
NTS

SD–1 / 6

REV. MAY. 2012

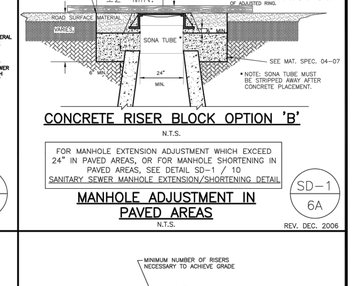
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

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



CONCRETE RISER BLOCK OPTION 'A'

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



CONCRETE RISER BLOCK OPTION 'B'

N.T.S.

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

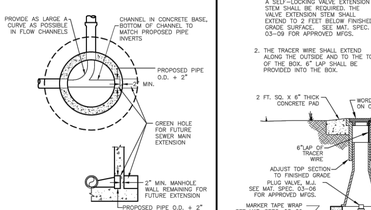
MANHOLE ADJUSTMENT IN PAVED AREAS

N.T.S.

SD–1 / 6A

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



GREENHOLE/BLOCK OUT FOR FUTURE EXTENSION

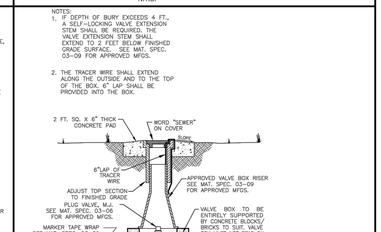
N.T.S.

SD–1 / 7

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. 03–09 FOR APPROVED MFGS.
2. THE TRACER WIRE SHALL EXTEND ALONG THE OUTSIDE AND TO THE TOP OF THE BOX. 6" LAP SHALL BE PROVIDED INTO THE BOX.

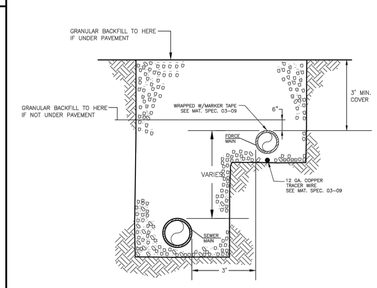


4"–12" SEWER FORCE MAIN PLUG VALVE DETAIL

N.T.S.

SD–1 / 8

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

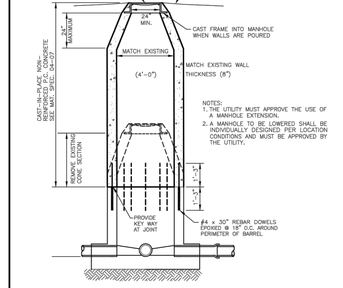


PARALLEL SEWER FORCE MAIN & SANITARY SEWER MAIN

N.T.S.

SD–1 / 9

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

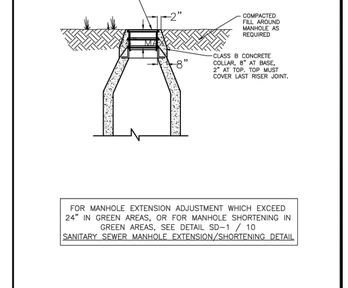
SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

N.T.S.

SD–1 / 10

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

MANHOLE ADJUSTMENT IN GREEN AREAS

N.T.S.

SD–1 / 10B

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

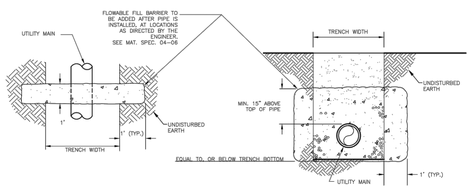
RESERVED

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

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

SD–1 / 11

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

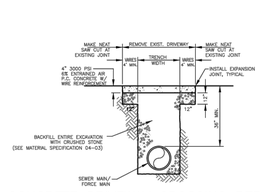


ANTI–SEEPAGE BARRIER COLUMN

SD–1 / 12

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

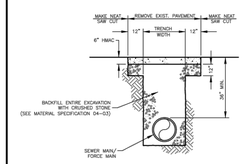


CONCRETE DRIVEWAY CROSSING REPAIR

N.T.S.

SD–1 / 13

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

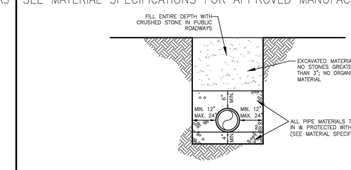


ASPHALT DRIVEWAY/STREET CROSSING REPAIR

N.T.S.

SD–1 / 14

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

N.T.S.

SD–1 / 15

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

SD–1 / 16

REV. DEC. 2006

GENERAL CONSTRUCTION NOTES:

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

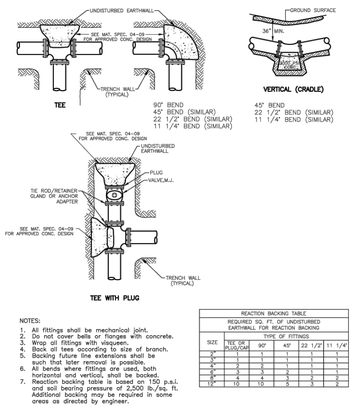
E. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.

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

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. Block all tees according to size of branch.
5. Blocking future line extensions shall be such that later removal is possible.
6. All bends where fittings are used, both horizontal and vertical, shall be backed.
7. Reaction backing table is based on 150 p.s.i. and soil bearing pressure of 2,500 lb./sq. ft. Additional backing may be required in some areas as directed by engineer.

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

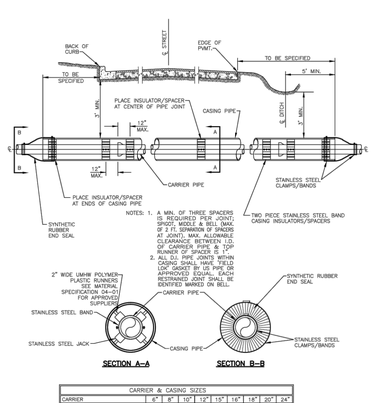
SIZE	TYPE OF FITTINGS				
	TEE OR PLUG/CAP	90°	45°	22 1/2°	11 1/4°
4"	1	1	1	1	1
6"	2	2	1	1	1
8"	3	3	2	1	1
10"	4	4	2	1	1
12"	5	5	3	1	1
14"	10	10	5	3	2

SEWER FORCE MAIN THRUST BLOCKING DETAIL

N.T.S.

SD–1 / 18

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



NOTES: 1. A MIN. OF THREE SPACERS PER PIPE SHALL BE REQUIRED, ONE SPIGOT, MIDDLE & BELL (MAX. OF 2 FT. SEPARATION OF SPACERS AT JOINT). MAX. ALLOWABLE CLEARANCE BETWEEN I.D. OF CASING AND O.D. OF PIPE OR RUNNER OF SPACER IS 1".
2. ALL O.D. PIPE JOINTS WITHIN CASING SHALL HAVE FIELD LOW GASKET BY US PIPE OR EQUAL. AFTER PIPE IS IN PLACE, RESTRAINED JOINT SHALL BE IDENTIFIED MARKED ON BELL.

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

JACK & BORE UNDER ROADWAY DETAIL

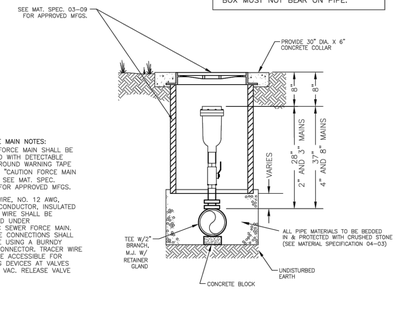
N.T.S.

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.



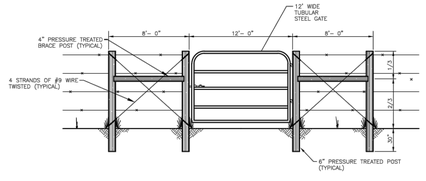
PVC FORCE MAIN NOTES:
1. SEWER FORCE MAIN SHALL BE WRAPPED WITH DETECTABLE UNDERGROUND WARNING TAPE LABELED "CAUTION FORCE MAIN BELOW"; SEE MAT. SPEC. 03–09 FOR APPROVED MFGS.
2. TRACE WIRE, NO. 12 AWG, SINGLE CONDUCTOR, INSULATED COPPER WIRE SHALL BE INSTALLED UNDER THE PVC SEWER FORCE MAIN. ALL WIRE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



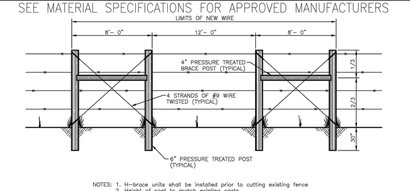
NOTES: 1. H–brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

FARM GATE INSTALLATION DETAIL

N.T.S.

SD–1 / 21

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

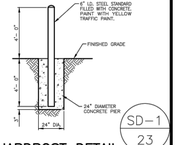


NOTES: 1. H–brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

BARBED WIRE FENCE CROSSING REPAIR DETAIL

N.T.S.

SD–1 / 22



GUARDPOST DETAIL

N.T.S.

SD–1 / 23

SEWER DETAILS

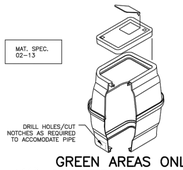
REVISED 05/08/2012

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

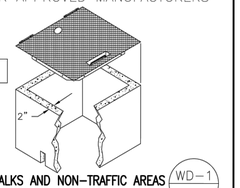
DRAWN BY:	DATE:	SHEET NO.
DDS	REV. AUG./2007	SD–1
CHECKED BY: EB	PROJECT NUMBER: STANDARD SEWER DETAILS	

© 2002 DWG

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



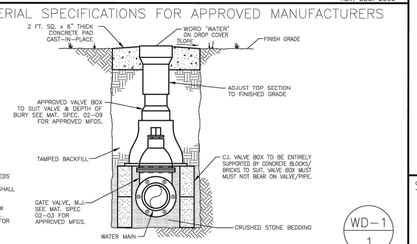
GREEN AREAS ONLY
1½"–2" METER BOX DETAILS
N.T.S.



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

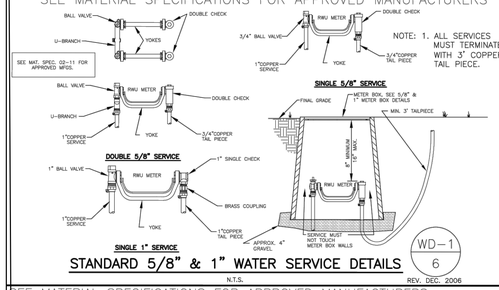


NOTES:
1. IF DEPTH OF BURY EXCEEDS 4 FT., A SELF-LOCKING VALVE EXTENSION STEM SHALL BE REQUIRED. THE VALVE EXTENSION STEM SHALL EXTEND TO 2 FEET BELOW FINISHED GRADE SURFACE. SEE MAT. SPEC. 02-09 FOR APPROVED MFGS.

GATE VALVE DETAIL
N.T.S.

WD–1 / 1
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

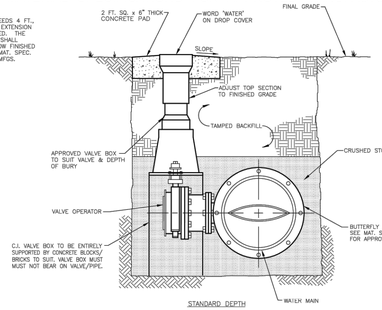


NOTE: 1. ALL SERVICES MUST TERMINATE WITH 3" COPPER TAIL PIECE.

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

WD–1 / 6
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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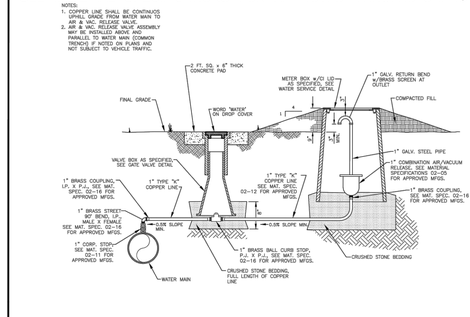
BUTTERFLY VALVE DETAIL
12–INCH WATER MAINS AND LARGER
N.T.S.

WD–1 / 2
REV. DEC. 2006

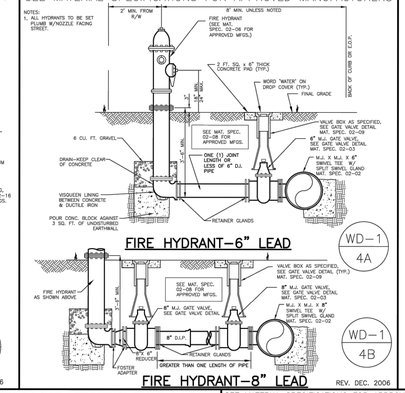
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD–1 / 3
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



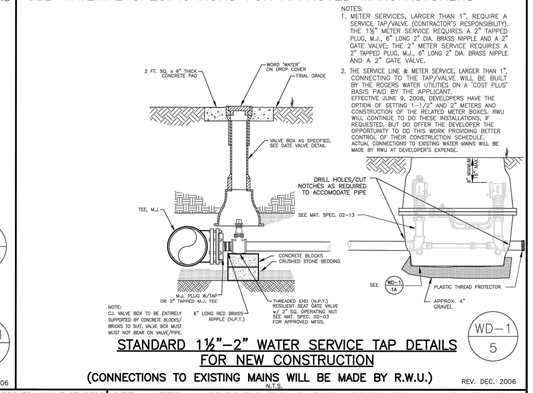
FIRE HYDRANT–6" LEAD

FIRE HYDRANT–8" LEAD
REV. DEC. 2006

WD–1 / 4A

WD–1 / 4B

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

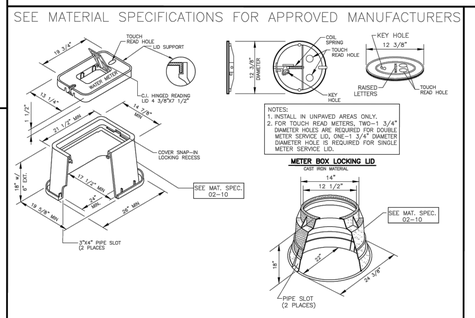


NOTES:
1. METER SERVICES, LARGER THAN 1", REQUIRE A SERVICE TAP/VALVE (CONTRACTOR'S RESPONSIBILITY). THE 1½" METER SERVICE REQUIRES A 2" TAPPED PLUG, M.J., 6" LONG 2" DIA. BRASS NIPPLE AND A 2" GATE VALVE; THE 2" METER SERVICE REQUIRES A 3" TAPPED PLUG, M.J., 6" LONG 2" DIA BRASS NIPPLE AND A 2" GATE 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 CONSTRUCTION OF THE RELATED METER BOXES. RWU 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.)
REV. DEC. 2006

WD–1 / 5

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



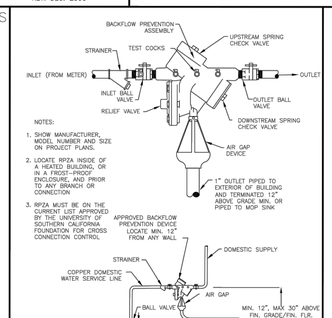
NOTES:
1. INSTALL IN UNPAVED AREAS ONLY.
2. FOR TOUCH READ METERS, TWO–1 3/4" DIAMETER HOLES ARE REQUIRED FOR DOUBLE METER SERVICE LID, ONE–1 3/4" DIAMETER DIAMETER HOLE IS REQUIRED FOR SINGLE METER SERVICE LID.

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

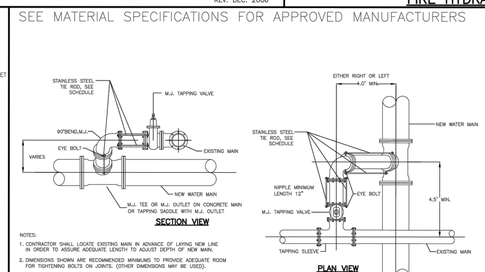


NOTES:
1. SHOW MANUFACTURER, MODEL NUMBER AND SIZE ON PROJECT PLANS.
2. LOCATE RPZA INSIDE OF A HEATED BUILDING, OR IN A FROST-PROOF ENCLOSURE, AND PRIOR TO ANY BRANCH OR CONNECTION
3. RPZA MUST BE ON THE CURRENT LIST APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL

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

WD–1 / 8
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



SECTION VIEW

PLAN VIEW

SEE MAT. SPEC. 02-08 FOR APPROVED MFGS. SCHEDULE OF TIE RODS		
SIZE	NUMBER OF RODS PER FITTING	DIAMETER OF S.S. RODS
8"–24"	4	3/4"
12"–24"	4	3/4"

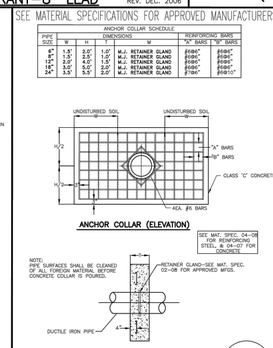
NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
2. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS. (OTHER DIMENSIONS MAY BE USED).
3. PROVIDE ALL THREAD STAINLESS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

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

WD–1 / 9
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

ANCHOR COLLAR SCHEDULE						
PIPE SIZE	DIMENSIONS				REINFORCING BARS	
	W	H		M	"X" BARS	"Y" BARS
5"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
6"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
12"	2.0'	2.5'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
16"	3.0'	3.0'	2.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
24"	3.5'	3.5'	2.0'	M.J. RETAINER GLAND	#7@6"	#8@10"

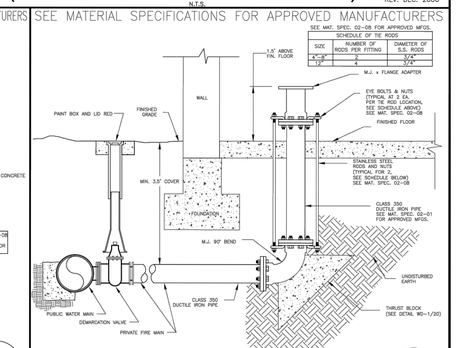


NOTE:
PIPE SURFACES SHALL BE CLEANED OF ALL FOREIGN MATERIAL BEFORE CONCRETE COLLAR IS POURED.

ANCHOR COLLAR BLOCK
N.T.S.

WD–1 / 10
REV. DEC. 2006

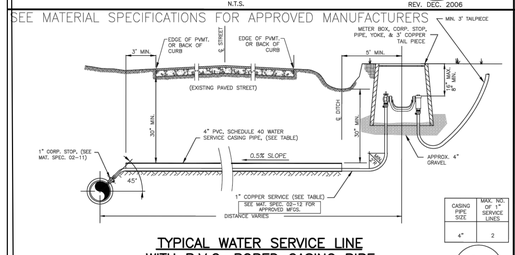
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD–1 / 11A
REV. AUG. 2007

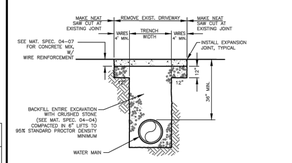
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD–1 / 12
REV. DEC. 2006

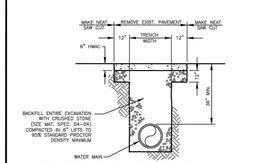
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



PERMANENT CONCRETE
DRIVEWAY CROSSING REPAIR
N.T.S.

WD–1 / 15
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

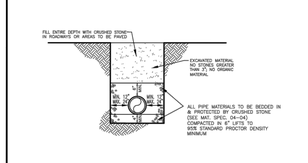


PERMANENT ASPHALT
DRIVEWAY/STREET
CROSSING REPAIR
N.T.S.

WD–1 / 16
REV. DEC. 2006

RESERVED

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

WD–1 / 18
REV. DEC. 2006

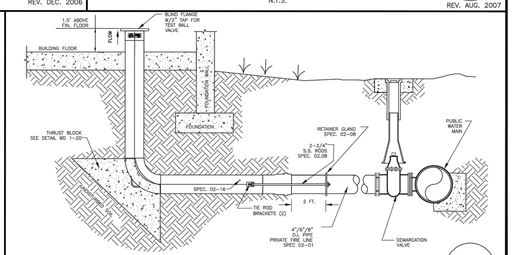
RESERVED

WD–1 / 13

WD–1 / 14

WD–1 / 17

NOT USED
REV. AUG. 2007



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

WD–1 / 11B
REV. AUG. 2007

GENERAL CONSTRUCTION NOTES:

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

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

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

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

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

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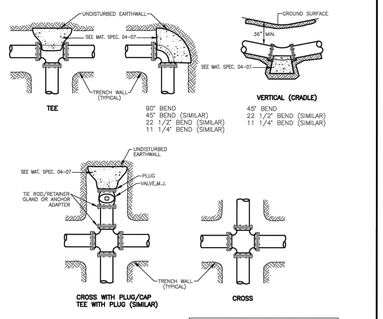
F. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.

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

WD–1 / 19

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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1. All fittings shall be mechanical joint with retainer glands.
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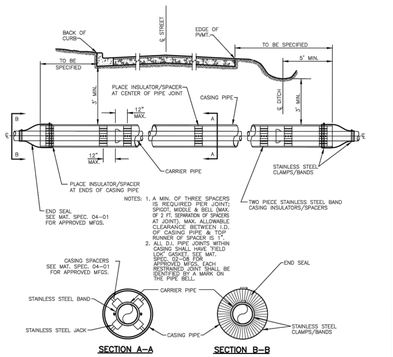
3. Wrap all fittings with visqueen.
4. Back all tees according to size of branch.
5. Blocking future line extensions shall be such that later removal is possible.
6. All bends where fittings are used, both horizontal and vertical, shall be backed.
7. Reaction backing table is based on 150 p.s.i. and soil bearing pressure of 2,500 lb./sq. ft. Additional backing may be required in some areas as directed by engineer.

REACTION BACKING TABLE REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING					
SIZE	TYPE OF FITTINGS				
	TEE OR PLUG/CAP	90°	45°	22 1/2°	11 1/4°
4"	2	1	1	1	1
6"	3	2	2	1	1
8"	4	4	3	2	2
12"	10	10	5	3	2
16"	25	26	14	7	4
24"	58	58	20	10	5
30"	99	99	32	15	10

THRUST BLOCKING DETAIL
N.T.S.

WD–1 / 20
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



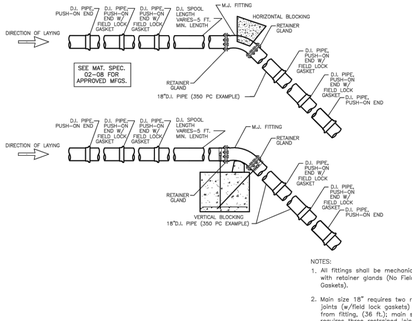
NOTES: 1. A MIN. OF THREE SPACERS (8 REQUIRED PER JOINT): SPIGOT, MIDDLE & BELL (MAX. OF 2 FT. SEPARATION OF SPACERS AT JOINT). MAX. ALLOWABLE DEFLECTION BETWEEN ANY 2 OF CASING PIPE & TOP RUNNER OF SPACER IS 1°.
2. ALL D.I. PIPE JOINTS WITHIN CASING SHALL HAVE FIELD LOCK GASKETS. SEE MAT. SPEC. 02-08 FOR APPROVED MFGS. EACH GASKET SHALL ALSO BE IDENTIFIED BY A MARK ON THE PIPE BELL.

SEE MATERIAL SPECIFICATION 04-02 CARRIER & CASING SIZES						
CARRIER	4"	8"	12"	18"	24"	30"
CASING	16"	18"	24"	30"	36"	48"
CASING/WALL THICKNESS	.250	.250	.375	.500	.500	.625

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

WD–1 / 21
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

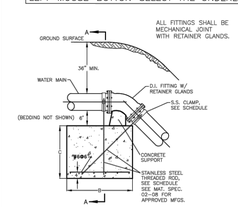
FIELD LOCK GASKETS DETAIL FOR
HORIZONTAL AND VERTICAL BENDS
(TO BE USED IN CONJUNCTION WITH THRUST BLOCKING)
FOR 18–INCH AND LARGER WATER MAINS
N.T.S.

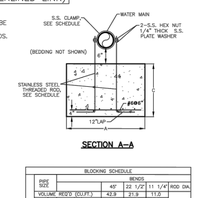
WD–1 / 22
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

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

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





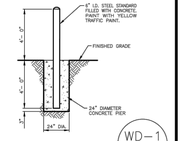
NOTES:
1. All fittings shall be mechanical joint with retainer glands.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with visqueen.
4. Gulf State Hanger's 2–Bolt S.S. pipe clamp, medium–Fig. 80 or approved equal.

BLOCKING SCHEDULE				
	PIPE SIZE	BENDS			
		90°	22 1/2°	11 1/4°	ROD DIA.
VOLUME REQ'D (CU.FT.)		42.8	21.4	11.0	
BURIED	8"	A (FT.)	4.0	4.0	4.0	3/4 IN.
		B (FT.)	2.75	2.0	1.5	
		C (FT.)	6.0	6.0	6.0	
		CLAMP SZ (IN.)	8.5 / 9.5	8.5 / 9.5	8.5	
VOLUME REQ'D (CU.FT.)			86.1	46.0	24.1	
BURIED	12"	A (FT.)	5.0	5.0	5.0	7/8 IN.
		B (FT.)	4.75	2.4	1.6	
		C (FT.)	4.0	4.0	3.0	
		CLAMP SZ (IN.)	9 / 9.5	9 / 9.5	9 / 9.5	
VOLUME REQ'D (CU.FT.)		313	156	79	
BURIED	18"	A (FT.)	6.0	6.0	6.0	1 IN.
		B (FT.)	4.5	3.6	2.25	
		C (FT.)	8.0	5.5	4.0	
		CLAMP SZ (IN.)	9/9.5 / 9.5	9/9.5 / 9.5	9/9.5	
VOLUME REQ'D (CU.FT.)		574	191	95	
BURIED	24"	A (FT.)	7.0	7.0	7.0	1 IN.
		B (FT.)	5.5	4.0	2.5	
		C (FT.)	9.0	7.0	5.0	
		CLAMP SZ (IN.)	9/9.5 / 9.5	9/9.5 / 9.5	9/9.5	

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

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

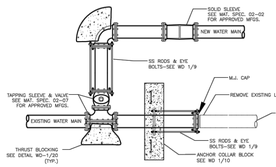
DRAWN BY:	DATE:	SHEET NO.
DDS	REV. AUG./07	WD–1
CHECKED BY: EB	PROJECT NUMBER: STANDARD WATER DETAILS	

WD-2CD.DWG

RESERVED

WD-2 / 1A

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



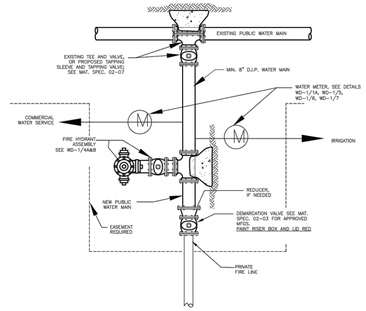
CUT AND CAP DETAIL #1

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

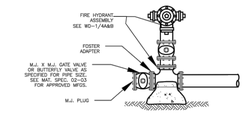
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 3

REV. MAR. 2009

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



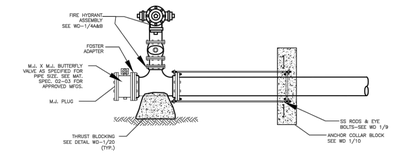
END-OF-LINE/PHASE LINE FIRE HYDRANT DETAIL 8" & 12" MAINS

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.

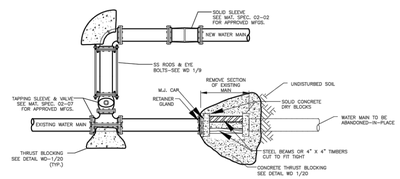
WD-2 / 5

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

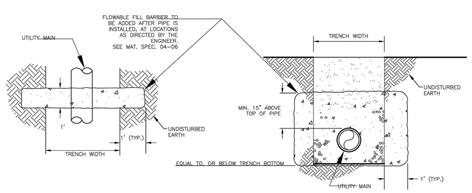
WD-2 / 10

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 11

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

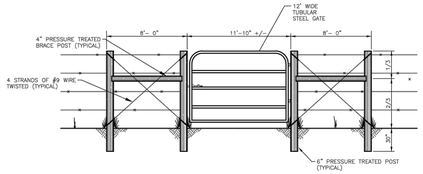


ANTI-SEEPAGE BARRIER COLUMN

N.T.S.

WD-2 / 12

REV. DEC. 2006



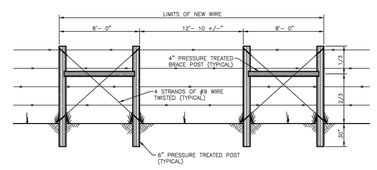
NOTES: 1. H-brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

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

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

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

2-2CR.DWG

PLANTING REQUIREMENTS

TREES AND SHRUBS REQUIRED:
STREET TREES:
28TH STREET = 465 LF / 30 = 8 TREES
STREET TREES REQUIRED = 8

TOTAL DEVELOPMENT DISTURBED AREA = 351,965± SQ.FT. / 2000 =
176 PLANTS * 25% = 44 TREES
176 PLANTS * 75% = 132 SHRUBS

INTERNAL PARKING LOT TREES AT 1 TREE PER 15 SPACES
INTERNAL PARKING SPACES = 229 / 15 = 15 TREES

TOTAL TREES REQUIRED = 67 = 8 STREET TREES, 44 SITE TREES, 15 PARKING LOT TREE
TOTAL REQUIRED SHRUBS = 132

TREES PROVIDED:
STREET TREES PROVIDED = 15

DECIDUOUS TREES PROVIDED = 54

EVERGREEN TREES PROVIDED = 9

TOTAL TREES PROVIDED = 78

SHRUBS PROVIDED:
5 GALLON SIZE = 153

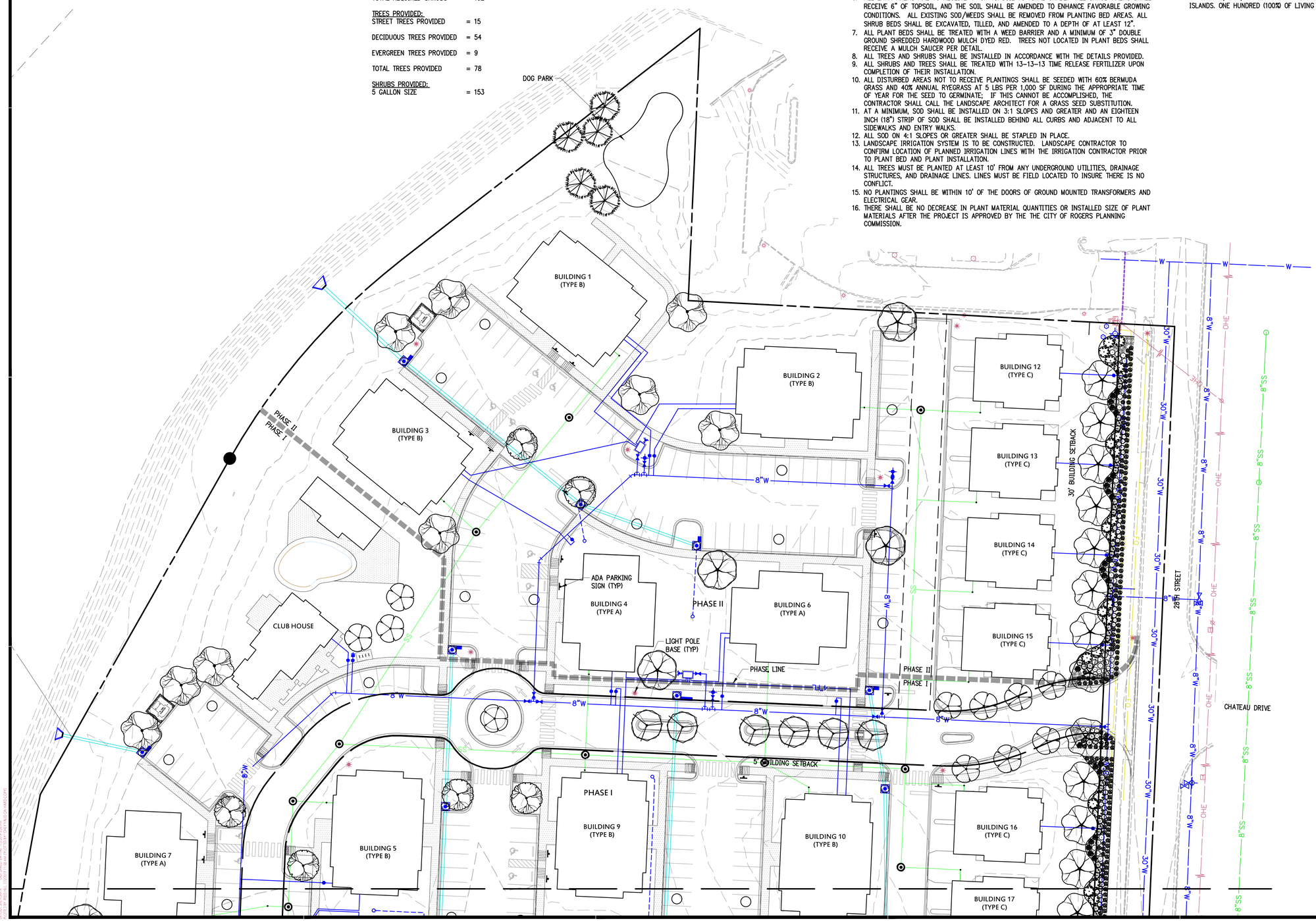
SEE SHEET L-102 FOR PLANT LEGEND

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
5. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
7. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" DOUBLE GROUND SHREDDED HARDWOOD MULCH DYED RED. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
8. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
10. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMUDA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE; IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
11. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
12. ALL SOD ON 4:1 SLOPES OR GREATER SHALL BE STAPLED IN PLACE.
13. LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.
14. ALL TREES MUST BE PLANTED AT LEAST 10' FROM ANY UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, AND DRAINAGE LINES. LINES MUST BE FIELD LOCATED TO INSURE THERE IS NO CONFLICT.
15. NO PLANTINGS SHALL BE WITHIN 10' OF THE DOORS OF GROUND MOUNTED TRANSFORMERS AND ELECTRICAL GEAR.
16. THERE SHALL BE NO DECREASE IN PLANT MATERIAL QUANTITIES OR INSTALLED SIZE OF PLANT MATERIALS AFTER THE PROJECT IS APPROVED BY THE THE CITY OF ROGERS PLANNING COMMISSION.

MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER 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:
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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

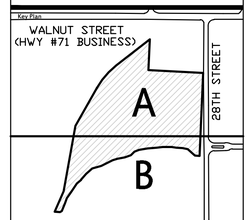
CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
30' 0 30'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 19105400
ISSUE DATE: 06/28/19
CONTACT: J. FIFER
CHECKED BY:

PRELIMINARY PLANS

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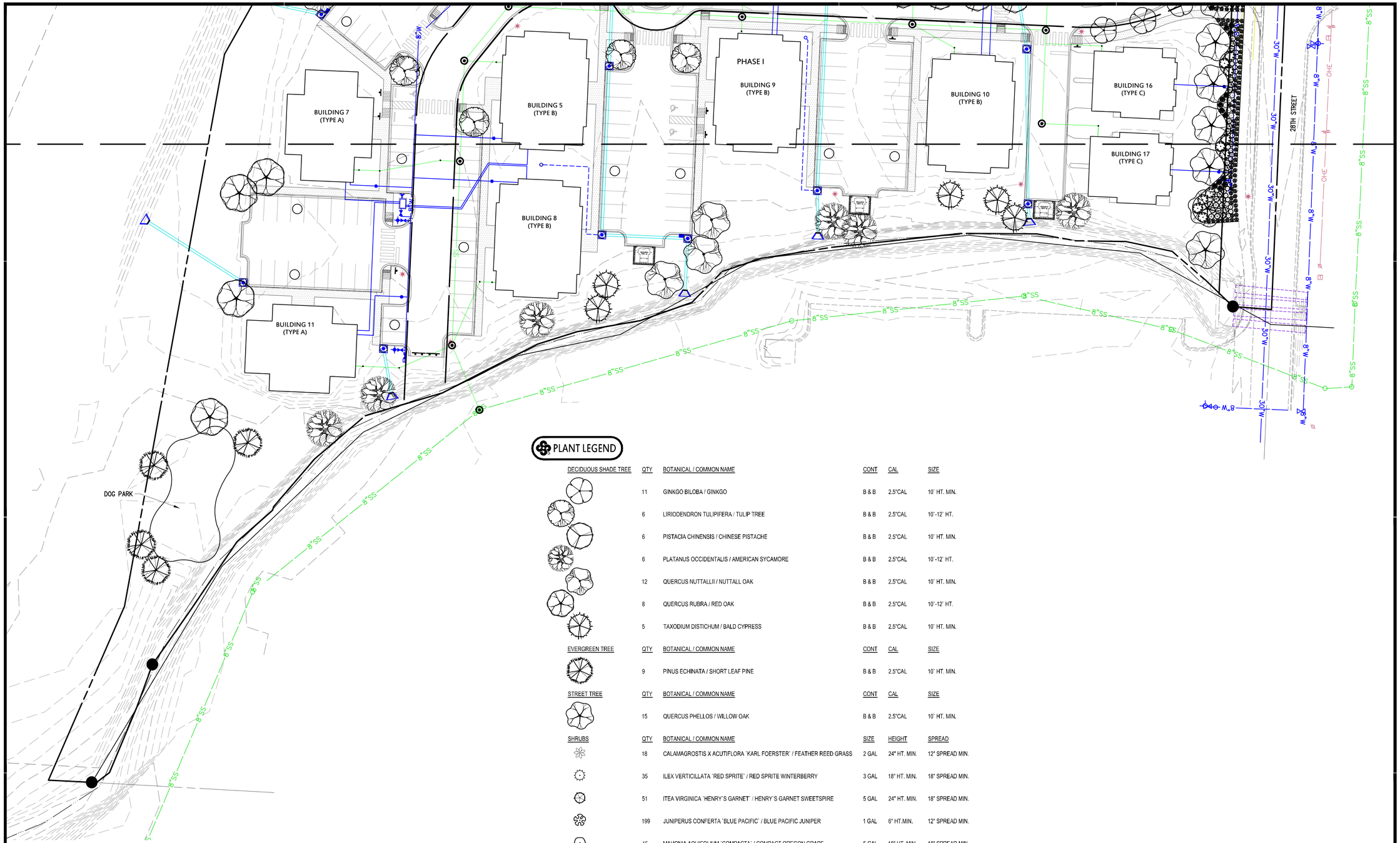
PLANTING PLAN A

L-101



PLANT LEGEND

DECIDUOUS SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	11	GINKGO BILOBA / GINKGO	B & B	2.5"CAL	10' HT. MIN.
	6	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2.5"CAL	10'-12' HT.
	6	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	2.5"CAL	10' HT. MIN.
	6	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2.5"CAL	10'-12' HT.
	12	QUERCUS NUTTALLII / NUTTALL OAK	B & B	2.5"CAL	10' HT. MIN.
	8	QUERCUS RUBRA / RED OAK	B & B	2.5"CAL	10'-12' HT.
	5	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5"CAL	10' HT. MIN.

EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	9	PINUS ECHINATA / SHORT LEAF PINE	B & B	2.5"CAL	10' HT. MIN.

STREET TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	15	QUERCUS PHELLOS / WILLOW OAK	B & B	2.5"CAL	10' HT. MIN.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL	24" HT. MIN.	12" SPREAD MIN.
	35	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	3 GAL	18" HT. MIN.	18" SPREAD MIN.
	51	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	5 GAL	24" HT. MIN.	18" SPREAD MIN.
	199	JUNIPERUS CONFERTA 'BLUE PACIFIC' / BLUE PACIFIC JUNIPER	1 GAL	6" HT.MIN.	12" SPREAD MIN.
	45	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL	18" HT. MIN.	18" SPREAD MIN.
	30	MISCANTHUS SINENSIS / SILVER GRASS	5 GAL	30" HT. MIN.	18" SPREAD MIN.
	16	SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA	2 GAL	12" HT. MIN.	12" SPREAD MIN.
	27	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	7 GAL	30" HT. MIN.	18" SPREAD MIN.

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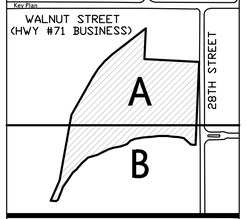
CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
30' 0 30'

RESERVE AT OSAGE CREEK

ROGERS, ARKANSAS

Key Plan



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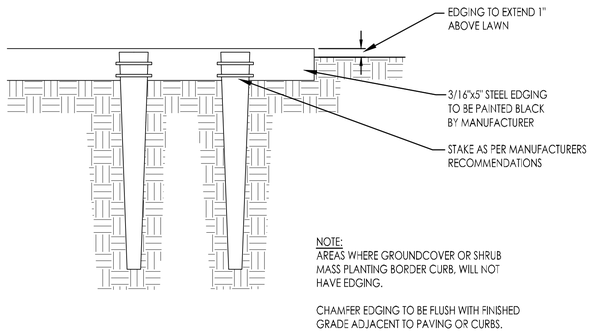
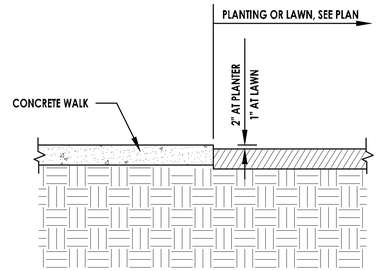
PLANTING PLAN B

L-102



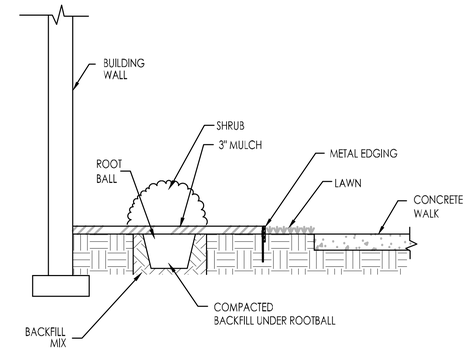
STEEL EDGING DETAIL

NTS



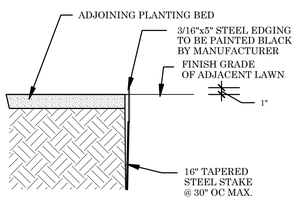
CONCRETE AT PLANTING DETAIL

NTS



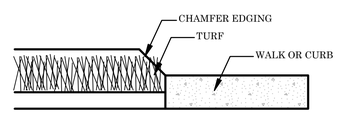
PLANTING BED DETAIL

NTS



SECTION - STEEL EDGING

NTS



STEEL EDGING DETAIL

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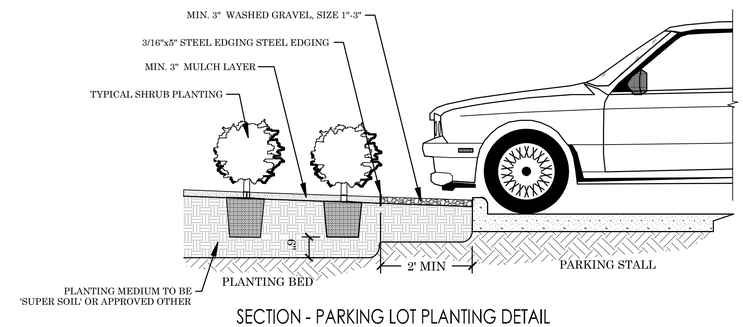

SECTION - PARKING LOT PLANTING DETAIL

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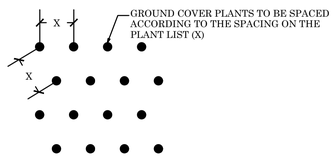

GROUNDCOVER SPACING DETAIL

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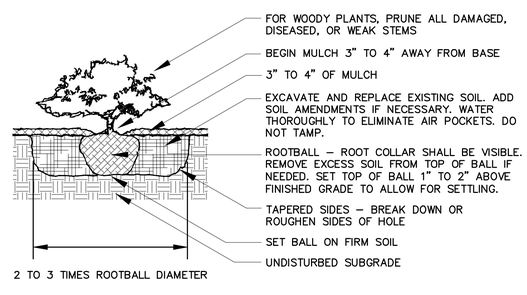
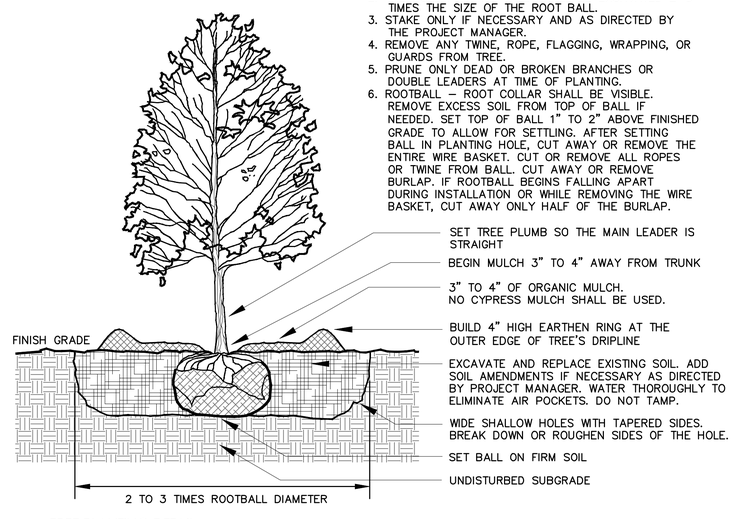


SHRUB PLANTING DETAIL

NTS

NOTES:

1. TREES SHALL BE INSTALLED AT THE MINIMUM SPECIFIED IN THE PLANT LEGEND.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.



TREE PLANTING DETAIL

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RESERVE AT OSAGE CREEK

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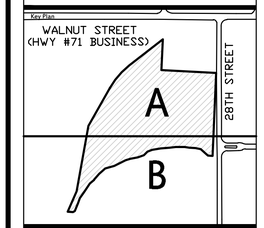
Key Plan



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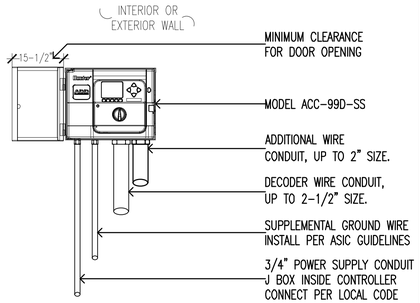
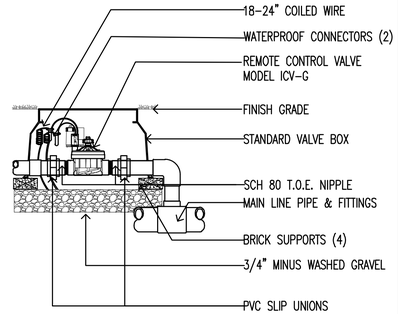
PLANTING DETAILS

L-501

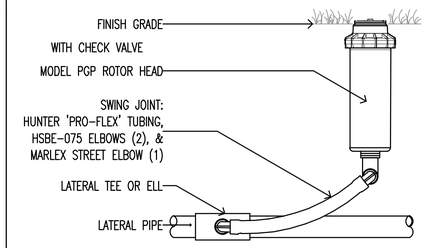


ACC-99D CONTROLLER
01 WALL MOUNT
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

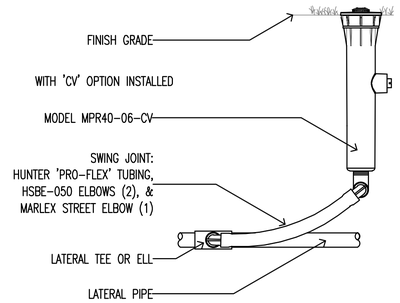


02 ICV GLOBE VALVE
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

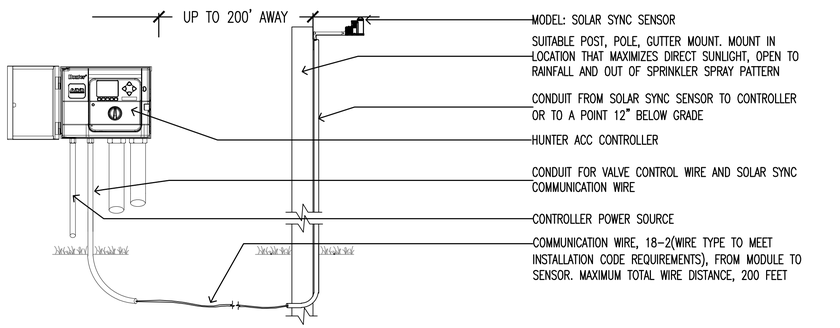
*When using larger GPM nozzles, beware of high friction loss in swing joints.



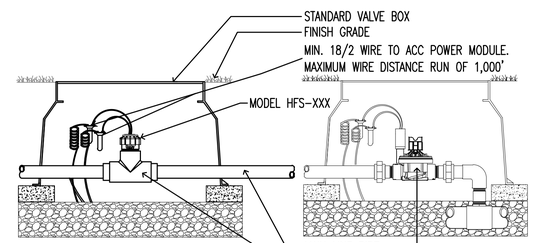
03 PGP ROTOR HEAD
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



MPR40-06-CV
04 MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



07 SOLAR SYNC SYSTEM
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

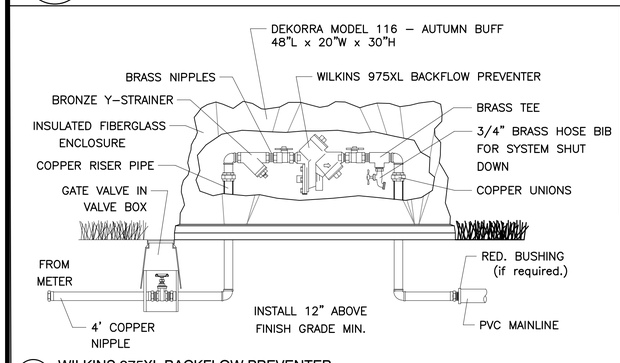


NOTE INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGTH CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

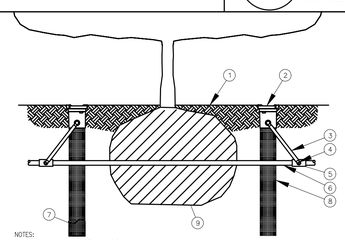
FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

08 HFS FLOW SENSOR
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL



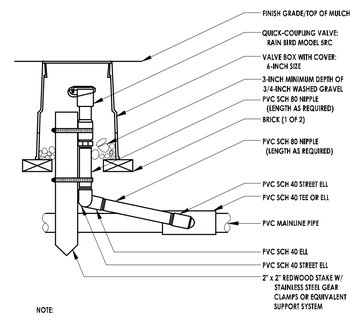
9 WILKINS 975XL BACKFLOW PREVENTER
NOT TO SCALE REDUCED PRESSURE PRINCIPLE ASSEMBLY WITH DEKORRA COVER



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS
3. SWING ASSEMBLY (INCLUDED)
4. 1/2" (1.3 CM) MALE NPT INLET (INCLUDED)
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10.2 CM) WIDE X 36" (91.4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

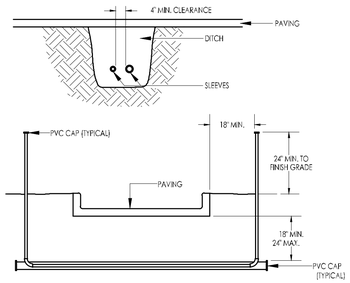
NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-B-C-1401: 0.25 GPM (0.95 L/M), CHECK VALVE
   RWS-B-1401: 0.25 GPM (0.95 L/M)
   RWS-B-X-1401: 0.25 GPM (0.95 L/M), 18" (45.7 CM) SWING ASSEMBLY
   RWS-B-C-1402: 0.5 GPM (1.9 L/M), CHECK VALVE
   RWS-B-1402: 0.5 GPM (1.9 L/M)
   RWS-B-C-1404: 1.0 GPM (3.8 L/M), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

10 ROOT WATERING SYSTEM RWS
N.T.S. 07-19-2012
INSTALLATION FOR TREES
PLANTING PLAN



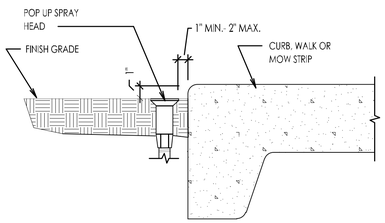
NOTE
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. PROVIDE (2) 55-K-1 KEYS AND (1) 5H-1 SWIVEL PER QUICK COUPLING VALVE

11 QUICK-COUPLING VALVE

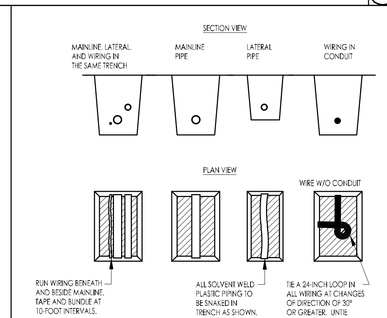


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

12 SLEEVING

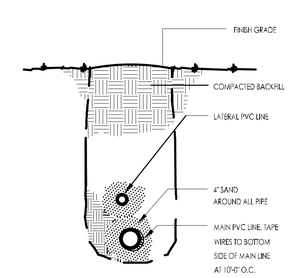


13 SPRAY HEAD NEXT TO CURB OR WALL



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

14 PIPE & WIRE TRENCHING



15 TRENCH SECTION

IRRIGATION NOTES

1. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 85psi WITH A FLOW RATE OF 75gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
2. PLEASE NOTE: IF PRESSURE IS NOT SATISFACTORY THERE MAY BE A NEED FOR A BOOSTER PUMP TO ENHANCE PERFORMANCE OF THE SYSTEM. THE LANDSCAPE CONTRACTOR SHALL REPORT PRESSURE FINDINGS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE SYSTEM FOR DETERMINATION OF ANY BOOSTER NEEDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES DURING THE INSTALLATION. CONTRACTOR SHALL SEEK ASSISTANCE FROM THE LOCAL UTILITIES IN THE LOCATION OF THE UTILITIES PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS, ADHERE TO ALL MUNICIPAL CODES AND FOLLOW STANDARD AND ACCEPTED LOCAL PRACTICES.
5. A DRAIN VALVE SHALL BE INSTALLED AT THE LOWEST PORTION OF EACH ZONE AND AT 100' INTERVALS ON THE MAINLINE FOR WINTERIZATION.
6. VALVE WIRING SHALL BE 12 GAUGE SINGLE STRAND COPPER DIRECT BURIAL DECODER SYSTEM IRRIGATION WIRE. PROVIDE ALL SPLICES SHALL BE WATERPROOF AND PLACED AT VALVE LOCATIONS ONLY.
7. ALL LATERAL LINE PIPING SHALL BE CLASS 200 SDR 21 PVC. ALL MAINLINE PIPING SHALL BE SCHEDULE 40 PVC. ALL FITTINGS SHALL BE SCH. 40 TYPE 1. USE A PVC SOLVENT AND PRIMER AS RECOMMENDED/APPROVED BY THE PIPE MANUFACTURER. ALL MATERIAL AND EQUIPMENT SHALL BE OF DOMESTIC MANUFACTURER PROCEEDING WITH RELATED WORK.
8. PLACE ALL PIPING ON THE PERIMETER OF LANDSCAPE AREAS WHERE POSSIBLE. PLACE VALVES IN PLANTING AREAS WHERE POSSIBLE. LIMIT TRENCHING AROUND EXISTING TREES AS MUCH AS POSSIBLE. BE AWARE OF THE LOCATION OF NEW TREES AND SHRUBS AND PLACE PIPING AWAY FROM THE ROOT BALLS.
9. THERE SHALL BE A CLOSED LOOP MAINLINE AROUND THE PERIMETER OF THE PROPERTY TO AID IN BALANCE OF FLOWS AND PRESSURE, AND ALLOW FOR FUTURE EXPANSION OF THE SYSTEM..
10. PROVIDE FOR WINTERIZATION BY THE BLOW OUT METHOD.
11. COORDINATE LOCATION OF THE CONTROL BOX AND RAIN SENSOR WITH THE OWNER.
12. PROVIDE 100% COVERAGE FOR ALL LANDSCAPE AREAS AND MAKE FINAL ADJUSTMENTS TO OBTAIN OPTIMAL PERFORMANCE. ALL PLANT BEDS SHALL BE DRIP IRRIGATION PLACED ON SEPARATE ZONES FROM THE TURF AREAS.
13. CONTRACTOR TO PROVIDE SERVICE TAPS, LINES AND METER FOR IRRIGATION SYSTEM SERVICE
14. COMPACT BACK FILL IN ALL TRENCHES TO STANDARD SUB GRADE COMPACTION REQUIREMENTS GIVEN IN SITE GRADING SPECIFICATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR SIZING ALL WIRING TO CONTROL VALVES. DIRECT BURIAL QUALITY WIRE WITH SEALED WATERPROOF CONNECTORS REQUIRED.
16. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
17. WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

USE EQUIPMENT SPECIFIED AND STANDARDS SHOWN IN THE IRRIGATION DETAILS OF THIS SET

*** TREE WATERING NOTE ***:

1. CONTRACTOR SHALL PLUM THE RAIN BIRD-RWS-B-C-SOCK 1401 INTO ZONES ACCORDING TO THE FLOWS AND PRESSURES ALLOWED. THESE ZONES SHALL BE ON SEPARATE CONTROL CIRCUITS TO PROVIDE AN ALTERNATE WATERING SOURCE FOR THE TREES DURING ESTABLISHMENT.
2. TREES IN THE DETENTION POND AREA SHALL BE ON ZONES SEPARATE FROM TOPGOLF SITE.

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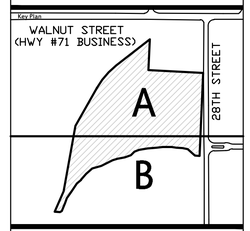

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PRELIMINARY PLANS

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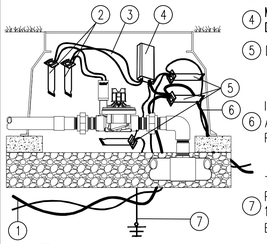
IRRIGATION DETAILS

LI-501

NOTE: All ICD 100 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black

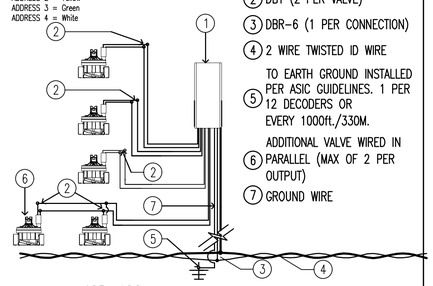


1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID
4. MODEL ICD-100 DECODER
5. DBR-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

01 ICD 100 DECODER

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

NOTE: All ICD 400 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow
ADDRESS 3 = Green
ADDRESS 4 = White

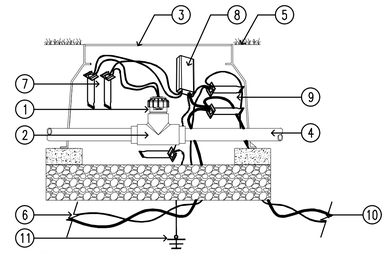


1. ICD-400 DECODER
2. DBY (2 PER VALVE)
3. DBR-6 (1 PER CONNECTION)
4. 2 WIRE TWISTED ID WIRE
5. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.
6. ADDITIONAL VALVE WIRED IN PARALLEL (MAX OF 2 PER OUTPUT)
7. GROUND WIRE

ICD 400

02 DECODER SCHEMATIC

SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



NOTE
1.) REFER TO THE FLOW SENSOR DETAIL FOR CORRECT INSTALLATION.
2.) ALL WIRE SHALL BE 12 OR 14 AWG TWISTED ID-WIRE FROM HUNTER INDUSTRIES..

1. MODEL HFS-XXX. SEE FLOW SENSOR DETAIL.
2. MODEL FCT-XXX. SEE FLOW SENSOR DETAIL.
3. STANDARD VALVE BOX
4. MAIN LINE PIPE
5. FINISHED GRADE
6. ID WIRE PATH TO NEXT DECODER AS NEEDED
7. DBY (2)
8. MODEL ICD-SEN - SENSOR DECODER
9. DBR-6 (3)
10. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
11. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

03 SENSOR DECODER DETAIL

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

LIMITATIONS:
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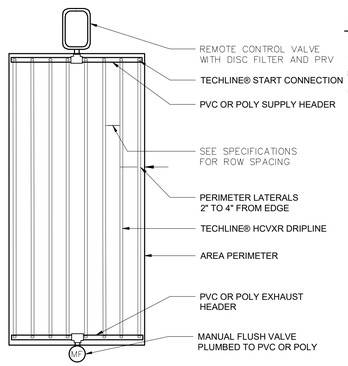
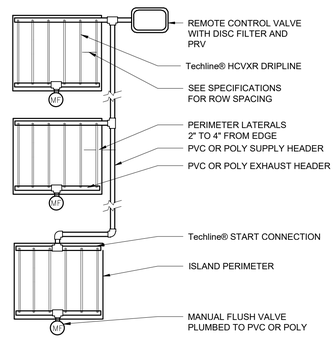


NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

04 Techline® HCVXR END FEED LAYOUT

NOT TO SCALE — NETAFIM — DETAIL – H101



NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
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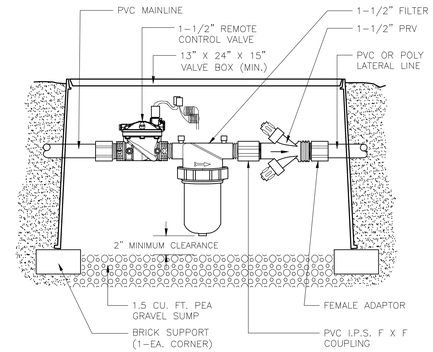
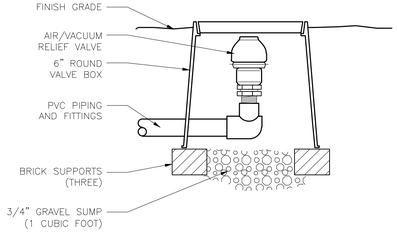
05 Techline® HCVXR ISLAND LAYOUT

NOT TO SCALE — NETAFIM — DETAIL – H103



06 COMMERCIAL CONTROL ZONE ASSEMBLY: P/N LVCZ-150 11 - 35 GPM

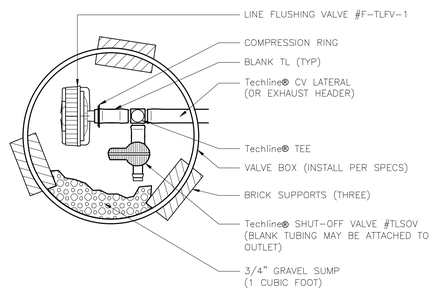
NOT TO SCALE — NETAFIM — DETAIL – L223



NETAFIM

07 GUARDIAN 1" AIR/VACUUM RELIEF VALVE (PLUMBED TO PVC)

NOT TO SCALE — DETAIL – D281



08 Techline® LINE FLUSHING VALVE WITH SHUT-OFF VALVE

NOT TO SCALE — NETAFIM — DETAIL – D121

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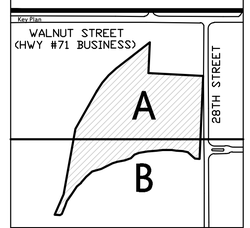
CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
30' 0 30'

RESERVE AT OSAGE CREEK
ROGERS, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 19105400
ISSUE DATE: 06/28/19
CONTACT: J. FIFER
CHECKED BY:

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LI-502