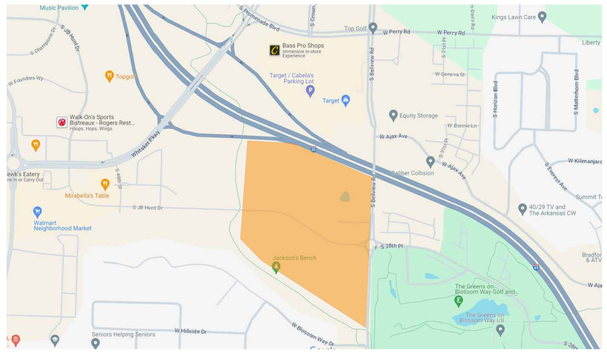
METAPHASE DEVELOPMENT PHASE 1
SITE DEVELOPMENT PLAN & PUBLIC IMPROVEMENT PLAN
SDP26-0226

ADDRESS: 4852 S BELLVIEW RD, ROGERS, AR 72758
PHASE: 100% CONSTRUCTION DOCUMENTS
DATE: JULY 31, 2026



VICINITY MAP
NOT TO SCALE

NORTH



AERIAL MAP
NOT TO SCALE

NORTH

SITE SUMMARY

ZONING: T5.2 (TOWN CENTER MEDIUM)

USE: DOCTOR'S OFFICES AND LABORATORY BUILDING

AREA: 17

LOTS: 10

BUILDING HEIGHT: 5 STORIES, 91'-6"

PROPOSED ROW IN ACRES: 1.5

PROGRAMMED OPEN SPACE: CONSERVATION SPACE, 4.5 ACRES

ZONING SUMMARY

SETBACK STANDARDS

	REQUIRED	PROVIDED
MINIMUM PRIMARY FRONTAGE	10' & 0'	50' +
SIDE YARD NON-RESIDENTIAL:	0'	7' +
REAR YARD NON-RESIDENTIAL:	0'	7' +

FLOOD DATA

PART OF THIS PROPERTY IS IN FLOOD ZONE "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0270K, EFFECTIVE DATE JUNE 05, 2012.

OWNER/DEVELOPER

METAPHASE I LLC
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3901 PARKWAY CIRCLE
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OAJAYI@HOGONC.COM
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SURVEYOR

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LANDSCAPE ARCHITECT

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CIVIL ENGINEER

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479.441.0025

PROPERTY DESCRIPTION

PART OF THE NE 1/4 OF SECTION 28, TOWNSHIP 19, NORTH RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 28 SAID POINT BEING A MAG NAIL;
THENCE ALONG THE SOUTH LINE THEREOF N86°49'11"W 116.73 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 5/8" REBAR AND BEING LOCATED ON THE WEST RIGHT-OF-WAY OF SOUTH BELLVIEW ROAD;
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING EIGHT COURSES:
THENCE S02°50'44"W 51.43 FEET TO A 5/8" REBAR;
THENCE S87°06'19"E 26.90 FEET TO A 5/8" REBAR;
THENCE 39.55 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 AND A LONG CHORD OF S41°47'10"E 35.55 FEET TO A 5/8" REBAR;
THENCE S03°40'16"W 92.30 FEET TO A 5/8" REBAR;
THENCE S03°00'54"W 269.88 FEET TO A 5/8" REBAR;
THENCE S04°14'45"W 178.22 FEET TO A 5/8" REBAR;
THENCE N88°21'02"W 115.62 FEET TO A 5/8" REBAR;
THENCE S02°38'57"W 121.15 FEET TO A 5/8" REBAR;
THENCE LEAVING SAID RIGHT-OF-WAY N39°30'55"W 246.37 FEET TO A 5/8" REBAR;
THENCE N48°53'55"W 46.09 FEET TO A 1/2" PS 1532 REBAR;
THENCE N77°40'03"W 69.11 FEET TO A 1/2" PS 1532 REBAR;
THENCE S83°24'49"W 219.21 FEET TO A 1/2" PS 1532 REBAR;
THENCE N82°35'17"W 210.54 FEET TO A 1/2" PS 1532 REBAR;
THENCE N65°00'41"W 94.66 FEET TO A 1/2" PS 1532 REBAR;
THENCE N27°52'50"W 187.30 FEET TO A NAIL IN A FENCE CORNER POST;
THENCE N66°48'40"W 308.60 FEET TO A 1/2" PS 1532 REBAR;
THENCE N58°53'46"W 176.00 FEET TO A 1/2" PS 1532 REBAR;
THENCE N39°48'20"W 216.92 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 28, SAID POINT BEING A 5/8" REBAR;
THENCE ALONG SAID SOUTH LINE N86°49'11"W 43.04 FEET TO A POINT IN THE CENTER OF A CREEK;
THENCE ALONG SAID CREEK CENTERLINE AS SHOWN ON PLAT RECORD 2007-827 THE FOLLOWING EIGHT COURSES:
THENCE N19°55'20"W 31.73 FEET;
THENCE N18°31'49"E 86.69 FEET;
THENCE N26°13'57"E 225.09 FEET;
THENCE N33°06'52"E 140.91 FEET;
THENCE N22°00'24"W 35.29 FEET;
THENCE N18°48'43"W 251.65 FEET;
THENCE N07°25'23"E 156.02 FEET;
THENCE N02°37'54"E 250.56 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 540 AS SHOWN ON PLAT RECORD 2008-518 AND AHTD JOB 090180;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES:
THENCE S83°40'15"E 129.17 FEET TO A AHTD MONUMENT;
THENCE S83°46'32"E 596.76 FEET TO A AHTD MONUMENT;
THENCE S56°29'59"E 203.02 FEET TO A AHTD MONUMENT;
THENCE S66°25'41"E 200.09 FEET TO A AHTD MONUMENT;
THENCE S75°52'39"E 304.08 TO A AHTD MONUMENT;
THENCE S66°02'12"E 205.35 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH BELLVIEW ROAD, SAID POINT BEING A 5/8" REBAR;
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX COURSES:
THENCE S 00°11'47"W 23.81 FEET TO A 5/8" REBAR;
THENCE S11°36'16"W 4.22 FEET TO A 5/8" REBAR;
THENCE S02°08'11"W 197.90 FEET TO A 5/8" REBAR;
THENCE 34.21 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1157.66 FEET AND A LONG CHORD OF S03°14'46"W 34.21 FEET TO A 5/8" REBAR;
THENCE S04°05'33"W 111.32 FEET TO A 5/8" REBAR;
THENCE S05°24'30"W 140.52 FEET TO A COPPER MARKER;
THENCE LEAVING SAID RIGHT-OF-WAY N86°49'13"W 267.04 FEET TO A 5/8" REBAR;
THENCE S02°20'39"W 260.12 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 28, SAID POINT BEING A 5/8" REBAR;
THENCE ALONG SAID SOUTH LINE S86°49'11"E 203.27 FEET TO THE POINT OF BEGINNING, CONTAINING 49.77 ACRES , MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS MORE PRECISELY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 28, SAID POINT BEING A MAG NAIL;
THENCE ALONG THE SOUTH LINE THEREOF N86°49'11"W 116.73 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 5/8" REBAR;
THENCE CONTINUING ALONG SAID SOUTH LINE N86°49'11"W 203.27 FEET TO A 5/8" REBAR;
THENCE LEAVING SAID SOUTH LINE N02°20'39"E 260.12 FEET TO A 5/8" REBAR;
THENCE S86°49'13"E 267.04 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH BELLVIEW ROAD, SAID POINT BEING A COPPER MARKER;
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE COURSES:
THENCE S 05°20'18"W 129.64 FEET TO A 5/8" REBAR;
THENCE S04°09'03"W 97.19 FEET TO A 5/8" REBAR;
THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 38.70 FEET A RADIUS OF 24.99 FEET AND A CHORD OF S48°29'05"W 34.95 FEET TO A 5/8" REBAR;
THENCE N87°09'14"W 28.65 FEET TO A 5/8" REBAR;
THENCE S02°50'53"W 8.62 FEET TO THE POINT OF BEGINNING, CONTAINING 1.54 ACRES , MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

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C1.03	SITE PLAN
C1.04	SITE PLAN
C1.10	OVERALL SIGNAGE PLAN
C2.00	OVERALL UTILITY PLAN
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C2.24	S 42ND ST PUBLIC WATER PLAN & PROFILE
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C3.00	OVERALL GRADING AND DRAINAGE PLAN
C3.01	GRADING AND DRAINAGE PLAN
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SHEETS 1-3	RWU STANDARD DETAILS

PROJECT NOTES

1. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
2. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
3. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
4. WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
5. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
6. PUBLIC STREETS AND ALLEYWAYS SHALL HAVE 20-FEET OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
7. ACCORDING TO IFC 2021 3311.1, 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.
8. BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
9. PER IFC 2021 3313.1, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
10. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW (CITY OF ROGERS ZONING DISTRICT)
11. STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING $20.000.
12. EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.
13. ALL CIVIL PLANS USED ON SITE MUST INCLUDE THE MOST CURRENT STAMP BY ROGERS PLANNING.
14. ALL COMMERCIAL DEVELOPMENTS, DEVELOPMENTS THAT INCLUDE PLUMBING EXCEEDING 15 FIXTURE-UNITS (TWO BATHROOM GROUPS), AND ALL PUBLIC FOOD SERVICE ESTABLISHMENTS REQUIRE THE REVIEW AND APPROVAL OF THE ARKANSAS STATE HEALTH DEPARTMENT. THE ARKANSAS STATE HEALTH DEPARTMENT APPROVAL LETTER IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
15. SITE DEVELOPMENT PLAN APPROVAL LAPSES AND HAS NO FURTHER EFFECT IF GRADING OR CONSTRUCTION PERMITS ARE NOT OBTAINED AND WORK AUTHORIZED BY SUCH PERMITS HAS NOT COMMENCED WITHIN ONE YEAR OF THE DATE OF APPROVAL.
16. MINIMUM OF ONE PRECONSTRUCTION INFILTRATION TEST PER 6,000 SF OF PERMEABLE PAVERS OR THREE TESTS, WHICHEVER IS GREATER; MINIMUM OF ONE POST-CONSTRUCTION INFILTRATION TEST PER 6,000 SF OF PERMEABLE PAVERS OR THREE TESTS, WHICHEVER IS GREATER. PRE-CONSTRUCTION INFILTRATION TESTING SHALL BE PERFORMED ON THE PREPARED SUBGRADE PER ASTM 8152 TO VERIFY IN-SITU SOIL CONDITIONS MET DESIGN ASSUMPTIONS. POST-CONSTRUCTION INFILTRATION TESTING SHALL BE PER ASTM C1781. THE AVERAGE OF THE POST-CONSTRUCTION INFILTRATION TESTS SHALL MEET OR EXCEED THE MINIMUM INFILTRATION RATE VALUES PER THE MANUFACTURER, OR 150 INCHES/HOUR WHICHEVER IS GREATER. IF PERMEABLE PAVER SYSTEMS FAILS TO MEET THE POST-CONSTRUCTION INFILTRATION REQUIREMENTS, REMOVE AND REPLACE PAVERS AND AGGREGATE BASE; REDO SUBGRADE PREPARATION; AND RE-PERFORM PRE-CONSTRUCTION AND POST-CONSTRUCTION INFILTRATION TESTING; ALL AT NO ADDITIONAL COST TO THE CITY. POST-CONSTRUCTION INFILTRATION TEST MUST BE PROVIDED NO LONGER THAN A WEEK BEFORE THE SCHEDULED FINAL ACCEPTANCE INSPECTION WITH COMMUNITY DEVELOPMENT.
17. ALL WORK IN FEDERAL OR STATE RIGHT-OF-WAY OR CONTROL-OF-ACCESS SHALL REQUIRE A PERMIT THROUGH ARDOT IN ADDITION TO ANY CITY PERMITS REQUIRED.
18. ELEVATION CERTIFICATE AND FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED IF FLOODPLAIN IS ON SITE.
19. ALL LIGHTING, INCLUDING BUILDING SIGNAGE ILLUMINATION, SHALL BE STATIC ONLY, WITH NO ANIMATED, FLASHING, BLINKING, OR FLUCTUATING ELEMENTS.

E | D | G
Ecological Design Group, LLC
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phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — BRAHM M. DRIVER — No. 14684 — 7/31/26

CERTIFICATE OF AUTHORIZATION — Ecological Design Group, Inc. — No. 2311 — STATE OF ARKANSAS

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

METAPHASE DEVELOPMENT PHASE 1
Rogers, Arkansas

EDG PROJECT NO. 24-027
DATE 2026.07.31

REVISIONS

Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE 100% CONSTRUCTION DOCUMENTS
TITLE COVER SHEET
SHEET NO. C0.00

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GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CRAFTON TULL AND DATED 05 20 2024.
2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES.
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF ROGERS ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
15. THE ADA PATHWAY AS SHOWN ON THE PLANS SHALL NOT EXCEED A 2% CROSS SLOPE.

DEMOLITION NOTES:

1. DEMOLITION SHALL NOT BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES AND REQUIRED TREE PRESERVATION FENCING HAVE BEEN INSTALLED.
2. CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS.
3. CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTY IS NOT DAMAGED.
4. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING RELOCATION, REMOVAL, AND/OR DISCONNECTION.
5. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNDERGROUND TANKS ARE FOUND ON SITE.
7. ALL TREES (EXCEPT THOSE SHOWN TO BE PROTECTED) AND VEGETATION WITHIN THE CLEARING AND GRADING LIMITS SHALL BE CLEARED AND GRUBBED INCLUDING TREE ROOT SYSTEMS. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
8. STRIP TOPSOIL AND STOCKPILE IN A DESIGNATED AREA FOR FUTURE USE. COORDINATE DESIGNATED AREA WITH AE PRIOR TO STRIPPING TOPSOIL.
9. LARGE ROCKS AND BOULDERS SHALL BE REMOVED AND DISPOSED FROM THE SITE.

STREET CONSTRUCTION (GRADING) AND EARTHWORK NOTES:

1. THE ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO PLACEMENT OF ANY FILL MATERIAL, INSTALLATION OF STORM DRAINAGE PIPE, DRAINAGE STRUCTURES, CURB AND GUTTER, OR PLACEMENT OF CRUSHED STONE OR ASPHALT.
2. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PERFORM EARTHWORK IN ACCORDANCE WITH THE RECOMMENDATIONS IN SAID REPORT.
3. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE SUBGRADE PRIOR TO PLACING FILL.
4. FILL AND BACKFILL SHALL BE PLACED IN HORIZONTAL, NOMINAL 6- TO 8-IN THICK LOOSE LIFTS. EACH LIFT SHALL BE TESTED AND APPROVED PRIOR TO PLACING SUBSEQUENT LIFTS.
5. THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND SECTION 212 OF THE ARKASAS STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PRIOR TO PLACING THE CRUSHED STONE BASE COURSE THE SUBGRADE SHALL BE PROOF ROLLED, AND MUST BE VERIFIED TO CONFORM TO THE GRADES AND SLOPES SHOWN ON THE DRAWINGS.
6. ALL MUD SOIL, AND LOOSE GRAVEL SHALL BE REMOVED FROM THE CRUSHED STONE BASE AND CONCRETE CURB PRIOR TO PLACEMENT OF ASPHALT.
7. THE CONTRACTOR SHALL PROVIDE APPROPRIATE ADVANCED WARNING DEVICES, BARRICADES, BARRELS, AND OTHER MEASURES AS NEEDED TO PROPERLY CONTROL AND ADVISE TRAFFIC OF CONSTRUCTION EQUIPMENT.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE THE CONSTRUCTION ACTIVITY OR HAULING OF MATERIAL MAY HAVE ON THE EXISTING STREETS AND/OR ACCESS ROADS.
9. COORDINATE WORK WITH OWNER TO MINIMIZE THE EFFECTS OF CONSTRUCTION ON DAILY OPERATIONS OF THE FACILITY.
10. COORDINATE ALL DEMOLITION WORK WITH OWNER. VERIFY OWNER DOES NOT WISH TO RETAIN MATERIAL BEFORE IT IS REMOVED AND DISPOSED.
11. ALL CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE DESIGNATED AREAS SHOWN ON THE PLANS. ALL AREAS OUTSIDE OF THOSE LIMITS SHALL BE PROTECTED AND MAINTAINED.
13. GRADING SHALL BE LIMITED TO THE EXTENT OF THE PROPOSED CONTOURS AND SPOT GRADES SHOWN ON THE PLANS.
14. ALL CUT AND/OR FILL SLOPES SHALL BE A MAXIMUM 3H:1V SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL STORM DRAINAGE PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO PROVIDE A WATERTIGHT CONNECTION AT THE STRUCTURE.
16. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES INSTALLED IN PAVED AND TRAFFIC AREAS SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND INSTALLED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS FOR H20 LOADING.
17. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS.
18. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL OR STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS.
19. RETAINING WALLS 4' TALL OR MORE AS MEASURED FROM THE TOP OF THE FOOTING TO THE TOP OF THE WALL (INCLUDING THE CAPSTONE IF ONE IS PRESENT) REQUIRE DESIGN PLANS STAMPED BY A REGISTERED ENGINEER. POST-CONSTRUCTION, A CERTIFICATION OF CONSTRUCTED WALLS 4' TALL OR TALLER BY A STRUCTURAL ENGINEER WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

GENERAL EROSION CONTROL NOTES:

1. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, AND MAINTAINING ALL EROSION & SEDIMENT CONTROL BMPS.
2. SITE CONTRACTOR IS RESPONSIBLE TO KEEP AND UPDATE ALL STORM EVENT LOG BOOKS.
3. THE CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PLAN TO PREVENT MUD, SEDIMENT, AND CONSTRUCTION MATERIALS FROM BEING WASHED OR TRACKED OFF SITE ONTO ADJACENT PROPERTY. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPROVED ADEQ CONSTRUCTION STORMWATER PERMIT AND MAINTAIN THE STORMWATER POLLUTION PREVENTION PLAN AT ALL TIMES.
4. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (SITE MAP), THE EROSION CONTROL DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE TEMPORARY EROSION CONTROL SECTION OF THE SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
5. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.
6. THE 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 TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
7. BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, AND OR LOCAL MANUAL OF PRACTICE, AND THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECT BY THE PERMITTING AGENCY OR OWNER.
8. THIS EROSION CONTROL PLAN MAY BE REVISED BY ADDING OR DELETING EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER.
9. THE LOCATIONS OF THESE EROSION CONTROL DEVICES MAY BE CHANGED IF SITE CONDITIONS WARRANT TO PREVENT EROSION.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
11. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.
12. 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.
13. PERFORM EQUIPMENT AND VEHICLE MAINTENANCE ONLY IN DESIGNATED AREAS. USE DRIP PANS UNDER EQUIPMENT.
14. INSPECT ALL EROSION CONTROL DEVICES AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT 0.25 INCHES OR GREATER THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED OR AS OTHERWISE DIRECTED IN THE SWPPP.
15. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.
16. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND/OR OTHER PETROLEUM-BASED, OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
17. SOLID WASTE (INCLUDING TRASH AND DEBRIS) MUST BE DISPOSED OF PROPERLY, AND HAZARDOUS MATERIALS (INCLUDING OIL, GASOLINE, AND PAINT) MUST BE PROPERLY STORED (WHICH INCLUDES SECONDARY CONTAINMENT). PROPERLY MANAGE PORTABLE SANITARY FACILITIES.
18. USE DRY CLEANUP METHODS TO COLLECT LITTER AND ABSORB ANY LIQUID WASTES PRIOR TO ANY PRESSURE WASHING. THESE INCLUDE USING ABSORBENTS (RAGS, SAND, ETC.), SWEEPING, AND SCRAPPING OFF DRIED DEBRIS.
19. RUBBISH, TRASH, GARBAGE, OR LITTER SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.
20. 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..
21. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
22. 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 ADEQ CONSTRUCTION STORMWATER PERMIT.
23. ALL MATERIALS MUST BE STORED OUT OF THE WAY OF VEHICULAR TRAFFIC.
24. 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.
25. EROSION CONTROL FACILITIES REQUIRED BY THESE PLANS AND/OR THE FACILITY PERMIT ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL FACILITIES AS NECESSARY.
26. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.
27. PERMEABLE PAVERS SHALL NOT BE SUBJECTED TO VEHICULAR TRAFFIC, USED FOR MATERIAL STORAGE, OR UTILIZED AS A LAYDOWN AREA DURING INSTALLATION OR AT ANY TIME THROUGHOUT THE CONSTRUCTION PROCESS. IF THESE CONDITIONS OCCUR, THE AFFECTED PAVERS SHALL BE REMOVED AND INSPECTED TO VERIFY THAT THE INTENDED PERMEABILITY HAS NOT BEEN COMPROMISED. IF THERE ARE SIGNS OF CLEAN GRAVEL BEING COMPROMISED, GRAVEL WILL NEED TO BE REMOVED UNTIL CLEAN GRAVEL IS EXPOSED.

ADDITIONAL EROSION CONTROL NOTES:

INITIAL SITE PREPARATION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS. ANY NEW OR RELOCATED CONSTRUCTION ENTRANCES MUST BE PROPOSED BY THE CONTRACTOR AND APPROVED BY THE EOR. NEW LOCATION OF CONSTRUCTION ENTRANCES / EXITS SHALL BE SHOWN ON THE ON-SITE SWPPP. THE LOCATIONS OR RELOCATIONS OF THE CONSTRUCTION ENTRANCES / EXITS ARE THE CONTRACTOR'S RESPONSIBILITY AND SHALL NOT BE SUBJECT TO A CHANGE ORDER.
2. SITE CONTRACTOR SHALL SUBMIT TO ENGINEER FOR APPROVAL A SITE MAP SHOWING THE PROPOSED LOCATIONS OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTAJ-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 PROGRESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE AS INDICATED ON THE PLANS.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CONTACT THE ENGINEER TO PERFORM INSPECTION OF THE BMPS. SITE CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING SUB-CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF WORK SHOWN ON THE PLANS.
7. CONTRACTOR SHALL BEGIN GRADING THE SITE AND BEGIN CONSTRUCTION.

DURING CONSTRUCTION:

1. TEMPORARILY SEED DISTURBED AREAS.
2. INSTALL INLET PROTECTION AROUND ALL NEWLY CONSTRUCTED STORM SEWER STRUCTURES.
3. AFTER PAVING, INSTALL INLET PROTECTION DEVICES.
4. AT THE COMPLETION OF GRADING INSTALL PERMANENT SEEDING AND PLANTINGS.
5. ONCE SITE IS STABILIZED, THE CONTRACTOR CAN REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
6. ON AN AS-NEEDED BASIS OR AS DIRECTED BY THE CITY OR OWNER, THE CONTRACTOR SHALL CONTROL DUST BY EXPOSING THE SOIL SURFACE TO MOISTURE PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

UTILITY NOTES:

1. EXISTING STRUCTURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. ALL STRUCTURES AND UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION (WHETHER SHOWN OR NOT SHOWN). UTILITY SERVICE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
3. ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH (LOCAL JURISDICTION) STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE COORDINATED WITH LOCAL JURISDICTION
4. THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH THE LOCAL JURISDICTION.
5. PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE LOCAL JURISDICTION.
6. ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE.
7. ALL WATER MAINS SHALL BE A MINIMUM OF 3-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS.
8. ALL WATER MAINS SHALL BE PRESSURE CLASS 350 PSI FOR ALL WATER MAINS PER RWU SPECIFICATIONS UNLESS OTHERWISE APPROVED. 3
9. PER ARKANSAS RULES PERTAINING TO PUBLIC WATER SYSTEMS SECTION XIV A: THE OPERATING ROUTINE SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINANT OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEM. EVERY PRECAUTION MUST BE TAKEN AGAINST THE POSSIBILITY OF SEWAGE CONTAMINATION OF THE WATER IN THE DISTRIBUTION SYSTEM. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH. A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH. 3
10. ALL SANITARY SEWER WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LOCAL JURISDICTIONS STANDARD SPECIFICATIONS AND DETAILS AND SHALL BE COORDINATED WITH THE LOCAL JURISDICTION.
11. STREETLIGHTS OUTSIDE OF THE PROPOSED SDP AREA ARE ONLY REQUIRED AT INTERSECTIONS. ADDITIONAL STREETLIGHTS MAY BE REQUIRED AT THE TIME OF SDP REVIEW/APPROVAL.
12. CLEANOUTS WITHIN PAVED AREAS ARE REQUIRED TO HAVE METAL (TRAFFIC RATED) LIDS.

ABBREVIATIONS

BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
CL	CENTERLINE
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
DIA	DIAMETER
DWG	CAD DRAWING
E	EASTING
ELEV	ELEVATION
EX	EXISTING
EG	EXISTING GRADE
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FT	FEET
GA	GAUGE
GMP	GAS MONITORING PROBE
HDPE	HIGH DENSITY POLYETHYLENE
HORZ	HORIZONTAL
ID	INSIDE DIAMETER
INV	INVERT
LB	POUNDS
LEN	LENGTH
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
N.T.S.	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SCH	SCHEDULE
SS	STAINLESS STEEL
SQ	SQUARE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL

PROPOSED DEMOLITION LEGEND

- TREE TO BE REMOVED
- PAVEMENT & STRUCTURE REMOVAL AREA
- MILL & OVERLAY AREA
- SAWCUT PAVEMENT LINE
- TREE PRESERVATION FENCING

PROPOSED UTILITY LEGEND

- W — WATER LINE
- WATER METER
- WATER VALVE
- FDC
- FIRE HYDRANT
- SS — SANITARY SEWER LINE
- CO — SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- UGE — UNDERGROUND ELECTRIC LINES/CONDUIT
- OHE — OVERHEAD ELECTRIC
- TRANSFORMER AND CONCRETE PAD
- TELE — FIBER LINE
- COMM — COMMUNICATION LINE
- GAS — GAS LINE
- GAS METER

PROPOSED EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- WIRE REINFORCED SILT FENCE
- GRATE INLET PROTECTION
- CURB INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LIMITS OF DISTURBANCE
- FLOW ARROW

PROPOSED SITE PLAN LEGEND

- CURB AND GUTTER
- SAWCUT PAVEMENT LINE
- MILL AND OVERLAY BOUNDARY
- MILL AND OVERLAY
- TYPICAL CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL PAVEMENT
- PAVERS
- TYPICAL CONCRETE SIDEWALK
- SCORED/COLORED CONCRETE
- ADA PATHWAY

PROPOSED GRADING & DRAINAGE LEGEND

- JUNCTION BOX TYPE 1
- JUNCTION BOX TYPE 2
- CURB INLET
- CONCAVE GRATE INLET
- AREA INLET
- NYLOPLAST CATCH BASIN
- FLARED END SECTION
- HDPE STORM PIPE
- PERFORATED HDPE STORM PIPE
- RCP/RCHEP STORM PIPE
- 1311 — PROPOSED 1 FT. CONTOUR ELEVATION
- 1315 — PROPOSED 5 FT. CONTOUR ELEVATION
- XXXX.XX — SPOT ELEVATIONS
- FLOWLINE

EXISTING LEGEND

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Rogers, Arkansas

EDG PROJECT NO. 24-027

DATE 2026.07.31

REVISIONS

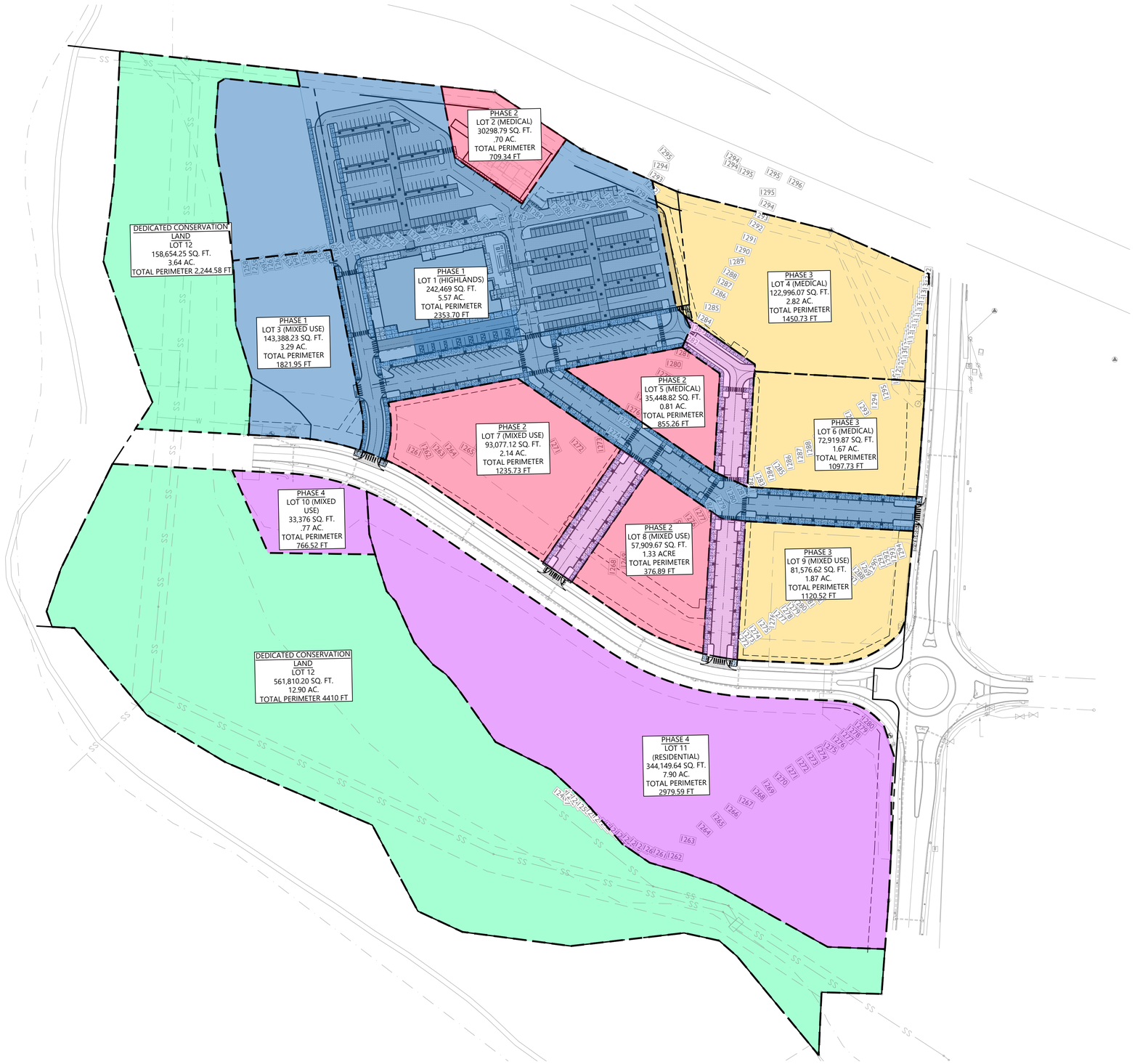
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3	2026.08.28	PR-03

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TITLE GENERAL NOTES AND LEGENDS

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1 PHASING PLAN

SCALE: 1" = 100'-0"

NORTH

0' 100' 200' 400'

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BRIAN M. DAVIS
No. 14684
7/31/26

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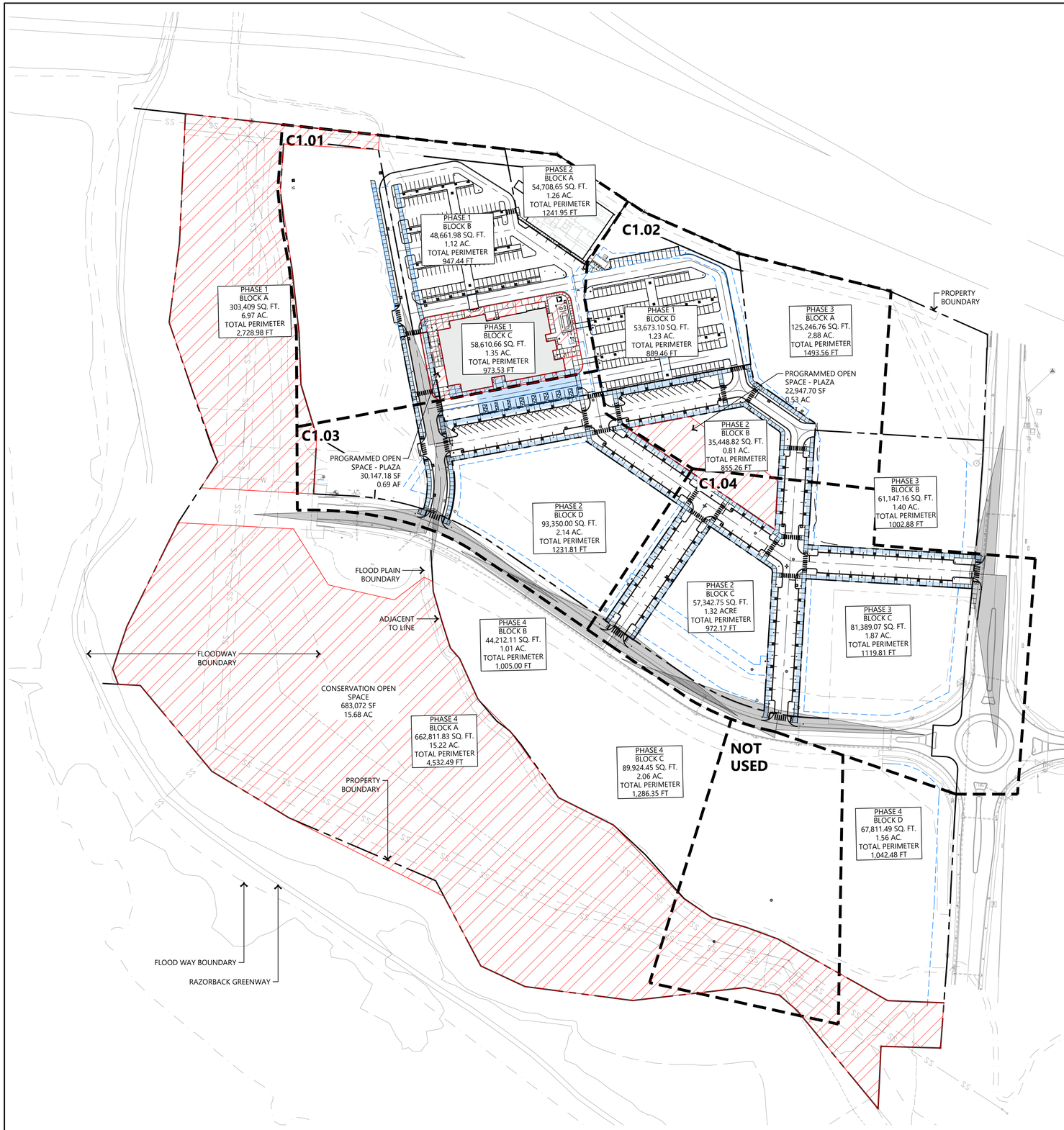
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SITE SUMMARY

SITE AREA: 17 AC (740,866SF)
DEVELOPMENT AREA: 10.20 AC
TOTAL AREA OF PROPOSED PERMEABLE PAVERS 42282 SF

SITE ZONING: DOWNTOWN COMMERCIAL MIXED USE (COM)

USE: T5.2 (TOWN CENTER MEDIUM)
DOCTOR'S OFFICES AND LABORATORY BUILDING

BUILD-TO ZONES & SETBACK STANDARDS

	REQUIRED	PROVIDED
MINIMUM PRIMARY FRONTAGE	10' & 0'	50' +
SIDE YARD NON-RESIDENTIAL:	0'	7' +
REAR YARD NON-RESIDENTIAL:	0'	7' +

PARKING SUMMARY

ON SITE PARKING	321 SPACES
ON STREET SPACES	124 SPACES
ADA SPACES	16 SPACES
TOTAL	461 SPACES

BIKE PARKING: 2 (10 BIKE SPACES EA) RACKS PROPOSED

1 OVERALL SITE PLAN

SCALE: 1" = 100'-0"

NORTH

0' 100' 200' 400'

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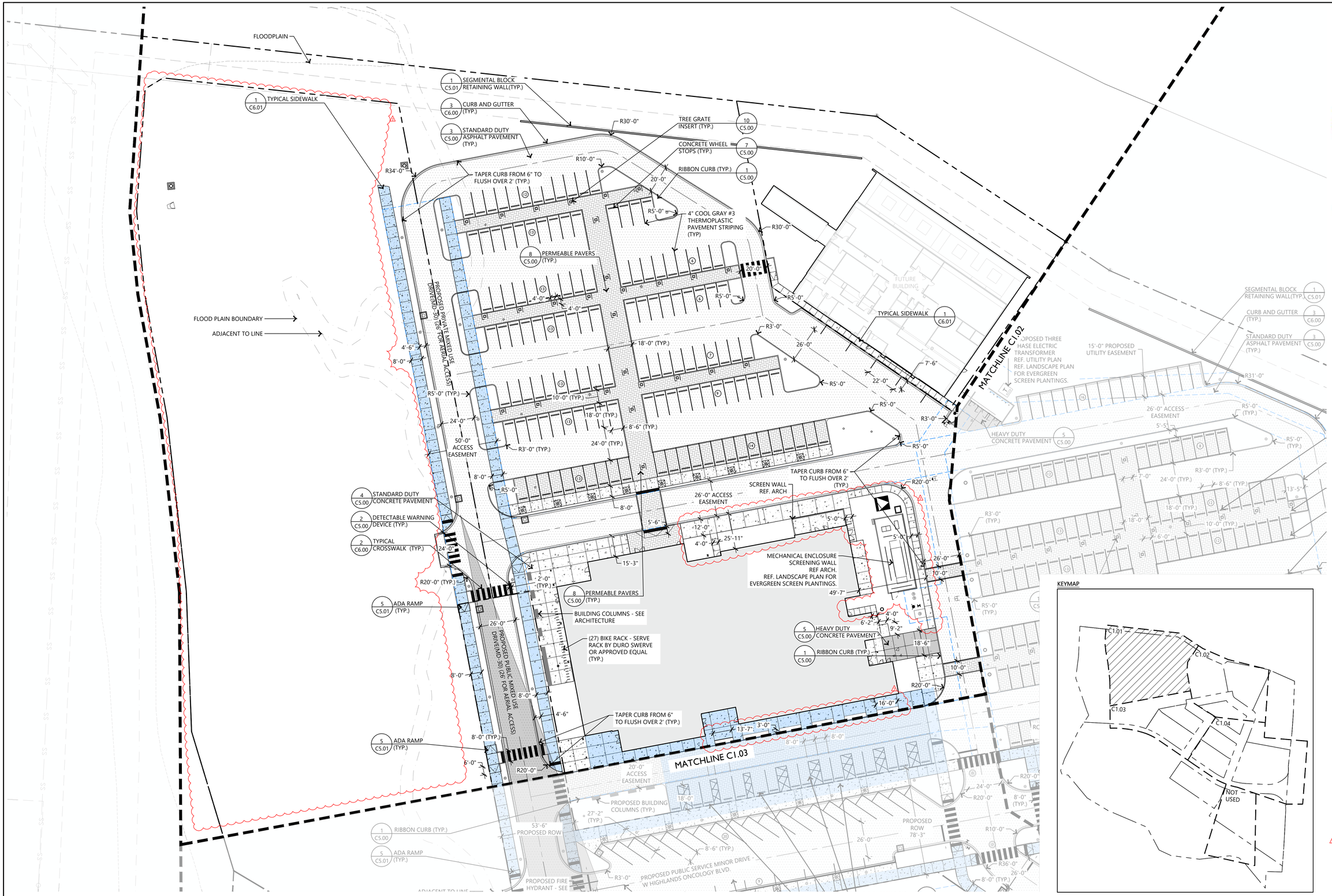
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TITLE OVERALL SITE PLAN

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KEYMAP

1 SITE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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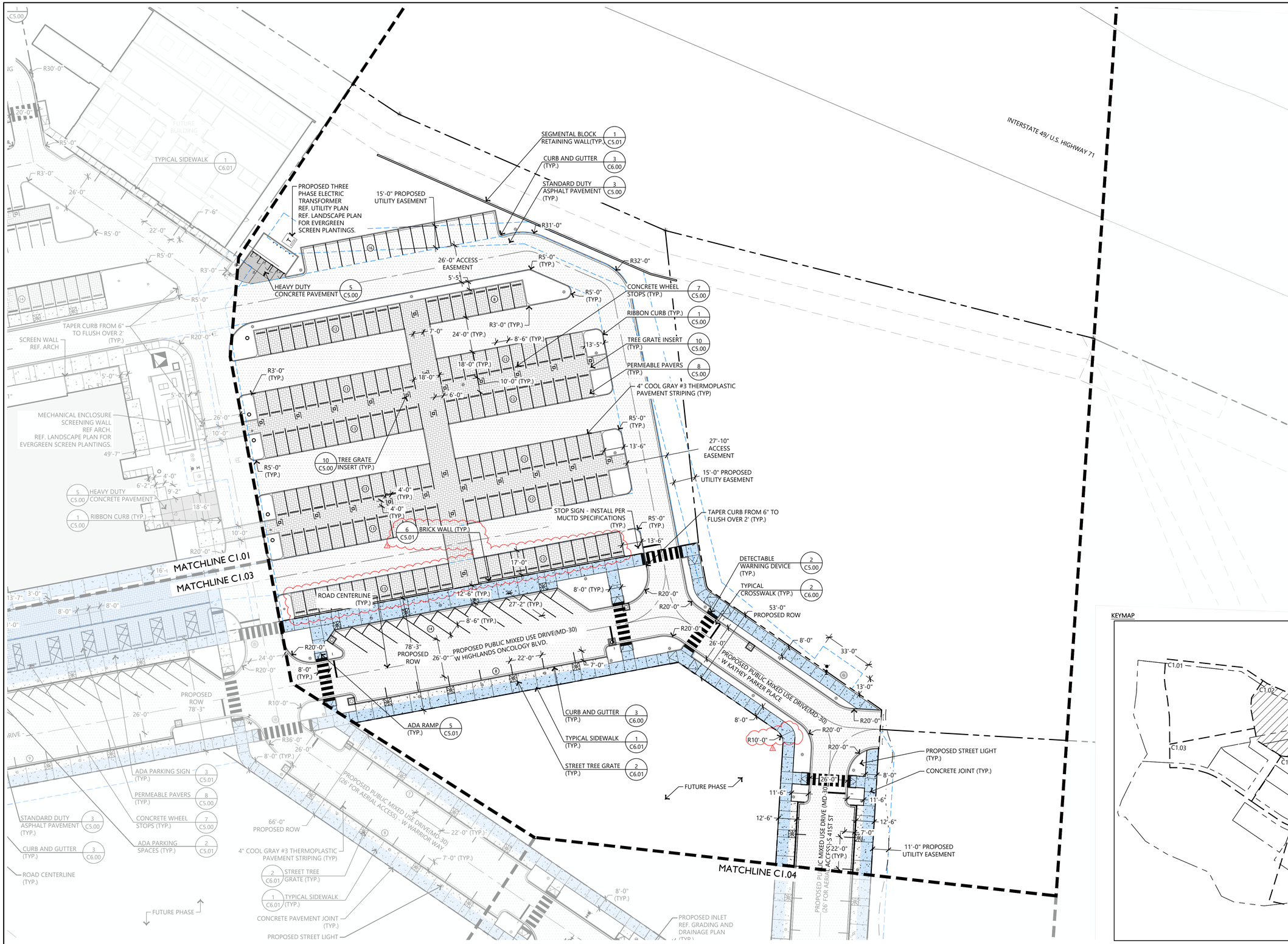
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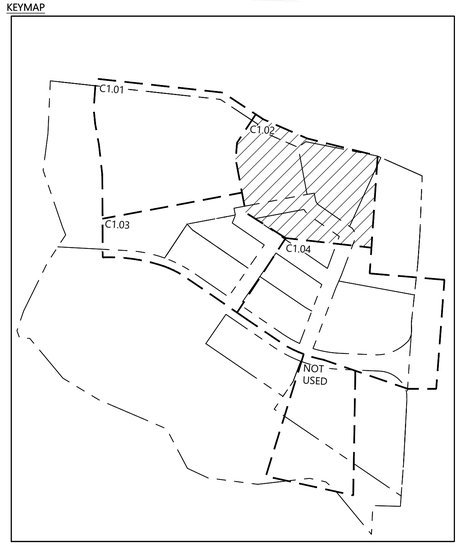
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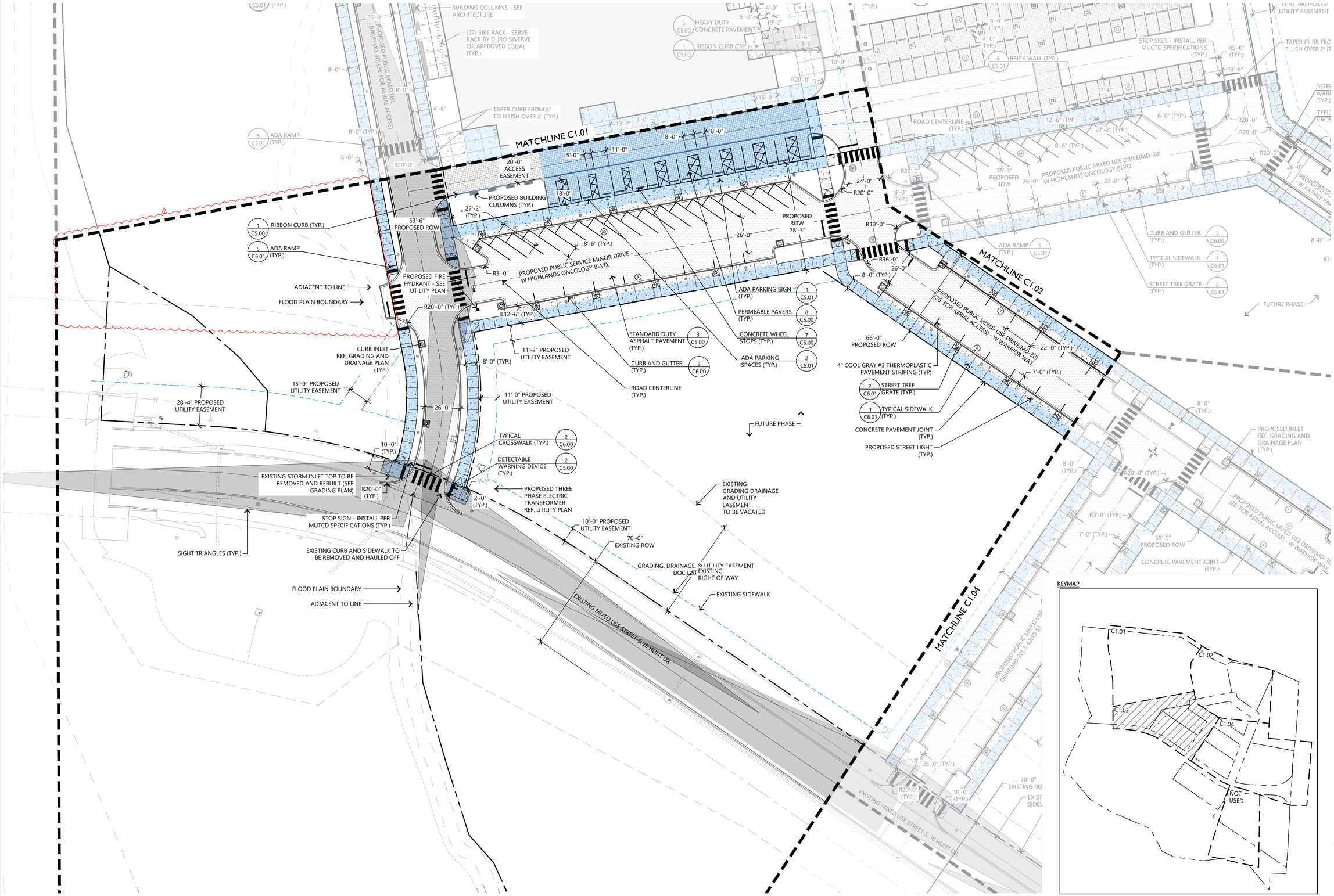
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TITLE SITE PLAN

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1 SITE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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REVISIONS

Mark	Date	Description
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3	2026.08.28	PR-03

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE SITE PLAN

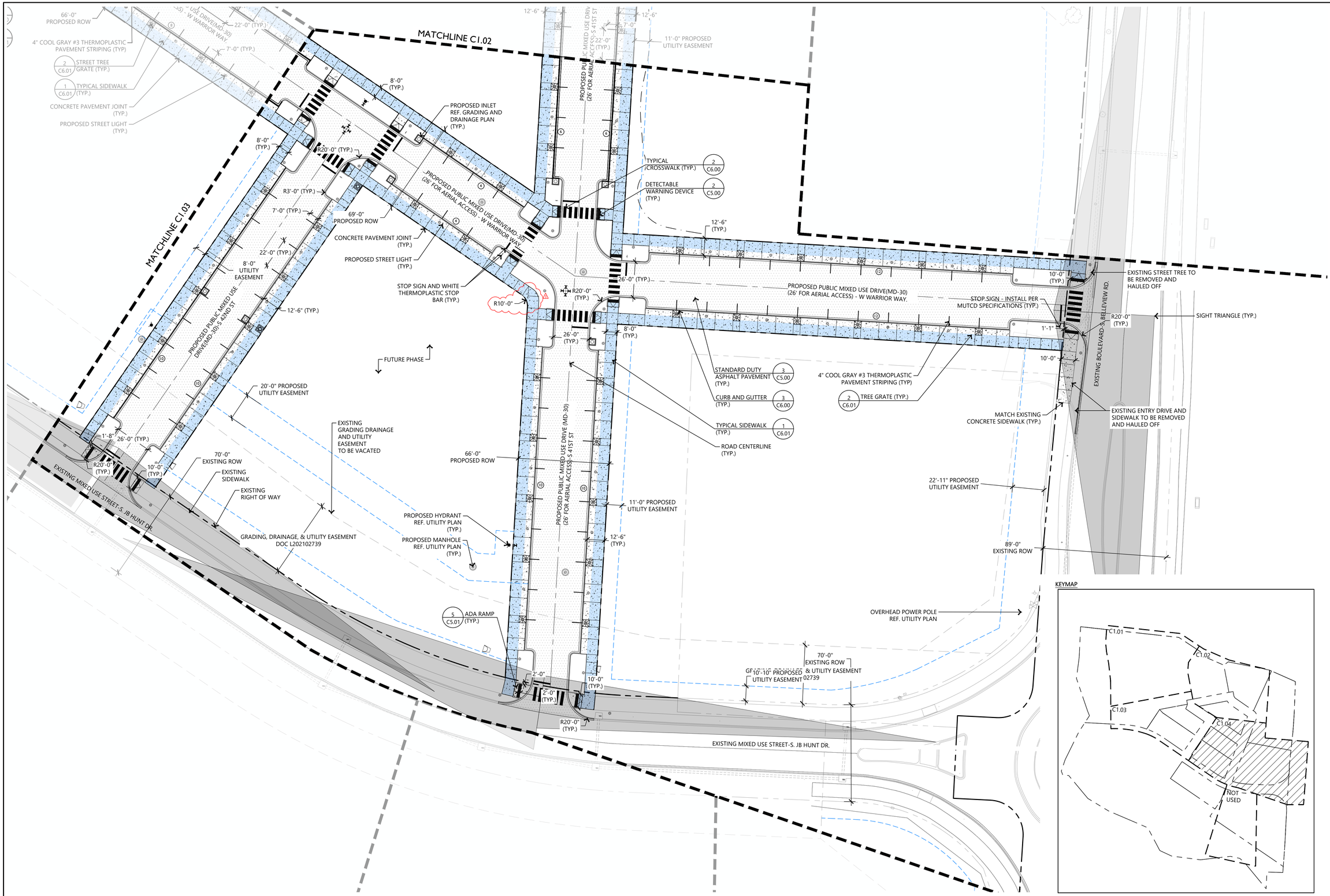
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REVISIONS

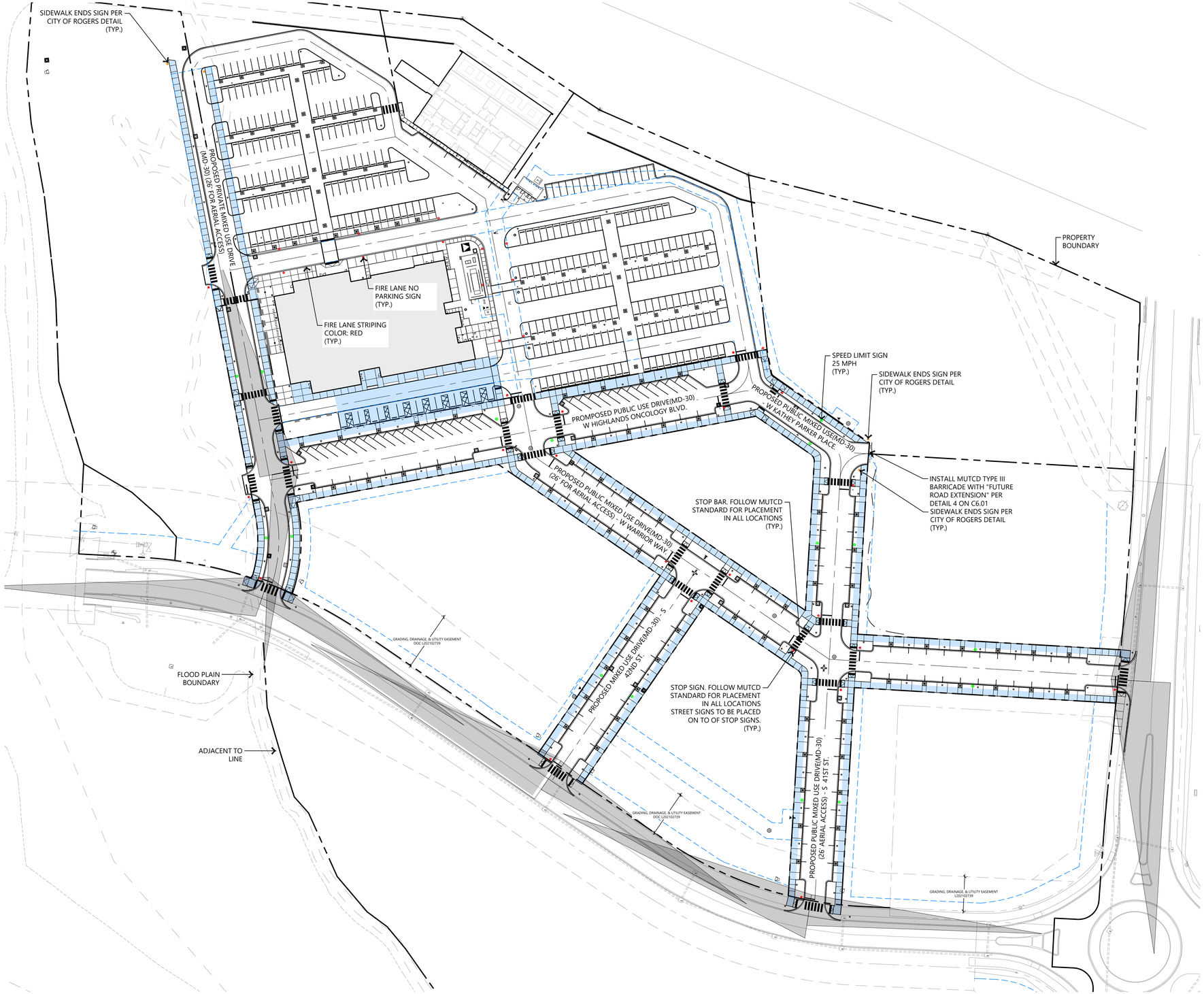
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET
3	2026.08.28	PR-03

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE SITE PLAN

SHEET NO. C1.04

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PROPOSED SIGNAGE LEGEND

- STOP SIGN
- SPEED LIMIT SIGN
- SIDEWALK ENDS SIGN
- "NO PARKING FIRE LANE" SIGN

SIGNAGE NOTES:

1. SIGNAGE WITHIN THE PUBLIC ROW, OTHER THAN DESTINATION SIGNAGE FOR ROUNDABOUTS, WILL BE PURCHASED FROM THE CITY OF ROGERS STREET DEPARTMENT

1 OVERALL SIGNAGE PLAN

SCALE: 1" = 60'-0"

NORTH

0' 60' 120' 240'

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER BRIAN M. DAVIS No. 14684 7/31/26

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METAPHASE DEVELOPMENT PHASE 1

Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

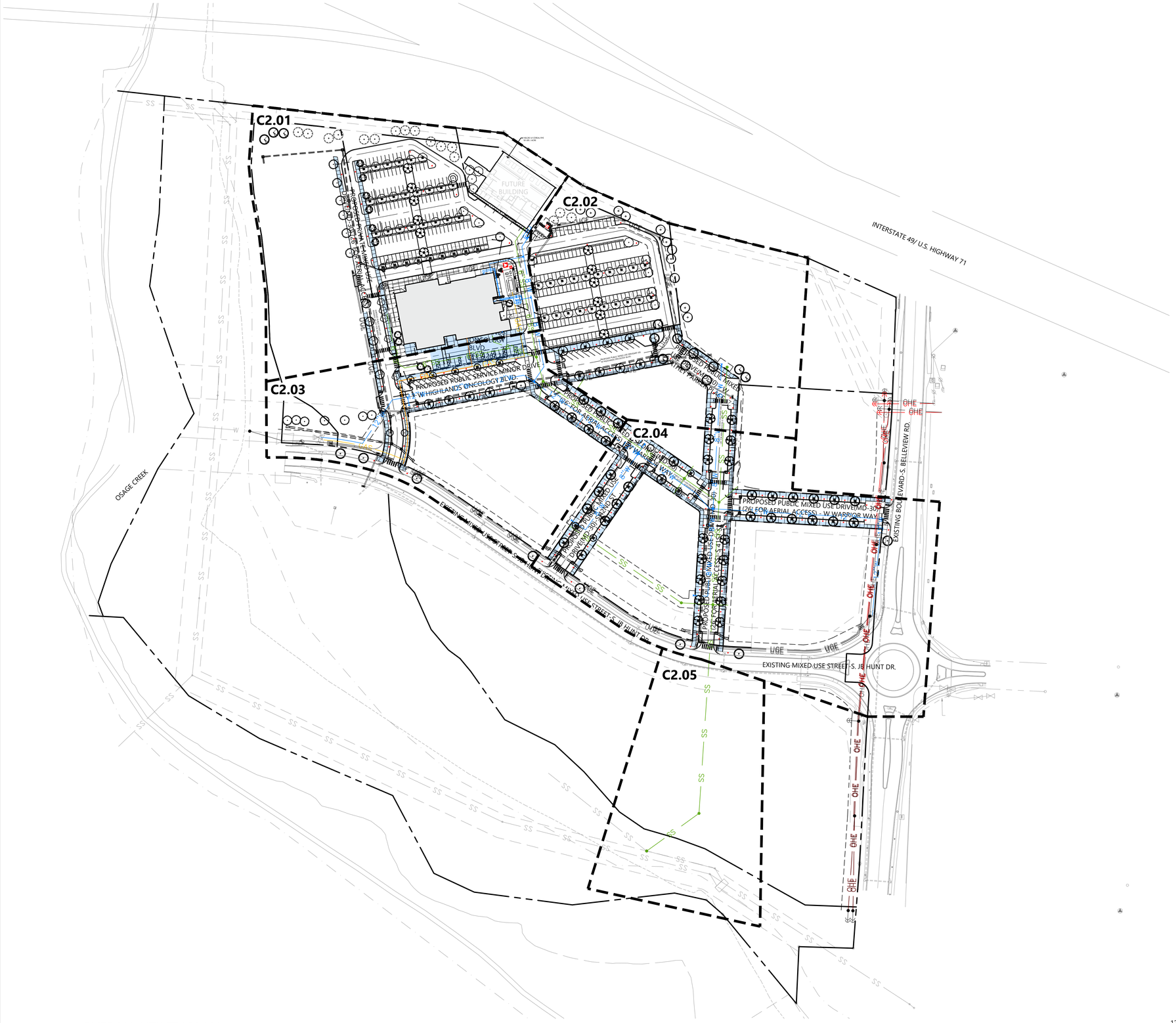
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

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TITLE OVERALL SIGNAGE PLAN

SHEET NO. C1.10

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PROPOSED UTILITY LEGEND

- 6"W — WATER LINE
- W — WATER METER
- WATER VALVE
- FDC
- FIRE HYDRANT
- SS — SANITARY SEWER LINE
- CO — SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- UGE — UNDERGROUND ELECTRIC LINES/CONDUIT
- OHE — OVERHEAD ELECTRIC
- TRANSFORMER AND CONCRETE PAD
- TELE — FIBER LINE
- COMM — COMMUNICATION LINE
- GAS — GAS LINE
- G — GAS METER

1 OVERALL UTILITY PLAN

SCALE: 1" = 60'-0"

NORTH

0' 60' 120' 240'

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Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

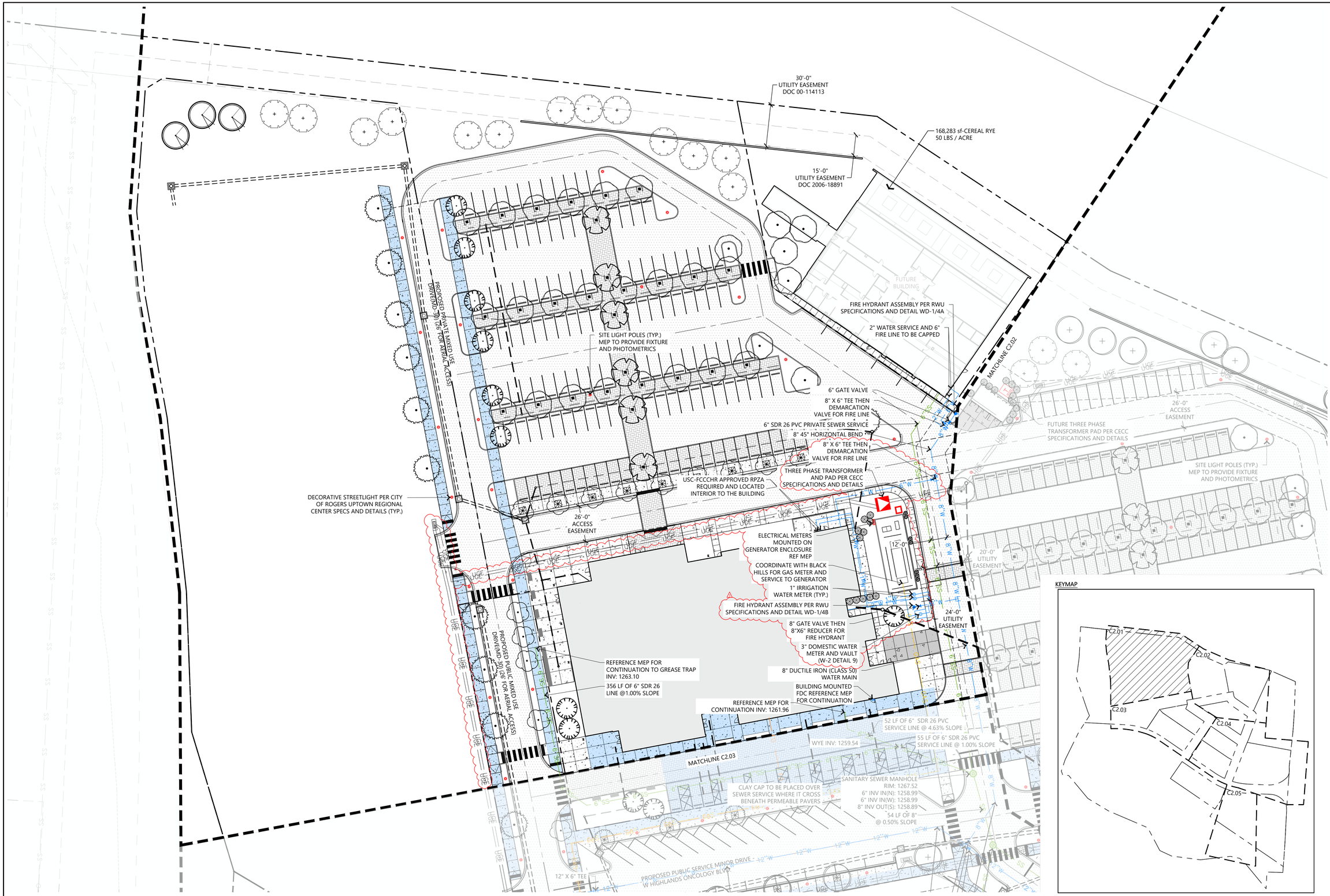
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET
3	2026.08.26	PR-03

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TITLE OVERALL UTILITY PLAN

SHEET NO. C2.00

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1 UTILITY PLAN

SCALE: 1" = 30'-0"

NORTH

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PHASE 1
Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

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Mark	Date	Description
1	2026.07.31	PR-04 IFC SET
3	2026.08.26	PR-03

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE UTILITY PLAN

SHEET NO. C2.01

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15'-0"
UTILITY EASEMENT
DOC 2006-18891

FUTURE BUILDING

FIRE HYDRANT ASSEMBLY PER RWU SPECIFICATIONS AND DETAIL WD-1/4A

2" WATER SERVICE AND 6" FIRE LINE TO BE CAPPED

6" GATE VALVE

8" X 6" TEE THEN DEMARCATION VALVE FOR FIRE LINE

6" SDR 26 PVC PRIVATE SEWER SERVICE

8" 45° HORIZONTAL BEND

8" X 6" TEE THEN DEMARCATION VALVE FOR FIRE LINE

THREE PHASE TRANSFORMER AND PAD PER CECC SPECIFICATIONS AND DETAILS

VED RPZA LOCATED BUILDING

ELECTRICAL METERS MOUNTED ON GENERATOR ENCLOSURE REF MEP

COORDINATE WITH BLACK HILLS FOR GAS METER AND SERVICE TO GENERATOR

1" IRRIGATION WATER METER (TYP.)

RE HYDRANT ASSEMBLY PER RWU IFICATIONS AND DETAIL WD-1/4B

8" GATE VALVE THEN 8"X6" REDUCER FOR FIRE HYDRANT

3" DOMESTIC WATER METER AND VAULT (W-2 DETAIL 9)

8" DUCTILE IRON (CLASS 50) WATER MAIN

BUILDING MOUNTED FDC REFERENCE MEP FOR CONTINUATION

FERENCE MEP FOR TION INV: 1261.96

MATCHLINE C2.01

MATCHLINE C2.03

52 LF OF 6" SDR 26 PVC SERVICE LINE @ 4.63% SLOPE

WYE INV: 1259.54

55 LF OF 6" SDR 26 PVC SERVICE LINE @ 1.00% SLOPE

SANITARY SEWER MANHOLE
RIM: 1267.52
6" INV IN(N): 1258.99
6" INV IN(W): 1258.99
8" INV OUT(S): 1258.89

54 LF OF 8" @ 0.50% SLOPE

CLAY CAP TO BE PLACED OVER WER SERVICE WHERE IT CROSS BENEATH PERMEABLE PAVERS

RIVE

12" DUCTILE IRON WATER MAIN

12" 45° DEGREE HORIZONTAL BEND

12" X 8" TEE

8" GATE VALVE

12" BUTTERFLY VALVE

8" 45° DEGREE HORIZONTAL BEND

6" SDR 26 PVC SANITARY SEWER SERVICES TO BE CAPPED AT PROPERTY LINE (TYP.)

SANITARY SEWER MANHOLE
RIM: 1267.37
8" INV IN(N): 1258.62
6" INV IN(S): 1258.69
8" INV OUT(SE): 1258.52

12'-0"

20'-0" UTILITY EASEMENT

24'-0" UTILITY EASEMENT

26'-0" ACCESS EASEMENT

FUTURE THREE PHASE TRANSFORMER PAD PER CECC SPECIFICATIONS AND DETAILS

SITE LIGHT POLES (TYP.) MEP TO PROVIDE FIXTURE AND PHOTOMETRICS

PROPOSED PUBLIC MIXED USE DRIVE(MD-30) W HIGHLANDS ONCOLOGY BLVD.

PROPOSED PUBLIC MIXED USE DRIVE(MD-30) KATHEY PARKER PLACE

DECORATIVE STREETLIGHT PER CITY OF ROGERS UPTOWN REGIONAL CENTER SPECS AND DETAILS (TYP.)

PROPOSED PUBLIC MIXED USE DRIVE(MD-30) (26' FOR AERIAL ACCESS) - W WARRIOR WAY

2" DOMESTIC WATER SERVICE TO BE CAPPED AT PROPERTY LINE

FIRE HYDRANT ASSEMBLY PER RWU SPECIFICATIONS AND DETAIL WD-1/4B

8" DUCTILE IRON WATER MAIN

12" DUCTILE IRON

15'-0"
UTILITY EASEMENT
DOC 2006-18891

30'-0"
GAS RIGHT OF WAY GRANT
DOC L20218683
DOC L202187060
DOC 202189352

INTERSTATE 49/ U.S.

FIRE HYDRANT ASSEMBLY PER RWU SPECIFICATIONS AND DETAIL WD-1/4B

8" GATE VALVE THEN 8"X6" REDUCER

SANITARY SEWER MANHOLE
RIM: 1277.91
8" INV OUT(S): 1273.24

12'-0"

8" DUCTILE IRON WATER MAIN

PROPOSED PUBLIC MIXED USE DRIVE (MD-30) (26' FOR AERIAL ACCESS) S 41ST ST

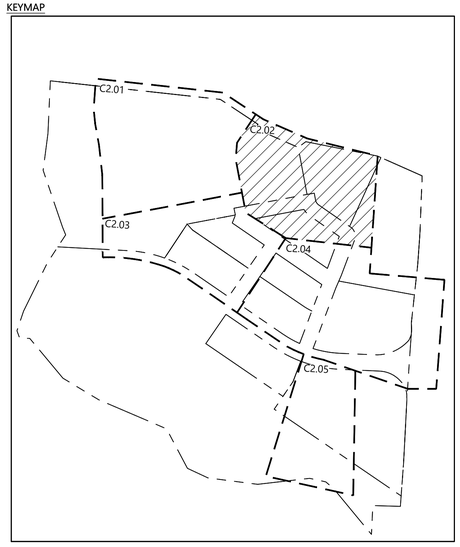
MATCHLINE C2.04

289 LF OF 8" @ 5.93% SLOPE

8" DUCTILE IRON WATER MAIN

12" DUCTILE IRON

KEYMAP



1 UTILITY PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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BRIAN M. DAVIS
No. 14684
7/31/26

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METAPHASE DEVELOPMENT
PHASE 1
Rogers, Arkansas

EDG PROJECT NO.	24-027
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REVISIONS

Mark	Date	Description
1	2026.07.31	PR-04 IFC SET
3	2026.08.26	PR-03

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE UTILITY PLAN

SHEET NO. C2.02

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SPECIFICATIONS AND DETAIL WD-1/4B

8" GATE VALVE THEN 8"X6" REDUCER FOR FIRE HYDRANT

3" DOMESTIC WATER METER AND VAULT (W-2 DETAIL 9)

8" DUCTILE IRON (CLASS 50) WATER MAIN

BUILDING MOUNTED FDC REFERENCE MEP FOR CONTINUATION

REFERENCE MEP FOR CONTINUATION TO GREASE TRAP INV: 1263.10

356 LF OF 6" SDR 26 LINE @1.00% SLOPE

REFERENCE MEP FOR CONTINUATION INV: 1261.96

24'-0" UTILITY EASEMENT

PROPOSED PUBLIC MIXED USE DRIVE(MD-30) (26' FOR AERIAL ACCESS) - W WARRIOR WAY

MATCHLINE C2.01

52 LF OF 6" SDR 26 PVC SERVICE LINE @ 4.63% SLOPE

WYE INV: 1259.54

55 LF OF 6" SDR 26 PVC SERVICE LINE @ 1.00% SLOPE

SANITARY SEWER MANHOLE
RIM: 1267.52
6" INV IN(N): 1258.99
6" INV IN(W): 1258.99
8" INV OUT(S): 1258.89

54 LF OF 8" @ 0.50% SLOPE

CLAY CAP TO BE PLACED OVER SEWER SERVICE WHERE IT CROSS BENEATH PERMEABLE PAVERS

PROPOSED PUBLIC MIXED USE DRIVE(MD-30) W HIGHLANDS ONCOLOGY BLVD.

DECORATIVE STREETLIGHT PER CITY OF ROGERS UPTOWN REGIONAL CENTER SPECS AND DETAILS (TYP.)

PROPOSED PUBLIC SERVICE MINOR DRIVE - W HIGHLANDS ONCOLOGY BLVD.

12" X 6" TEE

12" DUCTILE IRON WATER MAIN

12" 45° DEGREE HORIZONTAL BEND

12" X 8" TEE

8" GATE VALVE

12" BUTTERFLY VALVE

8" 45° DEGREE HORIZONTAL BEND

6" SDR 26 PVC SANITARY SEWER SERVICES TO BE CAPPED AT PROPERTY LINE (TYP.)

SANITARY SEWER MANHOLE
RIM: 1267.37
8" INV IN(N): 1258.62
6" INV IN(S): 1258.69
8" INV OUT(SE): 1258.52

MATCHLINE C2.02

12'-0"

PROPOSED PUBLIC MIXED USE DRIVE(MD-30) (26' FOR AERIAL ACCESS) - W WARRIOR WAY

EXISTING 12" WATER MAIN

CONNECT TO EXISTING CAPPED 12" VALVE

12" 45° DEGREE HORIZONTAL BEND

FIRE HYDRANT ASSEMBLY PER RWU SPECIFICATIONS AND DETAIL WD-1/4A

CONNECT TO EXISTING LIGHTING CIRCUIT FOR BRIDGE LIGHTING AND EXTEND TO SITE

EXISTING FIRE HYDRANT TO REMAIN

COORDINATE WITH BLACK HILLS FOR SERVICE CONNECTION

COORDINATE WITH FRANCHISE UTILITY FOR FIBER CONNECTION

2" DOMESTIC WATER SERVICE TO BE CAPPED AT PROPERTY LINE

8" DUCTILE WATER

2" DOMESTIC WATER SERVICE TO BE CAPPED AT PROPERTY LINE

FIRE HYDRANT ASSEMBLY PER RWU SPECIFICATIONS AND DETAIL WD-1/4B

8" DUCTILE IRON WATER M

12" DUCTILE IRON WATER MAIN

12" X 8" CROSS

12'-0"

SANITARY SEWER MANHOLE
RIM: 1266.95
8" INV OUT(SE): 1260.28

PROPOSED PUBLIC MIXED USE DRIVE(MD-30) (26' FOR AERIAL ACCESS) - W WARRIOR WAY

GRADING, DRAINAGE, & UTILITY EASEMENT DOC L202102739

EXISTING MIXED USE STREET-S. JB HUNT DR.

PRIMARY ELECTRIC COORDINATE WITH CECC

MATCHLINE C2.04

FIRE HYDRANT ASSEMBLY PER RW SPECIFICATIONS AND DETAIL WD-1/4B

8" GATE VALVE THI 8"X6" REDUCER FO FIRE HYDRANT

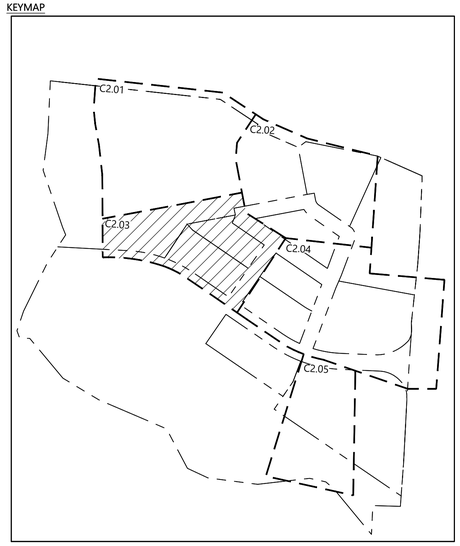
PROPOSED PUBLIC MIXED USE DRIVE(MD-30) (26' FOR AERIAL ACCESS) - W WARRIOR WAY

12'-6"

SANITARY SEWER MANHOLE
RIM: 1266.95
8" INV OUT(SE): 1260.28

EXISTING MIXED USE STREET-S. JB HUNT DR.

KEYMAP



1 UTILITY PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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METAPHASE DEVELOPMENT PHASE 1

Rogers, Arkansas

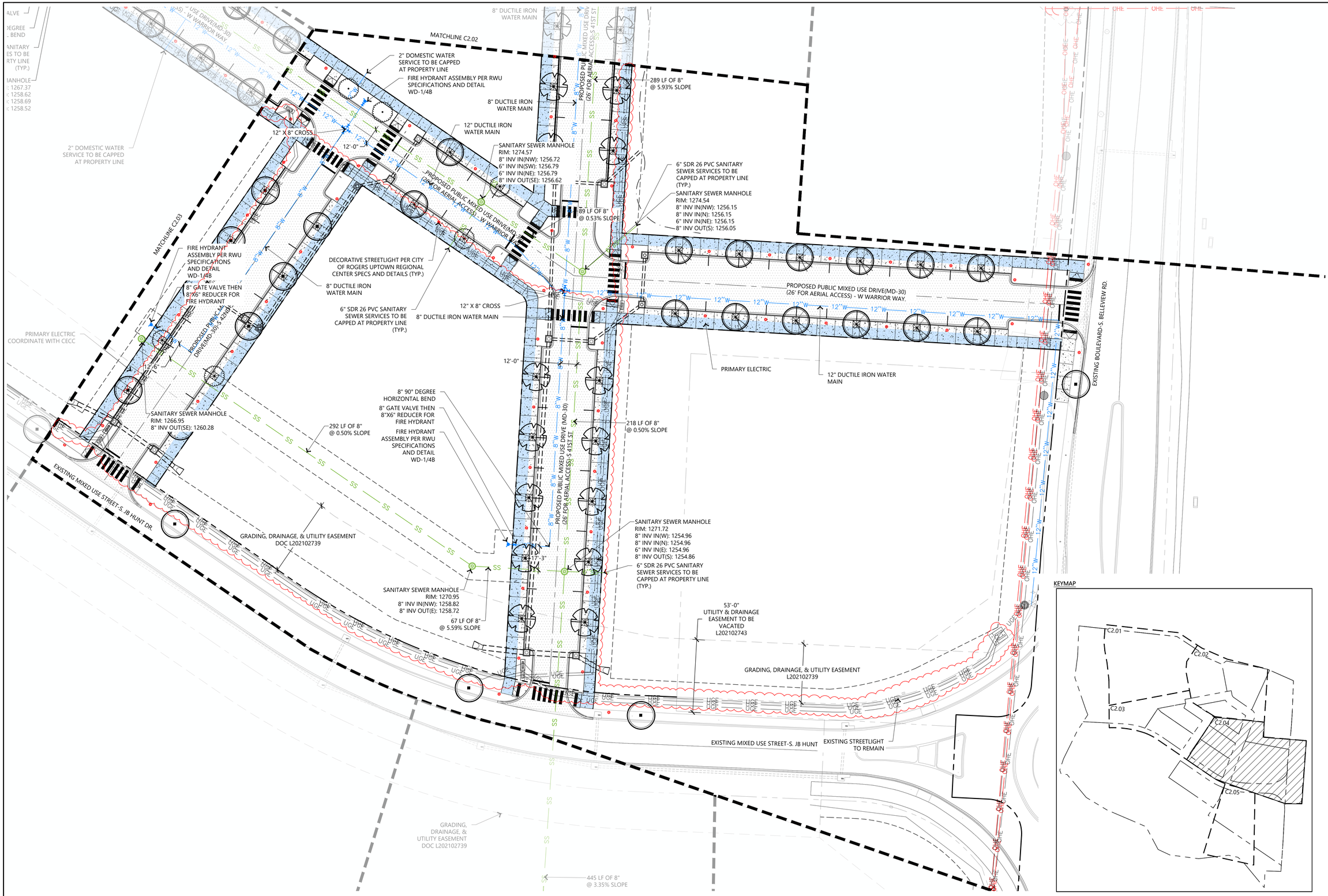
EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

Mark	Date	Description
1	2026.07.31	PR-04 IFC SET
3	2026.08.26	PR-03

PHASE	100% CONSTRUCTION DOCUMENTS
TITLE	UTILITY PLAN
SHEET NO.	C2.03

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KEYMAP

1 UTILITY PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

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3	2026.08.26	PR-03

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE UTILITY PLAN

SHEET NO. C2.04

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MATCHLINE C2.04

EXISTING MIXED USE STREET-S. JB HUNT

EXISTING STREETLIGHT TO REMAIN

GRADING, DRAINAGE, & UTILITY EASEMENT DOC L202102739

445 LF OF 8" @ 3.35% SLOPE

SANITARY SEWER MANHOLE
RIM: 1247.40
EX 36" INV IN(E): 1236.12
EX 36" INV OUT(NW): 1236.02
8" INV IN(NE): 1236.12

SANITARY SEWER MANHOLE
RIM: 1263.51
8" INV IN(N): 1239.95
8" INV OUT(SW): 1239.85

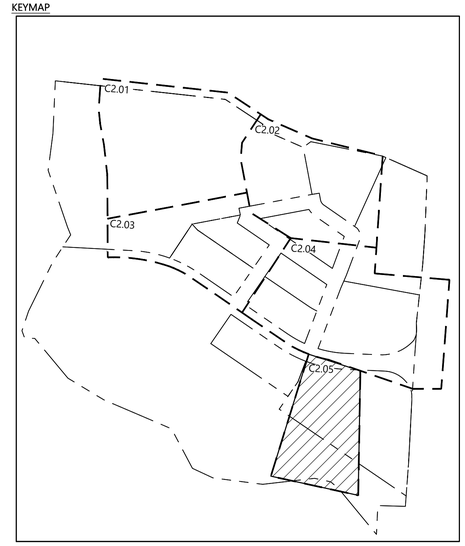
137 LF OF 8" @ 2.72% SLOPE

50'-0" UTILITY EASEMENT DOC 1995-27019

EXISTING 24" SANITARY SEWER MAIN

PROPOSED 36" SANITARY SEWER MAIN BY OTHERS

KEYMAP



1 UTILITY PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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TITLE	UTILITY PLAN
SHEET NO.	C2.05

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1 S 41ST SANITARY SEWER MAIN PLAN

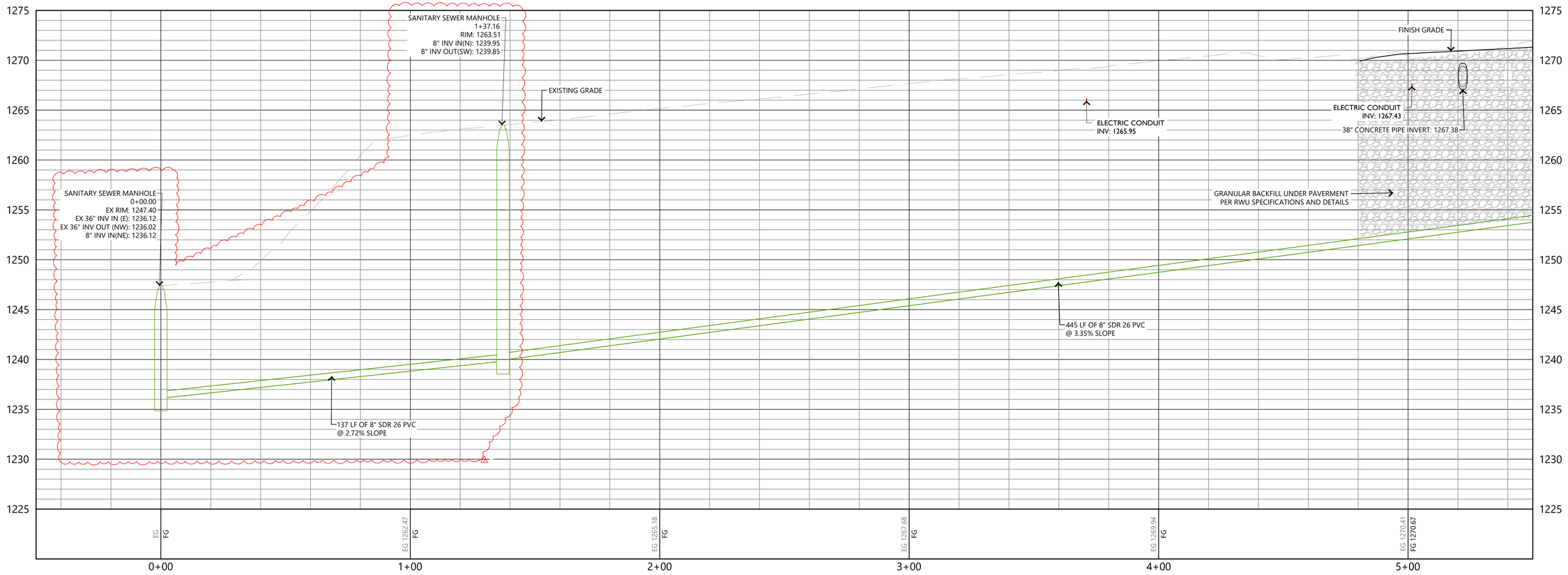
STA 0+00 TO STA 5+10

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

S 41 ST SANITARY SEWER MAIN PROFILE



2 S 41ST SANITARY SEWER MAIN PROFILE

STA 0+00 TO STA 5+10

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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METAPHASE DEVELOPMENT PHASE 1

Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

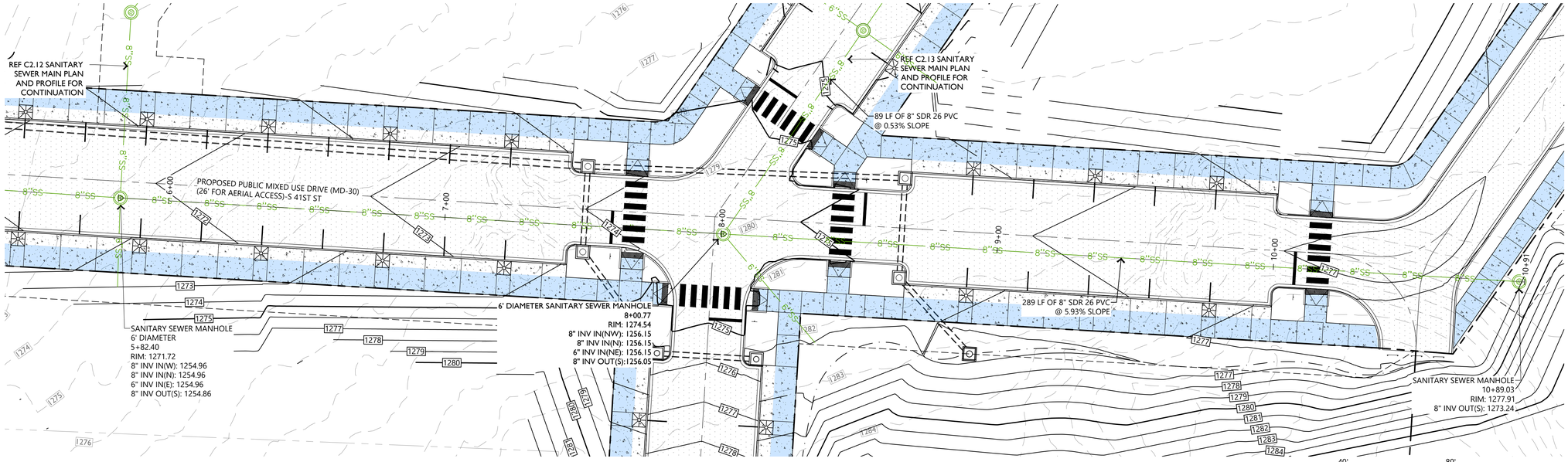
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET
⚠ 3	2026.08.28	PR-03

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE PUBLIC SEWER MAIN PLAN & PROFILE

SHEET NO. C2.10

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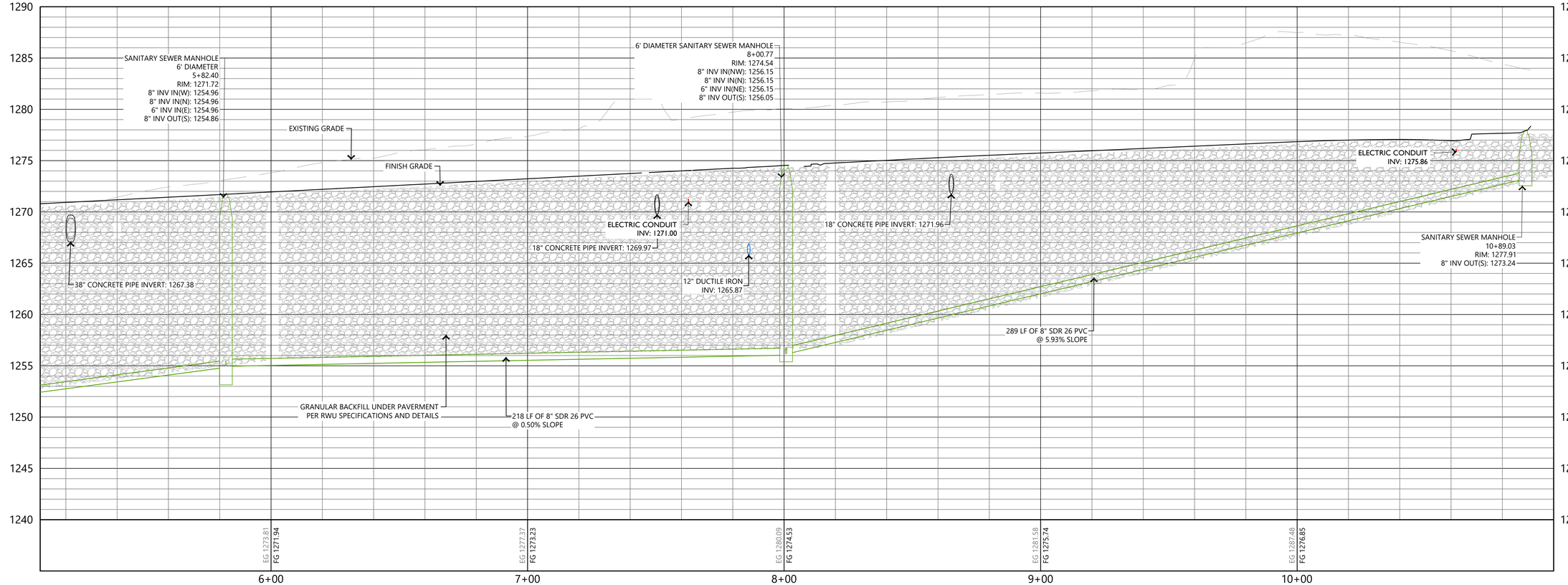


1 S 41ST SANITARY SEWER MAIN PLAN

STA 5+10 TO STA 10+89.41

SCALE: 1" = 20'-0"

S 41 ST SANITARY SEWER MAIN PROFILE



2 S 41ST SANITARY SEWER MAIN PROFILE

STA 5+10 TO STA 10+89.41

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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PROFESSIONAL ENGINEER
BRAHM M. OLIVER
No. 14684
7/31/26

CERTIFICATE OF AUTHORIZATION
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No. 2311
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METAPHASE DEVELOPMENT
PHASE 1
Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

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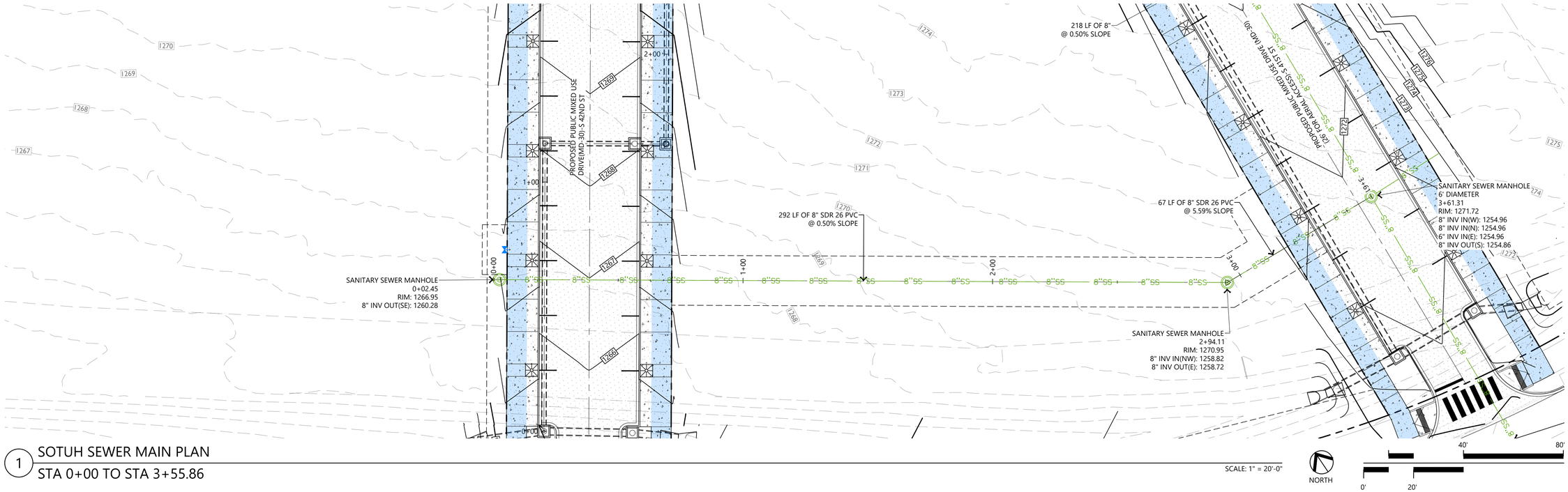
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE PUBLIC SEWER MAIN PLAN & PROFILE

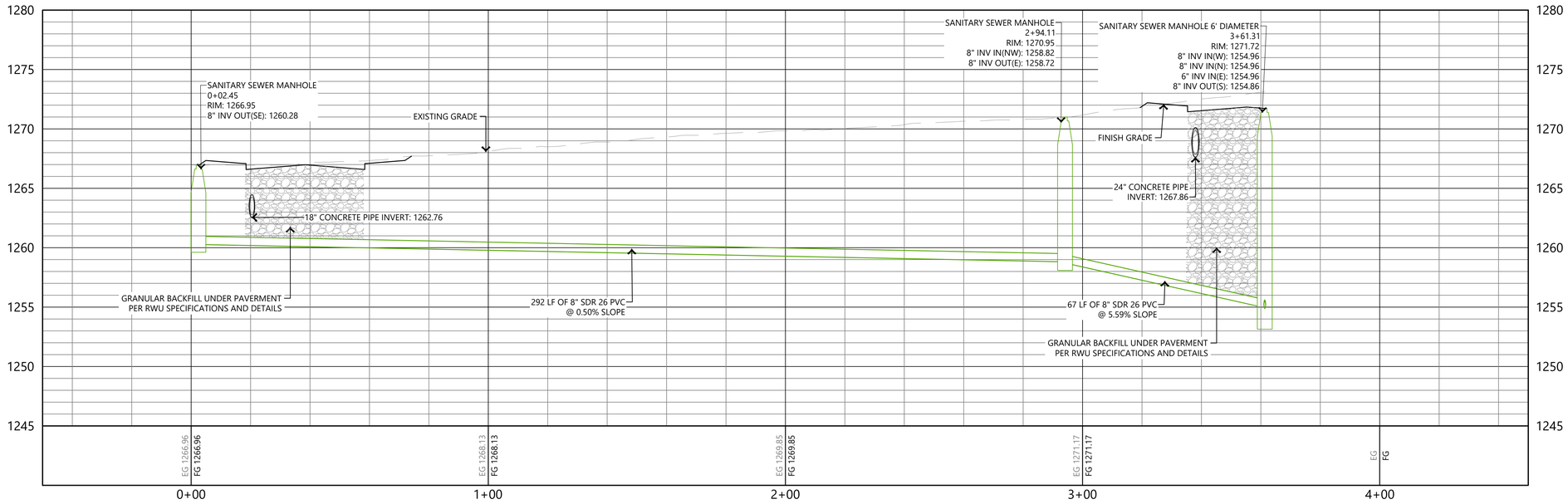
SHEET NO. C2.11

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1 SOTUH SEWER MAIN PLAN
STA 0+00 TO STA 3+55.86

SOUTH SANITARY SEWER MAIN PROFILE



2 SOUTH SEWER MAIN PROFILE
STA 0+00 TO STA 3+55.86

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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STATE OF ARKANSAS PROFESSIONAL ENGINEER BRIAN M. DAVIS No. 14694 7/31/26

CERTIFICATE OF AUTHORIZATION Ecological Design Group, Inc. No. 2311 STATE OF ARKANSAS

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METAPHASE DEVELOPMENT
PHASE 1
Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

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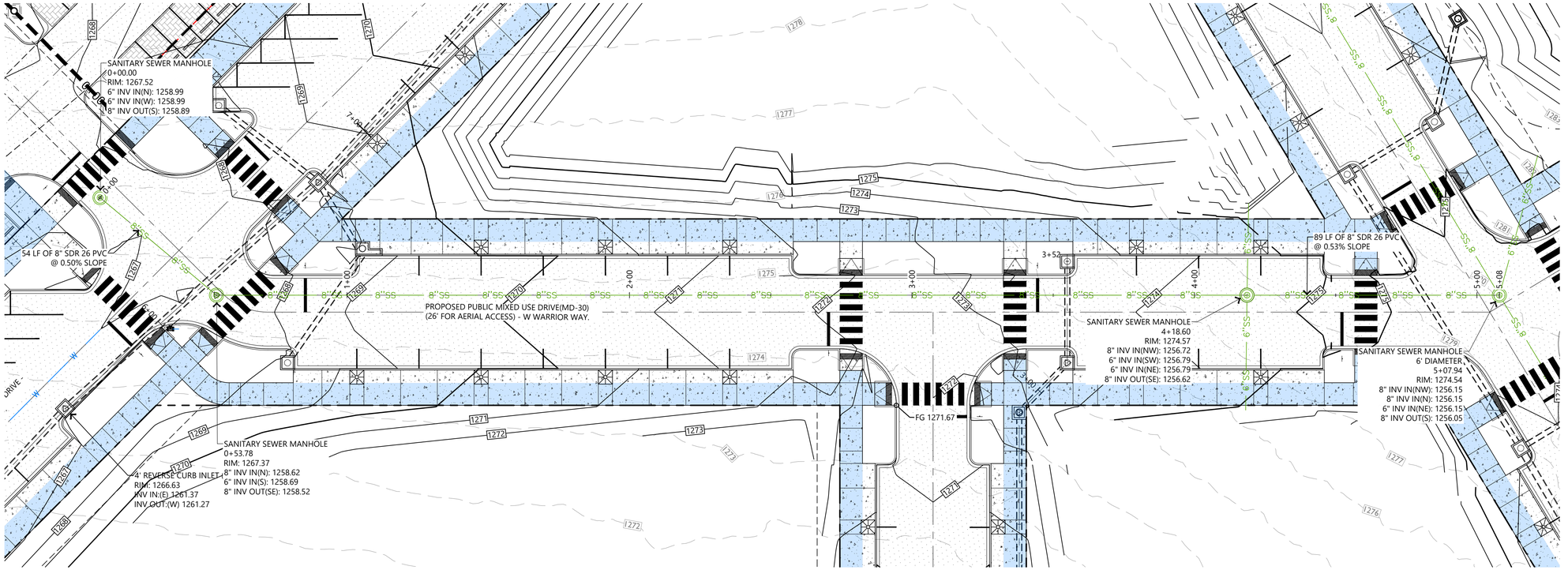
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TITLE PUBLIC SEWER MAIN PLAN & PROFILE

SHEET NO. C2.12

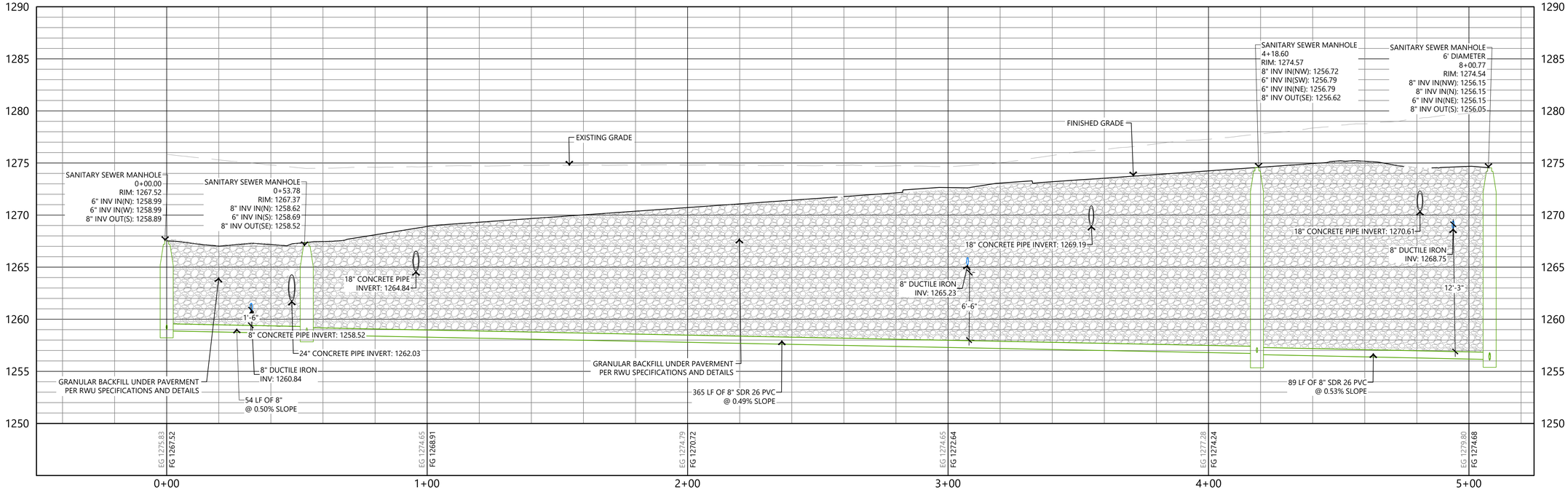
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1 NORTHERN PUBLIC SANITARY SEWER MAIN PLAN
STA 0+00 TO STA 5+07.94

SCALE: 1" = 20'-0"

NORTHERN PUBLIC SANITARY SEWER MAIN PROFILE



2 NORTHERN PUBLIC SANITARY SEWER MAIN PROFILE
STA 0+00 TO STA 5+07.94

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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No. 14694
7/31/26

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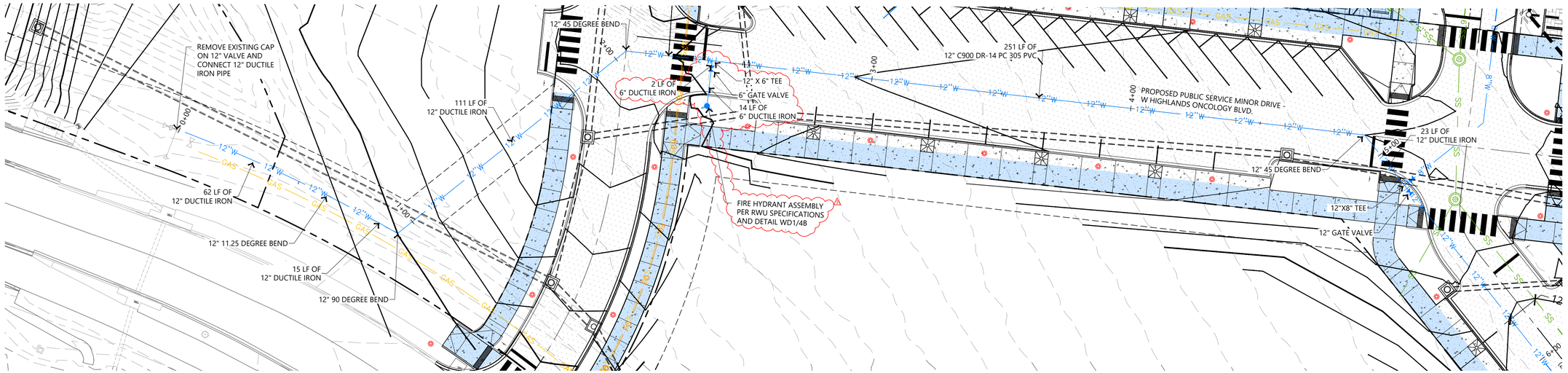
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TITLE PUBLIC SEWER PLAN & PROFILE

SHEET NO. C2.13

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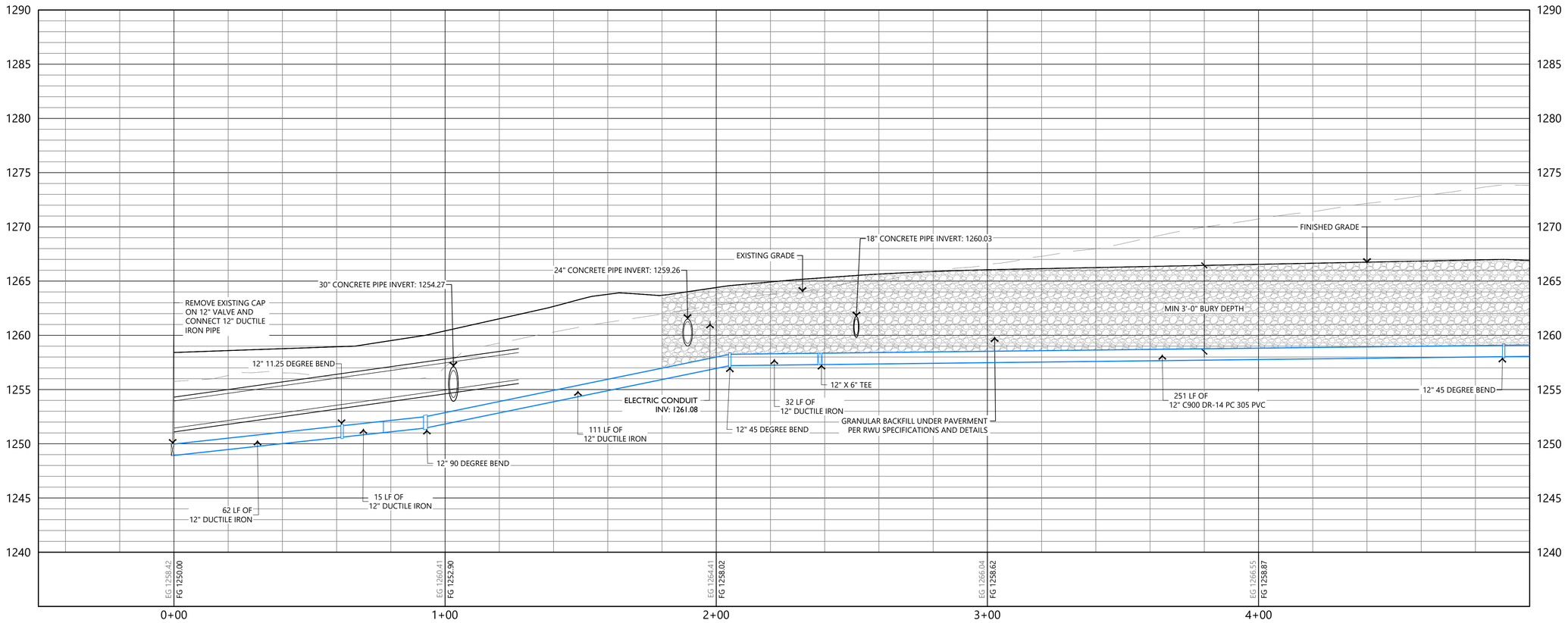
1 12" WATER MAIN PLAN
STA 0+00 TO STA 5+00

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

12 IN WATER MAIN PROFILE



2 12" WATER MAIN PROFILE
STA 0+00 TO STA 5+00

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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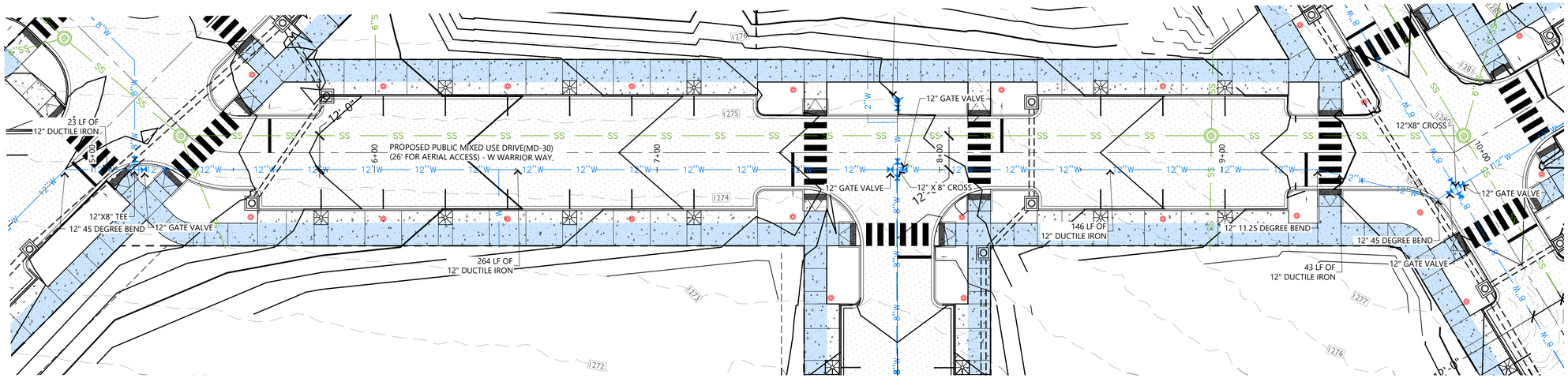
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3	2026.08.26	PR-03

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TITLE 12" WATER MAIN PLAN & PROFILE

SHEET NO. C2.20

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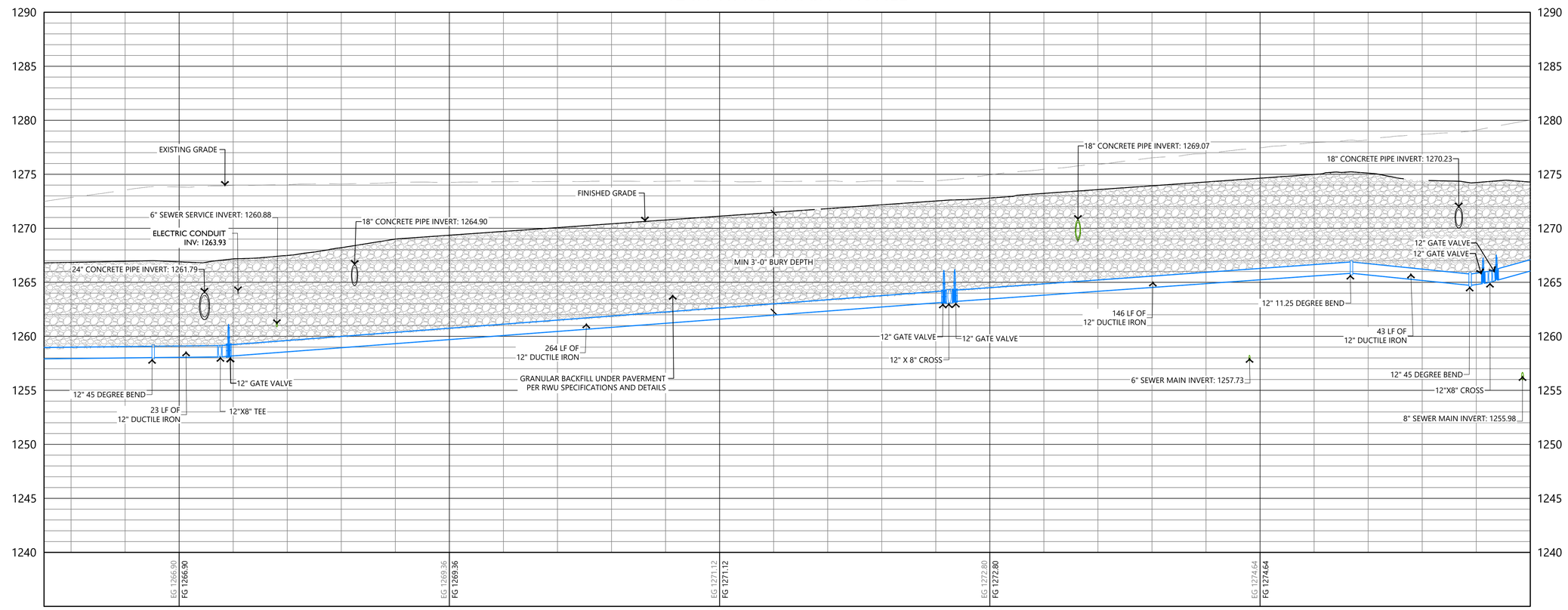
1 12" WATER MAIN PLAN
STA 5+00 TO STA 10+00

SCALE: 1" = 20'-0"

0' 20' 40' 80'

NORTH

12 IN WATER MAIN PROFILE



2 12" WATER MAIN PROFILE
STA 5+00 TO STA 10+00

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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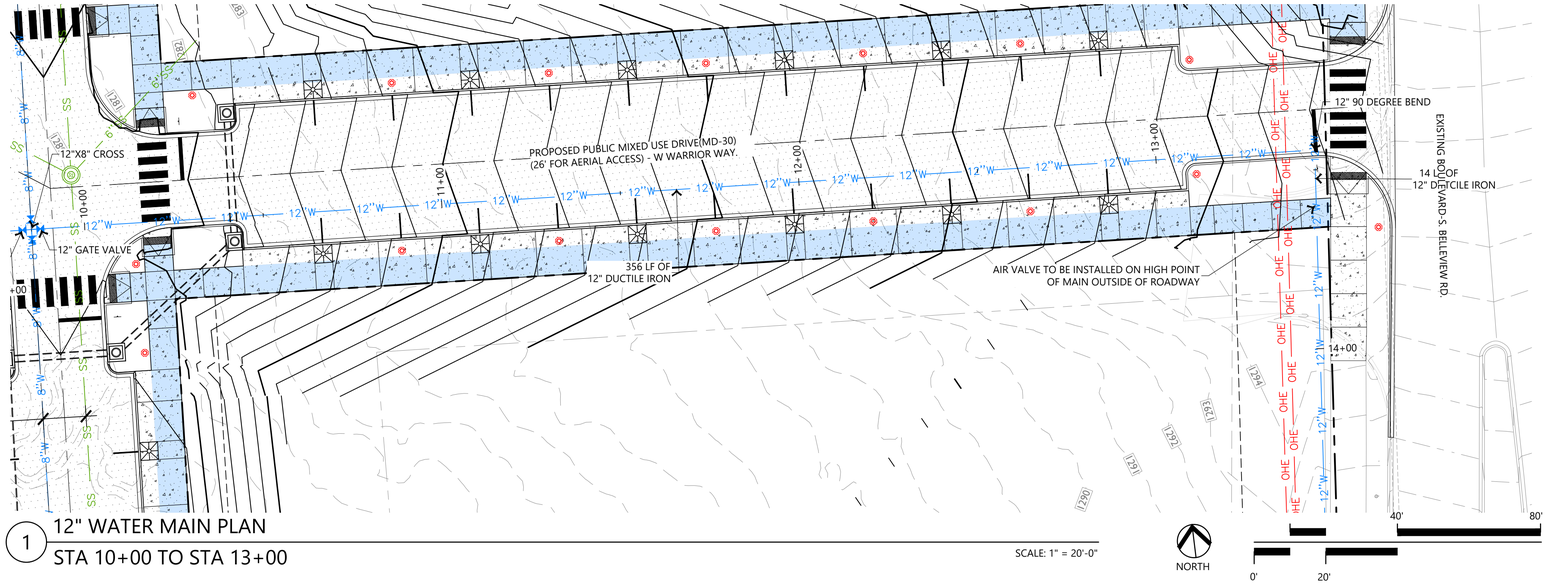
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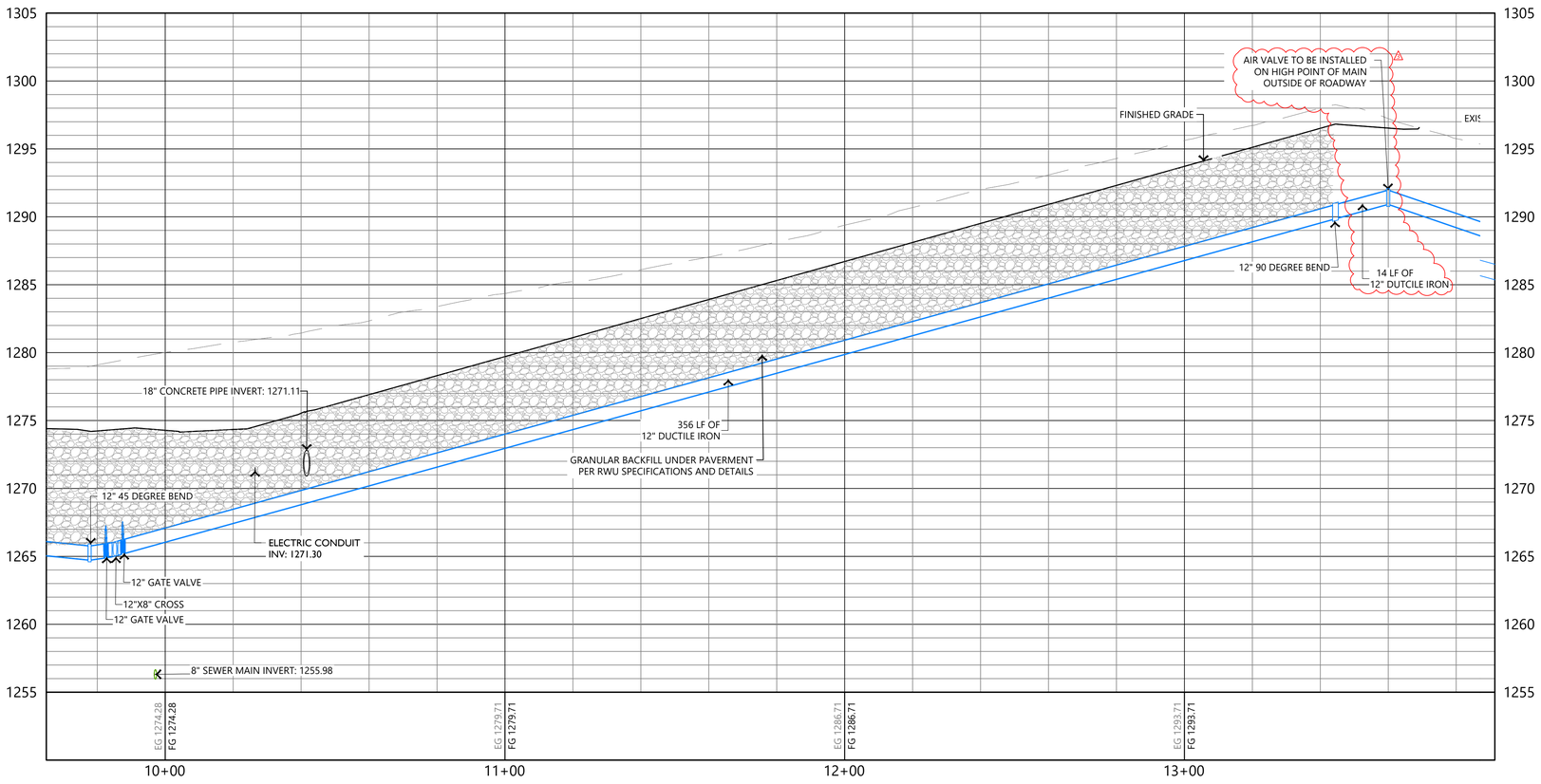
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1 12" WATER MAIN PLAN
STA 10+00 TO STA 13+00

SCALE: 1" = 20'-0"



2 12" WATER MAIN PROFILE
STA 10+00 TO STA 13+00

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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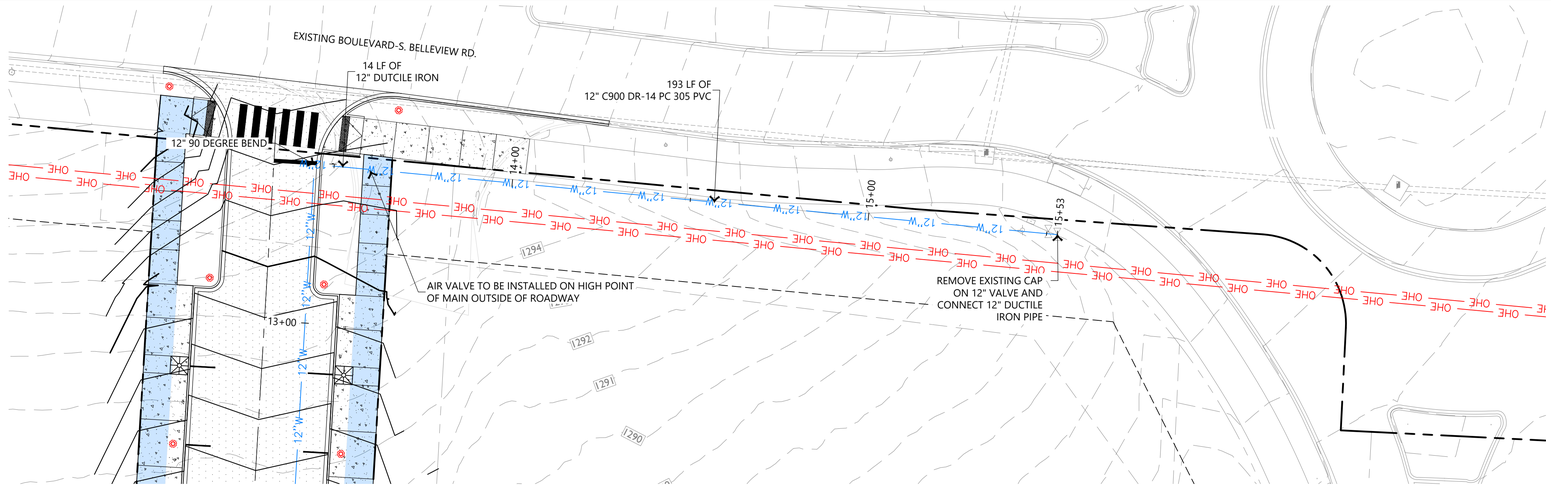
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TITLE 12" WATER MAIN PLAN & PROFILE

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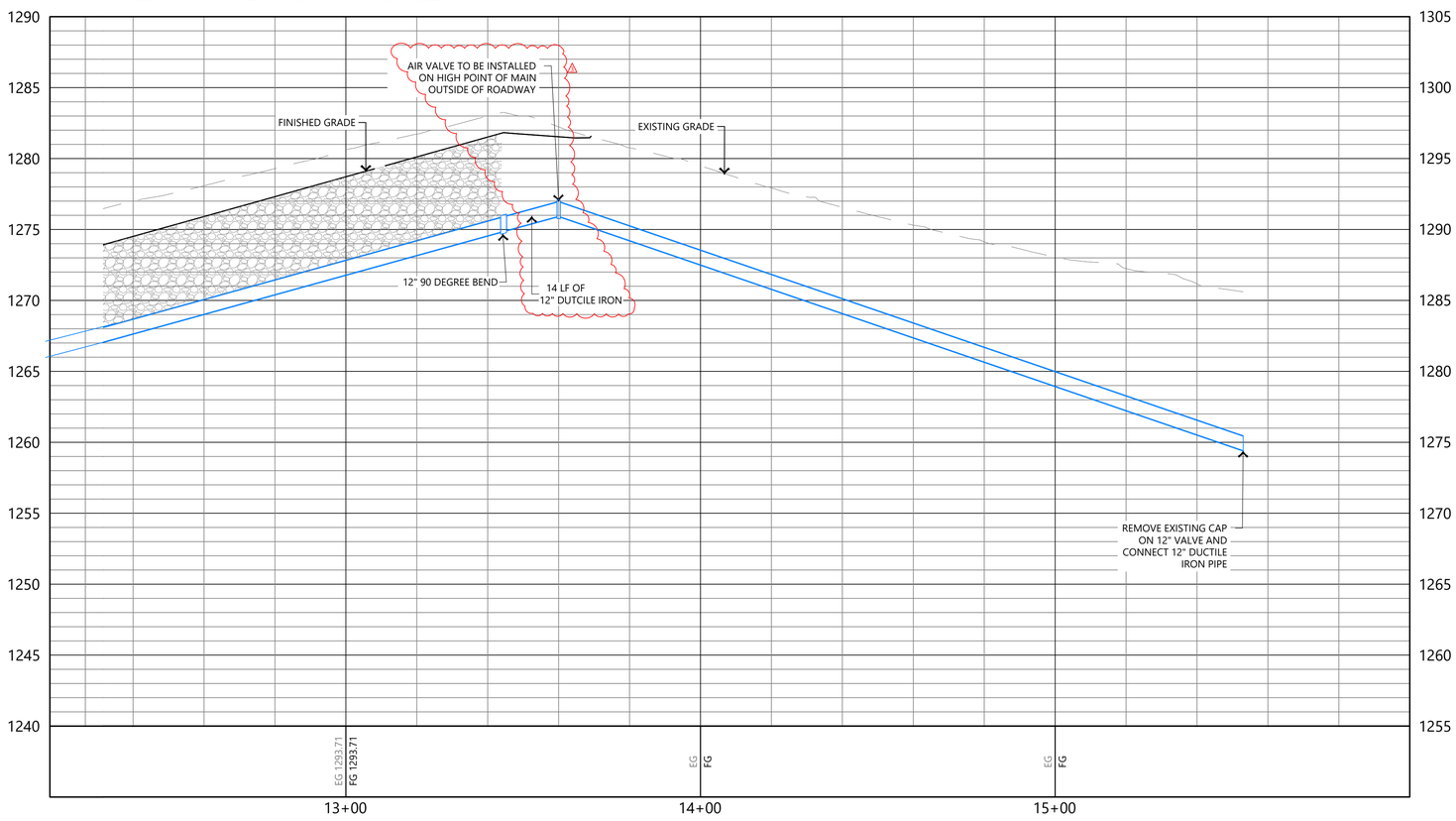


1 12" WATER MAIN PLAN
STA 13+00 TO STA 15+53

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'



2 12" WATER MAIN PROFILE
STA 13+00 TO STA 15+53

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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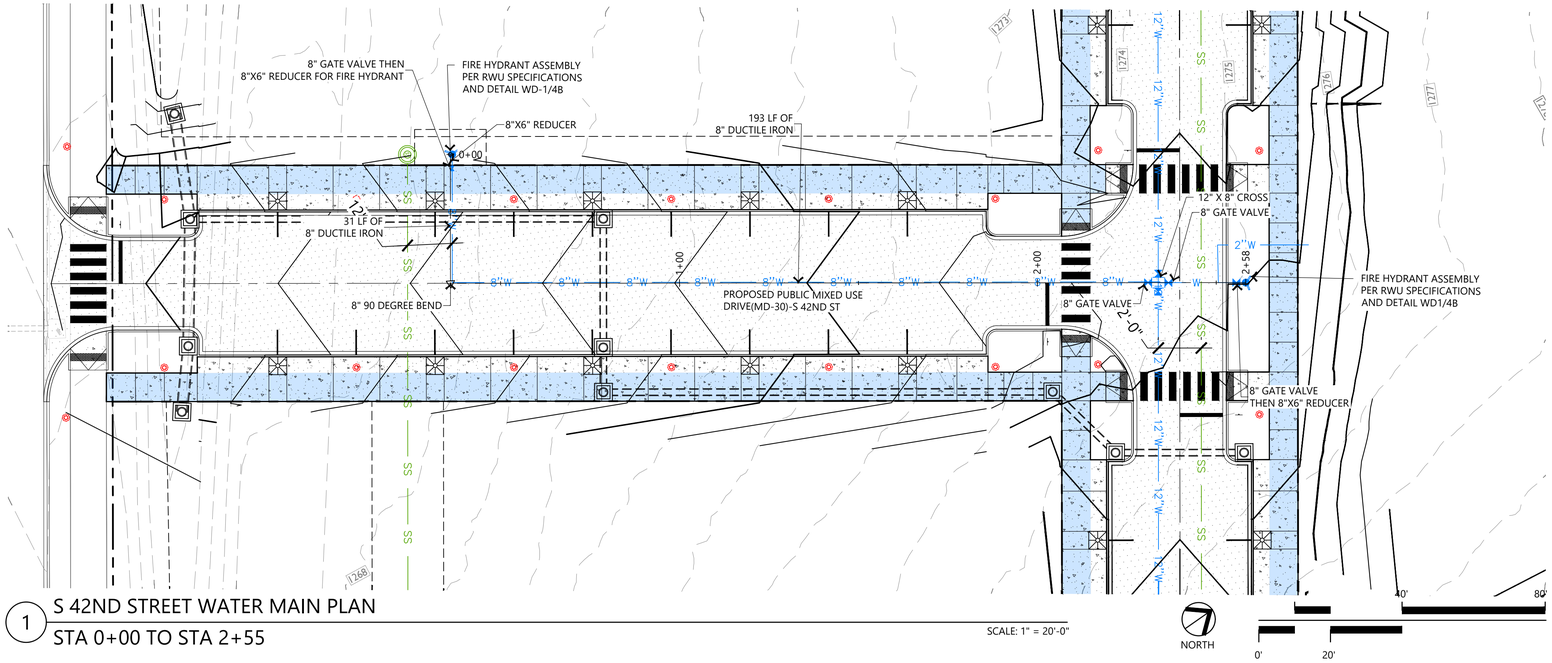
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TITLE 12" WATER MAIN PLAN & PROFILE

SHEET NO. C2.23

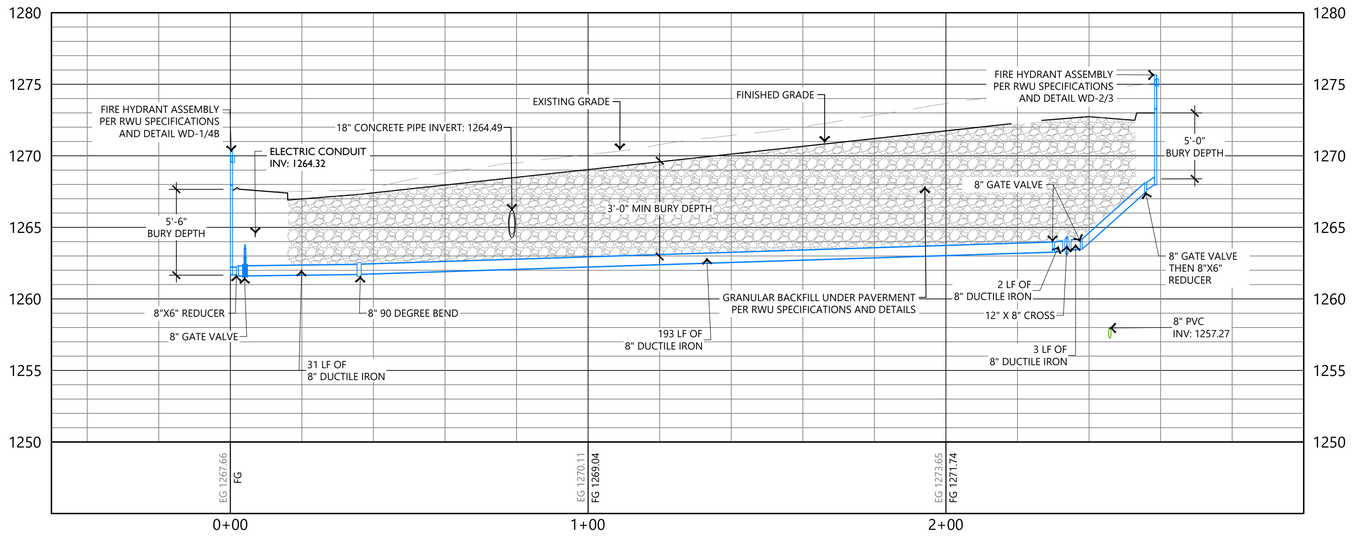
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1 S 42ND STREET WATER MAIN PLAN
STA 0+00 TO STA 2+55

SCALE: 1" = 20'-0"

S 42ND ST WATER MAIN PROFILE



2 S 42ND STREET WATER MAIN PROFILE
STA 0+00 TO STA 2+55

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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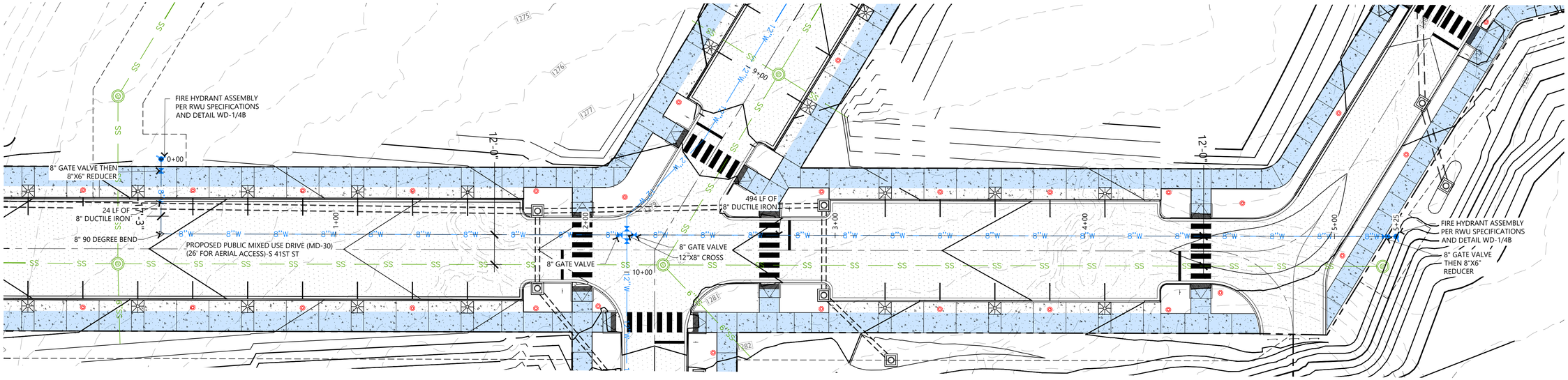
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

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TITLE S 42ND STREET WATER MAIN PLAN & PROFILE

SHEET NO. C2.24

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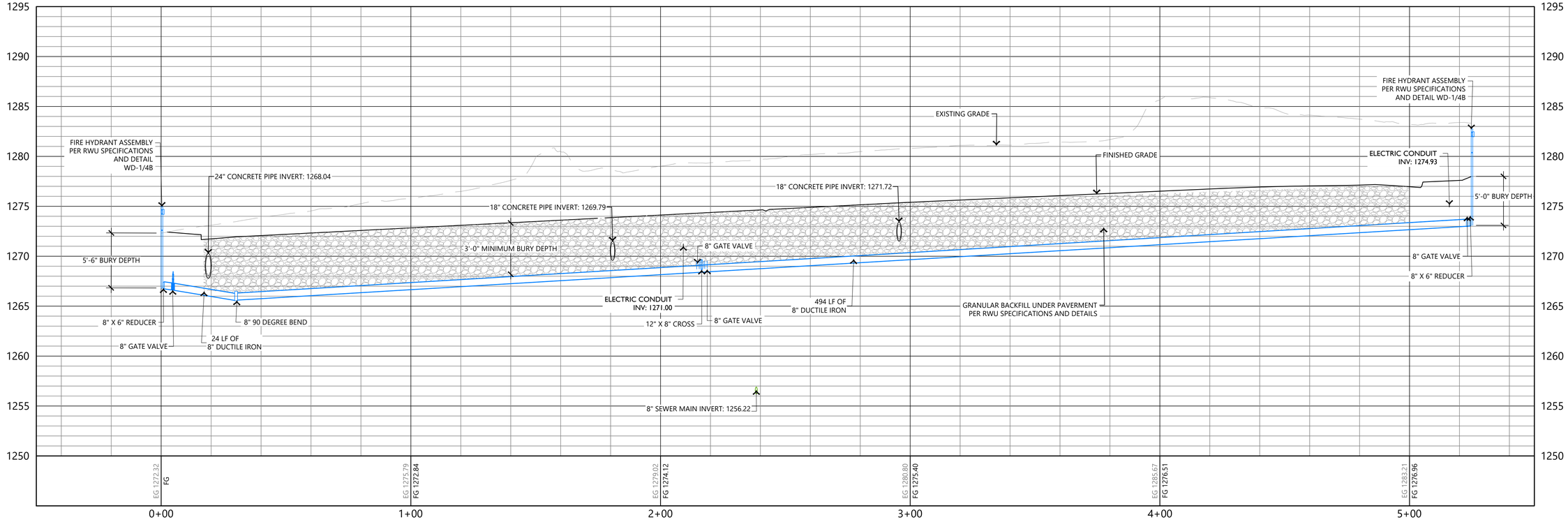
1 S 41ST STREET WATER MAIN PLAN
STA 0+00 TO STA 5+25

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

41ST STREET PROFILE



2 S 41ST STREET WATER MAIN PROFILE
STA 0+00 TO STA 5+25

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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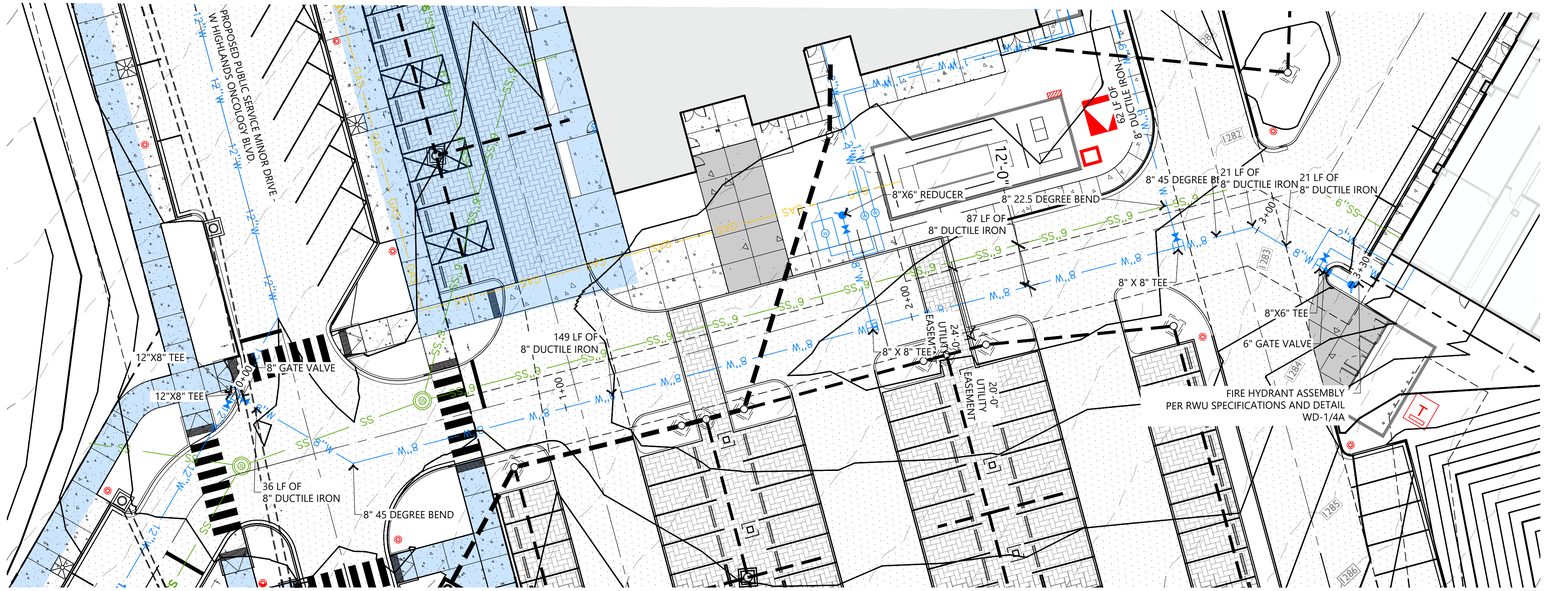
Mark	Date	Description
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TITLE S 41ST ST WATER PLAN & PROFILE

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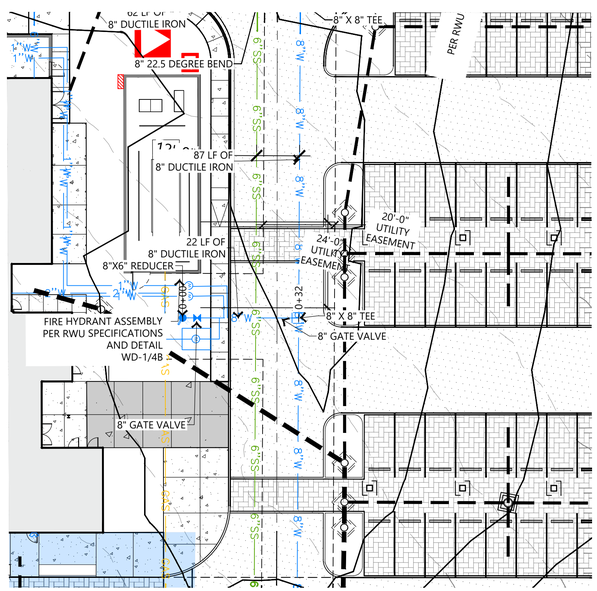


1 HIGHLANDS ONCOLOGY WATER MAIN PLAN

STA 0+00 TO STA 3+30

SCALE: 1" = 20'-0"

NORTH 0' 20' 40' 80'



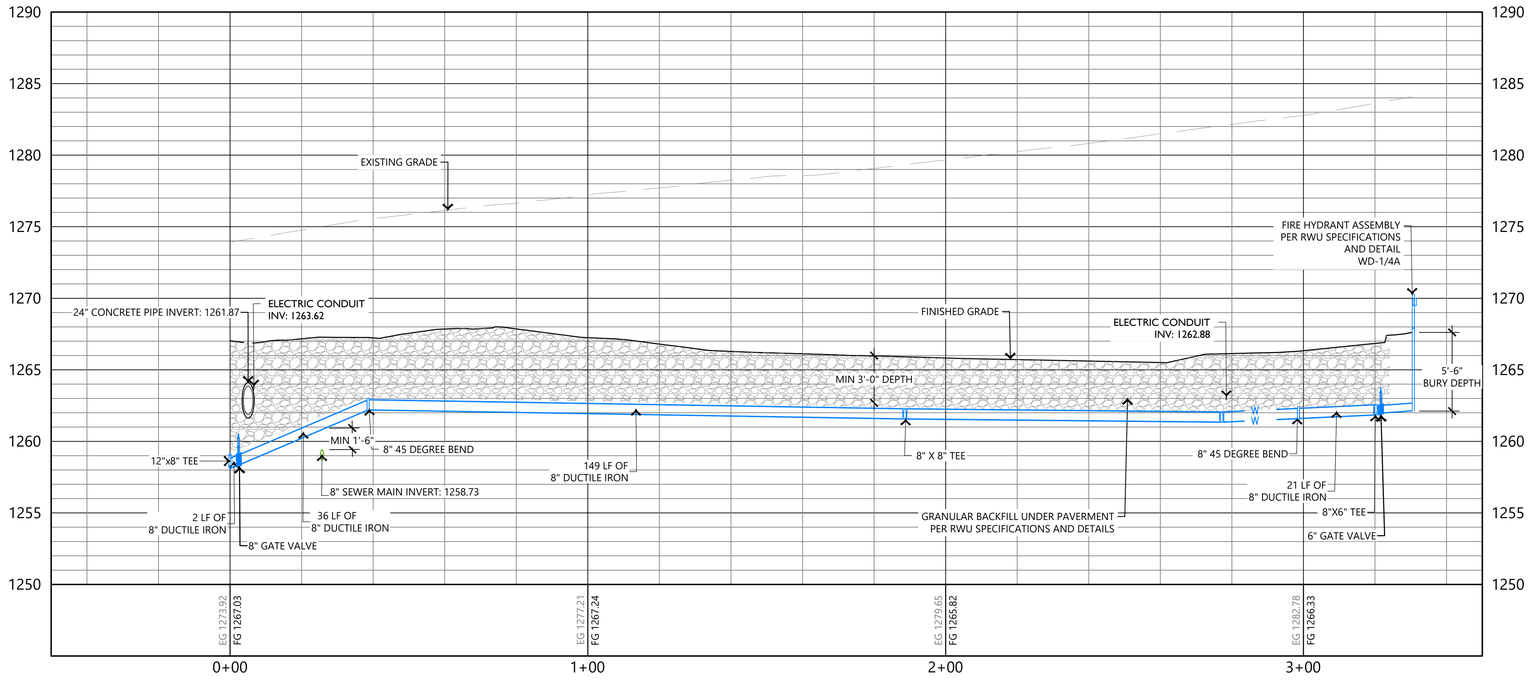
1 HIGHLANDS ONCOLOGY FIRE MAIN PLAN

STA 0+00 TO STA 0+32

SCALE: 1" = 20'-0"

NORTH 0' 20' 40' 80'

HIGHLANDS ONCOLOGY WATER MAIN PROFILE

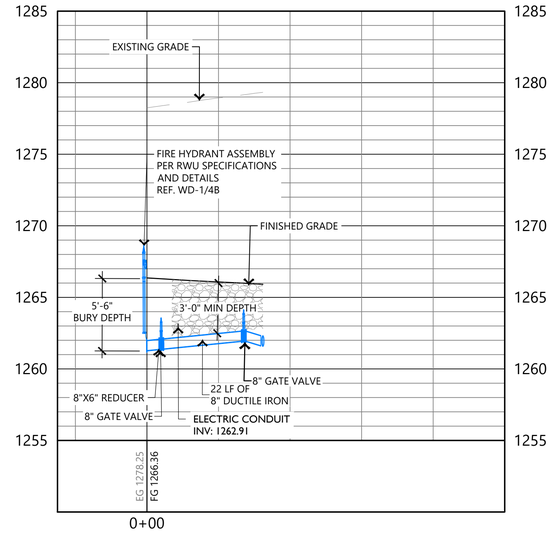


2 HIGHLANDS ONCOLOGY WATER MAIN PROFILE

STA 0+00 TO STA 3+30

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

HIGHLAND FIRE HYDRANT PROFILE



2 HIGHLANDS ONCOLOGY FIRE MAIN PLAN

STA 0+00 TO STA 0+32

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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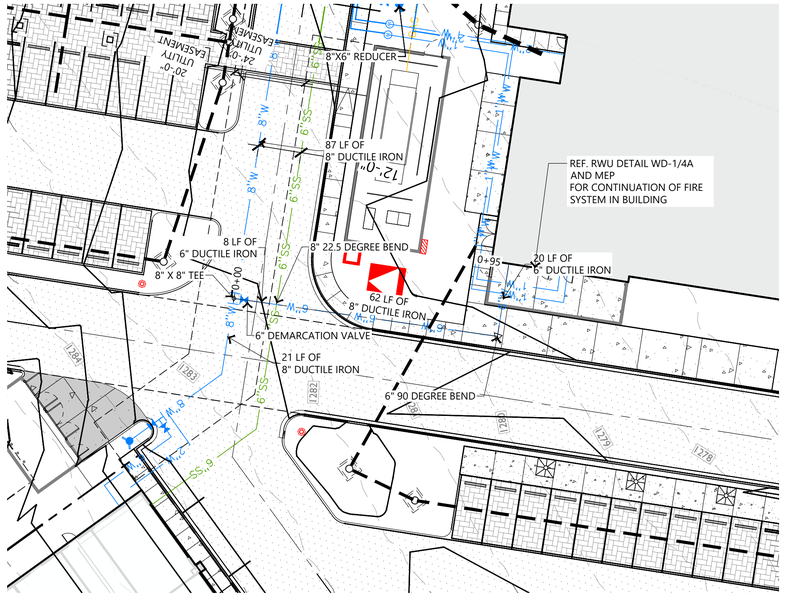
Mark	Date	Description
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TITLE HIGHLANDS ONCOLOGY WATER PLAN & PROFILE

SHEET NO. C2.26

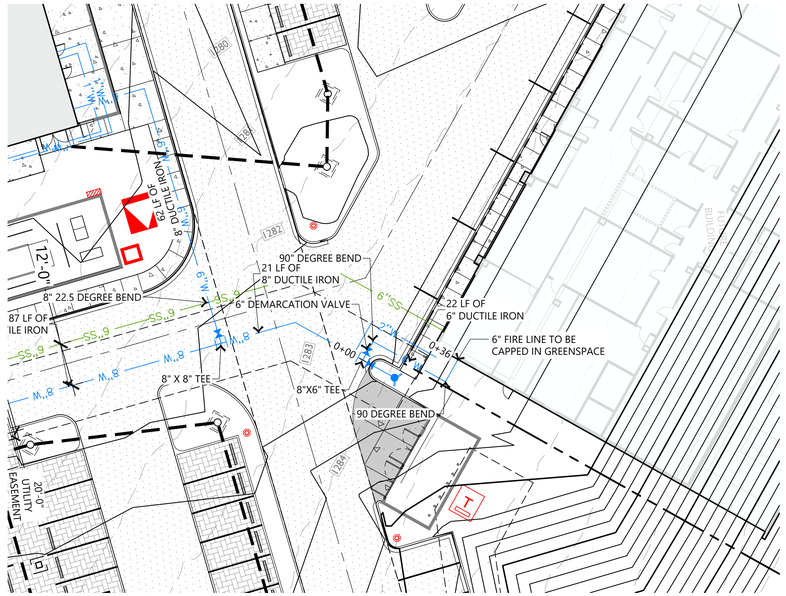
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1 HIGHLAND ONCOLOGY FIRE LINE PLAN
STA 0+00 TO STA 0+93

SCALE: 1" = 20'-0"

NORTH 0' 20' 40' 80'

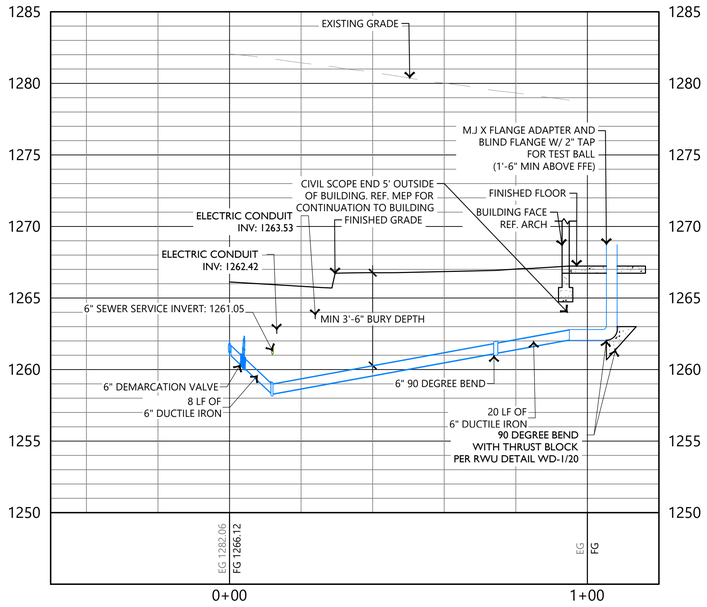


1 FUTURE BUILDING FIRE LINE PLAN
STA 0+00 TO STA 0+36

SCALE: 1" = 20'-0"

NORTH 0' 20' 40' 80'

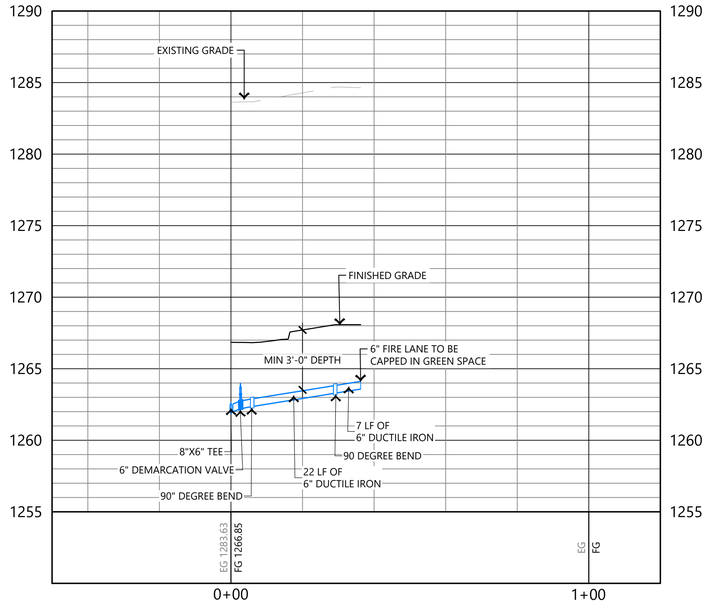
HIGHLAND FIRE LINE PROFILE



2 HIGHLAND ONCOLOGY FIRE LINE PROFILE
STA 0+00 TO STA 0+93

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

FUTURE BUILDING FIRE LINE PROFILE



2 FUTURE BUILDING FIRE LINE PROFILE
STA 0+00 TO STA 0+36

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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TITLE FIRE LINES PLAN & PROFILE

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1 OVERALL GRADING AND DRAINAGE PLAN

SCALE: 1" = 60'-0"

NORTH

0' 60' 120' 240'

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TITLE OVERALL GRADING AND DRAINAGE PLAN

SHEET NO. C3.00

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12" NYLOPLAST BASIN
RIM: 1267.79
8" INV IN(E):1264.04
8" INV IN(W):1264.04
8" INV OUT:(S) 1263.94

170 LF OF 18" REINFORCED CONCRETE PIPE @ 0.50% SLOPE

113 LF OF 8" PERFORATED HDPE PIPE @ 0.50% SLOPE

110 LF OF 8" PERFORATED HDPE PIPE @ 0.50% SLOPE

12" NYLOPLAST BASIN
RIM: 1267.29
8" INV IN(N):1263.59
8" INV IN(S):1263.59
8" INV IN(E):1263.59
8" INV OUT:(W) 1263.49

70 LF OF 8" HDPE PIPE @ 0.50% SLOPE

BIOSWALE SLOPED AT 0.50%

4' REVERSE CURB INLET
RIM: 1267.37
INV IN:(S) 1259.84
INV IN:(E) 1263.21
INV OUT:(N) 1260.04
58 LF OF 8" HDPE PIPE @ 0.49% SLOPE

PROPOSED PRIVATE MIXED USE DRIVE(MD-30) (26' FOR AERIAL ACCESS)

175 LF OF 8" PERFORATED HDPE PIPE @ 0.50% SLOPE

70 LF OF 8" HDPE PIPE @ 0.50% SLOPE

12" NYLOPLAST BASIN
RIM: 1266.78
8" INV IN(E):1262.73
8" INV OUT:(W) 1262.63

20 LF OF 8" HDPE PIPE @ 0.50% SLOPE

12" NYLOPLAST BASIN
RIM: 1265.00
8" INV OUT:(W) 1262.83
8" INV OUT:(S) 2528.83

MATCHLINE C3.02

193 LF OF 8" PERFORATED HDPE PIPE @ 2.77% SLOPE

136 LF OF 18" REINFORCED CONCRETE PIPE @ 0.50% SLOPE

190 LF OF 8" PERFORATED HDPE PIPE @ 0.50% SLOPE

228 LF OF 8" PERFORATED HDPE PIPE @ 0.50% SLOPE

12" NYLOPLAST BASIN
RIM: 1266.85
8" INV IN(E):1264.04
8" INV IN(W):1264.04
8" INV OUT:(N) 1263.94

13 LF OF 8" PERFORATED HDPE PIPE @ 0.50% SLOPE

4' REVERSE CURB INLET
RIM: 1266.05
INV IN:(E) 1260.52
INV OUT:(N) 1260.52

51 LF OF 18" REINFORCED CONCRETE PIPE @ 1.29% SLOPE

12" NYLOPLAST BASIN
RIM: 1266.56
8" INV IN(E):1261.49
8" INV OUT:(S) 1261.39

25 LF OF 8" HDPE PIPE @ 0.50% SLOPE

4' REVERSE CURB INLET
RIM: 1266.08
INV IN:(N) 1261.27
INV IN:(S) 1261.27
INV OUT:(W) 1261.17

6" DURASLOT DRAIN
INSTALL PER MANUFACTURER REC.
SUBMIT FOR APPROVAL (TYP.)

11 LF OF 8" HDPE PIPE @ 0.50% SLOPE

12" NYLOPLAST BASIN
RIM: I
8" INV
8" INV
8" INV

52 LF OF 8" HE
@ 0.50% SLOP

12" NYLO
RIM: 1266
8" INV IN
12" INV I
12" INV O

48 LF
@ 0.5

4' REVERSE CURB INLET
RIM: 1265.64
INV OUT:(S) 1260.39

PROPOSED PUBLIC MIXED USE DRIVE(MD-30) (26' FOR AERIAL ACCESS)

251 LF OF 24" REINFORCED CONCRETE PIPE @ 0.50% SLOPE

MATCHLINE C3.03

120 LF OF 24" REINFORCED CONCRETE PIPE @ 1.00% SLOPE

239 LF OF 8" PERFORATED HDPE PIPE @ 2.28% SLOPE

12" NYLOPLAST BASIN
RIM: 1265.74
8" INV IN(E):1266.02
8" INV OUT:(S) 1262.73

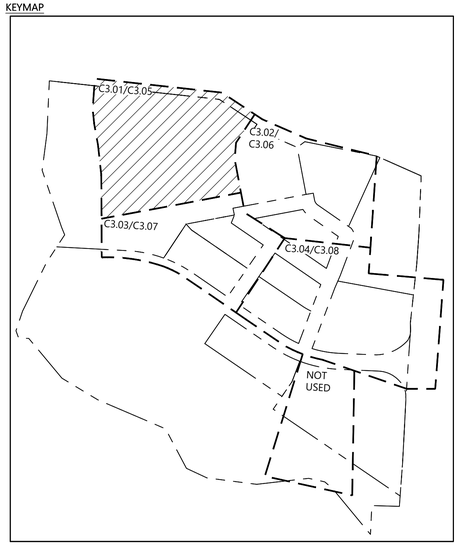
4' REVERSE CURB INLET
RIM: 1264.91
INV IN:(N) 1262.83
INV OUT:(SE) 1260.20

45 LF OF 18" REINFORCED CONCRETE PIPE @ 0.65% SLOPE

PROPOSED PUBLIC SERVICE MINOR DRIVE - W HIGHLANDS ONCOLOGY BLVD.

30 LF OF 18" REINFORCED CONCRETE PIPE @ 2.18% SLOPE

KEYMAP



1 GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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DATE	2026.07.31

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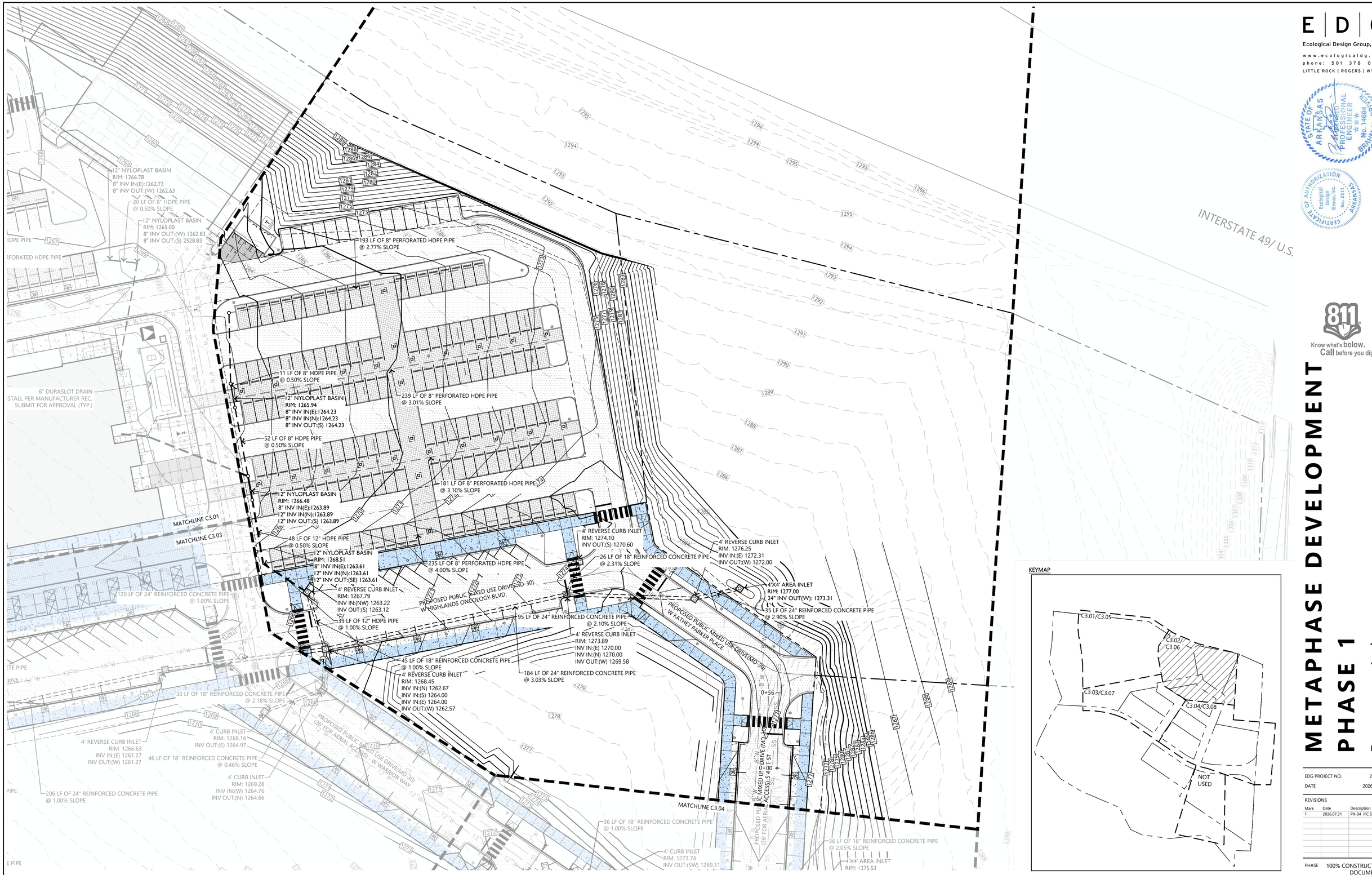
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET
3	2026.08.26	P.R. #03

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE GRADING AND DRAINAGE PLAN

SHEET NO. C3.01

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1 GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

KEYMAP

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STATE OF ARKANSAS
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No. 14694
7/31/26

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Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

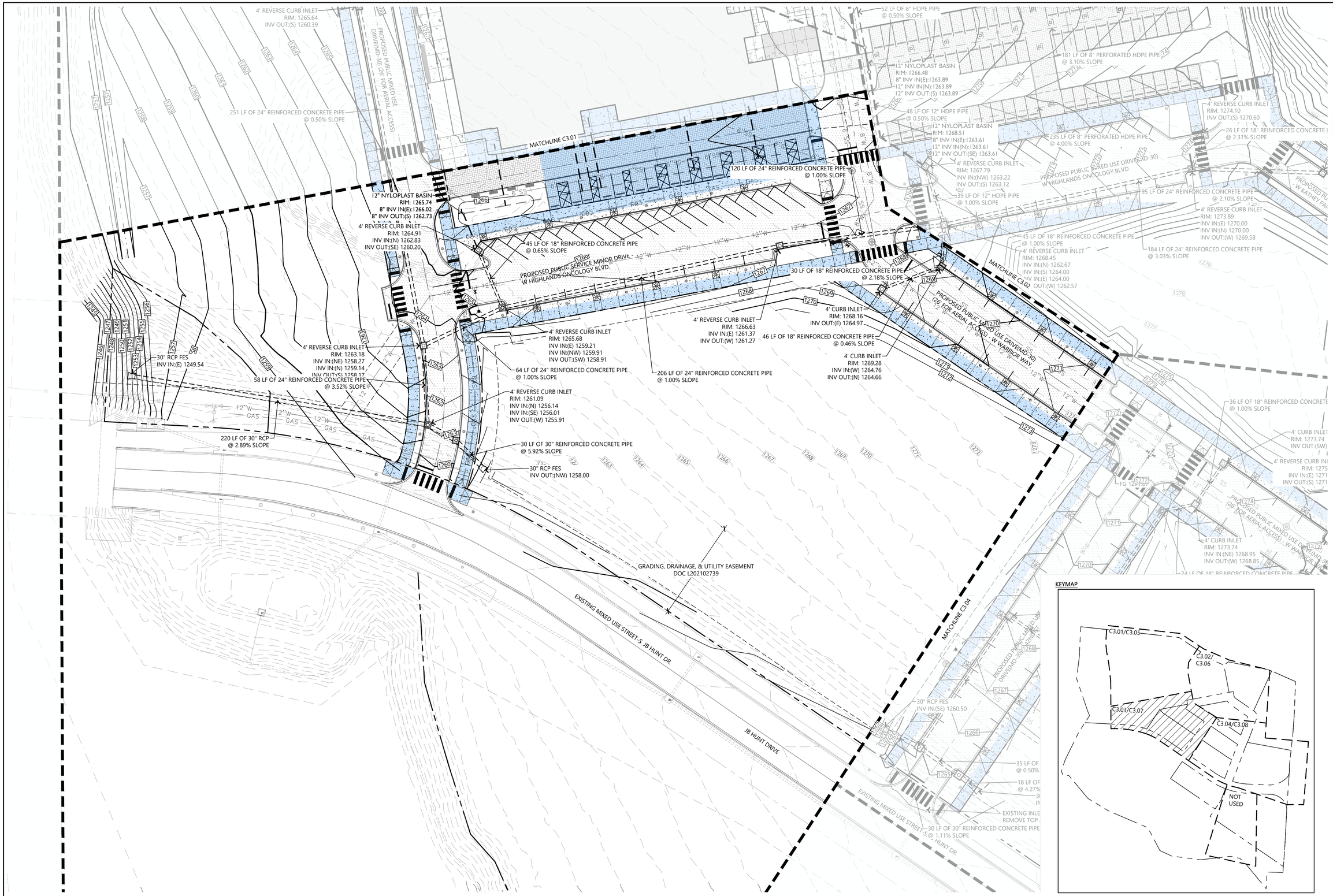
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

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TITLE GRADING AND DRAINAGE PLAN

SHEET NO. C3.02

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1 GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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EDG PROJECT NO.	24-027
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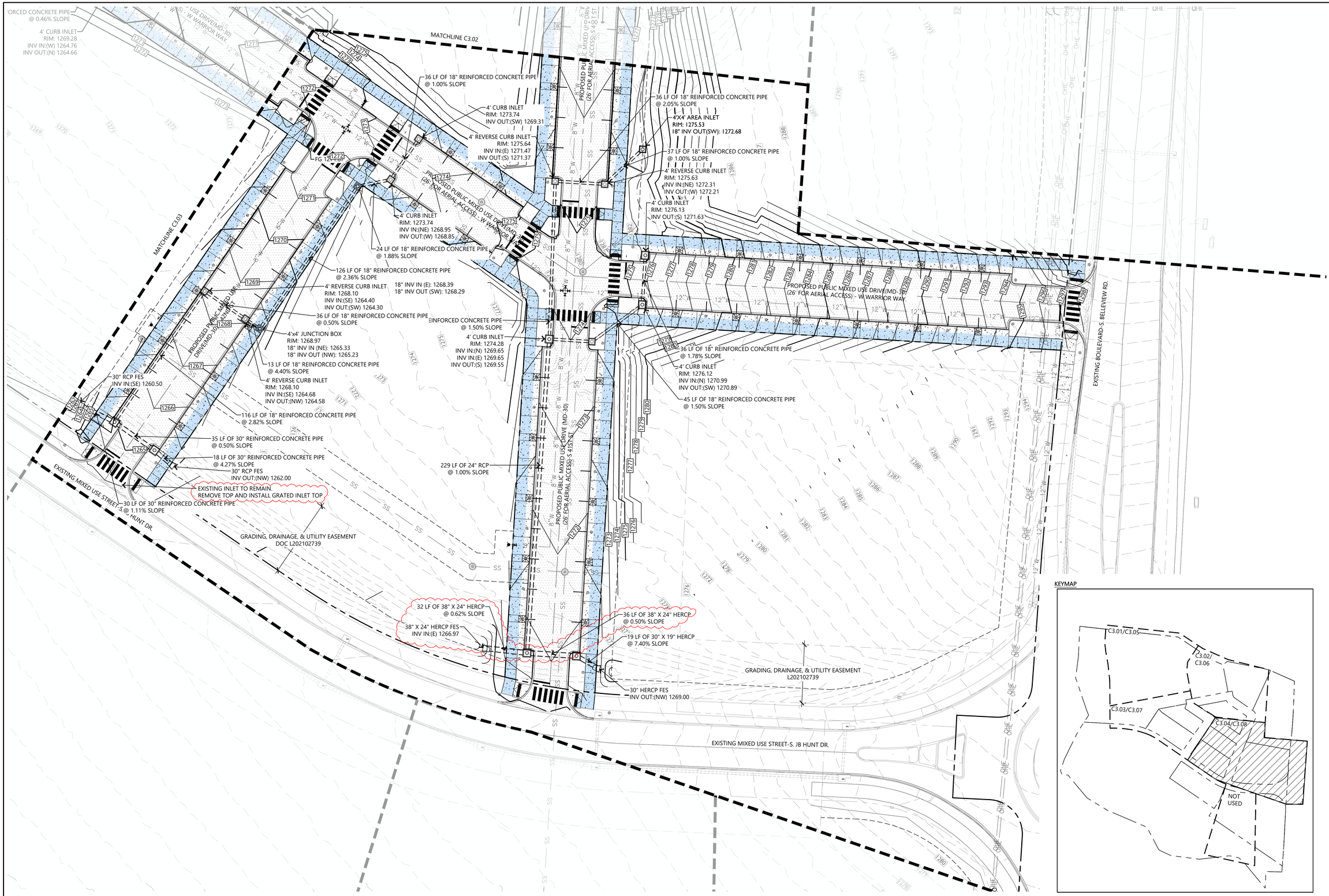
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

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TITLE GRADING AND DRAINAGE PLAN

SHEET NO. C3.03

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1 GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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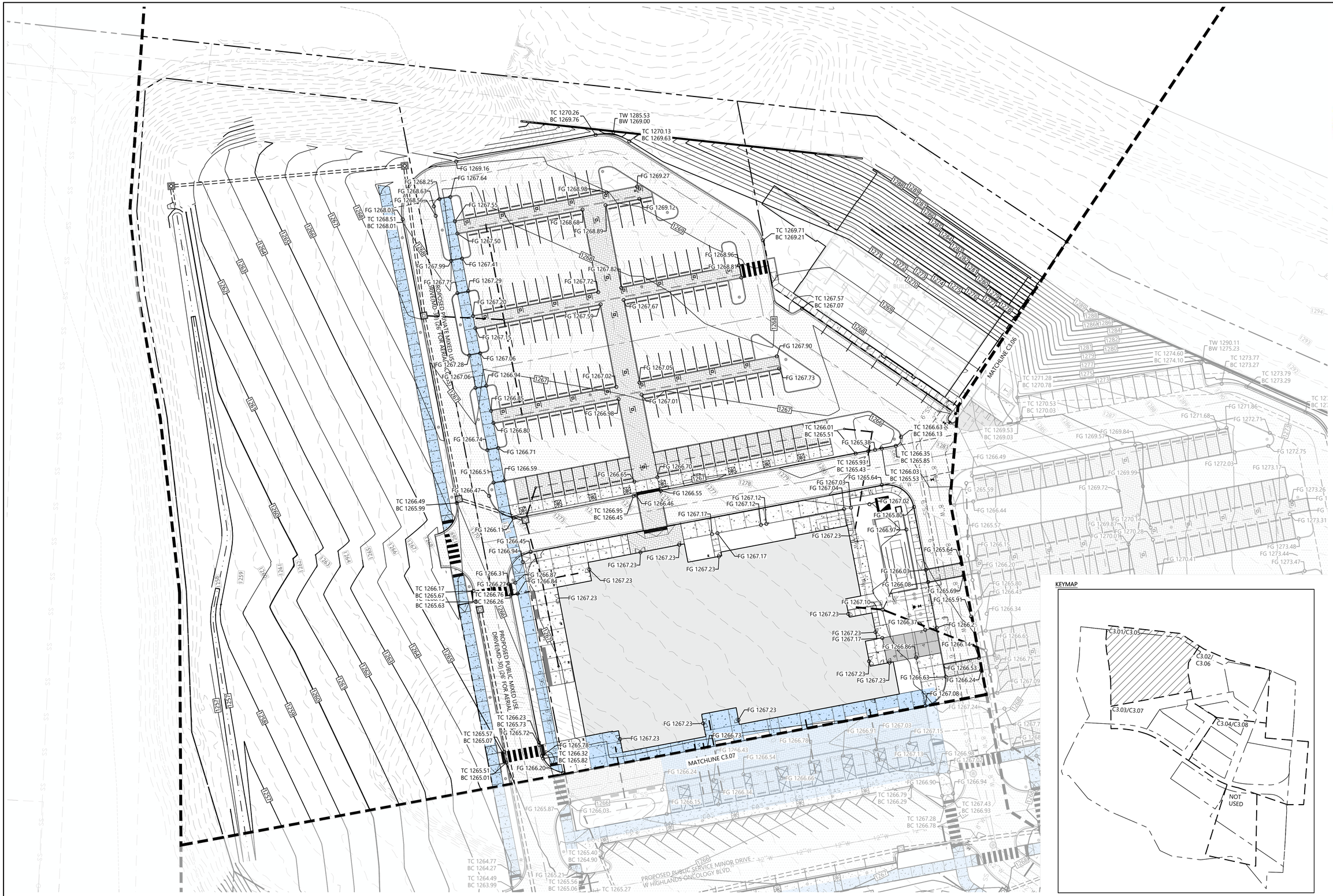
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TITLE GRADING AND DRAINAGE PLAN

SHEET NO. C3.04

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1 SPOT GRADE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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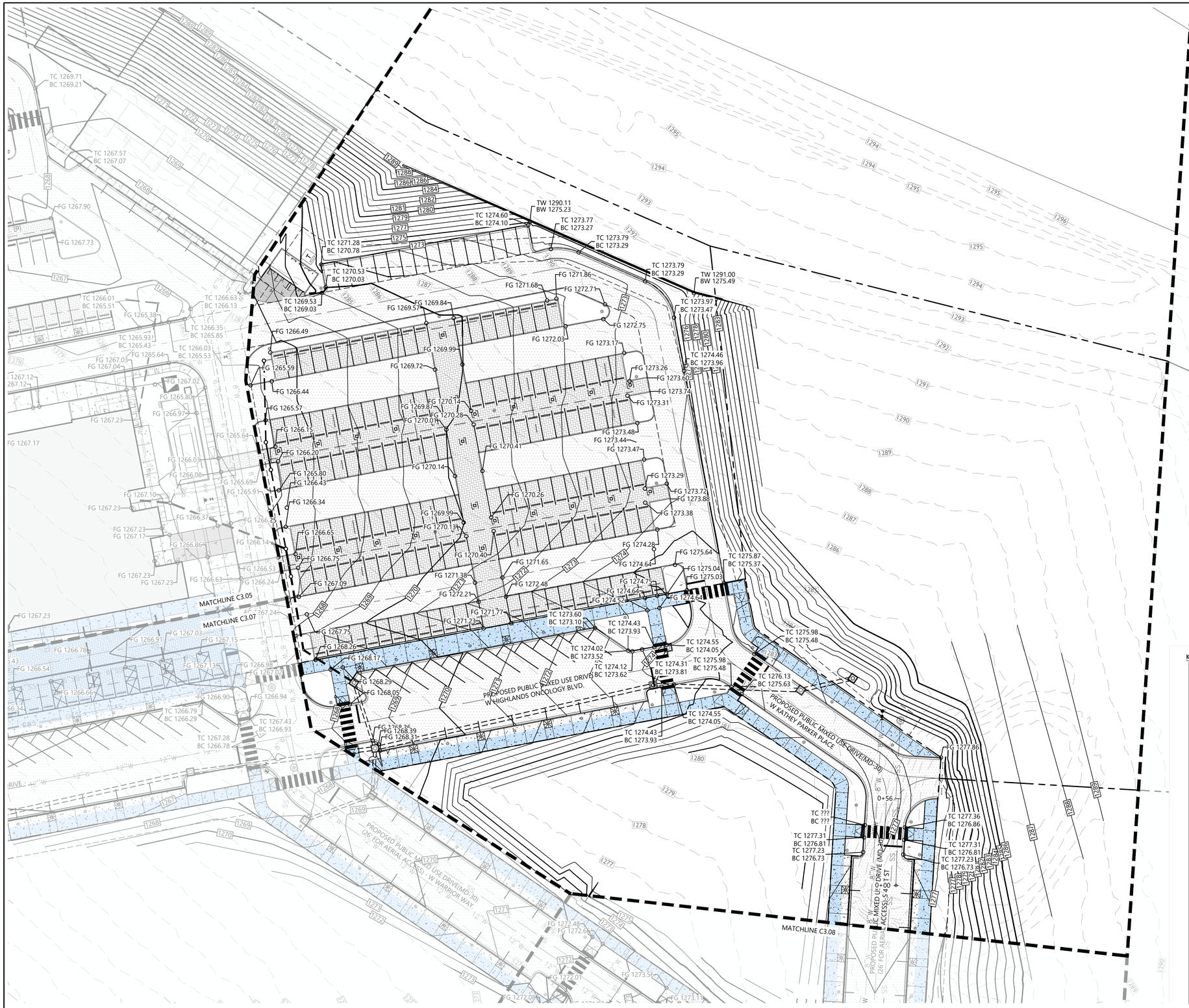
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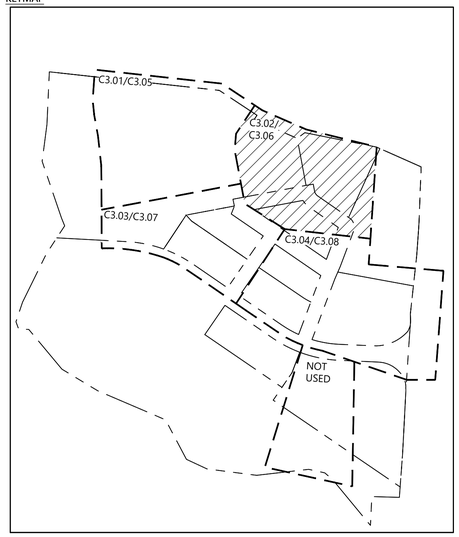
TITLE SPOT GRADE PLAN

SHEET NO. C3.05

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1 SPOT GRADE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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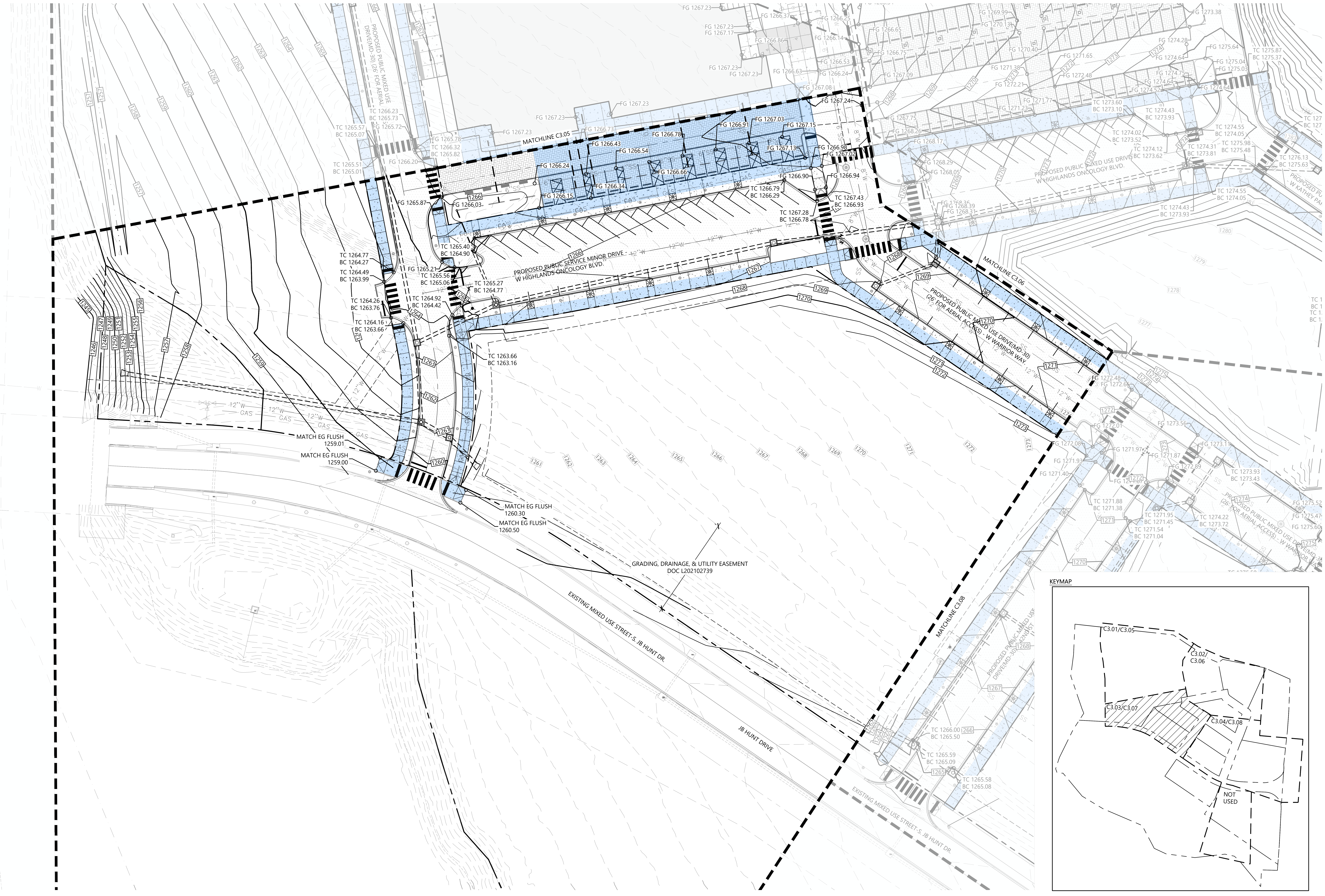
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

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TITLE SPOT GRADE PLAN

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1 SPOT GRADE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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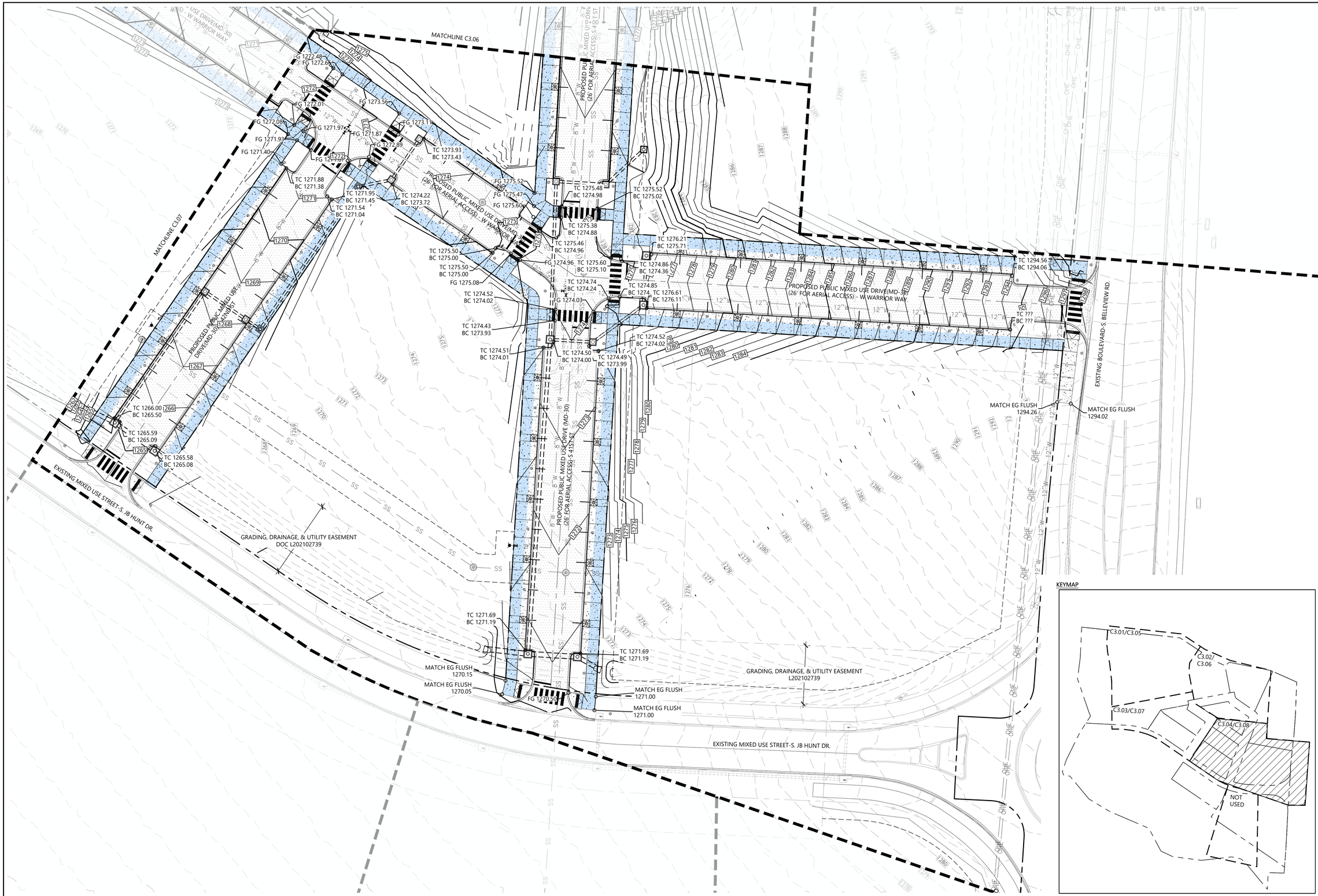
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1	2026.07.31	PR-04 IFC SET

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TITLE SPOT GRADE PLAN

SHEET NO. C3.07

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1 SPOT GRADE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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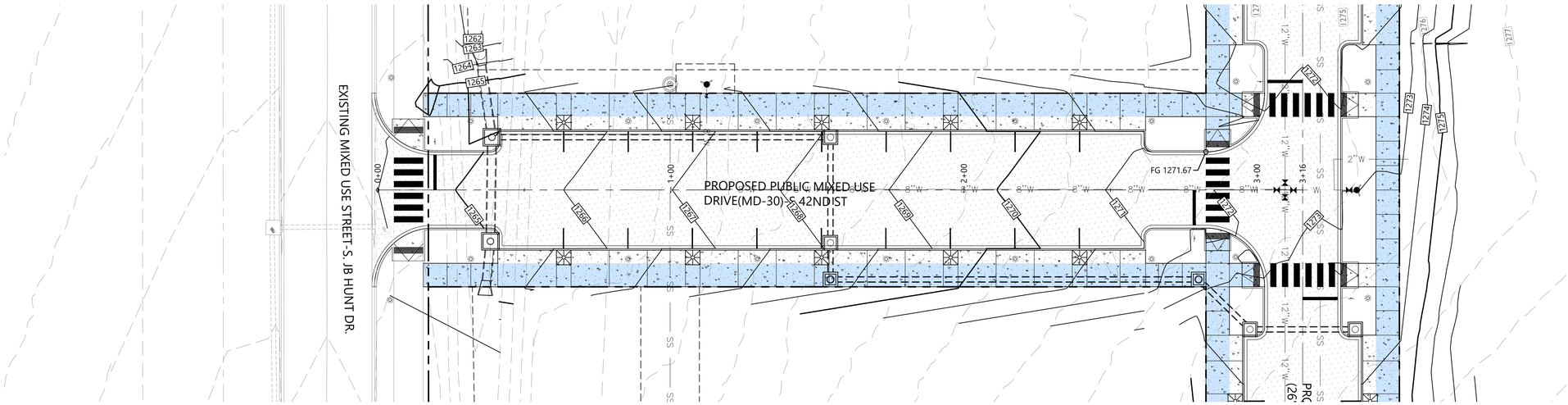
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TITLE SPOT GRADE PLAN

SHEET NO. C3.08

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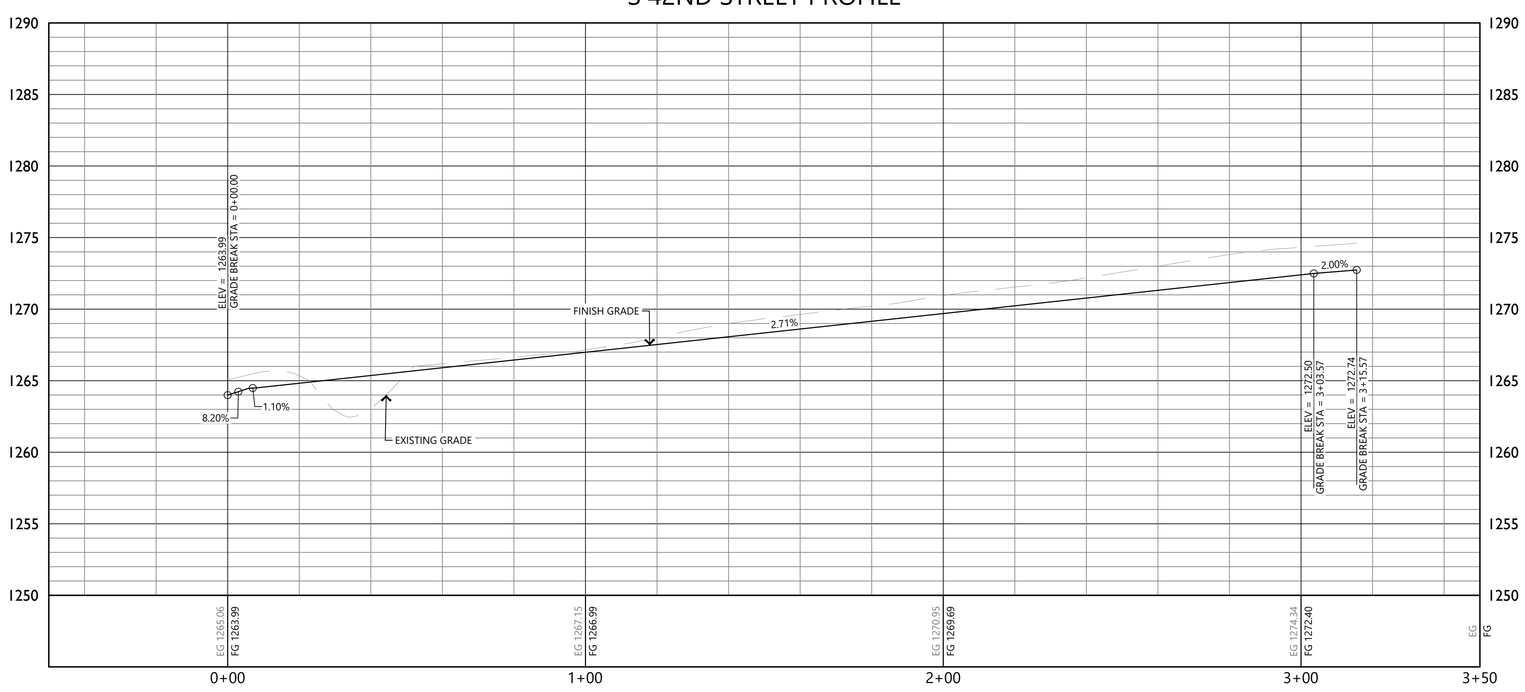


1 S 42ND STREET PLAN
STA 0+00 TO STA 3+15.57

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'



2 S 42ND STREET PROFILE
STA 0+00 TO STA 3+15.57

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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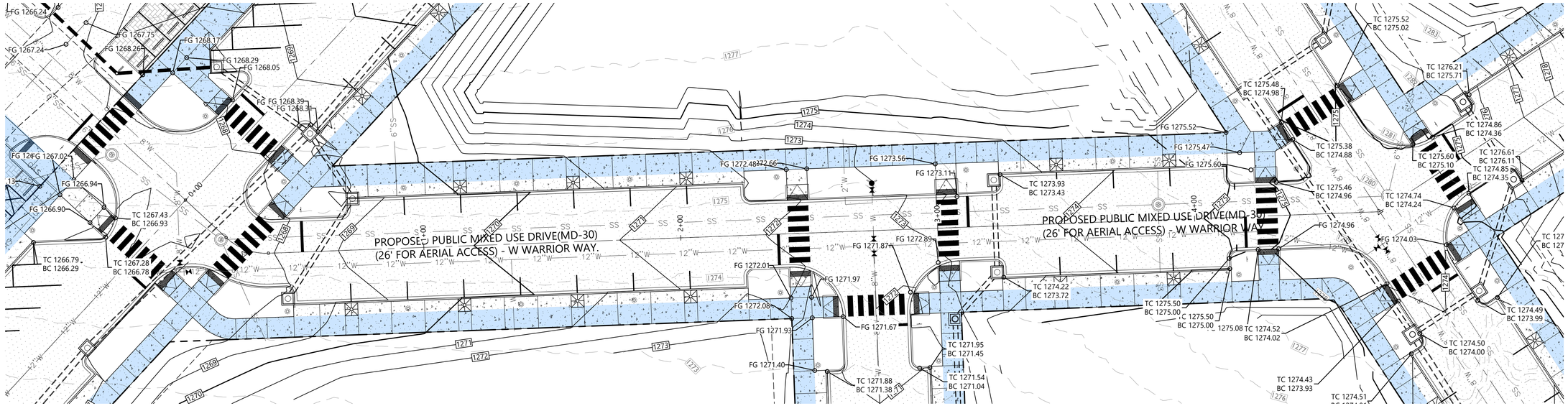
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TITLE S 42ND STREET PLAN & PROFILE

SHEET NO. C3.10

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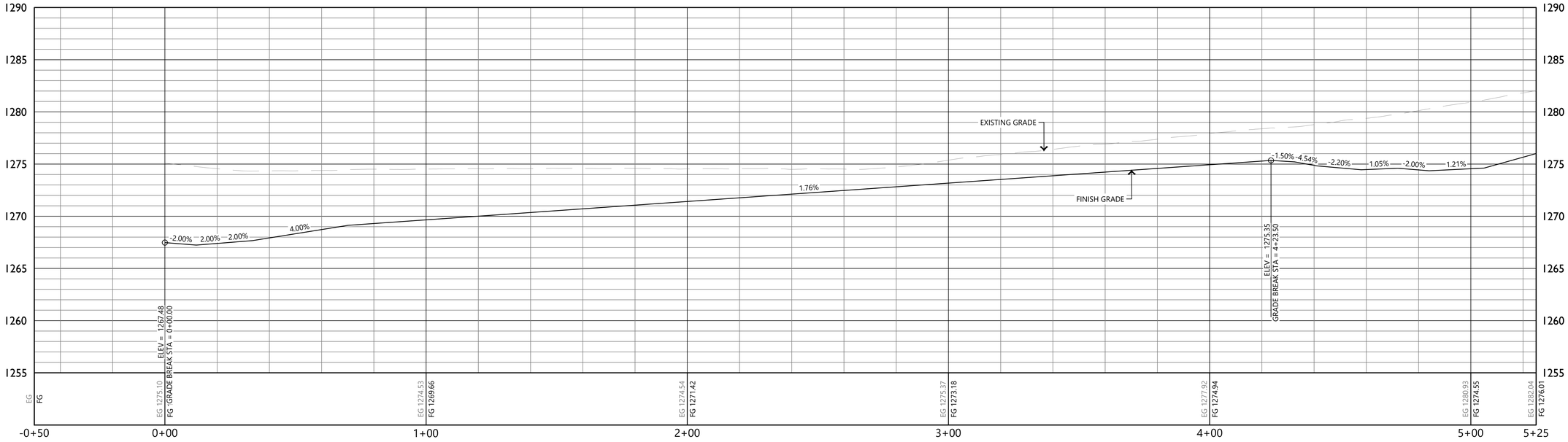
1 W WARRIOR WAY PLAN
STA 0+00 TO STA 5+00

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

W WARRIOR WAY PROFILE



2 W WARRIOR WAY PROFILE
STA 0+00 TO STA 5+00

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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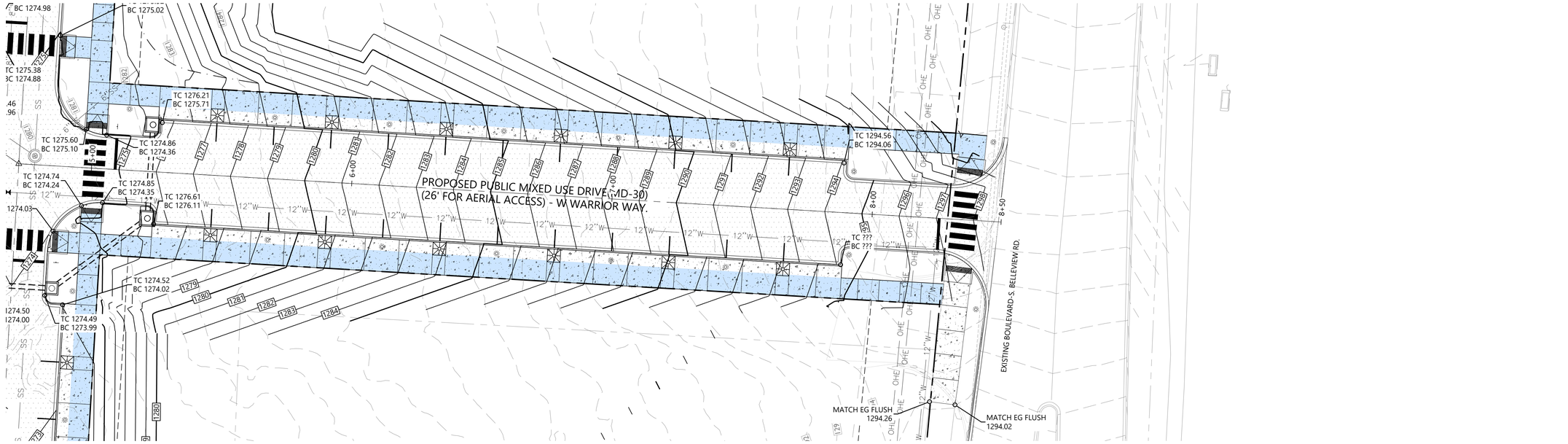
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

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TITLE W WARRIOR WAY PLAN & PROFILE

SHEET NO. C3.11

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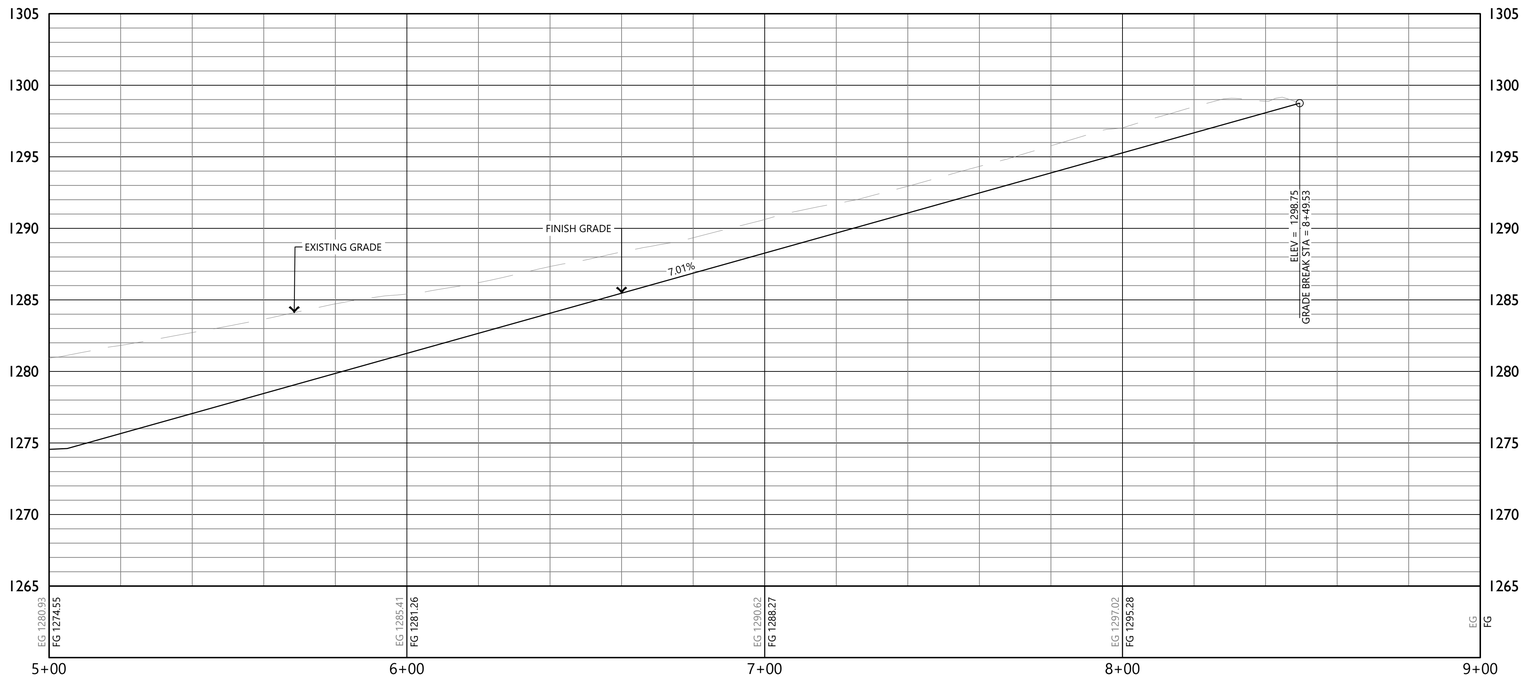
1 W WARRIOR WAY PLAN
STA 5+00 TO STA 8+49.53

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

W WARRIOR WAY PROFILE



2 W WARRIOR WAY PROFILE
STA 5+00 TO STA 8+49.53

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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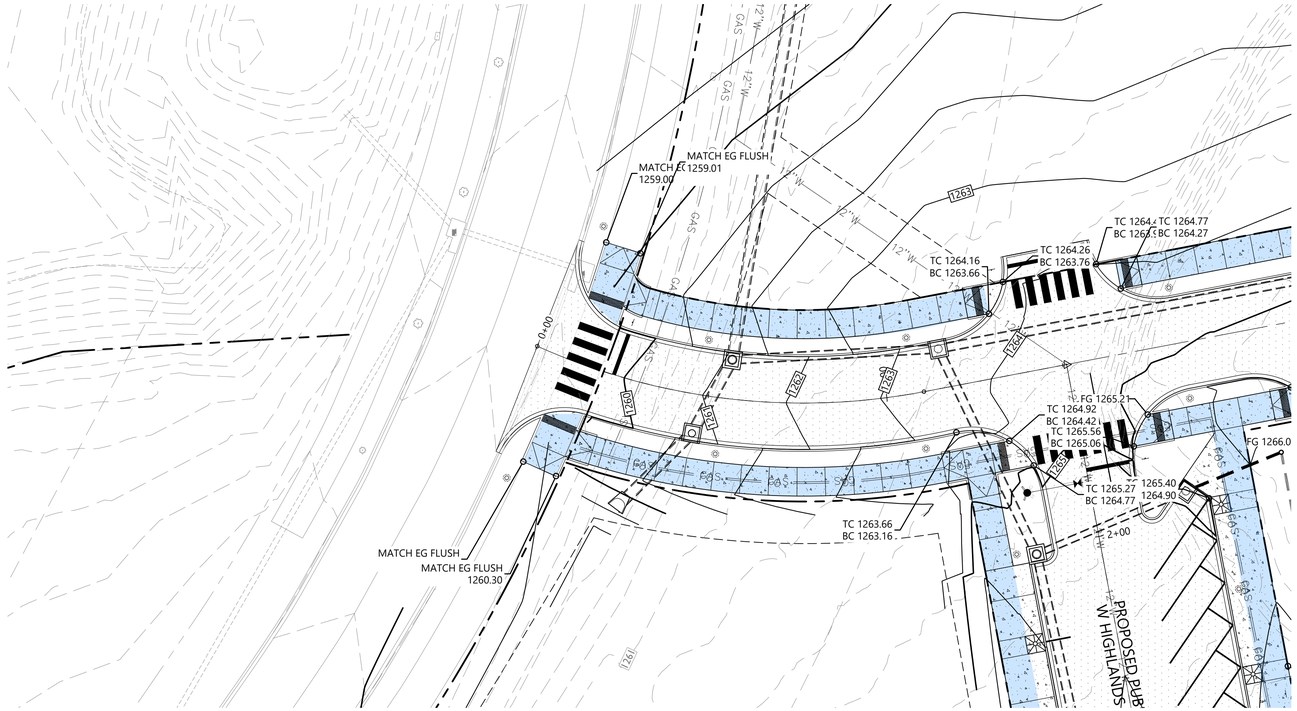
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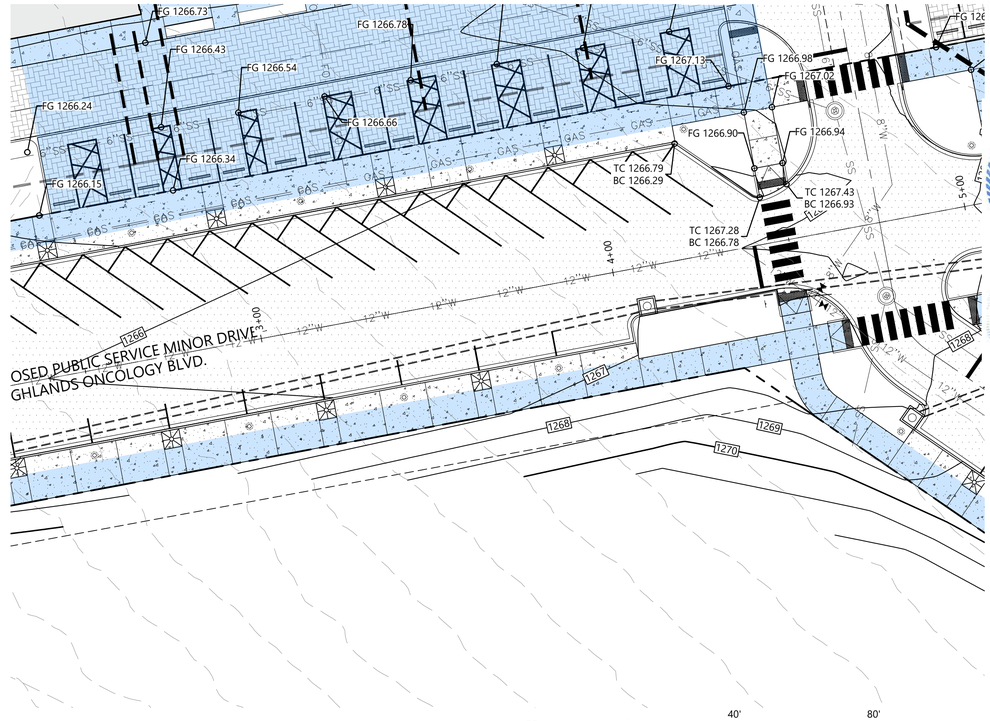
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TITLE W WARRIOR WAY PLAN & PROFILE

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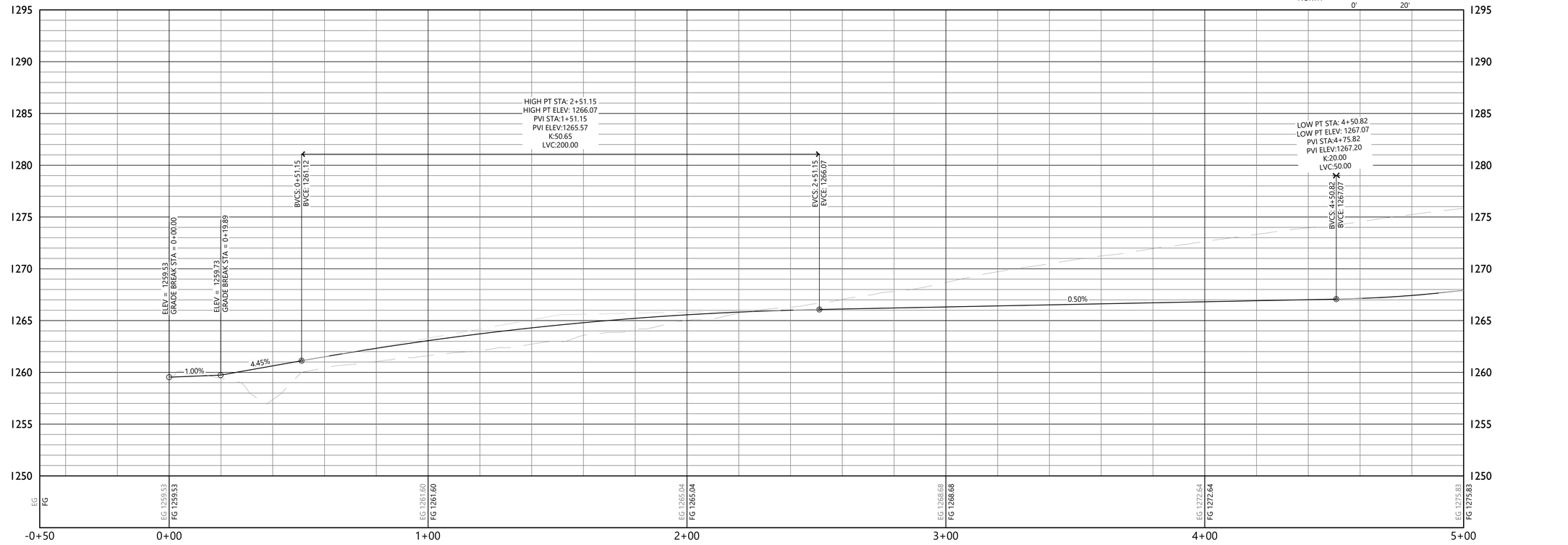


1 W. HIGHLANDS ONCOLOGY BLVD PLAN
STA 0+00 TO STA 5+00.00

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'



2 W. HIGHLANDS ONCOLOGY BLVD PROFILE
STA 0+00 TO STA 5+00.00

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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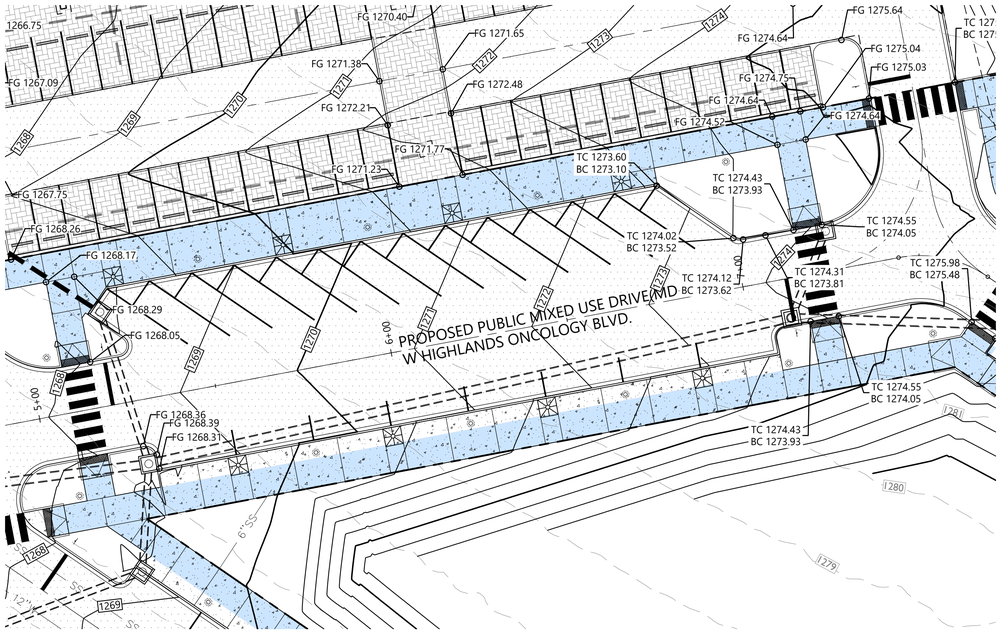
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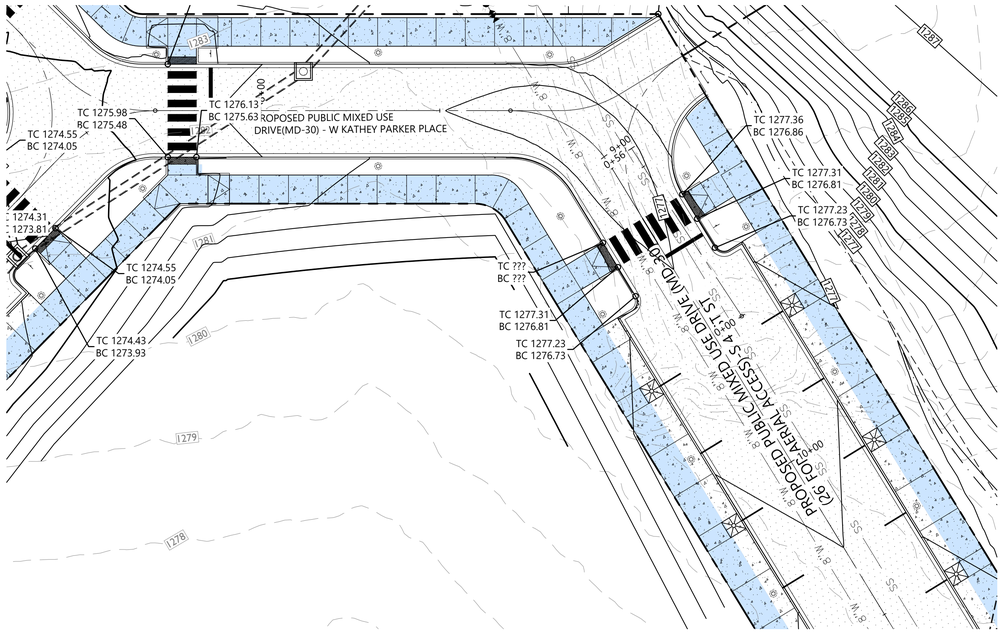
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TITLE W. HIGHLANDS ONCOLOGY BLVD PLAN & PROFILE

SHEET NO. C3.13

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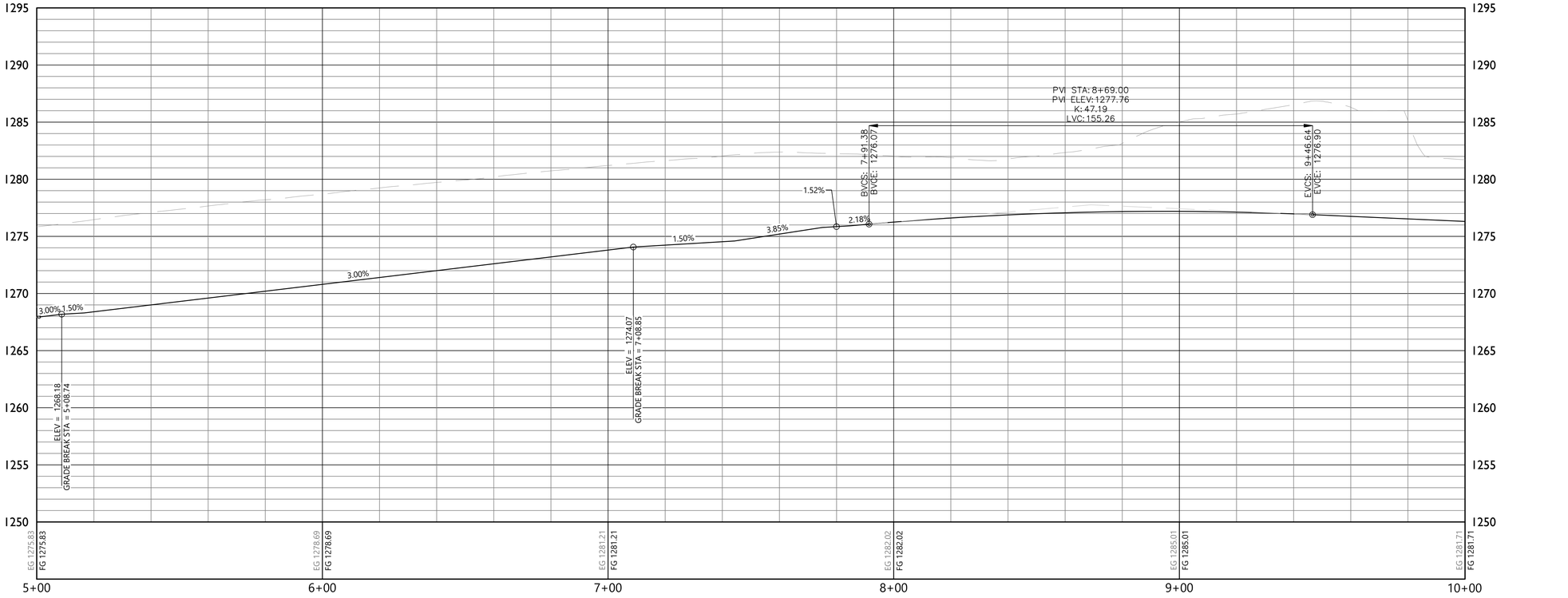
1 W KATHY PARKER PLACE/S 41ST STREET PLAN

STA 0+50 TO STA 10+00

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'



2 W KATHY PARKER PLACE/S 41ST STREET PROFILE

STA 5+00 TO STA 10+00

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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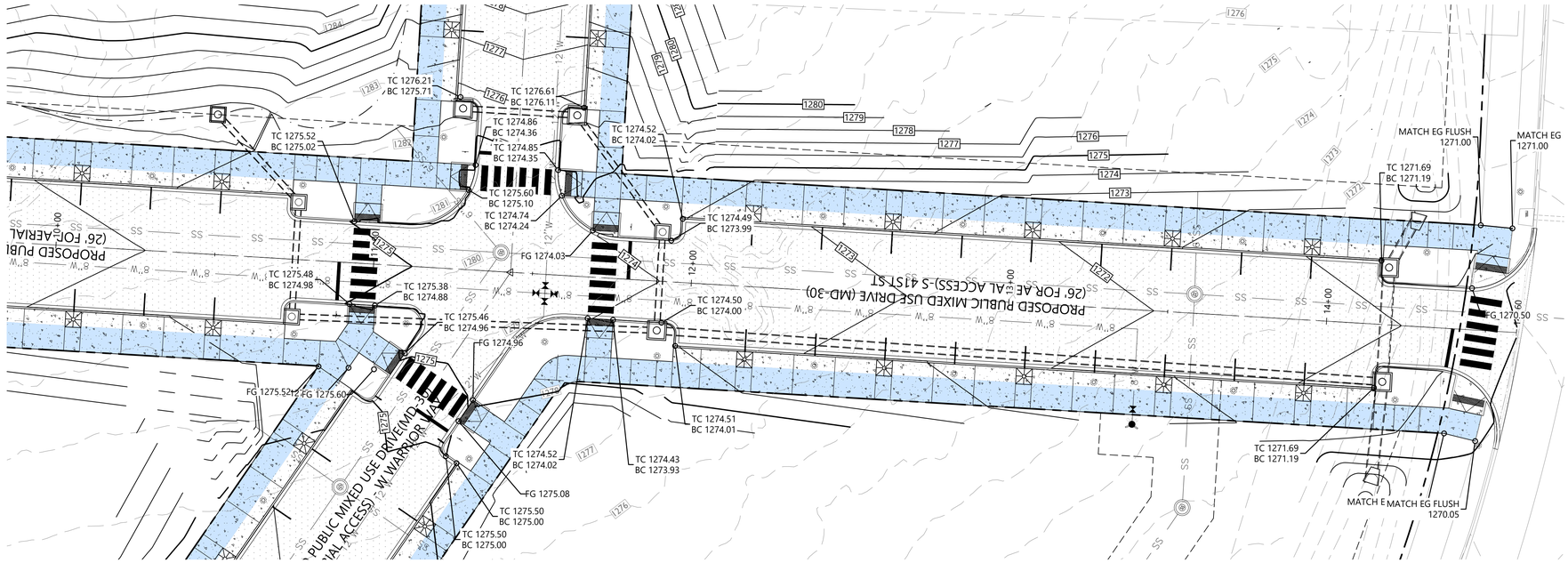
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TITLE W KATHY PARKER PLACE/S 41ST STREET PLAN & PROFILE

SHEET NO. C3.14

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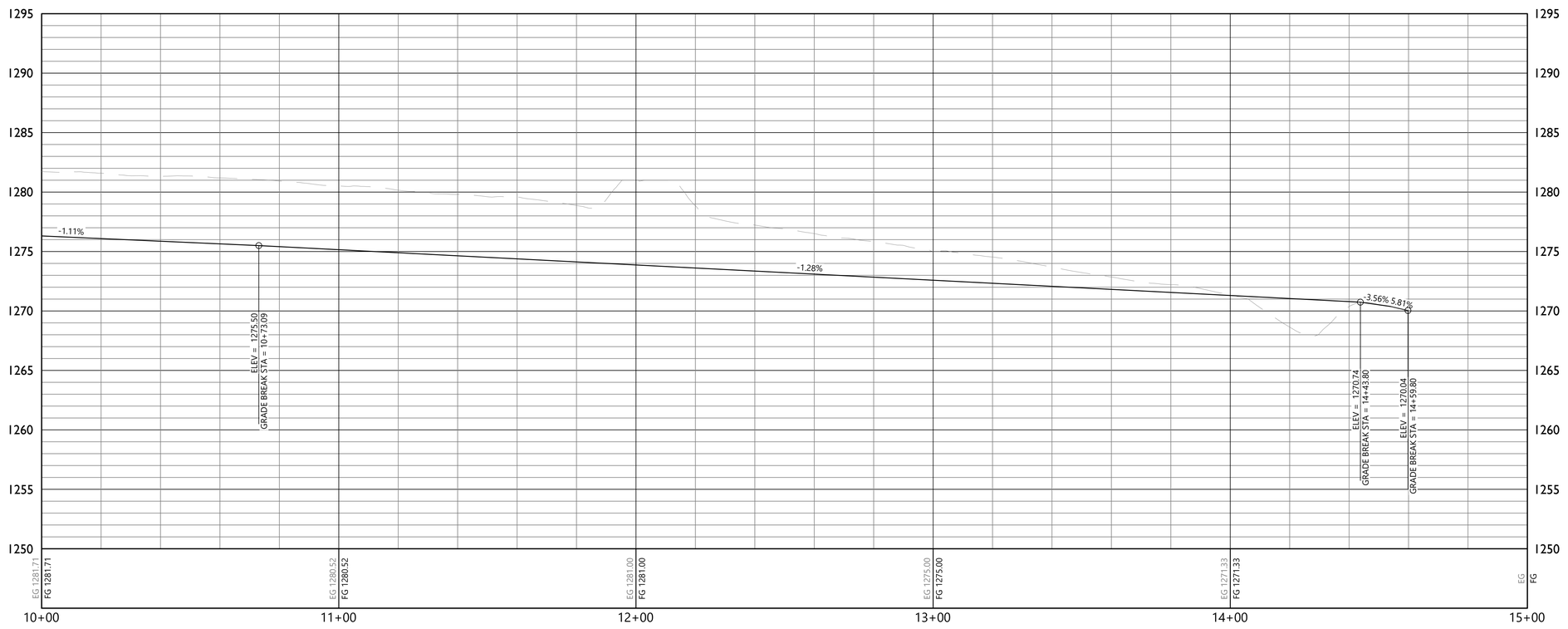


1 S 41ST STREET PLAN
STA 10+00 TO STA 14+59.80

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'



2 S 41ST STREET PROFILE
STA 10+00 TO STA 14+59.80

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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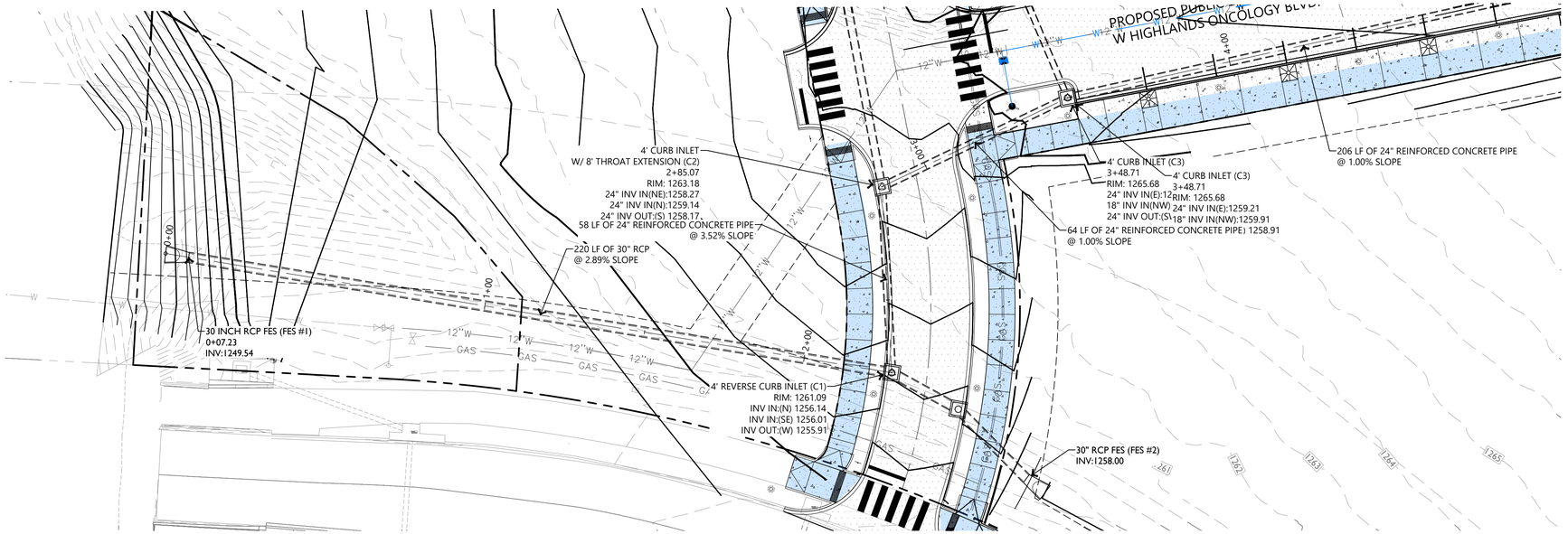
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TITLE PUBLIC ROADWAY PLAN & PROFILE

SHEET NO. C3.15

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1 HIGHLANDS ONCOLOGY BLVD STORM PLAN
STA 0+00 TO STA 3+50

SCALE: 1" = 20'-0"

NORTH 0' 20' 40' 60'

HIGHLANDS ONCOLOGY BLVD STORM PROFILE

2 HIGHLANDS ONCOLOGY BLVD STORM PROFILE
STA 0+00 TO STA 3+50

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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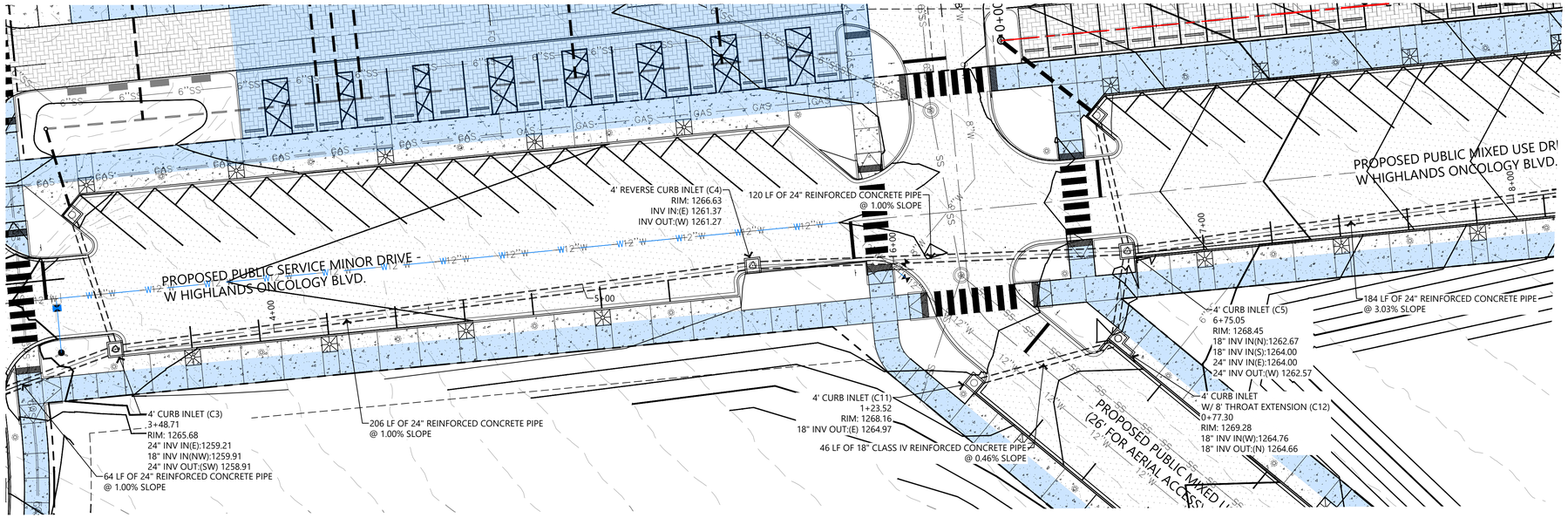
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TITLE HIGHLANDS ONCOLOGY BLVD STORM PLAN & PROFILE

SHEET NO. C3.20

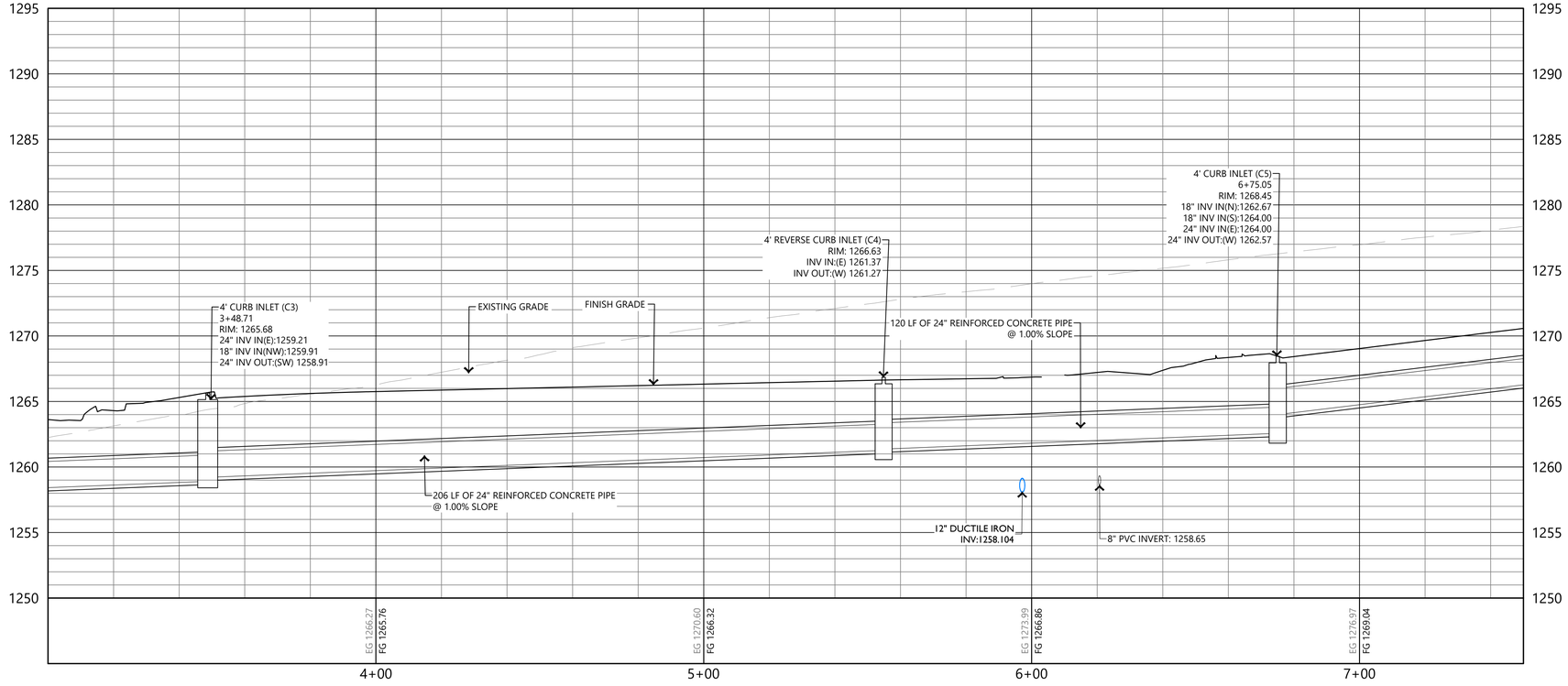
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1 HIGHLANDS ONCOLOGY BLVD STORM PLAN
STA 3+50 TO STA 7+00

SCALE: 1" = 20'-0"

HIGHLANDS ONCOLOGY BLVD STORM PROFILE



2 HIGHLANDS ONCOLOGY BLVD STORM PROFILE
STA 3+50 TO STA 7+00

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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PROFESSIONAL ENGINEER
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No. 14684
7/31/26

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METAPHASE DEVELOPMENT
PHASE 1
Rogers, Arkansas

EDG PROJECT NO. 24-027
DATE 2026.07.31

REVISIONS

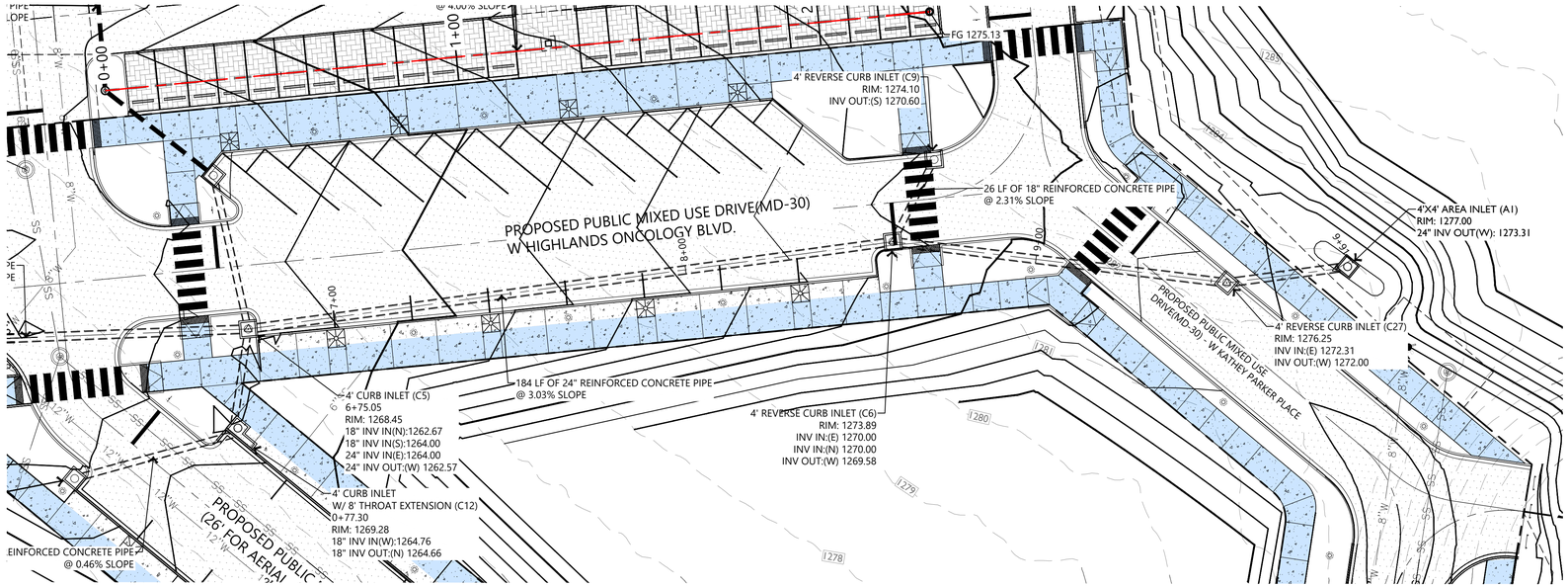
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE HIGHLANDS ONCOLOGY BLVD STORM PLAN & PROFILE

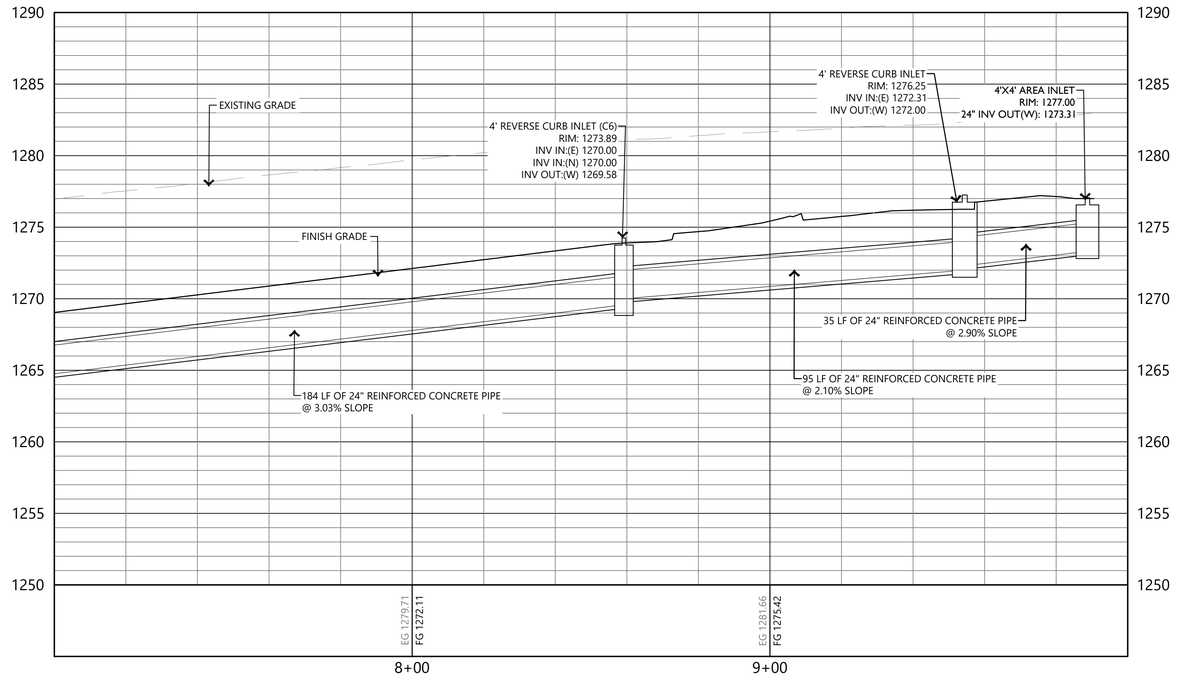
SHEET NO. C3.21

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1 HIGHLANDS ONCOLOGY BLVD STORM PLAN
STA 7+50 TO STA 9+01.78

HIGHLANDS ONCOLOGY BLVD STORM PROFILE



1 HIGHLANDS ONCOLOGY BLVD STORM PROFILE
STA 7+50 TO STA 9+01.78

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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DATE 2026.07.31

REVISIONS

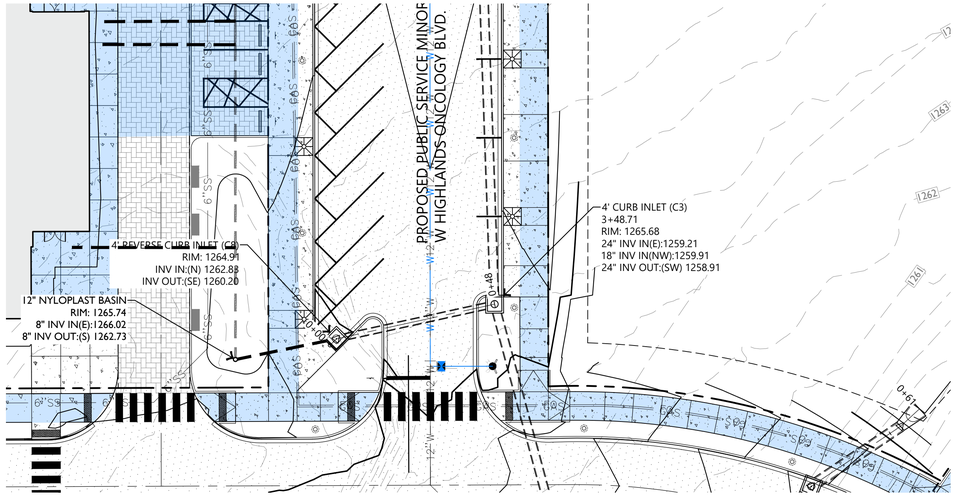
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PHASE 100% CONSTRUCTION DOCUMENTS

TITLE HIGHLANDS ONCOLOGY BLVD STORM PLAN & PROFILE

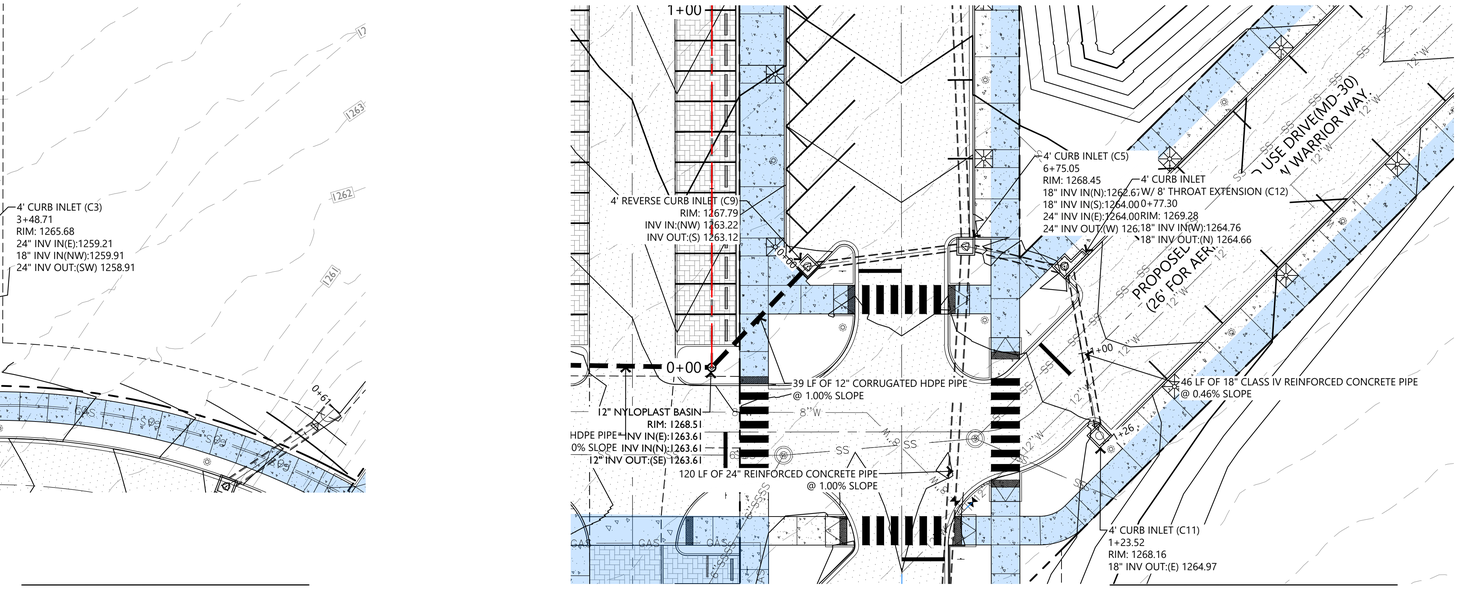
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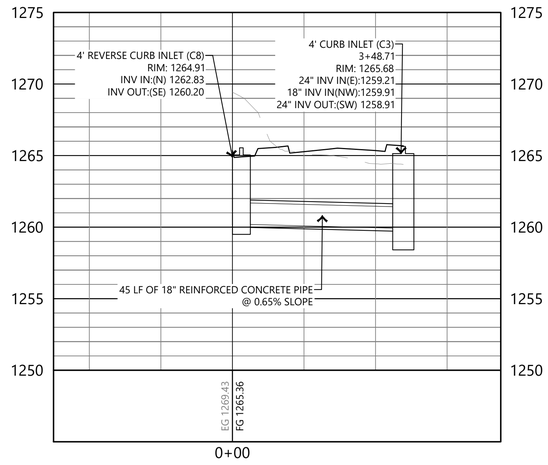
1 HIGHLANDS ONCOLOGY BLVD SOUTH LATERAL PLAN
STA 0+00 TO STA 0+48

SCALE: 1" = 20'-0"



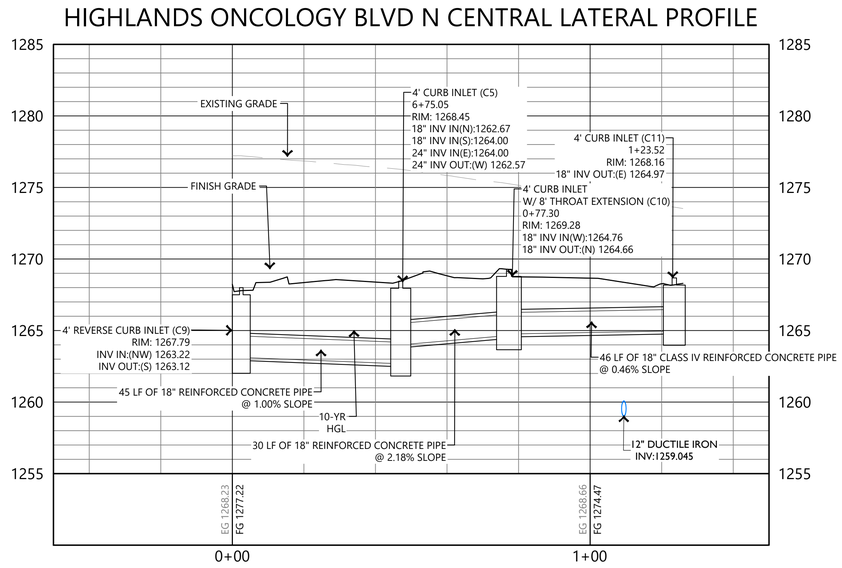
2 HIGHLANDS ONCOLOGY BLVD N CENTRAL LATERAL PLAN
STA 0+00 TO STA 0+45.24

SCALE: 1" = 20'-0"



3 HIGHLANDS ONCOLOGY BLVD SOUTH LATERAL PROFILE
STA 0+00 TO STA 0+48

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"



4 HIGHLANDS ONCOLOGY BLVD N CENTRAL LATERAL PROFILE
STA 0+00 TO STA 0+45.24

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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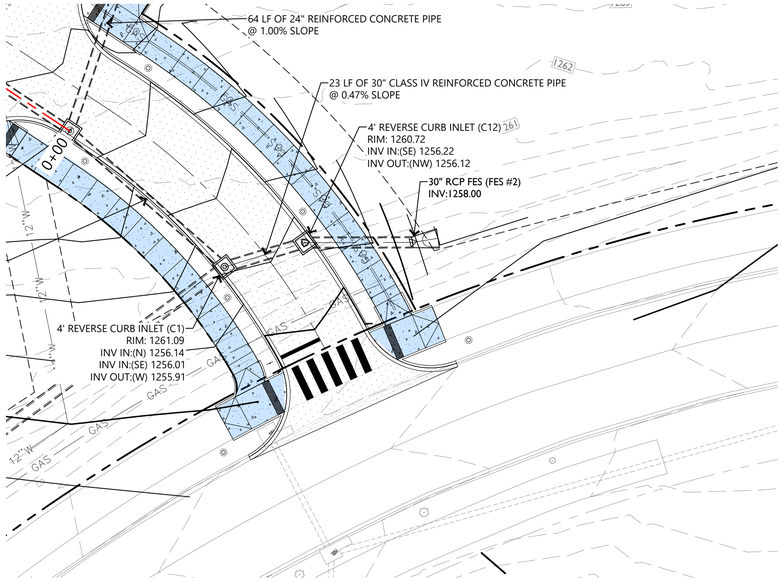
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

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TITLE HIGHLANDS ONCOLOGY BLVD STORM LATERALS PLAN & PROFILE

SHEET NO. C3.23

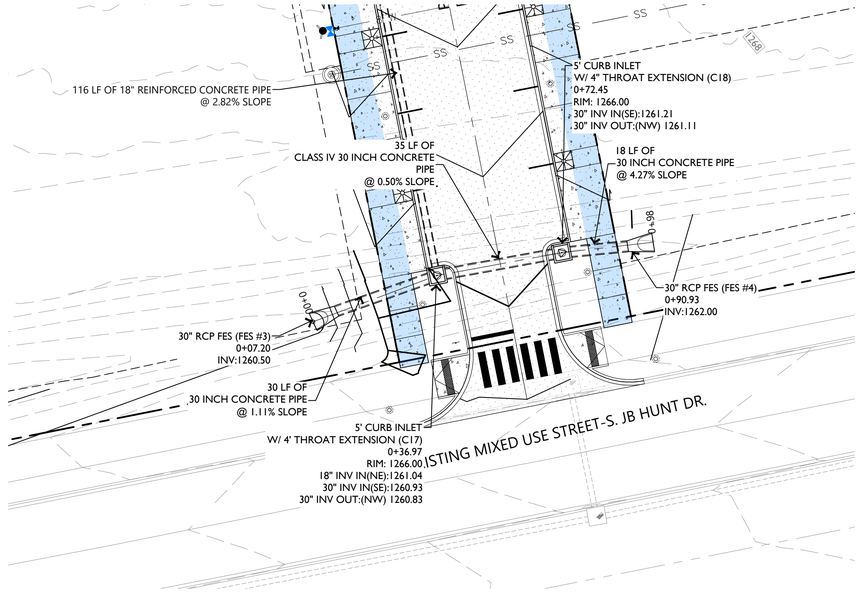
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1 HIGHLANDS ONCOLOGY BLVD DRIVEWAY STORM PLAN
STA 0+00 TO STA 0+59

SCALE: 1" = 20'-0"

NORTH 0' 20' 40' 60'

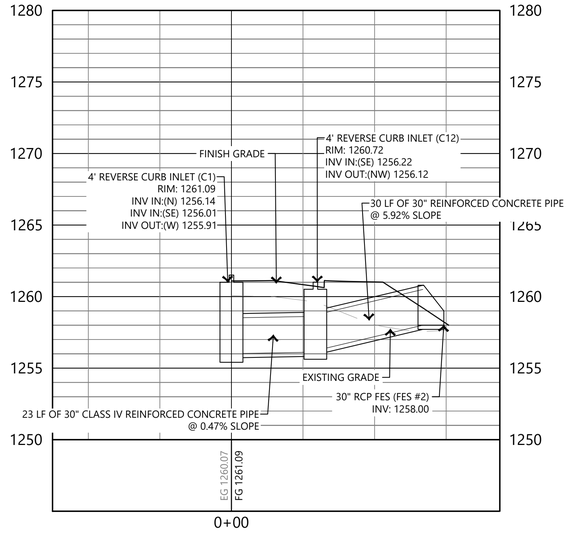


2 S 42ND STREET DRIVEWAY STORM PLAN
STA 0+00 TO STA 0+80.42

SCALE: 1" = 20'-0"

NORTH 0' 20' 40' 60'

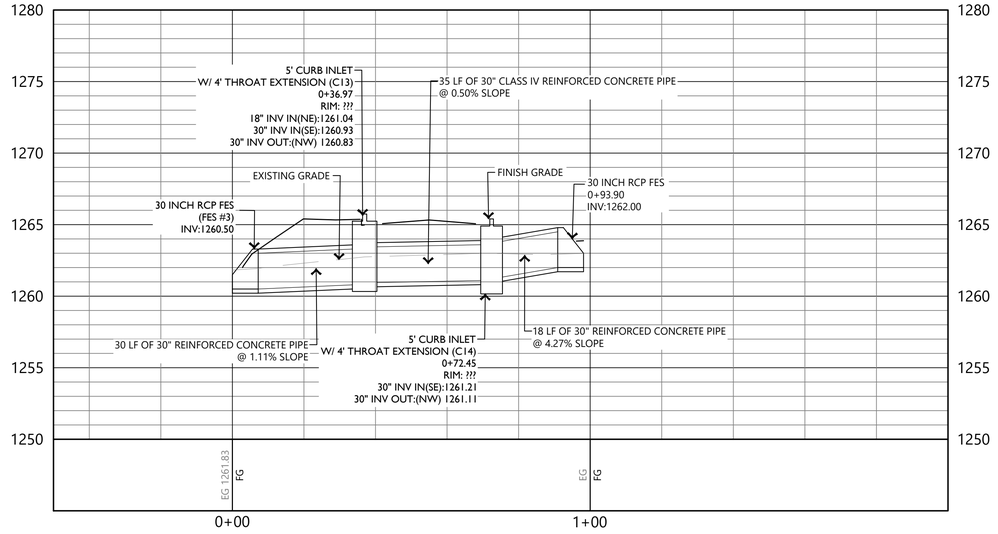
HIGHLANDS ONCOLGY BLVD DRIVEWAY PROFILE



3 HIGHLANDS ONCOLOGY DRIVEWAY STORM PLAN
STA 0+00 TO STA 0+59

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

S 42ND STREET DRIVEWAY STORM PROFILE



4 S 42ND STREET DRIVEWAY STORM PLAN
STA 0+00 TO STA 0+80.42

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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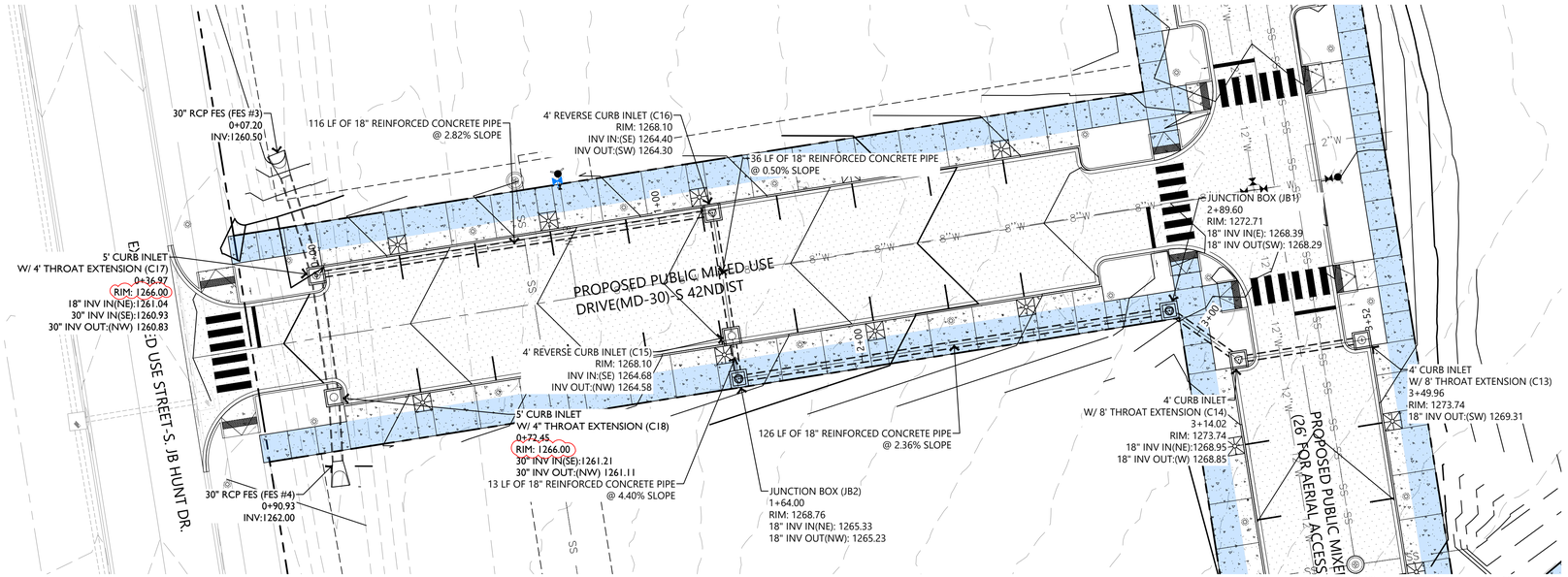
EDG PROJECT NO.	24-027
DATE	2026.07.31

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1	2026.07.31	PR-04 IFC SET

PHASE	100% CONSTRUCTION DOCUMENTS
TITLE	S 42 ST DRIVEWAY STORM PLAN & PROFILE
SHEET NO.	C3.24

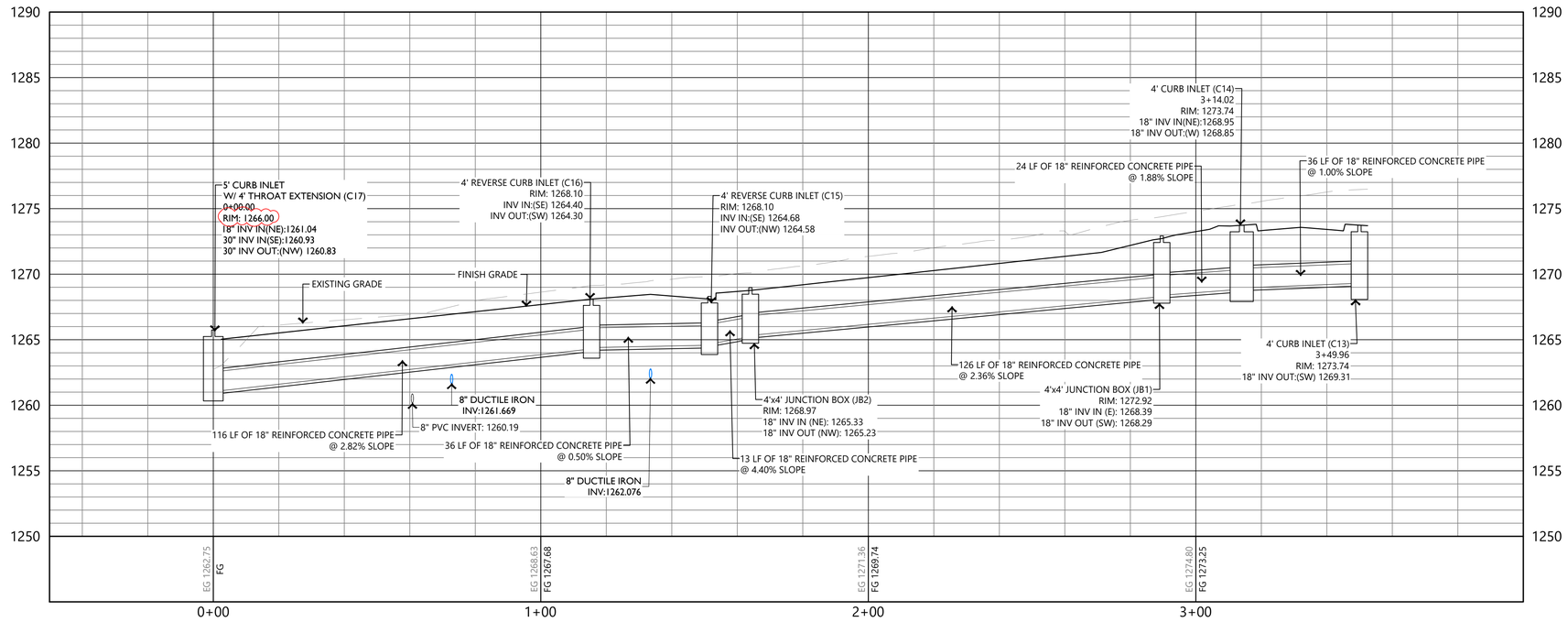
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1 S 42ND STREET STORM PLAN
STA 0+00 TO STA 3+51.64

SCALE: 1" = 20'-0"

S 42ND STREET STORM PROFILE



2 S 42ND STREET STORM PROFILE
STA 0+00 TO STA 3+51.64

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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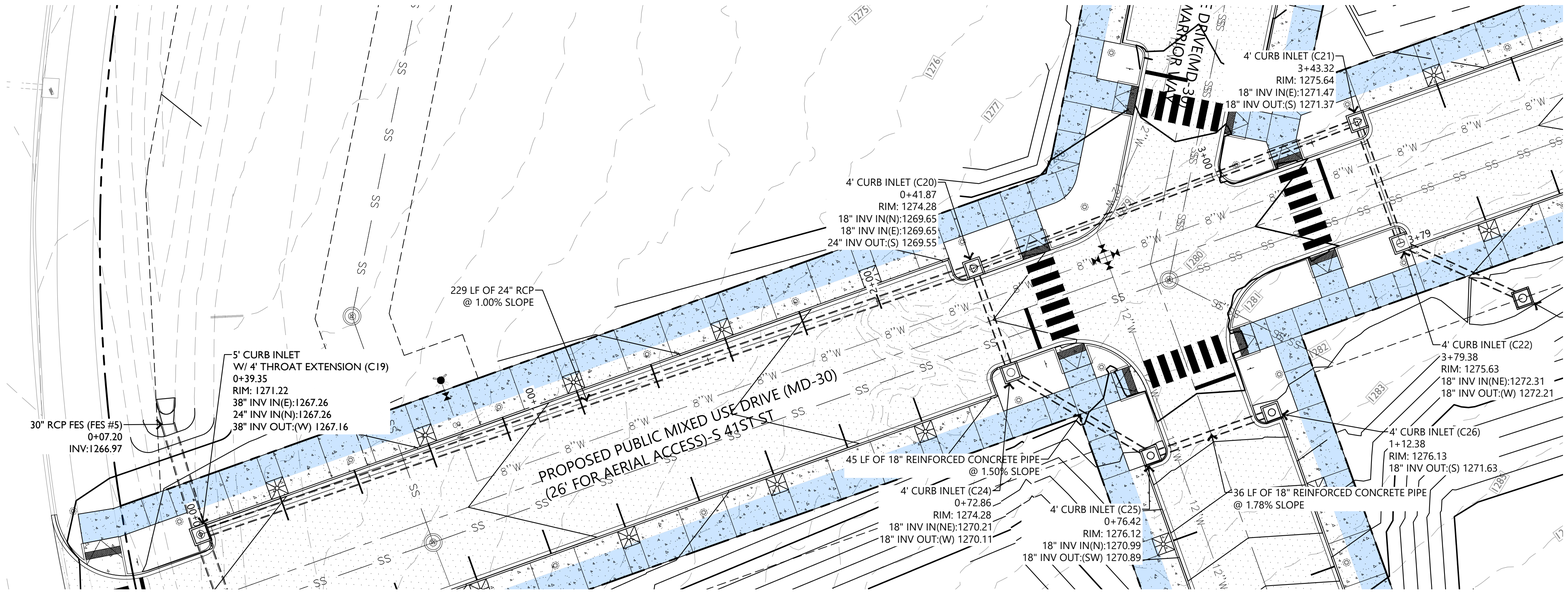
Mark	Date	Description
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PHASE 100% CONSTRUCTION DOCUMENTS

TITLE S 42ND ST PUBLIC STORM PLAN & PROFILE

SHEET NO. C3.25

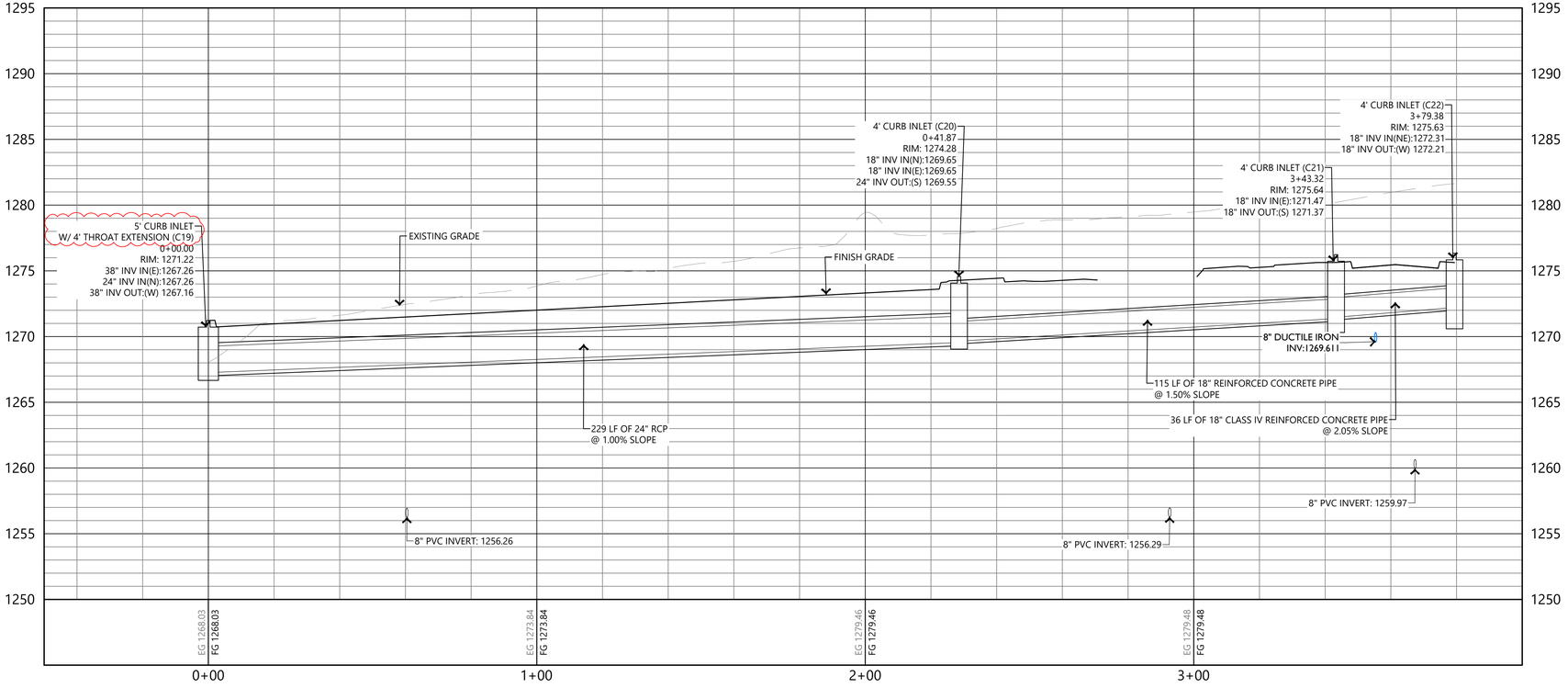
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1 S 41ST STREET STORM PLAN
STA 0+00 TO STA 3+12.91

SCALE: 1" = 20'-0"

S 41ST STREET STORM PROFILE



1 S 41ST STREET STORM PROFILE
STA 0+00 TO STA 3+12.91

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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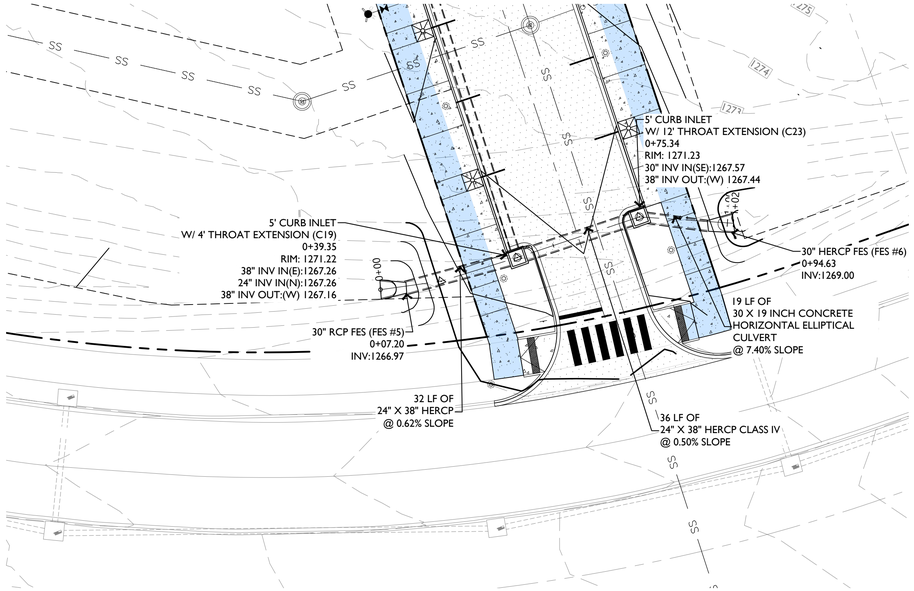
Mark	Date	Description
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TITLE S 41ST ST PUBLIC STORM PLAN & PROFILE

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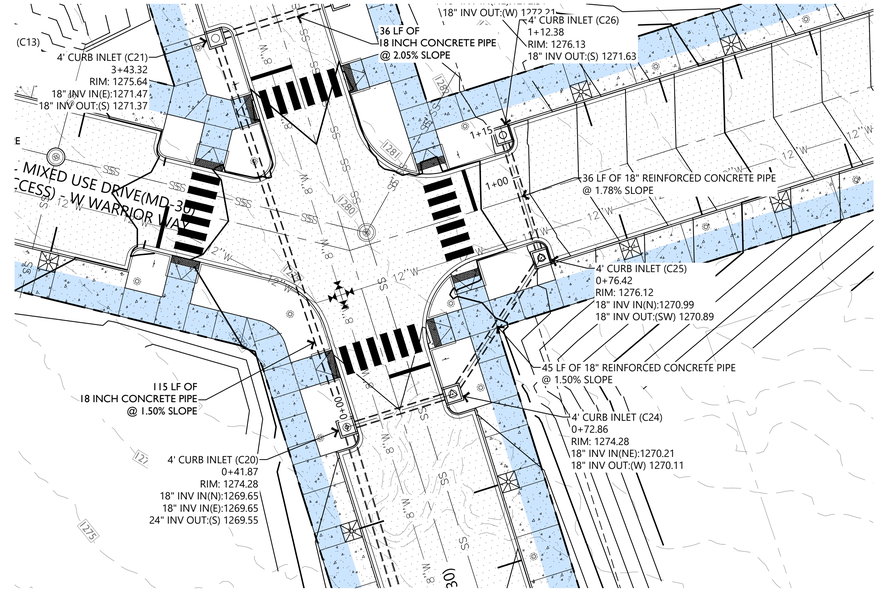
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1 S 41ST ST DRIVEWAY STORM PLAN
STA 0+00 TO STA 0+95.85

SCALE: 1" = 20'-0"

NORTH 0' 20' 40' 80'

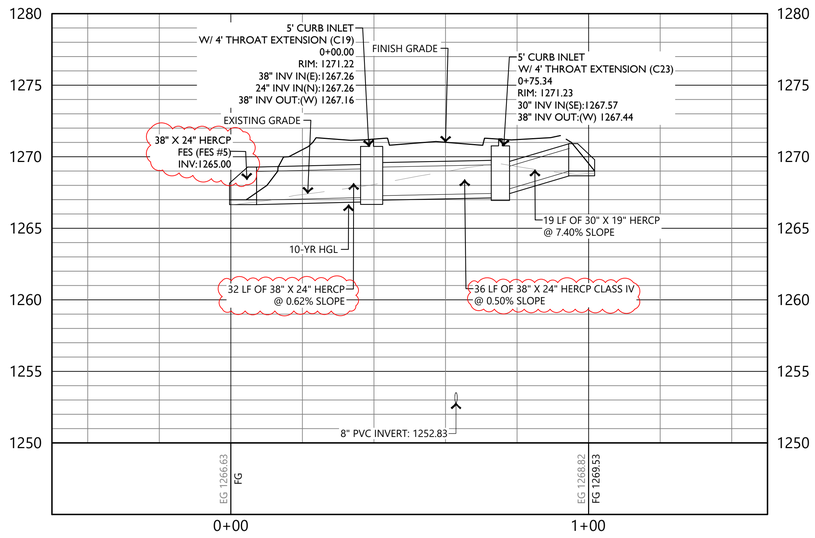


3 S 41ST STREET LATERAL PLAN
STA 0+00 TO STA 0+22.99

SCALE: 1" = 20'-0"

NORTH 0' 20' 40' 80'

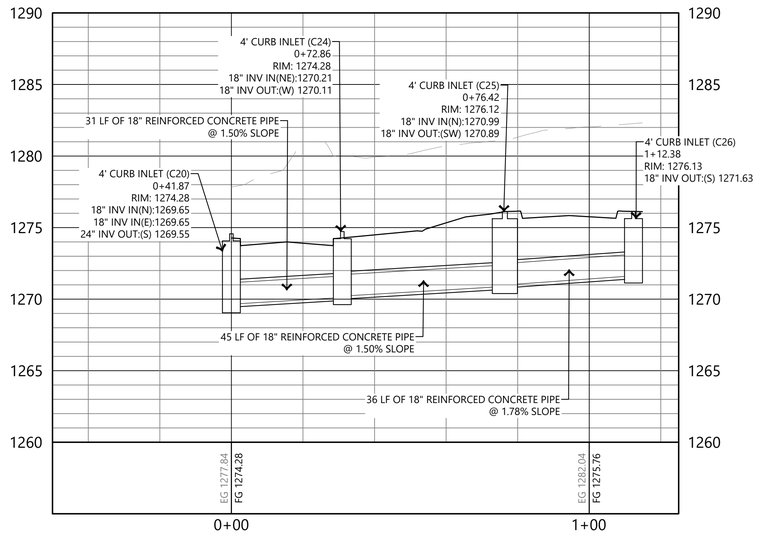
S 41ST ST DRIVEWAY STORM PROFILE



2 S 41ST ST DRIVEWAY STORM PROFILE
STA 0+00 TO STA 0+95.85

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

WARRIOR WAY EAST PROFILE



4 S 41ST STREET LATERAL PROFILE
STA 0+00 TO STA 0+22.99

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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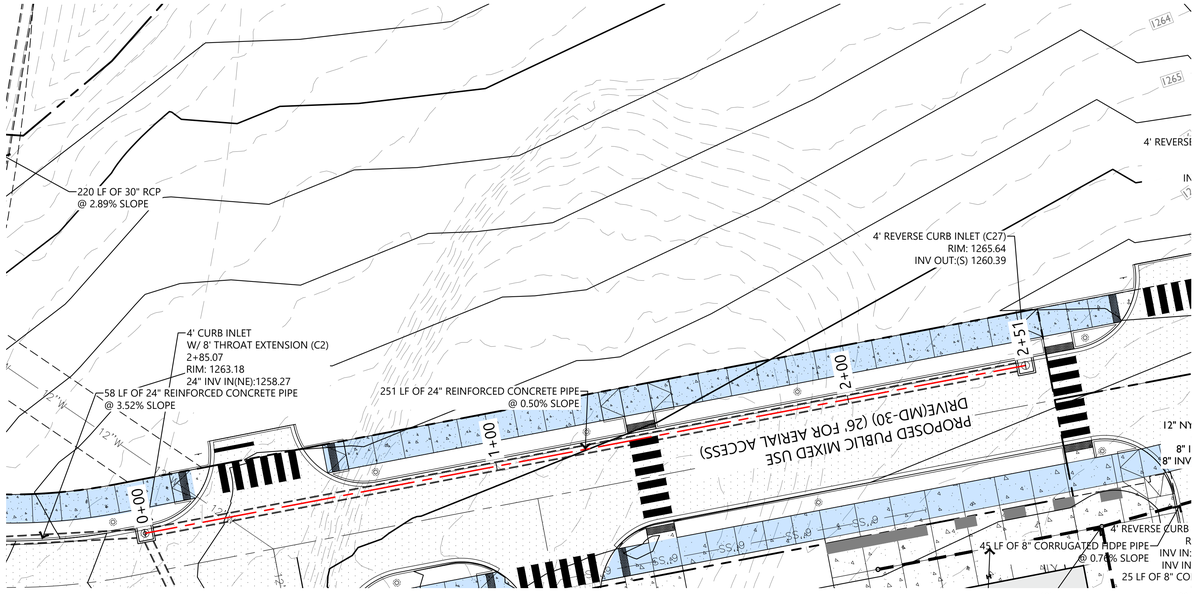
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TITLE PUBLIC STORM PLAN & PROFILE

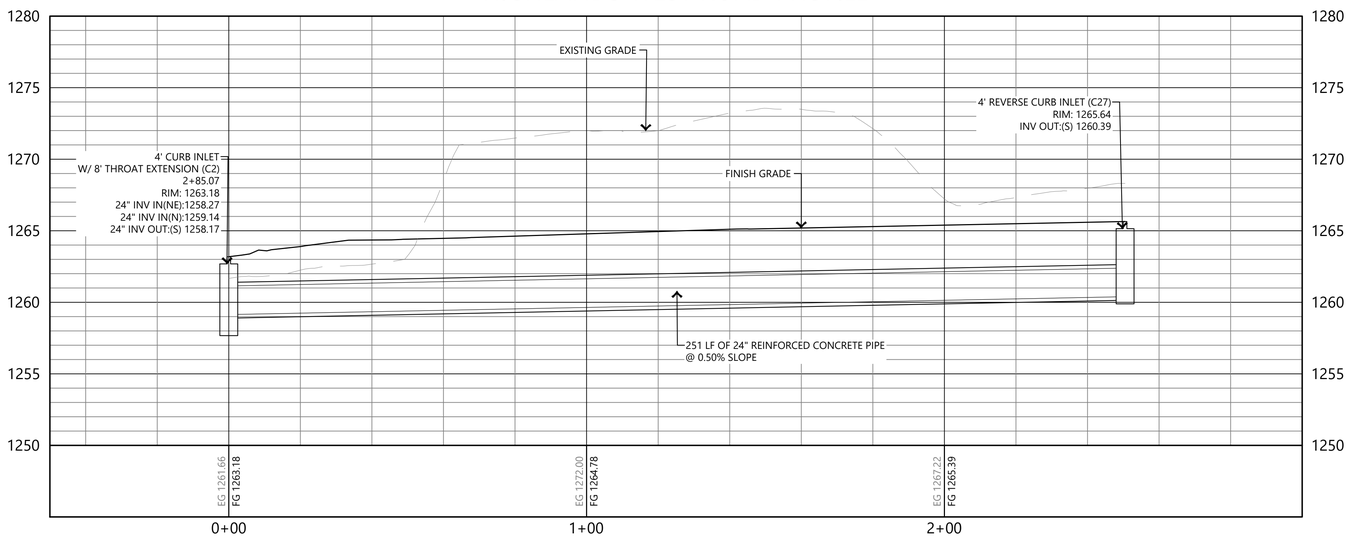
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1 HIGHLANDS WEST PUBLIC STORM PLAN
STA 0+00 TO STA 4+67.74

SCALE: 1" = 20'-0"



2 HIGHLANDS WEST PUBLIC STORM PROFILE
STA 0+00 TO STA 4+67.74

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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EDG PROJECT NO.	24-027
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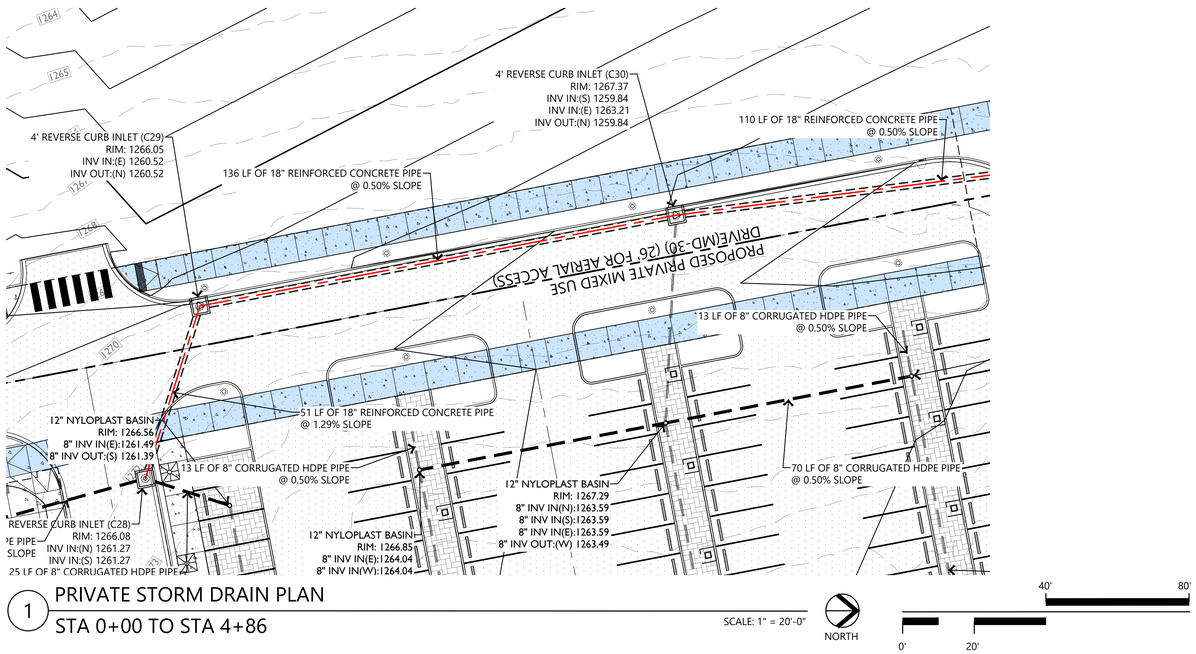
Mark	Date	Description
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TITLE HIGHLANDS WEST PUBLIC STORM PLAN & PROFILE

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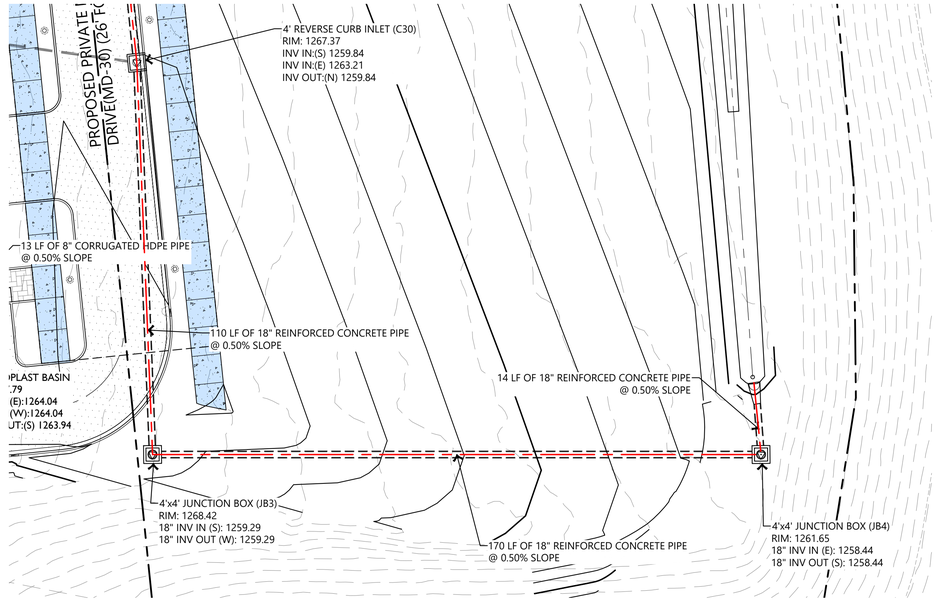


1 PRIVATE STORM DRAIN PLAN
STA 0+00 TO STA 4+86

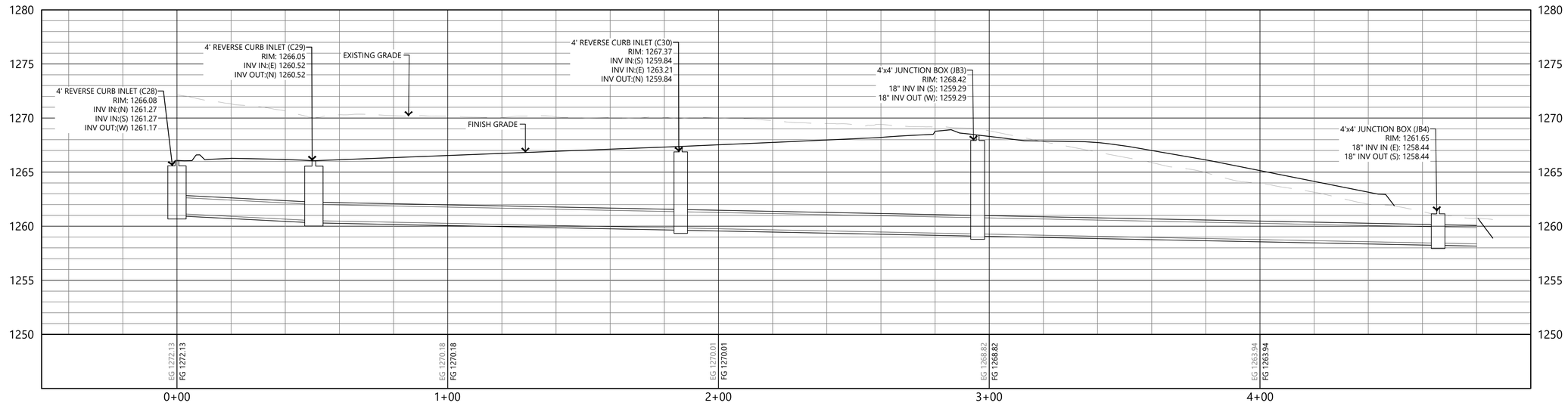
SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'



PRIVATE STORM DRAIN PROFILE



2 PRIVATE STORM DRAIN PROFILE
STA 0+00 TO STA 4+48

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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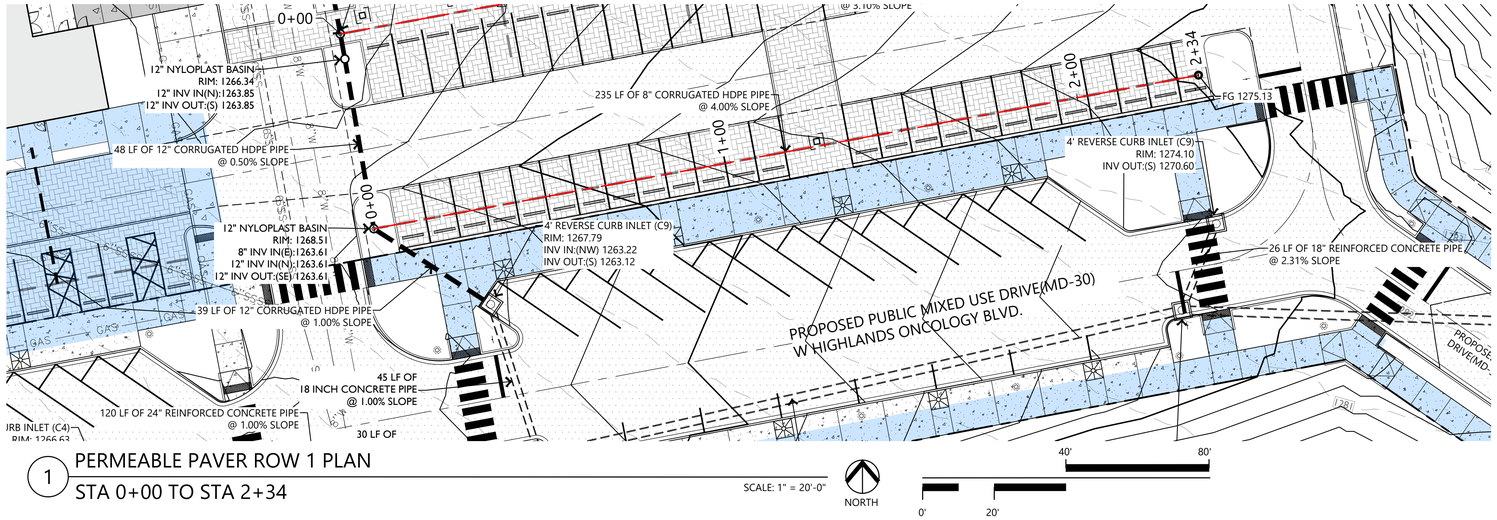
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TITLE PRIVATE STORM DRAIN PLAN & PROFILE

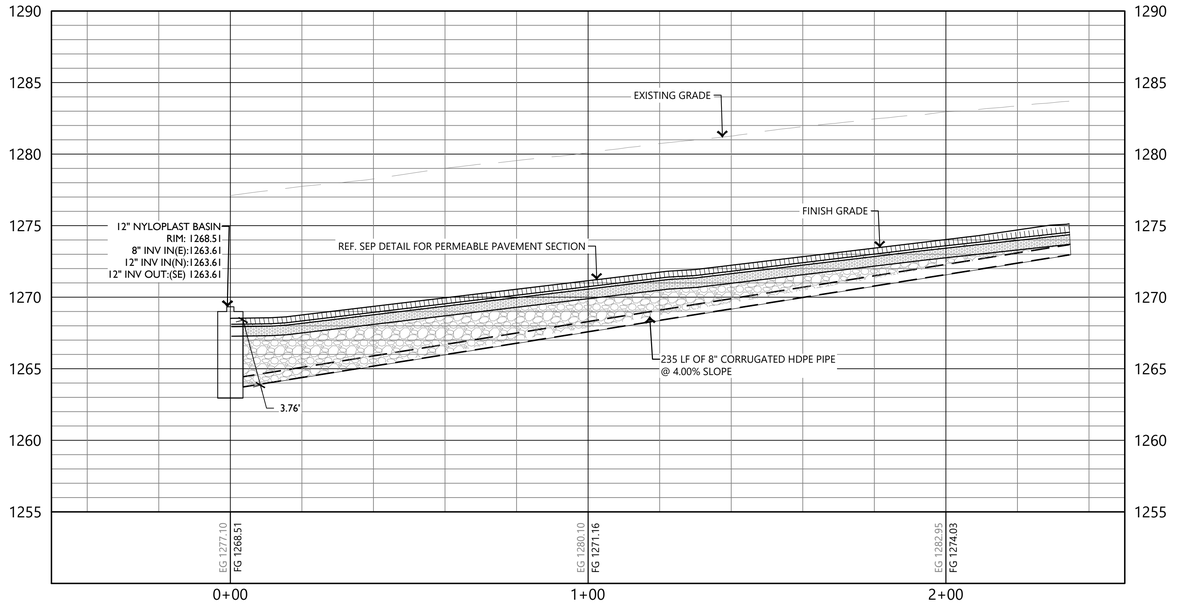
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1 PERMEABLE PAVER ROW 1 PLAN
STA 0+00 TO STA 2+34

SCALE: 1" = 20'-0"



2 PERMEABLE PAVER ROW 1 PROFILE
STA 0+00 TO STA 2+34

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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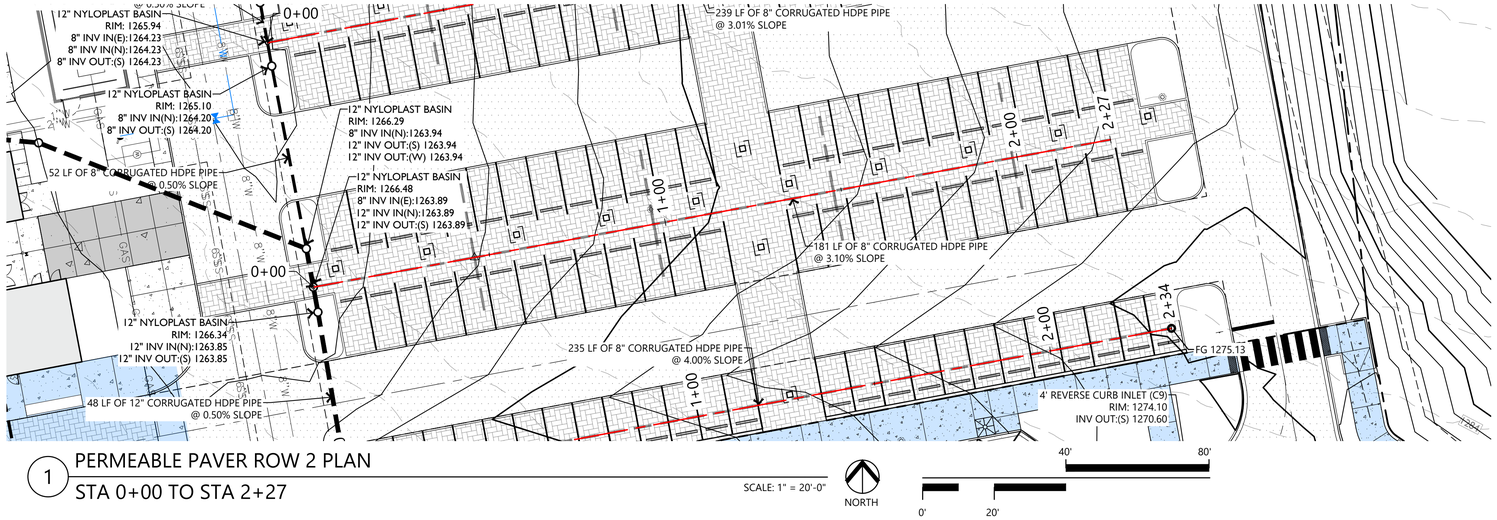
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TITLE PERMEABLE PAVER ROW 1 PLAN & PROFILE

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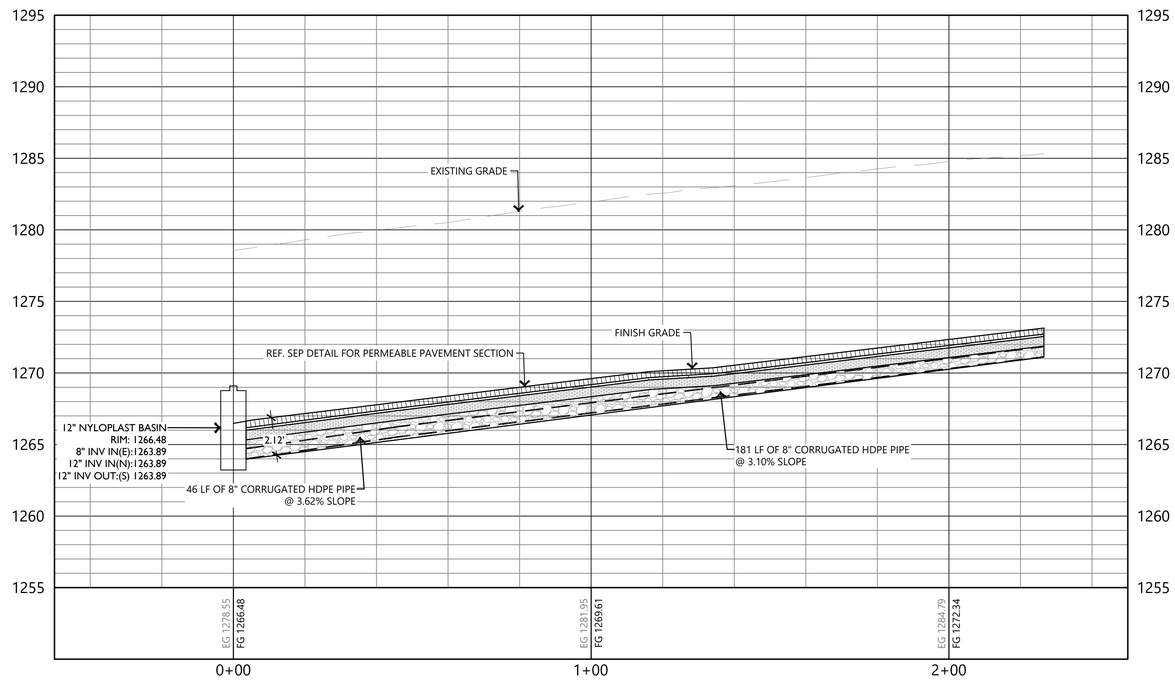


1 PERMEABLE PAVER ROW 2 PLAN
STA 0+00 TO STA 2+27

SCALE: 1" = 20'-0"

NORTH

PERMEABLE PAVER ROW 2 PROFILE



2 PERMEABLE PAVER ROW 2 PROFILE
STA 0+00 TO STA 2+27

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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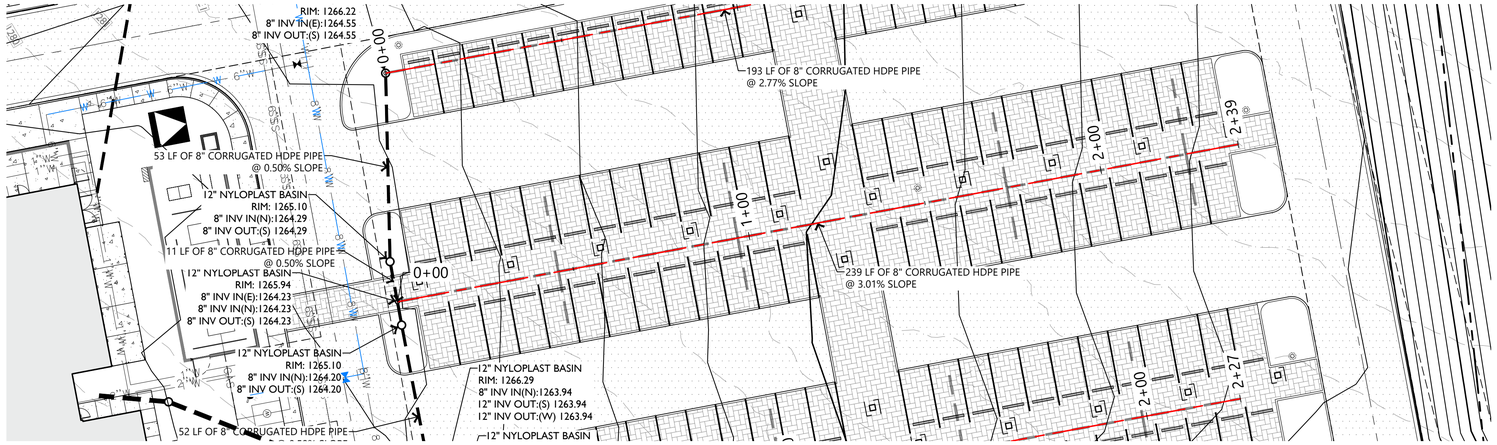
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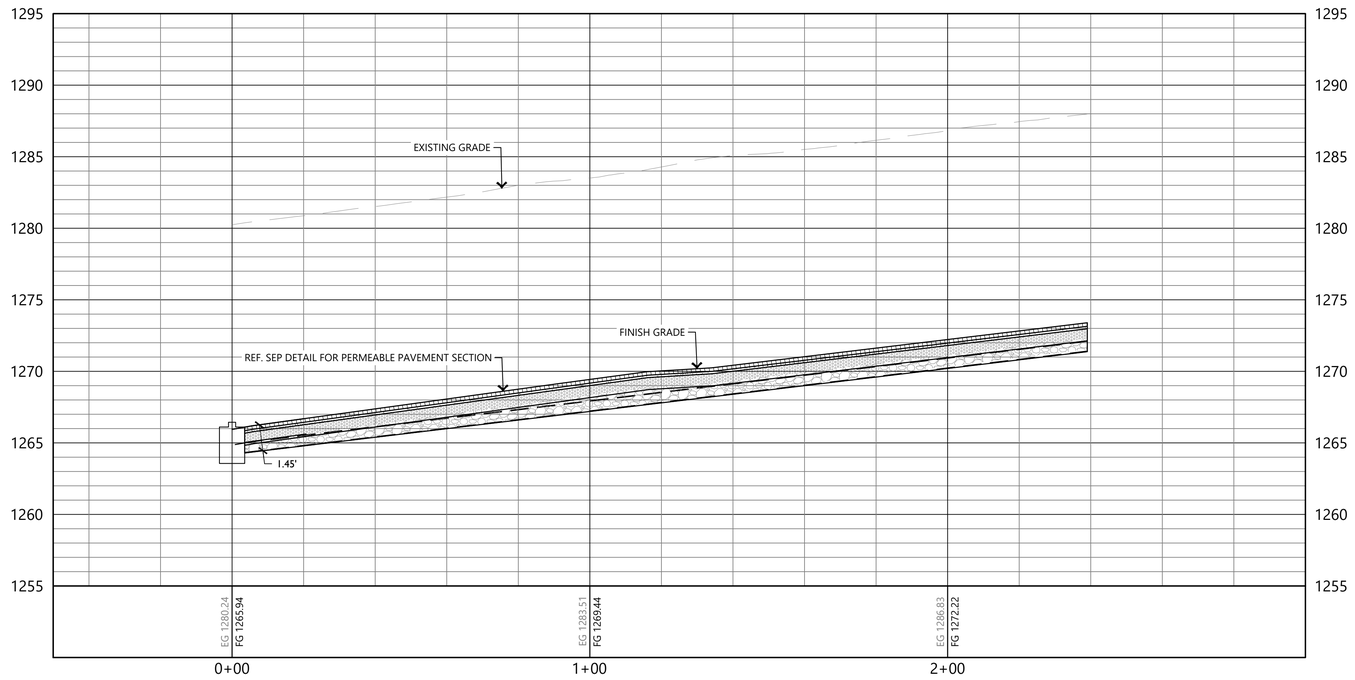
1 PERMEABLE PAVER ROW 3 PLAN
STA 0+00 TO STA 2+39

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

PERMEABLE PAVER ROW 3 PROFILE



2 PERMEABLE PAVER ROW 3 PROFILE
STA 0+00 TO STA 2+29

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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METAPHASE DEVELOPMENT PHASE 1
Rogers, Arkansas

EDG PROJECT NO. 24-027
DATE 2026.07.31

REVISIONS

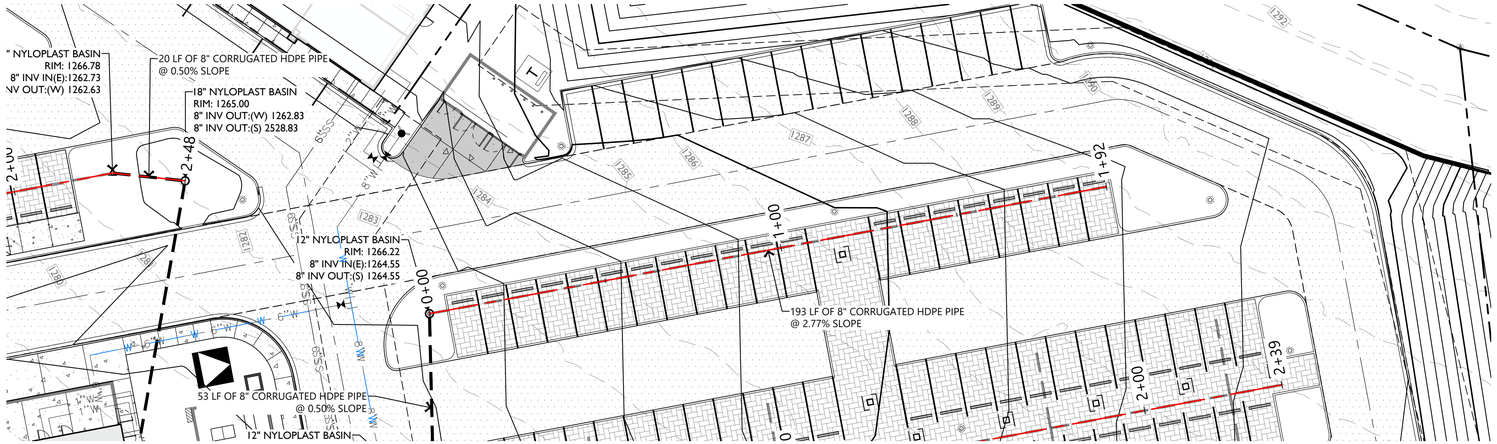
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE PERMEABLE PAVER ROW 3 PLAN & PROFILE

SHEET NO. C3.32

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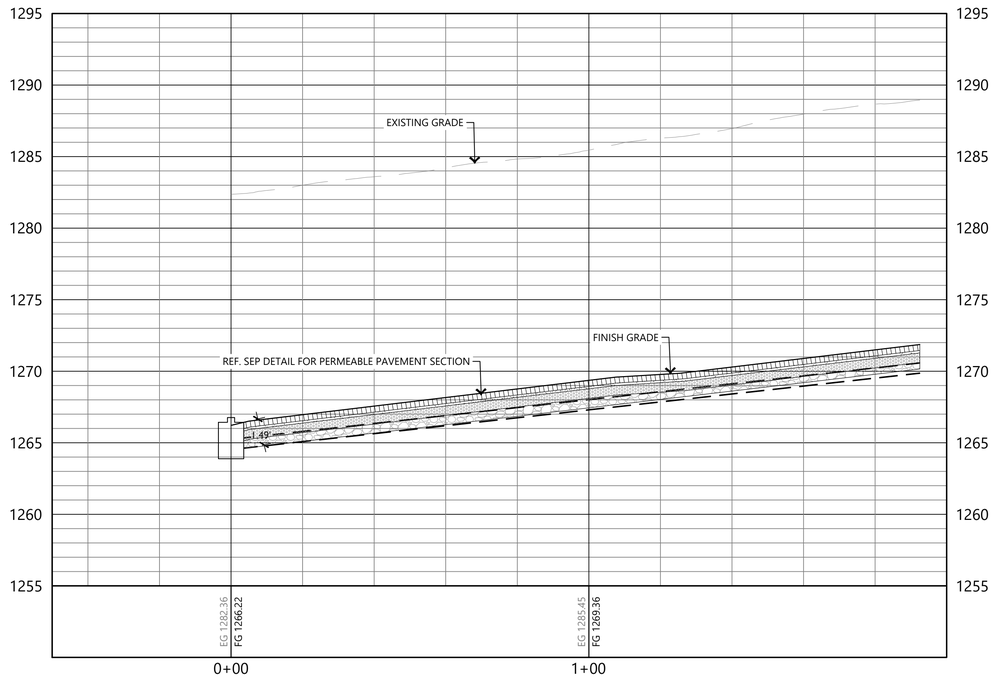


1 PERMEABLE PAVER ROW 4 PLAN
STA 0+00 TO STA 1+92

SCALE: 1" = 20'-0"

NORTH

40' 80'
0' 20'



2 PERMEABLE PAVER ROW 4 PROFILE
STA 0+00 TO STA 1+92

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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EDG PROJECT NO.	24-027
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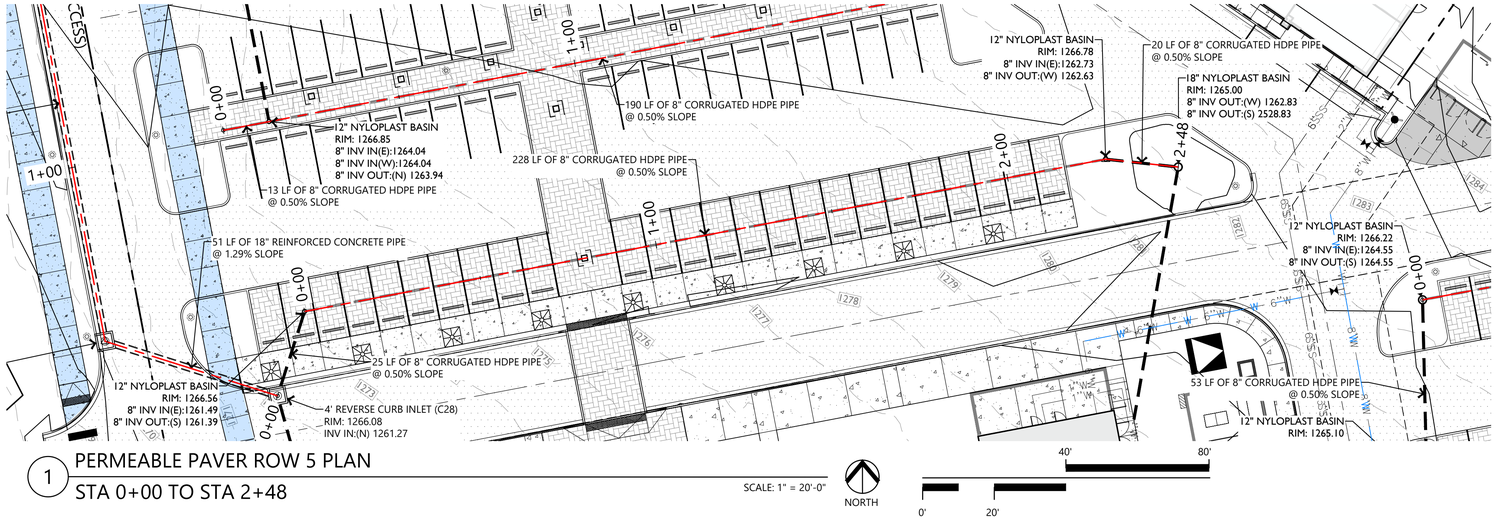
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

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TITLE PERMEABLE PAVER ROW 4 PLAN & PROFILE

SHEET NO. C3.33

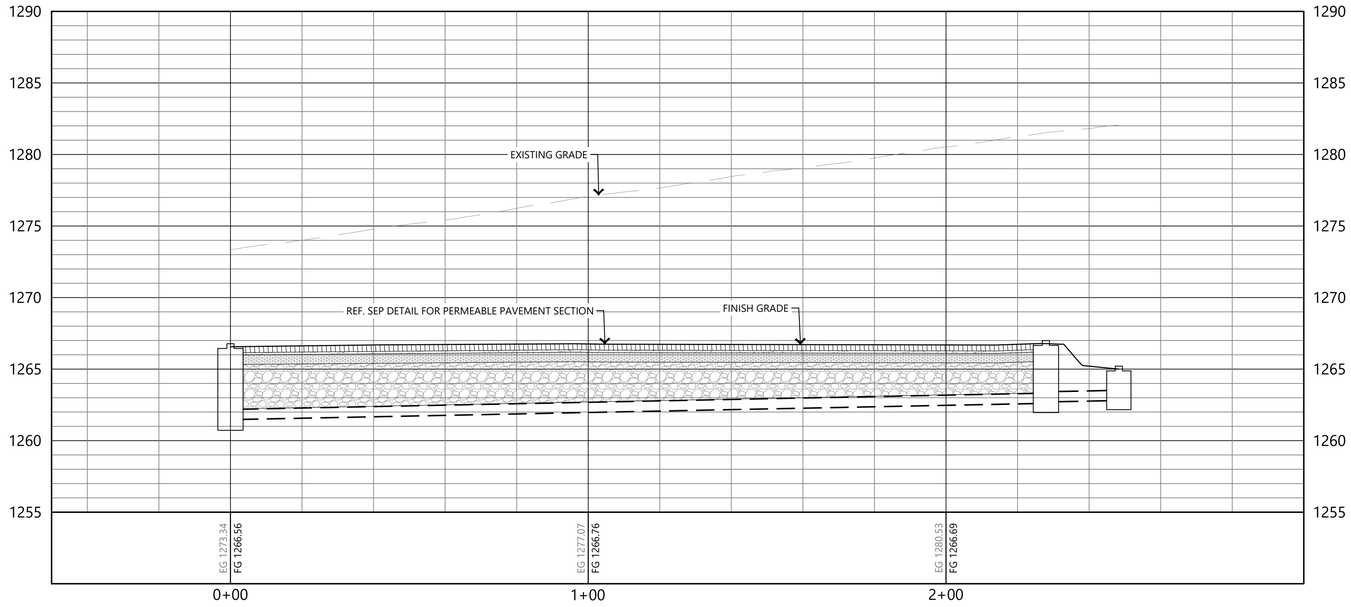
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1 PERMEABLE PAVER ROW 5 PLAN
STA 0+00 TO STA 2+48

SCALE: 1" = 20'-0"

PERMEABLE PAVERS ROW 5 PROFILE



2 PERMEABLE PAVER ROW 5 PROFILE
STA 0+00 TO STA 2+48

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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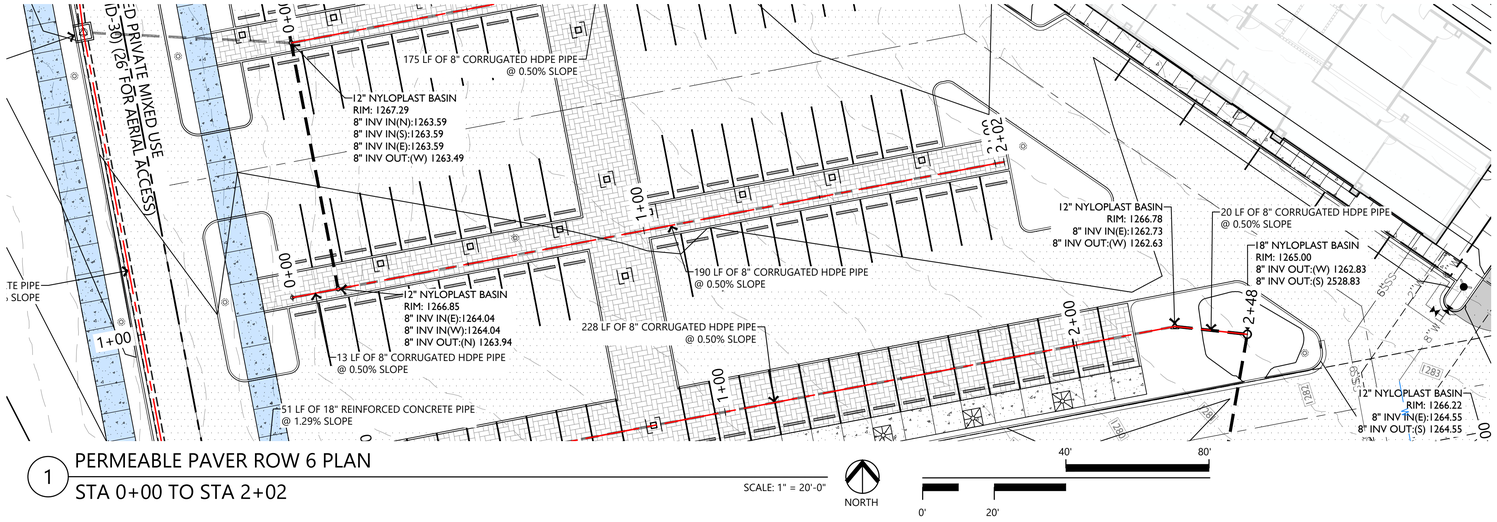
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

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TITLE PERMEABLE PAVER ROW 5 PLAN & PROFILE

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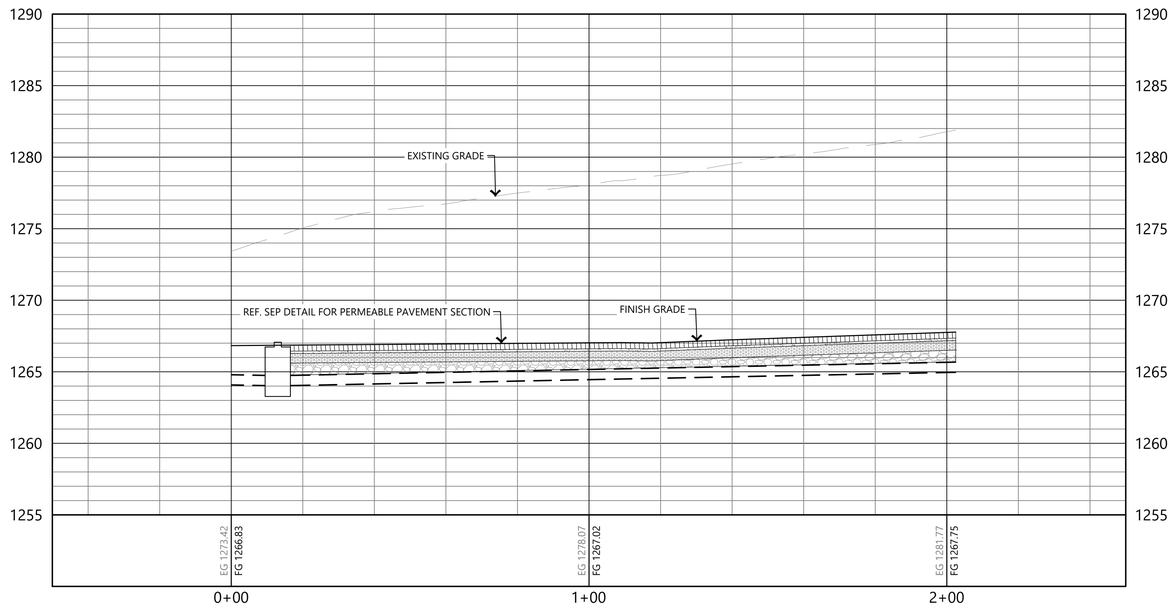


1 PERMEABLE PAVER ROW 6 PLAN
STA 0+00 TO STA 2+02

SCALE: 1" = 20'-0"

NORTH

PERMEABLE PAVERS ROW 6 PROFILE



2 PERMEABLE PAVER ROW 6 PROFILE
STA 0+00 TO STA 2+02

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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EDG PROJECT NO.	24-027
DATE	2026.07.31

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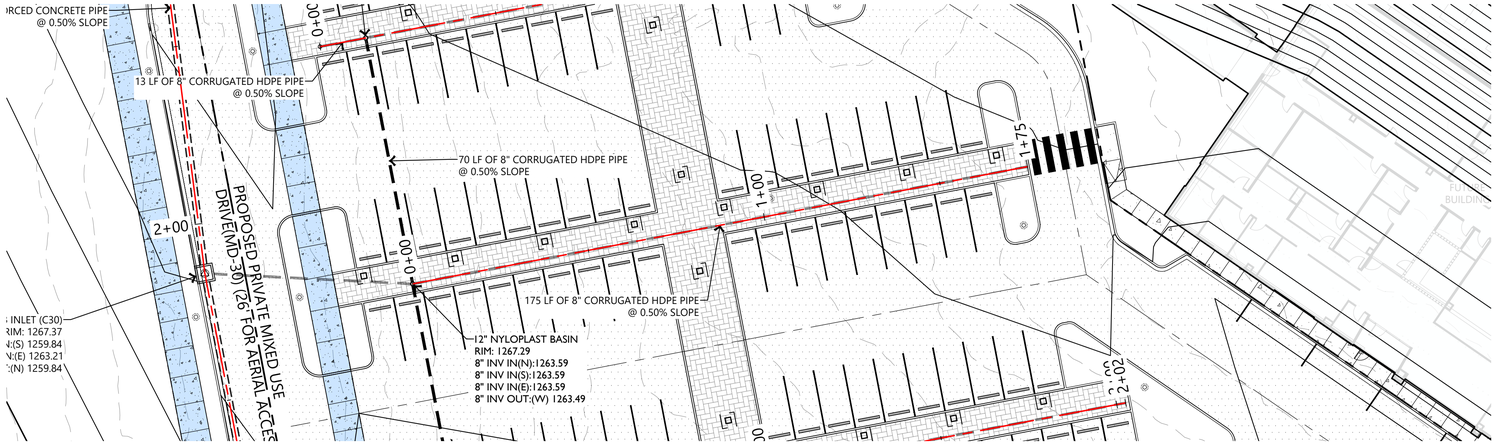
Mark	Date	Description
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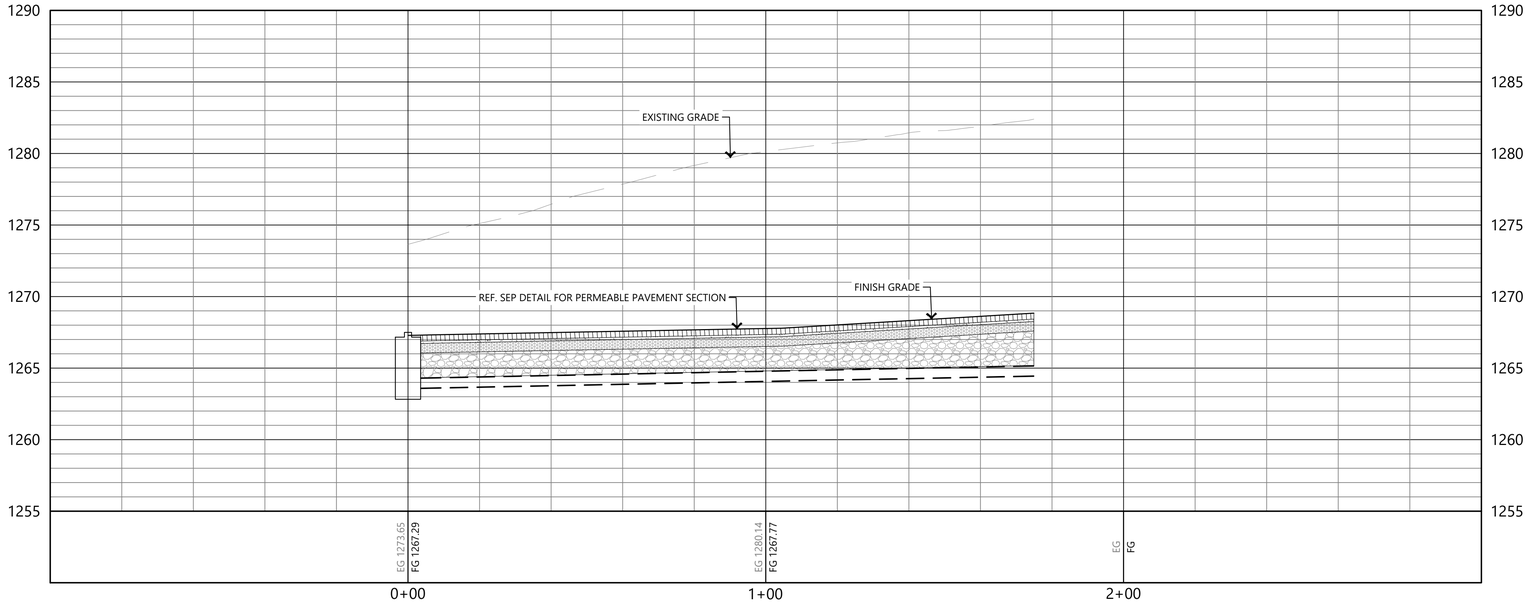
1 PERMEABLE PAVER ROW 7 PLAN
STA 0+00 TO STA 1+75

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

PERMEABLE PAVERS ROW 7 PROFILE



2 PERMEABLE PAVER ROW 7 PROFILE
STA 0+00 TO STA 1+75

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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EDG PROJECT NO. 24-027
DATE 2026.07.31

REVISIONS

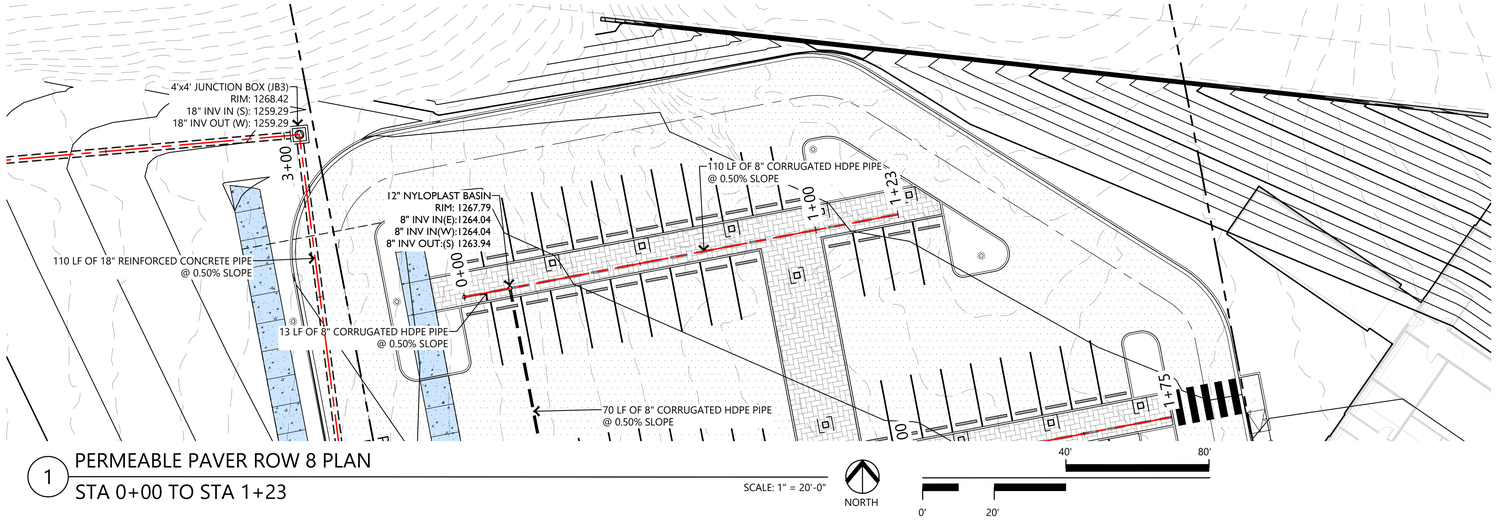
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

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TITLE PERMEABLE PAVER ROW 7 PLAN & PROFILE

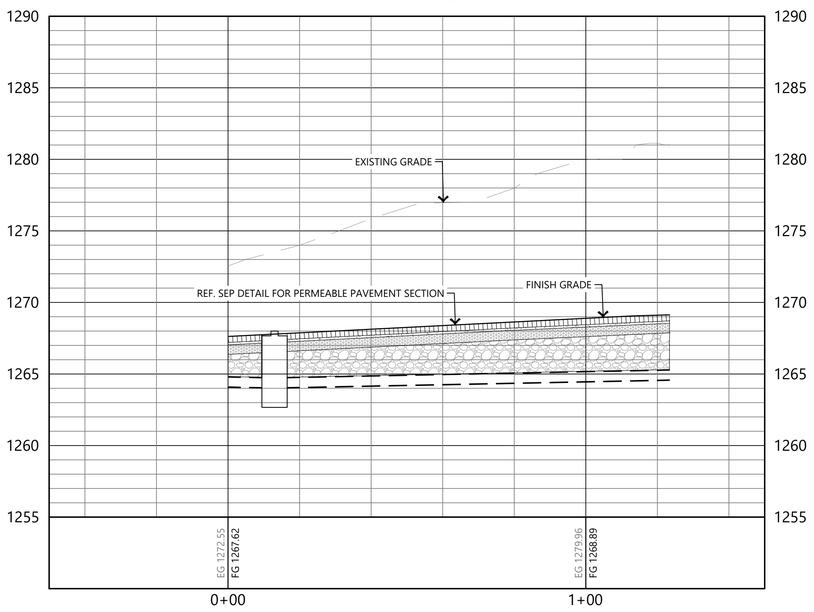
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1 PERMEABLE PAVER ROW 8 PLAN
STA 0+00 TO STA 1+23

SCALE: 1" = 20'-0"



2 PERMEABLE PAVER ROW 8 PROFILE
STA 0+00 TO STA 1+23

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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PHASE 1
Rogers, Arkansas

EDG PROJECT NO. 24-027
DATE 2026.07.31

REVISIONS

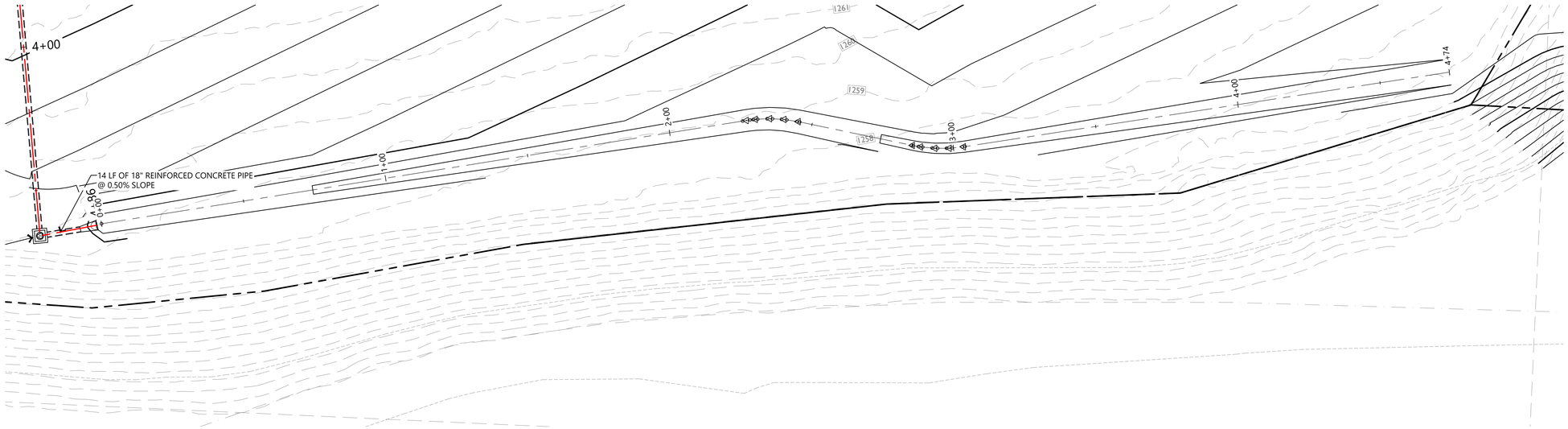
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE PERMEABLE PAVER ROW 8 PLAN & PROFILE

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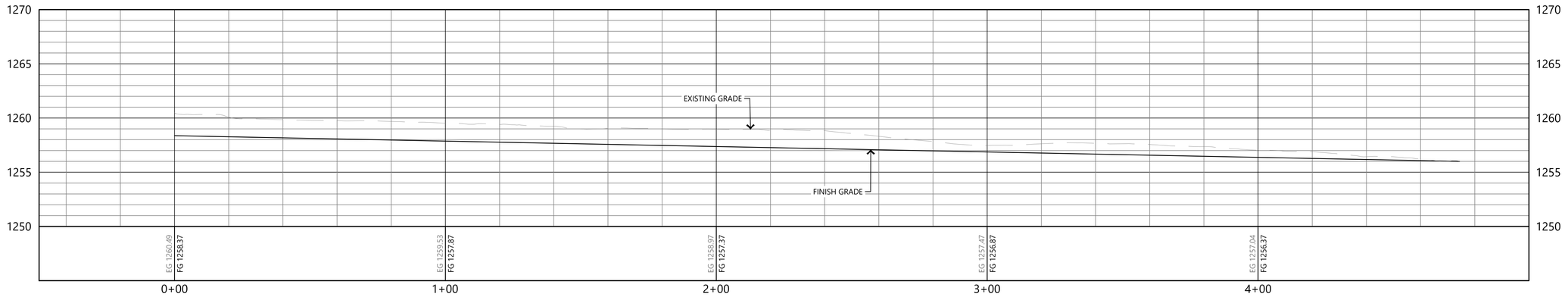
1 SWALE PLAN
STA 0+00 TO STA 4+74

SCALE: 1" = 20'-0"

NORTH

40' 80'
0' 20'

SWALE PROFILE



2 SWALE 8 PROFILE
STA 0+00 TO STA 4+74

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 5'-0"

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PHASE 1
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EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

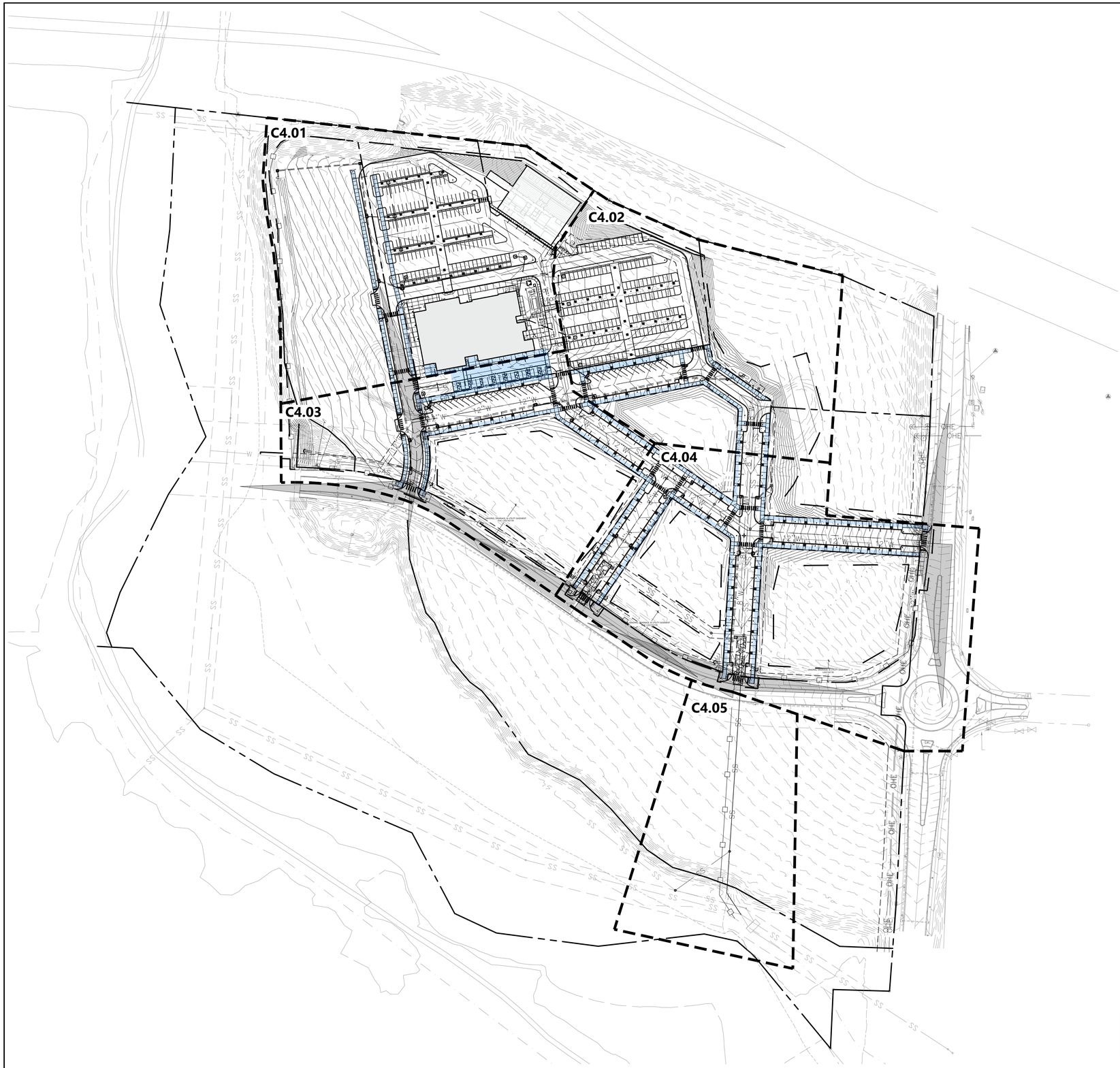
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE SWALE PLAN & PROFILE

SHEET NO. C3.38

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1 OVERALL EROSION CONTROL PLAN

SCALE: 1" = 100'-0"

NORTH

LIMITS OF DISTURBANCE:
15.94 AC

200' 400'
0' 100'

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EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

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1	2026.07.31	PR-04 IFC SET

PHASE	100% CONSTRUCTION DOCUMENTS
TITLE	OVERALL EROSION CONTROL PLAN
SHEET NO.	C4.00

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LIMITS OF DISTURBANCE (TYP.)

8 C4.10 GRATE INLET PROTECTION (TYP.)

7 C4.10 INLET PROTECTION (TYP.)

3 C4.10 WIRE REINFORCED SILT FENCE (TYP.)

5 C4.10 ROCK CHECK DAM

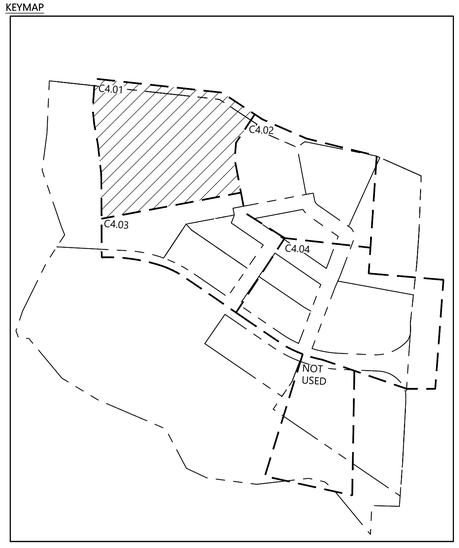
MATCHLINE C4.02

MATCHLINE C4.03

8 C4.10 GRATE INLET PROTECTION (TYP.)

8 C4.10 GRATE INLET PROTECTION (TYP.)

KEYMAP



1 EROSION CONTROL PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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METAPHASE DEVELOPMENT PHASE 1

Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

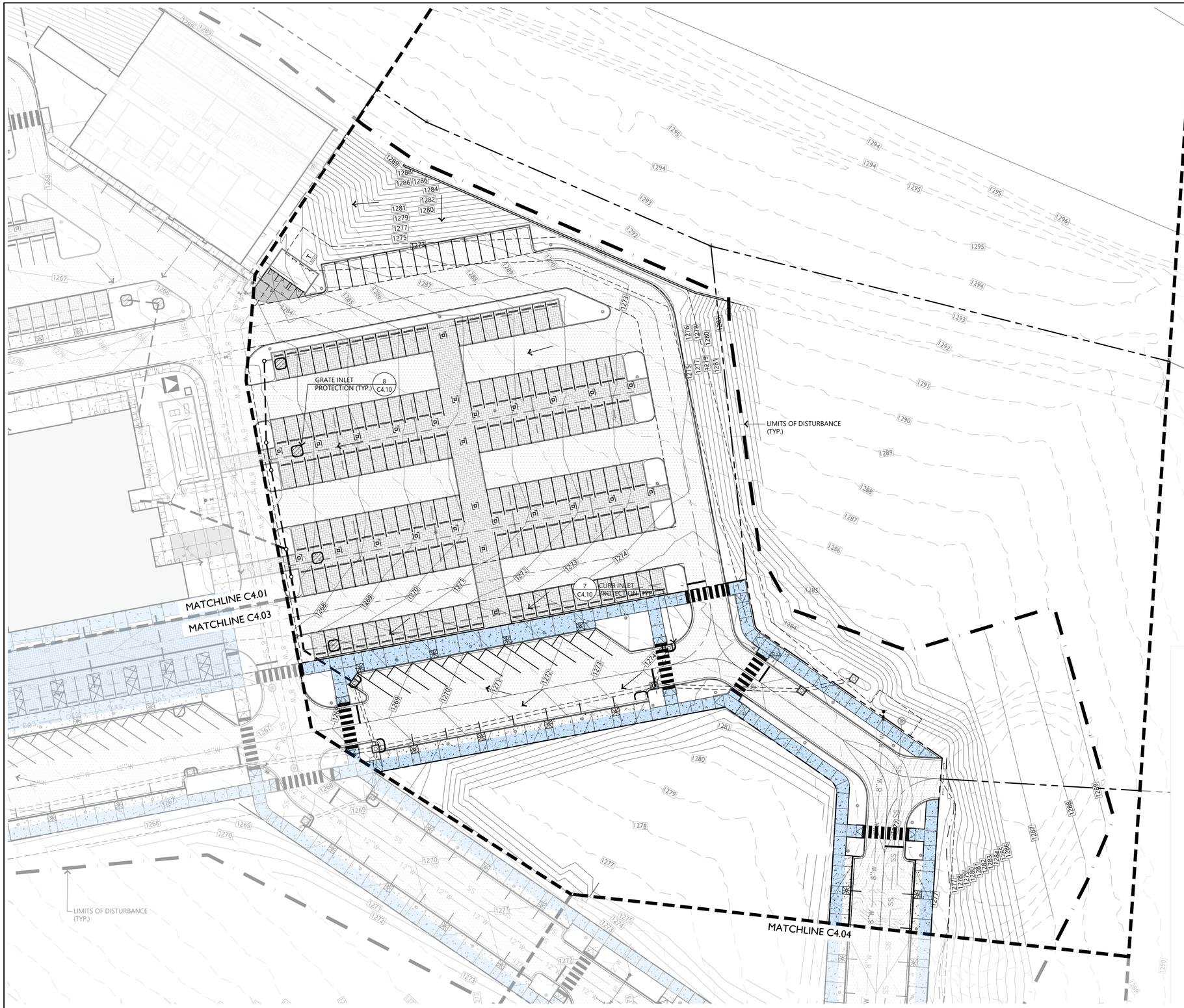
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE 100% CONSTRUCTION DOCUMENTS

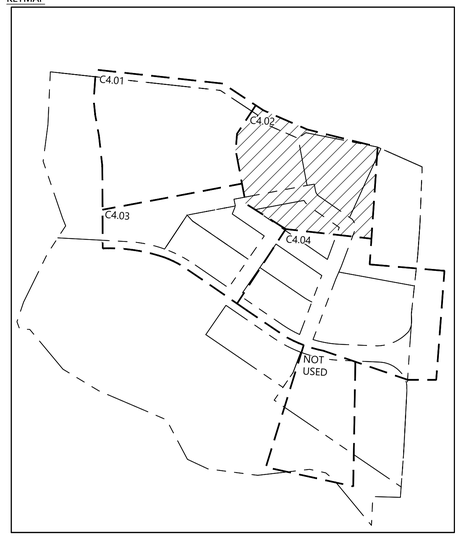
TITLE EROSION CONTROL PLAN

SHEET NO. C4.01

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KEYMAP



1 EROSION CONTROL PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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PHASE 1
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EDG PROJECT NO.	24-027
DATE	2026.07.31

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TITLE EROSION CONTROL PLAN

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MATCHLINE C4.01

MATCHLINE C4.02

MATCHLINE C4.04

8 C4.10 GRATE INLET PROTECTION (TYP.)

LOCATION OF JOB TRAILER

ADEQ MAILBOX

3 C4.10 WIRE REINFORCED SILT FENCE (TYP.)

CURB INLET PROTECTION (TYP.) 7 C4.10

ROCK CHECK DAM (TYP.) 5 C4.10

LIMITS OF DISTURBANCE (TYP.)

GRADING, DRAINAGE, & UTILITY EASEMENT DOC L202102739

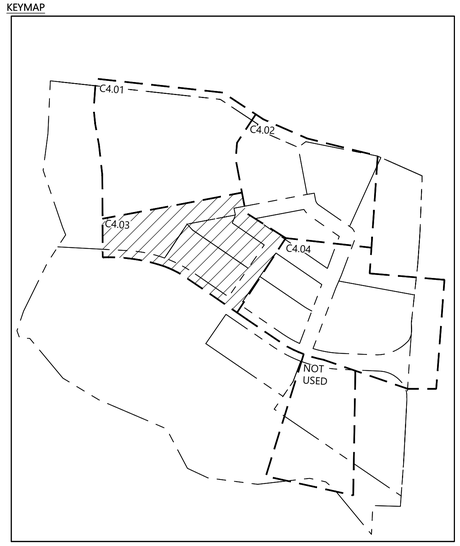
JB HUNT DRIVE

ADEQ MAILBOX

1 C4.10 CONSTRUCTION ENTRANCE/EXIT (TYP.)

7 C4.10 CURB INLET PROTECTION TYP.

KEYMAP



1 EROSIOIN CONTROL PLAN

SCALE: 1" = 30'-0"

60' 120'

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Mark	Date	Description
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TITLE EROSION CONTROL PLAN

SHEET NO. C4.03

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MATCHLINE C4.02

MATCHLINE C4.03

GRATE INLET PROTECTION (TYP.) 8 C4.10

7 C4.10 CURB INLET PROTECTION (TYP.)

CONCRETE WASHOUT (TYP.) 2 C4.10

ROCK CHECK DAM (TYP.) 5 C4.10

WIRE REINFORCED SILT FENCE (TYP.) 3 C4.10

ADEQ MAILBOX

1 C4.10 CONSTRUCTION ENTRANCE/EXIT (TYP.)

GRADING, DRAINAGE, & UTILITY EASEMENT DOC L202102739

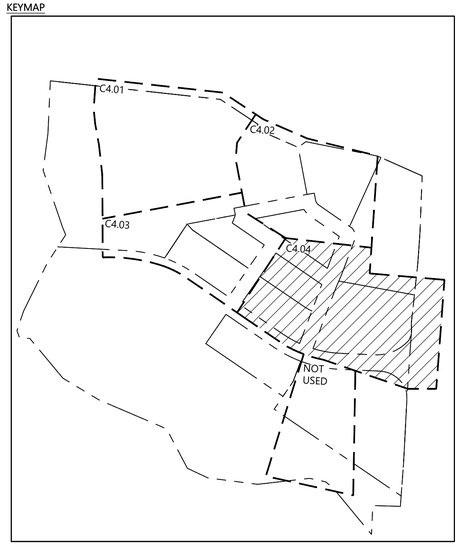
1 C4.10 CONSTRUCTION ENTRANCE/EXIT (TYP.)

2 C4.10 CONCRETE WASHOUT (TYP.)

GRADING, DRAINAGE, & UTILITY EASEMENT L202102739

LIMITS OF DISTURBANCE (TYP.)

KEYMAP



1 EROSION CONTROL PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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EDG PROJECT NO.	24-027
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1	2026.07.31	PR-04 IFC SET

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TITLE EROSION CONTROL PLAN

SHEET NO. C4.04

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KEYMAP

1 UTILITY PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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EDG PROJECT NO.	24-027
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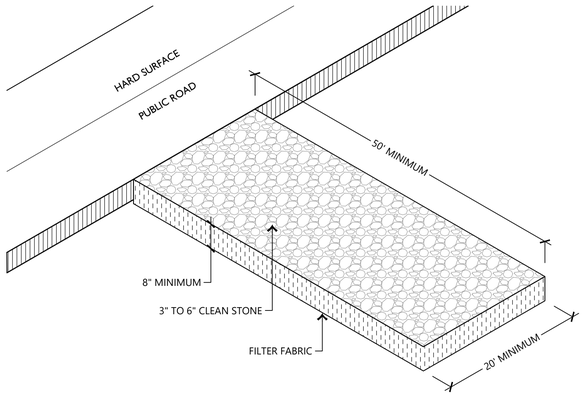
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PHASE 100% CONSTRUCTION DOCUMENTS

TITLE EROSION CONTROL PLAN

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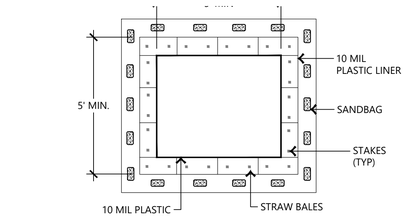


CONSTRUCTION EXIT NOTES

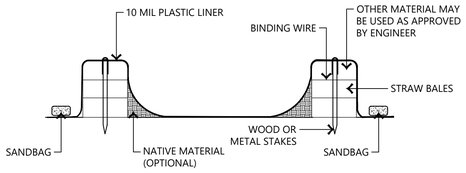
1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.

1 CONSTRUCTION ENTRANCE/EXIT

SCALE: N.T.S.



PLAN



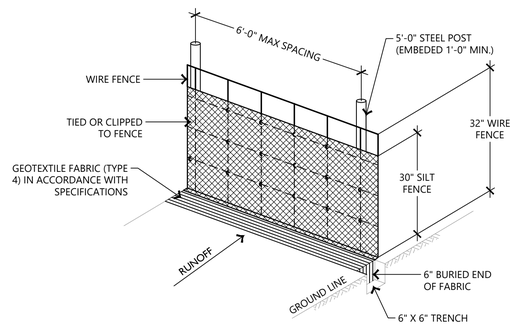
SECTION

WASHOUT NOTES

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

2 CONCRETE WASHOUT

SCALE: N.T.S.

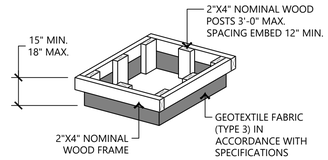


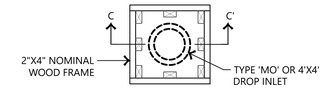
SILT FENCE NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATE RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT TH DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT E TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPIN UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRI TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN I ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRI MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORI FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SIL SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONA SILTATION.

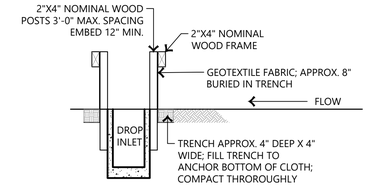
3 WIRE REINFORCED SILT FENCE

SCALE: N.T.S.





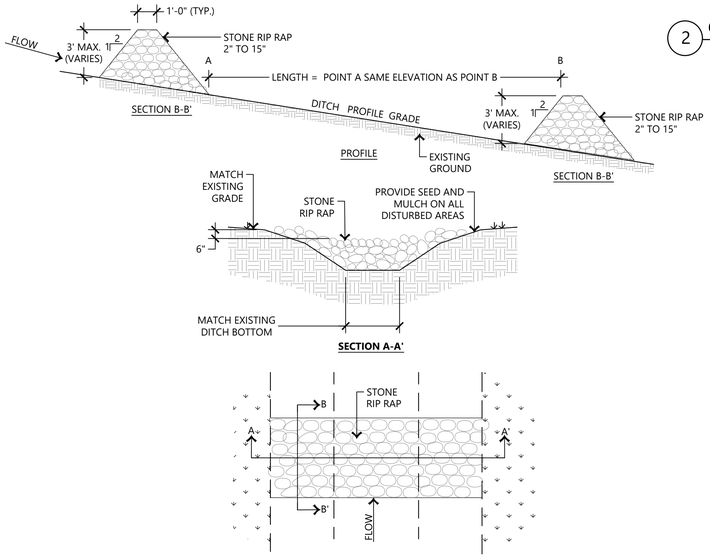
PLAN



SECTION C-C'

4 DROP INLET PROTECTION

SCALE: N.T.S.



SECTION A-A'

PLAN VIEW

INSTALLATION:

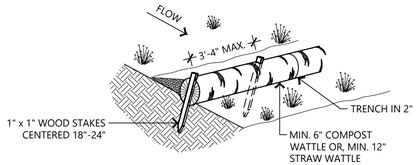
1. EXCAVATE KEY-WAY (IF REQUIRED)
2. A GEOTEXTILE FABRIC SHALL BE INSTALLED OVER THE SOIL SURFACE WHERE THE ROCK IS TO BE PLACED (IF REQUIRED)
3. ROCK DIAMETERS SHOULD BE 2" TO 15" IN DIAMETER
4. ROCK DITCH CHECKS SHOULD NOT EXCEED 3 FEET
5. STONES SHOULD BE PLACED UP THE CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK
6. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY AND NOT JUST DUMPED TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES
7. MAXIMUM SPACING BETWEEN MULTIPLE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS THE SAME AS THE TOP OF THE DOWNSTREAM CHECK

INSPECTION:

1. INSPECT ROCK DITCH CHECKS EVERY (7) CALENDAR DAYS AND WITH-IN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" PRECIPITATION OR AS SPECIFIED IN THE SWPPP.

5 ROCK CHECK DAM

SCALE: NTS

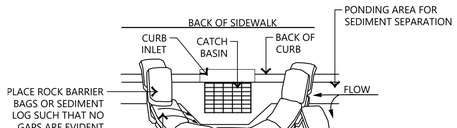


INSTALLATION NOTES

1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: USE WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT OR AS SPECIFIED IN THE SWPPP AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED.

6 WATTLE

SCALE: NTS

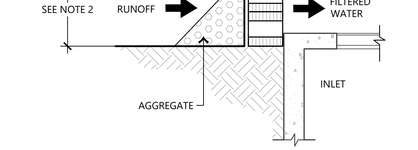


NOTES:

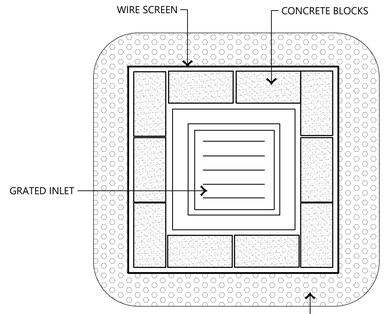
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
4. 12" SEDIMENT LOG MAY BE USED IN LEIU OF SANDBAGS.

7 CURB INLET PROTECTION

SCALE: NTS



SECTION



PLAN

8 GRATE INLET PROTECTION

SCALE: NTS

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER BRIAN M. DAVIS No. 14694 7/31/26

CERTIFICATE OF AUTHORIZATION Ecological Design Group, Inc. No. 2311 STATE OF ARKANSAS

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METAPHASE DEVELOPMENT PHASE 1

Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

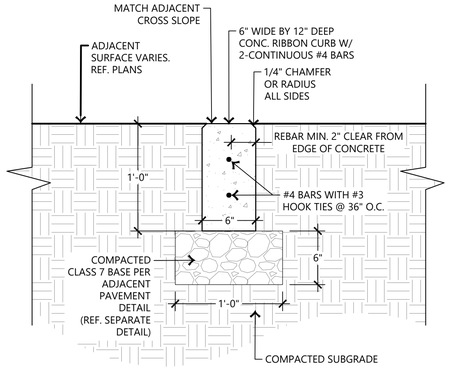
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE: 100% CONSTRUCTION DOCUMENTS

TITLE: EROSION CONTROL DETAILS

SHEET NO. C4.10

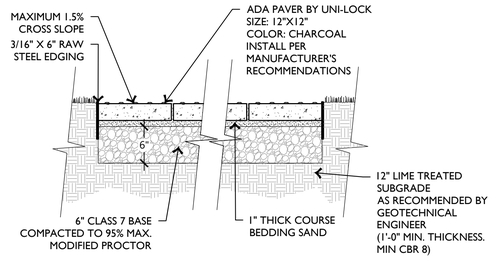
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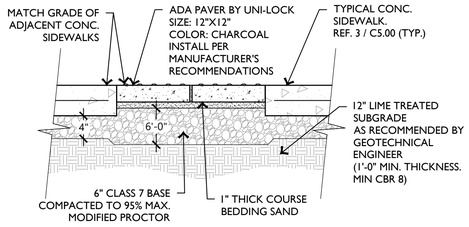


1 STANDARD RIBBON CURB

SCALE: N.T.S.

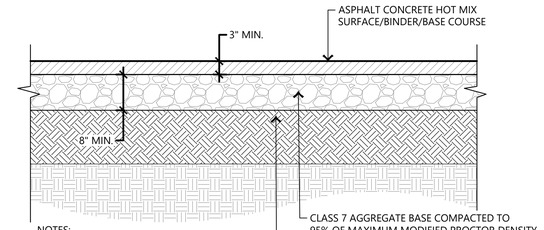
NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
3. DETECTABLE WARNING DEVICE SHALL BE 24" IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. (MIN. 4')
4. INSTALL ADA PAVERS PER MANUFACTURER'S RECOMMENDATIONS.





2 DETECTABLE WARNING PAVERS

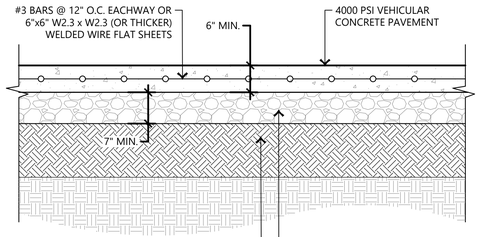
SCALE: N.T.S.



NOTES:
1. SUBGRADE SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING SUBGRADE AND PAVEMENT.
2. REFER TO PLANS FOR ASPHALT EDGE TREATMENT.

3 STANDARD ASPHALT PAVEMENT

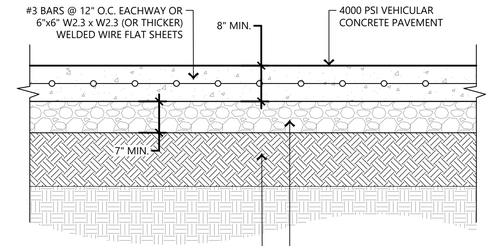
SCALE: N.T.S.



NOTES:
1. SUBGRADE SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING SUBGRADE AND PAVEMENT.
2. REFER SEPARATE DETAIL FOR JOINT DETAILS. REFER TO PLANS FOR JOINT LAYOUT.
3. REFER TO PLANS FOR CONCRETE EDGE TREATMENT.

4 STANDARD DUTY CONCRETE PAVEMENT

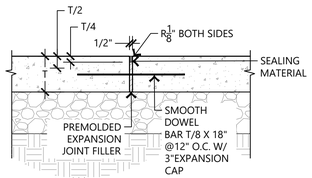
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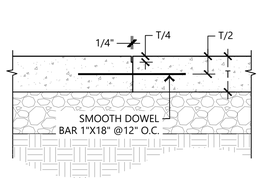
NOTES:
1. SUBGRADE SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING SUBGRADE AND PAVEMENT.
2. REFER SEPARATE DETAIL FOR JOINT DETAILS. REFER TO PLANS FOR JOINT LAYOUT.
3. REFER TO PLANS FOR CONCRETE EDGE TREATMENT.

5 HEAVY DUTY CONCRETE PAVEMENT

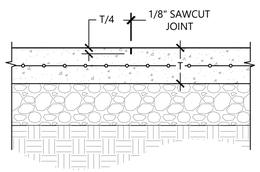
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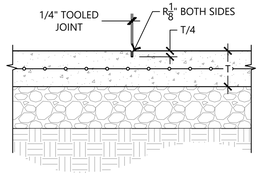
EXPANSION JOINT DETAIL



CONSTRUCTION JOINT DETAIL



SAWED CONTRACTION JOINT

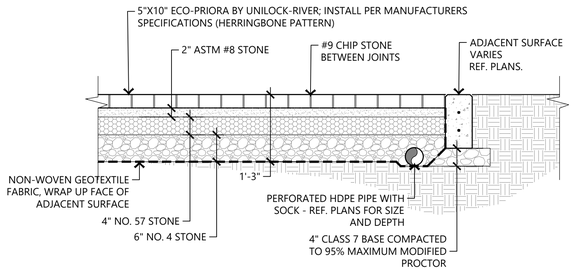


TOOLED CONTRACTION JOINT

NOTES:
1. PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 15'-0" O.C.E.W. OR AS SHOWN ON PLANS.
2. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 60'-0" O.C.E.W. OR AS SHOWN ON PLANS.
3. PROVIDE EXPANSION JOINTS ADJACENT TO STRUCTURES OR DRIVES. REF. PLANS.

6 CONCRETE PAVEMENT JOINT DETAIL

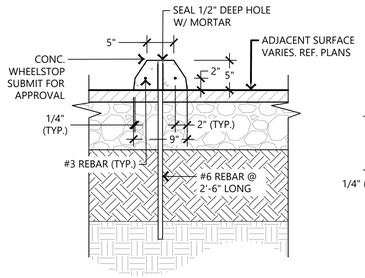
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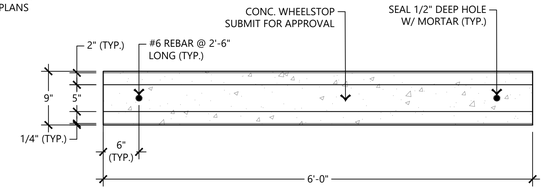
NOTE TO CONTRACTOR
PERMEABLE PAVERS SHALL NOT BE SUBJECTED TO VEHICULAR TRAFFIC, USED FOR MATERIAL STORAGE, OR UTILIZED AS A LAYDOWN AREA DURING INSTALLATION OR AT ANY TIME THROUGHOUT THE CONSTRUCTION PROCESS. IF THESE CONDITIONS OCCUR, THE AFFECTED PAVERS SHALL BE REMOVED AND INSPECTED TO VERIFY THAT THE INTENDED PERMEABILITY HAS NOT BEEN COMPROMISED. IF THERE ARE SIGNS OF CLEAN GRAVEL BEING COMPROMISED, GRAVEL WILL NEED TO BE REMOVED UNTIL CLEAN GRAVEL IS EXPOSED.

8 PERMEABLE PAVERS

SCALE: N.T.S.



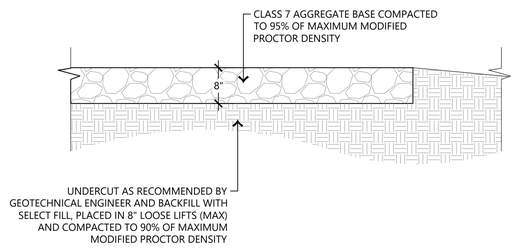
SECTION



PLAN

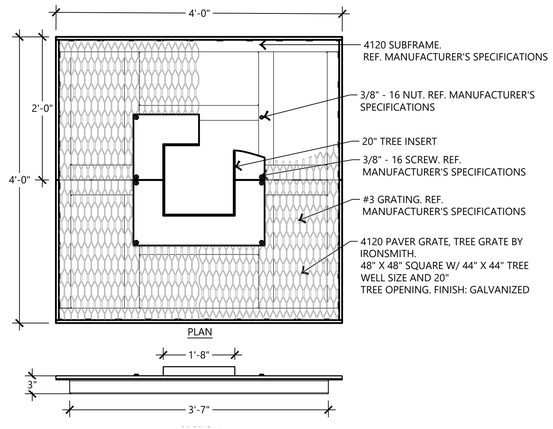
7 CONCRETE WHEELSTOP DETAIL

SCALE: N.T.S.



9 GRAVEL PAVEMENT

SCALE: N.T.S.



10 TREE GRATE INSERT

SCALE: N.T.S.

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STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — BRIAN M. CRAIG — No. 14694 — 7/31/26

CERTIFICATE OF AUTHORIZATION — Ecological Design Group, Inc. — No. 2311 — ARKANSAS

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METAPHASE DEVELOPMENT PHASE 1
Rogers, Arkansas

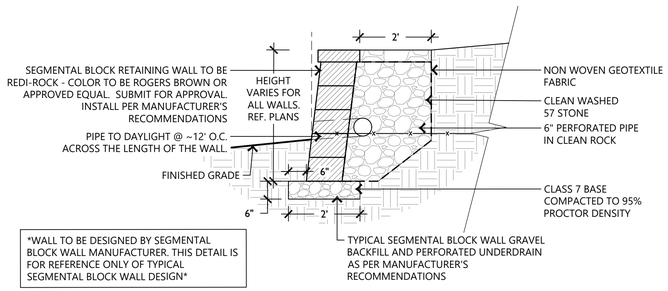
EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE	100% CONSTRUCTION DOCUMENTS
TITLE	CITY DETAILS
SHEET NO.	C5.00

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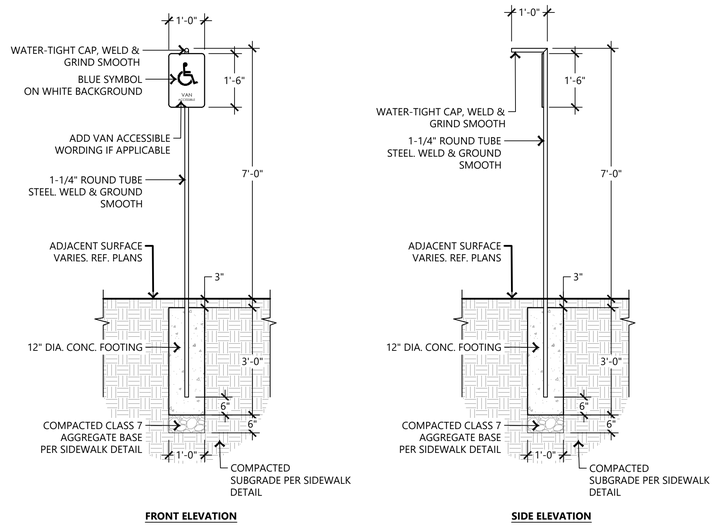
WALL TO BE DESIGNED BY SEGMENTAL BLOCK WALL MANUFACTURER. THIS DETAIL IS FOR REFERENCE ONLY OF TYPICAL SEGMENTAL BLOCK WALL DESIGN

1 SEGMENTAL BLOCK RETANING WALL

SCALE: N.T.S.

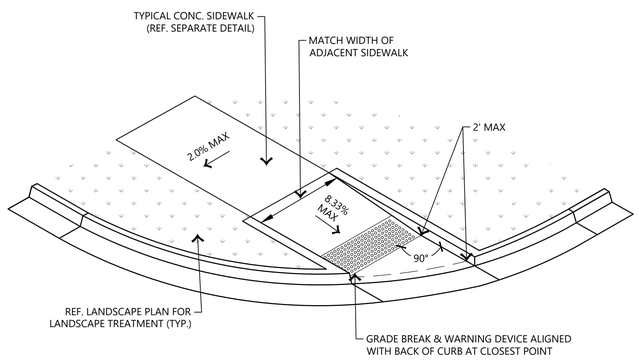
NOTES:

1. FIELD LOCATION TO BE APPROVED PRIOR TO INSTALLATION. SIGN SHALL BE CENTERED ON PARKING STALL.
2. ADA SIGN TO BE PER STATE STANDARDS
3. ADD PENALTY GREEN 1/2" LETTERING IF REQUIRED BY STATE OR LOCAL LAW.



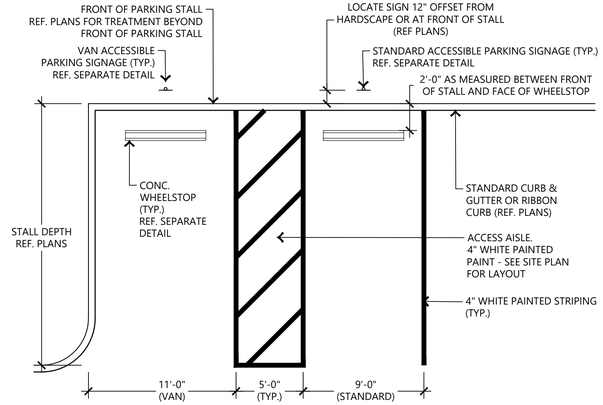
3 ADA PARKING SIGN

SCALE: N.T.S.



5 ADA RAMP

SCALE: N.T.S.

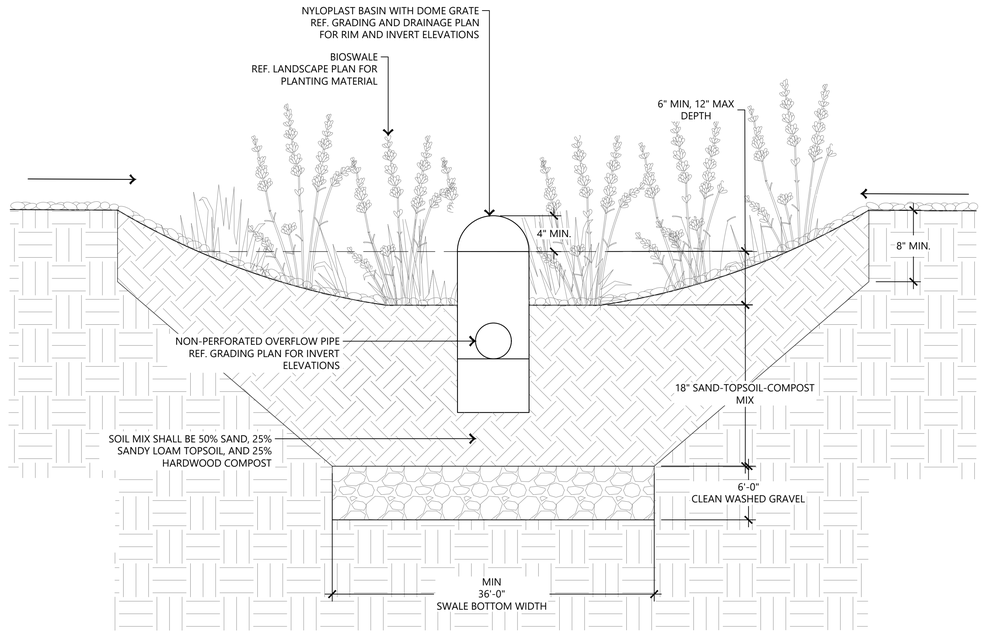


NOTES:

1. ADA SPACES ARE UNIQUE TO EACH LAYOUT, REFER TO SITE PLAN FOR EXACT CONFIGURATION AND RELATION TO SIDEWALK, CURBS, LANDSCAPE AREAS, AND RAMPS. CONFIRM ALL DIMENSION ON SITE PLAN.
2. SLOPE MAY NOT EXCEED 2% IN ANY DIRECTION WITHIN THE ENTIRE ACCESSIBLE AREA (STALLS AND AISLE)
3. REFER TO U.S. ACCESS BOARD FOR ALL ADA REQUIREMENTS. CHAPTER 5 INCLUDES PARKING SPACE REQUIREMENTS.
4. ALL MEASUREMENTS ARE MADE TO CENTERLINE OF STRIPE OR FACE OF CURB (FLUSH OR RAISED).

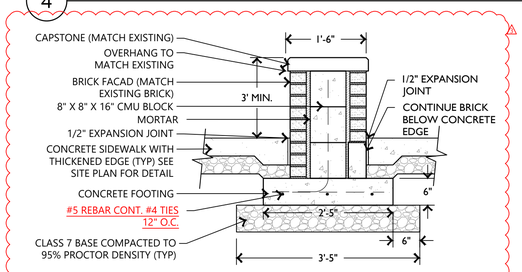
2 ADA PARKING SPACE

SCALE: N.T.S.



4 POROUS LANDSCAPE SECTION

SCALE: N.T.S.



6 BRICK WALL

SCALE: N.T.S.

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STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — BRIAN M. DAVIS — No. 14684 — 7/31/26

CERTIFICATE OF AUTHORIZATION — Ecological Design Group, Inc. — No. 2311 — ARKANSAS

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METAPHASE DEVELOPMENT PHASE 1

Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

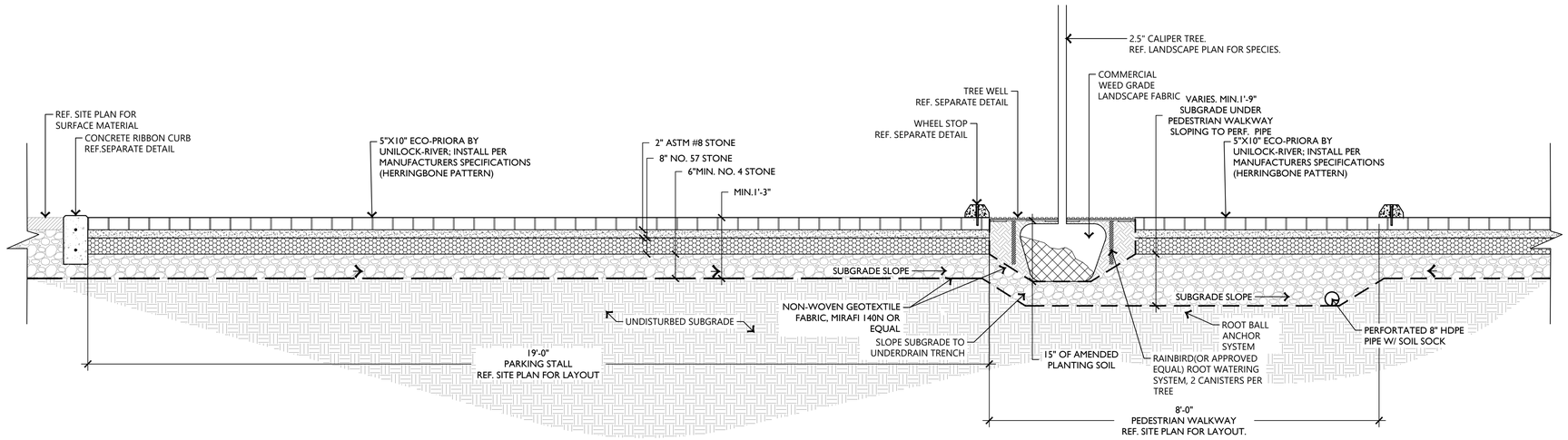
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1	2026.07.31	PR-04 IFC SET
⚠ 3	2026.08.28	PR-03

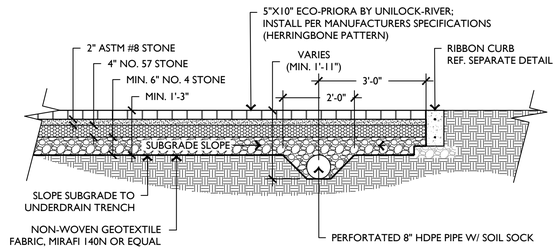
PHASE: 100% CONSTRUCTION DOCUMENTS

TITLE: CITY DETAILS

SHEET NO. C5.01

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1 PERMEABLE PAVEMENT SECTION AND SUBASE

SCALE: N.T.S.

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STATE OF ARKANSAS — BRIAN M. CRAIG — REGISTERED PROFESSIONAL ENGINEER — No. 14684 — 7/31/26

CERTIFICATE OF AUTHORIZATION — Ecological Design Group, Inc. — No. 2311 — ARKANSAS

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

METAPHASE DEVELOPMENT
PHASE 1
Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

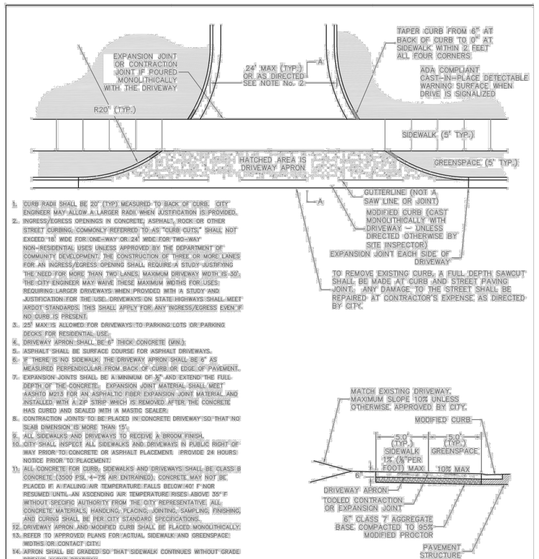
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE CITY DETAILS

SHEET NO. C5.02

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1. CURB RADII SHALL BE 20' (TYP.) MEASURED TO BACK OF CURB. CITY ENGINEER MAY ALLOW A LARGER RADII WHEN JUSTIFICATION IS PROVIDED.
2. INGRESS/EGRESS OPENINGS IN CONCRETE, ASPHALT, ROCK OR OTHER STREET CURBING, COMMONLY REFERRED TO AS "CURB CUTS," SHALL NOT EXCEED 16' WIDE FOR ONE-WAY OR 24' WIDE FOR TWO-WAY NON-RESIDENTIAL USES UNLESS APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT. THE CONSTRUCTION OF THREE OR MORE LANES FOR AN INGRESS/EGRESS OPENING SHALL REQUIRE A STUDY JUSTIFYING THE NEED FOR MORE THAN TWO LANES. MAXIMUM DRIVEWAY WIDTH IS 30'. THE CITY ENGINEER MAY WAIVE THESE MAXIMUM WIDTHS FOR USES REQUIRING LARGER DRIVEWAYS WHEN PROVIDED WITH A STUDY AND JUSTIFICATION FOR THE USE. DRIVEWAYS ON STATE HIGHWAYS SHALL MEET ARDOT STANDARDS. THIS SHALL APPLY FOR ANY INGRESS/EGRESS EVEN IF NO CURB IS PRESENT.
3. 25' MAX IS ALLOWED FOR DRIVEWAYS TO PARKING LOTS OR PARKING DECKS FOR RESIDENTIAL USES.
4. DRIVEWAY APRON SHALL BE 6" THICK CONCRETE (MIN.).
5. ASPHALT SHALL BE SURFACE COURSE FOR ASPHALT DRIVEWAYS.
6. 5' THERE IS NO SIDEWALK THE DRIVEWAY APRON SHALL BE 6' AS MEASURED PERPENDICULAR FROM BACK OF CURB OR EDGE OF PAVEMENT.
7. 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 CZP 376P WHICH IS REMOVED AFTER THE CONCRETE HAS CURED AND SEALED WITH A MASTIC SEALER.
8. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
9. ALL SIDEWALKS AND DRIVEWAYS TO RECEIVE A BROOM FINISH.
10. 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.
11. ALL CONCRETE FOR CURB, SIDEWALKS AND DRIVEWAYS SHALL BE CLASS B CONCRETE (3500 PSI, 4–7% AIR ENTRAINED). CONCRETE MAY NOT BE PLACED IF 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.
12. DRIVEWAY APRON AND MODIFIED CURB SHALL BE PLACED MONOLITHICALLY.
13. REFER TO APPROVED PLANS FOR ACTUAL SIDEWALK AND GREENSPACE WIDTHS OR CONTACT CITY.
14. APRON SHALL BE GRADED SO THAT SIDEWALK CONTINUES WITHOUT GRADE BREAKS ALONG ROADWAY.
15. DRIVEWAY SHALL BE TIED CONCRETE FOR ANY SLOPES OVER 6%.

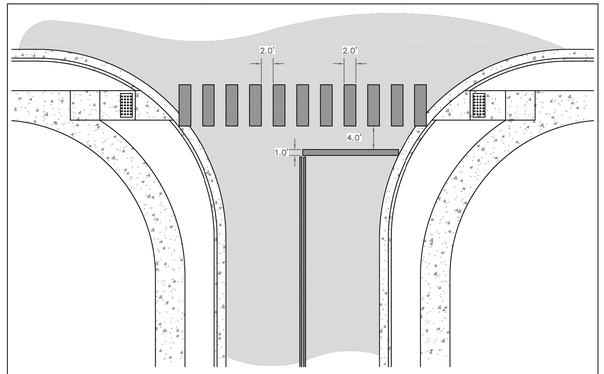
CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
(479)621-1186

COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE — APRIL 21, 2025

1 COMMERCIAL DRIVEWAY

SCALE: N.T.S.



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.

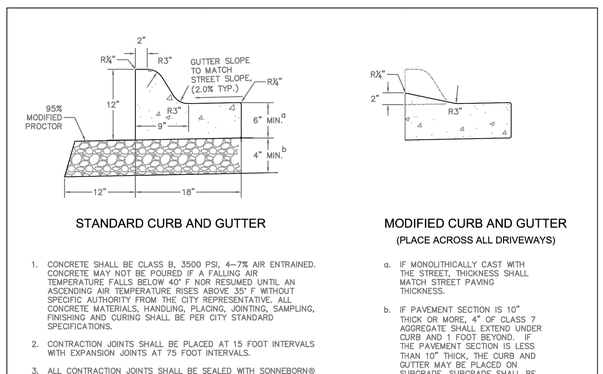
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301 WEST CHESTNUT STREET
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(479) 621-1186

TYPICAL CROSSWALK DETAILS

NOT TO SCALE — FEBRUARY 15, 2012

2 TYPICAL CROSSWALK

SCALE: N.T.S.



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.

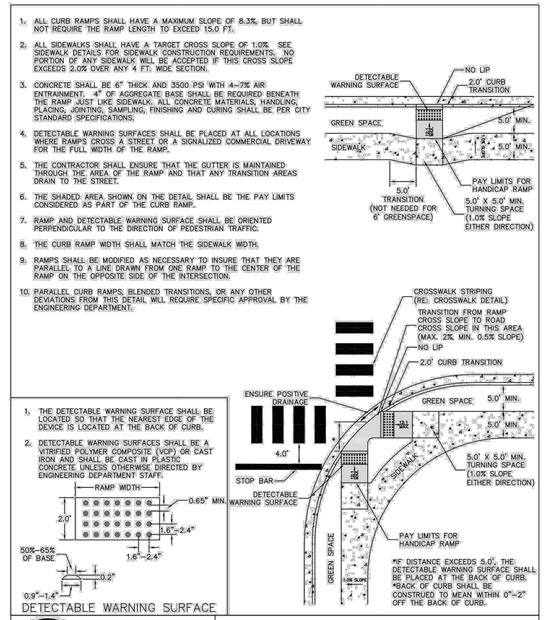
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CURB AND GUTTER DETAIL

NOT TO SCALE — JUNE 23, 2015

3 CURB AND GUTTER

SCALE: N.T.S.



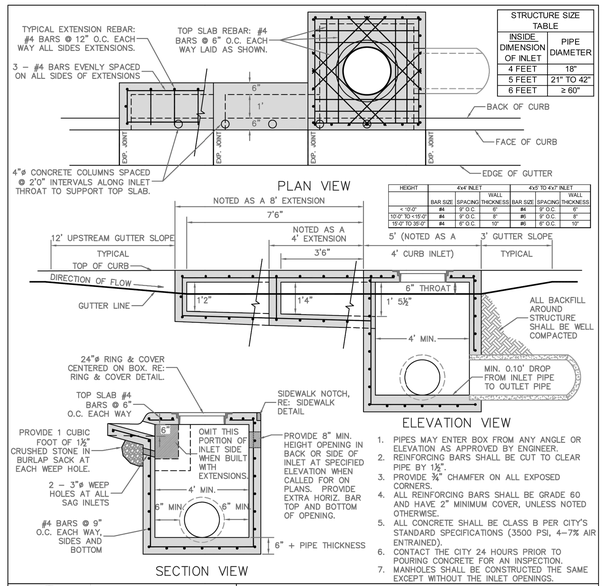
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301 WEST CHESTNUT STREET
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(479)621-1186

PERPENDICULAR CURB RAMP DETAILS

NOT TO SCALE — March 6, 2025

4 PERPENDICULAR CURB RAMP

SCALE: N.T.S.



HEIGHT	4'x4' INLET			4'x5' TO 4'x7' INLET		
	BAR SIZE	SPACING	WALL THICKNESS	BAR SIZE	SPACING	WALL THICKNESS
< 12'-0"	#4	9" O.C.	8"	#4	9" O.C.	8"
12'-0" TO <15'-0"	#4	9" O.C.	8"	#5	9" O.C.	8"
15'-0" TO 35'-0"	#4	6" O.C.	10"	#5	6" O.C.	10"

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

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

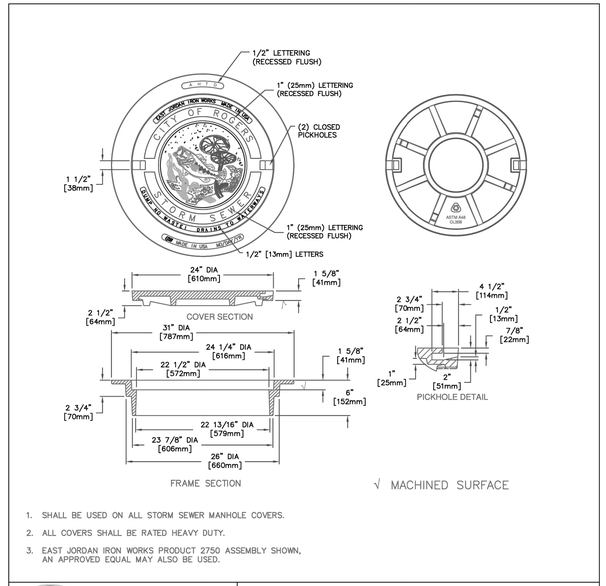
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(479) 621-1186

RECTANGULAR CURB INLET / MANHOLE DETAIL

NOT TO SCALE — FEBRUARY 15, 2012

5 RECTANGULAR CURB INLET/ MANHOLE

SCALE: N.T.S.



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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301 WEST CHESTNUT STREET
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RING AND COVER DETAIL

NOT TO SCALE — FEBRUARY 15, 2012

6 RING AND COVER

SCALE: N.T.S.

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phone: 501 378 0200
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STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — BRIAN M. DAVIS — No. 14684 — 7/31/26

CERTIFICATE OF AUTHORIZATION — Ecological Design Group, Inc. — No. 23111 — STATE OF ARKANSAS

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METAPHASE DEVELOPMENT PHASE 1

Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

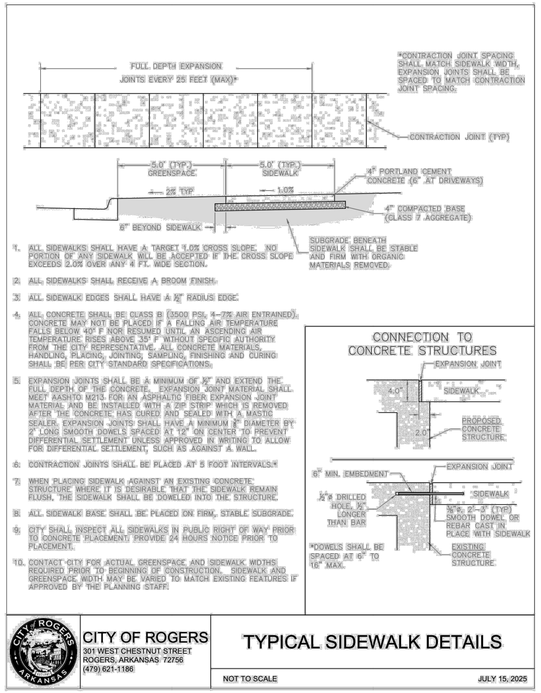
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE: 100% CONSTRUCTION DOCUMENTS

TITLE: CITY DETAILS

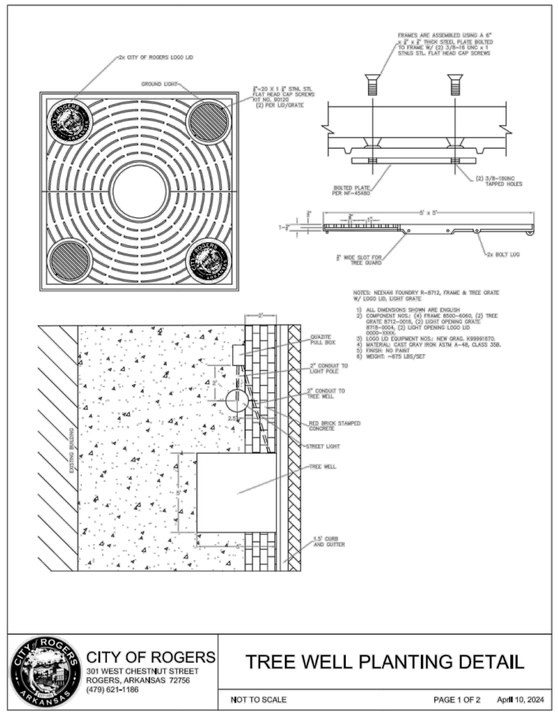
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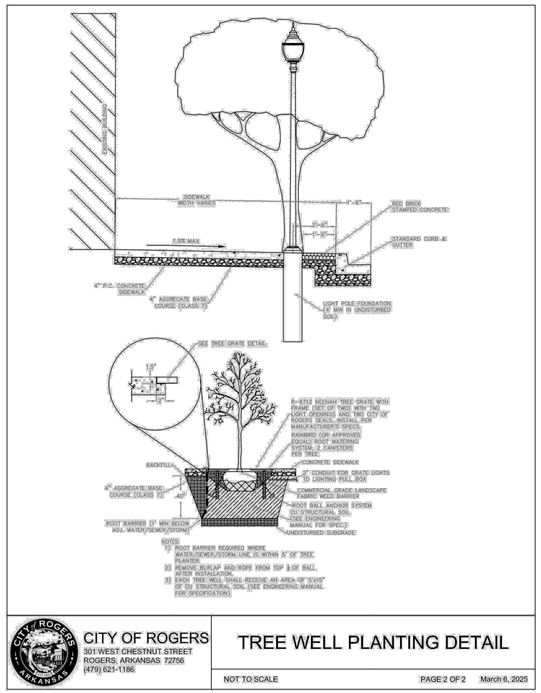
1 TYPICAL SIDEWALK

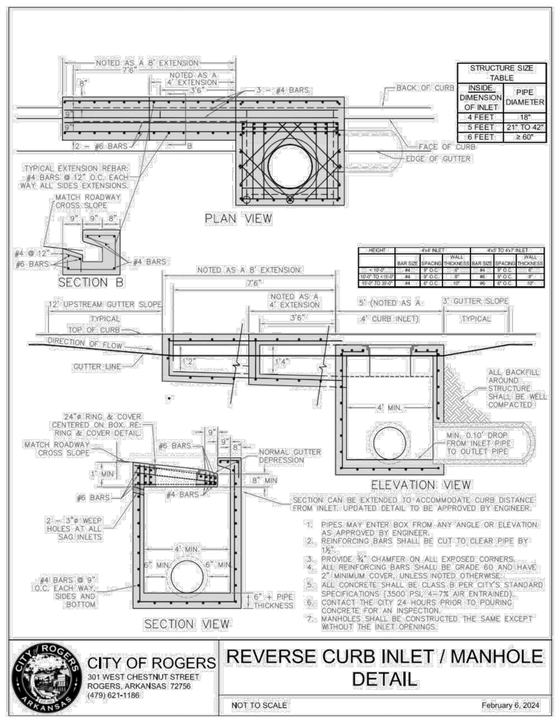
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2 TREE WELL DETAIL

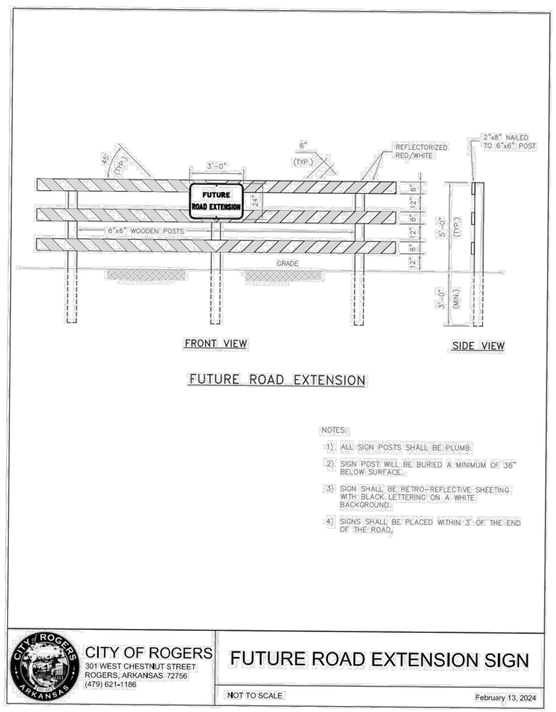
SCALE: N.T.S.





3 REVERSE CURB INLET/MANHOLE DETAIL

SCALE: N.T.S.



4 FUTURE ROAD EXTENSION SIGN

SCALE: N.T.S.

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STATE OF ARKANSAS — PROFESSIONAL ENGINEER — BRIAN M. DAVIS — No. 14684 — 7/31/26

CERTIFICATE OF AUTHORIZATION — Ecological Design Group, Inc. — No. 2311 — ARKANSAS

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METAPHASE DEVELOPMENT PHASE 1

Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

REVISIONS

Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE 100% CONSTRUCTION DOCUMENTS

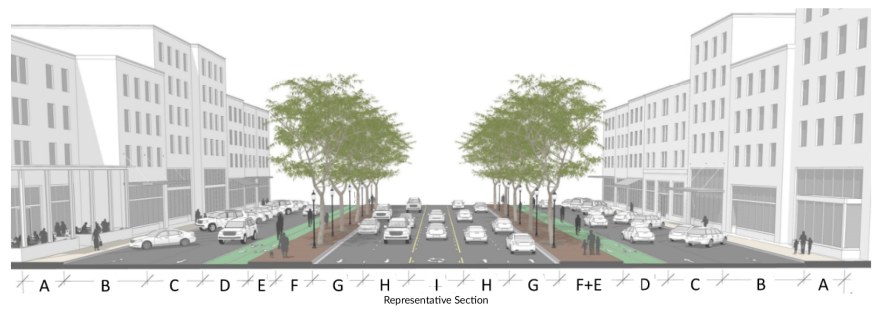
TITLE CITY DETAILS

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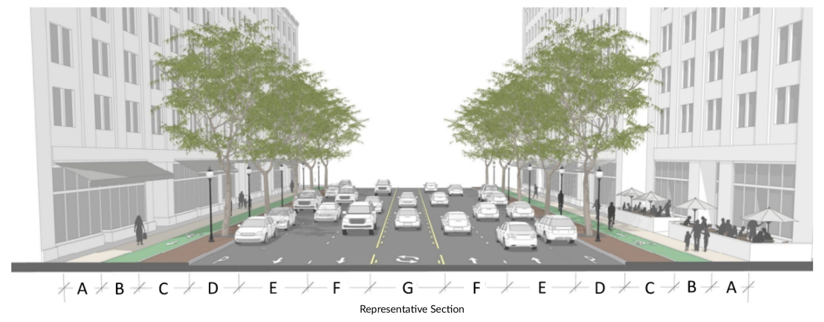
Table 3.4.5.1.B Street Typology Subtypes

Typology	Standard Cross Section
Boulevard A typology applicable to arterial streets where on-street parking is undesirable but mixed-use urban form is desirable. A front parking lane is provided on private property for cross-access and parking. Two subtypes are provided that are applicable to highways with auto-oriented form.	



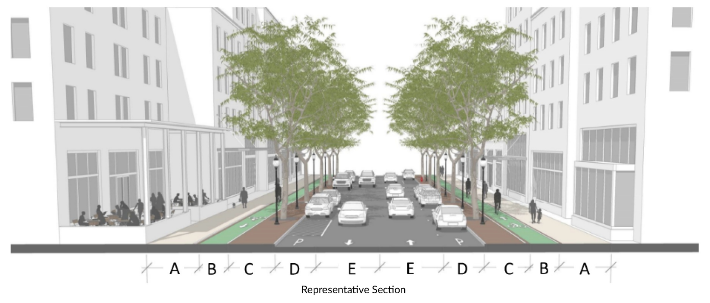
Subtype	Intended to Serve	A	B	C	D	E	F	Easement Depth	G	H	J	ROW from Centerline	Ground Floor Design	Ground Floor Use	
B-40 (subtypes may not change mid-block)	Arterials in zones with maximum exterior yard setbacks where parking in front of the building is desirable but on-street parking is not allowed.	10' concrete sidewalk	8' parallel parking	12' travel lane		10' bi-directional green bike lane		40'	6' concrete sidewalk	10' hardscaped street tree and furniture zone	12' median, bioswale, or center turn lane	50'	Nonresidential design required. See 4.5.6.	Any use permitted by zoning.	
B-48 (subtypes may not change mid-block)		10' concrete sidewalk	8' parallel parking	12' travel lane	8' parallel parking	10' bi-directional green bike lane		48'	6' concrete sidewalk	10' hardscaped street tree and furniture zone	12' median, bioswale, or center turn lane	50'	Nonresidential design required. See 4.5.6.	Any nonresidential use permitted by zoning.	
B-50 (subtypes may not change mid-block)		10' concrete sidewalk	18' angled parking	12' travel lane		10' bi-directional green bike lane		50'	6' concrete sidewalk	10' hardscaped street tree and furniture zone	12' median, bioswale, or center turn lane	50'	Nonresidential design required. See 4.5.6.	Any use permitted by zoning.	
B-58A (subtypes may not change mid-block)		10' concrete sidewalk	18' angled parking	12' travel lane	8' parallel parking	10' bi-directional green bike lane		58'	6' concrete sidewalk	10' softscaped tree lawn	12' median, bioswale, or center turn lane	50'	Nonresidential design required. See 4.5.6.	Any nonresidential use permitted by zoning.	
B-58B (subtypes may not change mid-block)		10' concrete sidewalk	8' parallel parking	22' bi-directional travel lane	8' parallel parking	10' bi-directional green bike lane		58'	6' concrete sidewalk	10' softscaped tree lawn	12' median, bioswale, or center turn lane	58'	Nonresidential design required. See 4.5.6.	Any nonresidential use permitted by zoning.	
B-ARDOT (subtypes may not change mid-block)		6' concrete sidewalk	18' 90-degree parking	24' bi-directional travel lane	18' 90-degree parking	10' concrete shared-use path	9' softscaped tree lawn	85'	Controlled by ArDOT				Nonresidential or residential design allowed. See 4.5.6.	Any use permitted by zoning.	
B-Highway (subtypes may not change mid-block)		Applicant's discretion					2' x 4' streetscreen required where parking occurs in the exterior yard	68'	10' concrete shared-use path	6' softscaped tree lawn 11' travel lane	12' median, bioswale, or center turn lane	50'	Nonresidential or residential design allowed. See 4.5.6.	Any use permitted by zoning.	

Avenue A typology applicable to arterial streets where mixed-use urban form is desirable and on-street parking is allowed.



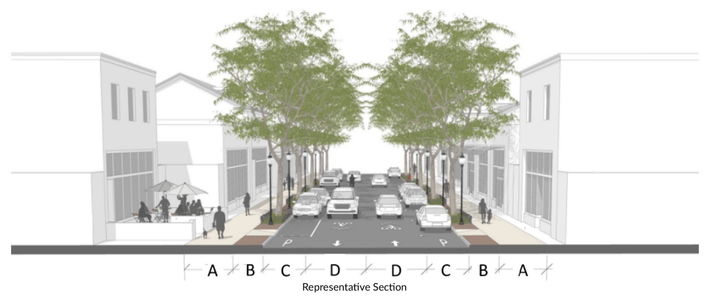
Subtype	Serving	A	B	C	D	E	F	G	ROW from Centerline	Ground Floor Design	Ground Floor Use	
A-Highway (subtypes may not change mid-block)	Arterials in any neighborhood placetype where buildings back to the road or in Highway Corridor, Pleasant Grove Regional Center, or IAT placetypes.	10' concrete shared-use path		8' softscaped tree lawn	8' bioswale	11' travel lane	11' travel lane	12' bioswale or median	60'	Nonresidential or residential design allowed. See 4.5.6.	Any use permitted by zoning.	
A-40 (subtypes may not change mid-block)		10' concrete shared-use path		8' softscaped tree lawn		11' travel lane	11' travel lane		40'	Nonresidential or residential design allowed. See 4.5.6.	Any use permitted by zoning.	
AP-50 (subtypes may not change mid-block)	Arterials in neighborhood placetypes.	10' concrete shared-use path		8' softscaped tree lawn	8' parking	11' travel lane	11' travel lane		50'	Nonresidential or residential design allowed. See 4.5.6.	Any use permitted by zoning.	
AP-52 (subtypes may not change mid-block)	Arterials in neighborhood center and city corridor placetypes.	8' concrete sidewalk	6' green bike path	8' hardscaped street tree and furniture zone	8' parking	11' travel lane	11' travel lane		52'	Nonresidential design required. See 4.5.6.	Any permitted nonresidential use when in neighborhood centers or at intersections. In all other cases any use permitted by zoning.	
AP-62 (subtypes may not change mid-block)	Arterials in neighborhood placetypes	6' concrete sidewalk	6' green bike path	8' softscaped tree lawn	8' parking	11' travel lane	11' travel lane	12' median, bioswale, or median	62'	Nonresidential or residential design allowed. See 4.5.6.	Any use permitted by zoning.	
AP-64 (subtypes may not change mid-block)	Arterials in city center placetypes	8' concrete sidewalk	6' green bike path	8' hardscaped street tree and furniture zone	8' parking	11' travel lane	11' travel lane	12' median, bioswale, or median	64'	Nonresidential design required. See 4.5.6.	Any permitted nonresidential use when in neighborhood centers or at intersections. In all other cases any use permitted by zoning.	

Mixed Use Street A typology applicable to collector streets where mixed-use urban form is desirable.



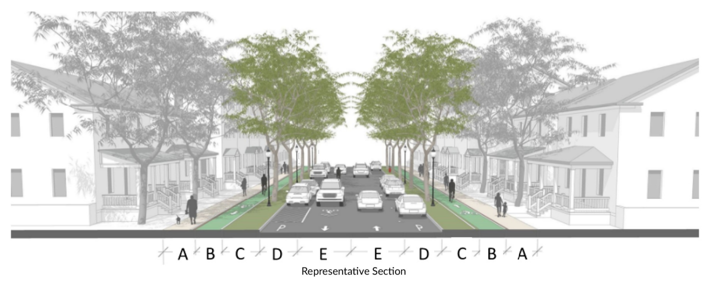
Subtype	Serving	A	B	C	D	E	ROW from Centerline	Ground Floor Design	Ground Floor Use
MS-40	Collectors in center, city corridor, and regional corridor placetypes	9' concrete sidewalk	5' green bike lane	8' hardscaped furniture and street tree zone	7' parking lane	11' travel lane	40'	Nonresidential design required. See 4.5.6.	Any nonresidential use permitted by zoning.
MS-52	Collectors in center, city corridor, and regional corridor placetypes	10' concrete sidewalk	5' green bike lane	8' hardscaped furniture and street tree zone	18' angled parking lane	11' travel lane	52'	Nonresidential design required. See 4.5.6.	Any nonresidential use permitted by zoning.

Mixed Use Drive A typology applicable to minor streets where mixed-use urban form is desirable.



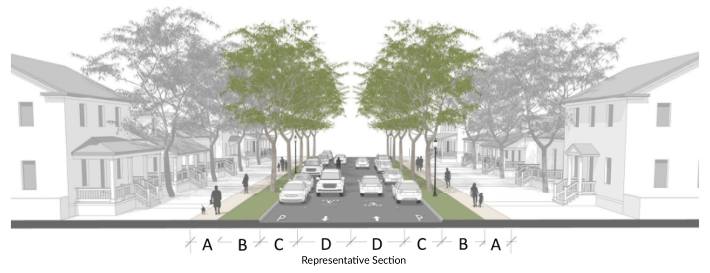
Subtype	Serving	A	B	C	D	ROW from Centerline	Ground Floor Design	Ground Floor Use
MD-30	Minor Streets in centers, city corridor, and regional corridor placetypes	8' concrete sidewalk	5' hardscaped street tree and furniture zone	7' parking lane	10' travel lane	30'	Nonresidential design required. See 4.5.6.	Any nonresidential use permitted by zoning.
MD-42	Minor Streets in centers, city corridor, and regional corridor placetypes	9' concrete sidewalk	5' hardscaped street tree and furniture zone	18' angled parking lane	10' travel lane	42'	Nonresidential design required. See 4.5.6.	Any nonresidential use permitted by zoning.

Neighborhood Avenue A typology applicable to collector streets within neighborhoods.



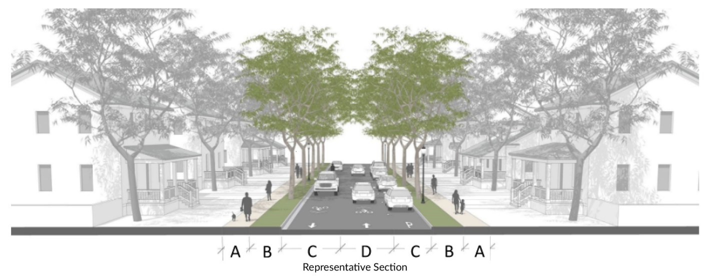
Subtype	Serving	A	B	C	D	E	Center Turn Lane	ROW from Centerline
NA-35	Collectors or Minor Arterials in neighborhood, corridor, or center placetypes	6' concrete sidewalk	5' green bike path	7' softscaped planting strip	7' parking lane	10' travel lane	n/a	35'
NA-42	Collectors or Minor Arterials in neighborhood, corridor, or center placetypes	10' shared use path		8' softscaped planting strip	8' parking lane	10' travel lane	12'	42'

Neighborhood Street A typology applicable to minor streets within neighborhoods.



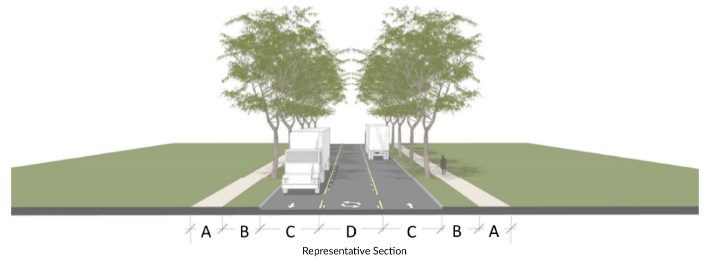
Subtype	Serving	A	B	C	D	ROW from Centerline
NS-30	Minor streets in neighborhood, corridor, or center placetypes	5' concrete sidewalk	8' softscaped tree lawn	7' parking lane	10' travel lane	30'

Neighborhood Drive A typology applicable to collector streets within neighborhoods but where street width is constrained.



Subtype	Serving	A	B	C	D	ROW from Centerline
ND-25	Minor streets in neighborhood, corridor, or center placetypes	5' concrete sidewalk	5' tree lawn	7' parking lane (one side)	10' travel lane	25'

Service Road A typology applicable to collector and minor streets outside of transect zones.



Subtype	Serving	A	B	C	D	ROW from Centerline
Service Collector	Collector Streets in highway corridor, and IAT placetypes	10' shared use path	8' tree lawn	11' travel lane	12' center turn lane	35'
Service Minor	Collector Streets in highway corridor and IAT placetypes	10' shared use path	9' tree lawn	11' travel lane		30'

1 ROGERS STREET TYPOLOGIES

SCALE: N.T.S.

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PHASE 1
Rogers, Arkansas

EDG PROJECT NO. 24-027
DATE 2026.07.31

REVISIONS

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1	2026.07.31	PR-04 IFC SET

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE CITY DETAILS

SHEET NO. C6.02

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1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 100'-0"

NORTH

0' 100' 200' 400'

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METAPHASE DEVELOPMENT
PHASE 1
Rogers, Arkansas

EDG PROJECT NO.	24-027
DATE	2026.07.31

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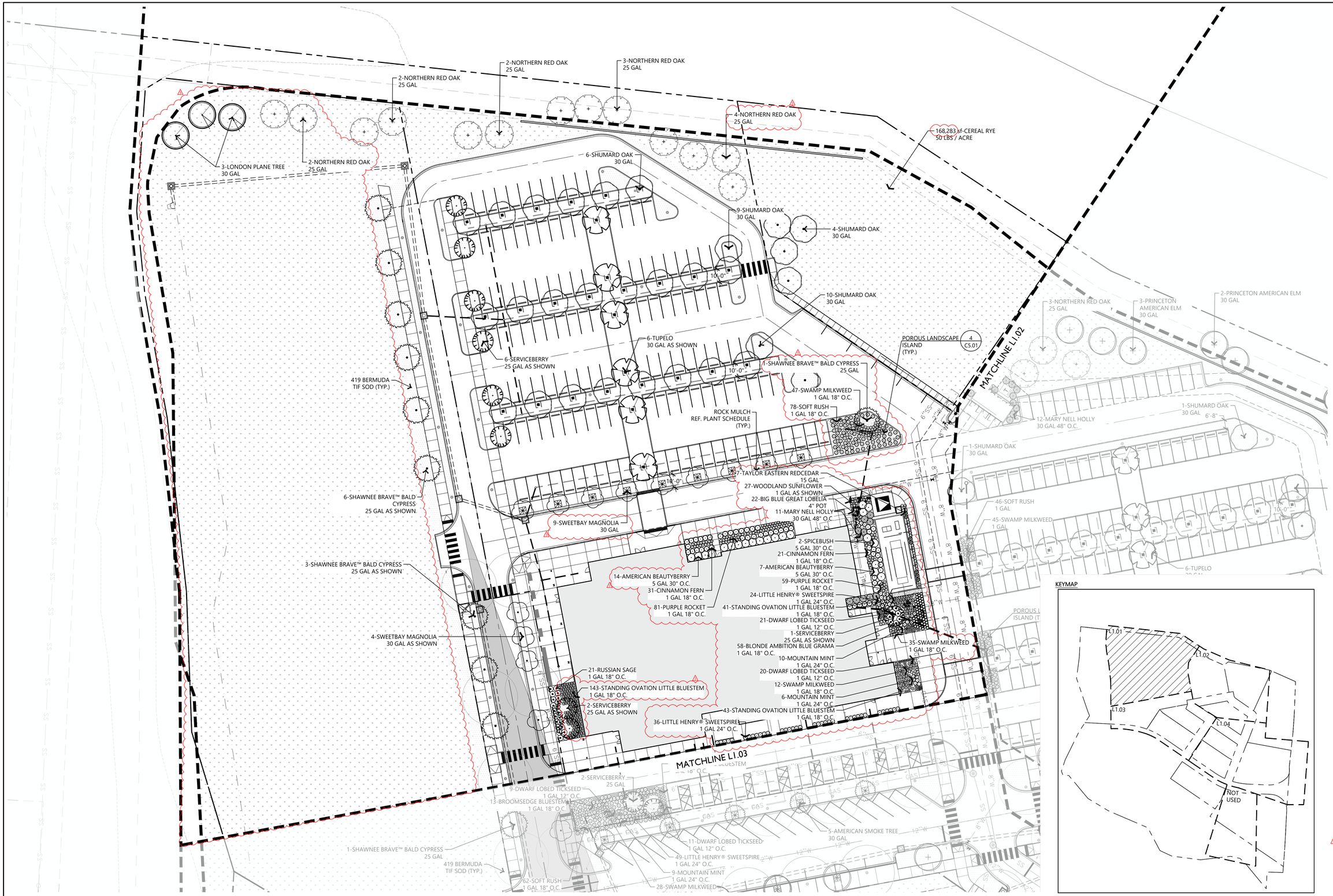
TITLE OVERALL LANDSCAPE PLAN

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METAPHASE DEVELOPMENT
PHASE 1
Rogers, Arkansas



KEYMAP

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EDG PROJECT NO.	24-027
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REVISIONS

Mark	Date	Description
1	2026.07.31	PR-04 IFC SET
3	2026.08.28	PR-03

PHASE	100% CONSTRUCTION DOCUMENTS
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SHEET NO.	L1.01

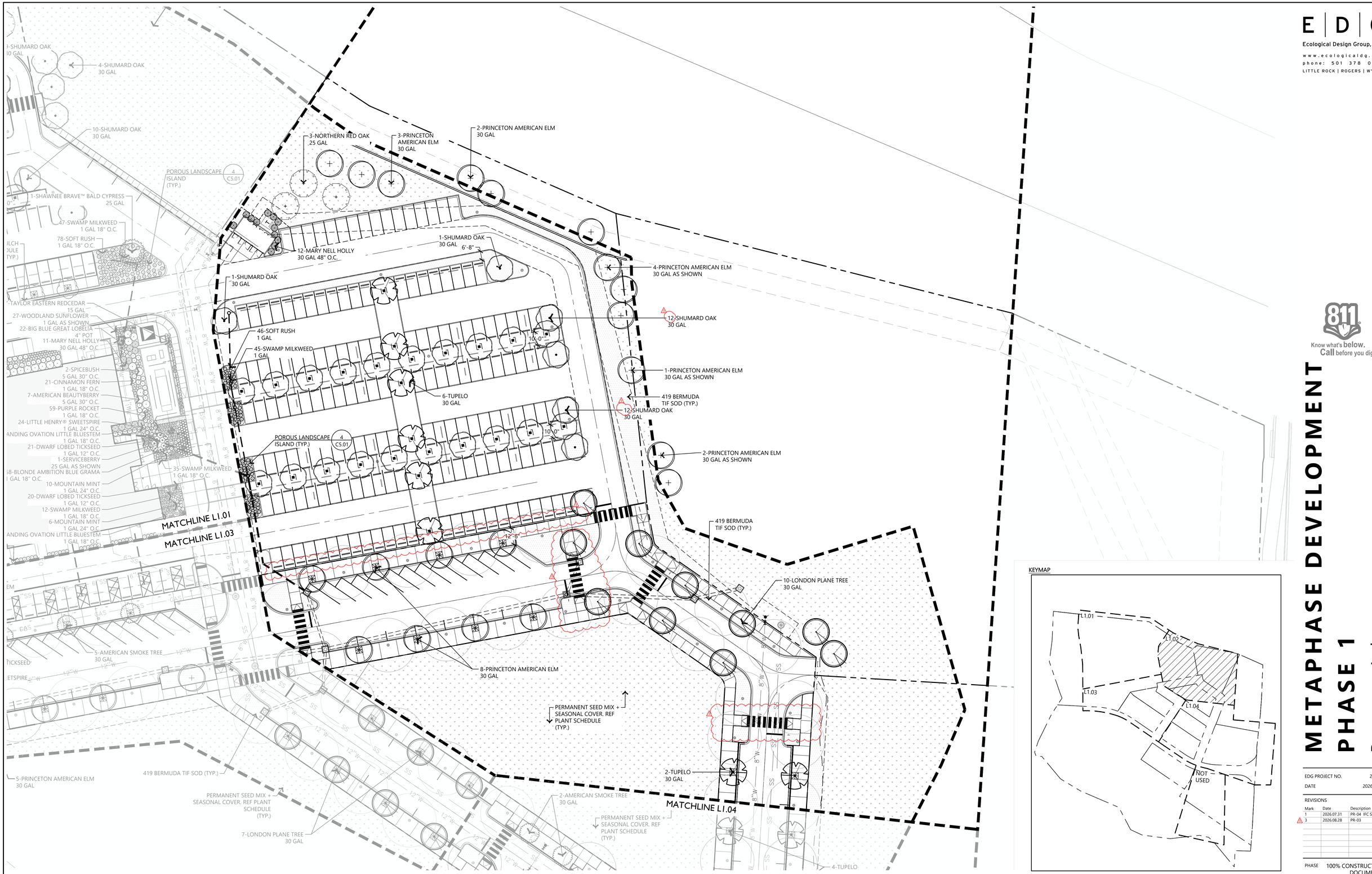
1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

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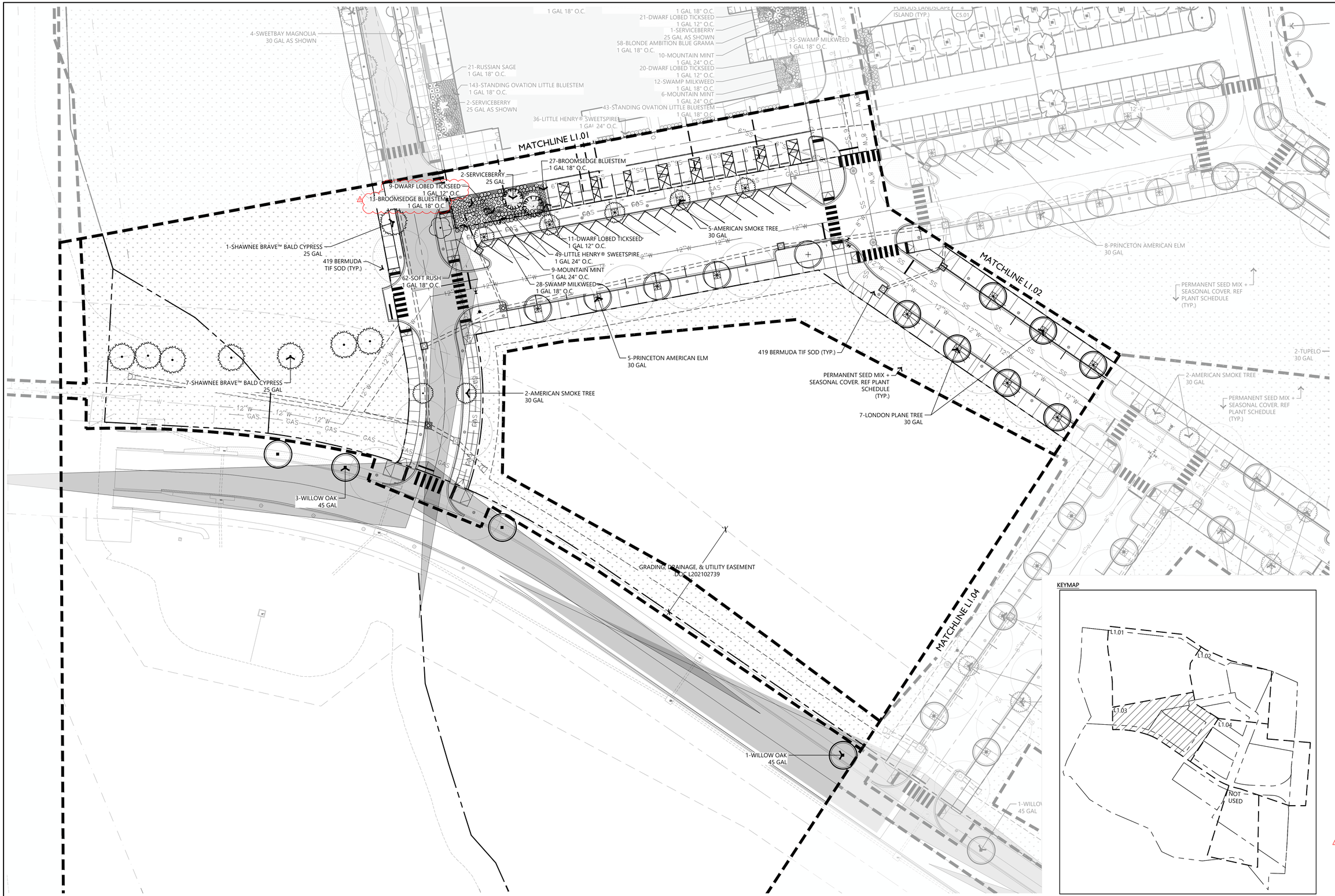
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET
3	2026.08.28	PR-03

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TITLE LANDSCAPE PLAN

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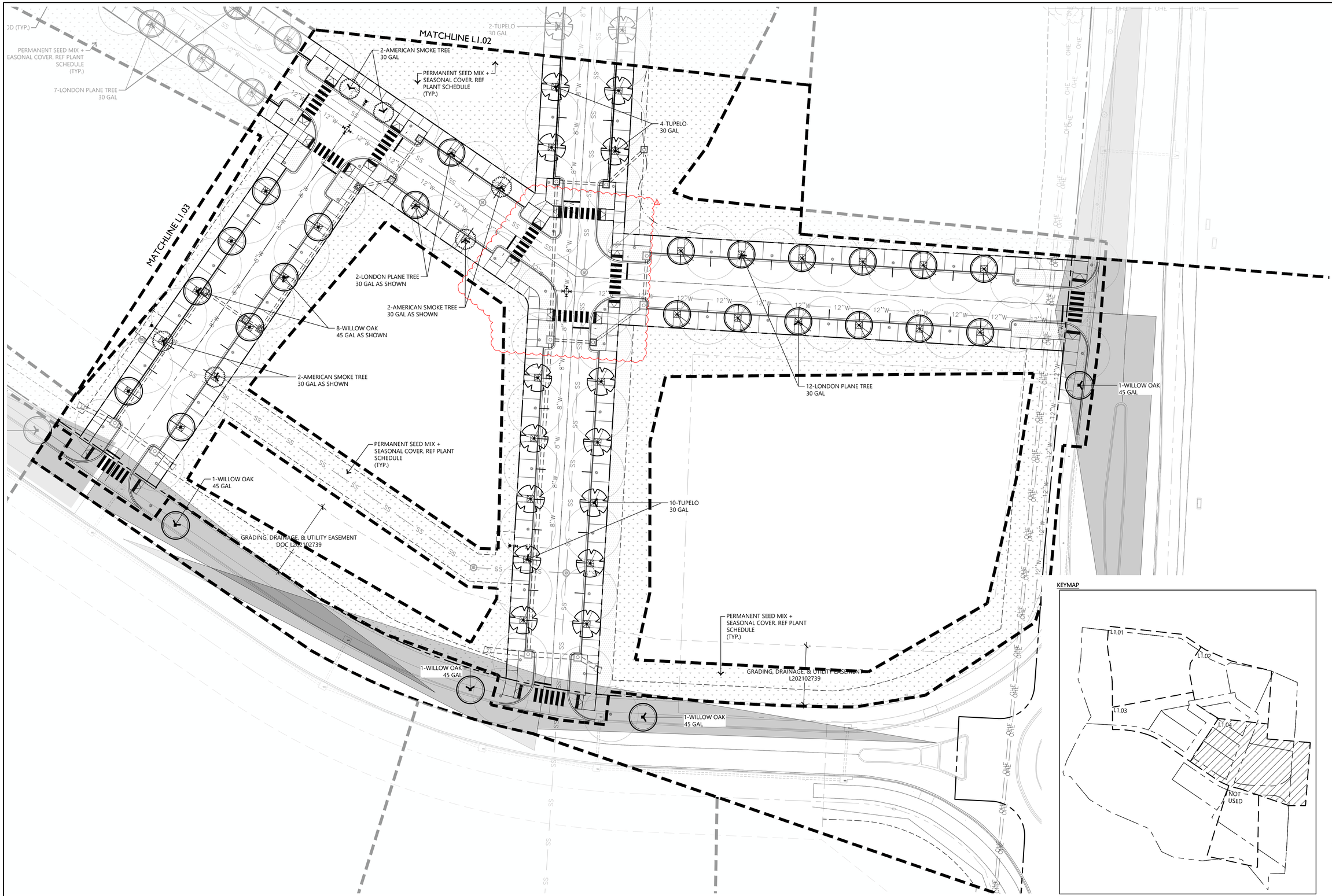
EDG PROJECT NO.	24-027
DATE	2026.07.31

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Mark	Date	Description
1	2026.07.31	PR-04 IFC SET
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PHASE	100% CONSTRUCTION DOCUMENTS
TITLE	LANDSCAPE PLAN
SHEET NO.	L1.04

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PLANT SCHEDULE

NOTE: ALL PLANT QUANTITIES SHALL BE VERIFIED BY LANDSCAPE CONTRACTOR

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING	HEIGHT X SPREAD		REMARKS
TREES									
	11	AMELANCHIER ALNIFOLIA	SERVICEBERRY	2" CAL	25 GAL	AS SHOWN	8` X 4` MIN		3 TRUNK. CONTAINER GROWN. SOURCE FROM HALE AND HINES OR APPROVED EQUAL.
	13	COTINUS OBOVATUS	AMERICAN SMOKE TREE	2" CAL	30 GAL	AS SHOWN	10` X 4` MIN		
	23	ILEX X 'MARY NELL'	MARY NELL HOLLY	8` HT FULL TO THE GROUND	30 GAL	48" O.C.	8` X 4` MIN		SINGLE TRUNK, FULL TO GROUND. CONTAINER GROWN. SOURCE FROM HALE AND HINES OR APPROVED EQUAL
	7	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR	---	15 GAL	AS SHOWN	8` MIN		
	14	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3 TRUNKS, 1-1/2" EACH	30 GAL	AS SHOWN	10` X 4` MIN		
	28	NYSSA SYLVATICA	TUPELO	2.5" CAL	30 GAL	AS SHOWN	12` X 5` MIN		
	34	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2.5" CAL	30 GAL	AS SHOWN	14` X 6` MIN		SINGLE TRUNK. 6' CLEAR. CONTAINER GROWN. SOURCE FROM HALE AND HINES OR APPROVED EQUAL.
	16	QUERCUS PHELLOS	WILLOW OAK	3" CAL	45 GAL	AS SHOWN			
	16	QUERCUS RUBRA	NORTHERN RED OAK	2" CAL	25 GAL	AS SHOWN	12` X 5` MIN		SINGLE TRUNK. 6' CLEAR. CONTAINER GROWN. SOURCE FROM HALE AND HINES OR APPROVED EQUAL.
	55	QUERCUS SHUMARDII	SHUMARD OAK	2.5" CAL	30 GAL	AS SHOWN	14` X 6` MIN		SINGLE TRUNK. 6' CLEAR. CONTAINER GROWN. SOURCE FROM HALE AND HINES OR APPROVED EQUAL.
	18	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE™ BALD CYPRESS	2" CAL	25 GAL	AS SHOWN	12` X 5` MIN		SINGLE TRUNK. 6' CLEAR. CONTAINER GROWN. SOURCE FROM HALE AND HINES OR APPROVED EQUAL.
	25	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2.5" CAL	30 GAL	AS SHOWN	14` X 6` MIN		SINGLE TRUNK. 6' CLEAR. CONTAINER GROWN. SOURCE FROM HALE AND HINES OR APPROVED EQUAL.
SHRUBS									
	40	ANDROPOGON VIRGINICUS	BROOMSEDGE BLUESTEM	---	1 GAL	18" O.C.			FULL, MATCHED
	167	ASCLEPIAS INCARNATA	SWAMP MILKWEED	---	1 GAL	18" O.C.			FULL, MATCHED
	58	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	---	1 GAL	18" O.C.			
	21	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	---	5 GAL	30" O.C.			FULL, MATCHED
	61	COREOPSIS AURICULATA 'NANA'	DWARF LOBED TICKSEED	---	1 GAL	12" O.C.			FULL, MATCHED
	27	HELIANTHUS DIVARICATUS	WOODLAND SUNFLOWER	---	1 GAL	AS SHOWN			
	140	IODANTHUS PINNATIFIDUS	PURPLE ROCKET	---	1 GAL	18" O.C.			FULL, MATCHED
	109	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY® SWEETSPIRE	---	1 GAL	24" O.C.			FULL, MATCHED
	186	JUNCUS EFFUSUS	SOFT RUSH	---	1 GAL	18" O.C.			FULL, MATCHED
	2	LINDERA BENZOIN	SPICEBUSH	---	5 GAL	30" O.C.			FULL, MATCHED
	22	LOBELIA SIPHILITICA 'BIG BLUE'	BIG BLUE GREAT LOBELIA	---	4" POT				
	52	OSMUNDA CINNAMOMEA	CINNAMON FERN	---	1 GAL	18" O.C.			FULL, MATCHED
	5	PARTHENOCISSUS QUINQUEFOLIA	VIRGINA CREEPER	---	1 GAL	AS SHOWN			
	31	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	---	1 GAL	18" O.C.			FULL, MATCHED
	25	PYCNANTHEMUM VIRGINIANUM	MOUNTAIN MINT	---	1 GAL	24" O.C.			FULL, MATCHED
	227	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	---	1 GAL	18" O.C.			FULL, MATCHED
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING	HEIGHT X SPREAD	SPACING	REMARKS
GROUND COVERS									
	305,935 SF	BRACHIARIA RAMOSA	CEREAL RYE	SEED	50 LBS / ACRE				SEASONALLY APPROPRIATE SEED MIX CEREAL RYE GRAIN - SEPT 15 - APR.15(2000LBS/ACRE). BROWN TOP MILLET - APR.15 - SEPT. 15(200LBS/ACRE)
	51,130 SF	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDAGRASS	---	SOLID SOD, CERTIFIED WEED FREE				

MISCELLANEOUS

	QTY	DESCRIPTION	REMARKS
	REF. PLAN	DRAINAGE ROCK	4-6" (LARGE), 6" DEPTH. COLOR: CHOCOLATE. LOCALLY SOURCED. SUBMIT SAMPLE FOR APPROVAL
	REF. PLAN	ROCK MULCH	1-2", 2" DEPTH. COLOR: CHOCOLATE. LOCALLY SOURCED. SUBMIT SAMPLE FOR APPROVAL
	REF. PLAN	HARDWOOD MULCH	TRIPLE HAMMERED HARDWOOD MULCH. COLOR: NATIVE. ALL PLANTING BEDS, AND THOSE AREAS SPECIFIED UNDERNEATH EXISTING TREES PER THE PLANS. SUBMIT FOR APPROVAL REFER TO SPECIFICATIONS FOR DEPTH.
	REF. PLAN	STEEL EDGING	1/4" X 6". COLOR: BLACK. BY PERMALOC OR APPROVED EQUAL. SUBMIT FOR APPROVAL.
	REF. PLAN	PLANTING MIX	REFER TO SPECIFICATIONS FOR DEPTHS AND COMPOSITION.
	REF. PLAN	BIODEGRADEABLE EROSION CONTROL BLANKETS	BioD-Mat® 40 - Rolanka International, Inc OR APPROVED EQUAL. SUBMIT FOR APPROVAL

LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES. THE CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL MEET MINIMUM REQUIREMENTS PER CITY OF ROGERS STANDARDS. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
6. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.
7. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH NON-DYED ORGANIC HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR DEPTH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 6" FROM ROOT COLLAR AT THE SOIL LINE.
9. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
13. ALL AREAS TO BE SEEDED SHALL RECEIVE TOPSOIL AND BE GRADED PER THE GRADING PLAN. REFER. TO SPECIFICATIONS FOR TOPSOIL DEPTH.
14. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION. REFER TO PLANT SCHEDULE FOR TYPES. SUBMIT FOR APPROVAL.
15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
16. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
17. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD. PRESERVED TREES FOR WHICH CREDIT WAS AWARDED BUT WHICH SUBSEQUENTLY DIE, SHALL BE REPLACED BY THE REQUISITE NUMBER OF LIVING TREES. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

IRRIGATION GENERAL NOTES:

1. THE IRRIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL CONVENTIONAL IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. ALL PLANTING AREAS SHALL RECEIVE DRIP IRRIGATION, TREES SHALL RECEIVE BUBBLERS, AND SOD AREAS SHALL RECEIVE TURF / POP SPRAY HEADS. 100% HEAD TO HEAD COVERAGE SHALL BE ACHIEVED.
2. BIO-RETENTION AREAS, PLANTING BEDS, SOD AREAS, SHALL BE ZONED SEPARATELY .
3. IRRIGATION CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S CURRENT SPECIFICATIONS AND RECOMMENDATIONS.
4. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM RESIDUAL WATER PRESSURE OF 70 PSI @ 60 GPM. CONTRACTOR SHALL NOTIFY THE OWNER IF WATER PRESSURE IS LESS THAN NOTED.
5. 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. INSTALL PIPING AND SPRINKLERS ON THE INSIDE OF NEW CURBLINES IF POSSIBLE. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACT OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MUCH AS SOON AS POSSIBLE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND BELOWGROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE AT LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORKING AREA.
7. WINTERIZATION SHALL BE DONE USING A COMBINATION OF MANUAL DRAIN VALVES IN THE LOW POINTS OF THE MAINLINE, AUTOMATIC DRAIN VALVES ON LATERAL LINE SAND WRAPPING BACKFLOW PREVENTER WITH HEAT TAPE INSIDE THE ENCLOSURE.
8. ALL PVC MAINLINE SHALL BE PCV SCH40. LATERAL LINES PVC CL200.
9. ALL PVC FITTINGS SHALL BE SCH40 PVC TYPE I AND MUST BE OF DOMESTIC MANUFACTURER. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURER OF THE PIPE.
10. CONTRACTOR SHALL INSTALL A TRACER WIRE ABOVE ALL MAINLINE PIPING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
11. INSTALL SPRINKLERS WITH CHECK VALVE FEATURE TO AVOID LOW-HEAD DRAINAGE FROM SPRINKLERS AT LOWER ELEVATIONS. PROGRAM CONTROLLER WITH "CYCLE+SOAK" FEATURE AS REQUIRED TO ALLOW WATER TO INFILTRATE SOIL AND ELIMINATE RUN-OFF.
12. CONTRACTOR SHALL INCLUDE IN BASE BID WATER METER, BACKFLOW PREVENTOR / RPZ, CONTROLLER, AND CLIMATE SENSOR. COORDINATE EXACT LOCATIONS OF WATER METER, BACKFLOW PREVENTER / RPZ, CONTROLLER, AND CLIMATE SENSOR WITH THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR.

SLEEVING NOTES:

1. THE GENERAL CONTRACTOR SHALL PROVIDE SCH40 PVC SLEEVING, BURIED AT A MINIMUM OF 18" AND MAXIMUM OF 24" DEPTH.
2. UPON COMPLETION OF SITE FILLING AND COMPACTION OPERATIONS, AND PRIOR TO THE CONSTRUCTION OF FOUNDATIONS, ROADWAYS, WALKS OR OTHER PAVEMENTS OR OBSTRUCTIONS, THE GENERAL CONTRACTOR SHALL INSTALL SLEEVES IN SUFFICIENT SIZES TO ACCOMMODATE FUTURE IRRIGATION PIPING AND/OR CONTROL WIRING. ENDS OF SLEEVES SHALL EXTEND 18 INCHES PAST THE EDGES OF AL PAVING OR CONSTRUCTION. THE ENDS OF THE SLEEVES SHALL BE CLEARLY MARKED FOR FUTURE USE BY THE IRRIGATION CONTRACTOR.

LANDSCAPE CALCULATIONS:

1 TREE PER 2500 SQFT OF ADDED BUILDING FOOTPRINT	TOTAL BUILDING FOOTPRINT: 26,813 SQ FT TOTAL TREES REQUIRED: 10 TREES (56,982 SQFT/ 2500 SQFT=10 TREES)
1 TREE PER 1000 SQ FT OF ADDED IMPERVIOUS AREA	TOTAL ADDED IMPERVIOUS AREA: 184,307 SQ FT TOTAL TREES REQUIRED: 183 TREES (184,307 SQFT/ 1000 SQFT=183 TREES)
TOTAL TREES REQUIRED: 193 TREES	TOTAL PROVIDED: 193 TREES

PLANT SCHEDULE STREET TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	TOTAL % OF STREET TREES
TREES				
	9	COTINUS OBOVATUS	AMERICAN SMOKE TREE	11%
	16	NYSSA SYLVATICA	TUPELO	19%
	30	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	36%
	10	QUERCUS PHELLOS	WILLOW OAK	12%
	4	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE™ BALD CYPRESS	5%
	14	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	17%

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Rogers, Arkansas

EDG PROJECT NO. 24-027
DATE 2026.07.31

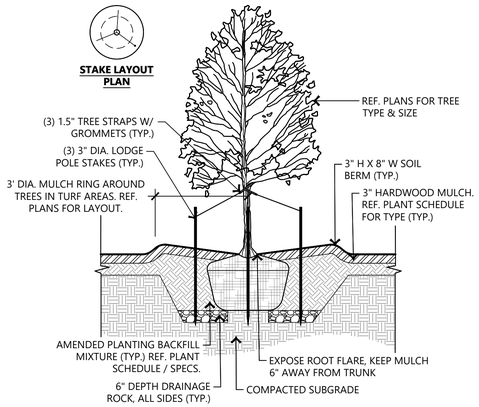
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Mark	Date	Description
1	2026.07.31	PR-04 IFC SET
3	2026.08.26	P.R. #03

PHASE 100% CONSTRUCTION DOCUMENTS
TITLE LANDSCAPE NOTES
SHEET NO. L1.10

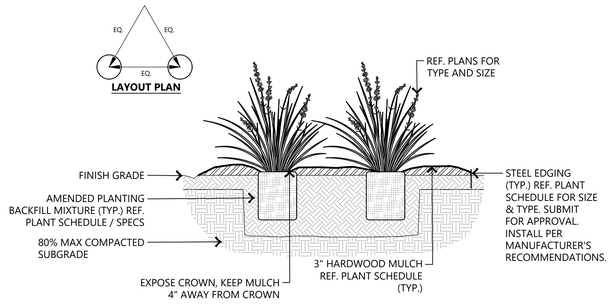
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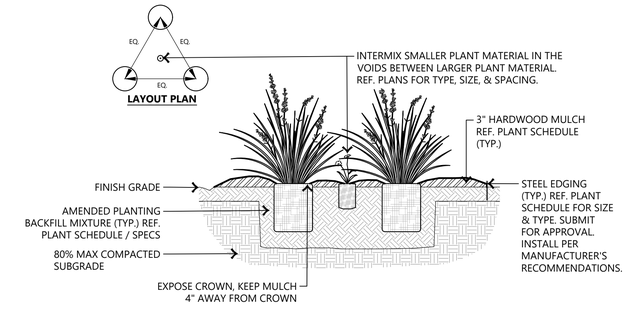
1 CANOPY TREE PLANTING DETAIL W/ STAKES

SCALE: N.T.S.



2 NATIVE GRASS PLANTING DETAIL

SCALE: N.T.S.



3 PLANTING W/ INTERMIXED PERENNIALS OR GRASSES DETAIL

SCALE: N.T.S.

4 CANOPY TREE PLANTING DETAIL ON A SLOPE

SCALE: N.T.S.

5 SOD PLANTING DETAIL

SCALE: N.T.S.

6 ORNAMENTAL TREE PLANTING DETAIL

SCALE: N.T.S.

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Rogers, Arkansas

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DATE	2026.07.31

REVISIONS

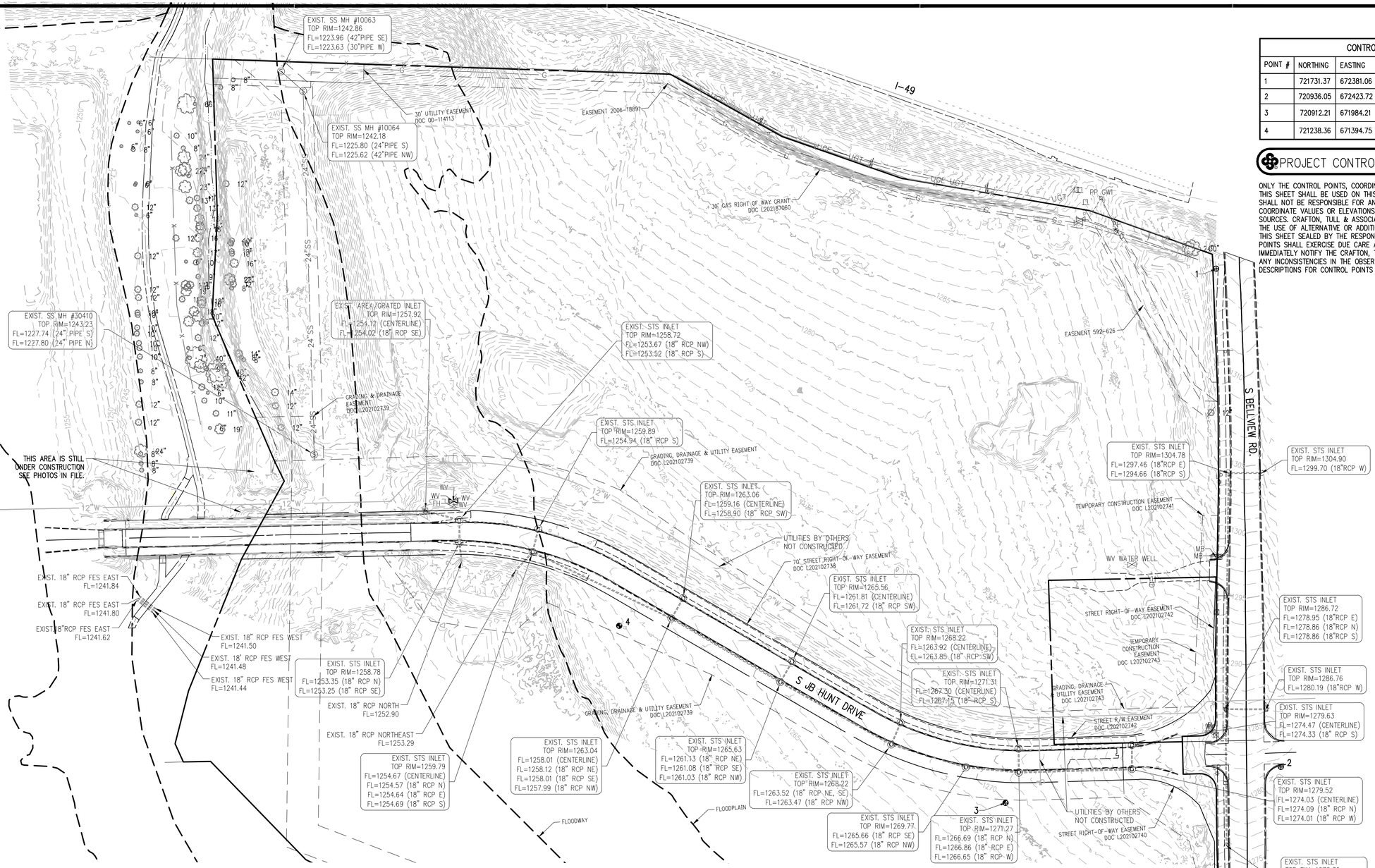
Mark	Date	Description
1	2026.07.31	PR-04 IFC SET

PHASE 100% CONSTRUCTION DOCUMENTS

TITLE LANDSCAPE DETAILS

SHEET NO. L1.11

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CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	721731.37	672381.06	1313.98	MAG NAIL IN CONC
2	720936.05	672423.72	1281.98	MAG NAIL IN CONC
3	720912.21	671984.21	1270.04	CTL 5/8 RBR BLUE CTA CAP
4	721238.36	671394.75	1260.80	CTL 5/8 RBR BLUE CTA CAP

PROJECT CONTROL NOTE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- BENCHMARK
- FOUND IRON PIPE/REBAR
- PRIMARY CONTROL/SET MONUMENT
- FOUND MONUMENT/ROW
- AC AIR CONDITIONER
- ARV AIR RELEASE VALVE
- ELECTRIC BOX/PEDESTAL
- EB ELECTRIC JUNCTION BOX
- E ELECTRIC METER
- ELECTRIC TRANSFORMER
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- GUARD POST
- LP LIGHT POLE
- PP POWER POLE
- S SANITARY MANHOLE
- CO SANITARY SEWER CLEANOUT
- SIGN
- SPRINKLER HEAD
- T TELEPHONE PEDESTAL
- TV TV PEDESTAL
- WATER FAUCET
- WM WATER METER
- WV WATER VALVE
- DOWN GUY
- D STORM SEWER MANHOLE
- STORM SEWER PIPE
- TREE
- DROP/CURB INLET
- GRATED INLET

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
- GAS LINE
- WATER LINE (SPECIFY SIZE & TYPE)
- UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- OHTV — OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FO — FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE

THE ABOVE CONTROL POINT TABLE ITEM VALUES DO NOT CONSTITUTE A "SURVEYING MEASUREMENT CERTIFICATION" AS DEFINED BY ARKANSAS CODE SECTION 17-48-101 (6) (A) (B) AS OF JULY 2014. THERE IS NO WARRANTY TO THIRD PARTIES AS TO ACCURACY OR CORRECTNESS OF THE NUMERICAL VALUES SHOWN HEREON.

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -0°15'49.33"
COMBINED SCALE FACTOR: 0.99995030
VALUE CALCULATED AT THE FOLLOWING POINT:
N 721731.368 E 672381.060 Z 1313.980

PROJECT CONTROL CERTIFICATE:

I HEREBY DECLARE THAT ON THE 14TH DAY OF AUGUST, 2026 THE ABOVE CONTROL POINT TABLE ITEM VALUES WERE CHECKED TO FOR CONSISTENCY WITH THE FIELD DATA FOR EACH ITEM PROVIDED BY THE FIELD CREW UNDER MY SUPERVISION. THE CONTROL HORIZONTAL AND VERTICAL DATUM WAS CONFIRMED IN RELATION TO THE RELEVANT LOCAL MUNICIPAL CONTROL SYSTEM. THIS CERTIFICATION IS APPLICABLE ONLY TO THE CONTROL POINT VALUES AS THEY EXISTED AT THE TIME OF IMPLEMENTATION BY THE FIELD CREW UNDER MY SUPERVISION (AUGUST 2, 2023). THIS CERTIFICATE DOES NOT EXTEND TO ANY ITEM OR DEPICTION SHOWN HEREON, OTHER THAN THE CONTROL POINT VALUES SHOWN IN THE CONTROL POINT TABLE AS THEY EXISTED ON THE DAY THAT THEY WERE SET ON THE SITE. THIS CERTIFICATION DOES NOT EXTEND TO THE LOCATION OR CONDITION OF THE CONTROL POINTS BEYOND THE DAY THAT EACH CONTROL POINT WAS SET IN THE GROUND ON THE SITE.

REGISTERED STATE OF ARKANSAS NO. 1460 SURVEYOR KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR SIGNATURE

CRAFTON, TULL, & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)
KEVIN J. MONTGOMERY PS 1460

NOTE:
THIS PLAN SHEET DOES NOT CONSTITUTE A BOUNDARY SURVEY OR ALTA/ASPS LAND TITLE SURVEY. EXCEPT FOR THE CONTROL POINT TABLE VALUES, ALL ELSE IS SHOWN FOR INFORMATION ONLY.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

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

GRAPHIC SCALE IN FEET
80' 0 80'

HIGHLANDS ONCOLOGY

ROGERS, ARKANSAS

Key Plan

No.	Description	Date

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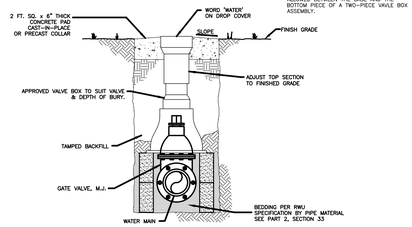
PROJECT NO: 23302901
ISSUE DATE: 08/05/2023
CONTACT: C.H.
QC by:
QC Date:

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PROJECT CONTROL SHEET

C-002

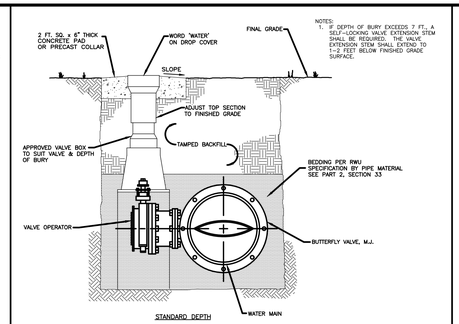
DRAWING G:\23302901_HOGG AIRFARM,LTD\SURVEY\DWG\23302901_SHT.DWG
ACAD VERSION: ACAD 2018 (AC1032)
PLOTTED BY: KEVIN.HUNSICKER BY 8/12/2026 8:53 AM PLOTTED BY: CHAD.HUDSON BY 8/12/2026 8:54 AM



NOTES:
1. A SELF-LOCKING VALVE EXTENSION STEM MAY BE REQUIRED IF NOTED ON PLANS. THE VALVE EXTENSION STEM SHALL EXTEND TO 12"-24" BELOW FINISHED GRADE SURFACE.
2. AT BURY DEPTHS GREATER THAN 8O INCHES (6'- 8"), THE USE OF 8" PVC SDR-26 SOLVENT PIPE AS AN EXTENSION IS ALLOWED BETWEEN THE BASE AND THE BOTTOM PIECE OF A TWO-PIECE VALVE BOX ASSEMBLY.

GATE VALVE DETAIL
N.T.S.

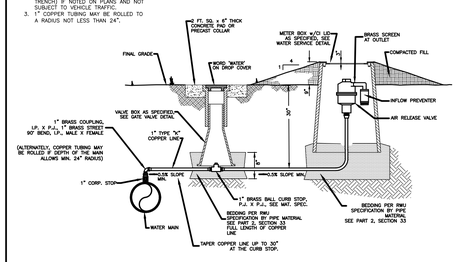
WD-1 / 1 — REV. 12/2021



NOTES:
1. IF DEPTH OF BURY EXCEEDS 7 FT., A SELF-LOCKING VALVE EXTENSION STEM SHALL BE REQUIRED. THE VALVE EXTENSION STEM SHALL EXTEND TO 12"-24" BELOW FINISHED GRADE SURFACE.

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

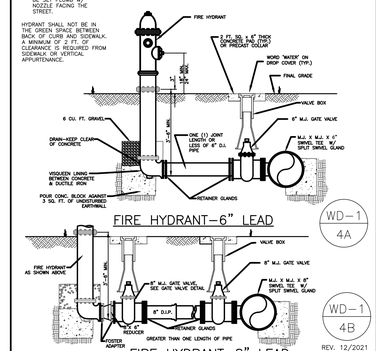
WD-1 / 2 — REV. 12/2021



NOTES:
1. COPPER LINE SHALL BE CONTINUOS UPHILL GRADE FROM THE WATER MAY TO AIR & VAC RELEASE VALVE.
2. AIR & VACUUM RELEASE VALVE ASSEMBLY SHALL BE INSTALLED IN A PARALLEL TO WATER MAIN (COMMON TRENCH) IF NOTED ON PLANS AND NOT SUBJECT TO VEHICLE TRAFFIC.
3. 1" COPPER TUBING MAY BE ROLLED TO A RADIUS NOT LESS THAN 24".

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

WD-1 / 3 — REV. 12/2021



NOTES:
1. ALL HYDRANTS TO BE SET PLUMB W/ NOZZLE FACING THE STREET.

HYDRANT SHALL NOT BE IN THE GREEN SPACE BETWEEN BACK OF CURB AND SIDEWALK. A MINIMUM OF 2 FT. OF CLEARANCE IS REQUIRED FROM SIDEWALK OR VERTICAL APPURTENANCE.

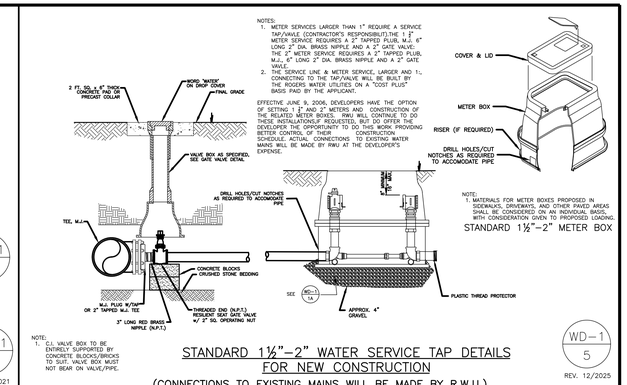
FIRE HYDRANT—6" LEAD

WD-1 / 4A

FIRE HYDRANT—8" LEAD

WD-1 / 4B

REV. 12/2021



NOTES:
1. METER SERVICES LARGER THAN 1" REQUIRE A SERVICE TAP/VALVE (CONTRACTOR'S RESPONSIBILITY).THE 1 1/2" METER SERVICE REQUIRES A 2" TAPPED PLUB, M.J., 6" LONG 2" DIA. BRASS NIPPLE AND A 2" GATE VALVE. THE 2" METER SERVICE REQUIRES A 2" TAPPED PLUB, M.J., 6" LONG 2" DIA. BRASS NIPPLE AND A 2" GATE VALVE.
2. THE SERVICE LINE & METER SERVICE, LARGER AND 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 2" AND 2" METERS AND CONSTRUCTION OF THE RELATED METER BOXES. RWU WILL CONTINUE TO DO THE TAP/VALVE AND SERVICE LINE WORK, BUT GIVES THE DEVELOPER THE OPPORTUNITY TO DO THIS WORK PROVIDING BETTER CONTROL OF THEIR CONSTRUCTION SCHEDULE. ACTUAL CONNECTIONS TO EXISTING WATER MAINS WILL BE MADE BY RWU AT THE DEVELOPER'S EXPENSE.

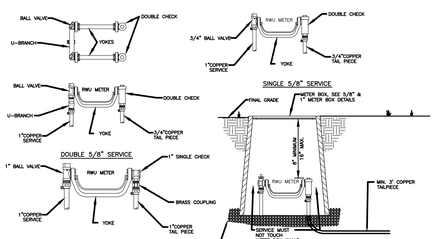
NOTE:
1. MATERIALS FOR METER BOXES PROPOSED IN SIDEWALKS, DRIVEWAYS AND OTHER PAVED AREAS SHALL BE DESIGNED, ON AN INDIVIDUAL BASIS, WITH CONSIDERATION GIVEN TO PROPOSED LOADING.

STANDARD 1½"–2" METER BOX

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

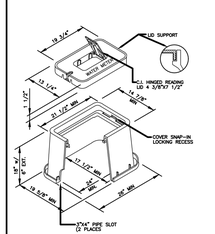
WD-1 / 5 — REV. 12/2025

NOTE:
1. C.I. VALVE BOX TO BE ENTIRELY SUPPORTED BY CONCRETE BLOCKS/BRICKS TO SUIT. VALVE BOX MUST NOT BEAR ON VALVE/PIPE.

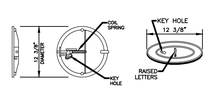


STANDARD 5/8" & 1" WATER SERVICE DETAILS
N.T.S.

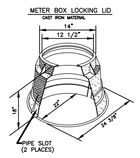
WD-1 / 6 — REV. 12/2021



TYPICAL 1" METER BOX DETAIL
(SINGLE ONLY)



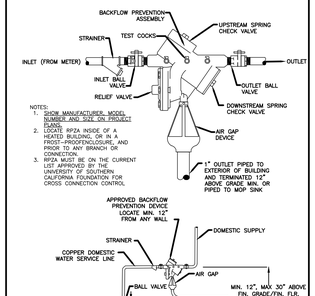
NOTES: INSTALL IN UNPAVED AREAS ONLY.



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

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

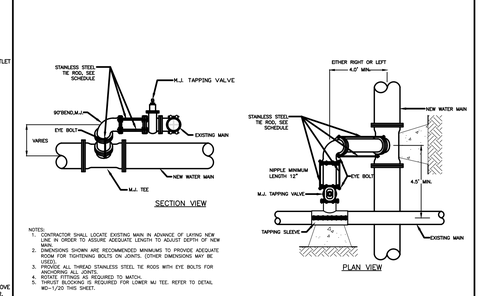
WD-1 / 7 — REV. 12/2021



NOTES:
1. SHOW MANUFACTURER, MODEL NUMBER AND SIZE ON PROJECT PLANS.
2. LOCATE RPZA INSIDE OF A HEATED BUILDING, OR IN A FROST-PROOFENCLOSURE, AND PROTECT 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)

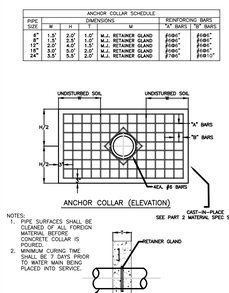
WD-1 / 8 — REV. DEC. 2006



NOTES:
1. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW LINE.
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.
4. ROTATE FITTINGS AS REQUIRED TO MATCH.
5. THRUST BLOCKING IS REQUIRED FOR LOWER MJ TEE. REFER TO DETAIL WD-1/20 THIS SHEET.

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

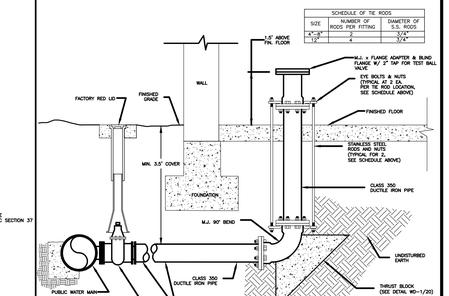
WD-1 / 9 — REV. 12/2021



NOTES:
1. PIPE SURFACES SHALL BE CLEANED OF ALL FOREIGN MATERIAL BEFORE CONCRETE COLLAR IS POURED.
2. MINIMUM CURING TIME SHALL BE 7 DAYS PRIOR TO WATER MAIN BEING PLACED INTO SERVICE.

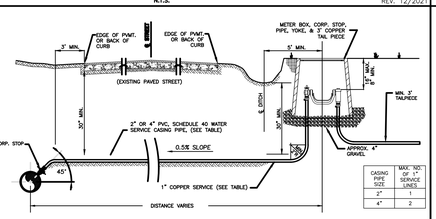
ANCHOR COLLAR BLOCK
N.T.S.

WD-1 / 10 — REV. 12/2021



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

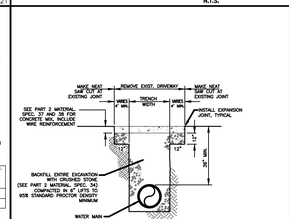
WD-1 / 11A — REV. 12/2025



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

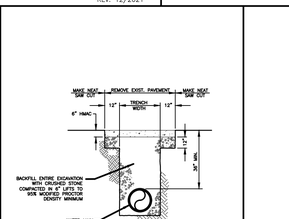
TYPICAL WATER SERVICE LINE
WITH P.V.C. CASING PIPE
FOR FAR SIDE SERVICE ON EXISTING STREET
N.T.S.

WD-1 / 12 — REV. 04/2021



PERMANENT CONCRETE
DRIVEWAY CROSSING REPAIR
N.T.S.

WD-1 / 15 — REV. DEC. 2006

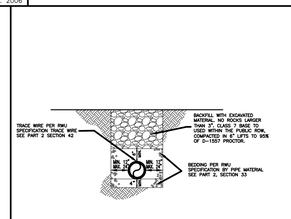


PERMANENT ASPHALT
DRIVEWAY/STREET
CROSSING REPAIR
N.T.S.

WD-1 / 16 — REV. 12/2021

RESERVED

REV. AUG. 2007



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

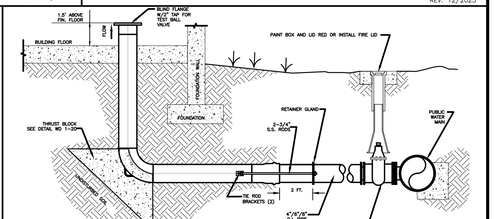
WD-1 / 18 — REV. 12/2025

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.

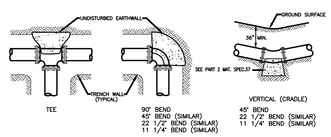
WD-1 / 11B — REV. 04/2021

GENERAL CONSTRUCTION NOTES:

A. The contractor will be held solely responsible for damage occurring to any property during the construction of this project. Said contractor shall take all necessary pre-cautions to prevent property damage.
B. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. The duty of Rogers Water Utilities to conduct construction inspection or review of the contractor's performance is not an inspection or review of the adequacy of the contractor's safety measures in, on, or near the construction site.
C. All water and sewer improvements shall be constructed in accordance with the latest revision to the Rogers Water Utilities Standard Specifications.
D. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
E. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.
F. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.
G. Construction shall not start on any water utility until approval is given by Rogers Water Utilities. Said con-tractor shall not operate any valve, hydrant, or water utility appurtenance nor shall he attach to or tap any water utility main without approval. The contractor shall bear the cost and consequence of any disruption of utility operation caused by construction.

WD-1 / 19

WD-1-2021.DWG

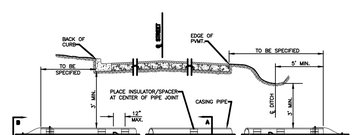


NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH VISQUEEN.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH AS TO ALLOW FOR FUTURE TIE-IN.
6. ALL BENDS WHERE FITTINGS 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"	3	3	1	1	
6"	5	4	2	1	
8"	8	6	3	2	
12"	10	10	5	3	2
16"	25	26	14	7	4
24"	58	58	32	16	8
30"	59	59	32	16	10

THRUST BLOCKING DETAIL
N.T.S.

WD-1 / 20 — REV. 12/2021

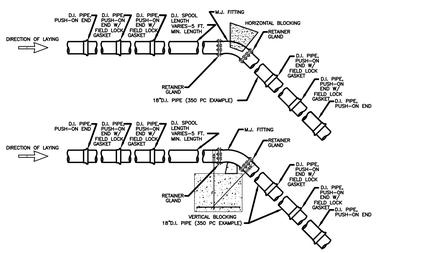


NOTES:
1. A MIN. OF THREE SPACERS ARE REQUIRED PER JOINT; SPIGOT, MIDDLE & BELL (MAX. OF 2 FT. SEPARATION OF SPACERS AT JOINT), MAX. ALLOWABLE CLEARANCE BETWEEN I.D. OF CASING PIPE & TOP OF BELL SHALL BE 1.5".
2. ALL D.I. PIPE JOINTS WITHIN CASING SHALL HAVE "FIELD LOK" GASKET. EACH RESTRAINED JOINT SHALL BE IDENTIFIED BY A MARK ON THE PIPE BELL.

CARRIER & CASING SIZES						
CARRIER	8"	12"	16"	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.

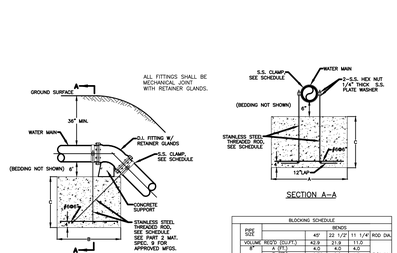
WD-1 / 21 — REV. 12/2021



NOTES:
1. 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. 12/2021



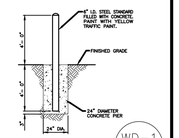
NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH VISQUEEN.
4. GULF STATE HANGER'S 2-BOLT S.S. PIPE CLAMP, MEDIUM-FIG. 80 OR APPROVED EQUAL.

BLOCKING SCHEDULE					
SIZE	SIZE	BENDS			
		45°	22 1/2°	11 1/4°	ROD DIA.
VOLUME REQ'D (CU.FT.)		42.9	21.9	11.0	
12"	S (FT.)	3.25	2.0	1.5	3/4 IN.
	B (FT.)	3.75	2.0	1.5	
	C (FT.)	4.0	3.0	2.0	
	CLAMP QT (EA.)	7/8 IN.	4	1¼ IN.	
VOLUME REQ'D (CU.FT.)		94.1	48.0	24.1	
16"	S (FT.)	3.25	2.5	1.5	7/8 IN.
	B (FT.)	4.25	2.5	1.5	
	C (FT.)	4.0	4.0	3.0	
	CLAMP QT (EA.)	9	6	4	¾ IN.
VOLUME REQ'D (CU.FT.)		210	107	54	
18"	S (FT.)	3.0	3.0	2.0	
	B (FT.)	4.5	3.5	2.25	1 IN.
	C (FT.)	4.0	4.0	3.0	
	CLAMP QT (EA.)	9	6	4	
VOLUME REQ'D (CU.FT.)		374	191	96	
24"	S (FT.)	3.0	4.0	3.0	
	B (FT.)	5.0	4.5	3.0	1¼ IN.
	C (FT.)	4.0	4.0	3.0	
	CLAMP QT (EA.)	9	6	4	

VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL WATER 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



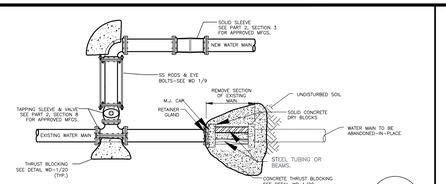
GUARDPOST DETAIL
N.T.S.

WD-1 / 24 — REV. 12/2021

WATER DETAILS

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

DRAWN BY:	DATE:	SHEET NO.
TLK	REV. DEC/25	WD-1
CHECKED BY: BTS		

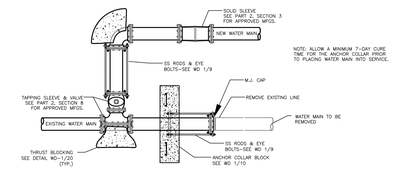


CUT AND CAP DETAIL OPTION A – "HOT–BLOCK"

N.T.S.

WD–2 / 1A

REV. 04/2021

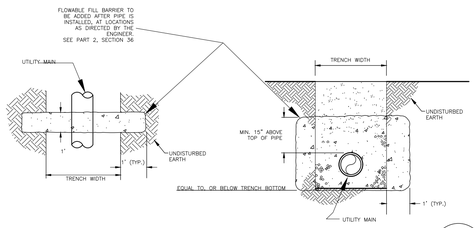


CUT AND CAP DETAIL #2 OPTION B – "ANCHOR COLLAR"

N.T.S.

WD–2 / 1B

REV. 04/2021

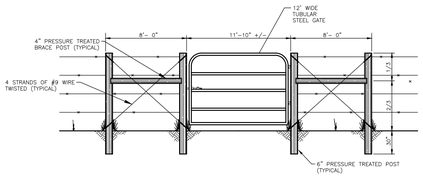


ANTI–SEEPAGE BARRIER COLUMN

N.T.S.

WD–2 / 6

REV. DEC. 2006



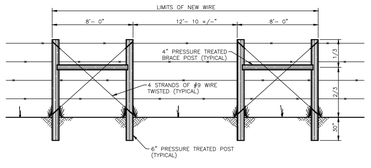
NOTES: 1. H–brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

FARM GATE INSTALLATION DETAIL

N.T.S.

WD–2 / 7

REV. DEC. 2006



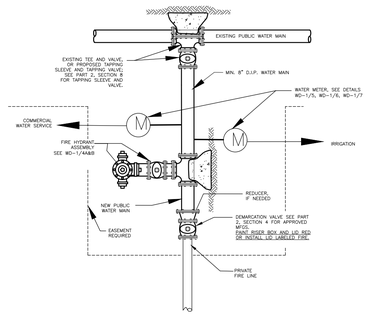
NOTES: 1. H–brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

BARBED WIRE FENCE CROSSING REPAIR DETAIL

N.T.S.

WD–2 / 8

REV. DEC. 2006

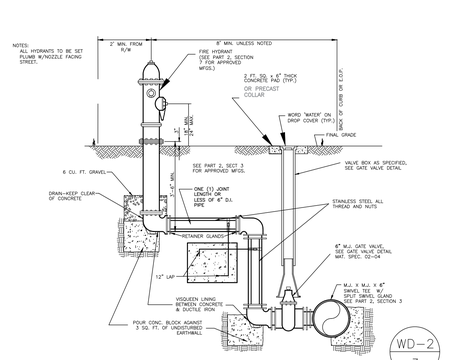


COMMERCIAL, IRRIGATION AND FIRE LINE CONNECTION DETAIL

N.T.S.

WD–2 / 2

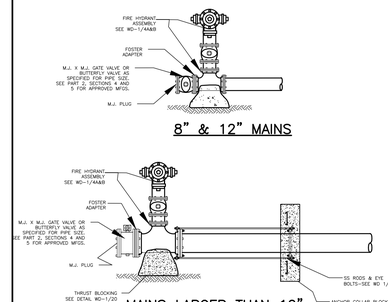
REV. DEC. 2006



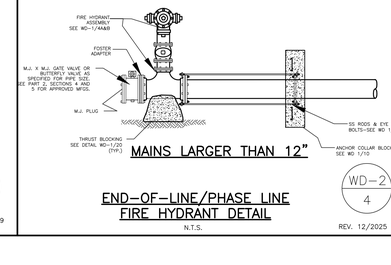
EXTENDED FIRE HYDRANT CONNECTION DETAIL

WD–2 / 3

REV. MAR. 2009



8" & 12" MAINS



MAINS LARGER THAN 12"

END–OF–LINE/PHASE LINE FIRE HYDRANT DETAIL

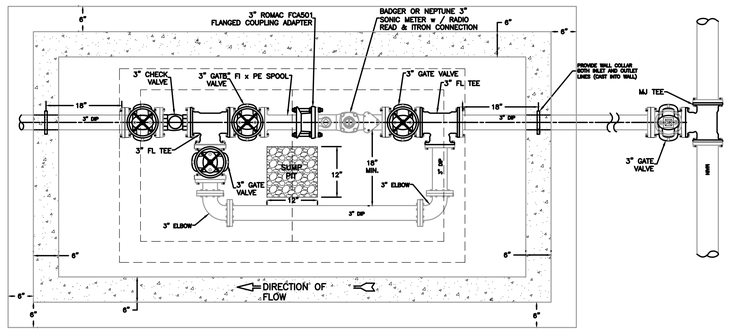
N.T.S.

WD–2 / 4

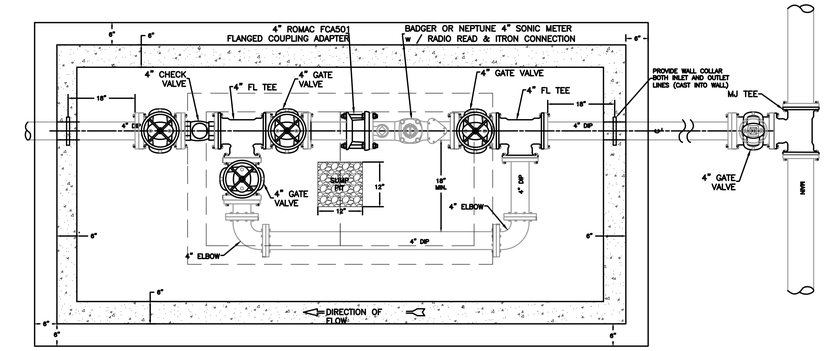
REV. 12/2025

RESERVED

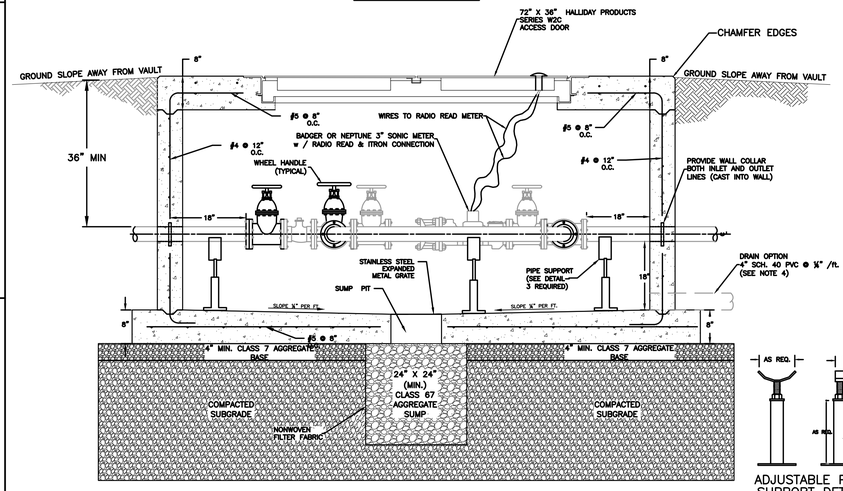
WD–2 / 5



PLAN VIEW



PLAN VIEW



PROFILE VIEW

ADJUSTABLE PIPE SUPPORT DETAIL
DIMENSION AS SHOWN

NOTES:

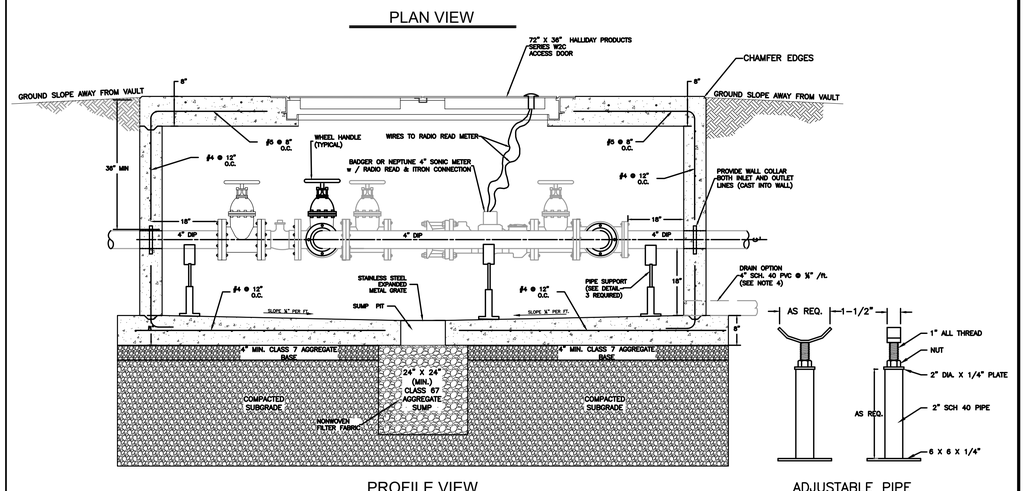
1) METERS WILL BE INCLUDED WITH THE INSTALLATION TO INSURE PROPER FIT.
2) ALL BOLTS TO BE STAINLESS STEEL.
3) SLOPE FLOOR TO DRAIN.
4) IF POSSIBLE, PROVIDE 4" PVC DRAIN TO DAYLIGHT OR STORM SEWER. PROVIDE PVC CHECK IN DRAIN PIPE. THE AGGREGATE SUMP IS NOT REQUIRED IN THIS CASE.
5) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
6) CONTRACTOR SHALL VERIFY ALL PART DIMENSIONS
7) ALL MATERIALS AND LABOR FOR 3" METER VAULTS (INCLUDING METER) SHALL BE PROVIDED BY THE CONTRACTOR.

3–INCH METER VAULT

N.T.S.

WD–2 / 9

REV. 12/2025



PROFILE VIEW

ADJUSTABLE PIPE SUPPORT DETAIL
DIMENSION: AS SHOWN

NOTES:

1) METERS WILL BE INCLUDED WITH THE INSTALLATION TO INSURE PROPER FIT.
2) ALL BOLTS TO BE STAINLESS STEEL.
3) SLOPE FLOOR TO DRAIN.
4) IF POSSIBLE, PROVIDE 4" PVC DRAIN TO DAYLIGHT OR STORM SEWER. PROVIDE PVC CHECK IN DRAIN PIPE. THE AGGREGATE SUMP IS NOT REQUIRED IN THIS CASE.
5) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
6) CONTRACTOR SHALL VERIFY ALL PART DIMENSIONS
7) ALL MATERIAL AND LABOR FOR 4" METER VAULT (INCLUDING METER) SHALL BE PROVIDED BY THE CONTRACTOR.

4–INCH METER VAULT

N.T.S.

WD–2 / 10

REV. 12/2025

WATER DETAILS

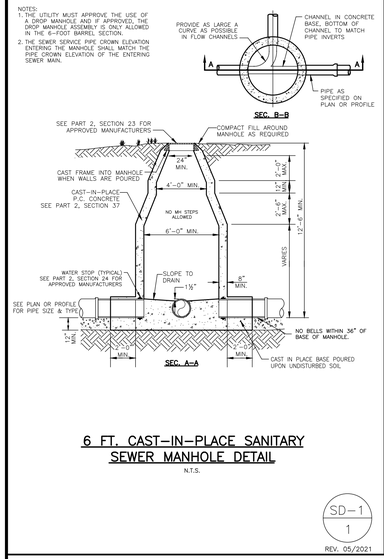
RWU ROGERS WATER UTILITIES
P.O. DRAWER 338
601 SOUTH 2ND ROGERS, ARKANSAS
72757–0338

DRAWN BY:	DATE:	SHEET NO.
TLK	REV. DEC./25	WD–2
CHECKED BY: BTS		

WD–2–2019.DWG

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 OUTWARD FOR 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.

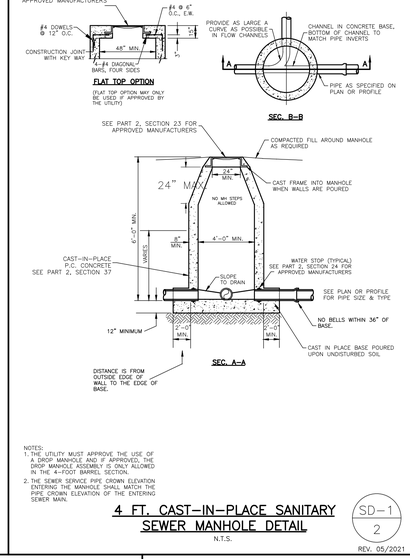
NOTES:
1. THE UTILITY MUST APPROVE THE USE OF A DROP MANHOLE AND IF APPROVED, THE DROP MANHOLE ASSEMBLY IS ONLY ALLOWED IN THE 6–FOOT BARREL SECTION.
2. THE SEWER SERVICE PIPE CROWN ELEVATION ENTERING THE MANHOLE SHALL MATCH THE PIPE CROWN ELEVATION OF THE ENTERING SEWER MAIN.



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

SD–1 1 REV. 05/2021

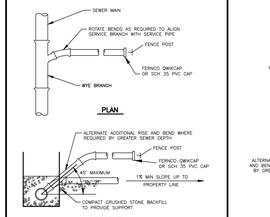
NOTES:
1. A MANHOLE BARREL CONSTRUCTION JOINT IS ALLOWED WITHIN A STRAIGHT WALL SEGMENT OF THE BARREL AT 12–FOOT ABOVE THE MANHOLE BASE AND SHALL HAVE A KEY WAY AND #4 REBAR AT 12–INCH ON CENTERS WITH 15" EMBEDMENT. A WATER STOP SHALL BE USED IF DIRECTED BY THE UTILITY.
2. THE BASE AND WALLS SHALL BE 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 OUTWARD FOR 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. 05/2021

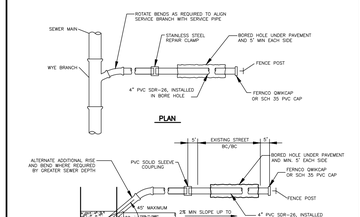
NOTES:
1. THE UTILITY MUST APPROVE THE USE OF A DROP MANHOLE AND IF APPROVED, THE DROP MANHOLE ASSEMBLY IS ONLY ALLOWED IN THE 4–FOOT BARREL SECTION.
2. THE SEWER SERVICE PIPE CROWN ELEVATION ENTERING THE MANHOLE SHALL MATCH THE PIPE CROWN ELEVATION OF THE ENTERING SEWER MAIN.



NOTES:
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'– 0"
2. PROVIDE 4" MIN. DEPTH OF CRUSHED STONE FOR BEDDING AS SPECIFIED IN PART 2, SECTION 33.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB TERMINATE AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 6 FOOT STEEL TEE FENCE POST AT END OF SERVICE LATERAL STUB AND BACK FILL TO FINISHED GRADE OF PROPERTY. A GUARD 6–FOOT TEE FENCE POST SHALL ALSO BE REQUIRED IF BURIED STEEL POST TOP IS BELOW FINISHED GRADE OF PROPERTY.

STANDARD SEWER SERVICE LATERAL
N.T.S.

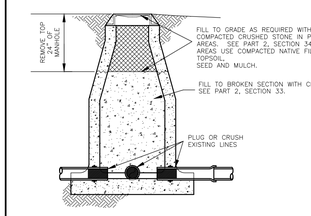
SD–1 3



NOTES:
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'– 0"
2. PROVIDE 4" MIN. DEPTH CRUSHED STONE FOR BEDDING AS SPECIFIED IN PART 2, SECTION 33.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB TERMINATE AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 6 FOOT STEEL TEE FENCE POST AT END OF SERVICE LATERAL STUB AND BACK FILL TO FINISHED GRADE OF PROPERTY. A GUARD 6–FOOT TEE FENCE POST SHALL ALSO BE REQUIRED IF BURIED STEEL POST TOP IS BELOW FINISHED GRADE OF PROPERTY.

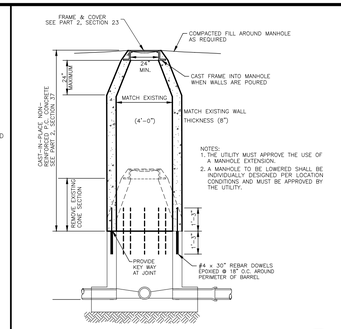
BORED SEWER SERVICE LATERAL UNDER EXISTING STREET
N.T.S.

SD–1 4 REV. 05/2021



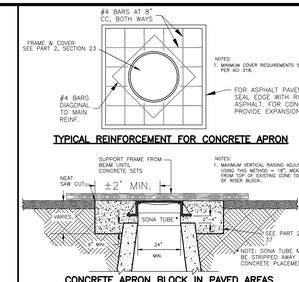
SANITARY SEWER MANHOLE ABANDONMENT
N.T.S.

SD–1 5 REV. 05/2021



SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL
N.T.S.

SD–1 6 REV. 05/2021



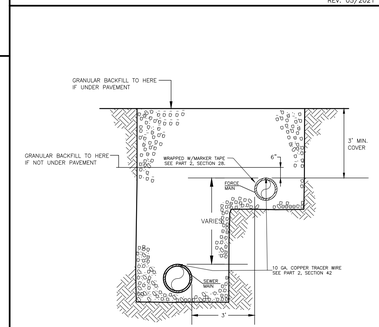
TYPICAL REINFORCEMENT FOR CONCRETE APRON

CONCRETE APRON BLOCK IN PAVED AREAS

FOR MANHOLE EXTENSION ADJUSTMENT WHICH EXCEED 18" IN PAVED AREAS, OR FOR MANHOLE SHORTENING IN PAVED AREAS, SEE DETAIL SD–1/6
SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

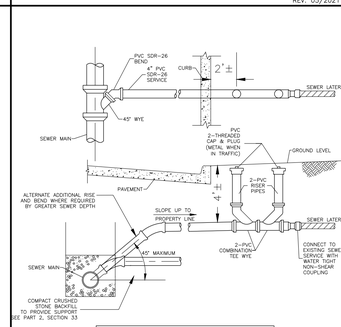
MANHOLE RIM APRON (PAVED AREAS)
(FOR EXISTING MANHOLE ONLY)
N.T.S.

SD–1 7 REV. 12/2025



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

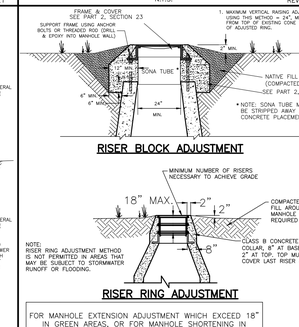
SD–1 10 REV. 12/2025



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

4 INCH TWO–WAY SERVICE CLEANOUT
N.T.S.

SD–1 11 REV. DEC. 2006



RISER BLOCK ADJUSTMENT

RISER RING ADJUSTMENT

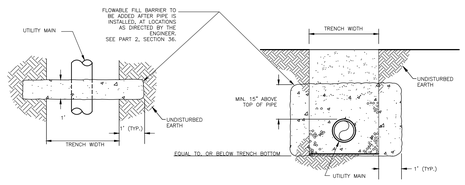
FOR MANHOLE EXTENSION ADJUSTMENT WHICH EXCEED 18" IN GREEN AREAS, OR FOR MANHOLE SHORTENING IN GREEN AREAS, SEE DETAIL SD–1/6
SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

MANHOLE RIM ADJUSTMENT (GREEN AREAS)
(FOR EXISTING MANHOLE ONLY)
N.T.S.

SD–1 12 REV. 12/2025

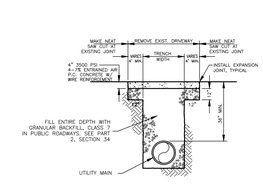
RESERVED

SD–1 13



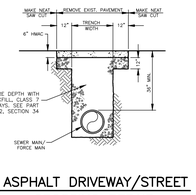
ANTI–SEEPAGE BARRIER COLUMN
N.T.S.

SD–1 14 REV. DEC. 2006



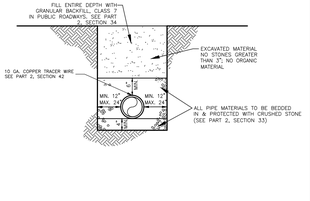
CONCRETE DRIVEWAY CROSSING REPAIR
N.T.S.

SD–1 15



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

SD–1 16



TRENCH/PIPE BEDDING DETAIL FOR SEWER FORCE MAINS & SANITARY SEWER MAINS
N.T.S.

SD–1 17 REV. 12/2025

RESERVED

SD–1 18

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.

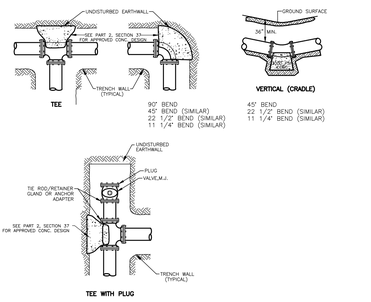
D. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The 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.

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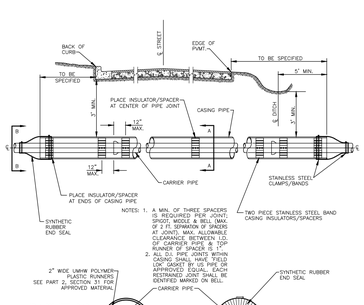
NOTES:
1. All fittings shall be mechanical joint.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with visqueen.
4. Back all tees according to size of branch.
5. Blocking future line extensions shall be such that later removal is possible.
6. All bends where fittings are used, both 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	
6"	2	2	1	1	
8"	3	3	2	1	1
10"	4	4	3	2	1
12"	10	10	5	3	2

SEWER FORCE MAIN THRUST BLOCKING DETAIL
N.T.S.

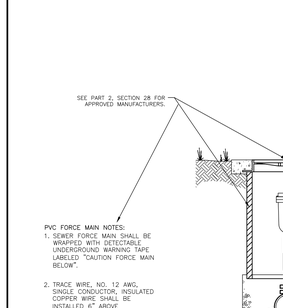
SD–1 20 REV. 05/2021



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

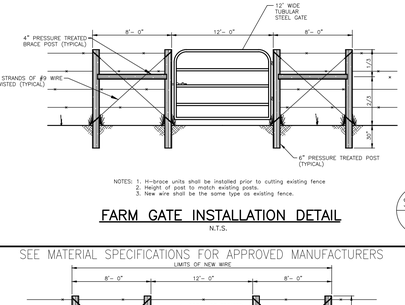
JACK & BORE UNDER ROADWAY DETAIL
N.T.S.

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SEWER FORCE MAIN AIR AND VACUUM RELEASE VALVE ASSEMBLY
N.T.S.

SD–1 22

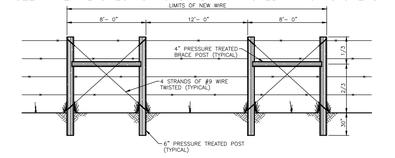


NOTES: 1. H–brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

FARM GATE INSTALLATION DETAIL
N.T.S.

SD–1 23

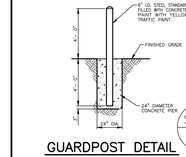
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

BARBED WIRE FENCE CROSSING REPAIR DETAIL
N.T.S.

SD–1 25



GUARDPOST DETAIL
N.T.S.

SD–1 24

SEWER DETAILS

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

DRAWN BY:	DATE:	SHEET NO.
TLK	REV. DEC./25	SD–1
CHECKED BY: BTS		

SD–1 2025.DWG