

PART OF SE1/4 NE1/4, SECTION 6, T17N, R30W

CITY OF TONTITOWN: 235 E HENRI DE TONTI BLVD

TONTITOWN, AR 72762

PLANNING MANAGER

**BUILDING INSPECTOR** 

479.361.2700

PLANNING:

479.435.8080

479.361.2700

**BUILDING:** 

LUANN JENISON

ROGER DUNCAN

MADELYN PARKER

WATER AND SEWER:

TONTITOWN. AR 72762

201 E HENRI DE TONTI BLVD

RECYCLING AND TRASH COLLECTION:

ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.

FIRE LINE MONTHLY FEES WILL BE APPLIED BASED ON THE SIZE OF THE RISER PENETRATING THE SLAB. SEE CHAPTER 51.136 OF THE UNIFIED

ALL MATERIAL DELIVERIES, CONSTRUCTION STAGING, AND WORKER PARKING MUST OCCUR ON YOUR SITE AND OUTSIDE THE PUBLIC STREETS

WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM. THE FEES WILL BE BASED ON THE PROPOSED METER

THE REVIEW BY THE ENGINEERING DIVISION WAS FOR GENERAL COMPLIANCE AND DOES NOT WARRANT YOUR DESIGN AND DOES NOT RELIEVE THE

PRIOR TO ANY CLEARING TO INSTALL EROSION CONTROL STRUCTURES, TREE PRESERVATION FENCING MUST BE INSTALLED BY THE CONTRACTOR

THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND

ROADWAY CONSTRUCTION FOR THIS PROJECT. THE ENGINEER OF RECORD SHALL ALSO REVIEW AND APPROVE MATERIAL SUBMITTALS (APPROVED

SUBMITTALS SHALL BE SUBMITTED TO THE CITY FOR CONCURRENCE BEFORE PRECONSTRUCTION MEETING AND BEFORE MATERIAL IS ORDERED)

ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF TONTITOWN REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S

10. THE PUBLIC WORKS INSPECTOR SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE INSTALLATION OF PUBLIC UTILITIES, INFRASTRUCTURE,

OWNER FROM ANY ITEMS DISCOVERED DURING CONSTRUCTION OR FURTHER REVIEW, WHICH ARE DEEMED NECESSARY TO COMPLY WITH CITY ORDINANCES AND CRITERIA. THE APPROVAL OF THE ENGINEERING ITEMS ON THE PLANS FOR WATER, SEWER, DRAINAGE, AND GRADING IS NOT A

PERMITS TECH

479.361.2700

479.361.2700

479.361.4200

1. ALL DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS AND DRAINAGE).

WEEKLY INSPECTION REPORTS SHOULD BE SUBMITTED TO THE CITY OF TONTITOWN PUBLIC WORKS INSPECTOR.

ROADWAY, ETC. TESTING SHALL BE COORDINATED WITH THE PWI BY THE ENGINEER OF RECORD.

11. CONTACT CHUCK RUTHERFORD (ADA ADMINISTRATOR 575-8291) AND REQUEST AN INSPECTION PRIOR TO:

PARKS AND RECREATION:

479.361.2700

479.365.2056

NATURAL GAS

655 E MILLSAP

JEFF LANEY

479.601.8221

479.521.2990

P.O. BOX 6505

501.321.3207

TODD R. GREGORY

FIRE DEPARTMENT:

**BLACK HILLS ENERGY** 

406 W. EMMA AVENUE

SPRINGDALE, AR 72764

HOT SPRINGS, AR 71902

FAYETTEVILLE, AR 72703

ELECTRIC COOPERATIVE

CONTACTS

903.255.1704

479.286.8181

479.286.8181

SUITE 100

479.636.3545

MAX ALLEY INVESTMENTS. LLC

ANDERSON ENGINEERING, INC.

ANDERSON ENGINEERING, INC.

PB2 ARCHITECURE + ENGINEERING

SIZE AND WILL BE CHARGED AT THE TIME OF METER SET.

AND INSPECTED BY THE STORMWATER INSPECTOR

DURING ALL PHASES OF THE PROJECT.

CRITERIA SHALL GOVERN.

DEVELOPMENT CODE FOR TABLE OF FEES ASSOCIATED WITH PIPE DIAMETER

GUARANTEE OF APPROVAL OF THIS PROJECT BY OTHER CITY DIVISIONS.

POURING ANY SIDEWALK, TRAIL, OR DRIVEWAY IN THE RIGHT-OF-WAY.

PLACING ANY PAVEMENT FOR ADA ACCESSIBLE PARKING/LOADING AREAS

5311 W. VILLAGE PARKWAY

5311 W. VILLAGE PARKWAY

6500 SUMMERHILL RD, STE 2E

TEXARKANA, TX 75503

ROGERS, AR 72758

CIVIL ENGINEERING

ROGERS. AR 72758

MROBB@AE-INC.COM

2809 AJAX AVENUE

ROGERS, AR 72758

THOMAS I. LASKARIS

**GENERAL NOTES** 

MOLLY ROBB, PE

NIKOLAY NEDKOV. PLS

# MAX ALLEY CAR WASH

# 1256 E HENRI DE TONTI BLVD TONTITOWN, AR WASHINGTON COUNTY LARGE SCALE DEVELOPMENT

### RECORD LEGAL DESCRIPTION

TRACT 1: 0.55 ACRES

TRACT NO. 1 - (HENRI DE TONTI) PER DEED FILE NO. 2011-0004841

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (N1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS.

TRACT 2: 0.85 ACRES

DEED FILE NO. 2018-00002194 AND DEED FILE NO. 2009-00010055

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIX (6) IN TOWNSHIP SÉVENTEEN (17) NORTH OF RANGE

### FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP. THE SUBJECT TRACT IS NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

MAP NUMBER: 5143C0065F EFFECTIVE DATE: APRIL 2, 2008

### **BENCHMARK**

BENCHMARK #1:

BENCHMARK #2:

ELEV.: 1296.41'

N: 678104.58' E: 659768.16'

# BASIS OF BEARING

N: 678102.81'

E: 658975.16'

ELEV.:1296.41'

GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983. NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).

### BASIS OF ELEVATION

NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).

### **ACREAGE: LOT**

1.4 ACRES

COMMERCIAL CAR WASH WITH ANCILLARY EQUIPMENT

### PROPERTY ZONED

C2 GENERAL COMMERCIAL

WETLANDS NOTE

N/A: NO KNOWN WETLANDS PRESENT ON SITE.

### **EROSION NOTE**

N/A: NO KNOWN LOCATIONS OF EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.

Certificate of Preliminary Survey Accuracy. I, \_\_\_\_\_, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown Date of Execution: Registered Land Surveyor State of Arkansas Registration No. Certificate of Preliminary Engineering Accuracy I, \_\_\_\_\_\_, hereby certify that this plan correctly represents a plan prepared under my direction and engineering requirements of the Tontitown Subdivision Regulations have been complied with. Date of Execution: Registered Engineer State of Arkansas Registration No.

### SHEET LIST

**COVER SHEET** 

**GENERAL NOTES** 

ALTA/NSPS LAND TITLE SURVEY

DEMOLITION PLAN SITE LAYOUT PLAN

SITE GRADING PLAN

**EROSION & SEDIMENT CONTROL PLAN** 

SITE UTILITY PLAN

**DETAILS** 

STORMTECH CHAMBER DETAILS LANDSCAPE PLAN

PHOTOMETRIC PLAN

**COLOR ELEVATIONS** 

A2.1C COLOR ELEVATIONS

# **BUILDING SETBACKS**

-WITH PARKING IN FRONT: 50' -WITHOUT PARKING IN FRONT: 20'

-ADJACENT TO NON-RESIDENTIAL DISTRICT: 7' -ADJACENT TO RESIDENTIAL DISTRICT: 30'

-ADJACENT TO NON-RESIDENTIAL DISTRICT: 20' -ADJACENT TO RESIDENTIAL DISTRICT: 30'

### SITE DATA

PROPOSED LOT	61,031 SF.
DEVELOPMENT AREA	59,971 SF
BUILDING HEIGHT	29'-10"
BUILDING COVERAGE GFA	4828 SF. (7.9%)
OPEN SPACE PROPOSED LOT	17,907 SF. (29.3%)
IMPERVIOUS AREA PROPOSED LOT	43,124 SF. (70.7%)

### HYDRANT DATA (TESTED 06/09/2022 - MARK RAMSEY)

Hydrant#: Address: 1256 E HDT Static PSI: 92 Pitot: 35 Nozzle: 2.5" Actual GPM: 993

Available GPM: 1364

Hydrant#: B5-D41 Address: 1104 E HDT Static PSI: 92 Residual PSI: 52

### DANGEROUS AREAS NOTE

N/A: NO KNOWN POTENTIALLY DANGEROUS AREAS OF NOTE

### SIGN NOTE

damage prevention is no accident



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-					
	REVISIONS			DRAV	DRAWING INFO
NO.	DESCRIPTION BY		DATE	FIELD BY:	
_	REVISIONS   KO	KOW 06-21-2022	1-2022	DRAWN BY:	KOW
				CHECK BY:	MRR
				DATE:	06-07-20
				FIELD BOOK:	-
				JOB NUMBER:	22RO100
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POURING ANY SIDEWALK THAT IS A CONNECTION FROM ADA ACCESSIBLE PARKING AREAS TO THE STRUCTURE SIGN AND LOCATION TO BE PERMITTED SEPARATELY 12. ĂPPROVAL OF ČÍTY ŘEQUIŘEMENTŠ ÍN AŘKANŠÁŠ DEPAŘŤMĚNŤ OF TRÁNŠPOŘŤÁTÍON (AŘDOŤ) ŘIĞHT-OF-WÁY DOES NOT GUÁRÁNTÉE ÁPPŘOVÁL **EXISTING STRUCTURES NOTE** BY ARDOT. COORDINATION OF THIS IS THE RESPONSIBILITY OF THE OWNER. N/A: NO KNOWN LOCATIONS OF EXISTING OR ABANDONED WATER WELLS, 13. CONTRACTOR SHALL BE CONFINED TO THE LIMITS OF CONSTRUCTION SHOWN ON THIS GRADING PERMIT APPLICATION. ADJACENT PROPERTY SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND SHALL NOT BE USED WITHOUT MODIFYING THE GRADING AND EROSION CONTROL PLAN THROUGH THE ENGINEER OF RECORD. UNDERGROUND STRUCTURES WITHIN THE PROJECT. 14. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY EACH HOME OWNER IN ADVANCE (MINIMUM OF 24 HOURS, AFTER INITIAL CONTACT OF 48 HOURS) OF PERFORMING WORK THAT AFFECTS ACCESS (ROADWAY AND DRIVEWAY) AND THAT AFFECTS UTILITY SERVICES (SPECIFICALLY WATER AND GROUND LEASES AND ACCESS EASEMENTS SEWER) BUT NOT LIMITED TO PUBLIC UTILITIES. SHARED CROSS ACCESS EASEMENT PROPOSED FOR SW DRIVE AND 15. LOCATE AND PROPERLY ABANDON EXISTING WATER AND SANITARY SEWER SERVICE LINES. THE SEWER MUST BE CUT AND CAPPED AT THE MAIN. CORNER OF PROPERTY (SEE SITE LAYOUT PLAN). WILL BE SUBMITTED THE WATER MUST BE REMOVED TO THE CORP STOP AND THE CORP STOP MUST BE TURNED OFF. CONTACT WATER AND SEWER DIVISION FOR FOR RECORD IN SEPARATE SUBMITTAL COORDINATION 575-8386

### **GENERAL NOTES**

- THE CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE DURING ALL CONSTRUCTION ACTIVITIES. LOCAL AUTHORITY'S STANDARDS SHALL SUPERSEDE ALL ANDERSON ENGINEERING, INC. STANDARDS
- THE CONTRACTOR WILL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES. ANY TEMPORARY CONSTRUCTION EASEMENTS REQUIRED FOR PRIVATE WORK RELATED TO THE PROJECT SHALL BE ACQUIRED BY THE OWNER. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY
- WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE OWNER CONSTRUCTION METHODS AND MATERIALS, NOT SPECIFIED IN THESE PLANS, ARE TO MEET OR EXCEED
- THE SITE WORK SPECIFICATIONS PROVIDED BY ANDERSON ENGINEERING, INC., OR AS OTHERWISE SPECIFIED BY THE OWNER.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES
- 7. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC; AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG. AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER, IN ACCORDANCE WITH THE DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- ALL AERIAL IMAGES ARE FOR REFERENCE ONLY AND ARE NOT TO SCALE. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12" IN DIAMETER AND ANY DETRIMENTAL
- ORGANIC MATERIAL OR REFUSE DEBRIS. 10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT 11. PROPOSED SPOT ELEVATIONS ARE AT TOP OF FINISHED CURB UNLESS OTHERWISE SPECIFIED. 12. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL

PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE

- CONSTRUCTION PHASES OF THIS PROJECT. 13. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE DURATION OF THE CONSTRUCTION. THIS WILL BE APPLICABLE
- 24 HOURS A DAY. 14. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 15. ALL SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD. 16. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THERE ARE
- DISCREPANCIES DETERMINED BETWEEN PLANS. 17. THE DESIGN, INSPECTION AND CERTIFICATION OF ANY RETAINING WALL OVER 4FT SHALL BE BY A
- 18. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 19. THE CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. 20. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY, AND/OR MATERIAL, TO ENSURE EASY AND SAFE
- PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. 21. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND
- DIMENSIONS OF THE PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS. 22. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS.
- 23. THE DEMOLITION OF ANY EXISTING UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, OR FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES, SHALL BE REMOVED PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 24. THE CONTRACTOR SHALL MAINTAIN THE SITE AND PROVIDE 6' TALL CHAIN LINK SECURITY FENCE AROUND THE SITE UNTIL SUCH TIME AS THE OWNER TAKES OVER.
- 25. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL THROUGHOUT THE PROJECT INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.

### EROSION CONTROL NOTES

- EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO DEMOLITION COMMENCING. 2. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED. STOCKPILE IS TO BE A MINIMUM DISTANCE OF 25' FROM ALL DRAINAGE STRUCTURES.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- 4. WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES. THE "J" HOOP METHOD SHOULD BE USED (AT 50FT INTERVALS) TO CREATE
- PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION THE CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
- 6. ALL STORM WATER POLLUTION PREVENTION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC. SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
- 9. THE CONTRACTOR WILL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY SWPPP. ADDITIONAL BMPS SHALL BE IMPLEMENTED AS NECESSARY AS THE PROJECT PROGRESSES AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 10. THE CONTRACTOR SHALL OBTAIN AND FOLLOW THE SWPPP AS APPROVED BY LOCAL AND STATE
- 11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14
- DAYS SHALL REQUIRE TEMPORARY SEED. 12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION STRUCTURES AT
- ALL POINTS THROUGHOUT CONSTRUCTION. 13. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES THROUGHOUT GRADING AS
- NECESSARY TO PERFORM EFFECTIVELY. 14. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS
- (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED).
- 15. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE RE-VEGETATED. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF
- A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM. 16. ALL CONSTRUCTION TO BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- 17. PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- a. ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. b. 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- c. 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER. OR STAKED SOD. OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- d. MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE
- e. RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER;
- RIPRAP; STAKED SOD (UP TO 2:1 SLOPE) f. IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE
- EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE. 18. PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL

EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED

- WITH PERMANENT CONTROL FEATURES ON THE PROJECT. 19. DUST: WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON
- IEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED. 20. <u>DEBRIS, MUD, AND SOIL IN PUBLIC STREETS:</u> DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
- 21. FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

### **DEMOLITION NOTES**

- 1. THE LOCATION OF THE UTILITIES SHOWN HAVE BEEN DETERMINED BY INFORMATION GATHERED AND SHALL NOT BE USED AS EXACT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES FOR REMOVAL AND RELOCATIONS OF THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL VERIFY ANY WORK THAT MAY BE DONE BY THE UTILITY COMPANIES.
- CONTRACTOR SHALL PROTECT THE PUBLIC WITH BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, PAVEMENT, AND VEGETATION
- THAT IS NOT TO BE DISTURBED AND IS RESPONSIBLE FOR ANY DAMAGES TO THEM. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIALS RESULTING FROM OPERATION ACCORDING TO GOVERNING AUTHORITIES AND SHALL OBTAIN THE PROPER PERMITS REQUIRED FOR
- THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ADJACENT PROPERTIES DURING
- CONSTRUCTION AND AVOID ANY PROPERTY DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES
- DURING CONSTRUCTION. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO
- REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
- 10. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE. 11. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE
- CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS 12. LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON

THESE PLANS. ANY DAMAGE INCURRED TO ANY SURROUNDING AREAS SHALL BE REPAIRED / REPLACED AT

- THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROTECT EXISTING ADJACENT STRUCTURES, PAVEMENT, UTILITIES, LANDSCAPE, ETC, FROM DAMAGE DURING CONSTRUCTION. 13. DEMOLITION AND REMOVAL OF UNDERGROUND STORAGE TANKS, FUELING DISPENSERS, AND FUELING RELATED APPURTENANCES SUCH AS SUPPLY LINES SHALL BE REMOVED AND DISPOSED OF PER LOCAL, STATE, AND FEDERAL REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF SUPPLY
- LINES AND APPURTENANCES AND REMOVE PER REQUIREMENTS. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE. 14. CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL UTILITIES TO BE REMOVED HAS BEEN DISCONTINUED
- AND SHUT OFF. ALL UTILITY LINES SHALL BE CAPPED PER UTILITY COMPANY STANDARDS. 15. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS PRIOR TO DEMOLITION OF MATERIALS ALONG PROPERTY LINES.

### SITE NOTES

- UNLESS OTHERWISE SHOWN, ALL CURB RADII SHALL BE 2'.
- ASPHALT CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS OR AS SPECIFIED BY THE STATE OR LOCAL
- JURISDICTION, WHICHEVER IS MORE STRINGENT. ANDERSON ENGINEERING SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
- ALL REMOVAL OF ASPHALT PAVEMENT WILL BE SAW CUT. CURBS MUST BE CAULKED BEFORE BACKFILLED AND STREET PAVED. ACCEPTABLE SUPPLIERS ARE: OMNI
- SEAL 50, PERCORA 864 AND 865, DOW CORNING 888, OR PRE-APPROVED EQUAL. CONCRETE PIPE SHALL MEET LOCAL JURISDICTION OR DOT SPECS. NO DAMAGED OR REPAIRED PIPE WILL
- BE ALLOWED. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTORS EXPENSE.
- PROVIDE A SMOOTH LINE BY FULL DEPTH SAW CUT FOR STREET WIDENING (TYP) ALL EXISTING CURB CUTS WILL BE REMOVED AND REPLACED WITH STANDARD CURB, ANY CURB TO
- REMAIN THAT IS CURRENTLY DAMAGED OR CRACKED SHALL BE REMOVED AND REPLACED WITH STANDARD CURB, AND CURB DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.
- 10. DRIVEWAY APPROACHES SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH A BROOM 11. DETECTABLE WARNINGS ARE REQUIRED WHEN CONSTRUCTING OR ALTERING CURB RAMPS. A 24 IN WIDE STRIP OF DETECTABLE WARNING (TRUNCATED DOMES) SHOULD BE INSTALLED AT THE BOTTOM OF A
- CURB RAMP TO INDICATE THE TRANSITION FROM THE SIDEWALK TO THE STREET OR AS INDICATED ON DRAWINGS 12. MINIMUM DENSITY FOR ASPHALT SHALL BE 90% OF THE MAXIMUM THEORETICAL DENSITY.
- 13. SUBGRADE SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR. 14. BASE COURSE SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR ON LOCAL AND RESIDENTIAL

### CONCRETE NOTES

- 15. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO PROJECT SPECIFICATION AND DETAILS. IF A DISCREPANCY IS FOUND THE MORE STRINGENT SHALL APPLY.
- 16. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID FOR BY THE CONTRACTOR, AND APPROVED BY OWNER. SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS
- 17. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION SPECIFICATIONS.

### UTILITY NOTES

- 1. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER
- AVAILABLE INFORMATION. 2. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES, AND THE OWNER, AND CONTRACTOR HAVE BEEN NOTIFIED BY ANDERSON ENGINEERING, INC..
- 3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE AHJ. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. ANDERSON ENGINEERING, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
- ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS. 5. THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING
- INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS. ALL DESIGNS ARE SUBJECT TO THE AHJ'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS AND DRAINAGE). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE
- SUBMITTED 8. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR
- INSTALLATION OF STORM SEWER SYSTEM. 9. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
- 10. SERVICE TAPS ON EXISTING MAINS SHALL BE MADE BY THE CITY, AND FEES PAID BY OWNER.
- 11. ALL UNDERGROUND LINES TO BE INSPECTED PRIOR TO BACK FILLING. 12. DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING

RETURNED TO THE APPROPRIATE AUTHORITY.

- TESTING OF WATER AND SEWER LINES SHALL BE AT CONTRACTOR'S EXPENSE
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS ARE TO BE 1" ABOVE FINISHED GRADES. 15. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE HIGH-QUALITY GRANULAR BASE COURSE BACKFILL
- 16. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER AND 5' BETWEEN
- OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, AND CONDUITS. 17. ALL WATER, GAS AND ELECTRICAL METERS WITHIN THE PROJECT AREA ARE TO BE ABANDONED AND
- 18. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS AND INSTALLED BY GENERAL CONTRACTOR.
- 19. ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL SHEETS OR APPROVED EQUAL.
- 20. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE INVOLVED UTILITIES. 21. THE CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
- OF PROPOSED UTILITIES. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY. 22. THE GOVERNING AHJ SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE INSTALLATION OF PUBLIC UTILITIES, INFRASTRUCTURE, ROADWAY, ETC. TESTING SHALL BE COORDINATED WITH THE AHJ
- BY THE ENGINEER OF RECORD AS REQUIRED. 23. CONTRACTOR TO CONFIRM ALL CLEARANCE HEIGHTS OF OVERHEAD UTILITIES. IF FINISHED ELEVATION OF GRADING REDUCES CLEARANCE OF LOWEST LINE TO LESS THAN 16.5', CONTRACTOR SHALL CONTACT UTILITY, OWNER, AND ENGINEER. ANDERSON ENGINEERING, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO OVERHEAD UTILITIES.

### GRADING NOTES

- PROPOSED CONTOURS ARE AT FINISHED GRADE.
- THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES, EXCEPT THAT NO TOPSOIL WILL BE WASTED
- WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS SHALL COMPLY WITH AHJ ORDINANCES 3. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8 INCH DEPTH COMPACTED TO 98% STANDARD PROCTOR OF THE MAXIMUM LABORATORY DENSITY. ANY
- UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED. 4. ALL GRADING SHALL BE SET BACK A MINIMUM OF 5FT FROM THE PROPERTY LINES UNLESS WRITTEN PERMISSION IS SUBMITTED FROM THE ADJACENT PROPERTY OWNER OR
- OFF-SITE FILL MATERIAL TO BE PER GEOTECH REPORT. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BRINGING ON SITE

AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION

- EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 98% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL 7. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, AN ANDERSON ENGINEERING GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER ON
- THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF-ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER.
- 8. ANDERSON ENGINEERING SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING SEE TYPICAL SECTIONS AND SPECS.
- 10. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
- 11. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL PERMIT REQUIREMENTS FOR THE DISPOSAL OF MATERIALS FROM THE SITE.
- 13. ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND BE RE-VEGETATED. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF
- 14. PRIOR TO THE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND
- THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL NOT BE HELD LIABLE IF THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS. 15. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED. 16. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED

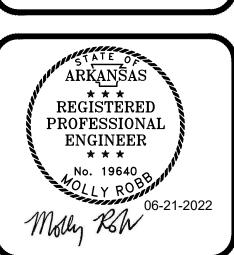
COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL

- 17. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY
- UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. 18. ALL CURBS SHALL BE 6 INCHES ABOVE FINISH GRADE UNLESS OTHERWISE SPECIFIED.

ALL SLOPES ARE TO BE 3H:1V OR FLATTER UNLESS OTHERWISE INDICATED.

- PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED PER BMP SEQUENCE. 20. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO INSURE CONNECTION AT STRUCTURE IS WATER TIGHT. ALL STORM SEWER STRUCTURES
- SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT. 21. ALL DRAINAGE STRUCTURES SHALL MEET H20 LOADING WHEN IN PAVED TRAFFIC AREAS. AND BE FLUSH WITH FINISHED GRADES IN PAVED AREAS.
- 22. EXISTING DRAINAGE STRUCTURES TO REMAIN SHALL BE INSPECTED AND REPAIRED AS NECESSARY. REMOVE ALL SILT AND DEBRIS. 23. FILLS SHALL BE LIMITED TO 10FT VERTICAL HEIGHT UNLESS INFORMATION DEMONSTRATING SLOPE STABILITY, EROSION CONTROL, AND DRAINAGE CONTROL IS PROVIDED
- 24. TRANSITION GUTTER TO ALLOW A 4 INCH DEPRESSION AT CURB INLETS. (12FT FOR UPSTREAM SIDE AND SAGS AND 4FT FOR DOWNSTREAM SIDE) 25. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4FT OF DEPTH AND GREATER. CENTERLINE OF MANHOLE LID SHALL BE 2FT FROM THE WALL WHERE STEPS
- ARE LOCATED. STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE.
- 26. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS. 27. PIPE LENGTHS SHOWN ARE APPROXIMATE. CONTRACTOR TO CONFIRM ALL PIPE LENGTHS.

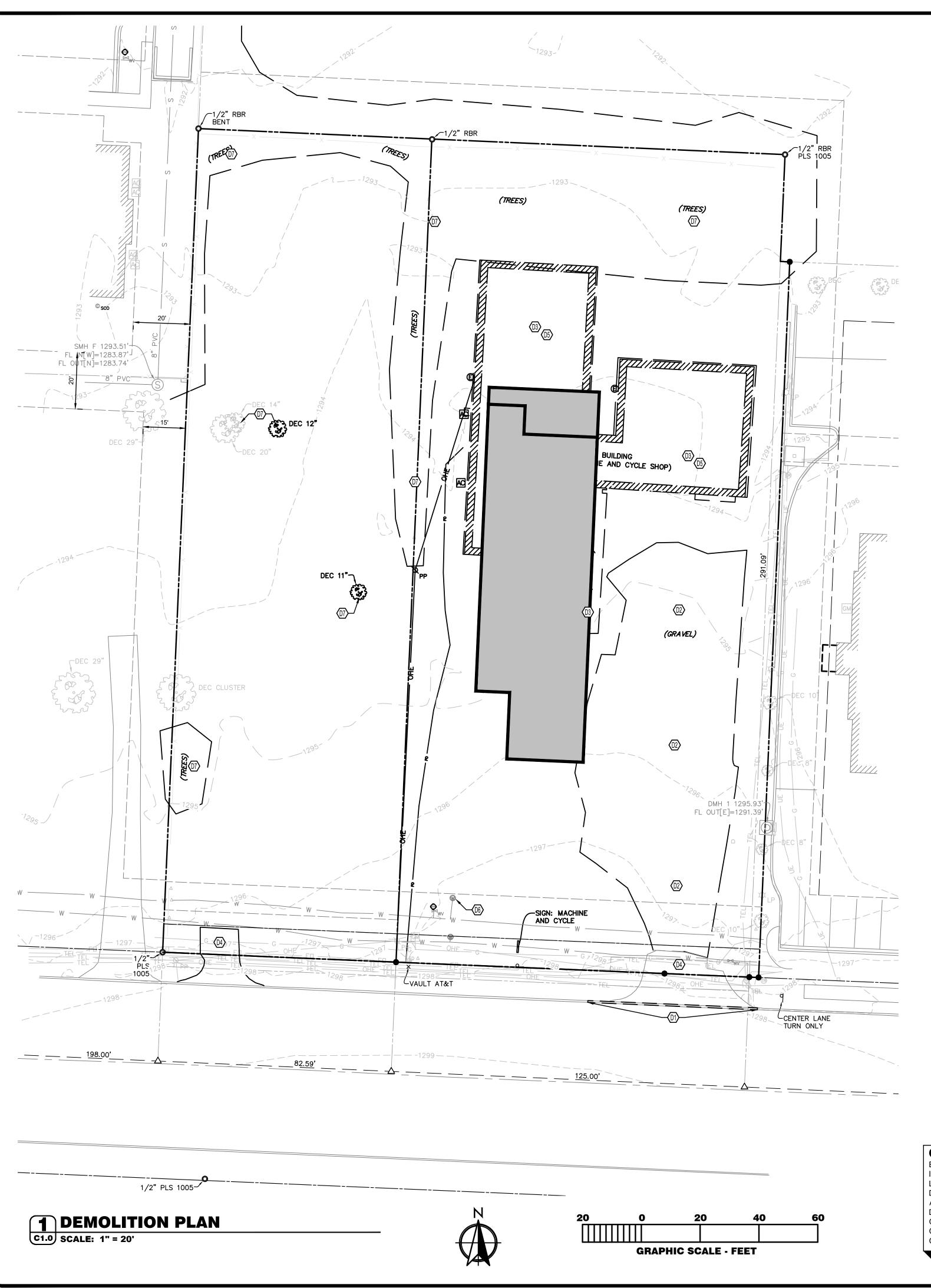




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## DEMOLITION PLAN KEY NOTES:

- (D1) REMOVE CURB
- (D2) REMOVE GRAVEL
- (D3) OBLITERATE PAD / CONCRETE
- (D4) REMOVE PAVEMENT
- (D5) REMOVE BUILDING
- REMOVE EXISTING WATER METER. CONTRACTOR TO COORDINATE WITH UTILITIES DEPT.
- DT REFER TO TREE LANDSCAPING PLAN.
- D8 LIMITS OF SAW CUT AND PAVEMENT REMOVAL.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR DEMOLITION.

CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND FIELD VERIFICATION OF EXISTING SITE STATUS.

# **LEGEND**

— — 1250 — — — **EXISTING GRADE LINES** 

LIMITS OF DISTURBED AREA PROPERTY LINE

**CAUTION:** 

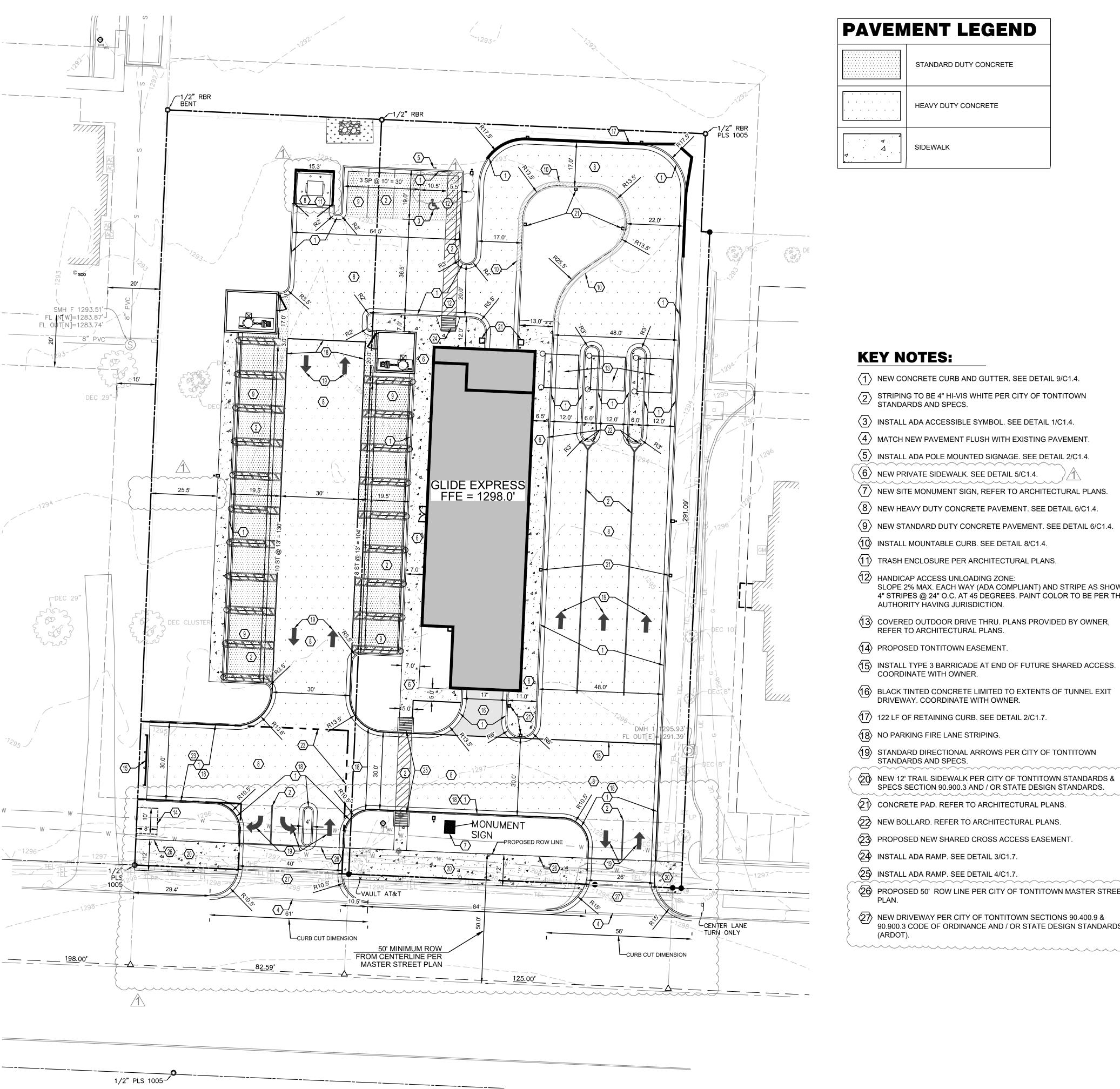
EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



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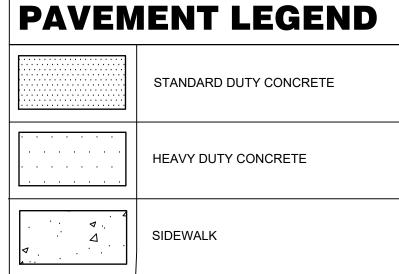


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**GRAPHIC SCALE - FEET** 

1 SITE LAYOUT PLAN
C1.1 SCALE: 1" = 20'



- 1 NEW CONCRETE CURB AND GUTTER. SEE DETAIL 9/C1.4.
- STRIPING TO BE 4" HI-VIS WHITE PER CITY OF TONTITOWN STANDARDS AND SPECS.
- 4 MATCH NEW PAVEMENT FLUSH WITH EXISTING PAVEMENT.
- 5 INSTALL ADA POLE MOUNTED SIGNAGE. SEE DETAIL 2/C1.4.
- $\langle 7 \rangle$  NEW SITE MONUMENT SIGN, REFER TO ARCHITECTURAL PLANS.
- 8 NEW HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL 6/C1.4.
- 9 NEW STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL 6/C1.4.
- 10 INSTALL MOUNTABLE CURB. SEE DETAIL 8/C1.4.
- (11) TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN. 4" STRIPES @ 24" O.C. AT 45 DEGREES. PAINT COLOR TO BE PER THE
- COVERED OUTDOOR DRIVE THRU. PLANS PROVIDED BY OWNER, REFER TO ARCHITECTURAL PLANS.
- INSTALL TYPE 3 BARRICADE AT END OF FUTURE SHARED ACCESS. COORDINATE WITH OWNER.
- 17 122 LF OF RETAINING CURB. SEE DETAIL 2/C1.7.
- STANDARD DIRECTIONAL ARROWS PER CITY OF TONTITOWN STANDARDS AND SPECS.
- NEW 12' TRAIL SIDEWALK PER CITY OF TONTITOWN STANDARDS & SPECS SECTION 90.900.3 AND / OR STATE DESIGN STANDARDS.
- 22 NEW BOLLARD. REFER TO ARCHITECTURAL PLANS.
- 23 PROPOSED NEW SHARED CROSS ACCESS EASEMENT.

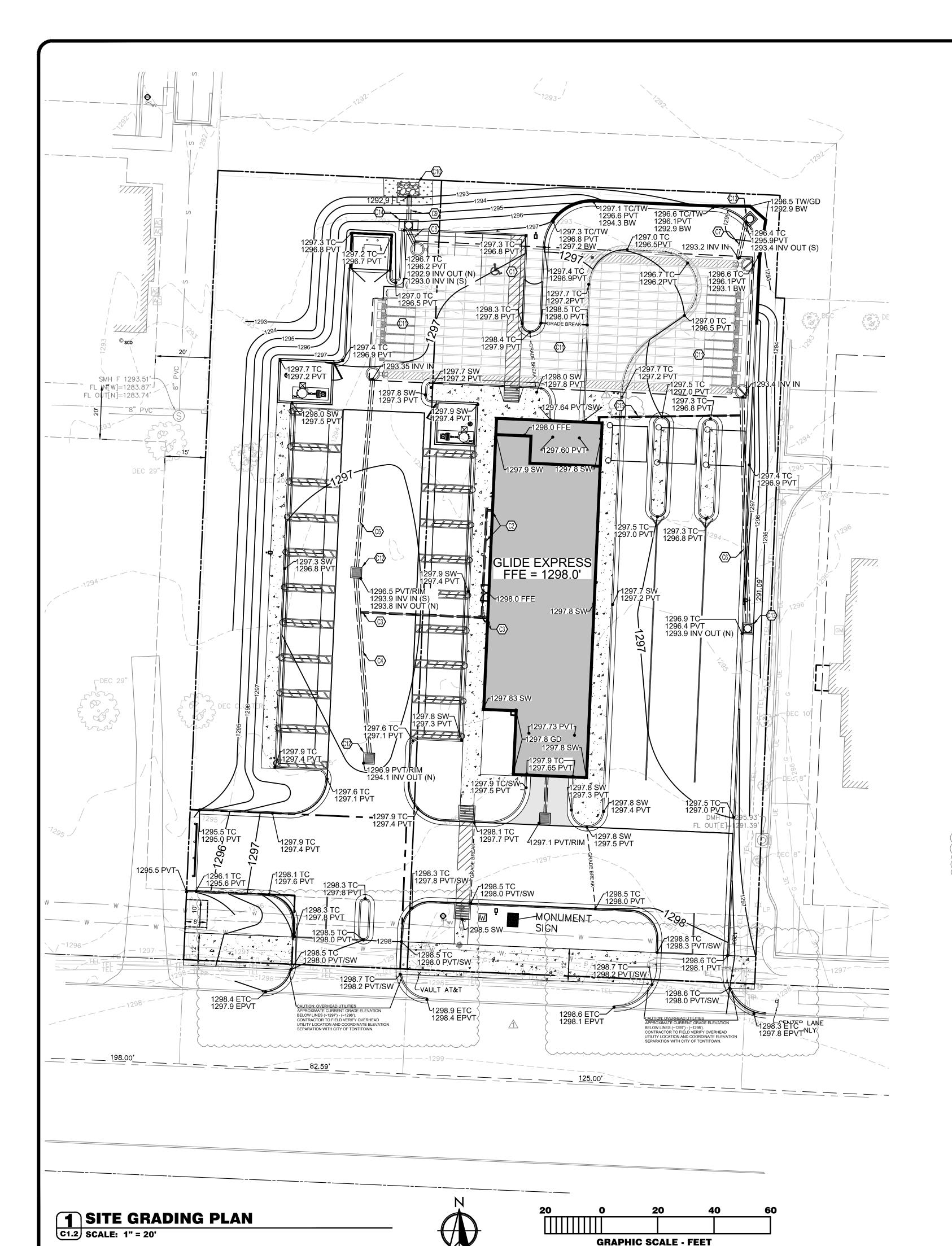
- PROPOSED 50' ROW LINE PER CITY OF TONTITOWN MASTER STREET
- NEW DRIVEWAY PER CITY OF TONTITOWN SECTIONS 90.400.9 & 90.900.3 CODE OF ORDINANCE AND / OR STATE DESIGN STANDARDS

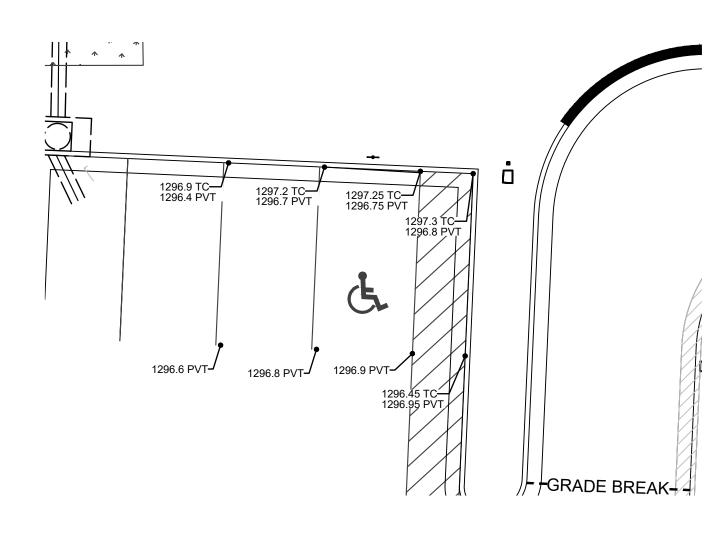






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HANDICAP AREA TO BE ADA COMPLIANT. SLOPES SHALL NOT EXCEED 2.0% IN ANY

HANDICAP PARKING DETAIL

C1.2 | SCALE: 1" = 10'

# PROPOSED LEGEND

	PROPERTY LINE
— — —1250— — —	EXISTING CONTOURS
<del></del> 1250 <del></del>	PROPOSED CONTOURS
====	STORM SEWER
	DRAINAGE SWALE
<b>≣</b> ⊙∘	VARIOUS STORM STRUCTURES
1289.5	SPOT ELEVATION
FFE	FINISHED FLOOR ELEVATION
GD	NEW GRADE
PVT	TOP OF PAVEMENT
TC	TOP OF CURB
SW	SIDEWALK
EGD	EXISTING GRADE
EPVT	EXISTING PAVEMENT
ETC	EXISTING TOP OF CURB
ESW	EXISTING SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

NEW BUILDING CONSTRUCTION

**CAUTION:** 

**GRADING KEY NOTES:** 

 $\langle \overline{\text{C1}} \rangle$  ADA PARKING AREA. REFER TO DETAIL 2/C1.2.

INV AT BUILDING = 1295.0'. SEE DETAIL 10/C1.4.

(C4) INSTALL 65 LF OF 18"Ø HDPE STORMPIPE AS SHOWN. REFER TO PIPE NOTES.

(C5) INSTALL 70LF OF 18"Ø HDPE STORMPIPE AS SHOWN. REFER TO PIPE NOTES

(C6) INSTALL 85 LF OF 18"Ø HDPE STORMPIPE AS SHOWN. REFER TO PIPE NOTES

(C7) INSTALL 14 LF OF 18"Ø HDPE STORMPIPE AS SHOWN. REFER TO PIPE NOTES.

(S) INSTALL 5 LF OF 18"Ø HDPE STORMPIPE AS SHOWN. REFER TO PIPE NOTES.

LEVEL SPREADER. REFER TO PIPE NOTES.

(10) INSTALL 8' X 5' LEVEL SPREADER. REFER TO DETAIL 12/C1.4.

TOP OF SYSTEM = 1295.83'

REFER TO DETAIL 1/C1.7.

DETAIL 10/C1.4.

(C9) INSTALL 9LF OF 18"Ø HDPE STORMPIPE AS SHOWN. DAYLIGHT AT

(211) PROPOSED BURIED DETENTION SYSTEM. INSTALL 260 STORMTECH

DRAWINGS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL. CONTACT STORMTECH AT 800-529-8188. REFER TO SHEET C1.3 FOR

(C15) INSTALL 53 LF OF 6"Ø DOWNSPOUT COLLECTOR PIPE WITH FES @MIN

0.5%. REFER TO ARCHITECTURAL PLAN FOR DOWNSPOUT LOCATION. INV AT BUILDING = 1294.0'. TIE INTO STORMPIPE AT INV = 193.45'. SEE

MANUFACTURER REQUIREMENTS. PRIOR TO INSTALLATION, SHOP

SC-310 CHAMBERS WITH 18" HEADER PIPE. INSTALL PER

REFERENCE ONLY. STONE BEDDING INV = 1293.0'.

(C12) INSTALL 4' X 4' GRATED AREA INLET. SEE DETAIL 11/C1.4.

TOP = 1296.7' INV OUT (N) = 1292.9' INV IN (S) = 1292.3'

(C13) INSTALL 4' X 4' CURB INLET. SEE DETAIL 7/C1.4.

(C14) INSTALL 8' X 4' CURB INLET/OUTLET CONTROL BOX.

INSTALL 42 LF OF 6"Ø DOWNSPOUT COLLECTOR PIPE WITH FES @MIN 0.5%. REFER TO ARCHITECTURAL PLAN FOR DOWNSPOUT LOCATION.

(C3) INSTALL 45 LF OF 6"Ø HDPE STORM PIPE @ MIN 0.5%. TIE INTO DOWNSPOUT COLLECTOR WITH 6" X 6" X 6" TEE AT INV = 1294.5'. INV

AT BUILDING = 1294.6' TIE INTO STORMPIPE AT INV = 1294.0'.

EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



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**PIPES NOTES:** 

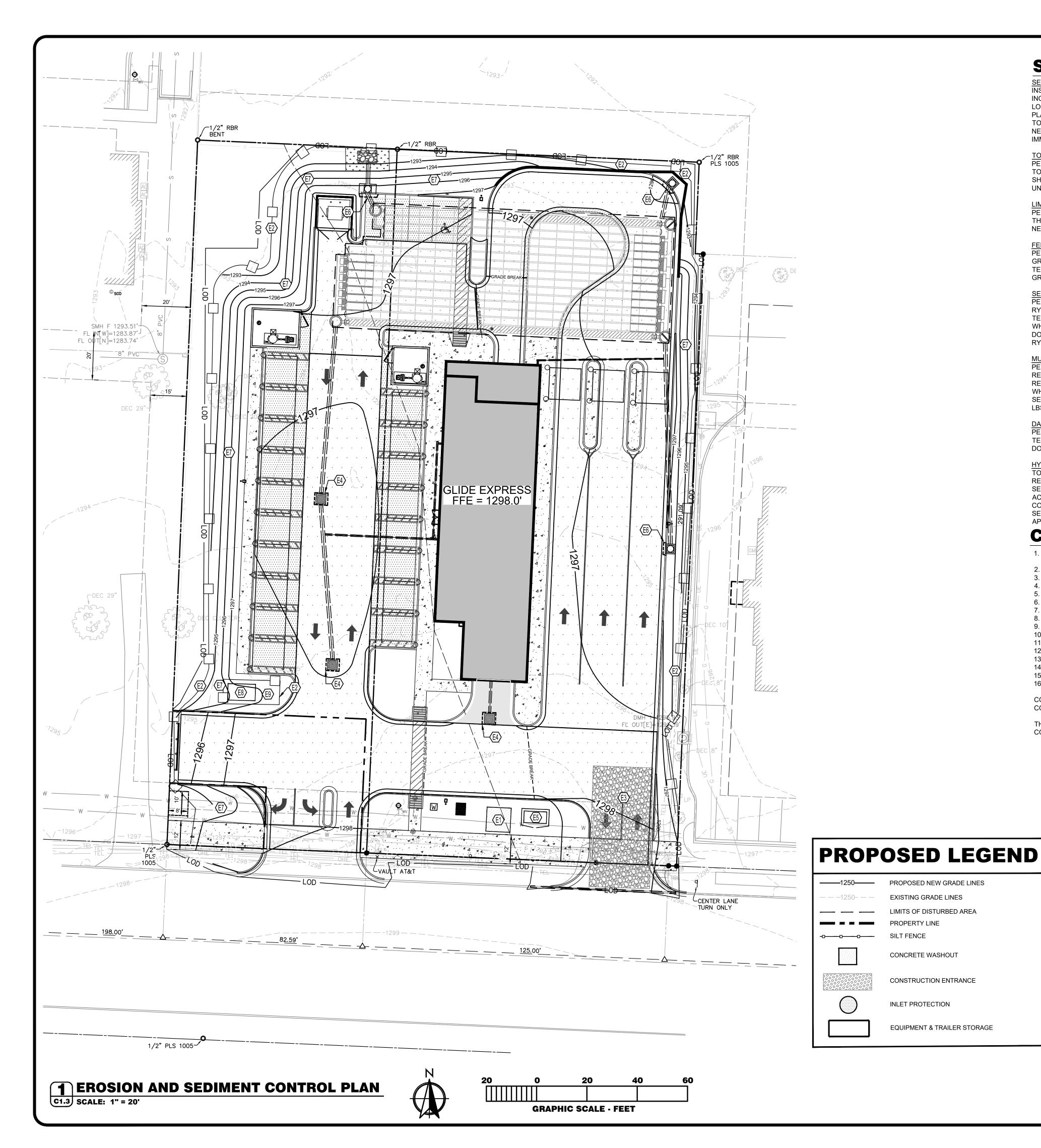
1. PIPE MATERIALS SHALL BE IN ACCORDANCE WITH AND AS APPROVED BY THE CITY OR APPLICABLE AUTHORITY. REINFORCED CONCRETE PIPE (RCP), CORRUGATED METAL PIPE (CMP), OR HIGH DENSITY POLYETHYLENE (HDPE) MAY BE USED AS ALLOWED BY LOCAL GUIDELINES.

2. ALL PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND MEET COVER REQUIREMENTS PER THE MANUFACTURER. REFER TO MANUFACTURER FOR MATERIAL SPECIFICATIONS FOR TRAFFIC LOADING AND INSTALLATION REQUIREMENTS.



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### **SEEDING AND MULCHING NOTES**

INSTALL UPSTREAM BMPS TO PROTECT AREA TO BE SEEDED. COMPLETE GRADING AND REMOVE ALL DEBRIS LARGER THAN 1 INCH. LOOSEN COMPACTED SOILS TO A DEPTH OF 4 INCHES. GROOVE OR FURROW ON THE CONTOUR IF NECESSARY. SPREAD LOOSE TOPSOIL AT A DEPTH OF 4 INCHES. MIX SOIL AMENDMENTS (LIME, FERTILIZER, ETC.) INTO THE TOP 4 INCHES OF SOIL. PLANT SEED 1/4 TO 1/2 INCHES DEEP USING A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRO-SEEDER. ROLL LIGHTLY TO FIRM SURFACE. COVER SEEDED AREA WITH MULCH. INSTALL ADDITIONAL STABILIZATION (EROSION CONTROL BLANKETS, NETTING, BONDED FIBER MATRIX, ETC.) ON SLOPES STEEPER THAN 3:1 AND IN AREAS OF CONCENTRATED FLOW. WATER IMMEDIATELY-ENOUGH TO SOAK 4 INCHES INTO THE SOIL WITHOUT CAUSING RUNOFF.

PERMANENT AND TEMPORARY SEEDING: LOOSEN COMPACTED SOILS TO A DEPTH OF 4 INCHES. IF RAINFALL CAUSES SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING. SLOPES STEEPER THAN 33 PERCENT (3:1) GRADE SHOULD BE GROOVED OR FURROWED ON THE CONTOUR BEFORE SEEDING. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE AND UNIFORM. PERMANENT SEEDING: A MINIMUM OF 4 INCHES OF LOOSE TOPSOIL SHOULD BE SPREAD ON AREAS TO BE SEEDED.

PERMANENT AND TEMPORARY SEEDING: LIME SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE pH OF THE SOIL IS UNKNOWN, LIME SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT A RATE OF 1500 POUNDS EFFECTIVE NEUTRALIZING MATERIAL (ENM) PER ACRES. SOILS WITH A pH OF SIX OR HIGHER NEED NOT BE LIMED.

PERMANENT SEEDING: FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE A 13-13-13 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 500 POUNDS PER ACRE. TEMPORARY SEEDING: FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 10-10-10 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 200 POUNDS PER ACRE.

PERMANENT SEEDING: SEED MIX SHALL CONSIST OF NINETY PERCENT (90%) TALL FESCUE AND TEN PERCENT (10%) ANNUAL

RYEGRASS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 400 POUNDS PER ACRE. TEMPORARY SEEDING: SEED MIX SHALL CONSIST OF ANY COMBINATION OF TALL FESCUE, ANNUAL RYEGRASS, SUDAN, MILLET,

WHEAT OR OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE. DORMANT SEASON SEEDING: SEED MIX SHALL CONSIST OF 80 PERCENT (80%) TALL FESCUE, TEN PERCENT (10%) ANNUAL RYEGRASS AND TEN PERCENT (10%) SPRING OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 600 POUNDS PER ACRE.

PERMANENT AND TEMPORARY SEEDING: WHERE SLOPES ARE LESS THAN 25 PERCENT (4:1) GRADE, CEREAL GRAIN MULCH IS REQUIRED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET (4,500 LBS/ACRE). CEREAL GRAIN MULCH SHALL MEET THE REQUIREMENTS OF SECTION 802 OF THE MISSOURI STATE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR TYPE I MULCH. WHERE SLOPES ARE 25 PERCENT (4:1) OR GREATER GRADE, TYPE 3 MULCH (HYDROMULCH) MEETING THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS SHALL BE USED. TYPE 3 MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000

PERMANENT SEEDING: MARCH 1 TO JUNE 1 AND AUGUST 15 TO NOVEMBER 1 TEMPORARY SEEDING: CAN OCCUR DURING ANY SEASON, HOWEVER WINTER IS THE LEAST TOLERANT. DORMANT SEASON SEEDING: DECEMBER 15 TO FEBRUARY 29

TO SELECT APPROPRIATE HYDROSEEDING MIXTURES, AN EVALUATION OF SITE CONDITIONS SHALL BE PERFORMED WITH RESPECT TO: SOIL CONDITIONS, SITE TOPOGRAPHY, SEASON AND CLIMATE, VEGETATION TYPES, MAINTENANCE REQUIREMENTS, SENSITIVE ADJACENT AREAS, WATER AVAILABILITY, AND PLANS FOR PERMANENT VEGETATION. HYDROSEEDING CAN BE ACCOMPLISHED USING A MULTIPLE-STEP OR ONE-STEP PROCESS. THE MULTIPLE-STEP PROCESS ENSURES MAXIMUM DIRECT CONTACT OF THE SEEDS TO SOIL. WHEN THE ONE-STEP PROCESS IS USED TO APPLY THE MIXTURE OF SEED, FIBER, ETC., THE SEED RATE SHALL BE INCREASED TO COMPENSATE FOR ALL SEEDS NOT HAVING DIRECT CONTACT WITH THE SOIL. FOLLOW-UP APPLICATIONS SHALL BE MADE AS NEEDED TO COVER WEAK SPOTS.

### **CONSTRUCTION SEQUENCE**

- 1. CONDUCT PRE-CONSTRUCTION MEETING WITH THE CITY TO DISCUSS EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION PHASING.
- 2. INSTALL STABILIZED CONSTRUCTION EXIT AND POST SWPPP AND SITE COMPLIANCE SIGNAGE PUBLICLY VISIBLE
- 3. INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES. 4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
- INSTALL SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS.
- DEMO EXISTING STRUCTURES, PAVEMENT, AND SPECIFIED UTILITIES.
- 7. UNDERCUT EXISTING POOR SOILS AS INDICATED IN THE GEOTECHNICAL REPORT. 8. BEGIN GRADING THE SITE.
- 9. BEGIN CONSTRUCTION OF UTILITIES.
- 10. BEGIN SUBGRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
- 11. BEGIN INSTALLATION OF CURB, GUTTER, AND PAVING. 12. COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
- 13. COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS. 14. OBTAIN CONCURRENCE FROM THE OWNER AND THE CITY THAT THE SITE HAS BEEN FULLY STABILIZED.
- 15. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- 16. STABILIZE ALL AREAS DISTURBED BY BMP REMOVAL.

CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL BE DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.

### **LAND DISTURBANCE SUMMARY:**

PROPERTY AREA: 1.4 ACRES

DISTURBED AREA: 1.37 ACRES

DISTURBED AREA IS MORE THAN 1 ACRES BUT LESS THAN 5 ACRES.

AUTOMATIC COVERAGE AND SWPPP TO BE PROVIDED.

### **KEY NOTES:**

PROPOSED NEW GRADE LINES

**EXISTING GRADE LINES** 

CONCRETE WASHOUT

**INLET PROTECTION** 

CONSTRUCTION ENTRANCE

**EQUIPMENT & TRAILER STORAGE** 

SILT FENCE

(E1) INSTALL CONCRETE WASHOUT AREA. SEE DETAIL ON SHEET C1.6.

(E2) LIMITS OF TEMPORARY SILT SOCK: SEE DETAIL ON SHEET C1.6.

(E3) INSTALL TEMPORARY CONSTRUCTION ENTRANCE. COORDINATE LOCATION WITH CONTRACTOR. SEE DETAIL ON SHEET C1.6.

(E4) INSTALL TEMPORARY INLET PROTECTION OR APPROVED EQUAL, SEE DETAIL ON SHEET C1.6.

(E5) AREA OF DISTURBANCE = 1.37 ACRES

(E6) INSTALL CURB INLET PROTECTION OR APPROVED EQUAL, SEE SHEET C1.6.

(E7) STABILIZE ALL DISTURBED AREA.

LOCATION OF TEMPORARY EQUIPMENT STORAGE AREA AND TEMPORARY JOB TRAILER LOCATION. COORDINATE LOCATION WITH CONTRACTOR.

(E9) INSTALL PORTABLE TOILET AND STAKE FIRMLY TO GROUND. CONTRACTOR TO FIELD VERIFY LOCATION.

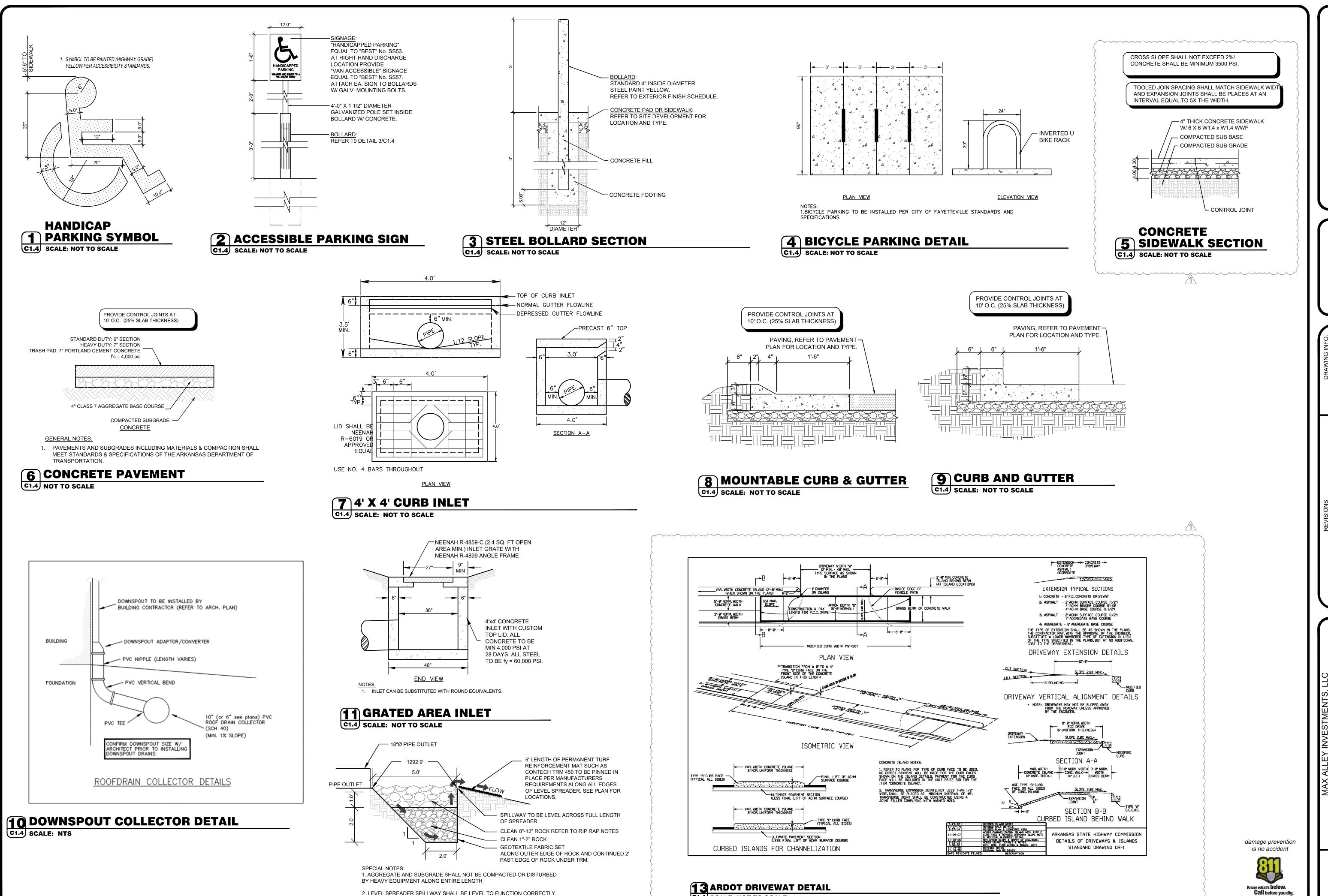


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C1.4 SCALE: NOT TO SCALE

2. LEVEL SPREADER SPILLWAY SHALL BE LEVEL TO FUNCTION CORRECTLY.

NO SLOPE ANY DIRECTION

**12** LEVEL SPREADER DETAIL

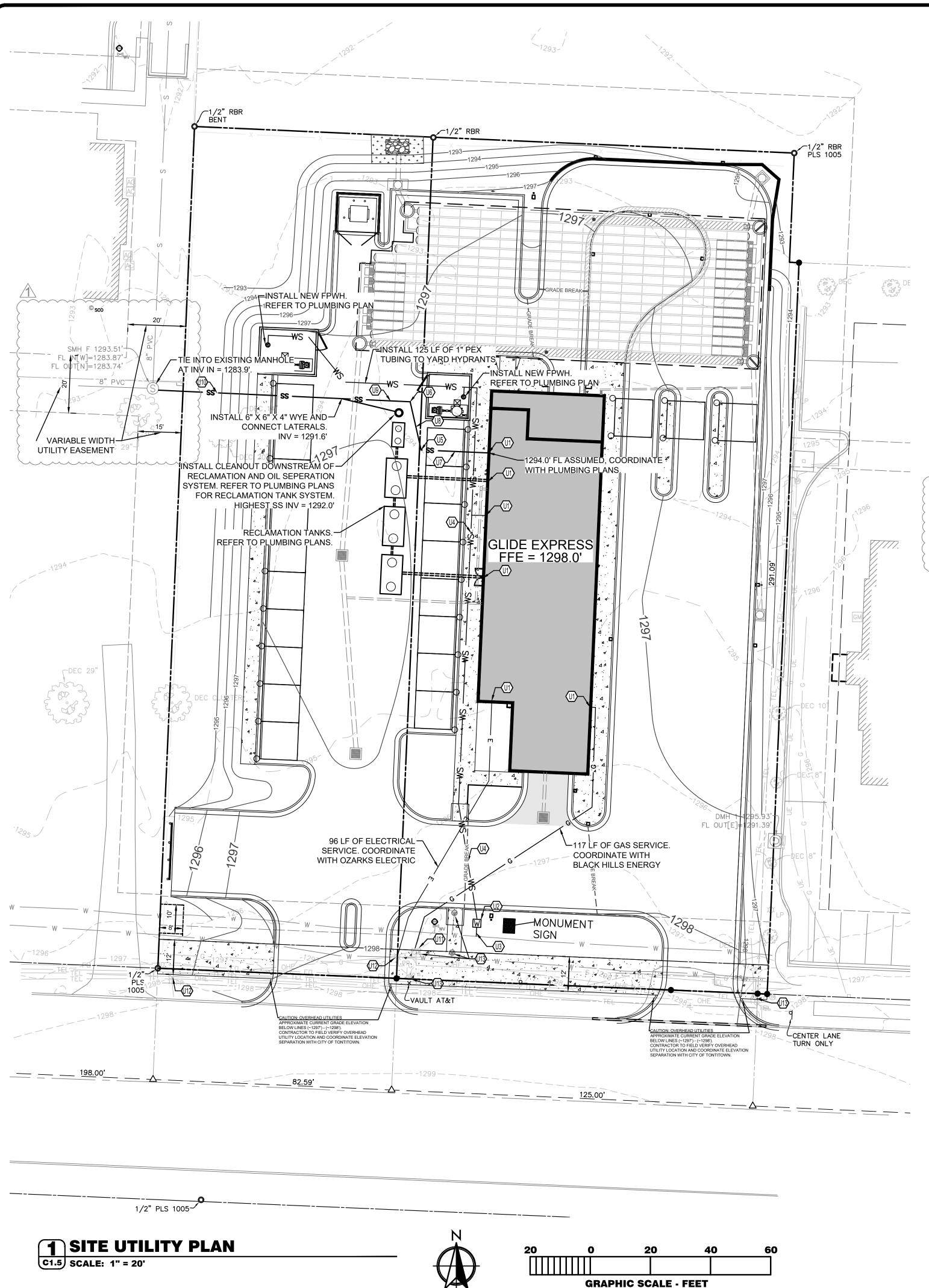
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### SPECIAL NOTE:

CONTRACTOR TO COORDINATE PIPE SPECIFICATIONS WITH UTILITY COMPANY

### **CAUTION:**

INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

### **SPECIAL NOTE:**

CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

### **CONTRACTOR NOTE:**

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR DEMOLITION OF EXISTING UTILITIES TO EXISTING STRUCTURE TO BE DEMOLISHED. EXISTING UTILITY TAPS SHALL BE USED IF FOUND TO BE IN GOOD CONDITION.

### **SPECIAL NOTE:**

ALL MATERIALS AND METHODS SHALL CONFORM TO TONTITOWN'S UTILITY STANDARDS

### **SPECIAL NOTE:**

NO KNOWN OCCURRENCE OF ANY PREVIOUS OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS ON-SITE OR IN THE PROXIMITY OF SITE.

### **UTILITY KEY NOTES:**

- (U1) CONNECT TO BUILDING, REFER TO MEP PLAN.
- 2" METER BOX TO BE INSTALLED BY CITY OF TONTITOWN WATER DEPARTMENT PER TONTITOWN STANDARD DETAILS AT EXPENSE OF DEVELOPER. SEE SHEET C1.7.
  WATER SERVICE SHALL BE 60-75PSI AT FLOW OF 30 GPM.
- STANDARD 2.0" WATER SERVICE LATERAL, SHALL BE PER TONTITOWN SPECIFICATION, INSTALLED BY TONTITOWN PER TONTITOWN STANDARD DETAILS. SEE SHEET C1.7.
- INSTALL 145 LF OF 2.0" DOMESTIC WATER SERVICE LINES FROM METER, PER CITY OF TONTITOWN WATER DEPARTMENT STANDARD DETAILS. SEE SHEET C1.7.
- $\overline{\text{U5}}$  ONE WAY CLEANOUT PER TONTITOWN STANDARD DETAILS AT FL = 1293.5'.
- ONE WAY CLEANOUT PER TONTITOWN STANDARD DETAILS AT FL = 1293.1'.
- INSTALL 23 LF OF 4"Ø PVC SEWER SERVICE @ MINIMUM 2% SLOPE.
- (18) INSTALL 17 LF OF 4"Ø PVC SEWER SERVICE @ MINIMUM 2% SLOPE.
- (U9) INSTALL 24 LF OF 4"Ø PVC SEWER SERVICE @ MINIMUM 2% SLOPE.

  (J10) INSTALL 64 LF OF 6"Ø PVC SEWER SERVICE @ MINIMUM 2% SLOPE.
- (11) RELOCATE GAS METER. COORDINATE WITH BLACK HILLS ENERGY.
- (J12) RELOCATE POWER POLE. COORDINATE WITH OZARKS ELECTRIC.
- CONFIRM UTILITY IN USE, IF IN USE THEN RELOCATE UTILITY. COORDINATE WITH UTILITY COMPANY.

### **UTILITY GENERAL NOTES**

- WATER LINES SHALL HAVE A MIN. 10 FEET HORIZONTAL CLEARANCE AND 18 INCHES VERTICAL CLEARANCE (MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE) FROM ALL SANITARY SEWER LINES.
- 2. WATER LINES SHALL HAVE A MINIMUM OF 48 INCHES OF COVER, UNLESS OTHERWISE NOTED,
- MEASURED FROM THE TOP OF FINISHED GROUND TO THE TOP OF PIPE.

  THERE SHALL BE A MINIMUM OF 18 INCHES CLEARANCE MEASURED FROM THE BOTTOM OF ANY
- STORMWATER PIPE TO THE TOP OF WATER LINES AT ALL CROSSING.

  4. AT WATER AND SANITARY SEWER CROSSINGS, THE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
- 5. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- 6. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND /OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- 7. NOTICE TO CONTRACTOR:PRIOR TO INSTALLATION OF WATER LINE, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND ANDERSON ENGINEERING OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- COORDINATE ALL CONSTRUCTION WITH THE CITY OF TONTITOWN. ALL SANITARY SEWER AND WATER LINE CONSTRUCTION MUST COMPLY WITH THE CITY OF TONTITOWN, AR STANDARDS.
   ANY CLEANOUT LOCATED WITHIN A DRIVING SURFACE MUST BE A RIGID, COMMERCIAL TYPE.

### **SAFETY NOTICE TO CONTRACTOR**

1. 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.

2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURE IN, ON, OR NEAR THE CONSTRUCTION SITE.

### **EXISITNG CONDITIONS NOTES**

- 1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
- 2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY
- 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
- 4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTES A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
- 5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.



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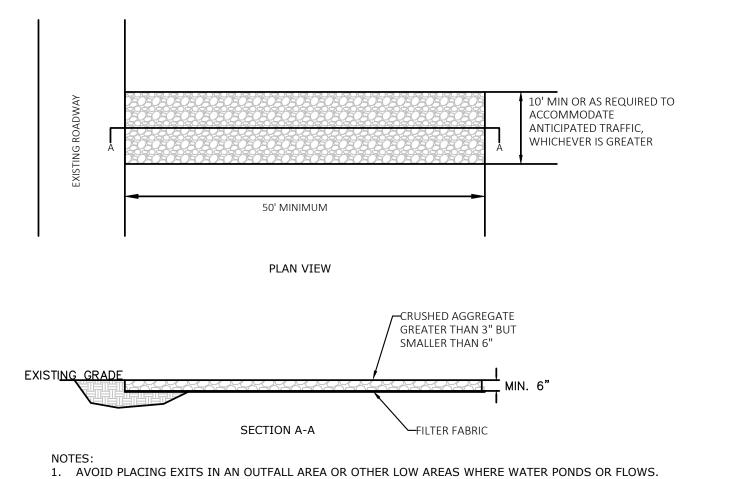
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2. A CULVERT SHALL BE INSTALLED IF EXIT CROSSES A DITCH. 3. ROCK APRON INSTALLATION SHALL BE WIDE ENOUGH TO ACCOMMODATE TURNING VEHICLES.

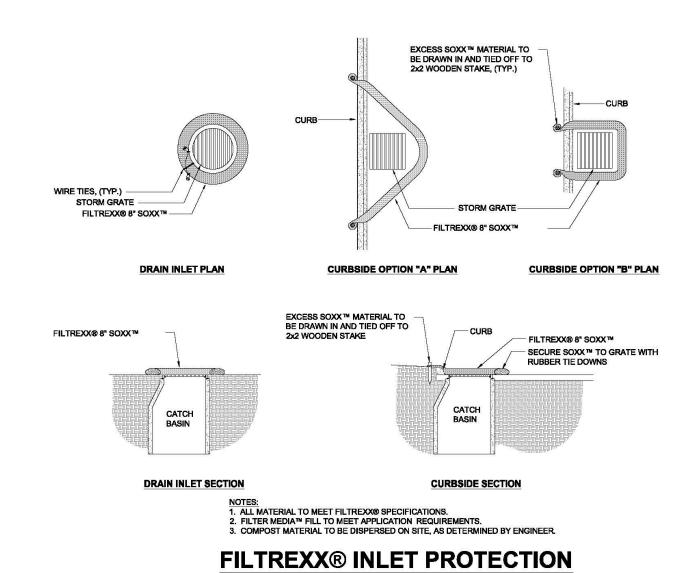
4. ADD NEW ROCK OR RAKE EXISTING ROCK WHEN VOIDS FILL WITH SEDIMENT.

5. ANY MUD, ROCK OR DEBRIS TRACKED ONTO PAVED SURFACES AND ACCUMULATED IN CURBS SHALL BE REMOVED

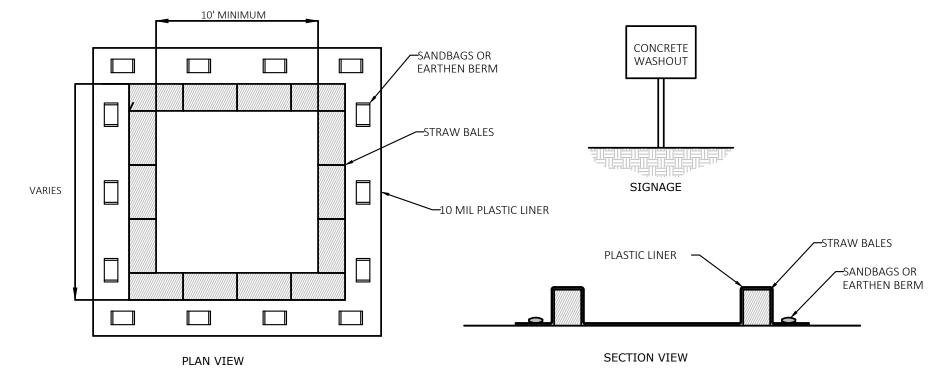
IMMEDIATELY USING A SWEEPER, SHOVEL, ETC. 6. REMOVE EXIT WHEN VEHICLES AND EQUIPMENT WILL NO LONGER ACCESS UNPAVED AREAS.

## 1 CONSTRUCTION EGRESS

C1.6 SCALE: NOT TO SCALE







1. WASHOUT CONTAINMENT SHALL BE INSTALLED FOR DURATION OF CONCRETE WORK AND RETAIN CONCRETE AND OTHER

WASHOUT LIQUIDS UNTIL EVAPORATION OR REMOVAL BY PUMP.

2. CONTAINMENT SHALL BE SIZED FOR EXPECTED WASHOUT VOLUMES. 3. AVOID PLACING NEAR STORM DRAINS, STREAMS, SINKHOLES, OUTFALLS OR OTHER LOW AREAS WHERE WATER PONDS OR

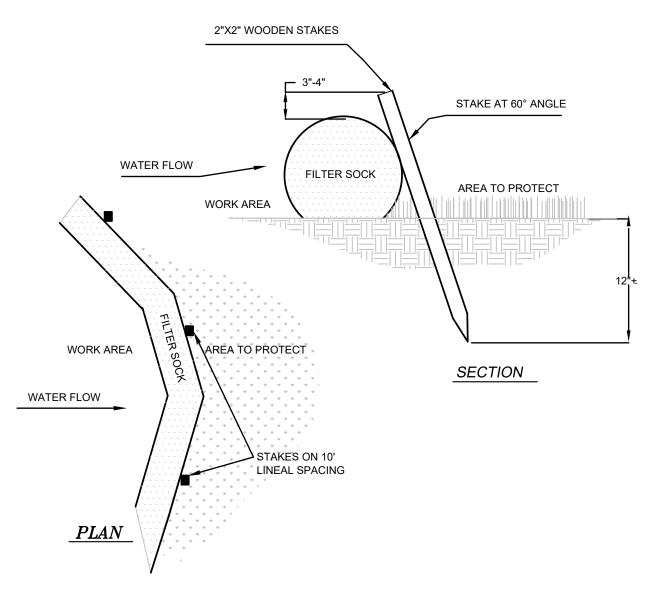
FLOWS.

4. OTHER APPROVED LEAK-PROOF CONTAINMENT IS ACCEPTABLE. 5. TRAPS SHALL BE ROUTINELY. MAINTAINED AT 75% CAPACITY AND REPLACED AS NECESSARY TO PERFORM. 6. THE WASHOUT PIT SHALL BE COVERED BEFORE PREDICTED RAIN EVENTS TO PREVENT OVERFLOW.

7. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

# **2** CONCRETE WASHOUT

C1.6 SCALE: NOT TO SCALE



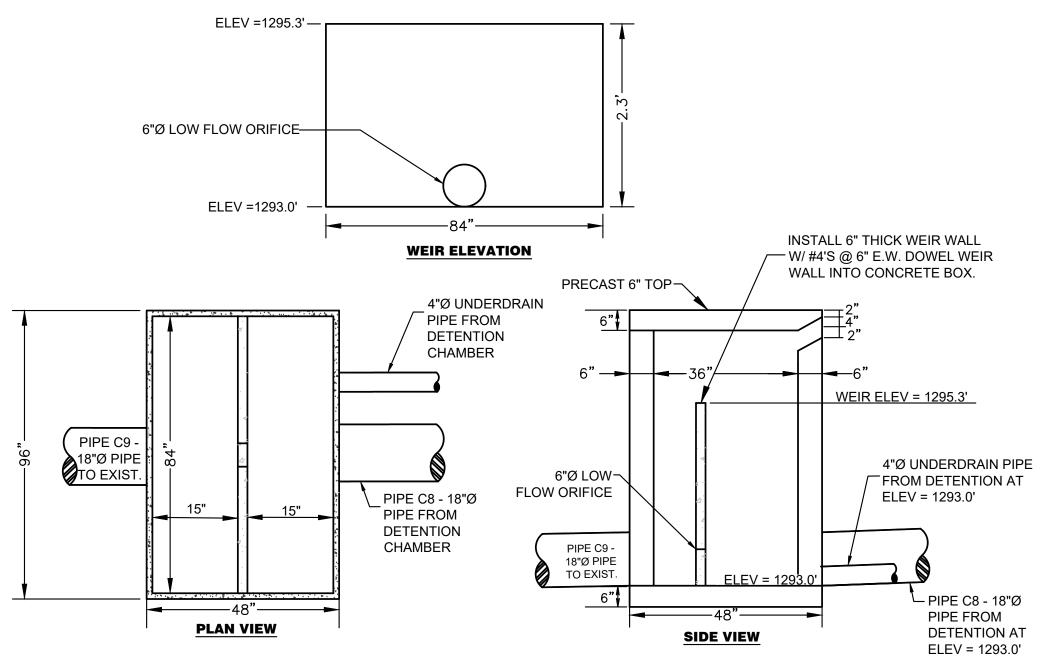
# 3 COMPOST FILTER SOCKS C1.6 SCALE: NOT TO SCALE





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1. SEAL ALL CONNECTIONS WITH NON-SHRINK GROUT.

2. MIN. #4 BARS @ 12" O.C. EACH WAY (ALL WALLS VERT, HOR & SLAB)

3. INSTALL 6" THICK WEIR WALL W/ #4'S @ 6" E.W., DOWEL WEIR WALL INTO CONCRETE BOX.

4. AFTER EACH MAJOR RAINFALL EVENT OWNER MUST INSPECT DETENTION OUTLET FOR SEDIMENT ACCUMULATION AND REMOVE SEDIMENT IF PRESENT.

5. ALL CONCRETE TO BE MIN 4,000 PSI AT 28 DAYS. ALL STEEL TO BE F = 60,000 PSI.

# **DETENTION OUTLET CONTROL STRUCTURE**

C1.7 SCALE: NOT TO SCALE

TW VARIES SEE PLAN PVT VARIES SEE PLAN - 12" CONCRETE WITH #5's @ 12" O.C. BOTH WAYS **VARIES** #5's @ 12" O.C. \_ BOTH WAYS COVER WALL HEIGHT (A) UP TO 1' 12" 1' TO 2' 2' TO 4'

**GENERAL NOTES:** 1. ALL CONCRETE TO BE 3,000 PSI. 2. ALL REINFORCING BARS TO BE GRADE 60.

# **RETAINING CURB**

ADA RAMP DETAIL

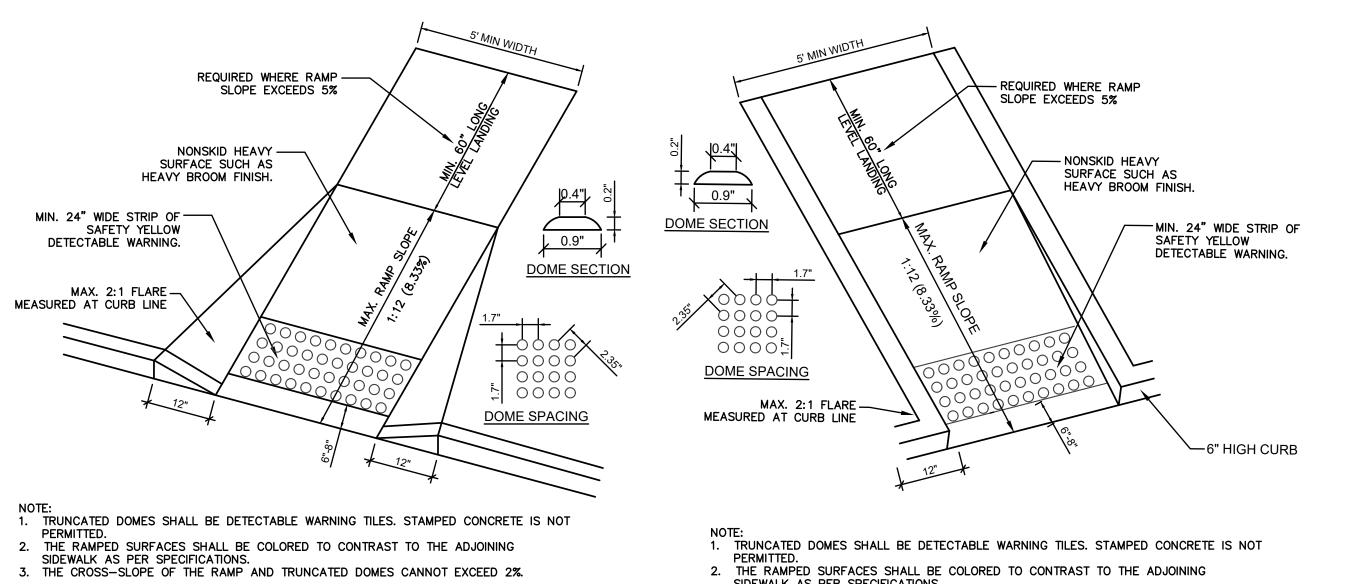
REQUIRED WHERE RAMP —— SLOPE EXCEEDS 5%

NONSKID HEAVY ---

SURFACE SUCH AS HEAVY BROOM FINISH.

MIN. 24" WIDE STRIP OF —— SAFETY YELLOW DETECTABLE WARNING.

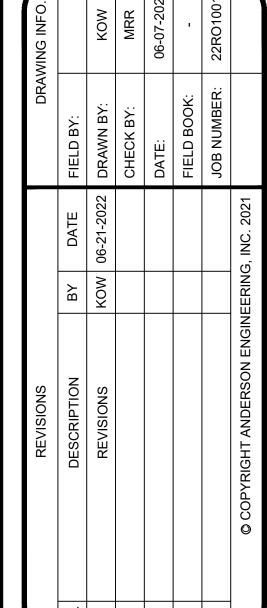
MAX. 2:1 FLARE — MEASURED AT CURB LINE



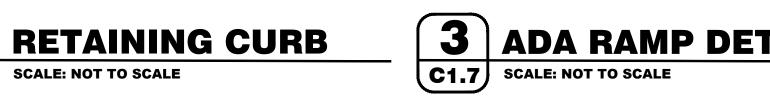
TRUNCATED DOMES SHALL BE DETECTABLE WARNING TILES. STAMPED CONCRETE IS NOT PERMITTED.
 THE RAMPED SURFACES SHALL BE COLORED TO CONTRAST TO THE ADJOINING SIDEWALK AS PER SPECIFICATIONS.
 THE CROSS-SLOPE OF THE RAMP AND TRUNCATED DOMES CANNOT EXCEED 2%.

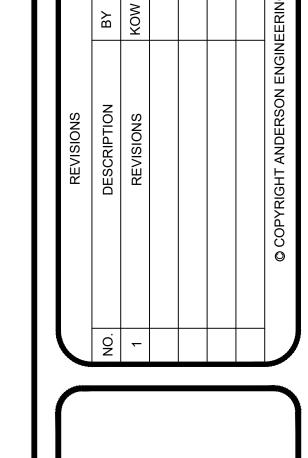
**ADA RAMP DETAIL** SCALE: NOT TO SCALE





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# MAX ALLEY GLIDE XPRESS

### TONTITOWN, AR

### SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LIFED BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787,
  "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
  LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<41 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2)
  MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.

  TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS
- THAN 2".

  TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:

  • THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
- THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE. THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN
- EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

- 1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- 2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE". CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
- STORM ECH RECOMMENDS 3 BACKFILL WILL FIGURE.
  STONESHOOTER LOCATED OFF THE CHAMBER BED.
  BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- 4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- 5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".

8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN

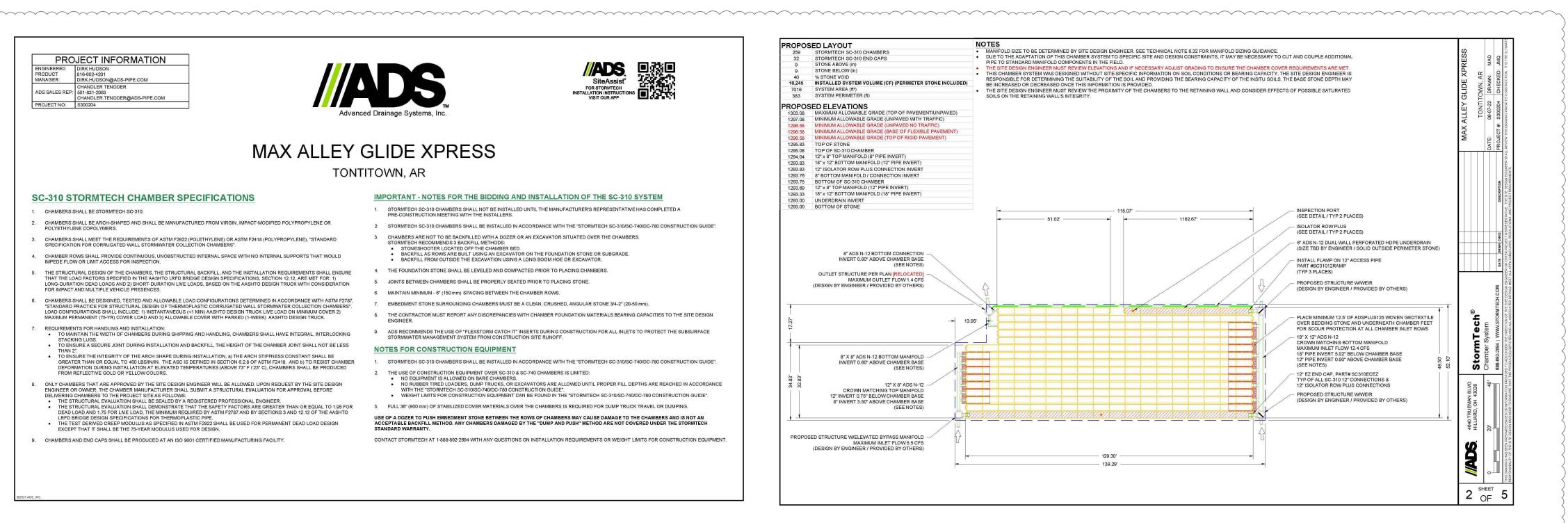
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:

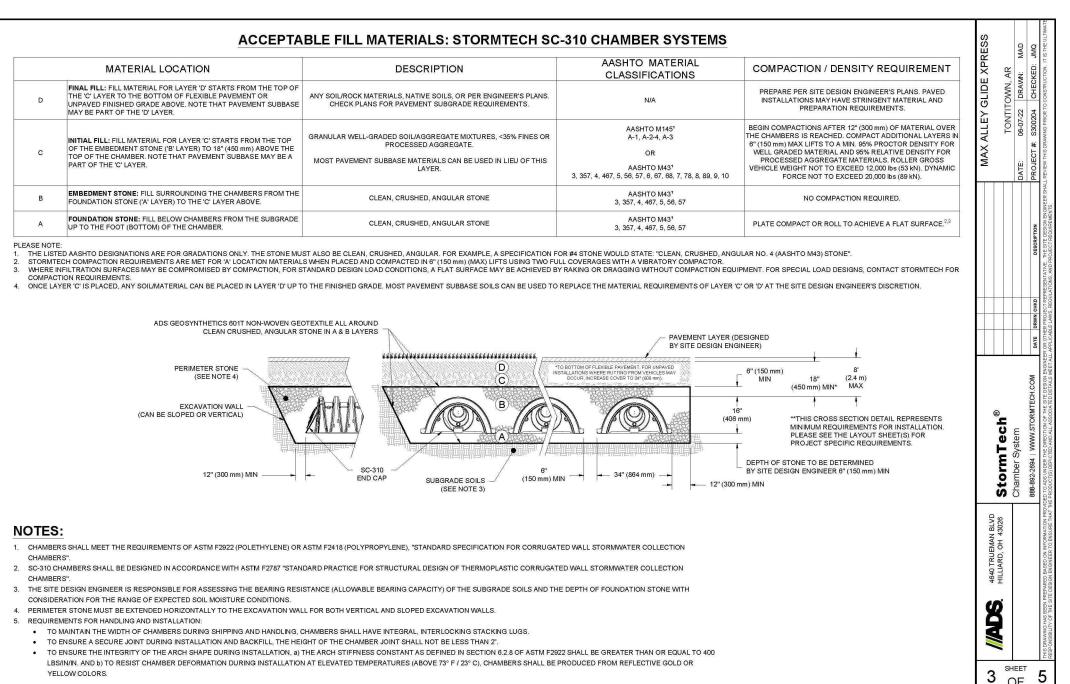
  NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.

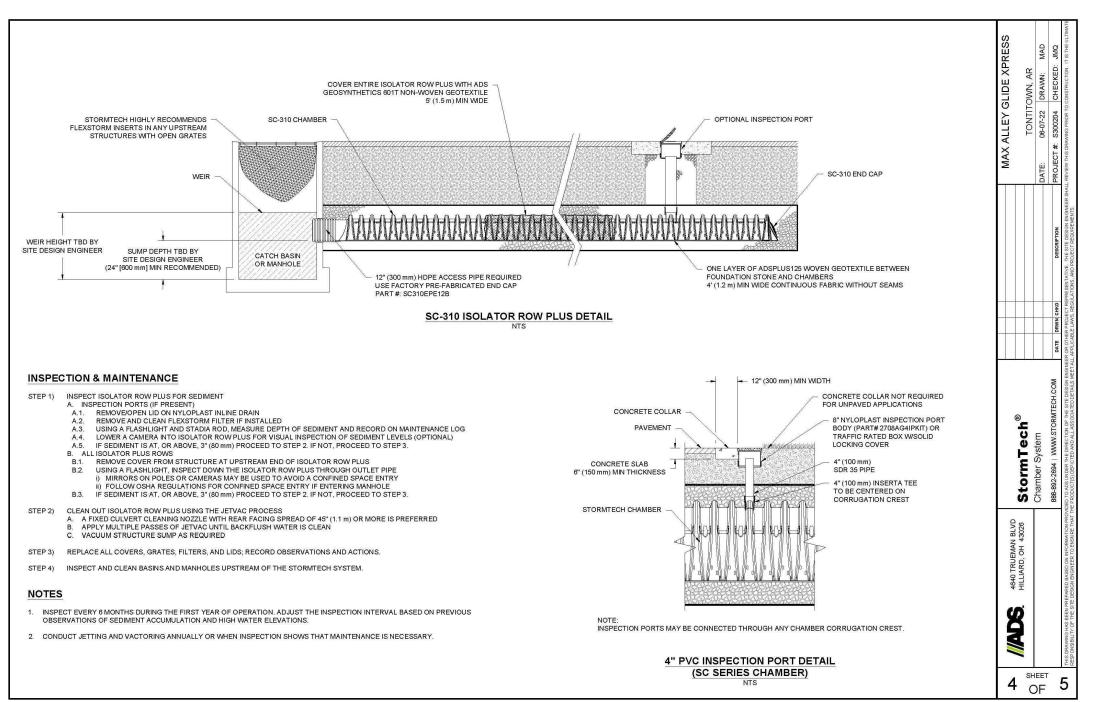
  NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMITECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".

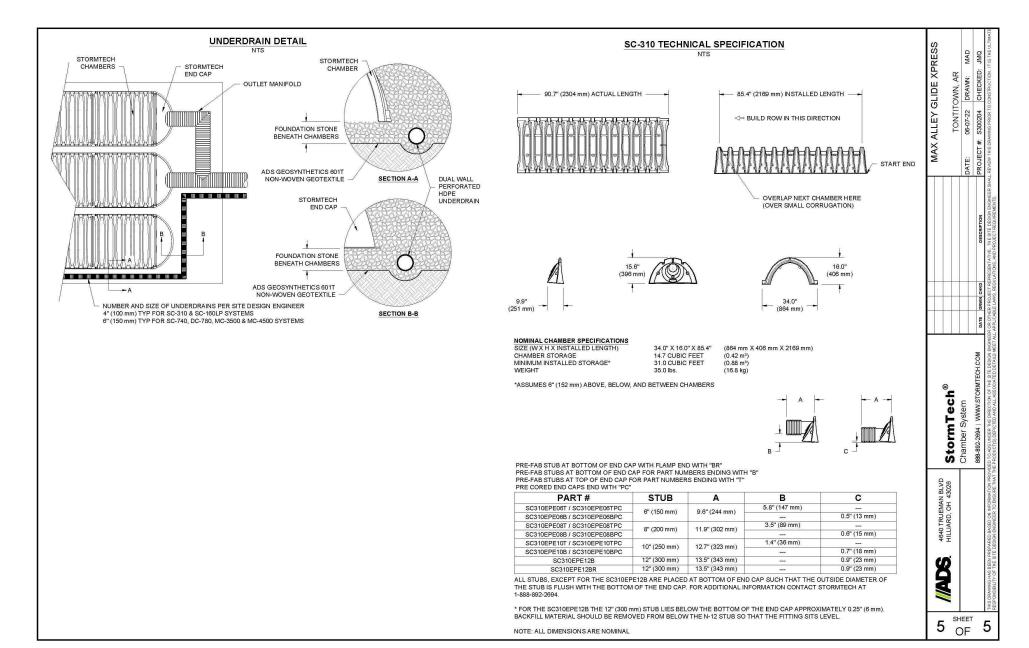
  WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE". 3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.







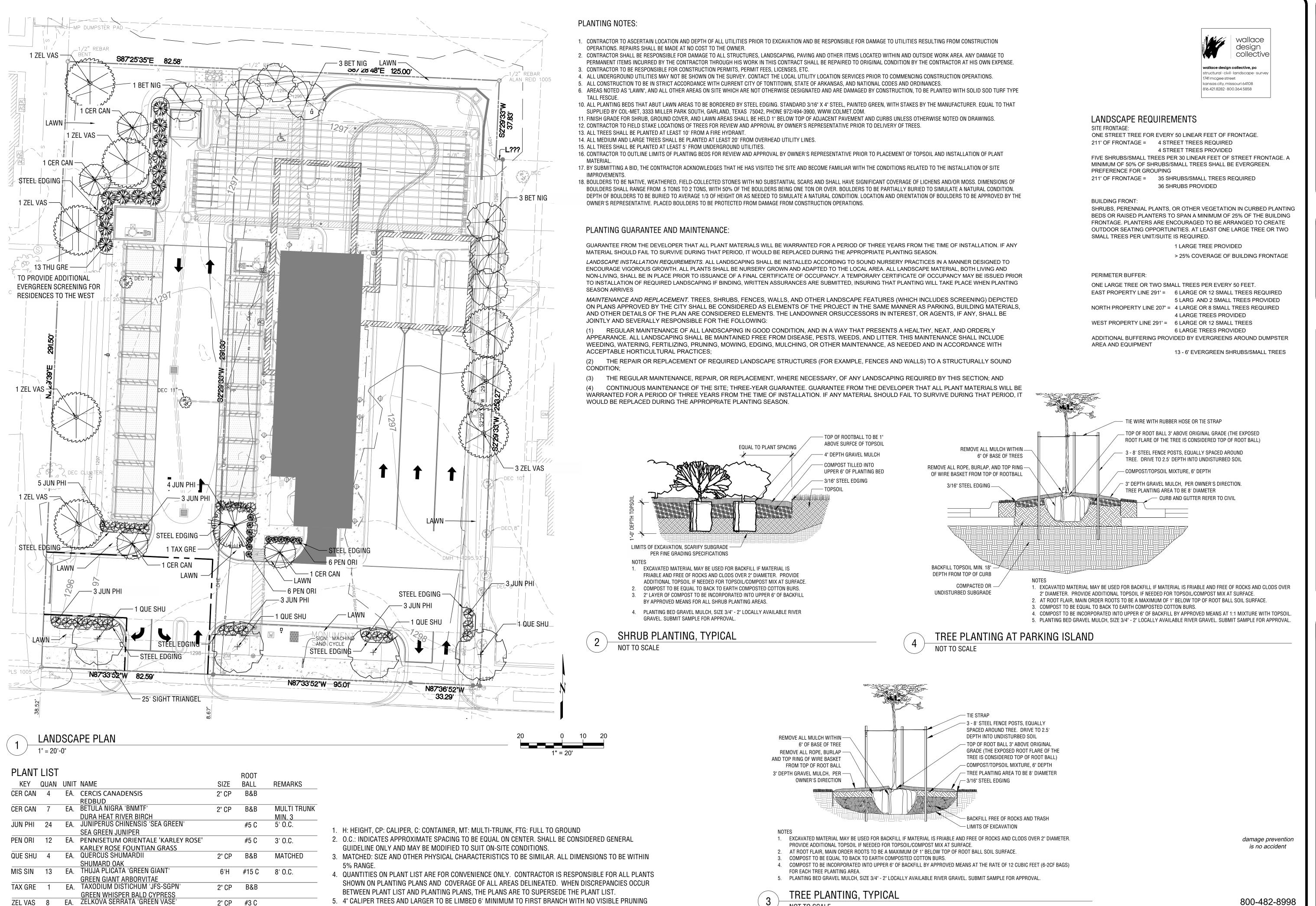






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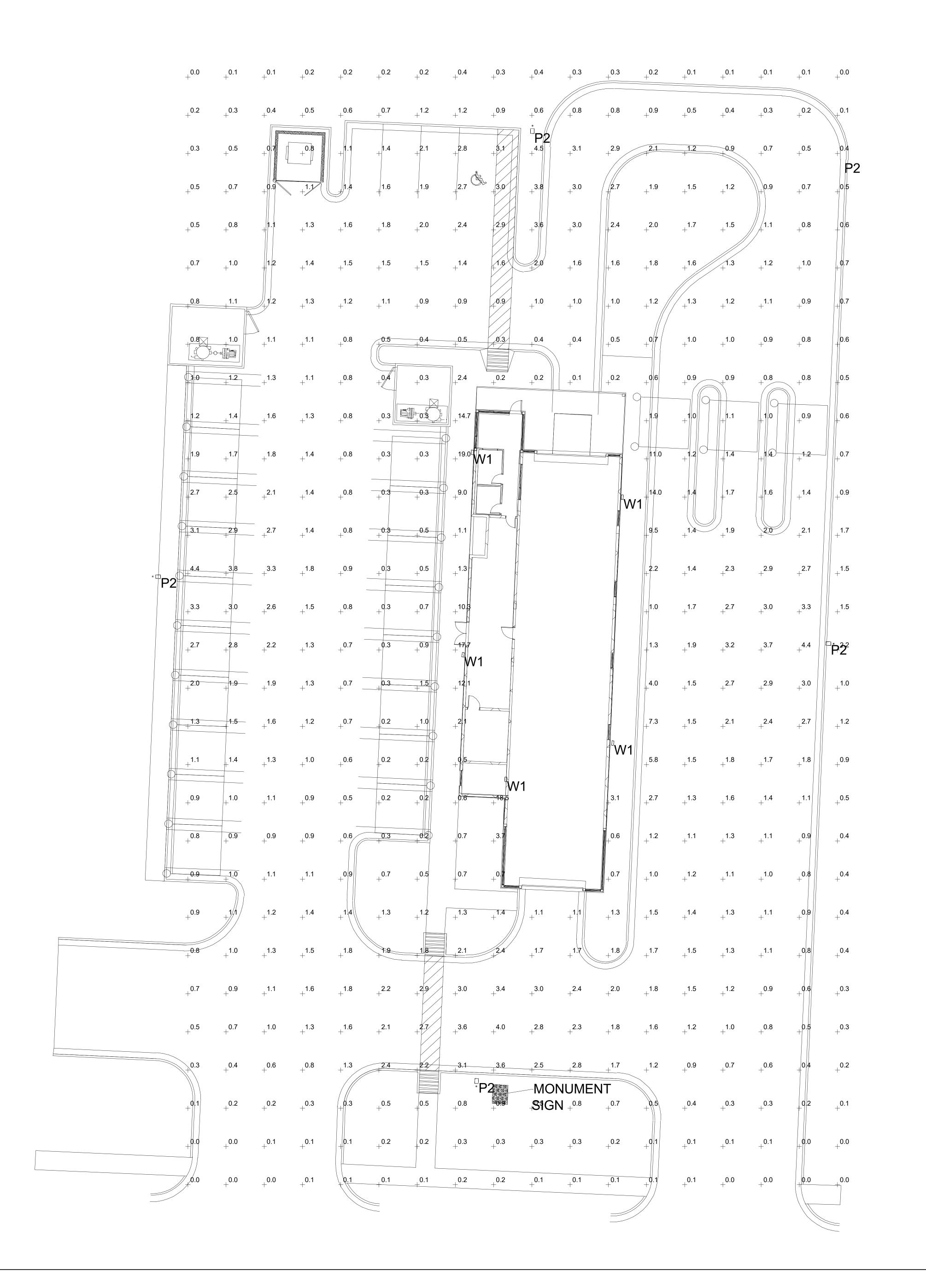
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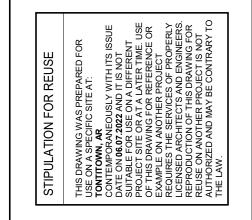
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Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
			5	HUBBELL OUTDOOR	TRP2-24L-30-4K7-1	GeoPak Size 2	1	4065	1	27.9	
	W1										
			4	Beacon Products	VP-L-64L-135-4K7-3-	Large Viper with New Type III Optics and	1	15380	1	145.06	
					HSS-90-FB	90 House-Shield					
	P2										
	ГZ										

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Mir
Calc Zone #1	+	1.5 fc	19.0 fc	0.0 fc	N/A	N/A





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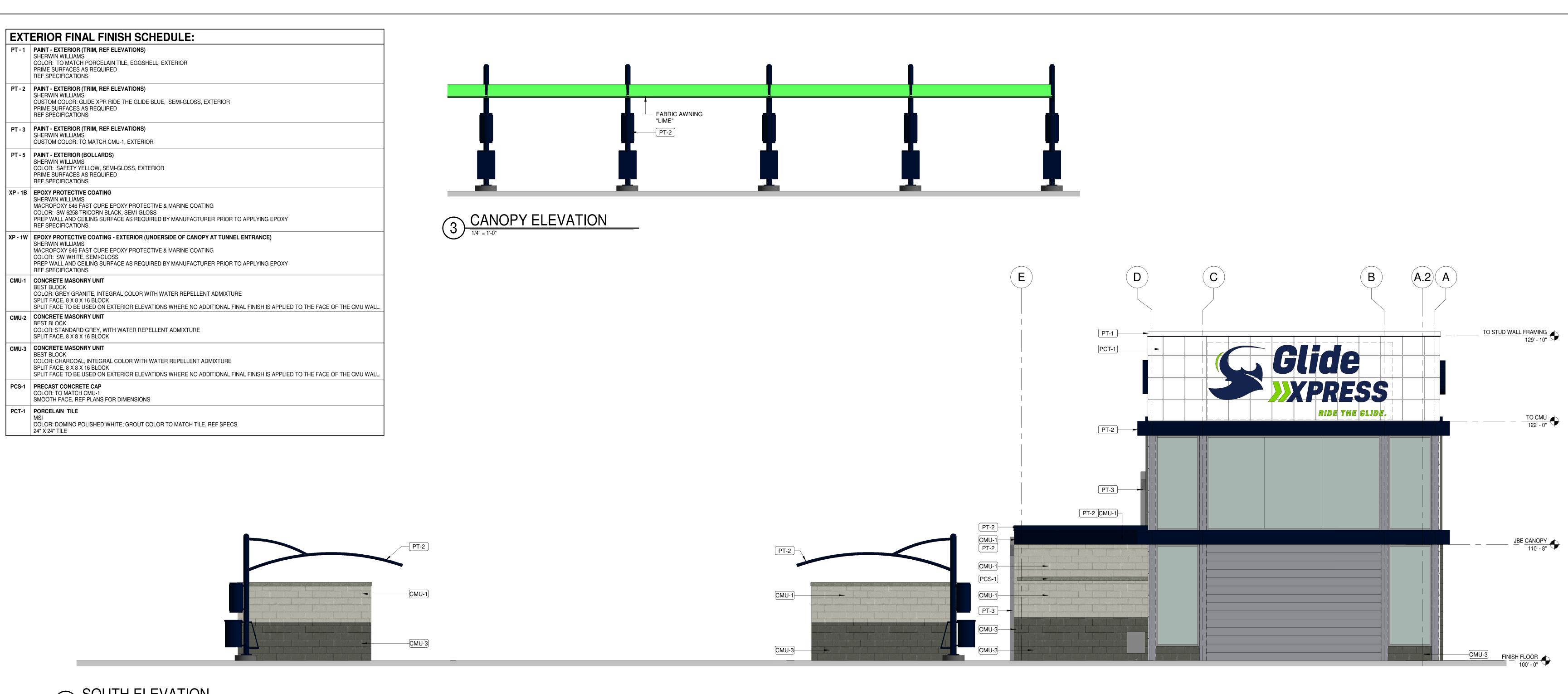
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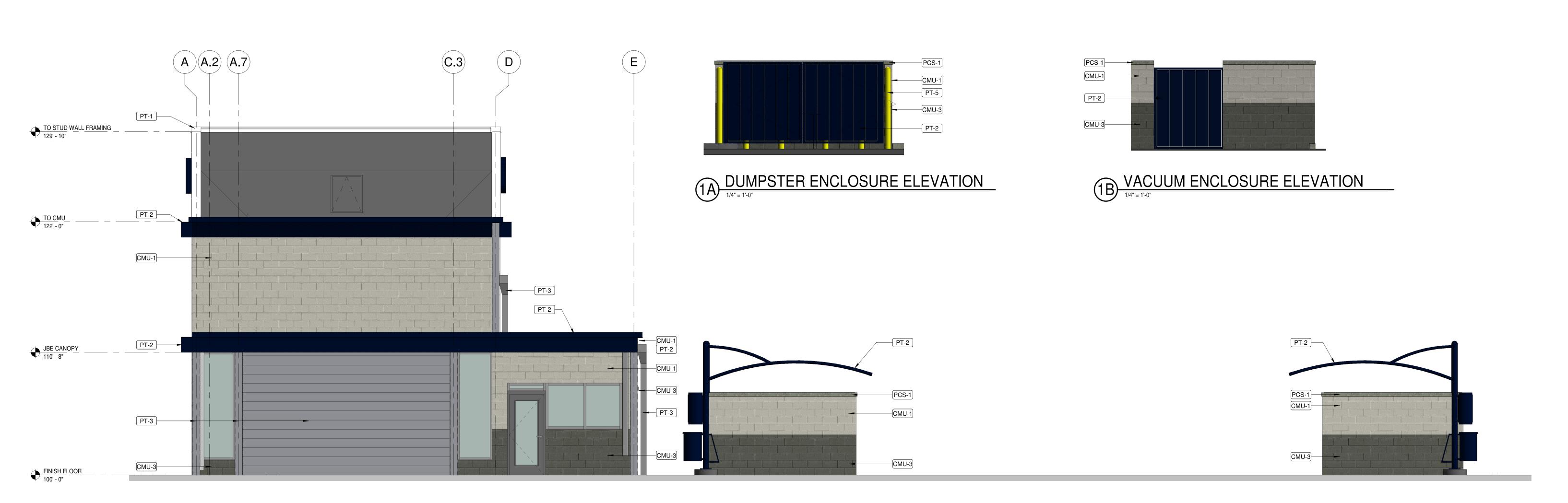
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SITE PHOTOMETRIC PLAN











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Architect of Record
William Douglas Hurley
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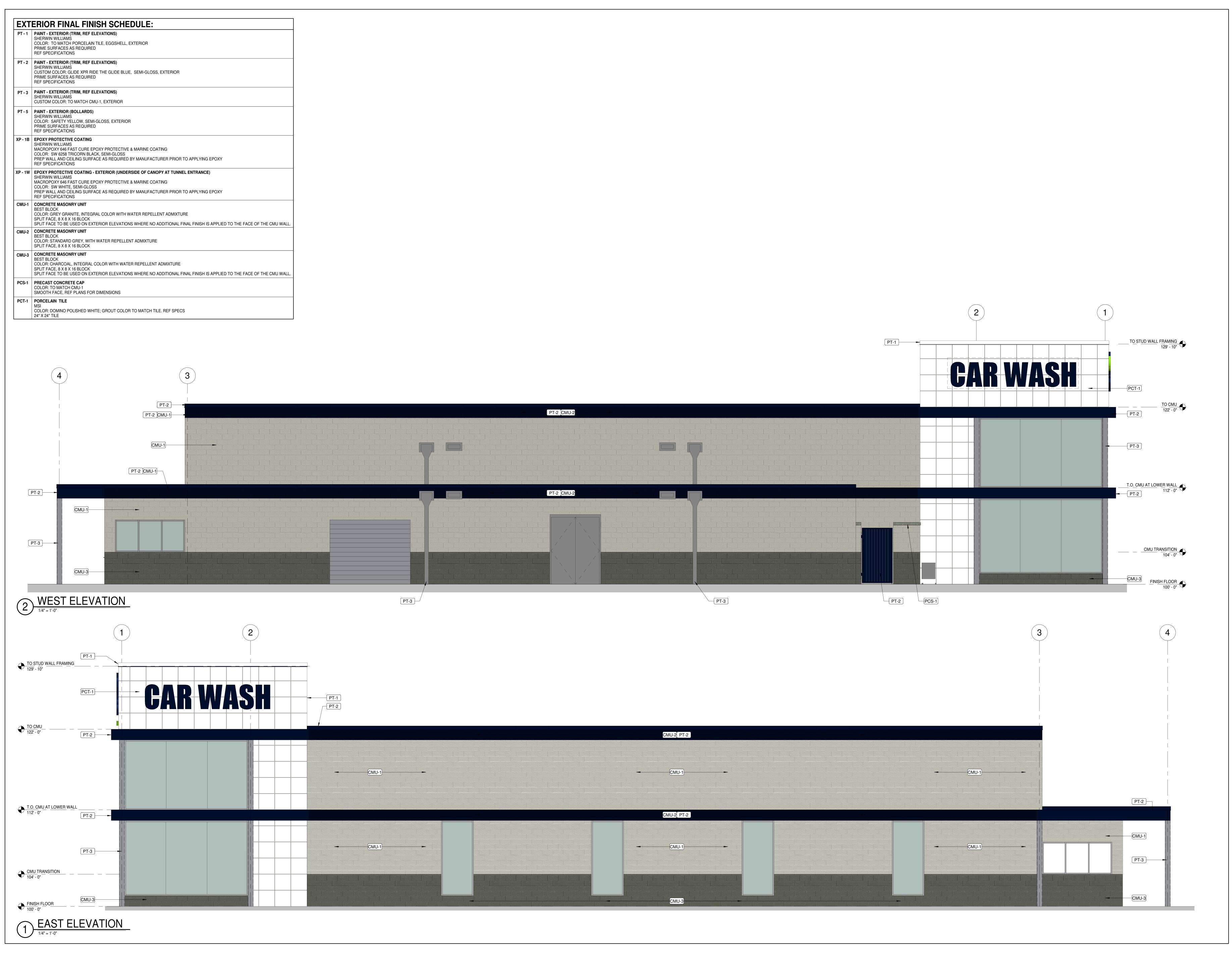
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