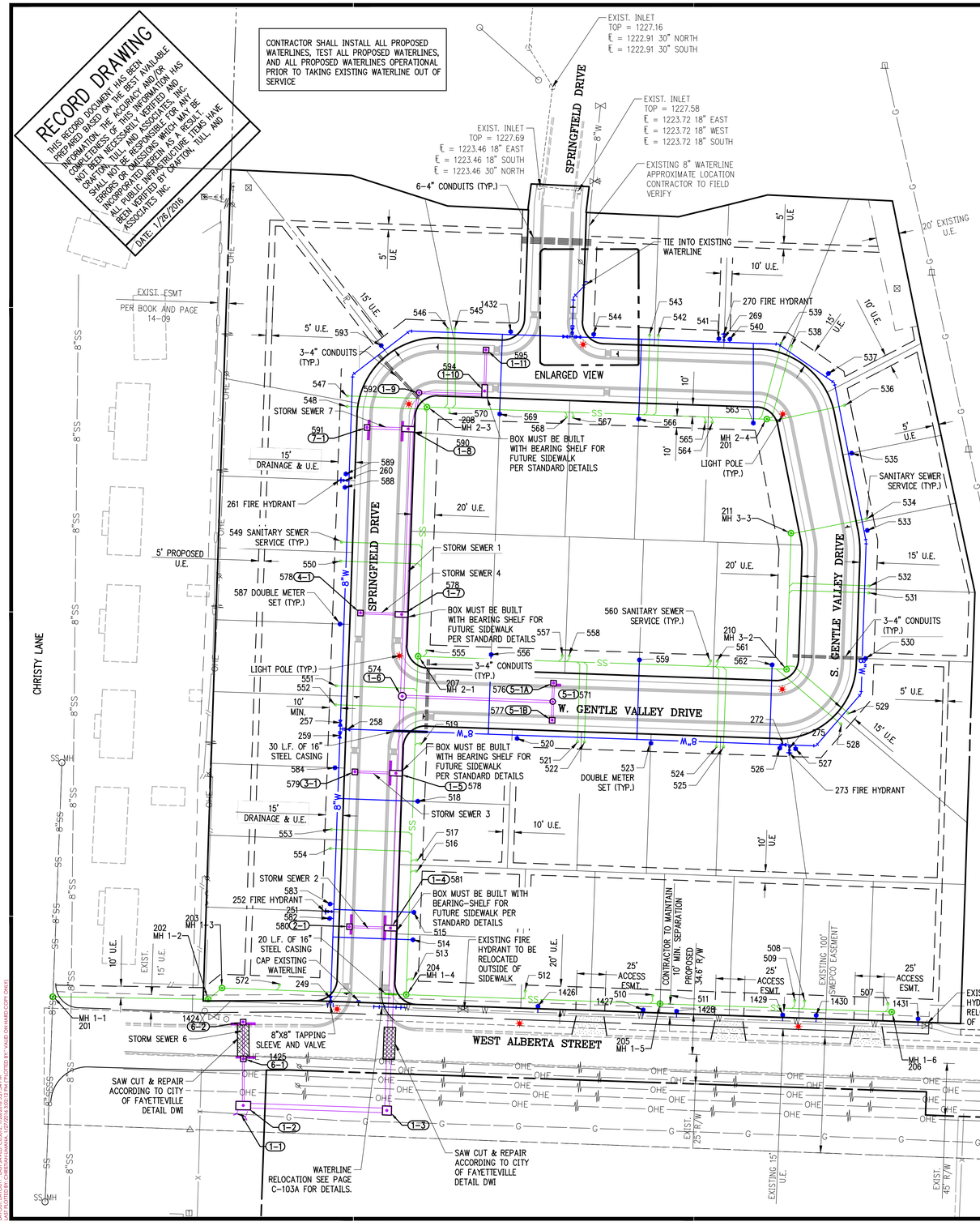
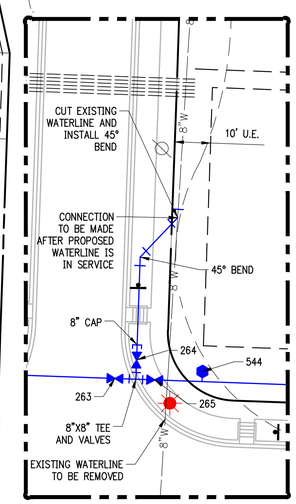
RECORD DRAWING

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION HAS NOT BEEN VERIFIED AND ASSOCIATES, INC. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT OF ALL PUBLIC INFRASTRUCTURE ITEMS HAVE BEEN VERIFIED BY CRAFTON, TULL AND ASSOCIATES, INC.

DATE: 1/26/2016

CONTRACTOR SHALL INSTALL ALL PROPOSED WATERLINES, TEST ALL PROPOSED WATERLINES, AND ALL PROPOSED WATERLINES OPERATIONAL PRIOR TO TAKING EXISTING WATERLINE OUT OF SERVICE





ENLARGED VIEW: WATER CONNECTION
SCALE: 1"=20'

UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. ALL WATERLINES & SANITARY SEWERS, AND WATERLINES & STORM SEWERS SHOULD BE KEPT TEN FEET (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
12. ALL MATERIALS, CONSTRUCTION AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER CITY OF FAYETTEVILLE.
13. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
14. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
16. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS NECESSARY AS SHOWN ON THE PLAN, VERIFY LOCATION OF UTILITY TIE IN AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
17. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT ASSOCIATED WITH THE PROJECT, PREPARATION OF THE NECESSARY/REQUIRED AS-BUILT WATER AND SEWER PLANS TO BE SUBMITTED AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
18. A MINIMUM 24" OF GROUND COVER SHALL BE MAINTAINED OVER ALL UGT, UGE, AND UGTV CONDUIT. ALL ELBOWS SHALL BE LONG SWEEP ELBOWS.
19. ALL UTILITY CONDUITS TO BE MARKED WITH POSTS TO IDENTIFY ENDS
20. ALL DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS AND DRAINAGE).
21. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRD/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
22. 2012 STANDARD WATER SPECIFICATIONS & DETAILS APPLY (DOCUMENTS AVAILABLE AT WWW.ACCESSFAYETTEVILLE.ORG/GOVERNMENT/ENGINEERING.COM)
23. 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 OR RECORD SHALL ALSO REVIEW AND APPROVE MATERIAL SUBMITTALS (APPROVED SUBMITTALS SHALL BE SUBMITTED TO THE CITY FOR CONCURRENCE BEFORE MATERIALS IS ORDERED) WEEKLY INSPECTION REPORTS SHOULD BE SUBMITTED TO THE CITY OF FAYETTEVILLE'S PUBLIC WORKS INSPECTOR.
24. PRIOR TO OBTAINING A FINAL PLAT, THE FOLLOWING ITEMS MUST BE PREFORMED OR PROVIDED TO THE SATISFACTION OF THE ENGINEERING DEPARTMENT:
- THE WORK SHOWN ON THE CIVIL SITE PACKAGE MUST BE COMPLETE AND ITEMS ON THE FINAL PUNCH LIST COMPLETED.
- VEGETATION MUST BE ESTABLISHED IN ACCORDANCE WITH SECTION 169.06 OF THE UDC AND PERIMETER CONTROLS REMOVED
- ONE SET OF AS-BUILT DRAWINGS OF THE COMPLETE PROJECT (EXCLUDING DETAILS) AS A HARD COPY AND IN PDF FORMAT.
25. PUBLIC INFRASTRUCTURE AND SERVICES SHALL BE SURVEYED AFTER INSTALLATION IN RELATION TO EASEMENTS, PROPERTY LINES, AND RIGHTS-OF-WAY.
26. PROFESSIONAL SURVEYOR SHALL PROVIDE STAMP DRAWINGS SPECIFICALLY IDENTIFYING THE LIMITS OF AS-BUILT SURVEY PREFORMED.
27. MORE THAN 2 FT DEVIATION OF DESIGN ALIGNMENT SHALL REQUIRE NEW EASEMENT DEDICATION OR ADJUSTMENT OF THE UTILITY/STORM DRAIN.
28. UNIT PRICE CONSTRUCTION COSTS AND A SINGLE 2 YEAR MAINTENANCE BONDS IN THE AMOUNT OF 25% OF THE PUBLIC IMPROVEMENTS HAVE BEEN PROVIDED TO THE CITY.
29. CERTIFICATION THAT THE STREETS, SIDEWALK, STORM SEWER, WATERLINE AND SEWER LINES. ETC., WERE INSTALLED PER APPROVED PLANS AND CITY OF FAYETTEVILLE REQUIREMENTS.

LEGEND (EXISTING)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
MANHOLE	UNDERGROUND TELEPHONE
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC
GAS METER	OVERHEAD ELECTRIC
GAS VALVE	UNDERGROUND TELEVISION
STORM SEWER PIPE	OVERHEAD TELEVISION
WATER VALVE	RIGHT OF WAY
FIRE HYDRANT ASSEMBLY	
WATER METER	
SPRINKLER HEAD	
ELECTRIC PEDESTAL	
DROP INLET	

LEGEND (PROPOSED)

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

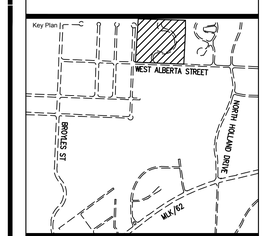
901 N. 47th St., Suite 200
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

GRAPHIC SCALE IN FEET
50' 0 50'

THE COVES PHASE II

FAYETTEVILLE, ARKANSAS
NOTE: PLAT PAGE #555



No.	Description	Date

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PROJECT NO: 14101800
ISSUE DATE: 1/26/2016
CONTACT: Z. JOHNSTON
CHECKED BY:

RECORD DRAWING

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 16439 RYAN ZACHARY JOHNSTON

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02/01/2016

UTILITY PLAN (PRINT TO COLOR)

C-103

DRAWING: C:\14101800_COVESPHII\CIV\RECORD\UTILITY PLAN.DWG
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PLOTTED BY: RYAN ZACHARY JOHNSTON LAST PLOTTED: 1/26/2016 3:27:54 PM
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