

REVISIONS:

NO.	DATE
ORIGINAL	11/30/2017

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

**PRELIMINARY**  
(NOT FOR CONSTRUCTION)

TIMOTHY D. CROCKETT  
AR LICENSE - 65089

**CROCKETT**  
ENGINEERING CONSULTANTS, LLC  
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COLUMBIA, MISSOURI 65203  
(314) 447-0092  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Arkansas Certificate of Authority  
0434

**OWNER:**  
PINES COTTAGES HOUSING PARTNERS LP  
1800 E LARK LANE  
NWA, MO 65774

**PINES COTTAGES**  
A SUBDIVISION LOCATED IN  
SECTION 34, TOWNSHIP 13 NORTH, RANGE 10 EAST  
OSCEOLA, MISSISSIPPI COUNTY, ARKANSAS

DRAWING INCLUDES:

SITE PLAN

DESIGNED: TDC

DRAWN: KRM

PROJECT NO.: 170467

SHEET: CE 5

STREETS LEGEND:

- [A] JUNIPER DRIVE (50' R/W-26' PAVT.) (RESIDENTIAL CROSS SECTION)
- [B] EVERGREEN ROAD (50' R/W-26' PAVT.) (RESIDENTIAL CROSS SECTION)
- [C] S. STATE HIGHWAY 119 Y (COUNTRY CLUB RD) (80' R/W) (STATE HIGHWAY)

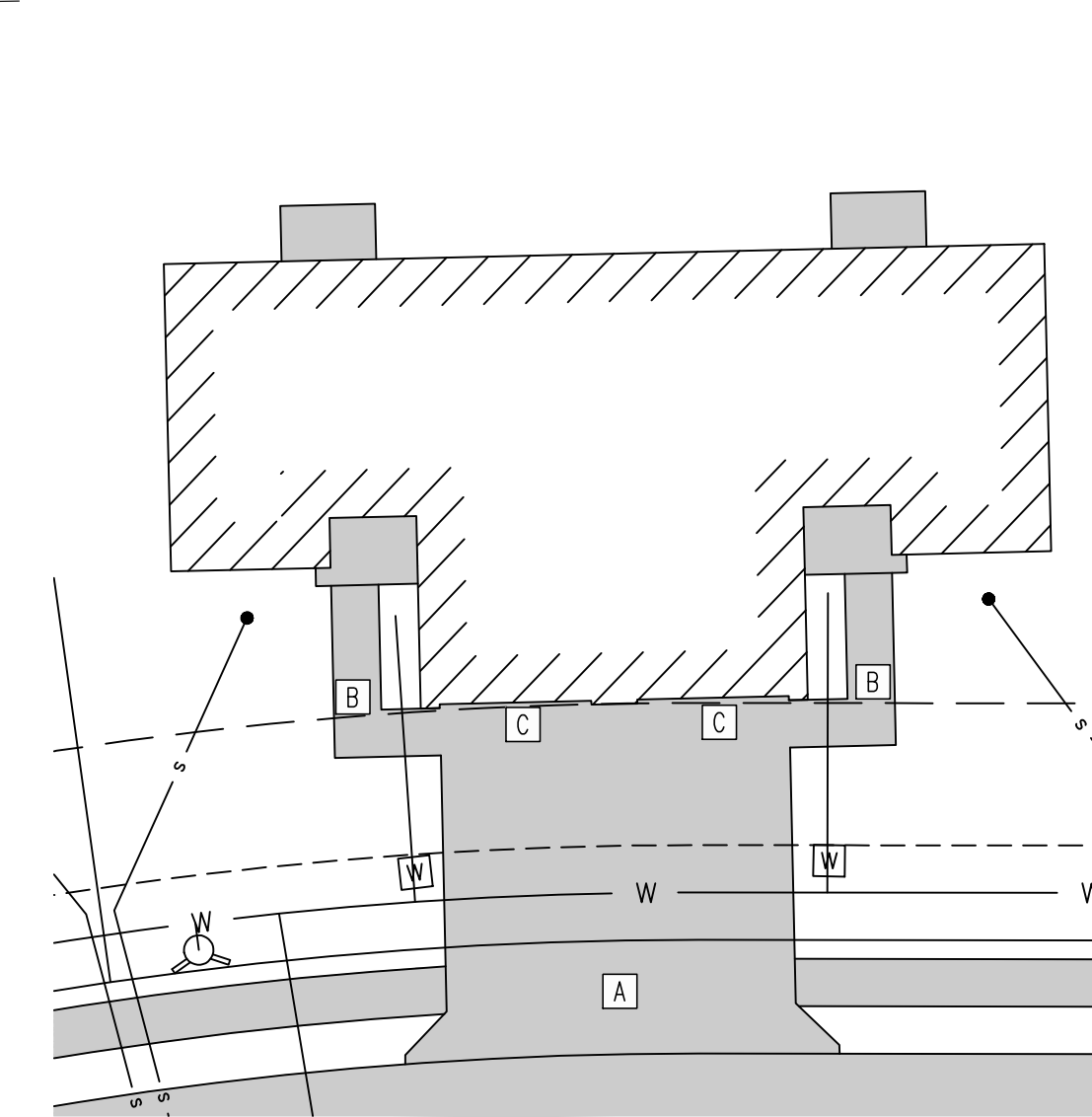
GENERAL NOTES:

- 1) THE PAVEMENT JOINTS SHOWN ARE A GRAPHICAL REPRESENTATION OF A POSSIBLE JOINT LAYOUT. CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH JOINT LAYOUT FOR APPROVAL BY ENGINEER PRIOR TO POURING OF PAVEMENT.
- 2) ALL CONSTRUCTION LOCATED IN ARDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH KANSAS DEPT. OF TRANSPORTATION STANDARDS AND CURRENT REQUIREMENTS THEREOF.
- 3) UNITS 1A, 1B AND 2A TO SERVE AS UFAS UNITS

LEGEND OF LABELS:

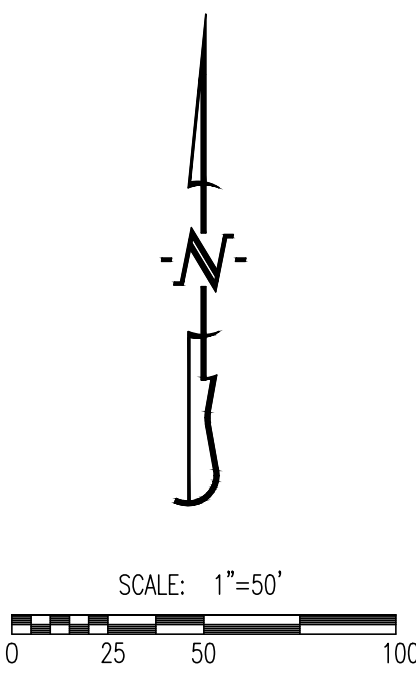
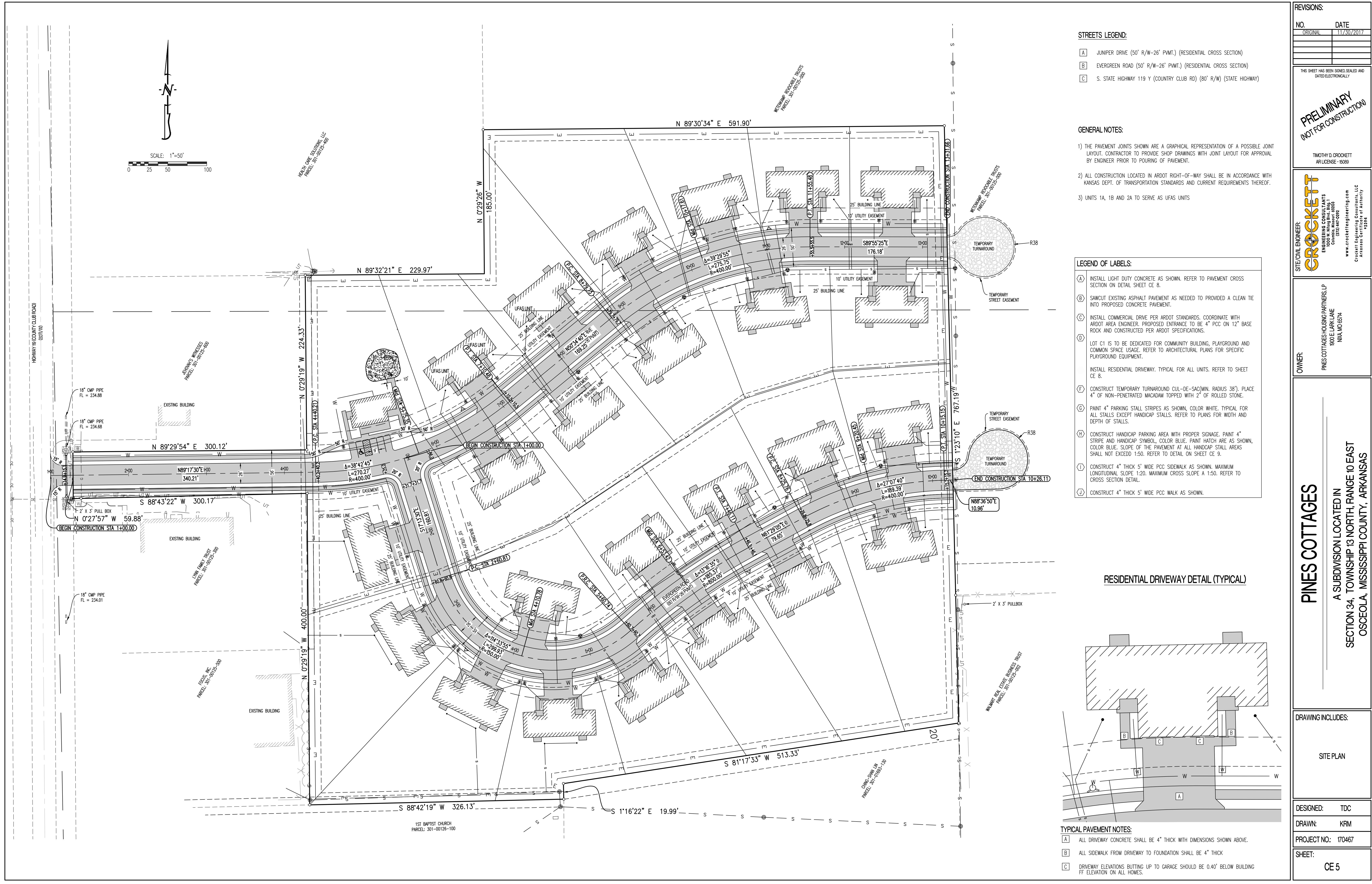
- (A) INSTALL LIGHT DUTY CONCRETE AS SHOWN. REFER TO PAVEMENT CROSS SECTION ON DETAIL SHEET CE 8.
- (B) SAWCUT EXISTING ASPHALT PAVEMENT AS NEEDED TO PROVIDED A CLEAN TIE INTO PROPOSED CONCRETE PAVEMENT.
- (C) INSTALL COMMERCIAL DRIVE PER ARDOT STANDARDS. COORDINATE WITH ARDOT AREA ENGINEER. PROPOSED ENTRANCE TO BE 4" PCC ON 12" BASE ROCK AND CONSTRUCTED PER ARDOT SPECIFICATIONS.
- (D) LOT C1 IS TO BE DEDICATED FOR COMMUNITY BUILDING, PLAYGROUND AND COMMON SPACE USAGE. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC PLAYGROUND EQUIPMENT.
- INSTALL RESIDENTIAL DRIVEWAY. TYPICAL FOR ALL UNITS. REFER TO SHEET CE 8.
- (E) CONSTRUCT TEMPORARY TURNAROUND CUL-DE-SAC (MIN. RADIUS 38'). PLACE 4" OF NON-PENETRATED MACADAM TOPPED WITH 2" OF ROLLED STONE.
- (F) PAINT 4" PARKING STALL STRIPES AS SHOWN, COLOR WHITE. TYPICAL FOR ALL STALLS EXCEPT HANDICAP STALLS. REFER TO PLANS FOR WIDTH AND DEPTH OF STALLS.
- (H) CONSTRUCT HANDICAP PARKING AREA WITH PROPER SIGNAGE. PAINT 4" STRIPE AND HANDICAP SYMBOL, COLOR BLUE. PAINT HATCH ARE AS SHOWN, COLOR BLUE. SLOPE OF THE PAVEMENT AT ALL HANDICAP STALL AREAS SHALL NOT EXCEED 1:50. REFER TO DETAIL ON SHEET CE 9.
- (I) CONSTRUCT 4" THICK 5' WIDE PCC SIDEWALK AS SHOWN. MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CROSS SLOPE A 1:50. REFER TO CROSS SECTION DETAIL.
- (J) CONSTRUCT 4" THICK 5' WIDE PCC WALK AS SHOWN.

RESIDENTIAL DRIVEWAY DETAIL (TYPICAL)



TYPICAL PAVEMENT NOTES:

- [A] ALL DRIVEWAY CONCRETE SHALL BE 4" THICK WITH DIMENSIONS SHOWN ABOVE.
- [B] ALL SIDEWALK FROM DRIVEWAY TO FOUNDATION SHALL BE 4" THICK
- [C] DRIVEWAY ELEVATIONS BUTTING UP TO GARAGE SHOULD BE 0.40' BELOW BUILDING FF ELEVATION ON ALL HOMES.



HEATHY PIPE SOLUTIONS, LLC  
PARCEL: 301-10125-100

EDWARDS WILMESTER  
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WILMAMPT BROOKSIDE TRUST  
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