STONEYBROOK MEMORY CARE

ROGERS, ARKANSAS

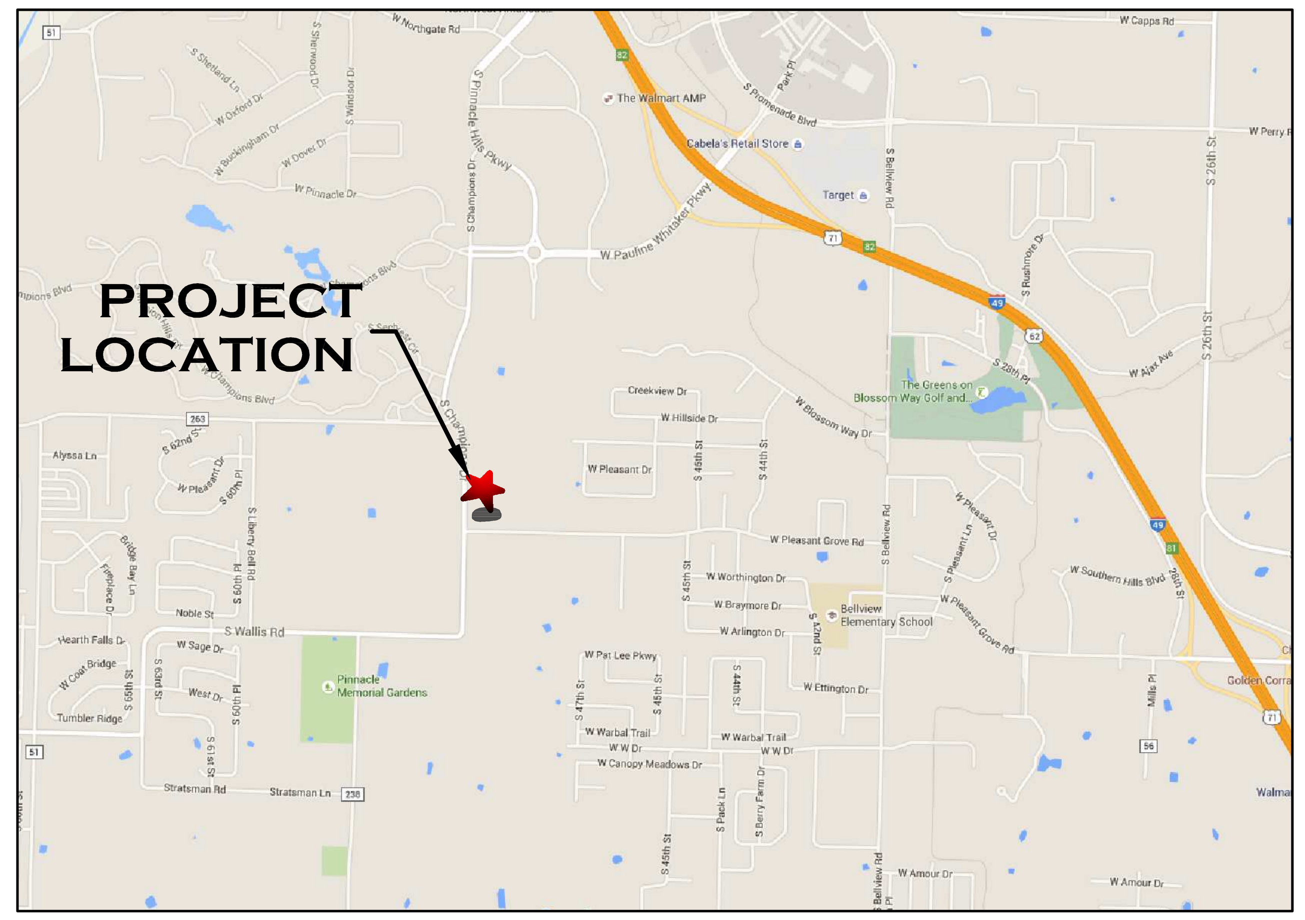
Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

1. 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 CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED $250 PER DAY THAT SAID VIOLATION EXISTS.

STANDARD CITY COMMENTS

1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
2. THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
3. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
4. PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
5. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
6. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17") WILL BE REQUIRED.
7. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
8. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
9. IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
10. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
11. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
12. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
14. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 ½" B & B, AND FOR ORNAMENTAL TREES IT IS 1 ½" B & B.
15. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
16. TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
17. SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
18. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
19. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
20. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
21. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
24. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
25. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
26. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
27. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED $250.00 PER DAY THAT SAID VIOLATION EXISTS.
28. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



VICINITY MAP

N.T.S.

NORTH

INDEX OF DRAWINGS

1	COVER SHEET
2	SITE + UTILITY PLAN
3	GRADING + EROSION CONTROL PLAN
4	LANDSCAPE PLAN
5-6	SITE DETAILS
7-9	ROGERS WATER UTILITIES DETAILS

PARCEL NUMBER:	02-02087-465
PROJECT SITE ADDRESS:	5125 W PLEASANT GROVE RD, ROGERS, AR 72758
ZONING CLASSIFICATION:	A-1 (CURRENT) R-O (PROPOSED)
PROPOSED USE:	ASSISTED LIVING FACILITY
TOTAL SITE AREA:	5.06 ACRES +/-
OWNER:	GREAT SOUTHERN BANK P.O. BOX 68 SPRINGFIELD, MO 65801
DEVELOPER:	CONSTANT CARE MANAGEMENT COMPANY 7708 SAN JACINTO PL UNIT 100 PLANO, TX 75024
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 N. PLEASANT RIDGE DR FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350 FAX: (479) 521-9350

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF HEREIN DESCRIBED FORTY ACRE TRACT WHICH IS S03°12'57"W 842.98' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER THEREOF AND RUNNING THENCE S87°05'31"E 502.74', THENCE N01°55'55"E 438.50' TO AN EXISTING REBAR, THENCE S87°06'05"E 101.30' TO THE PROPOSED WEST RIGHT-OF-WAY OF PINNACLE HILLS PARKWAY, THENCE ALONG SAID PROPOSED WEST RIGHT-OF-WAY THE FOLLOWING: S02°07'21"W 110.88', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00' FOR A CHORD BEARING AND DISTANCE OF S08°19'53"W 317.31', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2268.30' FOR A CHORD BEARING AND DISTANCE OF S18°19'39"W 298.97' TO THE NORTH RIGHT-OF-WAY OF PLEASANT GROVE ROAD, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2268.30' FOR A CHORD BEARING AND DISTANCE OF S22°43'05"W 47.98', S23°19'27"W 54.11', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00' FOR A CHORD BEARING AND DISTANCE OF S63°26'27"W 64.43', N76°26'32"W 85.39', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 827.55' FOR A CHORD BEARING AND DISTANCE OF N65°35'52"W 219.30', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 999.00' FOR A CHORD BEARING AND DISTANCE OF N56°14'58"W 60.47', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 717.37' FOR A CHORD BEARING AND DISTANCE OF N51°37'58"W 72.14' TO THE WEST LINE OF HEREIN DESCRIBED FORTY ACRE TRACT, THENCE ALONG SAID WEST LINE N03°12'57"E 235.09' TO THE POINT OF BEGINNING, CONTAINING 5.06 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN CHAMPIONS DRIVE RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONTACT INFORMATION

CITY:	CITY OF ROGERS DERREL SMITH PHONE: (479) 621-1186
FIRE:	ROGERS FIRE DEPARTMENT. 201 N 1ST ST ROGERS, AR 72956 PHONE: (479) 621-1179
GAS:	SOURCE GAS 655 E. MILLSAP DRIVE FAYETTEVILLE, AR 72703 PHONE: (800) 563-0012
CABLE:	COX COMMUNICATIONS 115 N. DIXIELAND STE. 3 ROGERS, AR 72756 PHONE: (479) 273-5644
SEWER/ WATER	ROGERS WATER UTILITIES 601 S 2ND ST P.O. BOX 338 ROGERS, AR 72756 479-621-1142
SOLID WASTE	INLAND SERVICES 3511 N. ARKANSAS ST ROGERS, AR 72756 (479) 878-1384
ELECTRIC:	CARROLL ELECTRIC 707 SE WALTON BLVD P.O. BOX 329 BENTONVILLE, AR 72712-0329 PHONE: (479) 273-2421 FAX: (479) 273-1231
TELEPHONE:	SOUTHWESTERN BELL 1-800-464-7928

BASIS OF ELEVATION: GPS OBSERVATION - ARKANSAS NORTH ZONE

BASIS OF BEARING: GPS OBSERVATION - ARKANSAS NORTH ZONE

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

SURVEYOR NOTES:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF SOUTHERN HILL BUSINESS PARK SUBDIVISION ARE SHOWN HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

PARKING TABLE:

OFF-STREET PARKING STANDARDS:

NURSING OR CONVALESCENT HOMES: 1 SPACE FOR EACH BED

NUMBER OF PROPOSED BEDS:	34
TOTAL SPACES REQUIRED:	34
TOTAL SPACES PROVIDED:	34
TOTAL A.D.A. SPACES REQUIRED:	2
TOTAL A.D.A. SPACES PROVIDED:	2

LOADING SPACE STANDARDS:

R-O: FLOOR AREA OF 5,000-25,000 SQUARE FEET REQUIRES 1 LOADING SPACE

SQUARE FOOTAGE OF PROPOSED BUILDING:	28,055
TOTAL SPACES REQUIRED:	2
TOTAL SPACES PROVIDED: (WAIVER REQUESTED)	1

BUILDING SETBACKS (R-O)

FRONT WITH PARKING	30'
FRONT W/O PARKING	50'
SIDE (INTERIOR)	10'
SIDE (EXTERIOR)	25'
REAR	25'

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0265K & #05007C0270K. DATED JUNE 5, 2012)

OWNERSHIP OF DOCUMENTS

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CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

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

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

Time: 10:29 am Date: 12/7/2015
Drawing Name: 15\300\15-368\Engineering\01 Cover.dwg
Scale: 1=1 (PS) Xrefs Used: BATES-AR w signature, COA BBA, 24x36

ENGINEER: G. Bates
DRAWN BY: J. P. Young

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. #1335 ARKANSAS ENGINEER

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REVISIONS

REVISIONS	DATE
1ST SUBMITTAL	11/13/15
REVISIONS PER 11/24/15 TECHNICAL PLAT REVIEW	12/07/15

STONEYBROOK MEMORY CARE
LARGE SCALE DEVELOPEMENT PLANS

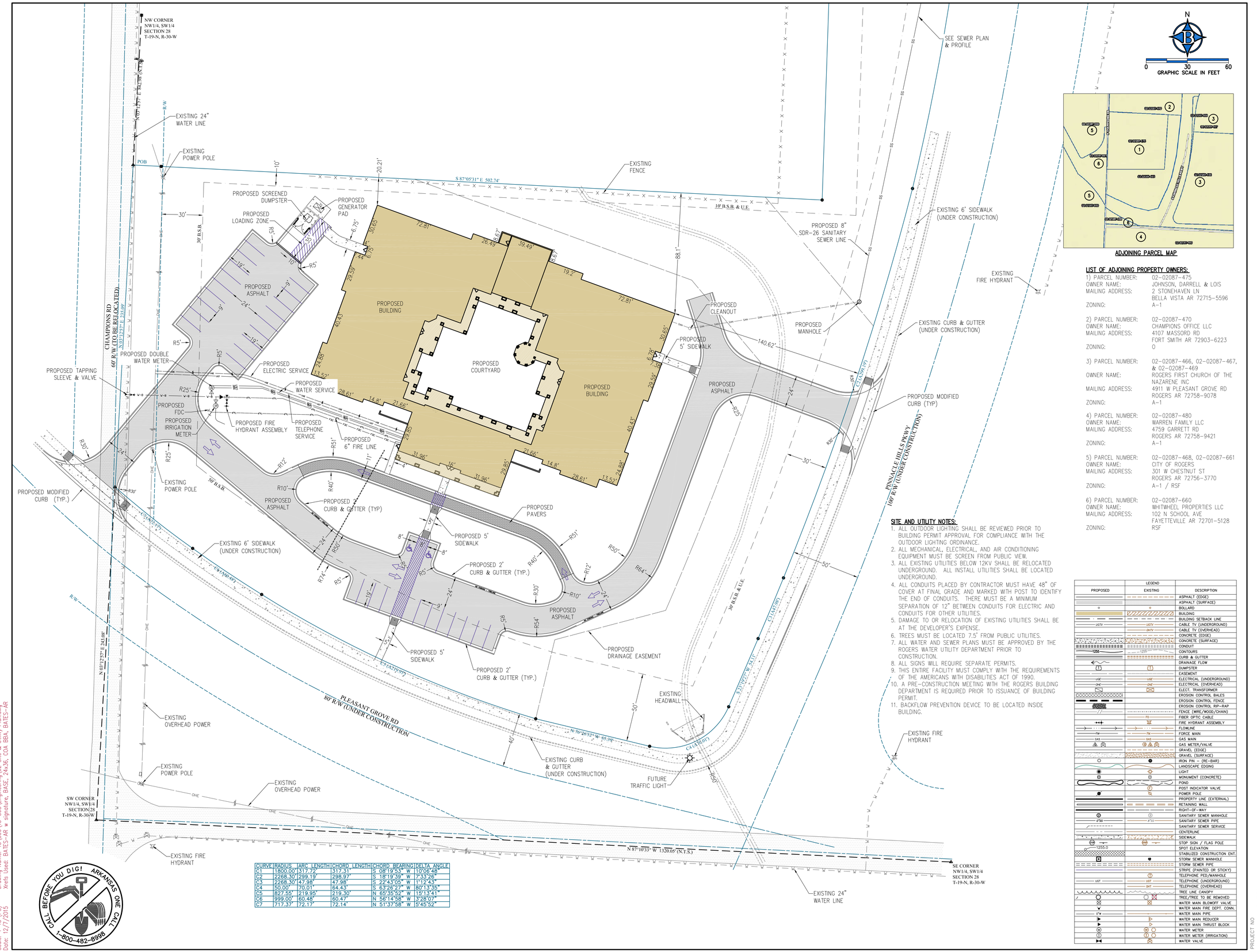
COVER SHEET

ROGERS , ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Drive Phone · 479.442.9350 · Fax 479.521.9350
Fayetteville, Arkansas 72704

PROJECT NO 15-368

DATE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1800.00'	317.72'	317.31'	S 08°19'53" W	10°06'48"
C2	2268.30'	299.19'	298.97'	S 18°19'39" W	7°33'26"
C3	2268.30'	47.98'	47.98'	S 22°43'05" W	1°12'43"
C4	50.00'	70.01'	64.43'	S 63°26'27" W	80°13'35"
C5	827.55'	219.95'	219.30'	N 65°35'52" W	15°13'41"
C6	999.00'	60.48'	60.47'	N 56°14'58" W	3°28'07"
C7	717.37'	72.17'	72.14'	N 51°37'58" W	5°45'52"

N

0 30 60
GRAPHIC SCALE IN FEET

ADJOINING PARCEL MAP

LIST OF ADJOINING PROPERTY OWNERS:

1) PARCEL NUMBER: 02-02087-475
OWNER NAME: JOHNSON, DARRELL & LOIS
MAILING ADDRESS: 2 STONEHAVEN LN
BELLA VISTA AR 72715-5596
ZONING: A-1

2) PARCEL NUMBER: 02-02087-470
OWNER NAME: CHAMPIONS OFFICE LLC
MAILING ADDRESS: 4107 MASSORD RD
FORT SMITH AR 72903-6223
ZONING: O

3) PARCEL NUMBER: 02-02087-466, 02-02087-467, & 02-02087-469
OWNER NAME: ROGERS FIRST CHURCH OF THE NAZARENE INC
MAILING ADDRESS: 4911 W PLEASANT GROVE RD
ROGERS AR 72758-9078
ZONING: A-1

4) PARCEL NUMBER: 02-02087-480
OWNER NAME: WARREN FAMILY LLC
MAILING ADDRESS: 4759 GARRETT RD
ROGERS AR 72758-9421
ZONING: A-1

5) PARCEL NUMBER: 02-02087-468, 02-02087-661
OWNER NAME: CITY OF ROGERS
MAILING ADDRESS: 301 W CHESTNUT ST
ROGERS AR 72756-3770
ZONING: A-1 / RSF

6) PARCEL NUMBER: 02-02087-660
OWNER NAME: WHITWHEEL PROPERTIES LLC
MAILING ADDRESS: 102 N SCHOOL AVE
FAYETTEVILLE AR 72701-5128
ZONING: RSF

SITE AND UTILITY NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREEN FROM PUBLIC VIEW.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
6. TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES.
7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
8. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
9. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
10. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. BACKFLOW PREVENTION DEVICE TO BE LOCATED INSIDE BUILDING.

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
	UGTV	CABLE TV (UNDERGROUND)
	OHTV	CABLE TV (OVERHEAD)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		EASEMENT
	UGE	ELECTRICAL (UNDERGROUND)
	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL BALES
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (WIRE/WOOD/CHAIN)
	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
	FM	FORCE MAIN
GAS	GAS	GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LANDSCAPE EDGING
		LIGHT
		MONUMENT (CONCRETE)
		POND
		POST INDICATOR VALVE
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
6"SS	6"SS	SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		CENTERLINE
		SIDEWALK
		STOP SIGN / FLAG POLE
1255.0		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER MANHOLE
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
	OHT	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
6"W		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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DRAWN BY: J. P. Young
ENGINEER: G. Bates

REVISIONS	DATE
1ST SUBMITTAL	11/13/15
REVISIONS PER 11/24/15 TECHNICAL PLAT REVIEW	12/07/15

STONEYBROOK MEMORY CARE
LARGE SCALE DEVELOPEMENT PLANS
SITE & UTILITY PLAN
ROGERS , ARKANSAS

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Fayetteville, Arkansas 72704

PROJECT NO 15-368

DATE

02

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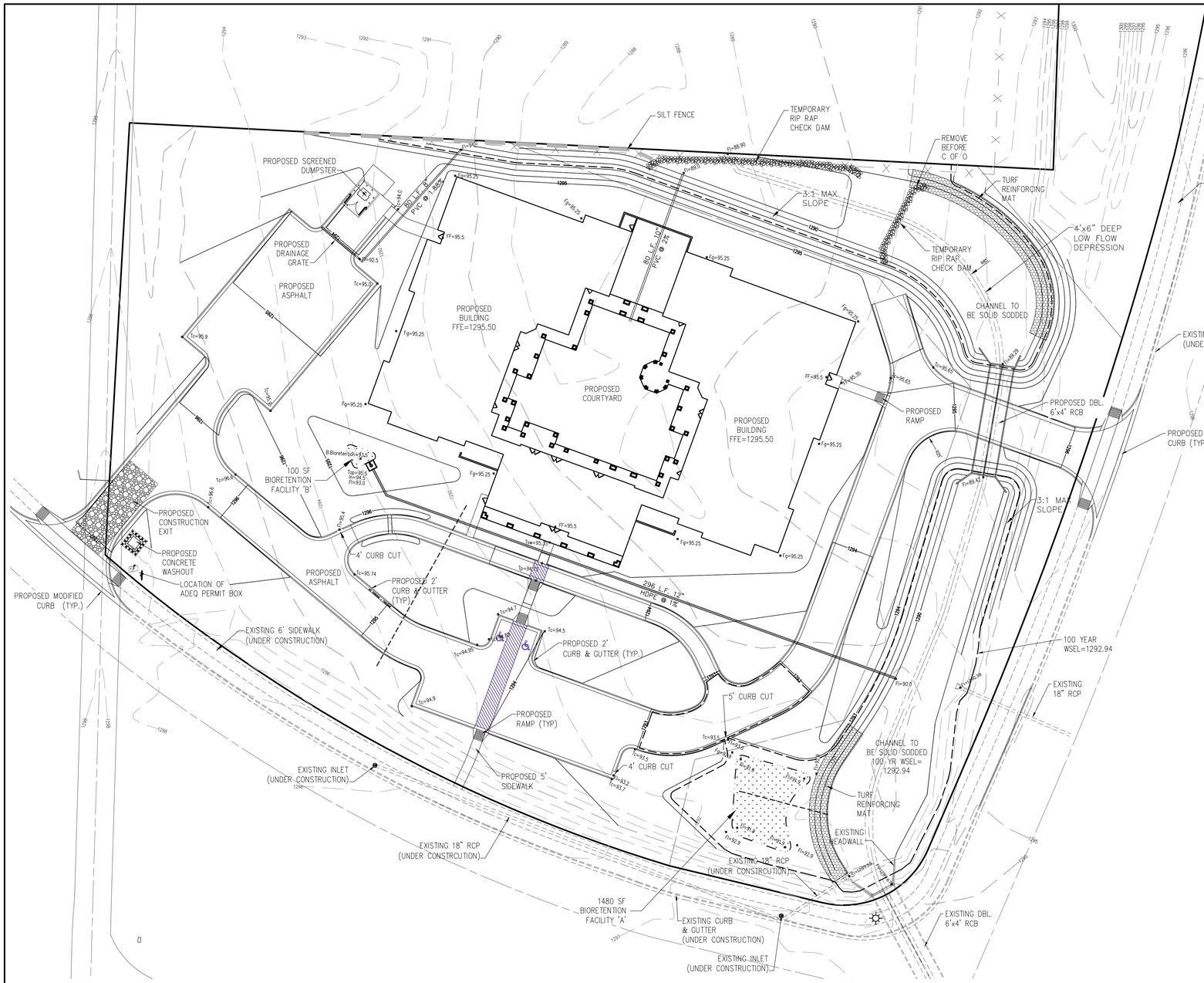
Date: 12/7/2015

Drawing Name: 15\300\15-368\Engineering\02 Site & Utility Plan.dwg
Xrefs Used: BATES-AR w signature, BASE_24x36, COA BBA, BATES-AR



IMPERVIOUS AREA CALCULATIONS:

TOTAL AREA OF SITE	44,444 SQ FT
IMPERVIOUS AREA	29,227 SQ FT
% OF IMPERVIOUS AREA	65.8%

N

0 30 60
GRAPHIC SCALE IN FEET

ROGERS PLANNING COMMENTS:

1. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11"X17") WILL BE REQUIRED.
2. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
3. A COPY OF THE NOTICE OF TERMINATION WITH ADEQ MUST BE PROVIDED IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY (PROJECTS OVER 5 ACRES).
4. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE IN THE PLANNING OFFICE.
5. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
6. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER.

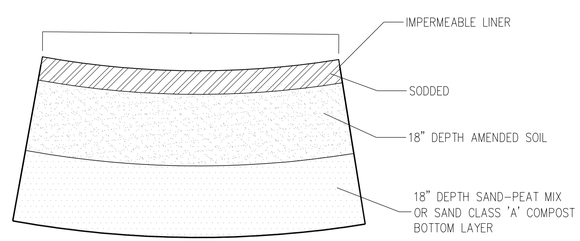
SEDIMENT & EROSION CONTROL NOTES:

1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES AND ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF ROGERS REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.
5. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.

REVEGETATION NOTES:

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

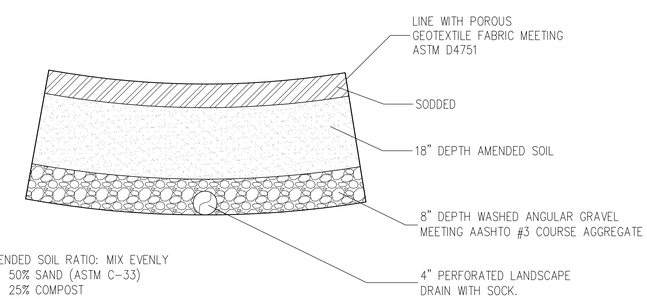
1. PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
2. TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. 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.
3. EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
4. REVEGETATION. REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
   (A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
   (B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
   (C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUNDCOVER AS SET FORTH IN (B) ABOVE.
   (D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.



AMENDED SOIL RATIO: MIX EVENLY
- 50% SAND (ASTM C-33)
- 25% COMPOST
- 25% SANDY LOAM TOPSOIL

BIORETENTION FACILITY "B" DETAIL

N.T.S.



AMENDED SOIL RATIO: MIX EVENLY
- 50% SAND (ASTM C-33)
- 25% COMPOST
- 25% SANDY LOAM TOPSOIL

BIORETENTION FACILITY "A" DETAIL

N.T.S.

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. #335 ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. P. Young

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REVISIONS	DATE
1ST SUBMITTAL	11/13/15
REVISIONS PER 11/24/15 TECHNICAL PLAT REVIEW	12/07/15

STONEYBROOK MEMORY CARE
LARGE SCALE DEVELOPEMENT PLANS
GRADING PLAN
ROGERS , ARKANSAS

Bates & Associates, Inc.
www.nwabatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive Phone · 479.442.9350 · Fax 479.521.9350
Fayetteville, Arkansas 72704

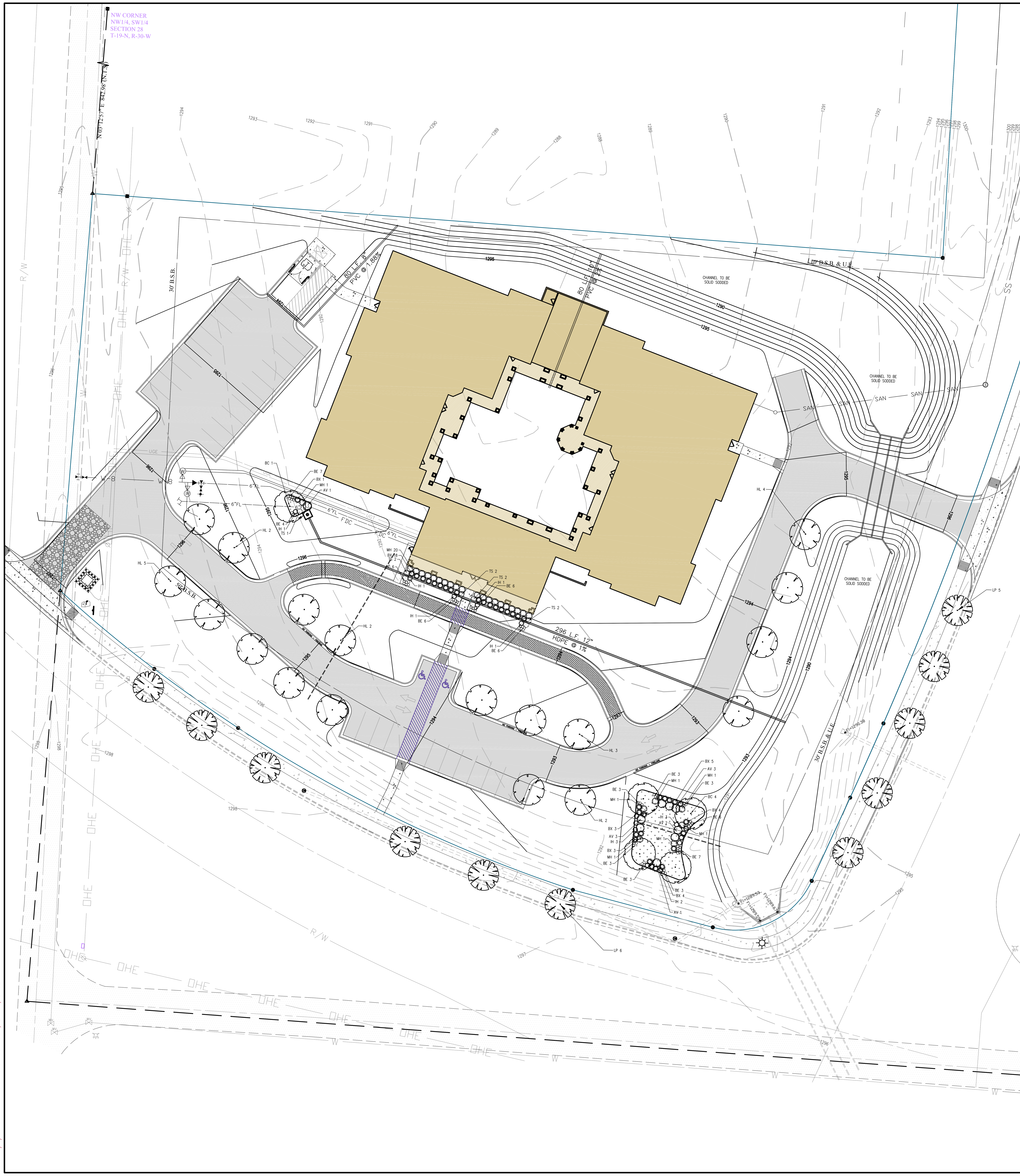
PROJECT NO 15-368

DATE

03

Time: 8:40 am
Scale: 1=30 (PS)
Date: 11/13/2015

Drawing Name: 15\300\15-368\Engineering\03 Grading Plan.dwg
Xrefs Used: BATES-AR w signature, BASE 24x36, COA BBA, BATES-AR



N

0 30 60
GRAPHIC SCALE IN FEET

REQUIRED LANDSCAPING TABLE			
		FACTOR	COUNT
EXISTING TREES	0	1	0
EXISTING SHRUBS	0	1	0
LANDSCAPE REQUIRED	180,311 SF/1,000 SF = 180 TREES & SHRUBS		180
TOTAL TO BE PLANTED MINUS EXISTING	180		180
OVERLAY LANDSCAPE REQUIRED	±0 SQUARE FEET		0 TREES
PROVIDED	20 TREES & 160 SHRUBS WILL BE PLANTED		180

PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
5	BC	BALD CYPRESS *Taxodium distichum*	B&B	2.5" CAL.	
11	LP	LONDON PLANE TREE *Platanus x acerifolia*	B&B	2.5" CAL.	
19	HL	SHADEMASTER HONEY LOCUST *Gladitsia triacanthos 'Shademaster'*	B&B	2.5" CAL.	
9	AV	ARROWWOOD VIBURNUM *Viburnum dentatum*	B&B	2.5" CAL	
27	MH	ADAGIO MAIDEN HAIR *Miscanthus sinensis 'Adagio'*	CONT.	5 GAL.	
38	BX	BOXWOOD *Buxus sempervirens*	CONT.	5 GAL.	
9	TS	THUNBERG SPIREA *Spiraea thunbergii*	CONT.	5 GAL.	
13	IH	INKBERRY HOLLY *Ilex glabra*	CONT.	5 GAL.	
66	BE	BLACK-EYED SUSAN *Rudbeckia Sp.*	FLAT	4" POT	

GENERAL LANDSCAPE NOTES

ALL EXISTING TREES TO BE REMOVED.

ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.

ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.

PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT.

HOSE BIB IRRIGATION PER CITY OF ROGERS SPECIFICATIONS EVERY 100'.

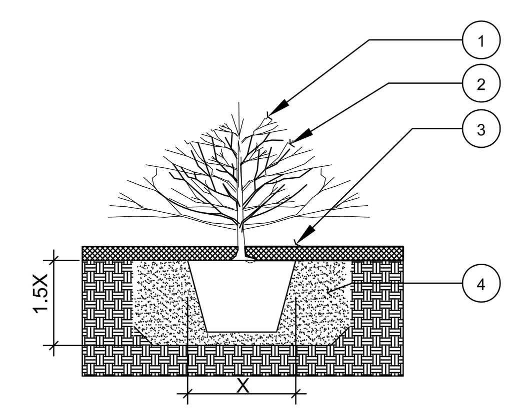
REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.

IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF ROGERS FOR ALL REQUIRED LANDSCAPING.

MULCH TO BE 2"–3" AWAY FROM TRUNK.

PLANTED VEGETATION TO MEET OR EXCEED ANSI–Z60.1 STANDARDS.

ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.



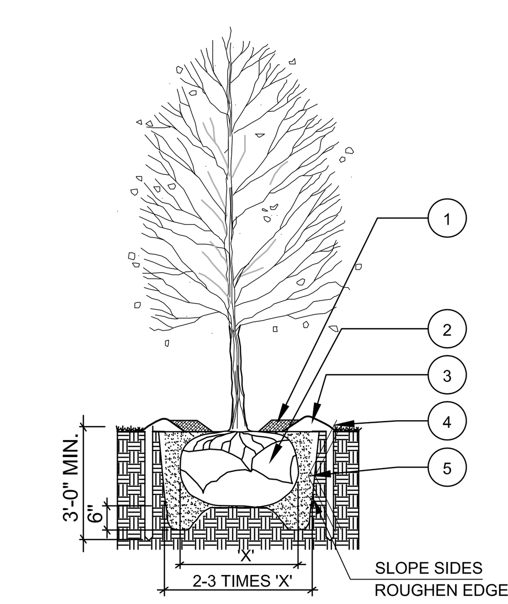
SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING
2	PLACE PLANT IN VERTICAL, PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH
4	PREPARED BACKFILL. TAMP AND SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.

SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	4" ORGANIC MULCH. 3"-4" AWAY FROM TRUNK
2	REMOVE BALL WRAP FROM TOP 1/3 OF BALL
3	ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
4	TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
5	EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.

B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING

C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.

D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.

E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY 1/2 OF THE BURLAP.

TREE PLANTING DETAIL
N.T.S.

Time: 8:26 am
Scale: 1=30 (PS)
Date: 8/7/2015
Drawing Name: 15\200\15-217\ENGINEERING\04 Landscape Plan.dwg
Xrefs Used: COA BBA, 24x36, BASE

ENGINEER: G. Bates
DRAWN BY: J. P. Young

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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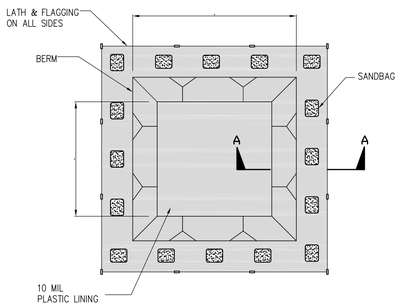
STONEYBROOK MEMORY CARE
LARGE SCALE DEVELOPEMENT PLANS
LANDSCAPE PLAN
ROGERS , ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Drive
Fayetteville, Arkansas 72704
Phone · 479.442.9350 · Fax 479.521.9350

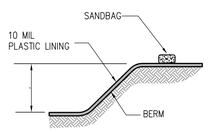
PROJECT NO 15–368

DATE

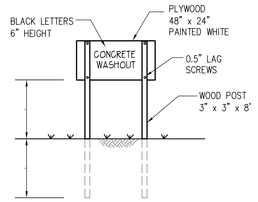


CONCRETE WASHOUT
TYPE "BELOW GRADE"

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. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
5. 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.
6. WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.



SECTION A-A



SIGN DETAIL

CONCRETE WASTE MANAGEMENT DETAIL
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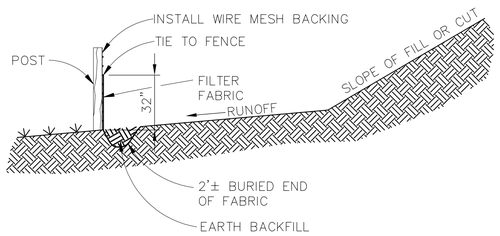
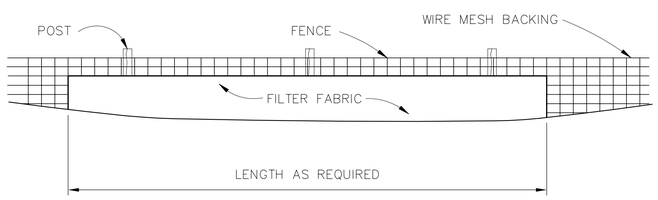
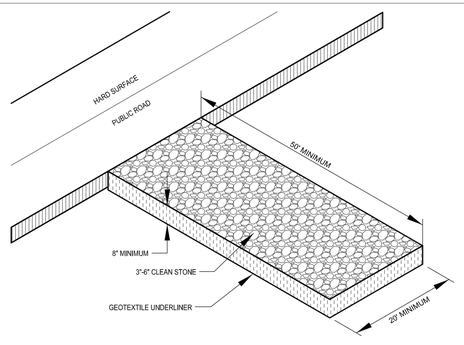


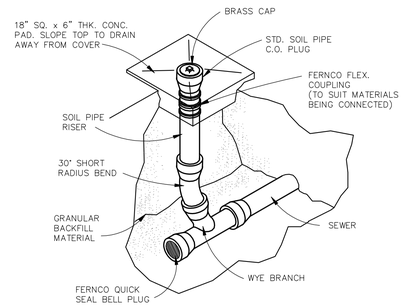


FILTER FABRIC BARRIER (SILT FENCE)
N.T.S.



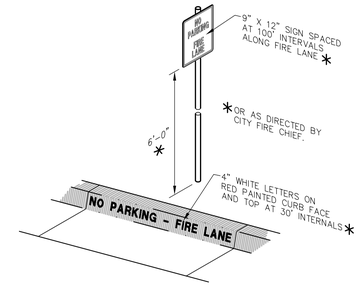
CONSTRUCTION EXIT NOTES
1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.

CONSTRUCTION EXIT
N.T.S.



NOTES:
1. ALL PIPE AND FITTINGS TO
2. WHEN SHORTEST C.O. IS

TYPICAL CLEANOUT DETAIL
N.T.S.



TYP. FIRE LANE STRIPING
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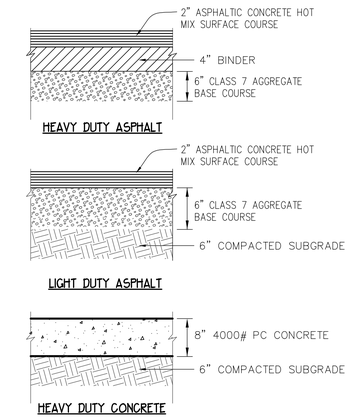
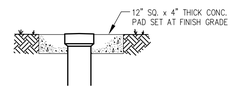


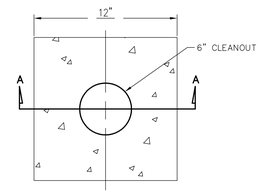
PAVEMENT SECTIONS
NTS

BE SAME NOMINAL SIZE AND MATERIAL AS SEWER..

REQUIRED INSTALL SOIL PIPE C.O. PLUG INTO BELL AT 30° BEND.



SECTION A-A



CONCRETE CLEANOUT PAD DETAIL
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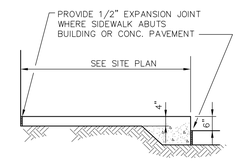
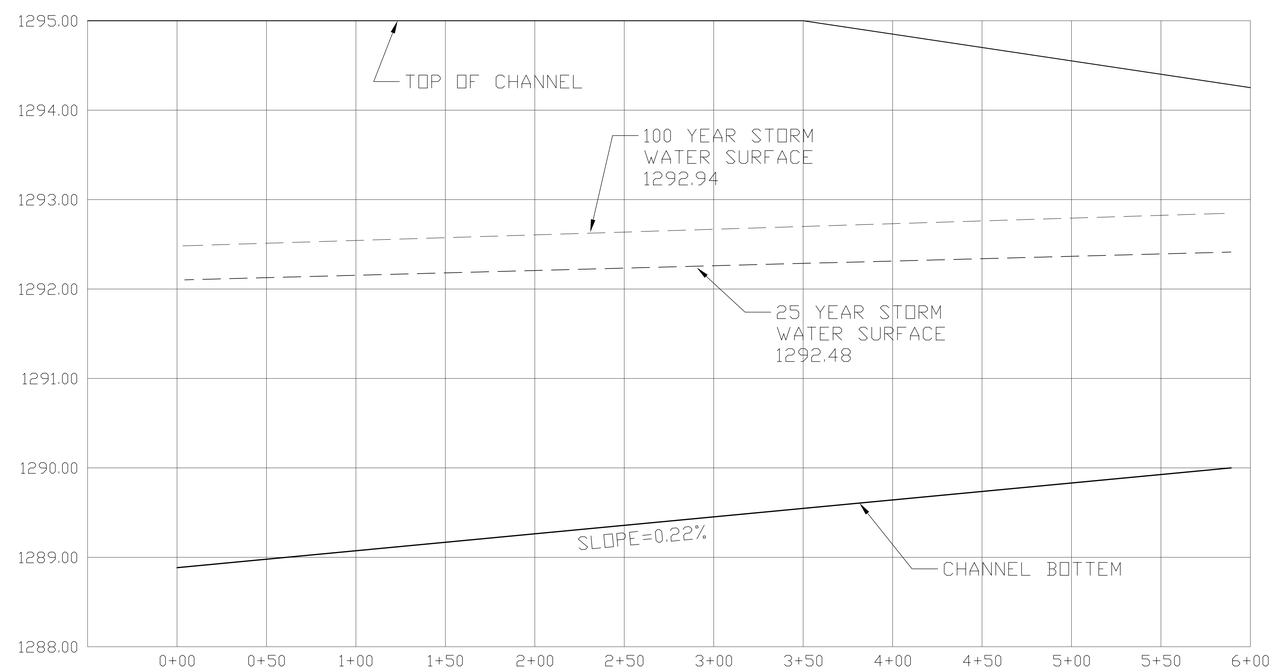


SIDEWALK SECTION ABUTTING BUILDING
NTS



CHANNEL PROFILE

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REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

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DRAWN BY: J. P. Young

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Fayetteville, Arkansas 72704

PROJECT NO 15-368

DATE

05

Drawing Name: 15\200\15-217\ENGINEERING\05 Details.dwg
Xrefs Used: COA TEM, 24x36
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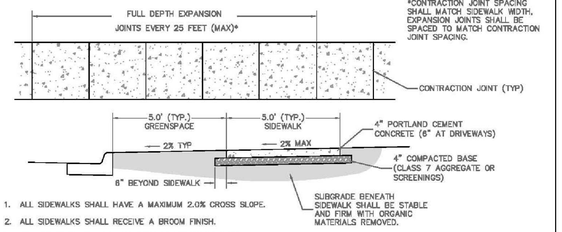
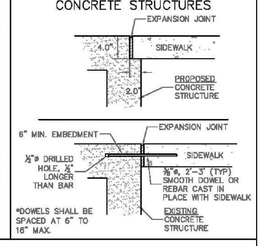
Date: 8/7/2015



1. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE.
2. ALL SIDEWALKS SHALL RECEIVE A BROOM FINISH.
3. ALL SIDEWALK EDGES SHALL HAVE A ½" RADIUS EDGE.
4. ALL CONCRETE SHALL BE CLASS B (3500 PSI, 4–7% AIR ENTRAINED). CONCRETE MAY NOT BE 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.
5. EXPANSION JOINTS SHALL BE A MINIMUM OF ½" AND EXTEND THE FULL DEPTH OF THE CONCRETE. EXPANSION JOINT MATERIAL SHALL MEET AASHTO M213 FOR AN ASPHALTIC FIBER EXPANSION JOINT MATERIAL AND BE INSTALLED WITH A ZIP STRIP WHICH IS REMOVED AFTER THE CONCRETE HAS CURED AND SEALED WITH A MASTIC SEALER. OTHER ALLOWABLE EXPANSION JOINT MATERIAL ARE 1"x4" OR 2"x4" PRESSURE TREATED PINE, REDWOOD OR WESTERN RED CEDAR WITH NAILS DRIVEN THROUGH EACH SIDE TO PREVENT THE BOARD FROM BEING PUSHED OUT OF THE JOINT.
6. CONTRACTION JOINTS SHALL BE PLACED AT 5 FOOT INTERVALS.*
7. WHEN PLACING SIDEWALK AGAINST AN EXISTING CONCRETE STRUCTURE WHERE IT IS DESIRABLE THAT THE SIDEWALK REMAIN FLUSH, THE SIDEWALK SHALL BE DOWELED INTO THE STRUCTURE.
8. ALL SIDEWALK BASE SHALL BE PLACED ON FIRM, STABLE SUBGRADE.
9. CONTACT THE CITY 24 HOURS PRIOR TO POURING CONCRETE FOR AN INSPECTION.
10. CONTACT CITY FOR ACTUAL GREENSPACE AND SIDEWALK WIDTHS REQUIRED PRIOR TO BEGINNING OF CONSTRUCTION.
11. SIDEWALK AND GREENSPACE WIDTH MAY BE VARIED TO MATCH EXISTING FEATURES IF APPROVED BY THE PLANNING STAFF.

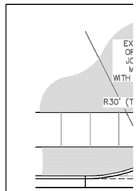
CONNECTION TO CONCRETE STRUCTURES



CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72758
(479) 621-1186

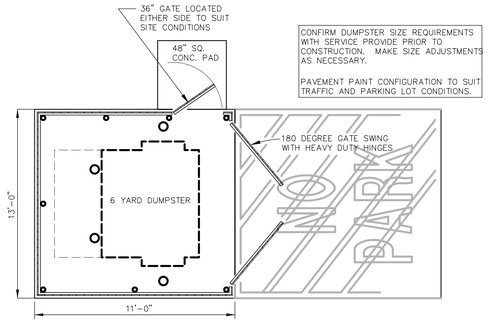
TYPICAL SIDEWALK DETAILS

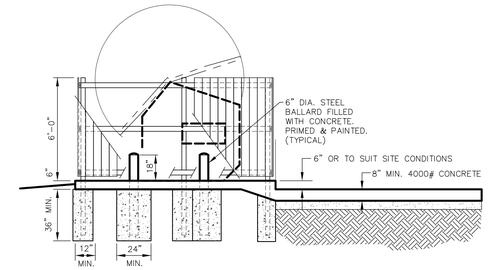
NOT TO SCALE — JANUARY 9, 2013



1. CURB RADII SHALL BE A
FOR STREETS CLASSIFIED
ARTERIALS AND 50' FOR
2. DRIVEWAY APRON SHALL
3. REINFORCING BAR OR WIR
DRIVEWAYS.
4. IF THERE IS NO SIDEWALK
MEASURED PERPENDICULA
5. EXPANSION JOIN'TS SHALL
DEPTH OF THE CONCRETE
AASHTO M213 FOR AN AS
INSTALLED WITH A ZIP ST
HAS CURED AND SEALED
EXPANSION JOINT MATERI
PINE, REDWOOD OR WESTE
EACH SIDE TO PREVENT T
JOINT.
6. CONTRACTION JOINTS TO
SLAB DIMENSION IS MORE
7. ALL SIDEWALKS AND DRIV
8. CONTACT THE CITY 24 HO
INSPECTION OF ALL SIDEW
9. ALL CONCRETE FOR CURB
B CONCRETE (3500 PSI,
POURED IF A FALLING AIR
RESUMED UNTIL AN ASCEN
WITHOUT SPECIFIC AUTHOR
CONCRETE MATERIALS, HA
FINISHING, AND CURING SI
10. DRIVEWAY APRON AND MO
MONOLITHICALLY.
11. REFER TO APPROVED PLA
WIDTHS OR CONTACT CITY

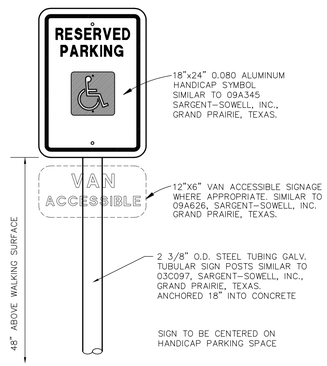
CITY
301 WEST
ROGERS, A
(479) 621-1





GENERIC SCREENED DUMPSTER

N.T.S.



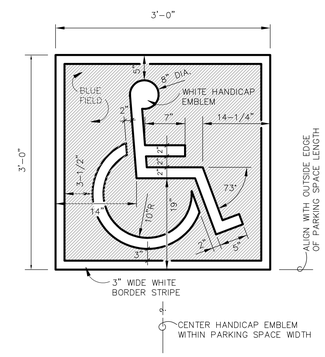
AMERICANS WITH DISABILITIES ACT (4.6.4)

HANDICAP SIGN

N.T.S.

TOTAL NUMBER OF PARKING SPACES PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES)	VAN ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
	COLUMN A	
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	1
301 TO 400	8	1
401 TO 500	9	2
501 TO 1000	2% OF TOTAL PARKING PROVIDED IN EACH LOT	1/8 OF COLUMN A*
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1/8 OF COLUMN A*

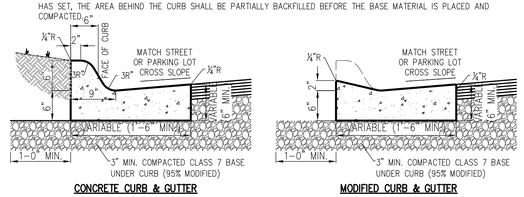
* ONE OUT OF EVERY 8 ACCESSIBLE SPACES



HANDICAP PAVEMENT SYMBOL

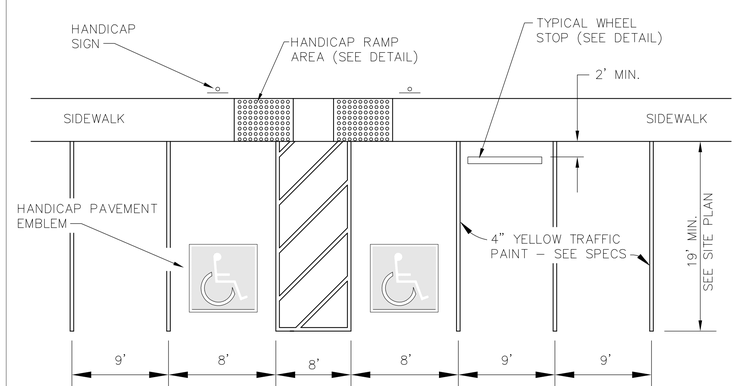
N.T.S.

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3500 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB SHALL BE PLACED ACROSS ALL DRIVEWAY ENTRANCES.
4. CURB AND GUTTER MUST HAVE CONTRACTION JOINTS SAWED EVERY 15 FEET ON CENTER, ALONG PROPOSED CURB, AND SHALL BE SAWED TO A DEPTH OF 1–1/2" WITH A WIDTH OF 1–4". MATERIAL USED TO SEAL JOINTS SHALL BE AS SPECIFIED IN SECTION 501 AHTD STANDARD SPECIFICATIONS OR AS APPROVED BY THE ENGINEER. (OMNISEAL 50 OR EQUAL)
5. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT 200 FOOT INTERVALS, AND AT ALL STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS, ETC.) OR AS DIRECTED BY ENGINEER. JOINT MATERIAL SHALL HAVE A THICKNESS OF 1/2" INCH AND CONFORM TO AASHTO M 213 STANDARDS.
6. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH AHTD. IN THE CASE OF CONFLICTS, AHTD'S CRITERIA SHALL GOVERN. REFER TO AHTD STANDARD ROADWAY DRAWING DETAIL CG–1 FOR DIMENSIONS NOT SHOWN.
7. 2–#6 X 24" SMOOTH DOWEL BARS SHALL BE PLACED ACROSS ALL EXPANSION AND CONTRACTION JOINTS OR WHERE NEW CURB IS ATTACHED TO EXISTING CURB.
8. ALL CURB AND GUTTER SHALL BE CURED WITH A CURING COMPOUND OR WITH WET BURLAP. AFTER CURB AND GUTTER IS HAS SET, THE AREA BEHIND THE CURB SHALL BE PARTIALLY BACKFILLED BEFORE THE BASE MATERIAL IS PLACED AND COMPACTED.



CURB AND GUTTER DETAILS

N.T.S.



TYP. PARKING STRIPING LAYOUT

N.T.S.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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ENGINEER: G. Bates
DRAWN BY: J. P. Young

REVISIONS	DATE
1ST SUBMITTAL	11/13/15
REVISIONS PER 11/24/15 TECHNICAL PLAT REVIEW	12/07/15

STONEYBROOK MEMORY CARE
LARGE SCALE DEVELOPMENT PLANS
SITE DETAILS
ROGERS , ARKANSAS

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7230 S. Pleasant Ridge Drive Phone - 479.442.9350 - Fax 479.521.9350
Fayetteville, Arkansas 72704

PROJECT NO 15–368

DATE

06

Time: 8:12 am
Scale: 1=1 (PS)
Date: 8/7/2015

Drawing Name: 15\200\15-217\ENGINEERING\05 Details.dwg
Xrefs Used: COA BBA, 24x36