THE ESTATES AT SOUTHGATE

ROGERS, ARKANSAS

Preliminary Plat & Civil Plans

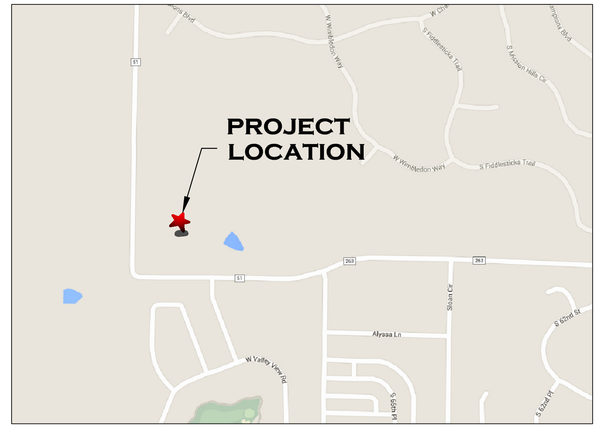
CITY VIEW PROJECT NUMBER: PL201600115

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
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3 OVERALL SITE + UTILITY PLAN
4 GRADING + EROSION CONTROL PLAN
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10-14 STREET PLAN + PROFILES

PARCEL NUMBER:	02-02087-071, 02-02087-072, 02-02087-073
PROJECT SITE ADDRESS:	NORTHEAST CORNER OF W. SOUTHGATE ROAD AND S. RAININBOW ROAD INTERSECTION ROGERS, AR
ZONING CLASSIFICATION:	RSF
PROPOSED USE:	SINGLE FAMILY SUBDIVISION
TOTAL SITE AREA:	43.65 ACRES +/-
OWNER/DEVELOPER:	NGN PROPERTIES, LLC 4300 W. BLOSSOM WAY DR. ROGERS, AR 72758-8703
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 N. PLEASANT RIDGE DR FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350 FAX: (479) 521-9350

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

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, ALL BEING IN TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND RUNNING THENCE S02°17'24"W 1307.52', THENCE N87°15'52"W 12.89', THENCE S02°33'49"W 14.14', THENCE S02°27'16"W 49.26', THENCE S02°55'40"W 102.54', THENCE N86°55'51"W 198.00', THENCE N03°04'09"E 26.59', THENCE N88°08'09"W 1092.11', THENCE N02°35'27"E 1476.81' TO AN EXISTING REBAR, THENCE S86°37'22"E 1296.42' TO THE POINT OF BEGINNING, CONTAINING 43.65 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BASIS OF ELEVATION:
CITY OF ROGERS GIS MONUMENT #7

BASIS OF BEARING:
GPS OBSERVATION - ARKANSAS NORTH ZONE

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

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. DATED 6/5/ 2012)

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.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

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.

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. Young, B Watts ENGINEER: G. Bates

REVISIONS	DATE
1st SUBMITTAL	04-15-16
REVISIONS PER CITY REVIEW	04-22-16
REVISIONS PER CITY REVIEW	06-09-16
REVISIONS PER CITY REVIEW	06-24-16
REVISIONS PER CITY REVIEW	07-15-16

THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS
COVER SHEET
ROGERS, ARKANSAS

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

PROJECT NO. 15-290

DRAWING NO. 01

Time: 8:16 am Date: 7/14/2016 Drawing Name: 15\200\15-290\engineering\01 Cover.dwg Scale: 1=1 (PS) Xrefs Used: BATES-XR, CDA BBA, 24x36

ADJACENT PROPERTY OWNERS:

1) PARCEL: 02-10181-000
TALLCHAMPS LLC
PO BOX 1628
ROGERS AR 72757-1628
ZONED: RMF-6A

2) PARCEL: 02-10180-000
TIMBER VALLEY HOMES LLC
3 S CASTLE OAKS CT
ROGERS AR 72758-9541
ZONED: RMF-6A

3) PARCEL: 02-10179-000
TALLCHAMPS LLC
PO BOX 1628
ROGERS AR 72757-1628
ZONED: RMF-6A

4) PARCEL: 02-10182-000
TALLCHAMPS LLC
PO BOX 1628
ROGERS AR 72757-1628
ZONED: RMF-6A

5) PARCEL: 02-10183-000
TALLCHAMPS LLC
PO BOX 1628
ROGERS AR 72757-1628
ZONED: RMF-6A

6) PARCEL: 02-10198-000
HUTCHINSON, WILLIAM ASA & SUSAN B
121 W CHAMPIONS BLVD
ROGERS AR 72758-9562
ZONED: RMF-6A

7) PARCEL: 02-10195-000
GREEN, ROBIN
PO BOX 776
BENTONVILLE AR 72712-0776
ZONED: RMF-6A

8) PARCEL: 02-10184-000
TALLCHAMPS LLC
PO BOX 1628
ROGERS AR 72757-1628
ZONED: RMF-6A

9) PARCEL: 02-10185-000
CLENDENEN, CARLENE L TRUSTEE
1727 S 41ST ST
ROGERS AR 72758-4037
ZONED: RMF-6A

10) PARCEL: 02-10194-000
KIES, DANIEL P
2 LONDON CIR
BELLA VISTA AR 72715-8912
ZONED: RMF-6A

11) PARCEL: 02-10186-000
WOHLFORD, DENNIS D & MARY L
107 W ELM ST #1
ROGERS AR 72756-4531
ZONED: RMF-6A

12) PARCEL: 02-10193-000
VISITOR CENTER PROPERTIES LLC
401 N 1ST ST
ROGERS AR 72756-6626
ZONED: RMF-6A

13) PARCEL: 02-10187-000
GEARY, TIMOTHY & GLORIA
108 W CHAMPIONS BLVD
ROGERS AR 72758-9562
ZONED: RMF-6A

14) PARCEL: 02-10192-000
MOLLERUS, DANIEL J & KATHLEEN G
113 W CHAMPIONS BLVD
ROGERS AR 72758-9562
ZONED: RMF-6A

15) PARCEL: 02-10188-000
LANE, STEVEN P & KIMBERLY K
106 W CHAMPIONS BLVD
ROGERS AR 72758-9562
ZONED: RMF-6A

16) PARCEL: 02-10191-000
HORTON, WILLIAM G
111 W CHAMPIONS BLVD
ROGERS AR 72758-9562
ZONED: RMF-6A

17) PARCEL: 02-10189-000
BANK OF NEW YORK MELLON
1400 TURBINE DR
RAPID CITY SD 57703
ZONED: RMF-6A

18) PARCEL: 02-10204-000
ALEXANDER, ROBERT F & REBECCA L
TRUSTEES
22 W WIMBLEDON WAY
ROGERS AR 72758-1408
ZONED: RMF-6A

19) PARCEL: 02-10207-000
ELLGASS, MICHAEL C & LISA
102 W CHAMPIONS BLVD
ROGERS AR 72758-9562
ZONED: RMF-6A

20) PARCEL: 02-10163-000
ANDERSEN, BOLETTE
17 WIMBLEDON WAY
ROGERS AR 72758-1409
ZONED: RMF-6A

21) PARCEL: 02-10222-000
QUINN, JOE & SHANNON
15 W WIMBLEDON WAY
ROGERS AR 72758-1409
ZONED: RMF-6A

22) PARCEL: 02-10435-001
NEW CHAMPIONS GOLF
& COUNTRY CLUB
3 S CLUBHOUSE DR
ROGERS AR 72758-9563
ZONED: RMF-6A

23) PARCEL: 02-10221-000
JOHNSON, ROYCE O II & SUSAN B
TRUSTEES
13 W WIMBLEDON WAY
ROGERS AR 72758-1409
ZONED: RMF-6A

24) PARCEL: 02-10208-000
NEY, RICHALLE CARLE
16 W WIMBLEDON WAY
ROGERS AR 72758-1408
ZONED: RMF-6A

25) PARCEL: 02-10220-000
TAYLOR, CLINTON H & TARAH F
CO-TRUSTEES
11 W WIMBLEDON WAY
ROGERS AR 72758-1409
ZONED: RMF-6A

26) PARCEL: 02-10209-000
VADLAMANI, VENKATESH & SMITA
14 W WIMBLEDON WAY
ROGERS AR 72758-1408
ZONED: RMF-6A

27) PARCEL: 02-10219-000
WILLIAMSON, JUSTIN
9 W WIMBLEDON WAY
ROGERS AR 72758-1409
ZONED: RMF-6A

28) PARCEL: 02-10218-000
HARRIS, PATRICK A & LYNNETTE
TRUSTEES
809 S 52ND ST
ROGERS AR 72758-8602
ZONED: RMF-6A

29) PARCEL: 02-10210-000
ROBERTS, NORRIS RICHARD JR & KAREN
LYNN
12 W WIMBLEDON WAY
ROGERS AR 72758-1408
ZONED: RMF-6A

30) PARCEL: 02-10216-000
KISTLER, MATTHEW & CATHERINE
3 W WIMBLEDON WAY
ROGERS AR 72758-1409
ZONED: RMF-6A

31) PARCEL: 02-10212-002
ROBERTS, KAREN LYNN & NORRIS
RICHARD TRUSTEES
12 WIMBLEDON WAY
ROGERS AR 72758-1408
ZONED: RMF-6A

32) PARCEL: 02-10212-001
SIGNATURE BANK OF ARKANSAS
PO BOX 89
BENTONVILLE AR 72712-0089
ZONED: RMF-6A

33) PARCEL: 02-10212-000
6TH & B LLC
PO BOX 242900
LITTLE ROCK AR 72223-0034
ZONED: RMF-6A

34) PARCEL: 02-10215-000
SIGNATURE BANK OF ARKANSAS
PO BOX 89
BENTONVILLE AR 72712-0089
ZONED: ZONED: RMF-6A & A-1

35) PARCEL: 02-10215-001
NGN PROPERTIES LLC
4300 W BLOSSOM WAY DR
ROGERS AR 72758-8703
ZONED: A-1

36) PARCEL: 02-02087-626
CITY OF ROGERS
ATTN: KREHER, KELSEY
301 W CHESTNUT ST
ROGERS AR 72756-4559
ZONED: A-1

37) PARCEL: 02-02087-625
BURGESS, JAMES C & VIOLA M
6414 W SOUTHGATE RD
ROGERS AR 72758-8874
ZONED: A-1

38) PARCEL: 02-02087-624
WOODWARD, AARON F & SUSAN MARIE
6412 W SOUTHGATE RD
ROGERS AR 72758-8874
ZONED: A-1

39) PARCEL: 02-02087-627
PEDRAZA, ANIZETO
5131 S RAINBOW RD
ROGERS AR 72758-1483
ZONED: A-1

40) PARCEL: 02-18554-000
ALLISON, RUSSELL B & JUANEBE D
516 OAK HILL LN
RUSSELLVILLE AR 72802-8521
ZONED: RSF

41) PARCEL: 02-18553-000
BREEDING, DYLAN J
6513 W ALYSSA LN
ROGERS AR 72758-4618
ZONED: RSF

42) PARCEL: 02-18552-000
DIXON, GREGORY DANIEL & ANNA L
8767 PAGEANT DR
ROGERS AR 72756-8624
ZONED: RSF

43) PARCEL: 02-15532-000
CORDISCHI, ANDREW F JR
6627 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

44) PARCEL: 02-15533-000
ROBINSON, TREVOR EDWARD JAMES
6629 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED:

45) PARCEL: 02-15534-000
BIESENTHAL, BENJAMIN J
5080 S STRATHMORE STATION DR
ROGERS AR 72758-1418
ZONED:

46) PARCEL: 02-15536-000
JONES, TIMOTHY MICHAEL
310 SE C ST
BENTONVILLE AR 72712-5944
ZONED: RMF-6A

47) PARCEL: 02-15537-000
WEINDORF, DAX & KARRI
6637 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

48) PARCEL: 02-15538-000
BAKER, DONALD & MARY TRUSTEES
6639 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

49) PARCEL: 02-15542-000
MCKEEN, WILLIAM R & ANNETTE M
6647 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

50) PARCEL: 02-15541-000
WISSING, THOMAS A & BARBARA J
6645 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

51) PARCEL: 02-15540-000
SWITZER, WALLY TRUSTEE
6643 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

52) PARCEL: 02-15539-000
PALIYENKO, ANNALISA
6641 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

53) PARCEL: 02-15546-000
RATCLIFF, KIMBERLY M TRUSTEE
6655 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

54) PARCEL: 02-15545-000
GERVASI, CHRISTINA
6653 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

55) PARCEL: 02-15544-000
JOHNSON, LANCE C & NANCY L
TRUSTEES
PO BOX 7600
SPRINGDALE AR 72765-7600
ZONED: RMF-6A

56) PARCEL: 02-15543-000
QUINLAN, JOHN R & DONA L
6649 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

57) PARCEL: 02-15547-000
DAUBERT, MARSHA M & GEHRING,
LORRAINE ANN
6657 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

58) PARCEL: 02-15548-000
SMITH, JOSEPH H & RUTH B TRUSTEES
28 MANSFIELD LN
BARRE VT 05641-4479
ZONED: RMF-6A

59) PARCEL: 02-15549-000
KOHRS, JAMES MICHAEL & ELDREDGE,
DEBORAH ANN
6661 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

60) PARCEL: 02-15550-000
GROSS, GREG & JONES, COLLEEN
6663 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

61) PARCEL: 02-15563-000
CR REAVES FAMILY LIMITED PARTNERSHIP
15138 NATURAL HABITAT WAY
ROGERS AR 72758-4611
ZONED: RMF-6A

62) PARCEL: 02-15554-000
CAPOBIANCO, CINDY M
310 SE C ST
BENTONVILLE AR 72712-5944
ZONED: RMF-6A

63) PARCEL: 02-15553-000
TURNER, JOY E
105 SOMERSET
BENTONVILLE AR 72712-4091
ZONED: RMF-6A

64) PARCEL: 02-15552-000
WEBER, KIMBERLY R
6667 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

65) PARCEL: 02-15551-000
JONES, CAROLINE
6665 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

66) PARCEL: 02-15558-000
ROSE, JENNIFER J & RALPH TOWNLEY JR
6679 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

67) PARCEL: 02-15557-000
ROSE, MARILOU J & ROSE, RALPH
TOWNLEY JR ETUX
6677 W VALLEY VIEW RD
ROGERS AR 72758-8945
ZONED: RMF-6A

68) PARCEL: 02-15556-000
SCHWARZE, BARBARA MARIA
4037 CAERLEON CIR
BENTONVILLE AR 72712-7651
ZONED: RMF-6A

69) PARCEL: 02-15567-000
HOLLINGSWORTH, JON DANIEL
5093 S STRATHMORE STATION DR
ROGERS AR 72758-1417
ZONED: RSF-5

70) PARCEL: 02-15568-000
WALTON, MATT
5091 S STRATHMORE STATION DR
ROGERS AR 72758-1417
ZONED: RMF-6A

71) PARCEL: 02-15569-000
GATES, ROGER & JANIS
5089 S STRATHMORE STATION DR
ROGERS AR 72758-1417
ZONED: RMF-6A

72) PARCEL: 02-15570-000
SULLINS, GORDON R & SANDY J
5087 S STRATHMORE STATION DR
ROGERS AR 72758-1417
ZONED: RMF-6A

73) PARCEL: 02-15572-000
FAIRCHILD, WILLIAM REID & DONNA K
5086 S STRATHMORE STATION DR
ROGERS AR 72758-1418
ZONED: RMF-6A

74) PARCEL: 02-15571-000
GONZALES, VAL & MELINDA
5085 S STRATHMORE STATION DR
ROGERS AR 72758-1417
ZONED: RMF-6A

75) PARCEL: 02-15581-000
BIESENTHAL, BENJAMIN J
5080 S STRATHMORE STATION DR
ROGERS AR 72758-1418
ZONED: RMF-6A

76) PARCEL: 02-15582-000
SIMMONS, PATRICK C & HEIDI A
5083 S STRATHMORE STATION DR
ROGERS AR 72758-1417
ZONED: RMF-6A

77) PARCEL: 02-15586-000
HEALEY, BARRY GERARD & PAMELA
PAQUETTE
5075 S STRATHMORE STATION DR
ROGERS AR 72758-1417
ZONED: RMF-6A

78) PARCEL: 02-15585-000
CORDELL, MICHAEL THOMAS & JENNIFER
KAY
5077 S STRATHMORE STATION DR
ROGERS AR 72758-1417
ZONED: RMF-6A

79) PARCEL: 02-15583-000
JACKSON, SEAN C & DEBORAH G
TRUSTEES
PO BOX 446
BENTONVILLE AR 72712-0446
ZONED: RMF-6A

80) PARCEL: 02-02087-074
LUNDEEN, ROBERT & DORIS TRUSTEES
1008 W MAPLE AVE
SPRINGDALE AR 72764-4235
ZONED: A-1

81) PARCEL: 02-02087-070
BISHOP, LEWIS E
4400 S RAINBOW RD
ROGERS AR 72758-1441
ZONED: A-1

82) PARCEL: 02-02087-007
CITY OF ROGERS
ATTN: KREHER, KELSEY
301 W CHESTNUT ST
ROGERS AR 72756-4559
ZONED: I-1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	124.00'	37.27'	37.13'	S 78°06'26" W	17°13'19"
C2	124.00'	21.24'	21.22'	S 64°35'19" W	9°48'54"
C3	723.50'	162.10'	161.77'	S 66°06'00" W	12°50'15"
C4	723.50'	216.49'	215.68'	S 81°05'27" W	17°08'40"
C5	45.50'	19.89'	19.73'	S 74°40'29" E	25°02'35"
C6	45.50'	16.99'	16.89'	S 51°27'31" E	21°23'20"
C7	150.00'	115.60'	112.76'	N 71°18'47" E	44°09'15"
C8	65.00'	100.84'	91.02'	S 42°10'04" E	88°53'02"
C9	55.50'	87.18'	78.49'	S 47°16'26" W	90°00'00"
C10	215.50'	170.49'	166.08'	N 65°03'41" W	45°19'45"
C11	225.00'	149.11'	146.40'	N 23°24'41" W	37°58'15"
C12	150.00'	140.49'	135.41'	N 22°24'18" E	53°39'43"
C13	70.50'	30.81'	30.57'	S 74°40'29" E	25°02'35"
C14	20.50'	18.92'	18.26'	S 88°35'40" E	52°52'58"
C15	175.00'	66.78'	66.37'	N 75°53'46" E	21°51'49"
C16	175.00'	20.04'	20.03'	S 89°53'28" E	6°33'45"
C17	90.00'	31.63'	31.47'	S 76°32'29" E	20°08'13"
C18	90.00'	107.99'	101.62'	S 32°05'58" E	68°44'48"
C19	15.50'	24.08'	21.73'	S 42°13'56" E	89°00'45"
C20	15.00'	23.31'	21.03'	N 42°13'27" W	89°01'42"
C21	15.50'	24.61'	22.11'	S 47°46'04" W	90°59'15"
C22	80.50'	126.45'	113.84'	S 47°16'26" W	90°00'00"
C23	240.52'	190.29'	185.36'	N 65°03'41" W	45°19'45"
C24	250.00'	49.01'	48.93'	N 36°46'50" W	11°13'57"
C25	250.00'	116.67'	115.61'	N 17°47'43" W	26°44'18"
C26	175.00'	61.40'	61.08'	N 05°37'30" E	20°06'06"
C27	175.00'	61.40'	61.08'	N 25°43'36" E	20°06'06"
C28	20.50'	35.04'	30.93'	N 13°11'16" W	97°55'51"
C29	20.50'	8.96'	8.89'	N 74°40'29" W	25°02'35"
C30	125.00'	213.40'	188.41'	N 44°28'56" E	97°48'58"
C31	40.00'	62.05'	56.01'	S 42°10'05" E	88°53'01"
C32	15.50'	24.35'	21.92'	S 47°16'26" W	90°00'00"
C33	20.50'	17.70'	17.15'	N 62°59'49" W	49°27'30"
C34	49.50'	41.46'	40.26'	N 62°15'51" W	47°59'34"
C35	49.50'	84.81'	74.81'	S 44°39'24" W	98°09'55"
C36	49.50'	114.70'	90.71'	S 70°48'19" E	132°45'31"
C37	20.50'	17.70'	17.15'	N 67°32'41" E	49°27'30"
C38	15.50'	24.35'	21.92'	S 42°43'34" E	90°00'00"
C39	30.50'	47.91'	43.13'	S 47°16'26" W	90°00'00"
C40	190.50'	150.71'	146.81'	N 65°03'41" W	45°19'45"
C41	200.00'	66.27'	65.97'	N 32°54'15" W	18°59'08"
C42	200.00'	66.27'	65.97'	N 13°55'07" W	18°59'08"

LINE	BEARING	DISTANCE
L1	S 87°11'46" E	0.73'
L2	S 87°11'46" E	0.73'
L3	N 02°16'26" E	8.39'
L4	S 40°45'51" E	40.13'

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
○	●	REBAR (PROPERTY CORNER)
	△	COMPUTED POINT
		ASPHALT SURFACE
		BOUNDARY
		CONCRETE SURFACE
		CURB & GUTTER
		CENTERLINE OF ROAD
		FENCE
		RIGHT-OF-WAY LINE
		SECTION LINE/ADJ. PROP. LINE
		YIELD SIGN
		STREETLIGHT
		UTILITY EASEMENT

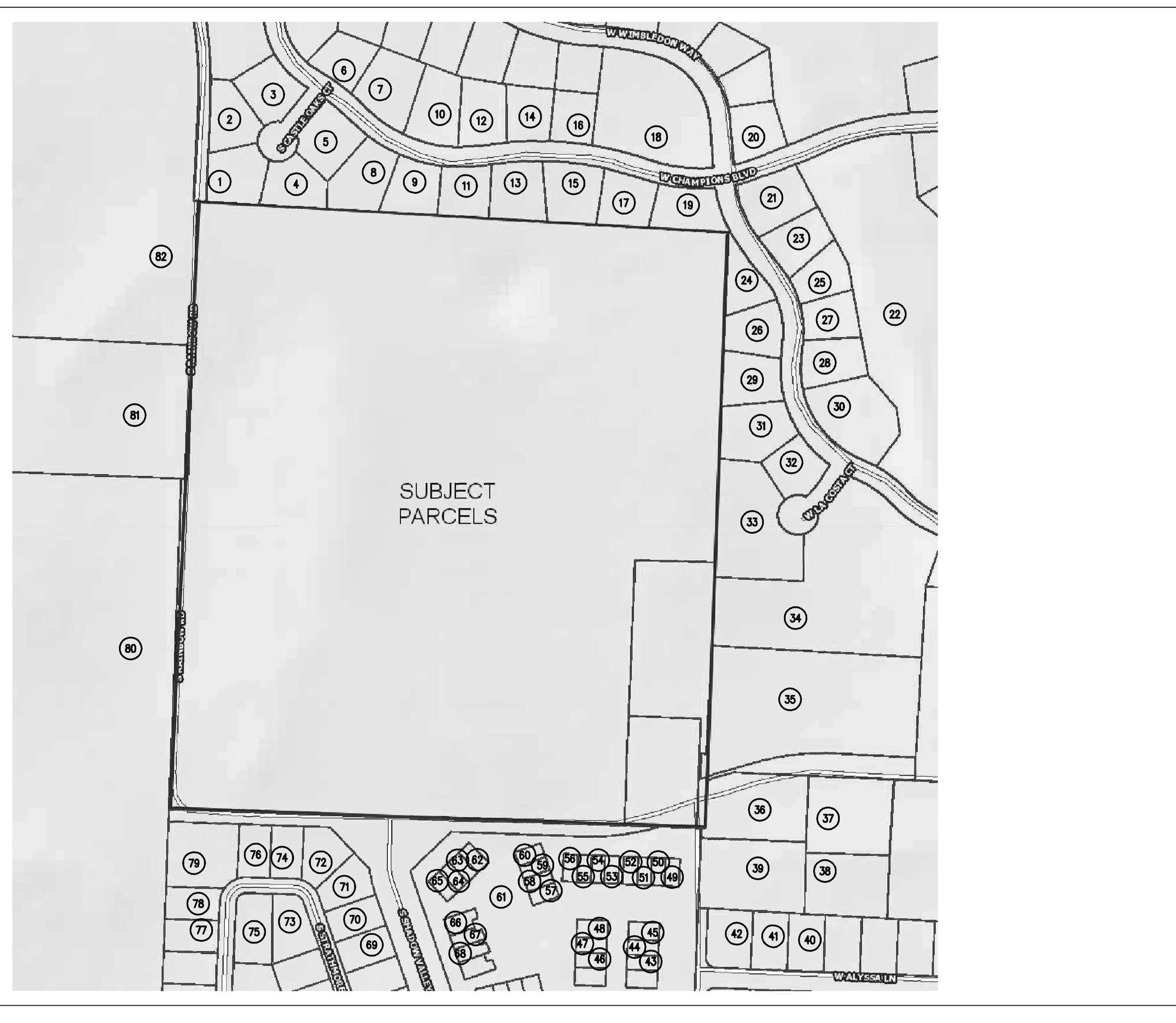
BUILDING SETBACKS (RSF):

FRONT	30FT
SIDE	10FT
REAR	20FT
EXTERIOR SIDE	20FT

NOTES:
1) NO LOTS MAY HAVE ACCESS ONTO SOUTHGATE OR RAINBOW ROAD.
2) NO FENCES SHALL BE CONSTRUCTED IN DRAINAGE EASEMENTS.

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

ADJACENT PROPERTY MAP



DRAWN BY: J. Young, B.Watts ENGINEER: G. Bates

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	DATE
1st SUBMITTAL	04-15-16
REVISIONS PER CITY REVIEW	04-22-16
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REVISIONS PER CITY REVIEW	06-24-16
REVISIONS PER CITY REVIEW	07-15-16

THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS

PRELIMINARY PLAT

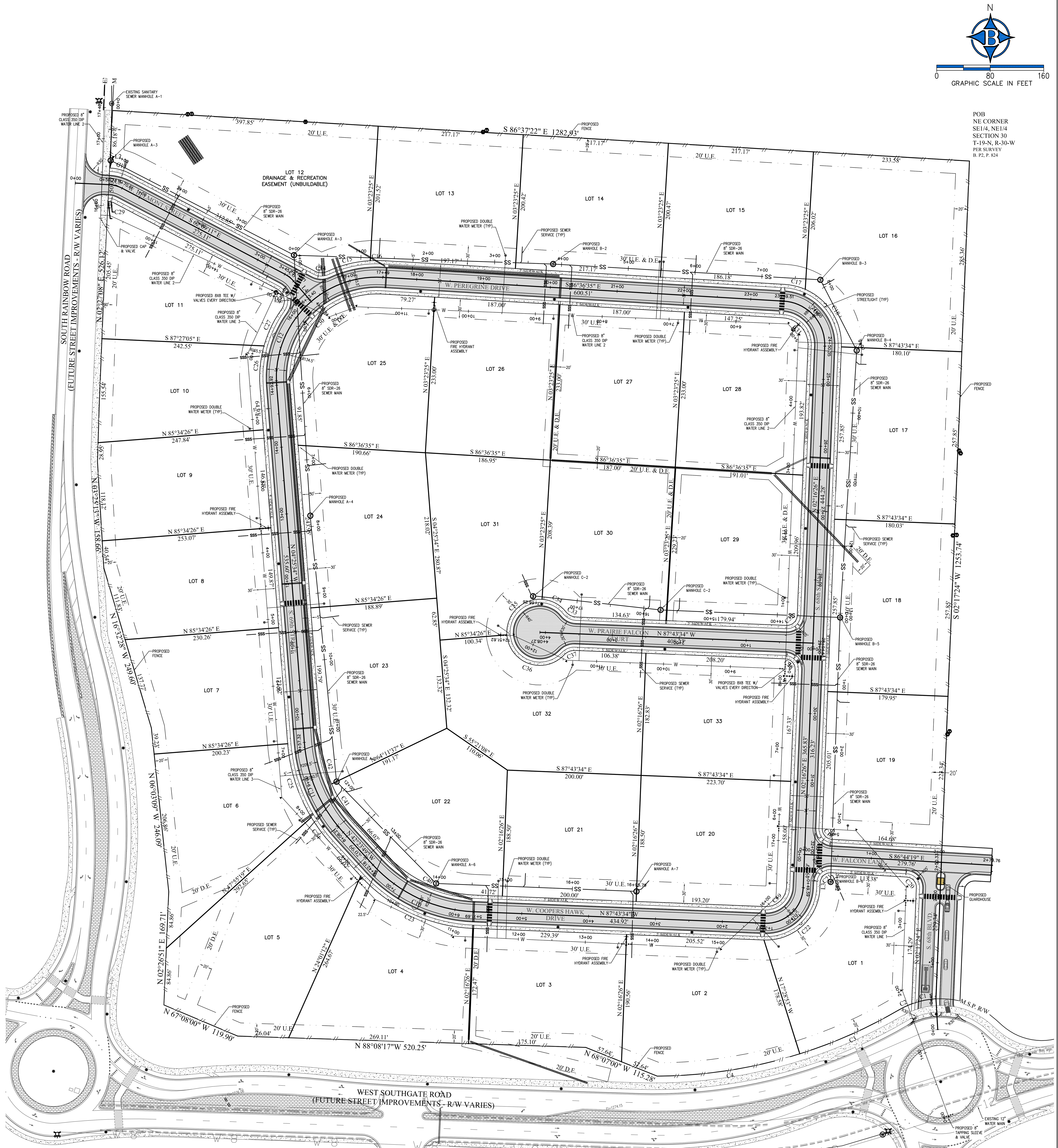
ROGERS, ARKANSAS

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

PROJECT NO. 15-290

DRAWING NO. 02

Time: 11:08 am
Scale: 1=80 (PS)
Date: 7/14/2016
Drawing Name: 15\200\15-290\engineering\02 Preliminary Plat.dwg
Xrefs Used: BATES-AR, BASE, 24x36, COA BBA



LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		REBAR (PROPERTY CORNER)
		ASPHALT SURFACE
		BOUNDARY
		CABLE PEDESTAL
		CONCRETE SURFACE
		CONDUIT
		CURB & GUTTER
		CENTERLINE OF ROAD
		ELECTRIC LINE (UNDERGROUND)
		ELECTRIC TRANSFORMER
		FIRE HYDRANT
	GAS GAS GAS	GAS LINE
		GAS METER
		RIGHT-OF-WAY LINE
	S S	SANITARY SEWER LINE
		SANITARY SEWER MANHOLE
		SANITARY SEWER SERVICE LINE
		SIGN
		STREETLIGHT
		TELEPHONE LINE
		TELEPHONE PEDESTAL
	W-8	WATER LINE
		UTILITY EASEMENT
		WATER LINE THRUST BLOCKING
		WATER METER
WS		WATER SERVICE
		WATER LINE "TEE"
		WATER VALVE

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

ADA NOTES:

1. CONTACT ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY
2. MAXIMUM SIDEWALK CROSS SLOPE NOT TO EXCEED 2%. HANDICAP PARKING SPACES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.

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 CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION. FINAL APPROVAL OF THE DRAINAGE WILL BE AT FINAL PLAT AND ADDITIONAL IMPROVEMENTS MAY BE REQUIRED AT THAT TIME.
2. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
3. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF ONE FOOT ABOVE CURB LEVEL AND SHOWN ON EACH LOT ON THE FINAL PLAT.
4. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
5. THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
6. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND. PROVIDE THE CITY PLANNER WITH A DRAFT OF THE PROPOSED COVENANTS, INCLUDING MAINTENANCE OF THE DETENTION POND, PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT.
7. 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.
8. THE <u>PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT</u> 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.
9. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS PRELIMINARY PLAT. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
10. A COPY OF THE NOTICE OF TERMINATION WITH ADEQ MUST BE PROVIDED IN ORDER TO RECEIVE FINAL PLAT APPROVAL.
11. 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'.
12. IDENTIFY ALL TREES 6Δ OR GREATER IN DIAMETER THAT WILL BE REMOVED.
13. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER.
14. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
15. STREET LIGHTS MUST BE INSTALLED AT THE ENTRANCE, INTERSECTIONS, END OF CUL-DE-SACS AND NOT MORE THAN 200' APART THROUGHOUT THE SUBDIVISION OR PROVIDE THE CITY PLANNER WITH COPY OF THE CONTRACT FOR PLACEMENT OF THE LIGHTS. THE CITY REQUIRES A LETTER PRIOR TO ACCEPTANCE OF FINAL PLAT FROM THE ELECTRIC COMPANY STATING THAT INSTALLED STREET LIGHTS INCLUDING POLES HAVE BEEN ACCEPTED AND WILL BE MAINTAINED BY THE ELECTRIC COMPANY.
16. STREETS MUST BE BUILT TO CITY STANDARDS WITH CURB AND GUTTER AND SIDEWALKS INSTALLED OR A LETTER OF CREDIT POSTED PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT.
17. DEDICATE A TOTAL OF 50 FEET OF RIGHT-OF-WAY FROM THE CENTERLINE OF S. RAINBOW ROAD AND VARIABLE WIDTH RIGHT-OF-WAY FROM W. SOUTHGATE ROAD. PRIOR TO APPROVAL OF THE FINAL PLAT.
18. THE DEVELOPER MUST REBUILD ONE HALF OF S. RAINBOW RD. FROM THE CENTERLINE TO COLLECTOR/MINOR ARTERIAL STREET STANDARDS INCLUDING ALL DRAINAGE IMPROVEMENTS, SIDEWALKS AND CURB AND GUTTER. THIS EXTENT OF THE REBUILD WILL DEPEND ON SOIL CONDITIONS. A CASH BOND WILL BE ACCEPTED IN LIEU OF CONSTRUCTION.
19. PROVIDE A 1-YEAR MAINTENANCE BOND IN THE AMOUNT OF FIFTY PERCENT (50%) OF THE ACTUAL CONSTRUCTION COST FOR THE STREET AND STORM DRAINAGE IMPROVEMENTS PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT. THE BOND SHALL BE IN EFFECT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL INSPECTION.
20. STREET SIGNS AND STOP SIGNS MUST BE CASH-BONDED PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT. EVERY INTERSECTION WILL REQUIRE 1 STREET SIGN AND EVERY CROSS INTERSECTION WILL REQUIRE 4 STREET SIGNS. STOP SIGNS MUST BE SHOWN ON THE PLAN AND IN PLACE PRIOR TO BUILDING PERMITS BEING ISSUED. THE AMOUNT FOR THE CASH BOND WILL BE DETERMINED AT TIME OF FINAL INSPECTION.
21. STREET SIGNS AND STOP SIGNS MUST BE IN PLACE AND INSTALLED BY THE DEVELOPER PRIOR TO APPROVAL OF THE FINAL PLAT. THE COST OF THE SIGN AND THE INSTALLATION WILL BE AT THE DEVELOPER'S EXPENSE.
22. ANY STREET WITH A SLOPE GREATER THAN 9% MUST BE HEAVY-DUTY CONCRETE WITH A ROUGH SURFACE.
23. SIDEWALKS MUST BE 5 FEET IN WIDTH ALONG INTERIOR STREETS, ALONG N. RAINBOW RD. AND RAMPED AT ALL CURB CUTS TO MEET ADA AND CITY SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT. 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.
24. SIDEWALKS NOT ALONG LOTS MUST BE BUILT BY THE DEVELOPER.
25. INTERIOR SIDEWALKS ARE THE RESPONSIBILITY OF THE LOT OWNER AND MUST BE INSTALLED PRIOR TO ISSUANCE OF FINAL INSPECTION.
26. DEVELOPER MUST POST A 2-YEAR LETTER OF CREDIT FOR 25% OF THE INTERIOR SIDEWALKS BASED ON A CERTIFIED ENGINEER'S COST ESTIMATE. THIS LETTER OF CREDIT MAY BE REDUCED AS SIDEWALKS ARE BUILT AND WILL BE REDEEMED AT THE END OF THE 2-YEAR PERIOD FOR CONSTRUCTION OF ANY SIDEWALKS ALONG VACANT LOTS.
27. 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.
28. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT.
29. THE SUBDIVISION SIGNS WILL REQUIRE A SEPARATE PERMIT.
30. DEVELOPER TO CONTACT THE U.S. POSTMASTER AT 401 NO. 8TH ST. TO SCHEDULE TYPE OF MAIL DELIVERY.
31. RECORDED COVENANTS WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
32. ESTABLISH A POA TO MAINTAIN ALL COMMON AREAS AND PROVIDE THE CITY PLANNER WITH A DRAFT OF THE COVENANTS PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT. RECORDED COVENANTS WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
33. THIS PROPERTY IS LOCATED IN THE CAVE SPRINGS RECHARGE AREA. BEST MANAGEMENT PRACTICES MUST BE INCLUDED IN THE PLANS AND USED DURING CONSTRUCTION. EROSION CONTROL MUST BE MAINTAINED UNTIL THE DEVELOPMENT IS BUILT OUT. ANT CAVES OR VOIDS DISCOVERED MUST BE IMMEDIATELY REPORTED TO THE CITY PLANNING DEPARTMENT.
34. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
35. PROVIDE THE REQUIRED INFORMATION ON THE ROGERS MONUMENT DOCUMENTATION FORM PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT.
36. PROVIDE THE CITY PLANNER WITH A PDF COPY OF THE PLANS AND SET 2 GPS REFERENCE POINTS TIED TO THE ROGERS MONUMENT SYSTEM ON COMPACT DISK FORMATTED FOR AUTOCAD 2011 PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT. (GPS FOR SUBDIVISIONS)
37. PROVIDE THE CITY PLANNER WITH FIVE (5) ORIGINAL COPIES OF THE RECORDED PLAT AND SEVEN (7) COPIES FOR DISTRIBUTION TO AFFECTED UTILITIES.
38. PROVIDE THE CITY CLERK WITH 25 PAPER COPIES & AN ELECTRONIC COPY OF THE ORDINANCE THAT ALLOWS CITY COUNCIL TO ACCEPT THE FINAL PLAT.

Time: 2:39 pm
Scale: 1=15 (PS)
Date: 12/22/2015
Drawing Name: 15\300\15-368\Engineering\02 Site & Utility Plan.dwg
Xrefs Used: BATES-AR w signature, BASE, 24x36, COA BBA, BATES-AR

DRAWN BY: J. Young, B.Watts ENGINEER: G. Bates

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 PER CITY REVIEW	06-24-16
REVISIONS PER CITY REVIEW	07-15-16

THE ESTATES AT SOUTHGATE CIVIL CONSTRUCTION PLANS

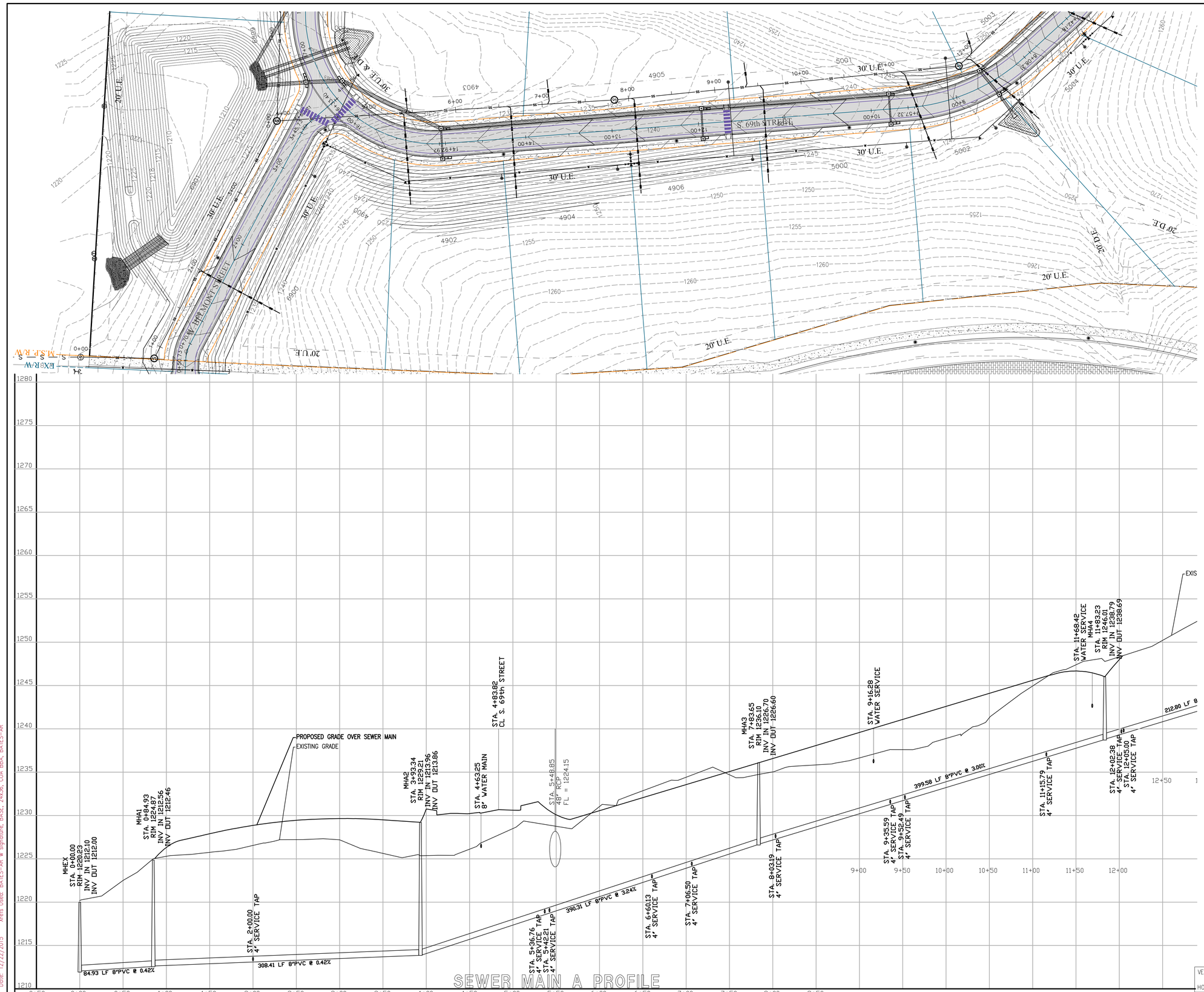
SITE & UTILITY PLAN

ROGERS, ARKANSAS

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

PROJECT NO 15-290

DRAWING NO 03



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Scale: 1=15 (PS)
Date: 12/22/2015

Drawing Name: 15\300\15-368\Engineering\02 Site & Utility Plan.dwg
Xrefs Used: BATES-AR w signature, BASE, 24x36, COA BDA, BATES-AR

DRAWN BY: J. Young, B Watts ENGINEER: G. Bates

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No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORITY NO. 1335
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ARKANSAS ENGINEER

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THE ESTATES AT SOUTHGATE
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PROJECT NO 15-290

DRAWING NO 03a

Time: 2:39 pm
Scale: 1=15 (PS)
Date: 12/22/2015

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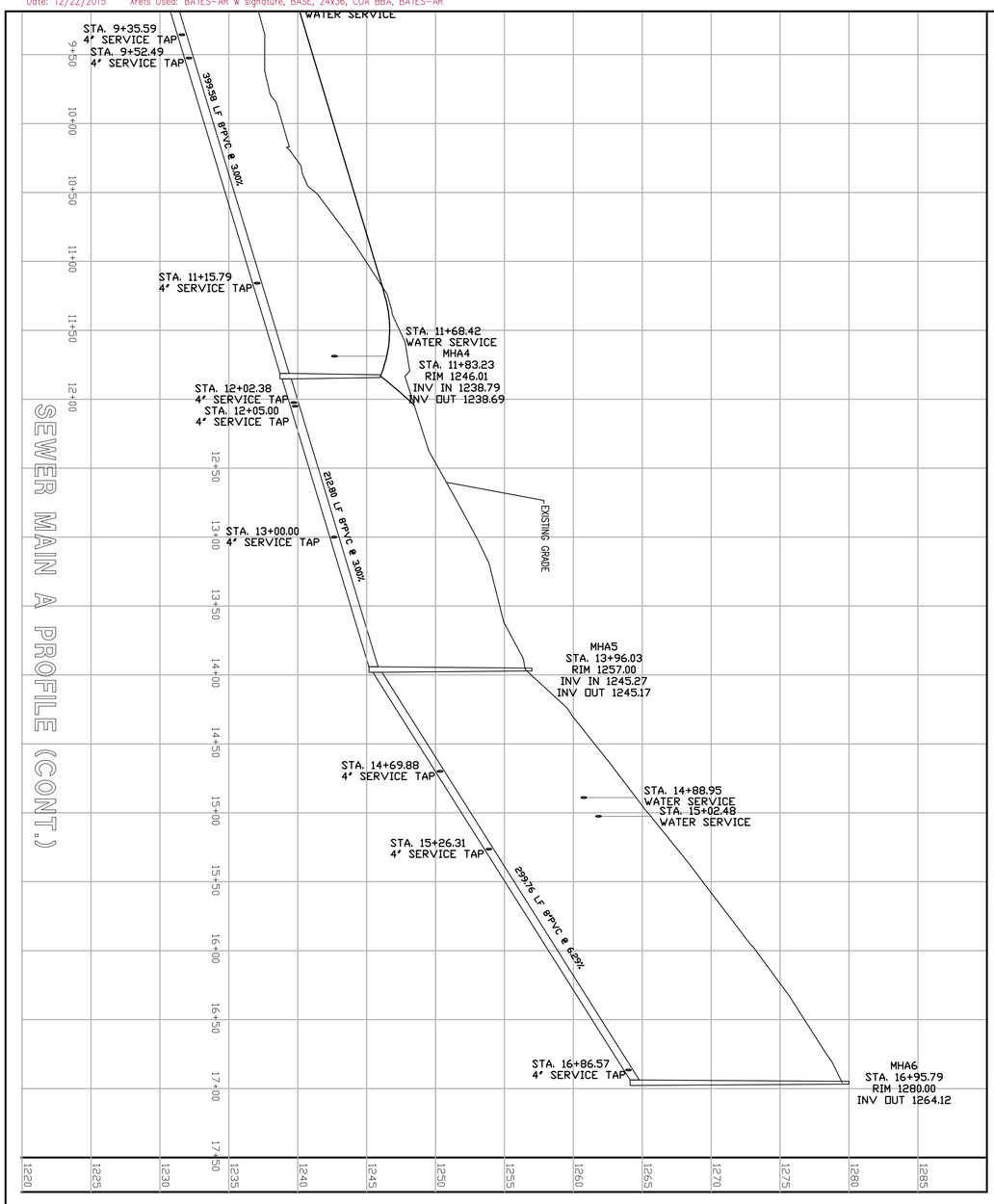

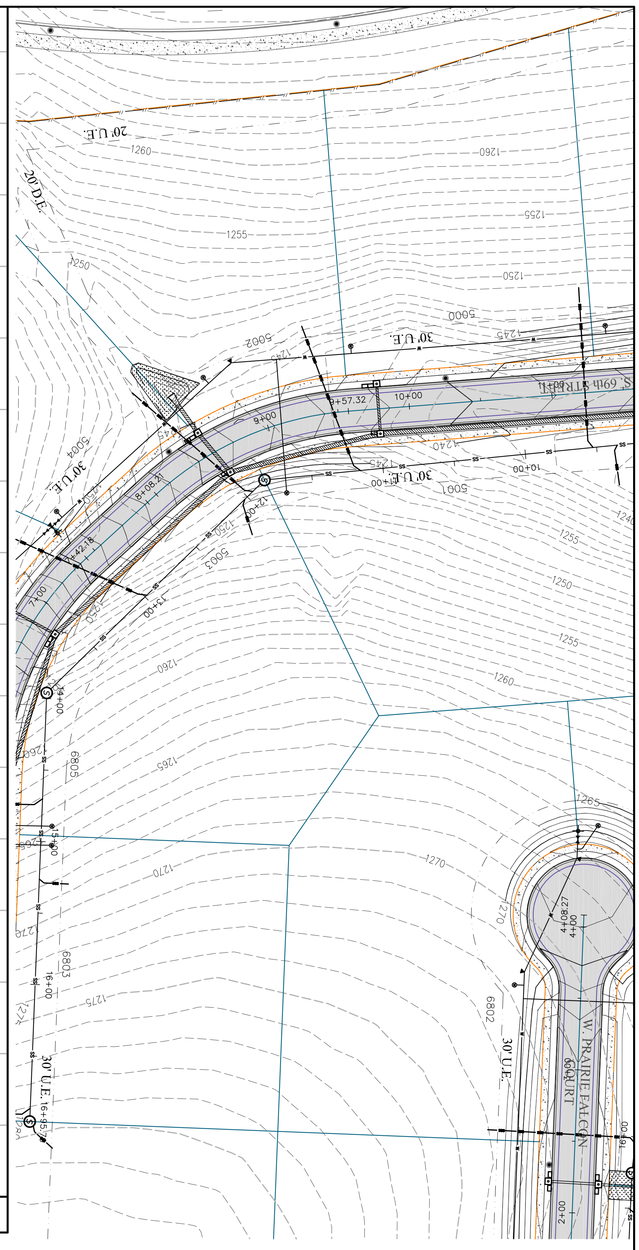

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE 1" = 50'

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GRAPHIC SCALE IN FEET
0 50 100

PROJECT NO
15-290

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THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS
SEWER MAIN A (CONT.)
PLAN & PROFILE

ROGERS, ARKANSAS

REVISIONS	DATE
1st SUBMITTAL	04-15-16
REVISIONS PER CITY REVIEW	04-22-16
REVISIONS PER CITY REVIEW	06-09-16
REVISIONS PER CITY REVIEW	06-24-16
REVISIONS PER CITY REVIEW	07-15-16

DRAWN BY: J. Young, B.Watts ENGINEER: G. Bates

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ARKANSAS
GEOFFREY H. BATES
No. 9810
STATE OF ARKANSAS
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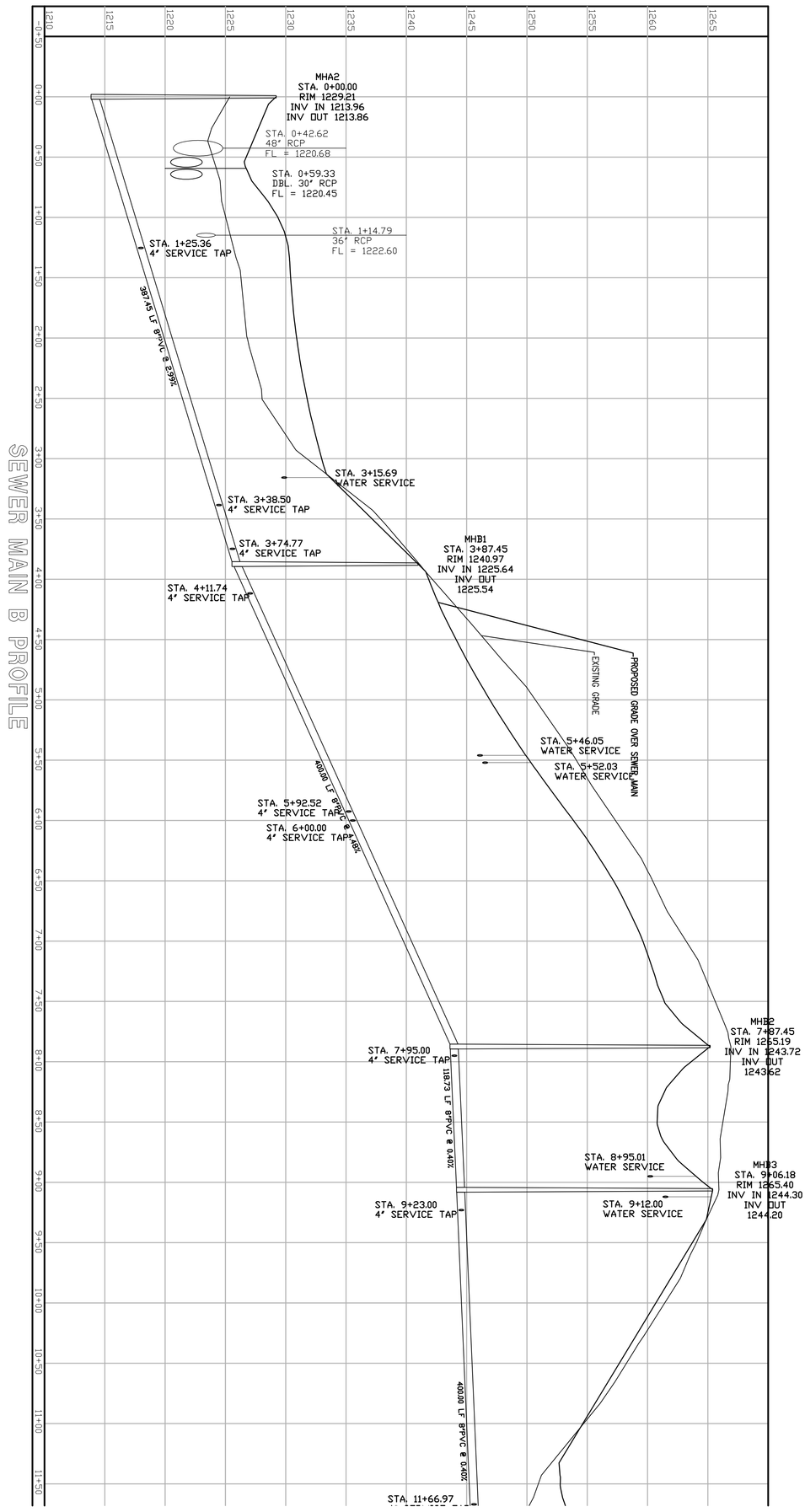
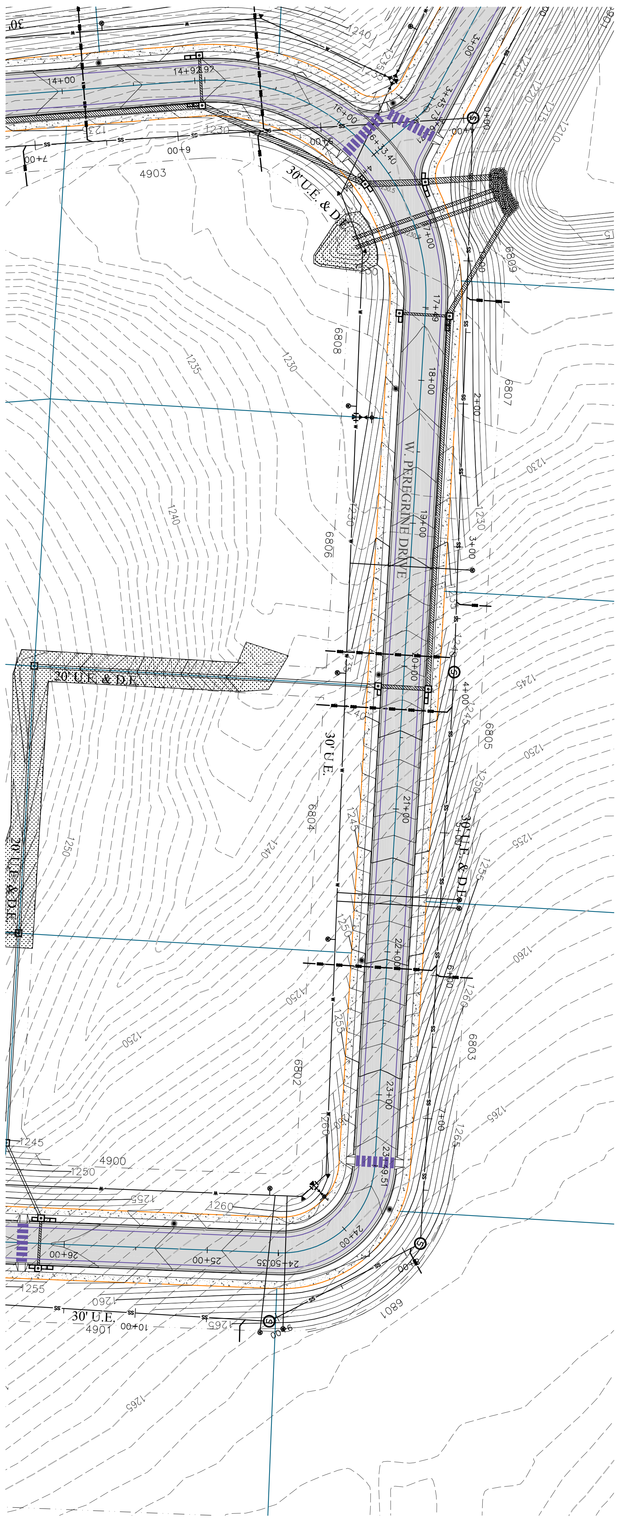
Drawing Name: 15\300\15-368\Engineering\02 Site & Utility Plan.dwg
Xrefs Used: BATES-AR w signature, BASE, 24x36, COA BBA, BATES-AR





VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE 1" = 50'

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THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS

SEWER MAIN B
PLAN & PROFILE

ROGERS, ARKANSAS

REVISIONS	DATE
1st SUBMITTAL	04-15-16
REVISIONS PER CITY REVIEW	04-22-16
REVISIONS PER CITY REVIEW	06-09-16
REVISIONS PER CITY REVIEW	06-24-16
REVISIONS PER CITY REVIEW	07-15-16

DRAWN BY: J. Young, B.Watts ENGINEER: G. Bates

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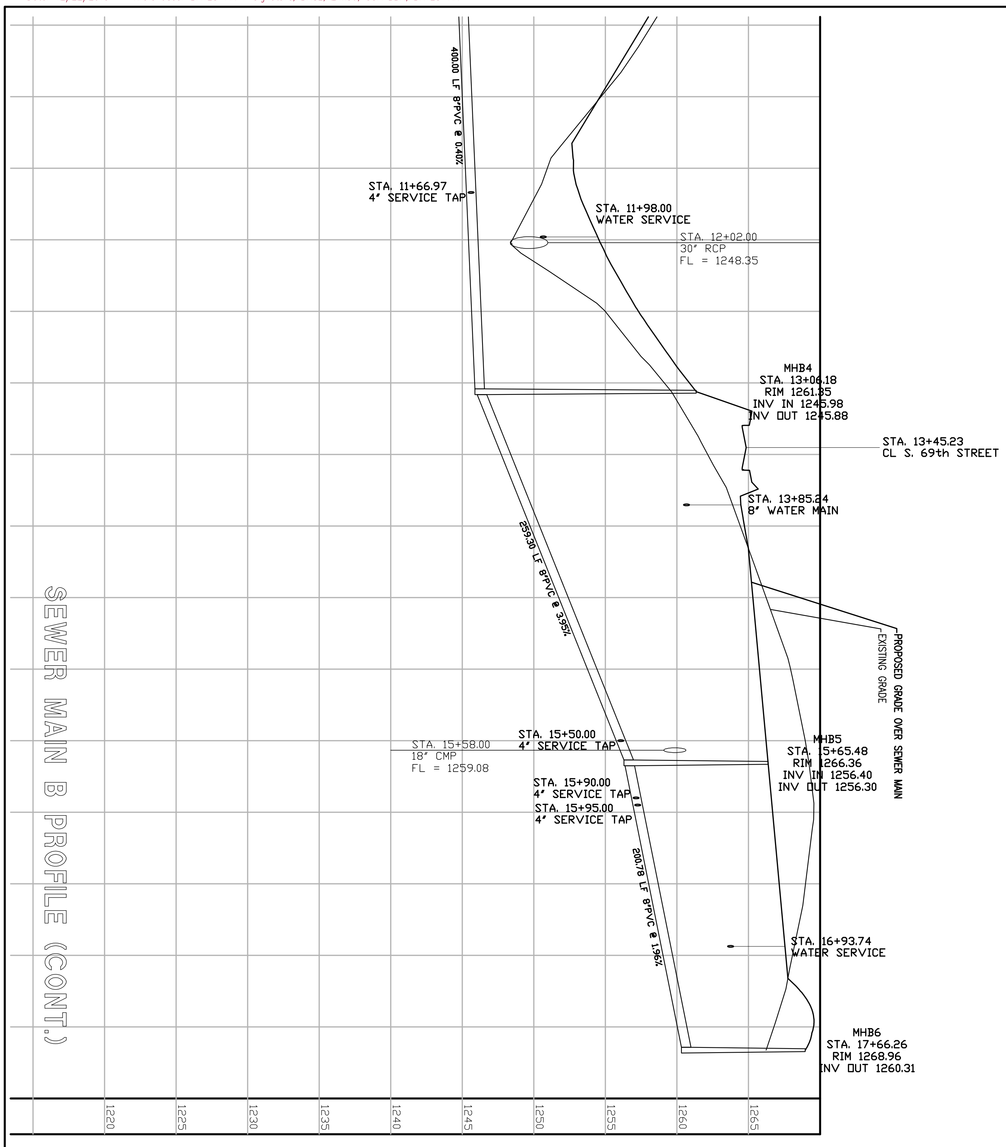
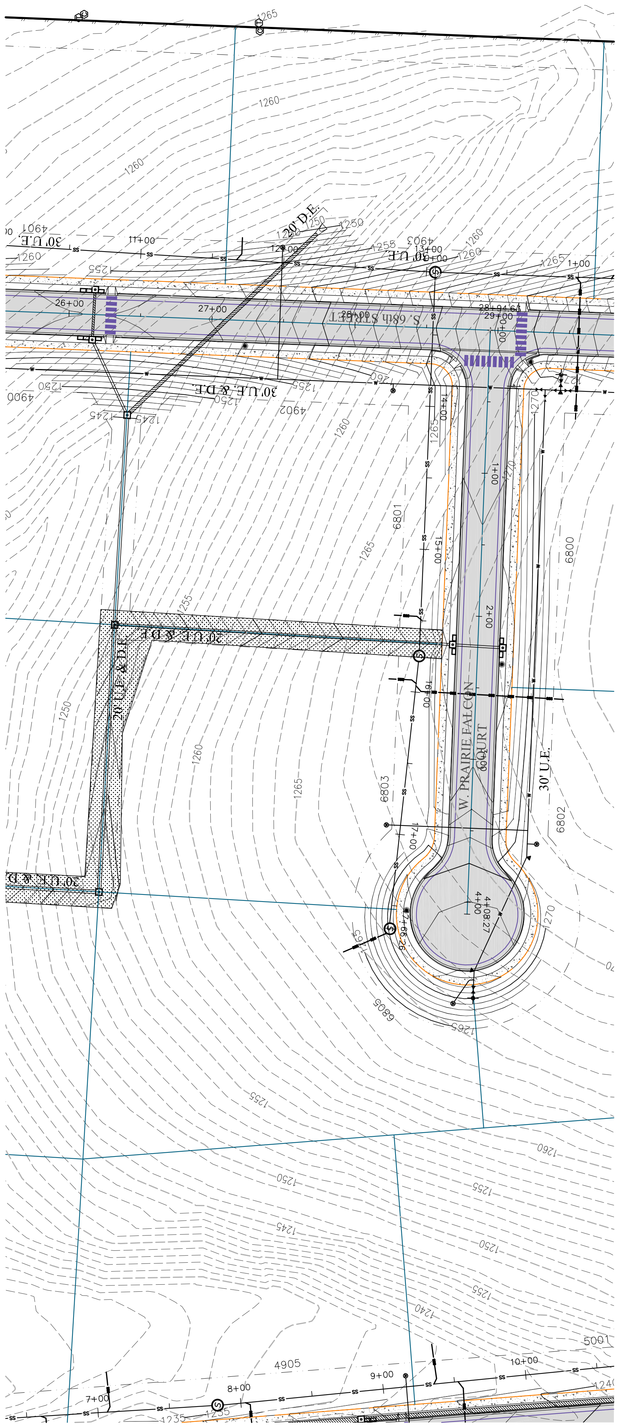
Xrefs Used: BATES-AR w signature, BASE, 24x36, COA BBA, BATES-AR





VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE 1" = 50'

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PROJECT NO 15-290

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THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS

SEWER MAIN B
PLAN & PROFILE

ROGERS, ARKANSAS

REVISIONS	DATE
1st SUBMITTAL	04-15-16
REVISIONS PER CITY REVIEW	04-22-16
REVISIONS PER CITY REVIEW	06-09-16
REVISIONS PER CITY REVIEW	06-24-16
REVISIONS PER CITY REVIEW	07-15-16

DRAWN BY: J. Young, B.Watts ENGINEER: G. Bates

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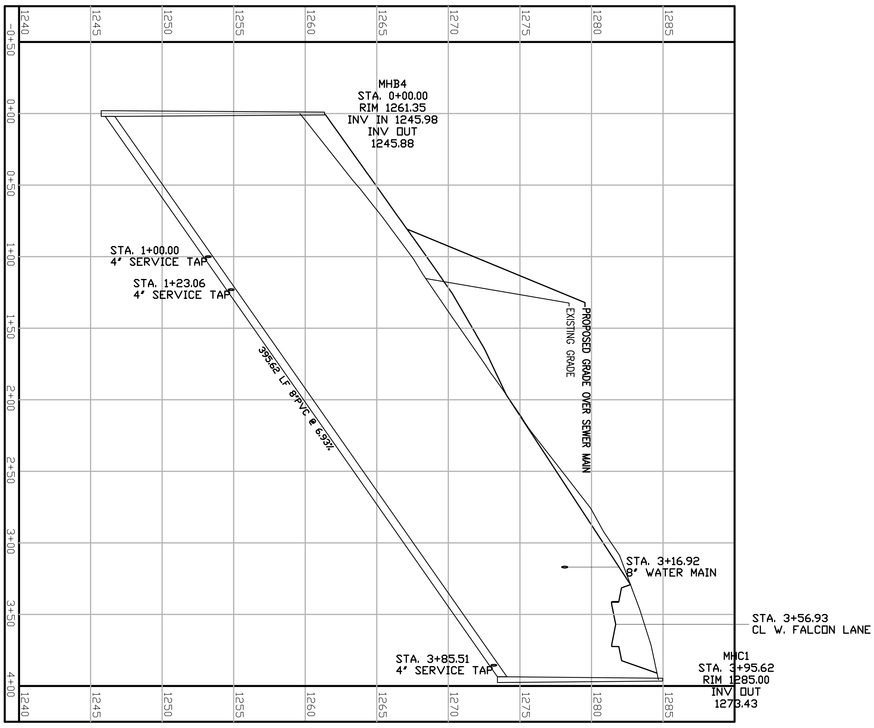
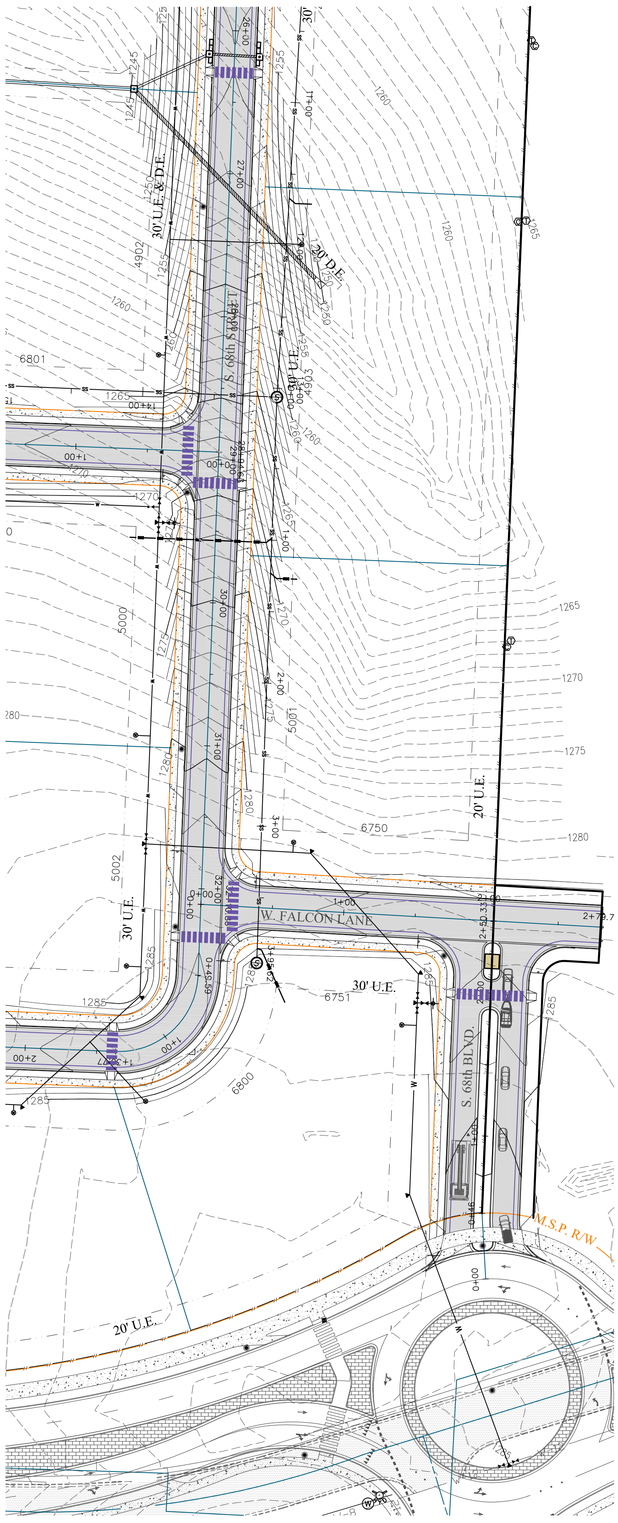
Xrefs Used: BATES-AR w signature, BASE, 24x36, COA BBA, BATES-AR

SEWER MAIN C PROFILE





VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE 1" = 50'

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PROJECT NO 15-290

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THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS
SEWER MAIN B (CONT.)
PLAN & PROFILE
ROGERS, ARKANSAS

REVISIONS	DATE
1st SUBMITTAL	04-15-16
REVISIONS PER CITY REVIEW	04-22-16
REVISIONS PER CITY REVIEW	06-09-16
REVISIONS PER CITY REVIEW	06-24-16
REVISIONS PER CITY REVIEW	07-15-16

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Time: 8:40 am
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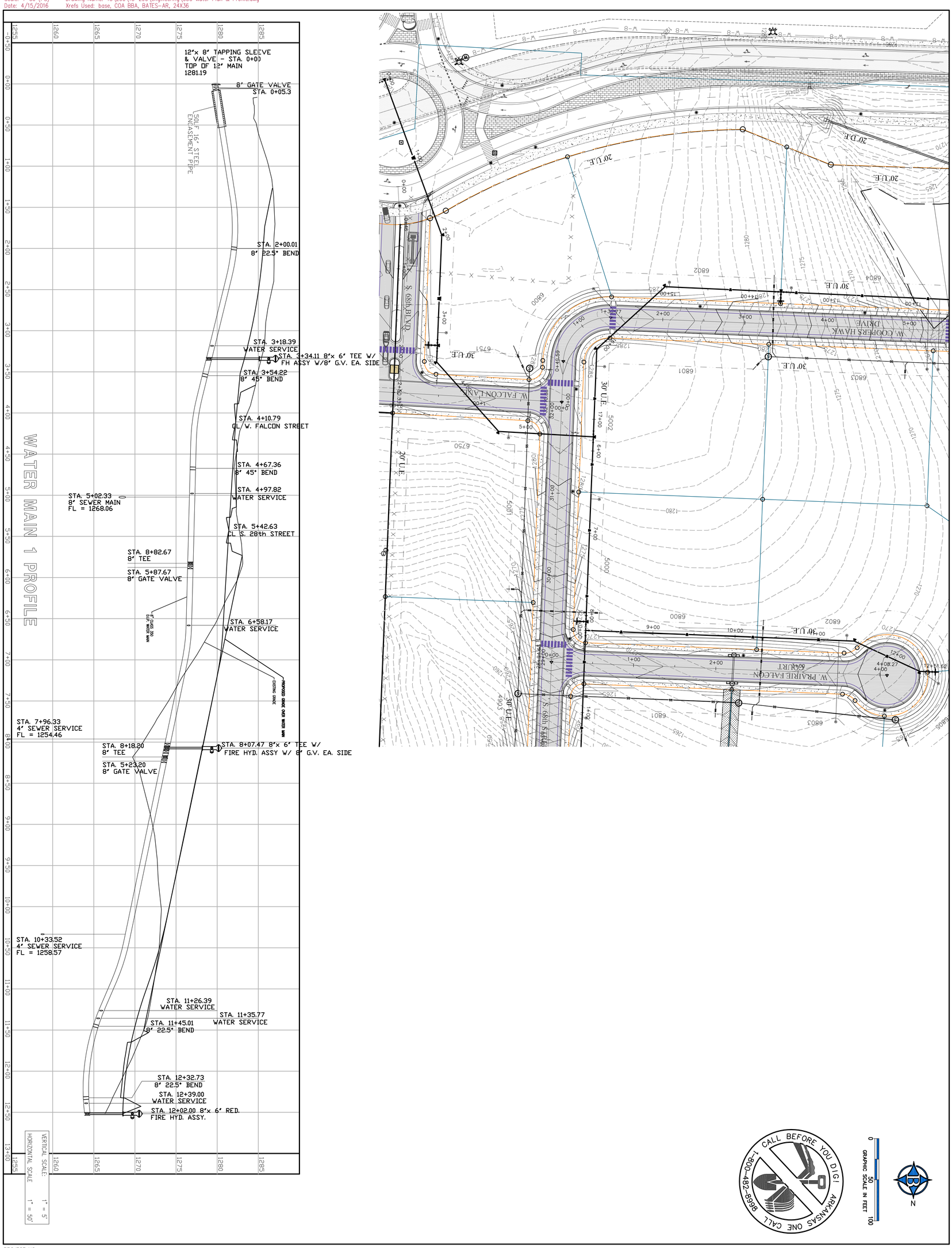
Xrefs Used: base, COA BBA, BATES-AR, 24X36



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15-290

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THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS
WATER MAIN 1 PLAN & PROFILE
ROGERS, ARKANSAS

REVISIONS	DATE
1st SUBMITTAL	04-15-16
REVISIONS PER CITY REVIEW	04-22-16
REVISIONS PER CITY REVIEW	06-09-16
REVISIONS PER CITY REVIEW	06-24-16
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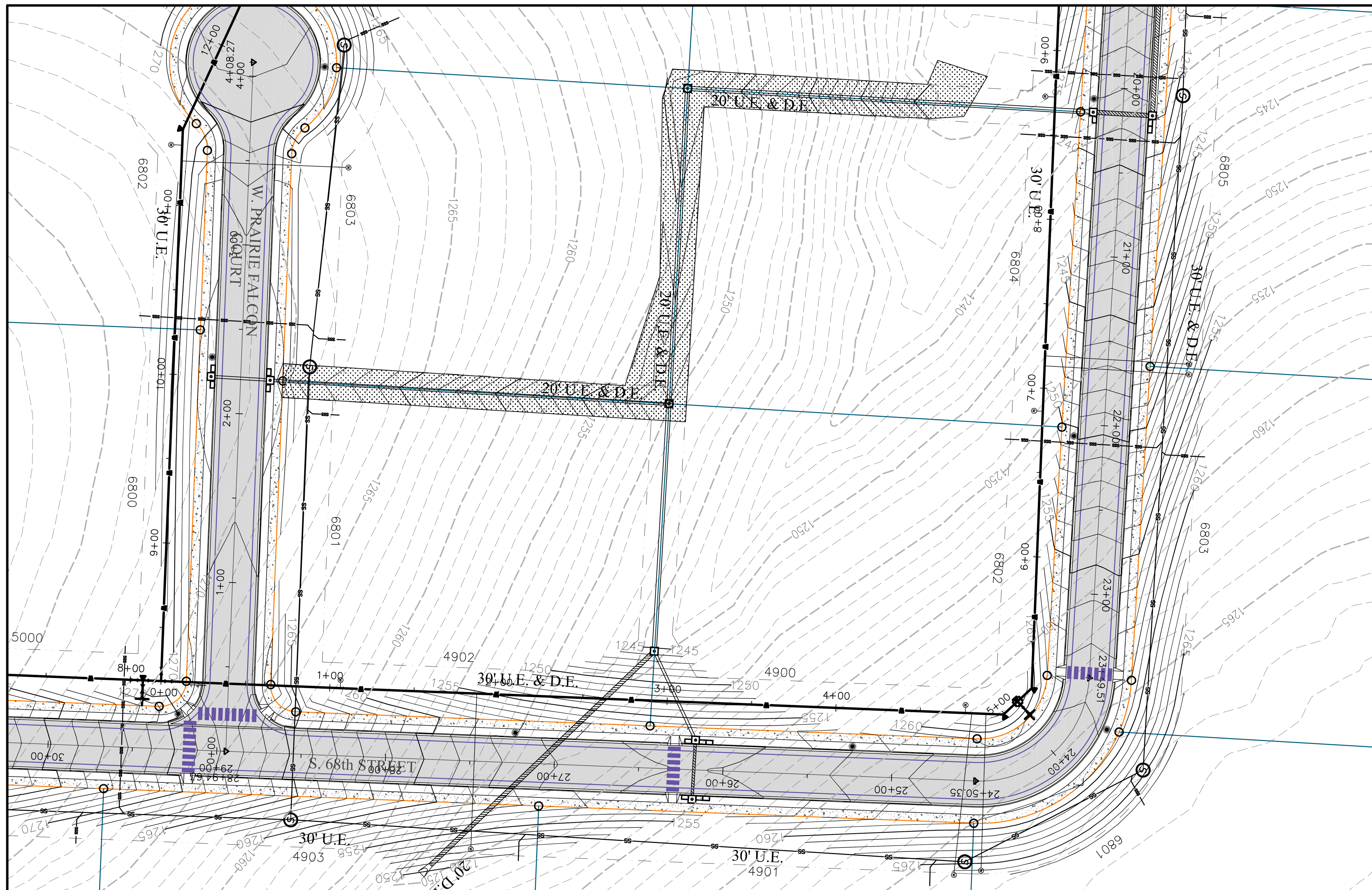

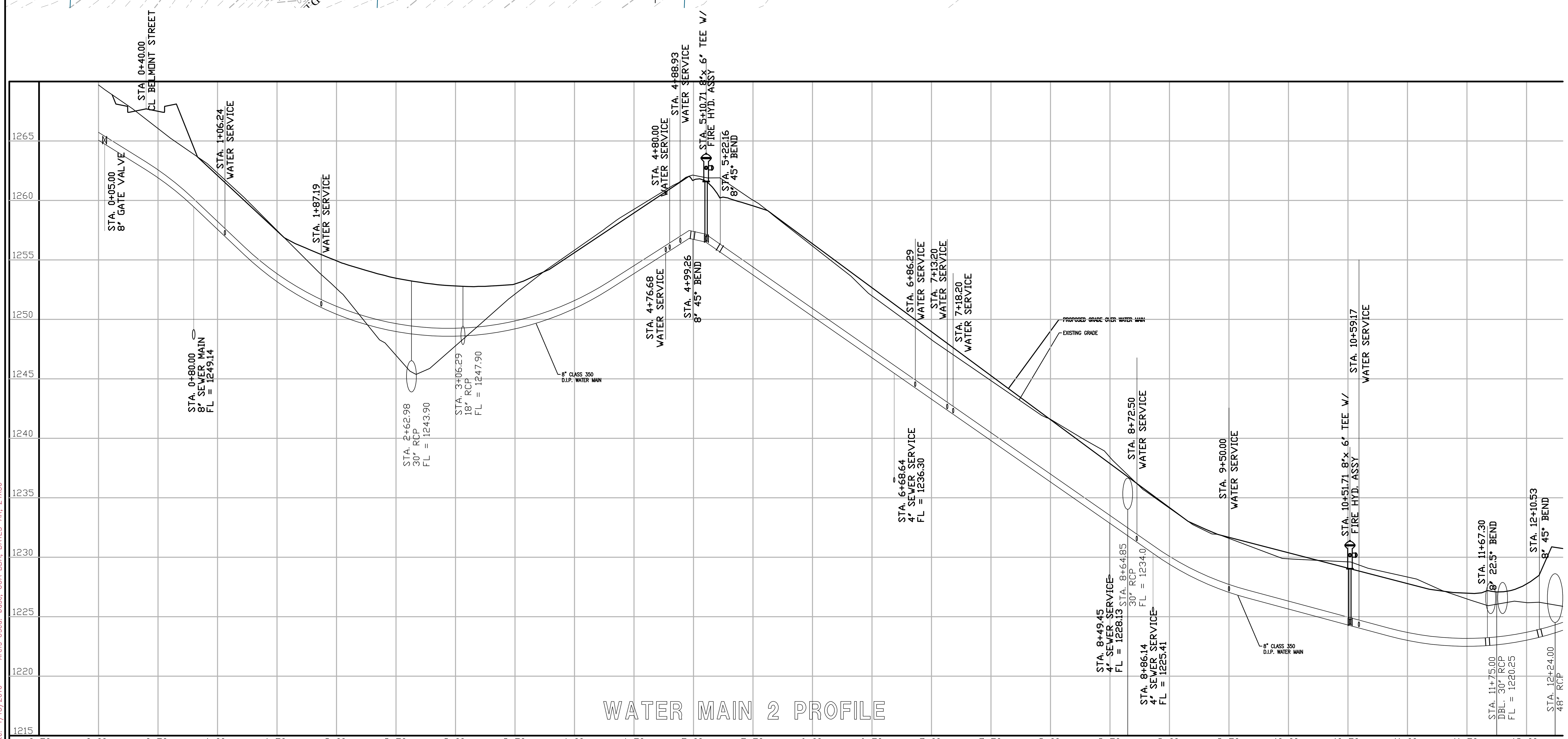

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HORIZONTAL SCALE	1" = 50'

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Date: 4/15/2016
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Xrefs Used: base, COA BBA, BATES-AR, 24X36

DRAWN BY: J. Young, B.Watts ENGINEER: G. Bates

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04-15-16	1st SUBMITTAL
04-22-16	REVISIONS PER CITY REVIEW
06-09-16	REVISIONS PER CITY REVIEW
06-24-16	REVISIONS PER CITY REVIEW
07-15-16	REVISIONS PER CITY REVIEW

THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS
WATER MAIN 1
PLAN & PROFILE (CONT.)
ROGERS, ARKANSAS

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PROJECT NO 15-290

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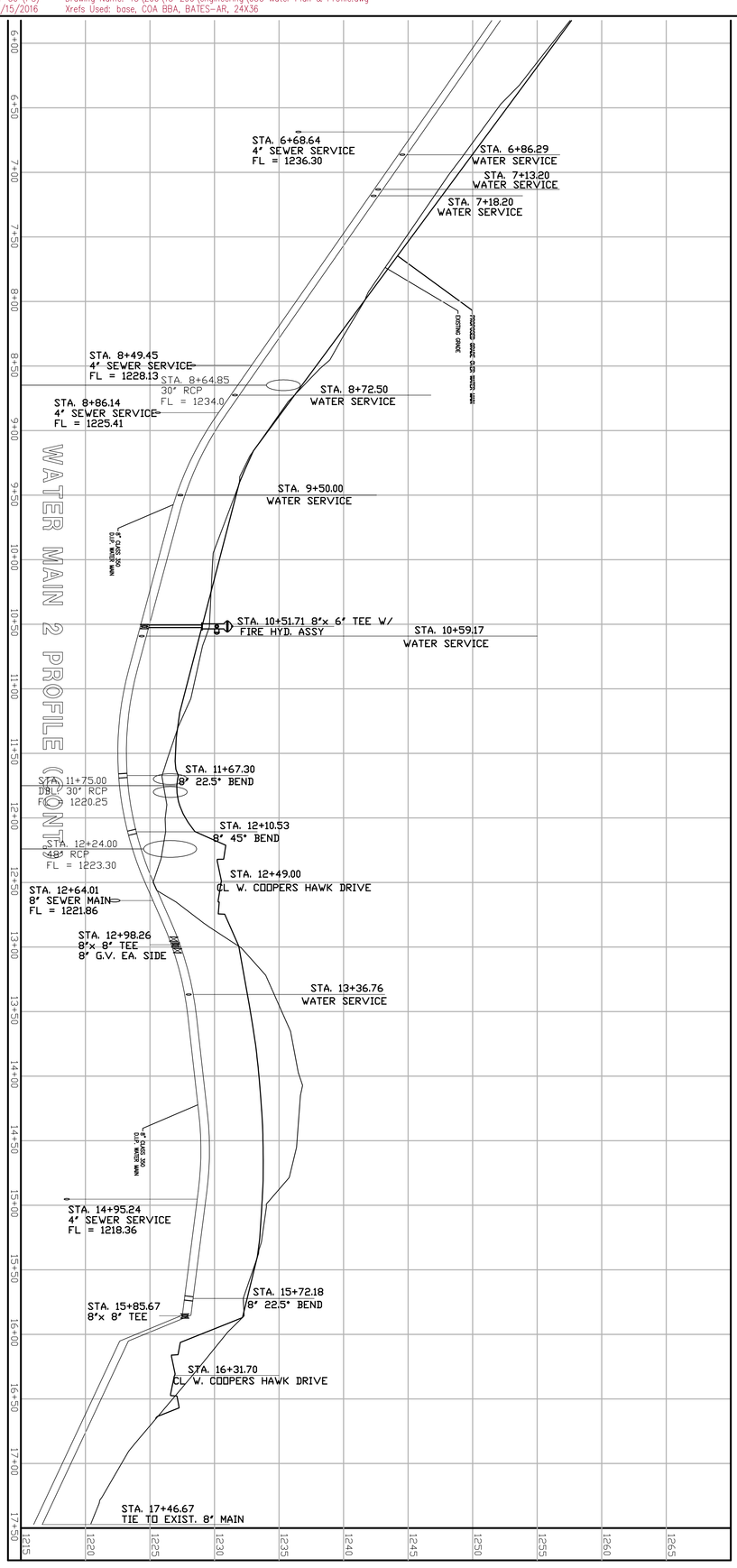

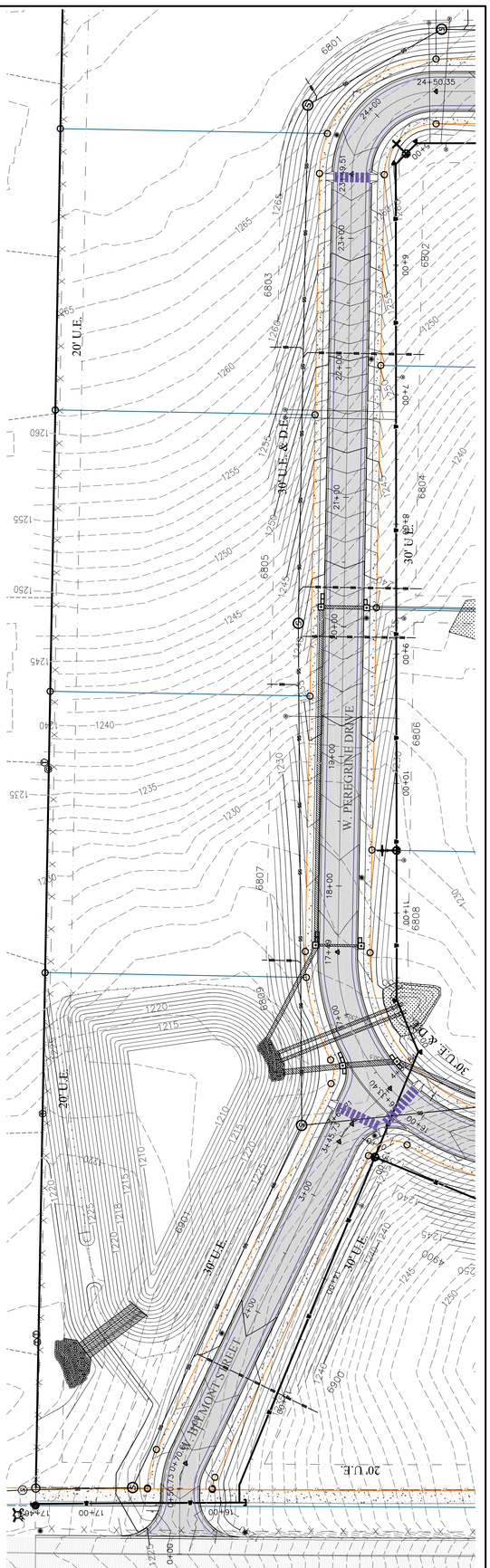

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

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THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS

WATER MAIN 2
PLAN & PROFILE

ROGERS, ARKANSAS

REVISIONS	DATE
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REVISIONS PER CITY REVIEW	06-09-16
REVISIONS PER CITY REVIEW	06-24-16
REVISIONS PER CITY REVIEW	07-15-16

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No. 9810
GREGORY H. BATES

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Date: 4/15/2016
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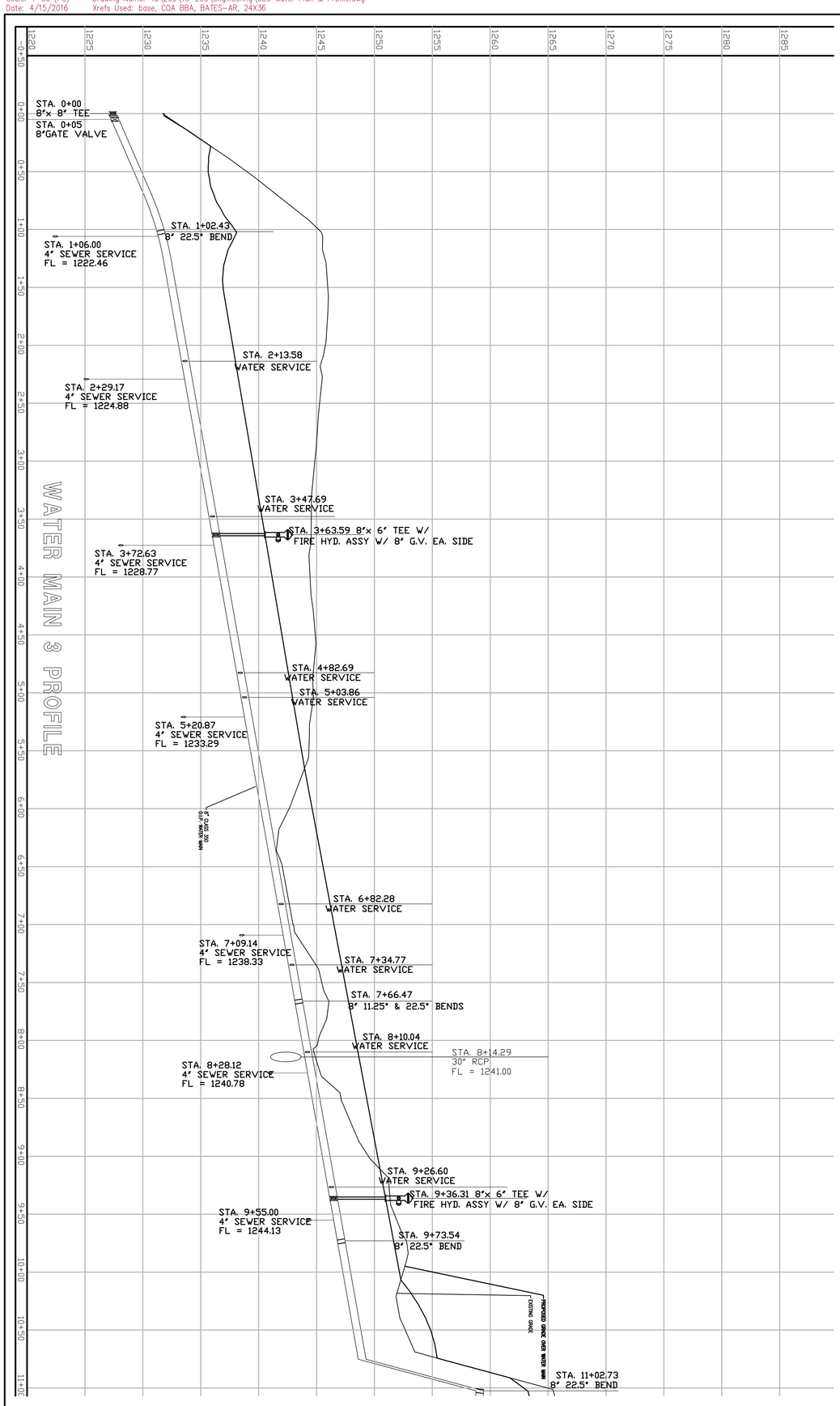

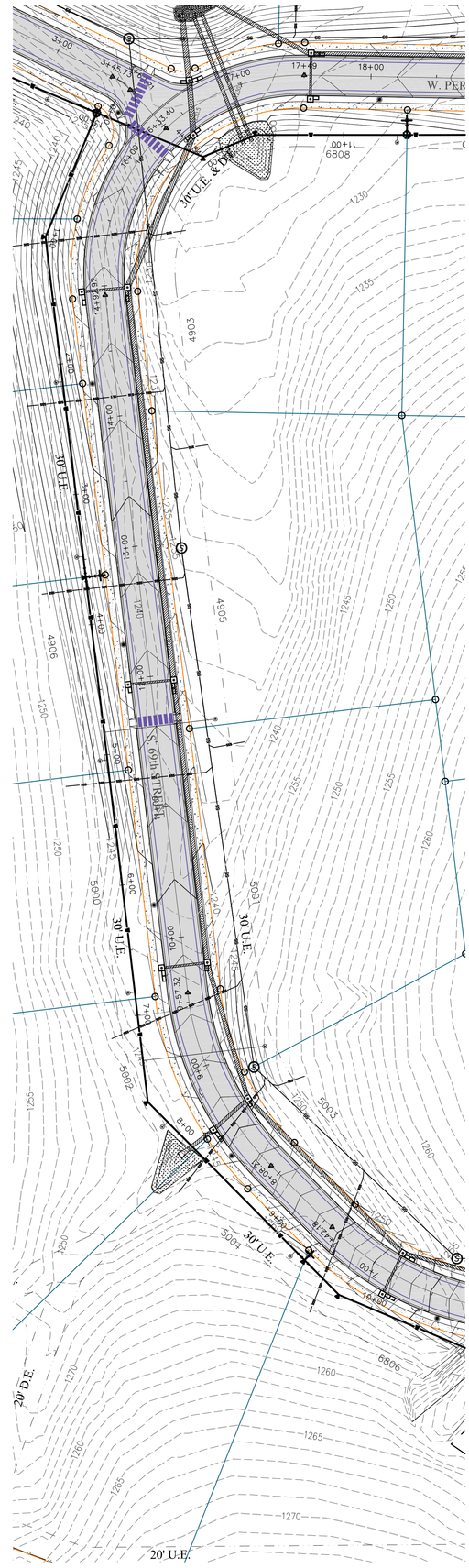

VERTICAL SCALE: 1" = 5'
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THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS

WATER PROFILES

ROGERS, ARKANSAS

REVISIONS	DATE
1st SUBMITTAL	04-15-16
REVISIONS PER CITY REVIEW	04-22-16
REVISIONS PER CITY REVIEW	06-09-16
REVISIONS PER CITY REVIEW	06-24-16
REVISIONS PER CITY REVIEW	07-15-16

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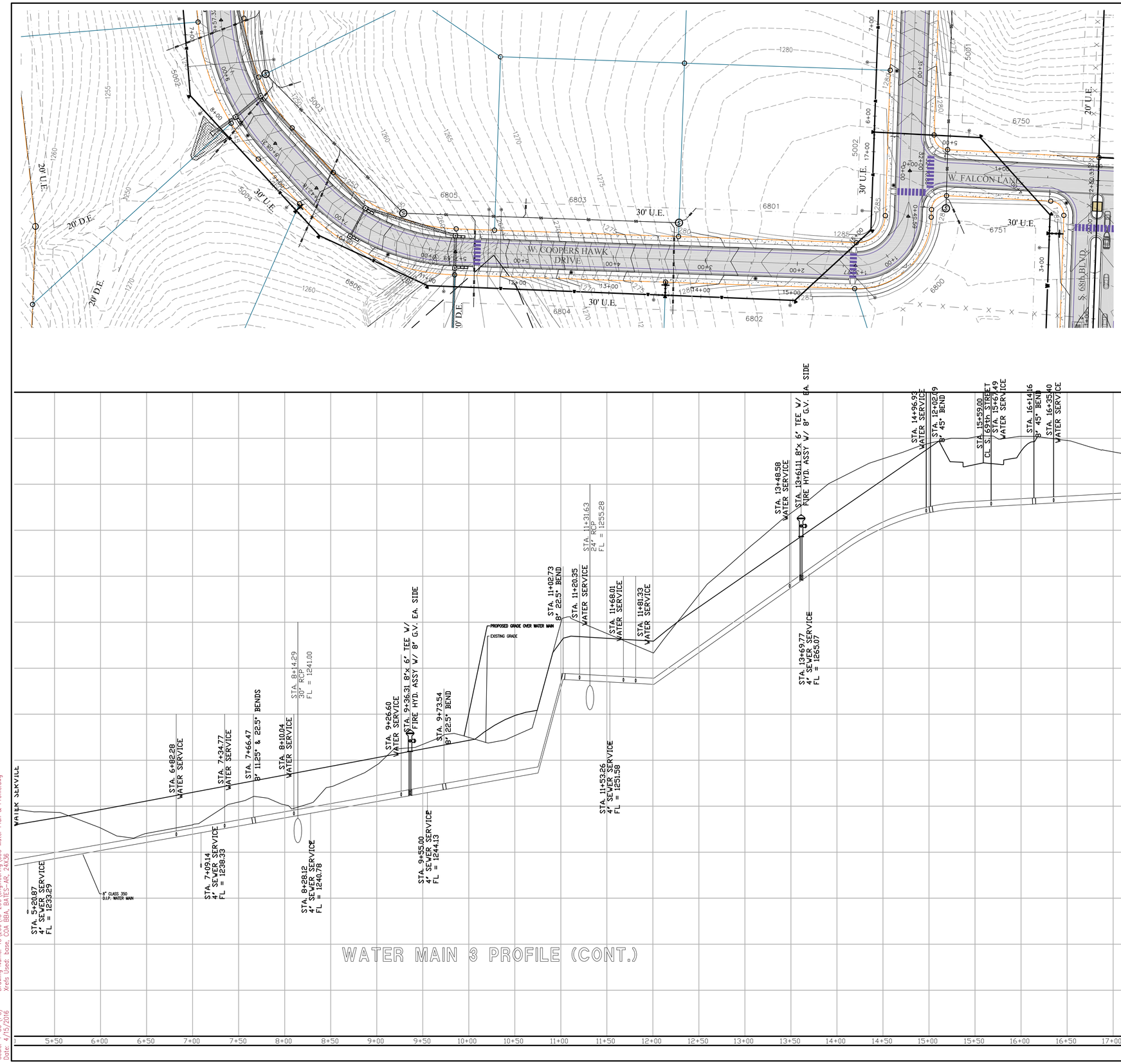

WATER MAIN 3 PROFILE (CONT.)

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0 50 100
GRAPHIC SCALE IN FEET

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VERTICAL SCALE:	1" = 5'
HORIZONTAL SCALE	1" = 50'

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No. 9810
GEOFFREY H. BATES
Date

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ARKANSAS ENGINEER

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REVISIONS PER CITY REVIEW	06-24-16
REVISIONS PER CITY REVIEW	07-15-16

THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS
WATER PROFILES
ROGERS, ARKANSAS

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PROJECT NO 15-290

DRAWING NO 03j

Time: 8:40 am
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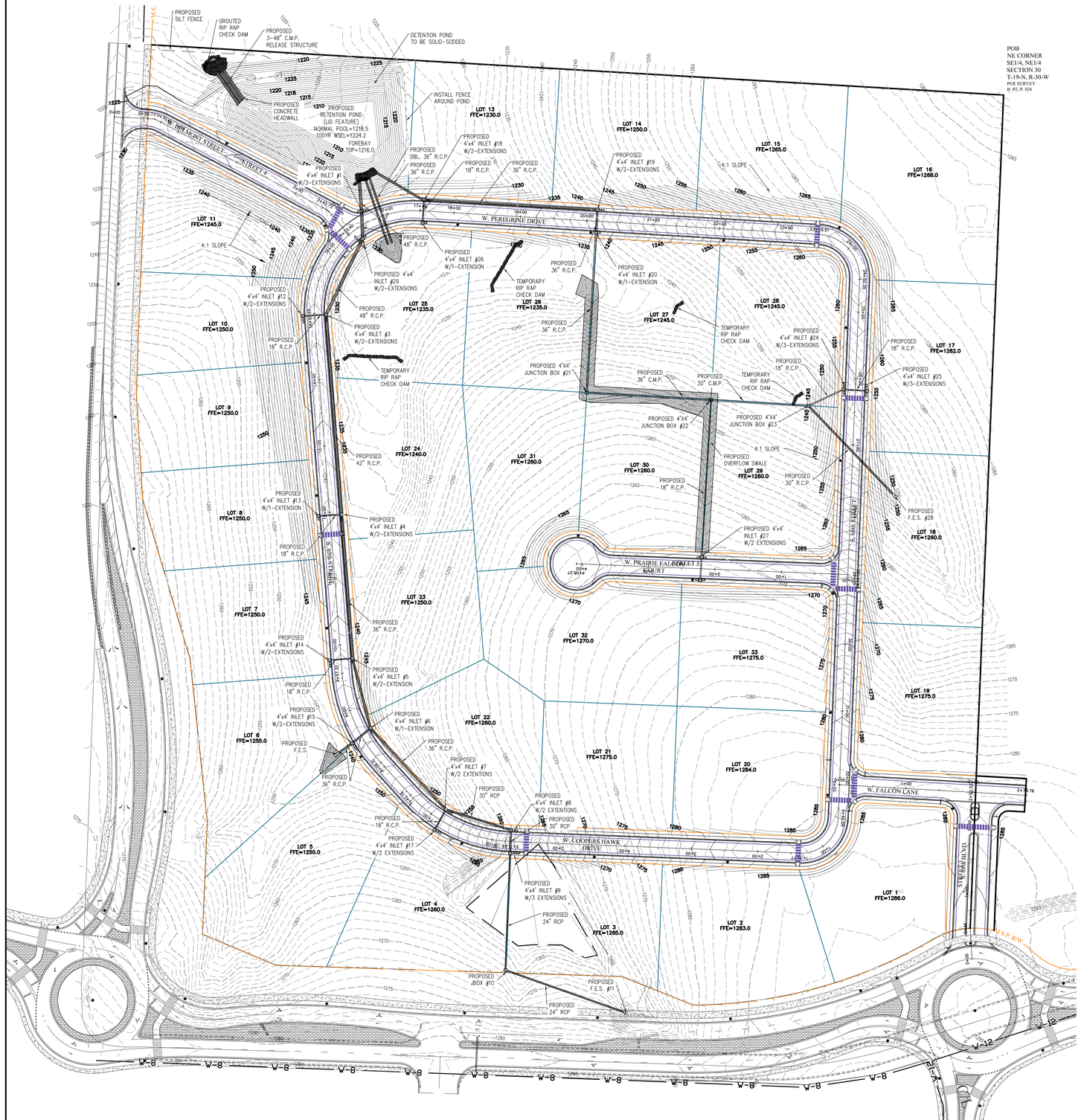

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ROGERS PLANNING COMMENTS:

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.

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

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REVISIONS PER CITY REVIEW	04-22-16
REVISIONS PER CITY REVIEW	06-09-16
REVISIONS PER CITY REVIEW	06-24-16
REVISIONS PER CITY REVIEW	07-15-16

THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS
GRADING, DRAINAGE, & EROSION CONTROL PLAN
ROGERS, ARKANSAS

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PROJECT NO 15-290

DRAWING NO 04

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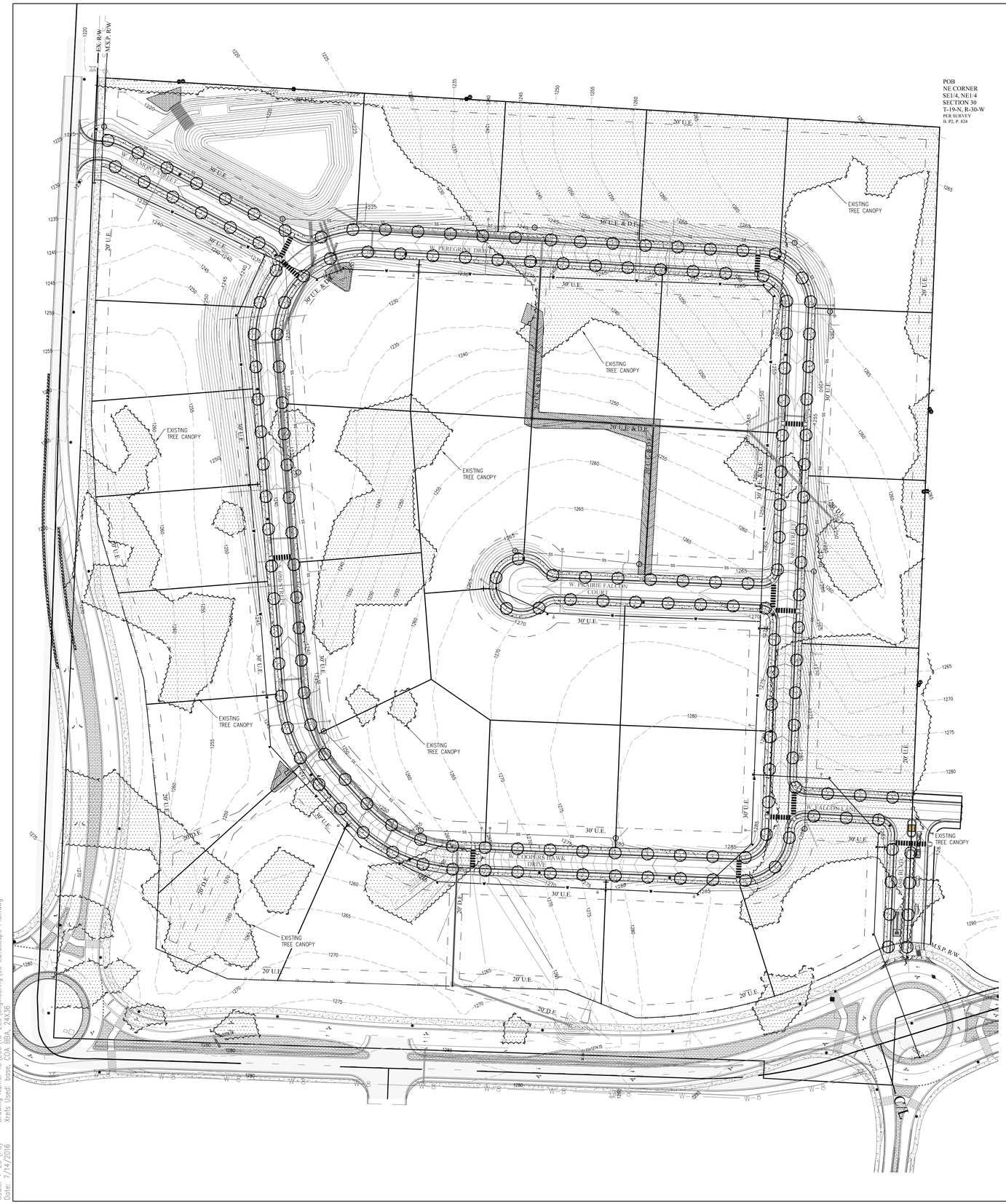

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0 80 160
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REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

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.

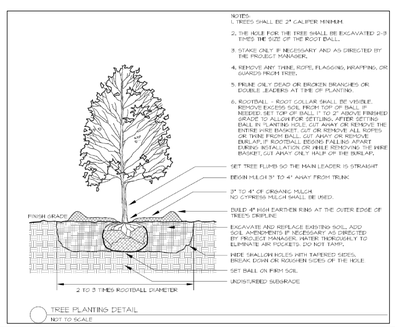
LANDSCAPING
1. Prepare topsoil for shrub and ground cover beds by tilling a 2 inch layer (165 CF per 1000 sq. ft.) of compost into the upper 6 inches of soil.
2. All planting beds that abut lawn areas to be bordered by steel edging.
3. Solid slab sod Bermuda grass to be planted in all turf areas.
4. Topsoil depth shall be minimum 18" in all shrub and groundcover beds.
5. Apply 3" of organic mulch to all shrub and groundcover beds.
6. Topsoil to be tested by an accredited soils laboratory. Apply 1/2 pound Osmocote 8-6-12 evenly over cultivated area around each tree and 1 pound per 100 square feet to shrub and ground cover plantings.
7. Irrigation shall be either underground automatic system or shall utilize hose bibs every 100' as required by Fayetteville Landscape Ordinance.
8. Treat all landscape areas to control weed growth prior to starting construction.
9. All landscape beds shall be free of sod and mulch shall cover the bare soil to ease maintenance.
10. Dig down the edge of all beds where they are adjacent to walls, walkways or curbs, so that the wall, walkway, or curb will work as a bed edge to contain the mulch or gravel.
11. Planting beds shall have amended soil to insure the health of the plant materials.

TREES
1. Excavation for tree pits shall be 8' in diameter. Circle to be centered on tree and true in form.
2. All preserved mature trees on the site shall have a mulch ring added around the trunk.
3. All planting holes for trees and shrubs shall be backfilled with amended soil, free of sod.
4. All landscape trees planted to meet street tree, mitigation tree or other landscape code requirements must be single stem, minimum 2" caliper trees. No double of tri-stem trees will be counted towards meeting requirements.
5. If planting material is to be B&B then the B&B must be natural fibers and not synthetic.
6. Tree protection fencing to remain up during construction of homes.

IRRIGATION
1. Irrigation will be provided by hose bibs.

METHOD OF TRACKING PLANTINGS
1. Tracking will be provide by the landscape architect.

PLANT & TREE LIST			
TREE TYPE	SYMBOL	SPECIES	QUANTITY
PROPOSED TREES		SCARLET OAK, YELLOWOOD, OR 'SHADEMASTER' HONEY LOCUST	170



TREE PLANTING DETAIL
NOT TO SCALE

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REVISIONS PER CITY REVIEW	07-15-16

THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS
LANDSCAPE PLAN
ROGERS, ARKANSAS

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DRAWING NO
05

PROJECT NO
15-290

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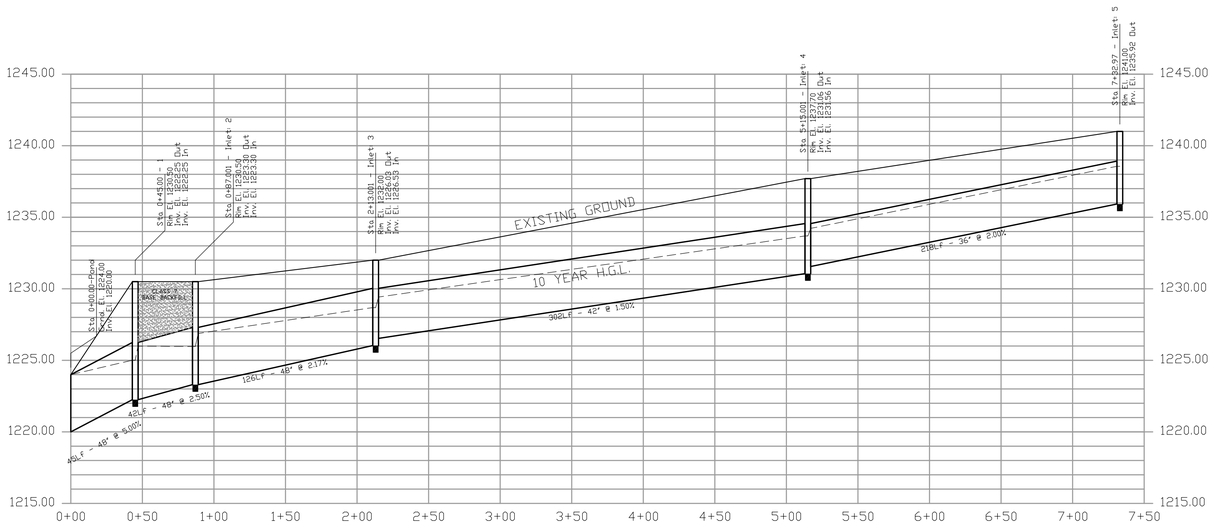

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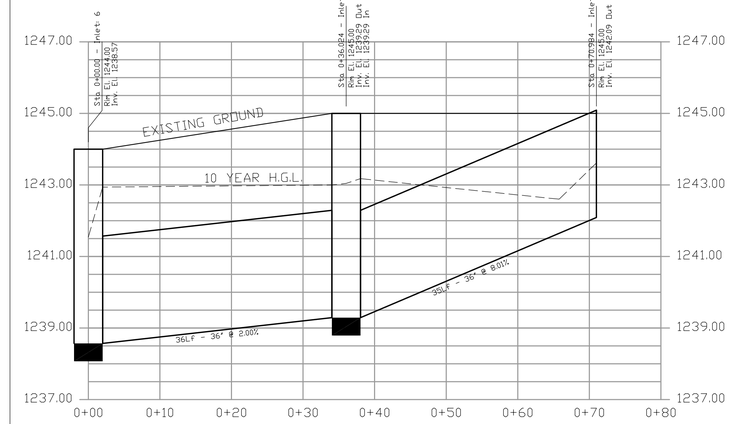

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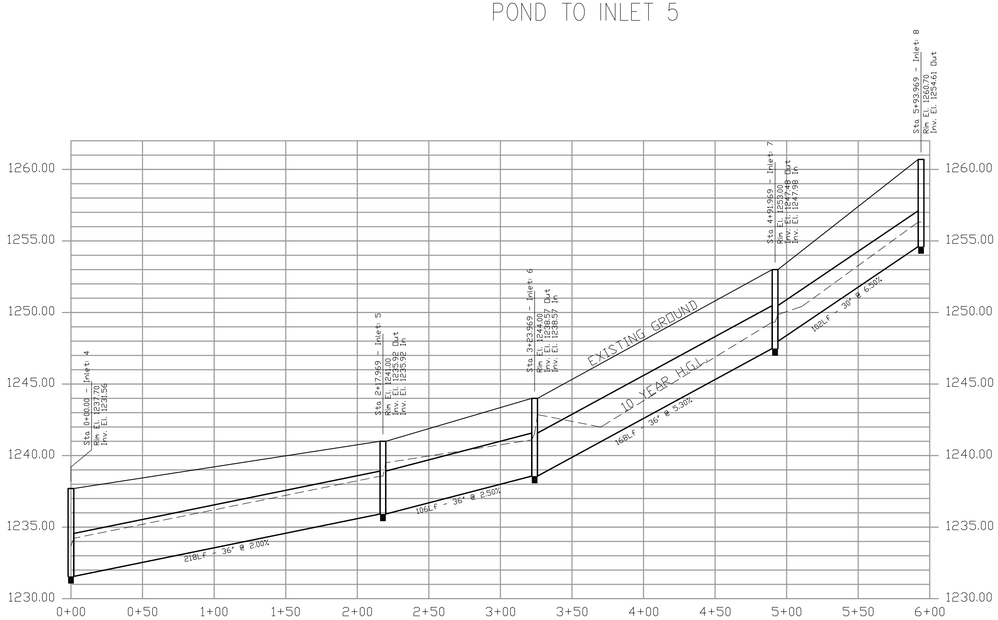

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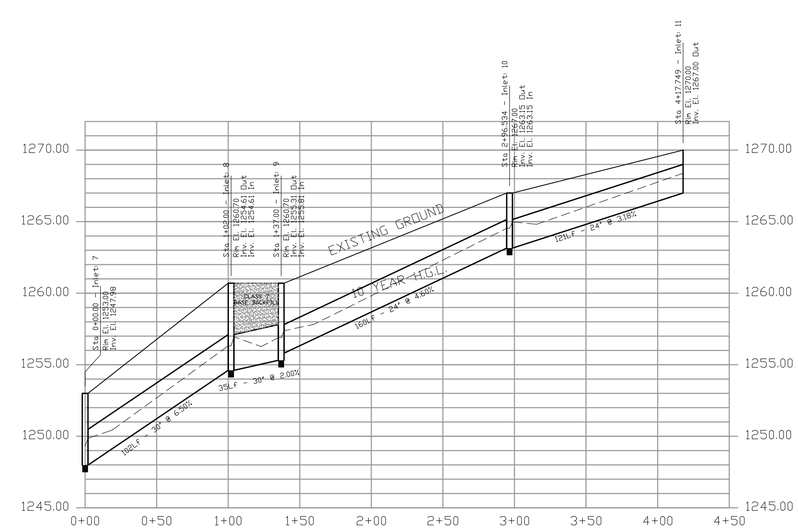

INLET 7 TO INLET 11

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Date: 4/22/2016

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DRAWN BY: J. Young, B.Watts ENGINEER: G. Bates

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REVISIONS PER CITY REVIEW	07-15-16

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STORM SEWER PROFILES

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PROJECT NO 15-290

DRAWING NO 06

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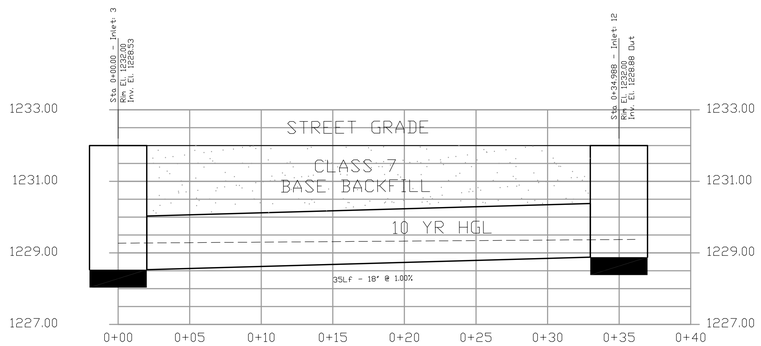
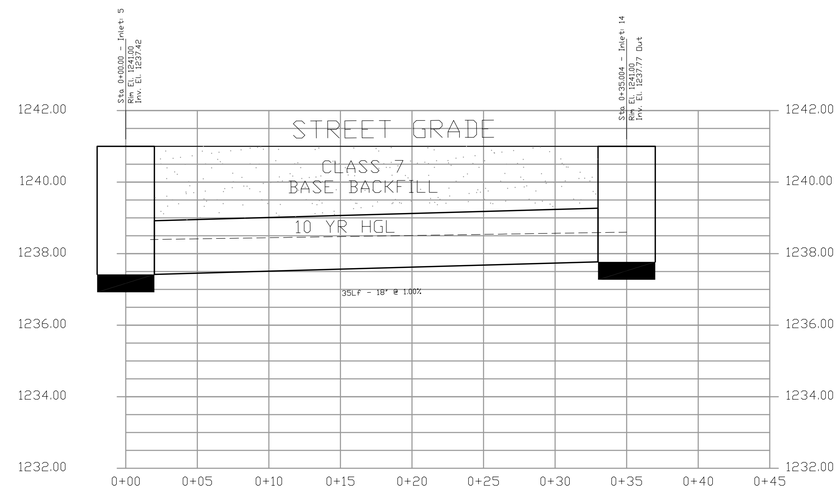


INLET 3 TO INLET 12

INLET 4 TO INLET 13

INLET 7 TO INLET 17



INLET 5 TO INLET 14

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PROJECT NO 15-290

DRAWING NO 07

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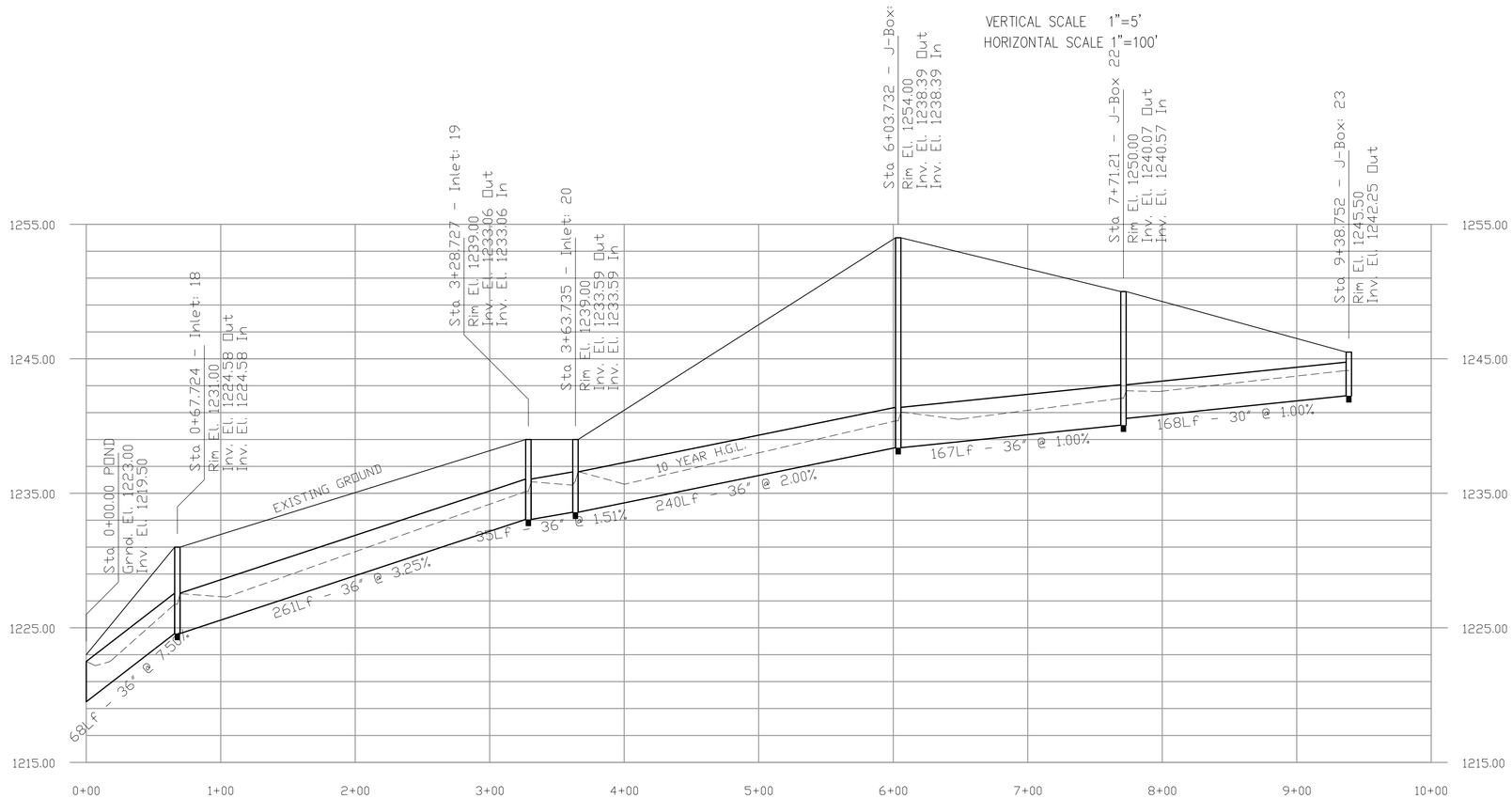

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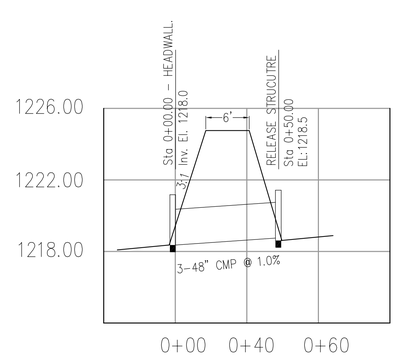

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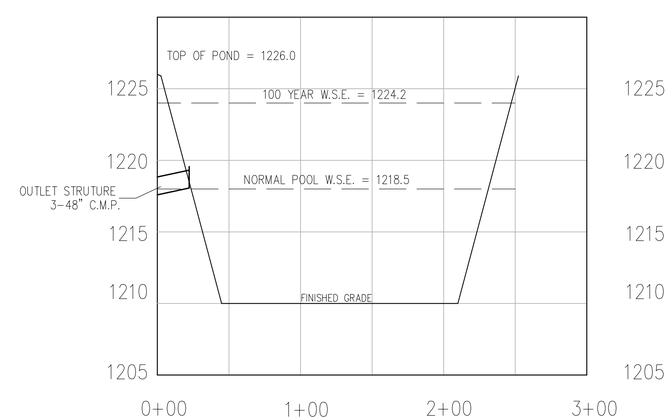

DETENTION POND PROFILE

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PROJECT NO 15-290

DRAWING NO 08

Time: 12:06 pm Date: 4/22/2016

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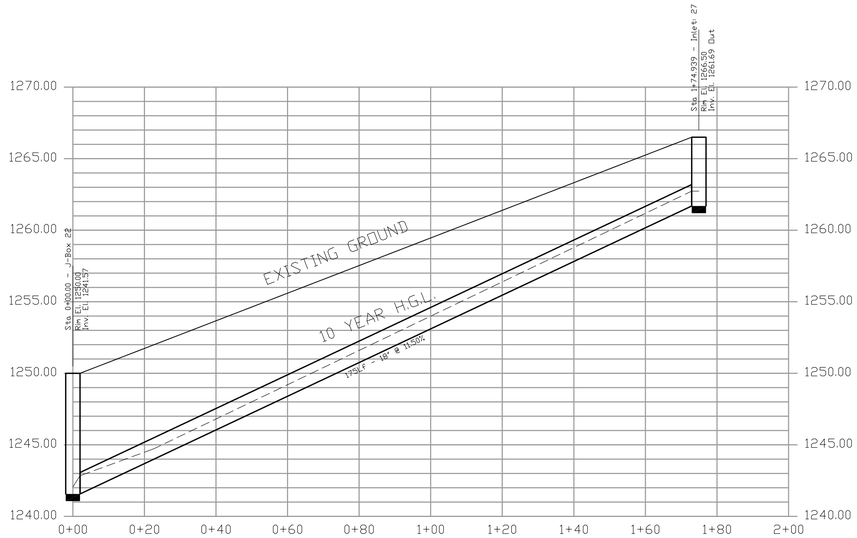

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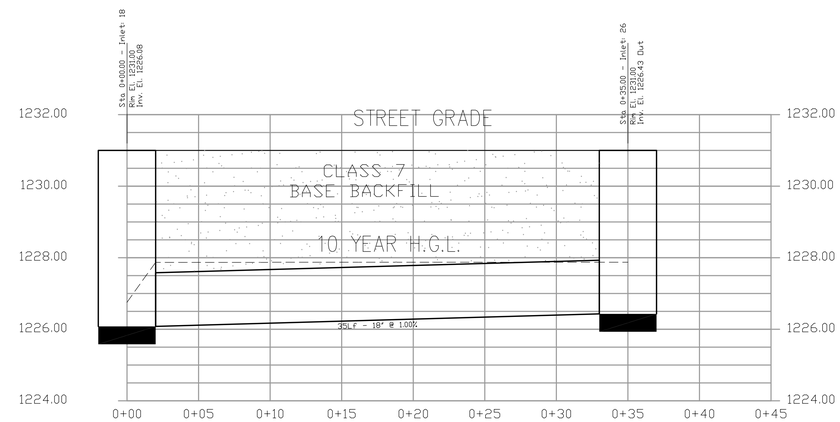

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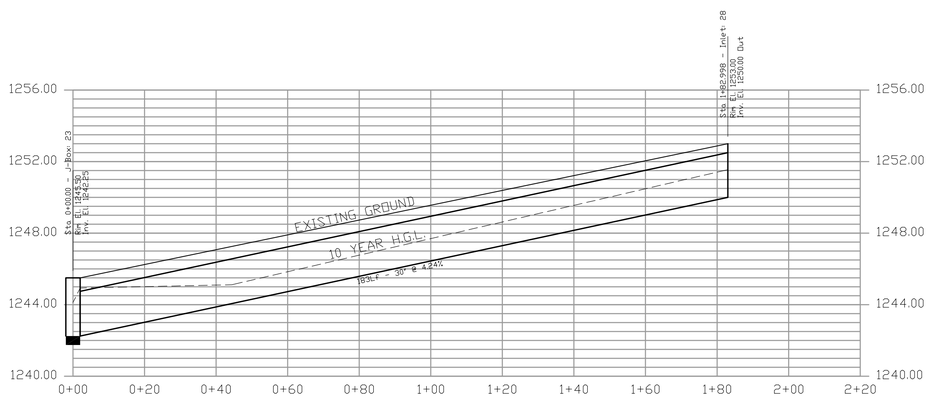

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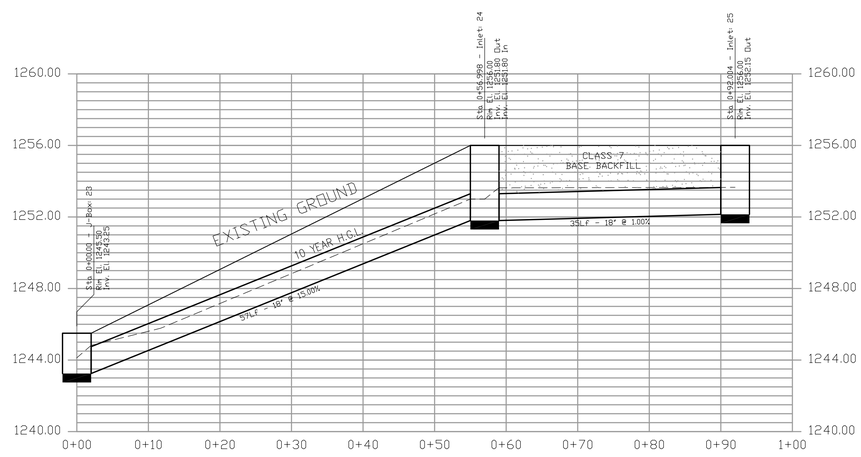

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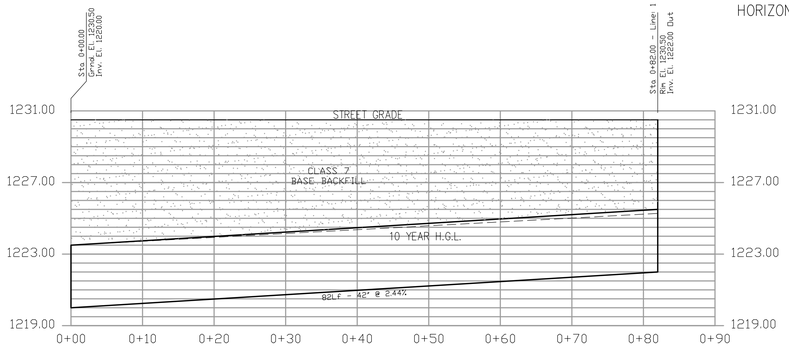

PIPE 29

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PROJECT NO 15-290

DRAWING NO 09

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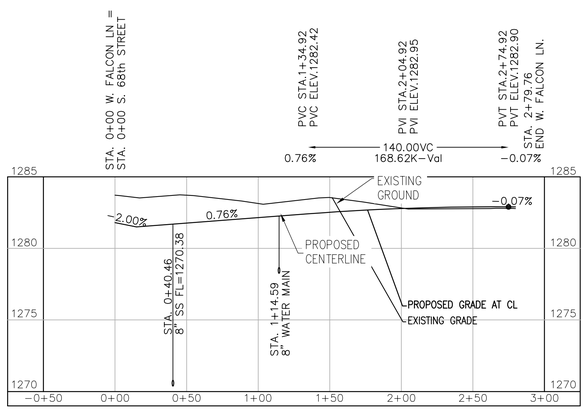
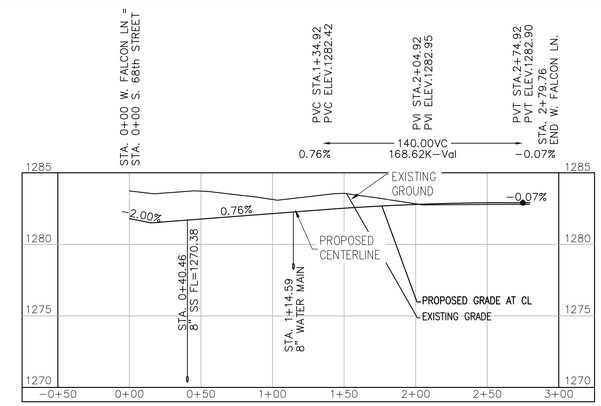
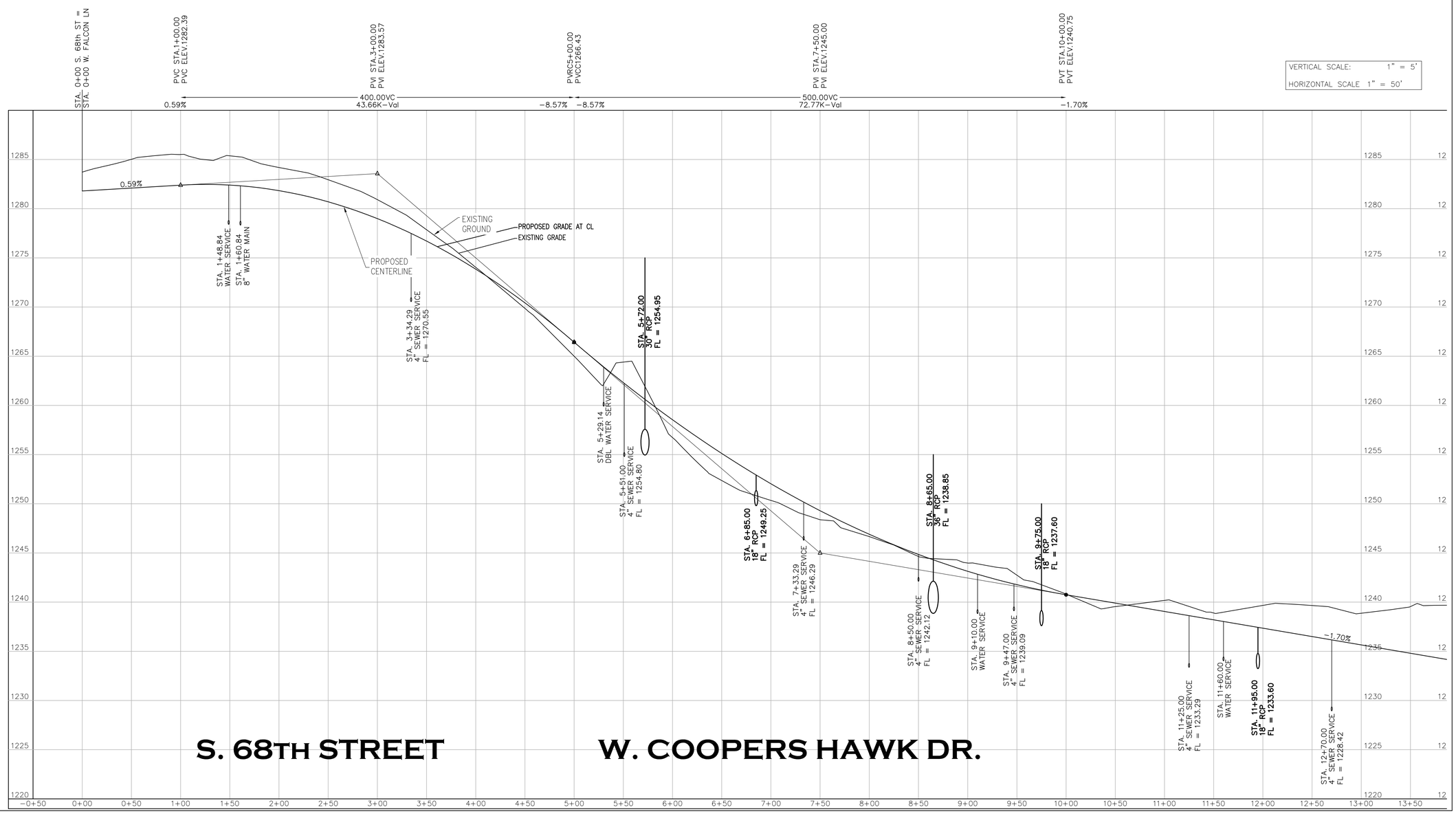
Date: 4/22/2016



S. 68TH BLVD.



W. FALCON LANE



VERTICAL SCALE: 1" = 5'

HORIZONTAL SCALE 1" = 50'

S. 68TH STREET

W. COOPERS HAWK DR.

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PROJECT NO 15–290

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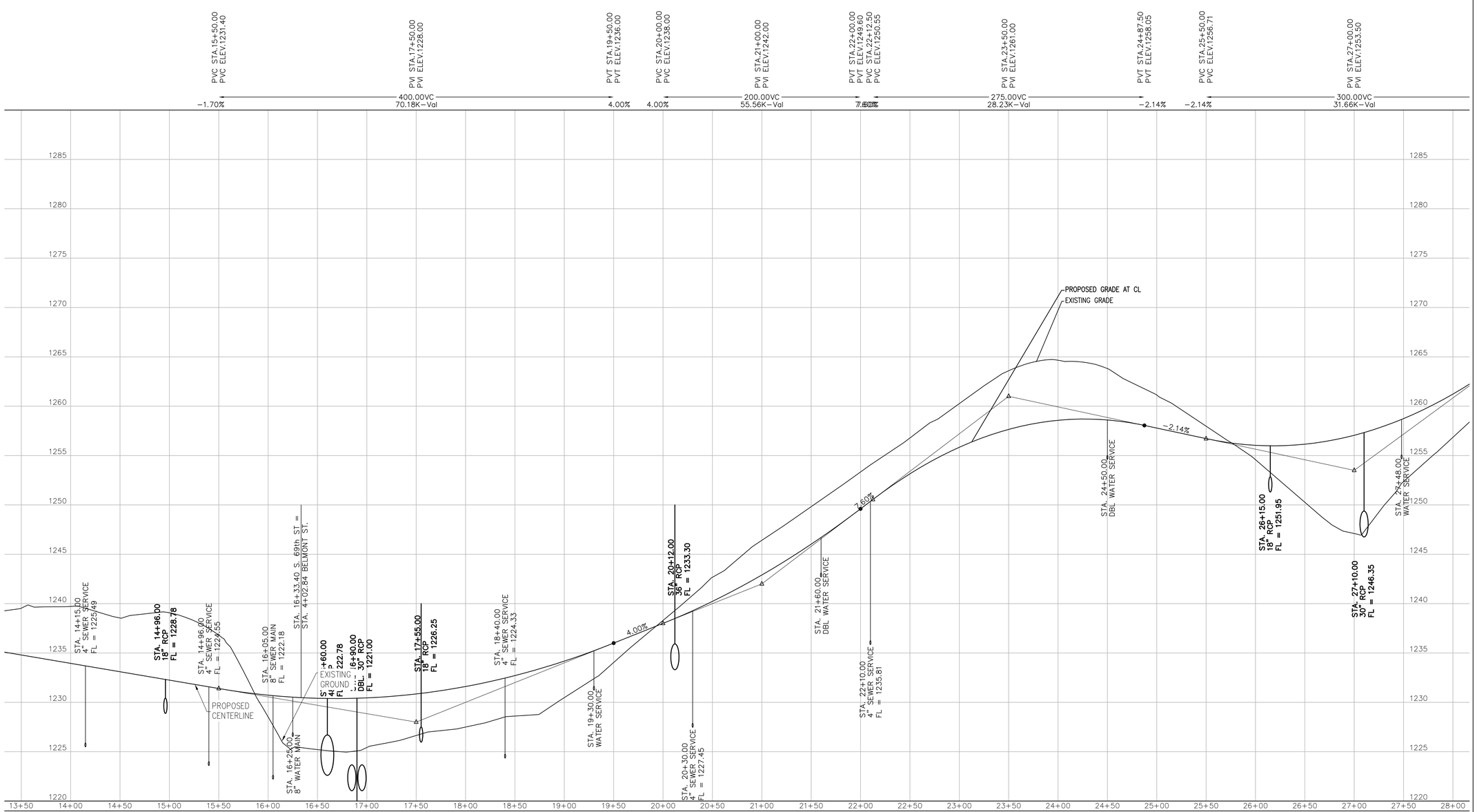

S. 69TH STREET **W. PEREGRINE DR.** **S. 68TH STREET**

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HORIZONTAL SCALE 1" = 50'

PROJECT NO 15-290

DRAWING NO 11

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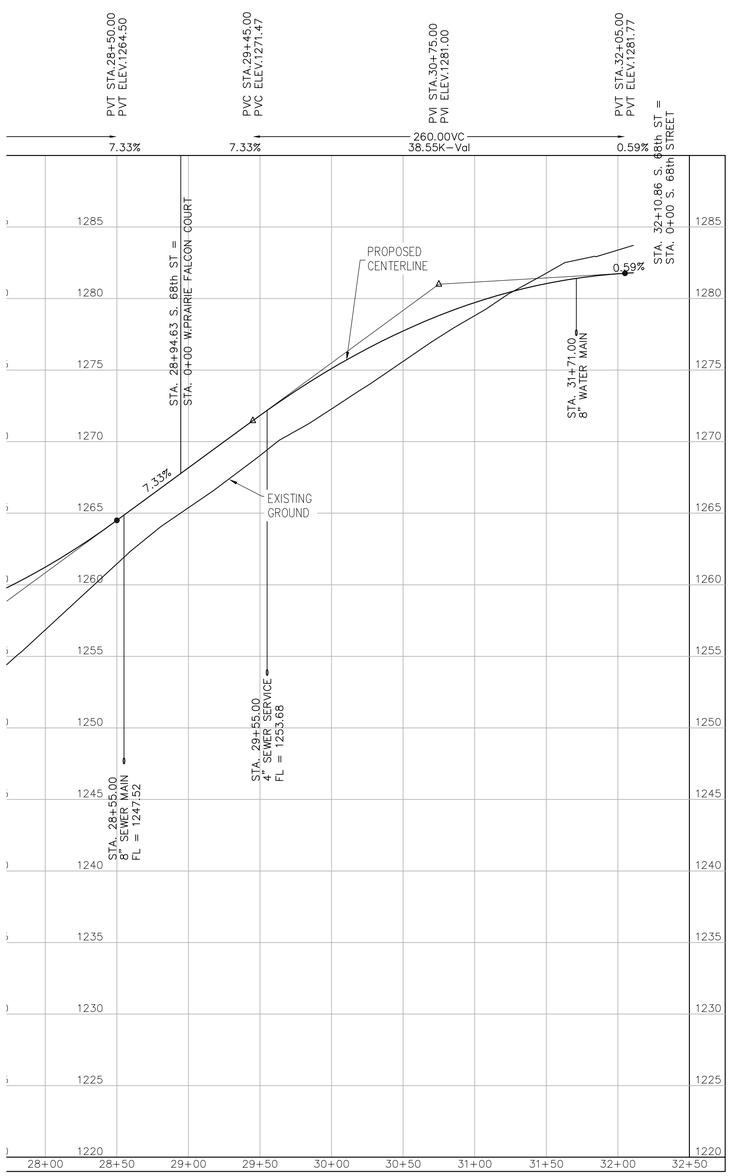

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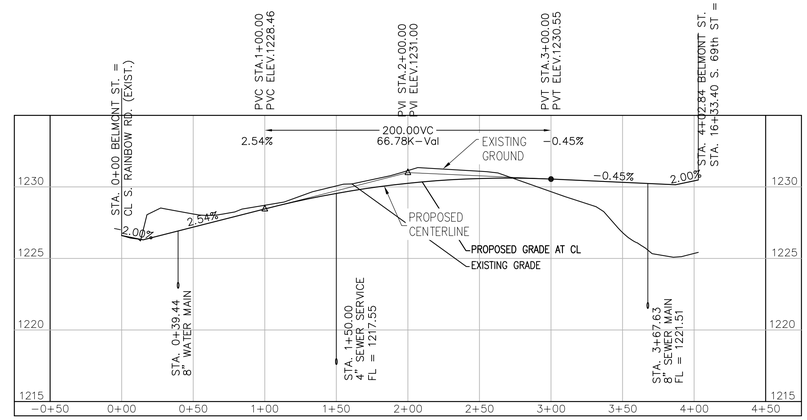

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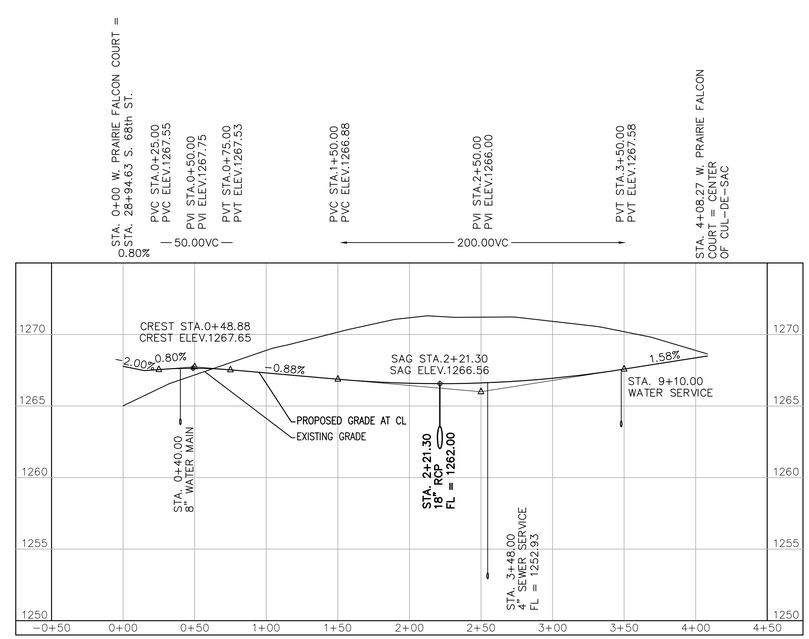

W. PRAIRIE FALCON COURT

VERTICAL SCALE: 1" = 5'

HORIZONTAL SCALE 1" = 50'

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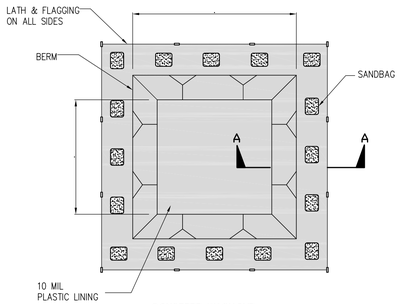
PROJECT NO 15–290

DRAWING NO 14

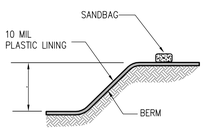


CONCRETE WASHOUT

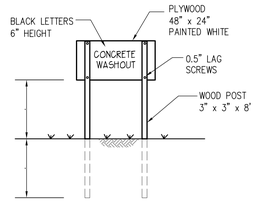
TYPE "BELOW GRADE"

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.



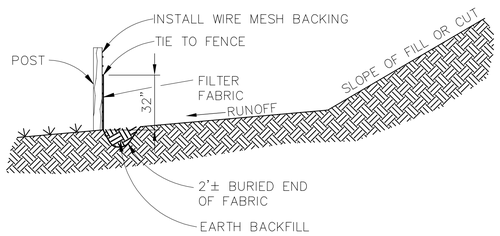
SECTION A-A

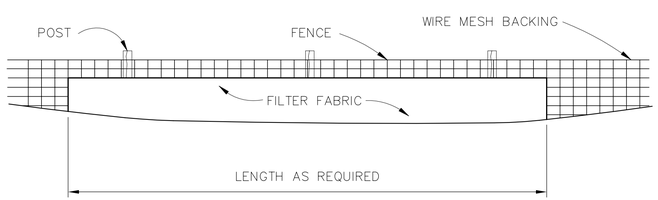


SIGN DETAIL

CONCRETE WASTE MANAGEMENT DETAIL

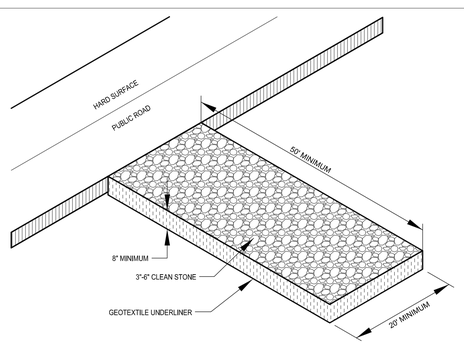
N.T.S.





FILTER FABRIC BARRIER (SILT FENCE)

N.T.S.

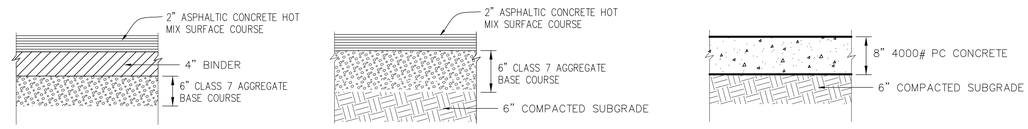


CONSTRUCTION EXIT NOTES

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

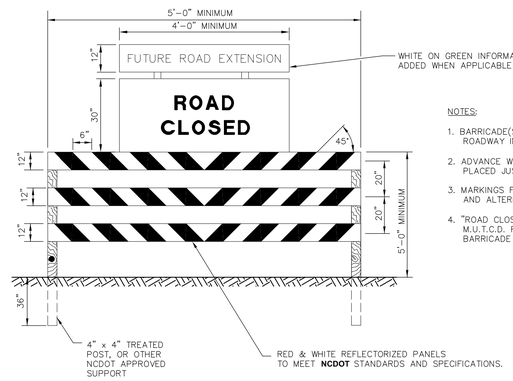
N.T.S.



HEAVY DUTY ASPHALT | LIGHT DUTY ASPHALT | HEAVY DUTY CONCRETE

PAVEMENT SECTIONS

NTS



NOTES:

1. BARRICADE(S) TO BE ERECTED ACROSS ENTIRE ROADWAY INCLUDING CURB & GUTTER.
2. ADVANCE WARNING SIGN W14-1 (DEAD END) SHALL BE PLACED JUST AFTER LAST INTERSECTING STREET.
3. MARKINGS FOR BARRICADE RAILS SHALL BE REFLECTIVE AND ALTERNATE RED AND WHITE STRIPS.
4. "ROAD CLOSED" SIGN SHALL MEET SPECIFICATIONS OF M.U.T.C.D. R11-2, AND BE REQUIRED ATOP EACH BARRICADE USED.

TEMPORARY BARRICADE FOR DEAD END ROADS

CONCRETE GUTTER PAN

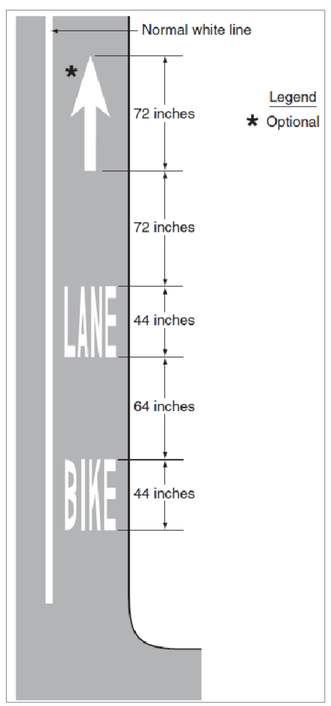
N.T.S.

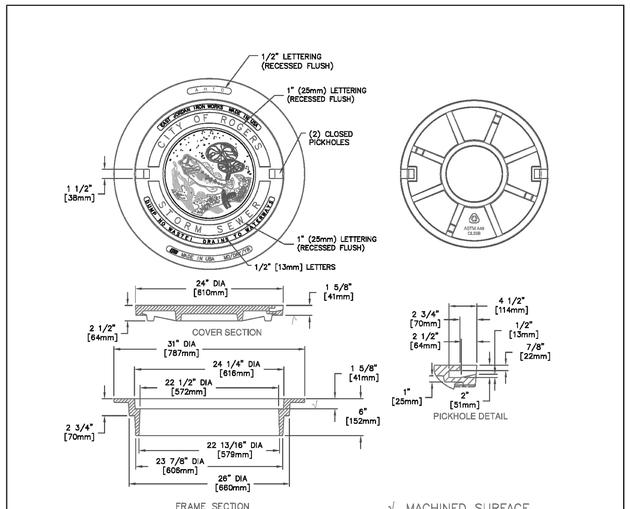
ALL SWALES SHALL BE CONSTRUCTED OF PORTLAND CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI WHEN TESTED. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT WHICH PRODUCES FIVE PERCENT PLUS OR MINUS TWO PERCENT AIR ENTRAINMENT IN THE CONCRETE.

EXPANSION JOINTS SHALL BE PROVIDED AT 60 FOOT INTERVALS, AND AT ALL STATIONARY STRUCTURES. JOINT MATERIAL SHALL HAVE A THICKNESS OF ONE-HALF INCH AND CONFORM TO AASHTO M 213 STANDARDS.

SWALES MUST HAVE CONTRACTION JOINTS SAWED EVERY 15 FEET ON CENTER, AND SHALL BE SAWED TO A DEPTH OF 1½" WITH A WIDTH OF ¼". 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.).

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





1. SHALL BE USED ON ALL STORM SEWER MANHOLE COVERS.
2. ALL COVERS SHALL BE RATED HEAVY DUTY.
3. EAST JORDAN IRON WORKS PRODUCT 2750 ASSEMBLY SHOWN, AN APPROVED EQUAL MAY ALSO BE USED.

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

RING AND COVER DETAIL

NOT TO SCALE | FEBRUARY 15, 2012

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

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

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DRAWN BY: J. Young, B Watts ENGINEER: G. Bates

REVISIONS	DATE
1st SUBMITTAL	04-15-16
REVISIONS PER CITY REVIEW	04-22-16
REVISIONS PER CITY REVIEW	06-09-16
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REVISIONS PER CITY REVIEW	07-15-16

THE ESTATES AT SOUTHGATE
CIVIL CONSTRUCTION PLANS
SITE DETAILS
ROGERS, ARKANSAS

Bates & Associates, Inc.
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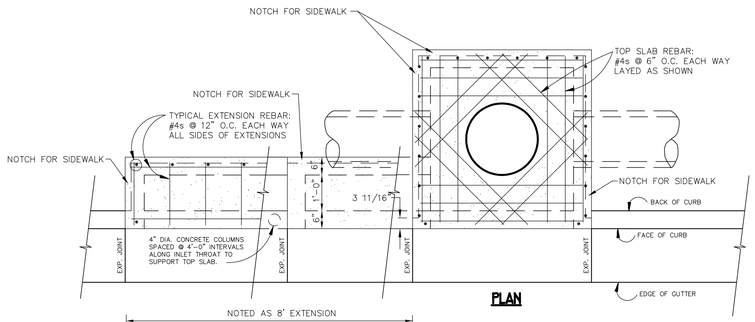
7230 S. Pleasant Ridge Drive - Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

PROJECT NO. 15-290

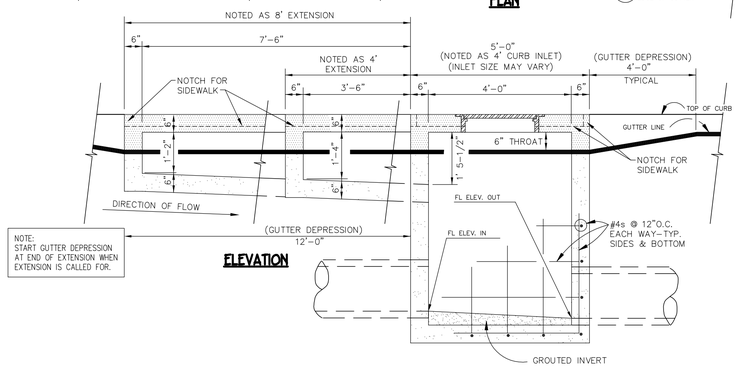
DRAWING NO. 15

Time: 8:29 am
Scale: 1:1 (FS)
Date: 7/14/2016

Drawing Name: I:\200\15-290\engineering\12-15 Details.dwg
Xrefs Used: BATES-Alt w signature, 50k, BBA, 24x36



PLAN



NOTE:
START GUTTER DEPRESSION AT END OF EXTENSION WHEN EXTENSION IS CALLED FOR.

ELEVATION

SECTION

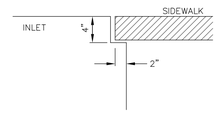
NOTES:

1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER.

TYPICAL CURB INLET

N.T.S.

NOTE:
CONTRACTOR HAS THE OPTION TO CONSTRUCT ROUND CURB INLETS AND JUNCTION MANHOLES (A.H.T.D. TYPE MO) OF EQUIVALENT SIZE TO THE RECTANGULAR STRUCTURES SHOWN ABOVE WHEREVER SUCH ROUND STRUCTURES ARE APPLICABLE. HOWEVER, IF TYPE MO INLETS ARE USED, THE STANDARD RECTANGULAR CURB INLET EXTENSION MUST STILL BE USED. THE TYPE MO CURB INLET EXTENSION WILL NOT BE USED.



DETAIL OF NOTCH FOR SIDEWALKS

ALL INLETS SHALL BE CONSTRUCTED OF PORTLAND CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI WHEN TESTED. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT WHICH PRODUCES FIVE PERCENT PLUS OR MINUS TWO PERCENT AIR ENTRAINMENT IN THE CONCRETE.

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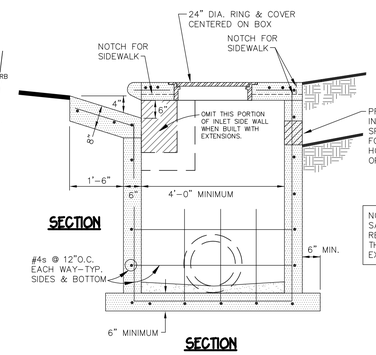
GUTTER DEPRESSION

NOTE: UPSTREAM DEPRESSION SHALL BE 1" PER 3' (12 FEET) AND THE DOWNSTREAM DEPRESSION SHALL BE 1" PER FOOT (4 FEET).

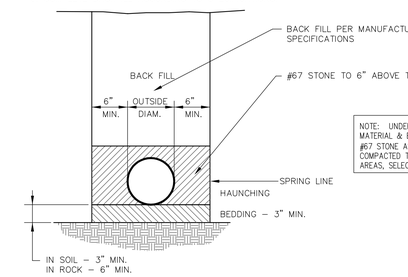


SECTION

NOTE: FOR CONNECTION TO AN EXISTING INLET, SAW CUT A SQUARE SECTION OF THE BOX TO BE REMOVED, REMOVE EXISTING PIPE AND CONCRETE, THEN INSTALL PROPOSED PIPE & GROUT TO MATCH EXISTING INLET W/NON-SHRINK GROUT.

CONSTRUCTION SEQUENCE

1. PLACE SELECT BEDDING MATERIAL TO GRADE, AND COMPACT.
2. INSTALL PIPE TO GRADE.
3. PLACE AND COMPACT HAUNCHING BY WORKING FROM SIDE TO SIDE OF THE PIPE, THE SIDE TO STRUCTURAL BACKFILL DIFFERENTIAL SHALL NOT TO EXCEED 24 INCHES OR 1/3 THE SIZE OF THE PIPE WHICHEVER IS LESS.
4. COMPLETE SELECT MATERIAL PLACEMENT AND COMPACTION.
5. COMPLETE BACKFILL ACCORDING TO SPECIFICATIONS.



NOTE: UNDER PAVEMENT AREAS, SELECT MATERIAL & BACKFILL TO BE CLASS 7 BASE OR #67 STONE AS AN OPTION (ASTM D448) COMPACTED TO 95% MODIFIED PROCTOR. ALL OTHER AREAS, SELECT MATERIAL TO BE HILLSIDE.

NOTES:

1. HAULED IN BEDDING MATERIAL WILL BE REQUIRED TO MEET THE REQUIREMENT FOR EMBEDMENT AS DESCRIBED ABOVE, THE CONTRACTOR SHALL FURNISH AND INSTALL SUITABLE MATERIAL.
2. MINIMUM TRENCH WIDTH SHALL BE OUTSIDE PIPE DIAMETER PLUS 12" MEASURED AT THE SPRINGLINE TO ENABLE BACKFILL MATERIAL TO BE INSTALLED IN THE HAUNCHING AREA. IN NO CASE SHALL THE TRENCH WIDTH BE LESS THAN 18" WIDE.

PIPE INSTALLATION DETAIL

N.T.S.

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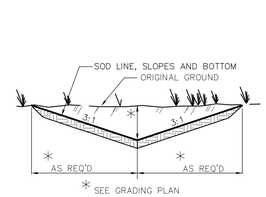
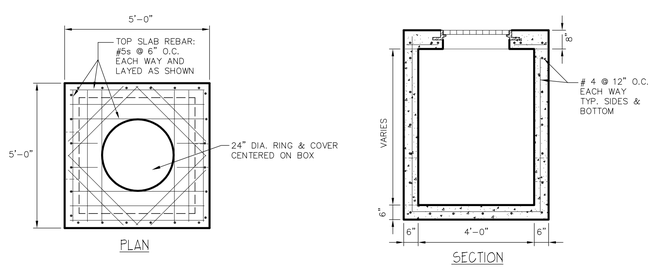


SOD LINED CHANNEL

N.T.S.

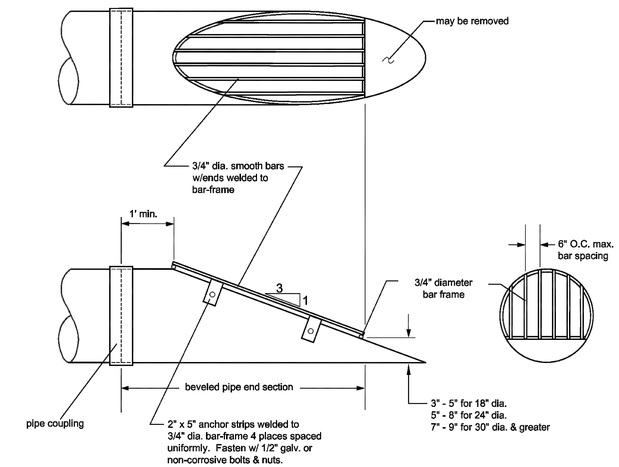


JUNCTION BOX DETAIL

N.T.S.

NOTES:

1. CMP or LCPE pipe end-section shown; for concrete pipe beveled end section, see KCRS drawing No. 2-001.
2. All steel parts must be galvanized and asphalt coated (treatment 1 or better).



STATE OF ARKANSAS
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No. 9810
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PROJECT NO 15-290

DRAWING NO 17

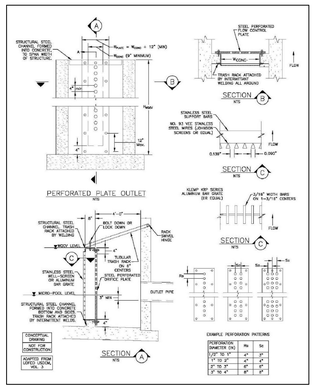
Time: 8:29 am
Scale: 1=1 (PS)
Date: 7/14/2016

Drawing Name: 15\200\15-290\engineering\12-15 Details.dwg
Xrefs Used: BATES-AR w signature, COA BBA, 24x36

ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI WHEN TESTED. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT WHICH PRODUCES FIVE PERCENT PLUS OR MINUS TWO PERCENT AIR ENTRAINMENT IN THE CONCRETE.

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

REINFORCEMENT:
PROVIDE #4 BARS @ 12" O.C. EACH WAY
PROVIDE 3/4" CHAMFER
ON ALL EXPOSED EDGES



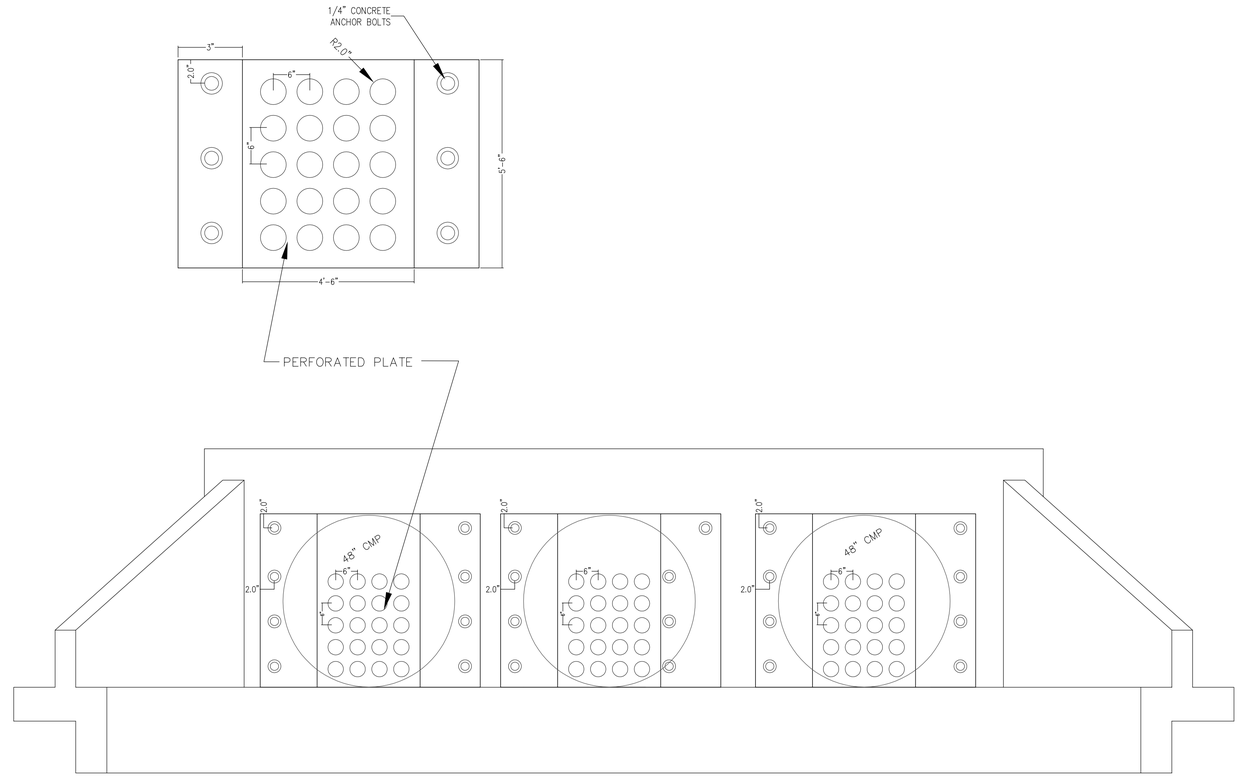
Style C

The Style C staff gage is 2.5 inches wide and is available in separate lengths of 0 - 1.06 feet., 0 - 1.56 feet, 0 - 1.56 fee 0 - 2.06 feet, 0 - 3.06 feet, 0 - 4.06 feet, and 3.06 - 5.06 feet. Style C also comes in standard 3.33 ft. sections. Style C has graduations every 100th of a foot with numerical marks every ft. and every tenth of a ft.

Style I

Part Number	Range	Part Number	Range
15402	0 to 1.06 ft.	15409	13.33 to 16.66 ft.
15403	0 to 1.56 ft.	15410	16.66 to 20.00 ft.
15404	0 2.06 ft.	15411	20.00 to 23.33 ft.
15418	0 to 3.06 ft.	15412	23.33 to 26.66 ft.
15419	3.06 to 5.06 ft.	15413	26.66 to 30.00 ft.
43082	0 to 4.06 ft.	15414	30.00 to 33.33 ft.
15405	0 to 3.33 ft.	14509	33.33 to 36.66 ft.
15406	3.33 to 6.66 ft.	14510	36.66 to 40.00 ft.
15407	6.66 to 10.00 ft.	14511	40.00 to 43.33 ft.
15408	10.00 to 13.33 ft.	Please contact Stevens for availability of other ranges.	

USGS TYPE C STAFF GAUGE



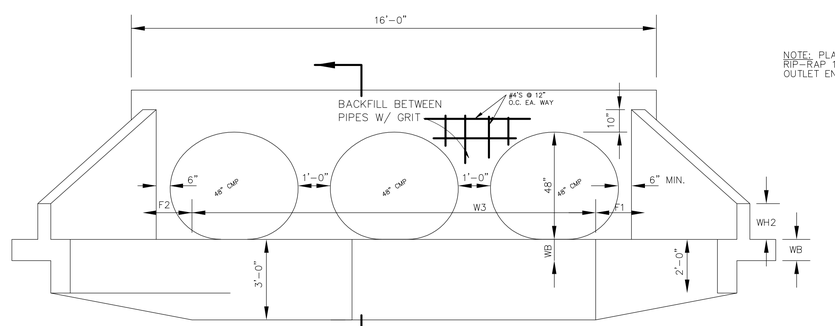
OUTLET STRUCTURE

DETENTION OUTLET STRUCTURE

N.T.S.

WING DIMENSIONS (FOR 48" CMP)

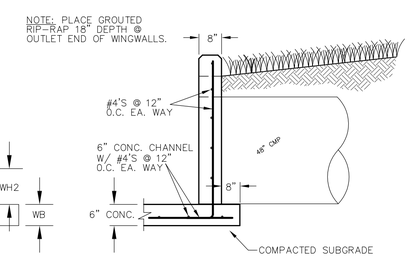
CLEAR HEIGHT OF BOX	THICKNESS OF WING FOOTING	THICKNESS OF WING AT HEADWALL = C	WINGWALL HEIGHTS		WIDTHS OF WING FOOTINGS		PERPENDICULAR FOOTING DIMENSION	PERPENDICULAR DIST. FROM H'DW'L TO END OF WING	LENGTH OF WINGWALLS	INSIDE FOOTING DIMENSION
			AT HEADWALL	AT END OF WING	AT HEADWALL	AT END OF WING				
H	WB	Cw	WH1	WH2	WF1	WF2	F	E	W1	W2
4'	7"	6"	4'-10"	2'-0"	3'-0"	2'-3"	1'-9"	7'-0"	8'-1"	8'-1"



END ELEVATION

WINGWALL / HEADWALL DETAIL FOR 48" CMP

NTS



SECTION @ HEADWALL

USE SAME REINF. FOR WINGWALLS AS SHOWN ON HEADWALL.

STATE OF ARKANSAS
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DRAWING NO
18

PROJECT NO
15-290

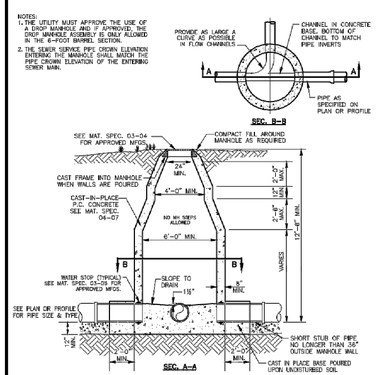
Time: 8:29 am
Scale: 1=1 (PS)
Date: 7/14/2016

Drawing Name: 15\200\15-290\engineering\12-15 Details.dwg
Xrefs Used: BATES-AR w signature, COA BBA, 24x36

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

NOTES:
1. A MANHOLE BARREL CONSTRUCTION JOINT IS ALLOWED WITHIN A STRAIGHT WALL SEGMENT OF THE BARREL AT 12-FOOT ABOVE THE MANHOLE BASE AND SHALL HAVE A KEY WAY AND #4 REBAR AT 12-INCH ON CENTERS WITH 15" EMBEDMENT. A WATER STOP SHALL BE USED IF DIRECTED BY THE UTILITY.
2. THE BASE AND WALLS SHALL BE POURED MONOLITHICALLY.
3. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
4. MANHOLES THAT ARE LESS THAN 12'-0" IN DEPTH SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.
5. POUR OUTSIDE MANHOLE BASE SO THAT THE TOP OF OUTSIDE BASE IS EVEN OR 2-INCH ABOVE THE CROWN OF THE PIPES ENTERING THE MANHOLE BASE. EXTEND MANHOLE BASE TO LIMITS OF EXCAVATION IN ALL DIRECTIONS 24" MINIMUM.
6. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING MANHOLE, INCLUDING SERVICES. SLOPE CHANNELS TO MATCH PIPE INVERTS.
7. THE TOP OF MANHOLE TO BE LEVEL WITH FINISHED GRADE, UNLESS OTHERWISE NOTED OR DIRECTED BY THE UTILITY.
8. BRUSH FINISH SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.

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



6 FT. CAST-IN-PLACE SANITARY SEWER MANHOLE DETAIL

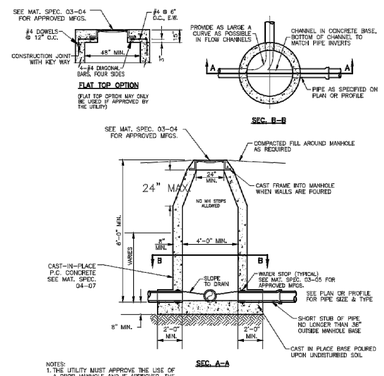
N.T.S.

SD-1 / 1

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

NOTES:
1. A MANHOLE BARREL CONSTRUCTION JOINT IS ALLOWED WITHIN A STRAIGHT WALL SEGMENT OF THE BARREL AT 12-FOOT ABOVE THE MANHOLE BASE AND SHALL HAVE A KEY WAY AND #4 REBAR AT 12-INCH ON CENTERS WITH 15" EMBEDMENT. A WATER STOP SHALL BE USED IF DIRECTED BY THE UTILITY.
2. THE BASE AND WALLS SHALL BE POURED MONOLITHICALLY.
3. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
4. MANHOLES THAT ARE LESS THAN 6-FOOT IN DEPTH SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.
5. POUR OUTSIDE MANHOLE BASE SO THAT THE TOP OF OUTSIDE BASE IS EVEN OR 2-INCH ABOVE THE CROWN OF THE PIPES ENTERING THE MANHOLE BASE. EXTEND MANHOLE BASE TO LIMITS OF EXCAVATION IN ALL DIRECTIONS 24" MINIMUM.
6. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING MANHOLE, INCLUDING SERVICES. SLOPE CHANNELS TO MATCH PIPE INVERTS.
7. THE TOP OF MANHOLE TO BE LEVEL WITH FINISHED GRADE, UNLESS OTHERWISE NOTED OR DIRECTED BY THE UTILITY.
8. BRUSH FINISH SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.

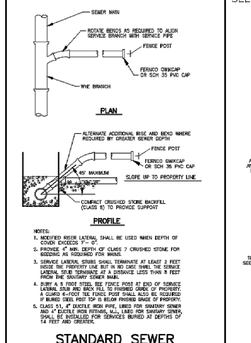


4 FT. CAST-IN-PLACE SANITARY SEWER MANHOLE DETAIL

N.T.S.

SD-1 / 2

REV. DEC. 2006



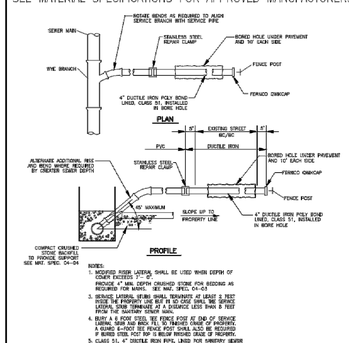
NOTES:
1. MODIFIED RISER (ATRA) SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'-0".
2. PROVIDE 4" MIN. DEPTH OF CLASS 7 CRUSHED STONE FOR BEDDING AS REQUIRED FOR WYE.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET FROM THE SANITARY SEWER MAIN. WHEN THE SERVICE LATERAL STUB TERMINATES AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 5 FOOT STEEL REF FENCE POST AT END OF SERVICE LATERAL STUB. SEE FENCE POST DETAIL. WHEN THE SERVICE IS A GUARD 6-POST. SEE FENCE POST SHALL ALSO BE REQUIRED IF BURIED SIDES POST TOP IS BELOW FINISHED GRADE OF PROPERTY.
5. CLASS 51, 4" DUCTILE IRON PIPE, LINED FOR SANITARY SEWER AND 4" DUCTILE IRON FITTINGS, M.J., LINED FOR SANITARY SEWER, SHALL BE INSTALLED FOR SERVICES BURIED AT DEPTHS OF 18 FEET AND GREATER.

STANDARD SEWER SERVICE LATERAL

N.T.S.

SD-1 / 3

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



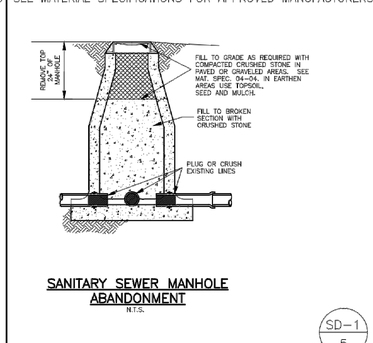
NOTES:
1. MODIFIED RISER (ATRA) SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'-0".
PROVIDE 4" MIN. DEPTH CRUSHED STONE FOR BEDDING AS REQUIRED FOR WYES. SEE MAT. SPEC. 04-04
2. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET FROM THE SANITARY SEWER MAIN. WHEN THE SERVICE LATERAL STUB TERMINATES AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 5 FOOT STEEL REF FENCE POST AT END OF SERVICE LATERAL STUB. SEE FENCE POST DETAIL. WHEN THE SERVICE IS A GUARD 6-POST. SEE FENCE POST SHALL ALSO BE REQUIRED IF BURIED SIDES POST TOP IS BELOW FINISHED GRADE OF PROPERTY.
5. CLASS 51, 4" DUCTILE IRON PIPE, LINED FOR SANITARY SEWER AND 4" DUCTILE IRON FITTINGS, M.J., LINED FOR SANITARY SEWER, SHALL BE INSTALLED FOR SERVICES BURIED AT DEPTHS OF 18 FEET AND GREATER. SEE MAT. SPEC. 03-05 FOR APPROVED MFGS.

BORED SEWER SERVICE LATERAL UNDER EXISTING STREET

N.T.S.

SD-1 / 4

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

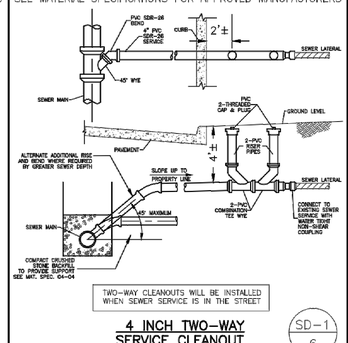


SANITARY SEWER MANHOLE ABANDONMENT

N.T.S.

SD-1 / 5

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



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

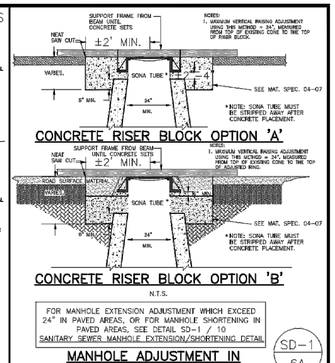
4 INCH TWO-WAY SERVICE CLEANOUT

NTS

SD-1 / 6

REV. MAY. 2012

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



N.T.S.

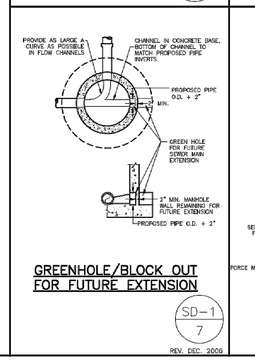
FOR MANHOLE EXTENSION ADJUSTMENT WHICH EXCEED 24" IN PAVED AREAS, OR FOR MANHOLE SHORTENING IN PAVED AREAS, SEE DETAIL SD-1 / 10
SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

MANHOLE ADJUSTMENT IN PAVED AREAS

N.T.S.

SD-1 / 6A

REV. DEC. 2006



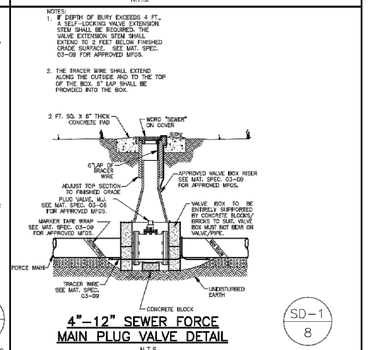
GREENHOLE/BLOCK OUT FOR FUTURE EXTENSION

N.T.S.

SD-1 / 7

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

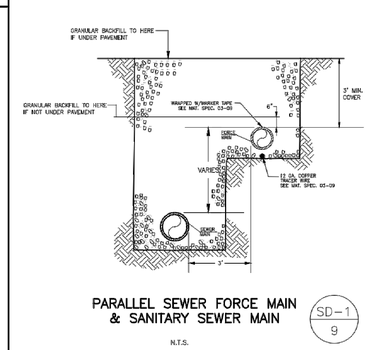


4"-12" SEWER FORCE MAIN PLUG VALVE DETAIL

N.T.S.

SD-1 / 8

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

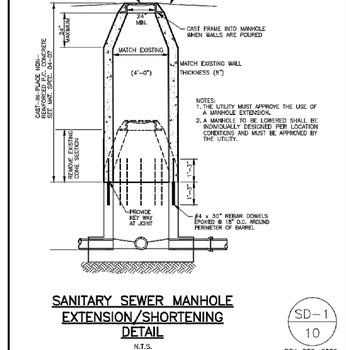


PARALLEL SEWER FORCE MAIN & SANITARY SEWER MAIN

N.T.S.

SD-1 / 9

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

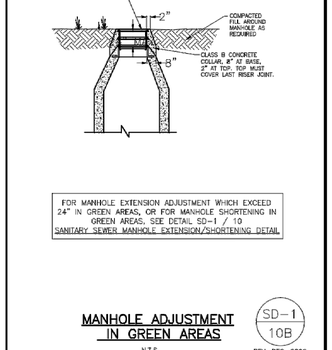


SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

N.T.S.

SD-1 / 10

REV. DEC. 2006



FOR MANHOLE EXTENSION ADJUSTMENT WHICH EXCEED 24" IN GREEN AREAS, OR FOR MANHOLE SHORTENING IN GREEN AREAS, SEE DETAIL SD-1 / 10
SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

MANHOLE ADJUSTMENT IN GREEN AREAS

N.T.S.

SD-1 / 10B

REV. DEC. 2006

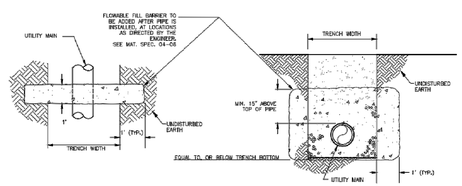
RESERVED

HTTP://WWW.RWU.ORG/ENGINEERING.HTM

HYPERLINK TO RWU WEBSITE FROM ACTIVE .DWG FILE (HOLD DOWN "CONTROL KEY" AND LEFT-MOUSE-BUTTON-SELECT THE UNDERLINED LINK)

SD-1 / 11

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

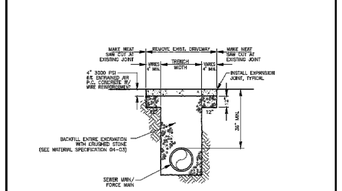


ANTI-SEEPAGE BARRIER COLUMN

SD-1 / 12

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

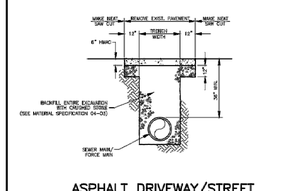


CONCRETE DRIVEWAY CROSSING REPAIR

N.T.S.

SD-1 / 13

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

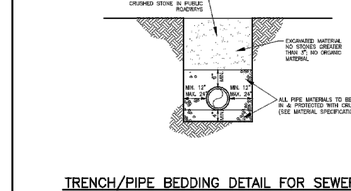


ASPHALT DRIVEWAY/STREET CROSSING REPAIR

N.T.S.

SD-1 / 14

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



TRENCH/PIPE BEDDING DETAIL FOR SEWER FORCE MAINS & SANITARY SEWER MAINS

N.T.S.

SD-1 / 15

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

SD-1 / 16

REV. DEC. 2006

GENERAL CONSTRUCTION NOTES:

A. The contractor will be held solely responsible for damage occurring to any property during the construction of this project. Said contractor shall take all necessary precautions to prevent property damage.

B. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.

The duty of Rogers Water Utilities to conduct construction inspection or review of the contractor's performance is not an inspection or review of the adequacy of the contractor's safety measures in, on, or near the construction site.

C. All water and sewer improvements shall be constructed in accordance with the latest revision to the Rogers Water Utilities Standard Specifications.

D. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

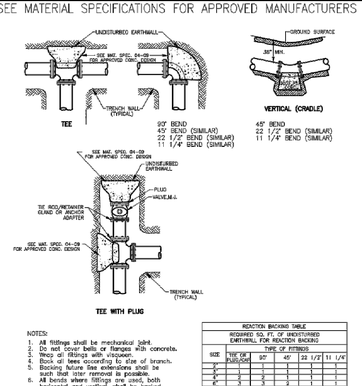
E. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.

F. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.

G. Construction shall not start on any water utility until approval is given by Rogers Water Utilities. Said contractor shall not operate any valve, hydrant, or water utility appurtenance nor shall he attach to or tap any water utility main without approval. The contractor shall bear the cost and consequence of any disruption of utility operation caused by construction.

SD-1 / 17

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



NOTES:
1. All fittings shall be mechanical joint.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with wrapmen.
4. Back all tees according to size of branch.
5. Blocking future line extensions shall be such that later removal is possible.
6. All bends where fittings are used, both horizontal and vertical, shall be backed.
7. Reaction backing table is based on 150 p.s.i. and soil bearing pressure of 2,500 lb./sq. ft. Additional backing may be required in some areas as directed by engineer.

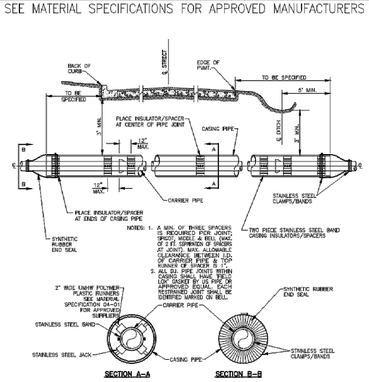
REACTION BACKING TABLE					
REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING					
	TYPE OF FITTINGS				
SIZE	TEE OR PLUG/CAP	90°	45°	22 1/2°	11 1/4°
4"	1	1	1	1	1
6"	2	3	1	1	1
8"	3	5	2	1	1
10"	4	8	3	2	1
12"	5	12	4	2	1
16"	10	22	8	3	2

SEWER FORCE MAIN THRUST BLOCKING DETAIL

N.T.S.

SD-1 / 18

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



NOTES: 1. A MIN. OF THREE SPACERS IS REQUIRED FOR JOINT; SPACE MODEL A BELL (MAX. OF 3 FT. SPACING OF SADDLE SPACERS). MAXIMUM SPACER CLEARANCE BETWEEN I.D. OF CARRIER PIPE & TOP OF BELL OF PIPE MUST BE 1/2 INCH.
2. ALL BELL END PIPES WITH CARRIER PIPE MUST BE SPACED (DOP SPACED BY US PIPE OR APPROVED EQUAL). EACH SPACER MUST BE SPACED BY THE SERRATED MARKED ON BELL.

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

JACK & BORE UNDER ROADWAY DETAIL

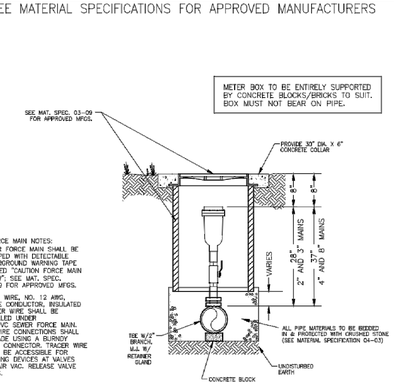
N.T.S.

SD-1 / 19

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

METER BOX TO BE ENTIRELY SUPPORTED BY CONCRETE BLOCKS/BRICKS TO SUIT. BOX MUST NOT BEAR ON PIPE.



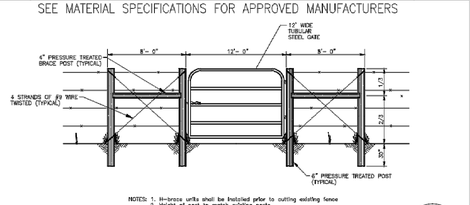
PVC FORCE MAIN NOTES:
1. SEWER FORCE MAIN SHALL BE WRAPPED WITH DETECTABLE UNDERGROUND WARNING TAPE LABELED "CAUTION FORCE MAIN BELOW". SEE MAT. SPEC. 03-09 FOR APPROVED MFGS.
2. TRACE WIRE, NO. 12 AWG, SINGLE CONDUCTOR, INSULATED COPPER WIRE SHALL BE INSTALLED UNDER THE PVC SEWER FORCE MAIN. ALL WIRE CONNECTIONS SHALL BE MADE USING A BURNDY CRIMP CONNECTOR. TRACER WIRE SHALL BE ACCESSIBLE FOR LOCATING DEVICES AT VALVES AND AIR VAC. RELEASE VALVE BOXES.

SEWER FORCE MAIN AIR AND VACUUM RELEASE VALVE ASSEMBLY

N.T.S.

SD-1 / 20

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



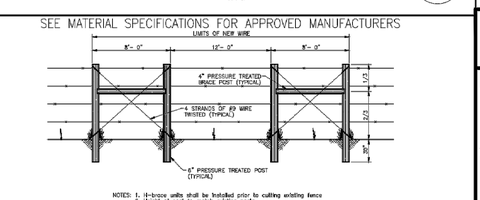
NOTES: 1. H-brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

FARM GATE INSTALLATION DETAIL

N.T.S.

SD-1 / 21

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

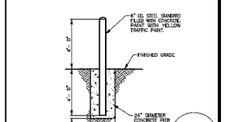


NOTES: 1. H-brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

BARBED WIRE FENCE CROSSING REPAIR DETAIL

N.T.S.

SD-1 / 22



GUARDPOST DETAIL

N.T.S.

SD-1 / 23

SEWER DETAILS

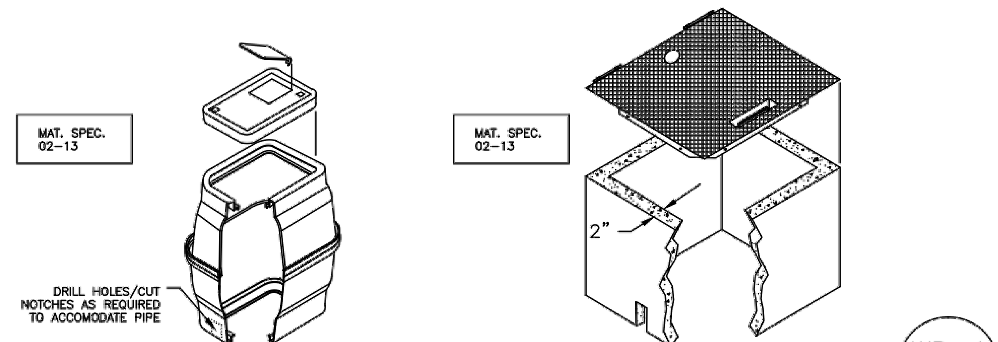
REVISED 05/08/2012

RWU ROGERS WATER UTILITIES

P.O. DRAWER 338
OFFICE - EDI SOUTH 2ND ROGERS, ARKANSAS
72757-0338

DRAWN BY:	DATE:	SHEET NO.
DDS	REV. AUG./2007	SD-1
CHECKED BY: EB	PROJECT NUMBER: STANDARD SEWER DETAILS	

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



GREEN AREAS ONLY
1½"–2" METER BOX DETAILS

SIDEWALKS AND NON–TRAFFIC AREAS
1½"–2" METER BOX DETAILS

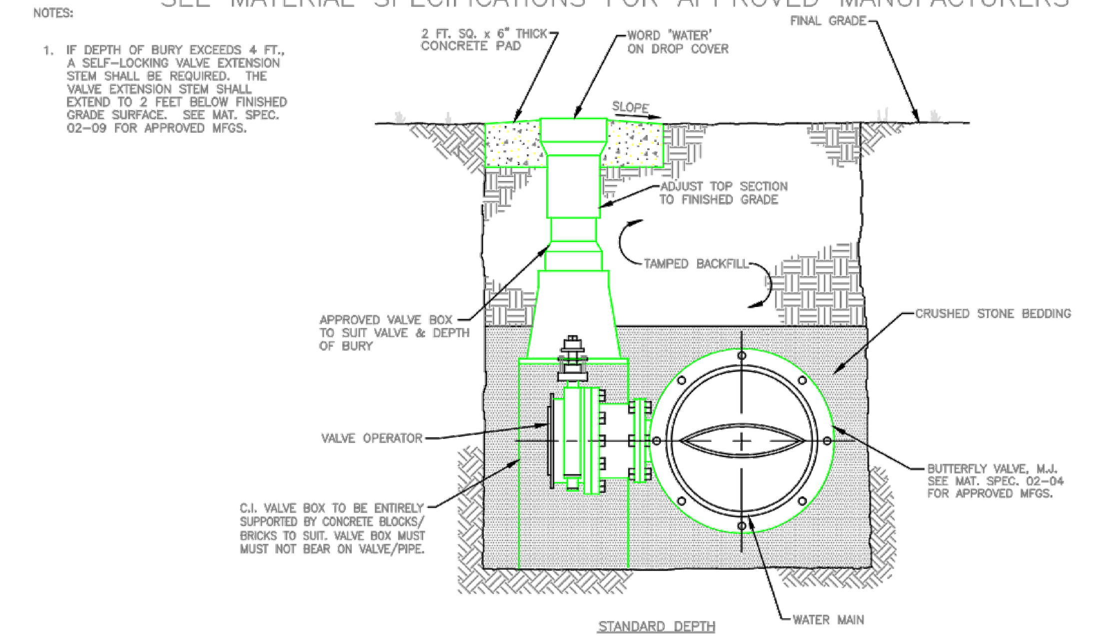
N.T.S.

WD–1 1A

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

NOTES:
1. IF DEPTH OF BURY EXCEEDS 4 FT., A SELF-LOCKING VALVE EXTENSION STEM SHALL BE REQUIRED. THE VALVE EXTENSION STEM SHALL EXTEND TO 2 FEET BELOW FINISHED GRADE SURFACE. SEE MAT. SPEC. 02-09 FOR APPROVED MFGS.



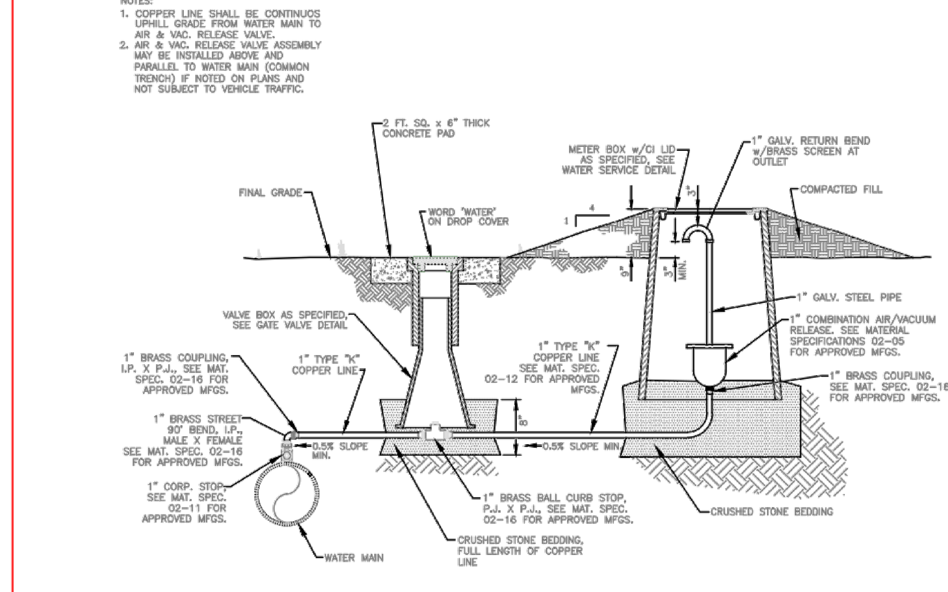
BUTTERFLY VALVE DETAIL
12–INCH WATER MAINS AND LARGER

N.T.S.

WD–1 2

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



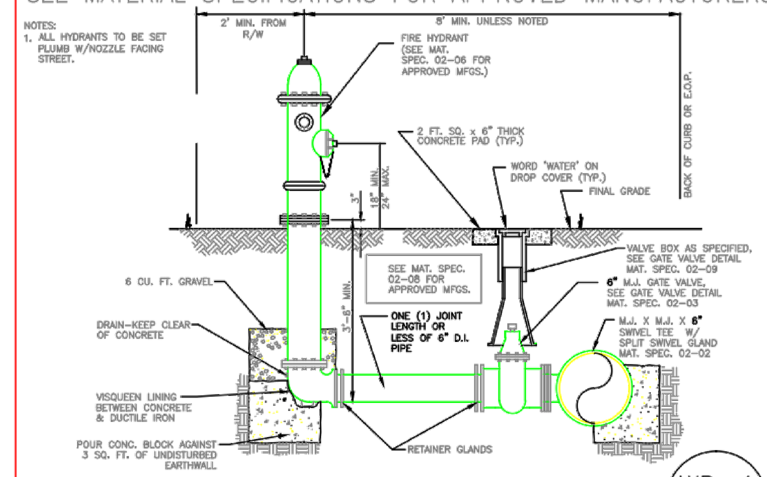
1" AIR & VACUUM RELEASE VALVE ASSEMBLY

N.T.S.

WD–1 3

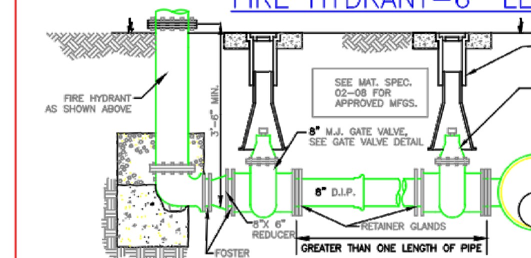
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



FIRE HYDRANT–6" LEAD

WD–1 4A

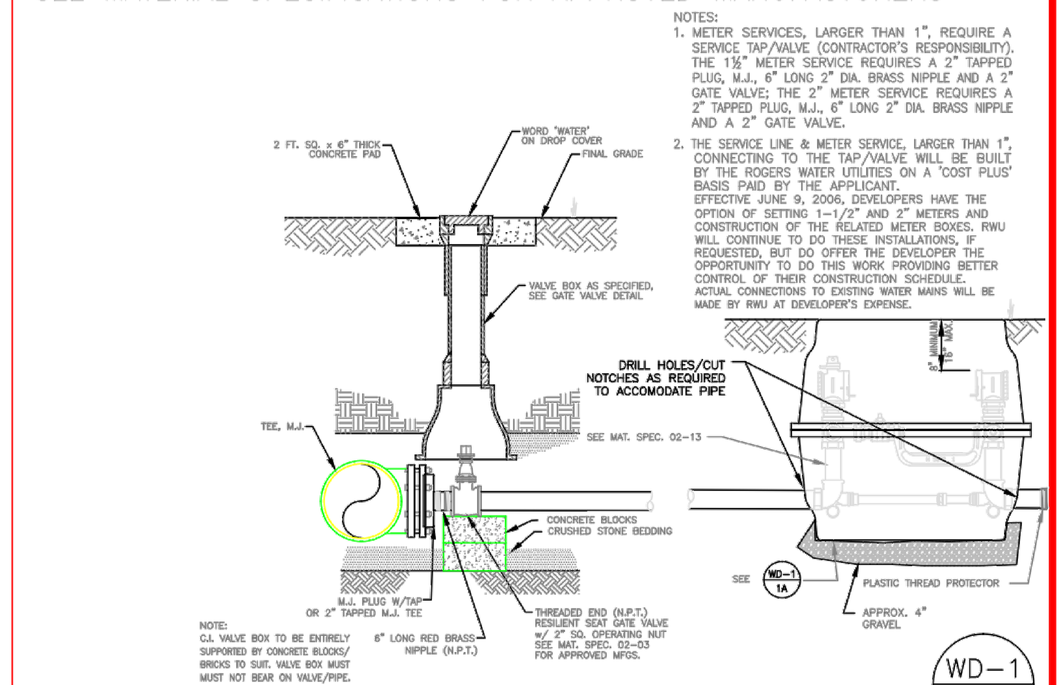


FIRE HYDRANT–8" LEAD

WD–1 4B

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



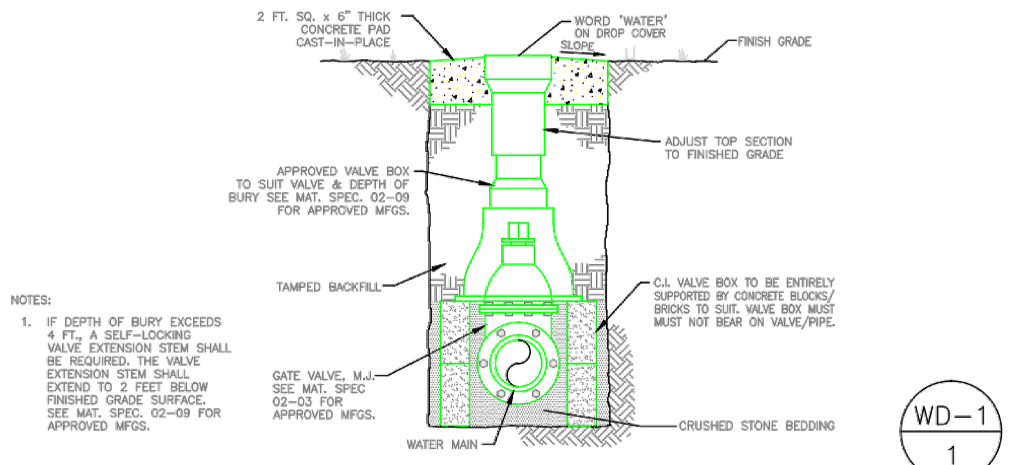
STANDARD 1½"–2" WATER SERVICE TAP DETAILS
FOR NEW CONSTRUCTION
(CONNECTIONS TO EXISTING MAINS WILL BE MADE BY R.W.U.)

N.T.S.

WD–1 5

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



GATE VALVE DETAIL

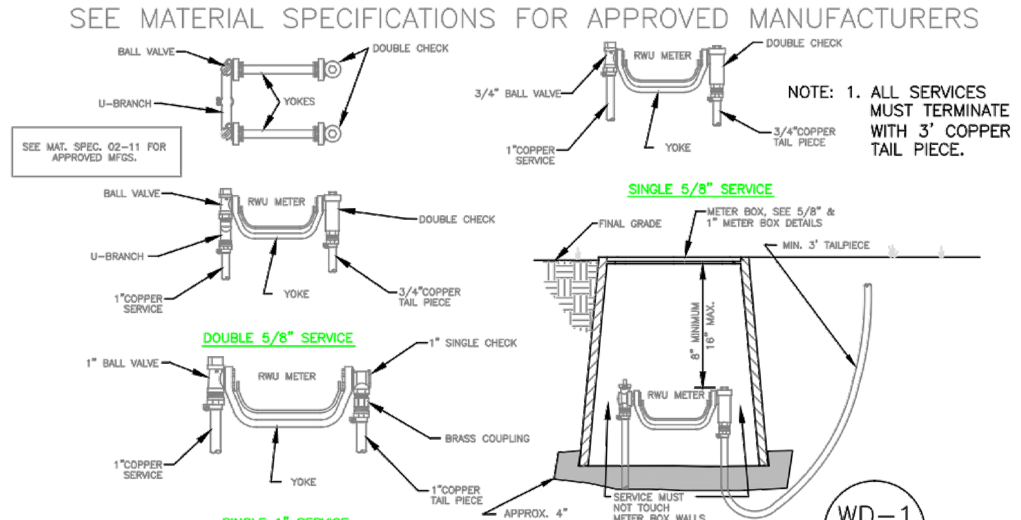
N.T.S.

WD–1 1

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

NOTE: 1. ALL SERVICES MUST TERMINATE WITH 3' COPPER TAIL PIECE.



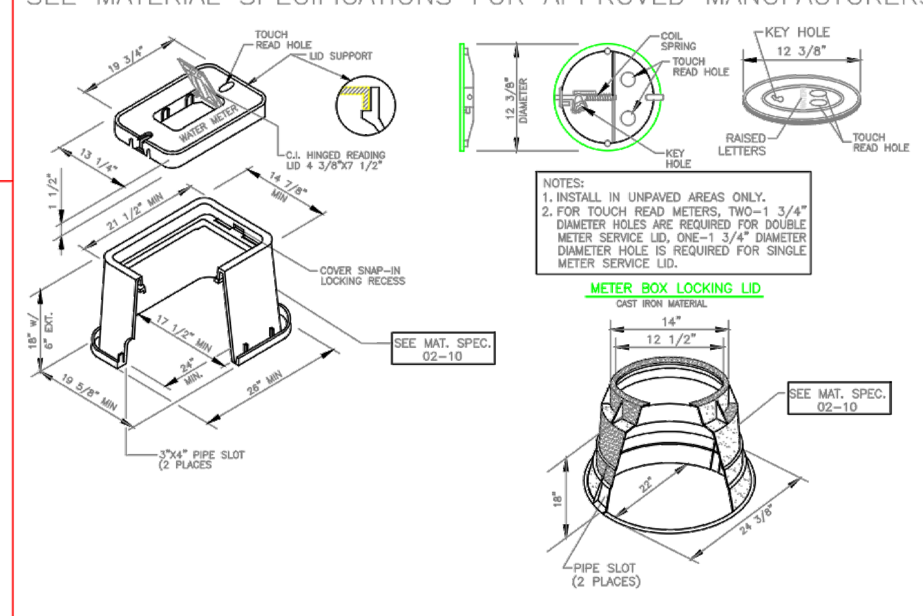
STANDARD 5/8" & 1" WATER SERVICE DETAILS

N.T.S.

WD–1 6

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



TYPICAL 1" METER BOX DETAIL
(SINGLE ONLY)

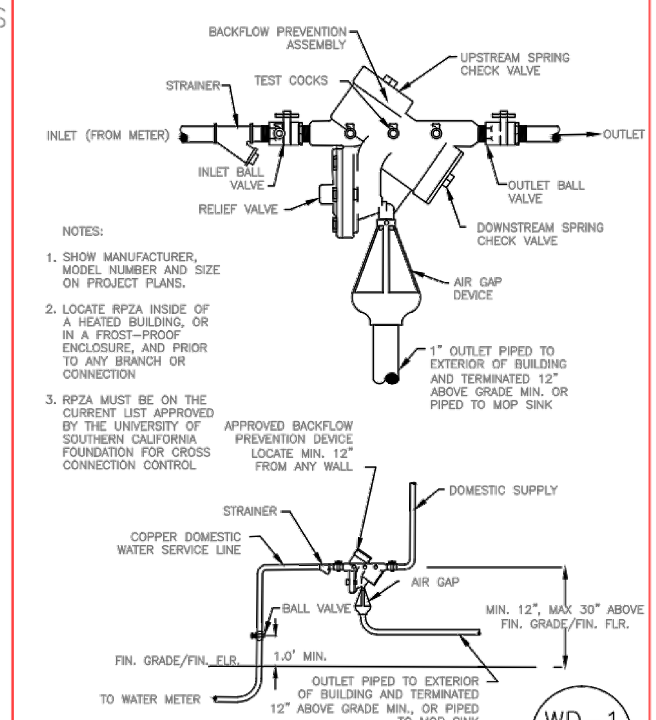
TYPICAL 5/8" METER BOX DETAIL
(SINGLE & DOUBLE)

5/8" & 1" METER BOX DETAILS

N.T.S.

WD–1 7

REV. DEC. 2006

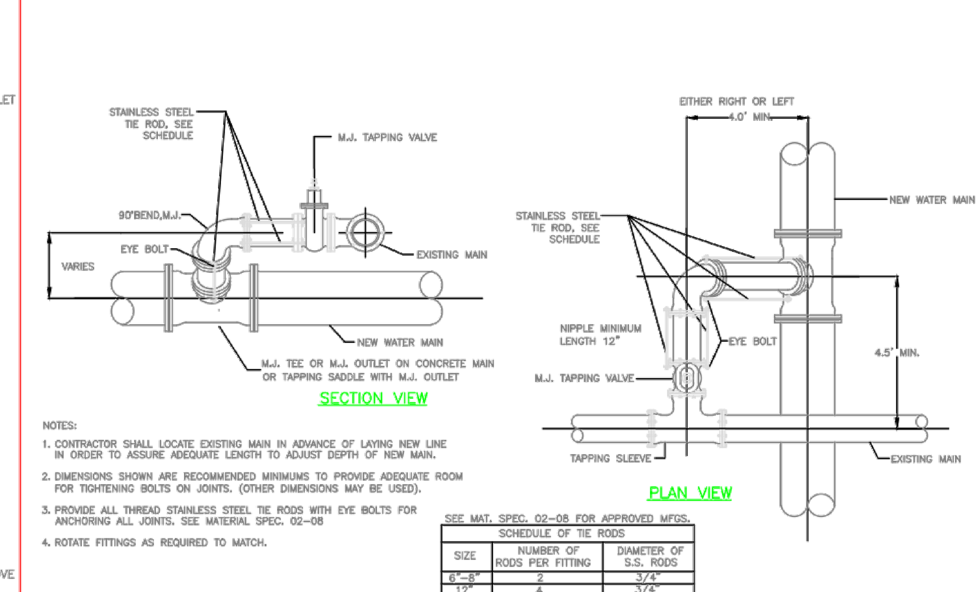


REDUCED PRESSURE
ZONE ASSEMBLY (RPZA)

WD–1 8

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



SWING CONNECTION – NEW MAIN TO EXISTING MAIN

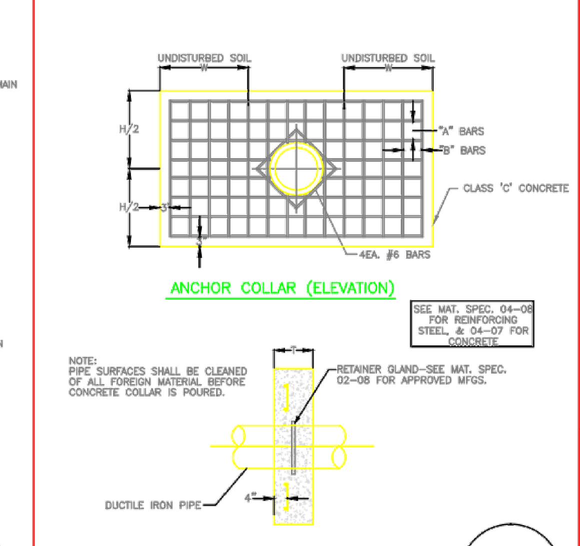
N.T.S.

WD–1 9

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

ANCHOR COLLAR SCHEDULE						
PIPE SIZE	DIMENSIONS W	H	T	M	REINFORCING BARS "A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
8"	1.5'	2.5'	1.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
12"	2.0'	4.0'	1.5'	M.J. RETAINER GLAND	#6@6"	#6@6"
18"	3.0'	5.0'	2.0'	M.J. RETAINER GLAND	#6@6"	#6@6"
24"	3.5'	5.5'	2.0'	M.J. RETAINER GLAND	#7@6"	#6@10"



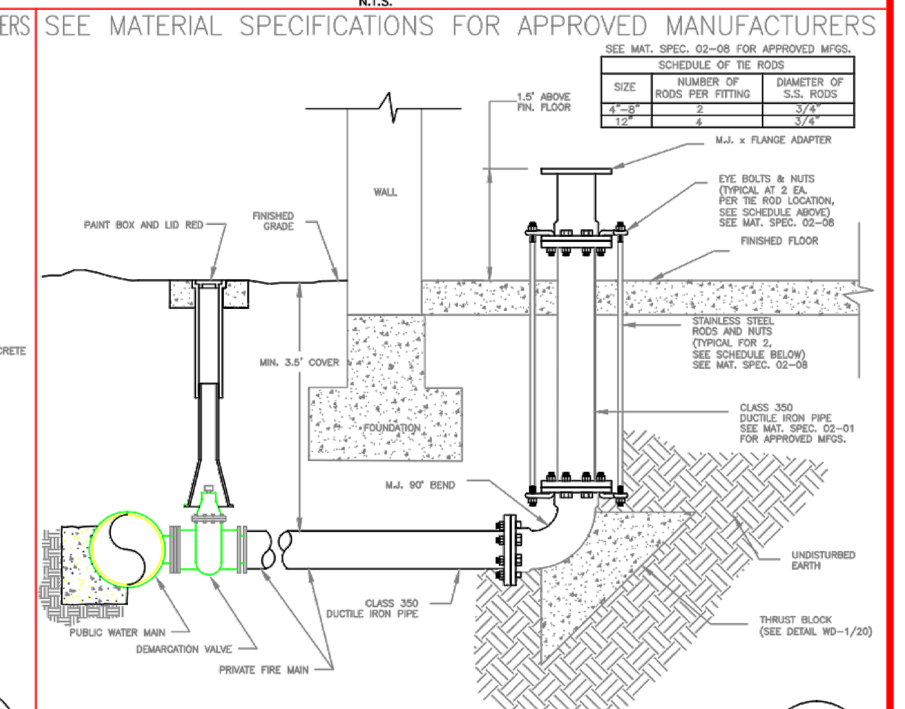
ANCHOR COLLAR BLOCK

N.T.S.

WD–1 10

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



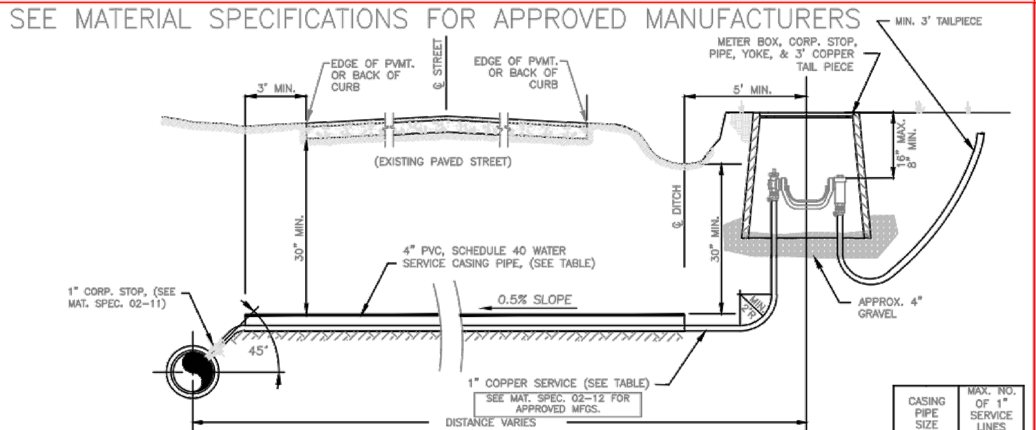
IN–BUILDING D.I. FIRE SYSTEM RISER
LEAD–IN DETAIL

N.T.S.

WD–1 11A

REV. AUG. 2007

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



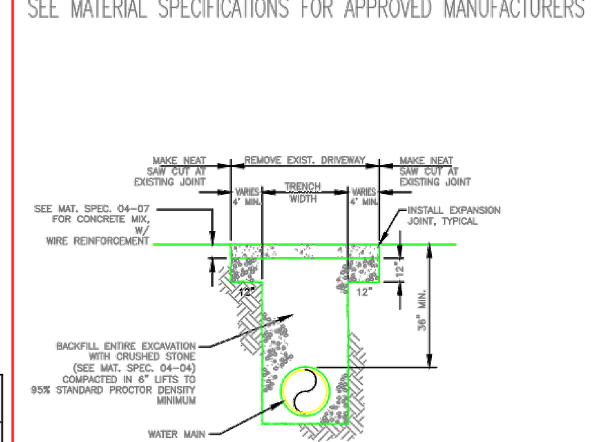
TYPICAL WATER SERVICE LINE
WITH P.V.C. BORED CASING PIPE
FOR FAR SIDE SERVICE ON EXISTING STREET

N.T.S.

WD–1 12

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



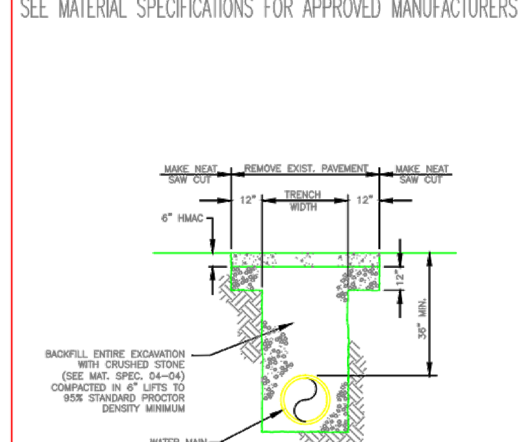
PERMANENT CONCRETE
DRIVEWAY CROSSING REPAIR

N.T.S.

WD–1 15

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



PERMANENT ASPHALT
DRIVEWAY/STREET
CROSSING REPAIR

N.T.S.

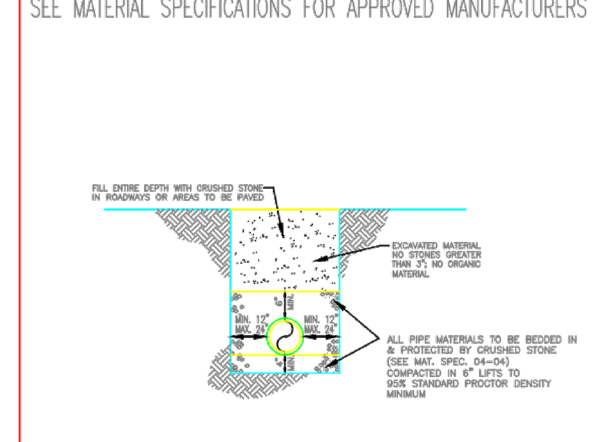
WD–1 16

REV. DEC. 2006

RESERVED

REV. AUG. 2007

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



TRENCH/PIPE BEDDING DETAIL
FOR WATER MAINS

N.T.S.

WD–1 18

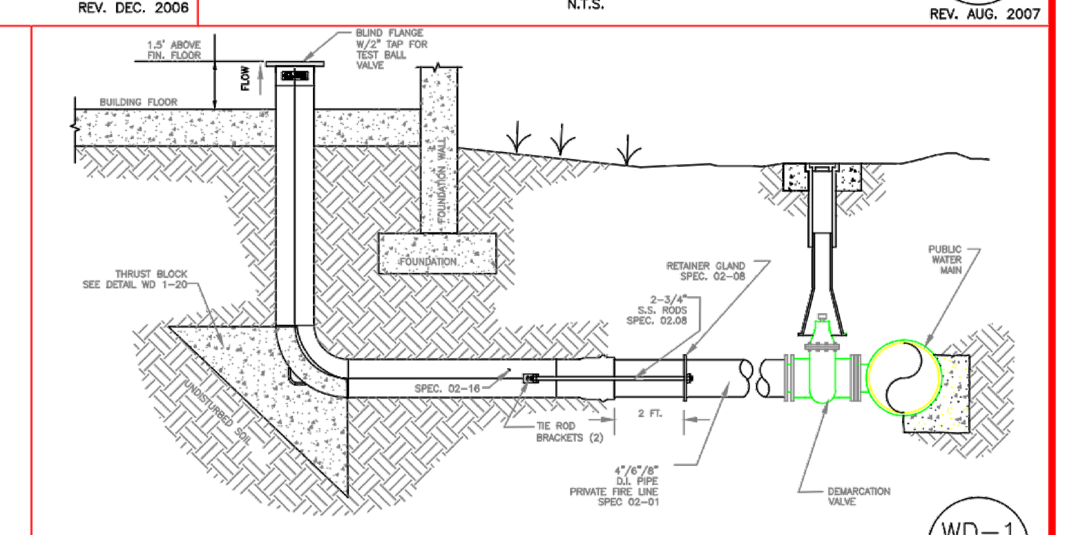
REV. DEC. 2006

RESERVED

WD–1 13 WD–1 14 WD–1 17

NOT USED

REV. AUG. 2007



IN–BUILDING STAINLESS STEEL FIRE LINE RISER

N.T.S.

WD–1 11B

REV. AUG. 2007

GENERAL CONSTRUCTION NOTES:

A. The contractor will be held solely responsible for damage occurring to any property during the construction of this project. Said contractor shall take all necessary precautions to prevent property damage.

B. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.

The duty of Rogers Water Utilities to conduct construction inspection or review of the contractor's performance is not an inspection or review of the adequacy of the contractor's safety measures in, on, or near the construction site.

C. All water and sewer improvements shall be constructed in accordance with the latest revision to the Rogers Water Utilities Standard Specifications.

D. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

E. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.

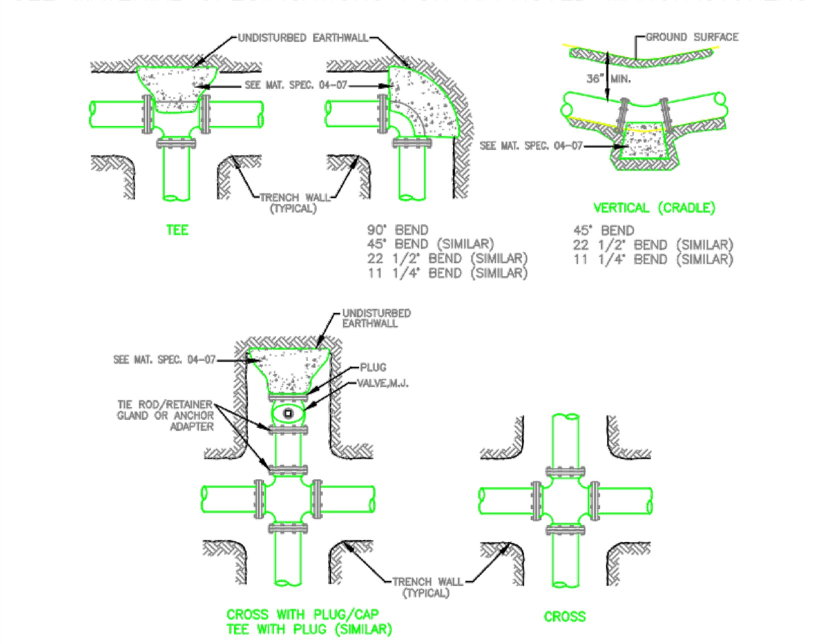
F. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.

G. Construction shall not start on any water utility until approval is given by Rogers Water Utilities. Said contractor shall not operate any valve, hydrant, or water utility appurtenance nor shall he attach to or tap any water utility main without approval. The contractor shall bear the cost and consequence of any disruption of utility operation caused by construction.

WD–1 19

WD-1-2011.DWG

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



NOTES:
1. All fittings shall be mechanical joint with retainer glands.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with visqueen.
4. Back all tees according to size of branch.
5. Backing future line extensions shall be such that later removal is possible.
6. All bends where fittings are used, both horizontal and vertical, shall be backed.
7. Reaction backing table is based on 150 p.s.i. and soil bearing pressure of 2,500 lb./sq. ft. Additional backing may be required in some areas as directed by engineer.

REACTION BACKING TABLE — REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING					
SIZE	TYPE OF FITTINGS: TEE OR PLUG/CAP	90°	45°	22 1/2°	11 1/4°
4"	2	2	1	1	1
6"	3	3	2	1	1
8"	4	4	3	2	2
12"	10	10	5	3	2
18"	26	26	14	7	4
24"	38	38	20	10	7
30"	59	59	32	16	10

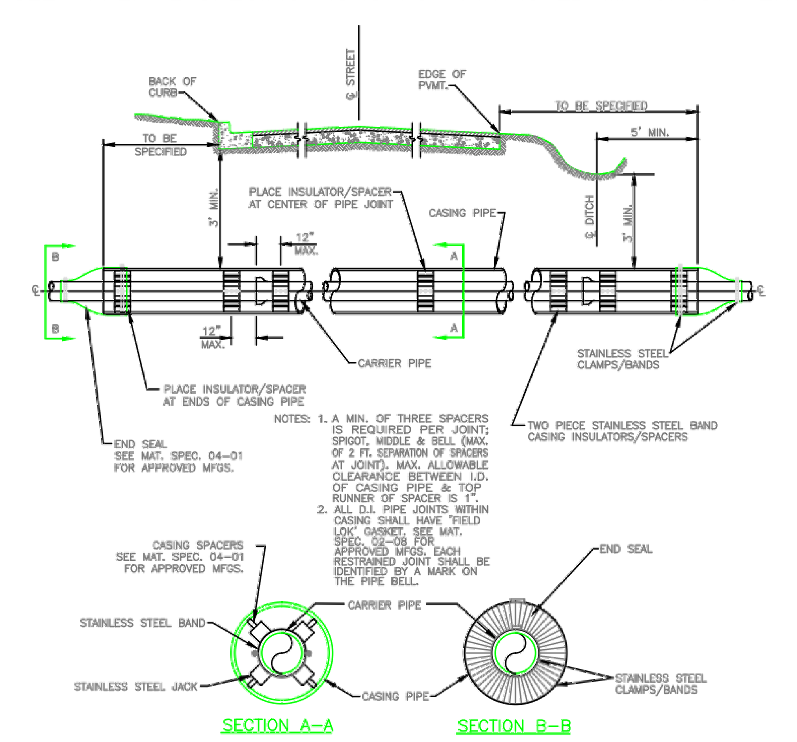
THRUST BLOCKING DETAIL

N.T.S.

WD–1 20

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



SEE MATERIAL SPECIFICATION 04–02

CARRIER & CASING SIZES						
CARRIER	6"	8"	12"	18"	24"	30"
CASING	16"	16"	24"	30"	36"	48"
CASING/WALL THICKNESS	.250	.250	.375	.500	.500	.625

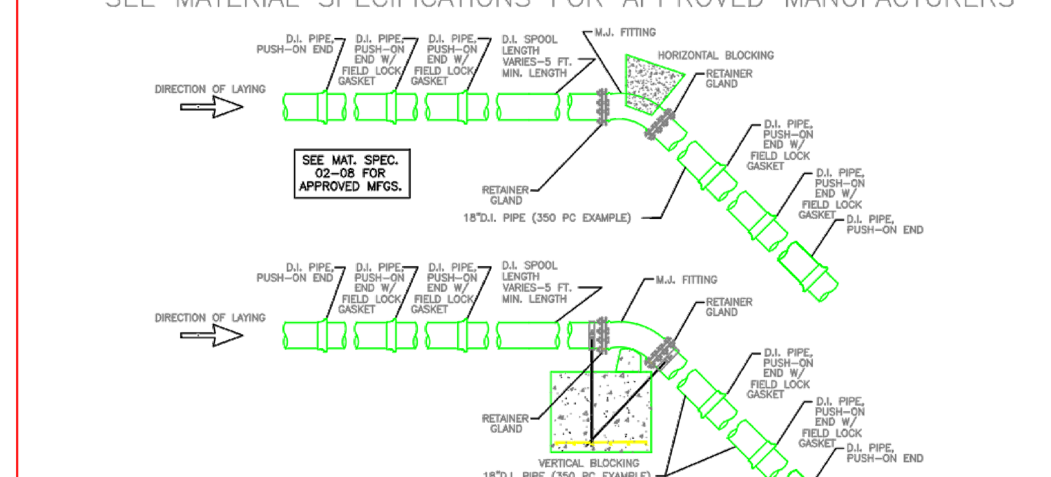
JACK & BORE UNDER ROADWAY DETAIL

N.T.S.

WD–1 21

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



NOTES:
1. All fittings shall be mechanical joint, with retainer glands (No Field Lock Gaskets).
2. Main size 18" requires two restrained joints (w/field lock gaskets) away from fitting, (36 ft.); main size 24" requires three restrained joints away from fitting, (54 ft.); and main size 30" requires four restrained joints away from fitting (72 ft.), or as specified by Engineer.

FIELD LOCK GASKETS DETAIL FOR
HORIZONTAL AND VERTICAL BENDS
(TO BE USED IN CONJUNCTION WITH THRUST BLOCKING)
FOR 18–INCH AND LARGER WATER MAINS

N.T.S.

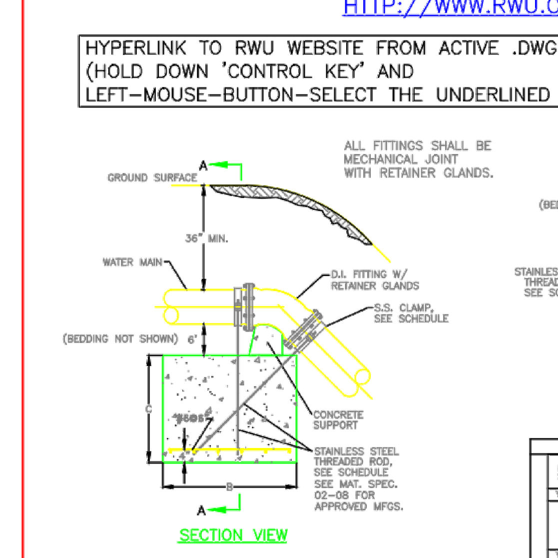
WD–1 22

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

HTTP://WWW.RWU.ORG/ENGINEERING.HTM

HYPERLINK TO RWU WEBSITE FROM ACTIVE .DWG FILE
(HOLD DOWN "CONTROL KEY" AND
LEFT–MOUSE–BUTTON–SELECT THE UNDERLINED LINK)



BLOCKING SCHEDULE					
PIPE SIZE	DIMENSIONS	BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
	VOLUME REQ'D (CU.FT.)	42.9	21.9	11.0	3/4 IN.
8"	A (FT.)	4.0	4.0	4.0	
	B (FT.)	2.75	2.0	1.5	
	C (FT.)	4.0	3.0	2.0	
	CLAMP (2 EA.)	3/8 IN. X 1¾ IN.			
	VOLUME REQ'D (CU.FT.)	94.1	48.0	24.1	7/8 IN.
12"	A (FT.)	5.0	5.0	5.0	
	B (FT.)	4.75	2.4	1.6	
	C (FT.)	4.0	4.0	3.0	
	CLAMP (2 EA.)	½ IN. X 2 IN.			
	VOLUME REQ'D (CU.FT.)	210	107	54	1 IN.
18"	A (FT.)	6.0	6.0	6.0	
	B (FT.)	4.5	3.6	2.25	
	C (FT.)	8.0	5.0	4.0	
	CLAMP (2 EA.)	5/8 IN. X 2½ IN.			
	VOLUME REQ'D (CU.FT.)	374	191	96	1¼ IN.
24"	A (FT.)	6.0	6.0	6.0	
	B (FT.)	7.8	4.6	3.2	
	C (FT.)	8.0	7.0	5.0	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.

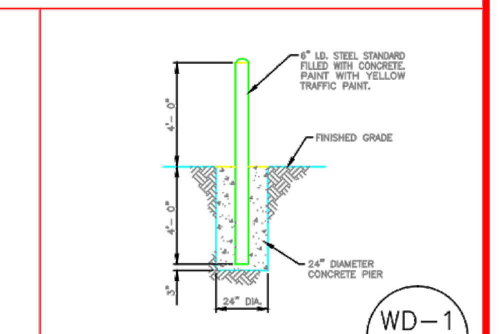
NOTES:
1. All fittings shall be mechanical joint with retainer glands.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with visqueen.
4. Gulf State Hanger's 2–Bolt S.S. pipe clamp, medium–Fig. 80 or approved equal.

VERTICAL TIE–DOWN BLOCKING DETAIL

N.T.S.

WD–1 23

REV. DEC. 2006



GUARDPOST DETAIL

N.T.S.

WD–1 24

REV. DEC. 2006

WATER DETAILS

UPDATED DRAWING 07/12/2011

ROGERS WATER UTILITIES

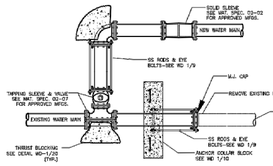
P.O. DRAWER 338
OFFICE – 601 SOUTH 2ND
ROGERS, ARKANSAS
72757–0338

DRAWN BY:	DATE:	SHEET NO.
DDS	REV.	WD–1
CHECKED BY: EH	PROJECT NUMBER: STANDARD WATER DETAILS	

RESERVED

WD-2 / 1A

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



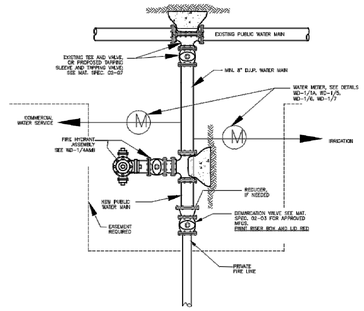
CUT AND CAP DETAIL #1

N.T.S.

WD-2 / 1

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



COMMERCIAL, IRRIGATION AND FIRE LINE CONNECTION DETAIL

N.T.S.

WD-2 / 2

REV. DEC. 2006

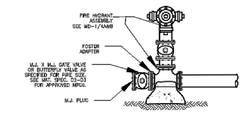
SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 3

REV. MAR. 2009

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



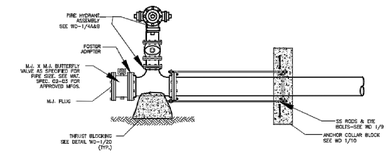
END-OF-LINE/PHASE LINE FIRE HYDRANT DETAIL 8" & 12" MAINS

N.T.S.

WD-2 / 4

REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



END-OF-LINE/PHASE LINE FIRE HYDRANT DETAIL MAINS LARGER THAN 12"

N.T.S.

WD-2 / 5

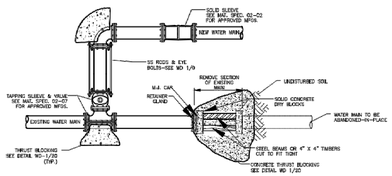
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 6

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



CUT AND CAP DETAIL #2 "HOT-BLOCK"

N.T.S.

WD-2 / 7

REV. DEC. 2006

RESERVED

WD-2 / 8

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 9

REV. NOV. 2006

RESERVED

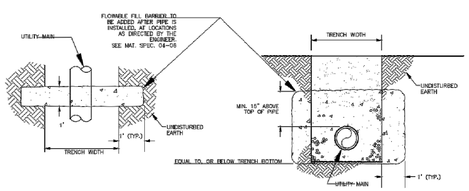
WD-2 / 10

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 11

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

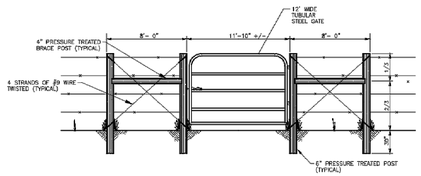


ANTI-SEEPAGE BARRIER COLUMN

N.T.S.

WD-2 / 12

REV. DEC. 2006



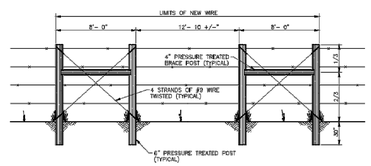
NOTES: 1. H-brace units shall be installed prior to cutting existing fence
2. Height of post to match existing posts.
3. New wire shall be the same type as existing fence.

FARM GATE INSTALLATION DETAIL

N.T.S.

WD-2 / 13

REV. AUG. 2007



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

BARBED WIRE FENCE CROSSING REPAIR DETAIL

N.T.S.

WD-2 / 14

REV. AUG. 2007

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 15

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 16

RESERVED

WD-2 / 17

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 18

METER SIZING AND MAIN CONNECTION DATA

METER SIZE	FLOW RANGE	CONNECTION TO MAIN		METER BOX APPROX. SIZE		SOURCE
		NEW MAIN	EXISTING MAIN	SIDEWALK	GREEN AREAS	
5/8" (SINGLE OR DOUBLE)	1-20 GPM	1" CORP. STOP	1" CORP. STOP		~22" DIA. BASE	SEE STANDARD SPEC. 02-10
1"	3-50 GPM	1" CORP. STOP	1" CORP. STOP		~18"x24"BASE	SEE STANDARD SPEC. 02-10
1 1/2"	4-120 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	32" x 42" (PRECAST BOX)	2~24"x37" METER BOXES	SEE STANDARD SPEC. 02-13
2"	4-160 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	32" x 42" (PRECAST BOX)	2~24"x37" METER BOXES	SEE STANDARD SPEC. 02-13
3"	5-350 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	8' L. x 5.5' W. x 4' D.		PRECAST BY PILE CONCRETE, LOWELL , AR
4"	15-1000 GPM	MAIN x 4" TEE AND VALVE	MAIN x 4" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWU FOR LID DETAIL
6"	30-2,000 GPM	MAIN x 6" TEE AND VALVE	MAIN x 6" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWU FOR LID DETAIL
8"	35-3,500 GPM	MAIN x 8" TEE AND VALVE	MAIN x 8" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWU FOR LID DETAIL

NOTE: CONECTIONS TO NEW MAINS ARE CONSTRUCTED BY THE CONTRACTOR. CONNECTIONS TO EXISTING MAINS ARE CONSTRUCTED BY RWU ON A COST PLUS BASIS

WD-2 / 19

WD-2 / 20

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 21

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

RESERVED

WD-2 / 22

RESERVED

WD-2 / 23

WATER DETAILS

UPDATED DRAWING 07/12/2011

RWU ROGERS WATER UTILITIES

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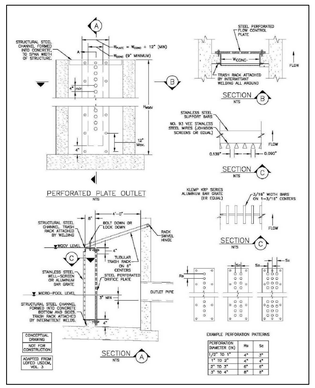
CHECKED BY: EB	PROJECT NUMBER: STANDARD WATER DETAILS	

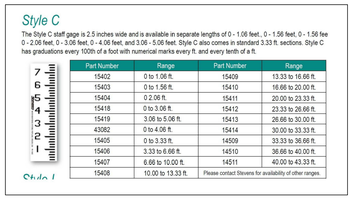
WD-2-2011.DWG

ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI WHEN TESTED. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT WHICH PRODUCES FIVE PERCENT PLUS OR MINUS TWO PERCENT AIR ENTRAINMENT IN THE CONCRETE.

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

REINFORCEMENT:
PROVIDE #4 BARS @ 12" O.C. EACH WAY
PROVIDE 3/4" CHAMFER
ON ALL EXPOSED EDGES





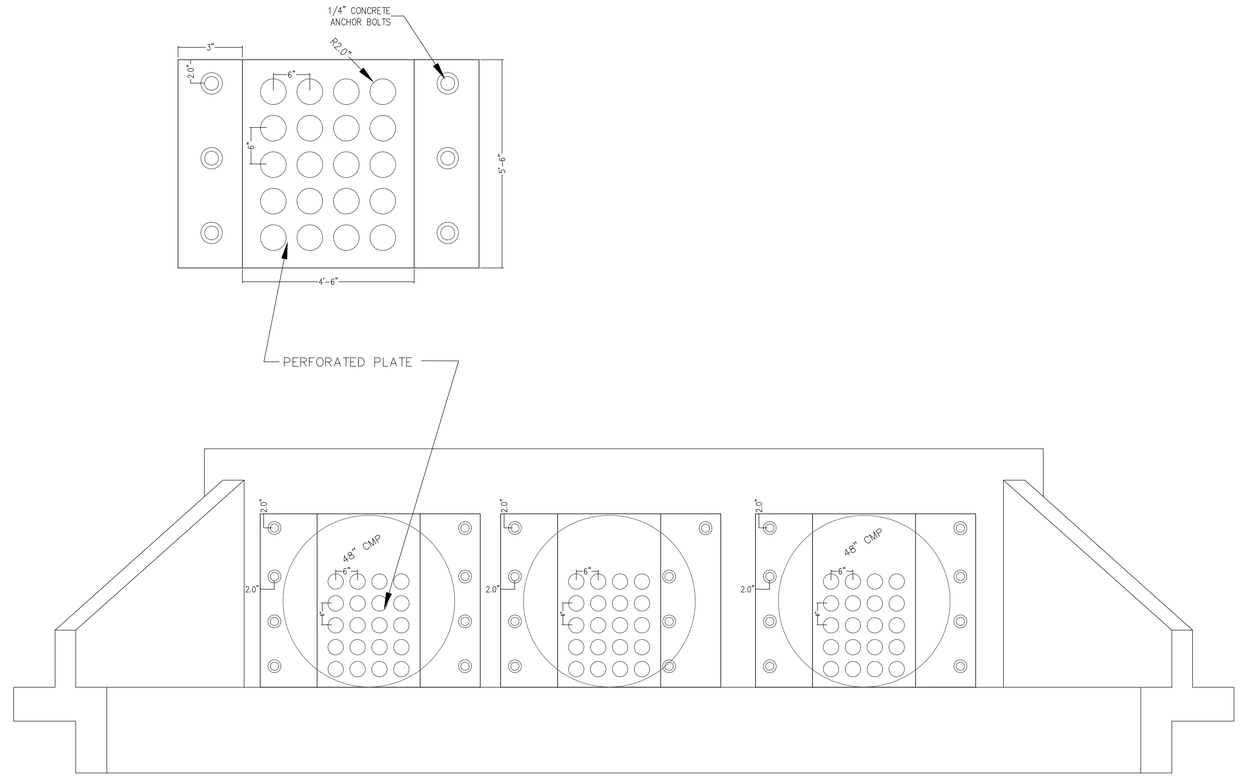
Style C

The Style C staff gage is 2.5 inches wide and is available in separate lengths of 0 - 1.06 feet., 0 - 1.56 feet, 0 - 1.56 fee 0 - 2.06 feet, 0 - 3.06 feet, 0 - 4.06 feet, and 3.06 - 5.06 feet. Style C also comes in standard 3.33 ft. sections. Style C has graduations every 100th of a foot with numerical marks every ft. and every tenth of a ft.

Part Number	Range	Part Number	Range
15402	0 to 1.06 ft.	15409	13.33 to 16.66 ft.
15403	0 to 1.56 ft.	15410	16.66 to 20.00 ft.
15404	0 2.06 ft.	15411	20.00 to 23.33 ft.
15418	0 to 3.06 ft.	15412	23.33 to 26.66 ft.
15419	3.06 to 5.06 ft.	15413	26.66 to 30.00 ft.
43082	0 to 4.06 ft.	15414	30.00 to 33.33 ft.
15405	0 to 3.33 ft.	14509	33.33 to 36.66 ft.
15406	3.33 to 6.66 ft.	14510	36.66 to 40.00 ft.
15407	6.66 to 10.00 ft.	14511	40.00 to 43.33 ft.
15408	10.00 to 13.33 ft.	Please contact Stevens for availability of other ranges.	

Style I

USGS TYPE C STAFF GAUGE

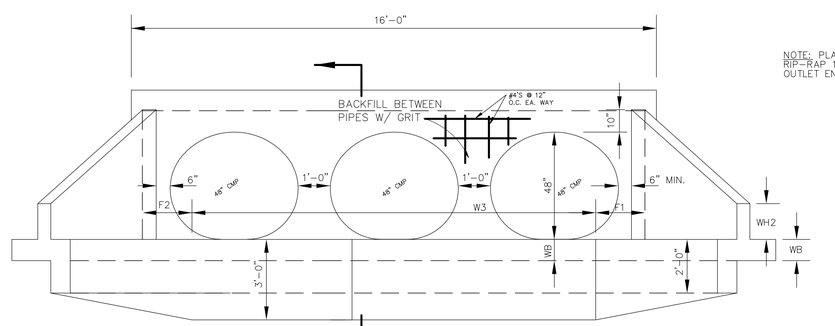


OUTLET STRUCTURE

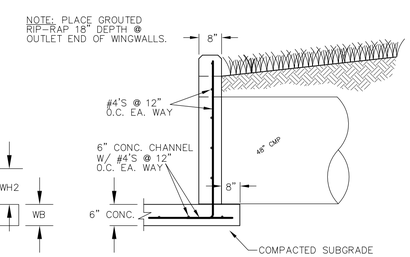
DETENTION OUTLET STRUCTURE
N.T.S.

WING DIMENSIONS (FOR 48" CMP)

CLEAR HEIGHT OF BOX	THICKNESS OF WING FOOTING	THICKNESS OF WING AT HEADWALL = C	WINGWALL HEIGHTS		WIDTHS OF WING FOOTINGS		PERPENDICULAR FOOTING DIMENSION	PERPENDICULAR DIST. FROM H'DW'L TO END OF WING	LENGTH OF WINGWALLS	INSIDE FOOTING DIMENSION
			AT HEADWALL	AT END OF WING	AT HEADWALL	AT END OF WING				
H	WB	Cw	WH1	WH2	WF1	WF2	F	E	W1	W2
4'	7"	6"	4'-10"	2'-0"	3'-0"	2'-3"	1'-9"	7'-0"	8'-1"	8'-1"



END ELEVATION



SECTION @ HEADWALL
USE SAME REINF. FOR WINGWALLS AS SHOWN ON HEADWALL.

WINGWALL / HEADWALL DETAIL FOR 48" CMP
NTS

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
03-15-16
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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REVISIONS	DATE
1ST SUBMITTAL	11/13/15
REVISIONS PER 11/24/15 TECHNICAL PLAT REVIEW	12/07/15
REVISIONS PER STAFF REVIEW	12/15/15
REVISIONS PER STAFF & FIRE MARSHAL REVIEW	12/23/15
FINAL APPROVED LSD PLANS	01/14/16
REVISED PER RWU COMMENTS	02/25/16
ADDED 2 PARKING SPACES AND SIDEWALK TO BACK LOT	03/02/16
ADDED 11 STREET TREES AND 2 STREET LIGHTS	03/15/16
ADDED GREASE TRAP SIZE & REFERENCED RP2A DETAIL	06/29/16

GRAND BROOK MEMORY CARE
LARGE SCALE DEVELOPEMENT PLANS

SITE DETAILS

ROGERS , ARKANSAS

Bates & Associates, Inc.
www.nwbatesinc.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

Time: 8:29 am
Scale: 1=1 (FS)
Date: 7/14/2016

Drawing Name: 15\200\15-290\engineering\12-15 Details.dwg
Xrefs Used: BATES-AR w signature, COA BBA, 24x36