

ONSITE BENCHMARK IS A SET MAG NAIL AT THE SOUTHWEST CORNER OF THE PARCEL IN THE CENTERLINE OF PUTMAN LANE, 1156.60'

**EXISTING LEGEND**

- PROPERTY LINE
- PROPOSED EASEMENT
- - - BUILDING SETBACK LINE
- CENTERLINE
- OVERHEAD ELECTRIC
- QUARTER-QUARTER LINE
- FOUND 5/8" REBAR
- SET MAG NAIL
- ⊕ FOUND 1" PIPE
- ⊕ TELEPHONE PEDestal
- ⊕ POWER POLE
- ⊕ ELECTRIC BOX
- ⊕ WATER METER
- ⊕ COMPUTED

**PROPOSED LEGEND**

- ▨ PROPOSED REGULAR DUTY ASPHALT
- ▨ PROPOSED HEAVY DUTY ASPHALT
- ▨ PROPOSED CONCRETE
- ⊕ PAINTED HANDICAP SYMBOL
- ▨ PAINTED TRAFFIC ISLAND
- ⊕ PARKING COUNT
- ⊕ PROPOSED SIGN
- ⊕ PROPOSED LIGHT
- ⊕ EXISTING GRWEL

**NOTES:**

1. BUILDING HAS BEEN SET TO BE PARALLEL TO THE FRONT PROPERTY LINE.
  2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VISIBLE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, FENCE BUILDING DIMENSIONS, AND EXISTING UTILITY ENTRANCE LOCATIONS.
  3. ALL RADII TO BE 2' UNLESS NOTED OTHERWISE.
  4. BUILDING CORNERS ARE DIMENSIONED PERPENDICULARLY TO ADJACENT PROPERTY LINES.
  5. CONTRACTOR SHALL COORDINATE WITH OWNER FOR PARKING LOT LIGHTING FIXTURES, LOCATIONS AND FINISHES. CURBS MUST BE PLACED PRIOR TO PAVING AND CURB WORK.
  6. CONTRACTOR SHALL COORDINATE WITH OWNER FOR SIGN TYPE AND LOCATION. CITY APPROVAL MUST BE GIVEN PRIOR TO PLACEMENT.
  7. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO UNDOUGED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
- CONSTRUCTION STAKING**
- THE OWNER SHALL PROVIDE CONSTRUCTION SURVEYING TO ESTABLISH REFERENCE POINT (HORIZONTAL & VERTICAL) FOR CONSTRUCTION WHICH IN THE PROJECT ENGINEERS JUDGMENT ARE NECESSARY TO ENABLE THE CONTRACTOR TO PROCEED WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHED REFERENCE POINTS AND SHALL MAKE NO CHANGES WITHOUT WRITTEN APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ACCURATE REPLACEMENT OF SUCH REFERENCE POINTS BY THE PROJECT ENGINEER.

**SITE DATA**

SITE AREA = 330 ACRES  
 BUILDING SQUARE FOOTAGE = 11,124 SF.  
 REQUIRED PARKING = 119 spaces  
 PARKING SPACES PROVIDED = 259 spaces include HC.  
 ADDRESS: ARKANSAS STATE HIGHWAY 112

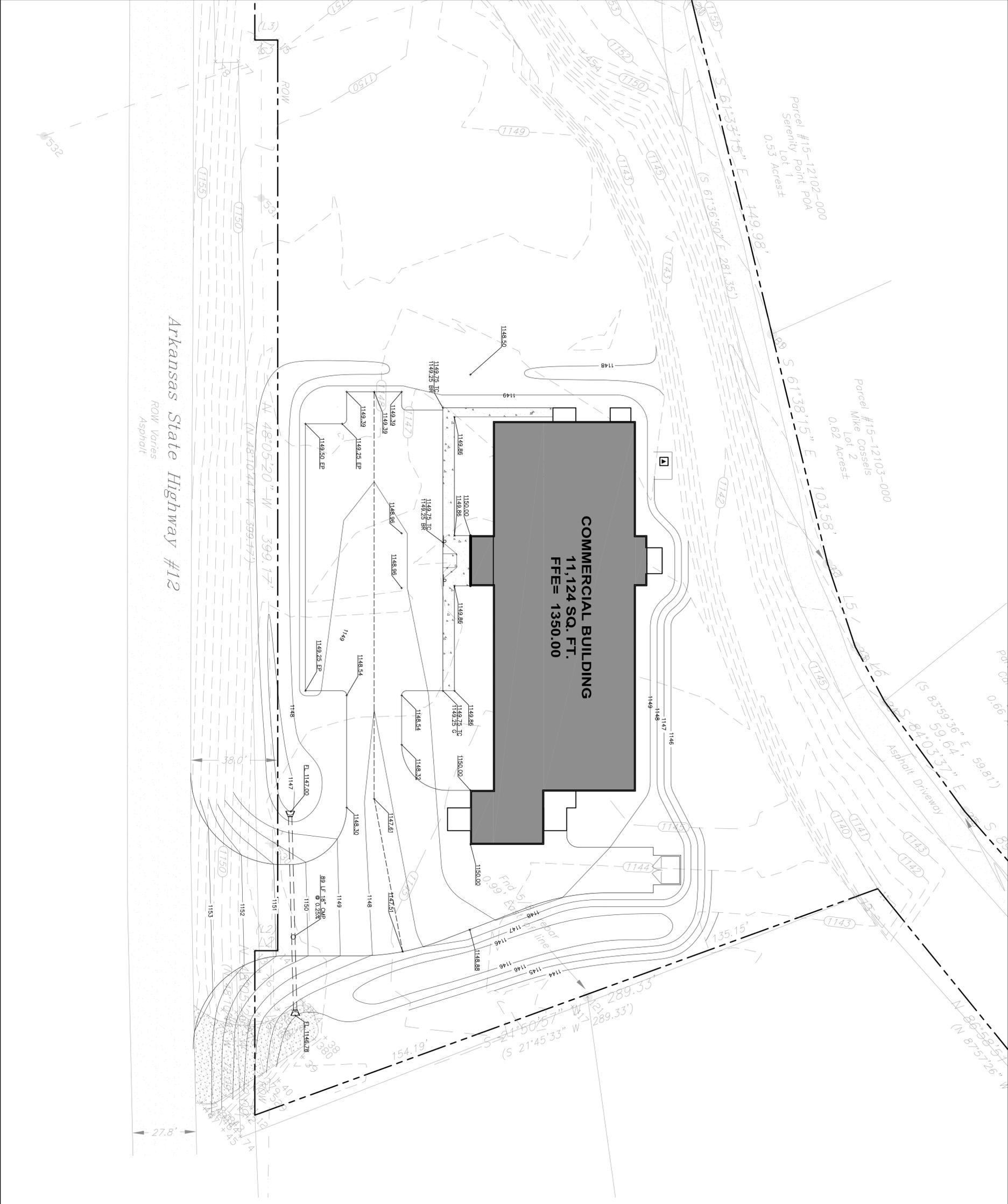
REVISION:	DESCRIPTION:	DATE:

**TOWMATE, LLC**  
**LARGE SCALE DEVELOPMENT**  
 15704 STATE HIGHWAY 12  
 ROGERS, ARKANSAS 72756

**DAVIS ENGINEERING**  
 479.366.4268  
 GDavisEngineering.com

**SITE PLAN**

PROJECT: 2013-10  
 DATE: 03/08/2013  
 C1.0



Parcel #15-12102-000  
Serenity Point POA  
Lot 1  
0.53 Acres±

Parcel #15-12103-000  
Mike Cassels  
Lot 2  
0.62 Acres±

Arkansas State Highway #12  
ROW: Varies  
Asphalt

**COMMERCIAL BUILDING**  
11,124 SQ. FT.  
FFE = 1350.00



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- ⊙ WATER METER
- + COMPUTED

**GRADING GENERAL NOTES**

- A. BEFORE THE CONSTRUCTION BEGINS INSTALLATION OF ANY STORM OR SEWER PIPES, THE CONTRACTOR SHALL VERIFY THE EXISTING AND PROPOSED GRADES AND LOCATIONS OF ALL EXISTING AND PROPOSED UTILITY LINES AND RECORDS BY THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
- B. ALL STORM SEWER PIPES OVER 18" SHALL BE CAST IN PLACE CONCRETE. ALL STORM SEWER PIPES UNDER 18" SHALL BE CAST IN PLACE CONCRETE. ALL STORM SEWER PIPES SHALL BE INSTALLED PER SETBACK. ALL STORM SEWER PIPES SHALL BE INSTALLED ON A 2% SLOPE UNLESS OTHERWISE NOTED.
- C. UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION SHALL BE FIELD INVESTIGATED AND THE BEST AVAILABLE UTILITY RECORDS, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND RECORDS. ALL UTILITIES SHALL BE FIELD INVESTIGATED AND RECORDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES.
- D. ALL UTILITY CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES.

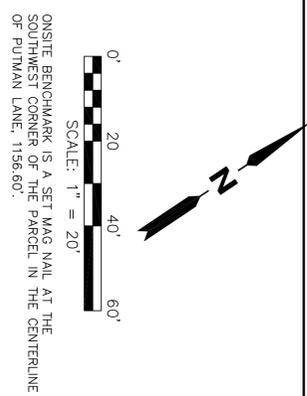
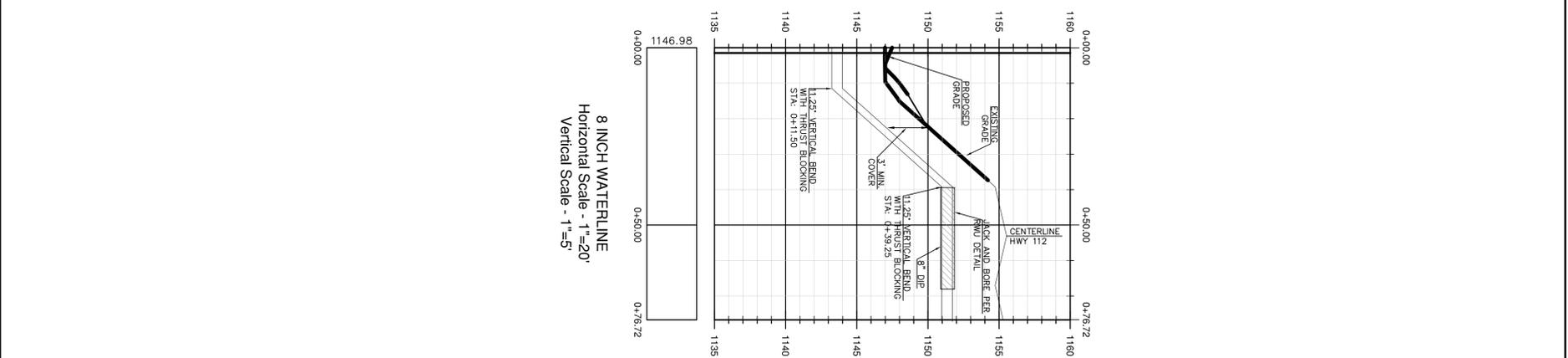
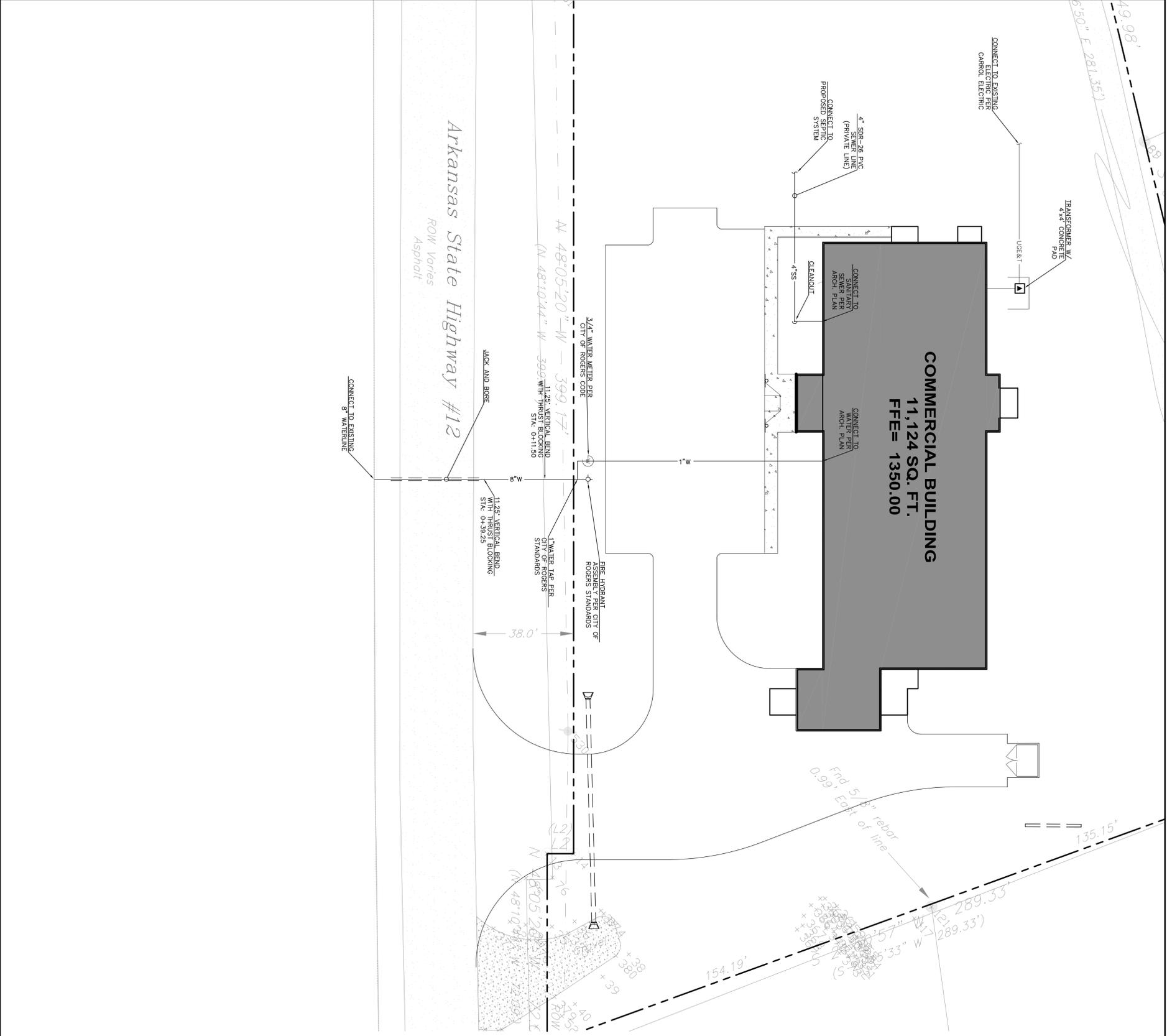
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Davis Engineering  
479.366.4268  
GDavisEngineering.com

**GRADING PLAN**

REVISION:	DESCRIPTION:	DATE:

PROJECT: 2013-10  
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C2.0



**EXISTING LEGEND**

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○	SET MAG NAIL
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⊗	POWER POLE
⊙	ELECTRIC BOX
⊚	WATER METER
+	COMPUTED

---	PROPOSED WATER LINE
---	PROPOSED SAN. SEWER LINE
---	PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE LINES
□	PROPOSED TRANSFORMER PAD
⊙	PROPOSED WATER METER
⊕	PROPOSED SAN. SEWER CLEAN OUT
⊖	PROPOSED LIGHT, 400 WATT METAL HALIDE, 25' POLE MIN.

**NOTES:**

1. COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
2. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS FROM ALL UTILITY COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
3. CONTRACTOR SHALL VERIFY AS-BUILT UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR REMOVE ANY EXISTING UTILITY SERVICES WITHOUT WRITING TO THE UTILITY UNLESS DULY AUTHORIZED TO DO SO BY THE UTILITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING 4" CONDUIT REQUIREMENTS. CONDUIT SHOULD BE STUBBED UP 14" ABOVE FINAL GRADE WITH PULL STRINGS.
6. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY'S SPECIFICATIONS AND REQUIREMENTS.
7. ALL PRIVATE AND PUBLIC UTILITY LINES UNDER PRIVATE OR PUBLIC EASEMENTS SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL RECORD FULL DEPTH SHOWN SINGLE GRADE FULL IN UTILITY TRENCHES. RECORD FULL DEPTH SHOWN SINGLE GRADE FULL EXTERIOR OF EACH UNIT WHERE EACH UNIT IS METERED.
8. COX REQUEST THAT THE BUILDER/DEVELOPER CONTACT DOUG ESKINSON AT (501) 681-2222 FOR THE ELECTRIC PROVIDER TO CONFIRM CONDUIT LOCATIONS.
9. ALL MATERIALS AND METHODS SHALL CONFORM TO ROGERS UTILITY STANDARDS.
10. ROGERS WATER UTILITY MAKES ALL CONNECTIONS TO EXISTING LINES ON A COST PLUS BASIS.
11. TAPS ON EXISTING WATER MAINS AND CONSTRUCTION OF THE METERS AND RELATED INSTALLING EXPENSES WILL BE BY ROGERS WATER UTILITIES AT THE DEVELOPER'S EXPENSE.
12. ALL REBAR IS REQUIRED FOR EACH DOMESTIC AND SERVICE CONFORMING TO ROGERS WATER UTILITY STANDARD WATER DETAIL WD-1 / 8 AND ILLUSTRATED ON SHEET 8.

<p>PROJECT: 2013-10 DATE: 03/08/2013</p>	<p>Davis Engineering 479.366.4268 GDavisEngineering.com</p>	<p><b>TOWMATE, LLC</b> <b>LARGE SCALE DEVELOPMENT</b> 15704 STATE HIGHWAY 12 ROGERS, ARKANSAS 72756</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>REVISION:</th><th>DESCRIPTION:</th><th>DATE:</th></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	REVISION:	DESCRIPTION:	DATE:																														
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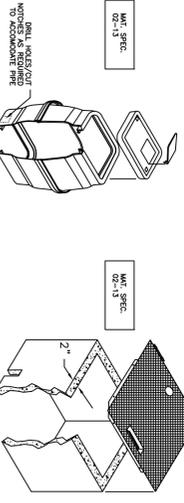




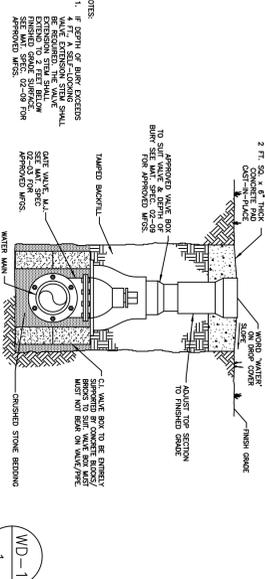




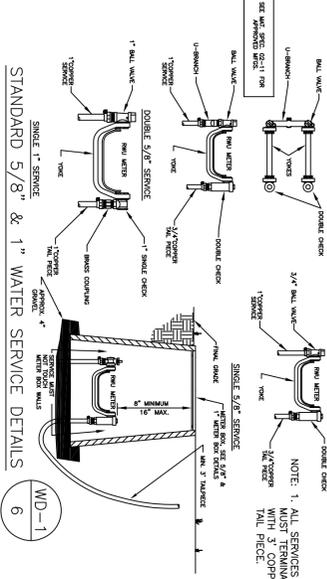
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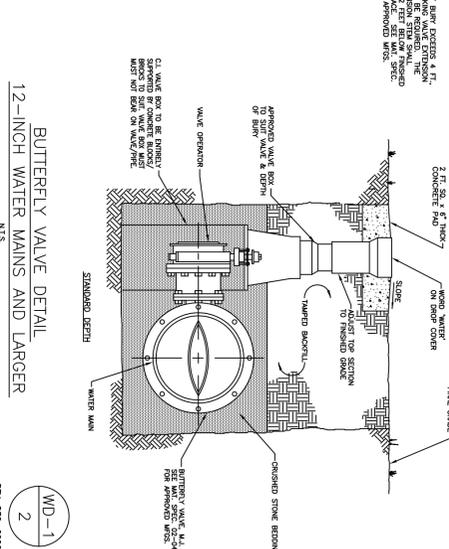
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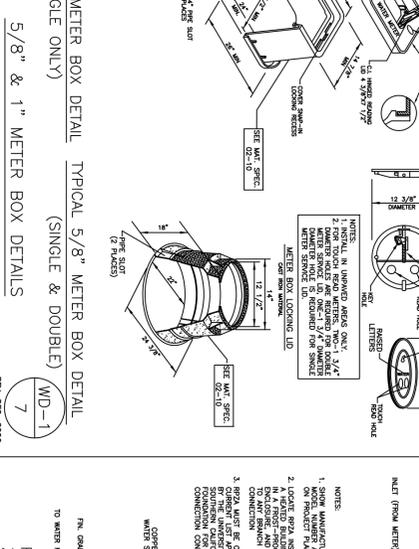
GENERAL CONSTRUCTION NOTES: A. The contractor will be held solely responsible for damage to existing utilities... B. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for the safety and integrity of all persons and property during performance of the work... C. All water and sewer improvements shall be constructed in accordance with the latest revision to the Rogers Water Utility Standards Specifications.

CONSTRUCTION SHALL NOT START ON ANY UTILITY UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED... PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCEUTE, VERIFY, AND CALCULATE ALL CRASSINGS AND CROSSINGS... CONSTRUCTION SHALL NOT START ON ANY UTILITY UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED...

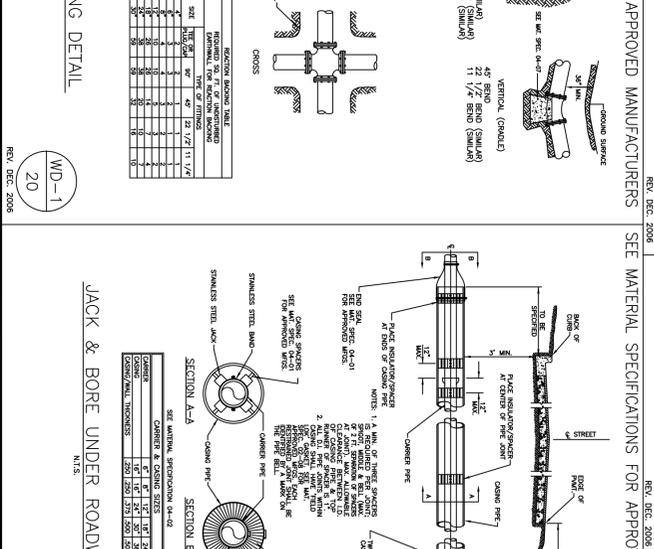
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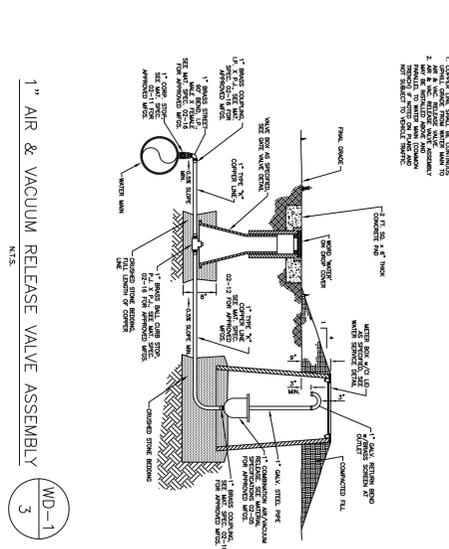
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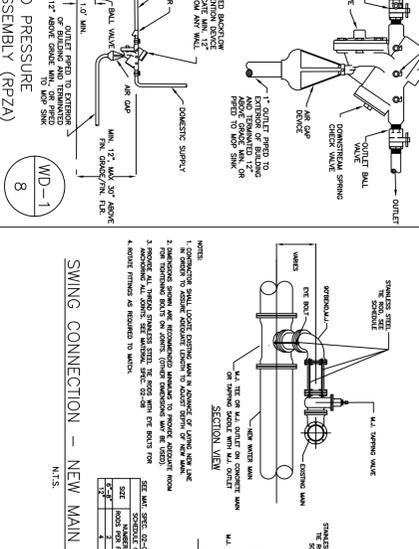
PERMANENT CONCRETE DRIVEWAY CROSSING REPAIR: 1. PERMANENT CONCRETE DRIVEWAY CROSSING REPAIR SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE ROGERS WATER UTILITY STANDARDS SPECIFICATIONS... 2. THE DRIVEWAY SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" OF 12" REINFORCING BARS... 3. THE DRIVEWAY SHALL BE FINISHED WITH A 1" THICK TOP COURSE OF 2" SAND AND A 1" THICK TOP COURSE OF 1/2" SAND.



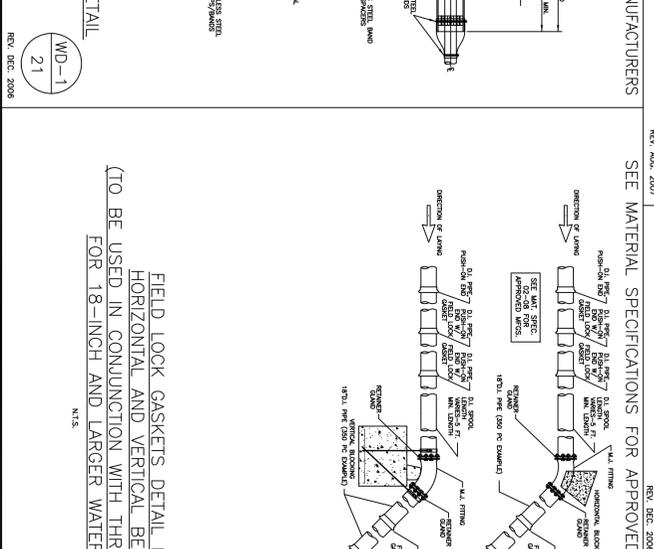
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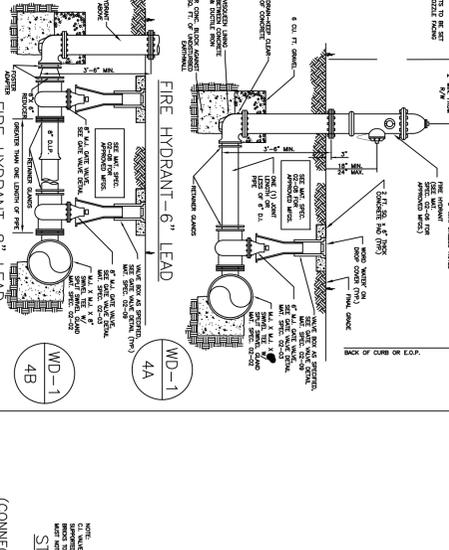
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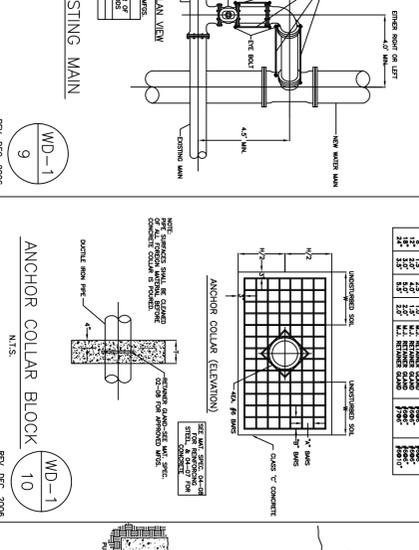
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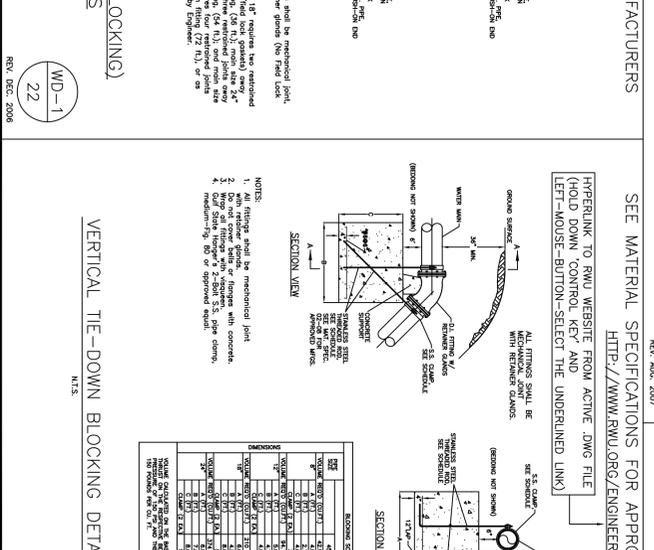
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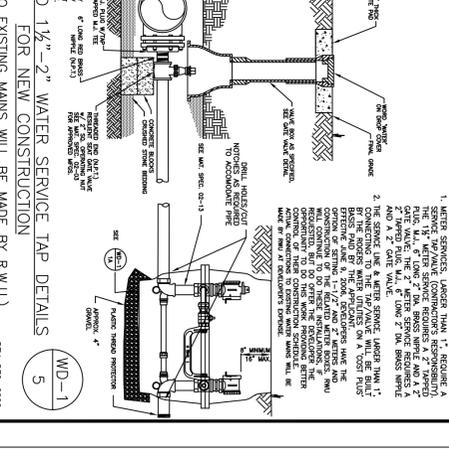
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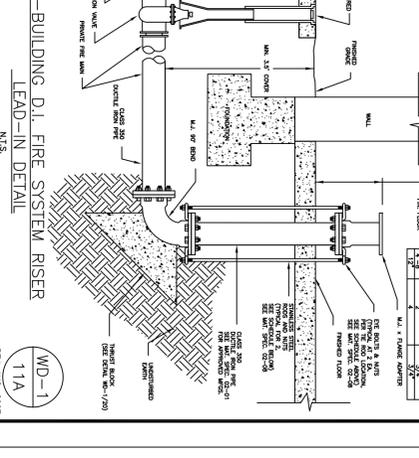
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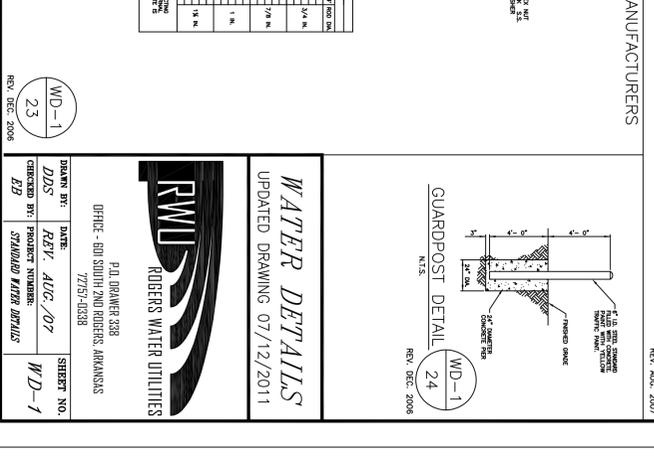
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RESERVED



Water Details logo and contact information: RWD ROBERTS WATER UTILITIES, 901 BURNING TREE DRIVE, BOJILING, MISSOURI 64020, PHONE: 816-234-7000, FAX: 816-234-7001, WWW.RWD.ORG

Table with columns: DATE, DRAWN BY, CHECKED BY, PROJECT NUMBER, SHEET NO. Includes dates like 07/12/2011 and sheet numbers like WD-1.