

SITE DEVELOPMENT PLANS FOR TOWMATE, LLC LOCATED AT 15704 EAST STATE HIGHWAY 12 ROGERS, ARKANSAS 72756

GENERAL NOTES

1. CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS ALONG WITH A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
2. CONTRACTOR SHALL MEET OR EXCEED ALL SITE WORK SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS FOR ALL MATERIALS AND CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS IS ENCOUNTERED.
5. NO REVISION SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
7. ANY REFERENCE TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
8. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

FLOOD NOTE

ACCORDING TO THIS SURVEY, NO PART OF THE ABOVE DESCRIBED LAND APPEARS TO LIE IN A KNOWN FLOOD AREA, ACCORDING TO FIRM COMMUNITY PANEL NUMBER 050700285 J, EFFECTIVE DATE: SEPTEMBER 28, 2007. THE PROPERTY SURVEYED IS LOCATED IN ZONE X. THIS SURVEY AND PLAT WAS COMPLETED ON FEBRUARY 7, 2013.

WETLAND NOTE

THERE ARE NO WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE.

CONTACTS

TOWMATE, LLC 15827 SERENITY POINT LN ROGERS, AR 72757 BRYAN ANDERSON, OWNER 479.923.2191	ROGERS WATER UTILITIES 601 South 2nd Street ROGERS, AR 72757 CONTACT: STEPHEN PONDER 479.621.1142
BENTON COUNTY PLANNING AND ENVIRONMENTAL 905 NW 8TH STREET BENTONVILLE, AR 72712 CONTACT: RINKEY SINGH, AICP 479.271.1003	HEALTH DEPT. CONTACT: CAROLINE EASTMAN 479.986.1300 EXT. 1361
ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPT. 4550 HWY 65 SOUTH HARRISON, AR 72892 CONTACT: BOBBY KEETON 870.742.2100	911 ADMINISTRATION CONTACT: SHANE DILDAY 479.271.1085
CARROLL ELECTRIC 707 SE WALTON BLVD BENTONVILLE, AR 72712 CONTACT: SUMMER WALLS 800.432.9720 EXT. 2892	H. COLLINS HAYNES, ARCHITECT 5900 STONEY BROOKE ROAD SUITE 3205 ROGERS, AR 72758 479.640.8411
	RAMSEY SURVEYING, INC 1729 W. POPLAR ST. ROGERS, AR 72758 479.631.6663

SHEET LIST

C0.0	COVER SHEET
C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN
C2.0	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C3.0	UTILITY PLAN
C4.0	LANDSCAPE PLAN
C5.0	BIORETENTION PLAN
C6.0	DETAIL SHEET 1
C6.1	DETAIL SHEET 2
C6.2	DETAIL SHEET 3 (R/W/ WATER DETAILS)
SHEET 1 of 1	TOPOGRAPHIC SURVEY



BENCHMARKS

HORIZONTAL COORDINATES SHOWN ON THIS SURVEY WERE ESTABLISHED BY GPS RTK METHOD AND ARE BASED ON NAD 83 DATUM, CITY OF BENTONVILLE REFERENCE STATION. ELEVATIONS SHOWN ON THIS SURVEY WERE ESTABLISHED BY GPS RTK METHOD AND ARE BASED ON NAVD 88 DATUM, CITY OF BENTONVILLE REFERENCE STATION. THIS SURVEY USED A COMBINED SCALE FACTOR OF 0.99996466 WITH A CONVERGENCE ANGLE OF -1.16681173°.

CONTOURS SHOWN ON THIS SURVEY SHOULD NOT BE RELIED UPON FOR 100% ACCURACY OF GRADE REPRESENTATION. ONLY SPOT ELEVATIONS SHOWN ON THIS SURVEY AND POINT LOCATIONS IN THE DRAWING FILE CAN BE RELIED UPON FOR ACCURATE ELEVATION DATA. ±0.2.
ON-SITE BENCHMARK IS A SET MAG NAIL AT THE SOUTHWEST CORNER OF THE PARCEL IN THE CENTERLINE OF PUTNAM LANE, 1156.60°.

LEGAL DESCRIPTION

Located in a part of the SW ¼ of the NE ¼ of Section 11, Township 19 North, Range 23 West in Benton County, Arkansas, more precisely described as follows: Starting at the Northeast Corner of the SW ¼ of the NE ¼ of Section 11:

thence South 02 degrees 47 minutes 24 seconds West, 359.90 feet;

thence South 71 degrees 08 minutes 24 seconds West, 140.07 feet to the true POINT OF BEGINNING;

thence South 11 degrees 58 minutes 37 seconds West, 88.33 feet;

thence South 11 degrees 26 minutes 34 seconds West, 352.54 feet to a set 5/8" rebar;

thence along the Northernly right-of-way of Arkansas Highway #12,

North 74 degrees 47 minutes 25 seconds West, 29.40 feet to a set 5/8" rebar;

thence North 11 degrees 30 minutes 20 seconds East, 276.14 feet to a found "1" pipe;

thence North 79 degrees 58 minutes 00 seconds West, 150.61 feet to a found 5/8" Buescher rebar;

thence North 10 degrees 23 minutes 01 seconds East, 124.58 feet to a found 5/8" rebar;

thence North 88 degrees 58 minutes 51 seconds East, 199.81 feet to a set 5/8" rebar;

thence South 21 degrees 50 minutes 57 seconds West, 259.33 feet to a set 5/8" rebar;

thence along the Northernly right-of-way of Arkansas Highway #12 the following courses:

North 48 degrees 05 minutes 20 seconds West, 72.09 feet to a set 5/8" rebar;

thence North 41 degrees 54 minutes 40 seconds East, 10.00 feet to a set 5/8" rebar;

thence North 48 degrees 05 minutes 20 seconds West, 399.17 feet to a set 5/8" rebar;

thence North 41 degrees 05 minutes 20 seconds West, 10.00 feet to a set 5/8" rebar;

thence North 48 degrees 05 minutes 20 seconds West, 159.41 feet to a set MAG nail;

thence bearing said Northernly right-of-way and along the centerline of Putnam Lane the following courses:

North 73 degrees 59 minutes 45 seconds East, 169.72 feet to a set MAG nail;

thence along a curve to the left having a radius of 135.01 feet, an arc length of 47.91 feet, and a chord of North 65 degrees 49 minutes 46 seconds East, 47.66 feet to a set MAG nail;

thence bearing said centerline,

South 61 degrees 21 minutes 57 seconds East, 28.78 feet to a found 5/8" rebar;

thence South 61 degrees 33 minutes 15 seconds East, 149.98 feet to a found 5/8" rebar;

thence South 61 degrees 38 minutes 15 seconds East, 103.58 feet to a found 5/8" rebar;

thence South 66 degrees 24 minutes 36 seconds East, 38.21 feet to a found 5/8" rebar;

thence South 76 degrees 09 minutes 04 seconds East, 27.14 feet to a found 5/8" rebar;

thence South 84 degrees 03 minutes 37 seconds East, 59.64 feet to a found 5/8" rebar;

thence South 89 degrees 09 minutes 26 seconds East, 65.81 feet to a found 5/8" rebar;

thence South 88 degrees 09 minutes 26 seconds East, 81.67 feet to a found 5/8" rebar;

thence South 84 degrees 29 minutes 24 seconds East, 51.28 feet to a found 5/8" rebar;

thence South 85 degrees 39 minutes 13 seconds East, 24.03 feet to a found 5/8" rebar;

thence South 80 degrees 30 minutes 37 seconds East, 123.75 feet to a found 5/8" rebar;

thence South 82 degrees 51 minutes 05 seconds East, 47.00 feet to a found 5/8" rebar;

thence South 11 degrees 30 minutes 27 seconds West, 11.44 feet to the true POINT OF BEGINNING containing 3.913 acres more or less and being subject to the rights-of-way of Putnam Lane and Arkansas State Highway #12 and any easements of record.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY SURVEY PERFORMED BY RAMSEY SURVEYING, INC., DATED 02/07/13

REVISION:	DESCRIPTION:	DATE:
REV. 01	PER COUNTY COMMENTS	03/26/13
REV. 02	PER CLIENT COMMENTS	03/26/13

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

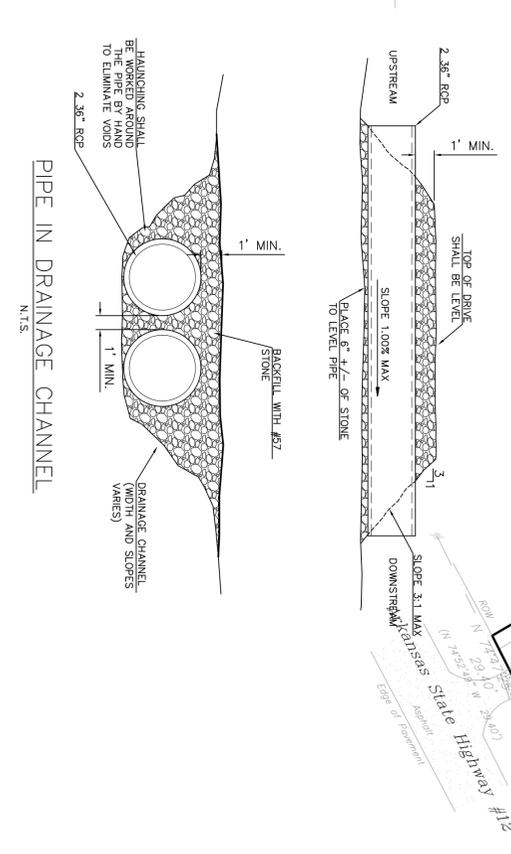
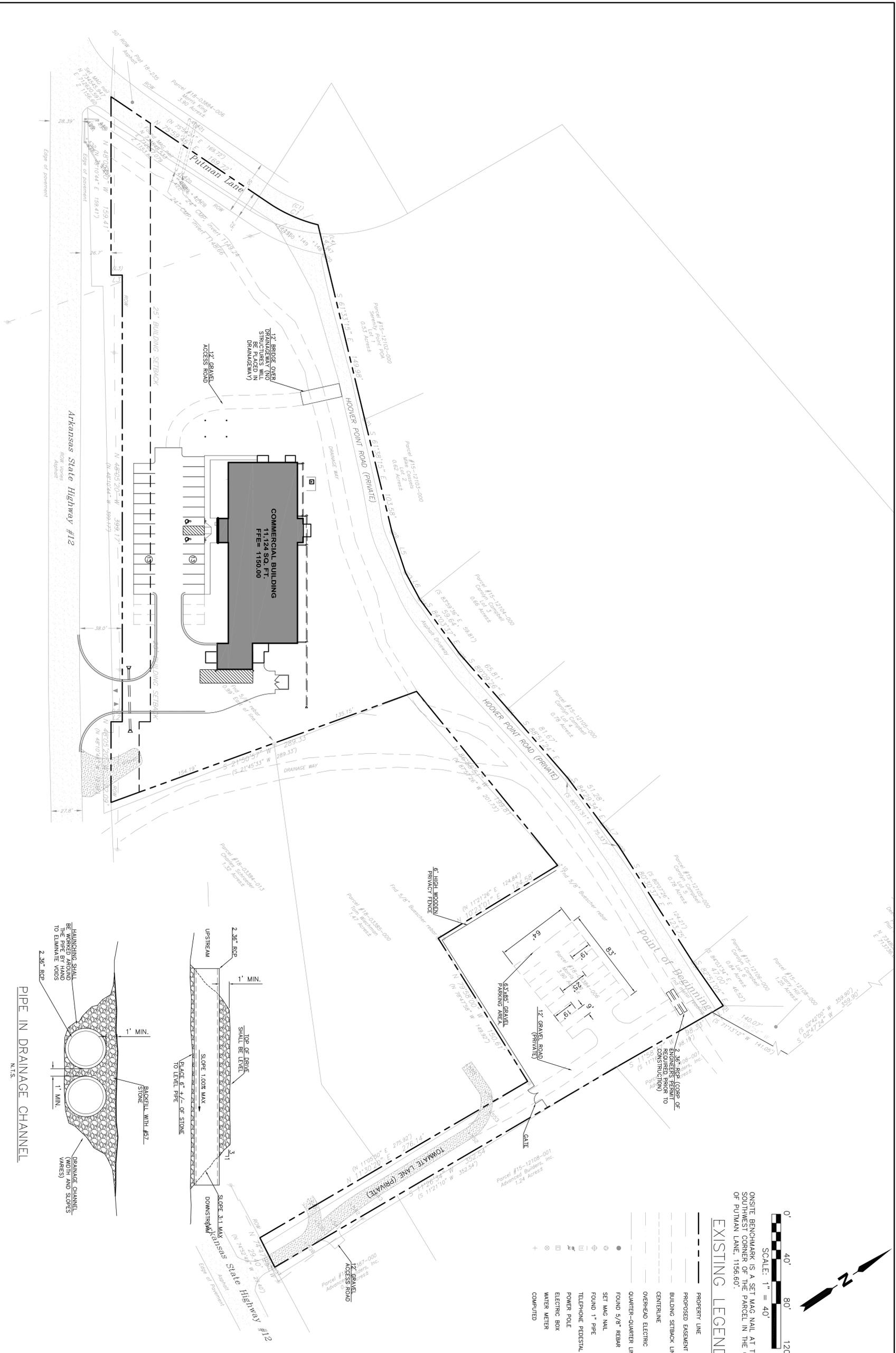
Davis Engineering
479.366.4268
GDavisEngineering.com

COVER SHEET

PROJECT: 2013-10
DATE: 03/25/2013

C0.0





0' 40' 80' 120'
SCALE: 1" = 40'

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

EXISTING LEGEND

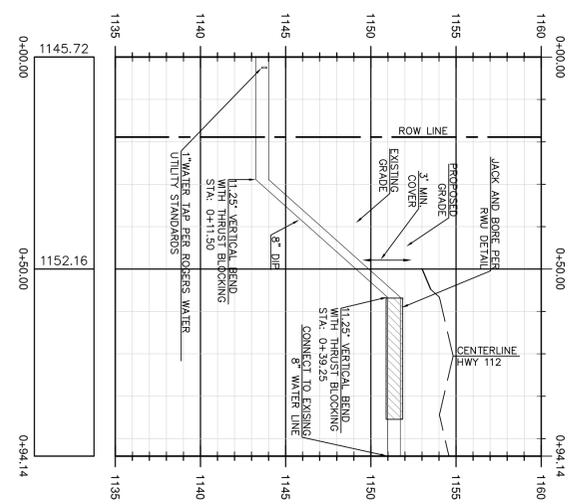
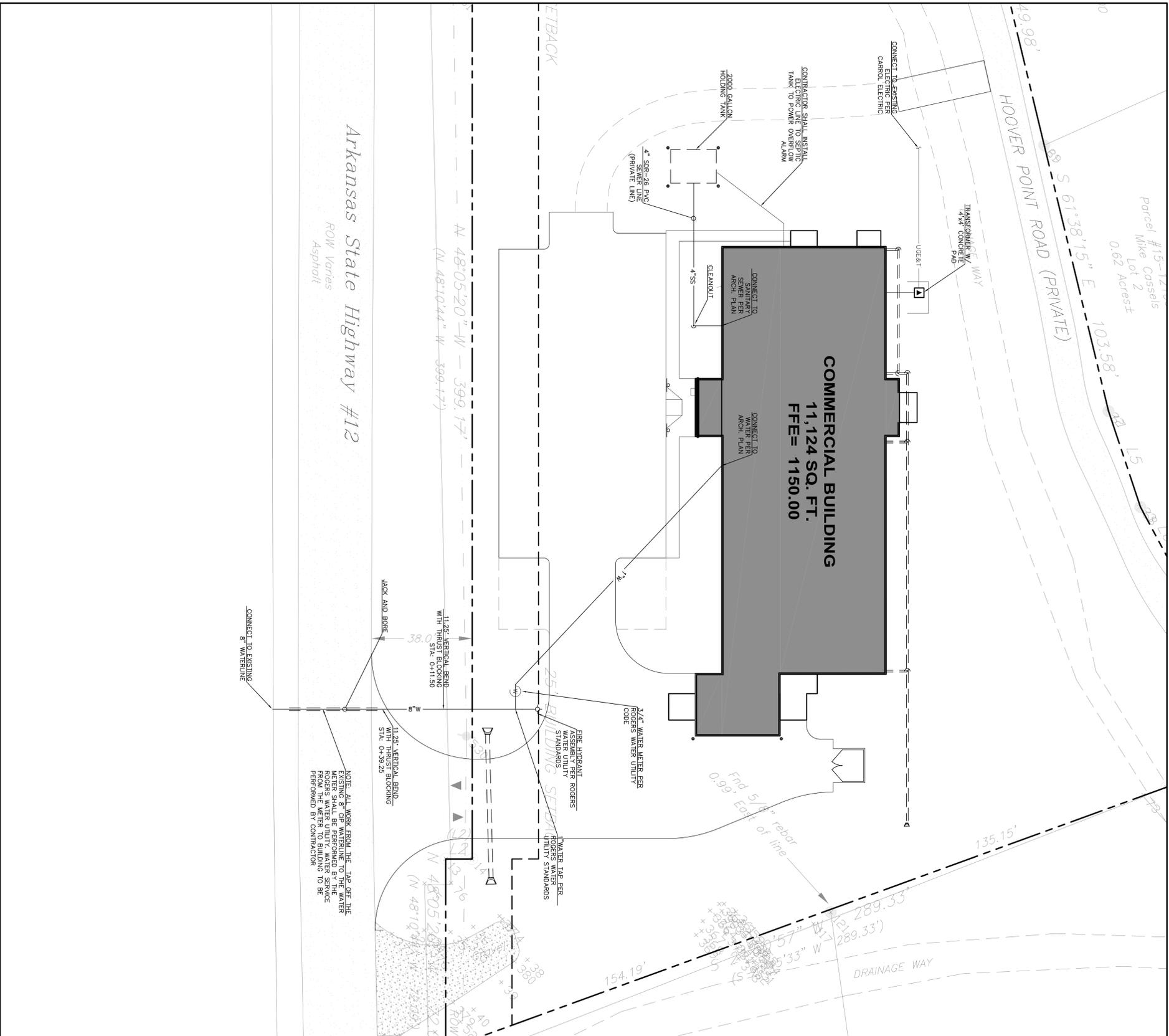
- PROPERTY LINE
- - - PROPOSED EASEMENT
- - - BUILDING SETBACK LINE
- - - CENTERLINE
- - - OVERHEAD ELECTRIC
- - - QUARTER-QUARTER LINE
- FOUND 5/8" REBAR
- SET MAG NAIL
- ⊕ FOUND 1" PIPE
- ⊕ TELEPHONE PEDestal
- ⊕ POWER POLE
- ⊕ ELECTRIC BOX
- ⊕ WATER METER
- ⊕ COMPUTED

REVISION:	DESCRIPTION:	DATE:
REV. 01	PER COUNTY COMMENTS	03/26/13
REV. 02	PER CLIENT COMMENTS	03/26/13

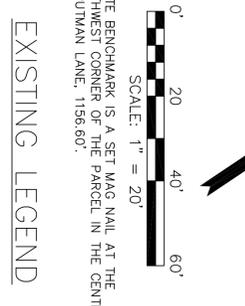
TOWMATE, LLC
LARGE SCALE DEVELOPMENT
 15704 EAST STATE HIGHWAY 12
 ROGERS, ARKANSAS 72756

Davis Engineering
 479.366.4268
 GDavisEngineering.com

OVERALL SITE PLAN



8 INCH WATERLINE
 Horizontal Scale - 1"=20'
 Vertical Scale - 1"=5'



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
- X—W— PROPOSED WATER LINE
- X—S— PROPOSED SANI. SEWER LINE
- X—SS— PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE LINES
- ⊕ PROPOSED TRANSFORMER PAD
- ⊕ PROPOSED WATER METER
- ⊕ PROPOSED SANI. SEWER CLEAN OUT
- ⊕ PROPOSED LIGHT, 400 WATT METAL HALIDE, 25' POLE MAX.

NOTES:

1. COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
2. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED 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 ATTACH ANY PIPE OR HOSE TO OR THE ANY WATER MAIN BELONGING TO THE UTILITY UNLESS DULY AUTHORIZED TO DO SO BY THE UTILITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING 4" CONDUIT FROM THE PROPERTY LINE TO THE UTILITY SERVICE POINT AND ALL UTILITY REQUIREMENTS. CONDUIT SHOULD BE STUBBED UP 1" 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 PAID AREAS ARE TO RECEIVE FULL DEPTH CRUSHED STONE BACK FILL IN UTILITY TRENCHES.
8. ALL INTERNAL COAX OUTLETS SHOULD BE HOWE RAIN PULLS TO THE EXTERIOR OF EACH UNIT WHERE EACH UNIT IS METRED.
9. ALL MATERIALS AND METHODS SHALL CONFORM TO ROGERS UTILITY STANDARDS.
10. ROGERS WATER UTILITY SHALL MAKE ALL CONNECTIONS TO EXISTING LINES.
11. TAPS ON EXISTING WATER MAINS AND CONSTRUCTION OF THE WATER MAINS SHALL BE PERFORMED BY ROGERS WATER UTILITY AT THE DEVELOPER'S EXPENSE.
12. TAPS ON EXISTING WATER MAINS AND CONSTRUCTION OF THE WATER MAINS SHALL BE PERFORMED BY ROGERS WATER UTILITY AT THE DEVELOPER'S EXPENSE.
13. AN RPZA IS REQUIRED FOR EACH DOMESTIC AND SERVICE CONFORMING TO "ROGERS WATER UTILITY STANDARD WATER DETAIL WD-1 / 8 AND ILLUSTRATED ON SHEET 8.

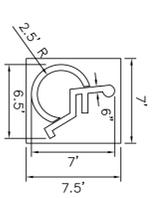
REVISION:	DESCRIPTION:	DATE:
REV. 01	PER COUNTY COMMENTS	03/26/13
REV. 02	PER CLIENT COMMENTS	03/26/13

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

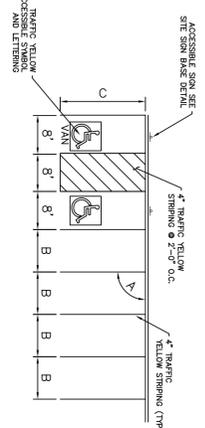
Davis Engineering
 479.366.4268
 GDavisEngineering.com

UTILITY PLAN

PROJECT: 2013-10
 DATE: 03/26/2013
 C3.0



ACCESSIBLE PARKING SYMBOL
UNLESS ACCOMPANIED BY VAN LETTERING

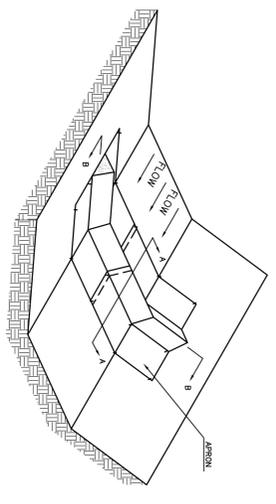


DIMENSION CHART

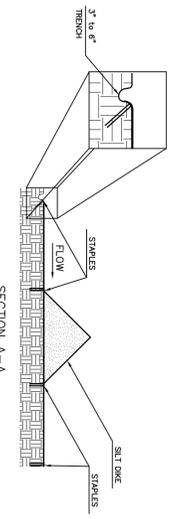
A	90'
B	
C	19'

PARKING LOT STRIPING
N.T.S.

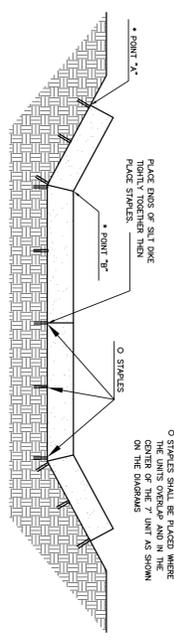
- NOTES:
- SEE SITE PLAN FOR COMPLETE STRIPING
 - THIS IS FOR REFERENCE AND DIMENSION CONTROL ONLY.
 - ALL DIMENSIONS ARE TO CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
 - ALL COLORS AS SHOWN OR BY LOCAL CODES.



SILT DIKE UNIT
N.T.S.

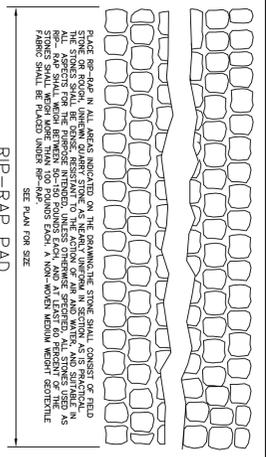


NOTES:
O STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP AND IN THE CENTER OF EACH UNIT AS SHOWN ON THE DRAWING.

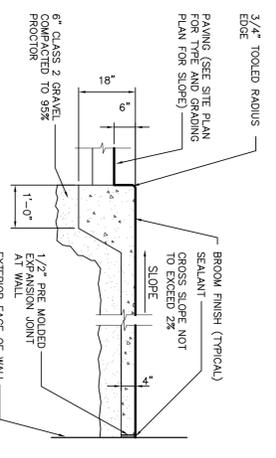


SILT DIKE CHECK DAM
N.T.S.

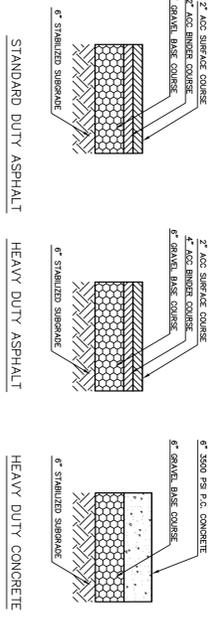
- NOTE:
1. STAPLES BE LOCATED FROM POINT 'X' TO POINT 'Y' TO PREVENT WATER FLOW OVER THE DIKE AND NOT AROUND THE DIKE.



RIP-RAP PAD FOR SLOPE PROTECTION
N.T.S.

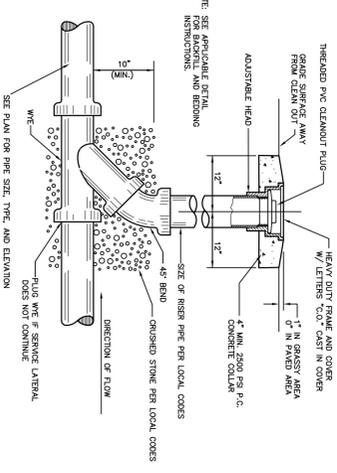


CONCRETE SIDEWALK AT BUILDING
N.T.S.

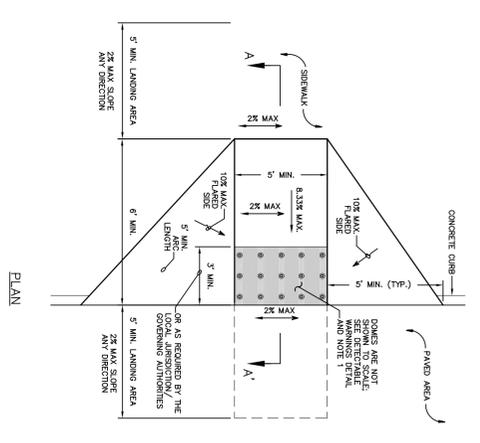


PAVING DETAILS
N.T.S.

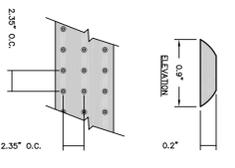
- NOTES:
- GRAVEL BASE COURSE SHALL BE COMPACTED TO 95% PROCTOR.
 - PAVEMENTS AND SUBGRADES INCLUDING STANDARD & SPECIFICATIONS OF THE TRANSPORTATION.



SANITARY SEWER CLEAN-OUT
N.T.S.

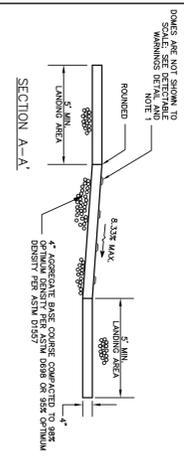


PLAN



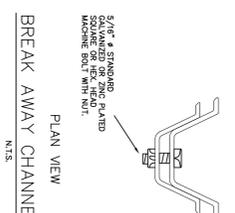
DETECTABLE WARNING DETAIL

- NOTE: PREPARED PAVES 5 PER ADA 429.2 & 429.2.2 SHALL BE USED.

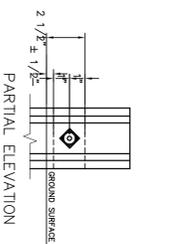


ADA RAMP IN SIDEWALK
N.T.S.

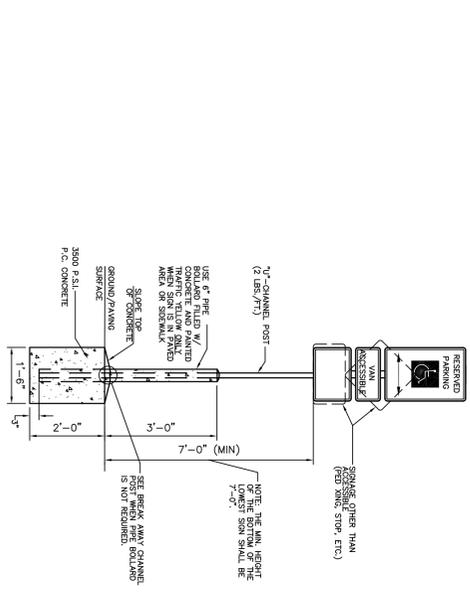
- NOTES:
- THE SURFACE OF RAMP SHALL HAVE DETECTABLE WARNING SURFACE CONSIST OF RAMPED THERMOPLASTIC CONES. SEE DETAIL FOR CONSTRUCTION.
 - RAMP SIDE SLOPE VARIATION FROM A MAXIMUM OF 1/8\"/>
 - CONSTRUCT PER ADA STANDARDS.
 - REFER TO PLANS FOR ADA SLOPES.
 - THE CROSS-SLOPE OF THE RAMP SURFACE SHALL BE IN ACCORDANCE WITH ADA.



BREAK AWAY CHANNEL POST
N.T.S.

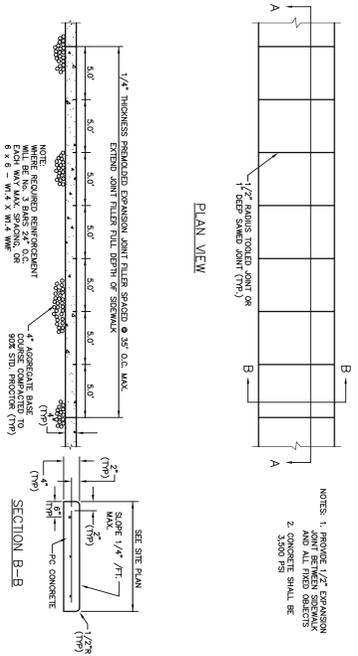


PARTIAL ELEVATION



SITE SIGN BASE DETAILS
N.T.S.

- ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S AND AS SPECIFIED. SIGNS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



CONCRETE SIDEWALK
N.T.S.

- NOTES: 1. PROVIDE 1\"/>

REVISION:	DESCRIPTION:	DATE:
REV. 01	PER COUNTY COMMENTS	03/26/13
REV. 02	PER CLIENT COMMENTS	03/26/13

Davis Engineering
479.366.4268
GDavisEngineering.com

DETAIL SHEET 1

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

PROJECT: 2013-10
DATE: 03/19/2013
C6.0

