

CENTER POINT CONTRACTORS OFFICE BUILDING

PEA RIDGE, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS

INDEX OF DRAWINGS

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02 SITE, UTILITY, + LANDSCAPE PLAN

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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 COUNTY, CITY, TOWNSHIP, AND FEDERAL GOVERNMENTS, AND THE PROJECT ENGINEER HAS CONDUCTED VISUAL SURVEYS TO BE REASONABLY SURE OF THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO BEING RELOCATED 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 CONDITIONS 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 STORMWATER POLLUTION PREVENTION PLAN.
7. CONTRACTOR TO INSTALL AND ABANDON ENRANCES ANYWHERE PROPOSED STREETS EXISTING PUBLIC STREETS. ENRANCE TO BE CONSTRUCTED A MIN. OF 5'0" IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL GEOTEXTILE CONTROL EROSION PRIOR TO BEGINNING ANY CONSTRUCTION. EROSION SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND GRADED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF PEA RIDGE'S WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS.
14. ALL WATERBARS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF PEA RIDGE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL CONTROL.
15. ALL SEWERLINES AND HANDICAP RAMPERS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

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.

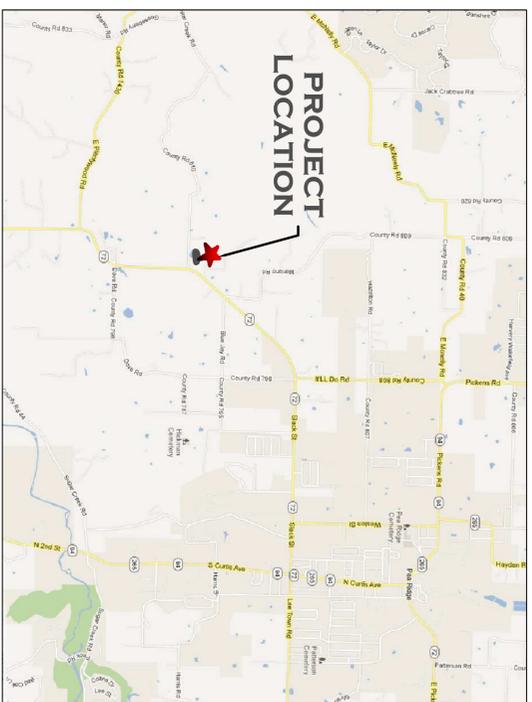
SAFETY NOTICE TO CONTRACTOR

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 CONJUNCTIVELY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION INSPECTIONS AND TO REPORT DEFICIENCIES TO THE OWNER IS LIMITED TO THE LOCATION OF THE PROJECT AND TO 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 REQUESTED 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 VISUAL SURVEY OF THE LOCATION ON THE FIELD. BE AWARE TO THE LOCATION OF THE UTILITY LINES SHOWN ON THESE DRAWINGS TO THE EXTENT OF THE ACTUAL LOCATION OF THESE WORK.



VICINITY MAP
N.T.S.
NORTH

CONTACT INFORMATION

- BENTON COUNTY PLANNING COORDINATOR**
RINKEY SINGH (479) 271-1003
- PEA RIDGE PLANNING COMMISSION**
STEPHANIE KOTJOU (479) 426-9226
- BUILDING DEPT.**
TONY TOWNSEND (479) 451-1424
- WATER/SEWER DEPT.**
KEN HAYES (479) 451-8800
- FIRE DEPT.**
TONY TOWNSEND (479) 451-1111
- STREET DEPARTMENT**
NATHAN SEE (479) 451-8654
- CITY HALL**
GAS UTILITY (479) 451-1122
- SOURCEGAS**
ELECTRIC UTILITY (800) 563-0012
- CARROL ELECTRIC**
CABLE SERVICE (800) 432-9720
- COX COMMUNICATIONS**
TELEPHONE SERVICE (866) 719-9419
- CENTURYLINK**
(800) 201-4102

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD PANEL #960720098K, DATED JUNE 5, 2012. INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.

PARKING INFORMATION:
PARKING SPACE ORNANCE:
1 SPACE FOR 300 SQUARE FEET
BUILDING SIZE: 7500 SQ. FT.
SPACES REQUIRED: 25
SPACES PROVIDED: XX + 1 HANDICAP

EXISTING LEGAL DESCRIPTION:
PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 3/4 INCH DIAMETER IRON PIPE, SAID PIPE ACCEPTED AND USED AS THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SE 1/4; THENCE SOUTH 03°44'23" WEST A DISTANCE OF 726.69 FEET TO A SET 5/8 INCH DIAMETER IRON PIN AND THE POINT OF BEGINNING; THENCE SOUTH 03°44'23" WEST A DISTANCE OF 207.33 FEET TO A SET 5/8 INCH DIAMETER IRON PIN; THENCE NORTH 87°18'07" WEST A DISTANCE OF 691.76 FEET TO A FOUND 5/8 INCH DIAMETER IRON PIN; THENCE NORTH 02°56'56" EAST A DISTANCE OF 483.90 FEET TO A SET 5/8" DIAMETER IRON PIN; THENCE SOUTH 65°38'09" EAST A DISTANCE OF 749.20 FEET TO THE POINT OF BEGINNING, CONTAINING 5.51 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RIGHTS OF WAHS, COVENANTS, AND RESTRICTIONS OF RECORD.

PROJECT SITE ADDRESS: EAST HIGHWAY 72
PEA RIDGE, AR 72712

PARCEL NUMBER: 18-07140-007

PROPOSED USE: OFFICE BUILDING

TOTAL SITE AREA: 5.51 ACRES

GROSS FLOOR AREA PROP: 7500 SQ. FT.

OWNER/DEVELOPER: CENTER POINT CONTRACTORS
10316 EAST HIGHWAY 72
BENTONVILLE, AR 72712
PHONE: (479) 428-1373

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
511 N. COLT SQUARE, SUITE 3
FAYETTEVILLE, AR 72703
PHONE: (479) 442-9350
FAX: (479) 521-9350

BENTON COUNTY CERTIFICATE OF DEDICATION:
WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREET AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

OWNER: _____ **DATE:** _____

OWNER: _____ **DATE:** _____

OWNER: _____ **DATE:** _____

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLANNING BOARD ACCEPTANCE:
THIS PLAN IS HEREBY ACCEPTED THIS _____ DAY OF _____, 2012, BY THE PLANNING COMMISSION OF THE COUNTY OF BENTON, AR.

CHAIRMAN: _____

NOTE:
ACCEPTANCE OF THIS PLAT DOES NOT GUARANTEE SEPTIC SYSTEM APPROVAL.

REVISIONS	DATE

DRAWN BY: J. Young, E. Nethues ENGINEER:

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CENTER POINT CONTRACTORS
PEA RIDGE OFFICE BUILDING
LARGE SCALE DEVELOPMENT PLAN
COVER
BENTONVILLE, ARKANSAS

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DRAWING NO.
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