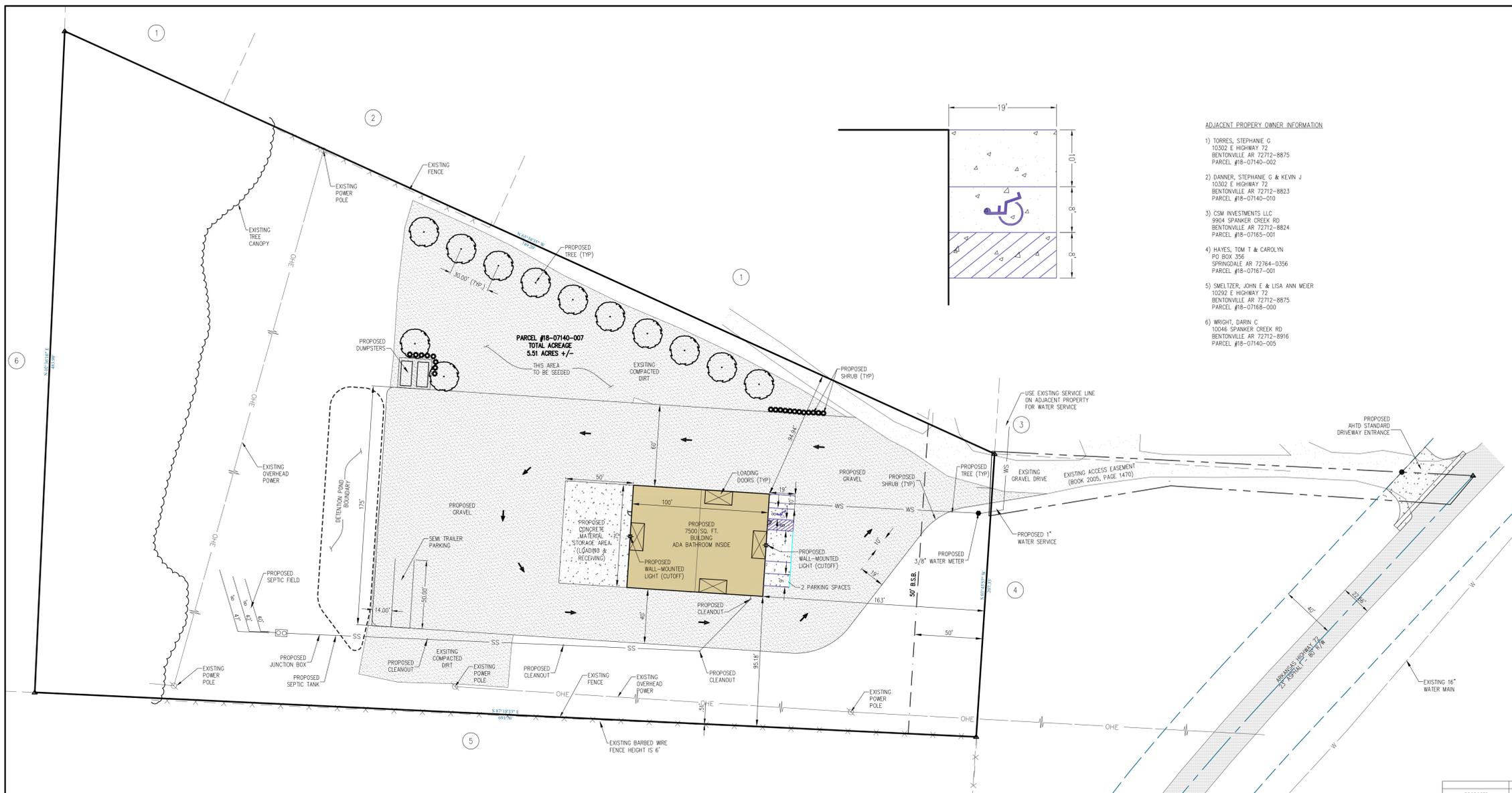


Time: 9:34 am
 Scale: 1"=20' (P-5)
 Date: 5/22/2012



ADJACENT PROPERTY OWNER INFORMATION

- TORRES, STEPHANIE G
10302 E HIGHWAY 72
BENTONVILLE AR 72712-8875
PARCEL #18-07140-002
- DANNER, STEPHANIE G & KEVIN J
10302 E HIGHWAY 72
BENTONVILLE AR 72712-8823
PARCEL #18-07140-010
- COM INVESTMENTS LLC
5904 SPANKER CREEK RD
BENTONVILLE AR 72712-8824
PARCEL #18-07165-001
- HAYES, TOM T & CAROLYN
PO BOX 356
SPRINGDALE AR 72764-0356
PARCEL #18-07167-001
- SMELTZER, JOHN E & LISA ANN MEIER
10292 E HIGHWAY 72
BENTONVILLE AR 72712-8875
PARCEL #18-07165-000
- WRIGHT, DARIN C
10346 SPANKER CREEK RD
BENTONVILLE AR 72712-8916
PARCEL #18-07140-005

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

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

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

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DATE	REVISIONS

CENTER POINT CONTRACTORS
 PEA RIDGE OFFICE BUILDING
 LARGE SCALE DEVELOPMENT PLAN
 SITE, UTILITY, & LANDSCAPE PLAN
 BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
 Civil Engineering & Surveying

www.batesandassociates.com
 Fayetteville, Arkansas 72703 - 479-442-9350 - Fax: 479-521-9350
 91 W. Colt Square Dr.

- NOTES:
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
 - DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
 - ALL METER LOCATIONS AND BACKFLOW PREVENTION MUST BE APPROVED BY PEA RIDGE WATER UTILITIES.
 - CITY STAFF MUST BE PRESENT AT ALL TESTING, TIE OVERS, AND CAPPING OF LINES. A PRE-COM MEETING MUST BE HELD BEFORE WORK IS BEGUN.

TOTAL SITE DATA (USE: WAREHOUSE STORAGE)

SITE SIZE	240,060 SQ FT (5.51 ACRES)
BUILDING AREA	11,250 SQ FT / 4.69% (7,500 SQ FT BUILDING & 3,750 SQ FT STORAGE AREA)
DRIVE AREA	55,373 SQ FT (1.27 ACRES)
GRASS AND WOODS	173,437 SQ FT (3.98 ACRES)

PROPOSED	EXISTING	DESCRIPTION
ASPH	ASPH	ASPHALT (SURFACE)
BOL	BOL	BOLLARD
BLDG	BLDG	BUILDING
BSL	BSL	BUILDING SETBACK LINE
CL	CL	CENTERLINE
CON	CON	CONCRETE (SURFACE)
CON	CON	CONDUIT
CON	CON	CONTOUR
CON	CON	CURB & GUTTER
DF	DF	DRAINAGE FLOW
DUM	DUM	DUMPSTER
EAS	EAS	EASEMENT
EUG	EUG	ELECTRICAL (UNDERGROUND)
EOP	EOP	ELECTRICAL (OVERHEAD)
EOT	EOT	ELECT. TRANSFORMER
EFC	EFC	EROSION CONTROL FENCE
ECC	ECC	EROSION CONTROL RIP-RAP
F	F	FENCE (WIRE MESH/CHAIN)
FAS	FAS	FIRE HYDRANT ASSEMBLY
FLO	FLO	FLOORING
FM	FM	FORCE MAIN
GM	GM	GAS MAIN
GMV	GMV	GAS METER/VALVE
GR	GR	GRAVEL (SURFACE)
IR	IR	IRON PIN - (RE-BAR)
L	L	LIGHT
M	M	MONUMENT (CONCRETE)
PP	PP	POWER POLE
PL	PL	PROPERTY LINE (EXTERNAL)
PL	PL	RETAINING WALL
PL	PL	RIPE-OF-WAY
SM	SM	SANITARY SEWER MANHOLE
SM	SM	SANITARY SEWER PIPE
SM	SM	SANITARY SEWER SERVICE
SW	SW	SIDEWALK
SI	SI	STORM SEWER INLET
SI	SI	STORM SEWER PIPE
SI	SI	STRIP (PAINTED OR STICKY)
TM	TM	TELEPHONE RED MANHOLE
TM	TM	TELEPHONE (UNDERGROUND)
TR	TR	TREE CANOPY
TR	TR	TREY/TIE TO BE REMOVED
WM	WM	WATER MAIN BLOWOFF VALVE
WM	WM	WATER MAIN PIPE
WM	WM	WATER MAIN FIRE DEPT. CONN.
WM	WM	WATER MAIN THRUST BLOCK
WM	WM	WATER METER
WM	WM	WATER METER (IRRIGATION)
WM	WM	WATER VALVE

- LANDSCAPING:
- 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.
 - ALL PLANTING BEDS THAT ADJUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
 - SOLID SLAB SOD BERMUDA GRASS OR BERMUDA SEED TO BE PLANTED IN ALL TURF AREAS.
 - TOPSOIL DEPTH SHALL BE MINIMUM 18" IN ALL SHRUB AND GROUND COVER BEDS.
 - APPLY 3" OF ORGANIC MULCH TO ALL SHRUB AND GROUND COVER BEDS.
 - 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.
 - IRRIGATION SHALL BE EITHER UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100'.
 - TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
 - ALL LANDSCAPE BEDS SHALL BE FREE OF SOD AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
 - 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.
 - PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.

PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
12	CP	WHITE PINE <i>Pinus strobus</i>	B&B	2" CAL	
20	BX	BOXWOOD <i>Buxus x sempervirens</i>	CONT.	3 GAL	

PLANT WARRANTY

WARRANT ALL PLANT MATERIAL TO BE IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 2 YEARS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

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.

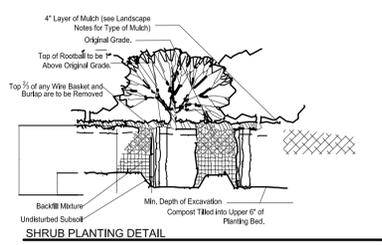
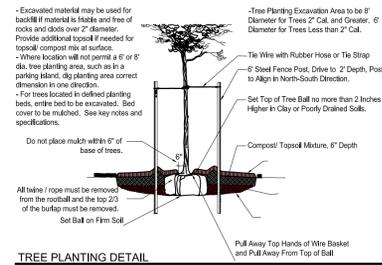
OWNER _____ DATE _____
 OWNER _____ DATE _____

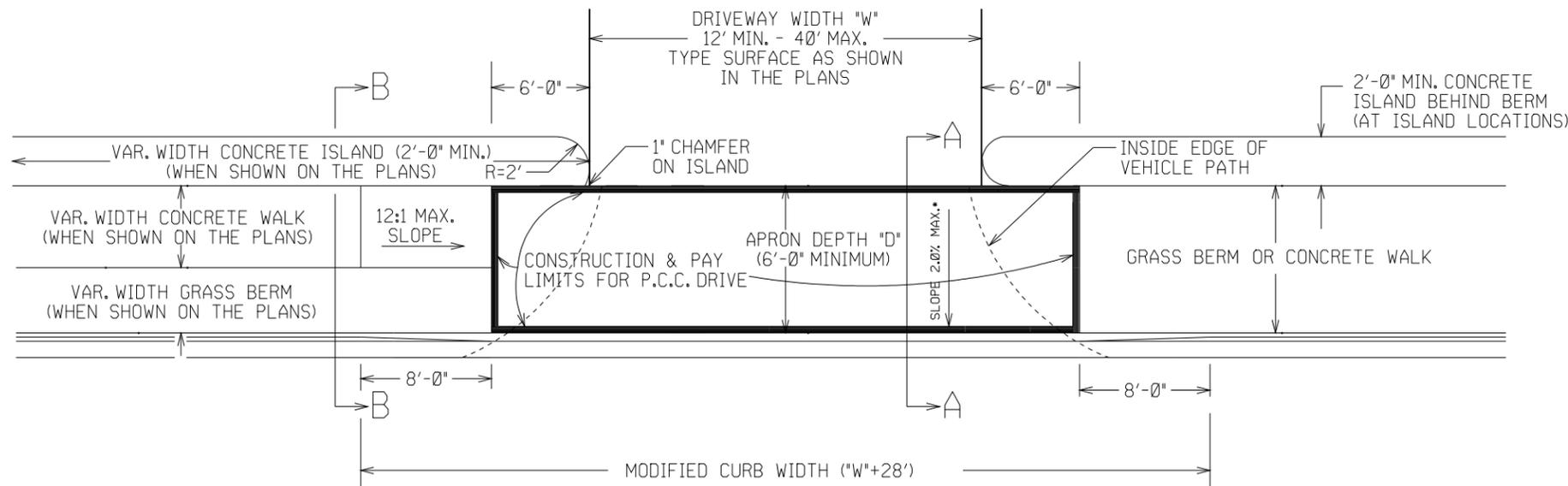
STATE OF ARKANSAS
 COUNTY OF BENTON
 SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____ 2012.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

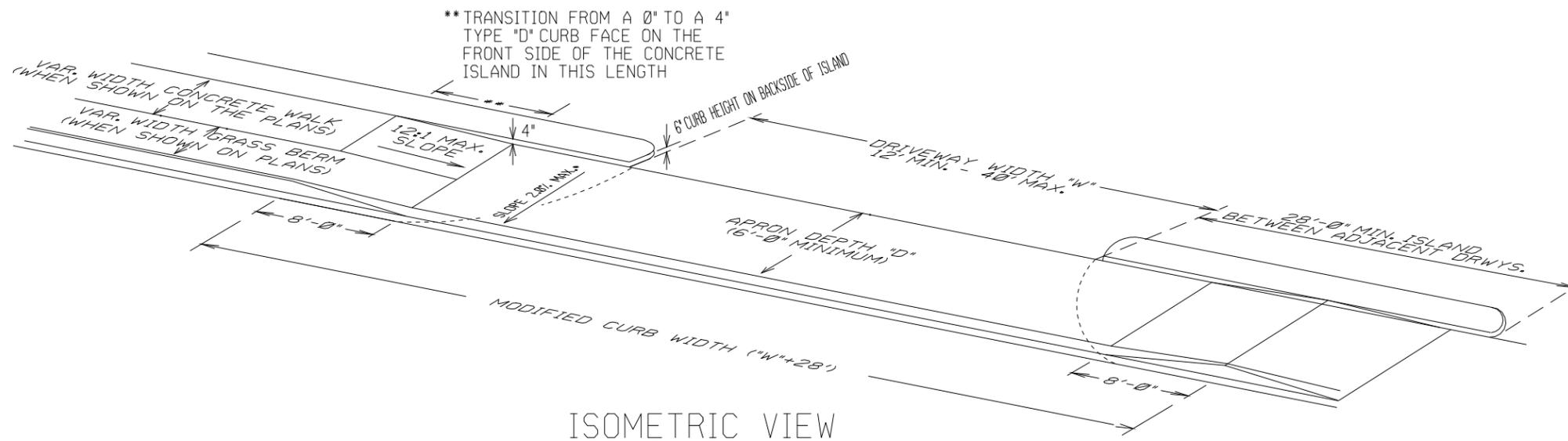
PLANNING BOARD ACCEPTANCE:
 THIS PLAT IS HEREBY ACCEPTED THIS ____ DAY OF _____ 2012. BY THE PLANNING COMMISSION OF THE COUNTY OF BENTON, AR.

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

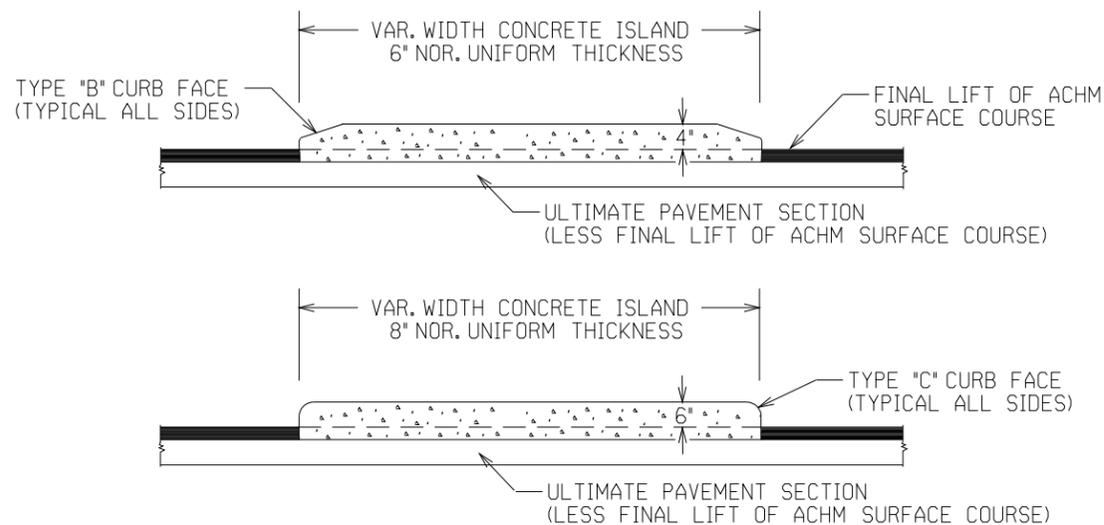




PLAN VIEW

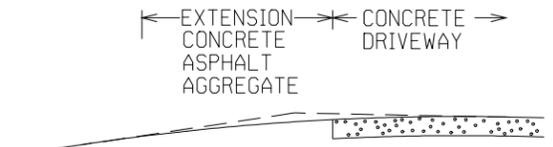


ISOMETRIC VIEW



CURBED ISLANDS FOR CHANNELIZATION

REFER TO PLANS FOR TYPE OF CURB FACE TO BE USED. NO DIRECT PAYMENT WILL BE MADE FOR THE CURB FACES SHOWN ON THE ISLAND DETAILS. PAYMENT FOR THE CURB FACE WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM "CONCRETE ISLAND".

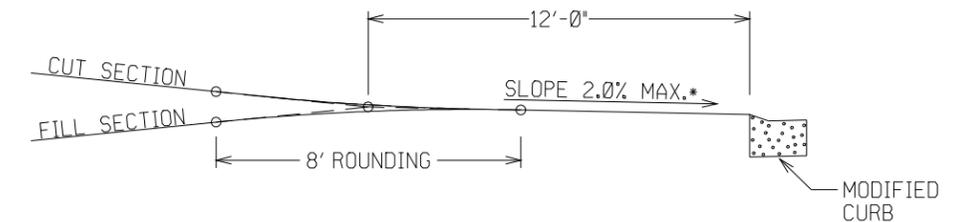


EXTENSION TYPICAL SECTIONS

- 1: CONCRETE - 6" P.C. CONCRETE DRIVEWAY
- 2: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
4" ACHM BINDER COURSE (1") OR
4" ACHM BASE COURSE (1-1/2")
- 3: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
7" AGGREGATE BASE COURSE
- 4: AGGREGATE - 6" AGGREGATE BASE COURSE

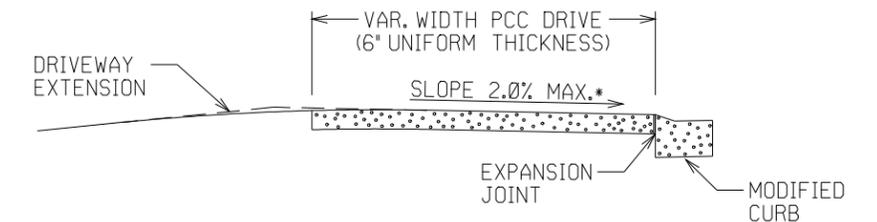
THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.

DRIVEWAY EXTENSION DETAILS

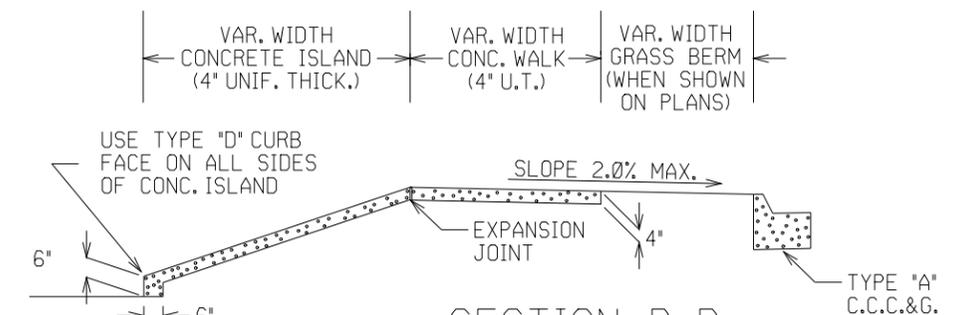


DRIVEWAY VERTICAL ALIGNMENT DETAILS

* NOTE: DRIVEWAYS MAY NOT BE SLOPED AWAY FROM THE ROADWAY UNLESS APPROVED BY THE ENGINEER.



SECTION A-A



SECTION B-B
CURBED ISLAND BEHIND WALK

DATE	REV	DATE FILMED	DESCRIPTION
11-29-07			ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL
11-10-05			REV. APRON SLOPE & DEPTH OF AGG. BASE.
8-22-02			ADDED ISLAND DETAILS & NOTES
3-30-00			REV. MOD. CURB WIDTH & TRANS. NOTE
11-19-98			REVISED NOTES
11-18-98			REDRAWN AND REISSUED