



## BACKGROUND

- The project includes 8.92 acres between S Old Wire Rd and E Redwood Dr.
- Adjacent properties include single-family housing to the north, east, and south. To the west are undeveloped parcels of land.
- Status: the Preliminary Plat has gone through the technical review process, and all revisions requested by staff have been completed and approved.

## STAFF REVIEW

### ENGINEERING REVIEW:

- 1) Access Management: The site meets all requirements for City access management standards per Sec. 14-260.
- 2) Stormwater and Water Quality:
  - a) Stormwater management: Stormwater will be managed through a proposed on-site extended wet detention pond
  - b) Water quality: Water quality will be served by the proposed on-site extended wet detention pond.
- 3) Required Public Improvements:
  - a) Street pavement and condition: The site is located on South Old Wire Road. S Old Wire Road is classified on the Master Street Plan as a collector street and constructed as a 2-lane boulevard without curb and gutter or sidewalks. An additional 5.9' of roadway, curb and gutter, and a 10' sidepath to be constructed as part of this development.
  - b) Connectivity Standards: The applicant requests a **WAIVER** to Sec. 14-604(c)(2) for the requirement to provide a local street (stub out) connections along each boundary that abuts potentially developable or re-developable land so that cross streets exists spaced at intervals not to exceed 660' and not less than 200' along each boundary that abuts potentially developable or re-developable land.
  - c) Streetscape:
    - i) Right-of-Way:
      - (1) S Old Wire Road: 35' right-of-way from the centerline of S Old Wire Road to be dedicated.
    - ii) Sidewalks and sidepaths: 10' sidepaths with 6' greenspace to be provided on S Old Wire Road.
    - iii) Trails: No trail construction is required on this site.
    - iv) Streetlights: Street lights to be installed per the master street plan.
    - v) Street trees: Street trees to be provided.
- 4) RECOMMENDATIONS:

The proposed project meets all engineering review requirements for a large scale development.

  - a) **Deny waiver to Sec. 14-604(c)(2) for the requirement to provide a local cross street at intervals not to exceed 660'.** A complete north to south city street would greatly increase the connectivity of the area.



DEREC BASS, Planning Engineer  
City of Rogers Engineering Division



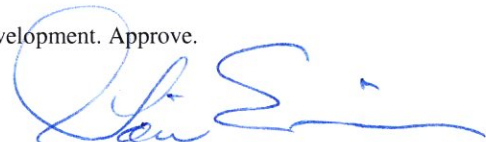
LANCE JOBE, City Engineer  
City of Rogers Engineering Division

### PLANNING REVIEW:

- 1) Land Use:
  - a) Comprehensive Growth Map: The proposed use is consistent with the CGM, which designates the subject property under the Neighborhood Growth Designation.
  - b) Zoning District: This proposed residential subdivision meets the definition of "Single-Family Residential," and is allowed by right in the R-SF (Residential Single-Family) District.
- 2) Disposition of Structures: The site plan conforms to all development standards and requirements per Articles V and VI of Rogers City Code (Subdivision and Zoning, respectively).
  - a) Landscaping: All landscaping requirements have been met.
  - b) Parking: N/A
  - c) Setbacks: The site plan has met the setback requirements, as stated in Section 14-699(f).
  - d) Screening: N/A
- 3) Views of Others: Staff has not received any comments in support or opposition of this subdivision to date.
- 4) RECOMMENDATIONS:
  - a) The proposed project meets all planning review requirements for a large-scale development. Approve.



ELIZABETH JOHNSON, Planner II  
City of Rogers Planning Division



LORI ERICSON, Planning Administrator  
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION:

- 1) Motion to **approve, deny, or table** the Preliminary Plat for Wire Ridge contingent upon all conditions listed in the engineers report with the following actions on the requested waivers:
  - i) **Deny waiver to Sec. 14-604(c)(2) for the requirement to provide a local cross street at intervals not to exceed 660'.**

DIRECTOR'S COMMENTS

- 1) Agree with recommendations and suggested motion.



JOHN C. McCURDY, Director  
City of Rogers Department of Community Development

Tabs:

1. Infrastructure Improvement Agreement
2. Waiver Letter
3. Preliminary Plat

*Note: This report may not reflect all information, documents, or other materials made available to officials during discussion and public input. Staff recommendations are based on a technical review of City code and materials provided by the applicant at time of submittal.*



# ROGERS WATER UTILITIES

"SERVING ROGERS - PROTECTING THE ENVIRONMENT"

April 4, 2019

Mr. Geoffrey Bates, PE  
Bates & Associates, Inc.  
7230 S. Pleasant Ridge Drive  
Fayetteville, AR 72704

Re: Conditional Approval of Civil Plans  
Wire Ridge

Dear Mr. Bates:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

## Utility Plan

1. Remove the 90° bend at Sta. 8+16.68 on Water Main 2 and install an 8" tee with a gate valve & plug to the north.
2. Move the sewer service to a location that is at least 10' horizontally from the 22½° bend on Lot 1. There will need to be undisturbed earth to properly back the water bend.
3. Remove the sewer service from Manholes A-1 and C-1 to a wye connection on the main.
4. Move services on Lots 37, 40, and 41 to the locations shown on the attached redlined Utility plan. (Since the water service to Lot 37 will come from the existing main, note on the plans that RWU will construct the water meter service at the developer's expense.)
5. Show the electric transformers as per previous comment #7 as soon as possible. They will have to be shown before final approval can be given.

## Sewer Plan & Profile

6. Show all invert elevations for each manhole on the profiles. This includes service line invert elevations.
7. Where pipe diameter increases between the in-flowing pipe and the out-flowing pipe match crown elevations of the smaller in-flowing pipe with the larger out-flowing pipe.
8. There are some water main crossings missing from the sanitary sewer profiles.

## Water Plan & Profile

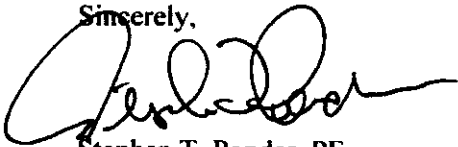
9. As per previous comment #19, the water main must be a minimum of 3.5 feet below street centerline or 3 feet below point-of-bury whichever results in the lowest elevation. *It appears that the water main is less than the required 3.5 feet below the street centerline in many locations.*

## **Landscape Plan**

10. The specified "replacement trees" listed on the Landscape Plan are trees that will require a minimum separation of 10 feet from water and sewer mains and services.
11. Note #7 under the heading "TREES" should specify 10' of separation instead of 7.5' as shown in the note in accordance with City Code.
12. The following must be submitted prior to scheduling a pre-construction meeting:
  - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
  - B. One copy of the revised plans for review.
  - C. Written approval from the Arkansas Department of Health.
  - D. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
  - E. A copy of the executed contract between the developer or general contractor and the utility contractor.
  - F. Performance and payment bonds executed by the utility contractor.
  - G. Three copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,



Stephen T. Ponder, PE  
Project Engineer

SP:DG

Attachment(s): Special Contract for Facilities Extension



# WIRE RIDGE

## ROGERS, ARKANSAS

### Preliminary Plat & Civil Plans

#### 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' 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.
15. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT APPROVED STAMP BY ROGERS PLANNING.

#### 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. 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. 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'.
9. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
10. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
11. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
12. 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 1/2" B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2" B & B.
13. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
- 13.1. 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. DEVELOPER SHALL CONSTRUCT ALL ADA RAMPS PER SPECIFICATIONS.
14. 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.
15. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
16. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
17. 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.
18. 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.
19. **ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.**

#### 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.

BUILDING SETBACKS (RSF-5)  
PER RSF-5 ZONING:  
FRONT 25ft  
SIDE 7.5ft  
SIDE 25ft  
REAR 20ft

BASIS OF ELEVATION:  
CITY OF ROGERS GIS  
MONUMENT #33

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 #05007C0290K. DATED 6/5/ 2012)

CITY VIEW PROJECT NUMBER: PL201900169

PARCEL NUMBER: 02-00618-050

PROJECT SITE ADDRESS: 2608 S. OLD WIRE RD  
ROGERS, AR 72758

ZONING CLASSIFICATION: RSF-5

PROPOSED USE: SINGLE FAMILY SUBDIVISION, 5 UNITS PER ACRE

TOTAL SITE AREA: 8.92 ACRES +/- AFTER R/W DEDICATION

NUMBER OF LOTS: 45 LOTS TOTAL, 1 UNBUILDABLE LOT

OWNER/DEVELOPER: DELUPOA, LLC  
P.O. BOX 373  
CENTERTON, AR 72719  
devon.ross@cloud.com

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.  
7230 N. PLEASANT RIDGE DR  
FAYETTEVILLE, AR 72703  
PHONE: (479) 442-9350  
FAX: (479) 521-9350  
geoff@batesnwa.com

#### INDEX OF DRAWINGS

- 1 COVER SHEET
- 2 PRELIMINARY PLAT
- 3 UTILITY PLAN
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- 7-8 WATER PLAN + PROFILES
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- 10-13 STORM PROFILES
- 14-16 STREET PROFILES
- 17-17b LANDSCAPE + TREE PROTECTION PLAN
- 18-21 DETAILS
- SD-1 RWU STANDARD SEWER DETAILS
- WD-1, WD-2 RWU STANDARD WATER DETAILS

#### SURVEY DESCRIPTION:

PARCEL #02-00618-050 WITHOUT R/W DEDICATION:  
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WHICH IS N01°18'34" E 425.22' FROM AN EXISTING PIPE MARKING THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE ALONG SAID WEST LINE N01°18'34"E 637.63' TO AN EXISTING CORNER, THENCE LEAVING SAID WEST LINE S88°30'25"E 843.03', THENCE S27°45'08"W 185.16', THENCE S20°59'02"W 184.84', THENCE N73°08'17"W 153.45', THENCE N89°10'46"W 25.93', THENCE S42°16'26"W 66.61', THENCE S16°51'35"W 49.54', THENCE S73°08'25"E 198.53', THENCE S20°59'02"W 207.76', THENCE N87°38'01"W 589.05' TO THE POINT OF BEGINNING, CONTAINING 9.92 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN SOUTH OLD WIRE ROAD RIGHT-OF-WAY ON THE EAST SIDE AND EAST REDWOOD DRIVE ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

#### 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.

Drawing Name: 19\000\19-003\engineering\01 Cover.dwg  
Scale: 1=1 (FS)  
Xrefs Used: 24x36

Time: 9:04 am  
Date: 4/4/2019

PROJECT NO 19-003

DRAWING NO

01

WIRE RIDGE  
CIVIL CONSTRUCTION PLANS  
COVER SHEET

ROGERS, ARKANSAS

**Bates & Associates, Inc.**  
www.batesnwa.com  
Civil Engineering & Surveying  
7230 N. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350



CURVE	ARC	LENGTH	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD	LENGTH
C1	31.87	100.00	181.15	22.7	78.30	17.7	W 31.73		
C2	78.54	50.00	90.10	0.0	S 42.38	0.1	W 70.71		
C3	36.58	100.00	20.57	22.7	N 77.19	5.3	W 36.37		
C4	3.06	125.00	1724.11	0.0	S 86.55	5.5	E 3.06		
C5	34.49	125.00	18748.38	0.0	S 78.19	5.0	E 34.38		
C6	31.05	20.00	88.57	22.7	N 65.06	0.7	E 28.03		
C7	32.38	20.00	92.46	11.1	N 25.45	0.9	W 28.96		
C8	20.30	75.00	12.30	1.7	N 79.52	5.2	W 20.23		
C9	20.61	125.00	9728.51	0.0	S 83.05	0.9	E 20.69		
C10	25.49	75.00	19.28	32.2	N 07.22	1.6	W 25.37		
C11	39.27	25.00	90.00	0.0	S 42.38	0.1	E 35.36		
C12	31.35	20.00	89.49	26.6	S 47.16	4.2	W 28.24		
C13	31.42	20.00	90.00	0.0	N 47.21	5.9	E 28.28		
C14	31.48	20.00	90.10	34.4	N 42.43	1.8	W 28.33		
C15	31.35	20.00	89.49	26.6	S 47.16	4.2	W 28.24		
C16	31.42	20.00	90.00	0.0	S 42.38	0.1	E 28.28		
C17	31.48	20.00	90.10	34.4	N 42.43	1.8	W 28.33		
C18	25.11	125.00	11.30	32.2	N 27.36	2.8	E 25.07		
C19	30.94	20.00	88.39	0.3	N 68.49	1.6	E 27.93		
C20	113.93	1891.18	3727.06	0.0	N 26.13	1.8	E 113.91		
C21	47.21	75.00	36.04	0.1	N 35.08	3.3	W 46.44		
C22	30.54	20.00	87.26	3.8	N 23.06	5.3	W 27.65		
C23	27.43	75.00	20.57	22.7	N 77.19	5.3	W 27.28		
C24	45.10	75.00	34.72	2.8	N 70.24	1.7	W 44.43		
C25	10.76	125.00	4.55	5.7	N 88.02	2.7	W 10.76		
C26	58.22	125.00	26.41	0.8	N 70.13	5.4	W 57.69		
C27	11.46	125.00	5.15	0.7	N 11.46				
C28	38.80	125.00	17.47	1.1	S 77.20	1.4	E 38.65		
C29	31.74	20.00	90.55	5.5	N 66.05	2.4	E 28.51		
C30	30.56	20.00	87.32	3.8	N 23.06	5.3	W 27.67		
C31	27.43	75.00	20.57	22.7	N 77.19	5.3	W 27.28		
C32	25.11	125.00	11.30	32.2	N 27.36	2.8	E 25.07		
C33	30.94	20.00	88.39	0.3	N 68.49	1.6	E 27.95		
C34	116.00	1896.18	3731.07	0.0	N 26.13	1.8	E 115.98		
C35	30.54	20.00	87.26	3.8	N 23.06	5.3	W 27.65		
C36	27.43	75.00	20.57	22.7	N 77.19	5.3	W 27.28		

LINE	BEARING	DISTANCE
L1	S 87.38°01' W	48.94
L2	N 87.38°01' E	70.71
L3	S 87.48°34' E	34.61
L4	N 02°21'59" E	20.09
L5	S 02°21'59" W	50.00
L6	N 02°21'59" E	49.94
L7	N 02°11'26" E	4.42
L8	N 73°08'25" E	24.98
L9	N 73°08'25" E	24.98
L10	N 73°08'25" E	24.98
L11	N 73°08'25" E	24.98
L12	N 73°08'25" E	24.98
L13	N 73°08'25" E	24.98
L14	N 73°08'25" E	24.98
L15	N 73°08'25" E	24.98
L16	N 73°08'25" E	24.98
L17	N 73°08'25" E	24.98
L18	N 73°08'25" E	24.98
L19	N 73°08'25" E	24.98
L20	N 73°08'25" E	24.98
L21	N 73°08'25" E	24.98
L22	N 73°08'25" E	24.98

#### SURVEY DESCRIPTION:

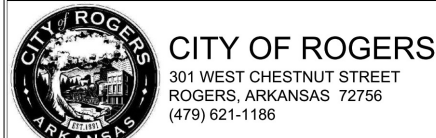
PARCEL #02-00618-050 WITHOUT R/W DEDICATION:  
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WHICH IS N01°18'44"E 425.22' FROM AN EXISTING PIPE MARKING THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE ALONG SAID WEST LINE N01°18'44"E 637.63' TO AN EXISTING REBAR, THENCE LEAVING SAID WEST LINE S88°30'25"E 843.03', THENCE S27°45'08"W 185.16', THENCE S20°59'02"W 184.84', THENCE N73°08'25"E 153.45', THENCE N89°10'46"W 25.93', THENCE S42°16'26"W 66.61', THENCE S16°31'55"W 49.54', THENCE S73°08'25"E 198.53', THENCE S20°59'02"W 207.76', THENCE N87°38'01"W 89.05' TO THE POINT OF BEGINNING, CONTAINING 9.02 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN SOUTH OLD WIRE ROAD RIGHT-OF-WAY ON THE EAST SIDE AND THAT PORTION OF EAST REDWOOD DRIVE ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

#### APPROVED STREET TREES

50' tall 24' from curb or sidewalk	30-50' tall 23' from curb or sidewalk	<20' tall 22' from curb or sidewalk
<ul style="list-style-type: none"><li>• Fruitless Kentucky Coffee Tree</li><li>• Gringa (male only)</li><li>• Hackberry</li><li>• Japanese Zelkova (Green Vase)</li><li>• Lacebark Elm (Allen)</li><li>• Littleleaf Linden (Ereospira)</li><li>• London planetree</li><li>• Oak</li><li>• Black</li><li>• Northern Red</li><li>• Shingle</li><li>• Shumard</li><li>• Southern Red</li><li>• Swamp White</li><li>• White</li><li>• Willow</li><li>• River Birch</li><li>• Shortleaf Pine</li><li>• Silver Birch</li><li>• Sugarberry (Sugar Hackberry)</li><li>• Turkish Filbert</li></ul>	<ul style="list-style-type: none"><li>• American Hophornbeam</li><li>• American Holly</li><li>• Chinese Pistache</li><li>• English Oak</li><li>• Hawthorn</li><li>• Kousa Dogwood</li><li>• Persian Ironwood</li><li>• Scarlet Oak</li><li>• Thornless Honeylocust (Shademaster)</li><li>• Yellowwood</li></ul>	<ul style="list-style-type: none"><li>• American Smoketree</li><li>• Amur Maple</li><li>• Crabapple</li><li>• Hedge Maple</li><li>• Magnolia (Little Gem)</li><li>• Nellie Stevens holly</li><li>• Possumhaw</li><li>• Redbud</li><li>• Shadow serviceberry</li><li>• Yaupon holly</li></ul>

\* DENOTES A NATIVE SPECIES  
( ) DENOTES A RECOMMENDED VARIETY

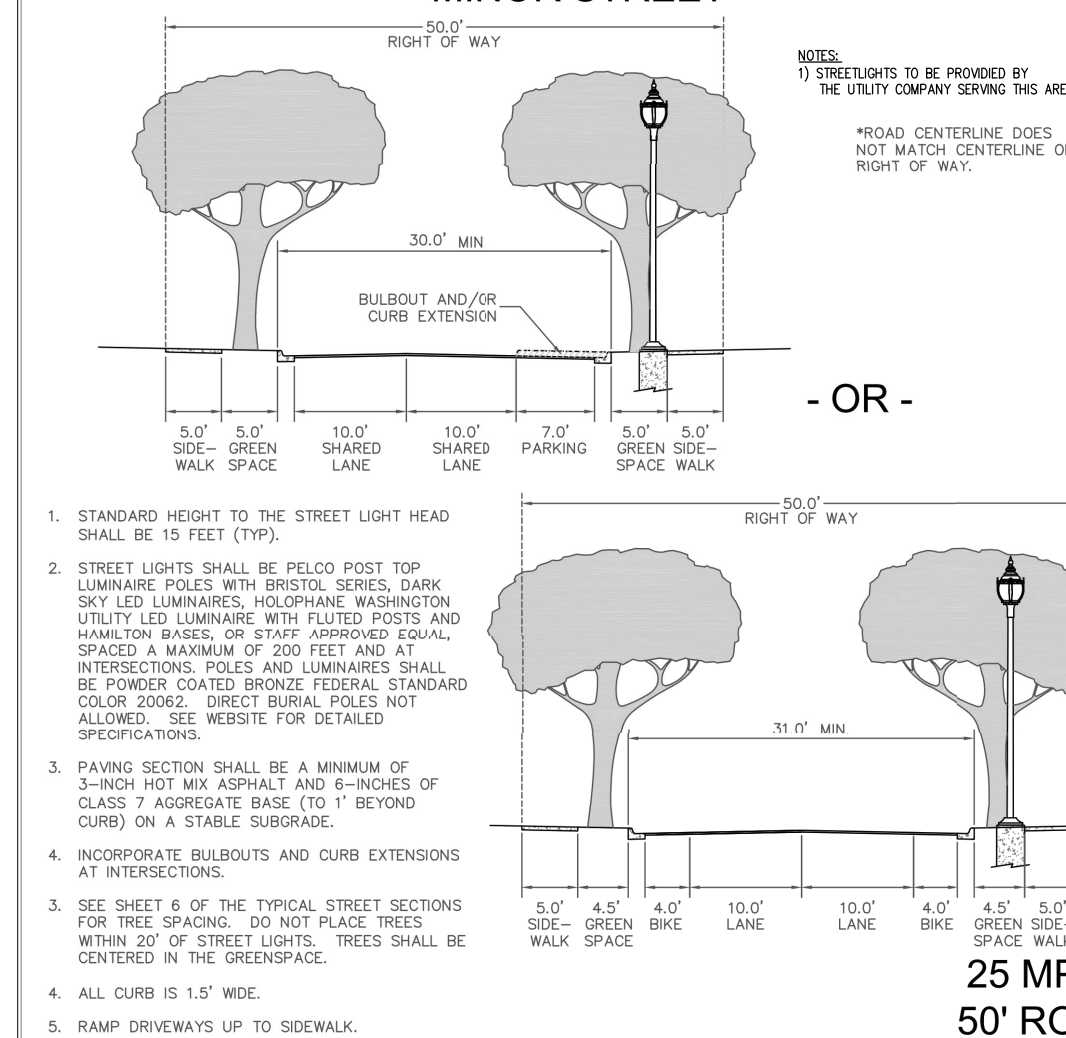
- SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP TREE, PIN OAK AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.
- USE OF ANY TREE NOT SHOWN ON THIS LIST REQUIRES APPROVAL BY CITY STAFF.
- CRITERIA FOR TREES SHALL MATCH THOSE SHOWN IN THE LARGE SCALE DEVELOPMENT ORDINANCE SECTION 14-256.
- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 20-50' TALL AND 50' FOR TREES 50' OR TALLER OR AS REQUIRED BY ORDINANCE 18-259. TREE HEIGHTS ARE MATTER, TREE HEIGHTS.
- ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
- TREES SHALL BE PLANTED IN THE GREENSPACE.



#### TYPICAL STREET SECTIONS

6 OF 6  
NOT TO SCALE  
OCTOBER 18, 2018

#### MINOR STREET



#### TYPICAL STREET SECTIONS

4 OF 6  
NOT TO SCALE  
OCTOBER 18, 2018



STREET IMPROVEMENT NOTES:  
1) OLD WIRE ROAD MAY NEED TO BE IMPROVED TO THE CENTERLINE DEPENDING ON FINDINGS FROM THE GEOTECHNICAL REPORT.

#### PROPOSED DENSITY:

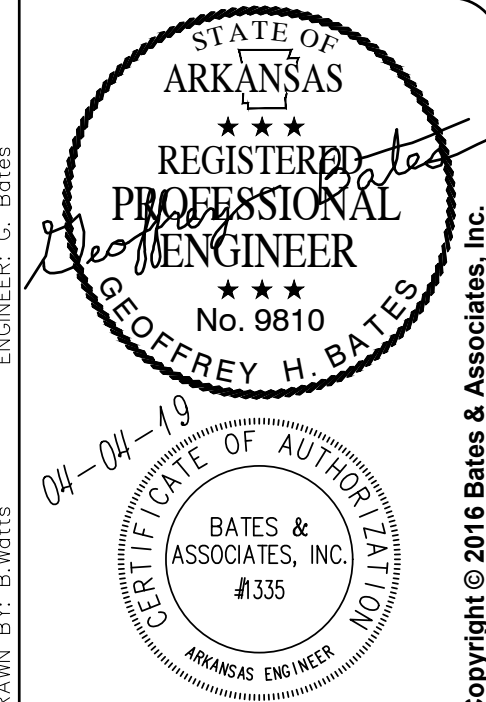
45 LOTS (ONE NON-BUILDABLE) ON 8.93 ACRES - 5 LOTS PER ACRE

#### BUILDING SETBACKS (RPT):

FRONT 25FT  
SIDE 7.5FT  
REAR 20FT  
EXTERIOR SIDE 25FT  
SETBACKS SHALL MATCH EASEMENT AS SHOWN ON LOTS IF THEY EXCEED THE SETBACKS

#### NOTES:

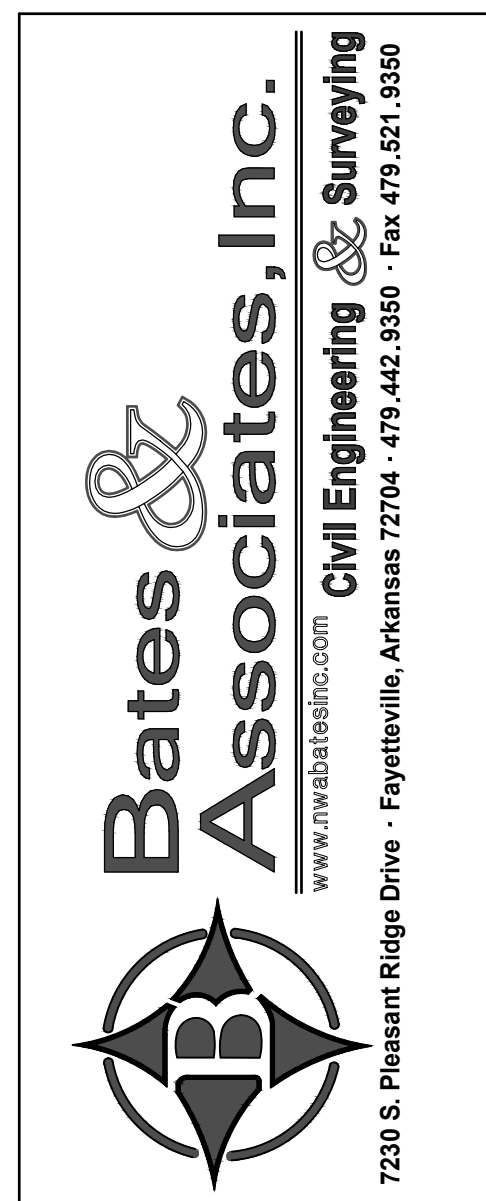
- NO LOTS MAY HAVE ACCESS ONTO OLD WIRE ROAD.
- NO FENCES SHALL BE CONSTRUCTED IN DRAINAGE EASEMENTS.
- HEIGHT LIMIT, 35' IF SIDE YARDS ARE 15' OR LESS, 45' IF SIDE YARDS ARE GREATER THAN 15'.
- DEVELOPER TO CONSTRUCT ALL ADA RAMPS AND SIDEWALKS ALONG COMMON PROPERTY.
- STREETLIGHTS TO BE PROVIDED BY THE UTILITY COMPANY SERVING THIS AREA.



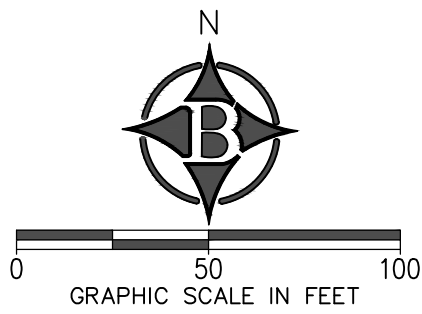
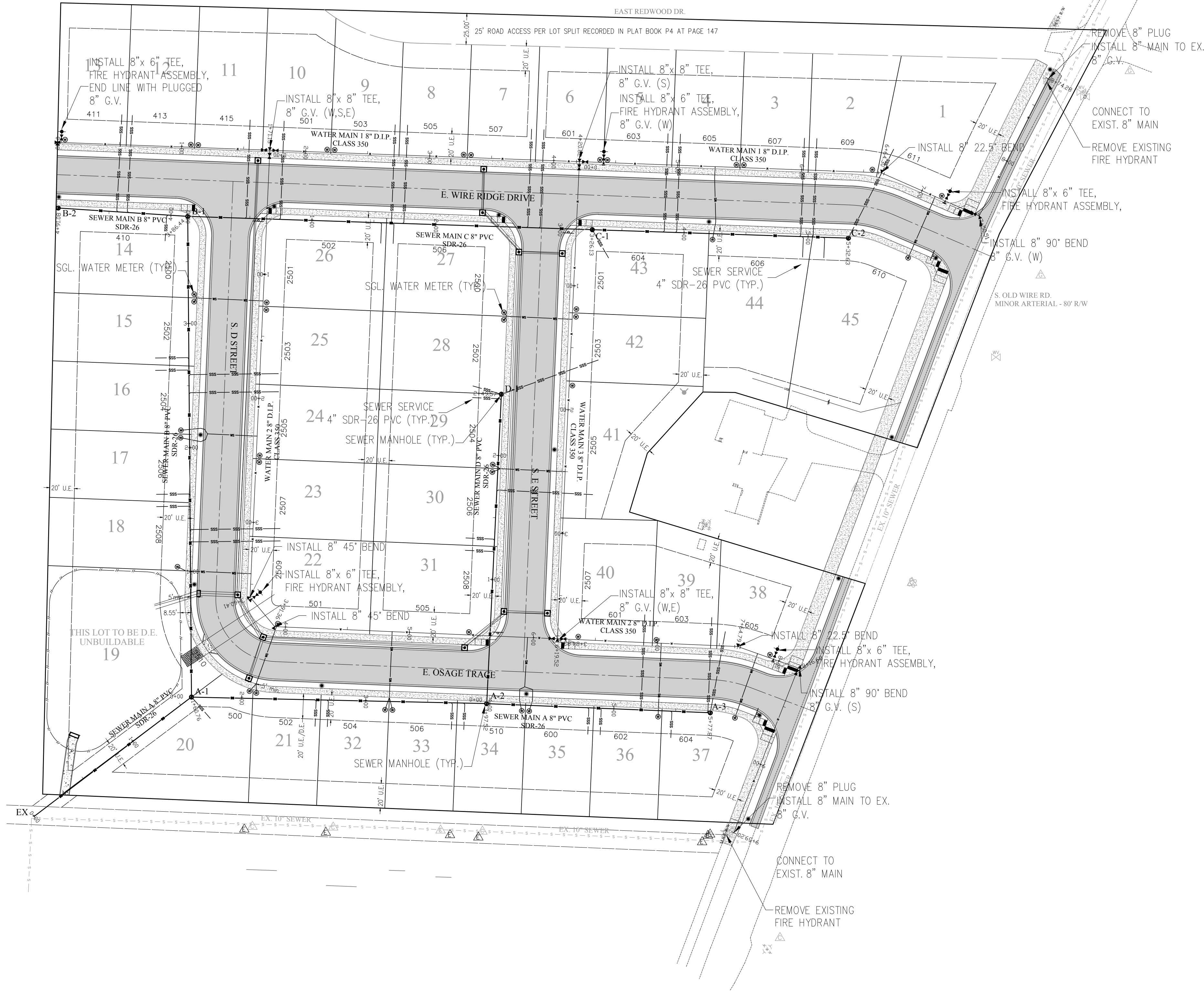
DATE	REVISIONS
03-22-18	03-22-18
03-28-18	03-28-18
04-04-19	04-04-19

## WIRE RIDGE CIVIL CONSTRUCTION PLANS PRELIMINARY PLAT

ROGERS, ARKANSAS







STANDARD UTILITY COMMENTS

1. RELOCATION OF EXISTING FACILITIES OR CHANGES MADE AFTER OUR CONSTRUCTION STARTS WILL BE AT THE DEVELOPER'S EXPENSE.
2. CARROLL ELECTRIC WILL NOT START CONSTRUCTION UNTIL WE RECEIVE A FINAL PLAT.
3. SIGNS AND LANDSCAPING MUST COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AND CURRENT CARROLL ELECTRIC POLICIES.
4. DIRECT ALL QUESTIONS REGARDING PRIMARY ELECTRICAL SERVICE TO RYAN BUTLER AT 800-432-9720 EXT. 1415.
5. PLEASE CONTACT OUR NEW SERVICE DEPARTMENT AT 479-273-2421 EXT. 2692 TO MAKE APPLICATION FOR TEMPORARY AND PERMANENT ELECTRIC POWER.
6. COX WILL REQUEST ALL UTILITY EASEMENTS BE CLEARLY MARKED.
7. COX WILL REQUEST OF THE CITY OF ROGERS THAT ALL UTILITY PROVIDERS BE REQUIRED TO SIGN OFF ON THE FINAL PLAT PRIOR TO CITY APPROVAL OF THIS PROJECT. COX WILL REQUEST A CONTACT NAME AND PHONE NUMBER FOR THE OWNER/DEVELOPER. PLEASE SEND THIS TO MICHAEL SMOTHERS AT [MICHAEL.SMOTHERS@COX.COM](mailto:MICHAEL.SMOTHERS@COX.COM) AS SOON AS POSSIBLE.
8. COX WILL REQUEST THAT THE CIVIL ENGINEER FOR THIS PROJECT PROVIDE THESE COMMENTS TO THE DEVELOPER/OWNER AND BUILDER. COX WILL REQUEST THAT THE ENGINEER E-MAIL A COPY OF THE ELECTRONIC FILE IN ADOBE TO MICHAEL SMOTHERS AS SOON AS POSSIBLE AND PROVIDE A COPY OF THE FINAL PLAT WITH ADDRESSES AND STREET NAMES AS SOON AS POSSIBLE. WE WILL REQUIRE A MINIMUM 90 DAYS' NOTICE FOR ANY RELOCATION OF OUR FACILITIES. THE 90 DAY PERIOD WILL BEGIN ONCE PAYMENT HAS BEEN RECEIVED IN FULL AND THE ELECTRIC PROVIDER HAS COMPLETED ANY REQUIRED RELOCATE OR MAKE READY WORK AND PROVIDED COX WITH ANY REQUIRED PERMITS.
9. ALL MATERIALS AND METHODS USED TO CONSTRUCT, MODIFY, OR TAP ANY PUBLIC WATER OR SEWER MAIN SHALL CONFORM TO RWJ STANDARD SPECIFICATIONS AND STANDARD DETAILS.



STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
GEOFFREY H. BATES  
04-04-19  
BATES & ASSOCIATES, INC.  
#335  
ARKANSAS ENGINEER  
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REVISIONS	DATE
UPDATED PER 3-14-19 CITY COMMENTS	03-22-19
UPDATED PER 3-28-19 CITY COMMENTS	03-28-19
UPDATED PER 4-03-19 CITY COMMENTS	04-04-19

WIRE RIDGE  
CIVIL CONSTRUCTION PLANS  
UTILITY PLAN  
ROGERS, ARKANSAS

**Bates & Associates, Inc.**  
Civil Engineering & Surveying  
www.batesandassociates.com  
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