

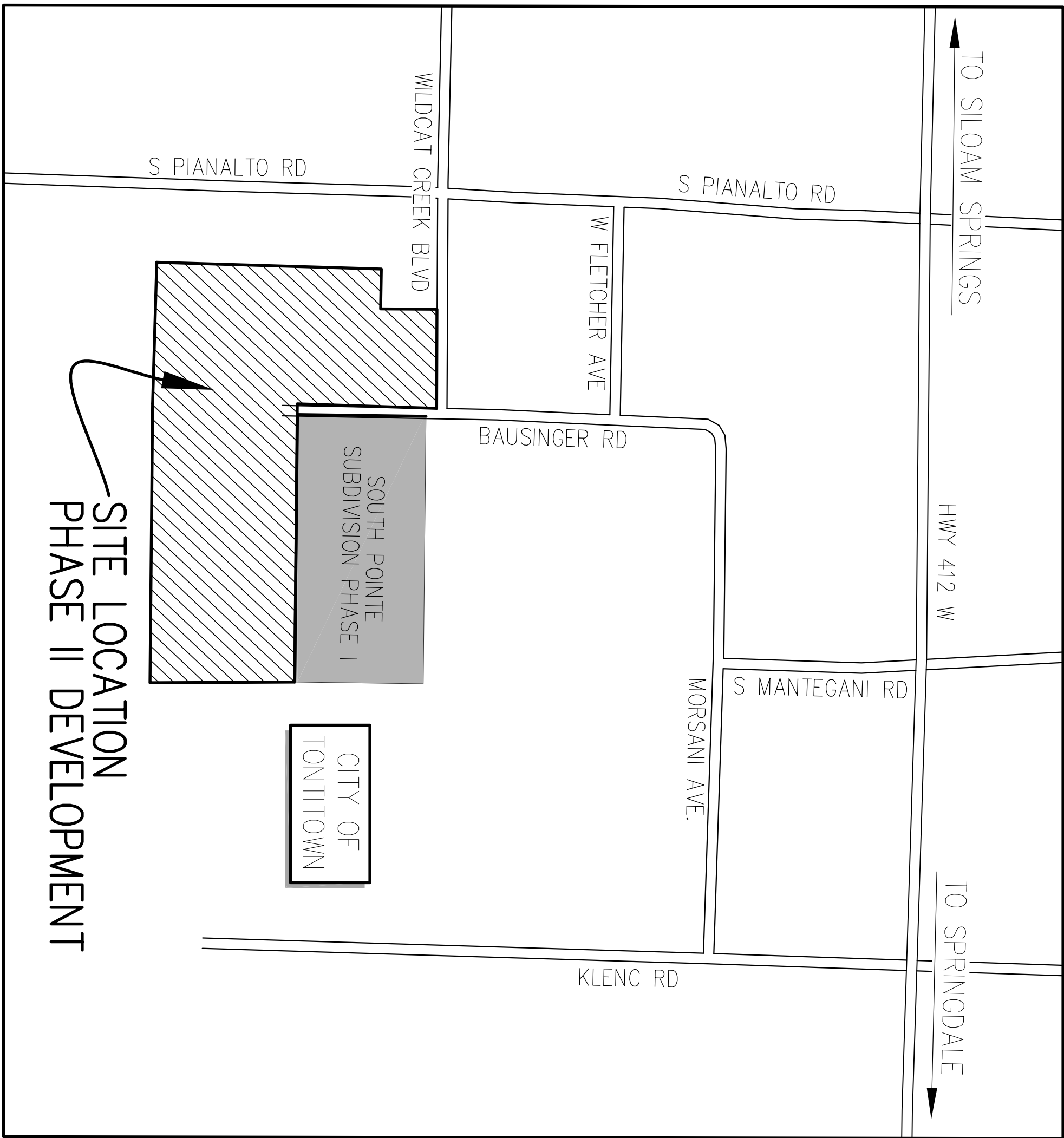
SOUTH POINTE SUBDIVISION PHASE II

TONTITOWN, ARKANSAS

PROPOSED	LEGEND	EXISTING	DESCRIPTION
	---	---	ASPHALT (EDGE)
	----	----	ASPHALT (SURFACE)
	o	o	BOLLARD
			BUILDING
			BUILDING SETBACK LINE
	---	---	CABLE TV (UNDERGROUND)
	---	---	CABLE TV (OVERHEAD)
	---	---	CENTERLINE
	----	----	CONCRETE SURFACE
	---	---	CONTOURS
	---	---	CURB & GUTTER
	---	---	EASEMENT
	---	---	ELECTRICAL (UNDERGROUND)
	---	---	ELECTRICAL (OVERHEAD)
	⊠	⊠	ELECT. TRANSFORMER
	---	---	EROSION CONTROL BATES
	---	---	EROSION CONTROL FENCE
	---	---	FENCE (WIRE/WOOD/CHAIN)
	---	---	FIBER OPTIC CABLE
	---	---	FIRE HYDRANT ASSEMBLY
	---	---	FLOWLINE
	---	---	FORCE MAIN
	---	---	GAS MAIN
	⊠	⊠	GAS METER
	---	---	GRAVEL SURFACE (EDGE)
	---	---	GRAVEL SURFACE
	---	---	IRON PIN (3/8" RE-BAR)
	⊠	⊠	MONUMENT (CONCRETE)
	⊠	⊠	POND
	⊠	⊠	POWER POLE
	---	---	PROPERTY LINE (EXTERNAL)
	---	---	RETAINING WALL
	---	---	RIGHT-OF-WAY
	⊠	⊠	SANITARY SEWER MANHOLE
	---	---	SANITARY SEWER PIPE
	---	---	SANITARY SEWER SERVICE
	---	---	SECTION LINE
	---	---	SIDEWALK
	⊠	⊠	SIGN
	⊠	⊠	SPOT ELEVATION
	⊠	⊠	STORM SEWER INLET
	---	---	STORM SEWER PIPE
	⊠	⊠	TELEPHONE PED/MANHOLE
	---	---	TELEPHONE (UNDERGROUND)
	---	---	TELEPHONE (OVERHEAD)
	---	---	TREE LINE CANOPY
	⊠	⊠	TREE/TREE TO BE REMOVED
	---	---	UTILITY EASEMENT
	---	---	WATER MAN PIPE
	⊠	⊠	WATER METER
	⊠	⊠	WATER THRUST BLOCK
	⊠	⊠	WATER MAN REDUCER
	⊠	⊠	WATER MAN BLOWOFF VALVE

BUILDING SETBACKS (R-3):	
FRONT SETBACK	20 FEET
(FRONT LOADING GARAGES)	30 FEET
SIDE SETBACK (INTERIOR)	10 FEET
SIDE SETBACK (EXTERIOR)	20 FEET
REAR SETBACK	25 FEET
(SIDE OR REAR LOADING GARAGES)	20 FEET

VICINITY MAP
N.T.S.



- ### INDEX OF DRAWINGS
- 01 COVER SHEET
 - 02 PRELIMINARY PLAT
 - 03 SITE + UTILITY PLAN
 - 04 SITE + UTILITY PLAN

PROJECT SITE ADDRESS: 1244 BAUSINGER
TONTITOWN, ARKANSAS

PARCEL: #830-37948-002

AGEAGE: 42.58 +/-

ZONING CLASSIFICATION: R-3

PROPOSED USE: SUBDIVISION

OWNER: PESER FAMILY REV LIVING TRUST :
MCHENEDER, TED N & JANET
12254 RED OAK RD
FAYETTEVILLE, AR 72703

DEVELOPER: MARK DEHL
COUNTRY LOTS INVESTMENTS, LLC
11794 W HWY 264
BENTONVILLE, AR 72712
PHONE: (479) 640-0620

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
FAX: (479) 521-9350

GENERAL SURVEY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF ELEVATION:
CITY OF TONTITOWN GIS MON #7 (NAVD 88)

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATES NORTH ZONE

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

GENERAL NOTES TO CONTRACTOR

- 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.
- THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE 10' OF FINISH GRADE UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM 10' CLEARANCE FROM ALL EXISTING UTILITIES AND STRUCTURES.
- ENTRANCE TO BE CONSTRUCTED TO A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- REPAIR AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM 10' CLEARANCE FROM ALL EXISTING UTILITIES AND STRUCTURES.
- CONTRACTOR SHALL ADJUST AND/OR NEARLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF TONTITOWN'S WATER AND SEWER SPECIFICATIONS (REVISED APRIL 5, 2016) PROCEDURES AND DETAILS.
- THE CITY'S CRITERIA SHALL GOVERN.
- ALL DRAINAGE AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

DRAWN BY: T. FORD

ENGINEER: G. Bates

REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#135
MADE IN ARKANSAS

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REVISIONS	DATE
1ST SUBMITTAL	02/07/17
REVISIONS PER TECHNICAL REVIEW MEETING	02/21/17

SOUTH POINTE SUBDIVISION PHASE II
PRELIMINARY PLAT

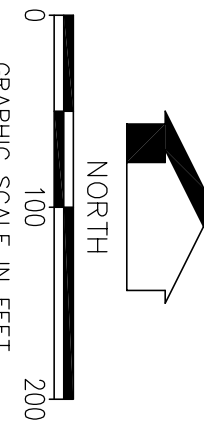
COVER SHEET

TONTITOWN, ARKANSAS

Bates & Associates, Inc.

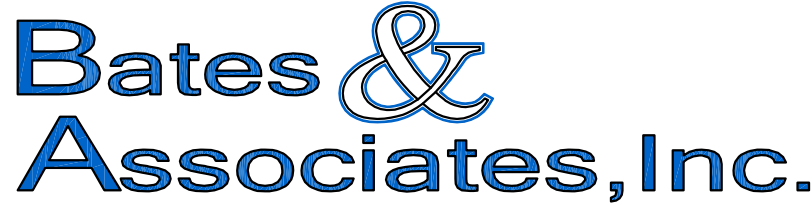
Civil Engineering & Surveying

7230 S. Pleasant Ridge Drive Phone • 479.442.9350 • Fax 479.521.9350
Fayetteville, Arkansas 72704



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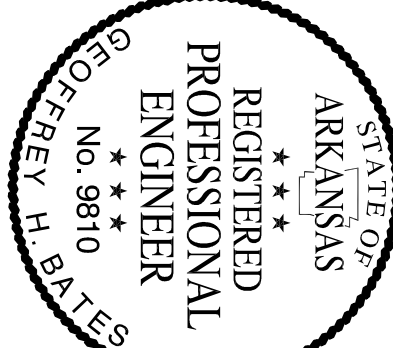
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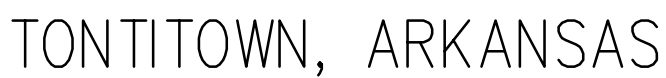
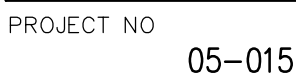
SOUTH POINTE SUBDIVISION
PRELIMINARY PLAT

PLAT

TONTITOWN, ARKANSAS



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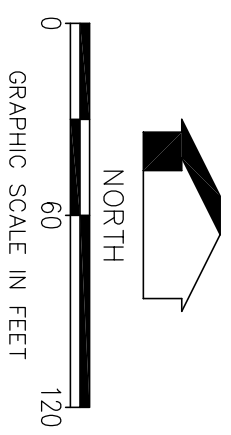
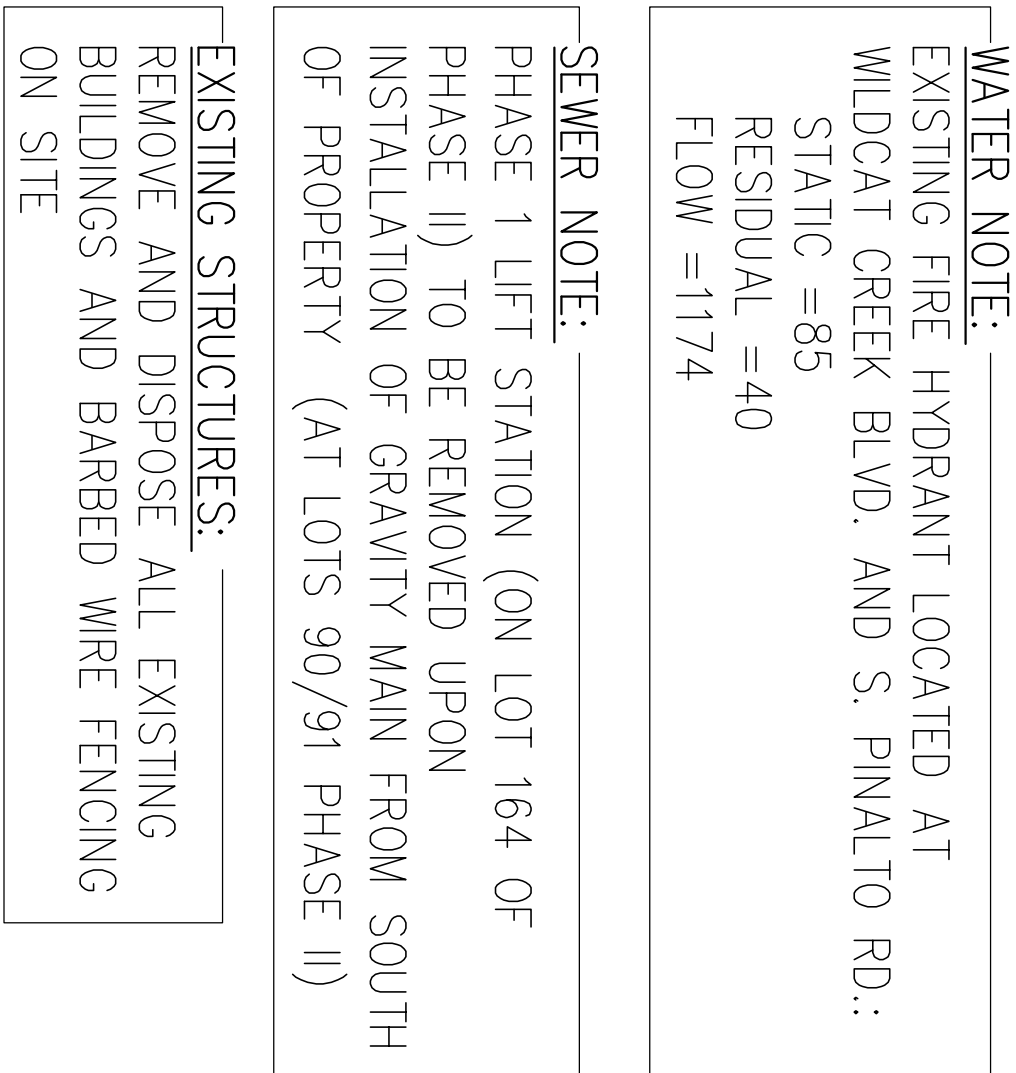
DRAWN BY: T. FORD

ENGINEER: G. Botes

The seal is circular with the text "STATE OF ARKANSAS" around the top edge and "GEOFFREY H. BATES" around the bottom edge. In the center, it reads "REGISTERED PROFESSIONAL ENGINEER" and "No. 9810".

The seal is circular with the text "STATE OF ARKANSAS" around the top edge and "BATES & ASSOCIATES, INC." around the bottom edge. In the center, it reads "REGISTERED PROFESSIONAL ENGINEER" and "No. 4335".

[illegible]



PROPOSED	LEGEND	DESCRIPTION
	ASPHALT (E06)	ASPHALT (SURFACE)
	ROLLBACK	
	BUILDING STACK LINE	
	CABLE TV (UNDERGROUND)	
	CABLE TV (OVERHEAD)	
	CENTERLINE	
	CONCRETE SURFACE	
	CORNERS	
	CURB & GUTTER	
	ELECTRICAL (UNDERGROUND)	
	EJECT TRANSFORMER	
	EROSION CONTROL	
	EROSION CONTROL - BALES	
	FENCE (WIRE/WOOD/CHAIN)	
	FIBER OPTIC CABLE	
	FLOWLINE	
	GAS MAIN ASSEMBLY	
	GAS MAIN	
	GAS METER	
	GAS METER (E06)	
	GRAVEL SURFACE	
	IRON PIPE (5/8" Rf-44)	
	LIGHT	
	MOMENT (CONCRETE)	
	POND PILE	
	PROPERTY LINE (EXTERNAL)	
	RETAINING WALL	
	RIGHT-OF-WAY	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER SERVICE	
	SECTION LINE	
	SEWER MAIN	
	SEWER MAIN (E06)	
	SIGN ELEVATION	
	STORM SEWER INLET	
	STORM SEWER PIPE	
	TELEPHONE (E06) MANHOLE	
	TELEPHONE (UNDERGROUND)	
	TELEPHONE (OVERHEAD)	
	TREE PILE TO BE REMOVED	
	UTILITY EASEMENT	
	WATER MAIN PIPE	
	WATER VALVE	
	WATER THICKET BLOCK	
	WATER MAIN REDUCER	
	WATER MAIN BLOWOFF VALVE	

