THE COVES PHASE II

FAYETTEVILLE, ARKANSAS



	SYMBOLS	<u>LINEWORK</u>	
0	FOUND IRON PIN	EASEMENT	
*	LIGHT POLE	============	=======
Ø	POWER POLE	CURB	
Œ	TELEPHONE PEDESTAL	TATEDATE AND TO THE CONTROLLS	_1206
	TV PEDESTAL	INTERMEDIATE CONTOUR	
\bigcirc	MANHOLE	INDEX CONTOUR	- 1205
0	SANITARY SEWER CLEANOUT	SS	
\triangle	GAS METER	SANITARY SEWER LINE	
\bowtie	GAS VALVE	GAS LINE	——————————————————————————————————————
	STORM SEWER PIPE	W	
C	DOWN GUY	WATER LINE (SPECIFY SIZE & TYPE)	
\searrow	WATER VALVE		GT
	FIRE HYDRANT ASSEMBLY	UNDERGROUND TELEPHONE	A Å
	AIR RELEASE VALVE	UNDERGROUND ELECTRIC	
Ā	FIRE DEPARTMENT CONNECTION	——————————————————————————————————————	
\bigcirc	WATER METER	OVERHEAD ELECTRIC	IV
\otimes	SPRINKLER HEAD	UGTV	—— UGTV ———
E	ELECTRIC PEDESTAL	UNDERGROUND TELEVISION	
	GRATED INLET	OVERHEAD TELEVISION	—— OHTV ———
[]		CHAIN LINK FENCE	
	DROP INLET	WOOD FENCE	
<u>i</u> j		XXX	
Second Second		BARBED WIRE FENCE	^
£ . 3	TREE		——F0 ———
كسك		FIBER OPTIC	
	TREE TO BE REMOVED	RIGHT OF WAY	
		ROAD CENTERLINE	

<u>SYMBOLS</u>

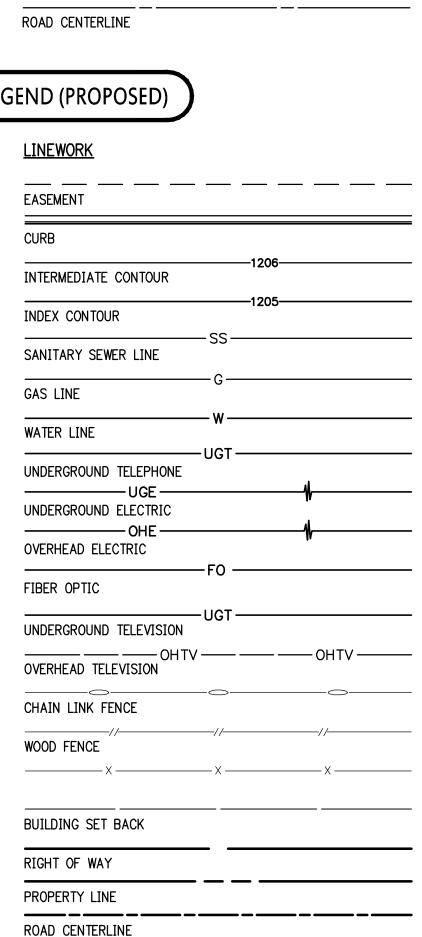
SET IRON PIN LIGHT POLE POWER POLE TELEPHONE PEDESTAL TV PEDESTAL MANHOLE SANITARY SEWER CLEANOUT GAS METER

M GAS VALVE STORM SEWER PIPE (X-X)WATER VALVE **+>**+

STRUCTURE NUMBER FIRE HYDRANT ASSEMBLY AIR RELEASE VALVE FIRE DEPARTMENT CONNECTION WATER METER BACK FLOW PREVENTER REDUCER

DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

PLUG VALVE





- RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND
- ENGINEER'S NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR 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.
- 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. OWNERSHIP OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL, & ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL, &
- ASSOCIATES, INC. CONTRACTOR SHALL NOT CAUSE ANY INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL NOT DISRUPT ACCESS TO ADJACENT PROPERTIES AT ANY TIME DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED ON THE PLANS AND/OR SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING,
- SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS. CRAFTON, TULL, & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES ON ALL OR A PORTION OF THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CTA ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION AND ADMINISTRATION OF

THESE DOCUMENTS AND/OR DEVIATIONS THEREFORE AND THE

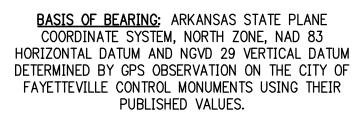
EFFECTS THOSE CHANGES MAY HAVE ON ANY AND ALL

RELATED TRADES OR CONSTRUCTION SEQUENCES, OR

OPERATION OF THE COMPLETED PROJECT, EXCEPT AS

SPECIFICALLY REQUIRED IN THE CRAFTON TULL & ASSOCIATES SERVICE AGREEMENT WITH THE OWNER.





UTILITY COMPANIES

WATER & SEWER

LEAST WILSON STREET

|| ROB STREFT

CITY OF FAYETTEVILLE WATER DEPARTMENT FAYETTEVILLE, AR PHONE: (479) 521-1258

CABLE TELEVISION COX COMMUNICATIONS

MICHAEL MOORE 4901 S. 48TH ST. SPRINGDALE, AR. PHONE: (479) 717-3730

OZARK ELECTRIC COOP. CORP. 3641 WEDINGTON DR FAYETTEVILLE, AR 72704

<u>TELEPHONE</u> PRAIRIE GROVE TELEPHONE COMPANY PHONE: (479) 267-7200

SOURCE GAS 1-800-563-0012

479-521-2900



Know what's **below**. Call before you dig.

PROJECT INFORMATION

SITE AREA: ZONING: PROPERTY USAGE:

RSF 8 RESIDENTIAL

SITE OWNER: SITE ENGINEER:

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RAUSCH COLEMAN HOMES, LLC 3420 N. PLAINVIEW AVE. SUITE 102 FAYETTEVILLE, AR 72703 CRAFTON TULL DANIEL ELLIS P.E. 901 N. 47TH ST., SUITE 200 ROGERS, AR 72756

479-636-4838

10.22± AC. (445,074.44 SQ.FT.)

SITE STABILIZATION AND CERTIFICATION

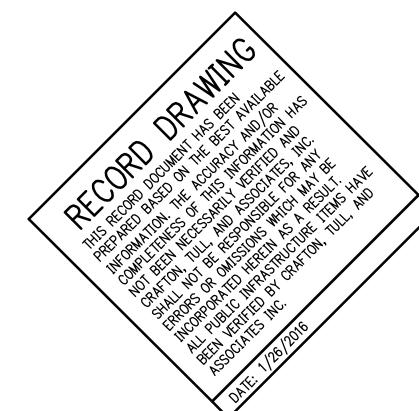
CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS. OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	POINT TABLES
C-103	UTILITY PLAN (PRINT TO COLOR)
C-201	POND PLAN & PROFILE
C-202	GRASS LINED OPEN CHANNEL PLAN & PROFILE
C-203	SANITARY SEWER LINE 1 P&P
C-204	SANITARY SEWER LINE 2 P&P
C-205	SANITARY SEWER LINE 3 P&P
C-206	STORM SEWER P&P
C-207	STORM SEWER P&P
C-208	STORM SEWER P&P
C-209	RECORD TOPO
C-210	RECORD POND TOPO

CONSTRUCTED POINT TABLE		
DESCRIPTION	LINEAR FT.	
8" WATER LINE	1802.68	
8" SANITARY SEWER	1963.38	
GENTLE VALLEY DR.	861.24	
SPRINGFIELD DR.	834.97	
DEDICATED R/W	82,699.26 SQ.FT.	





PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24. TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS.

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER: THENCE SOUTH 87°17'55" EAST A DISTANCE OF 104.52 FEET: THENCE SOUTH 72°17'15" EAST A DISTANCE OF 86.70 FEET; THENCE SOUTH 87°17'55" EAST A DISTANCE OF 69.39 FEET; THENCE NORTH 06°57'26" EAST A DISTANCE OF 22.52 FEET; THENCE SOUTH 87°17'55" EAST A DISTANCE OF 50.14 FEET; THENCE SOUTH 06°57'26" WEST A DISTANCE OF 22.52 FEET; THENCE SOUTH 87°17'55" EAST A DISTANCE OF 79.86 FEET; THENCE NORTH 76°13'34" EAST A DISTANCE OF 79.18 FEET; THENCE SOUTH 87°17'55" EAST A DISTANCE OF 107.76 FEET: THENCE SOUTH 11°20'31" EAST A DISTANCE OF 64.97 FEET: THENCE SOUTH 11°35'24" EAST A DISTANCE OF 73.15 FEET: THENCE SOUTH 12°13'41" EAST A DISTANCE OF 154.93 FEET; THENCE SOUTH 12°00'22" EAST A DISTANCE OF 52.10 FEET: THENCE SOUTH 01°54'01" WEST A DISTANCE OF 371.91 FEET TO THE NORTH RIGHT OF WAY OF ALBERTA STREET; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) CALLS:

1. NORTH 87°58'12" WEST A DISTANCE OF 411.33 FEET,

2. NORTH 87°59'33" WEST A DISTANCE OF 149.74 FEET 3. SOUTH 89°51'53" WEST A DISTANCE OF 92.75 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 01°54'57" EAST A DISTANCE OF 717.17 FEET TO THE POINT OF BEGINNING. CONTAINING 10.22 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0215 F, EFFECTIVE DATE MAY 16, 2008.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.



901 N. 47th St., Suite 200 Rogers, Arkansas 72756

THE COVES PHASE II

FAYETTEVILLE, ARKANSAS NOTE: PLAT PAGE #555

Key Plan)
 -==	NORTH F
BRONES ST	NORTH HOLLAND DRIVE
MX 162	

Description	Date
	<u> </u>

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as an instrument of professional service, is the prope	erty of
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or in part, for any other project, without the written	
authorization of Crafton, Tull & Associates, Inc.	

PROJECT NO: 14101800 ARKANŠAS SSUE DATE: 1/26/2016 REGISTERED RECORD

PROFESSIONAL ENGINEER -DRAWING $\star\star\star$ No. 16439 © 2014 Crafton, Tull & Associates, I

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02/01/2016

COVER SHEET

C-001