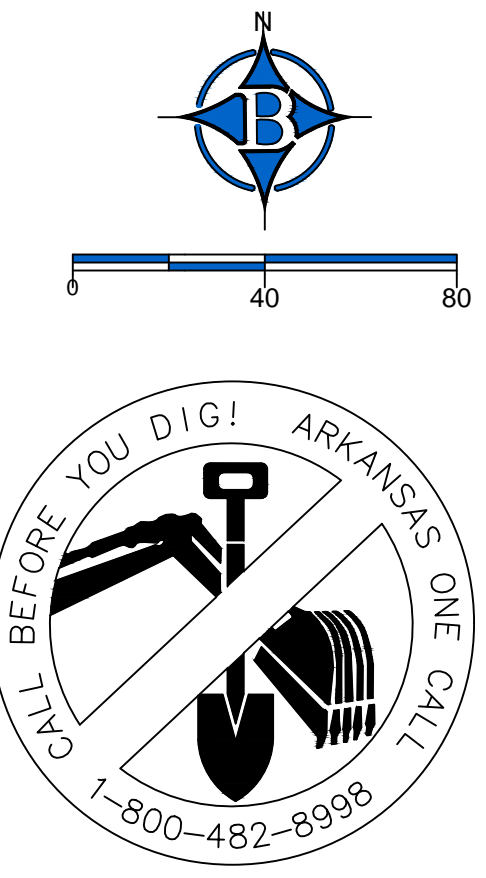






**SITE NOTES**  
 FINAL GRADING OF LOTS DURING HOME CONSTRUCTION SHALL BE PERFORMED TO DIRECT DRAINAGE TO THE STREET OR STORM SEWER SYSTEM



REQUIREMENTS - PER R-2 ZONING

**BUILDING SETBACKS**  
 FRONT: 20'  
 SIDE: 5'  
 SIDE(STREET): 20'  
 REAR: 5'

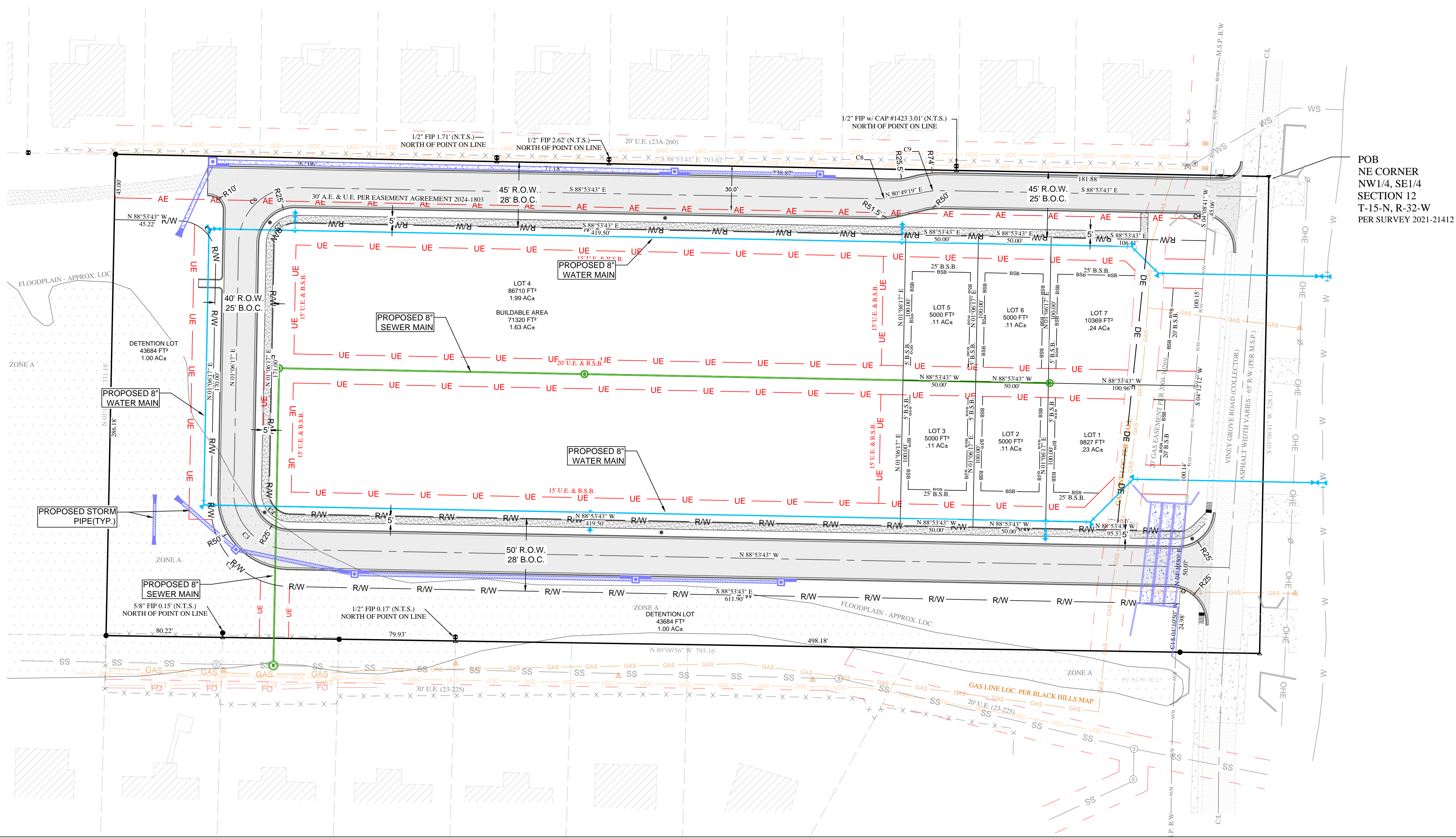
**MAX DENSITY**  
 SINGLE FAMILY DETACHED - 10 UNITS/ACRE  
 SINGLE FAMILY ATTACHED - 10 UNITS/ACRE  
 SINGLE FAMILY ZERO LOT - 15 UNITS/ACRE  
 TWO FAMILY - 15 UNITS/ACRE  
 THREE FAMILY - 15 UNITS/ACRE  
 FOUR FAMILY - 15 UNITS/ACRE  
 MULTI FAMILY - 15 UNITS/ACRE  
 MIXED USE - NA

MIN LOT SIZE - 5000 FT<sup>2</sup>

MAX HEIGHT - 45' - ALL STRUCTURES MORE THAN 2 STORIES IN HEIGHT OR THIRTY-FIVE FEET MEASURES FROM THE FOUNDATION OF THE HIGHEST PART OF THE ROOF LINE SHALL BE REQUIRED TO INCREASE THE SIDE YARD BY ONE FOOT FOR EVERY ADDITIONAL FOOT OF HEIGHT. SPRINKLER SYSTEMS AND FIRE DEPT. APPROVAL REQUIRED.

LOTS		
LOT #	SQUARE FEET	ACREAGE
LOT 1	9827 FT <sup>2</sup>	0.23 AC±
LOT 2	5000 FT <sup>2</sup>	0.11 AC±
LOT 3	5000 FT <sup>2</sup>	0.11 AC±
LOT 4	86710 FT <sup>2</sup>	1.99 AC±
LOT 5	5000 FT <sup>2</sup>	0.11 AC±
LOT 6	5000 FT <sup>2</sup>	0.11 AC±
LOT 7	10369 FT <sup>2</sup>	0.24 AC±
DETENTION LOT	43684 FT <sup>2</sup>	1.00 AC±
		BUILDABLE AREA
		3215 FT <sup>2</sup> /0.7 AC±
		2600 FT <sup>2</sup> /0.6 AC±
		2600 FT <sup>2</sup> /0.6 AC±
		71320 FT <sup>2</sup> /1.63 AC±
		2600 FT <sup>2</sup> /0.6 AC±
		2600 FT <sup>2</sup> /0.6 AC±
		3720 FT <sup>2</sup> /0.8 AC±
		NOT BUILDABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	145.66'	8.42'	8.42'	S 03°23'13" W	3°18'43"	4.21'
C2	55.00'	86.39'	77.78'	N 43°53'43" W	90°00'00"	55.00'
C3	39.00'	61.26'	55.15'	S 43°53'43" E	90°00'00"	39.00'
C4	14.50'	22.78'	20.51'	S 43°53'43" E	90°00'00"	14.50'
C5	25.00'	39.27'	35.36'	S 43°53'43" E	90°00'00"	25.00'
C6	39.00'	61.26'	55.15'	S 46°06'17" W	90°00'00"	39.00'
C7	14.50'	22.78'	20.51'	N 46°06'17" E	90°00'00"	14.50'
C8	37.50'	6.73'	6.72'	N 85°57'48" E	10°16'57"	3.37'
C9	62.50'	15.92'	15.88'	N 83°48'22" E	14°35'49"	8.00'



ENGINEER: GB  
 REGISTERED PROFESSIONAL ENGINEER  
 GEOFFREY H. BATES  
 No. 9810  
 11-21-2025  
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 #335  
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DATE	REVISIONS
11/13/25	
11/21/25	
1st Submittal	
2nd Submittal	

VINEY GROVE TOWNHOMES  
 RESIDENTIAL PLANNED UNIT DEV.  
 PRELIMINARY PLAT  
 PRAIRIE GROVE, ARKANSAS

**BATES**  
 Engineers • Surveyors  
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
 PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 25-180  
 DRAWING NO. PP1

**SITE AND UTILITY NOTES:**

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. 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.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
6. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
8. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ISSUANCE OF GRADING PERMIT.
9. IRRIGATION BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IN A HEATED SPACE OR FROST-PROOF ENCLOSURE PRIOR TO ANY TEES OR BRANCHES.
10. RPZA DEVICE SHALL BE WILKINS 975XL (LEAD FREE), HORIZONTAL ORIENTATION
11. STANDARD HEIGHT OF THE STREET LIGHT HEAD SHALL BE 15' (TYP)
12. STREET LIGHTS SHALL BE PELCO POST TOP LUMINAIRE POLES WITH BRISTOL SERIES, DARK SKY LED LUMINAIRES, HOLOPHANE WASHINGTON UTILITY LED LUMINAIRE WITH FLUTED POSTS AND HAMILTON BASES, OR STAFF APPROVED EQUAL, LOCATED AT INTERSECTIONS. POLES AND LUMINAIRES SHALL BE POWDER COATED BRONZE FEDERAL STANDARD COLOR 20062.

**REQUIREMENTS - PER R-2 ZONING**

**BUILDING SETBACKS**

FRONT: 20'  
SIDE: 5'  
SIDE(STREET): 20'  
REAR: 5'

**MAX DENSITY**

SINGLE FAMILY DETACHED - 10 UNITS/ACRE  
SINGLE FAMILY ATTACHED - 10 UNITS/ACRE  
SINGLE FAMILY ZERO LOT - 15 UNITS/ACRE  
TWO FAMILY - 15 UNITS/ACRE  
THREE FAMILY - 15 UNITS/ACRE  
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MULTI FAMILY - 15 UNITS/ACRE  
MIXED USE - NA

**MIN LOT SIZE - 5000 FT<sup>2</sup>**

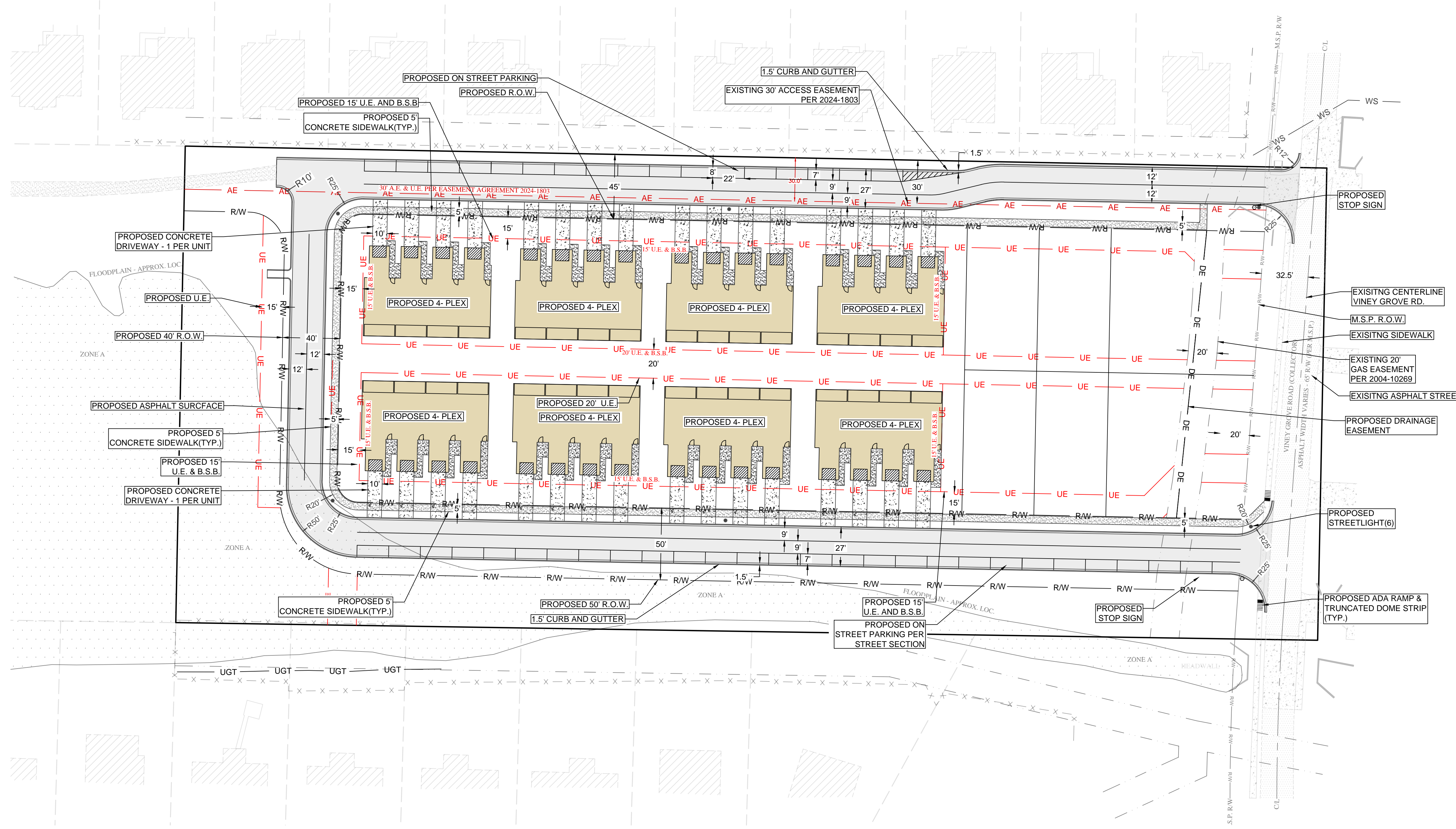
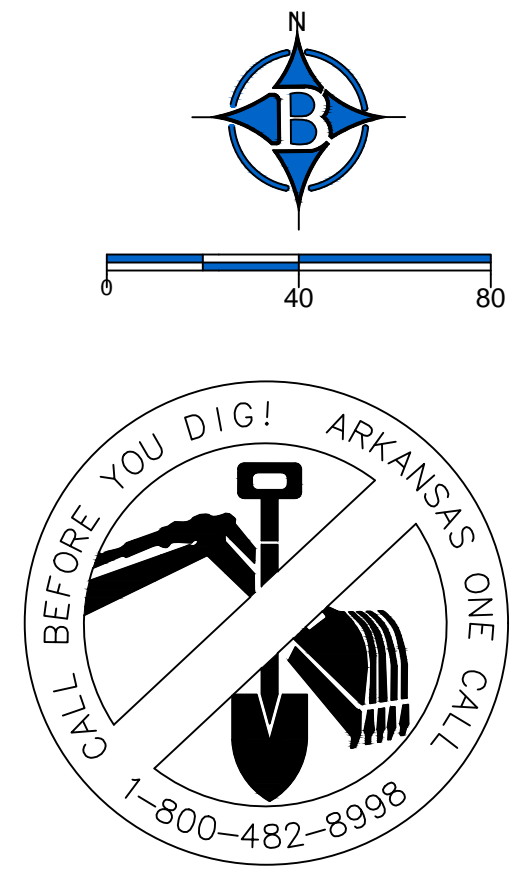
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**PARKING REQUIREMENTS**

RES. 2-4 PLEX  
3 REQUIRED SPACES PER UNIT - GARAGE MAY COUNT AS 1 SPACE PER UNIT.

# OF UNITS: 32 UNITS  
1 GARAGE PER UNIT  
1 SPACE IN DRIVE WAY TOTAL: 64 SPACES  
ON STREET PARKING SPACES: 44 SPACES

TOTAL PARKING: 108 SPACES



ENGINEER: GB  
DRAWN BY: MW

**11-21-2025**

NOT FOR CONSTRUCTION

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2nd Submittal	

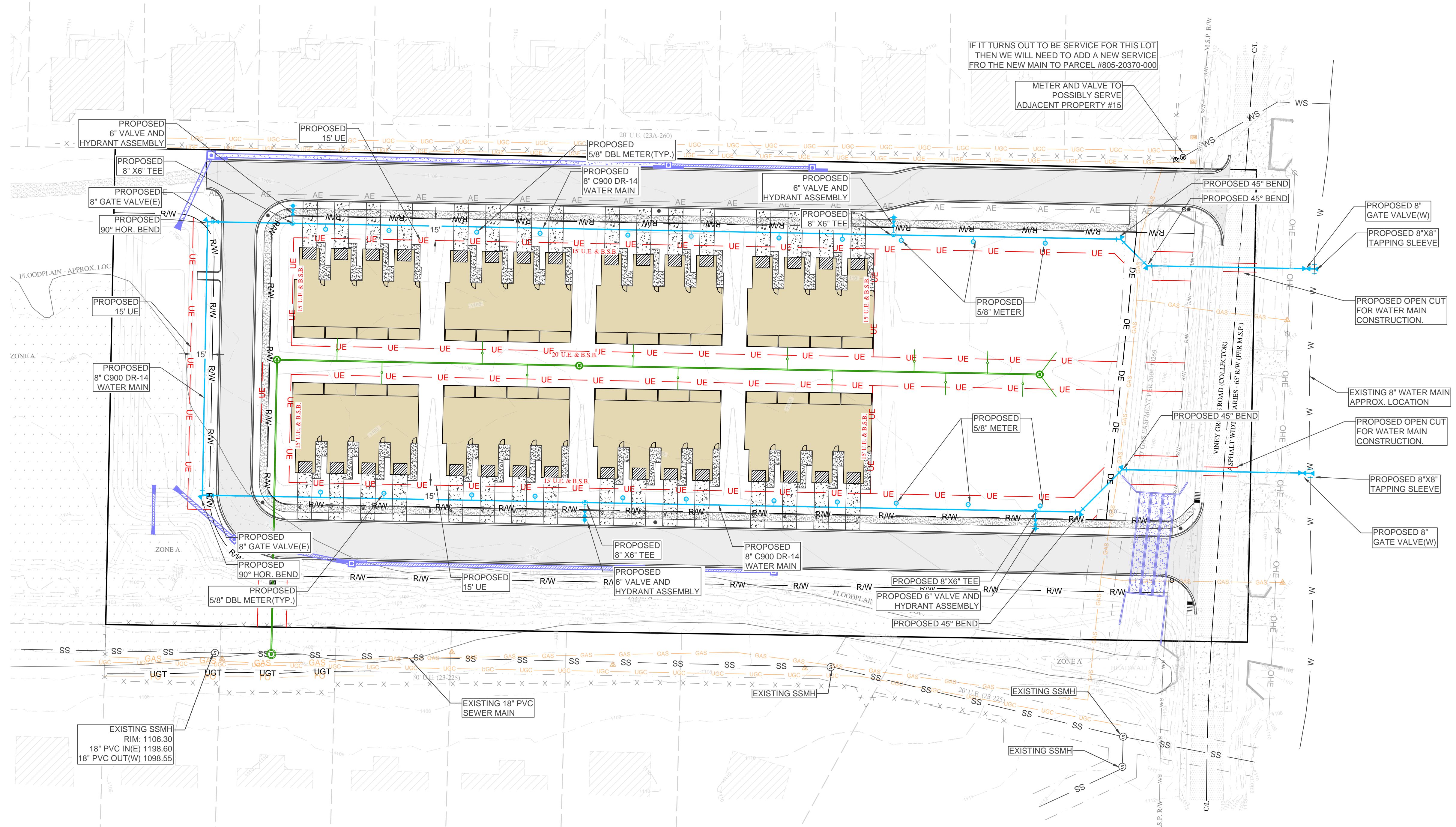
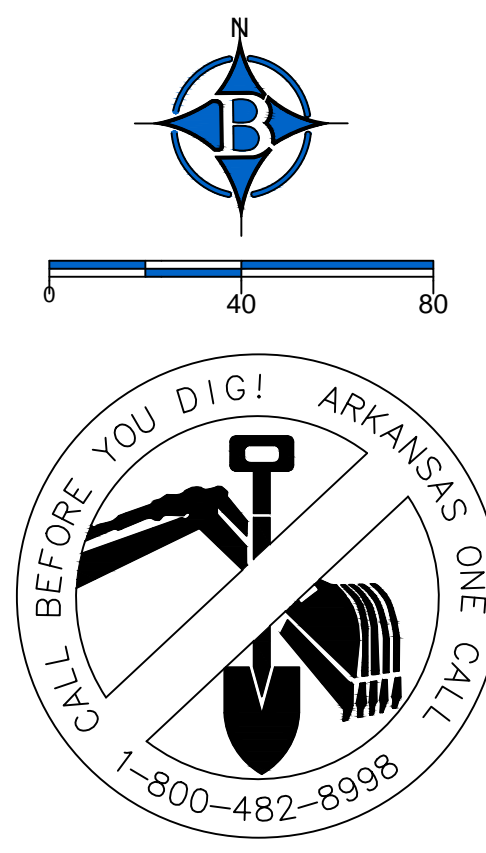
**VINEY GROVE TOWNHOMES  
RESIDENTIAL PLANNED UNIT DEV.  
SITE PLAN  
PRAIRIE GROVE, ARKANSAS**

**BATES**  
Engineers • Surveyors  
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 25-180  
DRAWING NO. **SP1**

**SITE AND UTILITY NOTES:**

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ENGINEER: GB

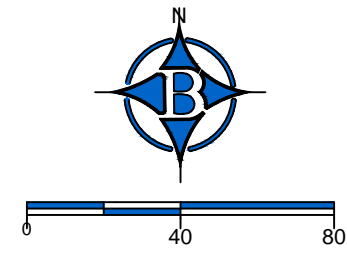
STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 GEOFFREY H. BATES  
 No. 9810  
 11-21-2025

CERTIFICATE OF AUTHORITY  
 BATES & ASSOCIATES, INC.  
 #335  
 ARKANSAS ENGINEER  
 NOT FOR CONSTRUCTION

REVISIONS	DATE
1st Submittal	11/13/25
2nd Submittal	11/21/25

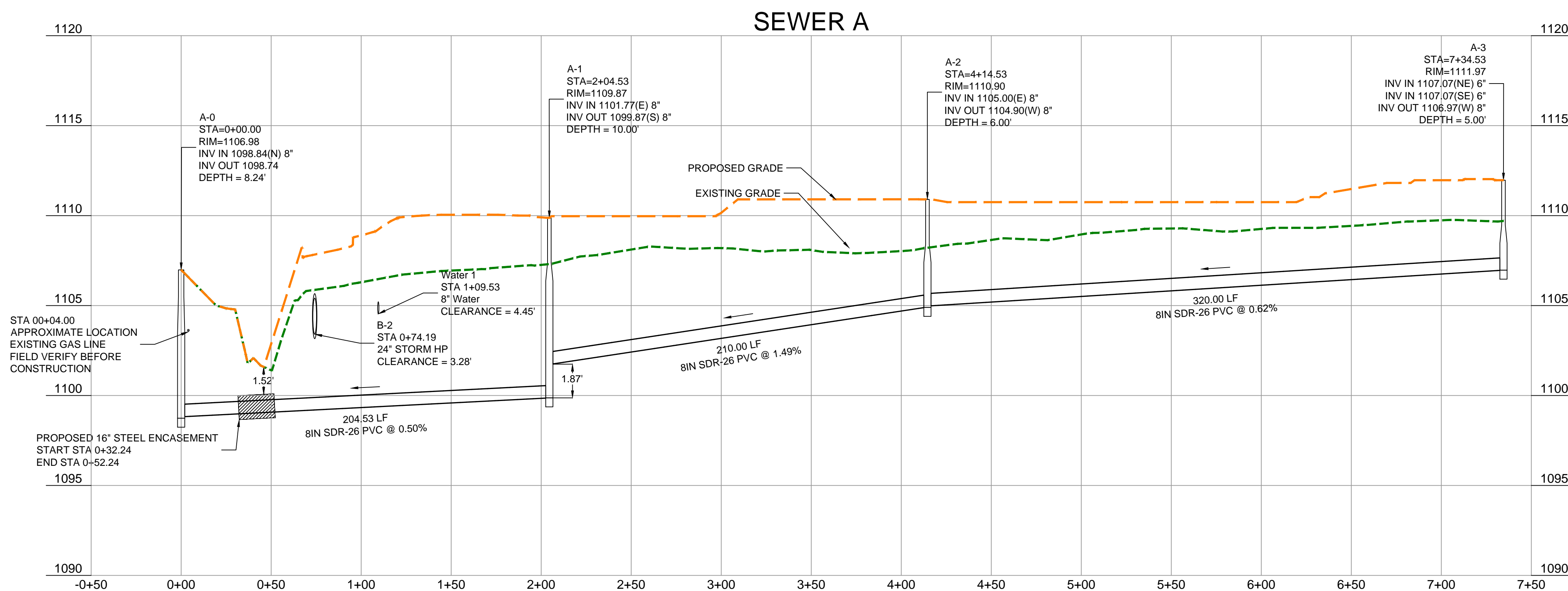
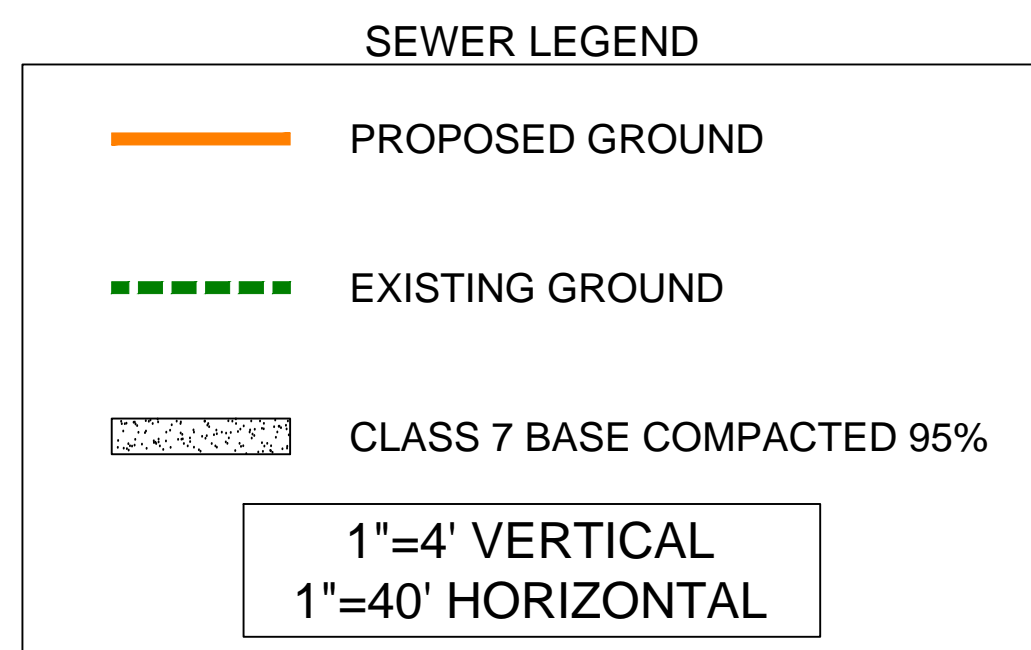
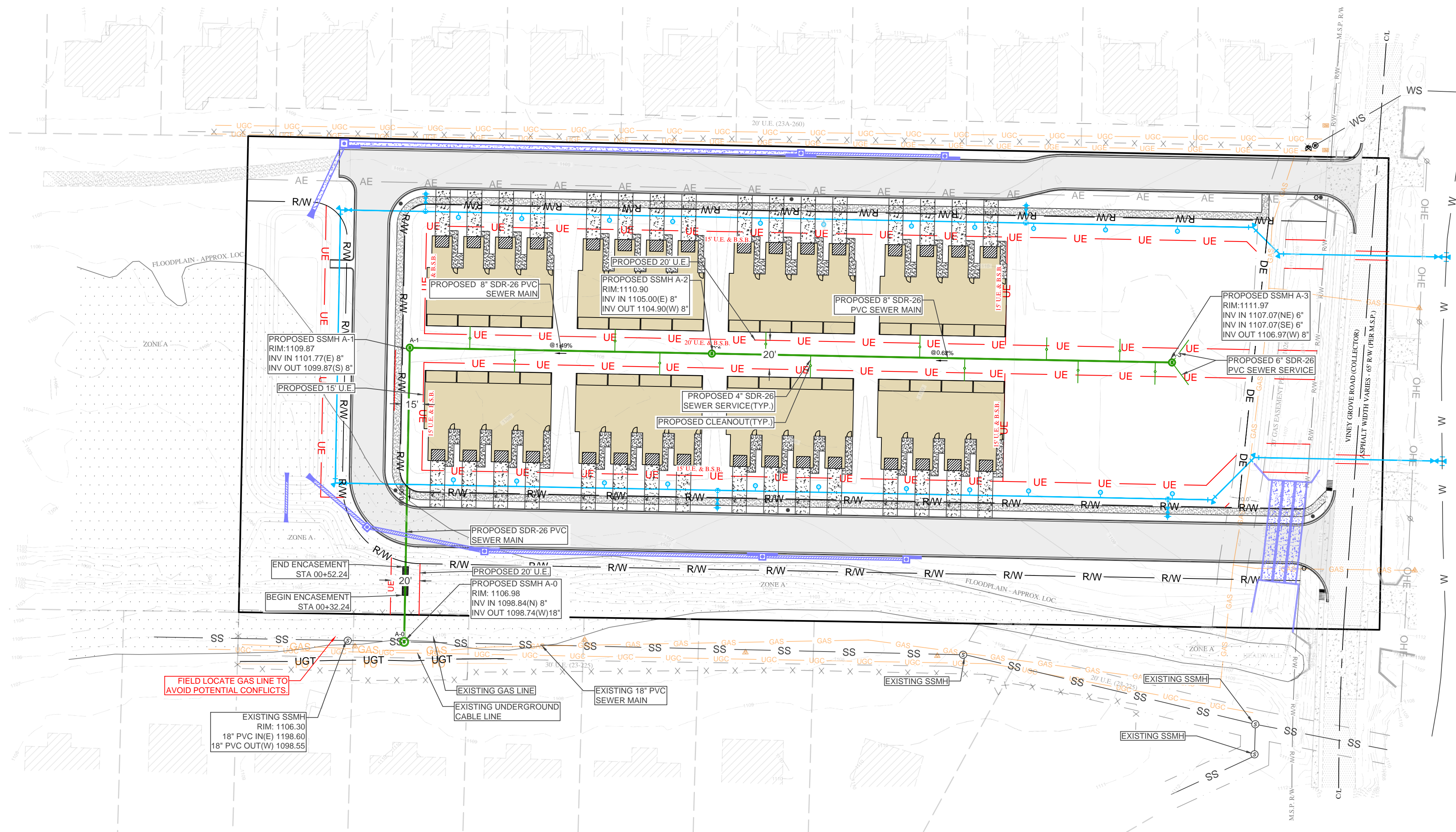
**VINEY GROVE TOWNHOMES  
 RESIDENTIAL PLANNED UNIT DEV.  
 UTILITY PLAN - WATER  
 PRAIRIE GROVE, ARKANSAS**

**BATES**  
 Engineers - Surveyors  
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
 PH: (479) 442-9350 / batesnwa.com



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ENGINEER: GB  
 DRAWN BY: MW  
 PROJECT NO. 25-180  
 REGISTERED PROFESSIONAL ENGINEER  
 G. JEFFREY H. BATES  
 No. 9810  
 11-21-2025  
 CERTIFICATE OF AUTHORITY  
 BATES & ASSOCIATES, INC.  
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 ARKANSAS ENGINEER  
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DATE	REVISIONS
11/13/25	1st Submittal
11/21/25	2nd Submittal

VINEY GROVE TOWNHOMES  
 RESIDENTIAL PLANNED UNIT DEV.  
 UTILITY PLAN - SEWER  
 PRAIRIE GROVE, ARKANSAS

**BATES**  
 Engineers - Surveyors  
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
 PH: (479) 442-9350 / batesnwa.com  
 DRAWING NO. UT2

**CONSTRUCTION NOTES:**

1. GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
3. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
4. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
6. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
7. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE SHOVELED OR SWEEPED AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.

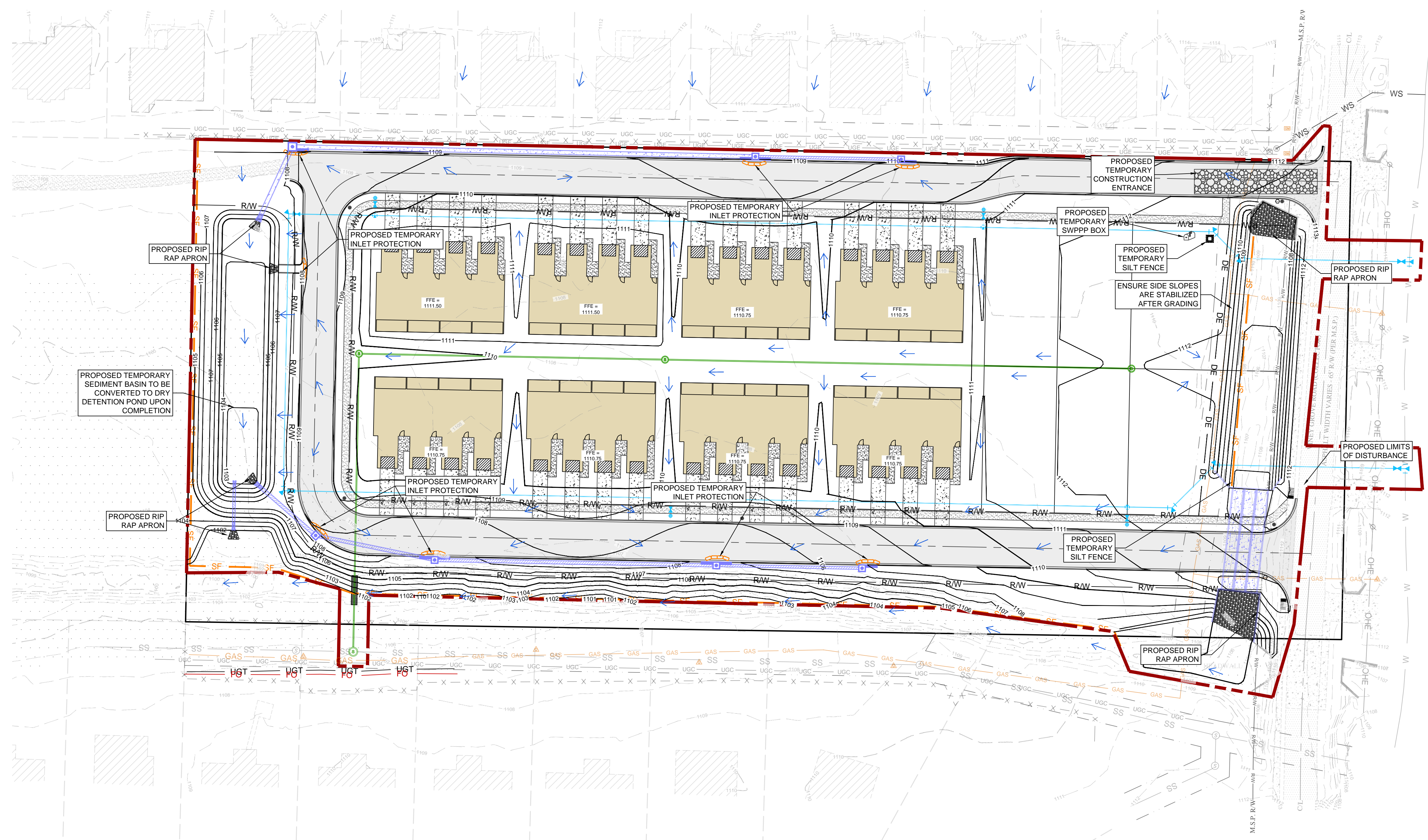
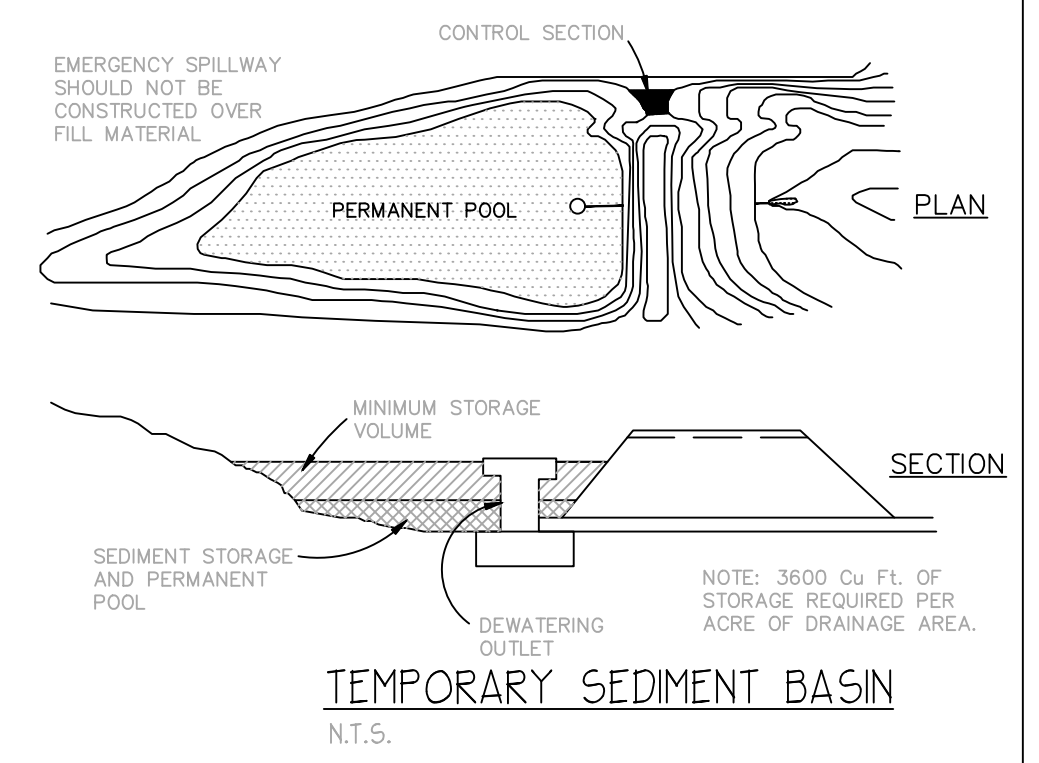
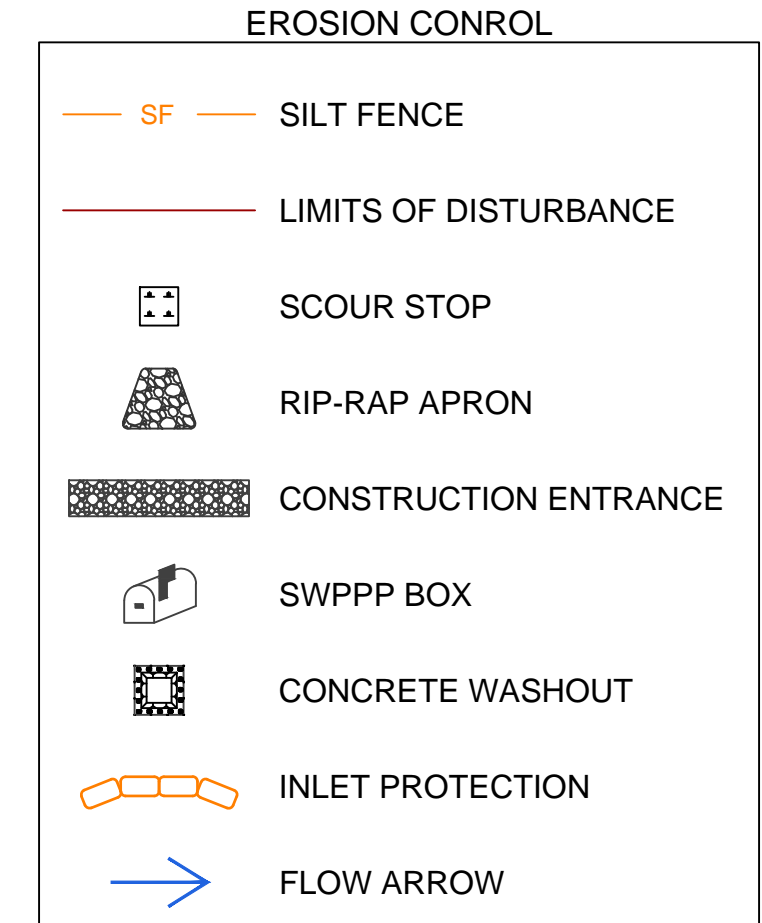
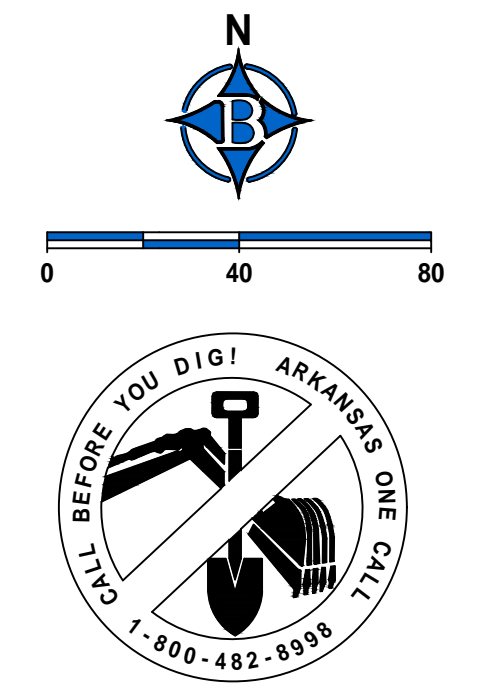
**SEDIMENT & EROSION CONTROL NOTES:**

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY OF PRAIRIE GROVE REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
2. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED PER ORDINANCE & IN ACCORDANCE WITH THE CITY OF THE PRAIRIE GROVE DRAINAGE MANUAL.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL DEEMED SAFE TO REMOVE BY ENGINEER.

**NOTE: LIMITS OF DISTURBANCE= 5.68 ACRES**

**REVEGETATION NOTES:**

1. **TOP SOIL.**  
TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 21 DAYS REVEGETATION SHALL COMPLY WITH ADEQ REGULATIONS.
  2. **EXISTING VEGETATION.**  
EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
  3. **REVEGETATION.**  
REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
- ADA NOTES:**
1. CONTACT CITY INSPECTOR AND REQUEST AN INSPECTION PRIOR TOP POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
  2. MAXIMUM SLOPE FOR ADA SPACE AND SIDEWALKS CROSSING DRIVE IS 2%
  3. INLET TOPS SHALL MEET ADA REGULATIONS. IF NOT, TOP SHALL BE REPLACED AT OWNER'S EXPENSE.



ENGINEER: GB

REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
GEOFFREY H. BATES

11-21-2025

CERTIFICATE OF AUTHORITY  
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BATES & ASSOCIATES, INC.  
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DRAWN BY: MW

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DATE	REVISIONS
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	2nd Submittal

**VINEY GROVE TOWNHOMES  
RESIDENTIAL PLANNED UNIT DEV.  
EROSION CONTROL  
PRAIRIE GROVE, ARKANSAS**

**BATES**  
Engineers • Surveyors  
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 25-180

DRAWING NO. **EC1**

**CONSTRUCTION NOTES:**

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8. FINAL GRADING OF LOTS DURING HOME CONSTRUCTION SHALL BE PERFORMED TO DIRECT DRAINAGE TO THE STREET OR STORM SEWER SYSTEM

**SEDIMENT & EROSION CONTROL NOTES:**

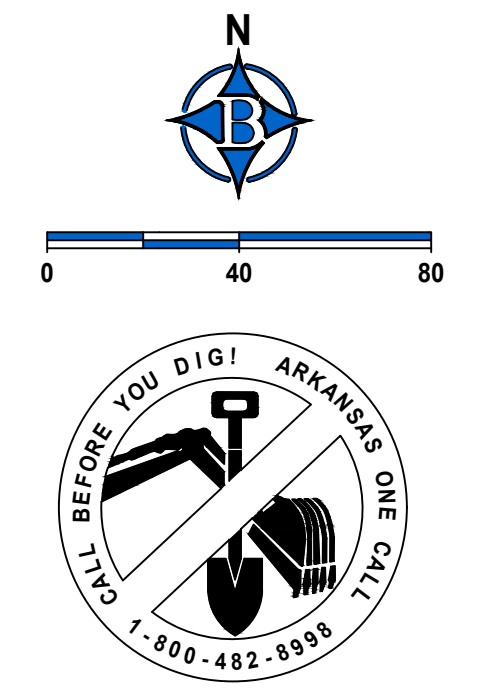
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ENGINEER: GB  
DRAWN BY: MW

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
11-21-2025

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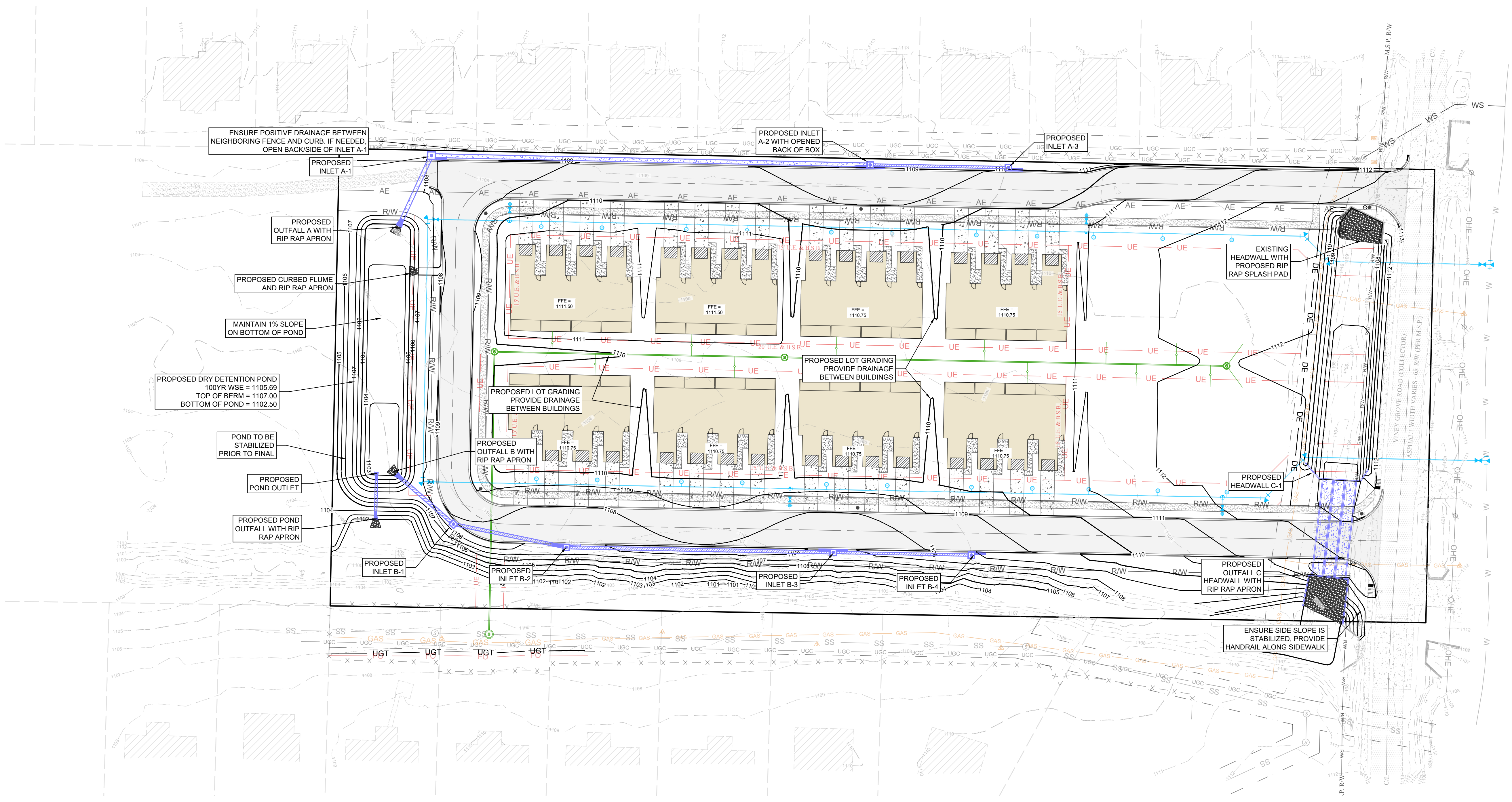
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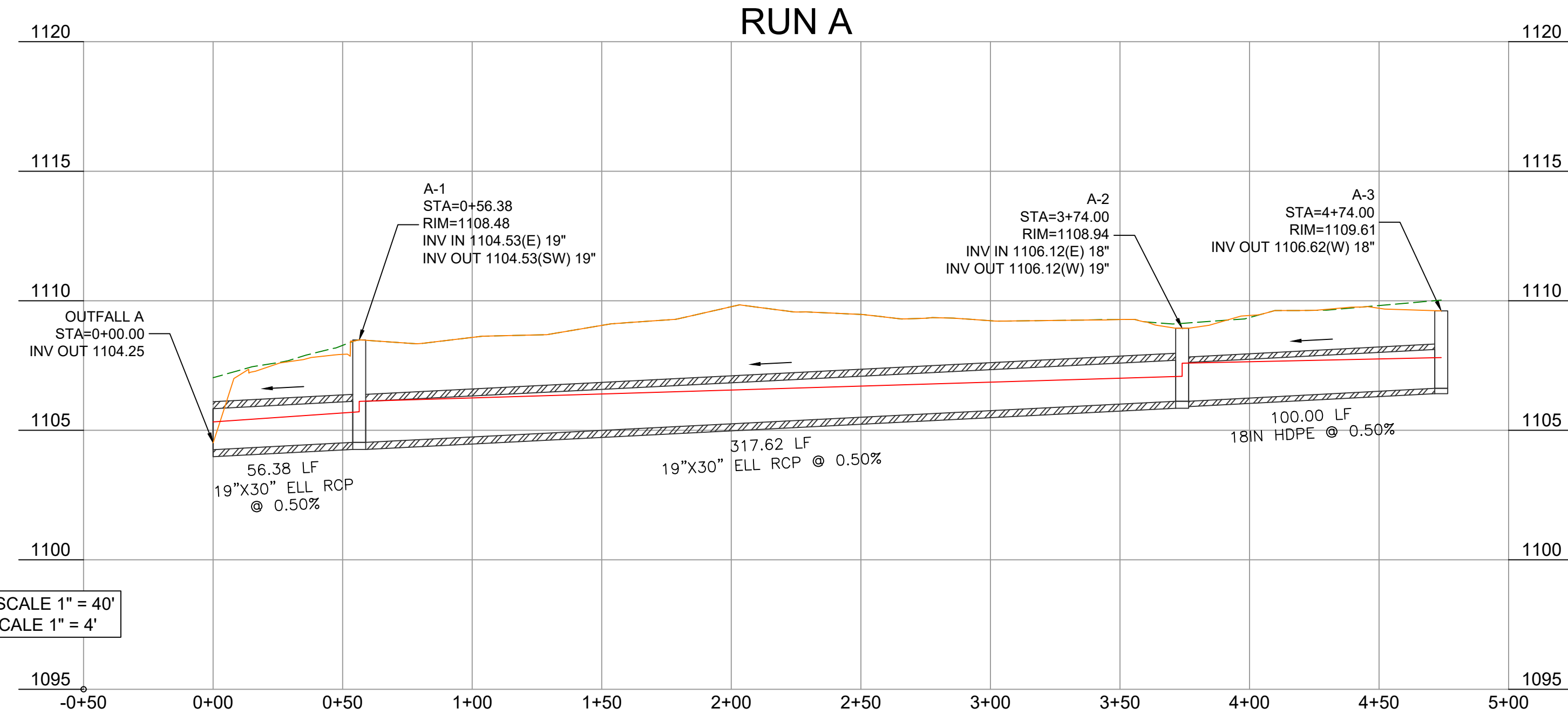
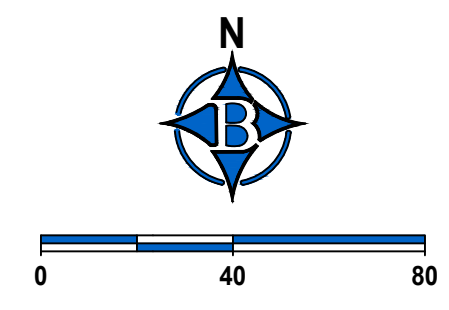
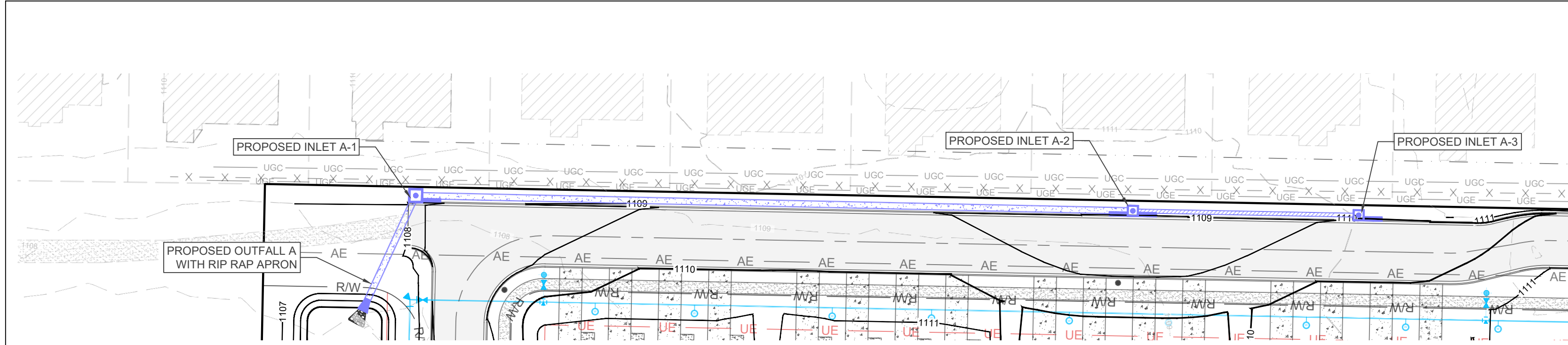
REVISIONS	DATE
1st Submittal	11/13/25
2nd Submittal	11/21/25

VINEY GROVE TOWNHOMES  
RESIDENTIAL PLANNED UNIT DEV.  
GRADING PLAN  
PRAIRIE GROVE, ARKANSAS

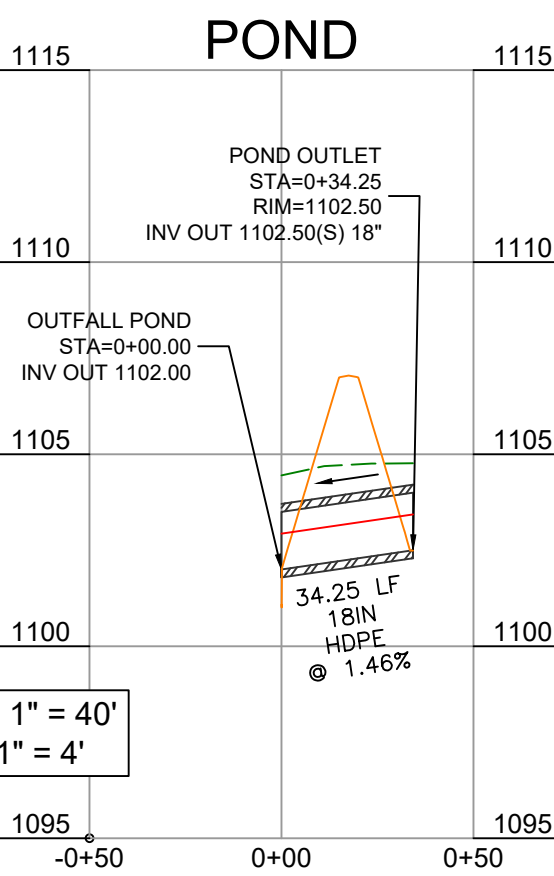
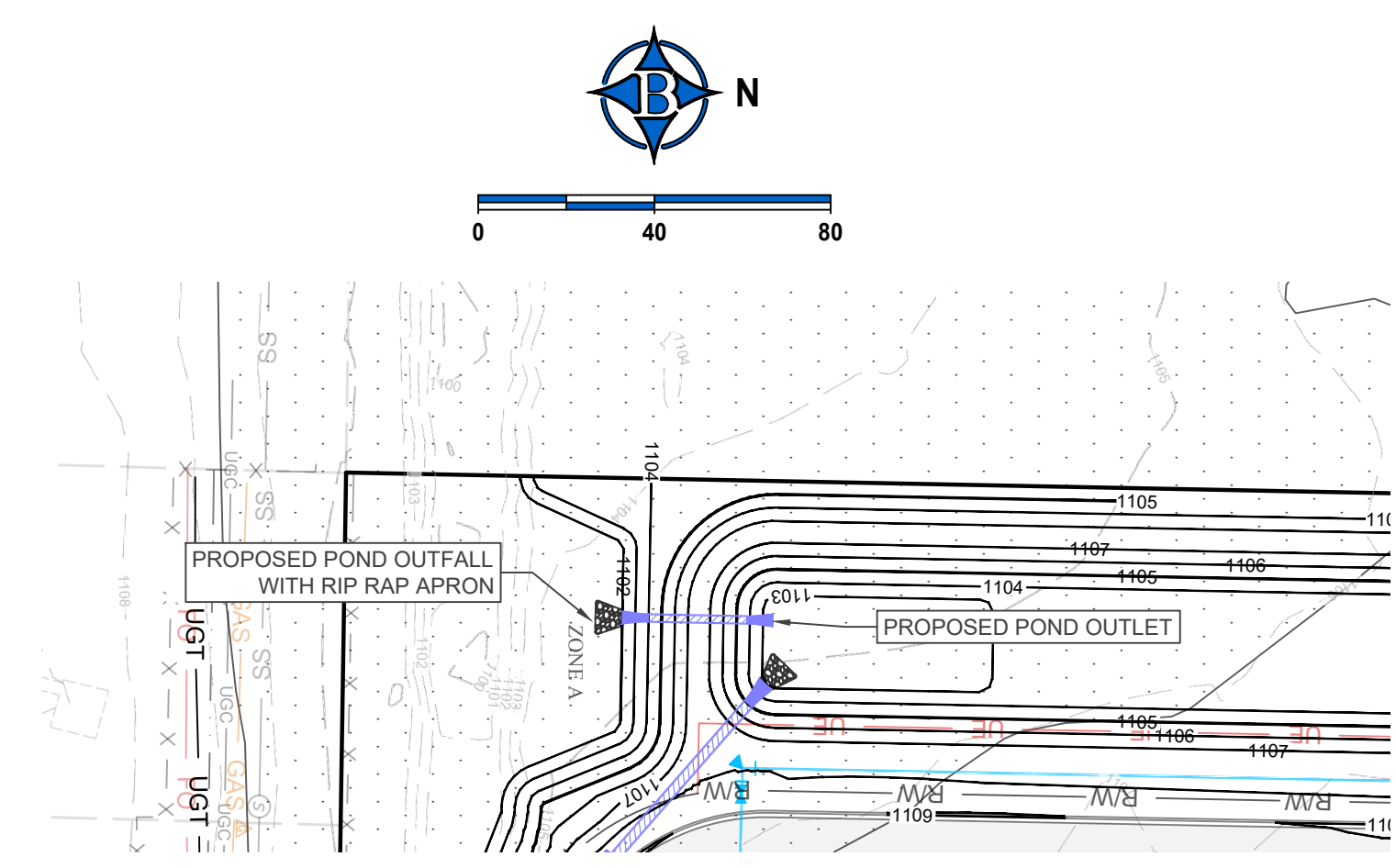
**BATES**  
Engineers - Surveyors  
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 25-180  
DRAWING NO. GP01

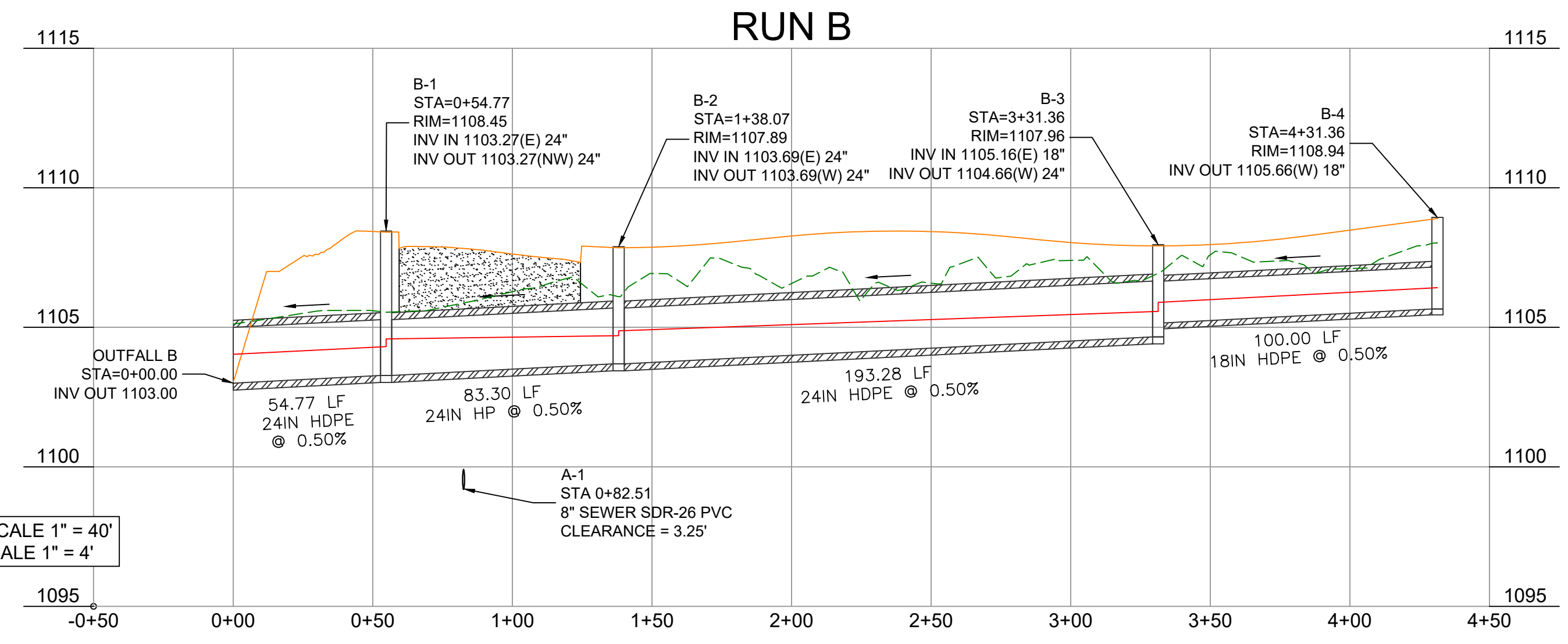
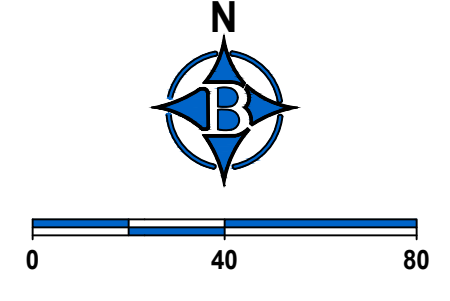
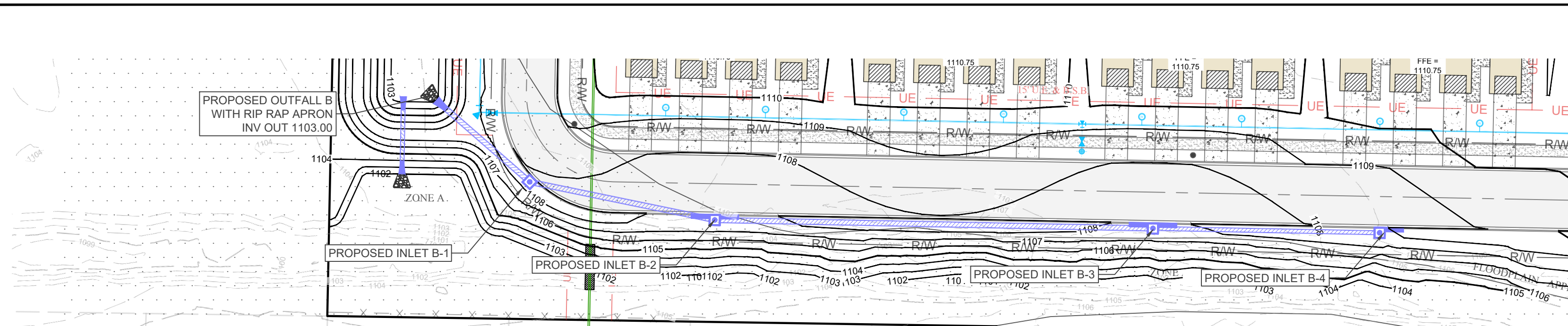




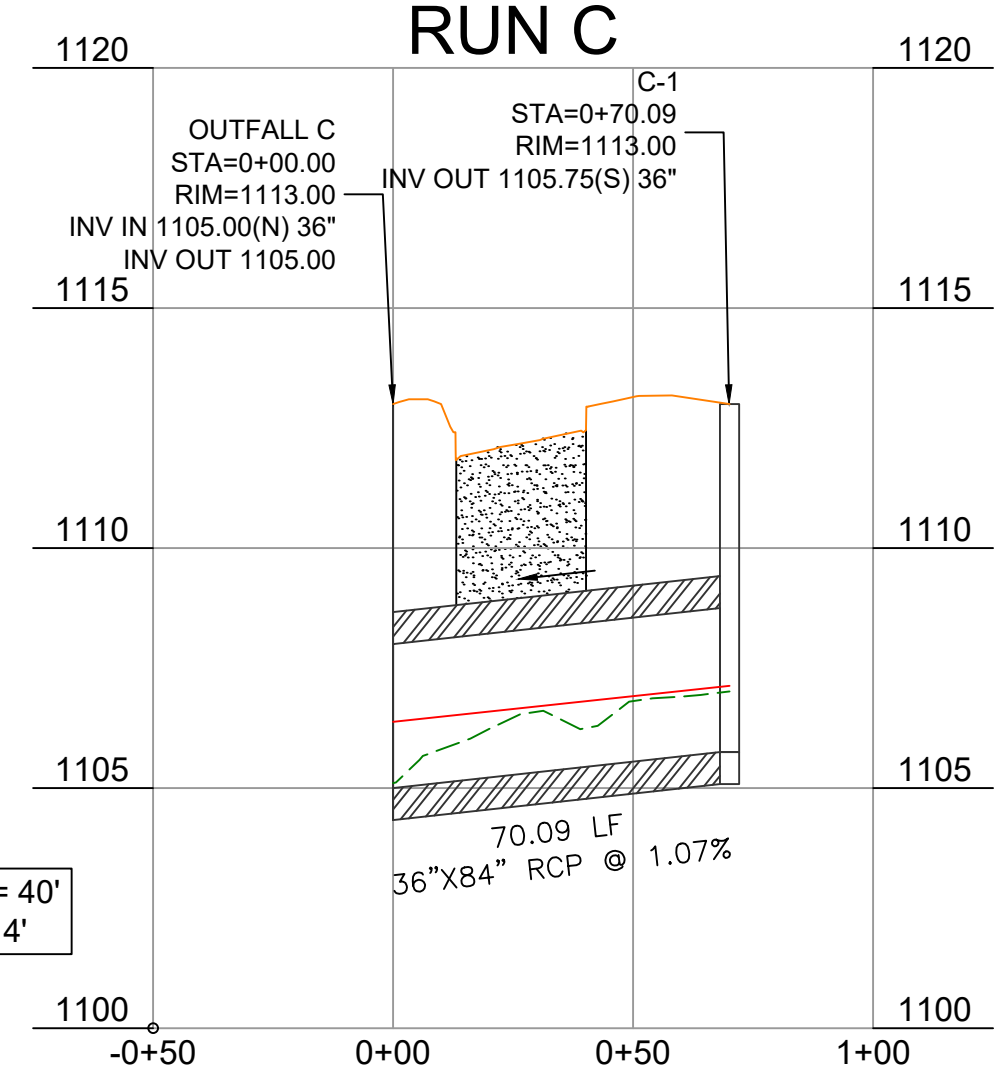
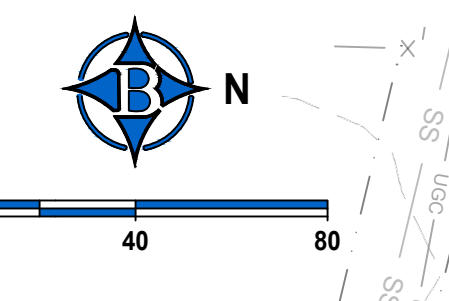
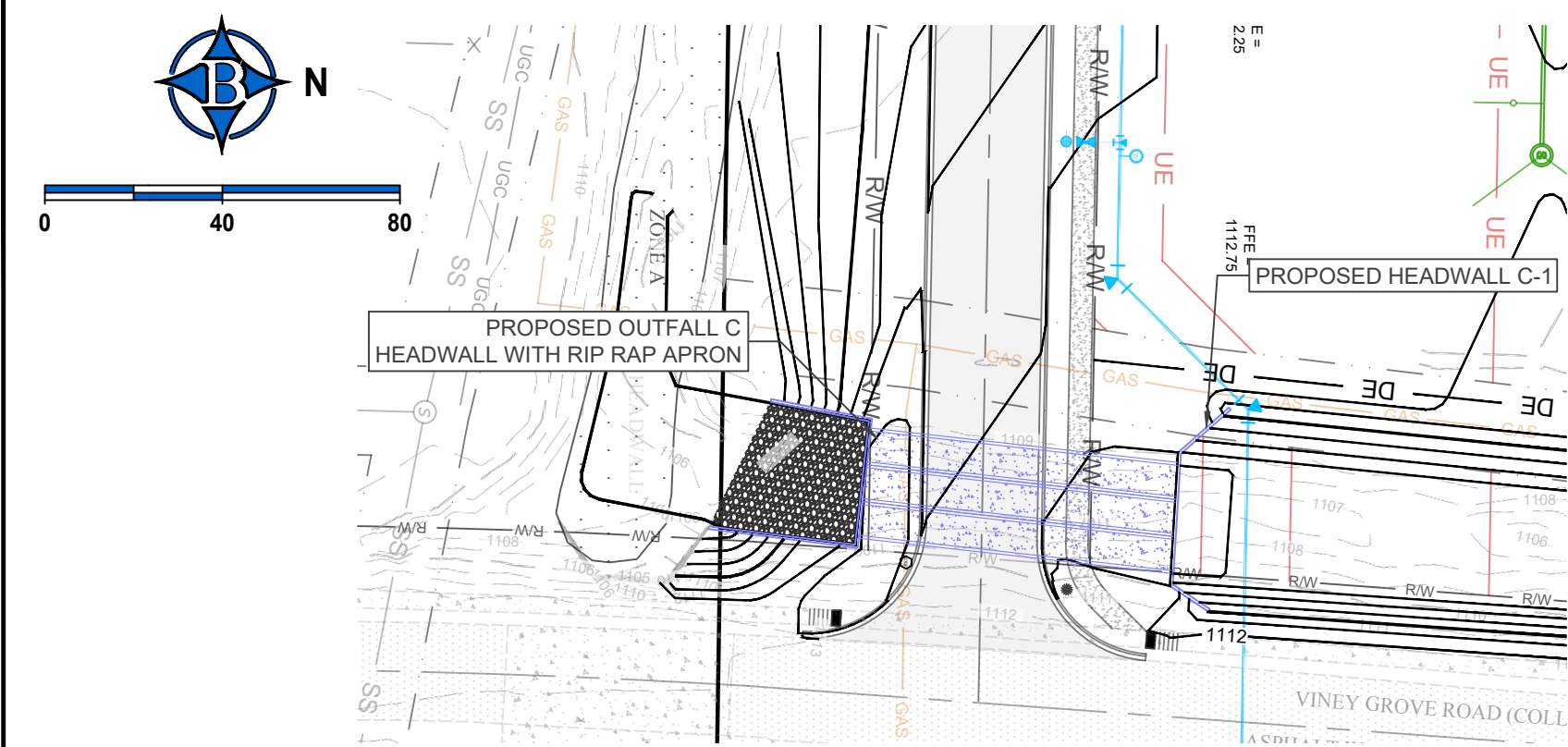
HORIZONTAL SCALE 1" = 40'  
VERTICAL SCALE 1" = 4'



HORIZONTAL SCALE 1" = 40'  
VERTICAL SCALE 1" = 4'



HORIZONTAL SCALE 1" = 40'  
VERTICAL SCALE 1" = 4'



HORIZONTAL SCALE 1" = 40'  
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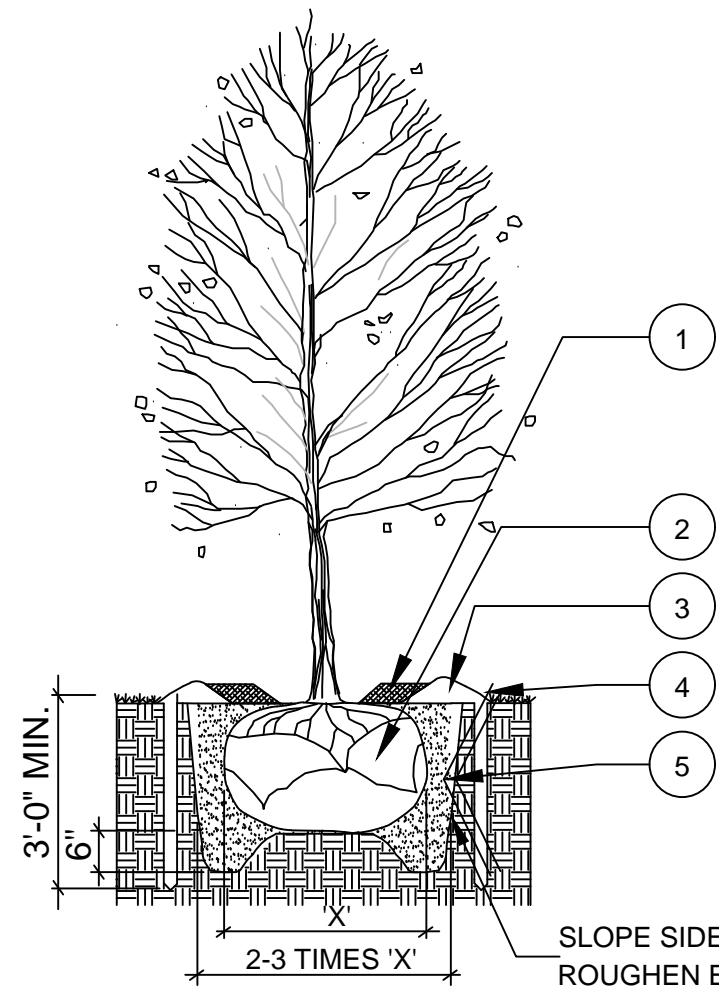
ENGINEER: GB  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 9810  
 GREGORY H. BATES  
 11-21-2025  
 BATES & ASSOCIATES, INC.  
 #335  
 NOT FOR CONSTRUCTION  
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DATE	REVISIONS
11/13/25	1st Submittal
11/21/25	2nd Submittal

VINEY GROVE TOWNHOMES  
 RESIDENTIAL PLANNED UNIT DEV.  
 STORM PLAN & PROFILE  
 PRAIRIE GROVE, ARKANSAS

**BATES**  
 Engineers - Surveyors  
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
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PROJECT NO. 25-180  
 DRAWING NO. STR 1



F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY 1/2 OF THE BURLAP.

**DECIDUOUS TREE PLANTING LEGEND**

- | SYMBOL | DESCRIPTION   |
|--------|---|
| 1      | 4" ORGANIC MULCH. 3"-4" AWAY FROM TRUNK   |
| 2      | REMOVE BALL WRAP FROM TOP 1/3 OF BALL   |
| 3      | ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.                             |
| 4      | TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)  |
| 5      | EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP. |

**PLANTING NOTES**

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING
- C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

**TREE PLANTING DETAIL**  
N.T.S.

**LANDSCAPE REQUIREMENTS PER R-2 ZONING**

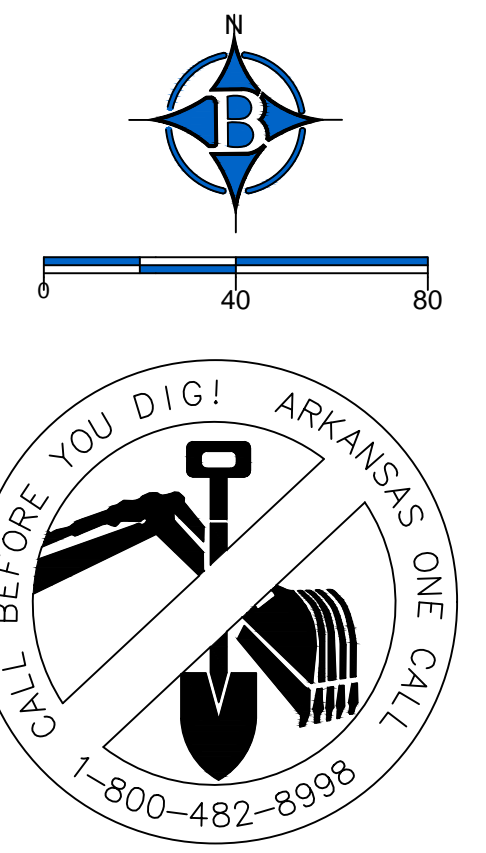
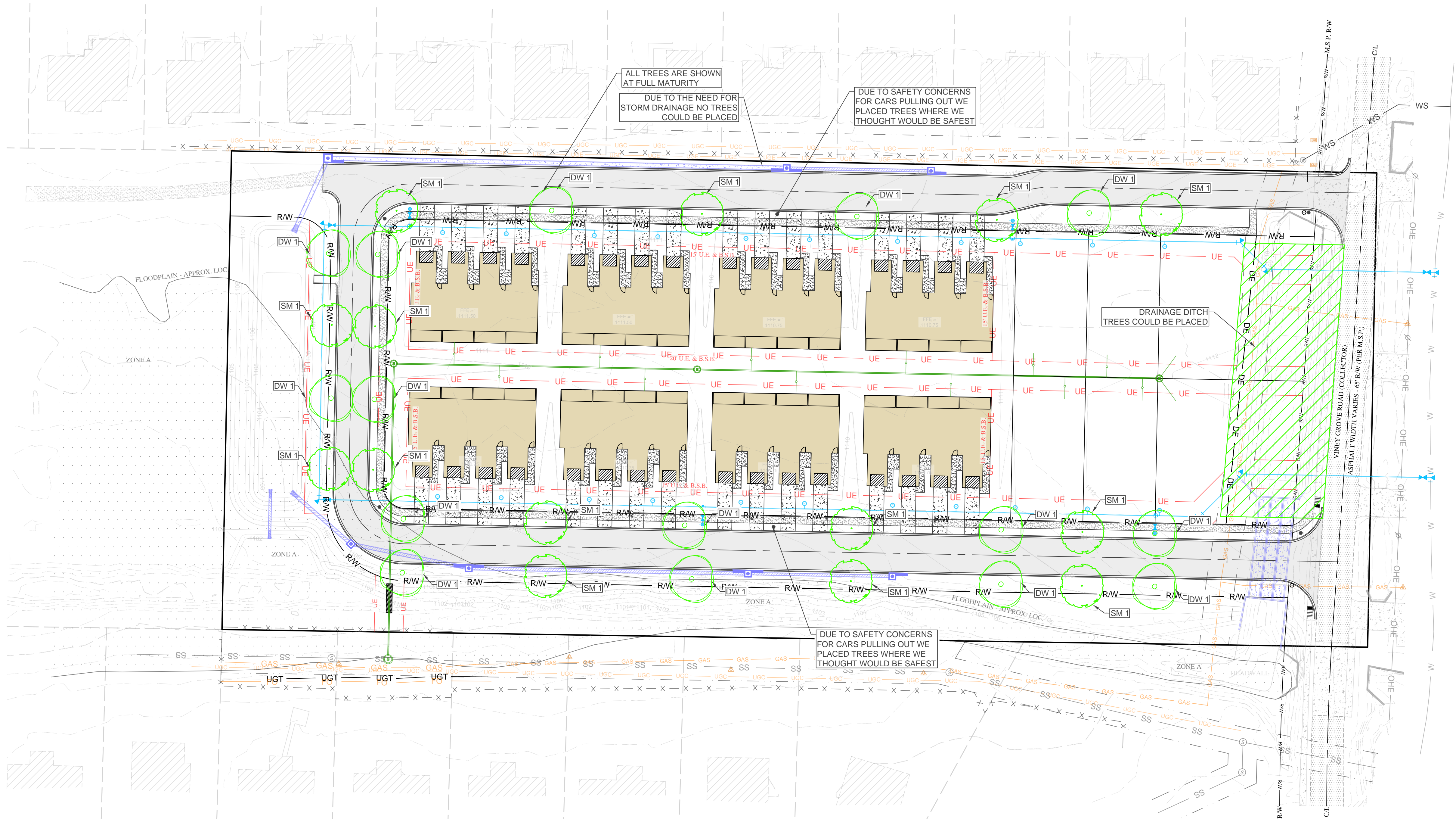
**STREET FRONTAGE BUFFER:**  
 -15' STREET FRONTAGE BUFFER  
 -1 SHADE TREE WITH 2.5" DIAMETER AT 4.5 FEET ABOVE THE GROUND OR 1 ORNAMENTAL TREE WITH 1.5" DIAMETER AT 4.5 FEET ABOVE GROUND OR 1 CONIFER(EVERGREEN) TREE A MINIMUM OF 6 FEET TALL AT PLANTING PER 25 FEET OF FRONTAGE

STREET FRONTAGE: 1457' - 320' (DRIVEWAYS) = 1137'  
 CALCULATION: 1137' / 25 = 45  
 TREES REQUIRED: 45 TREES  
 TREES PROVIDED: 29 TREES

\*DUE TO SAFETY CONCERNS FOR MOTORISTS NOT ALL TREES WERE PLACED

**STREET FRONTAGE TREE LIST**

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
15	DW	FLOWERING DOGWOOD <i>cornus florida 'cloud nine'</i>	B&B	2.5" CAL 6' TALL	STREET TREE
14	SM	SOUTHERN MAGNOLIA <i>magnolia grandiflora 'bracken's brown beauty'</i>	B&B	2.5" CAL 6' TALL	STREET TREE

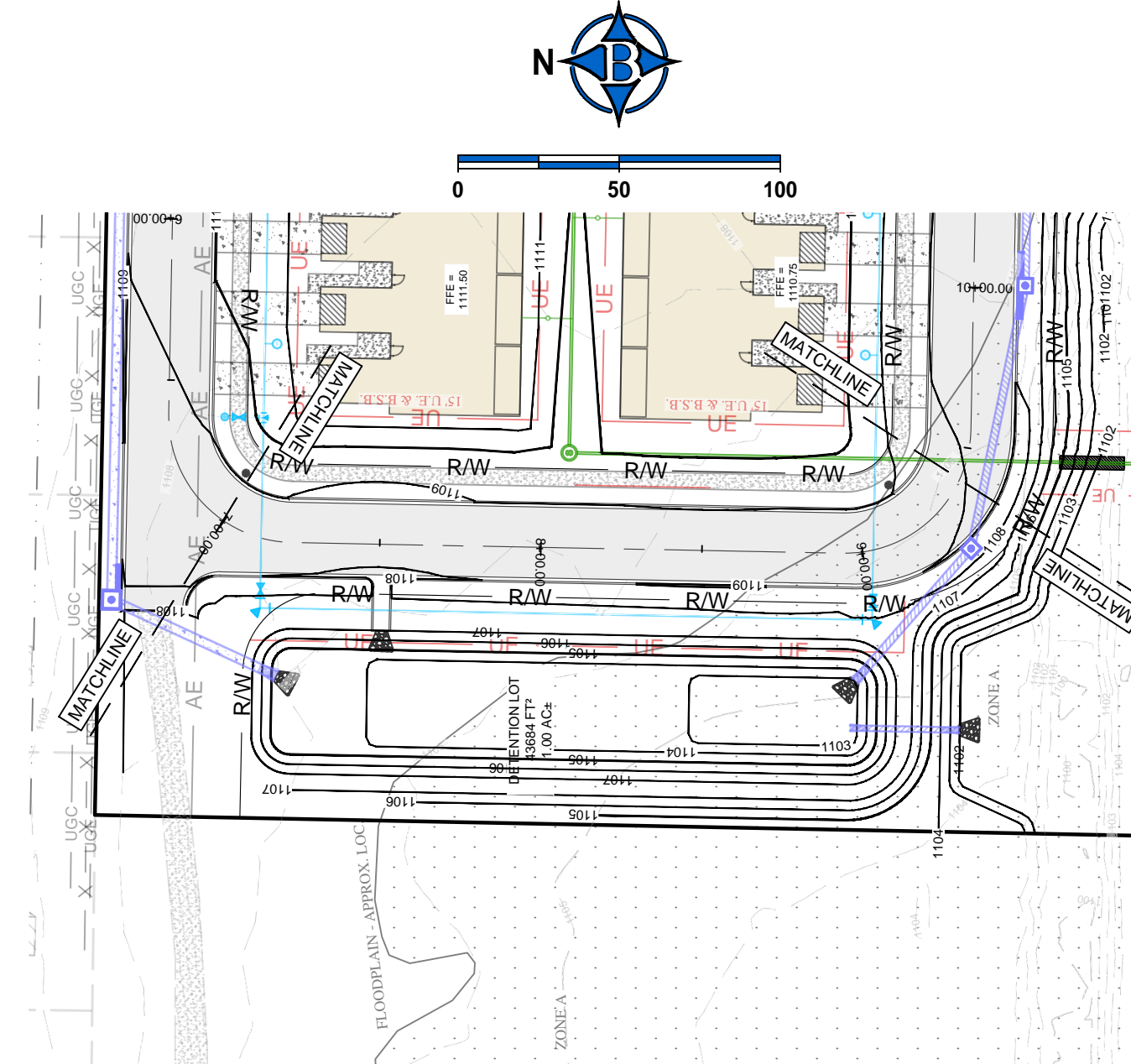
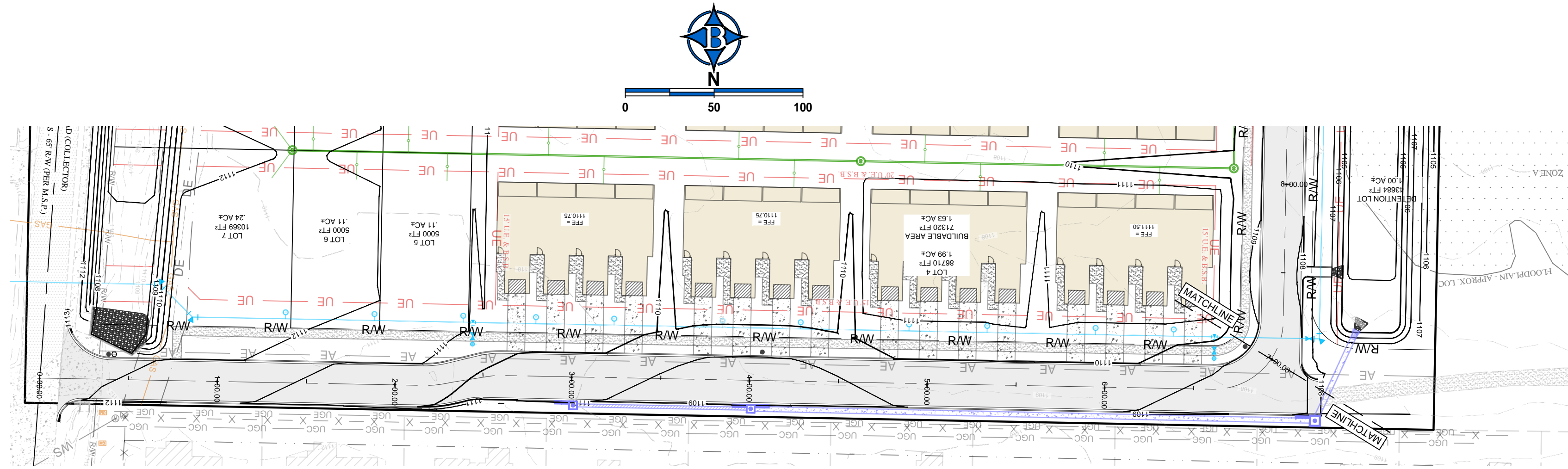


ENGINEER: GB  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 9810  
 G. JEFFREY H. BATES  
 11-21-2025  
 BATES & ASSOCIATES, INC.  
 #335  
 ARKANSAS ENGINEER  
 NOT FOR CONSTRUCTION

DATE	REVISIONS
11/13/25	
11/21/25	
1st Submittal	
2nd Submittal	

**VINEY GROVE TOWNHOMES**  
**RESIDENTIAL PLANNED UNIT DEV.**  
**LANDSCAPE PLAN**  
**PRAIRIE GROVE, ARKANSAS**

**BATES**  
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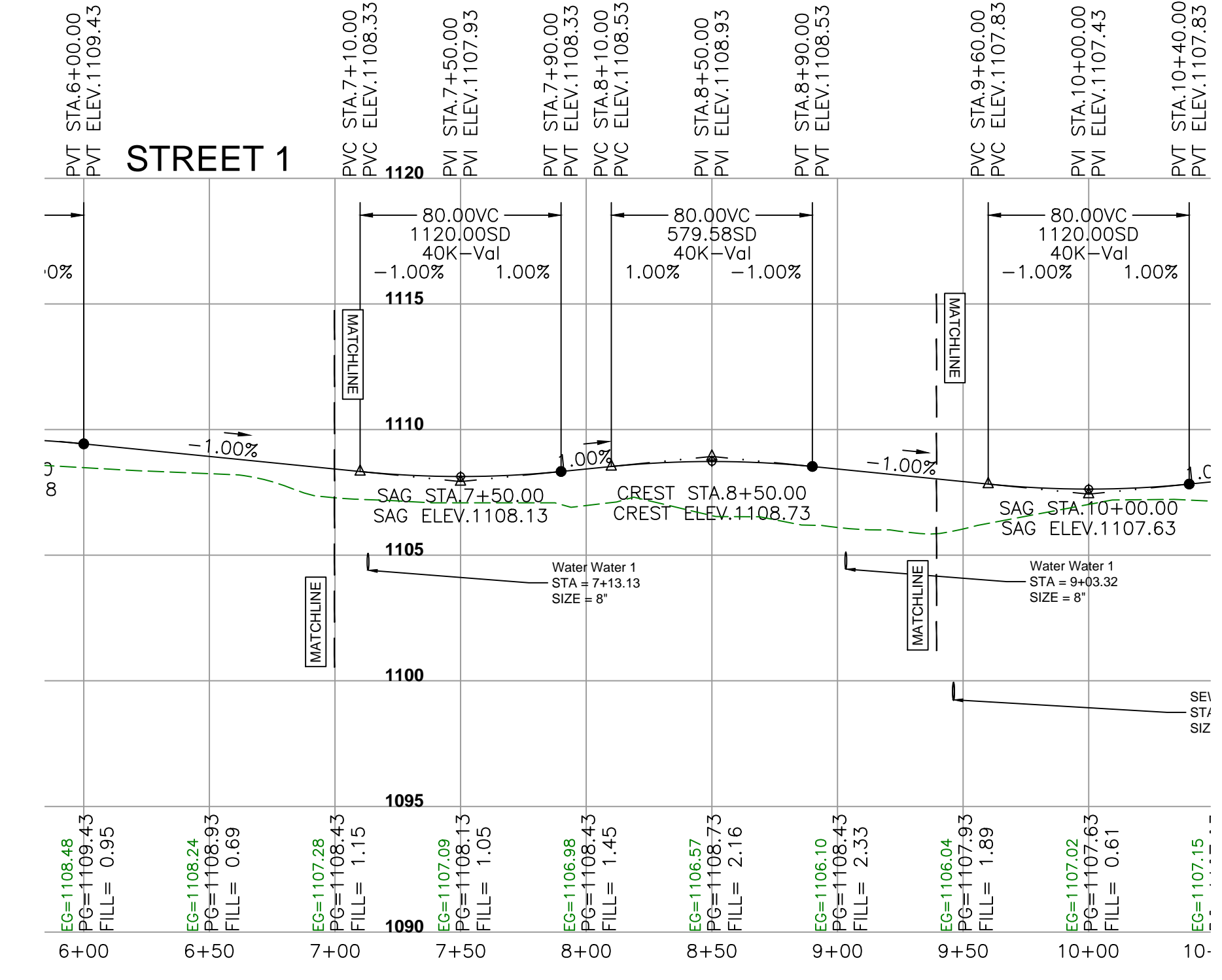
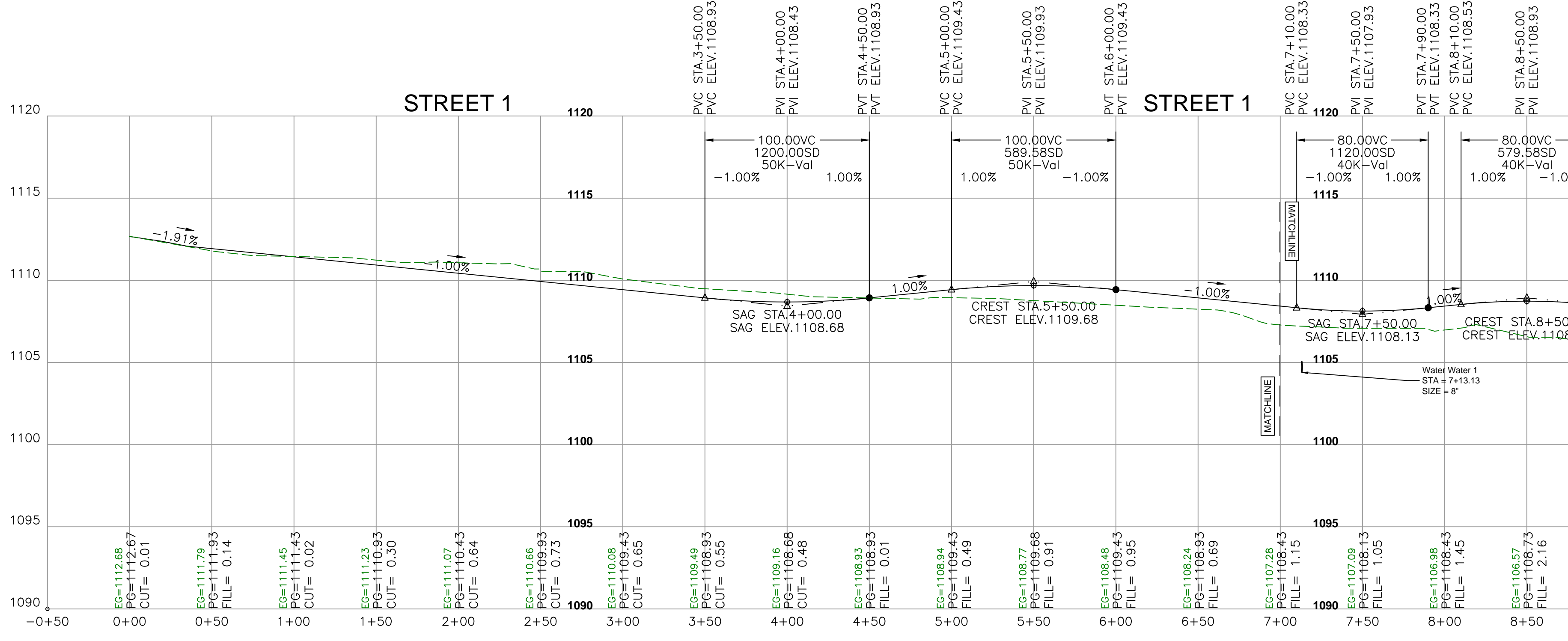


**STREET LEGEND**

- PROPOSED GROUND
- - - EXISTING GROUND
- - - TANGENT

1"=5' VERTICAL  
1"=50' HORIZONTAL

NOTE: COMPACTION TESTS SHALL BE REQUIRED WHEN FILLING EXISTING PONDS



**REVISIONS**

DATE	DESCRIPTION
11/13/25	1st Submittal
11/21/25	2nd Submittal

**VINEY GROVE TOWNHOMES  
RESIDENTIAL PLANNED UNIT DEV.  
STREET PLAN AND PROFILE  
PRAIRIE GROVE, ARKANSAS**

**BATES**  
Engineers • Surveyors  
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 25-180  
DRAWING NO. **ST1**

ENGINEER: GB  
DRAWN BY: MW  
STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
11-21-2025  
Gefferey H. Bates  
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#335  
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 REGISTERED PROFESSIONAL ENGINEER  
 No. 9810  
 GEEFEREY H. BATES  
 11-21-2025  
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 #335  
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REVISIONS

DATE	REVISIONS
11/13/25	1st Submittal
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VINEY GROVE TOWNHOMES  
 RESIDENTIAL PLANNED UNIT DEV.  
 STREET PLAN AND PROFILE  
 PRAIRIE GROVE, ARKANSAS

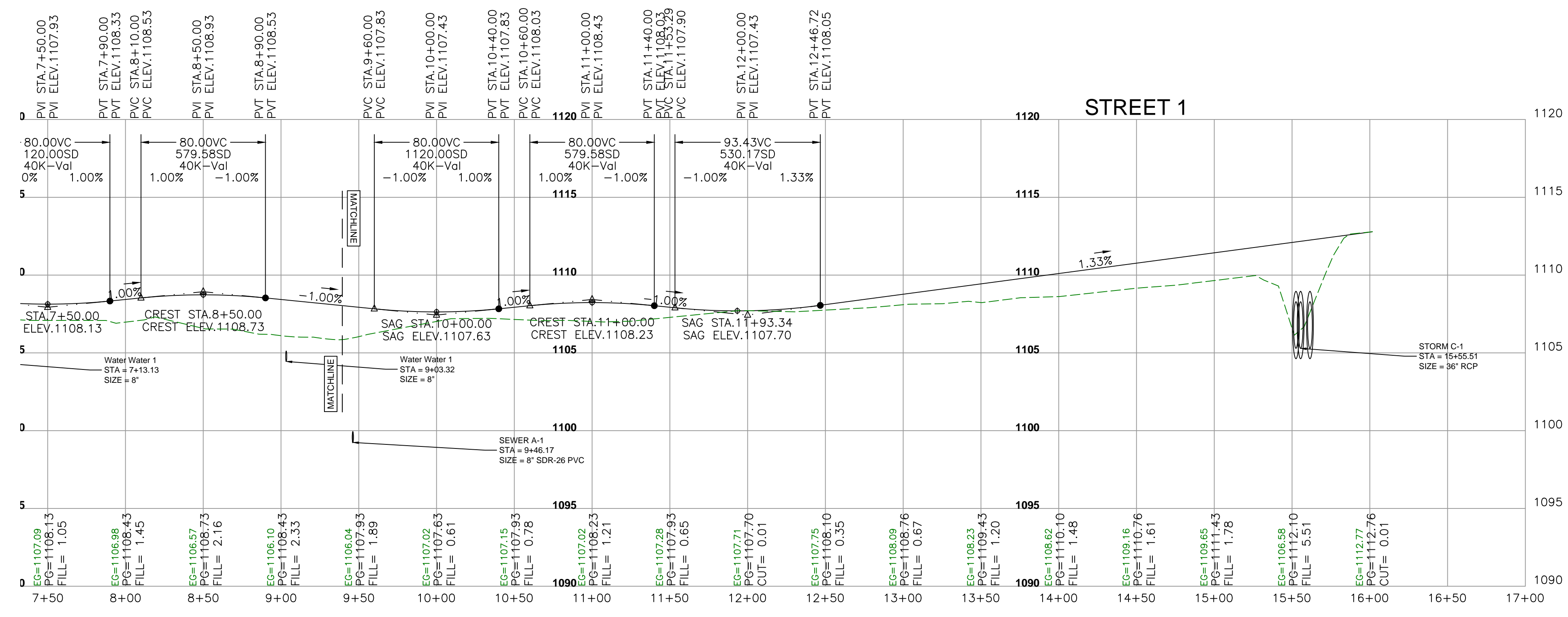
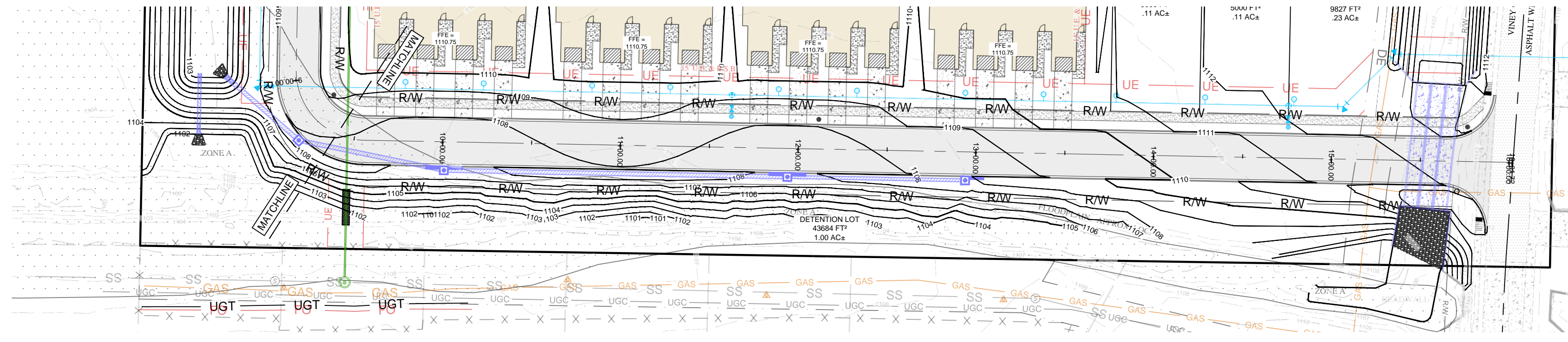
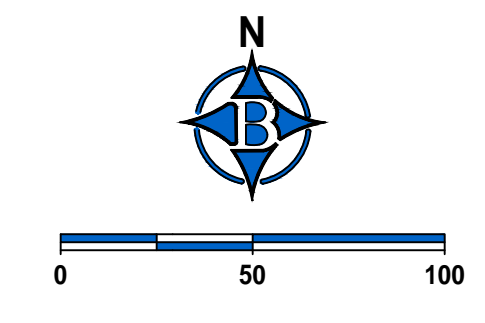
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STREET LEGEND

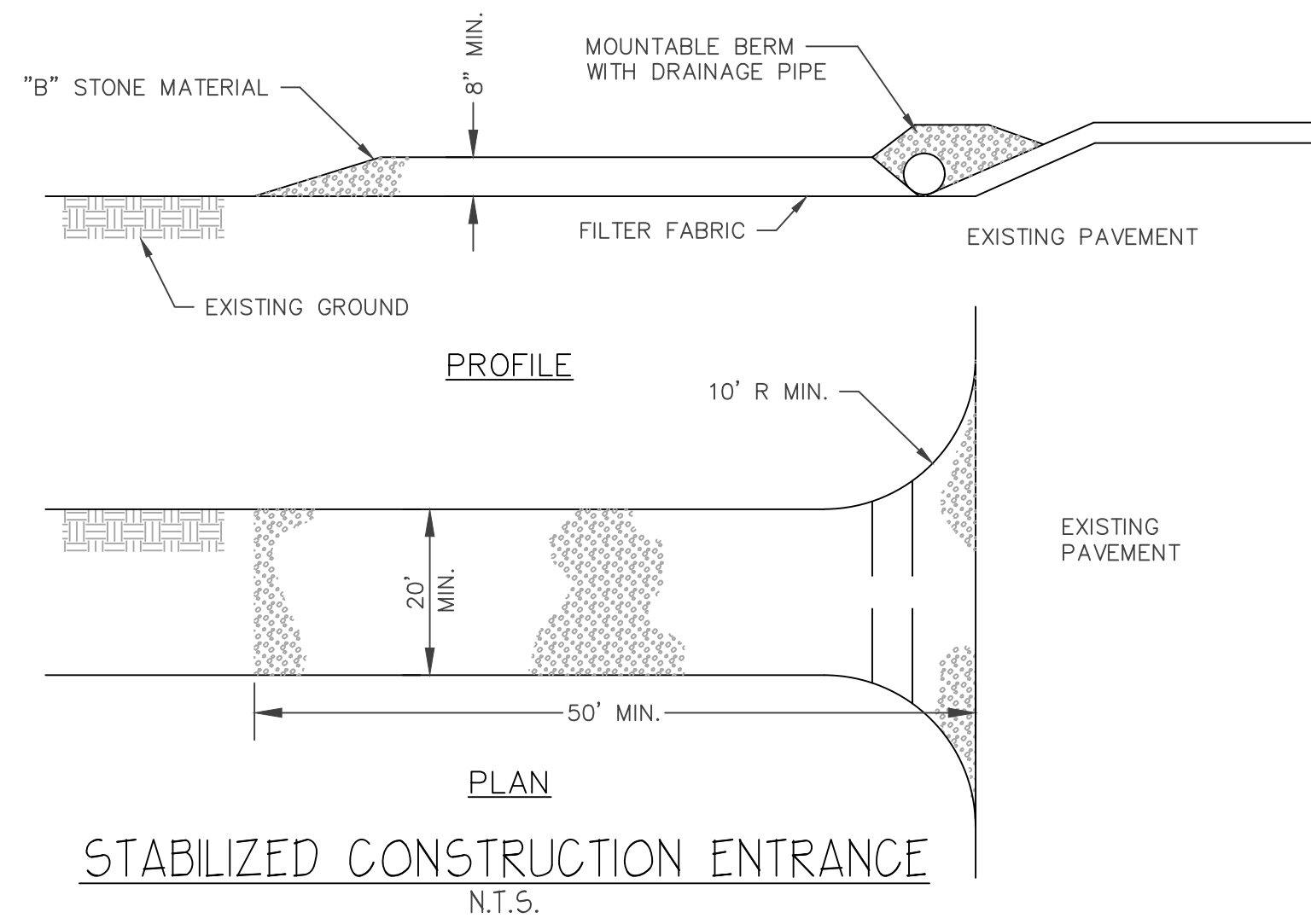
- PROPOSED GROUND
- EXISTING GROUND
- TANGENT

1"=5' VERTICAL  
 1"=50' HORIZONTAL

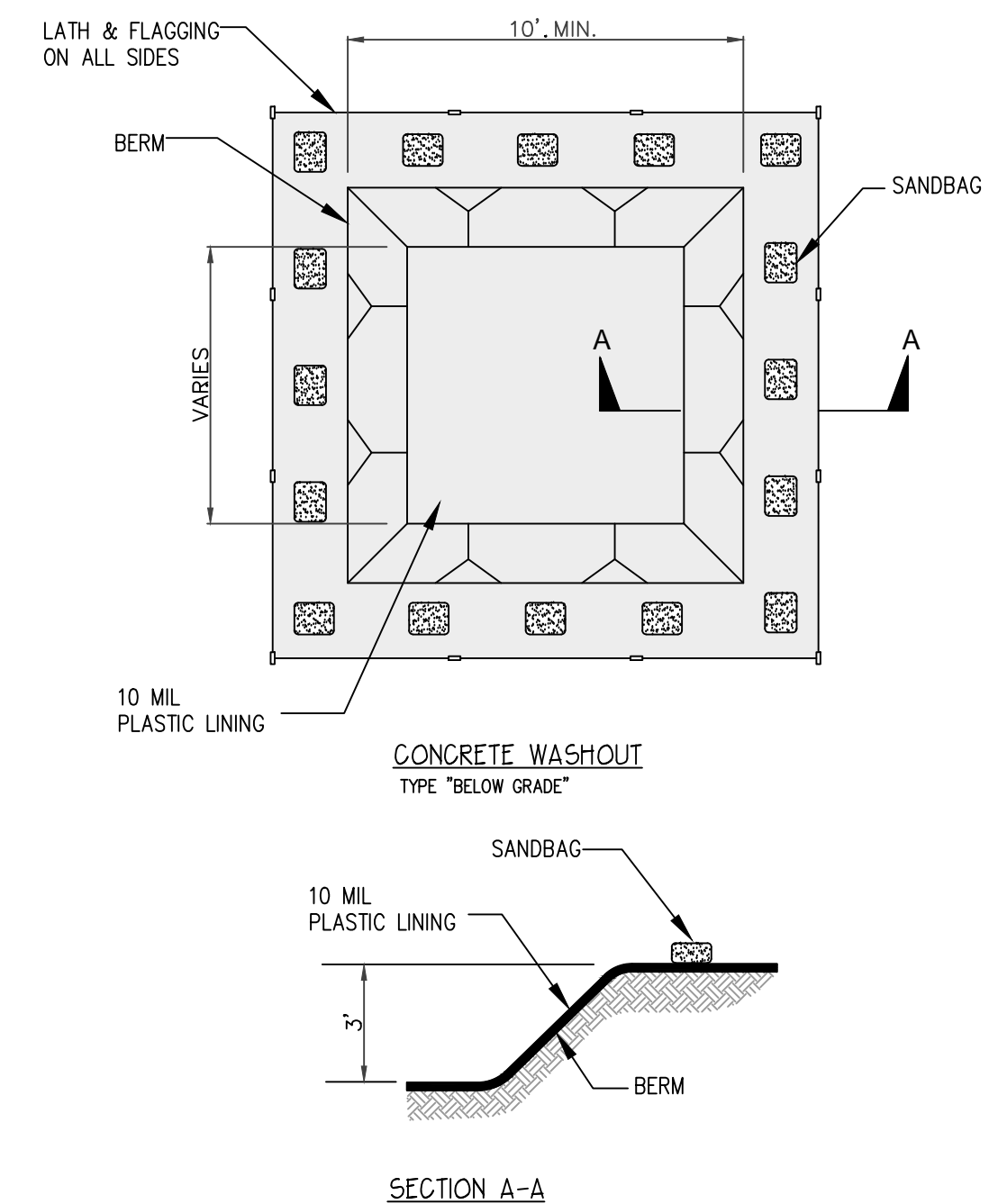
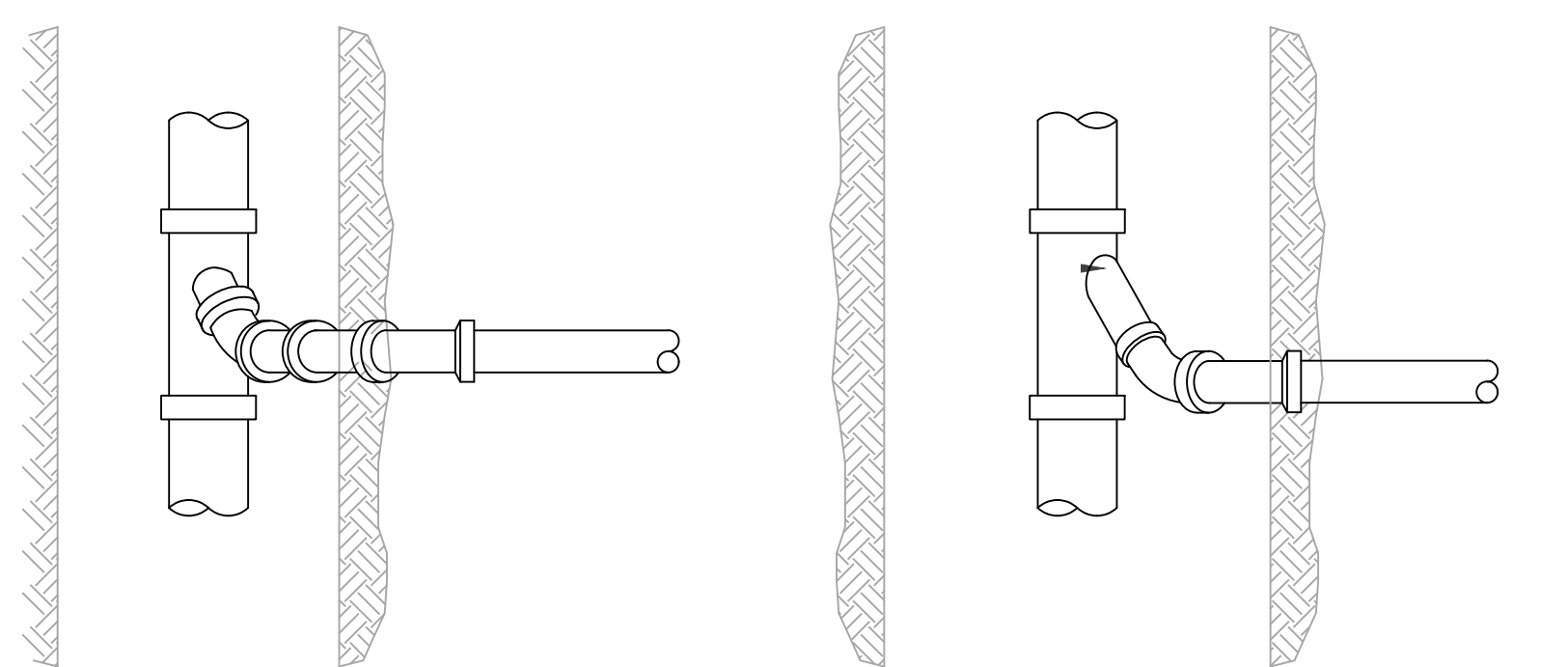
NOTE: COMPACTION TESTS SHALL BE REQUIRED WHEN FILLING EXISTING PONDS



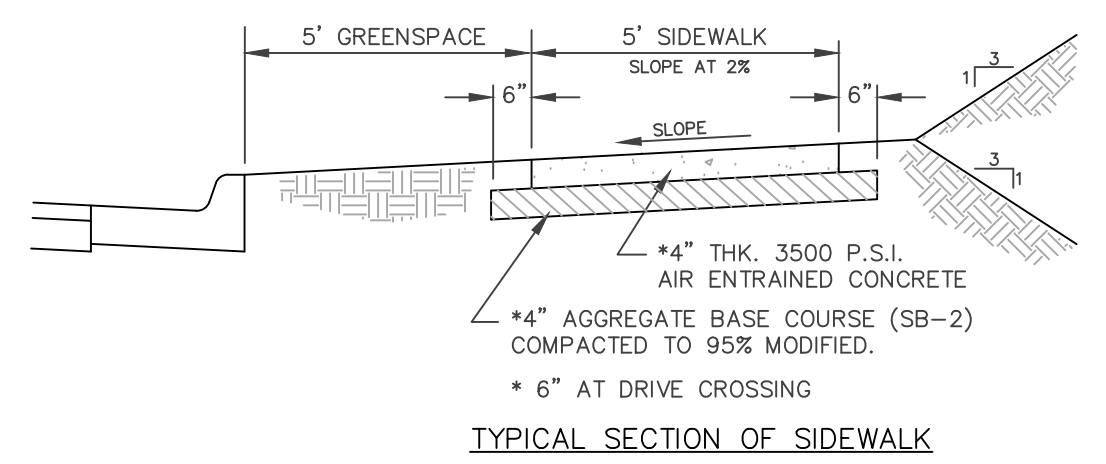
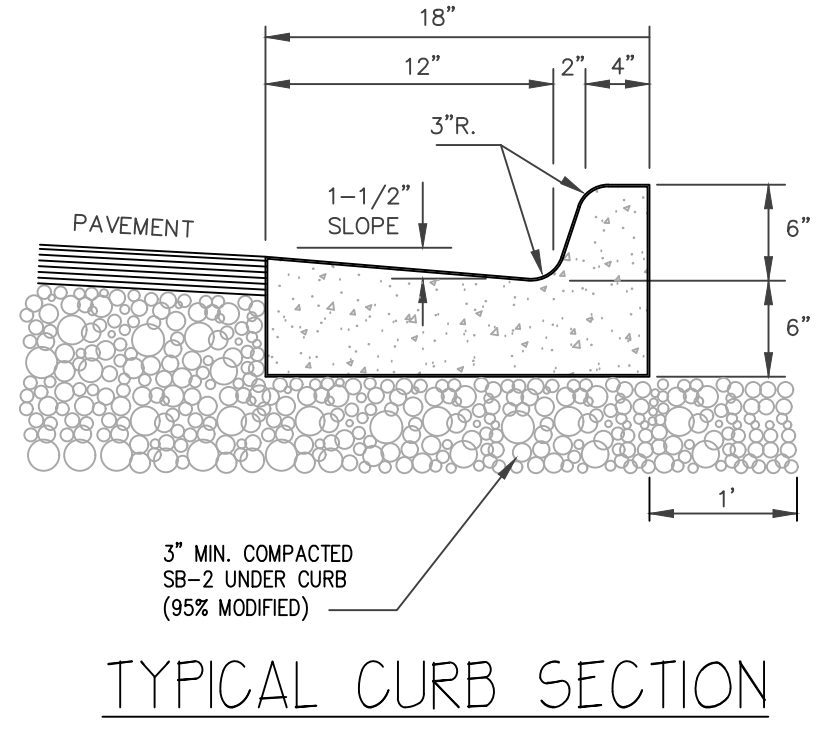
ENGINEER: GB  
 DRAWN BY: MW  
 PROJECT NO. 25-180  
 DRAWING NO. ST2



STORM SEWER EXTENSION TABLE			
INLET TYPE/No.	EXT. LENGTH	TOTAL LENGTH	INSIDE BOX SIZE
INLET A-1	8FT	13FT	5FT R
INLET A-2	16FT	20FT	4FT R
INLET A-3	8FT	12FT	4FT R
INLET B-1	0FT	4FT	4FT R
INLET B-2	16FT	20FT	4FT R
INLET B-3	16FT	20FT	4FT R
INLET B-4	8FT	12FT	4FT R

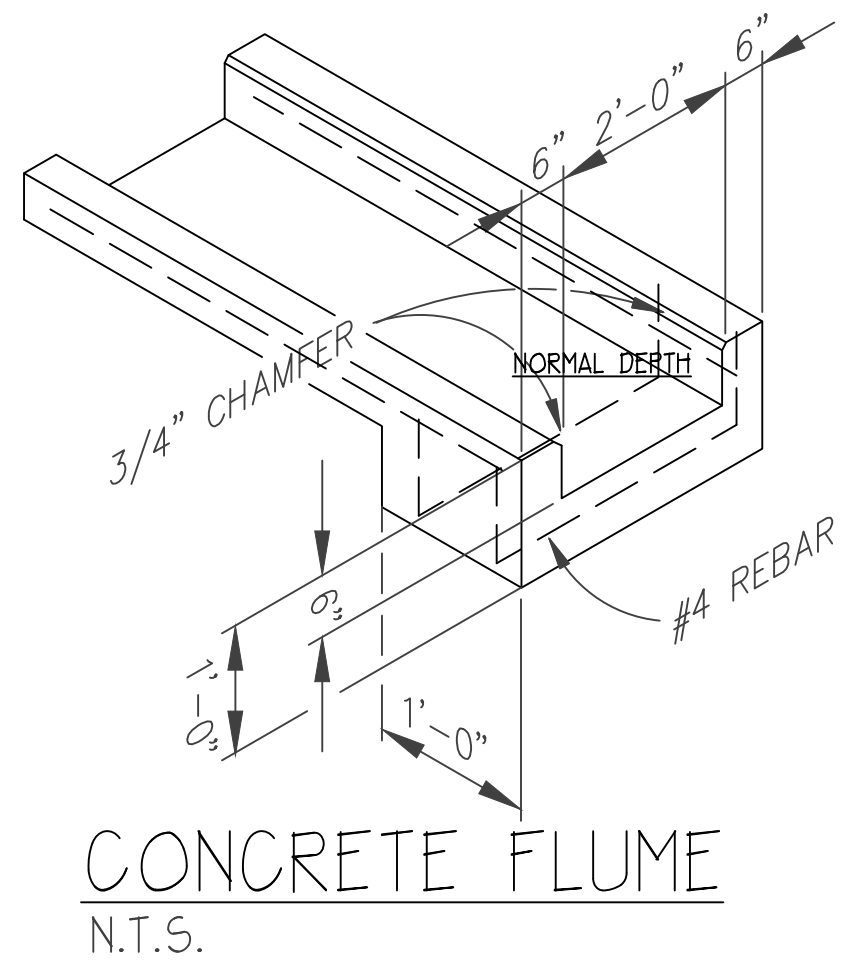


- NOTES**
- NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
  - EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
  - ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
  - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
  - TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
  - WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
  - PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
  - WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

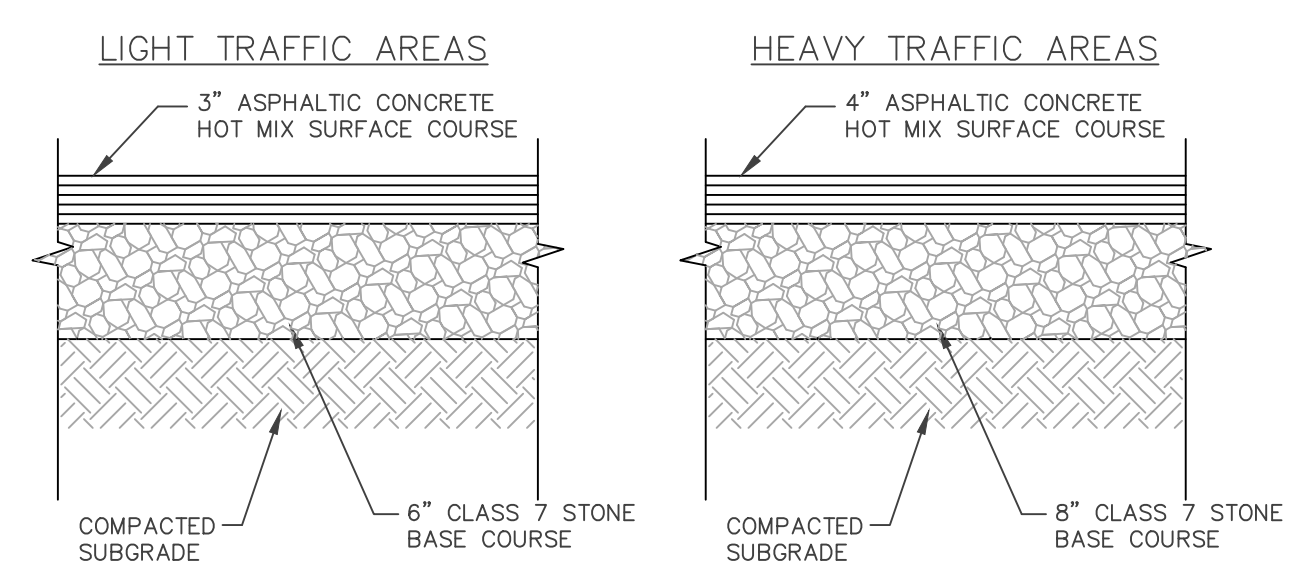


**STANDARD SIDEWALK DETAIL**  
N.T.S.

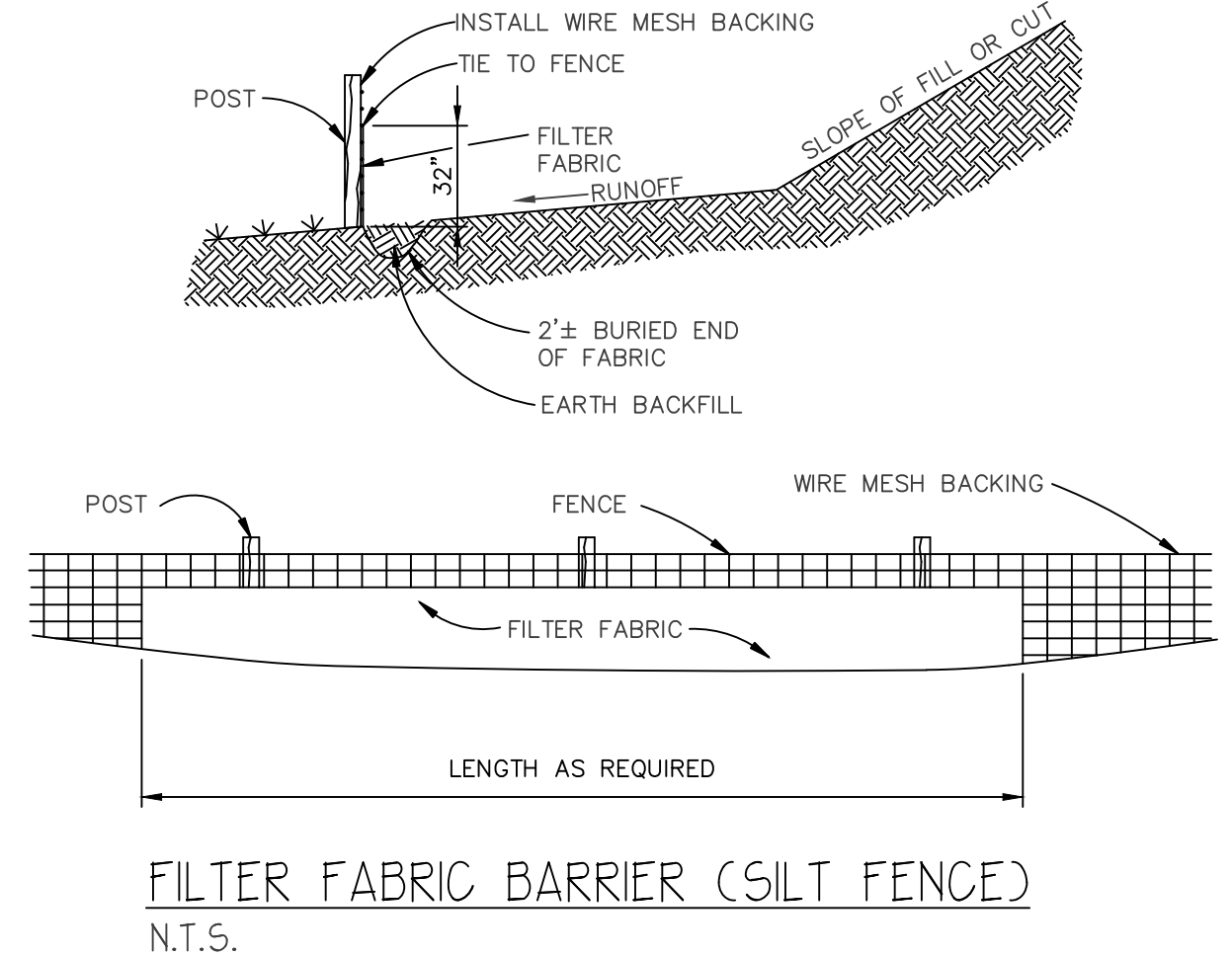
- NOTES:**
- ALL SIDEWALK SHALL BE CONSTRUCTED OF PORTLAND CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI WHEN TESTED. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT WHICH PRODUCES FIVE PERCENT PLUS OR MINUS TWO PERCENT AIR ENTRAINMENT IN THE CONCRETE.
- EXPANSION JOINTS SHALL BE PROVIDED AT 25 FOOT INTERVALS, AT ALL STATIONARY STRUCTURES SUCH AS DROP INLETS, AND AT CURB RETURNS. JOINT MATERIAL SHALL HAVE A THICKNESS OF ONE-HALF INCH AND CONFORM TO AASHTO M 213 STANDARDS.
- SIDEWALKS MUST HAVE CONTRACTION JOINTS SAWS EVERY 5 FEET ON CENTER, AND SHALL BE SAWS TO A DEPTH OF 1/2" WITH A WIDTH OF 1/4". MATERIAL USED TO SEAL JOINTS SHALL BE AS SPECIFIED IN SECTION 501 AADOT STANDARD SPECIFICATIONS OR AS APPROVED BY THE ENGINEER. (OMNISEAL 50 OR EQUAL).
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- CROSS SLOPE SHALL NOT EXCEED 2% MAXIMUM
- RAMPS SHALL NOT EXCEED A SLOPE OF 12:1
- MINIMUM THICKNESS OF RAMP AND WALK SHALL BE 4"
- RAMPS SHALL MEET AMERICANS WITH DISABILITIES ACT (4.7.7)



**CONCRETE FLUME**  
N.T.S.



**SECTION TO BE VERIFIED WITH GEOTECH REPORT**  
**ASPHALT PAVEMENT SECTION**  
NTS



**FILTER FABRIC BARRIER (SILT FENCE)**  
N.T.S.

ENGINEER: GB  
DRAWN BY: MW

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9810  
GEOFFREY H. BATES  
11-21-2025

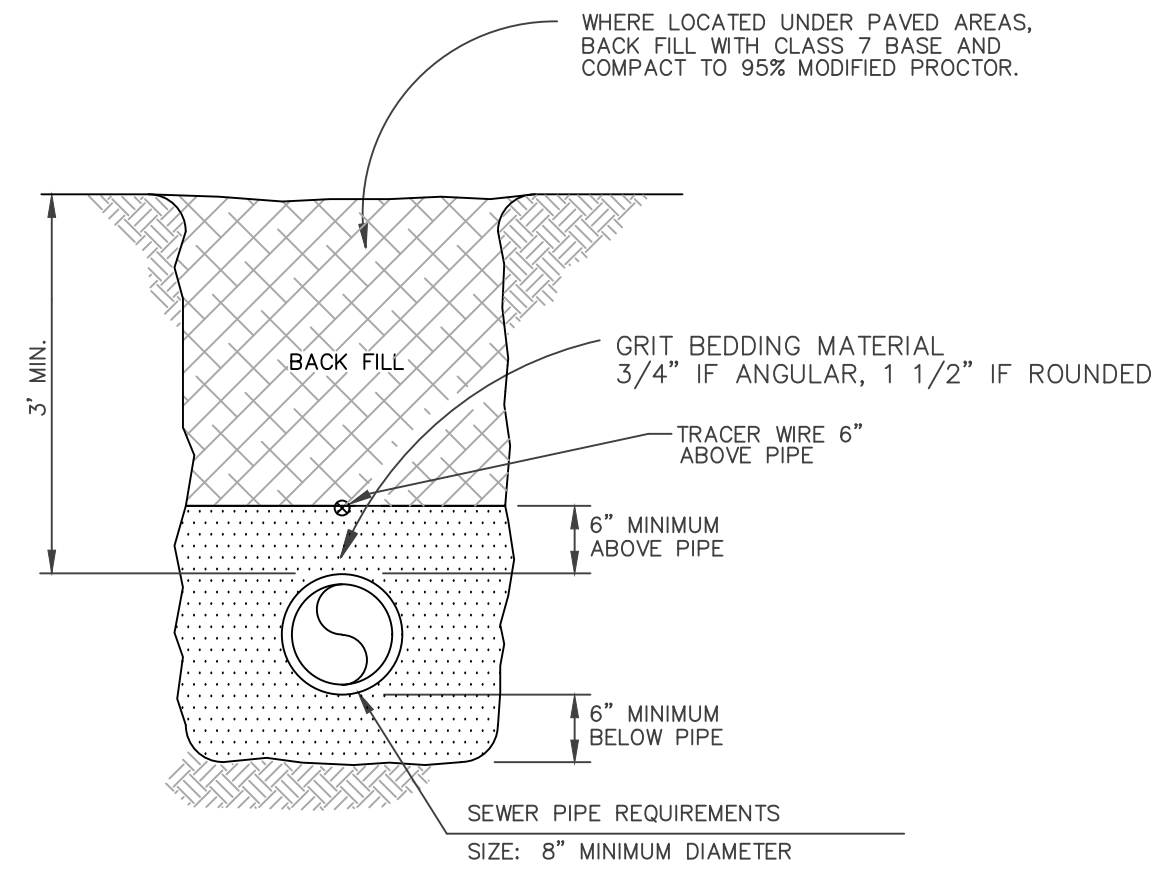
CERTIFICATE OF AUTHORITY  
BATES & ASSOCIATES, INC.  
#335  
ARKANSAS ENGINEER  
NOT FOR CONSTRUCTION

DATE	REVISIONS
11/13/25	1st Submittal
11/21/25	2nd Submittal

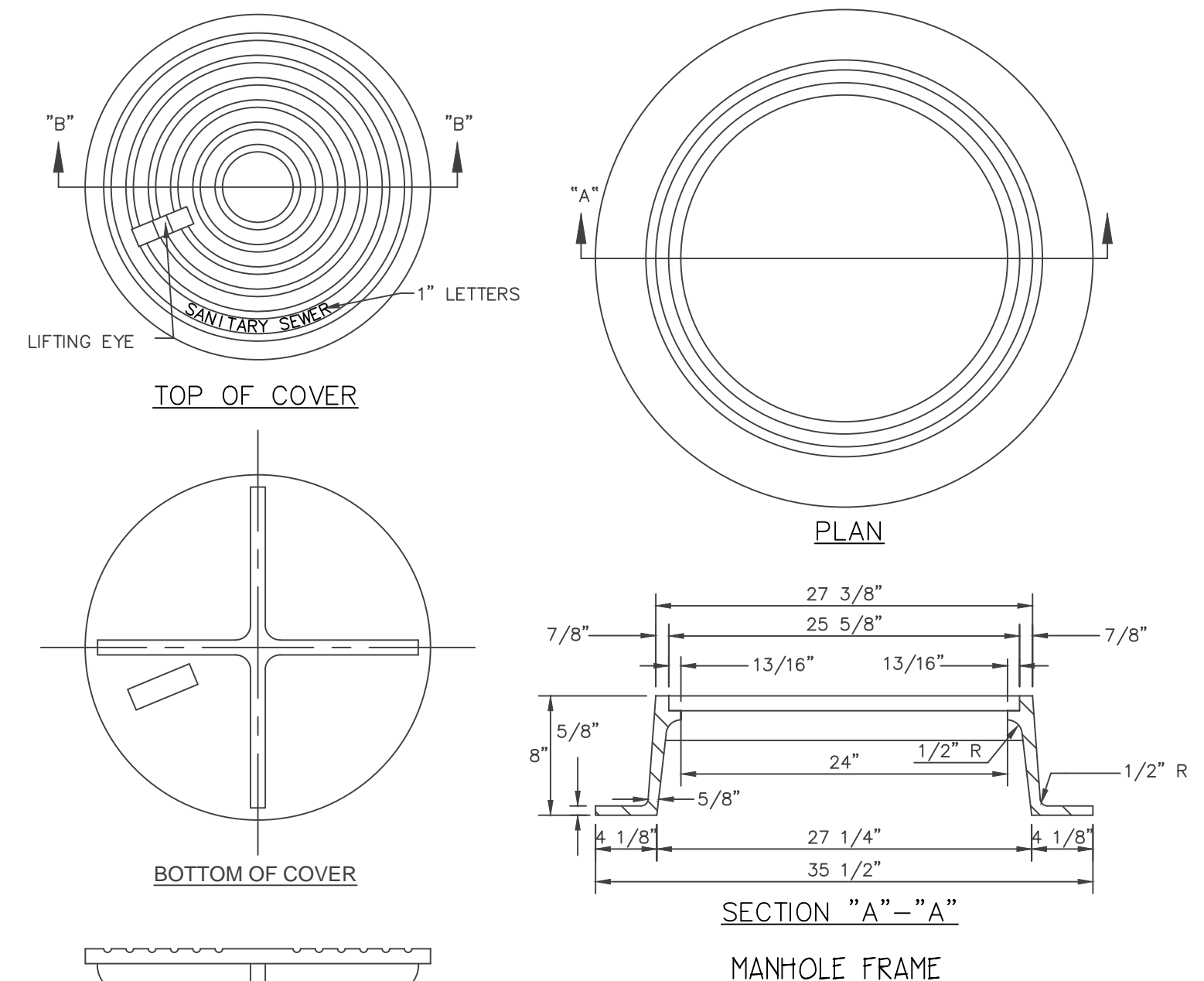
VINEY GROVE TOWNHOMES  
RESIDENTIAL PLANNED UNIT DEV.  
PRAIRIE GROVE, ARKANSAS

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Engineers - Surveyors  
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PROJECT NO. 25-180  
DRAWING NO. DT1



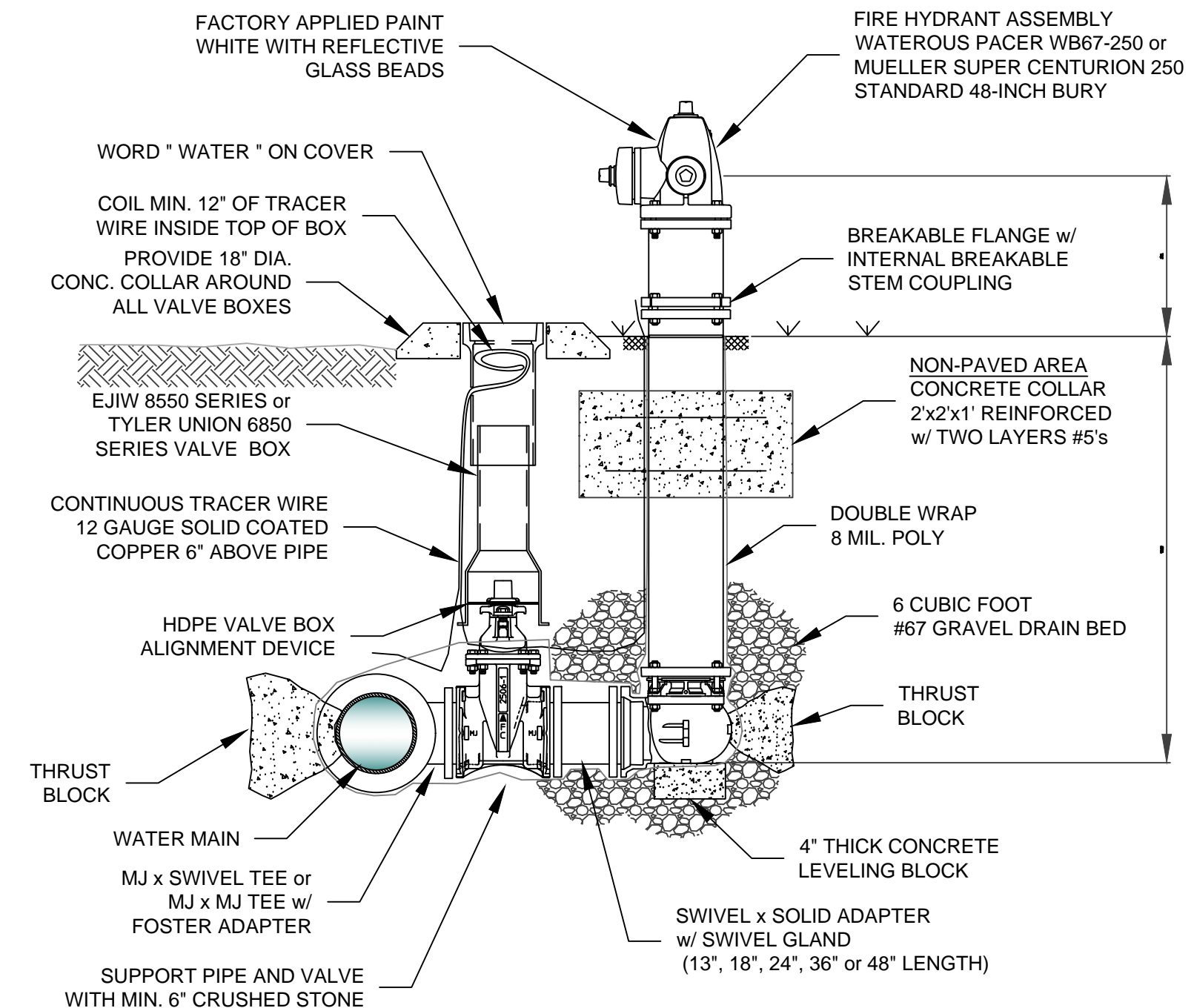
SEWER/WATER LINE BEDDING DETAIL  
N.T.S.



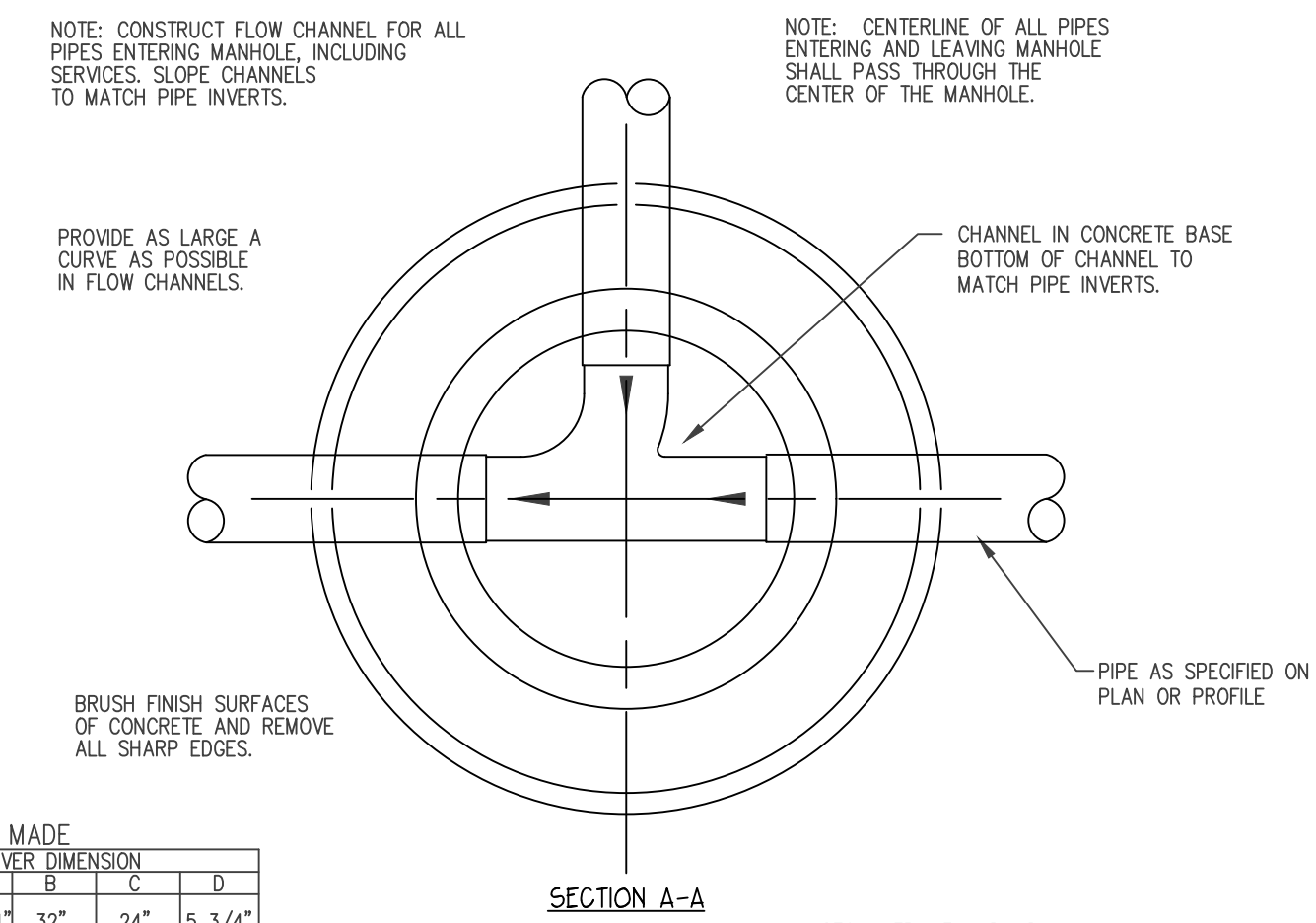
MANHOLE FRAME + COVER DETAIL  
N.T.S.

NOTES:

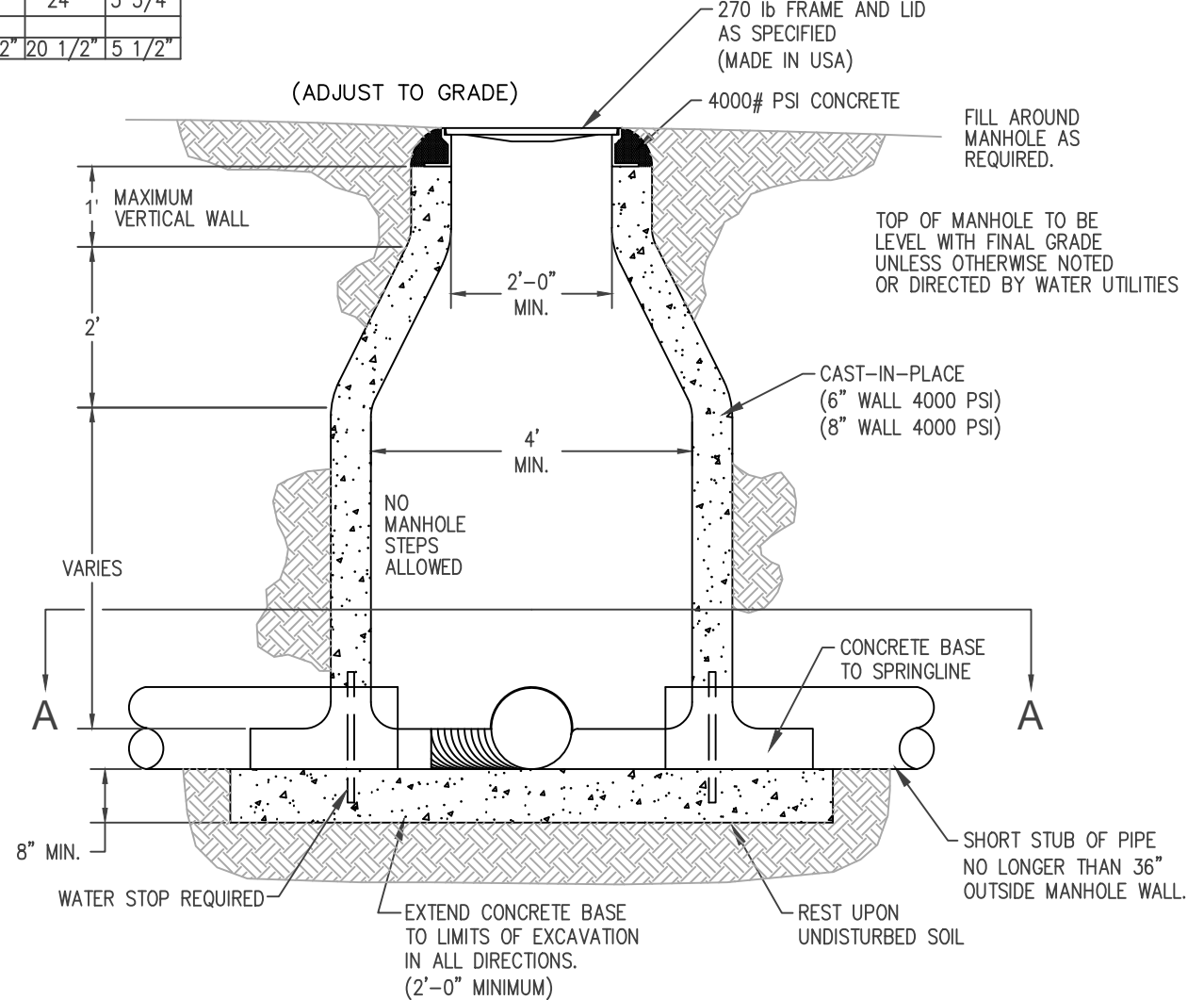
1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. BURY LINE OF HYDRANT SHALL BE NO LESS THAN THE PROPOSED FINISHED ELEVATION OF BACK OF CURB, OR SIDEWALK, WHICHEVER IS GREATER.
4. EXTENSIONS SHALL BE WATEROUS K562 OR MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 2' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. VALVES SHALL BE INSTALLED 1' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB.
6. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
7. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
8. 6" DUCTILE IRON PIPE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 48-INCHES FROM THE MAIN VALVE.
9. AN ADDITIONAL GUARDIAN VALVE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 30 FEET IN LENGTH.



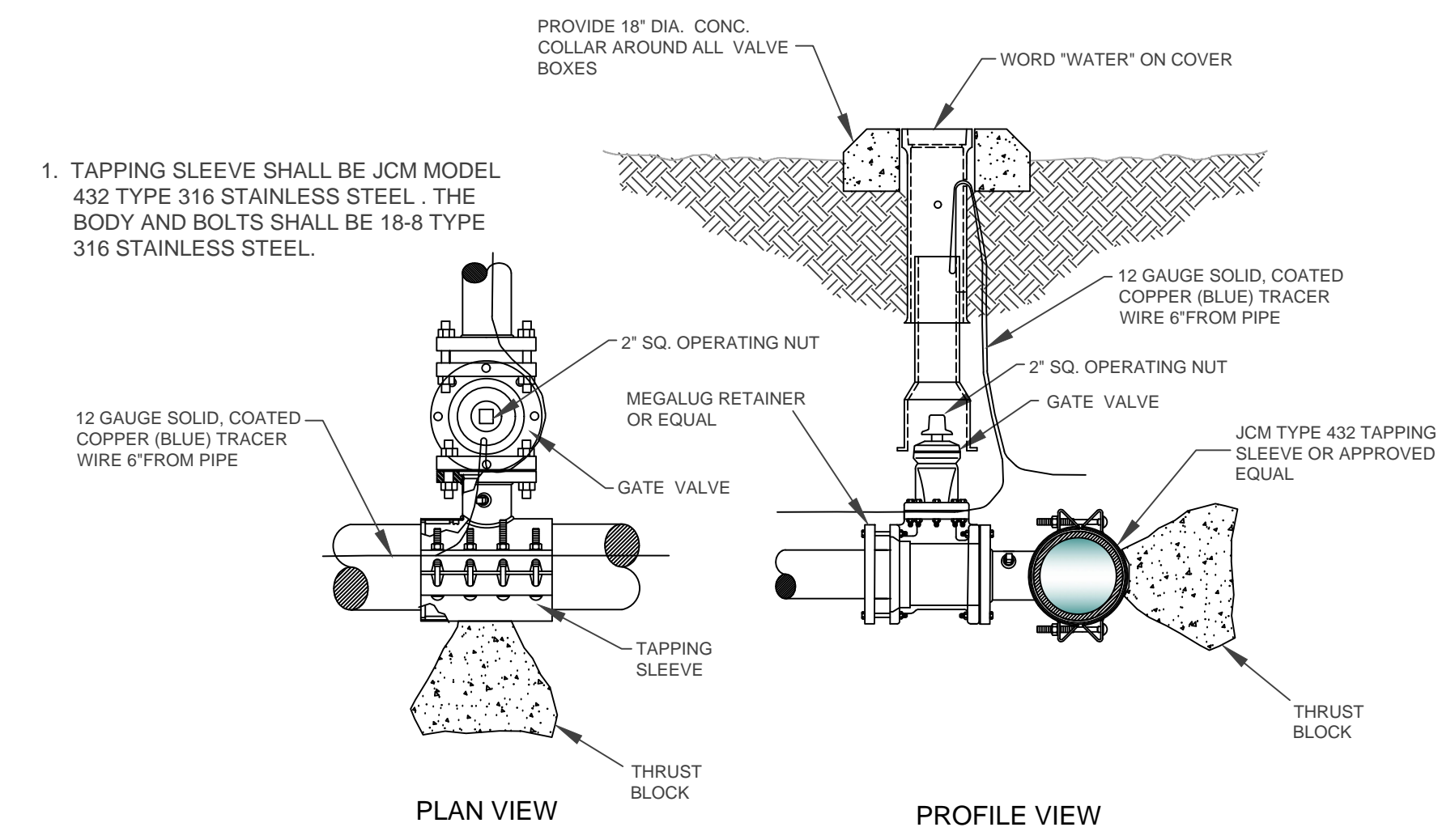
FIRE HYDRANT DETAIL  
N.T.S.



USA MADE MANHOLE COVER DIMENSION				
WEIGHT STANDARD	A	B	C	D
256	25 1/4"	32"	24"	5 3/4"
385	24 1/2"	32 1/2"	20 1/2"	5 1/2"



CAST IN PLACE  
SANITARY SEWER MANHOLE  
N.T.S.



TAPPING SLLEEVE + VALVE FOR < 12\"/>N.T.S.

ENGINEER: GB  
DRAWN BY: MW

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
GEOFFREY H. BATES  
No. 9810  
11-21-2025

CERTIFICATE OF AUTHORITY  
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VINEY GROVE TOWNHOMES  
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PRAIRIE GROVE, ARKANSAS

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PROJECT NO. 25-180  
DRAWING NO. DT2