

Issued For Bid - 04.06.2023

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone AE, Or Areas subject to flooding by the 1% annual chance flood.  
Map Number: 05007C0270K

Effective Date: June 5, 2012

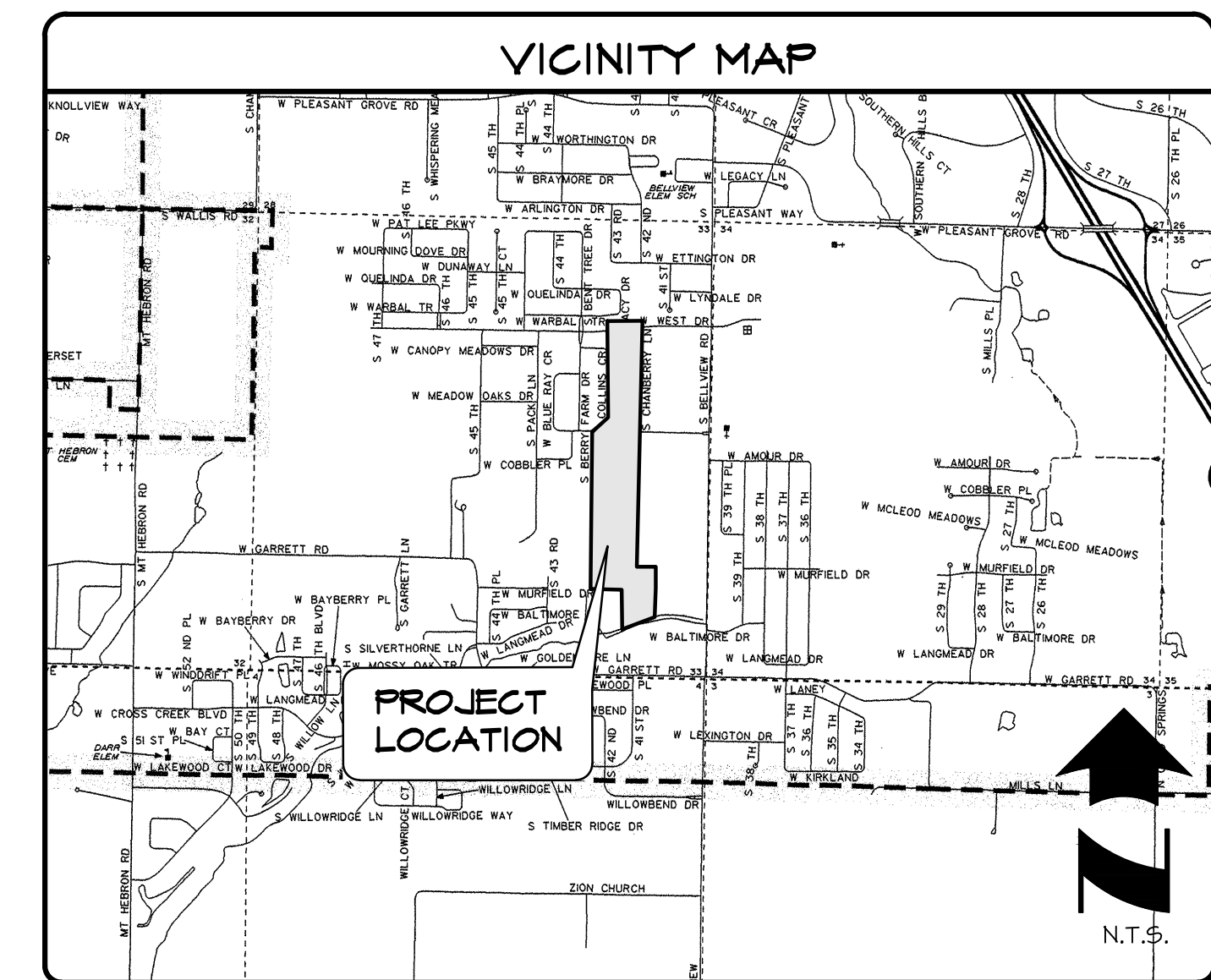
April 2023

# Sanitary Sewer Plans

for

# BENT TREE AND BERRY FARM LIFT STATION DECOMMISSIONING CITYVIEW# PL202200000

# Rogers, Benton County, Arkansas



**Owner/Developer**  
Rogers Water Utilities  
Stephen Ponder, PE  
601 S. 2nd Street  
Rogers, AR 72756  
Ph: (479) 621-1142  
E: stephenponder@rwu.org

**Engineer**  
Halff Associates, Inc.  
Patrick Foy, P.E.  
2407 SE Cottonwood St.  
Bentonville, AR 72712  
Ph: (479) 273-2209  
E: pfoy@halff.com

INDEX OF SHEETS

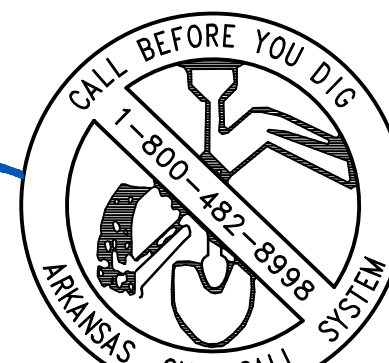
1. Cover Sheet, Vicinity Map, & Index of Sheets
  2. Overall Layout
  3. Demolition Plan
  4. Sanitary Sewer Line Plan and Profile
- \*\* RWU Details

Demolition Notes

1. The Contractor Is Responsible For The Demolition, Removal, And Disposing In A Location Approved By All Governing Authorities, Of All Structures, Pads, Foundations, Utilities, Etc., Such That The Improvements Shown On The Remaining Plans Can Be Constructed. All Facilities To Be Removed Shall Be Undercut To Suitable Material And Brought To Grade With Suitable Compacted Fill Material Per The Specifications.
2. The Contractor Is Responsible For Removing All Debris From The Site And Disposing Of The Debris In A Lawful Manner. The Contractor Is Responsible For Obtaining All Permits Required For Demolition And Disposal.
3. The Contractor Shall Maintain All Utility Services To The Owner And Surrounding Property Owners At All Times. Utility Services Shall Not Be Interrupted Without Approval From The Respective Utility Companies And Affected Property Owners.
4. The Contractor Shall Coordinate With Respective Utility Companies Prior To The Removal And/or Relocation Of Utilities. The Contractor Shall Coordinate With The Utility Company Concerning Portions Of Work Which May Be Performed By The Utility Company's Forces And Any Fees Which Are To Be Paid To The Utility Company For Their Services. The Contractor Is Responsible For Paying All Fees And Charges.
5. The Locations Of All Existing Utilities Shown On This Plan Have Been Determined From The Best Information Available And Are Given For The Convenience Of The Contractor. The Engineer Assumes No Responsibility For Their Accuracy. Prior To The Start Of Any Demolition Activity, The Contractor Shall Notify The Utility Companies For Onsite Locations Of Existing Utilities.
6. All Existing Sewers, Piping And Utilities Shown Are Not To Be Interpreted As The Exact Location, Or As The Only Obstacles That May Occur On The Site. Verify Existing Conditions And Proceed With Caution Around Any Anticipated Features.
7. Should Removal And/or Relocation Activities Damage Fencing, Lighting, Utilities, Storm Inlet Structures, Etc. That Are Designated To Remain, Then The Contractor Shall Provide New Materials/ Structures In Accordance With The Contract Documents. Except For Materials Designed To Be Relocated On This Plan, All Other Construction Materials Shall Be New.
8. Contractor May Limit Saw-cut & Pavement Removal To Only Those Areas Where It Is Required As Shown On These Construction Plans But If Any Damage Is Incurred On Any Of The Surrounding Pavement, Etc. The Contractor Shall Be Responsible For Its Removal And Repair.
9. The Contractor Shall Coordinate Water Main Work With The Fire Dept. And City Utilities To Plan Proposed Improvements And To Ensure Adequate Fire Protection Is Constantly Available To The Surrounding Property Owners And Site Through Out This Specific Work And Through All Phases Of Construction. Contractor Will Be Responsible For Arranging/providing Any Required Water Main Shut Offs With City Utilities During Construction. Any Costs Associated With Water Main Shut Offs Will Be The Responsibility Of The Contractor And No Extra Compensation Will Be Provided.
10. Damage To All Existing Conditions To Remain Will Be Replaced At Contractor's Expense.

Site Utility General Notes:

1. Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-Call System Prior To Construction @ 1-800-482-8998. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Halff Associates, Inc., And/Or The Owner Of Any Conflicts Or Required Deviations From The Plans. Halff Associates Inc. Shall Be Held Harmless In The Event That The Contractor Fails To Make Such Notification.
2. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company. Contractor Shall Further Coordinate Any Disruptions To Existing Utility Service With Adjacent Property Owners.
3. It Shall Be Distinctly Understood That Failure To Specifically Indicate Work Which Is Required To Complete This Project Shall Not Relieve The Contractor Of His Responsibility To Perform Such.
4. All Sanitary Sewer Shall Be Constructed In Accordance With The City Of Rogers Water Standard Specifications, Dated September, 2022 All Trenching And Bedding Shall Be In Accordance With The City Of Rogers Water Standard Specifications, Dated September, 2022. Re: "Typical Water And Sewer Bedding And Backfill Detail." All Materials and Methods Used to Construct, Modify or Tap any Public Sewer Main Shall Conform to RWU Standard Specifications and Standard Details.



The Original Signed and Sealed Document is on File at the Office of Record



LEGEND

	Ex. Boundary Line
	Ex. Right of Way Line
	Ex. Road Centerline
	Ex. Easement Line
	Ex. Asphalt
	Ex. Concrete
	Ex. Gravel
	Ex. Water Line
	Ex. Sanitary Sewer Line
	Ex. Telephone Line
	Ex. Underground Electric Line
	Ex. Overhead Electric Line
	Ex. Chain Link Fence Line
	Ex. Wood Fence Line
	Ex. Wire Fence Line
	Ex. Ditch Line
	Ex. Contours
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Sewer Manhole
	Ex. Gas Meter
	Ex. Electric Meter
	Ex. Electric Transformer
	Ex. Vault Box

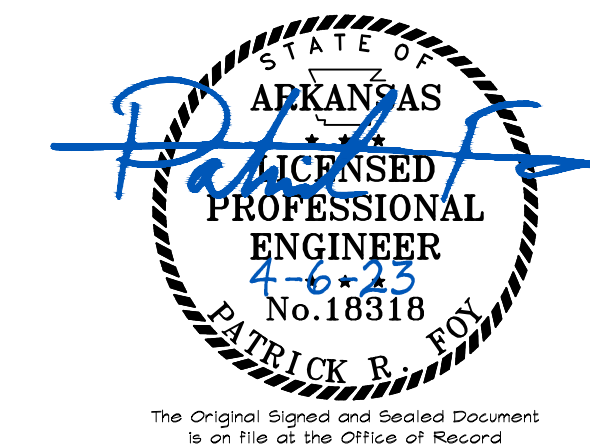
SITE UTILITY CONTACTS

<b>NATURAL GAS</b> BLACK HILLS ENERGY CONTACT: KENNETH PETERS 1255 N. 13TH STREET ROGERS, AR 72756 PHONE: (479) 636-1759 EXT. 6021	<b>CABLE TELEVISION</b> COX COMMUNICATIONS CONTACT: STEVEN THOMPSON 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 871-2430
<b>TELEPHONE</b> AT&T CONTACT: JOHN HILL 627 WHITE ROAD SPRINGDALE, AR 72766 PHONE: (479) 442-1963	<b>FIRE DEPARTMENT</b> CITY OF ROGERS CONTACT: BILL RUMSEY 201 NORTH FIRST STREET ROGERS, ARKANSAS 72756 PHONE: (479) 621-1117
<b>WATER &amp; SEWER</b> ROGERS WATER UTILITIES CONTACT: STEPHEN PONDER 601 S. 2ND STREET ROGERS, ARKANSAS 72756 PHONE: (479) 621-1156	<b>DEPARTMENT OF HEALTH</b> ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: (501) 661-2623
<b>ELECTRIC</b> AEP SWEPSCO CONTACT: MARK BEASLEY 415 W. STRIBLING DRIVE ROGERS, AR 72756 PHONE: (479) 986-1004	<b>WATER &amp; SEWER</b> CITY OF BENTONVILLE CONTACT: BEAU THOMPSON 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-3140

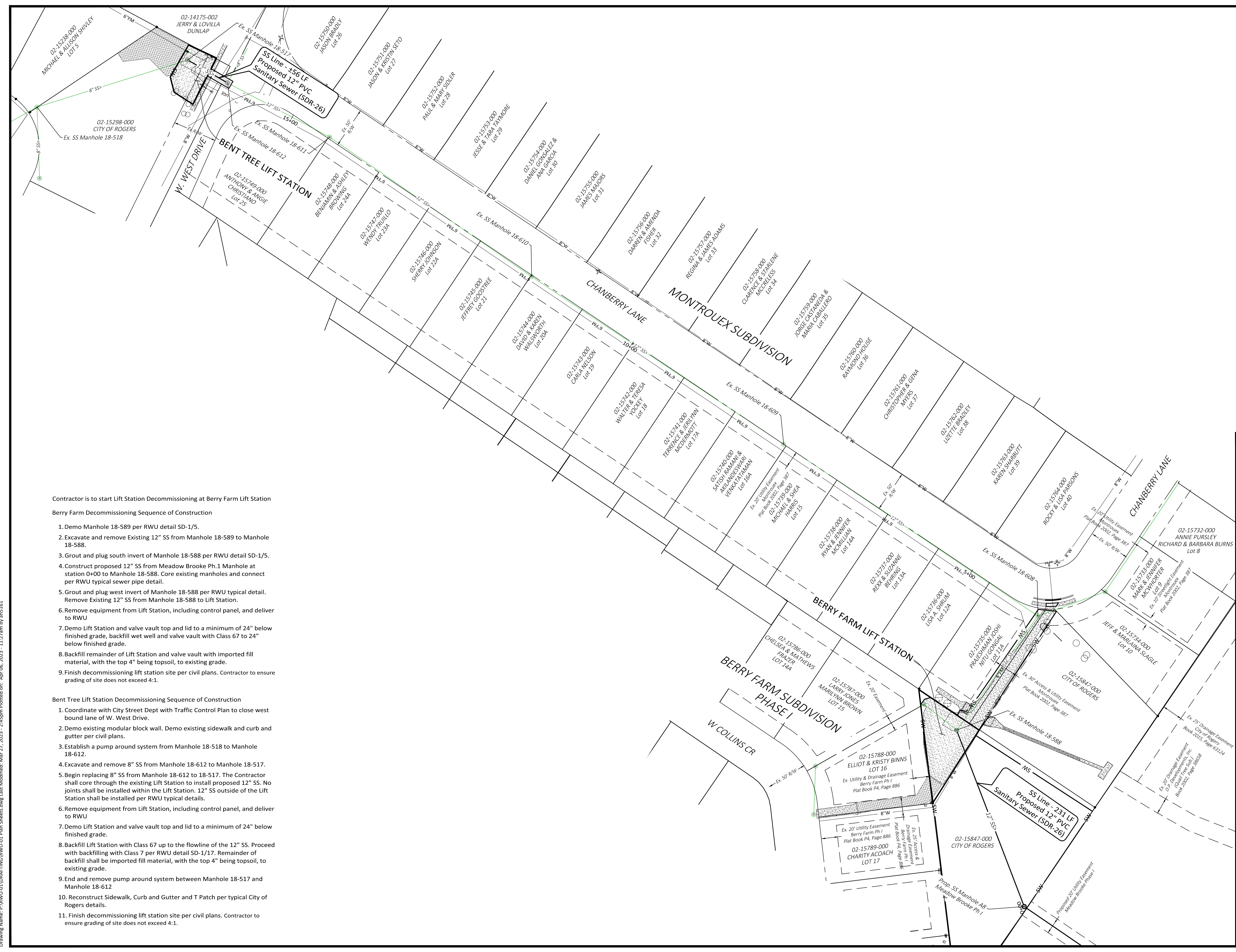
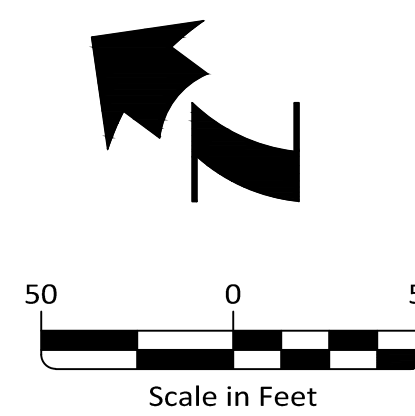
GOVERNING AGENCIES

<b>CITY OF ROGERS</b> 301 W. CHESTNUT ROGERS, AR 72756
<b>COMMUNITY DEVELOPMENT DEPARTMENT</b> CONTACT: LORI ERICSON ENGINEERING: KRIS PAXTON PHONE: (479) 621-1186
<b>STREET DEPARTMENT</b> CONTACT: FRANK GUYLL PHONE: (479) 644-5008

Bent Tree And Berry Farm  
Lift Station Decommissioning



The Original Signed and Sealed Document is on file at the Office of Record



Contractor is to start Lift Station Decommissioning at Berry Farm Lift Station

**Berry Farm Decommissioning Sequence of Construction**

1. Demo Manhole 18-589 per RWU detail SD-1/5.
2. Excavate and remove Existing 12" SS from Manhole 18-589 to Manhole 18-588.
3. Grout and plug south invert of Manhole 18-588 per RWU detail SD-1/5.
4. Construct proposed 12" SS from Meadow Brooke Ph.1 Manhole at station 0+00 to Manhole 18-588. Core existing manholes and connect per RWU typical sewer pipe detail.
5. Grout and plug west invert of Manhole 18-588 per RWU typical detail. Remove Existing 12" SS from Manhole 18-588 to Lift Station.
6. Remove equipment from Lift Station, including control panel, and deliver to RWU
7. Demo Lift Station and valve vault top and lid to a minimum of 24" below finished grade, backfill wet well and valve vault with Class 67 to 24" below finished grade.
8. Backfill remainder of Lift Station and valve vault with imported fill material, with the top 4" being topsoil, to existing grade.
9. Finish decommissioning lift station site per civil plans. Contractor to ensure grading of site does not exceed 4:1.

**Bent Tree Lift Station Decommissioning Sequence of Construction**

1. Coordinate with City Street Dept with Traffic Control Plan to close west bound lane of W. West Drive.
2. Demo existing modular block wall. Demo existing sidewalk and curb and gutter per civil plans.
3. Establish a pump around system from Manhole 18-518 to Manhole 18-612.
4. Excavate and remove 8" SS from Manhole 18-612 to Manhole 18-517.
5. Begin replacing 8" SS from Manhole 18-612 to 18-517. The Contractor shall core through the existing Lift Station to install proposed 12" SS. No joints shall be installed within the Lift Station. 12" SS outside of the Lift Station shall be installed per RWU typical details.
6. Remove equipment from Lift Station, including control panel, and deliver to RWU
7. Demo Lift Station and valve vault top and lid to a minimum of 24" below finished grade.
8. Backfill Lift Station with Class 67 up to the flowline of the 12" SS. Proceed with backfilling with Class 7 per RWU detail SD-1/17. Remainder of backfill shall be imported fill material, with the top 4" being topsoil, to existing grade.
9. End and remove pump around system between Manhole 18-517 and Manhole 18-612
10. Reconstruct Sidewalk, Curb and Gutter and T Patch per typical City of Rogers details.
11. Finish decommissioning lift station site per civil plans. Contractor to ensure grading of site does not exceed 4:1.



HALFF ASSOCIATES, INC.  
2407 SE COTTONWOOD ST. STE 1  
BENTONVILLE, AR 72712  
479.273.2209 - HALFF.COM

**ROGERS WATER UTILITIES  
BENT TREE AND BERRY FARM  
LIFT STATION  
DECOMMISSIONING**

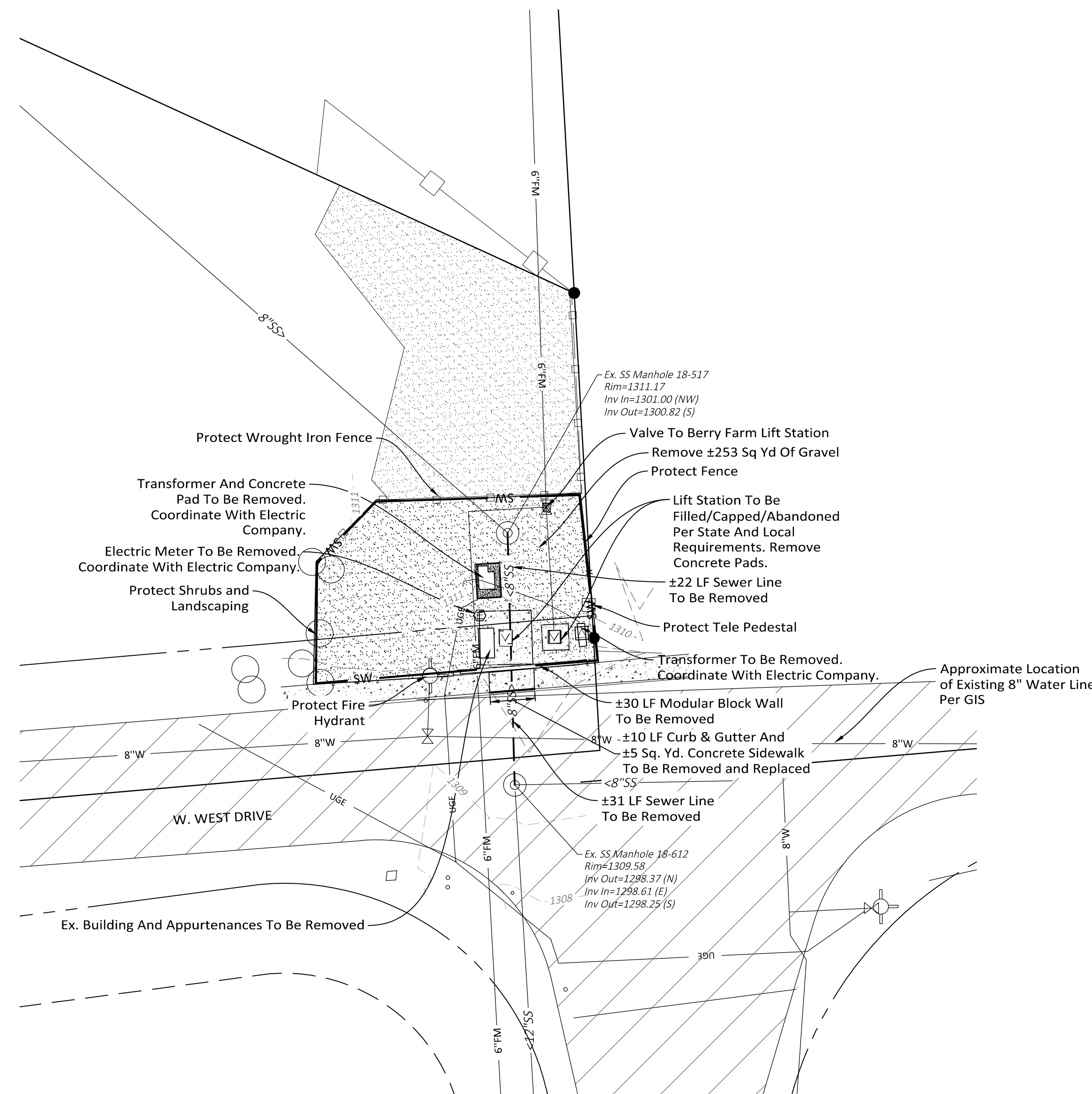
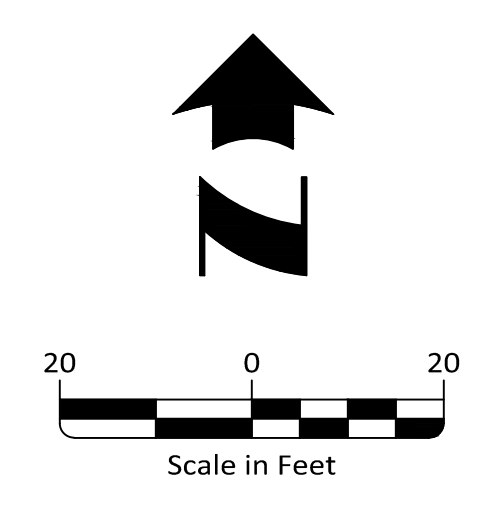
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**OVERALL LAYOUT**

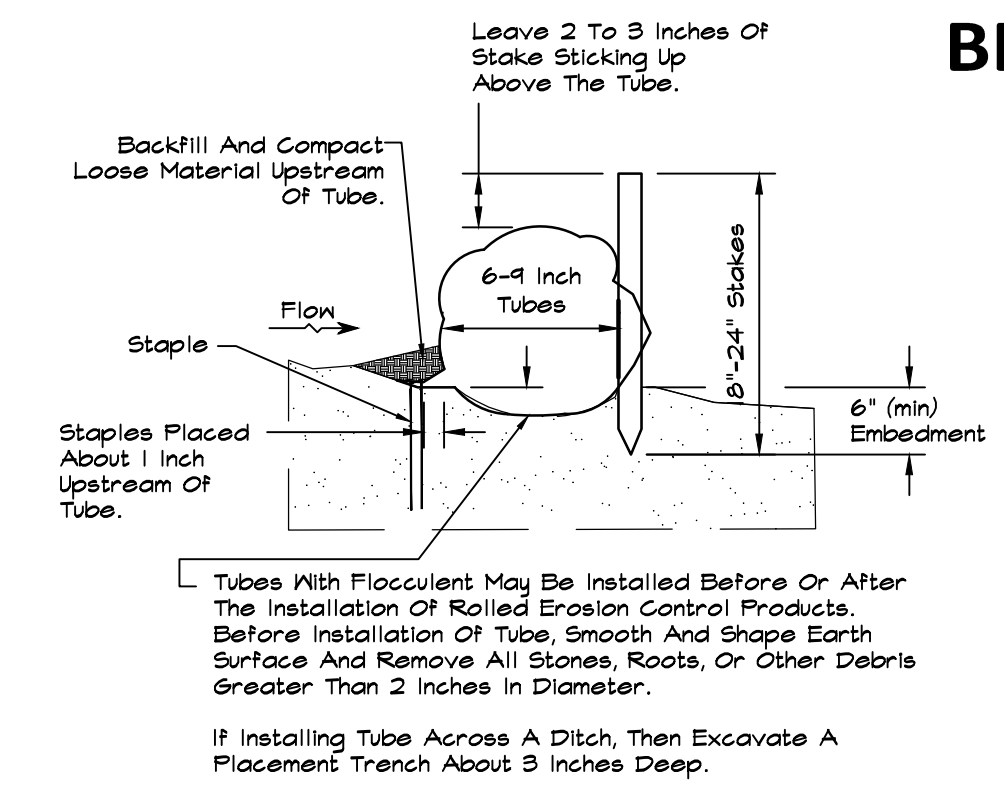
Revisions			

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Approved By: PRF	Horiz. Scale: 1"=50'
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**BENT TREE LIFT STATION**



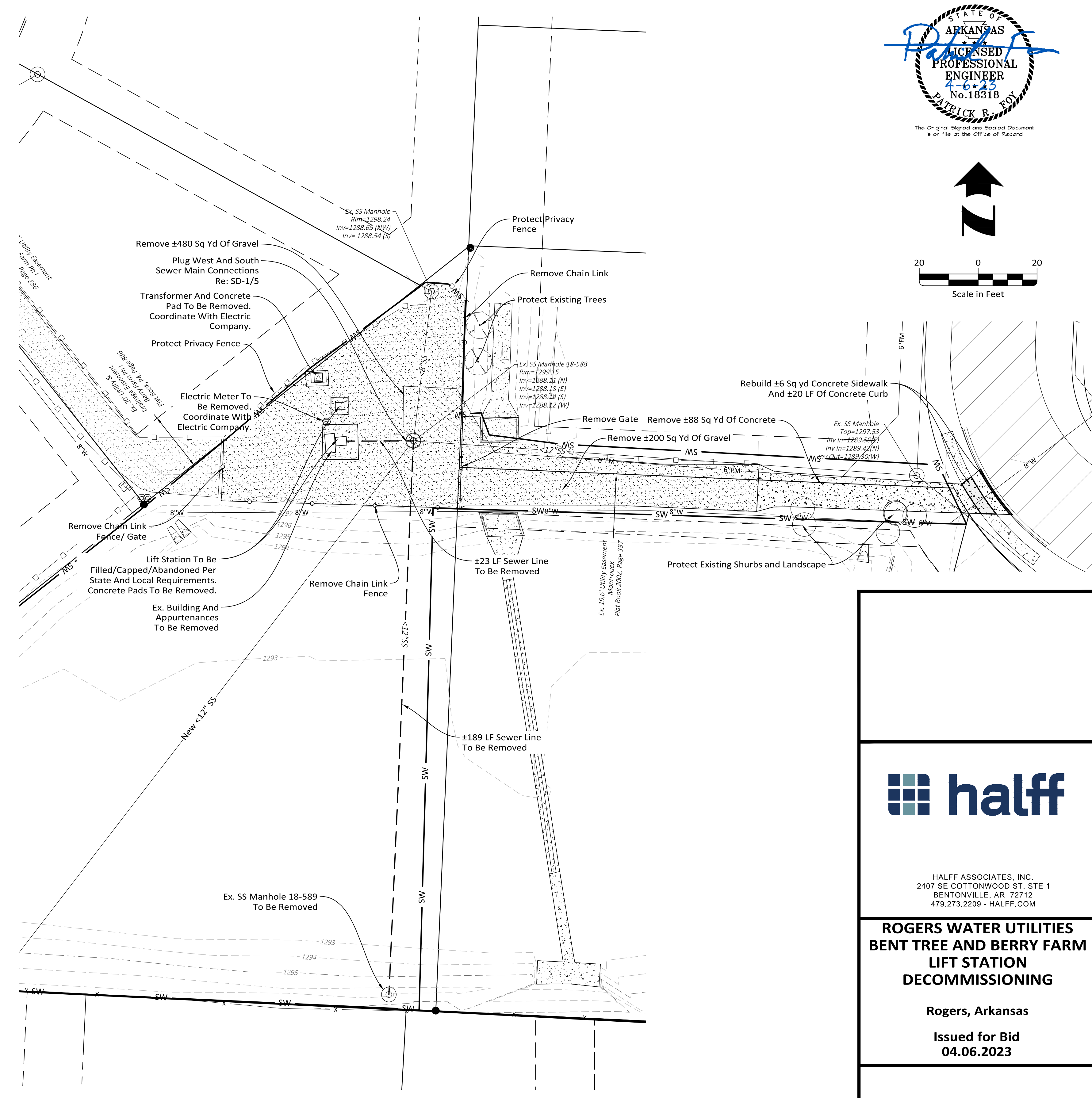
Replace Tubes With Floculent Per Manufacturer's Specifications.

General Guidelines For Spacing Of Tube Trenches For Slope Installations	
Slope Gradient	Tube Interval
1H:1V	15 Feet
2H:1V	25 Feet
3H:1V	35 Feet
4H:1V	50 Feet

General Guidelines For Spacing Of Tube Trenches For Channel Installations	
Slope	Tube Interval
2%	25 Feet

**FIBER WATTLE**  
N.T.S.



**BERRY FARM LIFT STATION**



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BENT TREE AND BERRY FARM  
LIFT STATION  
DECOMMISSIONING**

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**DEMOLITION PLAN**

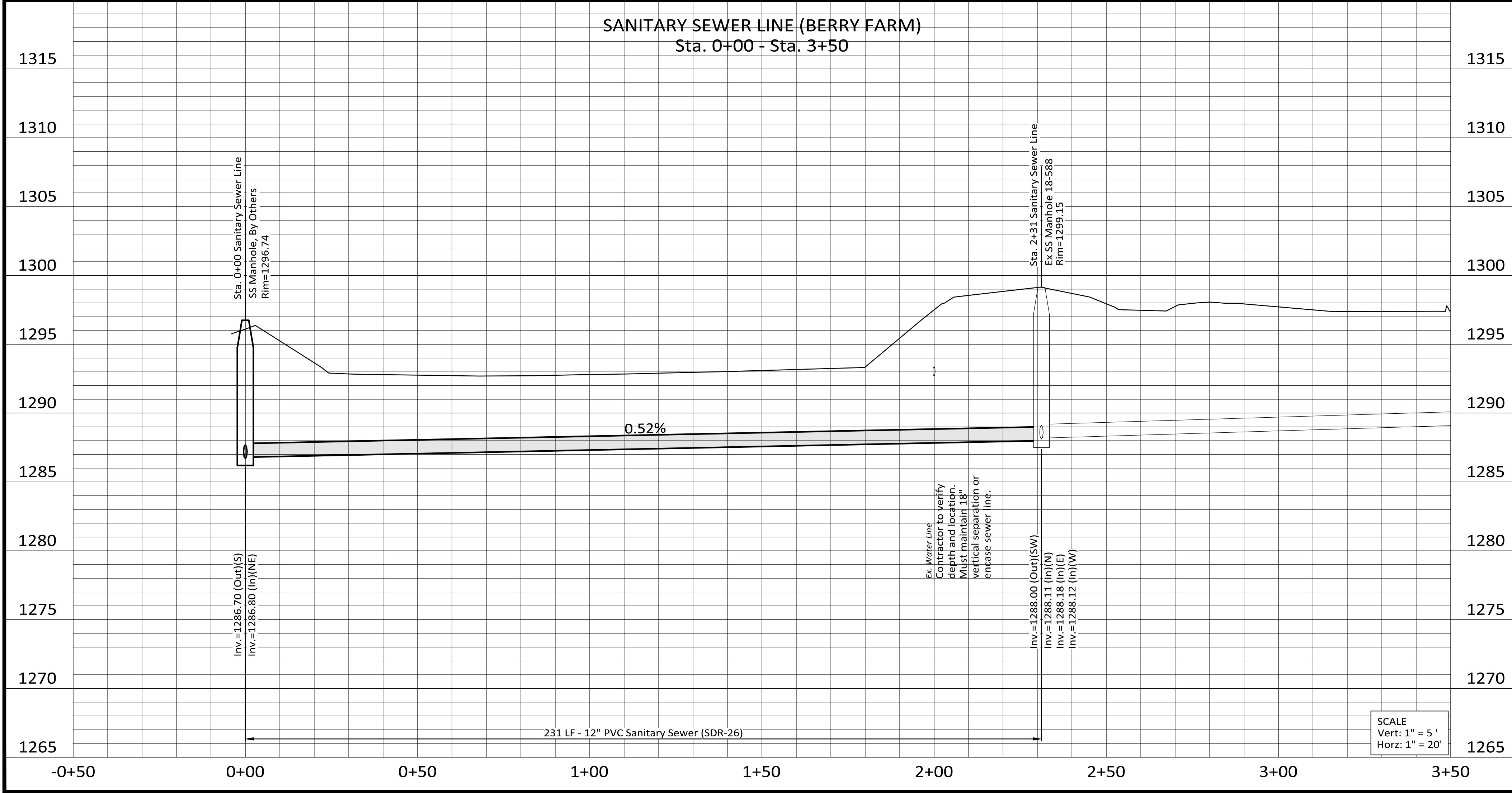
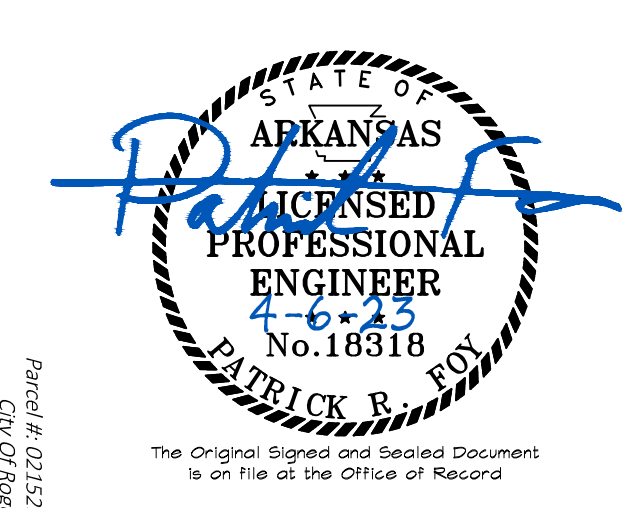
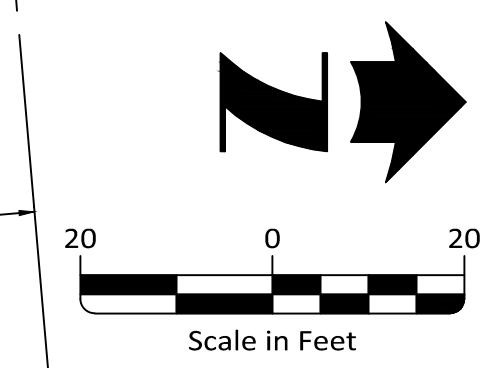
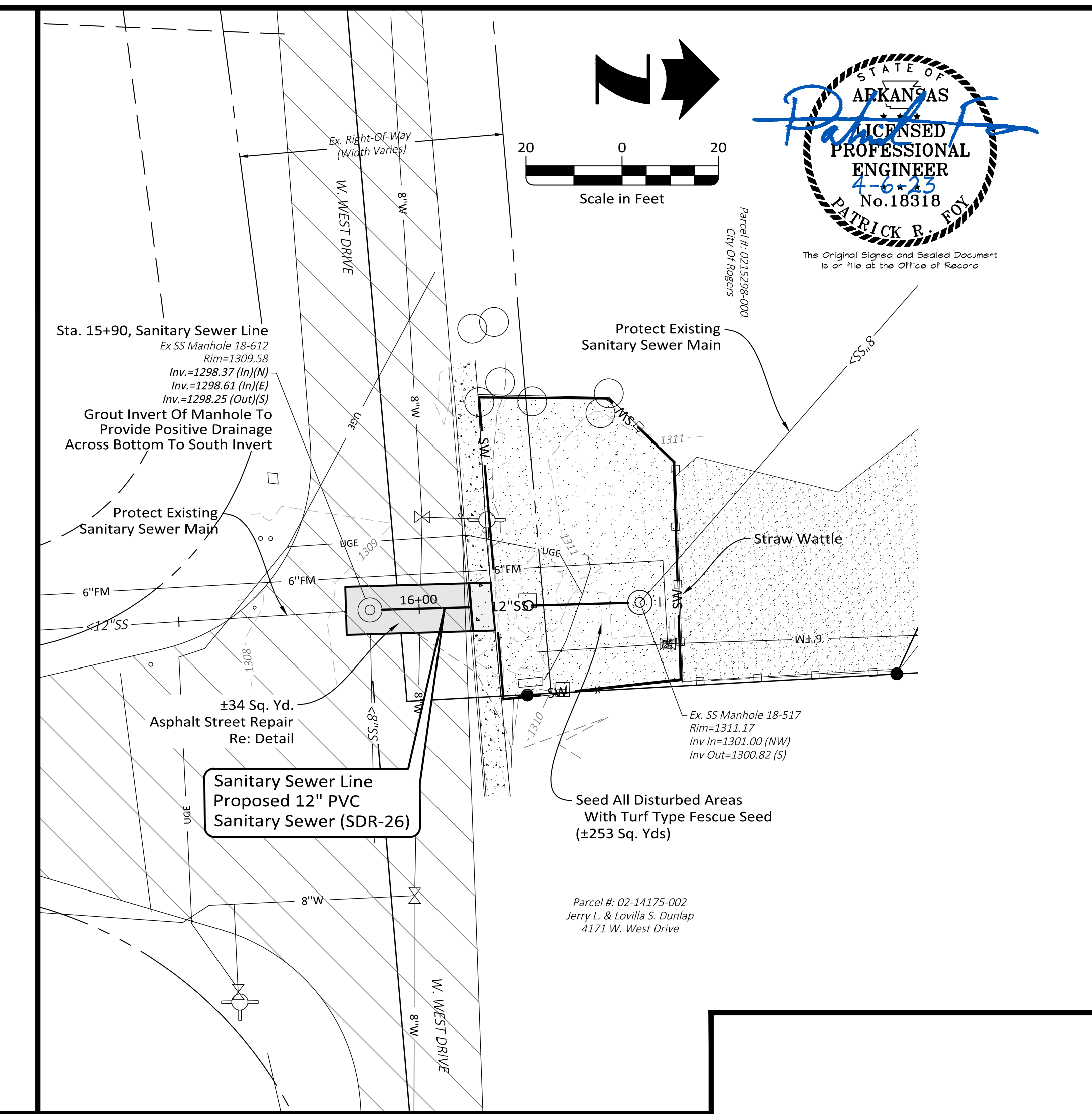
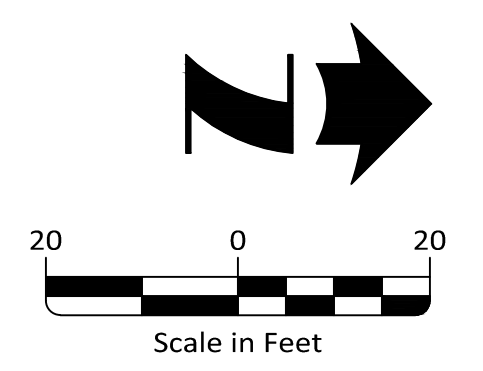
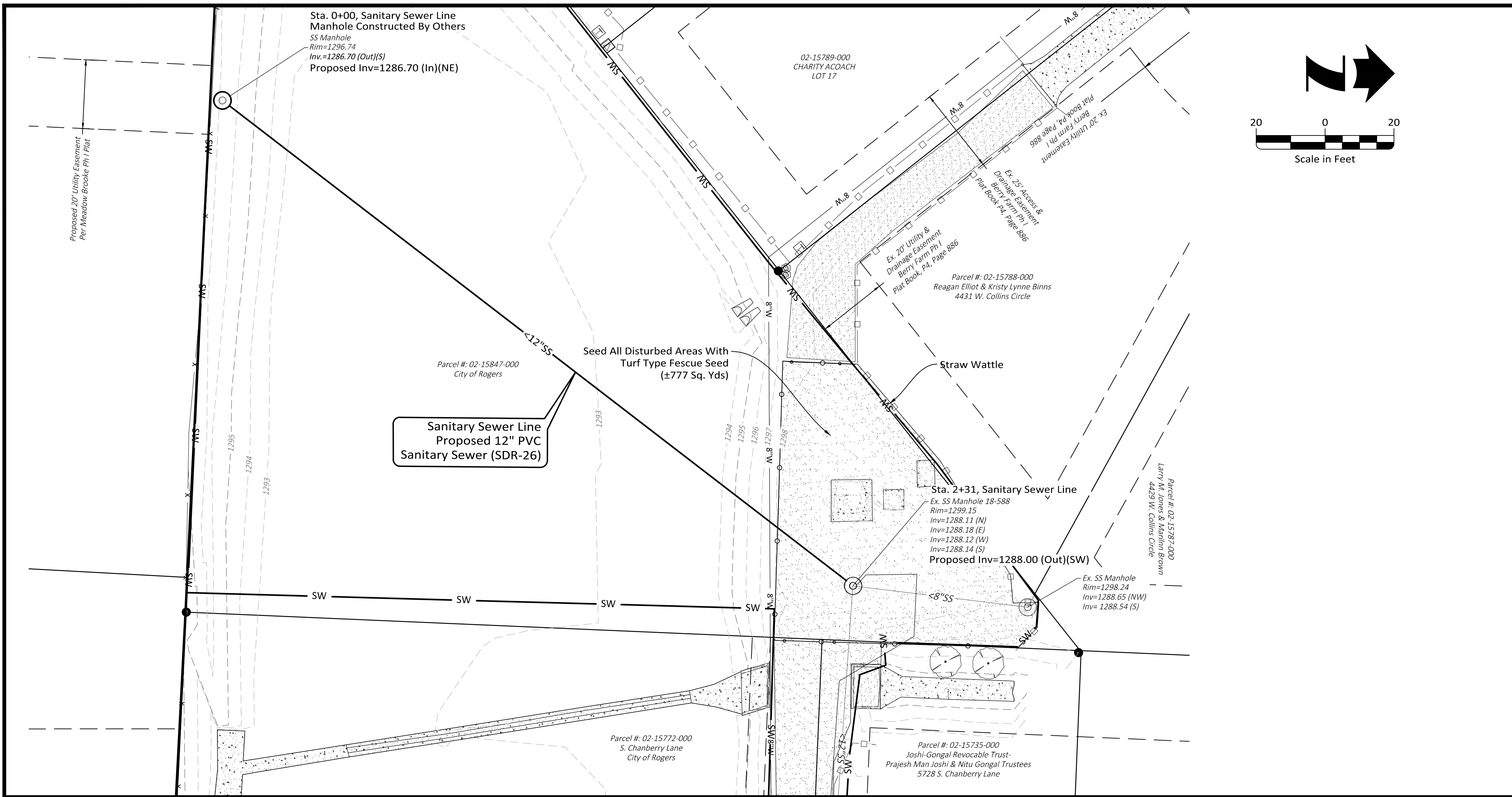
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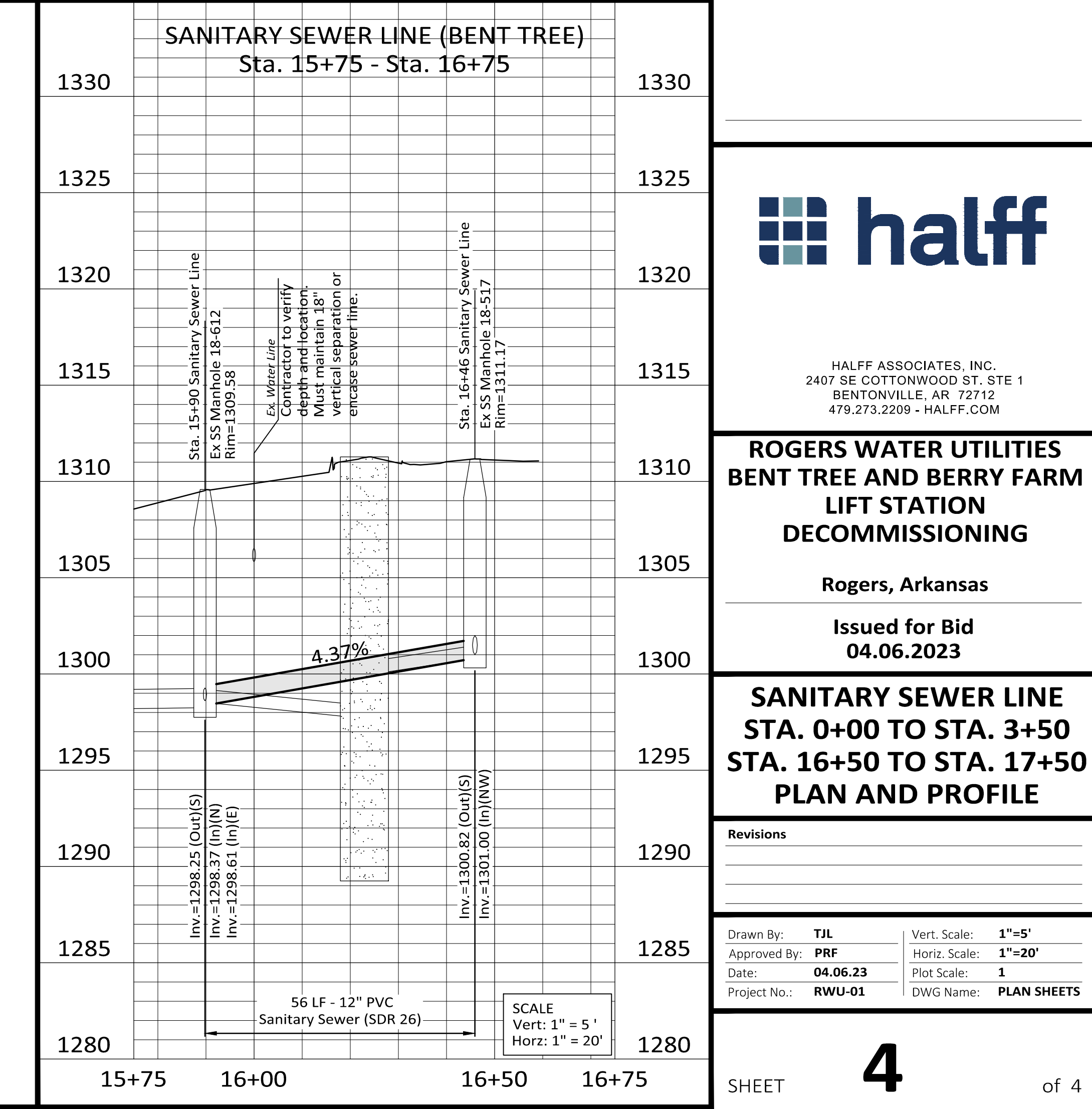
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SCALE  
Vert: 1" = 5'  
Horz: 1" = 20'



SCALE  
Vert: 1" = 5'  
Horz: 1" = 20'



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**ROGERS WATER UTILITIES  
BENT TREE AND BERRY FARM  
LIFT STATION  
DECOMMISSIONING**

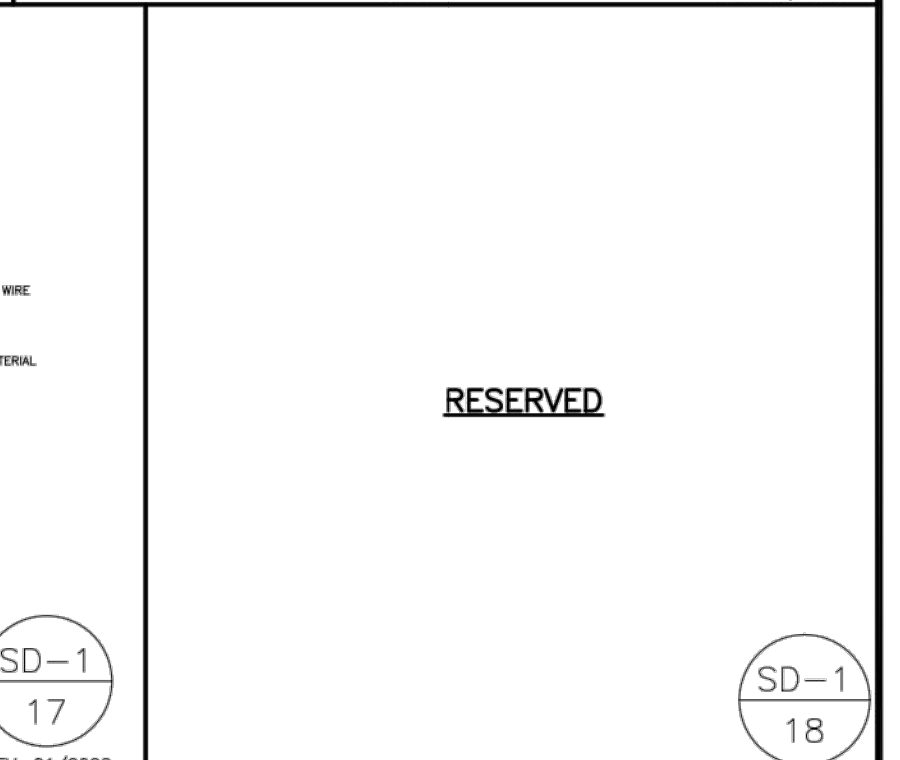
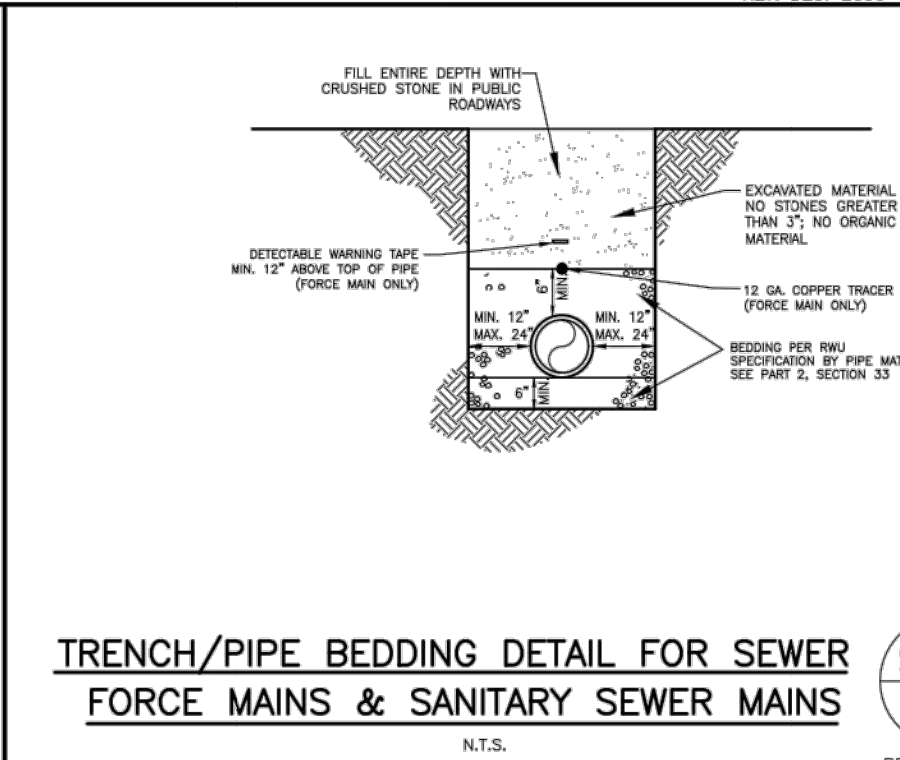
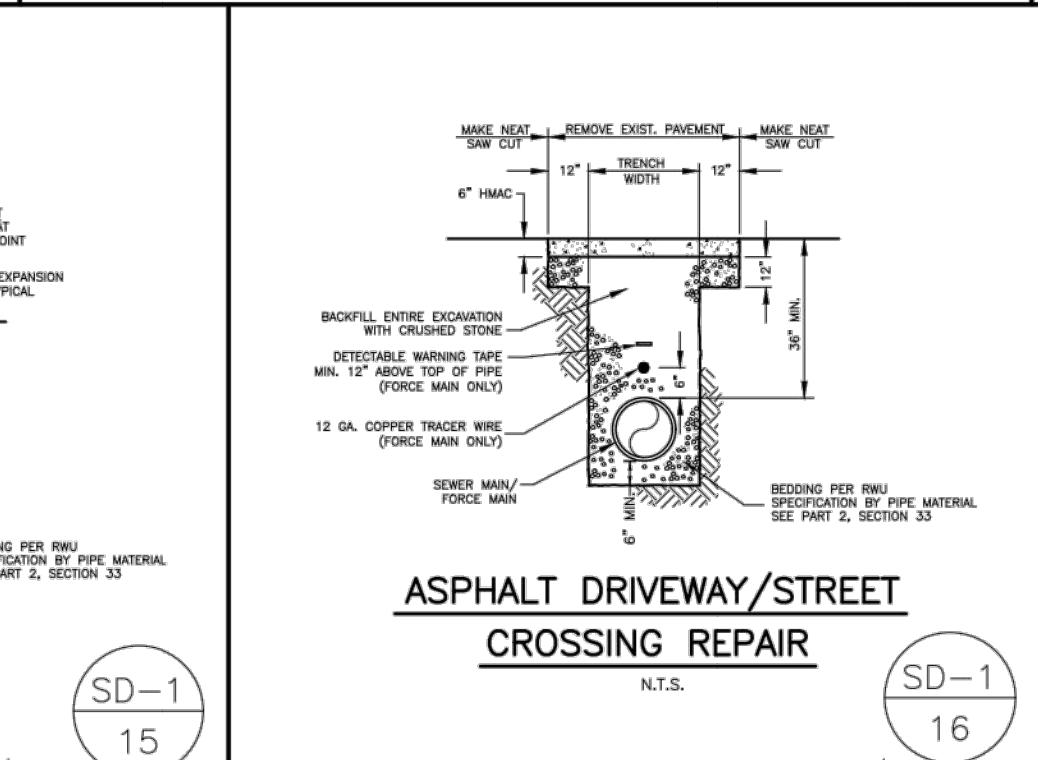
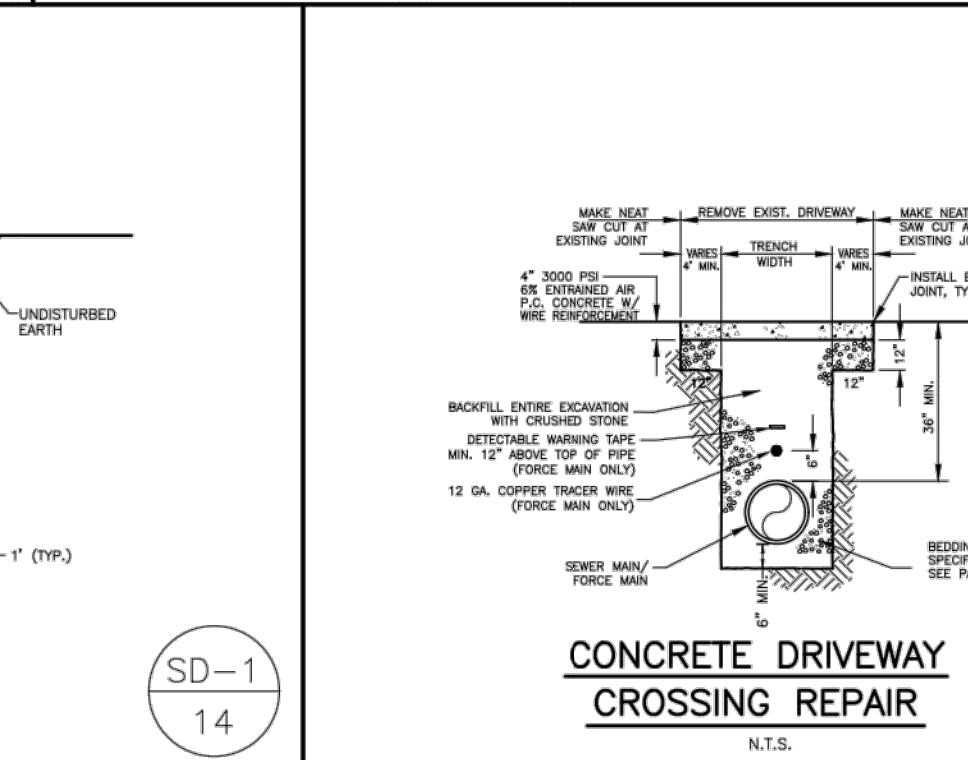
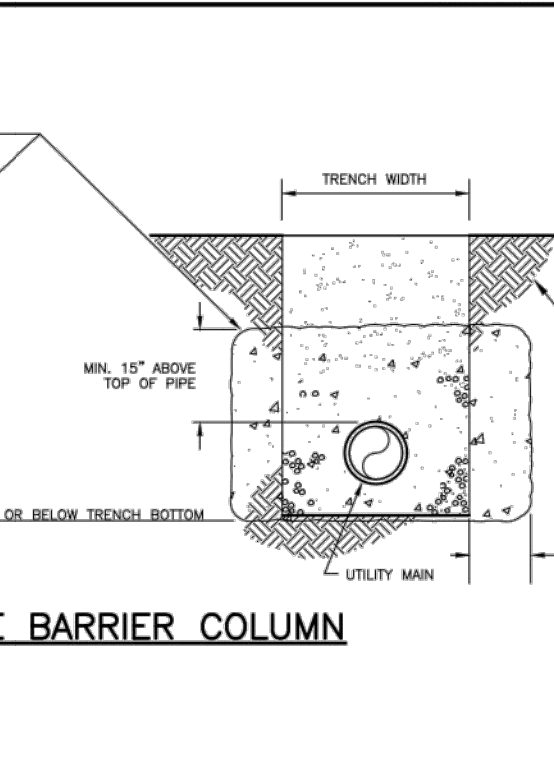
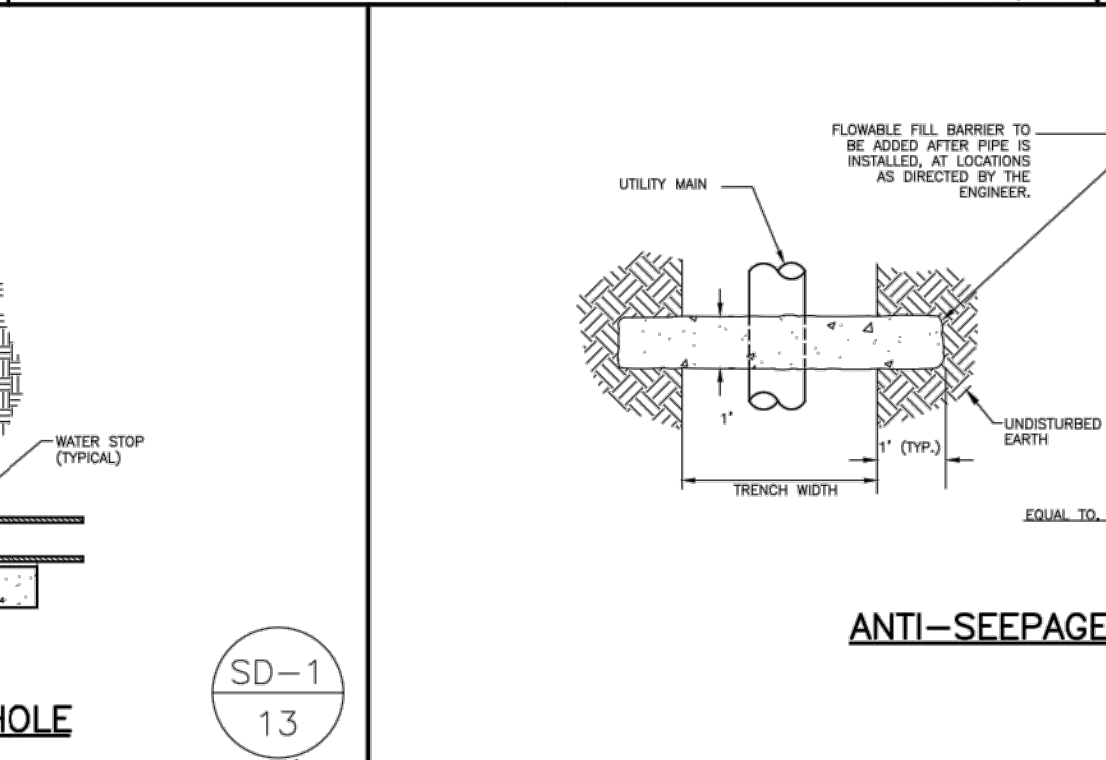
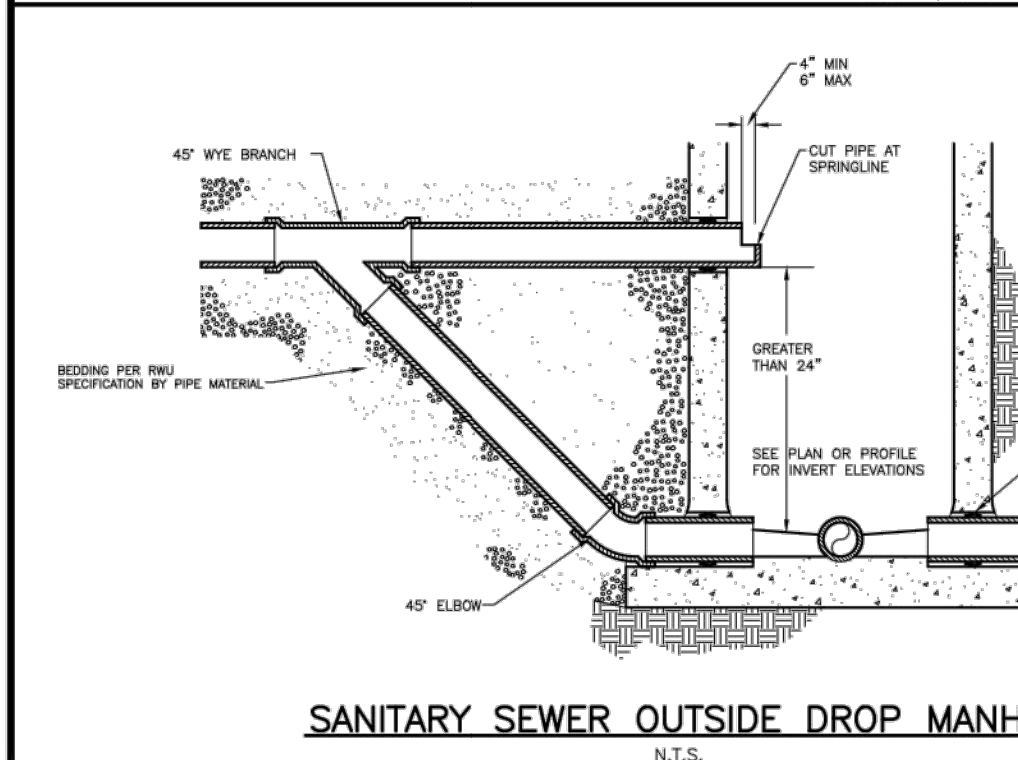
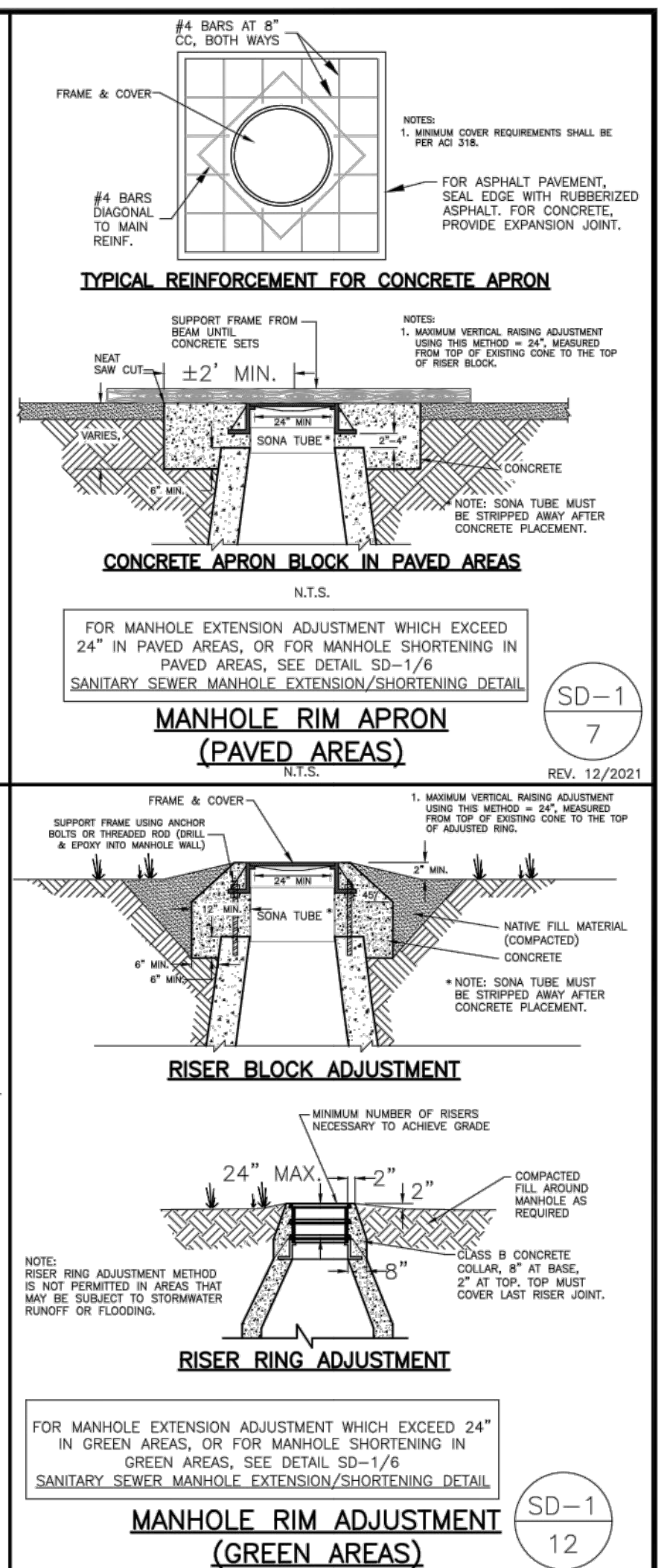
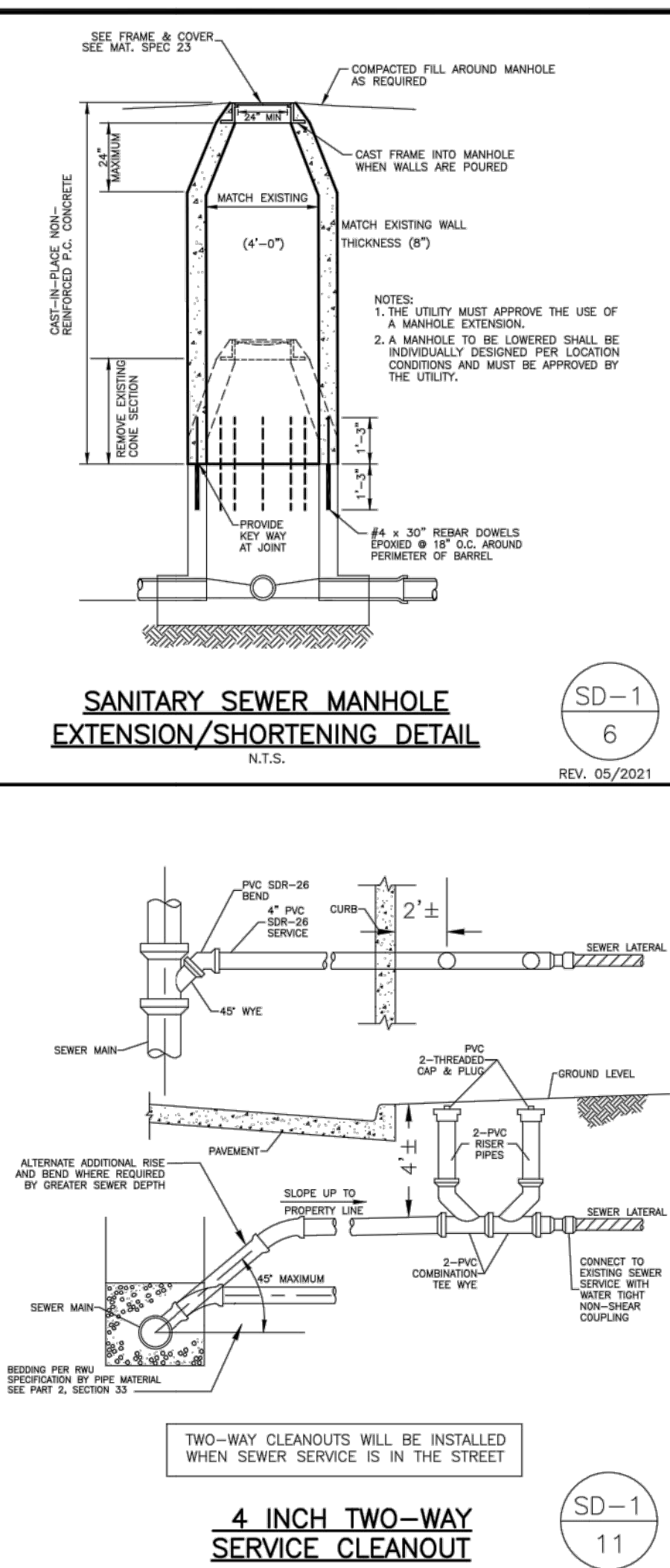
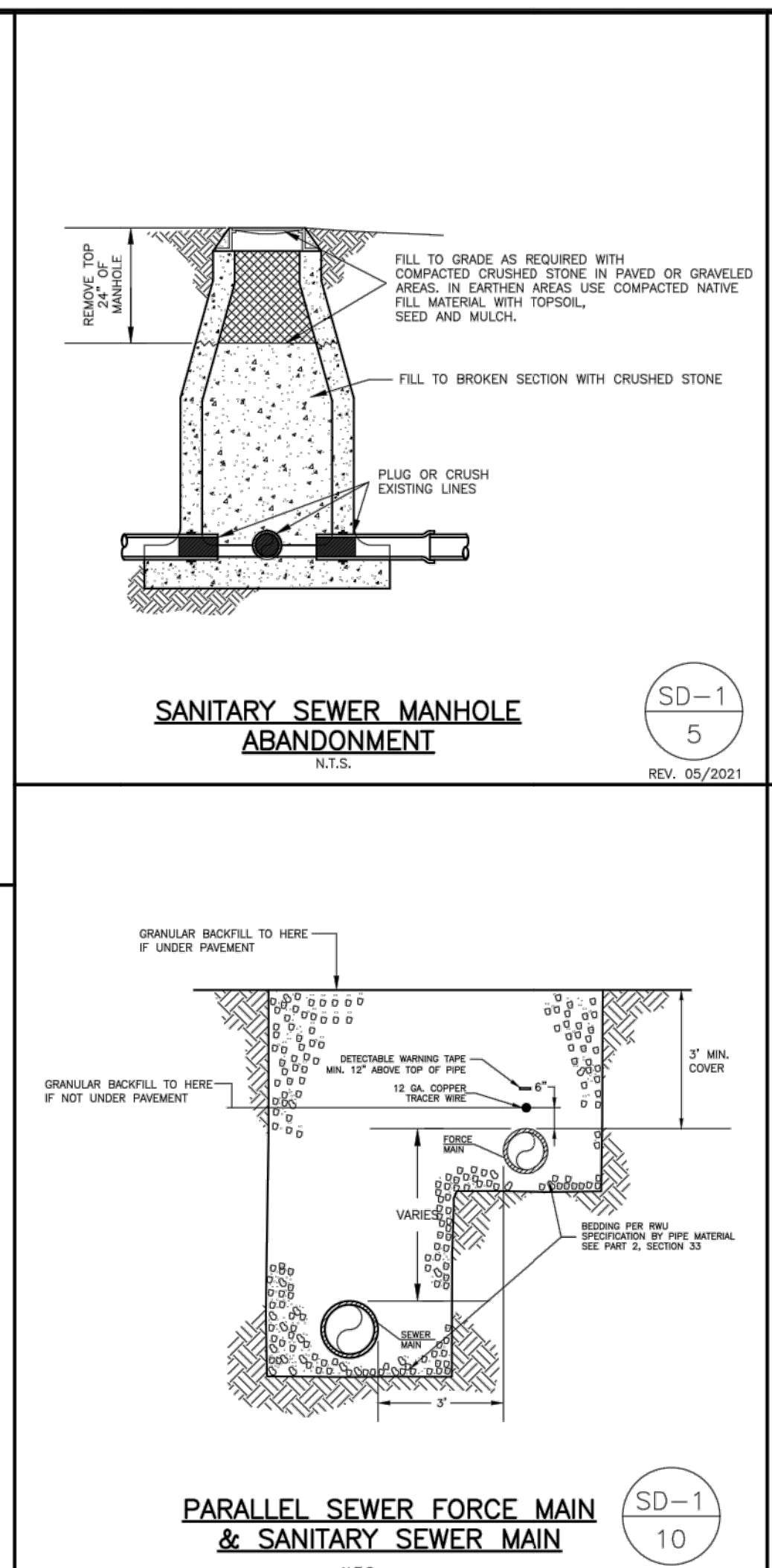
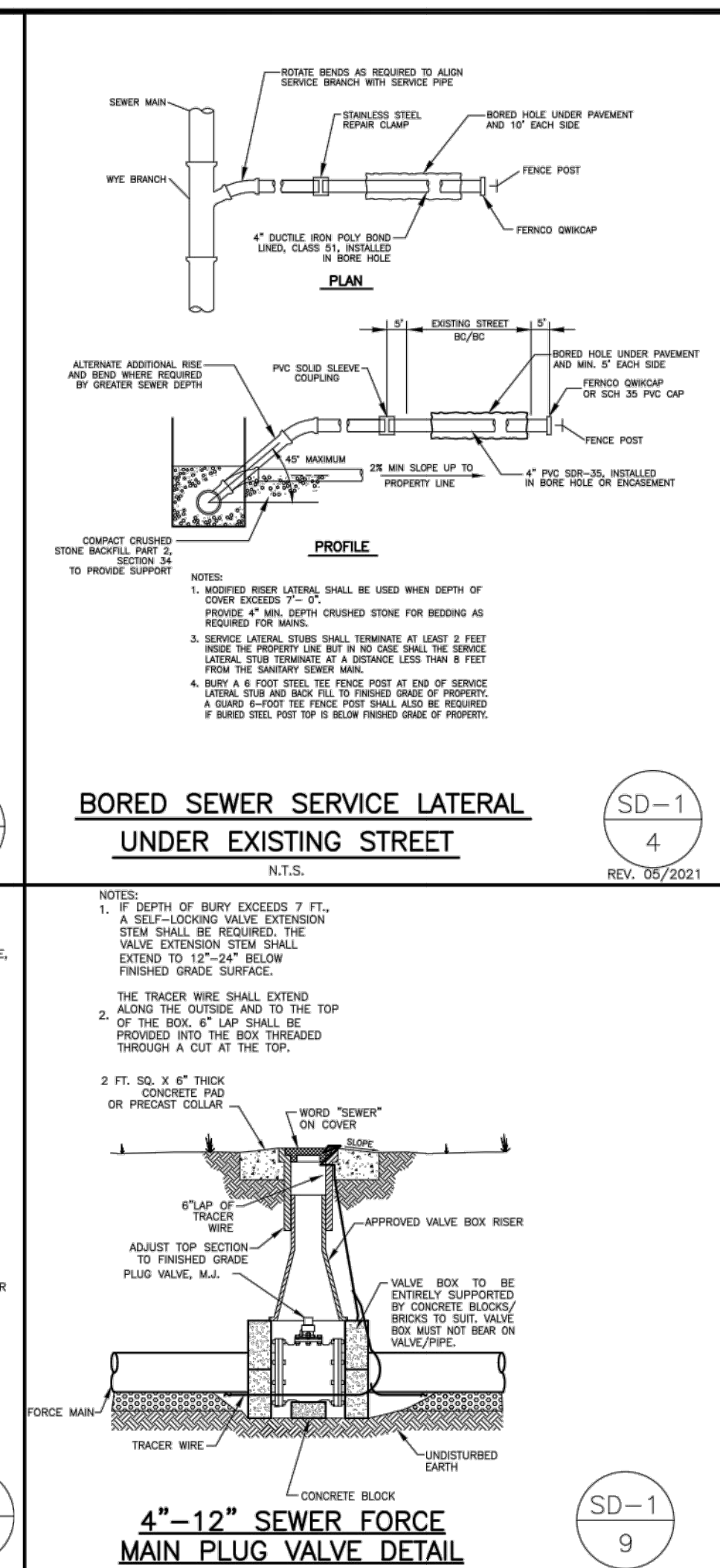
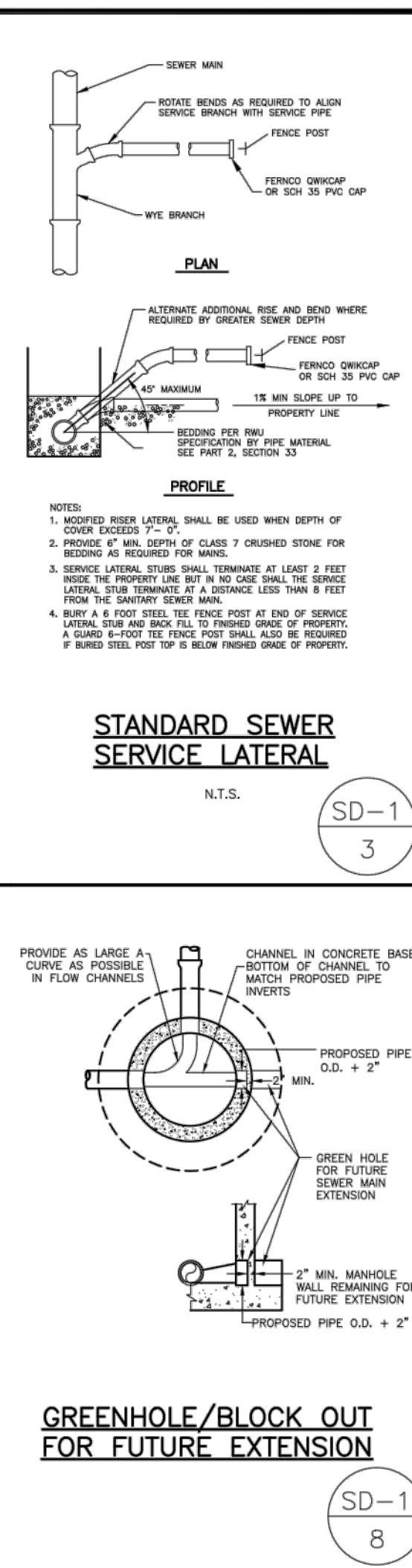
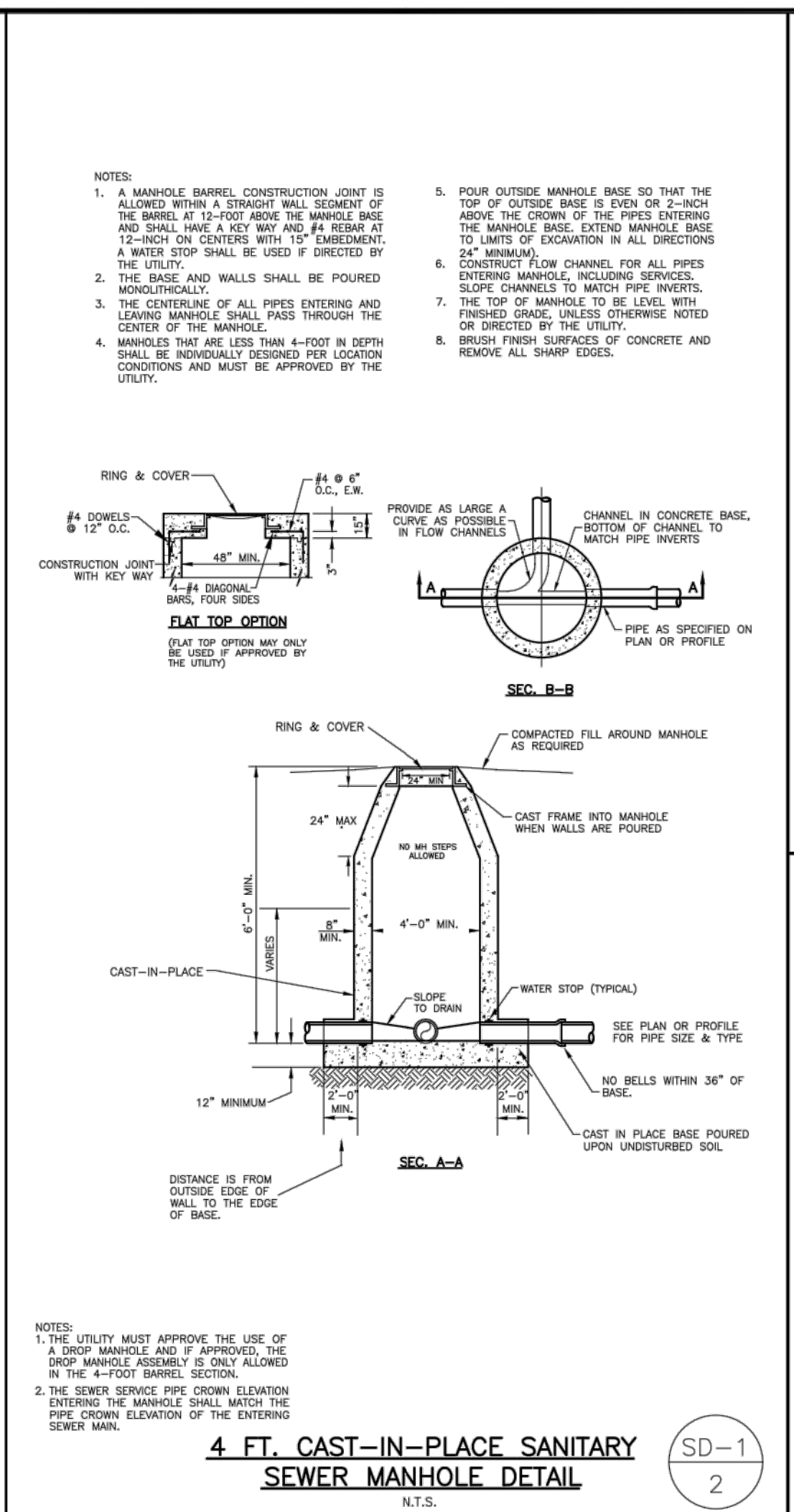
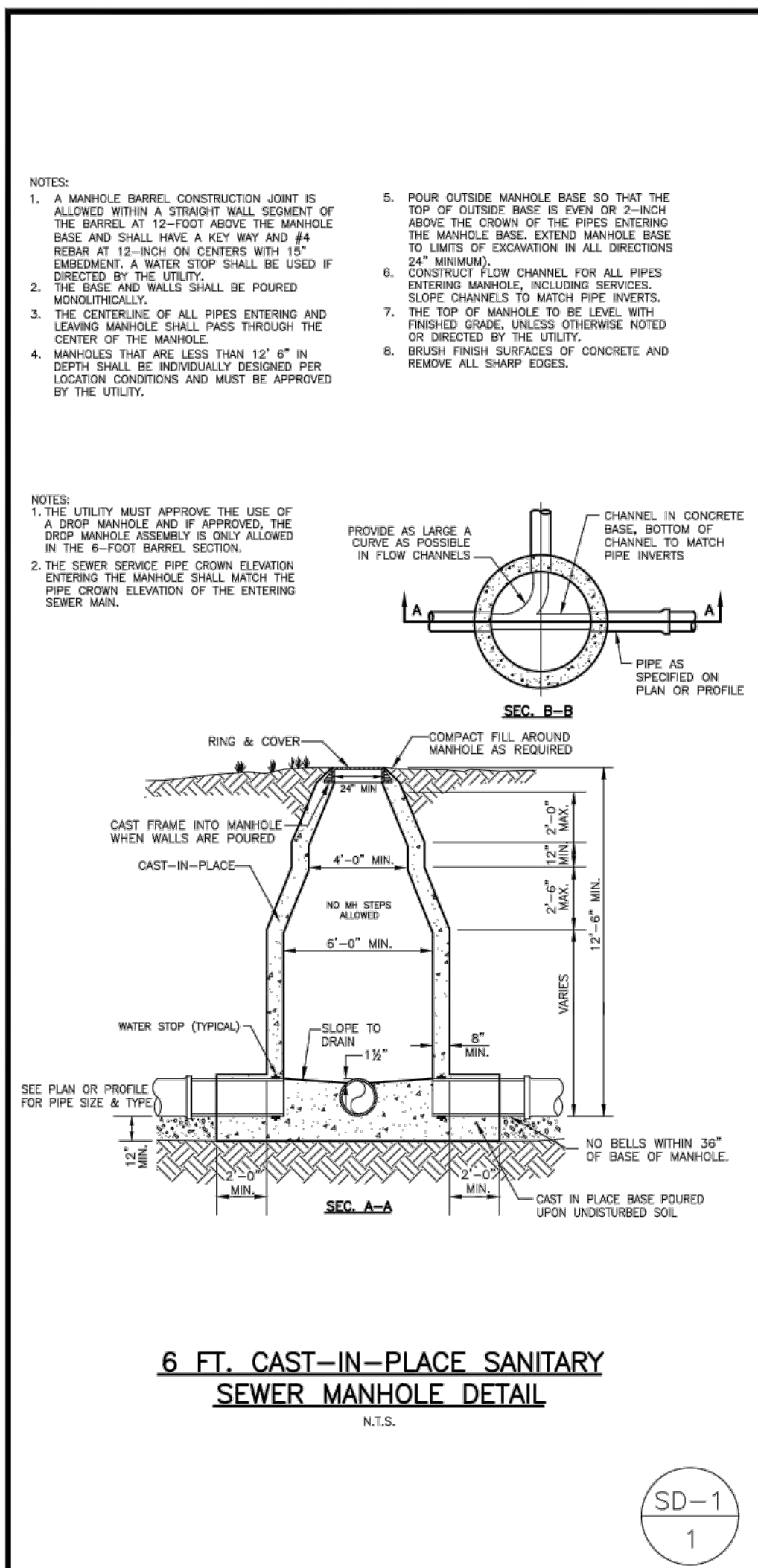
Rogers, Arkansas

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**SANITARY SEWER LINE  
STA. 0+00 TO STA. 3+50  
STA. 16+50 TO STA. 17+50  
PLAN AND PROFILE**

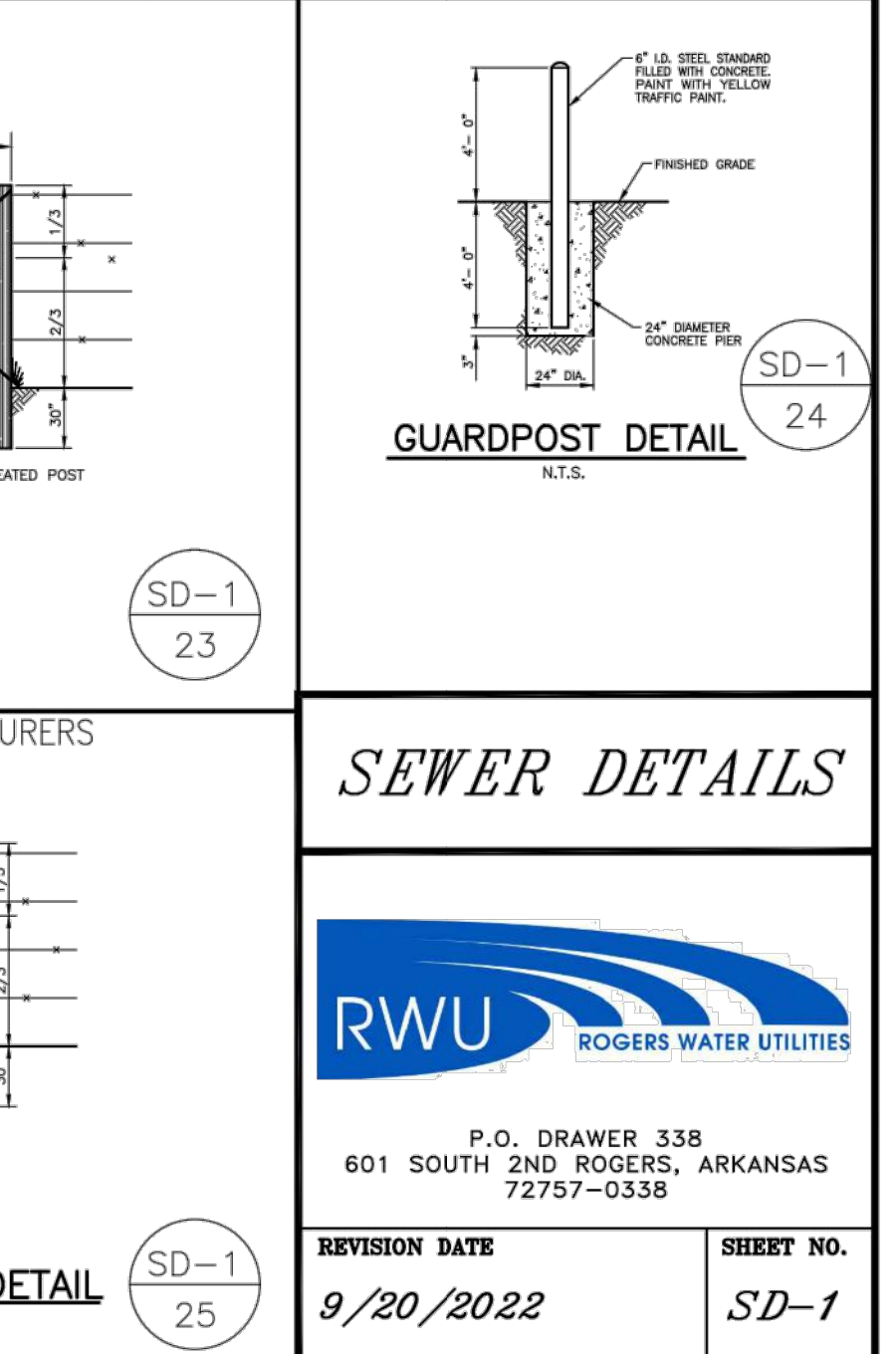
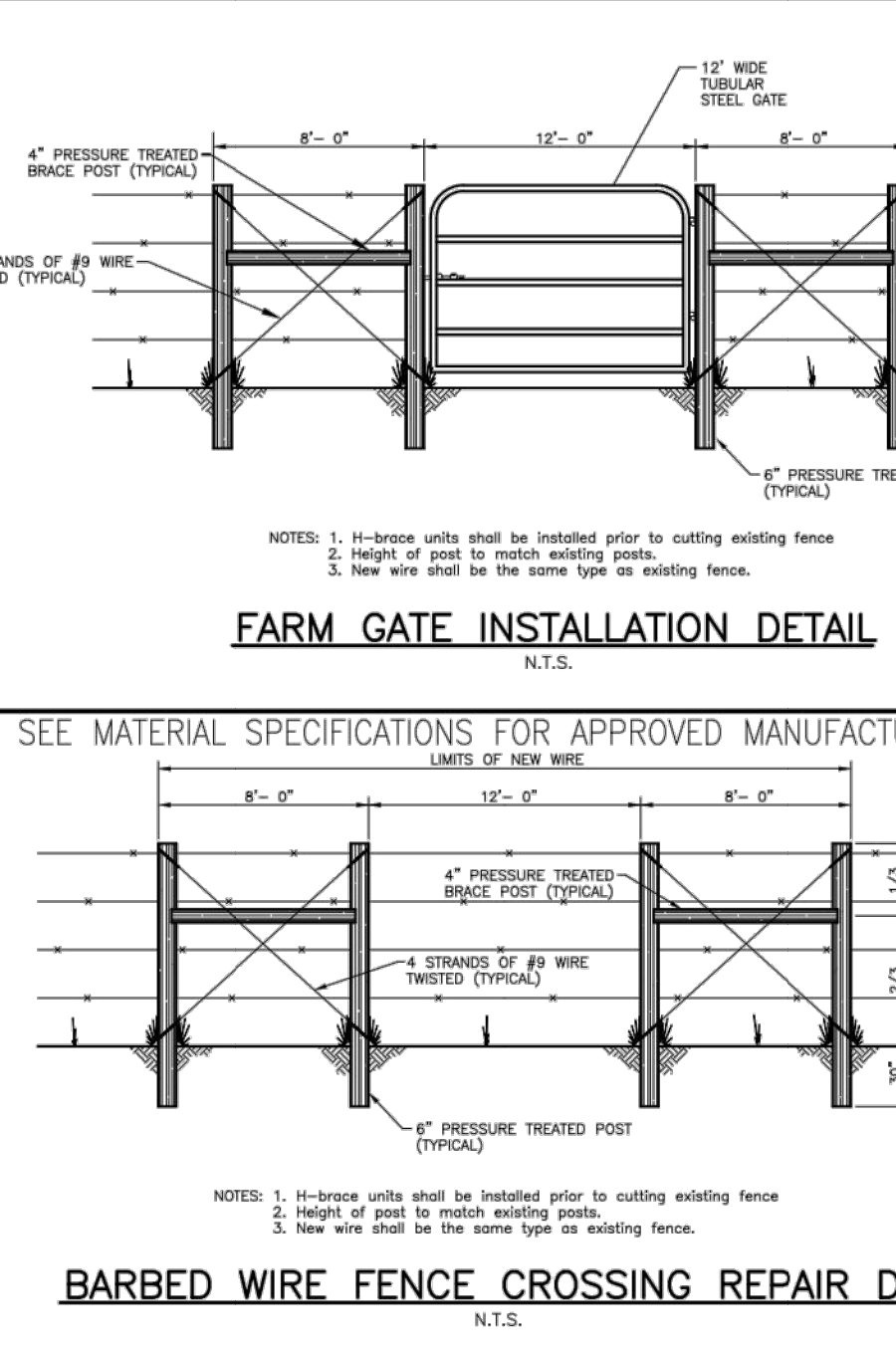
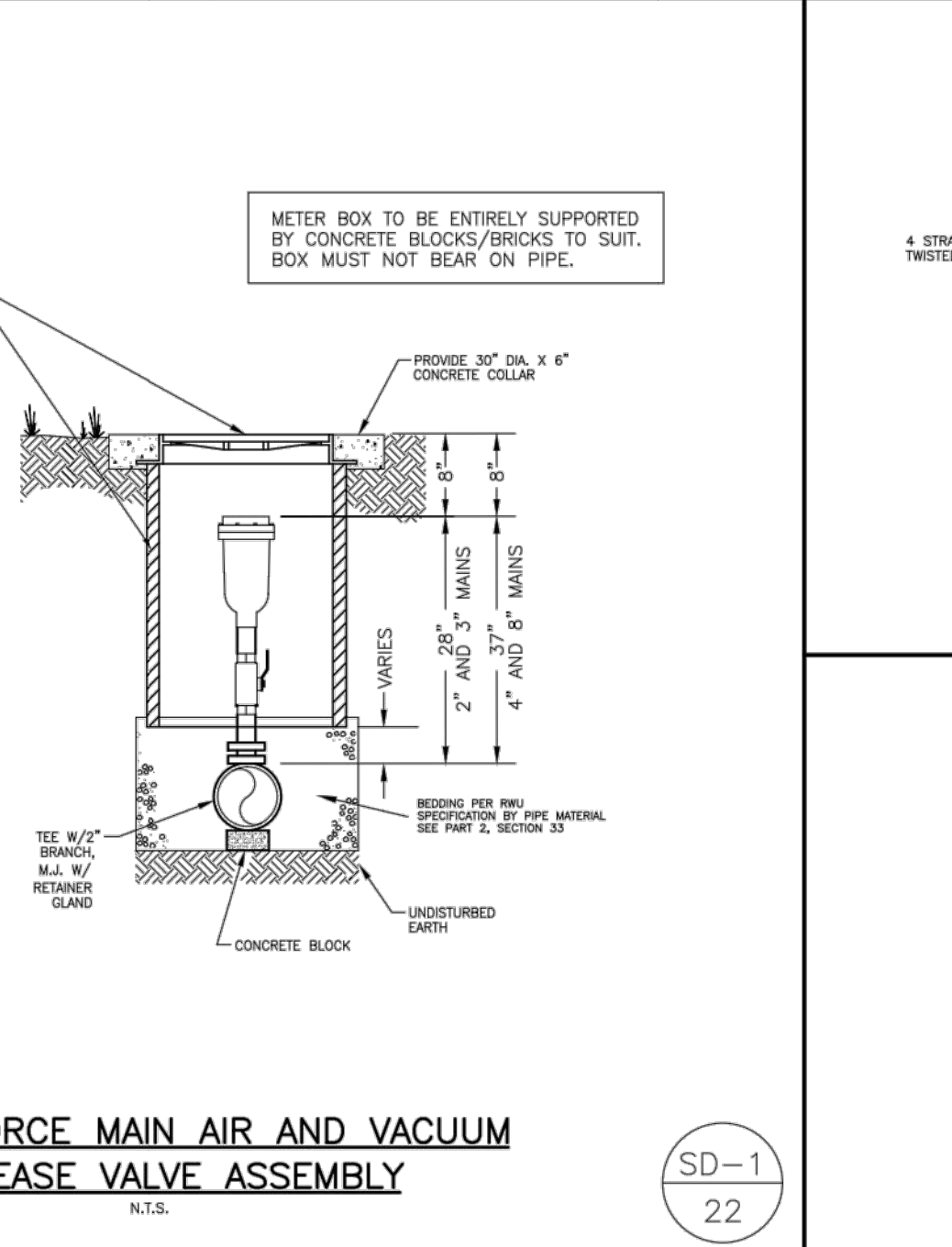
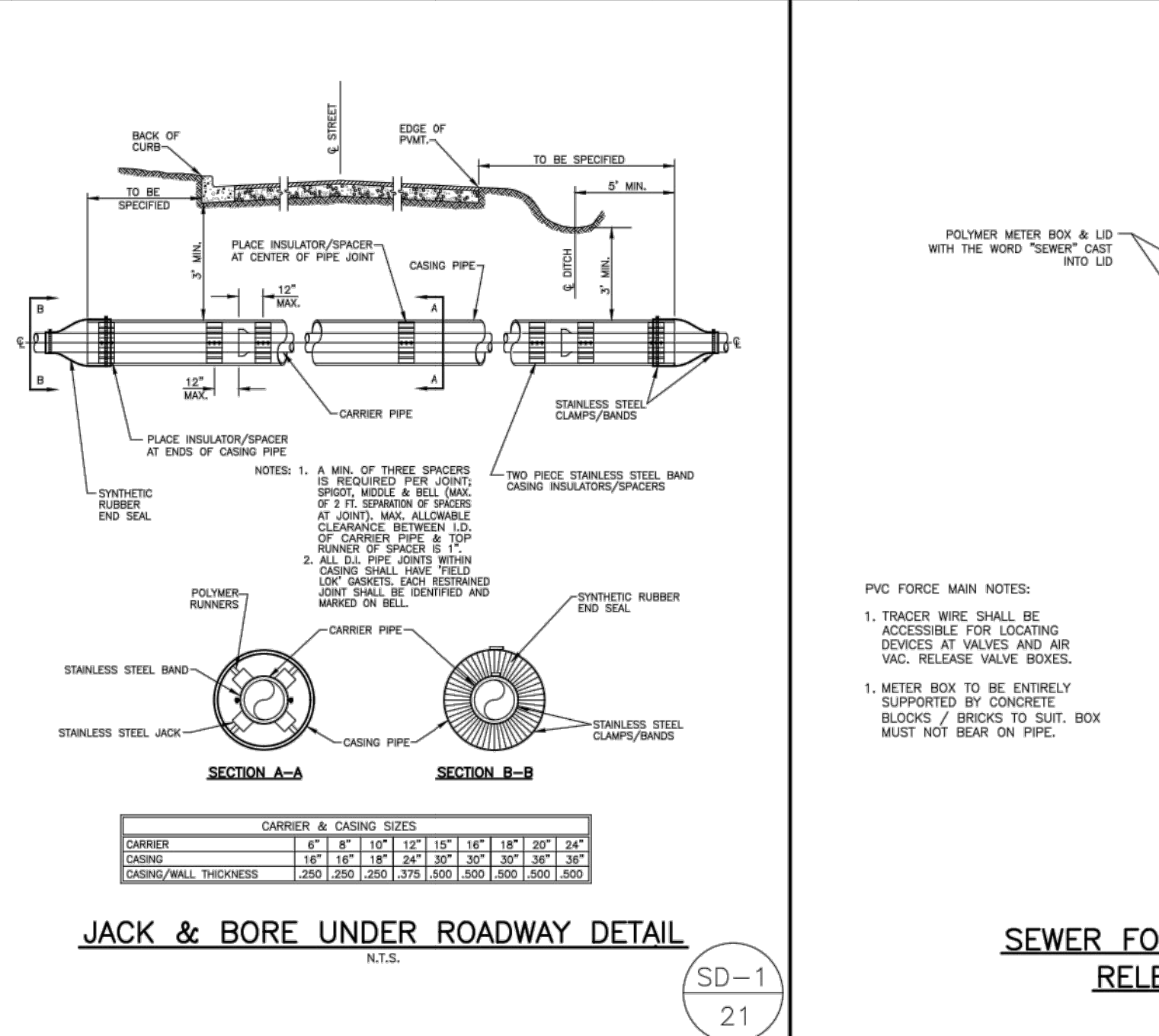
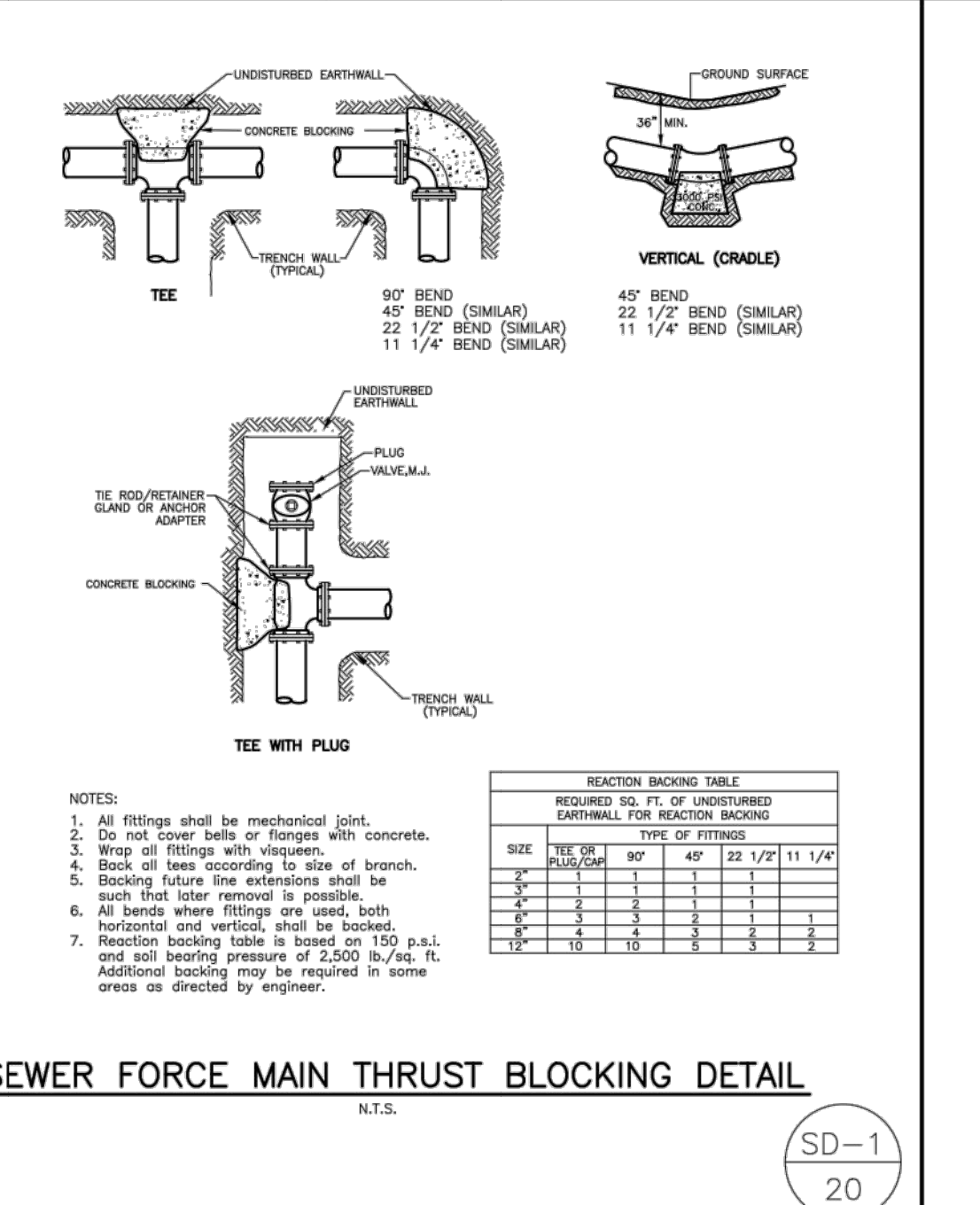
Revisions	

Drawn By: TJL      Vert. Scale: 1"=5'  
Approved By: PRF      Horiz. Scale: 1"=20'  
Date: 04.06.23      Plot Scale: 1  
Project No.: RWU-01      DWG Name: PLAN SHEETS



**GENERAL CONSTRUCTION NOTES:**

- The contractor will be held solely responsible for damage occurring to any property during the construction of this project. Said contractor shall take all necessary precautions to prevent property damage.
- 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 Rogers Water Utilities to conduct construction inspection or review of the contractor's performance is not an inspection or review of the adequacy of the contractor's safety measures in, on, or near the construction site.
- All water and sewer improvements shall be constructed in accordance with the latest revision to the Rogers Water Utilities Standard Specifications.
- 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 call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.
- Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.
- Construction shall not start on any water utility until approval is given by Rogers Water Utilities. Said contractor shall not operate any valve, hydrant, or other utility appurtenance nor shall he attach to or tap any water utility main without approval. The contractor shall bear the cost and consequence of any disruption of utility operation caused by construction.



**SEWER DETAILS**

**RWU**  
ROGERS WATER UTILITIES

P.O. DRAWER 338  
601 SOUTH 2ND ROGERS, ARKANSAS  
72757-0338

REVISION DATE: 9/20/2022

SHEET NO.: SD-1