



1. Concept
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## Requirements

# Concept

- Please keep in mind that Centerton Utilities provides water and sewer services within four separate cities and a large portion of Benton County, (*Centerton, Bentonville, Bella Vista, Gravette, and the county*) therefore, variations in specs may occur.
- Initial concept plans are helpful but not required. Many times we can help with decisions before too much money is spent designing, only to be changed after review. Our goal is to help you minimize the number of reviews for a development.
- Verify Water Mains are in the area and what size are the distribution lines.
  - Will a larger line be required to serve the development?
- Verify Sewer is in the area and what size are the collection lines.
  - To get sanitary sewer services, you must be within Centerton's or Bentonville's city limits.
  - Will a lift station be required? (*See requirements later*)
- What power company serves this development? There are three within our service area.
  - Carroll Electric
  - SWEPCO
  - Bentonville Electric

Centerton Utilities ONLY does utilities and utility easements. We do not have anything to do with drainage, streets, lot layout, streetlights, etc. Please coordinate with them separately.

All offsite mainline extensions must be in a private 15' utility easement signed over to Centerton Utilities and it must be obtained before submittal to ADH.

SPECIAL NOTE: If this development is within the city limits of Bentonville, you must follow their specs for placement of utility lines. They require their water and sewer lines to be placed in the "Utility Easement" within the front yards and not in the street. Please coordinate with them to obtain a copy of their requirements.

# Design

All developments, unless otherwise approved through the city, have a 10' Right of Way along the road (*which includes a 5' green space and a 5' sidewalk*), then a 20' General Utility Easement, (*which is to be dedicated on the "Final Plat"*). Then the structure setback is at 35' back of curb. All of this is shown on appendix 1. Each lot also has a side setback of 7', which is important to observe as water/sewer/electric utilities are to be placed in that set-back. No structures, including driveways, are to be placed in that 7' side setback.

- For the purposes of this document, we will be referring to Back-Of-Curb for placement of utilities, and not from the Right-Of-Way.
  - Water and sewer mains are to be placed in the street. (*See appendix 1,2 &3 for details*). Both are to be located 7' from the center line of the street. (*See appendix 2 for back-fill requirements*)
  - Meter cans, fire hydrants and sewer taps are to be placed as described below.
  - From Back of Curb
    - Right of Way = first 10'
    - Side setback = 7' from property line.
    - Meter cans are to be placed; from the center of the can, exactly 11' from back of curb and from the center of the can, exactly 6' from the side property line, within the side set-back. Fire hydrant are to be placed in the green space, centered 3' back of curb. It is important that they do not end up in the sidewalk. No curving of the sidewalk to veer around them. The isolation valve is to be next to the water main in the street.
    - Sewer taps are to be placed at 11' back of curb at a finished elevation of 4' below the finished grade. The tap is to be capped and marked with a green "T" post, as per our specifications.
    - Electric Conduit is to be placed at exactly 16' back of curb. They must have 5' separation on both sides of their conduit. The electric company will design the transformers along with the meter loops centered on the property lines within the side setbacks.
    - Gas is to be placed at exactly 25' back of curb.
    - Telecommunications are to be placed between 28' to 30' back of curb.
    - Home setbacks are generally set at 35' back of curb.

# Review

All design work must follow our specifications located on our website under the “Forms & Reports” tab. After you have completed your design, following our specs and the requirements within this document, Centerton Utilities will do a cursory review of the plans and make any appropriate comments on what needs to be addressed.

Before the second review can be submitted, you must have worked with the electric company serving the development and have received their design back from them. This design is then to be overlaid on the plans showing the location in relation to the other utilities. This step is required to eliminate problems later down the road with conflicts involving electric transformer and meter loop placement.

Is sewage lift station required? If so, all Centerton Utilities lift stations are to be designed by the consulting engineering firm in cooperation with Jack Tyler Engineering and subsequently purchased through JTE Inc. Back-up Generator system shall be a Generac with auto transfer panel and shall be sized in conjunction with design engineer and JTE Inc. Both pump and generator controls shall have interface contacts for SCADA monitoring system. Piping system can be supplied by others but must interface with pump disconnects and valve connections.

Additional Note on Lift Station Power: All stations must be three-phase power. However, if three-phase is not available nor required for the development (*Power Company Must Advise*), three-phase power can be accomplished utilizing step-up transformers. If three-phase power is required for the development, then run three-phase to the lift station. (*You must keep the following in mind.*) The city requires all power within the development be buried without any overhead lines within the development. Certain voltages leading to the lift station cannot be buried. They are as follows: 120/240 cannot be buried (*overhead only*). 120/208, or combination thereof such as 208/230, and 277/480 can be buried. Generator voltage must match power being supplied

Once all requirements have been met and reviews completed with Centerton Utilities, you may request a “Letter of Concurrence” from us to be sent along with the plans to the Arkansas Department of Health in Little Rock. This can be requested before the appropriate planning department has completed their reviews, but only if no further changes are to be made to the utility’s layout.

# Development

Once all approvals have been obtained from planning, utilities, and ADH you can request a pre-construction meeting be scheduled with the appropriate planning department.

Small changes are allowed, with department approval, in the field without having to do a "Change Order". The minor change must then be reflected on the as-built plans. Any major changes must go through the planning departments "Change Order" process.

Centerton Utilities has its own "Inspection Division" which will make unscheduled visits to your project throughout the week looking for installation compliance. All testing that is required must be processed through our inspection division and scheduled at least 24 hours in advance. Our crews will work with you as best they can, time allowed, to keep your development moving and not held up.

When it is time to load the water lines with water to perform the appropriate pressure testing, coordinate with the inspection division for loading the lines. You are not allowed to do this on your own.

When it is time to pull "Bacti" samples, you must coordinate with the inspection division for pulling of the samples. We will have your contractor supply the sample bottles (*Obtained from Benton County Health Unit in Rogers*), pull the samples, and complete the paperwork, but our crew will deliver them to the lab for testing.

Once the samples are approved, our crew will be responsible for opening the mainline valves and bringing the development online.

No modifications from the approved plans may be made without prior approval of Centerton Utilities.

# Close-Out

Once the development is completed and ready for final inspection, schedule a “Final Walk-through” with the appropriate planning department. They will notify us and request a date and time that we can work it in. During the final walk-through, any issues observed will be noted and must be reconciled before we can sign off on the project.

“Final Plat” and “As-Built” plans must be submitted to the appropriate planning department for all departments to make comments.

At Final stage, Centerton Utilities requires the following:

- Receive a cost breakdown of the installed infrastructure, including labor, that was installed.
- Once that cost breakdown is approved, that amount will be used for the “Maintenance Bond” which the developer will provide. This bond must be for ½ of the installed infrastructure cost. It is to be for one (1) year from the acceptance date of the city council. The bond must be dated as of the city council acceptance.
- The developer must complete and submit an affidavit attesting to the accuracy of the prices and the proper installation of the infrastructure. *(See appendix #4)*
- As-built plans must include GPS coordinates for all above ground appurtenances. i.e. meter cans, manholes, valves, and fire hydrants.
- Centerton Utilities must receive one full size set of as-built plans, as well as digital files of the completed work. Digital files are to include a “pdf” of the entire development which includes the GPS coordinates, and a copy of the development in AutoCAD format.
- Without these files, Centerton Utilities will not recommend passage to the city council until approved “As-Built” plans and approved “Final Plat” plans have been distributed by the appropriate planning department. *(Both hard copy and digital copies)*

APPENDIX 1

**City of Centerton Subdivision Utility Placement Specifications**

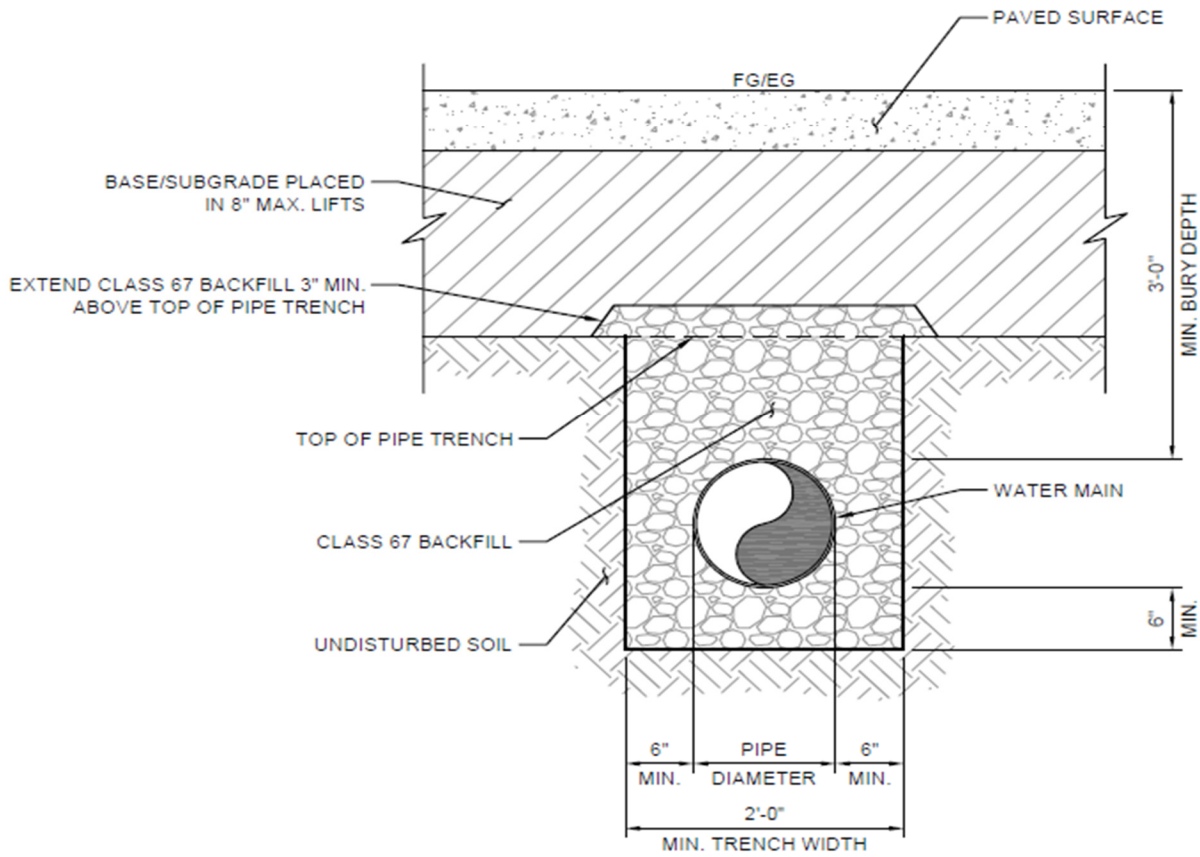
Curb Side			
Sewer Line		Street	
Water Line		Curb Side	
First 5' From Curb	City	5' Green Space	Fire Hydrant set at 4' off curb within the green space
5' to 10' From Curb	ROW	5' Sidewalk	
11' Centered From Curb	Water Meter Cans/Sewer Taps		6' From Side Property Line, Within the 7' Side Setback
16' From Curb	Electric / Light Conduit		Transformer and meter loop to stay closer to curb side
25' From Curb	Gas		
28' to 30' From Curb	Cable and telecommunications		
Total Structure Setback (Right of Way 25') (Back of Curb 35')			

- \*\*\* Water and sewer lines are to be placed under the street at 7' from the center line.
- \*\*\* See attached diagram for compaction of the street after main line installation.
- \*\*\* **QUAD Crossings are required on all sides of the intersections. Streets longer than 600', place QUADS every 300'. Marked with RED "T" post.**
- \*\*\* Water valves and sewer manholes are to have 1' of concrete surrounding them. Flush with finished grade of pavement.
- \*\*\* Meter cans cannot be in the sidewalk.

- \*\*\* Gas Service lines are to be tapped as close to the 7' side setback as possible.
- \*\*\* Electric Transformer must be placed on the property line closer to the curb then the house.
- \*\*\* Fire hydrants must be placed on the property line at 3' from curb and the valve back at the main.
- \*\*\* Telecommunication/cable boxes must be within 7' of side setback.
- \*\*\* Sewer taps are to be place 6' from side lot line, 11' back of curb, and within 4' of finished grade. Marked with a GREEN "T" post
- \*\*\* Water mains must be kept at a finished grade depth of 36" to the top of the main
- \*\*\* Electric lines must be installed after finished grade depth has been determined, per that utilities requirements. (SWEPCO/AEP or Carroll Electric)
- \*\*\* Gas lines must be installed after finished grade depth has been determined, per that utilities requirements. (Black Hills)

- \*\*\* **NO APPURTENANCE** may be more than 7' from the side property line
- \*\*\* If there is any issue with the placement of any appurtenance, contact the appropriate department for possible waiver (NO waivers allowed without approval)

APPENDIX 2



CENTERTON UTILITIES  
 517 N. MAIN ST.  
 CENTERTON, AR 72719  
 PH: (479) 795-0222

TITLE:

**WATER MAIN UNDER  
 PAVED SURFACE**

SCALE:

NOT TO SCALE

ISSUE DATE:

2/1/22

DESCRIPTION:

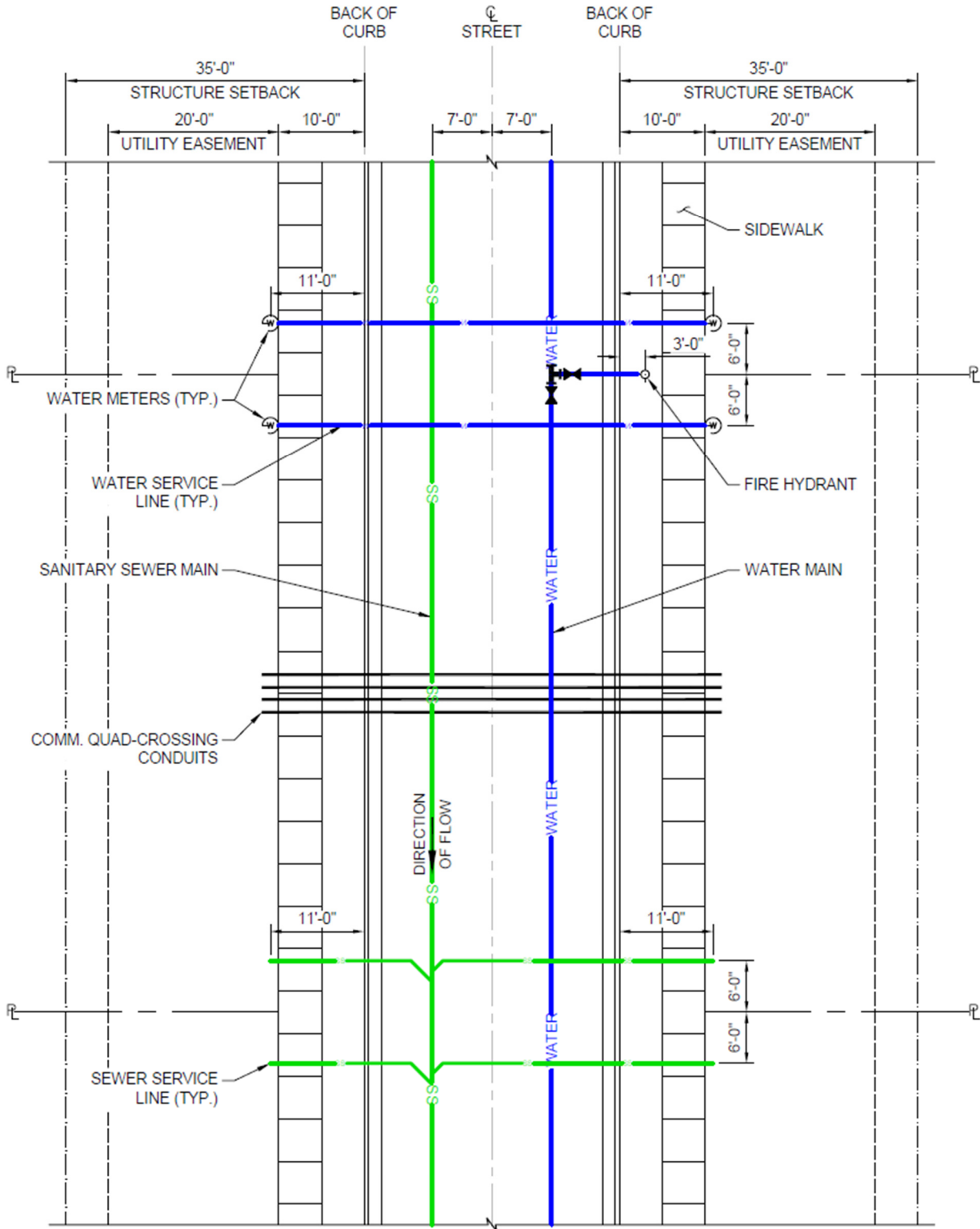
**WATER DETAILS**

DETAIL NUMBER:

**W-1**



APPENDIX 3



CENTERTON UTILITIES  
 517 N. MAIN ST.  
 CENTERTON, AR 72719  
 PH: (479) 795-0222

TITLE: **UTILITY MAINS CORRIDOR/PLACEMENT**  
 DIVISION: **WATER & SEWER DETAILS**

SCALE: NOT TO SCALE  
 ISSUE DATE: 4/14/22  
 DETAIL NUMBER: **WS-1**

APPENDIX 4

**CERTIFICATE AND AFFIDAVIT**

The undersigned, sponsor of the water and/or sewer project designated \_\_\_\_\_, in accordance with the policy adopted by the Centerton Waterworks and Sewer Commission, does hereby certify and state on oath that the construction of the water and/or sewer facilities in said project were completed in accordance with the approved plans and specifications of the Engineer for said project; that the cost of said project was the total sum of \$\_\_\_\_\_.

The Affiant also states on oath that at no time after the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, has any mechanic, builder, artisan, workman, laborer or other person, firm or corporation done or performed any work upon the involved lands or any improvements thereon for which there has not been payment in full. The Affiant also states on oath that at no time after the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, has any person, firm or corporation furnished any materials, engine, boiler, machinery, equipment or parts for any building or improvement upon the lands above described for repairing the same for which there has not been payment in full.

The only exceptions to this affidavit are the following:

Name and Address	Date	Amount
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The undersigned specifically states that he has full and complete knowledge of the facts about which this affidavit is made, regardless of whether or not he was the owner or the occupant of said land during the period covered by the affidavit.

\_\_\_\_\_  
Signed Date \_\_\_\_\_