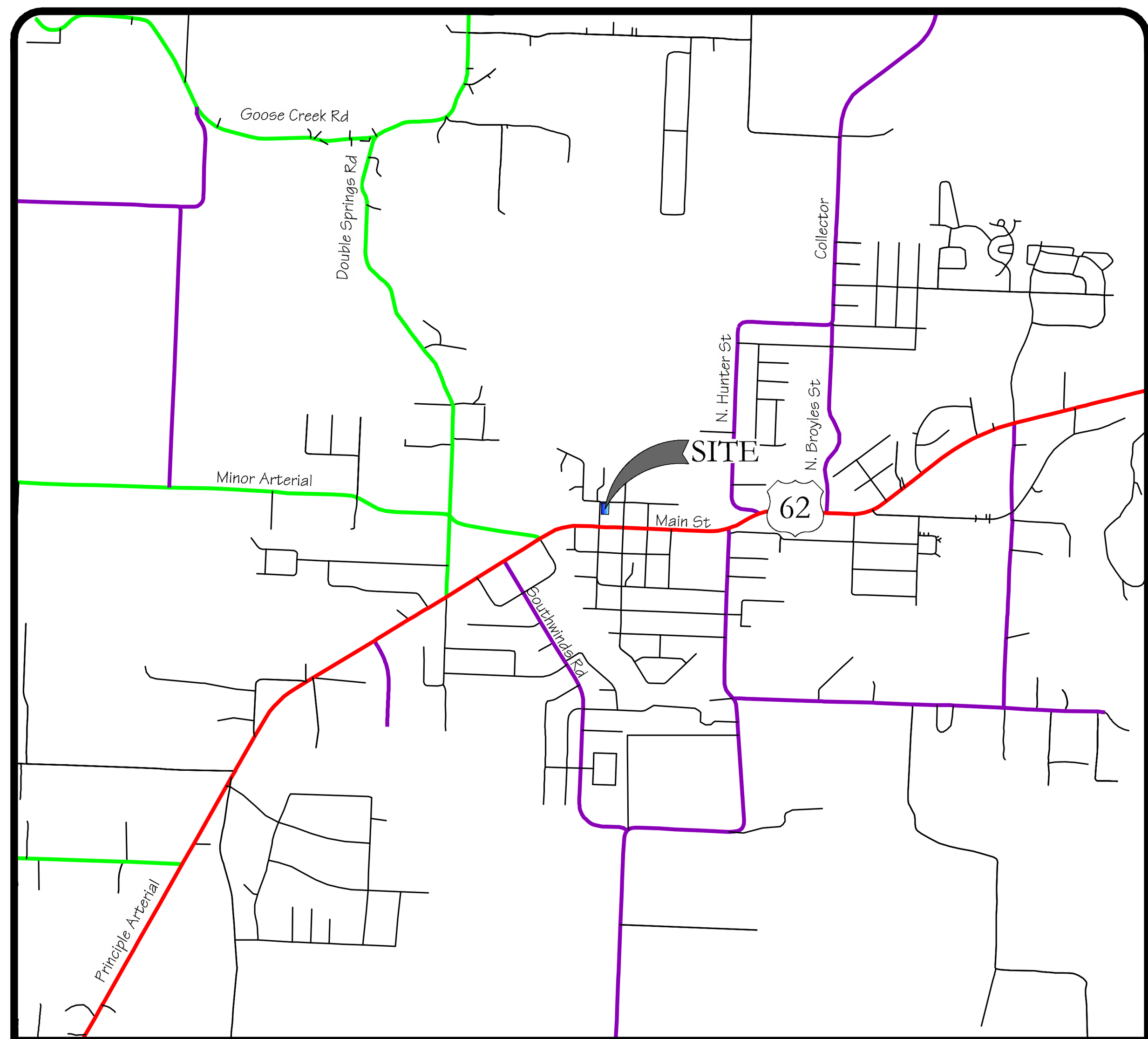


VICINITY MAP
N.T.S.

LARGE SCALE DEVELOPMENT For:

Beacon Ventures Commercial

S. Bois D'Arc Street & W. White Street

Farmington, Arkansas

General Notes:

- A minimum of forty eight (48) hours prior to any excavation or grading, Contractor shall contact the State One-Call system at 811to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil works.
- The Engineer of record shall not be held responsible for survey inaccuracies, survey omissions, or for design errors or omissions resulting from an inaccurate survey.
- Construction Contractor and his Subcontractors agree that in accordance with generally accepted construction practices and OSHA safety standards, Construction Contractor and his Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not limited to normal working hours, and construction Contractor and his Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional.
- It is the responsibility of the Contractor to maintain all erosion and sediment control devices through all phases of construction. Erosion and sediment control devices may only be removed upon 70% stabilization of the site as defined by the State's Department of Environmental Quality's General Permit for Construction.
- The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- This project was designed in accordance with currently accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless direct inspection by the Engineer of Record & proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- The Contractor shall review the construction documents prior to any construction, and notify the Engineer of Record immediately upon discovery of any discrepancies that may occur on the drawings. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- The Contractor shall be responsible for disposal of construction waste materials including but not limited to demolition materials, debris, contaminated soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- The Contractor is responsible for obtaining and constructing in accordance with the stricter of: these construction documents and any associated details & specifications; and all municipalities / governing agencies' standards and specifications for construction.
- This drawing set and associated site, grading, utility, etc. plans are representations of the construction design and shall not be scaled to determine dimensions.

Survey Description

LOTS 1, 2 AND A PART OF LOT 3, BLOCK 2, THE ORIGINAL TOWN OF FARMINGTON, AS SHOWN IN PLAT BOOK 4 AT PAGE 155, ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 1" PIPE FOR THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 2, AND RUNNING THENCE N87°53'16"W 192.37' TO AN EXISTING 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE CONTINUING N87°53'16"W 107.37' TO AN EXISTING 1/2" REBAR, THENCE N02°15'46"E 150.47' TO AN EXISTING 1/2" REBAR, THENCE S87°45'34"E 107.37' TO AN EXISTING 1/2" REBAR, THENCE S02°15'46"W 150.23' TO THE POINT OF BEGINNING. CONTAINING 0.37 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Contact Information:

DEVELOPER / PROPERTY OWNER:
Derek Winkle
10740 Terpening Rd
Prairie Grove, AR 72753
Ph: (479) 530-2701

CIVIL ENGINEER:
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, AR 72703
Ph: (479) 443-4506
Fax: (479) 582-1883

LAND SURVEYOR:
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, AR 72703
Ph: (479) 443-4506
Fax: (479) 582-1883

CITY OF FARMINGTON:
354 W Main St
Farmington, AR 72730
Ph: (479) 267-3865

BUILDING DEPARTMENT
Rick Bramall, Building Official
Chris McCarville, Code Enforcement Officer
Ph: (479) 267-3865

PLANNING COMMISSION
Melissa McCarville, City Business Manager
354 W Main St
P.O. Box 150
Farmington, AR 72730
Ph: (479) 575-8206
Fax: (479) 575-8202

PUBLIC WORKS DEPARTMENT
Floyd Shelley, Public Works Manager
380 Broyles St
Farmington, AR 72730
Ph: (479) 267-3865

POLICE DEPARTMENT
Brian Hubbard, Police Chief
354 W Main St
P.O. Box 150
Farmington, AR 72730
Ph: (479) 267-3411

FIRE DEPARTMENT
Bill Hellard, Fire Chief
372 W Main St
Farmington, AR 72730
Ph: (479) 267-3338

Sheet Index

Typical Abbreviation List:

Abbrev.	Description	Abbrev.	Description
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA
No. 1534
ARKANSAS

*** Engineers Notice ***
The existence and location of any underground utility pipes or structures shown on these drawings are obtained by 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(s) 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 the their work.

Cover Sheet
-

Large Scale Development For:
Beacon Ventures Commercial
S. Bois D'Arc Street & W. White Street Farmington, Arkansas
Derek Winkle
10740 Terpening Rd
Prairie Grove, AR 72753
(479) 530-2701

SEAL:
NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
BLEW
Surveying | Engineering
Environmental
3825 N. Shiloh Drive
Fayetteville, Arkansas 72703
Office: (479) 443-4506
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2025-03-25	24-3614
DRAWN BY: A. Long	REVIEWED BY: J. Du Quesne

DRAWING NAME: 24-3614 Civil 002.dwg

SHEET NUMBER: C1

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
00 SPACES	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site Information

PROPERTY INFORMATION		
Gross Site Area:	16,143.14 sf	0.37 acres
Proposed Dedicated R.O.W:	582.17 sf	0.01 acres
Net Site Area:	15,560.97 sf	0.36 acres
Zoning:	C-2 (Highway Commercial)	

ZONING REGULATIONS	
Front Setback:	50 ft
Side Setback:	25 ft
Side/Street Side Setback (when adjacent to Residential Zone):	15 ft
Rear Setback:	20 ft
Lot Frontage:	50 ft
Corner Lot:	35 ft
Max Building Height:	40 ft
Max Lot Coverage:	60%

SITE INFORMATION		
Total Building Area:	4,498.80 sf	0.10 acres
Total Paved Area:	6,048.12 sf	0.14 acres
Total Sidewalk Area:	356.10 sf	0.01 acres
Total Impervious Area:	10,903.02 sf	0.25 acres
Total Pervious Area:	4,657.95 sf	0.11 acres

Utility Notes:

GENERAL:
- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- Water and Storm lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from the sanitary sewer lines.
- All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, face of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- Existing utilities shown on plans have been shown in their approximate locations per available information.
- Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilt sewage including contaminated soils per the requirements of the local municipality.
- Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.

WATER:
- All water lines shall have 3'-0" min. cover above top of pipe.
- All water lines shall be bedded in accordance with Governing Agencies standards and bedding detail, see detail sheet(s).
- All water lines shall be hydrostatically tested and disinfected in accordance with city standards and with a city inspector present.
- All fire hydrants shall have a city approved gate valve installed within 5'-0" max. of the hydrant.
- Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.
- Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.

SANITARY SEWER:
- All sanitary sewer lines shall have 3'-0" min. cover above top of pipe.
- All sanitary sewer lines shall be bedded in accordance with Governing Agencies' standards and bedding detail, see detail sheet(s).
- Sanitary sewer manholes located in grass area / non-paved area shall be constructed so that the rim is six (6) inches above proposed highest point of closest adjacent grade. In the event this can not be achieved then the manhole cover shall be water tight.
- Contractor shall match top of proposed sanitary sewer manhole to proposed grade. if a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.

Site Plan Notes:

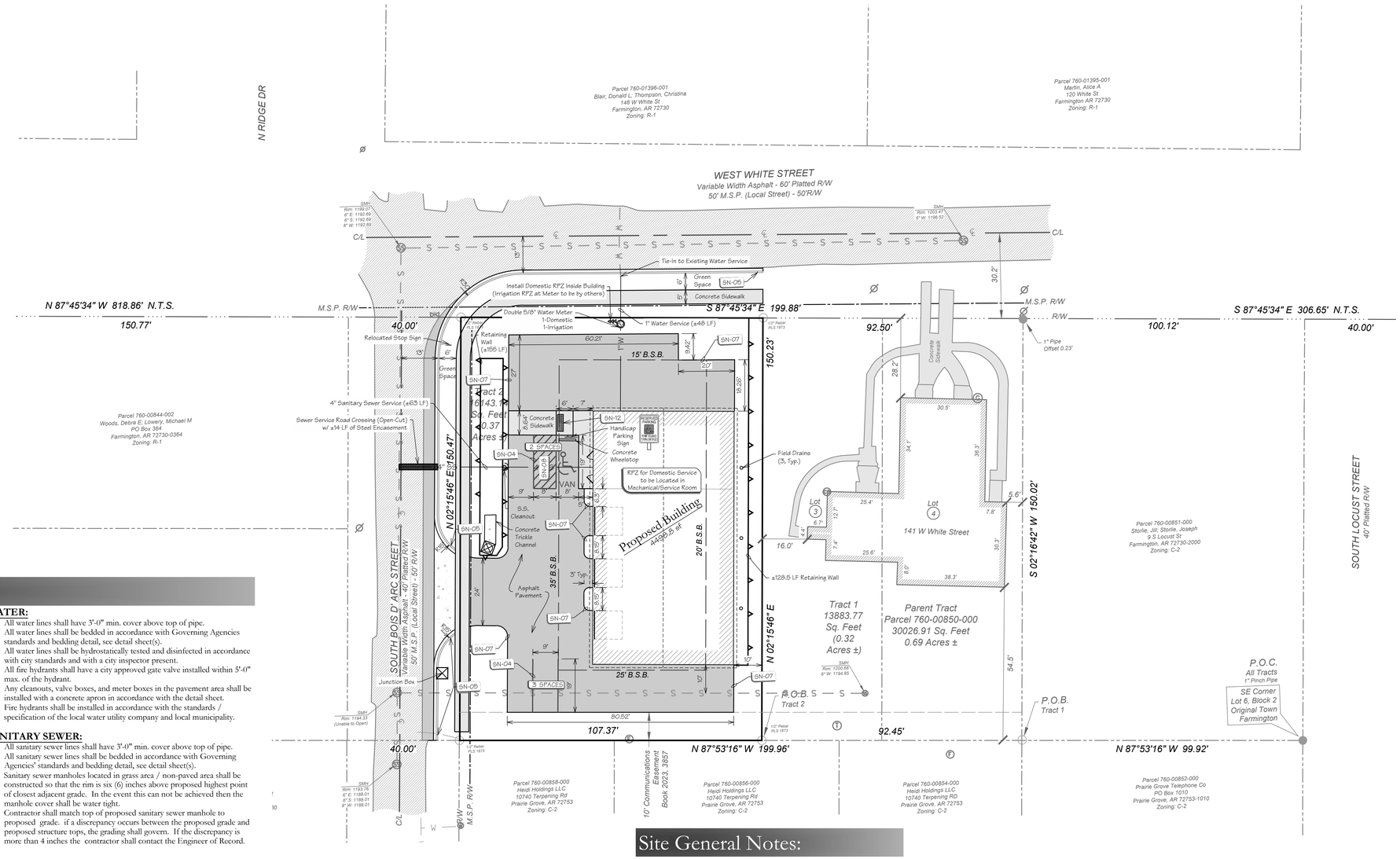
SN-04	4" Painted White / Yellow Striping
SN-06	Taper Curb from 6" to 0" in 6'-0"
SN-07	Thickened Edge of Pavement
SN-08	4" Wide Painted Stripes, 2'-0" o.c. @ 45°
SN-12	Accessible Ramp in Sidewalk

Sign Legend

Symbol	Code	Description	Size	Post Type
	-	Handicap Sign	12 x 18	U-Channel

Parking Information

VEHICULAR:	TOTAL	NOTES
Proposed Service Space:	4,498.80 sf	1st Floor GFA
Required Number of Spaces (Per Code):	11	1 Space / 400 sf GFA
Provided Std Spaces:	4	
Provided Compact Spaces:	0	
Required Accessible Spaces:	1	
Provided Std Accessible Spaces:	0	
Provided Van Accessible Spaces:	1	
Provided Spaces (Total):	5	



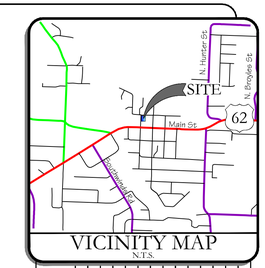
Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

Know what's below. Call before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft



REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REVIEW	
2	PER REVIEW	

Site/Utility Plan
-

Large Scale Development For:
Beacon Ventures Commercial
S. Bois D'Arc Street & W. White Street Farmington, Arkansas
Derek Winkle
10740 Terpening Rd
Prairie Grove, AR 72753
(479) 530-2701

SCALE:

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Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2025-03-25	24-3614
DRAWN BY: A. Long	REVIEWED BY: J. Du Quesne

DRAWING NAME: 24-3614 Civil 002.dwg

SHEET NUMBER: C2

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
S	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Landscape Notes:

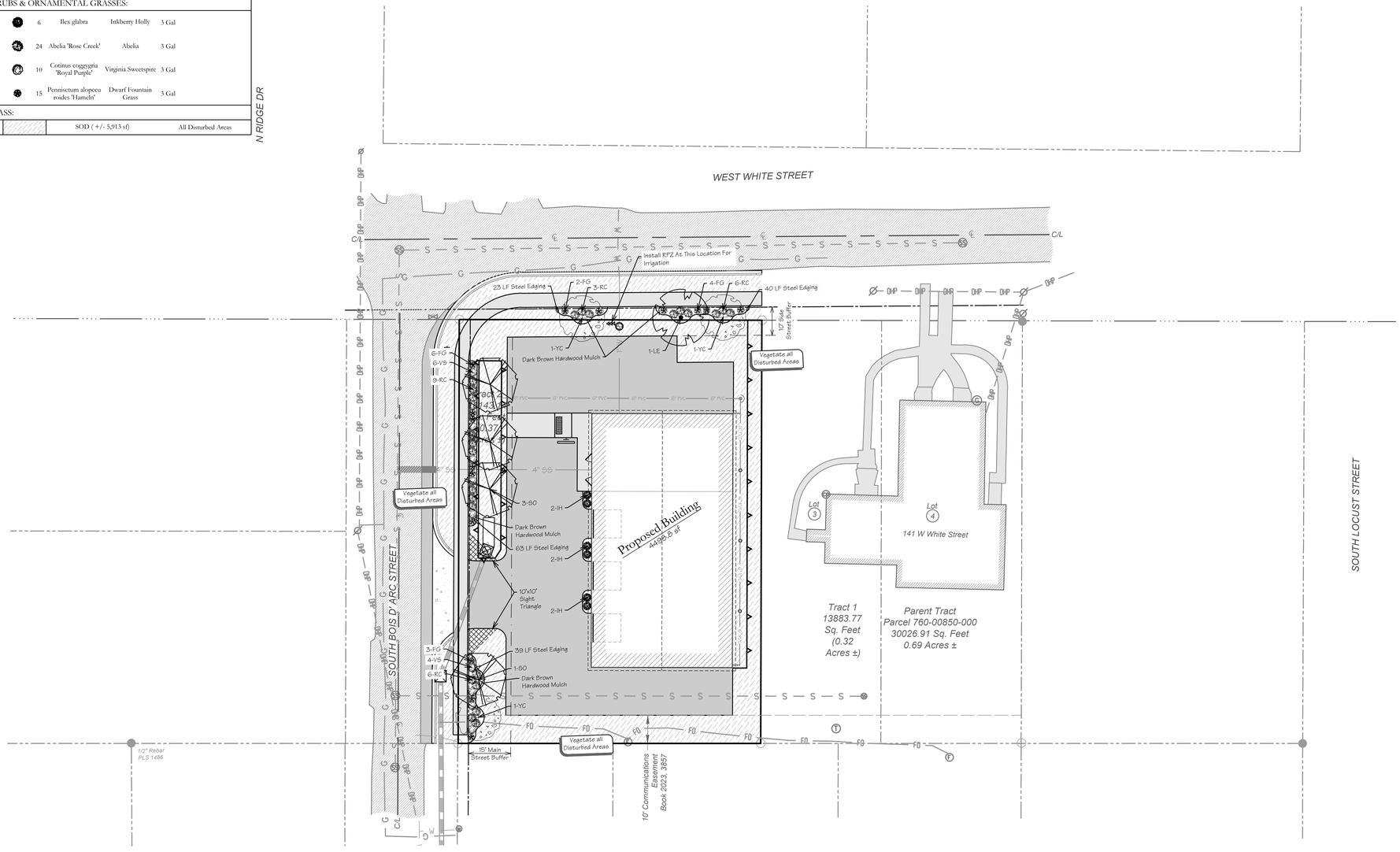
- Dimensions are measured from the Face of Curb, the Face/Corner of the Building(s) or the Center of Stripe.
- Landscape contractor shall contact the State One Call System (811) for utility locations prior to beginning landscape work.
- Grass areas shall be covered with Bermuda grass sod or a suitable substitute or hydroseeded per manufacturer's instructions. with a mixture of 70% Bermuda and 30% bluegrass at a rate of 20#lbs / 1000 s.f.
- If grassed area is hydroseeded, a mulch emulsifier shall be added (not containing asphalt) and applied per manufacturer's instructions.
- All landscape beds are to be mulched with either tanned hardwood bark or redwood mulch, with a thickness of 3" over entire bed.
- Soil within landscape beds is to be amended with equal parts of perlite (or equitable substitute), peat moss and clean top soil. All landscape beds are to have sod removed before installation of plant material.
- Irrigation water meters have been provided. Developer to contact irrigation contractor to design and install automatic irrigation system.
- All plant materials shall meet requirements established by the American Standard of Nursery Stock.
- All plant and landscape materials shall be installed per Municipality's Landscape Manual.

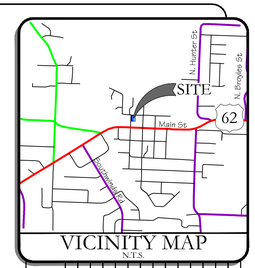
Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	16,143.14 sf	0.37 acres
Proposed Dedicated R.O.W:	582.17 sf	0.01 acres
Net Site Area:	15,560.97 sf	0.36 acres
Zoning:	C-2 (Highway Commercial)	
SITE INFORMATION		
Total Building Area:	4,498.80 sf	0.10 acres
Total Paved Area:	6,048.12 sf	0.14 acres
Total Sidewalk Area:	356.10 sf	0.01 acres
Total Impervious Area:	10,903.02 sf	70.1%
Total Pervious Area:	4,657.95 sf	29.9%
LANDSCAPING REQUIREMENTS		
15' Main Street Buffer:	1 Trees & 5 Shrubs / 30 ft	
Length of Frontage:	144 ft	
Required:	5 Trees	25 Shrubs
Provided:	5 Trees	25 Shrubs
10' Side Street Buffer:	1 Trees & 3 Shrubs / 35 ft	
Length of Frontage:	88 ft	
Required:	3 Trees	9 Shrubs
Provided:	3 Trees	9 Shrubs
Building Front Landscaping:	One-fourth of Building Front	
Length of Frontage:	90.36 ft	
Required:	22.6 ft	
Provided:	22.6 ft	
Parking Lot Landscaping:	No Islands Proposed	
Perimeter Landscaping:	No Screening Required	

Landscape Legend:

Key	Symbol	Qty.	Botanical	Common	Size	Comments
(S) STREET & (D) DETENTION TREES:						
LE		1	Ulmus parvifolia 'Emer II' ALLEE	Lacebark Elm	2.5" Cal	All Large Trees shall be Balled & Burlapped, and Limbed 6 ft. from the ground
SO		4	Quercus bicolor	Swamp White Oak	2.5" Cal	
YC		3	Prunus × yedoensis	Yoshino Cherry	1.5" Cal	
SHRUBS & ORNAMENTAL GRASSES:						
IH		6	Ilex glabra	Inkberry Holly	3 Gal	
RC		24	Abelia 'Rose Creek'	Abelia	3 Gal	
VS		10	Cotinus coggygria 'Royal Purple'	Virginia Sweetspire	3 Gal	
FG		15	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	3 Gal	
GRASS:						
			SOD (+/- 5,913 sf)			All Disturbed Areas





REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REV	. . . . .
2	PER REV	. . . . .

Landscape Plan
-
Large Scale Development For:
Beacon Ventures Commercial
S. Bois D'Arc Street & W. White Street Farmington, Arkansas
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DATE:	JOB NUMBER:
2025-03-25	24-3614
DRAWN BY:	REVIEWED BY:
L. Stewart	J. Du Quesne

DRAWING NAME: 24-3614 Civil 002 - LSCPb.dwg

SHEET NUMBER: C2-1

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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line

Note:
- See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

Demolition Notes:

- × Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- × The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- × 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 upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- × Contractor shall remove all buildings, pavement, curbs, trees, light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- × It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- × Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- × Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

Erosion General Notes:

- × The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- × Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- × Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
- × Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- × Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- × General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- × All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- × Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- × Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- × Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- × All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- × Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- × Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- × If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- × All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- × Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- × On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- × Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- × Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- × All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Demolition Notes:

Key	Description
DEMO	Existing to be Removed / Demolished
ABNDN	Existing to Be Abandoned in Place. Refer to Governing Agency for requirements to abandon in place.
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   - a. Trailer
   - b. Parking & storage areas
   - c. Lay down
   - d. Porta potty
   - e. Wheel wash &/or concrete washout
   - f. Masons area
   - g. Fuel and material storage containers
   - h. Solid waste containers, etc.,

   denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   - a. Construction trailer(s)
   - b. Parking & storage areas
   - c. Lay down
   - d. Porta-potty
   - e. Wheel wash &/or concrete washout
   - f. Fuel and material storage containers
   - g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

Temp & Perm Controls:

Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD=>>	DIVDIKE	Temporary Diversion Dike
WTL	WATTLE	Wattle
	RCD	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	TYPE INLET	Inlet Protection
	AVD	Anti-vortex Device

Note:
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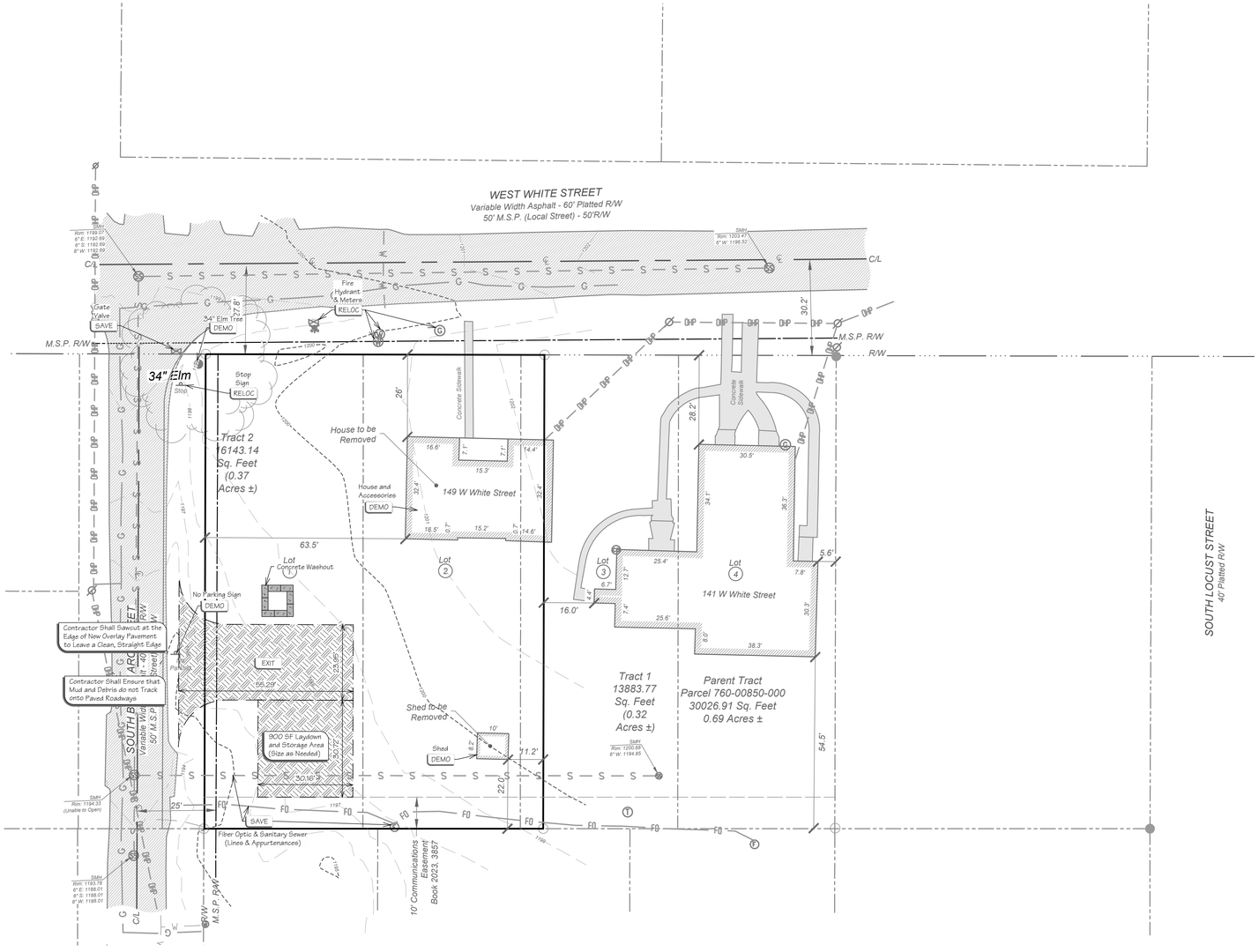

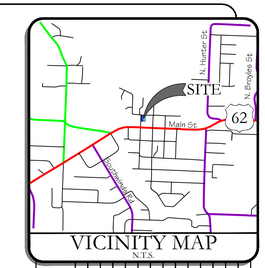

REVISIONS:

No:	DESCRIPTION:	DATE:
1	PER REV	. . . . .
2	PER REV	. . . . .

Demolition & Erosion Control Plan Ph I

-

Large Scale Development For:

Beacon Ventures Commercial

S. Bois D'Arc Street & W. White Street Farmington, Arkansas

Derek Winkle

10740 Terpening Rd

Prairie Grove, AR 72753

(479) 530-2701

SEAL:

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FIRM:

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3825 N. Shiloh Drive Office: (479) 443-4506

Fayetteville, Arkansas 72703 www.BLEWINC.com

Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2025-03-25	24-3614
DRAWN BY:	REVIEWED BY:
A. Long	J. Du Quesne

DRAWING NAME: 24-3614 Civil 002.dwg

SHEET NUMBER: C3

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

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydeant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

* Only Symbols That Appear On This Sheet Are Shown In This Legend.
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable. Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
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10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
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3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
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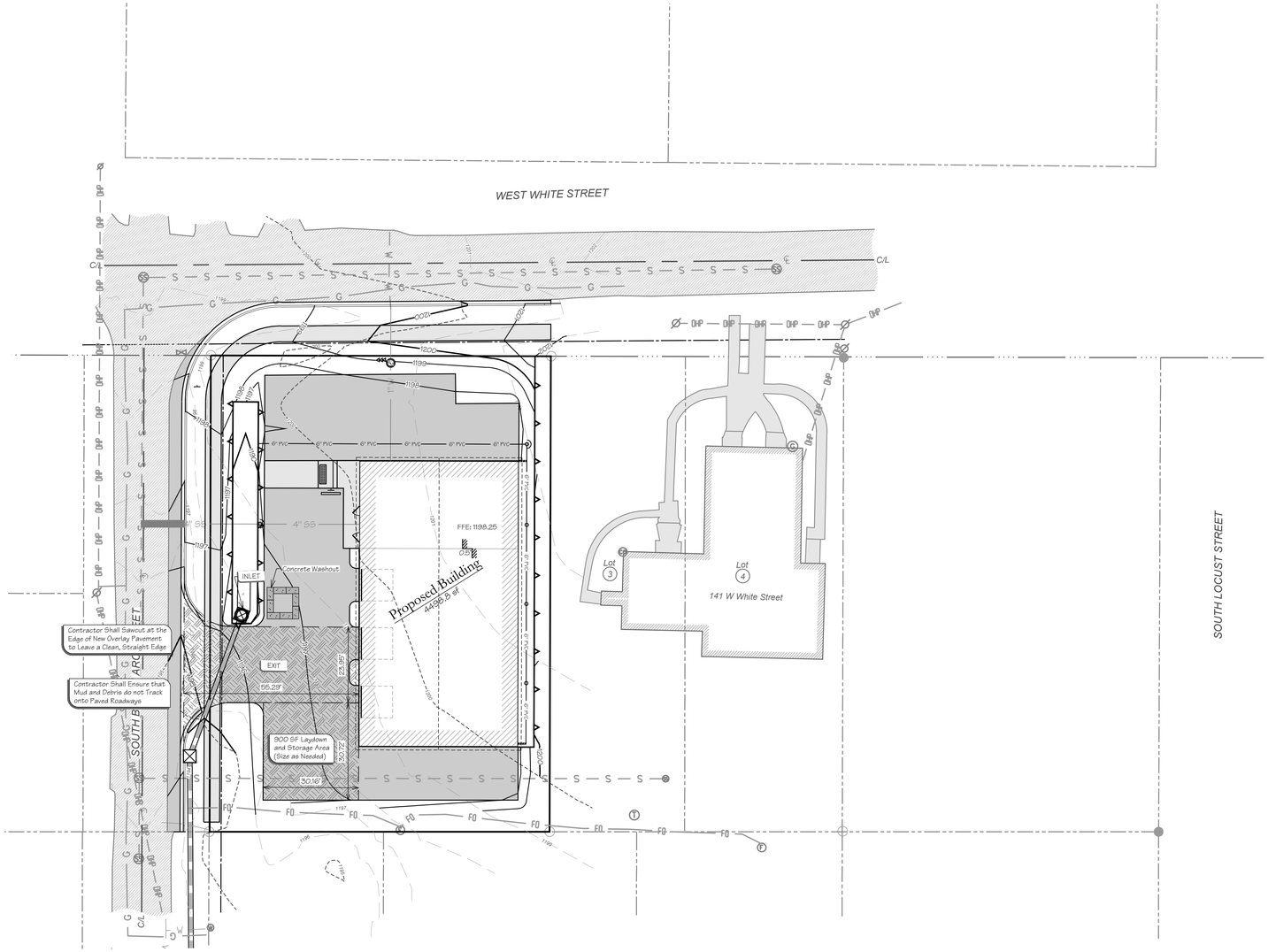

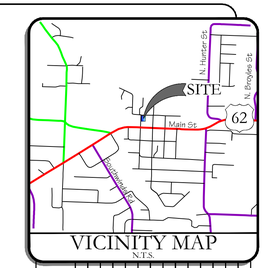

REVISIONS:

No:	DESCRIPTION:	DATE:

Erosion Control Plan Ph II

-

Large Scale Development For:

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S. Bois D'Arc Street & W. White Street Farmington, Arkansas

Derek Winkle

10740 Terpening Rd

Prairie Grove, AR 72753

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Certificate of Authorization № 1534

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A. Long	J. Du Quesne

DRAWING NAME:

24-3614 Civil 002.dwg

SHEET NUMBER:

C3-1

811

Know what's below.

Call before you dig.

N W E S

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft

Proposed Features:

Feature	Description
	Property Line
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	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
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C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

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Grading Notes:

PRE-CONSTRUCTION:

- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:

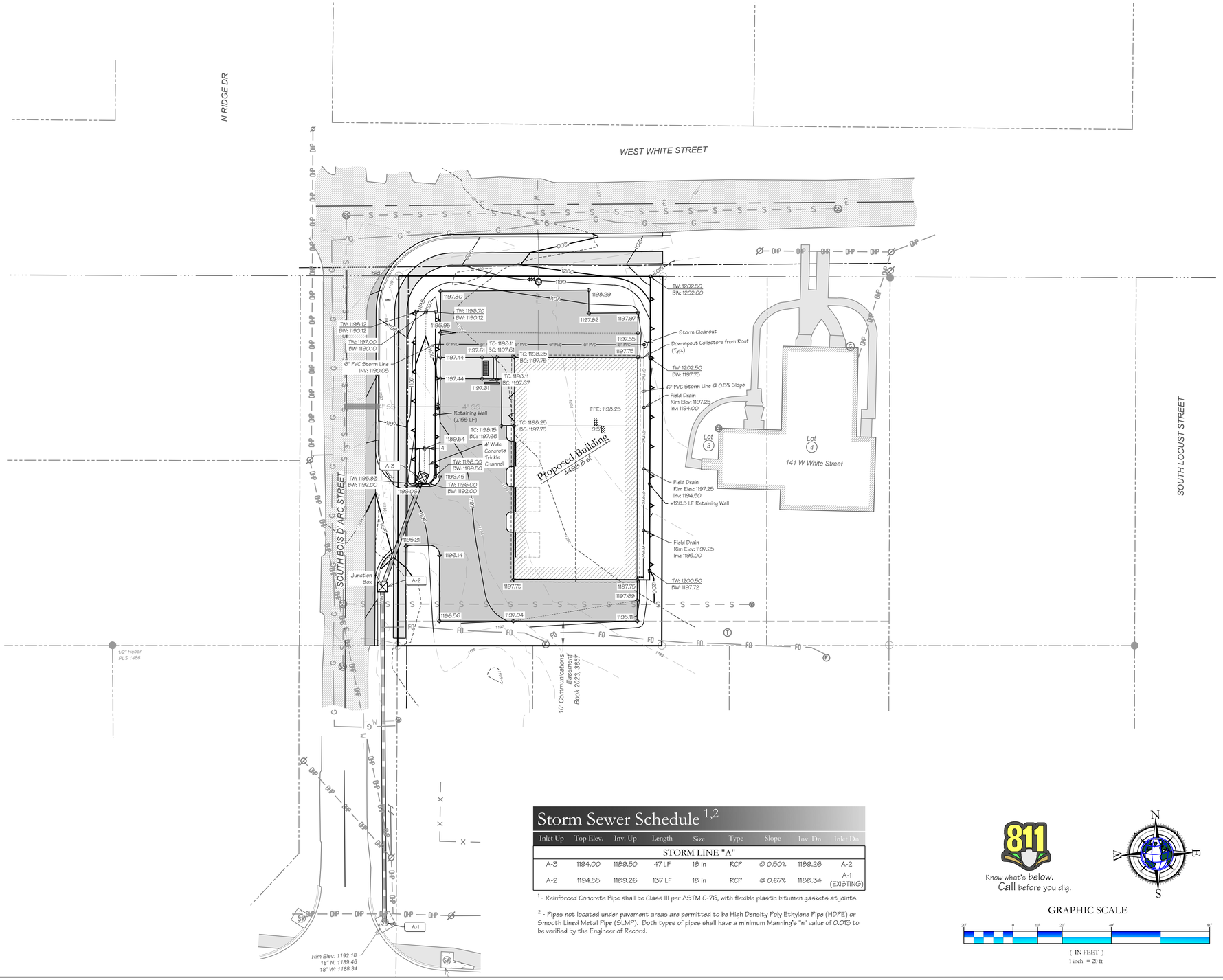
- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

STORM SYSTEM:

- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:

- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's Construction General Permit, the contractor shall file a notice of termination.



Storm Sewer Schedule [1,2]

Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Dn	Inlet Dn
STORM LINE "A"								
A-3	1194.00	1189.50	47 LF	18 in	RCP	@ 0.50%	1189.26	A-2
A-2	1194.55	1189.26	137 LF	18 in	RCP	@ 0.67%	1188.34	A-1 (EXISTING)

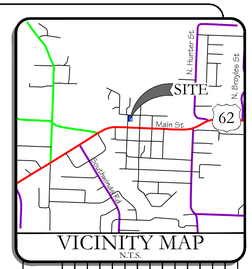
[1] - Reinforced Concrete Pipe shall be Class III per ASTM C-76, with flexible plastic bitumen gaskets at joints.

[2] - Pipes not located under pavement areas are permitted to be High Density Poly Ethylene Pipe (HDPE) or Smooth Lined Metal Pipe (SLMP). Both types of pipes shall have a minimum Manning's "n" value of 0.013 to be verified by the Engineer of Record.

Know what's below. Call before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION:	PER REV	POST REV	DATE:

Grading & Drainage Plan

-

Large Scale Development For:

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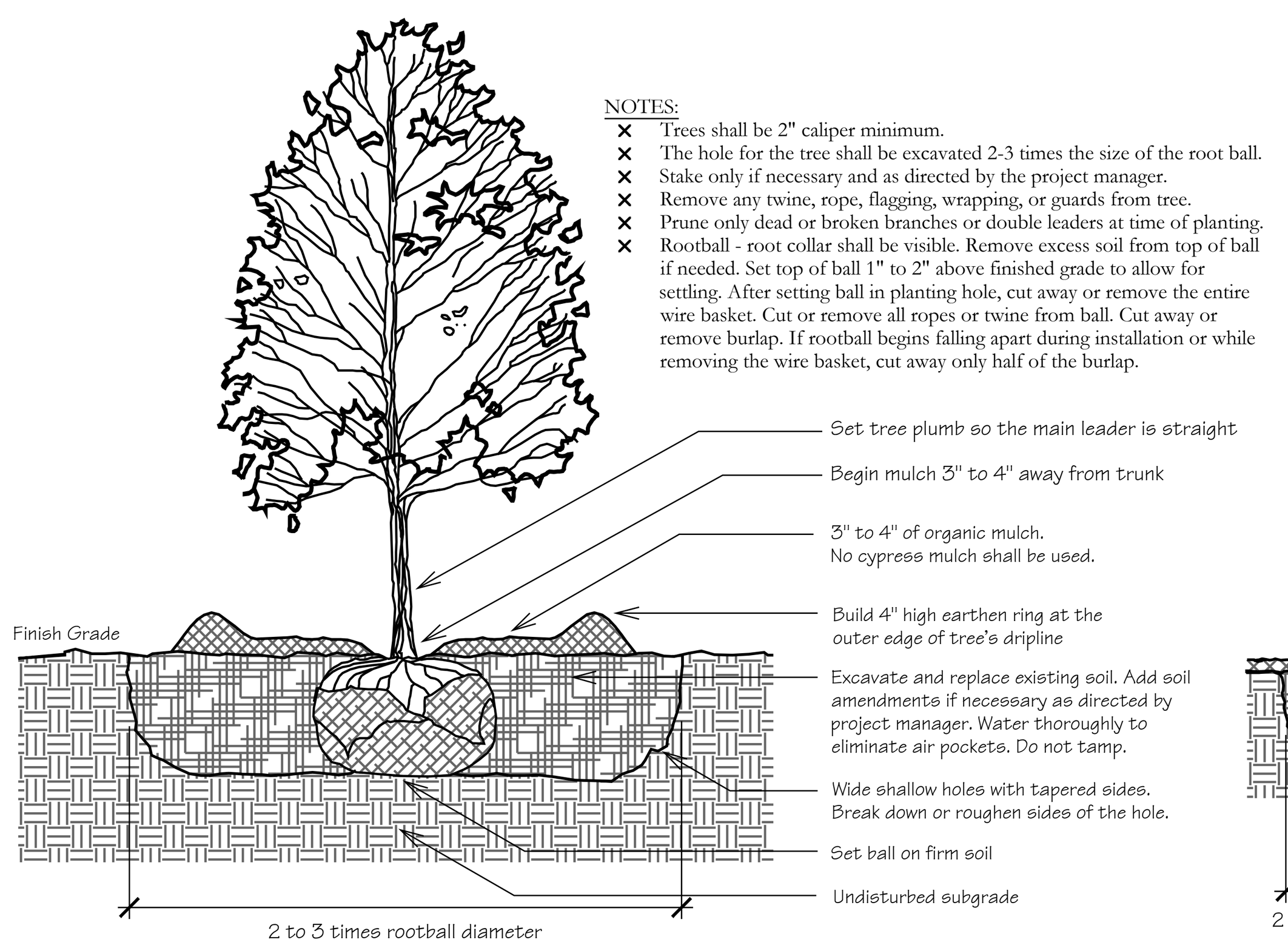
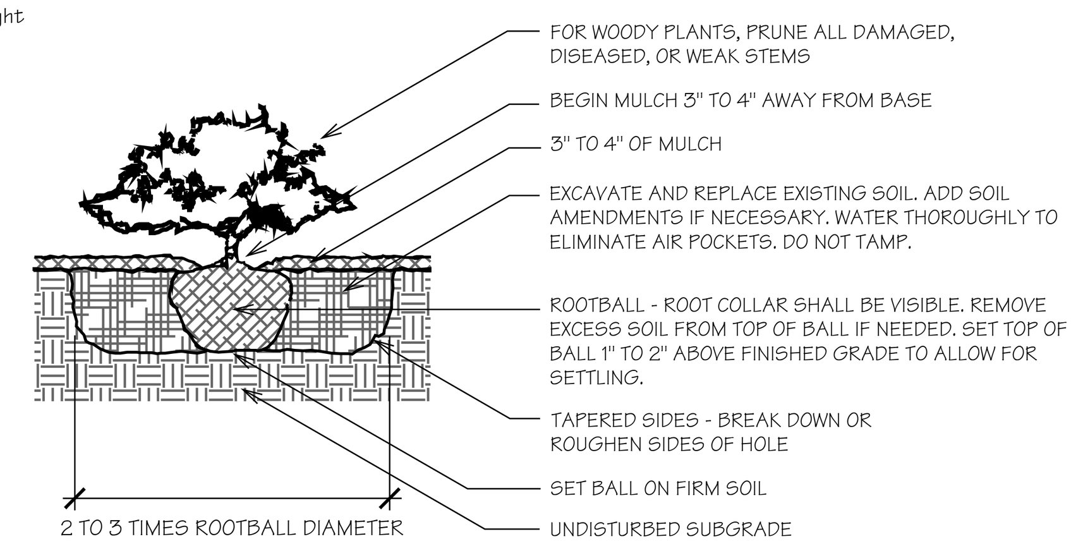


NOTES:
- Trees shall be 2" caliper minimum.
- The hole for the tree shall be excavated 2-3 times the size of the root ball.
- Stake only if necessary and as directed by the project manager.
- Remove any twine, rope, flagging, wrapping, or guards from tree.
- Prune only dead or broken branches or double leaders at time of planting.
- Rootball - root collar shall be visible. Remove excess soil from top of ball if needed. Set top of ball 1" to 2" above finished grade to allow for settling. After setting ball in planting hole, cut away or remove the entire wire basket. Cut or remove all ropes or twine from ball. Cut away or remove burlap. If rootball begins falling apart during installation or while removing the wire basket, cut away only half of the burlap.

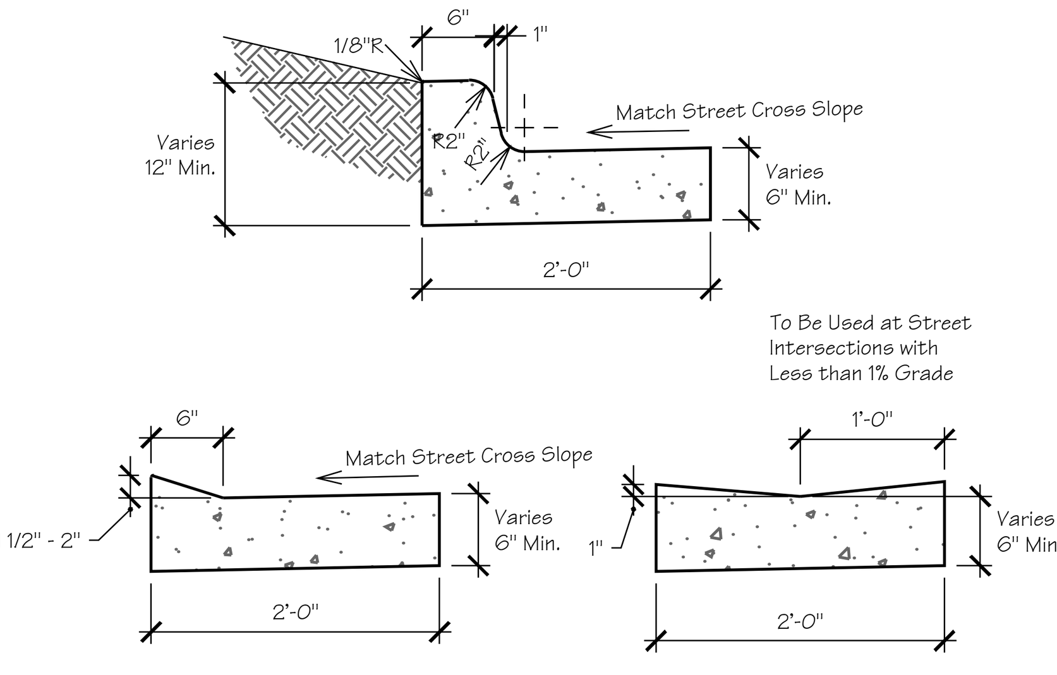
TREE PLANTING DETAIL

Scale: N.T.S.



SHRUB PLANTING DETAIL

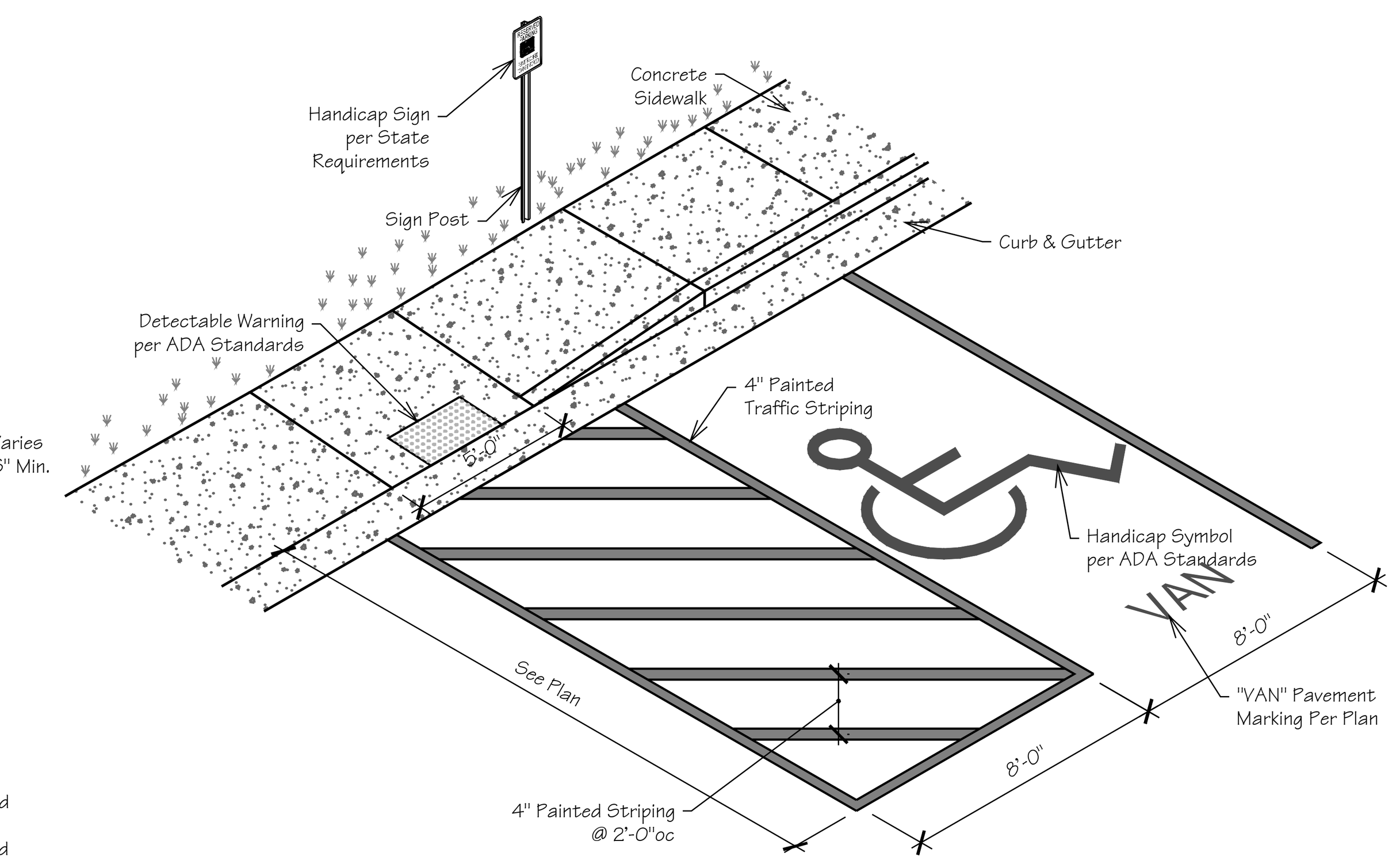
Scale: N.T.S.



NOTES:
1. Concrete for Curb and Gutter to be Class A, 3,000 psi, 5.5 Bag Mix with 4-7% Air Entrainment.
2. All Curb and Gutter shall have a broomed finish unless otherwise specified.
3. Modified Curb (Type I) shall be placed across all Driveway Entrances.
4. Modified Curb (Type II) Shall be placed across All Side Streets where the longitudinal grade is Less than 1%.
5. Saw Cut Joints at 15'-0" o.c. Seal with one part cold applied Silicone Joint Sealer or Other Approved Sealant. All Joints to be Sealed Prior to Final Asphalt Placement.
6. Provide 1/2" preformed Expansion Joint Material (Asphalt Impregnated Fiberboard or other Approved Material) at Stationary Structures (Drop Inlets, End of Curbs, Driveways - See Detail) or as Directed by Engineer.

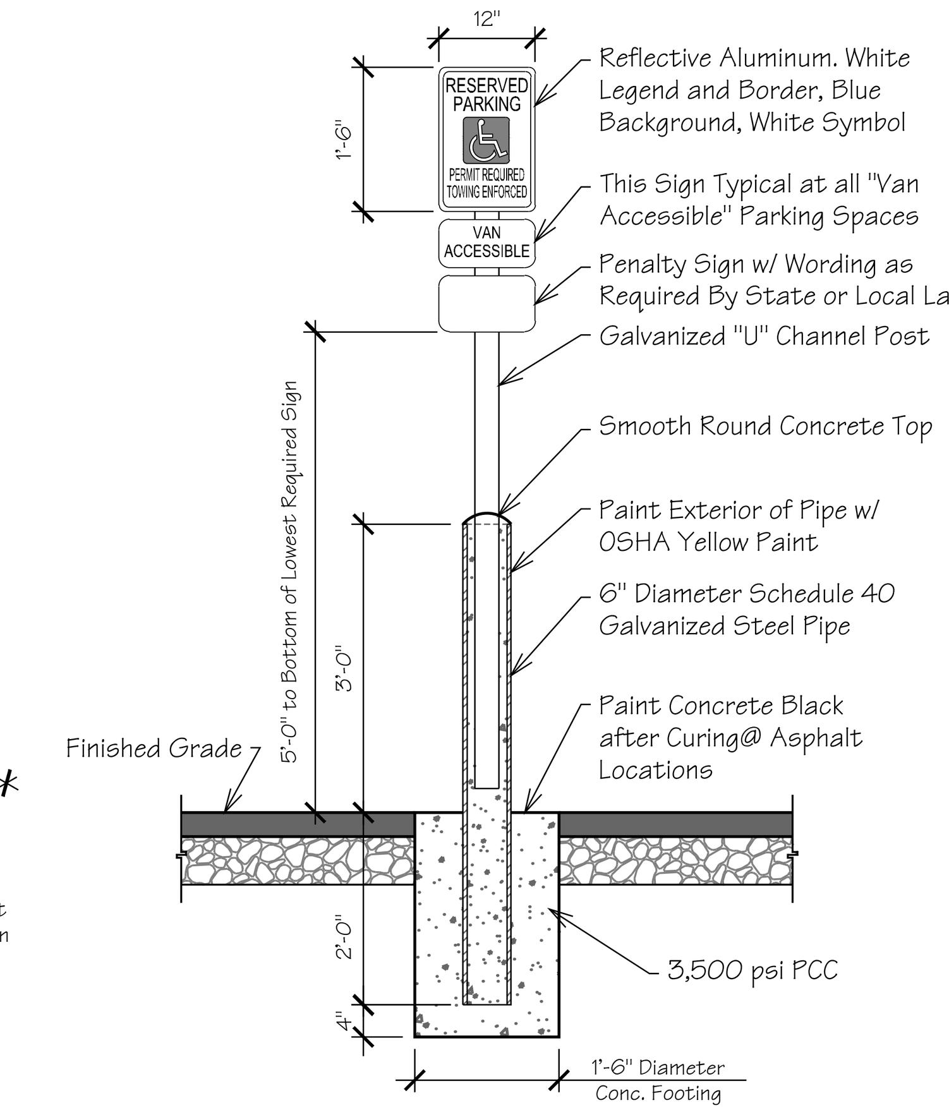
Curb & Gutter Detail

Scale: 3/4" = 1'-0"



Handicap Parking Detail

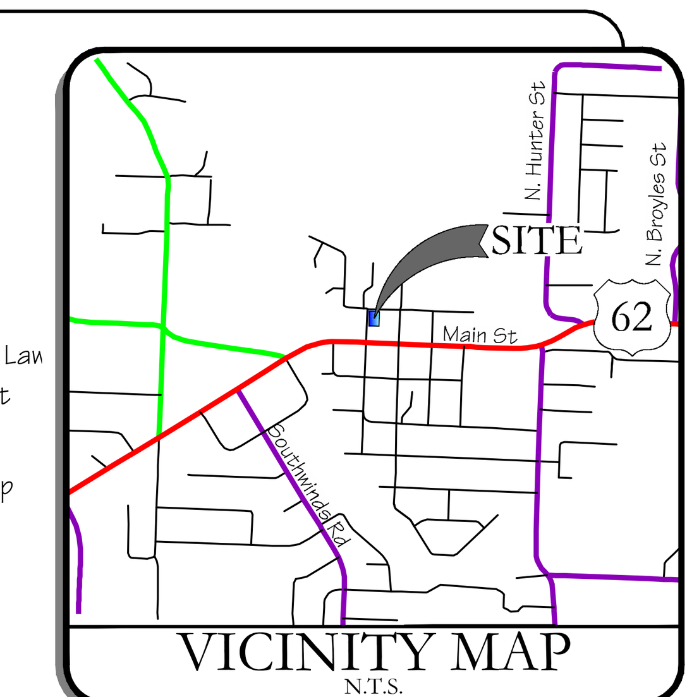
Scale: 3/16" = 1'-0"



One At Each Handicap Space. Where Handicap Spaces Face Each Other Without Walkway, There Shall Be One Post With Signs Mounted Both Sides

Handicap Sign Detail

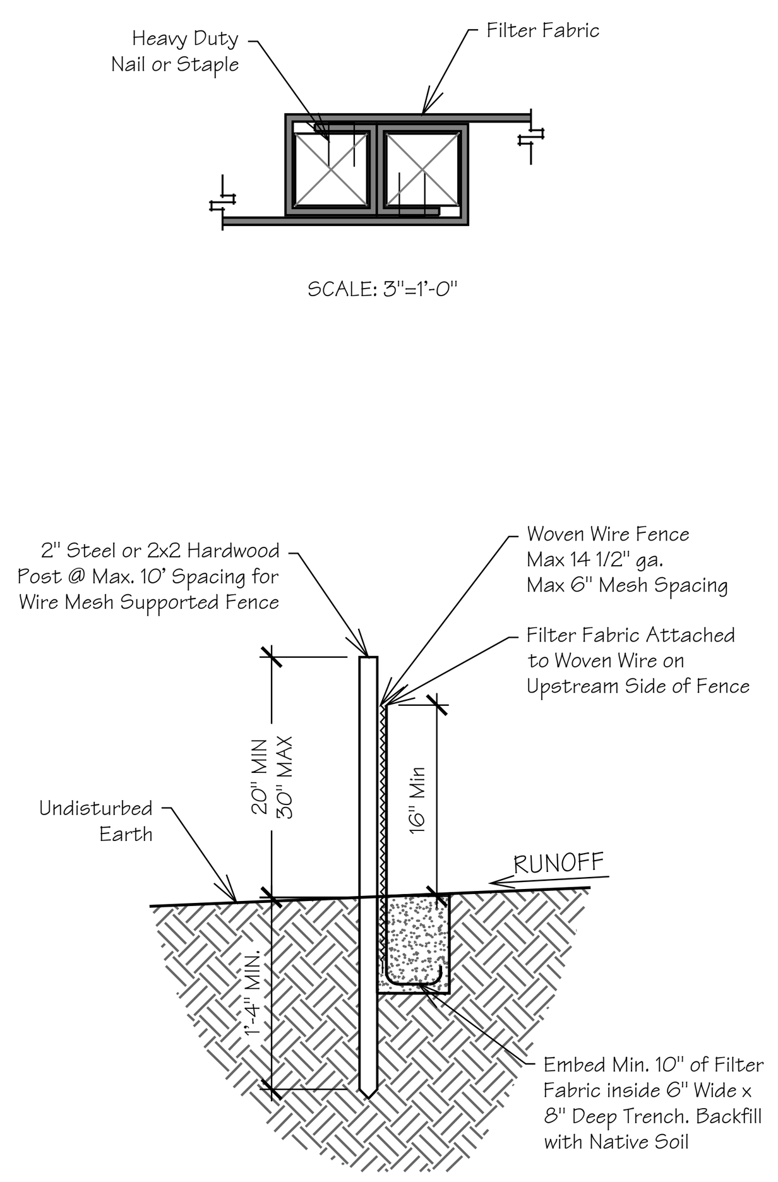
Scale: 1/2" = 1'-0"



VICINITY MAP

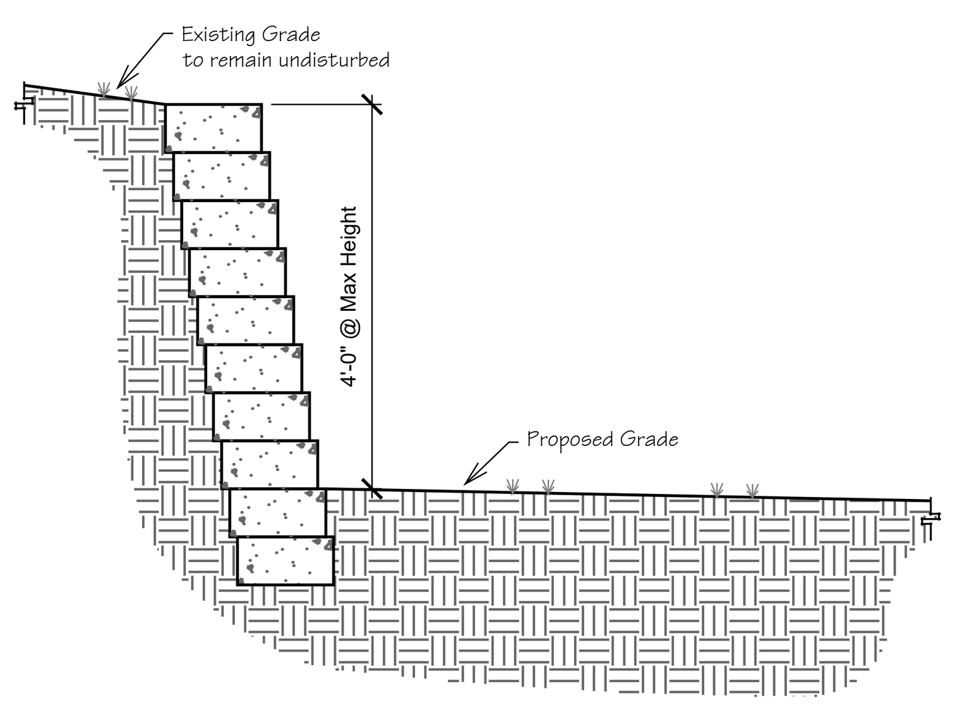
N.T.S.

Notes and Specifications:
1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "U" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
4. Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and mid-sections.
5. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
6. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
7. The fence shall be constructed along the contour as much as possible.
8. Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
9. Inspection of the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence. accumulated silt shall not be allowed to exceed half the height of the fabric. repair and or replacement of damaged fence shall be completed promptly.
10. Accumulated silt shall be removed and disposed of in an approved site in such a manner that it will not contribute to off-site siltation.
11. All fencing shall be removed when the constructioin site is fully stabilized so as to not impede storm flow or drainage.
12. Pre-fabricated units do not require the use of woven wire fence.



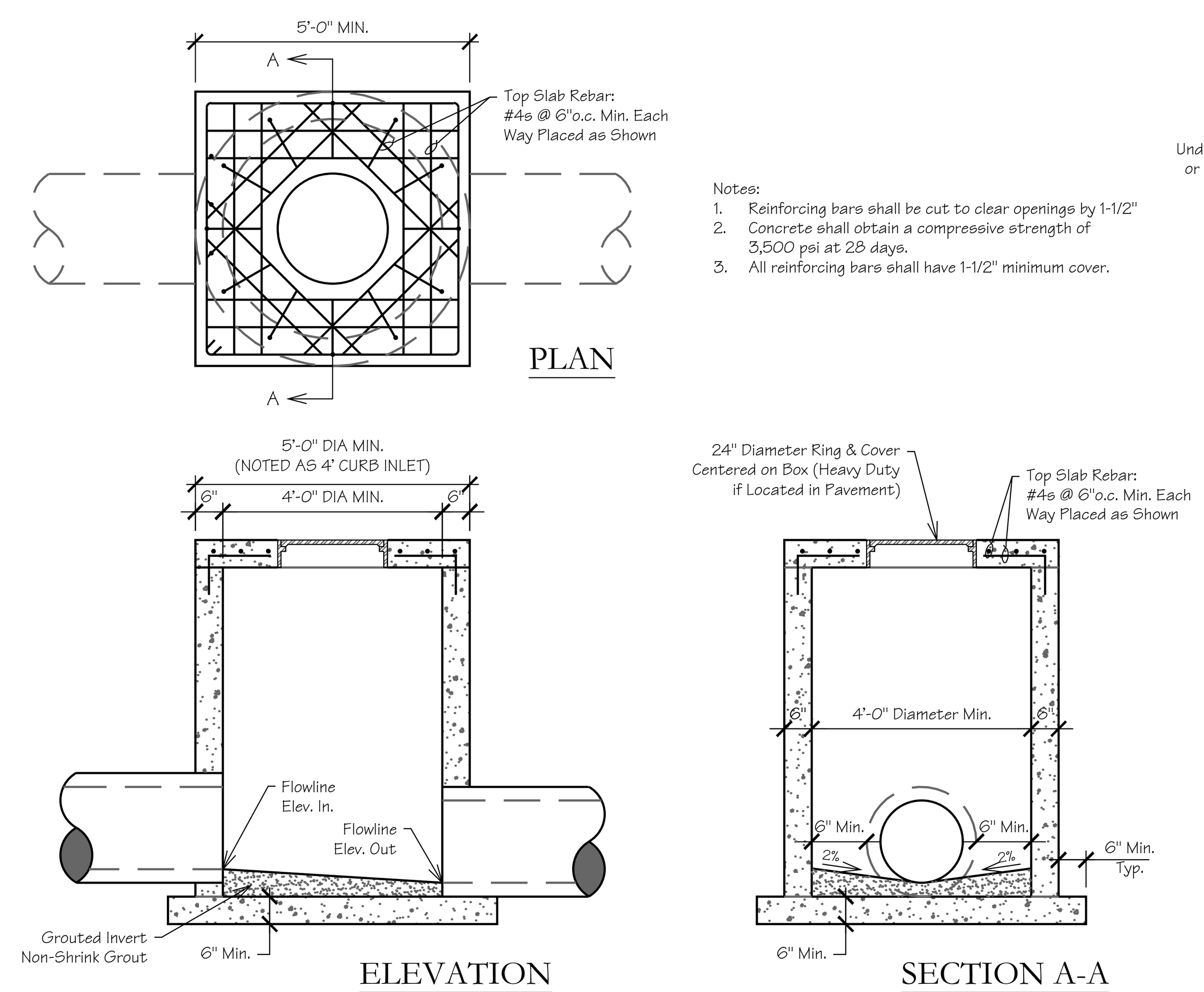
Silt Fence Detail

Scale: 3/4" = 1'-0"



Segmental Block Wall Section

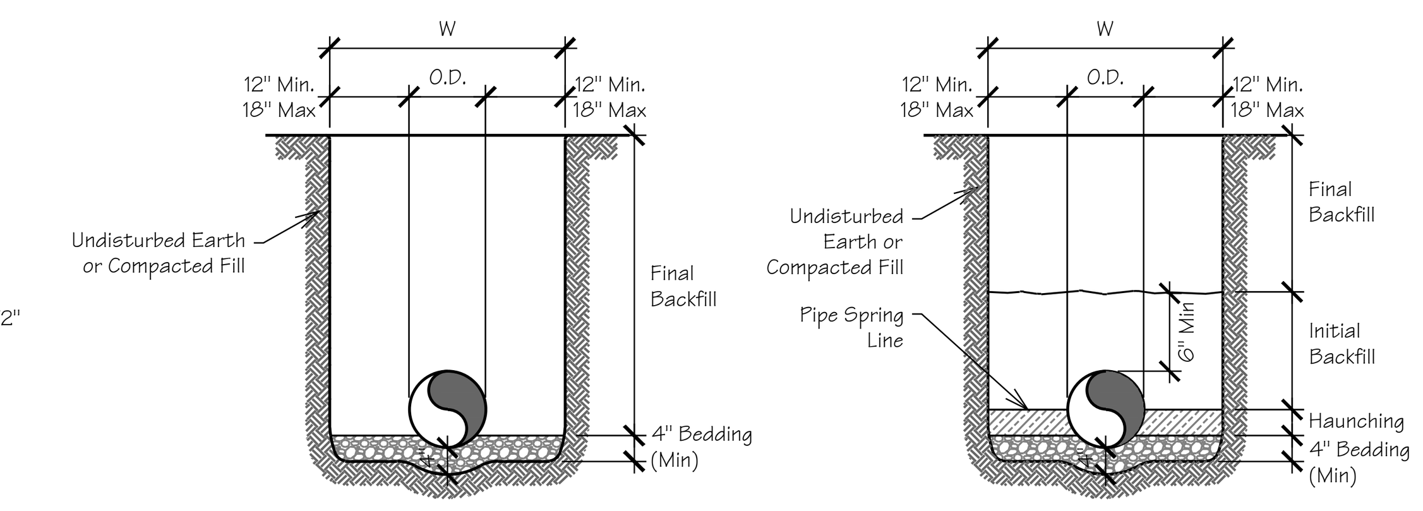
Scale: 1/2" = 1'-0"



Notes:
1. Reinforcing bars shall be cut to clear openings by 1-1/2"
2. Concrete shall obtain a compressive strength of 3,500 psi at 28 days.
3. All reinforcing bars shall have 1-1/2" minimum cover.

Junction Box

Scale: 3/8" = 1'-0"



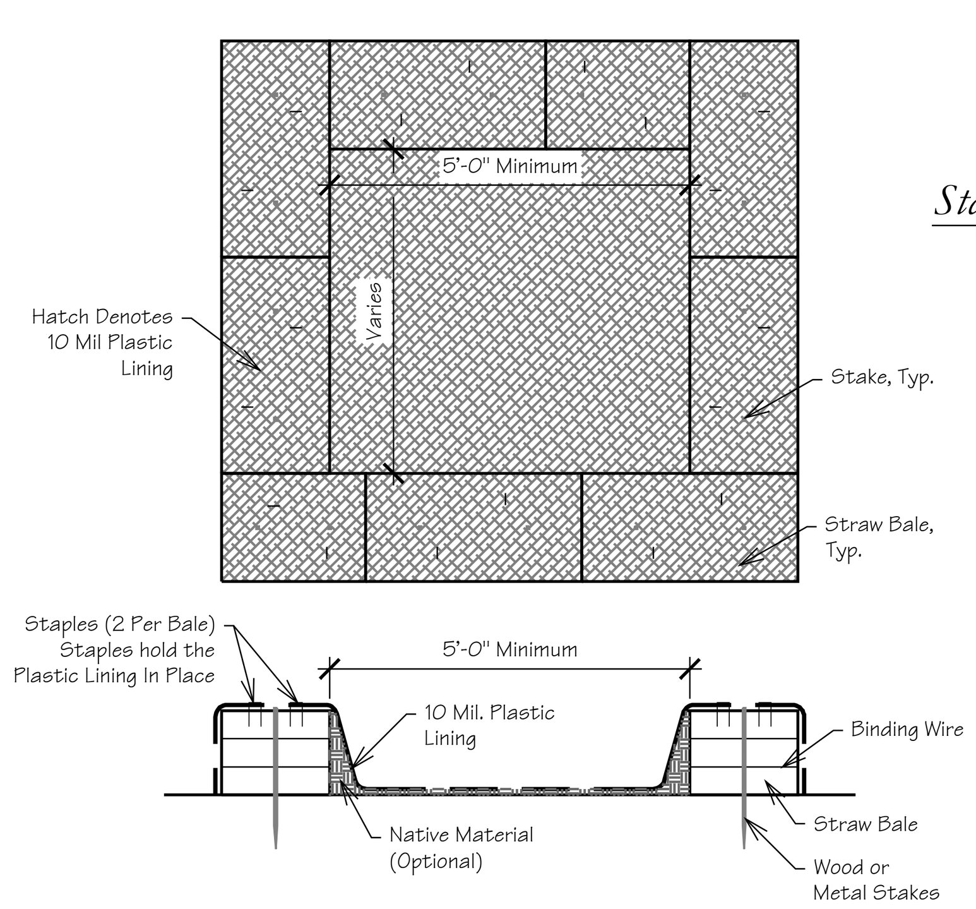
GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-00.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR THE SOIL TYPES LOCATED ON THE THIS SITE AND SHALL FOLLOW THE GEOTECH RECOMMENDATIONS.

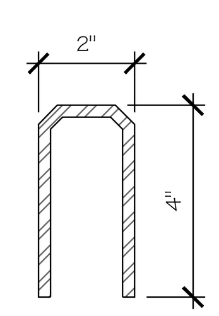
STORM SEWER TRENCH AND BEDDING

NOT TO SCALE



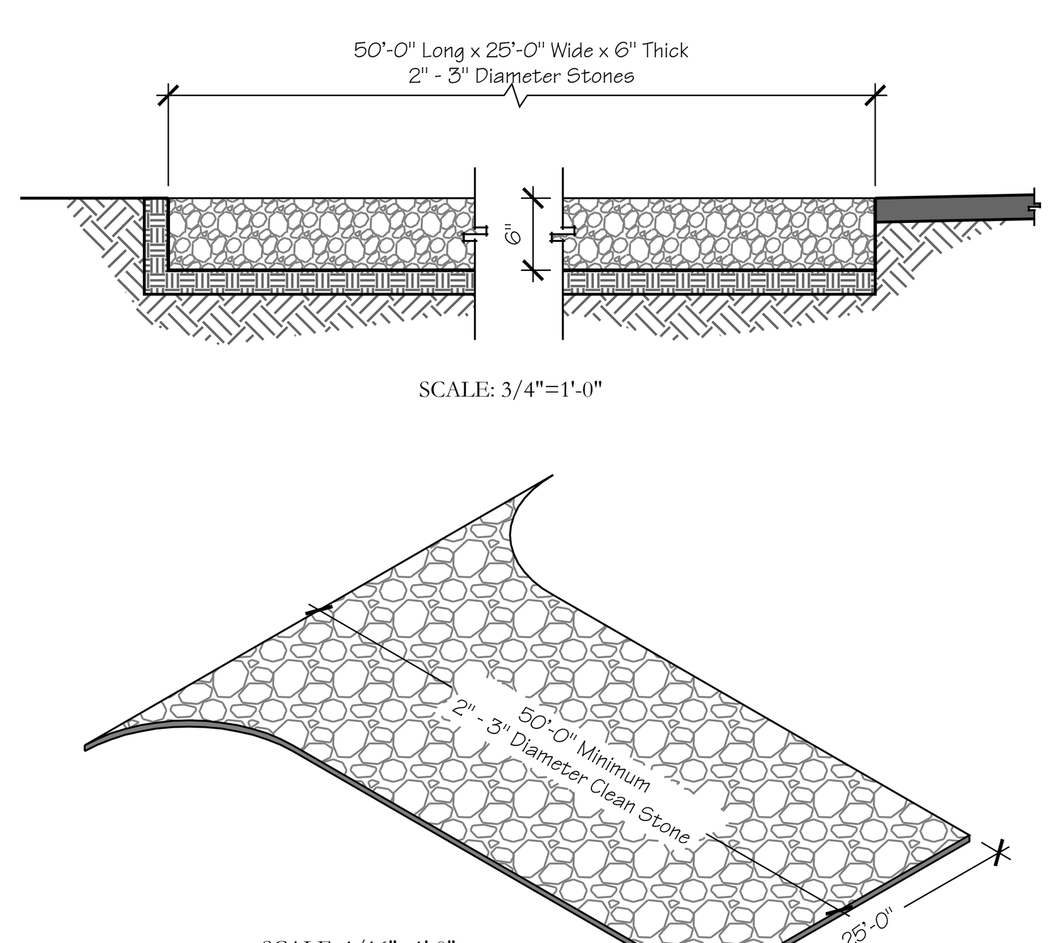
Concrete Washout

Scale: 3/8" = 1'-0"



Stape Detail

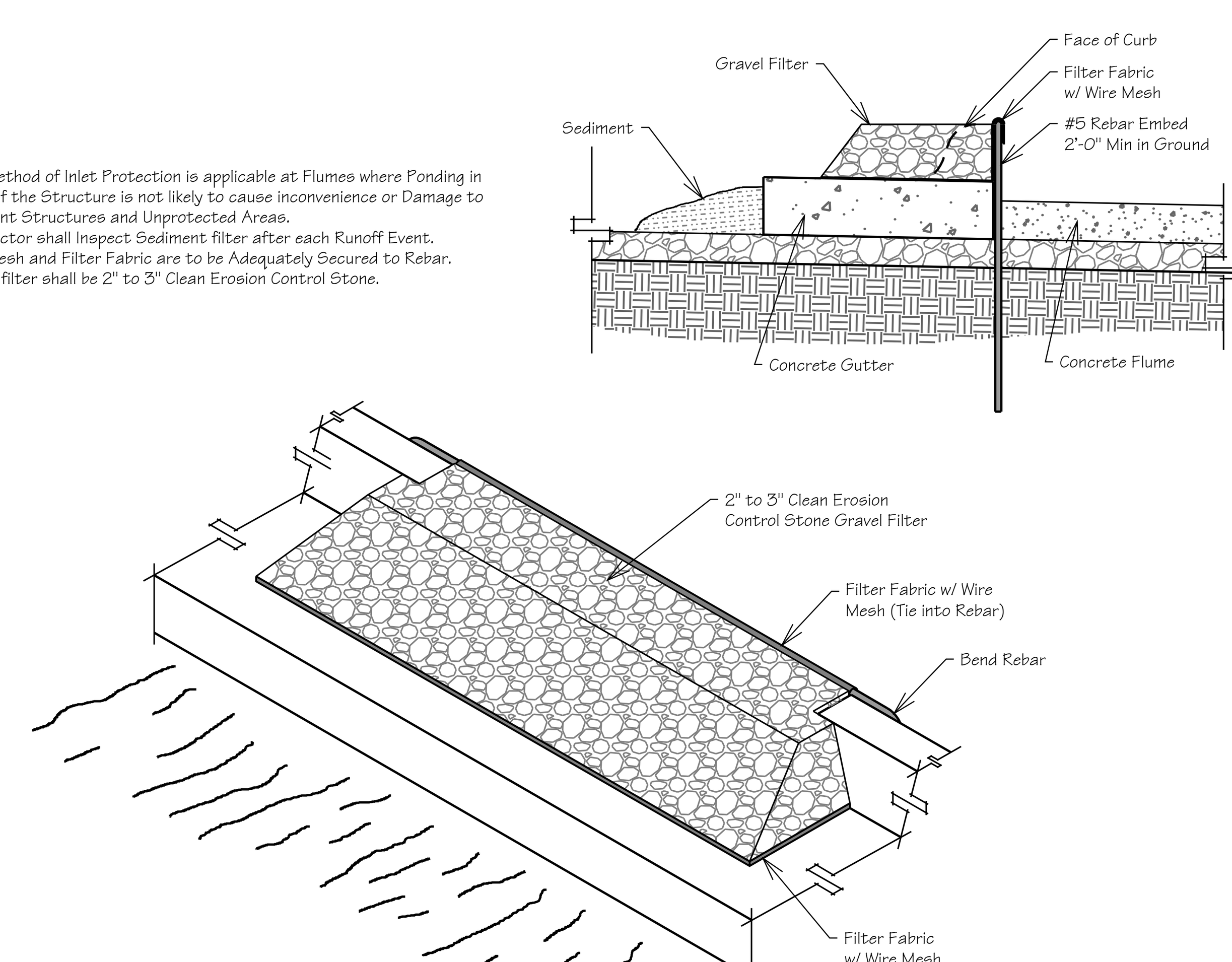
Scale: 3" = 1'-0"



Construction Entrance/Exit

NOT TO SCALE

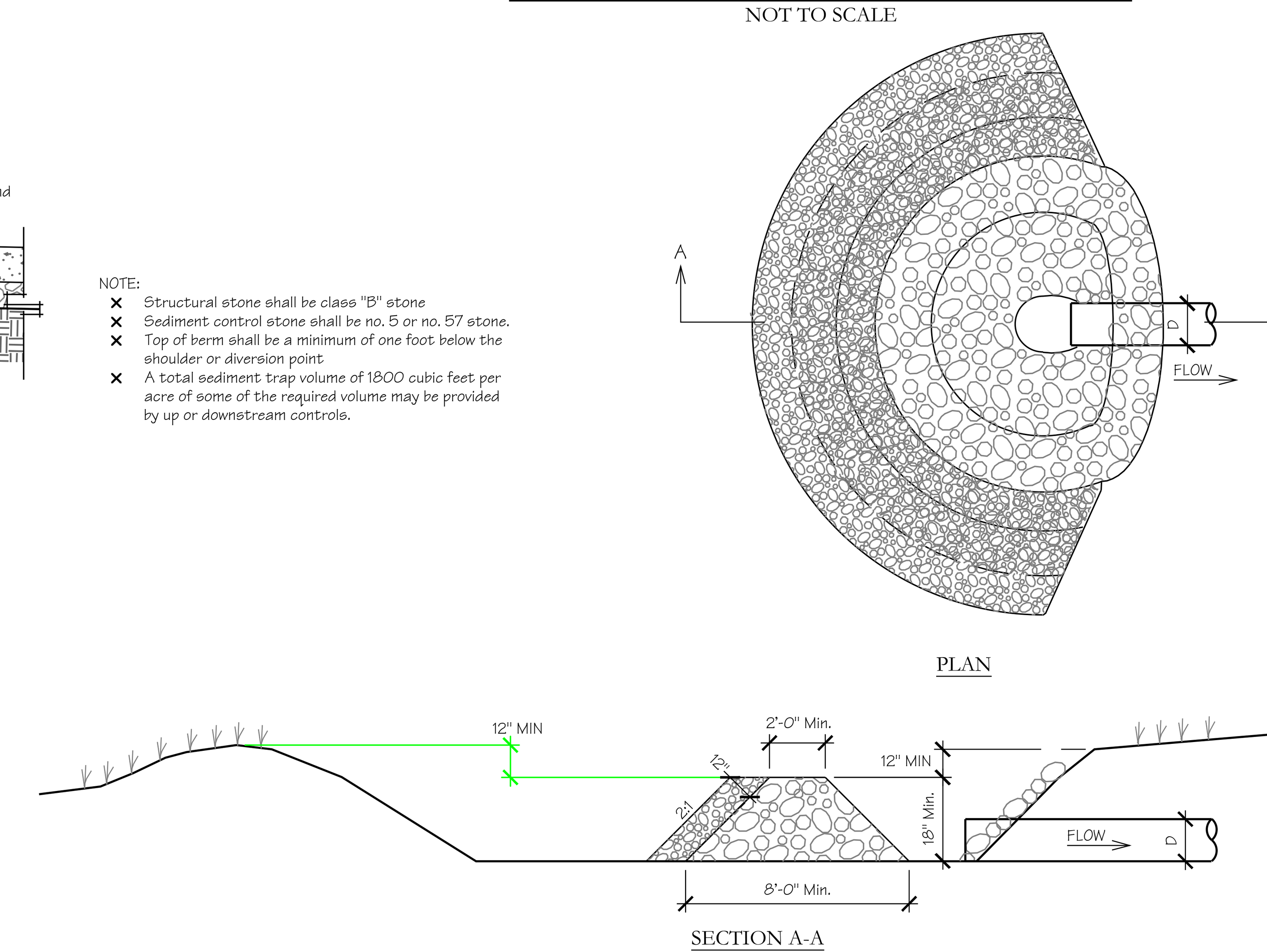
NOTES:
1. This method of Inlet Protection is applicable at Flumes where Ponding in front of the Structure is not likely to cause inconvenience or Damage to Adjacent Structures and Unprotected Areas.
2. Contractor shall Inspect Sediment filter after each Runoff Event.
3. Wire mesh and Filter Fabric are to be Adequately Secured to Rebar.
4. Gravel filter shall be 2" to 3" Clean Erosion Control Stone.



Flume Inlet Protection

Scale: 3/4" = 1'-0"

NOTE:
- Structural stone shall be class "B" stone
- Sediment control stone shall be no. 5 or no. 57 stone.
- Top of berm shall be a minimum of one foot below the shoulder or diversion point
- A total sediment trap volume of 1800 cubic feet per acre of some of the required volume may be provided by up or downstream controls.



Rock Pipe Inlet Sediment Trap

Scale: N.T.S.

REVISIONS:

No.	DESCRIPTION	DATE

Details

Large Scale Development For:
Beacon Ventures Commercial
S. Bois D'Arc Street & W. White Street Farmington, Arkansas
Derek Winkle
10740 Terpening Rd
Prairie Grove, AR 72753
(479) 530-2701

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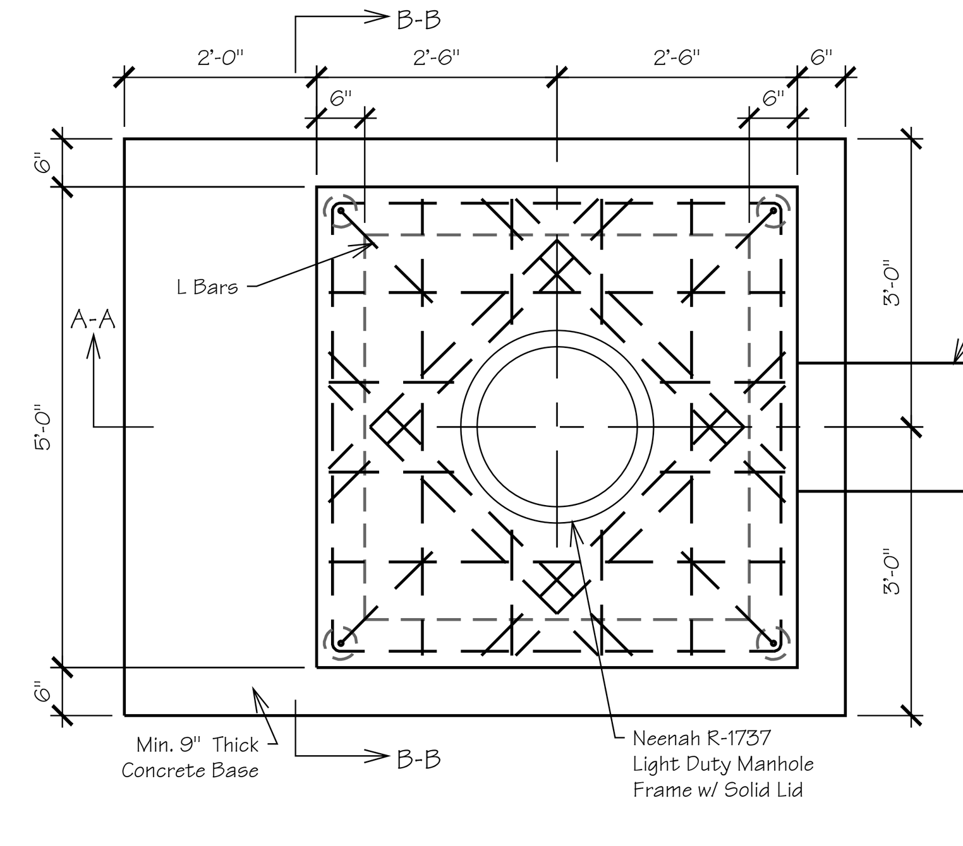
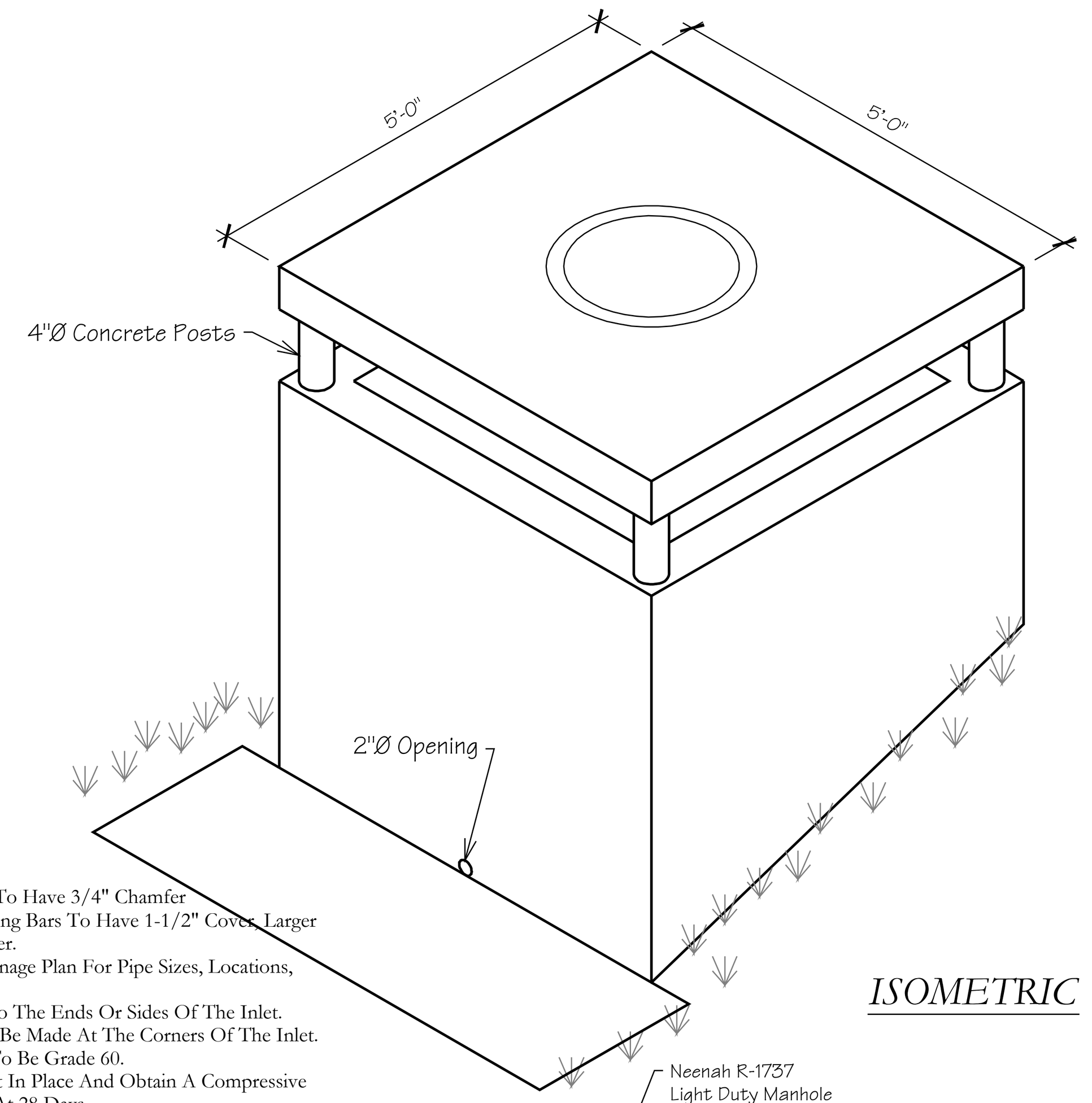
Certificate of Authorization № 1534

DATE: 2025-03-25	JOB NUMBER: 24-3614
DRAWN BY: A. Long	REVIEWED BY: J. Du Quesne
DRAWING NAME: 24-3614 Civil 002 - Details.dwg	
SHEET NUMBER: C5	



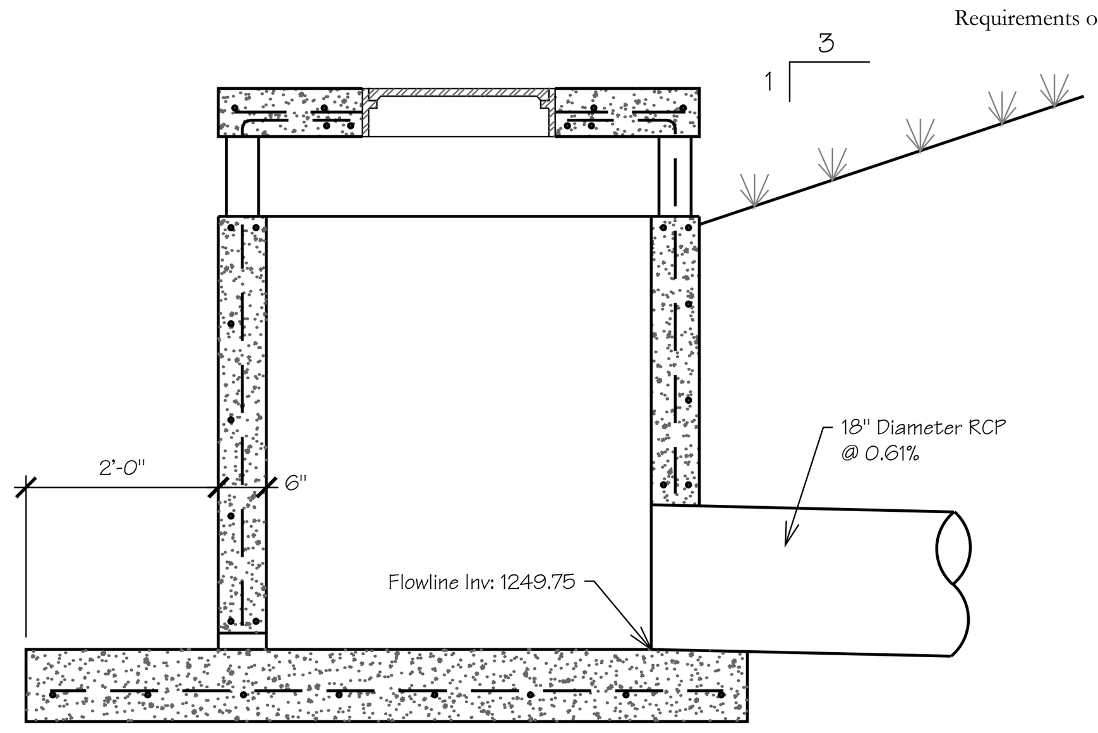
PLAN VIEW



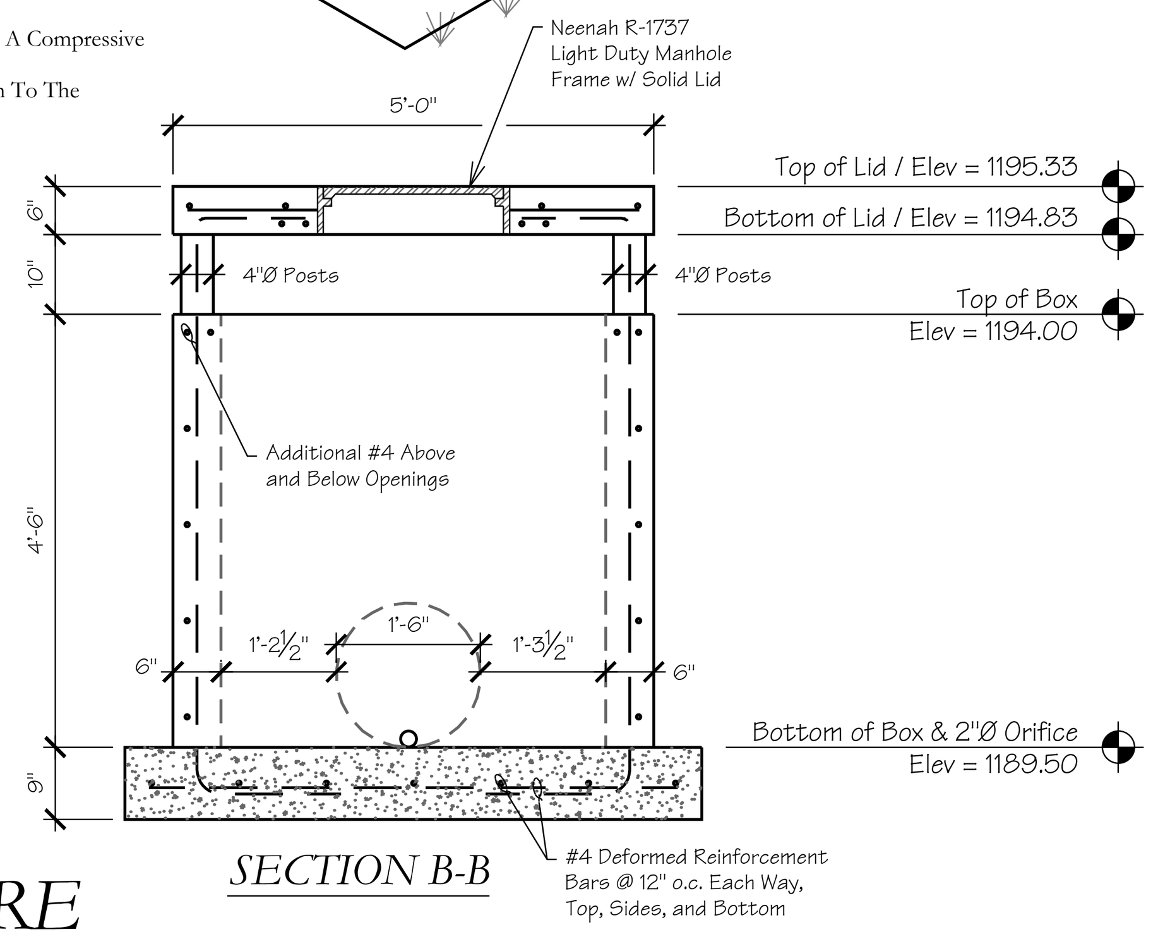
ISOMETRIC

GENERAL NOTES:

- All Exposed Corners To Have 3/4" Chamfer
- All #4 & #5 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.
- See Grading And Drainage Plan For Pipe Sizes, Locations, And Flow Lines.
- Pipes Shall Connect To The Ends Or Sides Of The Inlet. Connection Shall Not Be Made At The Corners Of The Inlet.
- All Reinforcing Bars To Be Grade 60.
- Concrete Shall Be Cast In Place And Obtain A Compressive Strength Of 3000 Psi At 28 Days
- Concrete And Reinforcement Shall Conform To The Requirements of ACI 318-latest Edition.



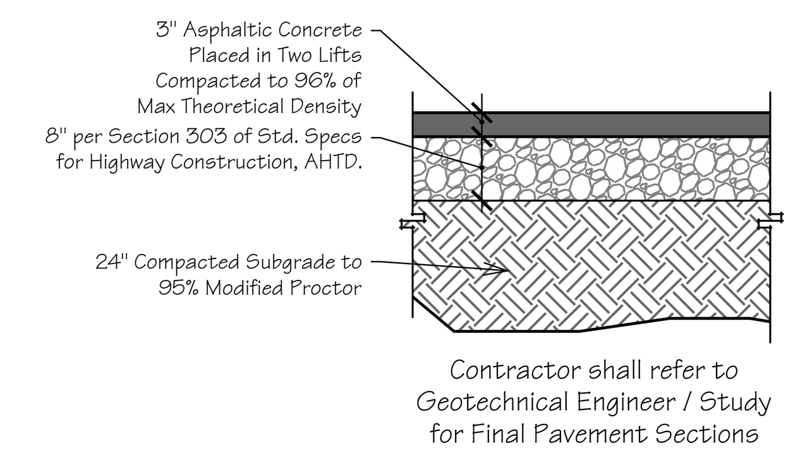
SECTION A-A



SECTION B-B

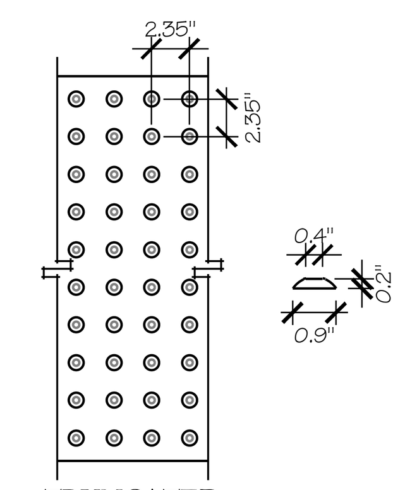
OUTFALL STRUCTURE

Scale: 1/2" = 1'-0"



Heavy Duty Asphalt Pavement

Scale: 1/2" = 1'-0"



TRUNCATED DOME SPACING

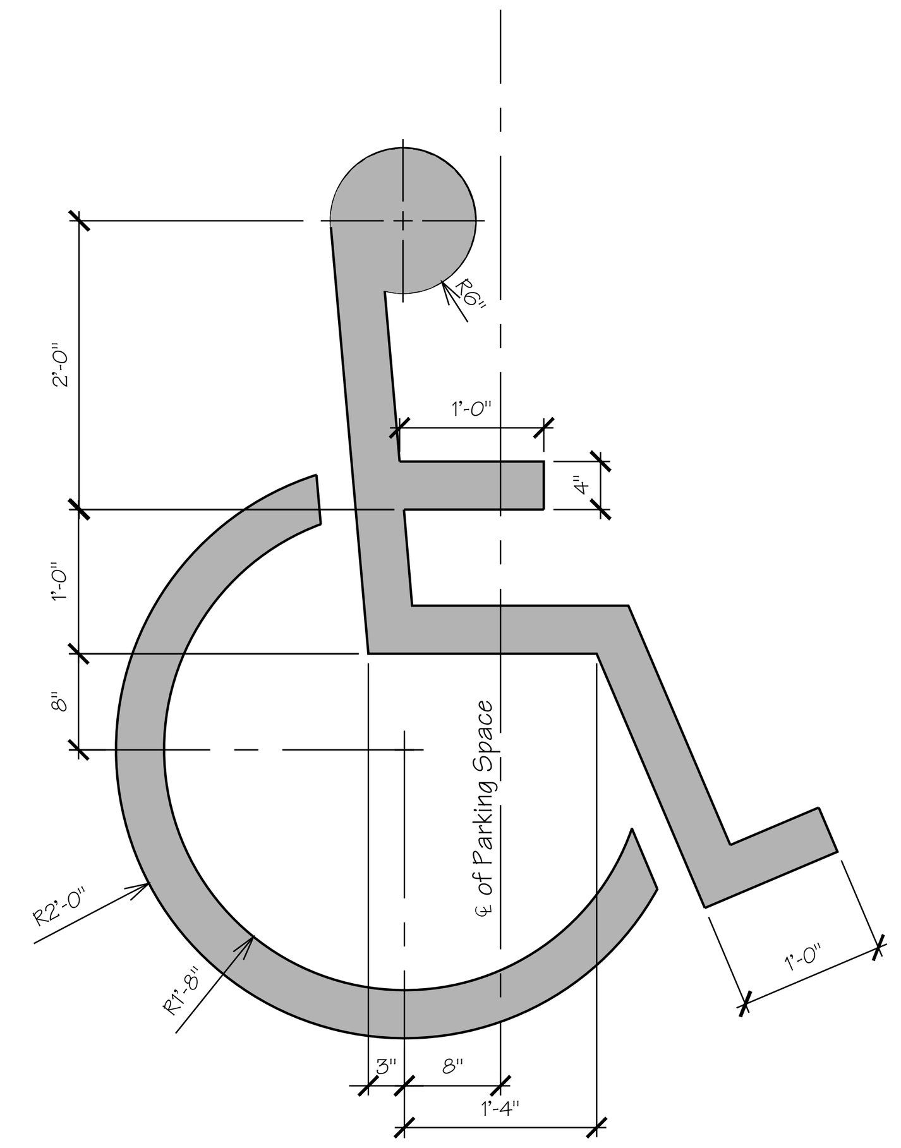
TRUNCATED DOME SECTION

NOTES:

1. The detectable warning device shall be located so that the nearest edge of the device is located at the back of curb.
2. Truncated domes shall have a diameter of 0.9 inch at the bottom, a diameter of 0.4 inch at the top, a height of 0.2 inch, and a center-to-center spacing of 2.35 inches measured along one side of a square arrangement.
3. Domes shall be aligned on a square grid in the predominant direction of travel to permit wheels to roll between domes.
4. Detectable warning device shall be 24 inches in the direction of travel and extend the full width of the curb ramp or flush surface. (min 4')
5. Detectable warning devices are to be Vitrified Polymer Composite (VCP) and are to be cast in plastic concrete unless otherwise directed by the engineer.

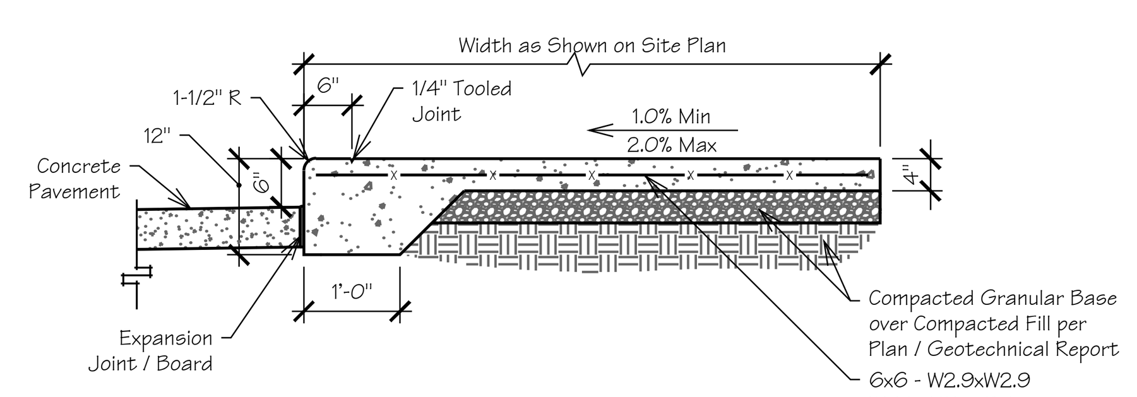
Detectable Warning Device Detail

Scale: 1" = 1'-0"



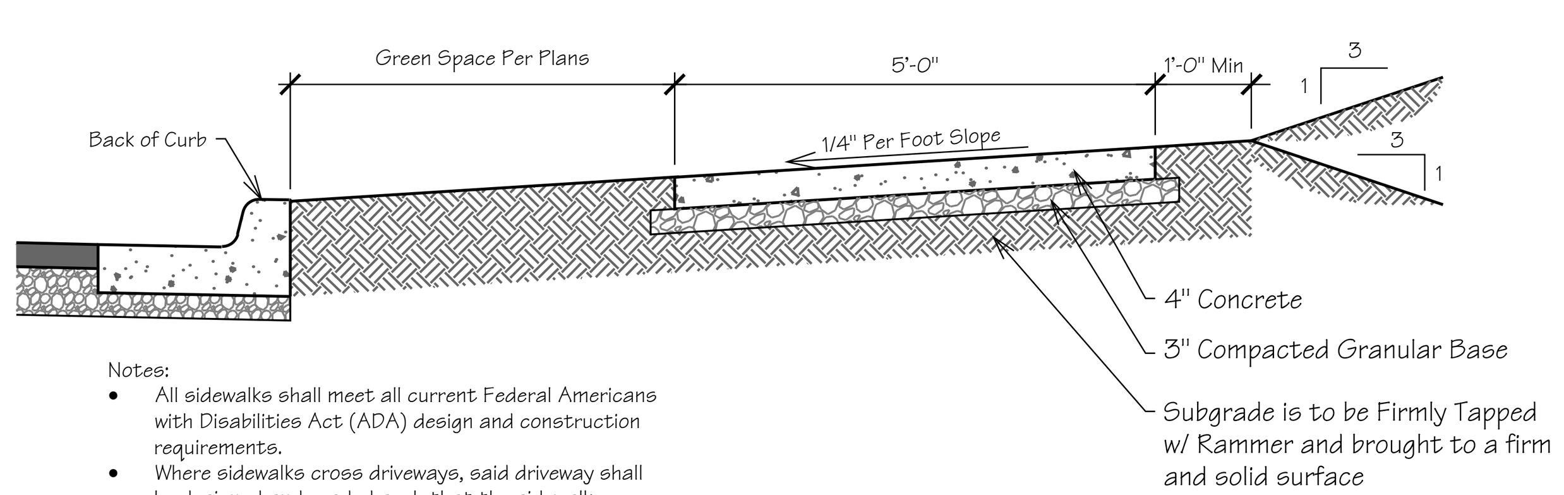
Accessible Striping Detail

Scale: 3/4" = 1'-0"



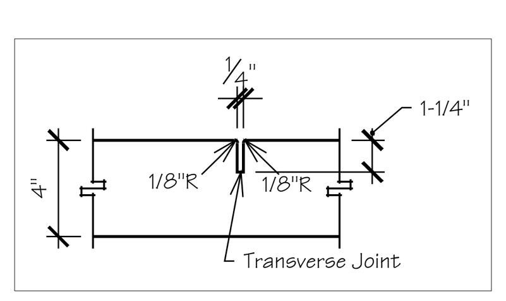
Widened Sidewalk Edge Detail

Scale: 1/2" = 1'-0"



Notes:

- All sidewalks shall meet all current Federal Americans with Disabilities Act (ADA) design and construction requirements.
- Where sidewalks cross driveways, said driveway shall be designed and graded such that the sidewalk cross-slope and grade continues through the driveway the same width as the adjacent sidewalks. Slope shall not exceed 2% where sidewalk crosses driveway.
- Sidewalks shall be constructed of Portland cement concrete with a minimum 28-day compressive strength of 3,500 pounds per square inch. Sidewalks shall be a minimum of four inches (4") thick.
- Compacted granular base course shall be a minimum of three (3) inches thick.
- Transverse Joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
- Sawed Joints may be used Instead of Tooled Joints. All sawed joints shall be sealed using an approved sealant.
- 1/2" Asphalt Impregnated w/ Fiberboard Expansion Material Conforming to AASHTO M213 Expansion joints shall be installed perpendicular to the sidewalk at intervals equal to five (5) times the sidewalk width and at all Driveways.



Sidewalk Detail

Scale: 1/2" = 1'-0"

VICINITY MAP

N.T.S.

REVISIONS:

№:	DESCRIPTION	DATE

Details

-

Large Scale Development For:

Beacon Ventures Commercial

S. Bois D'Arc Street & W. White Street Farmington, Arkansas

Derek Winkle

10740 Terpening Rd

Prairie Grove, AR 72753

(479) 530-2701

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:

BLEW

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SHEET NUMBER: C5-1	

p:\24-3614 derek winkle farmington, ar\civil drawings\24-3614 civil 002 - details.dwg - Plotted on 3/24/2025 9:00:43 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Aaron Long