

# LARGE-SCALE DEVELOPMENT DRAWINGS

## GRAND SAVINGS BANK - FARMINGTON BRANCH

### W. CIMARRON PLACE

### CITY OF FARMINGTON, ARKANSAS

REVISION 1 - TECHNICAL REVIEW RESUBMITTAL  
FEBRUARY, 2025  
LARGE-SCALE DEVELOPMENT

**CONTACT LIST:**

**CITY OF FARMINGTON PLANNING DEPT**  
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FARMINGTON, AR 72730  
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CONTACT: LAURE ADKINS  
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PHONE: (479) 382-3985

**CITY OF FARMINGTON FIRE DEPARTMENT**  
CONTACT: BELL HILLIARD, FIRE CHIEF  
372 W. MAIN ST.  
FARMINGTON, AR 72703  
PHONE: (479) 329-2308

**OWNER/DEVELOPER**  
GRAND SAVINGS BANK  
3401 SW 2ND STREET  
BENTONVILLE, AR 72712

**DESIGN/UTILITY: BLACK HILLS ENERGY**  
CONTACT: ANDREW BRODSKI  
855 E. MILL SAP DRIVE  
FAVETTVILLE, AR 72733  
EMAIL: andrew.brodski@bhe.com

**GPS COMMUNICATION**  
CONTACT: FRANK BUTLER  
4901 S. 40TH ST  
SPRINGDALE, AR 72762  
PHONE: (479) 717-8728

**SOUTHWESTERN ELECTRIC POWER (SWEPAC)**  
CONTACT: GERRIE ROTH  
101 W. TOWNSHIP STREET  
FAVETTVILLE, AR 72733  
PHONE: (479) 973-2377  
EMAIL: gerrie@sepi.com

**ARKANSAS DEPARTMENT OF HEALTH**  
CONTACT: WENDY COOPER, P.E.  
DIVISION OF ENGINEERING  
6850 W. MARKHAM STREET  
LITTLE ROCK, AR 72205  
PHONE: (501) 664-2000

**LAND SURVEYOR**  
CONTACT: W. ZARO PAVA, P.L.S.  
PO BOX 11  
CAVE SPRINGS, AR 72718  
PHONE: (479) 666-9138

**ARCHITECT**  
BENTON ARCHITECTURE  
CONTACT: DAVID BURNS, AIA  
803 THREE BLDG, SUITE 2  
BENTONVILLE, AR 72712

**OWNER:**

GRAND SAVINGS BANK  
3401 SW 2ND ST, STE 115  
BENTONVILLE, AR 72712

**GENERAL NOTES:**

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ORIGINAL AT 300484888 A MIN. OF FORTY EIGHT (48) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES. INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT BE RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS, WHERE APPLICABLE.



VICINITY MAP  
N.T.S.



**SHEET INDEX**

- |         |                                   |
|---------|-----------------------------------|
| 1. C1.0 | - COVER SHEET                     |
| 2. T1   | - TOPOGRAPHIC AND BOUNDARY SURVEY |
| 3. C1.0 | - SITE PLAN                       |
| 4. C3.0 | - GRADING PLAN                    |
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| 7. L1.0 | - LANDSCAPE PLAN                  |
| 8. L1.1 | - LANDSCAPE DETAILS               |

**PLANS PREPARED BY:**



4IE Engineering, Inc.  
PO BOX 98  
CAVE SPRINGS, AR 72718  
479.361.1698



3401 SW 2ND STREET, STE 115  
BENTONVILLE, AR 72712

FERDINAND FOURIE  
ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 12538

*Ferdinand Fourie*



REVISIONS

NO. DATE BY



GRAND SAVINGS BANK - FARMINGTON BRANCH  
FARMINGTON, ARKANSAS



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DATE	DRAWN
02-11-2025	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW  
PROJECT NO.  
1163

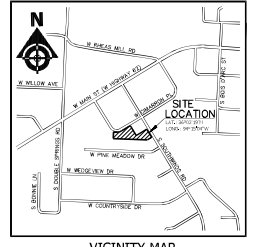
SHEET  
C1.0

**LEGEND:**

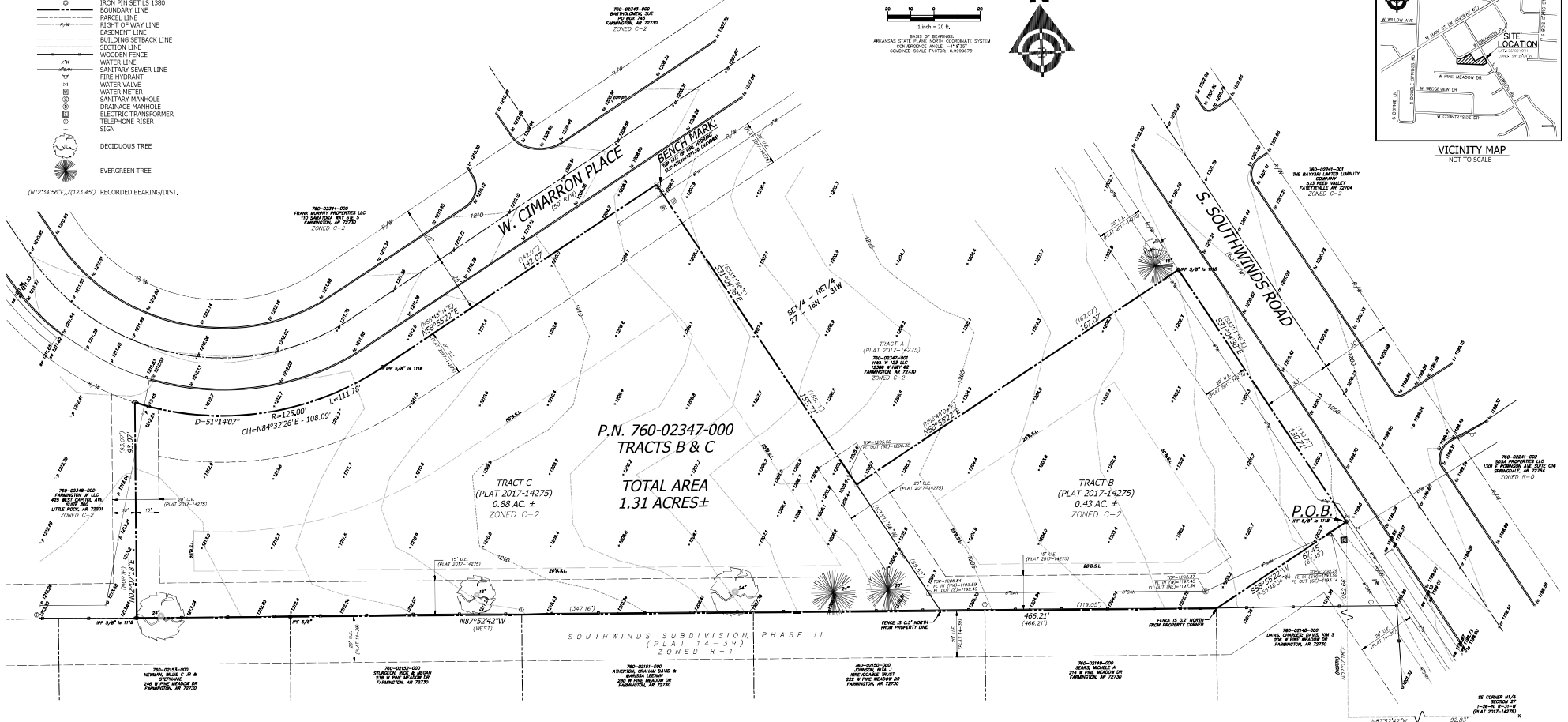
- PK NAIL FOUND
- IRON PIN FOUND
- IRON PIN SET LS 1380
- BOUNDARY LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- WOODEN FENCE
- WATER LINE
- SANITARY SEWER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- ELECTRIC TRANSFORMER
- TELEPHONE RISER
- SIGN
- DECIDUOUS TREE
- EVERGREEN TREE

(N12°24'56" E, 172.145) RECORDED BEARING/DIST.

Scale: 1 inch = 20 ft.  
 BASED ON 2011 ARKANSAS STATE PLANE NORTH COORDINATE SYSTEM  
 CONVERSION ANGLE: 1.0762"  
 CORNER SCALE FACTOR: 0.999978



VICINITY MAP  
NOT TO SCALE



**GENERAL NOTES:**

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD. SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.

THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON OBSERVABLE SURFACE EVIDENCE MADE AT THE TIME OF THE FIELD SURVEY. FIELD CONDITIONS MAY HAVE AN IMPACT ON THESE LOCATIONS. THE SURVEYOR MAKES NO CERTIFICATION THAT THE SUBSURFACE UTILITIES SHOWN ARE IN THE LOCATION, OR SIZES INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**SURVEY DESCRIPTION P.N. 760-02347-000**

ALL OF TRACT B AND ALL OF TRACT C OF A LOT SPLIT RECORDED IN PLAT BOOK 2017 AT PAGE 14275, WASHINGTON COUNTY, ARKANSAS, ALSO PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT B, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S. SOUTHWINDS ROAD (60' RW); THENCE S88°52'22" W 67.45 FEET; THENCE N08°24'26" W 166.21 FEET TO AN IRON PIN FOUND; THENCE N08°24'26" W 166.21 FEET TO A PK NAIL FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. CIMARRON PLACE (60' RW); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A DELTA OF 51°14'07", A RADIUS OF 125.00 FEET, A LONG CHORD THAT BEARS N84°32'26" E 108.09 FEET, AN ARC DISTANCE OF 112.76 FEET TO AN IRON PIN FOUND; THENCE N58°52'22" E 162.27 FEET; THENCE N58°52'22" E 162.27 FEET TO AN IRON PIN FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID S. SOUTHWINDS ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S31°04'38" E 130.71 FEET TO THE POINT OF BEGINNING, CONTAINING 1.31 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

**ABBREVIATIONS**

- B.S.L. BUILDING SETBACK LINE
- C.R. CROWN OF ROAD
- C.P. CORRUGATED PLASTIC PIPE
- C.M.P. CORRUGATED METAL PIPE
- T.C. TOP OF CURB
- F. FLOW LINE
- F.O. FIBER OPTIC
- L.S. LICENSED SURVEYOR
- R.C.P. REINFORCED CONCRETE PIPE
- R.O.W. RIGHT OF WAY
- C.S. CONCRETE SIDEWALK
- U.E. UTILITY EASEMENT

**ZONING AND SETBACK INFORMATION:**

THIS PROPERTY IS CURRENTLY ZONED C-2 (HIGHWAY COMMERCIAL). BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: 50 FEET  
 SIDE: 25 FEET  
 BACK: 20 FEET

**OWNER:** GRAND SAVINGS BANK  
 3401 SW 2ND ST, STE 115  
 BENTONVILLE, AR 72712

**PROPERTY ADDRESS:** W. CIMARRON PL. & S. SOUTHWINDS RD.  
 FARMINGTON, AR 72730

STATE PLAT CODE: 500-169-31W-027-120-72-1380

**PAYA INC.**  
 www.paya-inc.com  
 6301 S. STATE ST. #100  
 FARMINGTON, AR 72730  
 501-778-1111

**FLOOD CERTIFICATION**

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143001956  
 REVISED DATE: JANUARY 25, 2024

**SURVEYOR'S DECLARATION:**

I, LAZARO G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THIS MAP IS A TRUE REPRESENTATION OF THE TOPOGRAPHIC AND PHYSICAL FEATURES AS FOUND IN THE FIELD, AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 01/21/2025  
 SIGNED: *Lazaro Paya*  
 LICENSED PROFESSIONAL SURVEYOR NO. 1380  
 STATE OF ARKANSAS



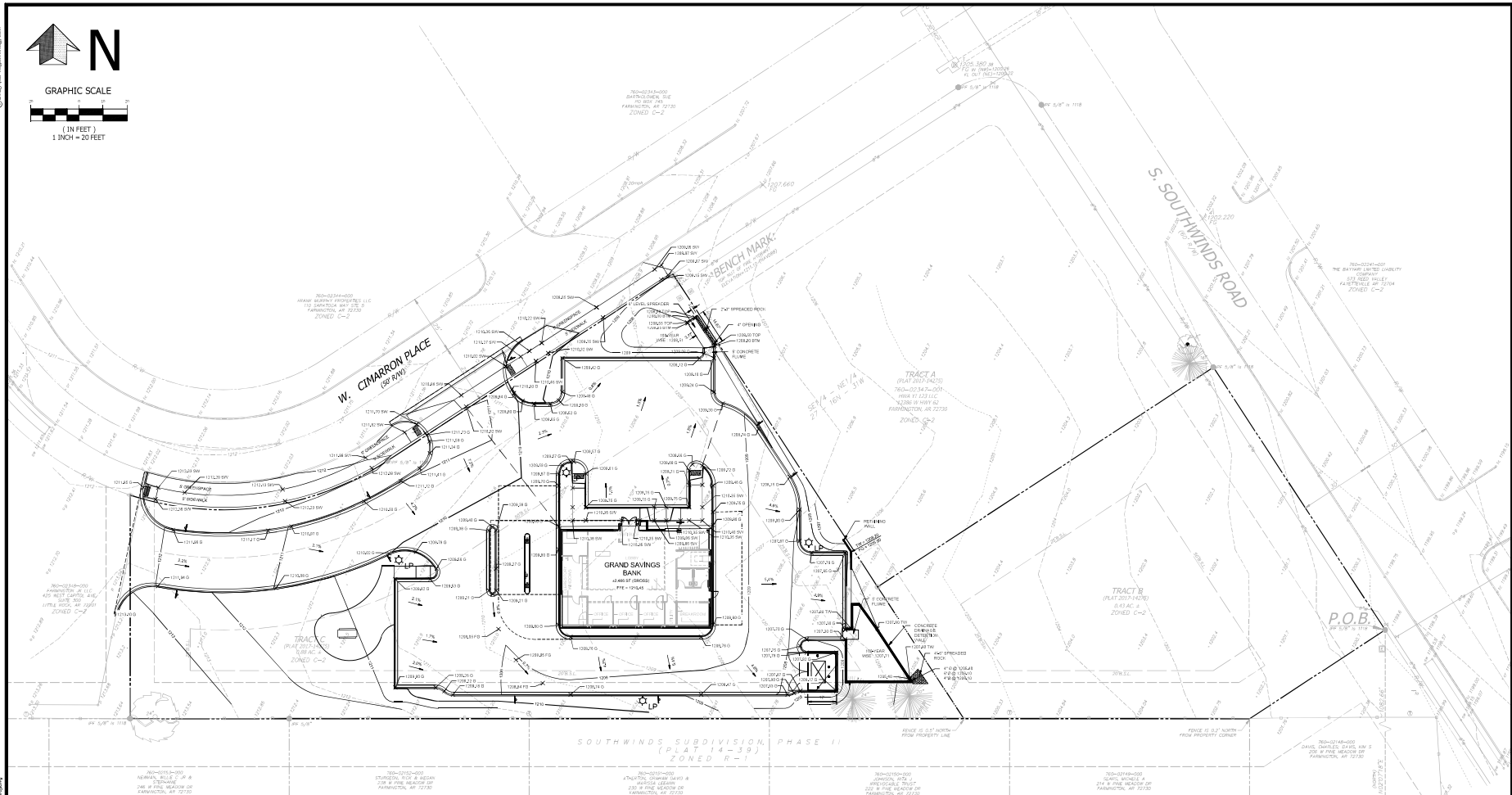
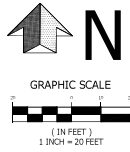
**TOPOGRAPHIC/BOUNDARY SURVEY**

TRACT B AND TRACT C OF A LOT SPLIT RECORDED IN PLAT BOOK 2017 AT PAGE 14275 CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS

PREPARED FOR: GRAND SAVINGS BANK  
 DRAWN BY: LP SCALE: 1" = 20'  
 REVISED: LP DWG: 25001\_T0PO SHEET: 1 OF 1

DATE: January 21, 2025





LEGEND

Table with 2 columns: EXISTING and PROPOSED. Lists symbols for iron pipe found, benchmark, boundary line, easement line, utility lines, curb and gutter, spot elevation, etc.

GENERAL

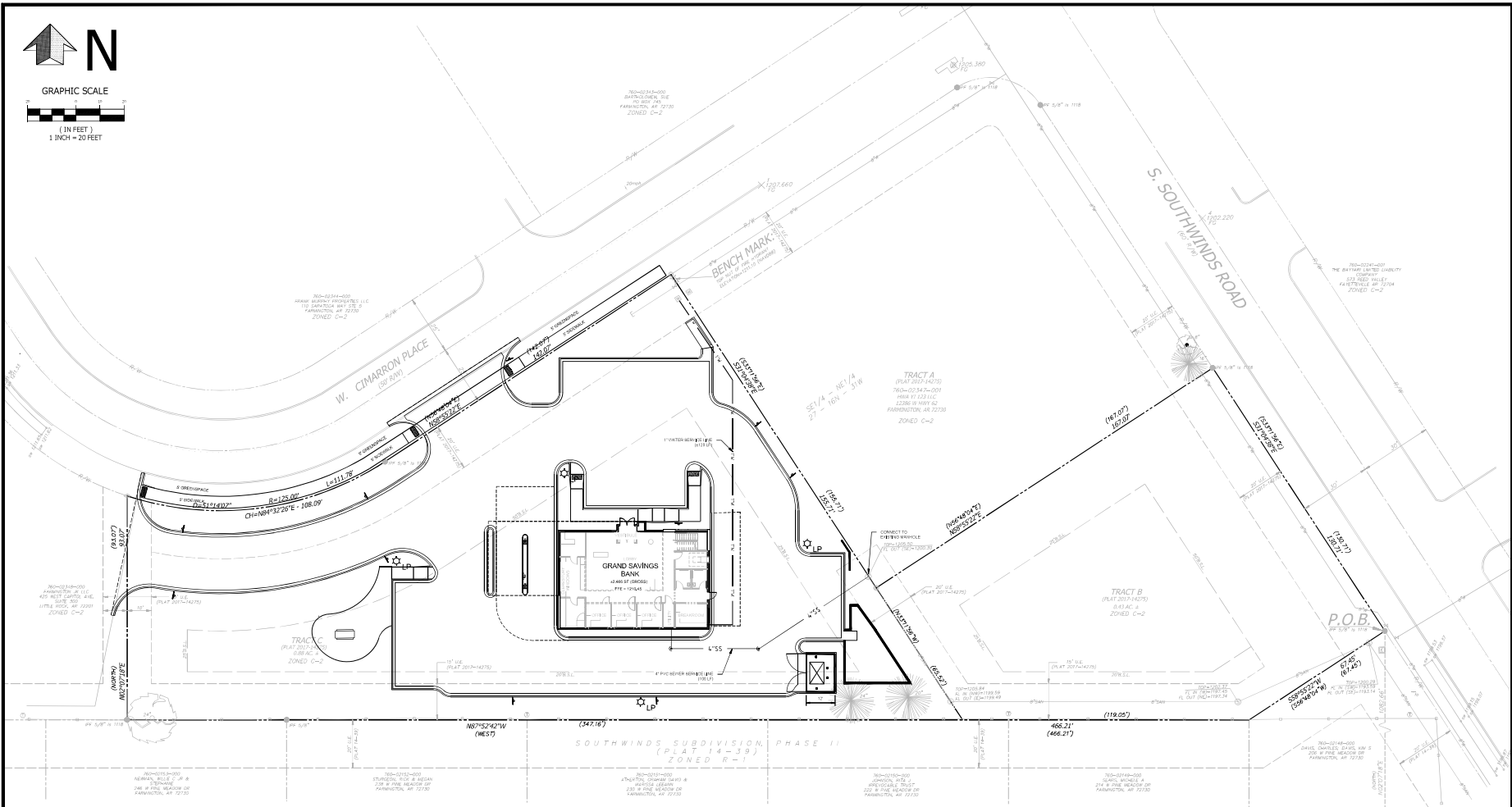
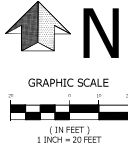
- CONTRACTOR SHALL INSTALL ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS... CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES... AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED...

FINISHED GRADE AS INDICATED ON THESE DRAWINGS ARE THE TOP OF FINISHED SURFACE... BUILDING FINISHED FLOOR ELEVATIONS (FFE) IS THE TOP OF THE BUILDING FLOOR SLABS... THE GRADING CONTOURS AS PROVIDED ON THESE DRAWINGS IS TO CONVEY FINAL GRADING INTENT...

FLOOD CERTIFICATION: THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

Vertical sidebar containing project information: GRAND SAVINGS BANK - FARMINGTON BRANCH, FARMINGTON, ARKANSAS, GRADING PLAN. Includes logos for ARKONCRETE and ARKANSAS REGISTERED PROFESSIONAL ENGINEER, and a table with project details like date (02-11-25) and sheet number (C3.0).





**LEGEND**

EXISTING	PROPOSED
⊙	IRON FIREHYDRANT FOUND
⊙	IRON FIRE HYDRANT
⊙	BENCHMARK
---	RIGHT-OF-WAY LINE
---	SEWER EJECT LINE
---	BUILDING SETBACK LINE
---	CURBS AND OUTLET
---	TAPPING SLEEVE AND VALVE
---	FIRE HYDRANT ASSEMBLY
---	5/8" GATE WATER METER (SIZE AS INDICATED)
---	DOUBLE WATER METER (SIZE AS INDICATED)
---	SANITARY SEWER MANHOLE
---	34" AND 30" SCHEDULE 40 CONDUITS
---	M/J TEE WITH THURST BLOCKING
---	M/J REDUCER WITH THURST BLOCKING
---	90° M/J FITTING WITH THURST BLOCKING
---	SANITARY SEWER CLEANOUT
---	45° M/J FITTING WITH THURST BLOCKING
---	11.25" M/J FITTING WITH THURST BLOCKING
---	22.5" M/J FITTING WITH THURST BLOCKING
---	2" WATER SERVICE LINE
---	FULL DEPTH AUTO CLASS 7 BACKFILL
---	ELECTRIC TRANSFORMER (INSTALLED BY OWNER)

**GENERAL UTILITY NOTES**

- NO WORK SHALL OCCUR ON THE SITE PRIOR TO THE PRE-CONSTRUCTION MEETING.
- CONTRACTOR SHALL COORDINATE THE DESTRUCTION OF ANY UTILITY SERVICES WITH ALL SURROUNDING ADJACENT PROPERTY OWNERS PRIOR TO START OF CONSTRUCTION.
- EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
- THE CONTRACTOR SHALL CONTACT "ONE-CALL" AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND REPAIR TO UNDERGROUND UTILITY LINES.
- PROPOSED UTILITIES THAT WILL BE BUNDLED WITHIN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE UTILITY COMPANIES.
- NO UTILITY SHALL BE IN THE SAME TRENCH WITH ANY WATER LINES.
- PRIOR TO CONSTRUCTION OF OR CONNECTION TO ANY STORM SEWER, SANITARY SEWER, WATER LINE OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE OWNER AND OWNER/DEVELOPER OF ANY CONFLICT OR PROPOSED DEMONSTRATIONS FROM THE PLAN. NOTES SHALL BE MADE AT LEAST 14 DAYS PRIOR TO CONSTRUCTION.
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES, SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY.
- CONSTRUCTION SHALL NOT PROCEED ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE AGENCY AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER TO PROCEED.
- ALL UTILITIES UNDER PAVEMENT SHALL BE CONSTRUCTED WITH FULL DEPTH AUTO CLASS 7 BACKFILL MATERIAL.
- ALL CONDUITS SHALL BE SCHEDULE 40 UL APPROVED PVC. ALL SWEEPS SHALL BE MIN. 3/8" RIGIDUL FIBERGLASS.
- ALL CONDUITS SHALL BE PLACED WITH AT LEAST 24" COVER.
- ALL UTILITY CONDUITS SHALL EXTEND AT LEAST 1' HOOT BEHIND CURB, BE CAPPED AND CLEARLY MARKED AT EACH END.

**GENERAL WATER UTILITY NOTES**

- UNLESS OTHERWISE SHOWN, ALL WATER LINES SHALL BE PVC AWWA C900 DR14 WITH 3/8" MIN. COVER ABOVE TOP OF PIPE.
- ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FAYETTEVILLE WATER UTILITIES STANDARDS AND SPECIFICATIONS AND ARKANSAS DEPARTMENT OF HEALTH RULES AND REGULATIONS.
- ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH CITY STANDARDS AND WITH A CITY INSPECTOR AND ENGINEER PRESENT.
- ALL FIRE HYDRANTS SHALL HAVE A CITY APPROVED GATE VALVE INSTALLED.
- ANY CEMENTS, VALVE BODIES AND METER BODIES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
- CONTRACTOR SHALL COORDINATE ANY INTERRUPTS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- NO WATER LINE SHALL BE PLACED IN A THE SAME TRENCH WITH ANY OTHER UNDERGROUND UTILITY.
- MAINTAIN AT LEAST 18" HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES.
- MAINTAIN AT LEAST 18" HOOT HORIZONTAL SEPARATION BETWEEN WATER AND ANY OTHER UTILITY LINES.
- MAINTAIN AT LEAST 18" VERTICAL SEPARATION BETWEEN WATER AND ANY OTHER UTILITY LINE.

**GENERAL SEWER UTILITY NOTES**

- ALL SANITARY SEWER LINES SHALL BE ASTM D3034 SDR34.5 WITH 3/8" MINIMUM COVER.
- ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF FAYETTEVILLE STANDARDS AND SPECIFICATIONS AND ARKANSAS DEPARTMENT OF HEALTH RULES AND REGULATIONS.
- SANITARY SEWER MANHOLES LOCATED IN GRASS AREAS / NON-PAVED AREAS SHALL BE CONSTRUCTED SO THAT THE 8" OR MANHOLE IS TWENTY-FOUR (24) INCHES (24) INCHES ABOVE PROPOSED HIGHEST POINT OF CLOSEST GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED, CONTRACTOR SHALL INSTALL A CERT APPROVED WATER TIGHT COVER.
- CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO THE PROPOSED GRADE. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND THE PROPOSED STRUCTURE FIN, THE GRADE SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
- CONNECTIONS TO EXISTING MANHOLES ARE TO BE CONCURRED WITH THE USE OF A WATER TIGHT CONCRETE MANHOLE ADAPTER AND NON-SHARK GROUT. THE INSTALLATION SHALL THEN BE VACUUM TESTED FOR LEAKS.
- ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH THE CITY OF FAYETTEVILLE SPECIFICATIONS.

NO.	DATE	BY	DESCRIPTION



**GRAND SAVINGS BANK - FARMINGTON BRANCH**  
**FARMINGTON, ARKANSAS**  
**UTILITY PLAN**

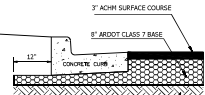


DATE: 02-11-25  
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DATE	DRAWN
02/11/2025	FF
DESIGNED	CHECKED
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**FOR REVIEW**

PROJECT NO. 1163  
 SHEET C4.0



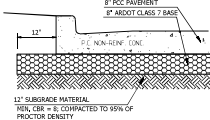
STANDARD DUTY ASPHALT PAVING  
N.T.S.

**PAVING DETAILS**  
N.T.S.

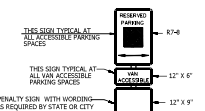
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N.T.S.

**HEAVY DUTY CONCRETE PAVING**  
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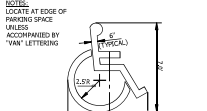
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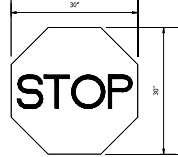
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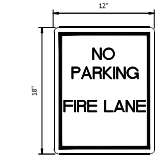
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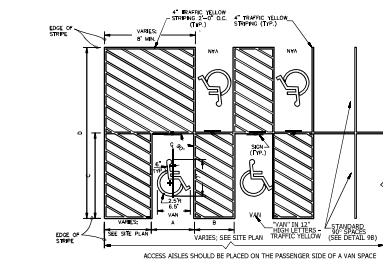
ACCESSIBLE PAVEMENT MARKING  
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"STOP" SIGN  
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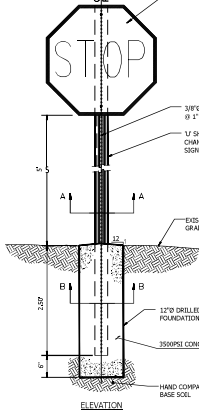
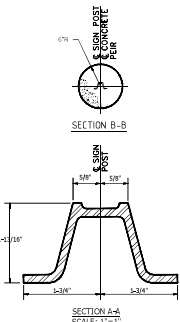
FIRE LANE SIGN  
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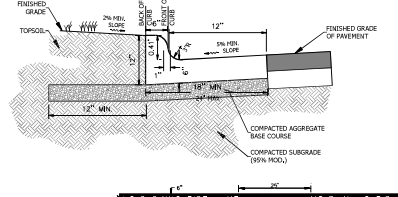
MEMORANDUM CHART

A	8"	12"	18"
B	8"	12"	18"
C	30"	30"	40"

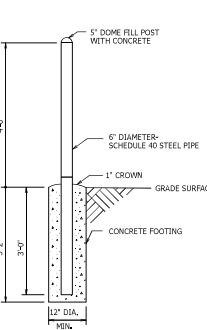
90° VAN ACCESSIBLE STRIPING  
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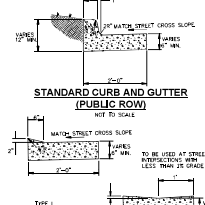
TRAFFIC SIGN POST  
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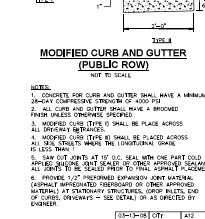
CONCRETE CURB AND GUTTER  
N.T.S.



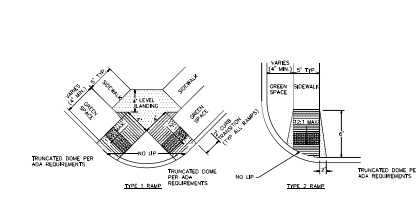
CONCRETE BOLLARD  
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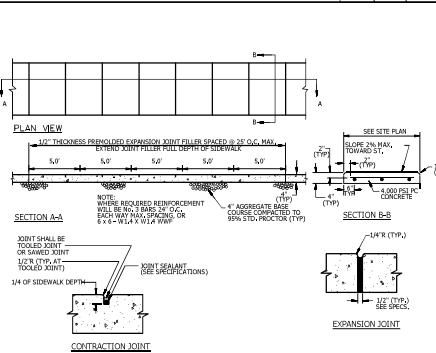
STANDARD CURB AND GUTTER (PUBLIC ROW)  
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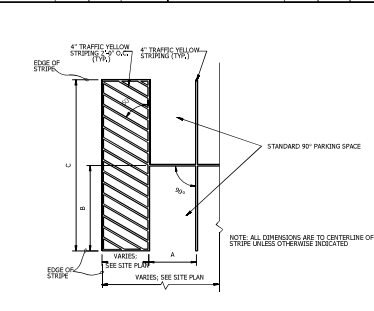
MODIFIED CURB AND GUTTER (PUBLIC ROW)  
N.T.S.



WHEELCHAIR RAMP DETAILS  
N.T.S.



CONCRETE SIDEWALK  
N.T.S.

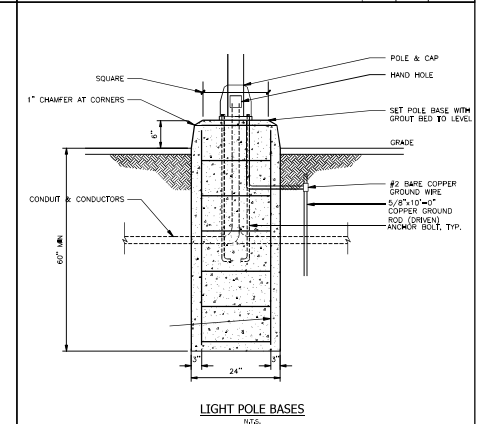


90° PARKING STRIPING  
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MEMORANDUM CHART

A	8"	12"	18"	24"	30"	36"	42"	48"
B	12"	18"	24"	30"	36"	42"	48"	54"
C	30"	30"	30"	30"	30"	30"	30"	30"

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT



LIGHT POLE BASES  
N.T.S.

REVISIONS

4E ENGINEERING

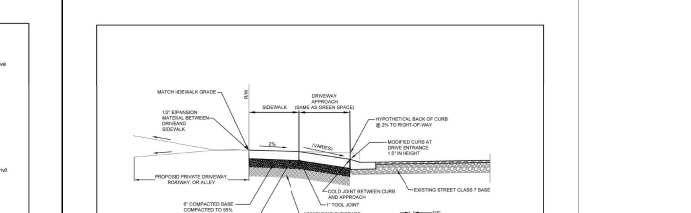
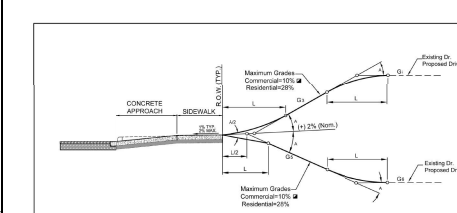
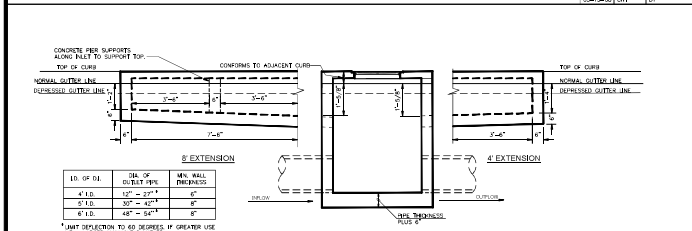
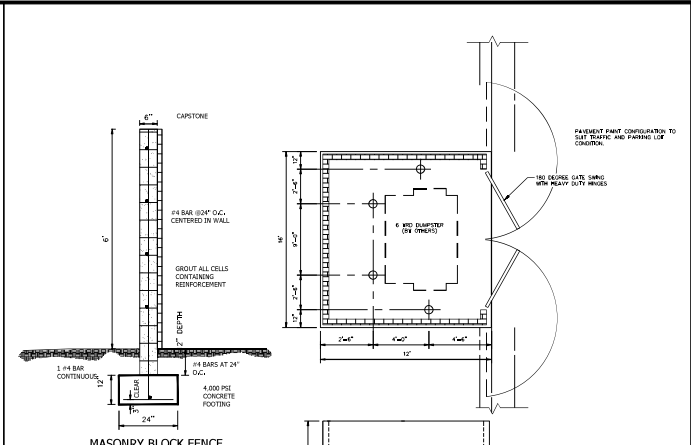
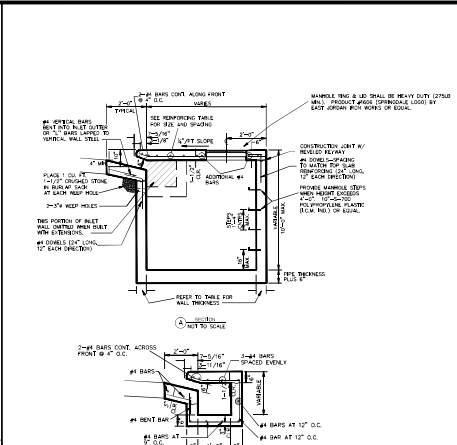
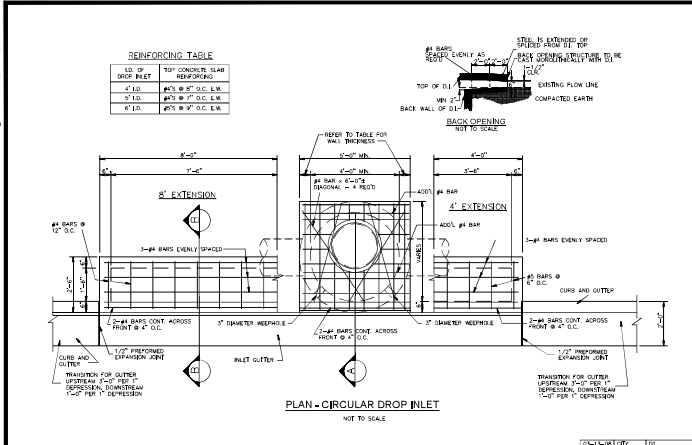
GRAND SAVINGS BANK - FARMINGTON BRANCH  
FARMINGTON, ARKANSAS  
DETAIL SHEET 1

REGISTERED PROFESSIONAL ENGINEER  
No. 12534  
Arkansas One-Call

DATE: 02-11-25  
DRAWN: FF  
DESIGNED: CHECKED: FF  
FOR REVIEW

PROJECT NO. 1183  
SHEET C5.0





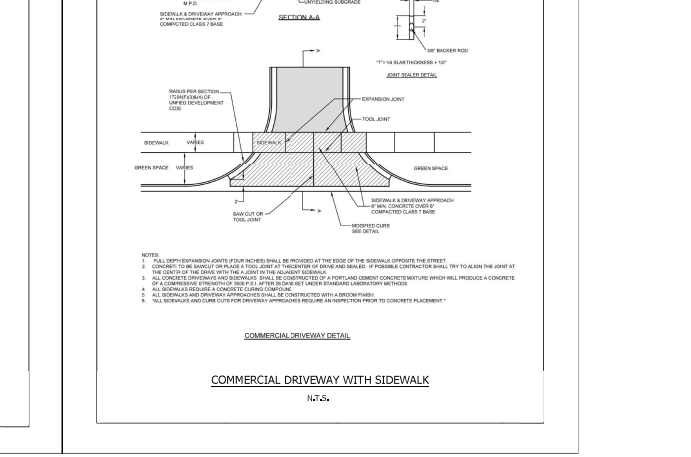
**NOTES**

- 1) ALL EXPOSED CONCRETE TO HAVE 1/4" CHAMFER.
- 2) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1/2" COVER UNLESS OTHERWISE NOTED.
- 3) BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.
- 4) BARS SHALL BE FURRED MONOLITHICALLY WITH FOOTING.
- 5) CURB HEIGHT AND SPACING LOCATIONS SHALL BE DETERMINED BY THE FIELD BY THE ENGINEER.
- 6) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE, THE CURB ELEVATION SHALL BE CORRECTLY INDICATED.
- 7) FRESH BAY WATER BARS FROM ANY ANGLE OR ELEVATION IS PROHIBITED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAN PIPE BY 1/4".
- 8) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" (MIN) AND CONFORM TO ASTM D122.
- 9) REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER ELEVATIONS AT EACH INLET LOCATION.
- 10) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE SPACING AND USE OF AND ACCOMPANYING CIRCULAR DROP INLET.
- 11) CONCRETE FOR INLET AND DROP INLET SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

**COMMERCIAL DRIVEWAY WITH SIDEWALK - PROFILE**  
NOT TO SCALE

Definitions:  
G- Grade (7)  
A- Algebraic Difference in Grades (%)  
L- Transition (See Tabulated Lengths)  
N- 14% - Transition Not Required  
A- 14% - Transition or Rounded Transition Required

GRADES	LENGTHS (L) (FT)	
	STRAIGHT	ROUNDED
10%	10	10
12%	12	12
14%	14	14
16%	16	16
18%	18	18
20%	20	20
22%	22	22
24%	24	24
26%	26	26
28%	28	28
30%	30	30
32%	32	32
34%	34	34
36%	36	36
38%	38	38
40%	40	40
42%	42	42
44%	44	44
46%	46	46
48%	48	48
50%	50	50



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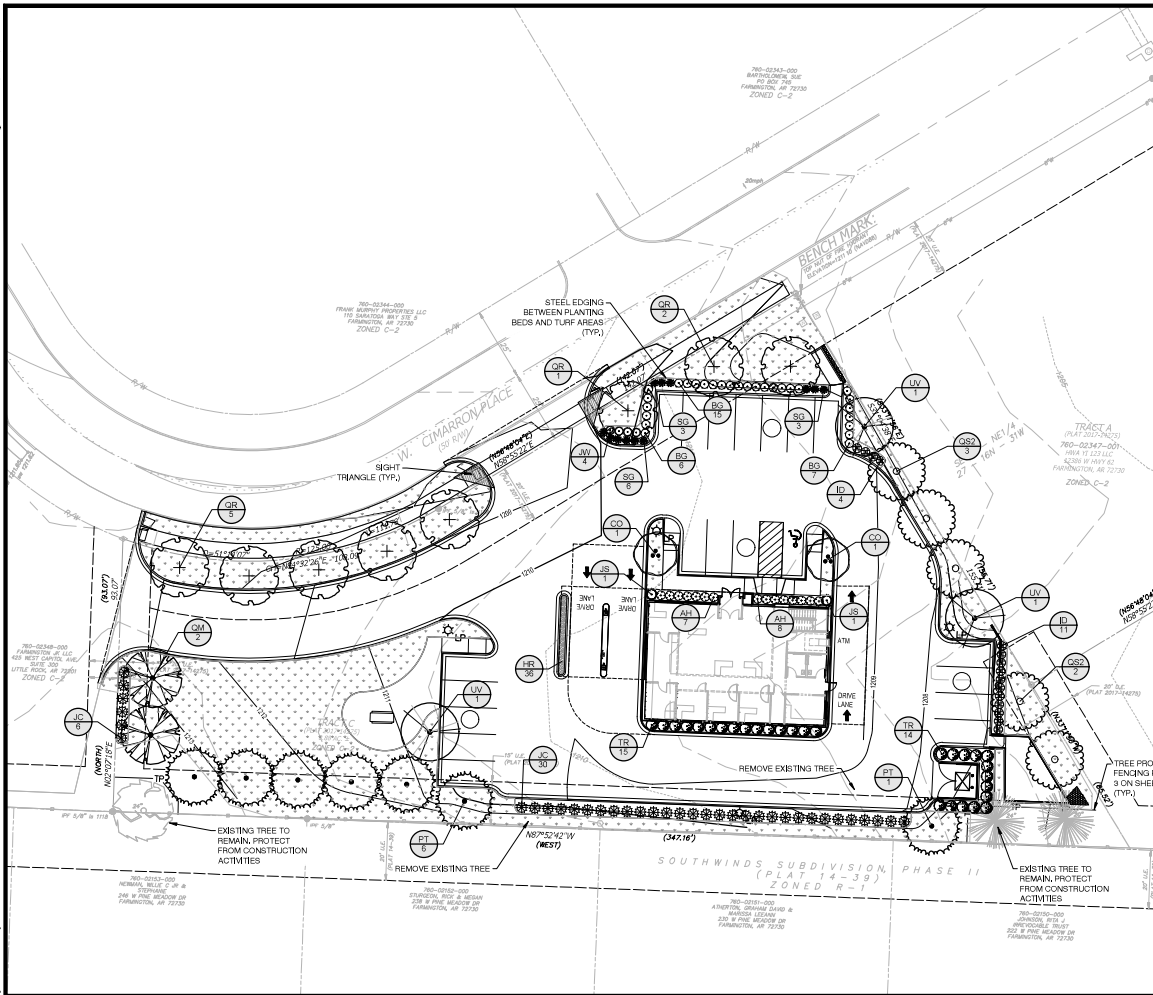
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**PLANT SCHEDULE**

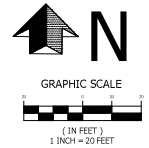
SYMBOL	CODE	BOTANICAL / COMMON NAME	GALLER	ROOT	HEIGHT	QTY
<b>TREES</b>						
	CO	Cercis canadensis texensis 'Ojibhoma' / Ojibhoma Texas Redbud	2.5" Cal.	B&B or Cont.	6' min.	2
	JS	Juniperus chinensis 'Spartan' / Spartan Juniper	---	5 gal.	4' min.	2
	PT	Pinus schinata / Short Leaf Pine	2.5" Cal.	B&B or Cont.	6' min.	7
	QM	Quercus macrocarpa / Burr Oak	2.5" Cal.	B&B or Cont.	6' min.	2
	QR	Quercus rubra / Red Oak	2.5" Cal.	B&B or Cont.	6' min.	6
	QS2	Quercus stellata / Post Oak	2.5" Cal.	B&B or Cont.	6' min.	5
	LV	Ulmus americana 'Valley Forge' / American Elm	2.5" Cal.	B&B or Cont.	6' min.	3

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
<b>SHRUBS</b>						
	AH	Azalea x 'Hino-crimson' / Hino-crimson Kurume Azalea	3 gal.	Cont.	30" o.c.	15
	BG	Buxus x 'Green Mound' / Green Mound Boxwood	3 gal.	Cont.	30" o.c.	28
	ID	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	3 gal.	Cont.	30" o.c.	15
	JW	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	3 gal.	Cont.	48" o.c.	38
	JV	Juniperus horizontalis 'Wilsoni' / Blue Rug Juniper	3 gal.	Cont.	30" o.c.	4
	SG	Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	3 gal.	Cont.	30" o.c.	12
	TR	Thuja occidentalis 'Hills Dark Green' / Hills Dark Green Arborvitae	3 gal.	Cont.	48" o.c.	20

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			10,759 sf
	HR	Hemerocallis x 'Red' / Red Daylily	1 gal.		15" o.c.	30

**CITY LANDSCAPE REQUIREMENTS**

- TOTAL SITE AREA: 85,813 SF
- STREET BUFFER W. CIMARRON PL.: 209 LF
- FRONTAGE LENGTH: 7 TREES (1 PER 30 LF OF FRONTAGE)
- STREET TREES PROVIDED: 7 TREES
- SHRUBS PROVIDED: 35 SHRUBS (5 PER 30 LF OF FRONTAGE)
- SHRUBS PROVIDED: 35 SHRUBS PROVIDED
- SIDE PERIMETER BUFFER: 1 TREE AND 3 SHRUBS PER 35 LF
- WEST PERIMETER 53 LF: 2 TREES AND 6 SHRUBS REQUIRED
- SOUTH PERIMETER 347 LF: 10 TREES AND 30 SHRUBS PROVIDED\*\*
- EAST PERIMETER 221 LF: 6 TREES AND 19 SHRUBS PROVIDED
- FOUNDATION PLANTINGS: 25% PROVIDED
- PLANTING BEDS ALONG 25% OF BUILDING
- PARKING LOT LANDSCAPING: 1 TREE PER LANDSCAPED ISLAND
- 3 TREES PROVIDED



**LANDSCAPE GENERAL NOTES**

- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
- ALL PLANTS MUST BE HEALTHY, MATURE AND FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
- ALL ORNAMENTAL TREES SHALL BE 1 1/2" MINIMUM CALIPER AND ALL SHADE TREES SHALL BE 3/4" MINIMUM CALIPER, WITH A SINGLE DOMINANT CENTRAL LEADER. MULTILEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM CITY STAFF.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
- ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FARMINGTON PLANTING DETAILS.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 2" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOIL COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- ALL PLANTING BEDS SHALL BE CONTAINED BY EROSION MATERIAL OTHER THAN VEGETATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL, INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC. IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR 24 MONTHS.
- NOBYP LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING, LOCATE ALL UTILITIES AND SITE LIGHTING CONDITIONS BEFORE CONSTRUCTION BEGINS.
- ALL RETURNED SHALL BE SOODED WITH 100% BERBERON GRASS SOO
- IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100'.  
 18. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.

**CAUTION NOTICE TO CONTRACTORS**  
 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 UTILITIES 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 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO LOCATE EXISTING UTILITIES.  
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RE-LOCATE ALL EXISTING UTILITIES WHICH CONTACT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



DESCRIPTION	
NO.	
DATE	
BY	
CHKD	

**41E ENGINEERING**

**GRAND SAVINGS BANK  
FARMINGTON, ARKANSAS**

**CONCEPTUAL 4**

**LANDSCAPE ARCHITECT**  
 LANDTEK STUDIOS  
 400 W. MAIN ST., SUITE 200  
 FARMINGTON, AR 72501  
 DATE: 8.13.2024  
 damage prevention is no accident  
 811  
 Know what's below.  
 Call before you dig.  
 800-452-8999  
 Arkansas One-Call  
 www.arkonecall.com

DATE	DRAWN
07/25/2024	FF
DESIGNED	CHECKED
FF	FF

**FOR REVIEW**

PROJECT NO. 3000

SHEET 1

