

BRAND NEW CHURCH PARKING LOT EXTENSION Farmington, Arkansas

LARGE SCALE DEVELOPMENT PLANS

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. ALL MATERIALS AND CONSTRUCTION NOT UNDER THE JURISDICTION OF THE CITY OF FAYETTEVILLE OR WASHINGTON WATER AUTHORITY SHALL COMPLY WITH THE CITY OF FARMINGTON'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
14. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
15. THE CITY OF FAYETTEVILLE WILL BE REVIEWING THIS PROJECT FOR WATER AND SEWER SERVICE AS IT IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF FAYETTEVILLE PER OUR RECORDS.
16. SANITARY SEWER SYSTEM MUST BE INSTALLED, INSPECTED, TESTED, AND CERTIFIED PER ALL CITY OF FAYETTEVILLE STANDARD SPECIFICATIONS FOR INSTALLATION OF SEWER LINES.
17. NO WORK ON THE SEWER-LINES SHOULD TAKE PLACE UNTIL PLANS ARE APPROVED, MATERIAL SUBMITTALS ARE REVIEWED AND APPROVED, AND A PRECONSTRUCTION CONFERENCE HAS OCCURRED AT THE CITY OF FAYETTEVILLE.
18. THIS PROJECT MUST MEET OR EXCEED THE CITY OF FAYETTEVILLE, ARKANSAS STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2017 EDITION.

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. (CITY OF FARMINGTON PHASE 2 RESTUDY FLOODMAP WORKMAP. DATED 09/ 26/ 2018)

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

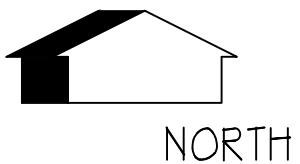
ENGINEER'S NOTICE TO CONTRACTOR

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 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 THEIR WORK.



BASIS OF OBSERVATION:
GPS OBSERVATION - AR NORTH ZONE

VICINITY MAP
N.T.S.



BASIS OF ELEVATION:
BATES JOB 19-316

SURVEY DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ROD WHICH IS S02°50'42"W 150.15' FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°21'21"W 713.69' TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S60°28'58"W 245.70' TO AN EXISTING ALUMINUM MONUMENT, S55°59'50"W 205.43', S42°06'22"W 51.69', THENCE LEAVING SAID RIGHT-OF-WAY N02°12'34"E 1001.95' TO AN EXISTING ROD, THENCE S88°03'52"E 409.71' TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

GENERAL SURVEY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PROJECT SITE ADDRESS: 12838 RUBY RD
FARMINGTON, AR 72730

PARCEL: #760-01916-900

ACREAGE: 1.62

ZONING CLASSIFICATION: R-1

PROPOSED USE: CHURCH OR RELIGIOUS SERVICES
PARKING

OWNER: BRAND NEW CHURCH
271 W MAIN ST
FARMINGTON, AR

ENGINEER/SURVEYOR: BATES + ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350

INDEX OF DRAWINGS

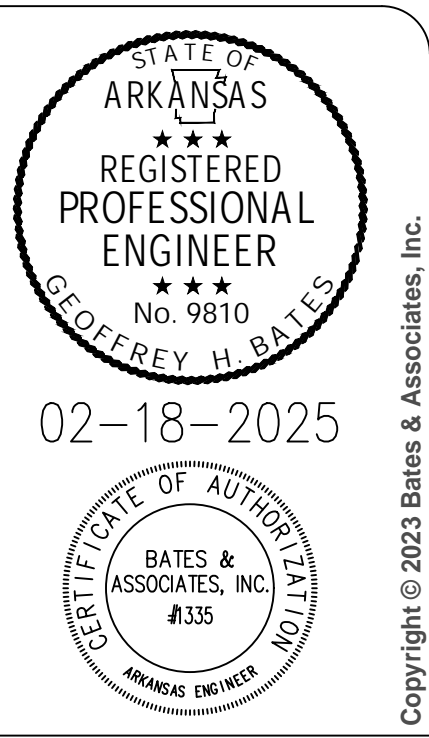
- 01 COVER SHEET
- 02.0 EXISTING SITE + DEMOLITION PLAN
- 03.0-03.1 SITE PLAN

| BUILDING SETBACKS R-1 | |
|-----------------------|---------|
| FRONT SETBACK | 25 FEET |
| SIDE SETBACK | 10 FEET |
| REAR SETBACK | 20 FEET |
| LOT FRONTAGE | 75 FEET |

CONTACT INFORMATION

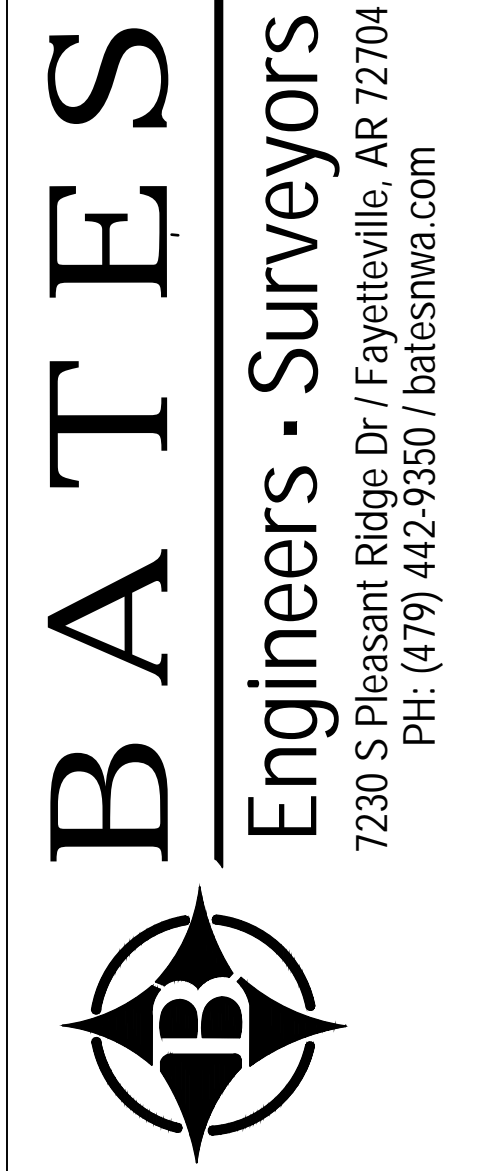
| | | | |
|-----------------------|--|---|--|
| PLANNING & ZONING: | MELISSA MCCARVILLE CITY BUSINESS MANAGER 354 WEST MAIN FARMINGTON, AR 72730 PHONE: (479)267-3865 | WATER/ SEWER: | CITY OF FAYETTEVILLE CORY GRANDERSON 125 W. MOUNTAIN AVE. FAYETTEVILLE, AR 72701 PHONE: (479) 444-3415 |
| | FLOYD SHELLY PUBLIC WORKS DIRECTOR 380 BROYLES FARMINGTON, AR 72730 PHONE: (479)267-3865 | | GAS: |
| PUBLIC WORKS: | BILL HELLARD FIRE CHIEF 372 WEST MAIN P.O. BOX 150 FARMINGTON, AR 72730 PHONE: (479)267-3338 | ELECTRIC: | OZARK ELECTRIC 3641 W. WEDINGTON DR FAYETTEVILLE, AR 72704 PHONE: (800) 521-6144 |
| | | | WASTE: |
| FIRE DEPT: | | TELEPHONE: PRAIRIE GROVE TELEPHONE CO 139 MOCK ST PRAIRIE GROVE, AR 72753 PHONE: (479)267-7200 | |

ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS



| REVISIONS | | DATE |
|--------------|--|----------|
| CONCEPT PLAN | | 12/19/23 |
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| | | |
| | | |
| | | |
| | | |

BNC PARKING LOT
LARGE SCALE DEVELOPMENT PLANS
COVER SHEET
FARMINGTON, ARKANSAS



DRAWING NO.

01



ADJACENT PROPERTY OWNERS:

1) KERSH, KENNETH GRAHAM & LILE
209 W 21ST ST
RUSSELLVILLE, AR, 72801
760-01916-901
ZONED: R-1

2) BRAND NEW CHURCH
271 W MAIN ST
FARMINGTON, AR, 72730
760-01916-800
ZONED: C-2

3) FIRST APOSTOLIC CHURCH
PO BOX 523
FAYETTEVILLE, AR, 72702-0523
760-01916-600
ZONED: R-1

4) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR, 72203-2261
760-01916-700
ZONED: C-2

5) WHITNEY, JENNIFER LYNN
12881 TYLER RD
FARMINGTON, AR, 72730-8603
760-01916-400
ZONED: R-1

6) MCDONALD, JASON C & ELEANOR
PO BOX 734
ELKINS, AR, 72727
760-01916-303
ZONED: R-1

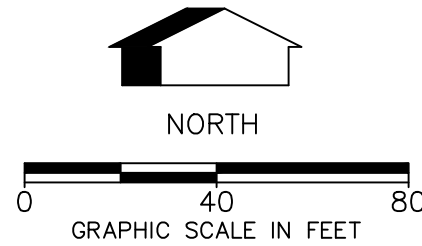
7) BLAVESCIUNAS, TERRY
PO BOX 543
FARMINGTON, AR, 72730
760-01916-301
ZONED: R-1

8) JORDAN, ALBERT & SARAH A
12843 RUBY RD
FARMINGTON, AR, 72730
760-01916-200
ZONED: R-1

CITY NOTE:
ALL WORK WITHIN THE CITY OF FARMINGTON RIGHT OF WAY SHALL COMPLY WITH THE CITY OF FARMINGTON STANDARDS AND WILL REQUIRE INSPECTION BY THE CITY OF FARMINGTON.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS (FIRM PANEL #05143C0195F, DATED 05/16/2008)

- CONSTRUCTION NOTES:
- ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
 - FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
 - ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDING WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
 - ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
 - ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE IMMEDIATELY SHOVELED OR SWEEPED AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR AND PLACED BACK ON THE SITE.
 - ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY OF FARMINGTON OR THEIR REPRESENTATIVE. 48 HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.



ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
02-18-2025

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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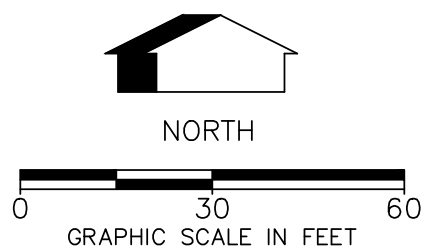
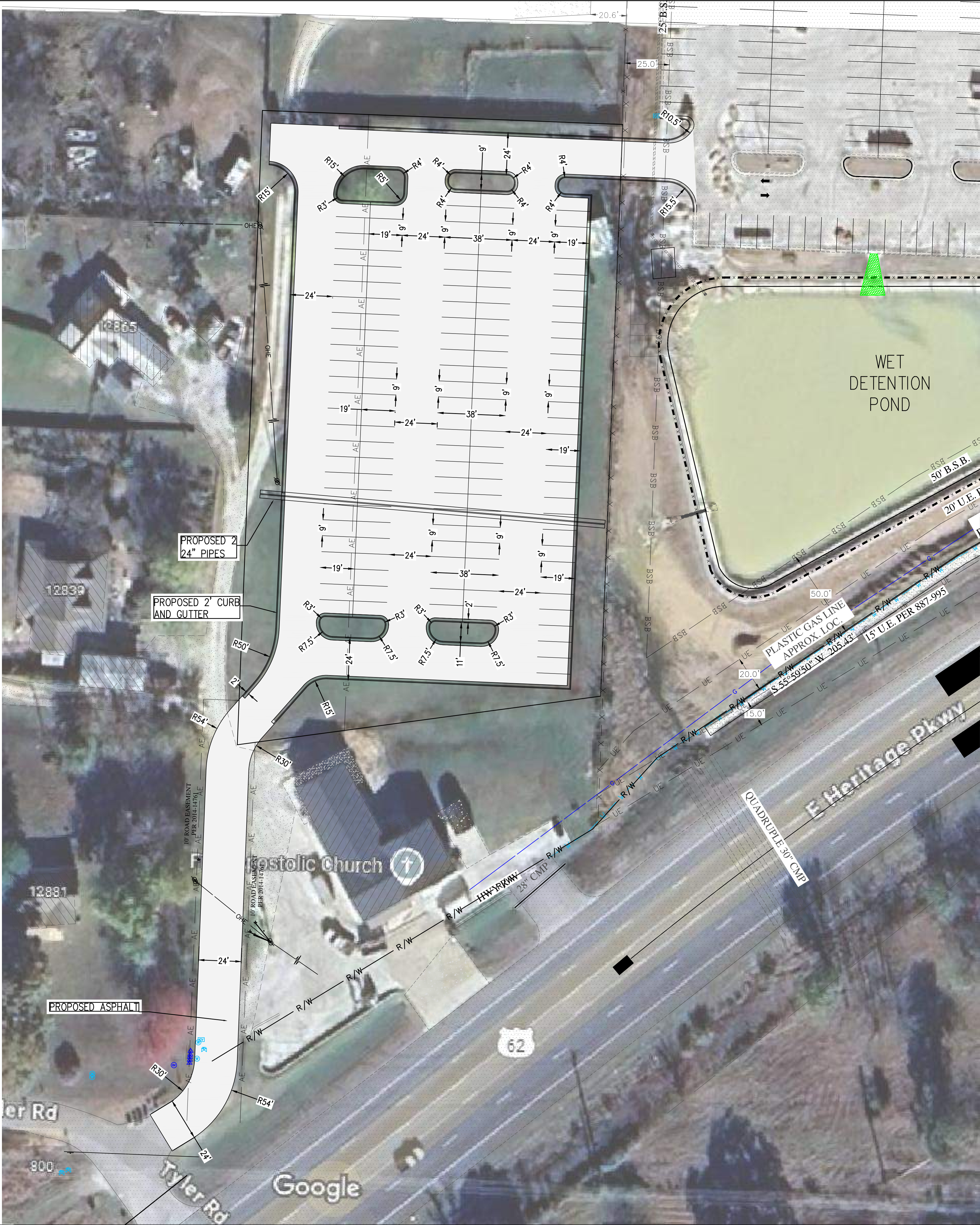
| REVISIONS | DATE |
|--------------|----------|
| CONCEPT PLAN | 12/19/23 |
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BNC PARKING LOT
LARGE SCALE DEVELOPMENT PLANS
DEMOLITION PLAN
FARMINGTON, ARKANSAS

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

PARKING REQUIREMENTS C-2 HIGHWAY COMMERCIAL-
TOTAL STANDARD PARKING PROPOSED: 137 SPACES

| PROPOSED | LEGEND | EXISTING | DESCRIPTION |
|----------|--------|----------|---------------------------------|
| AE | AE | | ACCESS EASEMENT |
| | | | ASPHALT (EDGE) |
| | | | ASPHALT (SURFACE) |
| | | | BOLLARD |
| | | | BUILDING |
| | | | BUILDING SETBACK LINE |
| | | | CABLE TV (UNDERGROUND) |
| | | | CENTERLINE |
| | | | CONCRETE (EDGE) |
| | | | CONCRETE (SURFACE) |
| | | | CONDUIT |
| | | | CONTOURS |
| | | | CURB & GUTTER |
| | | | DRAINAGE FLOW |
| | | | DUMPSTER |
| | | | UTILITY EASEMENT |
| | | | ELECTRICAL (UNDERGROUND) |
| | | | ELECTRICAL (OVERHEAD) |
| | | | ELECT. TRANSFORMER |
| | | | EROSION CONTROL FENCE |
| | | | EROSION CONTROL RIP-RAP |
| | | | FENCE (EX. WIRE/P.R. SCREENING) |
| | | | FIBER OPTIC CABLE |
| | | | FIRE HYDRANT ASSEMBLY |
| | | | FLOWLINE |
| | | | FORCE MAIN |
| | | | GAS MAIN |
| | | | GAS METER/VALVE |
| | | | GRAVEL (EDGE) |
| | | | GRAVEL (SURFACE) |
| | | | IRON PIN - (RE-BAR) |
| | | | LIGHT |
| | | | POND |
| | | | POWER POLE |
| | | | PROPERTY LINE |
| | | | RETAINING WALL |
| | | | RIGHT-OF-WAY |
| | | | SANITARY SEWER MANHOLE |
| | | | SANITARY SEWER PIPE |
| | | | SANITARY SEWER SERVICE |
| | | | SECTION/TIE LINE |
| | | | SIDEWALK |
| | | | SIGN |
| | | | SPOT ELEVATION |
| | | | STABILIZED CONSTRUCTION ENT. |
| | | | STORM SEWER INLET |
| | | | STORM SEWER PIPE |
| | | | STRIPE (PAINTED OR STICKY) |
| | | | TELEPHONE P.D./MANHOLE |
| | | | TELEPHONE (UNDERGROUND) |
| | | | TREE LINE CANOPY |
| | | | TREE/TREE TO BE REMOVED |
| | | | WATER MAIN BLOWOFF VALVE |
| | | | WATER MAIN FIRE DEPT. CONN. |
| | | | WATER MAIN PIPE |
| | | | WATER MAIN REDUCER |
| | | | WATER MAIN THRUST BLOCK |
| | | | WATER METER |
| | | | WATER METER (IRRIGATION) |
| | | | WATER VALVE |



CITY NOTE:
ALL WORK WITHIN THE CITY OF FARMINGTON RIGHT OF WAY SHALL COMPLY WITH THE CITY OF FARMINGTON STANDARDS AND WILL REQUIRE INSPECTION BY THE CITY OF FARMINGTON.

ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

02-18-2025

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
FARMINGTON, ARKANSAS

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| REVISIONS | DATE |
|--------------|----------|
| CONCEPT PLAN | 12/19/23 |

BNC PARKING LOT
LARGE SCALE DEVELOPMENT PLANS
SITE PLAN
FARMINGTON, ARKANSAS

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

DRAWING NO.
03.0

PROJECT NO. 21-386

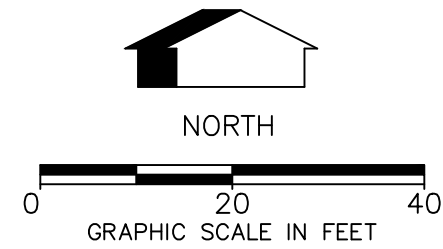
| | |
|--|------------|
| PARKING REQUIREMENTS C-2 HIGHWAY COMMERCIAL- | |
| TOTAL STANDARD PARKING PROPOSED: | 137 SPACES |

| PROPOSED | | EXISTING | DESCRIPTION |
|----------|--|----------|---------------------------------|
| | | | ACCESS EASEMENT |
| | | | ASPHALT (EDGE) |
| | | | ASPHALT (SURFACE) |
| | | | BOLLARD |
| | | | BUILDING |
| | | | BUILDING SETBACK LINE |
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| | | | FIRE HYDRANT ASSEMBLY |
| | | | FLOWLINE |
| | | | FORCE MAIN |
| | | | GAS MAIN |
| | | | GAS METER/VALVE |
| | | | GRAVEL (EDGE) |
| | | | GRAVEL (SURFACE) |
| | | | IRON PIN - (RE-BAR) |
| | | | LIGHT |
| | | | POND |
| | | | POWER POLE |
| | | | PROPERTY LINE |
| | | | RETAINING WALL |
| | | | RIGHT-OF-WAY |
| | | | SANITARY SEWER MANHOLE |
| | | | SANITARY SEWER PIPE |
| | | | SANITARY SEWER SERVICE |
| | | | SECTION/TIE LINE |
| | | | SIDEWALK |
| | | | SIGN |
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| | | | STORM SEWER INLET |
| | | | STORM SEWER PIPE |
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| | | | WATER METER (IRRIGATION) |
| | | | WATER VALVE |



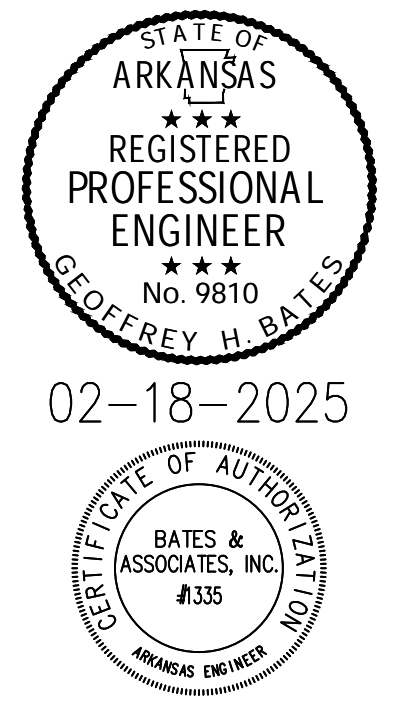
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ENGINEER: G. BATES

DRAWN BY: M. WILLIAMS



02-18-2025


[illegible]

BNC PARKING LOT

LARGE SCALE DEVELOPMENT PLANS

SITE PLAN

FARMINGTON, ARKANSAS



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

DRAWING NO.

03.1

PROJECT NO. 21-366