



Planning Commission Meeting

September 2, 2026 | 12:00 PM

Planning Commission

- I. Call to Order
- II. Notice of a Quorum
- III. Approval of August Meeting Minutes
- IV. Large-Scale Development – 7-Eleven Speedway – 3550 Hwy 367 – Davidson Engineering
- V. Non-Conforming Facade Request – 900 N Main – Downtown Church of Christ
- VI. Adjournment

Board of Zoning Adjustment

- VII. Call to Order
- VIII. Notice of a Quorum
- IX. Variance Request – Front Setback – 1226 Linden Street – Davidson Engineering
- X. Adjournment

Steve Jordan (Chairman)
Amy Cox
Andrew Ingle

Larry DeGroat (Vice Chairman, Secretary)
Casey Cullipher
Jamie Mobley

Matt Boyd
Charles Green
Todd Sparks



PLANNING REPORT

TO: Planning Commission, City of Searcy
FROM: Richard Stafford, Planning & Development Director
SUBJ: September 2, 2026 Planning Commission Meeting
DATE: August 28, 2026

There are 2 actionable items scheduled for the upcoming Planning Commission meeting and 1 item for the Board of Zoning Adjustment.

Planning Commission

1. Large-Scale Development – 7-Eleven Speedway – 3550 Hwy 367 – Davidson Engineering

This is a Large-Scale Development submission for a proposed fueling station/truck stop located on the east side of the interstate at the corner of the exit 42 off-ramp and Hwy 367. At the time of writing, Mr. Davidson is working through some drainage comments with Adam Whitlow, but the staff has no issues with the submission.

2. Non-conforming Façade Request – 900 North Main – Downtown Church of Christ

Downtown Church of Christ is constructing a new building to house their food pantry. They are requesting to construct a standard metal building. The building is located on their 10-acre tract north of the church building. It's proposed to sit at the edge of the parking lot between the existing El Puente building and the community garden. The building would be visible from both North Main Street and Oak Street which requires it to meet the commercial design standards. They are essentially asking to waive that requirement and allow them to construct a metal building for cost purposes.

Board of Zoning Adjustment

1. Variance Request – Front Setback – 1226 Linden Street – Davidson Engineering

This is a request for a variance of a front setback requirement of 45' in C-4. Wintemp is demolishing an existing building and constructing a new structure in the same place. They are requesting the variance in order to match the existing setback of the remaining building along Linden Street.

**Searcy Planning Commission
Meeting Minutes
August 5, 2026**

This regularly scheduled meeting of the Planning Commission was held in the City Hall Chambers at 12:00 Noon.

Commission Members Present:

Steve Jordan, Chairman
Larry DeGroat, Vice Chairman/Secretary
Matt Boyd
Amy Cox
Casey Cullipher
Charles Green
Andrew Ingle
Todd Sparks

City of Searcy Staff Present:

Richard Stafford, City Planner
Gabrielle Swain, Recording Secretary
Andrew Bogan, Assistant Fire Chief

Commission Members Not Present:

Jamie Mobley

Chairman Jordan called the meeting to order and noted that a quorum was present.

Approval of Minutes

The first item on the agenda was the approval of the July Planning Commission meeting minutes.

Commissioner Green made a motion to approve the minutes as presented. Commissioner Boyd seconded the motion. The motion passed unanimously.

Large Scale Development – Hawks Homes – Taylor Rd, Cartoon Dr, Eastline Rd – Davidson Engineering

The next item on the agenda was a large scale development for Hawks Homes at the intersection of Taylor Road and Cartoon Drive. Bear Davidson was present to represent this item; he described the surrounding area as primarily industrial and vacant land, and added that the property was graveled within the last five years. Mr. Davidson stated that the developer intends to utilize the existing gravel and top-dress it without the use of geogrid.

Mr. Davidson explained that at the northwest corner of the property, the developer intends to pave an entry and parking area for public use, and add a retrofitted mobile home structure to be used as an office. City Planner Richard Stafford confirmed the manufactured home was permitted because the property would not be utilized as a residence, and added that it meets commercial façade standards. Mr. Davidson stated that the rest of the lot is intended to be used to display mobile homes for sale. Mr. Davidson stated that no sidewalks are proposed because the surrounding area is industrial and does not currently have sidewalks.

Mr. Davidson also requested approval of an in-lieu contribution for half-street improvements, which would enable him to request the City Council waive half-street improvements. Mr. Davidson explained that this request aligned with the recommendation of Adam Whitlow, acting City Engineer, that the

roads remain open-ditch due to the minimal running slope in the area. Mr. Davidson added that the plans indicate a 30-foot right-of-way dedication rather than a 25-foot right-of-way dedication to accommodate the ditches. **Commissioner Green made a motion to approve the large scale development as presented—with the proposed gravel and without sidewalks—and to approve an in-lieu contribution for half-street improvements, thereby enabling the applicant to request City Council waive half-street improvement requirements. Commissioner Boyd seconded the motion. The motion passed unanimously.**

Request to Waive Sidewalks – Veterans Blvd Storage – 1150 Veterans Blvd – Ferrell Stokes

The next item on the agenda was a request to waive sidewalks at Veterans Blvd Storage located at 1150 Veterans Blvd. Bear Davidson was present to represent this agenda item. Mr. Davidson advocated for waiving sidewalk requirements at the property on the basis of the proximity of industrial development, both current and planned. He also identified the applicant's desire to save a tree on the property that is located near the proposed sidewalk. City Planner Richard Stafford explained that there is space for a sidewalk to be built to the side of the tree in order to preserve it.

City Planner Richard Stafford explained that the adopted Active Transportation Plan identifies a proposed sidewalk at the property. He also explained that sidewalks in industrial areas are beneficial because they provide residents with a safe option for commuting to work. The Commission acknowledged that the sidewalk would not be connected to an existing sidewalk at this time, but also discussed that over time, as development progresses, additional sidewalks would be constructed.

Commissioner DeGroat made a motion to deny the applicant's request to waive sidewalks.

Commissioner Sparks seconded the motion. The motion passed unanimously.

Adjournment

Larry DeGroat, Secretary

**Searcy Board of Zoning Adjustment
Meeting Minutes
August 5, 2026**

This meeting of the Board of Zoning Adjustment was held in the City Hall Chambers immediately following the regularly scheduled meeting of the Planning Commission at 12:00 Noon.

Commission Members Present:

Steve Jordan, Chairman
Larry DeGroat, Vice Chairman/Secretary
Matt Boyd
Amy Cox
Casey Cullipher
Charles Green
Andrew Ingle
Todd Sparks

City of Searcy Staff Present:

Richard Stafford, City Planner
Gabrielle Swain, Recording Secretary
Andrew Bogan, Assistant Fire Chief

Commission Members Not Present:

Jamie Mobley

Chairman Jordan called the meeting to order and noted that a quorum was present.

Variance – Second Entry for Storage Facilities – Veterans Blvd Storage – 1150 Veterans Blvd – Ferrell Stokes

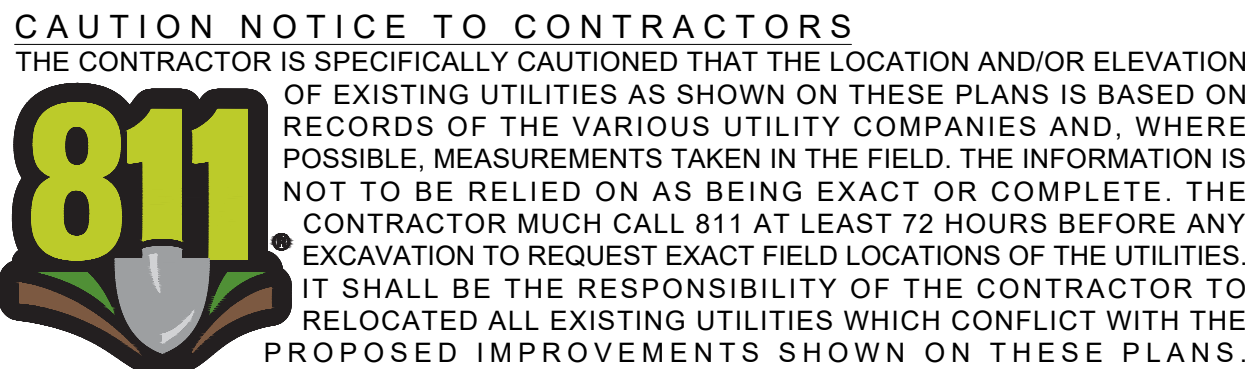
The next item on the agenda was a request for a variance to waive the requirement for a second entry for Veterans Blvd Storage, located at 1150 Veterans Blvd. Bear Davidson was present to represent this agenda item, which concerns Article 3-12 of the Searcy Zoning Code, which states “no Self-Storage Facility shall be permitted unless the same is served by at least two vehicular entrances to the property.”

City Planner Richard Stafford recommended revising Article 3-12 in the future and stated that such developments should be evaluated on a case-by-case basis. Mr. Stafford explained that Fire Department access and navigation are prioritized during all development reviews, but that the size and shape of the proposed development does not necessitate a second entrance. Mr. Davidson also clarified that there are no plans for expansion on the lot. **Commissioner Green made a motion to approve the variance as presented. Commissioner DeGroat seconded the motion. The motion passed unanimously.**

Adjournment

Larry DeGroat, Secretary

Key	CFL Interstate Dimension Element	7-Eleven Standard	Store
O	Edge of dispenser island to edge of curb (bypass lane)	24'	25'
P	Edge of canopy slab to stopbar	80'	80'
Q	Minimum clearance from curb to truck path	5'	5'
R	Minimum clearance from inside curb to truck path with tight turn	10'	15.4'
S	Dimensions of typical CFL parking spots	12'x70'	12'x70'
T	Edge of 90° straight parking to edge of curb	65'	65.5'
U	Edge of 45° angled parking to edge of curb	55'	N/A
V	Sidewalk or crosswalk width to CFL area	5'	5'
W	Minimum CFL driveway	35'	40'
X	Minimum combined CFL ingress/egress	55'	40'
Y	Distance from center of stopbar to the closest store door	<175'	175'
Z	CFL canopy column spacing	19'	19'
	Number of lanes (Interstate site)	5 min.	6
	CFL parking amount (Interstate site)	10 min.	22

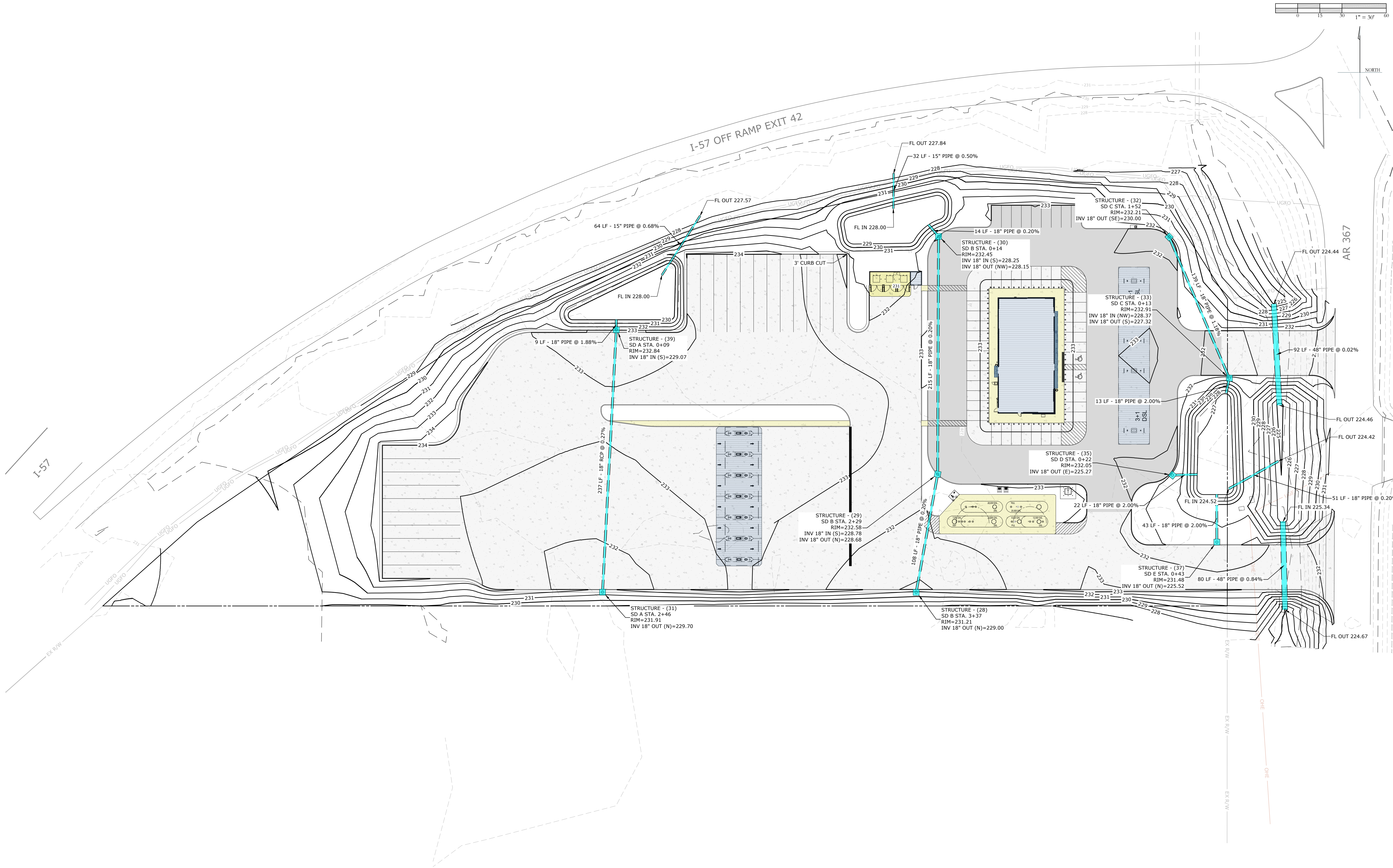


[37729 Davidson AR-Eng FINAL.dwg] [26-042 (Civl 3D).dwg]
Drawing name: 2:26-0026-55 - Searcy 711 - Retail Partners Development\Design Drawings\26-55 DESIGN.dwg Aug 28, 2026 - 4:30pm

811

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 UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



THE DIMENSION GROUP

ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING
5600 S. GARDEN AVENUE, SUITE 200, DALLAS, TEXAS 75246
TEL: 719.558.1182 www.dimensiongroup.com

BY

DATE

REVISION DESCRIPTION

DATE

GRADING & DRAINAGE PLAN

SEARCY 7-11 SPEEDWAY
RETAIL PARTNERS DEVELOPMENT
SEARCY, ARKANSAS

SHEET

C4.0

project no.

26-55

date

8/28/2026 - 4:30 pm

dwg.

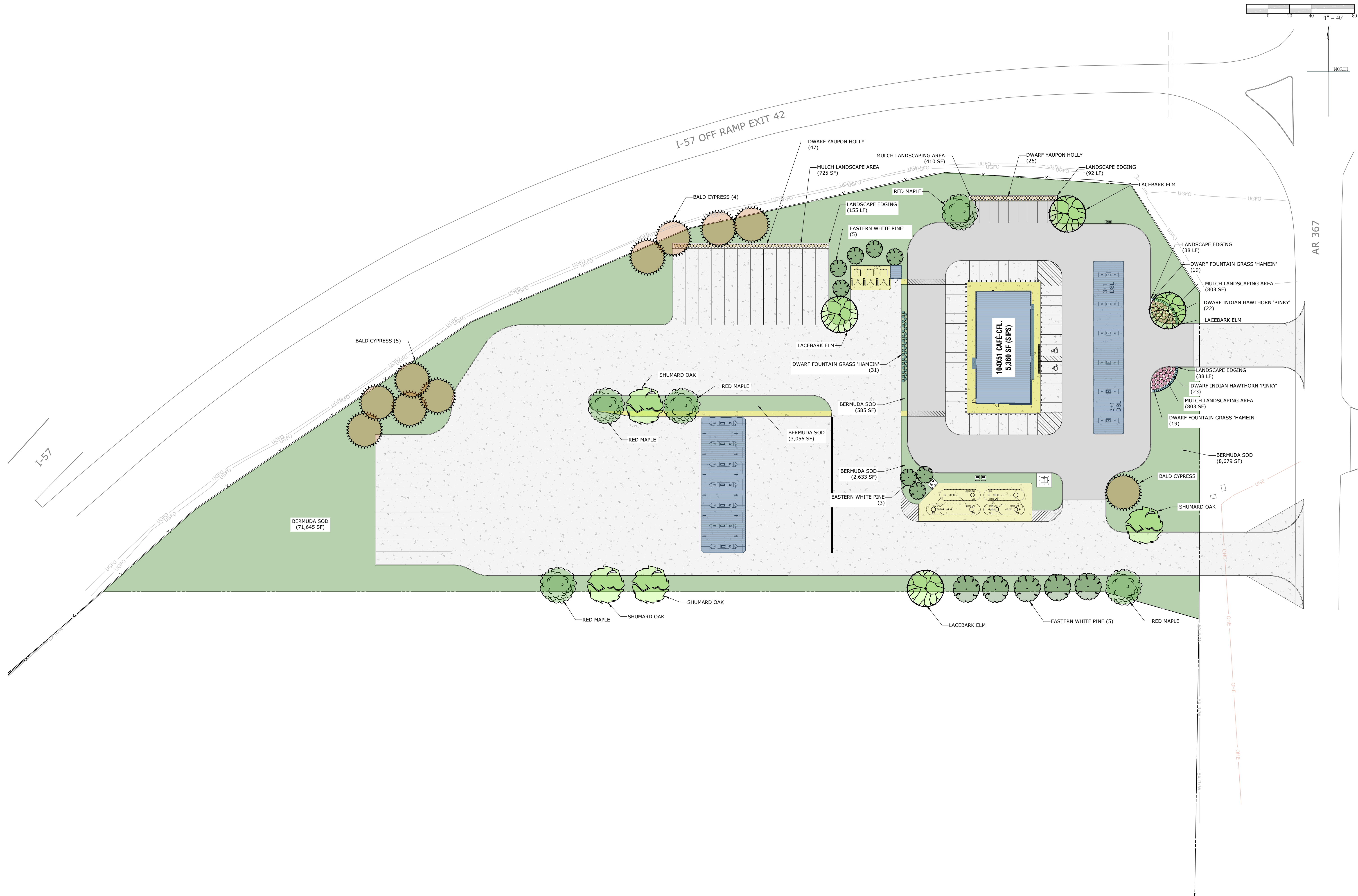
26-55 DESIGN.dwg

drawn by

designed by

approved by

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IN ALL FORMS AND OTHER RIGHTS RESERVED.
INCLUDING COPYRIGHT. THEY MAY NOT BE
REPRODUCED OR USED FOR ANY PURPOSE WITHOUT
THE WRITTEN PERMISSION OF THE DIMENSION GROUP.



CAUTION NOTICE TO CONTRACTORS

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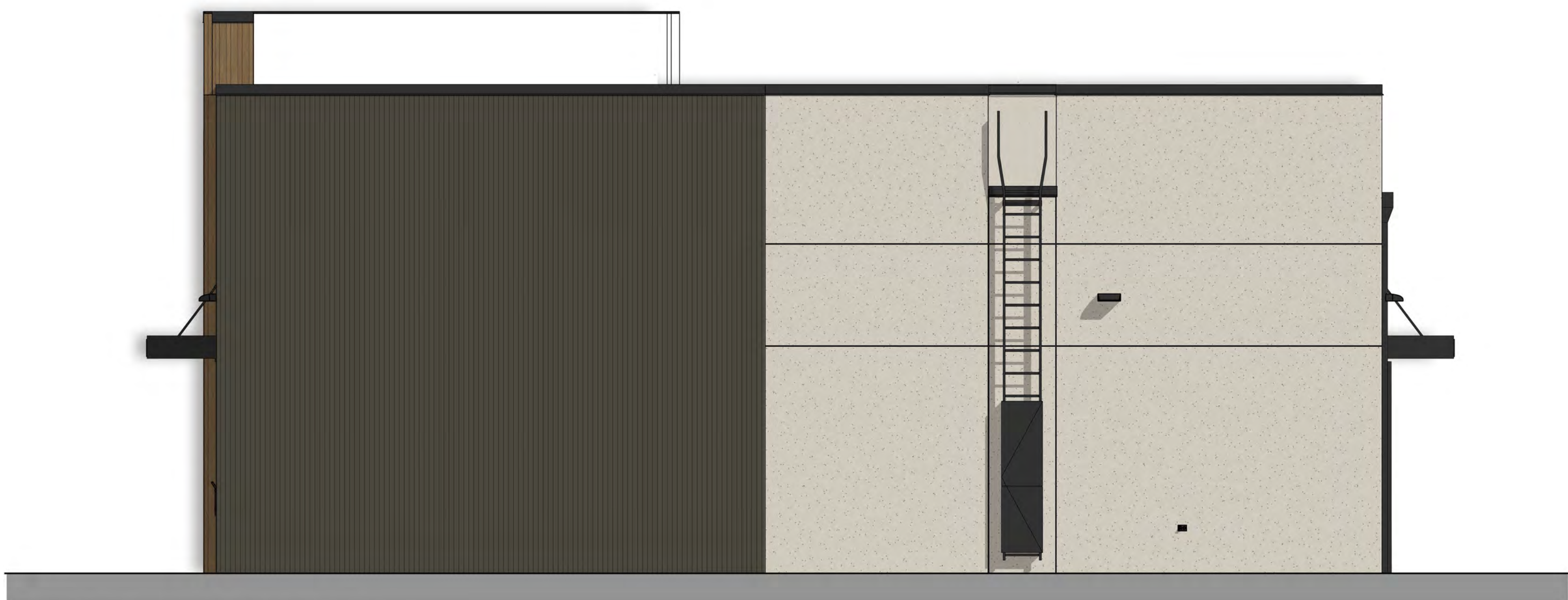
4 FRONT (EAST) ELEVATION
1/4" = 1'-0"



3 REAR (WEST) ELEVATION
1/4" = 1'-0"



2 LEFT (SOUTH) ELEVATION
1/4" = 1'-0"



1 RIGHT (NORTH) ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE					
CODE	DESCRIPTION	COLOR	MANUFACTURER	MODEL	COMMENTS
EIFS	EIFS	104 DOVER SKY	DRYVIT	OUTSULATION PLUS MD. SANDPEBBLE FINE TEXTURE, 7/16" 01 1022 ST	
FC-1	FIBER CEMENT PANELS - VINTAGEWOOD	CEDAR	NICHIHA	AWP 3030	VERTICAL INSTALLATION
CMU-1	8" INTEGRALLY-COLORED ARCHITECTURAL CMU	TERRAZZO	FEATHERLITE, ECHELON OR APPROVED EQUAL	PALO DURO SERIES BURNISHED CONCRETE MASONRY UNITS	EXPOSED CMU ONLY
MT-1	EXPOSED FASTENER CORRUGATED METAL PANEL	BURNISHED SLATE	PAC-CLAD	7/8" 24 GAUGE CORRUGATED METAL PANEL	INSTALL VERTICALLY
MT-2	PRE-FINISHED METAL COPING & COMPRESSION EDGE	COAL BLACK	DURO-LAST	DURO-LAST #6052 & #3110	20 GA. PREFINISHED METAL PARAPET CAP
MT-3	PRE-FINISHED ALUMINUM CANOPY	MATTE BLACK	MAPES ARCHITECTURAL CANOPIES	MAPES LUMINSHADE CANOPY	MATTE BLACK BAKED ENAMEL WITH REAR GUTTER CONNECTIONS
MT-4	PRE-FINISHED ALUMINUM DOWNSPOUTS, SCUPPER & COLLECTION BOXES	MATTE BLACK	ATAS	COMMERCIAL GRADE WATER CONTROL	
P-1	EXTERIOR UTILITIES, EXTERIOR HM DOORS & FRAMES	VERSATILE GRAY	SHERWIN WILLIAMS	SW6072	SEE PAINT SCHEDULE FOR ADDITIONAL INFORMATION
P-3	TRASH ENCLOSURE GATE, TRASH ENCLOSURE BOLLARDS & PIPING	TRICORN BLACK	SHERWIN WILLIAMS	SW6258	SEE PAINT SCHEDULE FOR ADDITIONAL INFORMATION
MR-1	MEMBRANE ROOFING SYSTEM	WHITE	DURO-LAST	WHITE 40MIL SINGLE PLY PVC ROOFING MEMBRANE	
S-1	ALUMINUM STOREFRONT FRAMING	#29 BLACK	KAWNEER	451T VG	

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN 10451 LTC CFL
STREET ADDRESS
ANTOWN, USA 00000
EXTERIOR COLORED ELEVATIONS

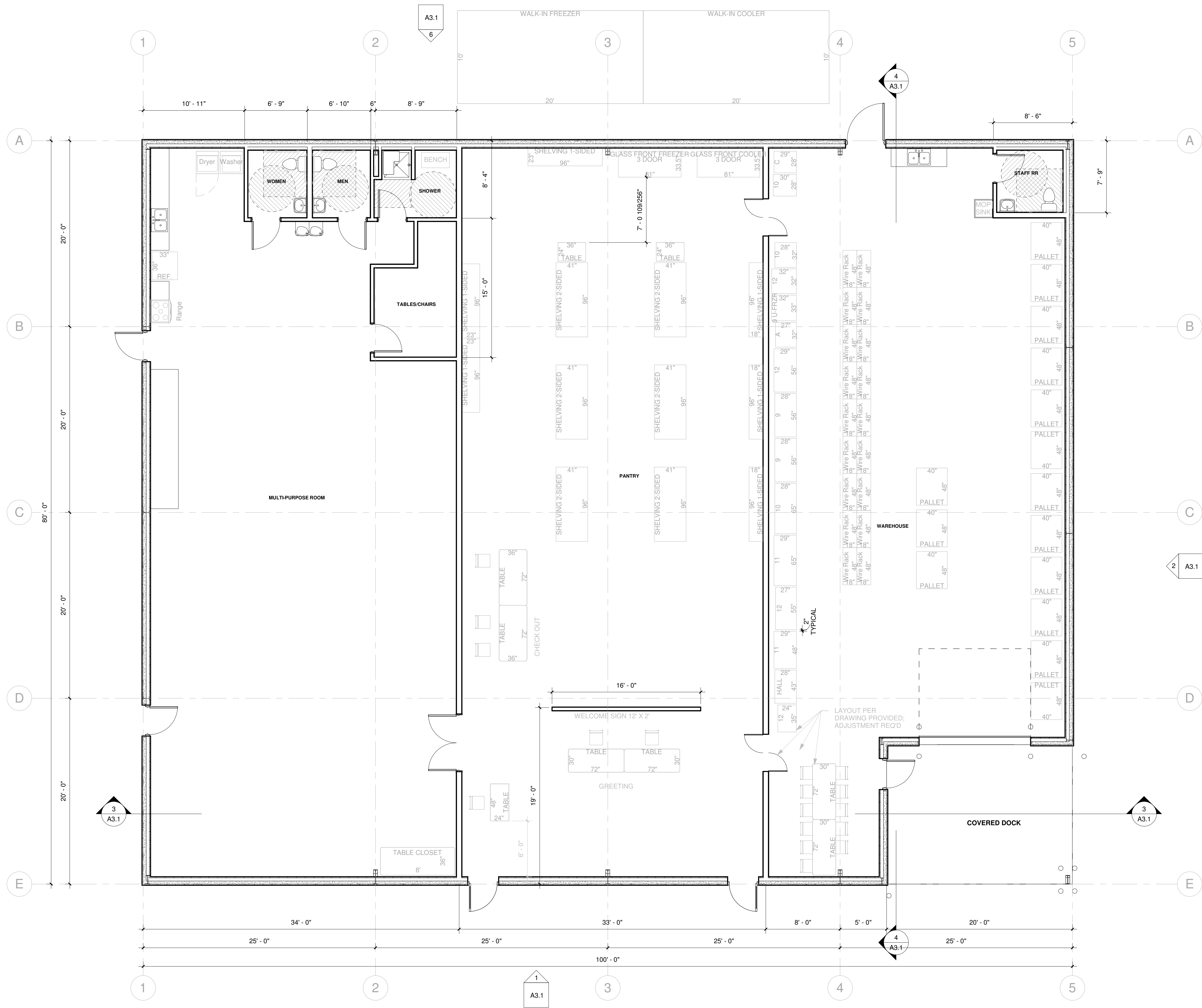
Documents prepared by A/E
for specific project and specific use
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reproduction or use of these drawings
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without the expressed written consent
of the A/E firm is prohibited. If
used in a way other than that
intended, the user assumes all
liability for any claims and losses.

JOB #: Project Number
SCALE: 1/4" = 1'-0"
DATE: Issue Date
DRAWN BY: Author
CHECKED BY: Checker

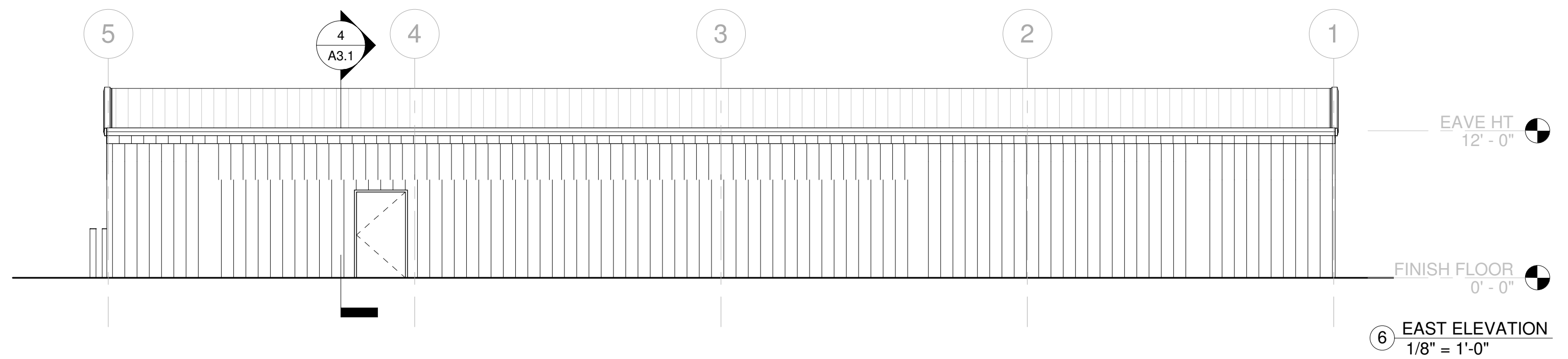
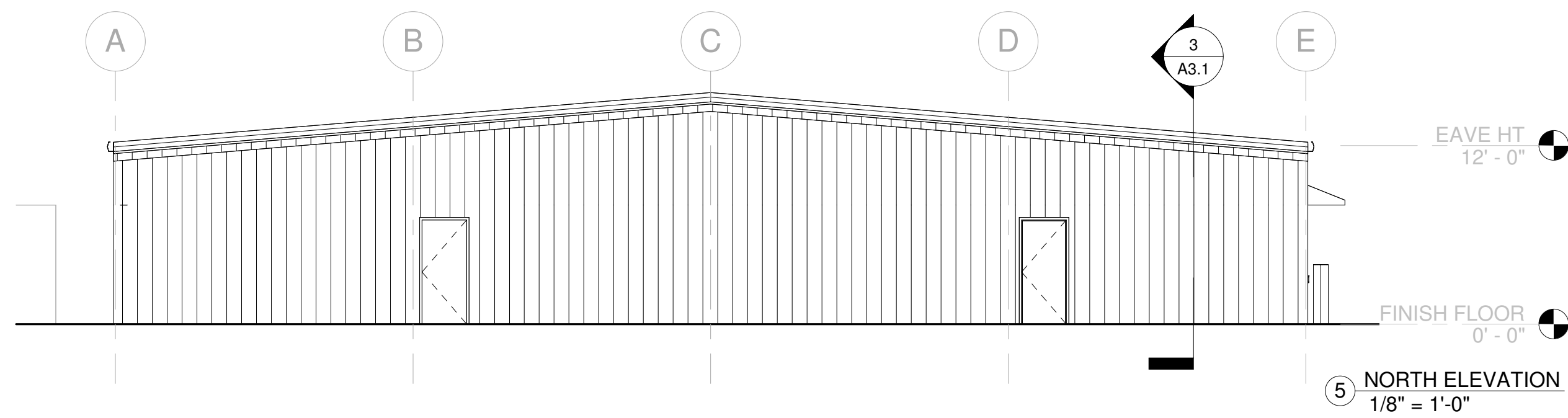
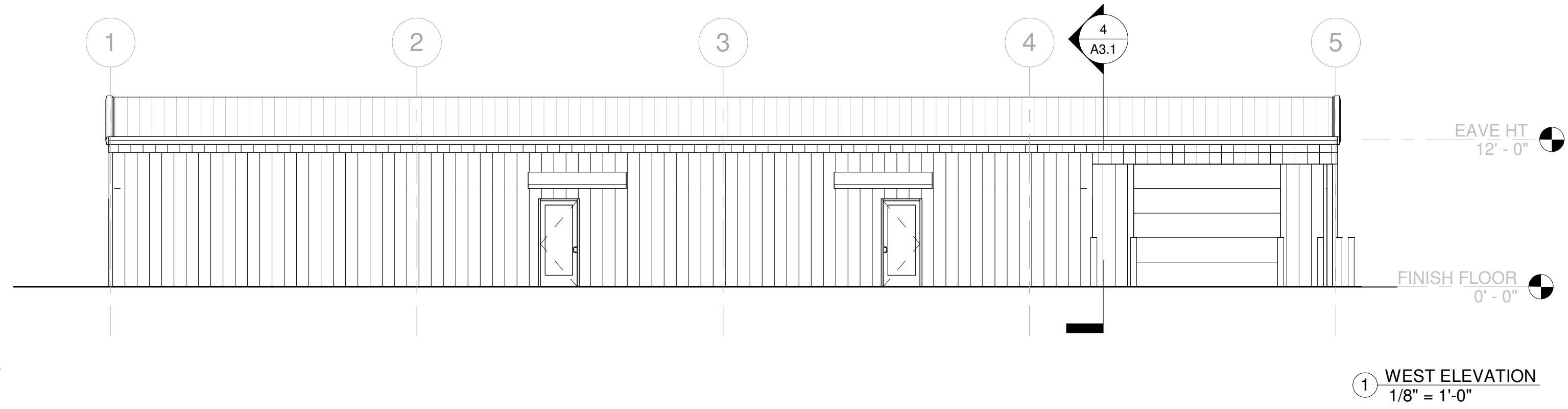
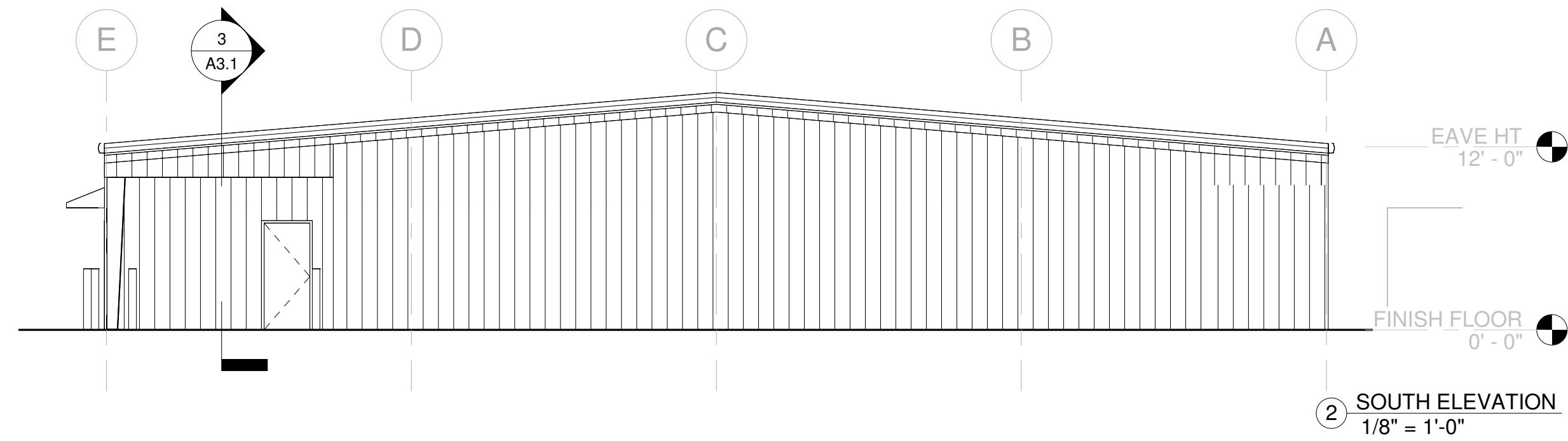
PRELIMINARY
DRAWINGS
DESIGN
FOR PERMIT
CONSTRUCTION

SHEET:
A3.3

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7/30/2026 7:22:26 AM





016-10145-000

016-10167-000

916 N Main St.
Downtown Church of
Christ Food Pantry

910

016-10171-000

016-01266-000

903

016-01265-000

901

016-01264-000

016-01285-000

400

016-01286-000

406

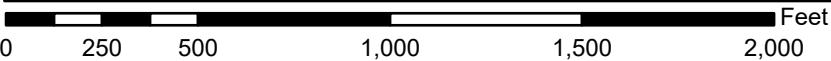
016-01287-000

03/13/2023

National Flood Hazard Layer FIRMette



91°44'23"W 35°15'37"N



1:6,000

91°43'45"W 35°15'8"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/3/2026 at 3:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

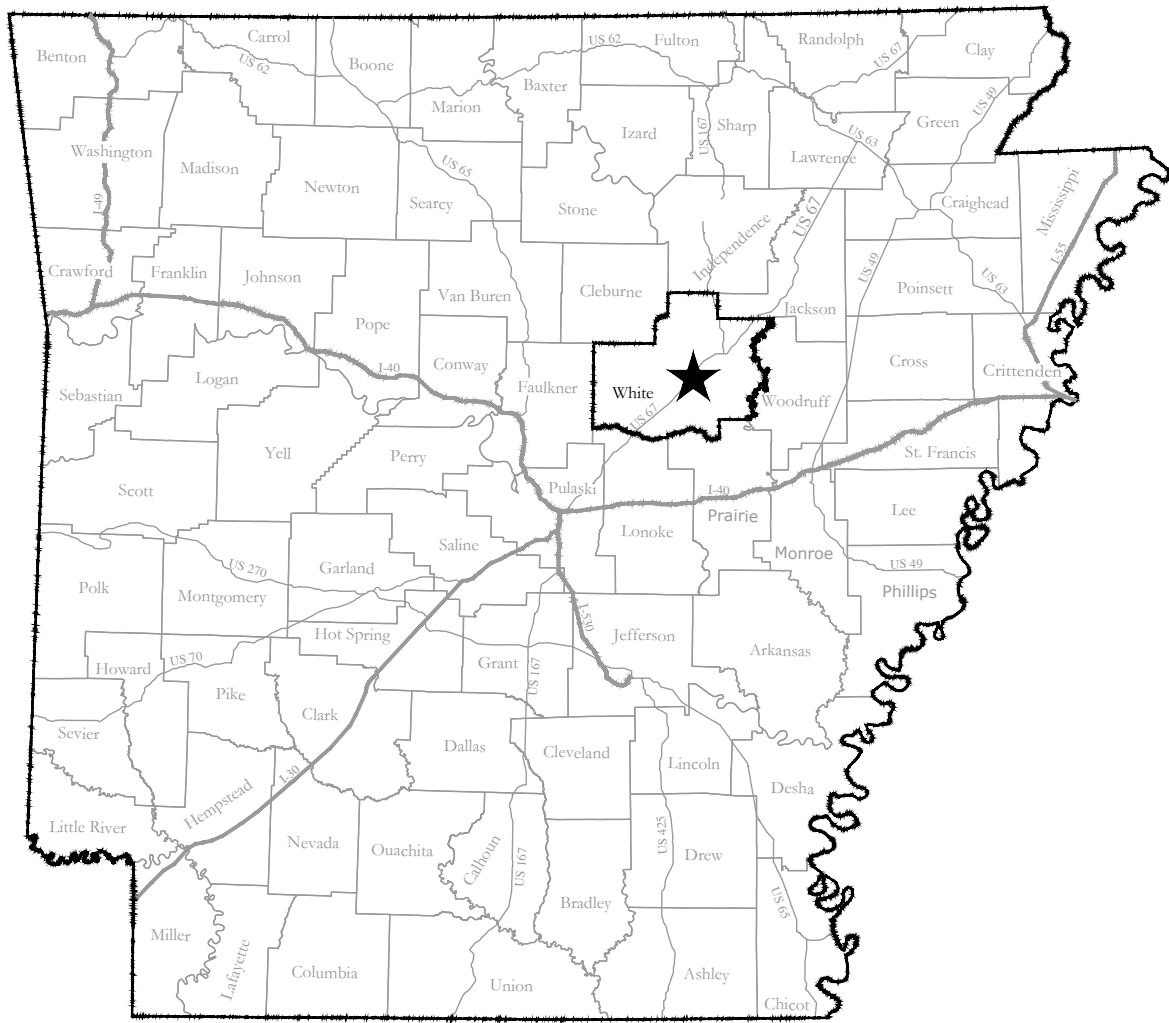
SHEET INDEX

V1	BOUNDARY SURVEY
C1.0	GENERAL NOTES
C2.0	DEMOLITION PLAN
C3.0	EROSION CONTROL PLAN
C4.0	SITE PLAN
C5.0	GRADING AND DRAINAGE PLAN
C6.0	MISCELLANEOUS DETAILS
L1	LANDSCAPE PLAN

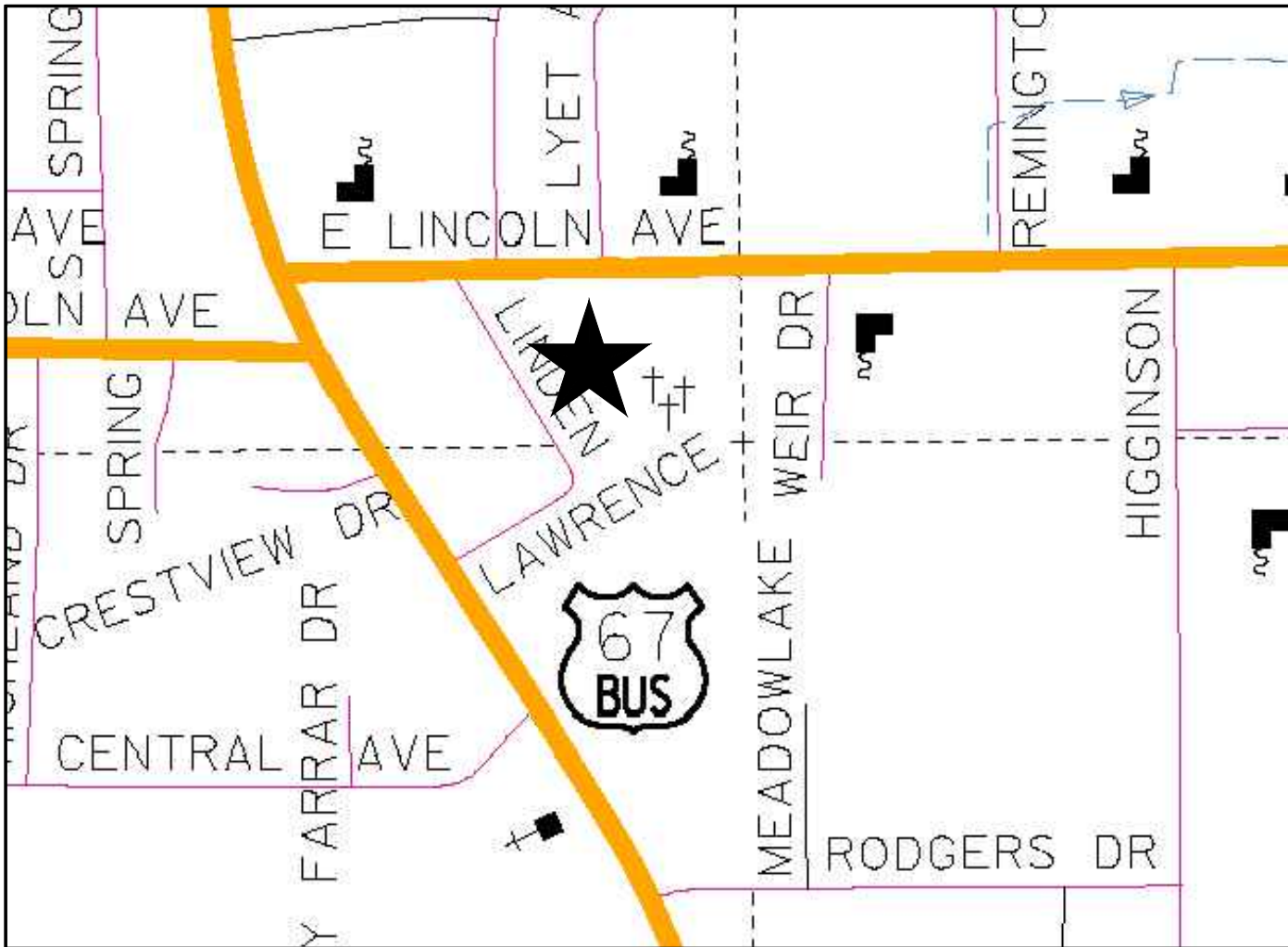
WINTEMP EXPANSION
TIM BENNETT

1226 LINDEN ST
SEARCY, AR 72143

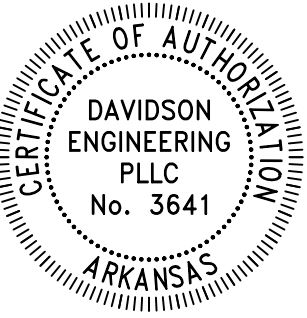
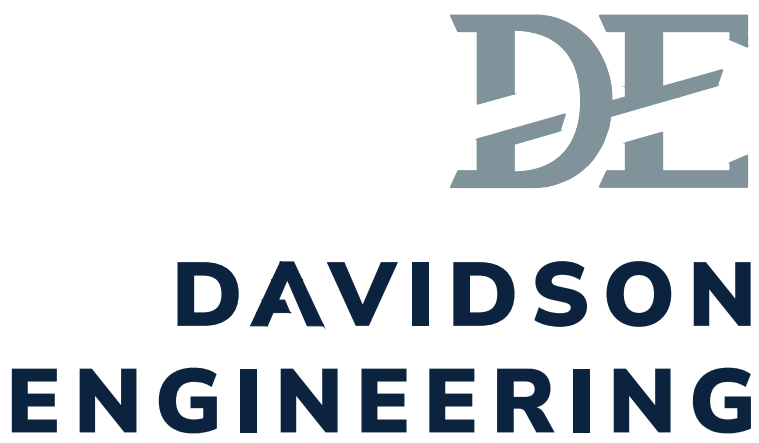
JUNE 26, 2026
DE PROJECT NO. 26-42

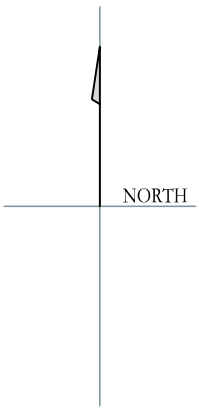
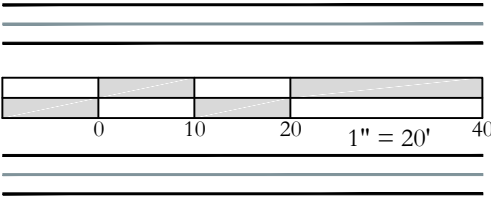


LOCATION MAP



VICINITY MAP





WINTEMP EXPANSION
TIM BENNETT

1226 LINDEN ST,
SEARCY, AR 72143



REVISIONS:

PROJECT NUMBER:

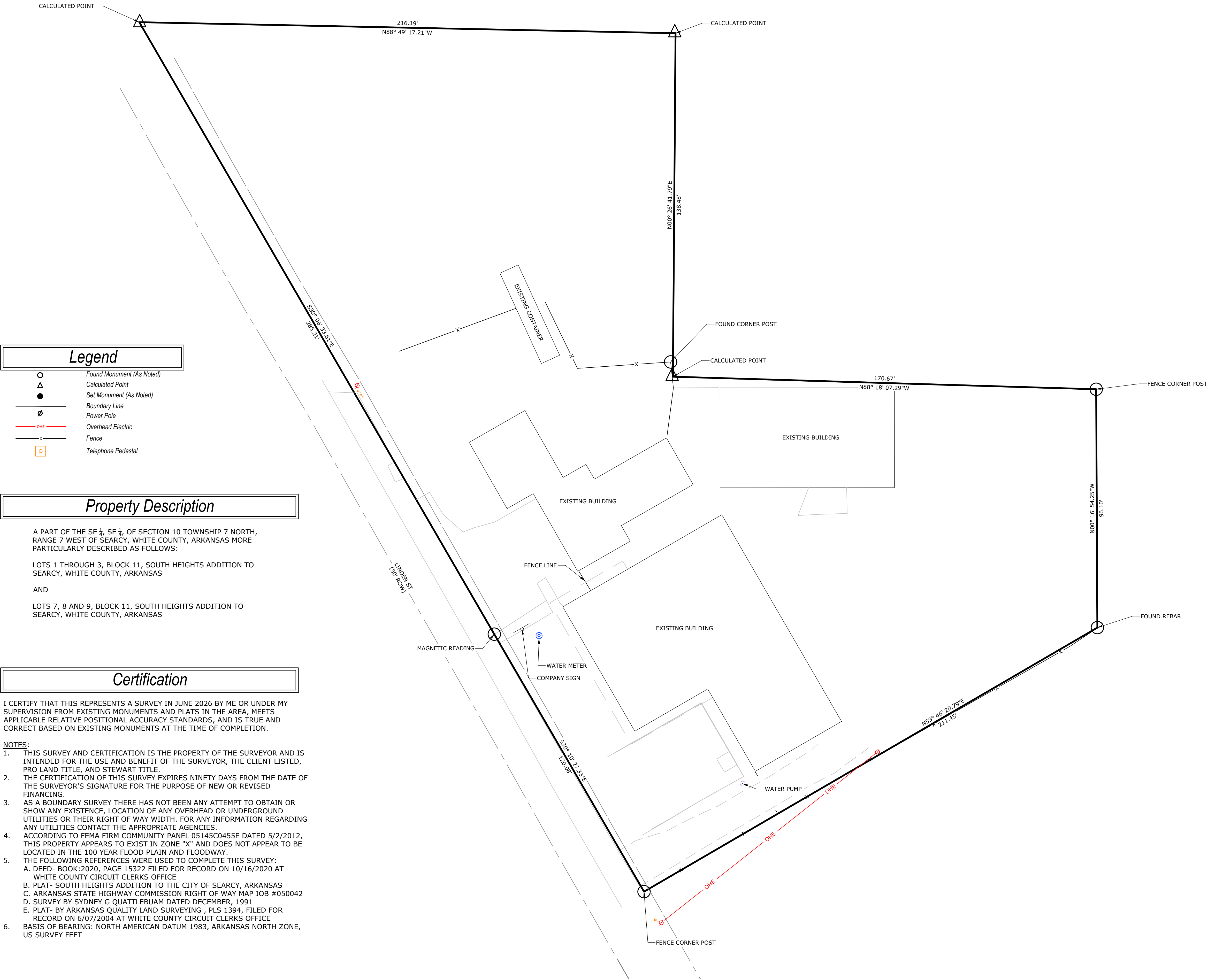
DE26-42

DATE:

JUNE 26, 2026

V1

BOUNDARY SURVEY



Legend

- Found Monument (As Noted)
- Calculated Point
- Set Monument (As Noted)
- Boundary Line
- Power Pole
- Overhead Electric
- Fence
- Telephone Pedestal

Property Description

A PART OF THE SE $\frac{1}{4}$, SE $\frac{1}{4}$, OF SECTION 10 TOWNSHIP 7 NORTH,
RANGE 7 WEST OF SEARCY, WHITE COUNTY, ARKANSAS MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 3, BLOCK 11, SOUTH HEIGHTS ADDITION TO
SEARCY, WHITE COUNTY, ARKANSAS

AND

LOTS 7, 8 AND 9, BLOCK 11, SOUTH HEIGHTS ADDITION TO
SEARCY, WHITE COUNTY, ARKANSAS

Certification

I CERTIFY THAT THIS REPRESENTS A SURVEY IN JUNE 2026 BY ME OR UNDER MY
SUPERVISION FROM EXISTING MONUMENTS AND PLATS IN THE AREA, MEETS
APPLICABLE RELATIVE POSITIONAL ACCURACY STANDARDS, AND IS TRUE AND
CORRECT BASED ON EXISTING MONUMENTS AT THE TIME OF COMPLETION.

NOTES:

- THIS SURVEY AND CERTIFICATION IS THE PROPERTY OF THE SURVEYOR AND IS
INTENDED FOR THE USE AND BENEFIT OF THE SURVEYOR, THE CLIENT LISTED,
PRO LAND TITLE, AND STEWART TITLE.
- THE CERTIFICATION OF THIS SURVEY EXPIRES NINETY DAYS FROM THE DATE OF
THE SURVEYOR'S SIGNATURE FOR THE PURPOSE OF NEW OR REVISED
FINANCING.
- AS A BOUNDARY SURVEY THERE HAS NOT BEEN ANY ATTEMPT TO OBTAIN OR
SHOW ANY EXISTENCE, LOCATION OF ANY OVERHEAD OR UNDERGROUND
UTILITIES OR THEIR RIGHT OF WAY WIDTH. FOR ANY INFORMATION REGARDING
ANY UTILITIES CONTACT THE APPROPRIATE AGENCIES.
- ACCORDING TO FEMA FIRM COMMUNITY PANEL 05145C0455E DATED 5/2/2012,
THIS PROPERTY APPEARS TO EXIST IN ZONE "X" AND DOES NOT APPEAR TO BE
LOCATED IN THE 100 YEAR FLOOD PLAIN AND FLOODWAY.
- THE FOLLOWING REFERENCES WERE USED TO COMPLETE THIS SURVEY:
A. DEED- BOOK:2020, PAGE 15322 FILED FOR RECORD ON 10/16/2020 AT
WHITE COUNTY CIRCUIT CLERKS OFFICE
B. PLAT- SOUTH HEIGHTS ADDITION TO THE CITY OF SEARCY, ARKANSAS
C. ARKANSAS STATE HIGHWAY COMMISSION RIGHT OF WAY MAP JOB #050042
D. SURVEY BY SYDNEY G QUATTLEBUAM DATED DECEMBER, 1991
E. PLAT- BY ARKANSAS QUALITY LAND SURVEYING , PLS 1394, FILED FOR
RECORD ON 6/07/2004 AT WHITE COUNTY CIRCUIT CLERKS OFFICE
- BASIS OF BEARING: NORTH AMERICAN DATUM 1983, ARKANSAS NORTH ZONE,
US SURVEY FEET

Z:\26-0026-42 - Wintemp - Bennett\Design Drawings\26-42-42 DESIGN.dwg 8/4/26 at 8:56am

GENERAL DEMOLITION NOTES

- ALL AREAS WITHIN THE LIMITS OF DISTURBANCE TO BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE TOPOGRAPHICAL SURVEY OR EXISTING CONDITIONS SHEET FOR REFERENCE. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF TO AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL DISPOSE OF ALL MATERIALS RESULTING FROM DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS THAT GOVERN SUCH OPERATIONS.
- ALL ABANDONED SERVICE LINES SHALL BE DISCONNECTED AND CAPPED PER UTILITY COMPANY REQUIREMENTS. COORDINATE ALL DISCONNECTIONS WITH UTILITY COMPANIES.
- CONTRACTOR IS TO BRING TO THE ATTENTION OF THE CIVIL ENGINEER ANY AREA OF DEMOLITION IN QUESTION BEFORE PROCEEDING WITH WORK.
- CONTRACTOR TO REVIEW AND COORDINATE DEMOLITION LIMITS WITH PROPOSED CONSTRUCTION PLANS.
- EXISTING CLEAN TOPSOIL IS TO BE STOCKPILED FOR FUTURE USE ON THIS SITE AND IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
- ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE REMOVED WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
- AT ALL LOCATIONS WHERE NEW ASPHALT PAVING, CONCRETE PAVING, CURB AND GUTTER, SIDEWALK OR TRAIL IS TO BE INSTALLED ADJACENT TO EXISTING PAVING OR CONCRETE THAT IS TO REMAIN, CONTRACTOR SHALL SAW CUT A CLEAN LINE.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 811 AT LEAST 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.

GENERAL EROSION CONTROL NOTES

- CONTRACTOR SHALL IMPLEMENT ALL REQUIRED BEST MANAGEMENT PRACTICES (BMPs) AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. ADDITIONAL BMPs SHALL BE INSTALLED AS DIRECTED BY THE PERMITTING AGENCY OR OWNER, OR AS WARRANTED BY SITE CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- ALL APPLICABLE CONSTRUCTION PERMITS SHALL BE KEPT ON-SITE AT ALL TIMES. CONTRACTOR SHALL LIMIT CLEARING AND GRUBBING TO THE MINIMUM AREA NECESSARY OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL CLEARLY IDENTIFY ON THE PLANS THE DESIGNATED TEMPORARY PARKING AND STORAGE AREA. THIS AREA WILL ALSO SERVE AS THE LOCATION FOR EQUIPMENT MAINTENANCE AND CLEANING, EMPLOYEE PARKING, PORTABLE FACILITIES, OFFICE TRAILERS, AND RESTROOM FACILITIES.
- ALL WASH WATER SHALL BE CONTAINED, DETAINED, AND PROPERLY TREATED OR DISPOSED OF IN ACCORDANCE WITH REGULATORY REQUIREMENTS.
- ADEQUATE OIL- AND GREASE-ABSORBING MATERIALS, AS WELL AS FLotation BOOMS, SHALL BE MAINTAINED ON-SITE OR READILY AVAILABLE FOR IMMEDIATE CONTAINMENT AND CLEANUP OF FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED. THE USE OF MOTOR OILS, PETROLEUM PRODUCTS, OR ANY TOXIC LIQUIDS FOR DUST SUPPRESSION IS STRICTLY PROHIBITED.
- ALL WASTE MATERIALS (TRASH, RUBBISH, LITTER, ETC.) SHALL BE PLACED IN SEALED CONTAINERS AND PREVENTED FROM LEAVING THE SITE DUE TO WIND OR STORMWATER RUNOFF INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ANY DISTURBED AREA WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR 14 DAYS OR MORE SHALL BE TEMPORARILY SEEDED. SEEDING MUST OCCUR NO LATER THAN 14 DAYS AFTER THE LAST DISTURBANCE IN THAT AREA.
- IF GRAVEL CONSTRUCTION ENTRANCES DO NOT ADEQUATELY REMOVE MUD OR DIRT FROM VEHICLE TIRES, TIRES MUST BE WASHED BEFORE ENTERING PUBLIC ROADS. IF WASHING IS USED, PROVISIONS SHALL BE MADE TO COLLECT WASH WATER AND TRAP SEDIMENT BEFORE IT LEAVES THE SITE.
- ANY MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE CLEANED UP IMMEDIATELY.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING GRADING TO REDUCE RUNOFF VELOCITY AND MINIMIZE EROSION.
- CONTRACTOR SHALL IDENTIFY DESIGNATED AREAS WITHIN THE LIMITS OF DISTURBANCE FOR WASTE DISPOSAL, MATERIAL DELIVERY, AND MATERIAL STORAGE.
- ALL BMPs SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED WITH AT LEAST 80% VEGETATIVE COVER.
- ALL DEWATERING ACTIVITIES SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. DISCHARGED WATER MUST BE PROPERLY TREATED BEFORE LEAVING THE SITE.

BMP MAINTENANCE

THE CONTRACTOR SHALL IMPLEMENT ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE FULLEST EXTENT PRACTICABLE. A QUALIFIED PERSON SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS OR EVERY FOURTEEN (14) DAYS AS PERMITTED, AND WITHIN 24 HOURS FOLLOWING ANY RAINFALL EVENT EXCEEDING 0.25 INCHES. ALL SITE BMPs SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED. BMPs SHALL BE REPAIRED AND/OR CLEANED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- CONSTRUCTION ENTRANCES:
CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION ENTRANCES IN A CONDITION THAT PREVENTS TRACKING OF MUD OR SEDIMENT ONTO ANY PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP-DRESSING AS NECESSARY.
- TEMPORARY PARKING AND STORAGE AREAS:
CONTRACTOR SHALL MAINTAIN THE TEMPORARY PARKING AND STORAGE AREA(S) IN GOOD CONDITION. PERIODIC TOP-DRESSING SHALL BE PERFORMED AS NEEDED.
- SILT FENCE MAINTENANCE:
CONTRACTOR SHALL RESTORE ALL SILT FENCING TO ITS ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES NO MORE THAN ONE-HALF THE HEIGHT OF THE SILT FENCE.
- INLET BMPs:
INLET PROTECTION SHALL BE REPAIRED OR REPLACED IF UNDERMINING IS OBSERVED. ANY INLET BMPs SHOWING DETERIORATION SHALL BE REPLACED.
- SEEDED AREAS:
ALL SEEDED AREAS SHALL BE INSPECTED REGULARLY TO ENSURE ADEQUATE VEGETATIVE COVERAGE. CONTRACTOR SHALL FERTILIZE AND RESEED THESE AREAS AS NECESSARY TO MAINTAIN A HEALTHY STAND OF VEGETATION.
- SEDIMENT FILTERS:
IF GRAVEL IN ANY SEDIMENT FILTER BECOMES CLOGGED, THE CONTRACTOR SHALL REMOVE THE GRAVEL, CLEAN IT, AND REINSTALL IT IN THE FILTER.

GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES IS BASED ON AVAILABLE RECORDS AND OBSERVED FIELD CONDITIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND-DIGGING TEST PITS AT ALL UTILITY CROSSINGS PRIOR TO ANY MECHANICAL EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN SHOWN OR LESS THAN 18" (WHICHEVER IS LESS), THE CONTRACTOR SHALL CONTACT DAVIDSON ENGINEERING AT 501-388-2178 BEFORE PROCEEDING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION OR REMOVAL OF ANY EXISTING UNDERGROUND UTILITIES--SHOWN OR NOT SHOWN--AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL DESIGN, PROVIDE, AND MAINTAIN ALL REQUIRED SHORING, SHEETING, BRACING, AND EXCAVATION SAFETY MEASURES IN FULL COMPLIANCE WITH OSHA AND ALL FEDERAL, STATE, AND LOCAL REGULATIONS. DAVIDSON ENGINEERING AND THE OWNER ACCEPT NO RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY.
- ALL UTILITIES LOCATED WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE MORE STRINGENT OF THE CLIENT'S OR GOVERNING AGENCY'S REQUIREMENTS. IF UNCERTAIN, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. WHERE CONFLICTS EXIST BETWEEN THE REPORT, APPLICABLE STANDARDS, OR THESE PLANS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
- THE CONTRACTOR SHALL INSTALL, MAINTAIN, AND MONITOR ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT ALL PHASES OF CONSTRUCTION AND SHALL IMPLEMENT THE SWPPP BEFORE, DURING, AND AFTER RAINFALL EVENTS.
- ALL CONSTRUCTION SHALL MEET OR EXCEED THE OWNER/DEVELOPER'S SITE WORK SPECIFICATIONS.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF RAMPS, VESTIBULES, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCES, TRUCK DOCKS, WELLS, AND OVERALL BUILDING LAYOUT.
- THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS, RUBBISH, AND MATERIALS RESULTING FROM PREVIOUS OR CURRENT DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION.

11. ALL WORK WITHIN STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE STATE HIGHWAY DEPARTMENT.

12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY AT ALL TIMES, INCLUDING OUTSIDE NORMAL WORKING HOURS.

CONTACTS

PLANNING
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[SEARCY, AR 72143]
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CITY ENGINEER - NULL
CONTACT PLANNING
CITY OF SEARCY

WATER & SEWER
CITY OF SEARCY
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SCOTTY BOGGS - GENERAL MANAGER
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NATURAL GAS
[SUMMIT UTILITIES]
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[JONESBORO, AR 72404]
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[ENERGY]
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TIM BENNETT
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GENERAL GRADING/DRAINAGE NOTES

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY INACCURACIES OR DISCREPANCIES IN EXISTING OR PROPOSED ELEVATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- UNDERGROUND UTILITY INFORMATION SHOWN IS BASED ON AVAILABLE RECORDS AND FIELD MARKINGS WHERE POSSIBLE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND-DIGGING TEST PITS AT EVERY UTILITY CROSSING BEFORE ANY MACHINE TRENCHING BEGINS. IF ACTUAL CLEARANCES ARE LESS THAN THOSE SHOWN ON THE PLANS OR LESS THAN 18 INCHES (WHICHEVER IS LESS), THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER BEFORE PROCEEDING.
- CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES--SHOWN OR NOT SHOWN--AT NO ADDITIONAL COST TO THE OWNER.
- ALL STRUCTURES LOCATED WITHIN STATE RIGHT-OF-WAY, OR OTHERWISE NOTED, SHALL BE CONSTRUCTED PER STATE DOT STANDARDS.
- IF STRUCTURES ARE NON-STANDARD OR CANNOT BE CONSTRUCTED AS SHOWN, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DAVIDSON ENGINEERING FOR REVIEW AND APPROVAL.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO ADJUST EXISTING UTILITY LINES AS REQUIRED BY CUTS AND FILLS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES NECESSARY TO MEET OSHA AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- STORM DRAIN PIPE LENGTHS ARE MEASURED FROM THE CENTER OF STRUCTURES AND THE ENDS OF FLARED END SECTIONS.
- WHERE THE TERM "PIPE" IS USED, THE CONTRACTOR MAY PROVIDE PIPE WITH A SMOOTH INTERIOR HAVING A MANNING'S "N" VALUE OF 0.013 OR LESS.
- ALL DRAINAGE STRUCTURES SHALL BE CAST-IN-PLACE UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER OF RECORD.
- RETAINING WALLS SHALL EXTEND AT LEAST 6 INCHES ABOVE FINISHED GRADE.
- CONTRACTOR SHALL REFER TO THE RETAINING WALL PLAN(S) FOR ALL DESIGN AND CONSTRUCTION REQUIREMENTS AND SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST.
- ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, COVERED WITH 4 INCHES OF TOPSOIL, AND SEEDED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- (REFER TO LANDSCAPE GENERAL NOTES FOR SEED MIX AND SPECIFICATIONS.)
- STORM SEWER TRENCHING AND BEDDING SHALL BE INSTALLED PER THE APPLICABLE DETAIL(S).
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND CONSTRUCTION SCHEDULE AND IS RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
- REMOVE AND STOCKPILE GOOD TOPSOIL FROM AREAS TO BE GRADED FOR LATER USE IN FINISHING CRITICAL AREAS.
- SCARIFY ALL AREAS RECEIVING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT, PER OWNER/DEVELOPER, CITY, AND/OR DOT STANDARDS.
- CLEAR AND GRUB ALL FILL AREAS, REMOVING TREES, VEGETATION, ROOTS, DEBRIS, AND ANY OTHER UNSUITABLE MATERIAL THAT COULD AFFECT FILL STABILITY.
- ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, DEBRIS, AND ANY MATERIAL UNSUITABLE FOR STABLE EMBANKMENT CONSTRUCTION.
- DO NOT USE FROZEN, SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS IN FILL SLOPES.
- KEEP DIVERSIONS AND OTHER WATER-CONVEYANCE MEASURES FREE OF SEDIMENT THROUGHOUT ALL PHASES OF CONSTRUCTION.
- PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETE.
- APPLY TEMPORARY STABILIZATION TO ANY AREA WHERE WORK IS INTERRUPTED OR DELAYED. (SEE EROSION CONTROL PLANS.)
- CONTRACTOR SHALL MATCH TOPS OF DRAINAGE STRUCTURES TO PROPOSED GRADES.
- ALL UTILITIES--INCLUDING STORM SEWER--WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAY SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS.
- ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO EITHER THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
- IF THERE IS UNCERTAINTY ABOUT WHICH SPECIFICATIONS APPLY, CONTACT THE ENGINEER OF RECORD.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET H-20 TRAFFIC LOADING REQUIREMENTS AND BE INSTALLED ACCORDINGLY.

GENERAL UTILITY NOTES

- ALL UTILITY CONNECTIONS TO NEW BUILDING WILL BE SERVICED AND PROVIDED BY EXISTING BUILDING.**
- ALL WATER MAINS SHALL BE PVC C-900, DR-14, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS SHOWN AND MAINTAIN A MINIMUM OF 36" COVER.
- ALL SEWER MAINS SHALL BE PVC SDR-26, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS SHOWN AND MAINTAIN A MINIMUM OF 48" COVER.
- ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS SHOWN AND MAINTAIN A MINIMUM OF 36" COVER.
- ALL DOMESTIC WATER SERVICE LINES SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS SHOWN AND MAINTAIN A MINIMUM OF 36" COVER.
- ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC SCH. 40, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS SHOWN AND MAINTAIN A MINIMUM OF 36" COVER.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE INFORMATION.
- CONSTRUCTION SHALL NOT BEGIN ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY DAVIDSON ENGINEERING.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED BY THE CITY, ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED SERVICE DISRUPTIONS ARE THE CONTRACTOR'S LIABILITY. DAVIDSON ENGINEERING AND THE OWNER SHALL BE HELD HARMLESS.
- ALL TRENCHING, BACKFILLING, AND PIPE LAYING SHALL MEET ALL OSHA REQUIREMENTS.
- LOCATIONS, DESCRIPTIONS, AND SIZES OF ABOVEGROUND AND UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE USING CURRENT TECHNIQUES. HOWEVER, THIS INFORMATION IS NOT WARRANTED TO BE EXACT DUE TO LIMITATIONS OF EXISTING DATA AND FIELD VERIFICATION. USE WITH CAUTION.
- REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL.
- ALL WATER AND SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA. REVIEW FOR PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF PUBLIC IMPROVEMENTS; ALL IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
- ANY DAMAGE TO EXISTING PUBLIC STREETS DUE TO CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.
- WATER AND SEWER IMPACT FEES (IF APPLICABLE) WILL BE BASED ON METER SIZE AND CHARGED AT THE TIME OF METER SET.
- ALL UTILITY SERVICE LINES SHALL BE CONNECTED TO NEW MAINS OR RELOCATED AS REQUIRED FOR INSTALLATION OF THE STORM SEWER SYSTEM.
- ALL CONDUITS INSTALLED BY THE CONTRACTOR SHALL HAVE A MINIMUM OF 24" COVER AT FINAL GRADE AND BE MARKED WITH POSTS AT EACH END. MAINTAIN A MINIMUM 12" SEPARATION BETWEEN ELECTRICAL CONDUITS AND OTHER UTILITY CONDUITS.
- SERVICE TAPS ON UTILITY MAINS (PROPOSED AND / OR EXISTING) SHALL BE MADE BY THE CITY. FEES SHALL BE PAID BY THE CONTRACTOR.
- ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACKFILLING.
- SANITARY SEWER MAIN TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL.
- DOMESTIC SANITARY SEWER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL.
- DOMESTIC WATER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL.
- ALL WATER LINE DIMENSIONS ARE TO CENTER OF PIPE OR FITTING. ALL SEWER LINE DIMENSIONS ARE TO CENTER OF MANHOLE OR CENTER OF PIPE.
- TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
- TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINISHED GRADE IN PAVED AREAS AND 4" ABOVE FINISHED GRADE IN UNPAVED AREAS.
- TOPS OF PROPOSED MANHOLES SHALL BE FLUSH WITH FINISHED GRADE IN PAVED AREAS AND 4" ABOVE FINISHED GRADE IN UNPAVED AREAS.
- ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE FULL-DEPTH CLASS 7 BASE BACKFILL.
- MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 3' BETWEEN OTHER UNDERGROUND UTILITIES, INCLUDING STORM SEWER, ELECTRICAL, GAS, DOMESTIC SERVICE LINES, AND CONDUITS.
- WHERE WATER MAINS MUST BE IN CLOSE PROXIMITY TO SEWERS, THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER AT ITS HIGHEST POINT. IF THIS SEPARATION CANNOT BE MAINTAINED, THE WATER OR SEWER LINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED ENDS, EXTENDING AT LEAST 10' ON EACH SIDE OF THE CROSSING. ANY JOINTS IN THE ENCASEMENT PIPE SHALL BE MECHANICALLY RESTRAINED.

- WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH A SEWER LINE, A MINIMUM 18" VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES, IN ADDITION TO THE ENCASEMENT REQUIREMENTS ABOVE. ANY EXCEPTIONS SHALL BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.
- ALL EXISTING WATER, GAS, AND ELECTRICAL METERS INDICATED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN SHALL BE RETURNED TO THE APPROPRIATE AUTHORITY.
- COORDINATE ALL CONDUIT PLACEMENT WITH THE UTILITY PROVIDERS.
- ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED USING THRUST BLOCKING PER DETAIL OR APPROVED EQUAL.
- PROPOSED UTILITIES INSTALLED IN A COMMON TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, ALL INVOLVED UTILITY PROVIDERS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AGENCY.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING, UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
- CONTRACTOR SHALL NOTIFY THE ONE CALL CENTER (811) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION SO THAT UNDERGROUND UTILITIES CAN

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN FULL ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS, AND ALL APPLICABLE CODES.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO WORK AND REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY; CONTRACTOR SHALL VERIFY QUANTITIES AND ENSURE COMPLETE BED COVERAGE PER PLAN SYMBOLS (SYMBOLS GOVERN OVER TABLES).
- UPON CONTRACT AWARD, NOTIFY OWNER/REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT OF ANY UNAVAILABLE PLANT MATERIAL; APPROVED SUBSTITUTIONS SHALL NOT CHANGE CONTRACT PRICE UNLESS A CREDIT IS DUE.
- ALL PLANT MATERIALS SHALL CONFORM TO ANSI Z60.1; CONTAINER STOCK SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS.
- ALL SUBSTITUTIONS, RELOCATIONS, OR REVISIONS REQUIRE WRITTEN APPROVAL, AND UNACCEPTABLE MATERIALS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT/OWNER.
- COORDINATE WITH PROJECT REPRESENTATIVE REGARDING DISTURBED SITE TREATMENTS AND WITH CIVIL PLANS FOR EROSION CONTROL AND STABILIZATION.
- IF IRRIGATION IS REQUIRED, SUBMIT A DESIGN INCLUDING BACKFLOW PREVENTION, 100% HEAD-TO-HEAD COVERAGE, AND A RAIN SENSOR. ENSURE POSITIVE DRAINAGE AT ROOT ZONES.
- INSTALL ALL HARDSCAPE MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
- DISTURBED SLOPES/AREAS SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL (IMPORT OWNER-APPROVED IF NEEDED), AND BE SEEDED OR SODDED AND MAINTAINED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. DISTURBED AREAS MUST BE RESTORED AT NO COST TO OWNER.
- CONTRACTOR SHALL LOCATE, VERIFY, PROTECT, AND REPAIR UNDERGROUND UTILITIES AS REQUIRED; PLAN LOCATIONS ARE APPROXIMATE.
- IF APPLICABLE, COORDINATE LANDSCAPE WORK WITH THE SWPPP AND STABILIZE SOILS IN STAGES AS GRADING PROGRESSES.
- SEED DISTURBED AREAS WITH THE SPECIFIED TEMPORARY AND PERMANENT SEED MIXES PER SEASONAL REQUIREMENTS.
a. MARCH 1 - AUGUST 31
i. BERMUDA GRASS "YUKON" (UNHULLED) AT 1LB/1000 SQ. FT.
b. SEPTEMBER 1 - FEBRUARY 28
i. BERMUDA GRASS "YUKON" (UNHULLED) AT 1 LB/1000 SQ. FT. AND 2. ANNUAL RYE GRASS AT 5 LB/1000 SQ. FT.
- HYDROSEED SLOPES IMMEDIATELY AFTER BED PREPARATION USING SPECIFIED MULCH RATES; ADJUST SEED IF DELAYS OCCUR. SLOPES 2:1 OR STEEPER REQUIRE EROSION CONTROL BLANKET.
- MAINTAIN MOISTURE IN STORED PLANT MATERIAL UNTIL PLANTING.
- ADJUST FINE GRADING TO ENSURE POSITIVE DRAINAGE, SMOOTH TRANSITIONS, AND ELIMINATION OF PONDING.
- LAWN AREAS RECEIVING SOD SHALL BE LEFT 1½" BELOW FINISH GRADE; COORDINATE TOPSOIL AVAILABILITY WITH CONSTRUCTION MANAGER. IMPORTED TOPSOIL SHALL BE NATURAL FRIABLE BOTTOMLAND SOIL.
- FINE GRADE AND REMOVE ALL UNSUITABLE MATERIALS (ROCKS ¾" AND LARGER, DEBRIS, ETC.) BEFORE PLACING TOPSOIL OR SOD.
- INSTALL SOD BY HAND WITH TIGHT JOINTS, TOP-DRESS AS NEEDED, ROLL SMOOTH, FERTILIZE AT PLANTING, AND WATER THOROUGHLY. STAKE SOD ON 3:1 OR STEEPER SLOPES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE, INCLUDING MOWING, WATERING, WEEDING, CLEANING, AND REPLACEMENT OF BARE OR DEAD AREAS. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AND FURNISH REPLACEMENTS FROM LOCAL SOURCES AS NEEDED.
- REPLACE ANY DISEASED, DISTRESSED, DEAD, OR REJECTED PLANT MATERIAL PRIOR TO SUBSTANTIAL COMPLETION WITH COMPLIANT SPECIES, SIZE, AND QUANTITY. PLANT TREES AND SHRUBS PROMPTLY AFTER DELIVERY.
- ALL TREES SHALL BE STRAIGHT-TRUNKED, FULL-HEADED, AND INSTALLED TO MEET SPECIFIED REQUIREMENTS.
- NO SUBSTITUTIONS FOR GROUND SURFACE MATERIALS WITHOUT WRITTEN APPROVAL.
- MAINTAIN AT LEAST 5' HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITIES UNLESS NOTED OTHERWISE.
- INSTALL SPECIFIED MULCH IN ALL PLANTING BEDS AND AROUND ALL TREES, EXTENDING TO MANUFACTURED EDGING OR LANDSCAPE ISLAND EDGES.

REVISIONS:

SEQUENCE OF CONSTRUCTION

- INSTALL PERIMETER EROSION CONTROL MEASURES AND CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AND CONCRETE WASHOUT FACILITIES.
- PERFORM EXCAVATION AND EMBANKMENT WORK TO ESTABLISH PAVEMENT SUBGRADES AND OTHER GRADED AREAS.
- INSTALL STORM SEWER INFRASTRUCTURE, ADJUSTING EXISTING SEDIMENT BARRIERS AS NEEDED TO MAINTAIN EFFECTIVE SEDIMENT CONTROL.
- INSTALL UNDERGROUND UTILITIES, ADJUSTING EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL. ADDITIONAL SEDIMENT BARRIERS SHALL BE INSTALLED AS REQUIRED ALONG THE DOWNSLOPE SIDES OF UTILITY TRENCHES AND SOIL STOCKPILES.
- CONSTRUCT BUILDING FOUNDATIONS AND STRUCTURES.
- PERFORM FINAL GRADING, ENSURING SEDIMENT BARRIERS ARE MAINTAINED DOWNSLOPE OF ALL DISTURBED SOIL DURING THESE OPERATIONS.
- INSTALL PAVING.
- COMPLETE ONSITE STABILIZATION IN ACCORDANCE WITH PROJECT AND PERMIT REQUIREMENTS.
- REMOVE PERIMETER EROSION CONTROL MEASURES ONCE THE SITE IS FULLY STABILIZED AND REMOVAL IS PERMITTED.

Arkansas One Call



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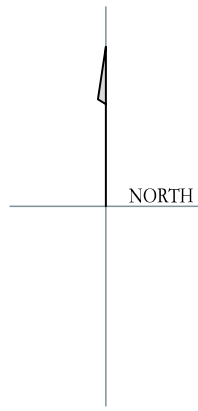
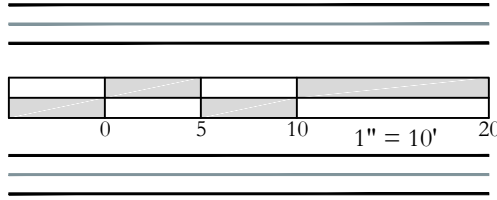
JUNE 26, 2026

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GENERAL NOTES



Z:\26-00\26-42 - Wintemp - Bennett\Design Drawings\26-42 DESIGN.dwg 8/4/26 at 8:58am



WINTEMP EXPANSION
TIM BENNETT

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SEARCY, AR 72143



REVISIONS:

PROJECT NUMBER:
DE26-42
DATE:
JUNE 26, 2026

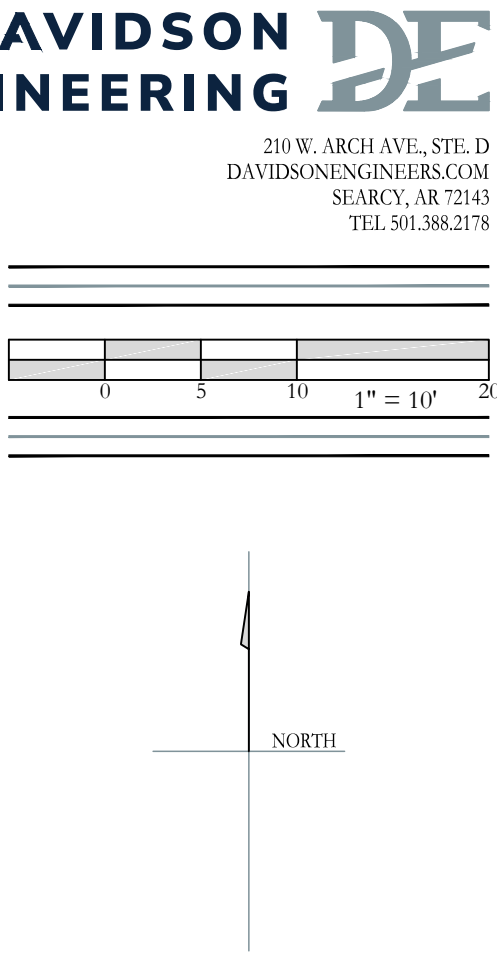
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DEMOLITION PLAN

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EROSION CONTROL QUANTITIES	
SILT FENCE	165 LF
CONCRETE WASHOUT	1 EA
SWPPP MAILBOX	1 EA
ORIGINAL QUANTITY CHECK DATE: 07/06/26 CHECKED BY INITIALS: LJF	
2ND QUANTITY CHECK DATE: 07/06/26 CHECKED BY INITIALS: JRM	



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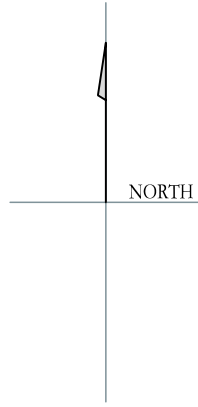
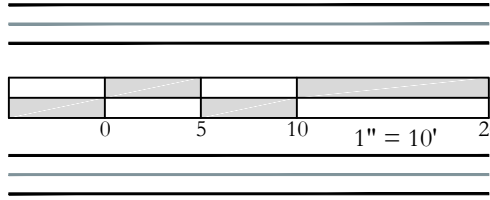
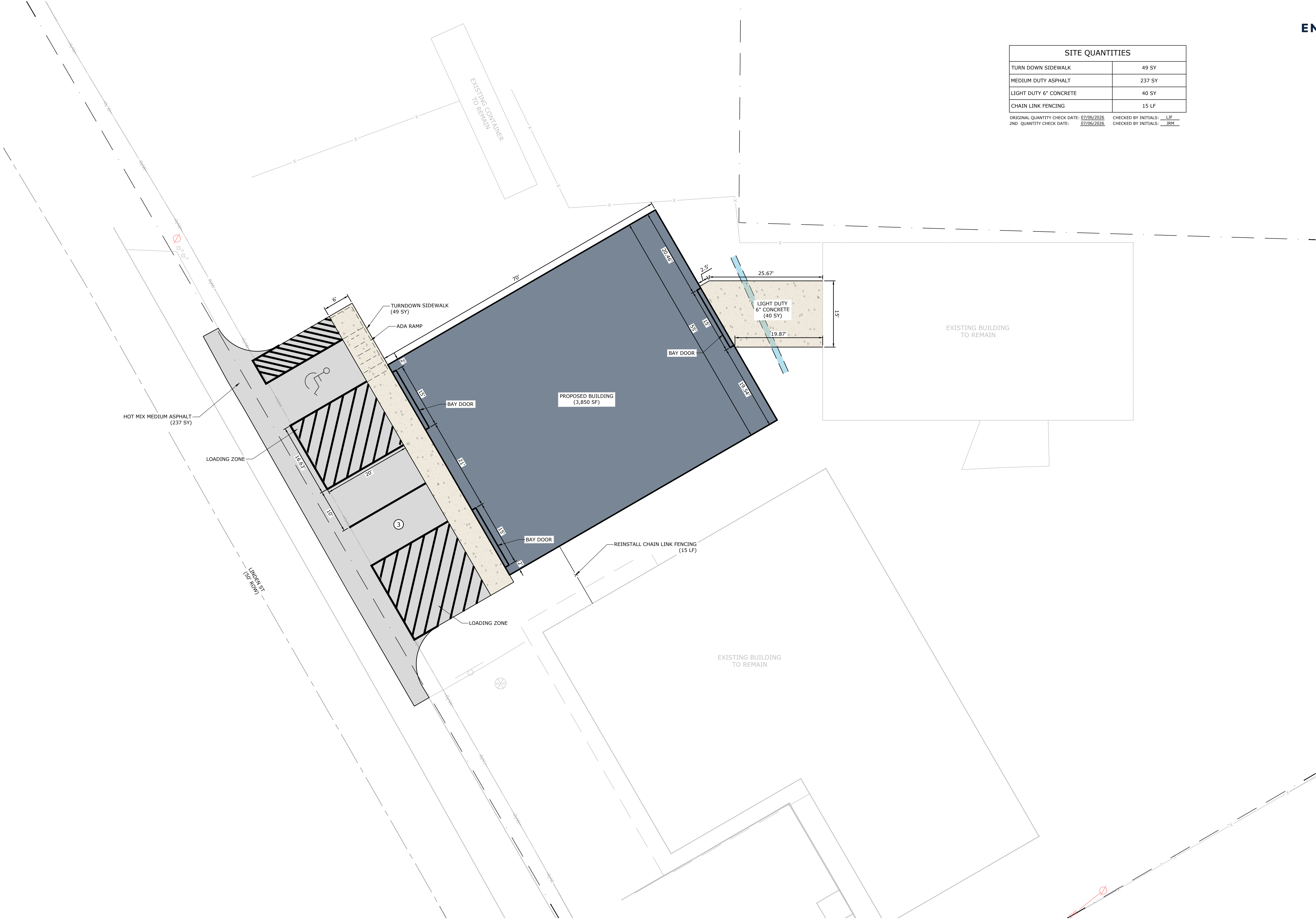


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C3.0
EROSION CONTROL PLAN

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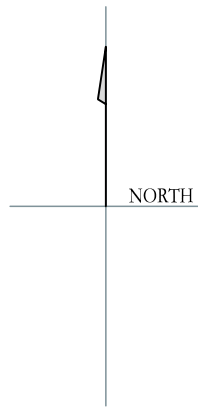
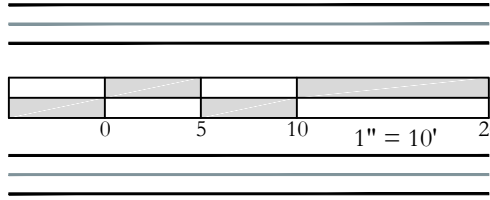
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SITE PLAN

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DRAINAGE QUANTITIES	
15" HDPE	29 LF

ORIGINAL QUANTITY CHECK DATE: 07/05/2026 CHECKED BY INITIALS: LJF
2ND QUANTITY CHECK DATE: 07/05/2026 CHECKED BY INITIALS: JRM



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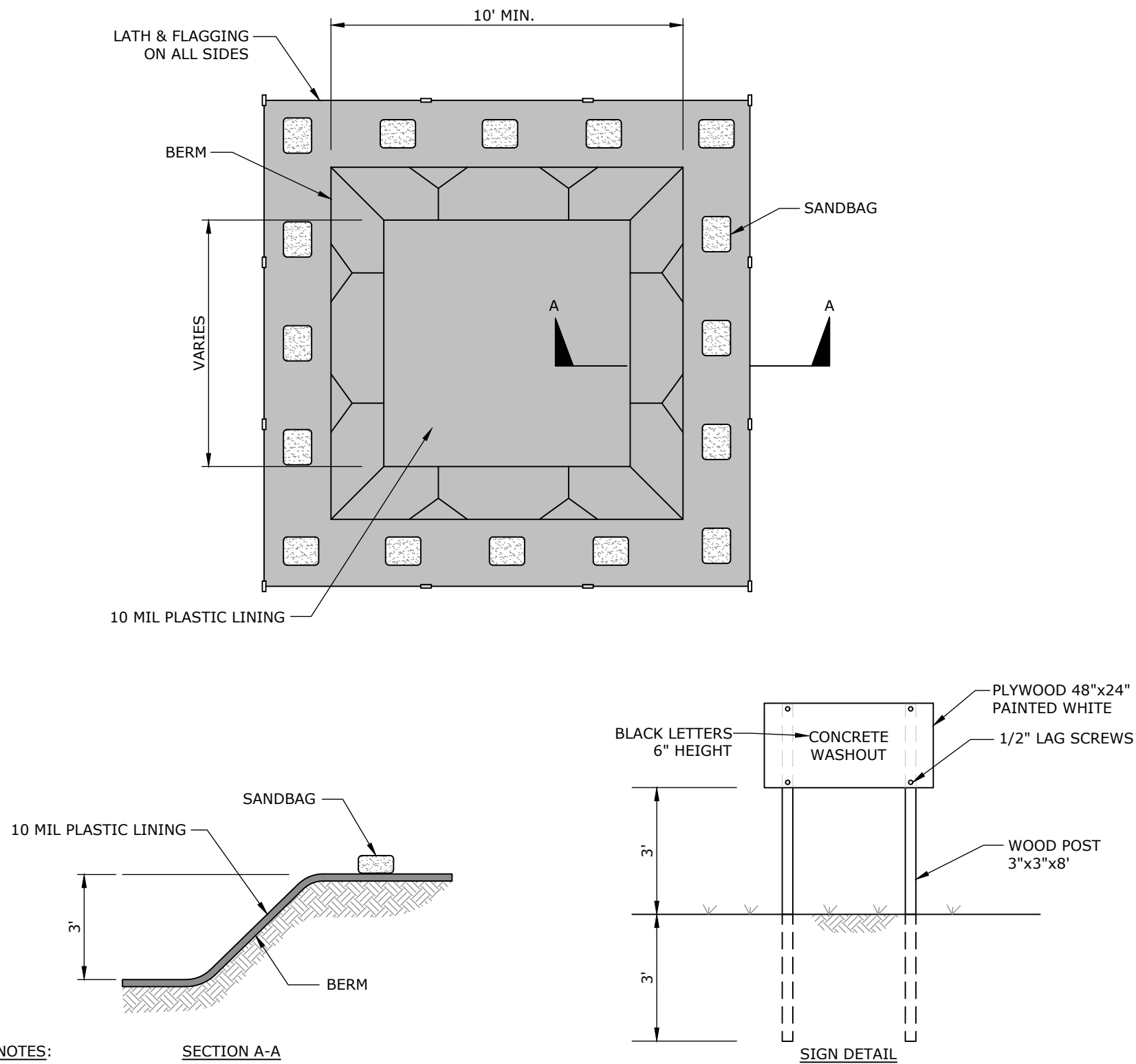
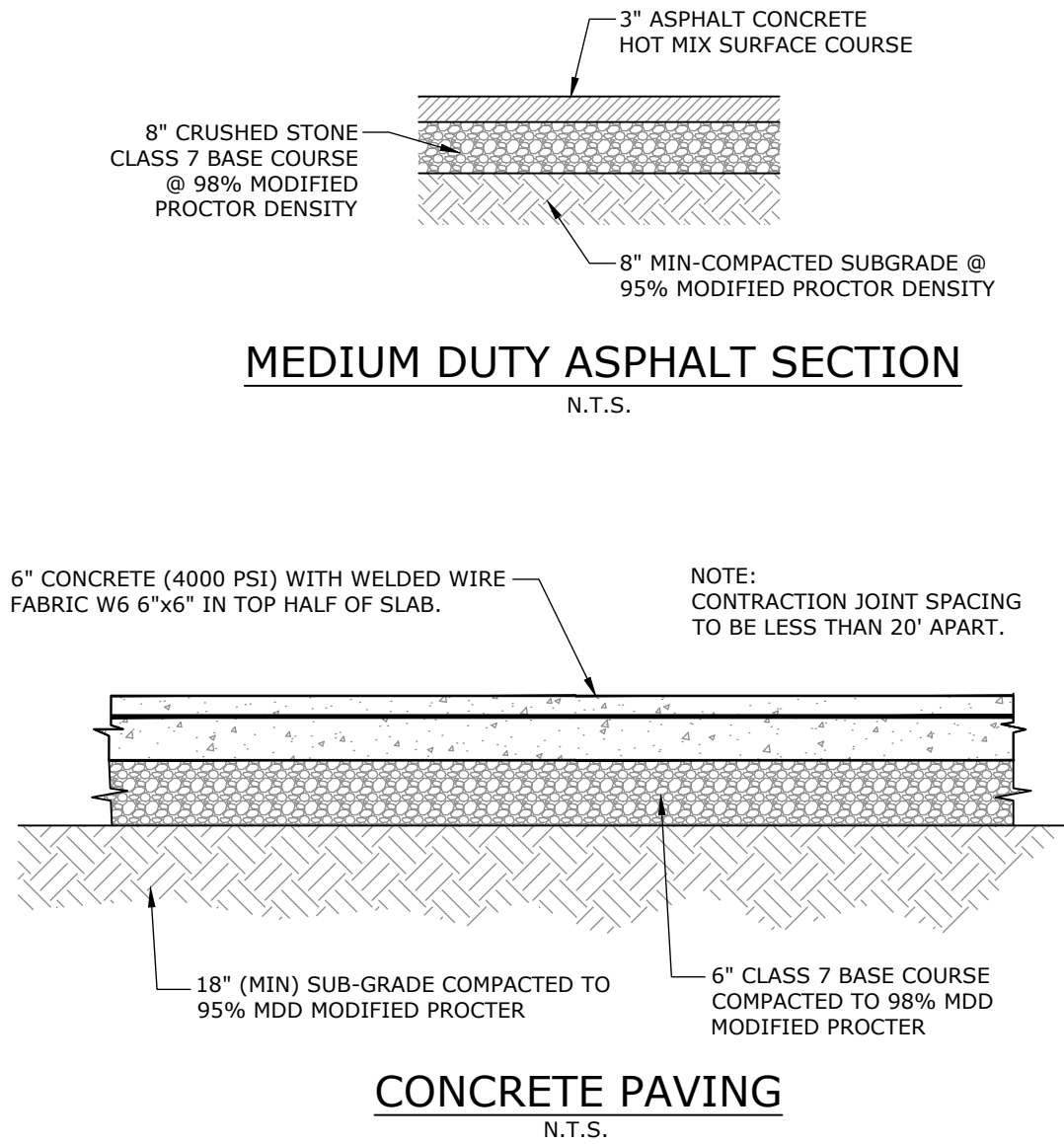
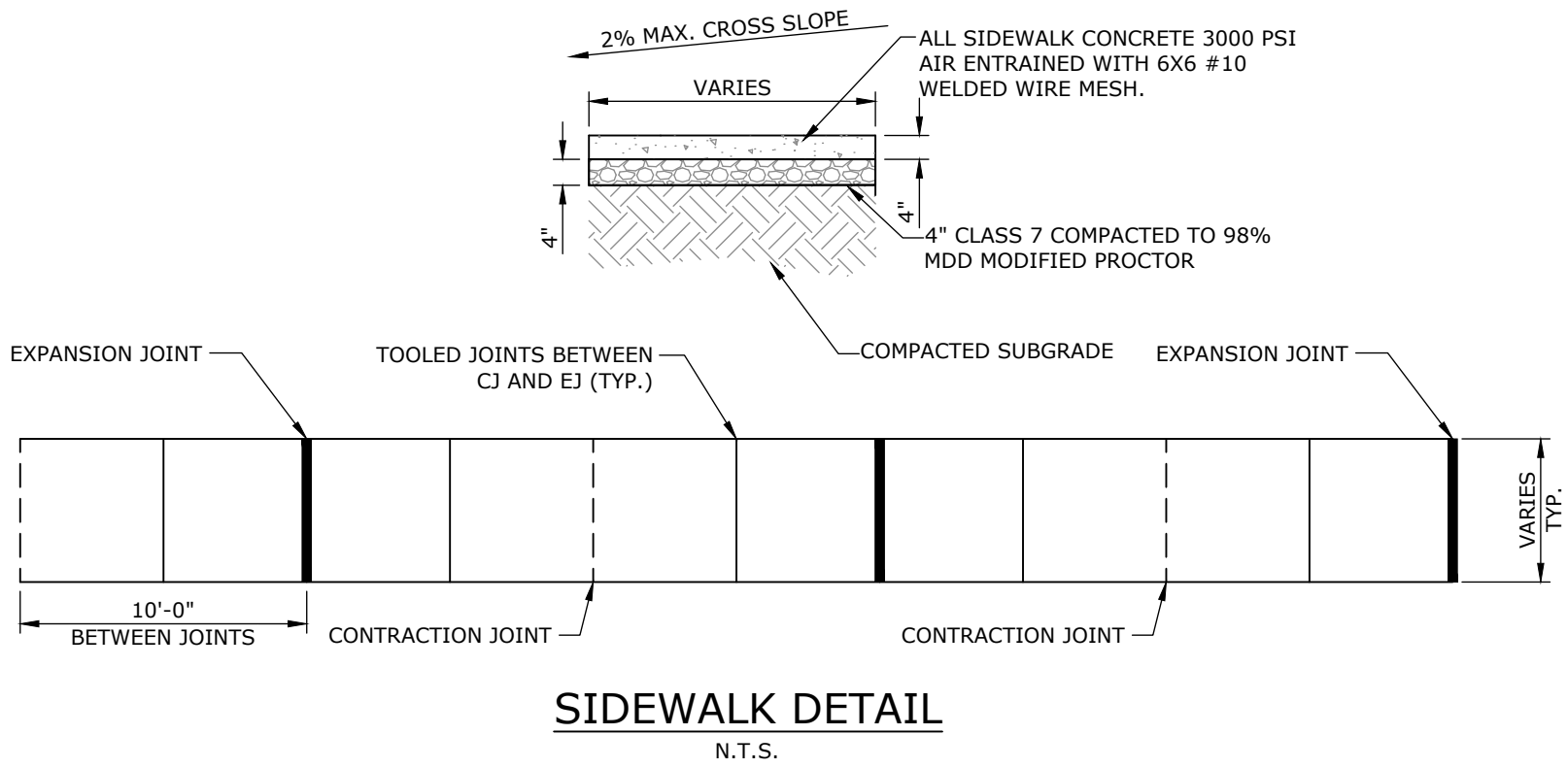
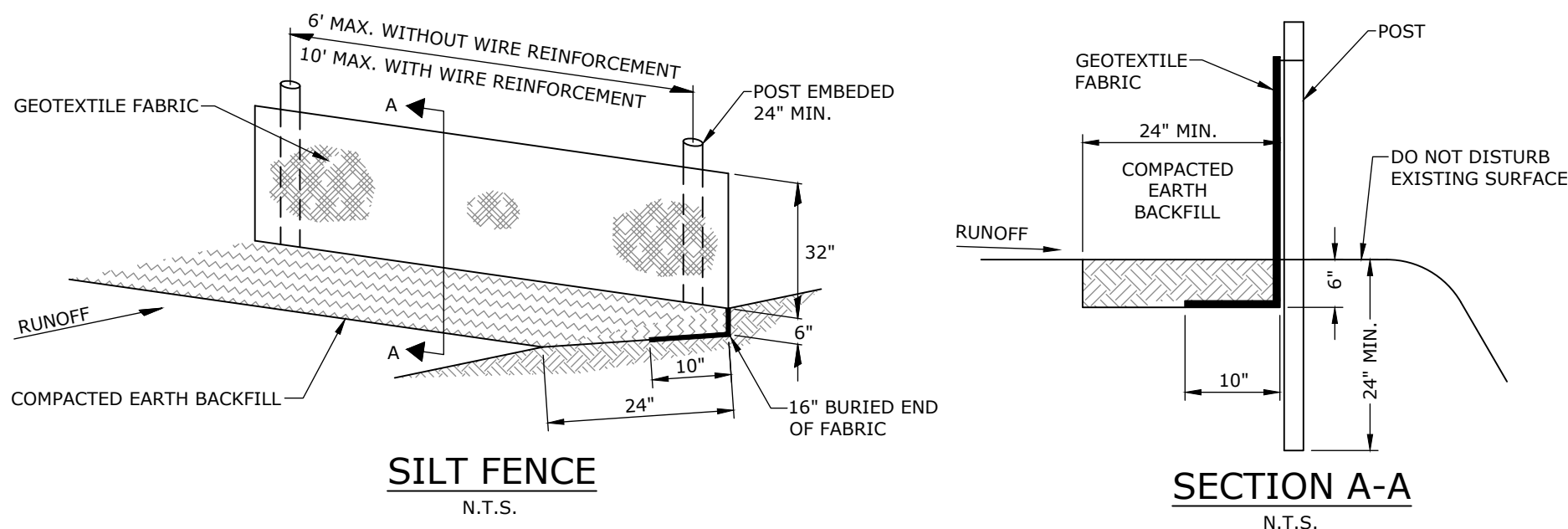


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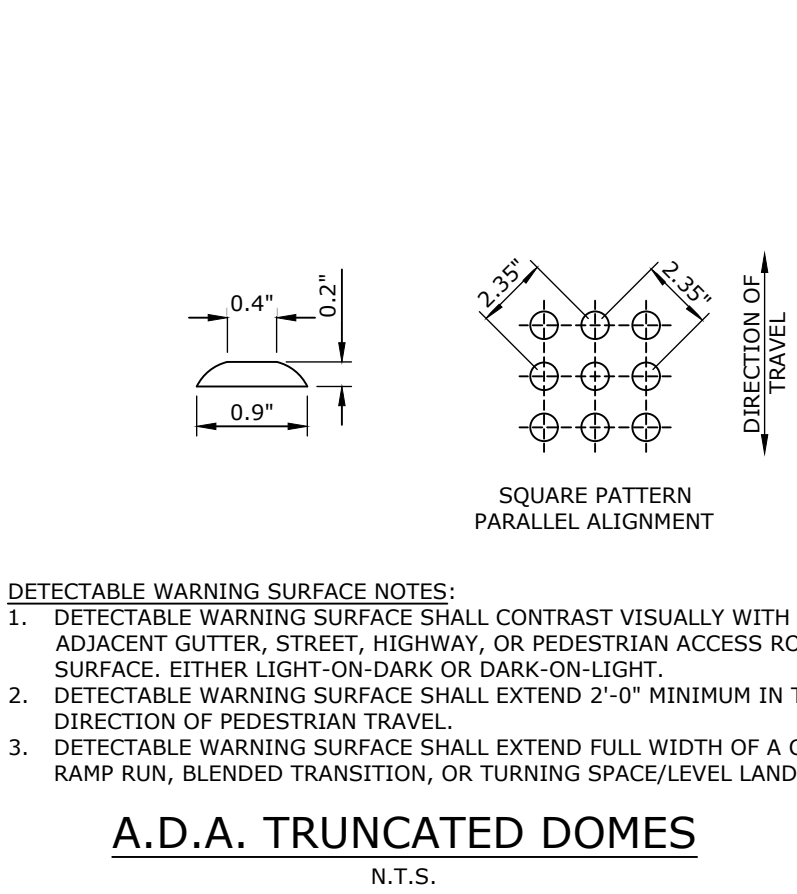
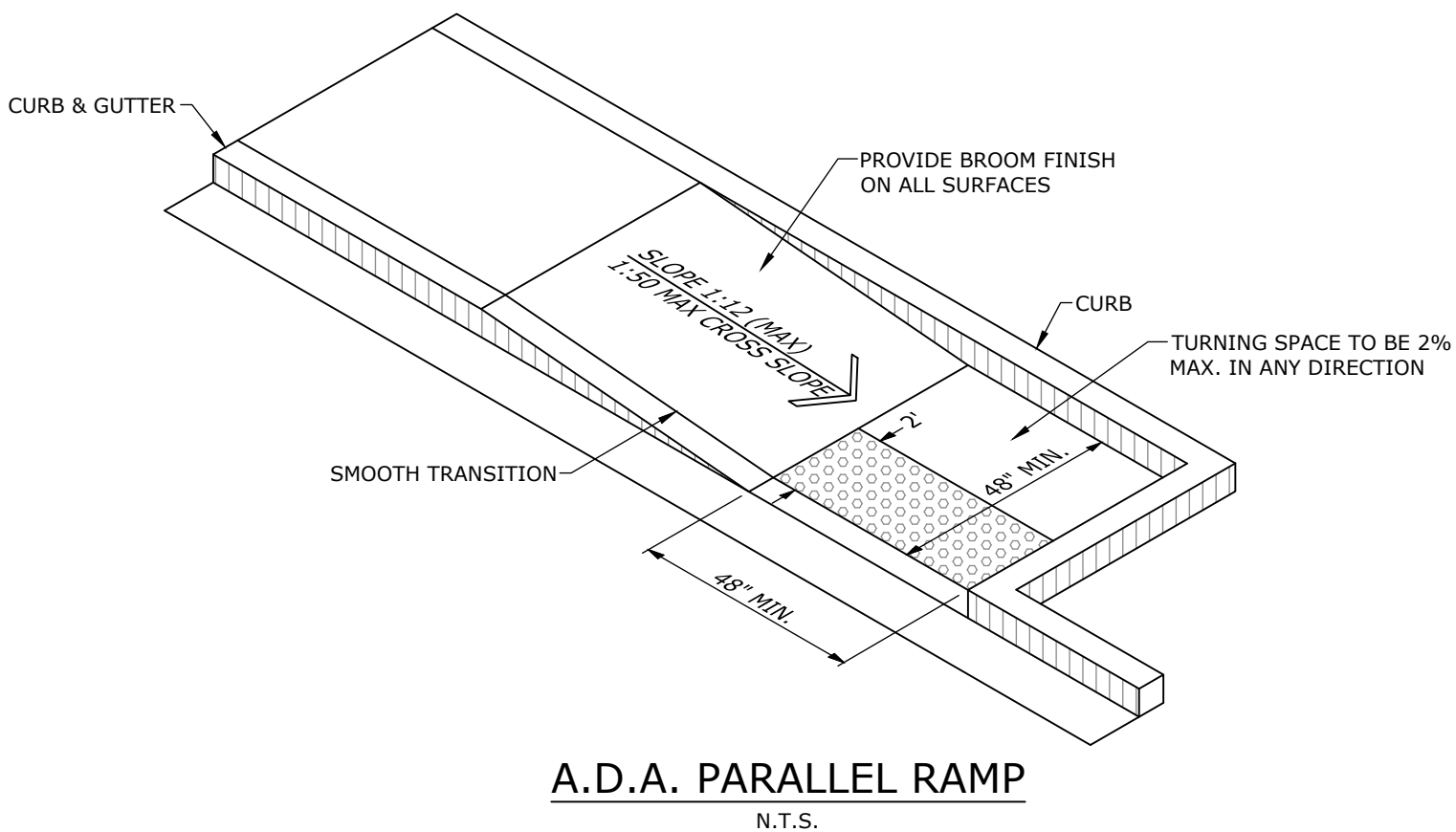
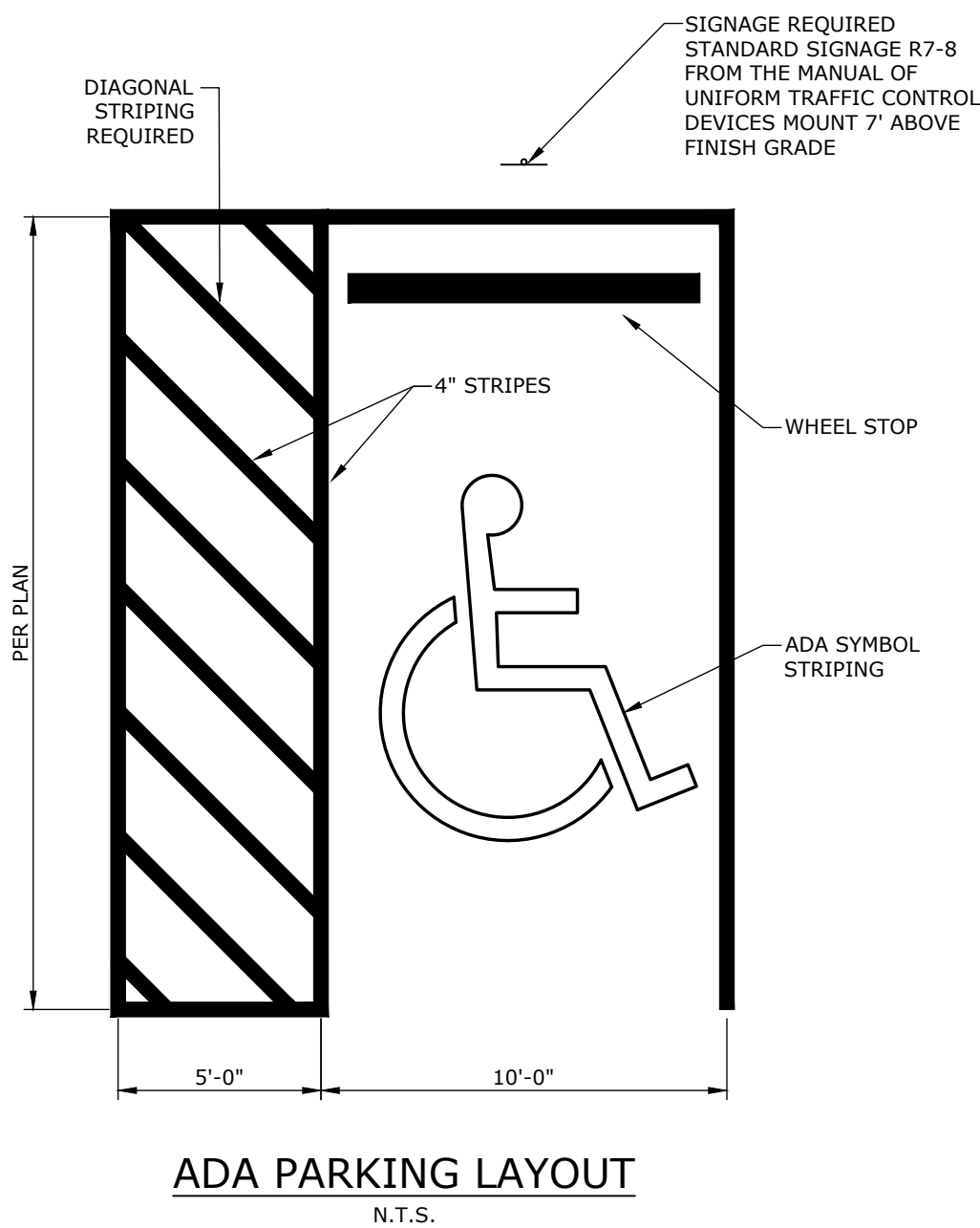
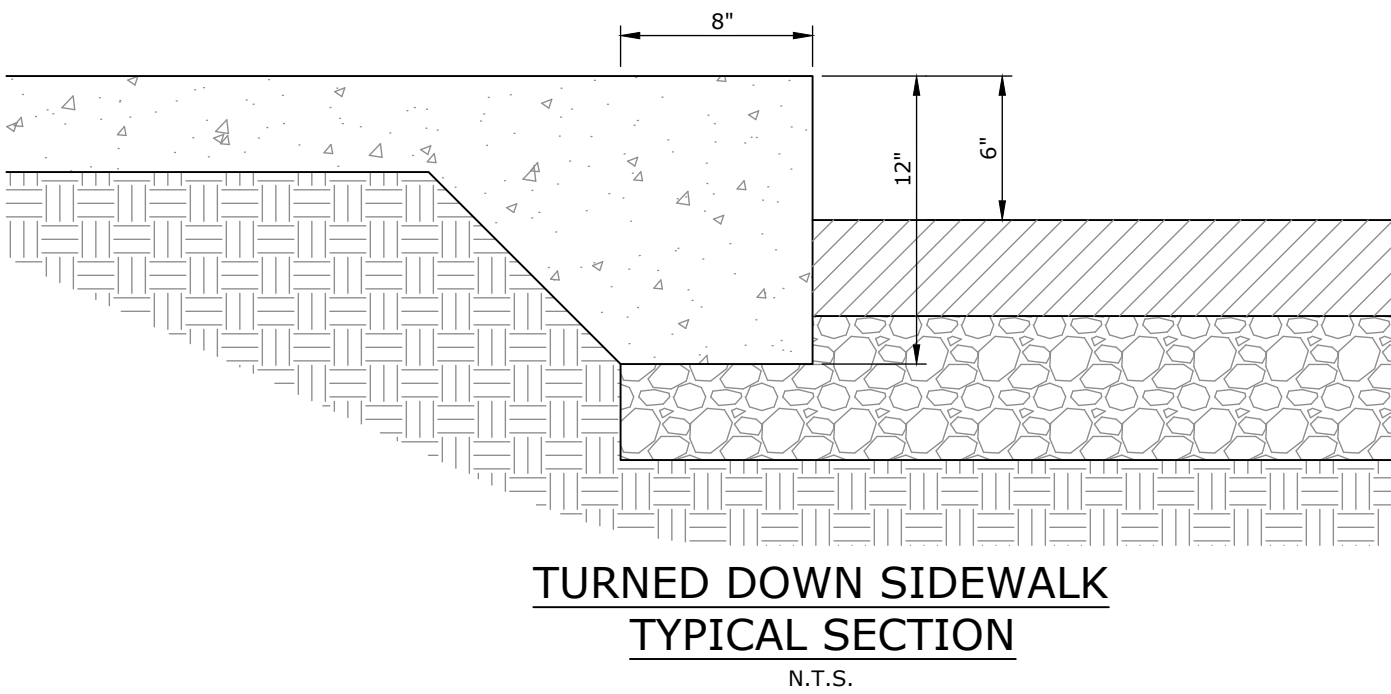
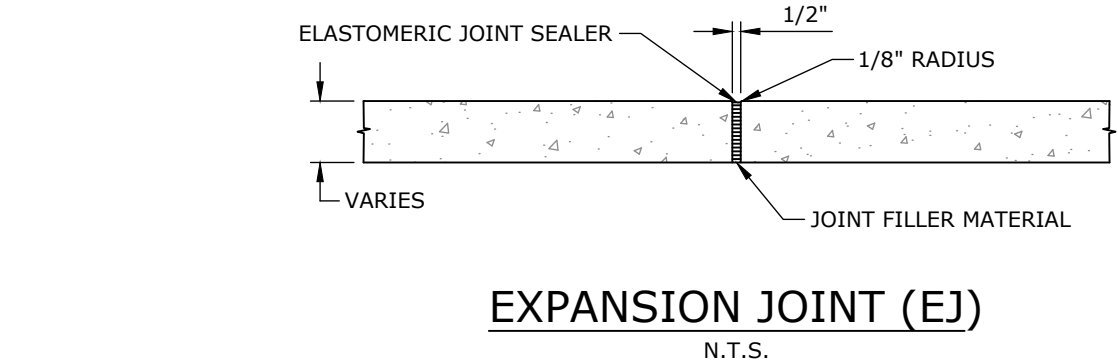
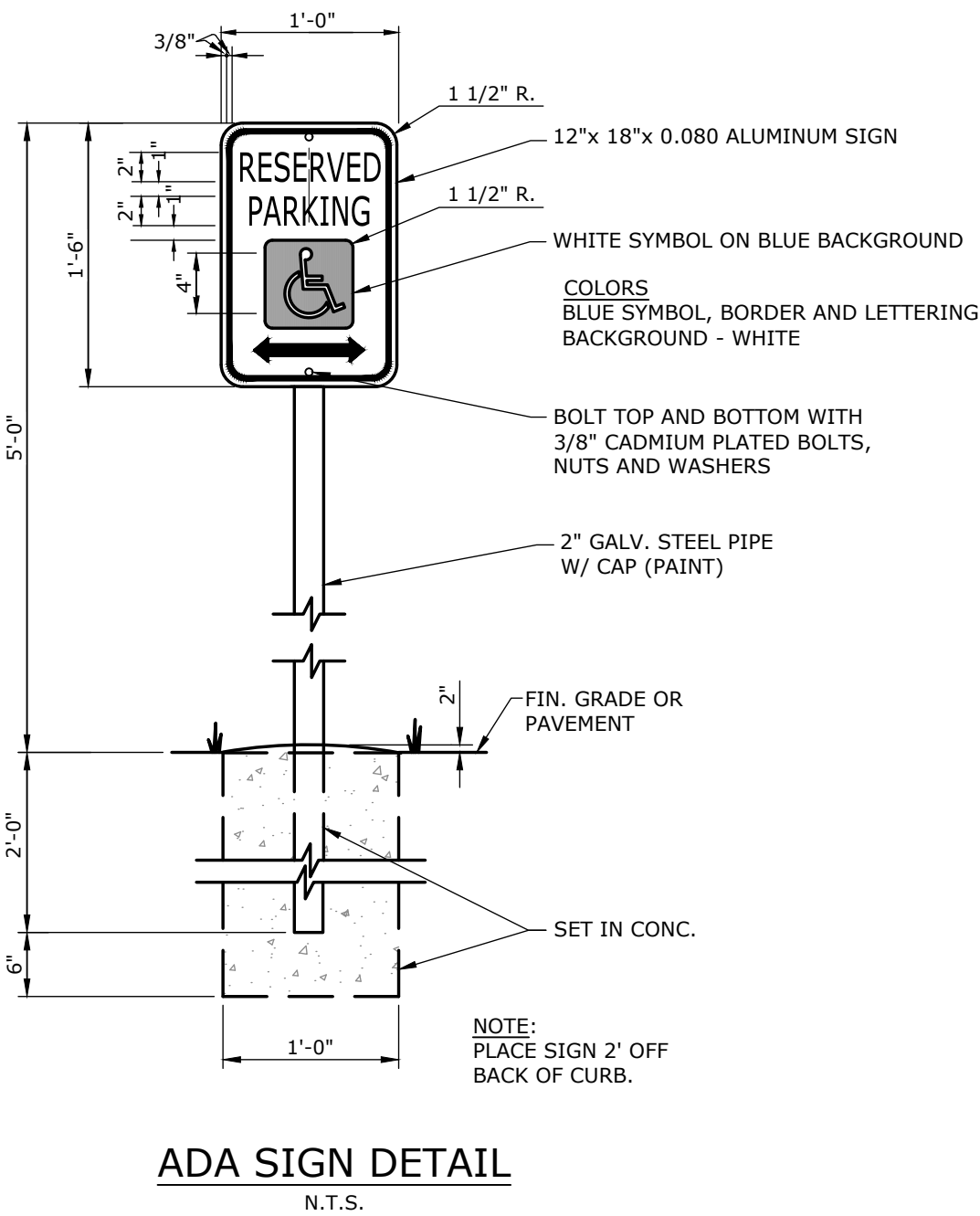
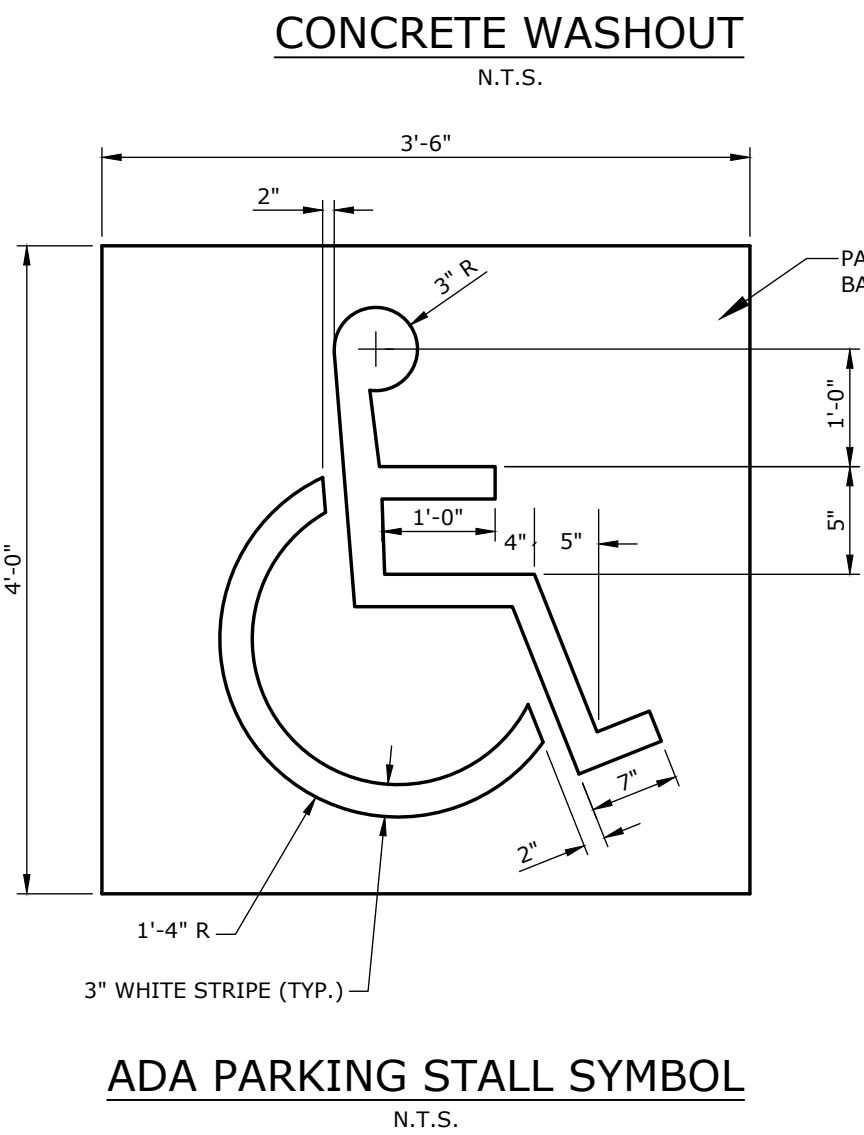
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GRADING &
DRAINAGE PLAN



- NOTES:
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
 2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
 3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
 4. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 6. WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
 7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
 8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.



WINTEMP EXPANSION
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MISCELLANEOUS
DETAILS I

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT QUANTITIES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CALCULATION OF ALL GRASS AND MULCH AREAS. VERIFY LOCATIONS WITH OWNER.
- ADJUSTMENTS IN ACTUAL LOCATION OF PLANT MATERIAL MAY BE NECESSARY DUE TO EXISTING FIELD ITEMS (AIR CONDITIONERS, TRANSFORMERS, ETC.).
- FULL BED PREPARATION TYPICAL. REFERENCE PLANTING DETAILS.
- LANDSCAPE CONTRACTOR TO PROVIDE A UNIT COST (INCLUDING INSTALLATION) FOR ALL ITEMS.
- WHEN THE SAME SPECIES OF TREES ARE PAIRED OR GROUPED IN 3 OR MORE, THEY SHOULD BE MATCHED IN SIZE, SHAPE, GROWTH CHARACTERISTICS, ETC.
- PLANT MATERIAL AVAILABILITY SHALL BE CONFIRMED BY LANDSCAPE CONTRACTOR PRIOR TO BIDDING. SHOULD SPECIFIED MATERIAL NOT BE AVAILABLE, THE OWNER AND ENGINEER SHALL BE NOTIFIED PRIOR TO BID DATE.
- VERIFY LOCATION OF ALL UTILITY LINES PRIOR TO INSTALLATION. FIELD ADJUST FOR GENERAL INTENT IF CONFLICT EXISTS.
- THE LANDSCAPE CONTRACTOR SHALL NOT ELIMINATE, SUBSTITUTE, AND/OR DOWNSIZE PLANT MATERIAL WITHOUT PRIOR APPROVAL OF THE OWNER AND ENGINEER. MINIMUM STANDARDS AND REQUIREMENTS OF THE CITY OF LOWELL MUST BE MAINTAINED.
- PLANTING BEDS SHALL RECEIVE 3 INCHES OF HARDWOOD MULCH TYPICAL.
- ALL PLANT MATERIALS SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION, AND BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED (SEE WARRANTY INFORMATION).
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
- ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED SO AS NOT TO CONSTRUCT VIEW OF MOTORISTS BETWEEN THE STREET AND THE ACCESS DRIVES. VISIBILITY TRIANGLES SHALL ALWAYS REMAIN UNOBSTRUCTED.
- ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, EXISTING GRASS, SIGNS, AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE LAWN AREAS. THESE LAWN AREAS, UNLESS SPECIFIED OTHERWISE, SHALL BE BERMUDA SOD.
- PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS. FULL BRANCHED ON ALL SIDES, WELL SHAPED SYMMETRICAL AND SHALL BE FREE OF DEFECTS, DECAY, SUN-SCALD INJURIES, ABRASIONS OF THE BARK AND LIMBS, DISEASE, INSECT EGGS AND LARVA.
- THE OWNER OR ENGINEER HAS THE RIGHT TO INSPECT ALL MATERIALS PRIOR TO AND AFTER DELIVERY TO THE SITE AS WELL AS AFTER INSTALLATION AND SHALL RESERVE THE RIGHT TO ACCEPT OR REJECT SAID MATERIALS AT ANY TIME.
- CONTRACTOR TO INSTALL AN UNDERGROUND POP-UP TYPE IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL WATER ALL LANDSCAPE PLANTING AND LAWN AREAS. ADJUSTMENTS TO THE SYSTEM SHALL LIMIT OVERSPRAY ONTO ADJACENT ROADWAYS AND CONSERVE WATER TO THE GREATEST EXTENT POSSIBLE. IRRIGATION CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND SITE CONTRACTOR FOR LOCATION OF SLEEVING FOR IRRIGATION SYSTEM.
- TOPSOIL SHALL BE FERTILE NATURAL SURFACE SOIL, UNIFORM IN COMPOSITION, SIMILAR TO SITE TOPSOIL IF APPROVED, FREE OF STONES LUMPS WEEDS, AND ROOTS. MINIMUM 20 PERCENT ORGANIC MATTER, 50 TO 50 PERCENT SAND, 15-20 PERCENT CLAY.
- THERE SHALL BE A 3 INCH MINIMUM LAYER OF GOOD TOPSOIL IN ALL GRASS AREAS. GRADE AREAS AROUND SIDEWALKS AND CURBS 1 INCH BELOW TOP OF CONCRETE TO ALLOW FOR SOD THICKNESS.
- TOPSOIL IN PLANTING BEDS TO BE MOUNDED AND GRADED IN A WAY TO ALLOW POSITIVE DRAINAGE AWAY FROM BUILDING AND TO DETER ANY PONDING.
- ALL PLANTING MATERIALS SHALL BE WARRANTED FOR A PERIOD OF 24 MONTHS FROM TIME OF INSTALLATION. IF ANY PLANT MATERIAL FAILS TO SURVIVE DURING THAT PERIOD, IT SHALL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.

LANDSCAPE CALCULATIONS:

PROPERTY AREA: 6,778 SQFT

LANDSCAPING REQUIREMENTS

5 PLANTING UNITS REQUIRED (6,778 / 1,500 = 4.5)

1 TREES REQUIRED (25%)

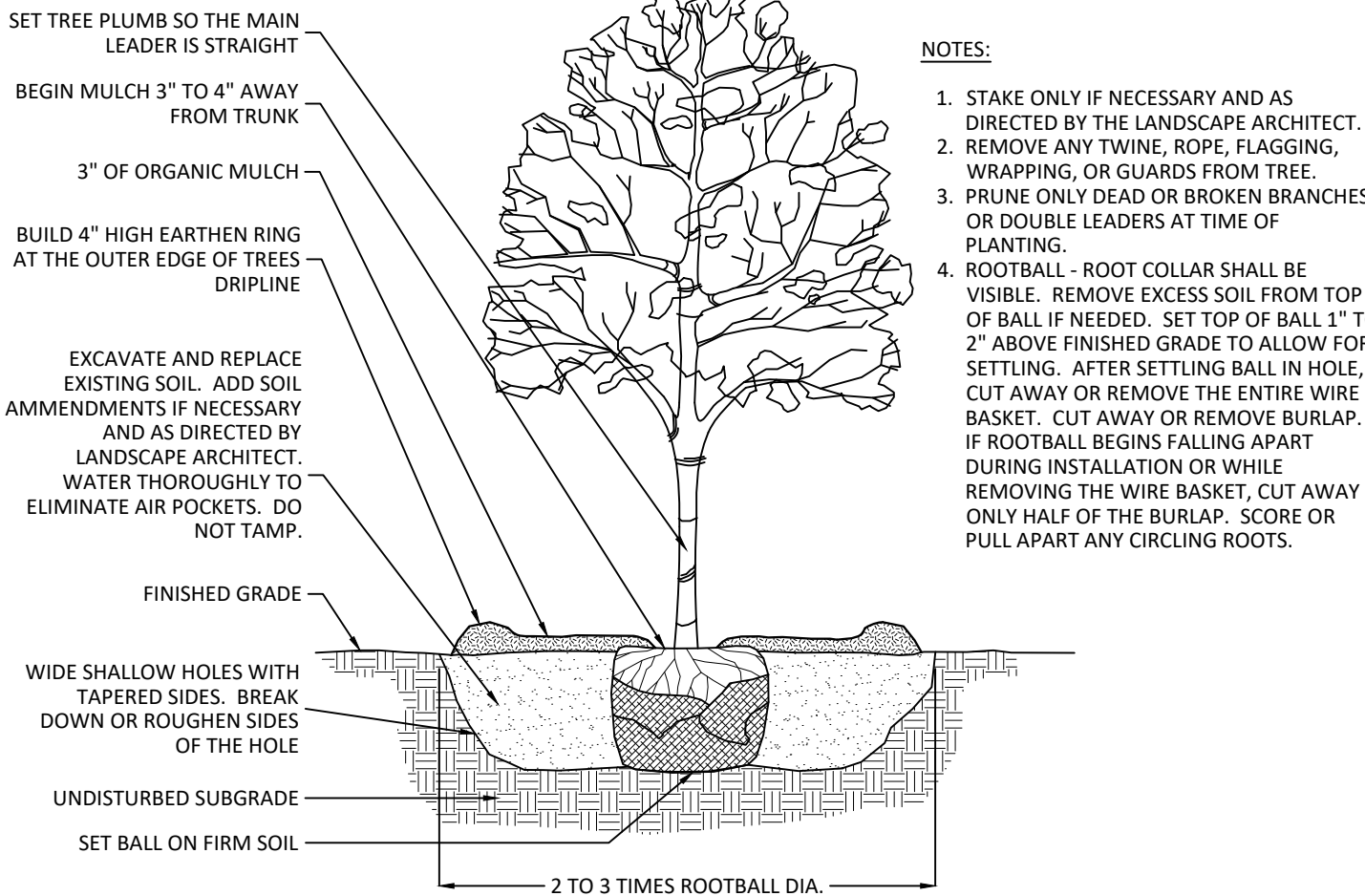
4 SHRUBS REQUIRED (5 - 1 = 4)

LANDSCAPING PROVIDED

1 TREES

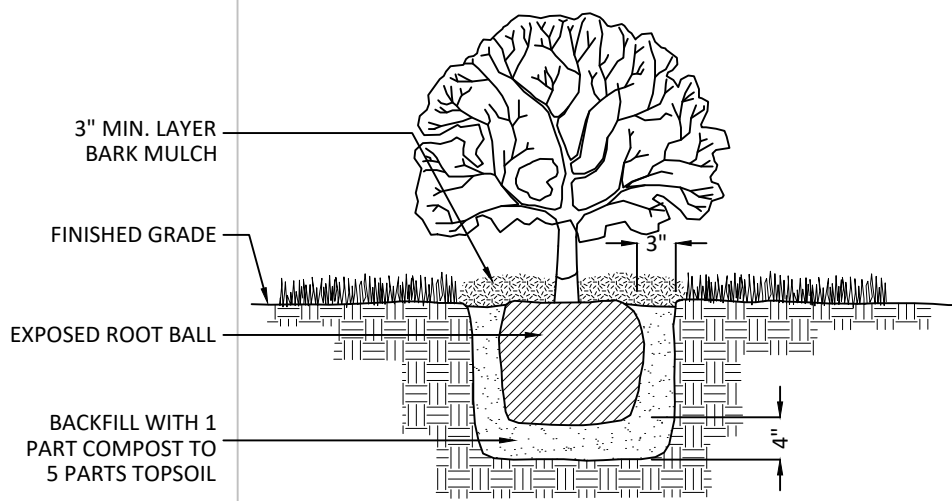
1 ORNAMENTAL (100%)

4 SHRUBS

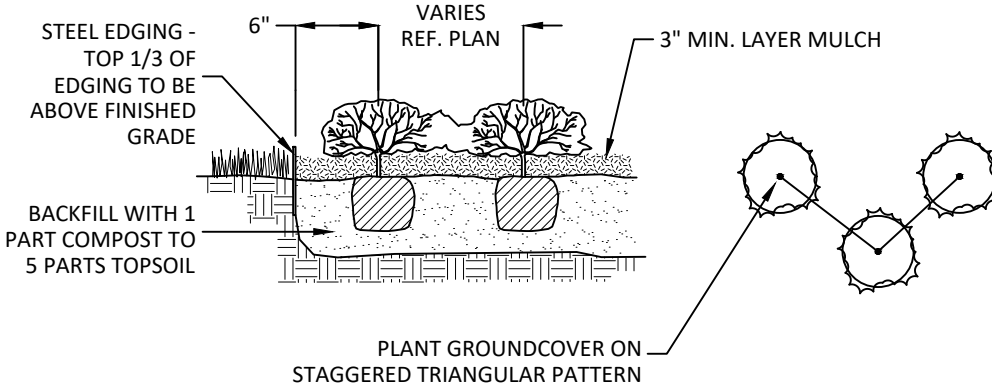


DETAIL - TREE PLANTING
SCALE - NTS

EXISTING BUILDING
TO REMAIN

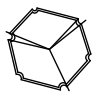
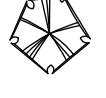
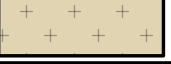


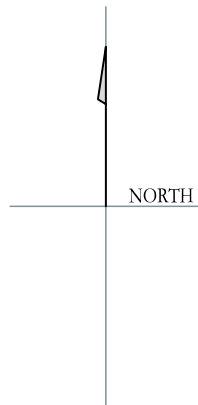
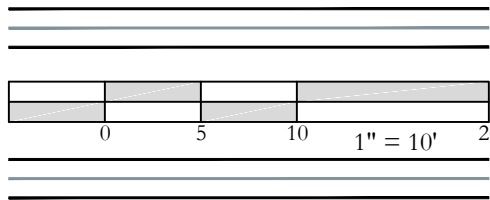
DETAIL - SHRUB PLANTING
SCALE - NTS



DETAIL - GROUNDCOVER PLANTING
SCALE - NTS

PLANT MATERIAL LIST

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUAN.	SIZE	REMARKS
TREES					
	Littleleaf Linden	Tilia Cordata	1	1 gal	Single trunk, full crown
SHRUBS					
	Golden Triumph Boxwood	Buxus Microphylla 'Golden Triumph'	2	.75 gal	Full
	Prairie Dropseed	Sporobolus Heterolepis	2	1 gal	Full
	Green Mountain Boxwood	Buxus 'Green Mountain'	3	.75 gal	Full
PERENNIAL					
	Mondo Grass	Ophiopogon Japonicus	25	.5 gal	Full
GROUND COVER					
	Bermuda Grass				
	Mulch				



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LANDSCAPING PLAN