REQUIREMENTS 2. THE CITY DEPARTMENT OF ENGINEERING, AND THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS)

BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN AND/OR PERMIT

- 4 THE CONTRACTOR SHALL FIELD VERIEV LOCATIONS AND ELEVATIONS OF EXISTING LITILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF
- CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MUTCD STANDARDS
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE OWNER OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
- ANY SIGN OR FIXTURE REMOVED WITHIN THE RIGHT OF WAY, OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS
- 9. CLEAR, GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING, ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY, ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS
- 10. PEDESTRIAN RAMPS SHALL BE PROVIDED AT THE LOCATIONS SHOWN AND SHALL BE ADA COMPLAINT.
- 11 THE CONTRACTOR SHALL SAW-CUT RITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATIONS
- 12. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE AND THE ADIACENT RIGHT OF WAYS. AS REOUIRED. PRIOR TO BEGINNING WORK 13. EXCEPT FOR STRIPPED TOPSOIL AND OTHER MATERIALS INDICATED TO BE STOCKPILED OR OTHERWISE REMAIN OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
- 14. SALVAGEABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES. 15. DO NOT COMMENCE SITE-CLEARING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL AND PLANT-PROTECTION MEASURES ARE IN PI ACF
- 17. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
- 16. SOIL STRIPPING, HANDLING, AND STOCKPILING: PERFORM ONLY WHEN THE TOPSOIL IS DRY OR SLIGHTLY MOIST.
- 18. LOCATE AND CLEARLY IDENTIFY TREES, SHRUBS, AND OTHER VEGETATION TO REMAIN, OR TO BE RELOCATED. 19. THE INTENT OF THE PROPOSED CONSTRUCTION IS TO PRESERVE AS MUCH OF THE EXISTING PAVEMENT, CURB AND GUTTER AND SIDEWALK AS POSSIBLE. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
- 20. INTERRUPTING EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED: a. NOTIFY OWNER NOT LESS THAN [TWO] 2 DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.
- b. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT OWNER'S WRITTEN PERMISSION. 21. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS
- INDICATED
- 22. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL
- 23. STRIP TOPSOIL TO FULL DEPTH IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. 24. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING CLAY LUMPS, GRAVEL, AND OTHER OBJECTS MORE THAN 2 INCHES IN DIAMETER; TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS

GRADING PLAN NOTES

- ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4-INCHES OF TOPSOIL MIXED WITH 2-INCHES OF COMPOST (FOR A TOTAL OF 6-INCHES), AND SOD OR SEED THESE AREAS SHALL BE WATERED BY THE CONTRACTOR UNTIL THE SOD OR SEED IS GROWING IN A HEALTHY MANNER. SEE LANDSCAPE PLAN FOR MORE INFORMATION THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADIACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF
- THE PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THE PROJECT
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMEN
- 4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY
- AND NOT BE LIMITED TO NORMAL WORKING HOURS CONSTRUCTION REVIEW, INSPECTION, AND OBSERVATION OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED AS A REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE, AS REQUIRED, PRIOR TO BEGINNING WORK
- BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN AND/OR PERMIT
- 8. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS. 9. TRAFFIC: MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING EARTH MOVING OPERATIONS. a. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES
- HAVING JURISDICTION b. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.
- 10. DO NOT CONDUCT WORK ON ADIOINING PROPERTY UNLESS DIRECTED BY ENGINEER. 11. DO NOT COMMENCE EARTH-MOVING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES ARE IN PLACE.
- 12. INSTALL DETECTABLE WARNING TAPE ABOVE CONSTRUCTED UTILITIES, DETECTABLE WARNING TAPE IS DEFINED AS: ACID- AND ALKALI-RESISTANT, POLYETHYLENE FILM WARNING TAPE MANUFACTURED FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES, A MINIMUM OF 6 INCHES WIDE AND 4 MILS THICK, CONTINUOUSLY INSCRIBED WITH A DESCRIPTION OF THE UTILITY, WITH METALLIC CORE ENCASED IN A PROTECTIVE JACKET FOR CORROSION PROTECTION, DETECTABLE BY METAL DETECTOR WHEN TAPE IS BURIED UP TO 30 INCHES DEEP; COLORED AS FOLLOWS: a. RED: ELECTRIC.
- b. YELLOW: GAS, OIL, STEAM, AND DANGEROUS MATERIALS.
- c. ORANGE: TELEPHONE AND OTHER COMMUNICATIONS
- d. BLUE: WATER SYSTEMS.
- e. GREEN: SEWER SYSTEMS
- 13. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS. 14. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTH MOVING OPERATIONS.
- 15. PROTECT SUBGRADES AND FOUNDATION SOILS FROM FREEZING TEMPERATURES AND FROST. REMOVE TEMPORARY PROTECTION BEFORE PLACING SUBSEQUENT MATERIAL
- 16. IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS
- 17. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS. a. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE PLACING
- CONCRETE REINFORCEMENT. TRIM BOTTOMS TO REQUIRED LINES AND GRADES TO LEAVE SOLID BASE TO RECEIVE OTHER WORK b. EXCAVATION FOR UNDERGROUND TANKS, BASINS, AND MECHANICAL OR ELECTRICAL UTILITY STRUCTURES: EXCAVATE TO ELEVATIONS AND DIMENSIONS INDICATED WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. DO NOT DISTURB BOTTOM OF EXCAVATIONS INTENDED AS BEARING SURFACES.
- 18. EXCAVATIONS AT EDGES OF TREE- AND PLANT-PROTECTION ZONES a. EXCAVATE BY HAND TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES, USE NARROW-TINE SPADING FORKS TO COMB SOIL AND EXPOSE
- ROOTS. DO NOT BREAK, TEAR, OR CHOP EXPOSED ROOTS. DO NOT USE MECHANICAL EQUIPMENT THAT RIPS, TEARS, OR PULLS ROOTS. 9. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
- a. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
- b. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES. 20. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.

EROSION CONTROL NOTES

- BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE SITE. SAID ROCK ENTRANCE PADS SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH BEST
- MANAGEMENT PRACTICES AND THE PROJECT DETAILS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON COMPLETION OF CLEARING AND GRUBBING
- THE INTENDED SEQUENCE OF MAIOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS: a. INSTALL SILT FENCE AROUND THE PERIMETER OF THE SITE, AND THE ROCK CONSTRUCTION ENTRANCE(S).
- b. INSTALL SILT FENCE AND INLET PROTECTION AROUND, AND WITHIN, ALL STRUCTURES. c. CLEAR AND GRUB.
- d. SURFACE FEATURE REMOVALS.
- e. ROUGH GRADING OF THE SITE.
- f. STABILIZE DENUDED AREAS AND STOCKPILES.
- g. FINE GRADING OF THE SITE
- h. INSTALL TOPSOIL, COMPOST AND SEED.
- i. REMOVE ACCUMULATED SEDIMENT FROM STRUCTURES.
- j. WHEN ALL CONSTRUCTION ACTIVITIES ARE COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL WITHIN 30-DAYS OF FINAL STABILIZATION.
- 10. THE LOCATION OF THE AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- 11. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED. 12. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND COMPLY WITH THE GOVERNING AGENCY'S DISPOSAL REQUIREMENTS.
- 13. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE, AS REQUIRED, PRIOR TO BEGINNING WORK
- 14. AFTER CONSTRUCTION BEGINS, SOIL SURFACE STABILIZATION SHALL BE APPLIED WITHIN 7-DAYS TO ALL DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN UNDISTURBED FOR PERIODS LONGER THAN AN ADDITIONAL 21 CALENDAR DAYS.
- 15. WITHIN 7-DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, PERMANENT OR TEMPORARY SOIL SURFACE STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS AND SOIL STOCKPILES 16. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS OR MORE MUST BE STABILIZED BY SEEDING, SODDING OR MULCHING. TYPE OF SLOPE DAYS TO STABILIZE
- STEEPER THAN 3:1 7 DAYS 10:1 TO 3:1 7 DAYS FLATTER THAN 10:1 7 DAYS 17. WHEN STABILIZATION MEASURES ARE STOPPED DUE TO SNOW COVER OR ARID CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- SOIL STABILIZATION MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO SURFACE ROUGHENING, TEMPORARY OR PERMANENT VEGETATION, MULCHING, SODDING, LANDSCAPING AND EROSION CONTROL BLANKETS 18. STABILIZATION MEASURES TO BE USED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND ESTIMATED DURATION OF USE.
- 19. EXISTING TURF OUTSIDE OF THE CONSTRUCTION LIMITS SHALL NOT BE DISTURBED. ANY TURF SHALL BE RE-ESTABLISHED.
- 20. ALL STREETS AND PARKING LOTS ADJACENT TO THE SITE SHALL BE CLEANED AND/OR SWEPT AT THE END OF EACH WORKING DAY.
- 21. TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. 22. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL PERMANENT REVEGETATION IS ESTABLISHED

- Master Street Plan Master Street Plan Existing Street Freeway/Expressway Regional Link - High Activity Regional Link
- - Planned Street Neighborhood Link Regional Link Residential Link

SWEET BAY @ KESSLER

LARGE SCALE DEVELOPMENT FAYETTEVILLE, ARKANSAS PROJECT #LSD-2023-0018 SUBMITTED: 10/03/2023



VICINITY MAP

NTS

Flood Hazard Zones 1% Annual Chance Flood Hazard Regulatory Floodway

- Neighborhood Link
- Institutional Master Plan
- Urban Center

SHEET INDEX:

SURVEY SITE PLAN GRADING PLAN EROSION CONTROL PL SITE DETAILS ARDOT DR-1 STANDAR **GRADING & DRAINAGE** SANITARY SEWER DETA WATER DETAILS

EROSION CONTROL DE TREE PRESERVATION PL

LANDSCAPE PLAN **TREE PRESERVATION &**

PLAT PAGE: 595



- 1. LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
- CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES,
- DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT. 4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
- 5. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK. 6. ALL DISTURBED AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING
- 7. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
- CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM 9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 411 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED. 10. SURFACE MATERIALS DISTURBED BY THIS WORK TO BE RETURNED TO SIMILAR OR BETTER CONDITION
- 11. IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS DOUBTFUL OF INTERPRETATION OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE IMMEDIATELY CONTACTED FOR PROCEDURE TO BE FOLLOWED. SUCH INSTRUCTIONS SHALL BE CONFIRMED IN WRITING AND DISTRIBUTED TO ALL EFFECTED PARTIES

ELEVATION DATUM

HORIZONTAL:	GPS OBSERVATION - AR NORTH ZONE NAD83(2011) HORIZONTAL DATUM
VERTICAL:	CITY OF FAYETTEVILLE GPS MONUMENT GE NAVD88 VERTICAL DATUM
FLOOD PLAIN CERTIFIC	ATION
NO PORTION OF ZONE "A" OR "AE" INSURANCE PROC	THIS PROPERTY IS LOCATED WITHIN FLOOD AS DETERMINED BY THE NATIONAL FLOOD RAM FLOOD INSURANCE RATE MAP FOR
FIRM PANEL:	#05143C0215F
EFFECTIVE DATE:	5/16/2008
ZONING	
UT / RPZD	
OWNER	
	WEST ARKANSAS LLC
FARMINGTON, AP	R 72730
PHONE: 479-251-	9400
EMAIL: BBARNES@	PMATHIASPROPERTIES.COM
ENGINEER & PROJECT R	
GAVIN SMITH CIV 393 N ALLEN ST	IL ENGINEERING LLC
FAYETTEVILLE, AF	R 72701
PHONE: 479-935-	0644
JASON@G	RSMITHCIVILENGINEERING.COM RSMITHCIVILENGINEERING.COM
PROJECT ADDRESS	
FAYETTEVILLE, AF	R 72701
PARCEL #	
103-10200-000	

	V100
	C101
	C102
AN	C103
	C501
D DETAIL	C502
DETAILS	C503
AILS	C504
	C505
	C506
TAILS	C507
LAN	L0.00
	L0.01
	L0.02
	L0.10
	L0.11
	L1.00
LANDSCAPE DETAILS	L1.10





SHEET

COVER



GAVIN R SMITH CIVIL ENGINEERING



10/18/2023 RESUBMITTAL





File Number: 202100033895 Page 1 of

-NEIGHBORHOOD LINH REGIONAL LINK-ZONE "A" FLOODPLAIN / P REGIONAL LINK HIGH ACTIVI ZONE "A" FLOODPLAIN 1 inch = 100 feet (24"X36") BASIS OF BEARINGS: RETRACEMENT OF RANGE LINE DEPICTED HEREON AS RELATED TO PREVIOUS MCO SURVEYS.

VICINITY MAP N.T.S.

TRACT 1: DESCRIPTION - EXTERIOR BOUNDARY SURVEY DEED: Washington County: File #: 2020 - 00010317: Date: 4/2/2020:: PARCEL No. 765-16272-001

A PART OF THE NE 1/4 OF THE SE1/4 OF SECTION 24, A 40 ACRE TRACT, T-16-N, R-31-W, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING THE E 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE COMMON RANGE LINE FOR T-16-N, R-30-W AND R-31-W, S 00° 48' 57" W 42.57 FEET TO AN ARKANSAS STATE MONUMENT AT THE W 1/4 CORNER OF SECTION 19, T-16-N, R-30-W; THENCE CONTINUING ALONG SAID RANGE LINE S 00° 48' 57" W 131.80 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY (ROW) OF US HIGHWAY 62: SAID ROW DESCRIPTION FILED IN WASHINGTON COUNTY, ARKANSAS PUBLIC RECORDS, AS, BOOK 1060, PAGE 422, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS; SAID POINT BEING A 60-D NAIL ANCHORED IN CONCRETE PAVEMENT, AND LOCATED 20 FEET EAST OF THE WESTERN ROW OF HANSHEW ROAD; SAID 60-D NAIL BEING THE POINT-OF-BEGINNING ; THENCE CONTINUE ALONG SAID RANGE LINE S 00° 48' 57" W 1.148.41 FEET TO A FOUND-IRON-PIN, LOCATED AT THE SOUTHEAST CORNER OF SAID 40-ACRE TRACT; THENCE N 89'04'26" W 1322.82 FEET TO A STONE, MARKING THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 24. T-16-N. R-31-W; THENCE N 00° 27'11" E 759.91 FEET TO A SET IRON PIN AT THE INTERSECTION OF THE SOUTH ROW OF SAID US HIGHWAY 62 AND THE WESTERN BOUNDARY OF SAID 40-ACRE TRACT: THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID US HIGHWAY 62, THE FOLLOWING CALLS; N 88' 37' 03" E 41.80 FEET TO A SET IRON PIN; N 58' 38' 03" E 72.80 FEET 1 A SET IRON PIN: N 74" 35' 03" E 600.00 FEET TO A SET IRON PIN; N 87" 06' 47" E 92.20 FEET TO A SET IRON PIN; N 56" 08' 57" E 63.25 FEET TO A SET IRON PIN; N 74" 35' 03" E 485.00 FEET TO A SET IRON PIN; S 58' 01' 03" E 14.10 FEET TO A SET IRON PIN; AND, N 74' 35' 03" E 27.50 FEET TO THE POINT-OF-BEGINNING, CONTAINING 29.29 ACRES, MORE OR LESS, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS.

The General Utility Easement in favor of City of Fayetteville, AR, filed July 31, 2017, as Document No. 2017-00023232, in Records of Washington County, AR.; Right-of-the-Public and others to use that portion of described properties, if any, located within the Right-of-Way thereof; Existing overhead electric and/or telephone wire(s) with poles running randomly through said described properties.

CLOSURE STATEMENT: The above Survey Boundary Description has been calculated to Close at the following accuracy: 1:420,709

TRACT 1 PLA: DESCRIPTION - EXTERIOR BOUNDARY SURVEY PARCEL NO. 765-16272-00

A PART OF THE NE 1/4 OF THE SE1/4 OF SECTION 24, A 40 ACRE TRACT. T-16-N. R-31-W. FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING THE E 1/4 CORNER OF SAID SECTION 24; THENCE ALONG THE COMMON RANGE LINE FOR T-16-N, R-30-W AND R-31-W, S 00° 48' 57" W 42.57 FEET TO AN ARKANSAS STATE MONUMENT AT THE W 1/4 CORNER OF SECTION 19, T-16-N, R-30-W; THENCE CONTINUING ALONG SAID RANGE LINE S 00° 48' 57" W 131.80 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY (ROW) OF US HIGHWAY 62; SAID ROW DESCRIPTION FILED IN WASHINGTON COUNTY, ARKANSAS PUBLIC RECORDS, AS, BOOK 1060, PAGE 422, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS; SAID POINT BEING A 60-D NAIL ANCHORED IN CONCRETE PAVEMENT, AND LOCATED 20 FEET EAST OF THE WESTERN ROW OF HANSHEW ROAD; SAID 60-D NAIL BEING THE POINT-OF-BEGINNING ; THENCE CONTINUE ALONG SAID RANGE LINE S 00* 48' 57" W 1,148.41 FEET TO A FOUND-IRON-PIN, LOCATED AT THE SOUTHEAST CORNER OF SAID 40-ACRE TRACT; THENCE N 89'04'26" W 953.80 FEET TO A SET IRON PIN, MARKING THE SOUTHWEST CORNER OF THE REVISED PARCEL OF THE SE 1/4 OF SAID SECTION 24. T-16-N. R-31-W; THENCE N 00'27'13"E 213.44 FEET TO A SET IRON PIN: THENCE N 32'19'58" W 293.27 FEET TO A SET IRON PIN; THENCE N 80'23'36" W 147.57 FEET TO A SET IRON PIN; THENCE N 00'27'13"E 294.94 FEET TO A SET IRON PIN AT THE INTERSECTION OF THE SOUTH ROW OF SAID US HIGHWAY 62; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID US HIGHWAY 62 THE FOLLOWING CALLS: N 58'38'03" E 46.05 FEET TO A SET IRON PIN: N 74' 35' 03" E 600.00 FEET TO A SET IRON PIN: N 87' 06' 47" E 92.20 FEET TO A SET IRON PIN: N 56' 08' 57" E 63.25 FEET TO A SET IRON PIN: N 74' 35' 03" E 485.00 FEET TO A SET IRON PIN; S 58' 01' 03" E 14.10 FEET TO A SET IRON PIN; AND, N 74' 35' 03" E 27.50 FEET TO THE POINT-OF-BEGINNING, CONTAINING 25.36 ACRES,

SUBJECT TO: THE SAME LISTED DOCUMENTS OF RECORD DEPICTED UNDER THE PREVIOUS DESCRIPTION OF PARCEL No. 765-16272-001

CLOSURE STATEMENT: The above Survey boundary Description has been calculated_to Close at the following_accuracy: 1:199,071

TRACT II: DESCRIPTION - EXTERIOR BOUNDARY SURVEY Washington County: Warranty Deed: File # 2017-00019832: Date: 6/30/2017:: PARCEL No. 765-16280-000

A PART OF THE NW 1/4 OF THE SE1/4 OF SECTION 24, T-16-N, R-31-W, A 40-ACRE TRACT IN FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 24, SAID POINT BEING THE E 1/4 CORNER OF SAID SECTION 24, T-16-N, R-31-W; THENCE ALONG THE COMMON RANGE LINE FOR T-16-N, R-30-W AND R-31-W, S 00° 48' 57" W 42.57 FEET TO AN ARKANSAS STATE MONUMENT AT THE W 1/4 CORNER OF SECTION 19, T-16-N, R-30-W; THENCE CONTINUING ALONG SAID RANGE LINE, S 00° 48' 57" W 131.80 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY (ROW) OF US HIGHWAY 62 (NAMED MARTIN LUTHER KING BOULEVARD); SAID ROW DESCRIPTION FILED IN WASHINGTON COUNTY, ARKANSAS PUBLIC RECORDS, AS, BOOK 1060, PAGE 422; SAID POINT BEING A 60-D NAIL ANCHORED IN CONCRETE PAVEMENT, AND LOCATED 20 FEET EAST OF THE WESTERN ROW OF HANSHEW ROAD; THENCE CONTINUE ALONG SAID RANGE LINE S 00° 48' 57" W 1,148.41 FEET TO A (FIP) FOUND-IRON-PIN, LOCATED AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE SE1/4, SECTION 24; THENCE N 89' 04' 26" W 1322.82 FEET TO AN EXISTING STONE, MARKING THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 24, T-16-N, R-31-W; SAID STONE BEING THE POINT-OF-BEGINNING FOR THE DESCRIPTION OF SAID PARCEL No. 765-16280-000; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID NW1/4 OF THE SE1/4 OF SECTION 24, N 89" 04' 26" W A DEED CALL DISTANCE OF 96.00 FEET TO AN IRON PIN; SAID IRON PIN BEING THE SOUTHWEST CORNER OF SAID PARCEL No. 765-16280-000; THENCE N 00° 27' 13" E 742.09 FEET TO A SET IRON PIN AT THE INTERSECTION OF THE SOUTH ROW OF SAID US HIGHWAY 62 AND THE WESTERN BOUNDARY OF SAID PARCEL No. 765-16280-000 THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID US HIGHWAY 62, N 74" 35' 03" E 57.50 FEET TO AN IRON PIN, AND N 88" 37' 03" E 40.70 FEET TO A SET IRON PIN AT THE INTERSECTION OF THE WESTERN BOUNDARY OF SAID NE1/4 OF THE SE1/4 OF SECTION 24: THENCE S 00° 27' 11" W 759.91 FEET TO THE POINT-OF-BEGINNING CONTAINING 1.66 ACRES, MORE OR LESS, FAYETTEVILLE, WASHINGTON COUNTY.

GENERAL UTILITY EASEMENT IN FAVOR OF CITY OF FAYETTEVILLE, AR, FILED JULY 31, 2017, AS DOCUMENT NO. 2017-00023232, IN RECORDS OF WASHINGTON COUNTY, AR;

EXISTING UNDERGROUND AND OVERHEAD UTILITIES THROUGH SAID DESCRIBED PROPERTIES, AND NOT DEPICTED WITHIN THE SCHEDULE B II DOCUMENTS PROVIDED BY WACO TITLE.

TRACT II PLA: DESCRIPTION - EXTERIOR BOUNDARY SURVEY

A PART OF THE NORTH 1/2 OF THE SE1/4 OF SECTION 24, T-16-N, R-31-W, AN 80-ACRE TRACT IN FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 24, SAID POINT BEING THE E 1/4 CORNER OF SAID SECTION 24, T-16-N, R-31-W; THENCE ALONG THE COMMON RANGE LINE FOR T-16-N, R-30-W AND R-31-W, S 00 48' 57" W 42.57 FEET TO AN ARKANSAS STATE MONUMENT AT THE W 1/4 CORNER OF SECTION 19, T-16-N, R-30-W; THENCE CONTINUING ALONG SAID RANGE LINE, S 00 48' 57" W 131.80 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY (ROW) OF US HIGHWAY 62 (NAMED MARTIN LUTHER KING BOULEVARD); SAID ROW DESCRIPTION FILED IN WASHINGTON COUNTY, ARKANSAS PUBLIC RECORDS, AS, BOOK 1060, PAGE 422 SAID POINT BEING A 60-D NAIL ANCHORED IN CONCRETE PAVEMENT, AND LOCATED 20 FEET EAST OF THE WESTERN ROW OF HANSHEW ROAD; THENCE CONTINUE ALONG SAID RANGE LINE S 00° 48' 57" W 1,148.41 FEET TO A (FIP) FOUND-IRON-PIN, LOCATED AT THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SE1/4, SECTION 24; THENCE N 89° 04' 26" W 1322.82 FEET TO AN EXISTING STONE, MARKING THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 24, T-16-N, R-31-W; SAID STONE BEING THE POINT-OF-BEGINNING FOR THE DESCRIPTION OF SAID PARCEL No. 765-16280-000; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID NW1/4 OF THE SE1/4 OF SECTION 24, N 89' 04' 26" W A DEED CALL DISTANCE OF 96.00 FEET TO AN IRON PIN; SAID IRON PIN BEING THE SOUTHWEST CORNER OF SAID PARCEL No 765-16280-000: THENCE N 00° 27' 13" E 742.09 FEET TO A SET IRON PIN AT THE INTERSECTION OF THE SOUTH ROW OF SAID US HIGHWAY 62 AND THE WESTERN BOUNDARY OF SAID PARCEL No. 765-16280-000; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID US HIGHWAY 62, N 74' 35' 03" E 57.50 FEET TO AN IRON PIN. AND N 88' 37' 03" E 82.50 FEET TO A SET IRON PIN: THENCE N 58'38'03" E 26.71 FEET TO A SIP: THENCE S 00° 27' 13" W 294.94 FEET TO A SIP: THENCE S 80°23'36"E 147.57 FEET TO A SET IRON PIN; THENCE S32°19'58"E 293.27 FEET TO AN IRON PIN; THENCE S 00°27'13"W 213.44 FEET TO A SET IRON PIN; THENCE N 89" 04'26" W 369.02 FEET TO THE POINT OF BEGINNING CONTAINING 5.589 ACRES MORE OR LESS, FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS.

SUBJECT TO: THE SAME LISTED DOCUMENTS OF RECORD DEPICTED UNDER THE PREVIOUS DESCRIPTION OF PARCEL No. 765-16280-000.

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FAYETTEVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR APPROVED FOR RECORDATION

FAYETTEVILLE PLANNING ADMINISTRATION

	PROFESSIONAL	PROPERTY LINE ADJUSTMENT FAYETTEVILLE ARKANSAS				
	ENGINEERS	DATE: 8/03/2021		SCALE: 1"=100'		
		REVISION DATES:	548 ARBOR ACRES AVE			
			SPRINGDALE, AR 72762	PLAT BOOK PAGE: 595		
		8/18/2021				
		·····		DRAWN BY: GC		
Mimouana	SURVEYING		UI, CS, RA	CHECKED BY: MM		
1 Loomhany	SPECIALISTS		BASIS OF BEARINGS:	DRAWNO NO		
Usingung			Range Line Previous Survey Projects. (Not State Plane)	S-2847		
205 W. Center Phone:(47)	205 W. Center Phone: (479)443-4724 Fax: (479)443-4707		500-16N-31W-0-24-240-72-0648	SHEET NO. 1 OF 1		



ZONING: RESIDENTIAL PLANNED ZONING DISTRICT (ORD. 6669, 6/6/2023 PROPOSED USE: SINGLE-FAMILY DWELLINGS (UNIT 8)						
DENSITY	MAXIMUM: 10 UNITS/ACRE PROPOSED: 9.45 UNITS/ACRE					
BULK AND AREA REGULATIONS	LOT WIDTH MINIMUM: LOT AREA MINIMUM: LOT AREA PER DWELLING UNIT:	NONE <u>RESIDENTIAL NONRESIDENTIAL</u> NONE NONE NON				
SETBACKS	FRONT: SIDE: REAR:	15 FEET 15 FEET 15 FEET				
BUILDING HEIGHT	REQUIRED: 3 STORIES	PROPOSED: 1 & 2 STORIES				
BUILDING AREA REQUIREMENT	NONE REQUIRED					
MINIMUM BUILDABLE STREET FRONTAGE	NOT APPLICABLE					
PERMITTED USES	UNIT 1 UNIT 3 UNIT 8 UNIT 41	CITY-WIDE USES BY-RIGHT PUBLIC PROTECTION AND UTILITY FACILITIES SINGLE-FAMILY DWELLINGS ACCESSORY DWELLINGS				
CONDITIONAL USES	UNIT 2CITY-WIDE USES CONDITIONAL USE PERMITUNIT 4CULTURAL AND RECREATIONAL FACILITIESUNIT 24HOME OCCUPATIONSUNIT 46SHORT-TERM RENTALS					



PARKING TABLE						
NUM	NUMBER OF REQUIRED PARKING SPACES BY USE: RESIDENTIAL 2 PER UNIT (26 UNITS PROPOSED)					
REQUIRED 52 SPACES TOTAL 1 ADA SPACE PER 25 STANDARD SPACES						
PROPOSED	50 STANDARD SPACES* 2 ADA SPACES					
*AN ADDITIO FUTURE PHA AREAS ARE S FUTURE DEVEI OF THIS DEVEI INST	*AN ADDITIONAL 23 PARKING SPACES ARE SHOWN AS PART OF A FUTURE PHASE, WHICH WILL BE PERMITTED SEPARATELY. THESE AREAS ARE SHOWN PER OVERALL DRAINAGE REQUIREMENTS. IF FUTURE DEVELOPMENT IS NOT APPROVED BEFORE CONSTRUCTION OF THIS DEVELOPMENT IS COMPLETED, CURB AND GUTTER WILL BE INSTALLED ALONG EAST SIDE OF ENTRY DRIVE					
NI 1 PEF	NUMBER OF BIKE RACKS REQUIRED BY USE: RESIDENTIAL 1 PER 30 DWELLING UNITS (26 UNITS PROPOSED)					
REQUIRED	1 BIKE RACK					
PROPOSED 6 BIKE RACKS						
NUMBER OF MOTORCYLE & SCOOTER PARKING REQUIRED: 1 PER 25 PARKING SPACES (52 SPACES PROPOSED)						
REQUIRED	2 MOTORCYCLE & SCOOTER PARKING SPACES					
PROPOSED	2 MOTORCYCLE & SCOOTER PARKING SPACES					

SITE COVERAGE CALCULATIONS						
	DESCRIPTION	SQ. FT.	%			
EXISTING SITE	GROSS AREA: NET AREA PER M.S.P. R/W DEDICATION: EXISTING IMPERMEABLE: EXISTING PERMEABLE:	243,390 242,856 0 242,856	(0%) (100%)			
PROPOSED SITE	PROPOSED BUILDING/DUMPSTER COVERAGE: PROPOSED PERMEABLE PAVERS: PROPOSED CONC/ASPH: PROPOSED LAWN:	25,724 17,880 32,661 166,591	(11%) (7%) (13%) (69%)			

PRIVATE STREET TABLE						
DESCRIPTION	WIDTH	LINEAR FOOTAGE				
STREET 1 (UNNAMED ST)	26'	701.94'				
STREET 2 (UNNAMED CT)	26'	195.93'				
STREET 3 (UNNAMED CR)	26'	195.93'				

PUBLIC STREET TABLE							
DESCRIPTION	MSP DESIGNATION	MIN. M.S.P. R/W	MIN WIDTH	EX. WIDTH	SIDEWALK	GREENSPACE	FRONTAGE
W MARTIN LUTHER KING BLVD	REGIONAL LINK HIGH-ACTIVITY STREET	92'	56' B/B	59' B/B	10'	10'	165.21'





ADJOINING PARCELS – 765-16280-000

MCNEAL FAMILY INVESTMENTS LLC

ARKANSAS STATE HIGHWAY COMMISSION

ARKANSAS STATE HIGHWAY COMMISSION

DUDECK, KERRI C MARTIAL TRUST

3970 MLK FAYETTEVILLE LLC 3970 W MARTIN LUTHER KING JR BLVD

ARKANSAS STATE HIGHWAY COMMISSION

COMMERCIAL SPACE LLC

FISCHER, WILLIAM & KELLIE FAYETTEVILLE, AR 72701-8109

GENERAL NOTES

- 1. LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION. 2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION. 3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR
- REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT. 4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
- 5. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK. 6. ALL DISTURBED AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO
- WEEKS OF FINAL GRADING. 7. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF
- CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS 8. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM
- 9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 411 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
- 10. SURFACE MATERIALS DISTURBED BY THIS WORK TO BE RETURNED TO SIMILAR OR BETTER CONDITION. 11. IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR
- WHERE A DETAIL IS DOUBTFUL OF INTERPRETATION OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE IMMEDIATELY CONTACTED FOR PROCEDURE TO BE FOLLOWED. SUCH INSTRUCTIONS SHALL BE CONFIRMED IN WRITING AND DISTRIBUTED TO ALL EFFECTED PARTIES.

LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY (EXISTING)
— R/W——— R/W——	M.S.P. RIGHT-OF-WAY (PROPOSED)
— BSB — BSB —	BUILDING SETBACK
_ · · · <u></u> · · · <u></u>	UTILITY EASEMENT (EXISTING)
— UE —— UE ——	UTILITY EASEMENT (PROPOSED)
— AE — AE — —	ACCESS & USE EASEMENT (PROPOSED
	ASPHALT PAVING
	PERMEABLE PAVERS
4	CONCRETE PAVING
	BUILDING WITH OVERHANG

- SITE PLAN NOTES
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY REQUIREMENTS. 2. THE CITY DEPARTMENT OF ENGINEERING, AND THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR
- DRIVEWAYS) 3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN AND/OR PERMIT
- 4. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- 5. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MUTCD STANDARDS.
- 6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 7. THE DUTY OF THE OWNER OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE. 8. ANY SIGN OR FIXTURE REMOVED WITHIN THE RIGHT OF WAY, OR AS PART OF THE SITE
- WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. 9. CLEAR, GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING.
- ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. 10. PEDESTRIAN RAMPS SHALL BE PROVIDED AT THE LOCATIONS SHOWN AND SHALL BE ADA COMPLAINT
- 11. THE CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATIONS.
- 12. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE AND THE ADJACENT RIGHT OF WAYS, AS REQUIRED, PRIOR TO BEGINNING WORK. 13. EXCEPT FOR STRIPPED TOPSOIL AND OTHER MATERIALS INDICATED TO BE STOCKPILED OR
- OTHERWISE REMAIN OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE. 14. SALVAGEABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED
- AND STORE ON OWNER'S PREMISES. 15. DO NOT COMMENCE SITE-CLEARING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL AND PLANT-PROTECTION MEASURES ARE IN PLACE.
- 16. SOIL STRIPPING, HANDLING, AND STOCKPILING: PERFORM ONLY WHEN THE TOPSOIL IS DRY OR SLIGHTLY MOIST. 17. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM
- DISTURBANCE DURING CONSTRUCTION. 18. LOCATE AND CLEARLY IDENTIFY TREES, SHRUBS, AND OTHER VEGETATION TO REMAIN, OR TO BE RELOCATED. 19. THE INTENT OF THE PROPOSED CONSTRUCTION IS TO PRESERVE AS MUCH OF THE EXISTING
- PAVEMENT, CURB AND GUTTER AND SIDEWALK AS POSSIBLE. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. 20. INTERRUPTING EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES
- ACCORDING TO REQUIREMENTS INDICATED: a. NOTIFY OWNER NOT LESS THAN [TWO] 2 DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.
- b. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT OWNER'S WRITTEN PERMISSION 21. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY
- SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED. 22. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL
- 23. STRIP TOPSOIL TO FULL DEPTH IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. 24. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING CLAY LUMPS, GRAVEL, AND OTHER OBJECTS MORE THAN 2 INCHES IN DIAMETER; TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.



GAVIN R SMITH CIVIL ENGINEERING

FAYETTEVILLE ARKANSAS (479) 935-0644

www.grsmithcivilengineering.com gavin@grsmithcivilengineering.com

jason@grsmithcivilengineering.com



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GRAPHIC SCALE 1'' = 50'

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PLAT PAGE: 595





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- INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY REQUIREMENTS. 2. THE CITY DEPARTMENT OF ENGINEERING, AND THE ENGINEER SHALL BE NOTIFIED AT LEAST
- DRIVFWAYS) 3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION
- CONTROL PLAN AND/OR PERMIT. 4. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR
- 5. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT. TRAFFIC
- CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MUTCD STANDARDS. 6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 7. THE DUTY OF THE OWNER OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
- 8. ANY SIGN OR FIXTURE REMOVED WITHIN THE RIGHT OF WAY, OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS.
- 9. CLEAR, GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. 10. PEDESTRIAN RAMPS SHALL BE PROVIDED AT THE LOCATIONS SHOWN AND SHALL BE ADA
- COMPLAINT. 11. THE CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATIONS.
- 12. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE AND THE ADJACENT RIGHT OF WAYS, AS REQUIRED, PRIOR TO BEGINNING WORK.
- 13. EXCEPT FOR STRIPPED TOPSOIL AND OTHER MATERIALS INDICATED TO BE STOCKPILED OR OTHERWISE REMAIN OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE. 14. SALVAGEABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED
- AND STORE ON OWNER'S PREMISES. 15. DO NOT COMMENCE SITE-CLEARING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL AND PLANT-PROTECTION MEASURES ARE IN PLACE.
- 16. SOIL STRIPPING, HANDLING, AND STOCKPILING: PERFORM ONLY WHEN THE TOPSOIL IS DRY OR SLIGHTLY MOIST.
- 17. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION. 18. LOCATE AND CLEARLY IDENTIFY TREES, SHRUBS, AND OTHER VEGETATION TO REMAIN, OR
- TO BE RELOCATED. 19. THE INTENT OF THE PROPOSED CONSTRUCTION IS TO PRESERVE AS MUCH OF THE EXISTING PAVEMENT, CURB AND GUTTER AND SIDEWALK AS POSSIBLE. PROTECT EXISTING SITE
- IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. 20. INTERRUPTING EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
- a. NOTIFY OWNER NOT LESS THAN [TWO] 2 DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. b. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT OWNER'S WRITTEN
- PERMISSION. 21. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- 22. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL. 23. STRIP TOPSOIL TO FULL DEPTH IN A MANNER TO PREVENT INTERMINGLING WITH
- UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. 24. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING CLAY LUMPS, GRAVEL, AND OTHER OBJECTS MORE THAN 2 INCHES IN DIAMETER; TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.

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SITE COVERAGE CALCULATIONS

	DESCRIPTION	SQ. FT.	%
EXISTING SITE	GROSS AREA: NET AREA PER M.S.P. R/W DEDICATION: EXISTING IMPERMEABLE: EXISTING PERMEABLE:	243,390 242,856 0 242,856	(0%) (100%)
PROPOSED SITE	PROPOSED BUILDING/DUMPSTER COVERAGE: PROPOSED PERMEABLE PAVERS: PROPOSED CONC/ASPH: PROPOSED LAWN:	25,724 17,880 32,661 166,591	(11%) (7%) (13%) (69%)



(1) GRADING PLAN



2<u>5</u> GRAPHIC SCALE 1'' = 50'

50

100



- REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT. 4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY
- DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY. 5. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK. 6. ALL DISTURBED AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN
- ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING. 7. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF
- CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS. 8. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM
- 9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 411 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
- 10. SURFACE MATERIALS DISTURBED BY THIS WORK TO BE RETURNED TO SIMILAR OR BETTER CONDITION. 11. IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS DOUBTFUL OF INTERPRETATION OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE IMMEDIATELY CONTACTED FOR PROCEDURE TO BE FOLLOWED. SUCH INSTRUCTIONS SHALL BE CONFIRMED IN



SITE PLAN NOTES

GENERAL NOTES

- 1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY REQUIREMENTS. 2. THE CITY DEPARTMENT OF ENGINEERING, AND THE ENGINEER SHALL BE NOTIFIED AT LEAST
- 48 HOURS PRIOR TO WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVFWAYS) 3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION
- CONTROL PLAN AND/OR PERMIT. 4. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- 5. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MUTCD STANDARDS.
- 6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE OWNER OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE. 8. ANY SIGN OR FIXTURE REMOVED WITHIN THE RIGHT OF WAY, OR AS PART OF THE SITE
- WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. 9. CLEAR, GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING.
- ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. 10. PEDESTRIAN RAMPS SHALL BE PROVIDED AT THE LOCATIONS SHOWN AND SHALL BE ADA COMPLAINT. 11. THE CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED
- PER THE SPECIFICATIONS. 12. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE AND THE ADJACENT RIGHT
- OF WAYS, AS REQUIRED, PRIOR TO BEGINNING WORK. 13. EXCEPT FOR STRIPPED TOPSOIL AND OTHER MATERIALS INDICATED TO BE STOCKPILED OR OTHERWISE REMAIN OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
- 14. SALVAGEABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES. 15. DO NOT COMMENCE SITE-CLEARING OPERATIONS UNTIL TEMPORARY EROSION- AND
- SEDIMENTATION-CONTROL AND PLANT-PROTECTION MEASURES ARE IN PLACE. 16. SOIL STRIPPING, HANDLING, AND STOCKPILING: PERFORM ONLY WHEN THE TOPSOIL IS DRY
- OR SLIGHTLY MOIST. 17. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
- 18. LOCATE AND CLEARLY IDENTIFY TREES, SHRUBS, AND OTHER VEGETATION TO REMAIN, OR TO BE RELOCATED. 19. THE INTENT OF THE PROPOSED CONSTRUCTION IS TO PRESERVE AS MUCH OF THE EXISTING PAVEMENT, CURB AND GUTTER AND SIDEWALK AS POSSIBLE. PROTECT EXISTING SITE
- IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. 20. INTERRUPTING EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
- a. NOTIFY OWNER NOT LESS THAN [TWO] 2 DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. b. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT OWNER'S WRITTEN PERMISSION.
- 21. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- 22. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL. 23. STRIP TOPSOIL TO FULL DEPTH IN A MANNER TO PREVENT INTERMINGLING WITH
- UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. 24. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING CLAY LUMPS, GRAVEL, AND OTHER OBJECTS MORE THAN 2 INCHES IN DIAMETER; TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.



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