LARGE SCALE DEVELOPMENT PLAN

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- 2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION
- 3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- 4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- 5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- 6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- 7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- 8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- 9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION
- 11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- 12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- 13. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF TONTITOWN'S WATER AND SEWER SPECIFICATIONS, (REVISED APRIL 5, 2016) PROCEDURES AND DETAILS.
- 14. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF TONTITOWN'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA
- 15. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

I. Derrick L. Thomas , hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Registered Land Surveyor

CERTIFICATE OF PRELIMINARY SURVEY ACCURACY

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, Geoffery H. Bates, hereby certify that this plan correctly represents a plan made under my direction and engineering requirements of the Tontitown Subdivision Regulations have been complied with.

Date of Execution:

Registered Engineer State of Arkansas Registration No. 9810

CERTIFICATE OF PRELIMINARY PLAT APPROVAL.

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on _____ (date).

Chairman, City of Tontitown Planning Commission

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED

HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS

WITHOUT THE WRITTEN AUTHORIZATION OF BATES +

ASSOCIATES, INC.

CONSTRUCTION SITE.

THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT

TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION

COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE

INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING

PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY

CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION

INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE

REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT

CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE

PRACTICES, THE CONTRACTOR WILL BE SOLELY AND

CONTACT INFORMATION

CITY OF TONTITOWN WATER & SEWER

CONTACT: JAMES CLARK 201 E. HENRI DE TONTI TONTITOWN, AR 72770 PHONE: 479-361-2700

FAX: 501-421-8//4

OZARKS ELECTRIC P.O. BOX 848 FAYETTEVILLE, AR. 72702 PHONE: 800-521-6144 FAX: 479-684-4617 CONTACT: WES MAHAFFEY

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY

OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE

BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES

RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED

PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES

NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY

VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE

LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS

REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO

INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO

PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE

PHONE: 479-263-2167

TELEPHONE

P.O. BOX 7449

BLACK HILLS ENERGY CONTACT: LEONARD TIDYMAN 655 MILLSAP RD., STE. 104 FAYETTEVILLE, AR. 72701 PHONE: 479-582-7817

CONTACT: SUSAN CLOUSER

SPRINGDALE, AR. 72766

PHONE: 479-442-3107

FAX: 479-442-3117

CABLE

COX COMMUNICATIONS CHAD HODGE 4901 SOUTH 48TH ST SPRINGDALE, AR 72762 PHONE: 479-717-3607

Ear, Nose, & Thro

's Trading Co, NWA Rvder Truck Rental **PROJECT**



LOCATION

INDEX OF DRAWINGS

SITE PLAN

UTILITY PLAN

LANDSCAPE PLAN

GRADING, DRAINAGE AND EROSION CONTROL PLAN

DETAILS 06 - 07

PROJECT SITE ADDRESS: E HENRI DE TONTI BLVD SPRINGDALE, ARKANSAS 72762

830-38880-001

ZONING CLASSIFICATION: C-2 GENERAL COMMERCIAL DISTRICT

DRIVE THRU COFFEE TOTAL SITE AREA: 0.93 ACRES +/-

GROSS FLOOR AREA: 480 SQ. FT. OWNER:

DEVELOPER:

PROPOSED

— UGTV ——

→ ◆ ◆

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_ _ _ _ _ _

PEYTON PROPERTIES LLC 888 APPLE BLOSSOM LN

SPRINGDALE, AR 72762 CTAR, INC.

100 N. DIXIELAND RD #223 ROGERS, AR 72756

ARCHITECT: RESOURCE DESIGN 316 316 SOUTH FIRST ST ROGERS, AR 72756

PHONE: (479) 633-8181 <u>cstrauss@resourcedesign.ne</u>t

BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72704

PHONE: (479) 442-9350 FAX: (479) 521-9350

geoff@batesnwa.com

DESCRIPTION

ASPHALT (EDGE)

ASPHALT (SURFACE)

BUILDING SETBACK LINE

CABLE TV (OVERHEAD)

CONCRETE SURFACE

CABLE TV (UNDERGROUND)

ELECTRICAL (UNDERGROUND)

ELECTRICAL (OVERHEAD) ELECT. TRANSFORMER

FIRE HYDRANT ASSEMBLY

GRAVEL SURFACE (EDGE)

IRON PIN (5/8" RE-BAR)

MONUMENT (CONCRETE)

SANITARY SEWER PIPE

SANITARY SEWER MANHOLE

SANITARY SEWER SERVICE

PROPERTY LINE (EXTERNAL)

EASEMENT

GAS METER

POND

POWER POLE

RIGHT-OF-WAY

SIDEWALK

SILT FENCE

SPOT ELEVATION

STORM SEWER PIPE

STORM SEWER INLET

STORM SEWER BALES

TREE LINE CANOPY

UTILITY EASEMENT

WATER MAIN PIPE

WATER THRUST BLOCK

WATER MAIN REDUCER

WATER MAIN BLOWOFF VALVE

WATER VALVE

WATER METER

TELEPHONE PED/MANHOLE

TELEPHONE (OVERHEAD)

TELEPHONE (UNDERGROUND)

TREE/TREE TO BE REMOVED

GRAVEL SURFACE

1. THERE ARE NO EXISTING WETLANDS ON THIS SITE. 2. THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM PANEL #05143C0065F. DATED MAY 16, 2008. 3. THERE ARE NO KNOWN OVERFLOW PROBLEMS ON-SITE OR IN THE

PROXIMITY OF THE SITE. 4. THERE ARE NO KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY. 5. THERE ARE NO KNOWN ABANDONED WATER WELLS, SUMPS, CESSPOOLS,

6. THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS ON THIS PROPERTY. 7. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS, INCLUDING

SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WITHIN THE

AREAS SUBJECT TO FLOODING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, OR PREVIOUSLY FILLED AREAS. 8. ALL INTERIOR DRIVE SHALL MEET THE REQUIRED COMPACTION RATING TO SUPPORT EMERGENCY VEHICLES.

9. PRELIMINARY PLAN FOR INSPECTION PURPOSES ONLY. NOT FOR RECORD

BENCHMARK INFORMATION: BENCHMARK #2 5/8" REBAR E: 659204.35 E: 659336.00 N: 677955.59 N: 677670.11

ELEV: 1293.34'

LEGAL DESCRIPTIONS:

ELEV: 1296.68'

LOT 4 OF THE REPLAT OF LOT 1 OF ADMIRAL ADDITION TO THE CITY OF TONTITOWN, AS RECORDED ON PLAT FILED FOR RECORD IN BOOK 24A AT PAGE 189 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

GENERAL SURVEY NOTE:

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

<u>-PARKING INFORMATION:</u>

1 PER 75 SF OF CUSTOMER SERVICE/DINING AREA 1 PER 250 SF IF NO SUCH SERVICE/DINING AREA PARKING REQUIRED = 2 SPACES

<u>-BUILDING SETBACKS (C-2):</u> -

25ft (RESIDENTIAL USES) FRONT 25ft (NONRESIDENTIAL USES) SIDE 25ft (STREET SIDE) SIDE 30ft (INTERIOR RESIDENTIAL USES) SIDE 10ft (INTERIOR NONRESIDENTIAL USES) REAR 25ft (RESIDENTIAL USES)

- BASIS OF BEARING: GPS OBSERVATION - AR NORTH ZONE (NAD 83 HORIZONTAL DATUM)

RESTAURANT, FAST FOOD

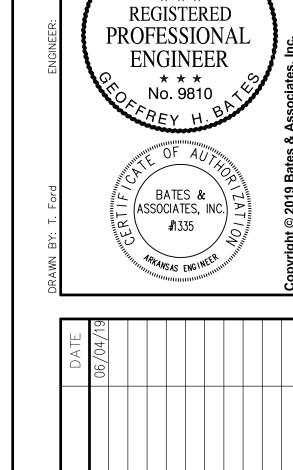
PARKING PROVIDED = 10 SPACESADA PARKING REQUIRED = 1ADA PARKING PROVIDED = 1

25ft (NONRESIDENTIAL USES).

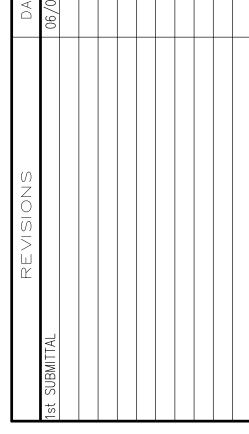
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD (FIRM PANEL #05143C0065F. DATED MAY 16, 2008) INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.

CITY OF TONTITOWN GIS CONTROL MONUMENT #9. (ELEVATION: 1298.47 NAVD 88 VERTICAL DATUM)

THERE ARE NO EXISTING WETLANDS ON THIS SITE.



ARKANSAS



EW OVE



ADJACENT PROPERTY OWNERS: 1) CHANDLER, JAMES M III REVOCABLE TRUST 1272 E HENRI DE TONTI BLVD SPRINGDALE, AR 72762 PARCEL #830-37572-000 ZONED: C-2 (TONTITOWN)

2) MCD COAST 12 LLC C/O RB AMERICAN GROUP LLC 6200 OAK TREE BLVD, SUITE 250 INDEPENDENCE, OH 44131 PARCEL #815-37901-000 ZONED: C-5 (SPRINGDALE)

3) RESTINVEST III LLC 7424 S GARY PL TULSA, OK 74136 PARCEL #815-37901-001 ZONED: C-5 (SPRINGDALE)

4) SUNSET WEST FW PLAZA LLC 1715 PARK RIDGE WAY PARCEL #815-37900-000 ZONED: C-2 (SPRINGDALE)

5) ARKANSAS STATE HIGHWAY COMMISSION PO BOX 2261 LITTLE ROCK, AR 72203 PARCEL #830-37571-001

ZONED: ÄIGHT-OF-WAY

6) ARKANSAS STATE HIGHWAY COMMISSION PO BOX 2261 LITTLE ROCK, AR 72203 PARCEL #830-37592-001 ZONED: RIGHT-OF-WAY

7) ARKANSAS STATE HIGHWAY COMMISSION PO BOX 2261 LITTLE ROCK, AR 72203 PARCEL #830-37591-001 ZONED: ÄIGHT-OF-WAY

8) ARKANSAS STATE HIGHWAY COMMISSION PO BOX 2261 LITTLE ROCK, AR 72203 PARCEL #830-37590-001 ZONED: ÄIGHT-OF-WAY

9) ARKANSAS STATE HIGHWAY COMMISSION PO BOX 2261 LITTLE ROCK, AR 72203 PARCEL #830-37589-001

10) TESLA PROPERTIES LLC ATTN CARL E TEMPELMEYER 1199 E HENRI DE TONTI BLVD SPRINGDALE, AR 72762 PARCEL #830-37589-000 ZONED: C-2 (TONTITOWN)

ZONED: RIGHT-OF-WAY

11) PEYTON PROPERTIES LLC 888 APPLE BLOSSOM LN SPRINGDALE, AR 72762 PARCEL #830-38880-000 ZONED: C-2 (TONTITOWN)

12) PEYTON PROPERTIES LLC 888 APPLE BLOSSOM LN SPRINGDALE, AR 72762 PARCEL #830-38880-002 ZONED: C-2 (TONTITOWN)

13) PEYTON PROPERTIES LLC 888 APPLE BLOSSOM LN SPRINGDALE, AR 72762 PARCEL #830-38881-000 ZONED: C-2 (TONTITOWN)

14) HILLCREST HOLDINGS LLC PO BOX 564 JOHNSON, AR 72741 PARCEL #815-33676-501 ZONED: A-1 (SPRINGDALE)



ADA NOTES:

1. CONTACT ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY

2. HANDICAP ACCESS AREAS MUST HAVE NO MORE THAN 2% GRADE

1. THERE ARE NO EXISTING WETLANDS ON THIS SITE.

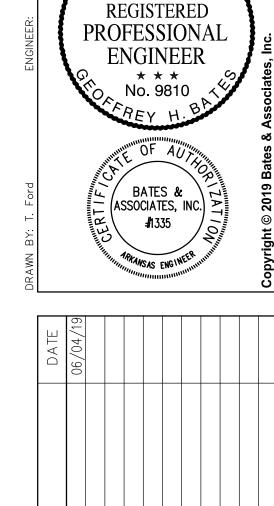
2. THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM PANEL #05143C0065F. DATED MAY 16, 2008. 3. THERE ARE NO KNOWN OVERFLOW PROBLEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.

4. THERE ARE NO KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.

5. THERE ARE NO KNOWN ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WITHIN THE PROJECT. 6. THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS ON THIS PROPERTY.

7. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS, INCLUDING AREAS SUBJECT TO FLOODING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, OR PREVIOUSLY FILLED AREAS. 8. ALL INTERIOR DRIVE SHALL MEET THE REQUIRED COMPACTION RATING TO SUPPORT EMERGENCY VEHICLES. 9. PRELIMINARY PLAN FOR INSPECTION PURPOSES ONLY. NOT FOR RECORD PURPOSES

HENRI DE TONTI BOULEVARD (HWY. 412) **EXISTING ASPHALT** 80' R/W PER AHTD JOB #R40016 ARTERIAL PER M.S.P. - 100' R/W — C/L PROPOSED AHTD ENTRY (MUST OBTAIN PROPOSED 57.01' ARDOT PERMIT) MODIFIED CURB (SEE DETAIL DR-1) S 87°27'33" E M.S.P. R/W — 25' WATER/SEWER U.E. (2011–2840 & 2841) BENCHMARK #1 MAG NAIL EXISTING E: 659204.35 N: 677955.59 CONCRETE ELEV: 1296.68' EXISTING GRAVEL EXISTING CONCRETE EXISTING FENCE PROPOSED-←EX. BUILDING CONCRETE TO BE REMOVED PROPOSED-BUILDING AWNING PROPOSED CONCRETE-PARCEL #830-38880-000 LOT 3 ADMIRAL ADDITION PROPOSED 2'-CURB/GUTTER H/C | SIGN SCREENED DUMPSTER 16' CONCRETE PAD BENCHMARK #2 E: 659336.00 N: 677670.11 ELEV: 1293.34' N 86°25'05" W 149.17' N 86°25'05" W 149.16' PROPOSED ASPHALT EXISTING CONCRETE PARCEL #830-38880-002 ∕EX. GRAVEL LOT 5 ADMIRAL ADDITION

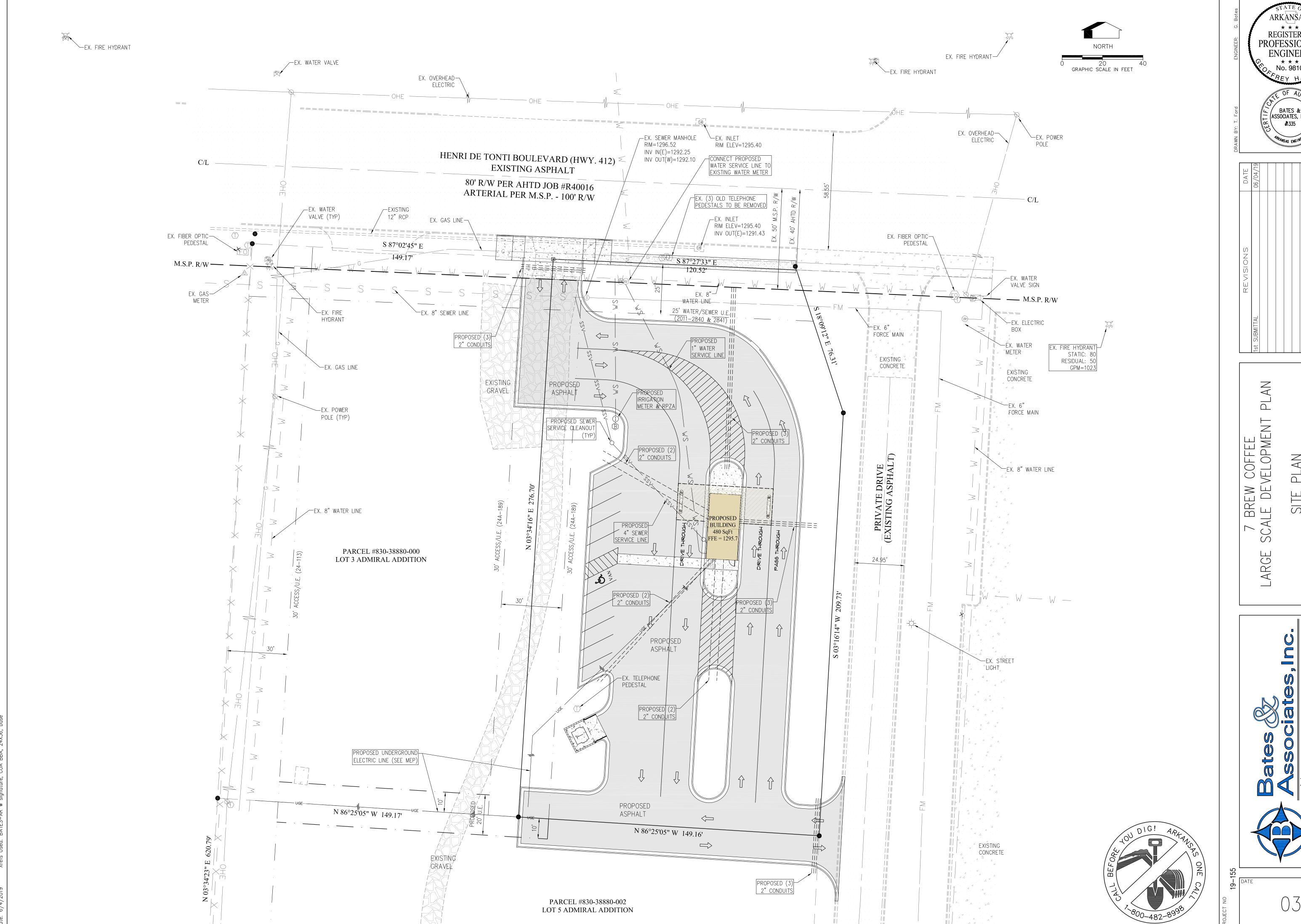


ARKANSAS

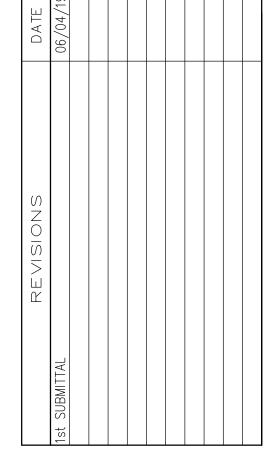
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ARKANŠAS REGISTERED **PROFESSIONAL ENGINEER** BATES & ASSOCIATES, INC.



FONTITOWN,

SHRUB PLANTING LEGEND

- PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING
- PLACE PLANT IN VERTICAL, PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
- 3" 4" OF MULCH
- PREPARED BACKFILL. TAMP AND SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.

SHRUB PLANTING DETAIL

N.T.S.

DECIDUOUS TREE PLANTING LEGEND

SYMBOL DESCRIPTION

4" ORGANIC MULCH. 3"-4" AWAY FROM TRUNK

REMOVE BALL WRAP FROM TOP 1/3 OF BALL

- ROOTBALL ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
- TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
- EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

PLANTING NOTES

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED. B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING
- ROUGHEN EDGES C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
 - D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
 - E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

TREE PLANTING DETAIL N.T.S.

SLOPE SIDES

GENERAL LANDSCAPE NOTES

F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES

CUT AWAY ONLY 1/2 OF THE BURLAP.

OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET,

ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.

REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS FROM THE DATE OF CERTIFICATE OF OCCUPANCY. LANDSCAPING THAT FAILS TO SURVIVE DURING THAT PERIOD SHALL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON WITH EQUIVALENT VEGETATION.

NO LANDSCAPING SHALL BE LOCATED WITHIN THE SIGHT TRIANGLE OF AN INTERSECTION.

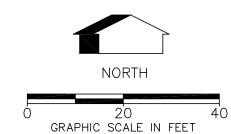
LANDSCAPING SHALL NOT BE PLACED WITHIN FIVE FEET OF A FIRE HYDRANT.

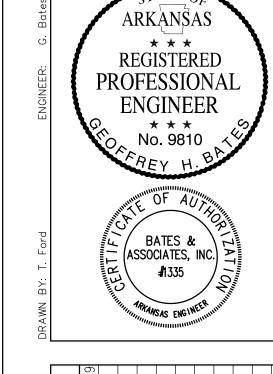
LANDSCAPING SHALL BE INSTALLED AT LOCATIONS THAT AVOID PLACEMENT DIRECTLY ABOVE WATER LINES. WHERE POSSIBLE, TREE PLANTINGS SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ALL UNDERGROUND UTILITIES.

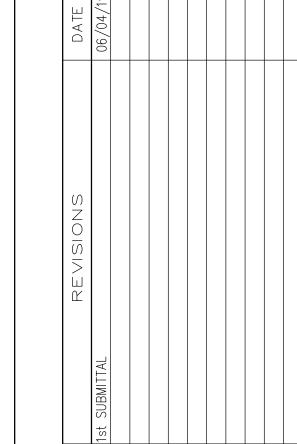
ALL LANDSCAPE MATERIAL, BOTH LIVING AND NONLIVING, SHALL BE IN PLACE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO INSTALLATION OF REQUIRED LANDSCAPING IF BINDING, WRITTEN ASSURANCES ARE SUBMITTED, INSURING THAT PLANTING WILL TAKE PLACE WHEN PLANTING SEASON ARRIVES.

| | PLA | Plant List | | | | | |
|-----------|-----|------------|---|-------------------|-----------------------------|-----------------|------------------------------|
| 4447 | QTY | SYM | COMMON NAME/ BOTANICAL NAME | | MIN. HEIGHT MIN. CALIPER | TYPE | TYPE |
| WANT TANK | 4 | MG | SOUTHERN MAGNOLIA Magnolia grandiflora | B&B | 6' TALL | EVERGREEN TREE | PERIMETER TREE |
| - | 4 | SM | SAUCER MAGNOLIA Magnolia x soulangiana | B & :B | 4' TALL 1.5 INCHES | ORNAMENTAL TREE | INTERIOR PARKING LOT TREE |
| | 3 | СН | CHERRY Prunus serrulata | В&В | 4' TALL 1.5 INCHES | ORNAMENTAL TREE | STREET TREE |
| | 9 | но | INKBERRY HOLLY llex glabra | CONT. | 3 GAL. | EVERGREEN | SHRUB |

| LANDSCAPE TABLE | | | | | | | |
|----------------------|---|--|--|---|--|--|--|
| | STREET TREE | EXCEPTION | CALCULATIONS | REQUIRED PROVIDED | | | |
| STREET FRONTAGE | 10' BUFFER STRIP. 5 SHRUBS/SMALL TREES PER 30 LF OF STREET FRONTAGE. MINIMUM OF 50% OF SHRUBS/SMALL TREES TO BE EVERGREEN | 30' DRIVE ENTRANCE INGRESS/EGRESS | 120.52 LF (-) 30 LF INGRESS/EGRESS = 90.52 LF | 3 TREES/9 SHRUBS 3 TREES/9 SHRUBS | | | |
| INTERIOR PARKING LOT | PLANTING ISLANDS EVERY 15 PARKING SPACES. EACH ISLAND SHALL HAVE A MINIMUM OF 2 SMALL TREES, OR 1 LARGE TREE | | 2 ISLANDS | 2 LARGE OR 4 SMALL TRE 4 SMALL TREES | | | |
| PERIMETER BUFFER | 5' BUFFER STRIP. GROUNDCOVER SHALL MAKE UP 60% OF PERIMETER LANDSCAPING. ONE LARGE TREE OR TWO SMALL TREES PER 50 FEET. AT LEAST 50% OF TREES/SHRUBS SHALL BE EVERGREEN. | 400.85 LF OF PROPOSED INGRESS/EGRESS LOCATION 54.08 LF SITE DETENTION POND | 648.69 LF BUFFER STRIP (-) 400.85 LF INGRESS/EGRESS (-) 54.08 LF DETENTION POND = 193.76 LF /50 = 4 | 4 LARGE OR 8 SMALL TRE 4 LARGE TREES | | | |

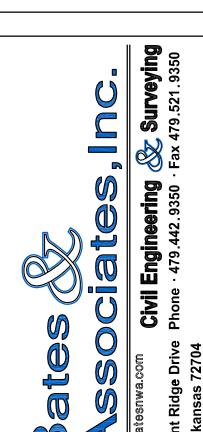






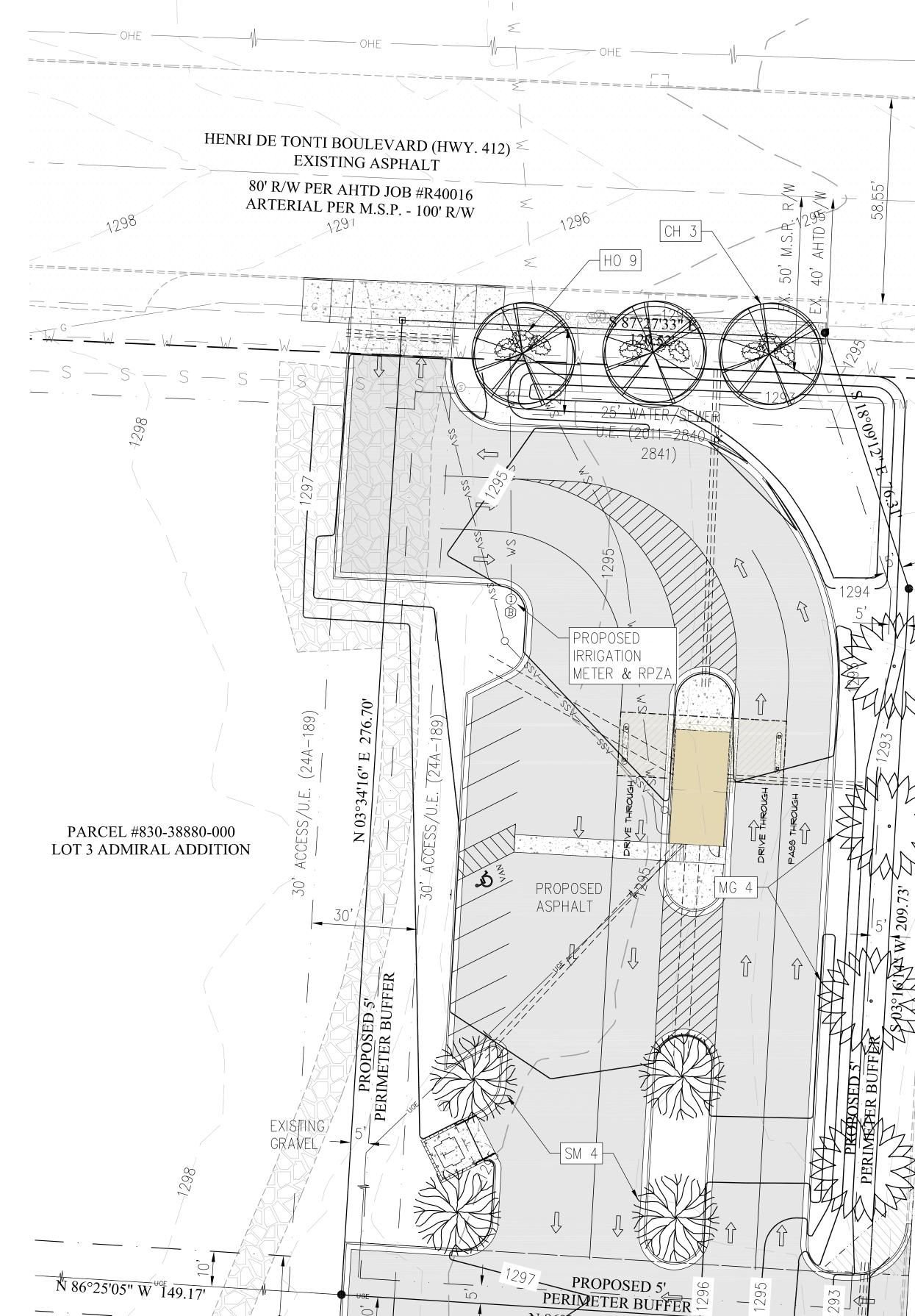
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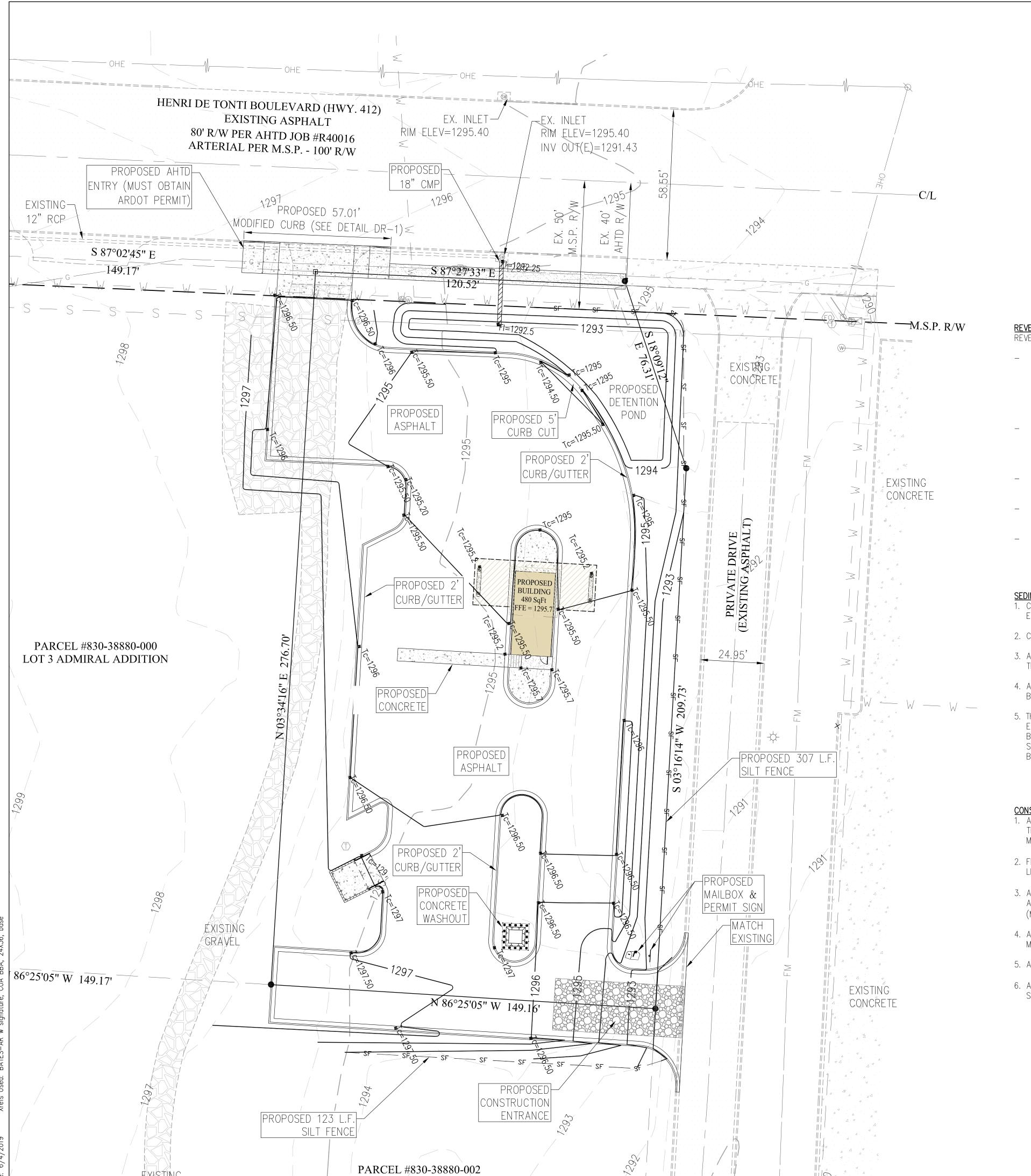


EXISTING CONCRETE

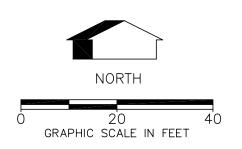


N 86°25'05" W 149.16'

PARCEL #830-38880-002 LOT 5 ADMIRAL ADDITION



LOT 5 ADMIRAL ADDITION



REVEGETATION NOTES:

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

- TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE- VEGETATION IS ESTABLISHED UNLESS OTHERWISE ALLOWED BY THE CITY.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.

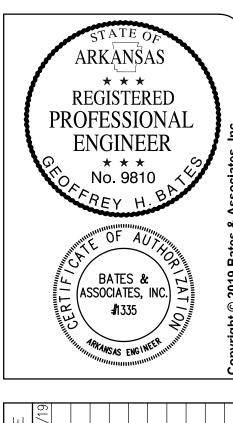
SEDIMENT & EROSION CONTROL NOTES:

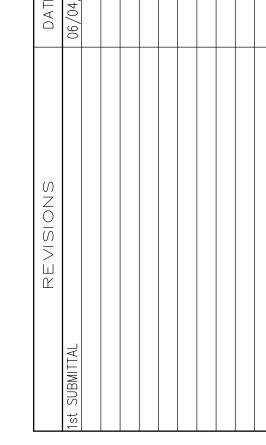
- 1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
- 2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
- 3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
- 4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
- 5. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGE OR DISTURBED BY UNDERGROUND PRIVATE FRANCHISED UTILITY CONSTRICTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION

CONSTRUCTION NOTES:

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



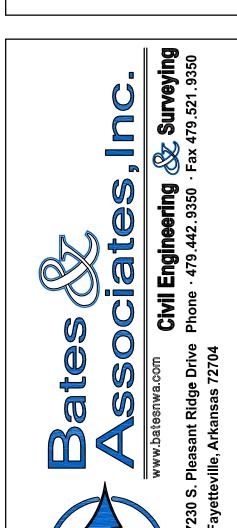


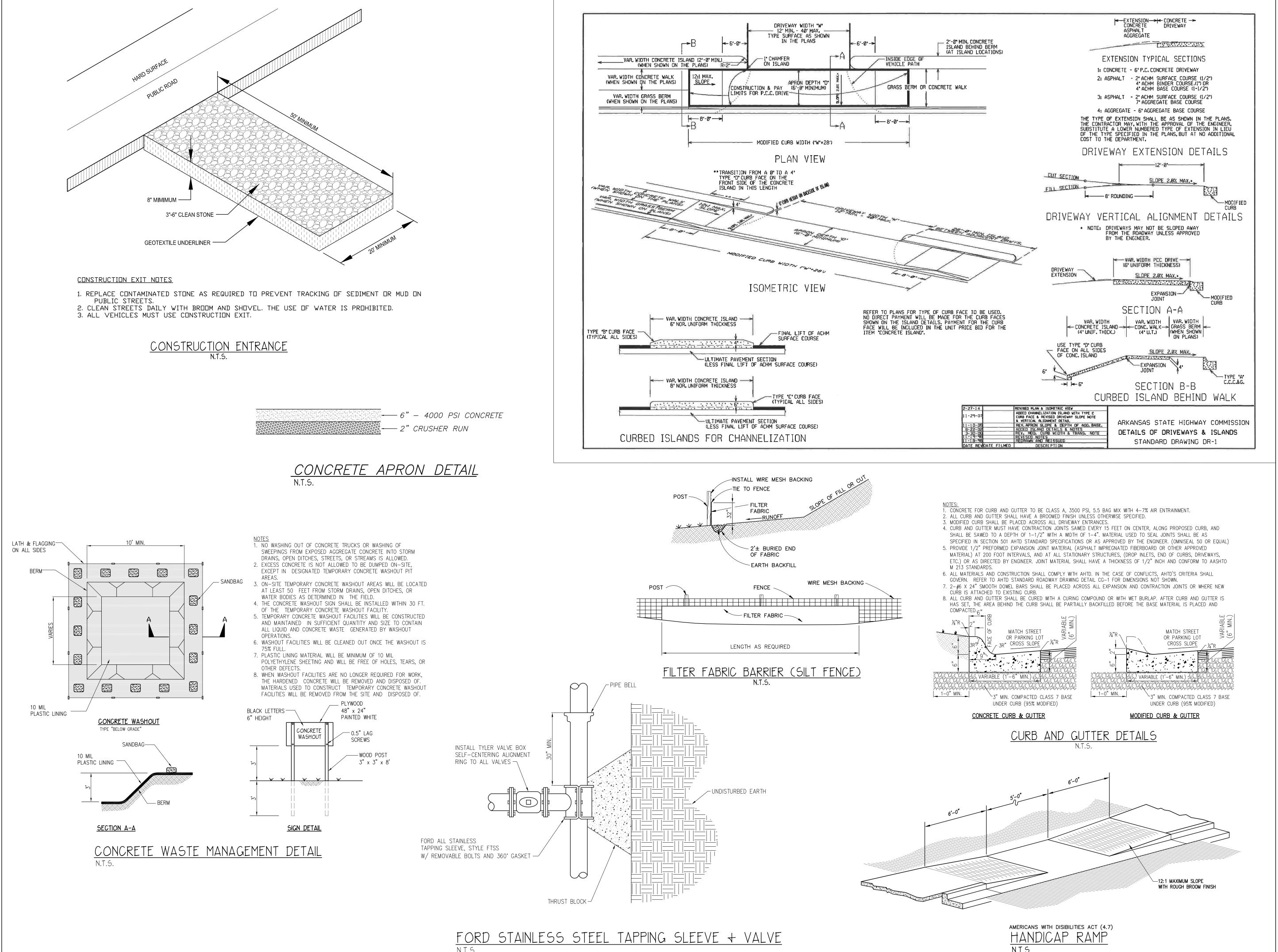


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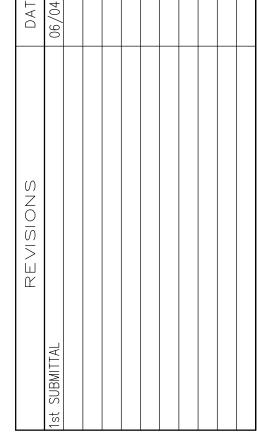
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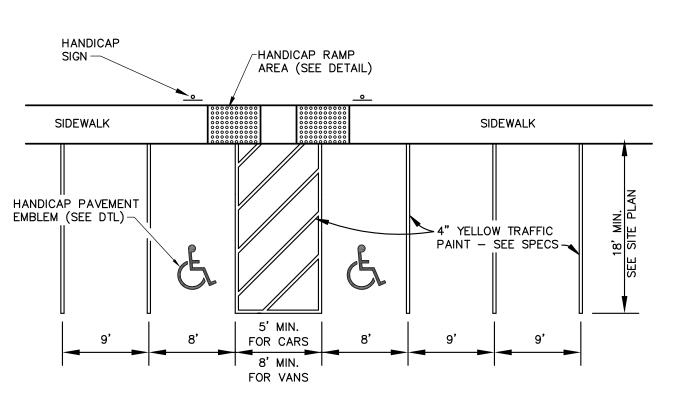


ARKANSAS REGISTERED **PROFESSIONAL ENGINEER** * * * No. 9810 BATES & ASSOCIATES, INC. **#**1335



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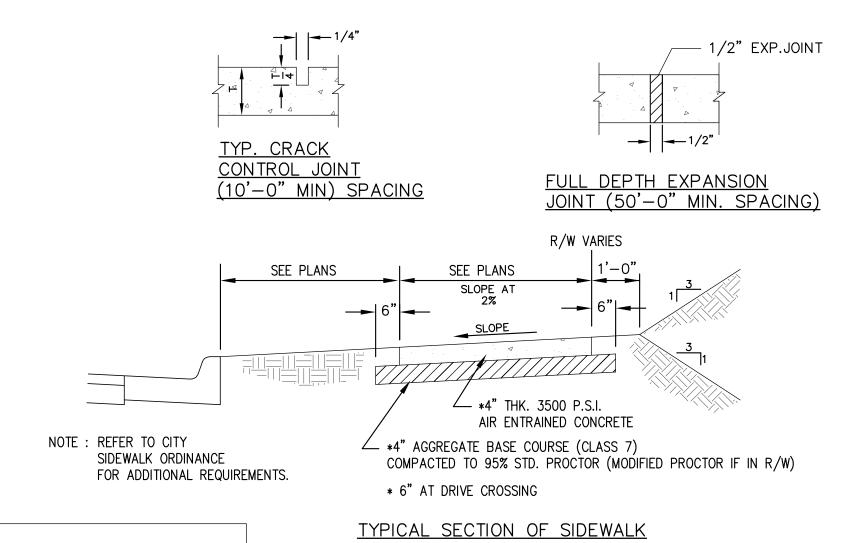
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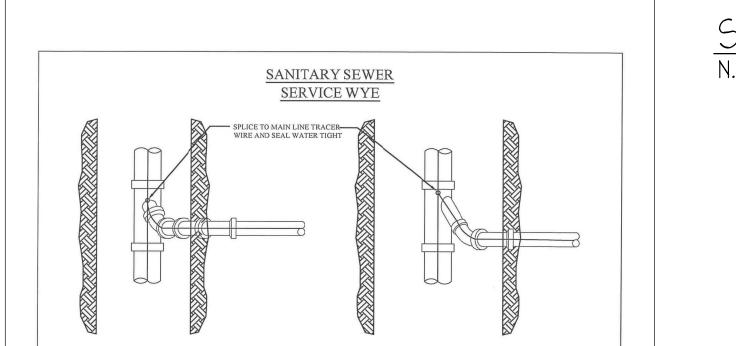


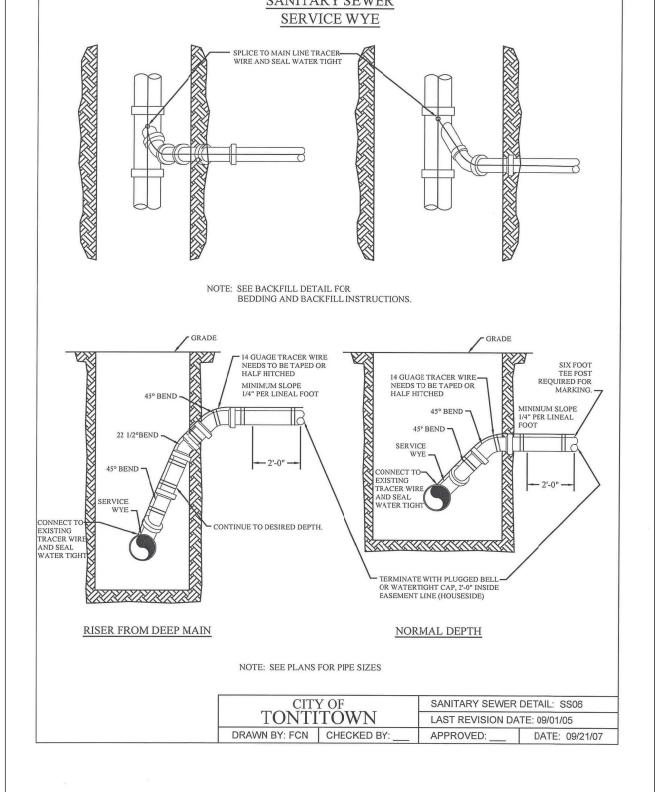
RESËRVED PARKING -18"x24" 0.080 ALUMINUM HANDICAP SYNBOL SIMILAR TO 09A345 SARGENT-SOWELL, INC., GRAND PRARIE, TEXAS. ~12"X6" VAN ACCESSIBLE SIGNAGE WHERE APPROPRIATE. SIMILAR TO 09A626, SARGENT—SOWELL, INC. GRAND PRARIE, TEXAS. - 2 3/8" O.D. STEEL TUBING GALV. TUBULAR SIGN POSTS SIMILAR TO 03C097, SARGENT-SOWELL, INC., GRAND PRARIE, TEXAS. ANCHORED 18" INTO CONCRETE SIGN TO BE CENTERED ON HANDICAP PARKING SPACE

TYP. PARKING STRIPING LAYOUT

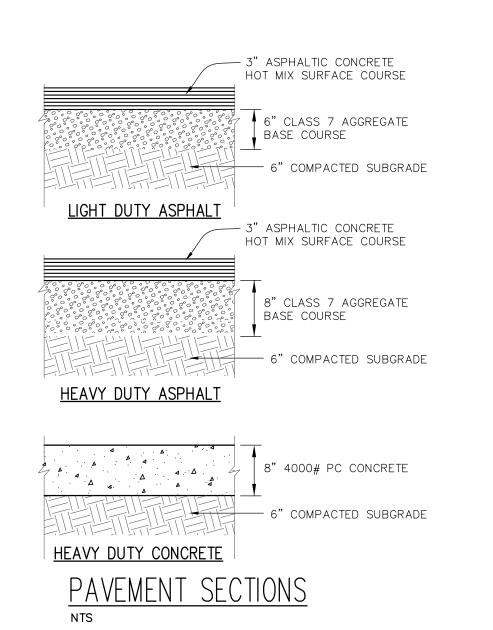
AMERICANS WITH DISIBILITIES ACT (4.6.4) HANDICAP SIGN

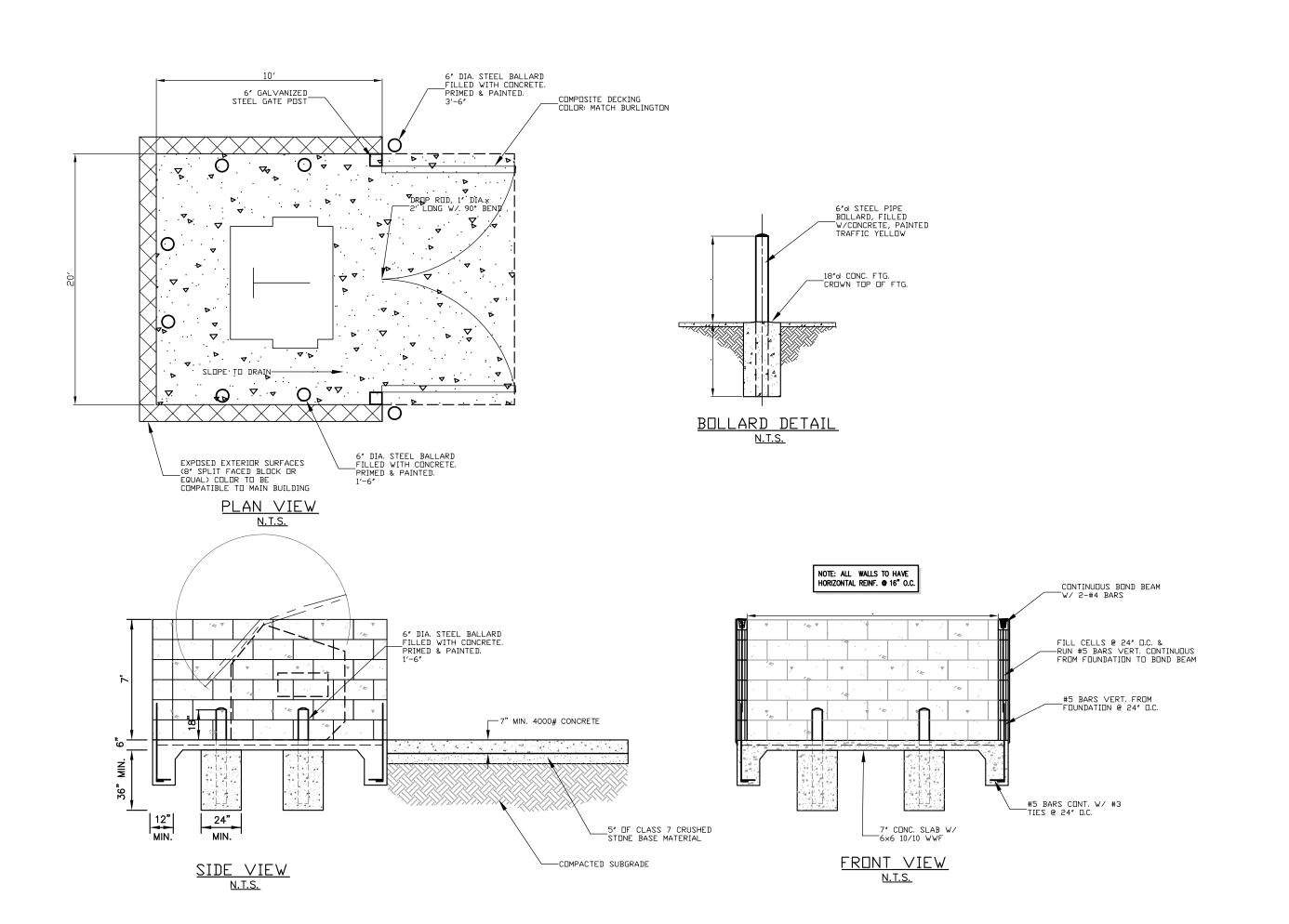




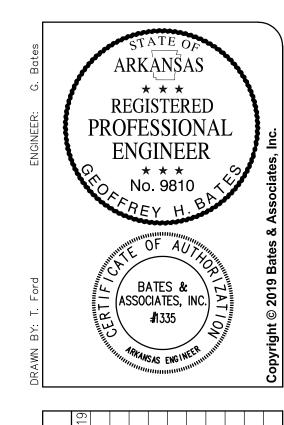


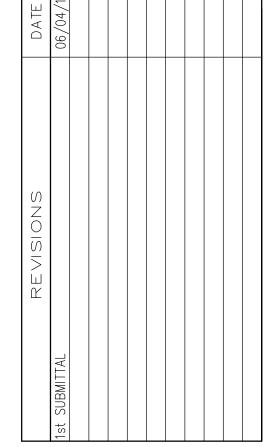




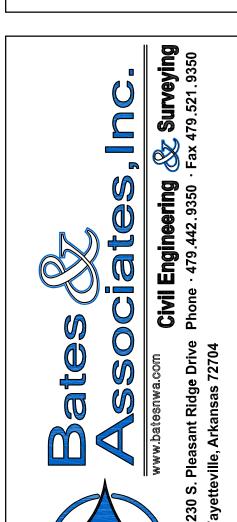


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