



Planning Commission Meeting

May 6, 2026 | 12:00 PM

Planning Commission

- I. Call to Order
- II. Notice of a Quorum
- III. Approval of Minutes – **April 2026**
- IV. Conditional Use Permit - Sign in R-3 Zone (Existing CUP: Institutional Small Scale) - 910 W Arch - Fuller Properties (**Public Hearing**)
- V. Rezone - R-4 to R-1 - 1201 Skyline (**Public Hearing**)
- VI. Zoning Recommendation for Proposed Annexation - C4 - 2910 Eastline (**Public Hearing**)
- VII. Large Scale Development - Elite Duck Restaurant - 2910 Eastline
- VIII. Adjournment

Steve Jordon (Chairman)
Casey Cullipher
Jamie Mobley

Larry DeGroat (Vice Chairman, Secretary)
Charles Green
Todd Sparks

Matt Boyd
Andrew Ingle



PLANNING REPORT

TO: Planning Commission, City of Searcy
FROM: Richard Stafford, Planning & Development Director
SUBJ: May 6, 2026 Planning Commission Meeting
DATE: May 1, 2026

There are 3 actionable items scheduled for the upcoming Planning Commission meeting.

Planning Commission

1. Conditional Use Permit Amendment – Sign at 910 West Arch – Seeds of Change, Jason and Lisa Fuller

This is an amendment to a previous conditional use that was granted to the Fullers on Arch Ave to run a therapy clinic in R3. They have since put up a sign which was not part of the original request. Because it's located in a residential zone, the type of sign would not be allowed unless it was part of the approved request for the conditional use permit. The Fullers are requesting to amend the CUP to allow them to put up a sign for the clinic.

2. Rezone – R4 to R1 – 1201 Skyline – Davidson Engineering

This is proposed rezone from R4 to R1 along Skyline Drive. The property is just south of the Springs of Searcy nursing home that is also zoned R1. Stoneybrook subdivision is directly to the West and Western Hills is directly across Skyline to the East. Both are zoned R4. All submission requirements and notifications have been satisfied.

As an FYI, we have had a large volume of calls regarding this rezone, so there may be a large turnout for this item.

3. Zoning Recommendation of annexed property to C4 – 2910 Eastline Road – Davidson Engineering

This is a piece of property along Eastline Road where Elite Duck Call is located and currently outside of the City limits. One of the steps for a proposed annexation is for the Planning Commission to make a recommendation to Council on what the property should be zoned if both the County and City approve the annexation. They are requesting for the property to be C4. The process is identical to a rezone. All submission requirements and notifications have been satisfied.

4. Large Scale Development – Elite Duck Calls Restaurant – 2910 Eastline Road – Davidson Engineering

This is a Large Scale Development for the property requesting to be annexed. This large scale development approval would be contingent on if the annexation is approved. The applicant has satisfied all of staff's concerns and has no issues with the submission.

**Searcy Planning Commission
Meeting Minutes
April 1, 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
Mike Cleveland
Casey Cullipher
Charles Green
Andrew Ingle
Bill Patton
Todd Sparks

City of Searcy Staff Present:

Richard Stafford, City Planner
Gabrielle Ingle, Recording Secretary
Mark Lane, City Engineer
John Gernenz, Fire Inspector
Phil Watkins, Building Inspector

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 March Planning Commission minutes.

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

Conditional Use Permit – School in R3 – 709 W Arch – CrossPointe Preparatory

The next item on the agenda was a request for a Conditional Use Permit to operate a school in an R-3 zoned property at 709 W Arch. School Administrator Tammy Dawson and Financial Administrator Deb Bashaw were present to represent CrossPointe Preparatory, which was founded in 2009 and has leased from West Side Church of Christ since 2022. Ms. Dawson and Ms. Bashaw described CrossPointe Preparatory as an accredited university-model school that meets two to three days per week and serves 156 PreK-12 students. City Planner Richard Stafford summarized Article 9-3-3 of the Searcy Zoning Code, which outlines the Standard of Review for proposed Conditional Use Permits.

Chairman Jordan opened the Public Hearing.

Roy Reaves spoke on behalf of Kevin (Jay) Barber of 804 W Center, whose property abuts a parking lot used as a play area for CrossPointe Preparatory students, to voice opposition to a variance on the basis that the use constitutes a nuisance and does not meet the Standard of Review referenced by Mr. Stafford. Mr. Reaves stated that neighboring residents are unable to enjoy peace in their homes due to children screaming, trampling flowers, and throwing balls. He described ongoing disputes with the school, including writing letters on behalf of Mr. Barber requesting the relocation of basketball goals.

Mr. Reaves requested denial of the application; alternatively, he requested that the Commission require the school to relocate the recess area.

Tommy Casey and Mitch Walton, West Side Church of Christ Elders, spoke in support of the Conditional Use Permit. Mr. Casey and Mr. Walton explained that church staff previously considered Mr. Barber's request to relocate the recess area and found there is not a suitable alternative due to safety concerns. They also emphasized that the time students spend outdoors on the property is limited.

Jeff Campbell of 801 W Center, whose property is located across the street from the school, stated that the use creates issues with noise, trash, and stray balls. Mr. Campbell asked when the school planned to relocate and requested the school communicate with neighboring residents regarding that timeline.

Chairman Jordan closed the Public Hearing.

Chairman Jordan clarified that it is not the Commission's role to adjudicate or arbitrate noise disputes, but rather to evaluate the request for a Conditional Use Permit based on the Standard of Review outlined in the Searcy Zoning Code; Mr. Stafford clarified that the Commission is hearing a request for a Conditional Use Permit, rather than a variance as indicated by Mr. Reaves.

Commissioner DeGroat requested clarification regarding the hours of outdoor play; Ms. Dawson answered that students play outdoors for approximately thirty minutes three days a week and an additional hour one day a week.

Commissioner Boyd asked Mr. Stafford about other schools and daycares that operate in residential zones in Searcy; Mr. Stafford answered that Searcy Public Schools and the Harding campus are located in residential zones, and that Arcare operates a daycare in the Downtown Church of Christ building with a Conditional Use Permit. Searcy Public Schools and Harding are legally nonconforming because their use predates current zoning regulations.

Commissioner Cleveland suggested granting the Conditional Use Permit with the added condition that a privacy fence be installed on the property; Commissioner Boyd opposed this suggestion, stating that it could set a precedent for requiring similar fencing at schools and daycares throughout the city.

Commissioner Boyd made a motion to approve the Conditional Use Permit with the added condition that it be specific to CrossPointe Preparatory and any successors in interest, and remain in effect only until the school relocates. Commissioner DeGroat seconded the motion. The motion passed unanimously.

Rezone and Preliminary Plat – UT to PUD – Parkway Meadows Addition – Davidson Engineering

The next item on the agenda was a request to rezone property on Park Avenue from UT to a Planned Unit Development (PUD) in accordance with a preliminary plat submitted for Lots 1-189 Parkway Meadows Addition; lot widths are below required residential minimums, necessitating a PUD in order to be developed as presented. Bear Davidson of Davidson Engineering clarified the location of the property in relation to a Walmart Distribution Center building to the south, apartments to the northeast, the Cloverdale neighborhood to the west, and the Cloverdale Church of Christ to the southwest. Mr. Davidson described the preliminary plat as featuring 189 single-family lots with sidewalks and three access points, as well as a five-acre parcel that the Cloverdale Church of Christ has expressed interest in purchasing. Mr. Davidson acknowledged development would necessitate half-street improvements on Park Avenue.

Commissioner DeGroat asked about stormwater detention; Mr. Davidson explained that two detention ponds are proposed, and added that post-development runoff is required to be less than pre-development runoff. Commissioner DeGroat also asked about post office box locations; City Engineer Mark Lane explained that, if approved, plans for post office box locations may change between the preliminary and final plat. Commissioner Cullipher asked about the proposed density in lots per acre; Mr. Davidson answered that there are approximately four lots per acre after accounting for greenspace and interior roadways.

Chairman Jordan opened the Public Hearing.

Chris Lowe, Cloverdale Church of Christ Elder Administrator, spoke in support of the proposed rezone and associated development.

Ryan Blythe, resident of River Oaks, spoke in support of multi-family residential development in Searcy, citing its affordability and capacity to accommodate Searcy's growth. Mr. Blythe recommended that the city expand multifamily residential zoning and prioritize vertical development over outward expansion.

Chairman Jordan closed the Public Hearing.

Mr. Stafford confirmed staff approval of the request. **Commissioner Green made a motion to approve the preliminary plat as presented and recommend City Council approve the proposed rezone as presented. Commissioner Cullipher seconded the motion. The motion passed unanimously.**

Large Scale Development – Harding Place – Davidson Engineering

The next item on the agenda was a large scale development for an expansion on the south side of the existing Harding Place facility at the corner of Benton and Beebe Capps. Mr. Davidson explained that Harding Place has 115 units, and the proposed expansion will add 82 units in a four-story building, as well as parking improvements and an additional entrance. Commissioner DeGroat asked about sidewalk construction; Mr. Davidson confirmed sidewalks and half-street improvements would be constructed in the project area on Benton. **Commissioner Green made a motion to approve the large scale development as presented. Commissioner Boyd seconded the motion. The motion passed unanimously.**

Adjournment

Larry DeGroat, Secretary

To: City of Searcy Planning Commission
RE: Addendum to previously approved conditional use of 910 West Arch
March 9, 2026

Introduction and proposed use:

Thank you for considering this addendum to the use of our property at 910 West Arch. We are Jason and Lisa Fuller and we own Fuller Properties, LLC. In addition to the house at 910 West Arch, our LLC owns two small clinics that house Jason’s primary business, Clearly Speaking. We purchased 910 West Arch in 2024 and it has been the home of Seeds of Change mental health therapy offices since February of 2025.

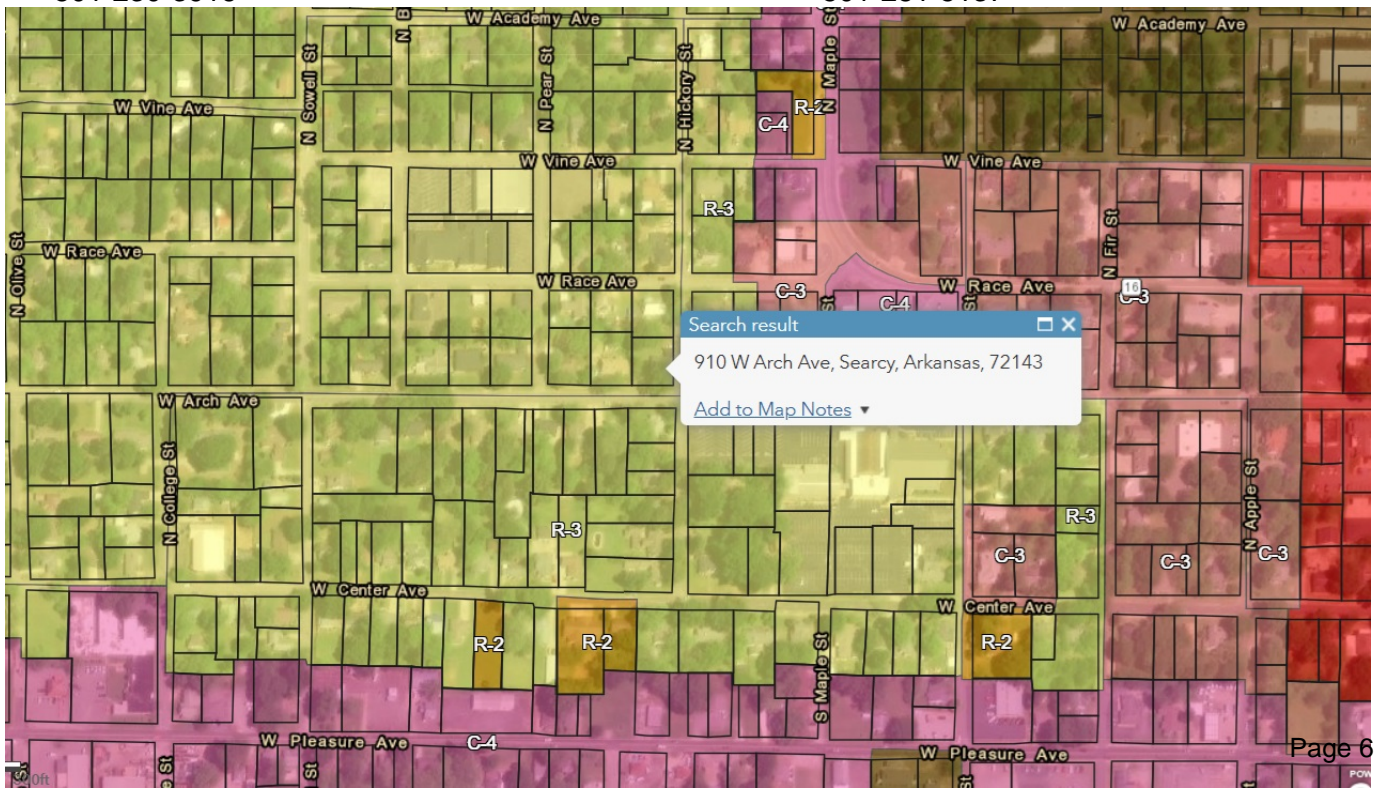
Potential changes to the property:

This addendum is to request permission to add a sign for the therapy collective. This was inadvertently omitted in our original request. In addition to the Seeds of Change sign, we have a landscaping feature that could be considered signage so we are also including it in this proposal. Pictures of both signs are included in the packet.

Thank you for considering our proposal. If you have any questions, please feel free to contact us.

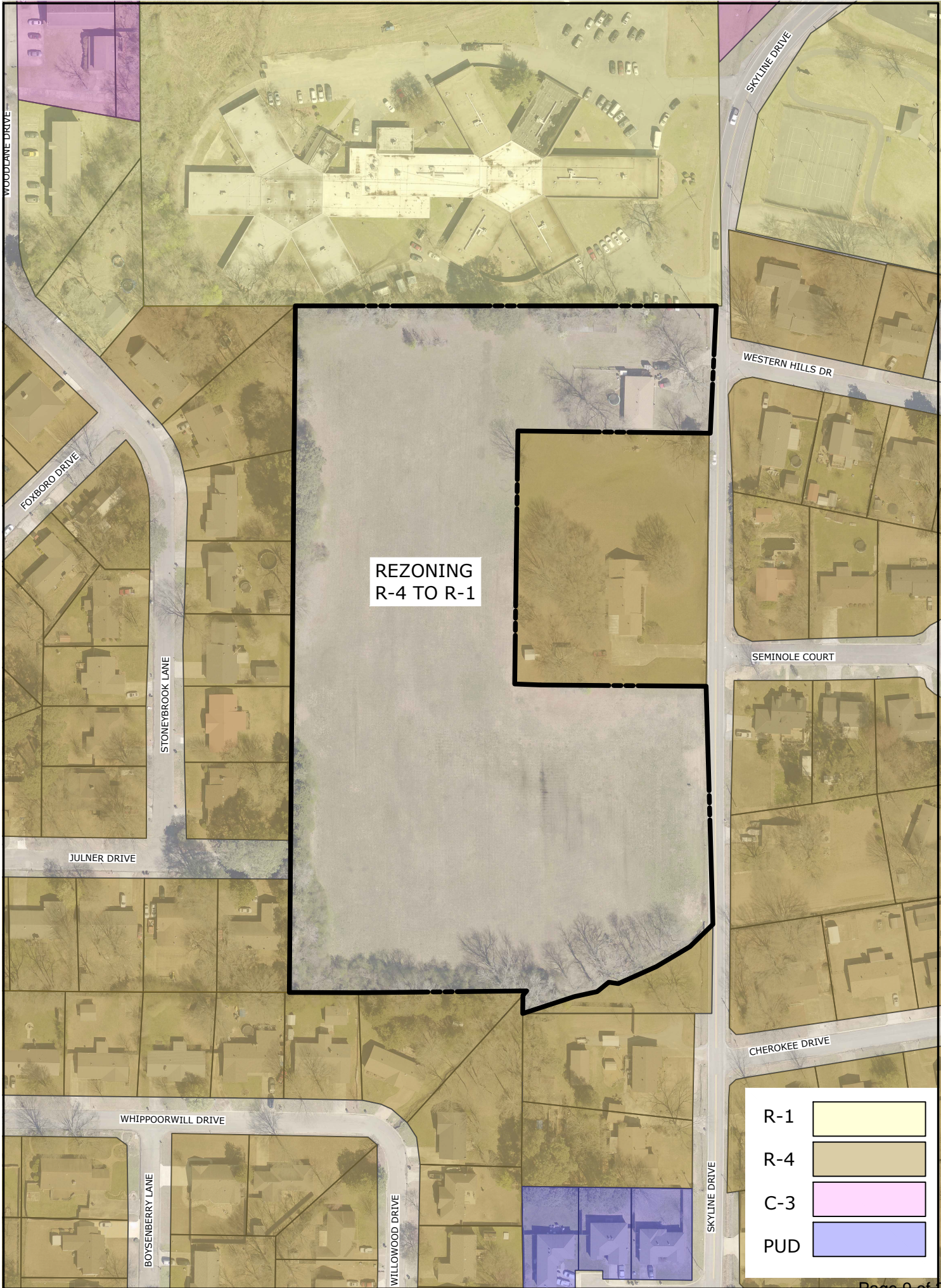
Jason Fuller
Jason.Fuller@clearlyspeakingllc.com
501-230-3916

Lisa Fuller
FullerLifeTherapies@gmail.com
501-281-5137

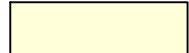

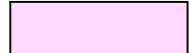



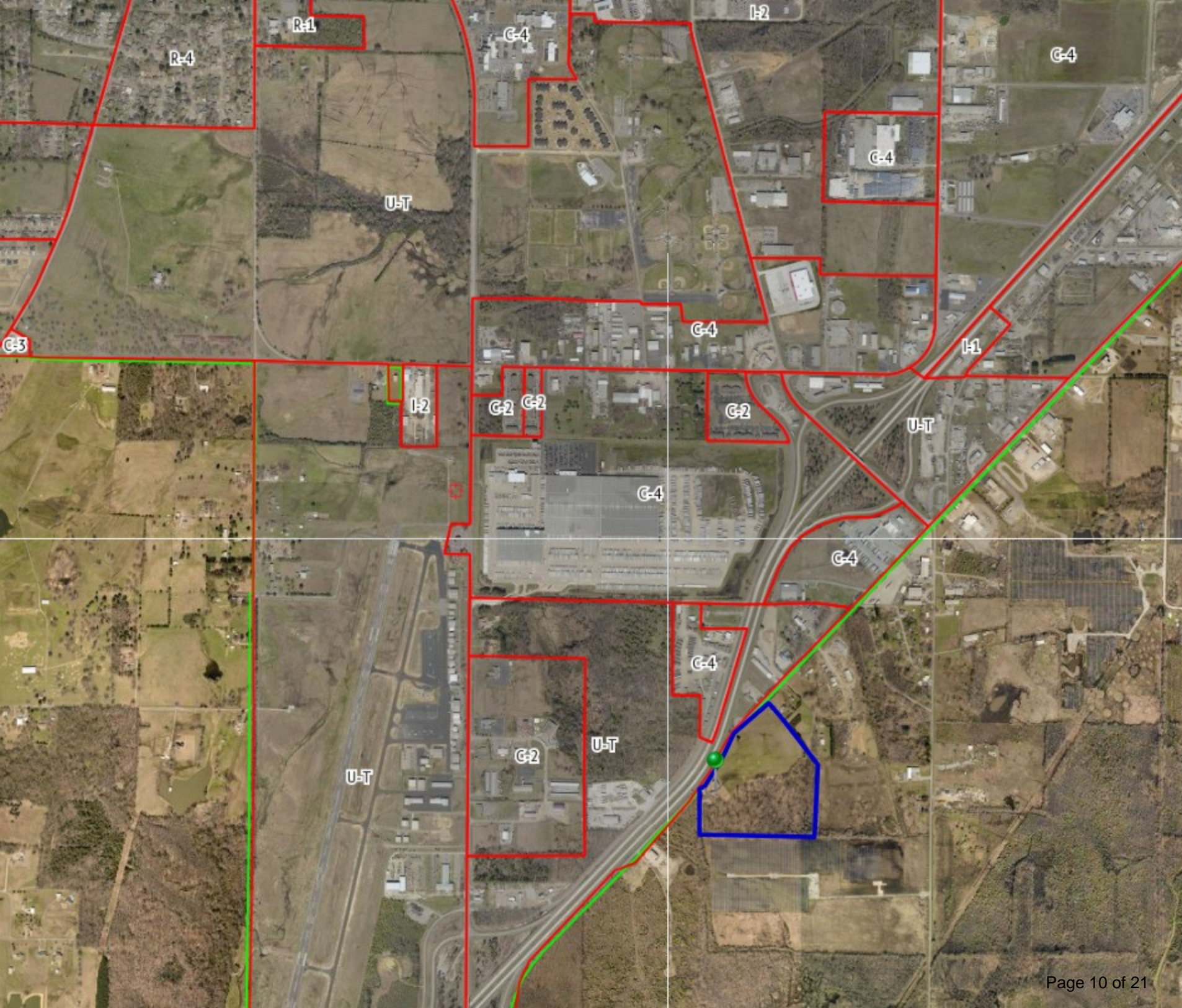






REZONING
R-4 TO R-1

R-1	
R-4	
C-3	
PUD	



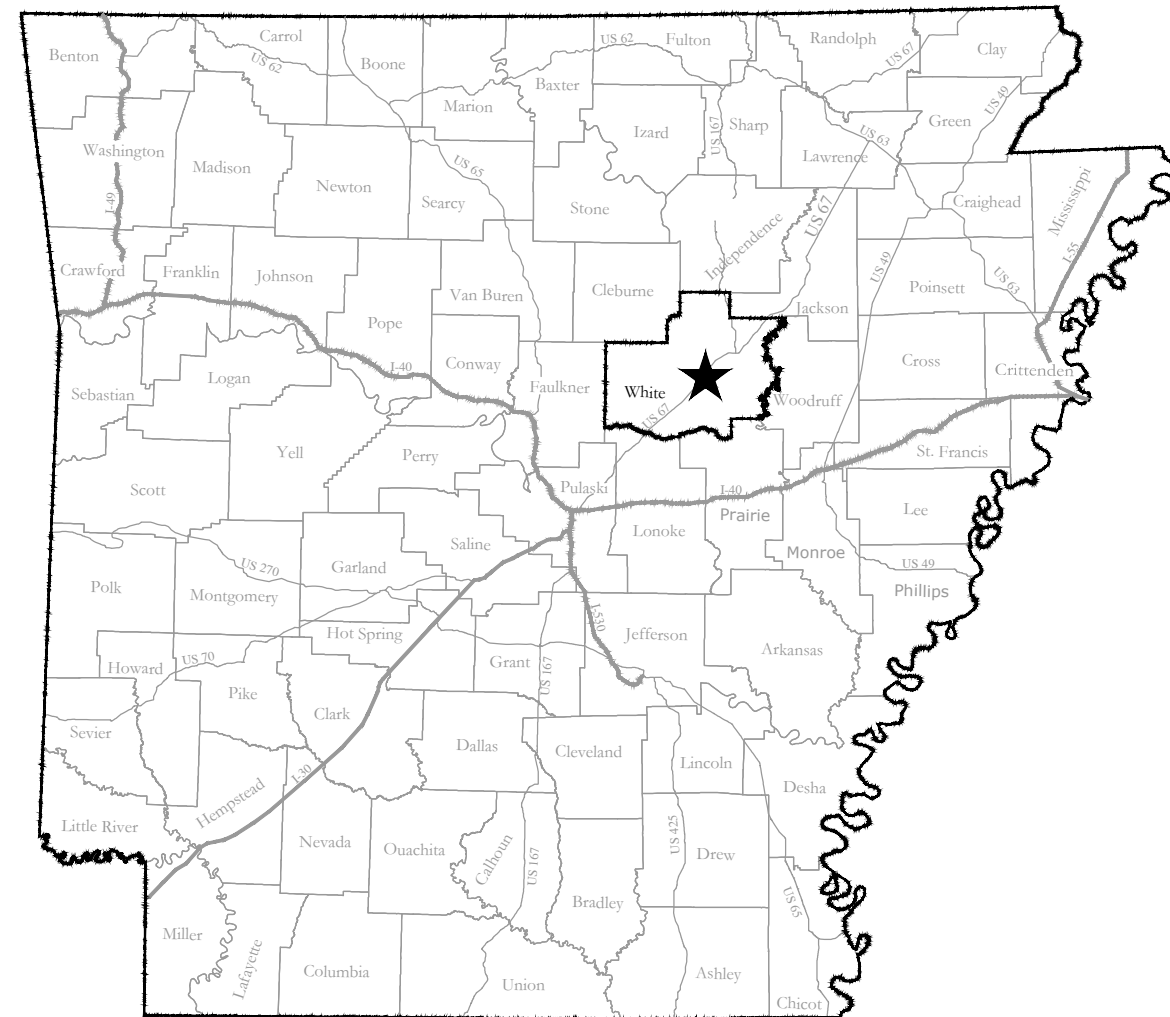
SHEET INDEX

C1.0	GENERAL NOTES
C2.0	PROJECT OVERVIEW
C3.0	EROSION CONTROL PLAN
C4.0	SITE PLAN
C5.0	GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	MISCELLANEOUS DETAILS
C7.1	MISCELLANEOUS DETAILS
C7.2	MISCELLANEOUS DETAILS
L1	LANDSCAPING PLAN

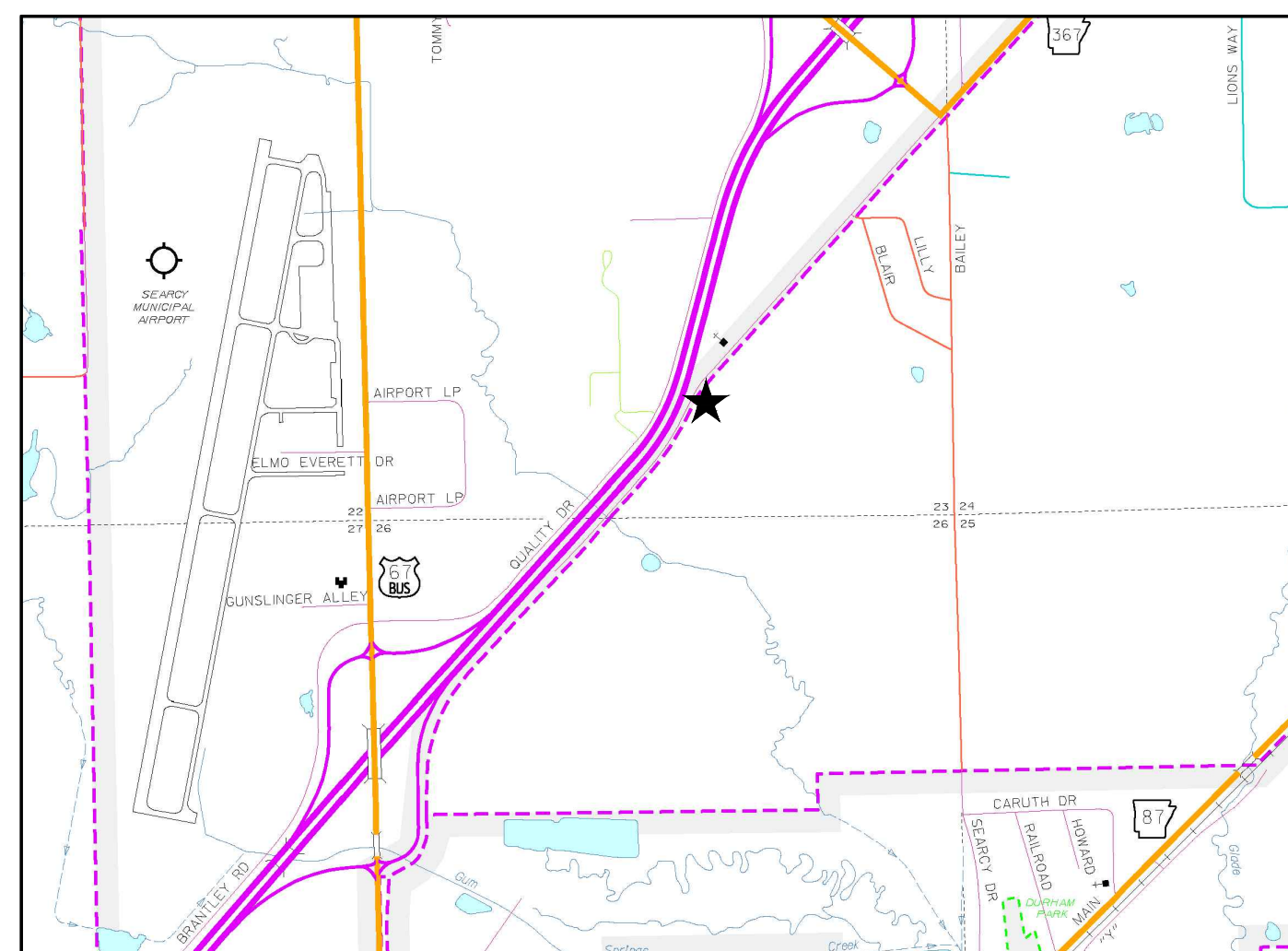
LARGE SCALE DEVELOPMENT BRAD ALLEN

2910 EASTLINE RD
SEARCY, AR 72143

APRIL 1, 2026
DE PROJECT NO. 25-42



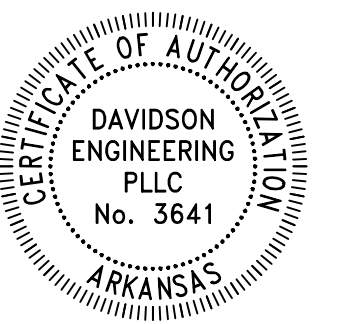
LOCATION MAP



VICINITY MAP



**DAVIDSON
ENGINEERING**





REVISIONS:

PROJECT NUMBER:
DE25-42
DATE:
APRIL 1, 2026

C1.0

GENERAL
NOTES

Arkansas One Call



Know what's below.
Call before you dig.

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.
 - MARCH 1 - AUGUST 31
 - BERMUDA GRASS "YUKON" (UNHULLED) AT 1LB/1000 SQ. FT.
 - SEPTEMBER 1 - FEBRUARY 28
 - 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 DISSEASED, 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.

GENERAL UTILITY NOTES

- 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 OR 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.
- WATER MAIN AND / OR FDC 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 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 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 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 DETAILS(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 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.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK WITHIN STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE STATE HIGHWAY DEPARTMENT.
- 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.

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 AFORESAID ITEMS. 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.

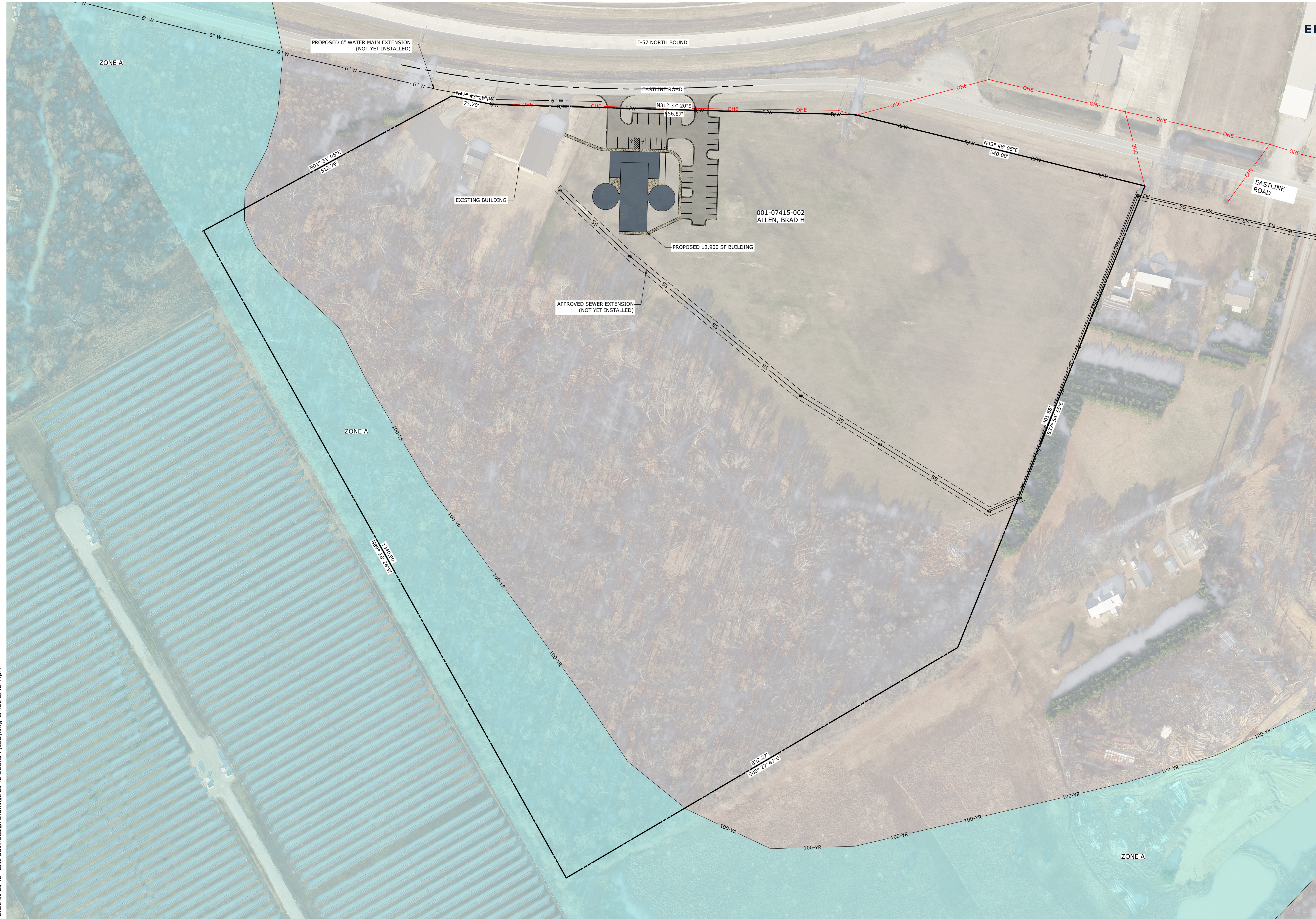
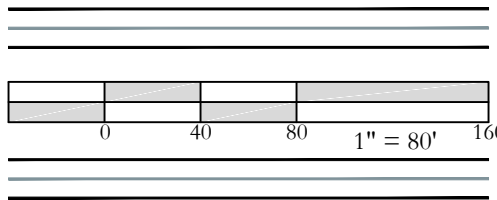
BMP MAINTENANCE

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.
- SEDIMENT BASIN OUTFALL STRUCTURES:
OUTFALL STRUCTURES IN SEDIMENT BASINS SHALL REMAIN FULLY OPERATIONAL THROUGHOUT ALL CONSTRUCTION PHASES. SEDIMENT ACCUMULATION SHALL NOT EXCEED THE DESIGNATED CLEAN-OUT DEPTH (SITE-SPECIFIC).
- SEDIMENT BASIN / SEDIMENT TRAP EMBANKMENTS:
EMBANKMENTS AND OUTFALL STRUCTURES ASSOCIATED WITH SEDIMENT BASINS AND TEMPORARY SEDIMENT TRAPS SHALL BE REGULARLY INSPECTED TO ENSURE STRUCTURAL INTEGRITY AND TO CONFIRM NO EROSION OR CONSTRUCTION-RELATED DAMAGE HAS OCCURRED (SITE-SPECIFIC).
- TEMPORARY SEDIMENT TRAP SEDIMENT REMOVAL:
SEDIMENT SHALL BE REMOVED FROM TEMPORARY SEDIMENT TRAPS WHEN ACCUMULATION REACHES NO MORE THAN ONE-HALF THE TRAP'S TOTAL DEPTH. THE TRAP SHALL THEN BE RESTORED TO ITS ORIGINAL DESIGN DIMENSIONS (SITE-SPECIFIC).

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.



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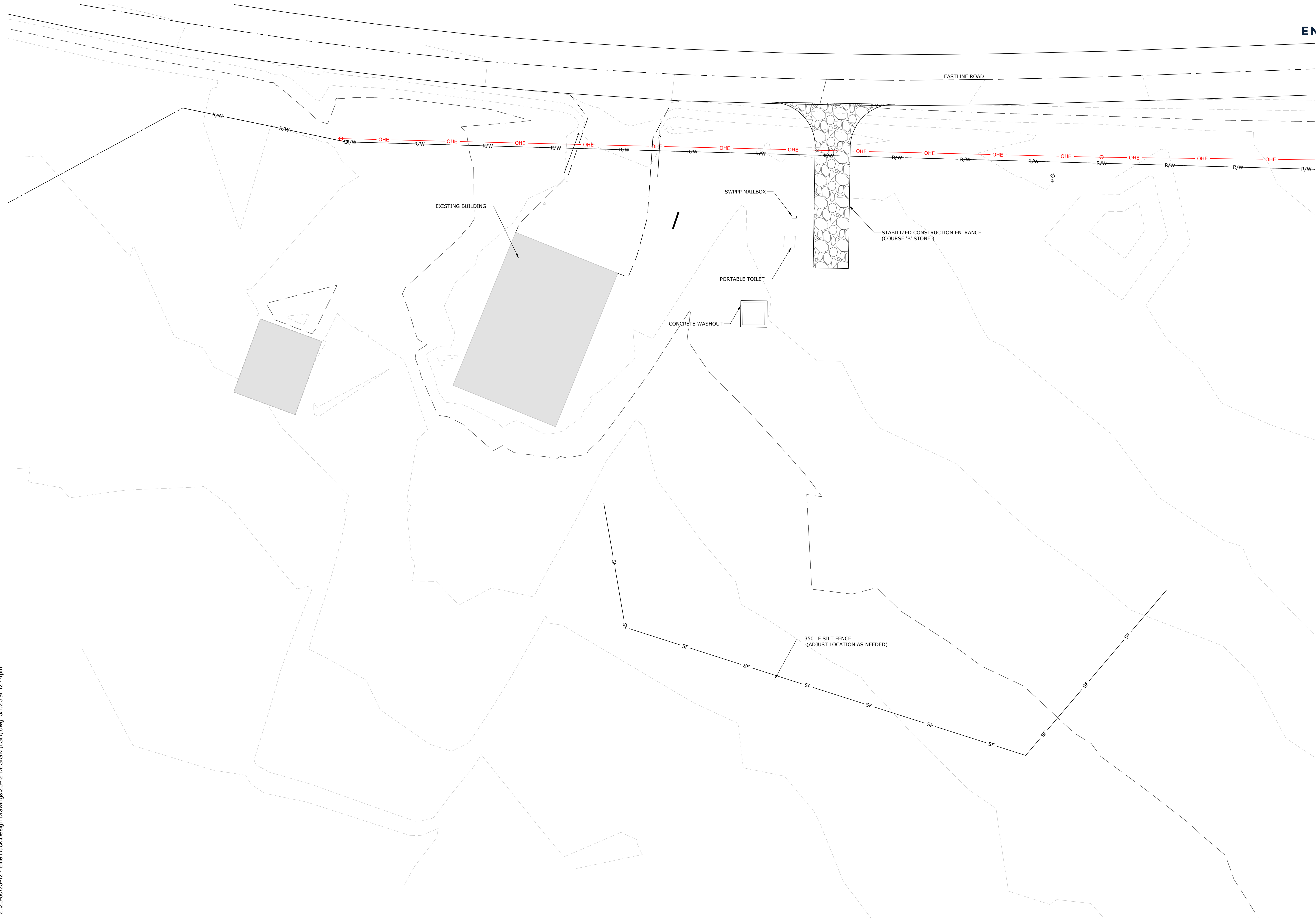
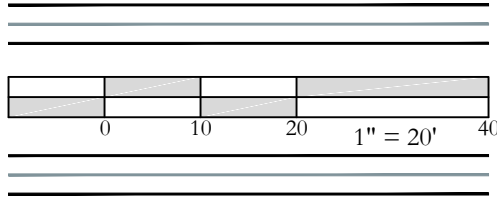
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PROJECT OVERVIEW

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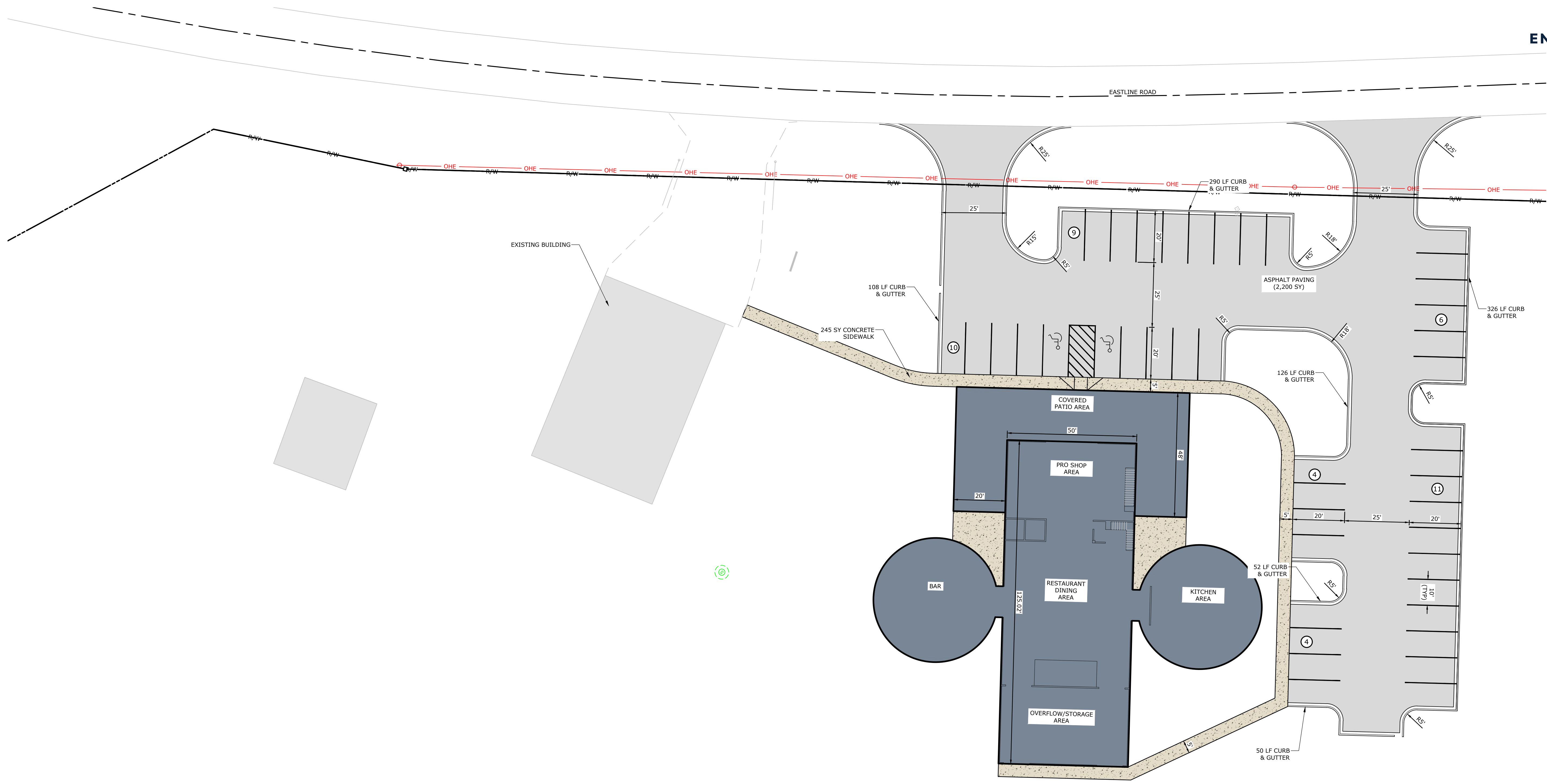
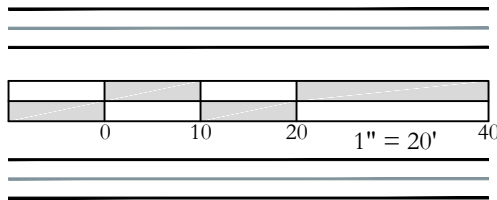


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EROSION CONTROL PLAN



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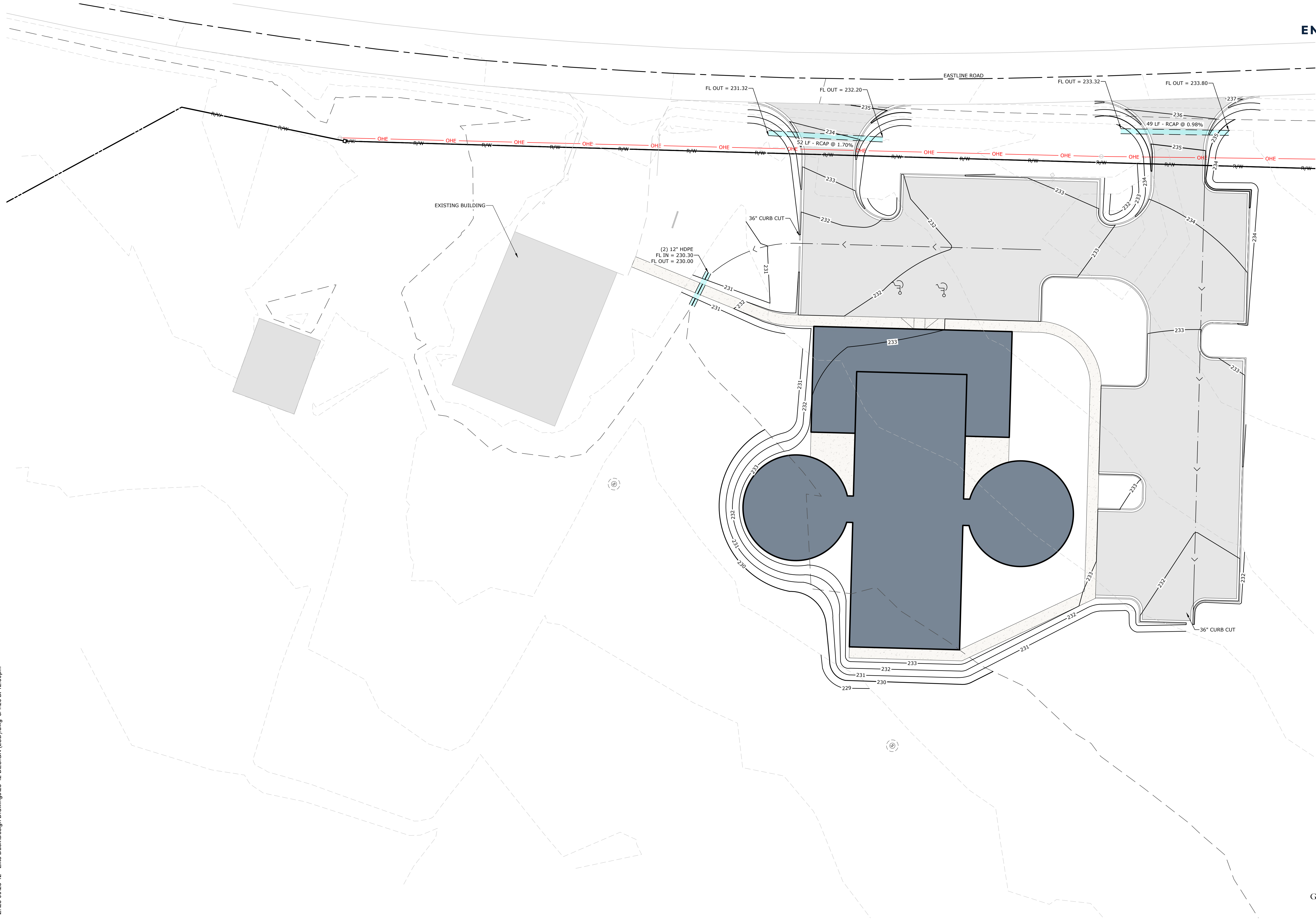
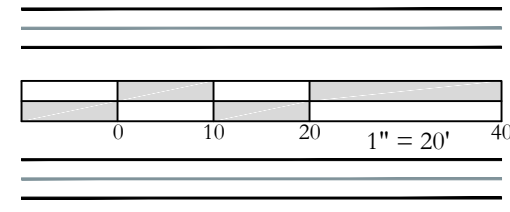


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SITE PLAN



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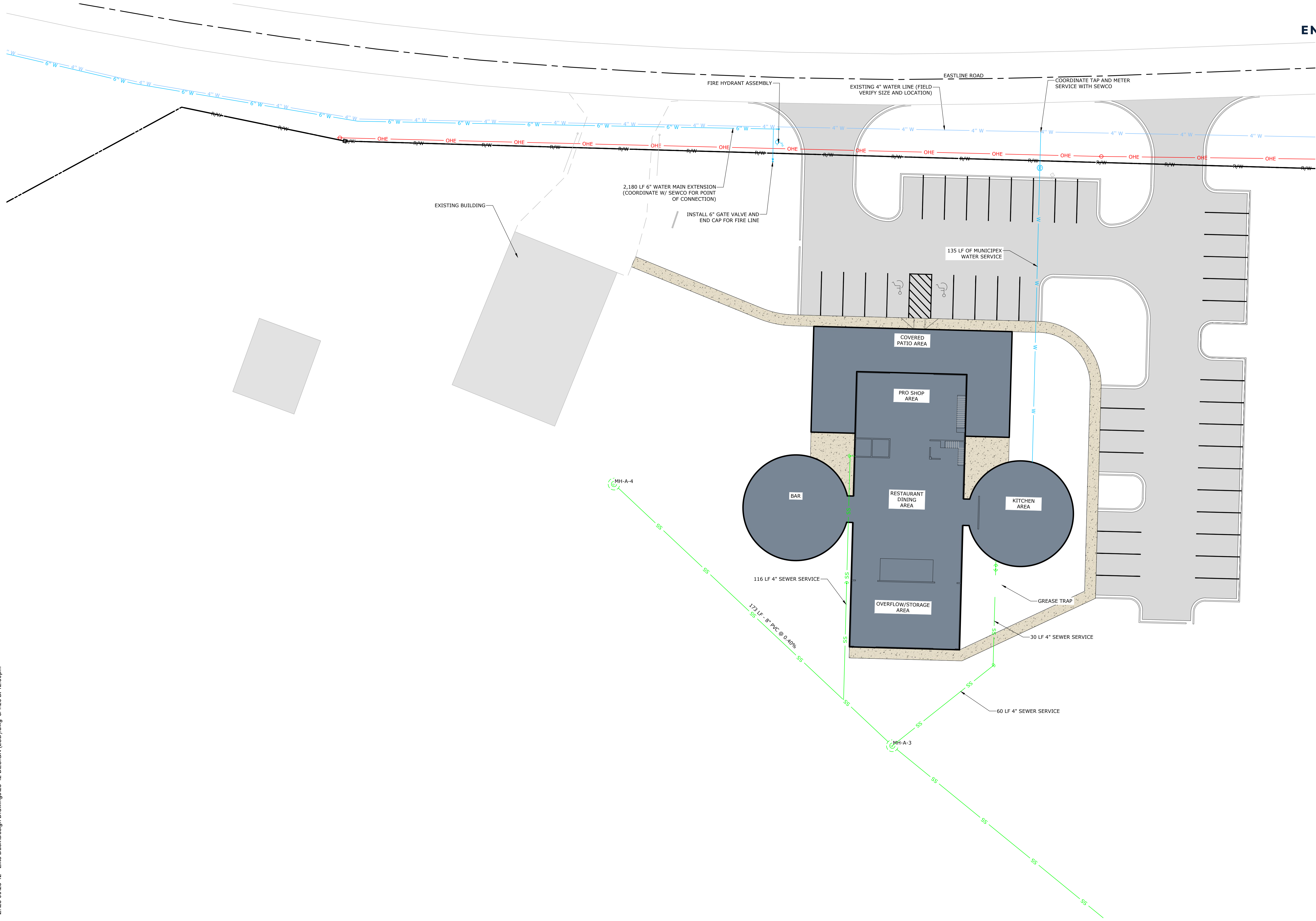
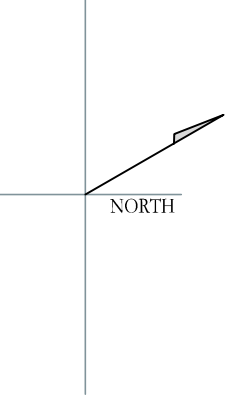
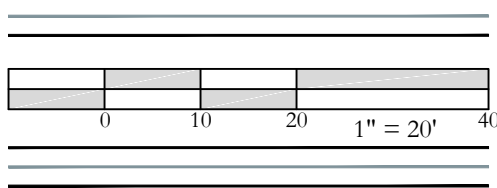


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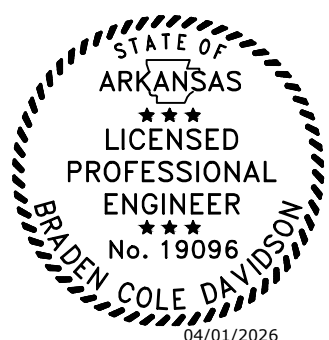
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GRADING AND DRAINAGE PLAN



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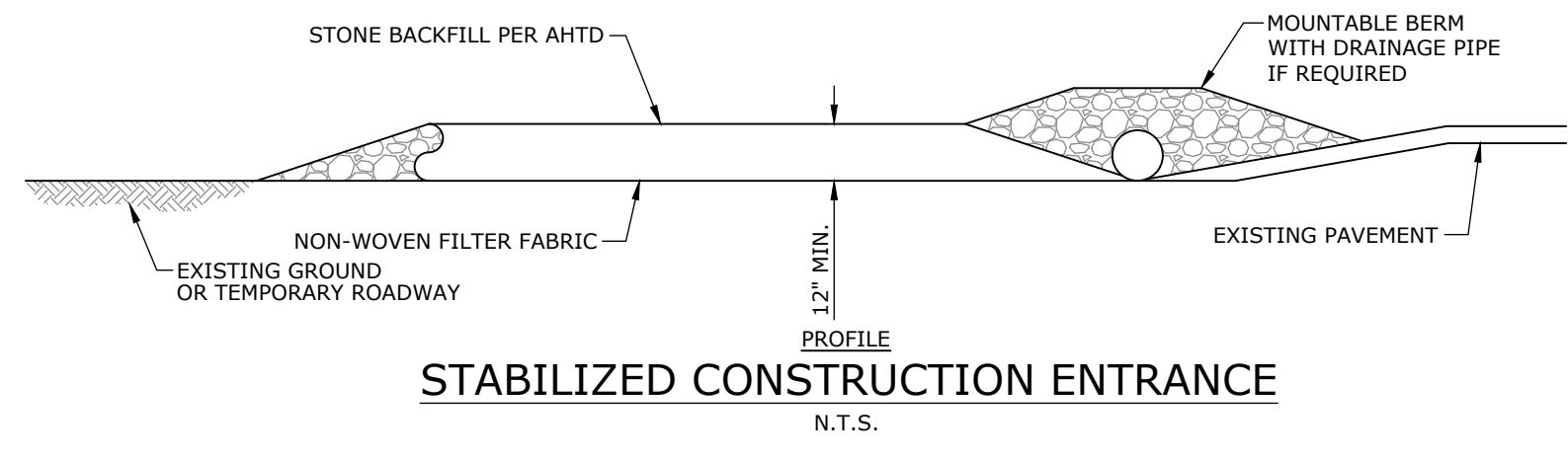
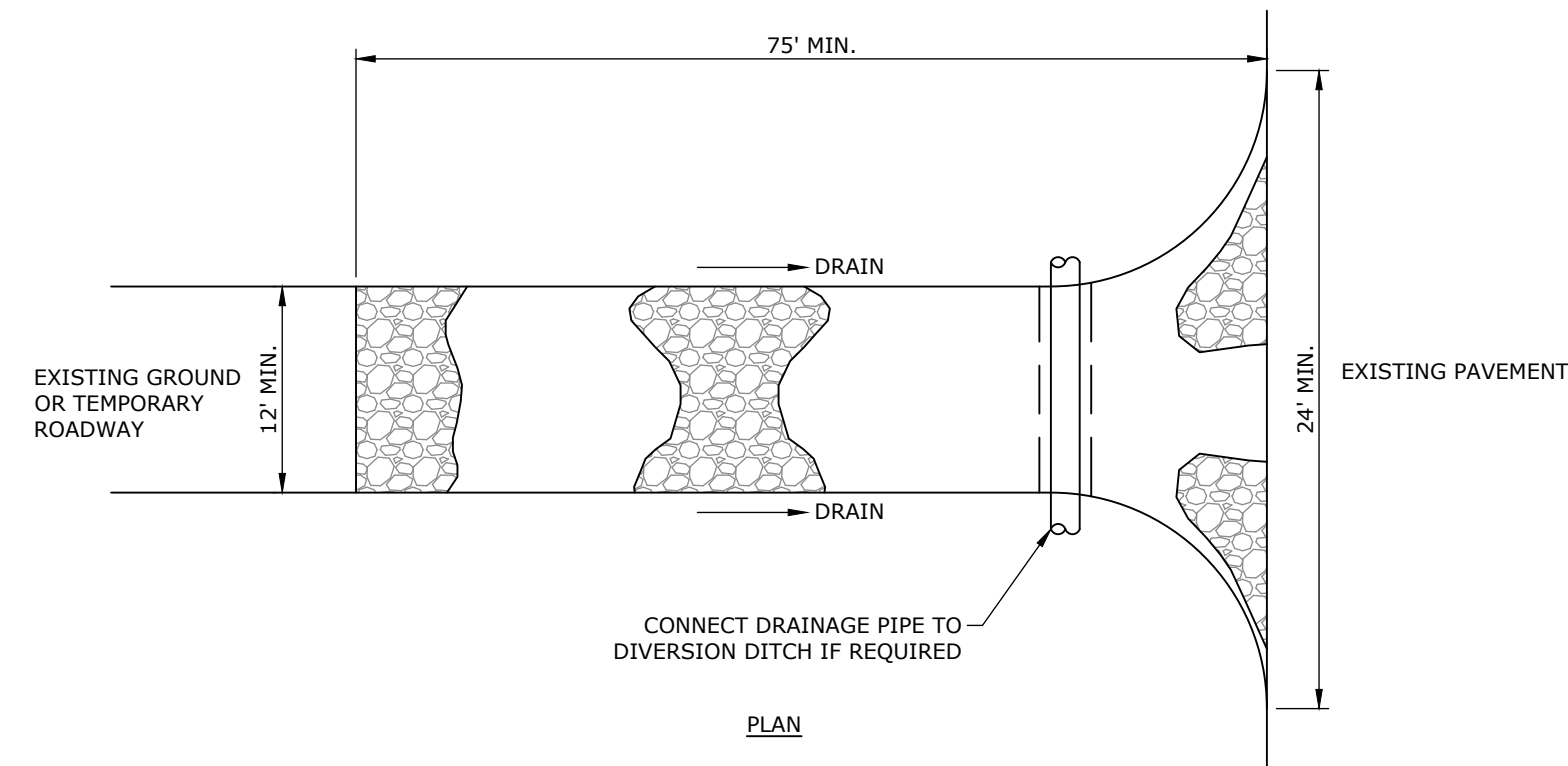
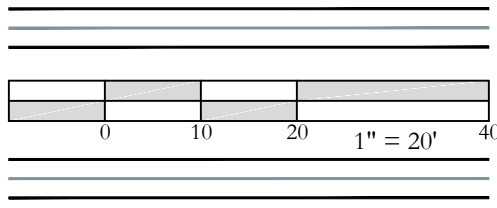
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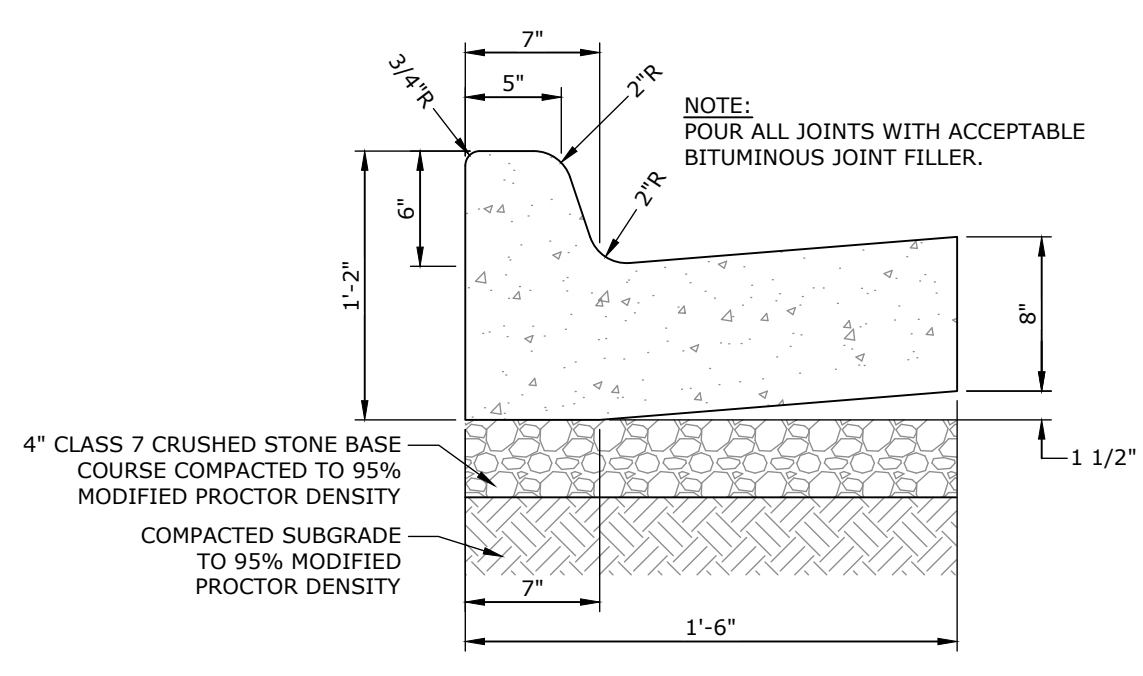
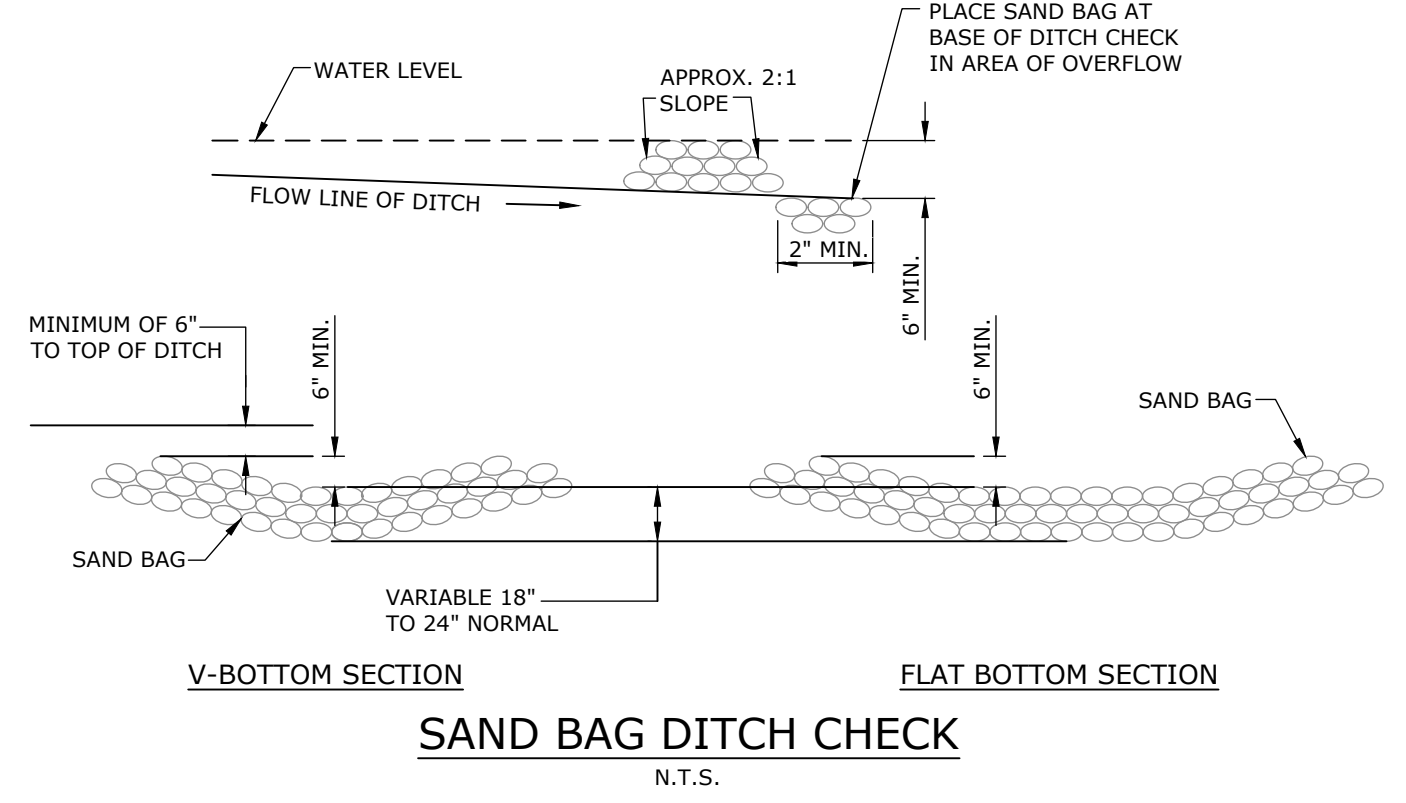
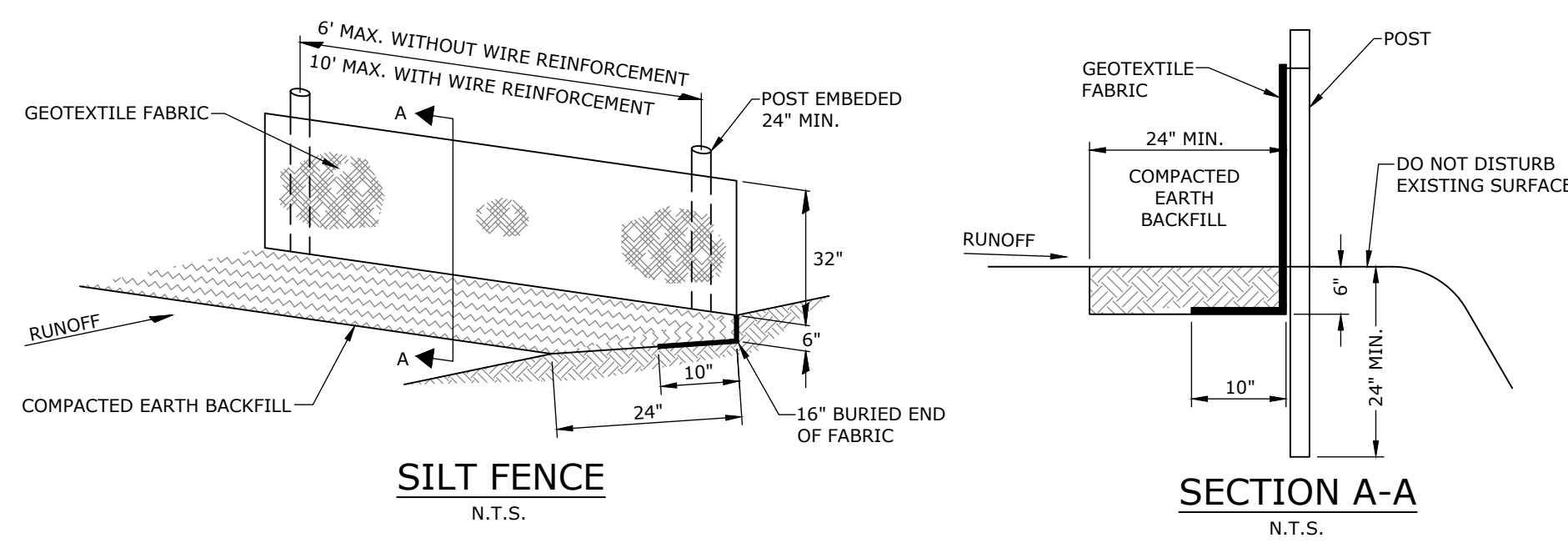
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UTILITY PLAN

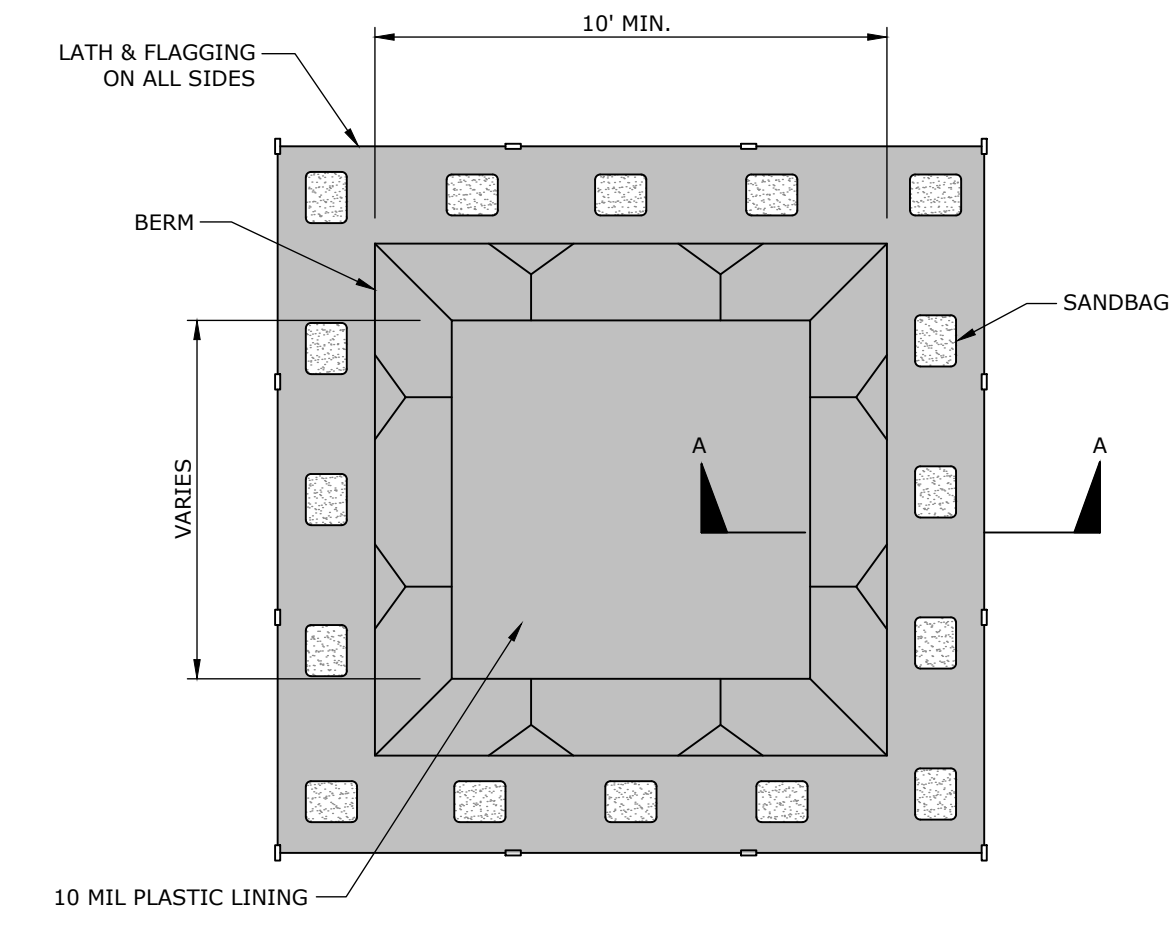
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STABILIZED CONSTRUCTION ENTRANCE
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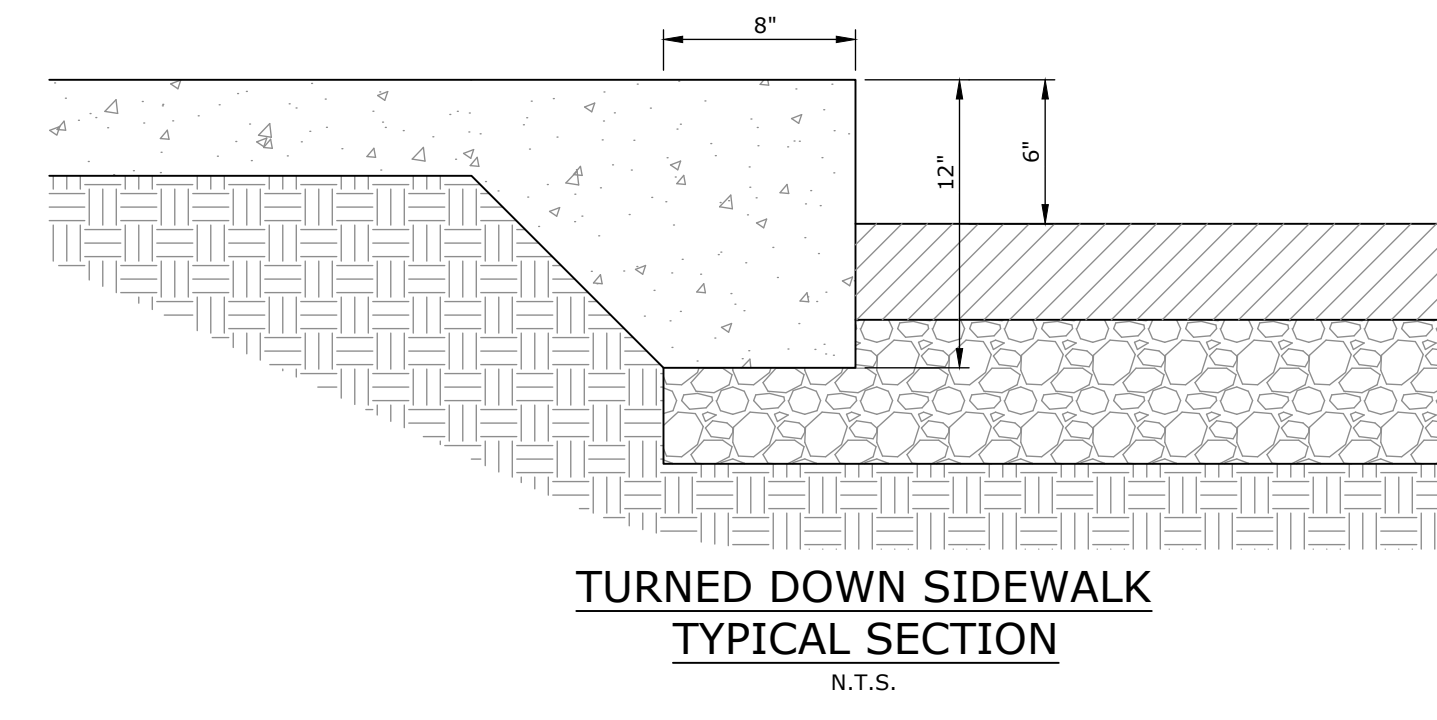
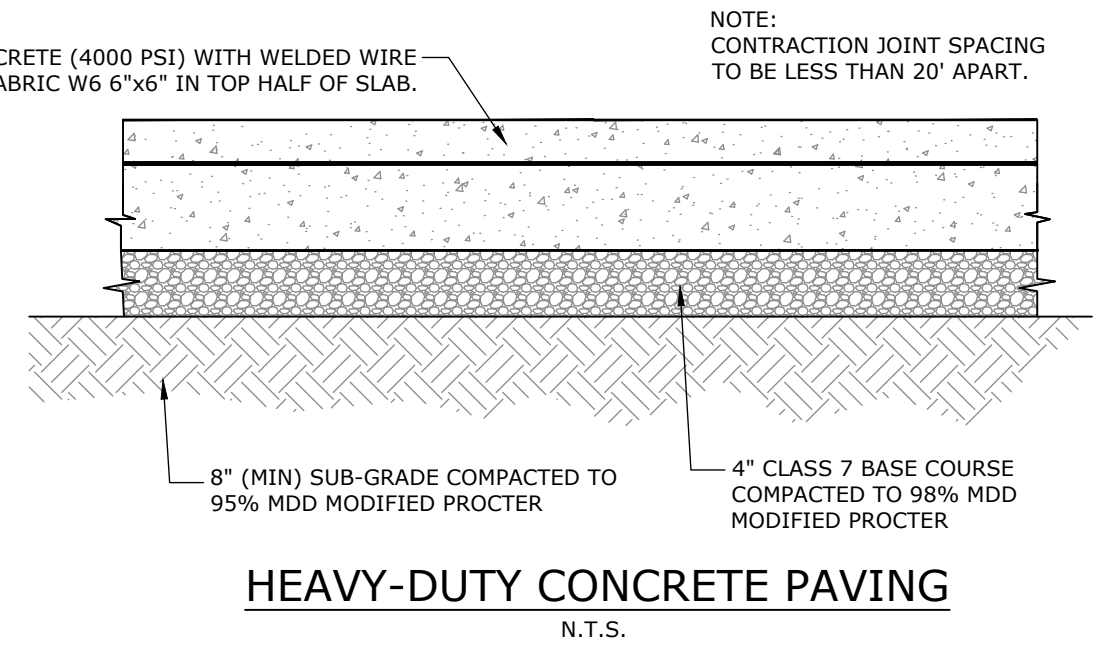
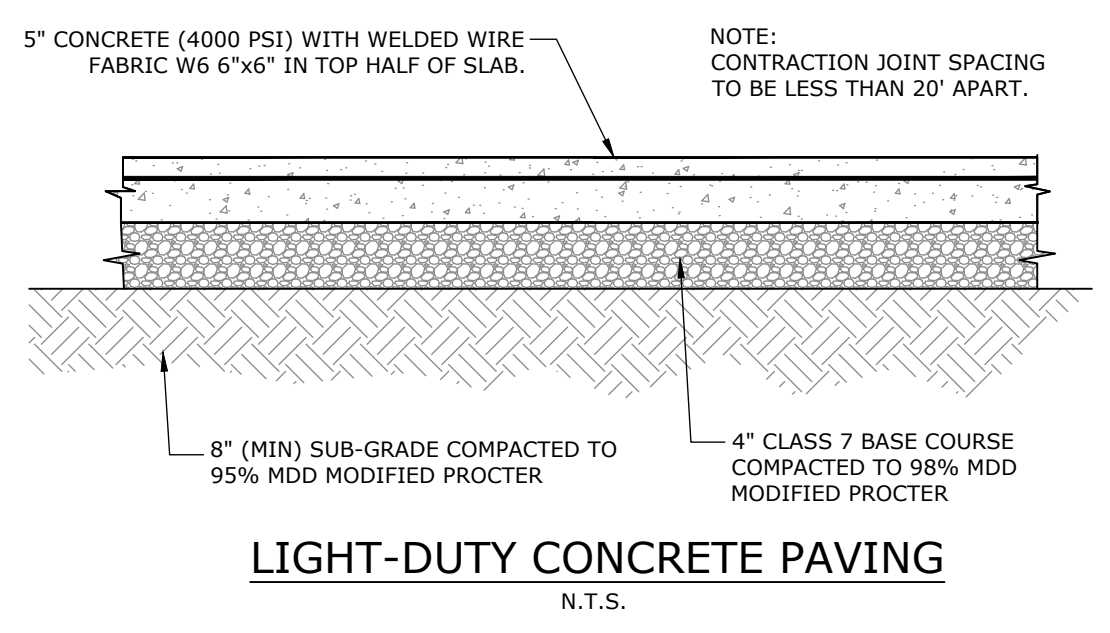
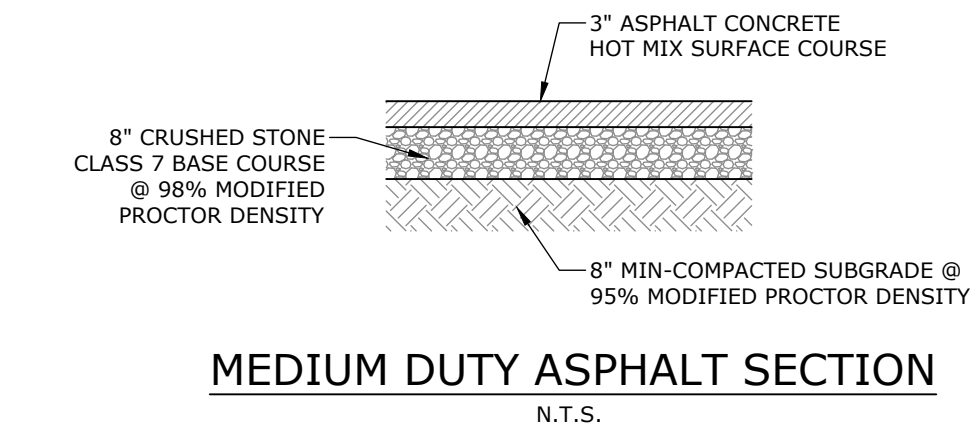
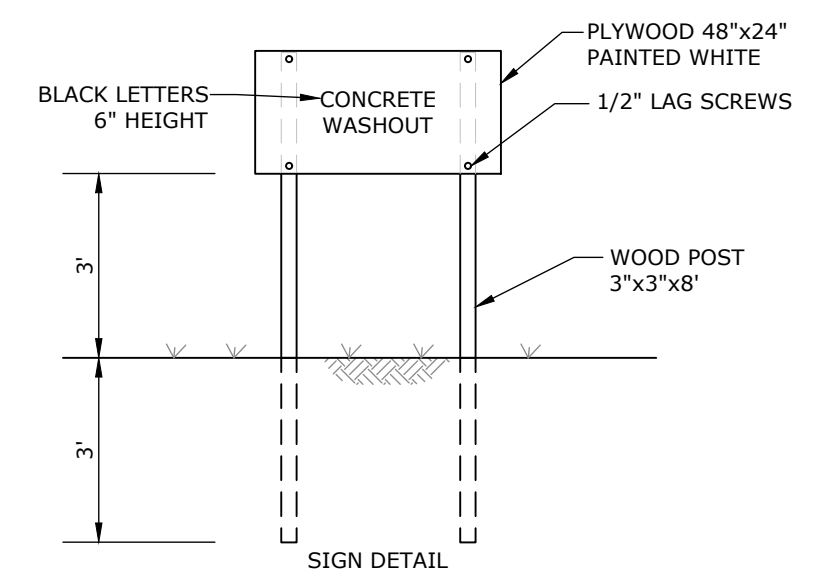


CLASS 1 UPRIGHT TYPICAL SECTION CONCRETE CURB & GUTTER
N.T.S.



- NOTES:**
- NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
 - EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
 - 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.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 - 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.
 - WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
 - PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
 - 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.

CONCRETE WASHOUT
N.T.S.



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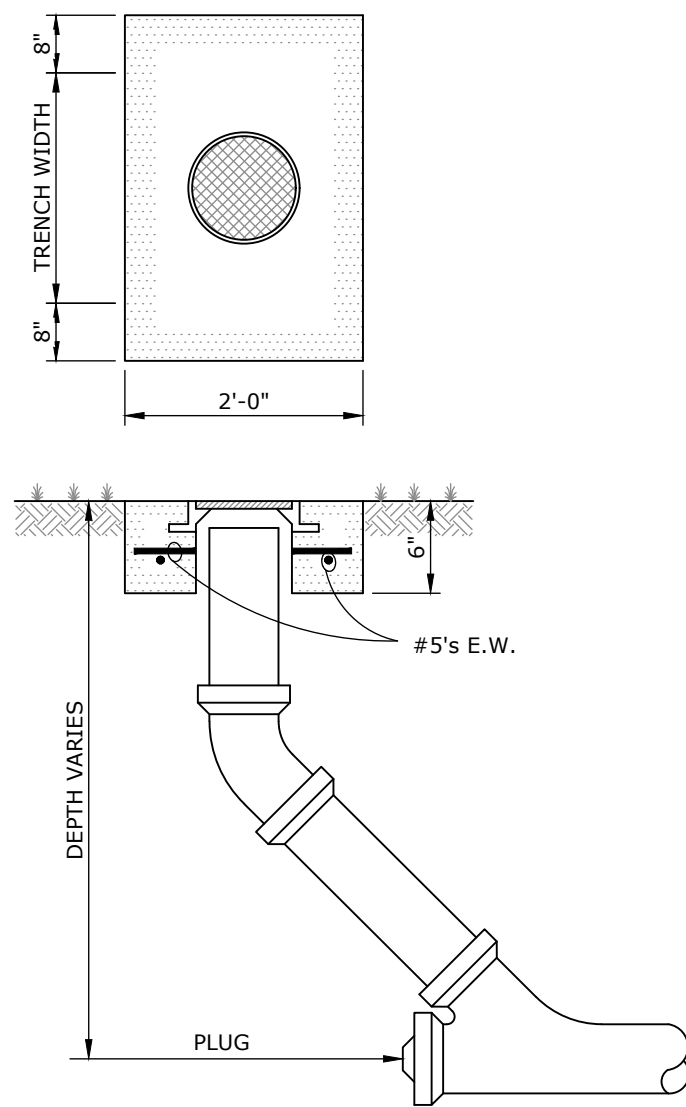
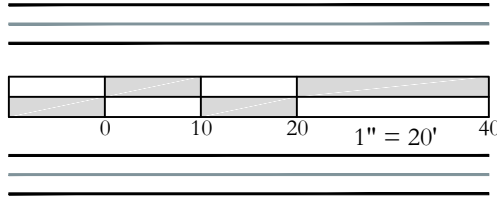


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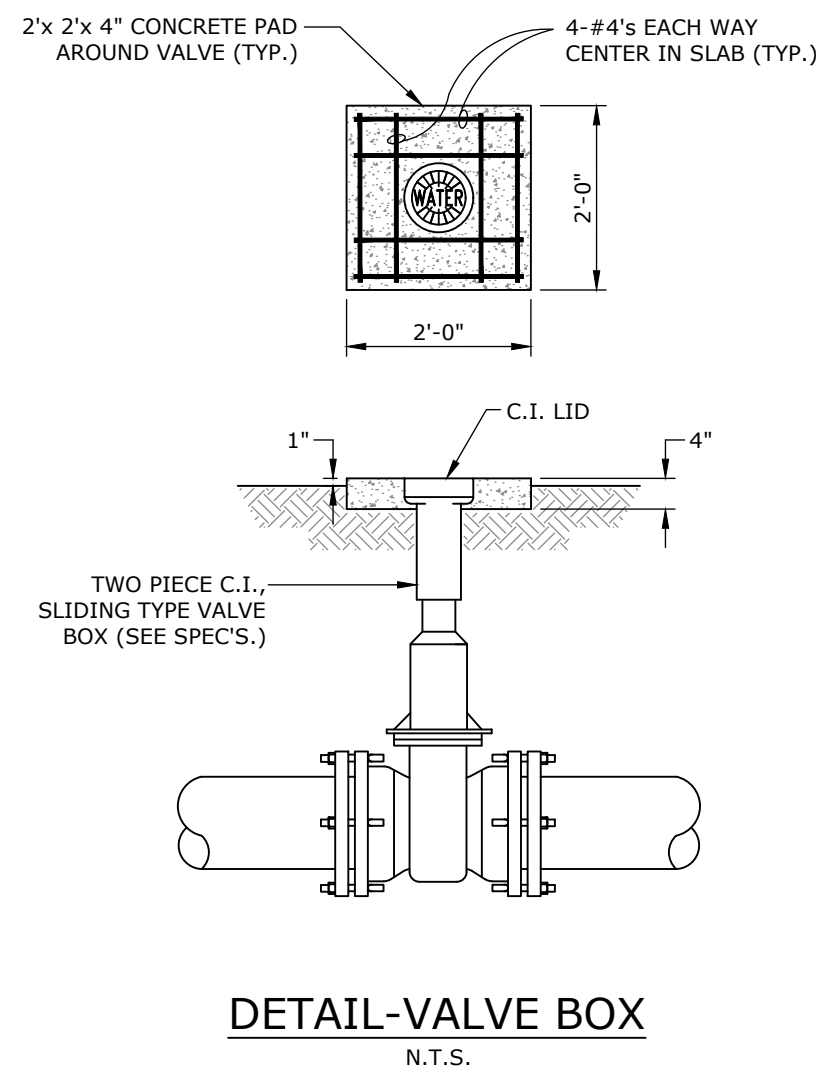
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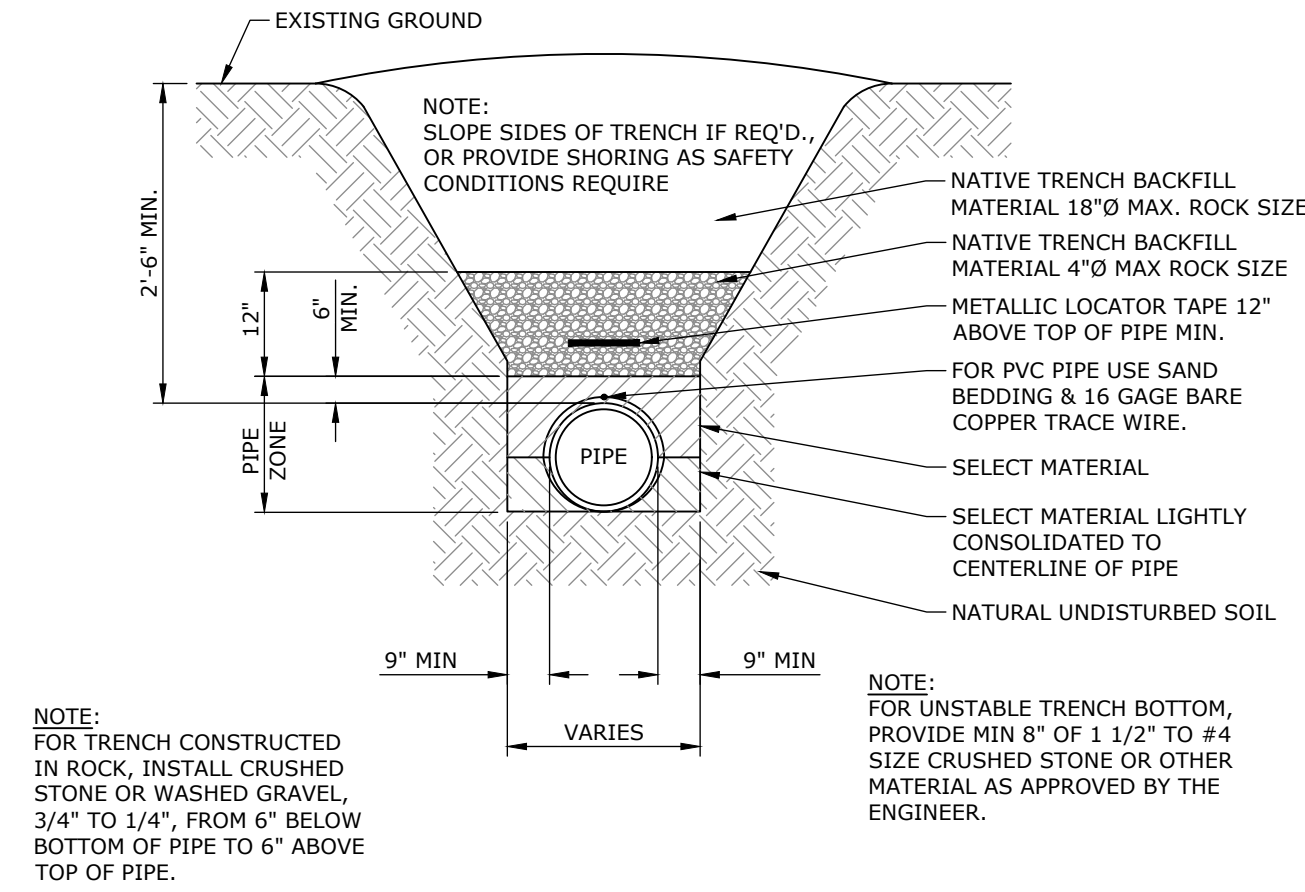
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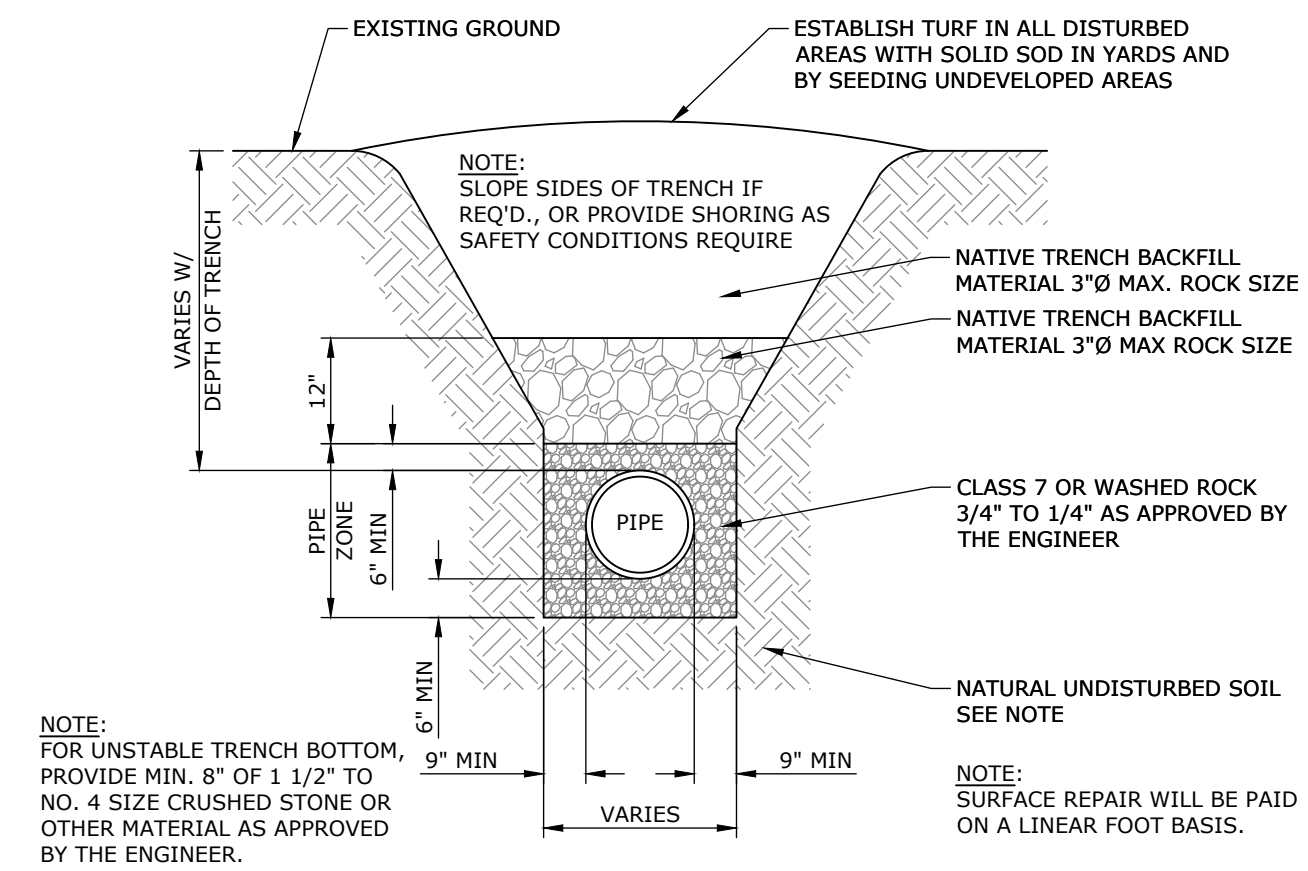
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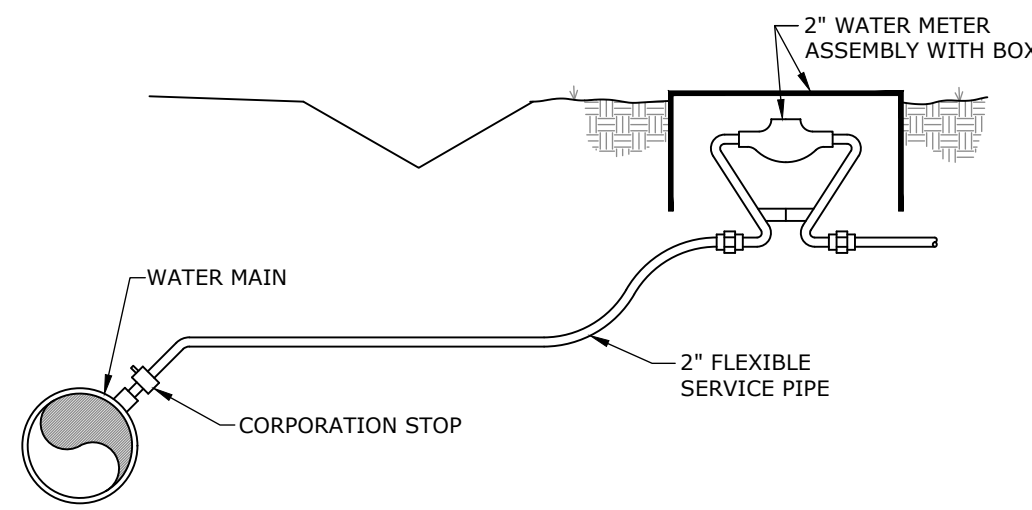
DETAIL-VALVE BOX
N.T.S.



TYPICAL WATERLINE TRENCH
N.T.S.



TYPICAL PVC SEWER TRENCH NOT UNDER PAVEMENT
N.T.S.



2" METER SERVICE WITH METER BOX
N.T.S.

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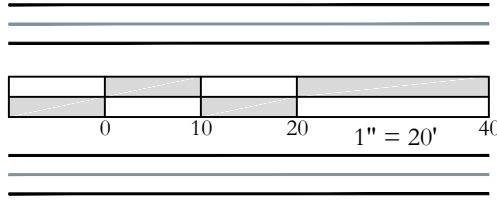


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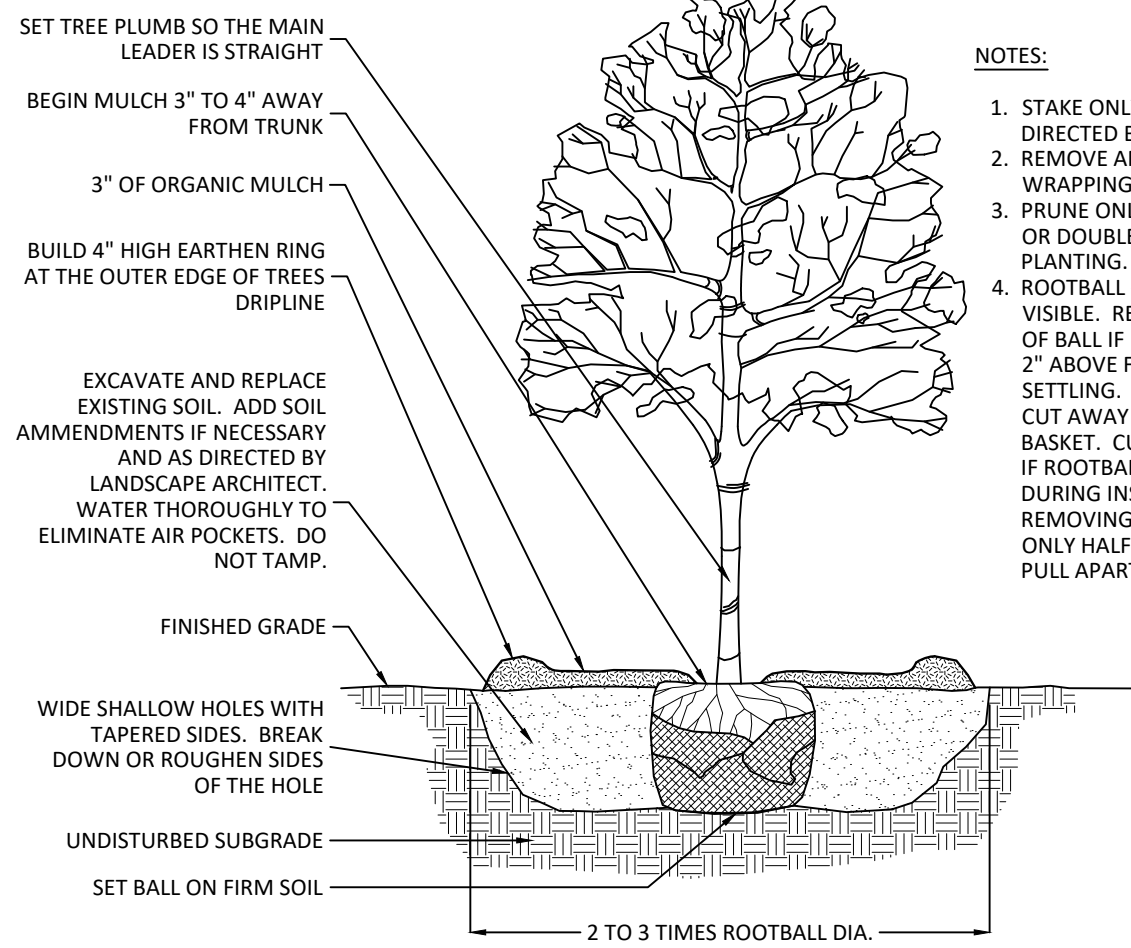
C7.2

MISCELLANEOUS DETAILS III



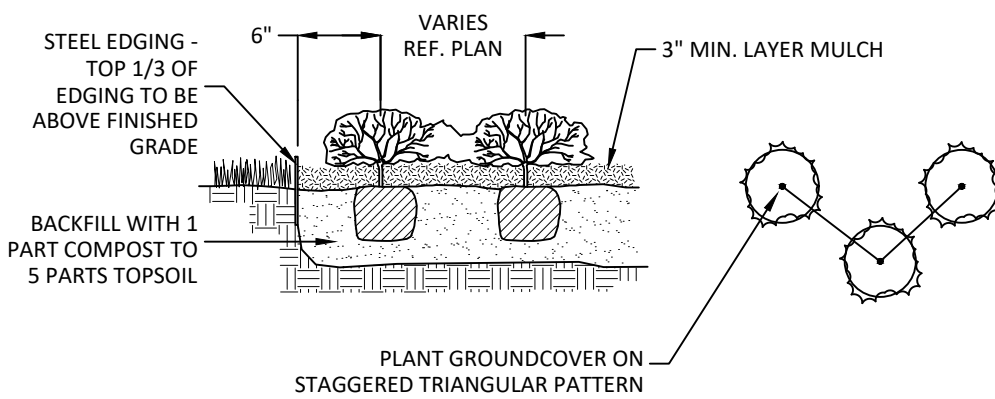
GENERAL LANDSCAPE NOTES:

- 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 SYMMETRICALLY 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 MOUNDING 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.

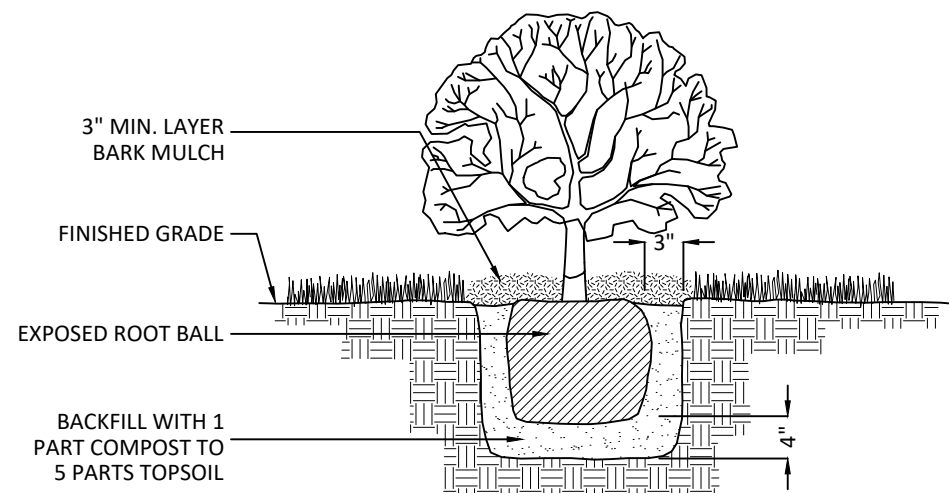


- NOTES:**
- STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
 - ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTLING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. SCORE OR PULL APART ANY CIRCLING ROOTS.

DETAIL - TREE PLANTING
SCALE - NTS












DETAIL - GROUNDCOVER PLANTING
SCALE - NTS



DETAIL - SHRUB PLANTING
SCALE - NTS

LANDSCAPE CALCULATIONS:

PROPERTY AREA: 62,500 SQFT
 LANDSCAPING REQUIREMENTS
 42 PLANTING UNITS REQUIRED (62,500 / 1,500 = 41.6)
 11 TREES REQUIRED (25%)
 - At least 5 Native Species
 - No more than 3 Ornamental Species
 - At least 2 Evergreen
 31 SHRUBS REQUIRED (42 - 11 = 24)
 LANDSCAPING PROVIDED
 11 TREES
 6 NATIVE (50%)
 3 ORNAMENTAL (37%)
 2 EVERGREEN (13%)
 26 SHRUBS
 6 PERENNIALS

PLANT MATERIAL LIST					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUAN.	SIZE	REMARKS
TREES					
	Bald Cypress	Taxodium distichum	3	2" cal	Single trunk, full crown
	Southern Magnolia	Magnolia grandiflora	2	2" cal	Single trunk, full crown
	Black Tupelo	Nyssa sylvatica	3	2" cal	Single trunk, full crown
	Flowering Dogwood	Cornus florida	3	2" cal	Single trunk, full crown
SHRUBS					
	Virginia Sweetspire	Itea virginica	26	3 gal	Full
PERENNIAL					
	Soft Rush	Juncus effusus	18	1 gal	Full
	Little Bluestem	Schizachyrium scoparium	43	1 gal	Full
GROUND COVER					
	Bermuda Grass				
	Mulch				



LARGE SCALE DEVELOPMENT
BRAD ALLEN

2910 EASTLINE RD
SEARCY, AR 72143



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LANDSCAPING PLAN