



Planning Commission Meeting

August 5, 2026 | 12:00 PM

Planning Commission

- I. Call to Order
- II. Notice of a Quorum
- III. Approval of May meeting minutes;
- IV. Large Scale Development — Hawks Homes — Taylor Rd, Cartoon Dr, Eastline Rd — Davidson Engineering
- V. Request to Waive Sidewalk Requirements — Veterans Blvd Storage — 1150 Veterans Blvd — Ferrell Stokes
- VI. Adjournment

Board of Zoning Adjustment

- VII. Call to Order
- VIII. Notice of a Quorum
- IX. Variance — Second Entry for Storage Facilities — Veterans Blvd Storage — 1150 Veterans Blvd — Ferrell Stokes
- X. Adjournment

Steve Jordan (Chairman)
Amy Cox
Andrew Ingle

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

Matt Boyd
Charles Green
Todd Sparks



PLANNING REPORT

TO: Planning Commission, City of Searcy
FROM: Richard Stafford, Planning & Development Director
SUBJ: August 2, 2026 Planning Commission Meeting
DATE: July 31, 2026

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

Note: There are two requests to waive sidewalk requirements this month. I thought it would be good to share the Active Transportation Network from our AT Masterplan as a tool for the Commission to assist in make these decisions that align with the City's masterplans. I have attached the network map at the end of this document for discussion purposes at the meeting.

Planning Commission

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

This is a Large Scale Development submission for a proposed manufactured home sales lot. Their request is to use a manufactured building as their sales office and the materials do meet the commercial design standards. They are requesting to pave the entrance and the area around the sales office and parking, but keep the rest gravel for maneuvering of the homes. They have proposed a concrete ribbon curb to separate the asphalt from the gravel.

The applicant is also requesting the Commission waive the sidewalk requirement for the development. This area is quasi-industrial and there is very little pedestrian traffic if any.

As of this writing, there are a couple of items we're waiting to hear back from Adam Whitlow's engineering review that he and Mr. Davidson have been working through. We should have those all addressed by the meeting Wednesday. Otherwise, the staff has no issues with the application.

2. Request to waive sidewalk requirements – 1150 Veterans Blvd – Ferrell Stokes

This is a request to waive the required sidewalks at the previously approved self-storage facility currently under construction. There are very few sidewalks to the south, if any, but there is a section of existing sidewalk to the north that runs beside Land O Frost then goes away. This is one of the routes identified in the masterplan for sidewalk improvements.

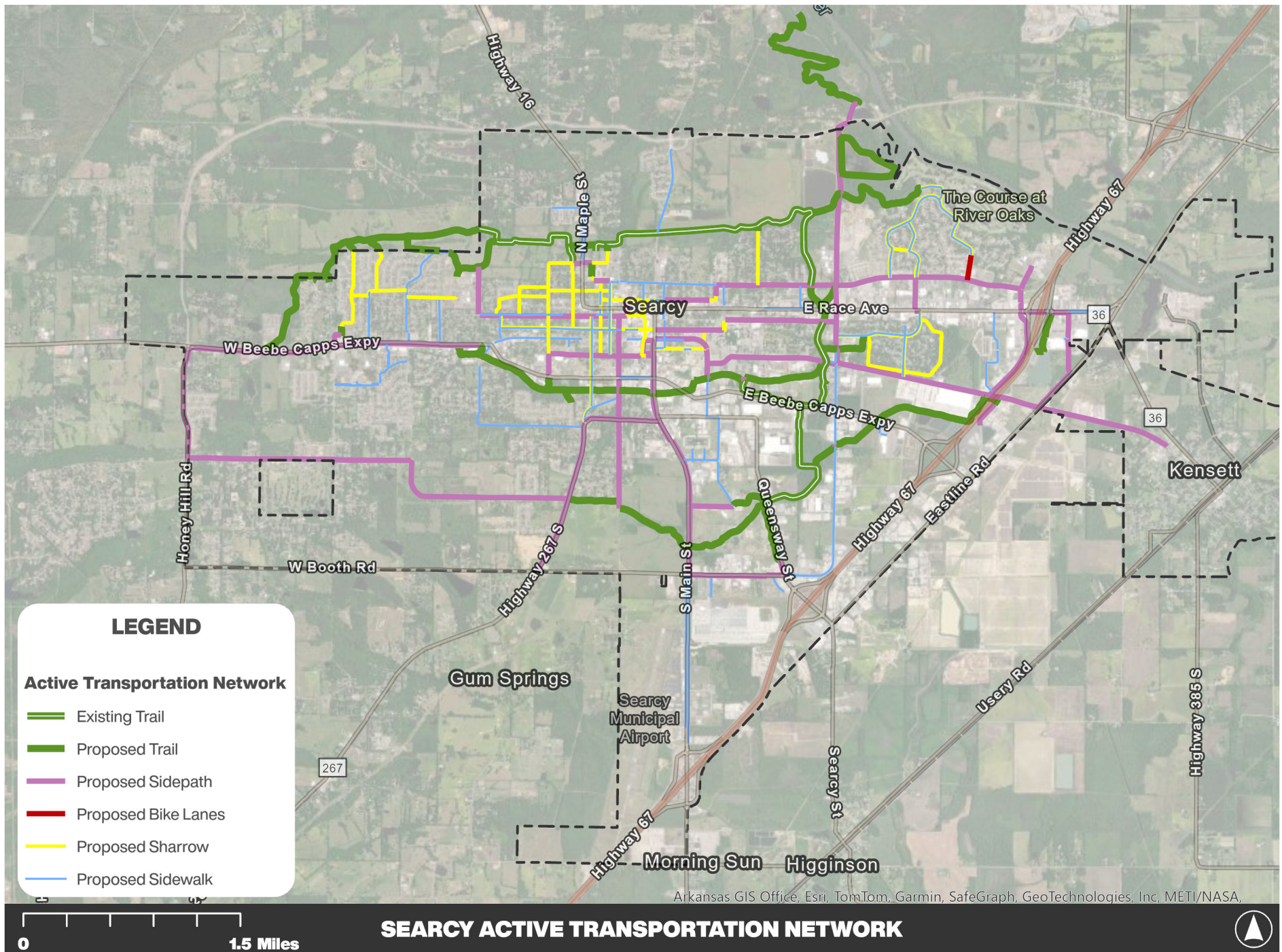
Board of Zoning Adjustment

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

This is a request for a variance to the requirement to have two vehicular entrances for self-storage facilities. Currently the design showed two entrances and they are requesting to remove one and only have one.

To be honest, I'm not sure where this requirement comes from. I'm always of the opinion that less curb cuts the better, so none of the staff is really clear on why this exists and it maybe worth discussion on changing it.

The fire department is good with the access into, through, and out of the site, if there is only one entrance.



**Searcy Planning Commission
Meeting Minutes
July 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
Amy Cox
Charles Green
Andrew Ingle
Jamie Mobley
Todd Sparks

City of Searcy Staff Present:

Richard Stafford, City Planner
Gabrielle Swain, Recording Secretary
Guy Grady, Fire Inspector
Phil Watkins, Building Inspector

Commission Members Not Present:

Casey Cullipher

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 May Planning Commission meeting minutes.

Commissioner Mobley made a motion to approve the minutes as presented. Commissioner Ingle seconded the motion. The motion passed unanimously.

Conditional Use Permit – Antenna in R-3 – 140 Longleaf – Freddie Rixie

The next item on the agenda was a request for a conditional use permit at 140 Longleaf to install an antenna in an R-3 zone. This item was previously discussed and tabled at the May meeting. Chairman Jordan explained that City Attorney Will Moore advised approving the application to ensure compliance with federal law. **Commissioner Green made a motion to approve the conditional use permit as presented. Commissioner Boyd seconded the motion. The motion passed unanimously.**

Adjournment

Larry DeGroat, Secretary

**Searcy Board of Zoning Adjustment
Meeting Minutes
July 1, 2026**

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

Commission Members Present:

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

City of Searcy Staff Present:

Richard Stafford, City Planner
Gabrielle Swain, Recording Secretary
Guy Grady, Fire Inspector
Phil Watkins, Building Inspector

Commission Members Not Present:

Casey Cullipher

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

Variance – Sign – David’s Burgers – Race Avenue – Ace Sign Company

The next item on the agenda was a request for a variance to allow expansion of the existing sign at David’s Burgers to accommodate two additional tenants. The request included adding two 4-foot by 10-foot sign panels and increasing the existing 268 sq ft sign area by 80 sq ft. This item was previously discussed and tabled at the May meeting.

City Planner Richard Stafford explained that the existing multi-tenant sign on the David’s Burgers lot is nonconforming because it exceeds the maximum allowable sign area of 120 sq ft based on the lot’s street frontage.

Mr. Stafford also addressed a concern raised during the May meeting that, if the variance were denied, the applicant could erect multiple additional signs on the lots for David’s Burgers, Dollar Tree, and Planet Fitness. He explained that, in addition to the existing multi-tenant sign on the David’s Burgers lot, the City’s sign code permits another multi-tenant sign on the David’s Burgers lot, a single-tenant pole sign on the Dollar Tree lot, and a single-tenant pole sign on the Planet Fitness lot. Mr. Stafford noted that the Board could approve the variance with the condition that no additional signs be erected on the lots containing David’s Burgers, Dollar Tree, and Planet Fitness.

Commissioner Mobley stated that the applicant could rearrange the content on the existing sign layout to accommodate the additional tenants without increasing the area of the sign. Mr. Stafford confirmed that doing so would not require approval by the Board of Zoning Adjustment.

Commissioner Sparks made a motion to approve the variance with the condition that no additional signs be erected on the lots containing David's Burgers, Dollar Tree, and Planet Fitness [Parcels 016-01260-001, 016-01260-002, and 016-01260-003] without prior approval from the Board of Zoning Adjustment. Commissioner DeGroat seconded the motion. The motion passed with a vote of 7-1, with Chairman Jordan and Commissioners Boyd, DeGroat, Cox, Green, Ingle, and Sparks voting in favor and Commissioner Mobley voting in opposition.

Adjournment

Larry DeGroat, Secretary

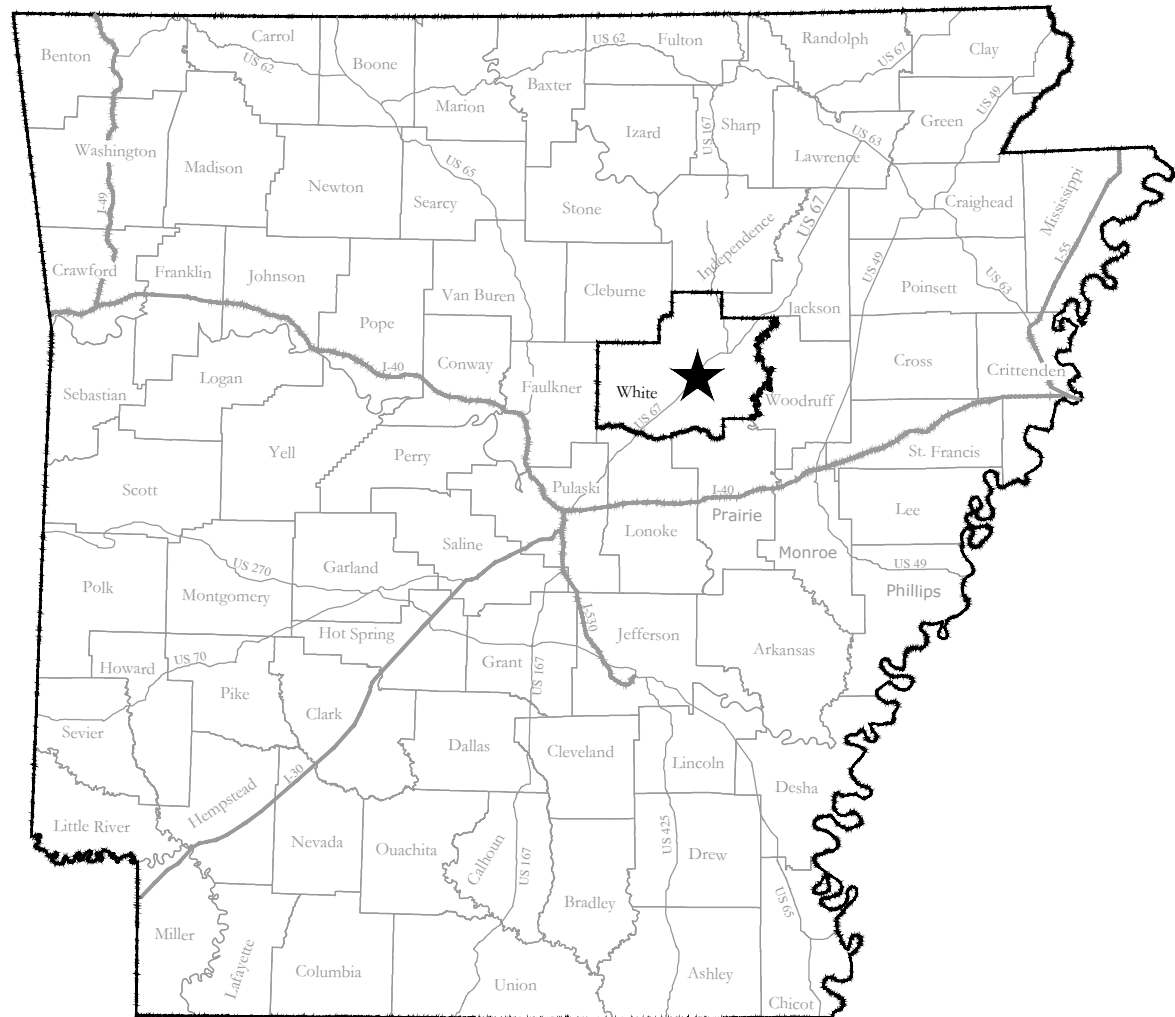
SHEET INDEX

V1	TOPOGRAPHIC SURVEY
C1.0	GENERAL NOTES
C2.0	PROJECT OVERVIEW
C3.0	DEMOLITION AND EROSION CONTROL PLAN
C4.0	SITE PLAN I
C4.1	SITE PLAN II
C5.0	GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	MISCELLANEOUS DETAILS
C7.1	MISCELLANEOUS DETAILS
L1	LANDSCAPE PLAN I
L2	LANDSCAPE PLAN II

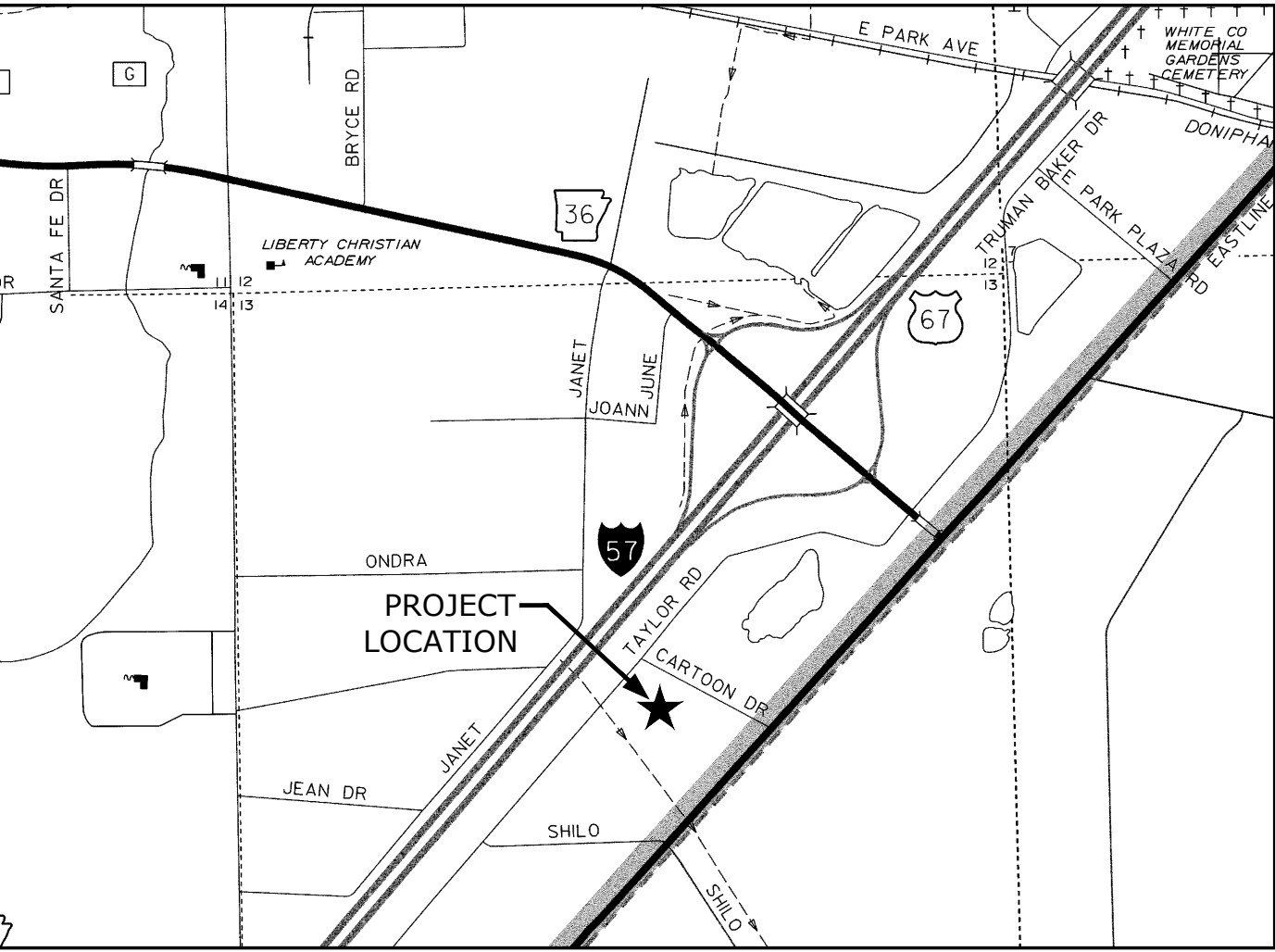
HAWKS HOMES
BRYAN HAWKS

SEARCY, ARKANSAS

JULY 2026
DE PROJECT NO. 26-77



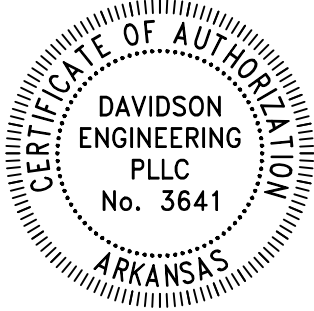
LOCATION MAP

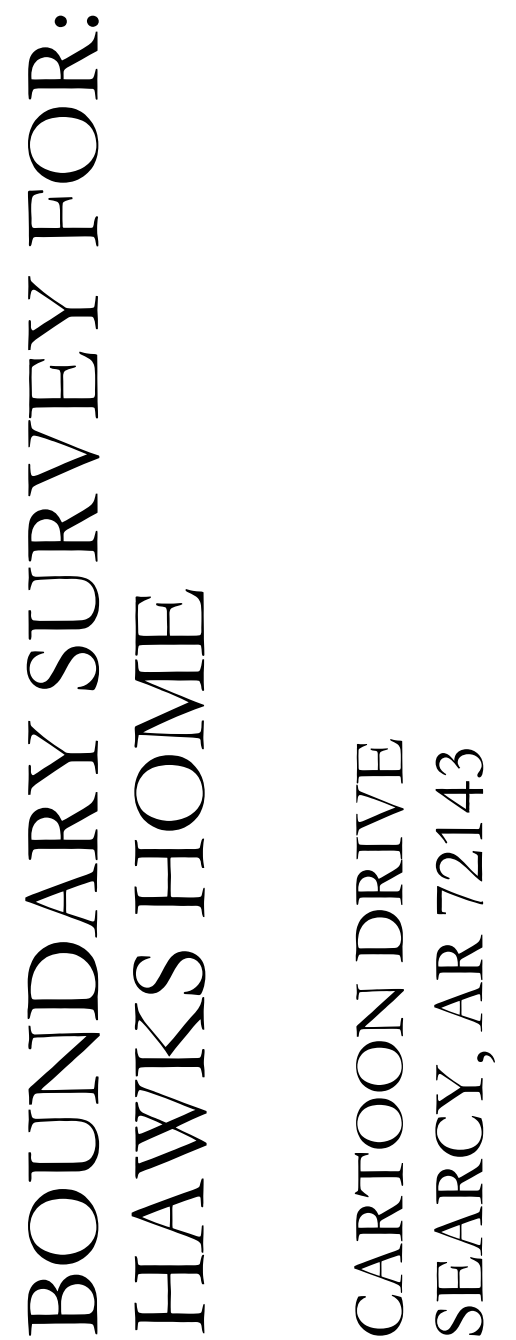


VICINITY MAP



DAVIDSON
ENGINEERING





SURVEY PLAT CODE:
500-07N-07W-0-13-310-73-1459

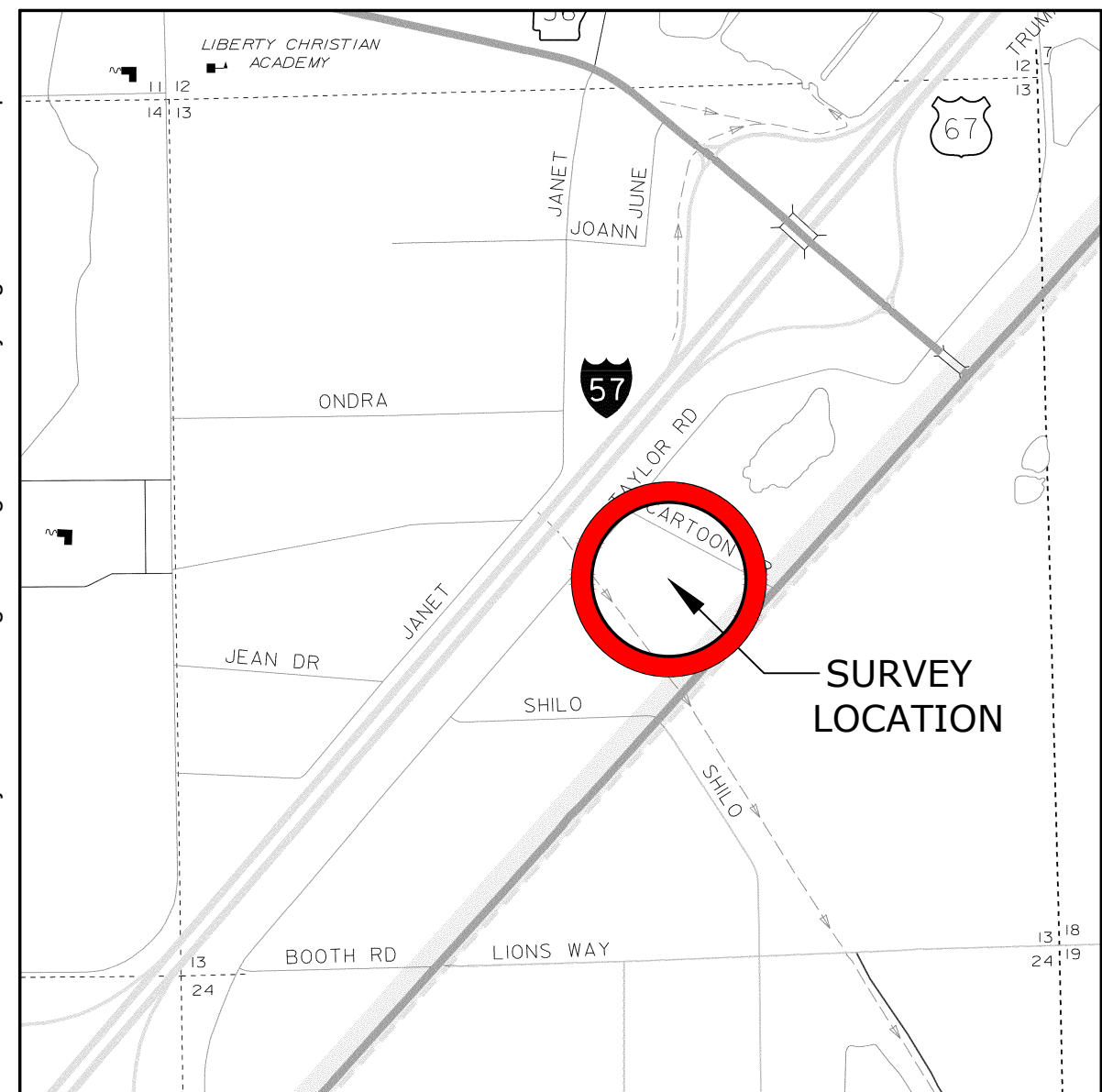
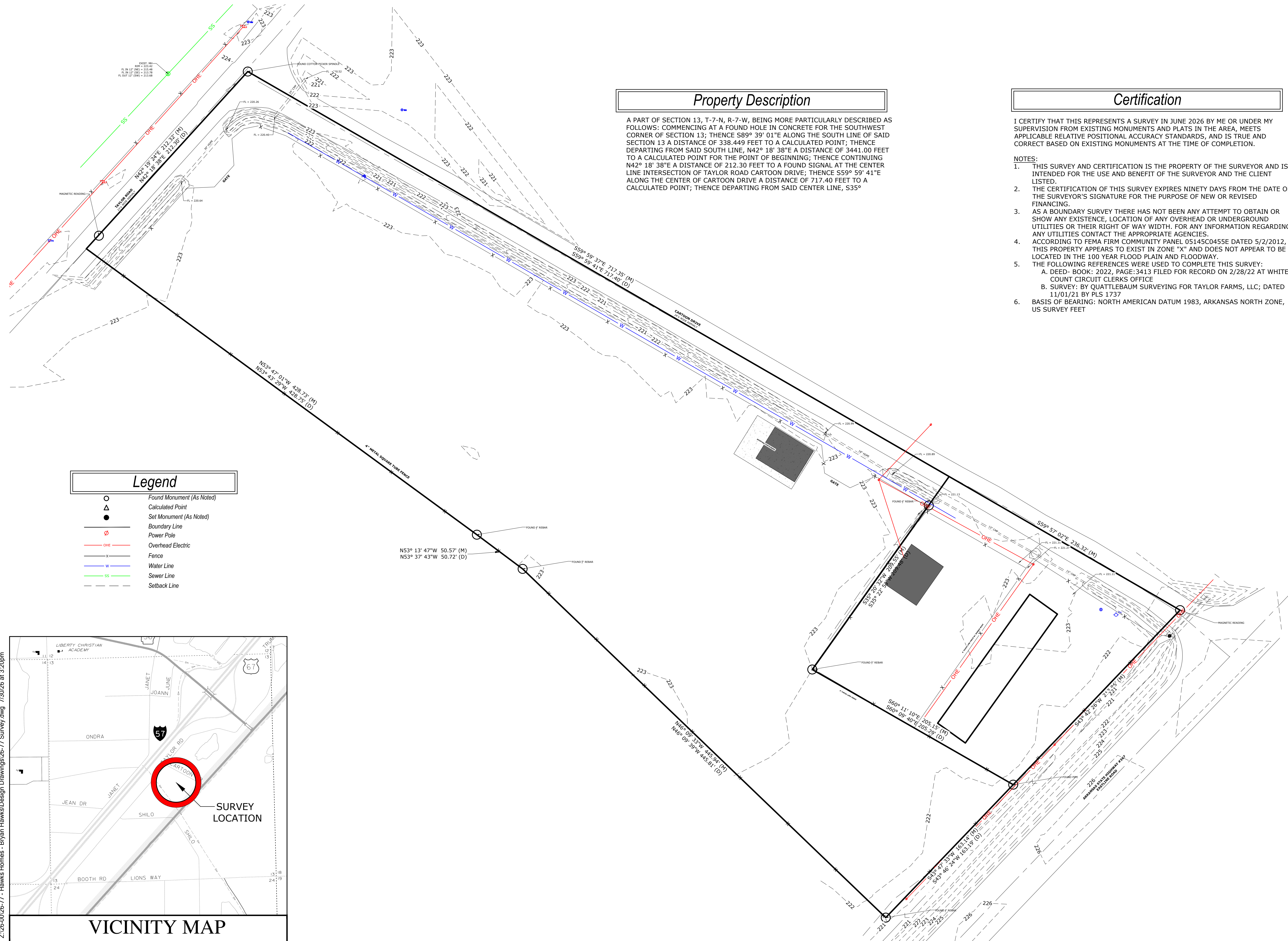
DATE:
JUNE 17, 2026

TOPOGRAPHIC
SURVEY

A PART OF SECTION 13, T-7-N, R-7-W, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND HOLE IN CONCRETE FOR THE SOUTHWEST CORNER OF SECTION 13; THENCE S89° 39' 01" E ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 338.44 FEET TO A CALCULATED POINT; THENCE DEPARTING FROM SAID SOUTH LINE, N42° 18' 38" E A DISTANCE OF 3441.00 FEET TO A CALCULATED POINT FOR THE POINT OF BEGINNING; THENCE CONTINUING N42° 18' 38" E A DISTANCE OF 212.30 FEET TO A FOUND SIGNAL AT THE CENTER LINE INTERSECTION OF TAYLOR ROAD CARTOON DRIVE; THENCE S59° 59' 41" E ALONG THE CENTER OF CARTOON DRIVE A DISTANCE OF 717.40 FEET TO A CALCULATED POINT; THENCE DEPARTING FROM SAID CENTER LINE, S35°

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

1. THIS SURVEY AND CERTIFICATION IS THE PROPERTY OF THE SURVEYOR AND IS INTENDED FOR THE USE AND BENEFIT OF THE SURVEYOR AND THE CLIENT LISTED.
2. THE CERTIFICATION OF THIS SURVEY EXPIRES NINETY DAYS FROM THE DATE OF THE SURVEYOR'S SIGNATURE FOR THE PURPOSE OF NEW OR REVISED FINANCING.
3. AS A BOUNDARY SURVEY THERE HAS NOT BEEN ANY ATTEMPT TO OBTAIN OR SHOW ANY EXISTENCE, LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITIES OR THEIR RIGHT OF WAY WIDTH. FOR ANY INFORMATION REGARDING ANY UTILITIES CONTACT THE APPROPRIATE AGENCIES.
4. ACCORDING TO FEA FIRM COMMUNITY PANEL 05145C0455E DATED 5/2/2012, THIS PROPERTY APPEARS TO EXIST IN ZONE "X" AND DOES NOT APPEAR TO BE LOCATED IN THE 100 YEAR FLOOD PLAIN AND FLOODWAY.
5. THE FOLLOWING REFERENCES WERE USED TO COMPLETE THIS SURVEY:
 - A. DEED- BOOK: 2022, PAGE:3413 FILED FOR RECORD ON 2/28/22 AT WHITE COUNTY CIRCUIT CLERKS OFFICE
 - B. SURVEY: BY QUATTLEBEAM SURVEYING FOR TAYLOR FARMS, LLC; DATED 11/01/21 BY PLS 1737
6. BASIS OF BEARING: NORTH AMERICAN DATUM 1983, ARKANSAS NORTH ZONE, US SURVEY FEET



Z:\26-0026-77 - Hawks Homes - Bryan Hawks\Design Drawings\26-77 DESIGN.dwg 7/30/26 at 1:47pm

GENERAL DEMOLITION NOTES

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

GENERAL EROSION CONTROL NOTES

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

BMP MAINTENANCE

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

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

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.

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 GRADING/DRAINAGE NOTES

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY INACCURACIES OR DISCREPANCIES IN EXISTING OR PROPOSED ELEVATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- UNDERGROUND UTILITY INFORMATION SHOWN IS BASED ON AVAILABLE RECORDS AND FIELD MARKINGS WHERE POSSIBLE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND-DIGGING TEST PITS AT EVERY UTILITY CROSSING BEFORE ANY MACHINE TRENCHING BEGINS. IF ACTUAL CLEARANCES ARE LESS THAN THOSE SHOWN ON THE PLANS OR LESS THAN 18 INCHES (WHICHEVER IS LESS), THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER BEFORE PROCEEDING.
- CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES--SHOWN OR NOT SHOWN--AT NO ADDITIONAL COST TO THE OWNER.
- ALL STRUCTURES LOCATED WITHIN STATE RIGHT-OF-WAY, OR OTHERWISE NOTED, SHALL BE CONSTRUCTED PER STATE DOT STANDARDS.
- IF STRUCTURES ARE NON-STANDARD OR CANNOT BE CONSTRUCTED AS SHOWN, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DAVIDSON ENGINEERING FOR REVIEW AND APPROVAL.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO ADJUST EXISTING UTILITY LINES AS REQUIRED BY CUTS AND FILLS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES NECESSARY TO MEET OSHA AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- STORM DRAIN PIPE LENGTHS ARE MEASURED FROM THE CENTER OF STRUCTURES AND THE ENDS OF FLARED END SECTIONS.
- WHERE THE TERM "PIPE" IS USED, THE CONTRACTOR MAY PROVIDE PIPE WITH A SMOOTH INTERIOR HAVING A MANNING'S "N" VALUE OF 0.013 OR LESS.
- ALL DRAINAGE STRUCTURES SHALL BE CAST-IN-PLACE UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER OF RECORD.
- RETAINING WALLS SHALL EXTEND AT LEAST 6 INCHES ABOVE FINISHED GRADE.
- CONTRACTOR SHALL REFER TO THE RETAINING WALL PLAN(S) FOR ALL DESIGN AND CONSTRUCTION REQUIREMENTS AND SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST.
- ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, COVERED WITH 4 INCHES OF TOPSOIL, AND SEEDED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- (REFER TO LANDSCAPE GENERAL NOTES FOR SEED MIX AND SPECIFICATIONS.)
- STORM SEWER TRENCHING AND BEDDING SHALL BE INSTALLED PER THE APPLICABLE 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 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 LANDSCAPE NOTES

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



REVISIONS:

PROJECT NUMBER:
DE26-77
DATE:
JULY 2026

Arkansas One Call

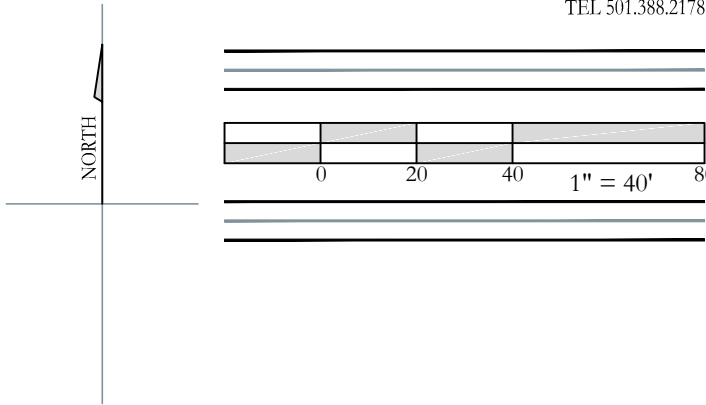
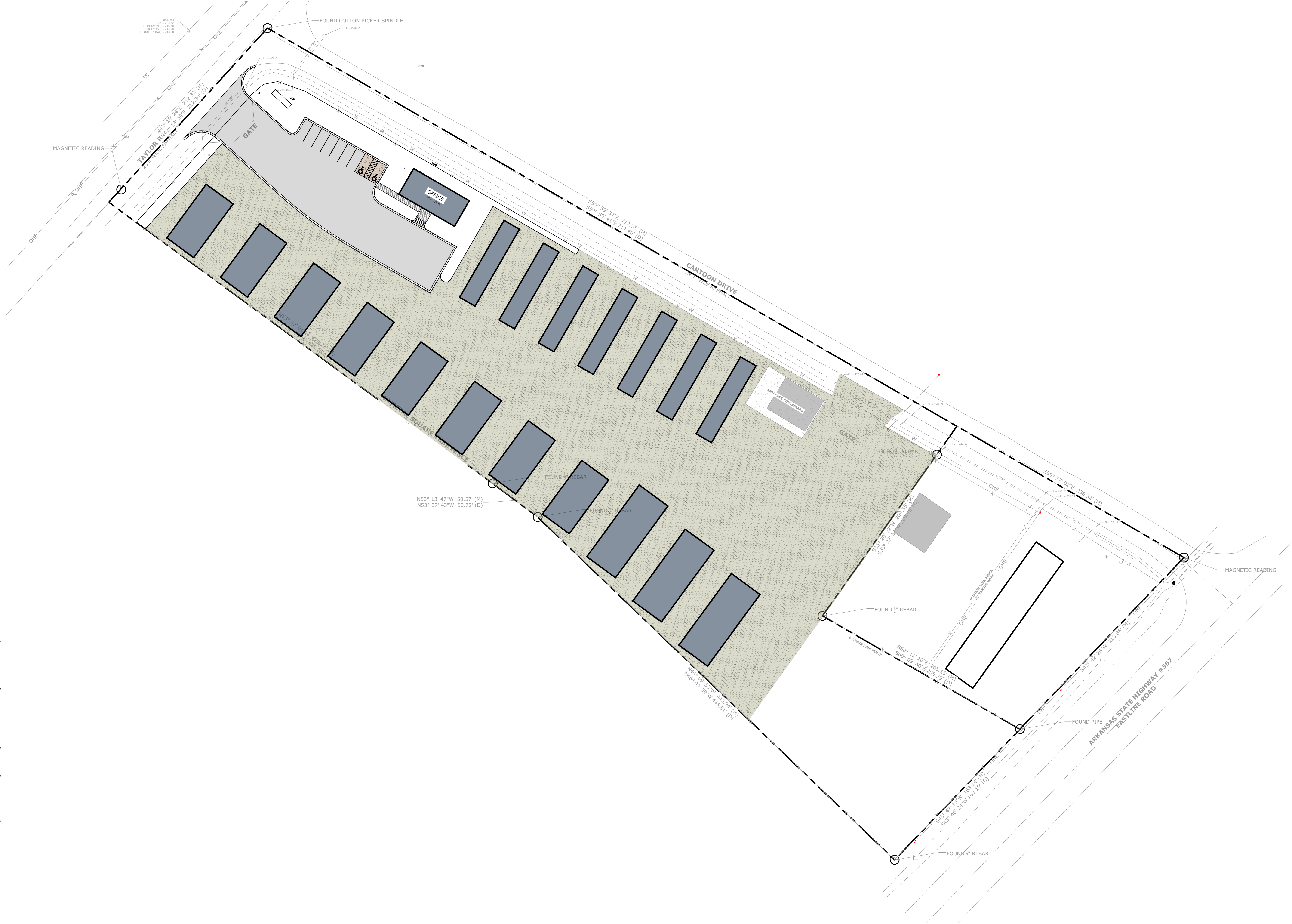


Know what's below.
Call before you dig.

GENERAL
NOTES

C1.0

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HAWKS HOMES
BRYAN HAWKS
SEARCY, ARKANSAS

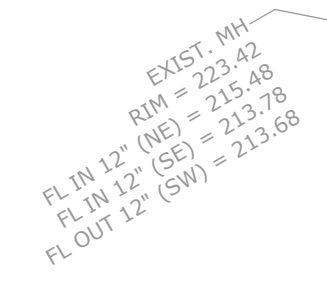
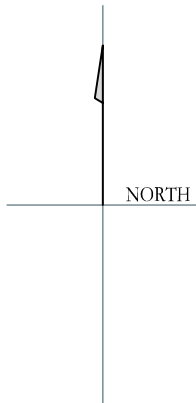


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PROJECT NUMBER:
DE26-77
DATE:
JULY 2026

C2.0

PROJECT
OVERVIEW



STATE OF
ARKANSAS

LICENSED
PROFESSIONAL
ENGINEER

No. 19096
BRADEN COLE DAVIDSON
07/10/2026

PROJECT NUMBER:
DE26-77
DATE:
JULY 2026

DEMOLITION & EROSION
CONTROL PLAN

Z:\26-0026-77 - Hawks Homes - Bryan Hawks\Design Drawings\26-77 DESIGN.dwg 7/30/26 at 2:37pm



HAWKS HOMES
BRYAN HAWKS
SEARCY, ARKANSAS



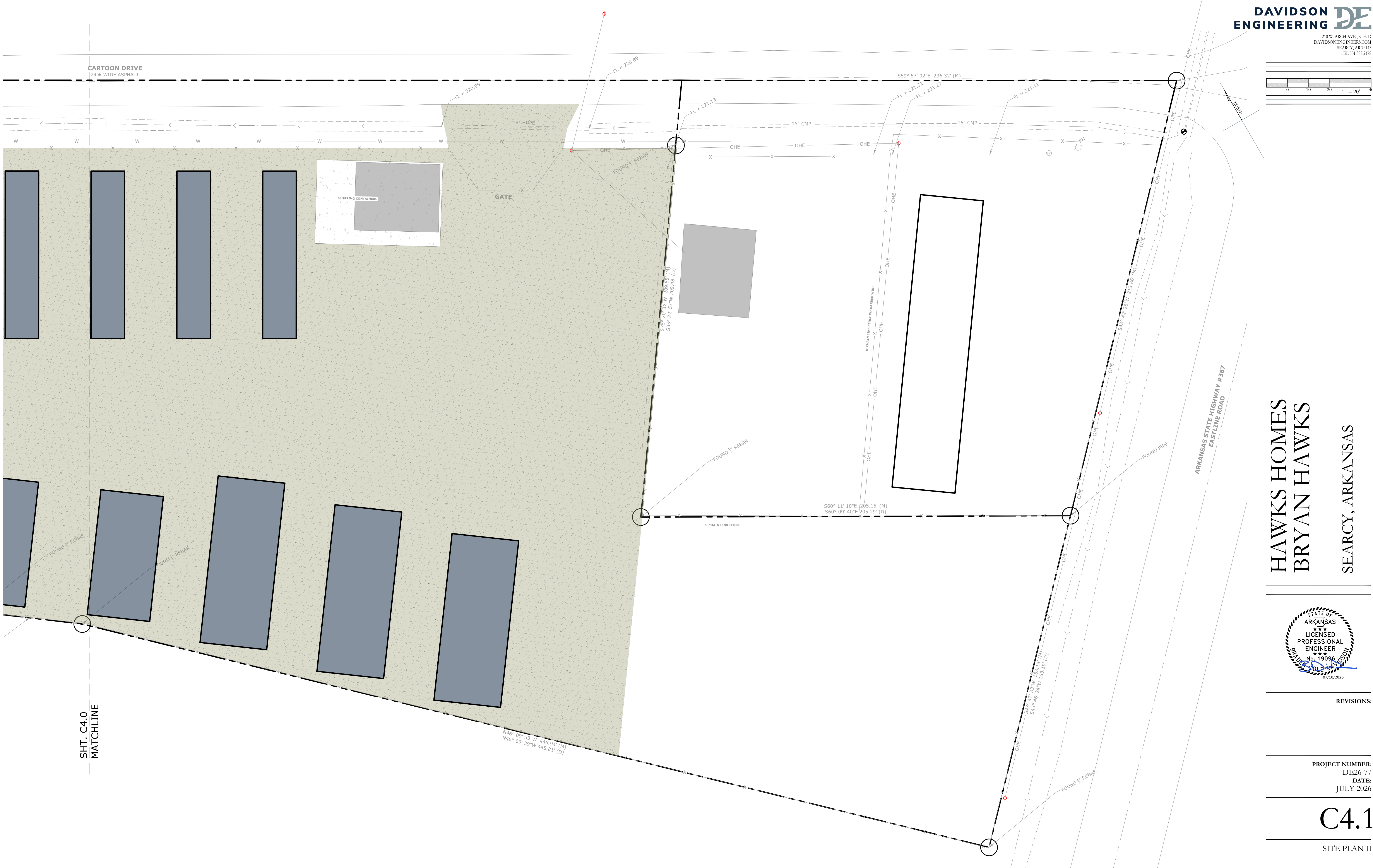
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PROJECT NUMBER:
DE26-77
DATE:
JULY 2026

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SITE PLAN I

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HAWKS HOMES
BRYAN HAWKS
SEARCY, ARKANSAS

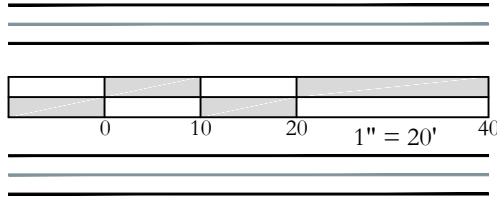
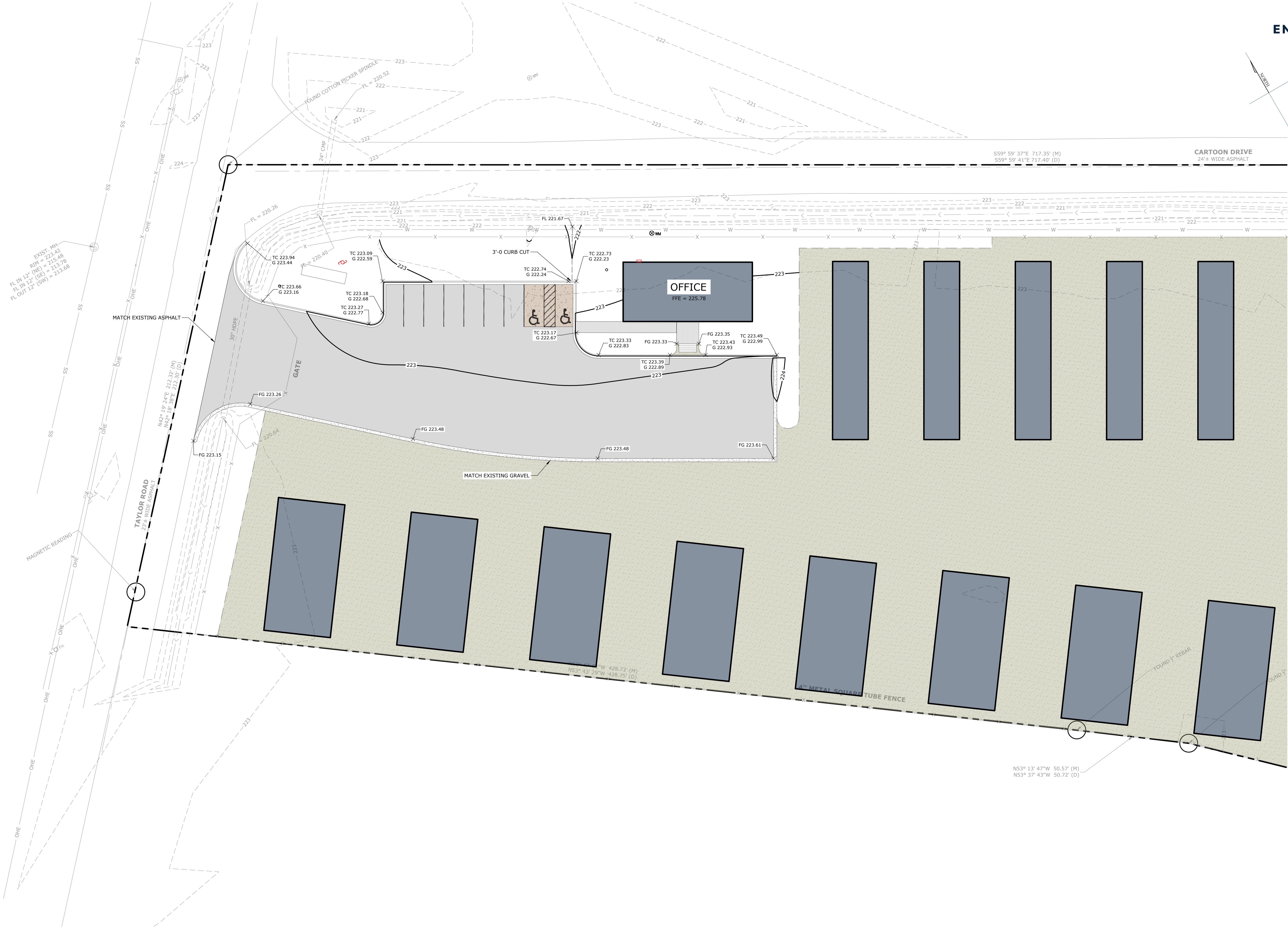


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PROJECT NUMBER:
DE26-77
DATE:
JULY 2026

C4.1
SITE PLAN II

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HAWKS HOMES
BRYAN HAWKS
SEARCY, ARKANSAS

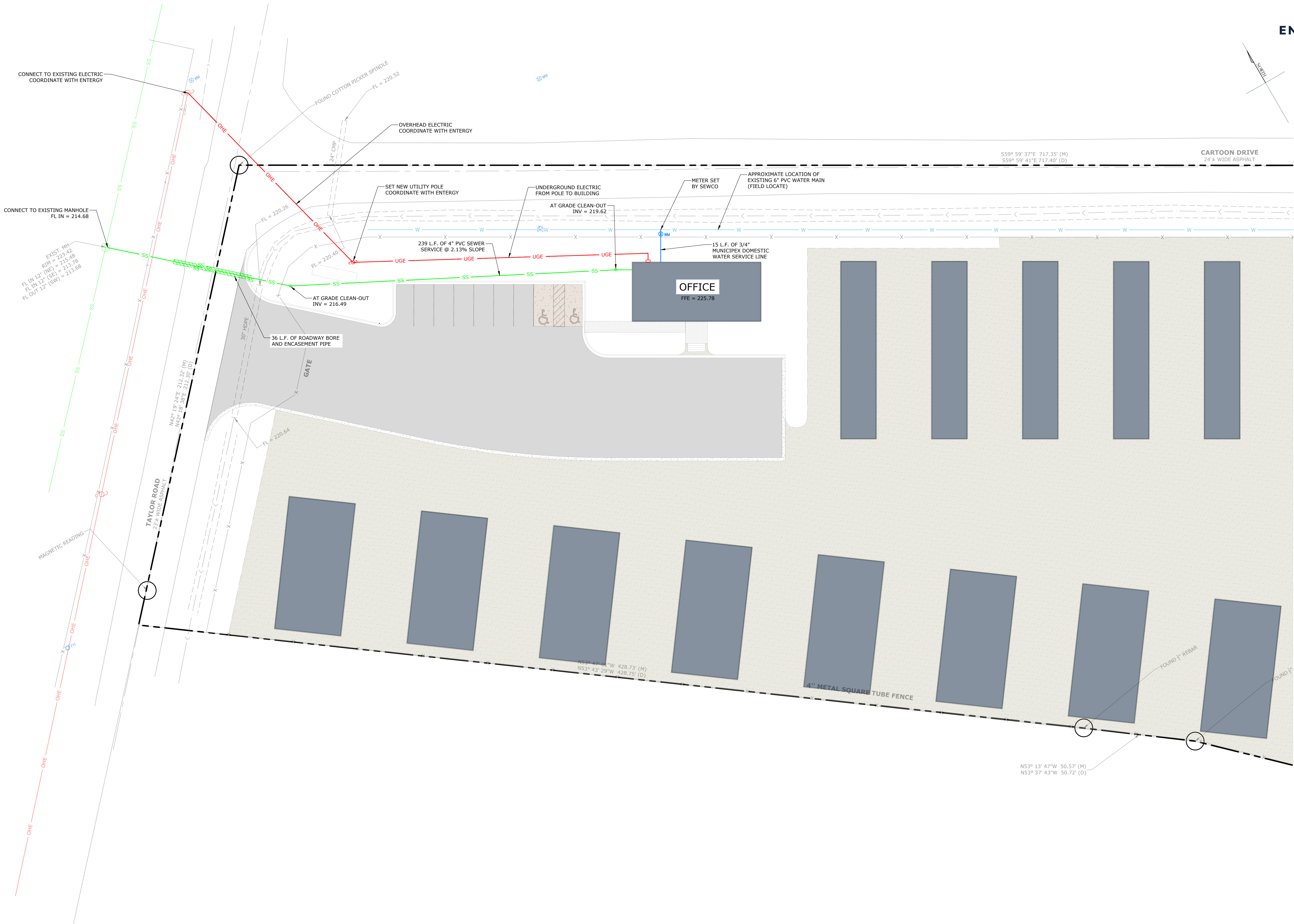
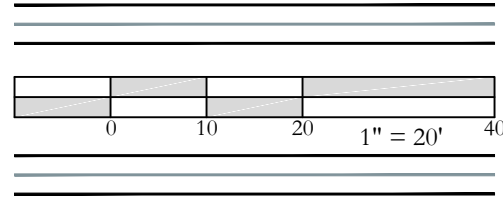
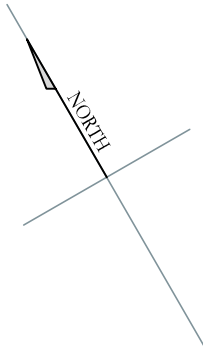


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JULY 2026

C5.0

GRADING &
DRAINAGE PLAN



HAWKS HOMES
BRYAN HAWKS
SEARCY, ARKANSAS

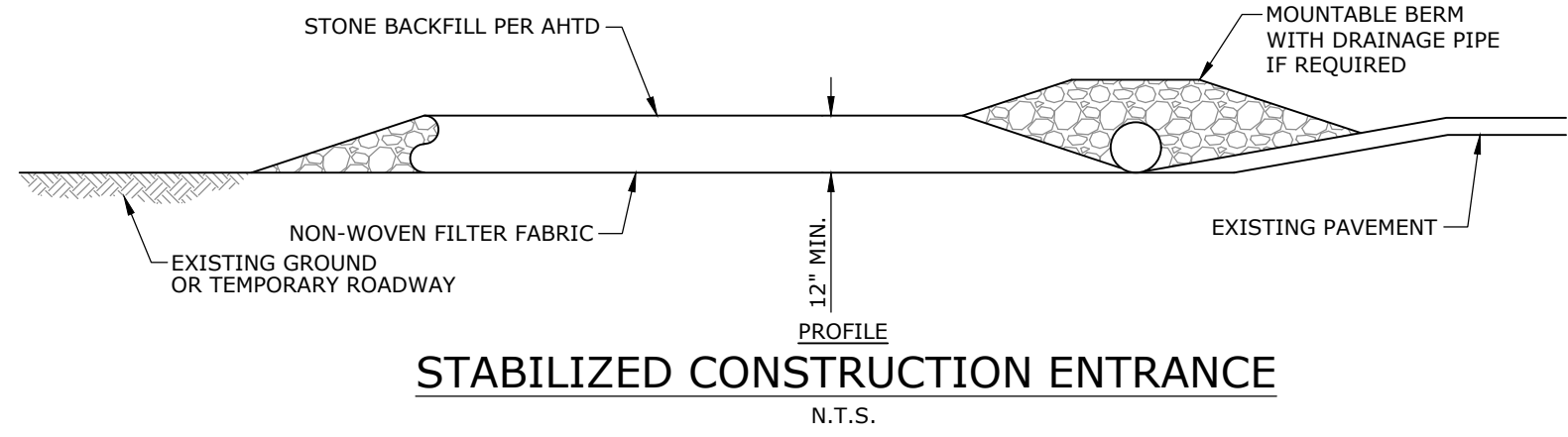
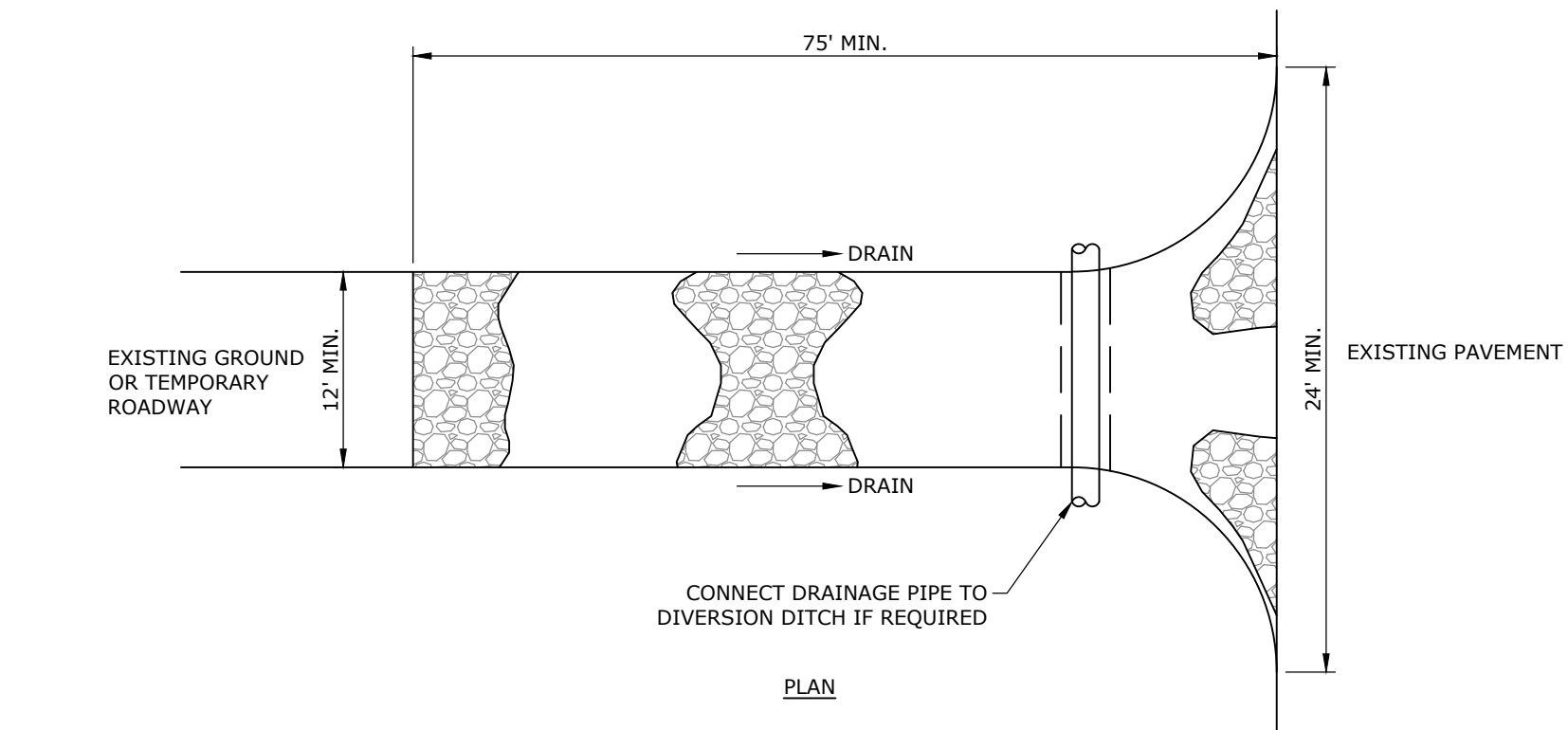
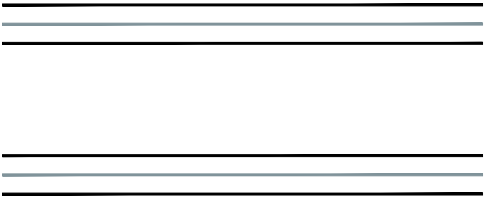


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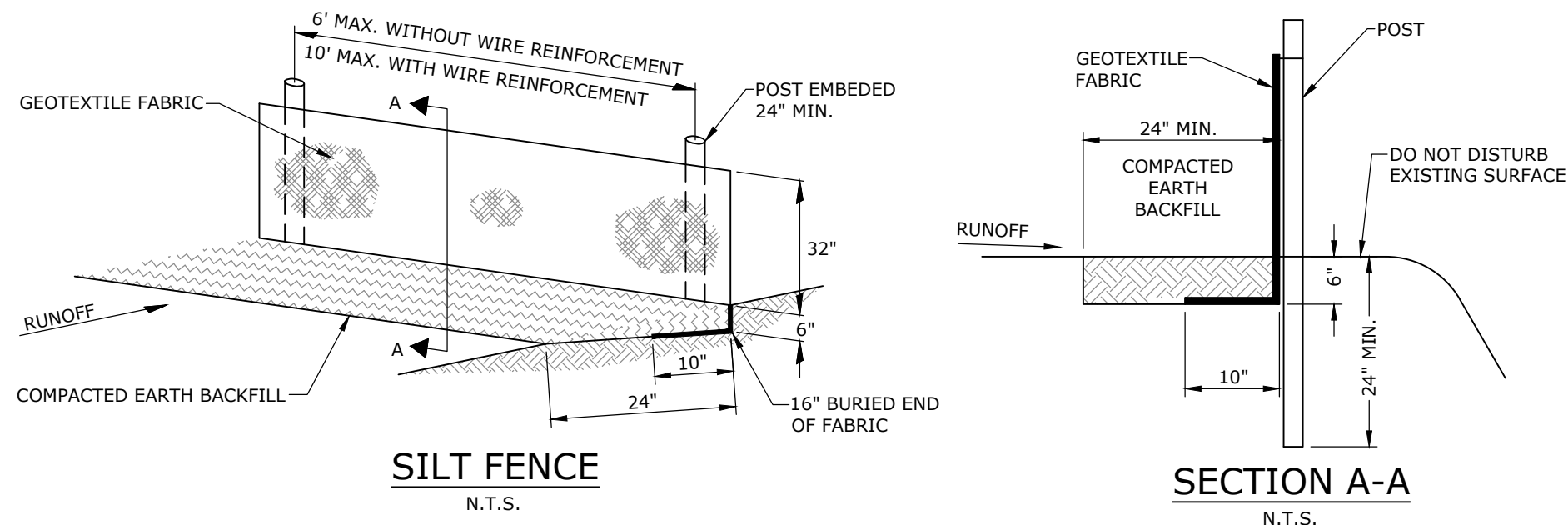
C6.0

SITE UTILITY PLAN



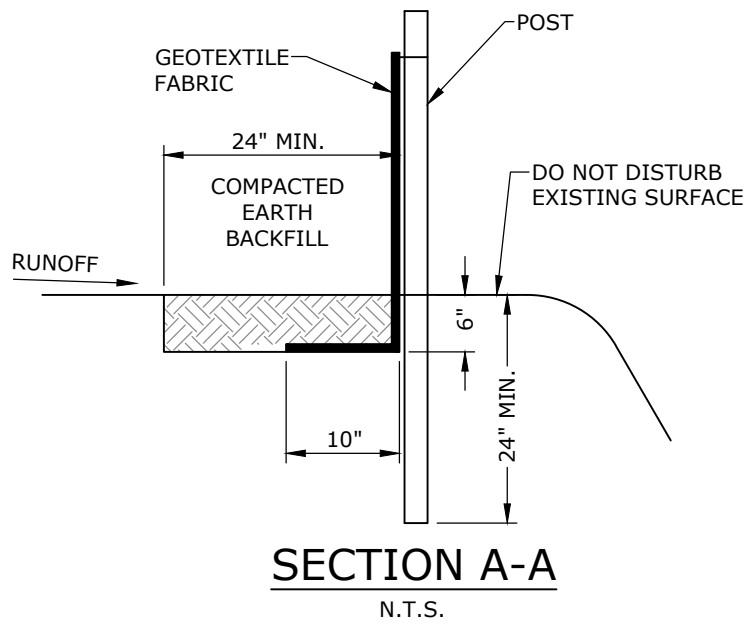
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



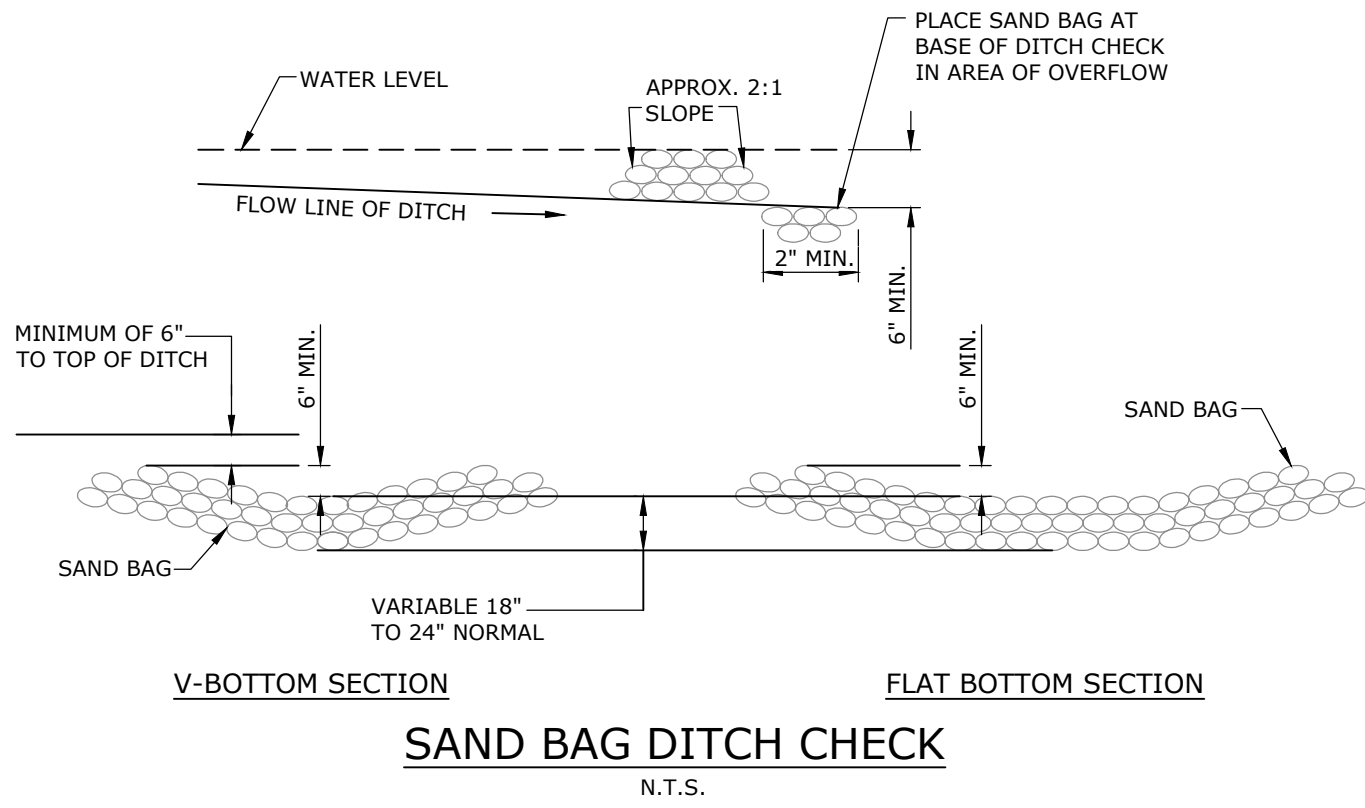
SILT FENCE

N.T.S.



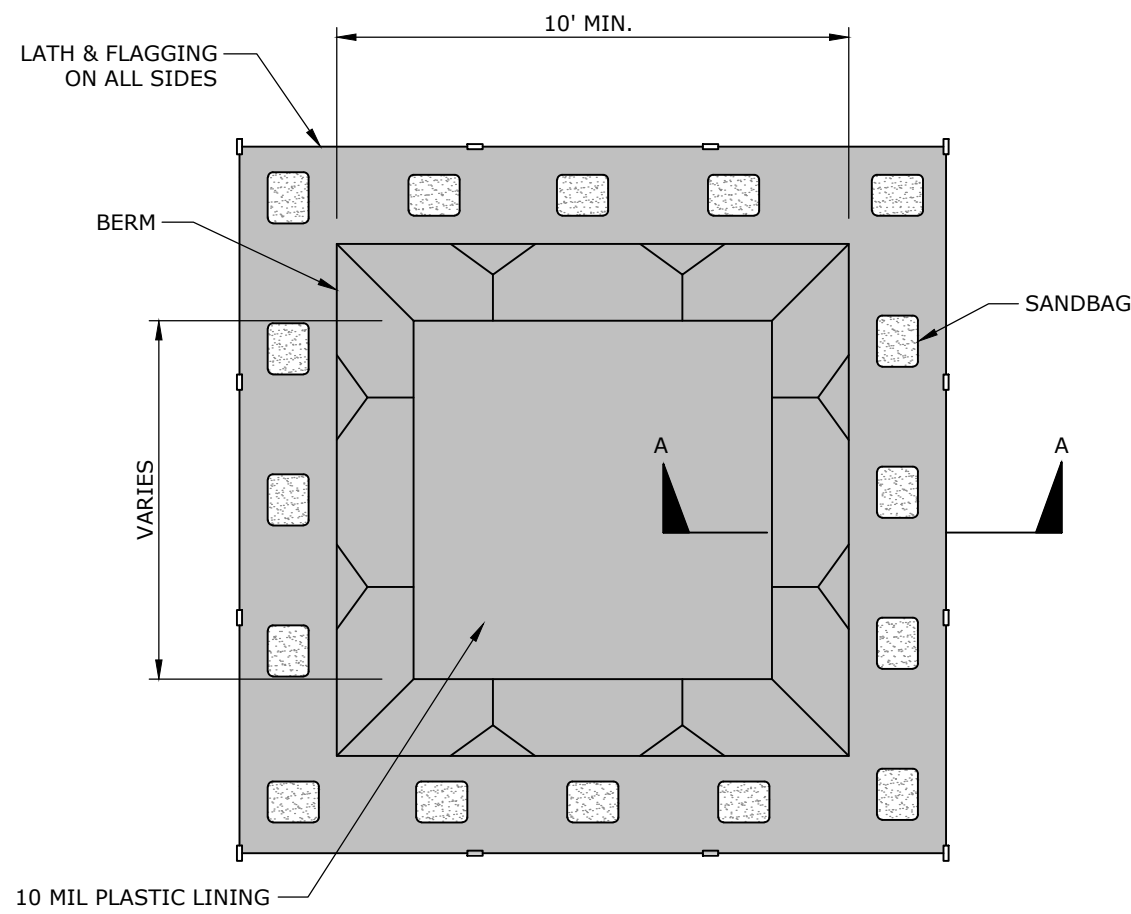
SECTION A-A

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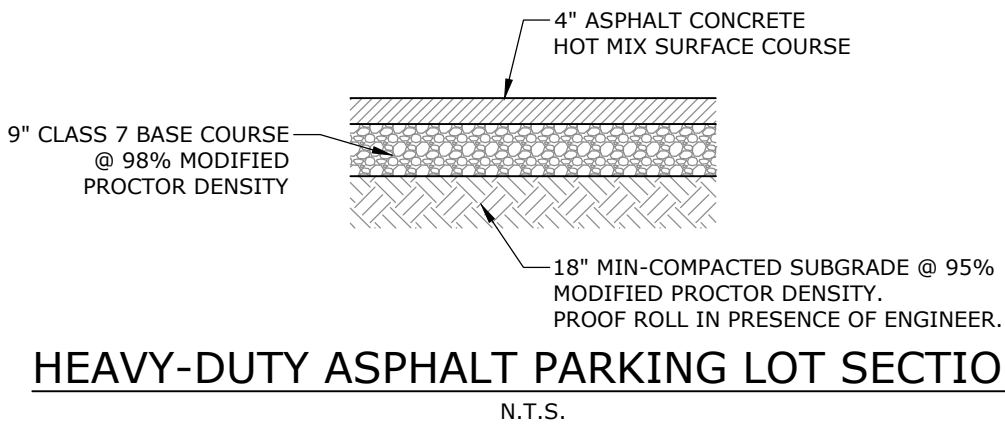
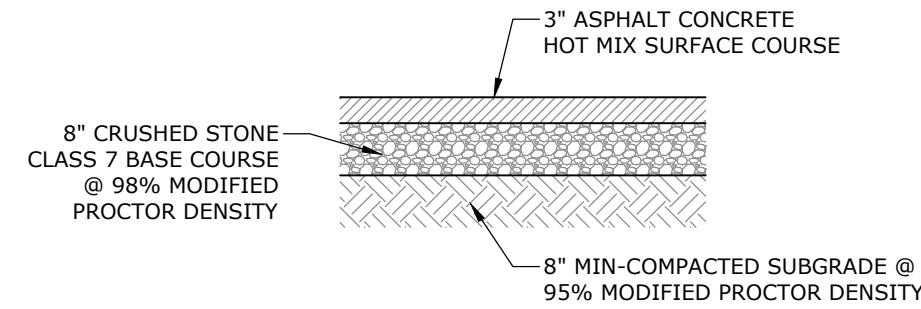
SAND BAG DITCH CHECK

N.T.S.



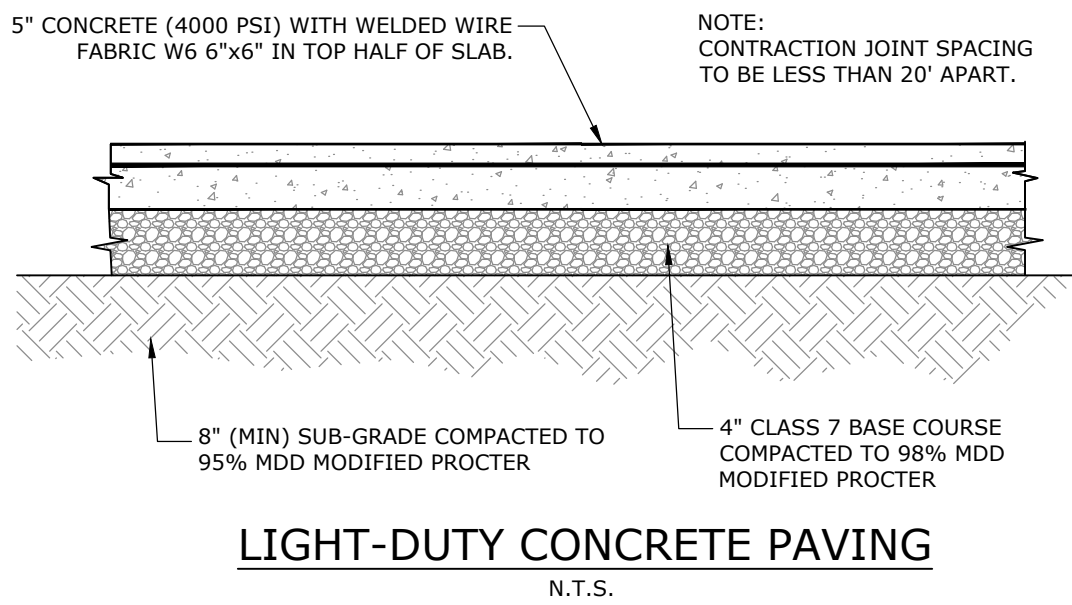
MEDIUM DUTY ASPHALT SECTION

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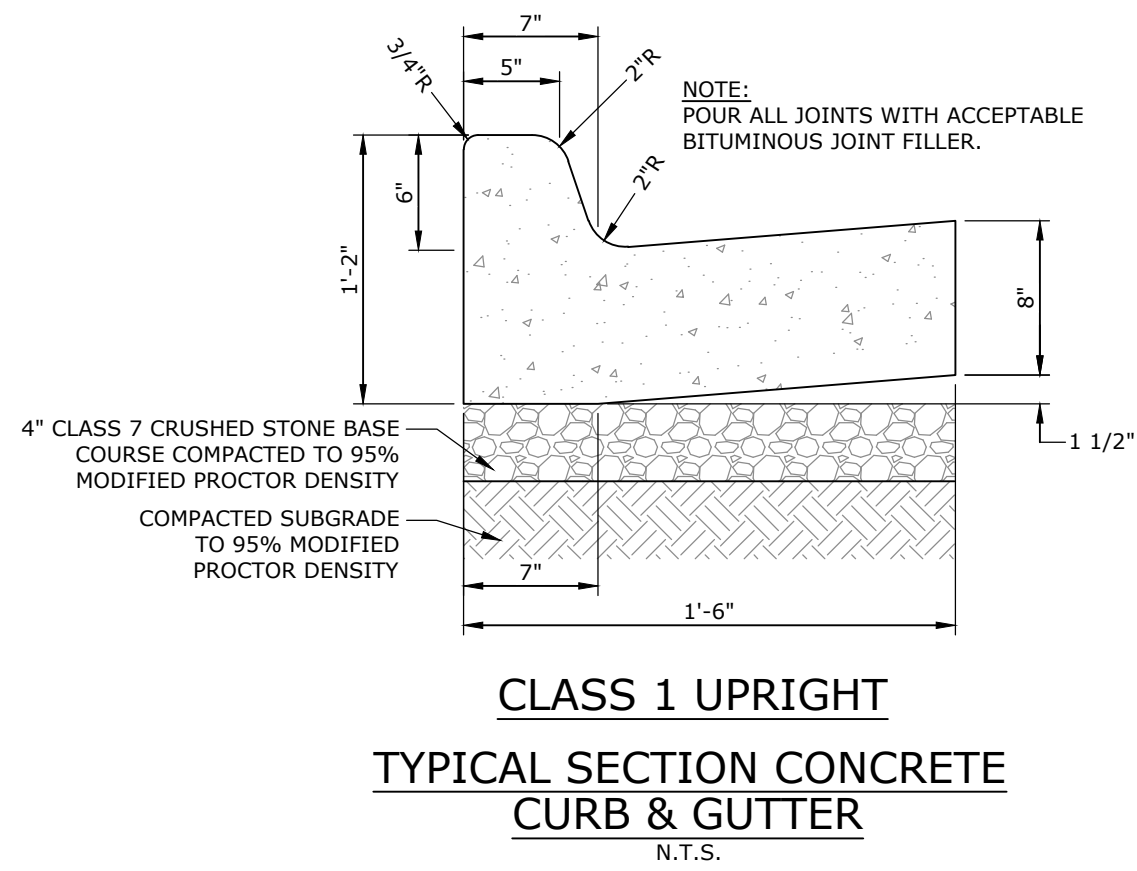
HEAVY-DUTY ASPHALT PARKING LOT SECTION

N.T.S.



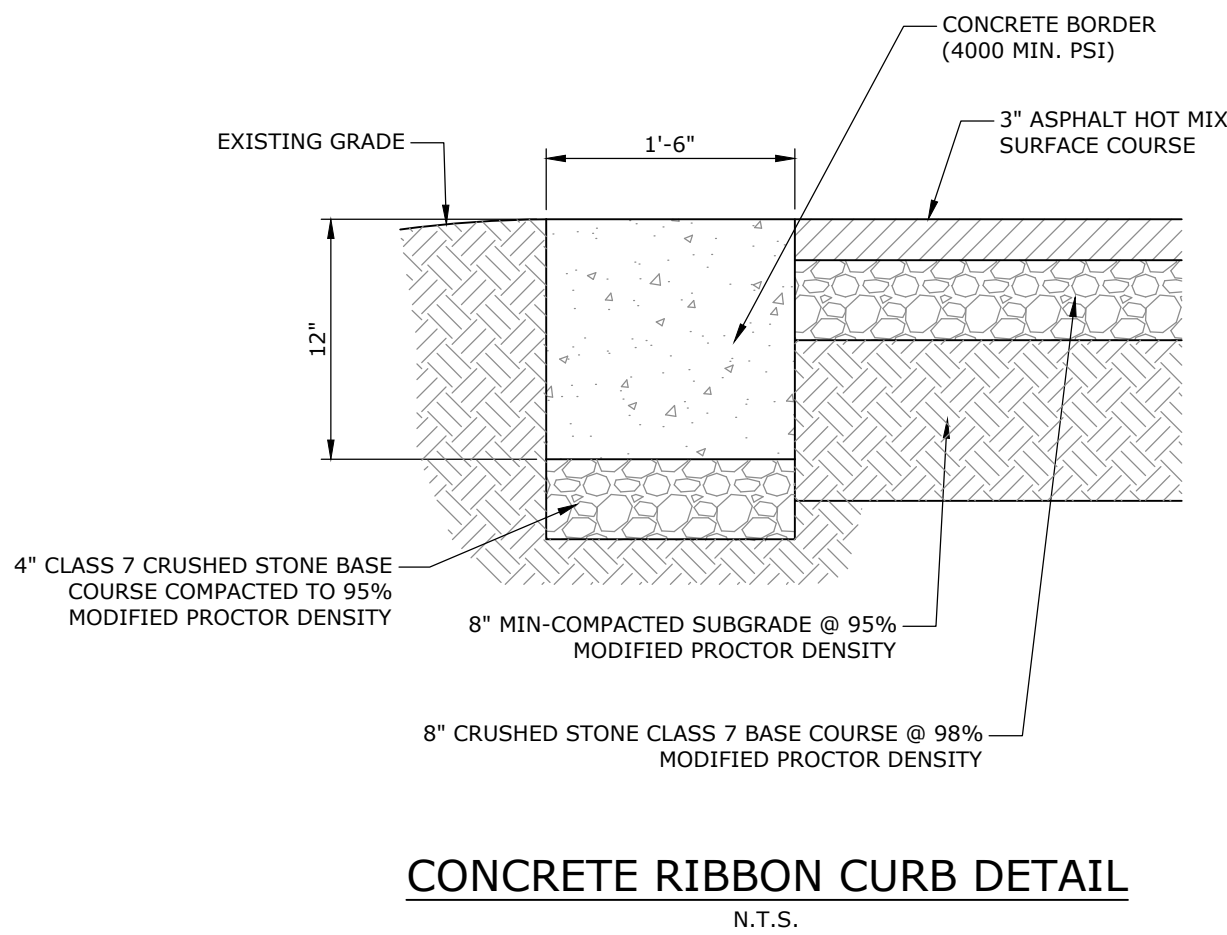
LIGHT-DUTY CONCRETE PAVING

N.T.S.



CLASS 1 UPRIGHT
TYPICAL SECTION CONCRETE
CURB & GUTTER

N.T.S.



CONCRETE RIBBON CURB DETAIL

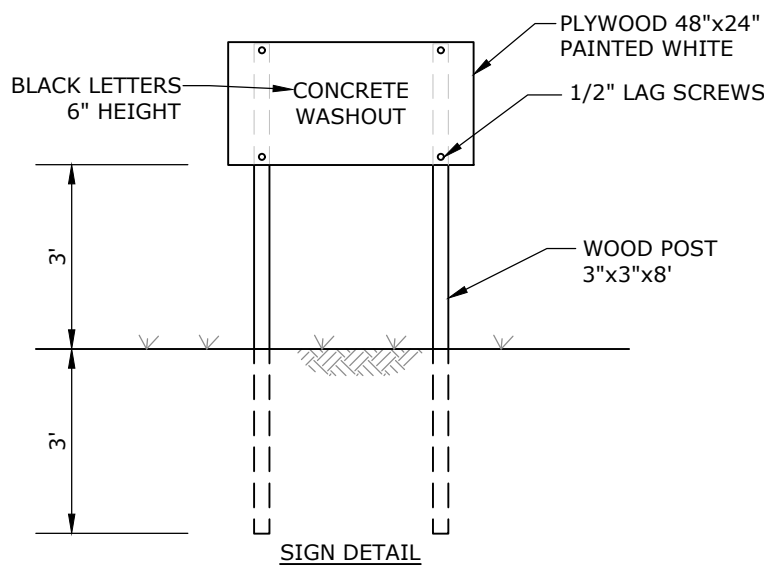
N.T.S.

NOTES:

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

CONCRETE WASHOUT

N.T.S.



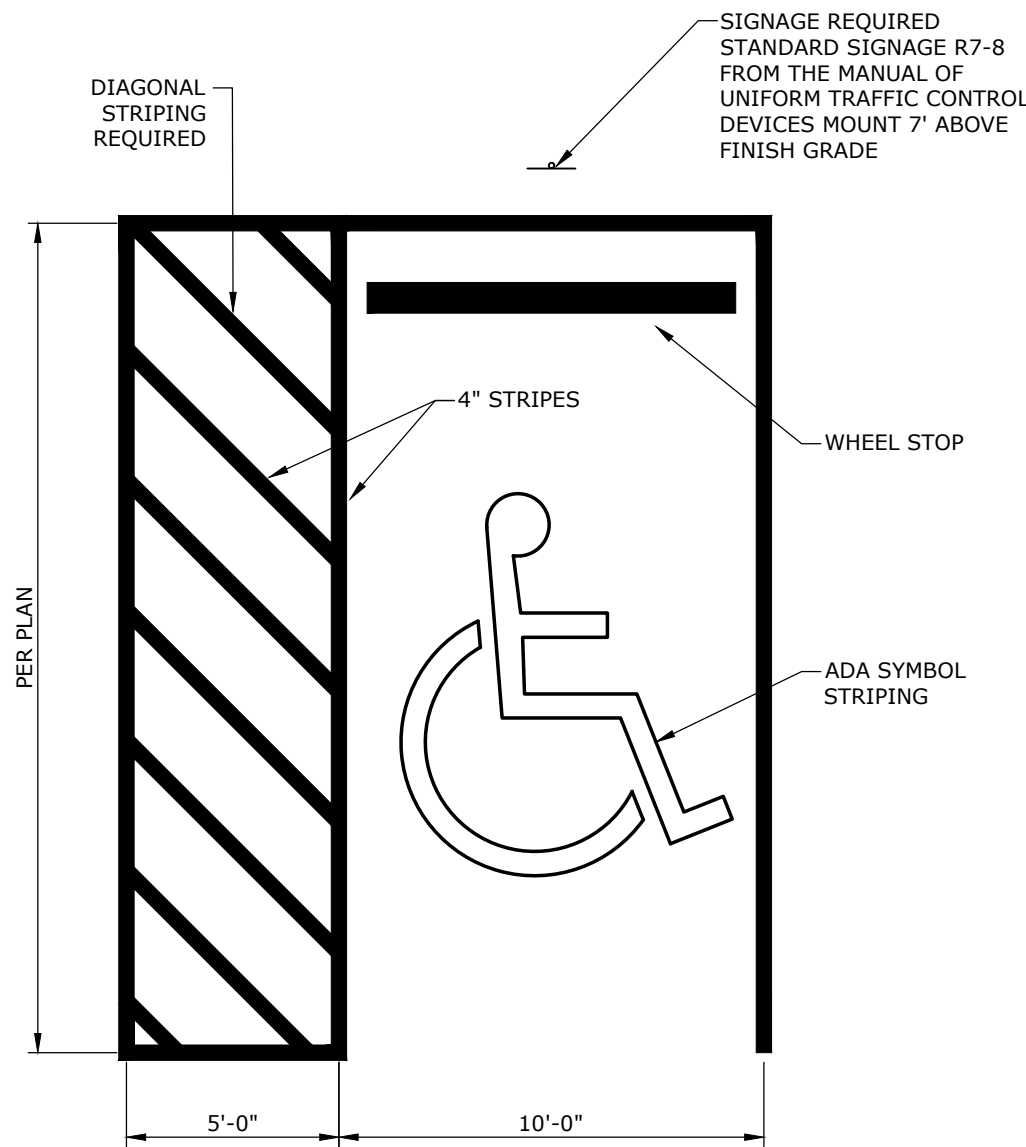
SIGN DETAIL

REVISIONS:

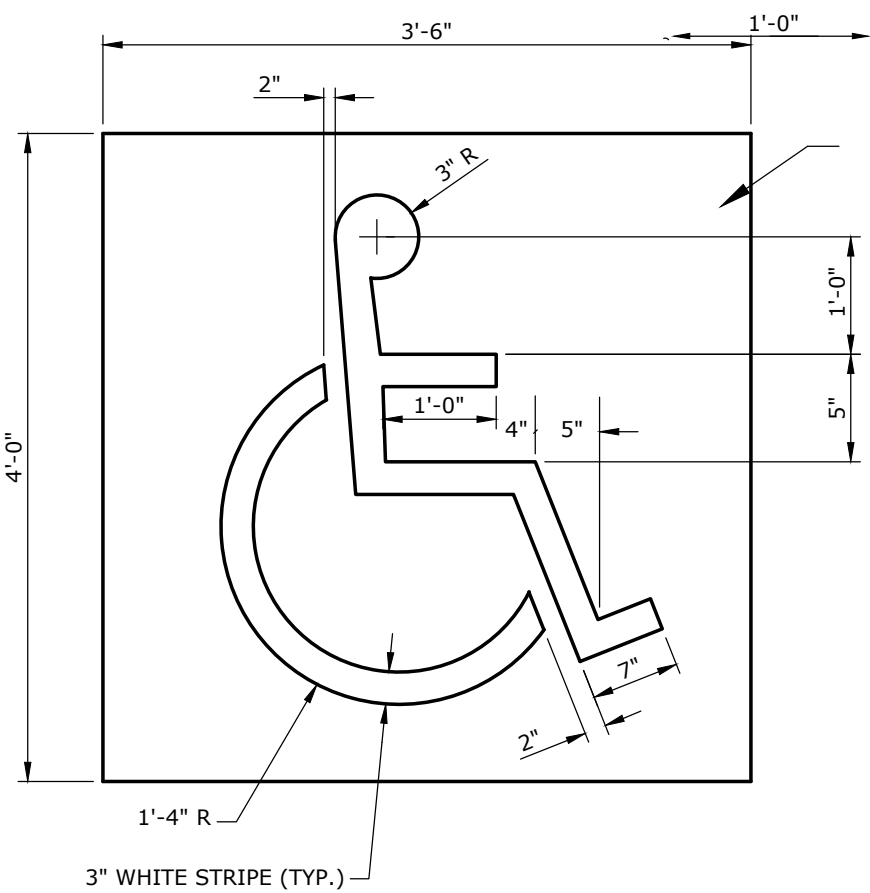
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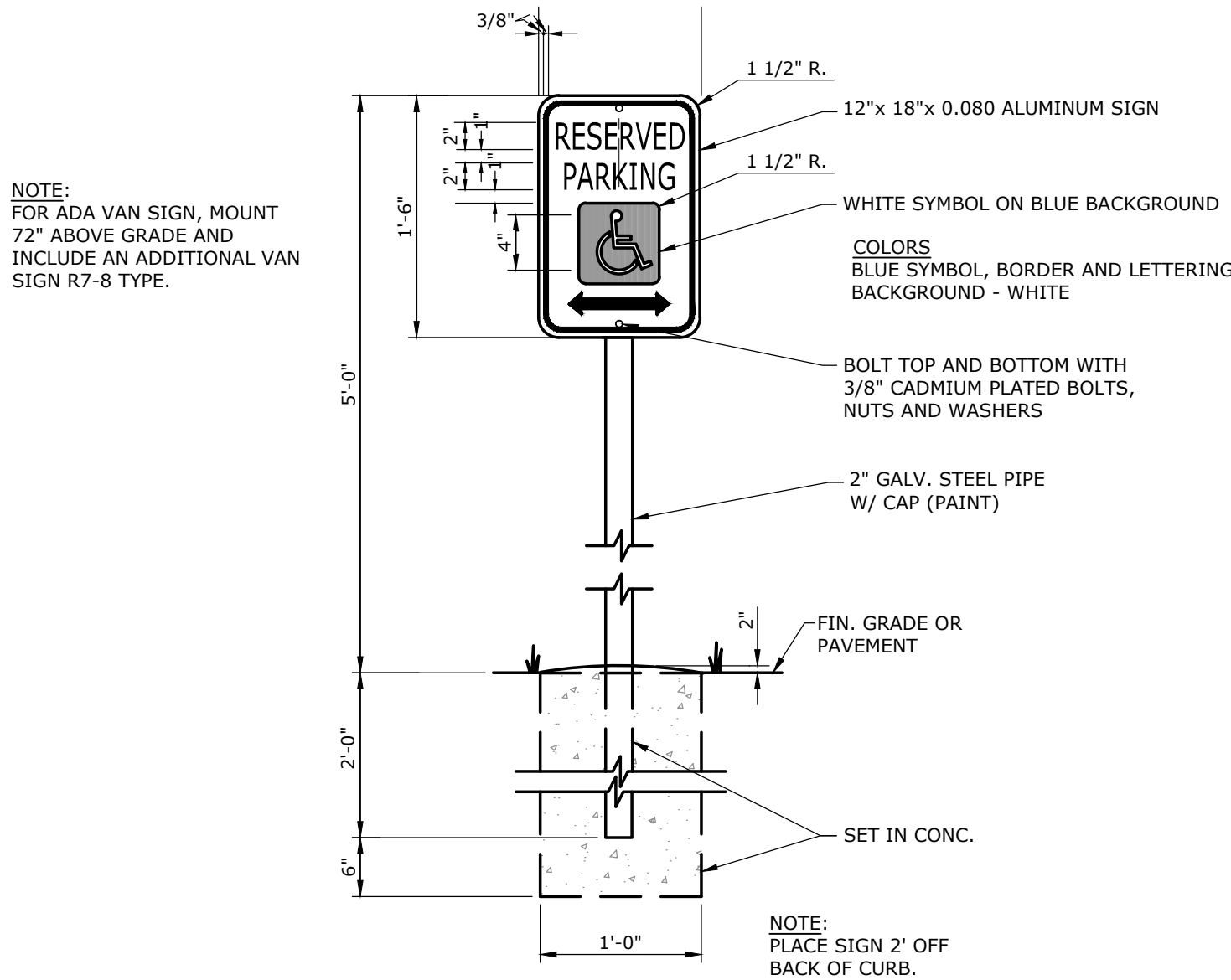
MISCELLANEOUS
DETAILS I



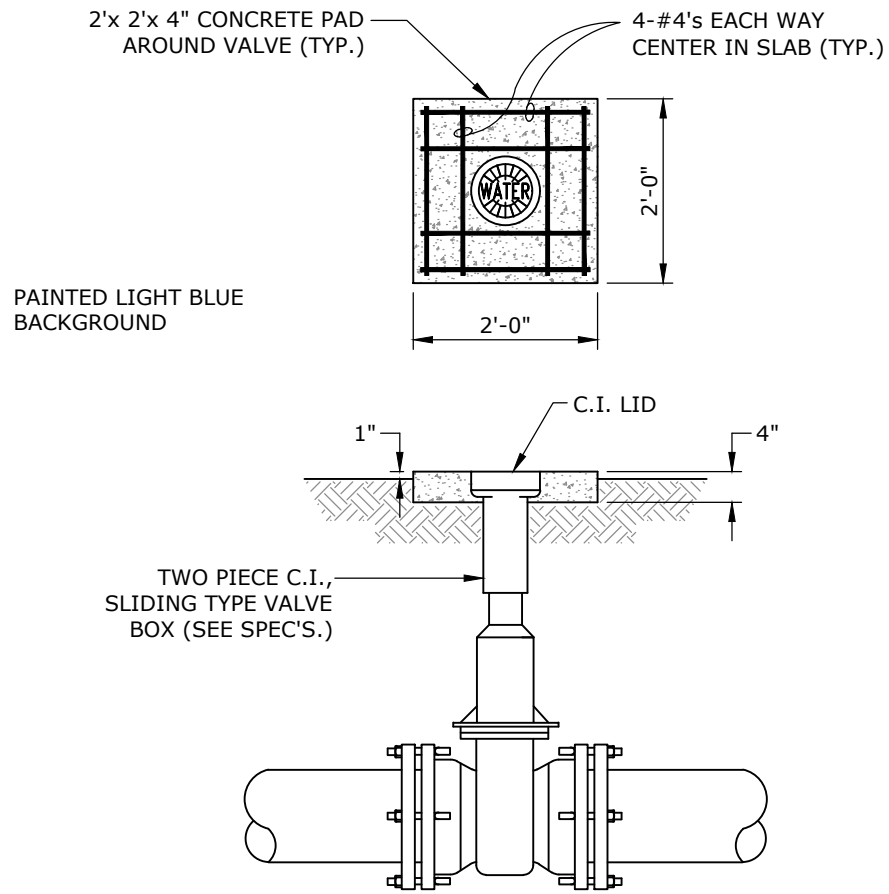
ADA PARKING LAYOUT
N.T.S.



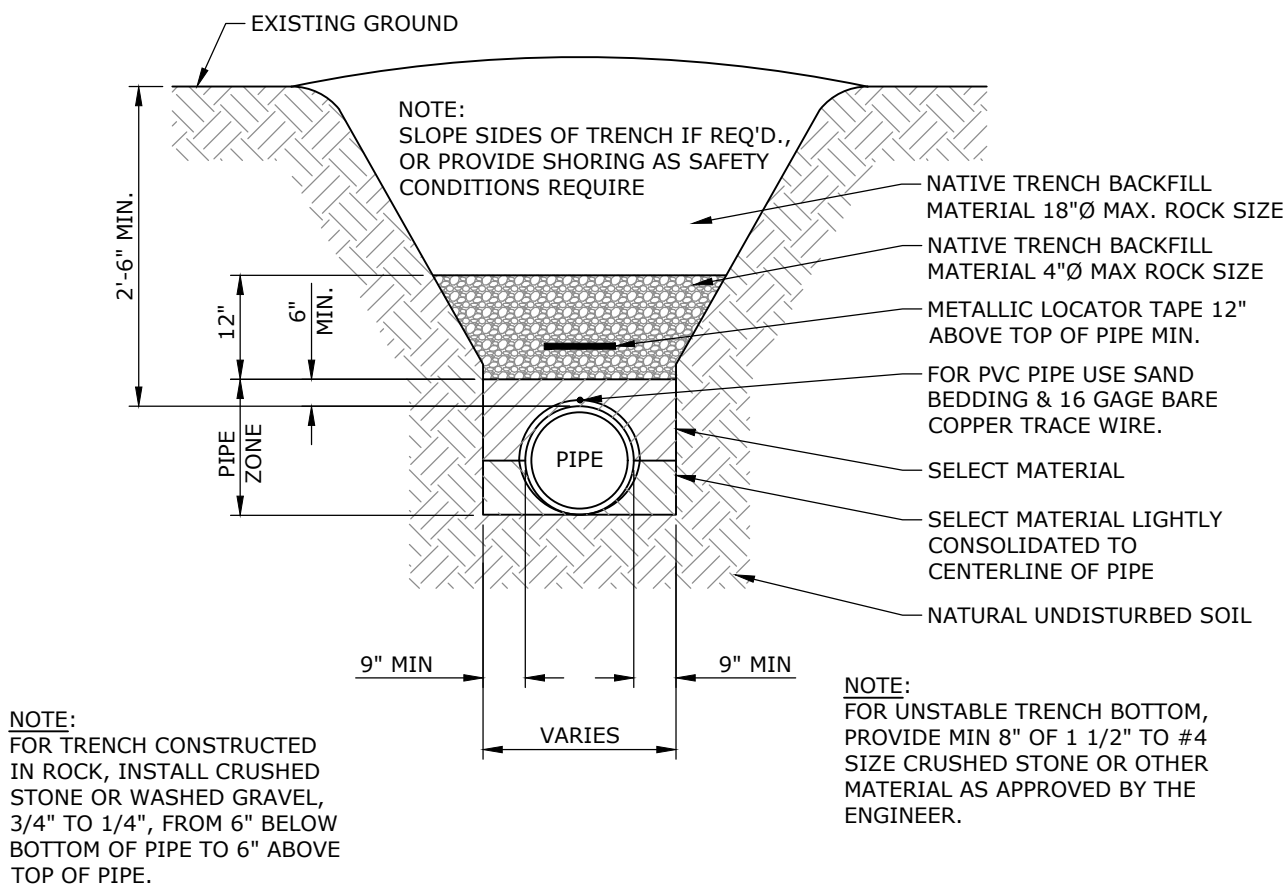
ADA PARKING STALL SYMBOL
N.T.S.



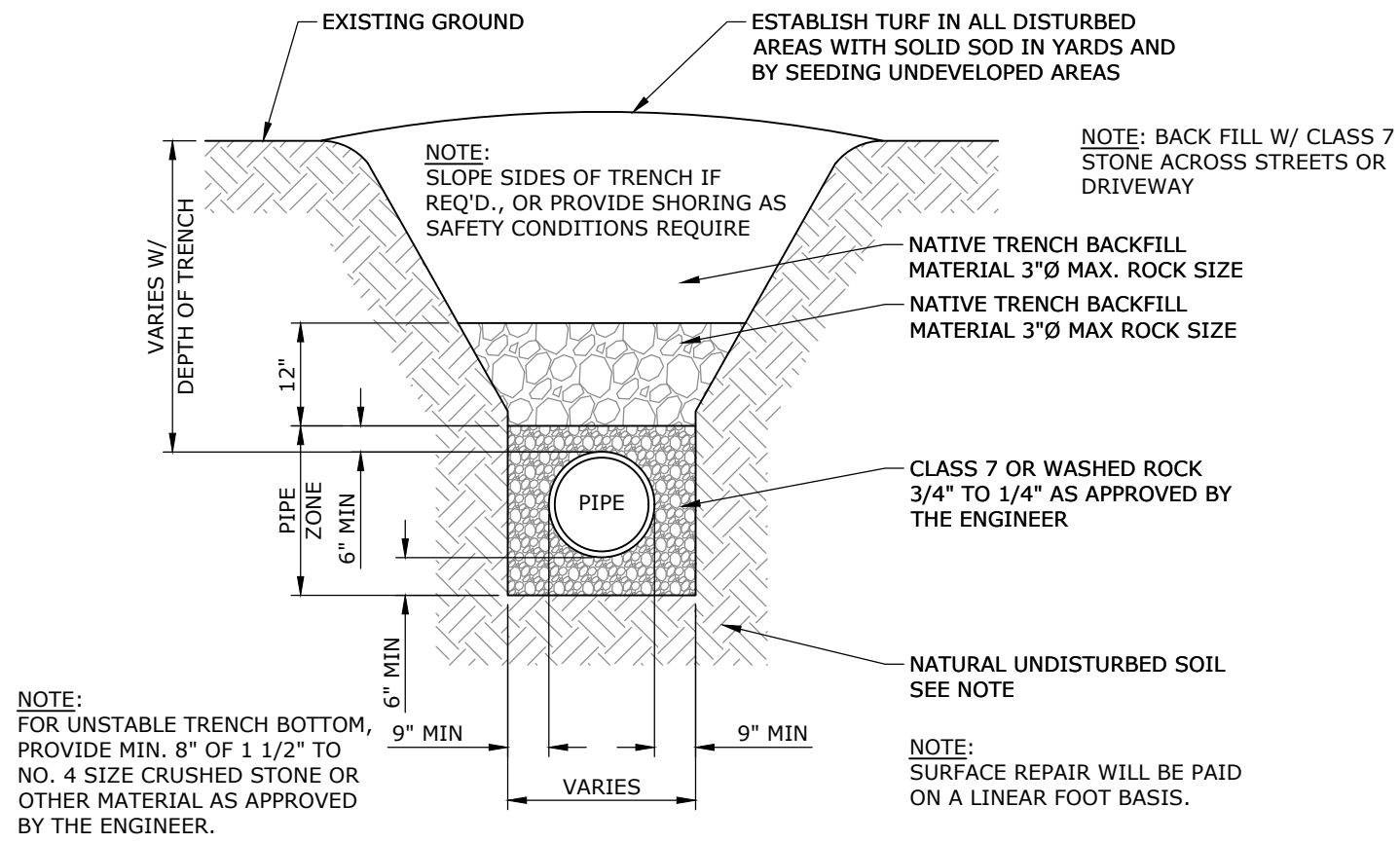
ADA SIGN DETAIL
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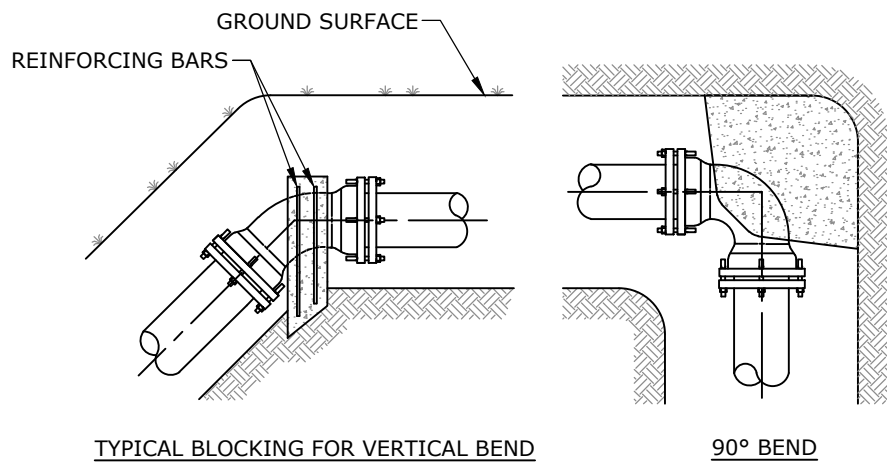
DETAIL-VALVE BOX
N.T.S.



TYPICAL WATERLINE TRENCH
N.T.S.



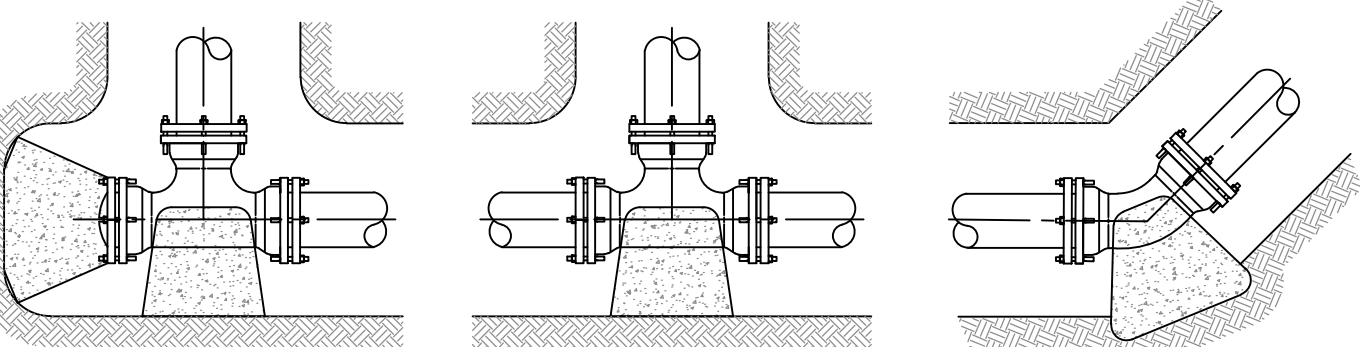
TYPICAL PVC SEWER TRENCH NOT UNDER PAVEMENT
N.T.S.



TYPICAL BLOCKING FOR VERTICAL BEND

90° BEND

HORIZONTAL 45° BEND



SPECIAL BLOCKING FOR TEE WITH PLUG

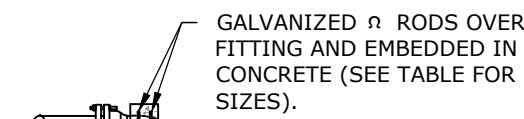
TEE

HORIZONTAL 45° BEND

TYPICAL BLOCKING DETAILS
N.T.S.

BEARING AREA OF THRUST BLOCKS IN SQ. FT (HORIZONTAL BENDS)							
FITTING SIZE	TEE, WYE, PLUG, OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		BEND ANGLE		
			A ₁	A ₂	45°	22 1/2°	11 1/4°
4	1.0	1.4	1.0	1.4	1.0	-	-
6	2.1	3.0	2.1	3.0	1.6	1.0	-
8	3.8	5.3	3.8	5.4	2.9	1.5	1.0
10	5.9	8.4	5.9	8.4	4.6	2.4	1.2
12	8.5	12.0	8.5	12.0	6.6	3.4	1.7
14	11.5	16.3	11.5	16.3	8.9	4.6	2.3
16	15.0	21.3	15.0	21.3	11.6	6.0	3.0
18	19.0	27.0	19.0	27.0	14.6	7.6	3.8
20	23.5	33.3	23.5	33.3	18.1	9.4	4.7
24	34.0	48.0	34.0	48.0	26.2	13.6	6.8

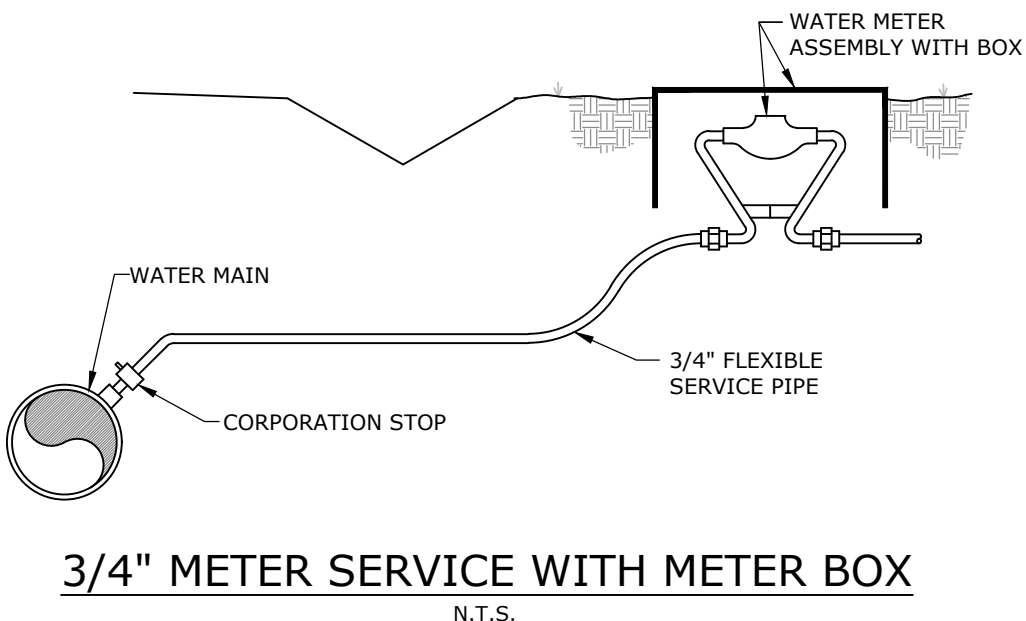
VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS)			
FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4°
4	1.1	0.4	0.2
6	2.7	1.0	0.4
8	4.0	1.5	0.6
10	6.0	2.3	0.9
12	8.5	3.2	1.3
14	11.5	4.3	1.8
16	14.8	5.6	2.3



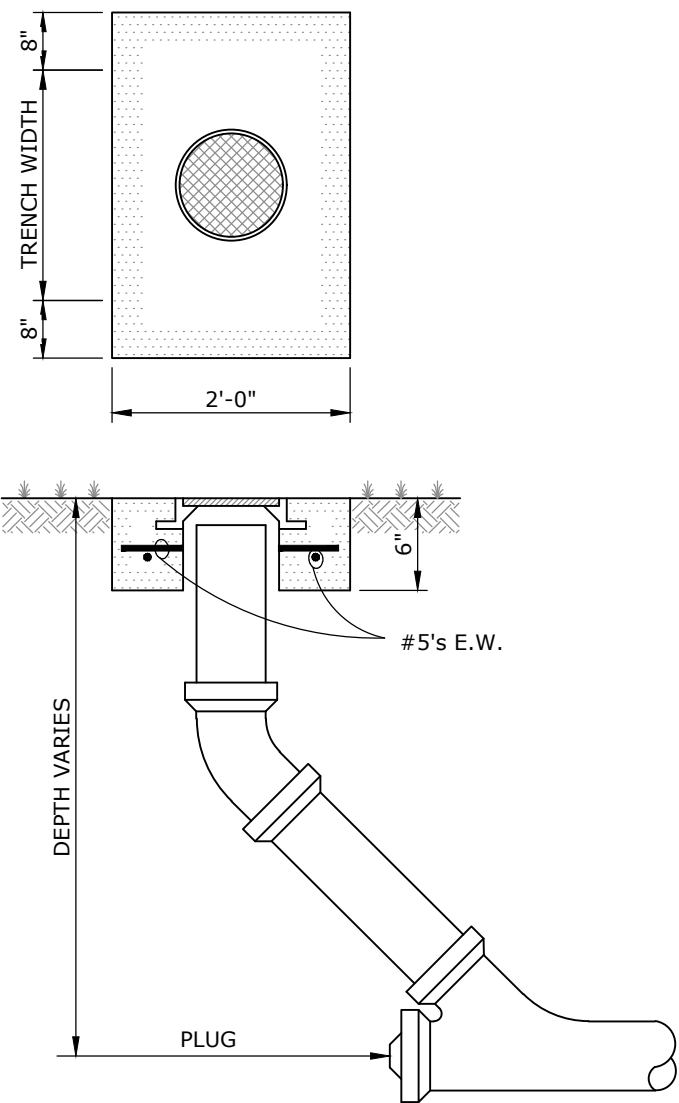
FITTING SIZES	ROD SIZES	EMBEDMENT
12" AND LESS	#6'S	30"
14" - 16"	#8'S	36"

THRUST BLOCK NOTES:

- KEEP CONCRETE CLEAR OF JOINT ACCESSORIES.
- CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
- REQUIRED VOLUMES OR BEARING AREAS A. FITTINGS SHALL BE AS INDICATED BELOW. ADJUSTED, IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
- THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURE OF 150 PSIG AND THE WEIGHT OF CONCRETE = 4050 LBS/CU YD. TO COMPUTE VOLUMES FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION: VOLUME = (TEST PRESS. /150) x (TABLE VALUE).
- BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 150 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS/SQ. FT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESS. /150) x (2000/SOIL BEARING STRESS) x (TABLE VALUE).
- THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUST SHALL BE THE SAME AS FOR HORIZONTAL BENDS.
- BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
- BEARING AREA OF THRUST BLOCK SHALL NOT BE LESS THAN 1.0 SQ. FT.
- VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CUBIC YARDS REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS.



3/4" METER SERVICE WITH METER BOX
N.T.S.



CLEANOUT
N.T.S.

HAWKS HOMES
BRYAN HAWKS
SEARCY, ARKANSAS

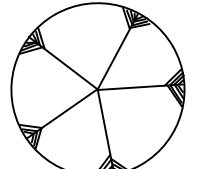
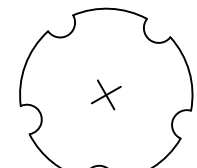
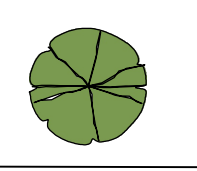
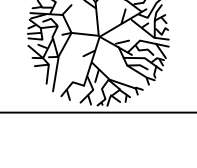


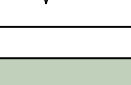
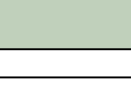
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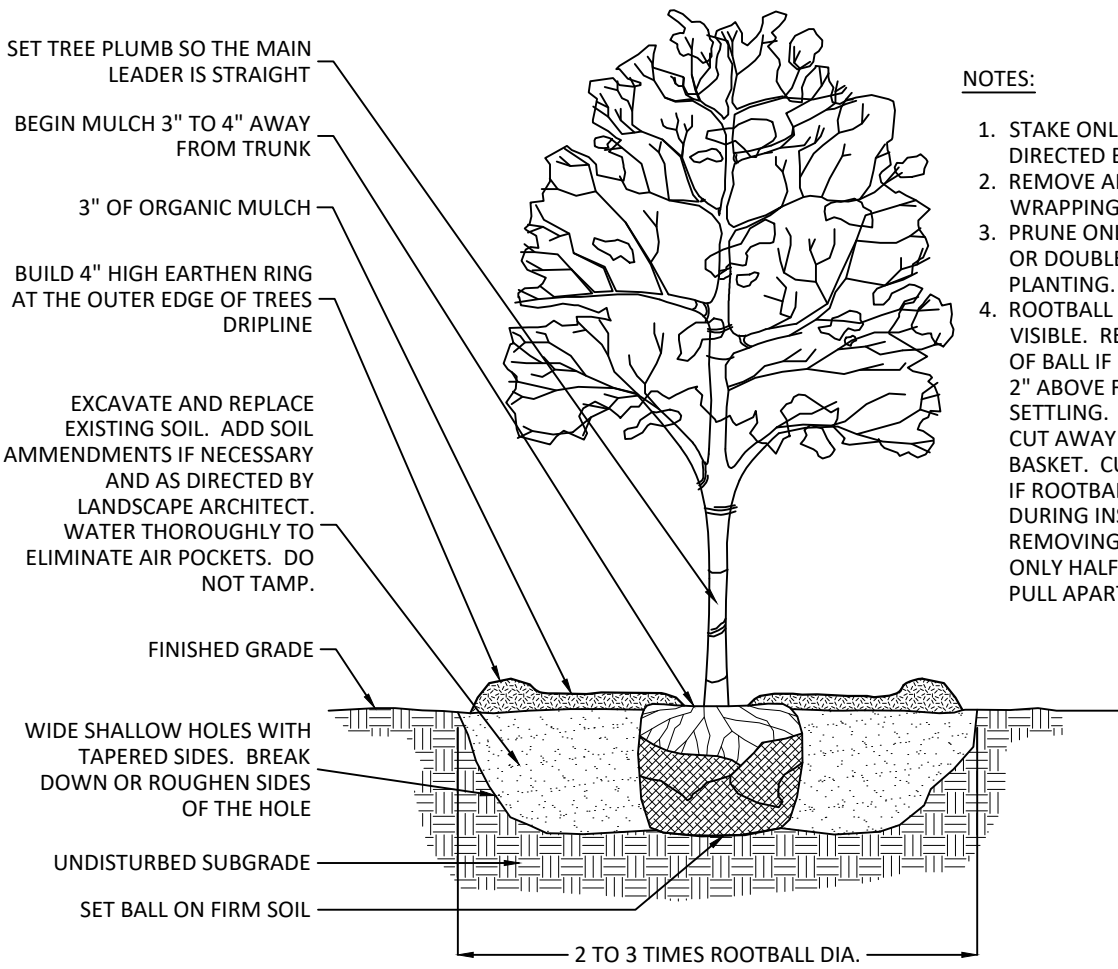
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DE26-77
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JULY 2026

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MISCELLANEOUS
DETAILS II

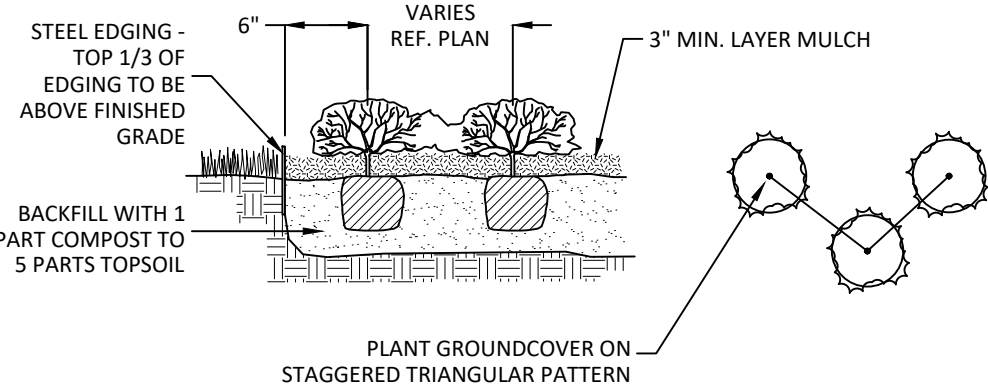
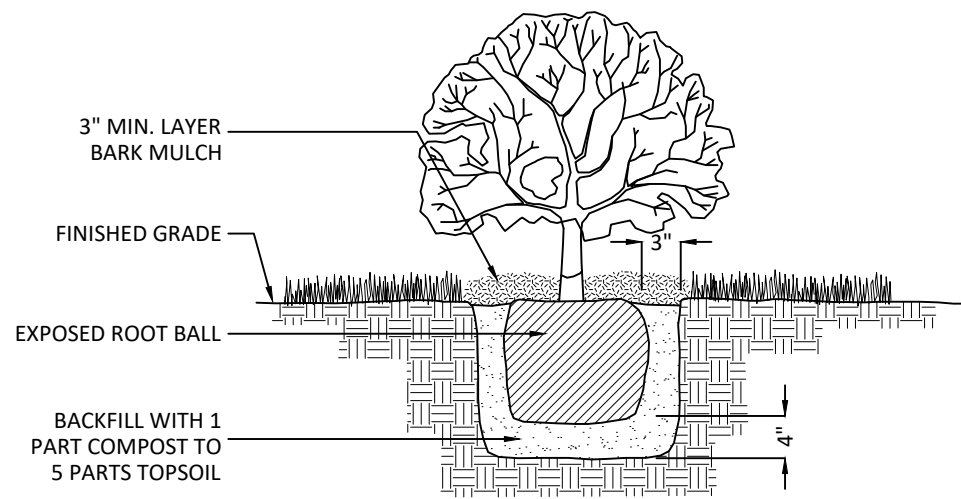
LANDSCAPE LEGEND			
SYMBOL	NAME	SIZE	TOTAL
	EASTERN WHITE PINE	2" CAL	6
	BALD CYPRESS	2" CAL	9
	GINKGO	2" CAL	8
	LACEBARK ELM	2" CAL	2
	SOUTHERN MAGNOLIA	1.5" CAL	2

LANDSCAPE LEGEND			
SYMBOL	NAME	SIZE	TOTAL
	ENCORE AZALEA	1.5" CAL	20
	DWARF YAUPON HOLLY	3 GAL.	28
	ADIAGO MAIDENGRASS	3 GAL.	22
	VARIGATED LIRIOPE	6" POT SIZE	10
	BERMUDA GRASS AREA	SY	598
	MULCH	SY	629



NOTES:

1. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
3. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
4. 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 AWAY ANY CIRCLING ROOTS.



LANDSCAPE CALCULATIONS:

PROPERTY AREA: 212,516 SQFT

LANDSCAPING REQUIREMENTS

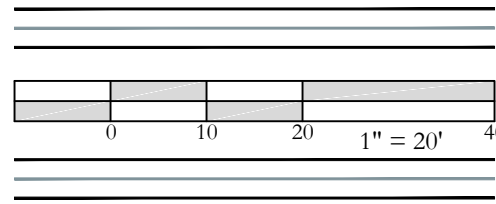
107 PLANTING UNITS REQUIRED (212,516 / 2,000 = 106.3)
27 TREES REQUIRED (25%)
80 SHRUBS

LANDSCAPING PROVIDED

27 TREES
11 NATIVE (40%)
8 ORNAMENTAL (30%)
8 EVERGREEN (30%)
80 SHRUBS

GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT QUANTITIES.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CALCULATION OF ALL GRASS AND MULCH AREAS. VERIFY LOCATIONS WITH OWNER.
3. ADJUSTMENTS IN ACTUAL LOCATION OF PLANT MATERIAL MAY BE NECESSARY DUE TO EXISTING FIELD ITEMS (AIR CONDITIONERS, TRANSFORMERS, ETC.).
4. FULL BED PREPARATION TYPICAL. REFERENCE PLANTING DETAILS.
5. LANDSCAPE CONTRACTOR TO PROVIDE A UNIT COST (INCLUDING INSTALLATION) FOR ALL ITEMS.
6. WHEN THE SAME SPECIES OF TREES ARE PAIRED OR GROUPED IN 3 OR MORE, THEY SHOULD BE MATCHED IN SIZE, SHAPE, GROWTH CHARACTERISTICS, ETC.
7. 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.
8. VERIFY LOCATION OF ALL UTILITY LINES PRIOR TO INSTALLATION. FIELD ADJUST FOR GENERAL INTENT IF CONFLICT EXISTS.
9. 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.
10. PLANTING BEDS SHALL RECEIVE 3 INCHES OF HARDWOOD MULCH TYPICAL.
11. 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).
12. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
13. 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.
14. 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.
15. PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS, FULL BRANCHED ON ALL SIDES, WELL SHAPED SYMMETRICAL AND SHALL BE FREE OF DEFECTS, DECAY, SUN-SCALD INJURIES, ABRASIONS OF THE BARK AND LIMBS, DISEASE, INSECT EGGS AND LARVA.
16. 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.
17. 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.
18. 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.
19. 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.
20. TOPSOIL IN PLANTING BEDS TO BE MOUNDED AND GRADED IN A WAY TO ALLOW POSITIVE DRAINAGE AWAY FROM BUILDING AND TO DETER ANY PONDING.
21. 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.

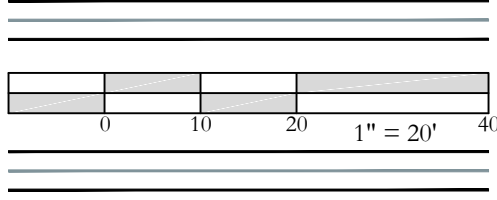
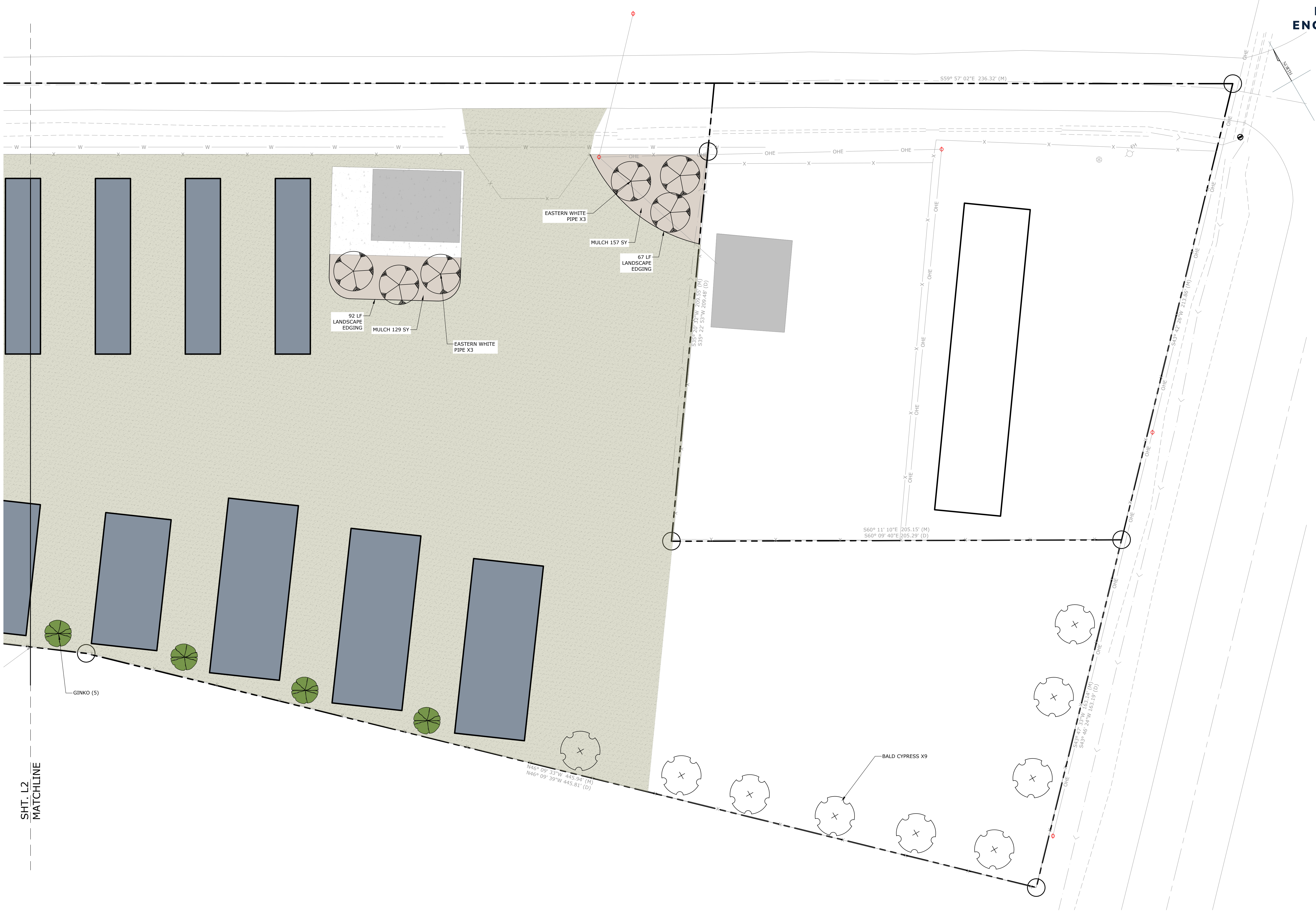


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PROJECT NUMBER:
DE26-77
DATE:
JULY 2026

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MATCHLINE



HAWKS HOMES
BRYAN HAWKS
SEARCY, ARKANSAS

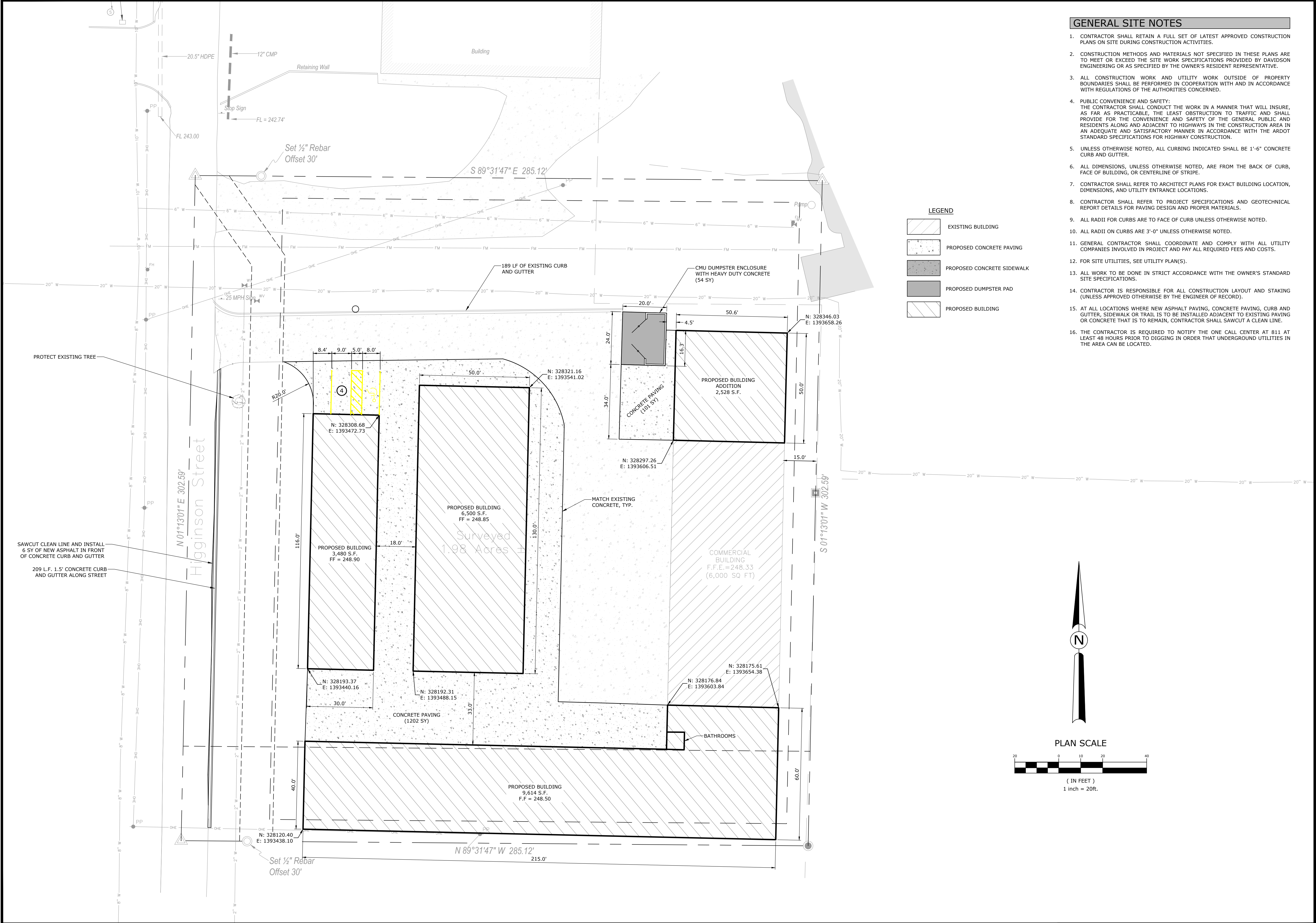


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JULY 2026

L2

LANDSCAPING PLAN II



DAVIDSON
ENGINEERING
210 W. ARCH AVE., STE. D
SEARCY, AR 72143
TEL 501.388.2178

VETERANS BLVD. COMMERCIAL
FERRELL STOKES
SEARCY, ARKANSAS

NO.	DATE	REVISIONS	DESCRIPTION

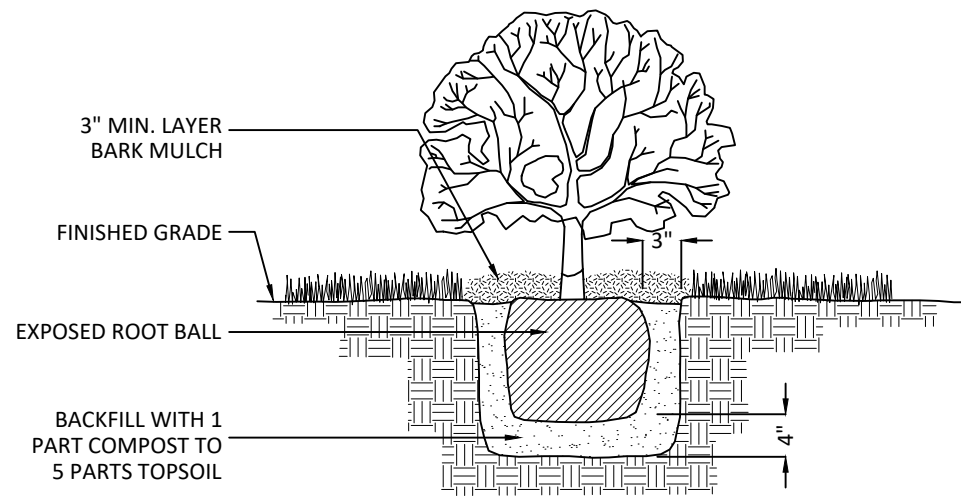
STATE OF
ARKANSAS
LICENSED
PROFESSIONAL
ENGINEER
No. 19096
DAVIDSON
COLE DAVIDSON

ORIGINAL SIGNATURE ON FILE

SITE PLAN

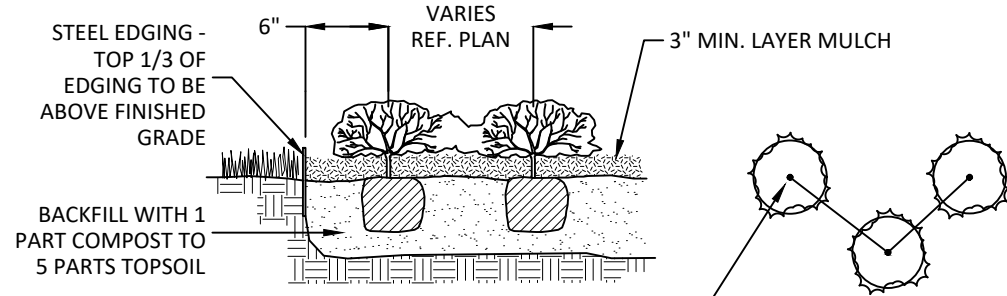
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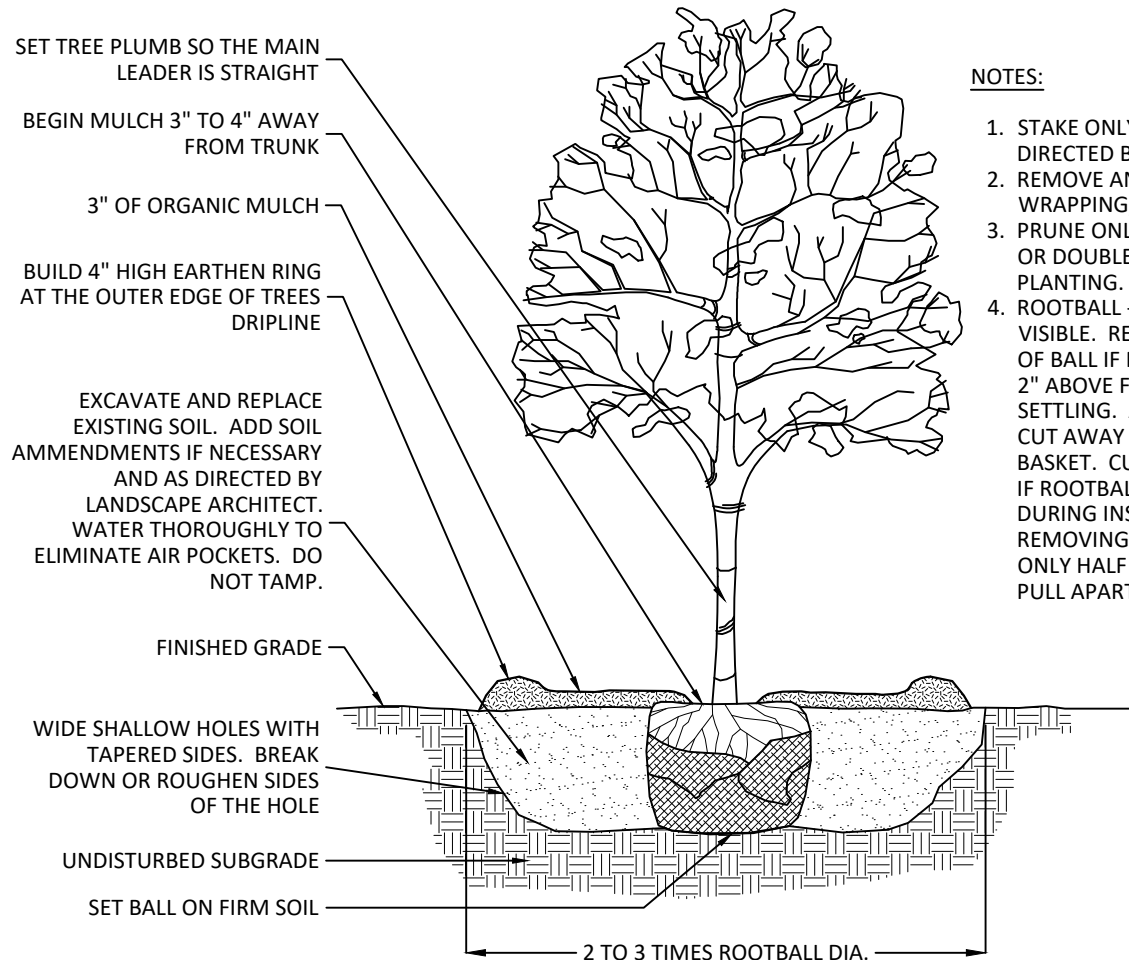
DETAIL - SHRUB PLANTING

SCALE - NTS



DETAIL - GROUNDCOVER PLANTING

SCALE - NTS



DETAIL - TREE PLANTING

SCALE - NTS

NOTES:

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GENERAL PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT.
2. FINISH GRADE OF LANDSCAPE AREAS MUST BE GRADED TO EITHER 1 1/2" BELOW ADJACENT PAVEMENT SURFACES TO ALLOW FOR TURF OR 3" BELOW ADJACENT PAVEMENT SURFACES TO ALLOW FOR MULCH.
3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. CONTRACTOR TO LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2" FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
4. ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
5. TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
6. TOPSOIL DEPTH SHALL BE AS FOLLOWS :
PLANTER BEDS - 12" MINIMUM
GRASS / SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
7. BACKFILL ALL TREES AND SHRUBS NOT IN PLANTING BEDS WITH A MIXTURE OF 3 PARTS NATIVE SOIL AND 1 PART ORGANIC COMPOST.
8. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLES PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT, BUT PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
10. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
11. ALL HERBACEOUS PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST TILLED IN TO A MINIMUM DEPTH OF 6".
12. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
13. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
14. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
15. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
17. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
18. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
19. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT.
20. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
21. MULCH (HARDWOOD, ROCK, OR OTHER SPECIFIED MATERIAL) SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE MULCHING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND.
22. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY: SPRING, SUMMER, FALL
DECIDUOUS SHRUBBERY & TREES: FALL
EVERGREEN TREES: SPRING, SUMMER, FALL

GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE), AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES AND FOR COMPLETE COVERAGE OF PLANTING BEDS AT SPACING SHOWN. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE AND / OR THE LANDSCAPE ARCHITECT OF ANY UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGES SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND / OR OWNER.
8. THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. CONTRACTOR TO COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED, THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT AND / OR ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE, PROVIDE 100% HEAD-TO-HEAD COVERAGE, AND A RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
11. ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE AND / OR ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE AREA SHALL THEN BE SEEDED / SODDED, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA, 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD, AND 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
14. IF A SWPPP PLAN IS PROVIDED, THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN (AS NEEDED), TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
15. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
16. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF:

TEMPORARY SEEDING SCHEDULE	
ANNUAL RYE GRASS	5LB / 1000 SF
PERMANENT SEEDING SCHEDULE	
MARCH 1 - AUGUST 31	
BERMUDA GRASS "YUKON" (UNHULLED)	1LB / 1000 SF
SEPTEMBER 1 - FEBRUARY 28 / 29	
BERMUDA GRASS "YUKON" (UNHULLED)	1LB / 1000 SF
ANNUAL RYE GRASS	5LB / 1000 SF

17. SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS (SEE LEGEND FOR SPECIFIC GRASS SEED TYPE). SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS. / ACRE, WITH A MAXIMUM OF 50 LBS. / 100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS, ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
18. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

PLANT GUARANTEE, REPLACEMENT, & MAINTENANCE

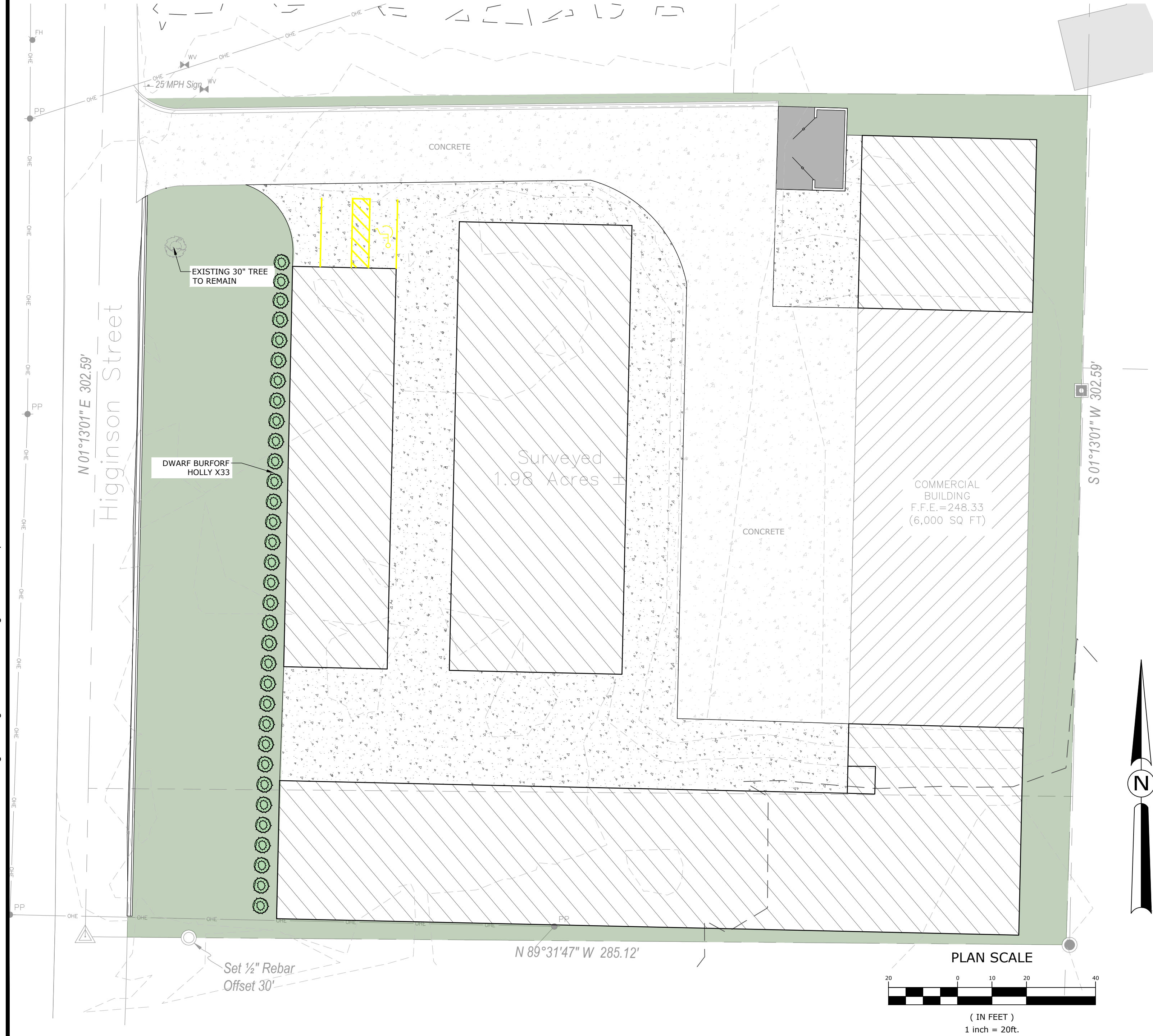
- A. GUARANTEE:
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- B. REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION AT SUBSTANTIAL COMPLETION, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.

THE CONTRACTOR SHALL PROVIDE EITHER A GUARANTEE, MAINTENANCE CONTRACT, OR BOND OF ALL PLANT MATERIAL FOR A PERIOD OF TIME SPECIFIED BY THE LOCAL JURISDICTION OR ONE (1) YEAR (WHICHEVER IS GREATER). GUARANTEE, MAINTENANCE CONTRACT, OR BOND SHALL BEGIN ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE SPECIFIED TIME PERIOD.

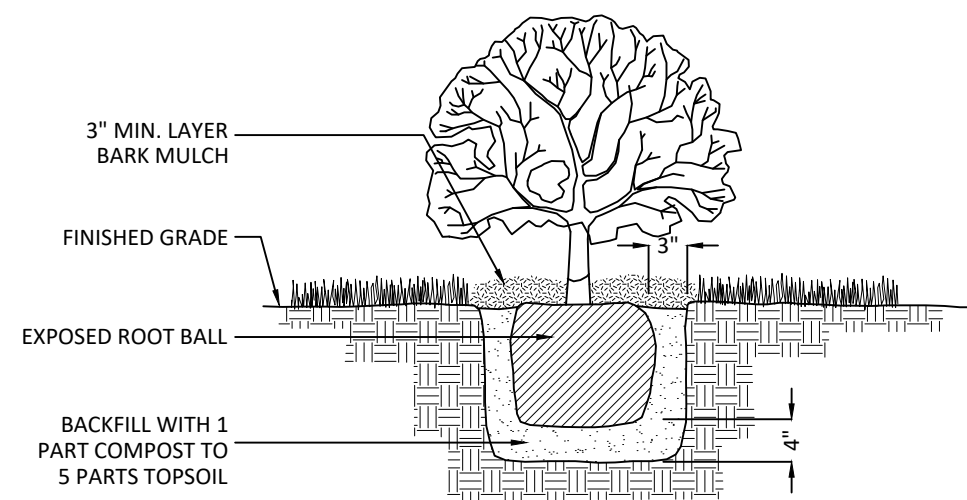
GENERAL HERBICIDES NOTES

1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
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4. CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

City of Searcy Landscaping Requirements			
Developed Area (sf)	62,000	Required	Proposed
Total Number of Plantings		31.0	31
Total Number of Trees		7.8	0*
Total Number of Shrubs		23.0	33
* Credit for Existing 30" Tree			

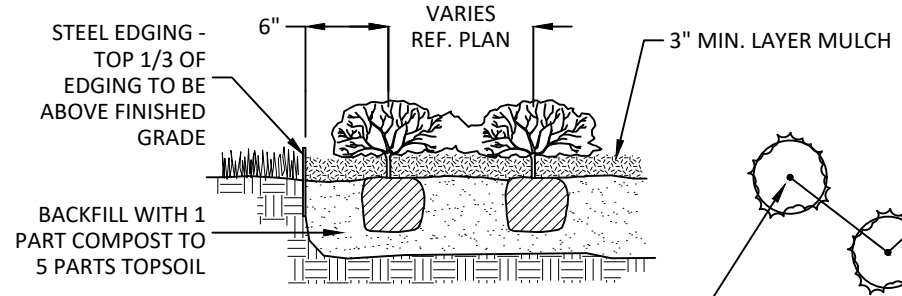


REVISIONS		DESCRIPTION
NO.	DATE	



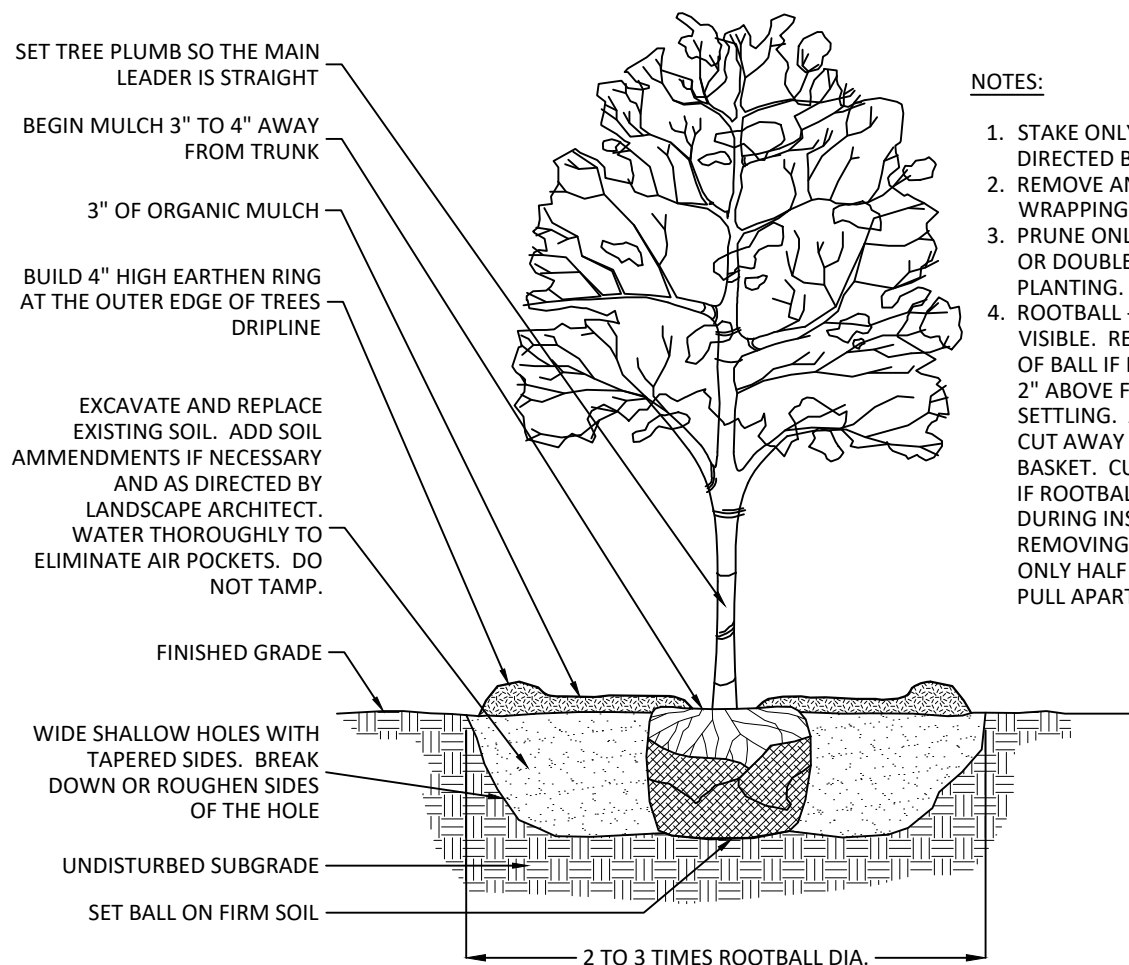
DETAIL - SHRUB PLANTING

SCALE - NTS



DETAIL - GROUNDCOVER PLANTING

SCALE - NTS



DETAIL - TREE PLANTING

SCALE - NTS

NOTES:

1. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
3. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
4. 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.

GENERAL PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT.
2. FINISH GRADE OF LANDSCAPE AREAS MUST BE GRADED TO EITHER 1 1/2" BELOW ADJACENT PAVEMENT SURFACES TO ALLOW FOR TURF OR 3" BELOW ADJACENT PAVEMENT SURFACES TO ALLOW FOR MULCH.
3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. CONTRACTOR TO LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2" FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
4. ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
5. TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
6. TOPSOIL DEPTH SHALL BE AS FOLLOWS :
PLANTER BEDS - 12" MINIMUM
GRASS / SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
7. BACKFILL ALL TREES AND SHRUBS NOT IN PLANTING BEDS WITH A MIXTURE OF 3 PARTS NATIVE SOIL AND 1 PART ORGANIC COMPOST.
8. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLES PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT, BUT PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
10. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
11. ALL HERBACEOUS PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST TILLED IN TO A MINIMUM DEPTH OF 6".
12. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
13. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
14. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
15. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
17. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
18. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
19. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT.
20. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
21. MULCH (HARDWOOD, ROCK, OR OTHER SPECIFIED MATERIAL) SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE MULCHING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND.
22. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY: SPRING, SUMMER, FALL
DECIDUOUS SHRUBBERY & TREES: FALL
EVERGREEN TREES: SPRING, SUMMER, FALL

LANDSCAPE LEGEND			
SYMBOL	NAME	SIZE	TOTAL
	DWARF BURFORD HOLLY	3 GAL	33
	BERMUDA GRASS AREA		

GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE), AND ALL LOCAL CODES AND REQUIREMENTS.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES AND FOR COMPLETE COVERAGE OF PLANTING BEDS AT SPACING SHOWN. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE AND / OR THE LANDSCAPE ARCHITECT OF ANY UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGES SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND / OR OWNER.
8. THE OWNER'S REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. CONTRACTOR TO COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED, THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT AND / OR ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE, PROVIDE 100% HEAD-TO-HEAD COVERAGE, AND A RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
11. ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE AND / OR ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE AREA SHALL THEN BE SEEDED / SODDED, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA, 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD, AND 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
14. IF A SWPPP PLAN IS PROVIDED, THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN (AS NEEDED), TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
15. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
16. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF:

TEMPORARY SEEDING SCHEDULE	
ANNUAL RYE GRASS	5LB / 1000 SF
PERMANENT SEEDING SCHEDULE	
MARCH 1 - AUGUST 31	
BERMUDA GRASS "YUKON" (UNHULLED)	1LB / 1000 SF
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REVISIONS		DESCRIPTION
NO.	DATE	

LANDSCAPING PLAN

PROJECT ENG: BCD	DRAWN BY : JGB
DATE: FEB 2025	
SCALE: 1"= 20'	JOB NUMBER: DE23-16