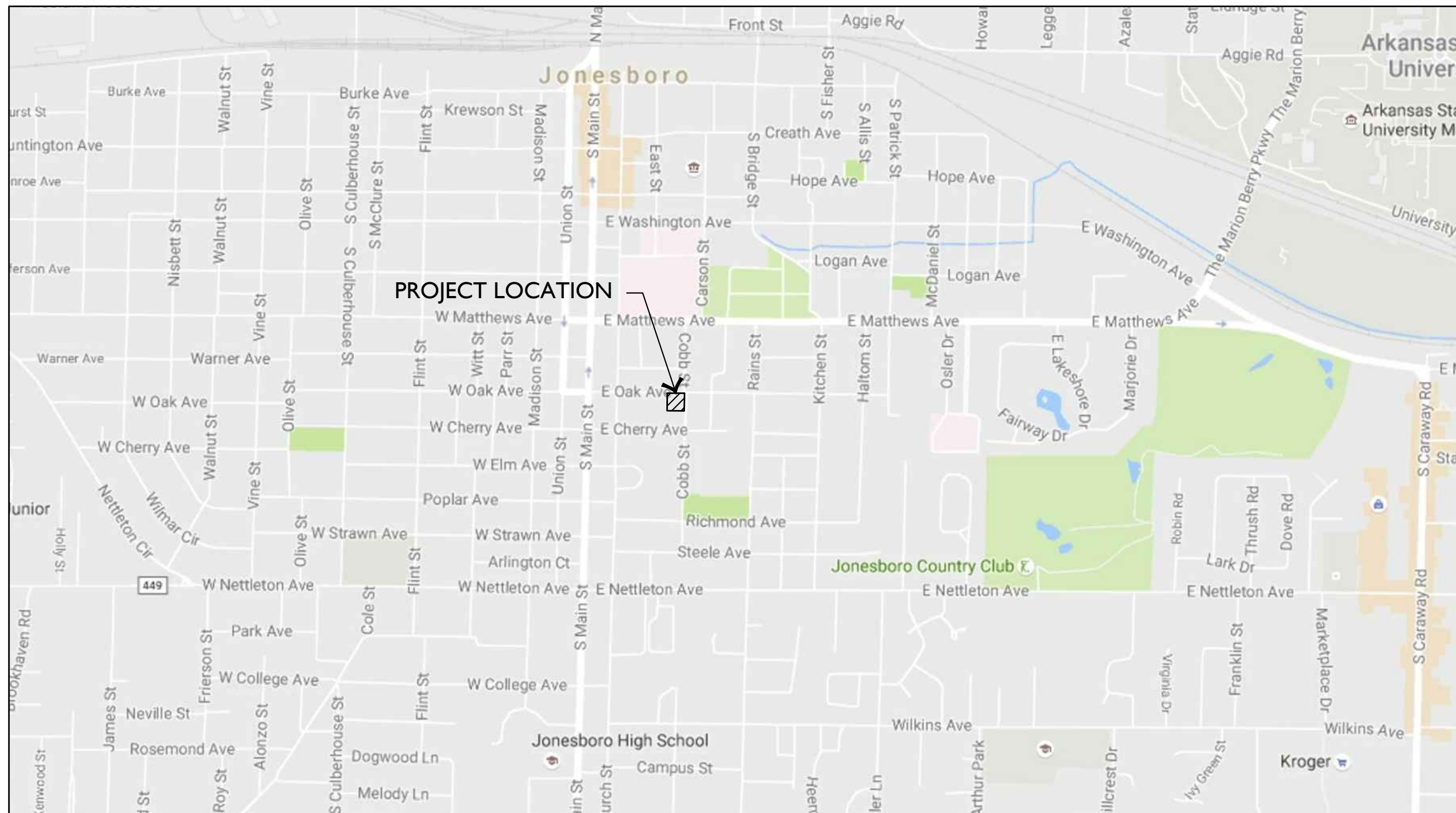


OAK & COBB

JONESBORO, ARKANSAS

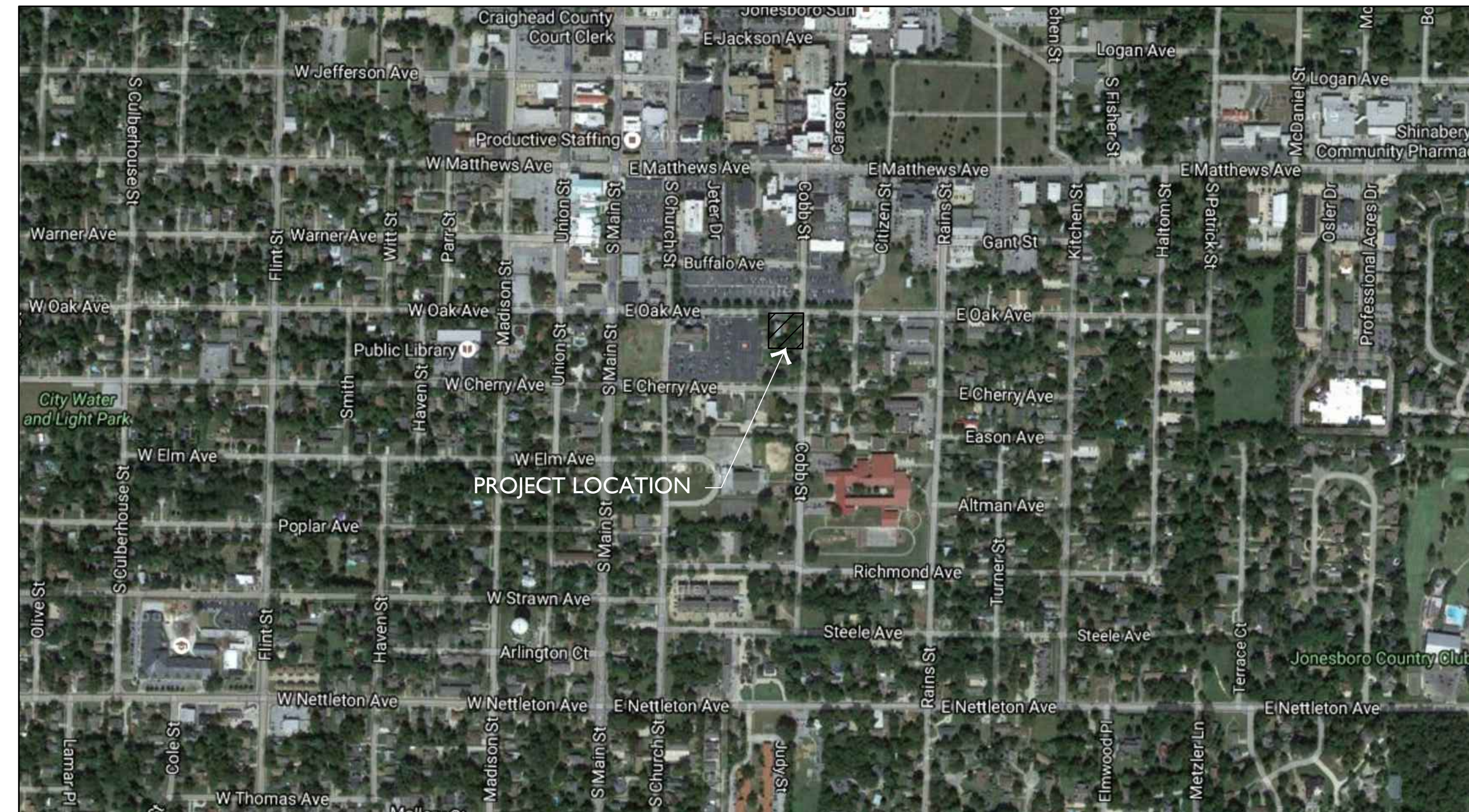
SITE PLAN REVIEW

September 13, 2016



VICINITY MAP

SCALE: 1" = 1000'



AERIAL MAP

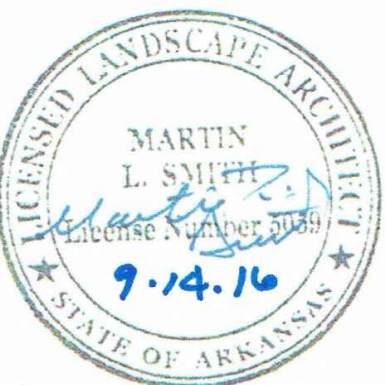
SCALE: 1" = 500'

DRAWING LIST

SHEET 1	RIDGE SURVEYING & CONSULTING, PLLC
C0.00	SITE DEMOLITION PLAN
C1.00	SITE PLAN
C2.00	SITE UTILITY PLAN
C3.00	SITE GRADING & DRAINAGE PLAN
C4.00	EROSION CONTROL PLAN
C4.01	EROSION CONTROL PLAN DETAILS
C5.00	SITE DETAILS
C5.01	SITE DETAILS
L1.00	SITE PLANTING PLAN



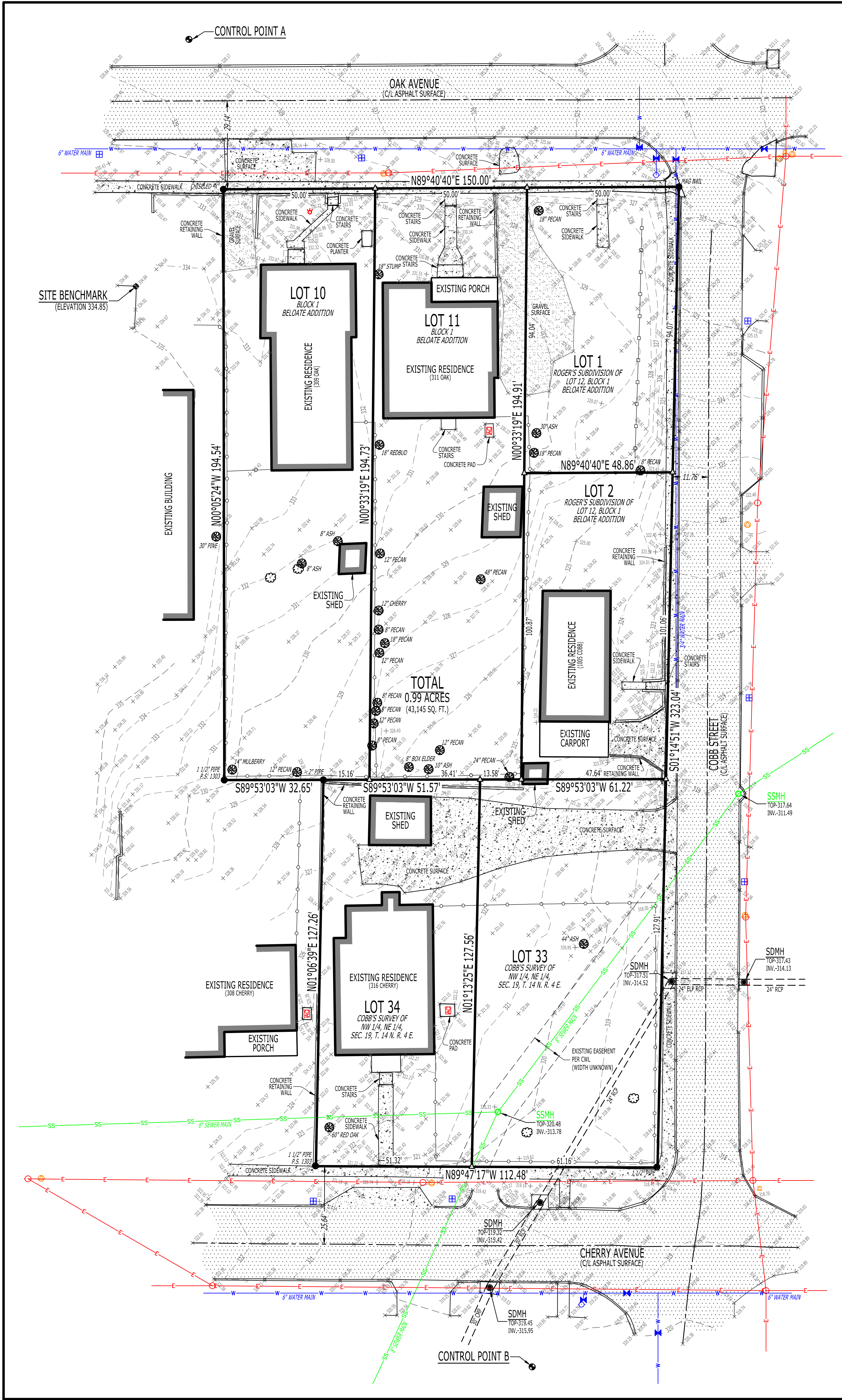
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REVISIONS	

SHEET TITLE
COVER
ISSUE DATE
9-13-16

SHEET NO.
COVER



- LEGEND:
- FOUND MONUMENT (AS NOTED)
 - ▲ COMPUTED POINT (NOT MONUMENTED)
 - ⊕ SITE BENCHMARK
 - CONTROL POINT
 - UTILITY POLE
 - ⚡ LAMP POLE
 - ⊠ AC UNIT
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - ⊠ TELECOMMUNICATIONS PEDESTAL
 - ⊠ BURIED CABLE MARKER
 - EXISTING TREE (AS NOTED)
 - ⊠ EXISTING CREPE MYRTLE BUSH
 - ⊠ REINFORCED CONCRETE PIPE
 - ⊠ CORRUGATED METAL PIPE
 - BOUNDARY LINE
 - - - OVERHEAD ELECTRIC LINE
 - - - WATER LINE
 - - - SANITARY SEWER LINE
 - - - TELECOMMUNICATIONS LINE
 - - - EXISTING CHAIN LINK FENCE LINE
 - - - EXISTING WOOD PRIVACY FENCE LINE

UTILITY PROVIDERS:

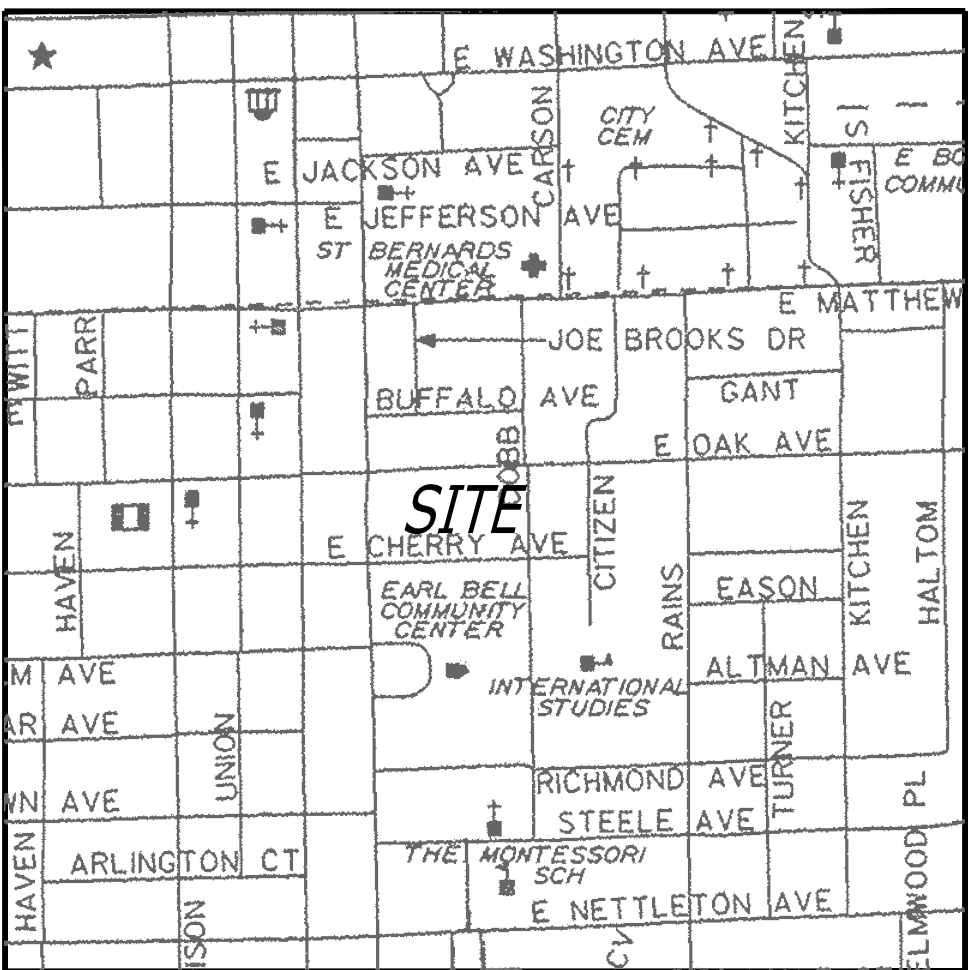
ELECTRIC, WATER & SEWER:
CITY WATER & LIGHT
400 EAST MONROE
JONESBORO, AR 72401
(870)-935-5581

NATURAL GAS:
CENTERPOINT ENERGY
3013 OLD FEED HOUSE ROAD
JONESBORO, AR 72404
(870)-972-6682

TELECOMMUNICATIONS:
AT&T ARKANSAS
723 SOUTH CHURCH
JONESBORO, AR 72401
1-800-464-7928

SUDDENLINK COMMUNICATIONS
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
(870)-935-3615

BITTER COMMUNICATIONS
2400 RITTER DRIVE
(870)-336-3434



VICINITY MAP
(N.T.S.)

SURVEYOR'S NOTES:

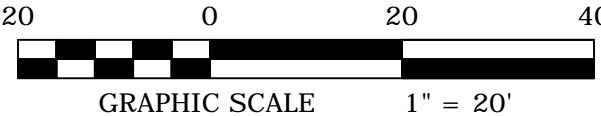
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- CONTROL POINTS:
A. N-548708.54, E-1696923.87
B. N-548271.38, E-1697036.93
- VERTICAL DATUM: NAVD 88
- THE SITE BENCHMARK IS A CUT SQUARE IN THE NORTHEAST CORNER OF A CONCRETE GENERATOR PAD (ELEVATION = 334.85), LOCATED SOUTH OF OAK AVENUE AND WEST OF THE SUBJECT PROPERTY, AS SHOWN ON THE PLAT HEREON.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, BELOATE ADDITION, RECORDED IN BOOK 14, PAGE 278, DATED NOVEMBER 24, 1892.
 - PLAT OF SURVEY, COBB'S SURVEY OF THE NW 1/4, NE 1/4, SECTION 19, TOWNSHIP 14 NORTH, RANGE 04 EAST, BY GUY W. COBB, RECORDED IN BOOK 48, PAGE 15, DATED MAY 30, 1917,
 - RECORD REPLAT, RODGER'S SUBDIVISION OF LOT 12 OF BLOCK 1 OF BELOATE ADDITION, BY FRED HAYWOOD, P.S. 285, RECORDED IN BOOK 123, PAGE 133, NOVEMBER 10, 1961
 - RECORD REPLAT, CENTRAL BAPTIST CHURCH REPLAT IN BELOATE ADDITION AND COBB'S SURVEY, BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 91, DATED MAY 17, 2000.
 - PLAT OF SURVEY, IN LOT 2 OF THE CENTRAL BAPTIST CHURCH REPLAT, BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 160, DATED DECEMBER 16, 2004.
 - WARRANTY DEED, WOMACK TO MIDTOWN DEVELOPMENT LLC, RECORDING DOCUMENT NO. JB2014R-000290, DATED JANUARY 09, 2014.
 - WARRANTY DEED, GIBSON'S PHARMACY TO MIDTOWN DEVELOPMENT LLC, RECORDING DOCUMENT NO. JB2014R-018086, DATED NOVEMBER 17, 2014.
 - WARRANTY DEED, WOLFE TO MIDTOWN DEVELOPMENT LLC, RECORDING DOCUMENT NO. JB2015R-005377, DATED APRIL 15, 2015.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05031C0131C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- THE UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. RIDGE SURVEYING & CONSULTING, PLLC, MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO VERIFY ANY AND ALL PRIOR TO ANY CONSTRUCTION.
- SUBJECT PROPERTY IS ZONED C-1 LUO, DOWNTOWN CORE COMMERCIAL DISTRICT.
- C-1 LUO ZONING REQUIREMENTS:
STREET SETBACK - NOT STANDARD
REAR SETBACK - NOT STANDARD
SIDE SETBACK - NOT STANDARD
MAXIMUM HEIGHT LIMITATION - NO LIMITATION
MAXIMUM LOT COVERAGE - 100%
MAXIMUM FLOOR AREA - NOT STANDARD
- FIELD WORK WAS COMPLETED ON MAY 19, 2015.

LEGAL DESCRIPTION (AS-SURVEYED):

LOT 10 AND LOT 11 OF BLOCK 1 OF BELOATE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AND LOT 1 AND LOT 2 OF RODGERS SUBDIVISION OF LOT 12 OF BLOCK 1 OF BELOATE ADDITION TO THE CITY OF JONESBORO ARKANSAS, AND LOT 33 AND 34 OF COBB'S SURVEY OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 04 EAST, CONTAINING IN ALL 0.99 ACRES (43,145 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, MICHAEL P. MCNEESE, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACTS WERE SURVEYED UNDER MY DIRECT SUPERVISION.



BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

BOUNDARY & TOPOGRAPHIC SURVEY

CLIENT: MIDTOWN DEVELOPMENT, LLC

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC

311 S. Church St., Suite H
Jonesboro, AR 72401

870-202-9940
www.ridgesurveying.net

DRAWING INFO		REVISIONS	
DRAWN BY:	DATE	DATE	DESCRIPTION
JAN	05/19/2016		
SCALE:	1" = 20'		
JOB NO.	11892		

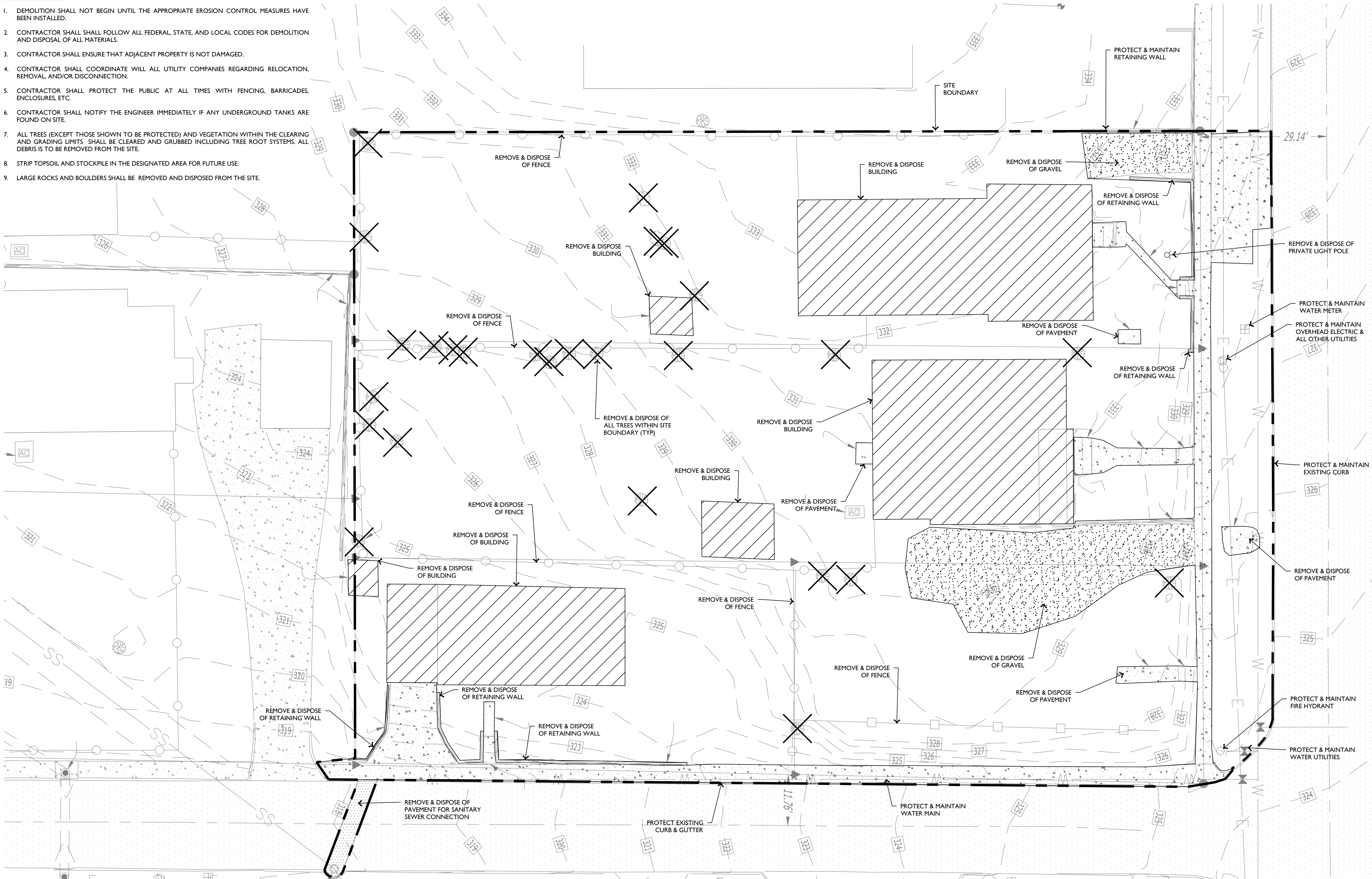
RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946

MICHAEL P. MCNEESE - SURVEYOR
ARKANSAS - P.S. 1709

500-14N-04E-0-19-140-16-1709

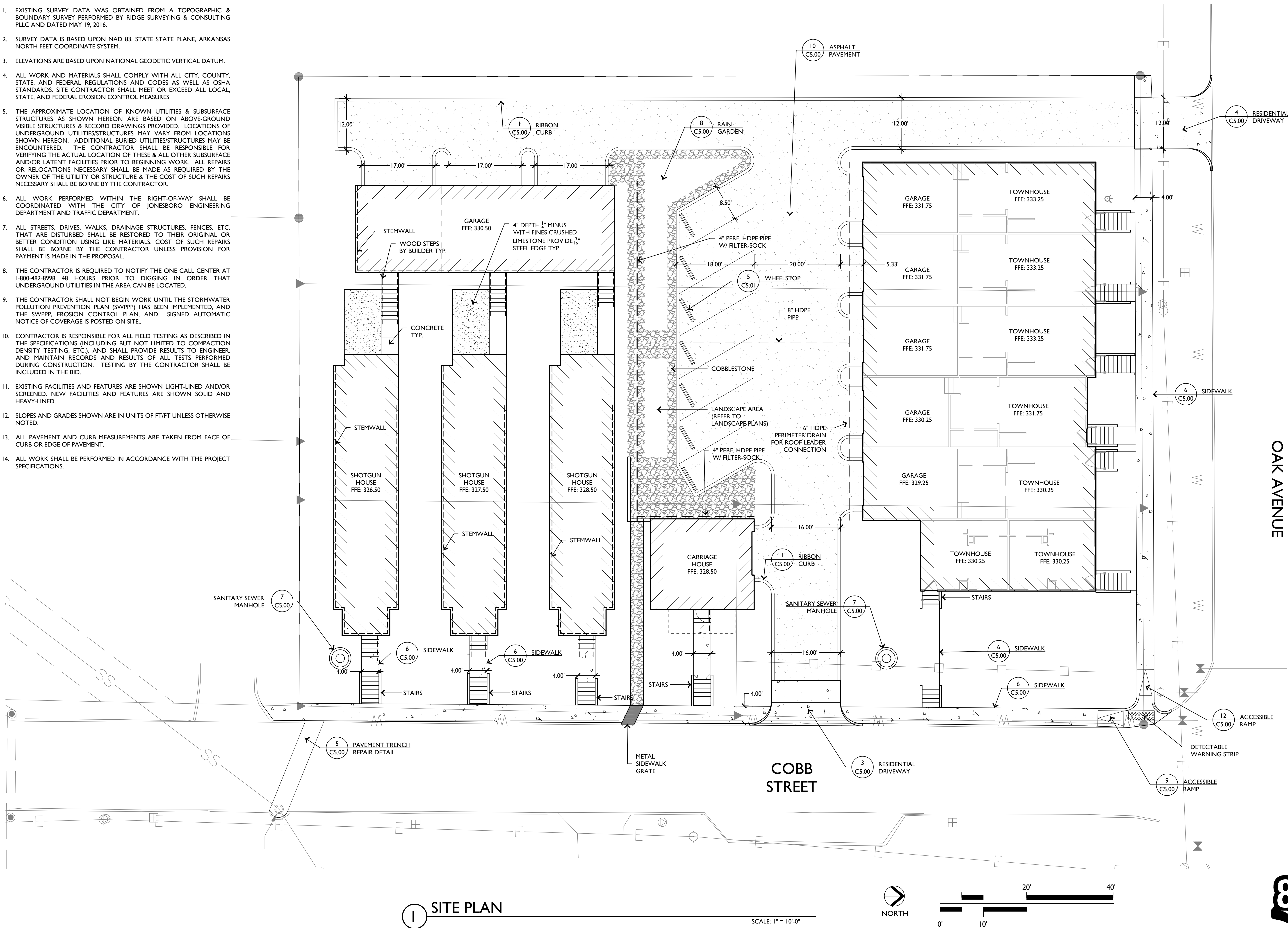
DEMOLITION NOTES:

1. DEMOLITION SHALL NOT BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS.
3. CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTY IS NOT DAMAGED.
4. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING RELOCATION, REMOVAL, AND/OR DISCONNECTION.
5. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNDERGROUND TANKS ARE FOUND ON SITE.
7. ALL TREES (EXCEPT THOSE SHOWN TO BE PROTECTED) AND VEGETATION WITHIN THE CLEARING AND GRADING LIMITS SHALL BE CLEARED AND GRUBBED INCLUDING TREE ROOT SYSTEMS. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
8. STRIP TOPSOIL AND STOCKPILE IN THE DESIGNATED AREA FOR FUTURE USE.
9. LARGE ROCKS AND BOULDERS SHALL BE REMOVED AND DISPOSED FROM THE SITE.



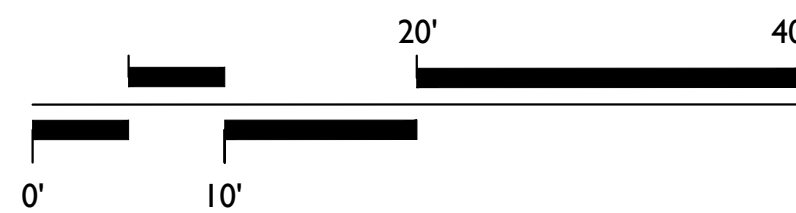
GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY RIDGE SURVEYING & CONSULTING PLLC AND DATED MAY 19, 2016.
- SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF JONESBORO ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.



1 SITE PLAN

SCALE: 1" = 10'-0"



REVISIONS	

SHEET TITLE SITE PLAN	
ISSUE DATE	9-13-16

SHEET NO.

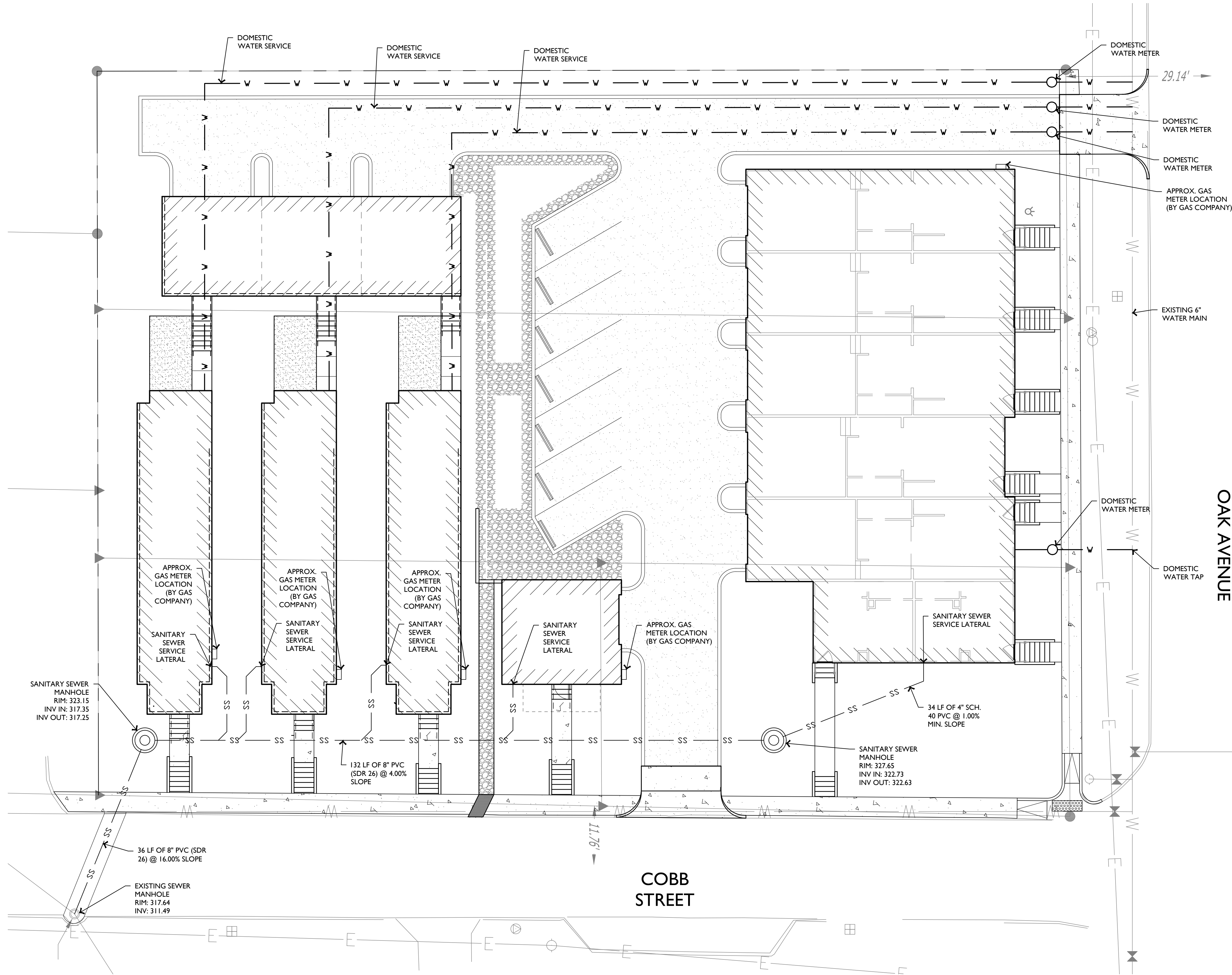
C1.00



Oak & Cobb
Jonesboro, Arkansas

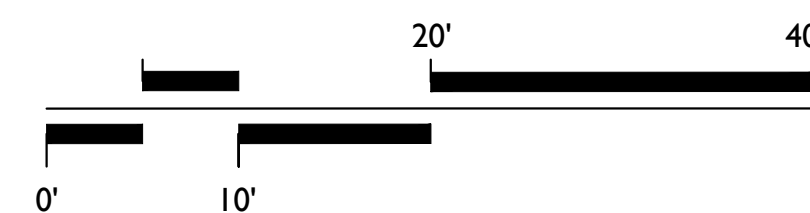
UTILITY NOTES:

- EXISTING STRUCTURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. ALL STRUCTURES AND UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION (WHETHER SHOWN OR NOT SHOWN). UTILITY SERVICE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH (LOCAL JURISDICTION) STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE COORDINATED WITH LOCAL JURISDICTION
- THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH THE LOCAL JURISDICTION.
- PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE LOCAL JURISDICTION.
- ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE.
- ALL WATER MAINS SHALL BE A MINIMUM OF 3-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS.
- ALL WATER MAINS ARE TO CROSS OVER SEWER MAINS WITH A MINIMUM OF 18-IN OF VERTICAL SEPARATION AND WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10-FT HORIZONTAL SEPARATION.
- ALL SANITARY SEWER WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LOCAL JURISDICTIONS STANDARD SPECIFICATIONS AND DETAILS AND SHALL BE COORDINATED WITH THE LOCAL JURISDICTION.



1 SITE UTILITY PLAN

SCALE: 1" = 10'-0"



Know what's below.
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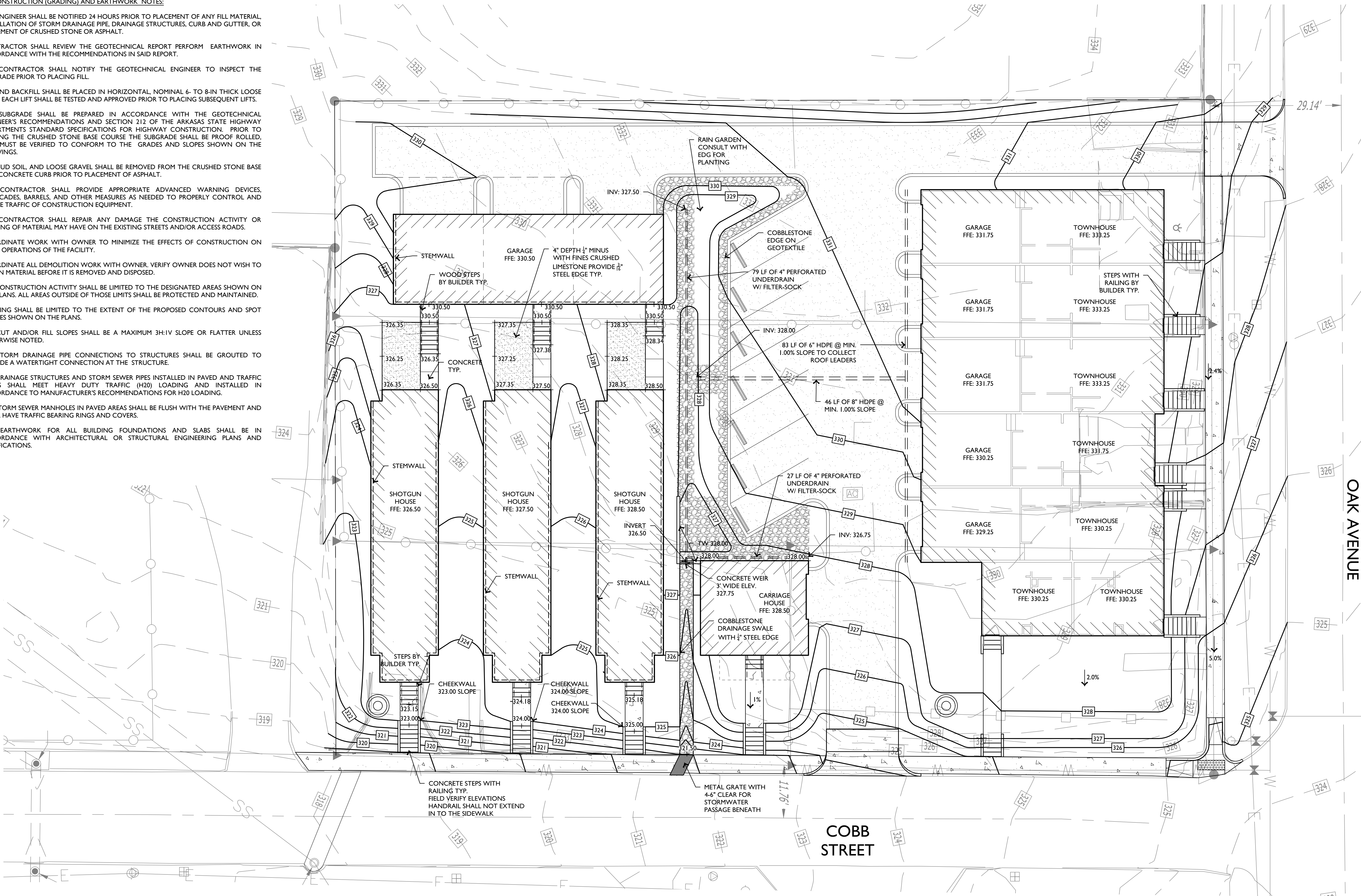
REVISIONS	

SHEET TITLE SITE UTILITY PLAN	
ISSUE DATE	9-13-16

SHEET NO.
C2.00

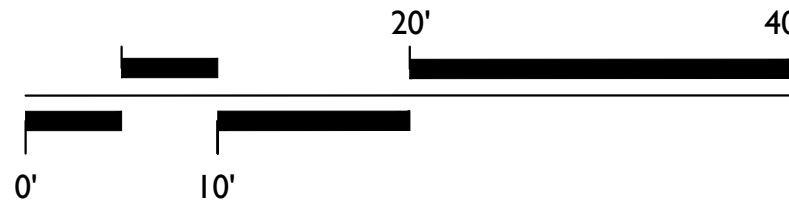
STREET CONSTRUCTION (GRADING) AND EARTHWORK NOTES:

1. THE ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO PLACEMENT OF ANY FILL MATERIAL, INSTALLATION OF STORM DRAINAGE PIPE, DRAINAGE STRUCTURES, CURB AND GUTTER, OR PLACEMENT OF CRUSHED STONE OR ASPHALT.
2. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PERFORM EARTHWORK IN ACCORDANCE WITH THE RECOMMENDATIONS IN SAID REPORT.
3. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE SUBGRADE PRIOR TO PLACING FILL.
4. FILL AND BACKFILL SHALL BE PLACED IN HORIZONTAL, NOMINAL 6- TO 8-IN THICK LOOSE LIFTS. EACH LIFT SHALL BE TESTED AND APPROVED PRIOR TO PLACING SUBSEQUENT LIFTS.
5. THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND SECTION 212 OF THE ARKASAS STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PRIOR TO PLACING THE CRUSHED STONE BASE COURSE THE SUBGRADE SHALL BE PROOF ROLLED, AND MUST BE VERIFIED TO CONFORM TO THE GRADES AND SLOPES SHOWN ON THE DRAWINGS.
6. ALL MUD SOIL, AND LOOSE GRAVEL SHALL BE REMOVED FROM THE CRUSHED STONE BASE AND CONCRETE CURB PRIOR TO PLACEMENT OF ASPHALT.
7. THE CONTRACTOR SHALL PROVIDE APPROPRIATE ADVANCED WARNING DEVICES, BARRICADES, BARRELS, AND OTHER MEASURES AS NEEDED TO PROPERLY CONTROL AND ADVISE TRAFFIC OF CONSTRUCTION EQUIPMENT.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE THE CONSTRUCTION ACTIVITY OR HAULING OF MATERIAL MAY HAVE ON THE EXISTING STREETS AND/OR ACCESS ROADS.
9. COORDINATE WORK WITH OWNER TO MINIMIZE THE EFFECTS OF CONSTRUCTION ON DAILY OPERATIONS OF THE FACILITY.
10. COORDINATE ALL DEMOLITION WORK WITH OWNER. VERIFY OWNER DOES NOT WISH TO RETAIN MATERIAL BEFORE IT IS REMOVED AND DISPOSED.
11. ALL CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE DESIGNATED AREAS SHOWN ON THE PLANS. ALL AREAS OUTSIDE OF THOSE LIMITS SHALL BE PROTECTED AND MAINTAINED.
13. GRADING SHALL BE LIMITED TO THE EXTENT OF THE PROPOSED CONTOURS AND SPOT GRADES SHOWN ON THE PLANS.
14. ALL CUT AND/OR FILL SLOPES SHALL BE A MAXIMUM 3H:1V SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL STORM DRAINAGE PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO PROVIDE A WATERTIGHT CONNECTION AT THE STRUCTURE.
16. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES INSTALLED IN PAVED AND TRAFFIC AREAS SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND INSTALLED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS FOR H20 LOADING.
17. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS.
18. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL OR STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS.



1 SITE GRADING & DRAINAGE PLAN

SCALE: 1" = 10'-0"



Know what's below.
Call before you dig.



REVISIONS	

SHEET TITLE
SITE GRADING &
DRAINAGE PLAN

ISSUE DATE
9-13-16

SHEET NO.
C3.00

EDG
Ecological Design Group, Inc.
120 S. Iard Street
Little Rock, AR 72201
p 501.378.0200
f 501.378.0201
314 South 3rd Street
Rogers, AR 72756
p 479.935.4826
210 E. Harrison Ave.
Wynne, AR 72396
p 870.588.6436
p 870.238.8310

Oak & Cobb
Jonesboro, Arkansas

GENERAL EROSION CONTROL NOTES:

1. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, AND MAINTAINING ALL EROSION & SEDIMENT CONTROL BMPs.
2. SITE CONTRACTOR IS RESPONSIBLE TO KEEP AND UPDATE ALL STORM EVENT LOG BOOKS.
3. THE CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PLAN TO PREVENT MUD, SEDIMENT, AND CONSTRUCTION MATERIALS FROM BEING WASHED OR TRACKED OFF SITE ONTO ADJACENT PROPERTY. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPROVED ADEQ CONSTRUCTION STORMWATER PERMIT AND MAINTAIN THE STORMWATER POLLUTION PREVENTION PLAN AT ALL TIMES.
4. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (SITE MAP), THE EROSION CONTROL DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE TEMPORARY EROSION CONTROL SECTION OF THE SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
5. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.
6. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
7. BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, AND OR LOCAL MANUAL OF PRACTICE, AND THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECT BY THE PERMITTING AGENCY OR OWNER.
8. THIS EROSION CONTROL PLAN MAY BE REVISED BY ADDING OR DELETING EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER.
9. THE LOCATIONS OF THESE EROSION CONTROL DEVICES MAY BE CHANGED IF SITE CONDITIONS WARRANT TO PREVENT EROSION.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
11. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. PERFORM EQUIPMENT AND VEHICLE MAINTENANCE ONLY IN DESIGNATED AREAS. USE DRIP PANS UNDER EQUIPMENT.
14. INSPECT ALL EROSION CONTROL DEVICES WEEKLY AND FLOWING RAINFALL EVENTS OF 0.5 INCHES THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED.
15. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.
16. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND/OR OTHER PETROLEUM-BASED, OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
17. SOLID WASTE (INCLUDING TRASH AND DEBRIS) MUST BE DISPOSED OF PROPERLY, AND HAZARDOUS MATERIALS (INCLUDING OIL, GASOLINE, AND PAINT) MUST BE PROPERLY STORED (WHICH INCLUDES SECONDARY CONTAINMENT), PROPERLY MANAGE PORTABLE SANITARY FACILITIES.
18. USE DRY CLEANUP METHODS TO COLLECT LITTER AND ABSORB ANY LIQUID WASTES PRIOR TO ANY PRESSURE WASHING. THESE INCLUDE USING ABSORBENTS (RAGS, SAND, ETC.), SWEEPING, AND SCRAPPING OFF DRIED DEBRIS.
19. RUBBISH, TRASH, GARBAGE, OR LITTER SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.
20. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.
21. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
22. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH ADEQ CONSTRUCTION STORMWATER PERMIT.
23. ALL MATERIALS MUST BE STORED OUT OF THE WAY OF VEHICULAR TRAFFIC.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
25. EROSION CONTROL FACILITIES REQUIRED BY THESE PLANS AND/OR THE FACILITY PERMIT ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL FACILITIES AS NECESSARY.
26. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

ADDITIONAL EROSION CONTROL NOTES:

INITIAL SITE PREPARATION:

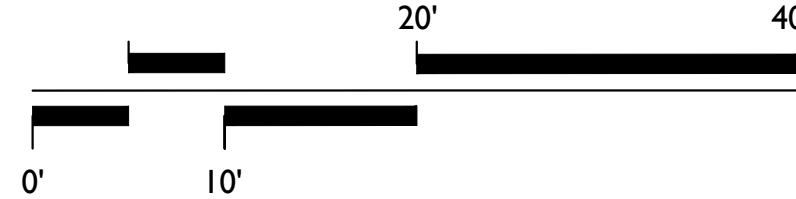
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. SITE CONTRACTOR SHALL SUBMIT TO ENGINEER FOR APPROVAL A SITE MAP SHOWING THE PROPOSED LOCATIONS OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC.. DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROGRESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE AS INDICATED ON THE PLANS.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CONTACT THE ENGINEER TO PERFORM INSPECTION OF THE BMPs. SITE CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING SUB-CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF WORK SHOWN ON THE PLANS.
7. CONTRACTOR SHALL BEGIN GRADING THE SITE AND BEGIN CONSTRUCTION.

DURING CONSTRUCTION:

1. TEMPORARILY SEED DISTURBED AREAS.
2. INSTALL INLET PROTECTION AROUND ALL NEWLY CONSTRUCTED STORM SEWER STRUCTURES.
3. AFTER PAVING, INSTALL INLET PROTECTION DEVICES.
4. AT THE COMPLETION OF GRADING, INSTALL PERMANENT SEEDING AND PLANTINGS.
5. ONCE SITE IS STABILIZED, THE CONTRACTOR CAN REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
6. ON AN AS-NEEDED BASIS OR AS DIRECTED BY THE CITY OR OWNER, THE CONTRACTOR SHALL CONTROL DUST BY EXPOSING THE SOIL SURFACE TO MOISTURE PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

1 EROSION CONTROL PLAN

SCALE: 1" = 10'-0"



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REVISIONS

SHEET TITLE
EROSION
CONTROL PLAN

ISSUE DATE
9-13-16

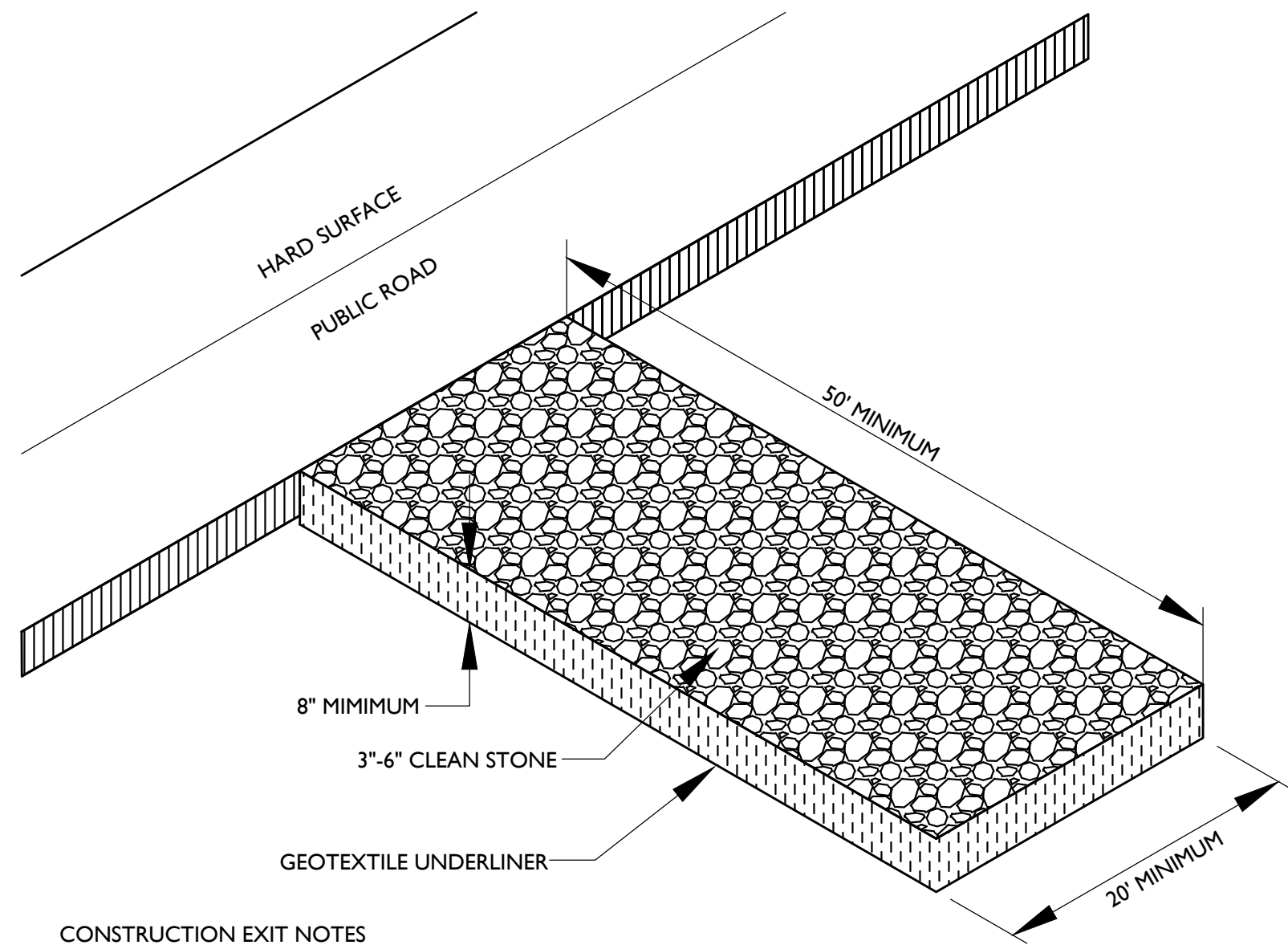
SHEET NO.

C4.00



EDG
Ecological Design Group, Inc.
120 S. Iard Street
Little Rock, AR 72201
p 501.378.0200
f 501.378.0201
314 South 3rd Street
Rogers, AR 72756
p 479.935.4826
210 E. Harrison Ave.
Wynne, AR 72396
p 870.588.6426
p 870.238.8310

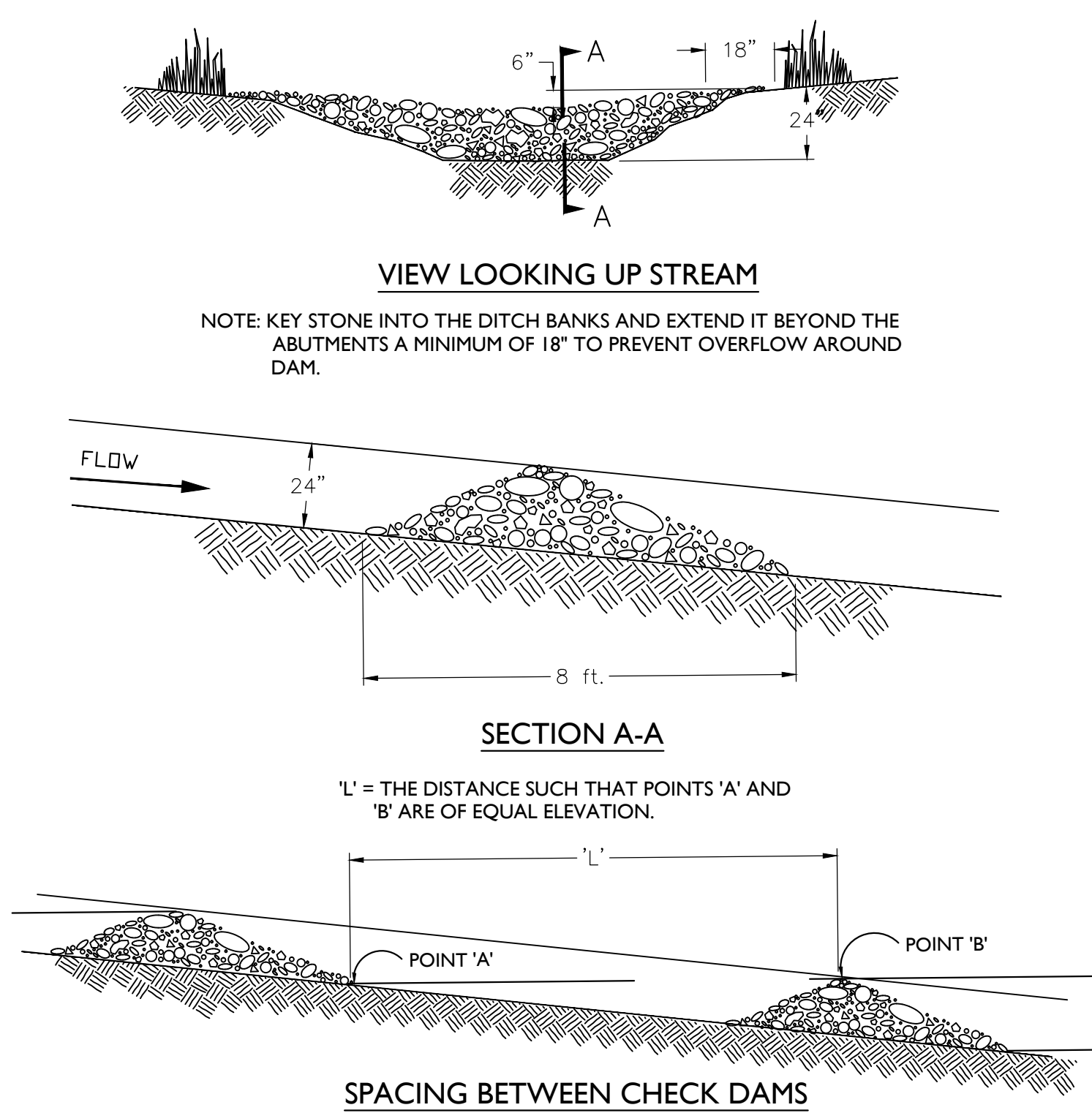
Oak & Cobb
Jonesboro, Arkansas



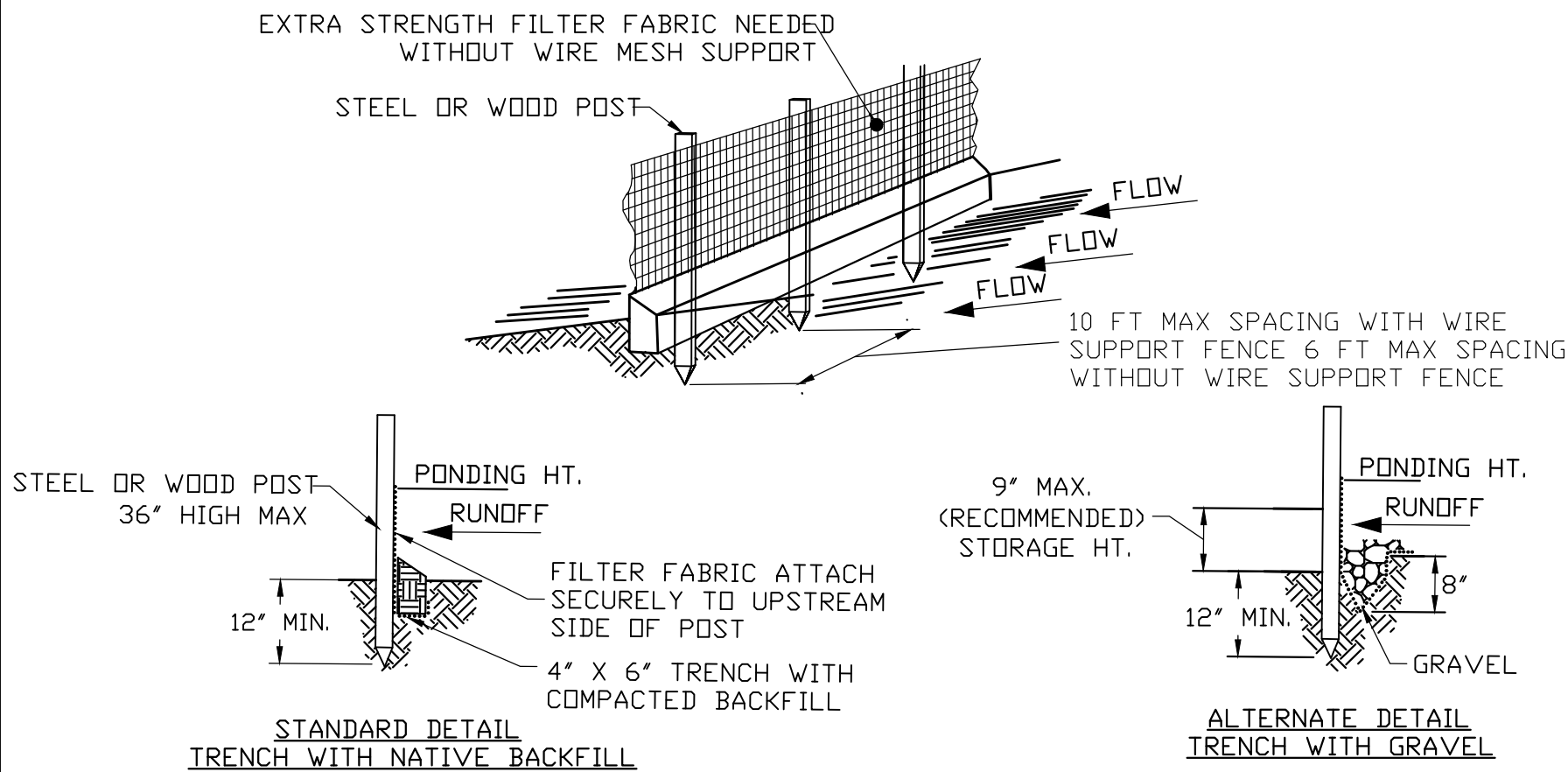
CONSTRUCTION EXIT NOTES

1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.

1 CONSTRUCTION ENTRANCE/EXIT DETAIL SCALE: N.T.S.



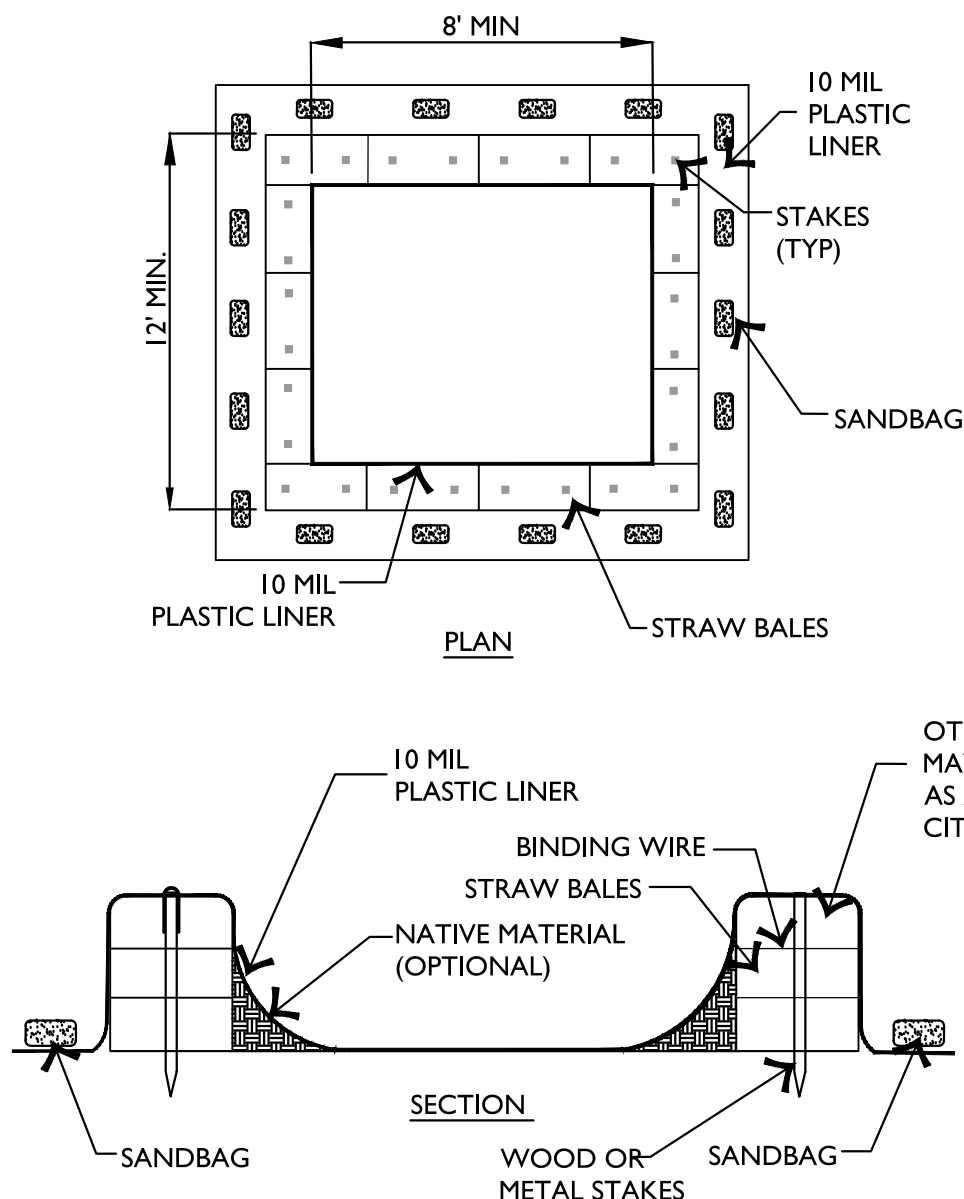
3 TEMPORARY ROCK CHECK DAM DETAIL SCALE: N.T.S.



NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. SILT FENCE SHALL BE USED ON AN AS-NEEDED BASIS AT THE OWNERS'S DISCRETION.

2 SILT FENCE DETAIL SCALE: N.T.S.



4 CONCRETE WASHOUT AREA SCALE: N.T.S.

WASHOUT 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. 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.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.



REVISIONS	

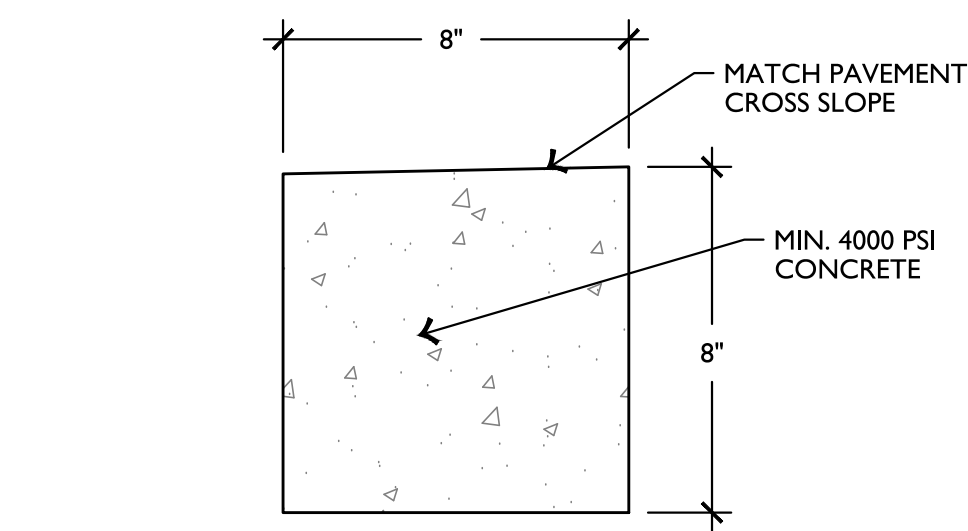
SHEET TITLE EROSION CONTROL PLAN DETAILS
ISSUE DATE 9-13-16

SHEET NO.

C4.01

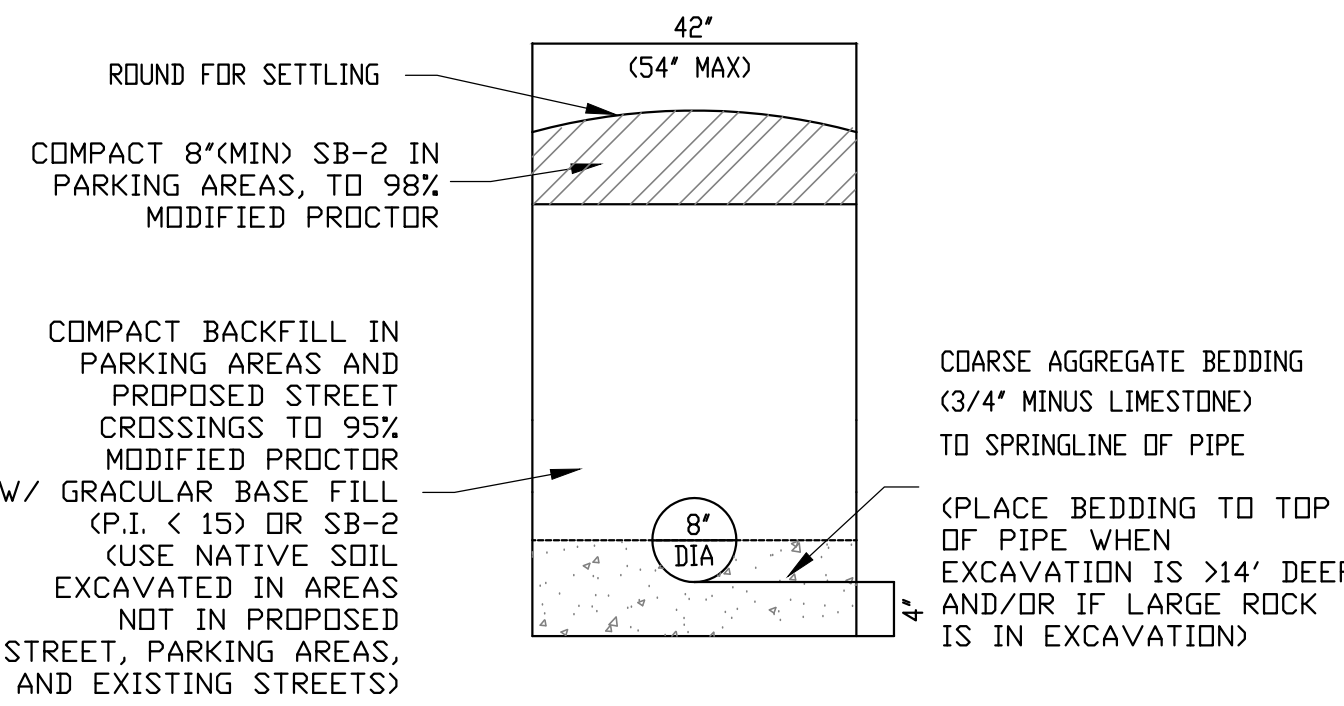


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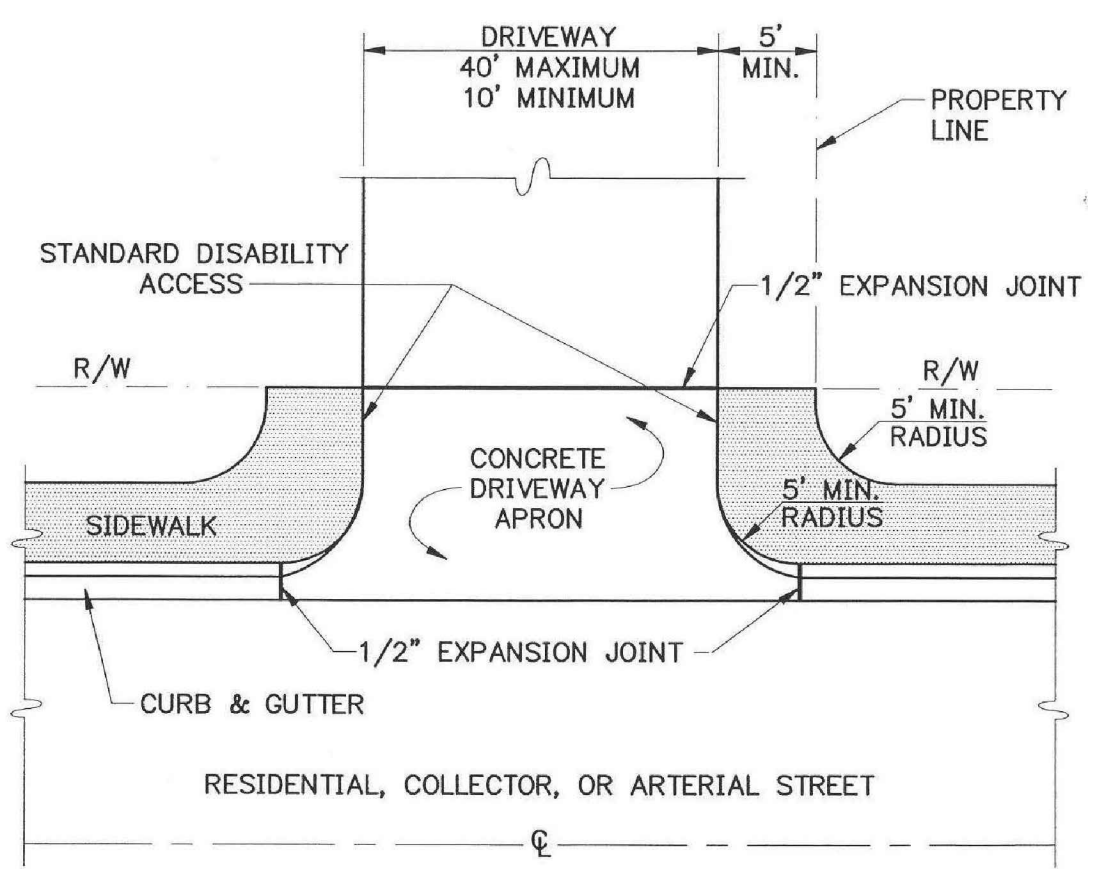


1 **RIBBON CURB**
SCALE: N.T.S.

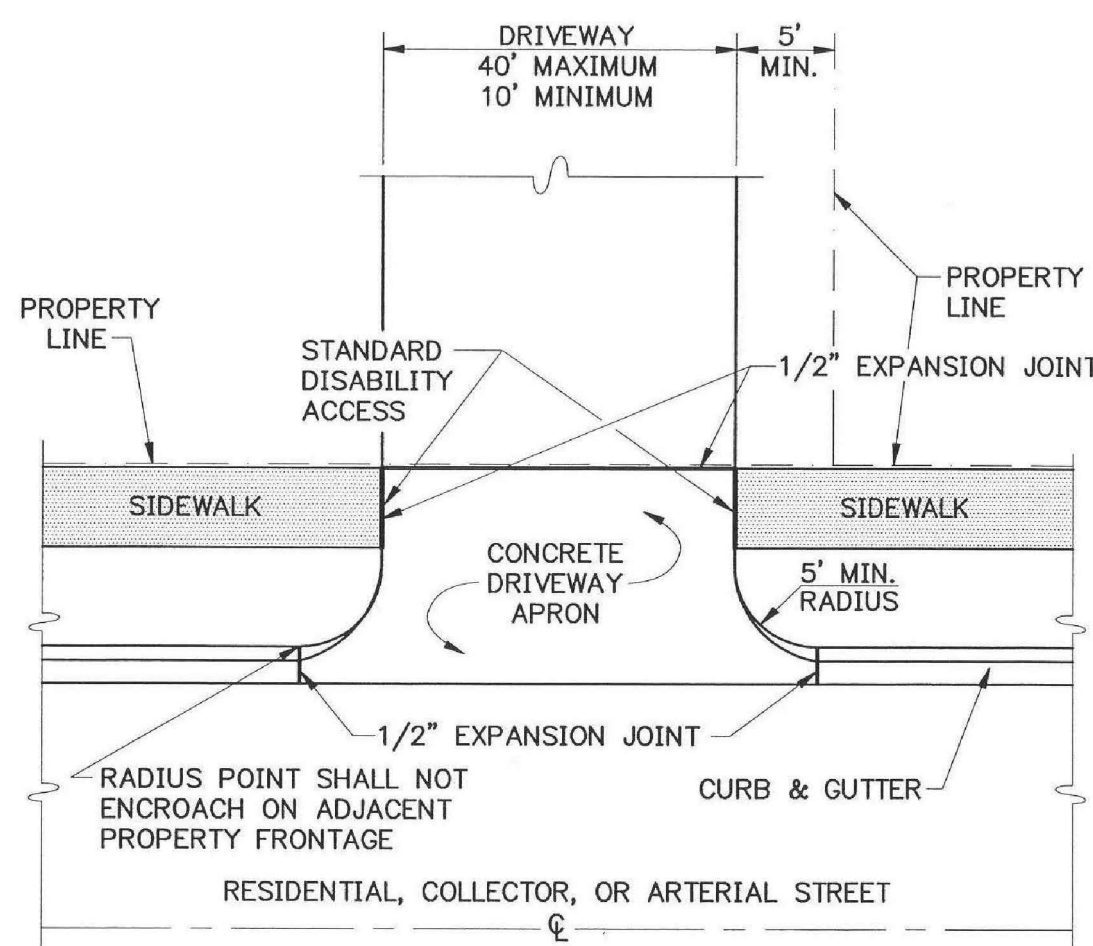
- NOTES:
1. COARSE AGGREGATE SHALL BE MECHANICALLY TAMPED WHEN USED.
 2. PIPE IN TRENCH SHALL BE PLACED ON NO LESS THAN 4" OF 3/4" MINUS LIMESTONE. ALL OVER EXCAVATION SHALL BE COMPACTED BACK TO GRADE W/ BEDDING MATERIAL.
 3. PVC PIPE SHALL BE SDR-26 AND INSTALLED IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION'S RECOMMENDATIONS FOR CONSTRUCTION.



2 **SANITARY SEWER PVC (SDR 26) TENCH DETAIL**
SCALE: N.T.S.

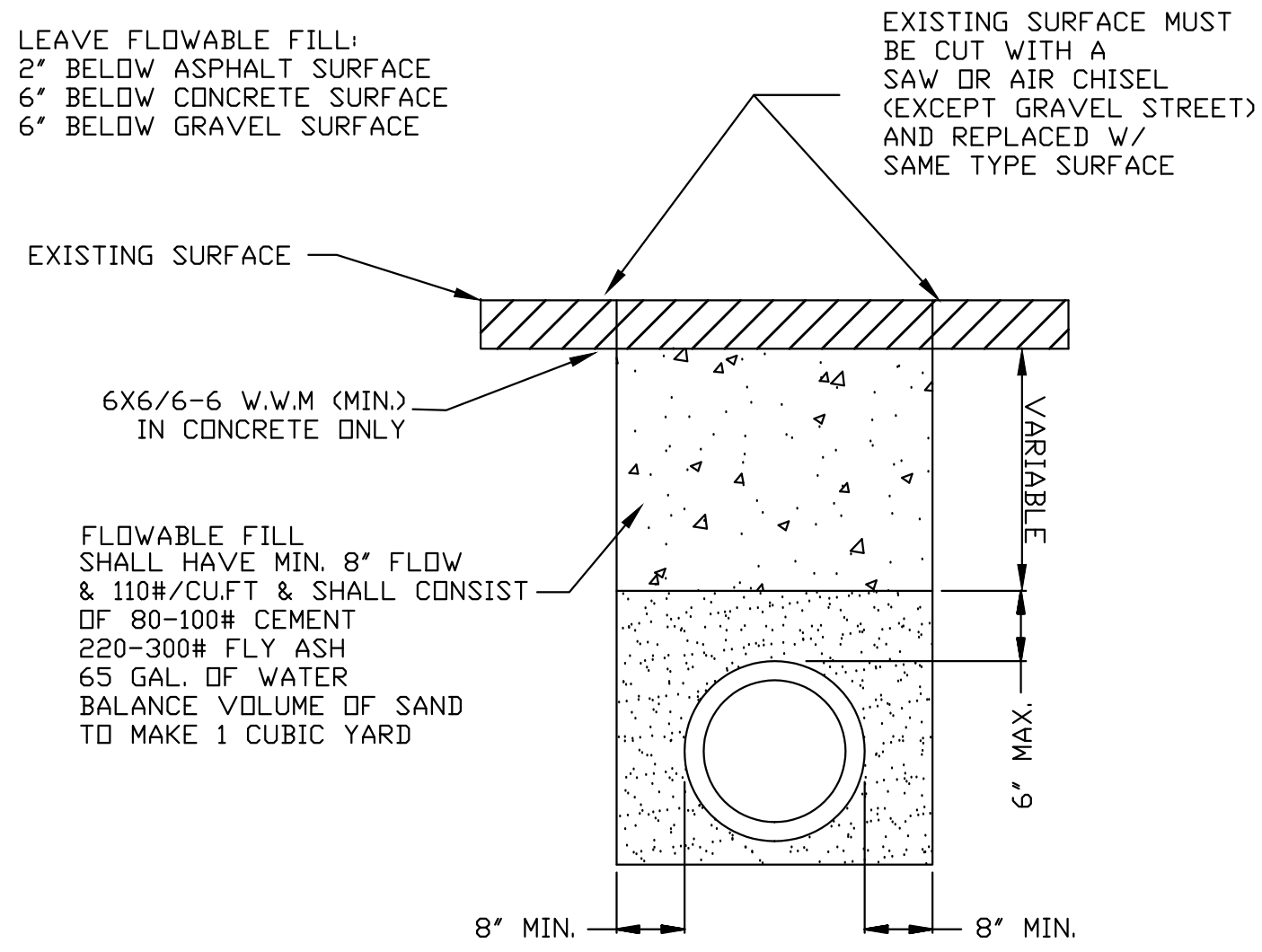


3 **DRIVEWAY DETAIL (SIDEWALK @ BOC)**
SCALE: N.T.S.

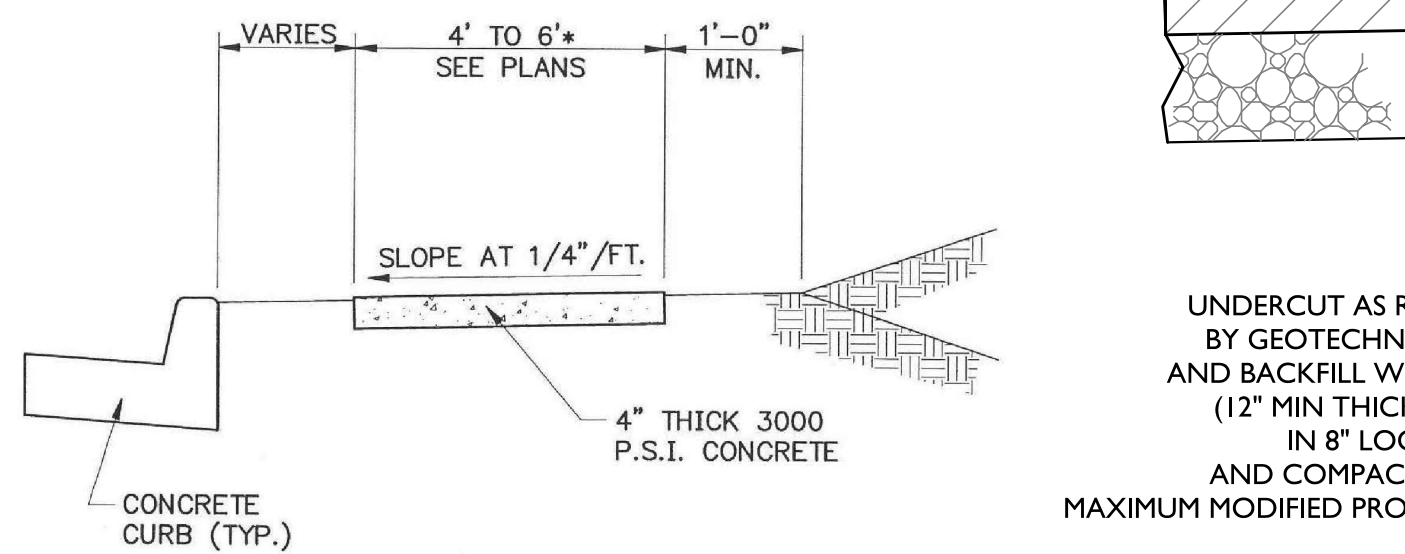


4 **DRIVEWAY DETAIL (SIDEWALK @ PROP. LINE)**
SCALE: N.T.S.

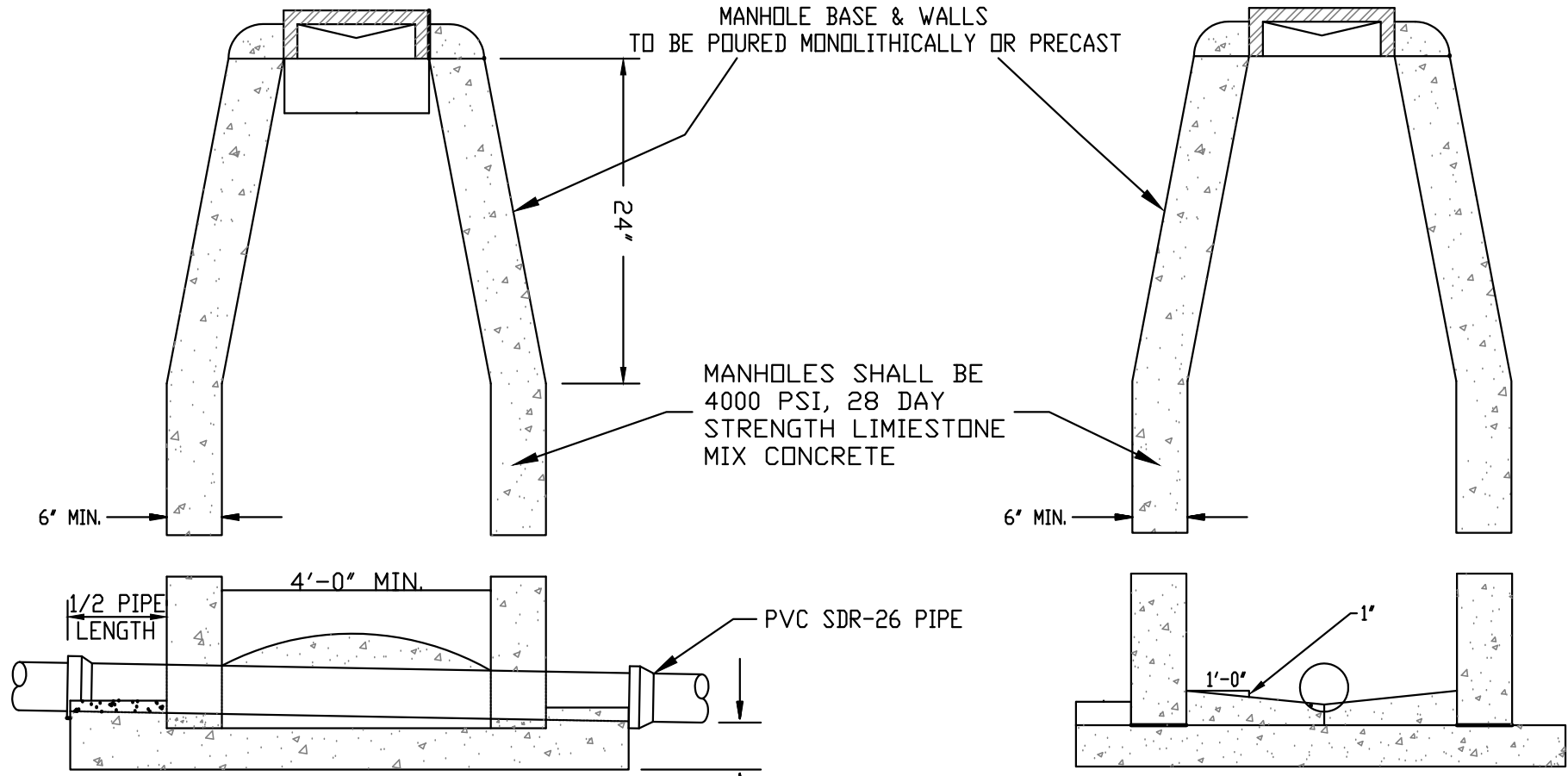
- NOTE:
- (1) CONTRACTOR SHALL OBTAIN A STREET CROSSING PERMIT FROM THE CITY OF JONESBORO PRIOR TO CUTTING STREET.
 - (2) EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
 - (3) THIS REPAIR DETAIL IS REQUIRED FOR ALL EXCAVATION WITHIN 5' OF PAVED EDGE AND ALL TRANSVERSE EXCAVATIONS TO EXTEND 3' BEYOND PAVED EDGE.
- EXISTING SURFACE MUST BE CUT WITH A SAW OR AIR CHISEL (EXCEPT GRAVEL STREET) AND REPLACED W/ SAME TYPE SURFACE



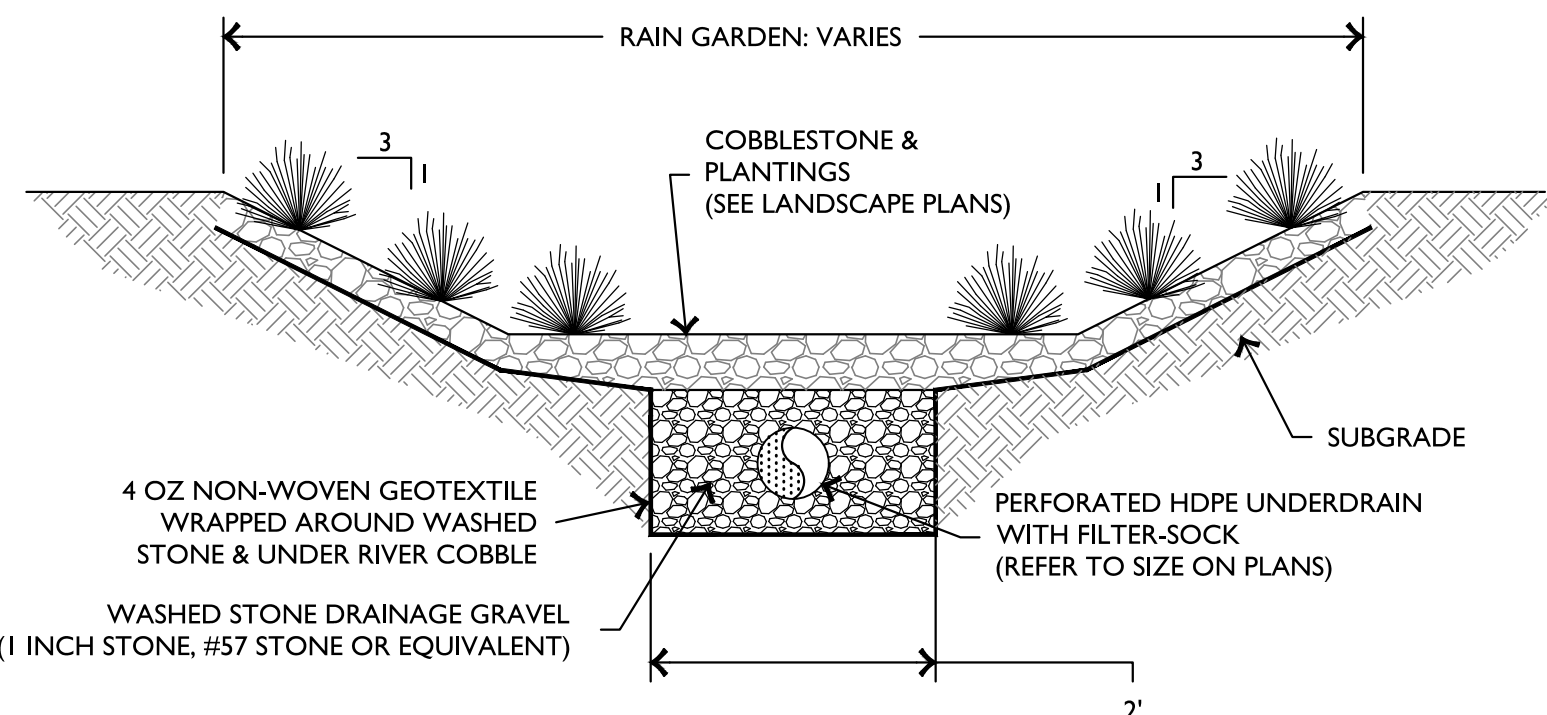
5 **SANITARY SEWER PAVEMENT TRENCH REPAIR DETAIL**
SCALE: N.T.S.



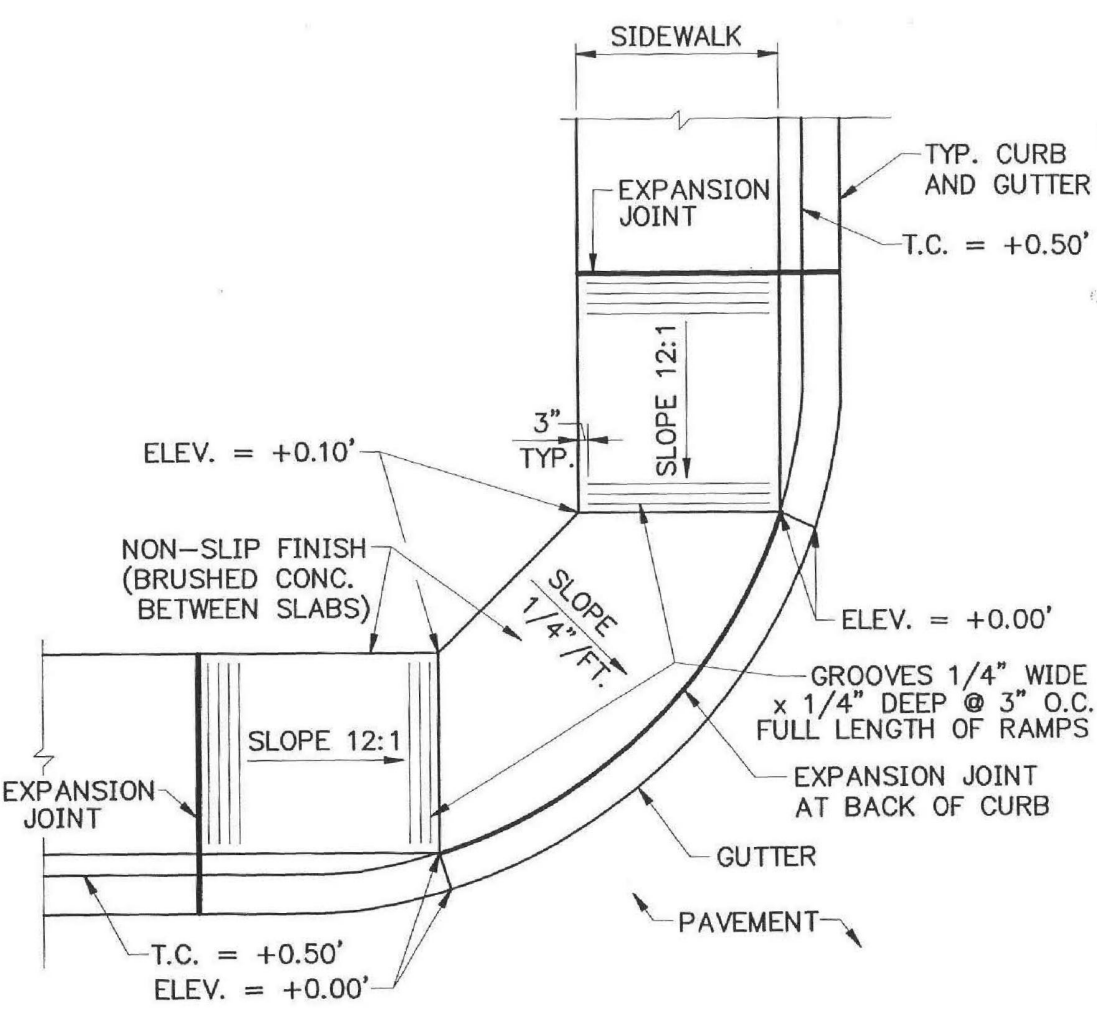
6 **SIDEWALK**
SCALE: N.T.S.



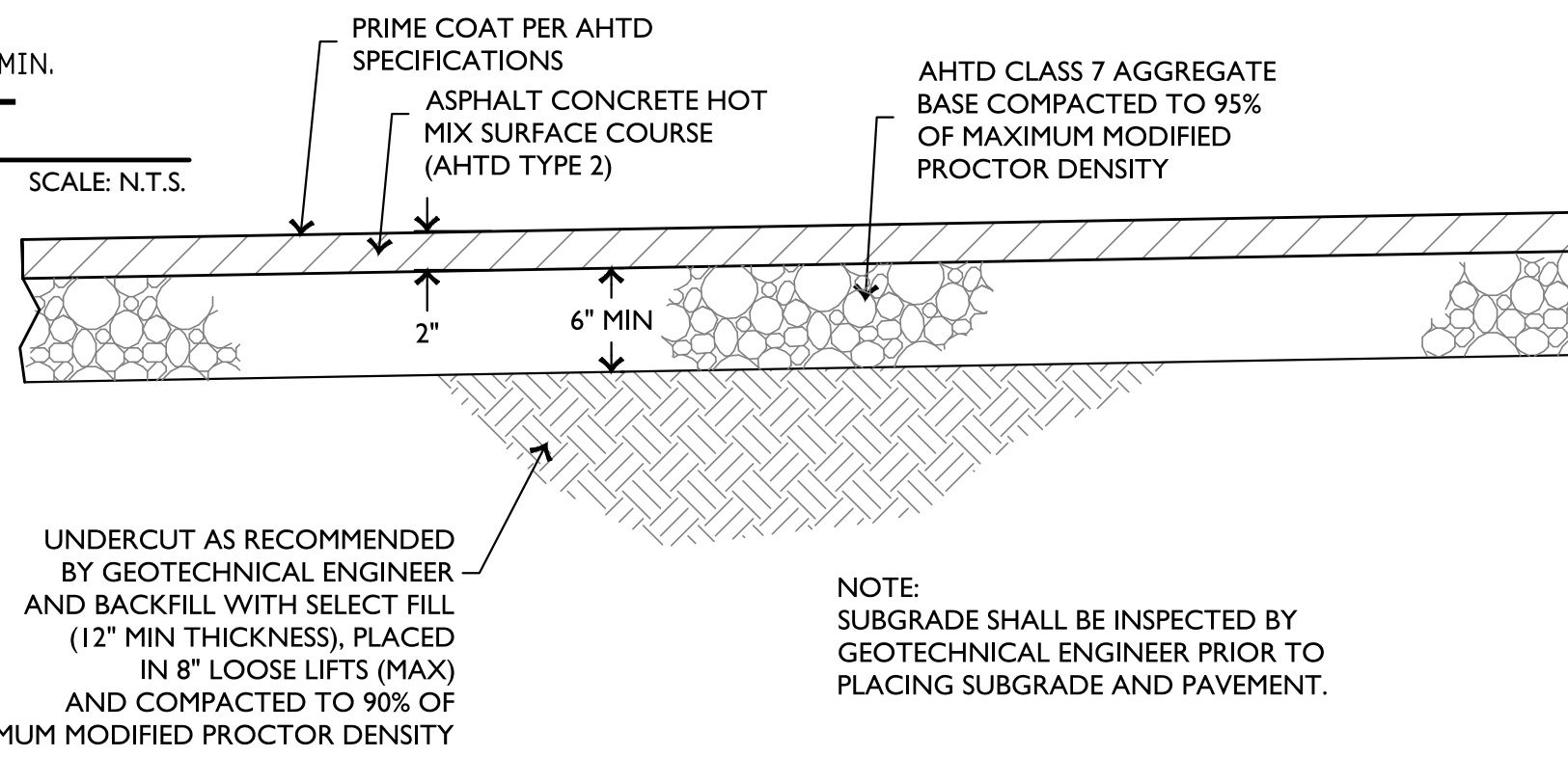
7 **SANITARY SEWER MANHOLE (CAST IN PLACE)**
SCALE: N.T.S.



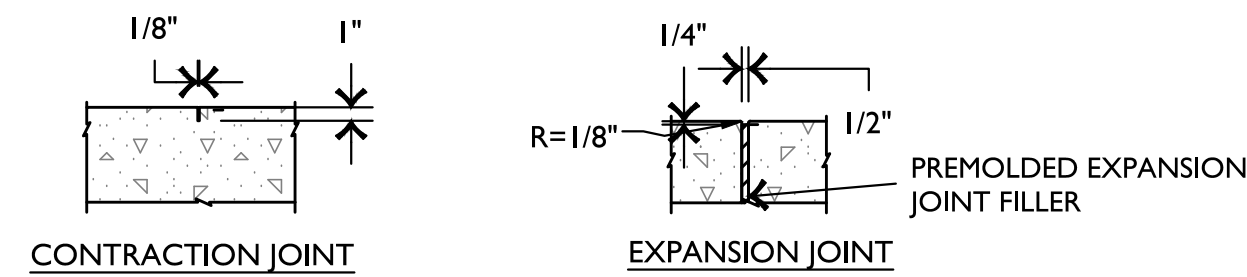
8 **RAIN GARDEN**
SCALE: N.T.S.



9 **TYPE "C" ACCESS RAMP**
SCALE: N.T.S.

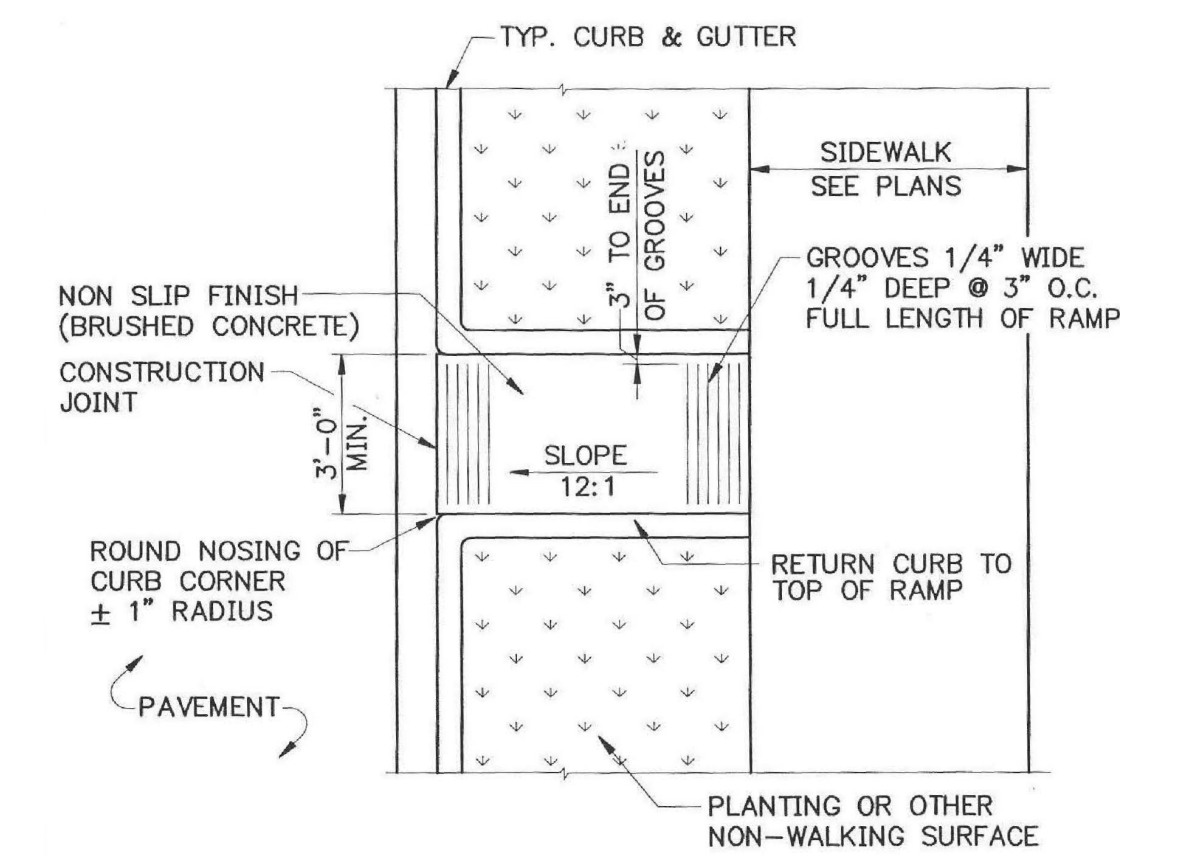


10 **TYPICAL ASPHALT PARKING LOT SECTION**
SCALE: N.T.S.

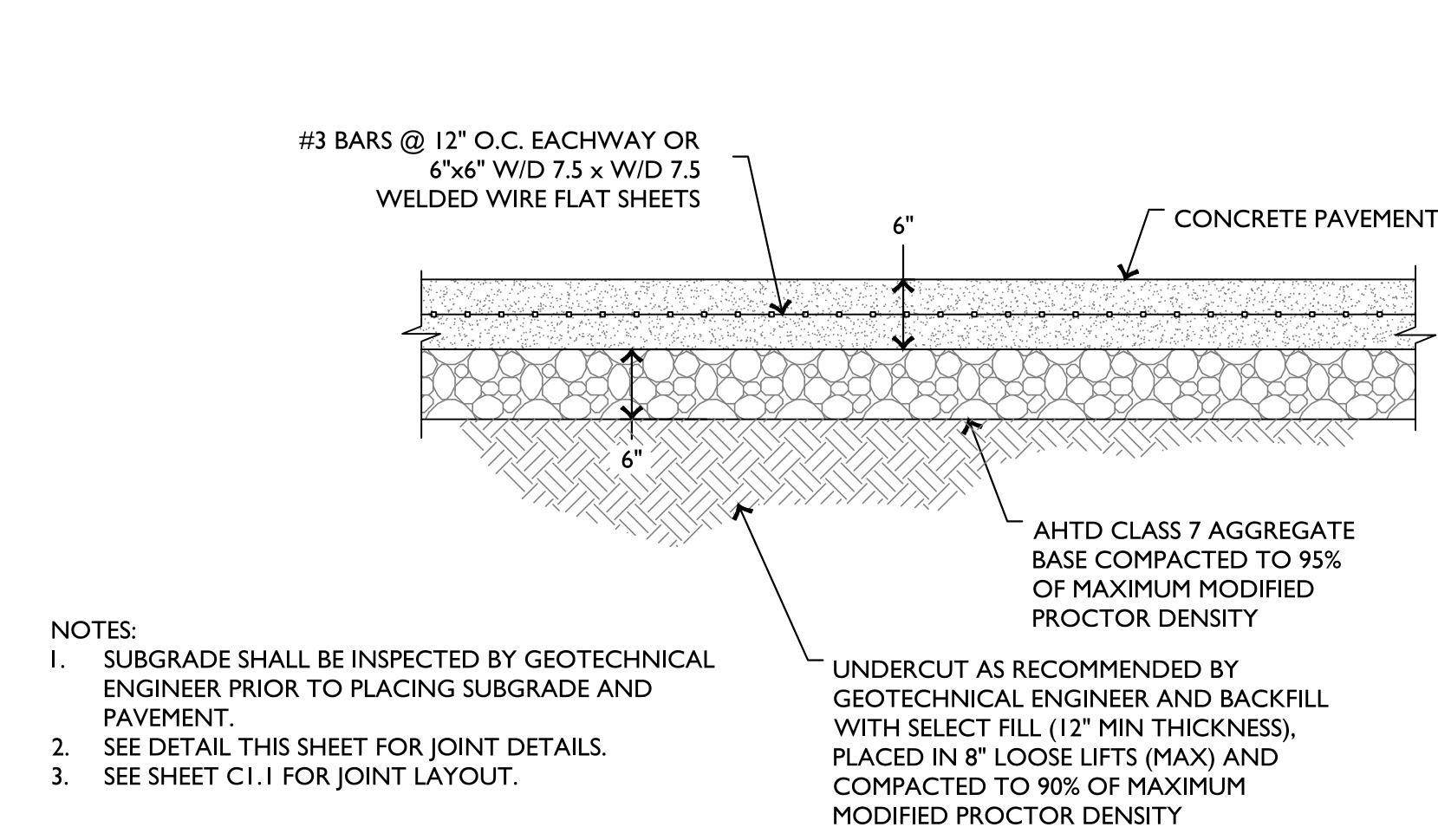


- NOTES:
1. PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 5'-0" ON CENTER. PROVIDE CENTERLINE CONTRACTION JOINTS IN SIDEWALKS WIDER THAN 8'-0". SPACING OF CENTERLINE CONTRACTION JOINTS SHALL NOT EXCEED 6'-0".
 2. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 40'-0" ON CENTER OR NEXT TO STRUCTURES OR DRIVES.

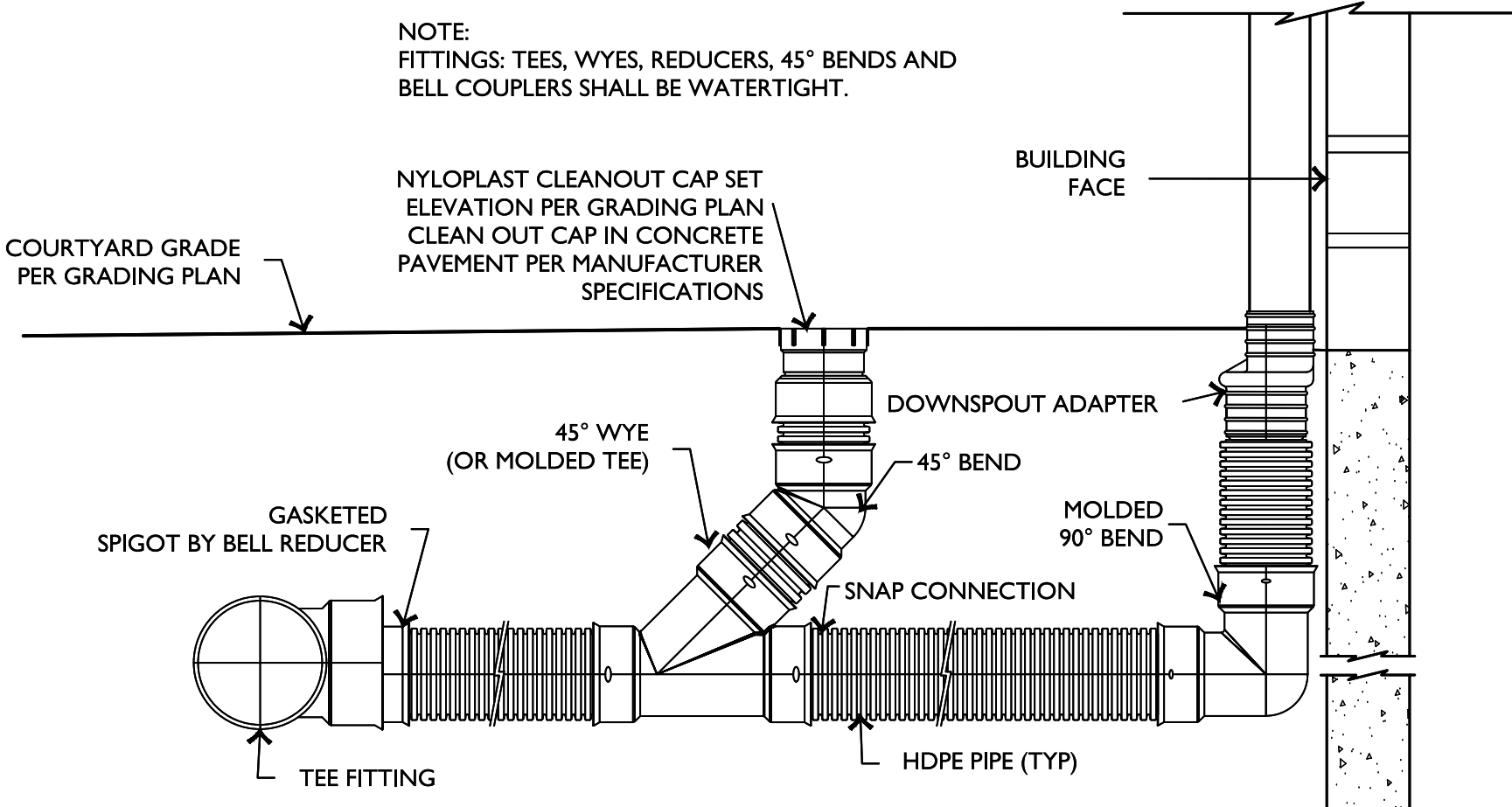
11 **SIDEWALK JOINT**
SCALE: N.T.S.



12 **TYPE "B" ACCESS RAMP**
SCALE: N.T.S.

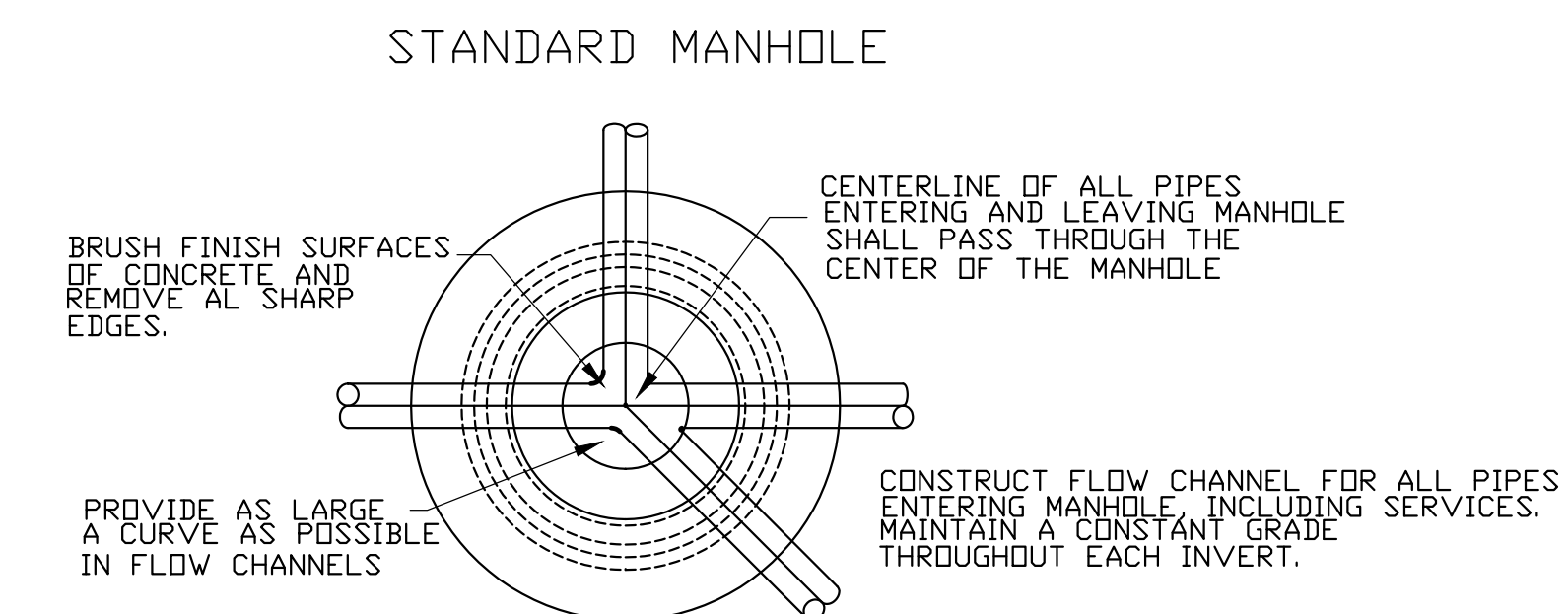


13 **TYPICAL CONCRETE DRIVEWAY SECTION**
SCALE: N.T.S.



14 **DOWNSPOUT CONNECTION**
SCALE: N.T.S.

- NOTE: FITTINGS: TEES, WYES, REDUCERS, 45° BENDS AND BELL COUPLERS SHALL BE WATERTIGHT.
- NYLOPLAST CLEANOUT CAP SET ELEVATION PER GRADING PLAN. CLEAN OUT CAP IN CONCRETE PAVEMENT PER MANUFACTURER SPECIFICATIONS.
1. MANHOLE BASES TO BE 4000 PSI, 28 DAY STRENGTH, LIMESTONE MIX CONCRETE ON UNDISTURBED SUB-GRADE OR ON COMPACTED SELECT FILL MATERIAL AS AUTHORIZED.
 2. MANHOLE SIDEWALL MATERIAL TO BE CONCRETE IN ACCORDANCE WITH PROPOSAL FORM REQUIREMENTS.
 - a. 4' I.D. FOR SEWER SIZES 6" THRU 24"
 - b. 5' I.D. FOR SEWER SIZES 24" THRU 30"
 - c. 6' I.D. FOR SEWER SIZES 36" THRU 42"
 3. SET MANHOLE TOPS AS FOLLOWS:
 - a. IN STREETS, ROADS, HIGHWAYS, AND OTHER PAVED AREAS: FLUSH WITH FINISHED PAVING GRADE.
 - b. UNDEVELOPED AREAS, SUCH AS FIELDS, WOODS, ETC.: 12" ABOVE GROUND.
 - c. OTHER AREAS: 1' ABOVE GROUND.
 4. MANHOLE FRAMES SHALL HAVE MIN. OPENING OF 22" DIA.



15 **SANITARY SEWER MANHOLE DETAILS**
SCALE: N.T.S.

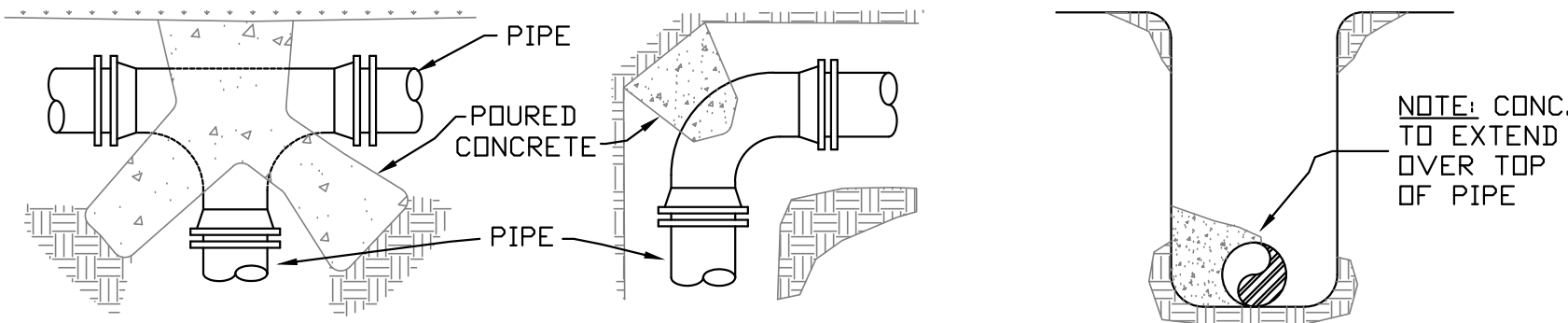


REVISIONS	

SHEET TITLE SITE DETAILS	

ISSUE DATE 9-13-16	

SHEET NO. C5.00	

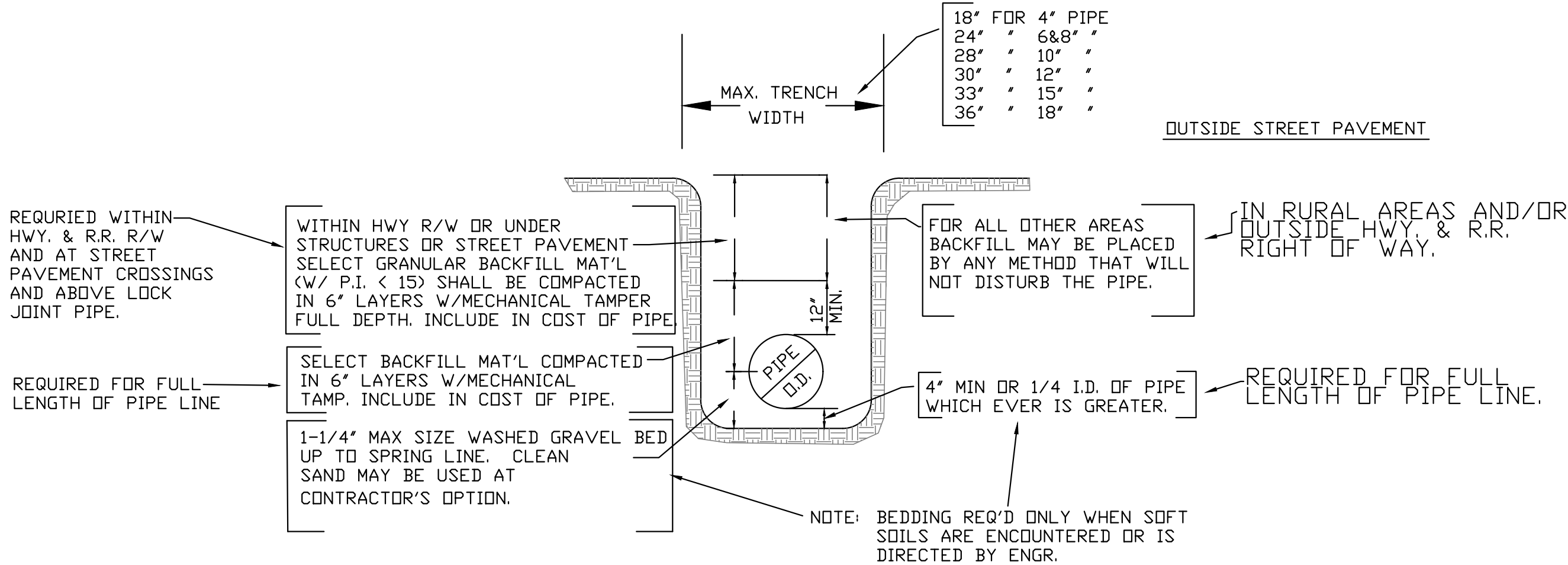


ALL CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED SOIL.

NOTES:

1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED HAND DUG SOIL.
2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE BLOCKING OVER JOINTS. THE ENDS OF THE ADJACENT PIPES MUST HAVE A BRACE BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
3. ALL FITTINGS & PIPE SHALL BE COVERED WITH 8 MILL PLASTIC WHEN BLOCKING TO PREVENT BONDING OF CONCRETE.
4. WHERE SHEAR IS HIGH PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING AS DIRECTED BY ENGINEER.
5. COVER SHALL BE A MINIMUM OF 3' BELOW NATURAL GRADE.
6. CLEARANCE FROM OIL & GAS COMPANIES LINES SHALL BE A MINIMUM OF 18".
7. THRUST BLOCKING DIMENSIONS SHALL BE 150% OF THE THRUST CALCULATED FROM THE FORMULA $(THRUST = 2 \cdot A \cdot P \cdot \sin \theta)$ WHERE A=PIPE END AREA, P=PRESSURE PRODUCED BY PUMPING LIQUID, & θ =ANGLE OF BEND TO BE BLOCKED AND SOIL BEARING CAPACITY OF 1500 PSF.
8. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAY STRENGTH.

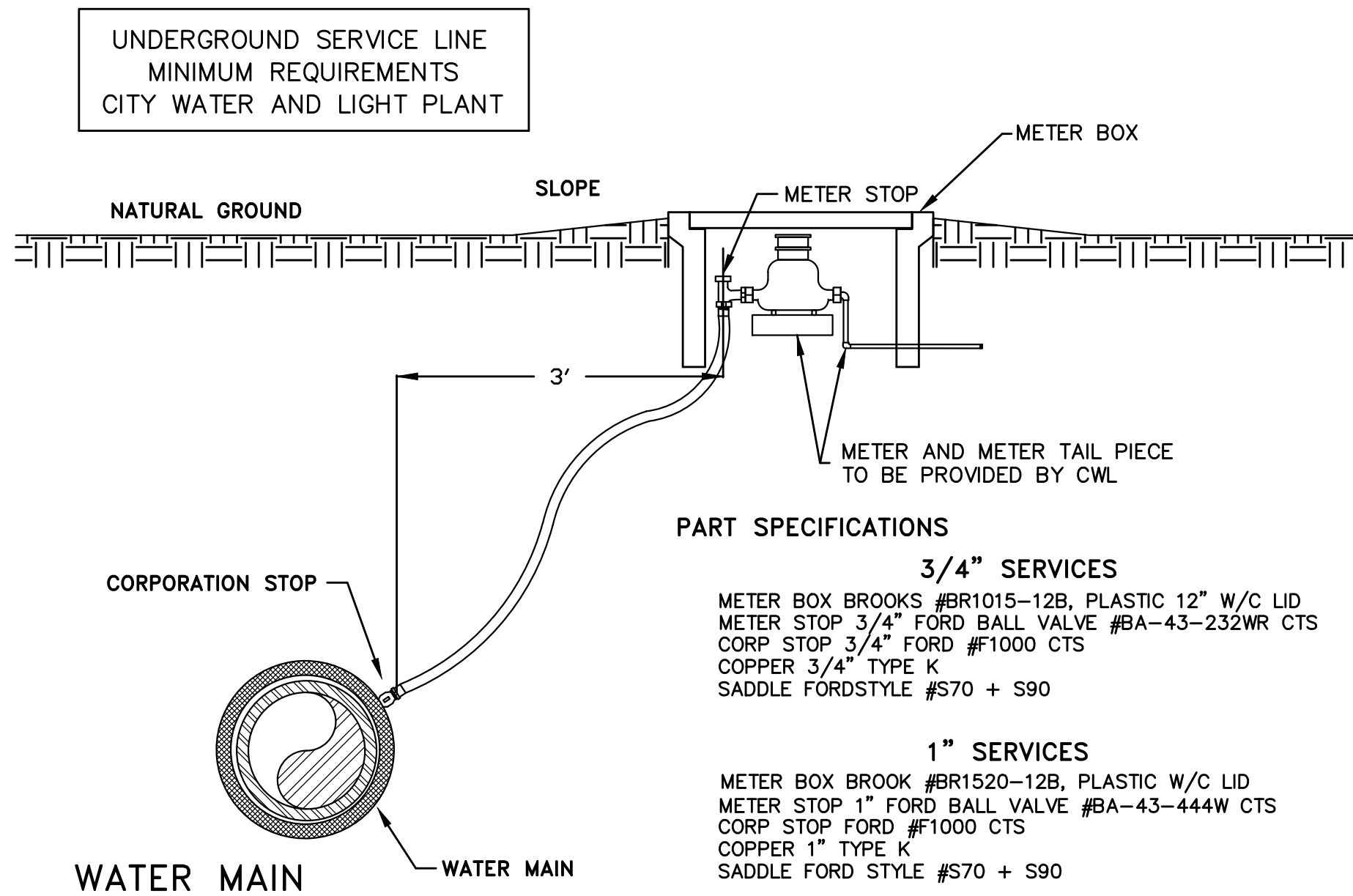
1 THRUST BLOCK DETAILS SCALE: N.T.S.



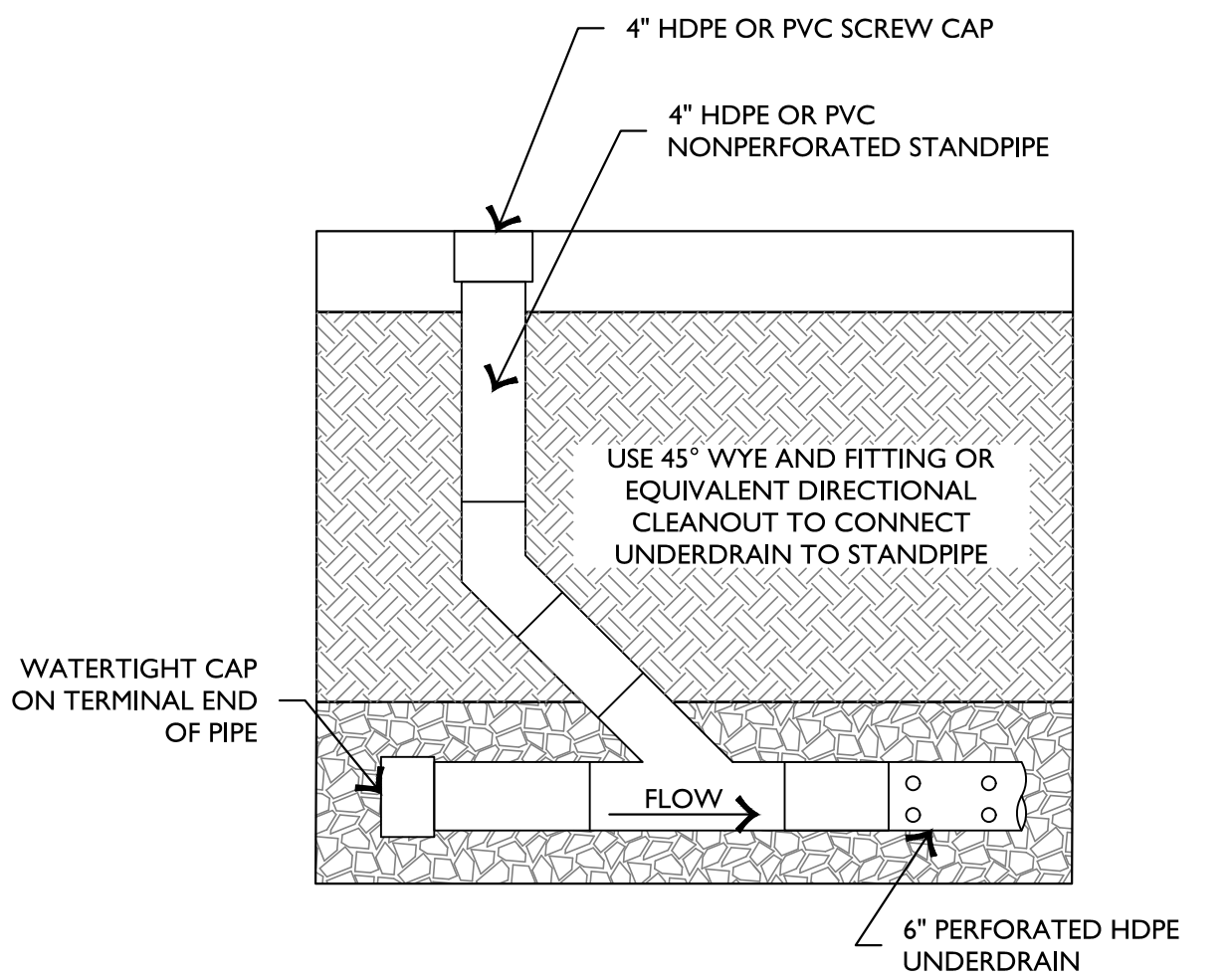
ALL PIPE SHALL BE LAID AT SUFFICIENT DEPTH TO MAINTAIN 42" MINIMUM COVER.

2 POTABLE WATER PIPE BEDDING & BACKFILL SCALE: N.T.S.

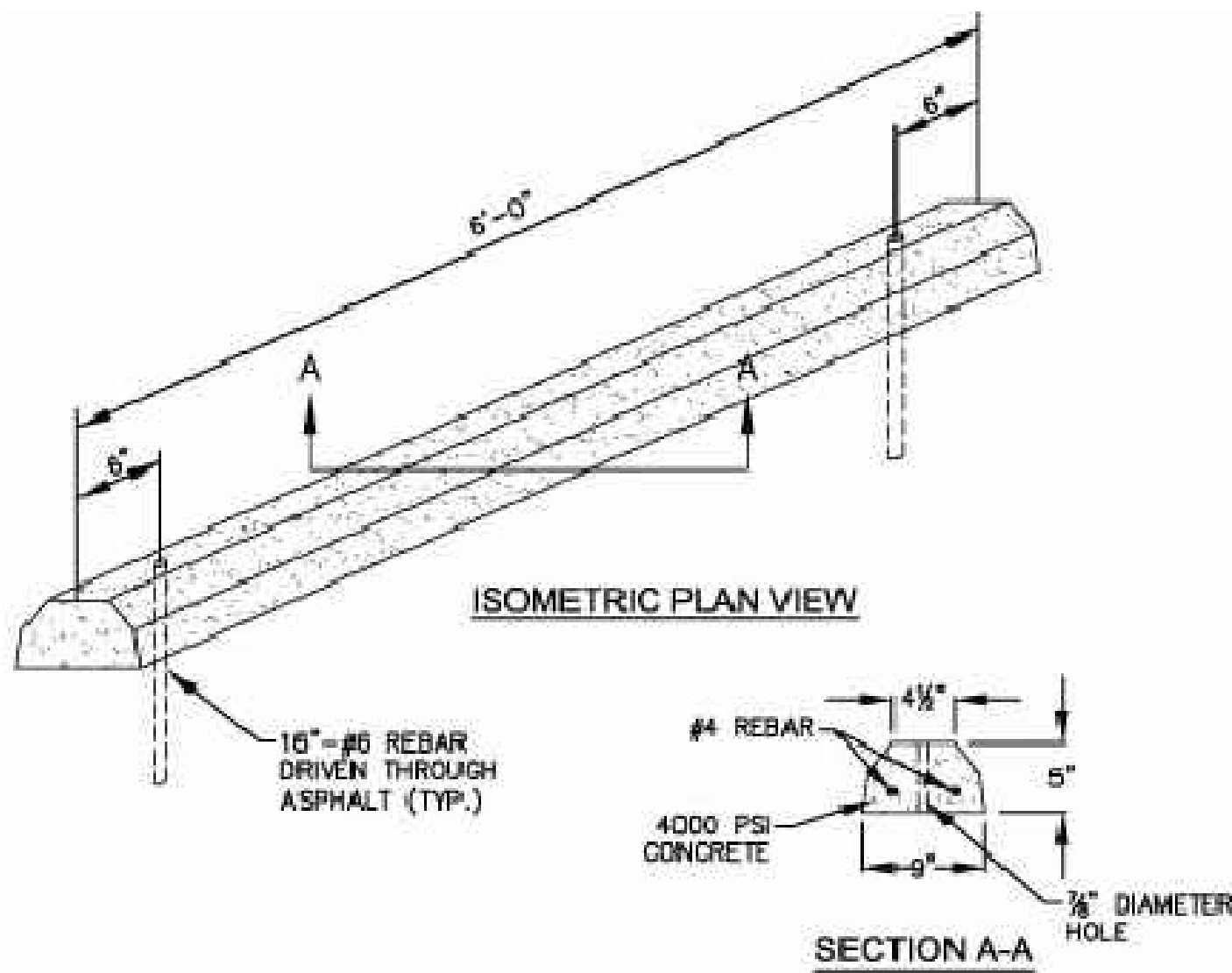
NOTE: ONLY 3/4" SERVICES TO BE USE OUTSIDE CITY LIMITS
NOTE: 1" SERVICES TO BE USE WHEN WATER PRESSURE IS BELOW 60 PSI



3 WATER SERVICE CONNECTION & METER SETTING SCALE: N.T.S.



4 CLEANOUT SCALE: N.T.S.



5 WHEELSTOP SCALE: N.T.S.

REVISIONS	

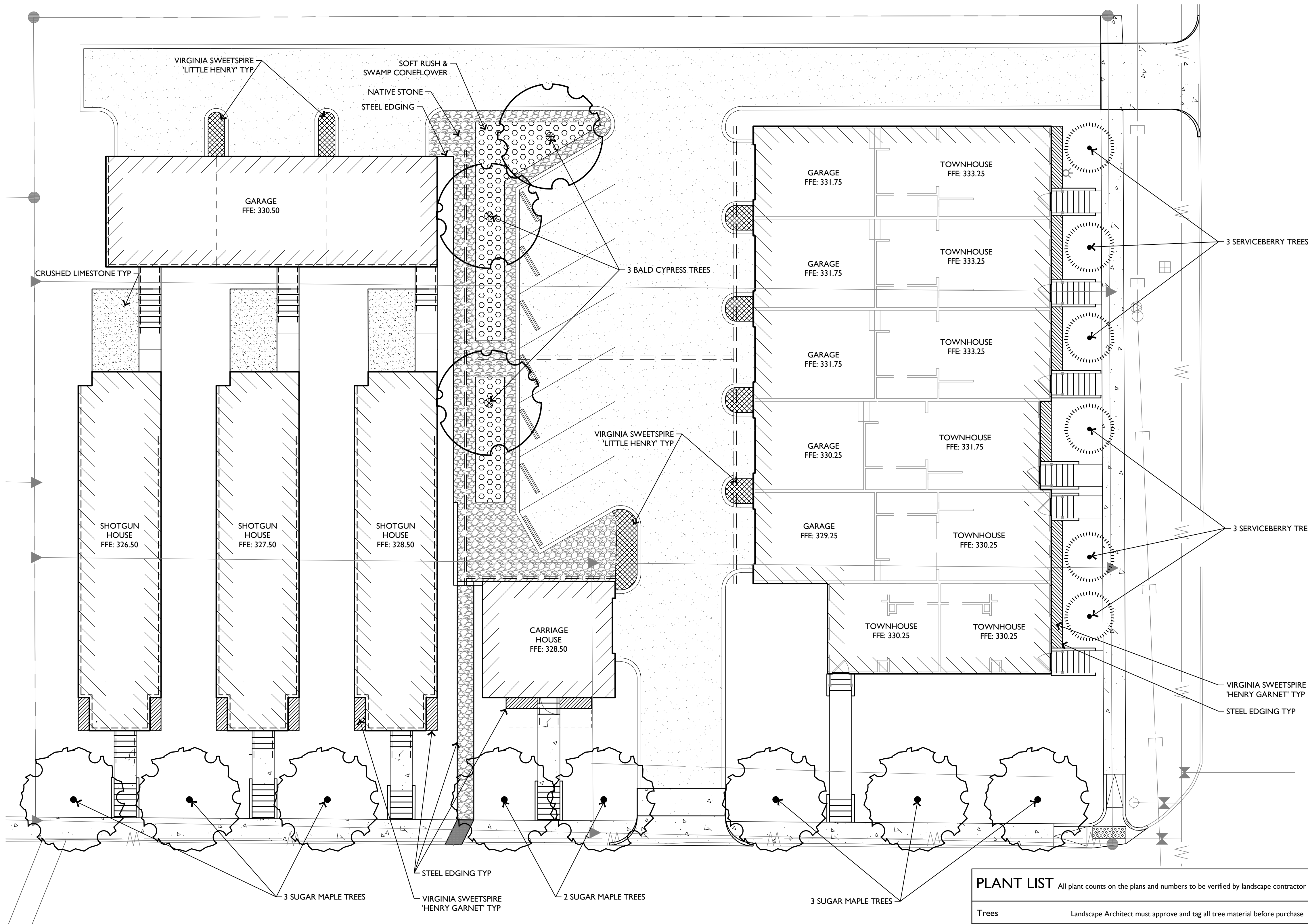
SHEET TITLE SITE DETAILS	

SHEET NO.

C5.01

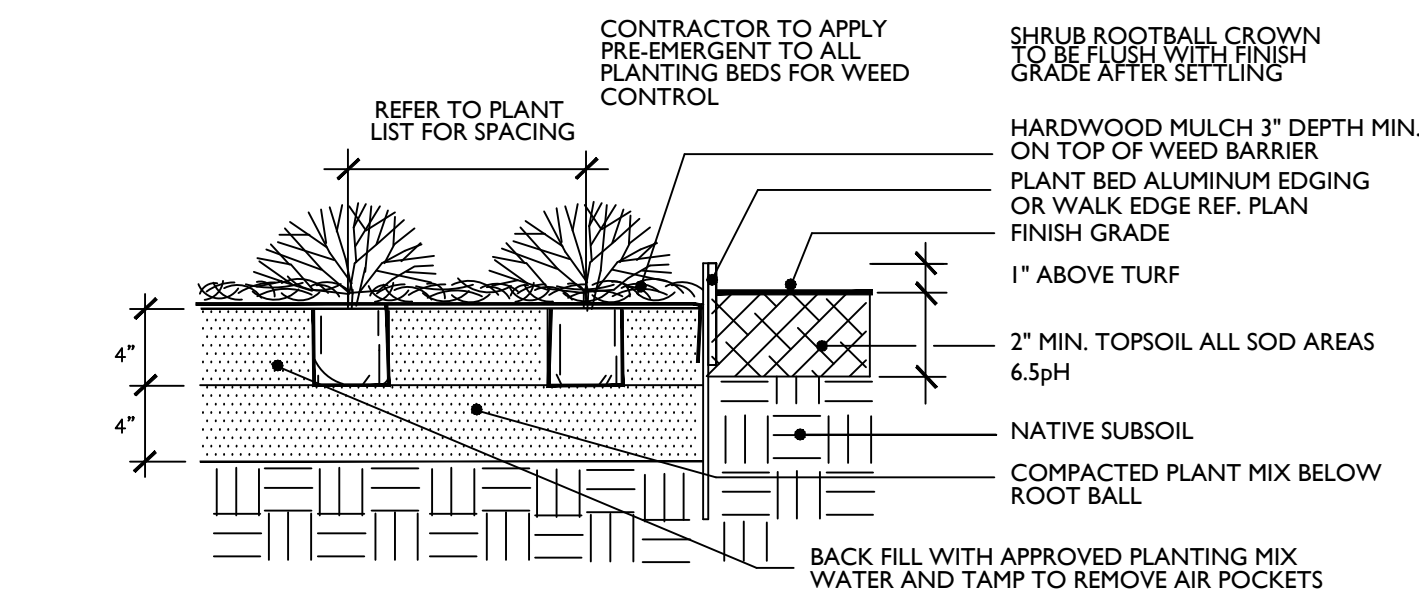
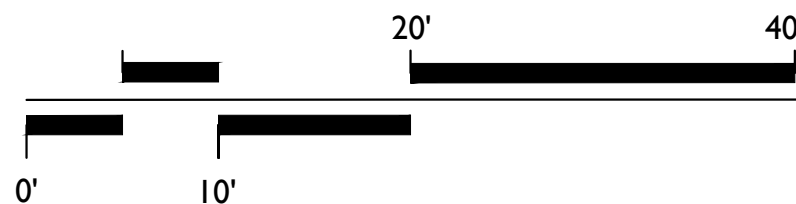


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1 SITE PLAN

SCALE: 1" = 10'-0"



2 SHRUB & GROUNDCOVER PLANTING

SCALE: NTS

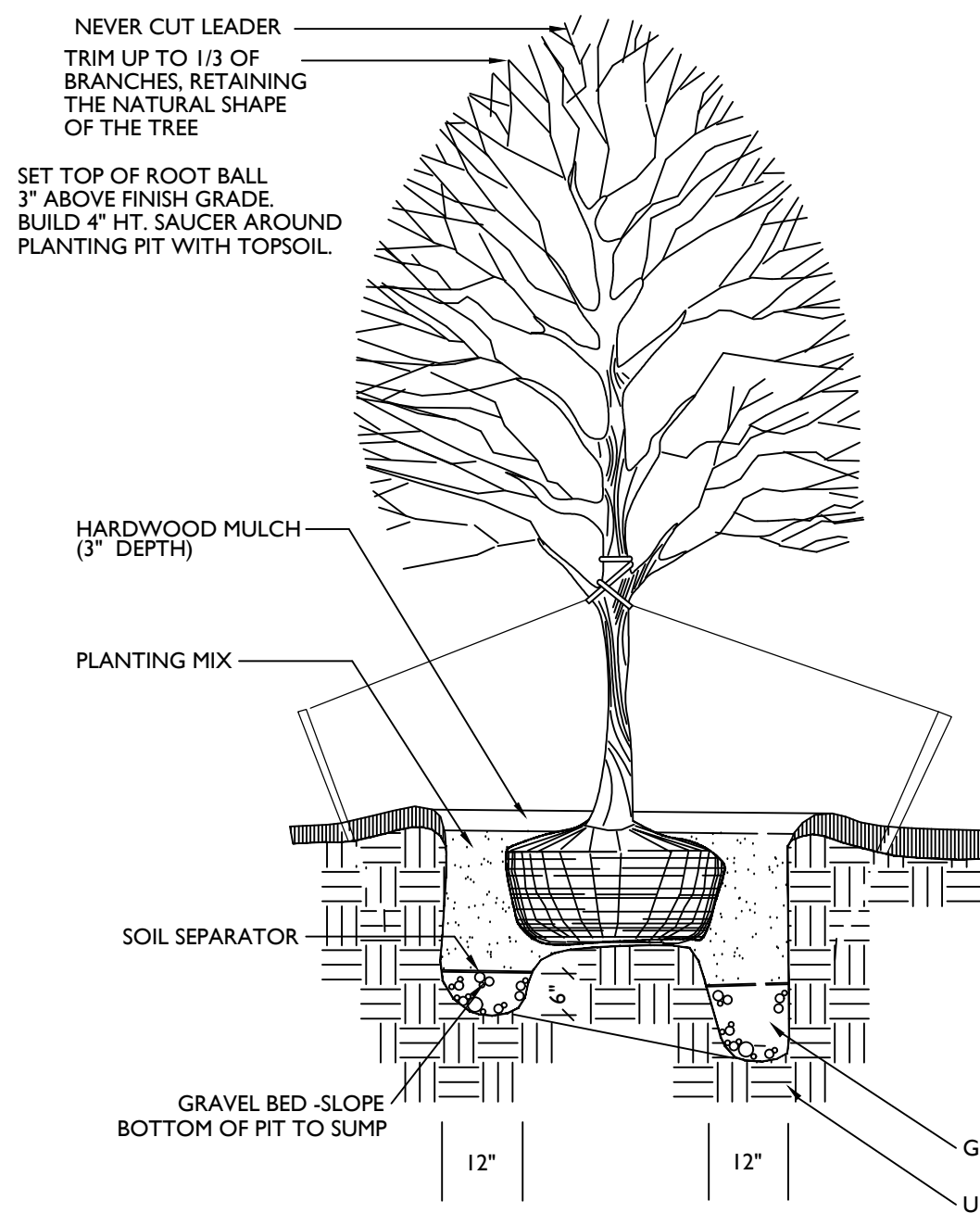
PLANT LIST

All plant counts on the plans and numbers to be verified by landscape contractor

Trees					Landscape Architect must approve and tag all tree material before purchase	
QTY:	COMMON NAME	SCIENTIFIC NAME	SPACING	SIZE		
8	Sugar Maple	Acer saccharum	Ref. Plan	3" CAL Min. 8' Tall		
3	Bald Cypress	Taxodium distichum	Ref. Plan	3" CAL Min. 10' Tall		
6	Serviceberry	Amelanchier	Ref. Plan	2" CAL Single Trunk		
Shrubs						
30	Virginia Sweetspire	Itea virginica 'Henry Garnet'	36" O.C.	5 GAL		
53	Virginia Sweetspire	Itea virginica 'Little Henry'	24" O.C.	5 GAL		
Perennials & Grasses						
55	Soft Rush	Juncus effusus	36" O.C.	2" PLUG		
55	Swamp Coneflower	Rudbeckia maxima	36" O.C.	2" PLUG		
Stone						
1006 SF	Native Creek Stone	On Geotextile Fabric		3-6" DEEP		
383 SF	Crushed Limestone			4" DEEP		
Miscellaneous						
	DESCRIPTION	REMARKS				
Ref. Plan	Planting Mix	60% Compost, 40% Sandy Loam, 6" all Planting Beds pest and weed seed free				
Ref. Plan	Cypress Mulch	2" Depth All Planting Beds - Keep clear 6" around all tree trunks typ.				
Ref. Plan	Steel Edging	Black, 3/16"x6"				

LANDSCAPE NOTES:

- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
- ALL REQUIRED TREES SHALL BE 2.5" MINIMUM CALIPER, 2" ORNAMENTAL MINIMUM WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI-LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
- ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF BENTONVILLE PLANTING DETAILS.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
- ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- 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. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
- IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM
- MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
- LIVING MATERIAL, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER MINIMUM OF EIGHTY PERCENT OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT OF LIVING MATERIALS IS STRONGLY ENCOURAGED.



3 CANOPY TREE PLANTING/STAKING

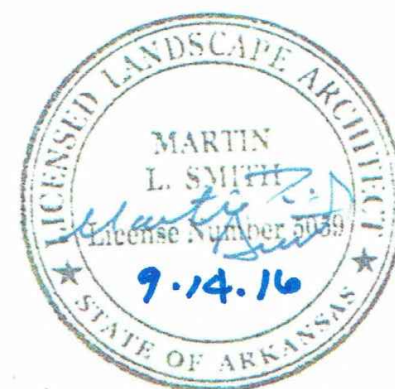
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Oak & Cobb
Jonesboro, Arkansas



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SHEET TITLE PLANTING PLAN

ISSUE DATE
9-13-16

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