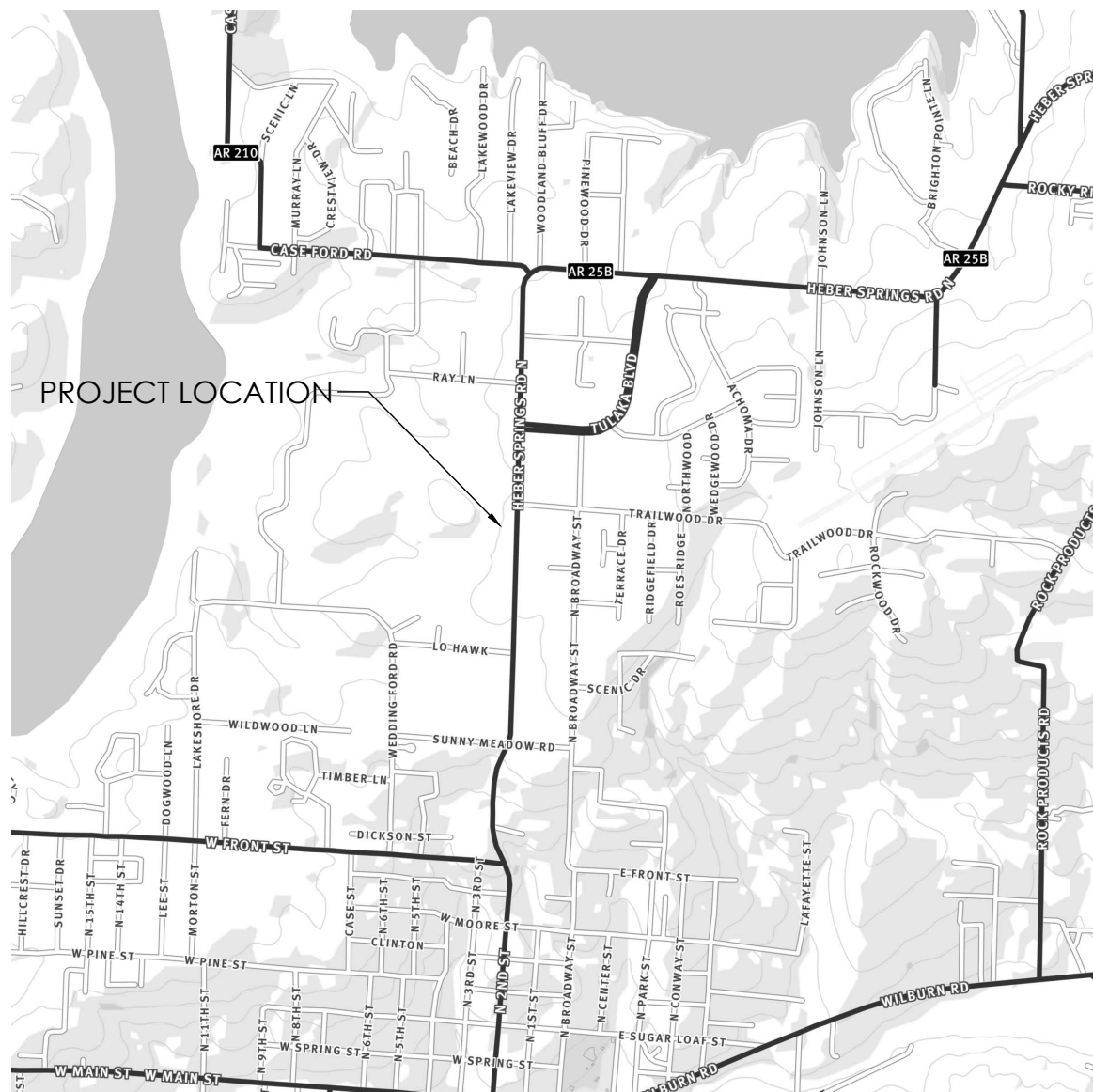


DEMOLITION NOTES

1. NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF REMOVAL AND DEMOLITION EITHER ON DRAWINGS OR IN SPECIFICATIONS. THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
2. CONTRACTOR SHALL REQUEST UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF WORK. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ANY EXCAVATION AT LEAST 72 HOURS PRIOR TO THEIR PHASE OF WORK. CONTRACTOR SHALL NOTIFY IN WRITING TO THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
3. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
4. THE CONTRACTOR SHALL COORDINATE WORK ASSOCIATED WITH THE REMOVAL, RELOCATION OR ABANDONMENT OF UTILITIES WITH THE UTILITY COMPANY OR ENTITY HAVING OWNERSHIP OF EACH RESPECTIVE UTILITY. COSTS FOR DISCONNECTION, REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS OR AS NECESSARY TO ALLOW FOR EXECUTION OF THE WORK SHALL BE PAID BY THE CONTRACTOR.
5. NO OPEN BURNING SHALL BE PERMITTED ON THE SITE.
6. THE OWNER HAS FIRST SALVAGE RIGHTS ON ALL ITEMS REMOVED. IF OWNER FORFEITS RIGHTS THEN ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF-SITE UNLESS OTHERWISE SHOWN.
7. WITHIN THE CONSTRUCTION LIMITS, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
8. A CLEAN, STRAIGHT EDGE SHALL BE SAWCUT BETWEEN ALL CONCRETE AND ASPHALT SURFACES SCHEDULED FOR DEMOLITION AND CONCRETE AND ASPHALT SURFACES TO REMAIN IN-PLACE.
9. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
10. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR THE PROPOSED USE. FOR ALL UTILITY LINES AND STRUCTURES DESIGNATED TO BE REMOVED, PLACE AND COMPACT STRUCTURAL BACKFILL WITHIN TRENCH.
11. GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY, PRIOR TO THE FINAL CONTRACT EXECUTION, IF ANY BUILDING STRUCTURE THAT IS NOTED TO BE REMOVED HAS A BASEMENT. IF SO THE BUILDING STRUCTURE, BOTH FLOOR STRUCTURES, BASEMENT, FOUNDATION, ETC. ARE TO BE REMOVED AND BACKFILLED TO EXISTING GRADE ELEVATIONS SURROUNDING THE EXISTING STRUCTURE.
12. ALL NECESSARY APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR IF THEY HAVE NOT BEEN PREVIOUSLY OBTAINED BY THE OWNER PRIOR TO BEGINNING WORK.
13. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF VEHICULAR AND PEDESTRIAN TRAFFIC MEASURES PRIOR TO THE COMMENCEMENT OF DEMOLITION. ALL MEASURES SHALL BE APPROVED BY THE OWNER AND WILL REMAIN IN PLACE UNTIL COMPLETION OF PROJECT. CONTRACTOR SHALL ADJUST AS NEEDED DURING CONSTRUCTION.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS AND RELOCATING BENCHMARKS IF NECESSARY. BENCHMARKS SHALL BE RELOCATED TO ORIGINAL ELEVATION. ALL BENCHMARKS SHALL BE RELOCATED OR REPLACED BY AN ARKANSAS LICENSED SURVEYOR.
15. ALL DEMOLITION AND CONSTRUCTION ACTIVITY ON THIS SITE IS TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
16. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ANY EXISTING CONDITIONS DAMAGED DURING DEMOLITION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE PATTERNS, UTILITIES, LIGHTING, PAVEMENT, SIDEWALKS, CURBS, ETC.. REPAIRS SHALL BE EQUAL TO EXISTING CONDITIONS.
17. EROSION CONTROL SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBANCE, INCLUDING PAVEMENT REMOVAL.
18. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES COVERS AND GRATES REMAINING IN USE SHALL BE PROTECTED AND ADJUSTED TO FINAL GRADES.



VICINITY MAP

HEBER SPRINGS, ARKANSAS

SITE NOTES

1. ALL RADII AND OTHER DIMENSIONS FOR 6" STANDING CURB AND CONCRETE CURB AND WALK ARE TO THE FACE OF CURB AND/OR EDGE OF WALK.
2. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
3. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
5. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO HIS PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATIONS FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
6. ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
7. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
8. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ENGINEER OF ANY UNACCEPTABLE AREAS.
9. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
10. SIDEWALK EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS, SIDEWALK SCORES AND CONTROL JOINTS ARE TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS AND PERPENDICULAR TO SIDEWALKS AT 5' INTERVALS OR LESS WITH AN EXPANSION JOINT EVERY 30' OR LESS.
11. PARKING SPACE STRIPES SHALL BE 4 INCHES WIDE. YELLOW OR WHITE STRIPES SHALL BE PROVIDED AT OWNER'S PREFERENCE UNLESS OTHERWISE SHOWN.
12. UNLESS OTHERWISE SHOWN, PERMANENT SIGNS SHALL BE MOUNTED ON A SINGLE U-CHANNEL DRIVE POST DRIVEN 42 INCHES BELOW GRADE. THE BOTTOM EDGE OF THE SIGN SHALL BE 6 FEET ABOVE THE NEAREST PAVEMENT EDGE ELEVATION.
13. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
14. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION. AFTER CONSTRUCTION WORK IS COMPLETE.
15. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
16. FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.
17. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
18. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
19. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.

EROSION CONTROL NOTES

1. EARTH MOVING MAY NOT COMMENCE UNTIL ITEMS 1-4 OF "PRE-CONSTRUCTION ACTIVITIES" (CE-101) HAVE BEEN COMPLETED IN ADDITION TO ITEMS DEPICTED ON PLAN.
2. ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 14 DAYS OR MORE SHALL BE STABILIZED (SEEDED, MULCHED, ETC.) IMMEDIATELY.
3. ADDITIONAL STORMWATER POLLUTION PREVENTION MAY BE REQUIRED IN THE FIELD BY CITY OF HEBER SPRINGS OR REVIEW AUTHORITY.
4. ALL EROSION CONTROL MATERIALS MUST BE APPROVED BY THE CITY OF HEBER SPRINGS INSPECTOR PRIOR TO INSTALLATION.
5. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREETS.
6. APPROXIMATE CONSTRUCTION SCHEDULE:
START DATE: DECEMBER 2021
COMPLETION DATE: DECEMBER 2022
7. RECEIVING WATER: GREERS FERRY LAKE
8. LATITUDE: 35°30'34" N
LONGITUDE: 92°01'47" W
9. CONTACT PERSON:
RB AMERICAN GROUP, LLC
6200 OAK TREE BLVD
INDEPENDENCE, OHIO 44131
PH: (317) 507-3881
CONTACT: T. ROBERT LACH
EMAIL: blach@flynnrg.com
10. WARNING: THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY. FOR ANY OTHER INFORMATION SEE SHEET CS-101.
11. SEE SHEETS CE-501 FOR ALL STORMWATER POLLUTION PREVENTION PLAN DETAILS & NOTES.
12. ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE STORMWATER AND EROSION CONTROL STANDARDS AND REQUIREMENTS PUT IN PLACE BY THE STATE OF ARKANSAS, CITY OF HEBER SPRINGS, CLEBURNE COUNTY, OR ANY THE GOVERNING AUTHORITY.
13. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
14. EXISTING EROSION CONTROL MEASURES: ANY PART DAMAGED, DESTROYED OR DISTURBED DURING CONSTRUCTION IS TO BE REPLACED IMMEDIATELY.

FLOOD NOTE

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 05023 C 014 D THE FLOOD INSURANCE RATE MAPS FOR CLEBURNE COUNTY, HEBER SPRINGS, ARKANSAS (MAPS DATED FEBRUARY 16, 2006).

IRRIGATION NOTE

LANDSCAPE INSTALLER TO INCLUDE IRRIGATION TO ALL PLANTS SHOWN ON PLAN. WORK TO INCLUDE ALL NECESSARY INFRASTRUCTURE UP TO THE SUBBED WATER SERVICE.

GRADING NOTES

1. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
2. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
3. ALL GRADES AT PROJECT LIMITS SHALL MEET EXISTING GRADES.
4. THE CONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
5. ANY PART OF THE UTILITY PIPE TRENCHES RUNNING WITHIN 5 FEET OF PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
6. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED BUILDING PAD. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
7. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% (1:50) AND A MAXIMUM RUNNING SLOPE OF 5.0% (1:20).
8. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS/SIDEWALK. GRASS SHALL NOT CREATE BARRIER FOR DRAINAGE FROM SIDEWALK TO LAWN. BUILDING PERIMETER SIDEWALKS SHALL DRAIN 2% MAXIMUM AWAY FROM STRUCTURE.
9. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE PAVING AND FROM WITHIN THE LIMITS OF PROPOSED BUILDINGS AND STRUCTURES. TOPSOIL SHALL BE STRIPPED TO THE DEPTH SHOWN IN THE GEOTECHNICAL REPORT, OR TO A DEPTH OF 6 INCHES, WHICHEVER IS GREATER.
10. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
11. TOPSOIL SHALL BE PLACED TO A DEPTH OF 4 TO 6 INCHES IN ALL AREAS TO BE SEEDED OR SODDED PER THE SPECIFICATIONS.
12. EXCESS TOPSOIL MAY BE PLACED IN MOUNDING AREAS AND NONSTRUCTURAL FILL AREAS AS AVAILABLE.
13. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED OR SODDED UNLESS OTHERWISE SHOWN.
14. FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
15. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, THIRD BATHING CONDITIONS.
16. ALL PROPOSED SPOUT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
17. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
18. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
19. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
20. CONTRACTOR TO PROVIDE CLEAN PLANTING SOIL IN ALL LANDSCAPE AREAS TO A DEPTH AS INDICATED ON THE LANDSCAPE INSTALLATION DETAILS, INCLUDING ADJACENT TO THE BUILDING. SOIL SHALL BE FREE OF GRAVEL AND ANY COMPACTED HARD PAN. COORDINATE WITH LANDSCAPE INSTALLER FOR APPROPRIATE BACKFILL IN ALL LANDSCAPE AREAS.

LANDSCAPING NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. ALL SHRUB PLANTING AREAS TO BE COVERED WITH A 3" LAYER OF ROCK MULCH. ROCK MULCH TO BE APPROVED BY OWNER.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PAINT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTOR'S OPERATIONS PRIOR TO MOVING TO THE JOB SITE. PLANTS MAY BE INSPECTED, APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT.
6. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
8. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, IF PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
9. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
10. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOVING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT PLANTINGS.

SURVEY AND UTILITY DISCLAIMER

HORIZONTAL AND VERTICAL SURVEY INFORMATION WAS PROVIDED BY CLARK LAND SURVEYING INC., DRAWING LABELED, ALTA/NSPS LAND TITLE SURVEY, PROJECT NO. 210648 AND DATED 05/21/2021.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

BENCHMARK

SITE BENCH MARK #1
#5 REBAR WITH CAP MARKED "1269" AS SHOWN HEREON (NAVD 88)
ELEV=560.56

NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION DOCUMENT SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

UTILITY NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING & APPLYING FOR UTILITY SERVICE WITH EACH UTILITY COMPANY PRIOR TO STARTING CONSTRUCTION.
2. THE SIZE AND LOCATION OF EXISTING UTILITIES SHOWN ARE PER INFORMATION PROVIDED BY THE SURVEY AND RESPECTIVE UTILITY COMPANIES. ALL UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION FOR FIELD LOCATION OF SERVICES.
3. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
4. ANY PART OF THE UTILITY PIPE TRENCHES RUNNING WITHIN 5 FEET OF PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
5. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
6. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED BUILDING PAD. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
7. CONTRACTOR TO SUPPLY ALL TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
8. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
9. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR CONTINUATION OF UTILITIES WITHIN 5 FEET OF STRUCTURES.
10. PRESSURE UTILITY SERVICE LINES MAY NEED TO BE INSTALLED AT A DEPTH GREATER THAN THAT SPECIFIED OR SHOWN ON THE DRAWINGS TO CLEAR EXISTING AND PROPOSED CROSSING UTILITIES. IN SUCH CASES, THE CONTRACTOR SHALL INSTALL VERTICAL BENDS AS REQUIRED TO ACHIEVE APPROPRIATE CLEARANCE BETWEEN THE CROSSING UTILITIES.
11. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED AT ALL TIMES. A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED AT CROSSINGS.
12. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
13. WHERE GRADE MODIFICATIONS (CUT OR FILL) ARE SHOWN ADJACENT TO EXISTING VALVE BOX COVERS AND MANHOLE CASTINGS, THE VALVE BOX COVERS AND MANHOLE CASTINGS SHALL BE ADJUSTED FLUSH WITH THE PROPOSED GRADE.
14. ADJUSTMENTS OF EXISTING MANHOLE CASTINGS TO GRADE TO A MAXIMUM OF 12 INCHES SHALL BE MADE USING PRECAST CONCRETE ADJUSTING RINGS PROVIDED THE TOTAL HEIGHT OF EXISTING AND NEW ADJUSTING RINGS DOES NOT EXCEED 12 INCHES.
15. ADJUSTMENTS OF CASTINGS WHERE THE TOTAL HEIGHT OF ADJUSTING RINGS WOULD EXCEED 12 INCHES SHALL BE MADE BY REPLACING THE CONE AND/OR BARREL SECTION OF THE STRUCTURE.
16. PAVEMENTS, WALKS, CURBS AND OTHER SURFACE IMPROVEMENTS REQUIRED REMOVAL FOR INSTALLATION OF UNDERGROUND UTILITIES SHALL BE RESTORED TO THEIR PRESENT CONDITION UNLESS OTHERWISE SHOWN.
17. MANHOLE CASTINGS LOCATED WITHIN ASPHALT PAVEMENT AREAS SHALL INCLUDE A CONCRETE PAVED COLLAR EXTENDING A MINIMUM OF 12 INCHES IN ALL DIRECTIONS FROM THE EDGE OF THE CASTING PER THE DETAILS.
18. CONTRACTOR TO PROVIDE THE NECESSARY CONDUIT TO PROPERLY RUN AND FEED THE PROPOSED SITE LIGHTING PRIOR TO PAVING.
19. CONTRACTOR TO PROVIDE BACK FILL FOR CONDUIT PER THE 'FLEXIBLE PIPE BEDDING DETAIL' FOUND ON SHEET CU-01.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLEBURNE, STATE OF ARKANSAS, AND IS DESCRIBED AS FOLLOWS:

PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 10 WEST, CLEBURNE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 NORTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 10 WEST AND RUNNING THENCE NORTH 85 DEGREES 10 MINUTES WEST 45.97 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN AND ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 25; THENCE SOUTH 01 DEGREE 48 MINUTES WEST 82.92 FEET ALONG SAID WEST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 25; THENCE NORTH 85 DEGREES 10 MINUTES WEST 355.52 FEET; THENCE NORTH 01 DEGREE 57 MINUTES EAST 100.00 FEET; THENCE SOUTH 85 DEGREES 10 MINUTES EAST 355.26 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 25; THENCE SOUTH 01 DEGREE 48 MINUTES WEST 17.09 FEET TO THE POINT OF BEGINNING OF SAID TRACT AND CONTAINING 0.81 ACRE, MORE OR LESS.

AND

A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLEBURNE COUNTY, ARKANSAS, DESCRIBED AS PROCEEDING FROM THE NORTHEAST CORNER OF SAID SUBDIVISION; THEN NORTH 85 DEGREES 10 MINUTES WEST 45.97 FEET TO THE WEST LINE OF ARKANSAS HIGHWAY NO. 25; THEN SOUTH 01 DEGREE 48 MINUTES WEST ALONG THE WEST LINE OF HIGHWAY NO. 25 A DISTANCE OF 170.92 FEET; THEN NORTH 85 DEGREES 10 MINUTES WEST 218.32 FEET TO THE POINT OF BEGINNING, THEN CONTINUING NORTH 85 DEGREES 10 MINUTES WEST 137.20 FEET, THEN NORTH 01 DEGREE 52 MINUTES 50 SECONDS EAST 88.0 FEET, THEN SOUTH 85 DEGREES 10 MINUTES EAST 133.28 FEET, THEN SOUTH 00 DEGREES 39 MINUTES 18 SECONDS EAST 88.29 FEET TO THE POINT OF BEGINNING, CONTAINING 0.273 ACRE, MORE OR LESS.

AND

A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLEBURNE COUNTY, ARKANSAS, DESCRIBED AS PROCEEDING FROM THE NORTHEAST CORNER OF SAID SUBDIVISION; THEN NORTH 85 DEGREES 10 MINUTES WEST 45.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 10 MINUTES WEST ALONG THE WEST LINE OF HIGHWAY 25 A DISTANCE OF 170.92 FEET; THEN NORTH 85 DEGREES 10 MINUTES WEST 355.52 FEET TO THE POINT OF BEGINNING, THEN CONTINUING NORTH 85 DEGREES 10 MINUTES WEST 137.20 FEET, THEN NORTH 01 DEGREE 52 MINUTES 50 SECONDS WEST 188.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.10 ACRE, MORE OR LESS.

AND

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 THENCE NORTH 85 DEGREES 10 MINUTES WEST 45.97 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NO. 25, THENCE SOUTH 01 DEGREE 48 MINUTES WEST ALONG SAID RIGHT OF WAY LINE 170.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 10 MINUTES WEST 355.52 FEET, THENCE NORTH 01 DEGREE 57 MINUTES EAST 88.0 FEET, THENCE SOUTH 85 DEGREES 10 MINUTES EAST 355.52 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE, THENCE SOUTH 01 DEGREE 49 MINUTES WEST 88.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.72 ACRE, LESS AND EXCEPT 0.273 ACRE, MORE PARTICULARLY DESCRIBED AS A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLEBURNE COUNTY, ARKANSAS, DESCRIBED AS PROCEEDING FROM THE NORTHEAST CORNER OF SAID SUBDIVISION; THEN NORTH 85 DEGREES 10 MINUTES WEST 45.97 FEET TO THE WEST LINE OF ARKANSAS HIGHWAY NO. 26; THEN SOUTH 01 DEGREE 48 MINUTES WEST ALONG THE WEST LINE OF HIGHWAY NO. 25 A DISTANCE OF 170.92 FEET; THEN NORTH 85 DEGREES 10 MINUTES WEST 218.32 FEET TO THE POINT OF BEGINNING, THEN CONTINUING NORTH 85 DEGREES 10 MINUTES WEST 137.20 FEET, THEN NORTH 01 DEGREE 52 MINUTES 50 SECONDS EAST 88.0 FEET, THEN SOUTH 85 DEGREES 10 MINUTES EAST 133.28 FEET, THE SOUTH 00 DEGREES 39 MINUTES 18 SECONDS EAST 88.29 FEET TO THE POINT OF BEGINNING IN SECTION 11, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN CLEBURNE COUNTY, ARKANSAS, LEAVING A TOTAL OF .447 ACRE, MORE OR LESS

REVISION BLOCK



Michael Thompson

DATE
10/22/2021

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RB AMERICAN GROUP, LLC

6200 Oak Tree Blvd., Suite 250
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PROJECT NO.

2021-0122

DATE

10/22/2021

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SHEET NO.

C-002



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