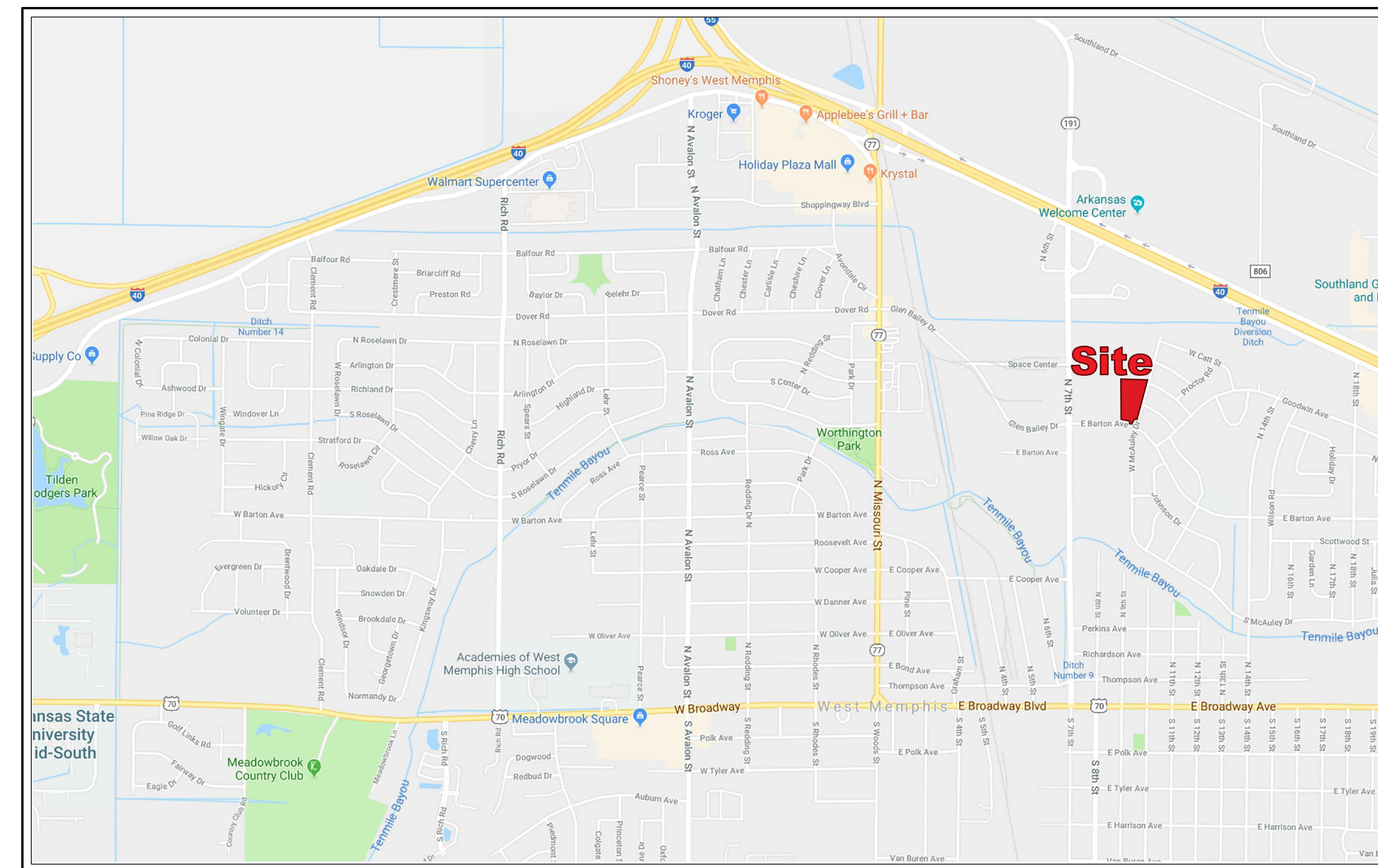


CONSTRUCTION PLANS FOR THE PARK AT BARTON

LOT 2, BLOCK 6, HOLIDAY GARDENS EXTENSION
CITY OF WEST MEMPHIS, CRITTENDEN COUNTY, ARKANSAS

A DEVELOPMENT
OF
WEST MEMPHIS PARTNERS II, L.P.
MADISON, MS



VICINITY MAP

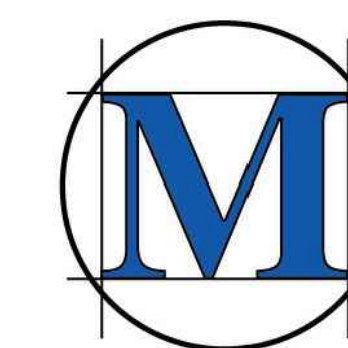


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CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



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DEMOLITION NOTES

- DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
- PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
- ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER.
- ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH; EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
- ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH AT NO ADDITIONAL COST TO THE OWNER.
- CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED 98% OF MAXIMUM DENSITY PER ASTM D698 OR PER GEOTECHNICAL RECOMMENDATIONS IN THE DOCUMENTS.
- CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO UTILITY DISCONNECT.
- NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED DEMOLITION OPERATIONS. SEE GENERAL UTILITY NOTE #4.
- EXISTING INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY SORRELL-SMITH ENGINEERING CONSULTANTS, LLC, DATED SEPTEMBER 2018.
- PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHINGS.
- EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
- TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
 - CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
 - PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
 - TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
 - PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
 - INSTALL A CONSTRUCTION FENCE TO THE LIMITS SHOWN AT LEAST 4' IN HEIGHT.
 - BEGIN CLEARING AND GRADING OPERATIONS.

GENERAL UTILITY NOTES

- WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PAY ALL CONNECTION/TAP FEES (I.E. METER, ETC.) AND OBTAIN ALL PERMITS.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS FROM THE FACILITY. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL ONE-CALL SYSTEM AND ANY UTILITY INDIVIDUALLY AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
- MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
- BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS AND IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698.
- ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
- THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN.) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS.
- EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF OF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
- ALL SANITARY SEWER PIPE SHALL BE CLASS SDR 26 PVC UNLESS NOTED OTHERWISE.
- ALL WATER MAINS SHALL BE C-900 P.V.C. UNLESS NOTED OTHERWISE.
- ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
- FIRE HYDRANT AND WATER MAINS TO BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
- NEOPRENE COUPLINGS WITH STAINLESS STEEL BAND AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
- THE CONTRACTOR SHALL EXCAVATE FOR NEW SEWER ELEVATIONS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION TO PROTECT EXISTING SEWER DURING CONSTRUCTION OPERATIONS. ALL EXCAVATION, SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL EXPLORE AHEAD 200 FEET SO ADJUSTMENTS CAN BE MADE IN THE ALIGNMENT OF THE PIPE IN CASE OF CONFLICTS WITH EXISTING STRUCTURES, UTILITIES AND PIPING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING PIPE FROM FLOATING. IF PIPE FLOATS DURING CONSTRUCTION, THE CONTRACTOR SHALL RELAY PIPE TO GRADE AT HIS EXPENSE.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER FOR CONNECTION TO EXISTING OR PROPOSED SEWER SYSTEM.
- BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED IN WET OR WEAK AREAS. THE CONTRACTOR SHALL HAVE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
- PROVIDE AS-BUILT DRAWINGS WHICH INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXIST UTILITIES ENCOUNTERED.

LAYOUT & PAVING NOTES

- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE COORDINATES ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
- THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIP-LINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE EDGE OF PAVEMENT, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB INLETS, UNLESS OTHERWISE NOTED.
- EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
- MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ARCHITECT/ENGINEER UPON COMPLETION.
- PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT.
- STOP BARS, DETAIL STRIPES, FIRE LANES AND CROSSWALKS SHALL BE THERMOPLASTIC PAVEMENT MARKING MATERIAL.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST ¼ THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 6' SEGMENTS, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY CONSISTING OF THE FOLLOWING:
 - AN AS-BUILT SURVEY SHALL BE PREPARED, SIGNED AND SEALED BY A SURVEYOR REGISTERED IN THE STATE IN WHICH THIS PROJECT RESIDES AND SUBMITTED TO THE ARCHITECT IN THE HARD COPY AND ELECTRONIC FORMAT PRIOR TO COMPLETION OF THIS PROJECT. THE AS-BUILT SURVEY SHALL BE PREPARED USING THE SAME HORIZONTAL AND VERTICAL DATUM AS THE ORIGINAL SURVEY.
 - THE AS-BUILT SURVEY SHALL DEPICT ALL BUILDINGS, CURB LINES, EDGES OF PAVEMENT AND ALL SIDEWALKS AND PARKING.
 - THE AS-BUILT SURVEY SHALL LOCATE ALL UNDERGROUND UTILITIES INCLUDING DRAINAGE AND SANITARY STRUCTURES, WATER VALVES, AND HYDRANTS THROUGHOUT THE PROJECT LIMITS.
 - THE AS-BUILT SURVEY SHALL ALSO INCLUDE ALL ACCESSIBLE PATHS, ALL PEDESTRIAN RAMPS AND LANDINGS AND ALL ACCESSIBLE PARKING AREAS INCLUDING AISLES AND DROP-OFF/PICK-UP AREAS, DIMENSIONS FULL LENGTH AND WIDTH OF ALL PEDESTRIAN RAMPS AND LANDINGS. SHOW ELEVATIONS AND SLOPES, INCLUDING LONGITUDINAL AND CROSS SLOPES FOR ALL ACCESSIBLE AREAS.

STORMWATER POLLUTION PREVENTION NOTES

- REFER TO EROSION CONTROL PLAN FOR ADDITIONAL REQUIREMENTS.
- THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOPSOILING, AND SEEDING.
- THE APPROXIMATE TOTAL AREA OF THE SITE IS 4.538 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 4.538 ACRES.
- THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR OFF-SITE SOIL BORROW MATERIALS.
- THE RECEIVING WATER/STORM SEWER OPERATOR IS THE CITY OF WEST MEMPHIS, AND THE STATE OF ARKANSAS.
- CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 7 CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS OF ANY RAINFALL EXCEEDING 0.5 INCH PER 24 HOUR PERIOD.
- THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
- PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 30 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 7 CALENDAR DAYS OF FINAL GRADING.
- THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER COMPLETION OF CONSTRUCTION.
- MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT PONDS, ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
- STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

- NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ARCHITECT/ENGINEER.
- IT IS THE OWNER'S INTENT TO PRESERVE ALL THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING.
- ALL TREES, INCLUDING YOUNG SAPPLINGS, PINES, AND UNDERSTORY SPECIES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY.
- SELECTIVE CLEARING BEYOND THE LIMITS OF GRADING SHALL CONSIST OF REMOVAL OF HONEYSUCKLE, HERBACEOUS SHRUBS, POISON IVY, AND NOXIOUS WEEDS. GRASS SHALL BE SOWN ON THE WHOLE SITE AFTER PREPARATION, AS NOTED IN THE SPECIFICATIONS.
- TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER-GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. STOCKPILES SHALL BE FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES. IMPORTED TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IS REQUIRED IN ALL AREAS BETWEEN BUILDING AND SIDEWALKS.
- ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING IS COMPLETED.
- CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWING PRIOR TO BEGINNING GRADING OPERATIONS.
- ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
- SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
- ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.
- WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ARCHITECT/ENGINEER'S OPINION), THEY SHALL BE REMOVED.
- REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ARCHITECT/ENGINEER.
- THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS, WITHIN THE DRIP LINES OF TREES.
- TOP OF GRADE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
- NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS.
- IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
- SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF DIRT ELEVATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
- EXCESS MATERIAL SHALL BE DISPOSED OFF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
- CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ARCHITECT/ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
- EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
- ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
- ALL PIPES SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF MAXIMUM PER ASTM D698.
- ALL STORM DRAINAGE PIPE SHALL BE R.C.P UNLESS OTHERWISE NOTED, AND COMPLETELY WRAPPED WITH TYPE V FILTER FABRIC AT ALL JOINTS. FILTER FABRIC SHALL BE 18" WIDE AND OVERLAP 8". LIFT HOLES SHALL BE GROUTED AND SEALED WATER TIGHT AND COVERED WITH FILTER FABRIC. PIPE LENGTHS SHOWN ARE APPROXIMATE.
- ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM, UNLESS OTHERWISE NOTED.
- ALL HEADWALLS SHALL HAVE A MINIMUM 10'x20'x1.5" RIP-RAP APRON INSTALLED USING 8" MIN. DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.
- SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, AND OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
- AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS TO DEMONSTRATE STABILITY. ADDITIONAL EXCAVATION, DRYING BY PROCESSING, TREATMENT OF THE EXISTING SOILS WITH AN ADMIXTURE, OR A COMBINATION OF THESE APPROACHES, MIGHT BE REQUIRED TO ACHIEVE STABLE CONDITIONS.
- FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS.
- PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
- MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL BE 2%.

Revisions				
#	Date	Nature	By	App'd.

Project No.	M-2651	Designed By	R.C.M.
Date	2-14-19	Drawn By	D.P.
Scale	SEE ABOVE	Checked By	R.C.M.

THE PARK AT BARTON

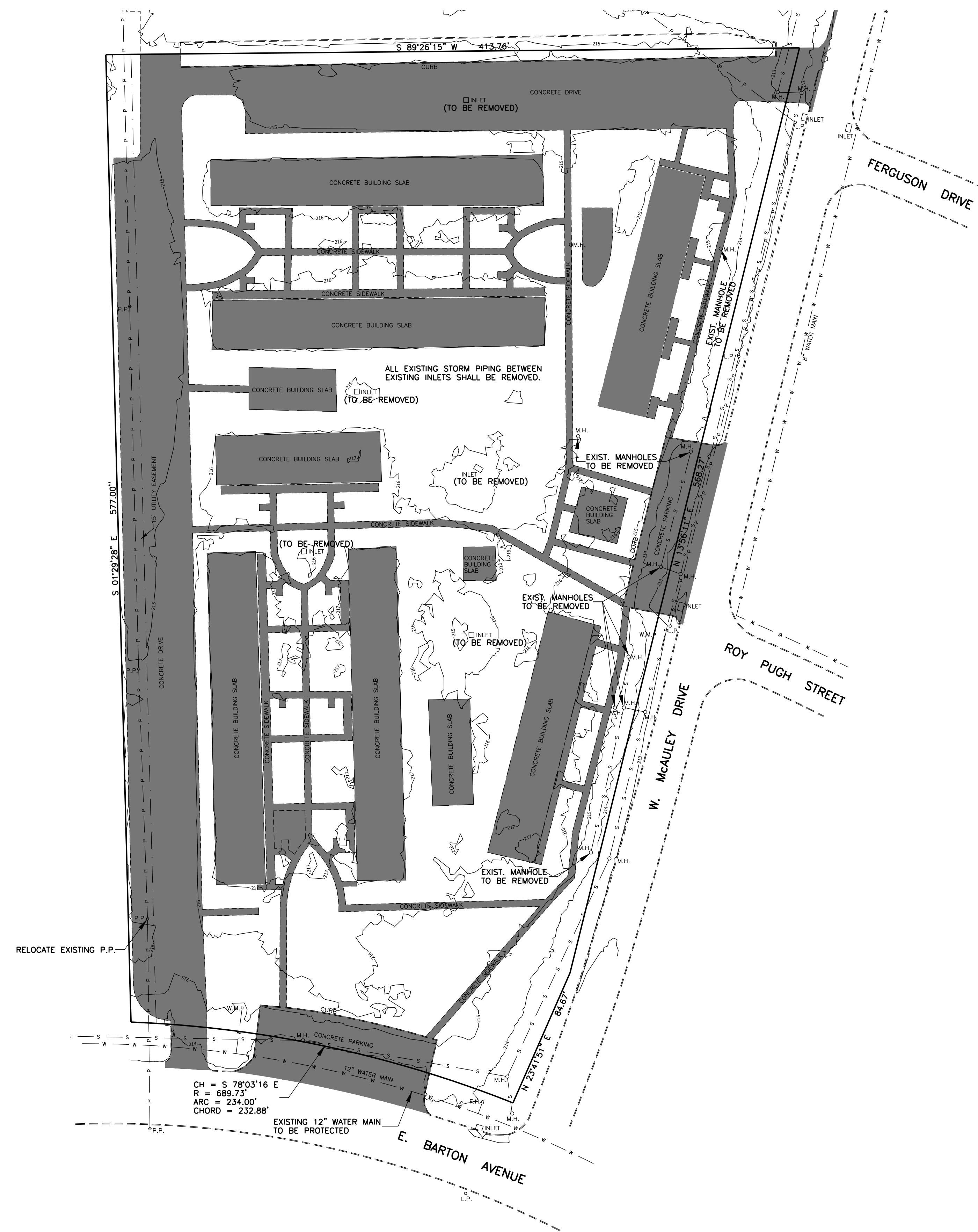


M^c**M**ASTER & ASSOCIATES, INC.
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PRICING SET

GENERAL NOTES
C0.1



NOTES:

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR ADDITIONAL REQUIREMENTS PRIOR TO BEGINNING WORK;
2. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL DEMOLITION REQUIREMENTS.
3. CONTACT LOCAL UTILITY COMPANIES FOR DEMOLITION OF EXISTING GAS, ELECTRICAL, AND CABLE/FIBER SERVICE AND ALL NEW SERVICE TO PROPOSED BUILDINGS AND SITE.
4. ALL EXISTING WATER AND SEWER LINES NOT DESIGNATED TO REMAIN, AS SHOWN ON C3.1, SHALL BE ABANDONED IN-PLACE OR REMOVED IN ENTIRETY. ALL ABANDONED EXISTING SEWER LINES SHALL BE CAPPED AND FILLED WITH FLOWABLE FILL. ALL EXISTING WATER VALVES, CLEAN-OUTS, AND MANHOLES NOT DESIGNATED TO REMAIN ON C3.1 SHALL BE REMOVED.
5. ALL EXISTING TREES SHALL BE REMOVED.
6. ALL EXISTING STORM PIPING ON THE SITE SHALL BE REMOVED.

LEGEND

- W — W — W — W — W — W —
- EXISTING WATER LINE
- S — S — S — S — S — S —
- EXISTING SANITARY SEWER LINE
- P — P — P — P — P — P —
- EXISTING OVERHEAD POWERLINE
-
- EXISTING STRUCTURES, CONCRETE, ASPHALT, TREES, ETC. TO BE REMOVED

Revisions		#	Date	Nature	By	Appl.

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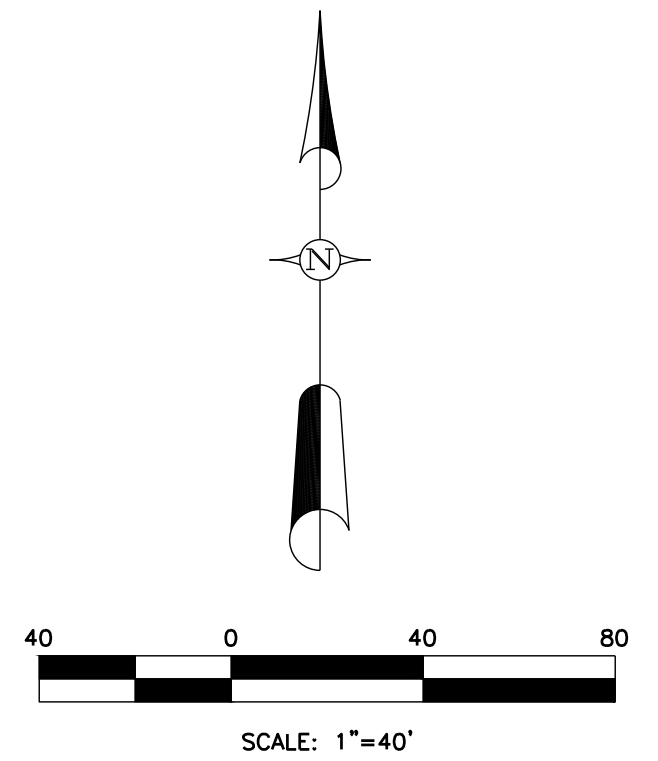
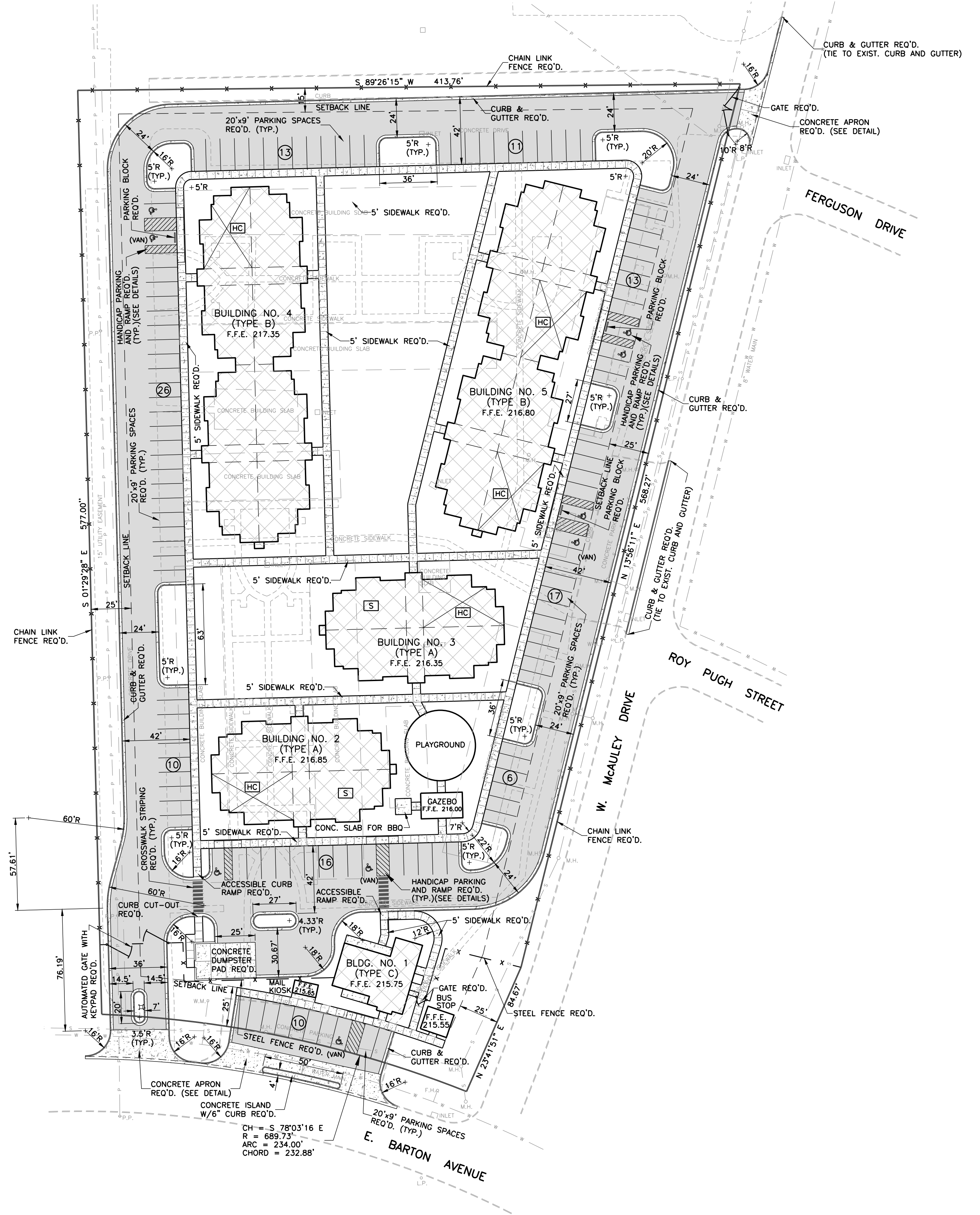
THE PARK AT BARTON



212 WATERFORD SQUARE
 SUITE 300
 MADISON, MS 39110
 601.605.1090

**PRICING
SET**

EXIST. CONDITIONS
AND DEMO PLAN
C0.2



- NOTES:
1. THE TOTAL AREA OF THIS DEVELOPMENT IS 11.80, MORE OR LESS.
 2. BUILDING SETBACKS: FRONT - 25'
REAR - 25'
SIDE - 10'
 3. PARKING SPACES - 122 SPACES (INCLUDES 9 HANDICAP SPACES)
 4. THIS PROPERTY IS LOCATED IN ZONE X, ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 05035C0345E, DATED MAY 3, 2011.
 5. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF WEST MEMPHIS SPECIFICATIONS.
 6. DOMESTIC WATER SERVICE, FIRE PROTECTION, AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF WEST MEMPHIS.
 7. ALL SIGNING AND STRIPING SHALL CONFORM TO THE CITY OF WEST MEMPHIS SPECIFICATIONS.
 8. SEE MECHANICAL, ELECTRICAL, ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FURTHER REQUIREMENTS AND COORDINATION.
 9. ALL RADIIUSES AND DIMENSIONS ARE MEASURED TO THE FACE OF CURB.
 10. ALL SIDEWALKS ARE 5'-0" WIDE UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD POWERLINE
- PROPOSED FENCE (6' HIGH)(TYPE AS SPECIFIED)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT, SIDEWALK AND CURB & GUTTER
- PROPOSED BUILDING

Revisions				
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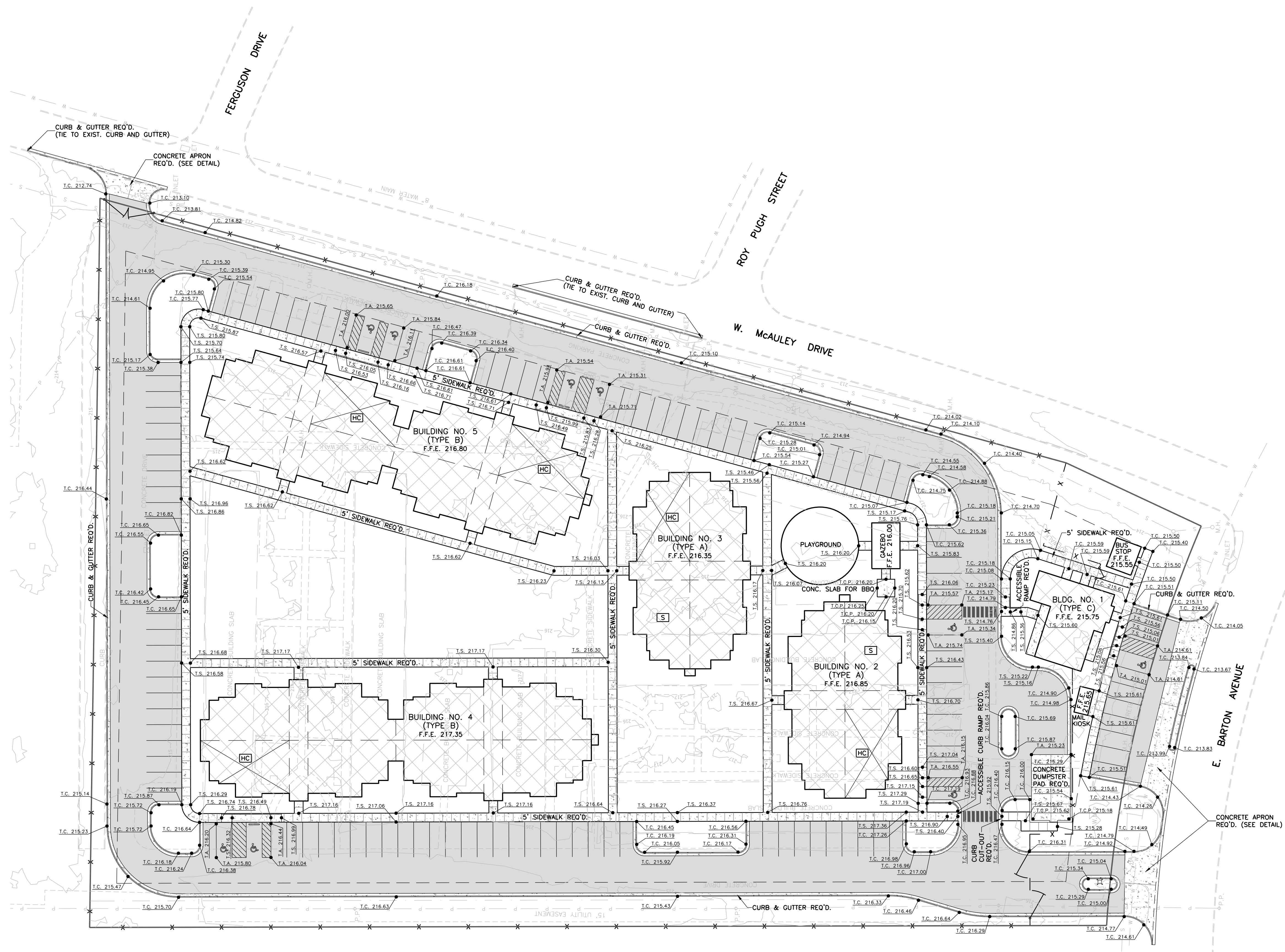
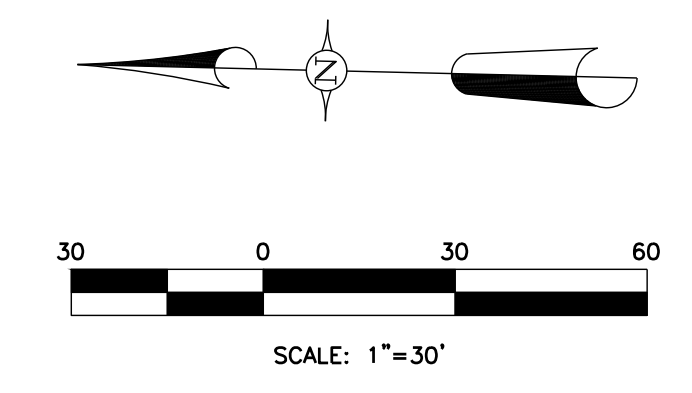
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601.605.1090

PRICING SET

SITE PLAN
C1.1



LEGEND

	PROPOSED TOP OF CURB ELEVATION
	PROPOSED TOP OF ASPHALT PAVEMENT
	PROPOSED TOP OF SIDEWALK ELEVATION
	PROPOSED TOP OF CONCRETE PAVEMENT ELEVATION
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING OVERHEAD POWERLINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT, SIDEWALK AND CURB & GUTTER
	PROPOSED BUILDING

Revisions				
#	Date	Nature	By	Appl.

Project No.	M-2651	Designed By	R.C.M.
Date	2-14-19	Drawn By	D.P.
Scale	SEE ABOVE	Checked By	R.C.M.

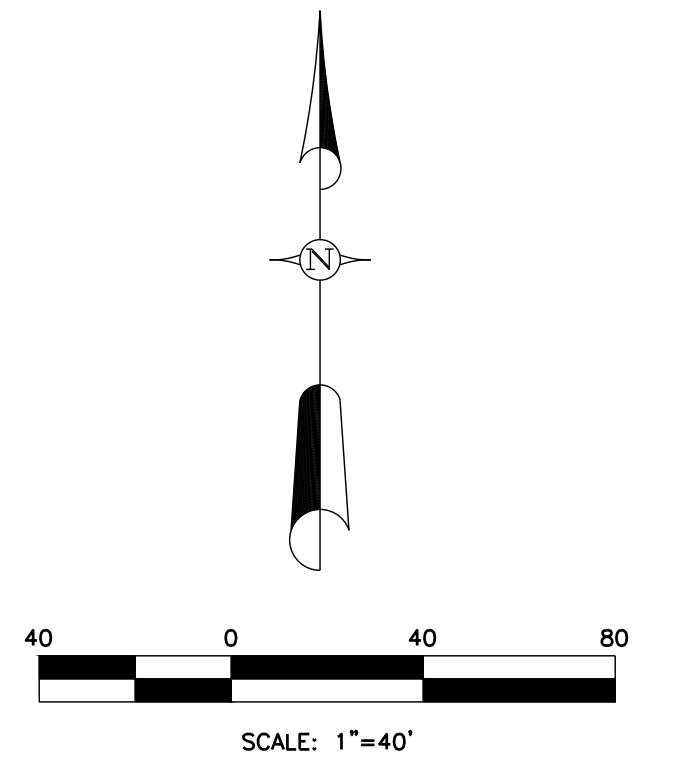
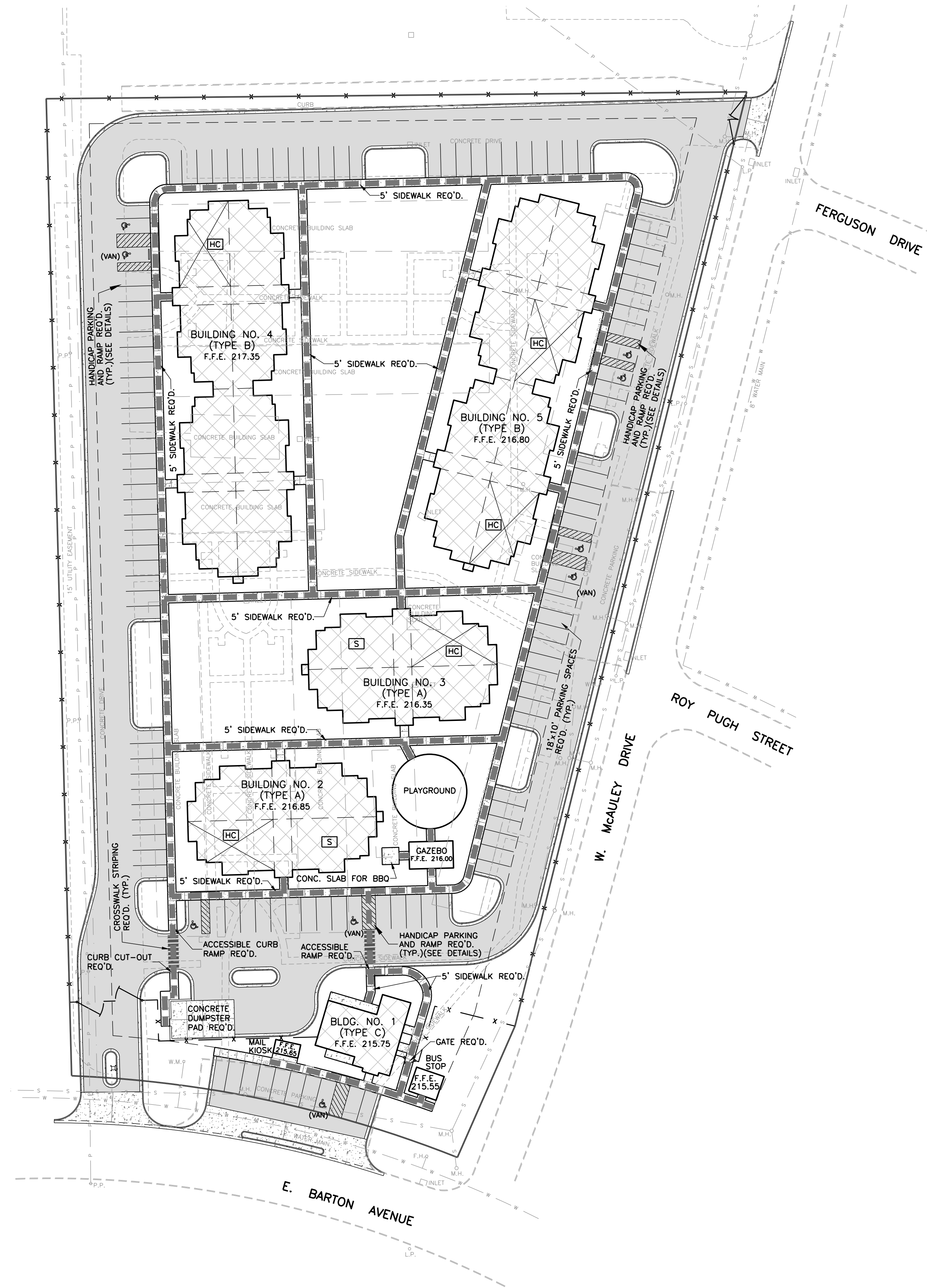
THE PARK AT BARTON



212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

PRICING SET

SPOT ELEVATIONS
C1.2



LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD POWERLINE
- ACCESSIBLE ROUTE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT, SIDEWALK AND CURB & GUTTER
- PROPOSED BUILDING

Revisions				
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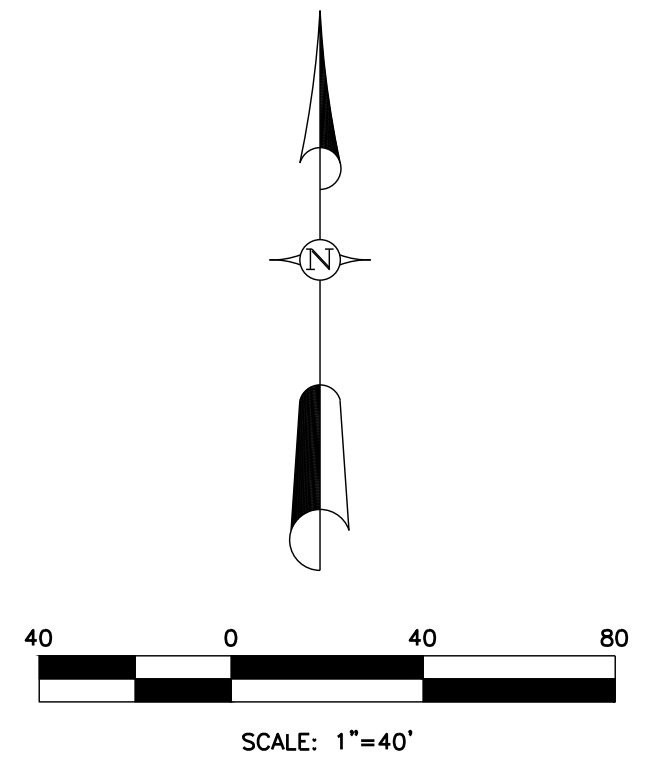
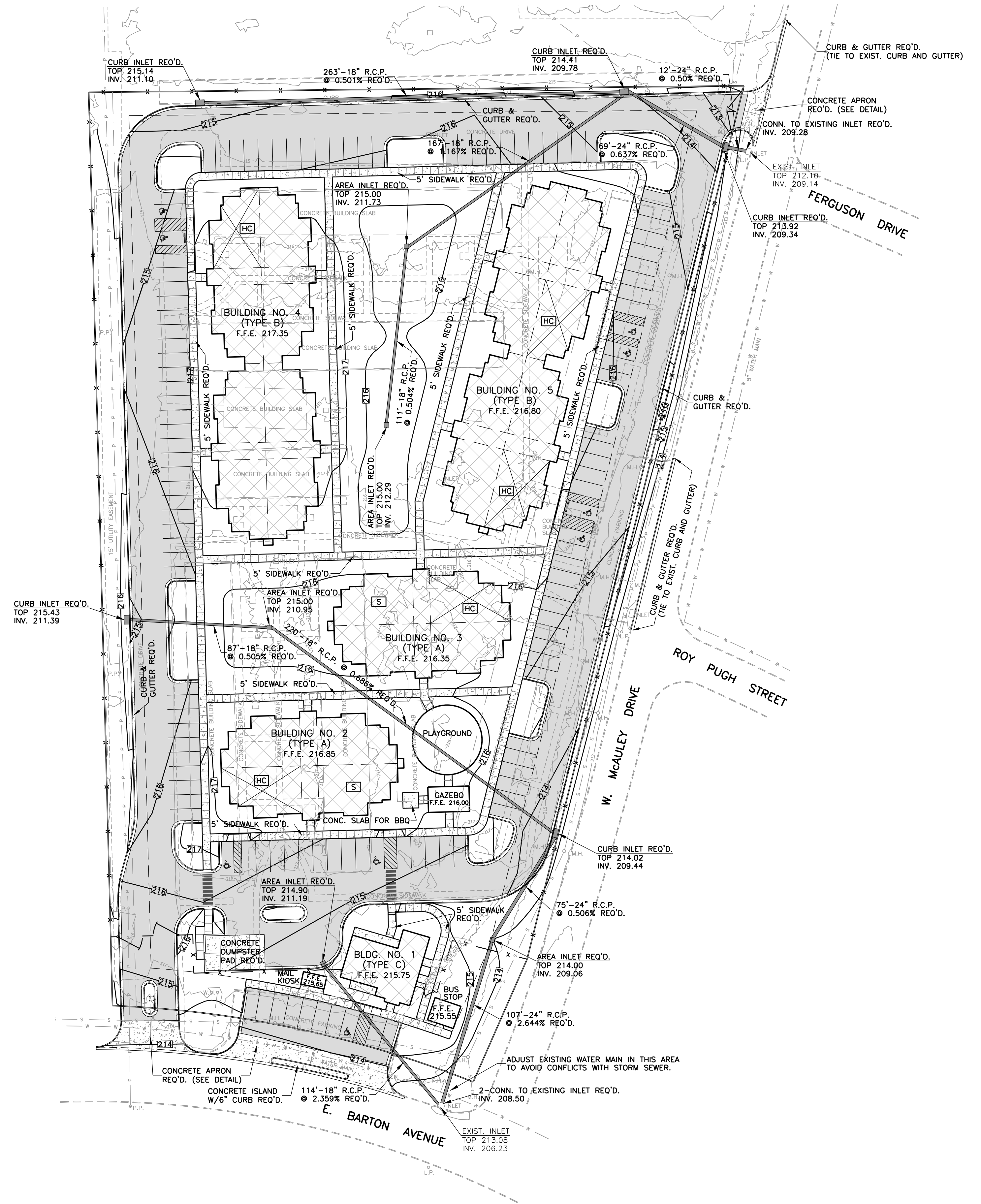
THE PARK AT BARTON

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212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

PRICING SET

ACCESSIBLE ROUTE
C1.3



- NOTES:
1. CONTOUR INTERVAL = 1.00 FEET.
 2. THE INVERTS OF ALL INLETS SHALL BE GROUTED TO INSURE POSITIVE DRAINAGE.
 3. THE TOPS OF ALL INLETS SHALL MATCH THE SLOPE AND GRADE OF FINISHED ELEVATIONS.
 4. REFER TO GEOTECHNICAL INVESTIGATION FOR EXISTING SOILS INFORMATION AND UNDERCUT/BACKFILL REQUIREMENTS.

LEGEND

- 216 --- EXISTING CONTOUR
- 215 --- PROPOSED CONTOUR
- W W W --- EXISTING WATER LINE
- S S S --- EXISTING SANITARY SEWER LINE
- P P P --- EXISTING OVERHEAD POWERLINE
- [Solid Grey Box] PROPOSED ASPHALT PAVEMENT
- [Stippled Box] PROPOSED CONCRETE PAVEMENT, SIDEWALK AND CURB & GUTTER
- [Cross-hatched Box] PROPOSED BUILDING

Revisions		
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Scale	SEE ABOVE	Checked By	R.C.M.

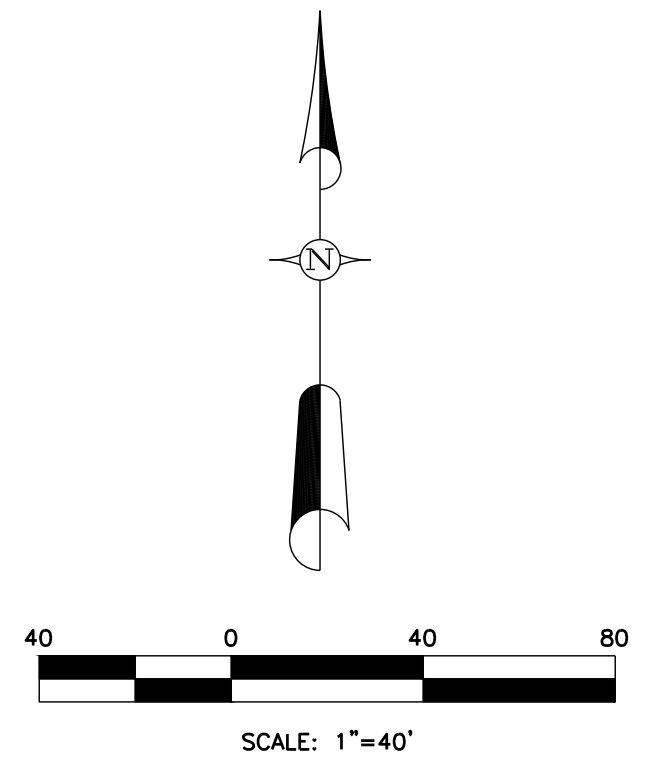
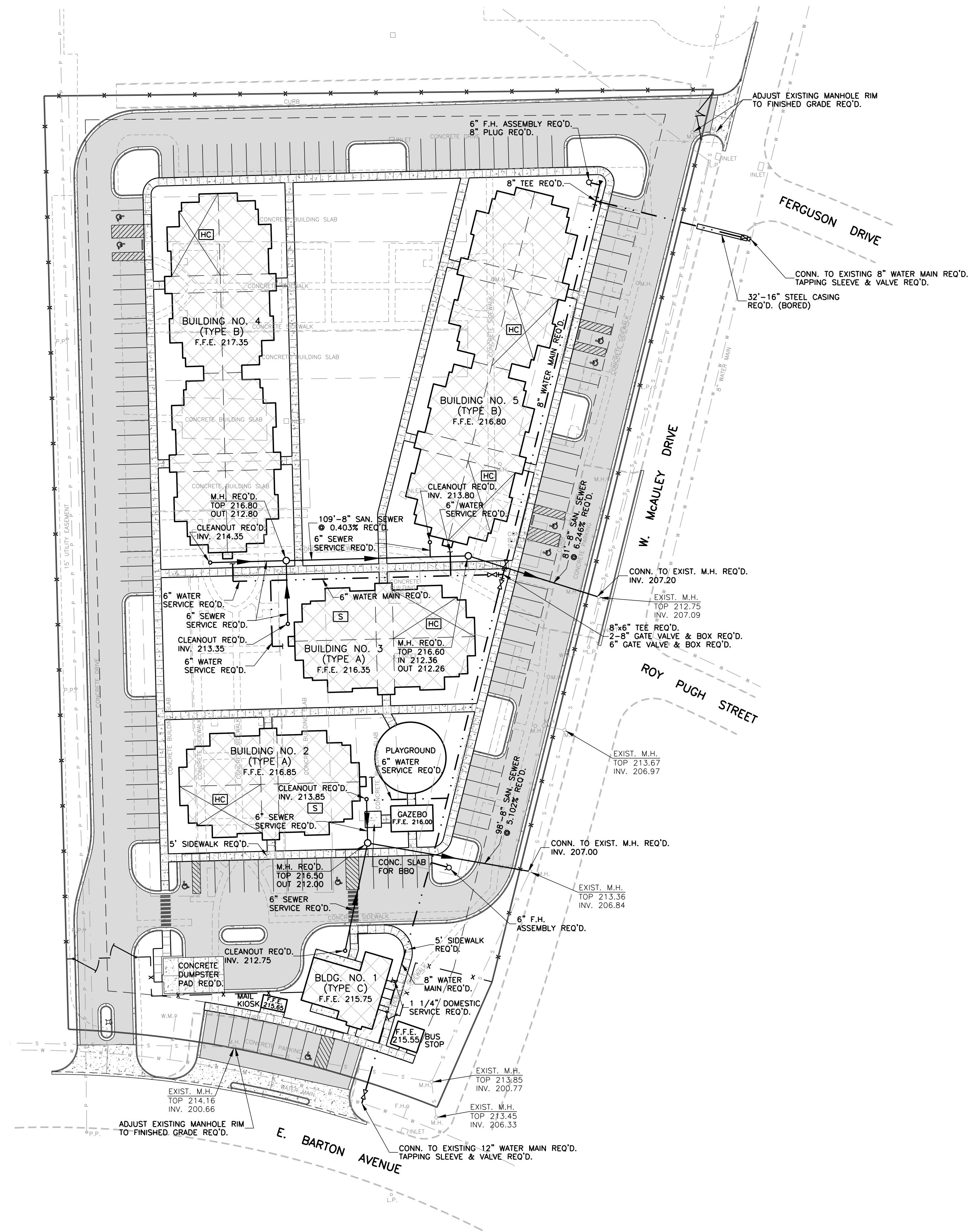
THE PARK AT BARTON

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SUITE 300
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PRICING SET

GRADING AND DRAINAGE PLAN
C2.1



MATERIAL NOTES

1. ALL MATERIALS MUST CONFORM TO THE PROJECT PLANS AND SPECIFICATIONS.
2. SANITARY SEWER MAIN AND SERVICES SHALL BE PVC SDR26 (ASTM D-3034) UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL BEDDING AND BACKFILL MATERIALS AND PROCEDURES SHALL CONFORM TO THE SANITARY SEWER SPECIFICATIONS FOR THIS PROJECT.
4. WATER MAIN SHALL BE PVC C900 (AWWA C900) PRESSURE CLASS 150
5. WATER SERVICE LINE SHALL BE POLYETHYLENE GL-200
6. WATER MAIN FITTINGS SHALL BE DUCTILE IRON (M&J).
7. TRACER WIRE SHALL BE USED WITH ALL WATER MAIN WITH A TEST CAP LOCATED A MAXIMUM OF 500' APART. TRACER WIRE SHALL BE #12 INSULATED SOLID COPPER TYPE THHN OR THWN VV-1 600V GASOLINE AND OIL RESISTANT WIRE AND TEST CAPS SHALL BE BLUE-WATER.
8. SEE PLUMBING DRAWINGS FOR CONTINUATION OF WATER AND SEWER SERVICES.

LEGEND

- — — — — EXISTING WATER LINE
- - - - - EXISTING SANITARY SEWER LINE
- - - - - EXISTING OVERHEAD POWERLINE
- — — — — PROPOSED WATER LINE
- — — — — PROPOSED SANITARY SEWER LINE
- ▒ PROPOSED ASPHALT PAVEMENT
- ▒ PROPOSED CONCRETE PAVEMENT, SIDEWALK AND CURB & GUTTER
- ▒ PROPOSED BUILDING

Revisions				
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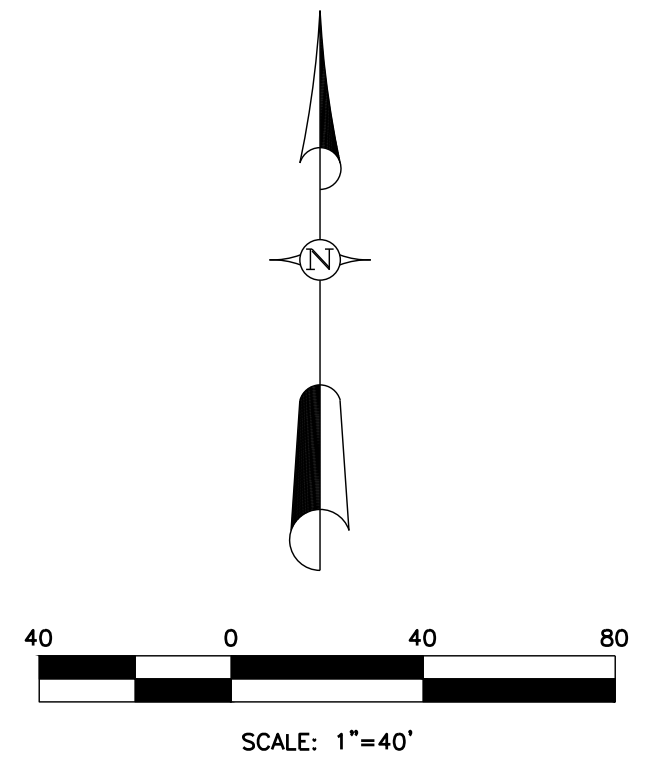
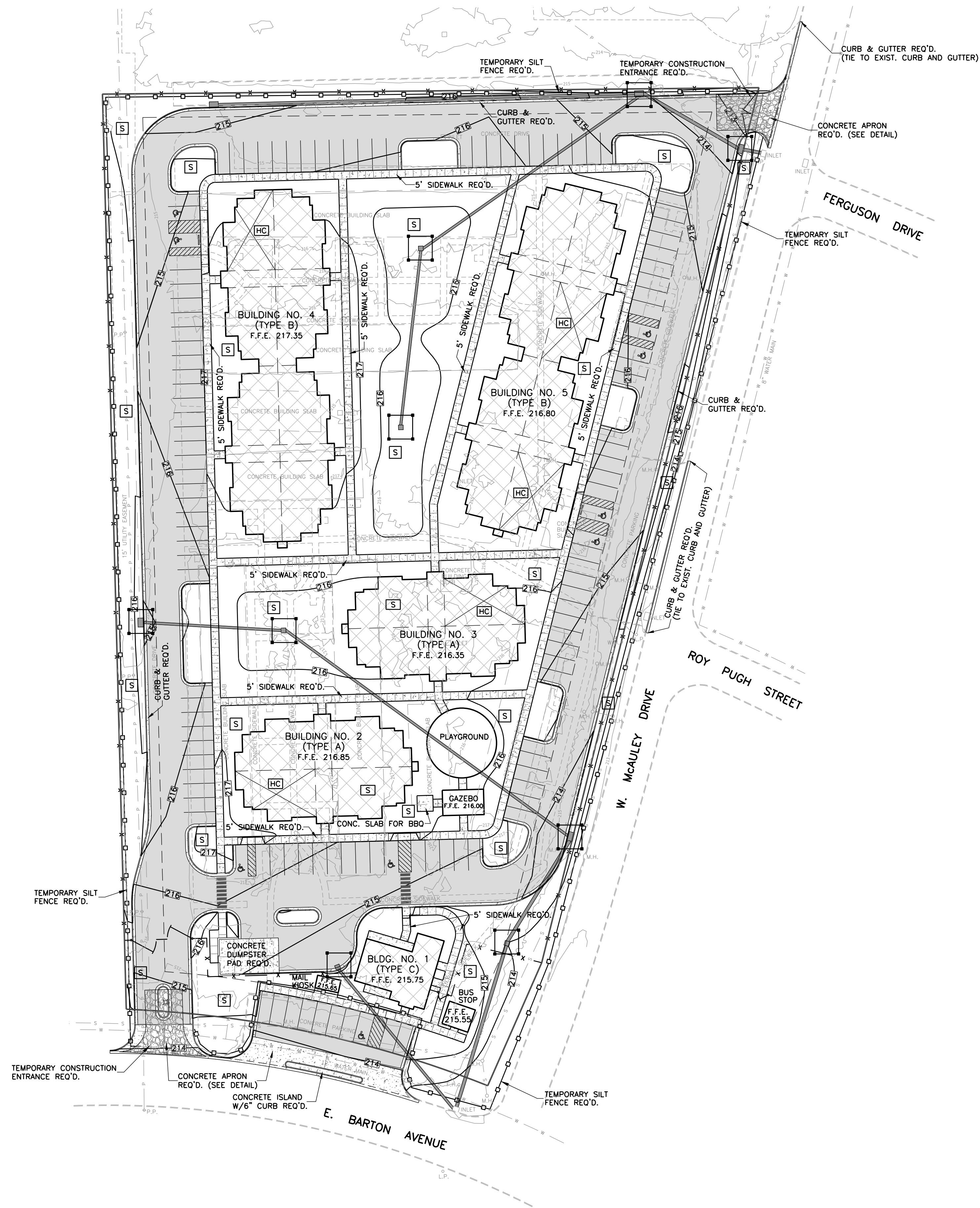
THE PARK AT BARTON

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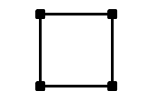
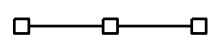
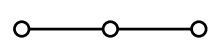
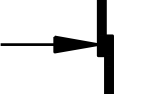
212 WATERFORD SQUARE
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PRICING SET




UTILITY PLAN
C3.1



TEMPORARY EROSION CONTROL PRACTICES


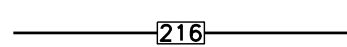



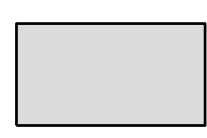
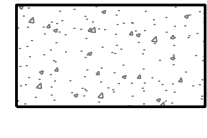

-  STORM DRAIN INLET PROTECTION (SILT FENCE, WATTLE)
-  SILT FENCE
-  PROTECTIVE FENCE
-  EROSION CHECK (WATTLE)

PERMANENT EROSION CONTROL PRACTICES

-  RIPRAP
-  TEMPORARY AND PERMANENT SEEDING
-  WATTLE AND SILT FENCE

NOTE:
CONTRACTOR SHALL KEEP ALL EXISTING STREETS FREE AND CLEAN OF DEBRIS AND SEDIMENT DURING CONSTRUCTION.

LEGEND

-  EXISTING CONTOUR
-  PROPOSED CONTOUR
-  EXISTING WATER LINE
-  EXISTING SANITARY SEWER LINE
-  EXISTING OVERHEAD POWERLINE
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED CONCRETE PAVEMENT, SIDEWALK AND CURB & GUTTER
-  PROPOSED BUILDING

Revisions				
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THE PARK AT BARTON

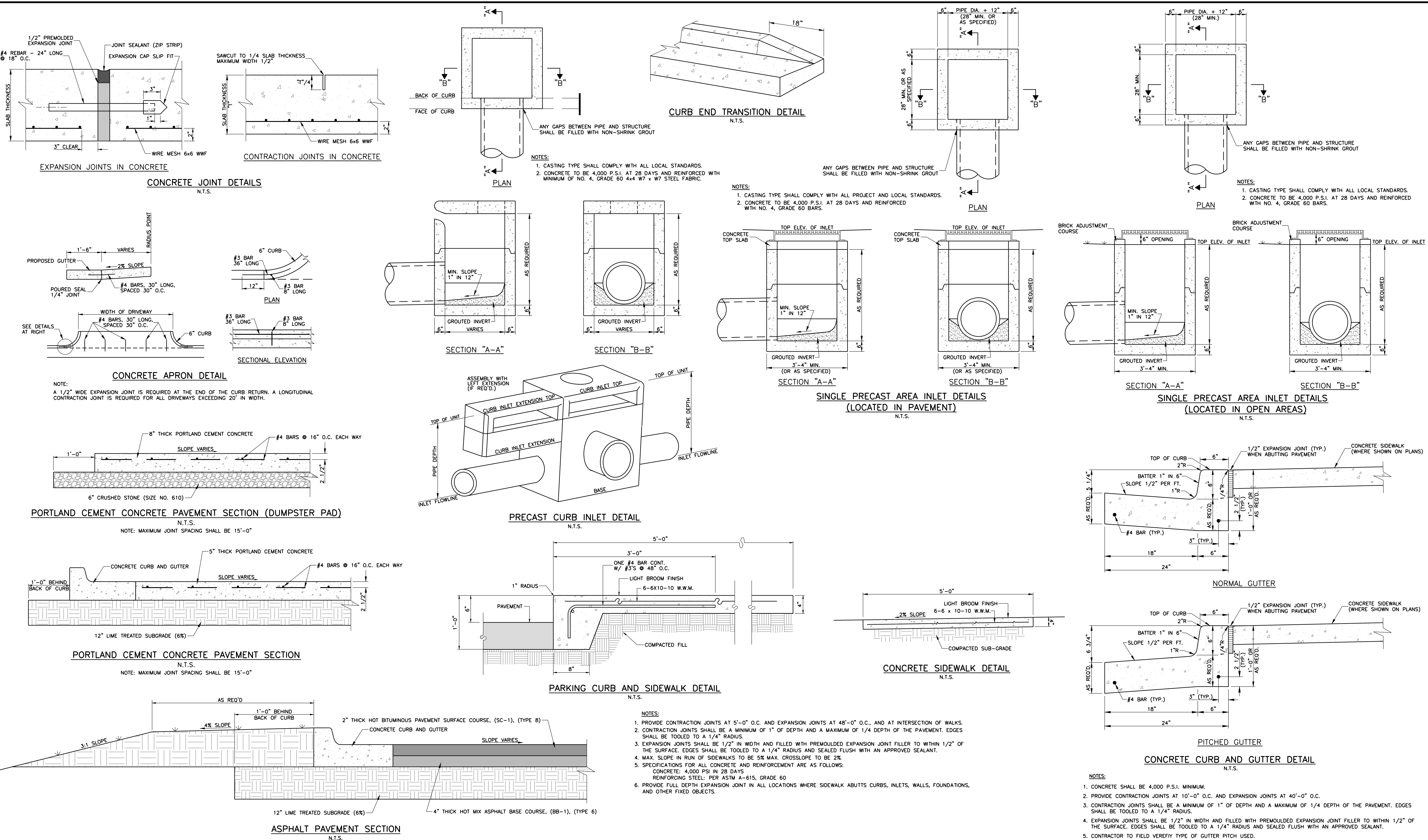


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PRICING SET

EROSION CONTROL PLAN
C4.1



Revisions				
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THE PARK AT BARTON

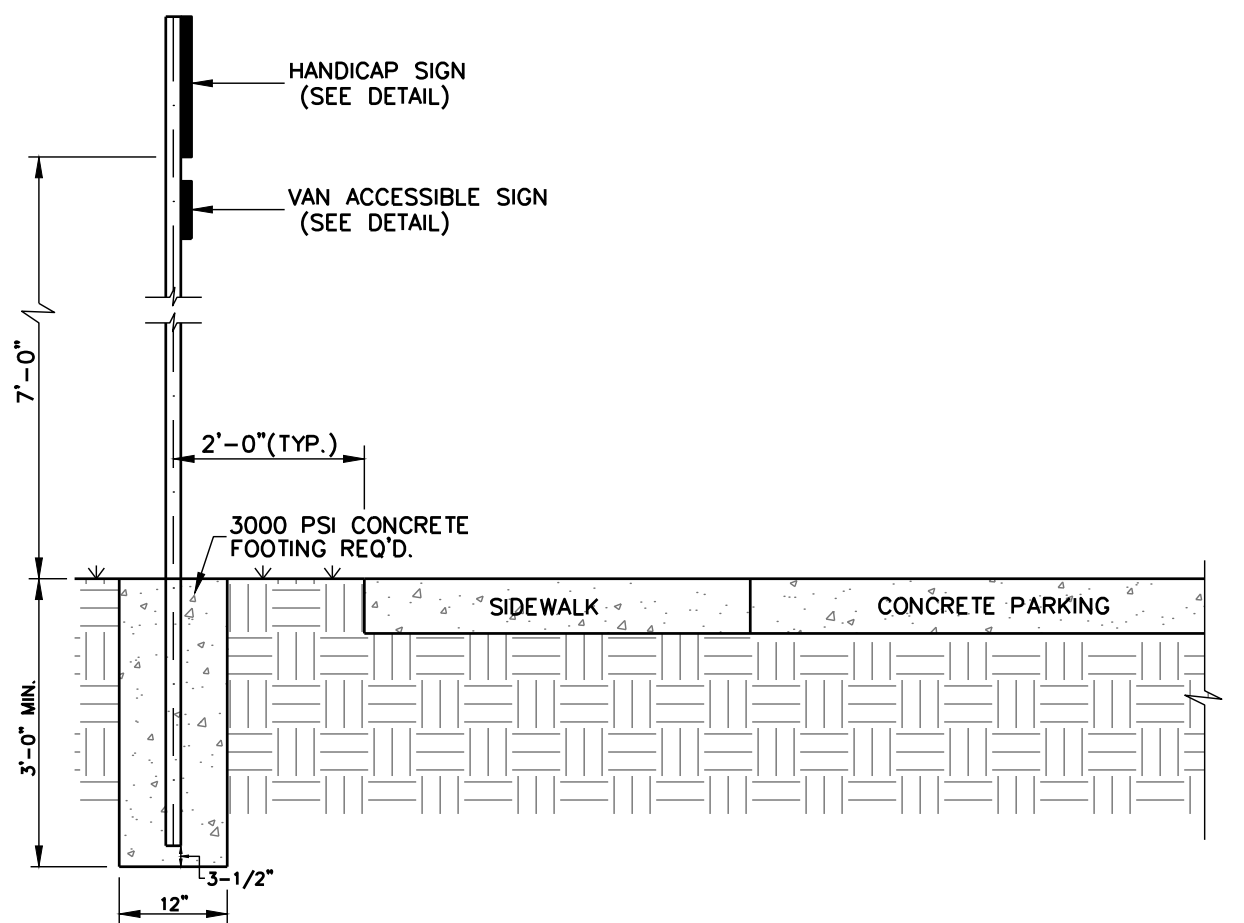


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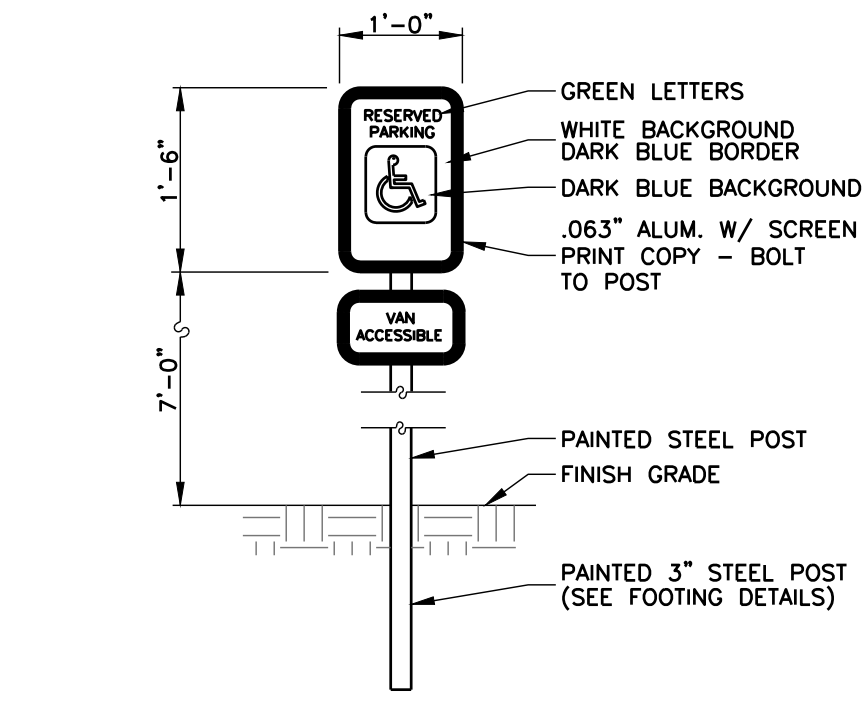
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

PRICING SET

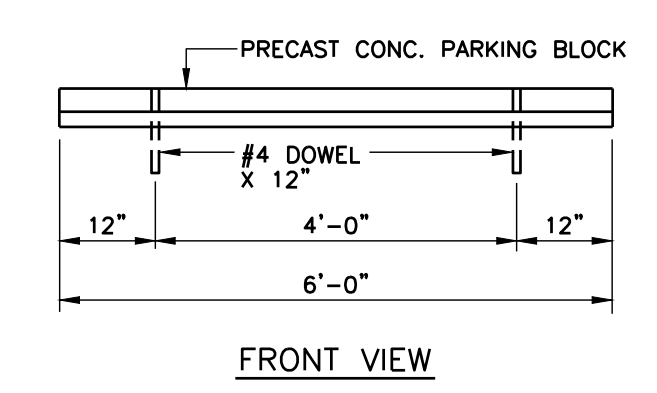
C5.1



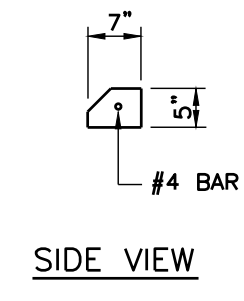
FOOTING DETAIL FOR HANDICAP PARKING SIGN
N.T.S.



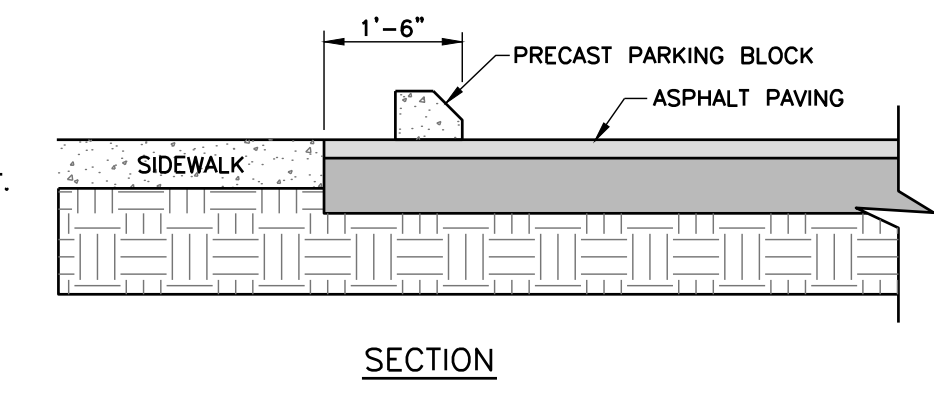
SIGN AT HANDICAP PARKING SPACE
N.T.S.



FRONT VIEW

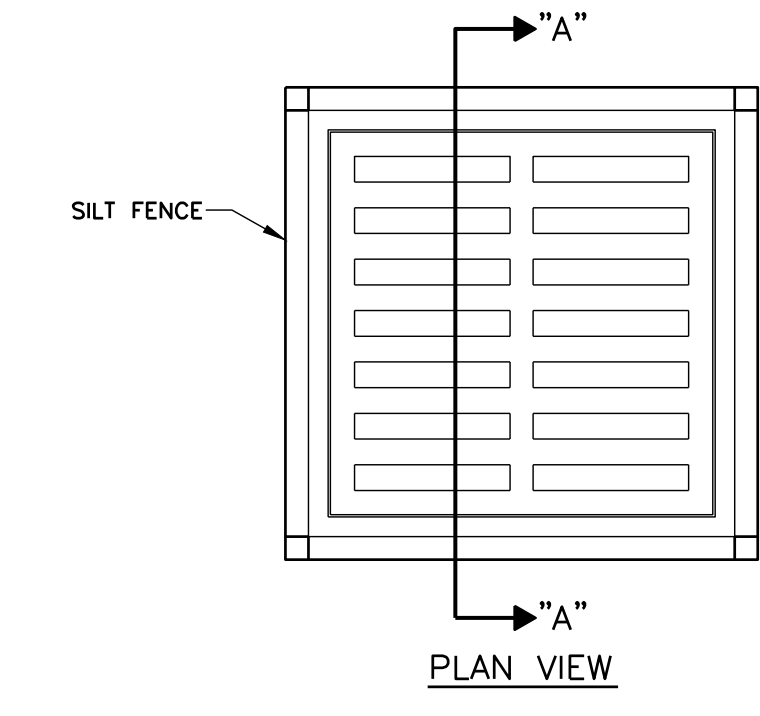


SIDE VIEW

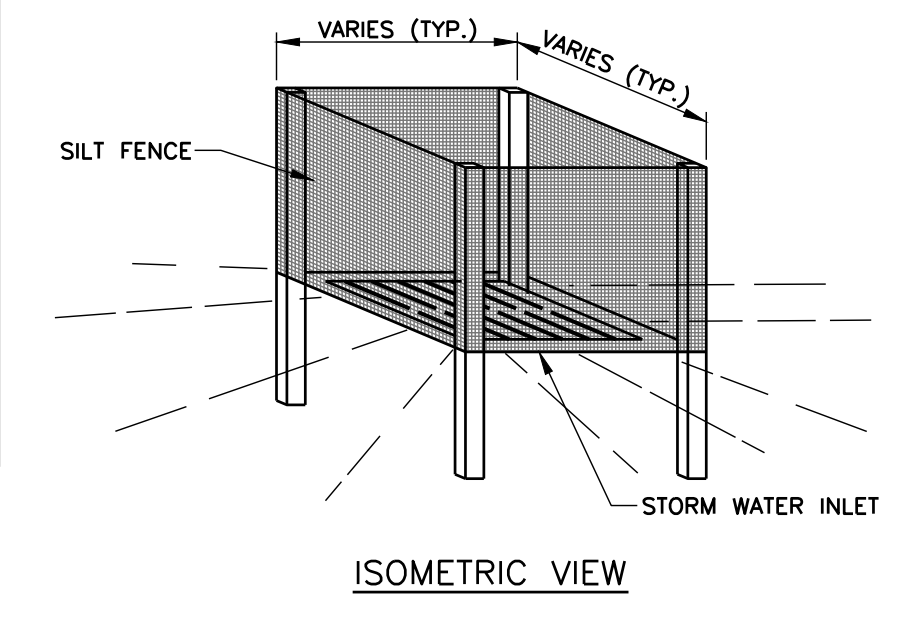


SECTION

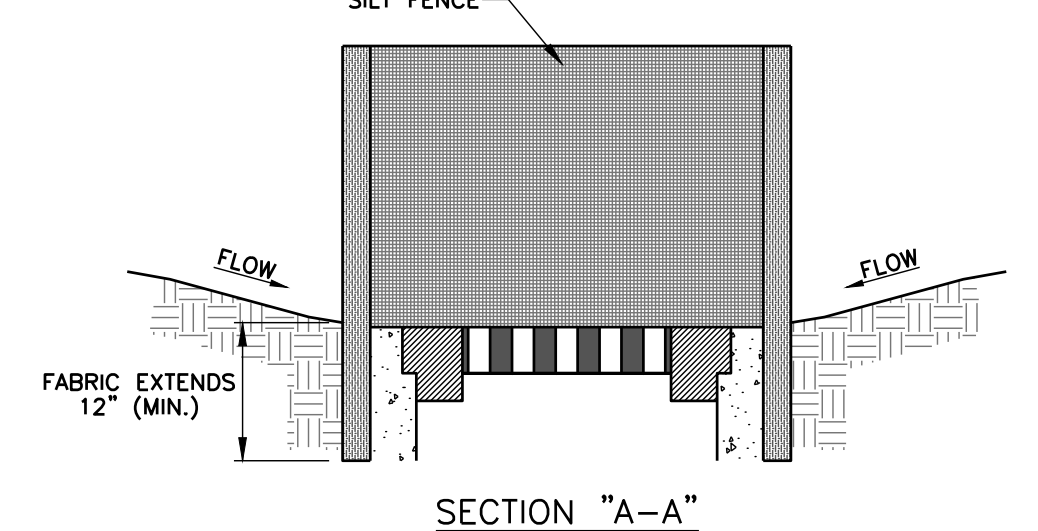
PARKING BLOCK DETAILS
N.T.S.



PLAN VIEW

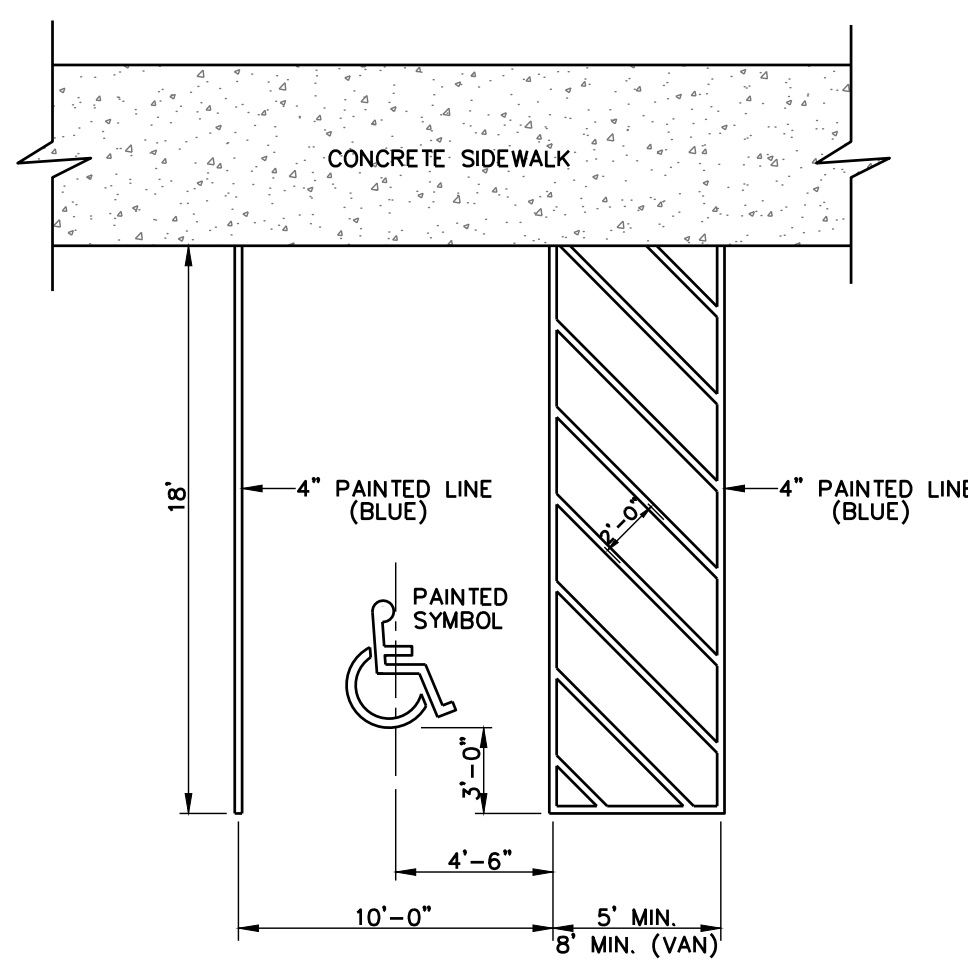


ISOMETRIC VIEW

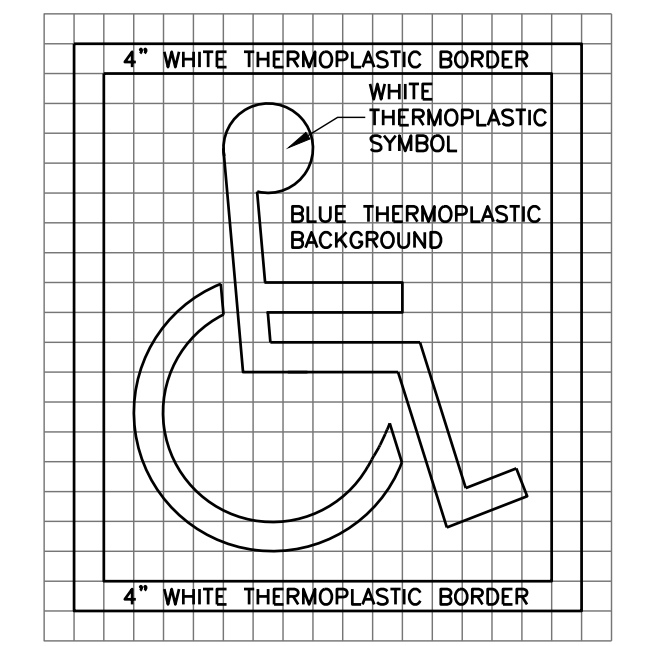


SECTION "A-A"

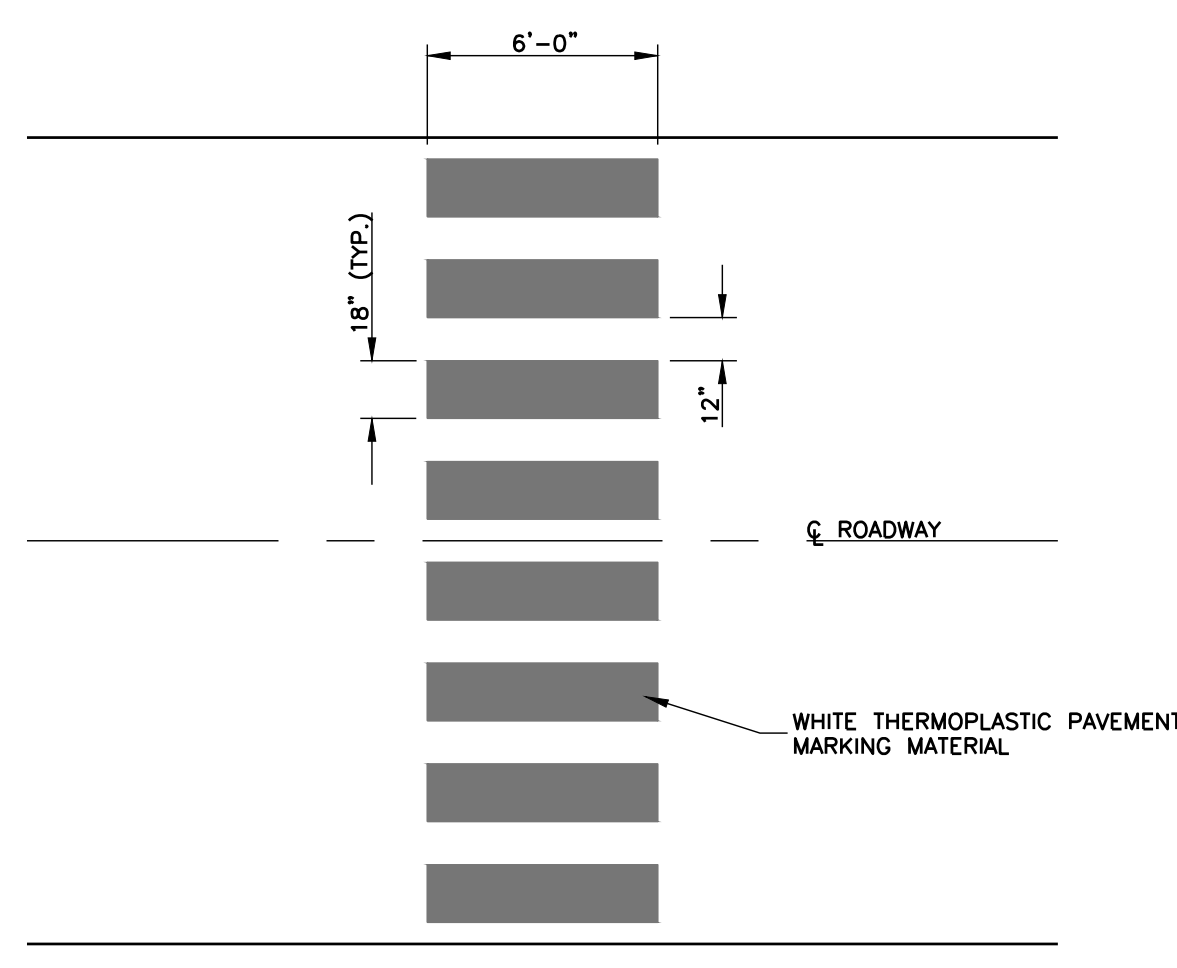
SILT FENCE INLET PROTECTION DETAILS
N.T.S.



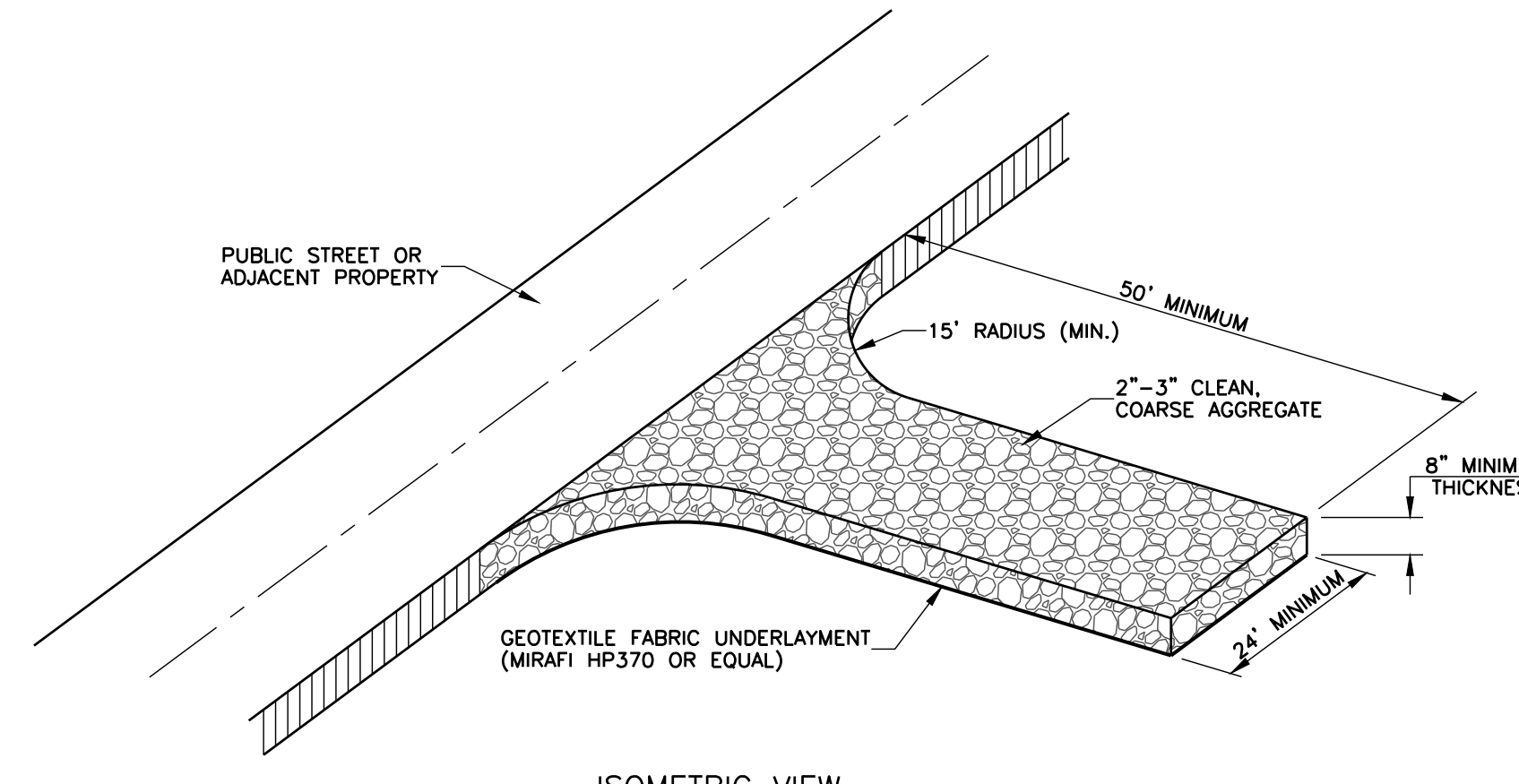
HANDICAP PARKING DETAILS
N.T.S.



TYPICAL THERMOPLASTIC ACCESSIBLE SYMBOL FOR PAVEMENT
N.T.S.

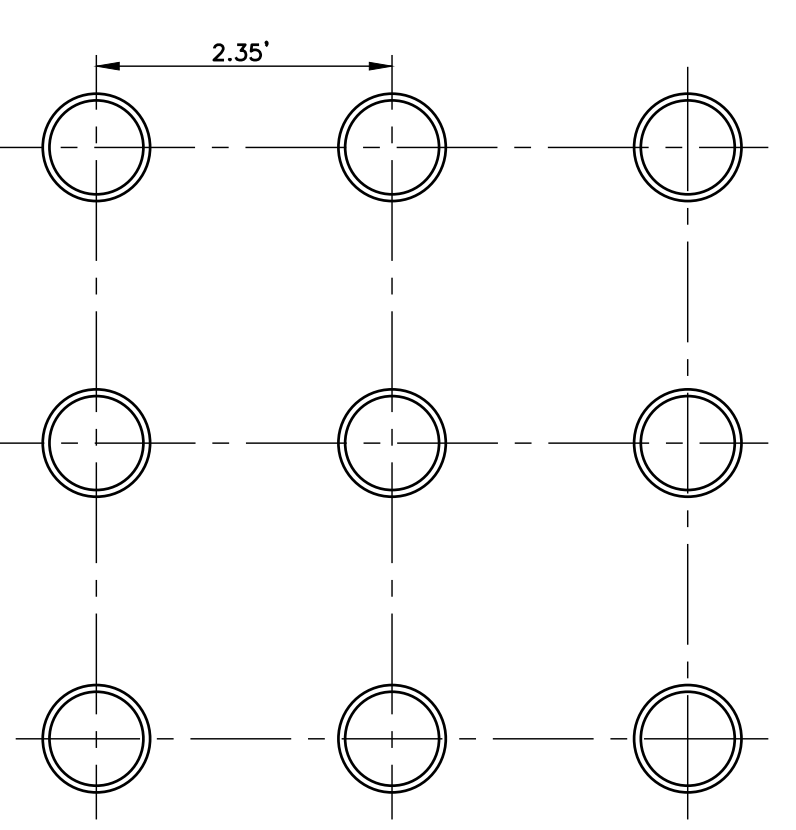


CROSSWALK DETAIL
N.T.S.

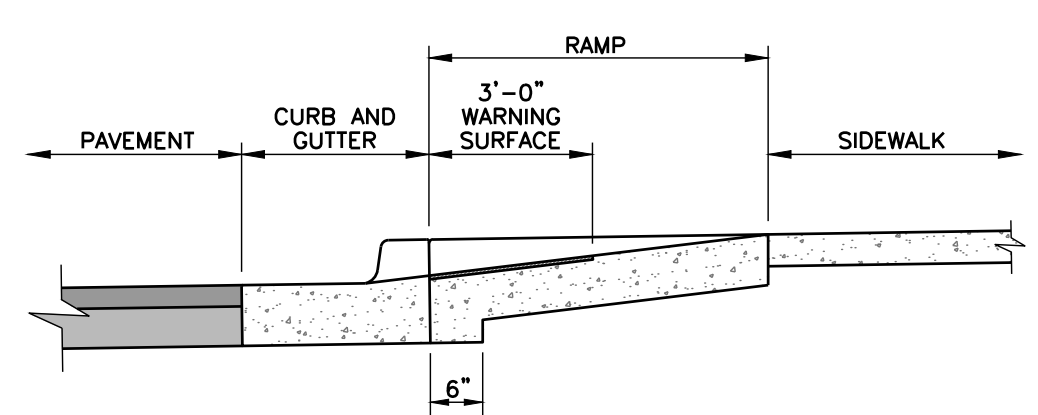


ISOMETRIC VIEW

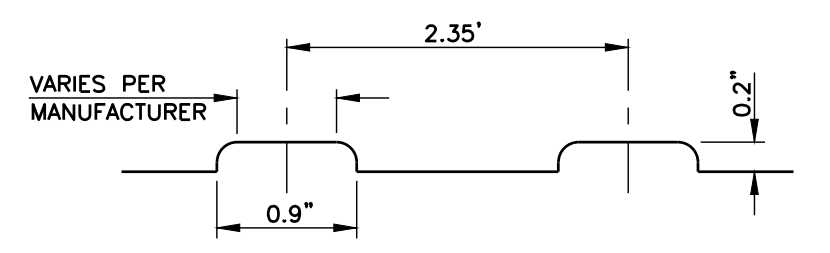
CONSTRUCTION ENTRANCE DETAIL
N.T.S.



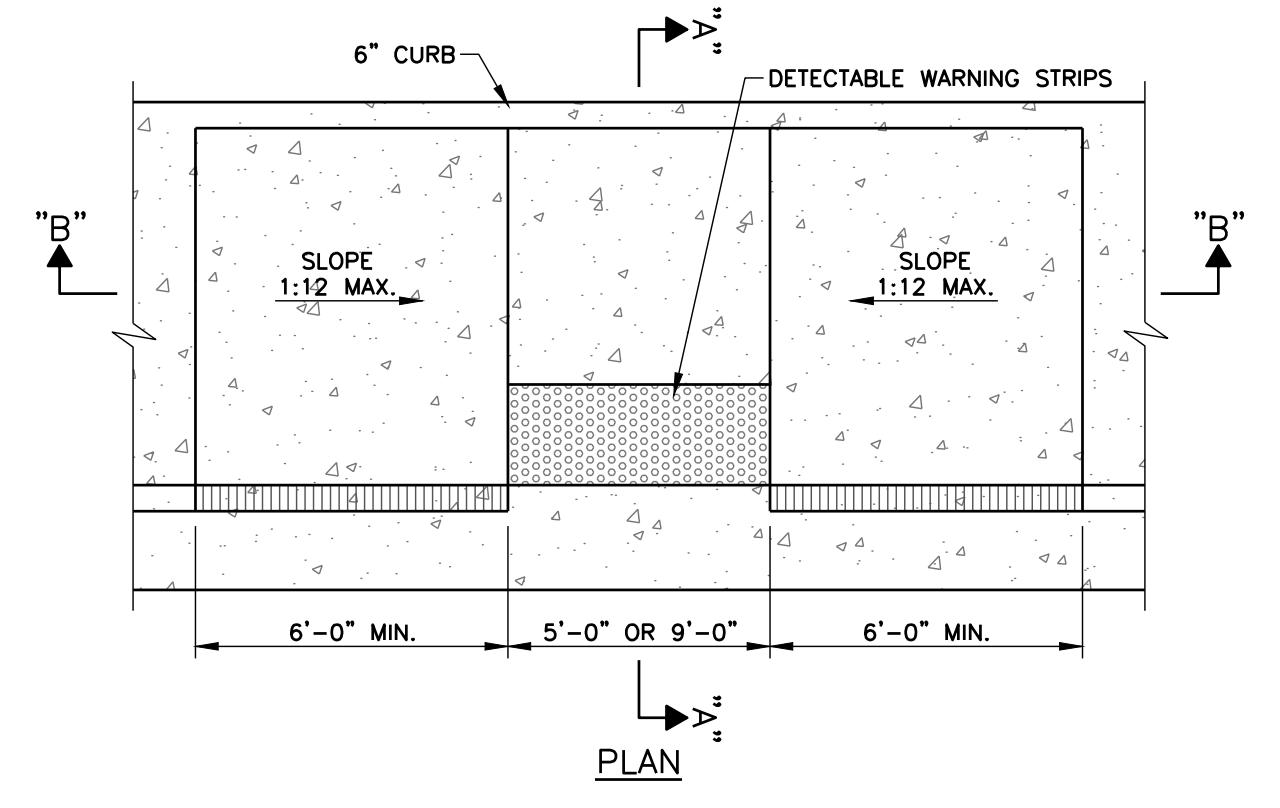
SQUARE PATTERN



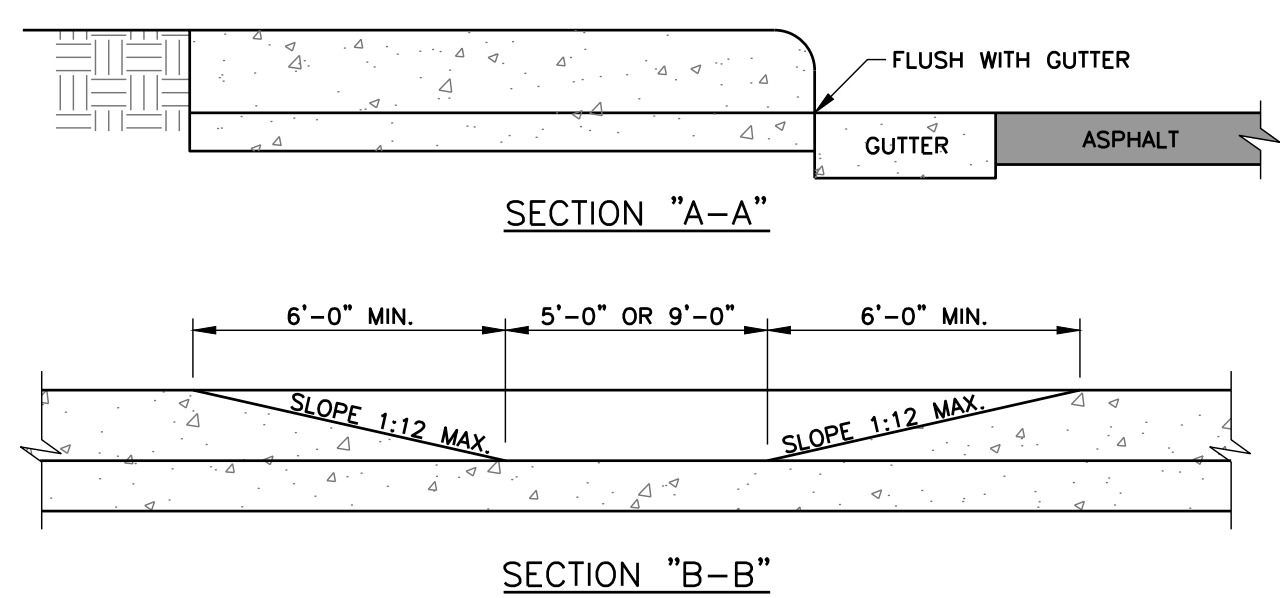
TYPICAL DETECTABLE WARNING INSTALLATION



TRUNCATED DOME PROFILE



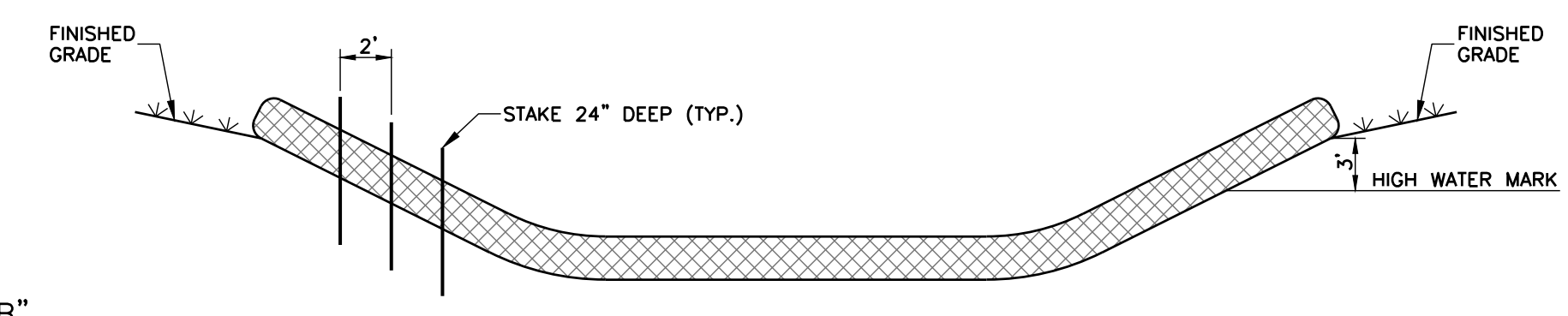
SECTION "A-A"



SECTION "B-B"

NOTE: SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE SLOPE OF THE RAMP.

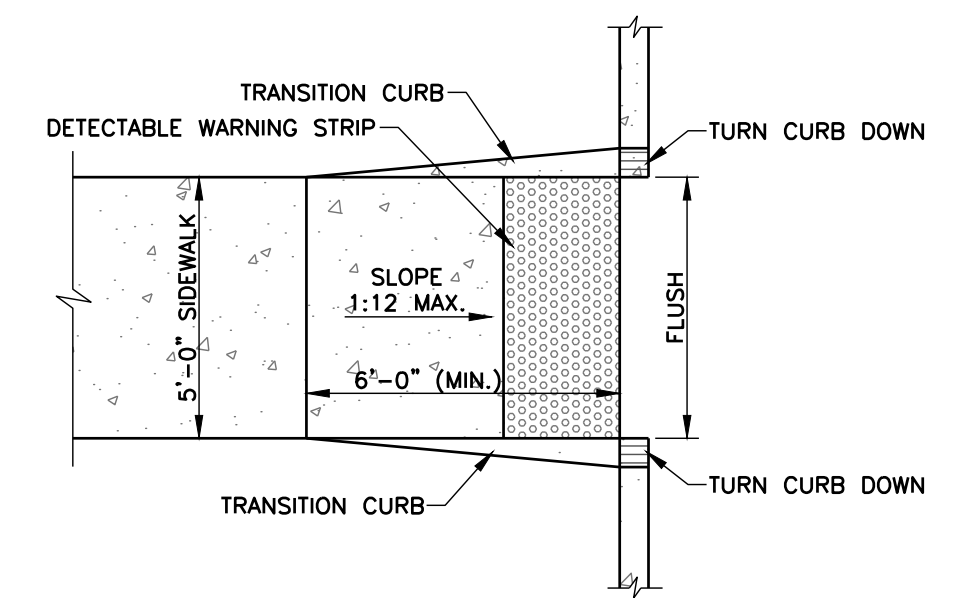
ACCESSIBLE RAMP IN SIDEWALK
N.T.S.



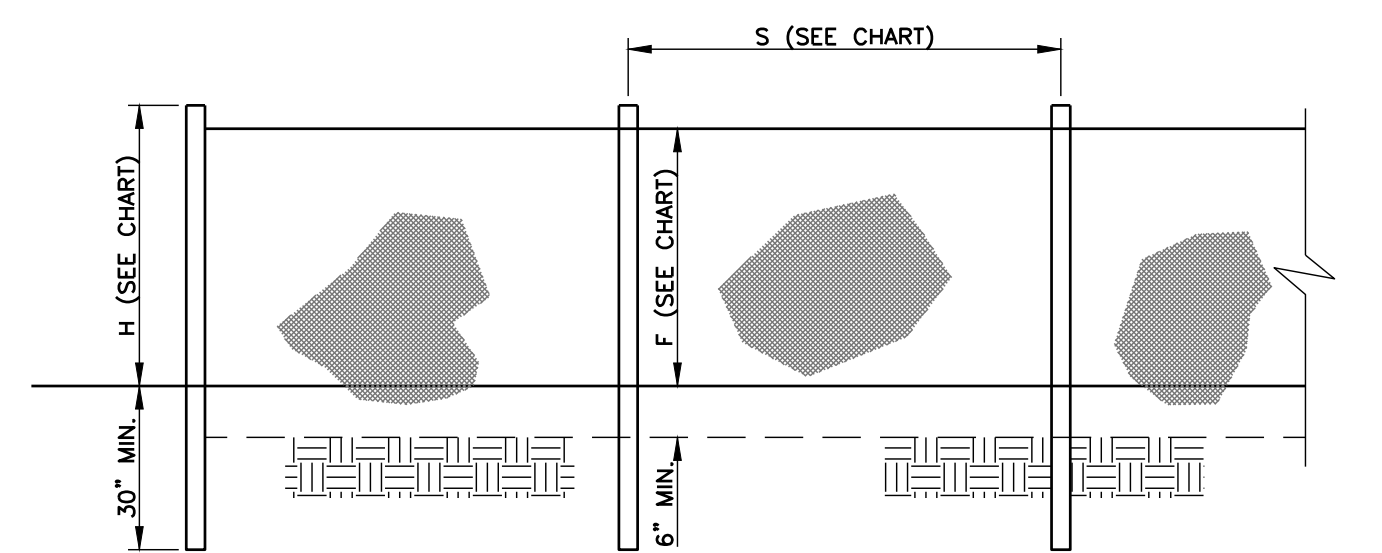
WATTLE INSTALLATION CRITERIA:

MAY BE INSTALLED FLAT ON THE GROUND OR ENTRENCHED. MAY BE INSTALLED OVER BARE SOIL OR OVER EROSION CONTROL BLANKETS AND ON STEEP SLOPES. SHOULD REMAIN IN PLACE UNTIL VEGETATION IS FULLY ESTABLISHED AND CAN SURVIVE ON ITS OWN. TYPICALLY SECURED TO THE SUBGRADE SOIL USING A 1-INCH BY 1-INCH WOOD STAKE. STAKES SHOULD BE PLACED EVERY TWO FEET ACROSS THE LENGTH OF THE SEDIMENT TUBE. STAKES SHOULD BE INTERTWINED WITH OUTER MESH ON THE DOWNSTREAM SIDE AND DRIVEN INTO THE GROUND A MINIMUM OF 24 INCHES. WATTLES PLACED IN SWALES OR CHANNEL BOTTOMS SHOULD CONTINUE UP THE SIDE SLOPE THREE FEET ABOVE THE ANTICIPATED HIGH WATER MARK AND PERPENDICULAR TO THE FLOW OF WATER.

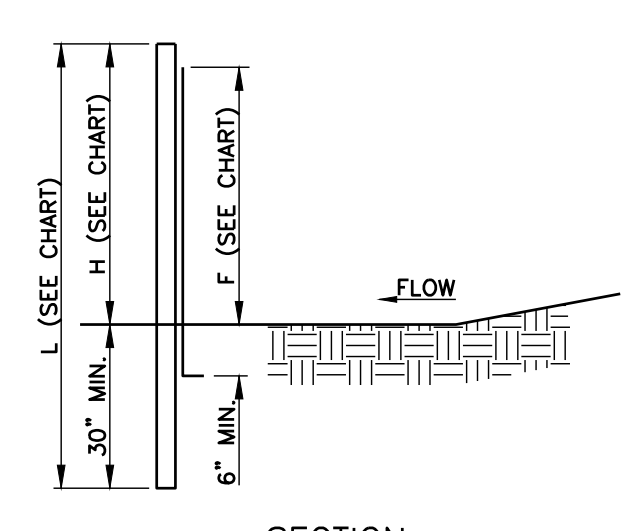
WATTLE INSTALLATION DETAIL
N.T.S.



ACCESSIBLE CURB RAMP DETAIL
N.T.S.



ELEVATION



SECTION

POST SIZE, MATERIAL AND SPACING CHART	WITHOUT BACKING		WITH BACKING	
	MIN. LENGTH (1)	5FT	6FT	6FT
MIN. HEIGHT (1)	2'-0"	2'-0"	2'-0"	2'-0"
MAX. SPACING (5)	6'-0"	6'-0"	6'-0"	6'-0"
MIN. FABRIC WIDTH	24"	24"	24"	24"
MATERIALS	1.25 LB/FT STEEL	1.25 LB/FT STEEL	1.25 LB/FT STEEL	1.25 LB/FT STEEL
TENSILE STRENGTH (LBS. MIN. (1))	WASP - 130	FILL - 100	WASP - 310	FILL - 200
(ASTM D-4632)				
LONGATION (1% MAX.)	20			
(ASTM D-4632)				
ADG (APPARENT OPENING SIZE)	60			
(MAX. SIEVE SIZE (ASTM #20))				
FLOW RATE (GAL. (MIN. (1)) (1))	4			
(ECP-878 (MAX.))				
ULTRAVIOLET STABILITY (1) (ASTM D-4632)	70			
(0-300 HOURS)				
WEATHERING IN ACCORDANCE WITH ASTM D-4632				
BULGING STRENGTH (1) (1) (1) (1)	250			
(ASTM D-4632)				
BULGING STRENGTH (1) (1) (1) (1)	250			
(ASTM D-4632)				
MIN. FABRIC WIDTH (INCHES) (1) (1)	36			
(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS				
(2) PERCENT OF REQUIRED INITIAL MINIMUM STRENGTH				

NOTES:

- USE SILT FENCE WITHOUT BACKING UNLESS OTHERWISE NOTED.
- SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE.
- FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN CRUSHED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND PER FOOT, MINIMUM.
- FILTER FABRIC SHALL BE FASTENED TO POSTS WITH A MINIMUM OF FIVE WIRES OR PLASTIC ZIP TIES WITH A MINIMUM OF 50 LBS. TENSILE STRENGTH.
- CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH REACHES 12".

SILT FENCE INSTALLATION DETAILS
N.T.S.

Revisions

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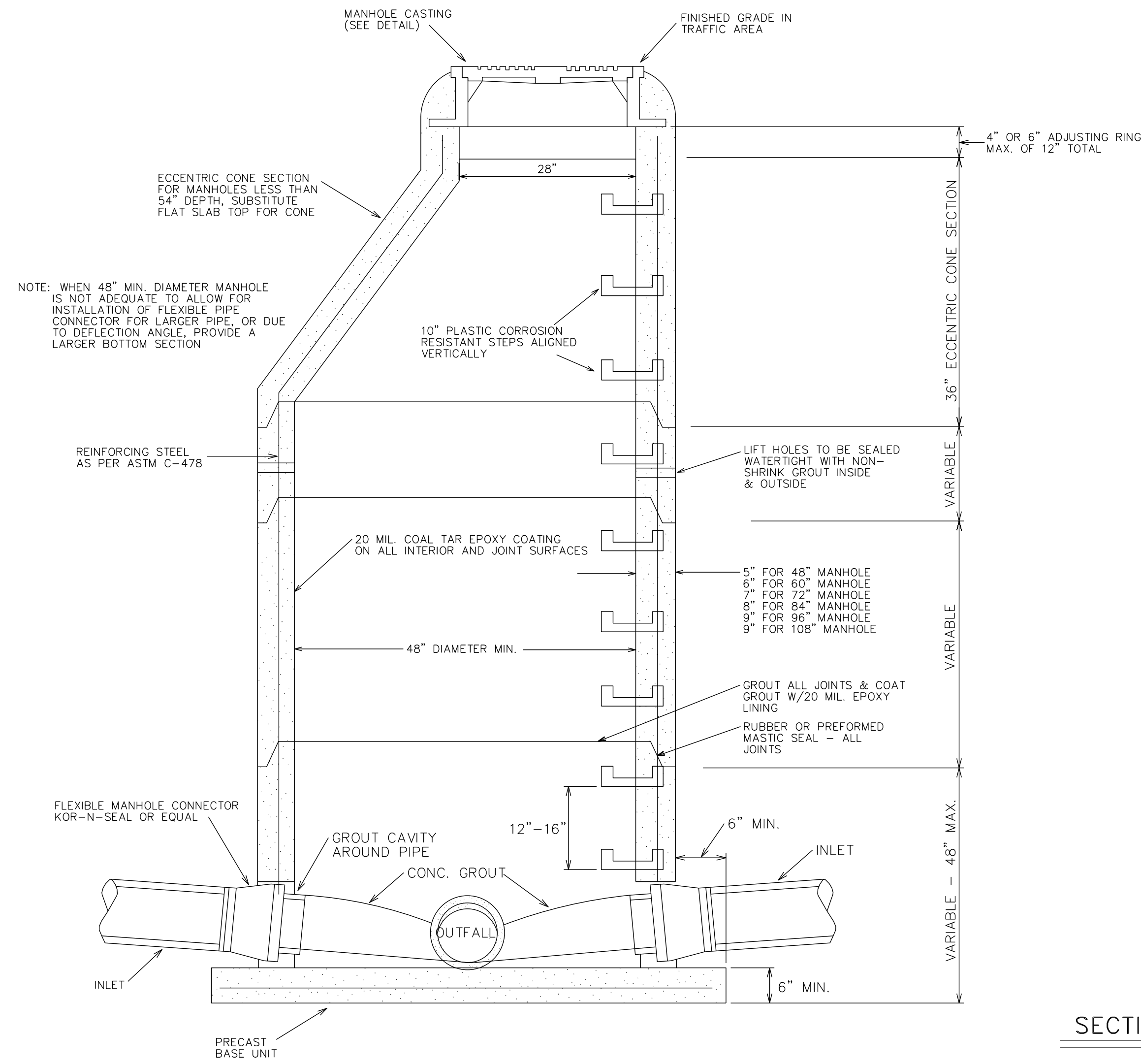
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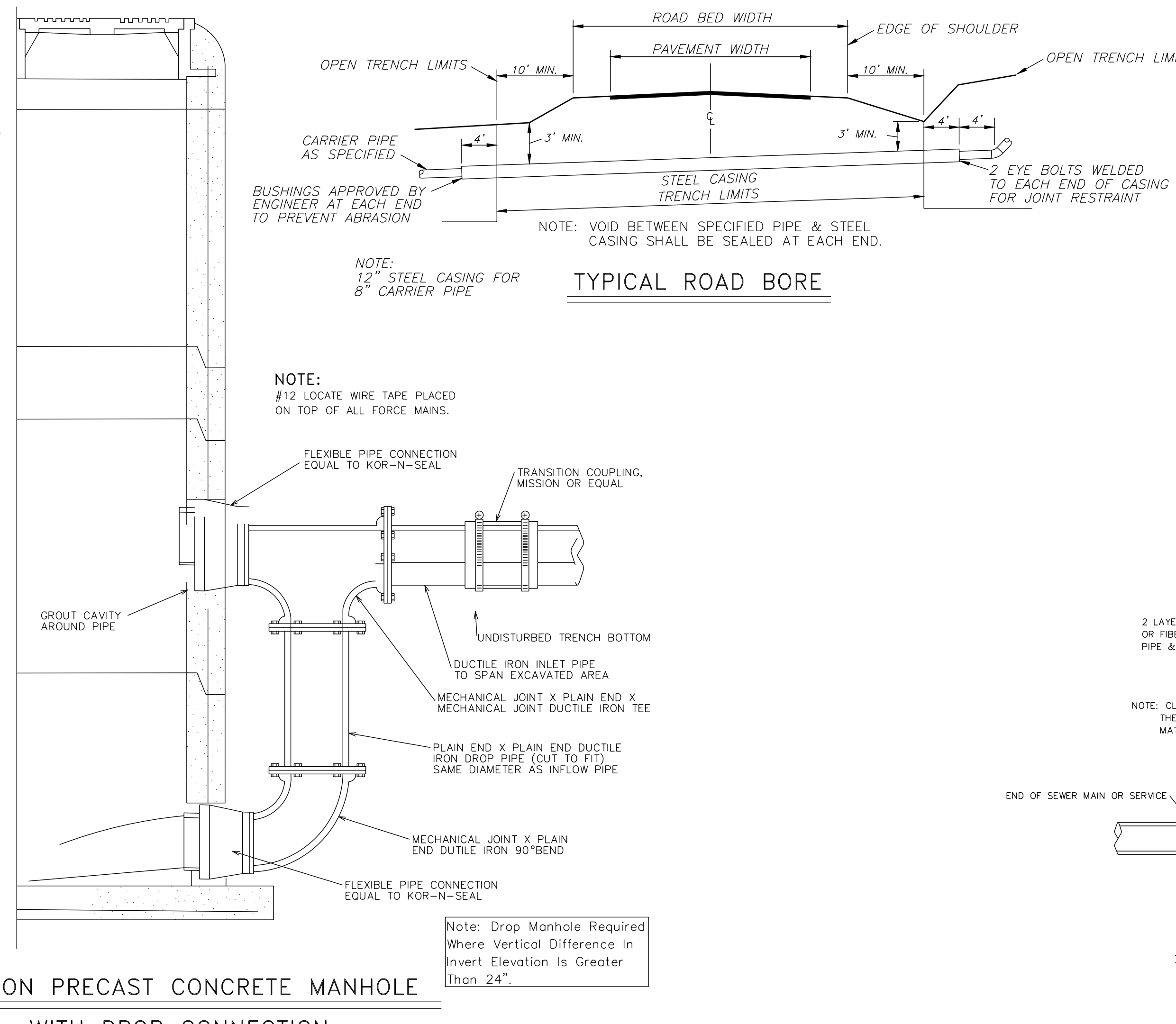


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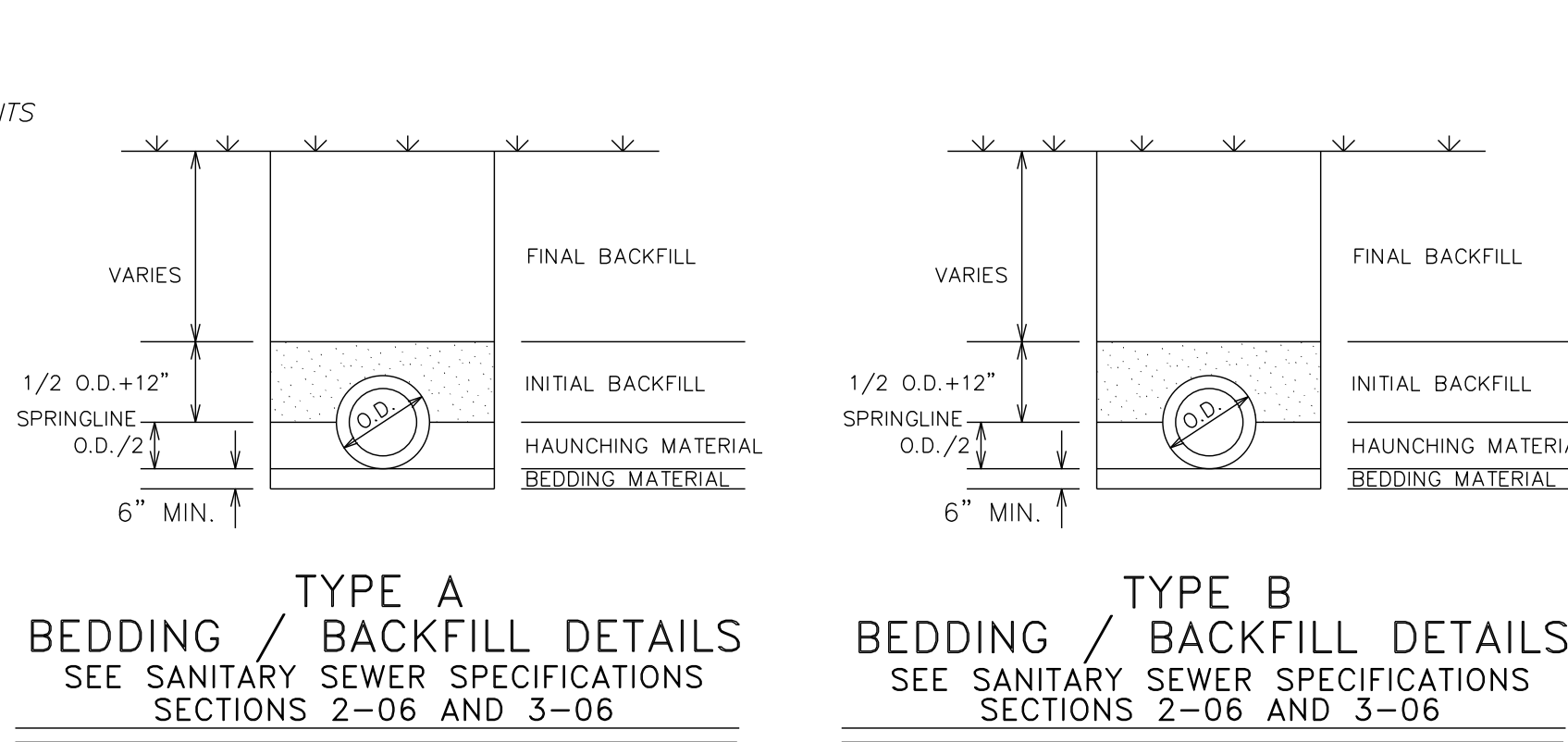
MISCELLANEOUS DETAILS
C5.2



SECTION PRECAST CONCRETE MANHOLE

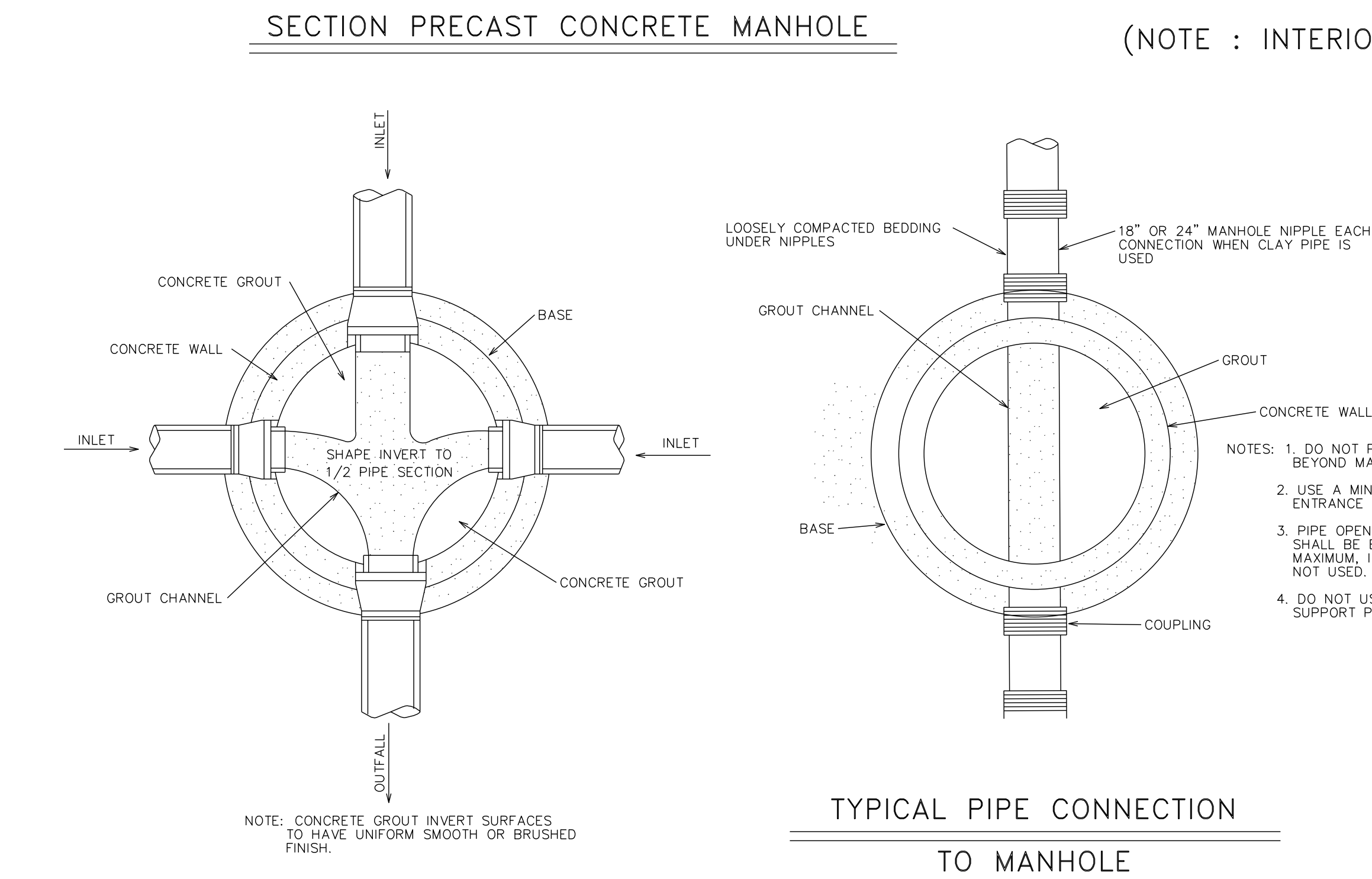


SECTION PRECAST CONCRETE MANHOLE WITH DROP CONNECTION



TYPE A BEDDING / BACKFILL DETAILS SEE SANITARY SEWER SPECIFICATIONS SECTIONS 2-06 AND 3-06

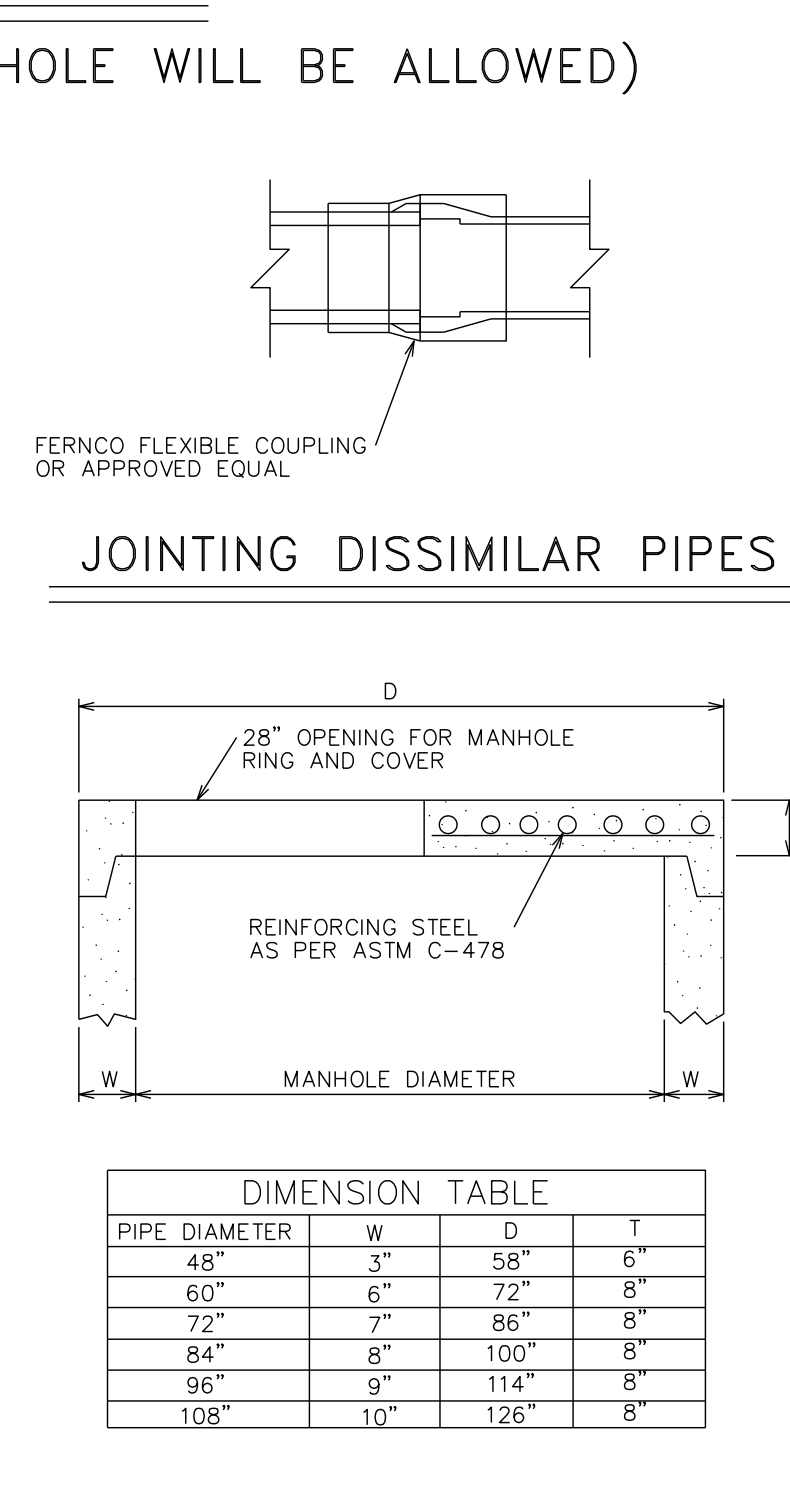
TYPE B BEDDING / BACKFILL DETAILS SEE SANITARY SEWER SPECIFICATIONS SECTIONS 2-06 AND 3-06



MANHOLE FLOW CHANNELS DETAIL

TYPICAL PIPE CONNECTION TO MANHOLE

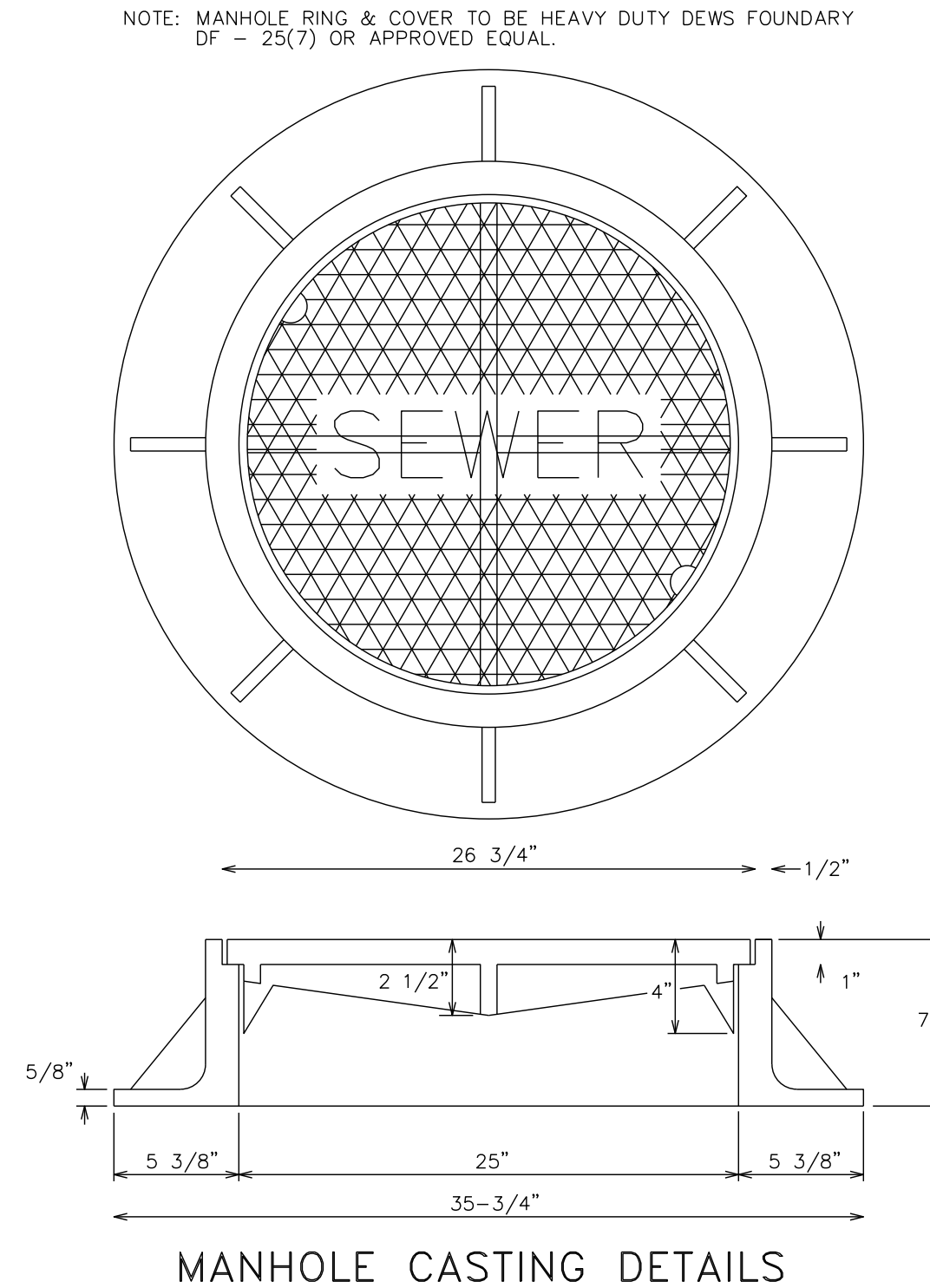
(NOTE : INTERIOR STYLE DROP MANHOLE WILL BE ALLOWED)



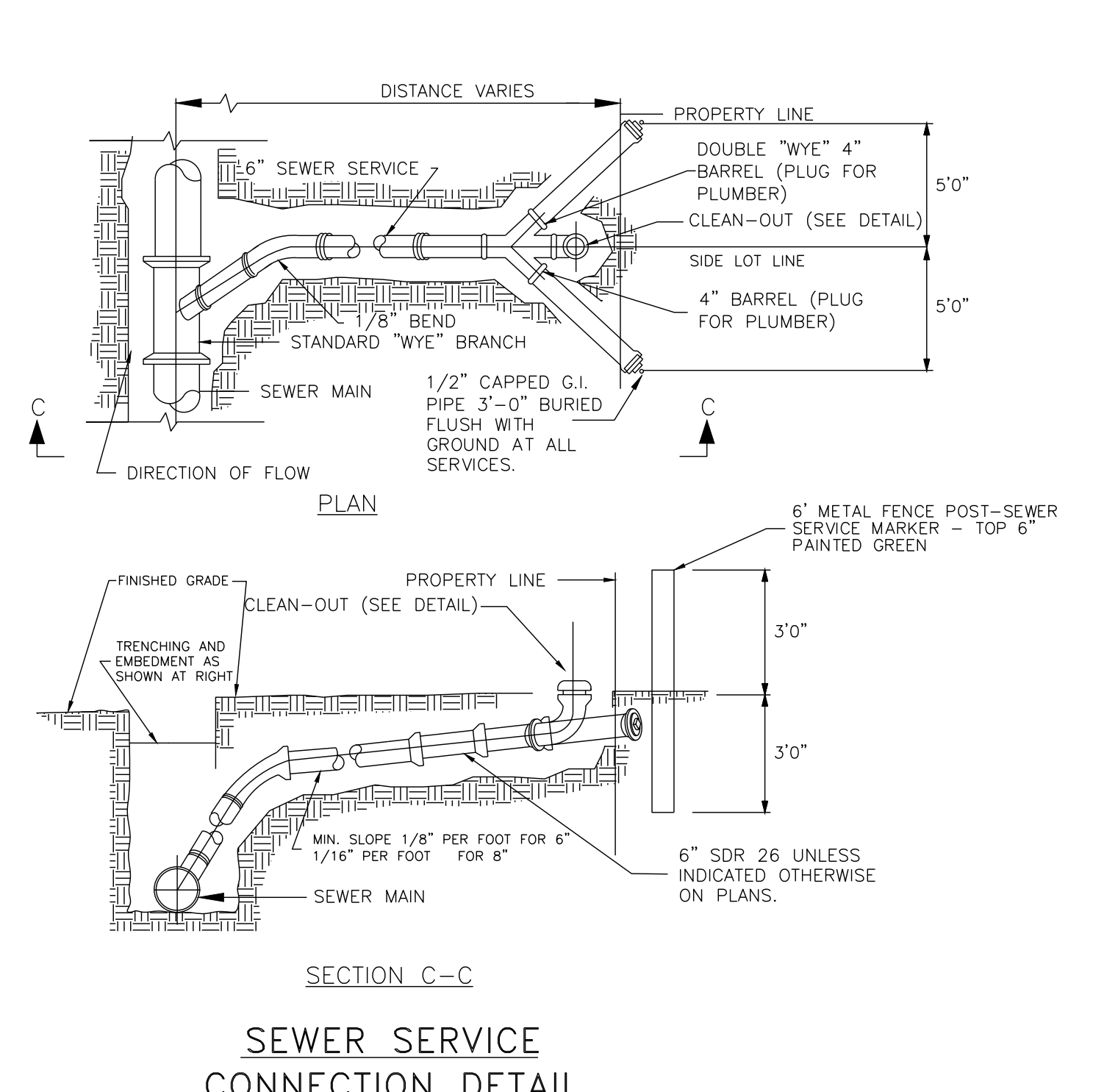
JOINTING DISSIMILAR PIPES

FLAT SLAB MANHOLE TOP

PIPE DIAMETER	W	D	T
48"	3"	58"	6"
60"	6"	72"	8"
72"	7"	86"	8"
84"	8"	100"	8"
96"	9"	114"	8"
108"	10"	126"	8"



MANHOLE CASTING DETAILS



SEWER SERVICE CONNECTION DETAIL

Revisions				
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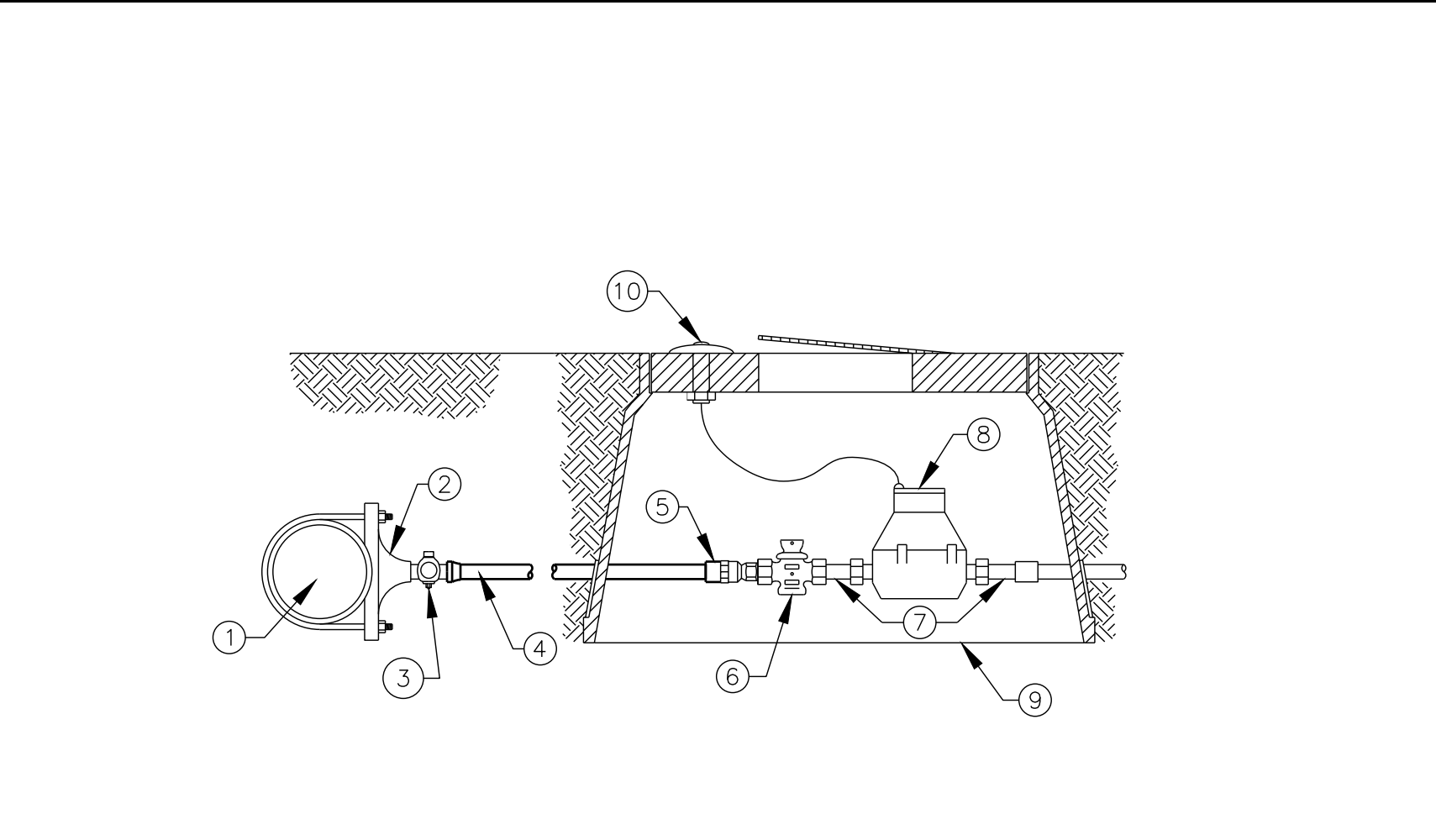
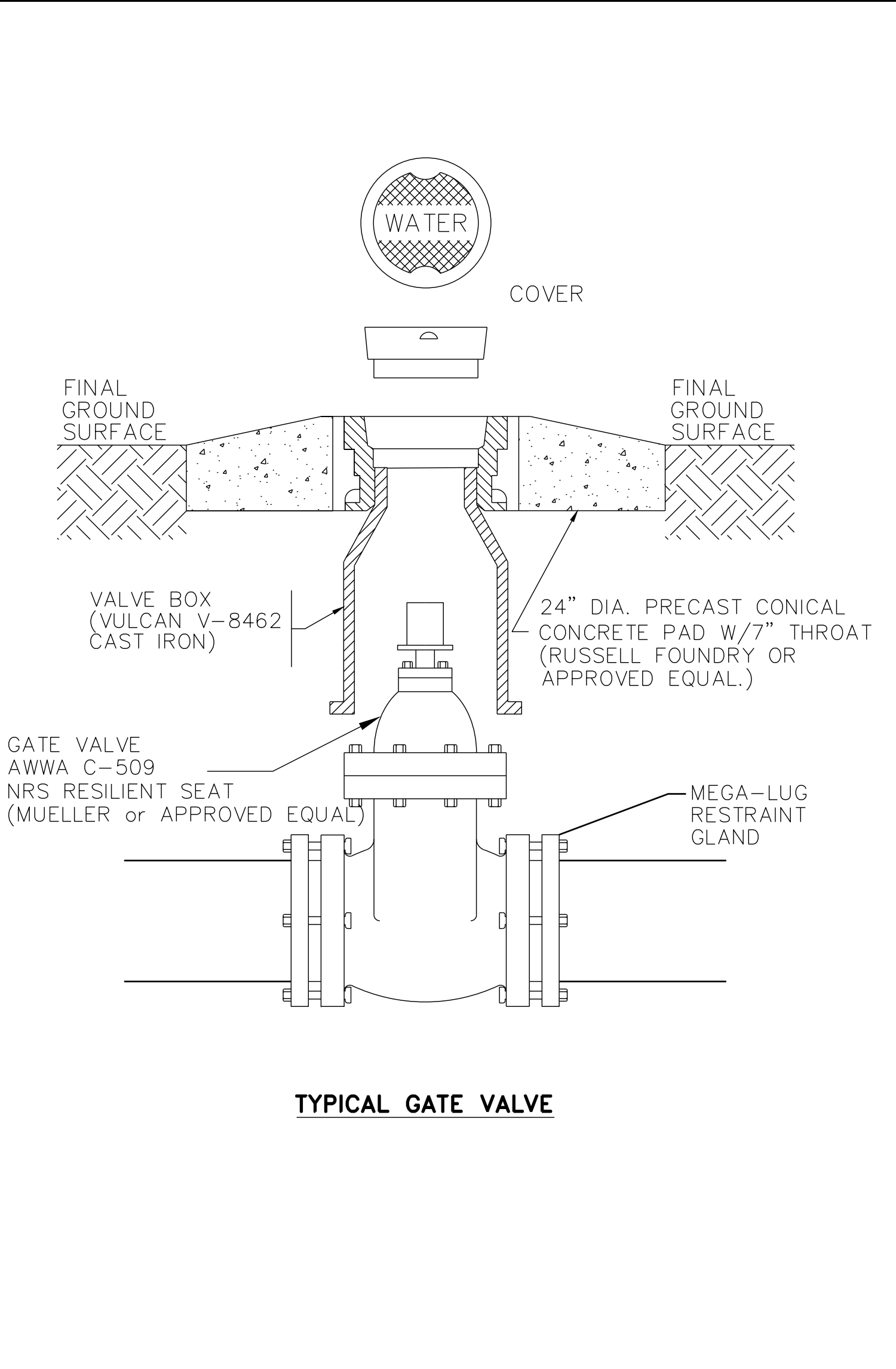
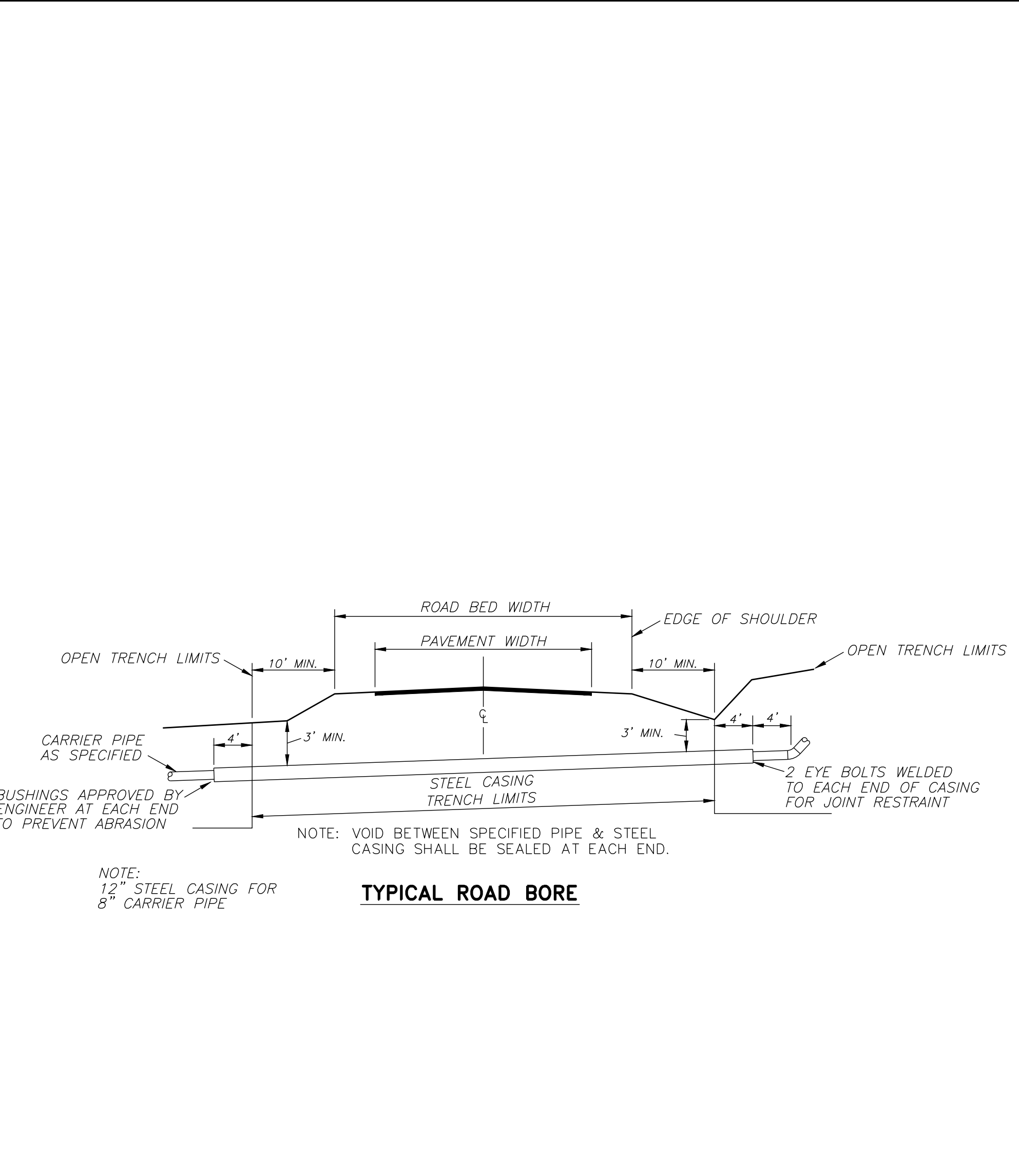
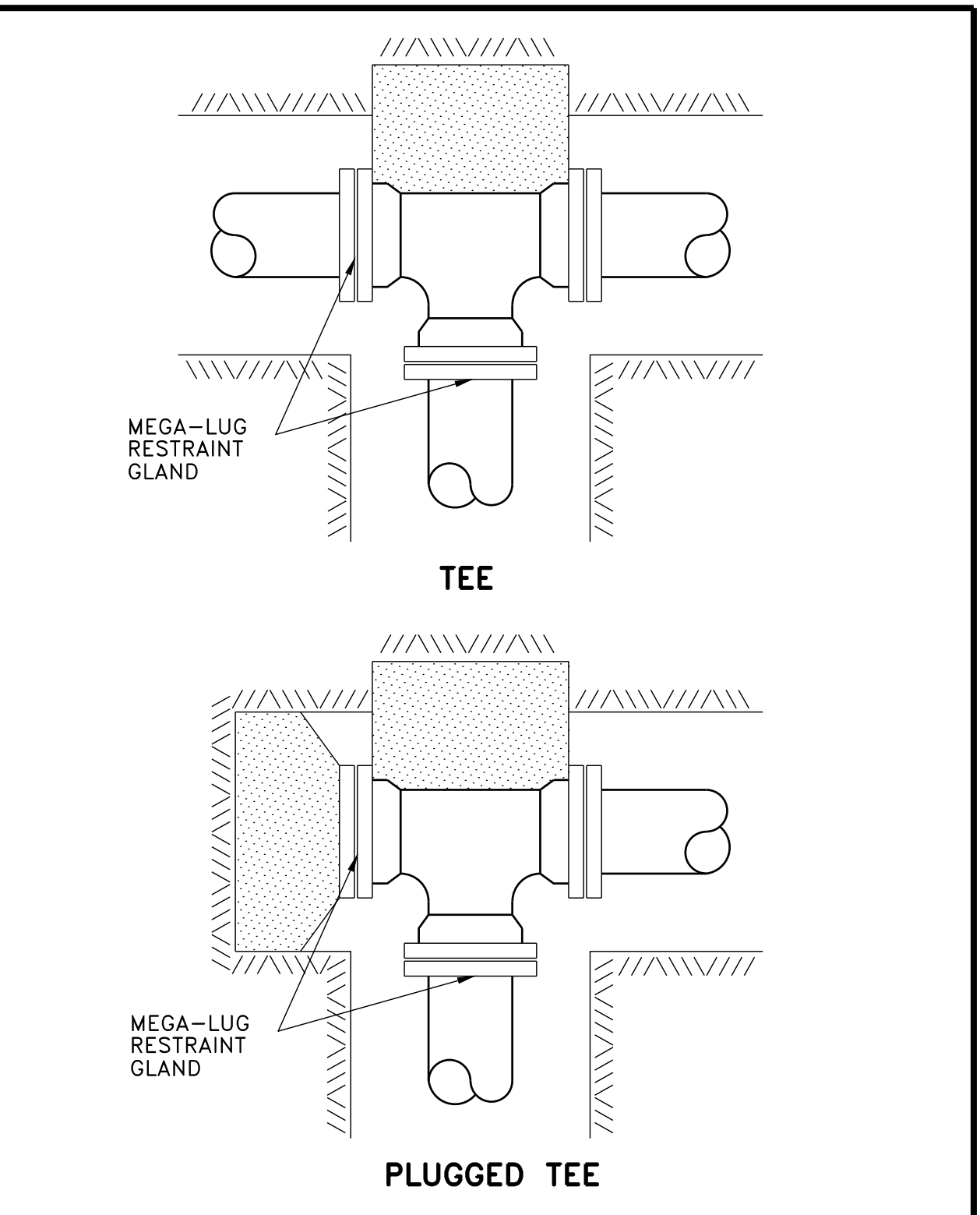
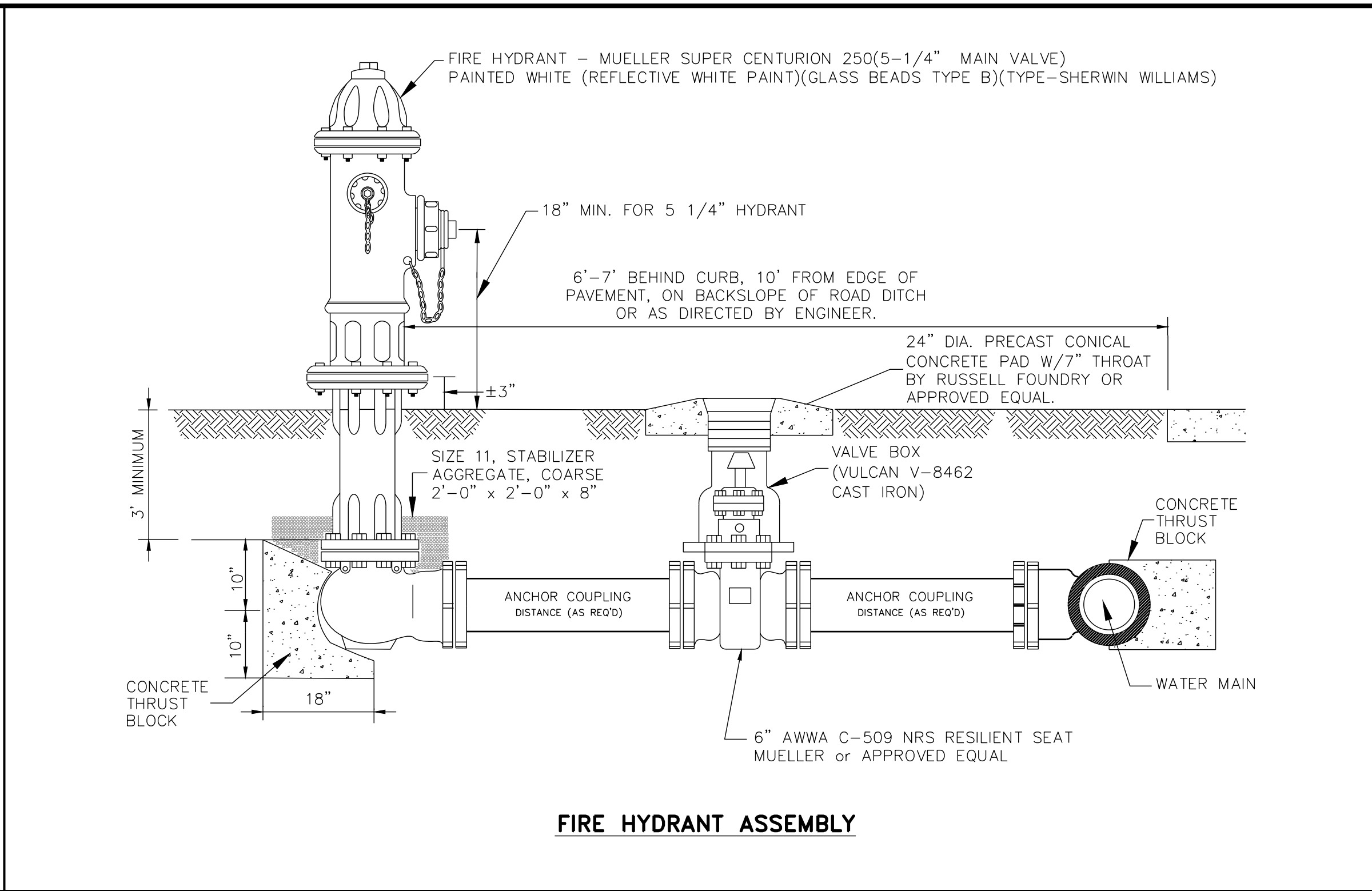
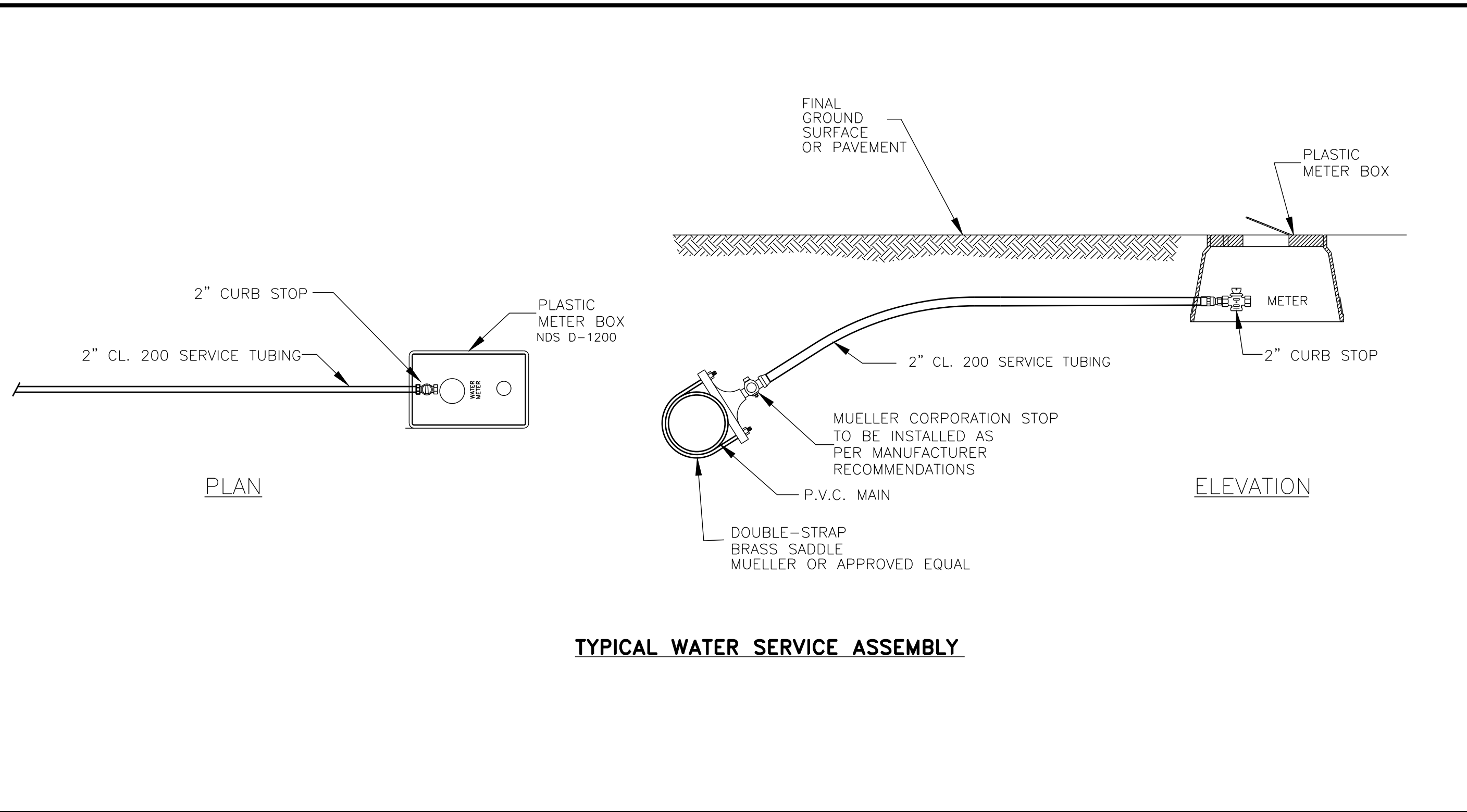
THE PARK AT BARTON

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

PRICING SET

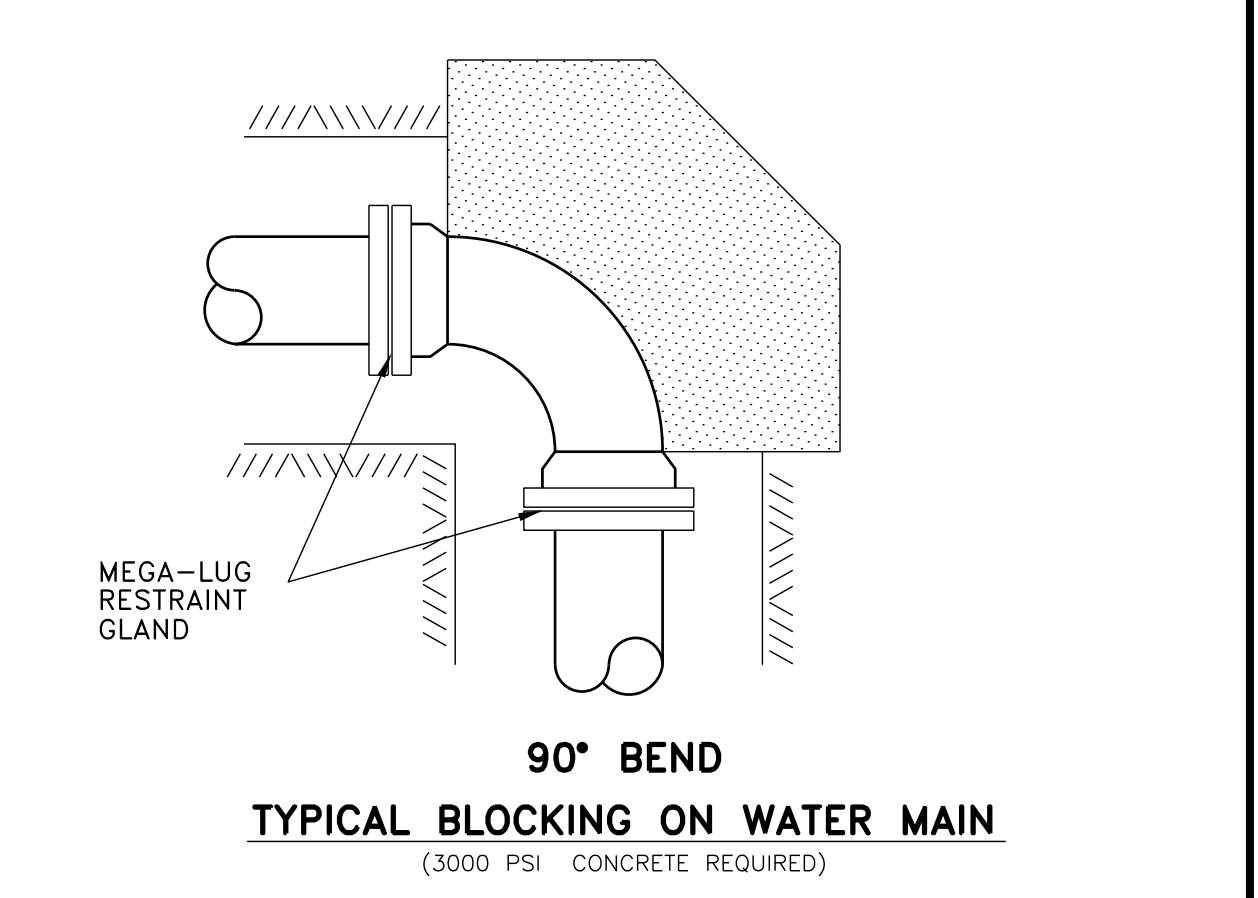
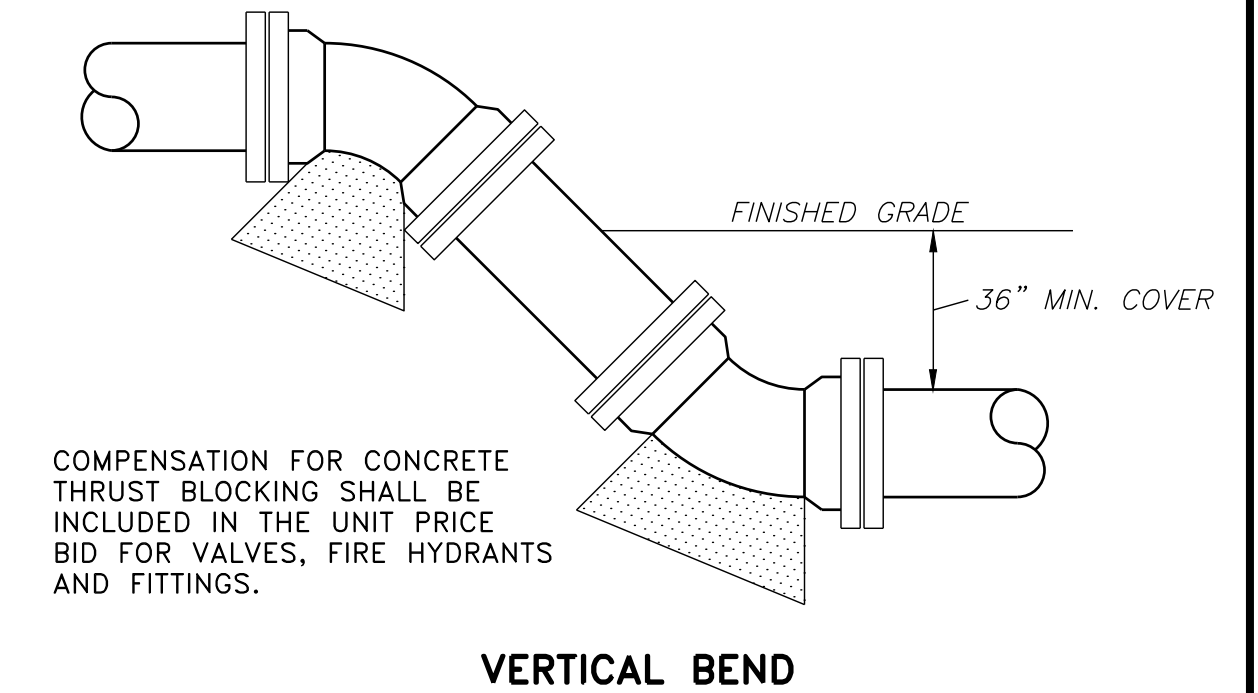
SEWER DETAILS
C5.3



ITEM NO.	DESCRIPTION	SPECIFICATIONS
1	P.V.C. MAIN	C-900 P.V.C., CLASS 150 MINIMUM
2	SERVICE CLAMP	DOUBLE BRASS STRAP MUELLER OR APPROVED EQUAL
3	CORPORATION STOP	MUELLER (BRASS) OR APPROVED EQUAL
4	SERVICE LINE W/ SPECIFIED P.V.C. CASING UNDER ROADWAY	POLYETHYLENE CL-200
5	TRANSITION FITTING P.V.C.	MUELLER OR APPROVED EQUAL
6	CURB STOP	MUELLER BRASS w/ LOCK OR APPROVED EQUAL
7	METER COUPLINGS	MUELLER OR APPROVED EQUAL
8	WATER METER	METER (TO BE APPROVED BY CITY)
9	STANDARD BLACK PLASTIC METER BOX WITH READER LID.	NDS 12" STD BOX W/ 2 HOLES (TOUCH READ)
10	TOUCH READ DEVICE	TO BE APPROVED BY CITY

*SEE PLANS FOR MATERIAL SIZES

TYPICAL SERVICE ASSEMBLY
 CONNECTIONS TO PVC WATER MAINS
 ALL METER AND TAP FEES SHALL BE PAID BY THE CONTRACTOR



BEARING AREA IN SQ. FT.

NOMINAL PIPE DIAMETER (IN)	DEAD-END OR TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	2.0	2.0	2.0	2.0	2.0
6	2.0	2.0	2.0	2.0	2.0
8	3.0	3.0	2.0	2.0	2.0
12	5.0	5.0	4.0	3.0	3.0
16	8.0	12.0	6.0	4.0	4.0

4	—	—	6.0 (.22)	4.0 (.15)	4.0 (.15)
6	—	—	14.0 (.52)	6.0 (.22)	4.0 (.15)
8	—	—	27.0 (1.0)	9.0 (.33)	6.0 (.22)
12	—	—	68.0 (2.5)	22.0 (.80)	9.0 (.33)
16	—	—	90.0 (3.33)	52.0 (1.9)	18.0 (.67)

VOLUME OF BLOCKS INCLUDING SOIL LOAD CU. FT. (CU. YDS.)

Revisions				
#	Date	Nature	By	Appl.

Project No.	M-2651	Designed By	R.C.M.
Date	2-14-19	Drawn By	D.P.
Scale	SEE ABOVE	Checked By	R.C.M.

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PRICING SET

WATER DETAILS
C5.4