

CONTACT LIST
<div>SURVEYOR/ENGINEER</div> ENGINEERING SERVICES, INC. <div>1207 SOUTH OLD MISSOURI RD.</div> SPRINGDALE, AR 72764
JASON APPEL – 479-751-8733
<div>BLACK HILLS ENERGY</div> BRANDON STOKES: 479-225-3726
<div>AT&T</div> JOHN HILL: 479-442-1936
<div>OZARKS ELECTRIC</div> WES MAHAFFEY: 479-684-4949
<div>COX COMMUNICATION</div> MICHAEL MOORE: 479-717-3730
<div>TONTITOWN WATER UTILITIES</div> 479-361-2700
<div>BUILDING DEPARTMENT</div> 479-361-2700



DESIGN PLANS FOR A

LARGE SCALE DEVELOPMENT

SERVING

RUTH’S LANDING LLC

IN THE CITY OF

TONTITOWN, ARKANSAS

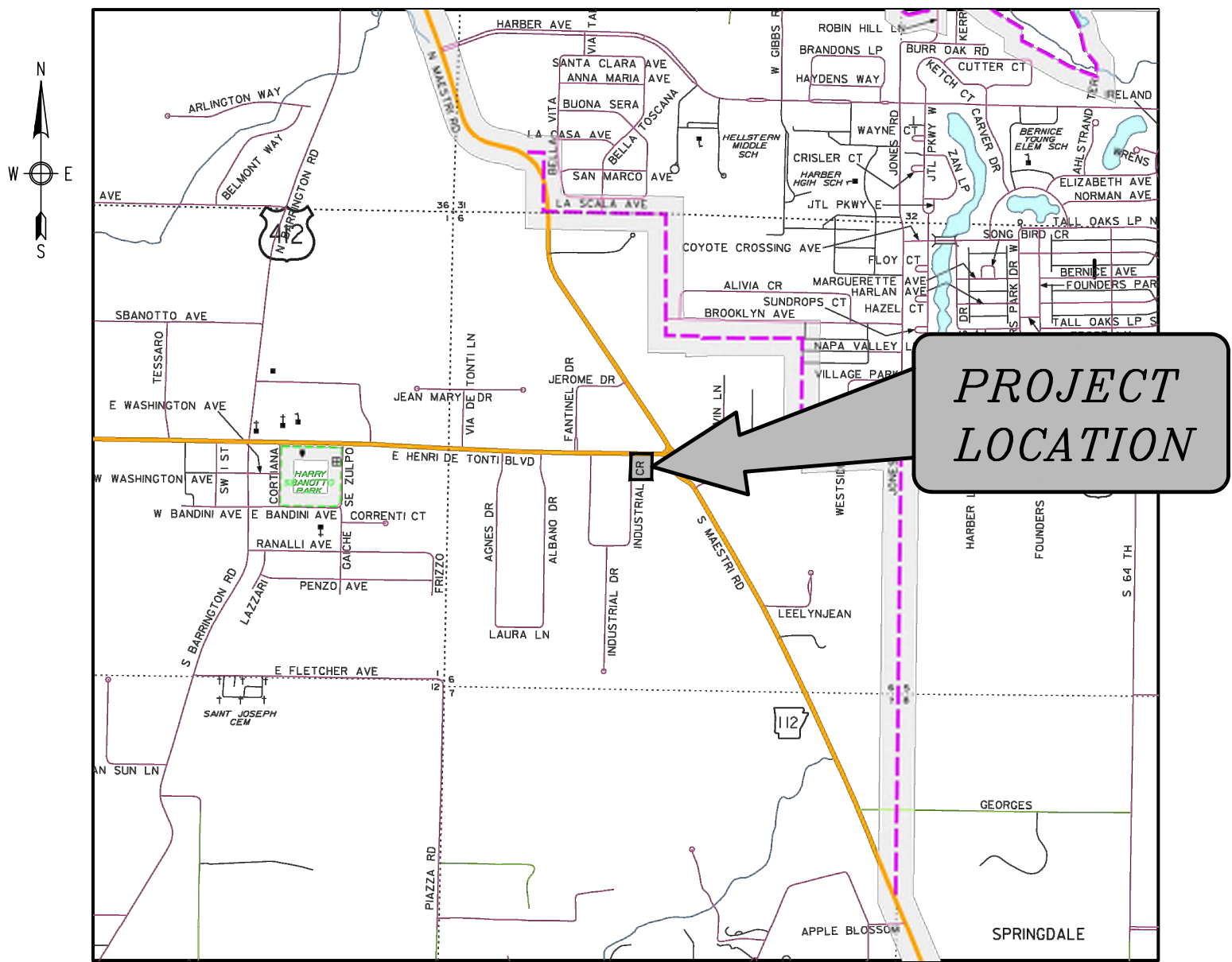
INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	DEMOLITION PLAN
3	LARGE SCALE DEVELOPMENT
4	GRADING & STORM DRAINAGE PLAN
5	PAVING AND SIGNAGE PLAN
6	TYPICAL & UTILITY DETAILS
7	LANDSCAPING PLAN
8	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
9	LIGHTING PLAN

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JASON APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES:

- 1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF TONTITOWN, ARKANSAS.
- 2) ALL PUBLIC WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE CITY OF TONTITOWN STANDARD WATER & SEWER SPECIFICATIONS DATED JUNE 25, 2018.
- 3) TRAFFIC SAFETY CONTROL FEATURES ARE TO BE PROVIDED BY THE CONTRACTOR.
- 4) ANY STREET CLOSURES ARE TO BE COORDINATED WITH THE CITY OF TONTITOWN 48 HOURS PRIOR TO WORK.
- 5) THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
- 6) NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE
- 7) THERE ARE NO KNOW EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES ON THIS PROPERTY.
- 8) THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS.
- 9) THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS EXCEPT AS SHOWN.
- 10) THE SUBJECT PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA F.I.R.M. MAP #05143C0065F, EFFECTIVE DATE: APRIL 02, 2008.
- 11) ALL AMENITIES SHALL BE MAINTAINED BY THE SITE MANAGER.



VICINITY MAP

January 9, 2024

BY
ENGINEERING SERVICES INC.



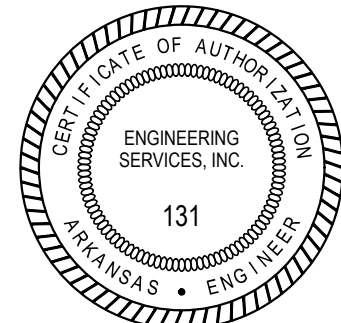
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

LEGEND	
—	PROPERTY LINE
---	ADJACENT OWNER
- - - -	EASEMENT (AS NOTED)
— RW —	RIGHT-OF-WAY
---	BUILDING SETBACK LINE (B.S.L.)
---	PHYSICAL CENTERLINE OF ROAD
---	OVERHEAD UTILITIES
---	SANITARY SEWER LINE
---	WATER LINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
○	IRON PIN FOUND (AS NOTED)
+	COMPUTED POINT
⊕	MANHOLE (TYPE AS NOTED)
⊙	WATER METER
⊙	POWER POLE

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

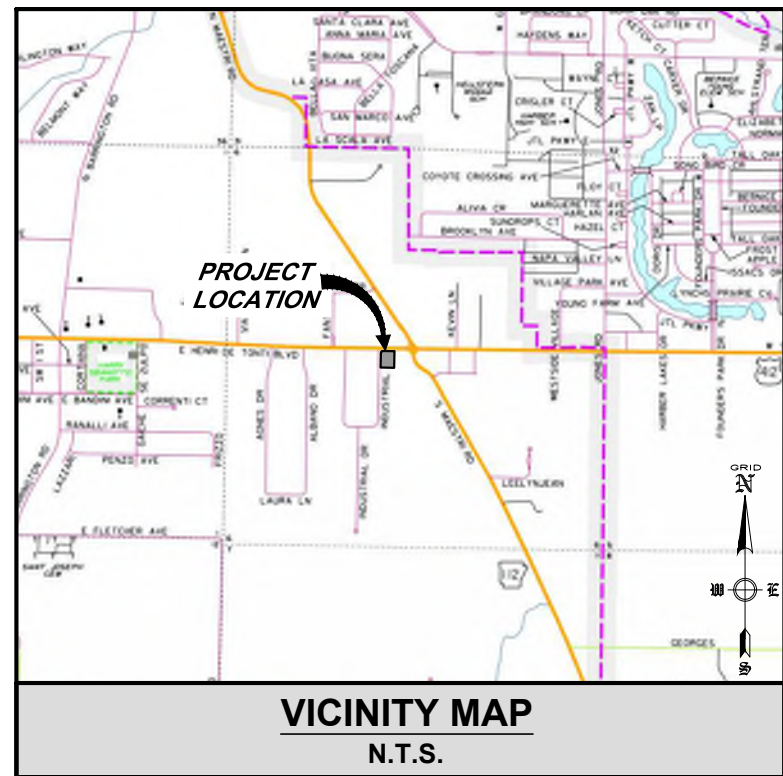
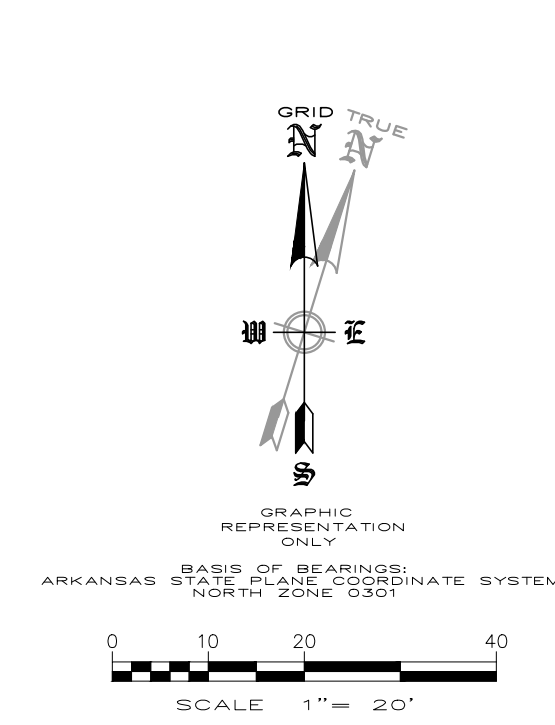
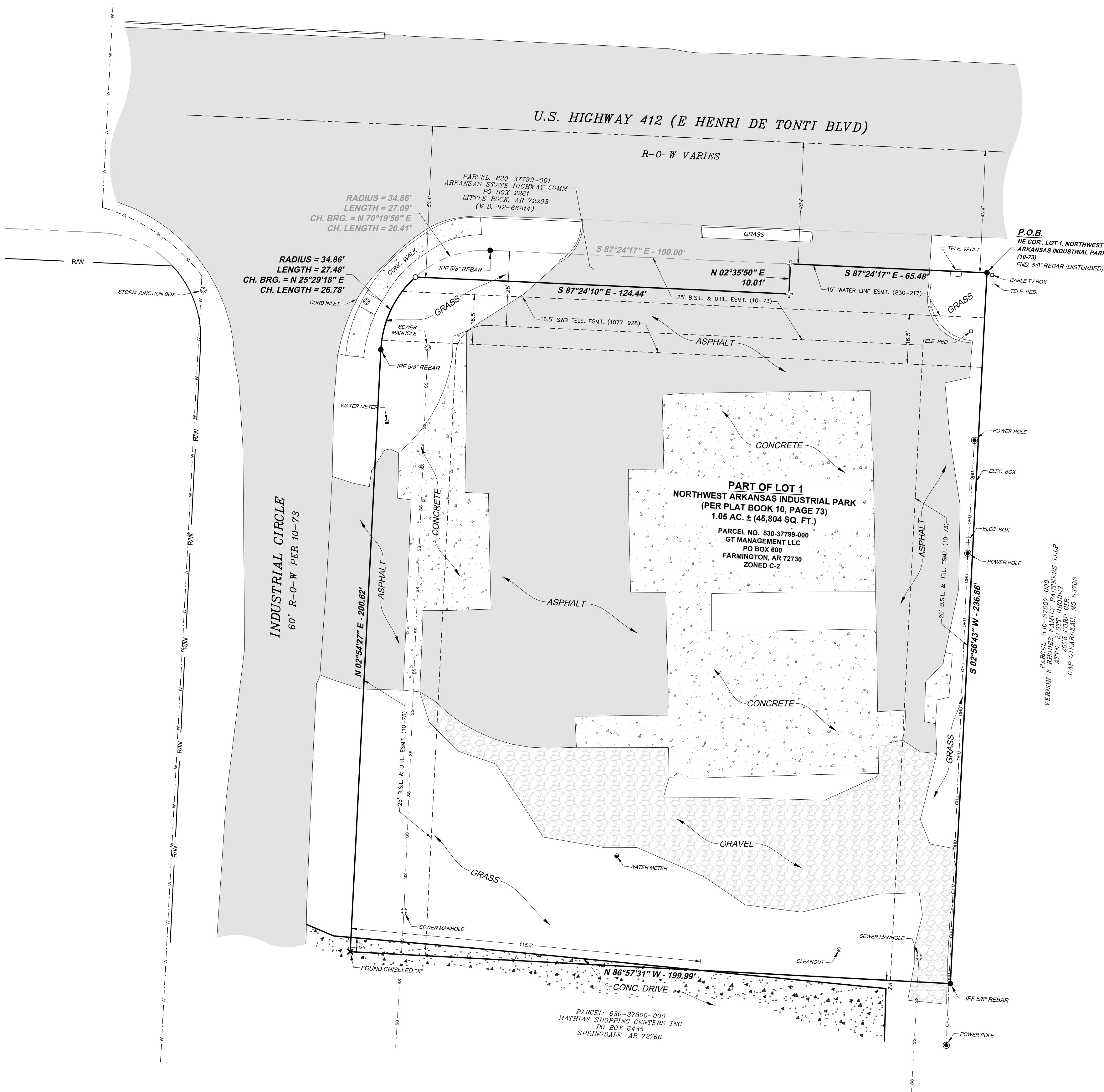
Roby Woods
ROONEY WOODS, P.S. NO. 1559, AR.

9/6/25
DATE



REVISION	DATE	DESCRIPTION
BOUNDARY SURVEY		
FOR GT MANAGEMENT, LLC		
TONTITOWN, WASHINGTON COUNTY, ARKANSAS		
SCALE: 1"=20'	DATE: January 9, 2024	DRAWN BY:KND/RR
ENGINEERING SERVICES, INCORPORATED		
SPRINGDALE, ARKANSAS		
© COPYRIGHT 2024, ENGINEERING SERVICES, INC. 1/9/2024 10:08 AM	W.O.# 23941	SHEET 1 / 1

OWNER:	GT MANAGEMENT, LLC PO BOX 600 FARMINGTON, AR 72730
SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765
WORK ORDER #:	23941
CITY ZONING:	C-2 (GENERAL COMMERCIAL)
SETBACKS:	FRONT - 25' SIDE ADJ TO NON-RESIDENTIAL - 10' REAR ADJ TO NON-RESIDENTIAL - 25'



SURVEYOR'S NOTES:
THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

PLAT CLOSURE DECLARATION:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 170,548 FEET.

FEMA FLOOD PLAIN ZONE:
THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C00065F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

UTILITIES:
THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF TONTITOWN G.I.S. ONLY.
THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

LIMITED LIABILITY COMPANY WARRANTY DEED: GT MANAGEMENT, LLC, RECORDED SEPTEMBER 19, 2016, FILE NO. 2016-27322.

REDEMPTION DEED: GT MANAGEMENT, LLC, RECORDED JULY 19, 2023, FILE NO. 2023-23870.

WARRANTY DEED: ARKANSAS STATE HIGHWAY COMMISSION, RECORDED DECEMBER 18, 1992, BOOK 92 PAGE 6814.

FINAL PLAT OF NORTHWEST ARKANSAS INDUSTRIAL PARK: BY JORGENSEN & ASSOCIATES, DAVID L. JORGENSEN, AR PLS NO. 1118, RECORDED AUGUST 3, 1989, PLAT BOOK 10 PAGE 73.

BOUNDARY SURVEY: BY DEVELOPMENT CONSULTANTS INCORPORATED, ALLEN J. YOUNG, AR PLS NO. 1441, RECORDED OCTOBER 24, 2016 WITH THE STATE LAND SURVEYOR'S OFFICE AS STATE FILE 202212199938.

RIGHT OF WAY GRANT: TO THE TOWN OF TONTITOWN, ARKANSAS, WATER LINE EASEMENT, RECORDED MARCH 23, 1972, DEED BOOK 830, PAGE 217.

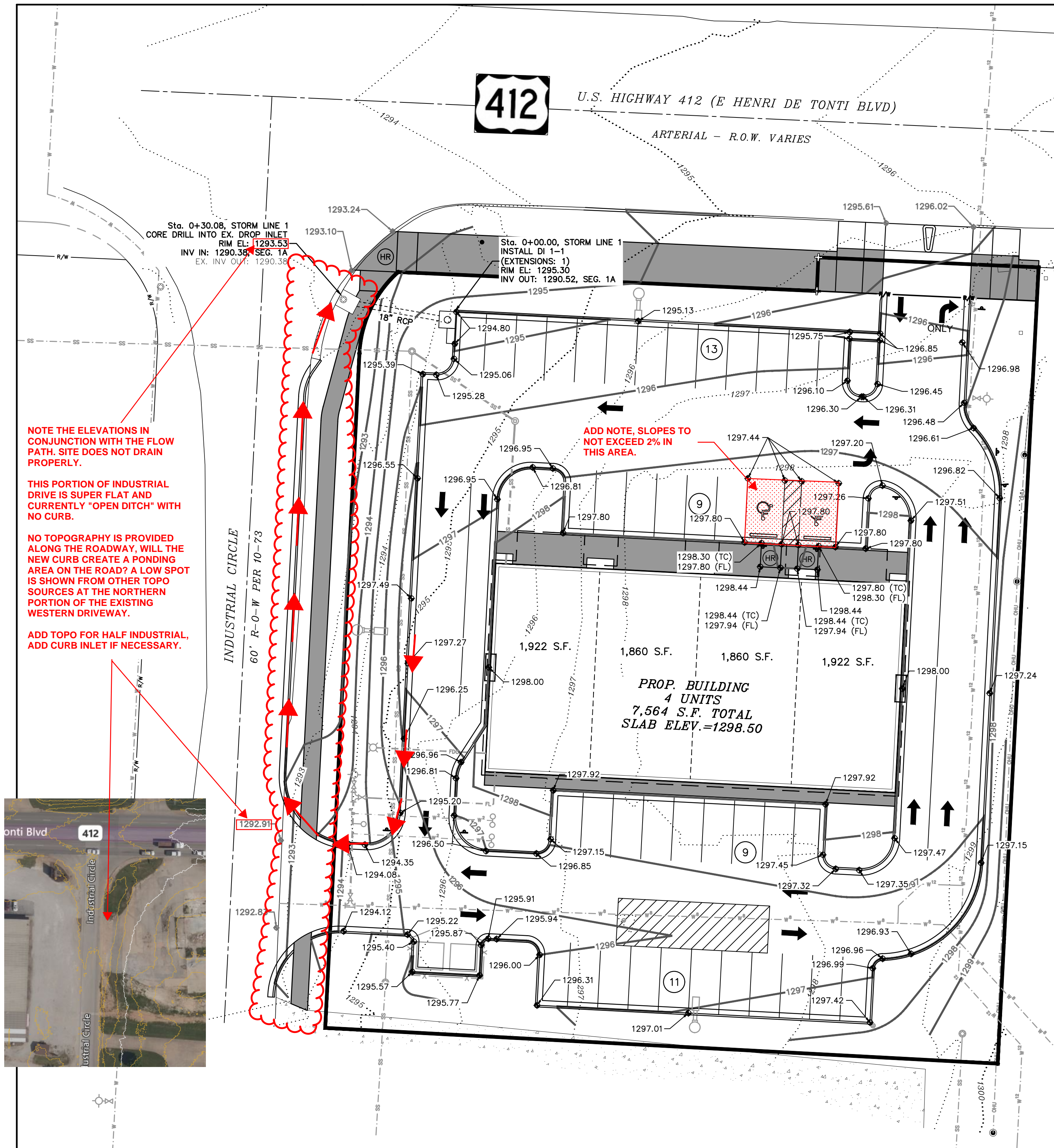
EASEMENT: TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED MAY, 1983, 1077-928.

LEGAL DESCRIPTION PER LIMITED LIABILITY COMPANY WARRANTY DEED 2016-27322:
LOT NUMBERED ONE (1) IN NORTHWEST ARKANSAS INDUSTRIAL PARK, TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT BOOK 10 AT PAGE 73, AND BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER (P.L. SW 1/4) OF SECTION SIX (6), IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN IN WASHINGTON COUNTY, ARKANSAS.

LESS AND EXCEPT:
A PART OF LOT 1, NORTHWEST ARKANSAS INDUSTRIAL PARK, TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT BOOK 10 AT PAGE 73, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NORTHEAST CORNER OF LOT 1, NORTHWEST ARKANSAS INDUSTRIAL PARK, THENCE NORTH 87°25'43" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 65.53 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 412 FOR THE POINT OF BEGINNING, THENCE NORTH 87°25'43" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 35.00 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVED LINE OF LOT 1 A DISTANCE OF 27.14 FEET TO A POINT OF INTERSECTION WITH THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 412, THENCE SOUTH 87°25'38" EAST ALONG SAID PROPOSED RIGHT-OF-WAY LINE A DISTANCE OF 124.51 FEET, THENCE NORTH 2°34'24" EAST ALONG SAID PROPOSED RIGHT-OF-WAY LINE A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,170 SQUARE FEET OR 0.03 ACRES IN SAID EXCEPTION, MORE OR LESS.

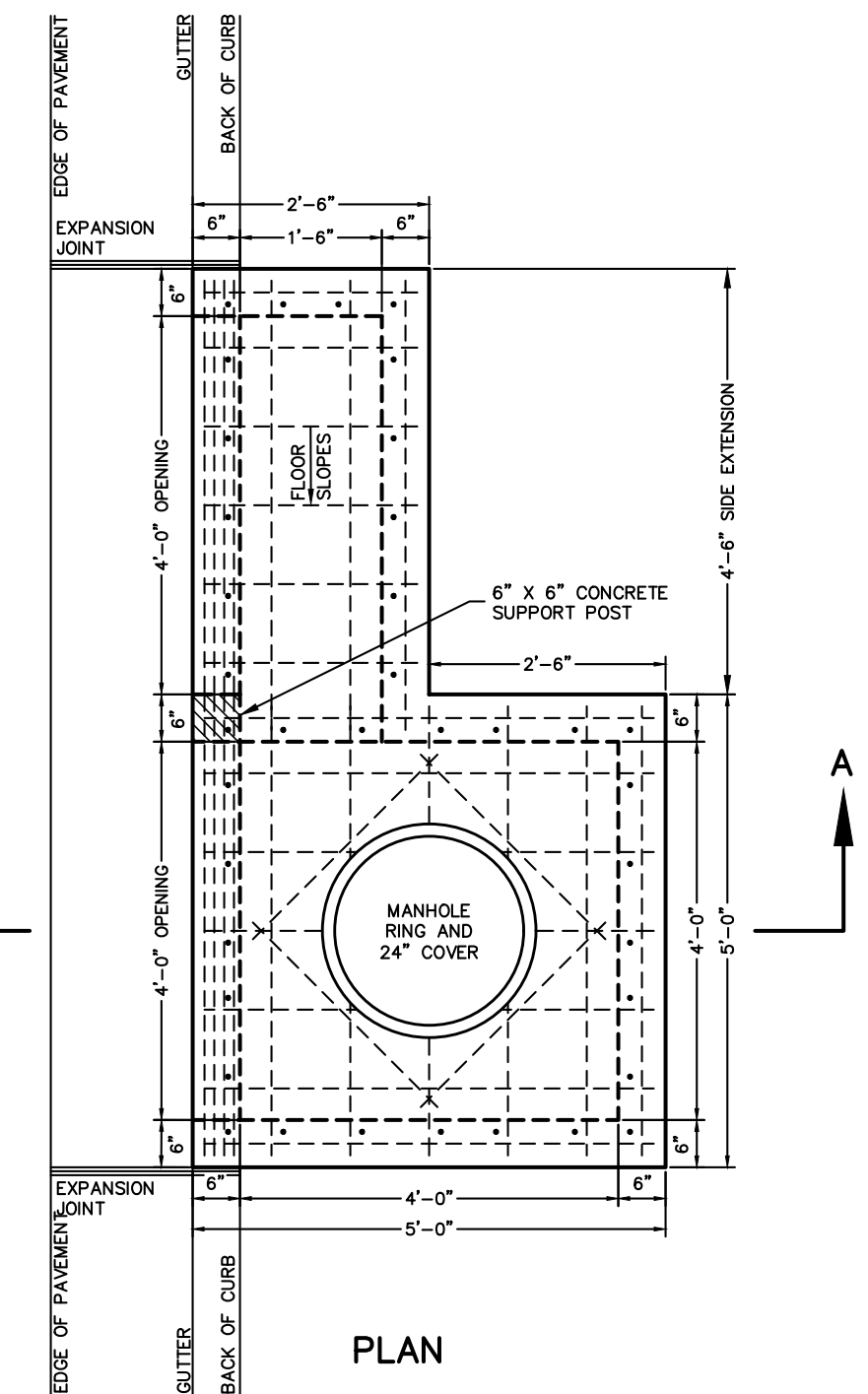
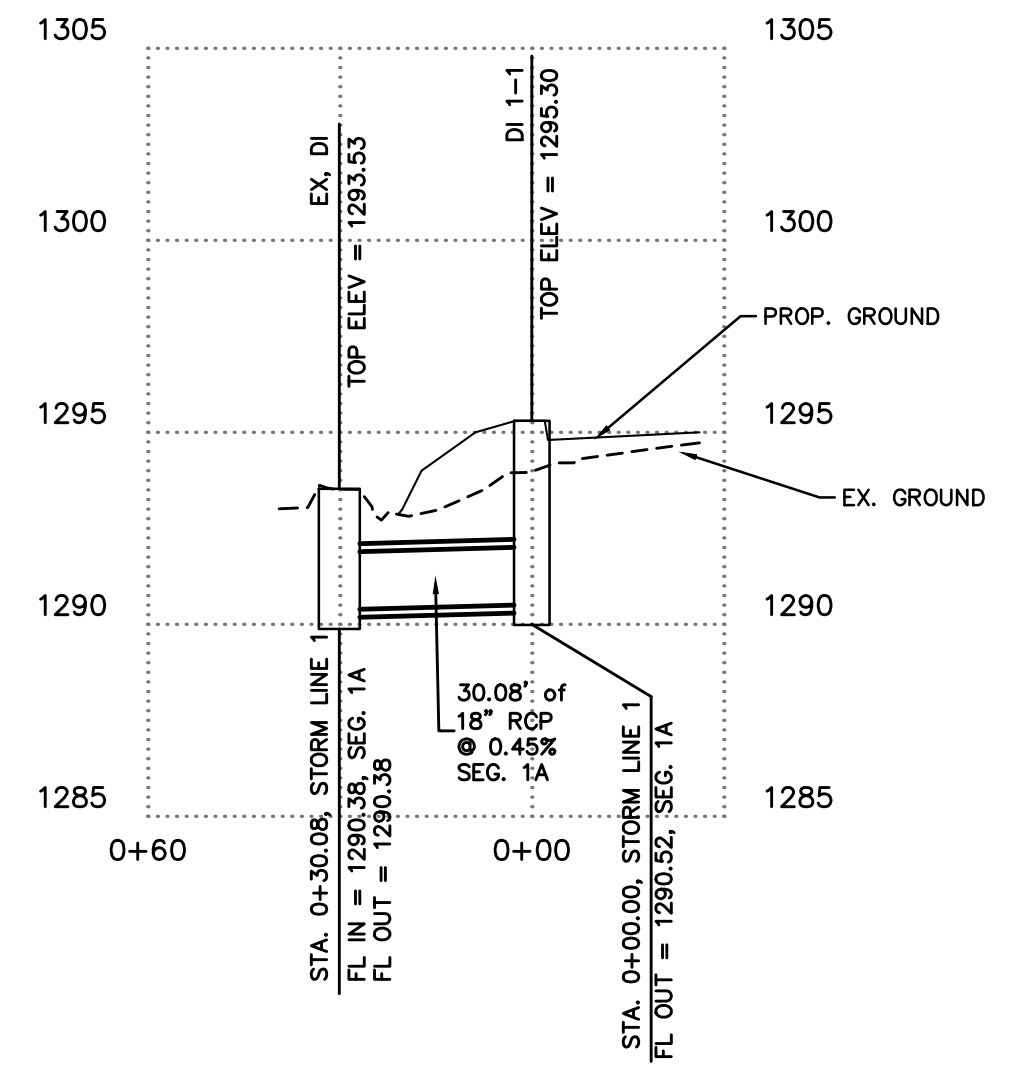
SURVEY DESCRIPTION:
A PART OF LOT ONE (1) IN NORTHWEST ARKANSAS INDUSTRIAL PARK, TO THE CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN FINAL PLAT BOOK 10 AT PAGE 73, OF THE WASHINGTON COUNTY, ARKANSAS RECORDS, ALSO BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING A FOUND 5/8 INCH REBAR (DISTURBED) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 412, THENCE ALONG THE EAST LINE OF SAID LOT 1, S02°56'43"W A DISTANCE OF 236.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND A FOUND 5/8 INCH REBAR, THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, N86°57'31"W A DISTANCE OF 189.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND A FOUND CHISELED "X" IN CONCRETE ON THE EASTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL CIRCLE, THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 1 AND SAID EASTERLY RIGHT-OF-WAY LINE, N02°54'27"E A DISTANCE OF 200.62 FEET TO A FOUND 5/8 INCH REBAR, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 34.86 FEET, AN ARC LENGTH OF 27.48 FEET AND A CHORD BEARING AND DISTANCE OF N25°29'18"E - 26.78 FEET TO A SET 1/2 INCH IRON PIN 1559 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 412, THENCE ALONG SAID RIGHT-OF-WAY LINE, S87°24'10"E A DISTANCE OF 124.44 FEET, THENCE N02°35'50"E A DISTANCE OF 10.01 FEET TO THE NORTH LINE OF SAID LOT 1, THENCE S87°24'17"E A DISTANCE OF 65.48 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES (45,804 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD AND FACT.



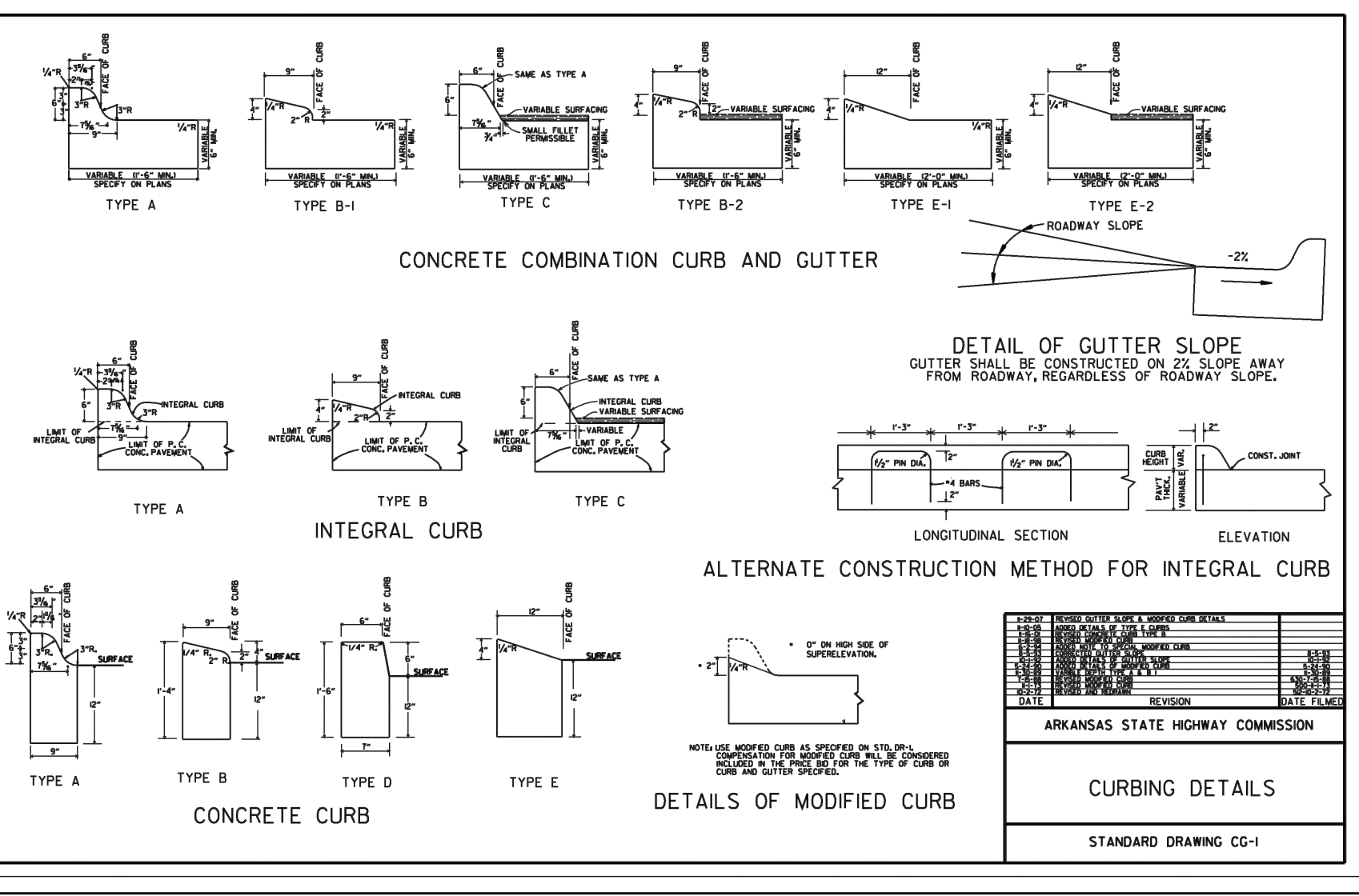
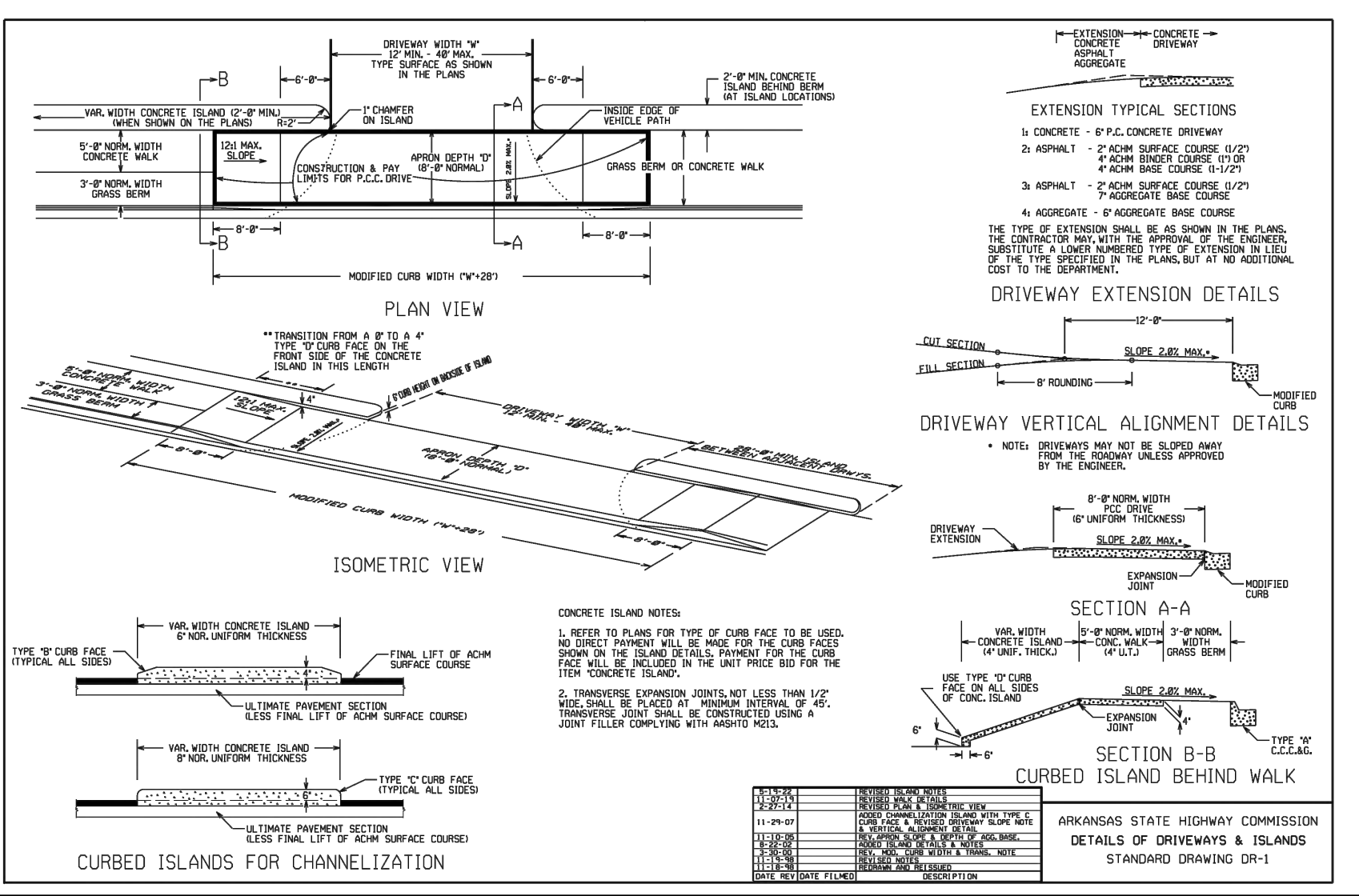
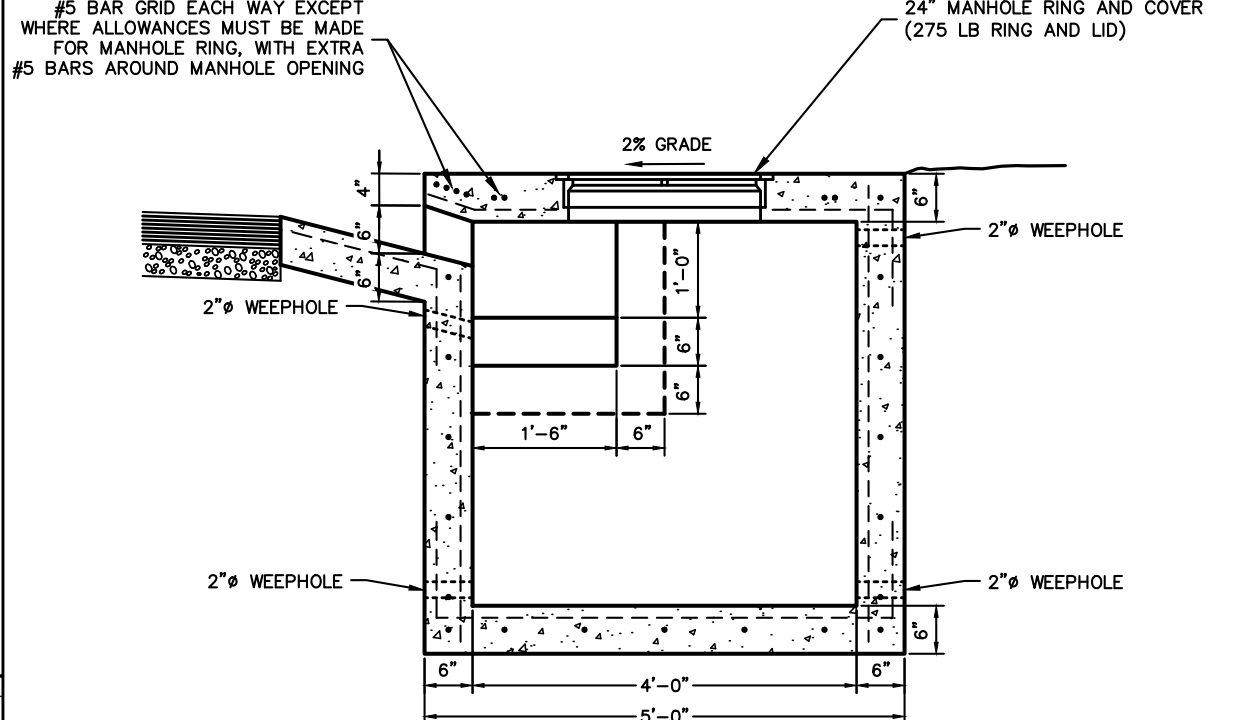


STORM LINE 1

SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



- NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
 2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
 3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
 4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
 5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
 6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
 7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
 8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
 9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
 10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E-W, EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
 11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
 12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A-A TYPICAL DROP INLET

LEGEND	
JB	= JUNCTION BOX
DI	= DROP INLET
GI	= GRATED INLET
AI	= AREA INLET
OS	= OUTLET STRUCTURE
FES	= FLARED END SECTION
HW	= HEADWALL
AS	= AQUA SWIRL
HERCP	= HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
HOPE	= HIGH DENSITY POLYETHYLENE
*ALL RCP SHALL BE CLASS 3 UNLESS OTHERWISE SPECIFIED	

GRADING LEGEND	
-----	1369.10 EXISTING CONTOUR
-----	1368.59 PROPOSED CONTOUR
●	1369.10 EXISTING SPOT ELEVATION
●	1368.59 PROPOSED SPOT ELEVATION

NOTES:

- 1) ALL SPOT ELEVATIONS ARE AT THE FLOWLINE OF THE GUTTER UNLESS OTHERWISE NOTED.

GRADING & STORM DRAINAGE PLAN

GT MANAGEMENT LLC
895 & 899 E HENRI DE TONTI BLVD
TONTITOWN, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NOTED

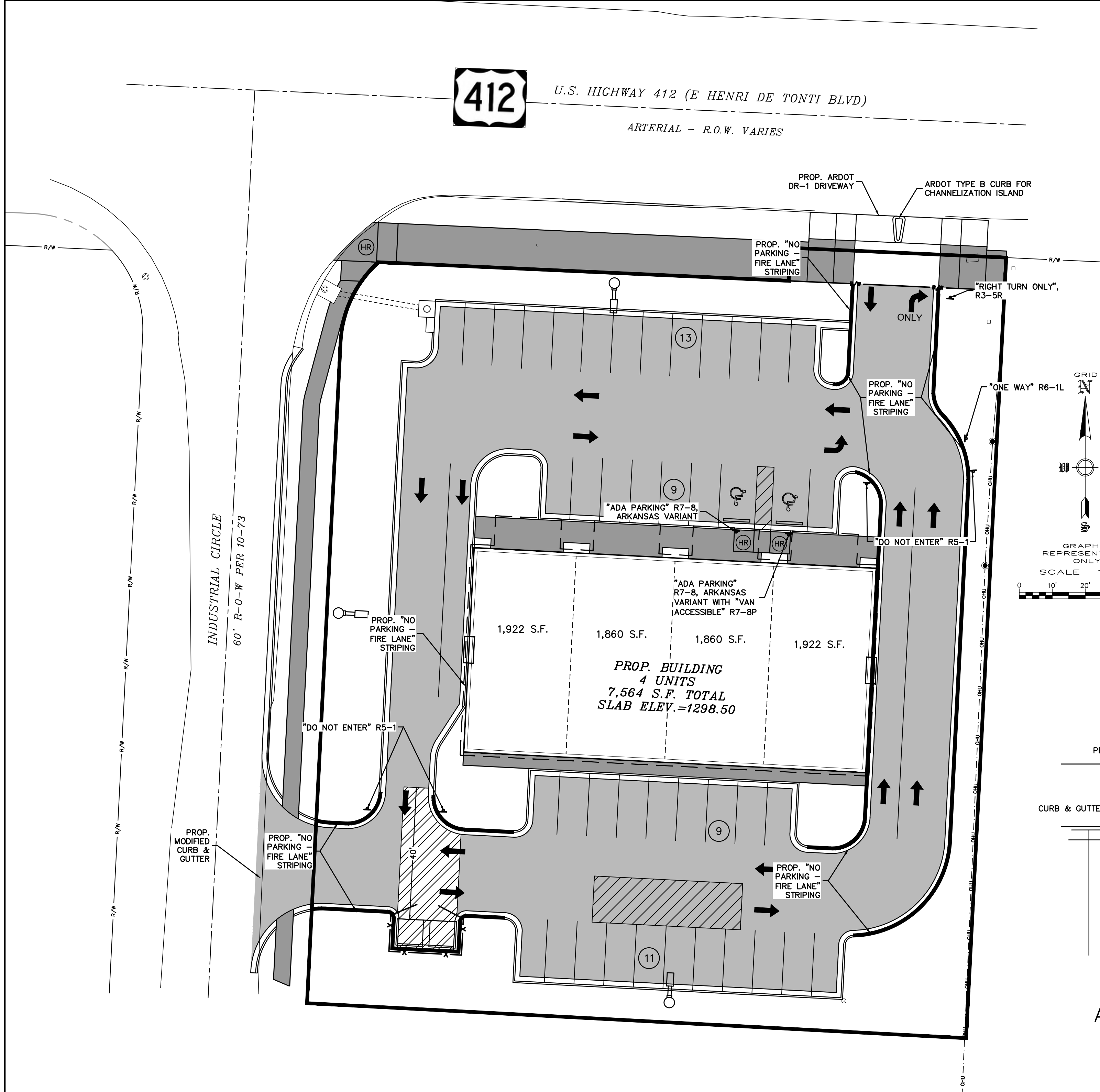
DATE: Jan 9, 2024

ENGINEER: JIA

DRAWN BY: JIP

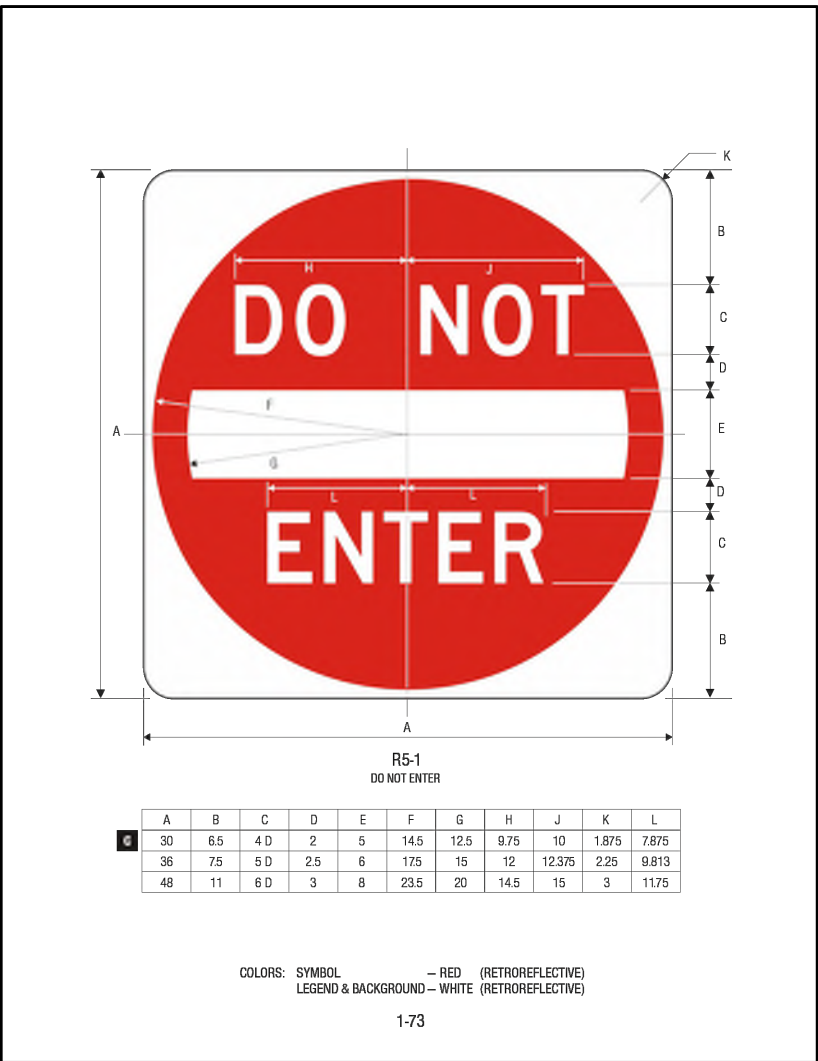
W.O. #: 23941

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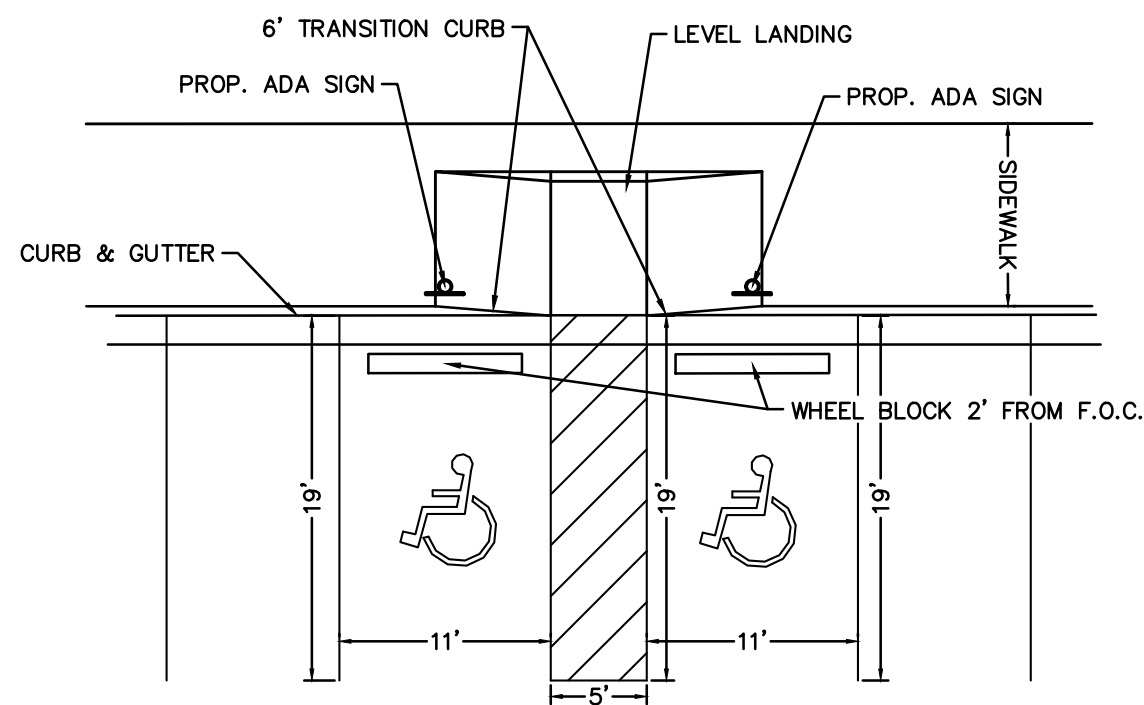
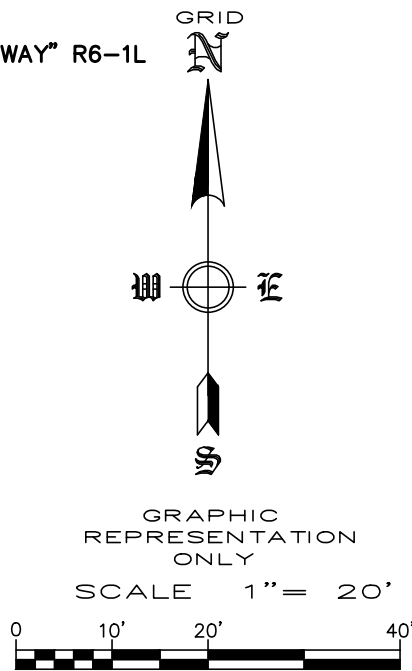
***NOTES:**

- 1) PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.
- 2) ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.
- 3) CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.
- 4) WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.
- 5) THE BUILDING PAD BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF TONTITOWN BUILDING INSPECTOR.

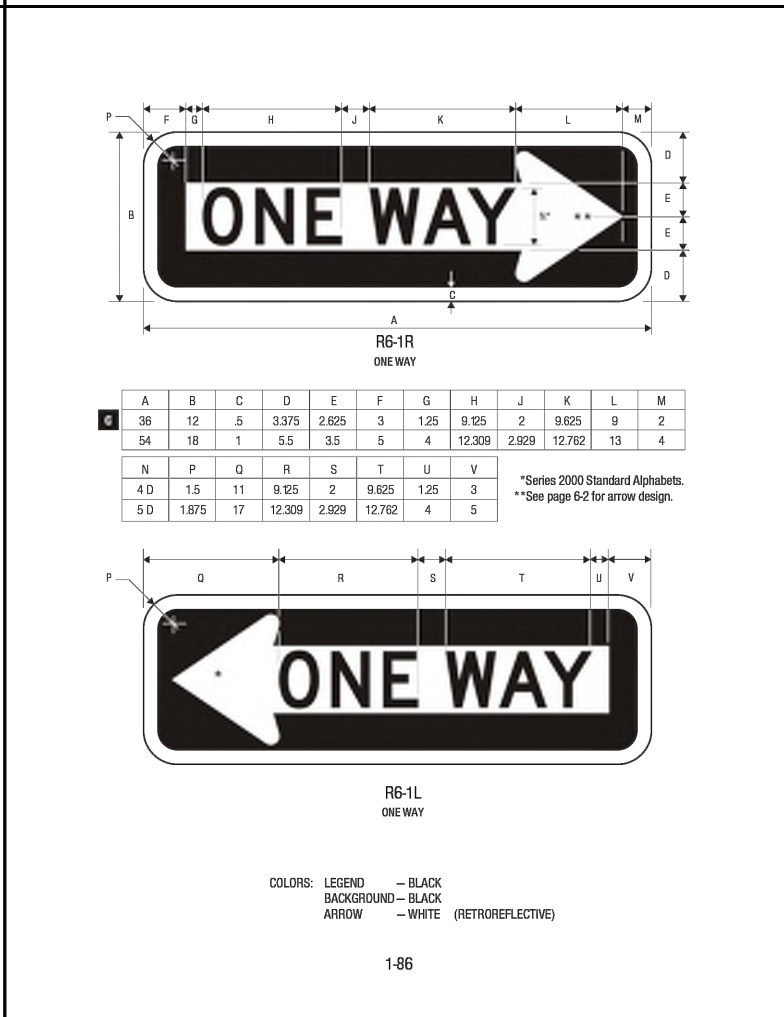
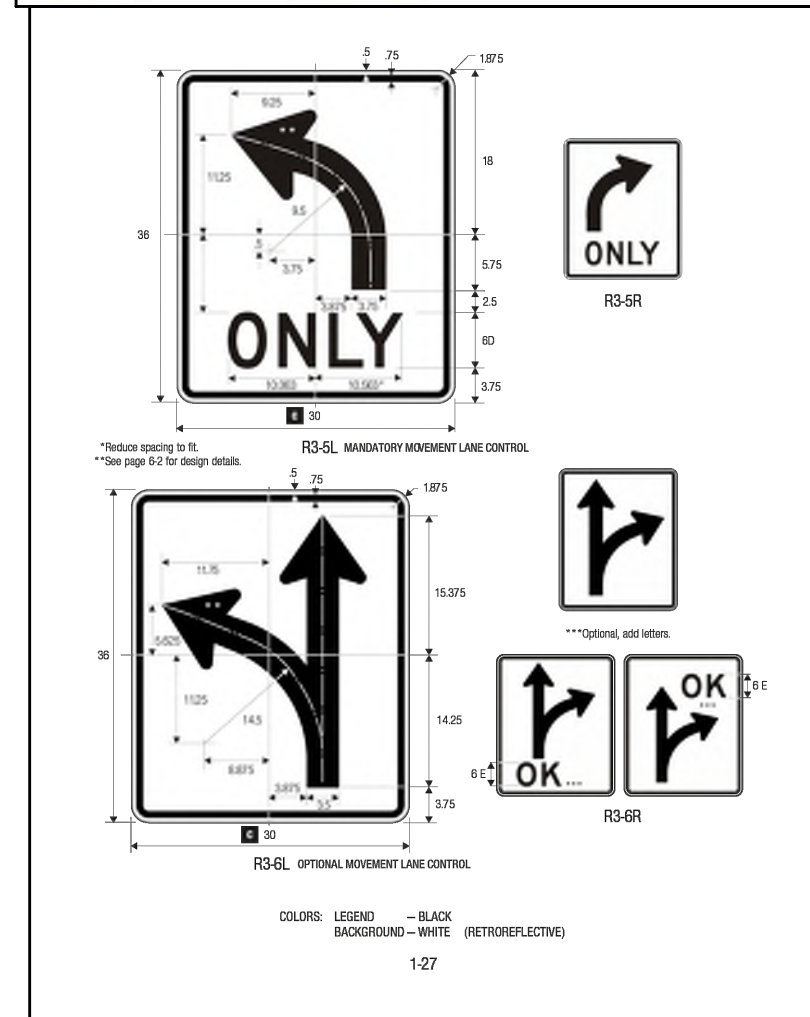
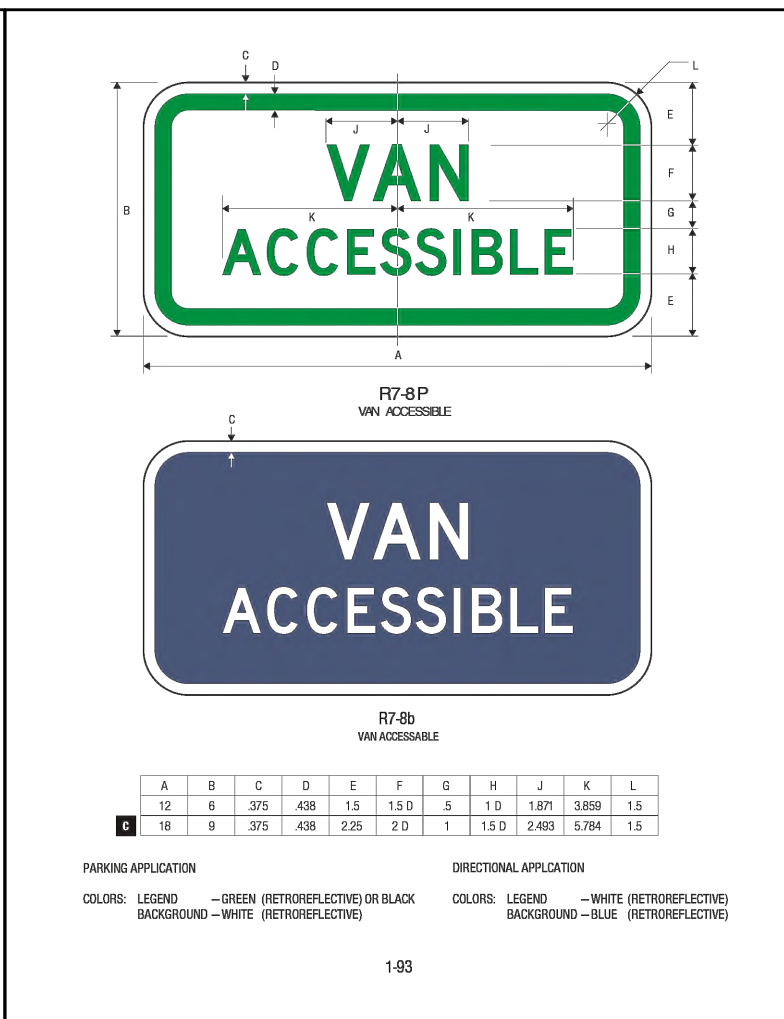


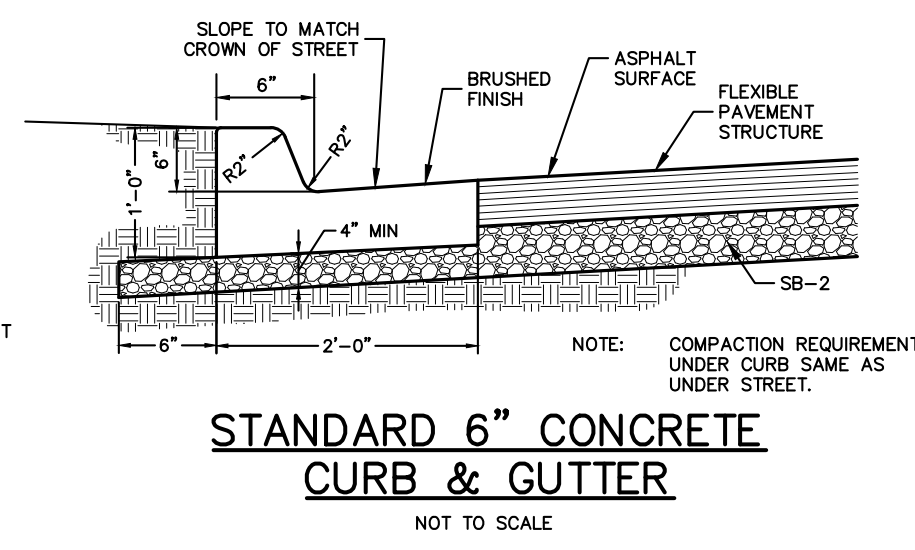
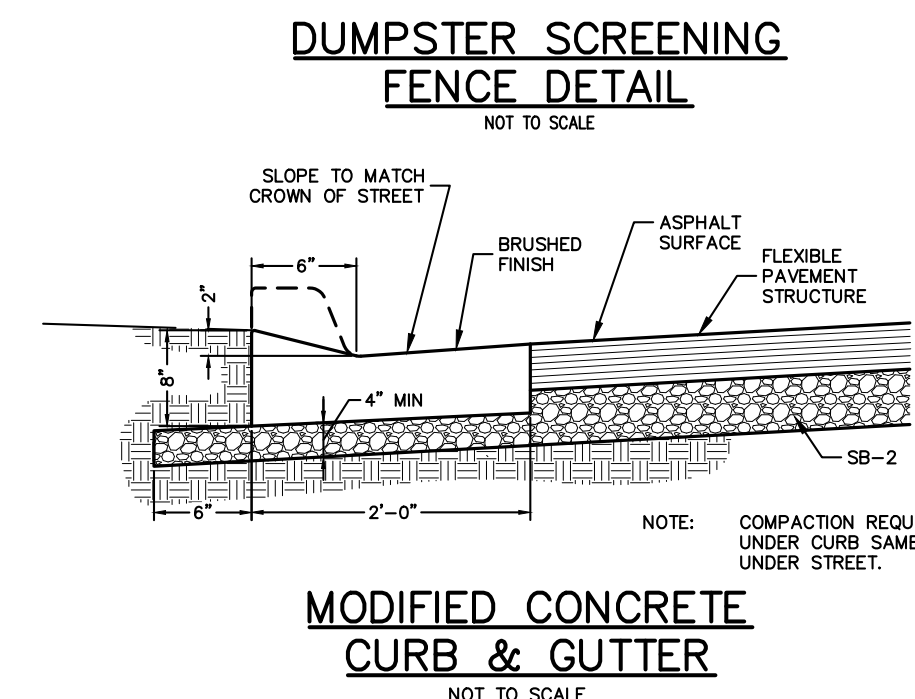
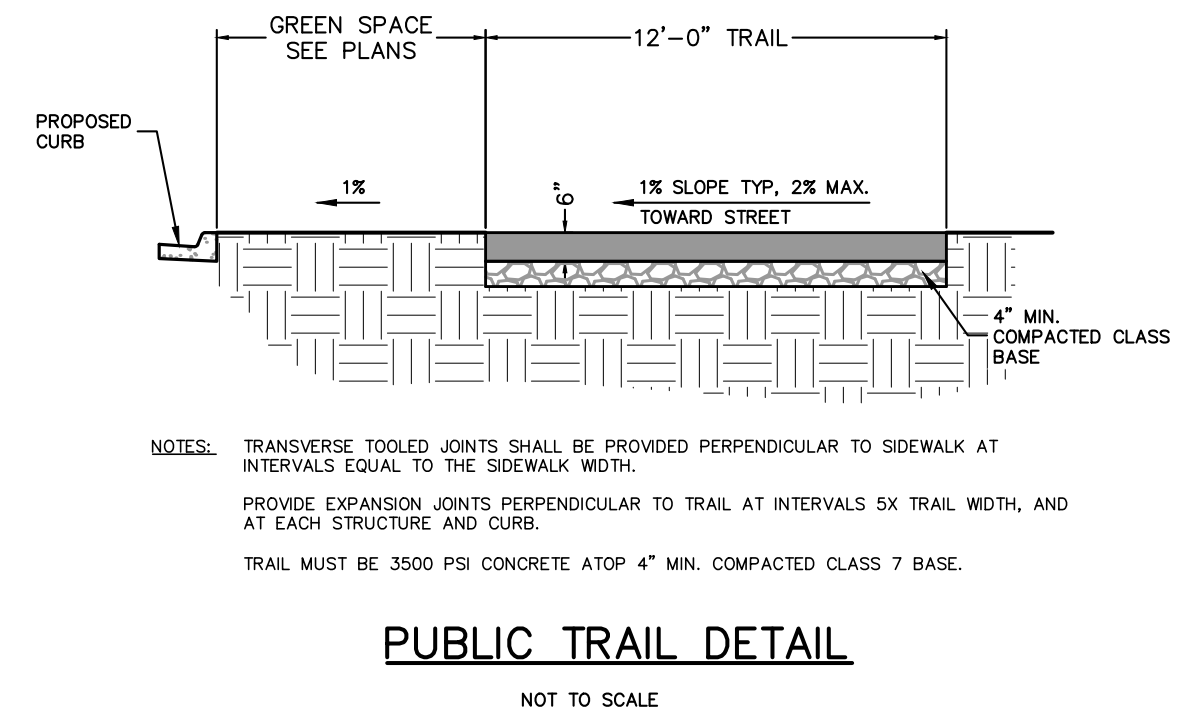
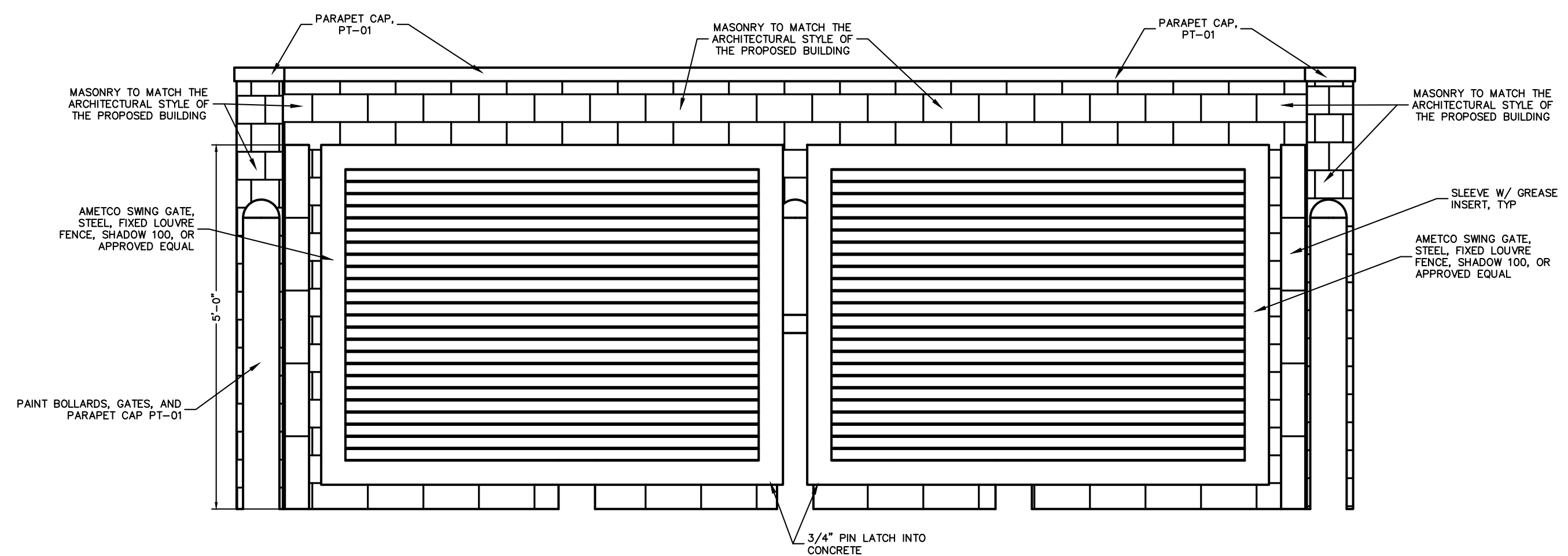
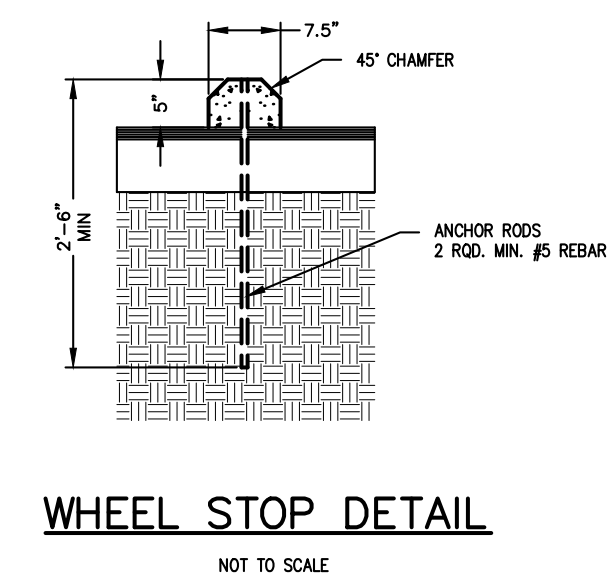
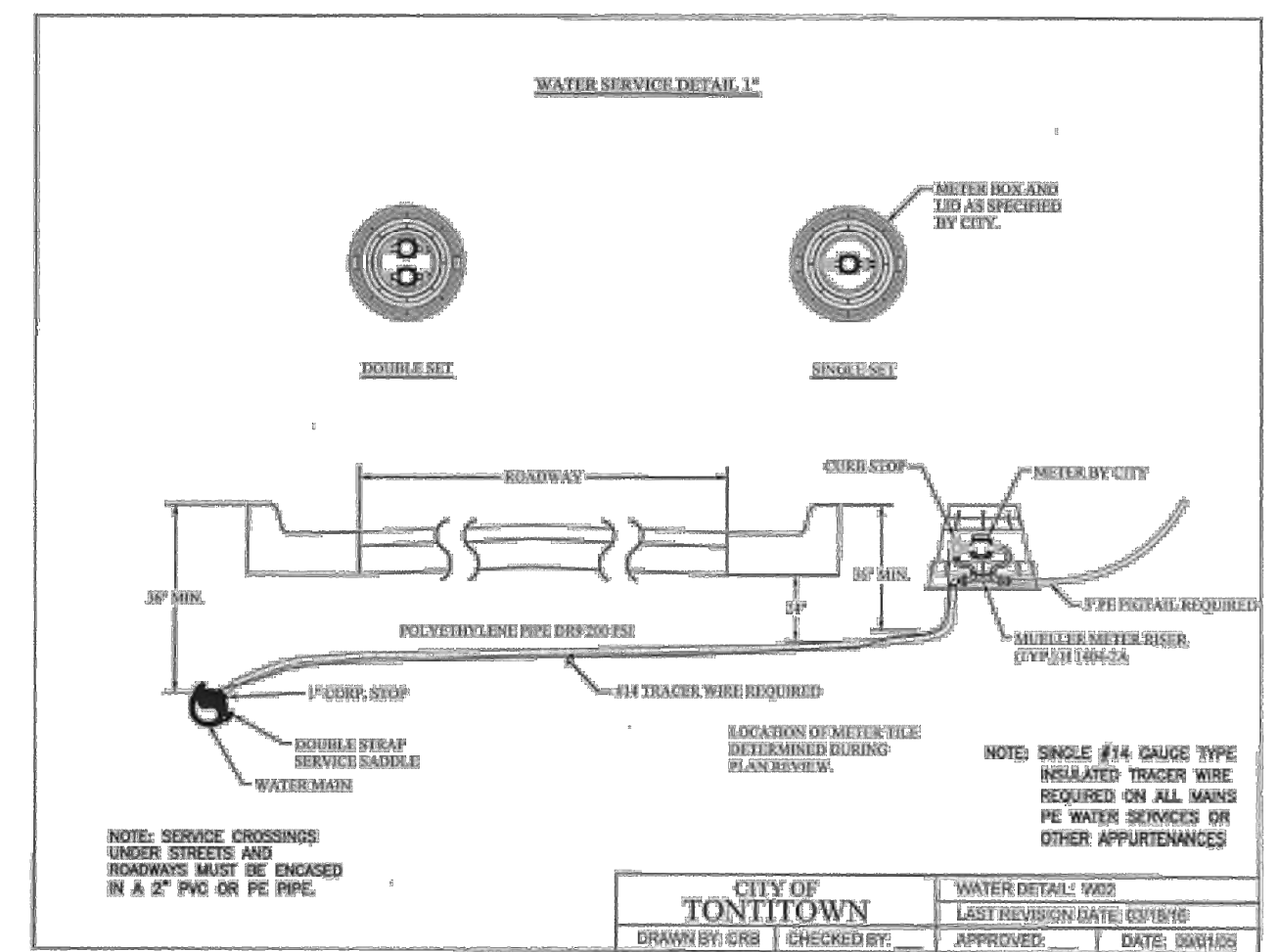
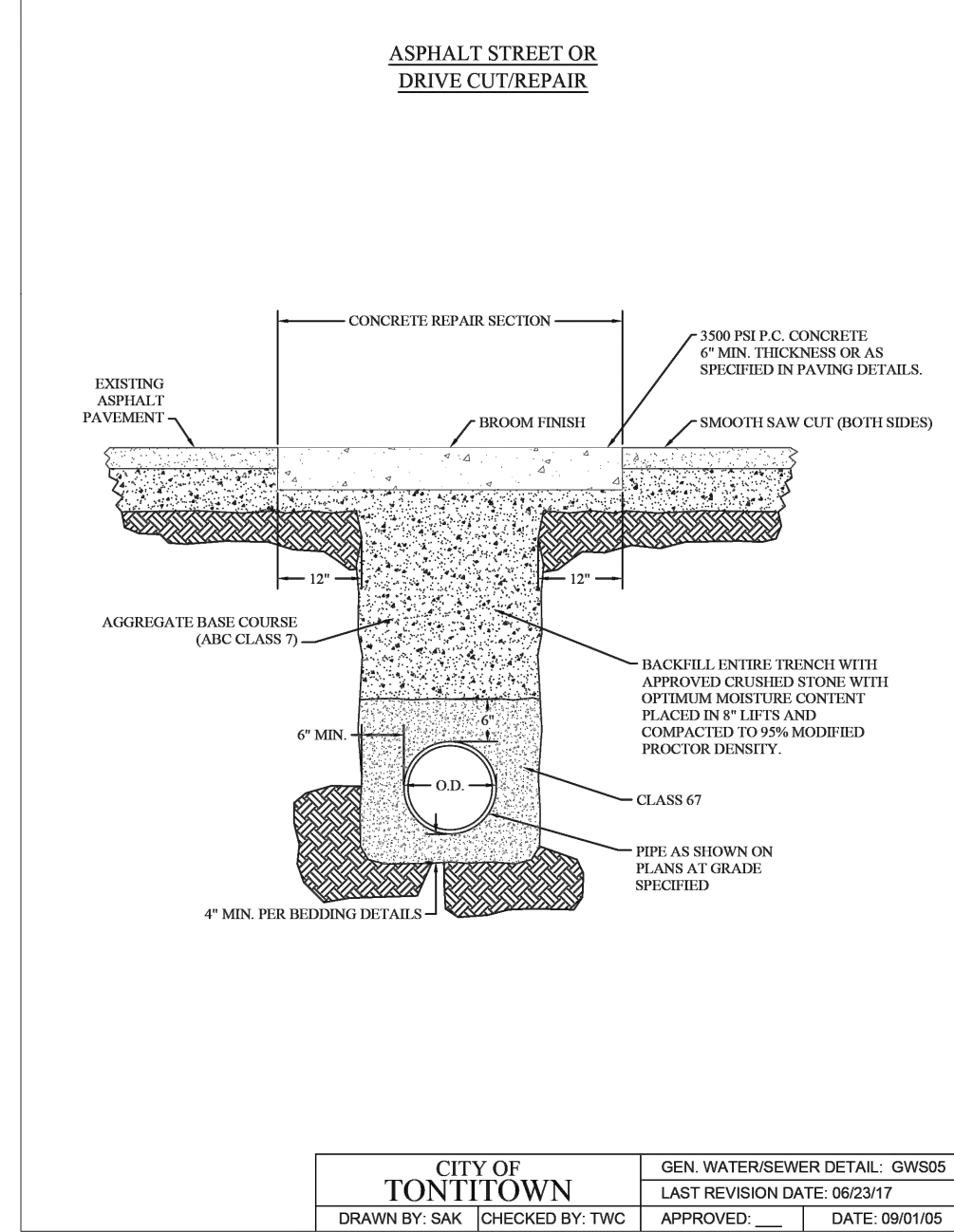
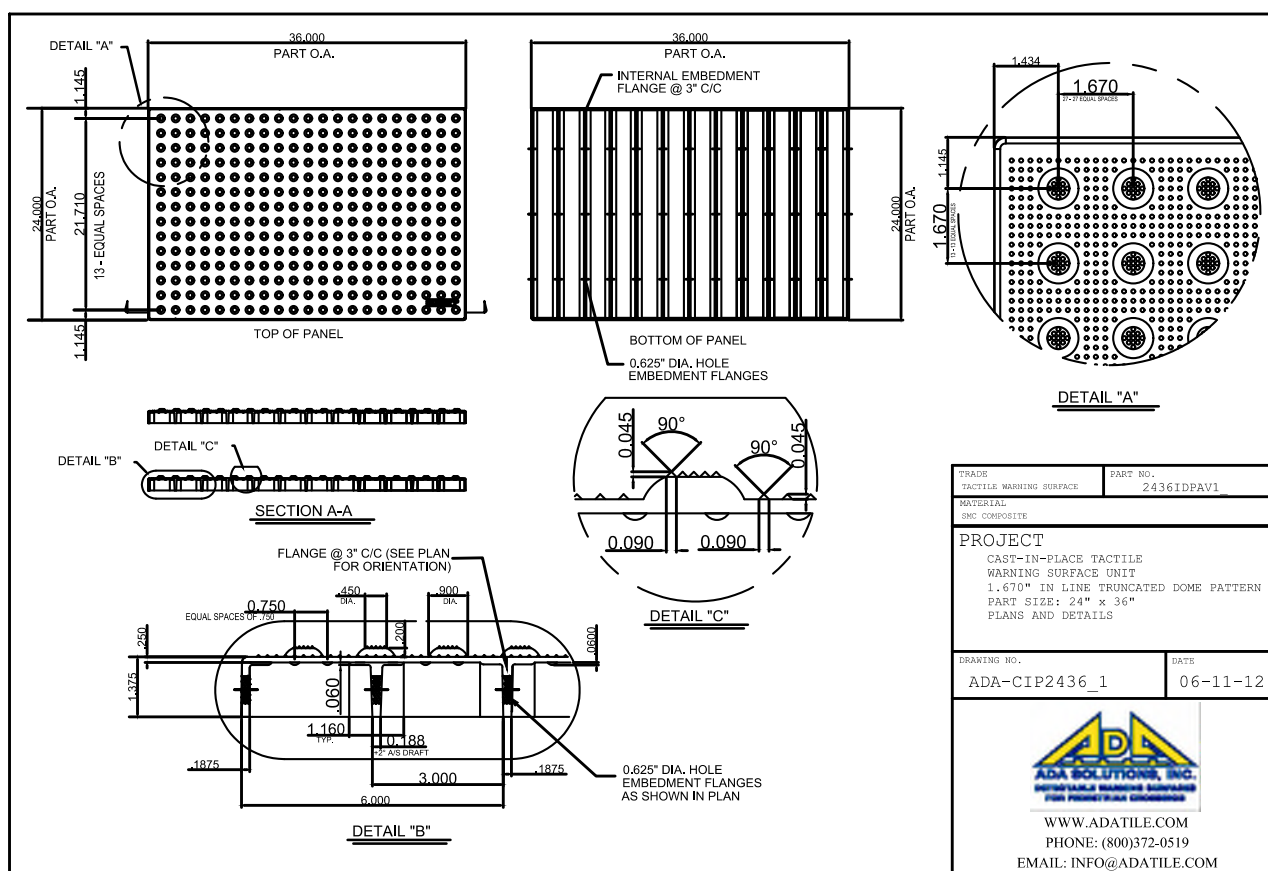
HEAVY DUTY PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 3" THICK

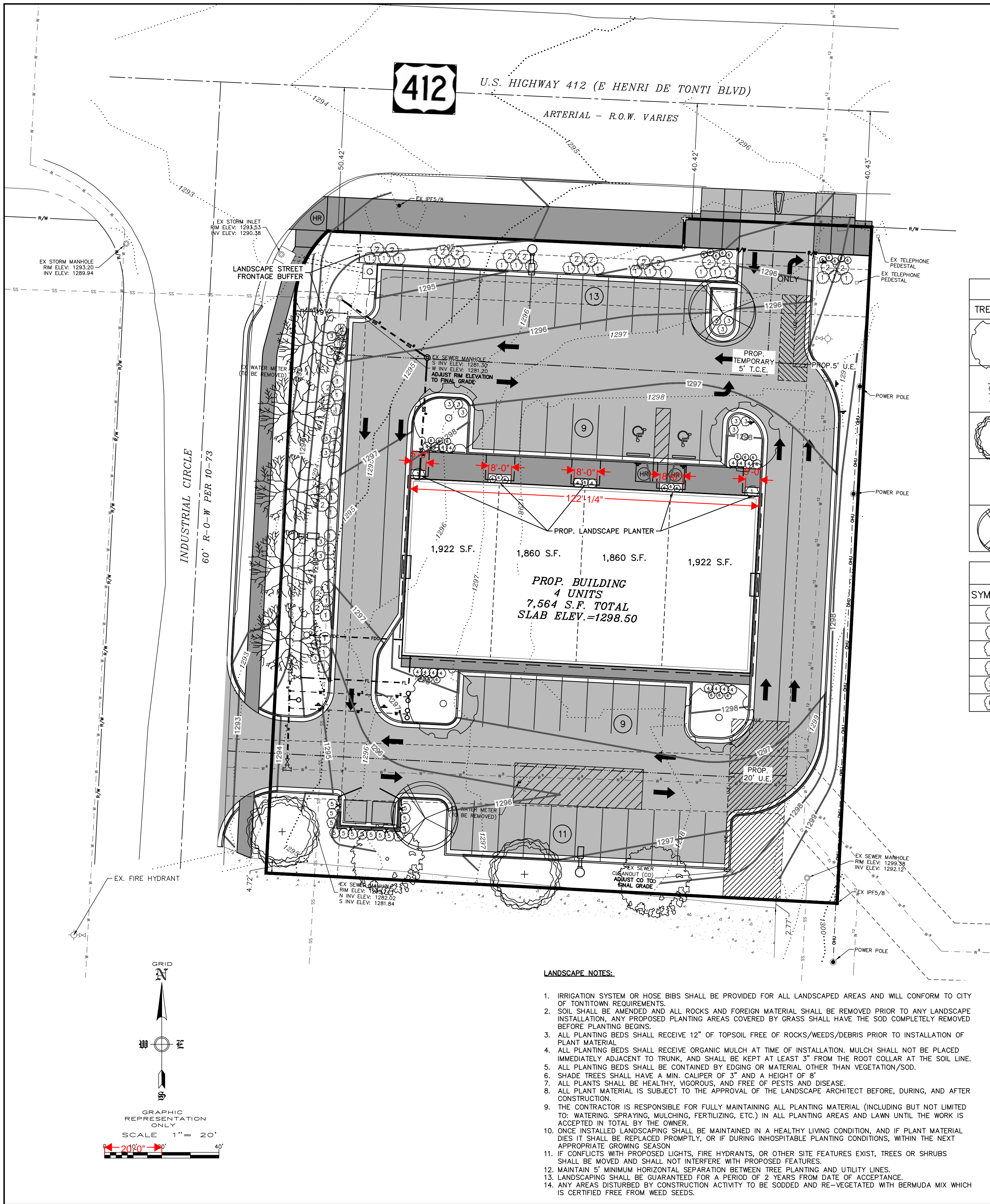
DUMPSTER PAD: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 8" THICK



ADA PARKING SPACE DETAIL
N.T.S.

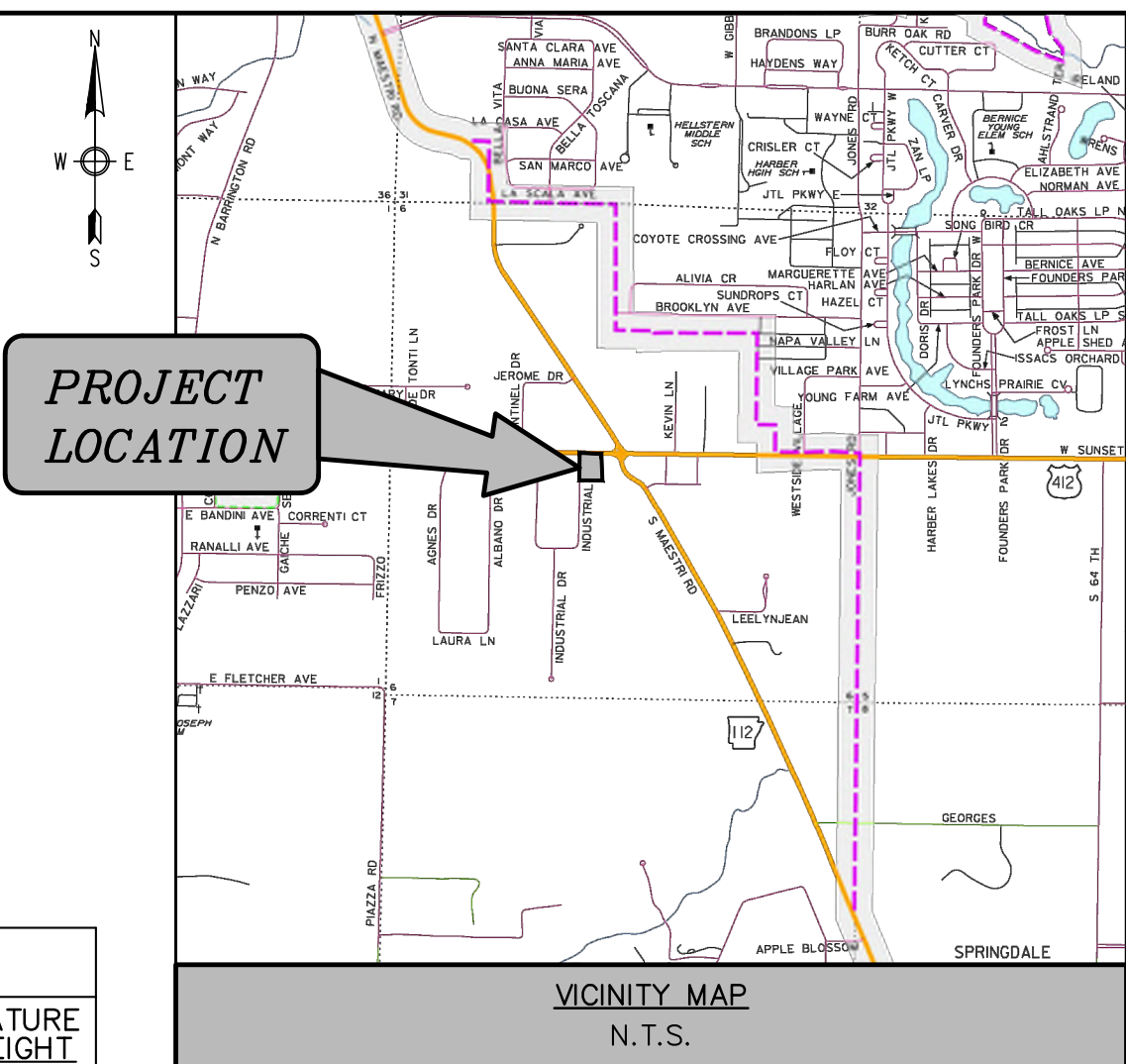






INDEX OF TREES					
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	MATURE TYPE & HEIGHT
	Shumard Oak	Quercus shumardii	4	2" Cal B & B 6' H min	S 45'-55'
	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	5	2" Cal B & B 6' H min	S 35'-55'
	Willow Oak	Quercus phellos	2	2" Cal B & B 6' H min	S 50'-60'
	Littleleaf Linden	Tilia cordata 'Greenspire'	2	2" Cal B & B 6' H min	S 40'-50'
	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	2	2" Cal B & B 6' H min	O 15'-25'

INDEX OF SHRUBS				
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
	Soft touch Holly	Ilex crenata 'Soft Touch'	42	3 GAL.
	Drift Groundcover Rose	Rosa x drift	21	3 GAL.
	Vanilla Spice Summersweet	Clethra alnifolia 'Vanilla Spice'	25	3 GAL.
	Goldmound Spirea	Spirea japonica 'goldmound'	18	3 GAL.
	Rose Creek Abelia	Abelia x 'Rose Creek'	14	3 GAL.
	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	29	1 GAL.



ADD THE CODE SECTIONS AND OMITTED CALCULATIONS AS SHOWN

153.212 (G) STREET TREES
NOT REQUIRED ON LOCAL STREETS
NOT REQUIRED ON ARDOT ROW
NOT APPLICABLE TO THIS PROJECT

153.212 (K) INTERIOR SITE LANDSCAPING
BLDG FRONTAGE: 122 LF
REQUIREMENT: 25% = 31 LF
PROVIDED: 34 LF OF PLANTERS

153.212 (I) STREET FRONTAGE LANDSCAPING REQUIREMENTS:

TOTAL FRONTAGE LF: 418 LINEAR FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED:
5 SHRUBS PER 30' = 70 SHRUBS
TOTAL INTERIOR LANDSCAPE PROVIDED:
70 SHRUBS

153.212 (J) LANDSCAPE PARKING REQUIREMENTS:

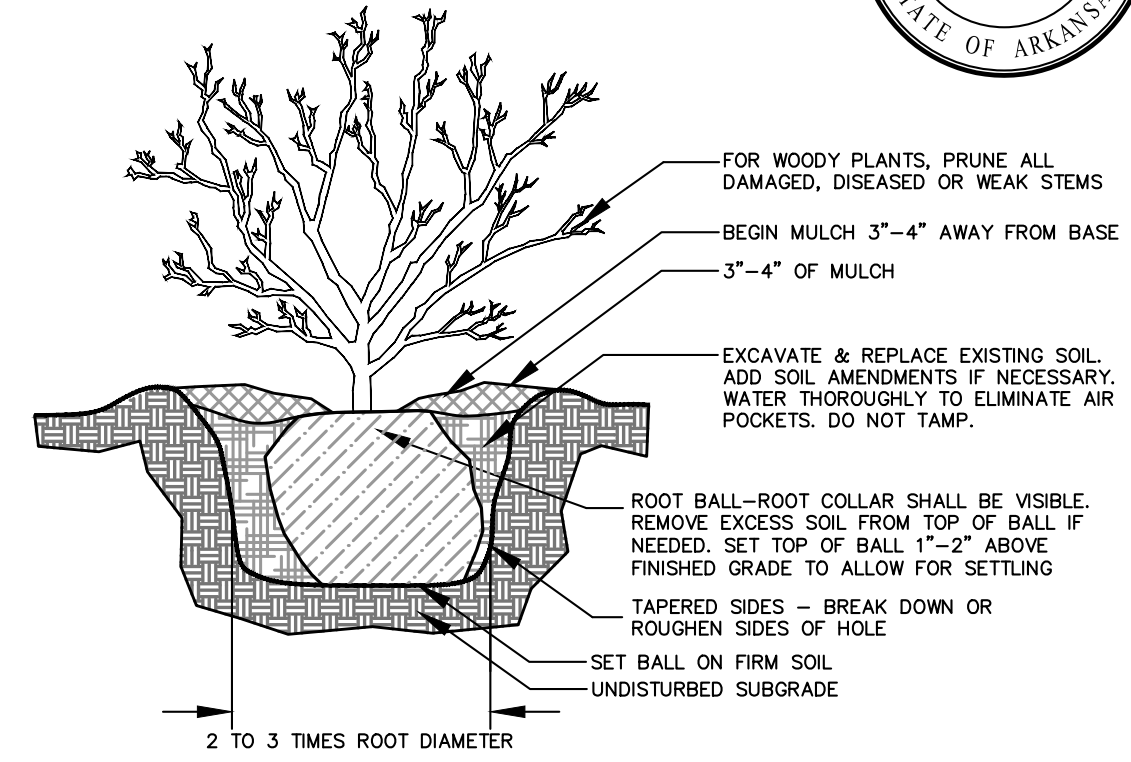
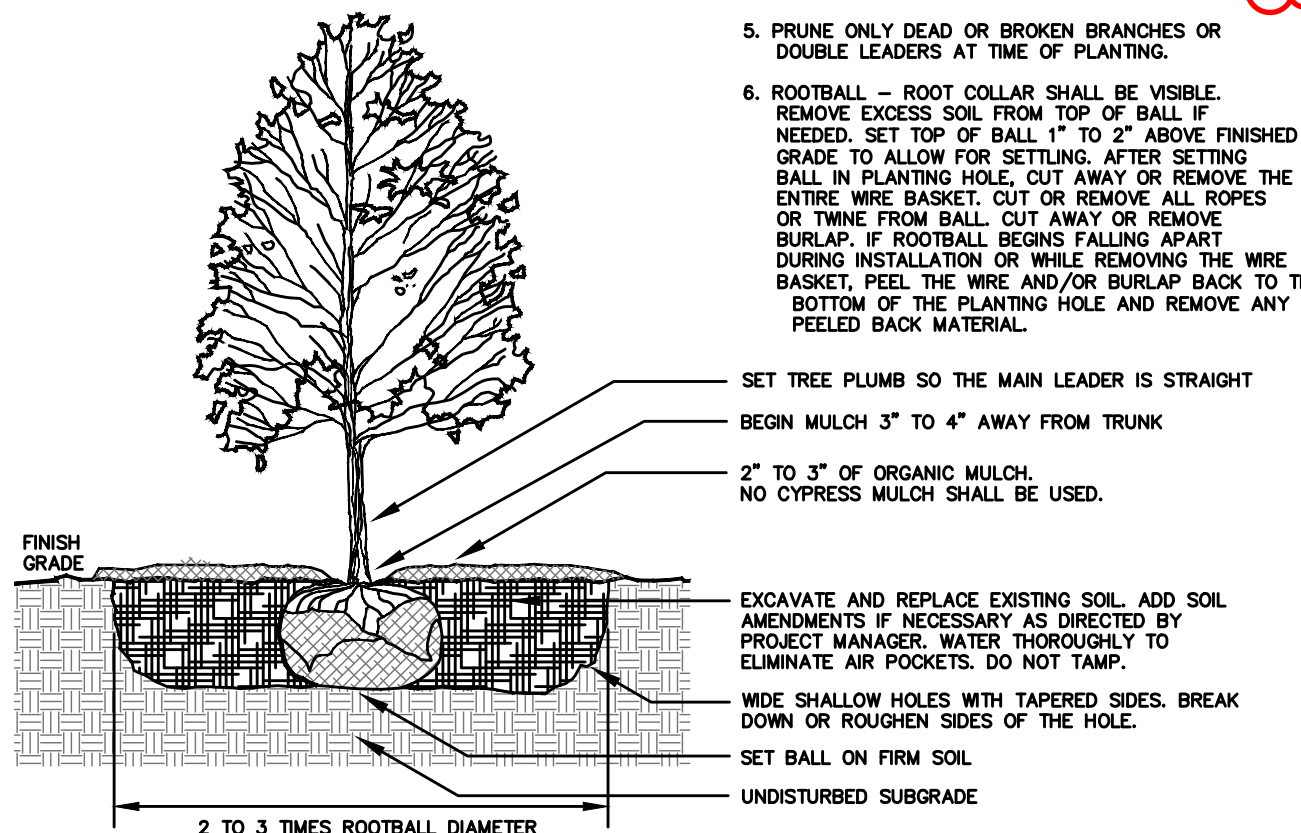
1 PARKING ISLAND REQUIRED PER 15 PARKING SPACES
46 PARKING SPACES / 15 = 3 PARKING ISLANDS REQUIRED
TOTAL PARKING ISLANDS PROVIDED: 5
1 LARGE TREE OR 2 SMALL TREES PER PARKING ISLAND = 5 LARGE TREES
TREES PROVIDED = 4 LARGE / 2 SMALL

153.212 (L) PERIMETER LANDSCAPING REQUIREMENTS:

TOTAL PERIMETER LF: 426 LINEAR FT.
TOTAL PERIMETER LANDSCAPE REQUIRED:
14 LARGE TREE OR 2 SMALL TREES PER 50' = 9 TREES
TOTAL PERIMETER LANDSCAPE PROVIDED:
9 TREES

NOTES:

- TREES SHALL BE 2" CALIPER MINIMUM.
- THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
- STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
- REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
- PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
- ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET, CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



LANDSCAPING PLAN
GT MANAGEMENT LLC
895 & 899 E HENRI DE TONTI BLVD
TONTTOWN, ARKANSAS

ENGINEERING SERVICES INC.
SPRINGDALE, ARKANSAS 72764

REVISION

DATE

DESCRIPTION

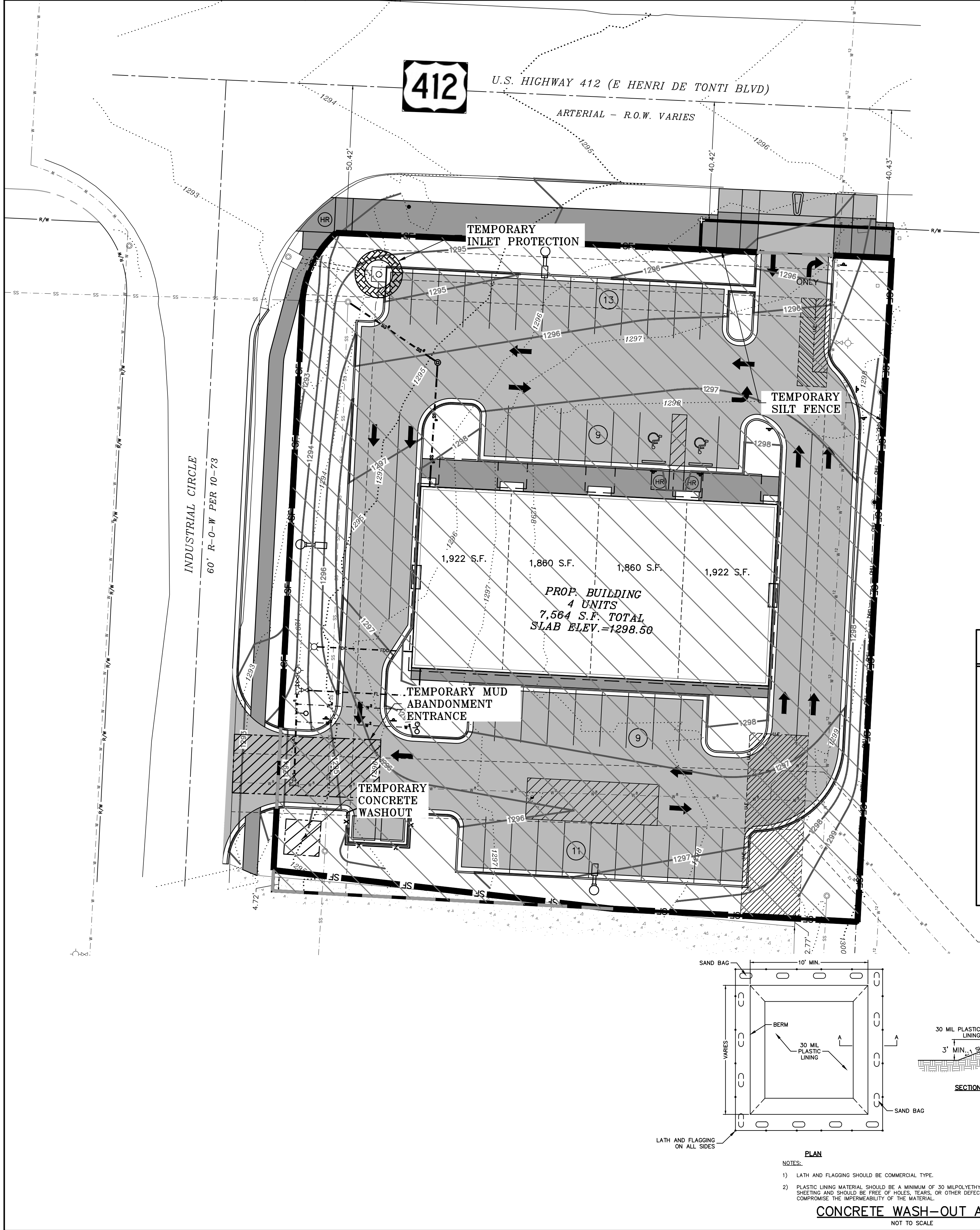
SCALE: 1"=20'

DATE: Jan 9, 2024

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W.O. #: 23941

7



- NOTES:
- 1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - 2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
 - 3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
 - 4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
 - 5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
 - 6.) RE-VEGETATION, RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
 - TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
 - ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDING WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
 - RETAINING WALLS: CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
 - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
 - 7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
 - 8.) DUST, WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
 - 9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3:1. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
 - 10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
 - 11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ON SITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.
 - 12.) NO CHANGE MAY BE MADE TO APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF LOWELL.

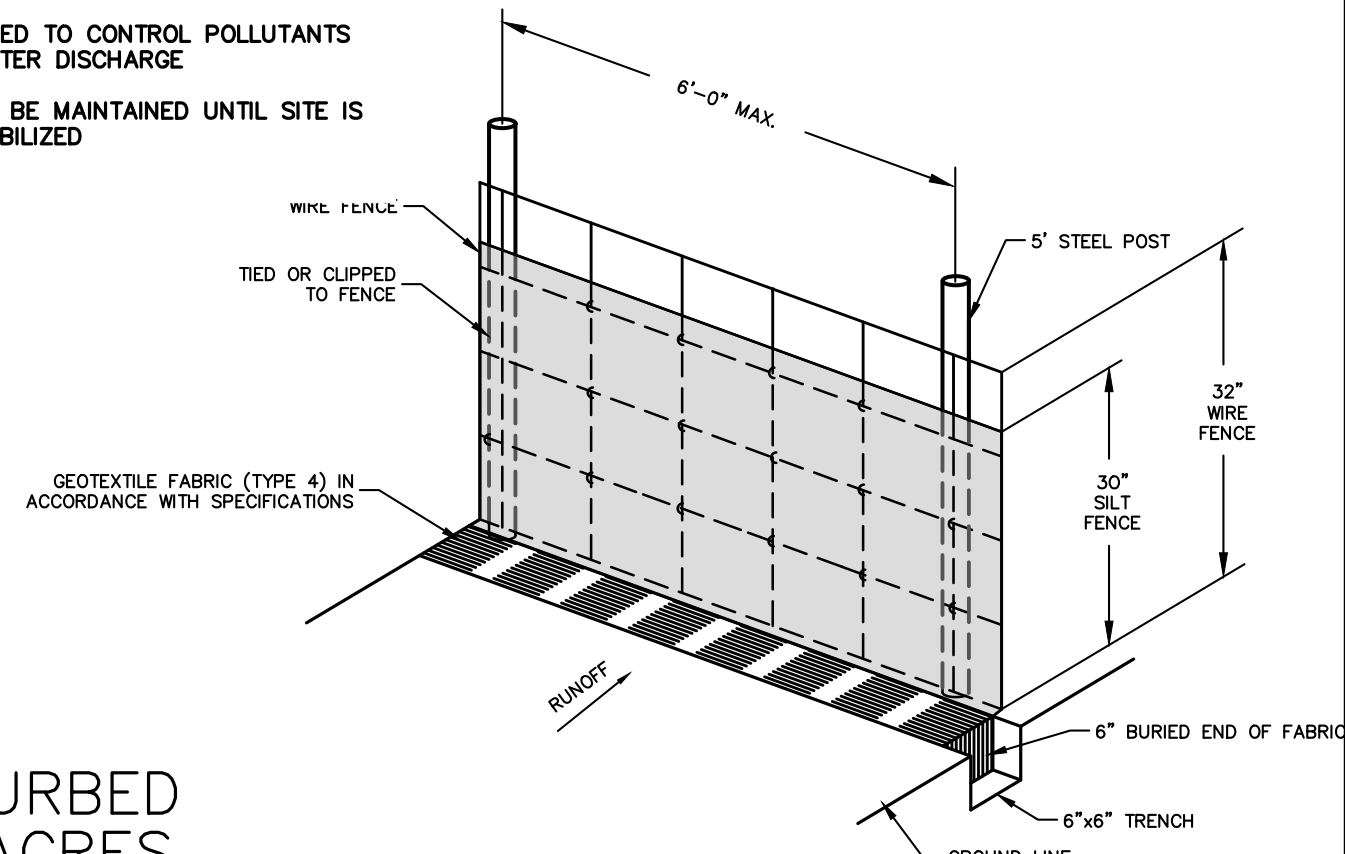
- NOTE:
- WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.
- ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.
- CONSTRUCTION SEQUENCE:
- 1.) INSTALL EROSION CONTROL.
 - 2.) STRIP EXISTING TOP SOIL.
 - 3.) PREPARE SUB-GRADE AND BASE MATERIAL.
 - 4.) POUR CONCRETE AND ASPHALT.
 - 5.) FINAL GRADING AND ESTABLISH VEGETATION.

- NOTES:
- 1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
 - 2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
 - 3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
 - 4) PLACE BIG RED FILTER ON ALL CURB INLETS.

- *SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE
- *SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE
- *SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

Slope - Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

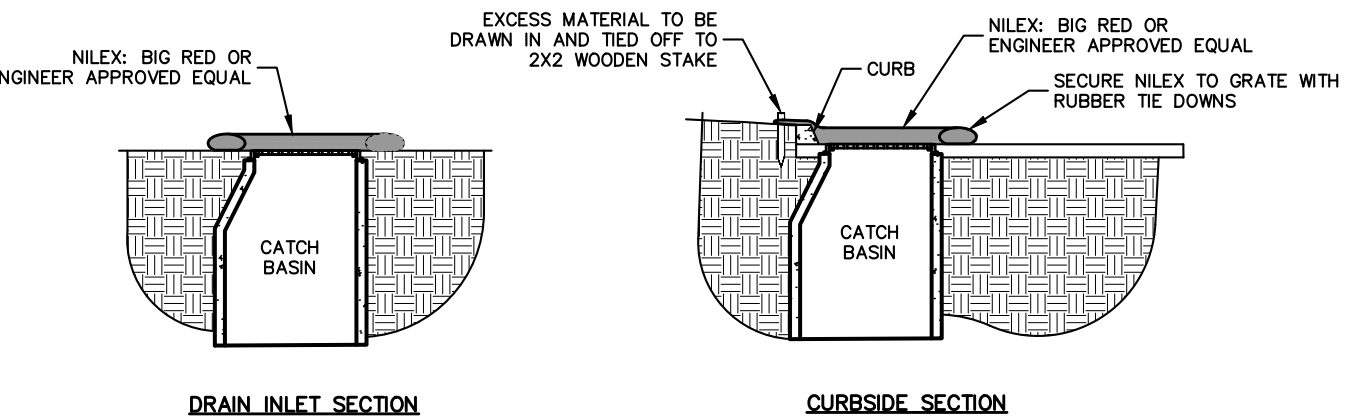
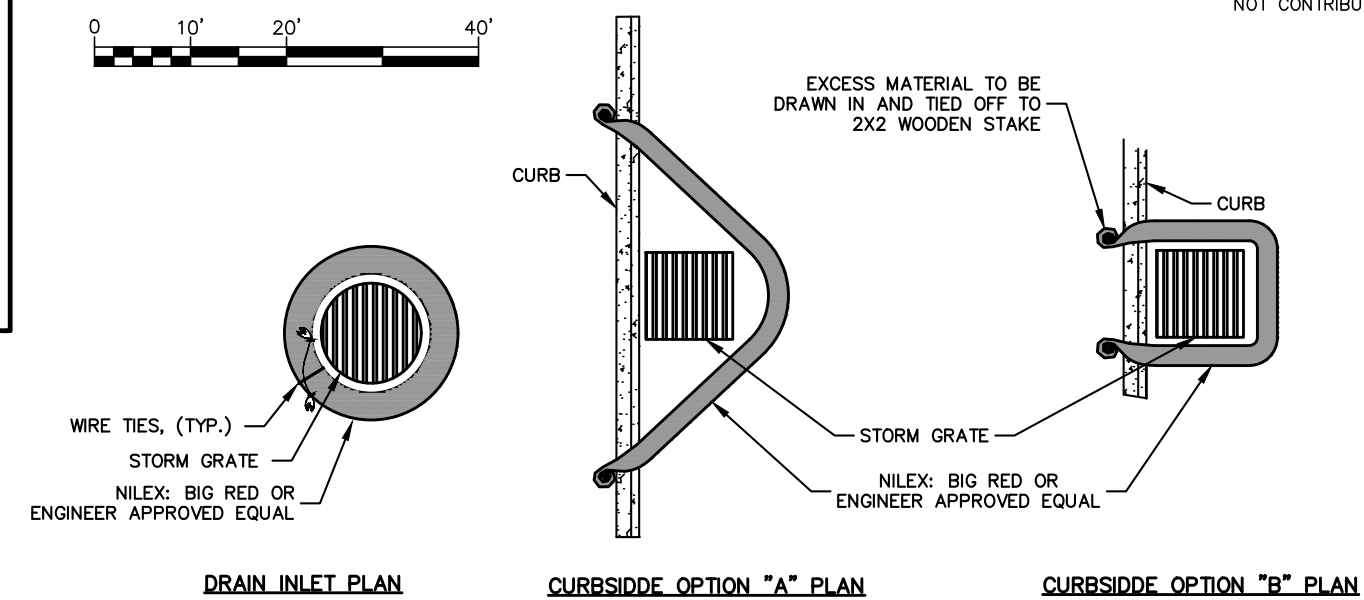
- NOTES:
1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
 2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.



- SILT FENCE NOTES
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

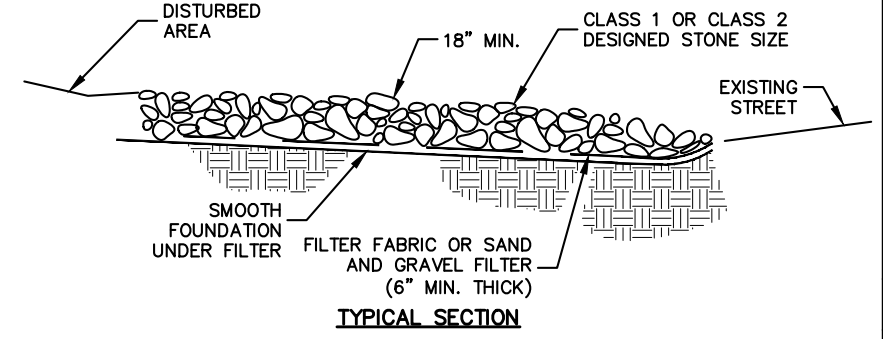
NOT TO SCALE



- NOTES:
- 1) ALL MATERIAL TO MEET SPECIFICATIONS.
 - 2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
 - 3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE



- NOTES:
- 1) MINIMUM THICKNESS SHALL BE 18". THE STONE DIAMETER, NEVER LESS THAN 6".
 - 2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE

STORM WATER POLLUTION PREVENTION PLAN

GT MANAGEMENT LLC
895 & 899 E HENRI DE TONTI BLVD
TONTITOWN, ARKANSAS

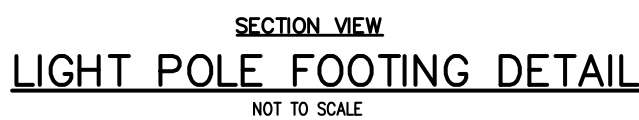
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Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		6	Cyclone Lighting	SY21P1-FGP-T4-P30-40K	Dornia Mini	1	4854	0.9	43.8	 Max: 1740cd
	B		2	Holograph	HGLEDM P5 40K XXXXX WR HSS	Mongoose Medium, P5 Performance Package, 4000K, Wide Roadway with House Side Shield	1	23616	0.93	206.21	 Max: 16862cd
	D		2	Holograph	HGLEDM P5 40K XXXXX NR HSS	Mongoose Medium, P5 Performance Package, 4000K, Narrow Roadway with House Side Shield	1	25448	0.93	206.21	 Max: 15822cd

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjascent Property		0 0 fc	0 2 fc	0 0 fc	N/A	N/A
Parking Lots		2 9 fc	7 3 fc	0 5 fc	14 6 1	5 8 1
Roadway Left		1 9 fc	4 7 fc	0 5 fc	9 4 1	3 8 1
Roadway Right		2 3 fc	5 4 fc	0 4 fc	13 5 1	5 8 1