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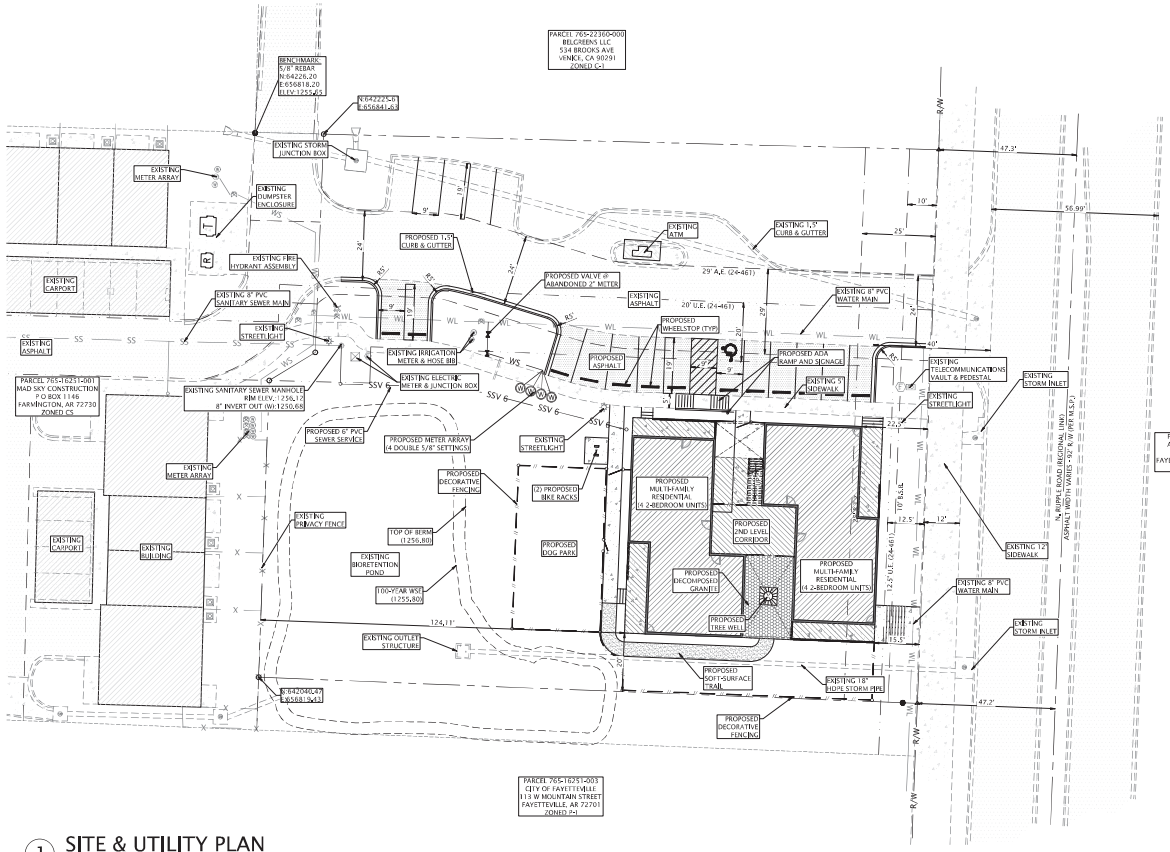
SITE PLAN NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY REQUIREMENTS.
2. THE CITY DEPARTMENT OF ENGINEERING, AND THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS).
3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PLAN AND/OR PERMIT.
4. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLAN.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MUTCD STANDARDS.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
7. THE DUTY OF THE OWNER OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
8. ANY SIGN OR FIXTURE REMOVED WITHIN THE RIGHT OF WAY, OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS.
9. CLEAR, GRUB AND REMOVE ALL TREES, VEGETATION AND ALL DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS.
10. PEDESTRIAN RAMPS SHALL BE PROVIDED AT THE LOCATIONS SHOWN AND SHALL BE ADA COMPLIANT.
11. THE CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATIONS.
12. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE AND THE ADJACENT RIGHT OF WAYS, AS REQUIRED, PRIOR TO BEGINNING WORK.
13. EXCEPT FOR STRIPPED TOPSOIL AND OTHER MATERIALS INDICATED TO BE STOCKPILED OR OTHERWISE REMAIN OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
14. SALVAGEABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES.
15. DO NOT COMMENCE SITE-CLEARING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL AND PLANT-PROTECTION MEASURES ARE IN PLACE.
16. SOIL STRIPPING, HANDLING, AND STOCKPILING: PERFORM ONLY WHEN THE TOPSOIL IS DRY OR SLIGHTLY MOIST.
17. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
18. LOCATE AND CLEARLY IDENTIFY TREES, SHRUBS, AND OTHER VEGETATION TO REMAIN, OR TO BE RELOCATED.
19. THE INTENT OF THE PROPOSED CONSTRUCTION IS TO PRESERVE AS MUCH OF THE EXISTING PAVEMENT, CURB AND GUTTER AND SIDEWALK AS POSSIBLE. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
20. INTERRUPTING EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
    A. NOTIFY OWNER NOT LESS THAN (TWO) 2 DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.
    B. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT OWNER'S WRITTEN PERMISSION.
21. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
22. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
23. STRIP TOPSOIL TO FULL DEPTH IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
24. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING CLAY LUMPS, GRAVEL, AND OTHER OBJECTS MORE THAN 2 INCHES IN DIAMETER. TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.

GENERAL NOTES

1. LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
6. ALL DISTURBED AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
7. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
8. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM
9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THE LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 411 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
10. SURFACE MATERIALS DISTURBED BY THIS WORK TO BE RETURNED TO SIMILAR OR BETTER CONDITION.
11. IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS DOUBTFUL OR INTERPRETATION OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE IMMEDIATELY CONTACTED FOR PROCEDURE TO BE FOLLOWED. SUCH INSTRUCTIONS SHALL BE CONFIRMED IN WRITING AND DISTRIBUTED TO ALL EFFECTED PARTIES.



1 SITE & UTILITY PLAN

ZONING TABLE

ZONING: C5- COMMUNITY SERVICES PROPOSED USE: MULTI-FAMILY DWELLING (USE UNIT 26)		
DENSITY	MAXIMUM: PROPOSED:	NONE 8.89 UNITS/ACRE
BUILDING SETBACKS	FRONT: SIDE/REAR: SIDE OR REAR, WHEN CONTIGUOUS TO A SINGLE-FAMILY RESIDENTIAL DISTRICT:	A BUILD-TO ZONE THAT IS LOCATED BETWEEN 10 FEET AND A LINE 25 FEET FROM THE FRONT PROPERTY LINE. NONE 15 FEET
BUILDING HEIGHT MAXIMUM	REQUIRED: PROPOSED:	5 STORIES 2 STORIES
MINIMUM BUILDABLE STREET FRONTAGE	REQUIRED: PROPOSED:	50% OF THE LOT WIDTH 52% OF THE LOT WIDTH

STREET FRONTAGE CALCULATIONS

MINIMUM BUILDABLE STREET FRONTAGE REQUIREMENT: 50% OF THE LOT WIDTH		
STREET FRONTAGE	LOT WIDTH AT B.T.Z.	188.89 FT
	WIDTH OF ILE/ENTRANCE DRIVES/SIDEWALK AT B.T.Z.	49.16 FT
	WIDTH OF LANDSCAPE BUFFERS AT B.T.Z.	16.00 FT
	LOT WIDTH LESS EXCEPTIONS	129.73 FT
	STREET FRONTAGE REQUIRED (50%):	64.87 FT
	PROPOSED BUILDING FACADE WIDTH WITHIN B.T.Z.	67.40 FT (52%)

*BUILDABLE WIDTH IS ALSO REDUCED PER PROPOSED ON-SITE AND OFF-SITE TREE PRESERVATION, BUT IS NOT INCLUDED IN THE EXCEPTION CALCULATIONS

SITE COVERAGE CALCULATIONS

EXISTING:	SQ. FT.	%
TOTAL SITE AREA:	40,907	
PERMEABLE		
GRASS	28,720	70.2%
IMPERMEABLE		
BLDG	81	0.2%
ASPHALT	7,208	17.6%
GRAVEL	3,846	9.4%
CONCRETE	1,052	2.6%
TOTAL IMPERMEABLE:	12,187	29.8%
POST-DEVELOPMENT:	**SQ. FT.**	**%**
TOTAL SITE AREA:	40,907	
PERMEABLE		
GRASS	23,279	56.9%
PERMEABLE DECOMPOSED GRANITE	470	1.1%
IMPERMEABLE		
BLDG	5,668	13.9%
ASPHALT	9,639	23.6%
GRAVEL	0	0%
CONCRETE	1,851	4.5%
TOTAL IMPERMEABLE:	17,158	42.0%
ADDITIONAL IMPERMEABLE:	4,971	

PARKING TABLE

NUMBER OF REQUIRED PARKING SPACES BY USE: RESIDENTIAL 2 PER UNIT (8 UNITS PROPOSED)	
REQUIRED	16 SPACES TOTAL 1 ADA SPACE PER 25 STANDARD SPACES
PROPOSED	17 STANDARD SPACES* 1 ADA SPACES 18 TOTAL PARKING SPACES
*5 SPACES EXIST PER PREVIOUS DEVELOPMENT TO WEST. 28 SPACES WERE REQUIRED/PROVIDED FOR 28 BEDROOMS, WITH THE 15% BY-RIGHT INCREASE. 32 SPACES WERE ALLOWED BY RIGHT. 2 OF THE EXISTING SPACES SHALL BE DESIGNATED FOR DEVELOPMENT TO WEST, AND 3 SHALL BE DESIGNATED FOR PROPOSED DEVELOPMENT. 18 TOTAL SPACES FOR PROPOSED DEVELOPMENT ARE ALLOWED PER 15% BY-RIGHT INCREASE.	
NUMBER OF BIKE RACKS REQUIRED BY USE: RESIDENTIAL 1 PER 30 DWELLING UNITS (8 UNITS PROPOSED)	
REQUIRED	1 BIKE RACK
PROPOSED	2 BIKE RACKS
NUMBER OF MOTORCYCLE & SCOOTER PARKING REQUIRED: ONE (1) MOTORCYCLE AND SCOOTER PARKING. IN PARKING LOTS CONTAINING TWENTY-FIVE (25) PARKING SPACES OR MORE.	
REQUIRED	0 (PARKING LOT CONTAINS 18 SPACES)

PUBLIC STREET TABLE

DESCRIPTION	MSP DESIGNATION	MIN. M.S.P. R/W	EX. W 1/2 STREET R/W (PER 2024-13242)	MIN WIDTH	EX. WIDTH	MIN. SIDEWALK	EX. SIDEWALK	MIN. GREENSPACE	EX. GREENSPACE	FRONTAGE
N RUPPLE ROAD	REGIONAL LINK	92'	47.2'-47.3'	56' B/B	57' B/B	8'	12'	10'	6'	188.89'

LEGEND

- PROPERTY BOUNDARY
- R/W — RIGHT-OF-WAY
- STREET CENTERLINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK/BUILD-TO-ZONE
- UTILITY EASEMENT (EXISTING)
- ACCESS EASEMENT (EXISTING)
- LB — LANDSCAPE BUFFER
- WL — WATER MAIN (EXISTING)
- WS — WATER SERVICE (PROPOSED)
- SS — SANITARY SEWER MAIN (EXISTING)
- SSV 6 — SANITARY SEWER SERVICE (PROPOSED)
- X — FENCE (EXISTING)
- // — FENCE (PROPOSED)
- HYDRANT (EXISTING)
- W METER (PROPOSED)
- W METER (EXISTING)
- VALVE (PROPOSED)
- VALVE (EXISTING)
- S MANHOLE (EXISTING)

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ISSUE DATE

07/25/24 CDF SUBMITTAL

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SITE & UTILITY PLAN

SHEET

C102