

Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.2	Site Plan
C1.3	Site Details
C1.4	GRADING PLAN
C1.5	Stormwater Plan
C1.6	Pre Drainage Plan
C1.7	Post Drainage Plan
C1.8	Overall Drainage Plan
C1.9	Overall Drainage Plan (2)
C1.10	Overall Drainage Plan (3)
C1.11	Utility Plan
C1.12	Landscape Plan
C1.13	Utility Details
C1.14	SWPPP Plan Phase I

SURVEY LEGEND

⊙	GAS METER		
⊗	WATER METER	N	NORTH
⊙	GUY WIRE	S	SOUTH
⊙	POWER/UTILITY POLE	E	EAST
⊙	TELEPHONE PEDESTAL	W	WEST
⊙	SEWER MANHOLE	(M)	AS MEASURED
⊙	WATER VALVE	(D)	PER DEED
⊙	FIRE HYDRANT	R/W	RIGHT-OF-WAY
⊙	SIGNS	L.A.	LANDSCAPED AREA
⊙	LIGHT POLE	CR4	CAPPED 1/2" REBAR
⊙	TELEPHONE MANHOLE	CONC.	CONCRETE
SS	SANITARY SEWER LINE	P.O.C.	POINT OF COMMENCEMENT
W	WATER LINE	P.O.B.	POINT OF BEGINNING
---	STORM SEWER PIPE	CMP	CORRUGATED METAL PIPE
---	ROADWAY CENTERLINE	RCP	REINFORCED CONCRETE PIPE
---	WATER & SEWER EASEMENT	ESMT	EASEMENT
---	BUILDING SETBACK LINE	SUBD	SUBDIVISION
---	ROADWAY RIGHT-OF-WAY	HDPE	HIGH DENSITY POLYETHYLENE
---	OVERHEAD ELECTRIC LINES	FDC	FIRE DEPARTMENT CONNECTION
---	UNDERGROUND TELEPHONE	●	SET 1/2" REBAR w/ CAP #1853
---	UNDERGROUND GAS	●	SET COTTON-PICKER SPINDLE
---	UNDERGROUND FIBER OPTIC	○	FOUND MONUMENT (DESC. NOTED)
X	FENCE	△	COMPUTED CORNER (NOT SET)
---	STEEL GUARD RAIL		
[100]	SURFACE CONTOUR LINE & ELEVATION		

THE GODDARD SCHOOL OF BRYANT

CHRISTY LANE
ALEXANDER, AR

GENERAL CONSTRUCTION NOTES

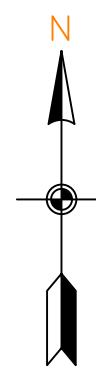
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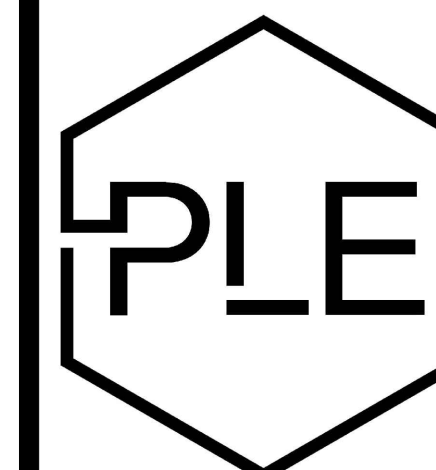


Vicinity Map

SCALE 1" = 1000'



DEVIATIONS/VARIANCES

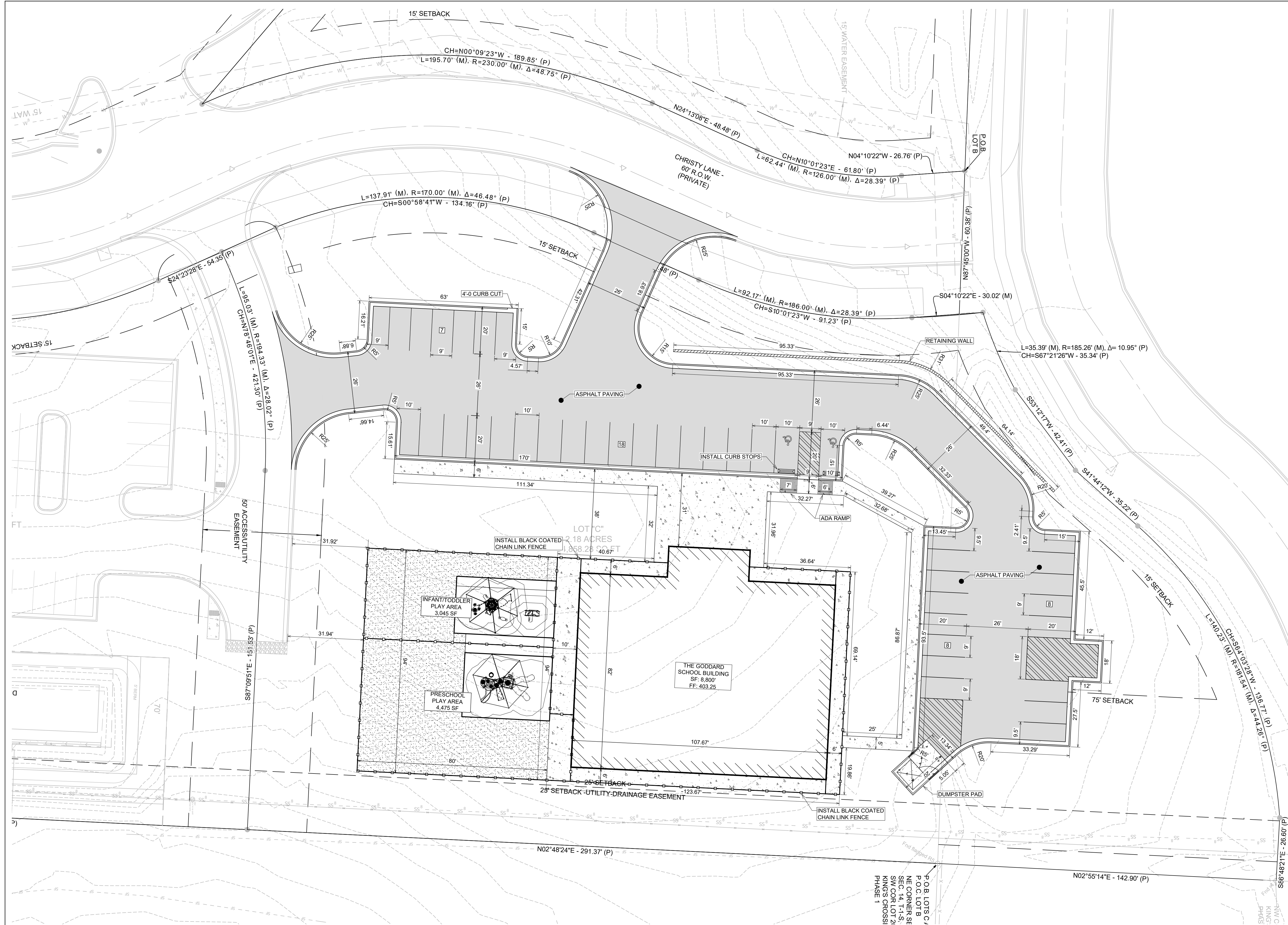


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SITE PLAN

SCALE 1" = 20'

- TOTAL NEW DEVELOPMENT AREA = (+/-) 2.18 ACRES
- PROPERTY IS ZONED C-2
- 41 PARKING SPACES PROVIDED INCLUDING 2 ADA ACCESSIBLE PARKING SPACES
- ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
- DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
- ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

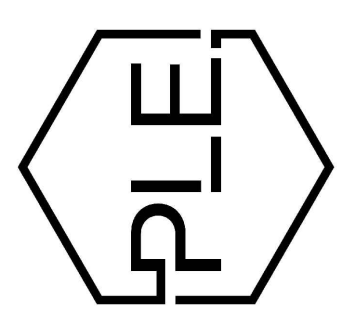
P.O.B. LOTS C/
P.O.C. LOTS B
N.E. CORNER SE
SEC. 14, T-1-S,
SW COR. LOT 21
KING'S CROSSI
PHASE 1

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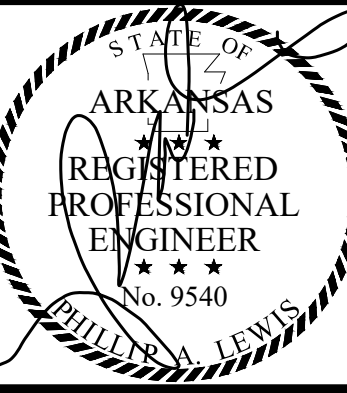
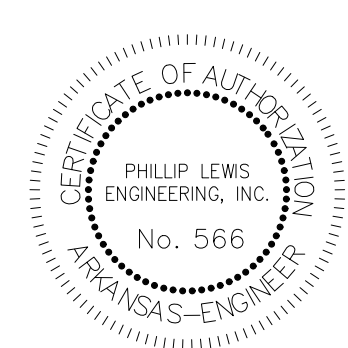
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THE GODDARD SCHOOL OF BRYANT
ALEXANDER, ARKANSAS



PROJECT NUMBER:

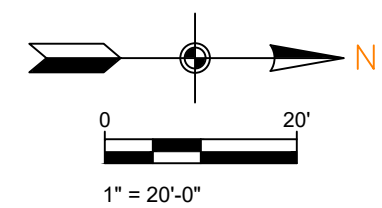
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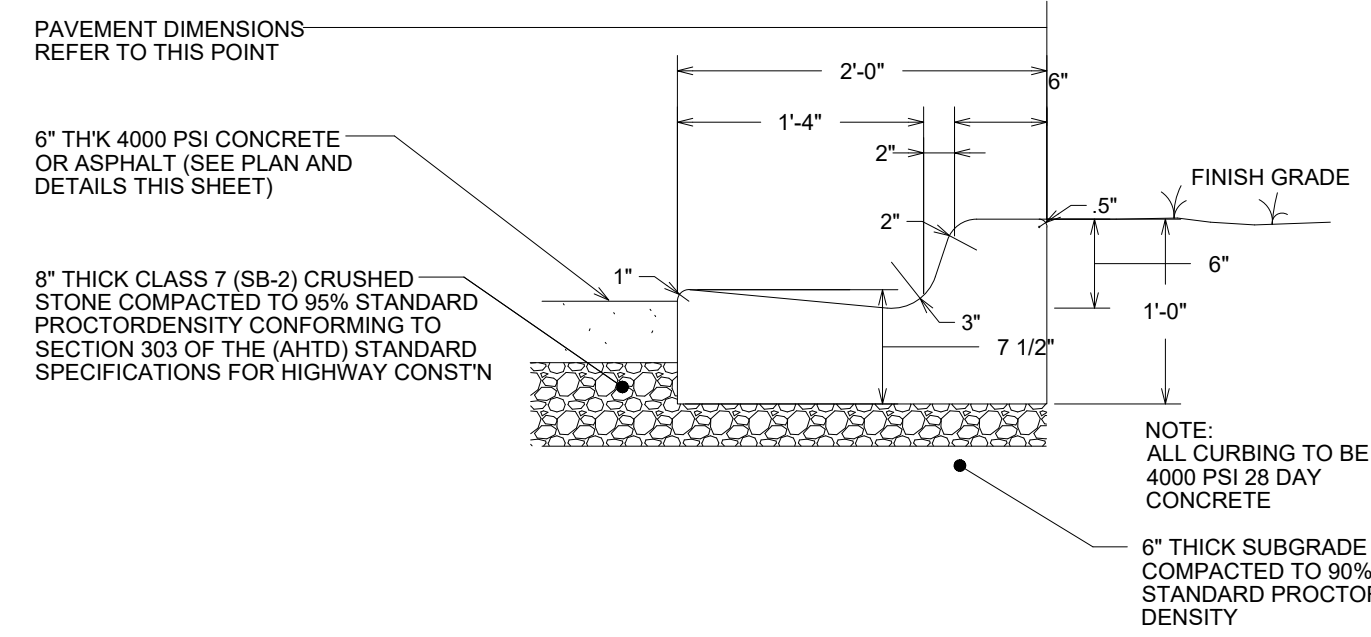
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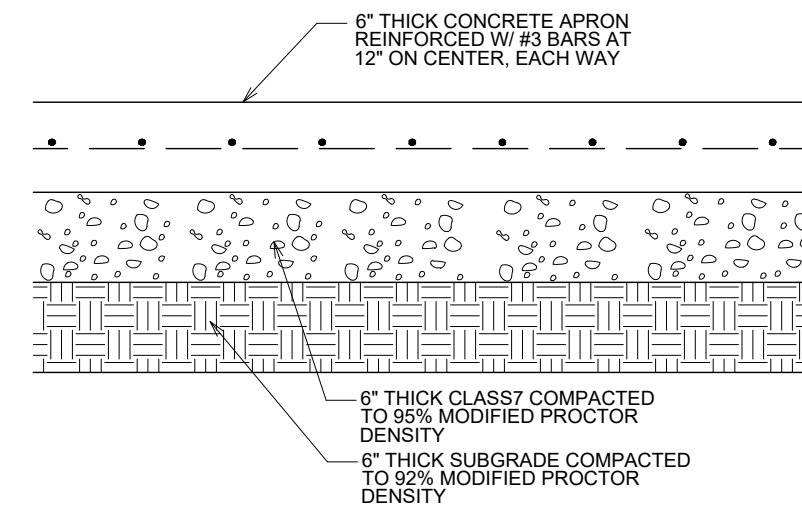
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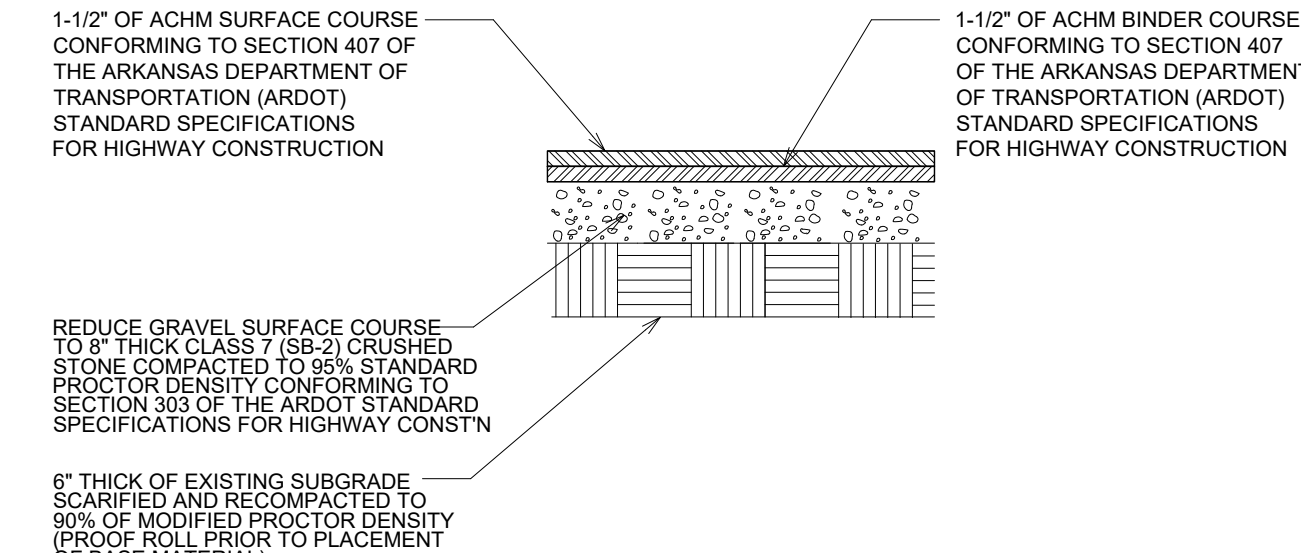




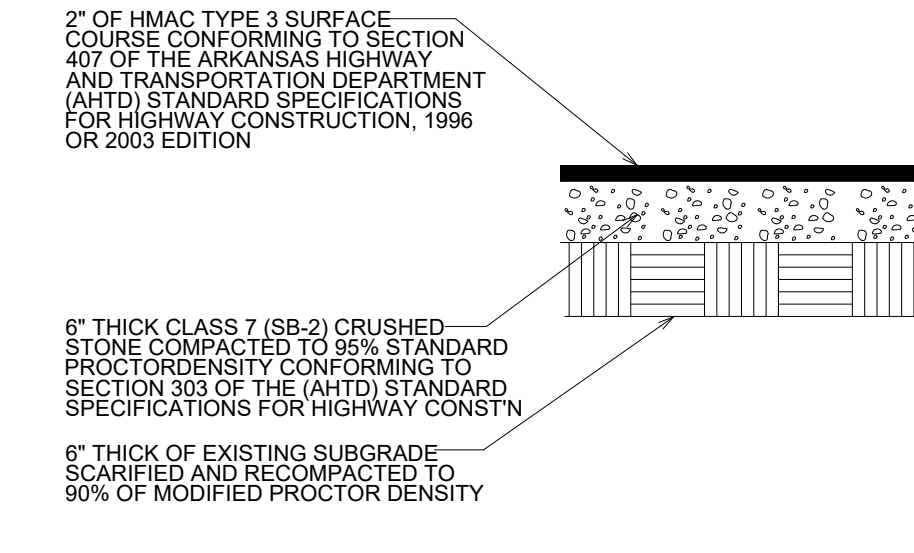
2'-0" CONCRETE CURB & GUTTER NOT TO SCALE



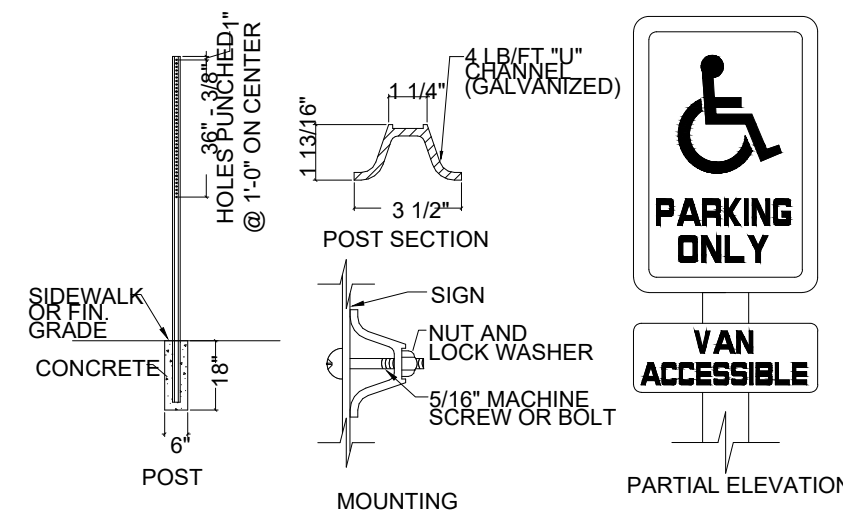
CONCRETE ENTRANCE DRIVE SECTION NOT TO SCALE



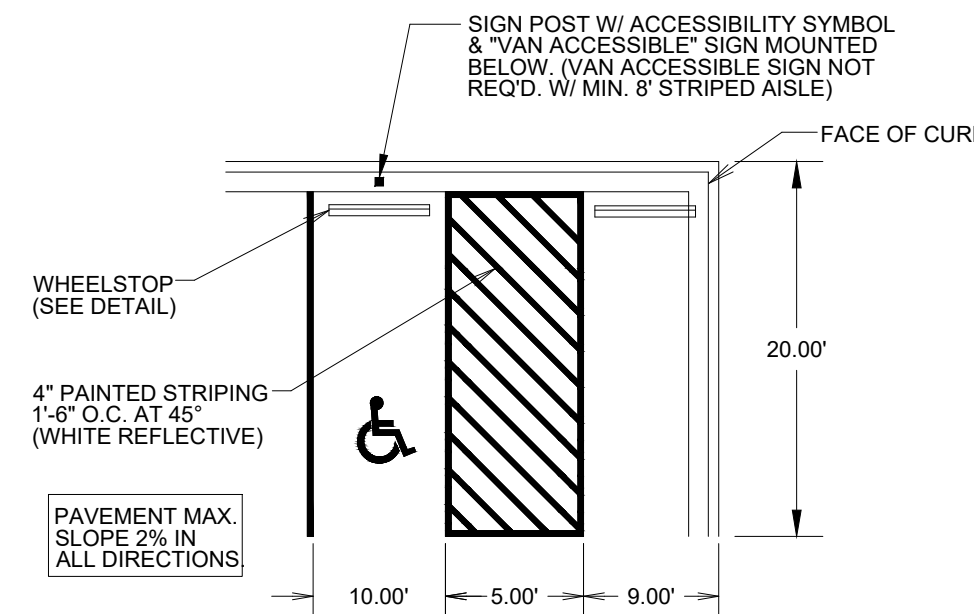
HMAC ASPHALT SURFACE COURSE MEDIUM DUTY NOT TO SCALE



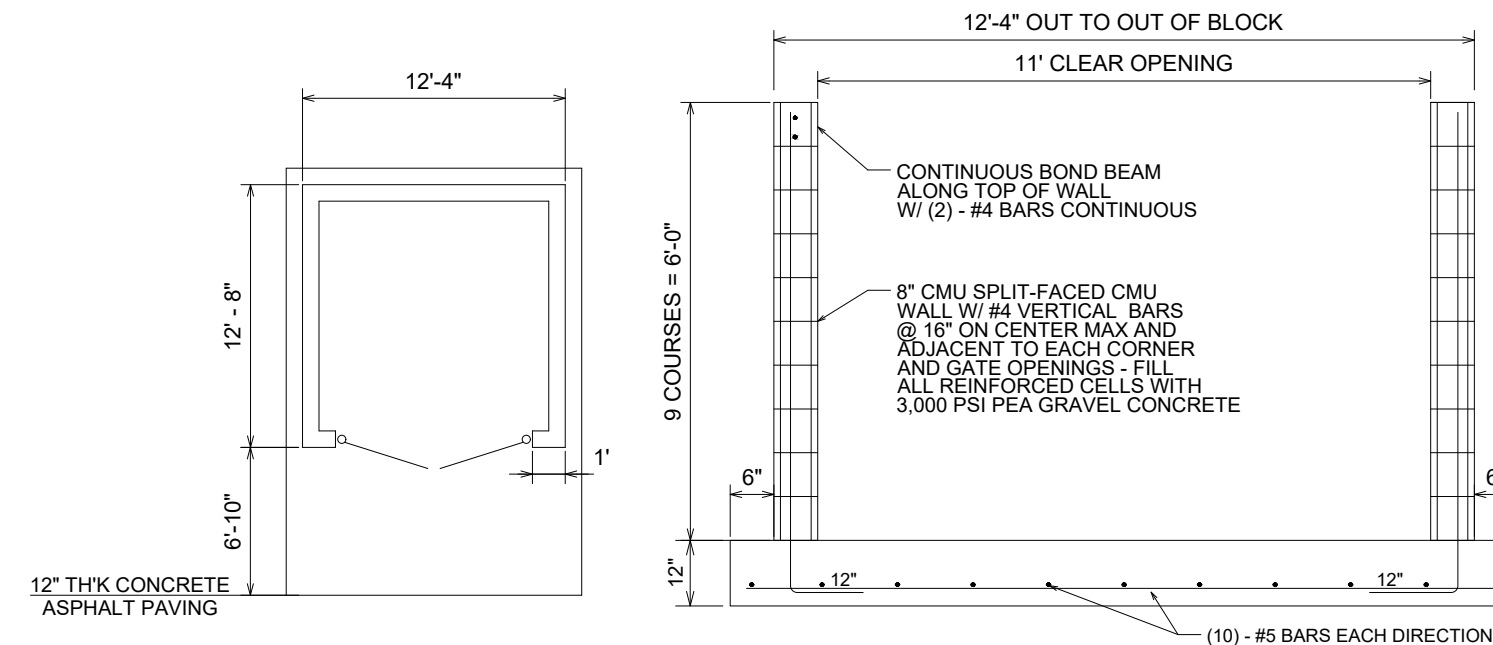
HMAC ASPHALT SURFACE COURSE LIGHT DUTY NOT TO SCALE



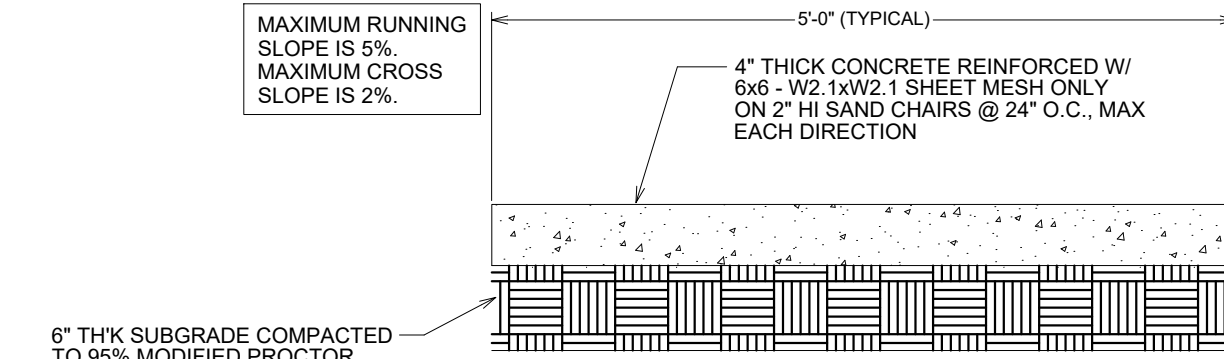
HANDICAP SIGN DETAIL NOT TO SCALE
NOTE: HANDICAP SIGNAGE SHALL BE IN STRICT COMPLIANCE WITH CURRENT FEDERAL AND LOCAL LAW REQUIREMENTS



TYPICAL ACCESSIBLE PARKING STALLS

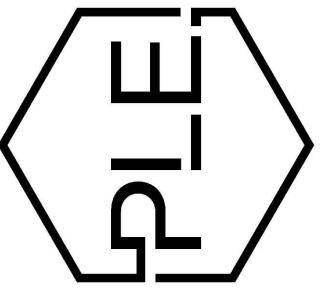


DUMPSTER PAD/ENCLOSURE DETAIL NOT TO SCALE

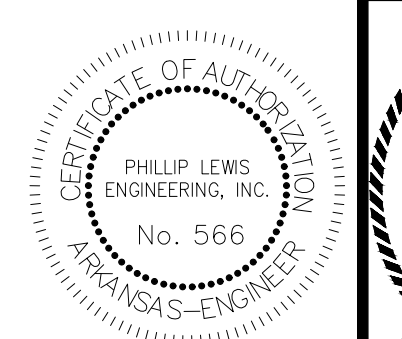


CONCRETE WALK SECTION NOT TO SCALE

NOTE:
1. ALL SIDEWALK JOINTS TO BE STEEL TROWELED. ALL JOINT EDGES AND SHALL BE SPACED AT 8 FEET ON CENTER MAXIMUM IN ALL DIRECTIONS AND SHALL BE STEEL TROWELED ON A RADIUS NOT TO EXCEED ONE-HALF INCH.
2. SIDEWALK SHALL BE MIN 6" THICK THROUGH DRIVE APRON



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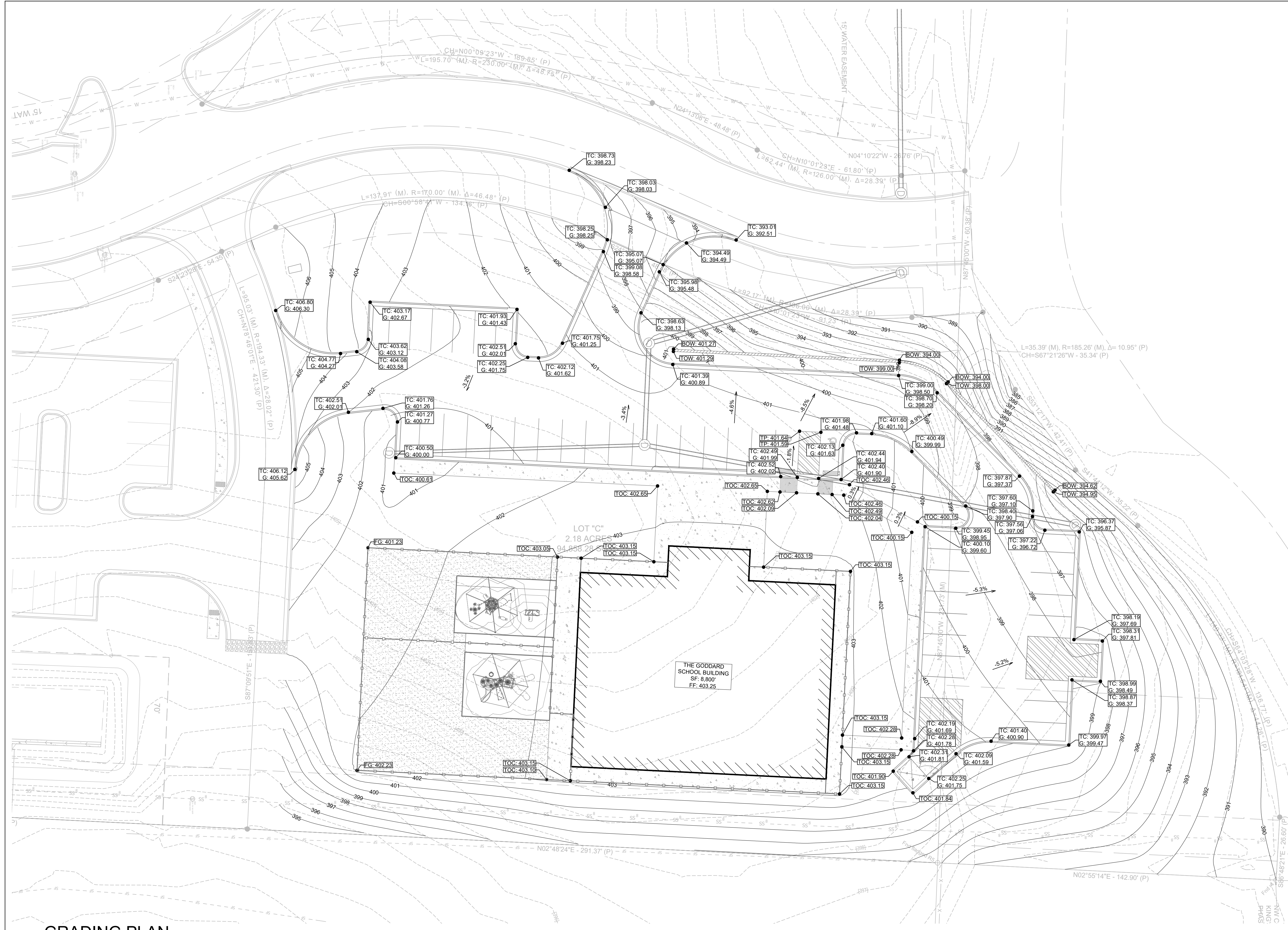
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SITE DETAILS

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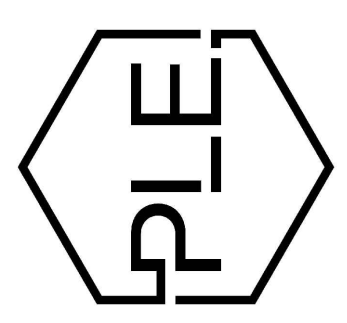
C1.2



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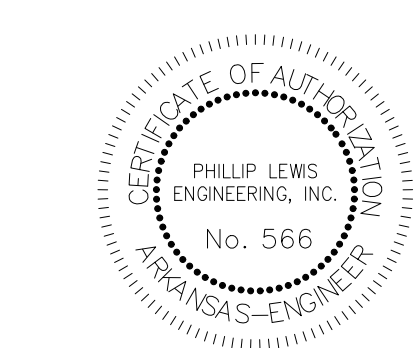
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ALEXANDER, ARKANSAS

GRADING PLAN

- TC = TOP OF CURB ELEVATION
- G = OUTER ELEVATION
- TOC = TOP OF CONCRETE ELEVATION
- FG = FINAL GRADE ELEVATION
- TP = TOP OF PAVEMENT ELEVATION
- TOW = TOP OF WALL
- BOW = BOTTOM OF WALL
- EG = EXISTING GRADE ELEVATION

SCALE 1" = 20'



PROJECT NUMBER:

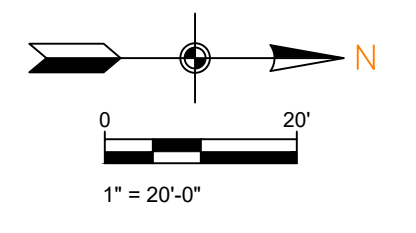
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GRADING PLAN

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C1.3



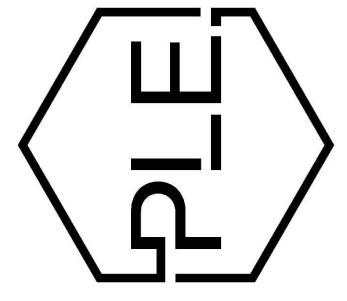
JN PHASE 1



GENERAL CONSTRUCTION NOTES

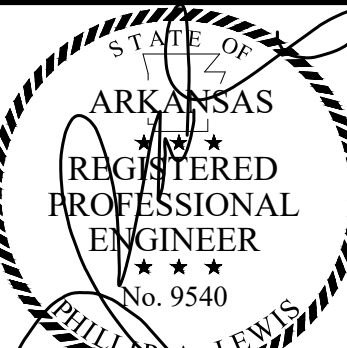
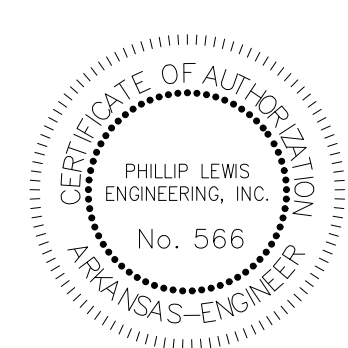
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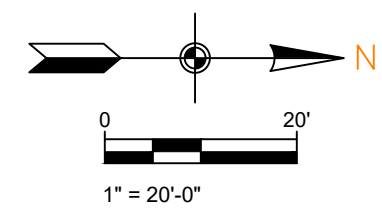
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STORMWATER PLAN

SCALE 1" = 20'



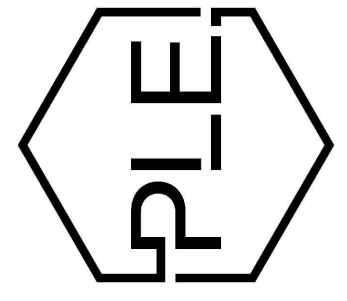
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 PAGE TITLE: STORMWATER PLAN
 SHEET NUMBER: C1.4



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- C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.
- D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
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- J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

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REVISION:

THE GODDARD SCHOOL OF BRYANT
ALEXANDER, ARKANSAS



PROJECT NUMBER:

SHEET ISSUE DATE:
03-11-2026

PAGE TITLE:

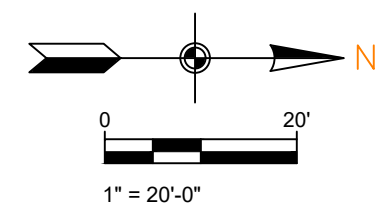
PRE DRAINAGE PLAN

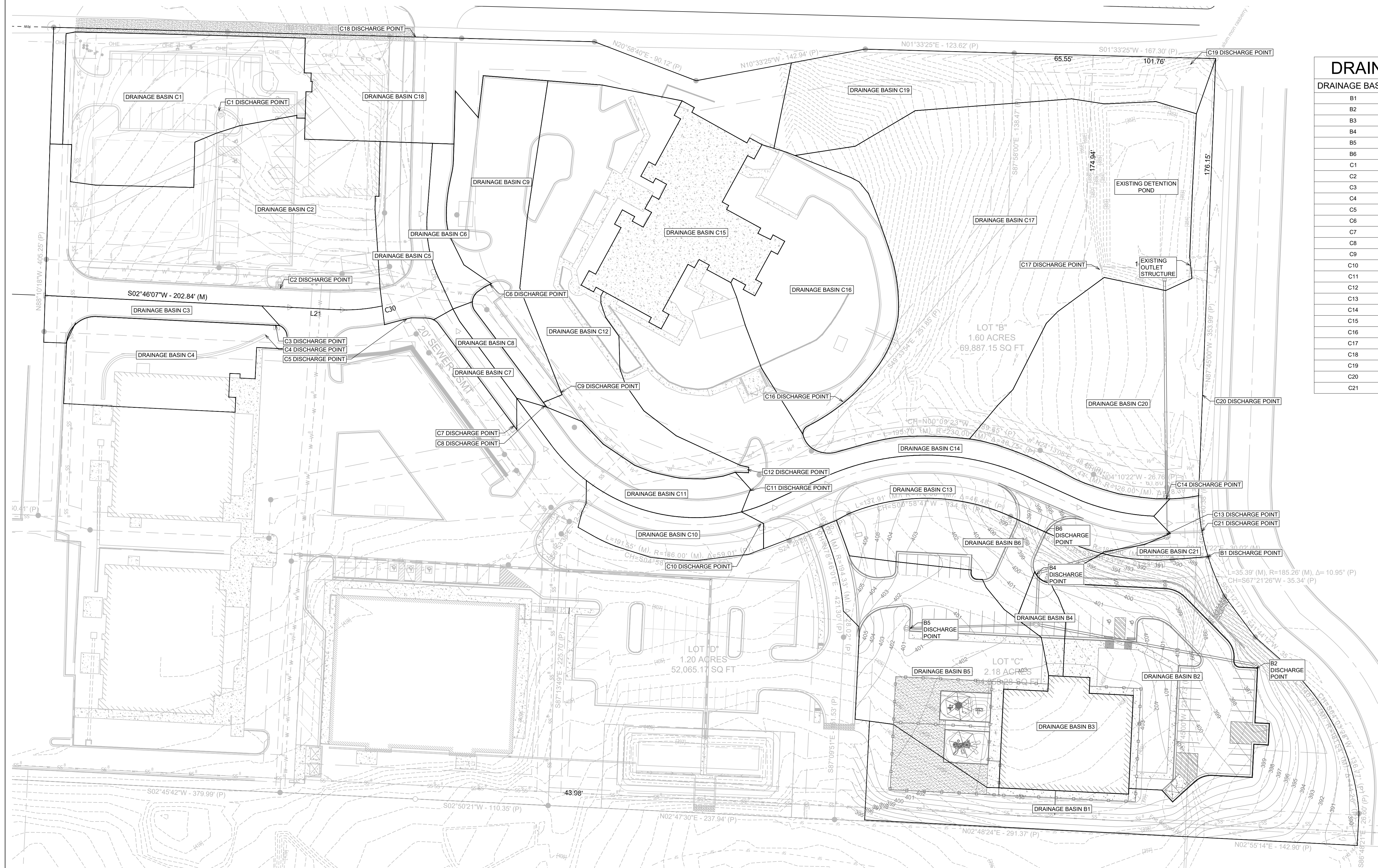
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C1.5

PRE DRAINAGE PLAN

SCALE 1" = 20'

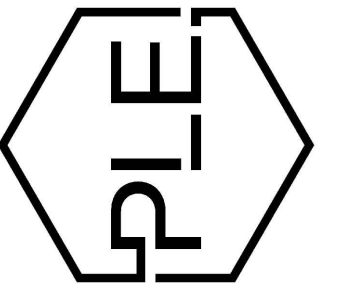
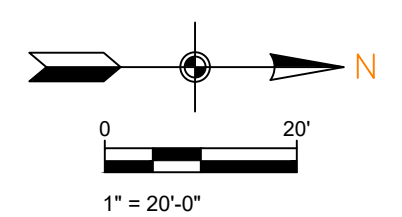




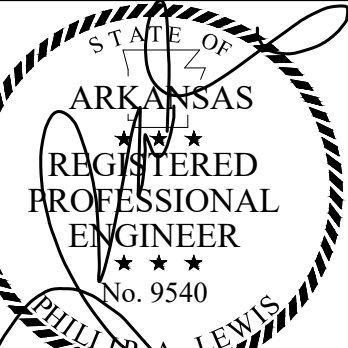
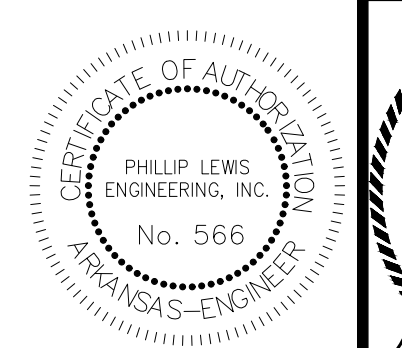
DRAINAGE BASINS AREAS		
DRAINAGE BASIN	PERVIOUS	IMPERVIOUS
B1	28,665	770
B2	4,916	14,577
B3	0	9,275
B4	0	1,887
B5	12,580	8,589
B6	7,516	2,763
C1	6,135	14,202
C2	11,376	22,963
C3	0	3,480
C4	8,130	3,245
C5	1,634	5,061
C6	0	2,835
C7	0	1,597
C8	0	1,548
C9	4,456	9,361
C10	1,225	4,183
C11	2,876	3,307
C12	7,218	18,440
C13	2,240	9,873
C14	6,127	15,898
C15	0	13,450
C16	15,465	6,612
C17	40,914	15,835
C18	12,812	9,973
C19	15,129	2,880
C20	24,838	2,321
C21	1,234	919

OVERALL DRAINAGE PLAN

SCALE 1" = 20'



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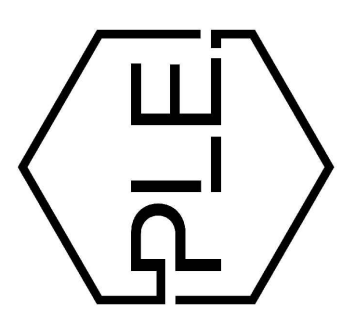
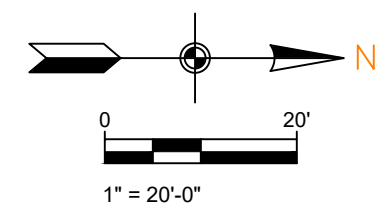
PAGE TITLE:
**OVERALL
DRAINAGE
PLAN**

SHEET NUMBER:
C1.6



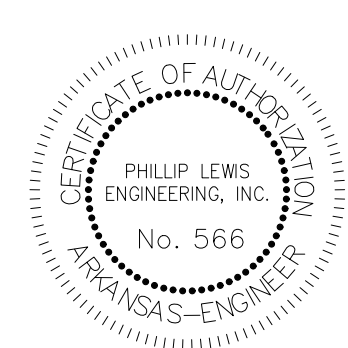
OVERALL DRAINAGE PLAN (2)

SCALE 1" = 20'



REVISION:

**THE GODDARD SCHOOL
 OF BRYANT**
 ALEXANDER, ARKANSAS



PROJECT NUMBER:

SHEET ISSUE DATE:
03-11-2026

PAGE TITLE:

**OVERALL
 DRAINAGE
 PLAN (2)**

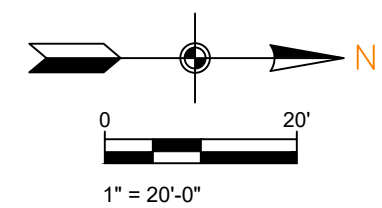
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OVERALL DRAINAGE PLAN (3)

SCALE 1" = 20'



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OF BRYANT

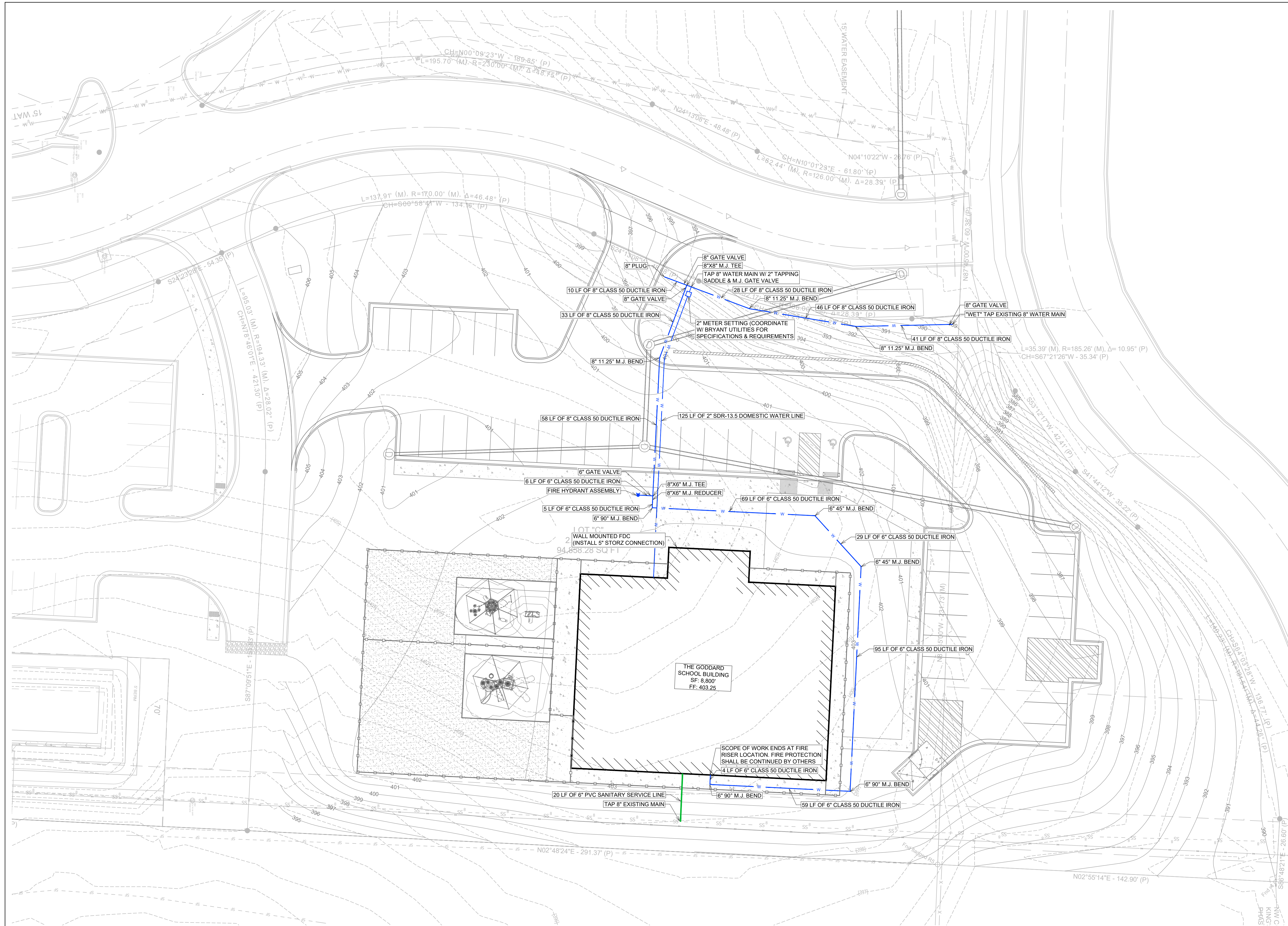
ALEXANDER, ARKANSAS

PROJECT NUMBER:

SHEET ISSUE DATE:
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PAGE TITLE:
**OVERALL
DRAINAGE
PLAN (3)**

SHEET NUMBER:
C1.9

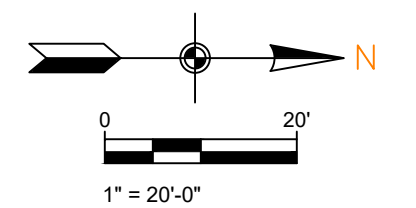
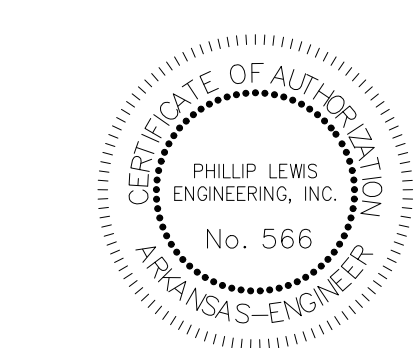


GENERAL CONSTRUCTION NOTES

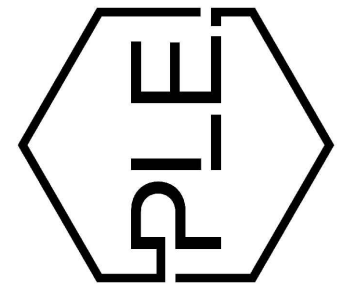
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UTILITY PLAN

SCALE 1" = 20'



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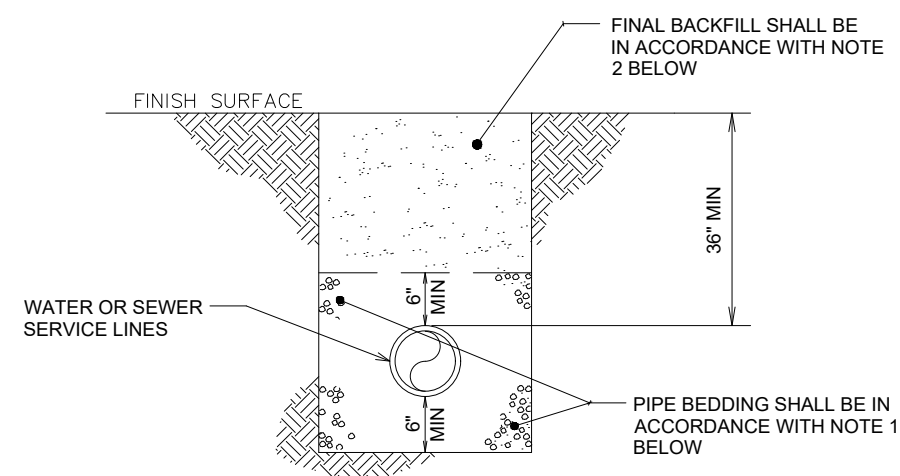
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UTILITY PLAN

SHEET NUMBER:

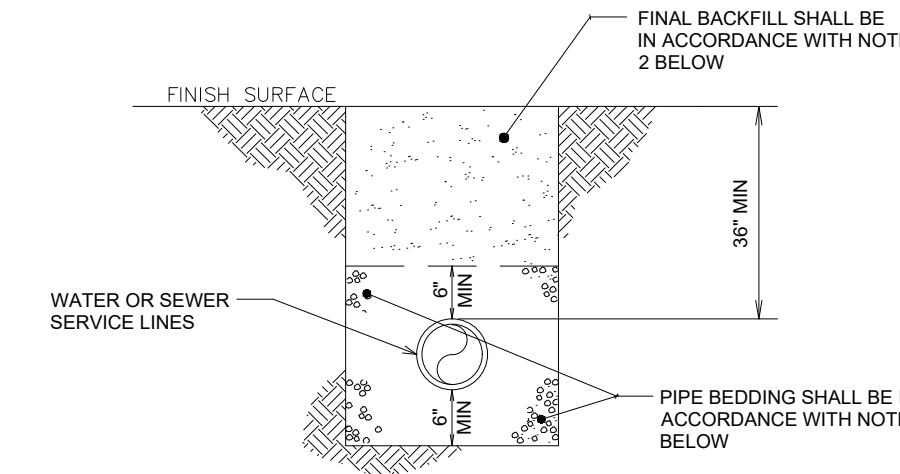
C1.10



WATER AND SEWER LINES BEDDING DETAIL

NOT TO SCALE

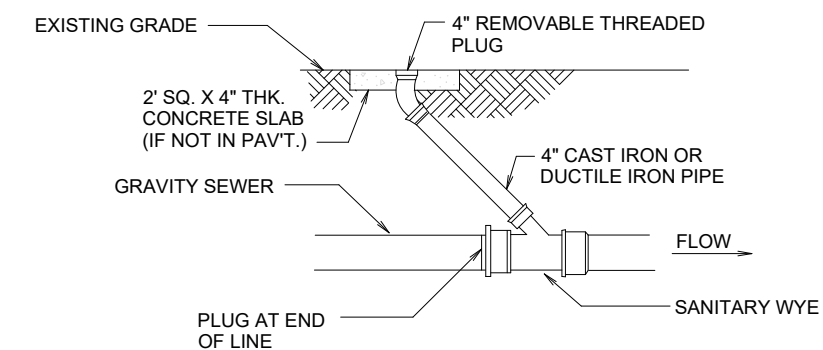
- NOTES:
- BEDDING SHALL BE "GRIT" PER ASTM 2774 OR ASTM D448 SIZE 67 A MINIMUM OF 6" ALL AROUND PIPE.
 - INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR. ALL BACKFILL UNDER PAVED AREAS SHALL BE CLASS 7 CRUSHED STONE (SB-2) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D2321-89.
 - ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LIFTS IN ACCORDANCE WITH ASTM D698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED TO NEAR OPTIMUM MOISTURE CONTENT.
 - FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS, AND ROCKS LARGER THAN 3".
 - ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.



GAS LINE BEDDING DETAIL

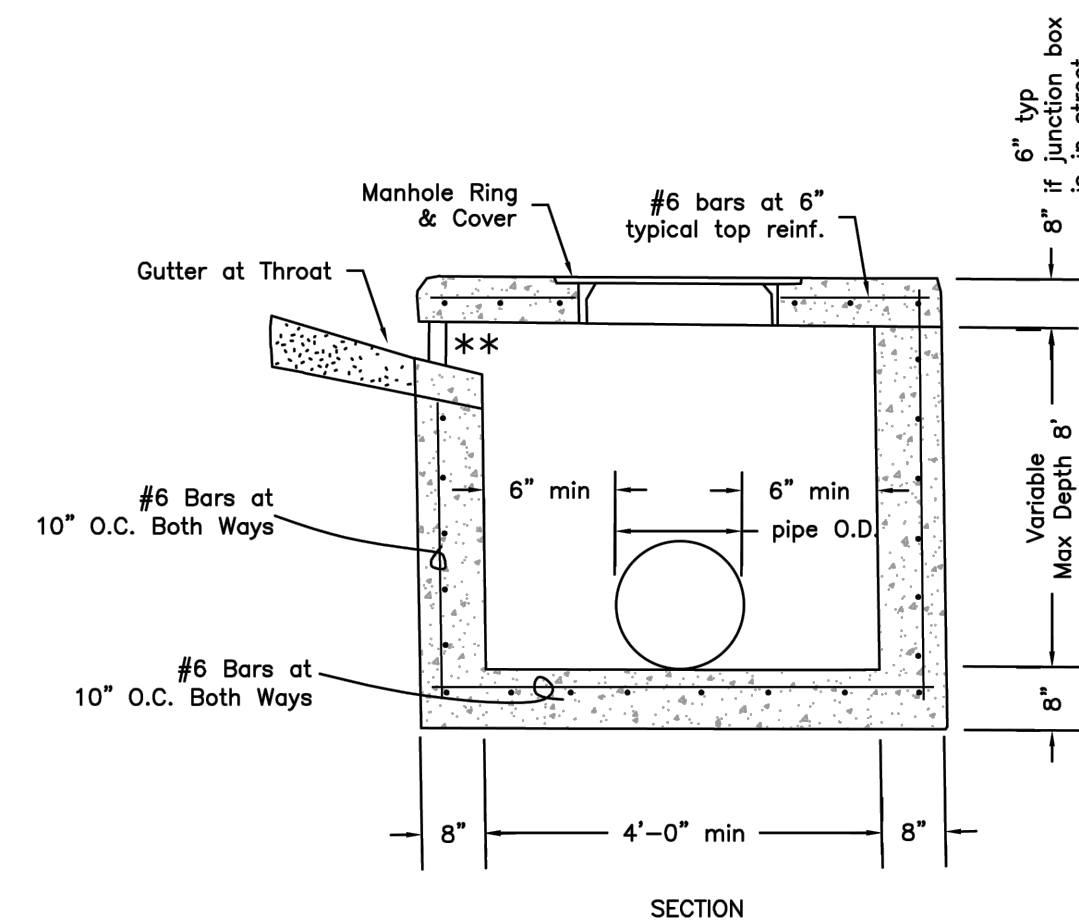
NOT TO SCALE

- NOTES:
- BEDDING SHALL BE "GRIT" PER ASTM 2774 OR ASTM D448 SIZE 67 A MINIMUM OF 6" ALL AROUND PIPE.
 - BEDDING SHALL BE CLEAN SAND A MINIMUM OF 6" ALL AROUND PIPE.
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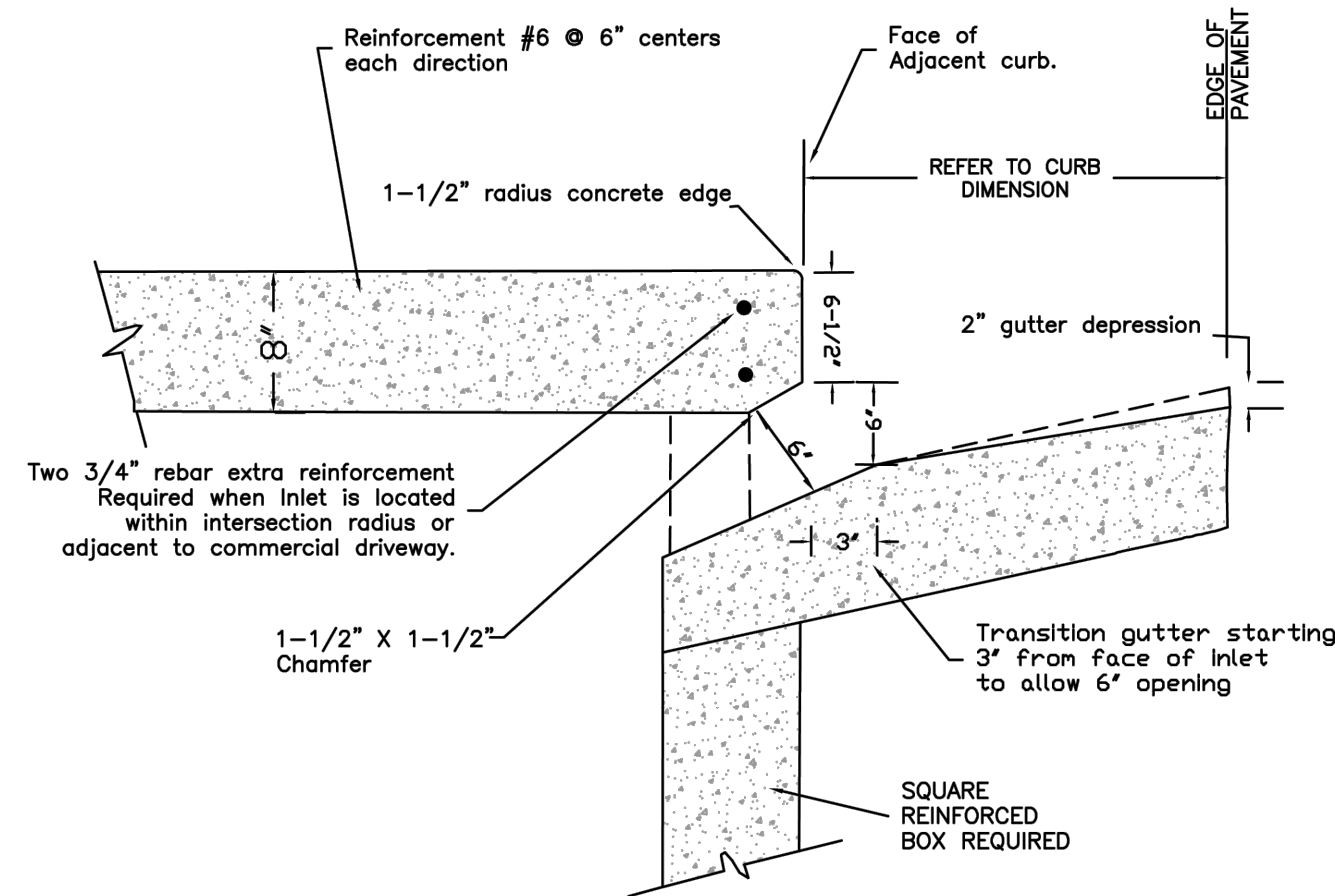
THROUGH FLOW CLEANOUT

NOT TO SCALE

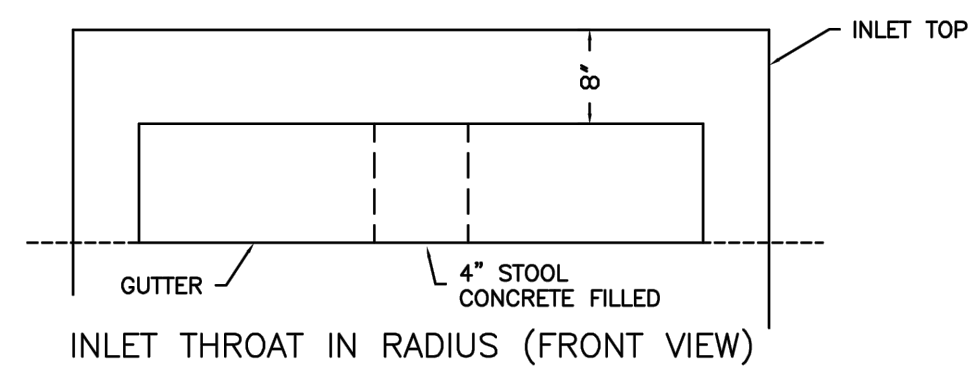


TYPICAL CURB INLET JUNCTION BOX

NOT TO SCALE



INLET THROAT IN RADIUS (SIDE VIEW)

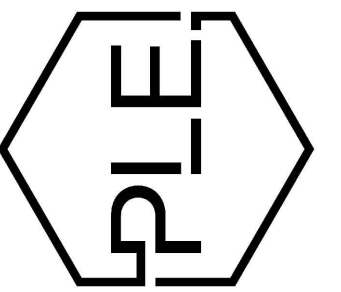


INLET THROAT IN RADIUS (FRONT VIEW)

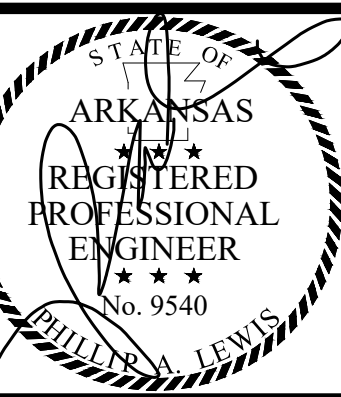
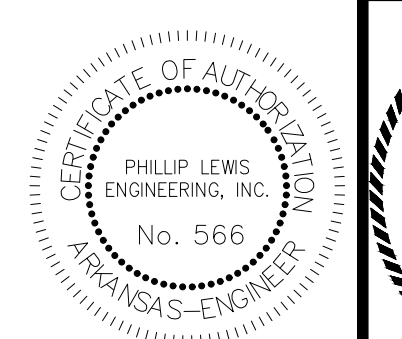
PLACE 4" DIA. STOOLS AT CENTERLINE OF INLET. THEN SPACE ADDITIONAL STOOLS EQUAL DISTANCE FROM CENTERLINE NOT TO EXCEED 3'.

TYPICAL THROAT OPENING IN CURB RADIUS

NOT TO SCALE



REVISION:



PROJECT NUMBER:

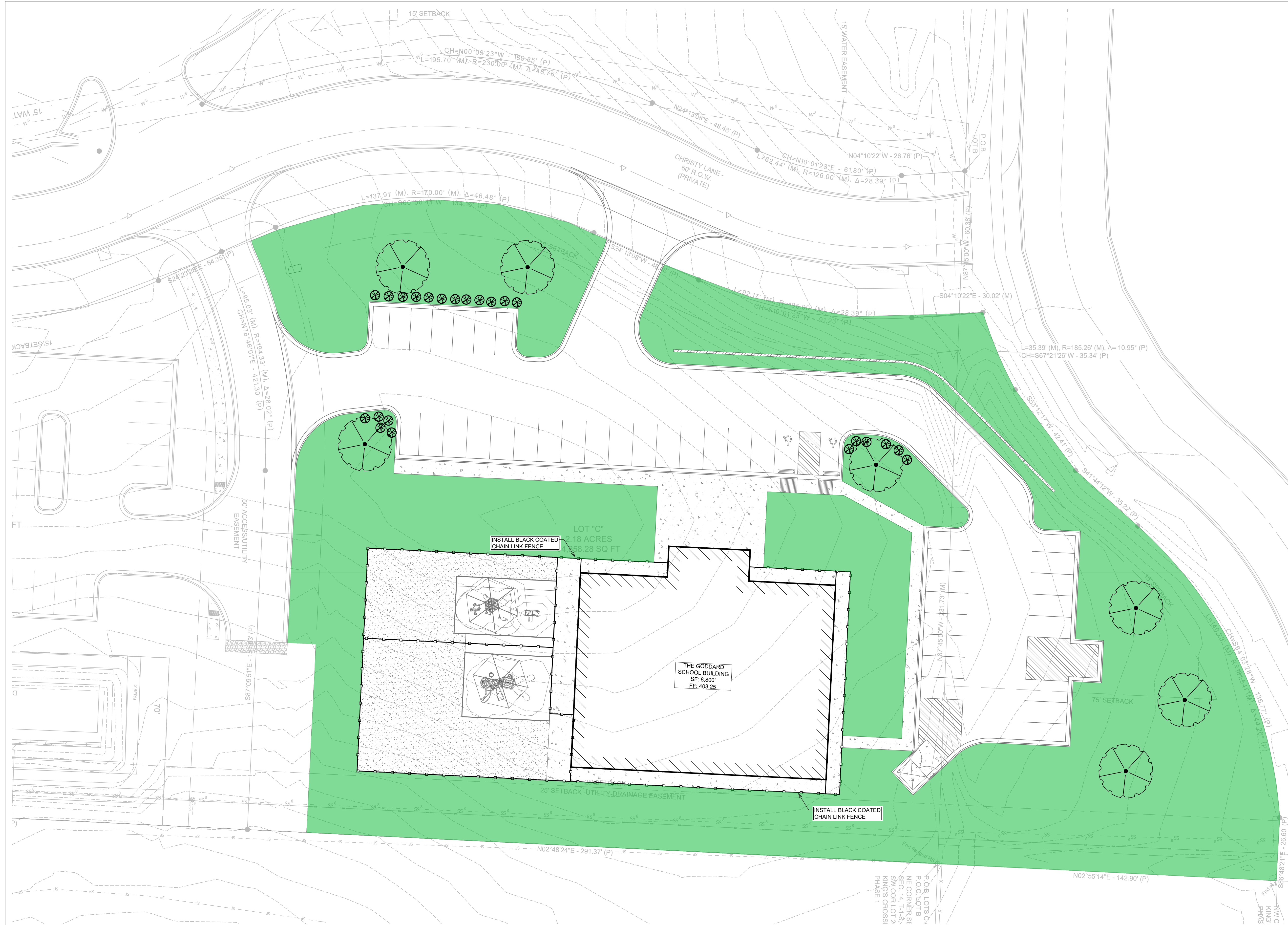
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03-11-2026

PAGE TITLE:

UTILITY
DETAILS

SHEET NUMBER:

C1.11



- ### GENERAL CONSTRUCTION NOTES
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REVISION:

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ALEXANDER, ARKANSAS

PROJECT NUMBER:
SHEET ISSUE DATE: 03-11-2026
PAGE TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
C1.12

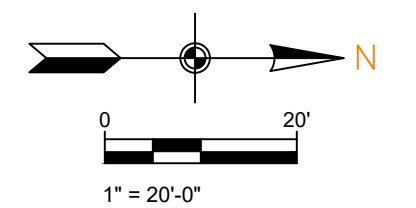
LANDSCAPE PLAN

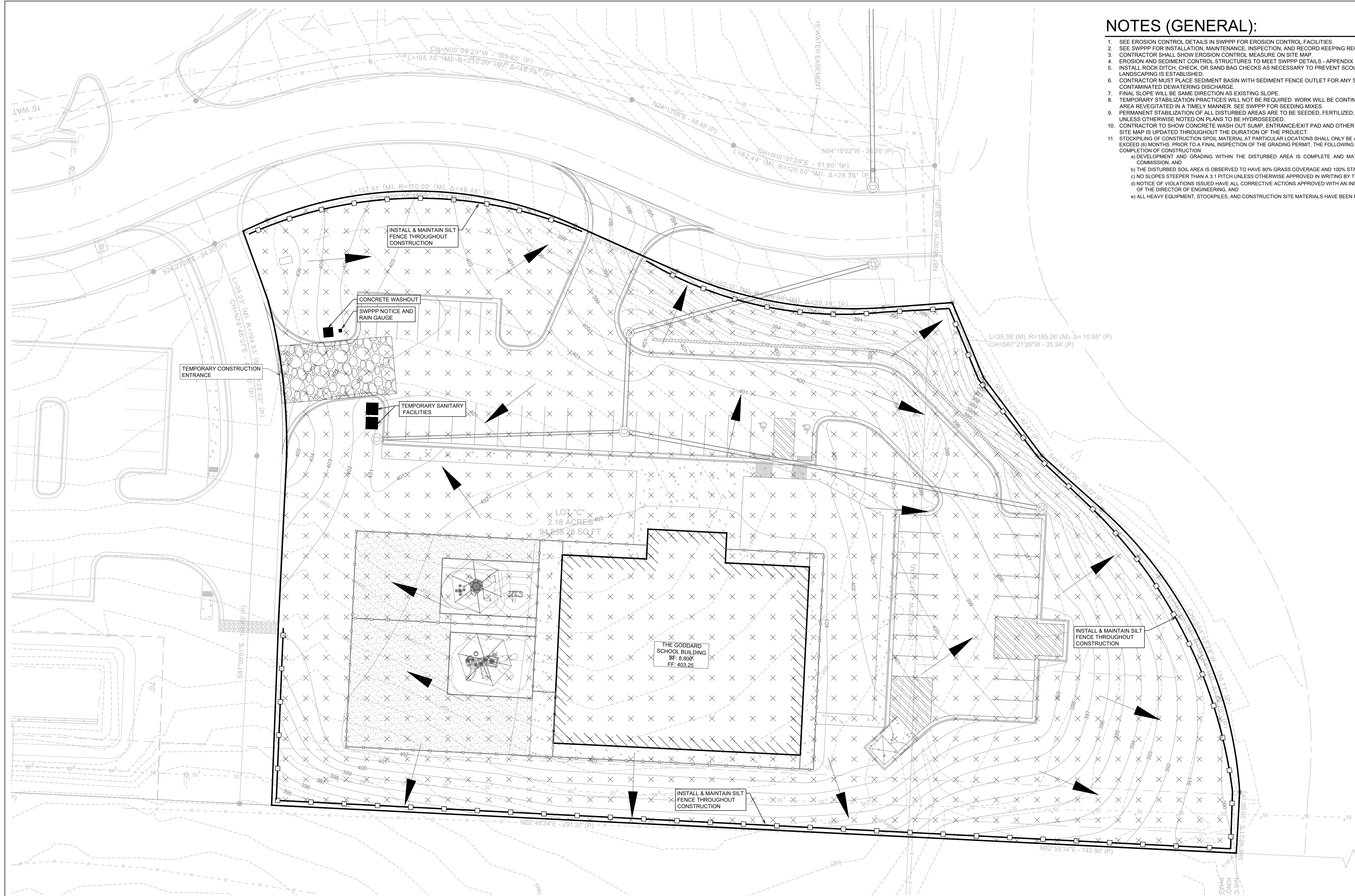
SCALE 1" = 20'

P.O.B. LOTS C/A
P.O.C. LOTS B
N.E. CORNER SE
SEC. 14, T.1-S.
S.W. COR. LOT 2
KING'S CROSSI
PHASE 1

PLAN I SCHEDULE

PLANT TYPE	SYMBOL	CODE	QTY	COMMON SPECIES	SCIENTIFIC NAME	CAL / SIZE
TREES		WO	7	WILLOW OAK	QUERCUS PHELLOS	MIN. 3" DIAMETER @ BASE AND 12' TALL
SHRUBS		DN	23	DWARF NANDINA	N. DOMESTICA "HARBOUR DWARF"	3 GAL
GROUND COVER		BR		BERMUDA GRASS	CYNODON DACTYLON	





NOTES (GENERAL):

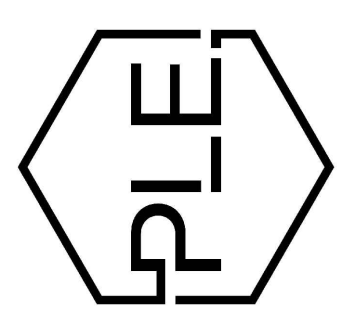
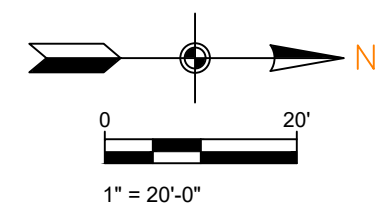
1. SEE EROSION CONTROL DETAILS IN SWPPP FOR EROSION CONTROL FACILITIES.
2. SEE SWPPP FOR INSTALLATION, MAINTENANCE, INSPECTION, AND RECORD KEEPING REQUIREMENTS.
3. CONTRACTOR SHALL SHOW EROSION CONTROL MEASURE ON SITE MAP.
4. EROSION AND SEDIMENT CONTROL STRUCTURES TO MEET SWPPP DETAILS - APPENDIX D
5. INSTALL ROCK DITCH, CHECK, OR SAND BAG CHECKS AS NECESSARY TO PREVENT SCOUR UNTIL LANDSCAPING IS ESTABLISHED.
6. CONTRACTOR MUST PLACE SEDIMENT BASIN WITH SEDIMENT FENCE OUTLET FOR ANY SEDIMENT CONTAMINATED DEWATERING DISCHARGE.
7. FINAL SLOPE WILL BE SAME DIRECTION AS EXISTING SLOPE.
8. TEMPORARY STABILIZATION PRACTICES WILL NOT BE REQUIRED. WORK WILL BE CONTINUOUS AND DISTURBED AREA REVEGETATED IN A TIMELY MANNER. SEE SWPPP FOR SEEDING MIXES.
9. PERMANENT STABILIZATION OF ALL DISTURBED AREAS ARE TO BE SEEDED, FERTILIZED, WATERED AND COVERED WITH STRAW UNLESS OTHERWISE NOTED ON PLANS TO BE HYDROSEED.
10. CONTRACTOR TO SHOW CONCRETE WASH OUT SUMP, ENTRANCE/EXIT PAD AND OTHER CONTROLS AS REQUIRED/NEEDED AS SWPPP SITE MAP IS UPDATED THROUGHOUT THE DURATION OF THE PROJECT.
11. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS, PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT. THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
 - a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
 - b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
 - c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
 - d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
 - e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

SWPPP

SCALE 1" = 20'

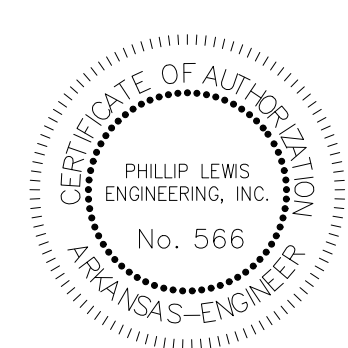
LEGEND

- DISTURBED AREA
- UNDISTURBED AREA
- SEDIMENT FENCE WITH WIRE BACKING
- DRAINAGE DIRECTION



REVISION:

**THE GODDARD SCHOOL
OF BRYANT**
ALEXANDER, ARKANSAS



PROJECT NUMBER:

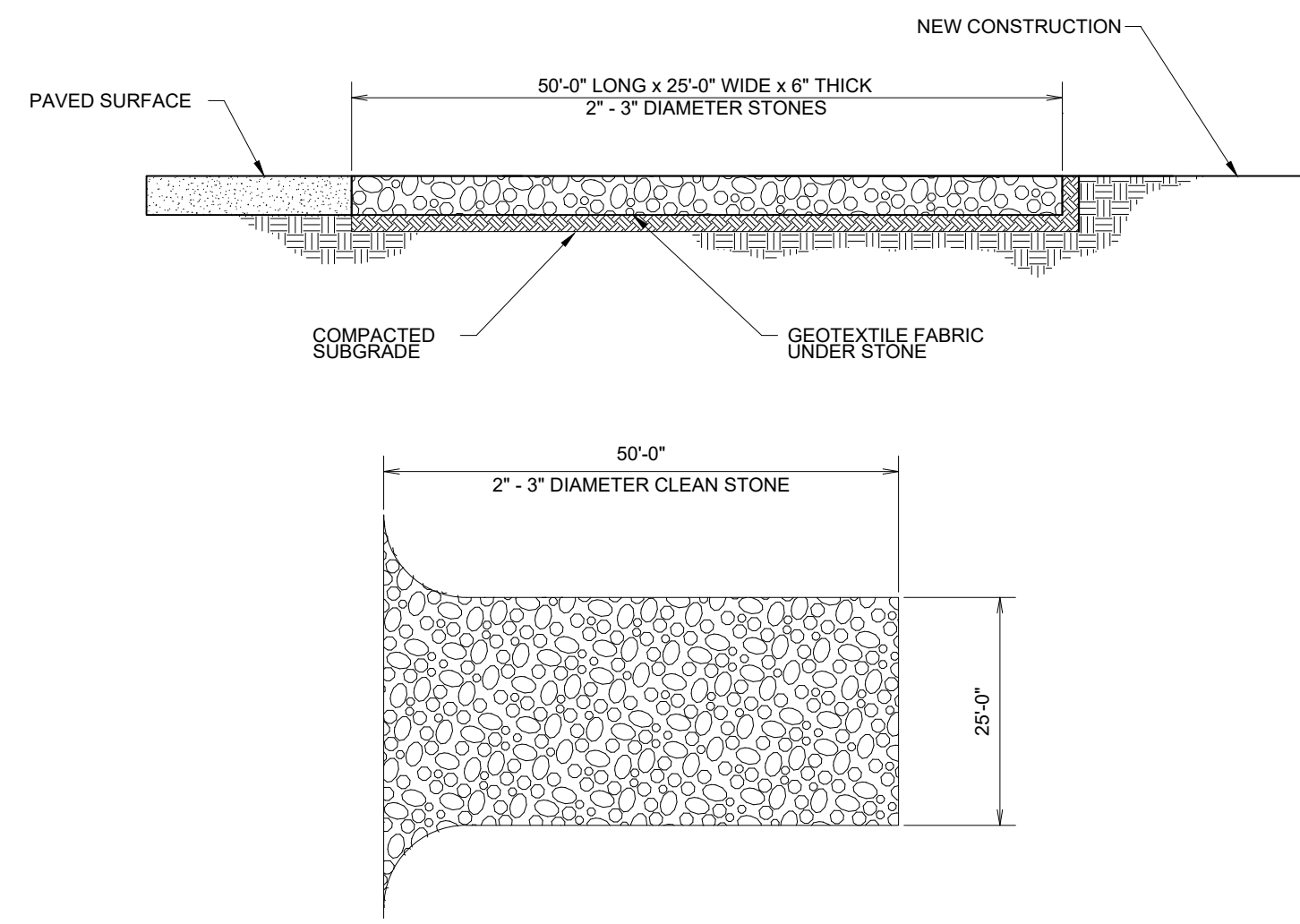
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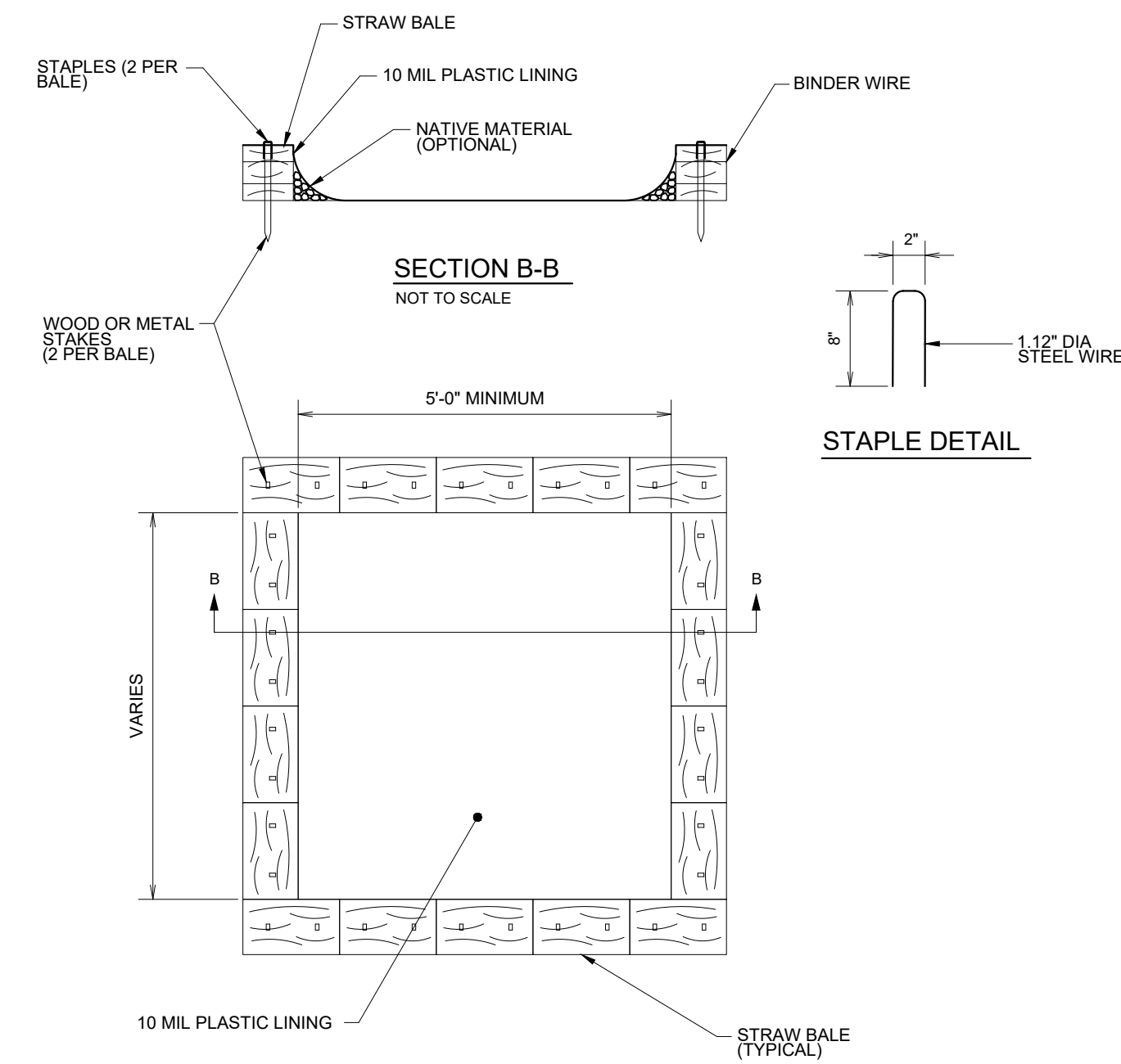
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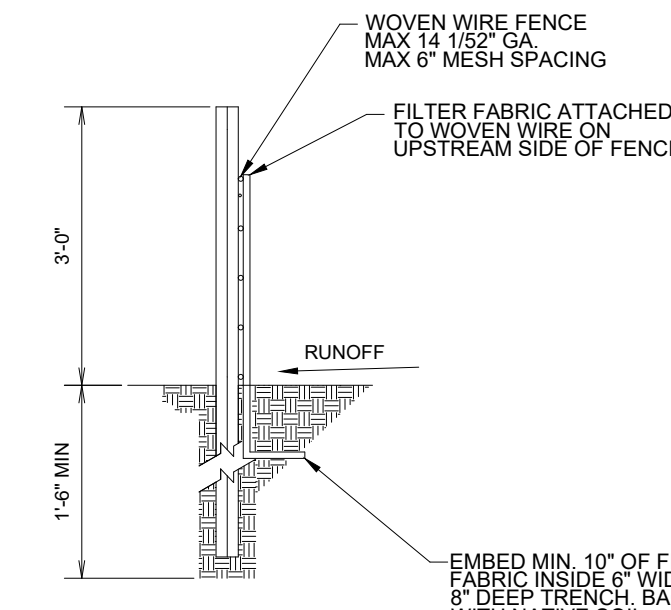
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CONSTRUCTION ENTRANCE NOT TO SCALE

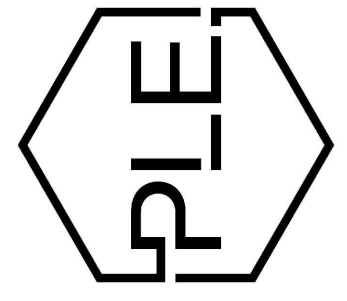
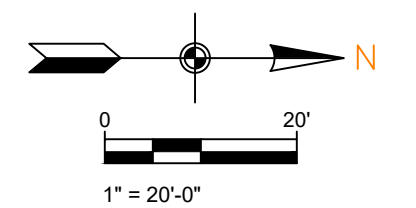
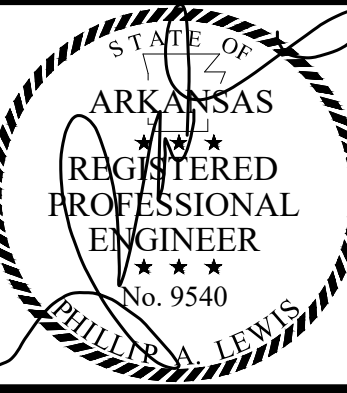
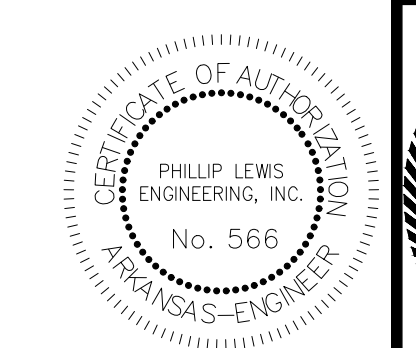


CONCRETE WASHOUT NOT TO SCALE



SILT FENCE NOT TO SCALE

- NOTES AND SPECIFICATIONS:**
- POSTS SHALL BE A MINIMUM OF 36 INCHES CONSTRUCTED OF EITHER OF THE FOLLOWING MATERIALS: STEEL "T" OR "U" TYPE, OR 2" x 2" HARDWOOD.
 - WOVEN WIRE USED AS ADDITIONAL FENCE SUPPORT SHALL BE MINIMUM 14.5 GA. WITH 6" MAXIMUM SPACING.
 - WOVEN WIRE SHALL BE PLACED ALONG THE UPHILL SIDE OF THE FENCE AND FASTENED WITH WIRE TIES OR 1" STAPLES ALONG THE UPHILL SIDE OF THE POSTS.
 - FILTER FABRIC SHALL BE FASTENED TO WOVEN WIRE ACCORDING TO MANUFACTURER'S RECOMMENDATION, OR WITH TIES EVERY 24" AT THE TOP AND MID-SECTIONS.
 - WHERE TWO PIECES OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED TOGETHER.
 - WHERE TWO POSTS MEET TO JOIN FENCE SECTIONS, THE TOPS OF THE POSTS SHALL BE SECURED TOGETHER WITH WIRE.
 - THE FENCE SHALL BE CONSTRUCTED ALONG THE CONTOUR AS MUCH AS POSSIBLE.
 - ENDS OF FENCES SHALL BE EXTENDED UP THE SLOPE TO PREVENT RUNOFF FROM MIGRATING AROUND THE END OF THE FENCE.
 - INSPECTION OF THE FENCE SHALL BE PERFORMED WEEKLY, OR IMMEDIATELY AFTER A RAIN EVENT, OR WHEN BULGES APPEAR IN THE FENCE.
 - ACCUMULATED SILT SHALL NOT BE ALLOWED TO EXCEED HALF THE HEIGHT OF THE FABRIC. REPAIR AND OR REPLACEMENT OF DAMAGED FENCE SHALL BE COMPLETED PROMPTLY.
 - ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE IN SUCH A MANNER THAT IT WILL NOT CONTRIBUTE TO OFF-SITE SILTATION.
 - ALL FENCING SHALL BE REMOVED WITH THE CONSTRUCTION SITE IS FULLY STABILIZED SO AS TO NOT IMPEDE STORM FLOW OR DRAINAGE.
 - PRE-FABRICATED UNITS DO NOT REQUIRE THE USE OF WOVEN WIRE FENCE.



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DETAILS

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