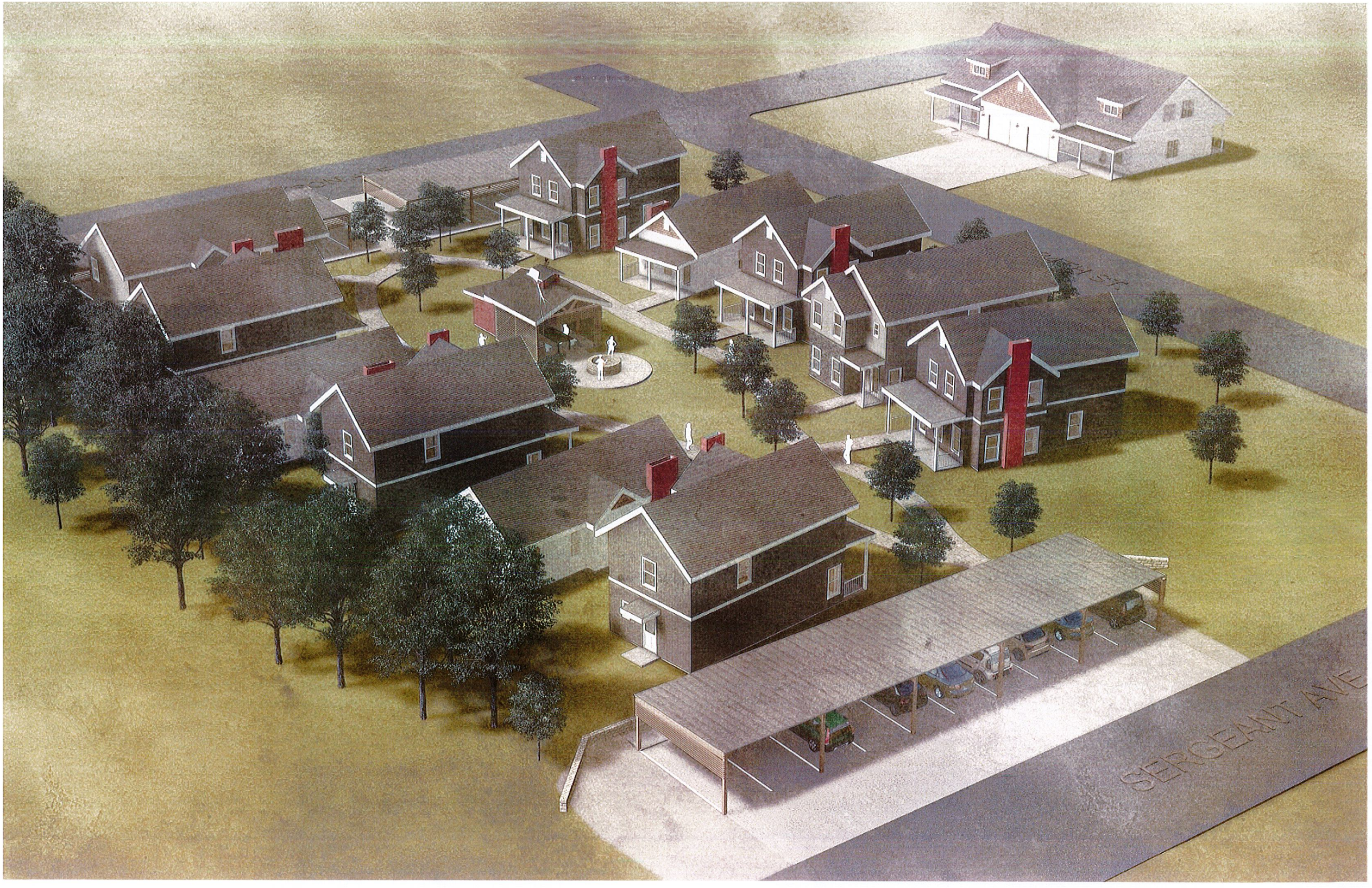
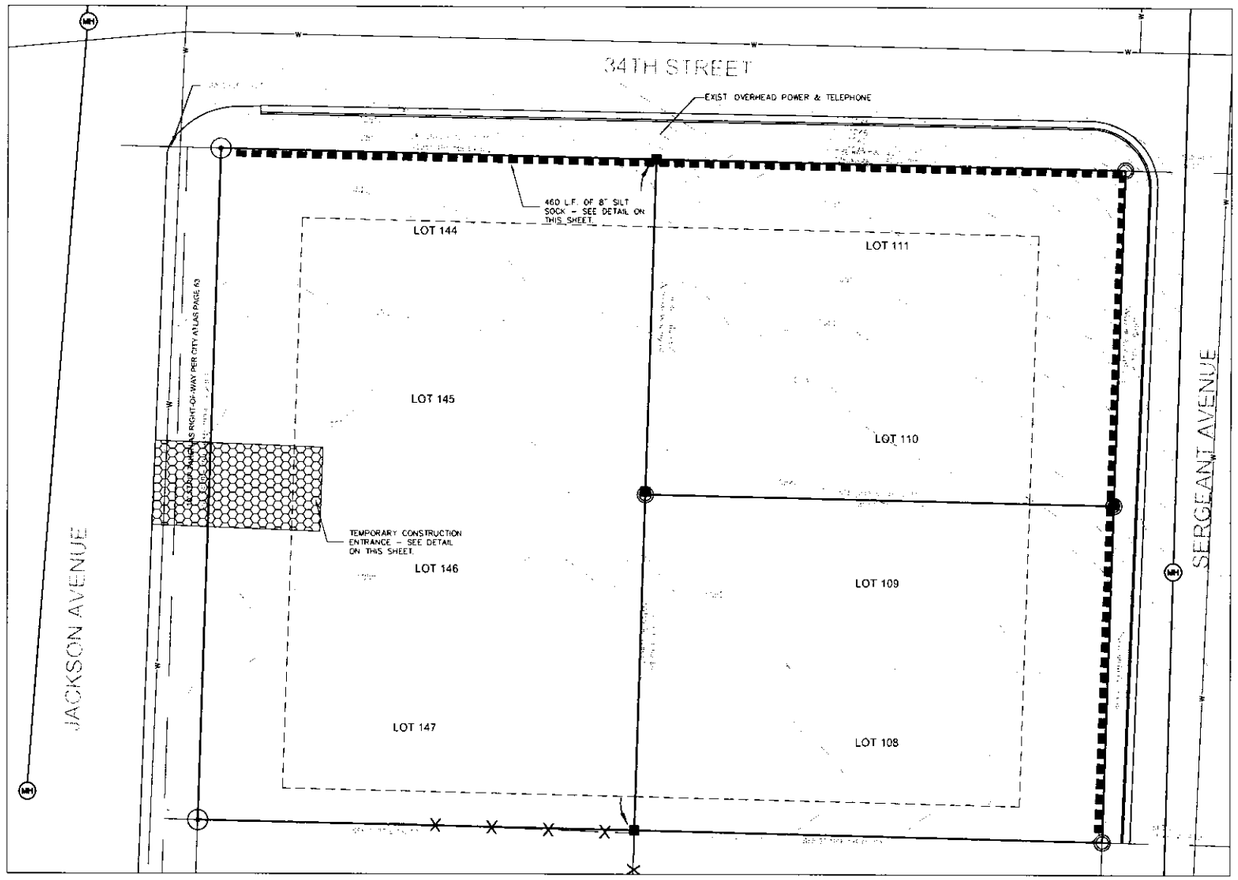
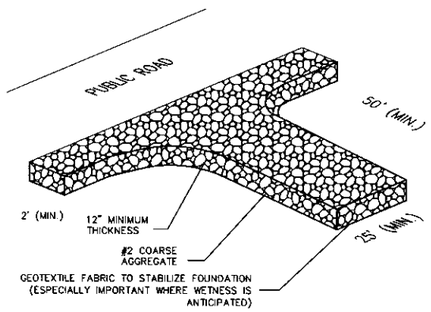
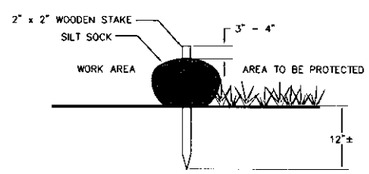

SERGEANT AVE



1 C2 SEDIMENT & EROSION CONTROL PLAN
scale: 1" = 20'-0"



TEMPORARY CONSTRUCTION ENTRANCE
Scale: N.T.S.



SILT SOCK DETAIL
Scale: N.T.S.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

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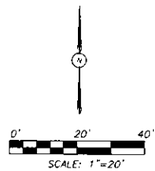

EROSION CONTROL NOTES

1. THIS PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY SEDIMENT CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF SITE OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THIS PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF SITE OPERATIONS.
2. TEMPORARY CONSTRUCTION ENTRANCE(S) AND SILT FENCES, STRAW BALE DIKES OR OTHER INITIAL SEDIMENT CONTROLS SHOWN ON THIS PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
3. SEDIMENT BASINS SHOWN ON THIS PLAN MUST BE INSTALLED WITHIN TEN (10) CALENDAR DAYS AFTER CONSTRUCTION BEGINS OR AS SOON AS TWO (2) OR MORE ACRES ARE DISTURBED, WHICHEVER OCCURS FIRST.
4. THE CONTRACTOR SHALL CLEAN STREETS BOTH INTERIOR AND ADJACENT TO THE SITE AS NEEDED AFTER EACH RAINFALL AND AT THE END OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER THE CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
6. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ACCUMULATED SEDIMENT FROM STORM DRAINS PRIOR TO APPROVAL OF CONSTRUCTION.
7. ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD, ETC., SHALL BE SEEDED AND MULCHED, AS SPECIFIED BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION.

SEEDING

1. DO NOT USE WET SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE.
2. DO NOT SEED WHEN WIND VELOCITY EXCEEDS 5 MILES PER HOUR. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
3. SOW NOT LESS THAN RATE OF 100 POUNDS PER ACRE.
4. RAKE SEED LIGHTLY INTO TOP ¼ INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
5. SEASONAL LIMITATIONS

   PREFORM SEEDING ONLY DURING THE FOLLOWING SEASONS:

   A. MARCH 1 TO JUNE 15
   B. SEPTEMBER 1 TO OCTOBER 30
6. METHODS OF APPLICATION

   A. DRY SEEDING: SPREADER OR SEEDING MACHINE.

   A. HYDRO SEEDING: MIX SEED, FERTILIZER AND PULVERIZED MULCH WITH WATER AND CONSTANTLY AGITATE. DO NOT ADD SEED TO WATER MORE THAN 4 HOURS BEFORE APPLICATION.

   B. ON SLOPES OF 3 HORIZONTAL TO 1 VERTICAL OR FLATTER, APPLY SEED SEPARATELY FROM FERTILIZER. COVER SEED WITH SOIL TO AN AVERAGE DEPTH OF ¼ INCH BY RAKING OR OTHER APPROVED METHODS.

MULCHING

1. APPLY MULCH COVERING TO ALL SEEDED AREAS.
2. APPLY VEGETATIVE MULCH TO LOOSE DEPTH OF 1½ INCHES BY MEANS OF A MECHANICAL SPREADER OR OTHER APPROVED METHODS.
3. APPLY WOOD-CELLULOSE FIBER MULCH HYDRAULICALLY AT THE RATE OF 1,000 POUNDS PER ACRE.

   MULCH AND SEED MAY BE APLIED IN SINGLE OPERATION.
4. APPLY MULCH TO ACHIEVE A UNIFORM COVERAGE OF THE SOIL SURFACE.
5. IMMEDIATELY FOLLOW THE APPLICATION OF THE MULCH WATER THE SEEDED AREA IN ONE WATERING, IN SUFFICIENT AMOUNT TO PENETRATE THE SEEDBED TO A MINIMUM OF 2 INCHES. PERFORM SO AS NOT TO CAUSE EROSION OR DAMAGE TO THE SEEDBED SURFACE.
6. PROTECT SEEDED AREAS AGAINST HOT, DRY WEATHER OR DRYING WINDS BY APPLYING MULCH NOT MORE THAN 24 HOURS AFTER COMPLETION OF SEEDING OPERATIONS.

GRASS SEED

1. PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA AND AS REQUIRED BELOW.
2. BE LABELED ACCORDING TO THE U.S. DEPARTMENT OF AGRICULTURE FEDERAL SEED ACT AND SHALL BE FURNISHED IN CONTAINERS WITH TAGS SHOWING SEED MIXTURE, PURITY, GERMINATION, WEED CONTENT, NAME OF SELLER, NAME DATE ON WHICH SEED WAS TESTED.

   SEED MIXTURE

   MEET THE FOLLOWING MINIMUM PERCENTAGE REQUIREMENTS FOR PURITY AND MIX RATIO

COMMON AND BOTANICAL NAME	MINIMUM PURE LIVE SEED (%)	PURE LIVE SEED (POUNDS PER ACRE)
ALTA FESCURE OR KENTUCKY 31 FESCUE (FESTUCA ELATOR VAR. ARUNDINACEA)	75	60
RYE GRASS (LOLIUM PERENNE OR L. MULTIFORUM)	80	25
KENTUCKY BLUE GRASS (PAO PRATENSIS)	75	15
CREEPING RED FESCUE (FESTUCA RUBRA)	85	10
TOTAL		50 POUNDS

PINNACLE
DESIGN CONSULTANTS
Civil • Structural Engineering

Revisions	By
Last Modification	
DATE	BY

Hunter & Millard
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Joplin, Missouri 64804
(417) 624-8872
fax: (417) 781-0684
jeff@hunterandmillard.com
website: hunterandmillard.com
check us out on Facebook
Hunter & Millard Architects, Inc.

Hunter & Millard ARCHITECTS, INC.
Missouri Certificate of Authority: A-2006008317

STATE OF MISSOURI JEFFREY DAVID BEDGAN NUMBER E-20610 REGISTERED PROFESSIONAL ENGINEER
David Bedgan, P.E.
Missouri E-20610042558
4-22-21

Drawn By	
Checked By	
Date	
Scale	
Job Number	

Erosion Control Plan
C2

Plant Schedule

SYM.	KEY	QTY.	COMMON NAME	SIZE / SPACING / COMMENTS
•	RM	9	RED MAPLE	B&B, 2" CAL.
•	WA	5	WHITE ASH	B&B, 2" CAL.
•	LL	6	LITTLELEAF LINDEN	B&B, 2" CAL.
•	RB	5	EASTERN REDBUD	B&B, 2" CAL.
•	DW	11	FLOWERING DOGWOOD	B&B, 2" CAL.
⊛	AS	26	DWARF ALBERTA SPRUCE	24" B&B or 5 GAL. CONT.
O	BH	83	BIGLEAF HYDRANGEA	24" B&B or 5 GAL. CONT.
✱	ML	75	MOUNTAIN LAUREL	24" B&B or 5 GAL. CONT.

ABBREVIATIONS: H: HEIGHT, CAL.: CALIPER, CONT. CONTAINER, MT: MULTI-TRUNK, B&B: BALLED & BURLAPPED ROOT BALL

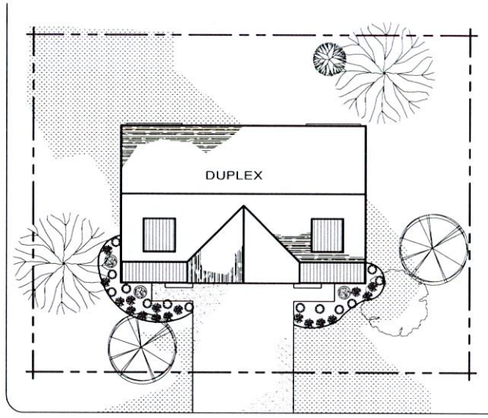
NOTE: CONTRACTOR SHALL INSTALL AN AUTOMATIC POP-UP AND/OR DRIP IRRIGATION SYSTEM THAT PROVIDES SUFFICIENT WATERING FOR ALL PLANTS AND TURF TO SUSTAIN HEALTHY GROWTH. THE IRRICATION SYSTEM SHALL BE IN COMPLIANCE WITH ALL CITY, COUNTY, AND/OR STATE REQUIREMENTS. CONTRACTOR SHALL ENSURE ALL PLANTS AND TURF ARE MAINTAINED IN HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON.

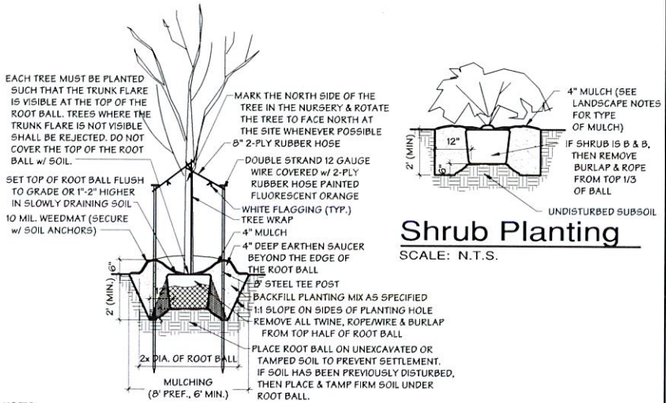
Landscape Plan Legend

- PROPERTY LINE
- STEEL EDGING
- NATIVE, DROUGHT TOLERANT, SEED OR SOD AREA
- REINF. CONCRETE, SEE CIVIL PLANS FOR DETAILS
- • HE WILLIAMS, OSA6R, LED 6" ALUMINUM BOLLARD -ROUND, FINISH COLOR - DARK BRONZE
- ▭ STEPPING STONE FOR STEPPING STONE PATH

Landscape Plan General Notes

1. THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION AND SHALL NOTIFY THE ARCHITECT AND/OR OWNER REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR OWNER OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OR ALL EXISTING UTILITIES, STRUCTURES, UNDERGROUND UTILITIES AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE BEFORE LANDSCAPE CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. ALL LANDSCAPE MATERIALS TO BE WATERED BY THE CONTRACTOR UNTIL ESTABLISHED.
6. PLANT MATERIALS:
   a. SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAILS SHEET) AND CLIENTS SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
   b. THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPING DEPICTED ON THIS PLAN AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE TIME WHEN DISCOVERED AT THE CONTRACTORS EXPENSE.
   c. QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, AND DISEASES.
   d. PLANTS SHALL NOT BE PLANTED IN FROZEN GROUND.
7. ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
8. ALL PLANTING BEDS & TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW, MUSHROOM, OR COTTON BUR), 20% PEAT MOSS, & 50% TOPSOIL BY VOLUME. ALSO, MIX IN 1LB 10-20-10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ. FT.
9. STAKES FOR TREE SUPPORT SHALL BE STEEL "T" BAR FENCE POST, 6' LONG, PAINTED DARK GREEN WITH TOP 6" PAINTED WHITE. TREE TIE SYSTEM SHALL BE EASILY ADJUSTABLE, STRONG IN ALL WEATHER, & EASILY ATTACHED & REMOVED. HOSE & WIRE ARE NOT ACCEPTABLE FOR STAKED TREES.
10. ALL PLANTING BEDS AS DESIGNED ON THIS PLAN SHALL BE BORDERED BY 1/8" x 4" PAINTED BROWN STEEL EDGING AND RYERSON OR APPROVED EQUAL w/ INTEGRATED STAKES THROUGH SLOTS IN THE EDGING.
11. MULCH ALL TREE PLANTINGS AND PLANTING BEDS w/ 4" OF EITHER SHREDDED HARDWOOD BARD MULCH OR CYPRESS MULCH.
12. ALL PLANTING AREAS SHALL RECIEVE A THREE INCH (3") TOP DRESSING OF MULCH OVER 10 MIL WEED MAT. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
13. CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING w/ 10-10-10 TIME RELEASE FERTILIZER.
14. PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
15. CONTRACTOR MAY ADJUST MATERIAL QUANTITIES AS REQUIRED BY SITE CONDITIONS.





NOTES:
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INT. TWIGS & LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE DESIGNER.
3. BACKFILL w/ EXISTING SOIL IN SANDY LOAM SOILS. ADD 20% MAX BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.
4. SEE LANDSCAPE PLAN NOTES FOR TYPE OF MULCH TO BE USED.

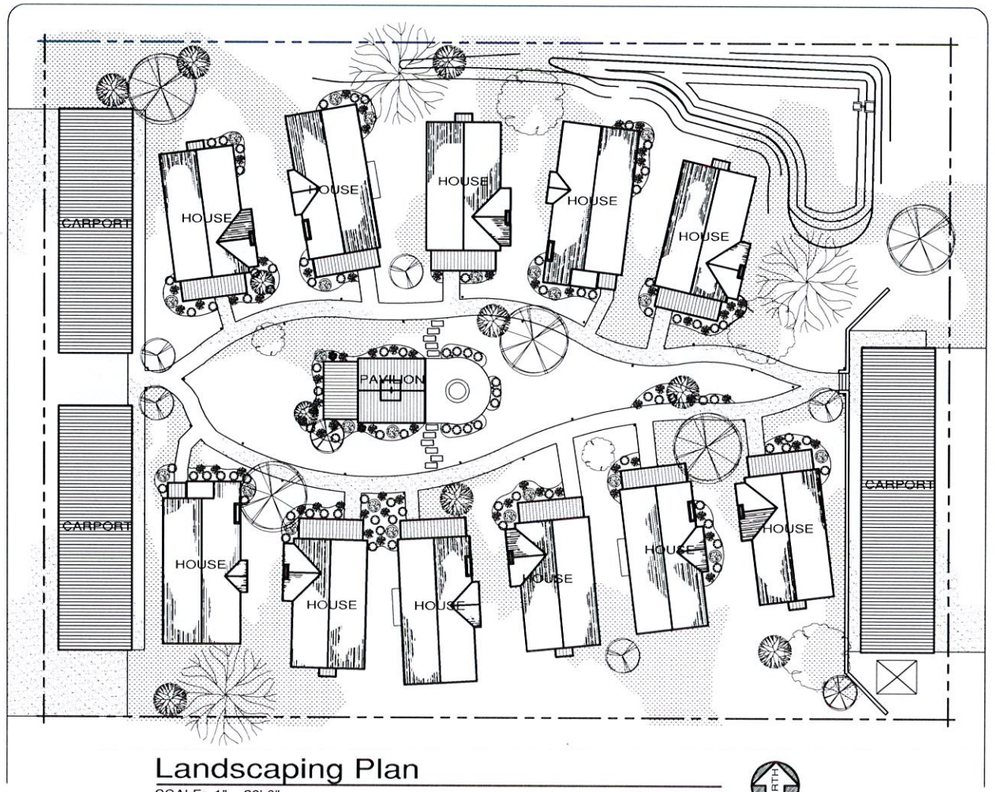
Tree Planting Dtl.
SCALE: N.T.S.

Shrub Planting
SCALE: N.T.S.

34TH ST.

JACKSON AVE.

SERGEANT AVE.



Landscaping Plan
SCALE: 1" = 20'-0"

NORTH

HUNTER & MILLARD ARCHITECTS, INC.
1501 S. Main Street
Joplin, MO 64804
(417) 624-8872
hunterandmillard.com
Missouri Certificate of Authority: A-2008008317

REVISIONS | BY

New Development for
Jackson Hills
Joplin, Missouri

Not For Construction
Preliminary

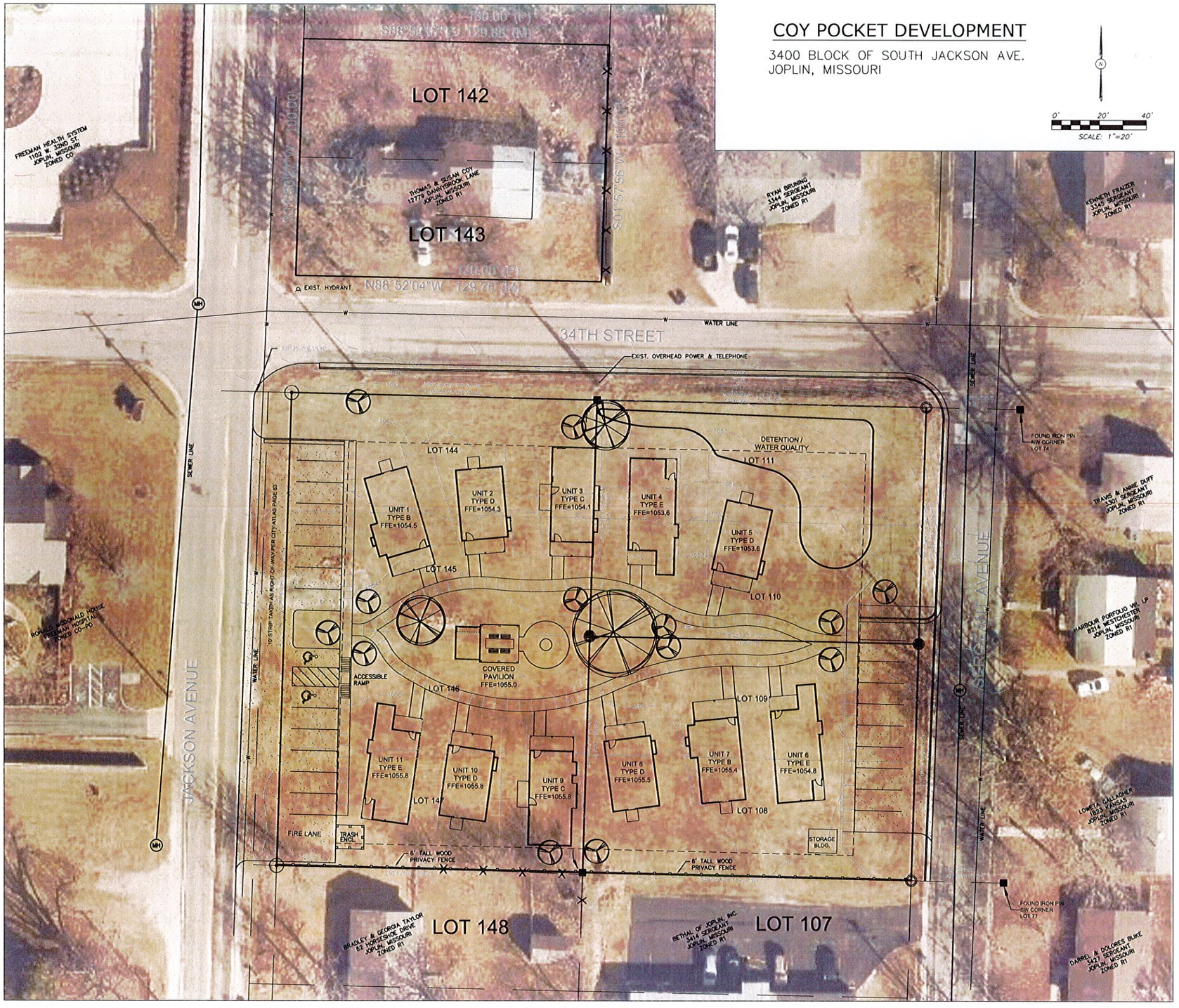
Jerrod S. Millard Architect
Missouri A-6845

Drawn By	...
Checked By	.....
Date	2021
Scale	1" = 20'
Job Number	2034
Landscape Plan	

L1

COY POCKET DEVELOPMENT

3400 BLOCK OF SOUTH JACKSON AVE.
JOPLIN, MISSOURI



0' 20' 40'
SCALE: 1"=20'

SITE INFORMATION:

PROPERTY OWNER:
THOMAS & SUSAN COY
12779 DANNYBROOK LANE
JOPLIN, MISSOURI

AREA OF PROPERTY: 53,722 S.F. = 1.23 AC.

CURRENT ZONING: R1
PROPOSED ZONING R3 WITH PD OVERLAY

PROJECT SCOPE: 11 SINGLE FAMILY DETACHED RENTAL UNITS.

PROPOSED SETBACKS:
JACKSON STREET: 25'
SERGEANT STREET: 25'
34TH STREET: 20'
SOUTH SIDE: 10'
MIN. BUILDING SEPARATION: 12'

-CONSTRUCTION OF CARPORTS OVER PARKING SPACES SHOWN TO BE ALLOWED OUTSIDE OF SETBACKS.

PARKING REQUIREMENTS:
11 UNITS X 2 PER UNIT = 22
PARKING PROVIDED: 25

VEHICLE TRIPS PER DAY:
11 UNITS X 10 VEHICLE TRIPS PER DAY PER UNIT = 110 VEHICLE TRIPS PER DAY.
PEAK ESTIMATED VOLUME: 20 VEHICLE TRIPS PER HOUR.

1 C1 SITE PLAN
scale: 1" = 20'-0"

Revisions	By
Last Modification	
DATE	INITLS

Hunter & Millard
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Hunter & Millard Architects, Inc.

Hunter & Millard
ARCHITECTS, INC.
Missouri Certificate of Authority: A-2008008317

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
2-22-21
David Bodeen, PE
Missouri E-2001004558

Drawn By	
Checked By	
Date	2-19-21
Scale	1" = 20'-0"
Job Number	
Site Plan	

C1

PINNACLE
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Civil • Structural Engineering
304-B West Elm St. Springfield, Mo 65807
417.501.8822 phone 417.865.3033 fax
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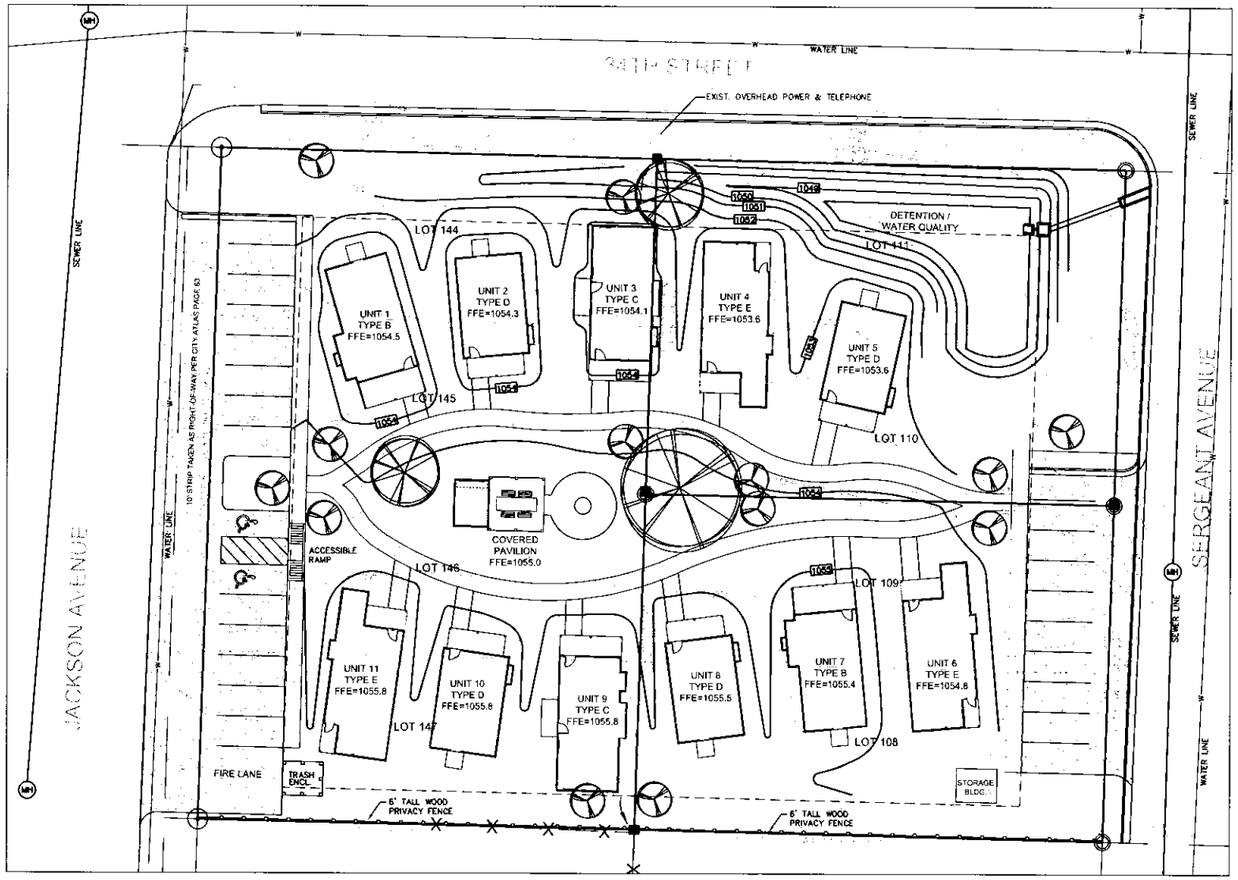

1 C3 **GRADING PLAN**
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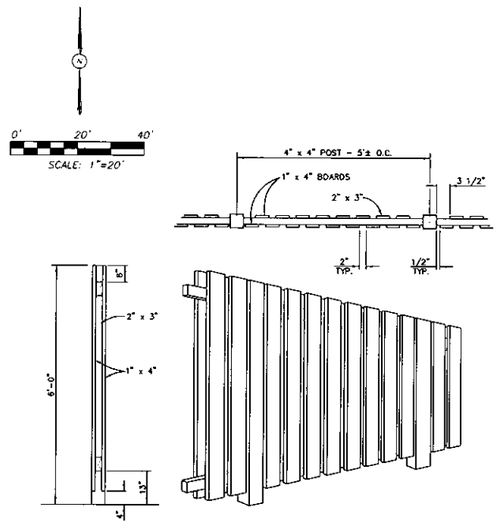

DUMPSTER ENCLOSURE FENCING
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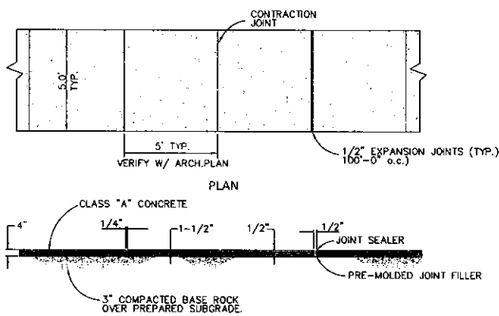

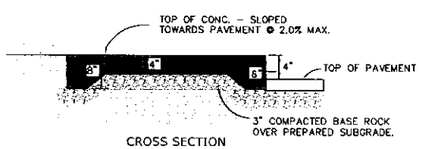

SIDEWALK DETAIL
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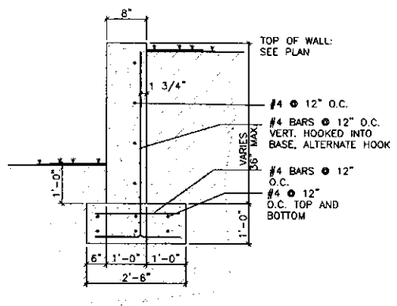

EAST RETAINING WALL
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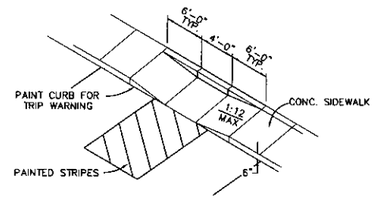


ACCESSIBLE RAMP
N.T.S.

GENERAL COMPACTION NOTES

ALL IMPROVED AREAS, INCLUDING PAVEMENT, CURB, AND SIDEWALK AREAS, SHALL BE PROPERLY COMPACTED IN LAYERS NOT EXCEEDING 8 INCHES (LOOSE MEASUREMENT) AT THE RECOMMENDED MOISTURE CONTENT WITH TEST RESULTS PROVIDED TO THE ENGINEER. DENSITY AND MOISTURE REQUIREMENTS SHALL BE IN RELATION TO THE MAXIMUM DENSITY AND OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR COMPACTION TESTS. COMPACTION SHALL BE AT LEAST 90 PERCENT OF MAXIMUM DENSITY FOR EMBANKMENT UP TO WITHIN 18" INCHES OF THE SUBGRADE. THE TOP 18" INCHES OF THE EMBANKMENT SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY. ALL EMBANKMENT WITHIN 50 FEET OF ANY STRUCTURE SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY FOR A DEPTH OF ONE FOOT BELOW SUBGRADE. ALL AGGREGATE BASE ROCK SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY.

ALL BACKFILL OF TRENCHES UNDER ANY PAVEMENT, SIDEWALK, OR ANY TRENCH WITHIN 2 FEET OF ANY OF THESE SHALL BE BACKFILLED WITH CLEAN AGGREGATE. BACKFILL OF TRENCHES IN OTHER AREAS SHALL BE COMPACTED TO AT LEAST 90 PERCENT OF MAXIMUM DENSITY. IN LIEU OF MEETING COMPACTION REQUIREMENTS FLOWABLE CONCRETE FILL AS RECOMMENDED AND MAY BE USED FOR ANY TRENCH BACKFILL. COMPACTION TESTS MAY BE REQUIRED AT ANY TIME DEEMED NECESSARY BY THE ENGINEER. THESE TESTS MUST BE PERFORMED BY AN INDEPENDENT LABORATORY AT NO EXPENSE TO THE OWNER. AS AN ABSOLUTE MINIMUM, ONE TEST SHALL BE PERFORMED HORIZONTALLY EVERY 300 LINER FEET. THE INDEPENDENT LABORATORY CAN WAIVE A TEST BY REPORTING THAT THE EMBANKMENT OR SUBGRADE CONSISTS SUBSTANTIALLY OF ROCK.

GRADING NOTES

ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.

TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 2 FEET OF PAVEMENT.

AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.

PROVIDE POSITIVE DRAINAGE (MINIMUM 1% AWAY FROM BUILDING) WITHOUT PONDING, IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.

ALL PROPOSED SPOT ELEVATIONS ARE AS SHOWN ON DRAWING.

SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.

CONTRACTOR SHALL KEEP THE MUD, DIRT, AND ROCKS OFF OF STREETS & DRIVES..

RAISE OR LOWER MANHOLE LID AND JUNCTION BOX LID ELEVATIONS AS REQUIRED BY USE OF APPROVED RISERS.

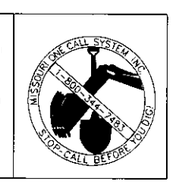
ANY REQUIRED IMPORT MATERIAL SHALL BE BROUGHT TO THE SITE AT NO ADDITIONAL COST TO THE CONTRACT.

BURNING WILL NOT BE ALLOWED ON THE SITE.

BLASTING WILL NOT BE ALLOWED ON THE SITE.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



PINNACLE
DESIGN CONSULTANTS
Civil + Structural Engineering

Revisions	By
Last Modification	
DATE	INIT. S

Hunter & Millard
ARCHITECTS, INC.
3323 E. 32nd St. Suite 'B'
Joplin, Missouri 64804
(417) 624-8872
fax. (417) 781-0884
jeff@hunterandmillard.com
website:
hunterandmillard.com
check us out on Facebook.
Hunter & Millard Architects, Inc.

Hunter & Millard ARCHITECTS, INC.
Missouri Certificate of Authority: A-2006008317



David Boden, PE
Missouri E-20010045

Drawn By	
Checked By	
Date	
Scale	
Job Number	

Erosion Control Plan

C3



Roof Plan Notes

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Floor Plan Legend

NEW WOOD STUD WALL CONSTRUCTION

BUILDING SECTION — SECTION LETTER — SHEET SECTION FOUND ON

SECTION/DETAIL LETTER/NUMBER — SHEET DETAIL FOUND ON

ELEVATION MARK — ELEVATION NUMBER — ELEVATION FOUND ON SHEET

1" = 1'-0" SECTION

101 DOOR ASSEMBLY (MARK REMOVED)

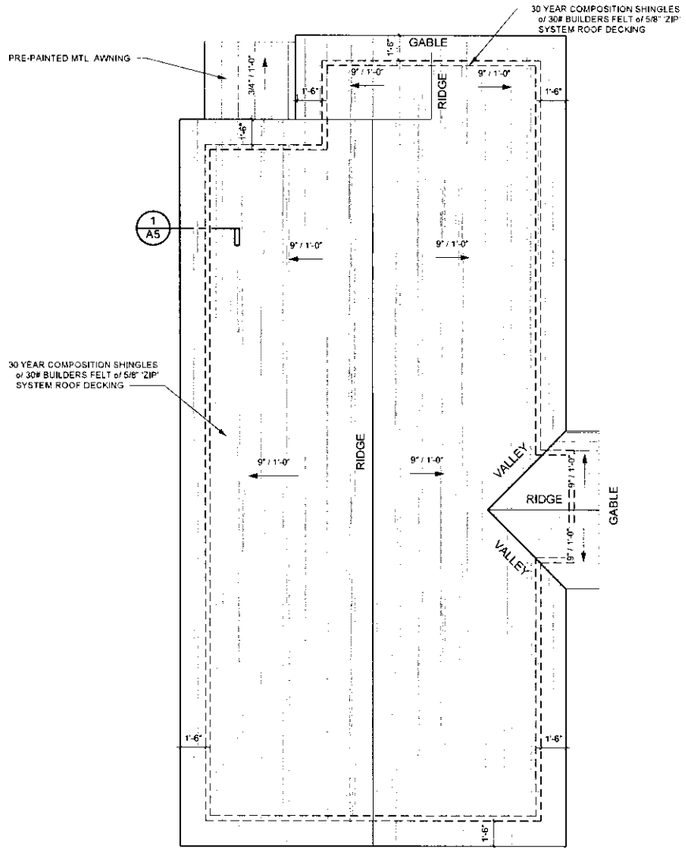
01 DOOR ASSEMBLY MARK

A WINDOW MARK

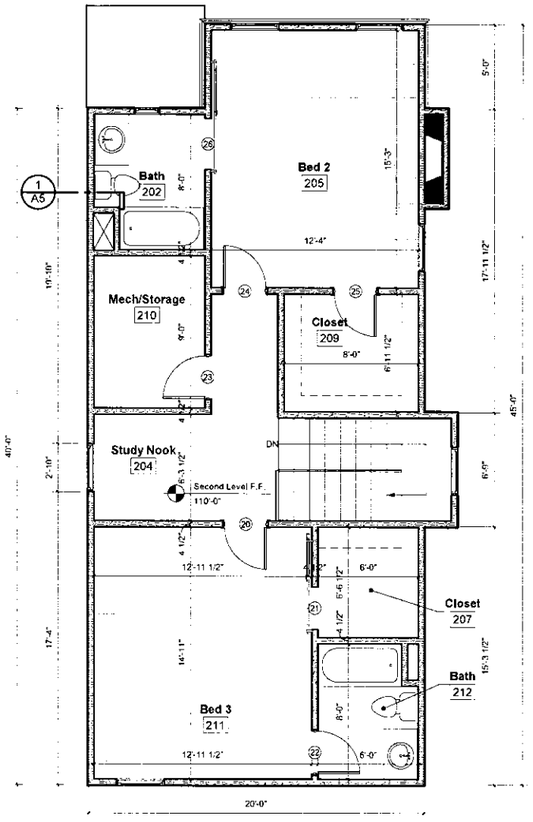
Office 101 — ROOM NAME / ROOM NUMBER

Floor Plan Abbreviations

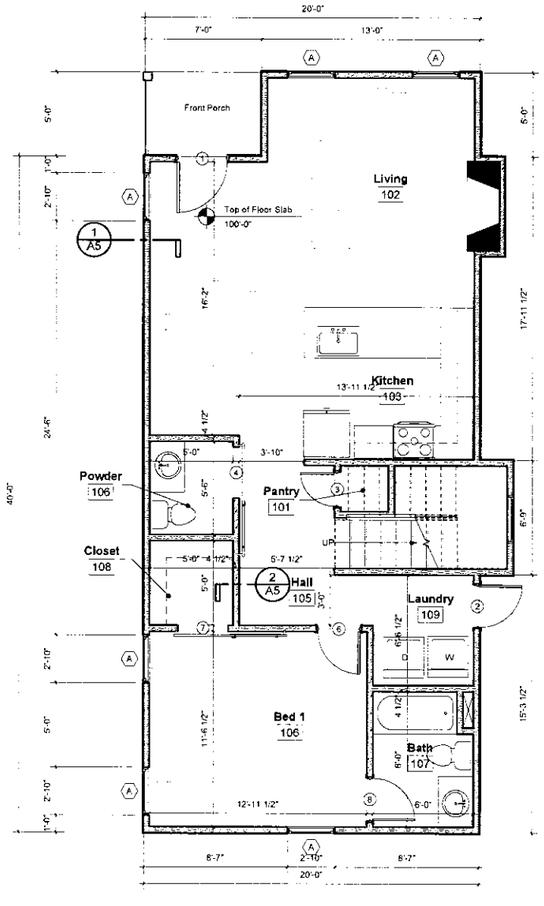
(N.I.C.)	NOT IN CONTRACT. FURNISHED AND INSTALLED BY OTHERS.
(TYP.)	TYPICAL
(RR)	RESTROOM
(DEMO)	DEMOLITION, DEMOLISH OR REMOVE
A.F.F.	ABOVE FINISH FLOOR
F.C. GPDW	FIRE CODE GYPSUM DRYWALL
F.E.	FIRE EXTINGUISHER
D.S.	DOWNSPOUT
F.D.	FLOOR DRAIN (SEE PLUMBING PLANS)
T.B.D.	TO BE DETERMINED
S.B.	SOUND BATT INSULATION



Roof Plan
SCALE: 1/4" = 1'-0"



Floor Plan - Upper Level
UPPER LEVEL 777 SF
SCALE: 1/4" = 1'-0"



Floor Plan - Main Level
MAIN LEVEL 840 SF
TOTAL 1617 SF
SCALE: 1/4" = 1'-0"

HUNTER & MILLARD ARCHITECTS, INC.
1501 S. Main Street
Joplin, MO 64804
417.624.9812
hunter@millard.com
Missouri Certificate of Authority: A-2008008317

Revisions | By

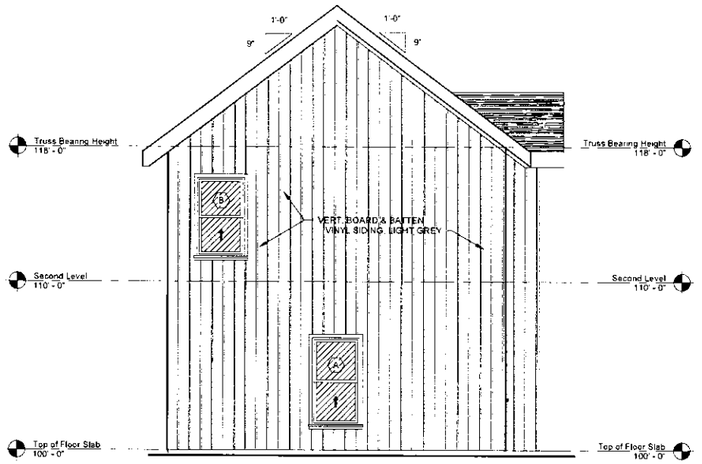
Unit Style 'A'
3 Bedroom
1617 SF

PRELIMINARY

Elliott D. Hunter, Architect
Missouri A-4617

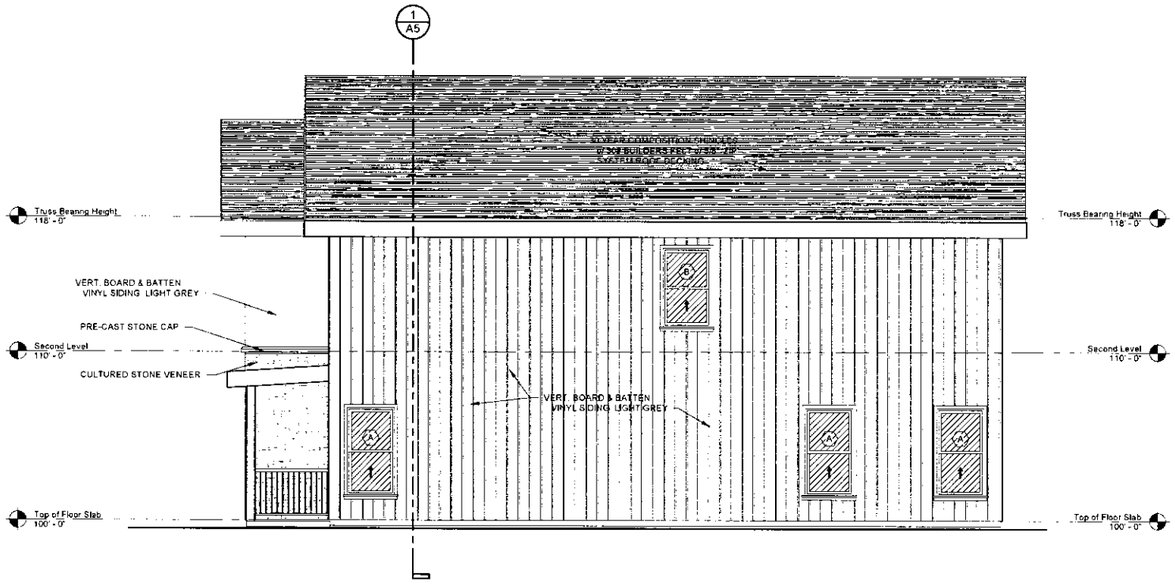
Drawn By	
Checked By	
Date	1-26-21
Scale	As indicated
Job Number	2104
	Floor & Roof Plans

A2



Back Elevation

SCALE: 1/4" = 1'-0"



Right Elevation

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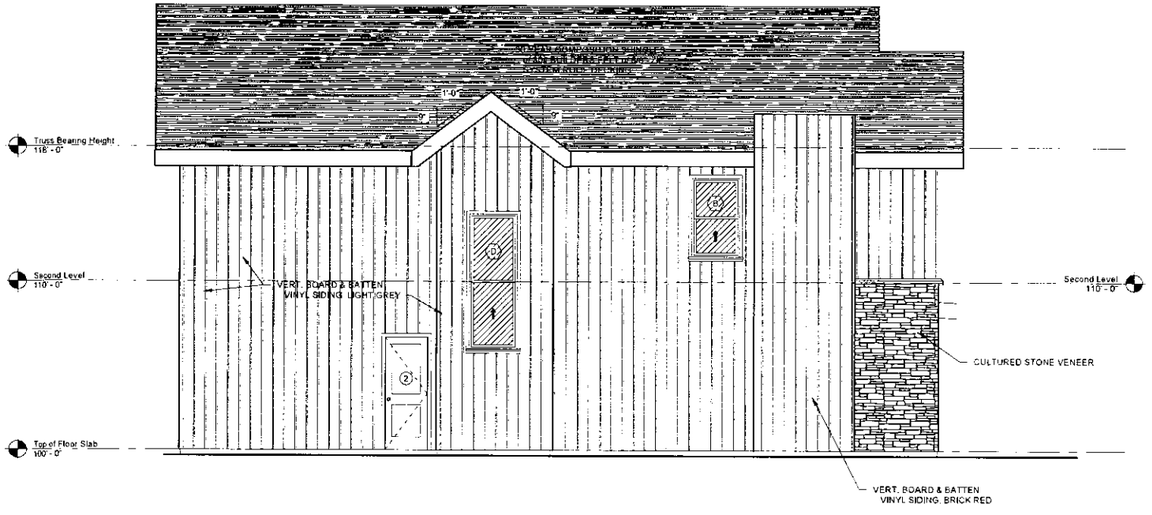
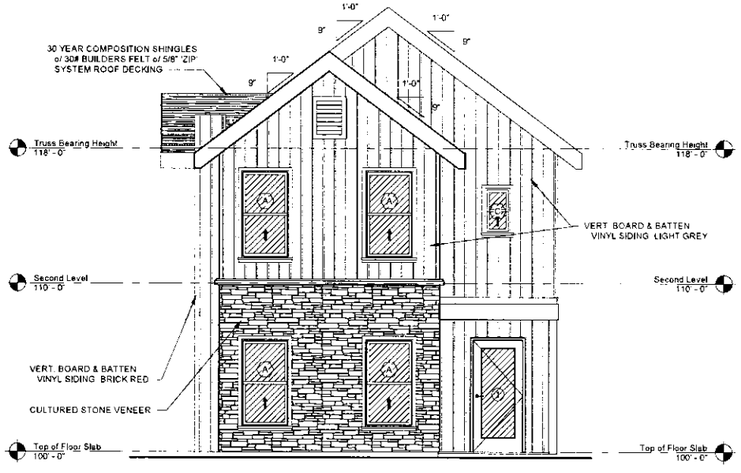


Left Elevation

SCALE: 1/4" = 1'-0"



Front Elevation

SCALE: 1/4" = 1'-0"

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Revisions | By

Unit Style 'A'

3 Bedroom

1617 SF

PRELIMINARY

Elliott D. Hunter, Architect
Missouri A-4617

Drawn By	
Checked By	
Date	1-26-21
Scale	1/4" = 1'-0"
Job Number	2104

Exterior Elevations

A4



Roof Plan Notes

1. TAMKO HERITAGE COMPOSITION SHINGLES OR EQ. COLOR SHALL BE SELECTED BY OWNER
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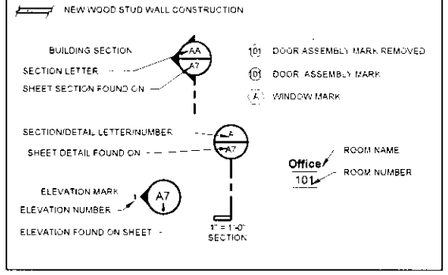
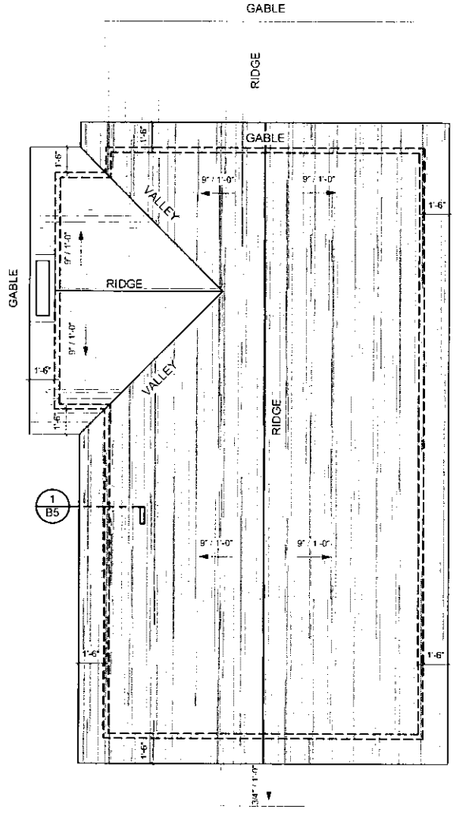
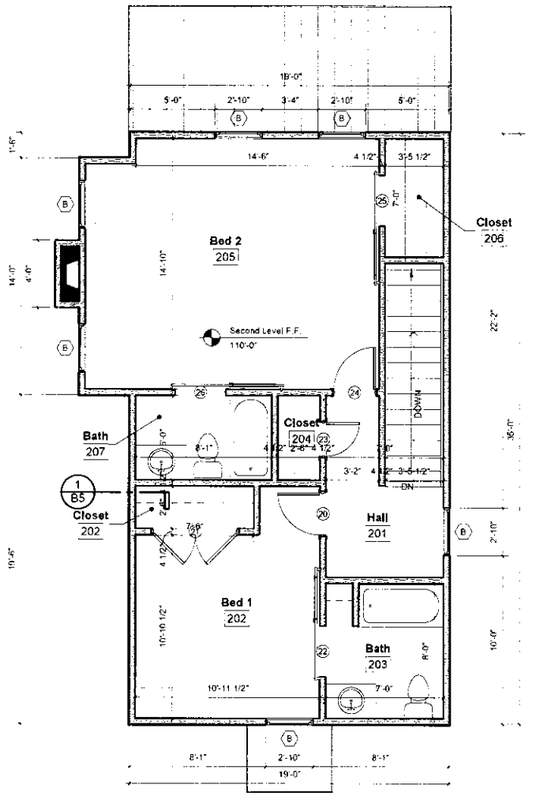
Floor Plan Legend





Roof Plan

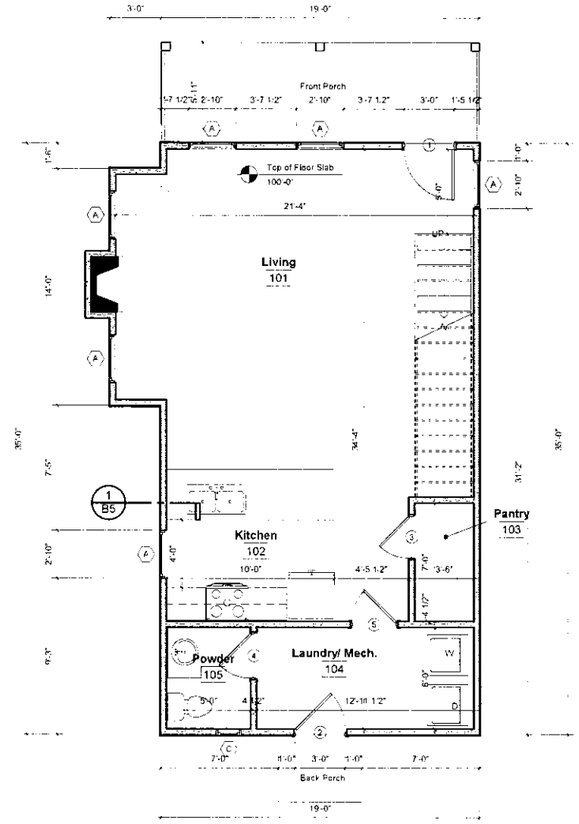
SCALE: 1/4" = 1'-0"



Floor Plan - Upper Level

UPPER LEVEL 584 SF

SCALE: 1/4" = 1'-0"



Floor Plan - Main Level

MAIN LEVEL 675 SF
TOTAL 1269 SF

SCALE: 1/4" = 1'-0"

HUNTER & MILLARD ARCHITECTS, INC.
1501 S. Main Street
Joplin, MO 64804
417 624 8872
hunterandmillard.com
Missouri Certificate of Authority: A-2008008317

Revisions | By

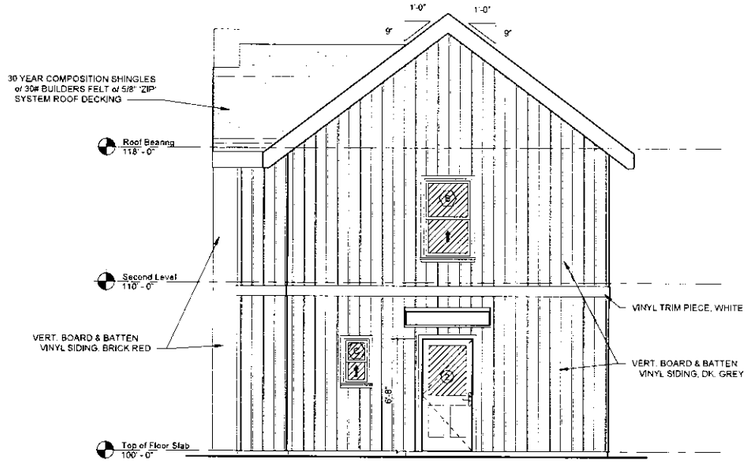
'B' Unit
2 Bedroom
1,269 SF

PRELIMINARY

Elliott D. Hunter, Architect
Missouri A-4617

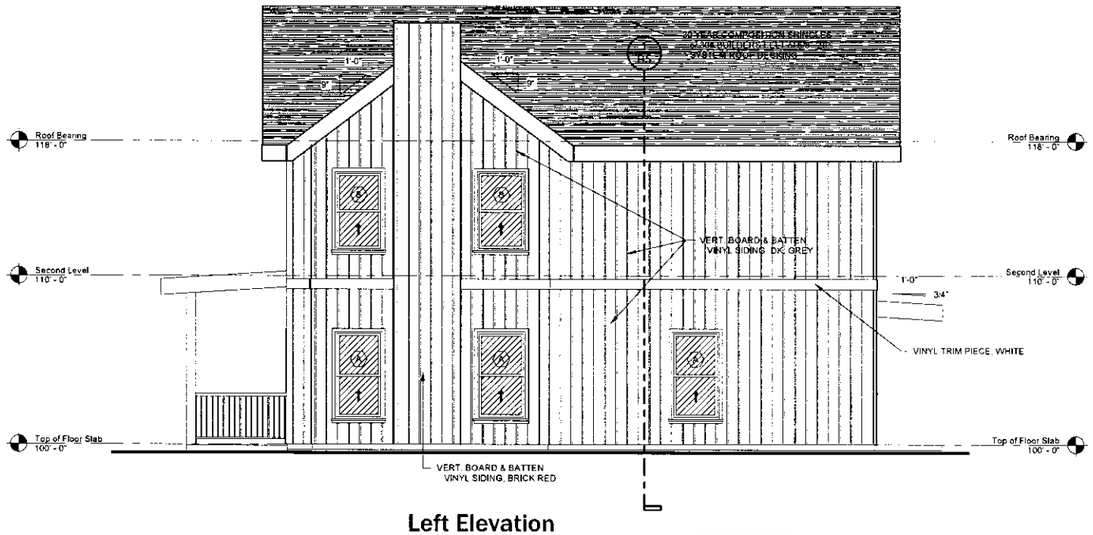
Drawn By
Checked By
Date: 2-18-21
Scale: As indicated
Job Number: 2104
Floor & Roof Plans

B2



Back Elevation

SCALE: 1/4" = 1'-0"



Left Elevation

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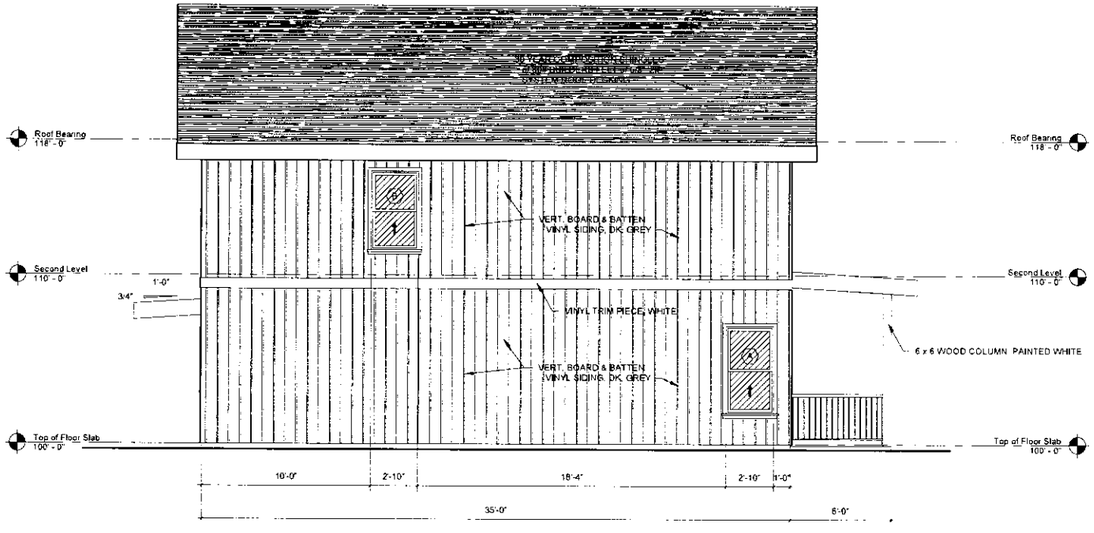

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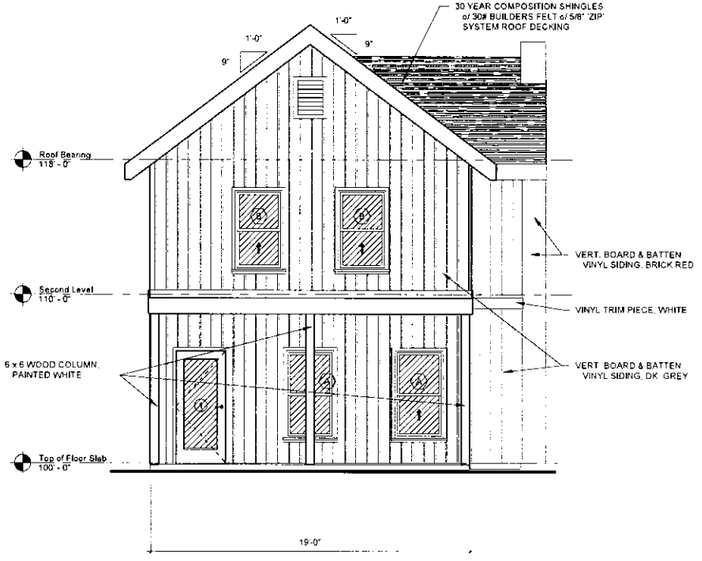

Front Elevation

SCALE: 1/4" = 1'-0"

HUNTER & MILLARD ARCHITECTS, INC.

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Joplin, MO 64804
417.624.8872
hunterandmillard.com

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Revisions | By

'B' Unit
2 Bedroom
1,269 SF

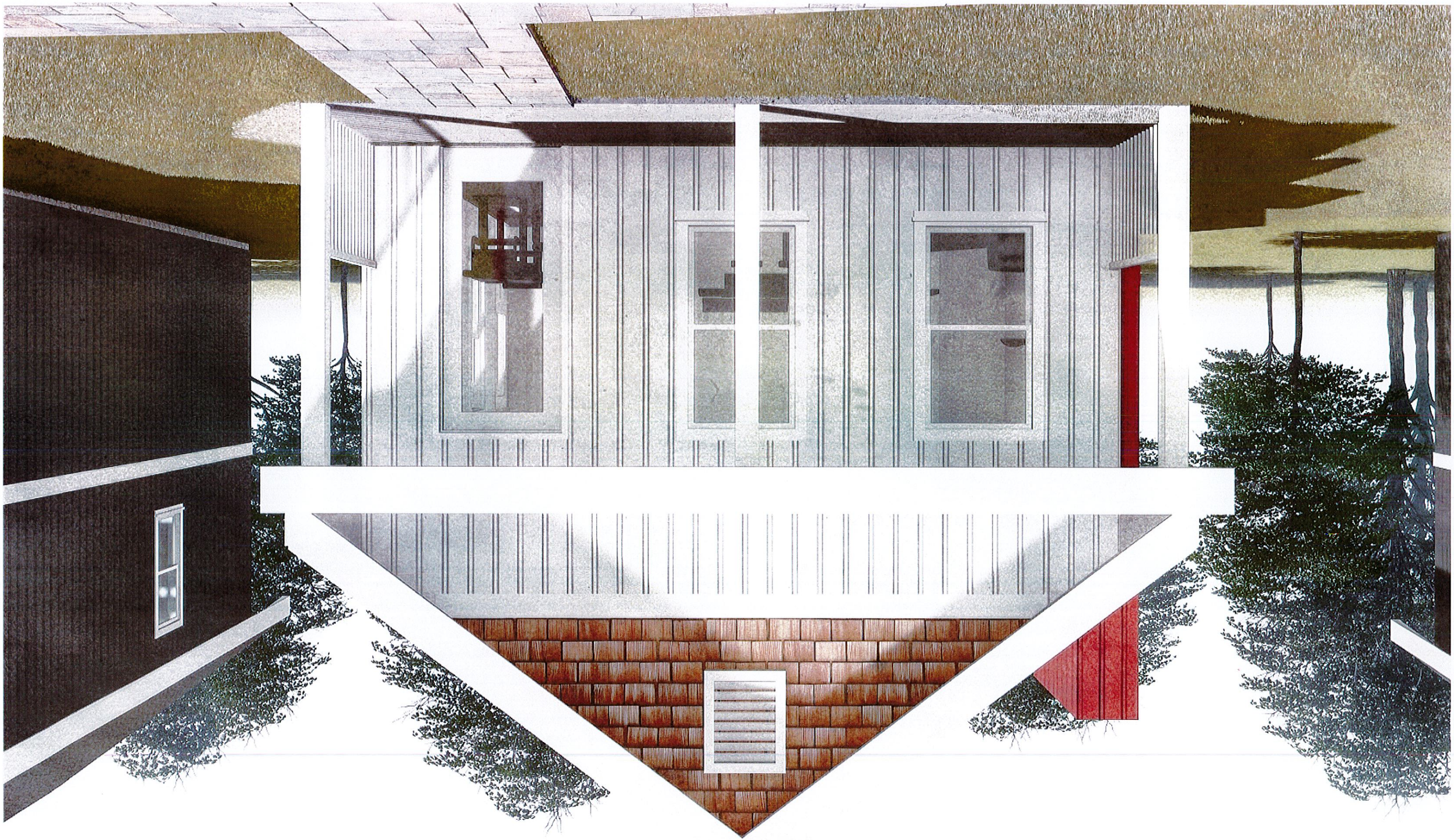
PRELIMINARY

Elliott D. Hunter, Architect
Missouri A-4617

Drawn By	
Checked By	
Date	2-18-21
Scale	1/4" = 1'-0"
Job Number	2104

Exterior Elevations

B4



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Floor Plan Legend

NEW WOOD STUD WALL CONSTRUCTION

BUILDING SECTION
SECTION LETTER
SHEET SECTION FOUND ON

10' DOOR ASSEMBLY MARK REMOVED
10' DOOR ASSEMBLY MARK
A WINDOW MARK

SECTION/DETAIL LETTER/NUMBER
SHEET DETAIL FOUND ON

Office ROOM NAME
101 ROOM NUMBER

ELEVATION MARK
ELEVATION NUMBER
ELEVATION FOUND ON SHEET

1" = 1'-0" SECTION

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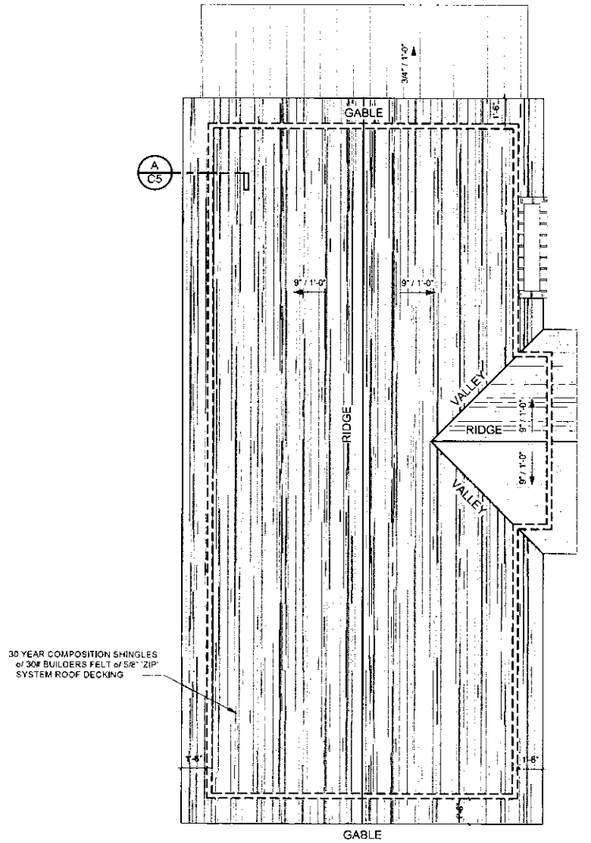
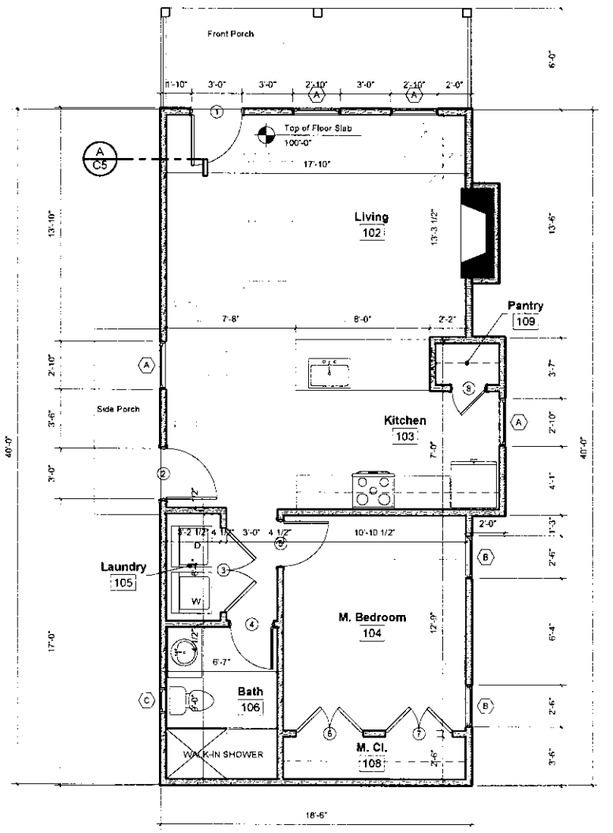


Roof Plan
SCALE: 1/4" = 1'-0"



Floor Plan TOTAL 740 SF
SCALE: 1/4" = 1'-0"

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Joplin, MO 64804
417.624.8872
hunterandmillard.com
Missouri Certificate of Authority: A-2008008317

Revisions	By

Unit Style C
1 Bedroom
740 SF

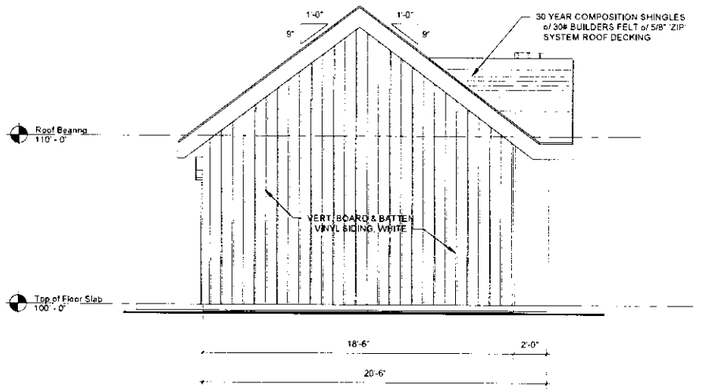
PRELIMINARY

Elliott D. Hunter, Architect
Missouri A-4617

Drawn By	
Checked By	
Date	2-18-21
Scale	As indicated
Job Number	2104

Floor & Roof Plans

C2



Back Elevation

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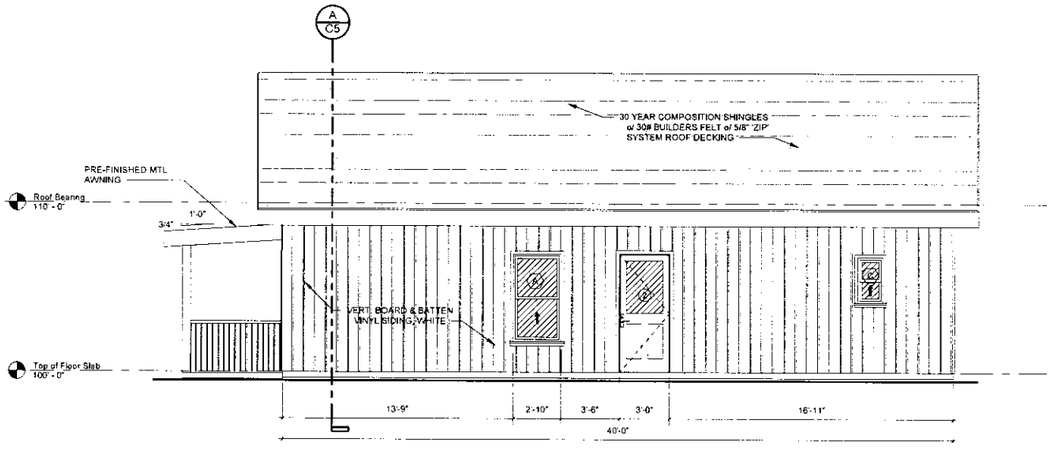

Right Elevation

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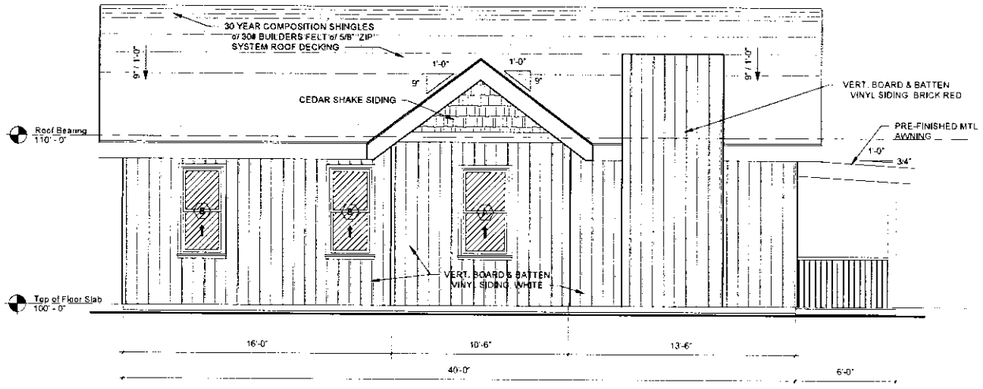

Left Elevation

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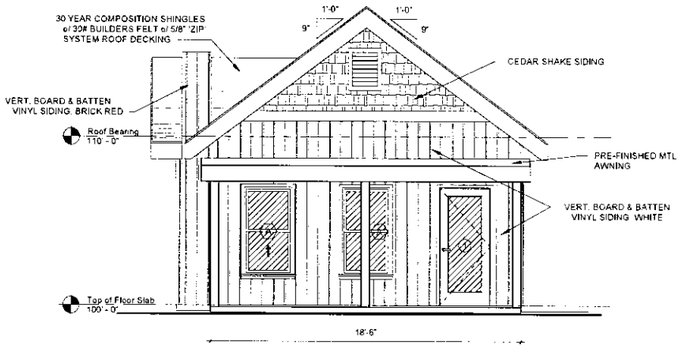

Front Elevation

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Revisions	By

Unit Style C

1 Bedroom

740 SF

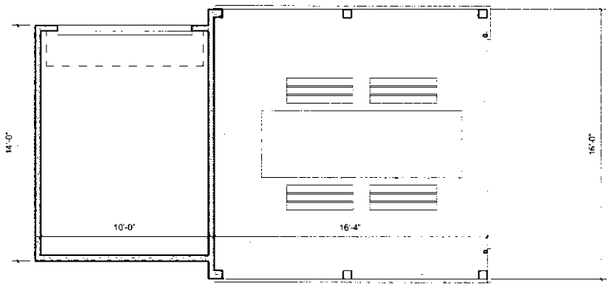
PRELIMINARY

Elliott D. Hunter, Architect
Missouri A-4617

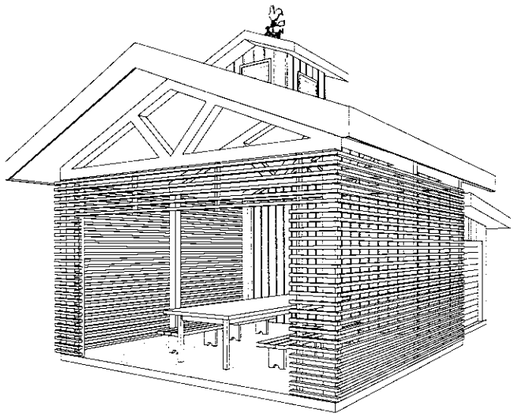
Drawn By	
Checked By	
Date	2-18-21
Scale	1/4" = 1'-0"
Job Number	2104

Exterior Elevations

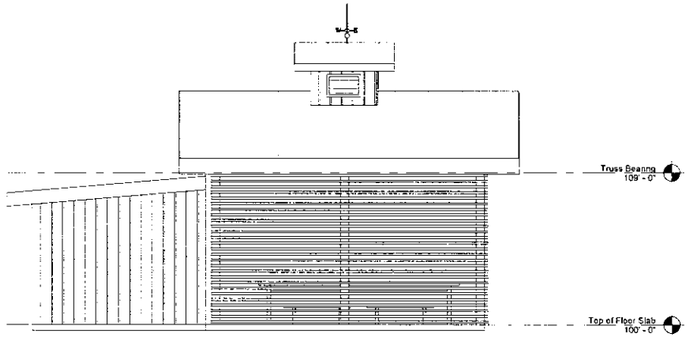
C4



Floor Plan
SCALE: 1/4" = 1'-0"



3D View
SCALE:



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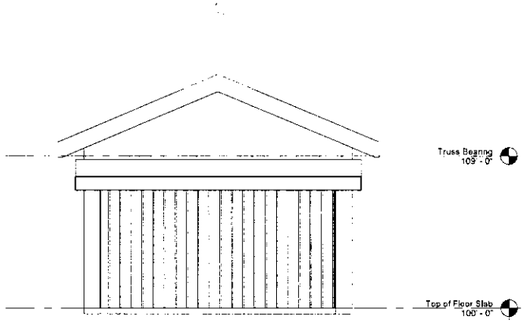

Right Elevation
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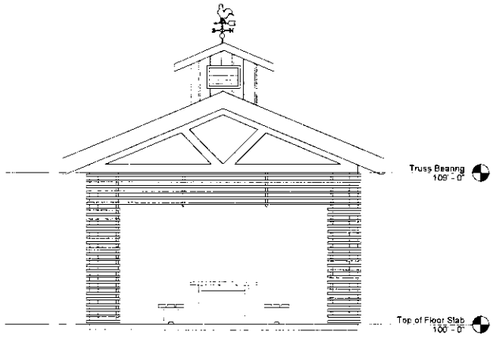
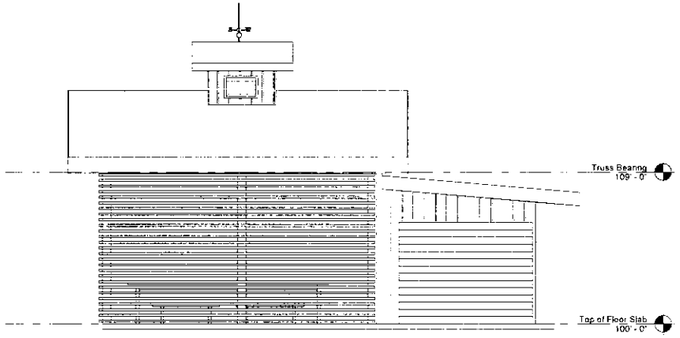


Front
SCALE: 1/4" = 1'-0"



Side Elevation
SCALE: 1/4" = 1'-0"

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Revisions | By

Pavilion/Storage

PRELIMINARY

Elliott D. Hunter, Architect
Missouri A-4617

Drawn By	
Checked By	
Date	2-11-21
Scale	1/4" = 1'-0"
Job Number	2104
	Pavilion

P4

Coy Development

PRELIMINARY

Elliott B. Hunter, Architect
Missouri A-6617

Revisions	By

HUNTER & MILLARD ARCHITECTS, INC.

1501 S. Main Street
Joplin, MO 64804
417.624.8872
hunterandmillard.com

Missouri Certificate of Authority: A-2008008317

Drawn By
Checked By
Date
2-11-21
Scale
As Indicated
Job Number
2104
Parking Structure - Sargent Ave.
1

Floor Plan

SCALE: 1/8" = 1'-0"

West Elevation

SCALE: 1/8" = 1'-0"

South Elevation

SCALE: 1/8" = 1'-0"

North Elevation

SCALE: 1/8" = 1'-0"

East Elevation

SCALE: 1/8" = 1'-0"

Section - Parking Structure

SCALE: 1/4" = 1'-0"

View From Sargent Ave.

SCALE:

Coy Development

PRELIMINARY

Elliott D. Hunter, Architect
Missouri A-4617

Drawn By
Checked By
Date
2-11-21
Scale
As Indicated
Job Number
2104
Parking Structure - Jackson Ave

1

JACKSON AVE.

Floor Plan

SCALE: 1/8" = 1'-0"

West Elevation

SCALE: 1/8" = 1'-0"

South Elevation

SCALE: 1/8" = 1'-0"

North Elevation

SCALE: 1/8" = 1'-0"

East Elevation

SCALE: 1/8" = 1'-0"

View From Jackson Ave.

SCALE:

Section - Parking Canopy

SCALE: 1/4" = 1'-0"

AA
1

Revisions	By

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