

Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: July 08, 2024 - Time: 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 6/10/2024 • 2024-06-10 Planning Commission Meeting Minutes.pdf

Announcements

Director's Report

2. Brief Update on Master Pedestrian/Trail Plan

DRC Report

3. Walgreens - 5500 HWY 5 - Site Plan Revisions

Kimley-Horn - Requesting Approval for Site Plan Revisions - APPROVED

- <u>0880-PLN-01.pdf</u>
- <u>0880-LTR-01.pdf</u>

4. Big Dog Gym - 201 S Elm - Fencing

Requesting Approval for Fencing - APPROVED

• <u>0881-PLN-01.pdf</u>

5. Five Star Fireworks - Temporary Business License

Mark Bradford - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 5407 HWY 5, 2.) 23395 I-30 - APPROVED, contingent upon proof of insurance, copy of state police license, and site inspection at each location.

- <u>0877-APP-01.pdf</u>
- <u>0878-APP-01.pdf</u>

6. Hurricane Lake Baptist Church - 2516 Springhill Road - New Awning

Requesting Site Plan Approval for New Awning - APPROVED

• <u>0885-PLN-01.jpg</u>

7. Arnold's Fireworks - Temporary Business License

Terry Harper - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 604 S Reynolds Road, 2.) 2625 Springhill Road - APPROVED, Contingent upon Site Inspections

- <u>0883-APP-01.pdf</u>
- <u>0882-APP-01.pdf</u>

8. Miller and Hilltop Road - Two Lot Subdivision Plat

Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon ROW Modification to plat, and BOA

9. Little Caesars - N. Reynolds and Brown Ln - Plat

Thomas Engineering - Requesting Approval for One Lot Commercial Subdivison Plat - RECOMMENDED APPROVAL

10. Alcoa 40 Park - Lacrosse Concessions Container

Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container - RECOMMENDED APPROVAL

Old Business

New Business

11. Miller and Hilltop Road - Two Lot Subdivision Plat

Hope Consulting - Requesting Final Plat Approval

• <u>0884-PLN-01.pdf</u>

12. Little Caesar's - N Reynold's and Brown Ln

Thomas Engineering - Requesting Approval for One Lot Commercial Plat

- <u>0886-LTR-01.pdf</u>
 <u>0886-PLT-01.pdf</u>

13. Alcoa 40 Park - Lacrosse Concessions Container

Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container

• <u>0887-PLN-01.pdf</u>

14. Planning Commission By-Law Revisions

Discussion and vote on approval of revisions to by-laws

Adjournments



Bryant Planning Commission Meeting Minutes Monday, June 10th, 2024 Boswell Municipal Complex – City Hall Courtroom 6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Penfield, Hooten, Statton, Johnson, Burgess, Edwards, Erwin, Speed
- Commissioners Absent: None

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 4/11/2024

Motion to Approve Minutes made by Commissioner Stratton, Seconded by Commissioner Burgess. Voice Vote, 8 Yays, 0 nays. 0 Absent.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

- 2. A-1 Fireworks 25612 I-30 Temporary Business License Joan Rey - Requesting Approval for TBL for Firework Stand - APPROVED
- **3.** 25631 I-30 Fencing *McDonald Fencing - Requesting Approval for New Fencing on Site - APPROVED*

4. 2312 Bishop Road - Site Plan Addition

Giron Builders - Requesting Approval for New Building Addition - APPROVED with Granted Administrative Waiver on the one Facade of new addition. APPROVED fencing around site as proposed in meeting, contingent upon review of commercial fencing permit.

- **5. Marketplace II Subdivision Phase 3** Lots 17R, 18R, 22R Site Plans GarNat Engineering - Requesting Site Plan Approval, APPROVED, Contingent upon Replat Approval by Planning Commission and Facades Provided for Building Permits
- **6.** Creekside Addition Ph. 2 Replat GarNat Engineering - Requesting Approval for a Replat to fix a wording error on Plat, APPROVED
- 7. Seven Brew Coffee 2202 Reynolds Road Sign Permit Springfield Signs - Requesting Sign Permit Approval - APPROVED
- **8. Practical Wellness Clinic 205 Progress Way Ste 100** Sign Permit *L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*
- **9. Evie Brooks 3507 Market Place Ste 100** Sign Permit L Graphics - Requesting Sign Permit Approval - STAFF APPROVED
- **10.Splash Carwash 107 Bryant Ave** Sign Permit Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED
- **11.Empire Vape and Tobacco 319 Bryant Ave** Sign Permit Doug Blanford - Requesting Sign Permit Approval - STAFF APPROVED
- **12.Gassy's Fuel Station 6101 HWY 5** Sign Permit Drew Files - Requesting Sign Permit Approval - STAFF APPROVED
- **13.Edward Jones 2305 Springhill Road** SIGN PERMIT Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED
- 14.Hill Valley Estates PUD

Hope Consulting - Requesting Approval for PUD Zoning Plan. Project previously named "Legacy Woods - PUD" - RECOMMENDED APPROVAL, Based on Completed Application Requirements

15.1710 Shoal Road - Rezoning R-E to R-1 William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1 -RECOMMENDED APPROVAL, Based on Completed Application Requirements

16.3927 Springhill Road - Rezoning R-2 to R-1.S Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S - RECOMMENDED APPROVAL, Based on Completed Application Requirements

17.307 SW 4th Street - Conditional Use Permit

Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure - RECOMMENDED APPROVAL, Based on Completed Application Requirements

18.2806 Hurricane Lake Road - Two Lot Subdivision

Hope Consulting - Requesting Approval for Two Lot Subdivision - RECOMMENDED APPROVAL

19.Springhill Retail - Commercial Center - Springhill and HWY 5

Phillip Lewis Engineering - Requesting Approval for Commercial Subdivision Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan. RECOMMENDED APPROVAL of Site Plan and Waiver. APPROVED Site Plan contingent upon updated plat and engineering review of drainage plan.

20.Marketplace II Subdivision Phase 3 - Lots 17, 18, & 22

GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL

PUBLIC HEARING

21.Hill Valley Estates - PUD

Hope Consulting - Requesting Approval for PUD Zoning Plan. Project listed as "Legacy Woods - PUD" in DRC report

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Three residents voiced comments and some concerns.

Joyce Koozer - 2805 Barbara Ct. - Stormwater and flooding concerns. Tenia Marshal - 2800 Mary Kathryn Ct - Concerns over stormwater and wanted to know if any greenspace or trees would be left between the development and the neighboring subdivision.

Tonisha Farmer - 2800 Lynn Ct - Concerned about the loss of the trees and screening. Through discussion, it was found out that her property does not back up to this development, but to the existing building/lot just to the South.

Jonathan Hope addressed the concerns of those that spoke, and after brief discussions between him and the Commission, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.

22.1710 Shoal Road - Rezoning R-E to R-1

William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. None in attendance came forward to speak. Seeing and hearing none, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.

23.3927 Springhill Road - Rezoning R-2 to R-1.S

Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Three residents voiced concerns.

Jack Eoff - 2508 Hurricane Garden - Concerns over stormwater. Existing stormwater and flooding issues in the subdivision. Also concerned over the retaining wall between subdivision and this property.

Stacy Baker - 2527 Hurricane Garden - Concerns of Stormwater and Flooding. POA Board member. There are existing flooding issues in Hurricane and don't want more water to be put off into their subdivision.

Diane Williams - 5513-4 St Regis - Wanted to know where the road would be going on the proposed subdivision. Concerned about the traffic impact to Springhill Road.

There was discussion between Tim Lemons and the Commission on the lot sizes and being able to meet stormwater requirements that are necessary for the potential new development. Tim Lemons addressed the concerns regarding stormwater, stating that they would have to meet the very stringent stormwater guidelines the city has in place. After the discussions, Chairman Penfield called for a roll call vote to approve. 0 Yays, 8 Nays. 0 Absent. Rezoning was not approved, Chairman Penfield stated the reasoning is that they feel he will need the additional space in order to adequately take care of the stormwater for the site.

24.307 SW 4th Street - Conditional Use Permit

Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure

After a brief discussion on the conditional use permit, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. None in attendance came forward to speak. Seeing and hearing none, Chairman Penfield called for a roll call vote to approve. 7 Yays, 1 nay. 0 Absent.

NEW BUSINESS

25.2806 Hurricane Lake Road - Two Lot Subdivision

Hope Consulting - Requesting Approval for Two Lot Subdivision

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.

26.Springhill Retail - Commercial Center - Springhill and HWY 5

Phillip Lewis Engineering - Requesting Approval for Commercial Subdivision Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan

Interim Planning Director Colton Leonard stated that the site plan was approved by the DRC. This approval is for the Commercial Plat to go along with the site plan and a waiver on the proposed multi-use trail that is shown along the East property line. After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve the plat. 8 Yays, 0 nays. 0 Absent.

Chairman Penfield then called for a roll call vote to approve the waiver on the trail and send it onto City Council for their approval. 8 Yays, 0 nays. 0 Absent.

27.Marketplace II Subdivision Phase 3 - Lots 17, 18, & 22

GarNat Engineering - Requesting Approval for Replat

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve the plat. 8 Yays, 0 nays. 0 Absent.

28. Planning Commission By-Law Revision

Discussion on Revisions to Commission By-laws

After a brief discussion on the by-law changes, Interim Director Colton Leonard let the commissioners know to review the revisions and send any comments to him through email. The plan is to bring the By-law revisions back before the Planning Commission at the July meeting for a more detailed review and vote on the approval of the changes.

ADJOURNMENT

Motion to Adjourn made by Commissioner Edwards, Seconded by Commissioner Burgess. Voice Vote, 8 Yays, 0 nays. 0 Absent. Meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Tracy Picanco

Date

CONSTRUCTION PLANS for WALGREENS #10240 - BRYANT, AR 5500 HIGHWAY 5 N, BRYANT, AR 72022 CITY OF BRYANT, SALINE COUNTY, ARKANSAS

UTILITY AND GOVERNING AGENCIES CONTACT LIST:

WATER COMPANY CITY OF BRYANT PUBLIC WORKS TIM FOURNIER 210 SW 3RD STREET BRYANT, AR 72022 (501) 943-0469

SANITARY SEWER COMPANY

CITY OF BRYANT PUBLIC WORKS TIM FOURNIER 210 SW 3RD STREET BRYANT, AR 72022 (501) 943-0469

FIRE MARSHAL

CITY OF BRYANT FIRE DEPARTMENT THOMAS HAMMOND 312 ROYA LANE BRYANT, AR 72022 (501) 943-0397

EROSION CONTROL

CITY OF BRYANT ENGINEERING/CONSTRUCTION SCOTT CHANDLER 210 SW 3RD STREET BRYANT, AR 72022 (501) 943-0454

POWER COMPANY ENTERGY

1(800) 368-3749

CABLE COMPANY

XFINITY (800) 934-6489 DEPARTMENT OF TRANSPORTATION ARKANSAS DEPARTMENT OF TRANSPORTATION (501) 569-2000

PLANNING DEPARTMENT

CITY OF BRYANT COMMUNITY DEVELOPMENT COLTON LEONARD 210 SW 3RD STREET BRYANT, AR 72022 (501) 943-0301

ZONING DEPARTMENT

CITY OF BRYANT COMMUNITY DEVELOPMENT COLTON LEONARD 210 SW 3RD STREET BRYANT, AR 72022 (501) 943-0301

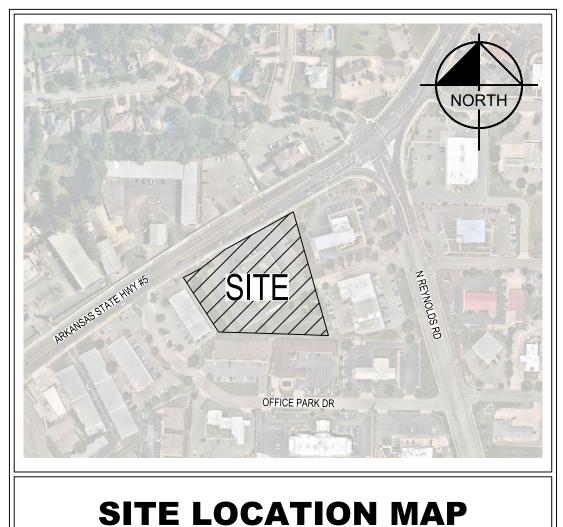
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PHONE COMPANY

(800) 288-2020

GAS COMPANY CENTERPOINT ENERGY

(800) 992-7552



NOT TO SCALE

KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

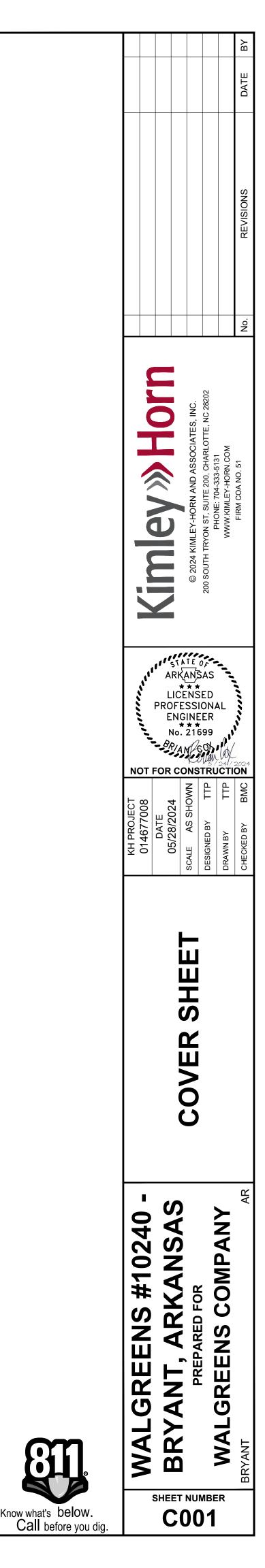
NOTICE TO CONTRACTOR:

ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS AS PROVIDED IN THE:

CITY OF BRYANT ZONING CODE AND ORDINANCES ARDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES OR THE MORE RESTRICTIVE OF ANY STANDARDS THAT CONFLICT.

PROJECT OWNER AND CONSULTANT INFORMATION SURVEYOR: DEVELOPER: ENGINEER: WALGREENS COMPANY KIMLEY-HORN AND ASSOCIATES, INC. CORNERSTONE LAND SURVEYING 106 WILMOT ROAD 25 SKY DRIVE 805 S WALTON BLVD GREENBRIER, AR 72058 MS 1620 SUITE #520 DEERFIELD, IL 60015 BENTONVILLE, AR 72712 PHONE (501) 679-1318 PHONE (508) 265-9281 (479) 388-1015 TEL CONTACT: JARED PAVATT CONTACT: BENJAMIN LANGLOIS CONTACT: BRIAN M. COX, P.E. (AR)

HEET INDEX
neet Title
OVER SHEET
ENERAL NOTES
DPOGRAPHICAL SURVEY
EMOLITION PLAN
ROSION CONTROL PLAN - PHASE 1
ROSION CONTROL DETAILS
TE PLAN
RADING AND DRAINAGE PLAN
TE DETAILS



GEOMETRIC CONTROL HORIZONTAL DATUM: NAD 83 (2011) VERTICAL DATUM: NAVD 88 DRAWING UNITS: U.S. SURVEY FEET

H GENERAL NOTES <u>VERALL:</u> ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, AUTHORITY HAVING JURISDICTION (AHJ) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ADDENDA ISSUED, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE AHJ SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.	 TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND SPECIFICATIONS. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL BEST MANAGEMENT PRACTICES (BMPS) (INSTALLATION, IMPLEMENTATION, MAINTENANCE, REPORTING, AND EFFECTIVENESS OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES), ALSO INCLUDING UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
THE CONTRACTOR SHALL COMPLY WITH AHJ "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE AHJ. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE EXISTING CONDITIONS PRIOR TO BIDDING CONSTRUCTION ACTIVITIES.	 AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS. THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED WITH FINAL STABILIZATION. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY EROSION AND SEDIMENT CONTROL MEAUSURES NEEDED DUE TO PROJECT PHASING.
THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE PROJECT SURVEYOR AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES IMMEDIATELY.	 CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND MAKE FIELD ADJUSTMENTS OR MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE MEASURES ARE NOT WORKING EFFECTIVELY TO CONTROL EROSION AND PREVENT SEDIMENT FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR MAY SUPPLY, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE CLIENT/OWNER AND ENGINEER FOR REVIEW.	9. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE, MODIFICATION, AND REMOVAL FOR EACH TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES EMPLOYED IN THE SWPPP, IF APPLICABLE.
THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING FOR THE PROJECT. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS AS THEY RELATE TO CONSTRUCTION ACTIVITIES, INCLUDING ALL UTILITY HORIZONTAL AND VERTICAL ENTRANCES/EXITS FROM THE BUILDING. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING	 10.OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED PART OF THE PROJECT SITE AND MUST COMPLY WITH THE SWPPP FOR THIS PROJECT. IF THE OFF-SITE AREA IS NOT COVERED UNDER AN APPROVED PERMIT FOR SOIL DISTURBING ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH PERMITTING AND ENSURE ADEQUATE BMPS ARE USED TO MANAGE RUNOFF FOR THE AREA. THE CONTRACTOR SHALL ENSURE FINAL STABILIZATION IS ACHIEVED ON ANY OFF-SITE AREA PRIOR TO THE COMPLETION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE ANY OFF-SITE AREAS THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN. 11.ALL STAGING, STOCKPILES, SPOIL, AND STORAGE AREAS SHALL BE LOCATED AND BMPS UTILTIZED TO ENSURE THERE IS NO ADVERSE
WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS WITHOUT PRIOR APPROVAL CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. CLIENT/OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING	EFFECT TO STORM WATER QUALITY. 12.CONTRACTORS SHALL INSPECT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS: 1) AT LEAST ONCE EVERY 7 CALENDAR DAYS OR 2) AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER (A RAIN GAUGE MUST BE MAINTAINED ON-SITE). THE SCHEDULE MUST BE SPECIFIED IN THE SWPPP. THE SCHEDULE MUST ALSO COMPLY WITH ANY OTHER LOCAL REQUIREMENTS.
WITH CONSTRUCTION. CONTRACTOR SHALL CALL 811 10 DAYS PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE MAY CONTAIN VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE	13.CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE/EXIT IN ACCORDANCE WITH THESE PLANS AND THE SWPPP. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE/EXIT AT ALL TIMES FOR ALL INGRESS/EGRESS. VEHICLE TIRE WASHING MAY ALSO BE USED AS A SUBSTITUTE.
JTILITIES. OCATIONS, ELEVATIONS, DEPTHS, AND DIMENSIONS OF EXISTING UTILITIES WERE OBTAINED FROM SURVEY, AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE	 14.WASHING OF VEHICLES TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS TO AN APPROVED SEDIMENT TRAP. 15.SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT AND FLOWING OF CONTAMINATED RUNOFF ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DEBRIS FROM THE SITE THAT IS DEPOSITED ONTO AN
IOTIFIED IMMEDIATELY WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY. HE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH	OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY. 16.THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING ALL SEDIMENT AND DEBRIS FROM THE OFF-SITE ROADWAYS THAT ARE A RESULT OF CONSTRUCTION, AS REQUESTED BY OWNER AND CITY.
PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES AS NEEDED, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND INDERGROUND POWER LINE. AND UTILITY POLE ADJUSTMENTS NEEDED.	17.WHEN SEDIMENT OR DEBRIS HAS CLOGGED THE VOID SPACES BETWEEN STONES OF THE CONSTRUCTION ENTRANCE OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE CONSTRUCTION ENTRANCE MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH A BMP TO CONTROL SEDIMENT AND DEBRIS LEAVING THE SITE. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED PROJECT.	18.CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREA EQUALING TEN ACRES OR MORE, INCLUDING RUN-ON FROM OTHER AREAS). IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN, THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.	 ALL REGULATORY FINES IMPOSED FOR SEDIMENT OR DEBRIS DISCHARGED FROM THE SITE SHALL BE PAID BY THE CONTRACTOR. SOIL STABILIZATION SHALL BE INITIATED IMMEDIATELY WHEN CLEARING, GRADING, OR EXCAVATION ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
RACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY O THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. HE COST IS INCIDENTAL TO THE PAY ITEM. ONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER	 21.CONTRACTOR SHALL FOLLOW GENERAL GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF LOOSE DIRT, DEBRIS, AND TRASH AS CONSTRUCTION PROGRESSES. 22.UPON COMPLETION OF SITE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. FINAL STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES. SUCH AS BUILDINGS.
INES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING O WORK SETBACKS FROM POWER LINES. HE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR O CONSTRUCTION.	STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER AS OUTLINED IN THE STATE GENERAL PERMIT 23.AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAINPIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
HE CONTRACTOR SHALL HAVE THE FOLLOWING AVAILABLE AT THE JOB SITE: A COPY OF THE CONTRACT DOCUMENTS, LATEST EALED PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND AHJ SPECIFICATIONS, SPECIAL CONDITIONS, COPIES OF EQUIRED CONSTRUCTION PERMITS, STORM WATER POLLUTION PREVENTION PLAN (SWPPP) (INCLUDING THE EROSION CONTROL LANS), AND INSPECTION REPORTS.	24.THE SWPPP PREPARED FOR THIS PROJECT IS AN INTEGRAL PART OF THE PLANS AND CONTRACT DOCUMENTS. THE CONTRACTOR IS ADVISED TO REVIEW AND STRICTLY FOLLOW THE REQUIREMENTS OUTLINED IN THE SWPPP TO OBTAIN PERMIT COVERAGE FOR STORMWATER DISCHARGE AND UNDERSTAND THE REQUIREMENTS FOR TERMINATING PERMIT COVERAGE AT THE COMPLETION OF CONSTRUCTION.
L SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR NO SS THAN 10 BUSINESS DAYS IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT THERE IS SUFFICIENT TIME FOR REVIEW AND SPONSE. L NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES. JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE	DEMOLITION: 1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT DEMOLITION SHOWN IN THESE PLANS. THE DEMOLITION PLAN INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND DEMOLIED FROM THE SITE AND IS NOT ALL ENCOMPASSING.
OMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES. ONTRACTOR SHALL ARRANGE FOR REQUIRED AHJ INSPECTIONS.	REMOVED FROM THE SITE AND IS NOT ALL ENCOMPASSING. 2. THE DEMOLITION PLAN WAS PREPARED BASED ON FIELD SURVEY DATA AND UTILITY INFORMATION PROVIDED BY OTHERS. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN: SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY. OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING
INTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES, UNLESS OTHERWISE AGREED UPON WITH OWNER. L SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC) ARE FOR PRESENTATION PURPOSES ILY AND ARE NOT TO SCALE. THE CONTRACTOR SHALL REFER TO THE DETAILS IN THESE PLANS OR OTHER AHJ APPROVED DETAILS R LOCATIONS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION. E SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. UNLESS	 ITS OWN SITE ASSESSMENT OF THE SCOPE OF DEMOLITION. THE CONTRACTOR IS TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES, THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES. 3. THE DEMOLITION PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED PROJECT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH
THERWISE SHOWN. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE IILDING AND WITHIN THE BUILDING FOOTPRINT.	THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.4. THE CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN (IF APPLICABLE):
E PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KH BY THE PROJECT ARCHITECT. DIMENSIONS ID/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE PROVIDED ARCHITECTURAL FOOTPRINT. THE CONTRACTOR IS DELLY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE	 a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER. b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER. c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
ALL, MASONRY LEDGE, ETC) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT HICH COULD VARY FROM WHAT IS SHOWN), CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. THE CONTRACTOR ALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMEDIATELY.	 d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE. 5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATIONS OF SUCH REPORTS PRIOR TO
L CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING BSEQUENT ADDENDA. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE OWNER AND NTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEERS RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE ILDING, IF NONE IS CURRENTLY EXISTING.	 6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF IMPROVEMENTS UTILITIES, OR ANY OBJECTS ON THE SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS. AND COMPLY WITH THE TERMS OF ANY REQUIRED PERMITS AND AUTHORIZATIONS OBTAINED BY THE
ONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION (EARTHWORK, PAVING, ETC), UNLESS SPECIFIED THERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE AHJ INSPECTOR AND COMPLY TH AHJ STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED DEPENDENT AGENCY FOR TESTING MATERIALS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR ATERIALS TESTING.	 CONTRACTOR FROM THE AHJ FOR THE DISPOSAL OF MATERIALS OFFSITE. 7. KH DOES NOT REPRESENT THAT THE REPORTS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED. 8. EXISTING SURFACE PAVEMENT MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT.
L COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY. SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE ORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND AHJ SPECIFICATIONS.	STRUCTURES, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED. <u>GRADING:</u>
L CONTRACTORS SHALL CONFINE THEIR ACTIVITIES TO THE WORK AREA. ANY DAMAGE RESULTING FROM ENCROACHMENTS JTSIDE OF THE WORK AREA SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.	 THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
HE CONTRACTOR SHALL PROTECT ALL EXISTING: STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT DS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, OR OTHER FACILITIES UNLESS SPECIFICALLY NOTED FOR RELOCATION OR EMOVAL. ANY DAMAGES TO PROTECTED ITEMS WILL BE REPAIRED AT NO COST TO THE OWNER. HE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE OR PUBLIC PROPERTY TO ORIGINAL DNDITION OR BETTER AT NO COST TO THE OWNER.	 CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE AHJ. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT (TP). IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE TP GRADE FOR TOP OF CURB (TC) ELEVATION.
L AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER. IE CONTRACTOR SHALL SAVE, PROTECT, AND STORE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS,	 UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN OUTSIDE THE PAVEMENT AREAS REFLECT TOP OF FINISHED GRADE. THE PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS, HIGH POINTS (HP), LOW POINTS (LP), AND ANNOTATED
IC THAT ARE TO BE RELOCATED DURING CONSTRUCTION. DNTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, AND ENSURE EXISTING DITCHES ND CULVERTS ARE FREE OF OBSTRUCTIONS AT ALL TIMES.	 SLOPES ARE TO BE USED IN CASE OF DISCREPANCY. 6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN. 7. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN
IE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE IE PROJECT IS LOCATED PRIOR TO CONSTRUCTION. IF REQUIRED, THE CONTRACTOR SHALL SUBMIT THE TRENCH SAFETY PLAN TO IE AHJ. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH AHJ, STATE, AND IDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT RIOR WRITTEN APPROVAL OF THE AHJ.	 ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. 8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATIONS TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT PROVIDE THEIR OWN EARTHWORK CALCULATIONS TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT PROVIDE THEIR OWN EARTHWORK CALCULATIONS TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT PROVIDES AND COST. ANY S
IE CONTRACTOR SHALL KEEP TRENCHES FREE OF WATER. TE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.	VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. 9. UNLESS OTHERWISE AGREED UPON BY THE OWNER, ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. ALL UNUSABLE EXCAVATED MATERIAL AND WASTE RESULTING FROM SITE CLEARING, GRUBBING, AND STRIPPING OPERATIONS SHALL BE REMOVED FROM THE SITE AND RE ADDRODORIATELY DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL
ESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS PLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY OCEDURES AND PROGRAMS.	OPERATIONS SHALL BE REMOVED FROM THE SITE AND BE APPROPRIATELY DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE. DISPOSAL SHALL BE IN A MANNER THAT ADHERES TO LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. 10. THE CONTRACTOR SHALL KEEP A RECORD OF ALL DISPOSAL LOCATIONS, ALONG WITH RECEIVING LANDOWNER'S WRITTEN APPROVAL TO DO SO.
GOCEDURES AND PROGRAMS. GNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS. IE LOCATION OF THE CONTRACTOR'S FIELD OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR RIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS ASSOCIATED WITH THE DNSTRUCTION OFFICE, JOB TRAILER, MATERIAL STORAGE, AND STAGING OPERATIONS.	11.BEFORE ANY EARTHWORK OPERATIONS ARE PERFORMED, THE CONTRACTOR SHALL STAKE AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE (HORIZONTAL) AND GRADE (VERTICAL) CONTROL POINTS RELATED TO EARTHWORK. THE CONTRACTOR SHALL REFER TO THE APPLICABLE SITE PLAN, SURVEY, OR PLAT FOR THE PROJECT'S PROPERTY LINE AND PROPOSED IMPROVEMENT HORIZONTAL DIMENSIONS.
GHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES. LL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MUTCD. IM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED OR ADJUSTED TO BE FLUSH WITH TOP OF AVEMENT OR FINISHED GRADE	DIMENSIONS. 12.CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO. 13.THE CONTRACTOR SHALL CLEAR, GRUB, AND STRIP THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE GEOTECHNICAL
CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO BE LUSH WITH FINISHED GRADES AT THE TIME OF PAVING. HE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING/PHASING, AND SHALL CONTACT THE APPROPRIATE AHJ OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.	REPORT. FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. 14.CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL. 15.NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY
ONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND AHJ APPROVAL OF A TRAFFIC CONTROL PLAN PRIOR TO THE TART OF CONSTRUCTION. ONCE APPROVED, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE IMPLEMENTATION OF THE PLAN. HE CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES ROM THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND AHJ, DENTIFYING ALL DEVIATIONS AND VARIATIONS MADE DURING CONSTRUCTION.	REASON OR ANY LENGTH OF TIME, UNLESS OTHERWISE SHOWN ON THE PLANS AND PROVIDE PROVISIONS FOR ADEQUATE DRAINAGE. 16.TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF DURING CONSTRUCTION. 15. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FOR FILL, CONDITIONING AND PREPARATION OF THE BUILDING PAD AND ANY NOTED OVERBUILD OF THE BUILDING PAD.
DESION CONTROL: HE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS,	18.CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
AWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING ENVIRONMENTAL QUALITY AGENCY, INCLUDING, BUT NOT IMITED TO THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY ("ADEQ") AUTHORIZATION TO DISCHARGE STORMWATER JNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT GENERAL PERMIT (PERMIT NO. ARR150000).	 19.THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE AHJ, AT NO ADDITIONAL COST TO THE OWNER. 20.EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL TREE LOCATIONS, GENERAL PROTECTED ZONES, AND INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES. CONTRACTOR SHALL NOTIFY THE ENGINEEF AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN AND PROPOSED GRADING PRIOR TO

O DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL. STATE AND FEDERAL AND ALL ASSOCIATED FIRE PROTECTION APPURTENANCES SHALL BE INSTALLED, FLUSHED, AND TESTED TO CONFORM WITH NFPA ULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH AND 24. INCLUDING ALL AHJ AMENDMENTS. LANDOWNER'S APPROVAL TO DO SO. 6. ALL PRIVATE WATER SERVICE PIPE SHALL BE TYPE K COPPER TUBING OR SCHEDULE 40 PVC, AND CONFORM TO AND BE INSTALLE DR SHALL CLEAR, GRUB, AND STRIP THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE GEOTECHNICAL PER THE PLUMBING CODE, INCLUDING ANY AHJ AMENDMENTS. ATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. 7. ALL NON-POTABLE WATER REUSE PIPING SHALL CONFORM TO AND BE INSTALLED PER THE PLUMBING CODE, INCLUDING ANY AHJ RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR AMENDMENTS. THIS INCLUDES ALL SIGNAGE, LABELING, AND MARKING. THE COLOR PURPLE SHALL BE USED, PER CODE, TO IDENTI D LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL. NONPOTABLE WATER SYSTEMS. FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY 8. ALL PRIVATE BUILDING SEWER LINES SHALL BE A MINIMUM OF SCHEDULE 40, ASTM F789/D3212. ALL SANITARY SEWER LINES DEEP LENGTH OF TIME, UNLESS OTHERWISE SHOWN ON THE PLANS AND PROVIDE PROVISIONS FOR ADEQUATE DRAINAGE. THAN 15 FEET SHALL BE A MINIMUM OF PVC SDR-26. (PIPE SIZES 6 INCHES AND SMALLER SHALL BE PVC SCHEDULE 40, AND PIPE SI 8 INCHES OR LARGER MAY BE SDR35). BUILDING SEWER LINES SHALL CONFORM TO AND BE INSTALLED PER THE PLUMBING CODE, VERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF DURING CONSTRUCTION. INCLUDING ANY AHJ AMENDMENTS. HALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FOR FILL, CONDITIONING, 9. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO ALL ION OF THE BUILDING PAD AND ANY NOTED OVERBUILD OF THE BUILDING PAD. APPLICABLE CODES REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. HALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES IMMEDIATELY. SED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT 10. EMBEDMENT AND BACKFILL FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER AHJ STANDARD DETAIL BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. AND SPECIFICATIONS. OR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS 11.CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS. FOLLOWING ANY AHJ. AND AWWA STANDARDS. TO KEEP WATER F HE AHJ, AT NO ADDITIONAL COST TO THE OWNER. AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.

3. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE INSTALLED PRIOR TO AND DISTURBANCE AND ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, STORMWATER VENTION PLAN (SWPPP), AND SPECIFICATIONS.

SOLELY RESPONSIBLE FOR ALL BEST MANAGEMENT PRACTICES (BMPS) (INSTALLATION, IMPLEMENTATION, REPORTING, AND EFFECTIVENESS OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES), ALSO ATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.

- EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN STABILIZED WITH FINAL STABILIZATION. HALL PROVIDE ADEQUATE TEMPORARY EROSION AND SEDIMENT CONTROL MEAUSURES NEEDED DUE TO PROJECT
- HALL OBSERVE THE EFFECTIVENESS OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND MAKE ENTS OR MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE MEASURES ARE NOT TIVELY TO CONTROL EROSION AND PREVENT SEDIMENT FROM WASHING OFF THE SITE, THEN THE CONTRACTOR
- HALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE, MODIFICATION, AND REMOVAL FOR EACH TEMPORARY EDIMENT CONTROL MEASURES EMPLOYED IN THE SWPPP, IF APPLICABLE.
- DRROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED PART OF THE PROJECT SITE AND MUST HE SWPPP FOR THIS PROJECT. IF THE OFF-SITE AREA IS NOT COVERED UNDER AN APPROVED PERMIT FOR SOIL IVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH PERMITTING AND ENSURE ADEQUATE BMPS THE COMPLETION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION TO INCLUDE ANY OFF-SITE AREAS THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
- OCKPILES, SPOIL, AND STORAGE AREAS SHALL BE LOCATED AND BMPS UTILTIZED TO ENSURE THERE IS NO ADVERSE SHALL INSPECT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. DISTURBED AREAS, AND VEHICLE AREAS: 1) AT LEAST ONCE EVERY 7 CALENDAR DAYS OR 2) AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 END OF A STORM EVENT OF 0.25 INCHES OR GREATER (A RAIN GAUGE MUST BE MAINTAINED ON-SITE). THE SCHEDULE
- IED IN THE SWPPP. THE SCHEDULE MUST ALSO COMPLY WITH ANY OTHER LOCAL REQUIREMENTS. HALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE/EXIT IN ACCORDANCE WITH THESE PLANS AND THE ACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE/EXIT AT ALL TIMES FOR RESS. VEHICLE TIRE WASHING MAY ALSO BE USED AS A SUBSTITUTE.
- HICLES TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED AINS TO AN APPROVED SEDIMENT TRAP.
- EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT AND FLOWING OF RUNOFF ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DEBRIS FROM THE SITE THAT IS DEPOSITED ONTO AN NAY SHALL BE REMOVED IMMEDIATELY.
- DR IS ALSO RESPONSIBLE FOR REMOVING ALL SEDIMENT AND DEBRIS FROM THE OFF-SITE ROADWAYS THAT ARE A STRUCTION, AS REQUESTED BY OWNER AND CITY.
- A ROADWAY, THE CONSTRUCTION ENTRANCE MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE ERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH A BMP TO ENT AND DEBRIS LEAVING THE SITE. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE OF THE CONSTRUCTION ENTRANCE.
- HALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREA EQUALING TEN ACRES OR MORE, I-ON FROM OTHER AREAS). IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN, THE
- HALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED. RY FINES IMPOSED FOR SEDIMENT OR DEBRIS DISCHARGED FROM THE SITE SHALL BE PAID BY THE CONTRACTOR. TION SHALL BE INITIATED IMMEDIATELY WHEN CLEARING, GRADING, OR EXCAVATION ACTIVITIES HAVE PERMANENTLY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A
- HALL FOLLOW GENERAL GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE OF LOOSE DIRT. DEBRIS, AND TRASH AS CONSTRUCTION PROGRESSES.
- ION OF SITE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. FINAL S ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, MENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER AS OUTLINED IN THE STATE GENERAL PERMIT
- SION OF THE PROJECT, ALL INLETS, DRAINPIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ITH APPLICABLE REGULATIONS.
- PARED FOR THIS PROJECT IS AN INTEGRAL PART OF THE PLANS AND CONTRACT DOCUMENTS. THE CONTRACTOR IS /IEW AND STRICTLY FOLLOW THE REQUIREMENTS OUTLINED IN THE SWPPP TO OBTAIN PERMIT COVERAGE FOR ISCHARGE AND UNDERSTAND THE REQUIREMENTS FOR TERMINATING PERMIT COVERAGE AT THE COMPLETION OF
- INSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT DEMOLITION SHOWN IN HE DEMOLITION PLAN INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND THE SITE AND IS NOT ALL ENCOMPASSING
- N PLAN WAS PREPARED BASED ON FIELD SURVEY DATA AND UTILITY INFORMATION PROVIDED BY OTHERS. KH DOES IR REPRESENT THAT THE PLAN: SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES URATELY, OR THAT THE LITH ITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING SESSMENT OF THE SCOPE OF DEMOLITION. THE CONTRACTOR IS TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS HE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
- N PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR. TO LEAVE THE SITE IN A STATE SUITABLE FOR TION OF THE PROPOSED PROJECT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THE RESPONSIBILITY OF THE CONTRACTOR. OR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING
- ING THE DEMOLITION PLAN (IF APPLICABLE) L SITE ASSESSMENT PROVIDED BY THE OWNER.
- DING INSPECTION REPORT(S) PROVIDED BY THE OWNER.
- REPORT PROVIDED BY THE OWNER. S THAT ARE APPLICABLE AND AVAILABLE
- HALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATIONS OF SUCH REPORTS PRIOR TO
- HALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF IMPROVEMENTS, IY OBJECTS ON THE SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE SULATIONS, AND COMPLY WITH THE TERMS OF ANY REQUIRED PERMITS AND AUTHORIZATIONS OBTAINED BY THE ROM THE AHJ FOR THE DISPOSAL OF MATERIALS OFFSITE.
- EPRESENT THAT THE REPORTS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL NEED TO BE DEMOLISHED AND REMOVED. ACE PAVEMENT MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT,
- OUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.
- OR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS DES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY
- HALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE AHJ. VISE NOTED. PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT INS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE TP GRADE FOR TOP OF CURB (TC)
- NISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN OUTSIDE THE PAVEMENT AREAS REFLECT TOP OF
-) CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS, HIGH POINTS (HP), LOW POINTS (LP), AND ANNOTATED BE USED IN CASE OF DISCREPANCY.
- RADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN. IING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN R THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER RIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE.
- ATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL OWN EARTHWORK CALCULATIONS TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT I A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- NISE AGREED UPON BY THE OWNER, ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ALL UNUSABLE EXCAVATED MATERIAL AND WASTE RESULTING FROM SITE CLEARING, GRUBBING, AND STRIPPING IALL BE REMOVED FROM THE SITE AND BE APPROPRIATELY DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL DSAL SHALL BE IN A MANNER THAT ADHERES TO LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. OR SHALL KEEP A RECORD OF ALL DISPOSAL LOCATIONS, ALONG WITH RECEIVING LANDOWNER'S WRITTEN APPROVAL
- RTHWORK OPERATIONS ARE PERFORMED, THE CONTRACTOR SHALL STAKE AND MARK THE LIMITS OF THE PROJECT'S AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR FAL) AND GRADE (VERTICAL) CONTROL POINTS RELATED TO EARTHWORK. THE CONTRACTOR SHALL REFER TO THE E PLAN, SURVEY, OR PLAT FOR THE PROJECT'S PROPERTY LINE AND PROPOSED IMPROVEMENT HORIZONTAL

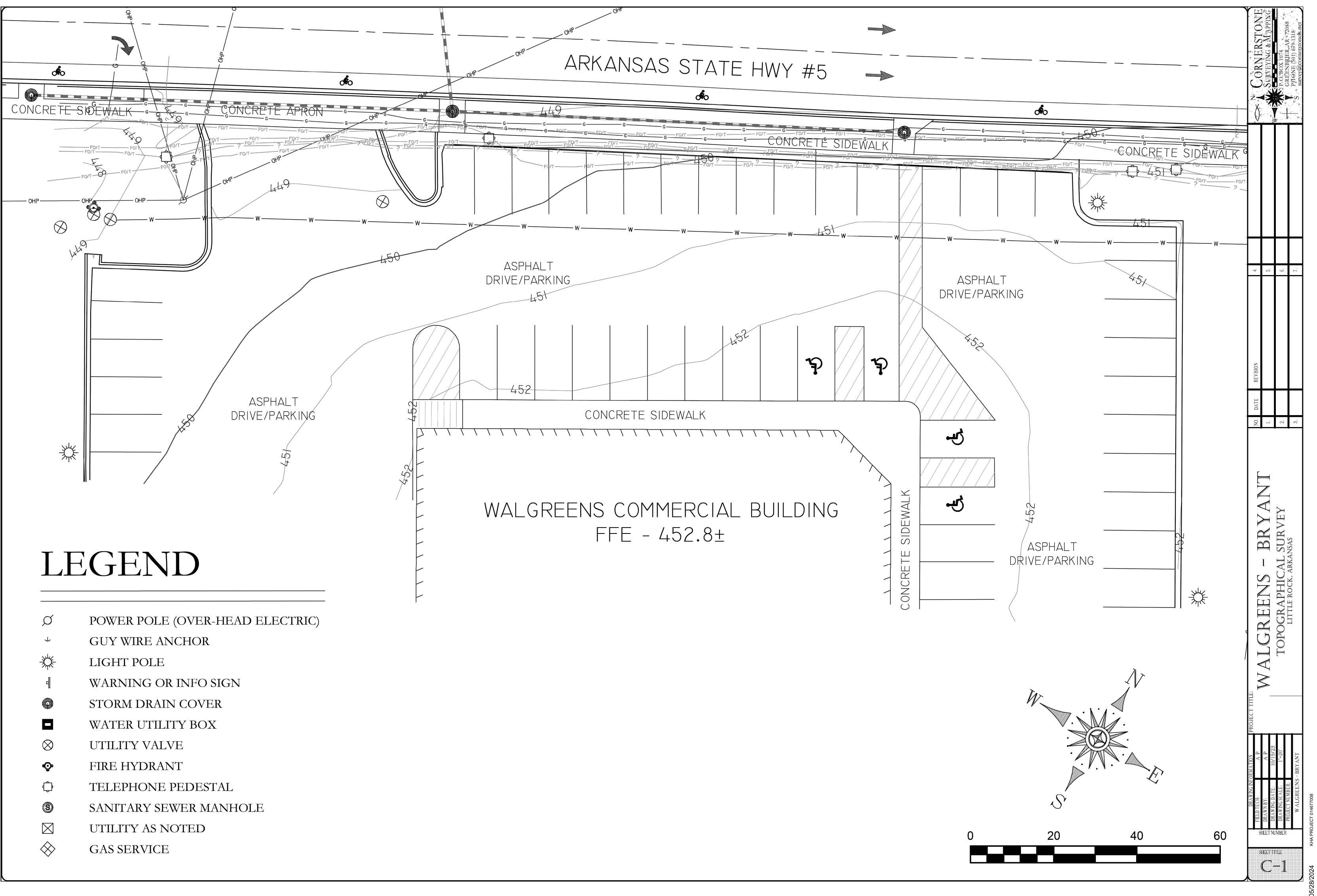
- COMMENCING THE WORK. 21.TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE AHJ STANDARD TREE PROTECTION DETAILS AND APPROVED TREE PRESERVATION PLAN.
- 22.CONTRACTOR SHALL REFER TO THE LANDSCAPING LANDSCAPE AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED. 23.NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE AHJ, OR AHJ HAS OTHERWISE CONFIRM IN WRITING THAT ONE IS NOT NEEDED
- 24.IN THE EVENT THAT A TREE PRESERVATION PLAN DOES NOT EXIST OR IS NOT REQUIRED BY THE AHJ, NO TREE SHALL BE REMOVE DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM
- 25.AFTER PROPER PLACEMENT OF THE PAVEMENT SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, THE CONTRACTOR SHALL AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED DRAINAGE STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED. 26.THE CONTRACTOR MAY MAKE FIELD ADJUSTMENTS OF PROPOSED SPOT GRADES, IF THE APPROVED BY THE ENGINEER.
- RETAINING WALLS 1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATION
- AT THE TOP AND BASE OF WALL AT FINISHED GRADE. 2. RETAINING WALL TYPE, SYSTEM, AND COLORS SHALL BE SELECTED BY THE OWNER. RETAINING WALL DESIGNS SHALL BE PROCU BY THE CONTRACTOR, UNLESS OTHERWISE AGREED UPON WITH THE OWNER.
- ANAGE RUNOFF FOR THE AREA. THE CONTRACTOR SHALL ENSURE FINAL STABILIZATION IS ACHIEVED ON ANY OFF-SITE 3. RETAINING WALLS SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS.
 - 4. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORME A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS. UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES 5. RETAINING WALL DESIGN ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.
 - PAVING 1. ALL SUBGRADE AND PAVING MATERIALS AND ASSOCIATED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE: PLANS, ARDOT STANDARD DETAILS AND SPECIFICATIONS (UNLESS OTHERISE NOTED THAT AHJ DETAILS AND SPECIFICATIONS SHALL BE FOLLOWI FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE ARDOT SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST.
 - 2. ACCESSIBLE CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE AI STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
 - 3. ACCESSIBLE PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDAR 4. ALL ACCESSIBLE RAMPS, STRIPING, SIGNAGE, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND AHJ STANDARDS.
 - 5. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER BUILDIN SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- OR DEBRIS HAS CLOGGED THE VOID SPACES BETWEEN STONES OF THE CONSTRUCTION ENTRANCE OR DIRT IS BEING 6. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH. FLUSH. CONNECTION 7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKIN SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AN PAVEMENT MARKINGS SHALL ADHERE TO AHJ AND OWNER STANDARDS
 - 8. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT. IF NONE EXISTS, 1 CONTRACTOR SHALL PREPARE A JOINT LAYOUT PLAN FOR REVIEW BY THE GEOTECHNICAL ENGINEER PRIOR TO BEGINNING PAVE WORK
 - 9. REFER TO AHJ STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT. 10. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, AHJ STANDARDS, AND ASTM A-615, GRADE 60, AND SH BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE AHJ AND GEOTECHNICAL STANDARDS. 11. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
 - 12.THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
 - 13.REMOVAL OF EXISTING PAVEMENTS REQUIRE ALL SAWCUTS TO EXTEND THROUGH THE FULL DEPTH OF THE EXISTING PAVEMENT
 - SECTION 14.FIRE LANES SHALL BE MARKED AND LABELED AS A FIRE LANE PER AHJ STANDARDS
 - 15. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED 16.CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECTURE) SHALL BE CONSULTED F
 - POTENTIAL PLACEMENT LOCATIONS. 17.BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROU IN NO CASE SHALL AN ACCESSIBLE RAMP RUN SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROS SLOPE (INCLUDING RAMPS OR LANDINGS) EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
 - 18.CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEM TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
 - STORM DRAINAGE
 - THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STO SEWER SYSTEM. . THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM
 - SEWER FACILITIES THAT ARE TO BE CONNECTED TO PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER. CONTRACTOR S NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN. BOTH HORIZONTAL AND VERTICAL AS THEY RELATE UTLITIES CROSSING THE STORM SEWER, TO INCLUDE THE HORIZONTAL AND VERTICAL LOCATION OF ANY DRAINAGE INLET 4. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING F
 - AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION. 5. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO AHJ STANDARD DETAILS AND
 - SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED AHJ INSPECTIONS.
 - 6. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING C UNLESS OTHERWISE NOTED. CONTRACTOR SHALL ARRANGE FOR REQUIRED AHJ INSPECTIONS
 - 7. ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE

 - 9. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
 - 10 JE CONTRACTOR PROPOSES TO LISE HOPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND AHJ ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
 - 11. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
 - 12. EMBEDMENT AND BACKFILL FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER AHJ STANDARD DETAILS. 13. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS. POND NOTES:
 - 1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY (WET PONDS) SHALL BE CONSTRUCTED AS FOLLOWS: a. WET PONDS SHALL BE WATERTIGHT.
 - b. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
 - c. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
 - d. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A WET POND SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LE 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION. e. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE WET POND SHALL BE
 - ELIMINATED FOR AT LEAST 20-FEET FROM THE WET POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIA PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL f. THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE WET POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT
 - LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIG g. THE WET POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES
 - WATER AND WASTEWATER:
 - 1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WAT AND WASTEWATER IMPROVEMENTS. 2. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER A
 - WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. 3. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY WATER
 - WASTEWATER PIPE. 4. ALL PUBLIC WATER AND WASTEWATER PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO AHJ STANDARD DETAILS AND
 - SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED AHJ INSPECTIONS. 5. ALL PRIVATE FIRE SERVICE MAINS SHALL BE PVC C900-16, DR-18 (MIN PC200) OR APPROVED EQUAL. ALL PRIVATE FIRE SERVICE MA

12.ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE 13. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUND

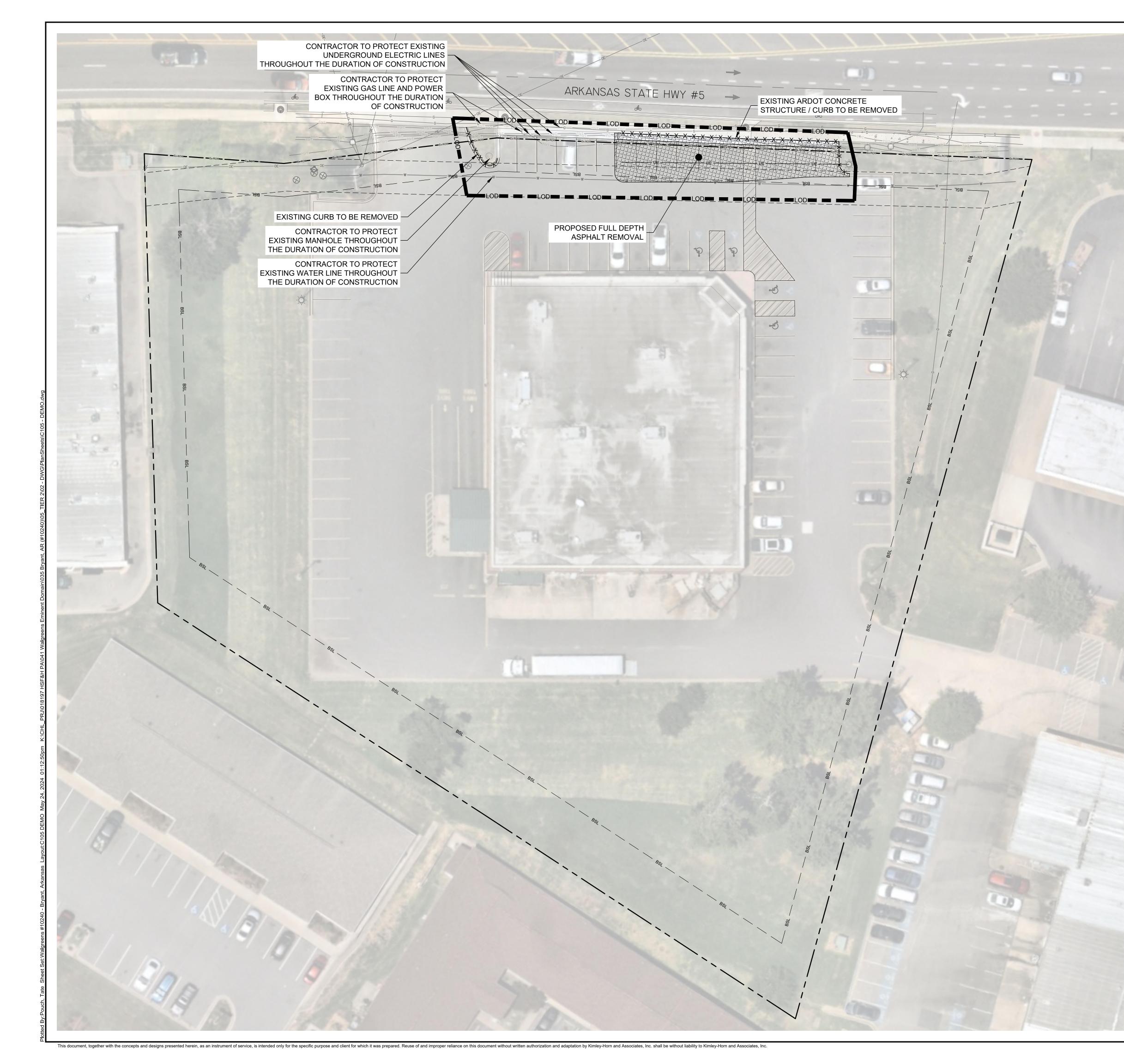
- GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT. 8. ALL PUBLIC OR PRIVATE STORM SEWER PIPE 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.

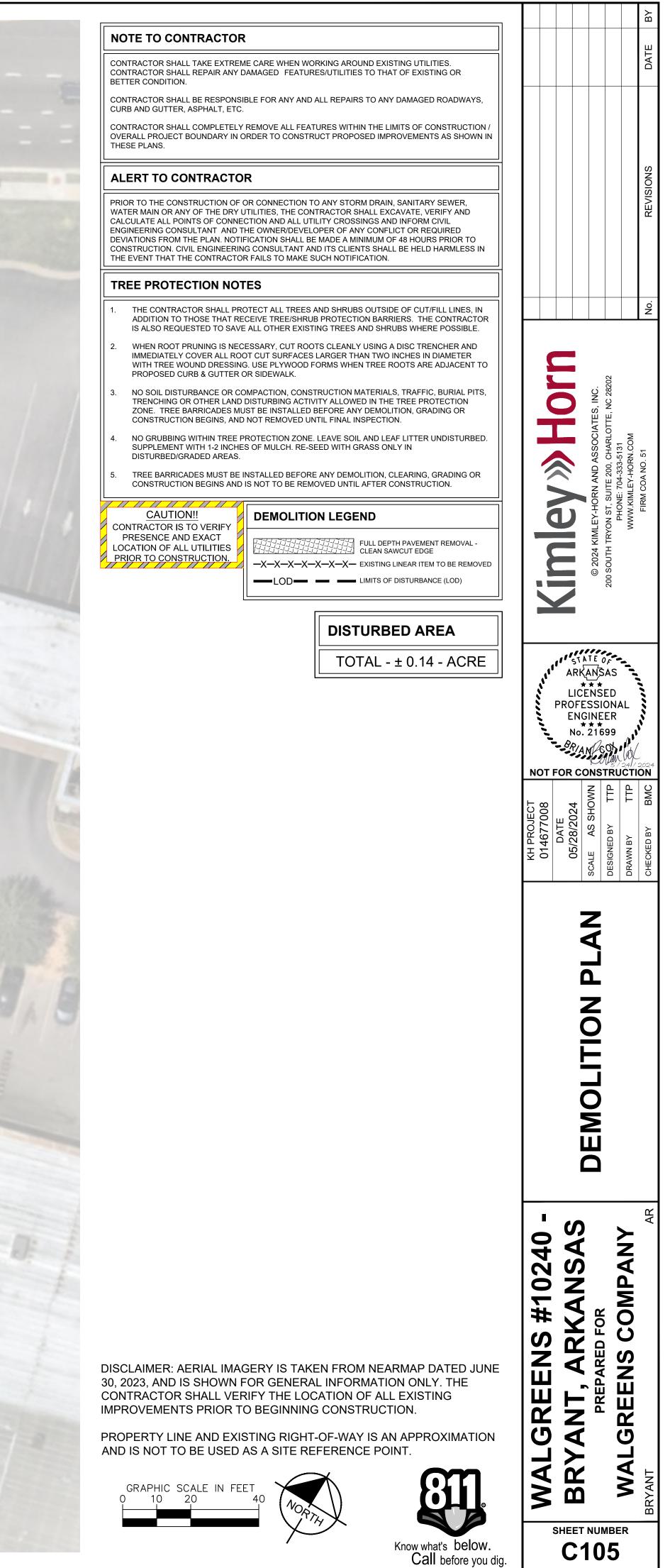
		RTIES. IF REQUIRED, CONTRACTOR SHALL COMPLY WITH AHJ REQUIREMENTS FOR WATER AND WASTEWATER	-		<u>B</u>
THE	14.CONTR NECES	PTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE ACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT COI SARY, BY USE OF TEMPORARY METHODS APPROVED BY THE AHJ AND OWNER). THIS WORK SHALL BE CONSID E PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.	NSTRUCTION (IF		DATE
MED	CONTR	ACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING WATER AND WASTEWATER LINES CROSSING THE PROJEC ACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER S	ERVICES, SEWER		
DOR	16.VALVE	AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHAL ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED GRADE OF THE PROPOSE DS OF ALL EXISTING WATER AND WASTEWATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGE	D PAVEMENT.		
TEST	ABAND	ONED IN PLACE PER AHJ REQUIREMENTS. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE ONAL COMPENSATION SHALL BE ALLOWED.			
	THRUS	E HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY REST T BLOCKED TO AHJ STANDARDS.			S
	JOINTS	ACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSS ARE GREATER THAN 10-FEET FROM THE CROSSING.			REVISIONS
ONS	AHJ SP	OSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 10-FEET FROM WATER, SHALL BE PROTECTED ECIFICATIONS OSSING AND LOCATIONS WHERE WATER IS LESS THAN 10-FEET FROM WASTEWATER. SHALL BE PROTECTED A			REV
JRED	22.ALL WA	ICATIONS TER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE AHJ, AND AWWA STANDARDS AND SPEC	CIFICATIONS. AT A		
ED BY G	a. ALL WA	IM, THIS SHALL CONSIST OF THE FOLLOWING: ATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. C COORDINATE WITH THE AHJ FOR THEIR REQUIRED PROCEDURES	CONTRACTOR		
	b. WASTE	WATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE AF RED PROCEDURES. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED /			
5.	THE AH 23.CONTR	IJ AND OWNER IN DIGITAL FORMAT. ACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTE'	WATER LINES.		No.
ED),	SHALL 24.DUCTIL SINGLE	R DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AN COMPLY WITH AHJ STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIP E IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT E LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED. CORROSION PROTECTION SHALL COMPLY WI ARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER PIPE.	E. IS AT LEAST A	_	
RDS.	25.WATER	ILINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE AHJ. ACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION A			8202
G	INTERV	ACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITART SEWER LINES AT ALL CHANGES IN DIRECTION A (ALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDE) (AST IRON COVERS FLUSH WITH FINISHED GRADE.			r, NC 28202
	FLOOR	ACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLU ELEVATION OF A FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIR	MANHOLE IN THE		NM N
G		ATIONS AND DEFINITIONS: AREA			ON ST, SUITE 200, CHARL PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM FIRM COA NO. 51
THE	ADA AHJ	AMERICANS WITH DISABILITIES ACT AUTHORITY HAVING JURISDICTION			N ST, SUITE 200, PHONE: 704-333- MW.KIMLEY-HOR FIRM COA NO.
MENT	ADEQ ARDOT AWWA	ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY ARKANSAS DEPARTMENT OF TRANSPORTATION AMERICAN WATER WORKS ASSOCIATION		HORI	st, su Hone: W.Kimi Firm o
HALL	B-B BC	BACK-TO-BACK BEGIN CURVE			
	BC BCR BMP	BACK OF CURB BEGIN CURB RETURN BEST MANAGEMENT PRACTICE		024 K	200 SOUTH TRYON ST, SUITE 200, PHONE: 704-333 WWW.KIMLEY-HOF FIRM COA NO
	BOC BVCE	BACK OF CURB BEGIN VERTICAL CURVE ELEVATION			200 SO
	BVCS BW	BEGIN VERTICAL CURVE STATION BASE OF WALL AT TOP OF FINISHED GRADE			
-	CFS AHJ	CUBIC FEET PER SECOND AUTHORITY HAVING JURISDICTION (CITY, TOWN, OR OTHER APPLICABLE GOVERNMENT JURISDICTION)			
FOR	CONC	CENTERLINE CONCRETE			
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IENT	EC ECR	END CURVE END CURB RETURN			ER 🕺
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ODE,	FOC FT G	FACE OF CURB FEET GUTTER			
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IAL IS	PROP PRC PSI	PROPOSED POINT OF REVERSE CURVATURE POUNDS PER SQUARE INCH		Ш	
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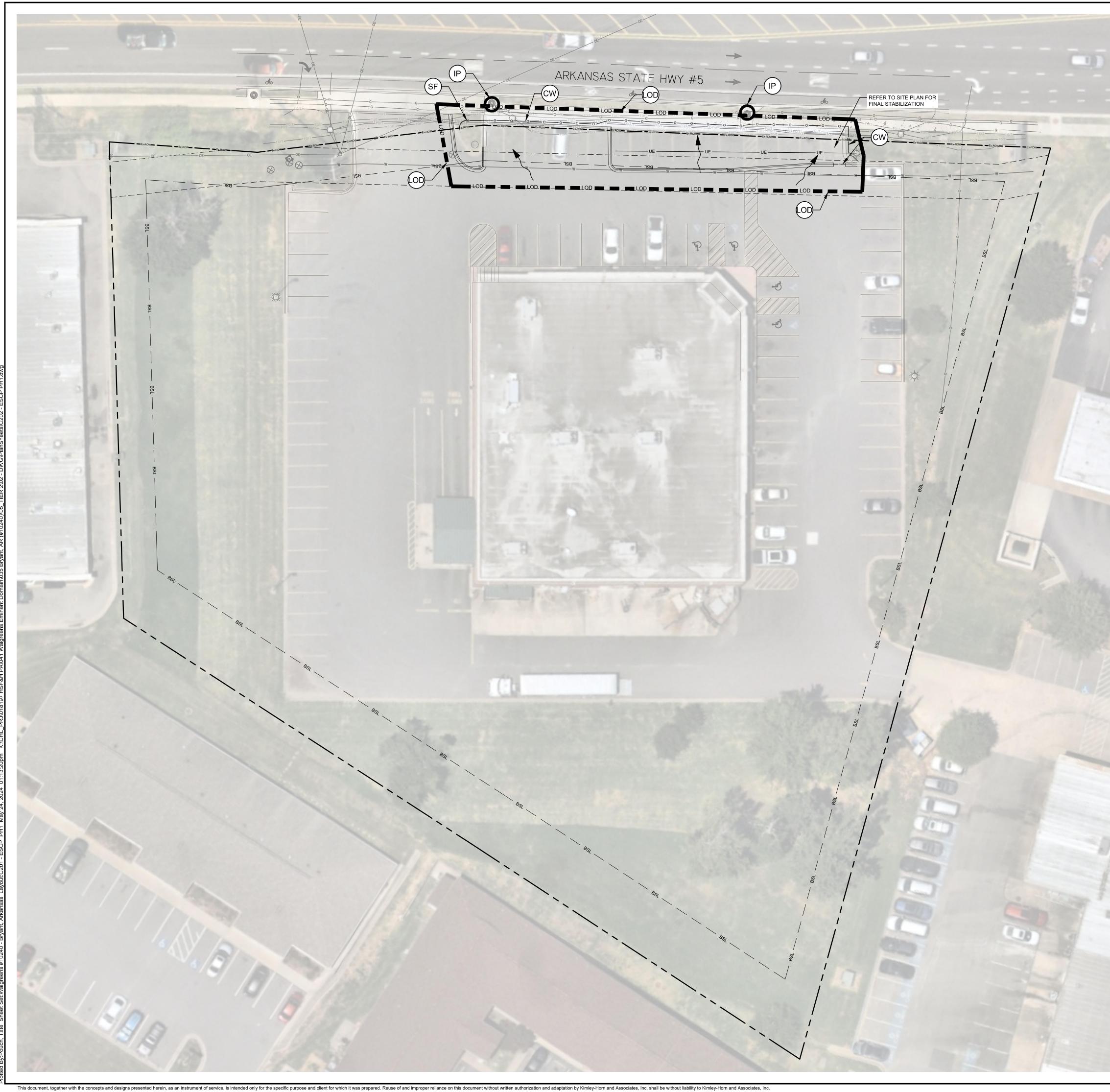


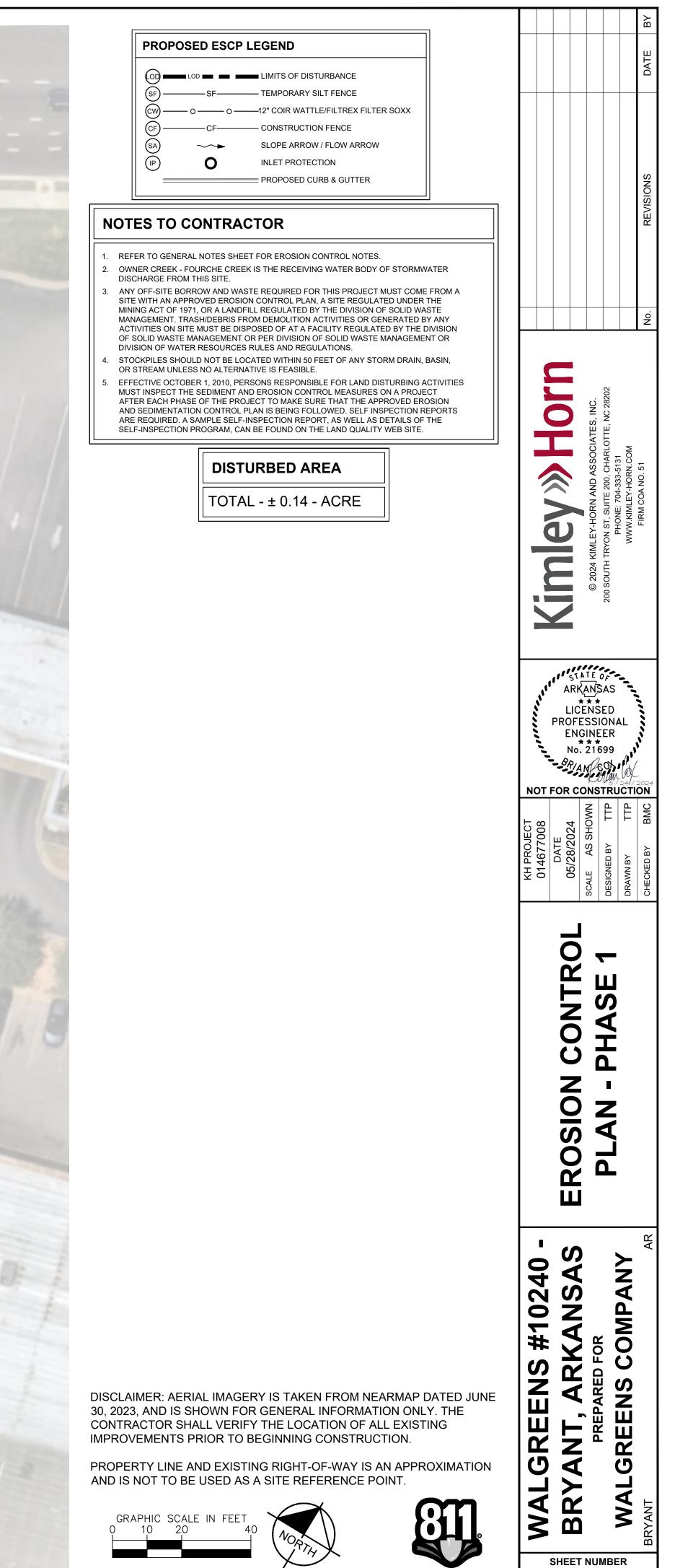
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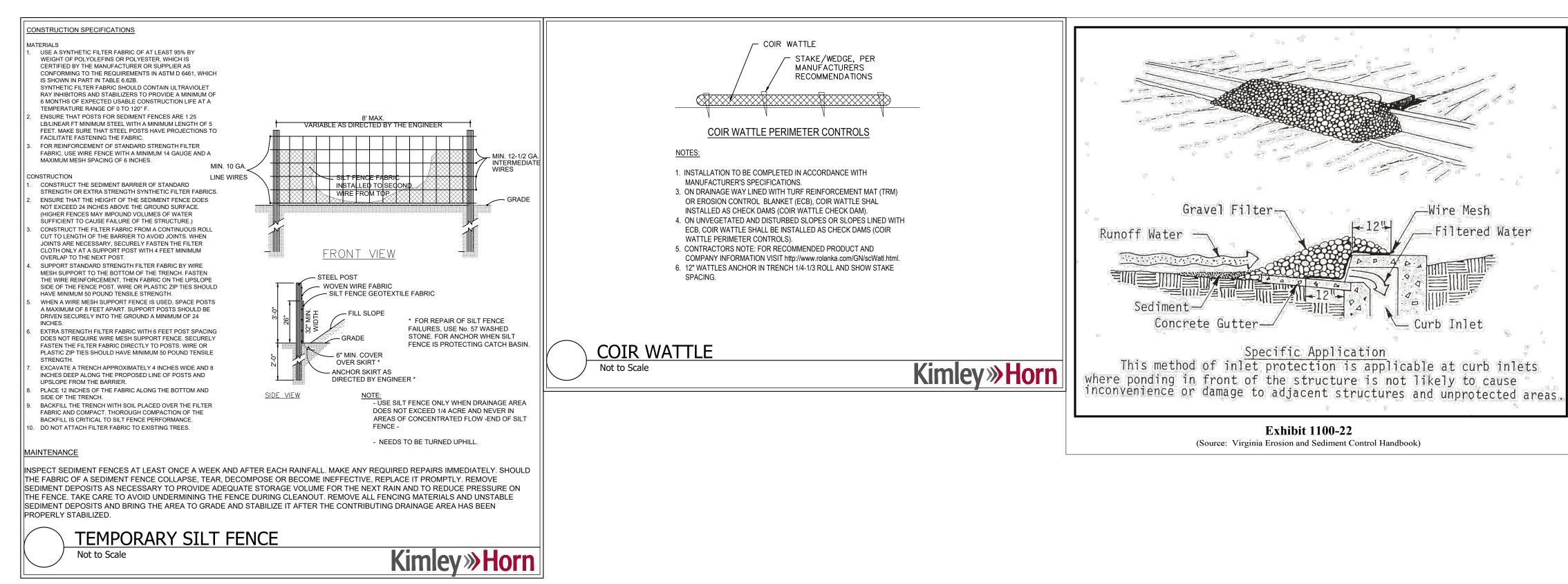






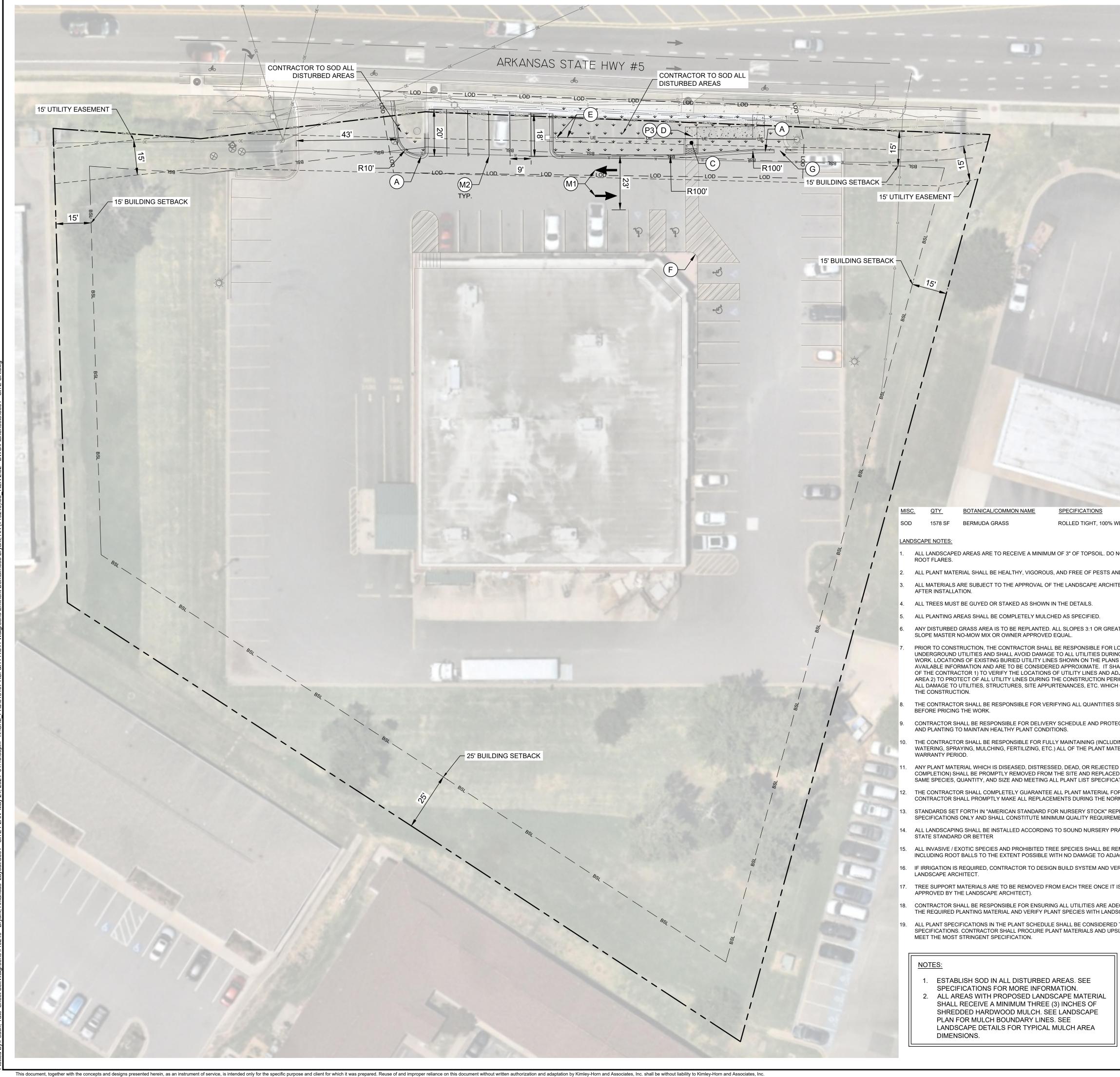
Know what's below. Call before you dig.

C201

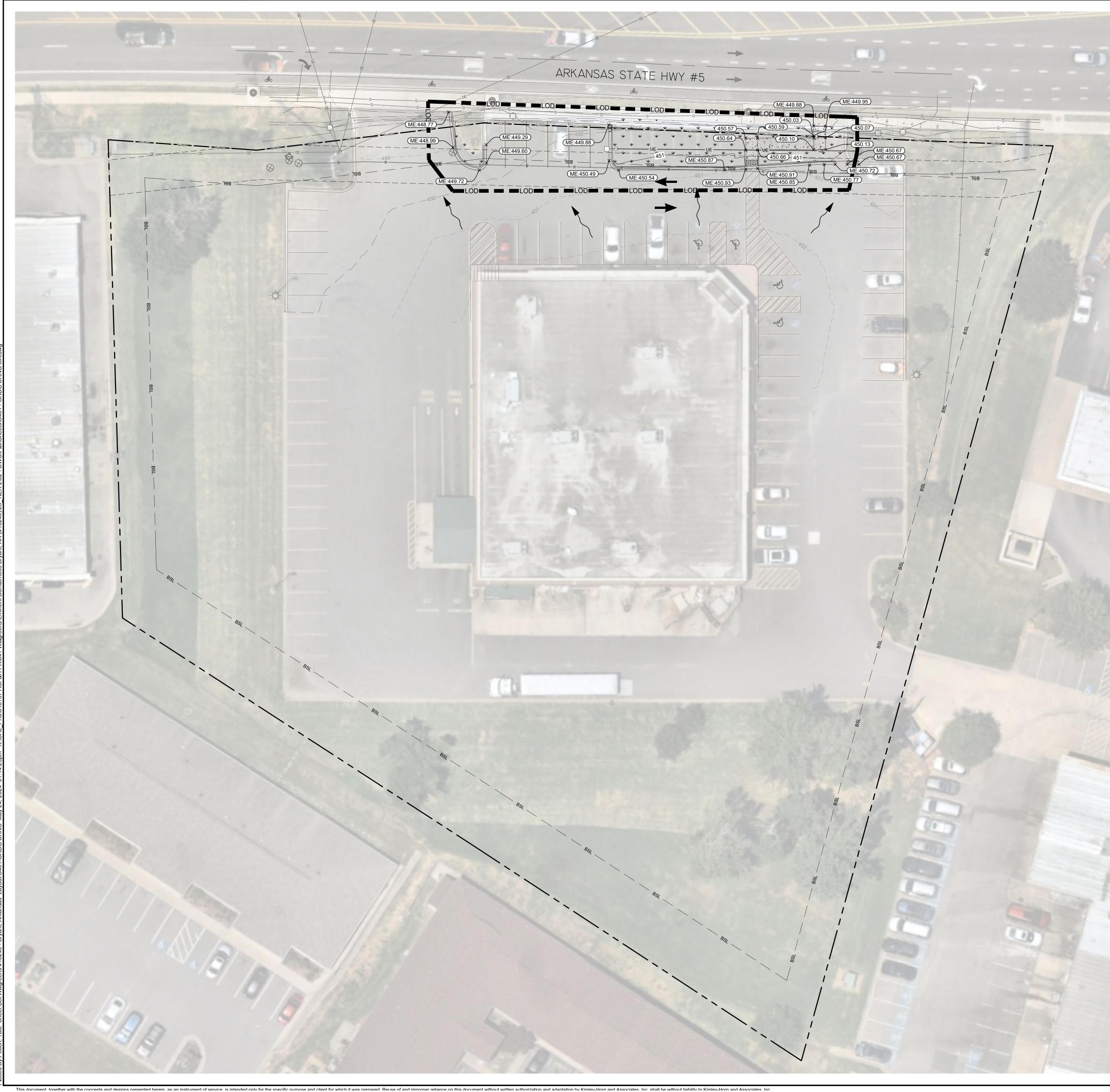


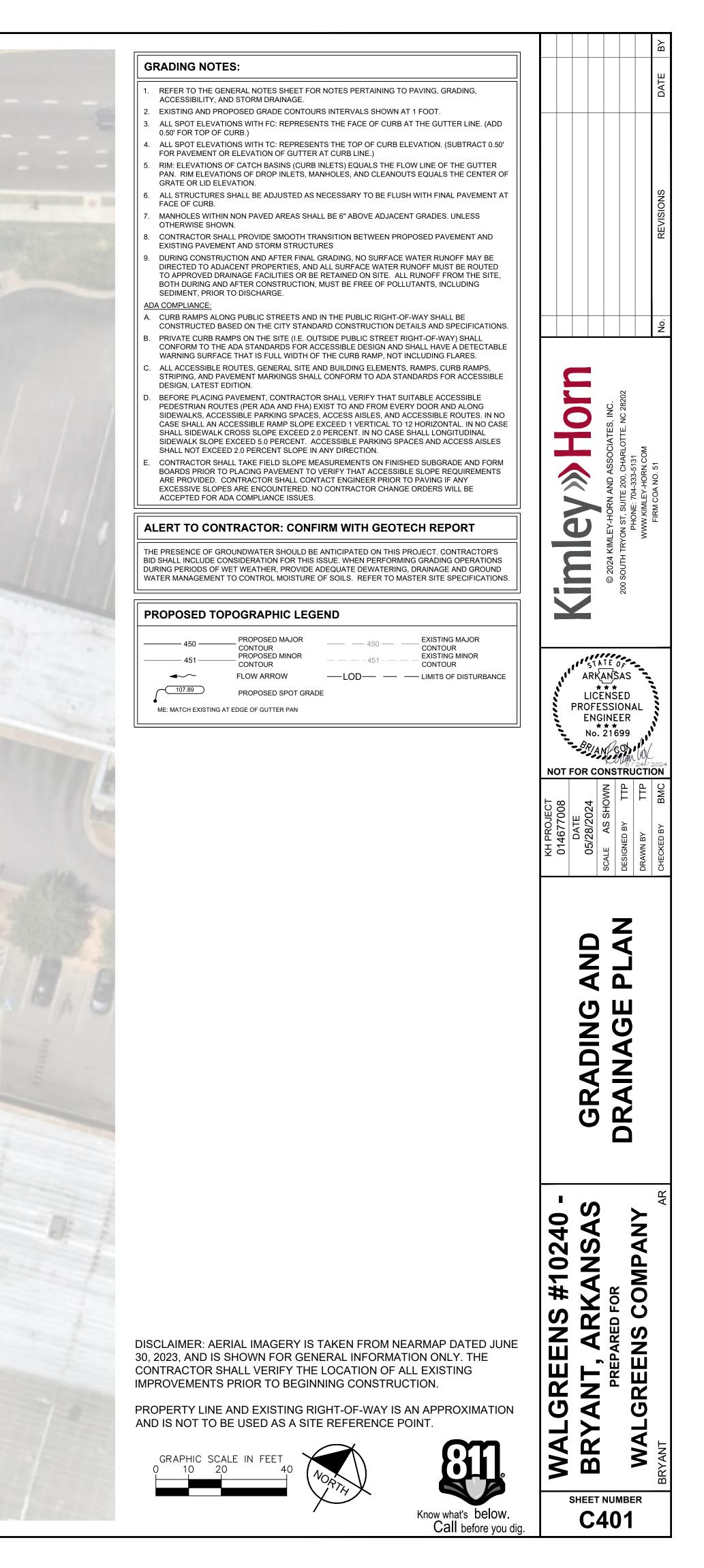
This document together with the concents and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates. Inc. shall be without liability to Kimley-Horn and Associates. Inc.

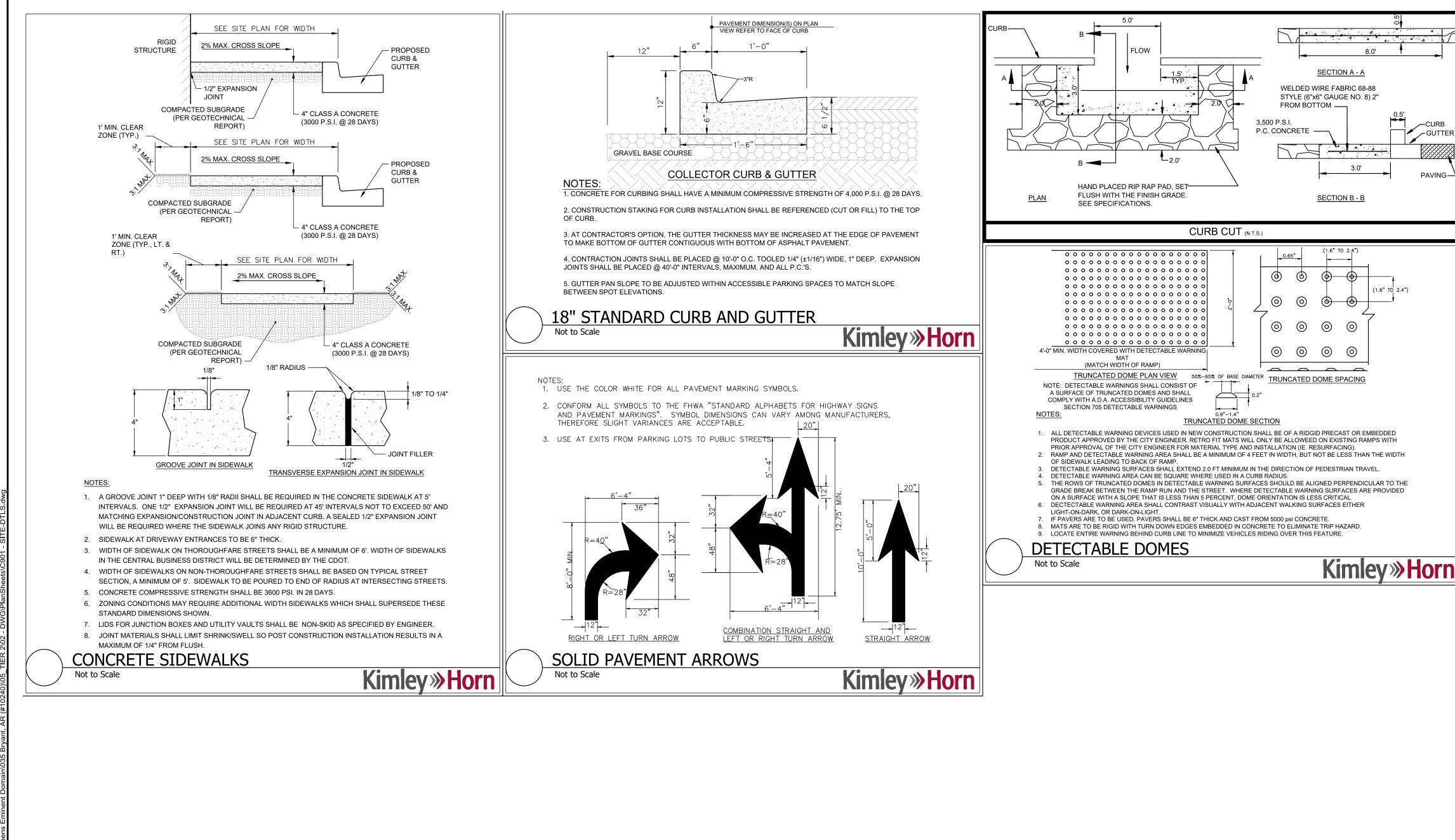
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WALGREENS COMPANY						
BRYANT AR		CHECKED BY BMC 202	FIRM COA NO. 51	No.	REVISIONS	DATE BY



	SITE DEVELOPMENT PLAN NOTES	3	
	SEE "GENERAL NOTES" SHEET FOR SITE GENER GRADING, AND ZONING NOTES. SEE "TOPOGRAPHICAL SURVEY" FOR COMPLET		DATE
	 PROPERTIES, ZONING AND USE. 3. SEE "SITE DETAILS" SHEETS FOR DETAILS REFE 4. ALL DIMENSIONS SHOWN ARE MEASURED FROM OTHERWISE NOTED. DIMENSIONS LABELED "ECO OF GUTTER. 5. DIMENSIONS TO THE BUILDING ARE MEASURED UNLESS OTHERWISE SHOWN. 6. BEARINGS, DIMENSIONS AND EASEMENTS ARE PLATS AND SURVEYS FOR ADDITIONAL PROPER 	M THE FACE OF CURB TO FACE OF CURB, UNLESS OP" ARE MEASURED FROM LIP OF GUTTER TO LIP TO THE EXTERIOR OF THE FOUNDATION WALL SHOWN FOR REFERENCE. REFER TO RECORDED	REVISIONS
	SITE DATA TABLE	SITE DATA TABLE	REVIS
	DEVELOPMENT DATA: TAX PARCEL ID 840-12074-002	PARKING PARKING PROVIDED: 69 SPACES	
	LAND USE COMMERCIAL TOTAL SITE AREA 2.56 ACRES TOTAL DISTURBED AREA 0.14 ACRES ZONING DATA:	STANDARD PARKING: 65 SPACES ADA PARKING / VAN: 3 / 1 SPACES PARKING REQUIRED: 50 SPACES STANDARD PARKING: 48 SPACES ADA PARKING / VAN: 1 / 1 SPACES	ÖZ
	FEMA FLOOD PANEL05125C0360EZONING DISTRICT:C-2MIN. LOT SIZE:20,000 SFMIN. LOT WIDTH:100 FTMAX. HEIGHT:4 STORIES		
11	SETBACKS:FRONT YARD15 FTSIDE YARD INTERIOR15 FTSIDE YARD EXTERIOR15 FTREAR YARD25 FT		Sociates, INC. Associates, INC. CHARLOTTE, NC 28202 5131 N.COM
	SITE PLAN KEY NOTES		ET SOU, CHARL PHORN AND ASSOC v ST, SUITE 200, CHARL PHONE: 704-333-5131 MW.KIMLEY-HORN.COM FIRM COA NO. 51
	E PROPOSED SITE LIGHT POLE AND CONDUIT	RENCED ON THE SITE PLANS.	© 2024 KIMLEY-HORN AND ASSOCI 200 SOUTH TRYON ST, SUITE 200, CHARLO PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM FIRM COA NO. 51
	(F) EXISTING ACCESSIBLE RAMP (G) 5' CURB CUT (SEE SITE DETAIL SHEET) PAVEMENT MARKINGS (M1) PAINTED DIRECTIONAL ARROW PAVEMENT M (M2) SWSL /4" - SINGLE WHITE SOLID LINE - 4" WIDE		STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER
- 21.	PROPOSED PROPERTY LEGEND		No. 21699
NEED/INSECT/DISEASE FREE		EXISTING RIGHT-OF-WAY	NOT FOR CONSTRUCTION
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THE MINIMUM ALLOWABLE SIZE AS NECESSARY TO	DISCLAIMER: AERIAL IMAGERY IS T 30, 2023, AND IS SHOWN FOR GENE CONTRACTOR SHALL VERIFY THE L IMPROVEMENTS PRIOR TO BEGINN	OCATION OF ALL EXISTING	T, AR REPARED
	PROPERTY LINE AND EXISTING RIG AND IS NOT TO BE USED AS A SITE	HT-OF-WAY IS AN APPROXIMATION	
	GRAPHIC SCALE IN FEET		SHEET NUMBER
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	No. REVISIONS DATE BY
	© 2024 KIMLEY-HORN AND ASSOCIATES, INC. © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM FIRM COA NO. 51
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	SITE DETAILS
	RANDERENS #10240 - BRYANT, ARKANSAS BRYANT, ARKANSAS REPARED FOR PREPARED FOR MALGREENS COMPANY BRANT BRANT AA

Kimley »Horn

May 29, 2024

Walgreens Store #10240 - Bryant Modification Narrative

This letter is to outline the modifications being proposed at the Walgreens site located at 5500 Highway 5 N, Bryant, AR 72022.

Due to the construction of the ARDOT roadway project no. 061335, the Walgreens' parking spaces located along Highway 5 frontage were taken out of compliance from the City's ordinance due to the loss in parking space depth. Therefore, we are proposing the removal of 10 of the existing 16 parking spaces. A landscaped island will replace the 10 parking spaces and contain a new sidewalk that connects the site's accessible route to the public sidewalk. This project will also require further coordination with ARDOT as we are working within their existing right-of-way.

If you have any further questions, please do not hesitate to contact me by phone at 479-388-1015 or by email at <u>matt.cox@kimley-horn.com</u> should you have any questions or need any addition information.

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC.

Matt Cox, PE





201 S. Elm St. Big Dog Gym Tonya Nichols 501-258-5462



City of Bryant Community Development 210 SW 3rd Street Bryant, AR 72022 PHONE: 501-943-0857 FAX: 501-943-0992 EMAIL:<u>tsmith@cityofbryant.com</u>

Temporary Business Application and Information

- Applications are due by 5:00 Pm Wednesday the week prior to the scheduled Development Review Committee meeting.
- Application deadlines and meeting dates can be found on the City of Bryant's website under the Planning and Community Development page or by clicking <u>HERE</u>.

Requirements for Submission

- Letter stating your request
- Complete and submit a <u>Temporary Business Application</u>
- Submit <u>\$25.00 application fee</u>
- Submit 8 copies of site plan showing:
 - Exact location of proposed temporary business including setbacks from streets or highway right-of-way.
 - Clearly identifying any open display areas.
 - The parking spaces to be dedicated by the owner of the property for use by this temporary business.
- Submit a <u>letter from the property owner</u> stating that they are in agreement with the site plan.
- If food establishment show approval from Arkansas Department of Health.
- Provide \$1,000 surety bond made payable to City of Bryant conditioned for faithful performance of the payment of all applicable fees and penalties.

Temporary Business Application

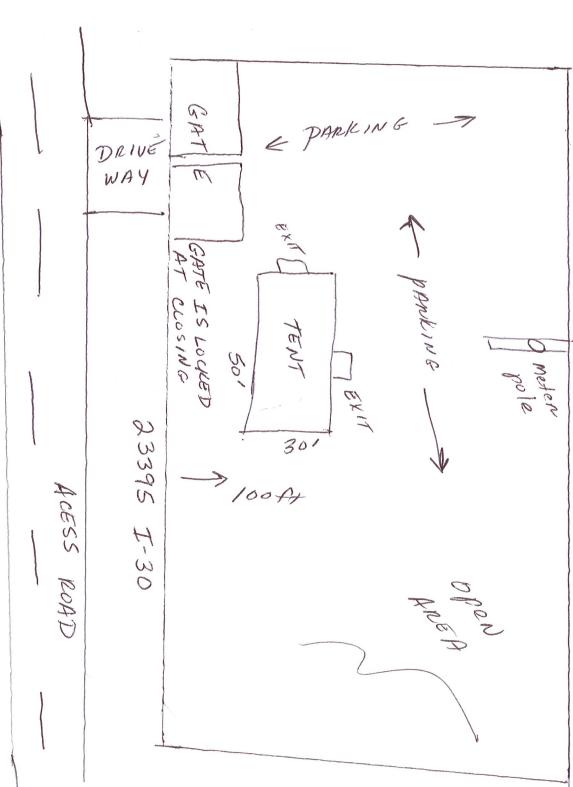
City of Bryant
Date: 5/20/24
Name of Business: FINE STAN FIREWORKS
Federal Tax Employer Identification Number: 453216261
Arkansas State Sales Tax Number: 55025/23 - 558
Type of Business: RETAIL SALES
Location of proposed Temporary Business: 23395 J-30 BRYANT, ARK
Parcel Number of Location of proposed Temporary Business: 23395 1-36
Owner Mailing Address: N.O. BUYG BRYANT, ARK 72089
Contact Person: JEFF HOLDER
Daytime Phone Number: Evening Phone Number: Evening Phone Number: $501 - 350 - 6684$
Please check the category you are applying for. Permits cannot exceed the following time limits:
Carnivals 30 Days Fireworks stands or tents 30 Days Christmas tree stands, tents or lots 60 Days General commercial sales stands, tents or lots 90 Days Concession/Refreshment stands/Food Service 180 Days

Beginning Date Requested Junte 20TH Ending Date Requested July 7714

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature

Mark Bridger



*

*

To the City of Bryont.

Hello my nome in Mach Budford. I am the owner of Fine Star Fireborton, I am requesting to have mining to retail Fireworks inside the city limits of Bryort, Ank. I have meriously done business the post two years at the proposed locations for this pelling season : & follow all rules, regulations, and ordinances that base been established by the City of Bryont. Please consider my business for this reproming finanks season & Rank you Mash Baffer 903-826-4453

5/20/24



City of Bryant Community Development 210 SW 3rd Street Bryant, AR 72022 PHONE: 501-943-0857 FAX: 501-943-0992 EMAIL:<u>tsmith@cityofbryant.com</u>

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- Submit a <u>letter from the property owner</u> stating that they are in agreement with the site plan.
- □ If food establishment show approval from **Arkansas Department of Health.**
- Provide \$1,000 surety bond made payable to City of Bryant conditioned for faithful performance of the payment of all applicable fees and penalties.

Temporary Business Application

City of Bryant

Date: 5/20/24
Name of Business: Five Star Fireworks
Federal Tax Employer Identification Number: 453216207
Arkansas State Sales Tax Number: <u>55025123</u>
Type of Business: <u>Retail Sales</u>
Location of proposed Temporary Business: <u>5407 Itwy 5, Bryant, AKK</u> .
Parcel Number of Location of proposed Temporary Business: 5407 Hwy 5
Owner Mailing Address: 5407 Hwy 5 Bryant, AR. 72084
Contact Person: BJ Grant
Daytime Phone Number: $501-847-30^{54}$ Evening Phone Number: $501-847-305$

Please check the category you are applying for. Permits cannot exceed the following time limits:

Carnivals	30 Days
Fireworks stands or tents	30 Days
Christmas tree stands, tents or lots	60 Days
General commercial sales stands, tents or lots	90 Days
Concession/Refreshment stands/Food Service	180 Days

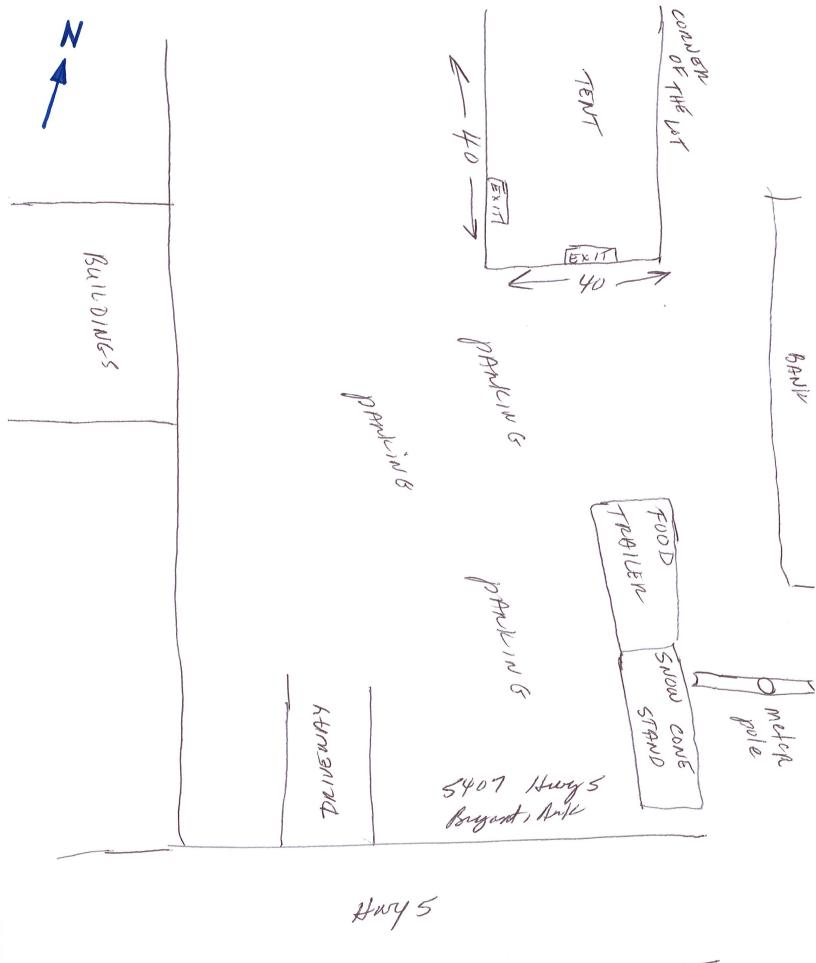
Beginning Date Requested <u>June 20,24</u> Ending Date Requested <u>July</u>

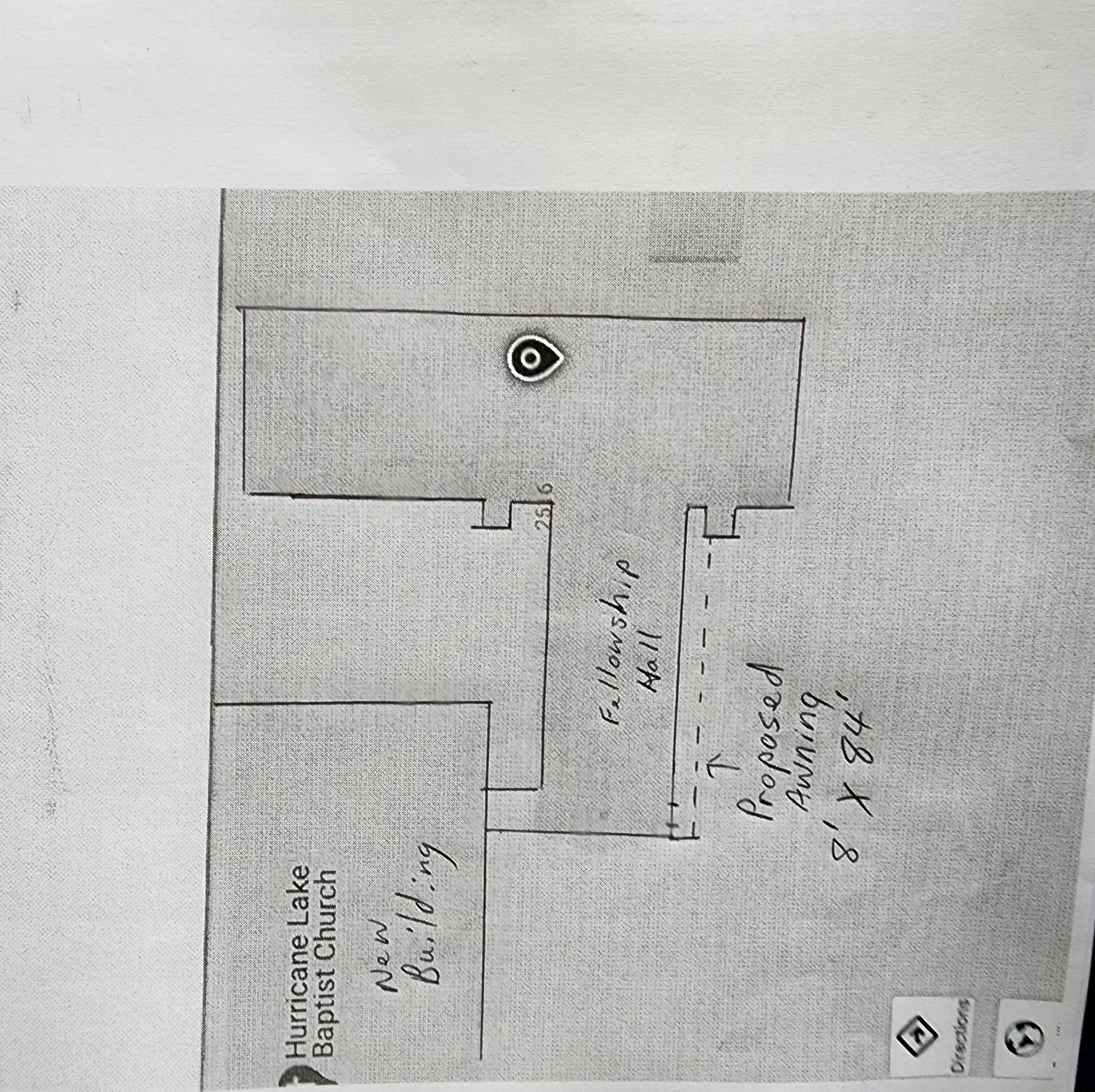
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Owners Signature Mark Bladface

5/20/24 To the City of Bryont.

Dam the owner of Fire Star Firedont. Dam the owner of Fire Star Firedont. Dam requesting to have Juivilege to retail fireworks inside the city limits of Bryart, Ank. I have meriously done business the post two years at the proposed locations for this pelling season : & follow all rules, regulations, and ordinances that have been established by the City of Bryont. Please consider my tusinen for this repressing fireworks season " Pantle Jou Mash Boffer 903-826-4453







City of Bryant, Arkansas Community Development 210 SW 3rd Street Bryant, AR 72022 501-943-0943



Temporary Business Application For the Sale of Fireworks

- Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.
- Application Deadlines and dates can be found at <u>www_styletbryans.dom</u> under the Community Development tab.

Date: 6/6/24

Business Information:

Name AMOCO'S Fineworks	
Federal Tax Employer ID Number 710311720	
Arkansas State Sales Tax Number <u>034327-60-001</u>	
Location of Proposed Temporary Business PETEL CUNNinghan First Sarhan BATIST church	Ц
Location of Proposed Temporary Business <u>Perce</u> Curve rehand First Sarhan BATTER Church (SAME LOCATION AS) 604 South Aerwoods Ad. LAST JEAR <u>Contact Person:</u>	
Name Tom Anniel Name Tenny HAMPER	
Address 4802 LexingTon PAR CA. Address 3208 S. Shope Rd	
BRYANT, AR BRYANT, AR	
Phone 501-758-2624 Phone 501-590-8007	
Email ALKANSAS TENT CYAHOO. CON Email THARPER 1777 C GMAil. CON	

Checklist for Submission

- Completed Application and Checklist
- Twenty-Five Dollar (\$25.00) Application fee
- Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount. (Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

(Continued on Page 2)

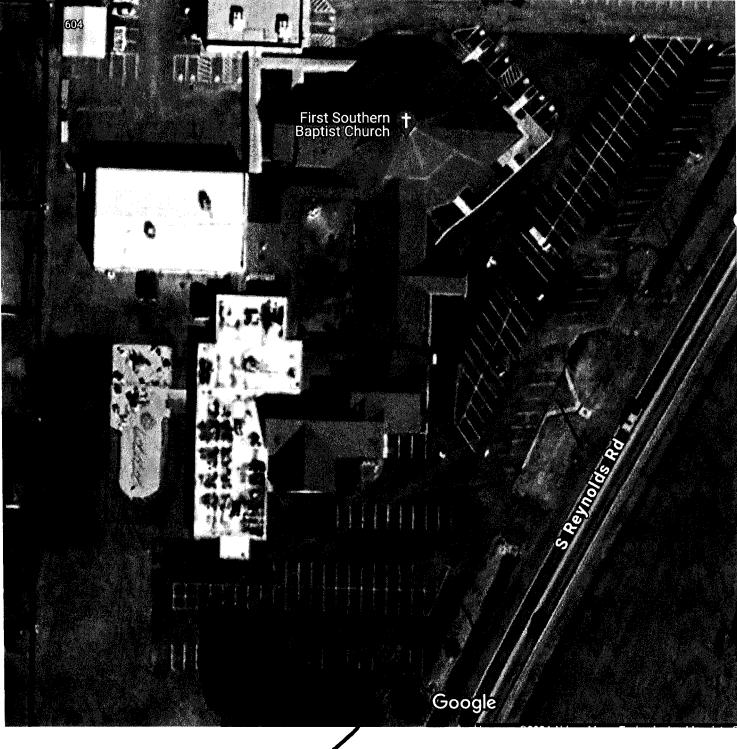
- Eight (8) copies of a Site Plan:
 - Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas
 - Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures
 - Show parking spaces dedicated by the owner of the property for use by the temporary business.
- Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits
 Minimum exit width shall be 72 in. All exits shall be identified with proper signage
- □ No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits
- 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground
- Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

 $\mathcal{F}_{i} = \mathcal{F}_{i} + \mathcal{F}_{i}$

READ CAREFULLY BEFORE SIGNING

I <u>formation contained within this application is true and correct</u>. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation.

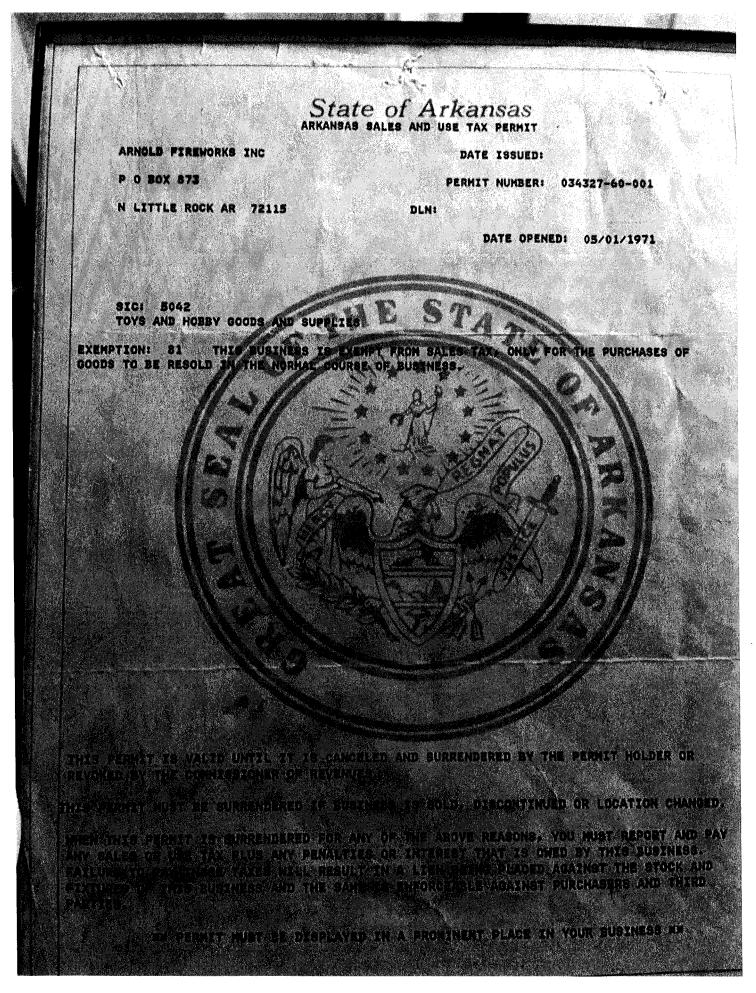
Owners Signature



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THIS CERTIFICATE IS ISSUED AS A I CERTIFICATE DOES NOT AFFIRMATI BELOW. THIS CERTIFICATE OF INS REPRESENTATIVE OR PRODUCER, AI	VEL	OR NCE	NEGATIVELY AMEND, DOES NOT CONSTITUT	EXTEN	ID OR ALTE	R THE COV	ERAGE AFFORDED	TE HOI BY THE	LDER. THIS POLICIES
IMPORTANT: If the certificate holder If SUBROGATION IS WAIVED, subject this certificate does not confer rights t	to th	e ter	ms and conditions of th	e polic	y, certain po	licies may r			
PRODUCER				CONTAC NAME:					ana kanana na ka kanana yila chanana faa fa dana aa a
PROFESSIONAL PROGRAM INSURANCE	BRO	KER	AGE	PHONE (A/C, No	Ext): 415-47	5-4300	FAX (A/C, No	; 415-4	75-4303
DIVISION OF SPG INSURANCE SOLUTIO	NS, I	LC		E-MAIL	SS:				
1304 SOUTHPOINT BLVD., #101						URER(S) AFFOR	DING COVERAGE		NAIC #
PETALUMA			CA 94954	INSURE			at Lloyd's, London		AA-1128623
INSURED				INSURE	RB:				
Arnold Fireworks, Inc.; Spa F	irewo	orks, (Co.	INSURE	RC:				
PO Box 873				INSURE			na di para any kana kana kana kana kana kana kana		
				INSURE	RE:				
N. Little Rock			AR 72115	INSURE	RF:				
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THIS IS TO CERTIFY THAT THE POLICIES INDICATED. NOTWITHSTANDING ANY RI CERTIFICATE MAY BE ISSUED OR MAY EXCLUSIONS AND CONDITIONS OF SUCH	PERT	REME	NT, TERM OR CONDITION THE INSURANCE AFFORD	OF AN' ED BY	Y CONTRACT	OR OTHER D	DOCUMENT WITH RESP	ECT TO	WHICH THIS
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							MED EXP (Any one person)	\$	
A	X		PY/24-0050		04/30/2024	04/30/2025	PERSONAL & ADV INJURY	\$	
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OTHER:								\$	
AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$	
ANY AUTO							BODILY INJURY (Per person) \$	
OWNED SCHEDULED AUTOS							BODILY INJURY (Per accide	nt) \$	
HIRED NON-OWNED AUTOS ONLY							PROPERTY DAMAGE (Per accident)	\$	
								\$	
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EXCESS LIAB CLAIMS-MADE	=						AGGREGATE	\$	
DED RETENTION \$								\$	
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							PER OTH STATUTE ER	-	
ANYPROPRIETOR/PARTNER/EXECUTIVE	N/A						E.L. EACH ACCIDENT	\$	
OFFICER/MEMBEREXCLUDED? (Mandatory in NH)	NIA	·					E.L. DISEASE - EA EMPLOY	EE \$	
If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIM	IT \$	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHIC Albert Arey are Additional Insured as resp 07/07/2024.								om 06/24	1/2024 through
					0000			ningin met nem an deservation	
Albert Arey				SH	E EXPIRATIO	THE ABOVE I	DESCRIBED POLICIES BI IEREOF, NOTICE WILL CY PROVISIONS.		
2625 Springhill Rd				AUTH	ORIZED REPRES	ENTATIVE			
				AUTH					
Bryant			AR 72019	2	Jusan E				
ACORD 25 (2016/03)		The /	ACORD name and logo a	are reg			CORD CORPORATIO	N. All ri	ghts reserved

Jake Dennis Free STATE FIRE MARSHAL	NON TRANSFERABLE	DIRECTOR and STATE HOMELAND SECURITY ADVISOR
Jake Dennis Free		AJ GARY
		04/30/2025
		LICENSE EXPIRES
<u>8</u>	is duly license to transact business in the State of Arkansas as a Fireworks: IMPORTER LICENSE	is du
	This is to certify that Arnold Fireworks, Inc.	
	FIREWORKS LICENSE	
Date of Issue 05/01/2023	State Fire Marshal	Permit Number FWI.0001220
Returns AS' HO	Office of Fire Services	
	THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS	THI





City of Bryant, Arkansas Community Development 210 SW 3rd Street Bryant, AR 72022 501-943-0943



Temporary Business Application For the Sale of Fireworks

- Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.
- Application Deadlines and dates can be found at <u>www.cityofbryant.com</u> under the Community Development tab.

Date: 4

Business Information:

Name Apports Fineworks
Federal Tax Employer ID Number 710311 720
Arkansas State Sales Tax Number <u>の34327-60-001</u>
Location of Proposed Temporary Business <u>ALBERT AACT 2625 STRINGLICE AND</u> BATANT SAME LOUATION AS LAST YEAR) 501-454-1252
Business Owner: Contact Person:
Name Tom April Name TEANY HAAPER
Address 4802 LexingTon PACK CA. Address 3208 S. Shoke Rd
BRYANT, AR BRYANT, AR
Phone 501-758-2624 Phone 501-590-8003
Email ALKANSAS TENT CYAHOO. CON Email THARPER 1777 & GMAil. CON

Checklist for Submission

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- □ Twenty-Five Dollar (\$25.00) Application fee
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(Continued on Page 2)

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 Minimum exit width shall be 72 in. All exits shall be identified with proper signage
- No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits
- 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground
- Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

. . . .

READ CAREFULLY BEFORE SIGNING

1 Tun Aniel

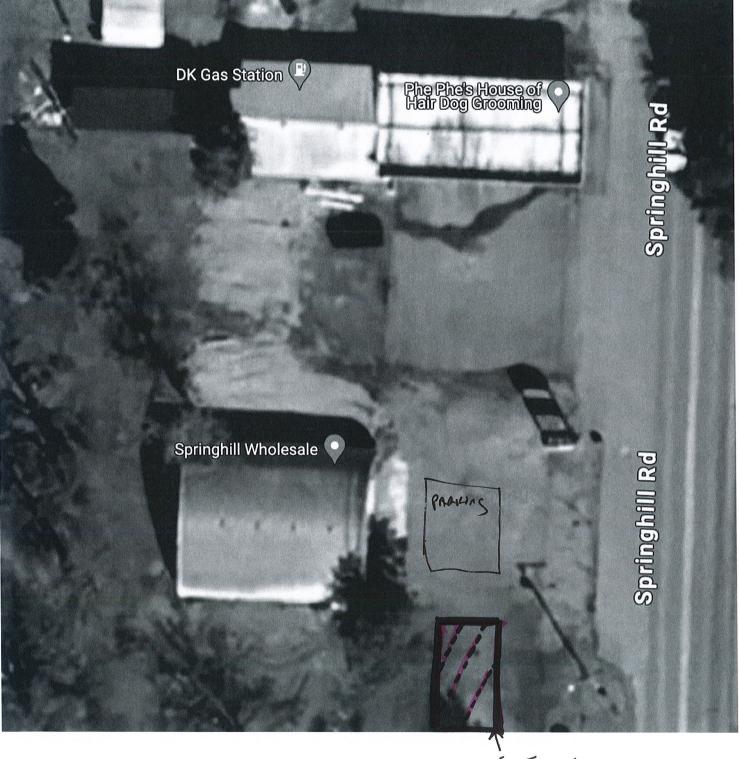
_____, do hereby certify that all

1 ...

information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation.

Owners Signature

Springhill.png

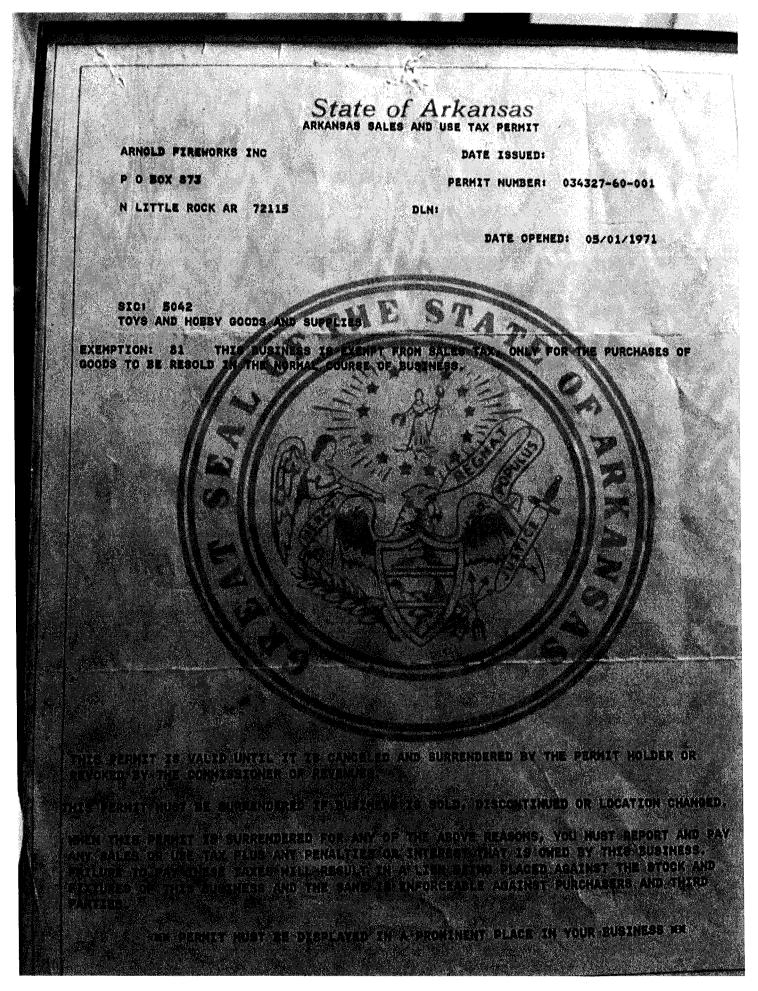


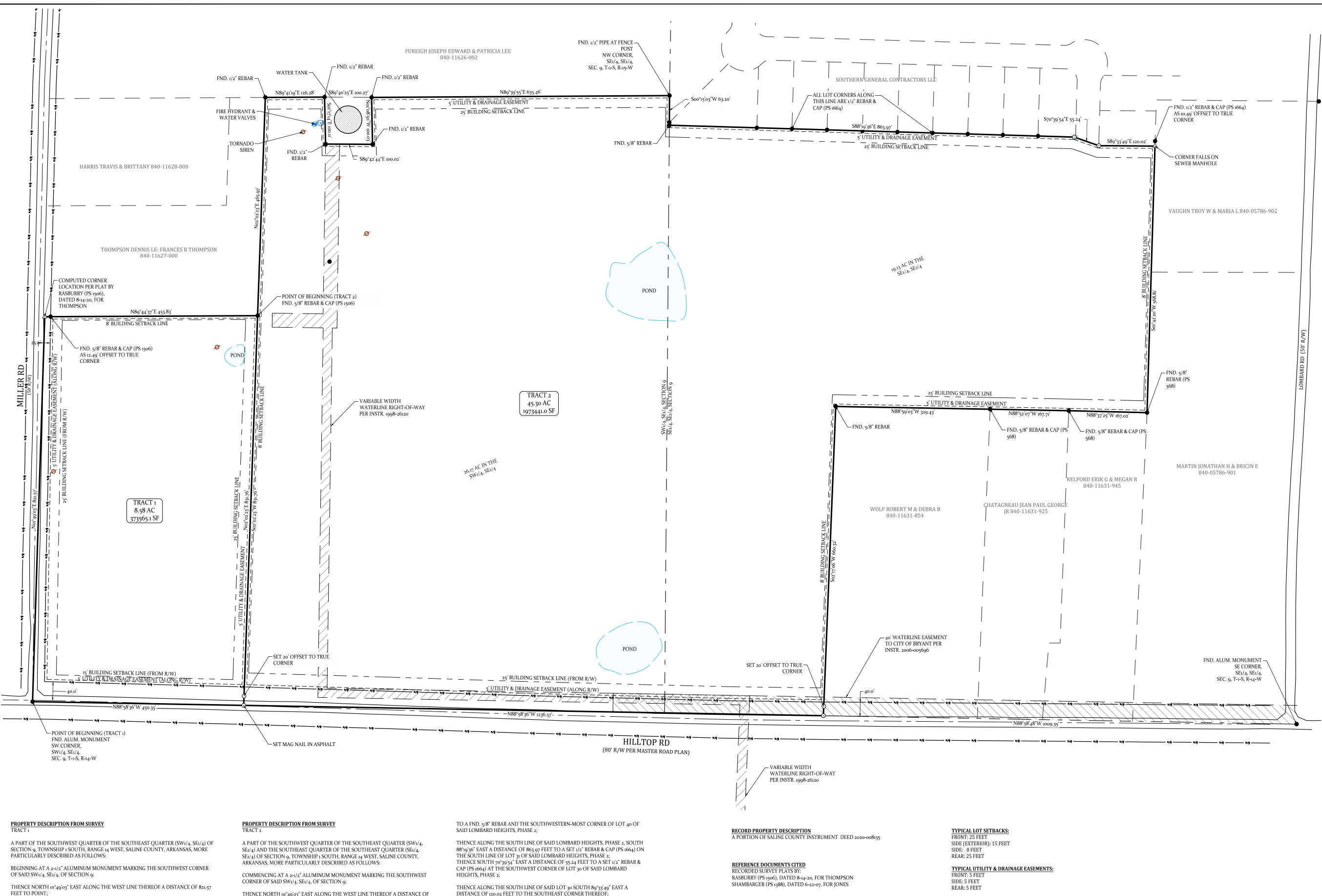
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	FICATE HOLDER					CELLATION				
	uthern Baptist Church				TH	E EXPIRATIO	N DATE TH	DESCRIBED POLICIES BE IEREOF, NOTICE WILL CYPROVISIONS.		
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Bryan	t			AR 72022	2	Jusan E				
						© 1	988-2015 AG	CORD CORPORATION	All rig	ghts reserved

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Jake Dennis Free STATE FIRE MARSHAL	Ja NON TRANSFERABLE STAT	DIRECTOR and STATE HOMELAND SECURITY ADVISOR
Jake Dennis Free	Jake	AJ GARY
		04/30/2025
		LICENSE EXPIRES
	is duly license to transact business in the State of Arkansas as a Fireworks: IMPORTER LICENSE	is duly lice
	This is to certify that	
	FIREWORKS LICENSE	
Date of Issue 05/01/2023	State Fire Marshal	Permit Number FW1.0001220
TON HOLESSEN	Office of Fire Services	
MELAND SECURITY & D	THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS	THIS LIC





THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506);

THENCE SOUTH 02°02'23" WEST A DISTANCE OF 831.76 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9; THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 450.35 FEET TO THE POINT OF BEGINNING; CONTAINING 373,565.14 SQUARE FEET, OR 8.58 ACRES, MORE OR LESS.

THENCE NORTH 01°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT;

THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING;

THENCE NORTH 02°02'23" EAST A DISTANCE OF 465.97 FEET TO A FND. 1/2" REBAR; THENCE NORTH 89°41'19" EAST A DISTANCE OF 126.28 FEET TO A FND. 1/2" REBAR;

THENCE SOUTH 01°17'14" EAST A DISTANCE OF 100.11 FEET TO A FND. 1/2" REBAR; THENCE SOUTH 89°42'44" EAST A DISTANCE OF 100.02 FEET TO A FND. 1/2" REBAR;

THENCE NORTH 01°08'50" WEST A DISTANCE OF 100.03 FEET TO A FND. 1/2" REBAR; THENCE NORTH 89°39'55" EAST A DISTANCE OF 635.46 FEET TO A FND. 1/2" PIPE AND THE NORTHWEST CORNER OF SAID, SE1/4, SE1/4, OF SECTION 9 ON THE WEST LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD

AS INSTRUMENT 2023-019236; THENCE ALONG SAID WEST LINE SOUTH 00°15'03" WEST A DISTANCE OF 63.20 FEET

THENCE LEAVING SAID SOUTH LINE SOUTH 01°42'20" WEST A DISTANCE OF 568.81 FEET TO A 5/8" REBAR & CAP (PS 568);

THENCE NORTH 88°37'25" WEST A DISTANCE OF 167.02 FEET TO A FND. 5/8" REBAR & CAP (PS 568);

& CAP (PS 568); THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR;

THENCE SOUTH 02°17′06″ WEST A DISTANCE OF 660.32 FEET TO A SET 1/2″ REBAR & CAP (PS 1664) ON THE SOUTH LINE OF SAID SE1/4, SE1/4, OF SECTION 9;

THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 1,236.57 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD;

THENCE LEAVING SAID SOUTH LINE NORTH 02°02'23" EAST A DISTANCE OF 831.76 FEET TO THE POINT OF BEGINNING; CONTAINING 1,973,470.21 SQUARE FEET, OR 45.30 ACRES, MORE OR LESS.

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW: PANEL # <u>05125C0225E</u>, DATED: <u>06/05/2020</u>

FLOOD ZONE INFORMATION

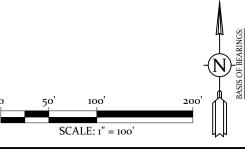
THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR

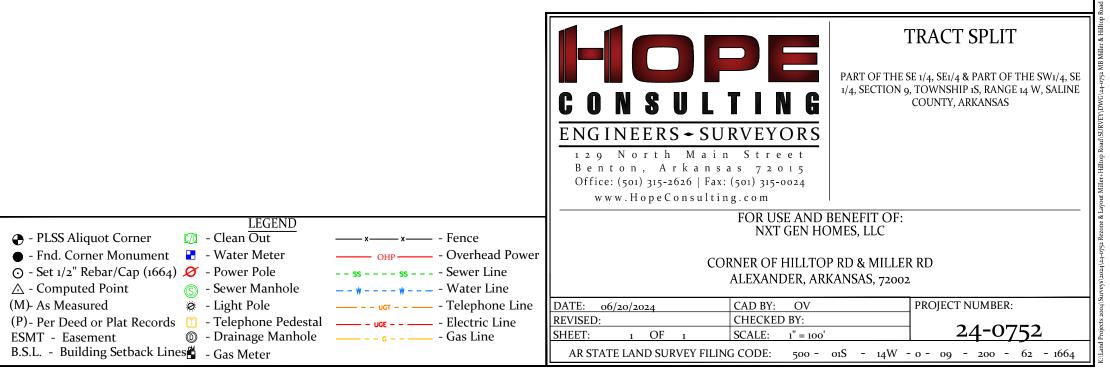
SURVEY DETAILS AND NOTES NXT GEN HOMES, LLC OWNER OF RECORD: HILLTOP RD AND MILLER RD PHYSICAL ADDRESS: COUNTY PARCEL TAX ID: PART OF 840-11625-125 CURRENT ZONING:

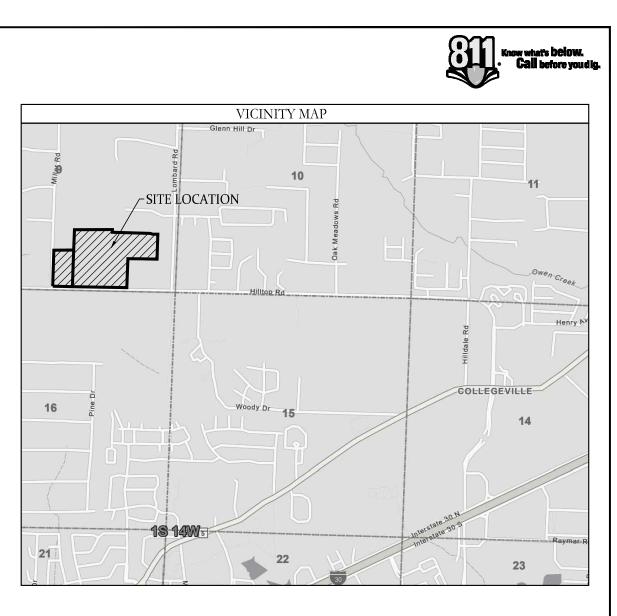
R-2 RESIDENTIAL DISTRICT ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.







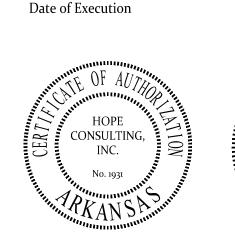
CERTIFICATE OF OWNER:

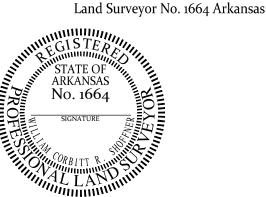
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution: _____ _ Name: Source of Title: WARRANTY DEED 2020-008135

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, William Corbitt R. Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides.





CERTIFICATE OF FINAL PLAT APPROVAL:

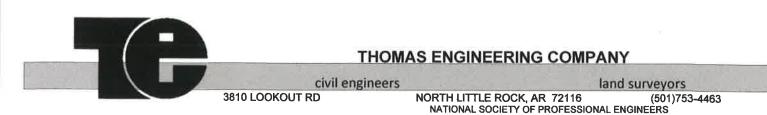
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____ All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Name Bryant Planning Commission Chairman

William Corbitt R. Shoffner

Registered Professional



June 19, 2024

Mr. Colton Leonard City of Community Development 210 SW 3rd Street Bryant, AR 72022

RE: Civil Site Plans and Preliminary Plat Little Caesars

Dear Mr. Leonard:

Please accept this letter as our application for the above referenced submittal.

The owner is requesting a site plan review and preliminary final plat of Lot 1, Little Caesars Addition to the City of Bryant to allow the construction of a Little Caesars Restaurant and associated parking.

If you have any questions, please give me a call.

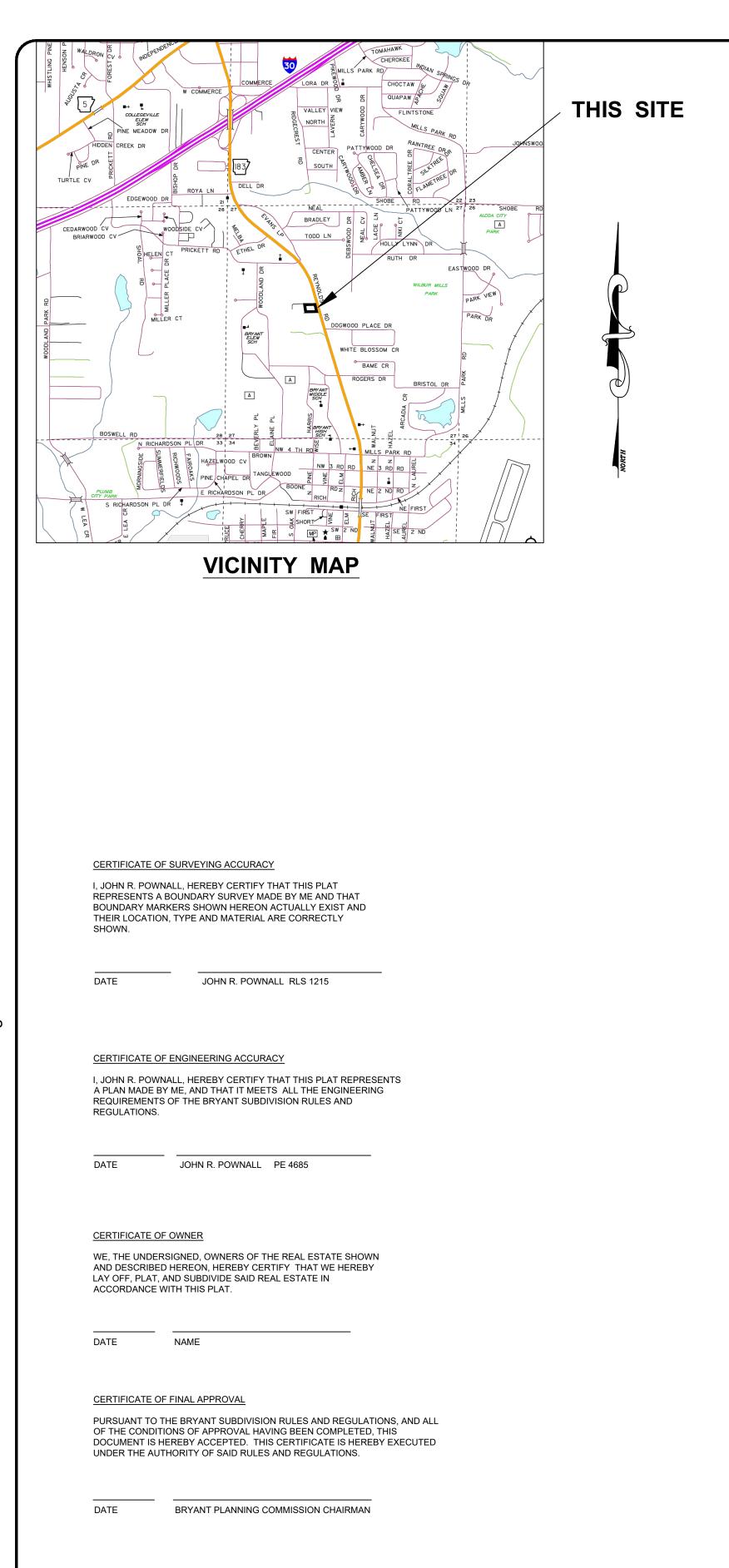
Sincerely,

Rounall

John R. Pownall, P.E. President

JRP/ab

cc: Mike Fritz Chris Smith



GENERAL NOTES

- 1. THIS PROPERTY IS ZONED C2. 2. THIS PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD
- INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050308 0380 E DATED JUNE 5, 2020. 3. BASIS OF BEARINGS: ARKANSAS STATE PLAIN, NAD 1983, SOUTH ZONE.

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