

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

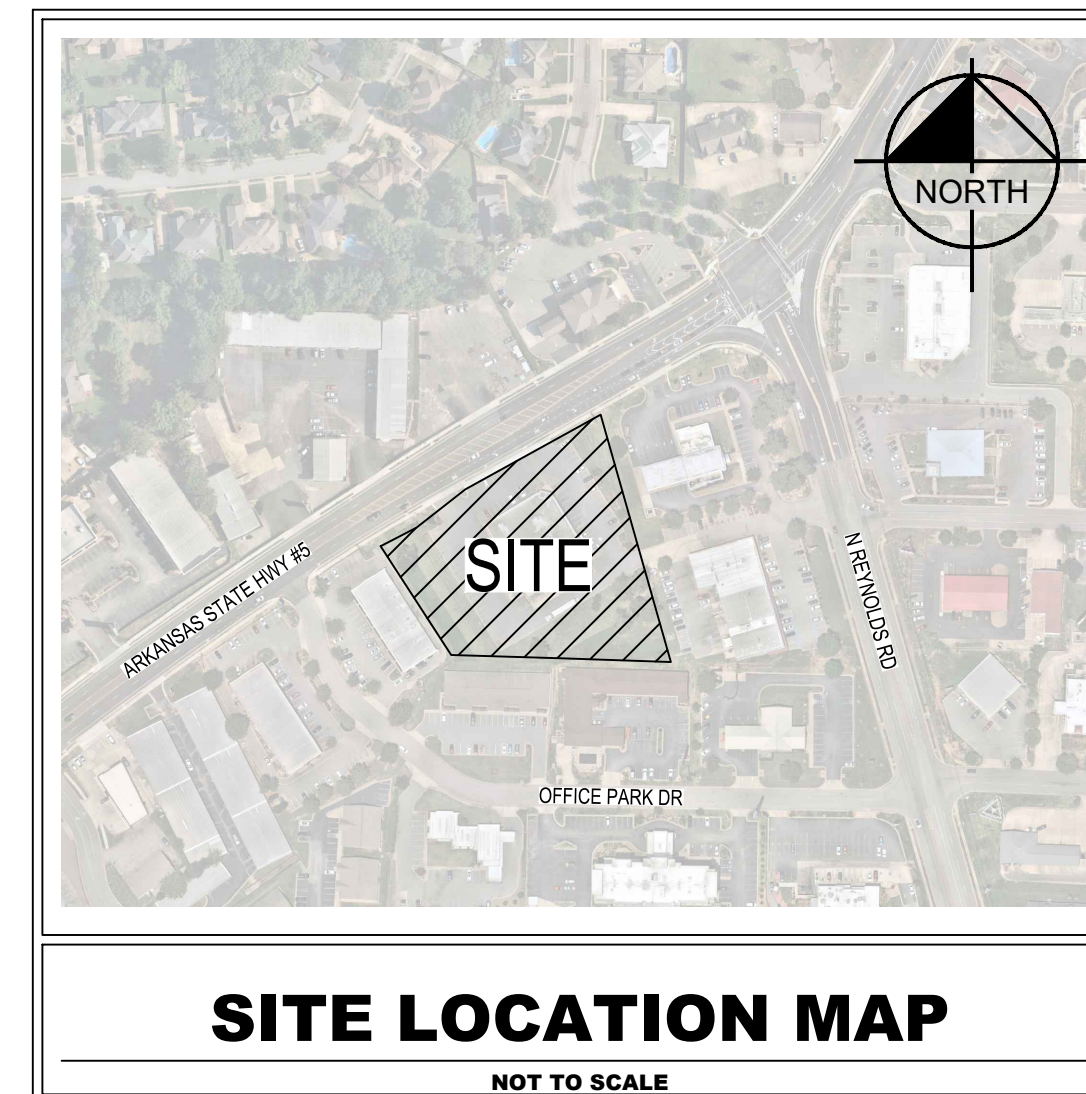
CITY OF BRYANT COMMUNITY DEVELOPMENT
COLTON LEONARD
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0301

PHONE COMPANY

AT&T
(800) 288-2020

GAS COMPANY

CENTERPOINT ENERGY
(800) 992-7552



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.

Sheet Number	Sheet Title
C001	COVER SHEET
C002	GENERAL NOTES
C101	TOPOGRAPHICAL SURVEY
C105	DEMOLITION PLAN
C201	EROSION CONTROL PLAN - PHASE 1
C202	EROSION CONTROL DETAILS
C301	SITE PLAN
C401	GRADING AND DRAINAGE PLAN
C901	SITE DETAILS

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

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



No.	REVISIONS	DATE	BY

Kimley >>> Horn

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 PHONE: 704-353-5131
 WWW.KIMLEY-HORN.COM
 FIRM COA NO. 51



KH PROJECT		DATE		SCALE		DESIGNED BY		DRAWN BY		CHECKED BY	
014677008		05/28/2024		AS SHOWN		TTP		TTP		BMC	

COVER SHEET

WALGREENS #10240 -
BRYANT, ARKANSAS
PREPARED FOR
WALGREENS COMPANY
BRYANT, AR

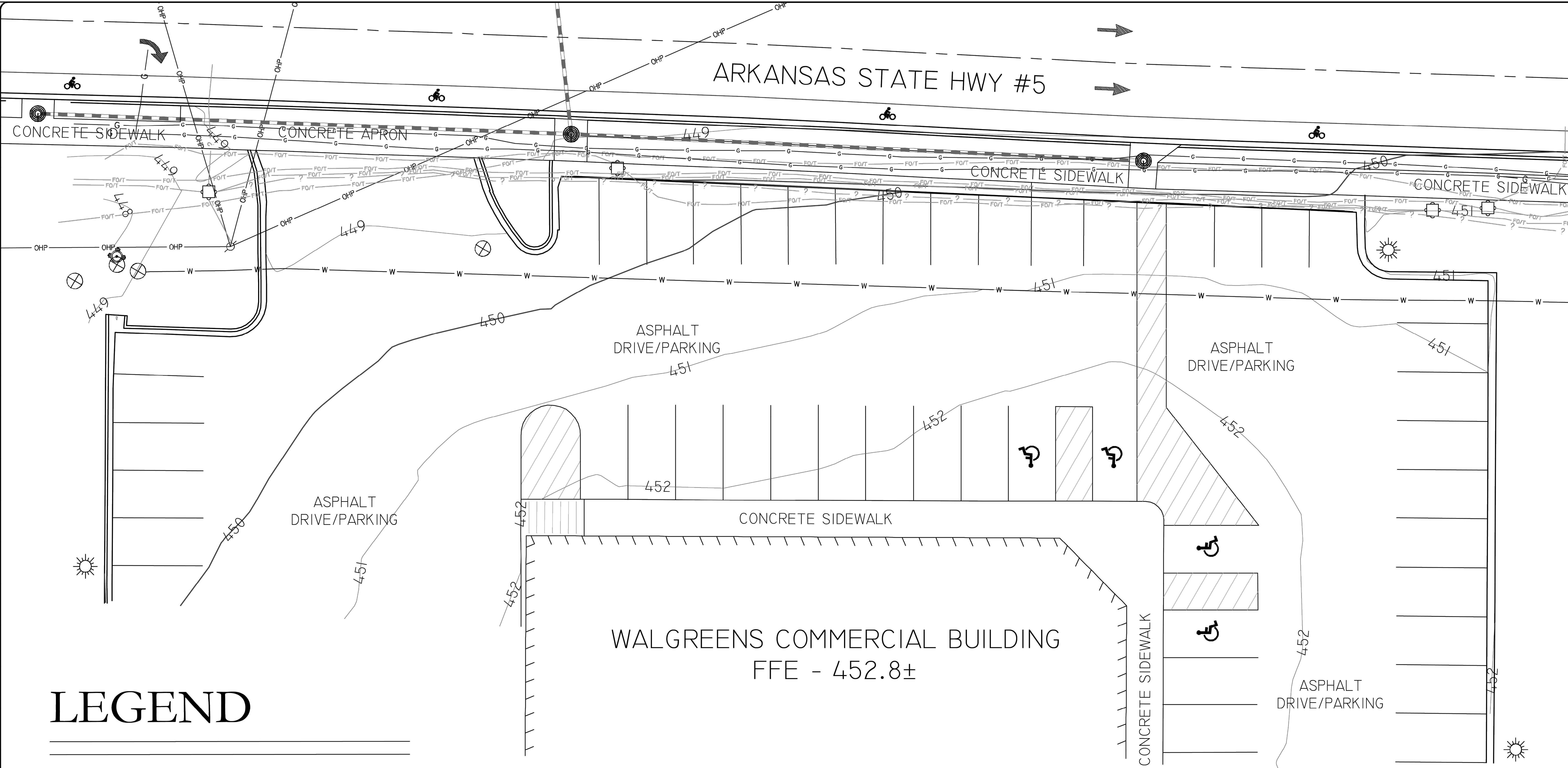
SHEET NUMBER
C001

Plotted By: Pouch, Title: Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: C001 - COVER SHEET, May 24, 2024, 01:29:30pm, K:\CHL - PRJ\018197\HSE\KH PA\041 - Walgreens Eminent Domain\036 Bryant, AR (R\10240)\05 - TIER 202 - DWG\Plan\Sheets\C001 - COVER SHEET.dwg

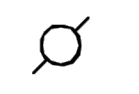






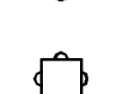




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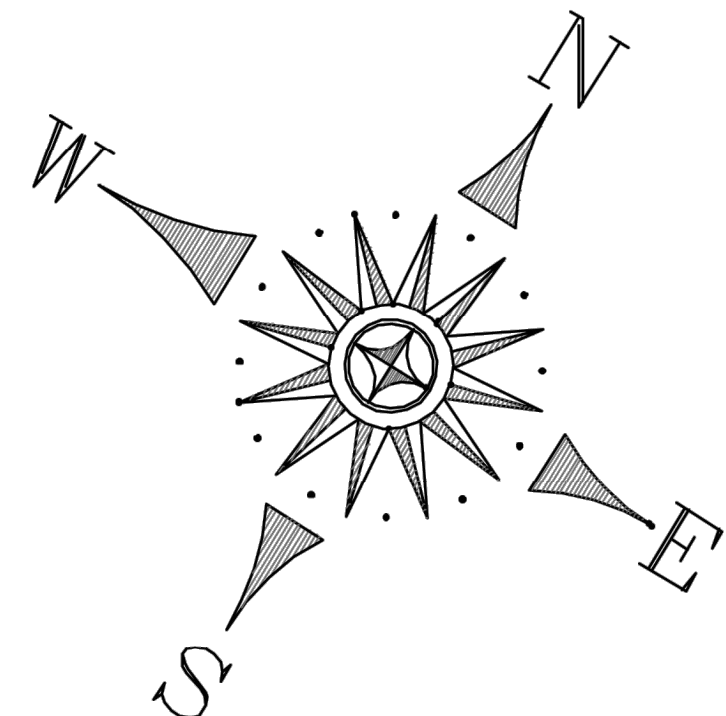
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 Project: Walgreens #10240 - Bryant, Arkansas Topographical Survey, May 24, 2024 01:11:47pm
 Project: Walgreens #10240 - Bryant, Arkansas Topographical Survey, May 24, 2024 01:11:47pm
 Project: Walgreens #10240 - Bryant, Arkansas Topographical Survey, May 24, 2024 01:11:47pm

CORNERSTONE
 SURVEYING & MAPPING
 1074 BOX 1074
 GREENBRIER, AR 72688
 PHONE (501) 659-1318
 SURVEY@CORNERSTONE.NET



LEGEND

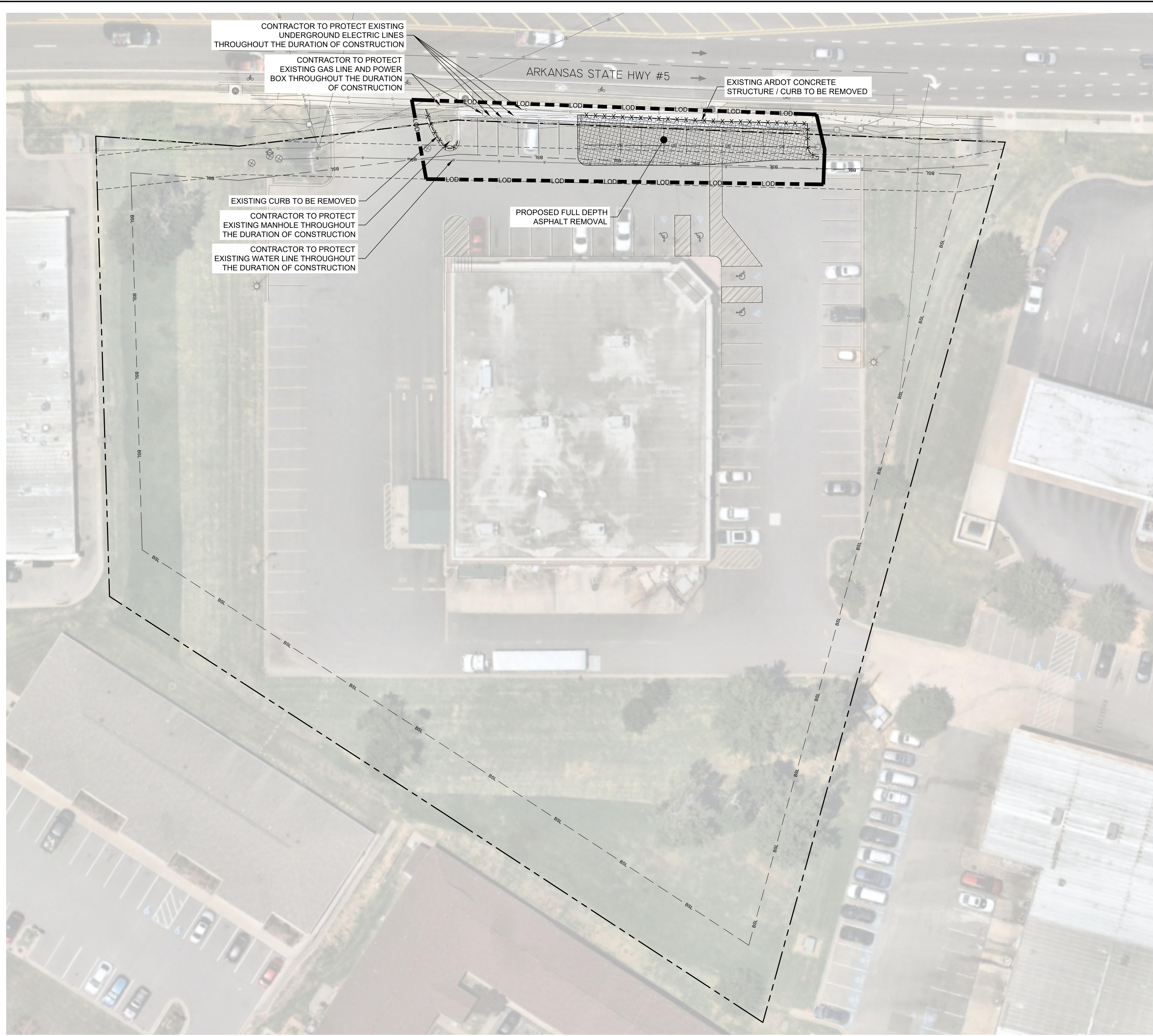
-  POWER POLE (OVER-HEAD ELECTRIC)
-  GUY WIRE ANCHOR
-  LIGHT POLE
-  WARNING OR INFO SIGN
-  STORM DRAIN COVER
-  WATER UTILITY BOX
-  UTILITY VALVE
-  FIRE HYDRANT
-  TELEPHONE PEDESTAL
-  SANITARY SEWER MANHOLE
-  UTILITY AS NOTED
-  GAS SERVICE



DRAWING INFORMATION		PROJECT TITLE	
FIELD TECH	A.P.	WALGREENS - BRYANT TOPOGRAPHICAL SURVEY LITTLE ROCK, ARKANSAS	
DRAWN BY	A.P.		
DRAWING DATE	10/19/23		
DRAWING SCALE	1"=20'		
PROJECT NUMBER		WALGREENS - BRYANT	
SHEET NUMBER		C-1	

05/28/2024 KHA PROJECT 01487708
TOPOGRAPHICAL SURVEY C101
 FOR REFERENCE ONLY

Plotted By: Pouch, Title Sheet: Walgreens #10240 - Bryant, Arkansas Layout: C105 DEMO, May 24, 2024, 01:12:50pm, K:\CHL\PRJ\018197_HSF&H PAU\41 Walgreens Eminent Domain\036 Bryant_AR (#10240)\05_TIER 202 - DWG\PlanSheets\C105 - DEMO.dwg



NOTE TO CONTRACTOR

CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES. CONTRACTOR SHALL REPAIR ANY DAMAGED FEATURES/UTILITIES TO THAT OF EXISTING OR BETTER CONDITION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPAIRS TO ANY DAMAGED ROADWAYS, CURB AND GUTTER, ASPHALT, ETC.

CONTRACTOR SHALL COMPLETELY REMOVE ALL FEATURES WITHIN THE LIMITS OF CONSTRUCTION / OVERALL PROJECT BOUNDARY IN ORDER TO CONSTRUCT PROPOSED IMPROVEMENTS AS SHOWN IN THESE PLANS.

ALERT TO CONTRACTOR

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CIVIL ENGINEERING CONSULTANT AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CIVIL ENGINEERING CONSULTANT AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

- TREE PROTECTION NOTES**
1. THE CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF CUT/FILL LINES, IN ADDITION TO THOSE THAT RECEIVE TREE/SHRUB PROTECTION BARRIERS. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE.
 2. WHEN ROOT PRUNING IS NECESSARY, CUT ROOTS CLEANLY USING A DISC TRENCHER AND IMMEDIATELY COVER ALL ROOT CUT SURFACES LARGER THAN TWO INCHES IN DIAMETER WITH TREE WOUND DRESSING. USE PLYWOOD FORMS WHEN TREE ROOTS ARE ADJACENT TO PROPOSED CURB & GUTTER OR SIDEWALK.
 3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
 4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
 5. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND IS NOT TO BE REMOVED UNTIL AFTER CONSTRUCTION.

CAUTION!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION LEGEND

DISTURBED AREA

TOTAL - ± 0.14 - ACRE

NO.	REVISIONS	DATE	BY

Kimley **Horn**

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FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRYANT, AR

NOT FOR CONSTRUCTION

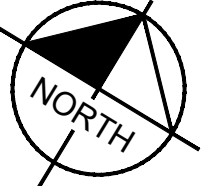
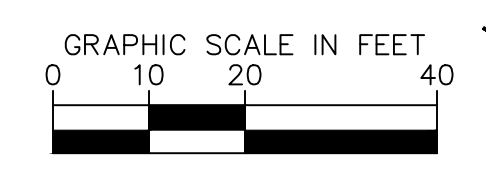
KH PROJECT	014677008
DATE	05/28/2024
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	BMC

DEMOLITION PLAN

WALGREENS #10240 - BRYANT, ARKANSAS
PREPARED FOR
WALGREENS COMPANY
BRYANT, AR

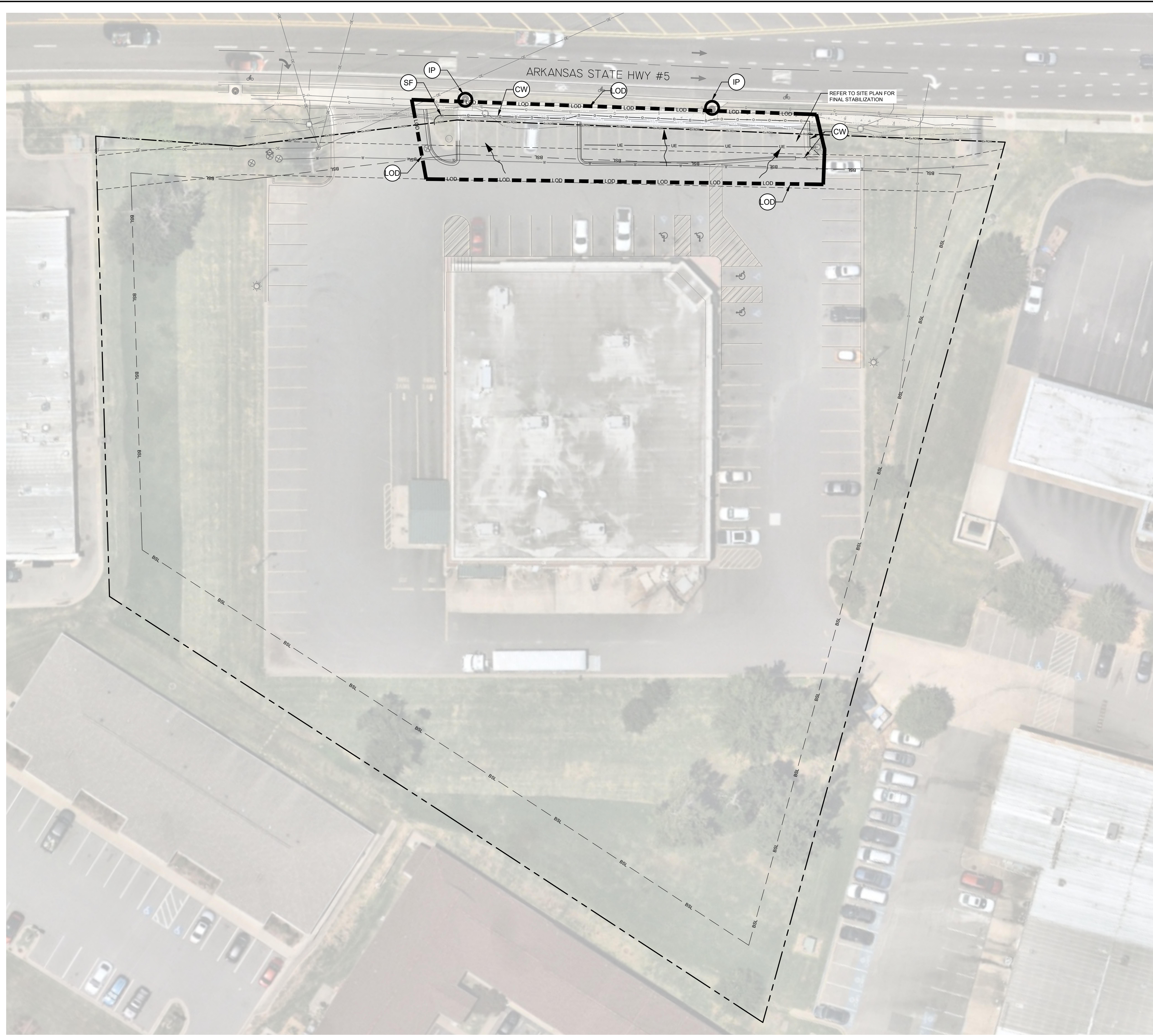
DISCLAIMER: AERIAL IMAGERY IS TAKEN FROM NEARMAP DATED JUNE 30, 2023, AND IS SHOWN FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

PROPERTY LINE AND EXISTING RIGHT-OF-WAY IS AN APPROXIMATION AND IS NOT TO BE USED AS A SITE REFERENCE POINT.



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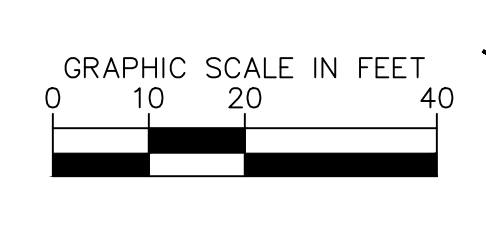


- NOTES TO CONTRACTOR**
- REFER TO GENERAL NOTES SHEET FOR EROSION CONTROL NOTES.
 - OWNER CREEK - FOURCREEK CREEK IS THE RECEIVING WATER BODY OF STORMWATER DISCHARGE FROM THIS SITE.
 - ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM A SITE WITH AN APPROVED EROSION CONTROL PLAN, A SITE REGULATED UNDER THE MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT. TRASH/DEBRIS FROM DEMOLITION ACTIVITIES OR GENERATED BY ANY ACTIVITIES ON SITE MUST BE DISPOSED OF AT A FACILITY REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT OR PER DIVISION OF SOLID WASTE MANAGEMENT OR DIVISION OF WATER RESOURCES RULES AND REGULATIONS.
 - STOCKPILES SHOULD NOT BE LOCATED WITHIN 50 FEET OF ANY STORM DRAIN, BASIN, OR STREAM UNLESS NO ALTERNATIVE IS FEASIBLE.
 - EFFECTIVE OCTOBER 1, 2010, PERSONS RESPONSIBLE FOR LAND DISTURBING ACTIVITIES MUST INSPECT THE SEDIMENT AND EROSION CONTROL MEASURES ON A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. SELF INSPECTION REPORTS ARE REQUIRED. A SAMPLE SELF-INSPECTION REPORT, AS WELL AS DETAILS OF THE SELF-INSPECTION PROGRAM, CAN BE FOUND ON THE LAND QUALITY WEB SITE.

DISTURBED AREA
TOTAL - ± 0.14 - ACRE

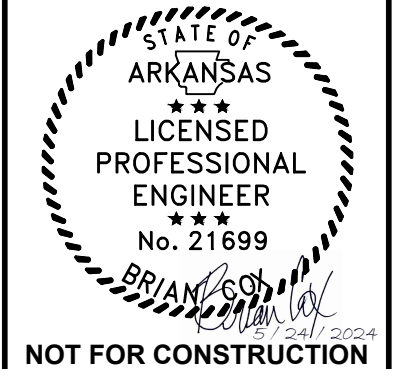
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Kimley-Horn
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FIRM CO. NO. 51



NOT FOR CONSTRUCTION

KH PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
014677008	05/28/2024	AS SHOWN	TTP	TTP	BMC

EROSION CONTROL PLAN - PHASE 1

WALGREENS #10240 - BRYANT, ARKANSAS
PREPARED FOR
WALGREENS COMPANY
BRYANT, AR

SHEET NUMBER
C201

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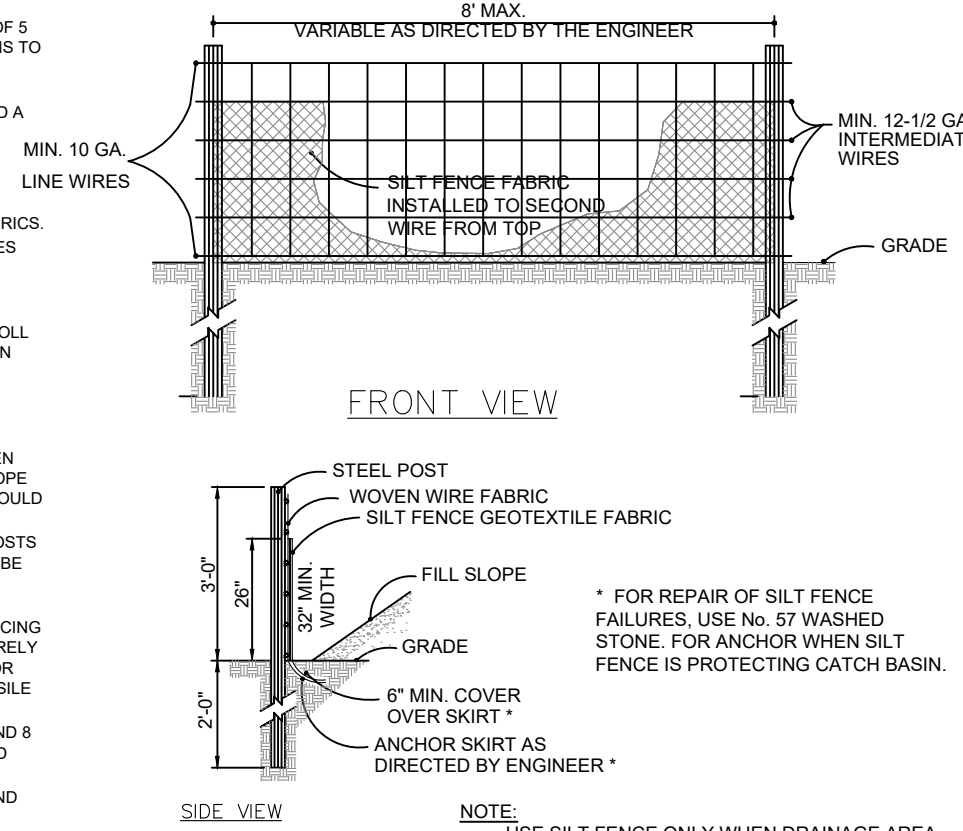
CONSTRUCTION SPECIFICATIONS

MATERIALS

- USE A SYNTHETIC FILTER FABRIC OF AT LEAST 80% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 681, WHICH IS SHOWN IN PART IN TABLE 6.2B.
- SYNTHETIC FILTER FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120° F.
- ENSURE THAT POSTS FOR SEDIMENT FENCES ARE 1/2" DIAMETER 1/4" MINIMUM STEEL WITH A MINIMUM LENGTH OF 5 FEET. MAKE SURE THAT STEEL POSTS HAVE PROJECTIONS TO FACILITATE FASTENING THE FABRIC.
- FOR REINFORCEMENT OF STANDARD STRENGTH FILTER FABRIC, USE WIRE FENCE WITH A MINIMUM 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES.

CONSTRUCTION

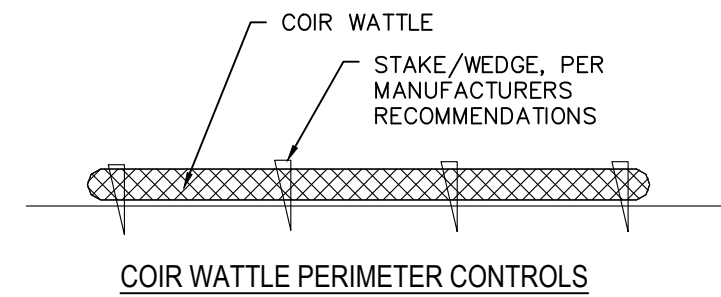
- CONSTRUCT THE SEDIMENT BARRIER OF STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24 INCHES ABOVE THE GROUND SURFACE. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)
- CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL. CUT TO LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
- SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH. FASTEN THE WIRE REINFORCEMENT, THEN FABRIC ON THE UPSLOPE SIDE OF THE FENCE POST. WIRE OR PLASTIC ZIP TIES SHOULD HAVE MINIMUM 50 POUND TENSILE STRENGTH.
- WHEN A WIRE MESH SUPPORT FENCE IS USED, SPACE POSTS A MAXIMUM OF 8 FEET APART. SUPPORT POSTS SHOULD BE DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES.
- EXTRA STRENGTH FILTER FABRIC WITH 6 FEET POST SPACING DOES NOT REQUIRE WIRE MESH SUPPORT FENCE. SECURELY FASTEN THE FILTER FABRIC DIRECTLY TO POSTS. WIRE OR PLASTIC ZIP TIES SHOULD HAVE MINIMUM 50 POUND TENSILE STRENGTH.
- EXCAVATE A TRENCH APPROXIMATELY 4 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- PLACE 12 INCHES OF THE FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
- BACKFILL THE TRENCH WITH SOIL PLACED OVER THE FILTER FABRIC AND COMPACT THROUGH COMPACTION OF THE BACKFILL IS CRITICAL TO SILT FENCE PERFORMANCE.
- DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.



MAINTENANCE

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

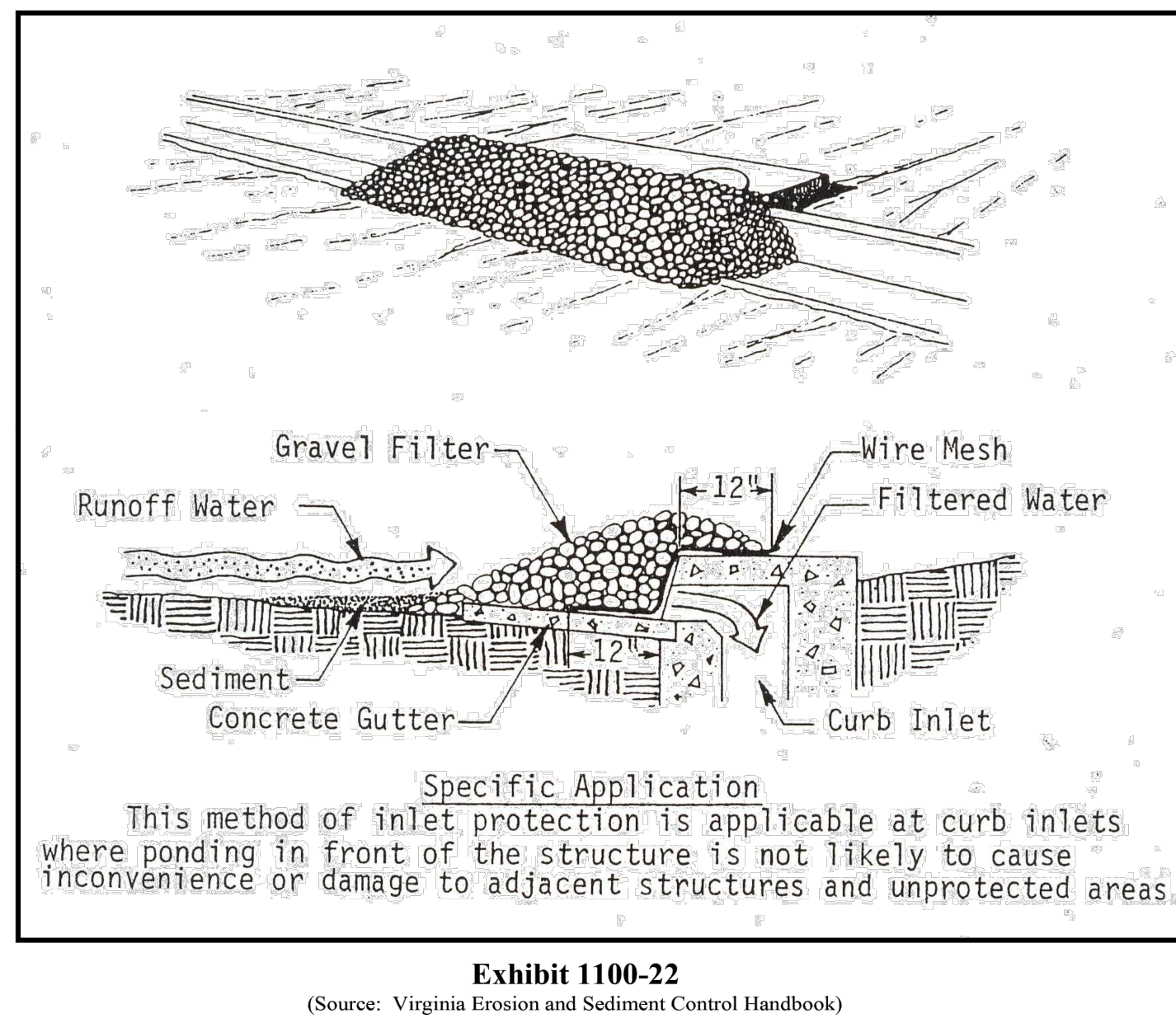
TEMPORARY SILT FENCE
Not to Scale



NOTES

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ON DRAINAGE WAY LINED WITH TURF REINFORCEMENT MAT (TRM) OR EROSION CONTROL BLANKET (ECB), COIR WATTLE SHALL BE INSTALLED AS CHECK DAMS (COIR WATTLE CHECK DAM).
- ON UNVEGETATED AND DISTURBED SLOPES OR SLOPES LINED WITH ECB, COIR WATTLE SHALL BE INSTALLED AS CHECK DAMS (COIR WATTLE PERIMETER CONTROLS).
- CONTRACTORS NOTE: FOR RECOMMENDED PRODUCT AND COMPANY INFORMATION VISIT <http://www.rollnka.com/GN/SecWatt.html>.
- 12" WATTLES ANCHOR IN TRENCH 1/4-1/3 ROLL AND SHOW STAKE SPACING.

COIR WATTLE
Not to Scale



NO.	REVISIONS	DATE	BY

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FIRM CO. NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRYANT

NOT FOR CONSTRUCTION

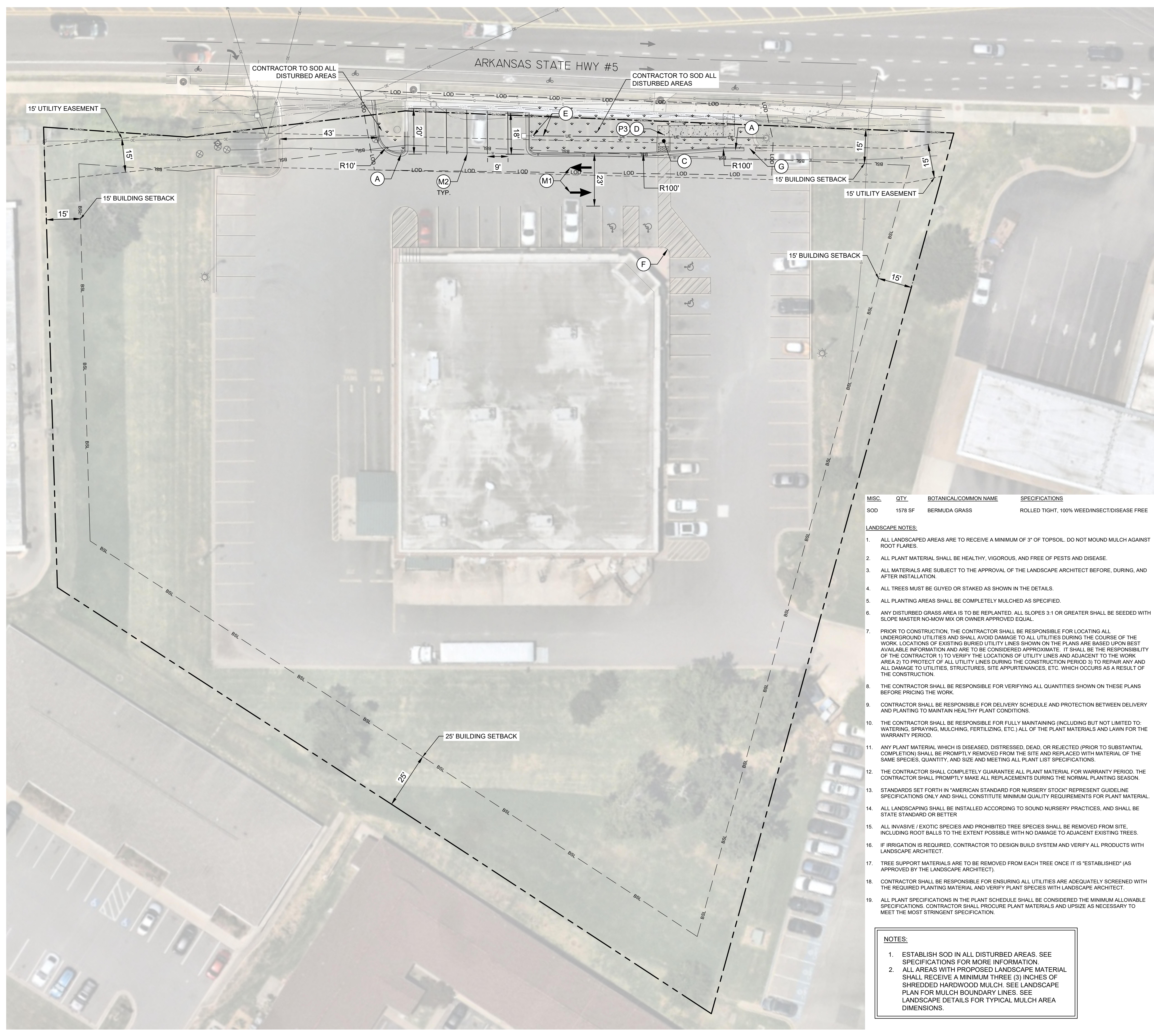
KH PROJECT	014677008
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SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	BMC

**EROSION CONTROL
DETAILS**

**WALGREENS #10240 -
BRYANT, ARKANSAS**
PREPARED FOR
WALGREENS COMPANY
BRYANT AR

SHEET NUMBER
C202

Plotted By: Pouch, Title Sheet: Walgreens #10240 - Bryant, Arkansas Layout: C301 - SITE PLAN, May 24, 2024, 01:13:59pm, K:\CHL_P\018197_HSF&H PA041 Walkgreens Emment Domain\038 Bryant_AR (10240)038_TIER 202 - DWG\Plans\Sheets\C301 - SITE PLAN.dwg



SITE DEVELOPMENT PLAN NOTES

- SEE "GENERAL NOTES" SHEET FOR SITE GENERAL CONSTRUCTION NOTES, PAVING, STRIPING, GRADING, AND ZONING NOTES.
- SEE "TOPOGRAPHICAL SURVEY" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
- SEE "SITE DETAILS" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "EOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
- DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.

SITE DATA TABLE

DEVELOPMENT DATA:	
TAX PARCEL ID	840-12074-002
LAND USE	COMMERCIAL
TOTAL SITE AREA	2.56 ACRES
TOTAL DISTURBED AREA	0.14 ACRES
ZONING DATA:	
FEMA FLOOD PANEL	05125C0380E
ZONING DISTRICT:	C-2
MIN. LOT SIZE:	20,000 SF
MIN. LOT WIDTH:	100 FT
MAX. HEIGHT:	4 STORIES
SETBACKS:	
FRONT YARD	15 FT
SIDE YARD INTERIOR	15 FT
SIDE YARD EXTERIOR	15 FT
REAR YARD	25 FT

SITE DATA TABLE

PARKING	
PARKING PROVIDED:	69 SPACES
STANDARD PARKING:	65 SPACES
ADA PARKING / VAN:	3 / 1 SPACES
PARKING REQUIRED:	
STANDARD PARKING:	50 SPACES
ADA PARKING / VAN:	48 SPACES
ADA PARKING / VAN:	1 / 1 SPACES

SITE PLAN KEY NOTES

- SEE "GENERAL NOTES" SHEETS FOR SITE GENERAL NOTES.
- SEE "SITE DETAIL" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.

SITE IMPROVEMENTS

- (A) STANDARD 18" CURB AND GUTTER (SEE SITE DETAIL SHEET)
- (B) PROPOSED 2" CURB END TRANSITION - NOT USED
- (C) PROPOSED ACCESSIBLE ROUTE
- (D) 4" THICKNESS CONCRETE SIDEWALK PER DETAIL. WIDTH PER PLAN. 2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE.
- (E) PROPOSED SITE LIGHT POLE AND CONDUIT TO BE DESIGNED/COORDINATED BY OTHERS
- (F) EXISTING ACCESSIBLE RAMP
- (G) 5" CURB CUT (SEE SITE DETAIL SHEET)

PAVEMENT MARKINGS

- (M1) PAINTED DIRECTIONAL ARROW PAVEMENT MARKING - WHITE
- (M2) SWSL 4" - SINGLE WHITE SOLID LINE - 4" WIDE

PROPOSED PROPERTY LEGEND

— Ex-ROW —	— EXISTING RIGHT-OF-WAY
— BSL —	— EXISTING BUILDING SETBACK
— UE —	— EXISTING UTILITY EASEMENT
— LOD —	— PROPOSED LIMITS OF DISTURBANCE

PROPOSED LANDSCAPE

BERMUDA GRASS SOD	1,578 SQ FT	
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MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
SOD	1578 SF	BERMUDA GRASS	ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE

- LANDSCAPE NOTES:**
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 3" OF TOPSOIL. DO NOT MOUND MULCH AGAINST ROOT FLARES.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
 - ANY DISTURBED GRASS AREA IS TO BE REPLANTED. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED WITH SLOPE MASTER NO-MOW MIX OR OWNER APPROVED EQUAL.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE STATE STANDARD OR BETTER.
 - ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
 - IF IRRIGATION IS REQUIRED, CONTRACTOR TO DESIGN BUILD SYSTEM AND VERIFY ALL PRODUCTS WITH LANDSCAPE ARCHITECT.
 - TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL UTILITIES ARE ADEQUATELY SCREENED WITH THE REQUIRED PLANTING MATERIAL AND VERIFY PLANT SPECIES WITH LANDSCAPE ARCHITECT.
 - ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

- NOTES:**
- ESTABLISH SOD IN ALL DISTURBED AREAS. SEE SPECIFICATIONS FOR MORE INFORMATION.
 - ALL AREAS WITH PROPOSED LANDSCAPE MATERIAL SHALL RECEIVE A MINIMUM THREE (3) INCHES OF SHREDDED HARDWOOD MULCH. SEE LANDSCAPE PLAN FOR MULCH BOUNDARY LINES. SEE LANDSCAPE DETAILS FOR TYPICAL MULCH AREA DIMENSIONS.

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PROPERTY LINE AND EXISTING RIGHT-OF-WAY IS AN APPROXIMATION AND IS NOT TO BE USED AS A SITE REFERENCE POINT.

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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
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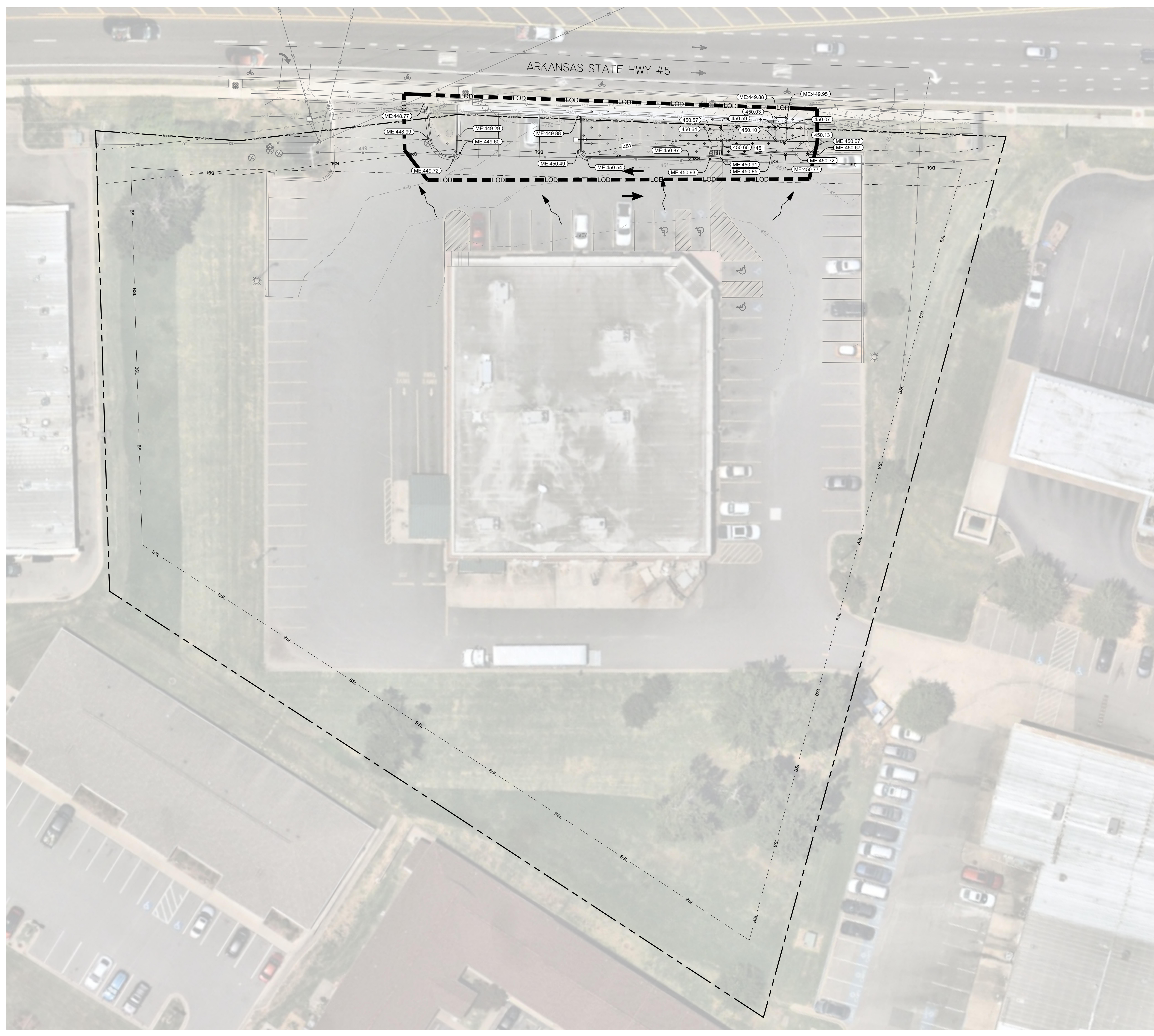
KH PROJECT	014677008	DATE	05/28/2024	SCALE	AS SHOWN	DESIGNED BY	TTP	DRAWN BY	TTP	CHECKED BY	BMC
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SITE PLAN

WALGREENS #10240 - BRYANT, ARKANSAS
PREPARED FOR
WALGREENS COMPANY
BRYANT, AR

SHEET NUMBER
C301

Plotted By:Pouch, Title Sheet:Walgreens #10240 - Bryant, Arkansas Layout:GRDG DRNG, May 24, 2024, 01:14:29pm, K:\C\H\PRJ\018197\HFKH\PA041\Walgreens Eminent Domain\036 Bryant_AR (if 10240)\05_TIER.202 - DWG\PlanSheets\C401 - GRDG DRNG OA.dwg



GRADING NOTES:

- REFER TO THE GENERAL NOTES SHEET FOR NOTES PERTAINING TO PAVING, GRADING, ACCESSIBILITY, AND STORM DRAINAGE.
- EXISTING AND PROPOSED GRADE CONTOURS INTERVALS SHOWN AT 1 FOOT.
- ALL SPOT ELEVATIONS WITH FC: REPRESENTS THE FACE OF CURB AT THE GUTTER LINE. (ADD 0.50' FOR TOP OF CURB.)
- ALL SPOT ELEVATIONS WITH TC: REPRESENTS THE TOP OF CURB ELEVATION. (SUBTRACT 0.50' FOR PAVEMENT OR ELEVATION OF GUTTER AT CURB LINE.)
- RIM: ELEVATIONS OF CATCH BASINS (CURB INLETS) EQUALS THE FLOW LINE OF THE GUTTER PAN. RIM ELEVATIONS OF DROP INLETS, MANHOLES, AND CLEANOUTS EQUALS THE CENTER OF GRATE OR LID ELEVATION.
- ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT AT FACE OF CURB.
- MANHOLES WITHIN NON PAVED AREAS SHALL BE 6" ABOVE ADJACENT GRADES, UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES.
- DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.

ADA COMPLIANCE:

- CURB RAMP ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- PRIVATE CURB RAMP ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH OF THE CURB RAMP, NOT INCLUDING FLARES.
- ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPIN, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- 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 ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE 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.
- CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ACCESSIBLE 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 COMPLIANCE ISSUES.

ALERT TO CONTRACTOR: CONFIRM WITH GEOTECH REPORT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

PROPOSED TOPOGRAPHIC LEGEND

— 450 —	PROPOSED MAJOR CONTOUR	— 450 —	EXISTING MAJOR CONTOUR
— 451 —	PROPOSED MINOR CONTOUR	— 451 —	EXISTING MINOR CONTOUR
→	FLOW ARROW	---	LIMITS OF DISTURBANCE
○ 107.89	PROPOSED SPOT GRADE		
○	ME: MATCH EXISTING AT EDGE OF GUTTER PAN		

NO.	REVISIONS	DATE	BY

Kimley **Horn**

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 FIRM CO. NO. 31

STATE OF ARKANSAS
 LICENSED PROFESSIONAL ENGINEER
 No. 21699
 BRYANT, AR

NOT FOR CONSTRUCTION

KH PROJECT	014677008	DATE	05/28/2024	SCALE	AS SHOWN	DESIGNED BY	TTP	DRAWN BY	TTP	CHECKED BY	BMC
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GRADING AND DRAINAGE PLAN

WALGREENS #10240 - BRYANT, ARKANSAS
 PREPARED FOR
WALGREENS COMPANY
 BRYANT, AR

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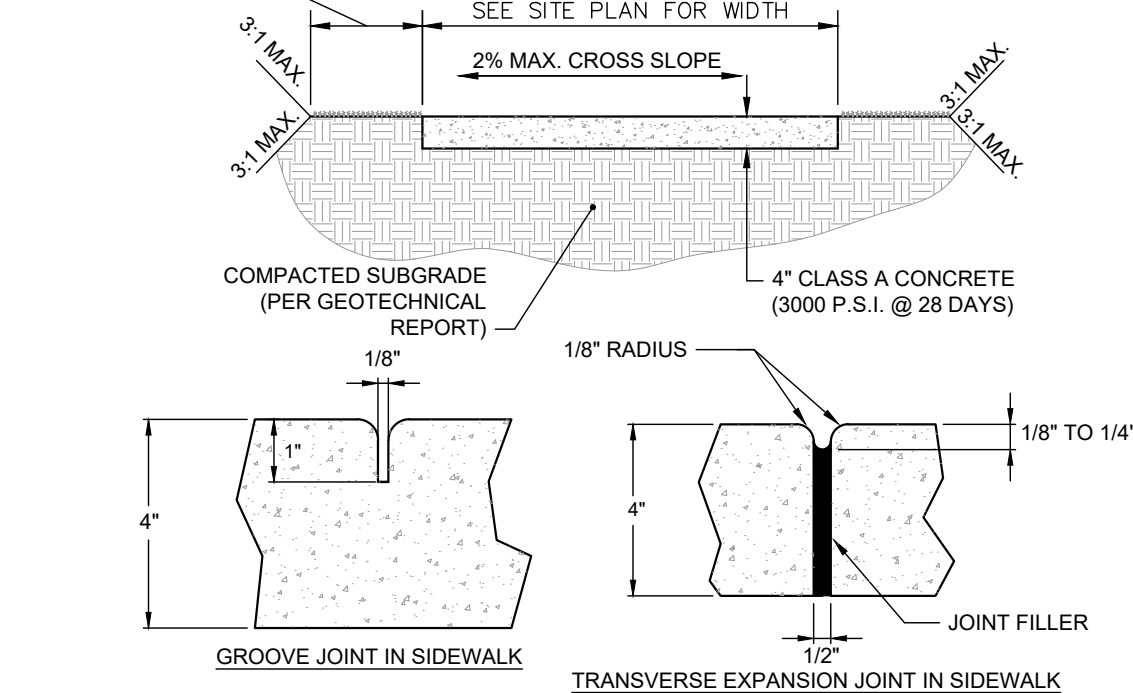
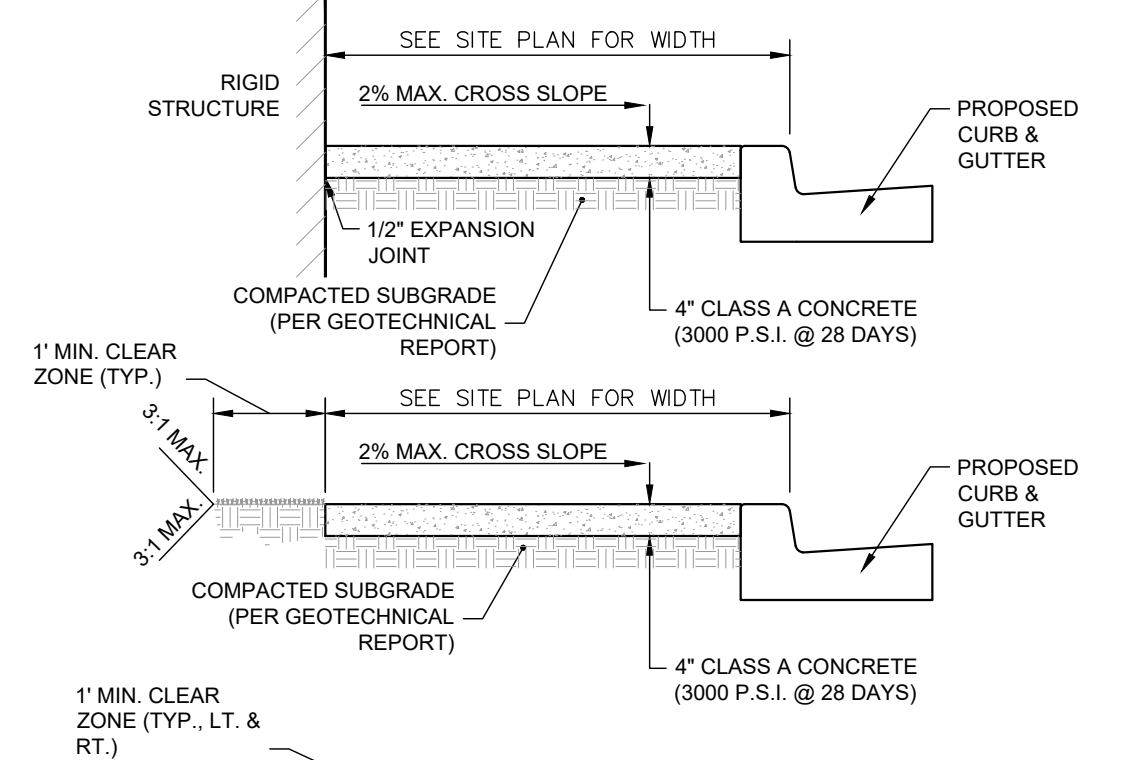
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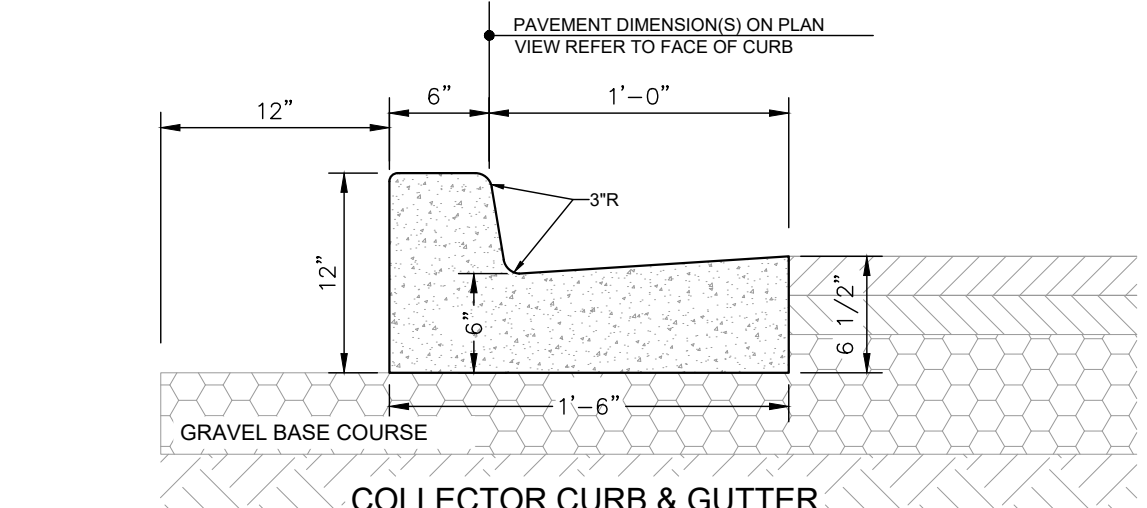
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- NOTES:**
- A GROOVE JOINT 1" DEEP WITH 1/8" RADI SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
 - SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
 - WIDTH OF SIDEWALK ON THOROUGHFARE STREETS SHALL BE A MINIMUM OF 6'. WIDTH OF SIDEWALKS IN THE CENTRAL BUSINESS DISTRICT WILL BE DETERMINED BY THE CDOT.
 - WIDTH OF SIDEWALKS ON NON-THOROUGHFARE STREETS SHALL BE BASED ON TYPICAL STREET SECTION, A MINIMUM OF 5'. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
 - CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.
 - ZONING CONDITIONS MAY REQUIRE ADDITIONAL WIDTH SIDEWALKS WHICH SHALL SUPERSEDE THESE STANDARD DIMENSIONS SHOWN.
 - LIDS FOR JUNCTION BOXES AND UTILITY VAULTS SHALL BE NON-SKID AS SPECIFIED BY ENGINEER.
 - JOINT MATERIALS SHALL LIMIT SHRINK/SWELL SO POST CONSTRUCTION INSTALLATION RESULTS IN A MAXIMUM OF 1/4" FROM FLUSH.

CONCRETE SIDEWALKS

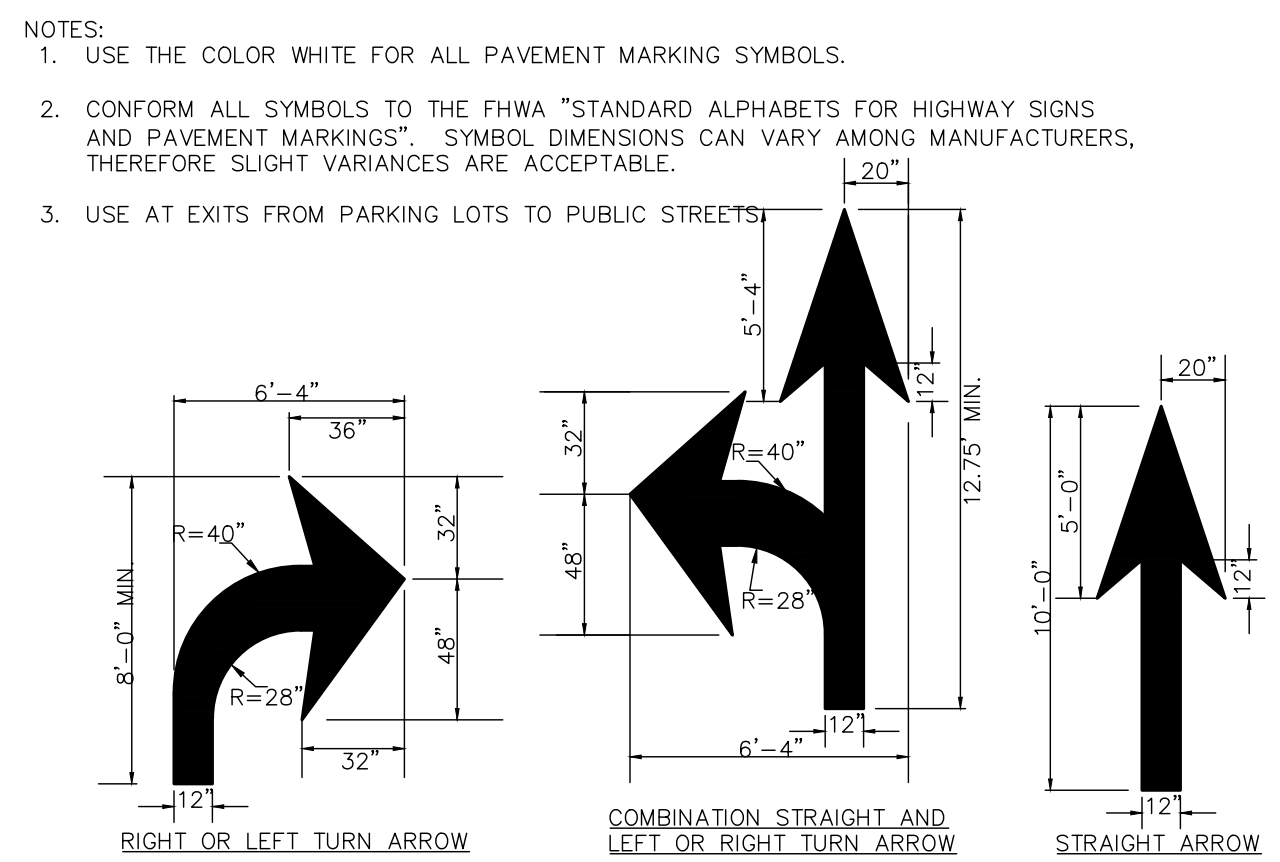
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- NOTES:**
- CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. @ 28 DAYS.
 - CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
 - AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
 - CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.S.
 - GUTTER PAN SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS.

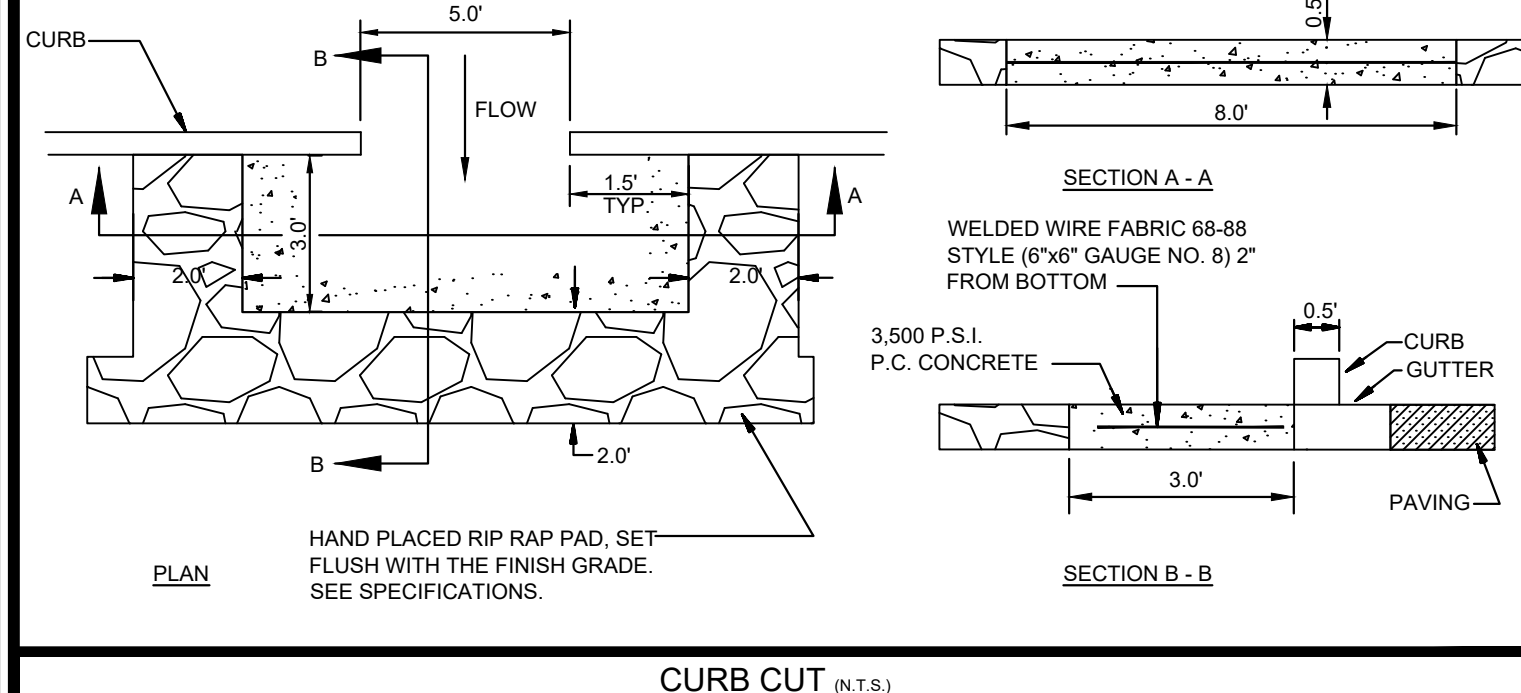
18" STANDARD CURB AND GUTTER

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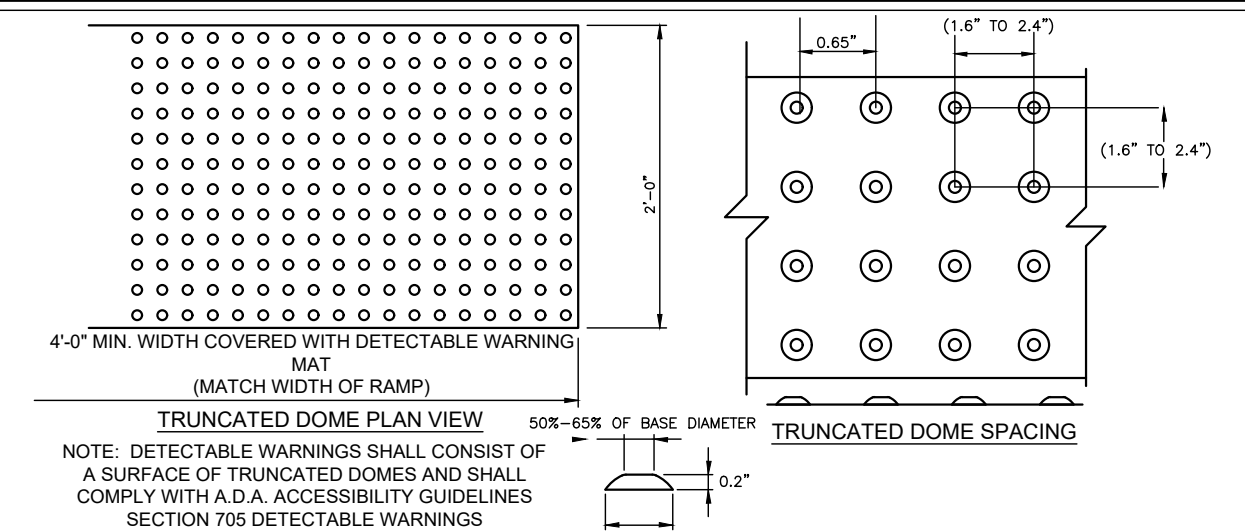


SOLID PAVEMENT ARROWS

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CURB CUT (N.T.S.)



- NOTES:**
- ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF A RIGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE CITY ENGINEER. RETRO FIT MATS WILL ONLY BE ALLOWED ON EXISTING RAMPS WITH PRIOR APPROVAL OF THE CITY ENGINEER FOR MATERIAL, TYPE AND INSTALLATION (IE, RESURFACING).
 - RAMP AND DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET IN WIDTH, BUT NOT BE LESS THAN THE WIDTH OF SIDEWALK LEADING TO BACK OF RAMP.
 - DETECTABLE WARNING SURFACES SHALL EXTEND 2.0 FT MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 - DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
 - THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHOULD BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET. WHERE DETECTABLE WARNING SURFACES ARE PROVIDED ON A SURFACE WITH A SLOPE THAT IS LESS THAN 5 PERCENT, DOME ORIENTATION IS LESS CRITICAL.
 - DETECTABLE WARNING AREA SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
 - IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 psi CONCRETE.
 - MATS ARE TO BE RIGID WITH TURN DOWN EDGES EMBEDDED IN CONCRETE TO ELIMINATE TRIP HAZARD.
 - LOCATE ENTIRE WARNING BEHIND CURB LINE TO MINIMIZE VEHICLES RIDING OVER THIS FEATURE.

DETECTABLE DOMES

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 No. 21699

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SCALE	AS SHOWN
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SITE DETAILS

WALGREENS #10240 - BRYANT, ARKANSAS
 PREPARED FOR
WALGREENS COMPANY
 BRYANT, AR

SHEET NUMBER
C901