

Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room 210 SW 3rd Street

Date: October 20, 2022 - Time: 9:00 AM

Call to Order

Old Business

New Business

1. Scooter's Coffee - 1816 N Reynolds Road

Sherill Associates - Requesting Site Plan Approval

• <u>0603-PLN-02.pdf</u>

2. Hamilton Family Dentistry - 2422 Springhill Rd - Sign Permit

Siez Sign Company - Requesting Sign Permit Approval

• 0605-APP-01.pdf

3. Discussion on Sign Code

4. 406 NW 4th Street - Replat

GarNat Engineering - Requesting Recommendation for Approval of Replat

• <u>0610-PLN-01.pdf</u>

5. Custom Advertising - New Site Additions - 23738 I-30

GarNat Engineering - Requesting Recommendation for Site Plan Approval

- 0608-DRN-01.pdf
- 0608-PLN-03.pdf
- · 0608-PLT-01.pdf
- <u>0608-PLN-02.pdf</u>
- 0608-PLN-01.pdf
- 0608-APP-01.pdf0608-AFD-01.pdf
- 0608-LTR-01.pdf

6. Market Place II Commerical Subdivison Phase 2 - Final Plat

GarNat Engineering - Requesting Recommendation for Approval of Final Plat

- <u>0607-PLN-01.pdf</u>
- · 0607-APP-01.pdf
- <u>0607-LTR-01.pdf</u>

7. Cornerstone Montessori Christian Academy - 4910 Springhill Road

Hope Consulting - Requesting Site Plan Approval

· 0545-PLN-04.pdf

8. Hilltop Manor - PUD - Hilltop Rd and Lombard Rd

Hope Consulting - Requesting Recommendation for Approval of PUD Rezoning

- <u>0606-LTR-01.pdf</u>
- 0606-PLN-01.pdf
- 0606-RZN-01.pdf

9. 2008 Johnswood Rd - Rezoning from R-E to R-2

Sergio Martinez - Requesting Recomendation for Rezoning from R-E to R-2

- 0609-SRVY-01.pdf
- 0609-APP-01.pdf

10. Target - 7377 Alcoa Road - Exterior and Parking Lot Changes

Kimley-Horn - Requesting Approval for Changes to Site

· 0598-PLN-01.pdf

11. Target - 7377 Alcoa Road - Sign Permit

Kimley-Horn - Requesting Sign Permit Approval

• 0611-APP-01.pdf

Staff Approved

Permit Report

Adjournments

SUMMARY TABLE

JURISDICTION: CITY OF BRYANT, AR

ZONING: C-2 HIGHWAY COMMERCIAL DISTRICT (HCD)

PERMITTED USES: RESTAURANTS PERMITTED

BUILDING COVERAGE: 35% MAXIMUM

HEIGHT: THREE STORIES OR 45' MAXIMUM

FRONT SETBACK: 50' MINIMUM

SIDE SETBACK: O' UNLESS ABUTS RESIDENTIAL DISTRICT, THENCE 25' MINIMUM

REAR SETBACK: 15' MINIMUM UNLESS ABUTS RESIDENTIAL DISTRICT, THENCE 55' MINIMUM

REQUIRED PARKING: ONE SPACE PER 300 SF OF OCCUPIED SPACE=664/300=2 SPACES

PROPOSED PARKING: 7 STALLS INCLUDING 1 HANDICAP

IMPERVIOUS AREA COVERAGE: 90% MAXIMUM

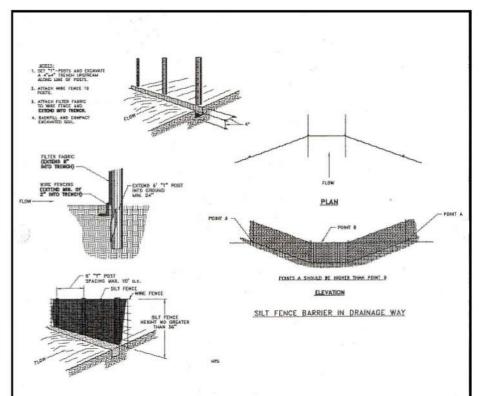
CONSTRUCTION DRAWINGS

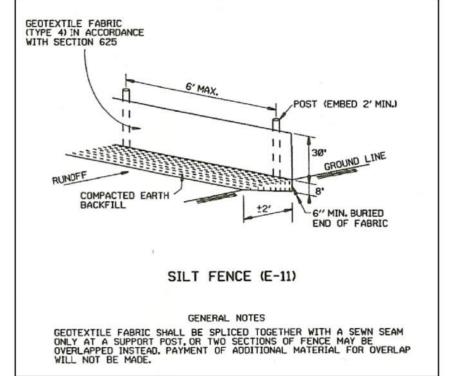
PROPOSED SCOOTER'S COFFEE 1816 N REYNOLDS ROAD BRYANT, ARKANSAS 72022

SOUTH, RANGE14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID N 1/2 OF THE NW 1/4, SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE WEST, ALONG THE SOUTH LINE OF SAID N 1/2 OF THE NW 1/4, 962.0 FEET TO THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD (35 FEET FROM CENTERLINE OF PAVEMENT); THENCE NORTH 50 DEG. 15 MIN. WEST, ALONG SAID ROAD RIGHT OF WAY, FOR 764.5 FEET; THENCE NORTH 50 DEG. 30 MIN. WEST, ALONG SAID ROAD RIGHT OF WAY, 349.5 FEET; THENCE NORTH 50 DEG. EAST 14.1 FEET TO REYNOLDS ROAD RIGHT OF WAY AS OF JUNE 7, 1993 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50 DEG EAST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DEED RECORD BOOK 205 AT PAGE 351, FOR 206.21 FEET TO THE SOUTHWEST CORNER OF ANDS DESCRIBED IN SALINE COUNTY DEED RECORDS BOOK 265 AT PAGE 704; THENCE NORTH 35 DEG. 55 MIN. WEST 124.32 FEET, ALONG THE WEST LINE OF LANDS DESCRIBED IN SALINE COUNTY DEED RECORD BOOK 265 AT PAGE 704 TO A FENCE, SAID FENCE BEING THE PROPERTY LINE AS SET FORTH IN PROPERTY LINE AGREEMENT DATED DECEMBER 8, 1978 AND FILED JANUARY 3, 1979 IN SALINE COUNTY MISCELLANEOUS RECORD BOOK 55 AT PAGE 543; THENCE SOUTH 50 DEG. 16 MIN. 31 SEC. WEST, ALONG SAID FENCE, 242.8 FEET TO THE RIGHT OF WAY OF REYNOLDS ROAD AS OF JUNE 7, 1993; THENCE SOUTH 52 DEG. 30 MIN. EAST, ALONG SAID ROAD RIGHT OF WAY, 128.28 FEET TO THE POINT OF BEGINNING, CONTAINING



VICINITY MAP (NTS)





CITY SILT FENCE DETAILS

PROJECT INFORMATION

118 VERONA CIRCLE SHERWOOD, AR 72120

<u>PREPARED BY:</u> SHERRILL ASSOCIATES, INC. 316 N. MAIN STREET EDWARDSVILLE, IL 62025 618-656-9251

<u>ARCHITECT:</u> GERDES, HENRICHSON & ASSOCIATES 14901 QUORUM DRIVE, SUITE 300 DALLAS, TX 75254

<u>ENGINEER:</u> SHERRILL ASSOCIATES, INC. WLSON D. WAGGONER, P.E. <u>SURVEYOR:</u> MCALISTER ENGINEERING 1816 N REYNOLDS ROAD 4508 STADIUM BLVD, SUITE

JONESBORO, AR 72404 BRYANT, ARKANSAS 72022

> DRAWING INDEX CO.O COVER SHEET C1.0 PROPOSED SITE PLAN C2.0 STORMWATER MANAGEMENT PLAN
> C3.0 SEDIMENT AND EROSION CONTROL PLAN C4.0 LANDSCAPE PLAN C5.0 ALTA SURVEY

> > LOT AREA 27,806± SQ.FT.

WATER: CITY OF BRYANT SEWER: CITY OF BRYANT ELECTRIC: ENTERGY





SHERRILL ASSOCIATES

Planners ILLINOIS DESIGN FIRM

#184-001238 MISSOURI DESIGN FIRM

#001332 316 N Main Street Edwardsville, IL 62025 TEL: (618) 656-9251 DISCLAIMER OF RESPONSIBILITY I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be

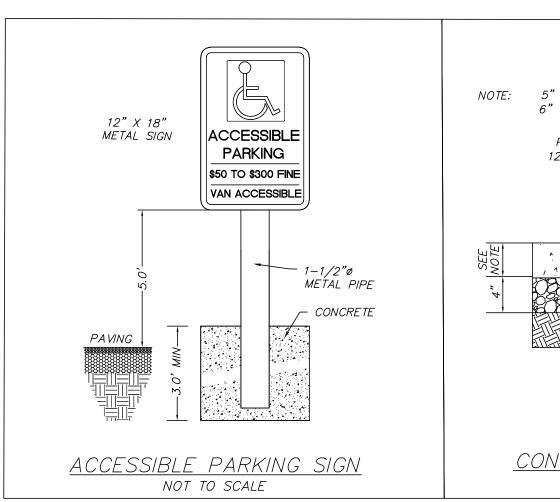
used for any part or parts of the engineering project or

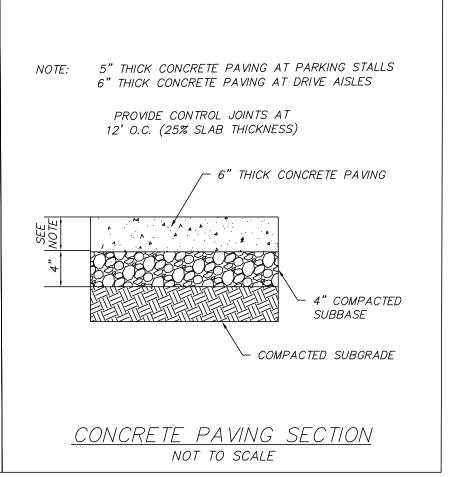
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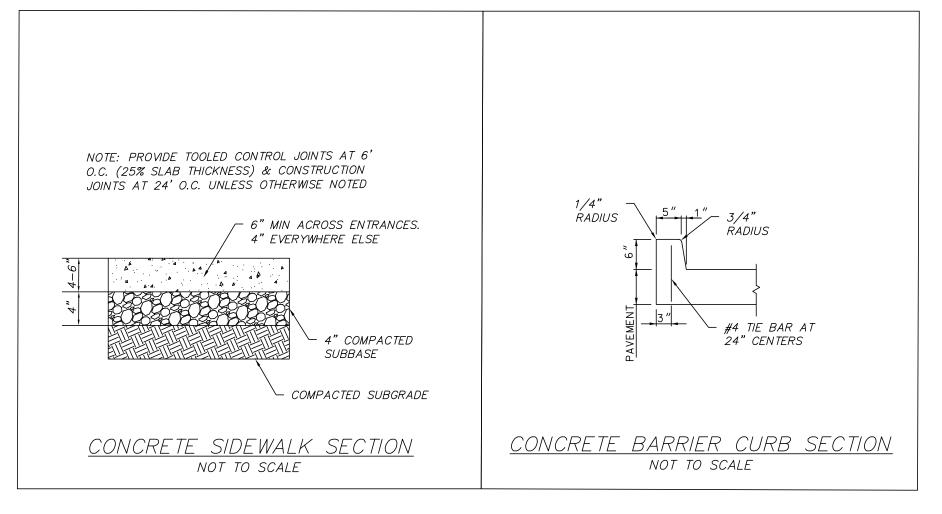
SHEET 1 OF 5

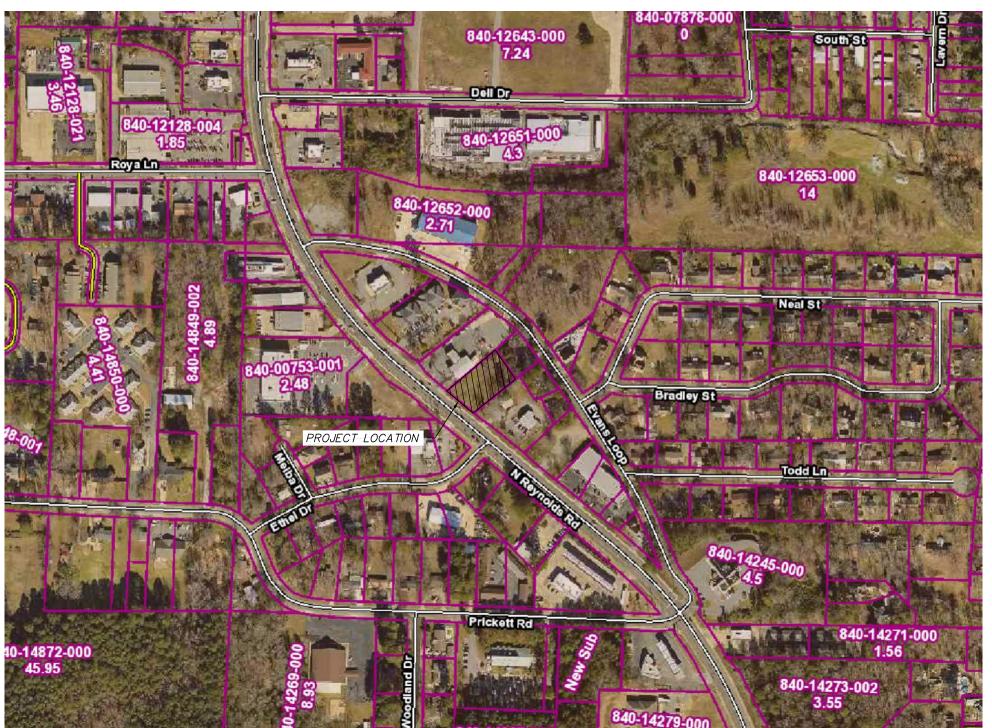
THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC AT THE REQUEST OF AND FOR THE EXCLUSIVE USE SEOFARKA, OF MEAN BEAN COFFEE LLC HAS PREPARED THIS SHEET FROM RECORD SOURCES AND ACTUAL FIELD SURVEY DURING THE MONTH OF JULY 2022. LICENSED PROFESSIONAL \ ENGINEER $\star\star\star$ No. 21001 WILSON D. WAGGONER, P.E. 21001 IN THE STATE OF ARKANSAS

EXPIRES 12-31-2022









<u>VICINITY MAP (NTS)</u>

<u>UTILITIES NOTE</u>

Know what's **below.**

811 before you dig.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIÉS

HAVE BEEN PLOTTED FROM

AVAILABLE SURVEYS AND

RECORDS, AND THEREFORE

CONSIDERED APPROXIMATE ONLY, IT IS POSSIBLE

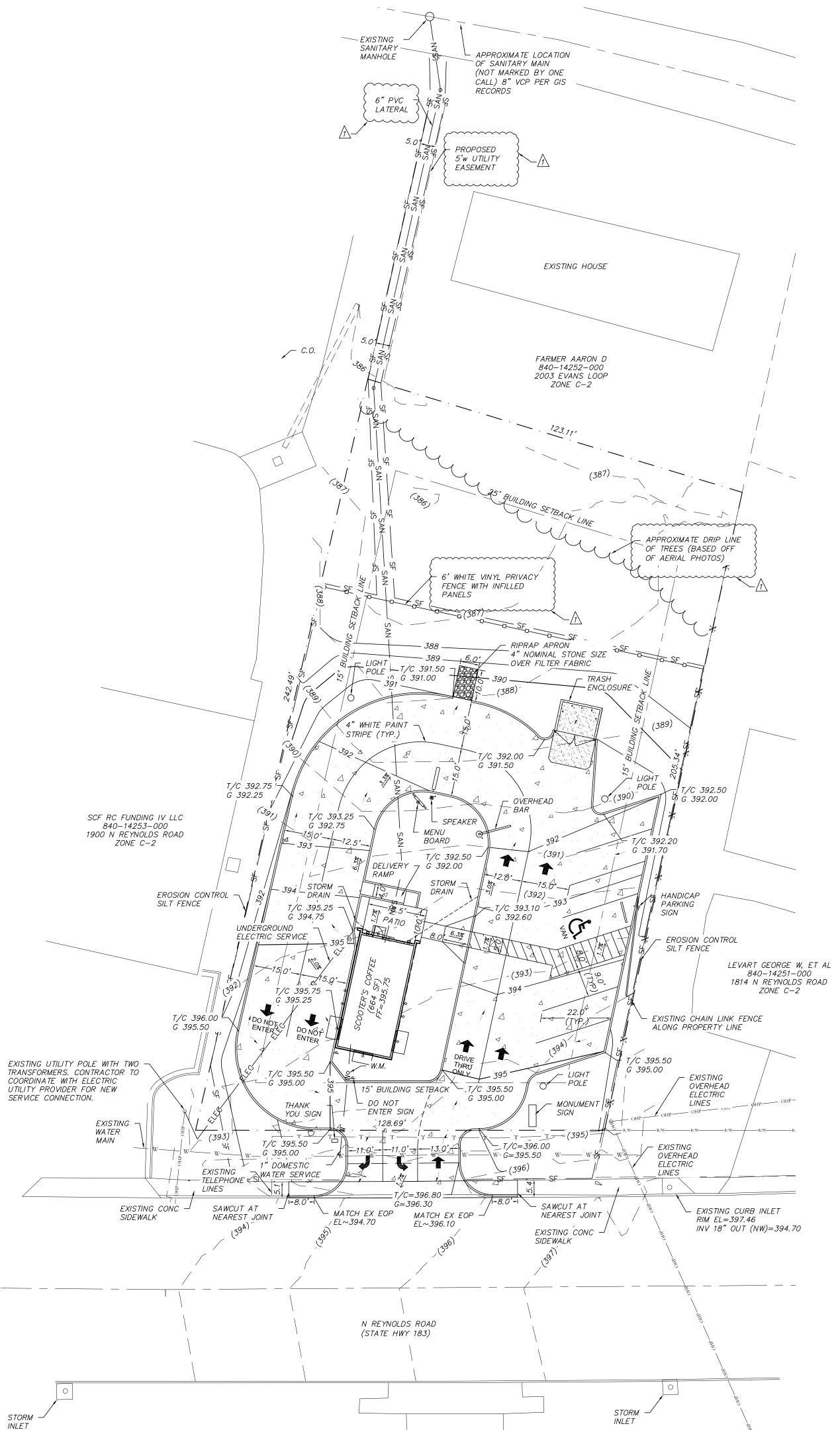
THERE MAY BE OTHERS,

THE EXISTENCE OF WHICH

IS NOT KNOWN OR SHOWN.

THEIR LOCATIONS MUST BE

<u>LEGEND</u>								
4 2 3	PROPOSED CONCRETE PAVEMENT							
—— ELEC——	PROPOSED ELECTRIC SERVICE							
—— W ——	PROPOSED WATER SERVICE							
SAN	PROPOSED SANITARY SERVICE							
—— ST ——	PROPOSED STORM DRAIN							
—— SF ——	- EROSION CONTROL SILT FENCE							
T/C	TOP OF CURB							
G	GRADE/BOTTOM OF FACE OF CURB							
(XXX)	EXISTING GRADE ELEVATION							
XXX	PROPOSED GRADE ELEVATION							



PROJECT INFORMATION

<u>OWNER/FRANCHISEE:</u> MEAN BEAN COFFEE LLC 118 VERONA CIRCLE SHERWOOD, AR 72120 GERDES, HENRICHSON & ASSOCIATES

BRYANT, ARKANSAS 72022

EDWARDSVILLE, IL 62025 (618)656-9251 14901 QUORUM DRIVE, SUITE 300 DALLAS, TX 75254 SITE INFORMATION: PARCEL: 840-14249-000 1816 N REYNOLDS ROAD

<u>ENGINEER:</u> SHERRILL ASSOCIATES, INC. WILSON D. WAGGONER, P.E. <u>SURVEYOR:</u> HOPE CONSULTING 117 S MARKET STREET

BENTON, ARKANSAS 72015

(501)315-2626

<u>PREPARED BY:</u> SHERRILL ASSOCIATES, INC.

316 N. MAIN STREÉT

LOT AREA 27,806± SQ.FT.

0.64± AC.

WATER: CITY OF BRYANT SEWER: CITY OF BRYANT ELECTRIC: ENTERGY

LEGAL DESCRIPTION

PROPERTY DESCRIPTION LEGAL DESCRIPTION OF RECORD SALINE COUNTY INSTRUMENT #2017-006225;
PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID N 1/2 OF THE NW 1/4, SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE WEST, ALONG THE SOUTH LINE OF SAID N 1/2 OF THE NW 1/4, 962.0 FEET TO THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD (35 FEET FROM CENTERLINE OF PAVEMENT); THENCE NORTH 50 DEG. 15 MIN. WEST, ALONG SAID ROAD RIGHT OF WAY, FOR 764.5 FEET; THENCE NORTH 52 DEG. 30 MIN. WEST, ALONG SAID ROAD RIGHT OF WAY, 349.5 FEET; THENCE NORTH 50 DEG. EAST 14.1 FEET TO REYNOLDS ROAD RIGHT OF WAY AS OF JUNE 7, 1993 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50 DEG EAST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DEED RECORD BOOK 205 AT PAGE 351, FOR 206.21 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN SALINE COUNTY DEED RECORDS BOOK 265 AT PAGE 704; THENCE NORTH 35 DEG. 55 MIN. WEST 124.32 FEET, ALONG THE WEST LINE OF LANDS DESCRIBED IN SALINE COUNTY DEED RECORD BOOK 265 AT PAGE 704 TO A FENCE, SAID FENCE BEING THE PROPERTY LINE AS SET FORTH IN PROPERTY LINE AGREEMENT DATED DECEMBER 8, 1978 ND FILED JANUARY 3, 1979 IN SALINE COUNTY MISCELLANEOUS RECORD BOOK 55 AT PAGE 543; THENCÉ SOUTH 50 DEG. 16 MIN. 31 SEC. WEST, ALONG SAID FENCE, 242.8 FEET TO THE RIGHT OF WAY OF REYNOLDS ROAD AS OF JUNE 7, 1993; THENCE SOUTH 52 DEG. 30 MIN. EAST, ALONG SAID ROAD RIGHT OF WAY, 128.28 FEET TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES, MORE OR LESS.

SUMMARY TABLE

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SIDE SETBACK: O' UNLESS ABUTS RESIDENTIAL DISTRICT, THENCE 25' MINIMUM

REAR SETBACK: 15' MINIMUM UNLESS ABUTS RESIDENTIAL DISTRICT, THENCE 55' MINIMUI REQUIRED PARKING: ONE SPACE PER 300 SF OF OCCUPIED SPACE=664/300=2 SPACES PROPOSED PARKING: 7 STALLS INCLUDING 1 HANDICAP IMPERVIOUS AREA COVERAGE: 90% MAXIMUM

PROF 1816

SCOOTER'S



SHERRILL ASSOCIATES

Planners ILLINOIS DESIGN FIRM #184-001238

MISSOURI DESIGN FIRM

#001332 316 N Main Street Edwardsville, IL 62025 TEL: (618) 656-9251 DISCLAIMER OF RESPONSIBILITY I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments

relating to or intended to be used for any part or parts

of the engineering project or

survey.

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REVISION	1 10/12/22 CITY COMMENTS				
DATE	10/12/22				
NO.	1				

PROJECT NO. DRAWN WDW SEE PLAN CHECKED WDW | 8/17/2022

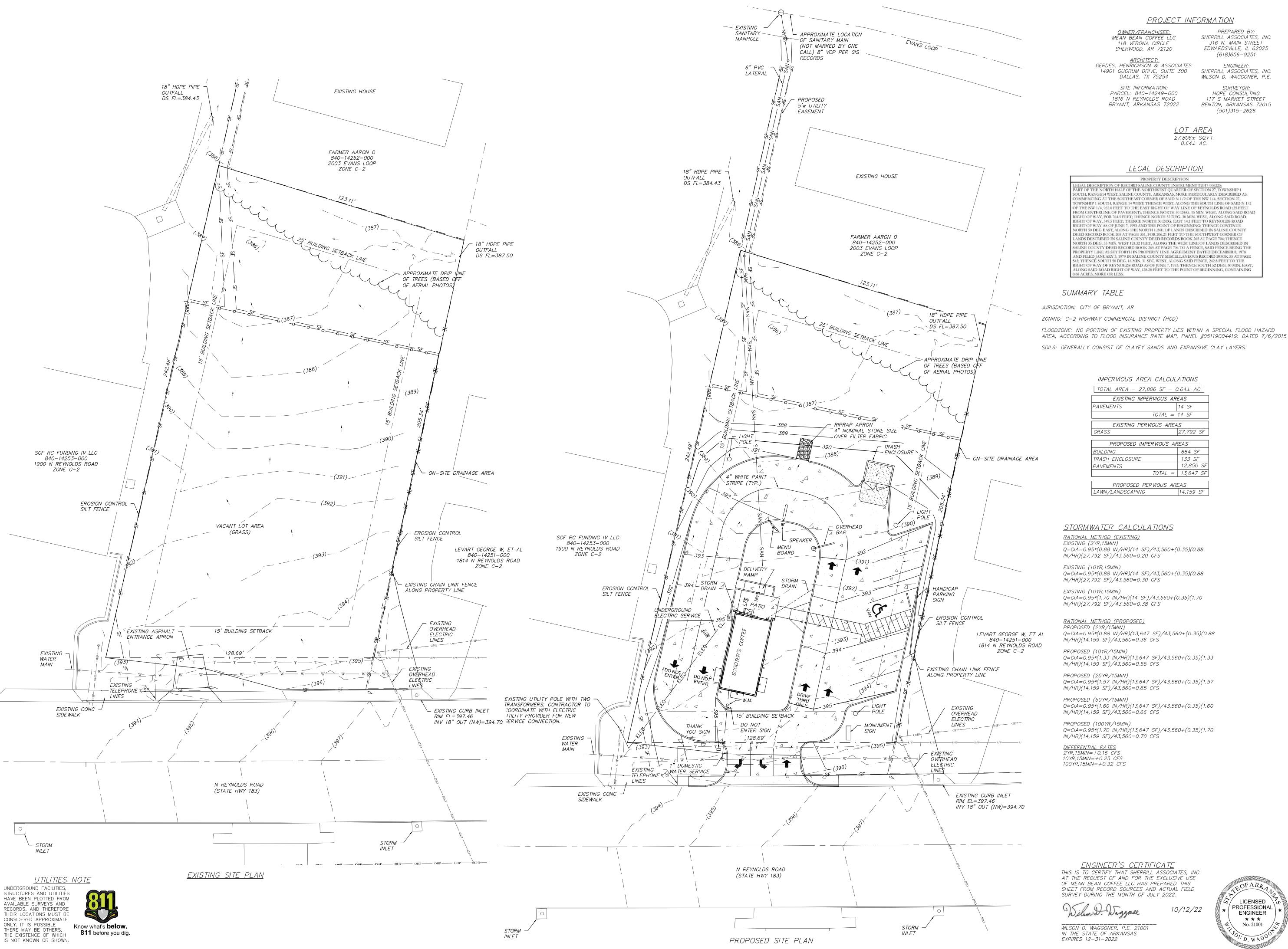
SHEET 2 OF 6



ENGINEER'S CERTIFICATE THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC. AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF MEAN BEAN COFFEE LLC HAS PREPARED THIS SHEET FROM RECORD SOURCES AND ACTUAL FIELD SURVEY DURING THE MONTH OF JULY 2022.

WILSON D. WAGGONER, P.E. 21001 IN THE STATE OF ARKANSAS EXPIRES 12-31-2022

10/12/22





WAT 1816



SHERRILL ASSOCIATES

Surveyors - Engineers Planners ILLINOIS DESIGN FIRM

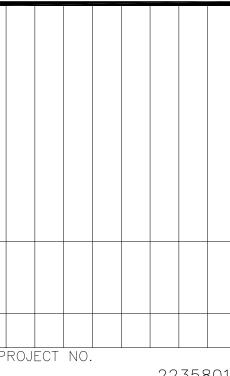
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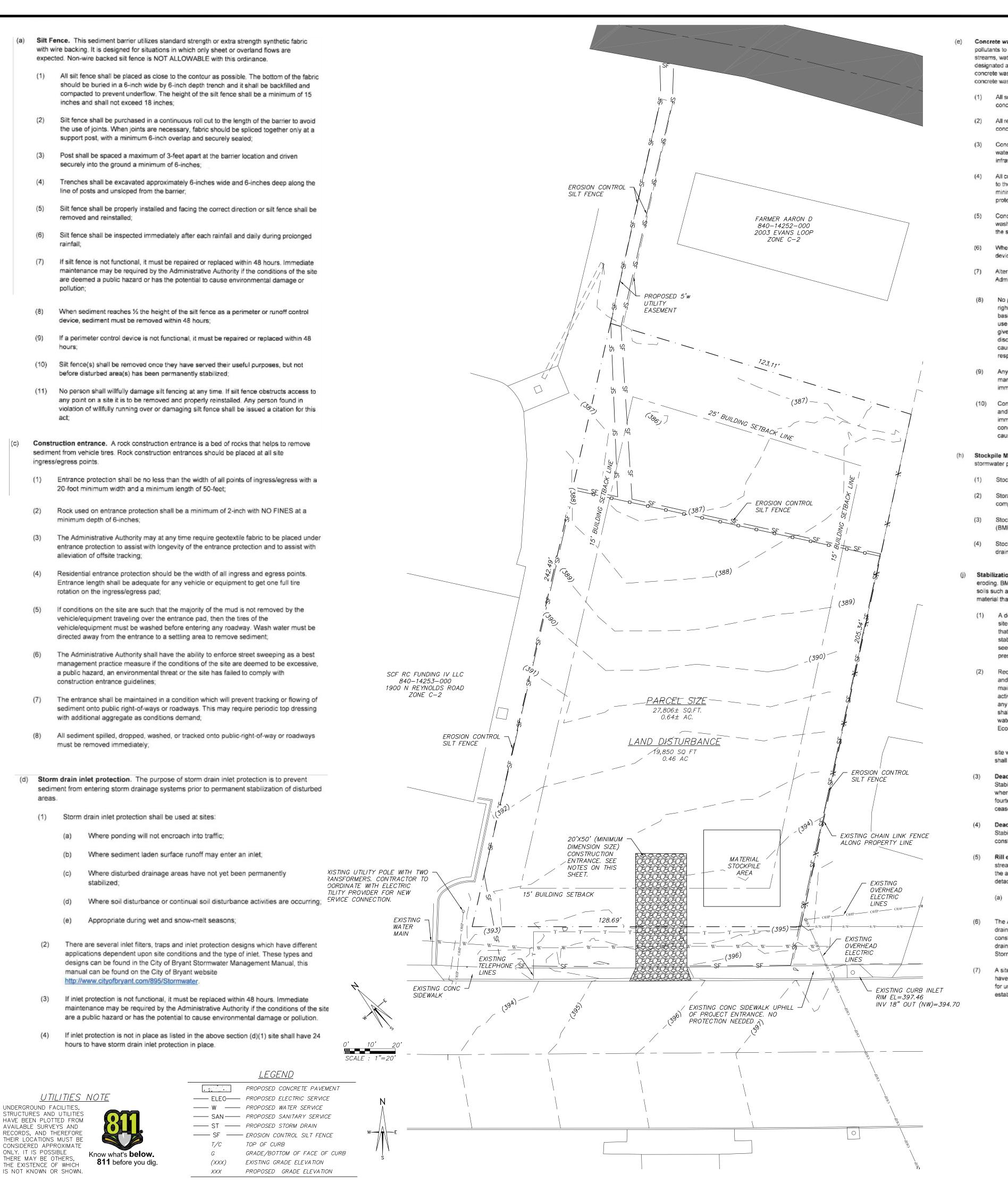
of the engineering project or

survey.



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SHEET 3 OF 6



- Concrete waste management. Proper concrete waste management prevents the discharge of pollutants to stormwater, drainage ditches, storm drain inlets, storm drain systems, creeks, streams, water bodies and roadways. Concrete waste washout shall be performed on-site in a designated area using a proper concrete waste management pit and/or other approved concrete waste management devices. A concrete waste management pit or other approved concrete waste management device shall be in place before any concrete is poured on-site.
 - (1) All small, large, special and commercial construction sites are required to have a labeled concrete waste management device on-site;
 - (2) All residential lots are required to have a proper concrete waste management device. No concrete washout shall leave the lot at any time;
 - (3) Concrete waste management devices may at no time be placed within 50' of a basin, water body, street, roadway, storm drain inlet, drainage ditch, surface inlet, stormwater infrastructure, drainage easement or in a floodplain;
 - (4) All concrete waste management devices shall have proper entrance protection leading to them at all times. Concrete waste management entrance protection shall be a minimum of 2-inch rock with NO FINES at a minimum depth of 6-inches. Entrance protection shall be sized at an adequate length and width;
 - Concrete waste management devices shall be lined with plastic so that no concrete washout runoff occurs. Concrete waste management devices shall also be labeled on the site map:
 - (6) When concrete reaches 1/2 the height of the concrete waste management device, the device shall be cleaned out and relined with plastic:
 - (7) Alternative types of concrete waste management devices may be approved by the
 - No person shall place, washout, discharge or empty concrete in/onto a roadway, right-of-way, drainage easement, drainage ditch, storm drain inlet, storm system, basin, pond or water body. No person shall discharge onto another person's property or use another persons concrete waste management device unless written consent was given by the property owner. Any person found in violation shall receive an illicit discharge citation and be held responsible for the clean-up process and damages caused. If dirt is disturb during the clean-up process the person in violation will be responsible for stabilization of the area disturbed;
 - Any concrete washout or concrete piles placed outside of a concrete waste management pit or approved concrete waste management device shall be removed immediately:
 - (10) Concrete or mortar residue discharges into a street, roadway, storm drain inlet or curb and gutter by way of incidentals, machine malfunction or washout shall be removed immediately. No person shall at any time use a watering source to wash down the concrete or mortar residue into a storm drain inlet. Failure to removed residue will be cause for an illicit discharge citation and restoration cost;
- (h) Stockpile Management. Procedures and practices that are designed to reduce or eliminate stormwater pollution from stockpiles of soil, sand, aggregates, etc.
- Stockpiles shall never exceed the maximum height of 16-feet;
- (2) Storage of stockpiles shall not exceed beyond 12 months. Once a project is complete all piles must be removed. Areas where stockpile sat shall be stabilized;
- (3) Stockpiles shall be covered, stabilized or have some form of best management practices (BMPs) surrounding them to prevent runoff during rain events;
- (4) Stockpiles shall never be placed in a street, easement or within 15-feet of a street, drainage ditch, waterbody, basin or stormwater infrastructure, etc.
- Stabilization. Process of implementing specific BMPs for the purpose of preventing soil from eroding. BMPs utilized for this purpose involve establishing a cover of some type over exposed soils such as mulch, sod, riprap, seed and straw, erosion control blankets, or other material that prevents soil from eroding.
- (1) A description of initial, interim, and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans should ensure that existing vegetation is preserved where attainable and that disturbed areas are stabilized. Stabilization practices may include: mulching, temporary seeding, permanent seeding, geotextiles, sod stabilization, natural buffer strips, protection of trees, and preservation of mature vegetation and other appropriate measures.
- Requires that a natural buffer zone be established between the top of the stream bank and the disturbed area. The SWPPP shall contain a description of how the site will maintain natural buffer zones. For construction projects where clearing and grading activities will occur, SWPPP shall provide at least (25) feet of natural buffer zone from any named or unnamed streams, creeks, rivers, lakes or other water bodies. The plan shall also provide at least fifty (50) feet of natural buffer zone from established TMDL water bodies, streams listed on the 303(d) list, an Extraordinary Resource Water (ERW), Ecologically Sensitive Waterbody (ESW), Natural and Scenic Waterway (NSW). If the

site will be disturbed within the recommended buffer zone, then the buffer zone area shall be stabilized as soon as possible.

- Deadlines for stabilization after construction activity temporarily ceases. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily ceased, but in no case more than fourteen (14) days after the construction activity in that portion of the site has temporarily
- Deadline for stabilization after construction activity permanently ceases. Stabilization measures shall be initiated immediately in portions of the site where construction activities have permanently ceased.
- Rill erosion is the removal of soil by concentrated water running through little streamlets, or headcuts. Detachment in a rill occurs if the sediment in the flow is below the amount the load can transport and if the flow exceeds the soil's resistance to
- (a) Erosion rills must be reworked, filled and compacted before final stabilization occurs on any disturbed area of land;
- The Administrative Authority on a case by case basis may require any new or existing drainage ditches that are being constructed or have been disturbed during construction activities to be stabilized with solid sod to ensure the integrity of the drainage ditches. This will prevent future erosion and protect City of Bryant Stormwater Infrastructure.
- (7) A site can be considered finally stabilized when all soil disturbing activities at the site have been completed, and a uniform perennial vegetative cover with a density of 80% for unpaved areas and areas not covered by permanent structures has been established, or equivalent permanent stabilization measures have been employed.

PROJECT INFORMATION

SHERRILL ASSOCIATES, INC. MEAN BÉAN COFFEE LLC 316 N. MAIN STREET 118 VFRONA CIRCLE EDWARDSVILLE, IL 62025 SHERWOOD, AR 72120 (618)656-9251

GERDES, HENRICHSON & ASSOCIATES 14901 QUORUM DRIVE, SUITE 300 SHERRILL ASSOCIATES, INC. DALLAS, TX 75254 WILSON D. WAGGONER, P.E.

SITE INFORMATION:

PARCEL: 840-14249-000 HOPE CONSULTING 1816 N REYNOLDS ROAD 117 S MARKET STREET BENTON, ARKANSAS 72015 BRYANT, ARKANSAS 72022 (501)315-2626

LOT AREA 27,806± SQ.FT.

WATER: CITY OF BRYANT SEWER: CITY OF BRYANT ELECTRIC: ENTERGY

- (a) Administration of these regulations shall be by the Administrative Authority who shall review to determine approval, disapproval or modification of stormwater management plans as provided herein.
- All areas and/or structures dedicated to the city must be dedicated by plat or separate instrument and accepted by a formal letter from the Mayor, pursuant to resolution
- shall be responsible, after written approval and acceptance, for the operation and maintenance of all drainage structures and improved courses which are part of the drainage structures and improved courses which are part of the stormwater runoff management system under public ownership and which are not constructed and maintained by or under the jurisdiction of any state or federal agency.

- (a) Each developer or property owner of land within the corporate limits of the City of Bryant ensure adequate drainage and control of stormwater in the developer's or owner's
- (b) Each developer, property owner, property owners association and improvement district has a responsibility and duty before and after construction to properly operate and maintain any on-site stormwater runoff control facility which has not been accepted for maintenance by the City of Bryant. Such responsibility is to be transmitted to subsequent owners through appropriate covenants.
- (c) All private systems not dedicated to the city shall have adequate easement to permit the Administrative Authority to inspect and, if necessary, to take any corrective enforcement action permitted by law should the responsible entity fails to properly maintain the system.
- (e) All private systems must be designed to discharge at pre-developed rates unless

City responsibilities.

- duly-adopted by the City Council.
- Operation and maintenance of publicly owned facilities. The Administrative Authority

Private responsibilities.

- has a responsibility to provide that all approved stormwater runoff management facilities property both during and after construction of such facilities.

- (d) All private stormwater facilities shall be maintained by the owner in proper condition consistent with the performance standards for which they were originally designed.
- approved by the Administrative Authority. New stormwater drainage system(s) cannot tie into existing systems of lesser capacity. In other words, a larger pipe cannot discharge into smaller pipe of lesser capacity.

<u>ENGINEER'S CERTIFICATE</u> THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF MEAN BEAN COFFEE LLC HAS PREPARED THIS SHEET FROM RECORD SOURCES AND ACTUAL FIELD SURVEY DURING THE MONTH OF JULY 2022.

10/12/22

WILSON D. WAGGONER, P.E. 21001 IN THE STATE OF ARKANSAS EXPIRES 12-31-2022



DRAWN WDW | CHECKED WDW | 8/17/2022 SHEET 4 OF 6

SHERRILL

ASSOCIATES

– Planners

ILLINOIS DESIGN FIRM

#184-001238

MISSOURI DESIGN FIRM

#001332

316 N Main Street

Edwardsville, IL 62025

TEL: (618) 656-9251

DISCLAIMER OF RESPONSIBILIT

I hereby specify that the

documents intended to be authenticated by my seal are

limited to this sheet, and I

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Documents or instruments

relating to or intended to be

used for any part or parts

of the engineering project or

SEE PLAI

Drawings, Specifications, Estimates, Reports or other

hereby disclaim any

AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS,

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIÉS HAVE BEEN PLOTTED FROM THE EXISTENCE OF WHICH

LANDSCAPE CODE

SECTION IV: MINIMUM LANDSCAPING CRITERIA

	Residential Subdivision	C-1	C-2	PUD
Trees	N/A	1/each 1/3 acre or Fraction	1/each ½ acre or Fraction	х
Evergreens	N/A	1/2,000 SF	1/2,000 SF	х
Bedding Plants Or Ground Cover in Containment	Primary Entrance Must be Landscaped	100 Square Foot Minimum	100 Square Foot Minimum	х
Lawn (Grass)	N/A	Options	Options	х
Open Space Natural or Landscaping	100 SF/lot	N/A	N/A	Х

No Planting within 5 feet of a fire hydrant. Spacing will be 40' between trees. Tree must be a minimum 3" in diameter @ the base and 12'+ tall.

Existing trees meeting the minimum size can be counted to meet the criteria. No trees can be planted within thirty-foot (30') of a property corner or driveway. Shrubs along street right-of-way lines cannot exceed thirty inches (30") in height. Separations noted in the zoning regulations must be bermed or screened with landscaping and ground cover or grass.

SECTION V. PLANT MATERIAL SELECTION

A. The following list of trees are those which have been found to be best suited to the central Arkansas area. There are many more trees that are strong growth trees but the ones in the following lists require the least amount of maintenance. Additional trees may be selected for use in required landscape areas when proven to be hearty in this area.

1. Primary List:

COMMON NAME	SCIENTIFIC NAME
Bald Cypress	Taxodium distichum
Chinese Elm	Ulmus parvifolia
Flowering-Bradford Pear	Pyres Calleryana "Bradford"
Shumard Oak	Quercus shumardi
Ginkgo (male)	Ginkgo bilaba
Honey Locust	Gleditsia triacanthos
Loblolly Pine*	Pinus Taeda
Pin Oak	Quercus palustris
Sawtooth Oak	Quercus acutissima
Sugar Hackberry	Celtis laevigata
Willow Oak	Quercus phellos

*Evergreen trees

COMMON NAME	SCIENTIFIC NAME
American Holly*	Ilex opaca
Crab Apple	Malus spp.
Crepe Myrtle	Lagerstoemia indica
Dogwood	Comus florida
Hawthorn	Crataegus opaca
Redbud	Cercis Canadensis
River Birch	Betula nigra
Southern Magnolia*	Magnolia grandiflora
Swamp Red Maple	Acer reburm
Water Oak	Quercus nigra
Weeping Willow	Saltx babylonica

*Evergreen Trees

2. The Grasses listed in subsection (1) above are the more commonly used grasses adjacent to vehicular use areas.

E. Ground Covers

1. The following primary list of ground covers are recommended for use to comply with this

Common Name	 Scientific Name
Dwarf Nandina	N. domestica "Harbour Dwarf"
Junipers	Juniperus species
Liriope	Liriope Muscari
Memorial Rose	Rosa Wichuraiana
Mondo Grass	Ophiopagon japonicus
Periwinkle	Vinca minor
Spreading Euonymus	E. fortunei "Radicans"
Spreading Euonymus	

Secondary List: (This list can be used but must be confined to a bed.)

Continon Ivanic	Scientific Name				
Carolina Jessamine	Gelsemium sempervirens				
Dwarf Bamboo	Arundinaria pygmaea				
English Ivy	Hedera Helix				
Honeysuckle	Lonicera sempervirens				

SECTION VI. MAINTENANCE

 The developer, his successor and the property owner shall be responsible for regular weeding, irrigating, fertilizing, pruning and other maintenance of all planting on private property of a development. Plant materials which are installed for compliance with this ordinance, both on private property and the public right-of-way, which exhibit evidence of insect pests, disease and/or damage, shall be appropriately treated and dead plant materials shall be

 The owner of land abutting a constructed public right-of-way shall be responsible for the tree planting strip lying between the private property line and the curbline or backslope line and shall be required to regularly weed, mow, prune and maintain plantings in compliance with good horticultural practices.

 If the owner of land thus situated as in (2) above, neglects or refuses to maintain
the areas as proscribed, after having been given ten (10) days notice in writing to maintain by the City, the owner shall be guilty of a misdemeanor.

SECTION VII, PLANNING COMMISSION APPROVAL

The City of Bryant Planning Commission will review and act on all landscaping

B. Trees/shrubs on public rights-of-way

All tree/shrub species listed in A, 1-2 and C, 1-2 may be used in the public right-of-way, C. Shrub Species

The following list of shrubs are those which have been found to be best suited to this area and

yet requiring the least amount of maintenance. This list along with the secondary list are those shrubs which may be planted in the required landscape area. Additional selective shrubs may be substituted when proven to be hearty in this region. Primary List:

Common Name Evergreen Hollies

2.	Secondary List:	
	Common Name	Scientific Name
	Abelia	Abelia grandiflora
	Paymand	Duene semmeninens

Chinese Photinia Note: Secondary listed shrubs require increased maintenance

D. Grasses

The following grasses may be used to comply with this ordinance:

Mayer Z-52		Zoysia	Fesc
Bermuda Gra	SS	Bermuda Grass hybrids	
Centipede		St. Augustine	

Scientific Name

Ilex species Nandina domestica

Photinia serrulata

GENERAL NOTES

THE OWNER MAY CONTRACT WITH A LOCAL LANDSCAPER TO SUBSTITUTE SPECIES AND LOCATIONS OF THE PLANTINGS BUT THE CODE SHALL BE FOLLOWED FOR THE BUFFERS AND INTERNAL PLANTINGS PER CITY CODE.

> <u>LOT AREA</u> 27,806± SQ.FT. 0.64± AC.

PLANTING SUMMARY

<u>EVERGREEN</u>	N TREES NAME	QTY.	SIZE	COMMENTS
*	LLEX OPACA AMERICAN HOLLY	14	24" BOX	8' HT. 2" CAL. MIN.
<u>CANOPY TI</u>	REES NAME	QTY.	SIZE	COMMENTS
	BETULA NIGRA RIVER BIRCH	2	24" BOX	8' HT. 2" CAL. MIN.
<u>SHRUBS</u>	NAME	QTY.	SIZE	COMMENTS
(b)	BUSUS SEMPERVIRENS BOXWOOD	6	5 GAL	24"-30" HT.
0	<u>NANDINA DOMESTICA</u> NANDINA	6	5 GAL	24"-30" HT.
	LLEX SPECIES EVERGREEN HOLLY	6	5 GAL	24"-30" HT.

- PROPOSED 5'w UTILITY EASEMENT LATERAL - APPROXIMATE DRIP LINE OF TREES (BASED OFF OF AERIAL PHOTOS) 6' WHITE VINYL PRIVACY FENCE WITH INFILLED RIPRAP APRON 4" NOMINAL STONE SIZE OVER FILTER FABRIC ENCLOSURE 4" WHITE PAINT STRIPE (TYP.) √ LIGHT POLE STORM HANDICAP PARKING UNDERGROUND ELECTRIC SERVICE - EXISTING CHAIN LINK FENCE ALONG PROPERTY LINE EXISTING UTILITY POLE WITH TWO TRANSFORMERS. CONTRACTOR TO . 4 — EXISTING COORDINATE WITH ELECTRIC POLE OVERHEAD UTILITY PROVIDER FOR NEW 15' BUILDING SETBACK A *ELECTRIC* SERVICE CONNECTION. - DO NOT ¬ /─ MONUMENT LINES ENTER SIGN YOU SIGN EXISTING WA TER MAIN **ELECTRIC** 1" DOMESTIC -LINES WATER SERVICE N REYNOLDS ROAD (STATE HWY 183) STORM -INLET STORM -INLET ENGINEER'S CERTIFICATE PROPOSED CONCRETE PAVEMENT THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC ----- ELEC------ PROPOSED ELECTRIC SERVICE AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF MEAN BEAN COFFEE LLC HAS PREPARED THIS SHEET FROM RECORD SOURCES AND ACTUAL FIELD SURVEY DURING THE MONTH OF JULY 2022. ---- W ---- PROPOSED WATER SERVICE ----- SAN ----- PROPOSED SANITARY SERVICE ----- ST ----- PROPOSED STORM DRAIN ----- SF ----- EROSION CONTROL SILT FENCE

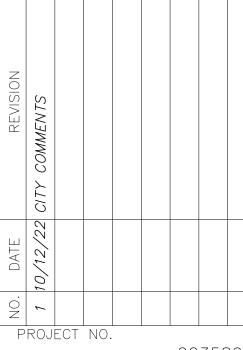


ASSOCIATES

Planners ILLINOIS DESIGN FIRM #184-001238

MISSOURI DESIGN FIRM

#001332 316 N Main Street Edwardsville, IL 62025 TEL: (618) 656-9251 DISCLAIMER OF RESPONSIBILITY I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.



DRAWN WDW SEE PLAN CHECKED WDW | 8/17/2022

EOF ARK 1

LICENSED

ENGINEER

* * *

No. 21001

10/12/22

WILSON D. WAGGONER, P.E. 21001

IN THE STATE OF ARKANSAS

EXPIRES 12-31-2022

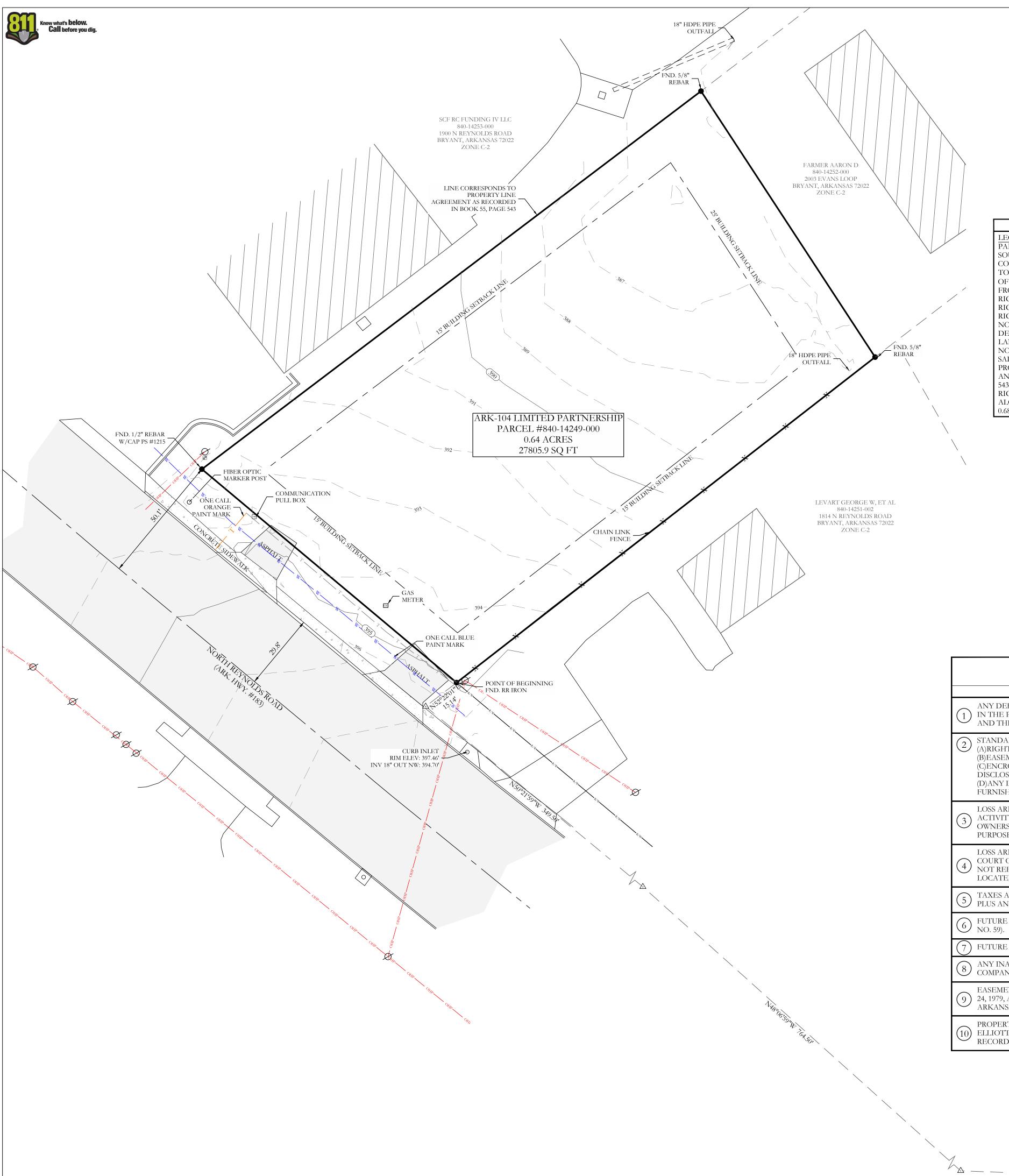
PROFESSIONAL \

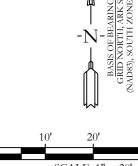
SHEET 5 OF 6

UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES
HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.







PROPERTY DESCRIPTION

EGAL DESCRIPTION OF RECORD SALINE COUNTY INSTRUMENT #2017-006225. PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID N 1/2 OF THE NW 1/4, SECTION 27, FOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE WEST, ALONG THE SOUTH LINE OF SAID N 1/2 OF THE NW 1/4, 962.0 FEET TO THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD (35 FEET FROM CENTERLINE OF PAVEMENT); THENCE NORTH 50 DEG. 15 MIN. WEST, ALONG SAID ROAD RIGHT OF WAY, FOR 764.5 FEET; THENCE NORTH 52 DEG. 30 MIN. WEST, ALONG SAID ROAD RIGHT OF WAY, 349.5 FEET; THENCE NORTH 50 DEG. EAST 14.1 FEET TO REYNOLDS ROAD RIGHT OF WAY AS OF JUNE 7, 1993 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50 DEG EAST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DEED RECORD BOOK 205 AT PAGE 351, FOR 206.21 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN SALINE COUNTY DEED RECORDS BOOK 265 AT PAGE 704; THENCE NORTH 35 DEG. 55 MIN. WEST 124.32 FEET, ALONG THE WEST LINE OF LANDS DESCRIBED IN SALINE COUNTY DEED RECORD BOOK 265 AT PAGE 704 TO A FENCE, SAID FENCE BEING THE PROPERTY LINE AS SET FORTH IN PROPERTY LINE AGREEMENT DATED DECEMBER 8, 1978 AND FILED JANUARY 3, 1979 IN SALINE COUNTY MISCELLANEOUS RECORD BOOK 55 AT PAGE 543; THENCE SOUTH 50 DEG. 16 MIN. 31 SEC. WEST, ALONG SAID FENCE, 242.8 FEET TO THE RIGHT OF WAY OF REYNOLDS ROAD AS OF JUNE 7, 1993; THENCE SOUTH 52 DEG. 30 MIN. EAST, ALONG SAID ROAD RIGHT OF WAY, 128.28 FEET TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES, MORE OR LESS.

TITLE COMMITMENT PROVIDED BY: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 22-022518-475, EFFECTIVE DATE: JUNE 12, 2022, 8:00AM SCHEDULE B PART II - EXCEPTIONS EFFECT ON SURVEY ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME) IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE NOT SURVEY RELATED AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. STANDARD EXCEPTIONS: (A)RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (B) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (C)ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES AND ANY MATTERS WHICH WOULD BE AS SHOWN DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (D)ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. LOSS ARISING FROM ANY OIL, GAS OR MINERAL INTERESTS, CONVEYED, RETAINED, ASSIGNED OR ANY ACTIVITY ON OR DAMAGE TO THE INSURED LAND CAUSED BY THE EXERCISE OF SUB-SURFACE RIGHTS OR NOT SURVEY RELATED OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF INGRESS AND EGRESS FOR SAID SUB-SURFACE LOSS ARISING FROM ANY JUDGMENT LIENS OR OTHER LIENS OF RECORD IN ANY UNITED STATES DISTRICT COURT OR BANKRUPTCY COURT IN THE STATE OF ARKANSAS AS OF THE EFFECTIVE DATE HEREOF THAT ARE NOT SURVEY RELATED ⁴ NOT REFLECTED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS TAXES AND ASSESSMENTS FOR THE YEAR(S) 2022 AND THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE, NOT SURVEY RELATED PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE. FUTURE ASSESSMENTS OF SALEM FIRE PROTECTION DISTRICT NO. 1 (AKA SALEM FIRE PROTECTIONDISTRICT NOT SURVEY RELATED 7 FUTURE ASSESSMENTS OF THE SALINE WATERSHED REGIONAL WATER DISTRIBUTION DISTRICT. NOT SURVEY RELATEI ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A. THE ACREAGE AS SHOWN COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND. ASEMENT DESCRIPTIO EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE AS SET FORTH IN EASEMENT DATED FEBRUARY IS AMBIGUOUS AND 9) 24, 1979, AND RECORDED ON FEBRUARY 26, 1979, IN BOOK 56 AT PAGE 353 IN THE RECORDS OF SALINE COUNTY, CANNOT BE PLOTTED ACCURATELY PERTAINS TO THE NORT PROPERTY LINE BY AND BETWEEN RAYMOND E EVANS AND SHIRLEY M EVANS AND JAMES ELLIOT AND LOIS A WESTERLY PROPERTY 0) ELLIOTT, DATED DECEMBER 8, 1978, RECORDED JANUARY 3, 1979, IN BOOK 55, PAGE 543 OF THE CONVEYANCE LINE AS SHOWN RECORDS OF SALINE COUNTY, ARKANSAS

> POINT OF COMMENCEMENT SE CORNER N1/2, NW1/4 — SECTION 27, T-01-S, R-14-W

Found Aliquot Corner

Found monument

⊙ - Set ½" Rebar ▲ - Computed point

(M)- Measured

(P) - Plat/Deed

BRADLEY TODD LN PROJECT : PRICKETT LOCATION HEL MILLER CT SITE SPECIFIC NOTES OWNER(S) OF RECORD:

ARK-104 LIMITED PARTNERSHIP

1816 NORTH REYNOLDS ROAD, BRYANT, ARKANSAS 72022

OUNTY PARCEL ID: 840-14249-000

SIDE: 15 FEET

C-2 GENERAL COMMERCIAL DISTRICT

BUILDING SETBACKS PER CITY REGULATIONS*: FRONT: 15 FEET REAR: 25 FEET

MAX LOT COVERAGE: 40%

MAX HEIGHT: 4 STORIES

OCAL UTILITY PROVIDERS:

WATER SERVICE: CITY OF BRYANT SEWER SERVICE: CITY OF BRYANT ELECTRIC SERVICE:

ENTERGY GAS SERVICE: CENTERPOINT ENERGY

GENERAL NOTES

GENERAL SURVEYOR'S NOTES:
ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD

MEASUREMENTS, SEE DEED(S) OR PLAT(S) OF RECORD.

ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

THIS SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES SHOWN HEREIN. USE OR DUPLICATION OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT.

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR

ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.

LEGEND - Found Aliquot Corner 🔘 - Clean Out - X - Fence Found monument - Water Meter ⊙ - Set ½" Rebar 🖉 - Power Pole

▲ - Computed point S - Sewer Manhole (M)- Measured Light Pole (P) - Deed/Plat TB - Telephone Pedestal 🔳 - Grate — - Overhead Power FLOOD STATEMENT

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL # <u>05119C0441G</u>, DATED: <u>07/06/2015</u>

ALTA/NSPS CERTIFICATION

TO CHICAGO TITLE INSURANCE COMPANY; LAMONTIA, LLC; ARK-104 LIMITED PARTNERSHIP, AN ARKANSAS LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), 6(B), 7(A), 8, 11(A), 11(B), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 20, 2022.

WM. CORBITT R. SHOFFNER ARKANSAS PS #1664 CORBITT@HOPECONSULTING.COM

> HOPE CONSULTING, INC.





117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com

FOR USE AND BENEFIT OF: CHICAGO TITLE INSURANCE COMPANY; LAMONTIA, LLC; ARK-104

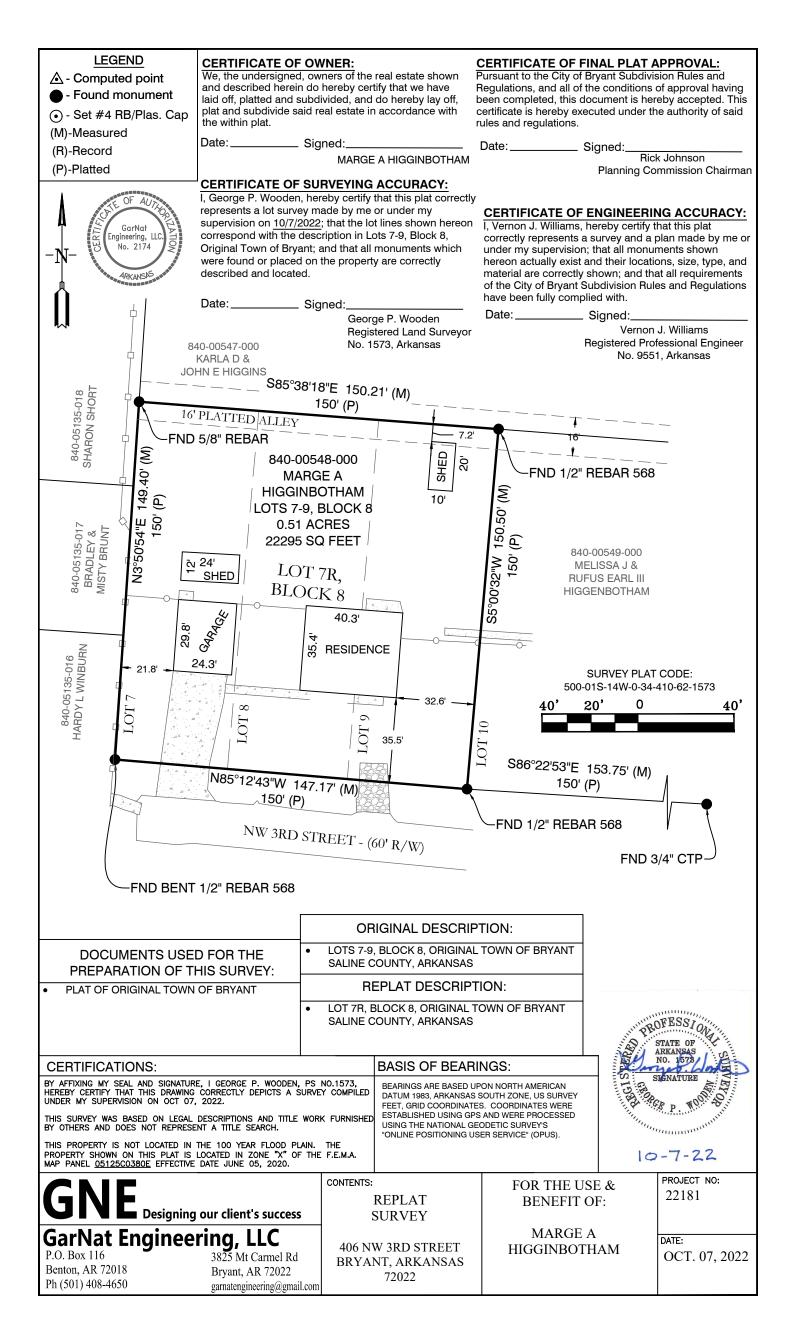
LIMITED PARTNERSHIP, AN ARKANSAS LIMITED PARTNERSHIP

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE14 WEST, SALINE COUNTY, ARKANSAS

DATE: 07/25/2022 | C.A.D. BY: JPP DRAWING NUMBER: CHECKED BY: 22-0882 SHEET: SCALE: 1'' = 20'

14W 0 27 400 62 1664 500 01S



A NEW FACILITY FOR: CUSTOM ADVERTISING DRAINAGE CALCULATIONS – SUMMARY 10/6/2022

DESCRIPTION OF PROJECT

Custom Advertising is an approximately 15.45 Acre development located in the City of Bryant, Arkansas at the north Portion of I-30 N Frontage Rd. There is a ridge that runs through the site creating four main drainage basins. Basin 3 will be detained in a ditch located in the east of the site. The detention of the basin will be detained by a 19 ft. wide ditch. Basin 1 and 2 will not be detained. Basin 4 runs to west of the site and in-lieu-fee provided for this basin.

Stormwater Calculations were prepared with the intent to comply with the City of Bryant's Drainage Code. The primary intent of this analysis is to produce a drainage system adequately sized to convey post development runoff while attenuating post development discharge levels equal to or less than pre development flows.

Hydraulic calculations were made using the Rational Method. Design frequencies were analyzed for 2, 5, 10, 25, 50, and 100 year return periods.

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Pipes

Detention Summary

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

A NEW FACILITY FOR: CUSTOM ADVERTISING DRAINAGE CALCULATIONS – SUMMARY 10/6/2022

SUMMARY OF DRAINAGE BASINS

PRE-DEVELOPMENT CONDITIONS

The existing site contains four drainage basins. The existing site is a mixture of grass and clay soil with moderate slopes. Basin 1 drains to the south western side of the property, basin 2 drains to the south eastern side of the property, basin 3 drains to the north eastern side of the property and basin 4 drains to the south side of the property.

POST-DEVELOPMENT CONDITIONS

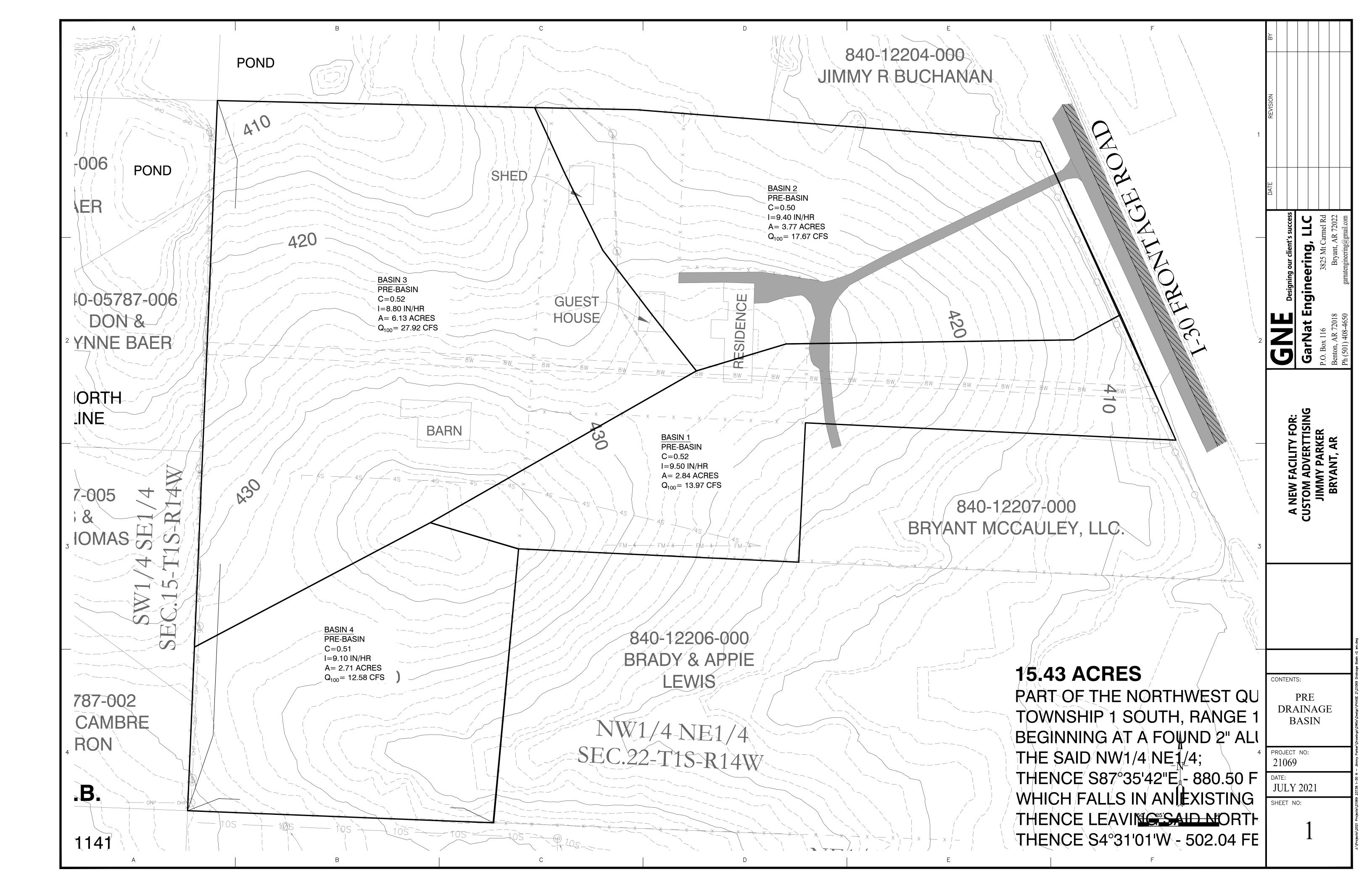
As previously described, this site is being developed into a commercial office. Slopes range from 2% to 6%. Runoff from the developed areas of basin 3 collects by a ditch and finally detained in the eastern corner of the property. Runoff from basin 1, 2 and 4 will not be captured.

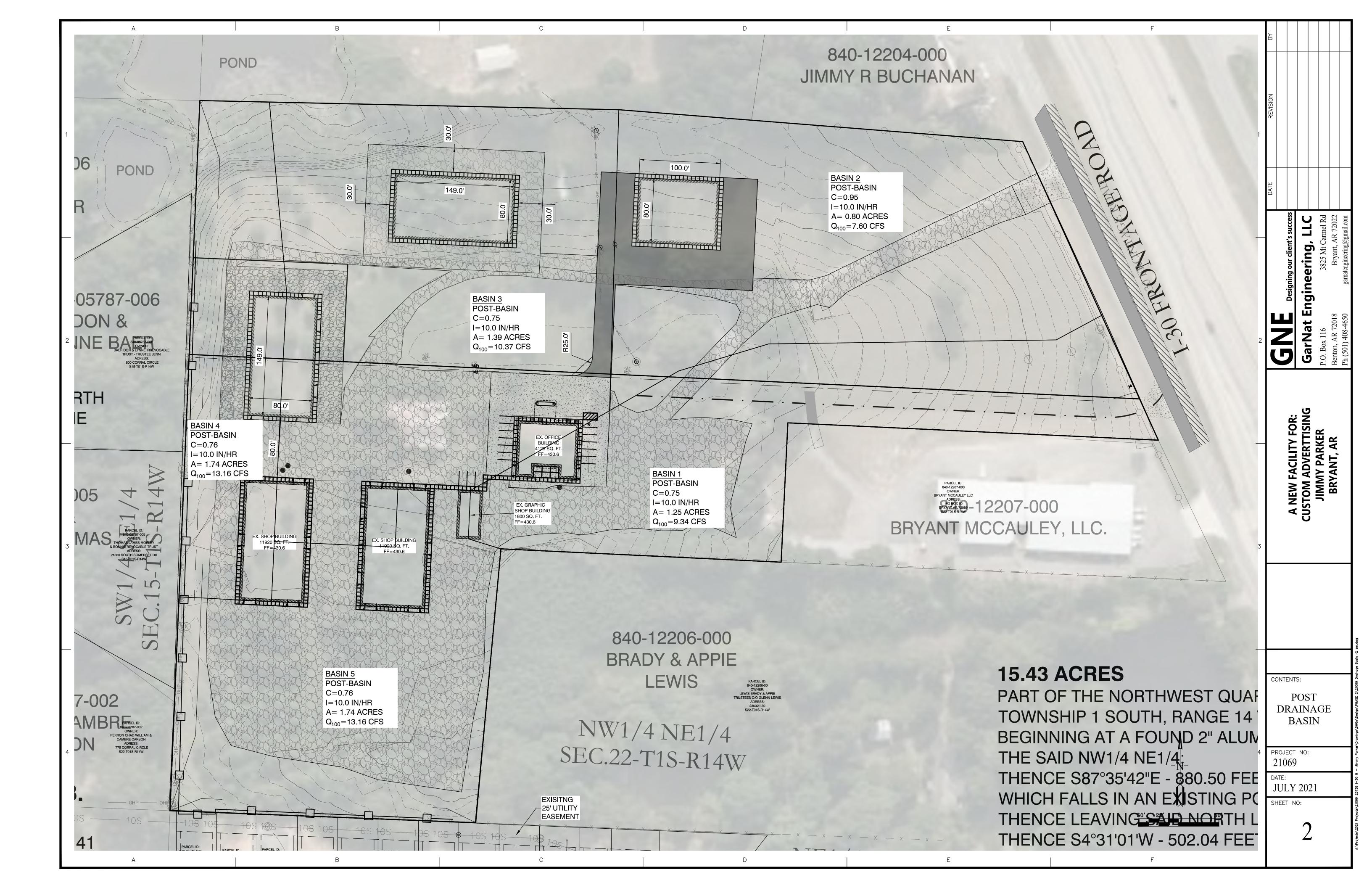
SUMMARY OF PIPES

All pipes used in this project are HDPE. Therefore, a manning's of 0.012 was used on all pipes in the analysis.

DETENTION BASIN 1 SUMMARY

The ditch storage in these calculations detains flows from the basin 3. The ditch storage is located in the eastern portion of the property. The ditch storage is made of 300 linear feet of 1' concrete bottom trickle channel and has a volume of 4,800 cf. A concrete control structure is constructed on the east side of the ditch. This control structure uses a slotted weir to limit the discharge through the structure to that of the 2, 5, 10, 25, 50, and 100-year pre-development flow. The ditch storage is designed to hold the 100-year storm event.





Stormwater Calcs - 23738 I-30 N Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1

Tc = 56	6 * L^.6 * n^.	.6 seconds			
	i^.4 * S^.3				
L1 =	220	feet	L1 =	465	feet
n1 =	0.033	Gravel	n1 =	0.035	Streams on plain, more stones & weed
S1 =	0.036	ft/ft	S1 =	0.036	ft/ft
I _{assumed} =	6.90	inches	I _{assumed} =	6.90	inches
Tc _{calculated}	23	0 seconds	Tc _{calculated}	3	74 seconds
Tc _{calculated}	3.8	4 minutes	Tc _{calculated}	6.3	23 minutes
Tc =	10.07	minutes	Tc for 25-yr St	orm from E	xhibit 400-1 of Bryant Drainage Manual
1 =	6.90	inches	i for 25-yr Sto	rm from Exl	nibit 400-1 of Bryant Drainage Manual
Use Tc =	10.00	minutes			
I - 100 yr =	8.	.2			
I - 50 yr =	7.	.6			
I - 25 yr =	6.9	10			
I - 10 yr =		6			
I - 5 yr =	5.	.5			
I - 2 yr =	4.	.7			

Calculated Tc values - Drainage Basin 2

Tc = \	i^.4 * S^.3	^.6 seconds				Tc =	56 * L^.6 * n^ i^.4 * S^.3		
L1 =	100	feet	L1 =	500	feet	L1 =	829	feet	
n1 =	0.15	Sheet flow	n1 =	0.045	Grass, some weeds	n1 =	0.045	Grass, soi	me weeds
S1 =	0.033	ft/ft	S1 =	0.033	ft/ft	S1 =	0.034	ft/ft	
I _{assumed} =	6.00	inches	I _{assumed} =	6.00	inches	I _{assumed} =	6.80	inches	
Tc _{calculated}		386 seconds	Tc _{calculated}	4	93 seconds	Tc _{calculated}	6	30 seconds	
Tc _{calculated}	6	i.44 minutes	Tc _{calculated}	8.	21 minutes	Tc _{calculated}	10.	51 minutes	
Tc =	14.65	minutes	To for 25-yr St	orm from F	Exhibit 400-1 of Bryant Drainage Manual	Tc =	10.51	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manu
1=	6.00	inches			hibit 400-1 of Bryant Drainage Manual	I =	6.80	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	14.50	minutes				Use Tc =	10.50	minutes	
I - 100 yr =		7.5				I - 100 yr =	8	3.1	
I - 50 yr =		6.8				I - 50 yr =	7	7.4	
I - 25 yr =	6	.00				I - 25 yr =	6.3	80	
I - 10 yr =		5.5				I - 10 yr =		6	
I - 5 yr =		4.9				I - 5 yr =	5	5.4	
I - 2 yr =		4.2				I - 2 yr =	4	1.7	

Calculated Tc values - Drainage Basin 3

Calculated Tc valu	es - Drainage Basin 4		
Tc =	56 * L^.6 * n^.6 i^.4 * S^.3	seconds	
$L1 = n1 = S1 = I_{assumed} = TC_{calculated}$ $TC_{calculated}$		feet Grass, sor ft/ft inches 4 seconds 3 minutes	me weeds
Tc = I = Use Tc =	7.73 7.70 7.70	minutes inches minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I - 100 yr = I - 50 yr = I - 25 yr = I - 10 yr = I - 5 yr = I - 2 yr =	9. 8. 7.7 6. 6. 5.	1 8 0 9	

Stormwater Calcs - 23738 I-30 N Using Rational Method

Post-develonment

Post-development										
Calculated Tc values										
Tc =	i^.4 * S^.3		Tc =	56 * L^.6 * n i^.4 * S^.3						
L1 =	220	feet	L1 =	465	feet					
n1 =	0.033	Gravel	n1 =	0.035		n, more stones &	weeds			
S1 =	0.035	ft/ft	S1 =	0.036	ft/ft	.,	Weeds			
I _{assumed} =	6.90	inches	I _{assumed} =	6.90	inches					
Tc _{calculated}		32 seconds	Tc _{calculated}		374 seconds					
		87 minutes			5.23 minutes					
Tc _{calculated}	5.	67 Illillutes	Tc _{calculated}		5.25 Illillutes					
Tc = I =	10.10 6.90	minutes inches	·		400-1 of Bryant Drain 00-1 of Bryant Draina	-				
U T-	10.00				0.2 (6.0 Inches	
Use Tc =	10.00	minutes	I _{100 =}		8.2 Inches		I _{10 =}			
			I _{50 =}		7.5 Inches		I _{5 =}		5.5 Inches	
			I _{25 =}		6.9 Inches		I ₂ =		4.7 Inches	
Calculated Tc values	· Drainage Ba 56 * L^.6 * n^		Tc =	56 * L^.6 * n	^ 6		seconds			
10 -	i^.4 * S^.3	<u></u> seconds	ic-	i^.4 * S^.3		•	cconus			
L1 =	100	feet	L1 =	500	feet					
n1 =	0.15	Sheet Flow	n1 =	0.035		n, more stones &	weeds			
S1 =	0.033	ft/ft	S1 =	0.033	ft/ft	.,	· · · · · · · · · · · · · · · · · · ·			
I _{assumed} =	6.30	inches	I _{assumed} =	6.30	inches					
Tc _{calculated}		79 seconds	Tc _{calculated}		416 seconds					
TC _{calculated}		32 minutes	Tc _{calculated}		5.93 minutes					
Tc = I =	13.24 6.30	minutes inches			400-1 of Bryant Drain 00-1 of Bryant Draina					
Use Tc =	13.20	minutes	I _{100 =}		7.8 Inches		I _{10 =}		5.8 Inches	
			I _{50 =}		7 Inches		I ₅ =		5.0 Inches	
			I ₂₅ =		6.3 Inches		l _{2 ≡}		4.3 Inches	
			*25 =		0.5 menes		-2=		4.5 menes	
Calculated Tc values	Drainage Ba	sin 3								
Tc =	56 * L^.6 * n^	<u>'.6</u> seconds	Tc =	56 * L^.6 * n	^.6	9	seconds			
	i^.4 * S^.3			i^.4 * S^.3	3					
	470			205				475		
L1 =	170 0.033	feet	L1 =	285	feet		L1 =	175 0.02	feet Earth, straight and uniform ditcl	h
n1 = S1 =	0.058	Gravel ft/ft	n1 = S1 =	0.035 0.058	Streams on plair ft/ft	n, more stones (n1 = S1 =	0.02	ft/ft	1
I _{assumed} =	6.80	inches	I _{assumed} =	6.80	inches		I _{assumed} =	6.80	inches	
								0.00		
Tc _{calculated}		72 seconds	Tc _{calculated}		243 seconds		Tc _{calculated}		220 seconds	
Tc _{calculated}	2.	87 minutes	Tc _{calculated}	4	1.05 minutes		Tc _{calculated}		3.66 minutes	
Tc = I =	10.58 6.80	minutes inches	,		400-1 of Bryant Drain 00-1 of Bryant Draina					
Hea Te	10.50	minutes	ı		Q 1 Inches		1		6.0 Inches	
Use Tc =	10.50	minutes	100 =		8.1 Inches		I _{10 =}		6.0 Inches	
			I _{50 =}		7.4 Inches		I _{5 =}		5.4 Inches	
			I _{25 =}		6.8 Inches		I _{2 =}		4.7 Inches	
Colombate d Townships	Duelin and De	ala. A								
Calculated Tc values	56 * L^.6 * n^ i^.4 * S^.3	<u>'.6</u> seconds								
L1 =	491	feet								
n1 =	0.045	Grass, some weeds								
S1 =	0.043	ft/ft								
I _{assumed} =	7.70	inches								
TC _{calculated}		63 seconds								
Tc _{calculated}	7.	72 minutes								
Tc =	7.72	minutes								
1=	7.70	inches								
Use Tc =	7.70	minutes	I _{100 =}		9.1 Inches		I _{10 =}		6.9 Inches	
			I _{50 =}		8.8 Inches		I _{5 =}		6.1 Inches	
			I _{25 =}		7.7 Inches		I ₂ =		5.2 Inches	

Stormwater Calcs - 23738 I-30 N using Rational Method

Pre-development

Calculated C valu	es - Draina	ge Basin 1						
	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C_2	
								(C values taken from Bryant Drainage Manual)
Roof	0.02	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Asphalt	0.03	0.95	0.9	0.86	0.81	0.77	0.73	Developed - Asphaltic -Table 400-2
Grass	2.79	0.51	0.48	0.44	0.41	0.38	0.35	Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
Total	2.84	0.52	0.49	0.45	0.42	0.39	0.36	
Calculated C valu	es - Draina	ge Basin 2						
	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C_2	
								(C values taken from Bryant Drainage Manual)
Roof	0.14	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Asphalt	0.21	0.95	0.9	0.86	0.81	0.77	0.73	Developed - Asphaltic -Table 400-2
Grass	3.42	0.51	0.48	0.44	0.41	0.38	0.35	Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
Total	3.77	0.50	0.47	0.43	0.40	0.37	0.35	
Calculated C valu	es - Draina	ge Basin 3						
	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C_2	
		200	50			•	_	(C values taken from Bryant Drainage Manual)
Roof	0.10	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Grass	6.03	0.51	0.48	0.44	0.41	0.38	0.35	Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
Total	6.13	0.52	0.49	0.45	0.42	0.39	0.36	<u> </u>
Calculated C valu	es - Draina	ge Basin 4						
	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C_2	
						-	_	(C values taken from Bryant Drainage Manual)
Grass	2.71	0.51	0.48	0.44	0.41	0.38	0.35	Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
Total	2.71	0.51	0.48	0.44	0.41	0.38	0.35	

Post-development

Calculated C values - Dra	ainage Basi	in 1						
	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C_2	(C values taken from Bryant Drainage Manual)
Concrete/Roof	0.41	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Grass	1.57	0.46	0.42	0.39	0.35	0.32	0.29	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
Gravel	0.81	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel -Table 2.2 City of Little Rock Drainage Manual
								_
Total	2.79	0.59	0.53	0.49	0.42	0.38	0.35	
Calculated C values - Dra	ainage Basi	in 2						
	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C_2	(C values taken from Bryant Drainage Manual)
Concrete/Roof	0.11	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Grass	2.24	0.46	0.42	0.39	0.35	0.32	0.29	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
Gravel	0.39	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel -Table 2.2 City of Little Rock Drainage Manual
Asphalt	0.20	0.95	0.90	0.86	0.81	0.77	0.73	Developed - Asphaltic - Table 400-2
Total	2.94	0.54	0.49	0.45	0.40	0.37	0.33	_
Calculated C values - Dra	sinage Basi	in 2						
Calculated C values - Die	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C _s	C ₂	(C values taken from Bryant Drainage Manual)
Concrete/Roof	1.34	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Asphalt	0.25	0.95	0.90	0.86	0.83	0.77	0.73	Developed - Asphaltic - Table 400-2
Grass	2.83	0.46	0.42	0.39	0.35	0.77	0.79	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
Gravel	2.33	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel - Table 2.2 City of Little Rock Drainage Manual
Total	6.74	0.64	0.58	0.54	0.46	0.42	0.38	_
		_						
Calculated C values - Dra	·			_			_	
	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C2	(C values taken from Bryant Drainage Manual)
Concrete/Roof	0.35	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Gravel	1.81	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel -Table 2.2 City of Little Rock Drainage Manual
Grass	0.81	0.46	0.42	0.39	0.35	0.32	0.29	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
Total	2.97	0.64	0.56	0.51	0.41	0.36	0.32	

Stormwater Calcs -23738 I-30 N using Rational Method

12.06 CFS										4.76 CFS
										0.36
										4.70 in/hr
2.84 acres	A=	2.84 acres	A=	2.84 acres	A=	2.84 acres	A=	2.84 acres	A=	2.84 acres
										5.47 CFS
										0.35
										4.20 in/hr
3.// acres	A=	3.// acres	A=	3.// acres	A=	3.// acres	A=	3.// acres	A=	3.77 acres
										10.27 CFS
										0.36
										4.70 in/hr
6.13 acres	A=	6.13 acres	A=	6.13 acres	A=	6.13 acres	A=	6.13 acres	A=	6.13 acres
12.58 CFS	Q ₅₀ =	11.45 CFS	Q ₂₅ =	9.18 CFS	Q ₁₀ =	7.67 CFS	Q _s =	6.28 CFS	Q ₂ =	4.93 CFS
	c =	0.48	c =	0.44	c =	0.41	c =	0.38	c =	0.35
	i=	8.80 in/hr	i=	7.70 in/hr	i=	6.90 in/hr	i=	6.10 in/hr	i=	5.20 in/hr
2.71 acres	A=	2.71 acres	A=	2.71 acres	A=	2.71 acres	A=	2.71 acres	A=	2.71 acres
64.44 CFS		56.11 CFS		46.36 CFS		38.46 CFS		32.05 CFS		25.44 CFS
13.50 CFS							-			4.54 CFS
	c =		c =		c =		c =		c =	0.35
										4.70 in/hr
2.79 acres	A=	2.79 acres	A=	2.79 acres	A=	2.79 acres	A=	2.79 acres	A=	2.79 acres
	Q ₅₀ =		Q ₂₅ =		Q ₁₀ =		Q ₅ =		Q ₂ =	4.20 CFS
	c =		c =		c =		c =		c =	0.33
										4.30 in/hr
2.94 acres	A=	2.94 acres	A=	2.94 acres	A=	2.94 acres	A=	2.94 acres	A=	2.94 acres
35.21 CFS										12.15 CFS
										0.38
										4.70 in/hr 6.74 acres
0.74 dutes	A=	0.74 dutes	A=	0.74 dutes	A=	0.74 dutes	A=	0.74 dutes	A=	o./4 acres
47.40.656		44.50.050		44 77 656		0.22 656		6.60.656		404 655
							-			4.94 CFS
										0.32 5.20 in/hr
										2.97 acres
2.97 dues	A=	2.97 dues	A=	2.97 dues	A=	2.37 dues	A=	2.97 acres	A=	2.97 acres
78.22 CFS		64.78 CFS		54.57 CFS		40.87 CFS		33.35 CFS		25.82 CFS
	= 0.51 = 9.10 in/hr = 2.71 acres I 64.44 CFS = 13.50 CFS = 0.59 = 8.20 in/hr = 2.79 acres = 12.33 CFS = 0.54 = 7.80 in/hr = 2.94 acres = 35.21 CFS = 0.64 = 8.10 in/hr = 6.74 acres = 17.19 CFS = 0.64 = 17.19 CFS = 0.64 = 9.10 in/hr = 2.97 acres	= 0.52	= 0.52	= 0.52	= 0.52	= 0.52	= 0.52	" 0.52	= 0.52	** 0.52**

Pond-1			
for Q100			
	Cundev=	0.52	
	lundev=	8.20	in/hr
	Cdev=	0.59	
	Idev=	8.20	in/hr
	R=	0.592	
	A=	2.79	acres
	Tc=	10.00	minutes
		60	sec/min
Detention Volume=		991	cubic feet

Pond-2		
for Q100		
Cundev=	0.50	
lundev=	7.50	in/hr
Cdev=	0.54	
Idev=	7.80	in/hr
R=	0.453	
A=	2.94	acres
Tc=	13.20	minutes
	60	sec/min
Detention Volume=	1056	cubic feet

Pond-3		
for Q100		
Cundev=	0.52	
lundev=	8.10	in/hr
Cdev=	0.64	
Idev=	8.10	in/hr
R=	1.031	
A=	6.74	acres
Tc=	10.50	minutes
	60	sec/min
Detention Volume=	4,378	cubic feet

Pond-4		
for Q100		
Cundev=	0.51	
lundev=	9.10	in/hr
Cdev=	0.64	
Idev=	9.10	in/hr
R=	1.146	
A=	2.97	acres
Tc=	7.70	minutes
	60	sec/min
Detention Volu	1,572	cubic feet

Stormwater Calcs - 23738 I-30 N using Rational Method Ditch Detention Volume

Required Detention Volume = 4378.204 cft

Ditch Bottom	1	ft
Ditch Height	3	ft
Ditch Slope	3	:1
Ditch Top	19	ft
Ditch Cross Sectional Area	30	sft

EAST Side

Ditch Length 320 ft
Ditch Volume 4800 cft

Total Volume = 4837.5 cft

Required Detention Volume =

0 cft

Ditch Bottom	0	ft
Ditch Height	0.5	ft
Ditch Slope	3	:1
Ditch Top	3	ft
Ditch Cross Sectional Area	0.75	sft

EAST Side	
-----------	--

Ditch Length	100	ft
Ditch Volume	37.5	cft

Stormwater Calcs - 23738 I-30 N using Rational Method Weir-1 Sizing

Storm Event	Flow (cfs)
Q2 - Pre	10.27
Q10 - Pre	15.33
Q25 - Pre	18.64
Q100 - Pre	25.70
Q2 - Post	12.15
Q10 - Post	18.69
Q25 - Post	24.86
Q100 - Post	35.21

Rectangular Weir

Q100

Q (cfs) CLH^1.5
C 2.5
L 1.917 23 INCHES

1.917 H 3 Q25

Q (cfs)	CLH^1.5		
С	2.5		
L	1.917	23	INCHES
Н	2.4		
O (cfs)	17.82		

Q10

Q (c	fs)	CLH^1.5
С		2.5
L		1.917
Н		2.1
Q (c	fs)	14.58

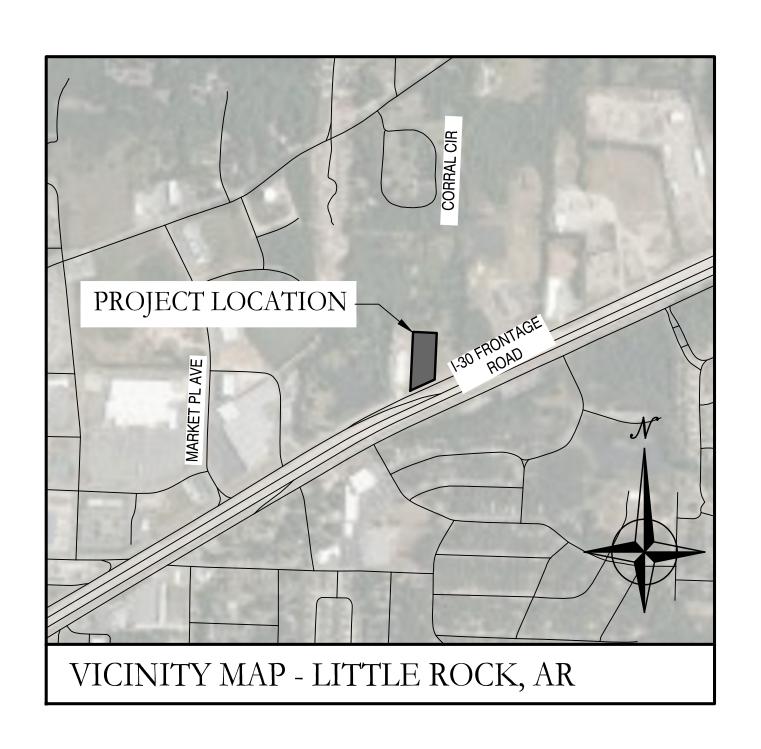
23 INCHES

Q2

Q (cfs)	CLH^1.5
С	2.5
L	1.917
Н	1.6
Q (cfs)	9.70

1.917 23 INCHES

CUSTOM ADVERTISING OFFICE & SHOPS ADDITION BRYANT, ARKANSAS



Prepared by:

GarNat Engineering, LLC

Designing our client's success www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road Bryant, AR 72022 Fx (888) 900-3068







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ARDOT INDEX:

TEC-1	TEMD	$\bigcap \mathbf{P} \wedge \mathbf{P} \mathbf{V}$	EROSIO	$\Gamma[I(\Omega)]$	$T \cap G'$	DEVICES
1 1 '.\ 1	I I ', I V I I - '	<i>\ </i>	1'.1\\ 1\\ 1\	, , , , , , , , , , , , , , , , , , , ,	1 \ \ / 1 .	1 1 1 ' V 1 V 1 V 1 V 1 V 1 V 1 V 1 V 1

WR-2 WHEEL CHAIR RAMPS

- 1.1. JOBSITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.2. THIS RESPONSIBILITY COVERS THEIR OWN WORK FORCE, ALL SUBCONTRACTORS, VISITING PERSONNEL, OFFICIALS, AND THE GENERAL PUBLIC WHICH MAY HAVE ACCESS TO THE JOBSITE.
- 1.3. THE CONTRACTOR SHALL EXERCISE COMPLETE CONTROL OVER WHO HAS ACCESS TO THE JOBSITE TO ENSURE JOBSITE SAFETY.
- 1.4. THE CONTRACTOR SHALL CONFORM TO ALL SECURITY AND SAFETY REQUIREMENTS OF THE OWNER.
- 1.5. ANY SAFETY OR OTHER TRAINING REQUIRED BY THE OWNER FOR THE WORK FORCE MUST BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

2. PERMITS

2.1. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS REQUIRED BY REGULATING AUTHORITIES OR BY THE OWNER. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE TERMS AND CONDITIONS ASSOCIATED WITH EACH REQUIRED PERMIT, AS WELL AS ADHERING TO THE RULES AND REGULATIONS OF EACH REGULATING AUTHORITY

3. CONTRACT DOCUMENTS

3.1. ALL WORK SHALL CONFORM TO THE PLANS, THESE NOTES, AND SPECIFICATIONS IN ALL RESPECTS AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

4. INDEMNITY

- 4.1. BY ACCEPTING THE CONTRACT FOR THIS WORK, THE CONTRACTOR, AT THEIR OWN EXPENSE AND RISK, HEREBY RELEASES AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, GARNAT ENGINEERING, THEIR OFFICERS, AGENTS, EMPLOYEES, CONSULTANTS, AND REPRESENTATIVES FOR DAMAGE TO THE PROPERTY OR INJURY TO, OR DEATH, OF ANY PERSONS, FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS OF ANY KIND WHATSOEVER ARISING OUT OF AND IN CONNECTION WITH THE AGREEMENT OR PROSECUTION OF WORK UNDER IT, WHETHER SUCH CLAIMS, DEMANDS, ACTIONS, OR LIABILITY ARE CAUSED BY THE CONTRACTOR, IT'S AGENTS, EMPLOYEES, SUBCONTRACTORS, PRODUCTS INSTALLED ON THE PROJECT OR CAUSED BY ANY OTHER PARTY.
- 5. CONSTRUCTION PROCEDURES, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS UNLESS OTHERWISE MODIFIED ON THE DRAWINGS OR IN THESE NOTES OR SPECIFICATIONS.
- 5.1. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT
- 5.2. INTERNATIONAL BUILDING CODE
- 5.3. ACI 315 MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES
- 5.4. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.

6. SITE

- 6.1. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- 6.2. CONTRACTOR IS NOT TO PERFORM WORK BEYOND THE DESIGNATED WORK LIMITS WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER OR OWNER.
- 6.3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
- 6.4. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL ITEMS, SHOWN TO BE REMOVED OR RELOCATED AND NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE REQUIRED TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.
- 6.5. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED MANHOLES, VALVE BOXES, ETC. TO FINISH GRADE, WHERE REQUIRED.

7. STRUCTURES

- 7.1. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT IN TO INVERT OUT
- .2. BEDDING FOR STORM STRUCTURES SHALL CONSIST OF A MINIMUM OF 6-INCHES OF COMPACTED #57 STONE ON TOP OF COMPACTED SUBGRADE.
- 7.3. AREAS EXPOSED BY EXCAVATION OR STRIPPING AND ON WHICH SUBGRADE PREPARATIONS ARE TO BE PERFORMED SHALL BE SCARIFIED TO MINIMUM DEPTH OF 0'-8" AND COMPACTED TO MINIMUM OF 95% OPTIMUM DENSITY. ANY AREAS THAT FAIL COMPACTION ARE TO BE STABLIZED AS DIRECTED BY THE ENGINEER.
- 8. PRIOR TO PLACING FILL IN LOW AREAS, SUCH AS PREVIOUSLY EXISTING CREEKS, PONDS, OR LAKES, PERFORM FOLLOWING PROCEDURES:
- 8.1. DRAIN WATER OUT BY GRAVITY WITH DITCH HAVING FLOW LINE LOWER THAN LOWEST ELEVATION IN LOW AREA. IF DRAINAGE CANNOT BE PERFORMED BY GRAVITY DITCH, USE ADEQUATE PUMP TO OBTAIN THE SAME RESULTS.
- 8.2. AFTER DRAINAGE OF LOW AREA IS COMPLETE, REMOVE MULCH, MUD DEBRIS, AND OTHER UNSUITABLE MATERIAL BY USING ACCEPTABLE EQUIPMENT AND METHODS THAT WILL KEEP NATURAL SOILS UNDERLYING LOW AREA DRY AND UNDISTURBED.

9. UTILITIES

- 9.1. AN ATTEMPT HAS BEEN MADE TO APPROXIMATELY LOCATE UTILITIES ON THE DRAWINGS.
- 9.2. UTILITIES SHOWN ON THE DRAWINGS WERE LOCATED BY VISUAL OBSERVATION, AND BY TRANSCRIBING FROM RECORD MAPS AND PLANS.
- 9.3. NO EXCAVATIONS WERE MADE TO CONFIRM SUB-SURFACE UTILITIES. NEITHER THE SURVEYOR NOR PROJECT ENGINEER GUARANTEES THAT ALL UTILITIES HAVE BEEN SHOWN, OR THAT THOSE SHOWN ARE FULLY ACCURATE.
- 9.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS AND/OR RELOCATION OF EXISTING UTILITIES THAT ARE DAMAGED AS A RESULT OF WORK OF THIS PROJECT.
- 9.5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PROPERLY DISCONNECTING, ABANDONING, RELOCATING, AND/OR ADJUSTING ALL AFFECTED UTILITIES WITHIN THE PROJECT AREA.
- 9.6. ALL UTILITY WORK SHALL BE COORDINATED AND EXECUTED IN ACCORDANCE WITH THE OWNER AND/OR GOVERNING UTILITY COMPANY CODES, SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- DESIGN AND ALIGNMENT OF UNDERGROUND TELEPHONE, TV CABLE, GAS AND ELECTRIC SERVICES SHALL BE PROVIDED BY THE INDIVIDUAL UTILITIES AND ARE NOT NECESSARILY SHOWN WITH THESE PLANS. CONTRACTOR SHALL PROVIDE CONDUITS SIZED TO ACCOMMODATE UTILITY ROUTING WITH PULL STRINGS WHERE NECESSARY.
- 9.8. CONTRACTOR TO PROVIDE ALL NECESSARY APPURTENANCES NECESSARY FOR COMPLETE UTILITY SERVICES WHICH ARE NOT PROVIDED BY THE UTILITY COMPANY.

10. DISPOSAL OF DEBRIS, WASTE OR SPOIL

- 10.1. BURNING OF DEBRIS AND WASTE IS NOT ALLOWED. CONTRACTOR MAY BE REQUIRED TO PROPERLY HAUL AWAY AND DISPOSE OF ANY WASTE MATERIAL REMOVED FROM THE SITE.
- 10.2. ANY WASTE OR SPOIL MATERIAL WHICH IS EXCAVATED FROM THE JOB SITE IS TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER OR OWNER.
- 10.3. REMOVAL AND DISPOSAL OF EXCAVATED WASTE MATERIAL IS CONSIDERED SUBSIDIARY TO ALL OTHER ITEMS IN THE PROJECT, AND WILL NOT BE PAID FOR SEPARATELY.
- 10.4. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIAL REMOVED FROM THIS SITE.
- 0.5. CONTRACTOR SHALL REMOVE FROM SITE AND DISPOSE OF MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN OPINION OF THE ENGINEER, IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING OR SUBGRADE PURPOSES. DISPOSE OF IN A MANNER SATISFACTORY TO ENGINEER. BACKFILL UNDERCUT AREAS WITH LAYERS OF SUITABLE MATERIAL AND COMPACT AS SPECIFIED HEREIN.

11. SUBSTITUTIONS

11.1. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL FROM THE PROJECT ENGINEER

12. ENVIRONMENTAL

- 12.1. THE CONTRACTOR IS TO MEET ALL ENVIRONMENTAL REQUIREMENTS OF THE OWNER AND ANY REGULATORY AGENCY HAVING AUTHORITY OVER THIS SITE.
- 12.2. THE CONTRACTOR IS TO UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) FOR CONTROL OF EROSION DURING ALL CONSTRUCTION PHASES OF THIS PROJECT.
- 12.3. MININUM BMP'S REQUIRED FOR THE PROJECT ARE LISTED ON SHEET THESE PLANS. CONTRACTOR SHALL PROVIDE THESE BMP'S AND ANY OTHERS REQUIRED FOR THE PROJECT.
- 12.4. IF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THE CONSTRUCTION PHASE OF THIS PROJECT, THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS FOR EROSION CONTROL INCLUDED IN THE SWPPP DOCUMENTS.
- 12.5. CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF ACCUMULATED TRASH AND DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING MEASURES TO AVOID TRACKING OF MUD, DIRT, ROCKS, AND DEBRIS ONTO AREAS OUTSIDE THE PROJECT AREA. CONTRACTOR SHALL CLEAN PAVEMENTS WHEN NECESSARY OR AS OTHERWISE DIRECTED, AND SHALL CONTROL DUST BY SWEEPING AND WATERING AS NEEDED. DE-TRACKING MAY BE REQUIRED AT ALL ENTRANCES.

13. FINAL SITE CONDITIONS

- 13.1. ALL DISTURBED AREAS NOT RECEIVING PAVEMENT OR LANDSCAPING SHALL HAVE VEGETATION ESTABLISHED AT TIME OF FINAL INSPECTION.
- 13.2. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPE 2H:1V OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- 13.3. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- 13.4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS
- 13.5. UPON PARTIAL OR FINAL COMPLETION OF GRADING WORK, SPREAD TOPSOIL, SEED, FERTILIZER, AND MULCH IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STORM WATER POLLUTION PREVENTION PLAN.

Success LLC8-4650
-3068

GarNat Engineering,
P.O. Box 116 (72018)
2909 Military Road
Fx (888) 9

CUSTOM ADVERTISING
OFFICE & SHOPS ADDITION
BRYANT, ARKANSAS

3

ARKANSAS

REGISTERED

PROFESSIONAL

ENGINEER

NO. 9551

10-5-2022

CONTENTS:

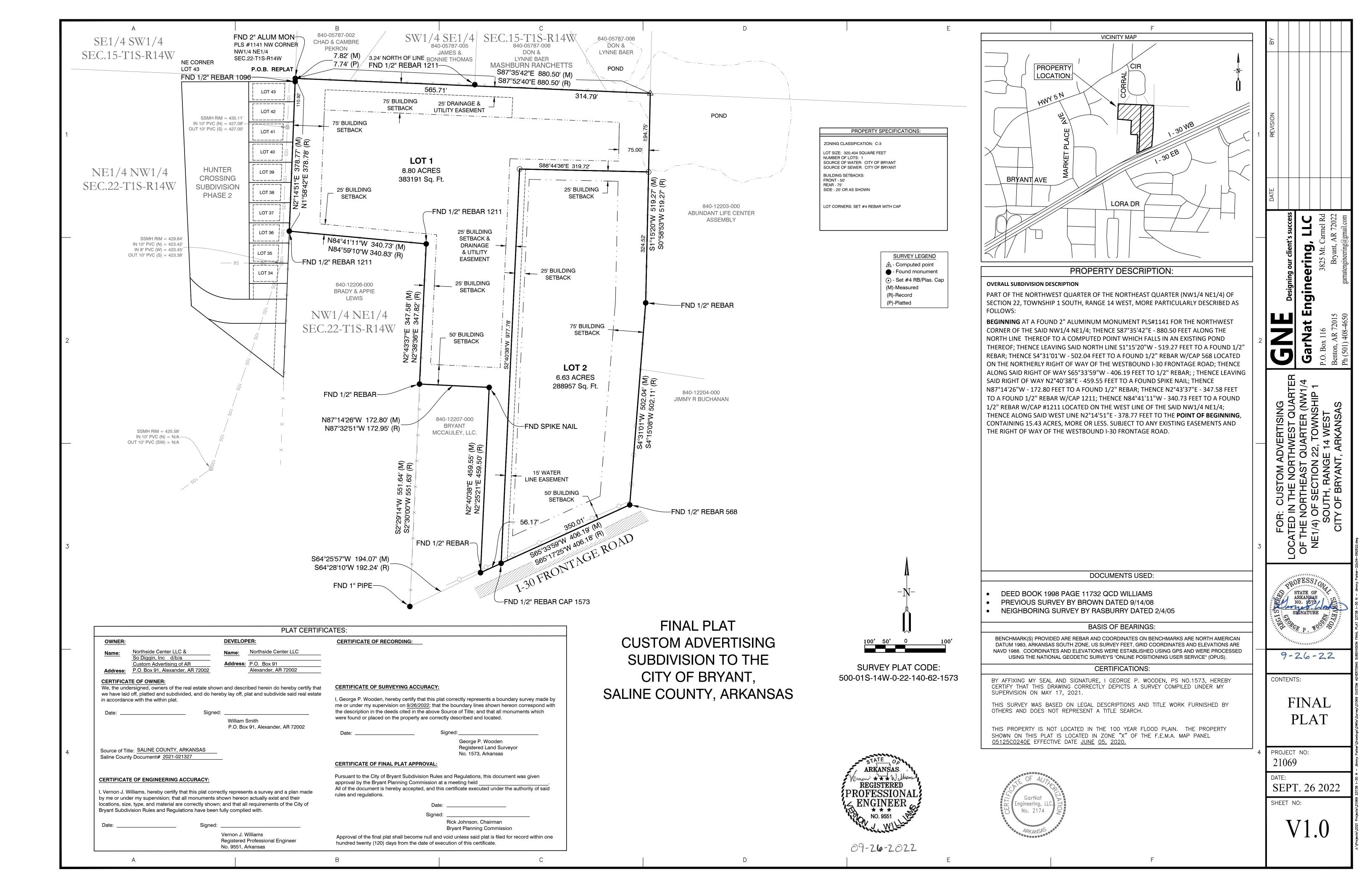
GENERAL NOTES

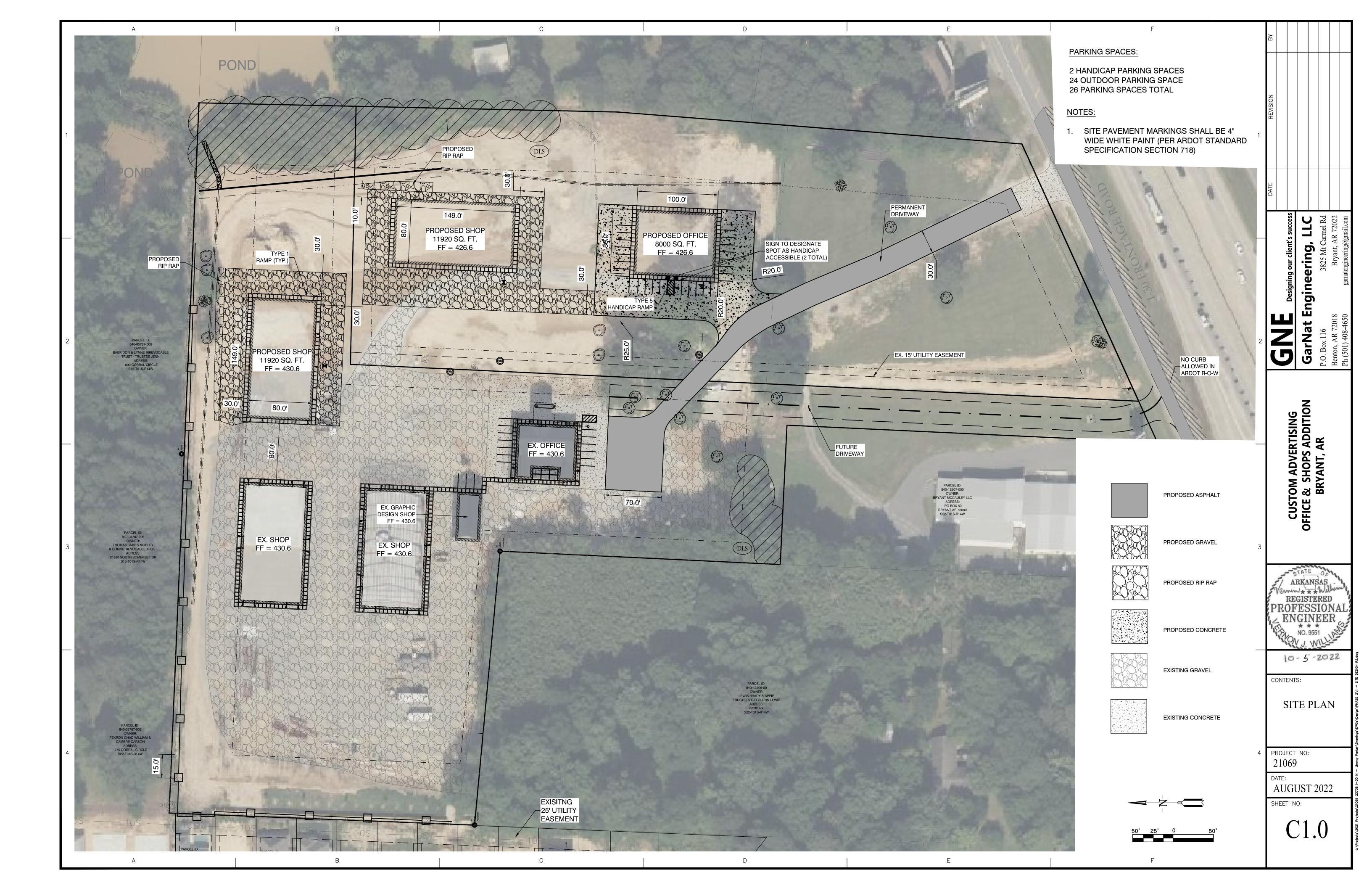
PROJECT NO: **21069**

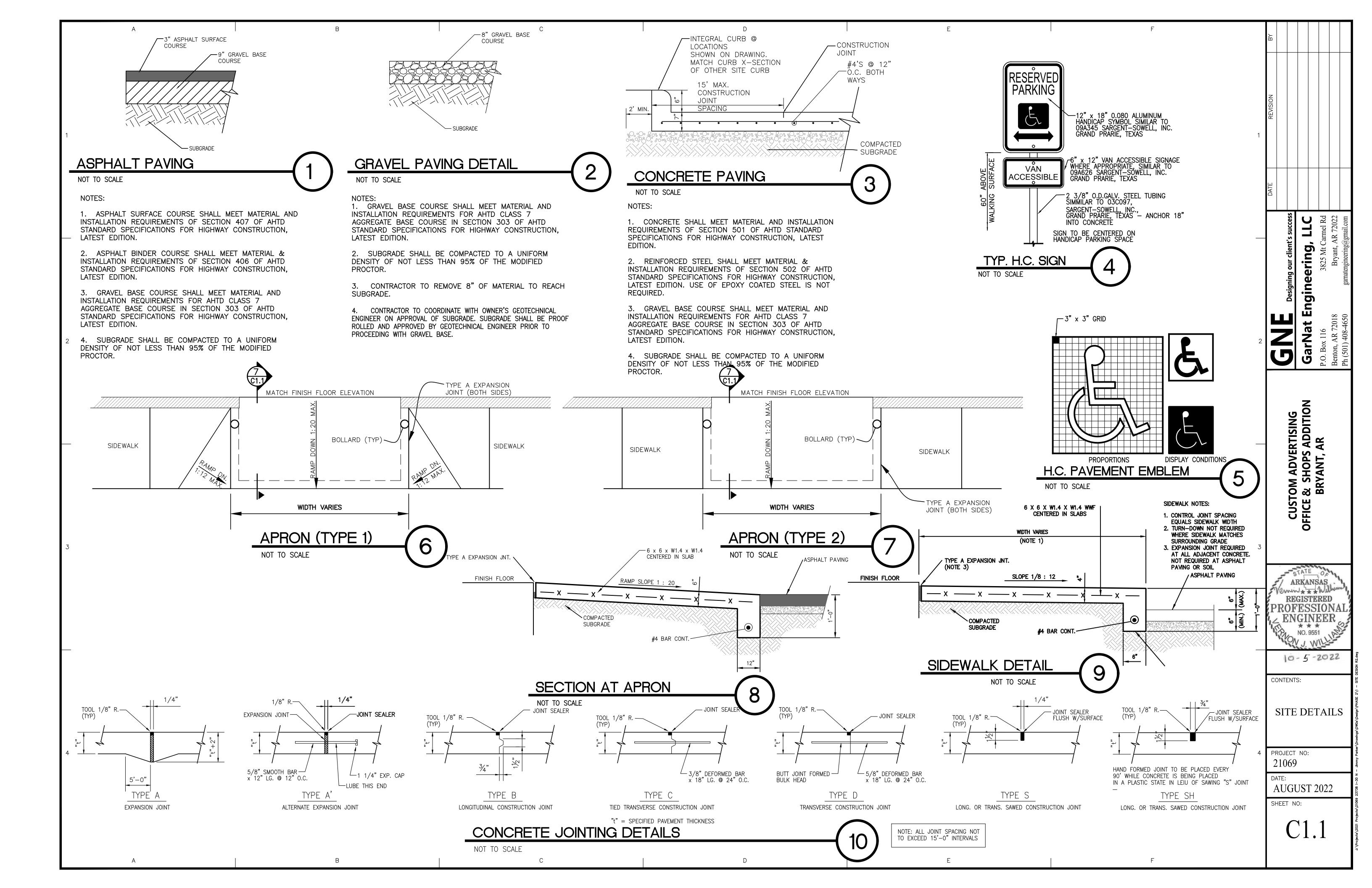
JULY 2021

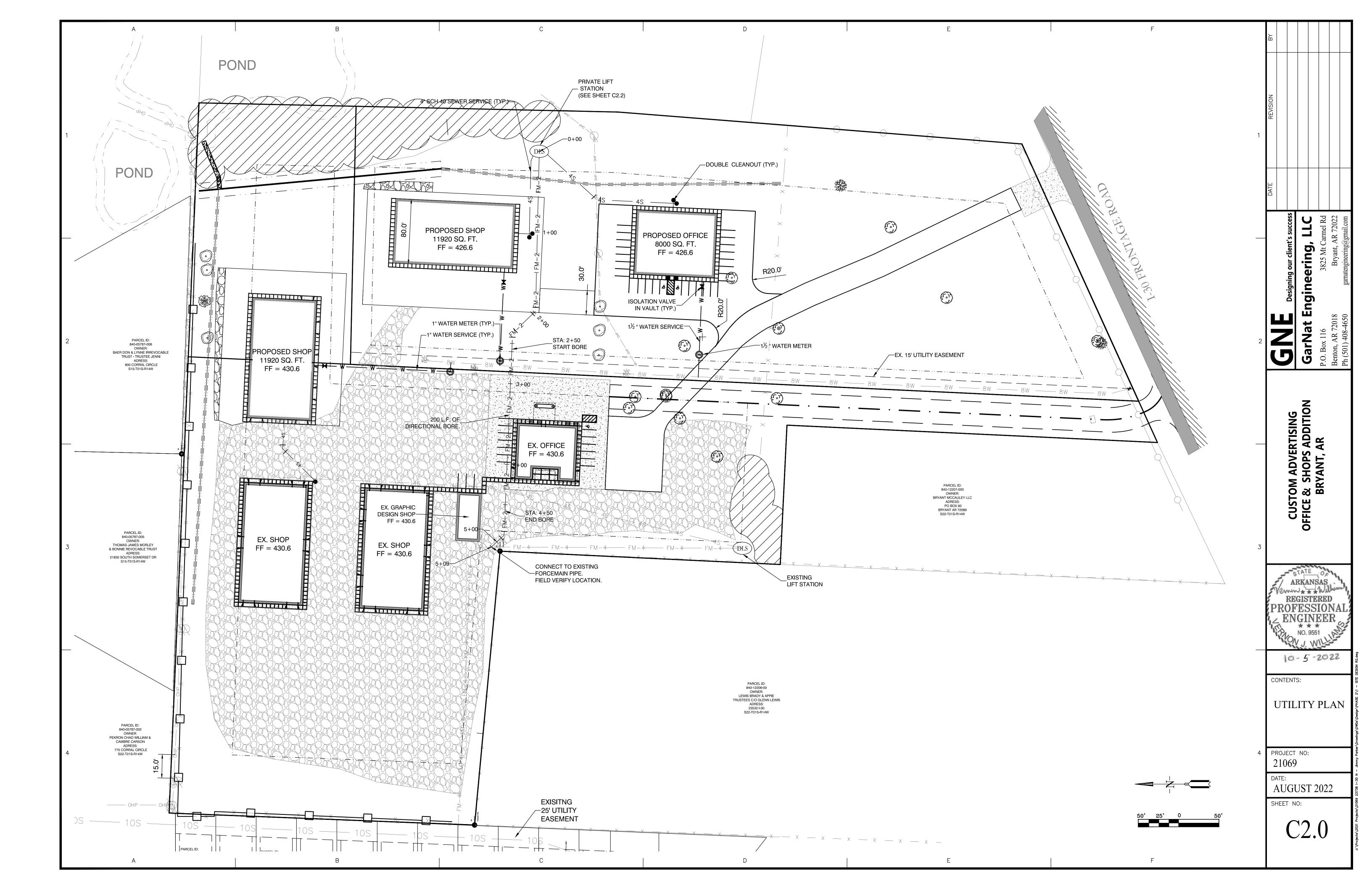
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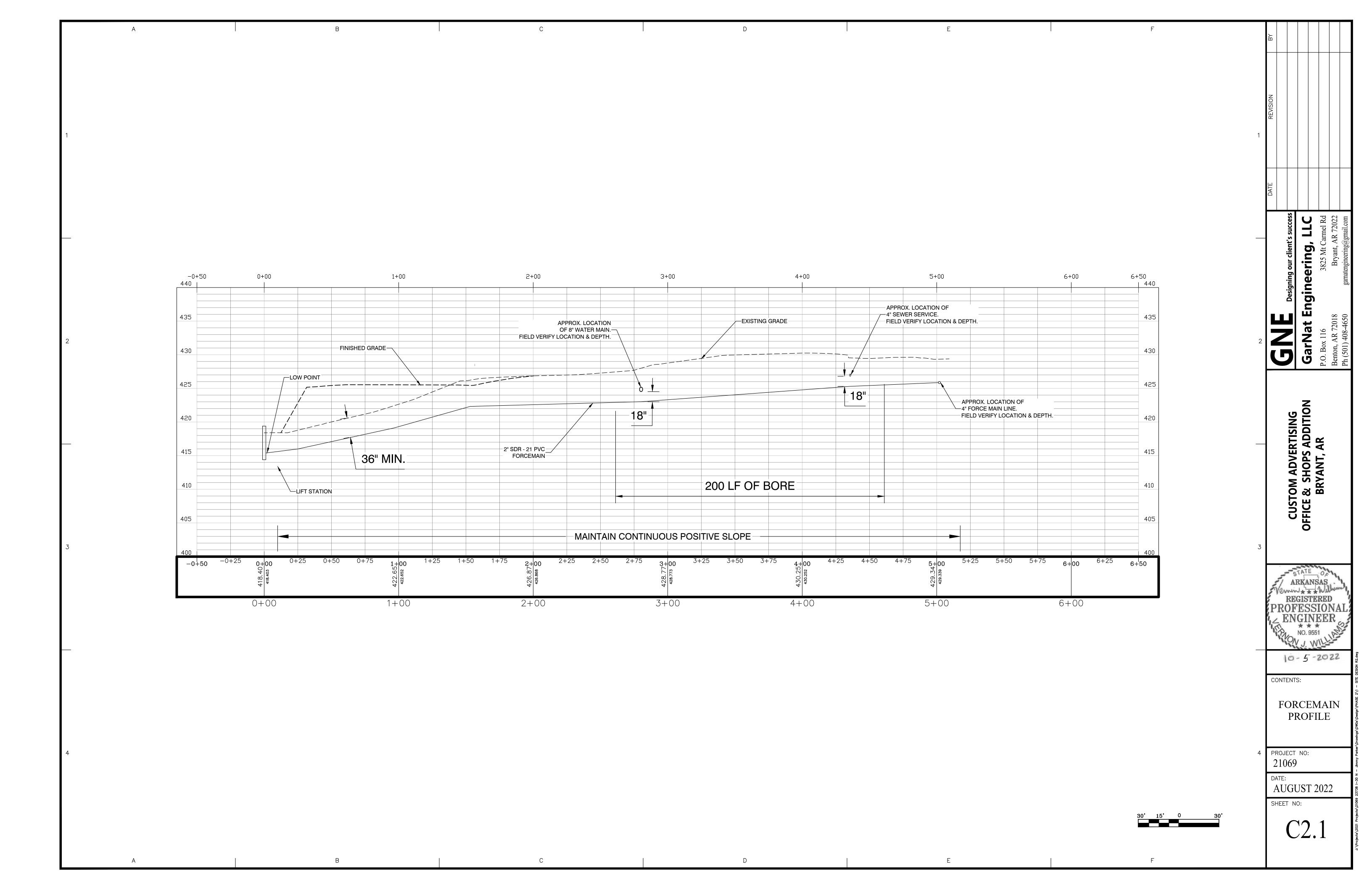
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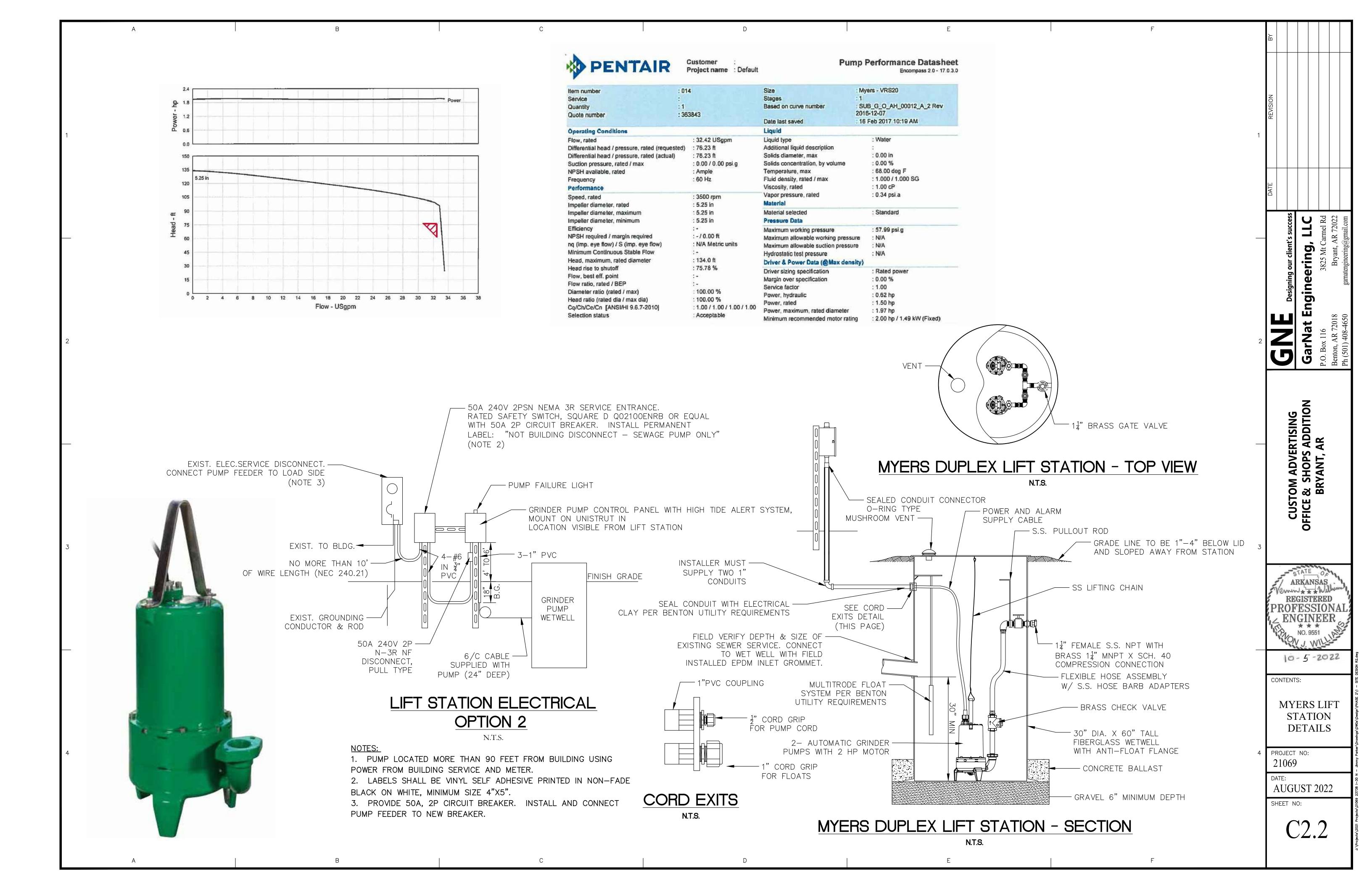


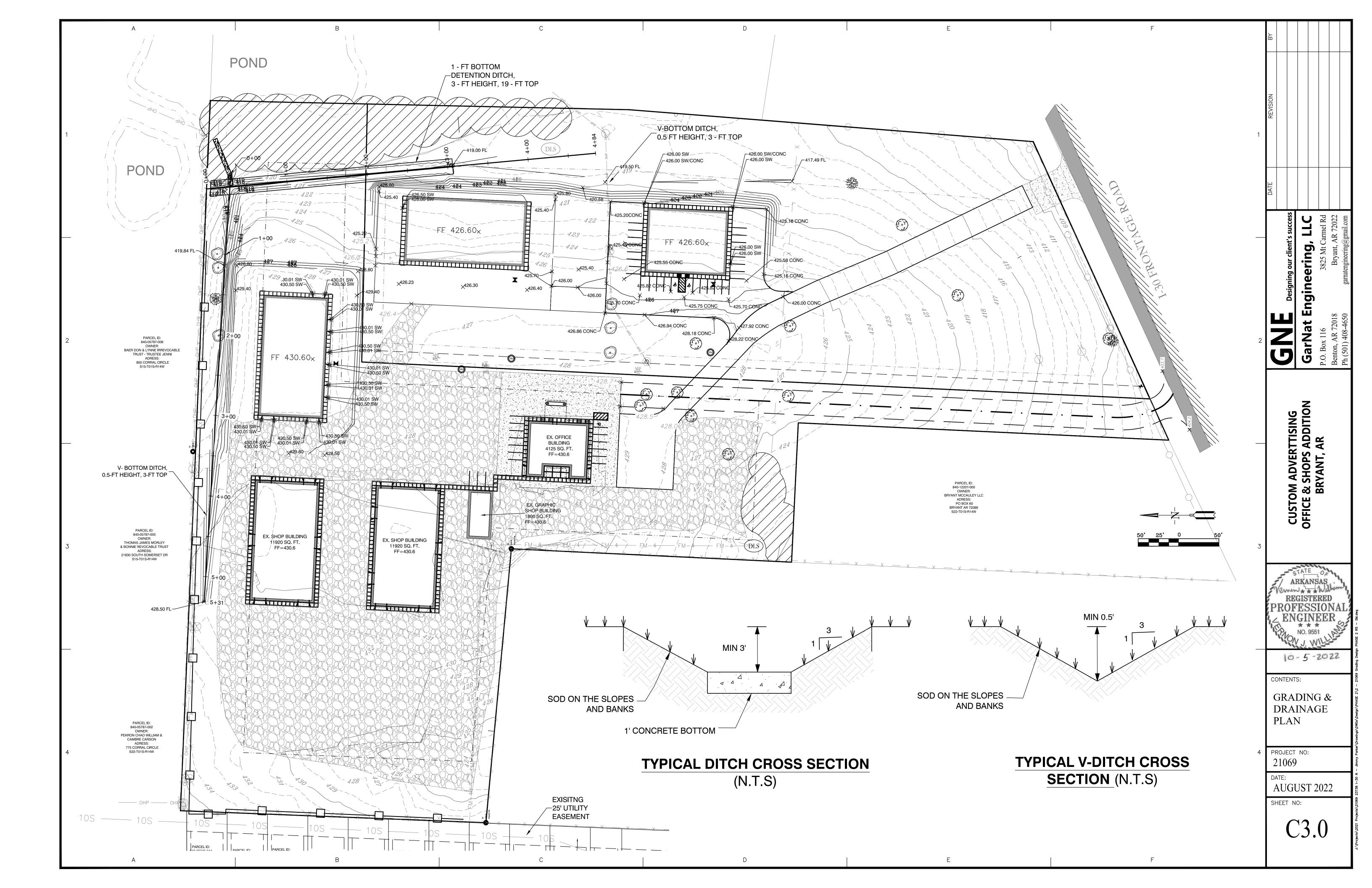


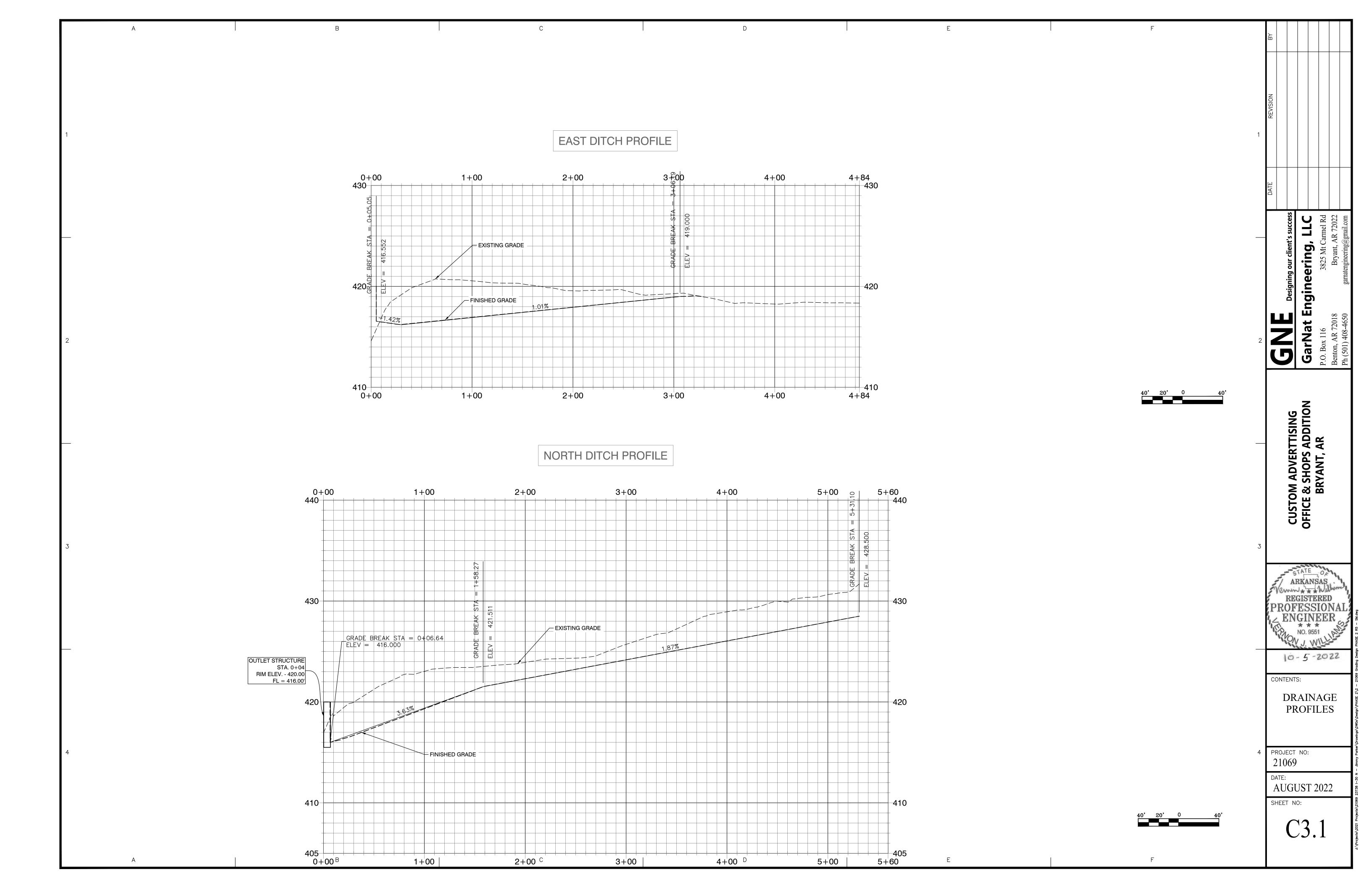


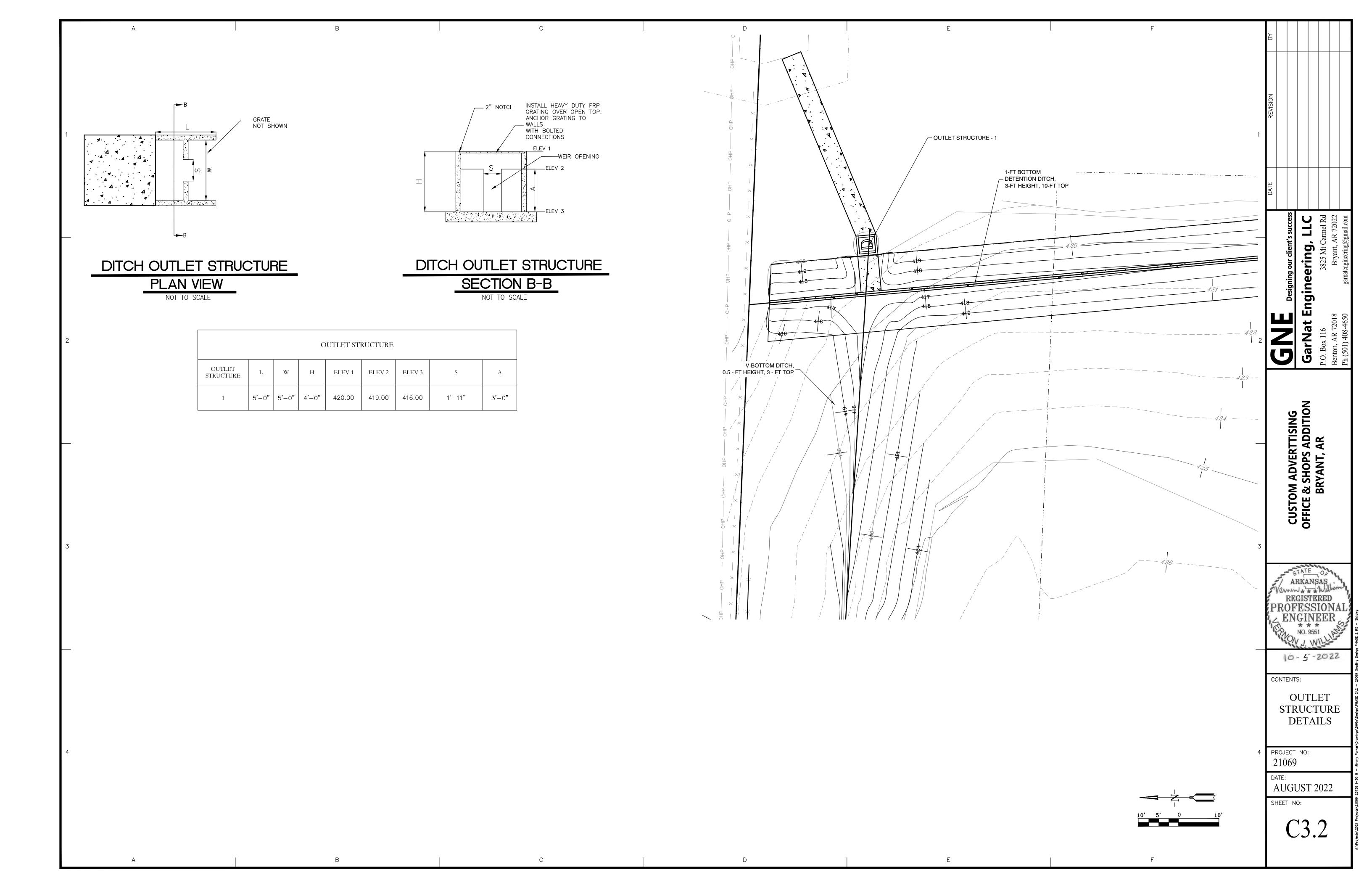


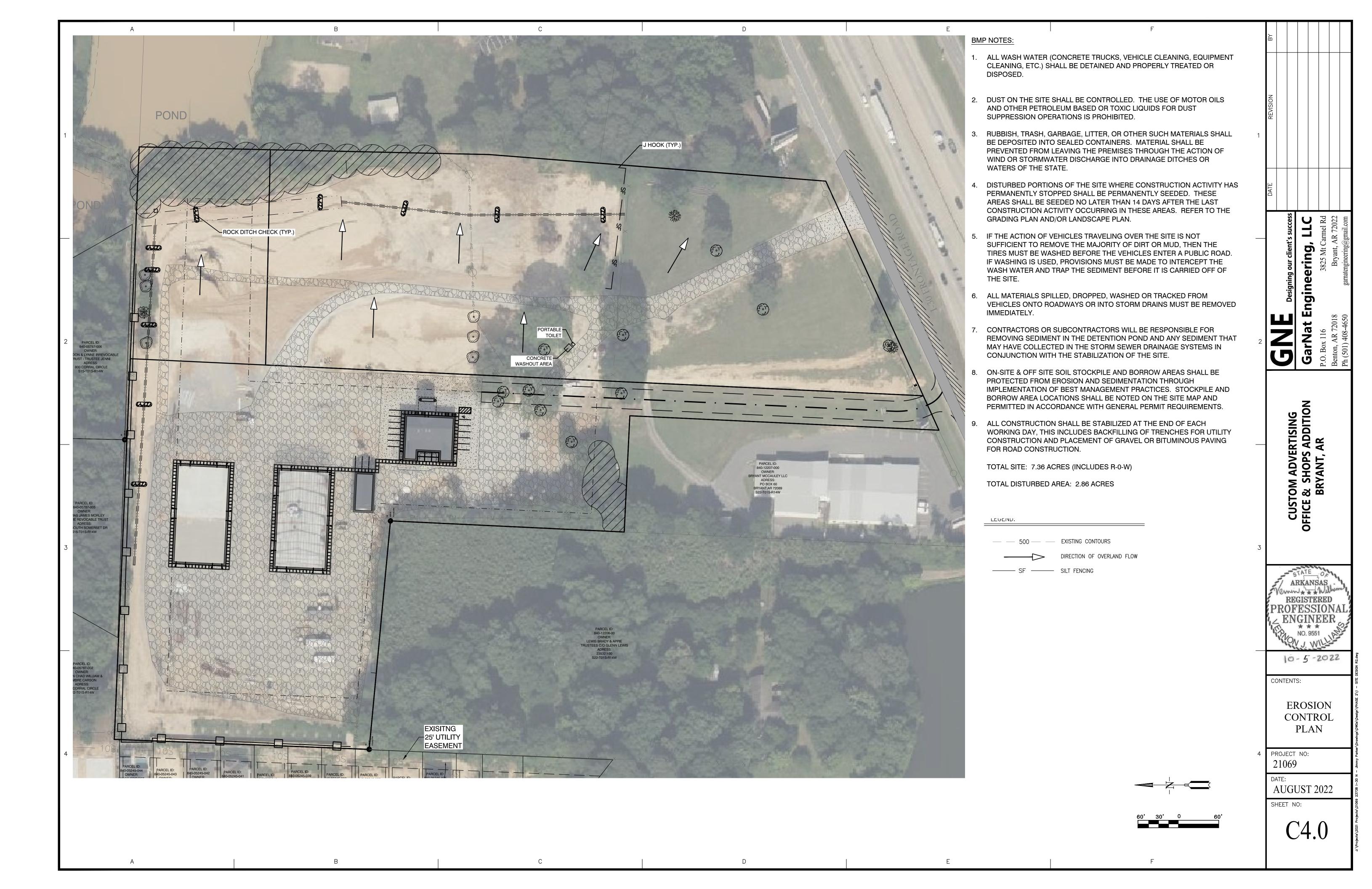


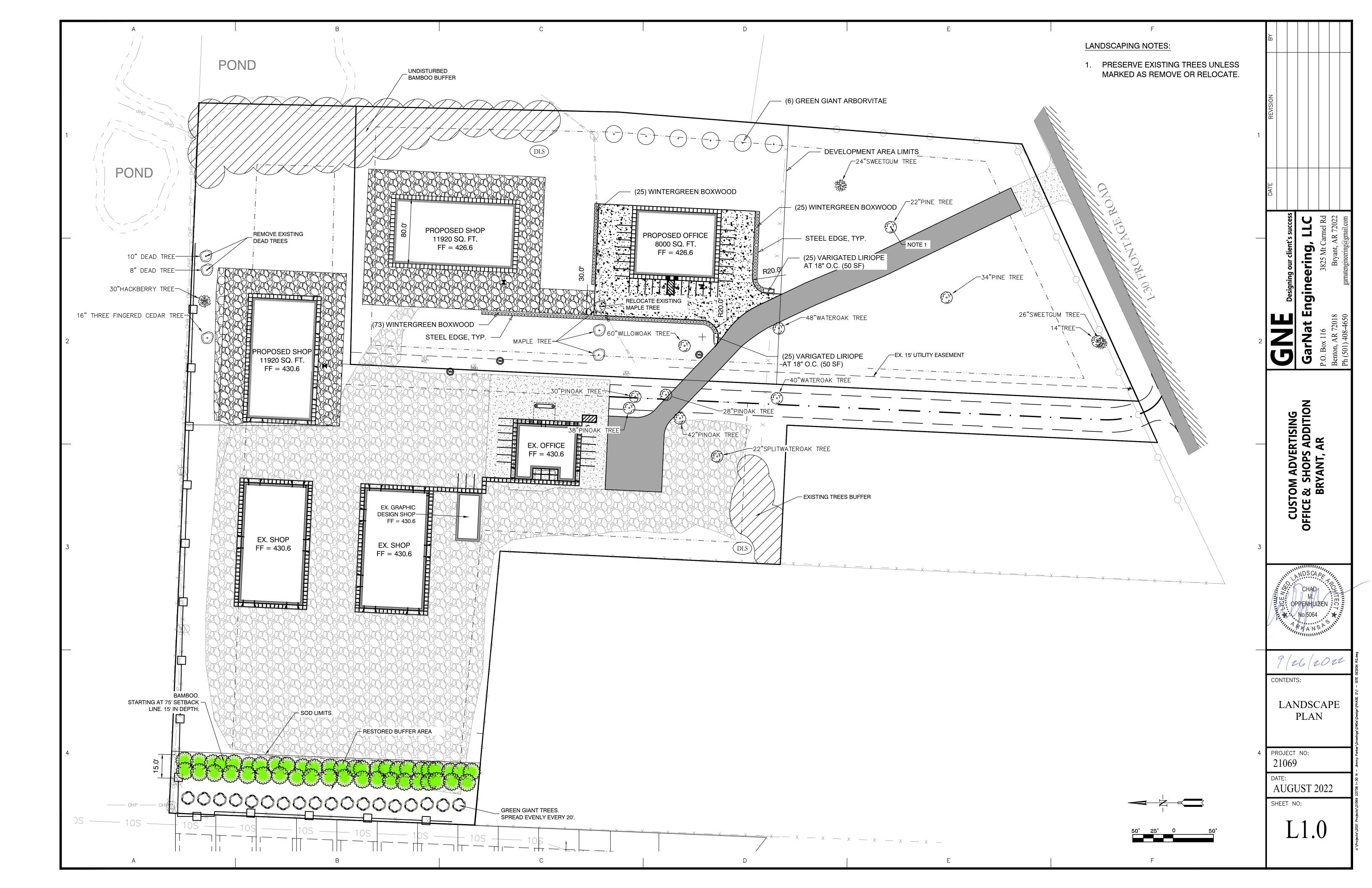












LANDSCAPING NOTES:

- I. REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE DESIGNER OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- 2. THE NUMBER OF PLANTS OR INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES. TREE LOCATIONS ARE DIAGRAMMATIC.
- 3. ALL PLANT MATERIALS MUST BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL PRIOR TO DELIVERY OR INSTALLATION.
- 4. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION. REPLACE ANY DAMAGED, DESTROYED, OR REMOVED PLANT MATERIALS WITH THE SAME VARIETY AND SIZE PRIOR TO FINAL ACCEPTANCE.
- 5. PLANT STORAGE TO BE LOCATED OUT OF VEHICULAR USE AREAS AND NEAR A WATERING SYSTEM TO OPTIMIZE SURVIVAL.
- G. ALL PLANTING BEDS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- 7. ALL PLANTING BEDS SHALL BE MULCHED WITH 3-INCHES SHREDDED HARDWOOD OR CYPRESS MUCH.
- 8. ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 POUNDS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.
- 9. ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.
- IO. ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.

- I I. TREES SHALL NOT BE TOPPED AT ANY TIME. PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 STANDARDS FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- I 2. COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE.
- 13. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, AND WATER FEATURES. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
- 14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
- 15. TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FROM PLANT GROWTH.
- 16. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER. AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- I 7. IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING FINAL ACCEPTANCE.
- 18. CALIPER OF TREES TO BE MEASURED 6-INCHES ABOVE GROUND LEVEL FOR TREES UP TO 4-INCH CALIPER SIZE.
- I 9. GENERAL CONTRACTOR SHALL PROVIDE G-INCH DIAMETER MINIMUM SCHEDULE 40 PVC SLEEVING FOR IRRIGATION TO ALL CURB ISLANDS AND UNDER ALL DRIVE ISLE CROSSINGS.
- 20. CONTRACTOR TO REFER TO THE UTILITY PLAN SHEET FOR RECENT FIRE FLOW INFORMATION.

LEGEND:

PLAN QUANTITIES:



TO ALLOW FOR SETTLING \$ POSITIVE DRAINAGE. -PLACE TIES ABOVE LOWEST SCAFFOLD BRANCHES -NO. 10 GALV. WIRE THRU 1/2" RUBBER HOSE. TWIST OR ANCHOR WIRE TO STAKE. MIN. 2 PER STAKE 6'-0" GREEN STEEL PREPAINTED T-POST WITH 6" FLUORESCENT WHITE/SILVER TOP TREE STAKE, MIN. 3 REQUIRED AT 120 DEGREES AROUND TREE -6" SURVEYORS TAPE ON ALL GUY WIRES (TYP.) -COMMERCIAL TREE WRAP. NEATLY WRAP SPIRALLY FROM BOTTOM. TIE WITH SUITABLE CORD. PROVIDE WHEN SPECIFIED. - MULCH MIN. 3" PULL MULCH BACK 2" FROM BASE OF TRUNK -REMOVE BURLAP FROM TOP OF ROOTBALL AND REMOVE ALL TIES. FOLD BACK BURLAP AT TOP OF BALL. WHEN PRESENT, REMOVE ALL SYNTHETIC BURLAP. -- WATER RETENTION SAUCER (TEMPORARY) - AGRIFORM TABLET AS PER SPECIFICATIONS MAX. 6" BELOW SURFACE - COMPACTED SUBGRADE PREPARED BACKFILL PROVIDE HOMOGENOUS MIXTURE AS SPECIFIED OF 3:1:1 RATIO OF TOPSOIL. PEATMOSS AND SAND OR OTHER APPROVED SOIL AMENDMENTS. -SLASH BURLAP THREE TIMES - I 2" COMPACTED BACKFILL -LAYER OF MIXED SUBSOIL WITH PLANTING MEDIUM -BREAK SUBSOIL WITH PICK AX NOTE; PLACE ALL PVC LATERIALS OUSTSIDE OF ROOTBALL I 1/2 THE BALL SIZE NOTE: PROVIDE FERTILOME FOOD STIMULATOR IN EACH TREE PIT.

TREE PLANTING DETAIL

NOTE: PLANTS SHALL BE SET SLIGHTLY HIGHER THAN GRADE

SODDING OF DISTURBED AREAS

+

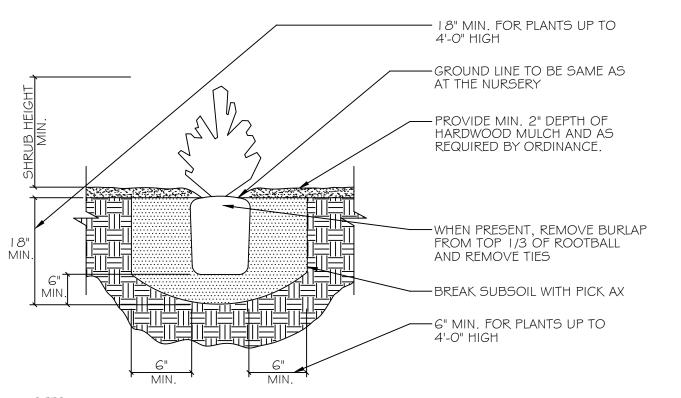
AREAS AND LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. EXCAVATE AND REMOVE ANY REMAINING TURF AND SOIL TO A 4-INCH MINIMUM DEPTH WITHIN NEW SOD AREAS. HAND EXCAVATION REQUIRED WITHIN DRIP LINES OF TREE AREAS TO AVOID DAMAGE TO EXISTING ROOTS.

MAINTENANCE AND WARRANTY

CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE AND IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ADDITIONALLY, CONTRACTOR TO PROVIDE ONE YEAR WARRANTY FOR ALL LANDSCAPE AND IRRIGATION WORK FROM THE DATE OF FINAL ACCEPTANCE.

IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR ALL NEW LANDSCAPE AND TURF AREAS SHOWN ON THE PLANS. SYSTEM WILL REQUIRE PROVIDING BACKFLOW PREVENTER, PERMITTING, POWER CONNECTION, CONTROLLER, AND ALL OTHER WORK REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM THAT PROVIDES 100% COVERAGE. COORDINATE LOCATION OF CONTROLLER WITH OWNER, GENERAL CONTRACTOR, AND ELECTRICAL CONTRACTOR. COORDINATE LOCATION OF IRRIGATION SLEEVES WITH GENERAL CONTRACTOR PRIOR TO FULLY MOBILIZING TO SITE. CONTRACTOR TO REFER TO THE UTILITY PLAN SHEET FOR CURRENT FIRE FLOW INFORMATION.



NOTES:

I. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.

2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.

3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.

PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO
TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL AMENDMENTS.
 PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
 APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL

2 LI SHRUB PLANTING DETAIL

TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS

s success

LLC

rmel Rd

R 72022

R 72022

igineering, LLC 3825 Mt Carmel R Bryant, AR 7203

GarNat Eng

CUSTOM ADVERTISING
OFFICE & SHOPS ADDITION
BRYANT, AR

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No.5064

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9/26/2021 CONTENTS:

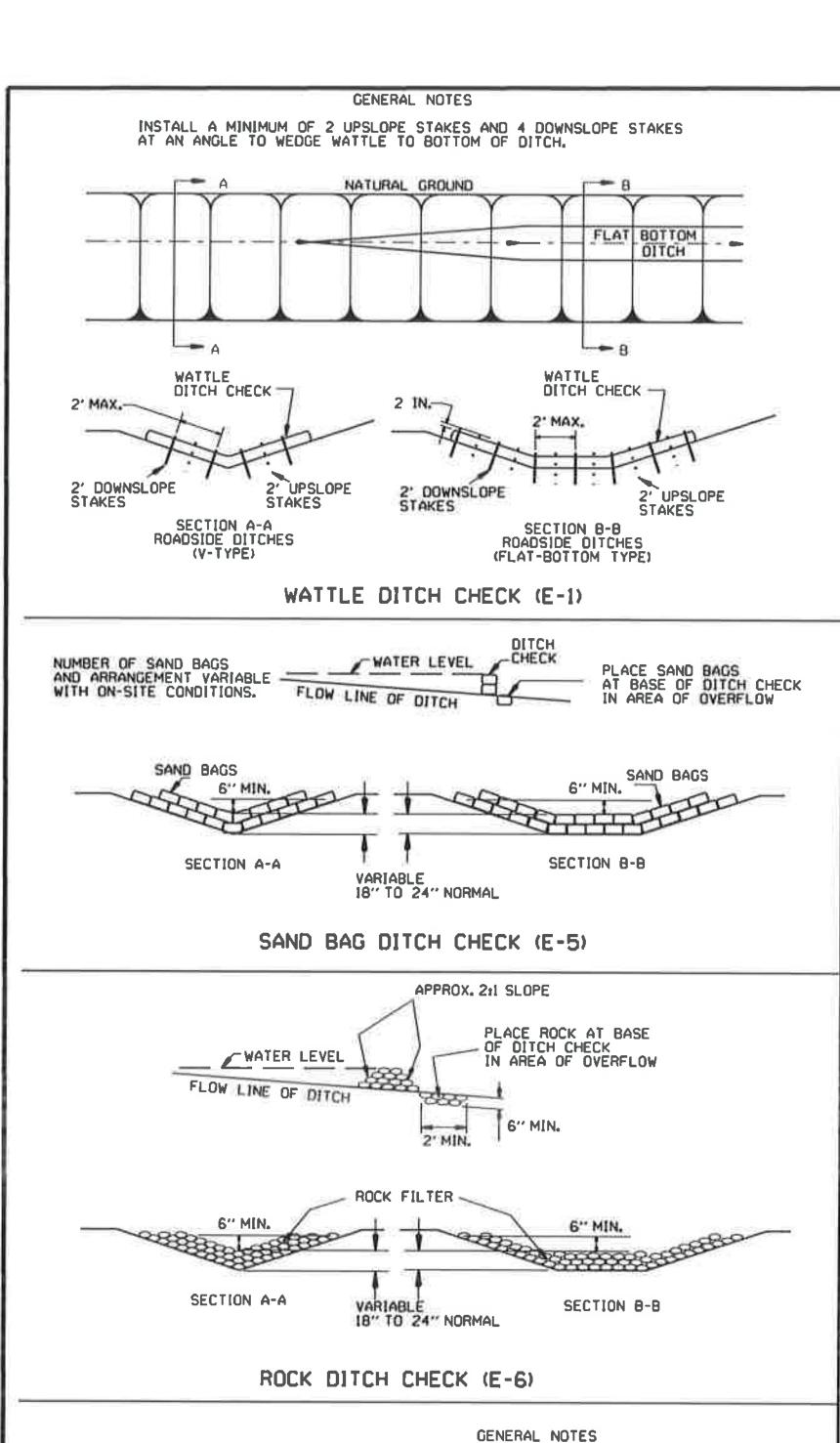
LANDSCAPING NOTES & DETAILS

PROJECT NO: 21069

DATE:
AUGUST 2022

SHEET NO:

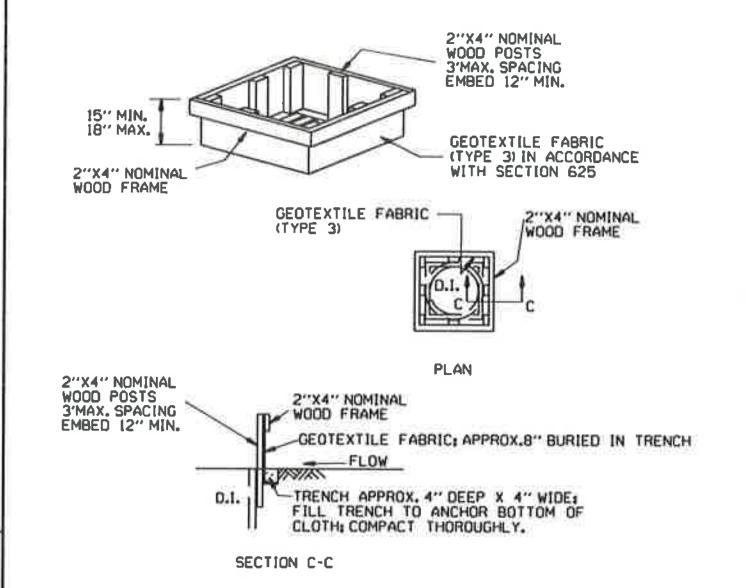
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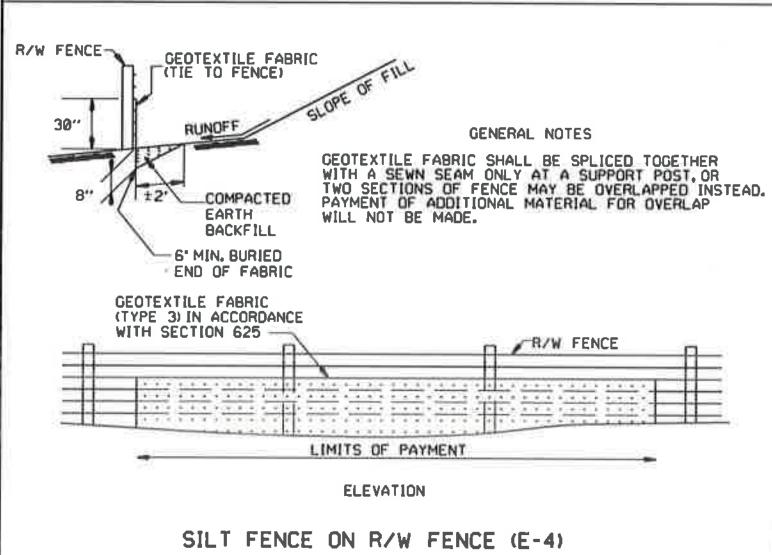


GENERAL NOTES GEOTEXTILE FABRIC (TYPE 4) IN ACCORDANCE WITH SECTION 625 GEOTEXTILE FABRIC SHALL BE SPLICED TOGETHER WITH A SEWN SEAM ONLY AT A SUPPORT POST OR TWO SECTIONS OF FENCE MAY BE OVERLAPPED INSTEAD. PAYMENT OF ADDITIONAL MATERIAL FOR OVERLAP WILL NOT BE MADE. POST (EMBED 2' MIN.) COMPACTED EARTH -6" MIN. BURIED END OF FABRIC

SILT FENCE (E-11)



DROP INLET SILT FENCE (E-7)

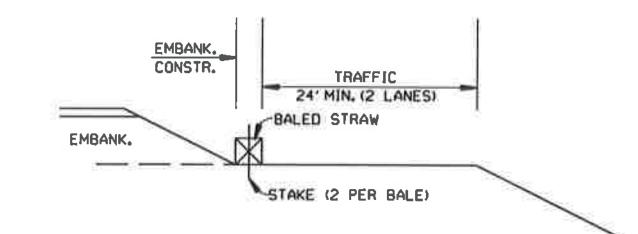


GENERAL NOTES

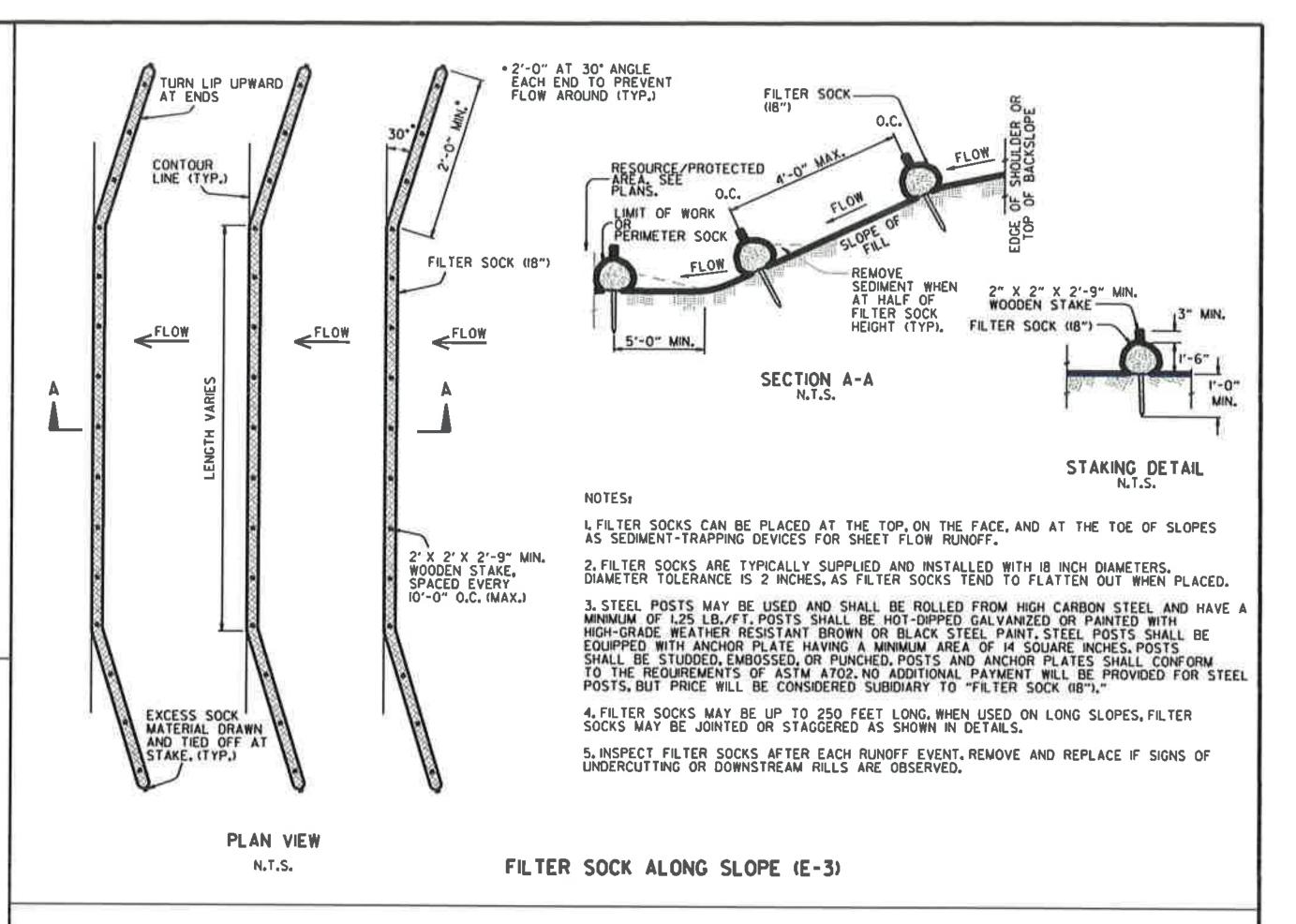
I. STRAW BALES SHALL BE INSTALLED SO THAT THE BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES. THE BALES SHALL BE A MINIMUM OF 30 INCHES IN LENGTH.

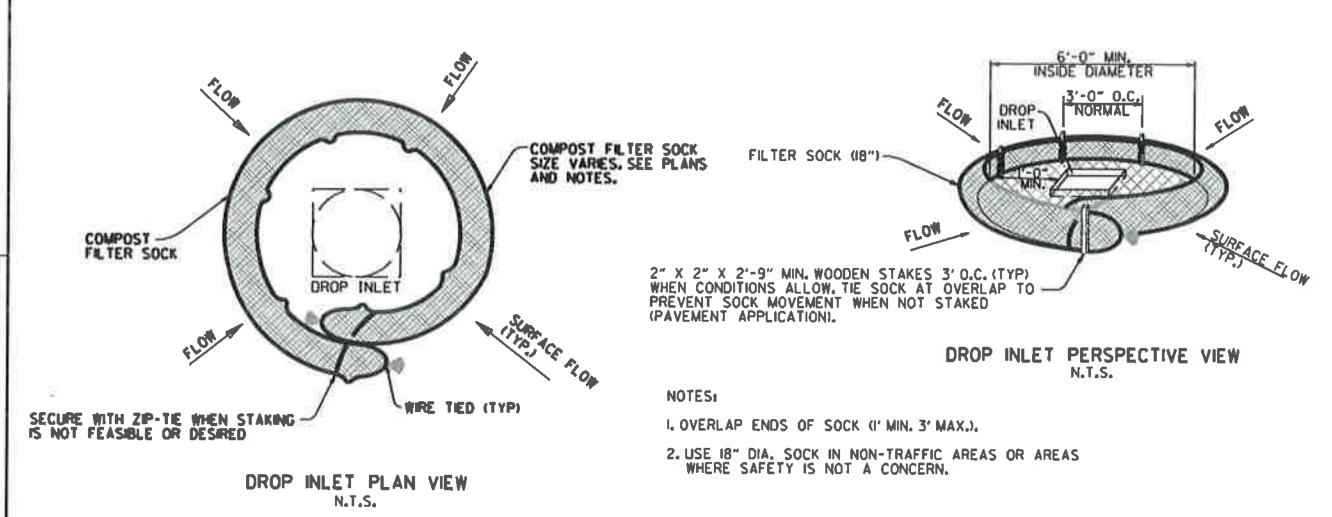
2. NO GAPS SHALL BE LEFT BETWEEN BALES.

3. BALED STRAW FILTER BARRIERS COMPLETED AND ACCEPTED WILL BE MEASURED BY THE BALE IN PLACE AS AUTHORIZED BY THE ENGINEER AND WILL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER BALE FOR BALED STRAW DITCH CHECKS.



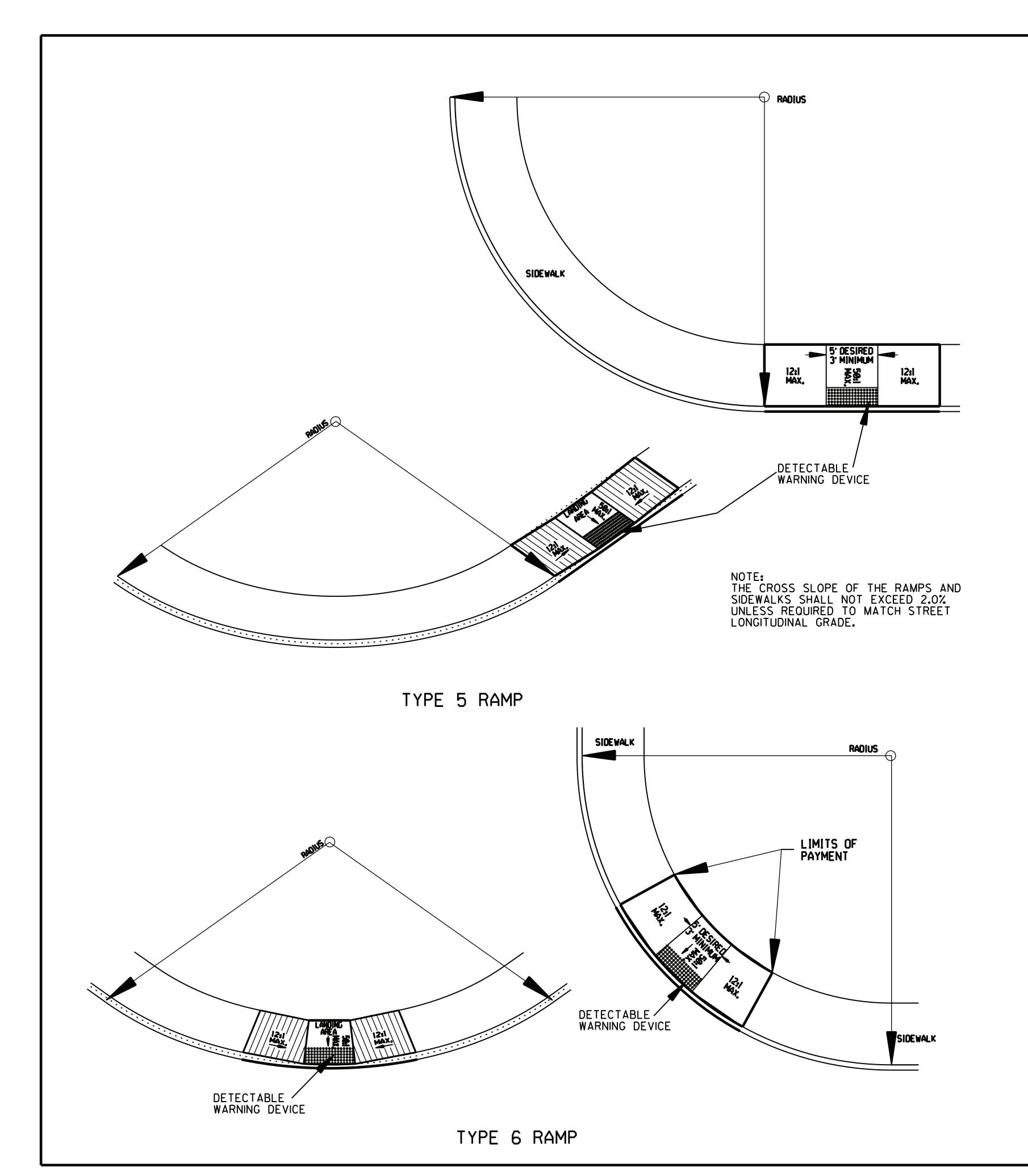
BALED STRAW FILTER BARRIER (E-2)





COMPOST FILTER SOCK DROP INLET PROTECTION (E-13)

11-16-17	ADDED FILTER SOCK E-3 AND E-13		1
12-15-11 11-18-98	DELETED BALED STRAW DITCH CHECK & ADDED WATTLE DITCH CHECK ADDED NOTES		ARKANSAS STATE HIGHWAY COMMISSION
07-02-98	ADDED BALED STRAW FILTER BARRIER (E-2) REVISED SILT FENCE E-4 AND E-II	7-20-95	TEMPODADY EDOCION
07-15-94 06-02-94	REV. E-4 & E-II MIN. 13" BURIED END OF FABRIC		TEMPORARY EROSION
04-01-93	REVISED E-1,4,7 & II; DELETED E-2 & 3 REDRAWN	6-2-94	CONTROL DEVICES
10-01-92 08-02-76	REDRAWN ISSUED R.D.M.	298-7-28-76	STANDARD DRAWING TEC I
DATE	REVISION	FILMED	STANDARD DRAWING TEC-I



GENERAL NOTES FOR DETECTABLE WARNING DEVICES

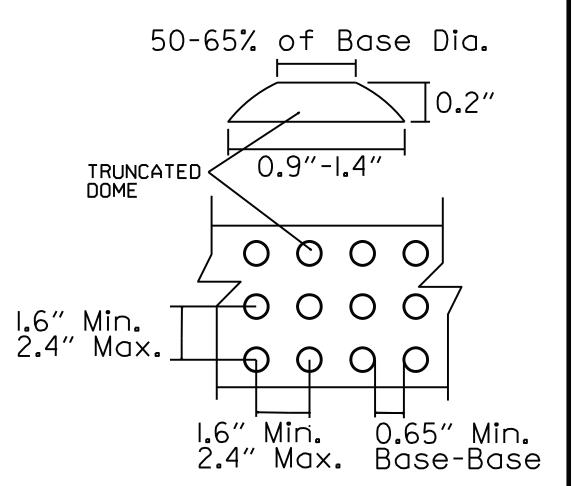
THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF THE CURB. TRUNCATED DOMES IN THE DETECTABLE WARNING SURFACE SHALL MEET THE REQUIREMENTS OF THE GEOMETRIC CONFIGURATION SHOWN.

DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT

WHEELS TO ROLL BETWEEN DOMES.

DETECTABLE WARNING DEVICE SHALL BE 24 INCHES
IN THE DIRECTION OF TRAVEL AND EXTEND
THE FULL WIDTH OF THE CURB RAMP OR FLUSH
SURFACE.

DETECTABLE WARNING DEVICE SHALL BE ON THE ARDOT QUALIFIED PRODUCTS LIST FOR CAST-IN-PLACE TACTILE PANELS (ADA DETECTABLE WARNING).



DETECTABLE WARNING DEVICE DETAIL

GENERAL NOTES:

- IN ALTERATIONS WHEELCHAIR RAMPS ARE TO BE PROVIDED AT CURBED STREET INTER-SECTIONS WITH PEDESTRIAN TRAFFIC AND MID-BLOCK CROSSWALK LOCATIONS.
- THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1. THE SURFACE TEXTURE OF THE RAMP SHALL CONFORM TO A CLASS 6 FINISH ACCORDING TO SECTION 802.19.
- THE NORMAL GUTTER GRADE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- THE MINIMUM THICKNESS OF THE RAMP, WALK, & LANDING SHALL BE 4".
 THE MINIMUM WIDTH OF THE RAMPS SHALL BE THE EXISTING WALK
 WIDTH OR 36", WHICHEVER IS GREATER.
- MINOR MODIFICATIONS OF THESE DETAILS, AS APPPROVED BY THE ENGINEER, MAY BE MADE TO ADJUST TO LOCAL CONDITIONS.

RAMP SELECTION CRITERIA

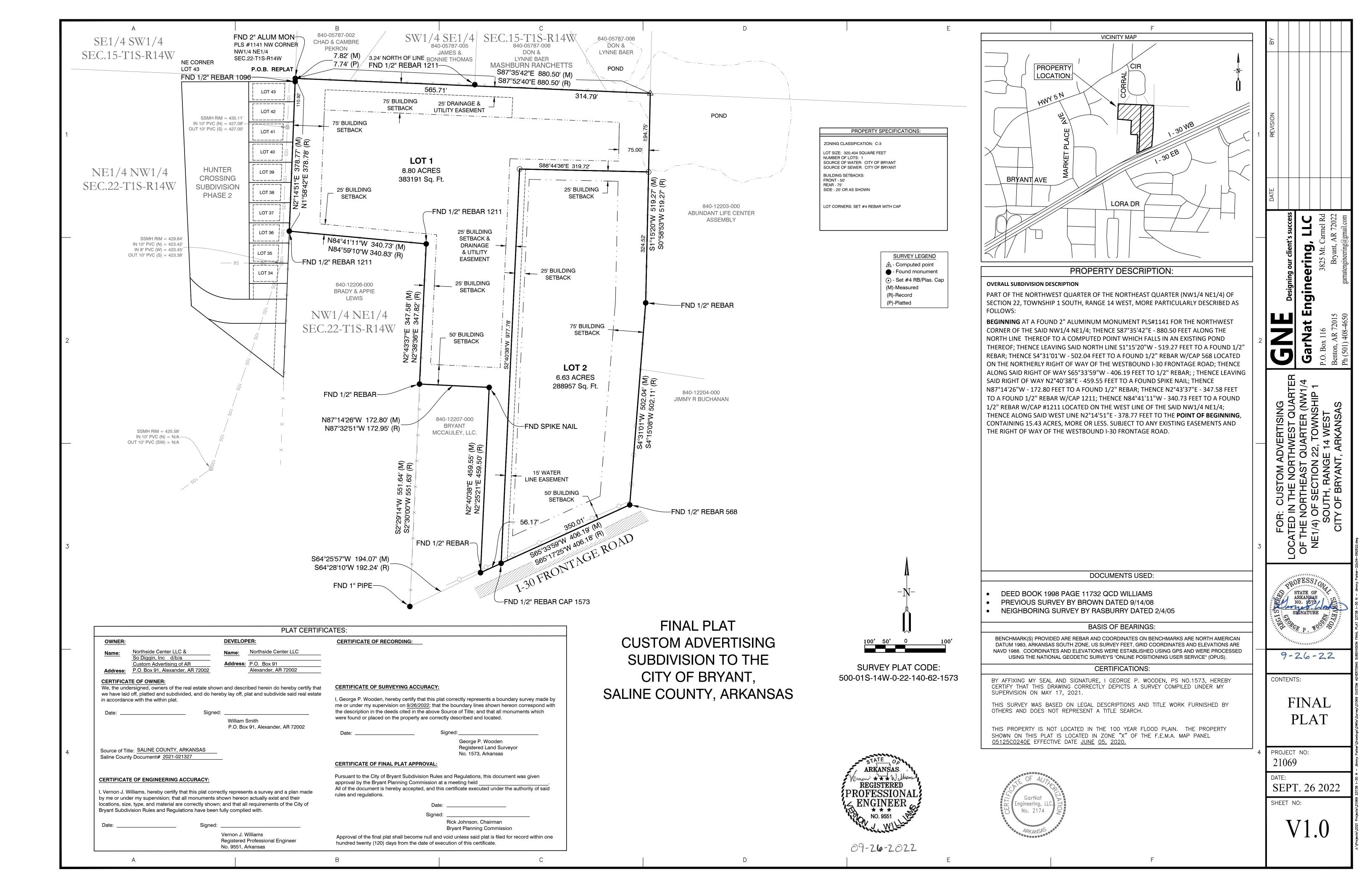
FIRST CHOICE	TYPE 1	CORNER LOCATIONS WITH THE WALK ADJACENT TO THE CURB (BOTH NEW CONSTRUCTION AND ALTERATIONS).			
	TYPE 2	CORNER LOCATIONS WITH THE WALK OFFSET FROM THE CURB A DISTANCE INSUFFICIENT TO ALLOW THE REQUIRED RAMP SLOPE (BOTH NEW CONSTRUCTION AND ALTERATIONS).			
	TYPE 3	CORNER LOCATIONS WITH THE WALK OFFSET FROM THE CURB A DISTANCE SUFFICIENT TO ALLOW THE REQUIRED RAMP SLOPE (BOTH NEW CONSTRUCTION AND ALTERATIONS).			
	TYPE 4	TANGENT LOCATIONS (BOTH NEW CONSTRUCTION AND ALTERATIONS).			
SECOND CHOICE	TYPE 5	TANGENT LOCATIONS (ALTERATIONS ONLY).			
THIRD CHOICE	TYPE 6	CORNER LOCATIONS (ALTERATIONS ONLY). THIS RAMP MAY BE USED ONLY IF THE TYPE 5 RAMPS CANNOT BE PLACED AT THE ENDS OF THE RADIUS.			
FOURTH CHOICE		IF SITE CONSTRAINTS PREVENT THE CONSTRUCTION OF ANY OF THE TYPES LISTED, THEN AND ONLY THEN CAN THE 12:1 MAX. SLOPE ON THE RAMP BE EXCEEDED TO PROVIDE ACCESS TO THE STREET LEVEL (ALTERATIONS ONLY). THE SLOPE CAN BE STEEPENED TO A 10:1 MAX. FOR A MAX. LENGTH OF 5' OR A 8:1 MAX. FOR A MAX. LENGTH OF 2'. SLOPES STEEPER THAN 8:1 ARE NOT ALLOWED UNDER ANY CIRCUMSTANCES.			

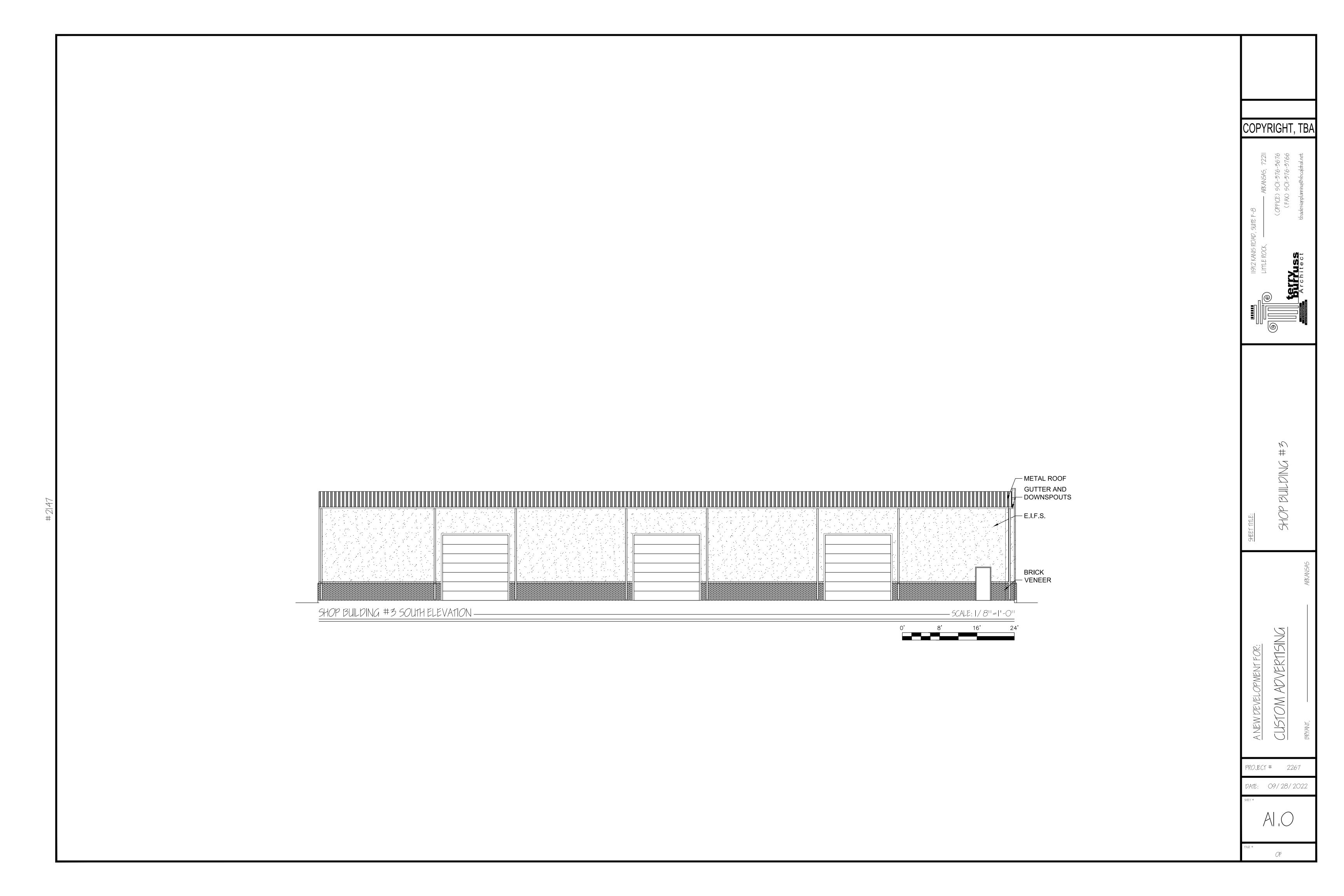
NOTE: IN ALTERATIONS, THE SELECTION OF THE TYPE OF WHEELCHAIR RAMP TO BE CONSTRUCTED SHALL BE BASED ON THE AMOUNT OF RIGHT-OF-WAY AVAILABLE, AND ON THE PRESENCE OF OTHER SITE CONSTRAINTS (UTILITIES, BUILDINGS, ETC.).

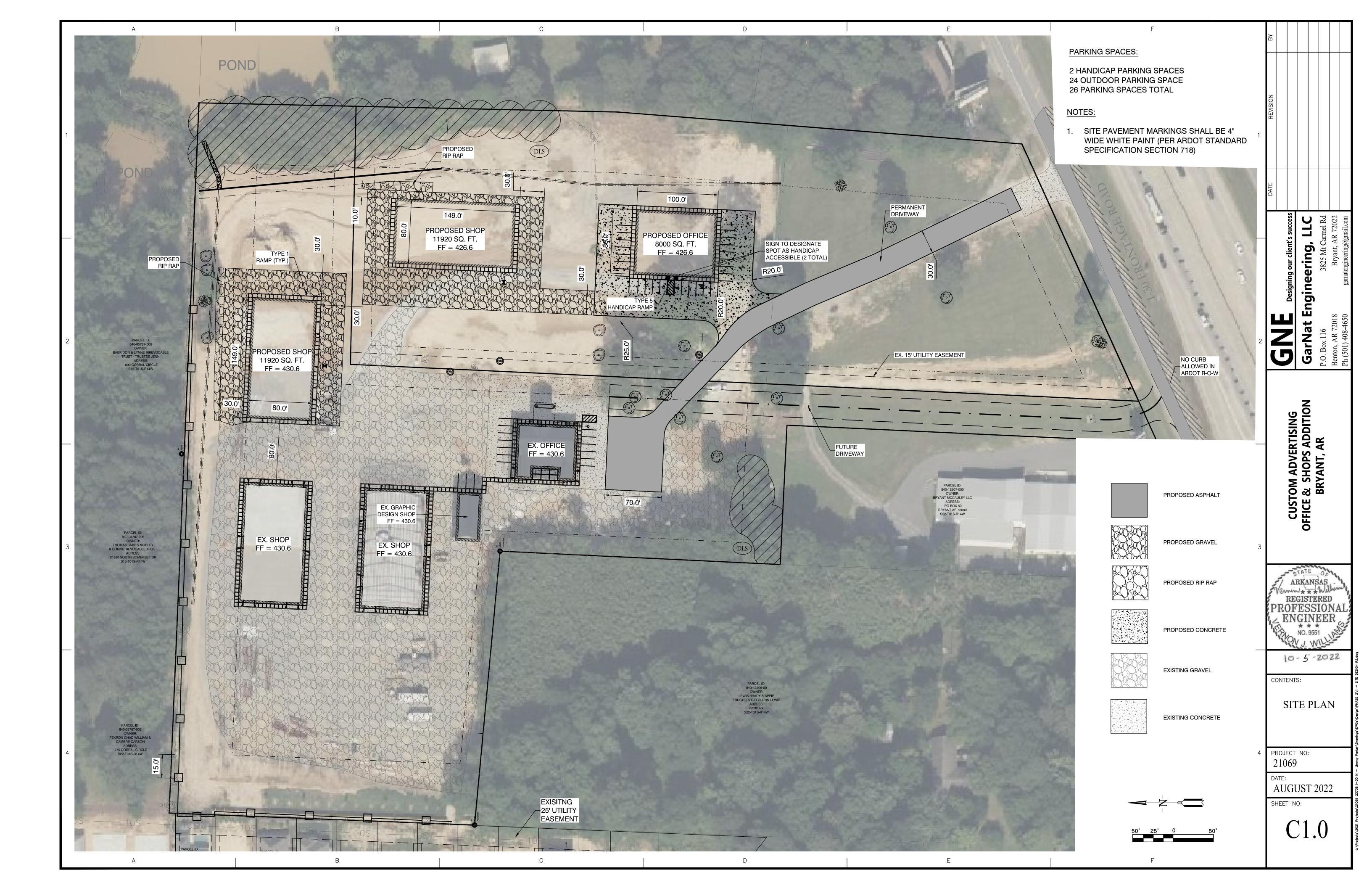
THE TABLE ABOVE LISTS THE ORDER IN WHICH THE RAMPS ARE TO BE CONSIDERED.

AN ALTERATION IS DEFINED AS A PROJECT THAT CHANGES OR AFFECTS THE USE OF A PEDESTRIAN PATHWAY (OVERLAYS, SIGNALIZATION PROJECTS, ETC.) BUT DOES NOT REQUIRE THE PURCHASE OF ADDITIONAL RIGHT-OF-WAY. ALL PROJECTS THAT REQUIRE THE PURCHASE OF ADDITIONAL RIGHT-OF-WAY WILL USUALLY BE CONSIDERED NEW CONSTRUCTION FOR THE PURPOSES OF THE CHART ABOVE.

			ARKANSAS STATE HIGHWAY COMMISSION
10-9-03	REVISED GENERAL NOTES & ADDED NOTE. REVISED DETECTABLE WARNING DEVICE DETAIL		WHEELCHAIR RAMPS ALTERATIONS ONLY
8-22-02	ADDED DETECTABLE WARNING DEVICES DETAILS		
11-18-98	REV. FOURTH CHOICE NOTE		STANDARD DRAWING WR-2
8- <u>12-98</u> 7-02-98	REVISED TEXTURE ISSUED		
DATE	REVISION DATE FILM		









COMMERCIAL BUILDING CHECKLIST

CITY OF BRYANT 210 SW 3RD STREET BRYANT, AR 72022 501-943-0309

PC MEETING DATE:

SECOND MONDAY OF EACH MONTH

TIME:

6:00 P.M.

PLACE:

COURTROOM - BRYANT OFFICE COMPLEX

AGENDA DEADLINE:

5:00 P.M. THREE WEEKS PRIOR TO THE REGULARLY

SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION

LETTER TO PLANNING COMMISSION STATING YOUR REQUEST

COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)

ADA/ABA FORM COMPLETED

TWO FULL SETS OF BUILDING PLANS

20 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:

VICINITY MAP - LEGAL DESCRIPTION - LANDSCAPING PLAN

20 FOLDED COPIES OF FLOOR PLAN

20 COPIES OF FRONT AND REAR BUILDING ELEVATIONS

AN IBM COMPATIBLE DISKETTE IN PDF FORMAT

COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.

COPY OF STORMWATER DETENTION APPROVAL BY ENGINEER

\$250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

ALL REQUIREMENTS LISTED ABOVE MUST BE COMPLETED AND ATTACHED BEFORE SUBMITTING APPLICATION TO BE PLACED ON THE PLANNING COMMISSION AGENDA.

NOTE: When making changes to an approved Site Plan, a revised Site Plan must be submitted to the Bryant Planning Commission for approval. This must be done prior to implementation. Failure to comply will result in penalties/fines being imposed in accordance with City ordinances.

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

SIGNATURE

DATE

10/05/2022

	TE COVERAGE COMPLIANCE WITH REQUIREMENTS OR YOUR CONVENIENCE WE HAVE LISTED THE THREE COMMERCIAL ZONING SITE COVERAGE	E REQUIRE!	MENTS -
•	IOOSE THE ZONING FOR THIS PROJECT AND COMPLETE ONLY THAT SECTION)		
ai	C 4 7i Neighborhood Commandel	<u>YES</u>	<u>NO</u>
1.	C-1 Zoning - Neighborhood Commercial		
	Lot area: minimum of 2,500 square feet; maximum 16,000 square feet	un manus anno in anno andrea anno ini ini anno anno anno anno anno	ALCOHOLOGICA CONTROL
	Front Yard: none required	-	
	Side Yard: minimum of 5 feet each side		
	Rear Yard: minimum of 55 feet	and the second s	
	Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.	•	Name of the Owner
	Parking: one space per each 200 sq. ft. of commercial use		
	Loading areas: physically separated from all streets with 10 ft grassy area		*************************
	When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	***************************************	Sales and The Control of the Control
2.	C-2 Zoning - Lots fronting along roadways designated as Interstate 30 an	d	
	frontage roads, State Highway 5 and 183		
	Front Yard: not less than 50 feet from front property line	***************************************	40-40-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0
	Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required		
	Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required		
	A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings		
	Parking: one space per each 300 sq. ft. of occupied space		
	When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	alle some on the section of the sect	-
3.	C-2 Zoning - Lots fronting along roadways designated as interior local.		
	Front Yard: none required	4,444,444,444	***************************************
	Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension	***************************************	ARTON CONTRACTOR OF THE CONTRA
	Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required		
	A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking	***************************************	
	Parking: one space per each 300 sq. ft. of occupied space		
	When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen		

City of Bryant Commercial Building Checklist

Name of Development	Custom	Adventising	Phase 2	2
Site Location 2373				Current zoning C-3
Owner William	1.		Phone 4	501-607-2677

I. BASIC INFORMATION NEEDED ON THE SITE PLAN

- ▲ 1. Name of Development
- 2. Current zoning
- Name and Address of owner of Record
- ▲ 4. Name and address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan
- ▲ 5. Date of preparation of the plan
- ▲ 6. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- Legal description of the property with exact boundary lines
- 8. North arrow & Scale
- 9. Identification of any land areas within the 100 year floodplain and within the 100 year floodway
- 10. Lot area in square feet
- ▲ 11. Show scale (not less than 1" = 100') (paper size minimum 17" X 34")
- ▲ 12. Existing streams, drainage channels, and other bodies of water
- ▲ 13. Drainage easements for stormwater run-off and detention shown & labeled
- ▲ 14. Location and name of existing streets
- ▲ 15. Show source of water supply
- ▲ 16. Show location of waste water connection to municipal system & sanitary sewer layout
- ▲ 17. Fire Hydrant placement
- ▲ 18. Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets
- ▲ 19. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- 20. Extent and character of proposed landscaping. Common and/or Botanical plant names and sizes of new vegetation must be clearly indicated.
- ▲ 21. Location, massing and pattern of existing vegetation to be retained
- ▲ 22. Existing structures on the site
- 23. Pedestrian and vehicular access points, sidewalks, crosswalks, etc.
- ▲ 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context.
- ▲ 25. Any variance approvals

ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan		
Proposed improvement is within building line setbacks Front <u>50</u> ft. Side <u>25</u> ft. CNR Side <u>N/A</u> ft. Back <u>25</u> ft.	\vee	
Parking requirements can be satisfied		
Floor Space $8,000$ sq.ft. divided by 300 = 26.6 (no. of parking spaces required)	V	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	V	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation		
Will there be a dumpster located on the site?		,
Will there be a construction site office?		V
Have you made "One Call"?		V
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	V	
Design complies with Arkan as Mumbing Kode and National Electric Code requirements	V	
Foundation and structure meet earthquake requirements for Zone 1.	V	
Structure meets Arkansas Energy Code for specified use.	6	
Complies with Arkansas Fire Prevention Code	V	
Complies with International Code Council regulations	レ	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)	レ	
Are you granted any variances by the Board of Adjustment?		
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

	YES	NO
No planting within 5 feet of a fire hydrant	$_{\nu}$	
Spacing will be 40' between trees		
Tree must be a minimum 3" in diameter at the base and 12' + tall	V	
Existing trees meeting the minimum size can be counted to meet above criteria	V	
No trees can be planted within 30 feet of a property corner or driveway	V	
Shrubs along street right-of-way lines cannot exceed 30 inches in height	V	

V. SITE PLAN ATTACHMENTS (APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET) △ 26. Letter to Planning Commission stating your request △ 27. Completed Checklist △ 28. Completed ADA/ABA Form △ 29. Two full sets of Building Plans

- 30. 20 copies of Site Plan (folded to no larger than 8 ½ X 14 size) that includes vicinity map and landscaping plan (minimum size 17" X 34" paper)
- ▲ 31. 20 copies of Landscaping Plan (folded to no larger than 8 ½ X 14 size)
- ▲ 32. 20 copies of building floor plan (folded to no larger than 8 ½ X 14 size)
- ▲ 33. Copy of Stormwater Detention approval
- 34. Copy of ADEQ Stormwater Pollution Prevention Plan for property containing one acre or larger.
- ▲ 35. IBM compatible diskette or CD with data in PDF format.
- ▲ 36. Receipt for \$250.00 for Stormwater Detention and Drainage Plan review

I CERTIFY that the design of <u>Custom Advertising</u> complies with the above regulations, laws and codes. I would be written and codes. P.O. Box 91 Mailing Address Alexander AR, 72002 City	Phase 2 in the City of Bryant, Arkansas Vennu Williams Engineer/Architect 501 - 408 - 4650 Phone # 10/05/2022 Date
CITY USE Action Taken:	:
Special Conditions:	
Permit Issued: Date Sq.Ft	Amount \$
	or:

Permit	No.	
L GI IIIII	140.	

BUILDING PERMIT

ADA/ABA ACCESSIBILITY STANDARDS

The Americans with Disability Act and Architectural Barriers Act Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U.S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. All new construction, remodeling, and modifications must conform to these building standards for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

The Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)
(800) 872-2253 (v) (800) 993-2822 (TTY)
email: info@access-board.gov

Signature of Contractor or Authorized Agent	Verma Williams	Date_10/05/2022
Signature of Owner (if owner-builder)		Date
Application of Permit App	oroved: Commission - Chairman	Date

AFFIDAVIT

I, William Smith, Owner of Northside Center, LLC certify by my signature below that I hereby authorize <u>Vernon Williams of GarNat Engineering, LLC</u> to act as Northside Center, LLC's agent regarding the <u>Large</u> <u>Scale Development Commercial Building for the Custom Advertising's Project.</u>

₩illiam Smith

Owner

Northside Center, LLC

Subscribed and sworn to me a Notary Public on this 21 day of 3

My Commission Expires:

GEORGE P. WOODEN Notary Public-Arkansas Saline County My Commission Expires 02-05-2031 Commission # 12714343



GarNat Engineering, LLC

Designing our client's success

P.O. Box 116 (72018) 3825 Mt. Carmel Rd Bryant, Arkansas 72022 PH: (501) 408-4650

FX: (888) 900-3068 garnatengineering@gmail.com

October 5, 2022

Mr. Truett Smith
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Large Scale Development Commercial Building – Custom Advertising Phase 2

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced site plan. It is my desire that this matter be included on the agenda for your November, 2022 City of Bryant planning Commission meeting.

List of Enclosures

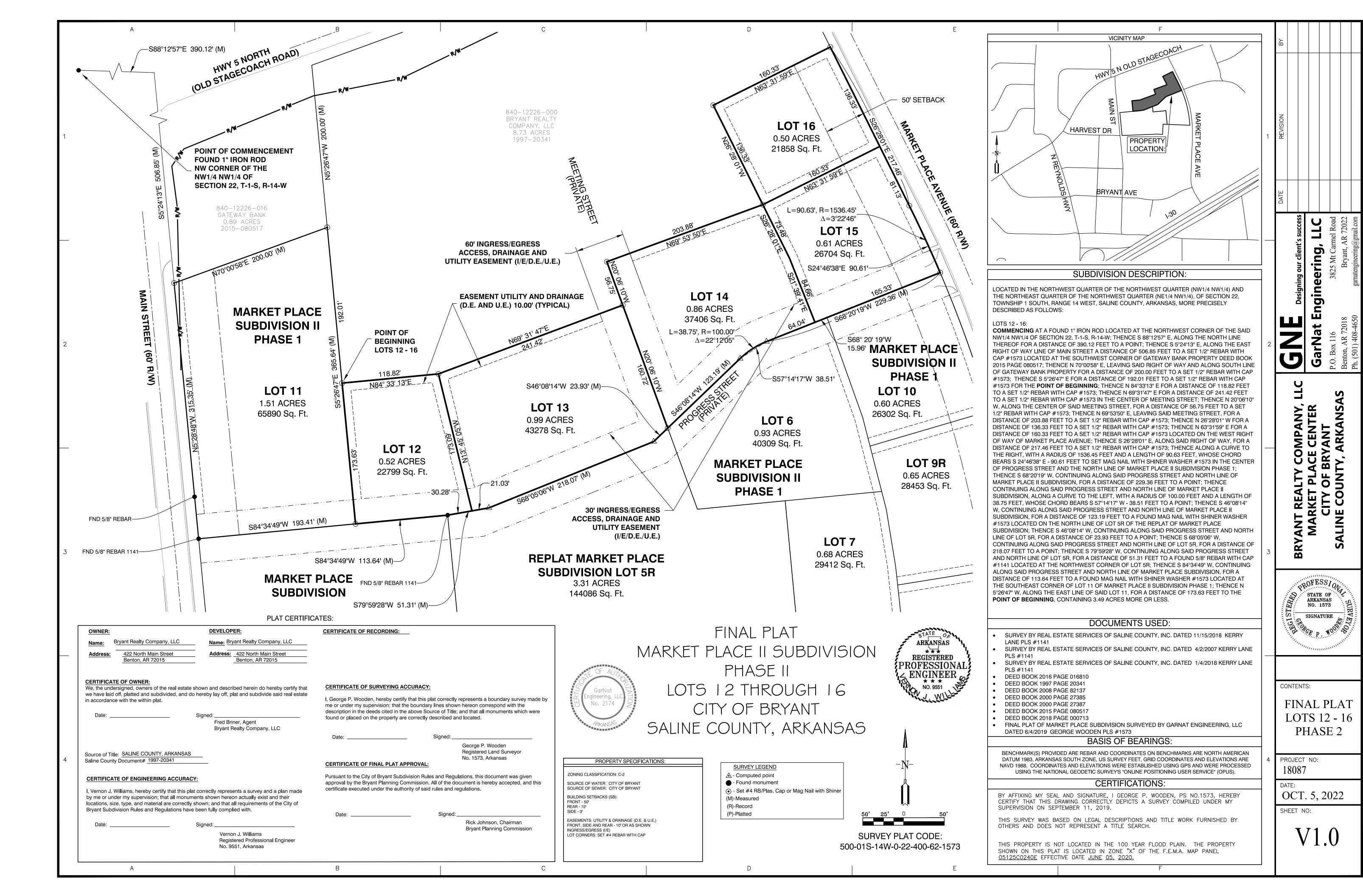
- 2 Full Set Plans
- Affidavit
- 8 Copies of Site Plan
- 8 Copies of Final Plat
- 1 Copy of Shop Building Elevation
- Bryant Large Development Checklist
- ADA/ABA Accessibility Standards Form
- Drainage Study (Sent Separately by Email)
- Review fee of \$250.00

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,

GarNat Engineering, LLC

Vernon J. Williams, P.E., President





Subdivision Checklist

Approved by Bryant Planning Commission 07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- \$300.00 + \$3.00 per lot for Subdivision preliminary plat review
- \$250.00 or \$25.00 per lot (whichever is greater) Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- \$100 per lot Water/Sewer Impact Fee
- \$100 per Subdivision Phase Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

\$25.00 + \$1.00 per lot - for Subdivision Final Plat review

City of Bryant Subdivision Checklist

Subdivision/Project Name PHASE II LOTS 12 THROUGH 16

Contact Person VERNON WILLIAMS

Phone (501) 448-4650

Mailing Address 3825 MT CARMEL ROAD, BRYANT, AR

I. BASIC INFORMATION NEEDED ON THE PLAT

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning <u>C-2</u>
- Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ♠ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- 17. Certificate of Final Plat Approval
- 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
 - 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
- ▲ 42. The drainage area of all water courses above the points of entry.
- 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ▲ 44. Show source of water supply
- 45. Show location of waste water connection to municipal main & sanitary sewer layout
- 46. A phasing plan outlining the boundaries for each phase

II. ADDITIONAL INFORMATION NEEDED, BUT NOT NECESSARILY ON THE PLAT

- 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
 - 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- 53. ADA Accessibility Standard Form completed (and attached)
- ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

III. PRELIMINARY PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 58. Letter to Planning Commission stating your request
- ▲ 60. Completed agreement to provide performance assurance
- ▲ 61. Subdivider Performance Bond or Cashier's Check for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. Draft of Bill of Assurance proposed for the subdivision (if applicable)
- ▲ 64. **20 copies of Preliminary Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. <u>Two</u> (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of Stormwater Detention approval
- ▲ 67. 2 copies Plan and profile of all streets
- ▲ 68. Receipt for \$300.00 + \$3.00 per lot for preliminary Subdivision fee
- ▲ 69. Receipt for \$250.00 or \$25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review
- 70. Copy of ADEQ Stormwater Pollution Prevention Plan for property parcel containing one acre or larger.

III. FINAL PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 72. Completed Checklist
- 74. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. Bill of Assurance including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of Water & Sewer Commission approval or....
- 77. State Health Department approval of any new water supply and/or sewage system.
- ▲ 78. Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.

 79. Infrastructure Maintenance Bond or Cashier's Check. 80. Check for \$25.00 + \$1.00 per lot for final Subdivision fee 81. Check for Water Sewer impact fees (\$100.00 Flushing Fee and \$100.00 impact fee per lot) 	
NARKET PLACE II What was a surveyor Surveyor	
HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.	
<u>CITY USE</u>	and the same of
Preliminary Plat Approved	
Planning Commission Date	
Final Plat Approved	
Planning Commission Date	
Proof of Recording - County	
County Clerk Date	



3825 Mt Carmel Rd. Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116 Benton, AR 72018

October 5, 2022

Mr. Truett Smith
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Final Plat – Market Place II Subdivision Phase II Lots 12 through 16

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your October 10,2022 City of Bryant Planning Commission meeting. The developer for the project is Bryant Realty Company, LLC, 422 North Main Street, Benton, Arkansas 72015 bferg620@gmail.com (501) 840-2282.

List of Enclosures

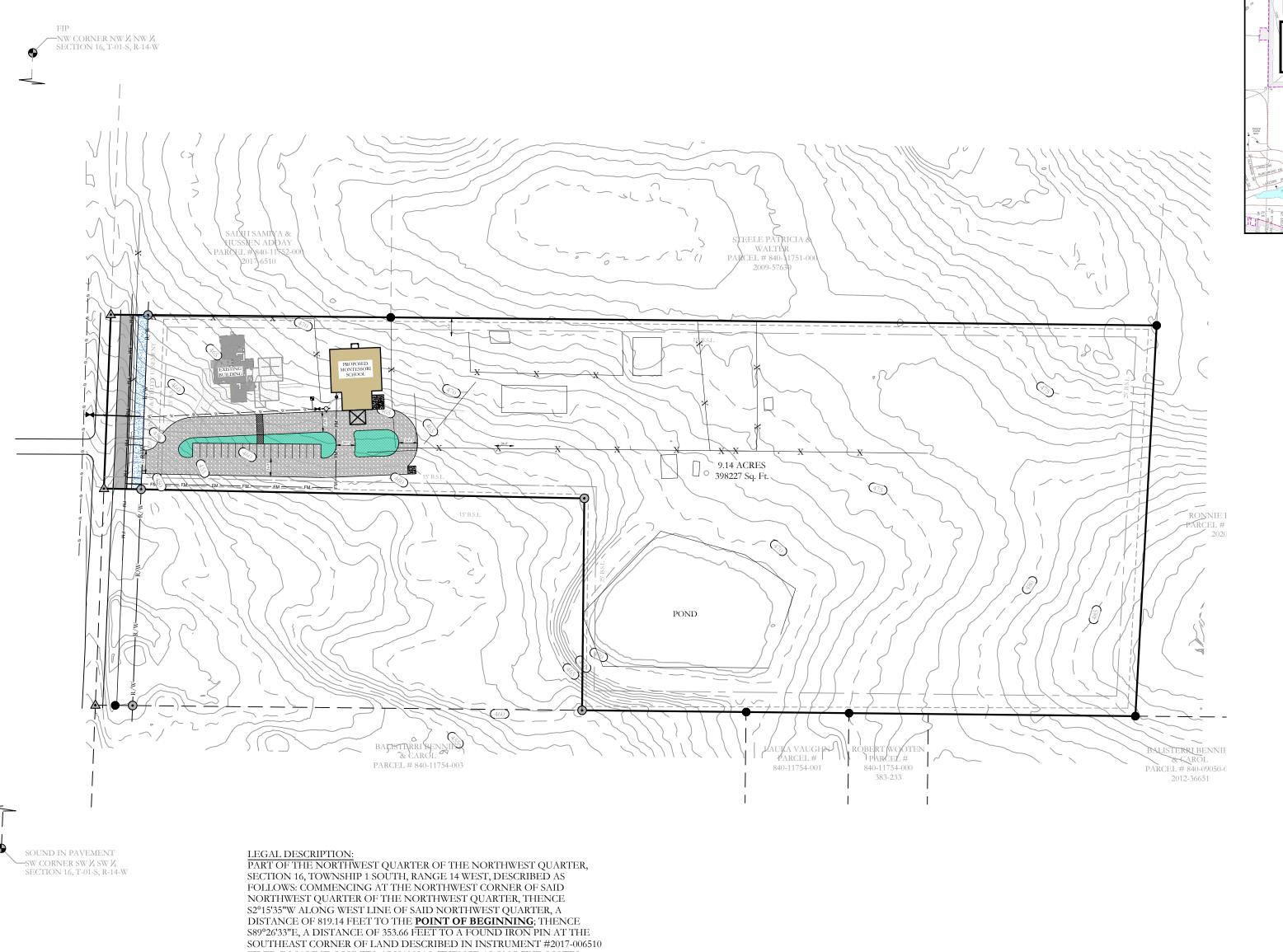
- 8 Copies of the Final Plat
- Bryant Subdivision Checklist
- Digital copy of documents- transmitted by email
- Final Plat review fees of \$30.00

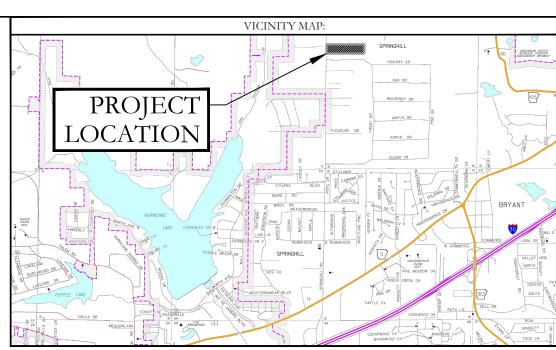
If you have questions or need any additional information, please do not hesitate to contact me.

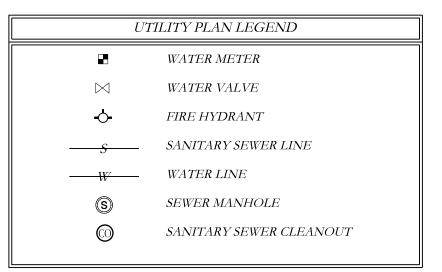
Sincerely,

GarNat Engineering, LLC

Vernon J. Williams, P.E., President







BUILDING SETBACKS: FRONT - 25' OR AS SHOWN REAR - 25' OR AS SHOWN SIDE - 15' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 15' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN LOT CORNERS: SET 1/2" REBAR WITH CAP



117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com

FOR USE AND BENEFIT OF:

SHANNON NUCKOLS

SITE PLAN NUCKOLS ESTATES

A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08/10/2022	C.A.D.	BY:	B.JOH1	NSON	DRA	WING NU	MBER:
REVISED:		CHECKED BY:			20-0673			
SHEET:		SCALE:	1"=	= 100'			20-	-0073
500	01S	14W	0	16	400)	62	1762

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S2°15'35"W ALONG WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 819.14 FEET TO THE **POINT OF BEGINNING**; THENCE S89°26'33"E, A DISTANCE OF 353.66 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT #2017-006510 FILED IN SALINE COUNTY, ARKANSAS; THENCE ALONG THE SOUTH PROPERTY LINE OF LAND DESCRIBED IN INSTRUMENT #2009-57630 FILED IN SALINE COUNTY, ARKANSAS, S89°23'57"E, A DISTANCE OF 967.93 FEET TO A ½" FOUND IRON PIN WITH CAP #128 ON THE WEST PROPERTY LINE OF LANDS OWNED BY RONNY BROADWAY DESCRIBED INSTRUMENT #2020-017777 FILED IN SALINE COUNTY, ARKANSAS; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF BROADWAY, S03°06'57"W, A DISTANCE OF 494.53 FEET TO A ½" REBAR AND THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DOCUMENT #2012-36651; THENCE N89°23'43"W, A DISTANCE OF 1313.94 FEET ALONG THE NORTH LINE OF LANDS OWNED BY BALISTERRI, WOOTEN AND VAUGH; THENCE N02°15'55"E, A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING, CONTAINING 14.71 ACRES, MORE OR LESS.

A PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL #05125C0225E, DATED: 6/5/2020.

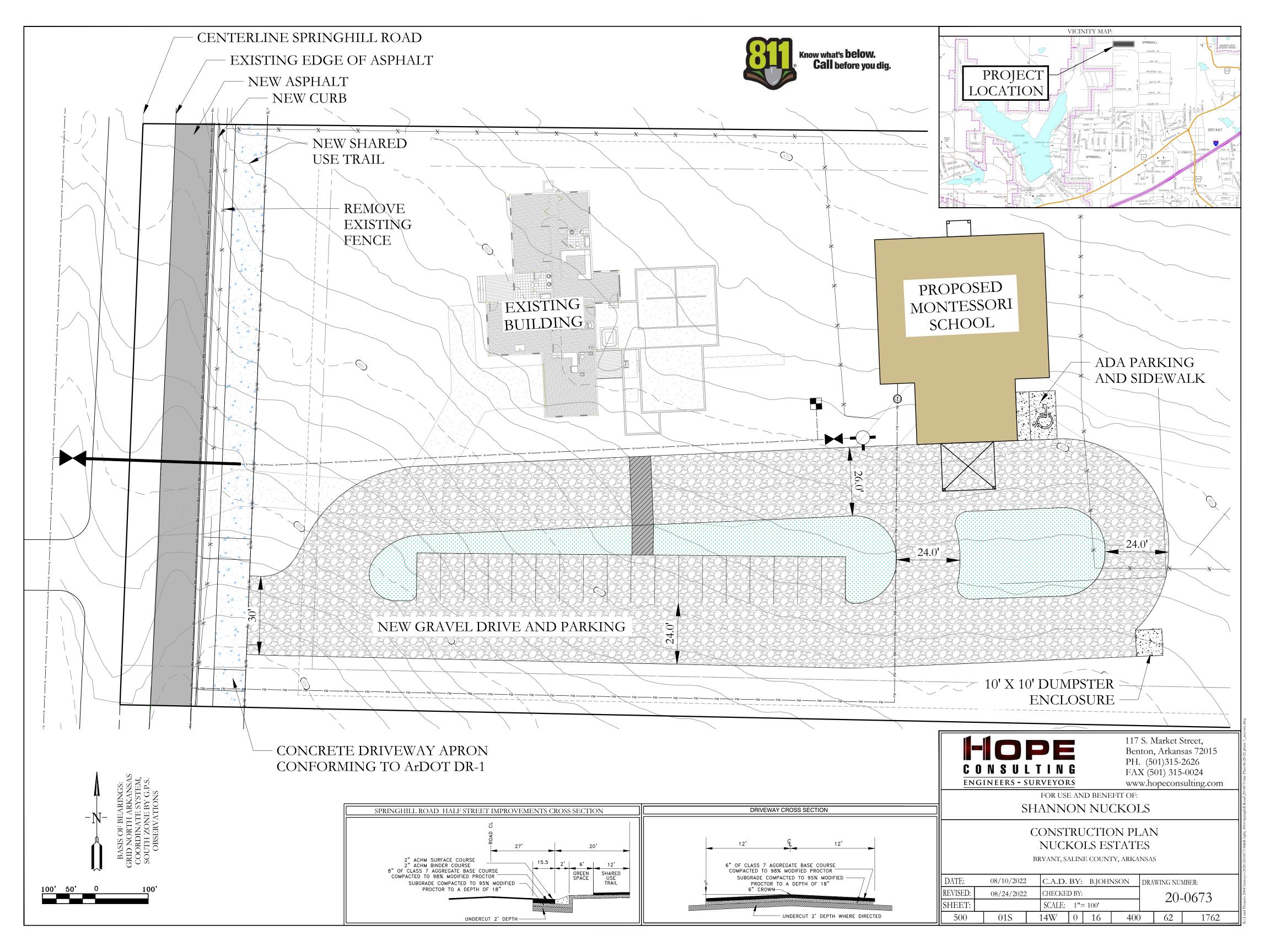
SITE PLAN . NUCKOLS ESTATES

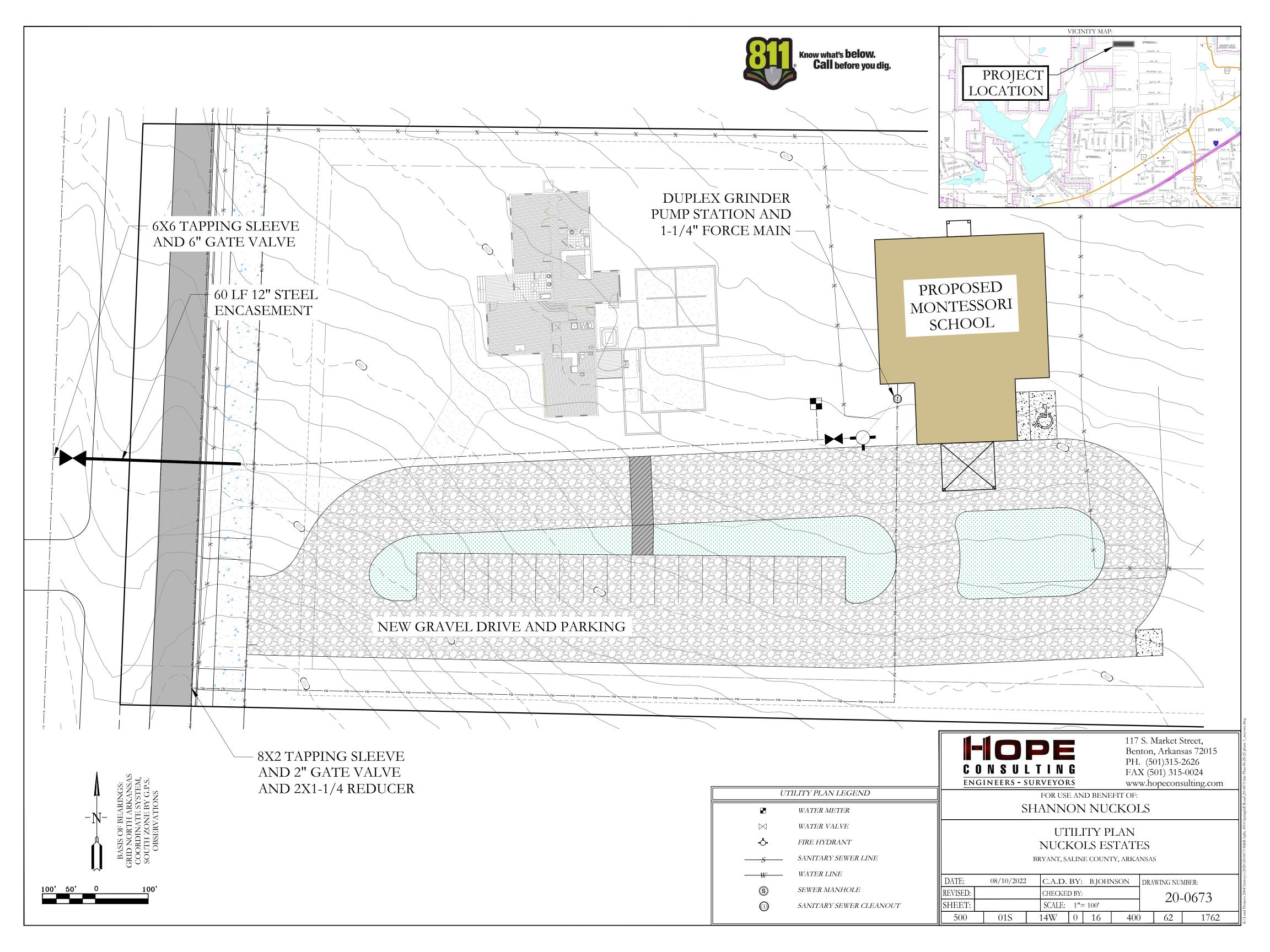
A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



LEGEND

- Found Aliquot Corner
- - Found monument
- Set ½" Rebar
- ▲ Computed point (M)- Measured
- (P) Plat/Deed







September 28, 2022

Truett Smith City of Bryant 210 Southwest Third St., Bryant, AR 72022

RE: Rezone Request from R2 to PUD (Planned Unit Development) Parcel #: 840-11625-125

Dear Mr. Truett Smith,

I represent NXT Gen Homes LLC, in the above-captioned matter. This 54 acre piece of property is located inside the City of Bryant. This property has access to Bryant water and sewer. This development will be for single family residential homes.

Hilltop Manor will create a mixture of lot and home sizes in a unique neighborhood. This neighborhood will feature abundnt green space for the neighborhood to gather. Our clients neighborhoods have been extremely successful in West Little Rock. They are excited to bring their unique neighborhood to Bryant.

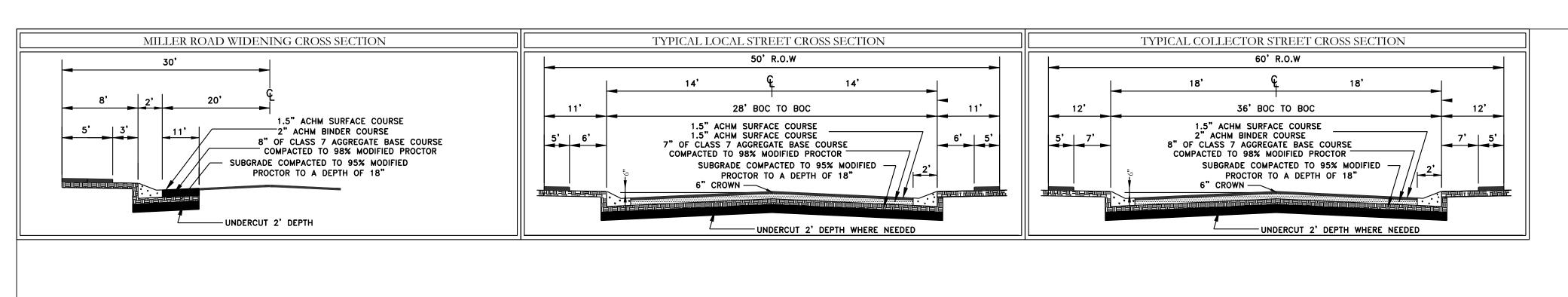
It is our goal to be included on the November 14th, 2022 Planning Commission agenda.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

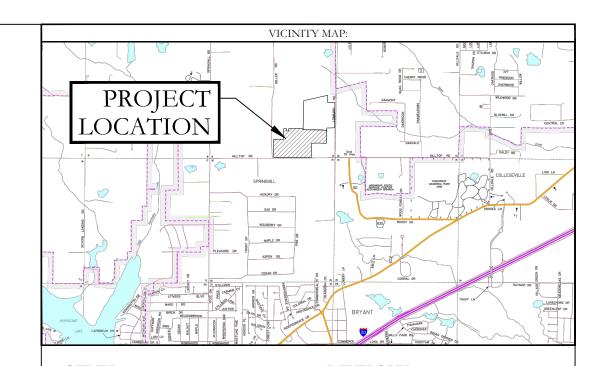
Jonathan Hope

Hope Consulting, Inc.









OWNER:

DEVELOPER:

Name: NXT GEN HOMES LLC Address: 19218 SUMMERSHADE DRIVE

BRYANT, AR 72022

Name: NXT GEN HOMES LLC 19218 SUMMERSHADE DRIVE BRYANT, AR 72022

CERTIFICATE OF OWNER:

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

D.R. BOOK _____ PAGE ____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACYS

I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____ _, 20___; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located..

Jonathan L. Hope Date of Execution Registered Professional

Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, William W. McFadden, 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 requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution

William W. McFadden Registered Professional

Engineer, No. 14048 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

This Certificate shall expire _

Rick Johnson, Chairman Bryant Planning Commission

PROPERTY SPECIFICATIONS:

NXT GEN HOMES LLC 19218 SUMMERSHADE DRIVE BRYANT, AR 72022

SOURCE OF TITLE: DEED BOOK 2020, PAGE 028392

DEVELOPER/: NXT GEN HOMES LLC SUBDIVIDER 19218 SUMMERSHADE DRIVE BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, AR 72015 NAME OF SUBDIVISION: HILLTOP MANOR

NUMBER OF LOTS: 208 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: ENTERGY SOURCE OF GAS: CENTERPOINT

BUILDING SETBACKS: FRONT-25' OR AS SHOWN REAR-15' OR AS SHOWN SIDE-8' OR AS SHOWN

TTILITY & DRAINAGE EASEMENTS: FRONT-10' OR AS SHOWN REAR - 5' OR AS SHOWN SIDE - 5' OR AS SHOWN

By affixing my seal and signature, I Jonathan L. Hope, Arkansas PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0225E , Dated: 06/05/2020

ENGINEERS + SURVEYORS

117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com

FOR USE AND BENEFIT OF:

NXT GEN HOMES LLC

PLANNED UNIT DEVELOPMENT (PUD) HILLTOP MANOR SUBDIVISION

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS. C.A.D. BY: B.JOHNSON DRAWING NUMBER: 09/28/2022 REVISED: CHECKED BY: 20-1341 SHEET: SCALE: 1"= 100'

LEGEND - Aliquot Corner Found monument • Set ½" Rebar 📤 - Computed point (M)- Measured

(P) - Plat/Deed

500



Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: _	9/27/2022		
Applica	ant or Designee:	Property Own	er (If different from Applicant):
Name _	Jonathan Hope	Name	NXT GEN Homes, LLC
Address	S 117 S.Market Street		19218 SUMMERSHADE DR
Phone _	501-315-2626	Phone	501-240-0049
Email A	ddressjonathan@hopeconsulting.com		scott@arlr.et
Proper	ty Information:		
Address	5		
Parcel N	Number840-11625-125		
Existing	Zoning Classification R-2		
Request	ted Zoning ClassificationPUD		
Legal De	escription (If Acreage or Metes and Bou 54 Acres See Exhibit Attached	unds description, pleas	se attach in a legible typed format)
<u>Applic</u>	ation Submission Checklist:		
X	Letter stating request of zoning and to be placed on the Plannir		rrent Zoning) to (Requested Zoning) enda
X	Completed Rezoning Application	n	
x	Rezoning Application Fee (\$40 metes and bound descriptions)		ck descriptions or \$125 for acreage or
X	If someone, other than the own	ner, will be handlir	ng the zoning process, we will require

letter from the owner of said property, giving him or her authority to do so. Recent surveyed plat of the property including vicinity map **Additional Requirements:** Items below must be completed before the public hearing can occur. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made. □ Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below) ☐ Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage. Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below) ☐ Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing. Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance. **READ CAREFULLY BEFORE SIGNING** , do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, $_$	November 14th, 2022	at 6:00 P.M.
at the Bryant City Office Complex, 210 Sou	uthwest 3 rd Street, City of Bryant,	Saline
County, for the purpose of public comment	on a rezone request at the site of	of
Parcel #840-11625-125		(address).
A legal description of this property can be	obtained by contacting the Bryan	t Department
of Community Development.		
Chair	Johnson man Board of Zoning Adjustmen of Bryant	t

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

RE: Rezoning Petition

The property locat	ed at	NE Corner f Miller and Hilltop				is being considered for		
rezoning from	R2	to	PUD	The	property is m	ore part	cicularly desc	cribed as
follows:								
		Parcel	# 840-1162	25-125				
An application has	been file	d with the C	ity of Bryar	nt Planning	Commission t	o rezon	e the prope	rty. As
part of this process	s, a public	hearing wil	l be held o	n Monday _	November	14th	, 2022 at 6:0	00 PM in
the Boswell Comm	unity Cer	nter Courtro	om, 210 SV	√ 3 rd Street,	Bryant, AR 72	2022.		
Public comments v	vill be acc	cepted at tha	nt time rega	arding this r	ezoning. Since	you o	wn property	within
300 feet of the pro	perty in o	consideratio	n, you have	been sent	this letter via	certifie	d mail as red	านired by
city ordinance.								
Should you have a	ny questi	ons regardin	g this matt	er you may	contact the C	ity of B	yant at 501	-943-
0857 or by contact	ing me af	501-860-0	467					

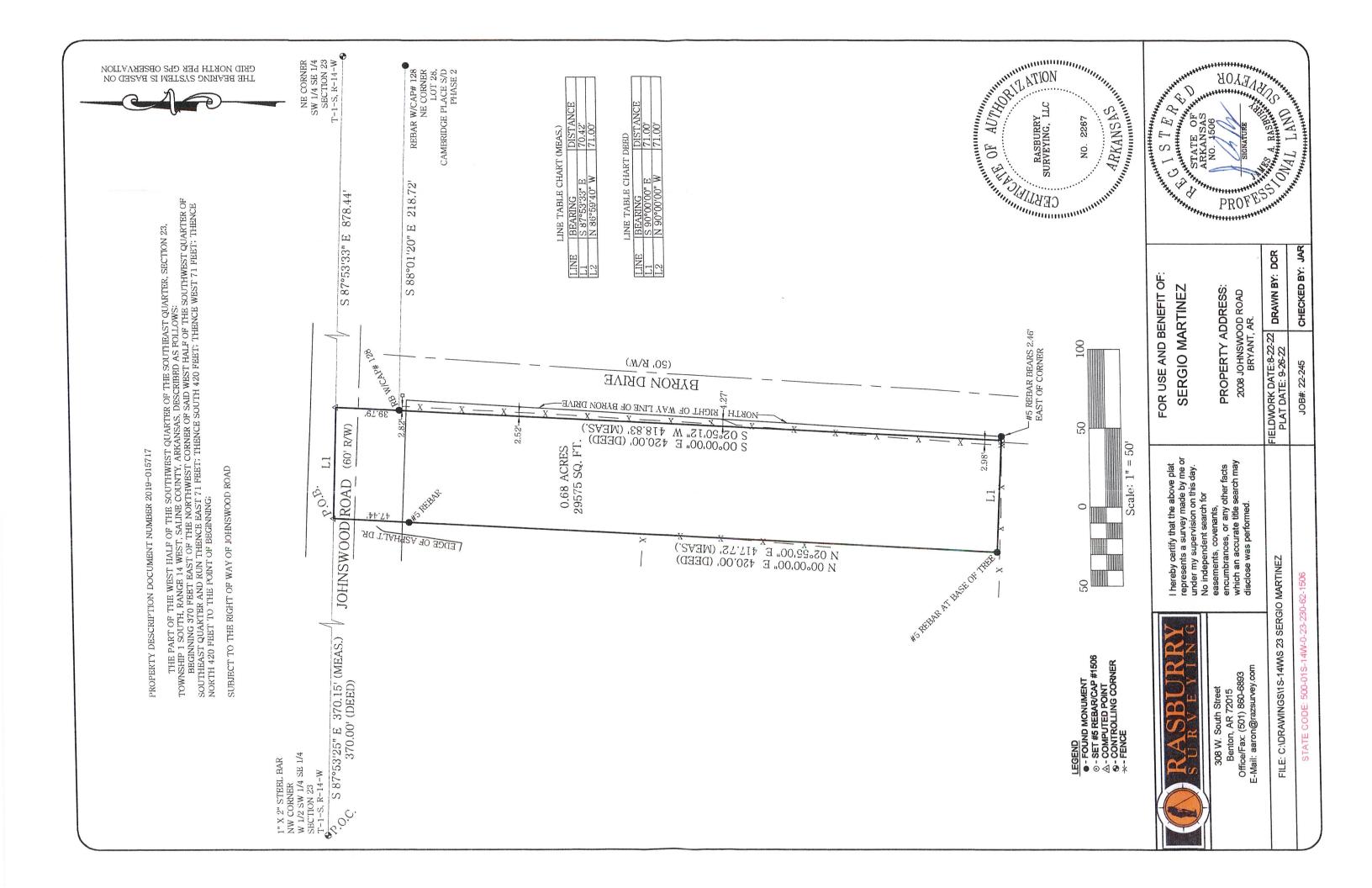
Thank you for your consideration in this matter.

Sincerely,

Jonathan Hope

Hope Consulting







Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 10 /05 /2022	
Applicant or Designee:	Property Owner (If different from Applicant):
Name Sergio R Martinez Address 2008 Johnswood Fd	Name Sergio R Martinez
Address 2008 Johnswood rd	Address 15611 Lindsey Dr Alexander
Phone	Phone (501) 765-1726
Email Address	Email Address Martine 20 SS @ Outlook. Co
Property Information:	Phone (501) 765-1726 Email Address Martine 20 55 @ outlook.co
Address 2008 Johnswood rd	<u> </u>
Parcel Number 2019-015717	
Existing Zoning Classification R	
Requested Zoning Classification R2	
Legal Description (If Acreage or Metes and Bounds	description, please attach in a legible typed format)
Application Submission Checklist:	
Letter stating request of zoning cha	ange from (Current Zoning) to (Requested Zoning)
and to be placed on the Planning C	ange from (Current Zoning) to (Requested Zoning) commission Agenda
Completed Rezoning Application	
 Rezoning Application Fee (\$40 fee metes and bound descriptions) 	for lot and black descriptions or \$125 for acreage or
$\mathcal{VA} \Box$ If someone, other than the owner,	will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.
Recent surveyed plat of the property including vicinity map
dditional Requirements:
tems below must be completed before the public hearing can occur . Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.
Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)
□ Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)
Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.
Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.
do hereby certify that all information contained within this application is ue and correct/l further certify that the owner of the property authorizes this proposed application. I understand that I must omply with all City Codes that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, November 14th, 2022 at 6:00 P.M.					
at the Bryant City Office Complex, 210 Southwest 3 ^d Street, City of Bryant, Saline					
County, for the purpose of public comment on a conditional use request at the site of					
2008 Johnswood Rd, Bryant, AR 72022 (address).					
A legal description of this property can be obtained by contacting the Bryant Department					
of Community Development.					

Rick Johnson Chairman Board of Zoning Adjustment City of Bryant

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

SAMPLE LETTER

Date

Name **Address RE: Rezoning Petition** The property located at 2008 Johnswood rd is being considered for rezoning from RE to R2 . The property is more particularly described as follows: INSERT LEGAL DESCRIPTION OF PROPERTY An application has been filed with the City of Bryant Planning Commission to rezone the property. As part of this process, a public hearing will be held on Monday ______, 2021 at 6:00 PM in the Boswell Community Center Courtroom, 210 SW 3rd Street, Bryant, AR 72022. Public comments will be accepted at that time regarding this rezoning. Since you own property within 300 feet of the property in consideration, you have been sent this letter via certified mail as required by city ordinance. Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0857 or by contacting me at ______. Thank you for your consideration in this matter. Sincerely, Your Signature Martinez

Your Name Sergio Martinez



October 12, 2022

City of Bryant Community Development 210 SW 3rd Street Bryant, AR 72022

RE: Target Building Signage and Drive Up Parking Variance Application

Mr. Leonard:

Please accept this justification letter in response to the City of Bryant's sign variance application, revised parking layout, and front walk/site sustainability improvements.

Building Signage and Exterior Improvements

The applicant is seeking a variance in the number of signs allowed per street frontage (Section 3.04 – Signs in Commercial C-2 District). The building is situated on a corner lot, allowing for one additional sign on the east frontage of the building, facing Mt. Carmel Road.

Target is proposing 4 signs on the frontage of the building facing northwest toward Mt. Carmel Road. The store currently has one large bullseye sign with "Target" underneath and a CVS Pharmacy sign. The proposed signage on the front of the building includes the following:

		271.04 sf total
-	CVS Pharmacy sign (existing to remain)	36.62 sf
-	"Drive Up" sign with 24" letters	77.10 sf
-	1'-2" "Order Pickup" sign	24.59 sf
-	13'-0" bullseye	132.73 sf

Section 3.04 of the signage code for Commercial C-2 districts allows for two square feet per one linear foot of building facade. The front of the building is approximately 404' in width, allowing for 808 square feet of total sign area. The proposed sign area is well below this threshold at approximately 271 square feet. The additional "Drive Up" sign is intended to be used as a wayfinding sign to direct customers utilizing the drive-up service to the correct location within the parking lot. The proposed "Order Pickup" sign near the entrance of the building is intended to direct customers to the front entrance for order pickup. Target has found that including these signs reduces customer confusion and circulating the parking lot, reducing the potential for collisions or other incidents. The existing CVS Pharmacy sign is intended to remain in place. All signs are of high quality and are intended to maintain a subtle but effective presence.

The east side of the store will also include one bullseye with "Target" sign (195.7 sf). The street frontage along the eastern side of the building is 347'-5" yielding an allowable signage area of approximately 695 square feet; the proposed signage area is well within the limits at approximately 196 sf. This sign is allowable as stated in Section 3.04 of the signage code for buildings fronting multiple streets.

In addition to the building signage, the proposed façade improvements include the installation of EIFS panelling along the front and east side of the store frontage.



Drive Up Parking Modifications

Target is proposing relocating and expanding the existing Drive-Up area including wayfinding signage. Wayfinding signage on the building is desired to give Target patrons an easy and identifiable location to pick up their online orders. As part of Target's "Drive Up" program, they are expanding the number of stalls at this store location. Along with expanding the total number of stalls, the drive up location is being relocated and a curb ramp installed to align with a proposed doorway from the building utilized by team members (doorway under separate permit). The relocation is proposed to provide a safer and more direct route for team members.

Exterior Site Sustainability and Front Walk Modifications

The existing parking lot islands contain mostly mulch and an unsustainable sod mix. Target is proposing to improve the planting materials within the parking lot islands, replacing the existing planting material with groundcover plant material to reduce urban heat island effect, amend soil in landscape area near critical root zone to create a healther environment for tree species, and encourage pollinators prosperity. The design impact is anticipated to reduce CO2 with site vegetation and intercept additional rainwater runoff.

In addition to the revised planting within the parking lot, Target is proposing to improve a portion of the front entry walk with the installation of cart storage, bike racks, and benches with planter walls and plantings. Plans and a narrative for the site sustainability are provided with this submittal.

Additional Site Lighting - Drive Up Area

As part of the Drive Up expansion, the applicant is proposing to install two additional site lights for employee and customer safety in the drive up area. The proposed site lights will match existing site lights on site in type, size, color, and finish. Preliminary lighting plans are provided with this submittal.

Should you have any questions or require additional information, please do not hesitate to contact me at christian.jones@kimley-horn.com

Sincerely.

Christian Jones, P.E.

KIMLEY-HORN AND ASSOCIATES, INC

Haley Maitre

Summary:

The Bryant design focuses on promoting biodiversity, while stewarding in the natural heritage of the central Arkansas region and maintaining a high-level of guest experience. With the implantation of native vegetation, pollinators are supported through the supply of additional food and shelter. Native plants are the best foundation for diversity and ecological growth within a community. Native plants are also more likely to establish quickly and provide year-round beauty. Cleaner air is also a byproduct of species restoration, as plants absorb the carbon dioxide emitted by cars. These native species showcase horticultural appeal at the front of each store and add economic value through the transformation of a parking area.

Site Challenges:

- Existing plant material lacks diversity and abundance within the parking islands
- The reoccurrence of plant species creates a mono-culture and the subsequent lack of biodiversity is not beneficial to pollinator species
- Existing parking islands consist of mostly mulch and an unsustainable sod mix

Design Response:

- Add groundcover plant material to reduce urban heat island effect and encourage pollinators prosperity
- Amended soil in landscape areas near critical root zone to create a healthier environment for the tree species
- Convert the turf area in the large linear landscape island to a regenerative landscape area.

Design Impact:

- Total Amended Soil Area: 18,276 SF
- Total Number of Parking Island Modified: 28
- Total Amount of CO2 Sequestered Annually by Site Vegetation: 7,780 lbs of CO2
- Runoff Intercepted by Site Vegetation: 57,800 gallons/year

Recommendations & Future Opportunities: Low to Medium Scope

- Utilize areas within landscape islands as potential rain gardens and stormwater filtration efforts
- Install additional landscape islands to minimize existing paving field and reduce the urban heat island effect
- Increase pollinator garden species in sodded perimeter areas to increase sustainability, biodiversity, and aesthetic qualities
- Add landscape islands at catch basins to mitigate stormwater and improve water quality.

FRONT WALK AND EXTERIOR SITE SUSTAINABILITY PLANS **FOR** T-2204 BRYANT, AR

PROJECT TEAM:

LANDSCAPE ARCHITECT / LANDSCAPE ARCHITECT OF RECORD KIMLEY-HORN AND ASSOCIATES, INC.

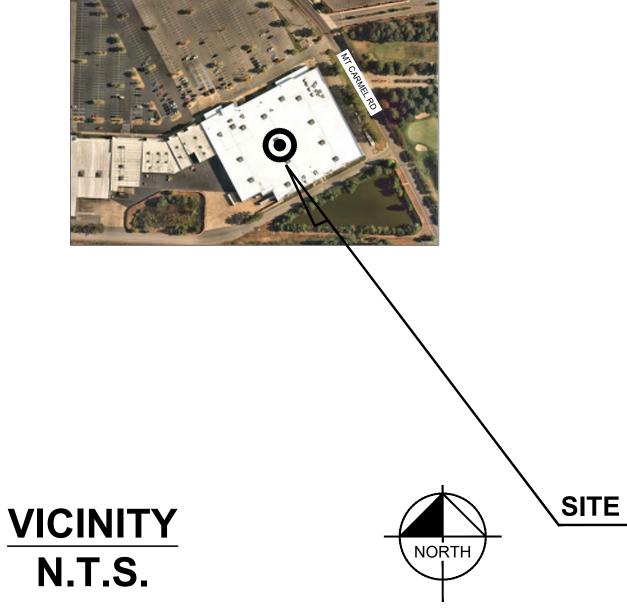
PREPARED BY: RYAN A. HYLLESTED, PLA, ASLA / LEAH CAMPBELL, PLA 767 EUSTIS STREET, SUITE 100 ST. PAUL, MN 55114 TELEPHONE (651) 645-4197

CONTACT: HALEY MAITRE, PLA 817 W PEACHTREE STREET, SUITE 601 ATLANTA, GA 30308 TELEPHONE (470) 681-6496

<u>ARCHITECT</u> THOM LASLEY ASSOCIATE AIA ASSOCIATE PRINCIPAL TELEPHONE: (882) 200-0349 FAX: (651) 587-7614



CONTACT: ALLYSSA KUSESKE, PE, LEED AP 50 S 10TH STREET, STE 400, TP3-1110 MINNEAPOLIS, MN 5540 TELEPHONE: (612) 322-1872



- 1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
- 2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A ARCH full bleed E (36.00 x 48.00 Inches) SHEET. 3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR
- UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES. 4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES,

AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

<u>SI</u>	neet List Table
Sheet Number	Sheet Title
L000	COVER SHEET
L001	GENERAL NOTES
L100	DEMO PLAN - FRONT WALK
L101	DEMO PLAN - EXTERIOR SITE
L200	SITE - FURNITURE PLAN
L201	SITE - FURNITURE DETAILS
L300	LANDSCAPE PLAN - FRONT WALK
L301	LANDSCAPE PLAN - EXTERIOR SITE
L302	LANDSCAPE NOTES AND DETAILS
L400	IRRIGATION PLAN - FRONT WALK

ULTRA-LOW SCOPE DEFINITION:

- ENHANCE EXISTING LANDSCAPE AREA APPROXIMATELY 8,000 10,000 SQFT ASSESS EXISTING VEGETATION HEALTH
- DEMOLITION OF NON-NATIVE AND/OR UNHEALTHY PLANTS
- ADD GROUND LEVEL PLANT MATERIAL TO REDUCE HEAT ISLAND EFFECT AND ENCOURAGE POLLINATORS AND BIRD HABITAT
- ADD CANOPY TREES WITHIN THE EXISTING PARKING LOT MEDIANS PROVIDE IRRIGATION PERFORMANCE SPECIFICATION TO EVALUATE ADEQUATE WATER FOR NEW LANDSCAPE MATERIAL
- CREATE CURB CUTS TO FACILITATE STORMWATER MITIGATION WHERE APPLICABLE



Date	No.	Description
09/23/2022	0	DESIGN DEVELOPMENT SUBMITTA

T-2204

DRAWN BY: CDE

CHECKED BY: EIW

COVER SHEET



GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- 3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS FROM AVAILABLE RECORD PLANS PROVIDED BY THE OWNER. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME OF PLAN PREPARATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE LANDSCAPE ARCHITECT. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND 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, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- 7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE LANDSCAPE ARCHITECT.
- 8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- 10. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT AND OWNER.

EROSION CONTROL NOTES

SOON AS IS PRACTICABLE.

- 1. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

 CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL
- ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND
- OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

 6. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED
- 6. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS

INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS,

- 8. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH
- SOME PROTECTIVE MEASURE WILL BE NECESSARY.

 9. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION. SEDIMENTATION. OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS
- 10. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.

SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.

11. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE AUTHORITY HAVING JURISDICTION (AHJ) ENGINEERING DIVISION.

GRADING AND DRAINAGE NOTES

PAVEMENT.

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- 2. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY LANDSCAPE ARCHITECT IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF
- 3. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.

4. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST

AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN

- TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND LANDSCAPE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.

 5. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL
- SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

 6. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES
- SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER

SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING

- 8. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
 9. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS
- 10. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
- 11. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

AND CONSTRUCTION DOCUMENTS.

- 12. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
- 13. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE
- 14. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

PAVING AND STRIPING NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR WISDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- 2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
- 3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, SIGNS, AND MISCELLANEOUS
- 4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.

STRIPING AS SHOWN ON THE PLANS.

- 5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
- 6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT
- 7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
- 8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
- ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A).
- 10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- 11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.



Kimley» Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 401 B STREET, SUITE 600 SAN DIEGO, CA 92101 PHONE: 619-234-9411 WWW.KIMLEY-HORN.COM

Date No. Description

O9/23/2022 O DESIGN DEVELOPMENT SUBMITTAL

HAMPAGE EL BRYANT, AR

ROJECT NUMBER **T-2204**

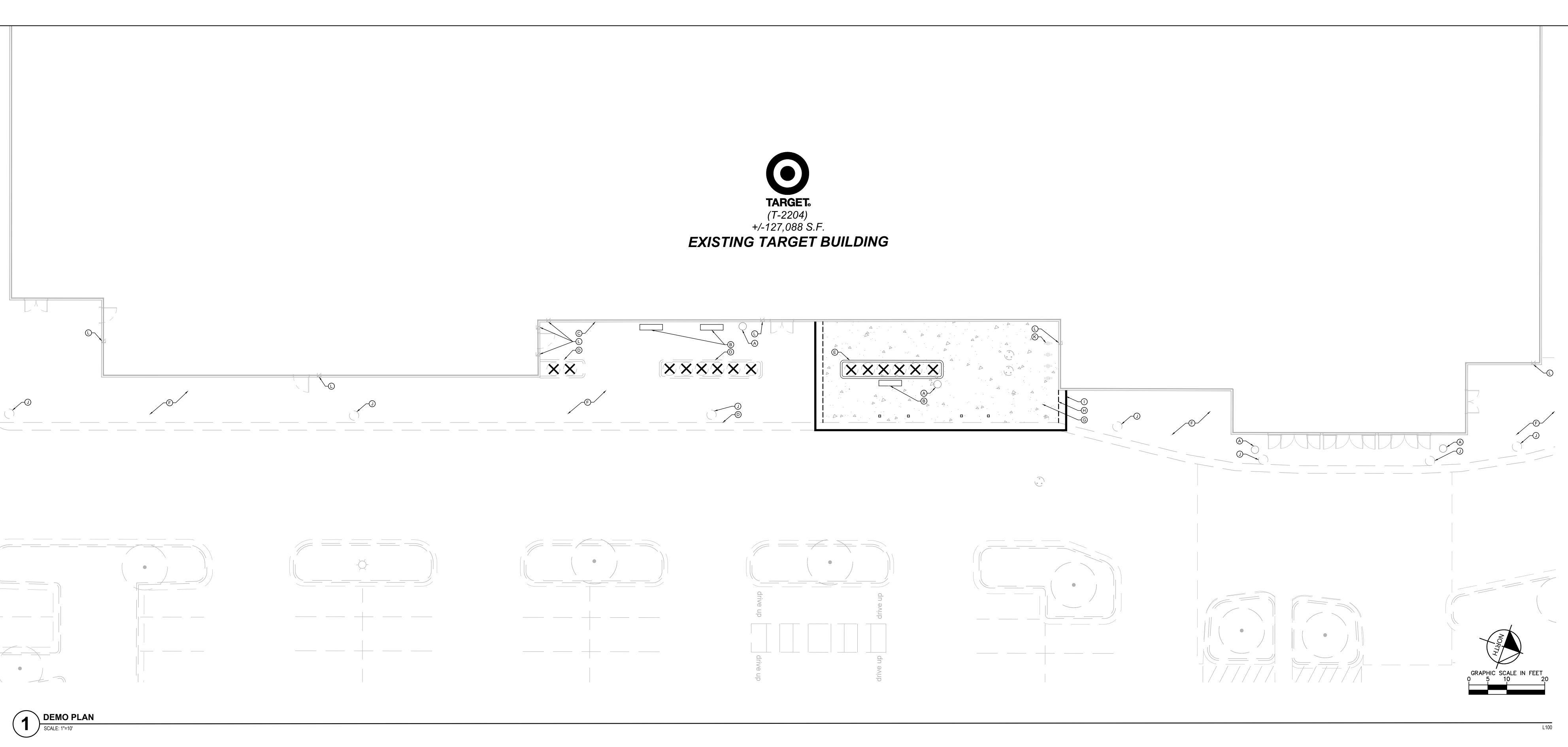
CONFIG:

DRAWN BY: CDE
CHECKED BY: EIW

GENERAL NOTES

1 001







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401 B STREET, SUITE 600
SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

9/23/2022 O DESIGN DEVELOPMENT SUBMITTAL

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.

. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.

COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.

- 3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY
- EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK. 5. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY.

4. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE

- ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
- 6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY OF MANSFIELD, RICHLAND COUNTY AND O/DOT.
- CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION. 8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING

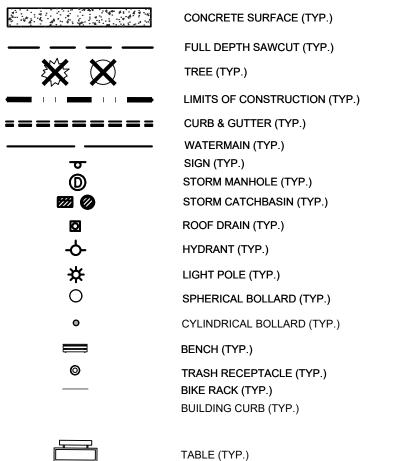
- 9. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- 10. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
- 11. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

KEYNOTE LEGEND

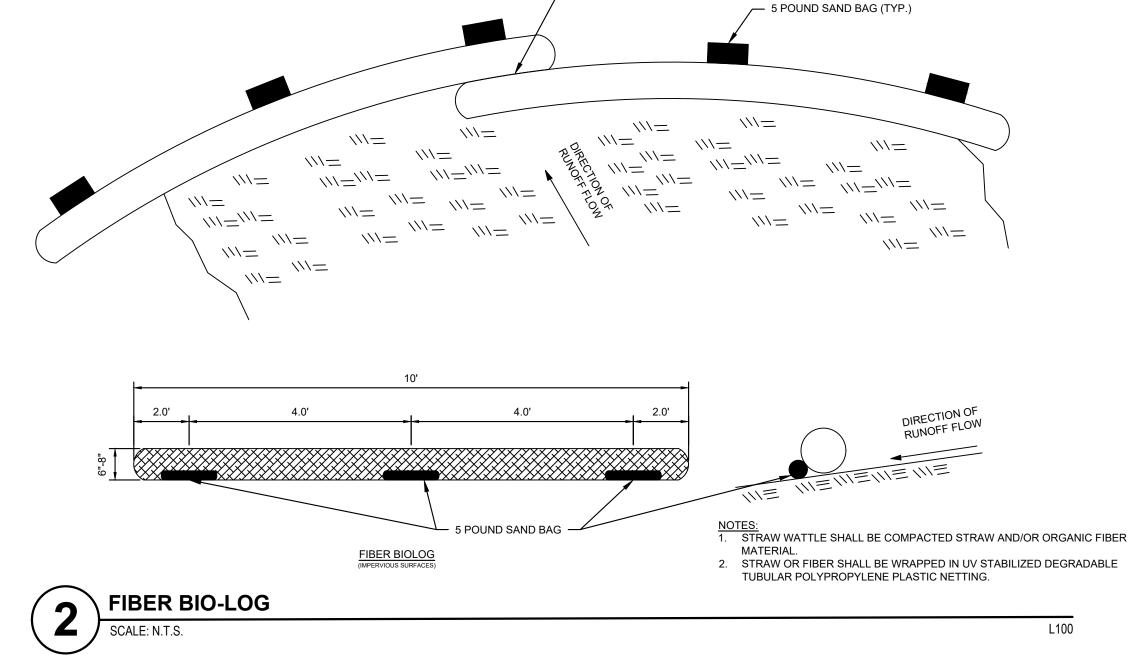
- A REMOVE TRASH RECEPTACLE (TYP.)
- REMOVE BENCH (TYP.)
- BUILDING CURB TO REMAIN (TYP.)
- CONCRETE CURB TO REMAIN (TYP.) REMOVE CONCRETE CURB (TYP.)
- CONCRETE SIDEWALK TO REMAIN (TYP.)
- REMOVE CONCRETE SIDEWALK (TYP.)
- SAWCUT LINE (TYP.)
- FIBER BIO-LOG
- SPHERICAL BOLLARD TO REMAIN (TYP.)
- REMOVE BIKE RACK (TYP.)
- SECURITY CAMERA TO REMAIN (TYP.)

LEGEND EXISTING

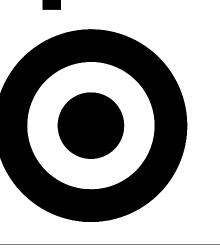
REMOVALS PROPERTY LINE (TYP.) CURB & GUTTER (TYP.) ___



CART STORAGE (TYP.)







T-2204 PROJECT NUMBER

CONFIG: DRAWN BY: CDE

CHECKED BY: EIW

DEMO PLAN FRONT WALK





EXISTING TARGET BUILDING

LEGEND EXISTING ______

-ф- *-*ф-

**

PROPERTY LINE (TYP.) TREES TO BE PROTECTED (TYP.)

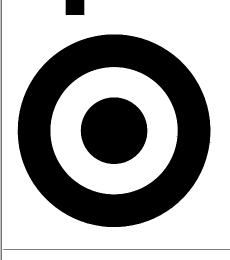
SHRUBS AND GROUNDCOVER
PLANTS TO BE REMOVED = 18,276 SF SHRUBS AND GROUNDCOVER TO REMAIN AND ENHANCED WITH NEW PLANTING

STORM CATCHBASIN (TYP.) HYDRANT (TYP.) LIGHT POLE (TYP.) CART STORAGE (TYP.)



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Description 09/23/2022 O DESIGN DEVELOPMENT SUBMITTAL

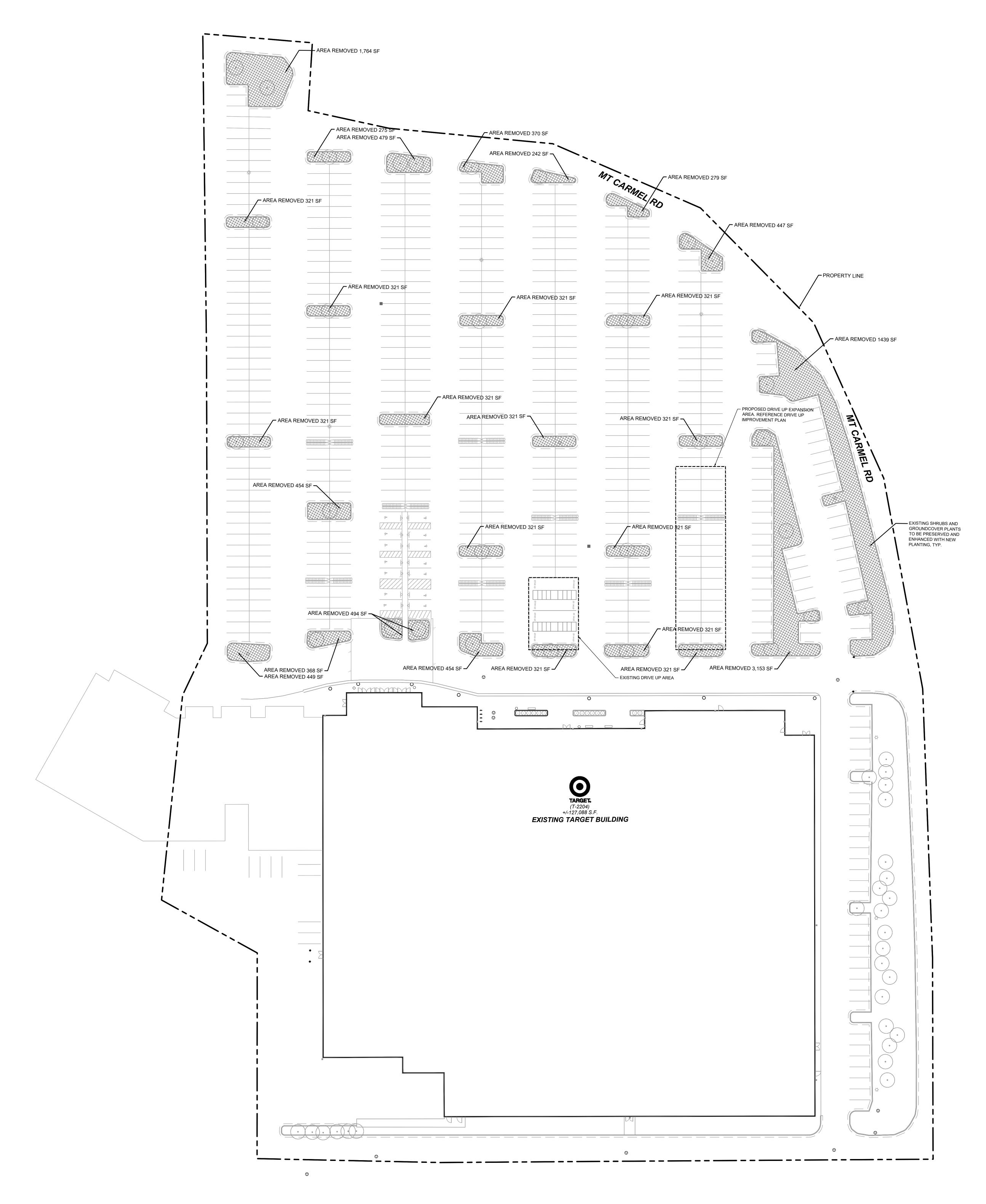


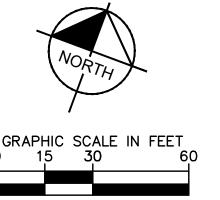
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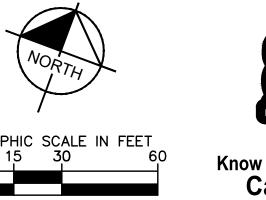
DRAWN BY: CDE CHECKED BY: EIW

DEMO PLAN -EXTERIOR SITE

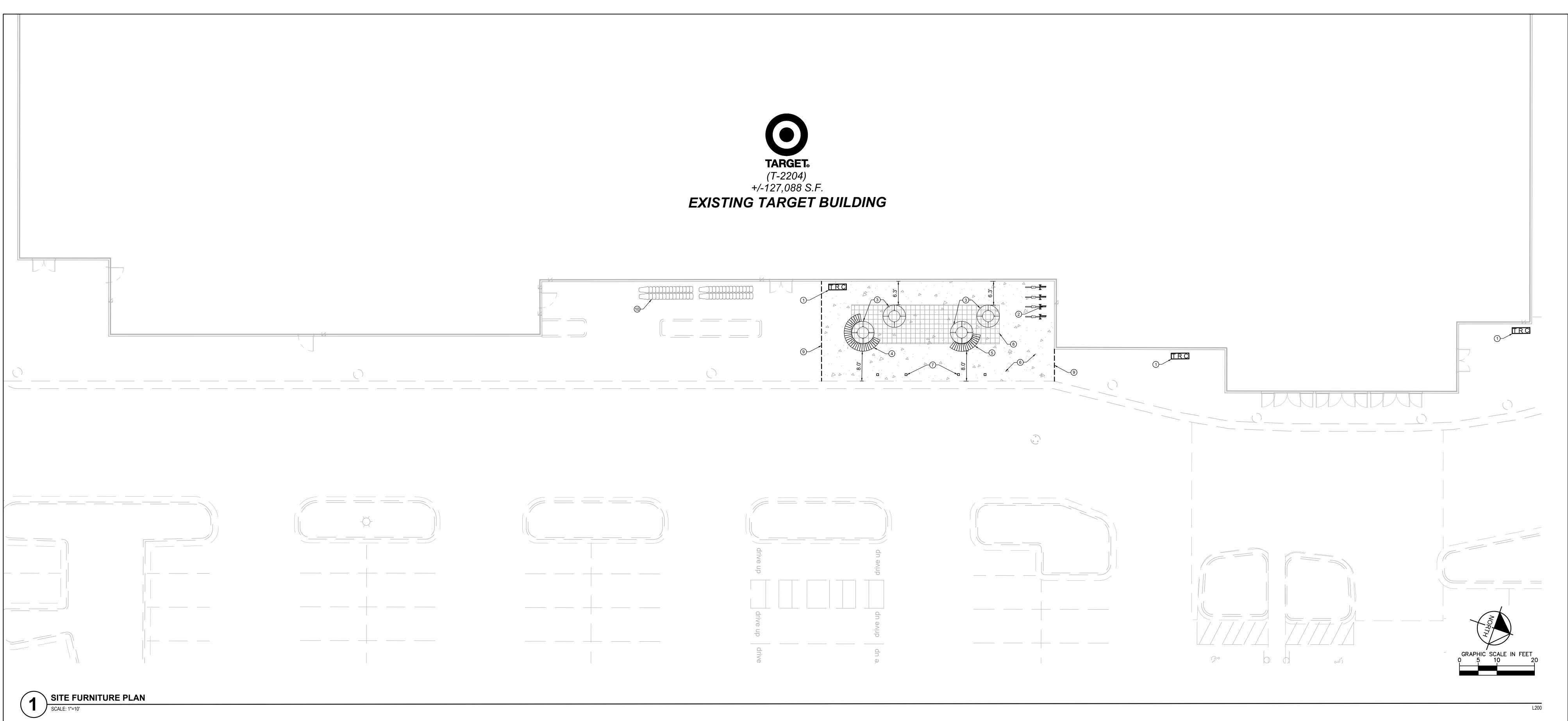
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MAIE	KIALS SC	HEDULE				
KEYNOTE	QUANTITY	SYMBOL	ELEMENT	PRODUCTS/MANUFACTURER	COLOR/FINISH	DETAIL
1	3	TRC	OUTDOOR LITTER RECEPTACLE - SURFACE MOUNTED (TYP.)	MODEL: SELECT, STYLE 3 MANUFACTURER: LANDSCAPE FORMS	METALLIC STEEL/ POWDER COAT	1 L201
2	4 (INDIV.)	1 1 1	BIKE RACK - SURFACE MOUNTED (TYP.)		STAINLESS STEEL/ POWDER COAT	2 L201
3	2		PLANTER WALL (TYP.)	MODEL: KITSAP MODULAR PLANTER WALLS - LARGE (72" DIA.) MANUFACTURER: TOURNESOL SITE WORKS	POWDER COAT WHITE	3 L201
4	1		CUSTOM BENCH 1 - SURFACE MOUNTED (TYP.)	MODEL: CUSTOM BENCH 1 MANUFACTURER: WAUSAU TILE	POLYESTER POWDER COAT	DETAIL TO COME
5	1		CUSTOM BENCH 2 - SURFACE MOUNTED (TYP.)	MODEL: CUSTOM BENCH 2 MANUFACTURER: WAUSAU TILE	POLYESTER POWDER COAT	DETAIL TO COME
6	1,655 SQ. FT		CONCRETE SIDEWALK (TYP.)			5 L201
7	4		PROFILE BOLLARD (TYP.)			4 L201
8	409 SQ. FT -		STRUCTURAL SOIL (TYP.)			DETAIL TO COME
9	35 FT.		SAWCUT LINE (TYP.)			
10	30 FT.		CART STORAGE			_

SITE PLAN NOTES

- 1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC

2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

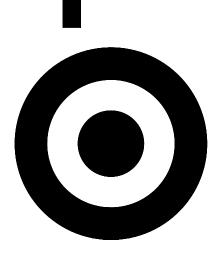
SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

4. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS



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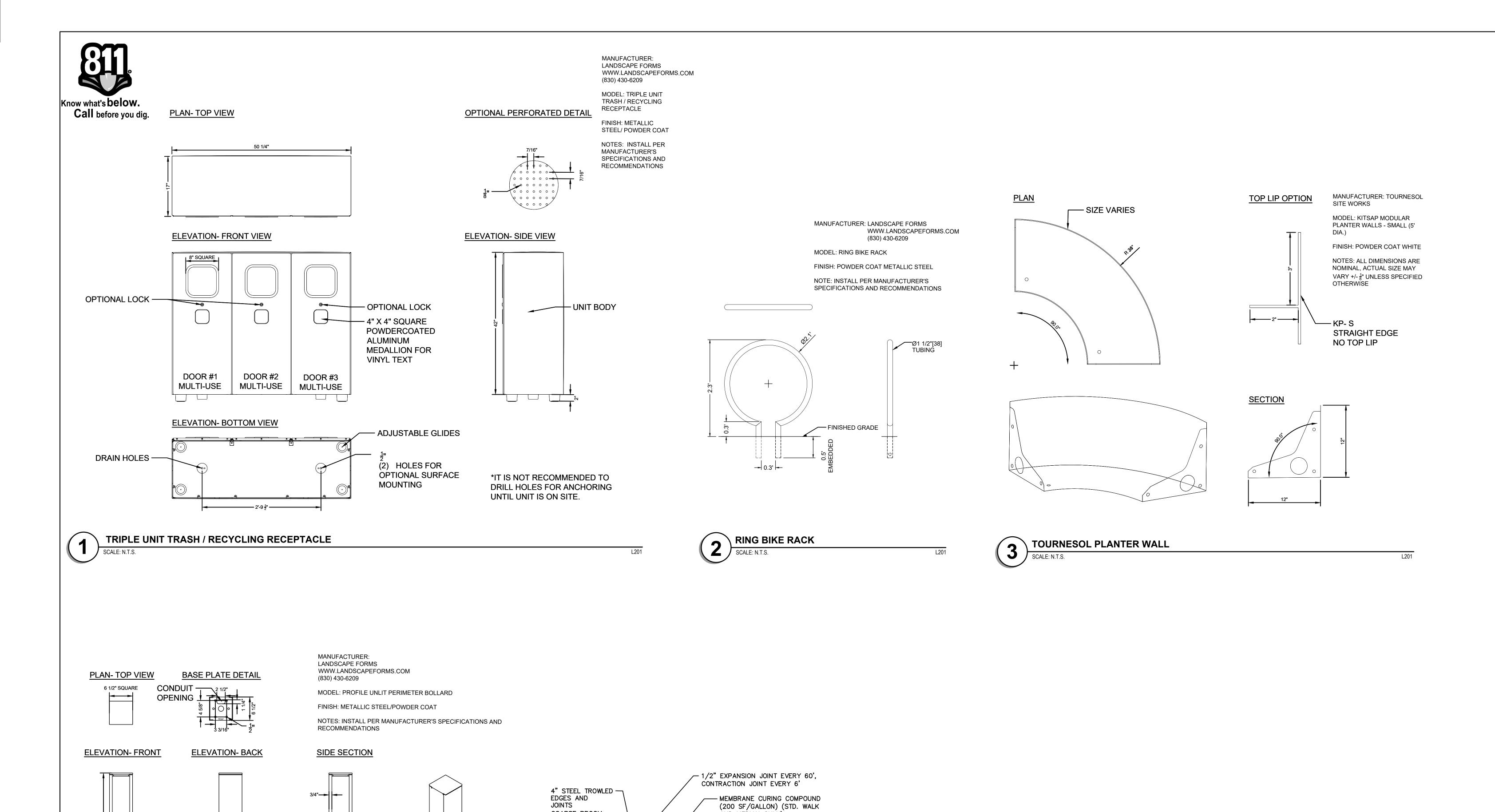
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CHECKED BY: EIW

SITE FURNITURE PLAN FRONT WALK





AND MEDIAN ONLY)

NOTE:
ALL EXCAVATION, 6" GRANULAR BASE, COMPACTION AND BACKFILL INCIDENTAL TO UNIT
PRICE BID FOR 4" SIDEWALK.

____ 4" CONCRETE WALK/ MATCH EXISTING

COARSE BROOM— FINISH

5 CONCRETE SIDEWALK
SCALE: N.T.S.



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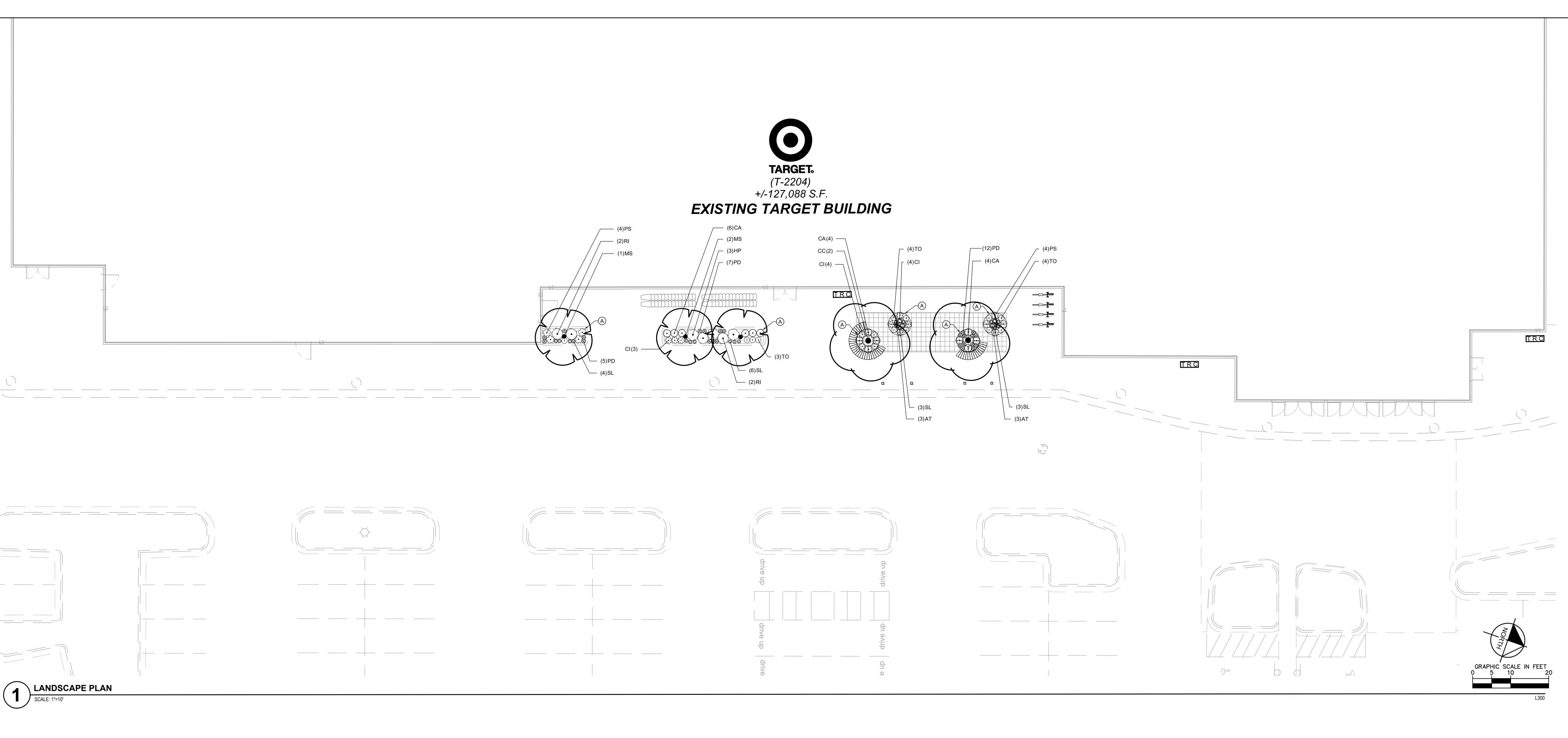
DRAWN BY: CDE

CHECKED BY: EIW

SITE FURNITURE **DETAILS FRONT** WALK



PROFILE BOLLARD
SCALE: N.T.S.



PLANT SCHEDULE

DECIDUOUS TREES CODE QTY BOTANICAL NAME

ORNAMENTAL TREES CODE QTY BOTANICAL NAME

ORNAMENTAL GRASSES CODE QTY BOTANICAL NAME

CC 2 CERCIS CANADENSIS

CODE QTY BOTANICAL NAME

CA 14 CEANOTHUS AMERICANUS

HP 3 HYPERICUM PROLIFICUM

PD 24 PENSTEMON DIGITALIS

MAGNOLIA VIRGINIANA

RHAPHIOLEPIS INDICA

ANDROPOGON TERNARIUS

CALLIRHOE INVOLUCRATA

SL 16 SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM

COMMON NAME

EASTERN REDBUD

SWEETBAY MAGNOLIA

SHRUBBY ST. JOHN'S WORT #5 CONT. 3` OC

SPLITBEARD BLUESTEM #1 CONT. 2` OC

COMMON NAME

COMMON NAME

NEW JERSEY TEA

INDIAN HAWTHORN

PURPLE POPPYMALLOW

BEARDTONGUE

PS 8 PYCNANTHEMUM TENUIFOLIUM SLENDER MOUNTAIN MINT #1 CONT. 2` OC

TO 12 TRADESCANTIA OCCIDENTALIS PRAIRIE SPIDERWORT #1 CONT. 1` OC

COMMON NAME

<u>CONT</u> <u>CAL</u>

<u>CONT</u> <u>CAL</u>

B & B 2" CAL MIN

CONT SPACING

#5 CONT. 2` OC

#5 CONT. 3` OC

#1 CONT. 1` OC

CONT SPACING

B & B 2.5" CAL MIN



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9/23/2022 O | DESIGN DEVELOPMENT SUBMITTAL

PROJECT NUMBER CONFIG:

DRAWN BY: CDE CHECKED BY: EIW

> LANDSCAPE PLAN FRONT WALK

LANDSCAPE NOTES

UPON PLANTING.

- 1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE
- MATERIAL. 2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- 3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE 18. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK, COLOR BLACK, IMMEDIATE AREA.
- 4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- 5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE
- 6. ALL PLANTS TO BE SPECIMEN GRADE, PROJECT STATE-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS: ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
- ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING. CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO
- 7. CONTRACTOR TO VERIFY PLANTS REQUIRED AS REFLECTED ON PLAN. NOTIFY LANDSCAPE ARCHITECT IF 21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY PLAN AND SCHEDULE DO NOT MATCH. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- 8. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.

SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

- 9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- 10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE 24. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR
- 11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- 12. PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- 13. WRAP ALL SMOOTH-BARKED TREES FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- 14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- 15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- 16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH. SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- 17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING

BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING 19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD PROJECT STATE-GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED.

> 20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.

22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT

MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

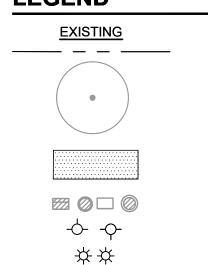
LANDSCAPE KEYNOTES (A) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)





EXISTING TARGET BUILDING

LEGEND



PROPERTY LINE (TYP.)

SHRUBS AND GROUNDCOVER TO REMAIN AND ENHANCED WITH NEW PLANTING

TREES TO BE PROTECTED (TYP.)

STORM CATCHBASIN (TYP.) HYDRANT (TYP.) LIGHT POLE (TYP.) CART STORAGE (TYP.)

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Description

PLANT SC	PLANT SCHEDULE					
TREES	<u> QTY</u>	BOTANICAL / COMMON NAME	CAL	<u>HT</u>		
••	2	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B \$ B	3"CAL		
• 5	2	NYSSA SYLVATICA / BLACK GUM	B # B	3"CAL		
SHRUBS	<u>aty</u>	BOTANICAL / COMMON NAME	CONT.			
\odot	47	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	3 GAL			
Same of the same o	159	ILEX GLABRA / INKBERRY HOLLY	3 GAL			
\odot	57	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	3 GAL			
\bigcirc	51	RHUS AROMATICA / FRAGRANT SUMAC	3 GAL			
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT			
	326	CALYPTOCARPUS VIALIS / HORSEHERB	I GAL		24" o.c.	
	1,278	IRIS VERSICOLOR / BLUE FLAG	I GAL		12" o.c.	
	1,912	RUDBECKIA X 'AMERICAN GOLD RUSH' / AMERICAN GOLD RUSH CONEFLOWER	I GAL		12" o.c.	
++++++++ ++++++++ ++++++++ +++++++++ ++++	619	SOLIDAGO RUGOSA / WRINKLELEAF GOLDENROD	I GAL		24" o.c.	
स्वित्ववित्ववित्व त्रीत्वित्ववित्ववित्व स्वित्ववित्ववित्व स्वित्ववित्ववित्ववित्ववित्ववित्ववित्ववित	1,261	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	GAL		30" o.c.	
GROUNDCOVER AREAS	<u> QTY</u>	BOTANICAL / COMMON NAME	CONT			
	204	SHREDDED HARDWOOD MULCH	MULCH			

NOTE: TOTAL SOIL AREA TO BE AMENDED : 18,276 SF

AMENDED SOIL PROFILE FROM TOP TO BOTTOM: 3" DEPTH SHREDDED HARDWOOD MULCH

18"-24" DEPTH AMENDED SOIL PER SPECIFICATIONS

 FILTER FABRIC WRAPPING FREE DRAINING AGGREGATE 4" DEPTH FREE DRAINING AGGREGATE BASE

PLANTED IN THE FIELD AS DIRECTED BY THE LANDSCAPE ARCHITECT.

 3" WIDE PERFORATED PIPE WITH DRAIN AND SOCK FOR SOIL AERATION THROUGH DEPTH OF AMENDED SOIL PROFILE. PIPE LOCATIONS TO BE DETERMINE BY LANDSCAPE ARCHITECT IN CONSTRUCTION DOCUMENT SET.

PROPOSED PLANT LOCATIONS IN EXISTING SHRUB AND GROUNDCOVER AREAS TO REMAIN

ARE APPROXIMATE. THESE PROPOSED PLANTS SHALL BE LOCATED WITHIN OPEN SPACES BETWEEN EXISTING SHRUB AND GROUNDCOVER PLANTS TO ENHANCE THE AREA AND

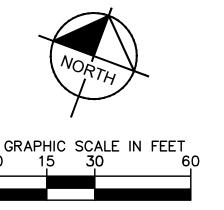


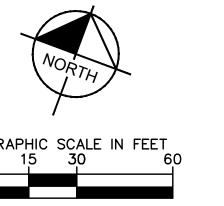
PROJECT NUMBER	T-2204
CONFIG:	

CHECKED BY:

LANDSCAPE PLAN EXTERIOR SITE









LANDSCAPE NOTES

TYPE SPECIFIED.

- CONTRACTOR SHALL CONTACT DIGGERS HOTLINE, (800) 242-8511 OR DIGGERSHOTLINE.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- 2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- 3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- 5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- 6. ALL PLANTS TO BE SPECIMEN GRADE, WISCONSIN-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:

 ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.

 ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.

 ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
- HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
 PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND

CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A

- 8. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
- 9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- 10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

 21. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED HEALTHY GROWTH. RESTORE PLANTING SALICERS. TIGHTEN AND
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- 12. PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- 13. WRAP ALL SMOOTH-BARKED TREES FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- 14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- 15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.

16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO WISDOT STANDARD SPECIFICATION 625 (TOPSOIL AND SALVAGED TOPSOIL) AND BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS, CLAYS, PLANTS, WEEDS, ROOTS, AND OTHER IMPURITIES. PH VALUE SHALL BE BETWEEN 5.4 AND 7.0. REMOVE DEBRIS AND WEEDS FROM SUBSOIL. SCARIFY SUBSOIL DEPTH OF 2" PRIOR TO PLACING TOPSOIL. SPREAD TOPSOIL TO A MINIMUM

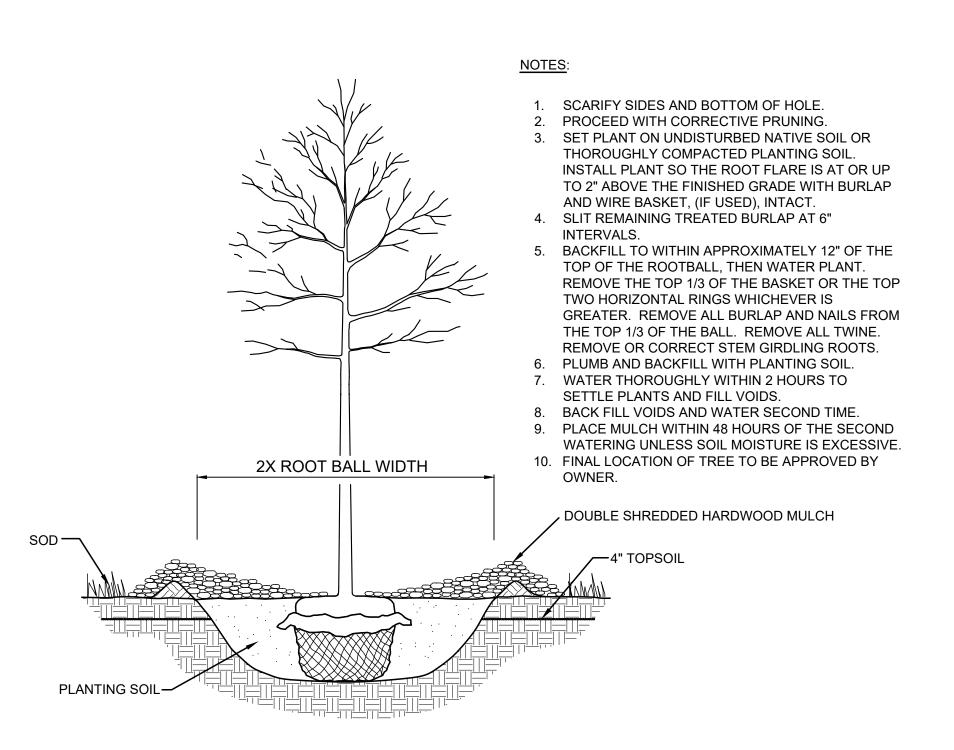
DEPTH OF 6" IN SOD/SEED AREAS, 18" FOR PLANTING BEDS, AND 36" FOR

- TREE AREAS. TOPSOIL PLACEMENT SHALL TAKE PLACE DURING DRY WEATHER. PREPARE TOPSOIL SO THAT IT IS FREE OF DEBRIS AND GRADED TO DRAIN AS INDICATED ON GRADING PLANS. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS
- WITH TOPSOIL
- 17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR/DYE-FREE RED, OR APPROVED EQUAL. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- 18. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. MODIFY EXISTING IRRIGATION SYSTEM TO PROVIDE A COMPLETE, WORKING SYSTEM. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- 19. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR
- CONTRACTOR.

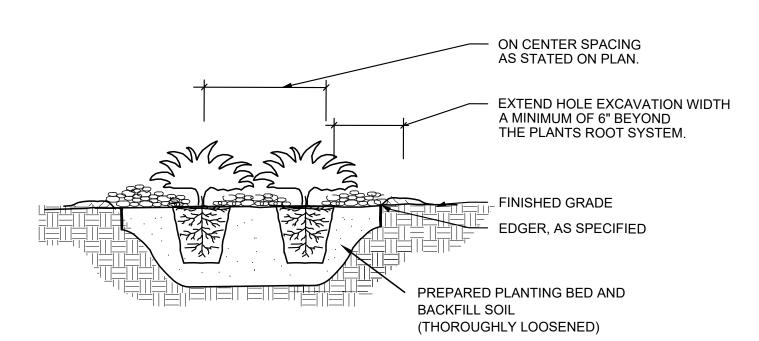
 20. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- 21. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE

GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON

WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.







NOTES:

- SCARIFY SIDES AND BOTTOM OF HOLE.
 PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
- 3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM
- GIRDLING ROOTS.

 4. PLUMB AND BACKFILL WITH PLANTING SOIL.

 5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL
- VOIDS.
 6. BACK FILL VOIDS AND WATER SECOND TIME.
 7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
 8. MIX IN 3-4" OF ORGANIC COMPOST.





Kimley» Horn

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Date No. Description

09/23/2022 0 DESIGN DEVELOPMENT SUBMITTAL

HAMPAGE EN BRYANT, AR

PROJECT NUMBER T-2204

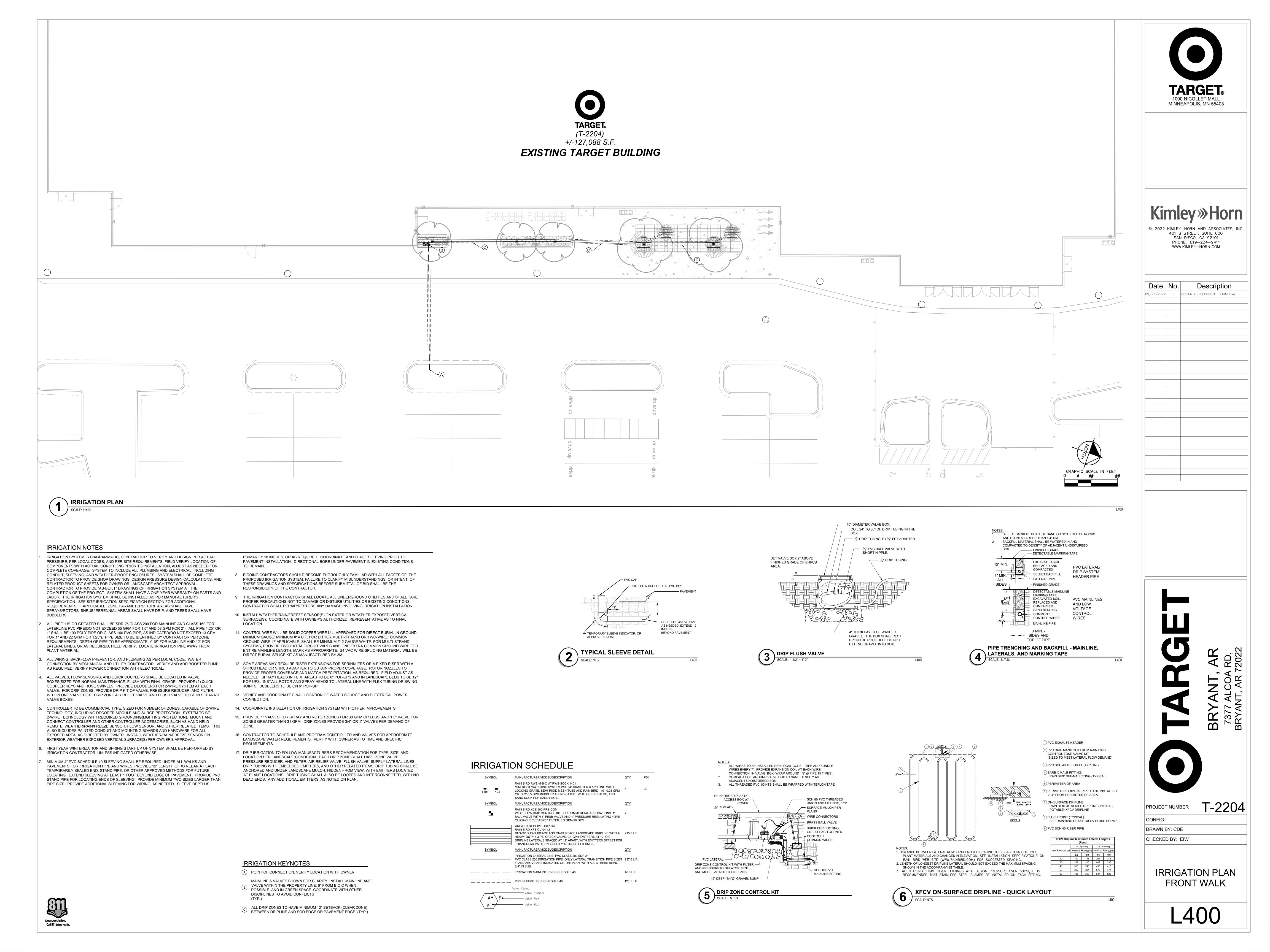
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CHECKED BY: EIW

LANDSCAPE NOTES AND DETAILS

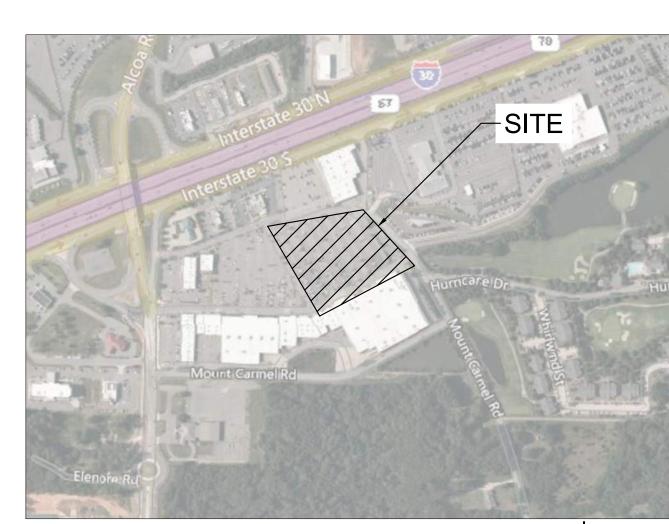
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DRIVE UP EXPANSION
T-2204 BRYANT
7377 ALCOA RD
BRYANT, AR 72022



VICINITY MAP

SHEET INDEX



SCOPE OF WORK

PARKING LOT RE-STRIPING, STALL PARKING SIGNAGE AND WAYFINDING DRIVE UP BEACONS WHERE SHOWN ON THE PLAN.

ZONING

C-2 - GENERAL COMMERCIAL DISTRICT

OFF-STREET PARKING LOT CODE REQUIREMENTS

- DRIVE AISLE = 20' MIN. WIDTH
- STANDARD PARKING STALL = 10' X 20' MIN.

OWNER

TARGET CORP.
CONTACT: MATTHEW FLANSBURG
50 SOUTH 10TH ST, SUITE 400
MINNEAPOLIS, MN, 55403
MATTHEW.FLANSBURG@TARGET.COM

CIVIL ENGINEER

KIMLEY-HORN
CONTACT: JUSTIN BECKER P.E.
401 B ST, SUITE 600
SAN DIEGO, CA, 92101
619-234-9411
JUSTIN.BECKER@KIMLEY-HORN.COM



DATE: 05/06/2022

Date No Description

T-2204 BRYANT 7377 ALCOA RD

ject Number T-2204

Config:

Drawn By

KI

Checked By

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COVER SHEET

C0.0







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DATE: 05/06/2022

TARGET
T-2204 BRYANT
7377 ALCOA RD

1-2204 BF

Project Number T-2204

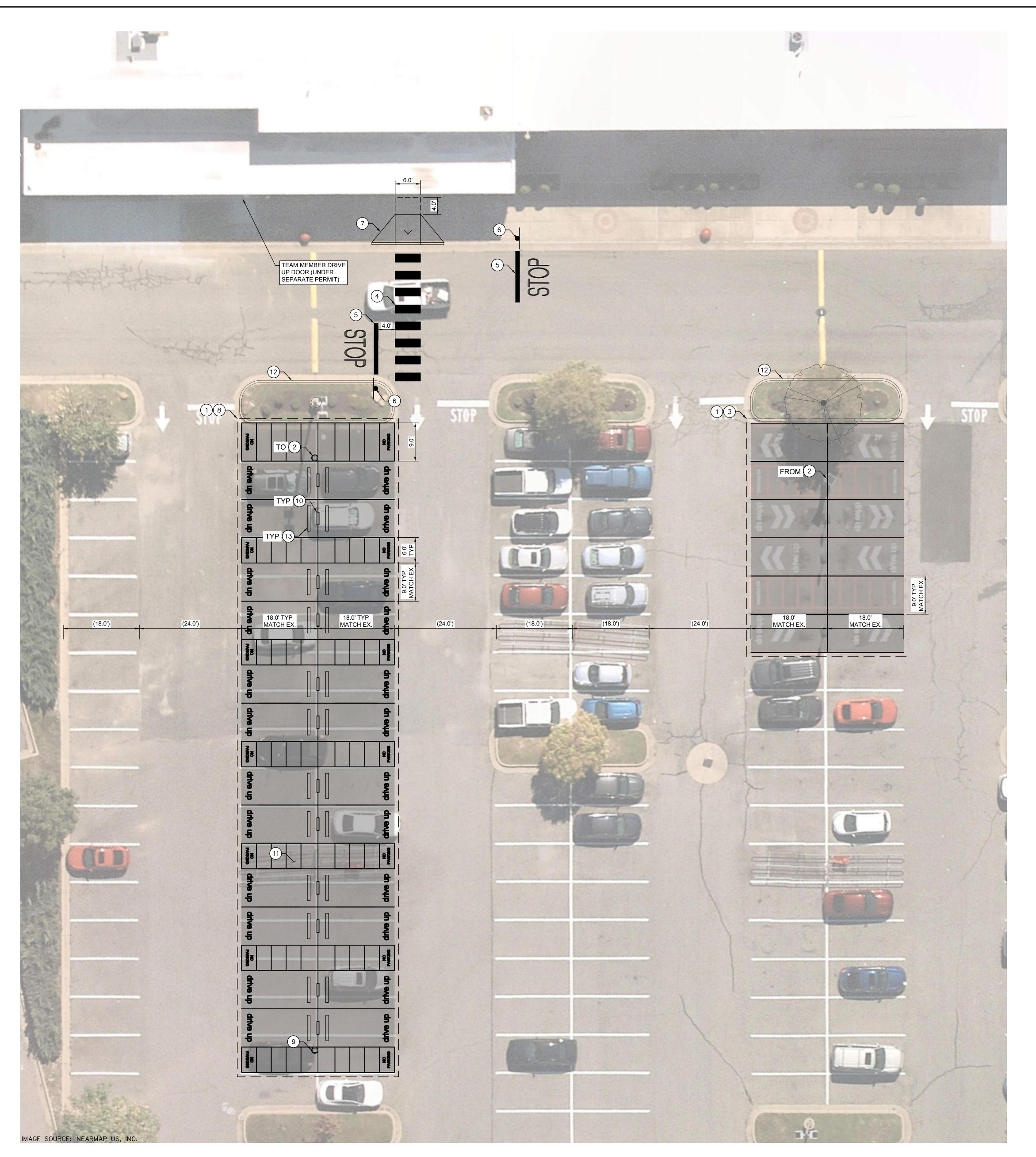
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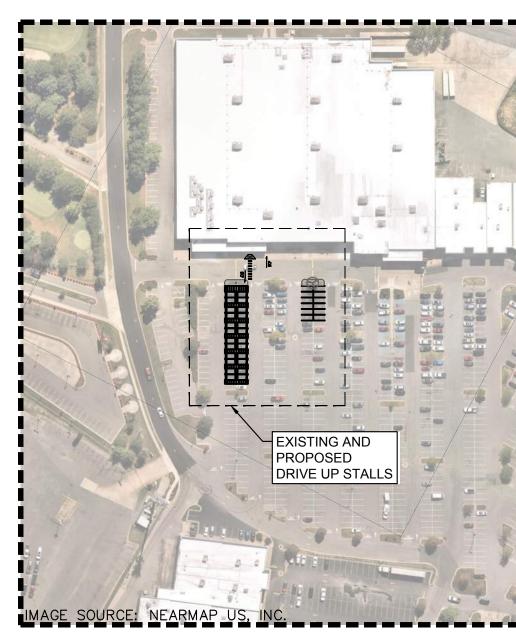
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OVERALL SITE PLAN

C0.1

GRAPHIC SCALE IN FEET 20 40 80





KEY MAP 1" = 150'

CONSTRUCTION NOTES

- (1) REMOVE EXISTING STRIPING AND DRIVE UP SIGNAGE. 2 REMOVE AND RELOCATE EXISTING DRIVE UP BEACON.
- RESTRIPE STANDARD PARKING STALLS USING 4" WIDE WHITE STRIPING. (4) INSTALL CROSSWALK PER DETAILS SHEET.
- (5) INSTALL STOP BAR AND MARKING PER DETAILS SHEET. 6 INSTALL STOP SIGN PER DETAILS SHEET.
- (7) INSTALL CURB RAMP PER DETAILS SHEET.
- (8) INSTALL DRIVE UP STRIPING AND SIGNAGE PER DETAILS (9) INSTALL DRIVE UP BEACON PER DETAILS SHEET.
- INSTALL STANCHION SIGN AND BASE PER DETAILS SHEET. REMOVE AND SALVAGE EXISTING CART CORRALS.
 CONTRACTOR TO COORDINATE RELOCATION WITH TARGET.
- (13) INSTALL WHEEL STOP PER DETAILS SHEET.

(12) PROTECT IN PLACE EXISTING LANDSCAPE ISLAND.

Date No Description

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MINNEAPOLIS, MN 55403

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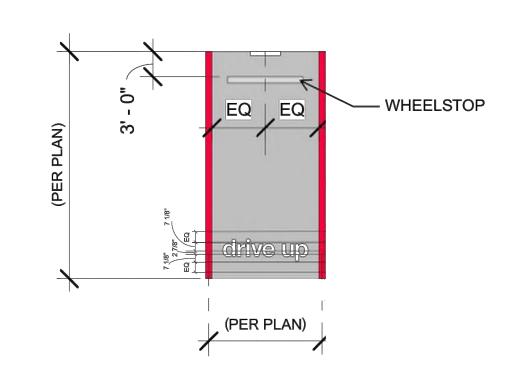
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GRAPHIC SCALE IN FEET 0 5 10 20

IMPROVEMENT

PLAN

Project Number

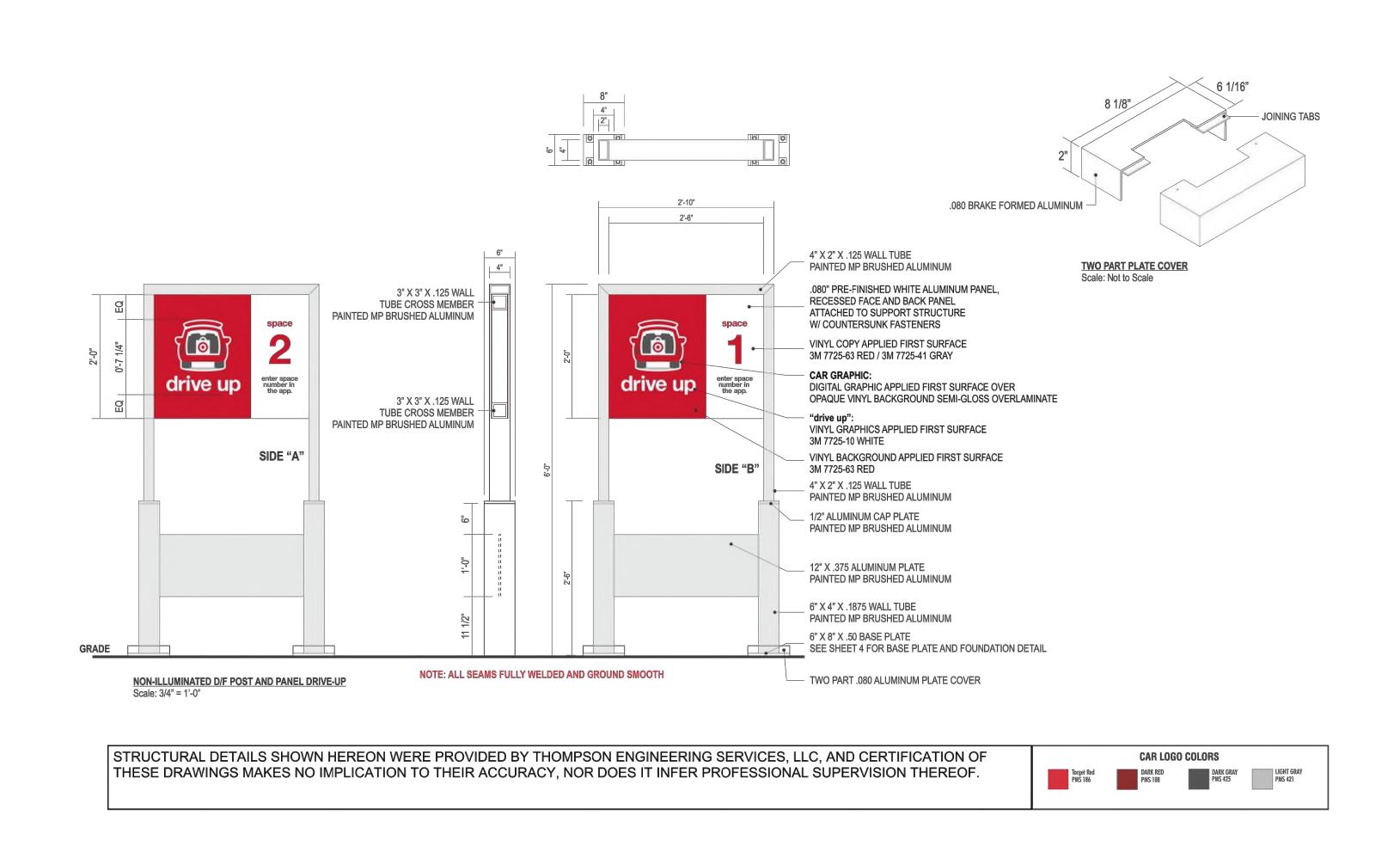
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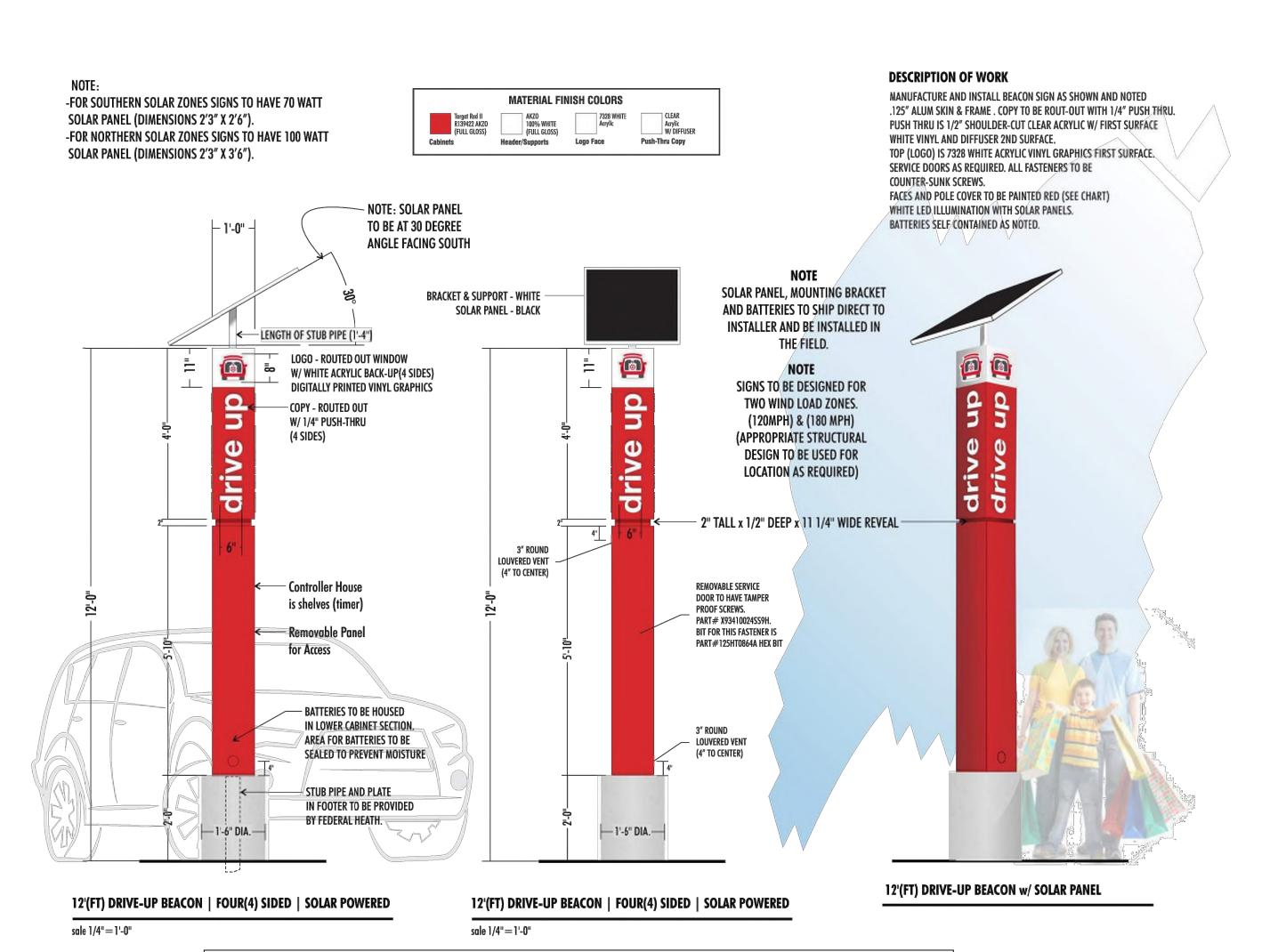
NOTES:

- ALL RED STRIPING IS 6" WIDE
 TARGET TO PROVIDE GC WITH "drive up" AND "NO PARKING" TEMPLATES
- 3. SEE PLAN VIEW DIMENSIONS FOR EXACT LAYOUT OF SITE
- 4. REFER TO C1.0 FOR EXACT DIMENSIONS

DRIVE UP STRIPING
N.T.S.



STANCHION SIGN POST AND BASE - DOUBLE SIDE



STRUCTURAL DETAILS SHOWN HEREON WERE PROVIDED BY MBI, INC, AND CERTIFICATION OF THESE DRAWINGS MAKES NO IMPLICATION TO THEIR ACCURACY, NOR DOES IT INFER PROFESSIONAL SUPERVISION THEREOF.

SOLAR DRIVE UP BEACON



Project Number T-2204

Config:

Drawn By KM

Checked By KR

DETAILS

C2.0

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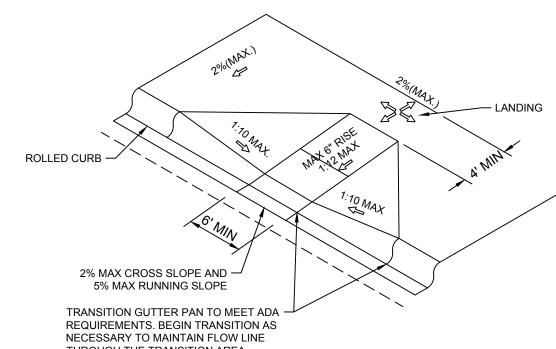
Date No Description

DATE: 05/06/2022

- 1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE
- 2. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED
- 3. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE
- FROM THE SURROUNDING PAVEMENT. 4. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
- 5. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
- 6. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED. 7. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.

CURB RAMP DETAIL - DIAGONAL RAMP

- 8. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%. 9. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN
- ACCESSIBLE ROUTE. 10. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.



AREA) CIRCULAR THROUGH THE TRANSITION AREA. BASE

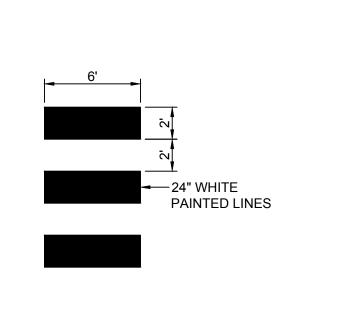
MUTCD SIGN → MUTCD SIGN -R1-1-"STOP" R1-1-"STOP" SQUARE — SQUARE — GALVANIZED GALVANIZED SIGN POST SIGN POST ≥|_2'-0" CLEAR GROUND SURFACE (LANDSCAPED GROUND SURFACE (CONCRETE, ASPHALT, ETC.) SURFACE MOUNTED -ALUMINUM BASE SURFACE MOUNTED -CIRCULAR ALUMINUM BASE CONCRETE -CASE 1: LANDSCAPED AREA CASE 2: HARDSCAPE AREA

STOP SIGN DETAIL

1'-8" 1'-8" 1'-8" 1'-8" SEE PLAN APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON

1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS 2. THESE WORDS AND BAR ARE TO BE PAINTED

STOP BAR N.T.S.



6' WIDE CROSSWALK DETAIL

TARGET_® 1000 NICOLLET MALL MINNEAPOLIS, MN 55403

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Date No Description

DATE: 05/06/2022

T-2204

DETAILS

C2.1



GENERAL NOTES:

- 1. THE SUBMISSION OF A BID BY THE CONTRACTOR IS NOTIFICATION THAT THE CONTRACTOR HAS TOTALLY FAMILIARIZED THEMSELF WITH THE CONTRACT DOCUMENTS AND EXISTING SITE CONDITIONS AND HAS AGREED TO PROVIDE THE NECESSARY LABOR AND MATERIAL FOR THE COMPLETE INSTALLATION OF EACH SYSTEM IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE BEST PRACTICES OF THE INDUSTRY AND IN COMPLIANCE WITH ALL AUTHORITIES HAVING JURISDICTION.
- 2. THESE DRAWINGS ARE PRESENTED TO THE CONTRACTOR WITH THE UNDERSTANDING THAT THE CONTRACTOR IS AN EXPERT AND COMPETENT IN THE PREPARATION OF CONTRACT BID PRICES ON THE BASIS OF INFORMATION SUCH AS IS CONTAINED IN THESE DOCUMENTS. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION AND IN COMPLETE CONFORMANCE WITH ALL APPLICABLE CODES, RULES, AND REGULATIONS. MINOR ITEMS NOT USUALLY SHOWN OR SPECIFIED, BUT MANIFESTLY NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE VARIOUS SYSTEMS, SHALL BE INCLUDED IN THE WORK AND IN THE PROPOSAL THE SAME AS IF SPECIFIED OR SHOWN ON THE DRAWINGS. IF ANY DEPARTURES FROM THE DRAWINGS ARE DEEMED NECESSARY, DETAILS OF SUCH DEPARTURES AND THE REASONS THEREFORE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. NO DEPARTURES SHALL BE MADE WITHOUT PRIOR APPROVAL.
- 3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.
- 4. THE DRAWINGS INDICATE ARRANGEMENTS AND APPROXIMATE SIZES AND RELATIVE LOCATIONS OF PRINCIPAL APPARATUS, EQUIPMENT, DEVICES, AND SERVICES TO BE PROVIDED. DRAWINGS ARE DIAGRAMMATIC AND ARE A GRAPHIC REPRESENTATION OF CONTRACT REQUIREMENTS BASED ON THE INFORMATION PROVIDED BY THE MANUFACTURER IDENTIFIED IN THE EQUIPMENT SCHEDULE AT THE SCALE INDICATED.
- 5. LAYOUT OF EQUIPMENT INDICATED ON THE DRAWINGS SHALL BE CHECKED AND COMPARED AGAINST ALL DRAWINGS AND SPECIFICATIONS OF ALL TRADES AND EXACT LOCATIONS DETERMINED USING REVIEWED SHOP DRAWINGS OF SUCH EQUIPMENT. WHERE PHYSICAL INTERFERENCES OCCUR, CONSULT WITH THE OWNER AND PREPARE DATED, DIMENSIONED DRAWINGS COORDINATED WITH ALL OTHER TRADES WORKING IN THIS AREA AND CORRECTING SUCH INTERFERENCE.
- 6. THE CONTRACTOR SHALL SCHEDULE THEIR WORK IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE SO THAT ALL OF THEIR WORK CAN BE INSTALLED WITHOUT DELAYING THE PROJECT. ALL WORK RELATED TO SHUTDOWN OF EXISTING SERVICES SHALL BE PERFORMED AT THE HOURS DESIGNATED BY THE OWNER WITH ALL ASSOCIATED COSTS BORNE BY THE CONTRACTOR AT NO COST TO THE OWNER. PROVIDE ANY TEMPORARY FACILITIES REQUIRED TO PERMIT OWNER'S USE OF EXISTING FACILITIES AND SYSTEMS TO REMAIN UNDISTURBED. COORDINATE ALL WORK, INCLUDING ALL SHUTDOWNS THAT AFFECT SYSTEMS AND/OR PORTIONS OF THE BUILDING THAT MUST REMAIN IN OPERATION, WITH OWNER. ALL SHUTDOWNS SHALL REQUIRE WRITTEN APPROVAL FROM THE OWNER.
- 7. THE CONTRACTOR SHALL SECURE AND PAY ALL FEES, LICENSES, INSPECTIONS, AND PERMITS PERTAINING TO THE CONTRACT. SUBMIT TO OWNER DUPLICATE CERTIFICATES OF INSPECTION FROM APPROVED INSPECTION AGENCY.
- 8. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKMEN'S IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RIGGING, HANDLING, AND PROTECTION OF MATERIALS. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND WITHOUT BLEMISH OR DEFECT. ALL EQUIPMENT INSTALLED SHALL BEAR THE LABEL OF AN APPROVED
- 11. THE CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT, AND TRANSFER TO POINT OF INSTALLATION FOR ALL FURNISHED ITEMS.
- 12. WHERE CONDUIT, CABLES, DUCTWORK, OR PIPING PASSES THROUGH FIRE RATED FLOORS OR WALLS, THE PENETRATION SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS UL LISTED AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THIS SERVICE. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER TO MAINTAIN THE UL LISTED FIRE RATING OF THE PENETRATED WALL OR FLOOR.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLAB OPENINGS, WALL OPENINGS, BEAM PENETRATIONS, AND CORING AS IT RELATES TO THEIR WORK. THE CONTRACTOR SHALL SUBMIT SIZE AND LOCATION FOR REVIEW AND APPROVAL.
- 14. ALL EXTERIOR WALL OPENINGS SHALL BE SLEEVED, PROPERLY CAULKED, AND SEALED WITH A HIGH QUALITY SEALANT TO PREVENT INFILTRATION OF MOISTURE AND OUTSIDE AIR.
- 15. THE CONTRACTOR SHALL SUBMIT SCHEDULE OF SUBMITTALS PRIOR TO SUBMITTING ANY SHOP DRAWINGS, ETC. TO BE SUBMITTED FOR THIS PROJECT, INCLUDING THE ANTICIPATED DATE OF EACH SUBMISSION. CONTRACTORS SHALL SUBMIT AN ELECTRONIC COPY OF THE COMPLETE SHOP DRAWINGS AND CATALOG CUTS, WIRING DIAGRAMS AND ASSOCIATED DATA TO THE OWNER FOR REVIEW PRIOR TO PURCHASING EQUIPMENT OR STARTING ANY WORK. ANY WORK INSTALLED OR EQUIPMENT PURCHASED PRIOR TO RECEIPT OF OWNER REVIEWED SUBMITTALS SHOP DRAWINGS THAT REQUIRES CHANGES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- 16. SUBMIT CATALOG INFORMATION, FACTORY ASSEMBLY DRAWINGS AND FIELD INSTALLATION DRAWINGS AS REQUIRED FOR A COMPLETE EXPLANATION AND DESCRIPTION OF ALL ITEMS TO BE PROVIDED. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS. NO SUBMISSION WILL BE ACCEPTED WITHOUT THE SIGNED APPROVAL OF THE CONTRACTOR. THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS.
- 17. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL SUPPLY THE OWNER WITH (3) COMPLETE BOUND COPIES OF ALL OWNER REVIEWED SUBMITTALS AND ALL OPERATION AND MAINTENANCE

MANUALS

- 18. ALL WORK FURNISHED UNDER THE CONTRACT SHALL BE GUARANTEED AGAINST ANY AND ALL DEFECTS IN WORKMANSHIP AND/OR MATERIALS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE INSTALLATION, UNLESS NOTED OTHERWISE IN THE PROJECT SPECIFICATIONS, AND ANY DEFECTS OF WORKMANSHIP DEVELOPING DURING THIS PERIOD SHALL BE REMEDIED AND ANY DEFECTIVE MATERIAL REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.
- 19. INSTALLED SYSTEMS SHALL OPERATE UNDER ALL CONDITIONS OF LOAD WITHOUT SOUND OR VIBRATION THAT IS OBJECTABLE TO THE OWNER. OBJECTABLE SOUND OR VIBRATION CONDITIONS DUE TO WORKMANSHIP SHALL BE CORRECTED IN APPROVED MANNER BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- 20. THE CONTRACTOR SHALL SIMILARLY NOTIFY OWNER OF COMPLETION OF ALL WORK, INDICATING THE CONTRACTOR IS READY FOR THE OWNER TO PERFORM THE FINAL PUNCHLIST INSPECTION.
- 21. UPON COMPLETION OF ALL UNFINISHED OR FAULTY WORK NOTED IN THE OWNER'S FINAL PUNCH LIST, THE CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING A LETTER OF COMPLETION CERTIFYING THAT ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ALL AS-BUILTS, MANUALS, ETC. HAVE BEEN SUBMITTED.
- 22. SHOULD A CONTRACTOR REQUIRE REMOVAL, RELOCATION, OR REROUTING OF ANOTHER TRADE'S WORK THAT IS NOT INDICATED ON DRAWINGS, THE CONTRACTOR REQUIRING SUCH WORK SHALL BE RESPONSIBLE FOR THAT WORK, AND PAY ALL REQUIRED COSTS.
- 23. ALL WORK INVOLVING ALTERATIONS TO EXISTING SYSTEMS, EQUIPMENT, AND MATERIALS SHALL BE REVIEWED WITH THE OWNER BEFORE BEGINNING WORK.

- 24. DEFINITION: UNLESS OTHERWISE NOTED, ALL WORK SPECIFIED HEREIN OR NOTED ON DRAWINGS, SHALL BE BY THE CONTRACTOR. THE TERM "PROVIDE" WHENEVER ENCOUNTERED ON DRAWINGS OR IN THESE SPECIFICATIONS, SHALL MEAN "FURNISH AND INSTALL."
- 25. CODES AND STANDARDS: ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS, UTILITY COMPANY REGULATIONS AND FIRE INSURANCE CARRIER'S REQUIREMENTS.
- 26. MATERIALS: ALL MATERIALS FURNISHED BY THIS CONTRACTOR, SHALL BE NEW AND BEAR THE LABEL OR LISTING OF A NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY.
- 27. OUTLET AND SWITCH BOXES: PROVIDE AND INSTALL OUTLET BOXES OF PROPER TYPE AND SIZE AS REQUIRED AT ALL OUTLETS WHERE SHOWN. SECURED FIRMLY IN PLACE AND SET TRUE AND SQUARE AND FLUSH WITH THE FINISHED SURFACE.
- 28. WIRING: WIRES SHALL BE COPPER AND RATED FOR THE LOCATIONS IN WHICH THEY ARE INSTALLED. ALL RACEWAYS ARE SHOWN DIAGRAMMATICALLY, EXACT LOCATION TO BE DETERMINED ON THE JOB. CONTRACTOR SHALL ARRANGE ALL NEW CIRCUITS IN PANELS SO AS TO BALANCE THE LOAD ON ALL PHASES.
- 29. A TYPED DIRECTORY CARD SHALL BE PROVIDED IN EACH PANEL WITH ADDED CIRCUITS TO INDICATE THE LOADS ACTUALLY SERVED.
- 30. GROUNDING: SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 250. PROVIDE GROUND WIRES AS REQUIRED AND RESIZE CONDUIT IF NECESSARY.
- 31. DEMONSTRATION OF COMPLETE ELECTRICAL SYSTEMS: UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF APPROVAL FROM THE RESPECTIVE INSPECTION AGENCIES. CONTRACTOR SHALL NOTIFY AND MAKE ALL THE NECESSARY ARRANGEMENTS WITH THE INSPECTING AGENCY AND LOCAL AUTHORITIES SO THAT INSPECTION MAY BE CARRIED OUT AT THE PROPER TIME.
- 32. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT ALL EXISTING EQUIPMENT OR INFRASTRUCTURE DURING CONSTRUCTION. ANY DAMAGE TO EXISTING EQUIPMENT OR INFRASTRUCTURE SHALL BE IMMEDIATELY REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ELECTRICAL LIGHTING NOTES:

- PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNTIL THE ENGINEER RENDERS A DECISION. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR THE DIFFERENCES IN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.
- 2. THE CONTRACTOR SHALL PROVIDE A UTILITY LOCATOR AND VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES IN PLACE UNLESS NOTED OR SPECIFIED OTHERWISE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION.
- 4. HOLES, CAVITIES, TRENCHES, AND DEPRESSIONS RESULTING FROM THE REMOVAL OF STRUCTURES OR OBSTRUCTIONS, EXCEPT IN AREAS TO BE EXCAVATED, SHALL BE BACKFILLED WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698, D-2922 AND D-3017. SURPLUS EXCAVATION MATERIALS SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR.
- 5. ALL CONDUCTORS SHALL BE IDENTIFIED AT ALL PULL BOXES, LOAD CENTERS AND FIXTURES. ALL WIRING DEVICES SHALL HAVE A TAG ON BACK OF THE COVERPLATE IDENTIFYING THE PANEL AND CIRCUIT NUMBER FROM WHICH THEY ARE FED.
- 6. EACH LIGHT POLE SHALL HAVE 3/4" X 10' COPPER GROUND ROD WITH #6 CU TO GROUND LUG IN LIGHT POLE HANDHOLE. CABLE CONNECTION TO GROUND ROD SHALL BE AN EXOTHERMIC CONNECTION, MINIMUM 12" BELOW FINISHED GRADE.
- 7. FOR MATERIAL INSTALLED AND/OR WORK PERFORMED PRIOR TO APPROVAL, THE CONTRACTOR SHALL BE LIABLE FOR ITS REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST, IF IN THE OPINION OF THE ENGINEER, THE MATERIAL OR EQUIPMENT DOES NOT MEET THE INTENT OF THE PLANS AND/OR SPECIFICATIONS.
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY, STORAGE, AND HANDLING OF ALL MATERIALS AND EQUIPMENT PRIOR TO FINAL ACCEPTANCE. ANY DAMAGED MATERIAL OR EQUIPMENT SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 9. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL ENERGIZE AND OPERATE THE ENTIRE LIGHTING SYSTEM, FROM SUNSET TO SUNRISE FOR TWO (2) CONSECUTIVE DAYS WITHOUT INTERRUPTION OR FAILURE. IF ANY EQUIPMENT OR MATERIAL SHOULD FAIL, IT SHALL BE REPLACED IMMEDIATELY AND RETESTED.
- 10. "AS-BUILT" DRAWING REQUIREMENTS SHALL CONSIST OF RECORDING, BY THE CONTRACTOR, ANY CHANGE OR DEVIATION ON A SET OF APPROVED PLANS. PLANS SHALL BE FURNISHED TO THE INSPECTOR AT THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL COORDINATE INSPECTION WITH RESIDENT ENGINEER. FINAL PAYMENT SHALL NOT BE MADE UNTIL THE AS-BUILT PRINTS ARE ACCEPTED BY THE RESIDENT ENGINEER.
- 11. TRENCH, CONDUIT, AND PULL BOXES SHALL BE FURNISHED AND INSTALLED PER TARGET STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, LATEST EDITION AND ANY APPROVED/ACCEPTED AMENDMENT OR REVISION.
- 12. CIRCUIT CONDUCTORS #2 AWG OR SMALLER TO BE COPPER TYPE "XHHW" FOR BELOW GRADE INSTALLATION OR COPPER TYPE THHN/THWN FOR ABOVE GRADE INSTALLATIONS. #1 AWG OR LARGER SHALL BE COPPER TYPE "XHHW-2" STRANDED COPPER. MINIMUM CONDUCTOR SIZE TO BE #10 AWG WITH #10 GND, UNLESS OTHERWISE NOTED.
- 13. UNDERGROUND CONDUITS TO BE SCHEDULE 40 PVC, MINIMUM DEPTH 30", MINIMUM SIZE 3/4", UNLESS OTHERWISE SHOWN ON THE PLANS. CONDUITS AS SHOWN ARE FOR INFORMATION ONLY. EXACT CONDUIT ROUTING SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
- 14. HORIZONTAL DIRECTIONAL DRILLED (HDD) CONDUITS TO BE SCHEDULE 40 HDPE, MINIMUM DEPTH 30", MINIMUM SIZE 3/4", UNLESS OTHERWISE SHOWN ON THE PLANS. CONDUITS AS SHOWN ARE FOR INFORMATION ONLY. EXACT CONDUIT ROUTING SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
- 15. EXPOSED CONDUITS TO BE GALVANIZED RIGID STEEL (GRS), MINIMUM SIZE 1", UNLESS OTHERWISE NOTED ON THE PLANS. GRS CONDUIT SHALL EXTEND BELOW GRADE TO THE FIRST ELBOW. ALL GRS CONDUIT EXPOSED TO EARTH SHALL BE HALF LAPPED WRAPPED IN SCOTCHRAP 50 10 MIL TAPE OR EQUAL. EXTEND WRAP TO A HEIGHT OF 12" ABOVE GRADE. INDOOR

CONDUITS SHALL BE IMC OR EMT UNLESS OTHERWISE SHOWN ON PLAN.

ABBREVIATIONS:

МН

UBC

AFG ABOVE FINISHED GRADE
AIC AMPS INTERRUPTING CURRENT
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
AWG AMERICAN WIRE GAUGE
DIA DIAMETER
EMT ELECTRICAL METALLIC TUBING

ENT ELECTRICAL METALLIC TOBING

ENT ELECTRICAL NON-METALLIC TUBING

FVNR FULL VOLTAGE NON-REVERSING STARTER

GFCI GROUND FAULT CIRCUIT INTERRUPTER

GND GROUND

GRS GALVANIZED RIGID STEEL

HDD HORIZONTAL DIRECTIONAL DRILLING
HDPE HIGH DENSITY POLYETHYLENE
IEEE INSTITUTE FOR ELECTRICAL AND ELECTRONIC ENGINEERS

IMC INTERMEDIATE METAL CONDUIT
KW KILOWATT
KVA KILOVOLT AMPERES
MEP MECHANICAL, ELECTRICAL, PLUMBING

MOUNTING HEIGHT

MCC MOTOR CONTROL CENTER

NEC NATIONAL ELECTRICAL CODE

NEMA NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION

NFPA NATIONAL FIRE PROTECTION ASSOCIATION

PLC PROGRAMMABLE LOGIC CONTROLLER
PVC POLYVINYL CHLORIDE
SCCR SHORT CIRCUIT CURRENT RATING
SES SERVICE ENTRANCE SECTION
SS STAINLESS STEEL
TSP TWISTED SHIELDED PAIR

UNIFORM BUILDING CODE

UL UNDERWRITERS LABORATORY
VFD VARIABLE FREQUENCY DRIVE
W WATTS, WIRE
WP WEATHERPROOF
WWTP WASTE WATER TREATMENT PLANT
XFMR TRANSFORMER

3P THREE PHASE

*GENERAL LIST OF ABBREVIATIONS; SOME MAY OR MAY NOT APPLY.

SUMMARY OF BUILDING CODES:

ARKANSAS NATIONAL ELECTRICAL CODE 2011 2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL EXISTING BUILDING CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE

LEGEND:

_ _ _ _

PROPOSED UNDERGROUND ELECTRICAL CONDUIT

— UGE — OR — — — EXISTING UNDERGROUND ELECTRICAL CONDUIT

OR OPPOSED SITE LIGHTING LED POLE FIXTURE SEE PLANS FOR ARRANGEMENT AND QUANTITY

EXISTING SITE LIGHTING LED POLE FIXTURE SEE PLANS FOR ARRANGEMENT AND QUANTITY

CONSTRUCTION NOTE

SOLAR DRIVE UP BEACON

SOLAR DRIVE UP BEA

TARGET_®

MINNEAPOLIS, MN 55403

Cimley Hor 2021 KIMLEY-HORN AND ASSOCIATES, 6750 POPLAR AVE, STE 600 MEMPHIS, TN 38138 901-374-9109

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Date No Description

DATE: 09/28/2022

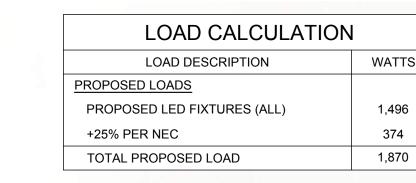
TARGET
T-2204 BRYANT

Project Number T-2204

SITE LIGHTING GENERAL NOTES

Checked By

E1.0



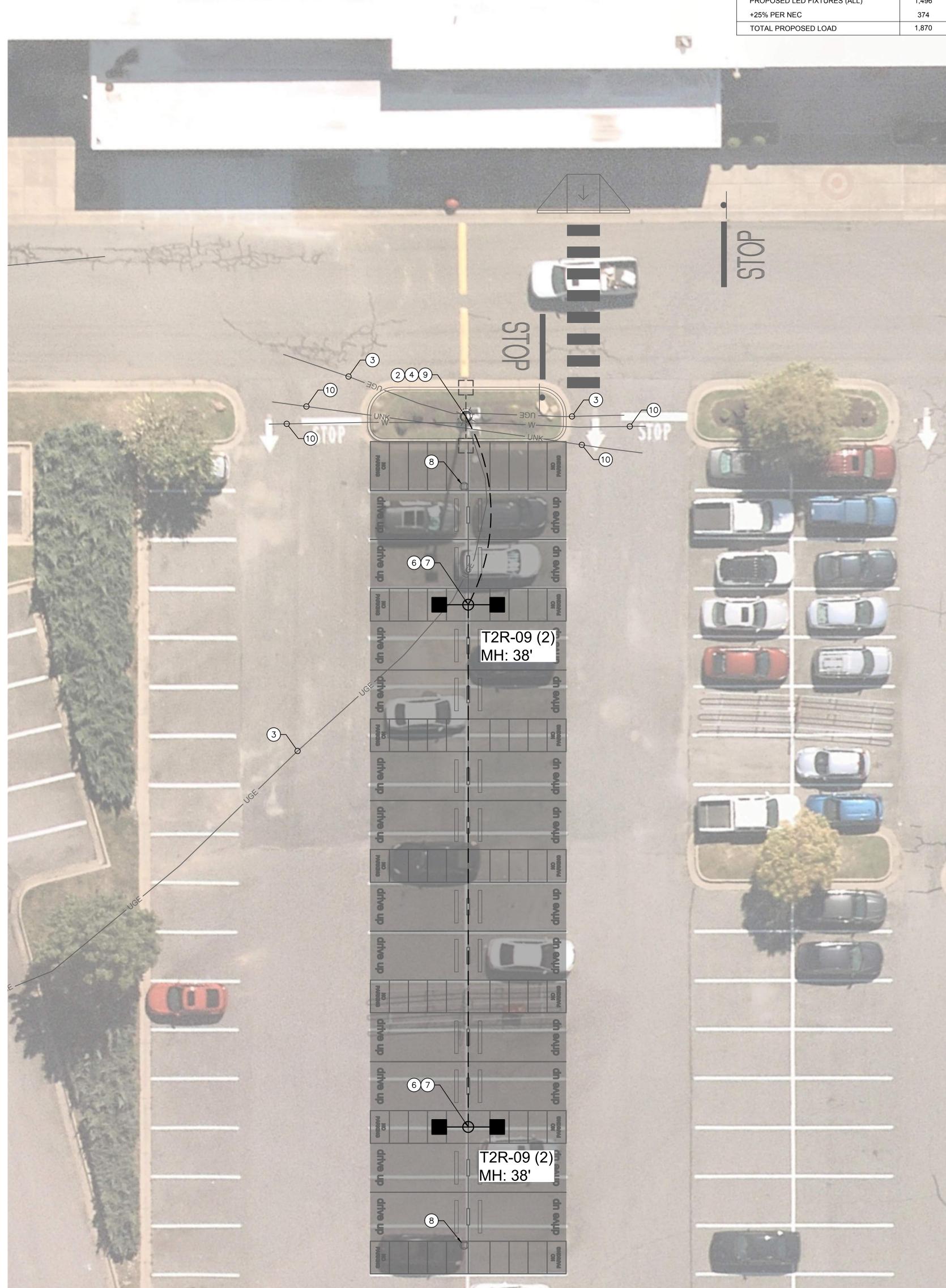




IMAGE SOURCE: NEARMAP US, INC.

PROPOSED DRIVE UP STALLS

1" = 10'

KEYED LIGHTING CONSTRUCTION NOTES GENERAL CONSTRUCTION NOTES

- 1. COORDINATE SITE ELECTRICAL WORK WITH OWNER, SITE MANAGER AND ALL APPROPRIATE TRADES. EXISTING CONDUITS TO BE MANDRELLED AND REUSED; REPLACE IF COLLAPSED OR BLOCKED. INTERCEPT AND EXTEND CONDUITS AND CONDUCTORS AS REQUIRED. RE-USE EXISTING SAME SIZE OR LARGER WIRE AFTER TESTING EXISTING WIRE AND INSULATION PER NEC STANDARDS.
- 2. EXISTING SITE LIGHTING POLE, FIXTURES, AND FOUNDATION TO REMAIN. PROTECT IN PLACE.
- 3. EXISTING ELECTRICAL SITE LIGHTING CONDUIT. FIELD VERIFY LOCATIONS AND PROTECT IN PLACE.
- 4. FURNISH AND INSTALL 3/4" GRS CONDUIT FOR NEW CONDUCTOR PATHS TO PROPOSED POLE LOCATION(S). PENETRATE EXISTING POLE SIDEWALL AND SEAL ALL PENETRATIONS UPON COMPLETION. SEE DETAIL E2 FOR ADDITIONAL INFORMATION.
- 5. PROVIDE (1) 3/4" SCHEDULE 40 HDPE CONDUIT VIA HORIZONTAL DIRECTIONAL DRILLING (HDD) METHOD. PROVIDE (2) #10 AWG CU XHHW CONDUCTORS AND (1) #10 AWG CU GROUND FOR SITE LIGHTING AND CONNECT FOR A COMPLETE SYSTEM. ENSURE THAT ALL EXISTING CIRCUITS AND CONNECTIONS ARE MAINTAINED.
- 6. FURNISH AND INSTALL NEW FOUNDATION FOR PROPOSED SITE LIGHTING POLE. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR NEW SITE LIGHTING POLE FOUNDATIONS. FOUNDATIONS SHALL PROVIDE MOUNTING HEIGHT(S) FOR FIXTURES AS DESIGNATED IN THE PLANS. FOUNDATIONS SHALL PROVIDE BOLT PATTERNS TO MATCH THE FLANGE BOLT PATTERN. SEE DETAIL E1.
- 7. FURNISH AND INSTALL (2) NEW LED SITE LIGHTING FIXTURES COOPER GLEON LUMINAIRE LIGHT MODEL # GLEON-SA9B-740-8-T2R-DP-DIM10-PER7N-MS/DC-L40W AT 38' MOUNTING HEIGHT WITH NEW MAST ARMS ON NEW POLE AND FOUNDATION. PROVIDE (2) #12 AWG CU CONDUCTORS AND (1) #12 AWG CU GROUND FROM POLE HAND HOLE TO EACH FIXTURE AND CONNECT FOR COMPLETE SYSTEM. COORDINATE WITH OWNER TO VERIFY ALL PREVIOUS CIRCUITS AND CONNECTIONS HAVE BEEN REESTABLISHED.
- SOLAR BEACON. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL IDENTIFY EXISTING LIGHTING CIRCUIT TO UTILIZE FOR CONNECTING NEW SITE LIGHTING FIXTURES. IDENTIFY THE EXISTING LIGHTING CIRCUIT'S SOURCE PANEL, CIRCUIT NUMBER AND CIRCUIT BREAKER SIZE. VERIFY EXISTING CAPACITY BY PERFORMING 30-DAY LOAD STUDY OR NEC 220.87 APPROVED METHOD. IF THE TOTAL NEW LOAD (EXISTING PLUS PROPOSED) EXCEEDS THE ALLOWABLE LOADS OF THE CIRCUIT BREAKER OR PANEL, DO NOT CONNECT THE NEW LOADS WITHOUT ADEQUATE CAPACITY. PROVIDE UPDATED PANEL SCHEDULES AS NEEDED.

POLE TYPE/SIZE/COLOR/FINISH -TO MATCH THOSE FOUND ON SITE.

POLE HAND HOLE LOCATED 18" -ABOVE POLE BASE, 4"X6"

METAL BASED POLE LABEL TO BE -

FIXTURE CATALOG NUMBER.

POLE SHALL BE MADE PLUMB WITH LEVELING NUTS. TWO PIECE

BOLT COVER REQUIRED.

THE FOUNDATIONS.

MATCH THOSE FOUND ON SITE.

MECHANICALLY FASTENED TO EACH POLE

STATING THE MANUFACTURER'S POLE AND

FINISHED GRADE -

3/4" X 10' COPPER CLAD -

GROUND ROD WITH #6 CU TO GROUND LUG.

GRAPHIC SCALE IN FEET

LIGHTING CONDUIT(S) -

10. EXISTING UNDERGROUND UTILITIES. FIELD VERIFY LOCATIONS AND PROTECT IN PLACE.

- A. ALL EXISTING ELECTRICAL INFORMATION INCLUDING LUMINAIRE TYPES, PANEL NAMES, CIRCUIT NUMBERS. CONDUIT/CONDUCTOR SIZES AND ROUTING, ETC. ARE UNKNOWN AND BASED ON EXISTING DOCUMENTS AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL VERIFY INFORMATION DURING CONSTRUCTION AND PROVIDE UPDATED AS-BUILTS UPON COMPLETION.
- B. ALL CONDUIT ROUTING AND EQUIPMENT LOCATIONS ARE SCHEMATIC. ELECTRICAL CONTRACTOR SHALL DETERMINE BEST ROUTING PATH BASED ON FIELD CONDITIONS WITH OWNER APPROVAL.
- C. CONTRACTOR SHALL COORDINATE WITH EQUIPMENT MANUFACTURER(S) FOR DETAILED CONNECTIONS REQUIREMENTS AND PROVIDE MATERIALS AND INSTALLATION FOR A COMPLETE AND OPERATIONAL SYSTEM.
- D. THE CONTINUITY OF ALL EXISTING CIRCUITS TO REMAIN SHALL BE MAINTAINED.
- E. ALL NEW EQUIPMENT SHALL BE CONNECTED TO AN APPROPRIATELY SIZED CIRCUIT IN AN EXISTING PANEL AND/OR LIGHTING CONTROLLER. CONTRACTOR SHALL VERIFY CIRCUITING PRIOR TO ROUGH-IN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER PRIOR TO ANY CONNECTIONS.
- F. CONTRACTOR SHALL VERIFY EXISTING CIRCUITS ARE ADEQUATELY SIZED FOR ANY EQUIPMENT THAT IS TO BE REPLACED PRIOR TO CONNECTING NEW EQUIPMENT.
- G. ALL CIRCUITING THAT IS INDICATED SHALL BE FIELD VERIFIED PRIOR TO ROUGH-IN. THE CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT IS CONNECTED TO ADEQUATELY SIZED CIRCUIT BREAKERS AND CONDUCTORS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER PRIOR TO ANY CONNECTIONS.
- H. CONTRACTOR SHALL ENSURE EXISTING PANELS/LIGHTING CONTROLLERS HAVE ADEQUATE CAPACITY FOR NEW ELECTRICAL LOADS PRIOR TO ANY NEW OR REPLACED EQUIPMENT BEING CONNECTED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER PRIOR TO ANY CONNECTIONS.
- CONTRACTOR SHALL RESTORE AND REPAIR ALL DISTURBED LANDSCAPE, HARDSCAPE, ASPHALT, CURB AREAS ETC. TO ORIGINAL STATE OR BETTER.
- J. EXISTING UNDERGROUND UTILITY LOCATIONS ARE UNKNOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH OWNER AND FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO BEGINNING WORK, ANY EXISTING SYSTEMS (I.E. IRRIGATION, WATER, GAS, SEWER, ETC.) IMPACTED, SHALL BE REPAIRED/RESTORED TO ORIGINAL STATE OR BETTER.

- LED LUMINAIRE WITH MAST ARM. REFER TO LIGHTING PLANS FOR TYPE, QUANTITY,

ARRANGEMENT AND ADDITIONAL INFORMATION.

MOUNTING HEIGHT

- CONNECT ALL EQUIPMENT GROUND CONDUCTORS

LIGHTING CONDUIT(S)

TO GROUNDING LUG AT

HAND HOLE.

THIS DETAIL IS FOR REFERENCE ONLY. CONTRACTOR SHALL INSPECT EXISTING

SHALL PROVIDE SHOP DRAWINGS TO BE INCLUDED IN FINAL AS-BUILTS. SHOP

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY ALL

ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR

4. POLES, FIXTURES, ARMS AND FIXTURE COMPONENTS TO BE FACTORY PAINTED TO

WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF

DRAWINGS SHALL BE STAMPED/SIGNED/SEALED BY STATE REGISTERED ENGINEER.

SITE POLES AND FOOTERS AND PROVIDE SIMILAR TYPES/SIZES TO MATCH.

2. POLE FOUNDATION SHALL BE PROVIDED IN DEFERRED SUBMITTAL. CONTRACTOR



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MINNEAPOLIS, MN 55403

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DATE: 09/28/2022

T-2204 Project Number

Checked By LIGHTING PLAN

E2 EXISTING POLE CONDUIT TIE IN

SEE NOTE 1. **EXISTING POLE AND FOUNDATION -**TO REMAIN. PROTECT IN PLACE. PROVIDE CONDUIT SUPPORT AS NEEDED AS NOTED IN PLANS - SEE NOTE 3. FINISHED GRADE EXISTING LIGHTING -LEXISTING LIGHTING CONDUIT(S) CONDUIT(S)

> NOTES:
>
> 1. CONTRACTOR SHALL PENETRATE EXISTING POLE AND CONNECT 3/4" GRS CONDUIT FOR NEW CONDUCTOR PATHS TO PROPOSED POLE LOCATION(S). PROVIDE ALL NECESSARY CONDUIT HARDWARE/FITTINGS FOR A WATERPROOF CONNECTION TO POLE.

2. FURNISH AND INSTALL (2) #10 AWG CU CONDUCTORS AND (1) #10 AWG CU GROUND AND SPLICE WITH EXISTING LIGHTING CONDUCTORS AND CONNECT TO EXISTING GROUNDING IN POLE. COORDINATE WITH OWNER FOR CIRCUIT IDENTIFICATION AND DE-ENERGIZING PRIOR TO INSTALLATION. MAINTAIN ALL EXISTING CIRCUIT CONNECTIONS UPON COMPLETION AND VERIFY FUNCTIONALITY WITH OWNER.

4. GRS CONDUIT TRANSITION TO HDPE CONDUIT BELOW GRADE.

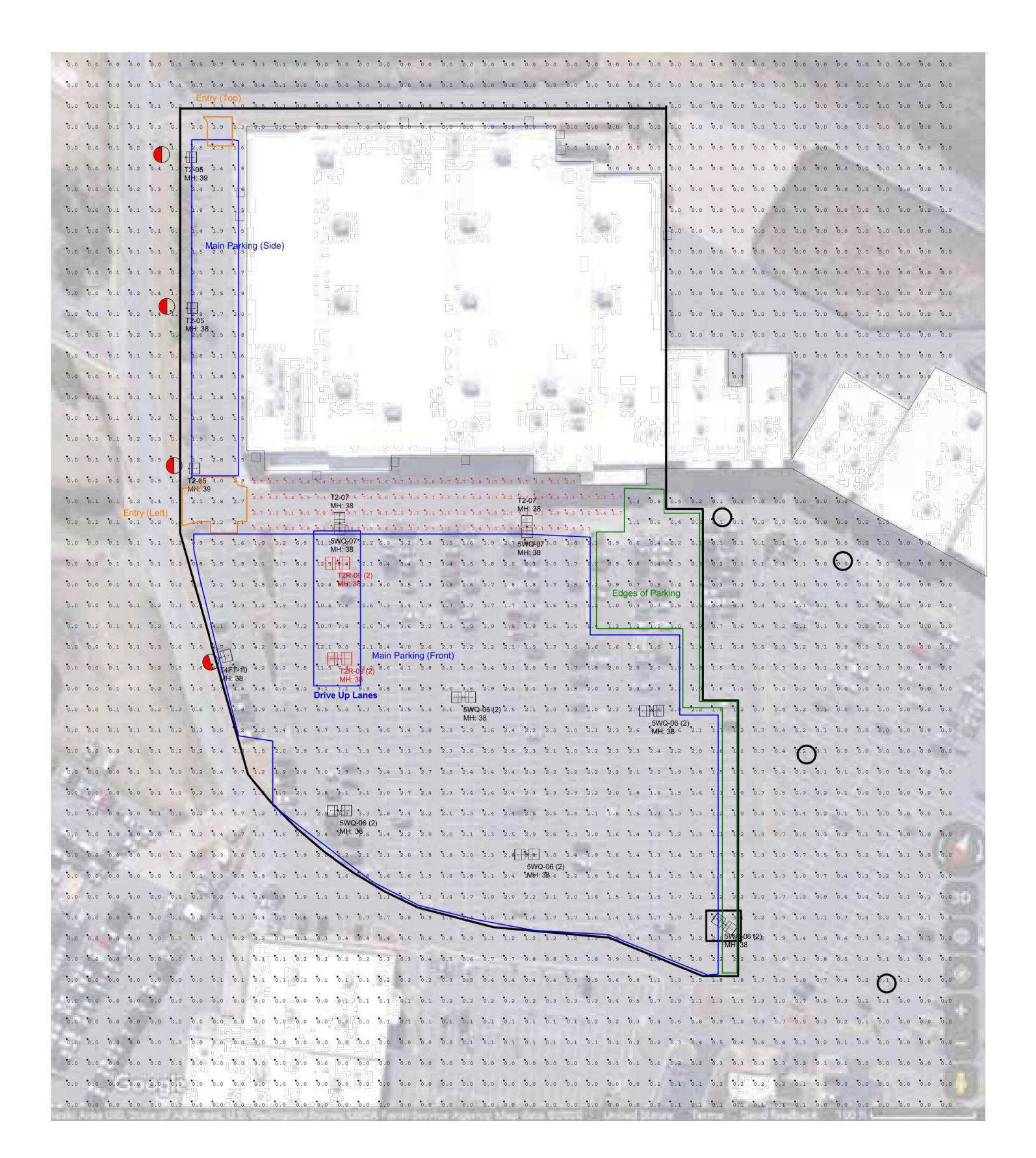
5. FURNISH AND INSTALL (1) 3/4" SCHEDULE 40 HDPE CONDUIT FOR SITE

3. GRS CONDUIT SHALL EXTEND BELOW GRADE TO THE FIRST ELBOW. ALL GRS CONDUIT EXPOSED TO EARTH SHALL BE HALF LAPPED WRAPPED IN SCOTCHRAP 50 10 MIL TAPE OR EQUAL. EXTEND WRAP TO A HEIGHT OF 12" ABOVE GRADE.

INDICATED IN THE PROJECT PLANS.

LIGHTING. CONDUIT SHALL BE INSTALLED IN LOCATIONS USING METHODS AS

E2.0





Calculation Summary						
Label	СаісТуре	Avg	Max	Min	Avg/Min	Max/Min
Store Entrance Drive	Illuminance	4.47	10.2	1.7	2.63	6.00
Drive Up Lanes	Illuminance	10.27	12.6	7.1	1.45	1.77
Edges of Parking	Illuminance	1.06	3.1	0.1	10.60	31.00
Entry (Left)	Illuminance	2.40	3.0	1.4	1.71	2.14
Entry (Top)	Illuminance	2.10	2.3	1.9	1.11	1.21
Main Parking (Front)	Illuminance	3.06	12.6	1.1	2.78	11.45
Main Parking (Side)	Illuminance	2.01	2.9	1.2	1.68	2.42

NOTES:

RED CALC POINTS = BUILDING ENTRANCE DRIVE

BLUE = MAIN PARKING AREAS GREEN = EDGES OF PARKING

ORANGE = ENTRY DRIVES

☐ = WALL MOUNT LOCATIONS

= POLE LOCATIONS BY OTHERS

= POLE LOCATIONS DO NOT TURN ON WITH OVERRIDE

= OCC SENSOR MASKING (RED IS AREA TO MASK)

T2204 - DESIGN LEVEL 1 BRYANT, AR Pole Color & Shape Per Survey - BLACK / SQUARE Fixture Voltage Per Survey - 480V



2. THIS PHOTOMETRIC PLAN PREPARED BY OTHERS IS TO BE UTILIZED FOR REFERENCE PURPOSES ONLY. Project Number 3. EXISTING PARKING LOT LIGHTING, OUTSIDE OF THE LIMITS OF

4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDLES.

LIGHTING ANALYSIS, WAS NOT CALCULATED FOR THIS PROJECT.

1. THE EXISTING ON-SITE LIGHTING WAS MODELED BASED OFF THE LATEST AERIAL IMAGERY FROM GOOGLE MAPS. CONTRACTOR TO VERIFY FIELD CONDITIONS AND BRING TO THE ATTENTION OF

THE DESIGNER ANY DISCREPANCIES FROM THE PLANS.

5. THIS PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. CONTRACTOR MUST BRING TO THE DESIGNERS'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH THE INFORMATION PROVIDED IN THIS PLAN.

6. NO BUILDING LUMINAIRES WERE INCLUDED IN THE CALCULATIONS FOR THE DRIVE UP AISLE.

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DATE: 09/28/2022



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