Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: July 08, 2024 - **Time:** 9:00 AM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 6/10/2024

Announcements

DRC Report

2. Walgreens - 5500 HWY 5 - Site Plan Revisions

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

- 0880-PLN-01.pdf
- 0880-LTR-01.pdf

3. Big Dog Gym - 201 S Elm - Fencing

Requesting Approval for Fencing - APPROVED

- 0881-PLN-01.pdf

4. Five Star Fireworks - Temporary Business License

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

- 0877-APP-01.pdf
- 0878-APP-01.pdf

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

Requesting Site Plan Approval for New Awning - APPROVED

- 0885-PLN-01.jpg

6. Arnold's Fireworks - Temporary Business License

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

- 0883-APP-01.pdf
- 0882-APP-01.pdf

7. Miller and Hilltop Road - Two Lot Subdivision Plat

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

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

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

9. Alcoa 40 Park - Lacrosse Concessions Container

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

Old Business

New Business

10. Miller and Hilltop Road - Two Lot Subdivision Plat

Hope Consulting - Requesting Final Plat Approval

- 0884-PLN-01.pdf

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

Thomas Engineering - Requesting Approval for One Lot Commercial Plat

- 0886-LTR-01.pdf
- 0886-PLT-01.pdf

12. Alcoa 40 Park - Lacrosse Concessions Container

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

- 0887-PLN-01.pdf

13. Planning Commission By-Law Revisions

Discussion and vote on approval of revisions to by-laws

Adjournments

CONSTRUCTION PLANS for

WALGREENS #10240 - BRYANT, AR

5500 HIGHWAY 5 N, BRYANT, AR 72022

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

UTILITY AND GOVERNING AGENCIES CONTACT LIST:

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

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

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

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

POWER COMPANY
ENTERGY
1(800) 368-3749

CABLE COMPANY
XFINITY
(800) 934-6489

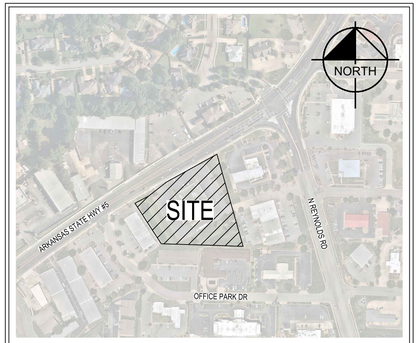
DEPARTMENT OF TRANSPORTATION
ARKANSAS DEPARTMENT OF TRANSPORTATION
(501) 569-2000

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

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

PHONE COMPANY
AT&T
(800) 288-2020

GAS COMPANY
CENTERPOINT ENERGY
(800) 992-7552



SITE LOCATION MAP
NOT TO SCALE

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

NOTICE TO CONTRACTOR:

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

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

SHEET INDEX

Sheet Number	Sheet Title
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C105	DEMOLITION PLAN
C201	EROSION CONTROL PLAN - PHASE 1
C202	EROSION CONTROL DETAILS
C301	SITE PLAN
C401	GRADING AND DRAINAGE PLAN
C901	SITE DETAILS

PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER:
WALGREENS COMPANY
106 WILMOT ROAD
MS 1620
DEERFIELD, IL 60015
PHONE (508) 265-9281

CONTACT: BENJAMIN LANGLOIS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
805 S WALTON BLVD
SUITE #520
BENTONVILLE, AR 72712
(479) 388-1015 TEL

CONTACT: BRIAN M. COX, P.E. (AR)

SURVEYOR:
CORNERSTONE LAND SURVEYING
25 SKY DRIVE
GREENBRIER, AR 72058
PHONE (501) 679-1318

CONTACT: JARED PAVATT

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

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn

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200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN COX
5/28/2024

NOT FOR CONSTRUCTION

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

COVER SHEET

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

SHEET NUMBER
C001

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

Plotted By: Pouch, Tate Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: C001 - COVER SHEET May 24, 2024 01:29:30pm K:\CHL_PRJ\018197 HSP&H PA\041 Walgreens Eminent Domain\03b Bryant, AR (#10240)\05_TIER 2\02 - DWG\PlanSheets\C001 - COVER SHEET.dwg

KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, AUTHORITY HAVING JURISDICTION (AHJ) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ADDENDA ISSUED. ANY COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE AHJ SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH AHJ "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE AHJ. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE EXISTING CONDITIONS PRIOR TO BIDDING CONSTRUCTION ACTIVITIES.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE PROJECT SURVEYOR AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR MAY SUPPLY, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE CLIENT/OWNER AND ENGINEER FOR REVIEW.
8. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING FOR THE PROJECT.
9. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS AS THEY RELATE TO CONSTRUCTION ACTIVITIES, INCLUDING ALL UTILITY HORIZONTAL AND VERTICAL ENTRANCES/EXITS FROM THE BUILDING. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS WITHOUT PRIOR APPROVAL
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. CLIENT/OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. CONTRACTOR SHALL CALL 811 10 DAYS PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
13. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE MAY CONTAIN VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
14. LOCATIONS, ELEVATIONS, DEPTHS, AND DIMENSIONS OF EXISTING UTILITIES WERE OBTAINED FROM SURVEY, AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
15. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES AS NEEDED, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
16. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
17. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED PROJECT.
18. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
19. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
20. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL HAVE THE FOLLOWING AVAILABLE AT THE JOB SITE: A COPY OF THE CONTRACT DOCUMENTS, LATEST SEALED PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND AHJ SPECIFICATIONS, SPECIAL CONDITIONS, COPIES OF REQUIRED CONSTRUCTION PERMITS, STORM WATER POLLUTION PREVENTION PLAN (SWPPP) (INCLUDING THE EROSION CONTROL PLANS), AND INSPECTION REPORTS.
23. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR NO LESS THAN 10 BUSINESS DAYS IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT THERE IS SUFFICIENT TIME FOR REVIEW AND RESPONSE.
24. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
25. CONTRACTOR SHALL ARRANGE FOR REQUIRED AHJ INSPECTIONS.
26. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES, UNLESS OTHERWISE AGREED UPON WITH OWNER.
27. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC....) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. THE CONTRACTOR SHALL REFER TO THE DETAILS IN THESE PLANS OR OTHER AHJ APPROVED DETAILS FOR LOCATIONS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION.
28. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING, UNLESS OTHERWISE SHOWN. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
29. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
30. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KH BY THE PROJECT ARCHITECT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE PROVIDED ARCHITECTURAL FOOTPRINT. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC...) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT (WHICH COULD VARY FROM WHAT IS SHOWN), CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMEDIATELY.
31. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEERS RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
32. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION (EARTHWORK, PAVING, ETC...), UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE AHJ INSPECTOR AND COMPLY WITH AHJ STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
33. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
34. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND AHJ SPECIFICATIONS.
35. ALL CONTRACTORS SHALL CONFINE THEIR ACTIVITIES TO THE WORK AREA. ANY DAMAGE RESULTING FROM ENCROACHMENTS OUTSIDE OF THE WORK AREA SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
36. THE CONTRACTOR SHALL PROTECT ALL EXISTING: STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, OR OTHER FACILITIES UNLESS SPECIFICALLY NOTED FOR RELOCATION OR REMOVAL. ANY DAMAGES TO PROTECTED ITEMS WILL BE REPAIRED AT NO COST TO THE OWNER.
37. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE OR PUBLIC PROPERTY TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
38. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER.
39. THE CONTRACTOR SHALL SAVE, PROTECT, AND STORE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC.... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
40. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, AND ENSURE EXISTING DITCHES AND CULVERTS ARE FREE OF OBSTRUCTIONS AT ALL TIMES.
41. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE THE PROJECT IS LOCATED PRIOR TO CONSTRUCTION. IF REQUIRED, THE CONTRACTOR SHALL SUBMIT THE TRENCH SAFETY PLAN TO THE AHJ. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH AHJ, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE AHJ.
42. THE CONTRACTOR SHALL KEEP TRENCHES FREE OF WATER.
43. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
44. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
45. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
46. THE LOCATION OF THE CONTRACTOR'S FIELD OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS ASSOCIATED WITH THE CONSTRUCTION OFFICE, JOB TRAILER, MATERIAL STORAGE, AND STAGING OPERATIONS.
47. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
48. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MUTCD.
49. RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED OR ADJUSTED TO BE FLUSH WITH TOP OF PAVEMENT OR FINISHED GRADE
50. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO BE FLUSH WITH FINISHED GRADES AT THE TIME OF PAVING.
51. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING/PHASING, AND SHALL CONTACT THE APPROPRIATE AHJ OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
52. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND AHJ APPROVAL OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION. ONCE APPROVED, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE IMPLEMENTATION OF THE PLAN.
53. THE CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND AHJ, IDENTIFYING ALL DEVIATIONS AND VARIATIONS MADE DURING CONSTRUCTION.

EROSION CONTROL:

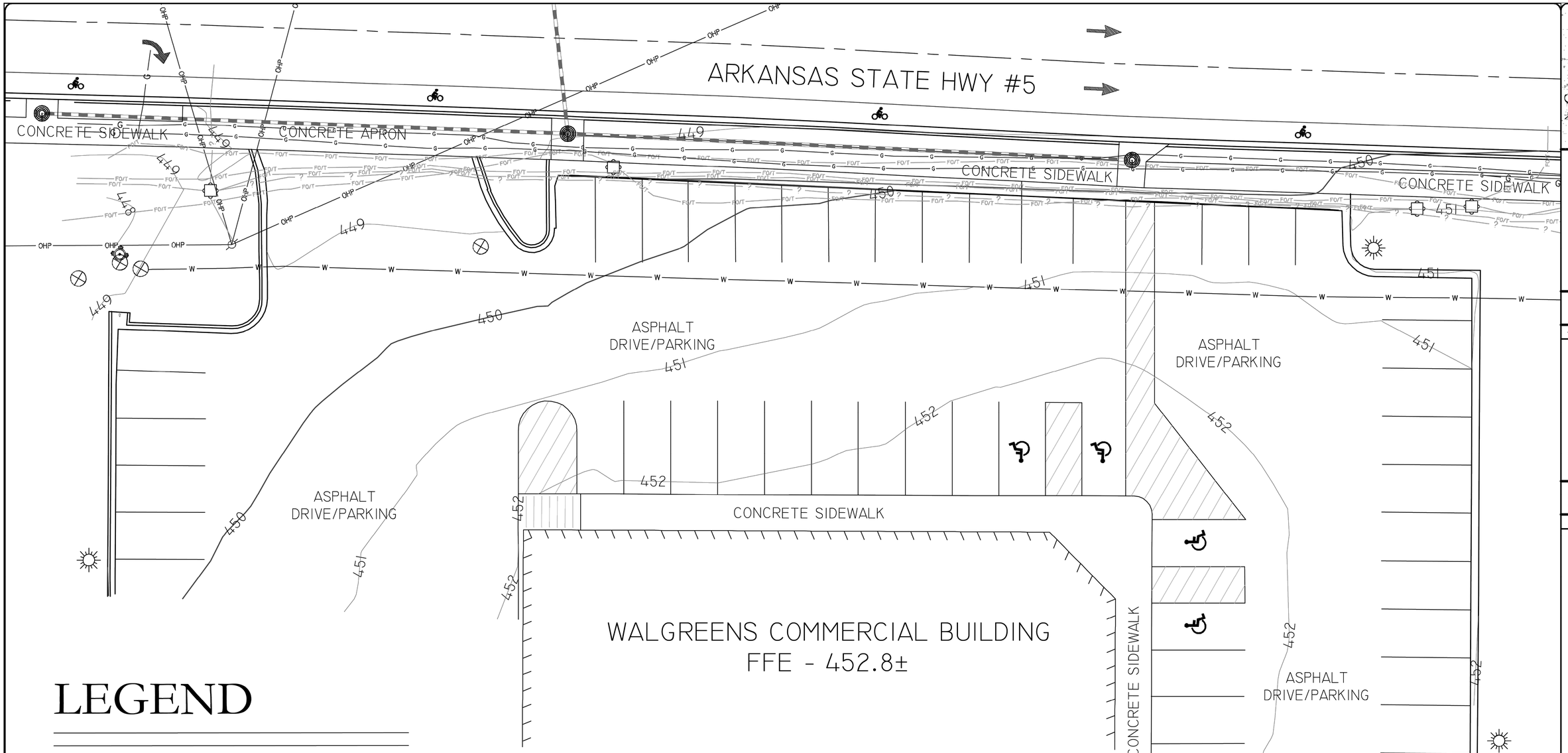
1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING ENVIRONMENTAL QUALITY AGENCY, INCLUDING, BUT NOT LIMITED TO THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY ("ADEQ") AUTHORIZATION TO DISCHARGE STORMWATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT GENERAL PERMIT (PERMIT NO. ARR150000).
3. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND SPECIFICATIONS.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL BEST MANAGEMENT PRACTICES (BMPS) (INSTALLATION, IMPLEMENTATION, MAINTENANCE, REPORTING, AND EFFECTIVENESS OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES), ALSO INCLUDING UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
5. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
6. THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED WITH FINAL STABILIZATION.
7. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES NEEDED DUE TO PROJECT PHASING.
8. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND MAKE FIELD ADJUSTMENTS OR MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE MEASURES ARE NOT WORKING EFFECTIVELY TO CONTROL EROSION AND PREVENT SEDIMENT FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
9. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE, MODIFICATION, AND REMOVAL FOR EACH TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES EMPLOYED IN THE SWPPP, IF APPLICABLE.
10. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED PART OF THE PROJECT SITE AND MUST COMPLY WITH THE SWPPP FOR THIS PROJECT. IF THE OFF-SITE AREA IS NOT COVERED UNDER AN APPROVED PERMIT FOR SOIL DISTURBING ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH PERMITTING AND ENSURE ADEQUATE BMPS ARE USED TO MANAGE RUNOFF FOR THE AREA. THE CONTRACTOR SHALL ENSURE FINAL STABILIZATION IS ACHIEVED ON ANY OFF-SITE AREA PRIOR TO THE COMPLETION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE ANY OFF-SITE AREAS THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
11. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE AREAS SHALL BE LOCATED AND BMPS UTILIZED TO ENSURE THERE IS NO ADVERSE EFFECT TO STORM WATER QUALITY.
12. CONTRACTORS SHALL INSPECT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS: 1) AT LEAST ONCE EVERY 7 CALENDAR DAYS OR 2) AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER (A RAIN GAUGE WILL BE MAINTAINED ON-SITE). THE SCHEDULE MUST BE SPECIFIED IN THE SWPPP. THE SCHEDULE MUST ALSO COMPLY WITH ANY OTHER LOCAL REQUIREMENTS.
13. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE/EXIT IN ACCORDANCE WITH THESE PLANS AND THE SWPPP. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE/EXIT AT ALL TIMES FOR ALL INGRESS/EGRESS. VEHICLE TIRE WASHING MAY ALSO BE USED AS A SUBSTITUTE.
14. WASHING OF VEHICLES TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS TO AN APPROVED SEDIMENT TRAP.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT AND FLOWING OF CONTAMINATED RUNOFF ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DEBRIS FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING ALL SEDIMENT AND DEBRIS FROM THE OFF-SITE ROADWAYS THAT ARE A RESULT OF CONSTRUCTION, AS REQUESTED BY OWNER AND CITY.
17. WHEN SEDIMENT OR DEBRIS HAS CLOGGED THE VOID SPACES BETWEEN STONES OF THE CONSTRUCTION ENTRANCE OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE CONSTRUCTION ENTRANCE MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHING OPERATION MUST BE DIRECTED TO AREAS WHERE IT CAN BE FILTERED OFF SITE WITHOUT FIRST FLOWING THROUGH A BMP TO CONTROL SEDIMENT AND DEBRIS LEAVING THE SITE. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREA EQUALING TEN ACRES OR MORE, INCLUDING RUN-ON FROM OFF-SITE AREAS, IF NO ENGINEERING CONTROL DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN, THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL REGULATORY FINES IMPOSED FOR SEDIMENT OR DEBRIS DISCHARGED FROM THE SITE SHALL BE PAID BY THE CONTRACTOR.
20. SOIL STABILIZATION SHALL BE INITIATED IMMEDIATELY WHEN CLEARING, GRADING, OR EXCAVATION ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
21. CONTRACTOR SHALL FOLLOW GENERAL GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF LOOSE DIRT, DEBRIS, AND TRASH AS CONSTRUCTION PROGRESSES.
22. UPON COMPLETION OF SITE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. FINAL STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALKS, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER AS OUTLINED IN THE STATE GENERAL PERMIT
23. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAINPIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
24. THE SWPPP PREPARED FOR THIS PROJECT IS AN INTEGRAL PART OF THE PLANS AND CONTRACT DOCUMENTS. THE CONTRACTOR IS ADVISED TO REVIEW AND STRICTLY FOLLOW THE REQUIREMENTS OUTLINED IN THE SWPPP TO OBTAIN PERMIT COVERAGE FOR STORMWATER DISCHARGE AND UNDERSTAND THE REQUIREMENTS FOR TERMINATING PERMIT COVERAGE AT THE COMPLETION OF CONSTRUCTION.

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT DEMOLITION SHOWN IN THESE PLANS. THE DEMOLITION PLAN INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE AND IS NOT ALL ENCOMPASSING.
2. THE DEMOLITION PLAN WAS PREPARED BASED ON FIELD SURVEY DATA AND UTILITY INFORMATION PROVIDED BY OTHERS. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN: SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE ASSESSMENT OF THE SCOPE OF DEMOLITION. THE CONTRACTOR IS TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THE DEMOLITION PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED PROJECT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS STRONGLY CUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN (IF APPLICABLE):
   a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER.
   b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER.
   c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATIONS OF SUCH REPORTS PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF IMPROVEMENTS, UTILITIES, OR ANY OBJECTS ON THE SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, AND COMPLY WITH THE TERMS OF ANY REQUIRED PERMITS AND AUTHORIZATIONS OBTAINED BY THE CONTRACTOR FROM THE AHJ FOR THE DISPOSAL OF MATERIALS OFFSITE.
7. KH DOES NOT REPRESENT THAT THE REPORTS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. EXISTING SURFACE PAVEMENT MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, STRUCTURES, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

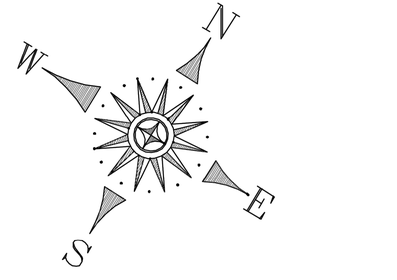
GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE AHJ.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT (TP). IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE TP GRADE FOR TOP OF CURB (TC) ELEVATION.
4. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN OUTSIDE THE PAVEMENT AREAS REFLECT TOP OF FINISHED GRADE.
5. THE PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS, HIGH POINTS (HP), LOW POINTS (LP), AND ANNOTATED SLOPES ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATIONS TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
9. UNLESS OTHERWISE AGREED UPON BY THE OWNER, ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. ALL UNUSABLE EXCAVATED MATERIAL AND WASTE RESULTING FROM SITE CLEARING, GRUBBING, AND STRIPPING OPERATIONS SHALL BE REMOVED FROM THE SITE AND BE APPROPRIATELY DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE. DISPOSAL SHALL BE IN A MANNER THAT ADHERES TO LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
10. THE CONTRACTOR SHALL KEEP A RECORD OF ALL DISPOSAL LOCATIONS, ALONG WITH RECEIVING LANDOWNER'S WRITTEN APPROVAL TO DO SO.
11. BEFORE ANY EARTHWORK OPERATIONS ARE PERFORMED, THE CONTRACTOR SHALL STAKE AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND S



LEGEND

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



0 20 40 60

CORNERSTONE
SURVEYING & MAPPING
P.O. BOX 1074
GREENBRIER, AR 72058
PHONE (501) 679-1318
steve@cornerstoneok.net

NO.	DATE	REVISION
1.		
2.		
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PROJECT TITLE:
WALGREENS - BRYANT
TOPOGRAPHICAL SURVEY
LITTLE ROCK, ARKANSAS

DRAWING INFORMATION	
FIELD DUE:	A.P.
DRAWN BY:	A.P.
DRAWING DATE:	10/19/23
DRAWING SCALE:	1"=20'
PROJECT NUMBER:	WALGREENS - BRYANT

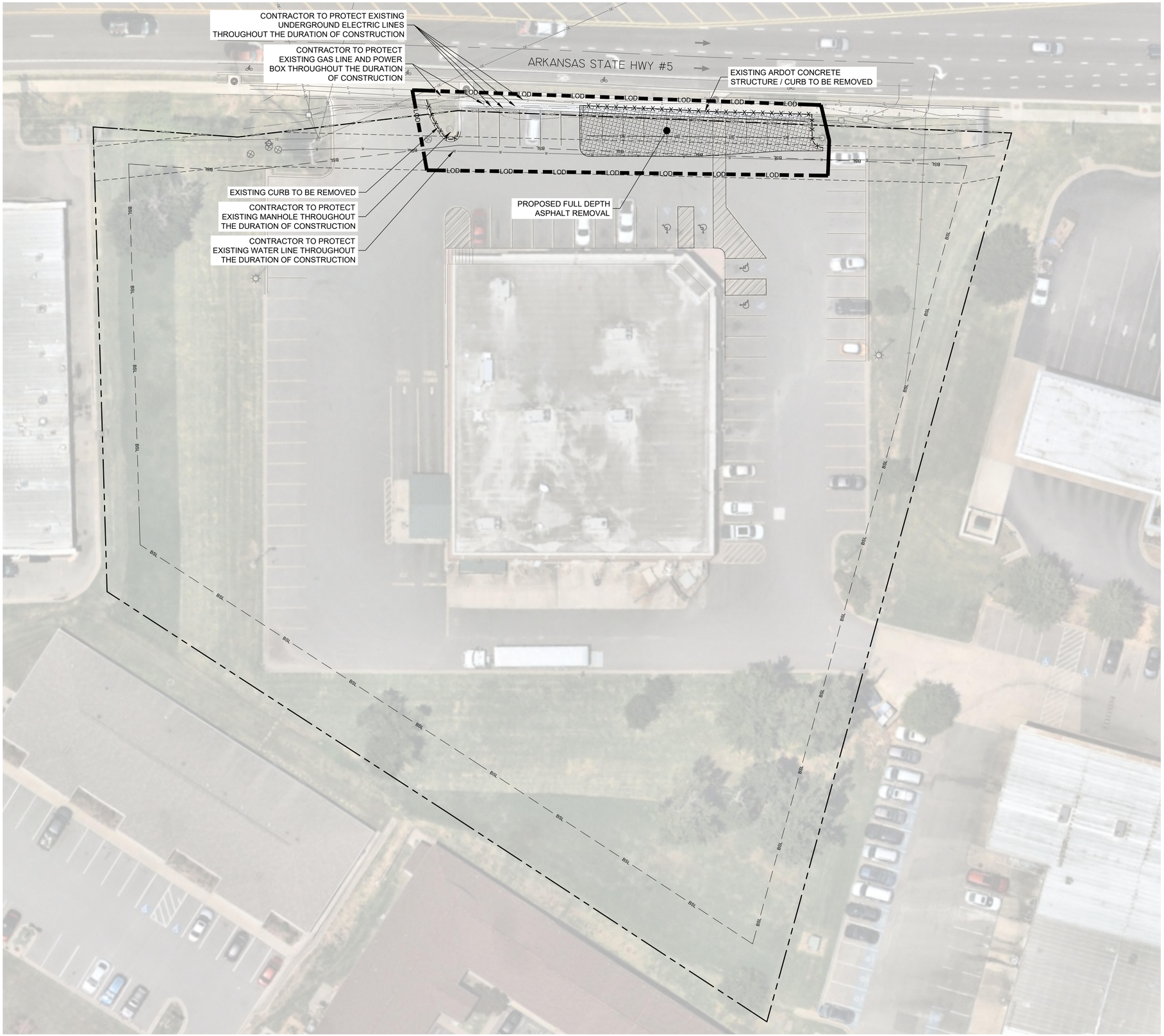
SHEET NUMBER
SHEET TITLE
C-1

TOPOGRAPHICAL SURVEY C101

(FOR REFERENCE ONLY)

05/28/2024 KHA PROJECT 014677008

Plotted By:Pouch, Tate Sheet Set:Walgreens #10240 - Bryant, Arkansas Layout:C101 - TOPOGRAPHICAL SURVEY May 24, 2024 01:11:47pm K:\CHL_PRJ\018197 HSR&H PA\041 Walgreens Eminent Domain\035 Bryant, AR (#10240)\05_TIER 2\02 - DWG\PlanSheets\C101 - EXST COND PLAN.dwg



NOTE TO CONTRACTOR

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

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

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

ALERT TO CONTRACTOR

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

TREE PROTECTION NOTES

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

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

DEMOLITION LEGEND

- FULL DEPTH PAVEMENT REMOVAL - CLEAN SAWCUT EDGE
- –X–X–X–X–X–X– EXISTING LINEAR ITEM TO BE REMOVED
- LOD — LIMITS OF DISTURBANCE (LOD)

DISTURBED AREA

TOTAL - ± 0.14 - ACRE

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

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

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN C. COX
05/31/2024

NOT FOR CONSTRUCTION

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

WALGREENS #10240 - BRYANT, ARKANSAS

PREPARED FOR

WALGREENS COMPANY

AR

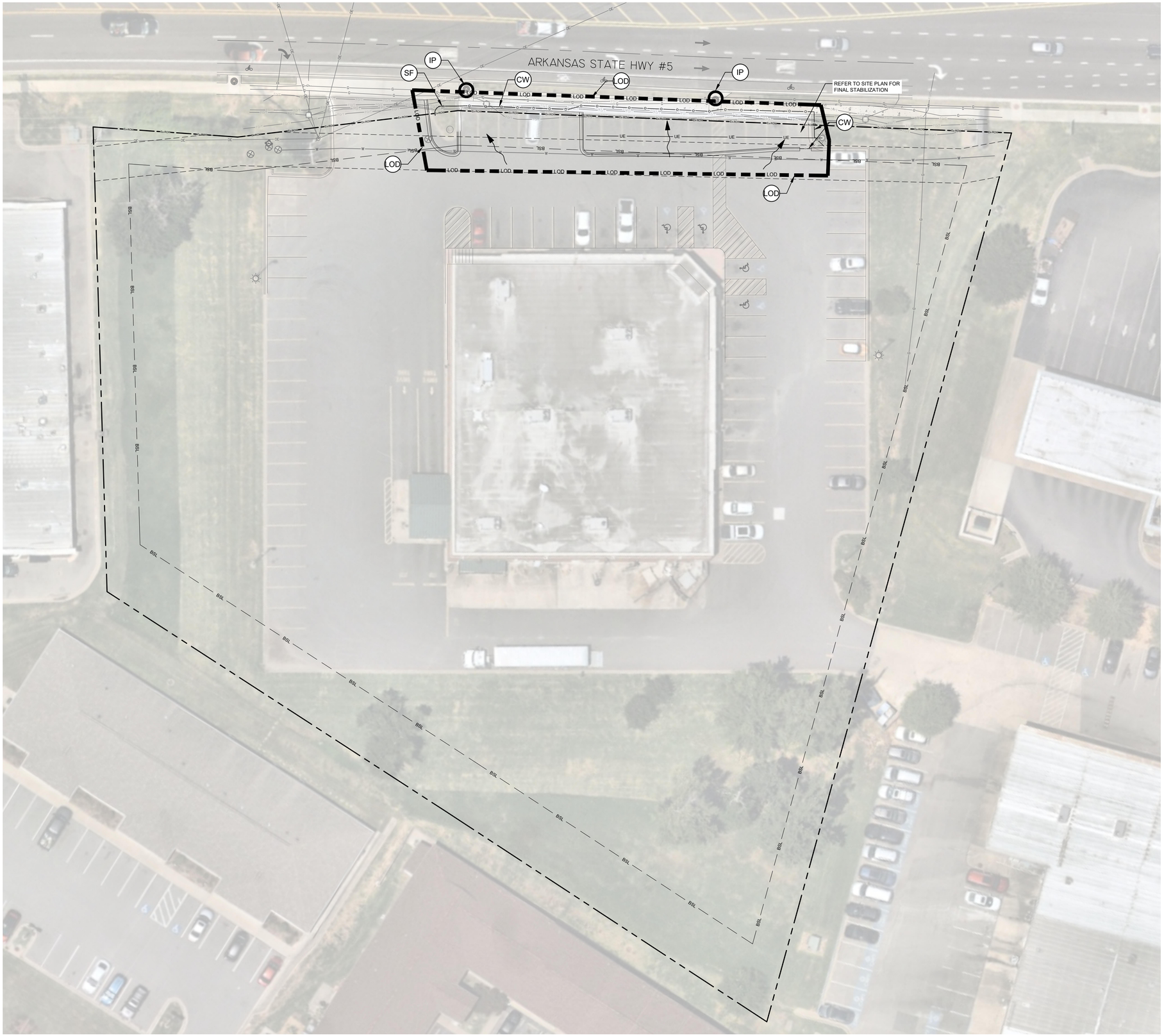
BRYANT

DEMOLITION PLAN

SHEET NUMBER
C105

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PROPOSED ESCP LEGEND

LOD	LIMITS OF DISTURBANCE
SF	TEMPORARY SILT FENCE
CW	12" COIR WATTLE/FILTREX FILTER SOXX
CF	CONSTRUCTION FENCE
SA	SLOPE ARROW / FLOW ARROW
IP	INLET PROTECTION
	PROPOSED CURB & GUTTER

NOTES TO CONTRACTOR

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

DISTURBED AREA

TOTAL - ± 0.14 - ACRE

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GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN C. COX
05/28/2024

NOT FOR CONSTRUCTION

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

WALGREENS #10240 - BRYANT, ARKANSAS

PREPARED FOR

WALGREENS COMPANY

BRYANT AR

EROSION CONTROL PLAN - PHASE 1

SHEET NUMBER
C201

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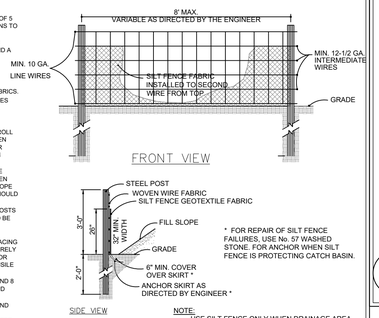
CONSTRUCTION SPECIFICATIONS

MATERIALS

1. USE A SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6461, WHICH IS SHOWN IN PART IN TABLE 6.62B. SYNTHETIC FILTER FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120° F.
2. ENSURE THAT POSTS FOR SEDIMENT FENCES ARE 1.25 LB/LINEAR FT MINIMUM STEEL WITH A MINIMUM LENGTH OF 5 FEET. MAKE SURE THAT STEEL POSTS HAVE PROJECTIONS TO FACILITATE FASTENING THE FABRIC.
3. FOR REINFORCEMENT OF STANDARD STRENGTH FILTER FABRIC, USE WIRE FENCE WITH A MINIMUM 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES.

CONSTRUCTION

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



* FOR REPAIR OF SILT FENCE FAILURES, USE No. 57 WASHED STONE. FOR ANCHOR WHEN SILT FENCE IS PROTECTING CATCH BASIN.

NOTE:

- USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW -END OF SILT FENCE -

- NEEDS TO BE TURNED UPHILL.

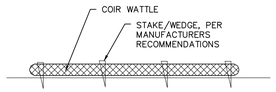
MAINTENANCE

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

TEMPORARY SILT FENCE

Not to Scale

Kimley»Horn



COIR WATTLE PERIMETER CONTROLS

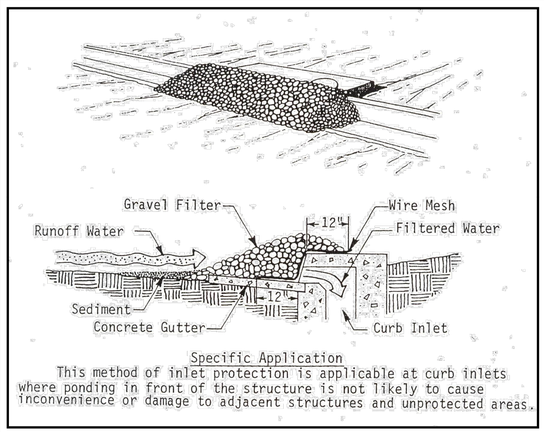
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ON DRAINAGE WAY LINED WITH TURF REINFORCEMENT MAT (TRM) OR EROSION CONTROL BLANKET (ECB), COIR WATTLE SHAL INSTALLED AS CHECK DAMS (COIR WATTLE CHECK DAM).
4. ON UNVEGETATED AND DISTURBED SLOPES OR SLOPES LINED WITH ECB, COIR WATTLE SHALL BE INSTALLED AS CHECK DAMS (COIR WATTLE PERIMETER CONTROLS).
5. CONTRACTORS NOTE: FOR RECOMMENDED PRODUCT AND COMPANY INFORMATION VISIT http://www.rolanka.com/GN/scWatl.html.
6. 12' WATTLES ANCHOR IN TRENCH 1/4-1/3 ROLL AND SHOW STAKE SPACING.

COIR WATTLE

Not to Scale

Kimley»Horn



Specific Application

This method of inlet protection is applicable at curb inlets where ponding in front of the structure is not likely to cause inconvenience or damage to adjacent structures and unprotected areas.

Exhibit 1100-22

(Source: Virginia Erosion and Sediment Control Handbook)

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN M. COX
05/28/2024

NOT FOR CONSTRUCTION

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

WALGREENS #10240 - BRYANT, ARKANSAS

PREPARED FOR

WALGREENS COMPANY

BRYANT AR

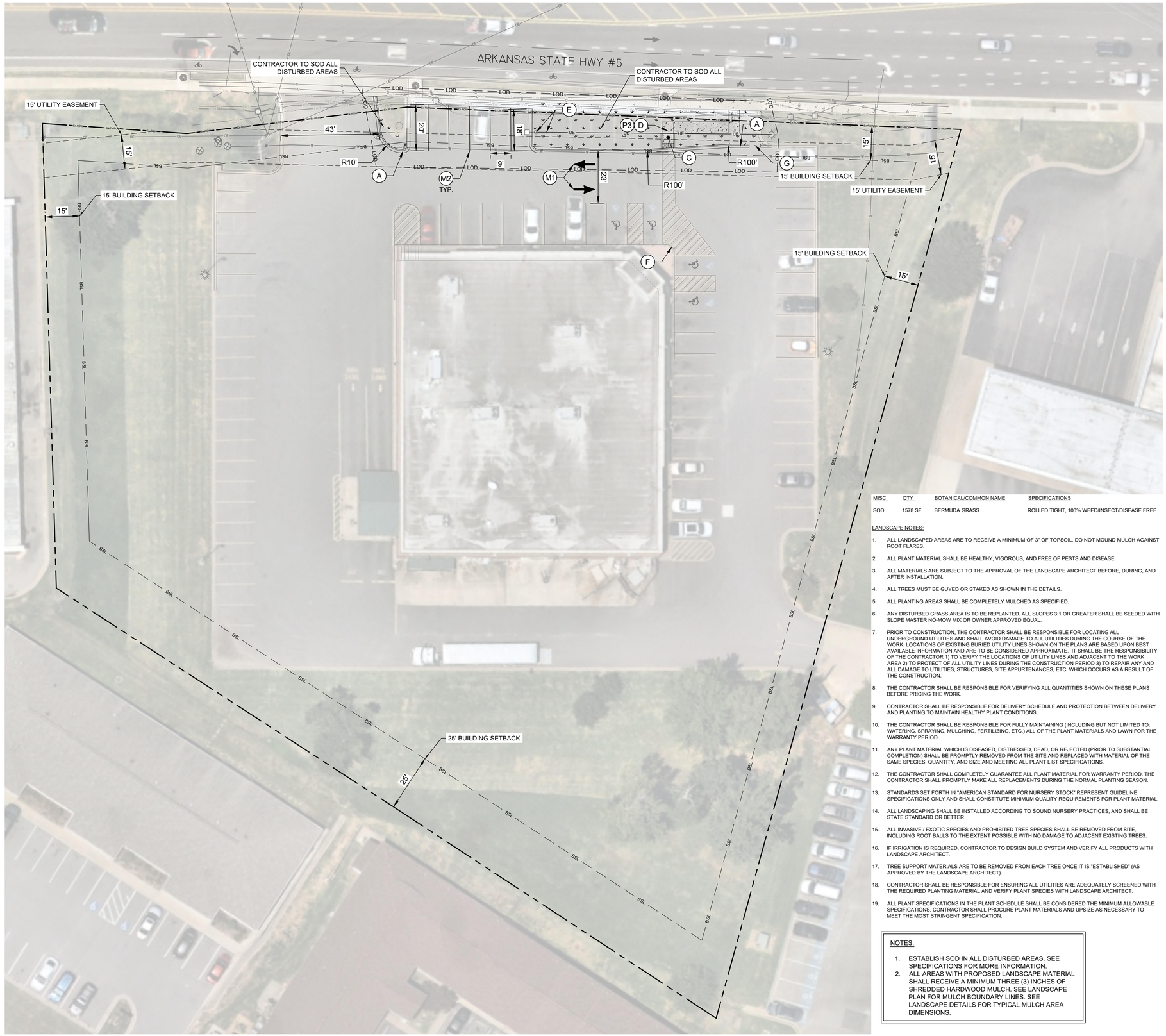
EROSION CONTROL DETAILS

SHEET NUMBER

C202

Plotted By: Pouch, Tate Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: C202 - ESCP DTLS May 24, 2024 01:13:33pm K:\CHL_PRJ\018197 HSR&I PA\041 Walgreens Eminent Domain\038 Bryant, AR (#10240)\05_TIER 2\02 - DWG\PlanSheets\C202 - ESCP DTLS.dwg

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SITE DEVELOPMENT PLAN NOTES

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

SITE DATA TABLE

DEVELOPMENT DATA:	
TAX PARCEL ID	840-12074-002
LAND USE	COMMERCIAL
TOTAL SITE AREA	2.56 ACRES
TOTAL DISTURBED AREA	0.14 ACRES
ZONING DATA:	
FEMA FLOOD PANEL	05125C0360E
ZONING DISTRICT:	C-2
MIN. LOT SIZE:	20,000 SF
MIN. LOT WIDTH:	100 FT
MAX. HEIGHT:	4 STORIES
SETBACKS:	
FRONT YARD	15 FT
SIDE YARD INTERIOR	15 FT
SIDE YARD EXTERIOR	15 FT
REAR YARD	25 FT

SITE DATA TABLE

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

SITE PLAN KEY NOTES

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

SITE IMPROVEMENTS

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

PAVEMENT MARKINGS

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

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

LANDSCAPE NOTES:

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

NOTES:

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

PROPOSED PROPERTY LEGEND

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

PROPOSED LANDSCAPE

BERMUDA GRASS SOD 1,578 SQ FT

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

GRAPHIC SCALE IN FEET
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Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN C. COX
5/24/2024

NOT FOR CONSTRUCTION

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

SITE PLAN

WALGREENS #10240 - BRYANT, ARKANSAS

PREPARED FOR

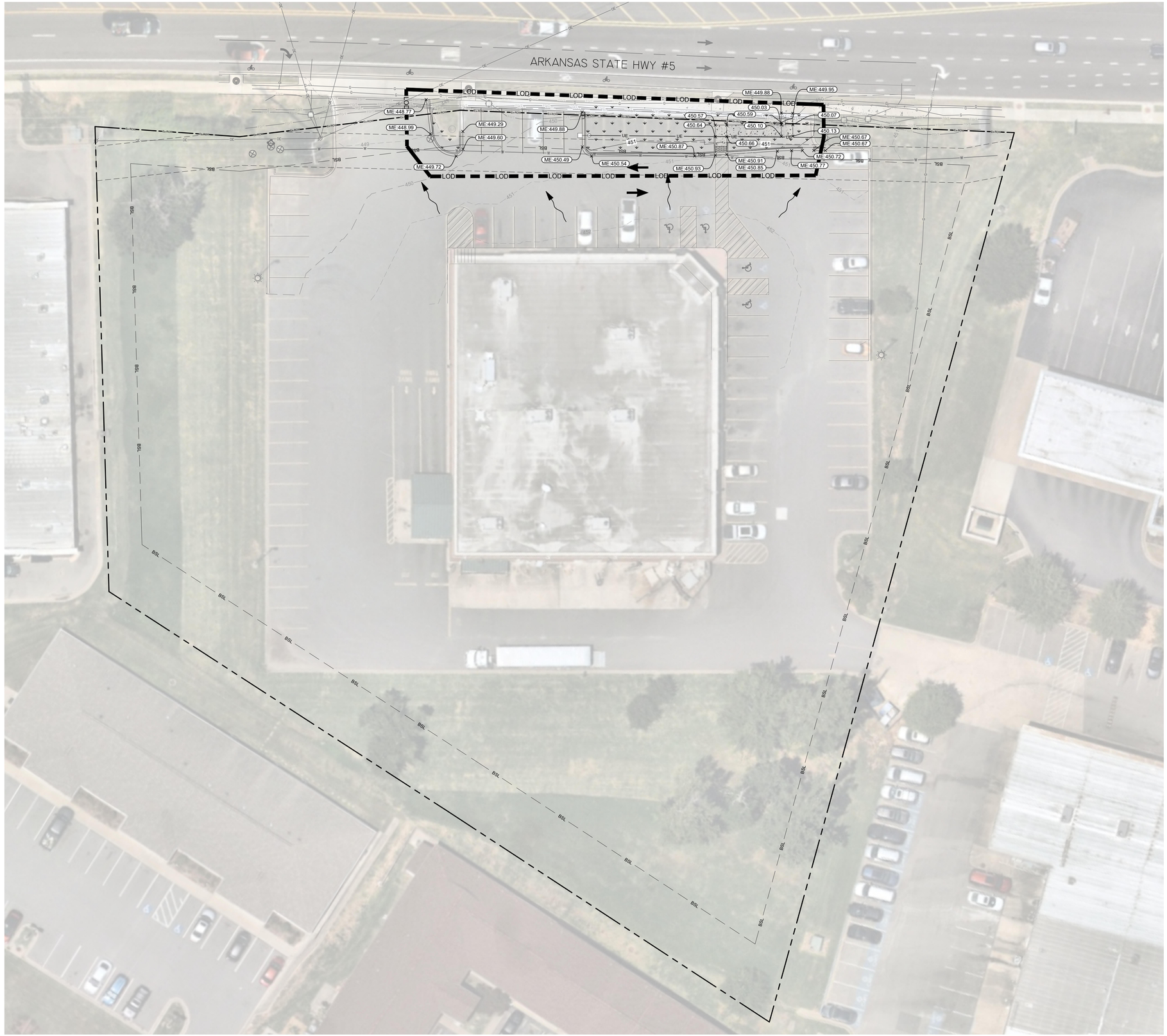
WALGREENS COMPANY

BRYANT AR

SHEET NUMBER
C301

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GRADING NOTES:

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

ADA COMPLIANCE:

A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

E. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ACCESSIBLE SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

ALERT TO CONTRACTOR: CONFIRM WITH GEOTECH REPORT

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

PROPOSED TOPOGRAPHIC LEGEND

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

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200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN M. COX
05/28/2024

NOT FOR CONSTRUCTION

KH PROJECT	014677008
DATE	05/28/2024
SCALE	AS SHOWN
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GRADING AND DRAINAGE PLAN

WALGREENS #10240 - BRYANT, ARKANSAS

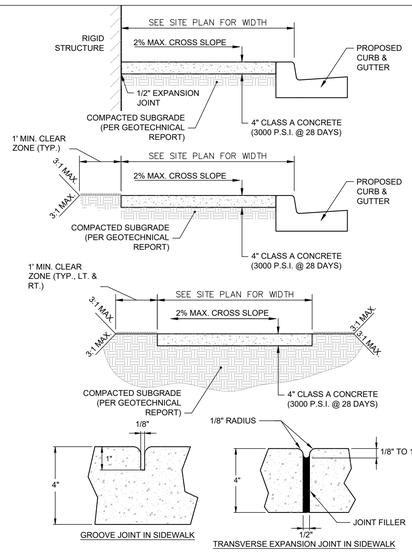
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WALGREENS COMPANY

BRYANT AR

SHEET NUMBER
C401

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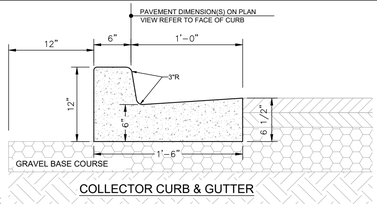
NOTES:

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

CONCRETE SIDEWALKS

Not to Scale

Kimley»Horn



COLLECTOR CURB & GUTTER

NOTES:

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

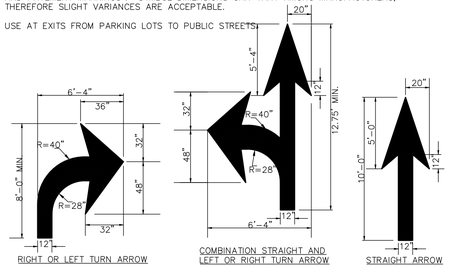
18" STANDARD CURB AND GUTTER

Not to Scale

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NOTES:

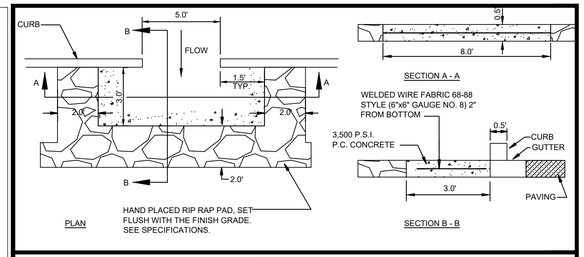
1. USE THE COLOR WHITE FOR ALL PAVEMENT MARKING SYMBOLS.
2. CONFORM ALL SYMBOLS TO THE FHWA "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS". SYMBOL DIMENSIONS CAN VARY AMONG MANUFACTURERS, THEREFORE SLIGHT VARIANCES ARE ACCEPTABLE.
3. USE AT EXITS FROM PARKING LOTS TO PUBLIC STREETS.



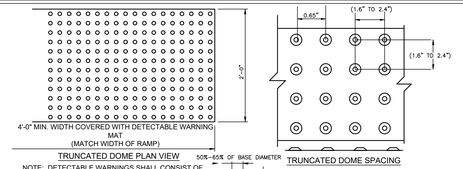
SOLID PAVEMENT ARROWS

Not to Scale

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CURB CUT (N.T.S.)



NOTE: DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY WITH A.D.A. ACCESSIBILITY GUIDELINES SECTION 705 DETECTABLE WARNINGS

NOTES:

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

DETECTABLE DOMES

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Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN C. KOCH
5/28/2024

NOT FOR CONSTRUCTION

KH PROJECT	014677008
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CHECKED BY	BMC

WALGREENS #10240 - BRYANT, ARKANSAS

PREPARED FOR

WALGREENS COMPANY

BRYANT AR

SITE DETAILS

SHEET NUMBER

C901

Plotted By: Pouch, Tate Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: SITE-DETL May 24, 2024 - 01:14:49pm K:\CHL_PRJ\018197 HSR&H PA\041 Walgreens Eminent Domain\035 Bryant, AR (#10240)\05_TIER 2\02 - DWG\PlanSheets\C901 - SITE-DTLS.dwg

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May 29, 2024

Walgreens Store #10240 - Bryant
Modification Narrative

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

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

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

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC.

Matt Cox, PE

SUBJECT PROPERTY

Start Fence Installation



201 S. Elm St.

Big Dog Gym

Tonya Nichols

501-258-5462

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

Temporary Business Application and Information

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

Requirements for Submission

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

Temporary Business Application

City of Bryant

Date: 5/20/24

Name of Business: FIVE STAR FIREWORKS

Federal Tax Employer Identification Number: 453216207

Arkansas State Sales Tax Number: 55025123-~~6~~

Type of Business: RETAIL SALES

Location of proposed Temporary Business: 23395 I-30 BRYANT, ARK

Parcel Number of Location of proposed Temporary Business: 23395 I-30

Owner Mailing Address: P.O. BOX 6 BRYANT, ARK 72089

Contact Person: ~~[illegible]~~ JEFF HOLDEN

Daytime Phone Number: 501-350-6684 Evening Phone Number: 501-350-6684

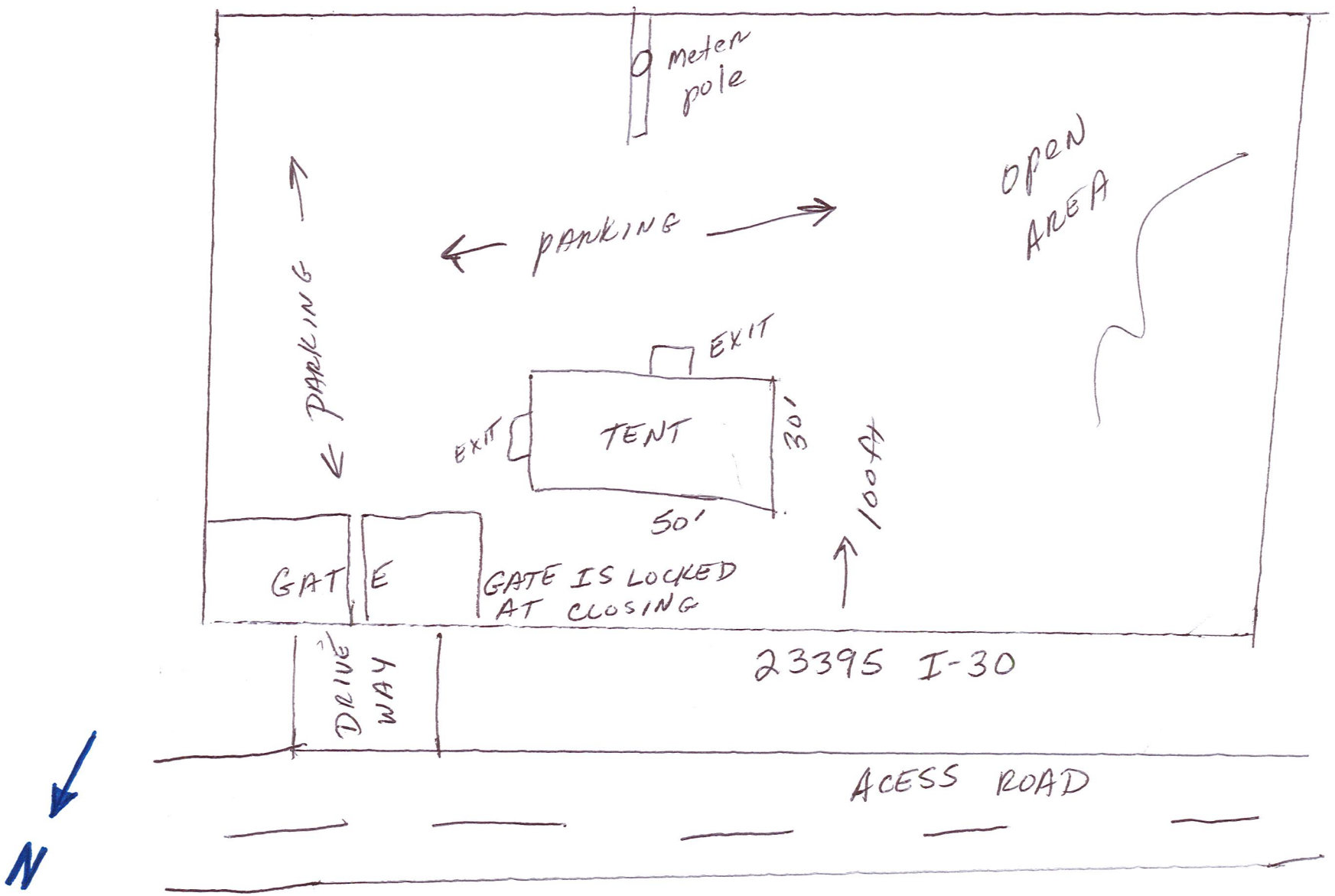
Please check the category you are applying for. Permits cannot exceed the following time limits:

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

Beginning Date Requested JUNE 20TH **Ending Date Requested** July 7TH

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

Owners Signature Mark Bradford


meter pole
PARKING
PARKING
OPEN AREA
EXIT
EXIT
TENT
30'
50'
100 FT
GAT
E
GATE IS LOCKED AT CLOSING
DRIVE WAY
23395 I-30
ACESS ROAD
N

5/20/24

To the City of Bryant.

Hello my name is Mark Bradford. I am the owner of Fire Star Fireworks. I am requesting to have ~~privilege~~ privilege to retail Fireworks inside the city limits of Bryant, Ark. I have previously done business the past two years at the proposed locations for this selling season. I follow all rules, regulations, and ordinances that have been established by the City of Bryant. Please consider my business for this upcoming fireworks season. Thank You

Mark Bradford
903-826-4453

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

Temporary Business Application and Information

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

Requirements for Submission

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

Temporary Business Application

City of Bryant

Date: 5/20/24

Name of Business: Five Star Fireworks

Federal Tax Employer Identification Number: 453216207

Arkansas State Sales Tax Number: 55025123

Type of Business: Retail Sales

Location of proposed Temporary Business: 5407 Hwy 5, Bryant, ARK.

Parcel Number of Location of proposed Temporary Business: 5407 Hwy 5

Owner Mailing Address: 5407 Hwy 5 Bryant, AR. 72084

Contact Person: BJ Grant

Daytime Phone Number: 501-847-3054 Evening Phone Number: 501-847-3051

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

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

Beginning Date Requested June 20th, 24 **Ending Date Requested** July

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

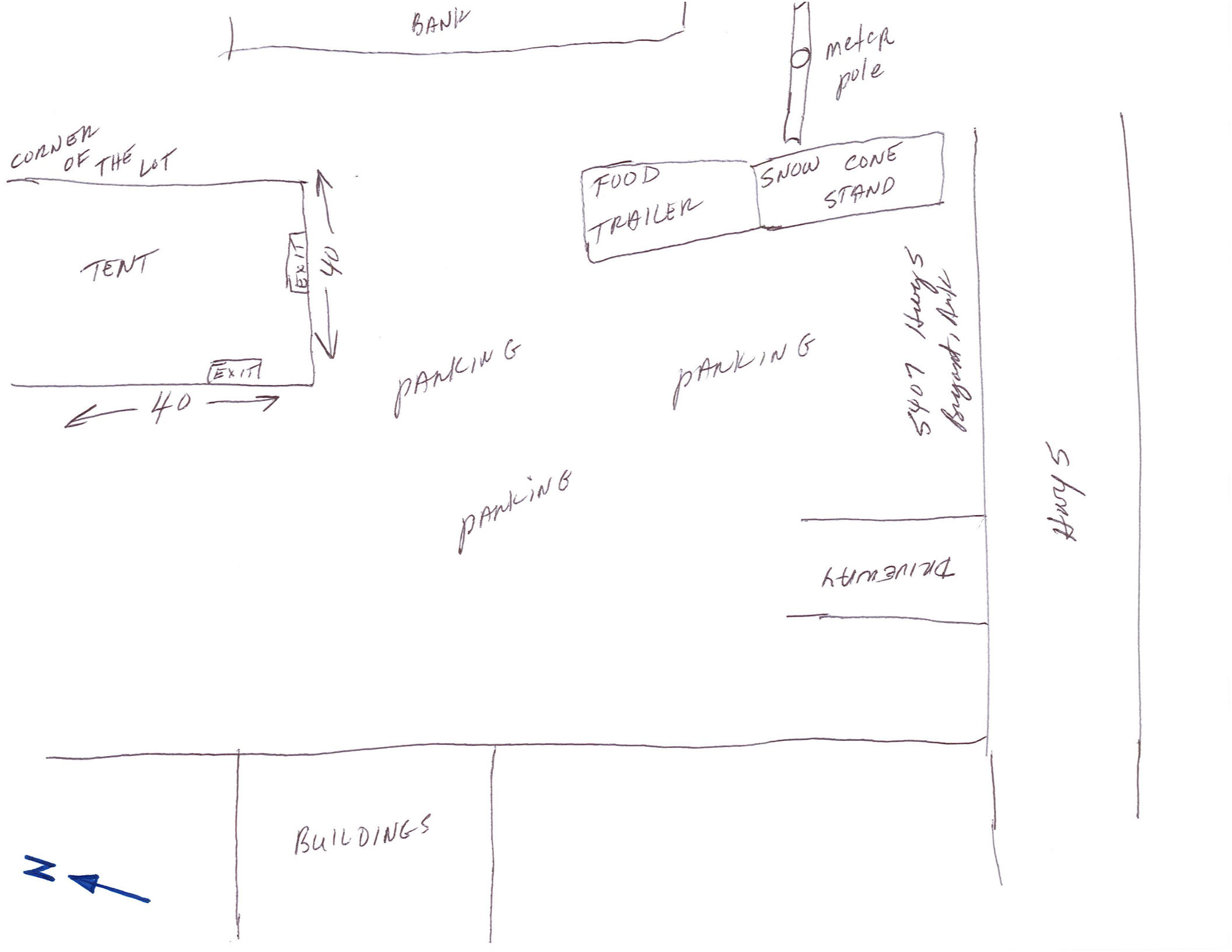
Owners Signature Mark Bradford

5/20/24

To the City of Bryant.

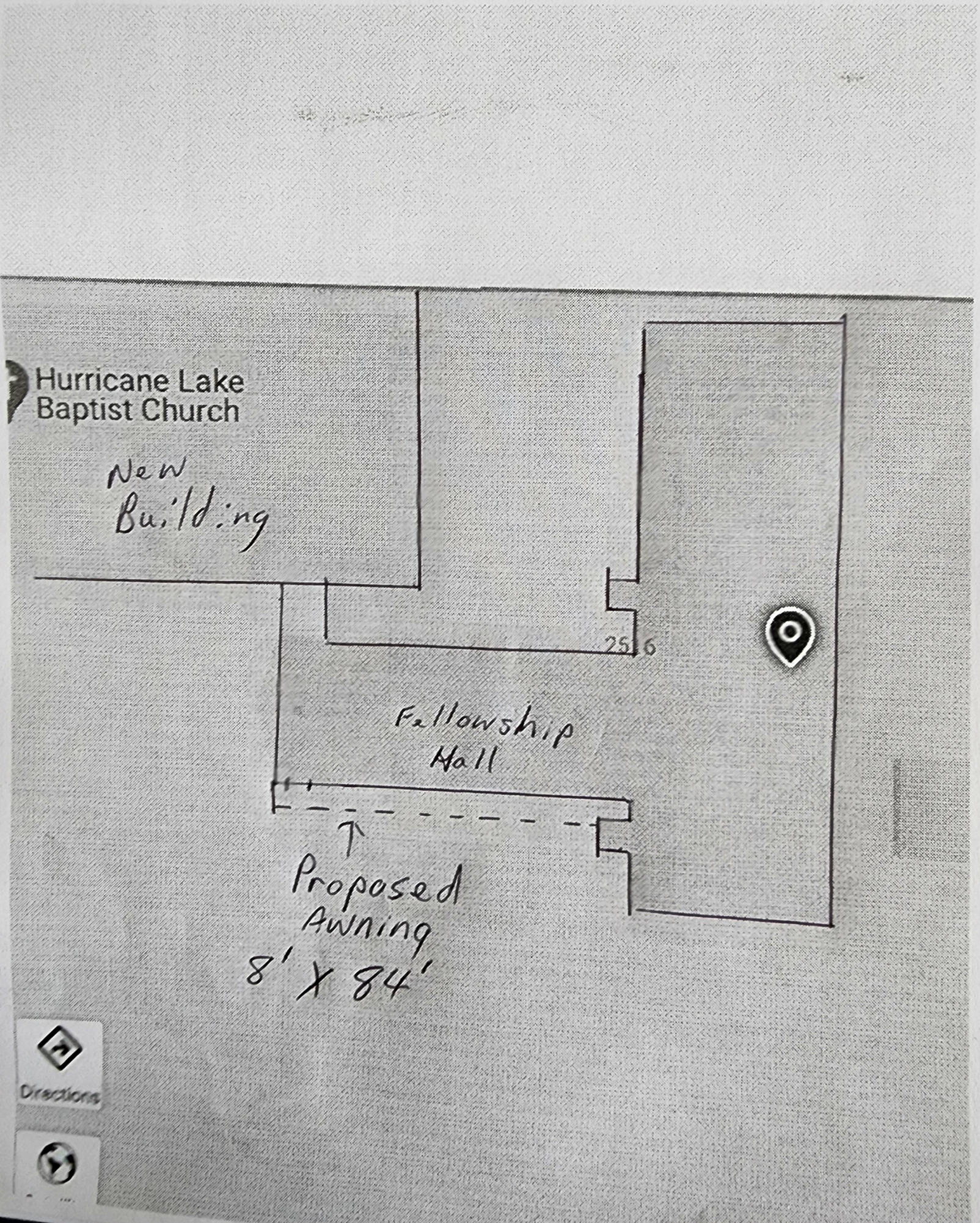
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Mark Bradford
903-826-4453


BANK
meter pole
CORNER OF THE LOT
TENT
EXIT
EXIT
40
40
FOOD TRAILER
SNOW CONE STAND
PARKING
PARKING
PARKING
5407 Hwy 5 Bypass, Apt C
Hwy 5
DRIVEWAY
BUILDINGS
N

2516 Springhill Rd

Location | Flood | Fire | Heat | ›



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

Temporary Business Application
For the Sale of Fireworks

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

Date: 6/6/24

Business Information:

Name Arnold's Fireworks

Federal Tax Employer ID Number 710311720

Arkansas State Sales Tax Number 034327-60-001

Location of Proposed Temporary Business Peter Cunningham First Southern Baptist church 604 South Reynolds Rd. 501-909-9779 (SAME LOCATION AS LAST YEAR)

Business Owner:

Name Tom Daniel

Address 4802 Lexington Park Cv.
Bryant, AR

Phone 501-758-2624

Email Arkansas Tent@yahoo.com

Contact Person:

Name Terry Harper

Address 3208 S. Shobe Rd
Bryant, AR

Phone 501-590-8007

Email THarper1777@Gmail.com

Checklist for Submission

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

(Continued on Page 2)

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

READ CAREFULLY BEFORE SIGNING

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

Owners Signature Tom Daniel



30' x 40' TENT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/31/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
PROFESSIONAL PROGRAM INSURANCE BROKERAGE DIVISION OF SPG INSURANCE SOLUTIONS, LLC 1304 SOUTHPOINT BLVD., #101 PETALUMA CA 94954	PHONE (A/C, No, Ext): 415-475-4300	FAX (A/C, No): 415-475-4303
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Certain Underwriters at Lloyd's, London	AA-1128623
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED: Arnold Fireworks, Inc.; Spa Fireworks, Co.
PO Box 873
N. Little Rock AR 72115

COVERAGES **CERTIFICATE NUMBER:** BL-000911 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY X CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	X		PY/24-0050	04/30/2024	04/30/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $1,000,000 $ $50,000 $ $ $ $1,000,000 $ INCLUDED
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Albert Arey are Additional Insured as respects the retail fireworks stand, located at 2625 Springhill Rd, Bryant, AR 72019 operating from 06/24/2024 through 07/07/2024.

CERTIFICATE HOLDER

Albert Arey
2625 Springhill Rd
Bryant AR 72019

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan Etter

© 1988-2015 ACORD CORPORATION. All rights reserved.

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number
FWI.0001220

Date of Issue
05/01/2023

FIREWORKS LICENSE

This is to certify that

Arnold Fireworks, Inc.

is duly license to transact business in the State of Arkansas as a Fireworks:

IMPORTER LICENSE

LICENSE EXPIRES

04/30/2025

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

State of Arkansas

ARKANSAS SALES AND USE TAX PERMIT

ARNOLD FIREWORKS INC

P O BOX 873

N LITTLE ROCK AR 72115

DATE ISSUED:

PERMIT NUMBER: 034327-60-001

DLN:

DATE OPENED: 05/01/1971

SIC: 5042
TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX, ONLY FOR THE PURCHASES OF GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.

THE SEAL OF THE STATE OF ARKANSAS

THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME WILL BE ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

THIS PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS AT

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

Temporary Business Application For the Sale of Fireworks

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

Date: 6/6/24

Business Information:

Name ARNOLD'S FIREWORKS

Federal Tax Employer ID Number 710311720

Arkansas State Sales Tax Number 034327-60-001

Location of Proposed Temporary Business ALBERT ARCY 2625 SPRINGHILL Rd, BRYANT 501-454-1252
(SAME LOCATION AS LAST YEAR)

Business Owner:

Name TOM DANIEL

Address 4802 LEXINGTON PARK CR. BRYANT, AR

Phone 501-758-2624

Email ARKANSASTENT@YAHOO.COM

Contact Person:

Name TERRY HARPER

Address 3208 S. SHORT Rd BRYANT, AR

Phone 501-590-8007

Email THARPER1777@GMAIL.COM

Checklist for Submission

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

(Continued on Page 2)

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

READ CAREFULLY BEFORE SIGNING

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

Owners Signature Tom Daniel


DK Gas Station
Phe Phe's House of Hair Dog Grooming
Springhill Rd
Springhill Wholesale
PARKING
Springhill Rd
30' x 40' TENT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/31/2024

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	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Certain Underwriters at Lloyd's, London	AA-1128623
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED: Arnold Fireworks, Inc.; Spa Fireworks, Co.
PO Box 873
N. Little Rock AR 72115

COVERAGES **CERTIFICATE NUMBER:** BL-000909 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

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	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? [ ] N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Peter Cunningham are Additional Insured as respects the retail fireworks stand, located at 604 S Reynolds Rd, Bryant, AR 72022 operating from 06/24/2024 through 07/07/2024.

CERTIFICATE HOLDER

1st Southern Baptist Church
604 S Reynolds Rd
Bryant AR 72022

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan Etter

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The ACORD name and logo are registered marks of ACORD

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number
FWI.0001220

Date of Issue
05/01/2023

FIREWORKS LICENSE

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04/30/2025

AJ GARY

DIRECTOR and STATE
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NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

State of Arkansas

ARKANSAS SALES AND USE TAX PERMIT

ARNOLD FIREWORKS INC

P O BOX 873

N LITTLE ROCK AR 72115

DATE ISSUED:

PERMIT NUMBER: 034327-60-001

DLN:

DATE OPENED: 05/01/1971

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TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX ONLY FOR THE PURCHASES OF GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.

THE SEAL OF THE STATE OF ARKANSAS

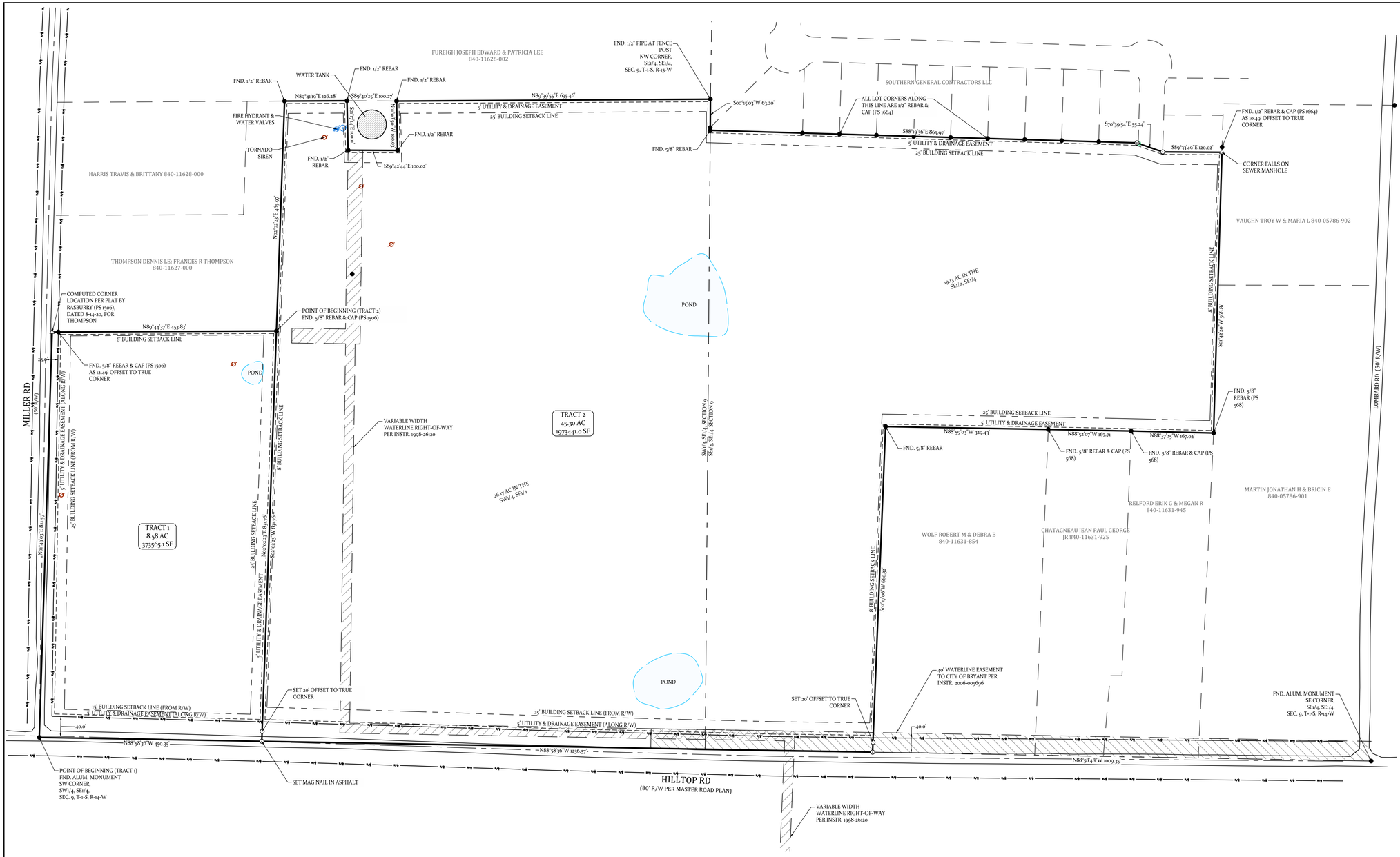
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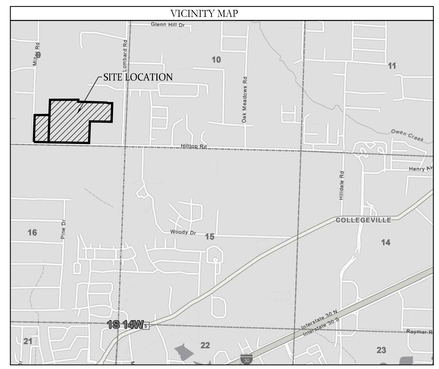
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THIS PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS

811 Know what's below. Call before you dig.



VICINITY MAP



CERTIFICATE OF OWNER:

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

Date of Execution: _____ Name: _____

Source of Title: WARRANTY DEED 2020-008135

CERTIFICATE OF FINAL SURVEYING ACCURACY:

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

Date of Execution

William Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF AUTHORIZATION — HOPE CONSULTING, INC. — No. 1931 — ARKANSAS

STATE OF ARKANSAS — REGISTERED — No. 1664 — SIGNATURE — WILLIAM CORBITT R. SHOFFNER — PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20_____. All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Name
Bryant Planning Commission Chairman

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

PROPERTY DESCRIPTION FROM SURVEY
TRACT 1

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;

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

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

THENCE SOUTH 02°02'23" WEST A DISTANCE OF 831.76 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9;

THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 450.35 FEET TO THE POINT OF BEGINNING; CONTAINING 373,565.14 SQUARE FEET, OR 8.58 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION FROM SURVEY
TRACT 2

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;

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

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

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

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

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

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

THENCE NORTH 01°08'50" WEST A DISTANCE OF 100.03 FEET TO A FND. 1/2" REBAR;

THENCE NORTH 89°39'55" EAST A DISTANCE OF 635.46 FEET TO A FND. 1/2" PIPE AND THE NORTHWEST CORNER OF SAID, SE1/4, SE1/4, OF SECTION 9 ON THE WEST LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS INSTRUMENT 2023-019236;

THENCE ALONG SAID WEST LINE SOUTH 00°15'03" WEST A DISTANCE OF 63.20 FEET TO A FND. 5/8" REBAR AND THE SOUTHWESTERN-MOST CORNER OF LOT 40 OF SAID LOMBARD HEIGHTS, PHASE 2;

THENCE ALONG THE SOUTH LINE OF SAID LOMBARD HEIGHTS, PHASE 2, SOUTH 88°19'36" EAST A DISTANCE OF 863.97 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF LOT 31 OF SAID LOMBARD HEIGHTS, PHASE 2; THENCE SOUTH 70°39'54" EAST A DISTANCE OF 55.24 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AT THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS, PHASE 2;

THENCE ALONG THE SOUTH LINE OF SAID LOT 30, SOUTH 89°33'49" EAST A DISTANCE OF 120.02 FEET TO THE SOUTHEAST CORNER THEREOF;

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

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

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR & CAP (PS 568);

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR;

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

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

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

RECORD PROPERTY DESCRIPTION
A PORTION OF SALINE COUNTY INSTRUMENT DEED 2020-008135

REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
RASBURY (PS 1506), DATED 8-14-20, FOR THOMPSON
SHAMBARGER (PS 1388), DATED 6-22-07, FOR JONES

SURVEY DETAILS AND NOTES

OWNER OF RECORD:	NXT GEN HOMES, LLC
PHYSICAL ADDRESS:	HILLTOP RD AND MILLER RD
COUNTY PARCEL TAX ID:	PART OF 840-11631-125
CURRENT ZONING:	R-2 RESIDENTIAL DISTRICT

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

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

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

TYPICAL LOT SETBACKS:
FRONT: 25 FEET
SIDE (EXTERIOR): 15 FEET
SIDE: 8 FEET
REAR: 25 FEET

TYPICAL UTILITY & DRAINAGE EASEMENTS:
FRONT: 5 FEET
SIDE: 5 FEET
REAR: 5 FEET

BASIS OF BEARINGS (GRID NORTH, NAD83), SOUTH ZONE (1302)

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

◔ - PLSS Aliquot Corner	ⓒ - Clean Out
● - Fnd. Corner Monument	- Water Meter
⊙ - Set 1/2" Rebar/Cap (1664)	- Power Pole
△ - Computed Point	Ⓢ - Sewer Manhole
(M)- As Measured	- Light Pole
(P) - Per Deed or Plat Records	- Telephone Pedestal
ESMT - Easement	Ⓓ - Drainage Manhole
B.S.L. - Building Setback Lines	- Gas Meter
x——x——x	- Fence
OHP	- Overhead Power
SS	- Sewer Line
W	- Water Line
UGT	- Telephone Line
UGE	- Electric Line
G	- Gas Line

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

TRACT SPLIT

PART OF THE SE 1/4, SE1/4 & PART OF THE SW1/4, SE 1/4, SECTION 9, TOWNSHIP 1S, RANGE 14 W, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
NXT GEN HOMES, LLC

CORNER OF HILLTOP RD & MILLER RD
ALEXANDER, ARKANSAS, 72002

DATE: 06/20/2024	CAD BY: OV	PROJECT NUMBER:
REVISED:	CHECKED BY:	24-0752
SHEET: 1 OF 1	SCALE: 1" = 100'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 09 - 200 - 62 - 1664

C:\Land Projects\2024 Active Projects\24-0752 Lot Split - Hilltop Rd and MILLER\Drawings\24-0752 MILLER & HILLTOP.dwg, Dave B, 6/20/2024 3:05:06 PM, \\Dave\Hope Consulting, Inc

THOMAS ENGINEERING COMPANY
civil engineers land surveyors
3810 LOOKOUT RD NORTH LITTLE ROCK, AR 72116 (501)753-4463
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

June 19, 2024

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

RE: Civil Site Plans and Preliminary Plat
Little Caesars

Dear Mr. Leonard:

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

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

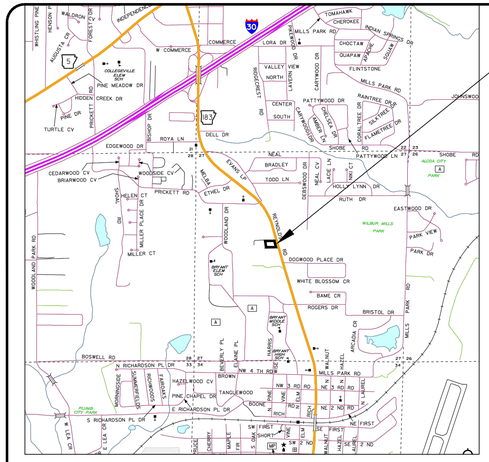
If you have any questions, please give me a call.

Sincerely,

John R. Pownall, P.E.
President

JRP/ab

cc: Mike Fritz
Chris Smith



VICINITY MAP

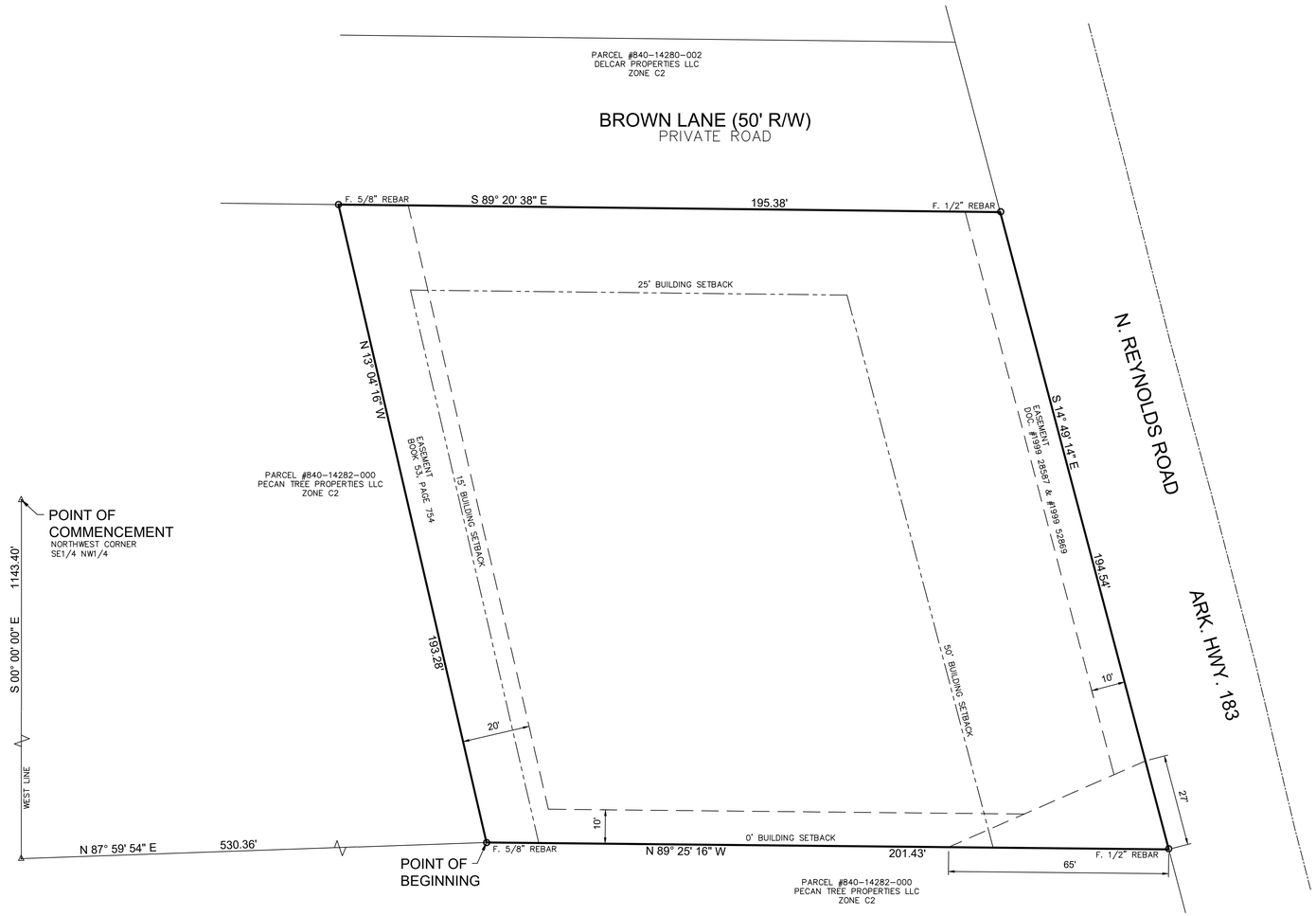
SURVEY LEGAL DESCRIPTION:

PART OF THE SE1/4 NW1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 NW1/4;
THENCE ALONG THE WEST LINE OF THE SAID SE1/4 NW1/4 S 00° 00' 00" E FOR 1143.40 FEET;
THENCE N 87° 59' 54" E FOR 530.36 FEET LEAVING THE WEST LINE OF SAID SE1/4 NW/4 TO A TO 5/8" REBAR AND THE POINT OF BEGINNING;
THENCE N 13° 04' 16" W FOR 193.28 FEET TO A 5/8" REBAR AND THE SOUTHERLY RIGHT OF WAY LINE OF BROWN LANE;
THENCE ALONG SAID RIGHT OF WAY LINE S 89° 20' 38" E FOR 195.38 FEET TO A 1/2" REBAR AND THE WESTERLY RIGHT OF WAY LINE OF NORTH REYNOLDS ROAD;
THENCE ALONG SAID RIGHT OF WAY LINE S 14° 49' 14" E FOR 194.54 FEET TO A 1/2" REBAR;
THENCE N 89° 25' 16" W FOR 201.43 FEET TO THE POINT OF BEGINNING;

LEGEND

- SHOWS EXISTING STREETS.
- SHOWS SEWER, UTILITY AND DRAINAGE EASEMENT.
- SHOWS BUILDING SETBACK LINE
- SHOWS SURVEY MONUMENT AS DESCRIBED



CERTIFICATE OF SURVEYING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND THAT BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE _____ JOHN R. POWNALL RLS 1215

CERTIFICATE OF ENGINEERING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A PLAN MADE BY ME, AND THAT IT MEETS ALL THE ENGINEERING REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS.

DATE _____ JOHN R. POWNALL PE 4685

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT WE HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE _____ NAME _____

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE BRYANT SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE _____ BRYANT PLANNING COMMISSION CHAIRMAN

OWNER & DEVELOPER:
OBWAT HOLDINGS, LLC
7500 LANDERS ROAD
SHERWOOD, AR. 72117

PLAT OF
LOT 1 LITTLE CAESARS ADDITION
IN
THE CITY OF BRYANT
AND IN
SE1/4 & NW1/4 SECTION 27
TOWNSHIP 1 SOUTH, RANGE 14 WEST
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 4685 — JOHN R. POWNALL

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS NO. 1215 — SIGNATURE — JOHN R POWNALL

CERTIFICATE OF AUTHORIZATION — THOMAS ENGINEERING CO — No. 94 — ARKANSAS

GENERAL NOTES

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-6814

PLAT
LOT 1
LITTLE CAESARS ADDITION
BRYANT, ARK.

APPROVED	DRAWN BY	DATE	SHEET NO.
	MJC	6/20/24	1
SCALE 1" = 20'			

LITTLE CAESARS-BRYANT-23-0165.dwg

PLOTTED: 6/20/2024


40ft
8ft
840-13709-000
40


barbapizz'


DRINKS
EXIT
ANHEUSER-BUSCH
DRINK PRICING
Draft / $5
Budweiser, Bud Light, Busch, Michelob Ultra, Shock Top, Stella Artois
Bottles / $5
Budweiser, Bud Light, Goose Island IPA, Michelob Golden Light
Soft Drinks / $3
Bottled Water / $3
ST. LOUIS, MO
COLD TRAIN
Saint Louis