

SITE DATA

KROGER Y-409

CARAWAY ROAD AND WILKINS STREET
JONESBORO, AR 72401

ZONING: C-3 GENERAL COMMERCIAL

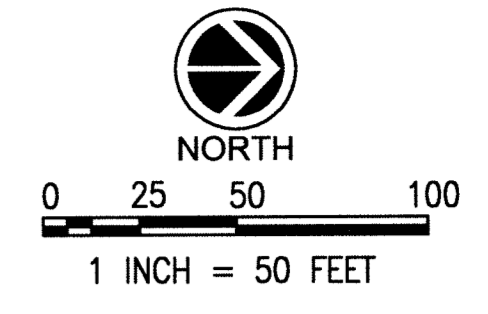
SITE AREA
KROGER MAIN PARCEL = 11.78 ACRES
DEVELOPER'S SHOP PARCEL = 2.46 ACRES
TOTAL AREA = 14.24 ACRES

BUILDING AREA
KROGER STORE = 123,000 S.F.
KROGER FUEL = 179 S.F.
DEVELOPER'S SHOP PARCEL = 35,700 S.F.
TOTAL AREA = 158,879 S.F.

REQUIRED PARKING
KROGER MAIN PARCEL = 493 SPACES
DEVELOPER'S SHOP PARCEL = 143 SPACES
TOTAL PARKING = 636 SPACES (1 SPACE/250 G.F.A.)

PROPOSED PARKING
KROGER MAIN PARCEL = 573 SPACES (4.85 SPACES/1,000 SF)
DEVELOPER'S SHOP PARCEL = 105 SPACES (2.94 SPACES/1,000 SF)
TOTAL PARKING = 678 SPACES (4.27 SPACES/1,000 SF)

TOTAL SITE AREA = 14.24 AC 620,381 SF 6.8%
IMPERVIOUS AREA = 0.97 AC 42,390 SF 53.2%
PERVIOUS AREA = 13.27 AC 577,991 SF 46.8%

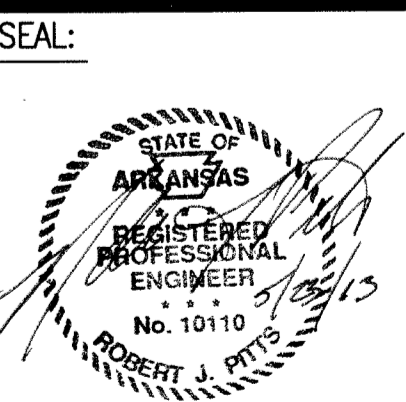


REVISIONS:

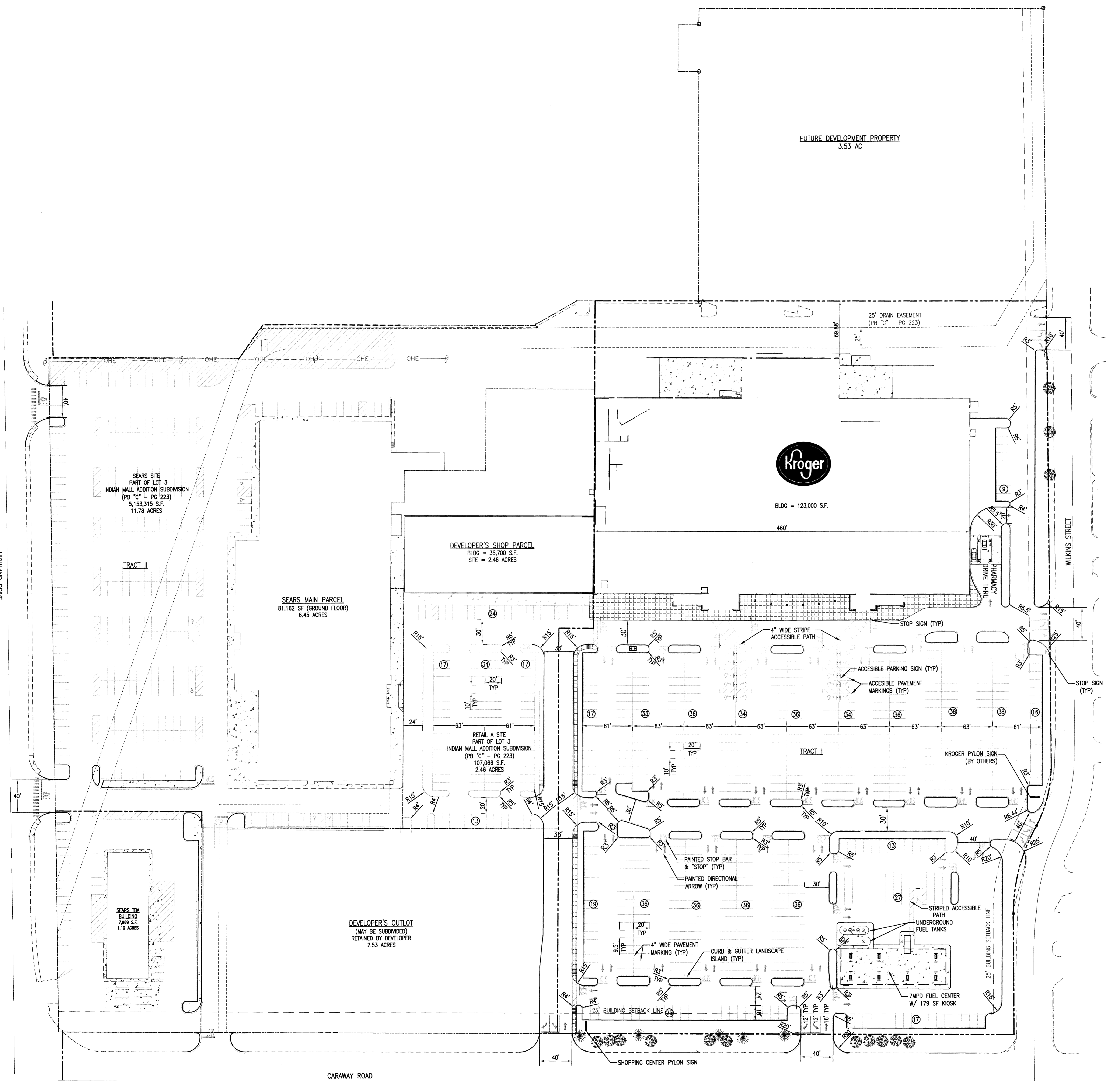
PROJECT #: 24201.00
DATE: MAY 21, 2013
DRAWN BY: PFI
DESIGNER: PFI
CHECKED BY: PFI



KROGER Y-409
MARKETPLACE
CARAWAY ROAD & HIGHLAND DRIVE
JONESBORO, ARKANSAS



SHEET NUMBER:
C1.1
DESCRIPTION:
SITE PLAN



GENERAL SITE NOTES:

- BEFORE COMMENCING ACTIVITY UNDER OR PERTAINING TO THIS CONTRACT, THE CONTRACTOR SHALL:
 - OBTAIN BUILDING AND CONSTRUCTION PERMITS AS REQUIRED BY PERTINENT REGULATORY AND GOVERNMENTAL AGENCIES.
 - CONTACT THE CITY OF JONESBORO CONSTRUCTION INSPECTION OFFICE.
 - CONTACT UNDERGROUND UTILITIES LOCATING SERVICE.
 - NOTIFY UTILITY COMPANIES MAINTAINING UTILITY LINES OR EASEMENTS WITHIN THE LIMITS OF CONSTRUCTION, OR IN PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.
 - BECOME KNOWLEDGEABLE OF EXISTING UTILITIES AND PROTECT SAME WHERE NECESSARY. THIS SHALL INCLUDE UTILITIES SHOWN AND NOT SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT BEFORE THE INITIATION OF CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR DAMAGE INCURRED BY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
- THE CONTRACTOR SHALL EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT DAMAGE TO THE PROPERTY, ADJACENT PROPERTIES, PUBLIC RIGHTS-OF-WAY, AND PUBLIC OR PRIVATE DRAINAGE SYSTEMS. NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, & MULCHED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION PER ADEQ AND STATE REGULATIONS.
- CONSTRUCTION SHALL MEET THE CITY OF JONESBORO TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY AND THE PROJECT ENGINEER BEFORE A CHANGE IN DESIGN IS MADE.
- SEVENTY-TWO (72) HOURS BEFORE BEGINNING EXCAVATION, THE CONTRACTOR SHALL CALL ARKANSAS ONE CALL AT 811 FOR THE LOCATION OF UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL NOT ENCROACH UPON OR CAUSE DISRUPTION TO TRAFFIC FLOW ON ADJACENT PUBLIC RIGHTS-OF-WAY WITHOUT SECURING THE PROPER PERMITS PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ERECT THE PROPER TRAFFIC CONTROL DEVICES ACCORDING TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AND SHALL PROTECT THE PUBLIC FROM HAZARD OR INJURY BY ERECTING BARRICADES WHERE APPROPRIATE, I.E., AROUND EXCAVATIONS OR OPERATING EQUIPMENT. THE CONTRACTOR SHALL NOT ENTER NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
- UNLESS SPECIFIED OTHERWISE, SITE RELATED CONCRETE SHALL BE 4,000 PSI.
- EXISTING UTILITIES REQUIRING RELOCATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WORKING UTILITY SERVICES TO ADJACENT BUILDINGS DURING DEMOLITION AND CONSTRUCTION. COORDINATE PLANNED SERVICE OUTAGES OR EMERGENCIES WITH THE OWNER.
- NEWLY CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED AND SEEDED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION. SLOPES 3:1 OR GREATER SHALL BE PERMANENTLY STABILIZED WITH SOLID SOIL OR AN EROSION CONTROL MAT WITH SEEDING.
- FIELD STAKING IS TO BE PROVIDED BY THE CONTRACTOR.
- CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL AND STATE REQUIREMENTS INCLUDING THE LOCAL NOISE ORDINANCE.
- FENCING, SIDEWALK, CURB AND GUTTER, CURB CUT, ETC., DAMAGED BY CONSTRUCTION SHALL BE REPLACED AND RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- UTILITY LINES ENTERING THE BUILDING SHALL BE SEALED TO PREVENT MIGRATION OF SURFACE AND SUBSURFACE WATER AND SUBSEQUENT WETTING OF THE SUBGRADE SOILS. THE UTILITY LINES SHALL BE SEALED FROM THE BUILDING FOUNDATION TO A MINIMUM OF 3 FEET OUTSIDE THE BUILDING FOUNDATION. THE SEAL MAY CONSIST OF CLAYEY SOILS WITH A MINIMUM PLASTICITY INDEX OF 25 OR WITH LEAN CONCRETE.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXIST NATURAL GAS, WATER, AND SEWER LINES WHERE CROSSING PROPOSED UTILITIES' CONSTRUCTION. CONTRACTOR SHALL PROVIDE ELEVATIONS OF EXIST UTILITIES TO THE ENGINEER TO VERIFY ADEQUATE CLEARANCE.
- CONTRACTOR SHALL SUPPLY AND INSTALL ITEMS AND PERFORM WORK NOT COVERED BY UTILITY COMPANIES. VERIFY INSTALLATION PROCEDURE WITH UTILITY COMPANY.

SITE TBM

FOUND SPINDLE IN UTILITY POLE LOCATED ON THE SOUTH SIDE OF WILKINS ROAD, APPROX 72' EAST OF THE SUBJECT PROPERTIES NORTHWEST CORNER
ELEVATION: 280.33 (NAVD 88)

SPECIAL FLOOD HAZARD STATEMENT

ACCORDING TO FEMA/FIRM COMMUNITY PANEL 05031C0132 C, PRELIMINARY DATE JAN 29, 2009, THE PROPERTY SHOWN HEREON IS SHOWN IN ZONE "X" AND DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

CONSTRUCTION NOTE:

THE CONTRACTOR WILL REMOVE ANY DIRT FROM THE STREET AND PARKING AREAS AT LEAST ONCE PER DAY AND MORE OFTEN AS NECESSARY.

1A SITE PLAN
1" = 50'