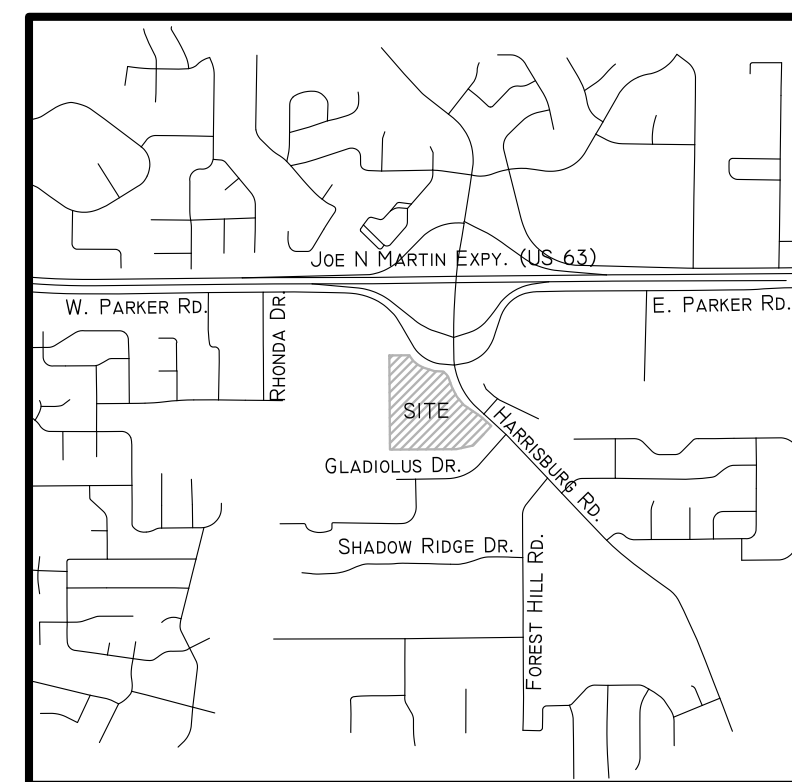


# SITE DEVELOPMENT PLANS



# NEIGHBORHOOD MARKET #6876-0 U.S. 63 & HARRISBURG ROAD JONESBORO, ARKANSAS



Vicinity Map

NOT TO SCALE

## RESOURCE LIST:

CITY OF JONESBORO OTIS T. SPRIGGS, AICP, C.F.M., DIRECTOR OF PLANNING OFFICE: 870-932-0406 FAX: 870-336-3536	SANITATION DEPARTMENT ROYCE LEONARD, DIRECTOR OF SANITATION OFFICE: 870-932-7520	ADEQ - AIR QUALITY OFFICE: 870-935-7221	CIVIL ENGINEER CEI ENGINEERING ASSOCIATES, INC. P.O. BOX 1408 3108 SW REGENCY PARKWAY, SUITE 2 BENTONVILLE, AR 72712 OFFICE: 479-273-9472 NATIE BACHELOR, PE
ENGINEERING CRAIG LIGHT, P.E., C.F.M., CITY ENGINEER	CITY BUILDING INSPECTION TERRY ADAMS, C.F.M., CHIEF BUILDING OFFICIAL OFFICE: 870-932-0540	ENVIRONMENTAL HEALTH DEPARTMENT MATT MYERS, ENVIRONMENTAL HEALTH MANAGER OFFICE: 870-933-4585	OUTSIDE LEGAL COUNSEL QUATTLEBAUM, GROOMES, TULL & BURROWS PLLC 111 CENTER STREET LITTLE ROCK, AR 72201 J. CLIFF MCKINNEY, ESQ. 501-379-1724
BRENT WATKINS, P.E., ASSISTANT CITY ENGINEER	CITY FIRE SAFETY CRAIG DAVENPORT, CITY FIRE MARSHAL OFFICE: 870-932-2428	HEALTH DEPARTMENT ARKANSAS DEPARTMENT OF HEALTH 4815 WEST MARKHAM STREET LITTLE ROCK, AR 72205 501-661-2000	OWNER / DEVELOPER WAL-MART STORES, INC. 2001 SE 10TH STREET, MAIL STOP 5570 BENTONVILLE, AR 72716 479-273-4000
MICHAEL MORRIS, P.E., C.F.M., TRANSPORTATION/TRAFFIC	GAS KIM SCHRANTZ, CENTERPOINT ENERGY, INC. OFFICE: 870-897-6218	CRAIGHEAD COUNTY HEALTH DEPT. 6111 E. WASHINGTON AVE., SUITE B, JONESBORO, AR 72401 870-933-4585	ARCHITECT HARRISON FRENCH & ASSOC. STEVE TIPPIITT, KAREN HANGLUM 809 SW A STREET, SUITE 201 BENTONVILLE, AR 72712 479-2273-7780
ERIC SCARBROUGH, E.I., C.F.M., STORMWATER/GRADING/DRAINAGE/ FLOODPLAIN	TELEPHONE CINDY COLE SBC/AT&T OFFICE: 870-972-7600	ENVIRONMENTAL / GEOTECHNICAL BUILDING & EARTH NATHAN YOUNG, P.E. 5545 DERBY DRIVE BIRMINGHAM, AL 35210 OFFICE: 205-836-6300 FAX: 205-836-9007	
JOSHUA BETTIS, P.S., C.F.M., CITY SURVEYOR	STREETS DEPARTMENT STEVE TIPPIITT, SUPERINTENDENT OFFICE: 870-932-2438	WATER, SEWER & ELECTRIC KAREN HANGLUM CITY WATER & LIGHT OFFICE: 870-930-3326 FAX: 870-930-3353	

## GENERAL NOTES:

- TOPOGRAPHY/BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:  
TOPOGRAPHY/BOUNDARY:  
CEI ENGINEERING ASSOCIATES, INC.  
3108 S.W. REGENCY PARKWAY, SUITE 2  
BENTONVILLE, ARKANSAS 72712  
(479) 273-9472
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY/DISCLAIMER:**  
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:**  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- WETLANDS NOTE:**  
ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- RESIDENT ENGINEERING SERVICES:**  
WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEER (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

## NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT VIA ON-LINE BID QUESTION TOOL. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

## FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) SHOWN ON THE FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS.  
MAP NUMBER: 06030C01 C & 06030C02 C  
EFFECTIVE DATE: SEPTEMBER 27, 1999

## WETLANDS CERTIFICATION:

THIS PROJECT DOES NOT REQUIRE A DEPARTMENT OF THE ARMY SECTION 404 PERMIT PER A DETERMINATION ON FEBRUARY 7, 2004 BY THE U.S. ARMY CORPS OF ENGINEERS DISTRICT, MEMPHIS, USA.

## PLAN INDEX:

- COVER SHEET
- DEMOLITION PLAN
- SITE PLAN
- PAVING PLAN
- GRADING PLAN
- UTILITY PLAN
- LANDSCAPE PLAN (NOT INCLUDED)
- LANDSCAPE DETAILS (NOT INCLUDED)
- IRRIGATION PLAN (NOT INCLUDED)
- IRRIGATION DETAILS (NOT INCLUDED)
- DETAIL SHEET 1
- DETAIL SHEET 2
- DETAIL SHEET 3
- DETAIL SHEET 4

## ASSOCIATED PLANS:

### LIGHTING

- (NOT INCLUDED)

### TOPOGRAPHIC SURVEY

- COVER/NOTES/DESCRIPTIONS
- ALTA/ACSM LAND TITLE SURVEY

### SWPPP PLANS

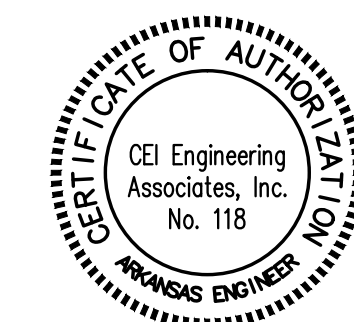
- (NOT INCLUDED)

## ALERT TO CONTRACTOR:

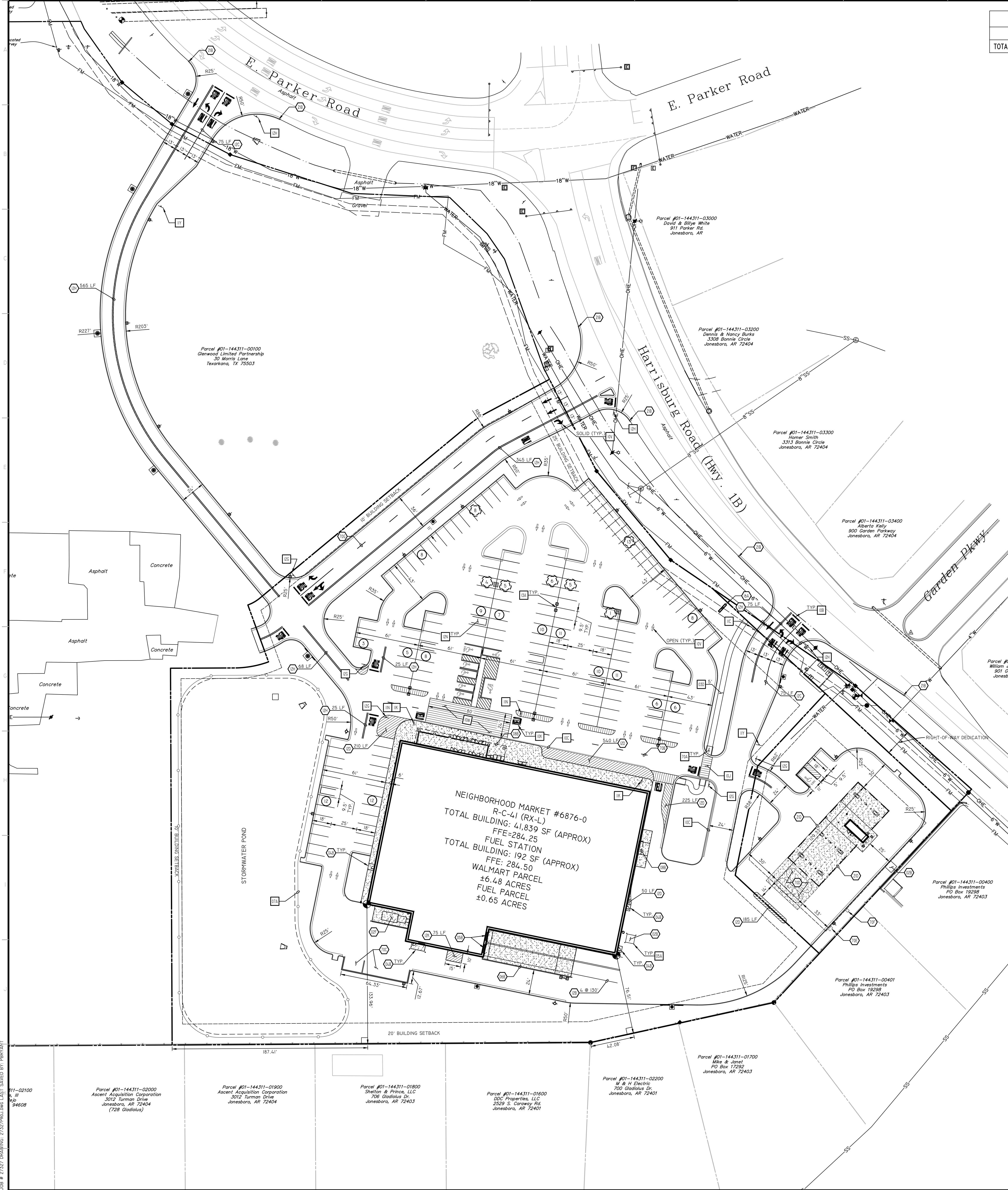
- THE SITEMARK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE 'SITE SPECIFIC SPECIFICATIONS.'
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.



Arkansas \* California \* Georgia \* Minnesota \* Pennsylvania \* Texas



JOB NO.: 27327  
DWG NAME: 27327R01.dwg  
DATE: 3/21/14  
2:15 PM  
Rev: 1  
SHEET NO.: 1 of 14



PARKING RATIO					
	BUILDING SQ.FT.	REQ. SPACES	PROV. SPACES	RATIO/1000 sq.ft.	CART CORRALS
TOTAL BUILDING	41,839	168	168	4.0	6 SPACES

ACCESSIBLE PARKING			
VAN PARKING	1 REQUIRED	2 PROVIDED	
TOTAL	6 REQUIRED	7 PROVIDED	

**GENERAL SITE NOTES**

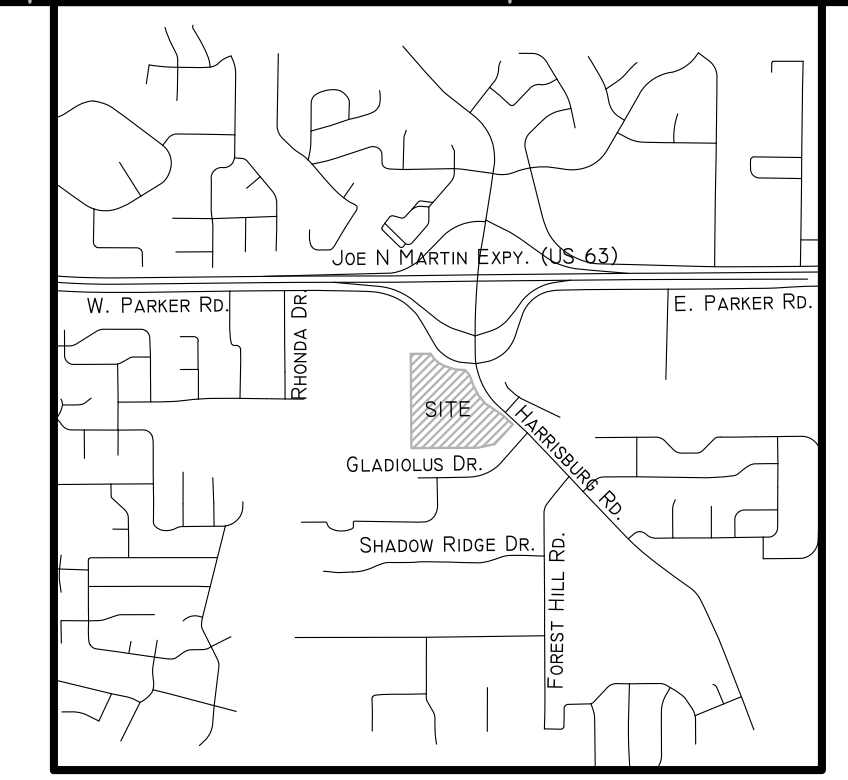
- A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- B. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- C. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 09900 SPECIFICATION.
- D. ALL CURBED RADI ARE TO BE 2' OR 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- E. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- F. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- H. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:  
TOPOGRAPHY/BOUNDARY  
CEI ENGINEERING ASSOCIATES, INC.  
318 S.W. REGENCY PARKWAY, SUITE 2  
BENTONVILLE, ARKANSAS 72712  
(479) 273-9672
- I. ZONING: C-3
- J. SETBACKS:  
FRONT = 25'  
REAR = 20'  
SIDE = 10'
- K. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
- L. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- M. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:  
ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A.  
ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.  
PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A, 08B & 08C OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. (SEE PAVING PLAN)  
ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 02X.  
ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 02S.

**SITE DETAILS**

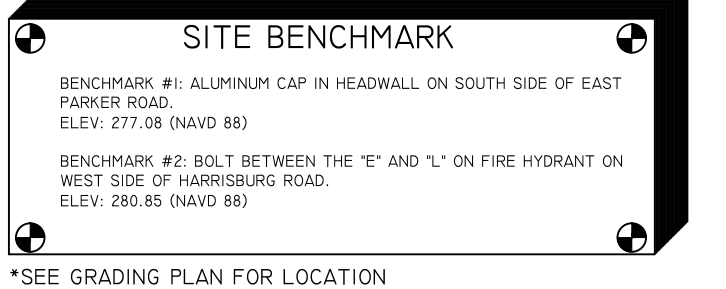
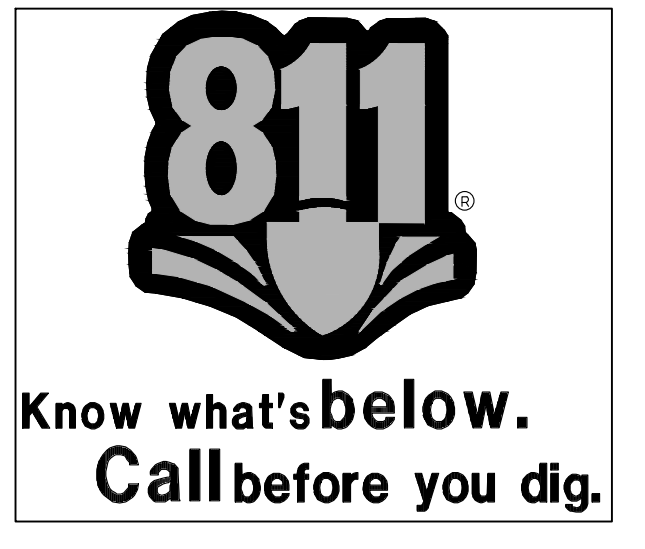
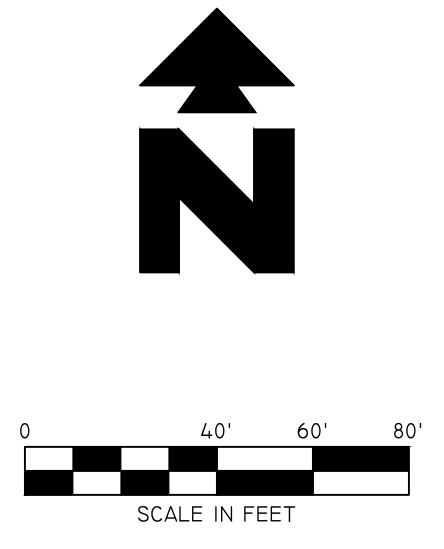
- 050 CONCRETE SIDEWALK
- 05A GUARD POST
- 07A CHAIN LINK FENCE
- 08 STOP BAR
- 09 FIRE LANE MARKING
- 10K YIELD PAVEMENT MARKING
- 10V PAVEMENT MARKINGS
- 10W VESTIBULE CROSSWALK STRIPING
- 11C NO TRUCKS SIGN
- 11K NO PARKING FIRE LANE SIGN
- 11N PEDESTRIAN CROSSING SIGN
- 11Y ADVANCED INTERSECTION LANE CONTROL SIGN
- 12C STOP SIGN (30"x36")
- 12H STOP SIGN (30"x36")
- 12N CART CORRAL
- 12A TYPICAL LIGHTING POLE BASE AND FIXTURE (WAL-MART)
- 70A MODIFIED ADA RAMP IN SIDEWALK

**SITE NOTES**

- 02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS)
- 02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- 02F CONCRETE TRASH COMPACTOR AREA. CONTRACTOR WILL BE PROVIDED AND INSTALLED BY OTHERS (SEE ARCH. PLANS FOR KNOCKOUT LOCATION)
- 04B EXIT PORCH (PER ARCH. PLANS)
- 05B TRUCK WELL WITH SEALS (PER ARCH. PLANS)
- 05E RETAINING WALL WITH TRUCK WELL DRAIN AT TRUCK DOCK (PER ARCH. PLANS)
- 08B OVERHEAD CANOPY (PER ARCH. PLANS)
- 12B 4 INCH TRAFFIC YELLOW ALIGNMENT STRIPES (SEE LENGTH INDICATED AT SYMBOL)
- 12C 4 INCH REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL)
- 12D 4 INCH WIDE PAINTED YELLOW STRIPES, 2.0 FOOT O.C. @ 45 DEGREES (SEE LENGTH INDICATED AT SYMBOL)
- 12H 4 INCH DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 12K JIB-CRANE AREA, 4 INCH WIDE PAINTED YELLOW STRIPES, 2.0 FOOT O.C. @ 45 DEGREES (SEE LENGTH INDICATED AT SYMBOL)
- 16A WAL-MART PYLON SIGN (TO BE FURNISHED AND INSTALLED BY OTHERS; CONTRACTOR SHALL INSTALL CONDUIT AND WIRING TO PYLON SIGN AS A PART OF THIS CONTRACT)
- 21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
- 21D EDGE OF CONCRETE SLAB (PER ARCH. PLANS)
- 70S 4 INCH TRAFFIC YELLOW LANE STRIPE, 6' LONG WITH 18" GAP (TYPICAL)
- 70T BALE & PALLET AND ORGANICS STORAGE AREA
- 70U UNDERGROUND STORAGE TANKS
- 70E REMOTE VENT (PER MECH. PLANS)
- 70F AIR STATION (PER ARCH. PLANS)
- 70G REFER TO DETAIL PH-1 OF THE CITY OF JONESBORO STREET IMPROVEMENT MANUAL.



Vicinity Map  
NOT TO SCALE



**LEGEND**

- Property Line
- Lot Line
- Adjacent Lot/Property Line
- Centerline
- Right-of-Way Line
- Easement Line
- Natural Gas Line
- Overhead Electric Line
- Sanitary Sewer Line
- Storm Drainage Pipe
- Underground Electric Line
- Water Line
- Wire Metal Fence (Unless Otherwise Noted)
- Calculated Point
- Set 5/8" Rebar (L8#1337)
- Found Rebar (As Noted)
- Found Alum Monument (As Noted)
- Found Pipe (As Noted)
- Found Nag Nail (As Noted)
- Found Right-of-Way
- Sewer Manhole
- Drainage Manhole
- Fire Hydrant
- Gas Meter
- Utility Pole
- Sign
- Deciduous Tree

**PROPOSED**

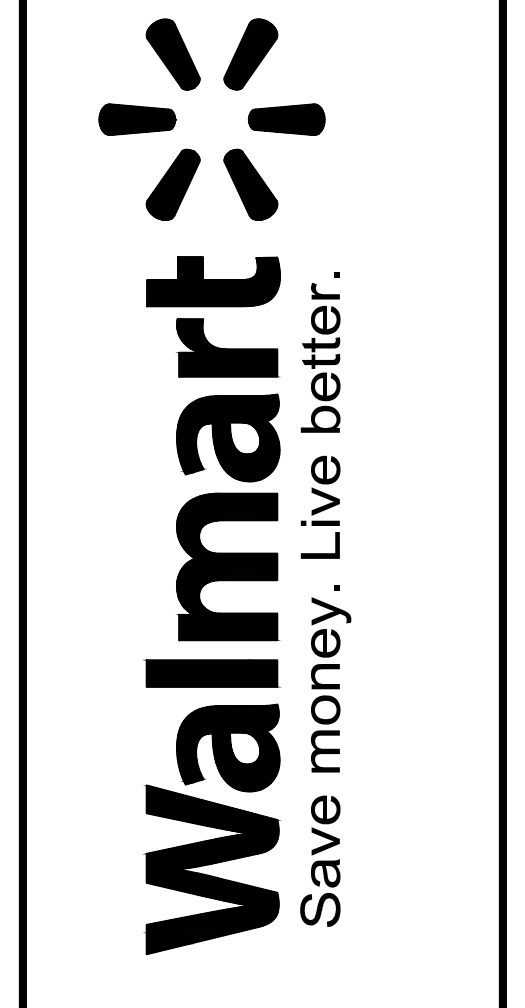
- Boundary Line
- Concrete Curb and Gutter. See Detail 01A & 01B.
- Building Control Point
- Proposed Associate Parking 4" Wide Painted White Stripes
- Proposed Parking Spaces
- Limits of Concrete Aprons (Per Arch. Plans)
- Proposed Lighting (See Photometric Plan)
- Cart Corral
- Flared End Section
- Fire Hydrant
- Grate Inlet
- Curb Inlet
- Junction Box
- Electric Transformer
- Gas Meter

**ALERT TO CONTRACTOR:**  
ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

REVISIONS		
NO.	DATE	DESCRIPTION

**Engineering Associates, Inc.**  
ENGINEERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

NEIGHBORHOOD MARKET #6876-0  
**SITE PLAN**  
U.S. 63 & HARTSBURG ROAD  
JONESBORO, ARKANSAS



INITIAL DESIGN	DATE
NLP	JPB
DPOR	DES
	DRW

JOB NO.:	27327
DWG. NAME:	27327P01
DATE:	3/21/16
TIME:	2:15 PM
REV-1	
SHEET NO.	3 OF 14

JOB # 27327 DRAWING: 27327P01.DWG LAST SAVED BY: EBP/ANT  
11-02100  
3/16  
9:46:08

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