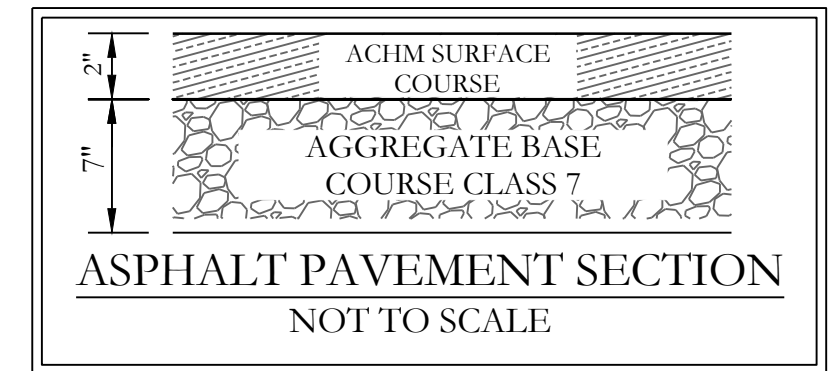
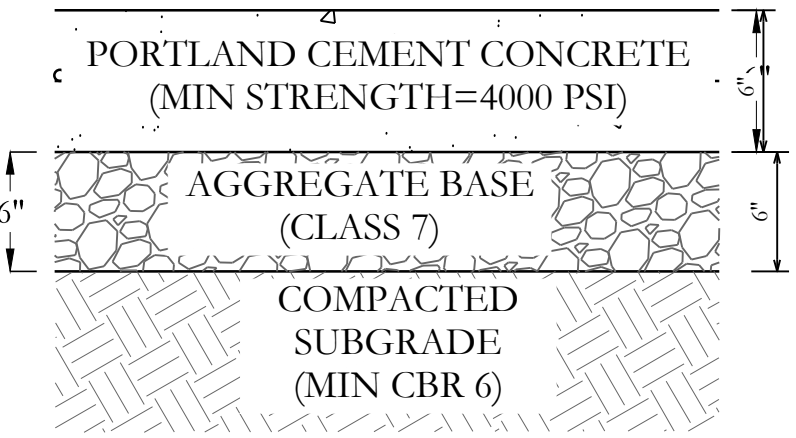
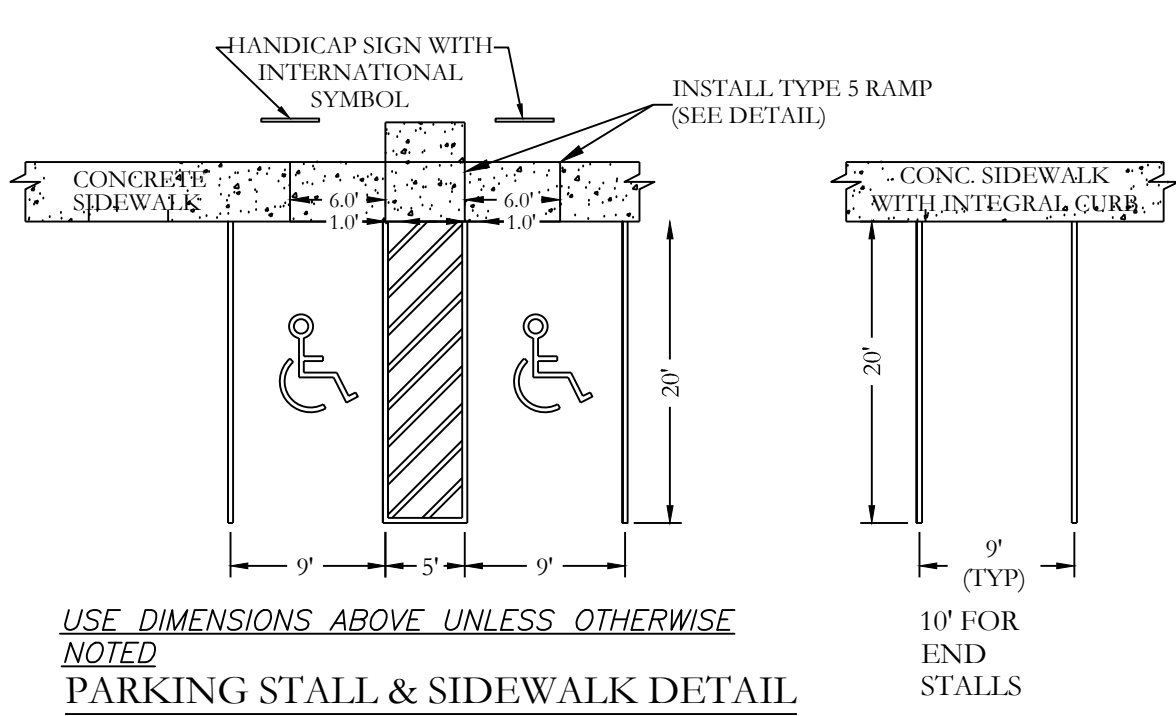
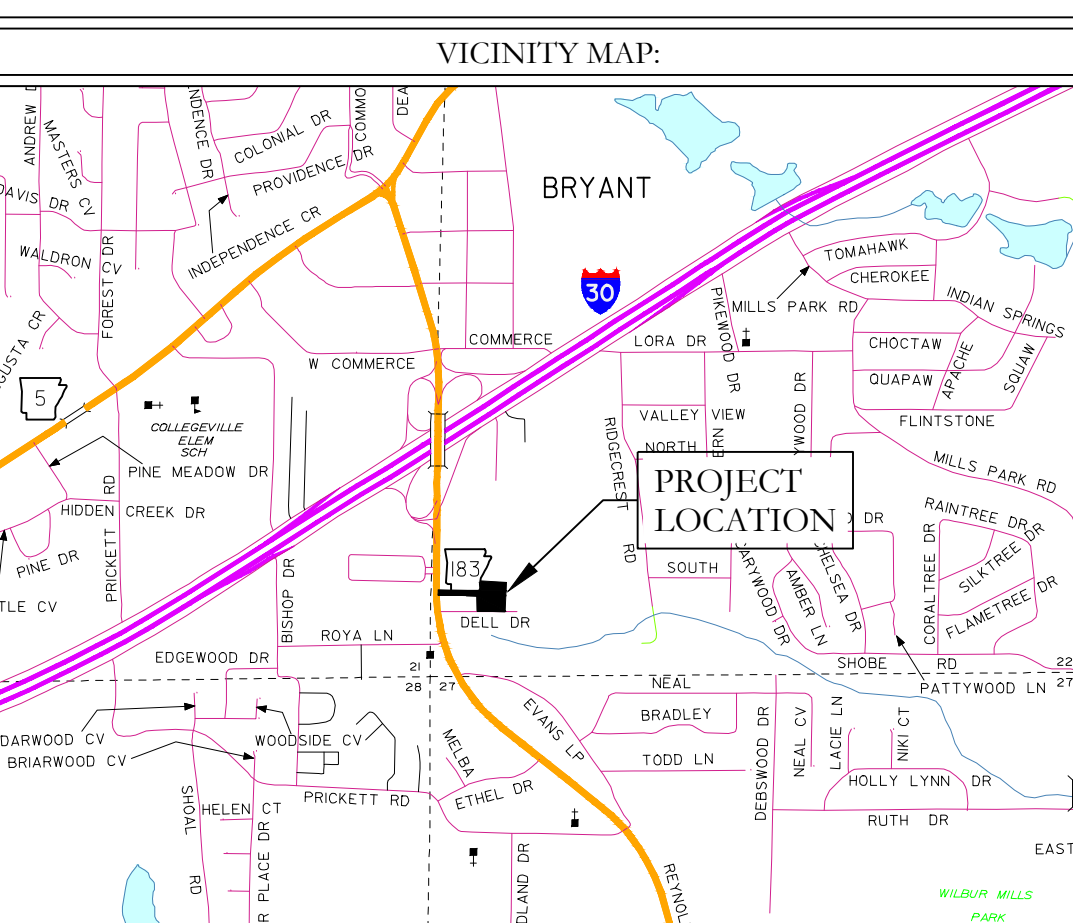
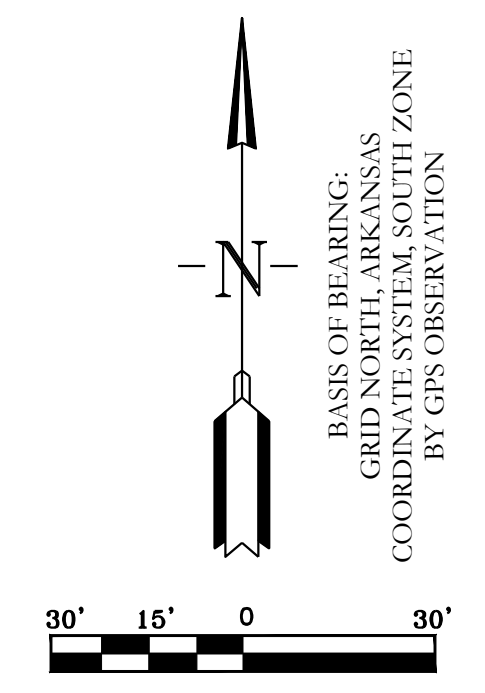


SITE DATA	
TOTAL SITE AREA	3.33 ACRES
TOTAL DEVELOPMENT AREA	3.33 ACRES
GROSS BUILDING AREA	BUILDING #1 9,960 SQ. FT. BUILDING #2 7,507 SQ. FT. TOTAL 17,467 SQ. FT.
BUILDING SETBACKS	FRONT SETBACK LINE: 50' SIDE SETBACK LINE: AS SHOWN REAR SETBACK LINE: 15' FRONT LANDSCAPE BUFFER: 10'
BUILDING HEIGHTS	1 STORY
BUSINESS TYPE	HEALTH CARE
PARKING CALCULATION (PROVIDED)	111 PARKING SPACES PROVIDED @ ADA SPACES

ZONING INFORMATION	
CURRENT ZONING	C-2 HIGHWAY COMMERCIAL DISTRICT
MINIMUM LOT WIDTH (FT)	N/A
FRONT YARD SETBACK (FT)	50'
REAR YARD SETBACK (FT)	15'
SIDE YARD SETBACK (FT)	AS SHOWN
MAXIMUM BUILDING COVERAGE (SF)	17,707



HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE

OWNER: Name: R & M DUNLAP PROPERTIES, LLC Address: _____ Phone: _____ Email: _____	DEVELOPER: Name: R & M DUNLAP PROPERTIES, LLC Address: _____ Phone: _____ Email: _____
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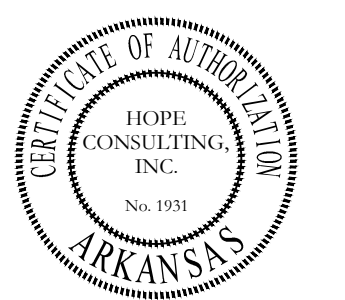
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---	--	--	---

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FAX (501) 315-0024
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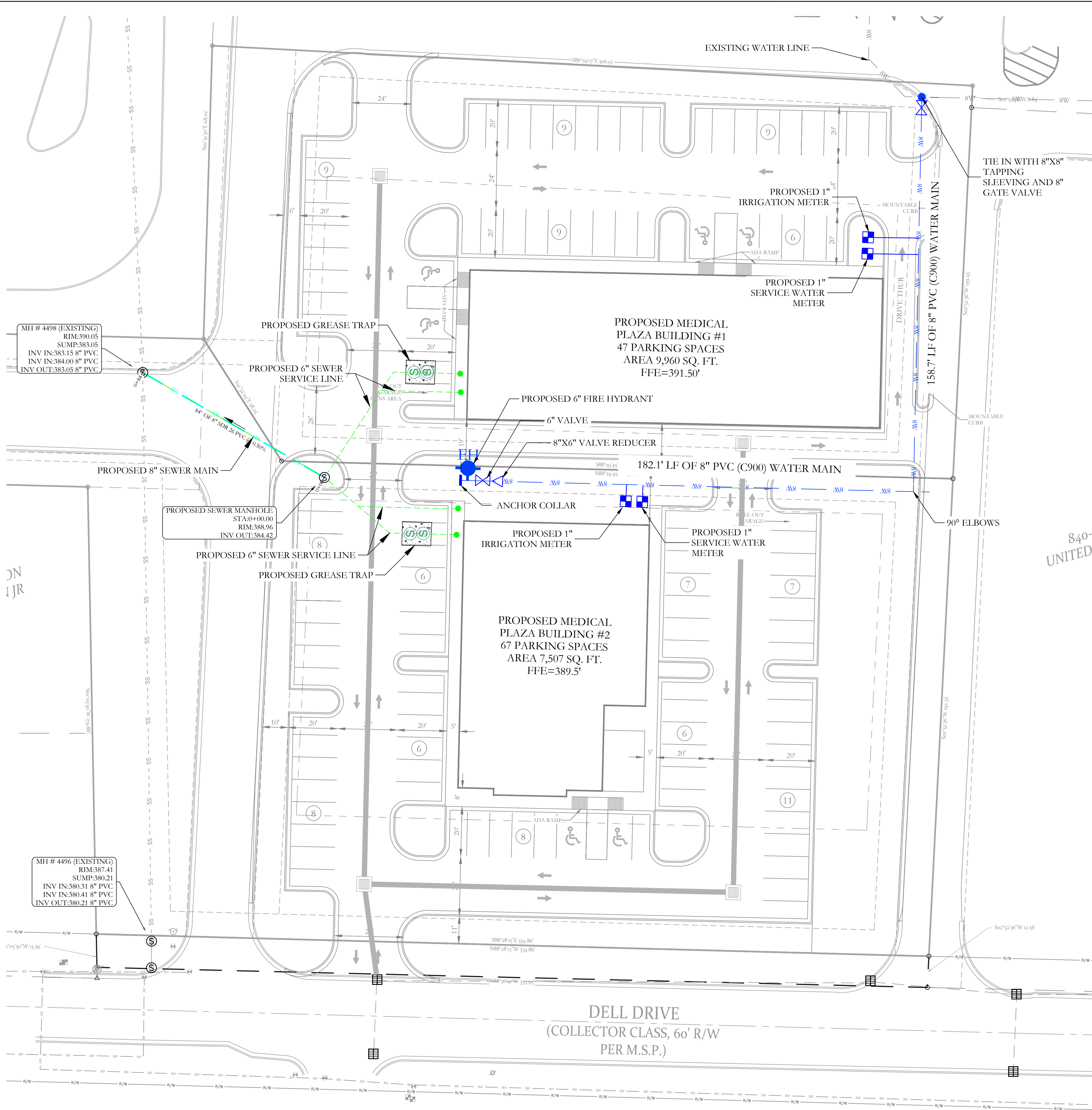
FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA SITE PLAN
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 03-19-2025	C.A.D. BY:	DRAWING NUMBER: 24-1351
REVISED:	CHECKED BY:	
SHEET: C-1.0	SCALE:	

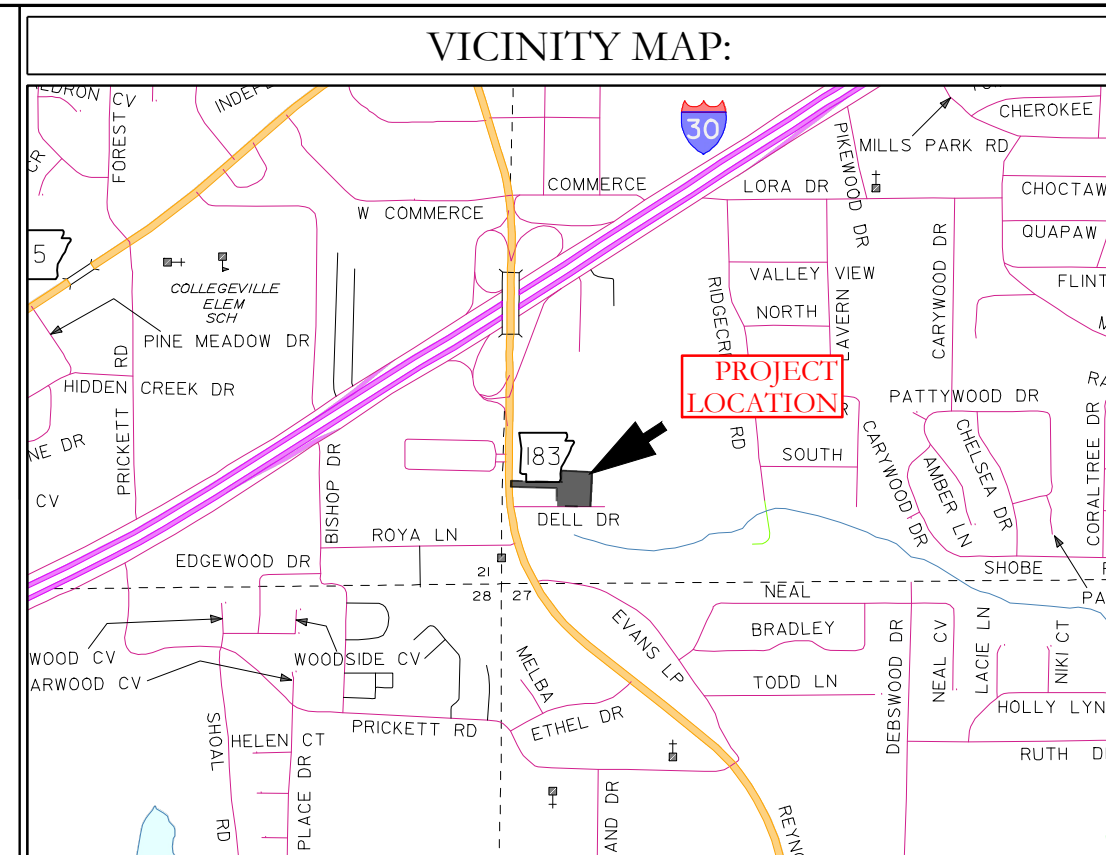
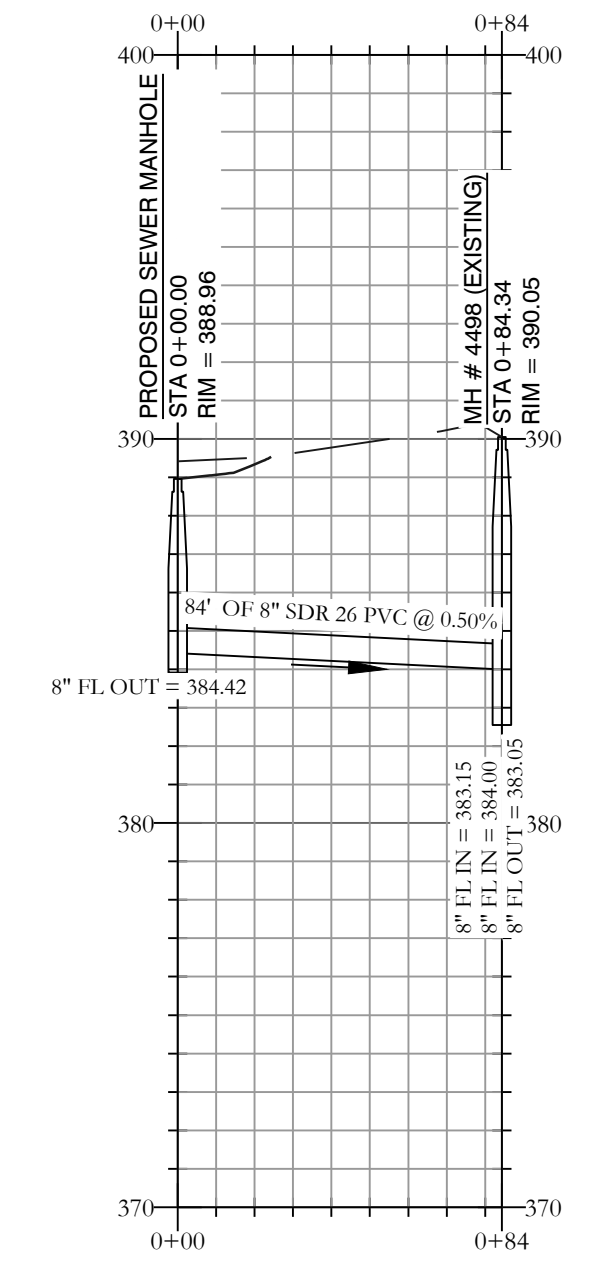


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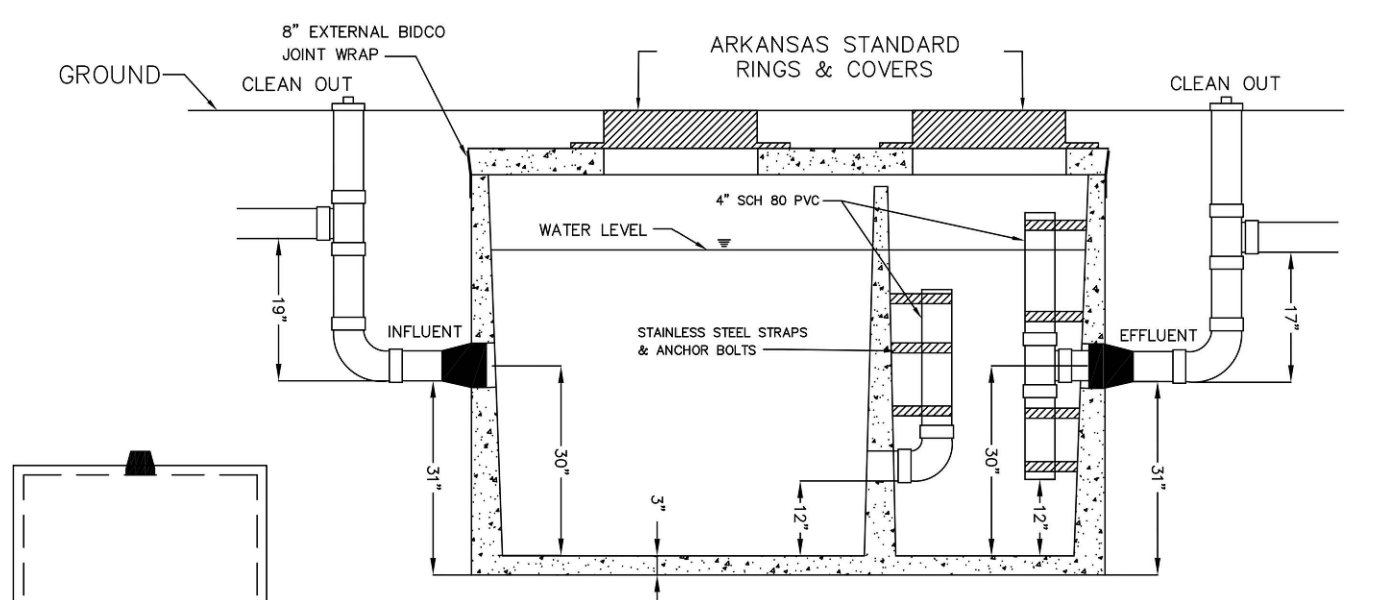


PROPOSED SEWER PROFILE

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'



- WATER UTILITY NOTES:**
- ALL WATER INSTALLATION SHALL BE DONE IN ACCORDANCE WITH CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION FOR WATER LINES AND SEWER LINES' 2015 EDITION.
- SEWER CONSTRUCTION NOTES:**
- ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION FOR WATER LINES AND SEWER LINES' 2015 EDITION.



WITH KOR-N-SEAL CONNECTORS

SPECIFICATIONS

CONCRETE 4500 PSI @ 28 DAYS

REINFORCEMENT TOP, BOTTOM, & SIDES-#3 BAR ON 10" CENTERS

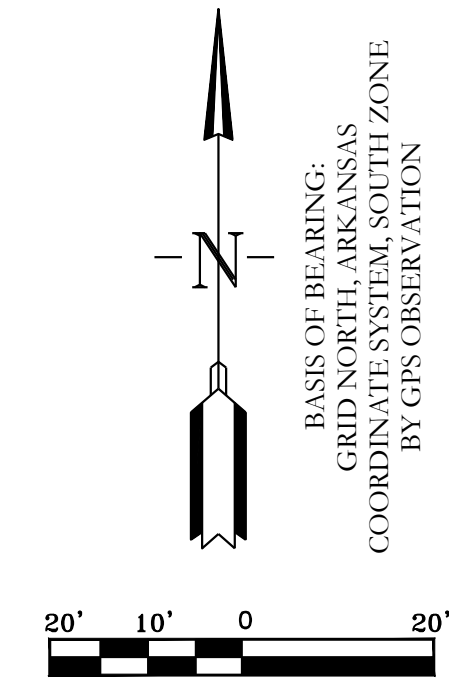
LOADING H-20 LOADING UPON REQUEST

1,000 GALLON GREASE TRAP

99 1/2" LONG X 65 1/2" WIDE X 67" TALL
(73" TALL WITH TRAFFIC LID)

OWNER:	DEVELOPER:
Name: <u>R & M DUNLAP PROPERTIES, LLC</u>	Name: <u>R & M DUNLAP PROPERTIES, LLC</u>
Address: _____	Address: _____
Phone: _____	Phone: _____
Email: _____	Email: _____

- LEGEND**
- PLSS Aliquot Corner
 - Fnd. Corner Monument
 - Set 1/2" Rebar/Cap (1664)
 - Computed Point
 - (M)- As Measured
 - (P)- Per Deed or Plat Records
 - ESMT - Easement
 - B.S.L. - Building Setback Lines
 - Clean Out
 - Water Meter
 - Power Pole
 - Sewer Manhole
 - Telephone Pedestal
 - Drainage Manhole
 - Gas Meter
 - Fence
 - Overhead Power
 - Sewer Line
 - Water Line
 - Telephone Line
 - Electric Line
 - Gas Line
 - Existing Access Agreement
 - Public Right-of-Way Dedication



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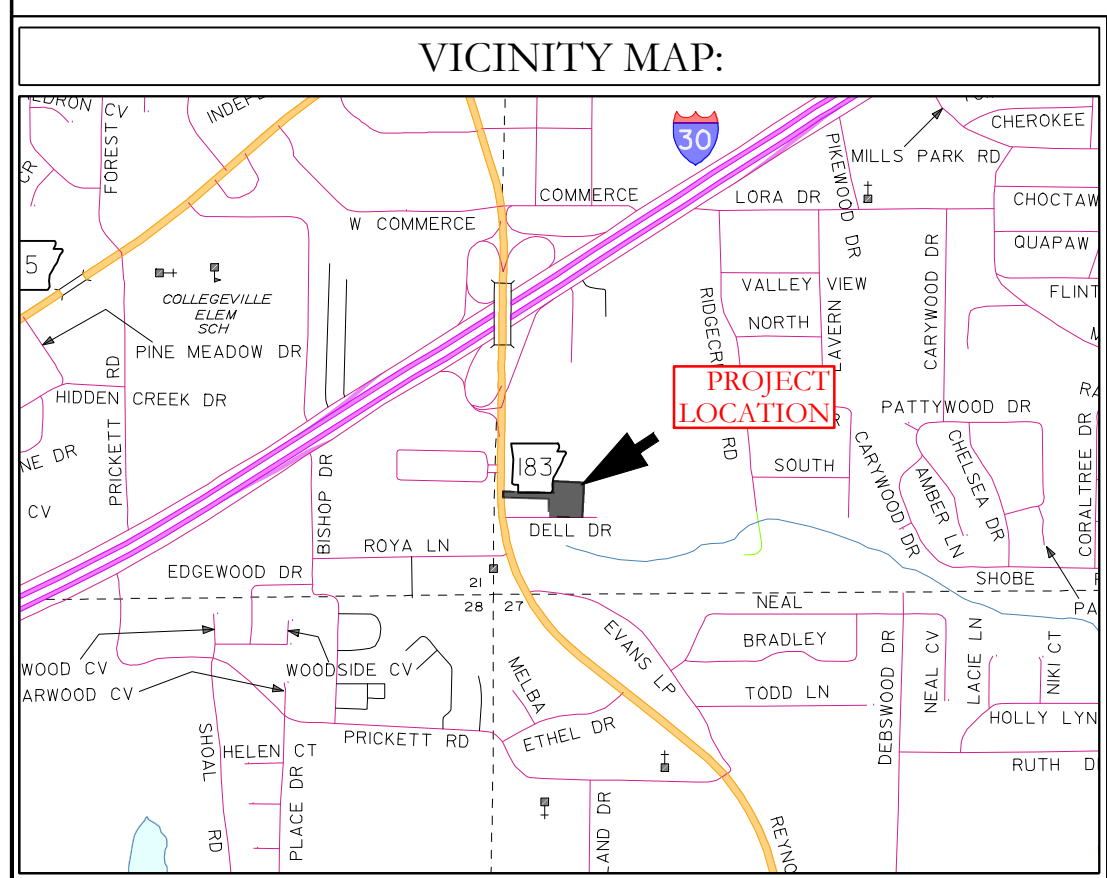
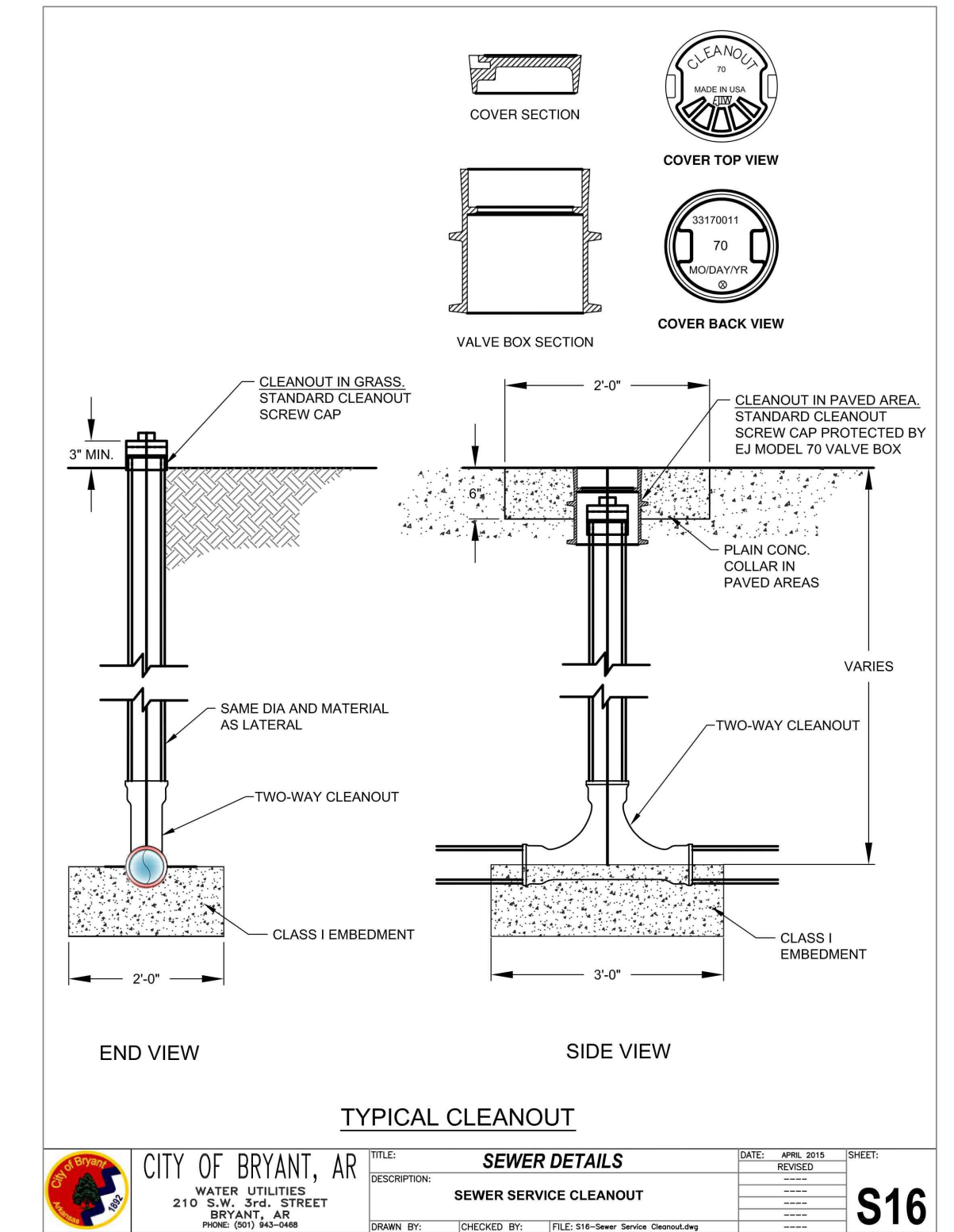
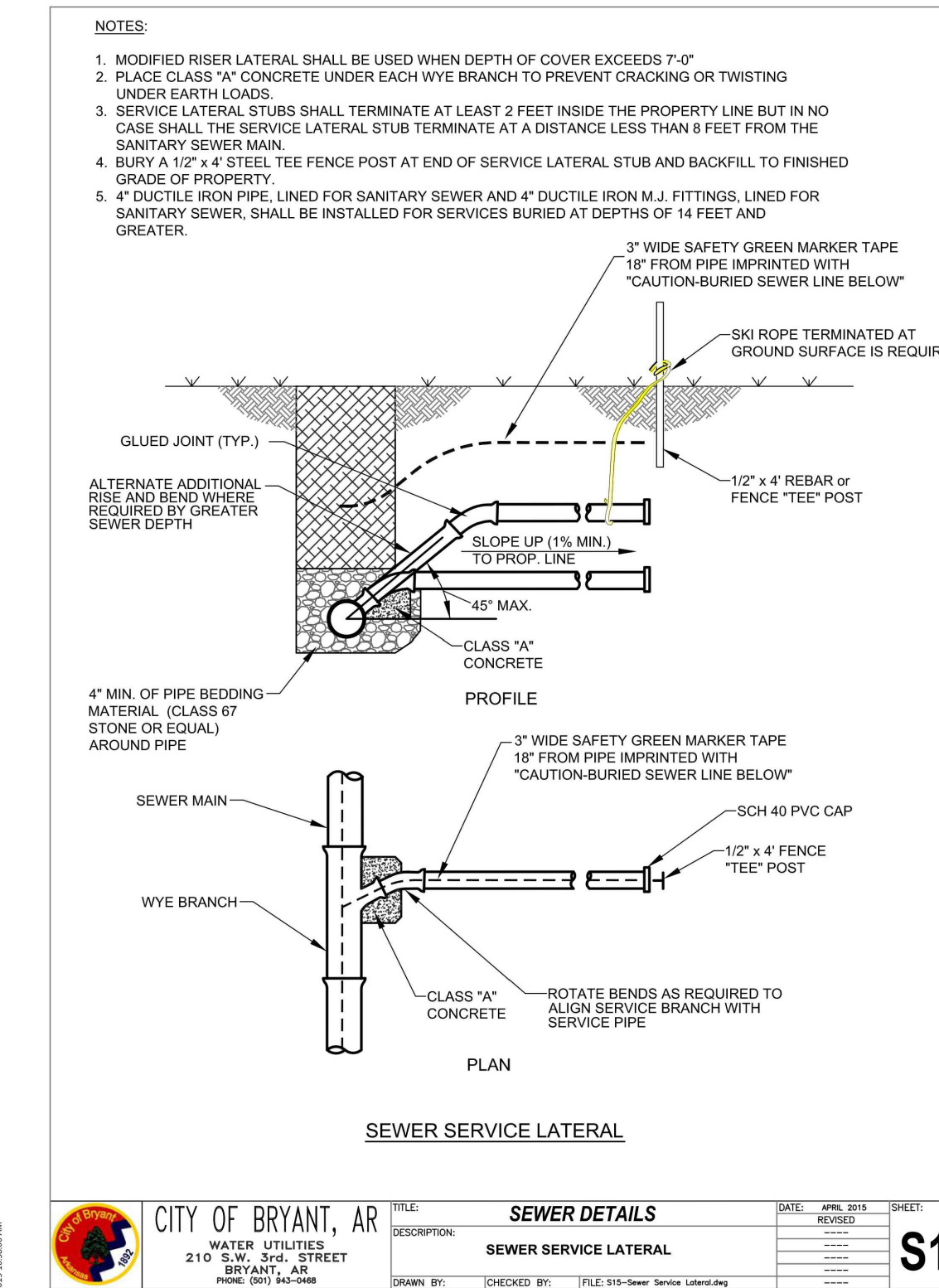
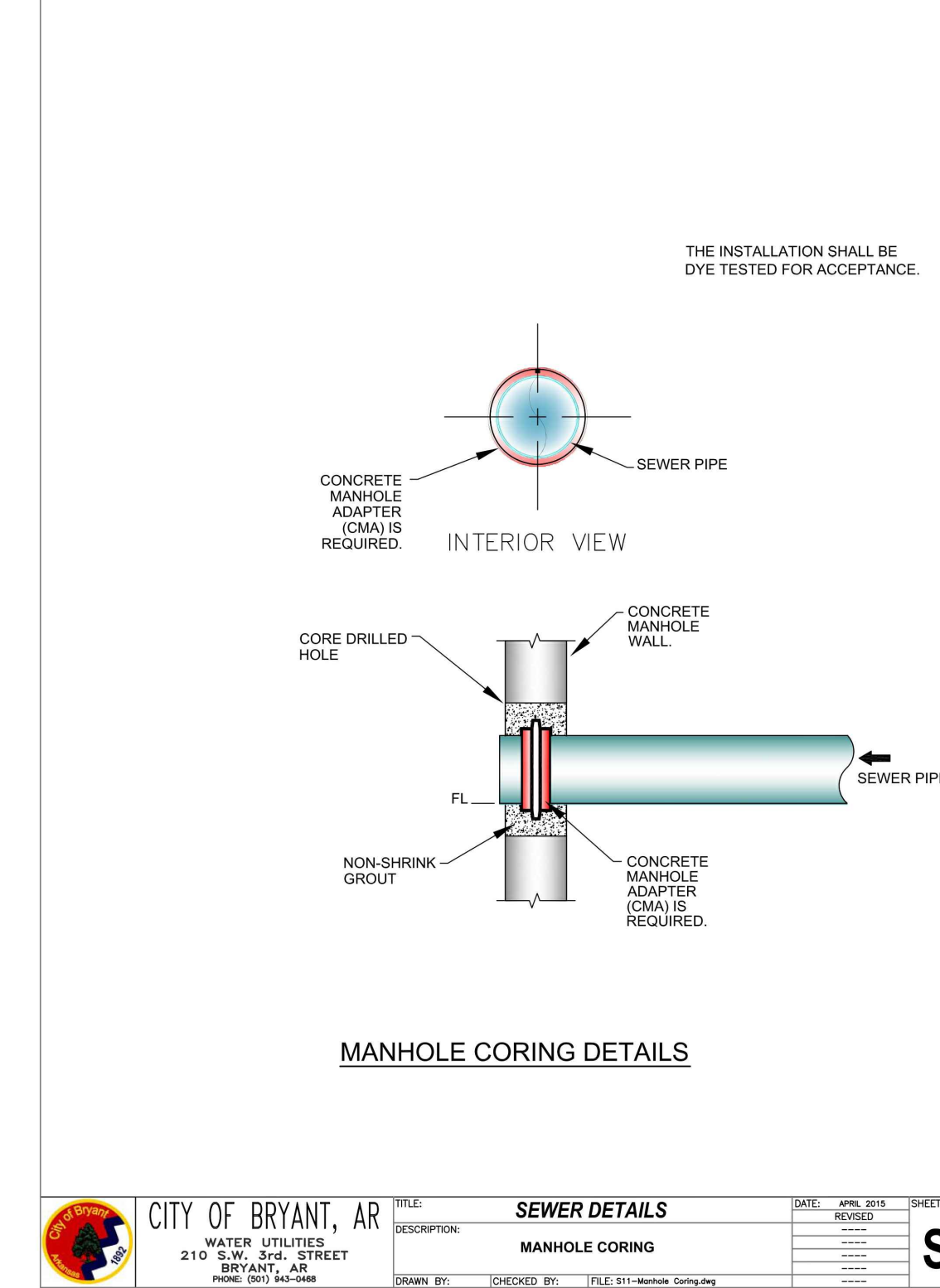
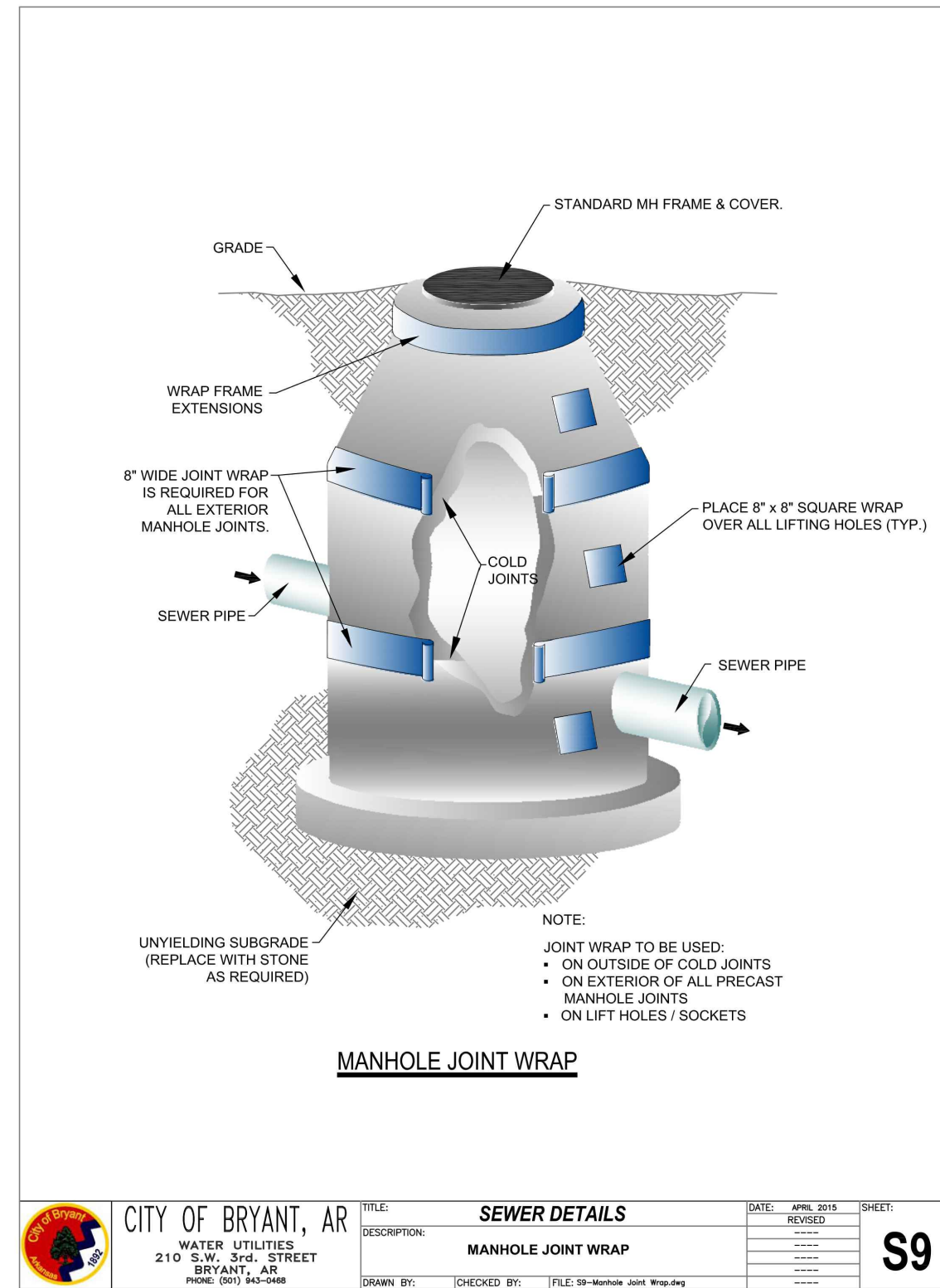
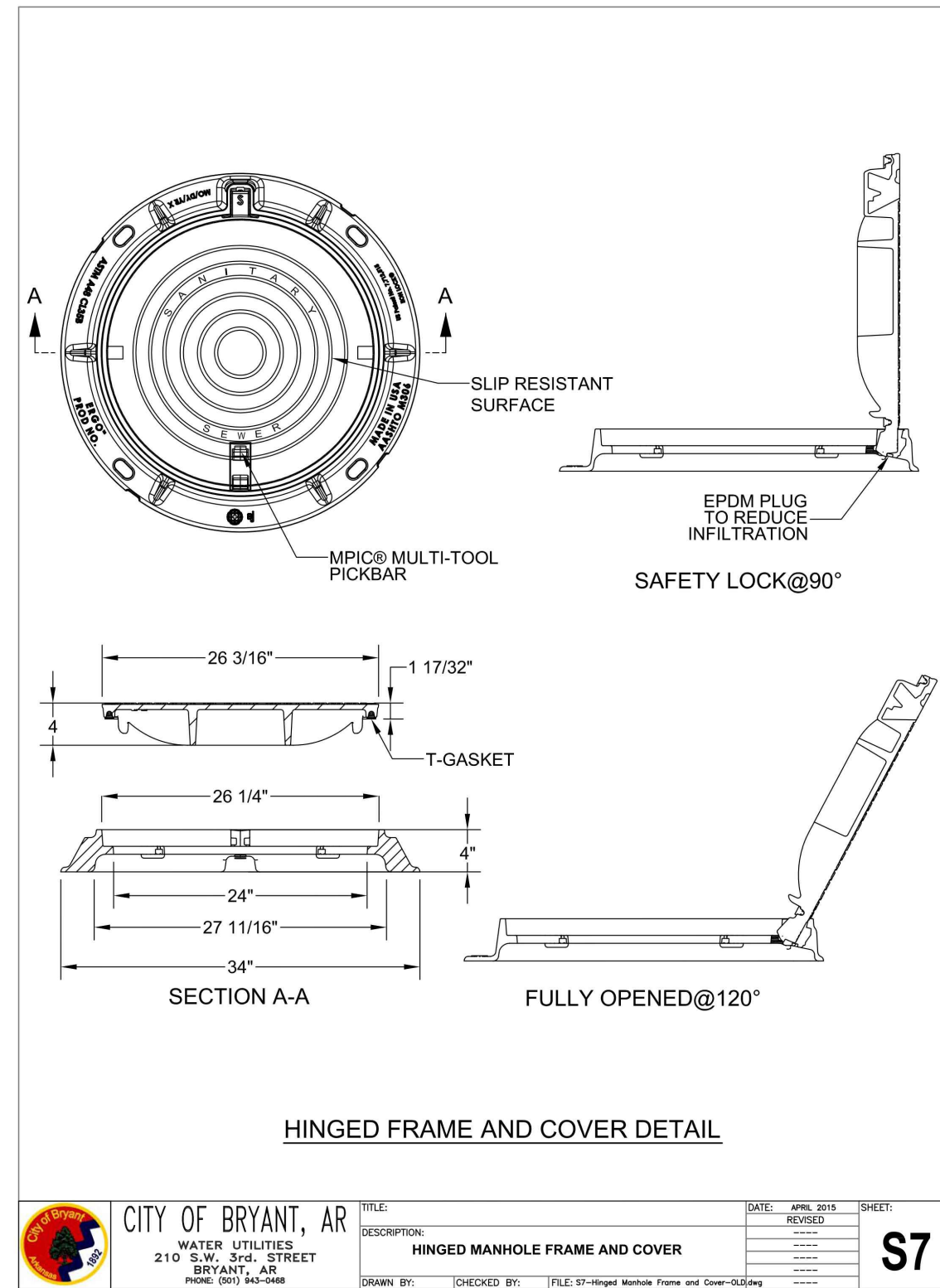
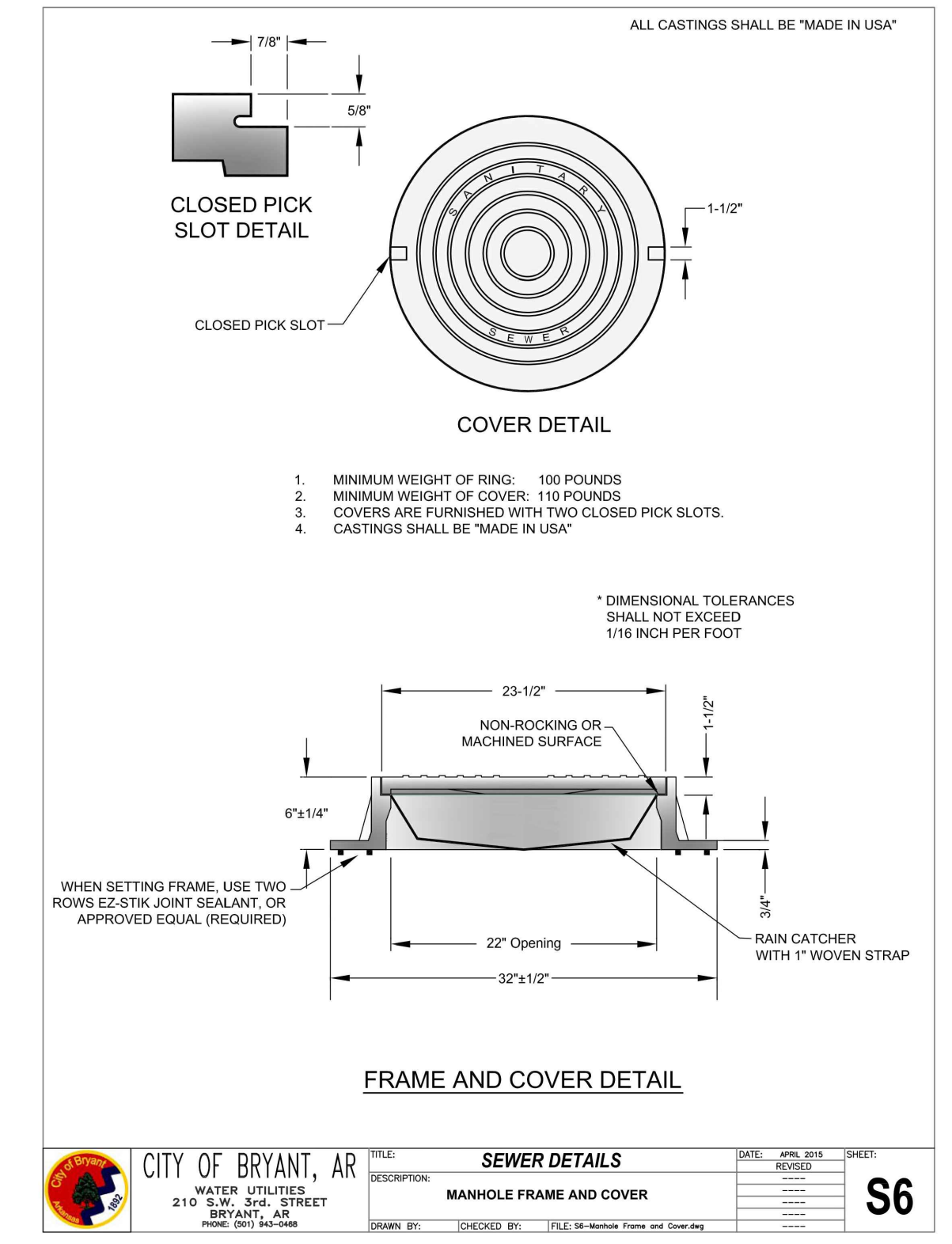
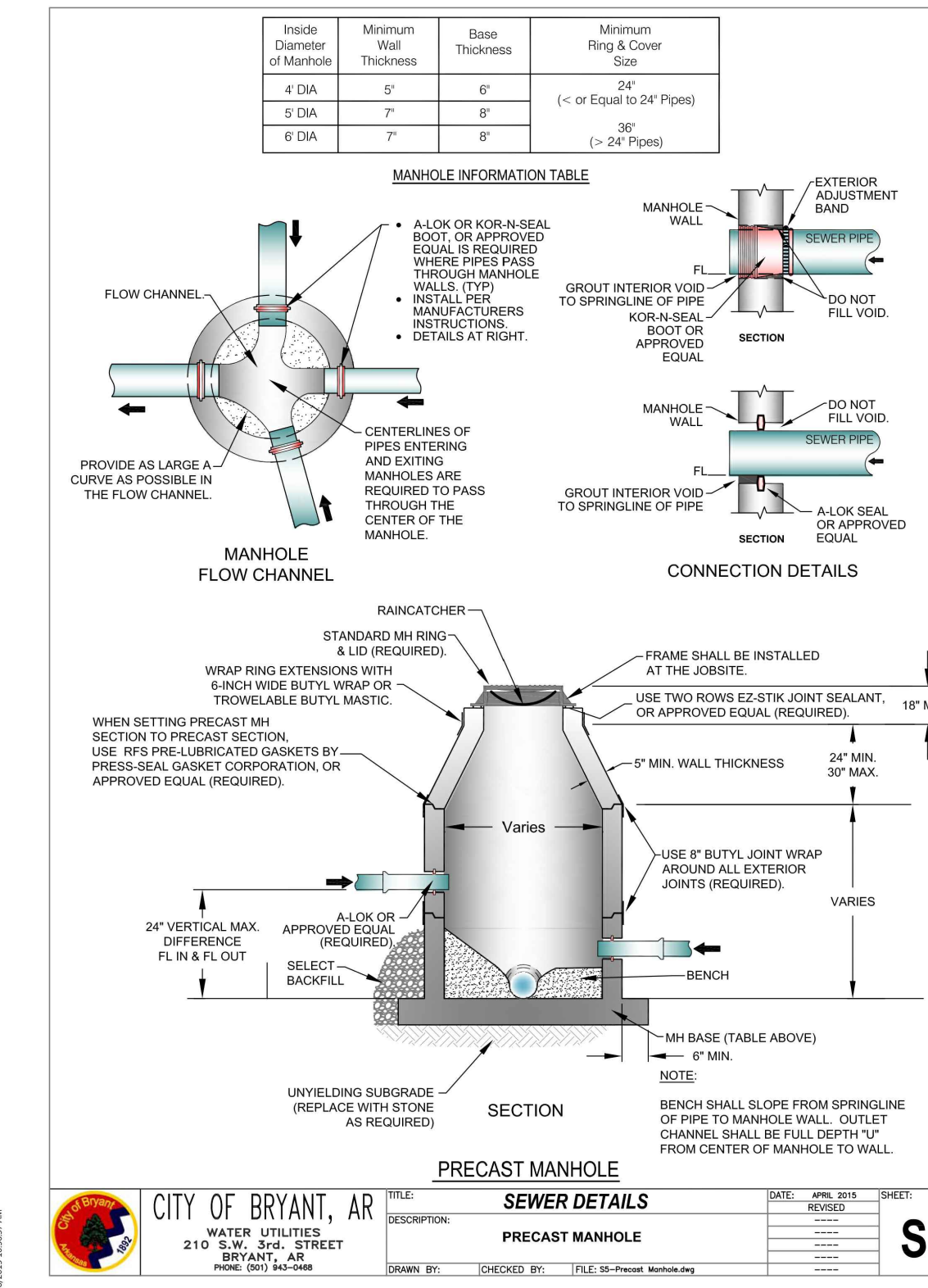
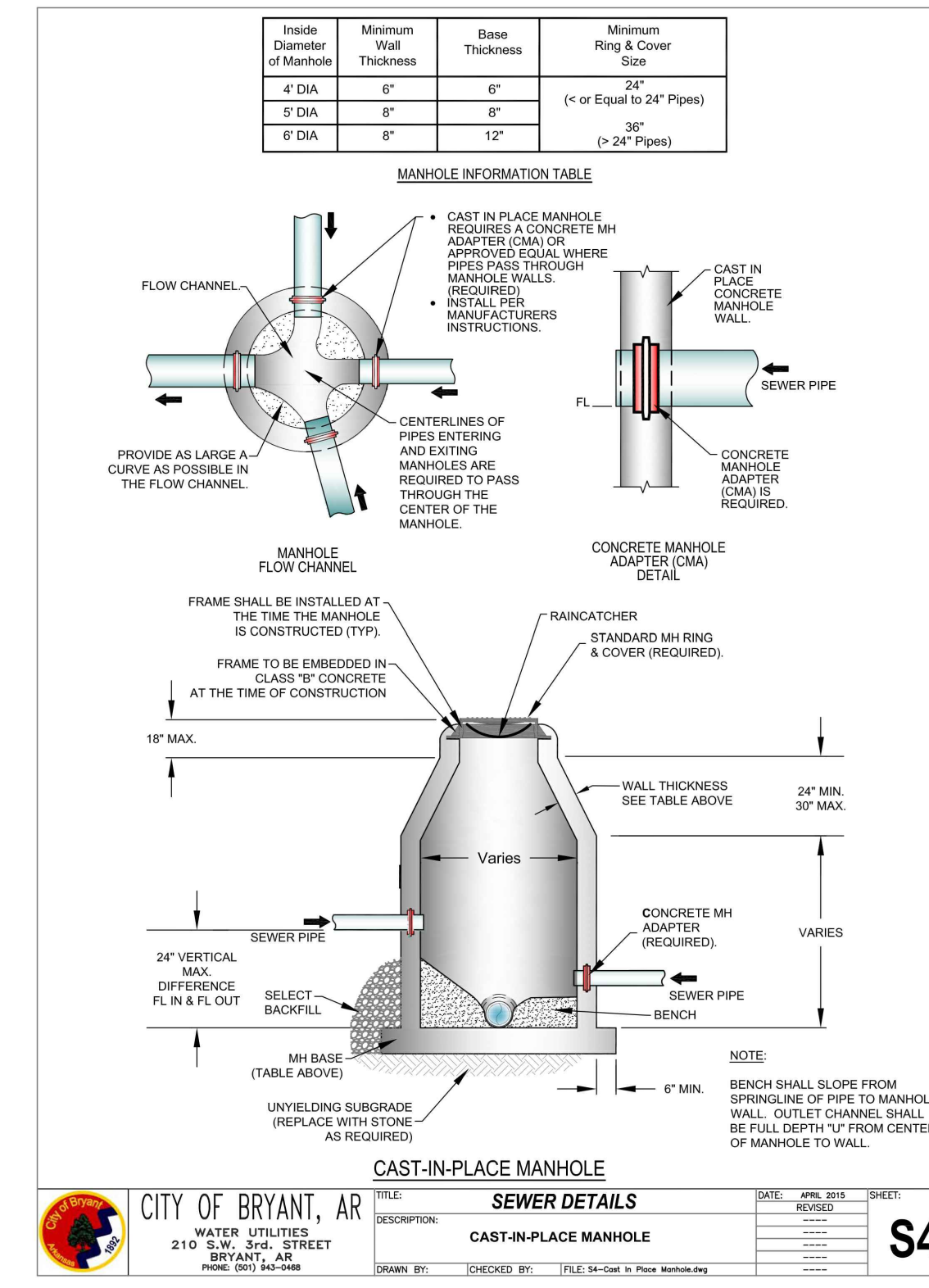
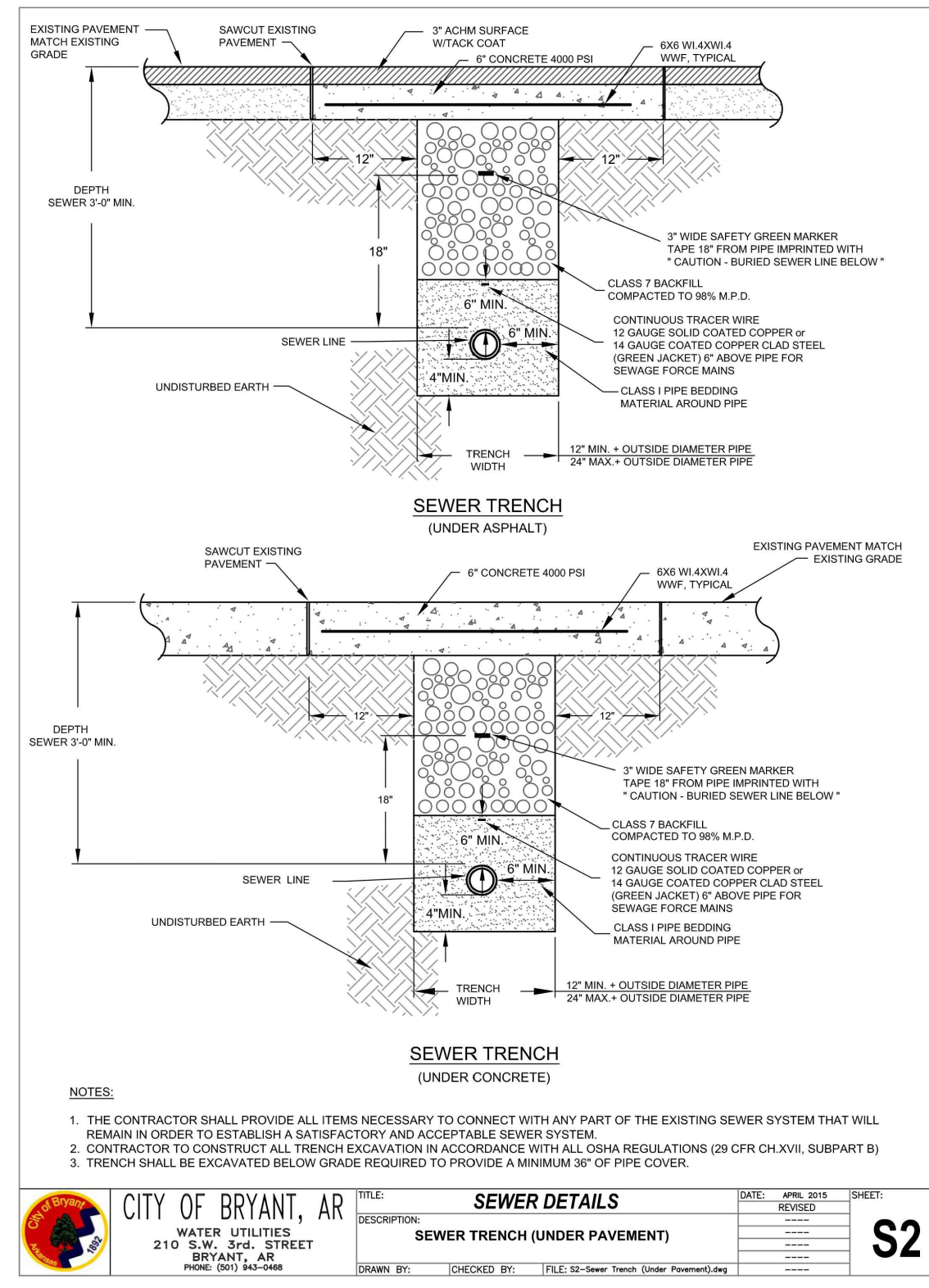
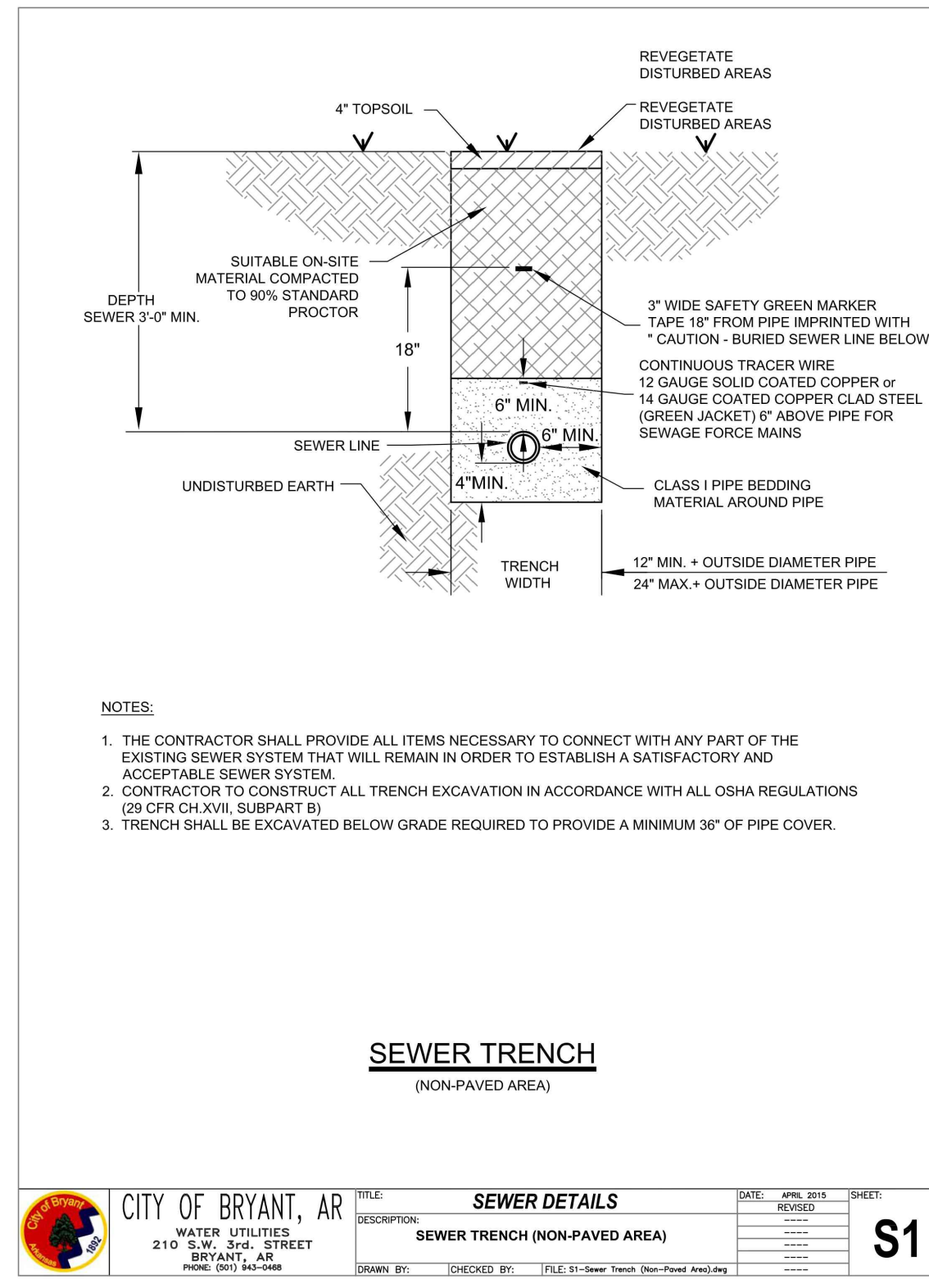
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
UTILITY PLAN & SEWER PROFILE
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 03/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	24-1351
SHEET: C-2.0	SCALE: 1" = 20'	
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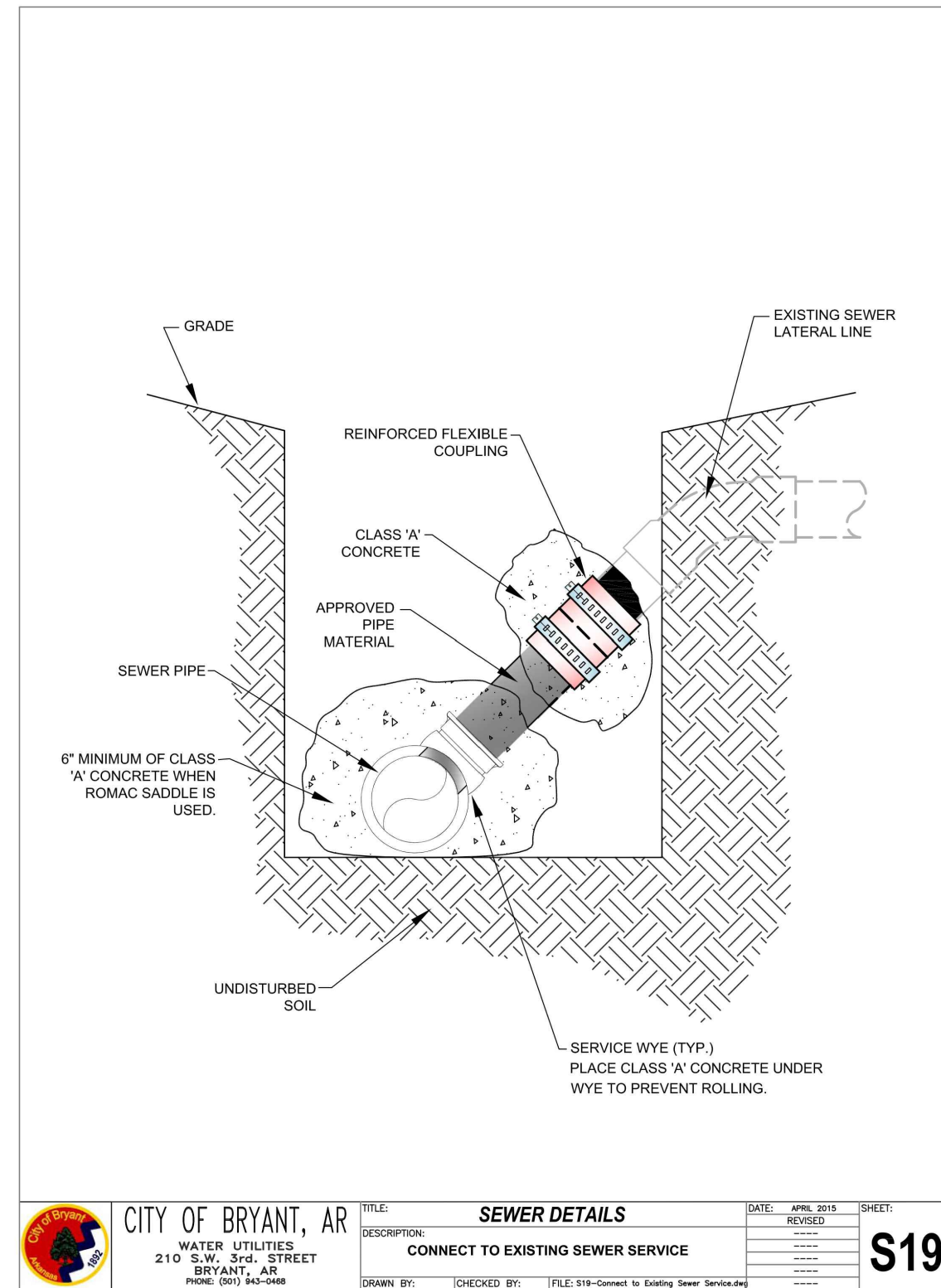
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FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

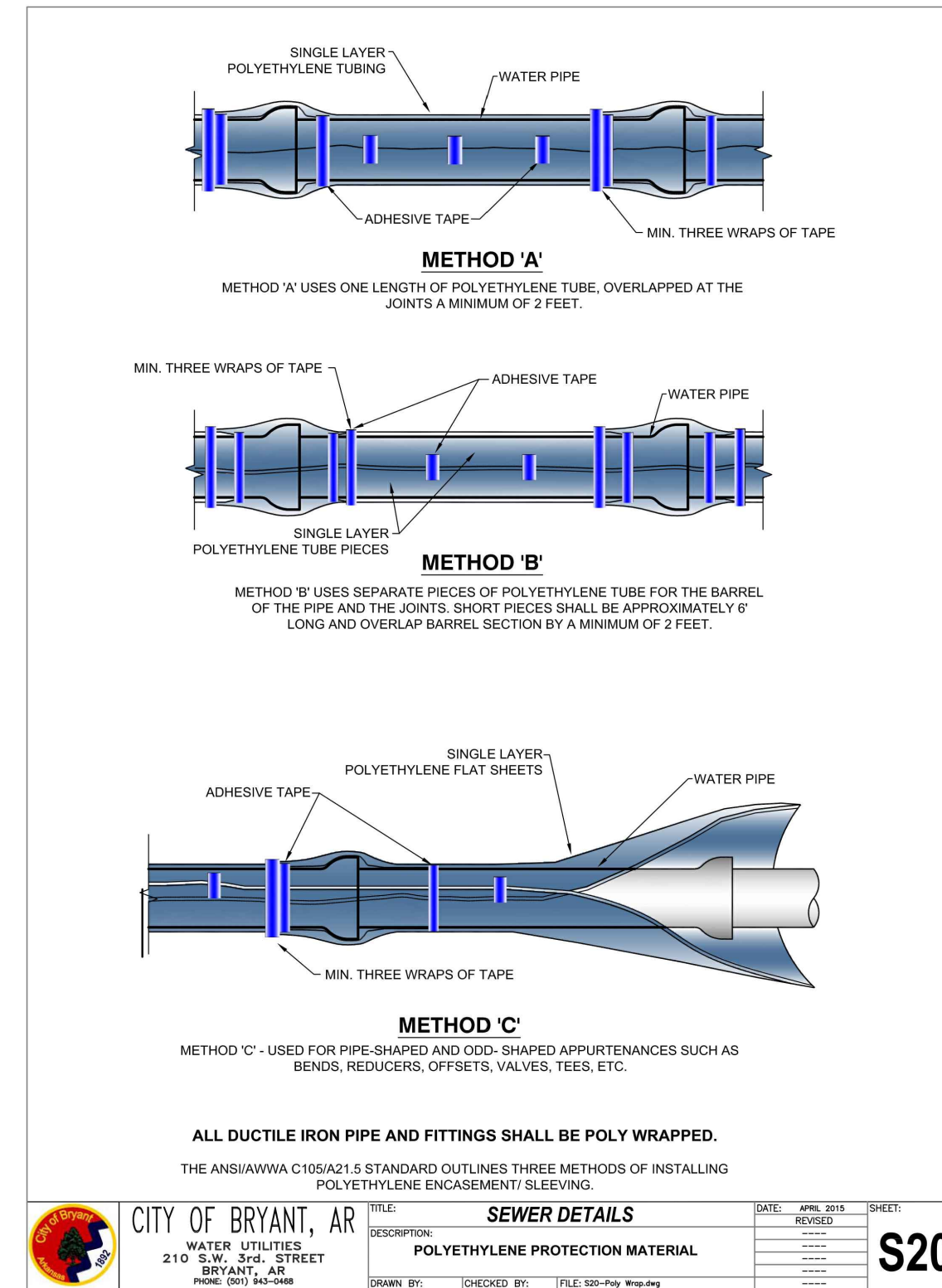
MEDICAL PLAZA
 SEWER UTILITIES DETAILS
 DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 03/19/2025 C.A.D. BY: DRAWING NUMBER:
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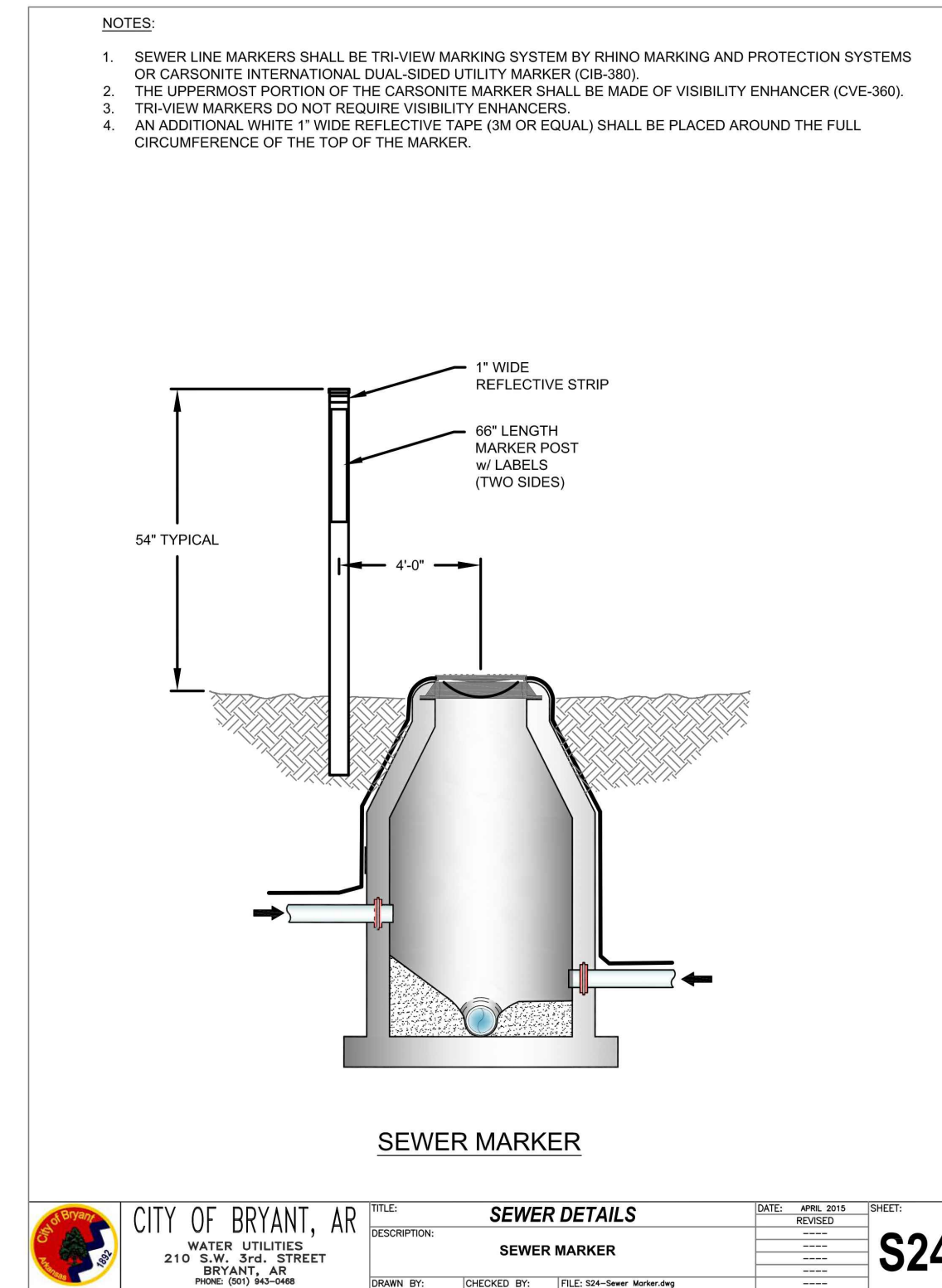
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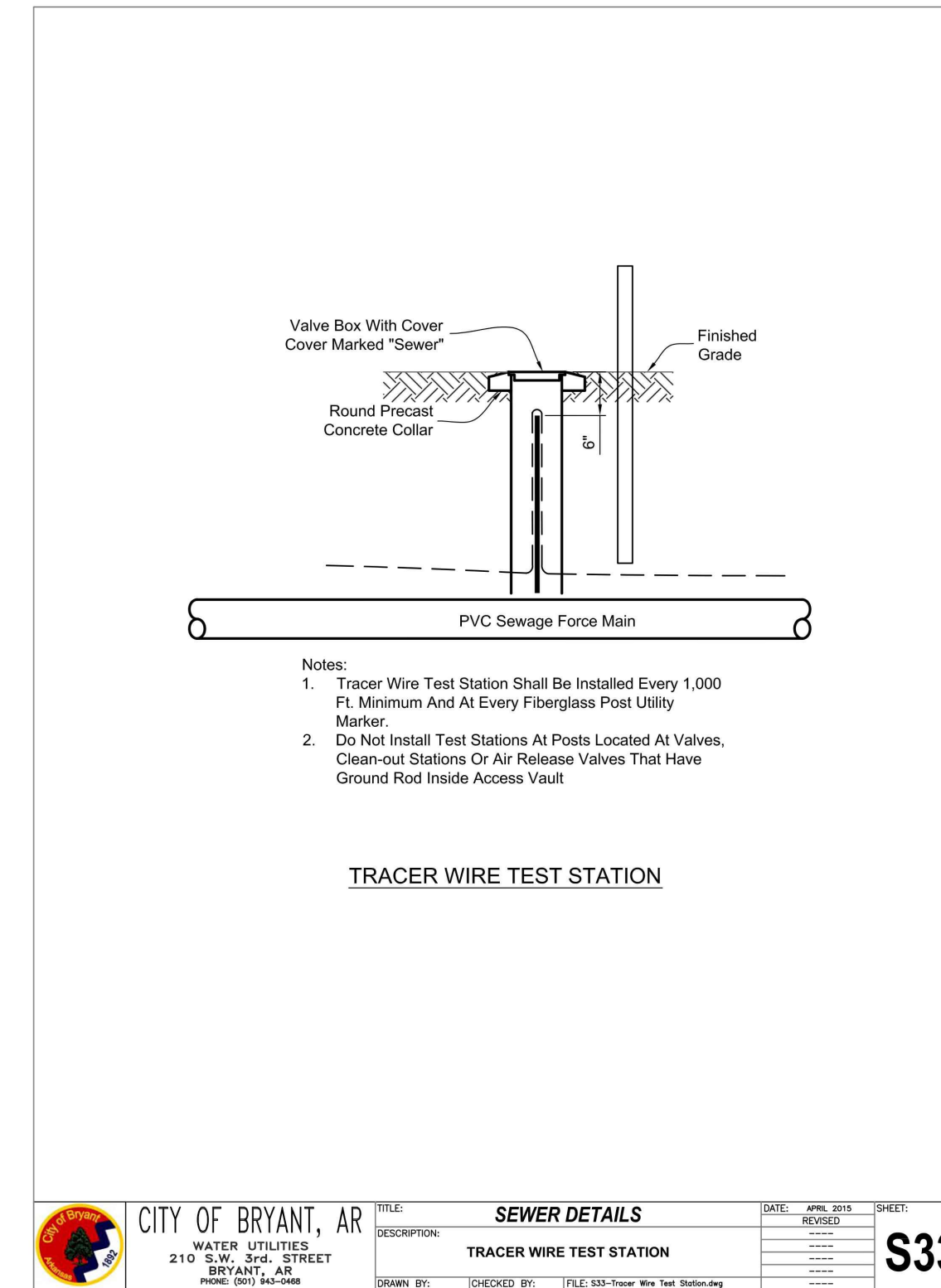
CITY OF BRYANT, AR		TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET: S19
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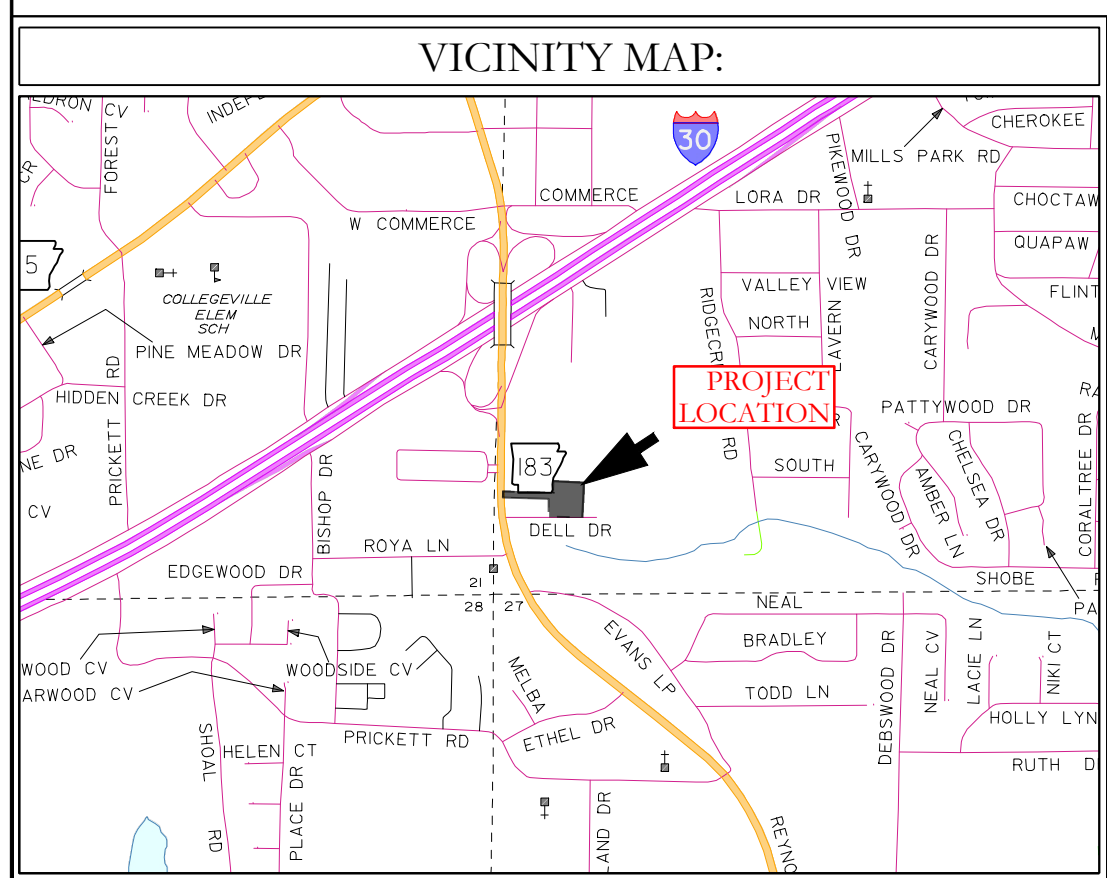
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CITY OF BRYANT, AR		TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET: S24
WATER UTILITIES 210 S.W. 34th STREET BRYANT, AR PHONE: (501) 344-0444		DESCRIPTION: SEWER MARKER	DESIGNED: [blank]	CHECKED BY: FILE: [blank]



CITY OF BRYANT, AR		TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET: S33
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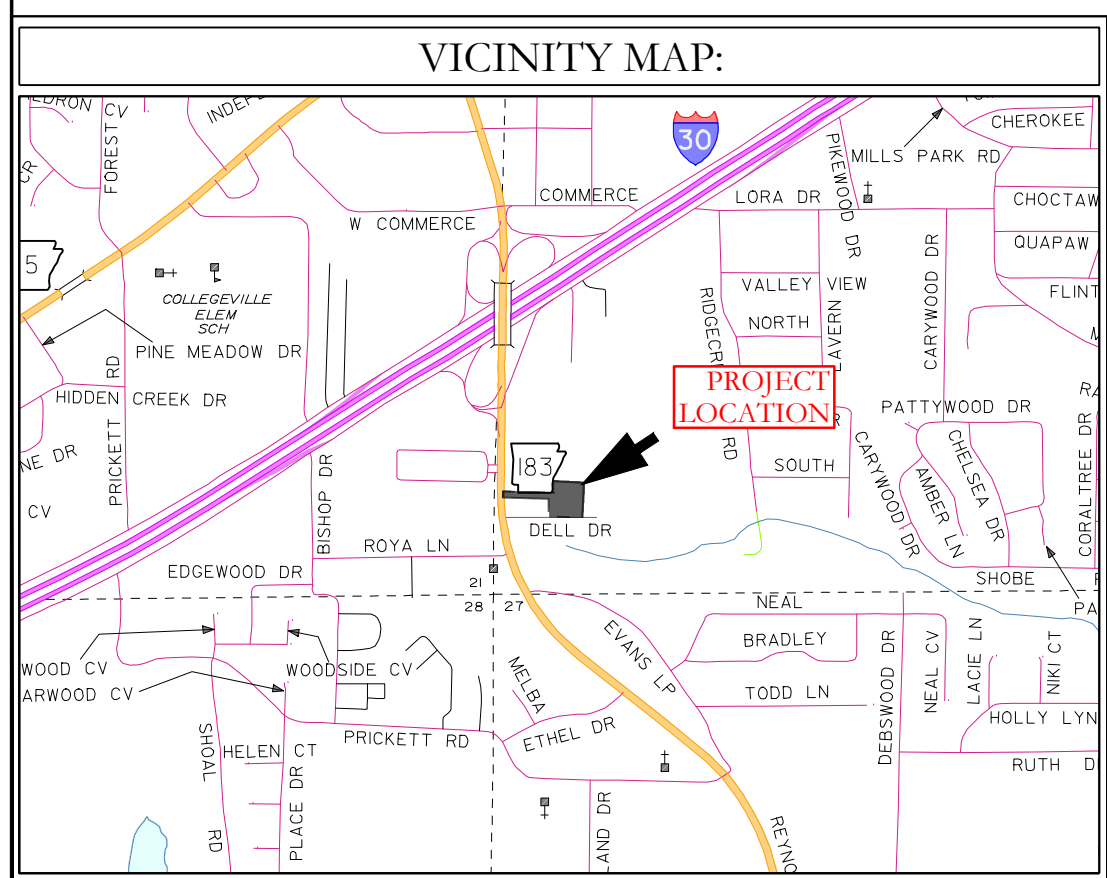
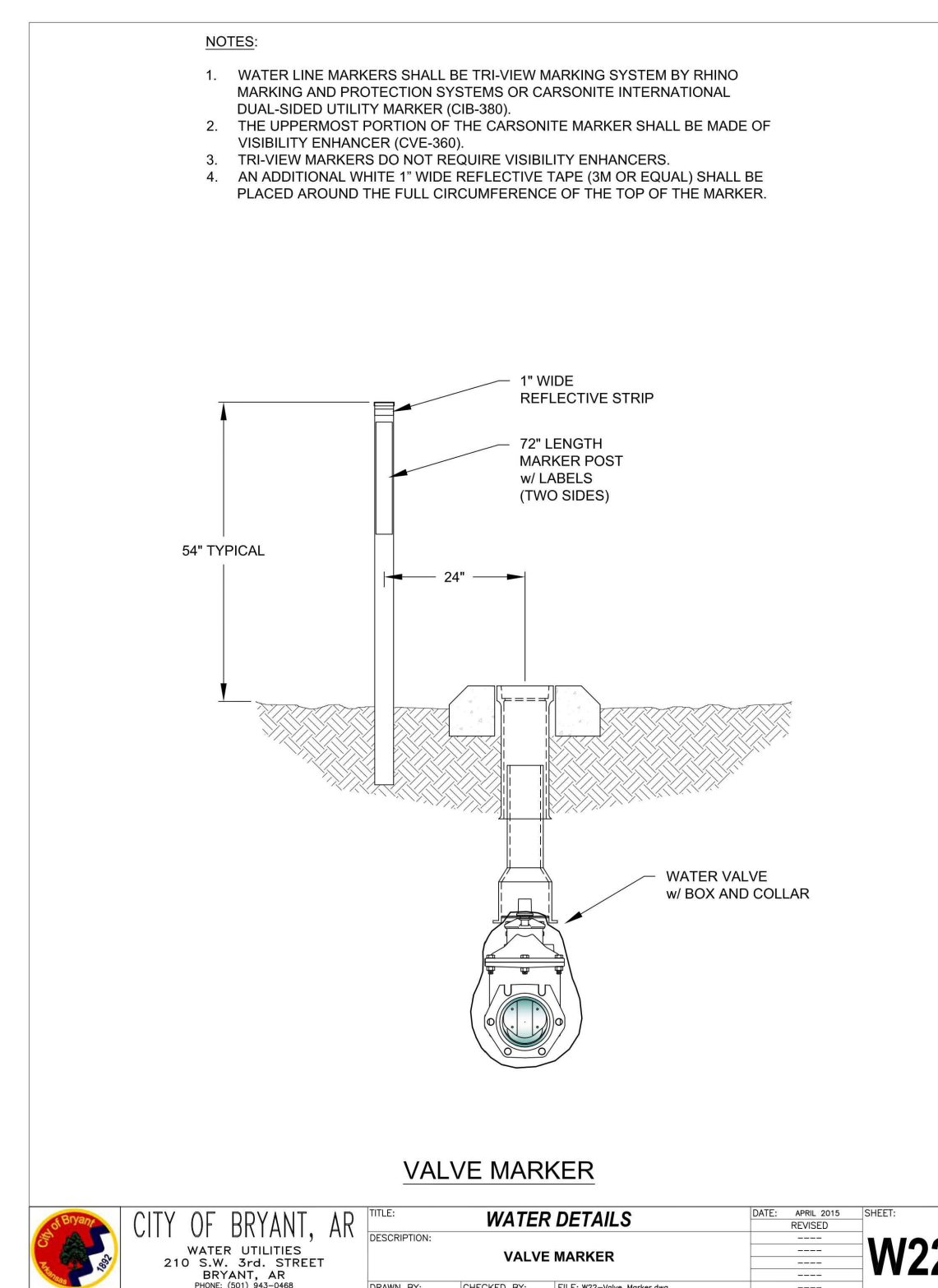
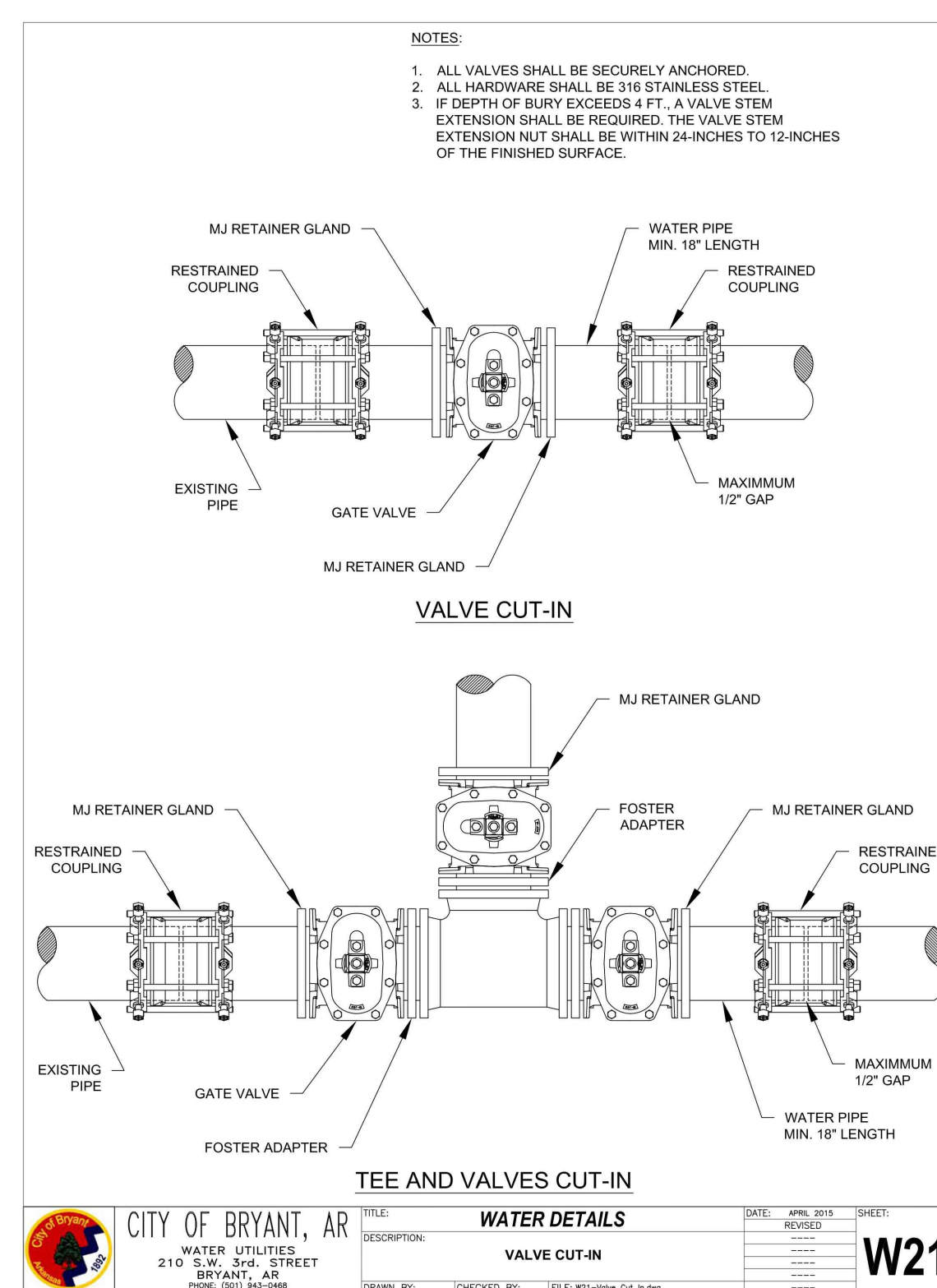
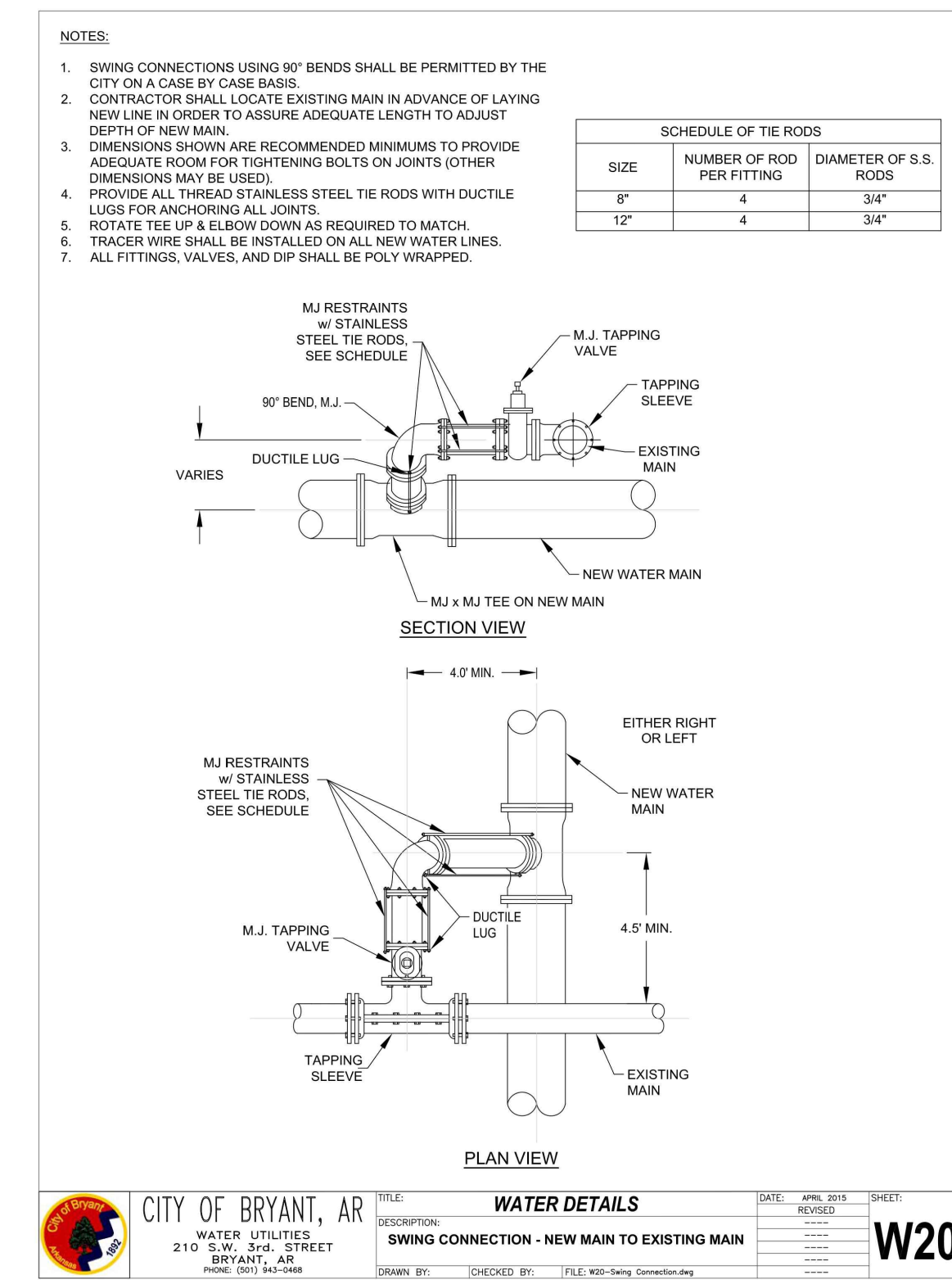
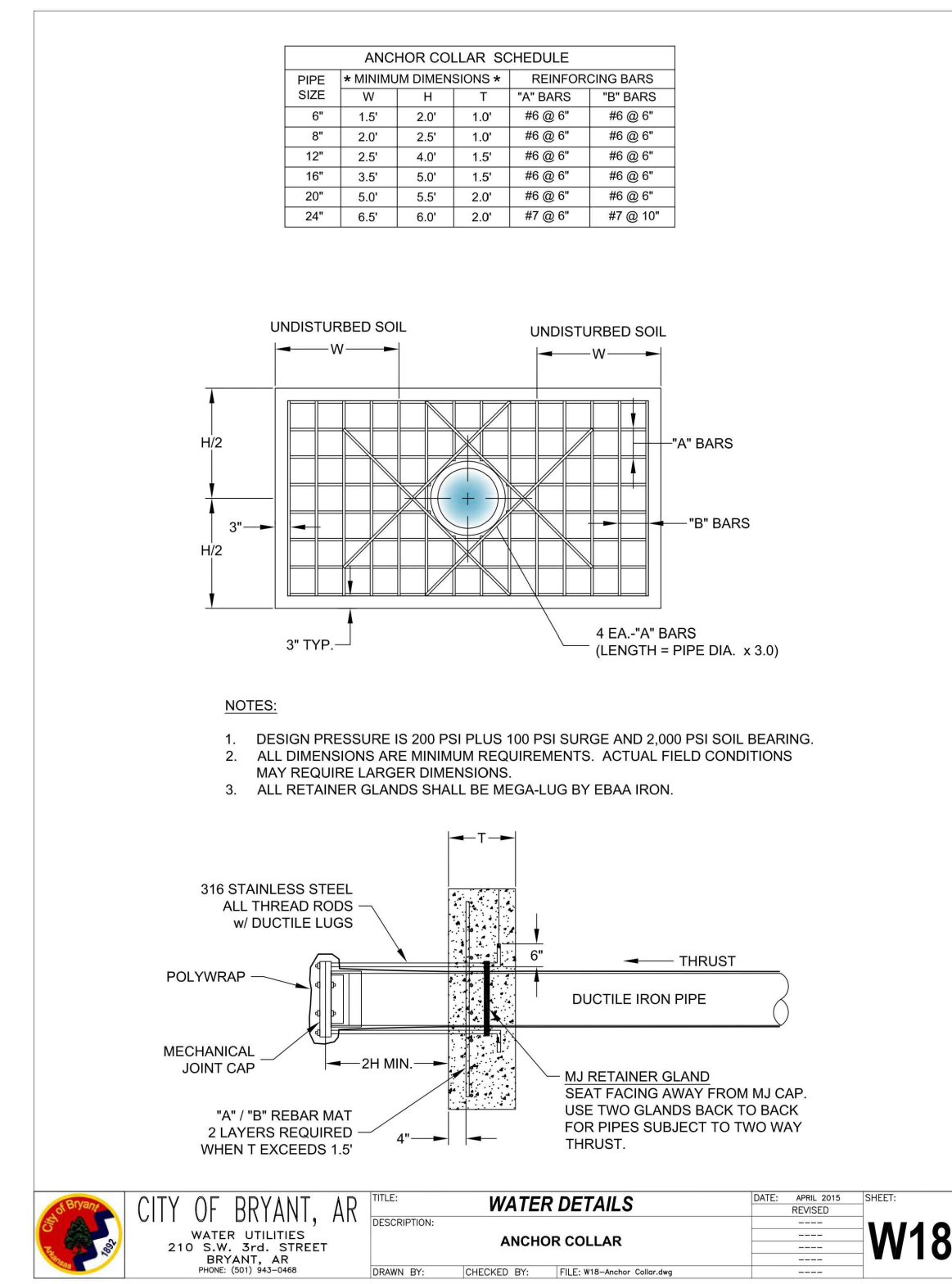
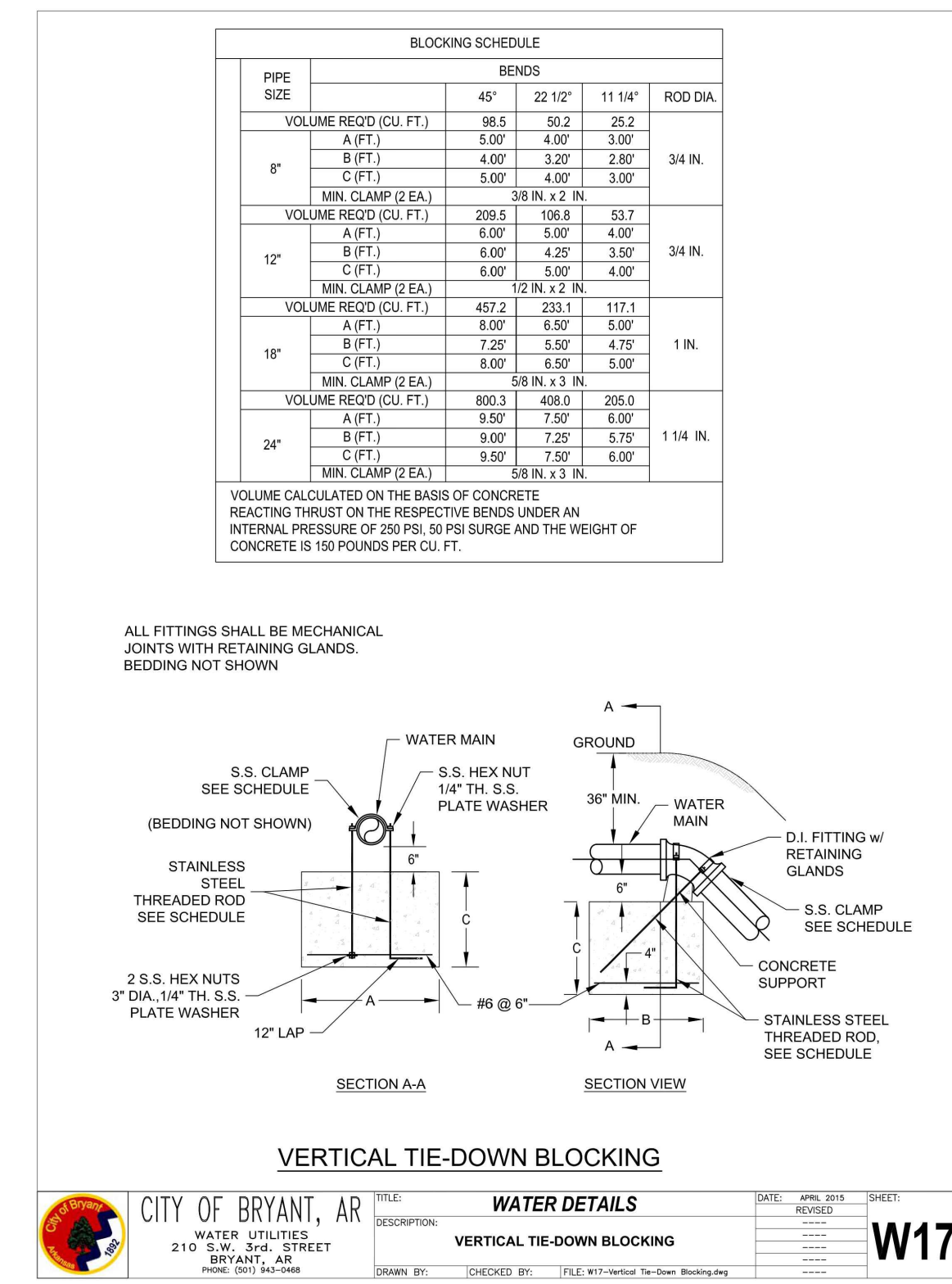
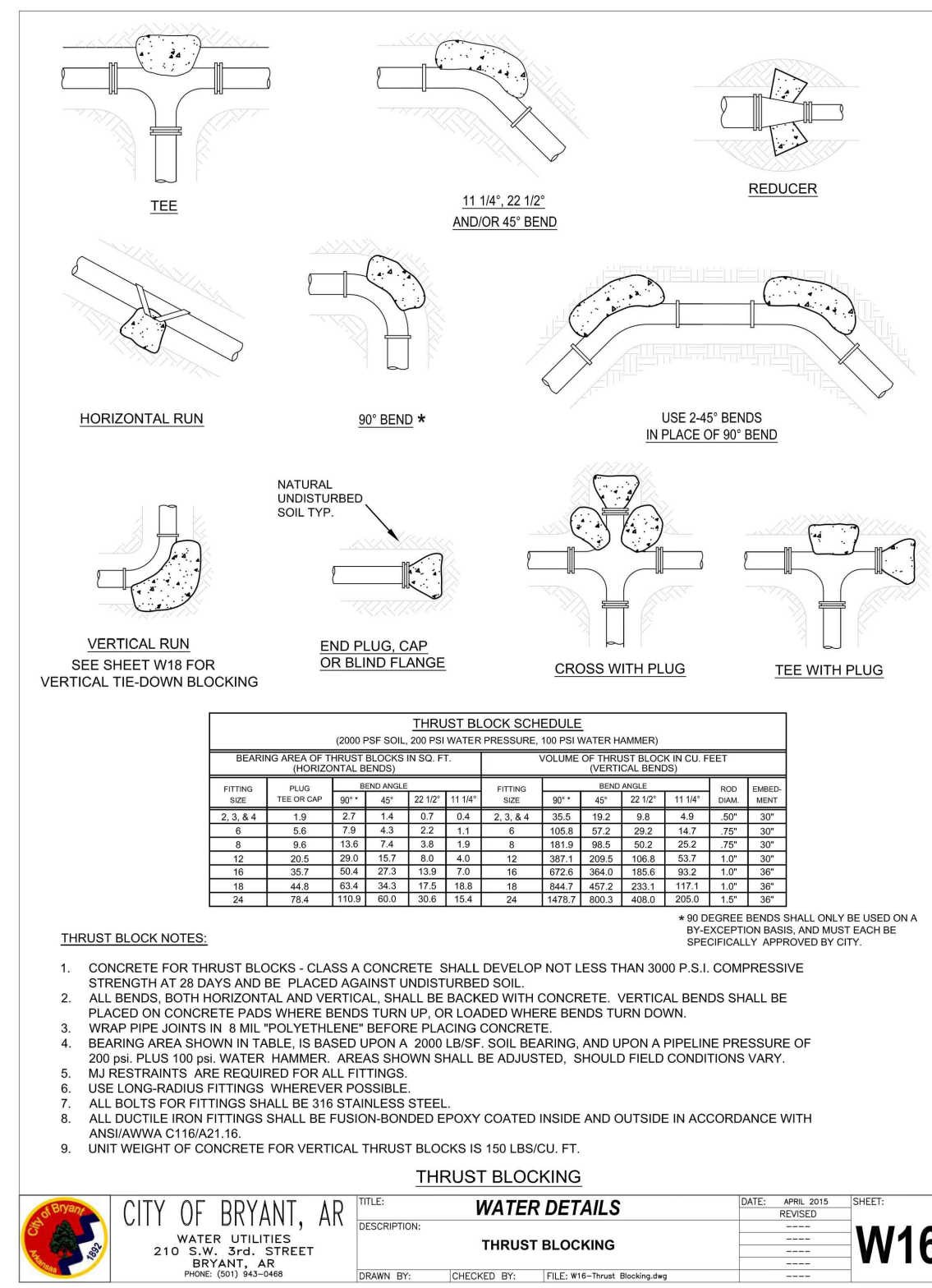
FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
SEWER UTILITIES DETAILS
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 03/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISION: --	CHECKED BY:	24-1351
SHEET: C-3.1	SCALE:	

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A:\HOPE CONSULTING\9. PROJECTS\11-24-1351 DELL DRIVE - PHILIP RYAN\CVL\DWG\C-3.1-1351-1351 DELL DRIVE_03192025.DWG



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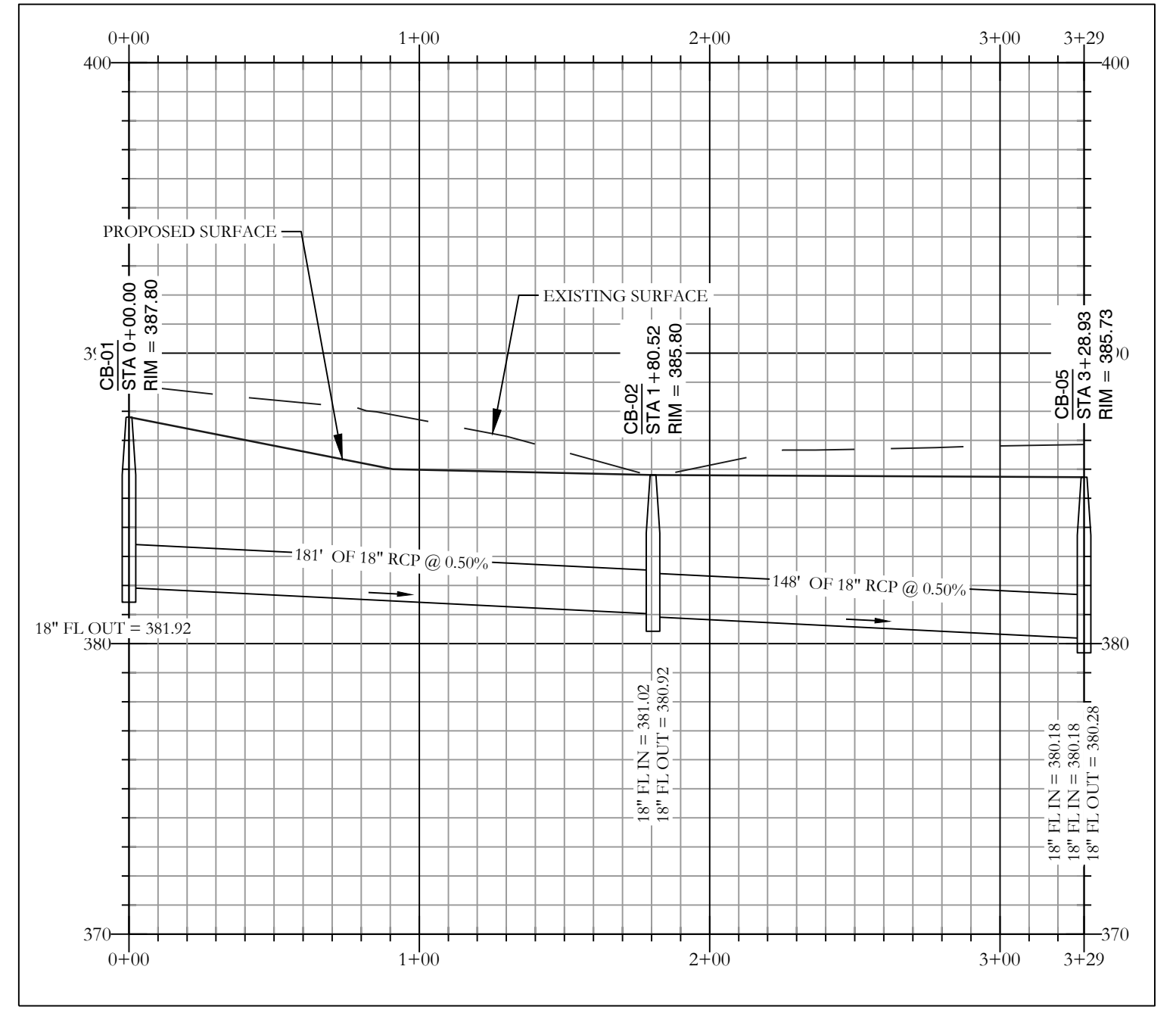
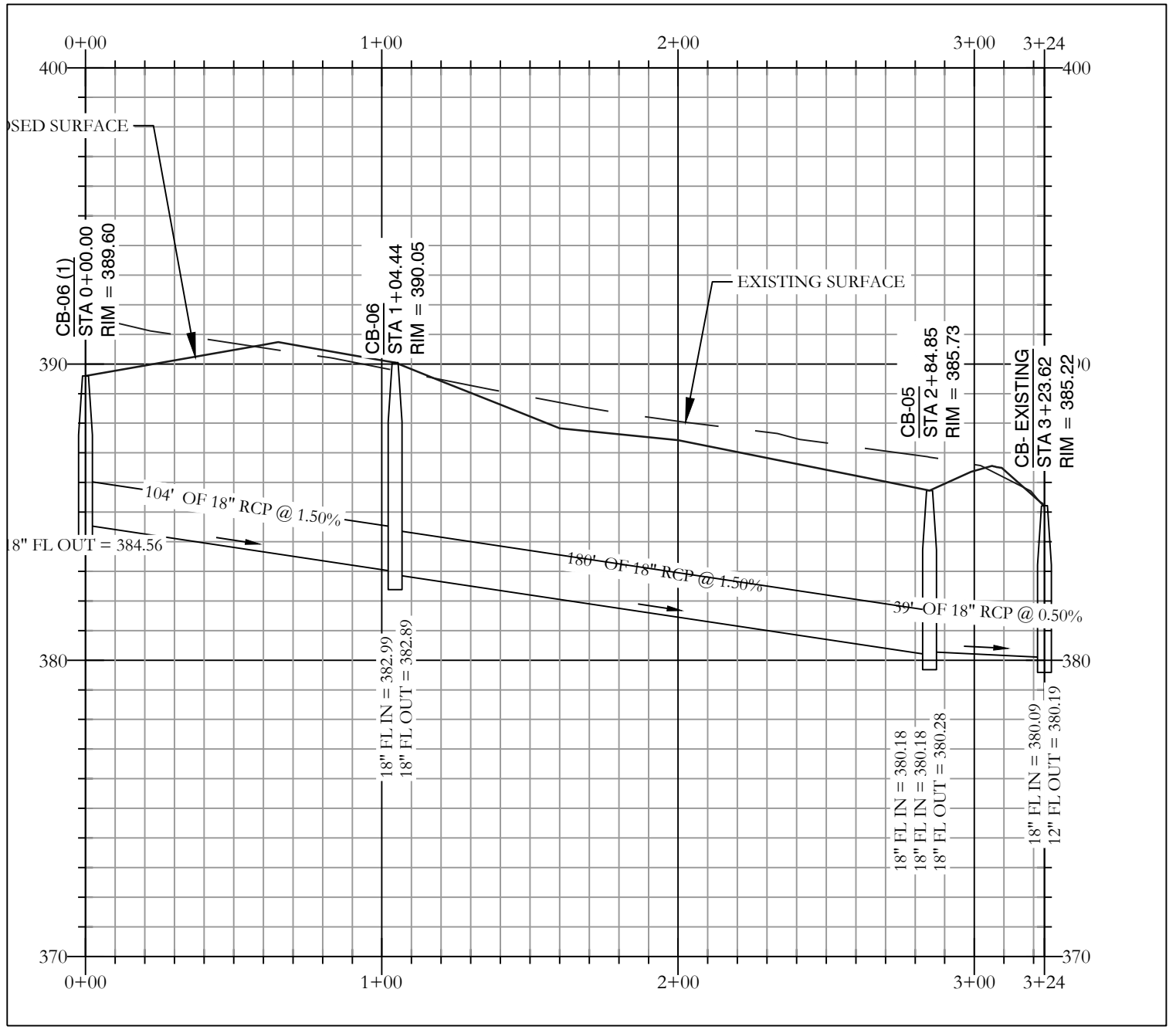
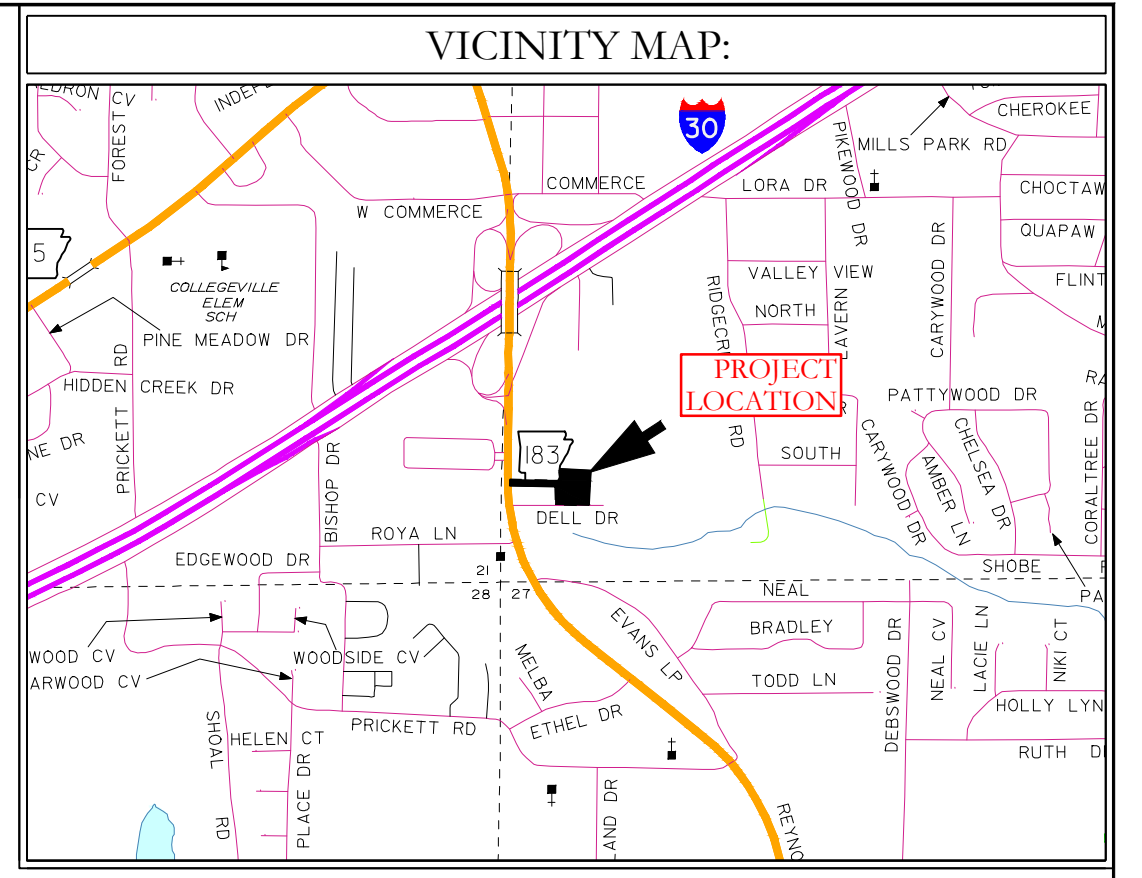
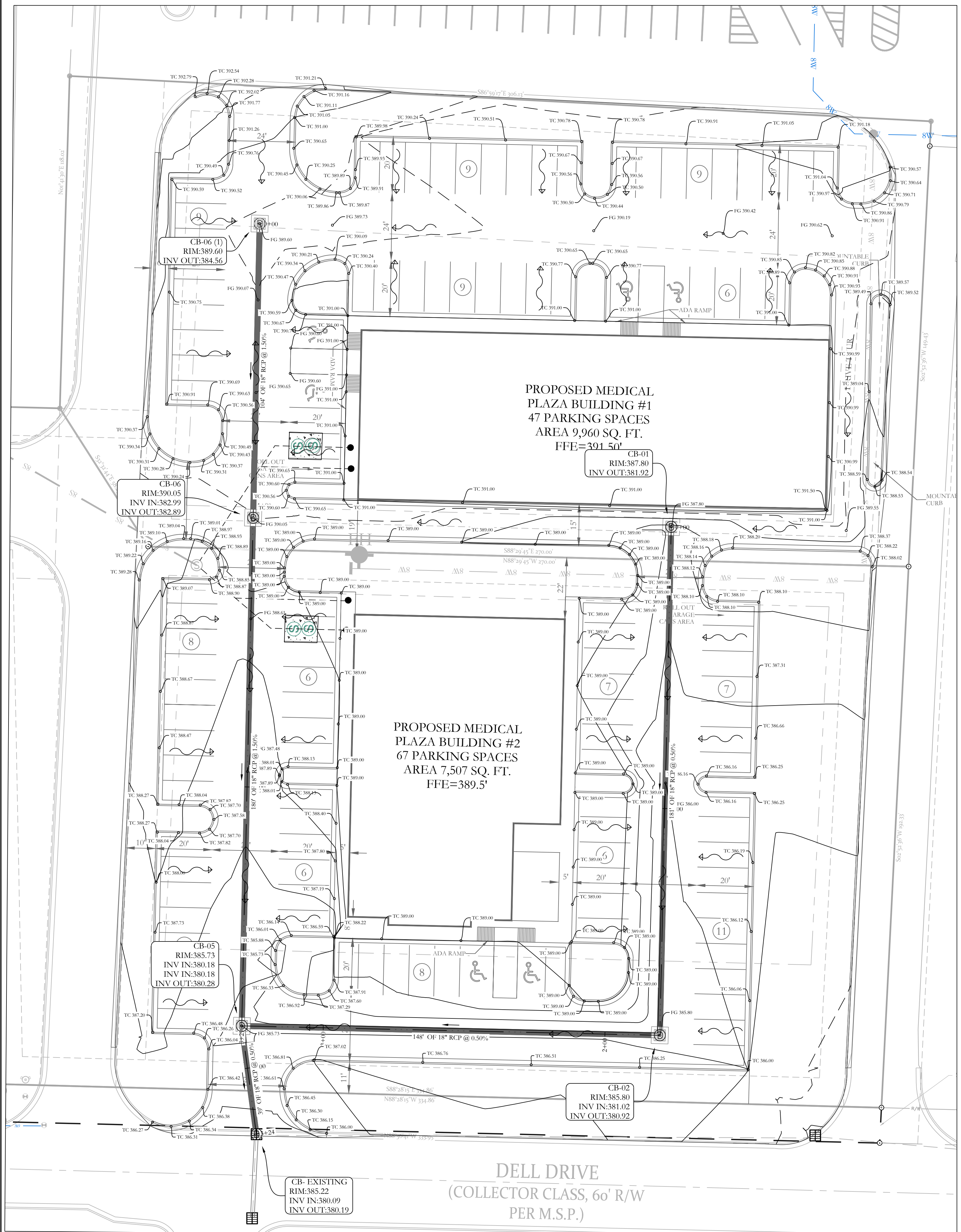
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 FAX (501) 315-0024
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FOR USE AND BENEFIT OF:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
 WATER UTILITIES DETAILS
 DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 03/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISION: --	CHECKED BY:	24-1351
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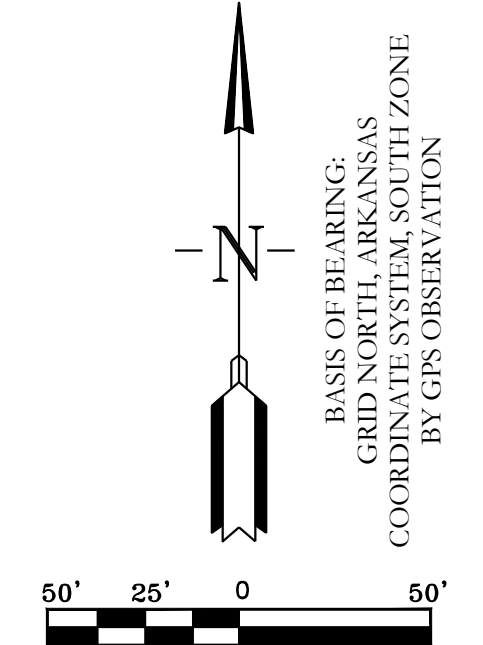


PROPOSED STORM DRAIN-A PROFILE

PROPOSED STORM DRAIN-B PROFILE

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'



OWNER:
Name: R & M DUNLAP PROPERTIES, LLC
Address:
Phone:
Email:

DEVELOPER:
Name: R & M DUNLAP PROPERTIES, LLC
Address:
Phone:
Email:

LEGEND

PLSS Aliquot Corner	Clean Out	Fence	Existing Access Agreement
Fnd. Corner Monument	Water Meter	Overhead Power	
Set 1/2" Rebar/Cap (1664)	Power Pole	Water Line	Public Right-of-Way Dedication
As Measured	Sewer Manhole	Telephone Line	Water Flow Path
Per Deed or Plat Records	Telephone Pedestal	Electric Line	
Easement	Drainage Manhole	Gas Line	
Building Setback Lines	Gas Meter		



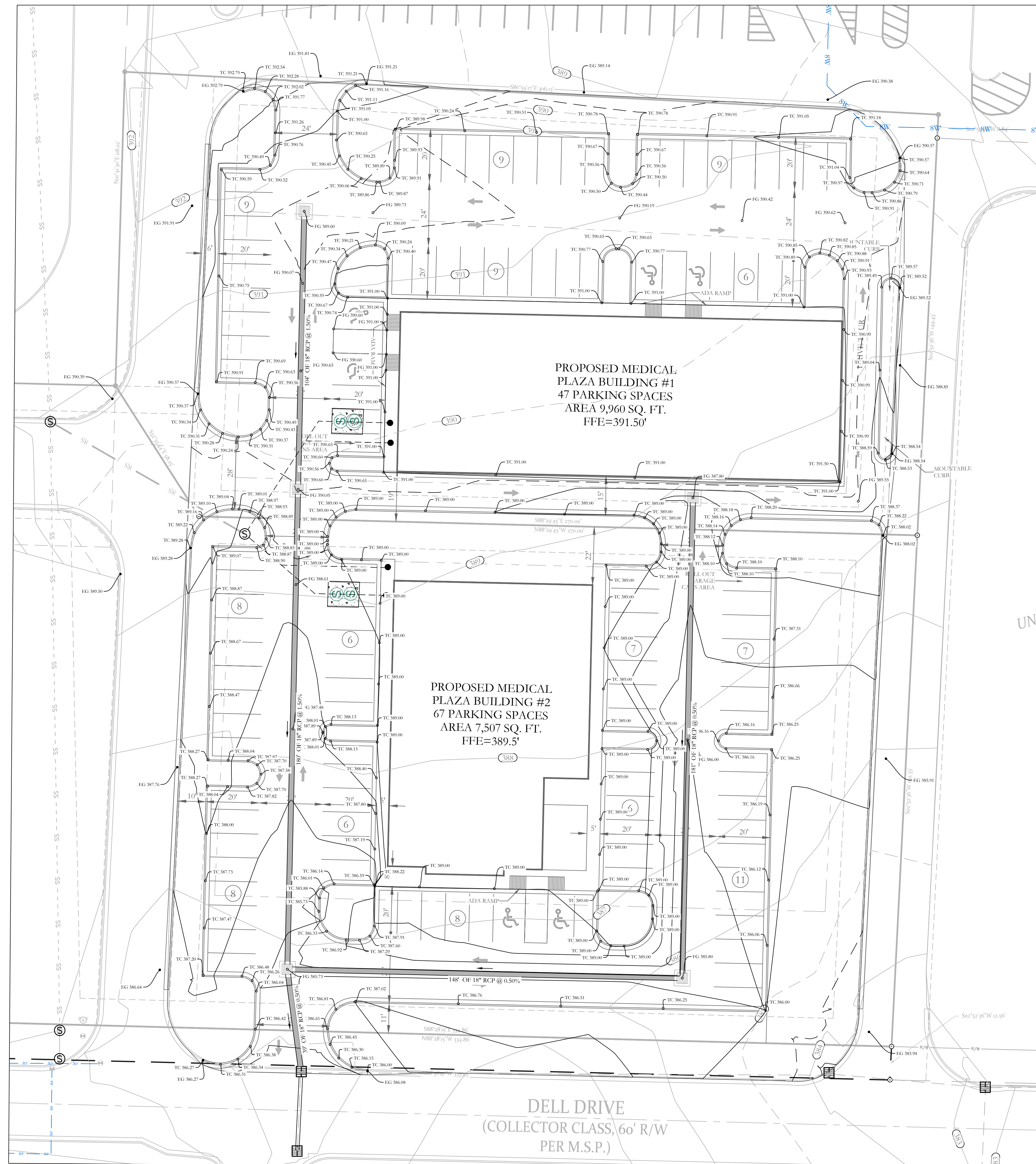
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PH. (501)315-2626 FAX (501) 315-0024
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FOR USE AND BENEFIT OF
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA STORM DRAINAGE PLAN & PROFILE
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

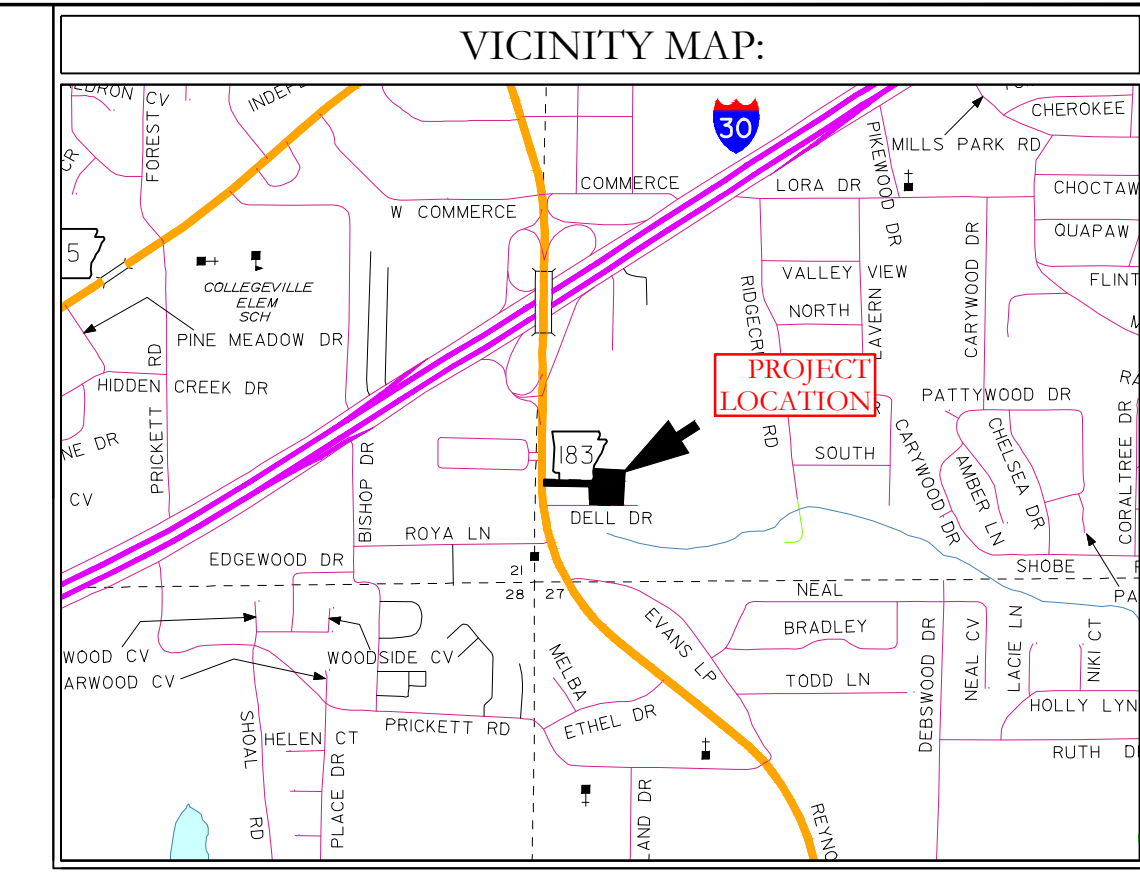
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SHEET:	C-5.0	SCALE:	1" = 20'		
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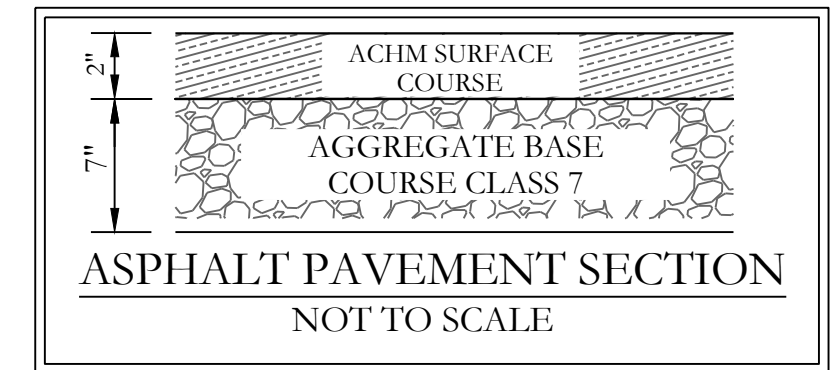
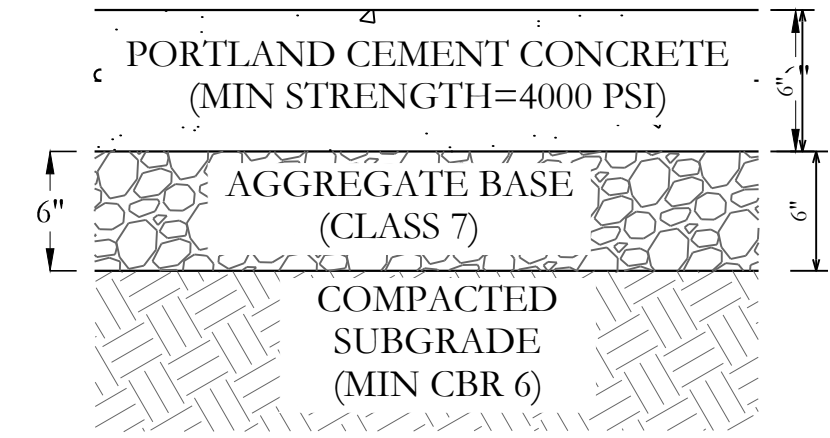
GRADING PLAN NOTES

- DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
- SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS.
- CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
- FILL SHALL BE COMPACTED AT LEAST 98% OF THE MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY.
- THE MOISTURE CONTENT OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
- SUB-GRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
- ALL UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
- PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT.

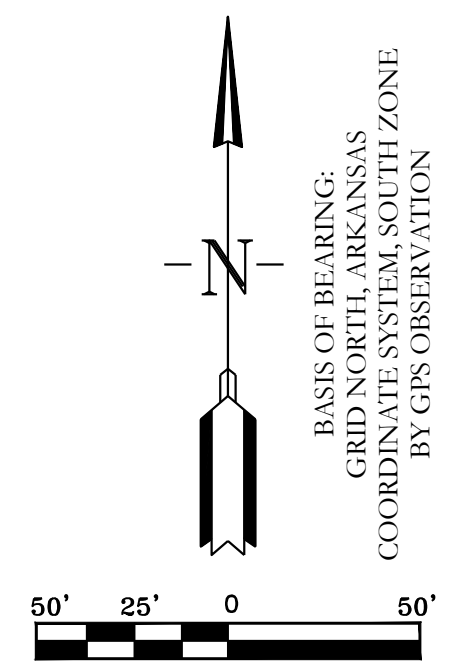
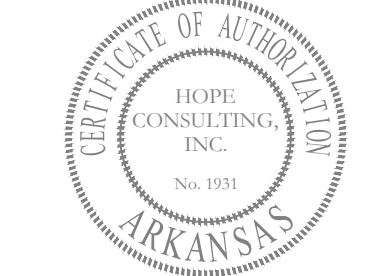


OWNER: Name: <u>R & M DUNLAP PROPERTIES, LLC</u> Address: _____ Phone: _____ Email: _____	DEVELOPER: Name: <u>R & M DUNLAP PROPERTIES, LLC</u> Address: _____ Phone: _____ Email: _____
--	--

<ul style="list-style-type: none"> PLSS Aliquot Corner Fnd. Corner Monument Set 1/2" Rebar/Cap (664) Computed Point As Measured Per Deed or Plat Records Easement Building Setback Lines 	<ul style="list-style-type: none"> Clean Out Water Meter Power Pole Sewer Manhole Light Pole Telephone Pedestal Drainage Manhole Gas Meter 	<ul style="list-style-type: none"> Fence Overhead Power Sewer Line Water Line Telephone Line Electric Line Gas Line 	<ul style="list-style-type: none"> Existing Access Agreement Public Right-of-Way Dedication
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HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE

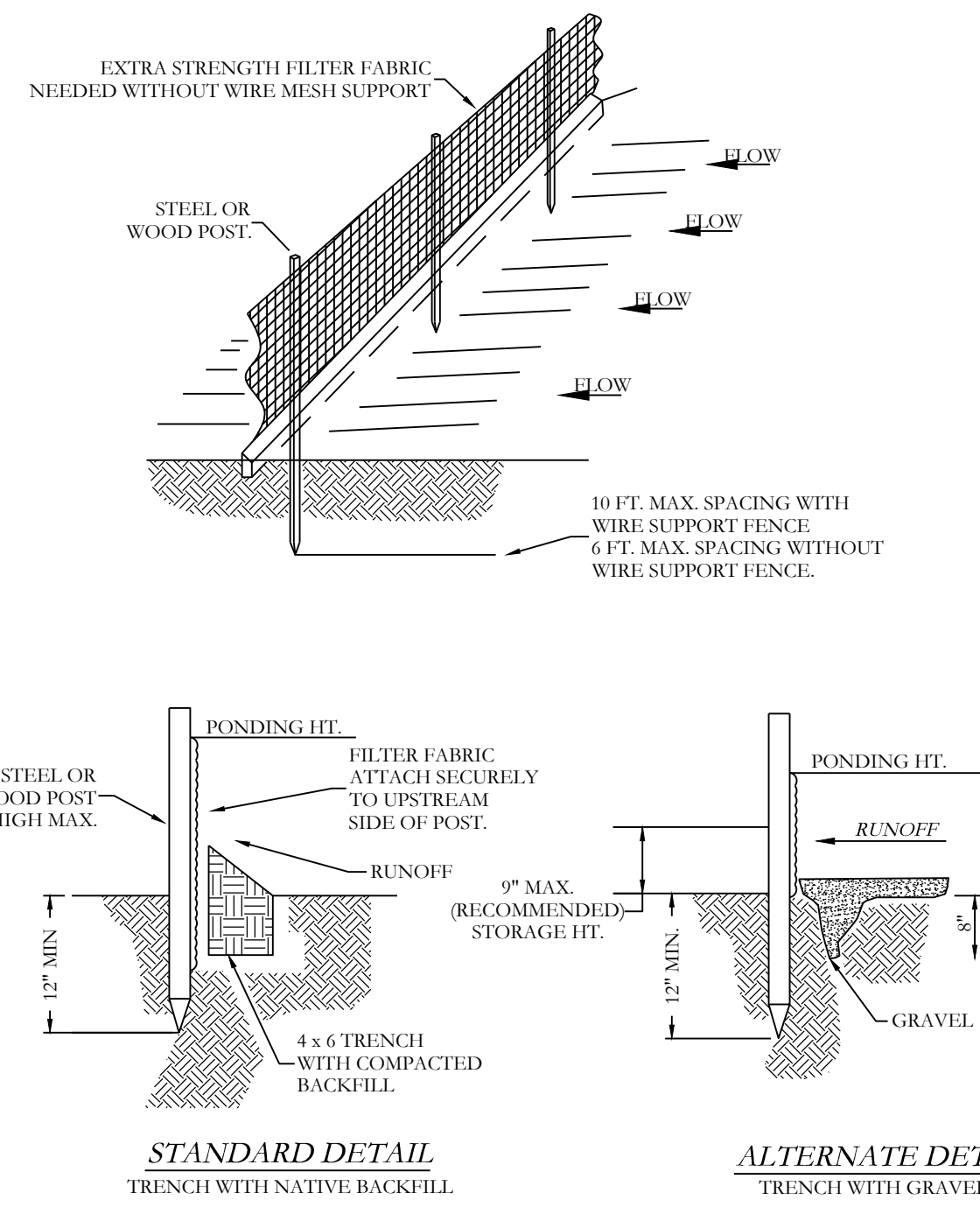


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FOR USE AND BENEFIT OF R & M DUNLAP PROPERTIES, LLC			
MEDICAL PLAZA GRADING PLAN			
DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 03/19/2025	C.A.D. BY:	DRAWING NUMBER:	
REVISED: --	CHECKED BY:	24-1351	
SHEET: C-6.0	SCALE: 1" = 20'		
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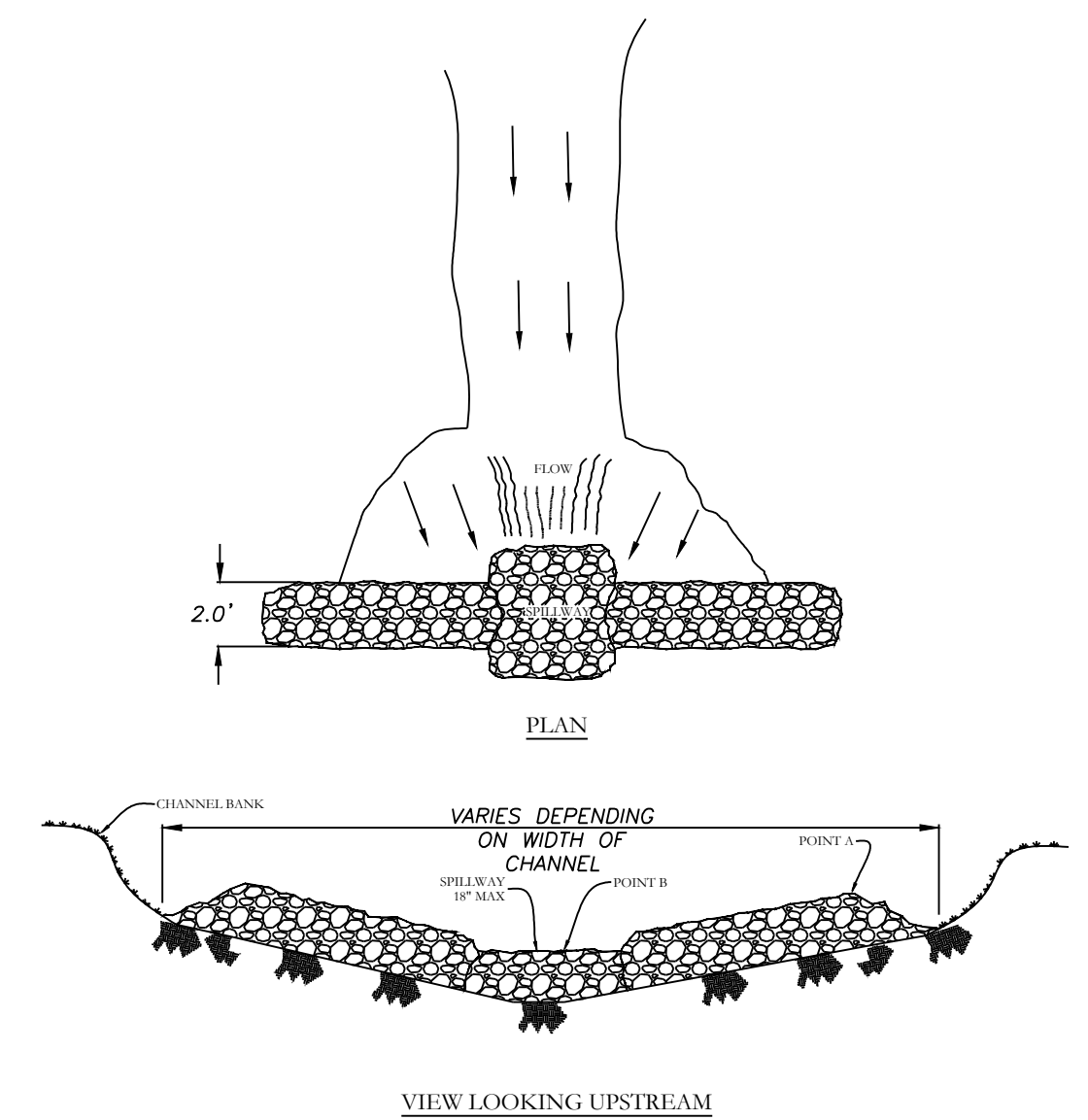
A:\HOPE CONSULTING\PROJECTS\11-24-1351 DELL DRIVE\PHILIP REV\CVT.DWG 24-1351\34-1351_DELL_DRIVE_03182025.DWG



NOTE:

- 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
- 2) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
- 3) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

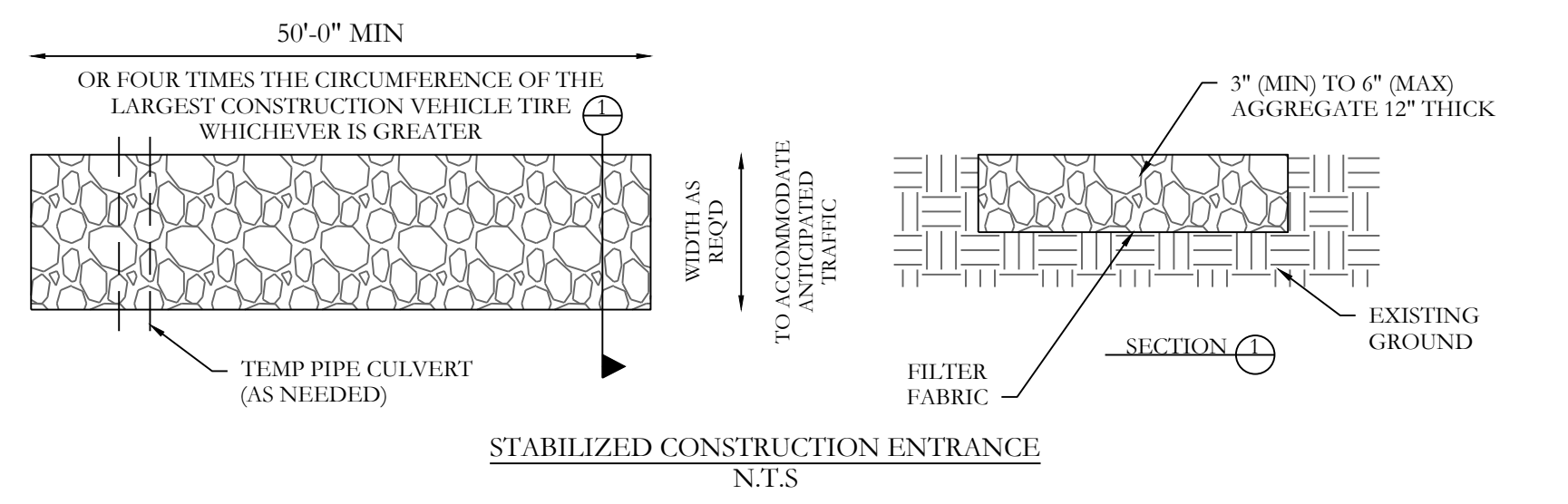
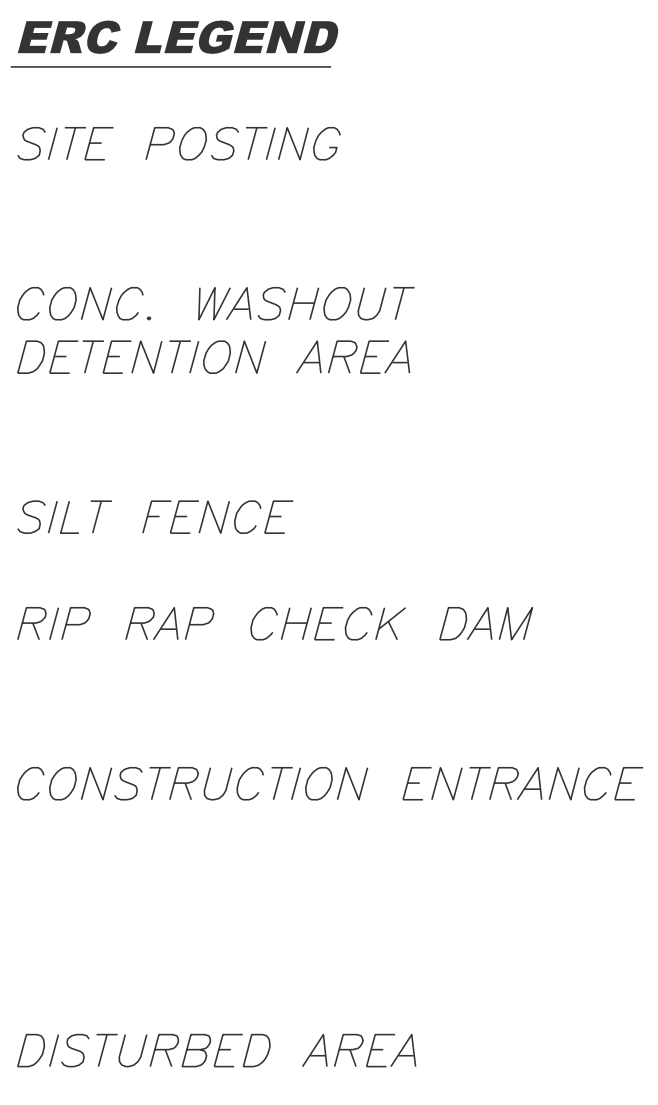
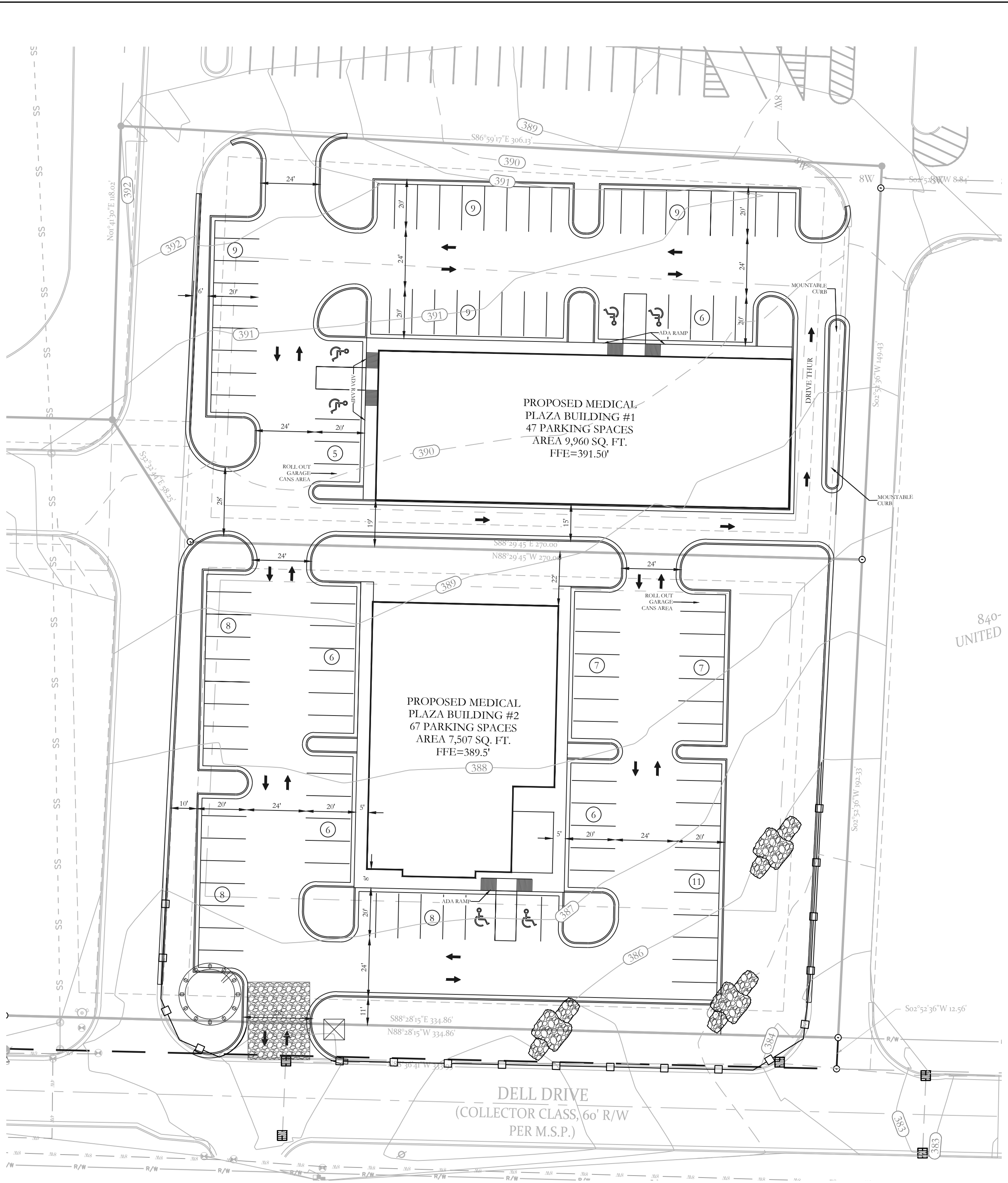
SILT FENCE



NOTES:

- 1) POINT 'C' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT).
- 2) TO DO: TOP OF RIP-RAP SHOULD BE 18" TO 24" FROM FLOW WITH SLIGHT OVERFLOWING.
- 3) STRAW, ROCKS, OR FILTER FABRIC TO FILL GAPS AND TO STOP.
- 4) ROCKS: MATERIAL TO PREVENT EROSION OF RIP-RAP BEHIND DAM.
- 5) SPILLWAY HEIGHT SHALL NOT EXCEED 18" TO 24".
- 6) INSPECT AFTER EACH DISCHARGE FROM DAM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP CHECK DAM



EROSION CONTROL NOTES

SOD OR SEED DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVES

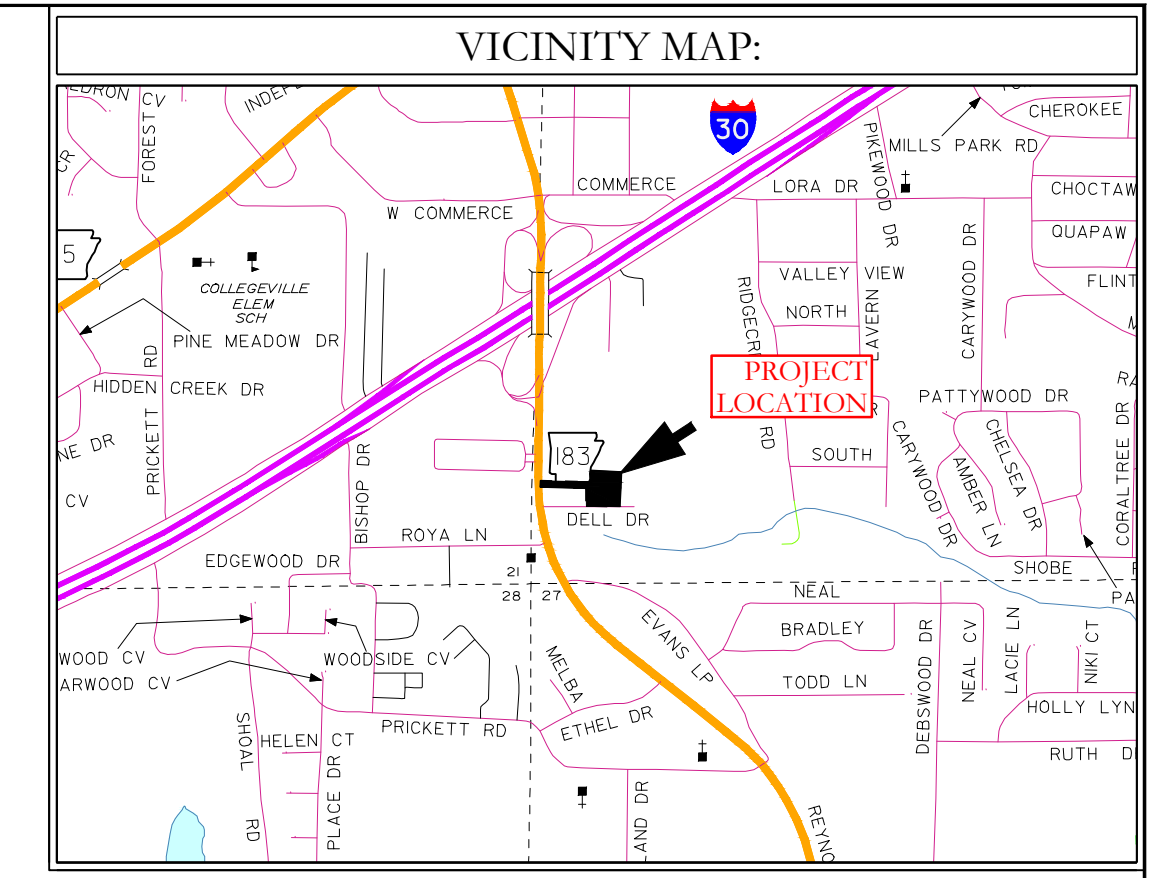
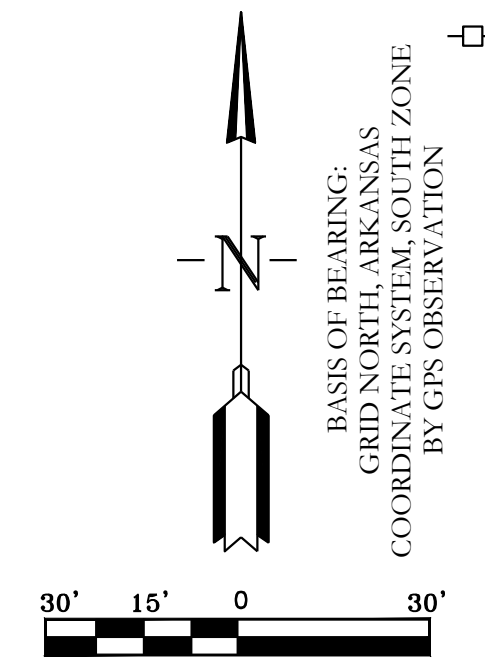
CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE

RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS

EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.



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FOR USE AND BENEFIT OF: R & M DUNLAP PROPERTIES, LLC		
MEDICAL PLAZA EROSION CONTROL PLAN DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 03/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISIONS: --	CHECKED BY:	24-1351
SHEET: C-7.0	SCALE: 1" = 30'	
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A:\HOPE CONSULTING\9. PROJECTS\24-1351 DELL DRIVE - PHILIP RYU\CVI\DWG\24-1351-034-1351-DELL_DRIVE_03182025.DWG