DETAILED PLANS:

SHOPPES AT DOGWOOD SPRINGS

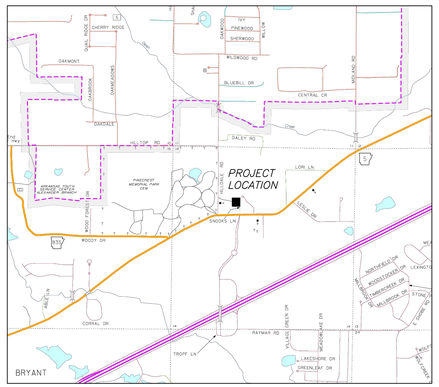
PHASE 1

BRYANT PARKWAY
BRYANT, ARKANSAS

LEGAL DESCRIPTION

LOT 1 AND 2 OF THE SHOPPES AT DOGWOOD SPRINGS, A REPLAT OF ALL OF BLOCK 4, THE EAST HALF BLOCK 5, LOT 1 OF BLOCK 8, AND LOTS 1 AND 2 OF BLOCK 9, TOGETHER WITH A PORTION OF NORTHERN AVENUE, NORTH STREET, AND LIBERTY STREET ABANDONED RIGHT OF WAYS ADJACENT TO SAID BLOCKS, AS SHOWN ON THE PLAT OF THE TOWN OF COLLEGEVILLE, DATED JUNE 21, 1838.

VICINITY MAP



Prepared By:

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

10/20/2025

PREPARED FOR:

JON MARTIN

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21954
TRISTIN SCOTT PHILLIPS

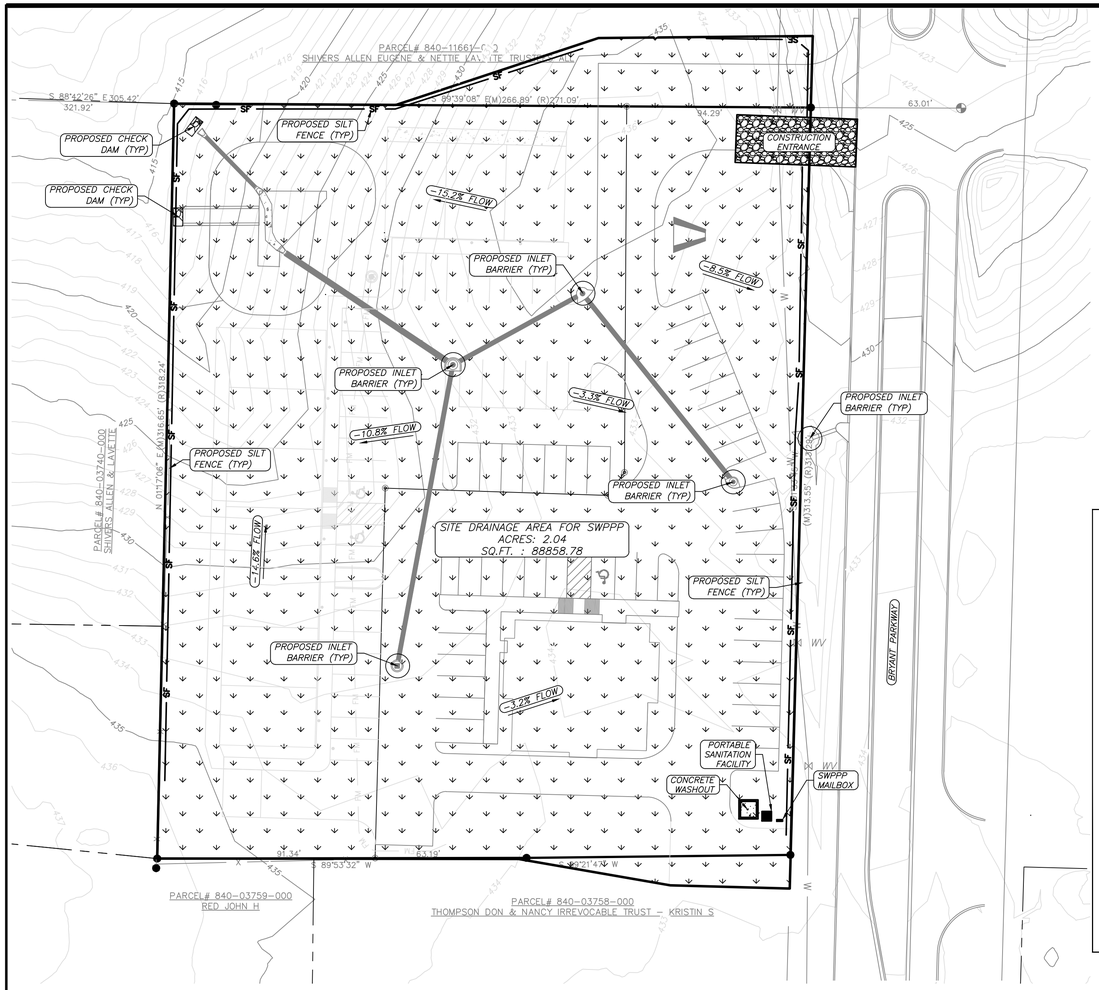
PRE–CONSTRUCTION COPY –

PLANS FOR BIDDING PURPOSES. QUANTITIES TO BE VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY GRADES WITH ENGINEER PRIOR TO CONSTRUCTION.

	Revisions	Date

INDEX OF SHEETS

COVER SHEET	*1*
SWPPP	*2*
DEMOLITION PLAN	*3*
SITE PLAN	*4*
SITE DIMENSION PLAN	*5*
GRADING PLANS	*6–7*
UTILITY PLANS	*8–9*
DETAILS	*10–12*
LANDSCAPE PLAN	*13*
PHASE PLAN	*14*

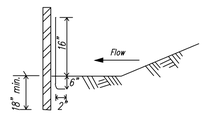


SWPPP NOTES:

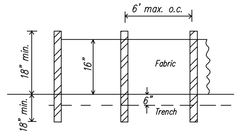
1.) *DEVELOPMENT SHALL ADHERE TO BRYANT AND ADEQ STORMWATER REQUIREMENTS.*
2.) *SEDIMENT BARRIERS SHAL BE CONSTRUCTED AT EACH INLET UNTIL GRADING IS COMPLETE AND TOP SOIL IS STABILIZED.*
3.) *A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.*
4.) *TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.*
5.) *ROCK DIKE CHECK DAMS TO BE CONSTRUCTED TO MEET ADEQ REQUIREMENTS WHEN USED IN LIEU OF STRAW BALE DIKES.*
6.) *ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE AND PERMANENT GROUND COVER HAS BEEN ESTABLISHED.*
7.) *ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES.*
STRAW OR HAY–LOOSE 2.0 TONS/ACRE
STRAW OR HAY–TIED, ANCHORED, OR TACKED 1.5 TONS/ACRE
8.) *SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR REEMITTED.*
9.) *CONSTRUCTION ENTRANCES/EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ON TO PUBLIC RIGHT–OF–WAY.*
10.) *ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.*
11.) *CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMP'S) WHEN IMPLEMENTING AND MAINTAINING SEDIMENT AND RUN–OFF CONTROLS.*
12.) *CONTRACTOR SHALL CONTACT THE CITY OF BRYANT DEPARTMENT IN REGARD TO MAINTENANCE OF TRAFFIC PRIOR TO COMMENCEMENT OF WORK WITHIN STREET RIGHT OF WAY.*

Legend

Property Boundary	
Surveyed lines	
RW	Road Right of Way
T	Telephone
FO FO	Fiber Optic Line
Road Center line	
X	Wire / Chainlink Fence
S	Sanitary Sewer Main
SS	Sanitary Sewer Service
WS	Water Service Line
W	Water Main
UES	Underground Electric Service
UGE	Underground Electric Primary
OHE	Overhead Electric Primary
G	Gas Main
FM FM	Force Sewer line
SF	Silt Fence
Water Meter Box	Computed Corner
Sanitary Sewer Manhole	Found Monument (Labeled)
Storm Drainage Manhole	Utility Pole
Telephone Pedistal	Gas Meter
Guy Wire	Sewer Service Cleanout



SIDE VIEW

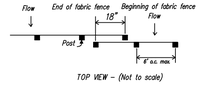


FRONT VIEW

NOTE:
Use wood or steel posts

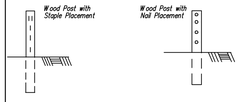
SF–A SILT FENCE (TYPE A)
NTS

*** ALL SILT FENCE SHALL BE WIRE REINFORCED.**



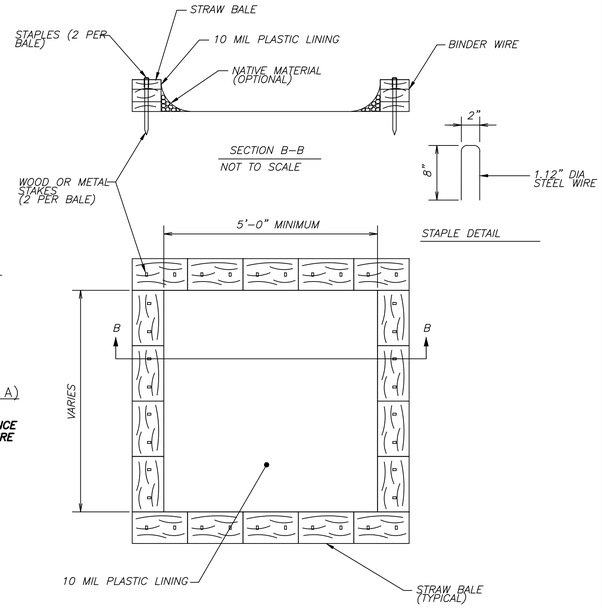
TOP VIEW – (Not to scale)

OVERLAP AT FABRIC ENDS



FRONT VIEWS

FASTENERS FOR SILT FENCES



CONCRETE WASHOUT
NOT TO SCALE

LEGEND

EXISTING CONTOURS

SF PROPOSED SILT FENCE

1. LOCATE STONE STABILIZED PAD AT ANY POINT WHERE VEHICULAR TRAFFIC WILL BE LEAVING THE CONSTRUCTION SITE ONTO A PUBLIC RIGHT–OF–WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.
2. WIDTH – 20'–0 MINIMUM BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS. LENGTH – 50'–0 MINUMUM
3. MAINTAIN THE EXIT TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS– OF–WAY. PROVIDE PERIODIC TOP DRESSING WITH 1.5 – 3.5" STONE, AS CONDITIONS DEMAND. IMMEDIATELY REMOVE ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAINS. CLEAN WHEELS AND TIRES TO REMOVE MUD PRIOR TO ENTRANCE ON TO PUBLIC RIGHTS–OF–WAY.
4. WHEN WASHING IS REQUIRED, DO SO ON AREAS STABILIZED WITH CRUSHED STONE DRAINING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GENERAL EROSION CONTROL NOTES

1. THE LOCATION OF KNOWN SURFACE & SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING THEMSELVES AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.

2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.

3. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.

4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1–800–482–8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.

5. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.

6. STORM WATER CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 DAYS.

7. ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD WORKING CONDITION THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED. ALL SEDIMENT TRAPS ARE TO BE CLEANED AS REQUIRED.

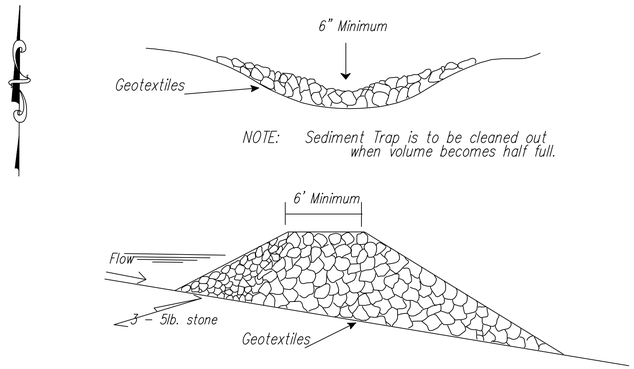
8. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.

9. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

10. DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORM WATER REQUIREMENTS.

11. ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.

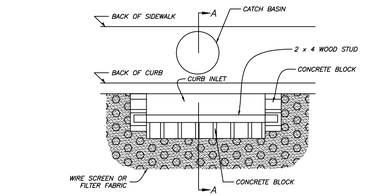
12. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.



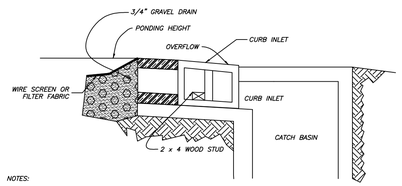
NOTES:
1. FOR USE IN SMALL CHANNELS WITH DRAINAGE AREAS OF 50 ACRES OR LESS.
2. MUST BE USED IN CONJUNCTION WITH OTHER APPROPRIATE SEDIMENT CONTROL MEASURES.
3. USE BELOW CULVERT INSTALLATIONS, DAM CONSTRUCTION, OR ANY PROJECT THAT MAY INVOLVE GRADING ACTIVITY DIRECTLY IN A STREAM.
4. NOT INTENDED TO SUBSTANTIALLY IMPOUND WATER.
5. USE AT THE UPSTREAM END OF PONDS OR LAKES.
6. EDGES SHOULD NOT BE HIGHER THAN THE CHANNEL BANKS.
7. CENTER SHOULD BE AT LEAST 6 INCHES LOWER THAN THE OUTER EDGES OF THE DAM AT THE CHANNEL BANKS.
8. HEIGHT SHOULD NOT EXCEED ELEVATION OF UPSTREAM PROPERTY LINE.
9. SIDE SLOPES SHOULD BE 2:1 OR FLATTER.
10. TOP WIDTH SHOULD BE GREATER THAN 6 FEET.
11. EXTEND COMPLETELY ACROSS THE CHANNEL AND SECURELY TIE INTO BOTH CHANNEL BANKS
12. REQUIRES PERIODIC INSPECTION AND MAINTENANCE.
13. SEDIMENT REMOVED WHEN IT REACHES ONE–HALF OF THE ORIGINAL DAM HEIGHT

ROCK DAM

NOT TO SCALE



PLAN VIEW



NOTES:
1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

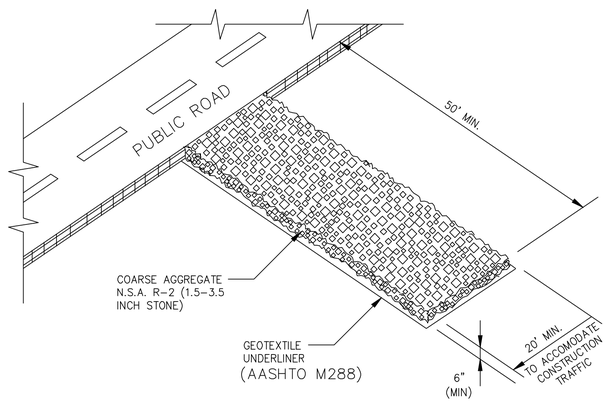
SECTION A – A

CURB INLET SEDIMENT BARRIER

GRAPHIC SCALE

30 0 30 60 90

(IN FEET)
1 inch = 30 ft.



CONSTRUCTION EXIT

NOT TO SCALE

RICHARDSON ENGINEERING
Planning • Engineering • Development consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

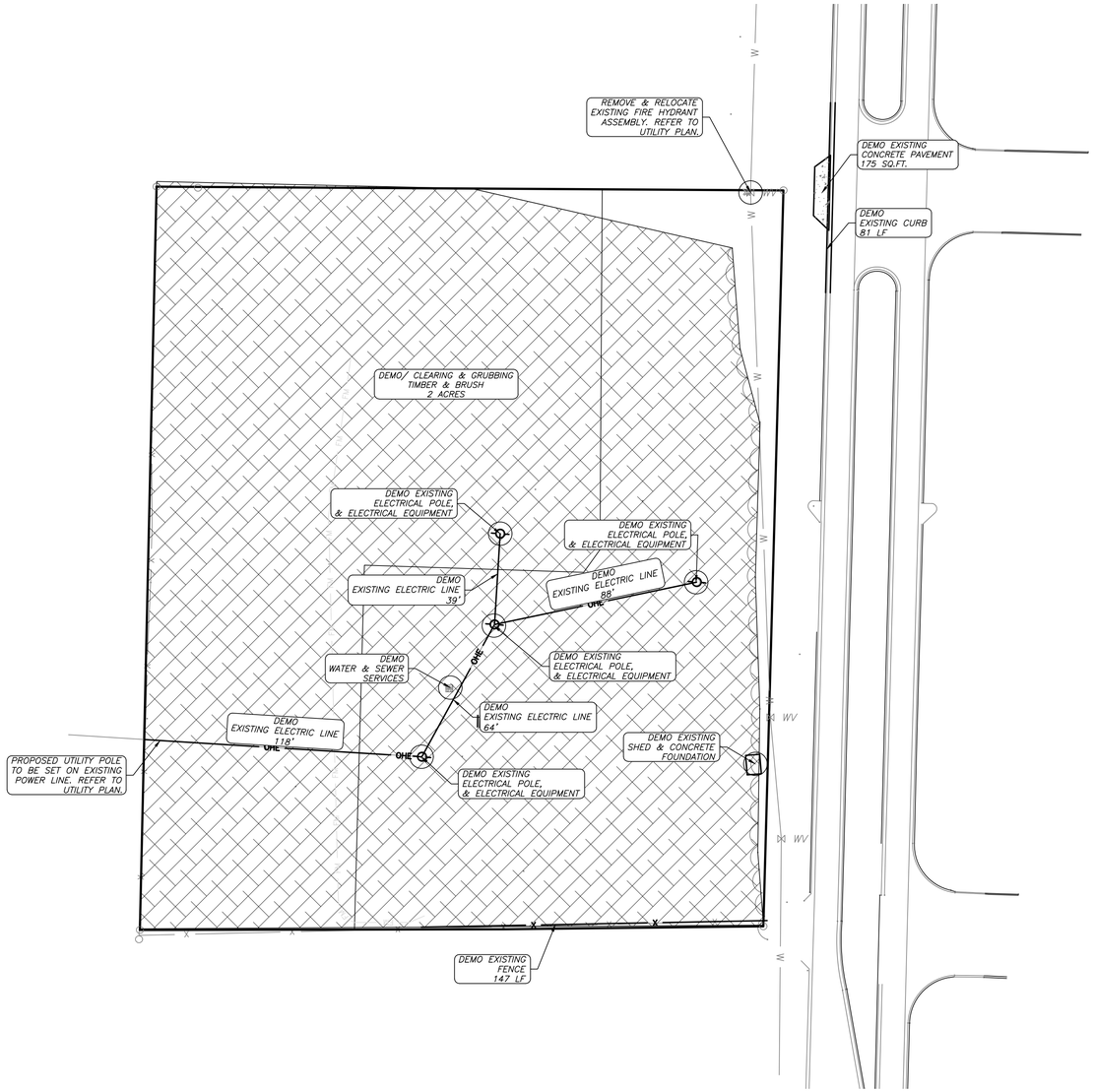
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

SWPPP PLAN
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 30'
Sheet: 2 of 14



GRAPHIC SCALE

30 0 30 60 90

(IN FEET)

1 inch = 30 ft.

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

C. ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT STANDARD SPECIFICATIONS.

D. 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.

E. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM ANY IMPACTED UTILITY OWNERS OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

F. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE–INS UNTIL APPROVAL IS GIVEN BY BRYANT. CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL FROM BRYANT. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

G. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES AT TO NEAR THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

H. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

I. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF MATERIALS, UTILITIES OR GROUND EXCAVATION SHALL BE IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN.

J. THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

K. CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS, INCLUDING EXCAVATION & TRENCH SAFETY.

L. CONTRACTOR SHALL CONTACT THE CITY OF BRYANT STREET DEPARTMENT IN REGARD TO MAINTENANCE OF TRAFFIC PRIOR TO COMMENCEMENT OF WORK WITHIN STREET RIGHT OF WAY.

M. CONTRACTOR SHALL CONTACT CITY OF BRYANT PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION OR TIE–INS.

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

DEMO NOTES:
1) QUANTITATIVE AREAS ARE APPROXIMATE, TO BE VERIFIED BY THE DEMOLITION CONTRACTOR.

UTILITIES:

SANITARY SEWER:
BRYANT
WASTEWATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943–0999

WATER:
BRYANT
WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943–0999

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 W. CAPITOL AVE.
LITTLE ROCK, AR 72201
1(800) 368–3749

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
888–498–0409

Legend

- Property Boundary
- Surveyed lines
- RW — Road Right of Way
- T — Telephone
- FO — Fiber Optic Line
- Road Center line
- X — Wire / Chainlink Fence
- S — Sanitary Sewer Main
- SS — Sanitary Sewer Service
- WS — Water Service Line
- W — Water Main
- UES — Underground Electric Service
- UGE — Underground Electric Primary
- OHE — Overhead Electric Primary
- G — Gas Main
- FM — Force Sewer line
- SF — Silt Fence
- Water Meter Box
- Sanitary Sewer Manhole
- Storm Drainage Manhole
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- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- Gas Meter
- Sewer Service Cleanout

RICHARDSON ENGINEERING
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CERTIFICATE OF AUTHORIZATION ARKANSAS Richardson Engineering, PLLC No. 2519

DEMOLITION PLAN
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

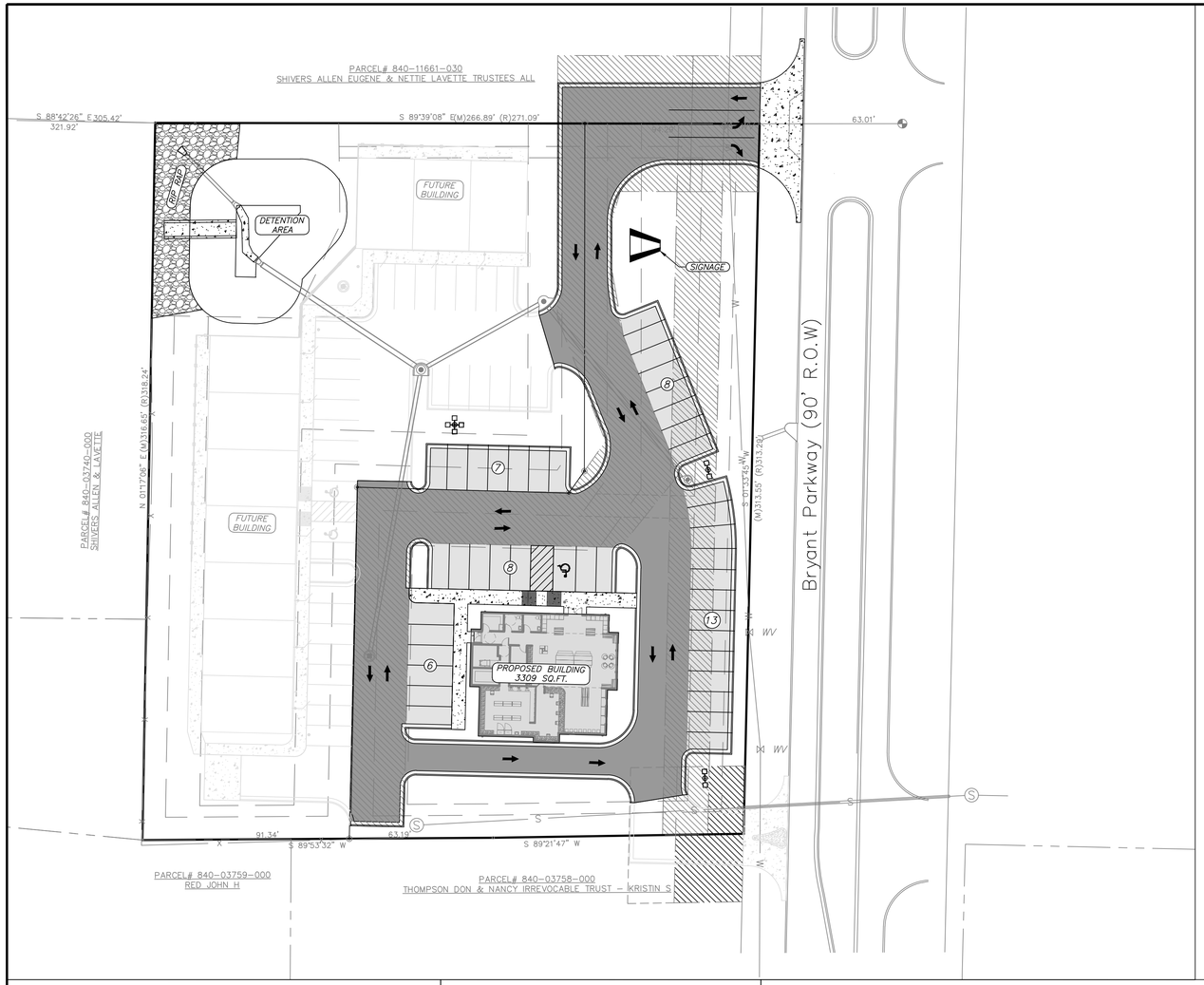
Prepared For: JON MARTIN

Date

Revisions

No.

PROJECT #: 025–029
Date: 10/20/2025
Scale: 1" = 30'
Sheet: 3 of 14



GENERAL NOTES:

1.) SURVEYING PROVIDED BY SOUTHPOINT SURVEYING LLC.
2.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
3.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
4.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
6.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
7.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

SITE NOTES

1.) PROJECT SITE AREA 1.925 ACRES (83,899 SQUARE FEET)
2.) PROJECT PROVIDES 42 PARKING SPACES.
3.) CURRENT ZONING: C2
4.) PROPOSED USE: PHARMACY
5.) BUILDING LINES TO BE NOTED ON SITE PLAN.
6.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD DEPT. SPECS.
7.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEERS SPECS.
8.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
9.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
10.) NO PORTION OF THIS PROPERTY (AS SHOWN) IS IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C024CE EFFECTIVE 6/5/2020
11.) REFER TO LANDSCAPING PLAN FOR REQUIREMENTS/LIGHTING PLAN TO BE VERIFIED W/OWNER. REVISIONS TO PLAN TO BE SUBMITTED TO CITY.
12.) IRRIGATION SYSTEMS TO BE DESIGNED BY OTHERS.
13.) THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.
14.) THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
15.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS. CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.
16.) ALL SITE LIGHTING IS TO BE LOW LEVEL AND DIRECTIONAL, SHIELDED DOWNWARD AND INTO THE SITE. DESIGNED BY OTHER AS PER CITY OF BRYANT REQUIREMENTS.

PROPERTY DESCRIPTION AS SURVEYED

LOT 1 AND 2 OF THE SHOPPES AT DOGWOOD SPRINGS, A REPLAT OF ALL OF BLOCK 4, THE EAST HALF BLOCK 5, LOT 1 OF BLOCK 8, AND LOTS 1 AND 2 OF BLOCK 9, TOGETHER WITH A PORTION OF NORTHERN AVENUE, NORTH STREET, AND LIBERTY STREET ABANDONED RIGHT OF WAYS ADJACENT TO SAID BLOCKS, AS SHOWN ON THE PLAT OF THE TOWN OF COLLEGEVILLE, DATED JUNE 21, 1838.

UTILITIES:

SANITARY SEWER:
BRYANT
WASTEWATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

WATER:
BRYANT
WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 W. CAPITOL AVE.
LITTLE ROCK, AR 72201
1(800) 368-3749

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
888-498-0409

ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
TRISTIN PHILLIPS, P.E.

SURVEYOR
SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR 72150
(501)285-5958

DEVELOPERS
JON MARTIN

GRAPHIC SCALE
30 0 30 60 90
(IN FEET)
1 inch = 30 ft.

VICINITY MAP

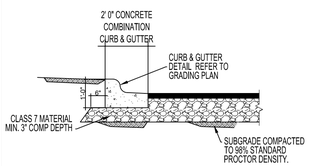
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
TRISTIN SCOTT PHILLIPS
No. 21954

PAVEMENT SECTION

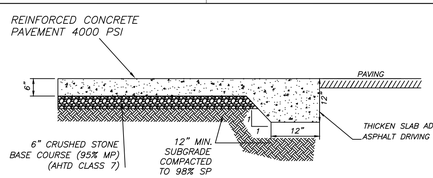
LIGHT DUTY SECTION TYPE "A" ASPHALT
- 3 INCHES SURFACE COURSE
- 8 INCHES CRUSHED STONE BASE COURSE (98% MP) (AHTD CLASS 7)
- 12" MIN SUBGRADE COMPACTED TO 98% STANDARD DENSITY (SUBGRADE MATERIAL AND THICKNESS SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS)

HEAVY DUTY SECTION TYPE "B" ASPHALT
- 1.5 INCHES HMAC SURFACE COURSE
- 2.5 INCHES BINDER COURSE
- 8 INCHES CRUSHED STONE BASE COURSE (98% MP) (AHTD CLASS 7)
- 12" MIN SUBGRADE COMPACTED TO 98% STANDARD DENSITY (SUBGRADE MATERIAL AND THICKNESS SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS)

* PAVEMENT SECTION SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



TYPICAL CURB & GUTTER DETAIL
N.T.S.

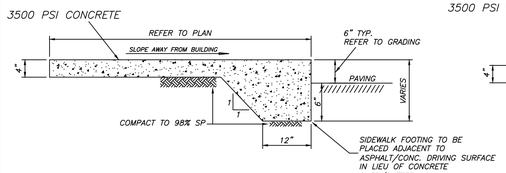


DUMPSTER CONCRETE SECTION
NTS

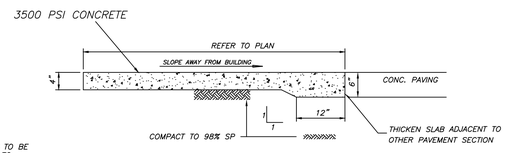
* PAVEMENT SECTION & REINFORCEMENT AS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

CONCRETE PAVEMENT NOTES:

1. CONCRETE TO BE 4000 PSI, SLUMP 4" +/- 1".
2. INSTALL 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS AT CONTROL JOINTS.
3. SAW CUT CONTROL JOINTS 15' MAX. EACH WAY AT A DEPTH OF 25% (¼" PER 1") OF CONCRETE SECTION THICKNESS.
4. AIR ENTRAINMENT 3-5%.
5. FINISH TO BE MEDIUM BROOM FINISH.
6. INSTALL EXPANSION JOINTS WHERE ABUTTING STRUCTURES AND AT A MAX. OF 200 LF OF PAVING. USE ¾" EXPANSION JOINT MATERIAL WHERE EXPANSION JOINTS ARE SPECIFIED. USE 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS IN EXPANSION JOINTS BETWEEN PAVEMENT SECTIONS.

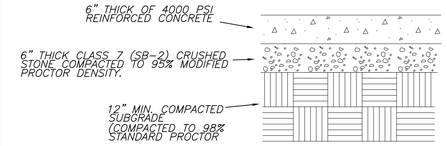


CONC. SIDEWALK - TYPE 'A'
NTS



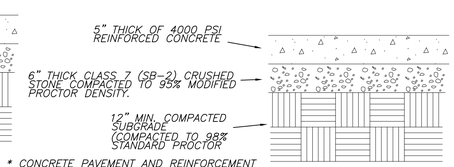
CONC. SIDEWALK - TYPE 'B'
NTS

* NOTES:
1. PORTLAND CEMENT CONCRETE 3500 PSI. MIN. MIX AS PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
2. USE W1.4 X W1.4 (6" X 6") WWF SHEET REINFORCEMENT. CUT ½ THE WIRES AT CONTROL JOINTS.
3. CONCRETE TO CONTAIN 3-5% AIR ENTRAINMENT.
4. FINISH TO BE LIGHT BROOM FINISH.
5. DETECTABLE WARNING DEVICES TO BE INSTALLED AT RAMPS PER ADA REQUIREMENTS.
6. MAX CROSS SLOPE 2%. MAX LONGITUDINAL SLOPE ON RAMPS 1:12 MAX. LONGITUDINAL SLOPE 5% ON SIDEWALKS.
7. CONTROL JOINTS PER CONC. WALK CONTROL JOINT DETAIL.



* CONCRETE PAVEMENT AND REINFORCEMENT TO BE VERIFIED PER ACI 330R-08-SPB AND SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

HEAVY DUTY CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS



* CONCRETE PAVEMENT AND REINFORCEMENT TO BE VERIFIED PER ACI 330R-08-SPB AND SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

LIGHT DUTY CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS

Legend

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- X — Wire / Chainlink Fence
- S — Sanitary Sewer
- W — Water Line
- OHE — Overhead Electric
- UGE — UGE — Underground Powerline
- (W) Water Meter Box
- (S) Sanitary Sewer Manhole
- (D) Storm Drainage Manhole
- [T] Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- PROPOSED CONCRETE
- PROPOSED HEAVEY DUTY ASPHALT, TYPE B
- PROPOSED LIGHT DUTY ASPHALT, TYPE A
- [G] Gas Meter
- * APPROVED ADA SIDEWALK RAMP. REFER TO NOTES.

RICHARDSON ENGINEERING
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325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

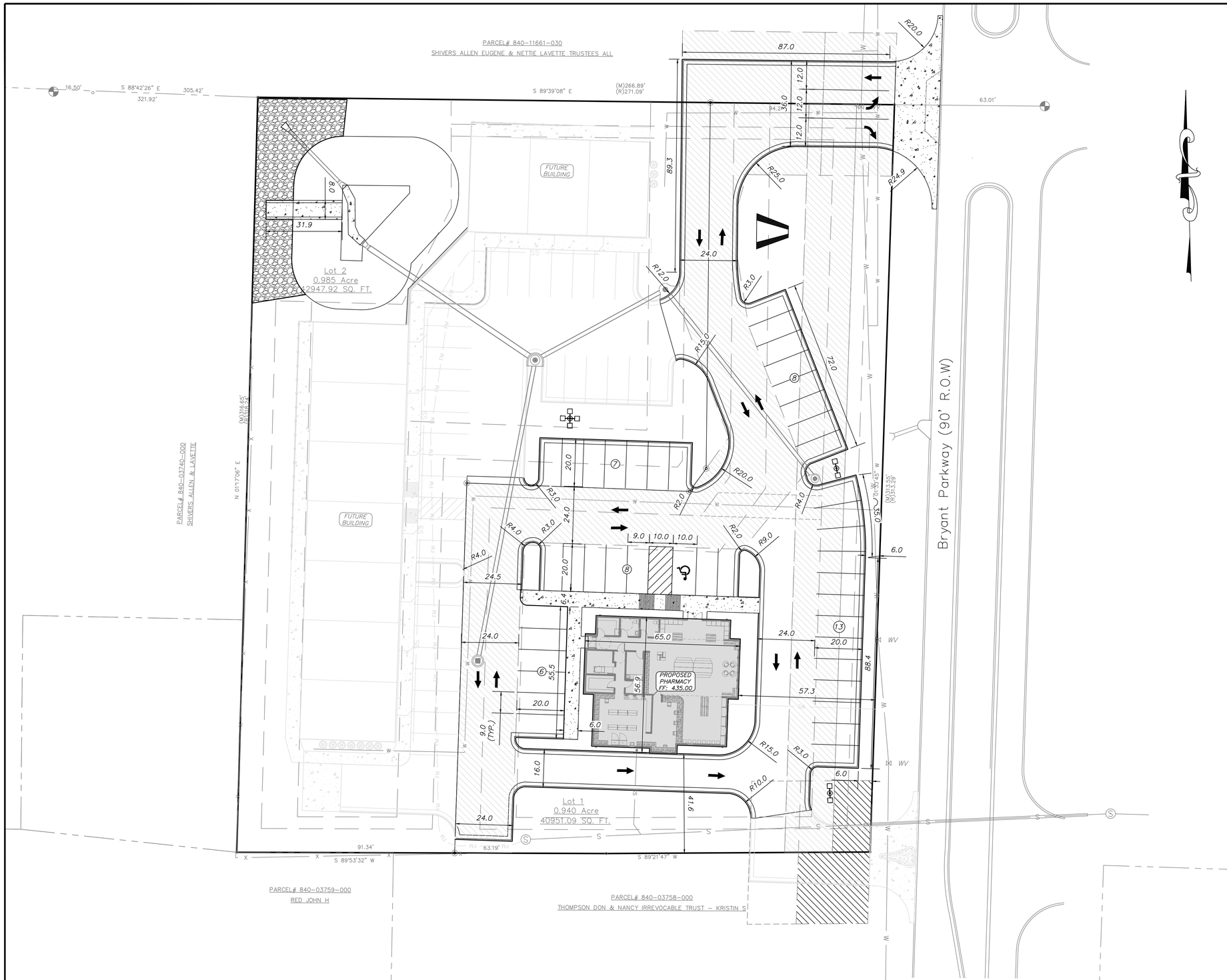
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

OVERALL SITE PLAN
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 30'
Sheet: 4 of 14



GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

SITE NOTES

1.) PROJECT SITE AREA 1.925 ACRES (83,899 SQUARE FEET)
2.) PROJECT PROVIDES 42 PARKING SPACES.
3.) CURRENT ZONING: C2
4.) PROPOSED USE: PHARMACY
5.) BUILDING LINES TO BE NOTED ON SITE PLAN.
6.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD DEPT. SPECS.
7.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEERS SPECS.
8.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
9.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
10.) NO PORTION OF THIS PROPERTY (AS SHOWN) IS IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0240E EFFECTIVE 6/5/2020
11.) REFER TO LANDSCAPING PLAN FOR REQUIREMENTS/LIGHTING PLAN TO BE VERIFIED W/OWNER. REVISIONS TO PLAN TO BE SUBMITTED TO CITY.
12.) IRRIGATION SYSTEMS TO BE DESIGNED BY OTHERS.
13.) THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.
14.) THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
15.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS. CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.
16.) ALL SITE LIGHTING IS TO BE LOW LEVEL AND DIRECTIONAL, SHIELDED DOWNWARD AND INTO THE SITE. DESIGNED BY OTHER AS PER CITY OF BRYANT REQUIREMENTS.

UTILITIES:

SANITARY SEWER:
BRYANT
WASTEWATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

WATER:
BRYANT
WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 W. CAPITOL AVE.
LITTLE ROCK, AR 72201
1(800) 368-3749

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
888-498-0409

ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
TRISTIN PHILLIPS, P.E.

SURVEYOR
SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR 72150
(501)285-5958

DEVELOPERS
JON MARTIN

OWNER OF RECORD
PROSPER PROPERTIES LLC
612 W. COMMERCE ST, STE 2
BRYANT, AR 72022
SOURCE OF TITLE: 2020-020202

GENERAL NOTES:

1.) SURVEYING PROVIDED BY SOUTHPOINT SURVEYING LLC.
2.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
3.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
4.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
6.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
7.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

Legend

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- PROPOSED LIGHT DUTY ASPHALT, TYPE A
- Gas Meter
- * APPROVED ADA SIDEWALK RAMP. REFER TO NOTES.

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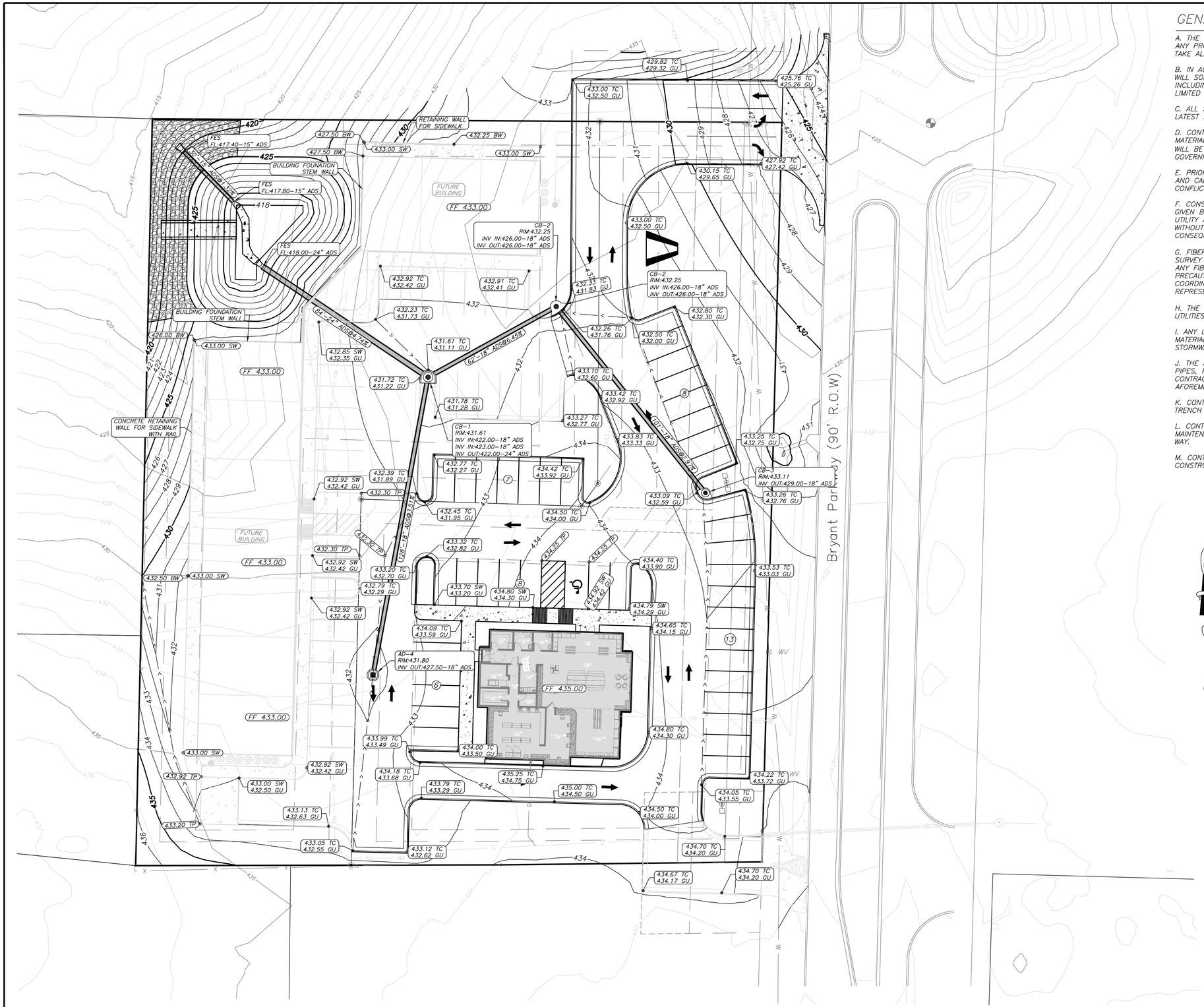
CERTIFICATE OF AUTHORIZATION
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ARKANSAS

SITE DIMENSION PLAN
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 20'
Sheet: 5 of 14



GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

C. ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT STANDARD SPECIFICATIONS.

D. 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.

E. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM ANY IMPACTED UTILITY OWNERS OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

F. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT. CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL FROM BRYANT. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

G. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES AT TO NEAR THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

H. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

I. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF MATERIALS, UTILITIES OR GROUND EXCAVATION SHALL BE IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN.

J. THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

K. CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS, INCLUDING EXCAVATION & TRENCH SAFETY.

L. CONTRACTOR SHALL CONTACT THE CITY OF BRYANT STREET DEPARTMENT IN REGARD TO MAINTENANCE OF TRAFFIC PRIOR TO COMMENCEMENT OF WORK WITHIN STREET RIGHT OF WAY.

M. CONTRACTOR SHALL CONTACT CITY OF BRYANT PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION OR TIE-INS.

UTILITIES:

SANITARY SEWER:
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WASTEWATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

WATER:
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WATER DEPARTMENT
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ELECTRIC:
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LITTLE ROCK, AR 72201
1(800) 368-3749

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
888-498-0409

ENGINEER
RICHARDSON ENGINEERING, PLLC
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BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
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DEVELOPERS
JON MARTIN

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SOURCE OF TITLE: 2020-020202

Legend

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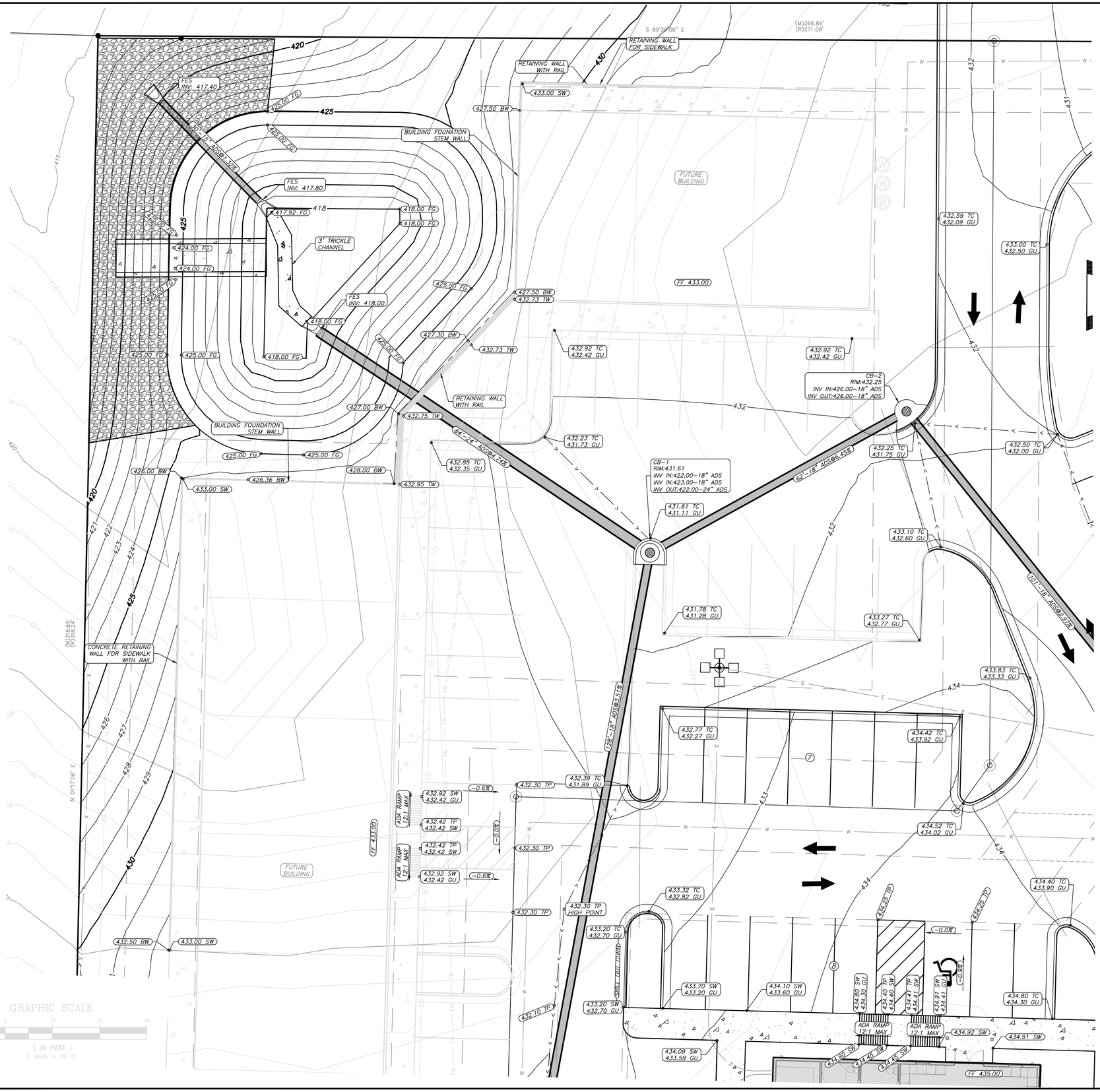
CERTIFICATE OF AUTHORIZATION — Richardson Engineering, PLLC — No. 2519 — ARKANSAS

GRADING PLAN OVERALL
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 20'
Sheet: 6 of 14



GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

C. ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT STANDARD SPECIFICATIONS.

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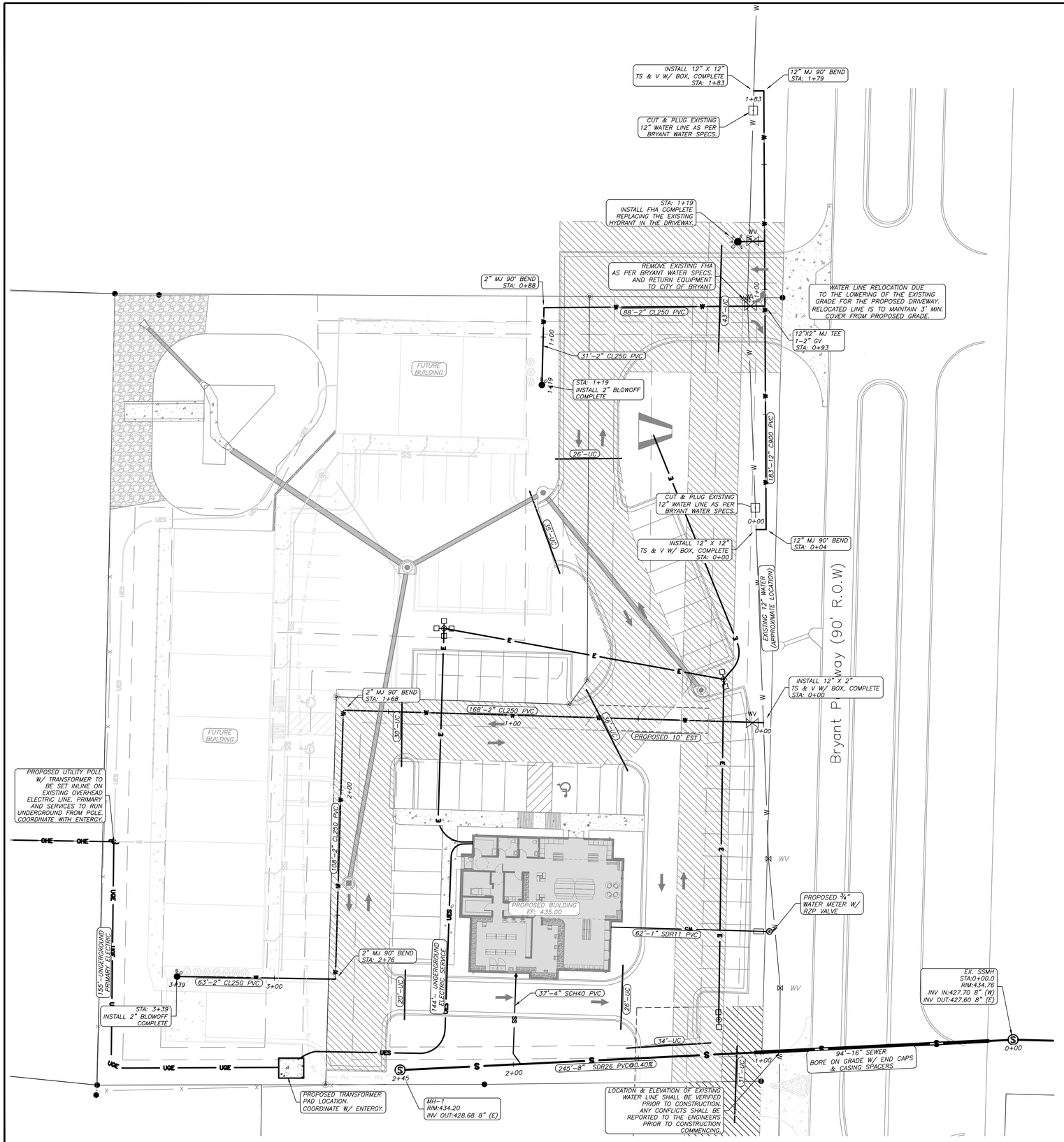
CERTIFICATE OF AUTHORIZATION — Richardson Engineering, PLLC — No. 2519 — ARKANSAS

DETENTION GRADING PLAN
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
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GAS SERVICE NOTE:
GAS SERVICE FOR THIS PROJECT IS TO BE COORDINATED AND DESIGNED BY SUMMIT UTILITIES

CONDUIT NOTE – UC
4-4" PVC GENERAL CONDUITS

GRAPHIC SCALE
20 0 20 40 60
(IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
2.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN ON PLAN.
3.) ALL WATER MAINS SHALL BE SDR21 PVC PIPE UNLESS OTHERWISE SHOWN ON PLAN.
4.) ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
7.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
8.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
9.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
10.) BACKFILL MATERIAL FOR STREET CROSSINGS SHALL BE ACCORDING TO CITY OF BRYANT STREET DEPT SPECS AND COMPACTED TO 98% M.P. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND UTILITY OWNER.
11.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
12) CITY OF BRYANT MASTER SPECIFICATIONS APPLY.
13) CONTRACTOR SHALL CONTACT THE CITY OF BRYANT STREET DEPARTMENT IN REGARD TO MAINTENANCE OF TRAFFIC PRIOR TO COMMENCEMENT OF WORK WITHIN STREET RIGHT OF WAY.
14) CONTRACTOR SHALL CONTACT CITY OF BRYANT PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION OR TIE-INS.

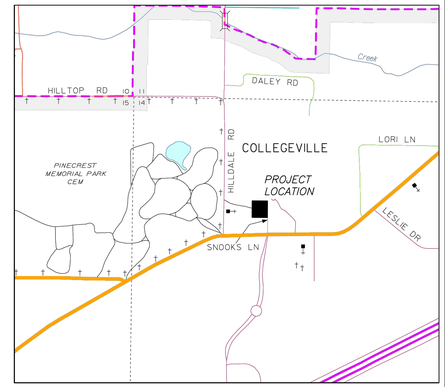
SEWER NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
2.) ALL SERVICE LINES SHALL BE 4" SDR-21 OR SCH 40 PVC OR AS SPECIFIED ON THE DESIGN DRAWINGS.
3.) CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
4) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
6) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS SHALL BE IN ACCORDANCE WITH CITY OF BRYANT STANDARD SPECS.
7) A 2-WAY CLEANOUT WITH BACKFLOW PREVENTER SHALL BE INSTALLED WITHIN 5 FEET OF THE BUILDING. DIRECTIONALY, THE CLEANOUT MUST SWEEP AWAY FROM THE VALVE TO PREVENT DAMAGE TO THE BACKFLOW PREVENTER.

WATER NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
2.) ALL SERVICE LINES AND METER SETTINGS SHALL BE AS PER CITY OF BRYANT SPECS.
3.) 12ga BLUE COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL WATERLINES (MAINS & SERVICES).
4.) ALL FITTINGS SHALL BE DUCTILE IRON M.J. (WHERE AVAILABLE).
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'
7.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE & SEWERLINE CROSSINGS SHALL BE 18" (WATER ON TOP).
8.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
9.) STREET CROSSINGS TO MEET CITY OF BRYANT STREET DEPT SPECIFICATIONS.
10.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING AND ANCHORING.
11.) ON-SITE FIRE HYDRANTS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.

VICINITY MAP



Legend

- Property Boundary
- Surveyed lines
- RW — Road Right of Way
- T — Telephone
- FO — Fiber Optic Line
- Road Center line
- X — Wire / Chainlink Fence
- S — Sanitary Sewer Main
- SS — Sanitary Sewer Service
- WS — Water Service Line
- W — Water Main
- UES — Underground Electric Service
- UGE — Underground Electric Primary
- OHE — Overhead Electric Primary
- G — Gas Main
- FM — Force Sewer line
- SF — Silt Fence
- Water Meter Box
- Sanitary Sewer Manhole
- Storm Drainage Manhole
- Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- Gas Meter
- Sewer Service Cleanout

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Planning • Engineering • Development consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

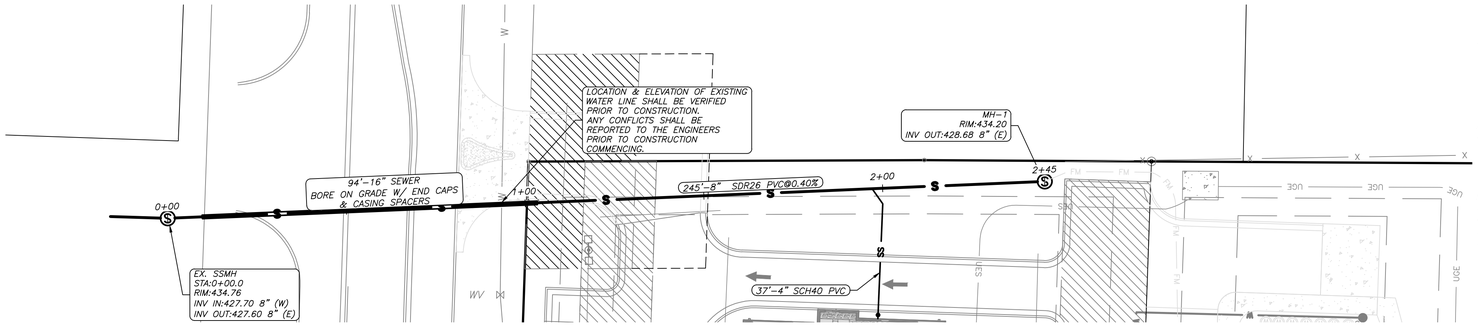
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

OVERALL UTILITY PLAN
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 20'
Sheet: 8 of 14



ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
TRISTIN PHILLIPS, P.E.

SURVEYOR
SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR 72150
(501)285-5958

DEVELOPERS
JON MARTIN

OWNER OF RECORD
PROSPER PROPERTIES LLC
612 W. COMMERCE ST, STE 2
BRYANT, AR 72022
SOURCE OF TITLE: 2020-020202

UTILITIES:

SANITARY SEWER:
BRYANT
WASTEWATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

WATER:
BRYANT
WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 W. CAPITOL AVE.
LITTLE ROCK, AR 72201
1(800) 368-3749

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
888-498-0409

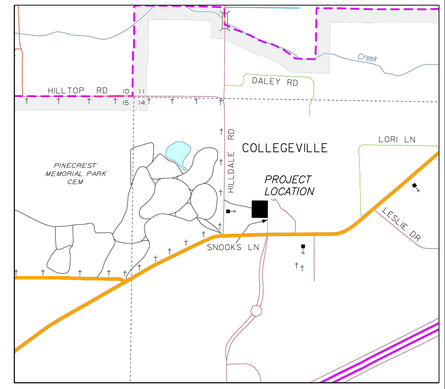
GENERAL NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
2.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN ON PLAN.
3.) ALL WATER MAINS SHALL BE SDR21 PVC PIPE UNLESS OTHERWISE SHOWN ON PLAN.
4.) ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
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11.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
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VICINITY MAP

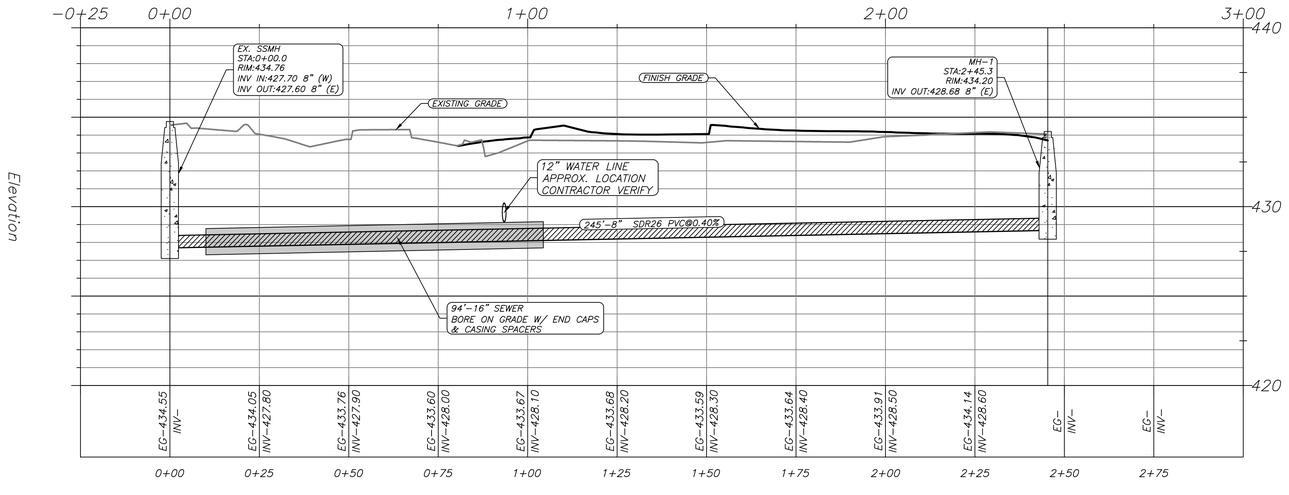


GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

SEWER MAIN 1 PROFILE



Legend

- Property Boundary
- Surveyed lines
- RW — Road Right of Way
- T — Telephone
- FO — Fiber Optic Line
- Road Center line
- X — Wire / Chainlink Fence
- S — Sanitary Sewer Main
- SS — Sanitary Sewer Service
- WS — Water Service Line
- W — Water Main
- UES — Underground Electric Service
- UGE — Underground Electric Primary
- OHE — Overhead Electric Primary
- G — Gas Main
- FM — Force Sewer line
- SF — Silt Fence
- Water Meter Box
- Sanitary Sewer Manhole
- Storm Drainage Manhole
- Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- Gas Meter
- Sewer Service Cleanout

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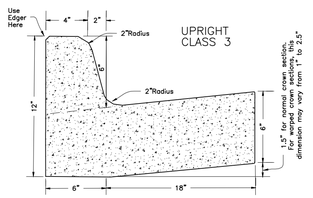
SEWER MAIN PLAN/PROFILE
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

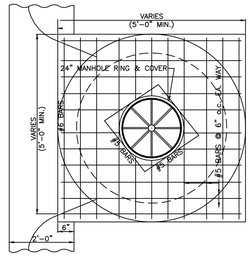
Prepared For: JON MARTIN

No.	Revisions	Date

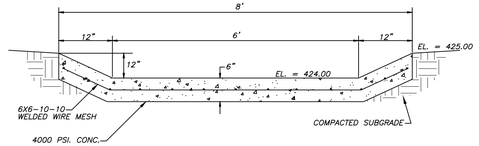
PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 20'
Sheet: 9 of 14

TYPICAL STREET/PARKING CURB SECTION

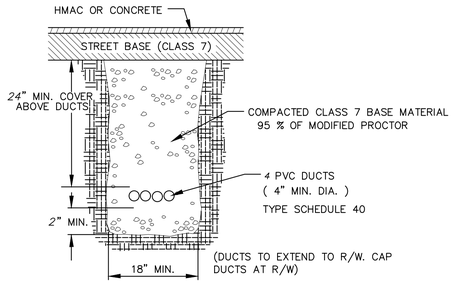




TYPICAL DROP INLET PLAN

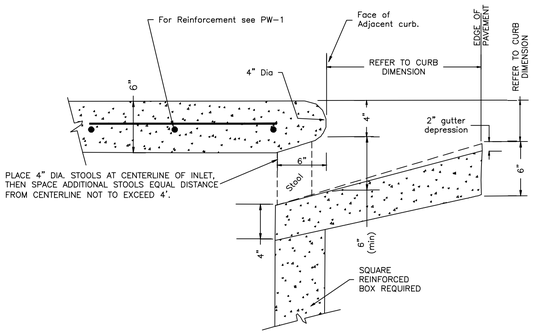


SPILLWAY DETAIL
N.T.S.



TYPICAL SECTION
4–4" UTILITY DUCTS

NOT TO SCALE

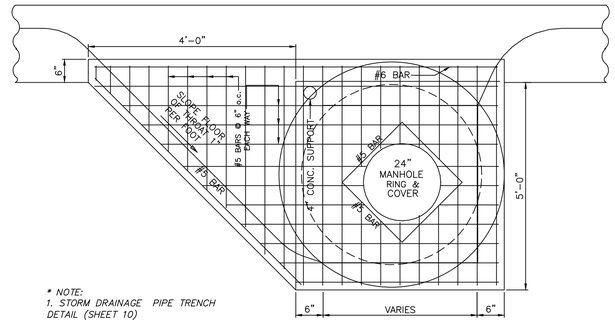


INLET THROAT BETWEEN STOOLS

NOTE: This detail is not to be used for inlets in curb radius. See PW-10 for detail of inlet top in curb radius.

THROAT OPENING (NOT IN RADIUS)

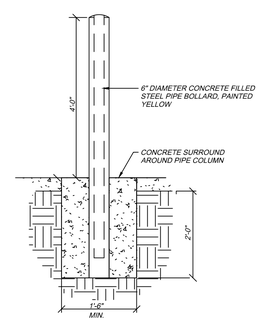
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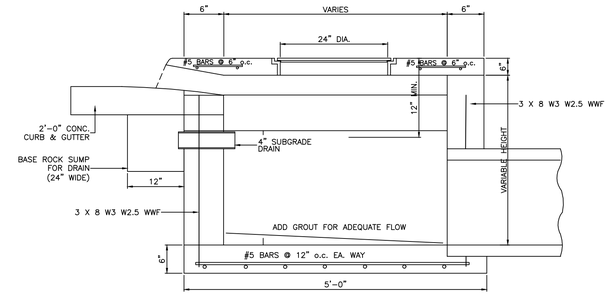


* NOTE:
1. STORM DRAINAGE PIPE TRENCH DETAIL (SHEET 10)

DETAIL – DROP INLET
WITH EXTENDED THROAT

BOLLARD DETAIL

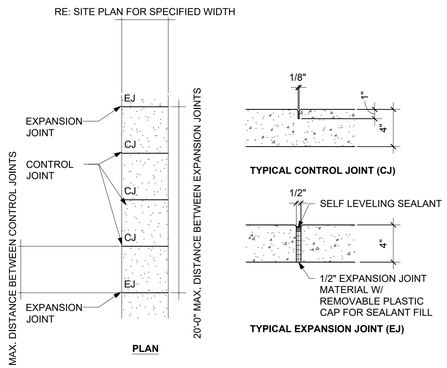




TYPICAL DROP INLET – POURED IN PLACE
ELEVATION

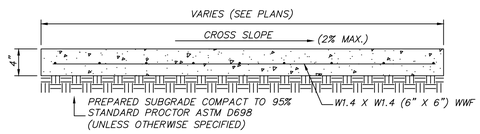
CONC. WALK/CONCRETE SWALE CONTROL JOINT DETAILS

NTS



PLAN

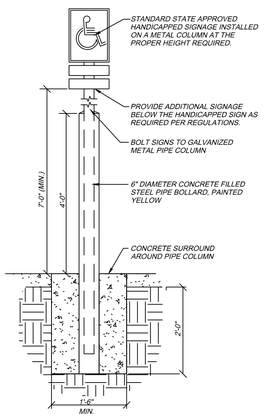
NOTE:
PROVIDE 1/2" EXPANSION JOINT AND SEALANT AS NOTED AND WHERE SIDEWALK ABUTS STRUCTURES OR OTHER SIDEWALKS.



CONCRETE SIDEWALK SPECIFICATIONS

NTS

* NOTES:
1. PORTLAND CEMENT CONCRETE 3000 PSI. MIN.
2. USE W1.4 X W1.4 (6" X 6") WWF SHEET REINFORCEMENT. CUT ½ THE WIRES AT CONTROL JOINTS.
3. CONCRETE TO CONTAIN 3–5% AIR ENTRAINMENT.
4. FINISH TO BE LIGHT BROOM FINISH.
5. DETECTABLE WARNING DEVICES TO BE INSTALLED AT RAMPS PER ADA REQUIREMENTS.
6. MAX CROSS SLOPE 2%. MAX LONGITUDINAL SLOPE 1:12.
7. CONTROL JOINTS PER CONC. WALK CONTROL JOINT DETAIL.

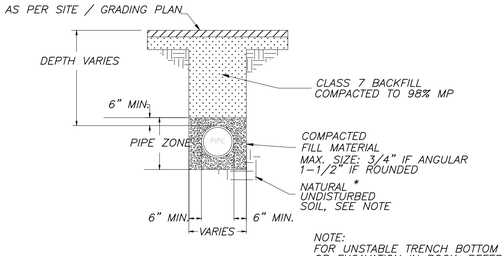


HANDICAP SIGN DETAIL

GENERAL NOTES

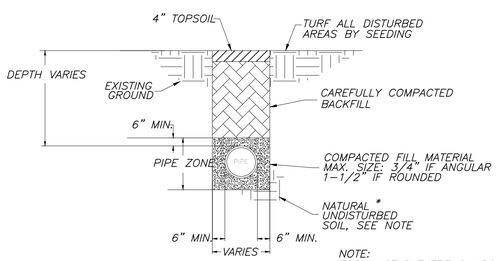
1.) ALL STOP SIGNS SHALL BE 30" X 30".
2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND CITY OF BRYANT SPECS.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER CITY OF BRYANT STREET DEPARTMENT SPECIFICATIONS.
5.) CURB INLETS CONSTRUCTED SO THAT POOLING OF WATER DOES NOT OCCUR AT INTERSECTIONS.
6.) ALL STORM BOX LIDS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.
7.) ALL SIDEWALKS AND CURB/GUTTER TO BE CONSTRUCTED PER CITY OF BRYANT SPECIFICATIONS.
8.) ALL SIDEWALKS TO MEET ADA REQUIREMENTS.
9.) * – INDICATES ADA APPROVED HANDICAP RAMP.
10.) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS.
11.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE UTILITY OR OWNER OF THE STRUCTURE. THE COST OF SAID REPAIRS OR RELOCATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

REFER TO CITY OF BRYANT, ARKANSAS PUBLIC WORKS STREET AND DRAINAGE STANDARD DETAILS FOR ADDITIONAL DETAILS AND INFORMATION.



NOTE:
FOR UNSTABLE TRENCH BOTTOM OR EXCAVATION IN ROCK, REFER TO SPECIFICATIONS FOR APPROPRIATE PIPE BEDDING.

STORM DRAINAGE PIPE TRENCH (UNDER ASPHALT)
NTS



NOTE:
FOR UNSTABLE TRENCH BOTTOM OR EXCAVATION IN ROCK, REFER TO SPECIFICATIONS FOR APPROPRIATE PIPE BEDDING.

STORM DRAINAGE PIPE TRENCH (UNPAVED AREA)
NTS

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325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

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ARKANSAS

MISC. DETAILS
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

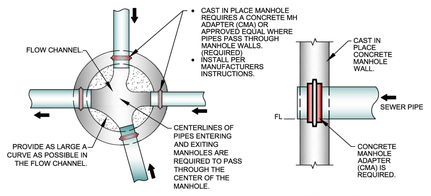
Prepared For: JON MARTIN

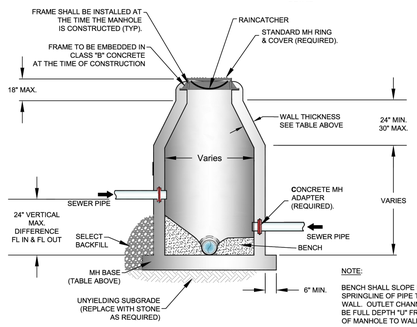
No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale:
Sheet: 10 of 14

Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	6"	24" (< or Equal to 24" Pipes)
5' DIA	8"	8"	
6' DIA	8"	12"	36" (> 24" Pipes)

MANHOLE INFORMATION TABLE

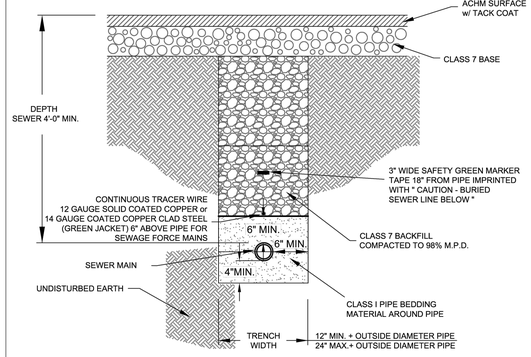




NOTE:
BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

CAST-IN-PLACE MANHOLE

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: CAST-IN-PLACE MANHOLE	REVISED ----- ----- ----- -----	S4
	DRAWN BY: CHECKED BY: FILE: S4-Cast In Place Manhole.dwg	-----	

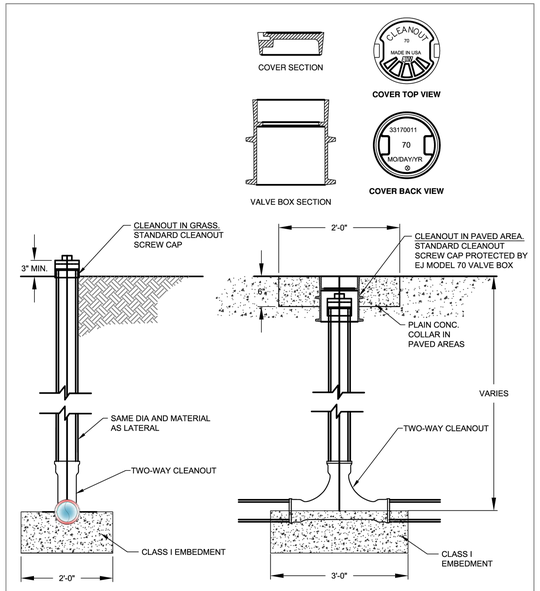


SEWER MAIN INSTALLATION
PRIOR TO ROADWAY CONSTRUCTION

NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

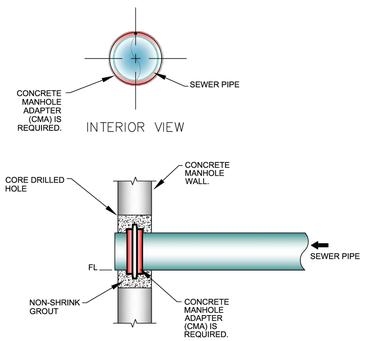
CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: SEWER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION	REVISED ----- ----- ----- -----	S3
	DRAWN BY: CHECKED BY: FILE: S3-Sewer Main Installation Prior to Roadway Const.dwg	-----	



TYPICAL CLEANOUT

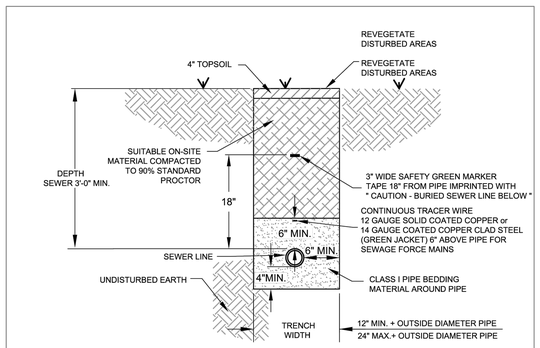
CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: SEWER SERVICE CLEANOUT	REVISED ----- ----- ----- -----	S16
	DRAWN BY: CHECKED BY: FILE: S16-Sewer Service Cleanout.dwg	-----	

THE INSTALLATION SHALL BE DYE TESTED FOR ACCEPTANCE.



MANHOLE CORING DETAILS

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: MANHOLE CORING	REVISED ----- ----- ----- -----	S11
	DRAWN BY: CHECKED BY: FILE: S11-Manhole Coring.dwg	-----	

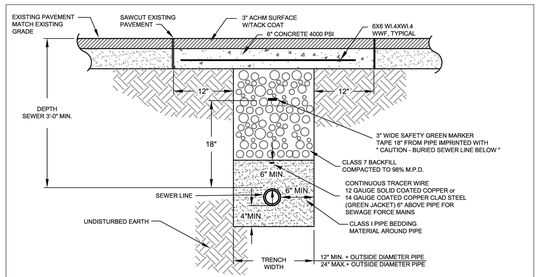


NOTES:

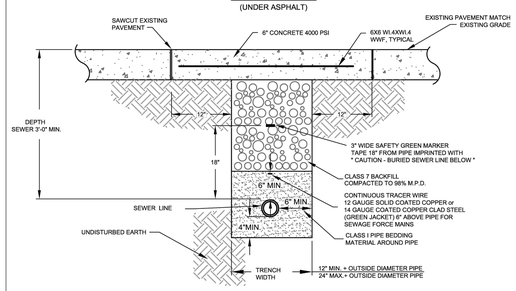
1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

SEWER TRENCH
(NON-PAVED AREA)

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: SEWER TRENCH (NON-PAVED AREA)	REVISED ----- ----- ----- -----	S1
	DRAWN BY: CHECKED BY: FILE: S1-Sewer Trench (Non-Paved Area).dwg	-----	



SEWER TRENCH
(UNDER ASPHALT)



SEWER TRENCH
(UNDER CONCRETE)

NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	DESCRIPTION: SEWER TRENCH (UNDER PAVEMENT)	REVISED ----- ----- ----- -----	S2
	DRAWN BY: CHECKED BY: FILE: S2-Sewer Trench (Under Pavement).dwg	-----	

SEWER NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
2.) ALL SERVICE LINES SHALL BE 4" SDR-21 OR SCH 40 PVC OR AS SPECIFIED ON THE DESIGN DRAWINGS.
3.) CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
4) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
6) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS SHALL BE IN ACCORDANCE WITH CITY OF BRYANT STANDARD SPECS.
7) A 2-WAY CLEANOUT WITH BACKFLOW PREVENTER SHALL BE INSTALLED WITHIN 5 FEET OF THE BUILDING. DIRECTIONALY, THE CLEANOUT MUST SWEEP AWAY FROM THE VALVE TO PREVENT DAMAGE TO THE BACKFLOW PREVENTER.

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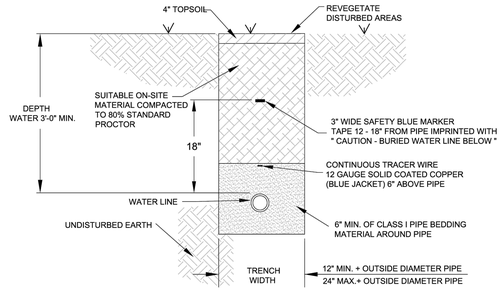
CERTIFICATE OF AUTHORIZATION — Richardson Engineering, PLLC — No. 2519 — ARKANSAS

MISC. DETAILS
SHOPPES AT DOGWOOD SPRINGS
BRYANT PARKWAY
BRYANT, ARKANSAS

No.	Revisions	Date
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Prepared For: JON MARTIN

PROJECT #: 025-029
Date: 10/20/2025
Scale: N.T.S.
Sheet: 11 of 14



NOTES:

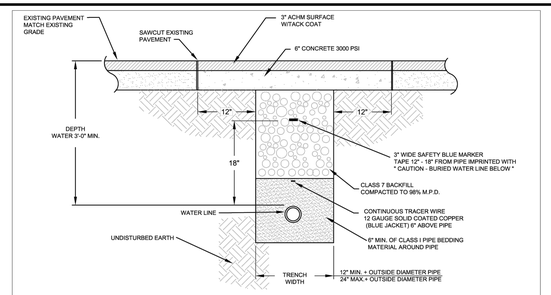
1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

WATER MAIN TRENCH

(NON-PAVED AREA)

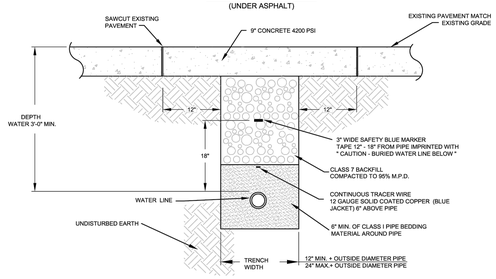
CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	WATER MAIN TRENCH (NON-PAVED AREA)	REVISED -----	W1
DRAWN BY:	CHECKED BY:	FILE: W1-Water Trench (Non-Paved Area).dwg	-----



WATER MAIN TRENCH

(UNDER ASPHALT)



WATER MAIN TRENCH

(UNDER CONCRETE)

NOTES:

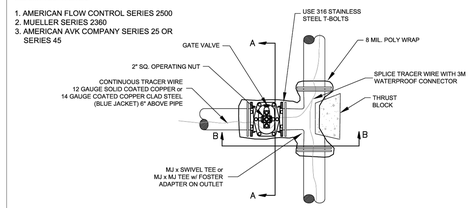
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5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

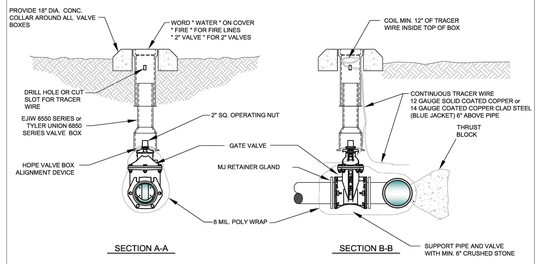
TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	WATER MAIN TRENCH (UNDER PAVEMENT)	REVISED -----	W2
DRAWN BY:	CHECKED BY:	FILE: W2-Water Trench (Under Pavement).dwg	-----

PERMITTED VALVES

1. AMERICAN FLOW CONTROL SERIES 2500
2. MUELLER SERIES 2360
3. AMERICAN AVK COMPANY SERIES 25 OR SERIES 45



PLAN



NOTES:

1. ALL VALVES SHALL BE SECURELY ANCHORED TO THE TEE.
2. ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
3. IF DEPTH OF BURY EXCEEDS 4 FT., A VALVE STEM EXTENSION SHALL BE REQUIRED. THE VALVE STEM EXTENSION NUT SHALL BE WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.

GATE VALVE DETAIL

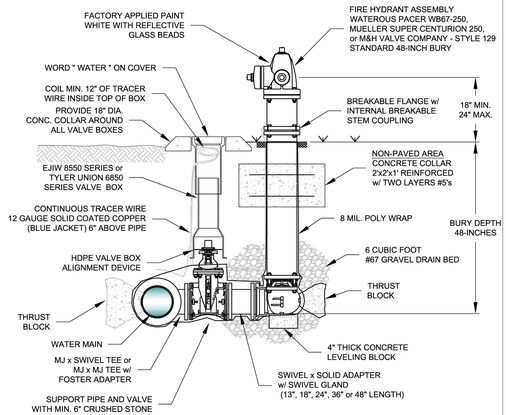
2" - 12"

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TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	GATE VALVE	REVISED -----	W4
DRAWN BY:	CHECKED BY:	FILE: W4-Gate Valve.dwg	-----

NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. BURY LINE OF HYDRANT SHALL BE NO LESS THAN THE PROPOSED FINISHED ELEVATION OF BACK OF CURB, OR SIDEWALK, WHICHEVER IS GREATER.
4. EXTENSIONS SHALL BE WATEROUS K562 OR MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 2' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. VALVES SHALL BE INSTALLED 1' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB.
6. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
7. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. 6" DUCTILE IRON PIPE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 48-INCHES FROM THE MAIN VALVE.
8. AN ADDITIONAL GUARDIAN VALVE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 30 FEET IN LENGTH.



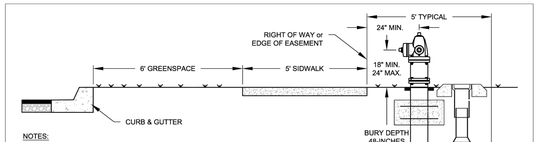
FIRE HYDRANT & VALVE CONNECTION

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	FIRE HYDRANT AND VALVE CONNECTION	REVISED -----	W8
DRAWN BY:	CHECKED BY:	FILE: W8-Fire Hydrant and Valve.dwg	-----

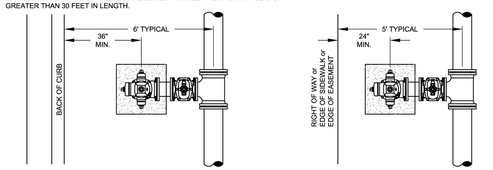
WATER NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
2.) ALL SERVICE LINES AND METER SETTINGS SHALL BE AS PER CITY OF BRYANT SPECS.
3.) 12ga BLUE COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL WATERLINES (MAINS & SERVICES).
4.) ALL FITTINGS SHALL BE DUCTILE IRON M.J. (WHERE AVAILABLE).
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'
7.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE & SEWERLINE CROSSINGS SHALL BE 18" (WATER ON TOP).
8.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
9.) STREET CROSSINGS TO MEET CITY OF BRYANT STREET DEPT SPECIFICATIONS.
10.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING AND ANCHORING.
11.) ON-SITE FIRE HYDRANTS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.



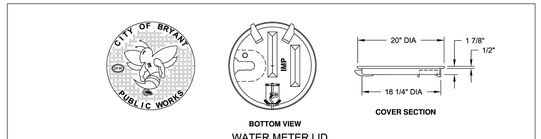
NOTES:

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2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. EXTENSIONS SHALL BE WATEROUS K562 OR MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 2' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. VALVES SHALL BE INSTALLED 1' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB.
6. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
7. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. 6" DUCTILE IRON PIPE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 48-INCHES FROM THE MAIN VALVE.
8. AN ADDITIONAL GUARDIAN VALVE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 30 FEET IN LENGTH.

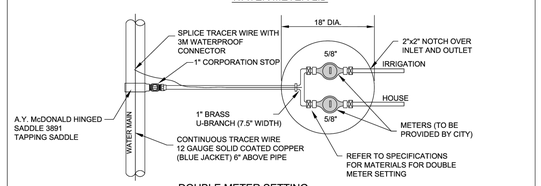


CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	FIRE HYDRANT PLACEMENT	REVISED -----	W9
DRAWN BY:	CHECKED BY:	FILE: W9-Fire Hydrant Placement.dwg	-----

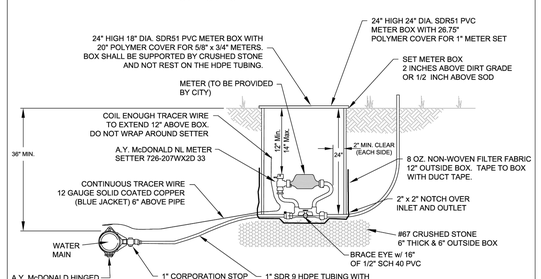


WATER METER LID



DOUBLE METER SETTING

ONLY FOR 1 LOT

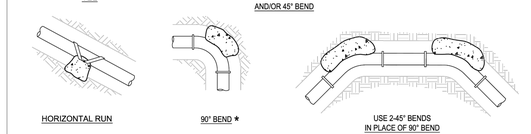


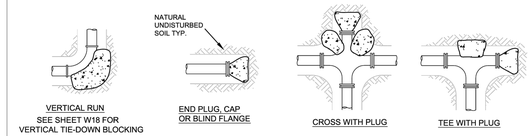
SINGLE METER SETTING

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	METER SETTINGS	REVISED -----	W10
DRAWN BY:	CHECKED BY:	FILE: W10-Meter Settings.dwg	-----







THRUST BLOCK SCHEDULE

(2000 PSF SOIL, 200 PSI WATER PRESSURE, 150 PSI WATER HAMMER)

FITTING SIZE	BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS) PLUG OR CAP	BEND ANGLE 90° *	BEND ANGLE 45°	BEND ANGLE 22 1/2°	BEND ANGLE 11 1/4°
2, 3, & 4	1.9	2.7	1.4	0.7	0.4
6	5.8	7.9	4.3	2.2	1.1
8	9.6	13.6	7.4	3.8	1.9
10	20.5	29.0	15.7	8.0	4.0
16	35.7	50.4	27.3	13.9	7.0
18	44.8	63.4	34.3	17.5	18.8
24	78.4	110.9	60.0	30.6	15.4

FITTING SIZE	VOLUME OF THRUST BLOCK IN CU. FEET (VERTICAL BENDS) BEND ANGLE 90° *	BEND ANGLE 45°	BEND ANGLE 22 1/2°	BEND ANGLE 11 1/4°	ROD DIAM.	EMBED-MENT
2, 3, & 4	35.5	19.2	9.8	4.9	.50"	30"
6	105.8	57.2	29.2	14.7	.75"	30"
8	181.9	98.5	50.2	25.2	.75"	30"
10	367.1	209.5	106.8	53.7	1.0"	30"
16	672.6	364.0	185.6	93.2	1.0"	36"
18	844.7	457.2	233.1	117.1	1.0"	36"
24	1478.7	800.3	408.0	205.0	1.5"	36"

* 90 DEGREE BENDS SHALL ONLY BE USED ON A BY-EXCEPTION BASIS, AND MUST EACH BE SPECIFICALLY APPROVED BY CITY.

THRUST BLOCK NOTES:

1. CONCRETE FOR THRUST BLOCKS - CLASS A CONCRETE SHALL DEVELOP NOT LESS THAN 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL.
2. ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE PLACED ON CONCRETE PADS WHERE BENDS TURN UP, OR LOADED WHERE BENDS TURN DOWN.
3. WRAP PIPE JOINTS IN 8 MIL "POLYETHLENE" BEFORE PLACING CONCRETE.
4. BEARING AREA SHOWN IN TABLE, IS BASED UPON A 2000 LB/SF. SOIL BEARING, AND UPON A PIPELINE PRESSURE OF 200 psi. PLUS 100 psi. WATER HAMMER. AREAS SHOWN SHALL BE ADJUSTED, SHOULD FIELD CONDITIONS VARY.
5. MJ RESTRAINTS ARE REQUIRED FOR ALL FITTINGS.
6. USE LONG-RADIUS FITTINGS WHEREVER POSSIBLE.
7. ALL BOLTS FOR FITTINGS SHALL BE 316 STAINLESS STEEL.
8. ALL DUCTILE IRON FITTINGS SHALL BE FUSION-BONDED EPOXY COATED INSIDE AND OUTSIDE IN ACCORDANCE WITH ANSI/AWWA C116/A21.16.
9. UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LBS/CU. FT.

THRUST BLOCKING

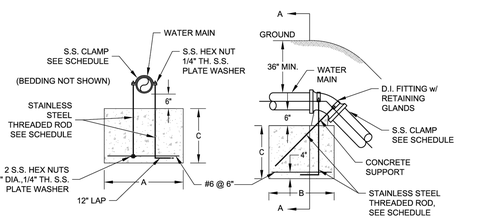
CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	THRUST BLOCKING	REVISED -----	W16
DRAWN BY:	CHECKED BY:	FILE: W16-Thrust Blocking.dwg	-----

PIPE SIZE	BENDS	45°	22 1/2°	11 1/4°	ROD DIA.
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.
	A (FT.)	5.00'	4.00'	3.00'	
	B (FT.)	4.00'	3.20'	2.80'	
	C (FT.)	5.00'	4.00'	3.00'	
	MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.			
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4 IN.
	A (FT.)	6.00'	5.00'	4.00'	
	B (FT.)	6.00'	4.25'	3.50'	
	C (FT.)	6.00'	5.00'	4.00'	
	MIN. CLAMP (2 EA.)	1/2 IN. x 2 IN.			
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	1 IN.
	A (FT.)	8.00'	6.50'	5.00'	
	B (FT.)	7.25'	5.50'	4.75'	
	C (FT.)	8.00'	6.50'	5.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	1 1/4 IN.
	A (FT.)	9.50'	7.50'	6.00'	
	B (FT.)	9.00'	7.25'	5.75'	
	C (FT.)	9.50'	7.50'	6.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			

VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.

ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH RETAINING GLANDS. BEDDING NOT SHOWN



VERTICAL TIE-DOWN BLOCKING

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	VERTICAL TIE-DOWN BLOCKING	REVISED -----	W17
DRAWN BY:	CHECKED BY:	FILE: W17-Vertical Tie-Down Blocking.dwg	-----

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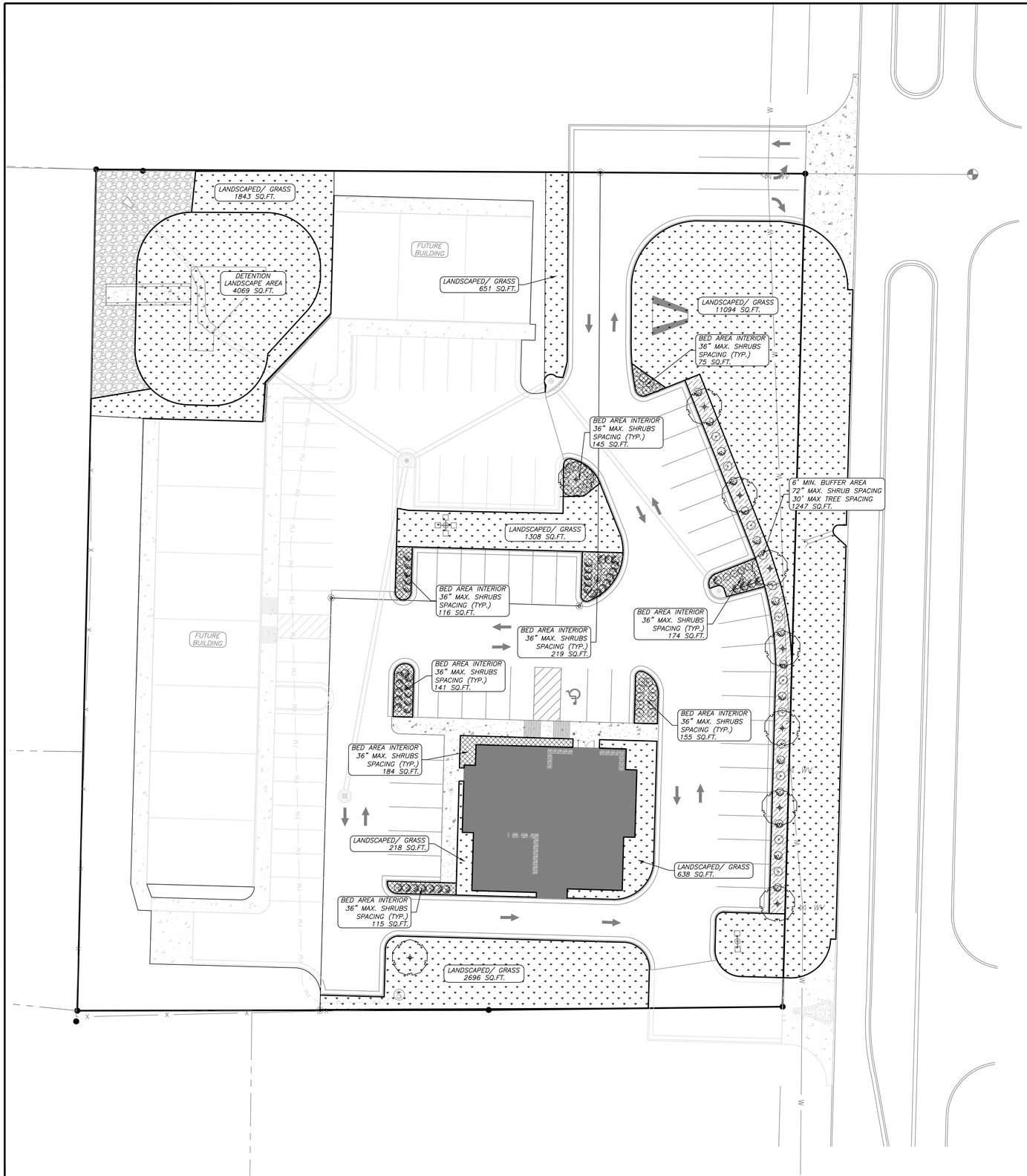
CERTIFICATE OF AUTHORIZATION — Richardson Engineering, PLLC — No. 2519 — STATE OF ARKANSAS

MISC. DETAILS
SHOPPES AT DOGWOOD SPRINGS
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For: JON MARTIN

No.	Revisions	Date
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PROJECT #: 025-029
Date: 10/20/2025
Scale: N.T.S.
Sheet: 12 of 14



LANDSCAPE NOTES:

1) LANDSCAPING SHALL MEET CITY OF BRYANT LANDSCAPING REQUIREMENTS.
2) SPACING FOR SHRUBS IN BEDS AS NOTED.
3) ALL SHRUB MATERIAL MUST BE EIGHTEEN (18) INCHES IN HEIGHT AT INSTALLATION
4) ALL TREES MUST BE 2" CALIPER AT THE TIME OF INSTALLATION
5) AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL NEW LANDSCAPE AREAS. THIS SYSTEM WILL PROVIDE 100% COVERAGE FOR LANDSCAPED AREAS.
6) SHRUBS USED FOR SCREENING SHALL BE EVERGREEN IN NATURE AND BE AT LEAST 30 INCHES TALL AT THE TIME OF PLANTING. SPACING SHALL BE CLOSE ENOUGH SO AS TO CREATE A SEAMLESS ROW OF HEDGING.

ACER PALMATUM– JAPANESE MAPLE (OR APPROVED EQUIVALENT)

ILEX CRENATA "COMPACTA" DWARF JAPANESE HOLLY (OR APPROVED EQUIVALENT)

ILEX CORNUTA "ROTUNDA" DWARF ROTUNDA HOLLY (OR APPROVED EQUIVALENT)

HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA (OR APPROVED EQUIVALENT)

ACER SACCHARINUM – SILVER MAPLE (OR APPROVED EQUIVALENT)

PROPOSED BERMUDA GRASS IN SOD AREA

PROPOSED MULCH/BED AREA / INTERIOR LANDSCAPING

PROPOSED BUFFER AREAS

GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

UTILITIES:

SANITARY SEWER:
BRYANT
WASTEWATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

WATER:
BRYANT
WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0999

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 W. CAPITOL AVE.
LITTLE ROCK, AR 72201
1(800) 368-3749

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
888-498-0409

ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
TRISTIN PHILLIPS, P.E.

SURVEYOR
SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR 72150
(501)285-5958

DEVELOPERS
JON MARTIN

OWNER OF RECORD
PROSPER PROPERTIES LLC
612 W. COMMERCE ST, STE 2
BRYANT, AR 72022
SOURCE OF TITLE: 2020-020202

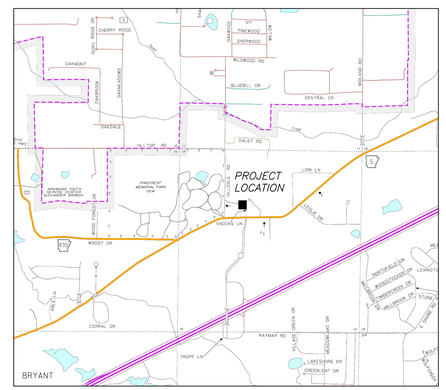
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1.) SURVEYING PROVIDED BY SOUTHPOINT SURVEYING LLC.
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3.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
4.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
6.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
7.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

SITE NOTES

1.) PROJECT SITE AREA 1.925 ACRES (83,899 SQUARE FEET)
2.) PROJECT PROVIDES 42 PARKING SPACES.
3.) CURRENT ZONING: C2
4.) PROPOSED USE: PHARMACY
5.) BUILDING LINES TO BE NOTED ON SITE PLAN.
6.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD DEPT. SPECS.
7.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEERS SPECS.
8.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
9.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
10.) NO PORTION OF THIS PROPERTY (AS SHOWN) IS IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0240E EFFECTIVE 6/5/2020
11.) REFER TO LANDSCAPING PLAN FOR REQUIREMENTS/LIGHTING PLAN TO BE VERIFIED W/OWNER. REVISIONS TO PLAN TO BE SUBMITTED TO CITY.
12.) IRRIGATION SYSTEMS TO BE DESIGNED BY OTHERS.
13.) THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.
14.) THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
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16.) ALL SITE LIGHTING IS TO BE LOW LEVEL AND DIRECTIONALL SHIELDED DOWNWARD AND INTO THE SITE. DESIGNED BY OTHER AS PER CITY OF BRYANT REQUIREMENTS.

VICINITY MAP



RICHARDSON ENGINEERING
Planning • Engineering • Development consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

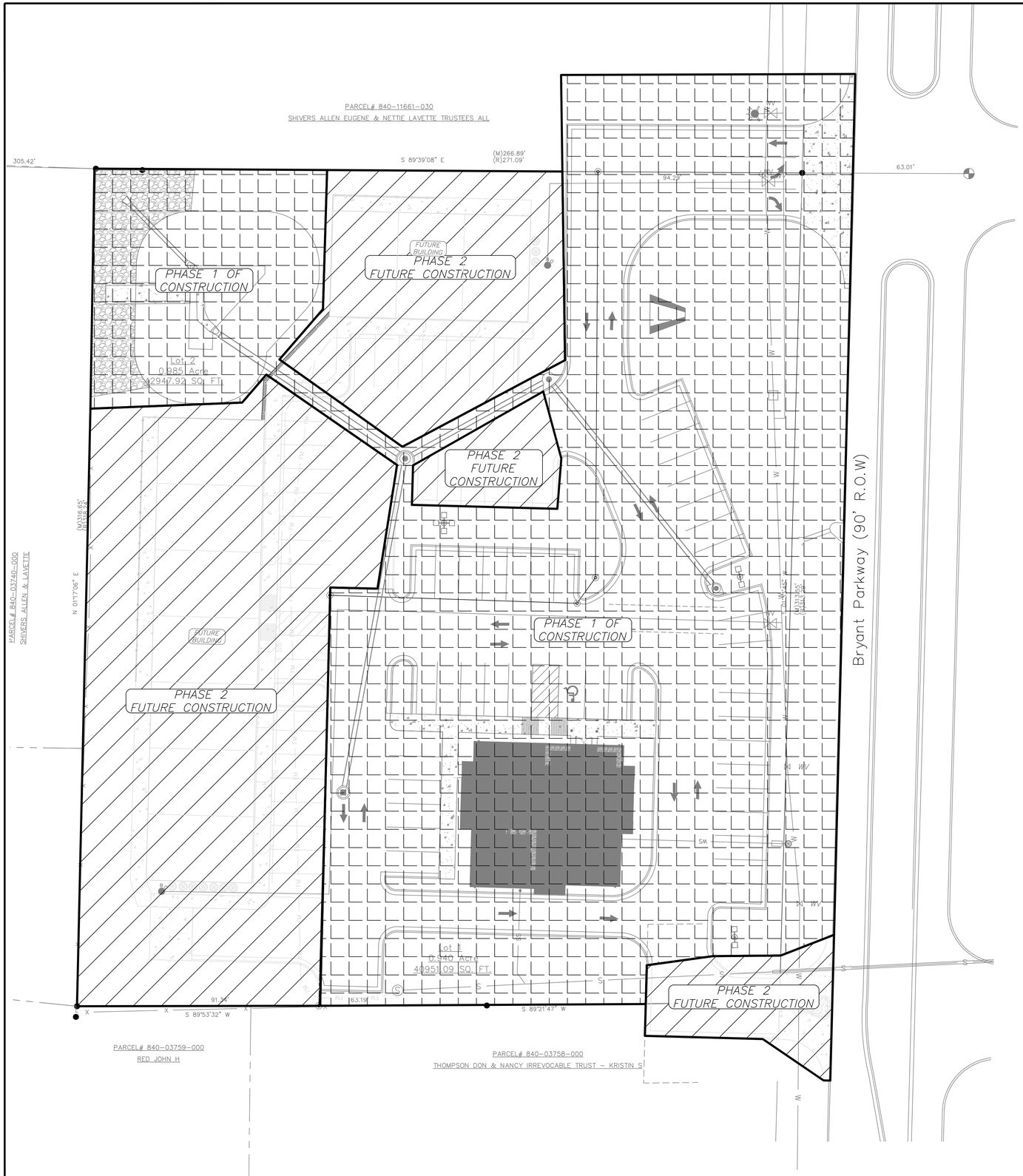
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

LANDSCAPE PLAN
SHOPPES AT DOGWOOD SPRINGS
PHASE 1
BRYANT PARKWAY
BRYANT, ARKANSAS

Prepared For:
JON MARTIN

No.	Revisions	Date

PROJECT #: 025-029
Date: 10/20/2025
Scale: 1" = 20'
Sheet: 13 of 14



PHASE 1 OF CONSTRUCTION

PHASE 2 FUTURE CONSTRUCTION

GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

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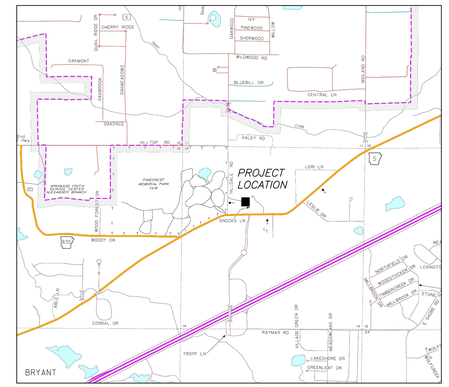
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