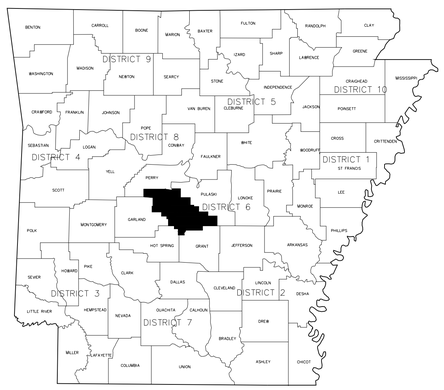
CONSTRUCTION PLANS
25300 I30N COMMERCIAL
BRYANT, AR



VICINITY MAP



PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

DRAWING INDEX

SHEET NO.	TITLE
C-1.0	SITE PLAN
C-2.0	UTILITY PLAN
C-2.1-2.2	BRYANT WATER UTILITIES
C-2.3-2.4	BRYANT SEWER UTILITIES
C-3.0	NORTH EAST DETENTION POND
C-4.0	EROSION CONTROL PLAN
C-5.0	GRADING PLAN
C-6.0	LANDSCAPE PLAN
C-7.0	SOIL LOSS CALCULATION

OWNER
STUART FINLEY
FINLEY & COMPANY
P.O. BOX 10, BRYANT, AR 72089

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STUART FINLEY

25300 I30 N COMMERCIAL

BRYANT , SALINE COUNTY, AR

DATE:	11/20/2025	C.A.D. BY:		DRAWING NUMBER:			
REVISED:		CHECKED BY:		25-1210			
SHEET:		SCALE:					
500	01S	14W	0	13	400	62	1664

PROPOSED 20' EASEMENT LINE

EXISTING EASEMENT LINE

OVERALL BOUNDARY
47.00 AC
2047380.2 SF

EXISTING ELECTRIC LINE

EXISTING POWER POLE

PROPOSED WATER SERVICE

EXISTING FIRE HYDRANT

EXISTING 6" WATER LINE

PROPOSED 4" SEWER SERVICE LINE

PROPOSED DETENTION POND

DETENTION AREA
3,225 SQ.FT.

EXISTING FENCE

PROPOSED DEVELOPMENT
AREA 0.90 ACRES

PROPOSED
WAREHOUSE
BUILDING
11,200 SQ.FT.

80.0'

140.0'

60" KNOX BOX

16.4'

10.0'

26.6'

20.0'

POND ACCESS

PROPOSED SIDEWALK

PROPOSED DITCH

PROPOSED ASPHALT
SURFACE MODIFICATION

ESISTING ASHPHALT DRIVE

WALKER FAMILY
REVOCABLE TRUST
840-03970-048
ZONED:R-1

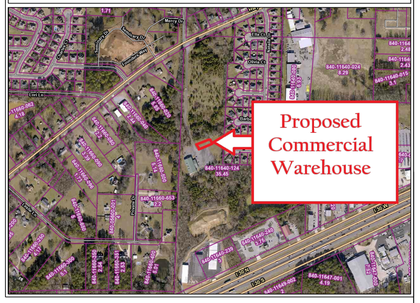
NICHOLS KOURTNEY &
WHITNEY
840-03970-047
ZONED:R-1

RATLIFF LADONNA & CARL
840-03970-038
ZONED:R-1

FARMER TYRON GYRON &
TONISHA SHAUNICE
840-03970-037
ZONED:R-1

WILLIAMS MARIE &
JEFFIE
840-03970-036
ZONED:R-1

VICINITY MAP:



N

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

BAR SCALE: 1"=20'

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1934
ARKANSAS

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

ACHM SURFACE COURSE
2"
AGGREGATE BASE COURSE CLASS 7
7"
COMPACTED SUBGRADE 95%

ASPHALT PAVEMENT SECTION

ZONING INFORMATION	
CURRENT ZONING	C-2 HIGHWAY COMMERCIAL DISTRICT
MINIMUM LOT WIDTH (FT)	N/A
FRONT YARD SETBACK (FT)	N/A
REAR YARD SETBACK (FT)	N/A
SIDE YARD SETBACK (FT)	N/A
MAXIMUM BUILDING COVERAGE (SF)	11,200

SITE DATA	
TOTAL SITE AREA	3.95 ACRES
TOTAL DEVELOPMENT AREA	0.90 ACRES
GROSS BUILDING AREA	11,200 SQ. FT.
BUILDING HEIGHTS	1 STORY
BUSINESS TYPE	WAREHOUSE BUILDING

OWNER:
Name: STUART FINLEY
Address: P.O. BOX 10
BRYANT, AR 72089
Phone: 501-666-1300 or 501-258-9646
Email: stuart@finleyandcompany.com

DEVELOPER:
Name: FINLEY & COMPANY
Address: P.O. BOX 10
BRYANT, AR 72089
Phone: 501-666-1300 or 501-258-9646
Email: stuart@finleyandcompany.com

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
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line
- Water Flow Path

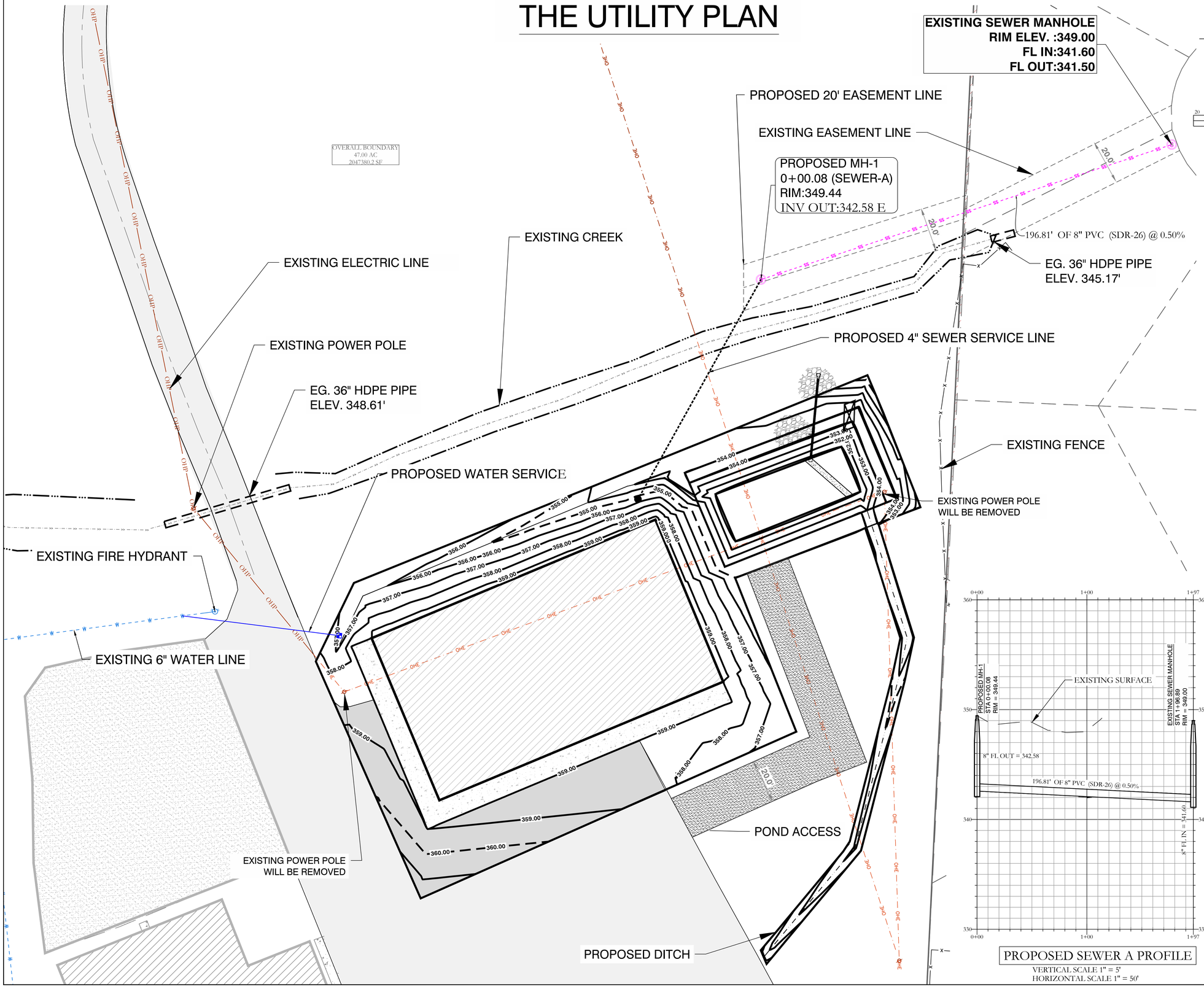
HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STUART FINLEY

COMM./25300 130N
SITE PLAT
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	11/19/2025	C.A.D. BY:				DRAWING NUMBER:	
REVISED:		CHECKED BY:				25-1210	
SHEET:	C-1.0	SCALE:1"=20'					
500	01S	14W	0	13	400	62	1664

THE UTILITY PLAN



VICINITY MAP:



WATER UTILITY NOTES:

- ALL WATER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BRYANT UTILITIES' "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION FOR WATER LINES AND SEWER LINES" 2015 EDITION.
- ALL SERVICE CROSSINGS SHALL BE 1" DRISCO SERVICE LINE ENCASED IN A 2" PVC SLEEVE.

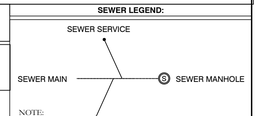
UTILITY NOTES:

- MINIMUM DEPTH OF ALL WATER SERVICE LINES FROM THE MAIN TO THE WATER METER SHALL BE 30-INCHES.
- FOR THE PROTECTION OF THE SANITARY SEWER LINES FROM DAMAGE CAUSED BY UTILITIES INSTALLED AFTER THE SANITARY SEWER HAS BEEN CONSTRUCTED, THE MINIMUM DEPTH TO CROWN OF ALL GRAVITY SANITARY SEWERS SHALL BE 30-INCHES FOR PVC, AND 24-INCHES FOR DUCTILE IRON.THE MINIMUM DEPTH TO CROWN OF ALL FORCE MAIN SANITARY SEWERS SHALL BE 30-INCHES.
- ALL WATER AND SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT SPECIFICATIONS "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION FOR WATER LINES AND SEWER LINES" 2015 EDITION.
- EASEMENTS SHOWN ARE UTILITY EASEMENTS.
- PRIOR TO CONSTRUCTION PROVIDE APPROVAL LETTERS FROM HEALTH DEPARTMENT AND ALL UTILITIES SERVING THIS PROJECT.

WATER LEGEND:

SINGLE WATER METER

SEWER LEGEND:



NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

PROPOSED SEWER A PROFILE

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

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

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1031
ARKANSAS

LEGEND

⊕ - PLSS Aliquot Corner	○ - Clean Out
⊕ - Fnd. Corner Monument	■ - Water Meter
⊙ - Set 1/2" Rebar/Cap (1664)	ø - Power Pole
△ - Computed Point	- - Sewer Manhole
(M)- As Measured	⊘ - Light Pole
(P) - Per Deed or Plat Records	☐ - Telephone Pedestal
ESMT - Easement	◎ - Drainage Manhole
B.S.L. - Building Setback Lines	■ - Gas Meter

x——x——x	- Fence
——OHP——	- Overhead Power
——SS———	- Sewer Line
——W———	- Water Line
——UGT———	- Telephone Line
——UGE———	- Electric Line
——GAS———	- Gas Line
←	Water Flow Path

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ENGINEERS - SURVEYORS

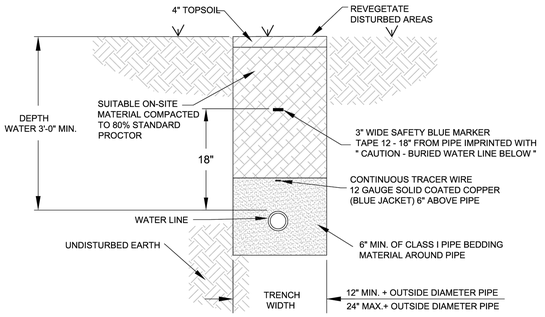
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STUART FINLEY

COMM./25300 I30 N
UTILITY PLAN
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

DATE:	11/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	##	CHECKED BY:	25-1210
SHEET:	C-2.0	SCALE: 1"=20'	

500	01S	14W	0	13	400	62	1664



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.

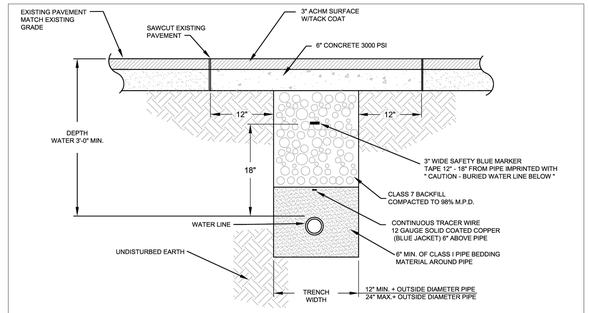
WATER MAIN TRENCH

(NON-PAVED AREA)

4/16/2025 11:49:51 AM

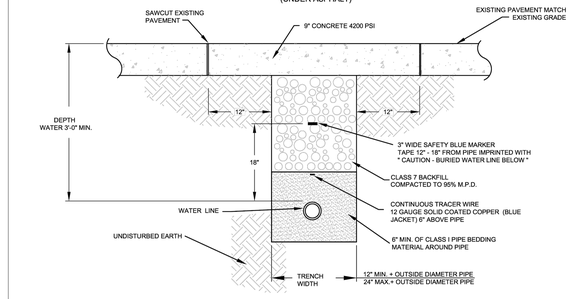
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

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)



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.
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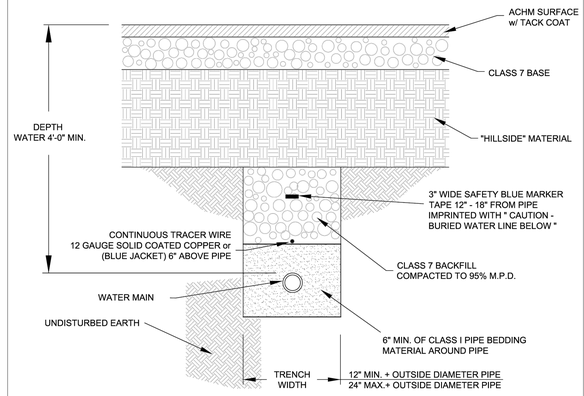
WATER MAIN TRENCH

(UNDER CONCRETE)

4/16/2025 11:45:26 AM

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	



WATER MAIN INSTALLATION
PRIOR TO ROADWAY CONSTRUCTION

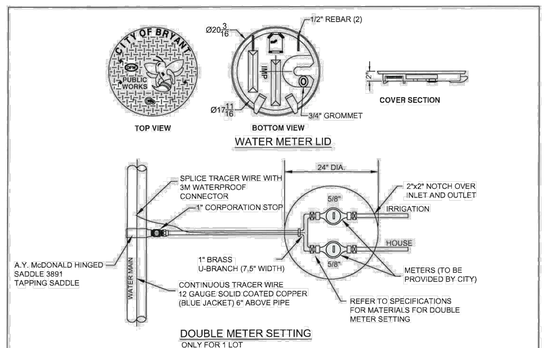
NOTES:

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.
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4/16/2025 11:45:26 AM

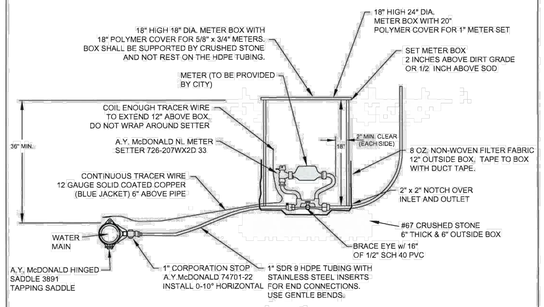
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	WATER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION	REVISED ---- ---- ---- ----	W3
DRAWN BY:	CHECKED BY:	FILE: W3-Water Main Installation Prior to Roadway Const.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-Water Settings.dwg	

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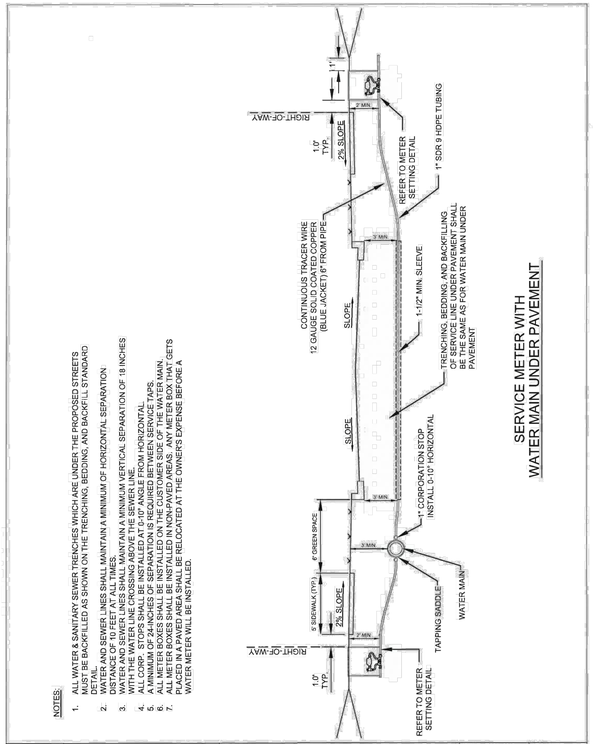
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STUART FINLEY

COMM./25300 I30 N
BRYANT WATER UTILITIES
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

DATE:	11/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	##	CHECKED BY:	25-1210
SHEET:	C-2.1	SCALE:	

500	01S	14W	0	13	400	62	1664

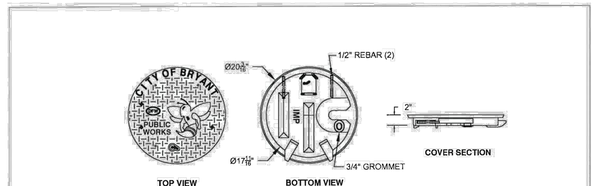


SERVICE METER WITH
WATER MAIN UNDER PAVEMENT

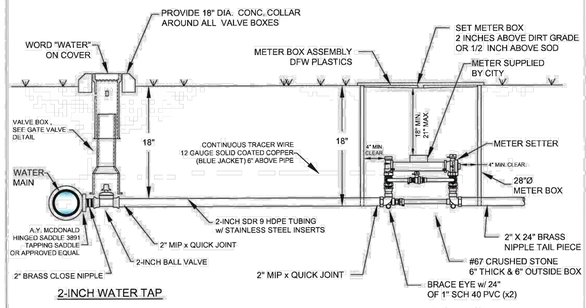
NOTES:

1. ALL WATER & SANITARY SEWER TRENCHES WHICH ARE UNDER THE PROPOSED STREETS MUST BE BACKFILLED AS SHOWN ON THE TRENCHING, BEDDING, AND BACKFILL STANDARD DETAIL.
2. WATER AND SEWER LINES SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18 INCHES AND A MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10 FEET AT ALL TIMES.
3. WATER AND SEWER LINES SHALL MAINTAIN A MINIMUM OF 5 FEET HORIZONTAL SEPARATION WITH STORM WATER LINES AND SHALL BE INSTALLED IN THE SAME TRENCH AS MAIN.
4. ALL CORP. STOPS SHALL BE INSTALLED AT 0-10° ANGLE FROM HORIZONTAL.
5. A MINIMUM OF 24-INCHES OF SEPARATION IS REQUIRED BETWEEN SERVICE TAPS.
6. ALL METER BOXES SHALL BE INSTALLED IN THE RIGHT-OF-WAY OR EASEMENT.
7. ALL METER BOXES SHALL BE INSTALLED IN NON-PAVED AREAS. ANY METER BOX THAT GETS PLACED IN A PAVED AREA SHALL BE RELOCATED AT THE OWNER'S EXPENSE BEFORE A WATER METER WILL BE INSTALLED.

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0466	TITLE: **WATER DETAILS**	DATE: APRIL 2015	SHEET:
	DESCRIPTION: **METER SERVICE LINE UNDER PAVEMENT**	REVISED	**W11**
	DRAWN BY:	CHECKED BY:	FILE: W11-Meter Service Line Under Pavement.dwg



WATER METER LID



2-INCH WATER TAP

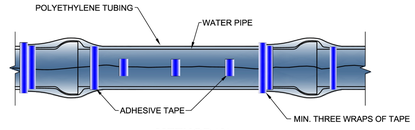
2-INCH METER SETTER

NOTES:

1. COORDINATE INSTALLATION AND CONFIGURATIONOF ALL 1-1/2" AND LARGER METER SETTINGS WITH THE CITY.
2. ALL METER BOXES SHALL BE INSTALLED IN NON-PAVED AREAS.. ANY METER BOX THAT GETS PLACED IN A PAVED AREA SHALL BE RELOCATED AT THE OWNER'S EXPENSE BEFORE A WATER METER WILL BE INSTALLED.
3. SUPPORT METER INSTALLATION WITH 1"x24" SCH40 PVC THROUGH EACH BRACE EYE.

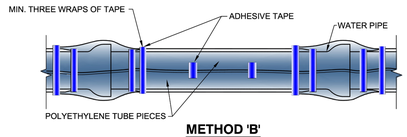
2" WATER SERVICE AND WATER METER

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0466	TITLE: **WATER DETAILS**	DATE: APRIL 2015	SHEET:
	DESCRIPTION: **2" WATER METER**	REVISED	**W12**
	DRAWN BY:	CHECKED BY:	FILE: W12-2 Inch Water Meter.dwg



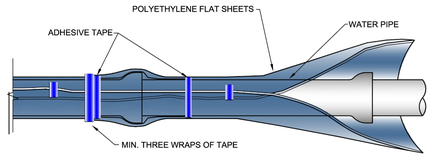
METHOD 'A'

METHOD 'A' USES ONE LENGTH OF POLYETHYLENE TUBE, OVERLAPPED AT THE JOINTS A MINIMUM OF 2 FEET.



METHOD 'B'

METHOD 'B' USES SEPARATE PIECES OF POLYETHYLENE TUBE FOR THE BARREL OF THE PIPE AND THE JOINTS. SHORT PIECES SHALL BE APPROXIMATELY 6' LONG AND OVERLAP BARREL SECTION BY A MINIMUM OF 2 FEET.



METHOD 'C'

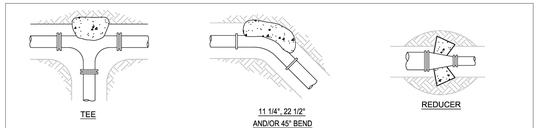
METHOD 'C' - USED FOR PIPE-SHAPED AND ODD- SHAPED APPURTENANCES SUCH AS BENDS, REDUCERS, OFFSETS, VALVES, TEES, ETC.

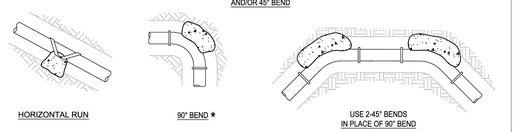
ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLY WRAPPED.

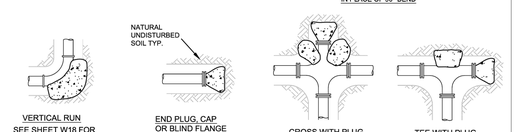
THE ANSI/AWWA C105/A21.5 STANDARD OUTLINES THREE METHODS OF INSTALLING POLYETHYLENE ENCASEMENT/ SLEEVING.

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0466	TITLE: **WATER DETAILS**	DATE: APRIL 2015	SHEET:
	DESCRIPTION: **POLYETHYLENE PROTECTION MATERIAL**	REVISED	**W14**
	DRAWN BY:	CHECKED BY:	FILE: W14-Poly Wrap.dwg

4/24/2015 11:48:29 AM







THRUST BLOCK SCHEDULE

(2000 PSF SOIL, 200 PSI WATER PRESSURE, 100 PSI WATER HAMMER)

BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS)						VOLUME OF THRUST BLOCK IN CU. FEET (VERTICAL BENDS)						
FITTING SIZE	PLUG TEE OR CAP	BEND ANGLE 90° *	45°	22 1/2°	11 1/4°	FITTING SIZE	BEND ANGLE 90° *	45°	22 1/2°	11 1/4°	ROD DIAM.	EMBEDMENT
2, 3, & 4	1.9	2.7	1.4	0.7	0.4	2, 3, & 4	35.5	19.2	9.8	4.9	.50"	30"
6	5.6	7.9	4.3	2.2	1.1	6	105.8	57.2	29.2	14.7	.75"	30"
8	9.6	13.8	7.4	3.8	1.9	8	181.9	98.5	50.2	25.2	.75"	30"
12	20.5	29.0	15.7	8.0	4.0	12	387.1	209.9	106.8	53.7	1.0"	30"
16	35.7	50.4	27.3	13.9	7.0	16	672.6	364.0	185.6	93.2	1.0"	36"
18	44.8	63.4	34.3	17.5	15.8	18	844.7	457.2	233.1	117.1	1.0"	36"
24	78.4	110.9	60.0	30.6	15.4	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) 943-0466	TITLE: **WATER DETAILS**	DATE: APRIL 2015	SHEET:
	DESCRIPTION: **THRUST BLOCKING**	REVISED	**W16**
	DRAWN BY:	CHECKED BY:	FILE: W16-Thrust Blocking.dwg

4/24/2015 11:48:57 AM

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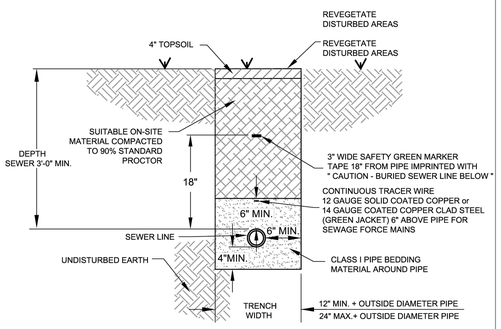
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STUART FINLEY

COMM./25300 I30 N
BRYANT WATER UTILITIES
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

DATE:	11/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	##	CHECKED BY:	25-1210
SHEET:	C-2.2	SCALE:	

500	01S	14W	0	13	400	62	1664



NOTES:

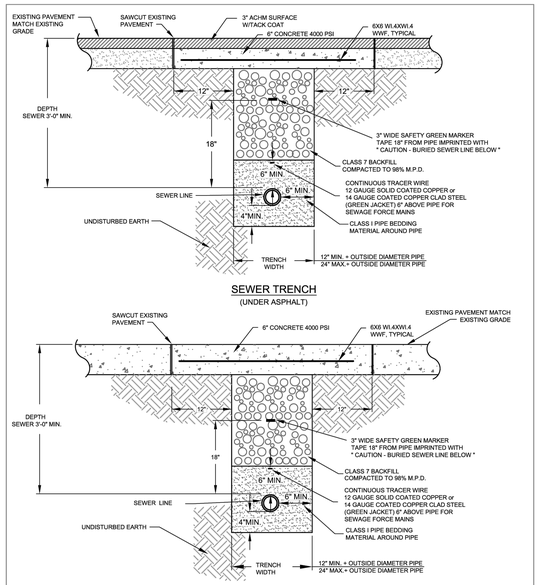
1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART 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 WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	TITLE: **SEWER DETAILS**	DATE: APRIL 2015 / REVISED: -----	SHEET: **S1**
	DESCRIPTION: **SEWER TRENCH (NON-PAVED AREA)**	-----	
	DRAWN BY:	CHECKED BY:	FILE: S1--Sewer Trench (Non-Paved Area).dwg -----

4/16/2015 10:56:59 AM



SEWER TRENCH

(UNDER ASPHALT)

SEWER TRENCH

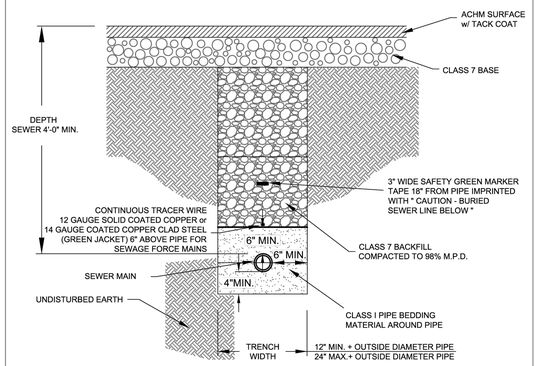
(UNDER CONCRETE)

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

4/16/2015 10:56:11 AM



SEWER MAIN INSTALLATION
PRIOR TO ROADWAY CONSTRUCTION

NOTES:

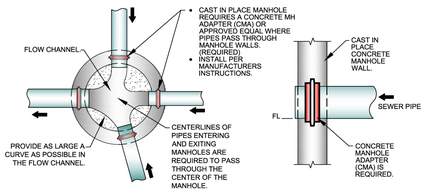
1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART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

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

4/16/2015 10:56:18 AM

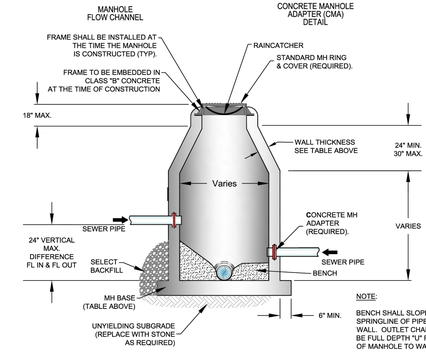
Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	6"	24" (< or Equal to 24" Pipes)
5' DIA	8"	8"	
6' DIA	8"	12"	36" (> 24" Pipes)

MANHOLE INFORMATION TABLE



MANHOLE FLOW CHANNEL

CONCRETE MANHOLE ADAPTER (CMA) DETAIL



NOTE:

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

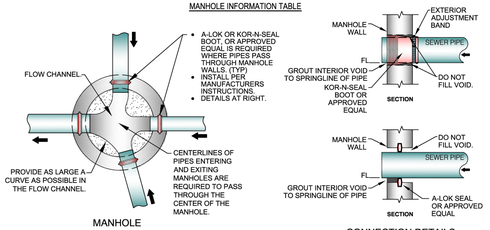
CAST-IN-PLACE MANHOLE

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

4/16/2015 10:59:22 AM

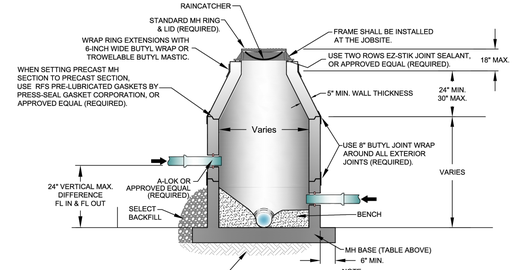
Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	5"	6"	24" (< or Equal to 24" Pipes)
5' DIA	7"	8"	
6' DIA	7"	8"	36" (> 24" Pipes)

MANHOLE INFORMATION TABLE



MANHOLE FLOW CHANNEL

CONNECTION DETAILS



NOTE:

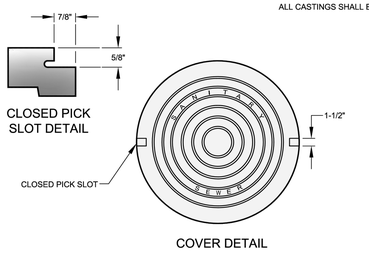
BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

PRECAST MANHOLE

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	TITLE: **SEWER DETAILS**	DATE: APRIL 2015 / REVISED: -----	SHEET: **S5**
	DESCRIPTION: **PRECAST MANHOLE**	-----	
	DRAWN BY:	CHECKED BY:	FILE: S5--Precast Manhole.dwg -----

4/16/2015 10:56:51 AM

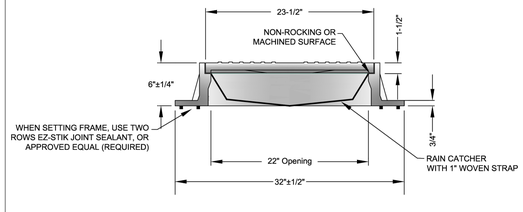
ALL CASTINGS SHALL BE "MADE IN USA"



COVER DETAIL

1. MINIMUM WEIGHT OF RING: 100 POUNDS
2. MINIMUM WEIGHT OF COVER: 110 POUNDS
3. COVERS ARE FURNISHED WITH TWO CLOSED PICK SLOTS.
4. CASTINGS SHALL BE "MADE IN USA"

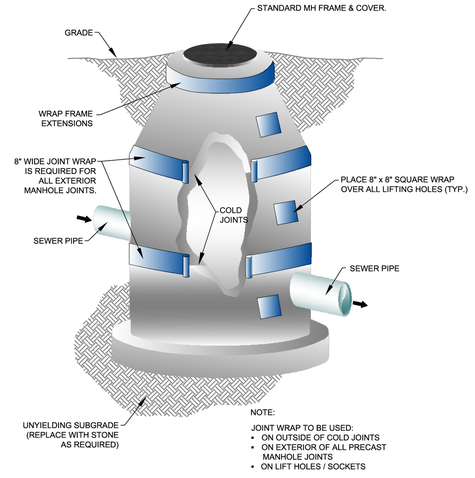
* DIMENSIONAL TOLERANCES SHALL NOT EXCEED 1/16 INCH PER FOOT



FRAME AND COVER DETAIL

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	TITLE: **SEWER DETAILS**	DATE: APRIL 2015 / REVISED: -----	SHEET: **S6**
	DESCRIPTION: **MANHOLE FRAME AND COVER**	-----	
	DRAWN BY:	CHECKED BY:	FILE: S6--Manhole Frame and Cover.dwg -----

4/16/2015 10:57:11 AM



NOTE:

JOINT WRAP TO BE USED:

- ON OUTSIDE OF COLD JOINTS
- ON EXTERIOR OF ALL PRECAST MANHOLE JOINTS
- ON LIFT HOLES / SOCKETS

MANHOLE JOINT WRAP

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	TITLE: **SEWER DETAILS**	DATE: APRIL 2015 / REVISED: -----	SHEET: **S9**
	DESCRIPTION: **MANHOLE JOINT WRAP**	-----	
	DRAWN BY:	CHECKED BY:	FILE: S9--Manhole Joint Wrap.dwg -----

4/16/2015 10:57:59 AM

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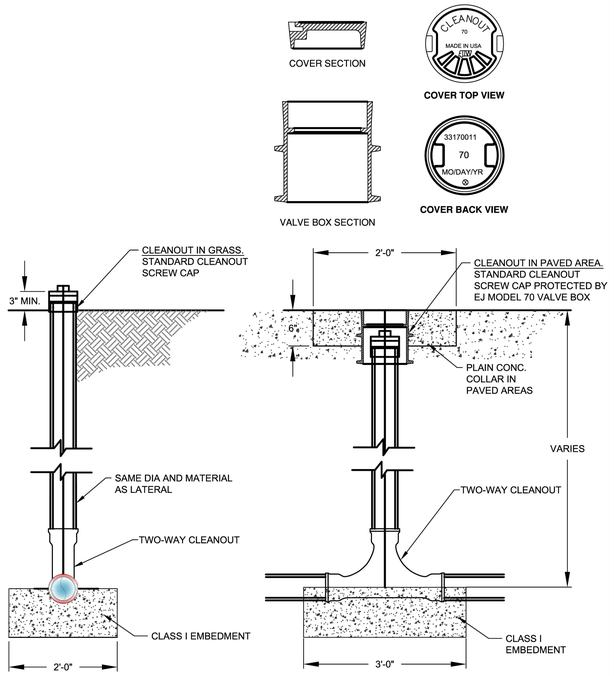
HOPE CONSULTING ENGINEERS - SURVEYORS
129 N. Main Street, Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STUART FINLEY

COMM./25300 130 N
BRYANT SEWER UTILITIES
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

DATE:	11/19/2025	C.A.D. BY:		DRAWING NUMBER: 25-1210
REVISED:	##	CHECKED BY:		
SHEET:	C-2.3	SCALE:		

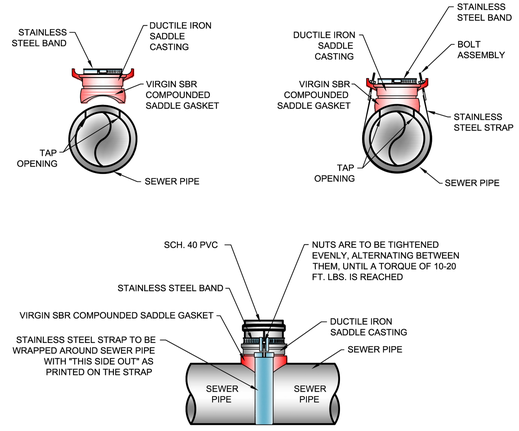
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TYPICAL CLEANOUT

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0468	TITLE: ***SEWER DETAILS***		DATE: APRIL 2015 REVISED --- --- --- ---	SHEET: **S16**
	DESCRIPTION: **SEWER SERVICE CLEANOUT**			
	DRAWN BY:	CHECKED BY:	FILE: S16-Sewer Service Cleanout.dwg	

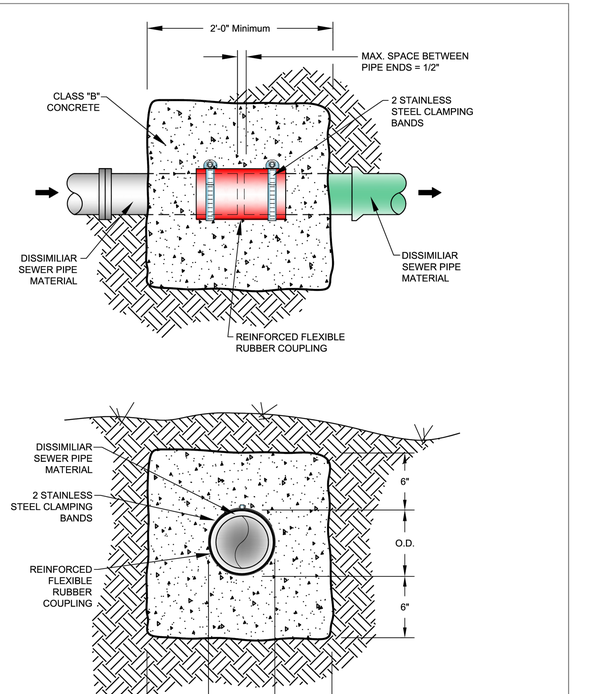
4/6/2015 10:58:13 AM



SEWER SERVICE SADDLE

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0468	TITLE: ***SEWER DETAILS***		DATE: APRIL 2015 REVISED --- --- --- ---	SHEET: **S17**
	DESCRIPTION: **SEWER SERVICE SADDLE**			
	DRAWN BY:	CHECKED BY:	FILE: S17-Sewer Service Saddle.dwg	

4/6/2015 10:58:39 AM



REINFORCE FLEXIBLE COUPLING

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0468	TITLE: ***SEWER DETAILS***		DATE: APRIL 2015 REVISED --- --- --- ---	SHEET: **S18**
	DESCRIPTION: **REINFORCED FLEXIBLE COUPLING**			
	DRAWN BY:	CHECKED BY:	FILE: S18-Reinforced Flexible Coupling.dwg	

4/6/2015 10:58:30 AM

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

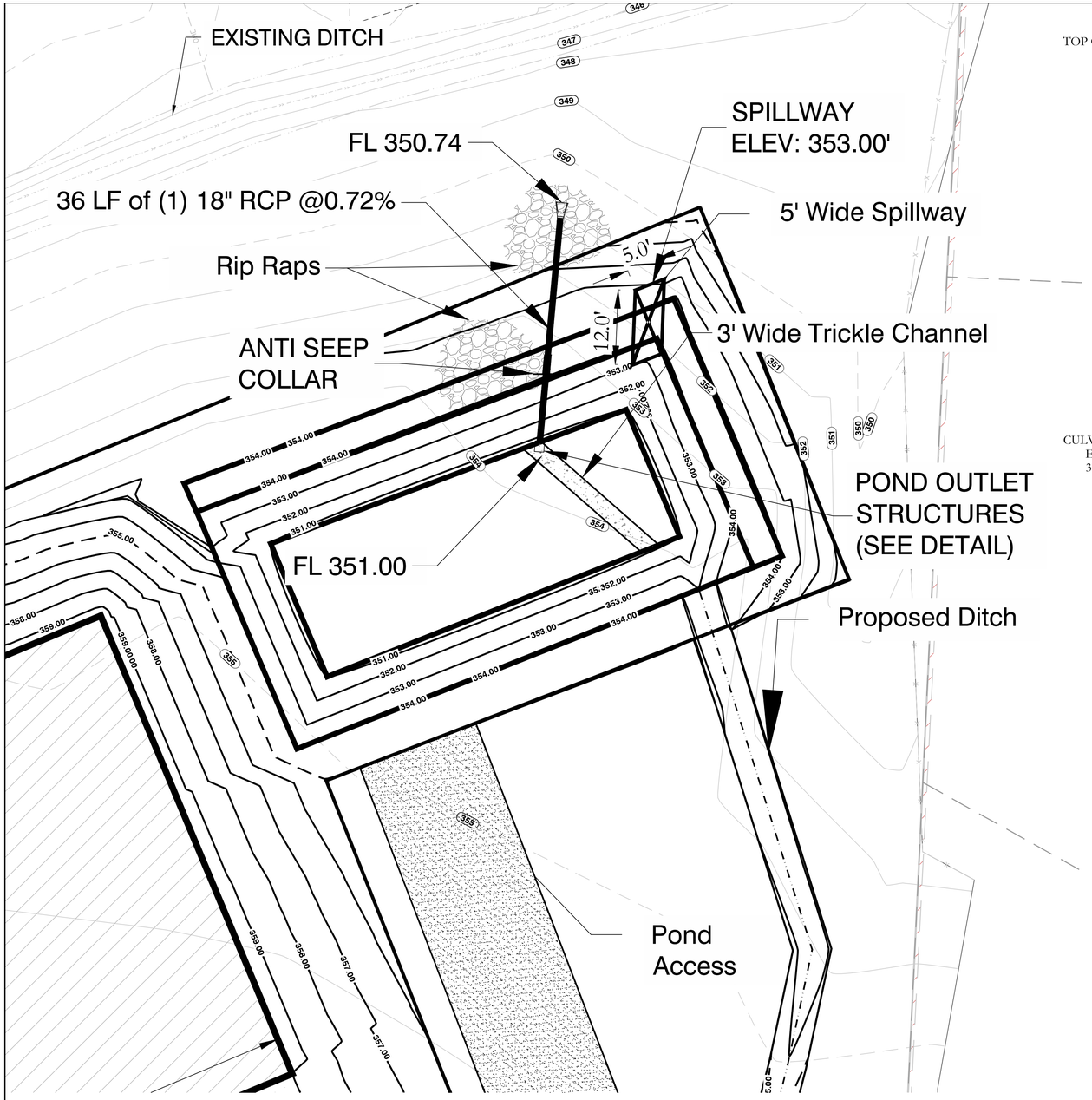
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

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STUART FINLEY

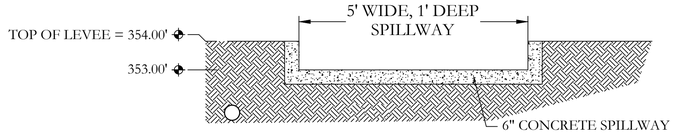
COMM./25300 I30 N
BRYANT SEWER UTILITIES
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

DATE:	11/19/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	##	CHECKED BY:	25-1210
SHEET:	C-2.4	SCALE:	

500	01S	14W	0	13	400	62	1664



NORTH EAST DETENTION POND

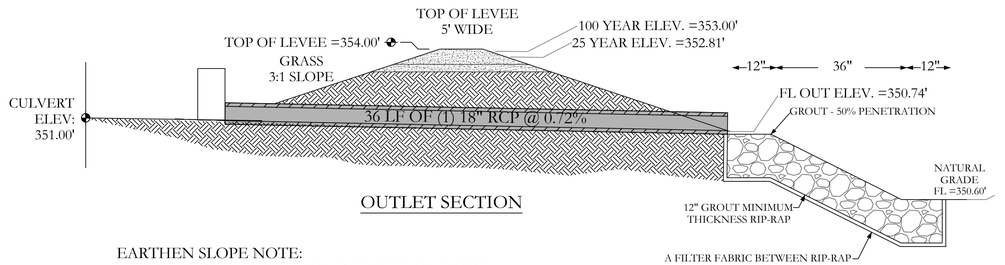


SPILLWAY END VIEW
NTS

SPILLWAY DESIGN

Spillway Capacity, Q=CLH^(3/2)

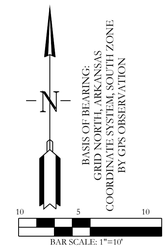
C Discharge Coefficient	L Spillway Width (ft)	H Head over Crest (ft)	
2.5	5	1	
	Spillway Capacity (cfs)	12.5	Adequate
	100 year Flow(cfs)	6.9	



OUTLET SECTION

VICINITY MAP:

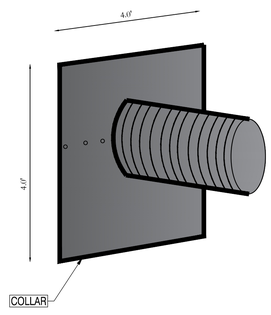




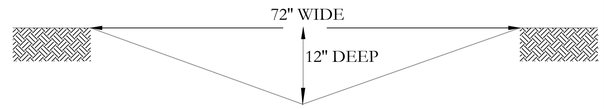
EARTHEN SLOPE NOTE:
EARTHEN DETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:

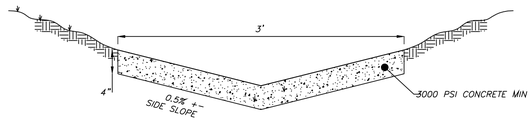
1. DETENTION POND WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD/SEED STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.
2. DETENTION POND WILL HAVE A 5' WIDE LEVEE.
3. DETENTION POND REQUIRED STORAGE 5,420 CUFT. THE DESIGNED DETENTION POND'S AVAILABLE STORAGE 6,758 CUFT.
4. THE EXISTING DITCH HAS FLOW FOR 100 YEAR 116 CFS. THE FLOW FROM POND IS 6.9 CFS FOR 100 YEAR



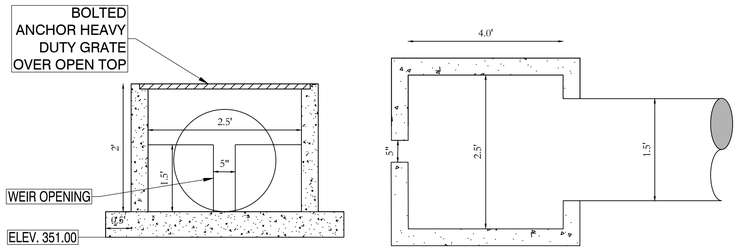
ANTI SEEP COLLAR



PROPOSED DITCH SECTION



DETAIL (NTS)
TRICKLE CHANNEL SECTION



POND OUTLET STRUCTURE

DETENTION POND MAINTENANCE PLAN

Background
The Detention pond is located at the North East of the subjected property. It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
Routine maintenance will include but not be limited to:
-Moving of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

-The outlet pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.

-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.

-Inspect the pond and outlet pipe for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.

-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

-Existing ditch will be maintained by regular inspection, sediment removal, clearing debris, controlling vegetation.

-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.
-For questions or concerns about Tract "A", contact at **(501)315-2626.**

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No. 1931
ARKANSAS

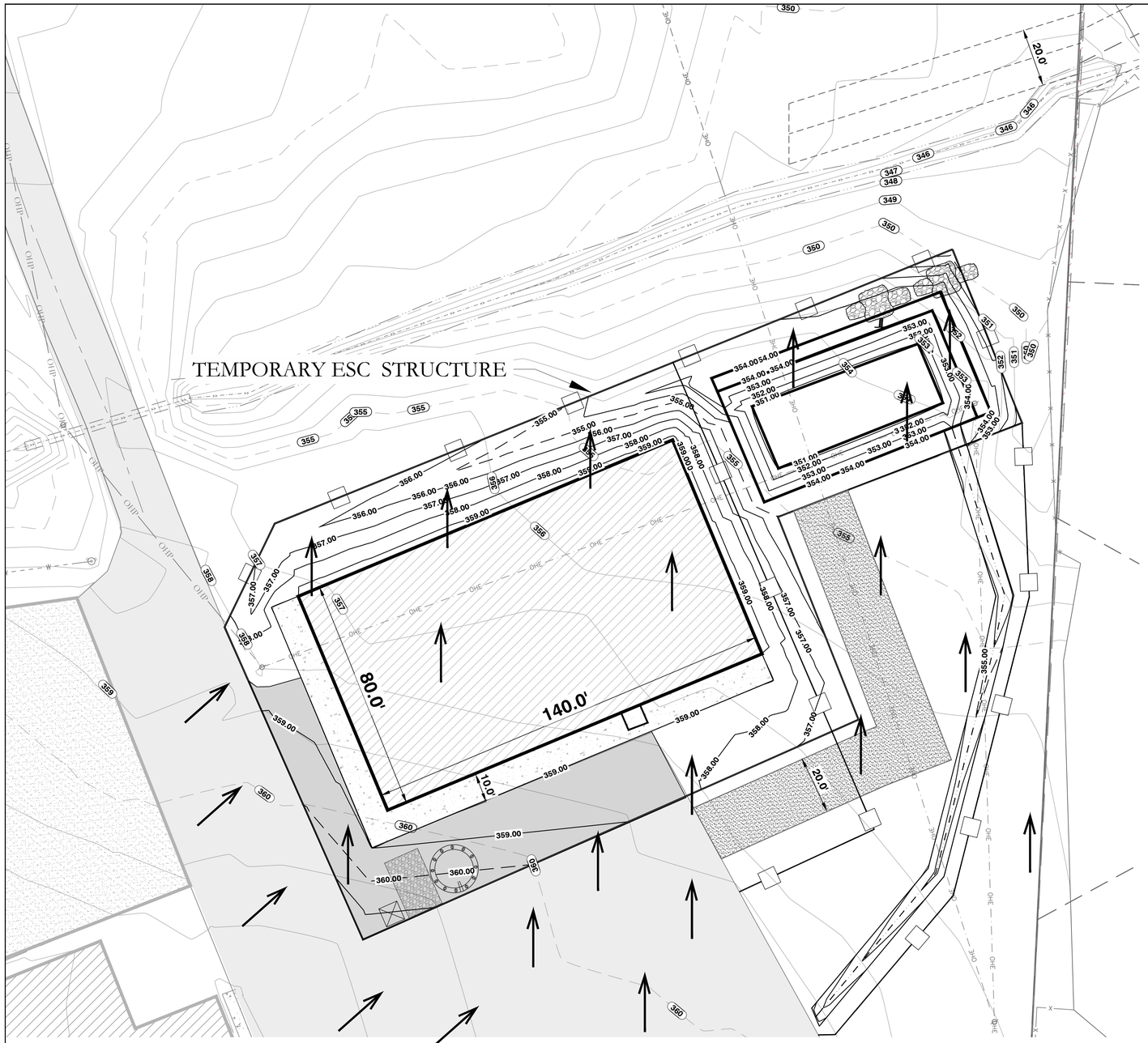
811 Know what's below. Call before you dig.

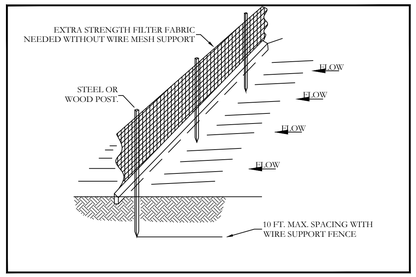
HOPE CONSULTING
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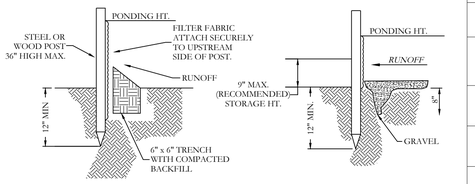
FOR USE AND BENEFIT OF:
STUART FINLEY

25-1210 Comm./ 25300 I30 N
NORTH EAST DETENTION POND
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

DATE:	11/19/2025	C.A.D. BY:		DRAWING NUMBER:			
REVISED:	##	CHECKED BY:		25-1210			
SHEET:	C-3.0	SCALE:	1"=10'				
500	01S	14W	0	13	400	62	1664







STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE MATERIAL: IT SHALL BE GEOTEXTILE FABRIC, MINIMUM 3 FT HEIGHT, HAVING 10 FT MAXIMUM SPACING WITH STEEL WIRE SUPPORT FENCE.

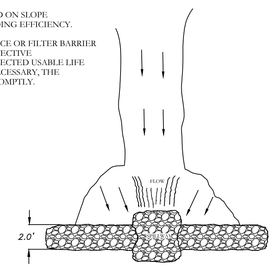
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

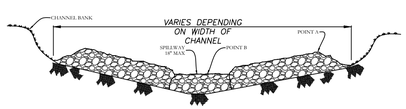
3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

4.) IF THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER SHALL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SILT FENCE



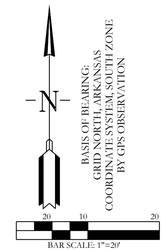
PLAN



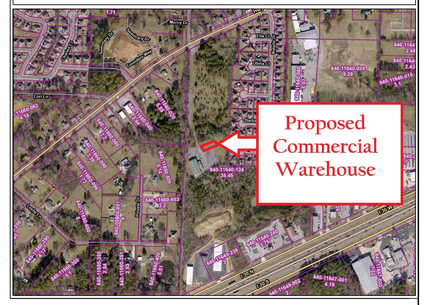
VIEW LOOKING UPSTREAM

NOTES:
1) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
2) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING.
3) PLACE FILTER FABRIC UNDER RIP-RAP TO PREVENT LOSS OF BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3) SPILLWAY HEIGHT SHALL NOT EXEED 18"-24".
4) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM



VICINITY MAP:



SEQUENCE OF CONSTRUCTION PLAN

Step	Activity	ESC / Control Measures	Notes
1.	Install temporary ESC	Silt fence, construction entrance, riprap	Must be installed before any land disturbing activity
2.	Site Clearing	Maintain temporary ESC, protect sensitive areas	Limit disturbance to only necessary areas
3.	Pond Construction	Temporary ESC continues	Cover disturbed areas not immediately worked
4.	Final Grading / Slope Stabilization	Temporary ESC still in place	Install permanent measures where needed
5.	Permanent Control Installation	Permanent pond structures, spillway, riprap, ditches	Remove temporary ESC only after permanent controls installed and stabilized
6.	Vegetation / Stabilization	Permanent seeding / sod	Stabilize slopes and disturbed areas as soon as possible
7.	Monitoring & Maintenance	Weekly inspections, repair damaged ESC measures	Follow SWPPP inspection schedule (every 7 days or after rain ≥0.5")
8.	Site Final Stabilization	Confirm 80% vegetative cover or equivalent permanent measures	Required before filing Notice of Termination (NOT
9.	Project Completion / Termination	Remove temporary measures, submit NOT	Only after full stabilization

(Reference: Bryant Stormwater Management Manual,Sections 1104.4.1-1104.4.7)

INSPECTION & MAINTENANCE PLAN

1. Inspect all disturbed areas weekly and within 24 hours after any storm ≥0.5 inches.
2. Maintain in effective condition:
   - Vegetation
   - Erosion & sediment control measures
   - Other protective measures shown on the plan

(Ref: Bryant Stormwater Management Manual, Section 1104.4.7)

EROSION CONTROL NOTES

SOD OR NO SEED DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

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

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

ERC LEGEND

SITE POSTING

CONC. WASHOUT DETENTION AREA

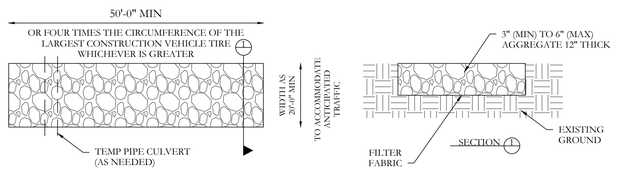
SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

DISTURBED AREA

WATER FLOW



STABILIZED CONSTRUCTION ENTRANCE
N.T.S

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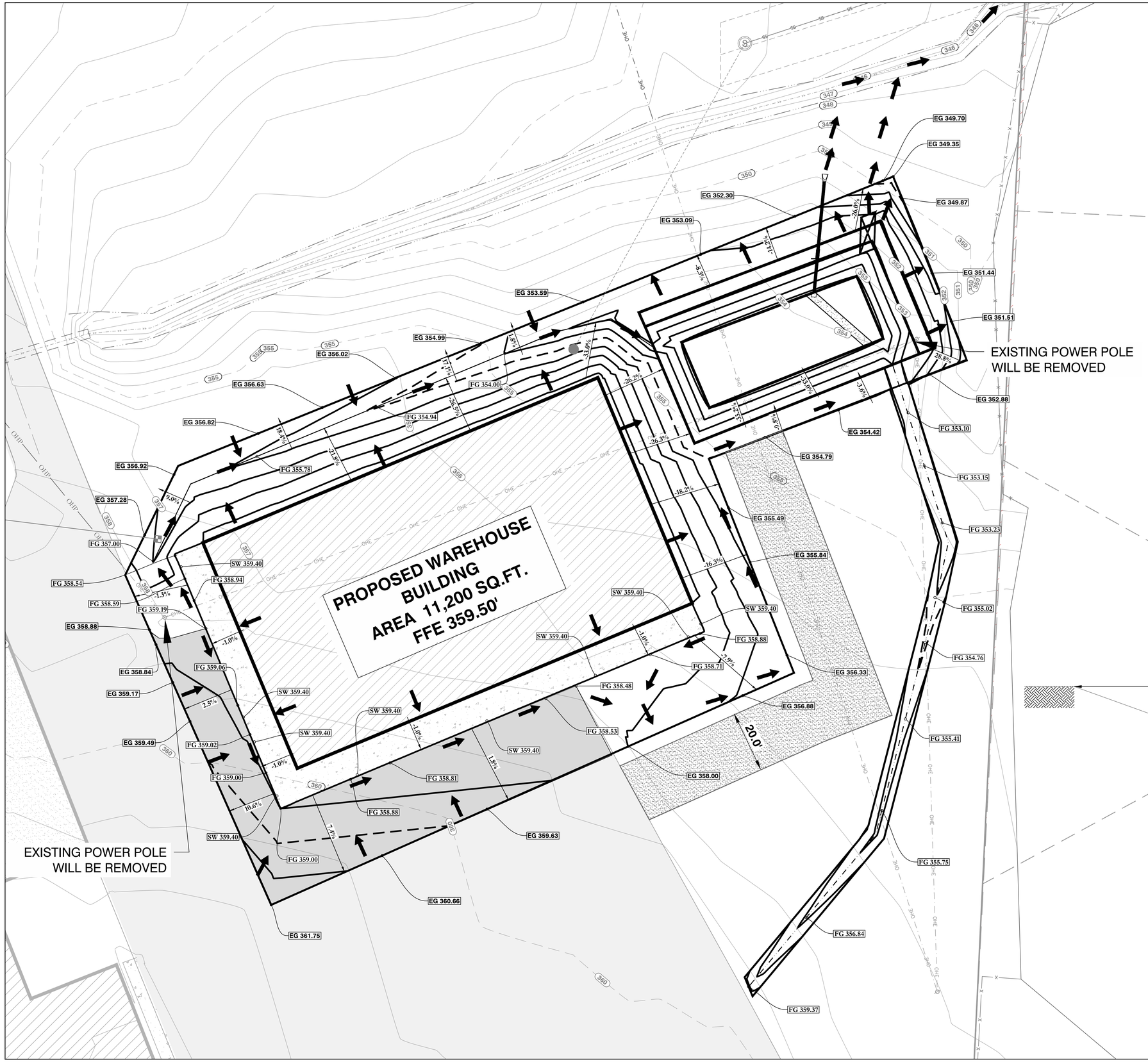
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FOR USE AND BENEFIT OF:
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25-1210 Comm./ 25300 I30 N
EROSION CONTROL PLAN
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

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VICINITY MAP:



GRADING PLAN NOTES

1. DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
2. SPOT ELEVATIONS SHOWN ARE FINISHED GROUND,SIDEWALK ELEVATIONS, EXISTING GROUND.
3. CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
4. FILL SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY.
5. THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE WITHIN THE RANGE OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
6. SUBGRADES 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.
7. ALL UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
8. OWNER IS RECOMMENDED TO HAVE FENCE AROUND DETENTION POND.

Note: Detention pond will be built before construction

LEGEND
FG = FINISHED GRADE
EG = EXISTING GRADE
SW = TOP OF SIDEWALK

LEGEND

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

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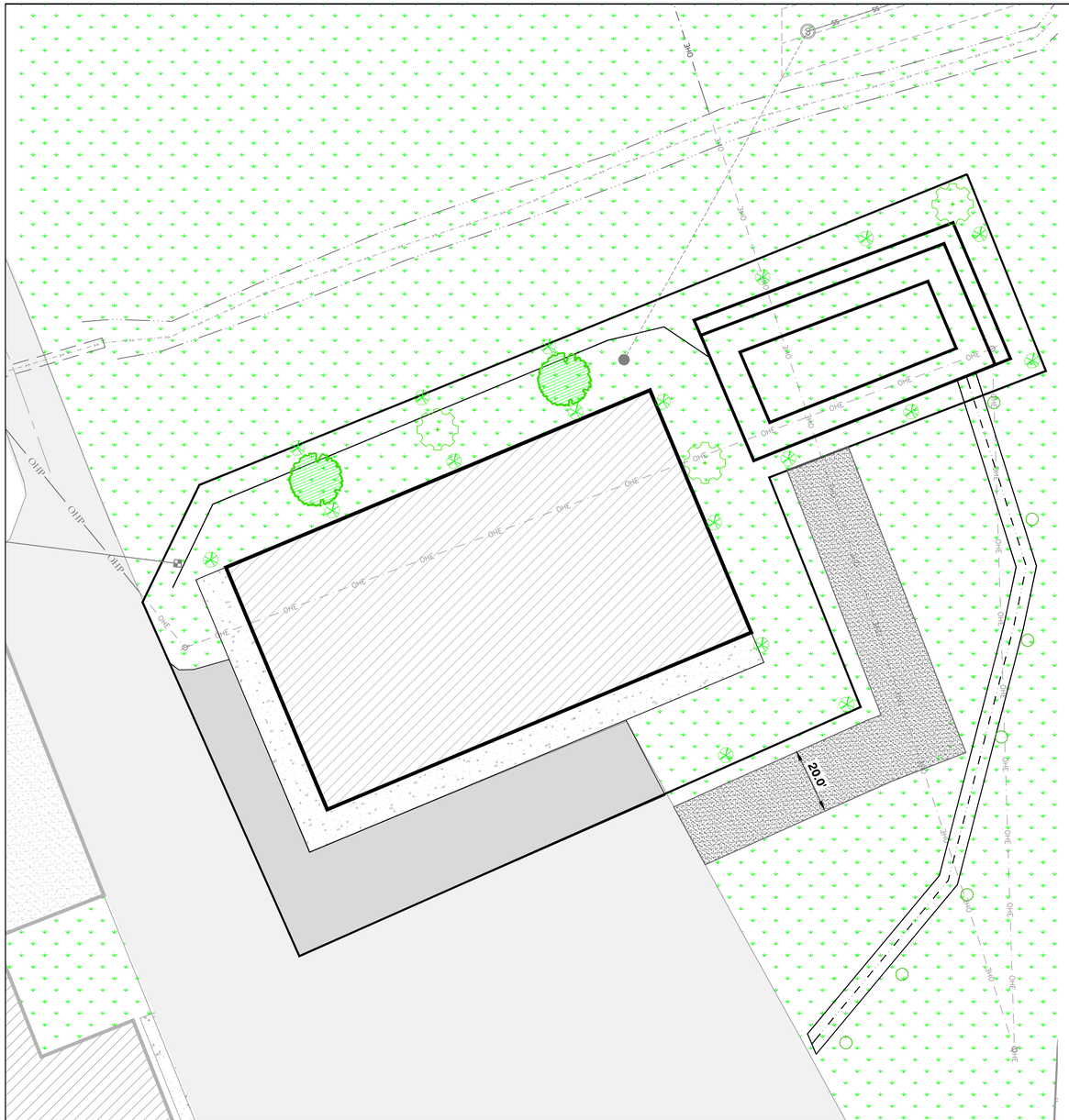
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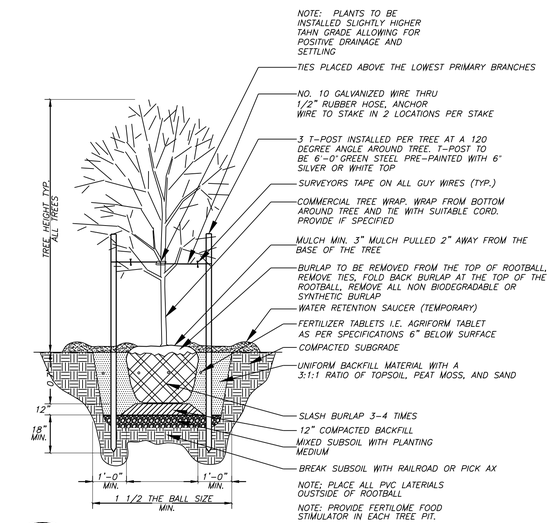
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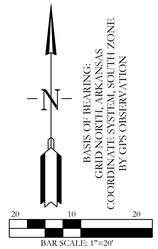
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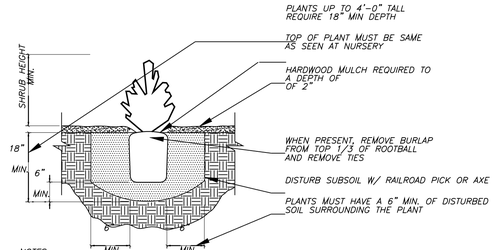
1 TREE PLANTING DETAIL

NO SCALE



VICINITY MAP:





NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL ADMENDMENTS.
5. PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
6. APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

2 SHRUB PLANTING DETAIL

NTS

GENERAL NOTES:

NO PLANTING WITHIN 5 FEET OF A FIRE HYDRANT.

SPACING WILL BE 40' BETWEEN TREES.

TREE MUST BE A MINIMUM 3" IN DIAMETER @ THE BASE AND 12'+ TALL.

EXISTING TREES MEETING THE MINIMUM SIZE CAN BE COUNTED TO MEET THE CRITERIA.

NO TREES CAN BE PLANTED WITHIN THIRTY-FOOT (30') OF A PROPERTY COMER OR DRIVEWAY.

SHRUBS ALONG STREET FIGHT-OF-WAY LINES CANNOT EXCEED THIRTY INCHES (30") IN HEIGHT.

SEPARATIONS NOTED IN THE ZONING REGULATIONS MUST BE BERMED OR SCREENED WITH LANDSCAPING AND GROUND COVER OR GRASS.

MAINTENANCE:

THE DEVELOPER, HIS SUCCESSOR AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REGULAR WEEDING, IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTING ON PRIVATE PROPERTY OF A DEVELOPMENT. PLANT MATERIALS WHICH ARE INSTALLED FOR COMPLIANCE WITH THIS ORDINANCE, BOTH ON PRIVATE PROPERTY AND THE PUBLIC RIGHT-OF-WAY, WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE, SHALL BE APPROPRIATELY TREATED AND DEAD PLANT MATERIALS SHALL BEREPLACED.

THE OWNER OF LAND ABUTTING A CONSTRUCTED PUBLIC RIGHT-OF-WAY SHALL BE RESPONSIBLE FOR THE TREE PLANTING STRIP LYING BETWEEN THE PRIVATE PROPERTY LINE AND THE CURBLINE OR BACKSLOPE LINE AND SHALL BE REQUIRED TO REGULARLY WEED, MOW, PRUNE AND MAINTAIN PLANTINGS IN COMPLIANCE WITH GOOD HORTICULTURAL PRACTICES.

IF THE OWNER OF LAND THUS SITUATED AS IN ABOVE, NEGLECTS OR REFUSES TO MAINTAIN THE AREAS AS PROSCRIBED, AFTER HAVING BEEN GIVEN TEN (10) DAYS NOTICE IN WRITING TO MAINTAIN BY THE CITY, THE OWNER SHALL BE GUILTY OF A MISDEMEANOR.

THE CITY OF BRYANT PLANNING COMMISSION WILL REVIEW AND ACT ON ALL LANDSCAPING PROPOSALS AT THE TIME BUILDING PLANS ARE SUBMITTED AND IN THE CASE OF SUBDIVISION AT THE PRELIMINARY PLAT SUBMITTAL.

A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR A COMMERCIAL ESTABLISHMENT NOR WILL THE FINAL SUBDIVISION PLAT BE APPROVED UNTIL LANDSCAPING REQUIREMENTS ARE SATISFIED.

TREE LEGENDS

TREE TYPES:	TREE SPECIES:	HEIGHT AT PLANTING:	QTY.:
SHURBS			
EVERGREEN HOLLIES –	ILEX SPECIES		20
NANDINA –	NANDINA DOMESTICA		7
TREES			
AMERICAN HOLLY –	ILEX OPACA	12'-0"	03
SOUTHERN MAGNOLIA –	MONGNOLIA GRANDIFLORA	12'-0"	02
SOD (INCLUDES MULCH BEDS)	BERMUDA		
MULCH BEDS (OPTIONAL)	PLANTER/FLOWER BED		
P.L.S.	PLANTER/FLOWER BED		

LANDSCAPE CALCULATION:

GREEN SPACE	TOTAL DEVELOPMENT AREA: 39,204 SF GREEN SPACE: 15,720 SF (15,720 / 39,204 = 0.40=40%)
LANDSCAPE (REQUIRED)	TREE REQUIRED FOR EACH ½ ACRE (39,204 SF OR 0.90 AC/0.5 = 1.8=2) SHRUB REQUIRED FOR EACH 2,000 SF OF TOTAL LAND AREA FOR DEVELOPMENT (39,204 SF /2000 SF =19.6 =20)
LANDSCAPE (PROVIDED)	TREE PROVIDED = 5 TREES. SHRUB PROVIDED =27

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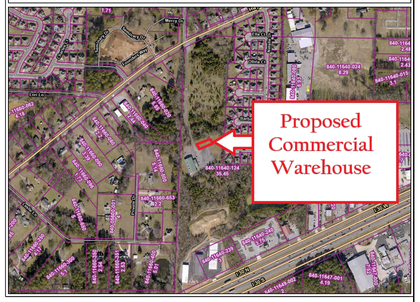
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LANDSCAPE PLANNING
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

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VICINITY MAP:



Soil Loss Calculation for Ware house (25300 I30N)

25300 I30 N a commercial development site is being proposed in city of Bryant. A site plan has already submitted to the city for review. The site will be cleared prior to building construction. The site is not located within the 100-year flood hazard boundary.

Total site area = 3.95 acres

Total disturbed area = 0.90 acres

The volume of excavation will exceed 3,000 cubic yards.

Initial soil loss calculation:

Soil loss in tons per acre per year, A = 300 (K) (LS) (C) (P)

Site soil was previously identified from the Soil Survey of Saline County.

From the site topography, a 2% slope is observed over the length of 215-foot length of the major disturbed area. Soil erodibility factor, K of 0.49 has collected (https://websoilsurvey.nrcs.usda.gov/app/).

City of Bryant Stormwater & Drainage Manual, identifies the slope length factor, LS = 0.51 for 2% slope and 215-foot slope length. **(Calculated using RUSLE)**

Assuming the soil will need to be mulched and seeded with grass to at least a 60 percent ground cover, C = 0.042

Buffer zone, filter strips, natural vegetation, interceptor swales control practices are being implemented and therefore practice factor, P=0.5.

Soil Loss in tons/acres/years= 300*0.49*0.51*0.042*0.5=1.57 tons/acres/years

The potential soil loss of 1.57 tons/acre/year is within the allowable soil loss of 8 tons/acre/year.**(Ref: Bryant Stormwater Drainage & Manual, section:200.3**)

Initial soil calculation with no erosion control measures = 300 (0.49) (0.51) = **74.97 tons/acre/year.**

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25-1210 Comm./ 25300 I30 N
SOIL LOSS CALCULATION
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

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