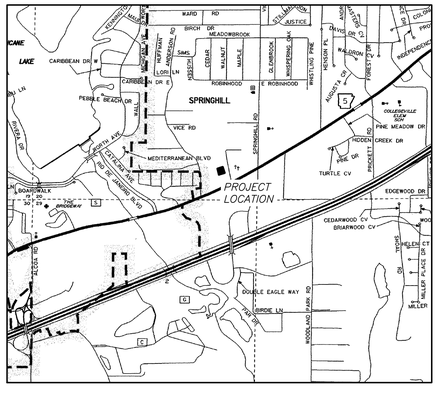
DETAILED PLANS:

PARKING LOT IMPROVEMENTS

3395 AR HWY 5 NORTH
BRYANT, ARKANSAS 72019

VICINITY MAP



Prepared By:

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

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

6/27/2022

PREPARED FOR:

BASCON GENERAL CONTRACTORS
P.O.BOX 824
BRYANT, AR 72022

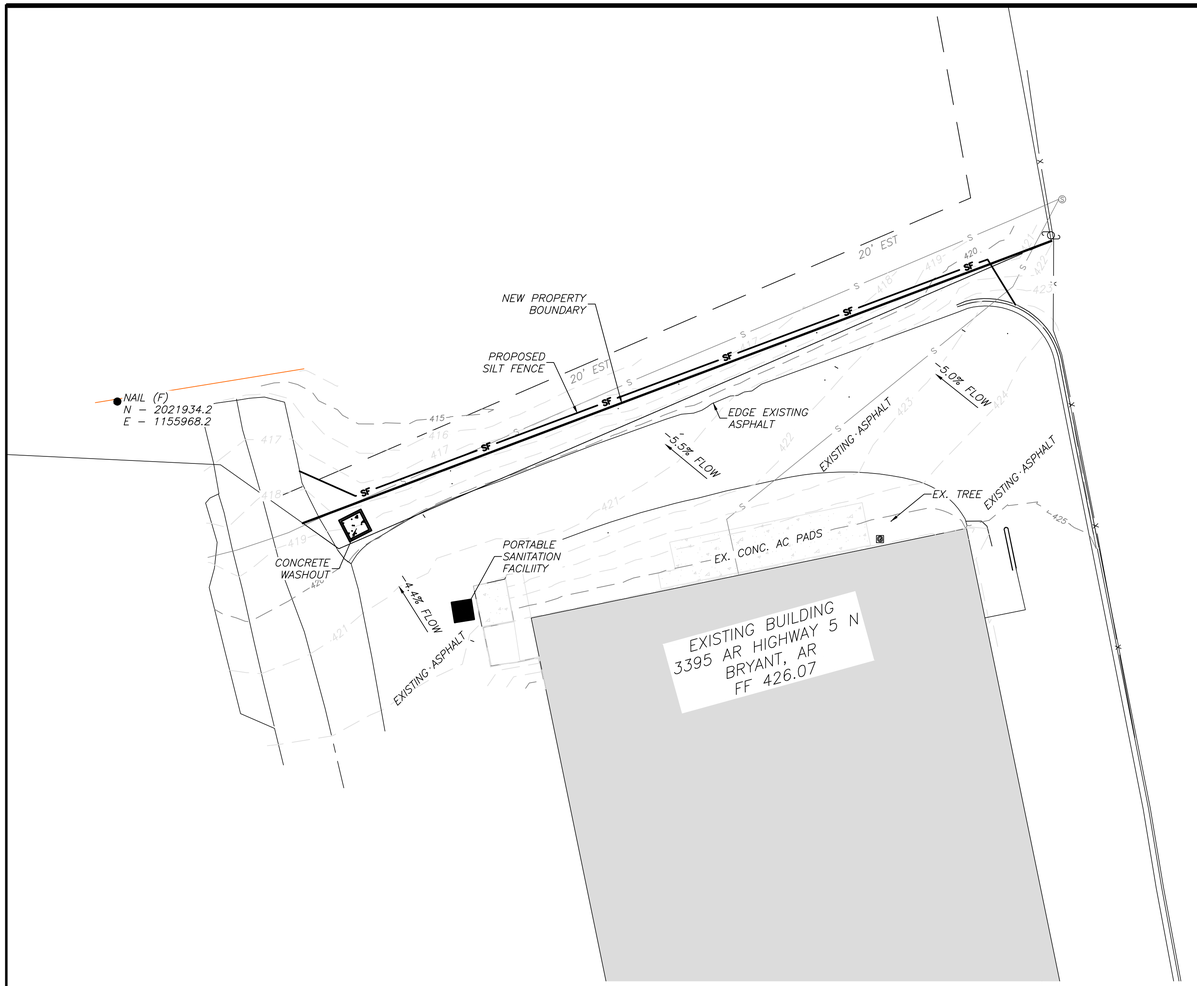
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON

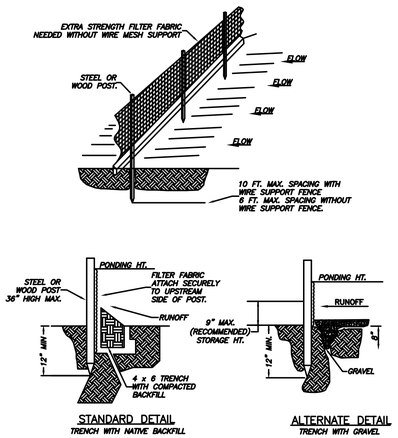
PRE–CONSTRUCTION COPY –

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

INDEX OF SHEETS

COVERSHEET	*1*
SWPPP	*2*
SITE PLAN	*3*
GRADING PLAN	*4*
WALL PROFILE	*5*





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

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

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

SILT FENCE

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 HIMSELF 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 14 DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER

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.

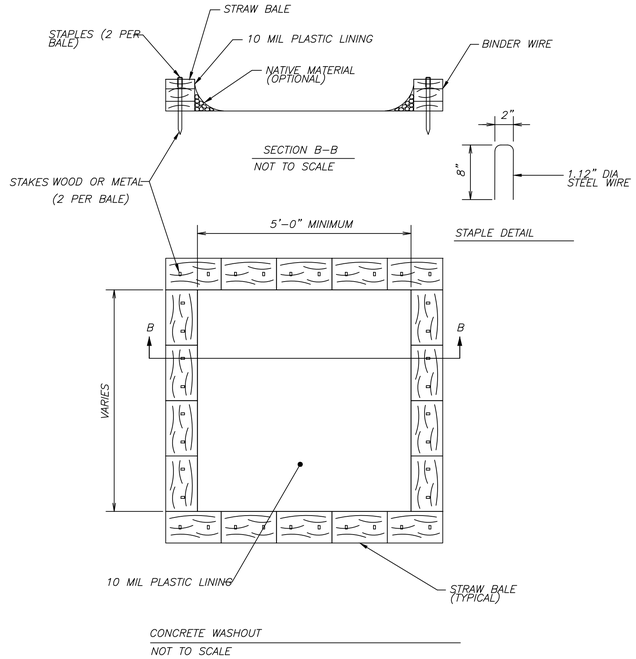
NOTES:

1. GEOTEXTILE FABRIC (TYPE 4) IN ACCORDANCE WITH SECTION 625 (AHTD SPECS).
2. TYPE A – USE ON SMALL DEVELOPMENTS WHERE THE LIFE OF THE PROJECT IS LESS THAN SIX MONTHS AND THE SLOPE GRADIENT IS LESS THAN 3:1.
3. TYPE B – USE ON DEVELOPMENTS WHERE THE LIFE OF THE PROJECT IS GREATER THAN SIX MONTHS AND WHERE THE SLOPE GRADIENT IS 3:1 OR GREATER.
4. TYPE C – USE WHERE SLOPES EXCEED A VERTICAL HEIGHT OF 20 FEET AND THE SLOPE GRADIENT IS STEEPER THEN 3:1.
5. INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.
6. REMOVE SEDIMENT FROM BARRIER WHEN ONE HALF FULL.
7. DISPOSE OF SEDIMENT AND STABLIZE IT WITH VEGETATION.
8. REPLACE FILTER FABRIC WHEN DETRIORATED.
9. DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.
10. MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.
11. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.
12. SILT FENCE SHALL BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN A SLOPE.
13. THE MAXIMUM DRAINAGE AREA FOR A CONTINUOUS FENCE WITHOUT BACKING SHALL BE 1/4 ACRE PER 100 LINEAR FEET OF FENCE LENGTH, UP TO A MAXIMUM AREA OF 2 ACRES. THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE ON THE UPSLOPE SIDE SHOULD BE 110 FEET (AS MEASURED ALONG THE GROUND SURFACE).
14. THE MAXIMUM DRAINAGE AREA FOR A CONTINUOUS SILT FENCE WITH BACKING SHALL BE 1 ACRE PER 150 LINEAR FEET OF FENCE LENGTH. THE SLOPE LENGTH ABOVE THE SILT FENCE WITH BACKING SHOULD BE NO MORE THAN 300 FEET.

GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.



CONCRETE WASHOUT
NOT TO SCALE

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CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

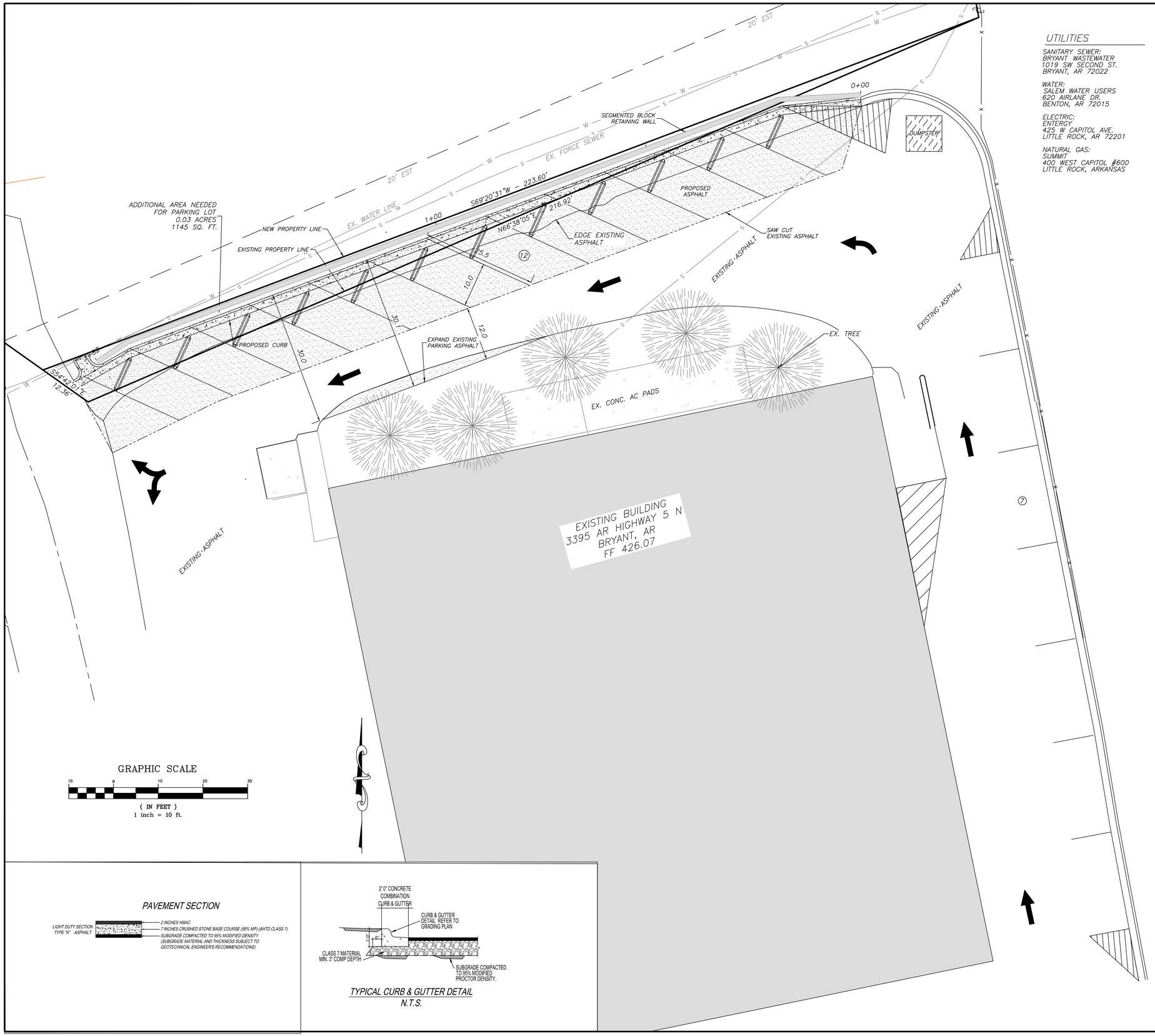
SWPPP PLAN
PARKING LOT IMPROVEMENTS

3395 AR HWY 5 NORTH
BRYANT, ARKANSAS 72019

Prepared For:
BASCON GENERAL CONTRACTORS
P.O.BOX 824
BRYANT, AR 72022

No.	Revisions	Date

Date: 6/27/2022
Scale: 1" = 20'
Sheet: 2 of 5



GRAPHIC SCALE

10 0 10 20 30

(IN FEET)
1 inch = 10 ft.

PAVEMENT SECTION

TYPICAL CURB & GUTTER DETAIL
N.T.S.

UTILITIES

SANITARY SEWER:
BRYANT WASTEWATER
1019 SW SECOND ST.
BRYANT, AR 72022

WATER:
SALEM WATER USERS
620 AIRLANE DR.
BENTON, AR 72015

ELECTRIC:
ENTERGY
425 W CAPITOL AVE.
LITTLE ROCK, AR 72201

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS

GENERAL NOTES:

1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
2.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
3) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE AND BASE.
4.) CONSTRUCTION SITE SHALL ADHERE TO CITY OF 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 REGULATION TO INCLUDE 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.
8.) ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO MEET THE CITY OF BRYANT SPECIFICATIONS AND STANDARDS.

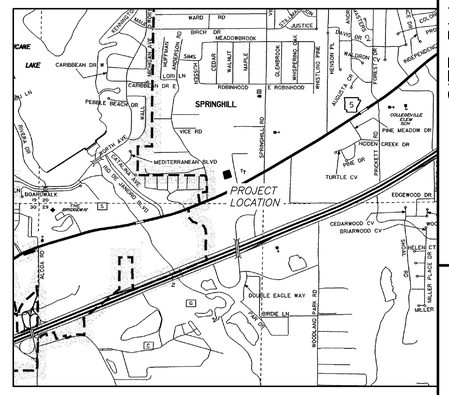
STATE OF ARKANSAS
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No. 14266
ERIC RYAN RICHARDSON

ENGINEER
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ADDRESS: 325 W. SOUTH ST.
BENTON, AR. 72015
PROJECT REPRESENTATIVE: ERIC RICHARDSON

DEVELOPERS
BASCON GENERAL CONTRACTORS
P.O.BOX 824
BRYANT, AR 72022

OWNER OF RECORD
JUSMIC INVESTMENTS LLC
9721 CONGO ROAD
BENTON, AR 72019

VICINITY MAP



Legend

- Property Boundary
- Surveyed lines
- T — Telephone
- G — Gas Line
- X — Wire / Chainlink Fence
- S — Sanitary Sewer
- W — Water Line
- Wooded area limits
- P — Overhead Powerline
- Water Box
- Sanitary Sewer Manhole
- Sanitary Sewer Manhole
- Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Proposed light pole
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- Gas Meter
- * APPROVED ADA SIDEWALK RAMP. REFER TO NOTES.

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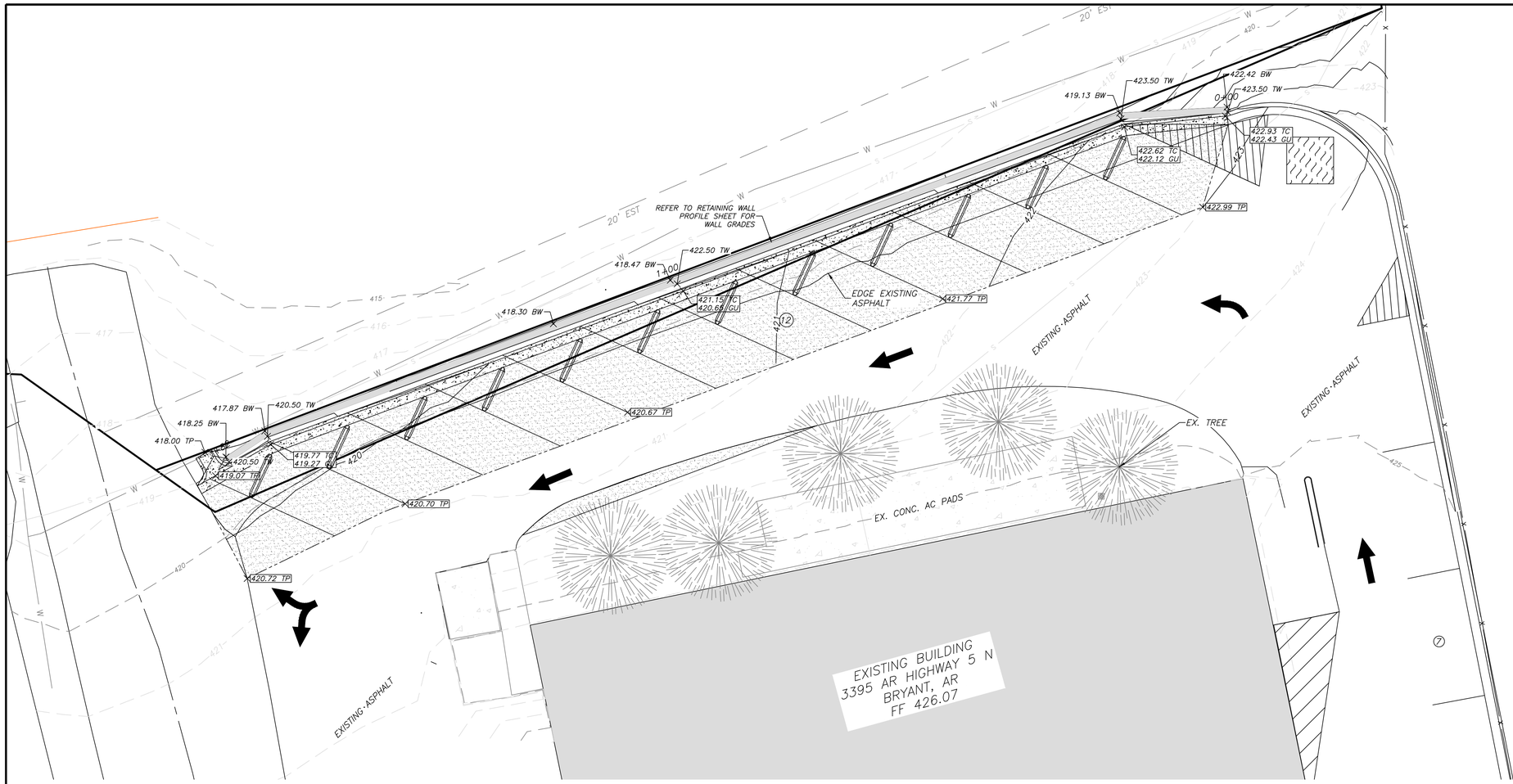
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

SITE PLAN
PARKING LOT IMPROVEMENTS
3395 AR HWY 5 NORTH
BRYANT, ARKANSAS 72019

Prepared For:
BASCON GENERAL CONTRACTORS
P.O.BOX 824
BRYANT, AR 72022

No.	Revisions	Date
1		
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4		
5		

Date: 6/27/2022
Scale: 1" = 10'
Sheet: 3 of 5



GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURING 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. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

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 AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

F. 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 ASSOCIATED WITH 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.

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

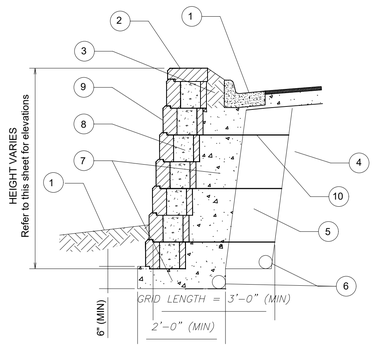
SITE NOTES

1.) PROJECT DIMENSIONS REFER TO SITE PLAN SHEET 3
2.) PROJECT PROVIDES 19 PARKING SPACES WITH 0 HANDICAP VAN ACCESSIBLE SPACES
3.) CURRENT ZONING C-2
4.) CURRENT USE: PROFESSIONAL OFFICE PARKING
5.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT STREET DEPT. SPECS.
6.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS..
7.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.
9.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
10.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS TO INCLUDE EXCAVATION & TRENCH SAFETY.
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.) ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO MEET THE CITY OF BRYANT SPECIFICATIONS.

GRAPHIC SCALE

10 0 10 20 30

(IN FEET)
1 inch = 10 ft.



TYPICAL STACKED BLOCK WALL SECTION

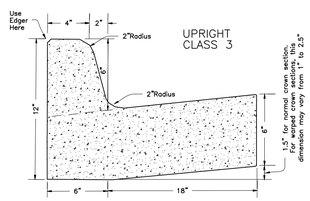
NOT TO SCALE

STACKED BLOCK KEYED WALL NOTES

1. FINISHED GRADE.
2. BLOCK CAP STONE.
3. 6" MINIMUM THICK IMPERMEABLE FILL.
4. RETAINED SOIL.
5. INFILL SOIL.
6. 4" DIA HDPE OR PVC DRAIN PIPE TO DAYLIGHT.
7. WELL-GRADED GRANULAR WALL ROCK 0.25" TO 1.5" (LESS THAN 10% FINES).
8. WELL-GRADED GRANULAR WALL ROCK 0.25" TO 1.5" (LESS THAN 10% FINES).
9. PRE-CAST STACKED BLOCK UNITS.
10. GEOGRID FABRIC.

* WALL DETAIL FOR REFERENCE ONLY. DESIGN BY OTHERS.

TYPICAL PARKING CURB SECTION



Legend

- Property Boundary
- Surveyed lines
- T — Telephone
- Road Center line
- X — Wire / Chainlink Fence
- S — Sanitary Sewer
- W — Water Line
- Wooded area limits
- P — Overhead Powerline
- Water Box
- Sanitary Sewer Manhole
- Sanitary Sewer Manhole
- Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Proposed light pole
- 422.00 TC TOP OF CURB ELEVATION
- 422.00 GU CURB GUTTER ELEVATION
- 422.00 TP TOP OF PAVEMENT ELEVATION
- 422.00 TW TOP OF WALL
- 422.00 BW BOTTOM OF WALL
- PROPOSED CONTOUR
- EXISTING CONTOUR

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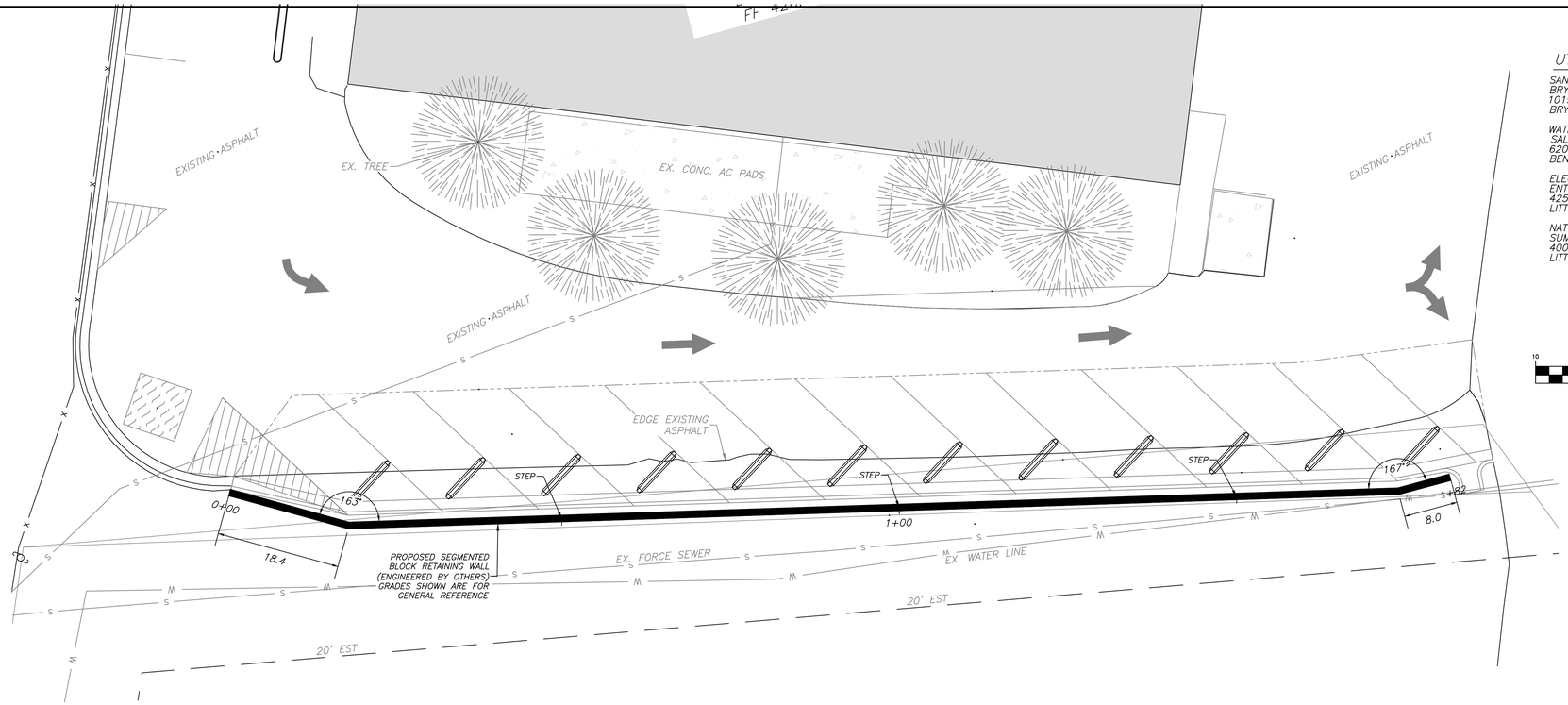
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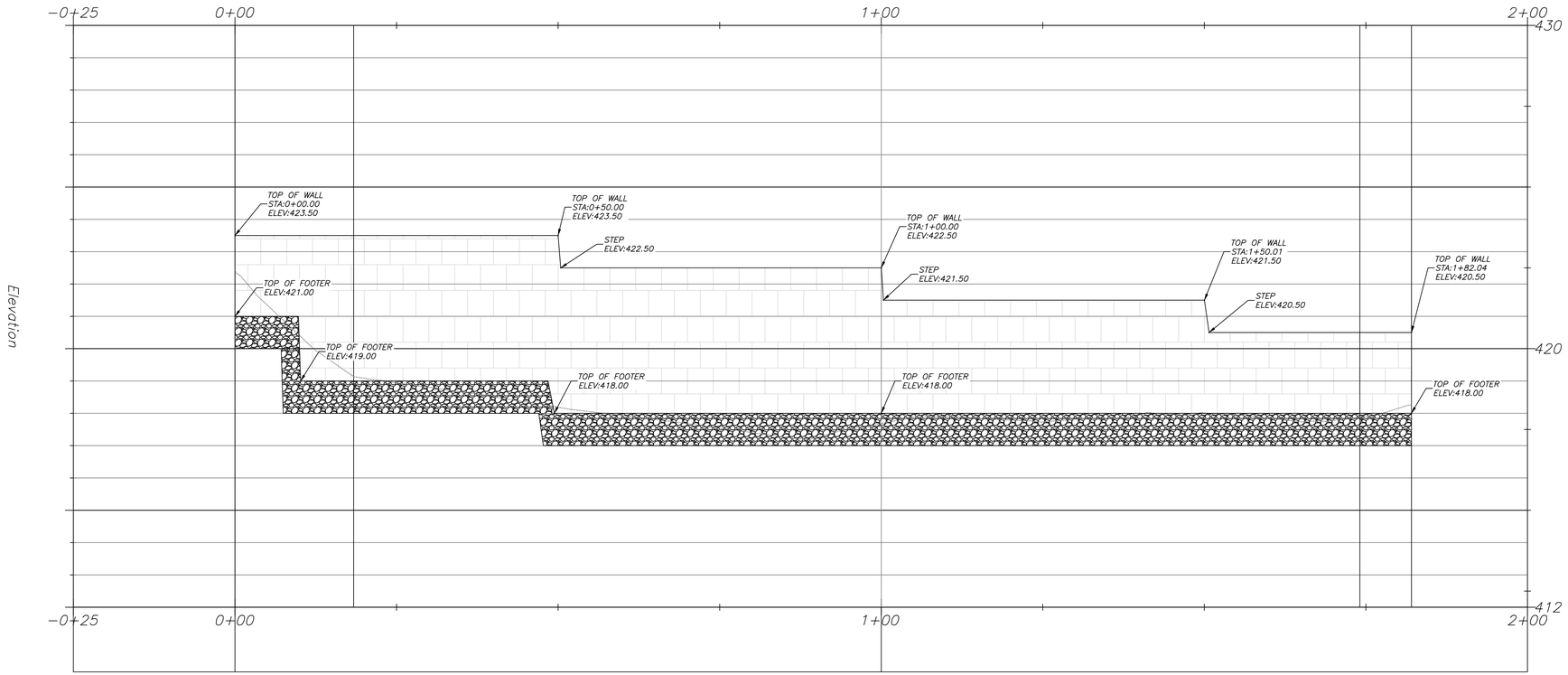
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Sheet: 4 of 5



RETAINING WALL PROFILE



UTILITIES

SANITARY SEWER:
BRYANT WASTEWATER
1019 SW SECOND ST.
BRYANT, AR 72022

WATER:
SALEM WATER USERS
620 AIRLANE DR.
BENTON, AR 72015

ELECTRIC:
ENTERGY
425 W CAPITOL AVE.
LITTLE ROCK, AR 72201

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS

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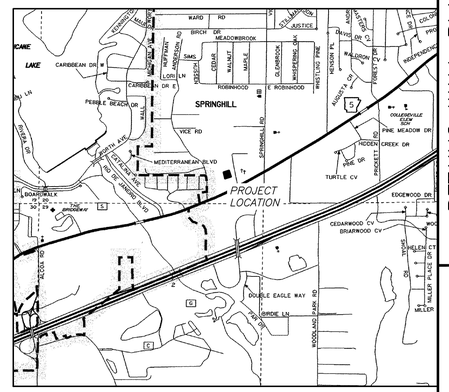
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VICINITY MAP



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