22-0982
Drawing No.

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

N.REYNOLDS RD.
(80' RIGHT-OF-WAY)

5' SIDEWALK

EXISTING 8" WATER MAIN

1" TAPPING SLEEVE

EXISTING DRIVE

N13°24'07"W 86.13'

5' SIDEWALK

1" SERVICE AND 75LF OF 2" SLEEVE

20.0'

40.2'

LANDSCAPE
702 SF.

36' BUILDING SETBACK

430

7.8'

12.4'

38.2'

PROPOSED BUILDING

4 PARKING SPOTS
PROPOSED

PROPOSED 5' BUFFER

425

N89°23'17"E 237.12'

S89°23'17"W 217.27'

36' BUILDING SETBACK

PROPOSED 6' WOOD FENCE

0.43 ACRES
ZONE C-1

36' BUILDING SETBACK

4" SANITARY SEWER SERVICE SDR 21

CLEAN OUT

420

36' BUILDING SETBACK

CLEAN OUT

EXISTING MANHOLE

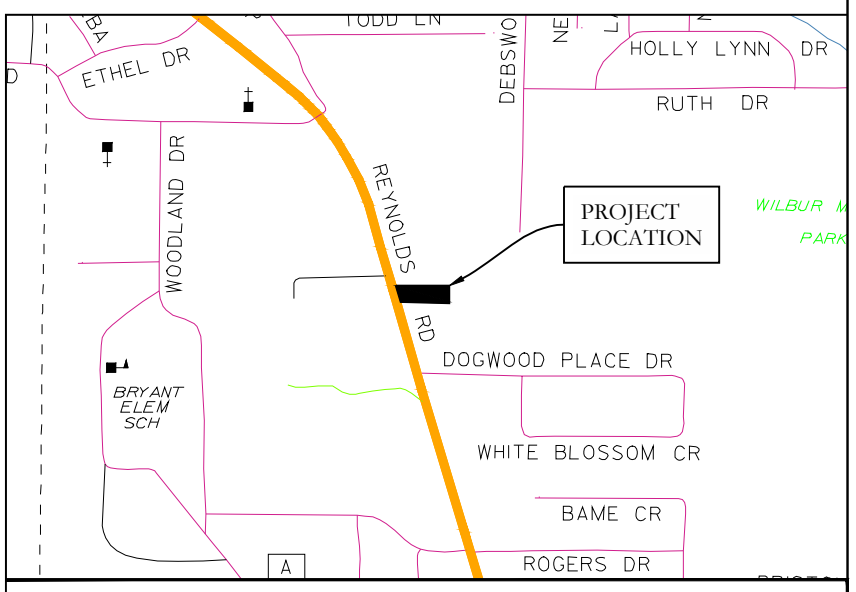
EXISTING 8" SEWER MAIN

EXISTING 8" SEWER MAIN

S0°04'43"E 84.00'

S89°23'17"W 318.00'

S2°42'36"W 400.00'



VICINITY MAP:

BASIS OF BEARINGS:
GRID NORTH, ARK SPCS
(NAD83), SOUTH ZONE (0302)

30' 15' 0' 30'

LEGEND
- Found Aliquot Corner
- Found Monument
- Set ½" Rebar w. Cap
- Computed point
(M)-Measured
(P)-Platted
x x -Fence

Drawn By: MD Checked:

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
TEL (501) 315-2626
FAX (501) 315-0024
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SITEPLAN

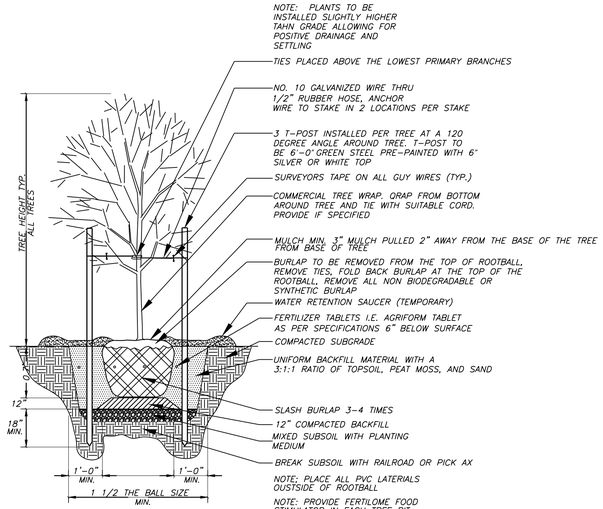
For the Exclusive Use and Benefit of:
Justin Denny
Denny Construction Inc.
Address 1400 N. Reynolds Rd.
Bryant, AR 72022
Date 7/19/2022

500	01S	14W	0	27	120	62	1664

K:\Land Projects 2004\Commercial\2022\22-0982 ALL PAWS PET WASH-BRYANT\SURVEY\DWG\22-0982 ALL PAWS PET WASH-BRYANT.dwg

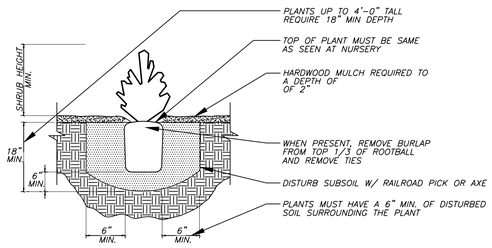
LANDSCAPE LEGEND

COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QTY.: (REQUIRED)
1 EVERGREEN/ 2000SF	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE	–	2
SHURBS COMPACTA HOLLY – 6' O.C. – 5 GAL.	ILEX CRENATA	6'–0"	4
CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE		0
SOD	BERMUDA		21360.0 SF
PLANTERS	N/A		702 SF (150)



1 TREE PLANTING DETAIL

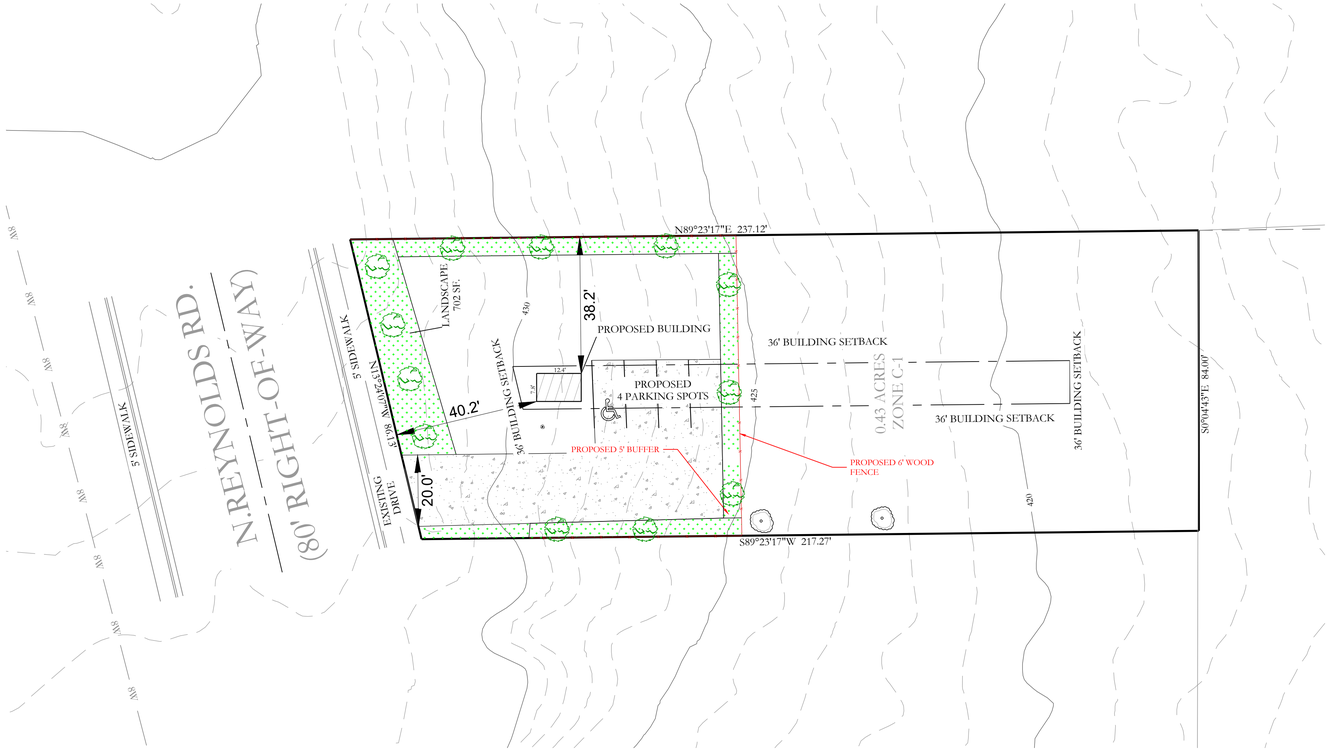
NO SCALE

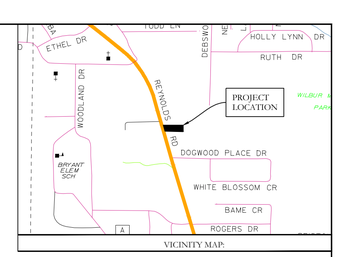


NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL AMENDMENTS.
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





VICINITY MAP

PLANTING REQUIREMENTS/CALCS(APPLICABLE)

PLANTING MINIMUM
TOTAL TREES 1/3 ACRE (PROPERTY) 3.0 ACRES
EVERGREENS 2000 SF BUILDING FOOTPRINT

PLANTER/GROUND COVERAGE
702 SF CONTAINED BEDS OR GROUND COVER

LS BUFFER
5' WIDE BUFFER BETWEEN PARKING AND ADJ. LOTS

TOTAL PROPERTY SIZE OF 1.5 ACRES USED FOR CALUCULATIONS

PLANTING NOTES

1. QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.
2. ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14–14–14 TIMED–RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.
3. ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.
4. TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.
5. ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
6. ALL NON–PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.
7. NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.

MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06–05–2020.

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

BASIS OF BEARING:
GRID NORTH AS ESTABLISHED BY GPS OBSERVATIONS UTILIZING THE ARKANSAS COORDINATE SYSTEM, SOUTH ZONE

N
20' 10' 0 20'

HOPE CONSULTING
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PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
DENNY CONSTRUCTION, LLC.

ALL PAWS PET WASH
LANDSCAPE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08-31-2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		22-0982
SHEET:	L-1.0	SCALE:		

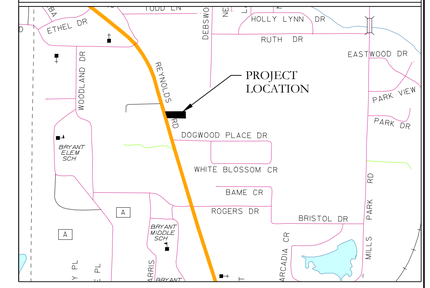
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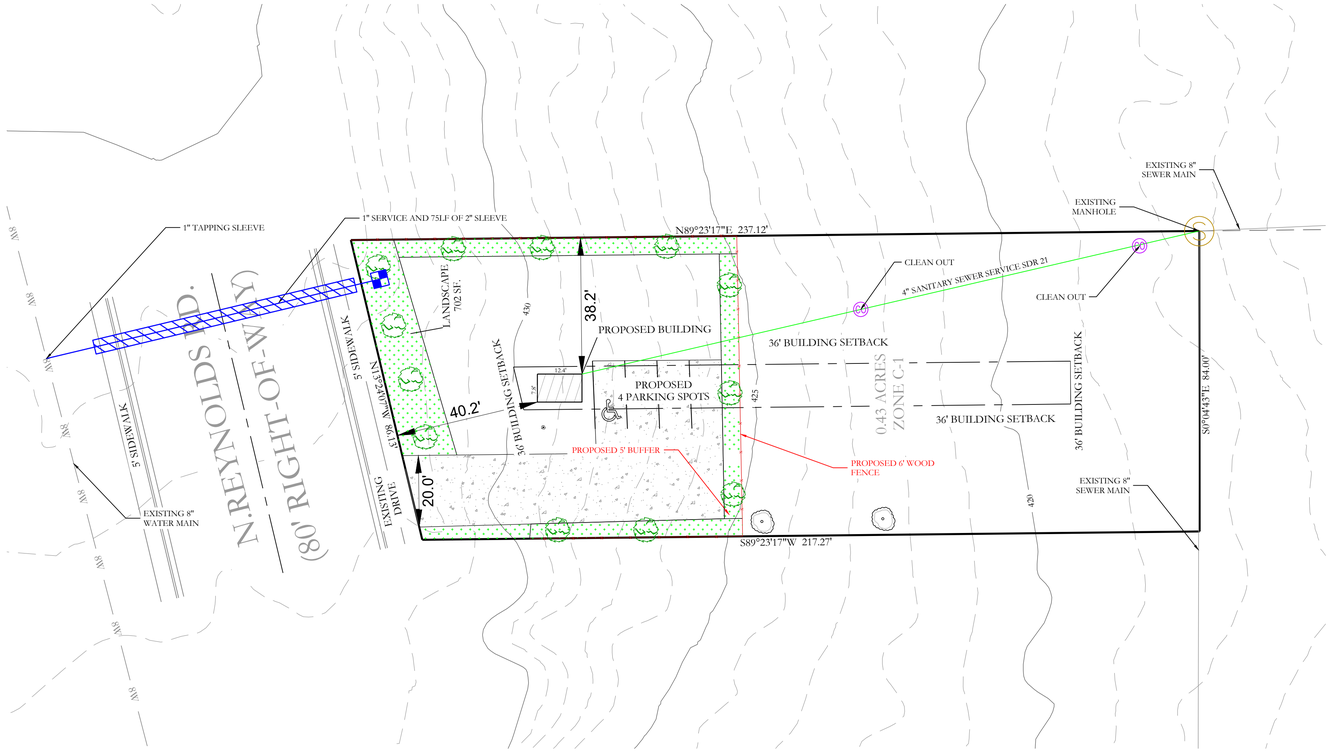
S:\DWG\DWG\HOPE\WALLER\SWA\TTC 2660-22-23\COMM\DWG\DWG\SHEETS\WALLER-SWA-TTC 2660-22-23(COMM).DWG 9/14/2022 10:30:46 AM CDT

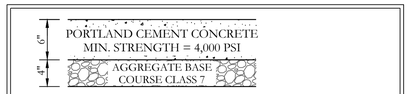
CONTACTS UTILITIES AND CITY AND STATE AGENCIES

AGENCY	TITLE	NAME	CONTACT
BRYANT PUBLIC WORKS	*DIRECTOR*	*TIM FOURNIER*	*501-366-0343*
BRYANT PUBLIC WORKS	*ENGINEER*	*TED TAYLOR*	*501-366-0343*
BRYANT WATER	*INSPECTOR*	*JOE HENRY*	*501-246-0516*
ENTERGY	*CONTACT*	*JEREMY HENDERSON*	*800-368-3749*
CENTERPOINT (GAS)	*CONTACT*	*ADAM GOBER*	*501-541-7509*
ARDOT	*PERMIT OFFICER DISTRICT SIX*	*CORY SUTTON*	*501 551-5207*

VICINITY MAP:







CONCRETE PAVEMENT SECTION
NOT TO SCALE

WATER LEGEND

FIRE HYDRANT

BLOW OFF

PROPOSED GATE VALVE

PROPOSED 1" WATER METER

PROPOSED WATER SERVICE

WATER NOTES

1. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. CASING SPACERS SHALL BE STAINLESS STEEL.
3. FIXTURE- 1 HAND SHOWER
4. DAILY DEMAND- 500 Gallon/Day

SEWER LEGEND

SANITARY SEWER MANHOLE EXIST.

CLEANOUT

PROPOSED SEWER SERVICE

SEWER NOTES

1. ALL SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. INFORMATION ON DEPTH OF EXISTING TIE IN MANHOLE AND DOWNSTREAM MH OBTAINED FROM EFS EDGE GIS DATA.
3. CASING SPACERS SHALL BE STAINLESS STEEL

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

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 20876 — JOSH TAMZIDUL ISLAM

Know what's below. Call before you dig.

BASIS OF BEARINGS: GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY G.P.S. OBSERVATIONS

20' 10' 0 20'

CIVIL ENGINEER
HOPE CONSULTING INC
117 S. MARKET STREET
BENTON, AR 72015
CONTACT: WILLIAM W MCFADDEN
PHONE: 504-315-2626
EMAIL: kazi@hopeconsulting.com

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Benton, Arkansas 72015
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
DENNY CONSTRUCTION, LLC.

UTILITY PLAN
ALL PAWS PET WASH- BRYANT
BRYANT, ARKANSAS

DATE:	08-12-2022	C.A.D. BY:				DRAWING NUMBER:	
REVISED:		CHECKED BY:				22-0982	
SHEET:	C-1.0	SCALE:					
500	01S	14W	0	27	120	62	1664

K:\LAND PROJECTS 2040\COMMERCIAL\2022\22-0982 ALL PAWS PET WASH-BRYANT\DWG\22-0982 ALL PAWS PET WASH-BRYANT.DWG