LEGAL DESCRIPTION

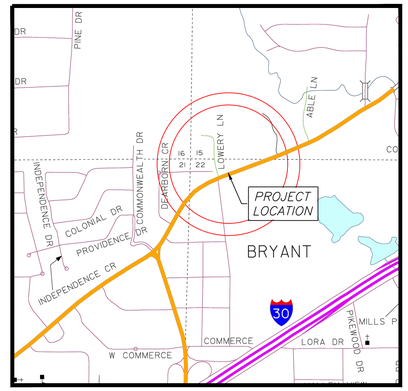
THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, ALL IN T-1-S, R-14-2, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW ¼ OF NW ¼ OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET A FOUND ½" REBAR (PS #1141)

TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID NORTH LINE, N79°07'03"E, A DISTANCE OF 32.82 FEET TO A FOUND ½" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 200.89 FEET TO A FOUND ½" REBAR (PS #1141); THENCE S19°42'53"E, A DISTANCE OF 274.60 FEET TO A FOUND ½" REBAR (PS #1141) ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 5; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S70°15'40"W, A DISTANCE OF 275.04 FEET TO A FOUND ½" REBAR; THENCE S70°18'52"W, A DISTANCE OF 66.65 FEET TO A FOUND ½" REBAR; THENCE LEAVING NORTH RIGHT-OF-WAY LINE, N01°58'40"E, A DISTANCE OF 272.07 FEET TO A PK NAIL IN ASPHALT; THENCE N00°58'25"W, A DISTANCE OF 23.07 FEET TO THE POINT OF BEGINNING. CONTAINING 78,864 SQUARE FEET, OR 1.81 ACRES, MORE OR LESS.

CONSTRUCTION PLANS BRYANT, AR
C-STORE

STANDARD DEVELOPMENT CO, LLC

HIGHWAY 5 NORTH OLD STAGECOACH
CITY OF BRYANT



VICINITY MAP

DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.0	SITE PLAN
C-1.1	N/A
C-1.2	PAVING PLAN
C-2.0	GRADING
C-3.0	UTILITY PLAN
C-3.1	SEWER PLAN & PROFILE
C-3.2	N/A
C-3.3	N/A
C-4.0	TRENCH DETAILS
C-5.0	CIVIL SPECS
C-6.0	DETENTION PLAN
C-6.1	DRAINAGE PLAN
C-6.2	N/A
C-6.3	N/A
C-6.4	N/A
C-6.5	N/A
C-7.0	EROSION CONTROL PLAN
C-8.0	DEMO PLAN
C-8.1	N/A
L-1.0	LANDSCAPE PLAN
C-9.0	LOWERY PROFILE
C-9.2	N/A

PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

CIVIL ENGINEER
HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015
CONTACT: KAZI ISLAM
PHONE: 501.315.2626
EMAIL: kazi@hopeconsulting.com

ARCHITECT
WILLIAMS & DEAN
18 CORPORATE HILL DRIVE #210
LITTLE ROCK, AR 72205
CONTACT: JOHN JOHNSON
PHONE: 501.224.1900
EMAIL: jjohnson@williamsdean.com

GEOTECHNICAL ENGINEER
MATERIALS TESTING OF ARKANSAS
8001 NATIONAL DRIVE
LITTLE ROCK, AR 72209
CONTACT: KELTON PRICE
PHONE: 501.753.2526
EMAIL: keltonp@mtaengineers.com

STRUCTURAL ENGINEER
N/A

ZONING INFORMATION	
CURRENT ZONING	*C-2 (HIGHWAY COMMERCIAL)*
MINIMUM LOT AREA (SF)	*N/A*
MINIMUM LOT WIDTH (FT)	*N/A*
FRONT YARD SETBACK (FT)	*50'*
EXTERIOR SIDE YARD SETBACK (FT)	*NOT REQ UNLESS ABUT ROAD OR RESIDENTIAL LOT LINE THEN 25'*
REAR YARD (NORTH) SETBACK (FT)	*15'*
MAXIMUM HEIGHT (FT)	*45' OR NO MORE THAN3 STORIES*
MAXIMUM LOT COVERAGE	*PRINCIPAL & ACCESSORY BLDG 35% OF THE TOTAL AREA OF THE SITE*

OWNER:
Name: STANDARD DEVELOPMENT CO, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205

DEVELOPER:
Name: STANDARD DEVELOPMENT CO, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205

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

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I Robert L. Johnston Jr., PLS No. 1626, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Benton County City of Rogers areas, panel # 05125C0240E, dated 06/05/2020, no portion of the property described hereon lies within the 100 year flood hazard boundary.

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FOR USE AND BENEFIT OF:
STANCDARD DEVELOPMENT COMPANY, LLC

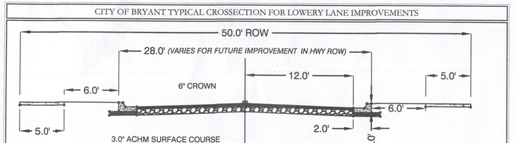
BRYANT C-STORE
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	09-20-2022	C.A.D. BY:		DRAWING NUMBER:			
REVISED:	01/05/2023	CHECKED BY:		21-0275			
SHEET:		SCALE:					
500	01S	14W	0	15/22	304	04	1762

K:\LAND PROJECTS 80A\COMMERCIAL\2021\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE BRYANT (FULL STORE REVISIT 2022) 12-21-2022.DWG

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

CITY OF BRYANT TYPICAL CROSSECTION FOR LOWERY LANE IMPROVEMENTS



LEGAL DESCRIPTION :

THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, ALL IN T-01-S, R-14-W, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW ¼ NW ¼) OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET TO A FOUND PK NAIL IN ASPHALT; THENCE LEAVING SAID NORTH LINE, N00°58'25"W, A DISTANCE OF 23.07 FEET TO A FOUND ½" REBAR (PS #1141); THENCE N70°0'703"E, A DISTANCE OF 32.82 FEET TO A FOUND ½" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 17.57 FEET TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE N70°18'03"E, A DISTANCE OF 183.32 FEET TO A FOUND ½" REBAR (PS #1141), THENCE S19°42'53"E, A DISTANCE OF 274.60 FEET TO A FOUND ½" REBAR (PS #1141) ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 5; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S70°15'40"W, A DISTANCE OF 275.04 FEET TO A FOUND ½" REBAR; THENCE S70°18'52"W, A DISTANCE OF 11.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LOWERY LANE; THENCE N01°54'28"E, ALONG SAID EAST LINE THEREOF, A DISTANCE OF 255.52 FEET; THENCE N05°50'11"W, A DISTANCE OF 38.34 FEET TO THE POINT OF BEGINNING. CONTAINING 63,891 SQUARE FEET, OR 1.47 ACRES, MORE OR LESS.

ALSO

SUBJECT TO A 20' CROSS ACCESS EASEMENT BEING THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, IN T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW ¼ NW ¼) OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET TO A FOUND PK NAIL IN ASPHALT; THENCE LEAVING SAID NORTH LINE, N00°58'25"W, A DISTANCE OF 23.07 FEET TO A FOUND ½" REBAR (PS #1141); THENCE LEAVING SAID NORTH LINE, N70°0'703"E, A DISTANCE OF 32.82 FEET TO A FOUND ½" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 200.89 FEET TO A FOUND ½" REBAR (PS #1141); THENCE S19°42'53"E, A DISTANCE OF 173.46 FEET TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED ACCESS EASEMENT; THENCE S19°42'53"E, A DISTANCE OF 20.01 FEET; THENCE S68°25'02"W, A DISTANCE OF 257.95 FEET TO A POINT; THENCE N01°54'28"E, A DISTANCE OF 21.81 FEET TO A POINT; THENCE N68°25'02"E, A DISTANCE OF 249.91 FEET TO THE POINT OF BEGINNING. CONTAINING 5,078 SQ FT, OR 0.12 ACRES, MORE OR LESS.

GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN SALINE COUNTY: DEED BOOK 2020, PAGE 012195.

ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEEDS OF RECORD.

ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

THIS SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES SHOWN HEREIN. USE OR DUPLICATION OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT.

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND/OR TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.

REFERENCE DOCUMENTS:

WARRANTY DEED DOCUMENT BK-2020, PG-012195
SURVEY BY RASBURRY SURVERYING JAMES A. RASBURRY PS#1506 (DATED 06-10-2014)
SURVEY BY KERRY D. LANE, PS # 1141 (DATED 01-20-2021)
GLO NOTES AND PLATS T-1-S, R-14-W, SECTION 22

SURVEYORS NOTES:

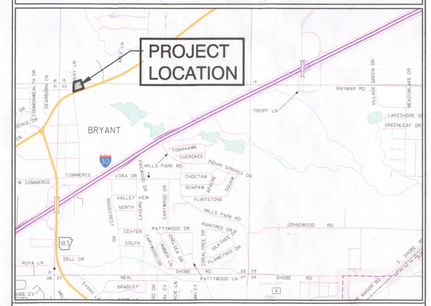
1. RIGHT-OF-WAY ON LOWERY LANE WAS DERIVED FOR SURVEY DONE BY RASBURRY SURVEYING, JAMES A. RASBURRY PS#1506 (DATED 06-10-2014)

2022-008532
I certify this instrument was filed on:
04/11/2022 01:47:53 PM
Myka Bono Sample
Saline County Circuit Clerk
Pages: 1
C ANDERSON

FINAL PLAT OF GOLDEN ACRES

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

VICINITY MAP:

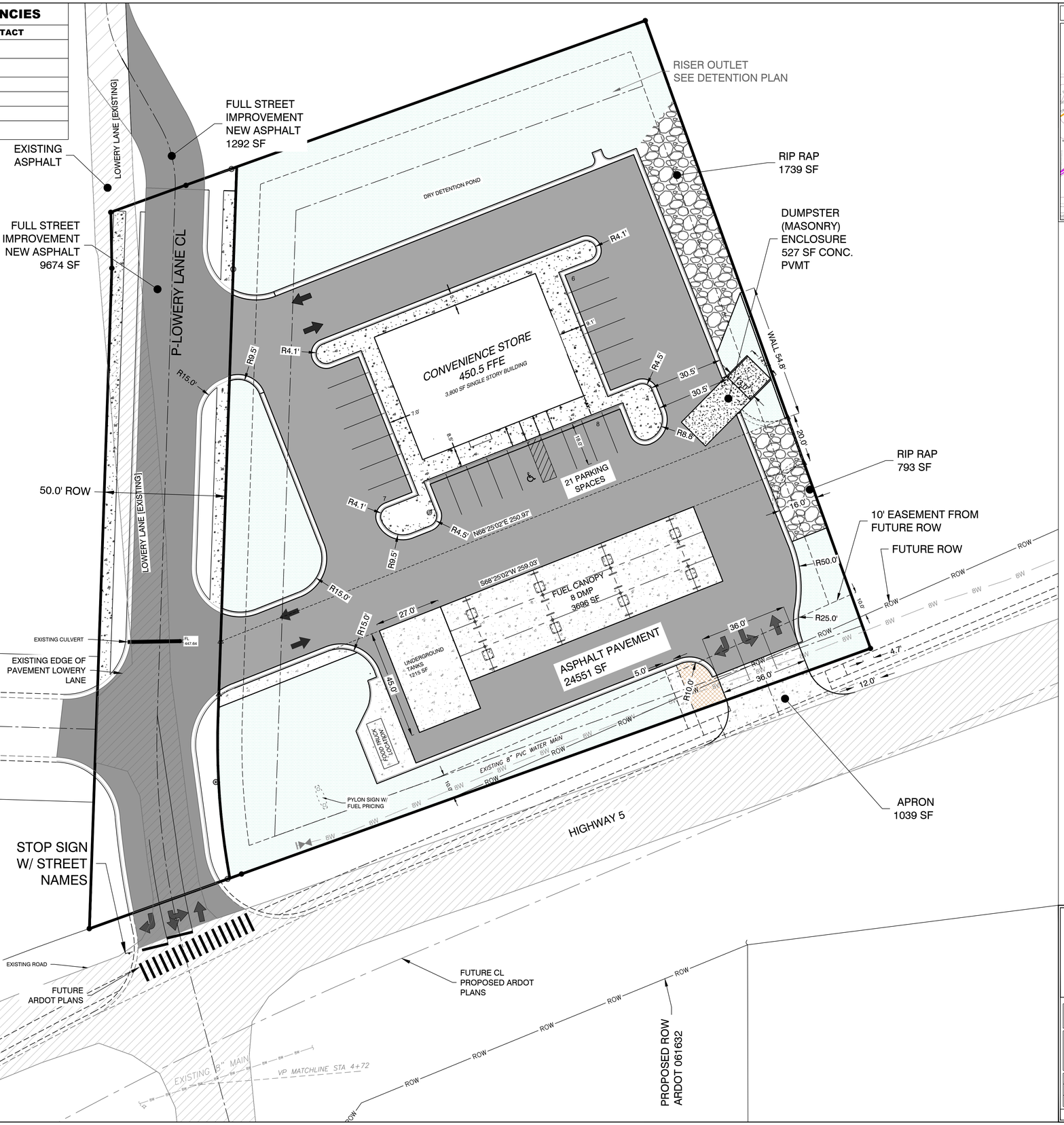

PROJECT LOCATION
BRYANT
TROPF LN
RAYMAR RD
LAKESHORE DR
GREENLEAF DR
COMMERCE
LORA DR
CHOCTAW
CHEROKEE
INDIAN SPRINGS DR
MILLS PARK RD
QUAPAW
FLINTSTONE
VALLEY VIEW
NORTH
SOUTH
CENTER
LAUREL DR
CARIBOU DR
CARIBOU CIR
PATTYWOOD DR
PANTHER DR
DOGWOOD TREE DR
CLEARTREE DR
JOHNSWOOD RD
ROYA LN
DELL DR
NEAL
BRADLEY
SHORE RD
SHORE
PERRY
BRYANT HIGH SCHOOL
BRYANT MIDDLE SCHOOL
BRYANT PRIMARY SCHOOL
BRYANT INTERMEDIATE SCHOOL
BRYANT ELEMENTARY SCHOOL
BRYANT CAREER ACADEMY
BRYANT PUBLIC LIBRARY
BRYANT CITY HALL
BRYANT FIRE DEPARTMENT
BRYANT POLICE DEPARTMENT
BRYANT PARKS & RECREATION
BRYANT BOYS & GIRLS CLUB
BRYANT SENIOR CENTER
BRYANT SOCCER COMPLEX
BRYANT BASEBALL COMPLEX
BRYANT SOFTBALL COMPLEX
BRYANT SPLASH PAD
BRYANT DISC GOLF COURSE
BRYANT SKATE PARK
BRYANT DOG PARK
BRYANT AQUATIC CENTER

CONTACTS UTILITIES AND CITY AND STATE AGENCIES

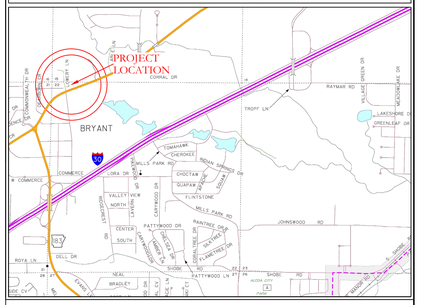
AGENCY	TITLE	NAME	CONTACT
BRYANT PUBLIC WORKS	DIRECTOR	TIM FOURNIER	501-366-0343
BRYANT PUBLIC WORKS	ENGINEER	TED TAYLOR	501-366-0343
BRYANT WATER	INSPECTOR	JOE HENRY	501-246-0516
ENTERGY	CONTACT	JEREMY HENDERSON	800-368-3749
CENTERPOINT (GAS)	CONTACT	ADAM GOBER	501-541-7509
ARDOT	PERMIT OFFICER DISTRICT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

LOWERY LANE IMPROVEMENT NOTES

1. ENTIRE ROW TO BE DEDICATED TO CITY OF BRYANT
2. LOWERY STREET IMPROVEMENT CONSTRUCTION IS A PLANNED PORTION OF THE CONSTRUCTION FOR THIS PROJECT.



VICINITY MAP:



SITE PLAN NOTES

PARKING REQUIREMENTS:

TOTAL: 21 SPACES (16 REQUIRED)
1 HANDICAP (1 REQUIRED)

TOTAL AREA:	78,850	SF
PROPOSED PAVEMENT/ROOF:	55,589	SF
RIP RAP	2,532	SF
PROPOSED GREEN SPACE:	20,729	SF
PROPOSED BUILDING:	3,500	SF

ZONING AND SETBACKS

ZONING:	C2
FRONT	10'
SIDE	NONE (25' FOR RESIDENTIAL NEIGHBORS)
REAR	25' (55 RESIDENTIAL NEIGHBORS)

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

DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE APPROXIMATE. NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY

FLOOD STATEMENT

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.

N

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

20' 10' 0 20'

HOPE CONSULTING
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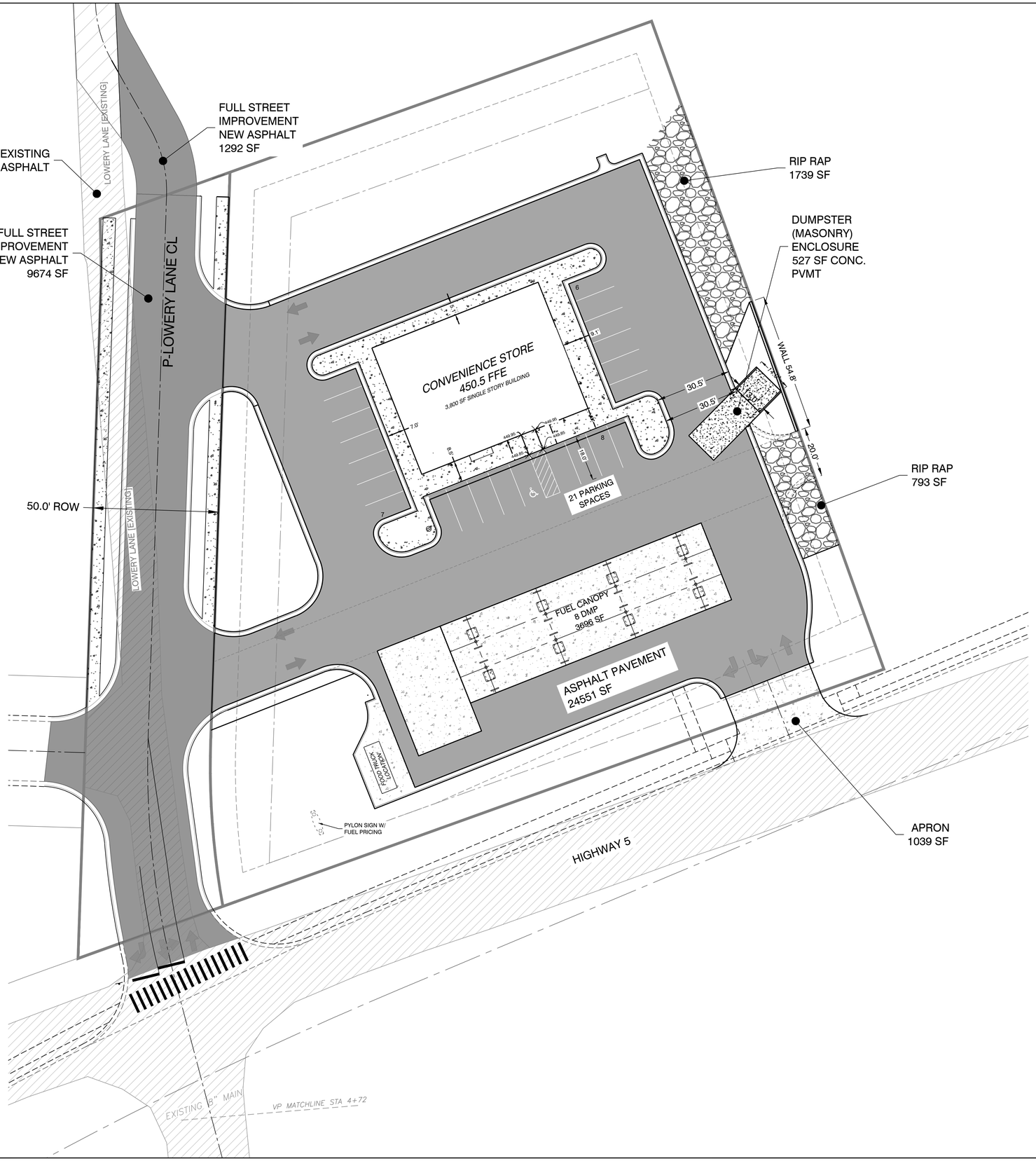
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
SITE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

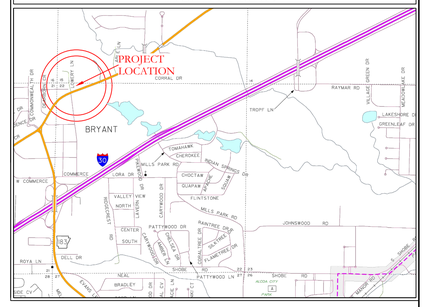
DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:	21-0275
REVISED:	01/05/2023	CHECKED BY:			
SHEET:	C-1.0	SCALE:			

500	01S	14W	0	15/22	304	62	1762

K:\LAND PROJECTS 2021\COMMERCIAL\2021\0275-CSTORE\BRYANT\CIVIL\DWG\21-0275-CSTORE BRYANT (FULL STORE REVISED 2023) 12-21-2022.DWG



VICINITY MAP:



PAVEMENT LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT FUTURE STREET IMPROVEMENTS

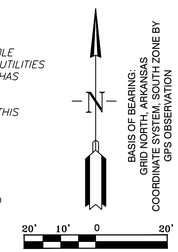
Know what's **below.** **Call** before you dig.

DISCLAIMER

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FLOOD STATEMENT

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.



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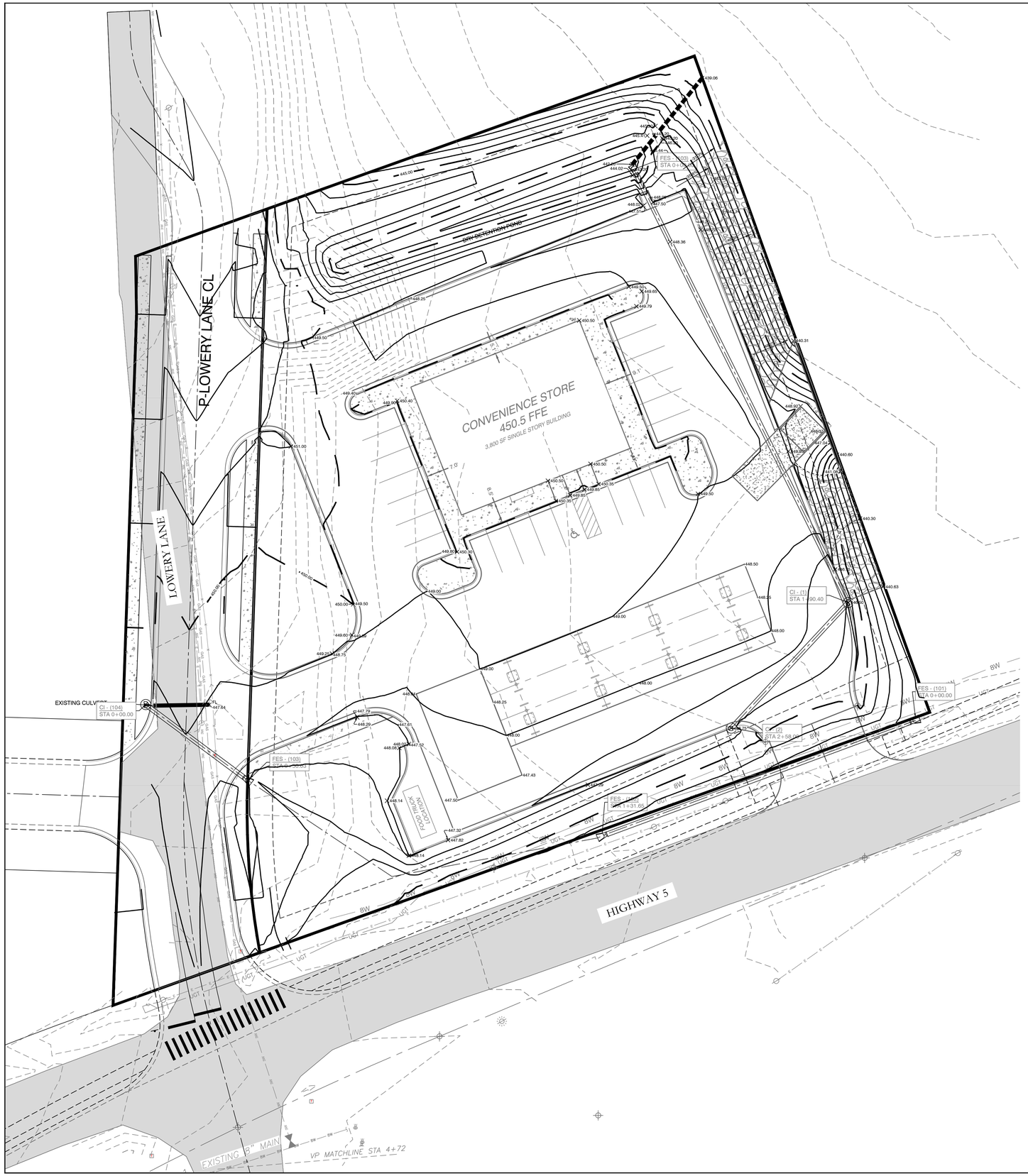
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
PAVING PLAN
BRYANT, SALINE COUNTY, ARKANSAS

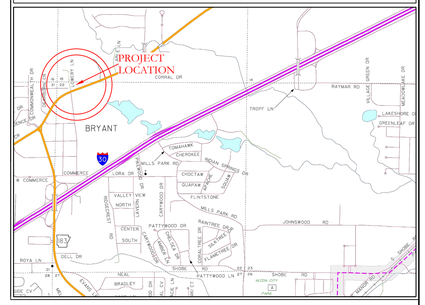
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REVISED:	01/05/2023	CHECKED BY:	21-0275
SHEET:	C-1.2	SCALE:	

500	01S	14W	0	15/22	304	62	1762

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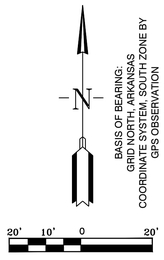


VICINITY MAP:



GRADING PLAN NOTES

1. DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
2. SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS.
3. CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
4. MAXIMUM SLOPE IN ANY DIRECTION IN ADA PARKING AREA IS 2%. IF SLOPES IN THESE AREAS EXCEED 2%, NOTIFY THE DESIGNER IMMEDIATELY. THE MAXIMUM LONGITUDINAL SLOPE OF SIDEWALKS IS 5% WITH A 2% MAXIMUM CROSS SLOPE.
5. STORM DRAINAGE PIPES ARE TO BE HDPE.
6. FILL SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY.
7. THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE WITHIN THE RANGE OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
8. 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.
9. ALL UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
10. PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT.



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

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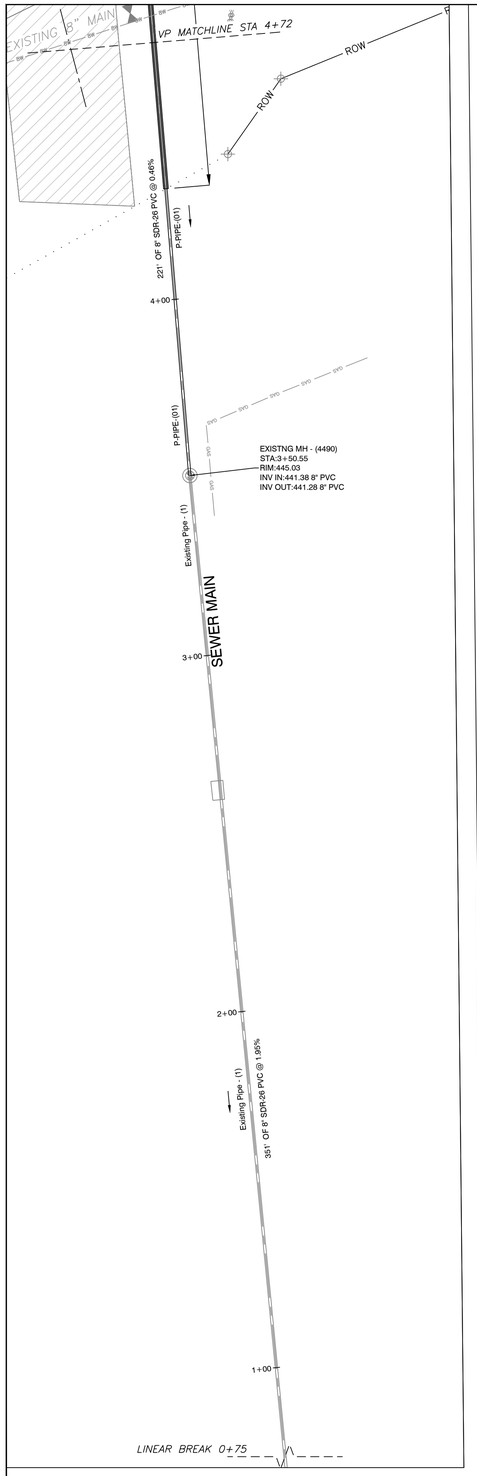
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

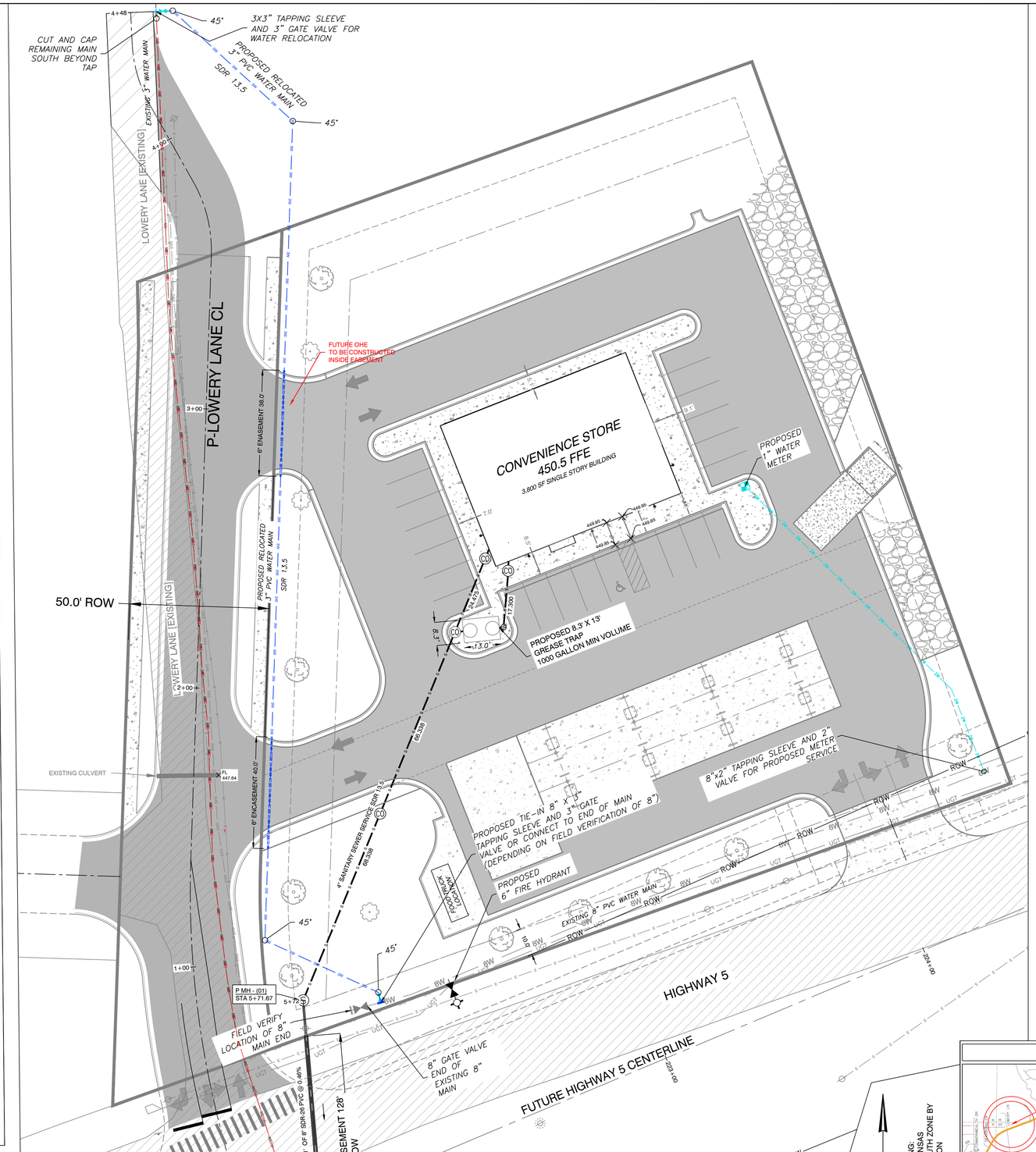
BRYANT C-STORE
GRADING PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:	21-0275
REVISED:	01/05/2023	CHECKED BY:			
SHEET:	C-1.0	SCALE:			

500	01S	14W	0	15/22	304	62	1762

K:\LAND\PROJECTS\2021\21-0275-STORE BRYANT\COMMERCIAL\2021\21-0275-STORE BRYANT GRADING.DWG GP: 21-0275-STORE BRYANT (FULL STORE REVISED 2022) 12-21-2022.DWG





SEWER LEGEND

- SANITARY SEWER MANHOLE PROP.*
- 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. 16" BORE AND ENCASEMENT FOR HIGHWAY 5 CROSSING OF 8" MAIN EXTENSION.
4. CASING SPACERS SHALL BE STAINLESS STEEL
5. THERE IS ONE PROPOSED SANITARY SEWER MH

WATER LEGEND

- FIRE HYDRANT
- BLOW OFF
- PROPOSED GATE VALVE
- PROPOSED 1" WATER METER
- PROPOSED WATER MAIN
- 2" PROPOSED WATER SERVICE LINE
- 3" ABANDONED PORTION

WATER NOTES

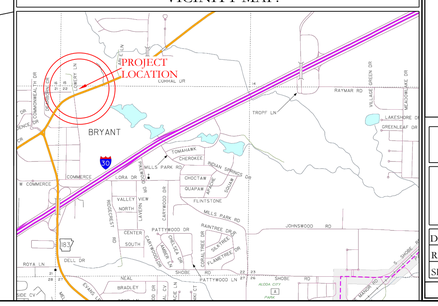
1. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. CONSTRUCT 3" SDR-13.5 ALONG LOWERY LANE.
3. 6" STEEL ENCASEMENT UNDER DRIVEWAYS ON 3" MAIN
4. CASING SPACERS SHALL BE STAINLESS STEEL.

ELECTRIC/TELECOMMUNICATION NOTES

1. OVERHEAD ELECTRIC UTILITIES AND PHONE/TELECOMMUNICATIONS LINES AFFECTED BY LOWERY LANE CHANGES WILL NEED TO BE RELOCATED IN COOPERATION WITH THE RESPECTIVE UTILITY PROVIDERS.

- PROPOSED OVER HEAD POWER

VICINITY MAP:



HOPE CONSULTING
ENGINEERS - SURVEYORS
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Benton, Arkansas 72015
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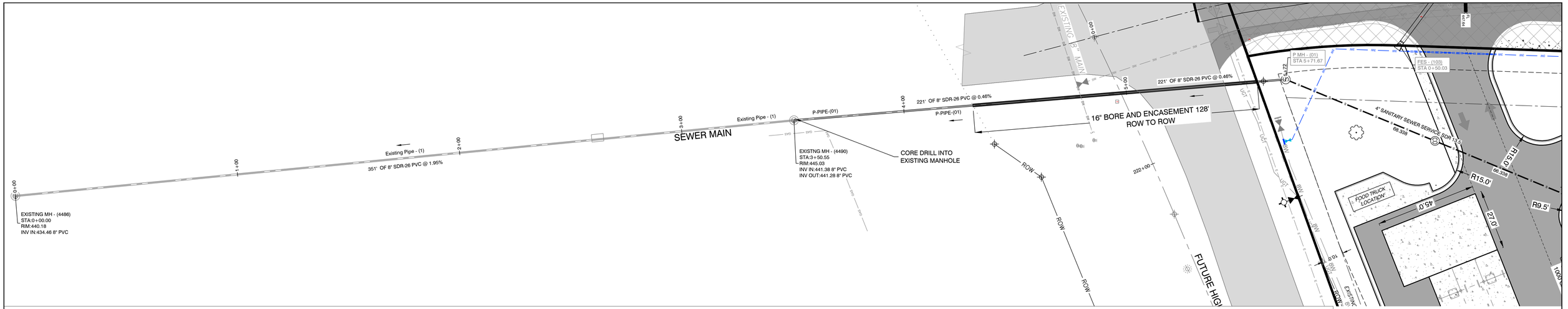
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

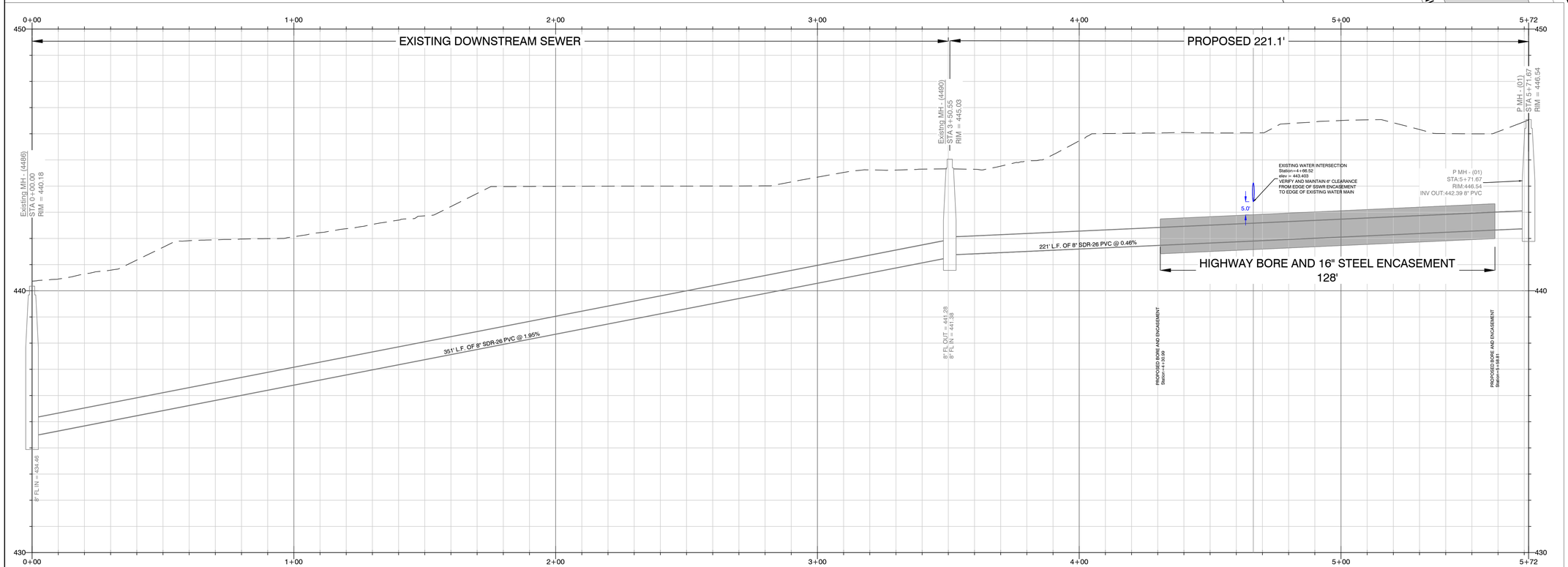
BRYANT C-STORE
UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:	21-0275
SHEET:	C-3.0	SCALE:	

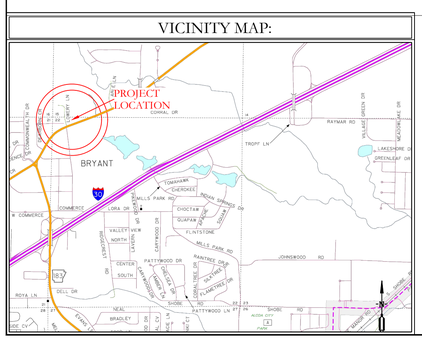
500	01S	14W	0	15/22	304	62	1762

X:\CLIENT\PROJECTS\2021\21-0275-C-STORE\BRYANT\FULLSTORE\REVISED 2022\21-0275-C-STORE BRYANT FULLSTORE REVISED 2022 12-21-2022.DWG





PROFILE
SEWER MAIN
H:V = 10:1



WATER LEGEND

- FIRE HYDRANT
- BLOW OFF
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED WATER MAIN
- ¾" PROPOSED WATER SERVICE LINE

WATER NOTES

1. ALL WATER AND 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. CONSTRUCT 3" SDR 13.5 ALONG LOWERY LANE.
3. 6" STEEL ENCASEMENT UNDER DRIVEWAYS ON 3" MAIN

SEWER LEGEND

- (S) SANITARY SEWER MANHOLE
- (CO) CLEANOUT
- PROPOSED SEWER SERVICE

SEWER NOTES

1. ALL WATER AND 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. 16" BORE AND ENCASEMENT FOR HIGHWAY 5 CROSSING OF 8" MAIN EXTENSION.
4. CASING SPACERS SHALL BE STAINLESS STEEL

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

20' 10' 0 20'

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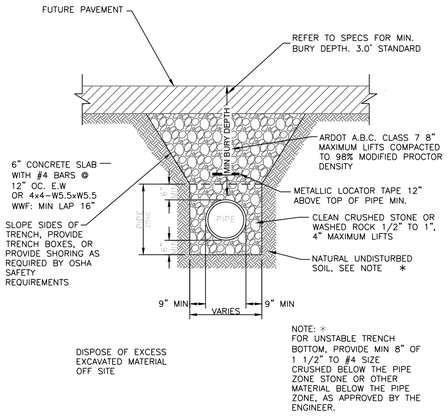
FOR USE AND BENEFIT OF:
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BRYANT C-STORE
SEWER UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:	21-0275
REVISED:	01/05/2023	CHECKED BY:			
SHEET:	C-3.1	SCALE:			

500	01S	14W	0	15/22	304	62	1762

A: LAND PROJECTS\2021\21-0275 C-STORE\BRYANT\CIVIL\21-0275 C-STORE BRYANT (FULL STORE) REVISED 2022 12-21-2022.DWG



DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

SOIL STABILIZATION REQUIREMENTS:

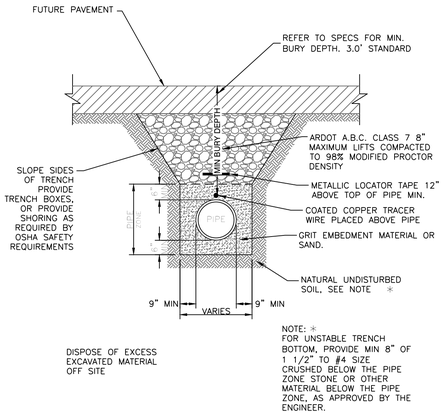
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.

DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

PVC SEWER TRENCH IN UNPAVED AREAS

N.T.S.



DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

SOIL STABILIZATION REQUIREMENTS:

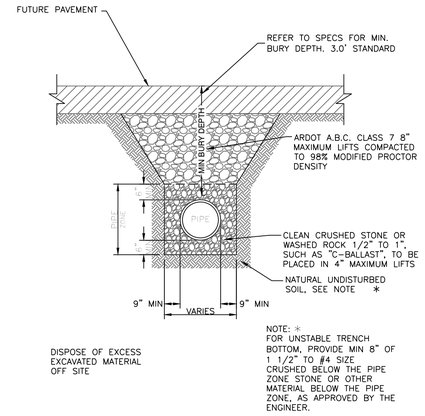
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.

DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

PVC WATER LINE TRENCH IN UNPAVED AREAS

N.T.S.



DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

SOIL STABILIZATION REQUIREMENTS:

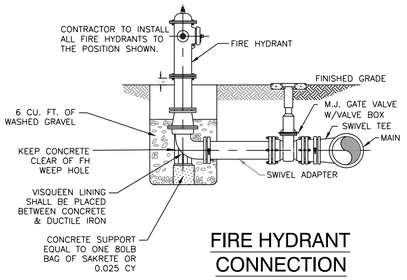
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.

DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

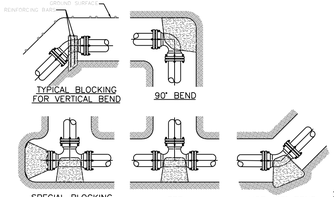
DRAINAGE PIPES IN UNPAVED AREAS

N.T.S.



FIRE HYDRANT CONNECTION

NTS



VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4°
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
18	7.2	3.7	1.8
20	8.9	4.5	2.3
24	12.8	6.5	3.3

THRUST BLOCK NOTES:

1. KEEP CONCRETE CLEAR OF JOINT ACCESSORIES.
2. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
3. REQUIRED VOLUMES OF BEARING AREAS AT FITTINGS SHALL BE AS INDICATED IN THE TABLES PROVIDED AND ADJUSTED, IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) STATED IN THE SPECIFICATIONS, AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
4. THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURE OF 150 PSIG AND THE WEIGHT OF CONCRETE (4,050 LB/CY). TO COMPUTE VOLUMES FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION: VOLUME = (TEST PRESSURE / 150) X (TABLE VALUE).
5. BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 150 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2,000 LB/SF. TO COMPUTE BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE / 150) X (2,000 / SOIL BEARING STRESS) X (TABLE VALUE).
6. THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUST SHALL BE THE SAME AS FOR HORIZONTAL BENDS.
7. BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
8. BEARING AREA OF THRUST BLOCK SHALL NOT BE LESS THAN 1.0 SF.
9. VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CY REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS.

TYPICAL BLOCKING DETAILS

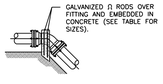
N.T.S.

BEARING AREA OF THRUST BLOCKS IN SQ. FT (HORIZONTAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		BEND ANGLE		
			A1	A2	45°	22 1/2°	11 1/4
4	1.0	1.4	1.0	1.4	1.0	–	–
6	2.1	3.0	2.1	3.0	1.6	1.0	–
8	3.8	5.3	3.8	5.4	2.9	1.5	1.0
10	5.9	8.4	5.9	8.4	4.6	2.4	1.2
12	8.5	12.0	8.5	12.0	6.6	3.4	1.7
14	11.5	16.3	11.5	16.3	8.9	4.6	2.3
16	15.0	21.3	15.0	21.3	11.6	6.0	3.0
18	19.0	27.0	19.0	27.0	14.6	7.6	3.8
20	23.5	33.3	23.5	33.3	18.1	9.4	4.7
24	34.0	48.0	34.0	48.0	26.2	13.6	6.8

VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4°
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
18	7.2	3.7	1.8
20	8.9	4.5	2.3
24	12.8	6.5	3.3



FITTING SIZES	ROD SIZES	EMBEDMENT
12" AND LESS	#6's	30"
14" – 24"	#8's	36"

WATER MAIN CONNECTION DETAIL

N.T.S.

2" BLOW-OFF RISER

N.T.S.

DETAIL-VALVE BOX

N.T.S.

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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
TRENCH DETAILS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:	21-0275
SHEET:	C-4.0	SCALE:	

500	01S	14W	0	15/22	304	62	1762

K:\LAND\PROJECTS\2021\21-0275 BRYANT C-STORE\CAD\DETAILS\BRYANT DETAILS REVISED 2022 12-21-2022.DWG

SUBGRADE MATERIAL

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subrades for pavement shall be stabilized by mechanical compaction. Stabilization methods such as fabrics and chemical stabilization may be submitted for approval when supported by engineering data and calculations to substantiate the adequacy of the stabilized procedure.
C. Subgrade shall be compacted to 95 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
D. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
E. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.
F. In-situ soils meeting the requirements outlined in these specifications may be utilized as subgrade material. In-situ soils used as subgrade shall be scarified to a minimum depth of 8-inches below finish subgrade, recompacted and tested as described below. Fill material for subgrade shall be placed in lifts not to exceed 8-inches compacted depth.
G. Methods and procedures for establishing the total depth of soil replacement and/or modification shall be as specified by the design engineer and geotechnical investigations. The adequacy of in-situ soils and fill materials as pavement subgrade shall be evaluated based upon the soils classification, liquid limit, and plasticity index.
H. Soils with a liquid limit greater than 40, or a plasticity index greater than 15 shall be undercut and removed from the street section or improved by a design method of stabilization approved by the City.
I. Quality control testing shall be as specified below.
J. Undercut 24" of soil below finished street base course. Proof roll to verify stability.
K. Backfill the undercut subgrade with Class 7 aggregate or soil meeting the requirements of this section and compact in lifts not exceeding 8".

BASE COURSE

A. Base course material shall be crushed stone meeting the requirements of ArDOT Class 7 aggregate base course as specified in the latest edition of ArDOT Standard Specifications.
B. Base course shall be compacted to 98 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture.

SURFACE COURSE

A. Surface course for flexible pavement designs shall utilize plant mix bituminous base and binder courses conforming to ArDOT Standard Specifications.

CURB AND GUTTER

A. Curb and gutter shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi. Concrete shall be air-entrained with a maximum of 4-inch slump.
B. Compaction requirements under curb and gutter shall conform to the requirements for street subgrade materials. Compaction requirements shall extend to a minimum of 1 foot beyond the back of curb and gutter removing all soft spots and replacing with suitable material.
C. Curb and gutter shall conform to the typical detail within these specifications or ArDOT Standard Roadway Drawing Details for curbing.
D. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at intervals not exceeding 195 feet, intersection radii, driveways, stationary structures, and sidewalks.
E. Contraction joints shall be sawed or formed at intervals not greater than 20 feet. Depth of saw-cut hall be 1 1/2-inch and have a width of 1/4-inch. Contraction joints shall be sealed in accordance with ArDOT Standard Specifications.
F. Forms shall be made of metal or wood and shall be properly braced. The minimum length of each section of form used shall be 10 feet. Each section of form shall be uniform and free from undesirable bends or warps. Forms shall be of such cross section and strength and so secured as to resist the pressure of the impact and vibration on any equipment which they support without springing or settlement.
G. Curb and gutter placed with slip form or extruding equipment will be acceptable providing it complies with all of the above requirements.
H. After curing, the curb shall be immediately backfilled to within 4 inches of the top curb to eliminate the possibility of washing beneath the curb. The remaining 4 inches shall be topsoil.
I. Cold weather protection shall meet the requirements of the latest edition of ArDOT Standard Specifications.

SIDEWALKS

General

A. Sidewalks shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi.
B. Sidewalks shall be on both sides of streets in line with sidewalks on opposite corners of roads.
C. All sidewalks including ramps shall meet all current Federal Americans with Disabilities (ADA) design guidelines or requirements.
D. Traverse slopes shall not exceed 2 percent.
E. Subgrade under sidewalks shall be compacted to 90 percent modified proctor density minimum.
F. Sidewalks shall not be placed upon grassy or organic materials.
G. Sidewalks which extend or link existing sidewalks shall adjoin the existing sidewalks to form a continuous, even pathway.
H. Utility poles, utility boxes, mailboxes, fire hydrants, and other similar obstructions shall not be located in sidewalks Sidewalk location may vary at the discretion of the City to avoid such obstacles.

Minimum thickness and reinforcement

A. Sidewalks shall have a minimum thickness of 4 inches.
B. Sidewalks shall be reinforced, at a minimum, with woven wire fabric reinforcement.

Contraction and expansion joints

A. Contraction joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
B. Expansion joints shall be constructed perpendicular to the sidewalk at intervals equal to five times the sidewalk width. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at driveways, drop inlets, and curbs.

Quality control testing and inspection by the City

A. Subgrade and formwork for sidewalks shall be inspected by the City prior to pouring of the sidewalk.
B. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
C. All field tests required for a project shall be witnessed by the City, contractor, or their authorized representatives.
D. All testing shall be accomplished by a testing firm approved by the City and shall be performed under the supervision of a licensed Professional Engineer.
E. Sampling and testing locations shall be subject to approval by the City.
F. Density tests on subgrades shall be taken every 300 feet or portion thereof.
G. The City shall be notified at least one day in advance of the need to inspect subgrade and formwork of sidewalks.

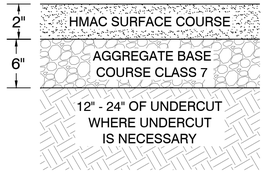
Subgrade

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subgrade shall be compacted to 90 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
C. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
D. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.

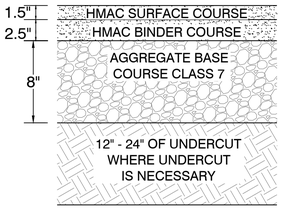
QUALITY CONTROL TESTING AND INSPECTIONS

General

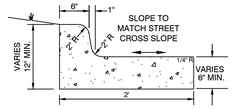
A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
B. The Developer/Owner shall provide for inspections of street improvements during construction. The inspections shall be accomplished under the supervision of the Engineer of Record. The Engineer of Record shall provide certification that all materials and construction conform to the approved plans and specifications and with these minimum street standards.
C. The Engineer of Record shall furnish inspection whenever a critical construction activity is taking place. This means that a representative of the Engineer of Record must be on-site whenever a critical construction activity is taking place.
D. All field tests required for a project shall be witnessed by the City, Engineer of Record, contractor, or other authorized representatives.
E. The City shall be notified at least one day in advance of any test(s). It is the responsibility of the contractor to coordinated the scheduling of all tests with the City.



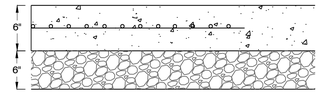
STANDARD PAVEMENT SECTION
NOT TO SCALE



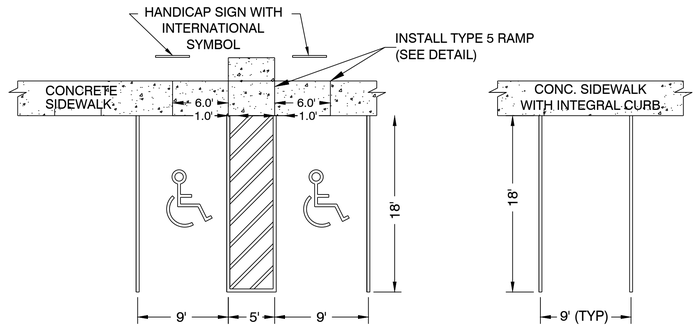
HEAVY PAVEMENT SECTION
NOT TO SCALE



TYPICAL CURB AND GUTTER DETAILS
4,000 PSI CONCRETE
NOT TO SCALE



CONCRETE PAVEMENT SECTION DETAIL
4,000 PSI
NOT TO SCALE



USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED

10' FOR END STALLS

PARKING STALL & SIDEWALK DETAIL
NOT TO SCALE

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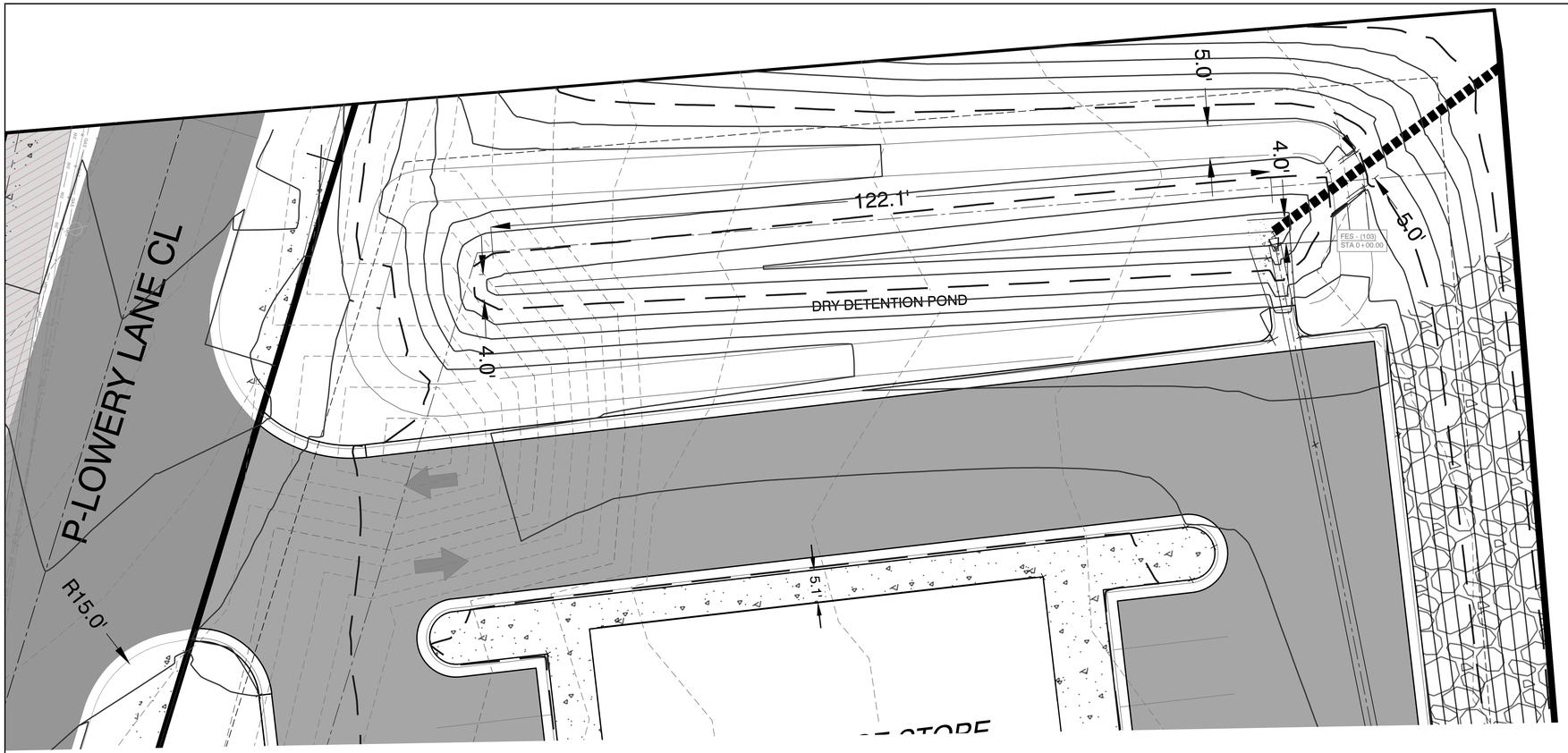
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

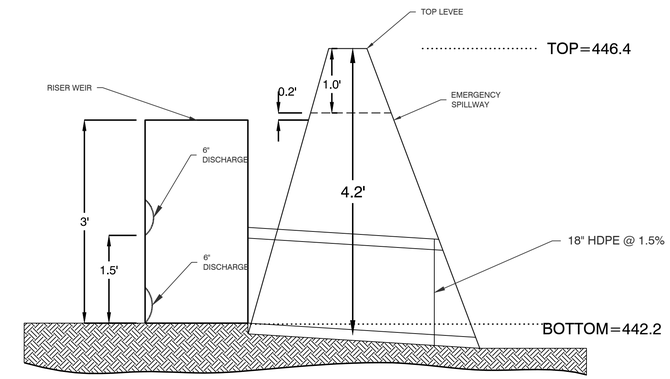
BRYANT C-STORE
CIVIL SPECS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2022	CHECKED BY:	21-0275
SHEET:	C-5.0	SCALE:	

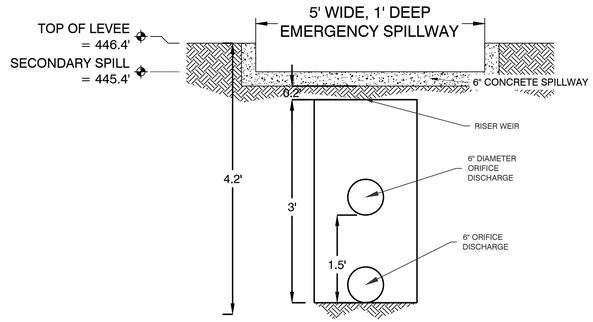
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SPILLWAY PROFILE VIEW
NTS



SPILLWAY END VIEW
NTS

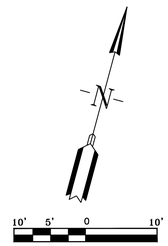
DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located along the north boundary of the property. The modifications are designed to temporarily detain stormwater to meet the City of Bryant's water quantity criteria before discharging from the pond.

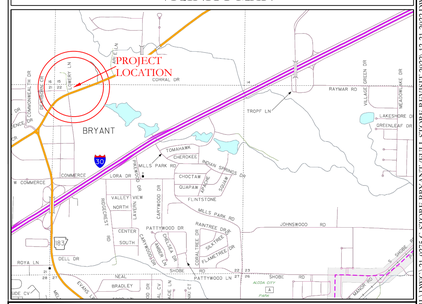
Routine Maintenance
Routine maintenance will include but not be limited to:
-The primary discharge (1 HDPE Pipe) from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location 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 discharge weir for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge weir will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
-Bottom of pond will be sodded (except where trickle channel is located).
-Embankments sloped 2:1 will be concrete stabilized, 3:1 slopes shall be sodded
-Re-growth of trees on or around the pond bank shall be cut and removed from the pond area.
-Stabilization of 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.
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

For questions or concerns about the pond, contact ___ at 501-___-____.



VICINITY MAP:



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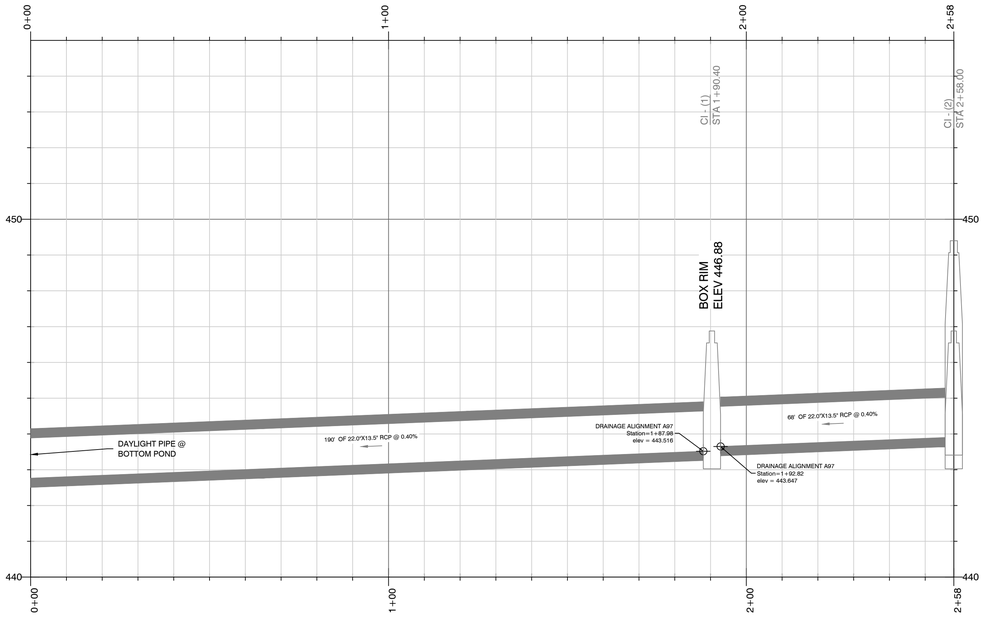
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
DETENTION PLAN
BRYANT, SALINE COUNTY, ARKANSAS

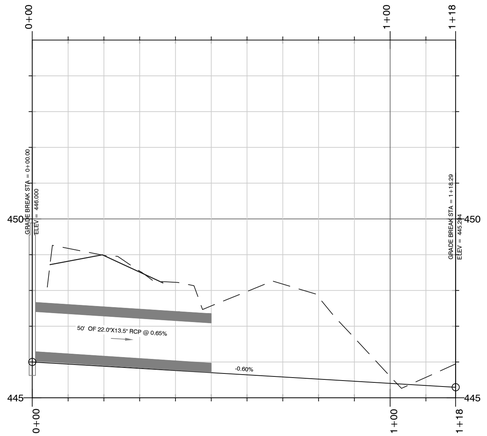
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REVISED:	01/05/2023	CHECKED BY:			
SHEET:	C-6.0	SCALE:			

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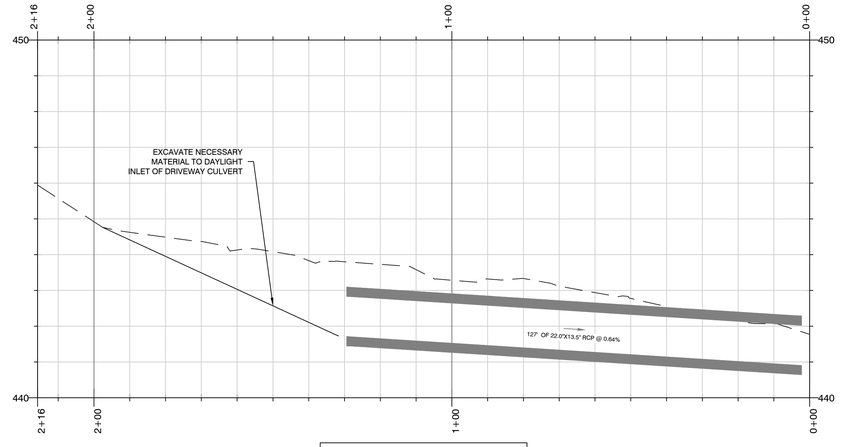
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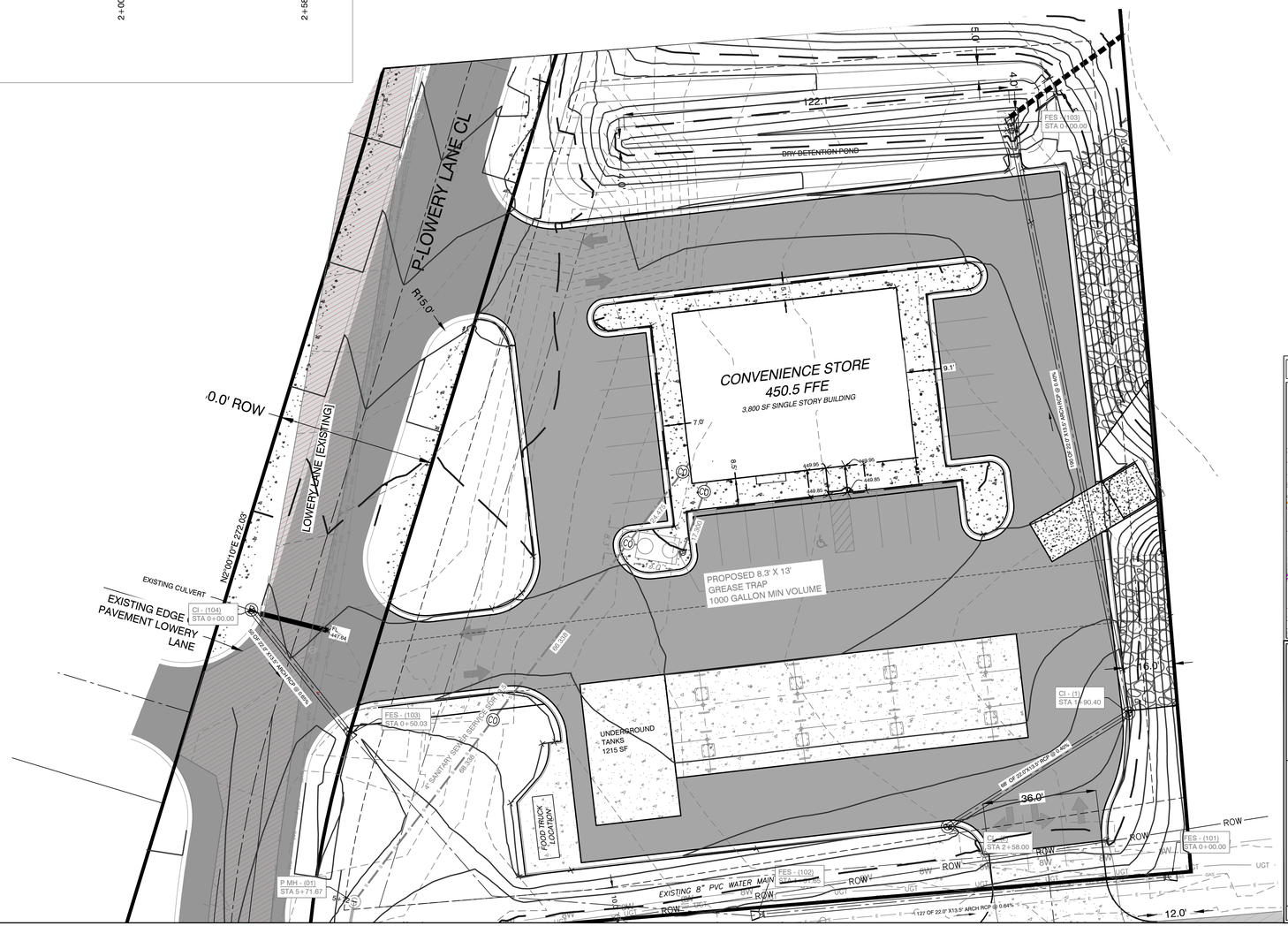
PROFILE [H:V 10:1]
DRAINAGE ALIGNMENT A (1)

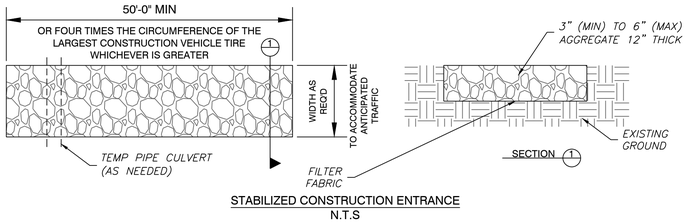


PROFILE [H:V 10:1]
New Storm Crossing

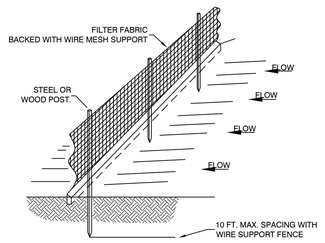


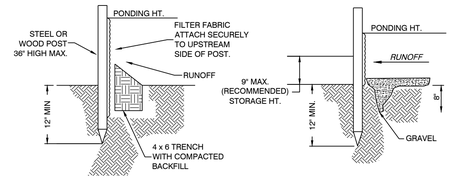
PROFILE [H:V 10:1]
DRIVEWAY CULVERT ALIGNMENT- (1)


P-LOWERY LANE CL
LOWERY LANE (EXISTING)
50'
40'
122.1'
DRY DETENTION POND
FES - (103)
STA 0+00.00
R15.0'
CONVENIENCE STORE
450.5 FFE
3,800 SF SINGLE STORY BUILDING
9.1'
7.0'
49.95
49.85
49.90
49.85
49.85
49.85



STABILIZED CONSTRUCTION ENTRANCE
N.T.S



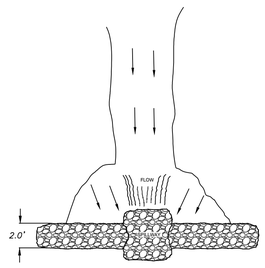


NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

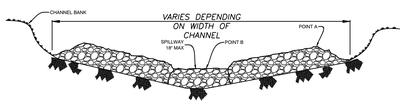
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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

SILT FENCE



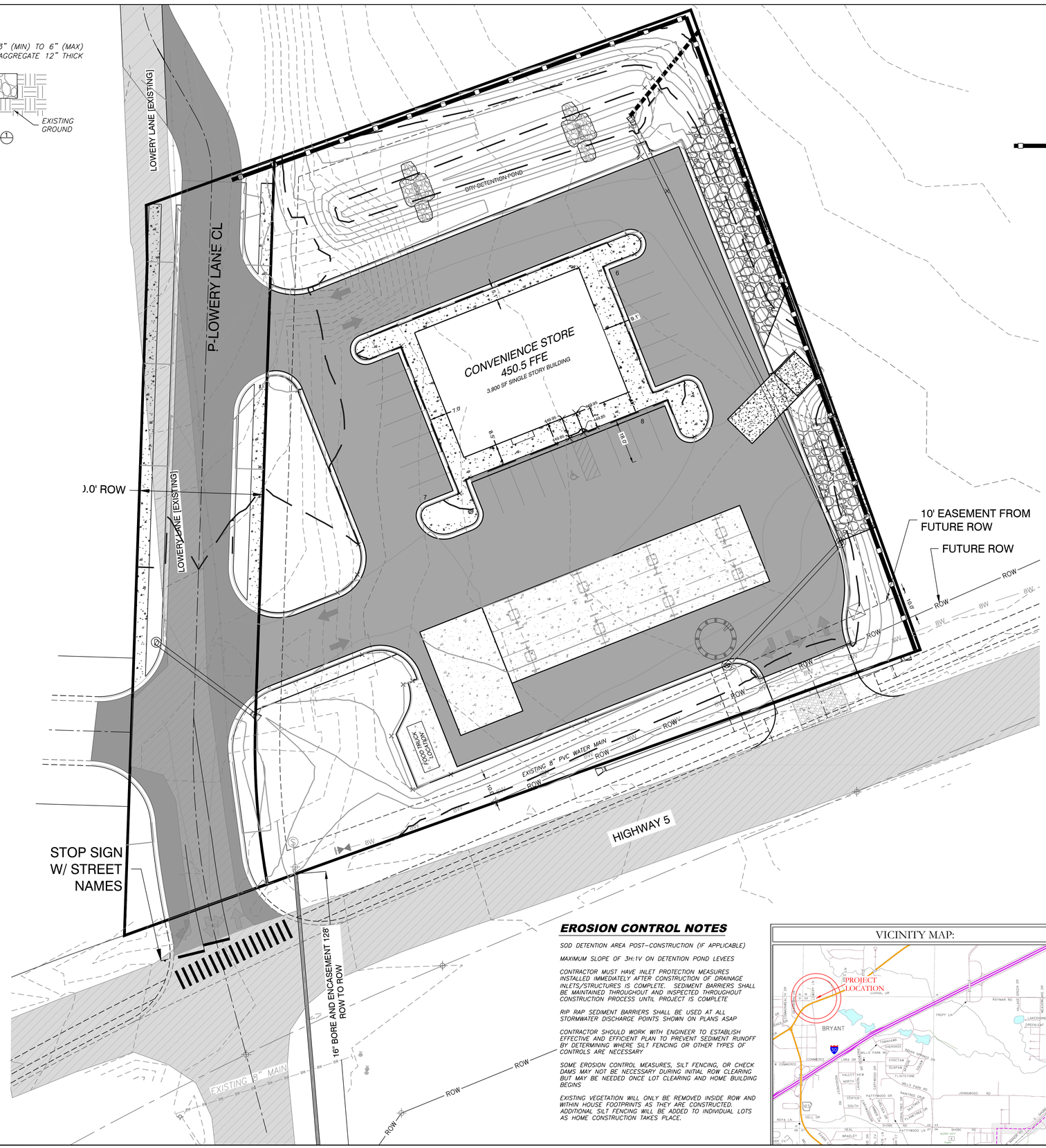
PLAN



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.
SIDE FILL 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

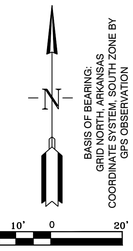


ERC LEGEND

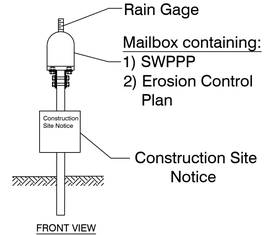
- SITE POSTING/ RAIN GUAGE
- CONC. WASHOUT DETENTION AREA
- SILT FENCE
- RIP RAP CHECK DAM
- CONSTRUCTION ENTRANCE
- DISTURBED AREA
- TRASH CONTAINER
- PORTABLE TOILET

ORDINANCE NO. 2019-32 ARTICLE IV. (2)(J):

DEADLINES FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.
STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.
DEADLINE FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES.
STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED



TYPICAL SITE POSTING:



FRONT VIEW

EROSION CONTROL NOTES

SOD 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

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

VICINITY MAP:

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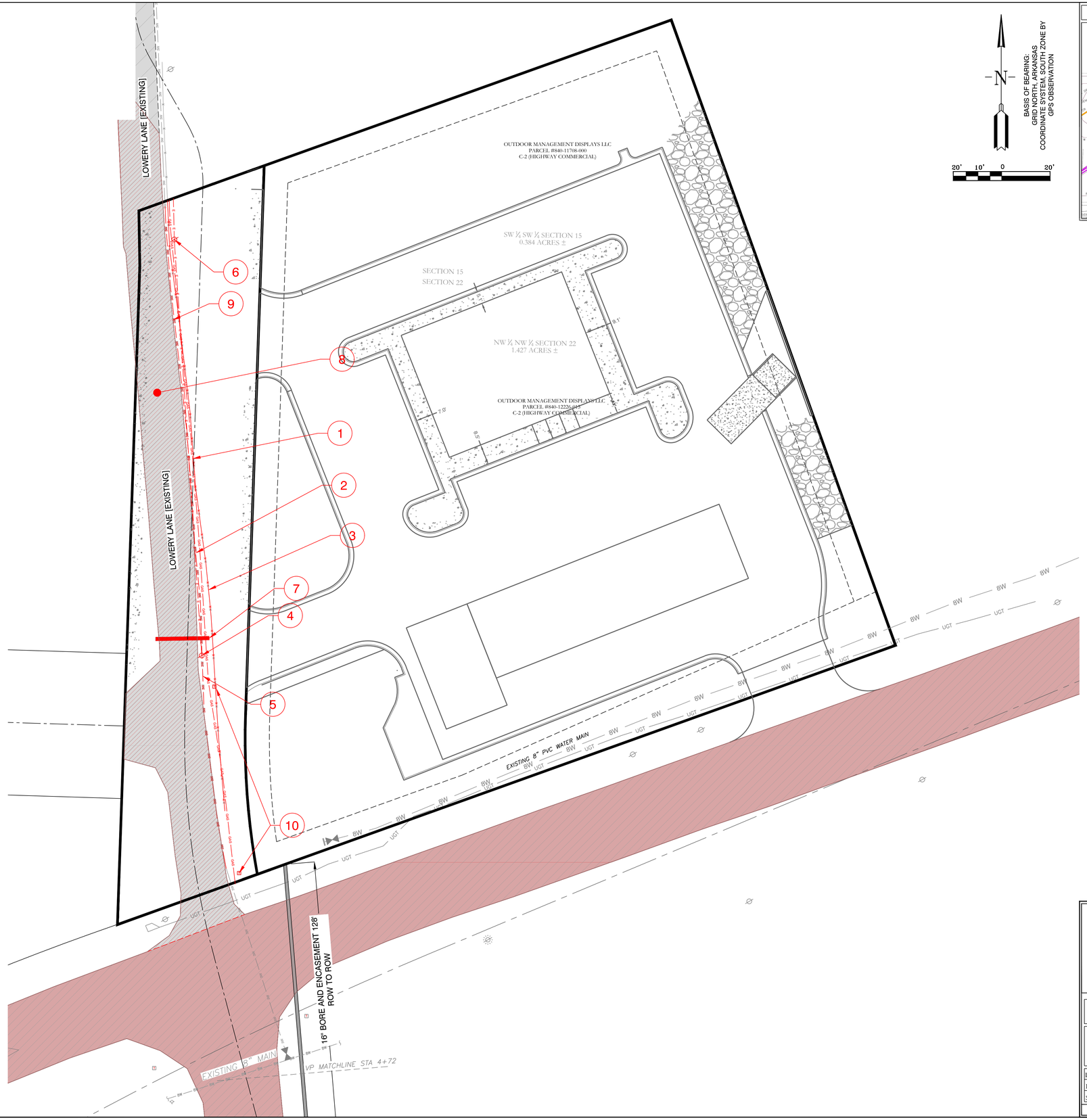
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
EROSION CONTROL PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:	21-0275
SHEET:	C-7.0	SCALE:	

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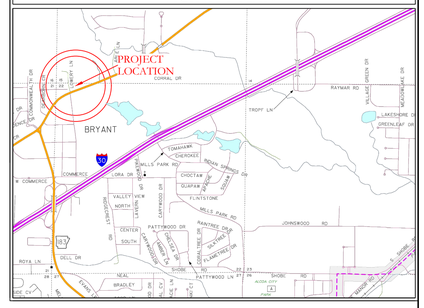
K:\LAND PROJECTS 2000\COMMERCIAL\2021\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE BRYANT FULL STORE REVISED 2022 12-21-2022.DWG



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

20' 10' 0 20'

VICINITY MAP:



DEMOLITION KEY NOTES

1. GAS MAIN REMOVAL: COORDINATE WITH GAS MAIN
2. REMOVE EXISTING 3" WATER MAIN
3. REMOVE EXISTING FENCE
4. REMOVE POWER POLE
5. REMOVE 3" WATER MAIN
6. REMOVE POWER POLE
7. REMOVE EXISTING 18" CULVERT
8. OVERLAY EXISTING ASPHALT OR DEMO AND REMOVE WHERE NECESSARY
9. HWY 5 PAVEMENT WILL BE DEMOLISHED AND REPLACED BY ARDOT IN UPCOMING IMPROVEMENT PROJECT
10. REMOVE EXISTING TELEPHONE BOX

GENERAL UTILITY LEGEND

- OVERHEAD POWER
- WATER MAIN
- EXISTING SEWER
- POWER POLE REMOVE
- EXISTING LIGHT POLE
- EXISTING SEWER
- REMOVE FENCE
- WATER LINE TO BE REMOVED/REPLACED
- OVERHEAD POWER REMOVE GAS
- TELEPHONE/COMMUNICATIONS

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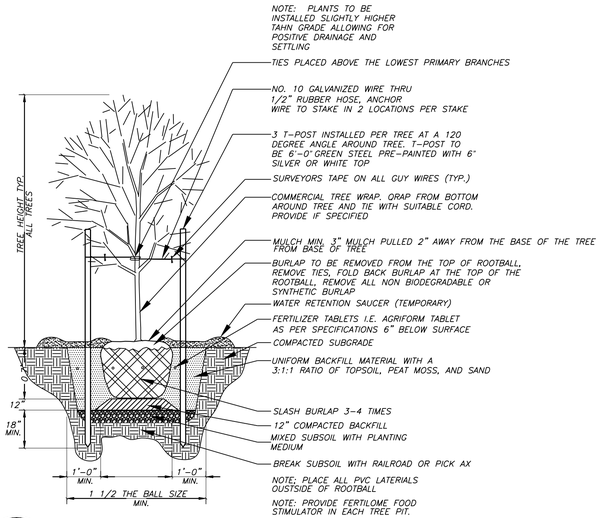
BRYANT C-STORE
DEMO PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:			
REVISED:	01/05/2023	CHECKED BY:		21-0275			
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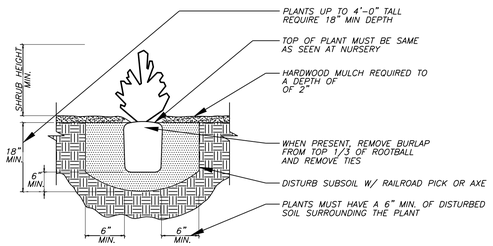
LANDSCAPE LEGEND

	COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QTY.: (REQUIRED)
	1 EVERGREEN/ 2000SF	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE	–	3
	SHURBS COMPACTA HOLLY – 6' O.C. – 5 GAL.	ILEX CRENATA	6'–0"	0
	CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE		9
	SOD	BERMUDA		21360.0 SF
	PLANTERS	N/A		247 SF (150)



1 TREE PLANTING DETAIL

No Scale



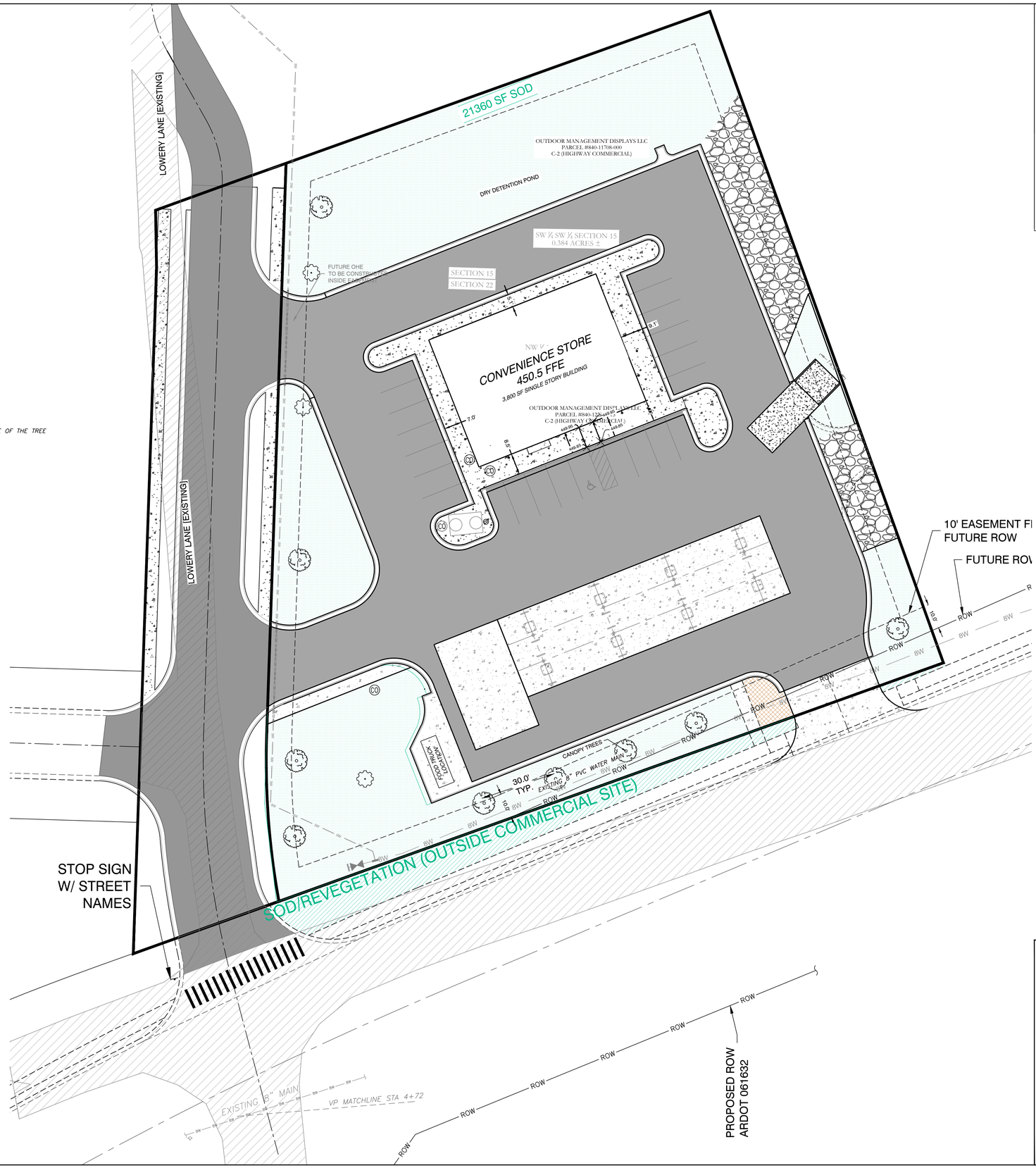
NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURER'S RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE 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

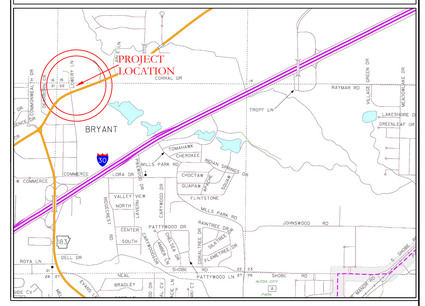
NTS

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.



VICINITY MAP:



PLANTING REQUIREMENTS/CALCS(APPLICABLE)

PLANTING MINIMUM
TOTAL TREES 1 / 1/2 ACRE (PROPERTY) 3.0 ACRES
EVERGREENS 1 / 2000 SF BUILDING FOOTPRINT

PLANTER/GROUND COVERAGE
150 SF CONTAINED BEDS OR GROUND COVER

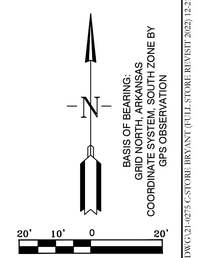
LS BUFFER
10' WIDE BUFFER BETWEEN PARKING AND ADJ. LOTS

TOTAL PROPERTY SIZE OF 1.5 ACRES USED FOR CALCULATIONS

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.

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.



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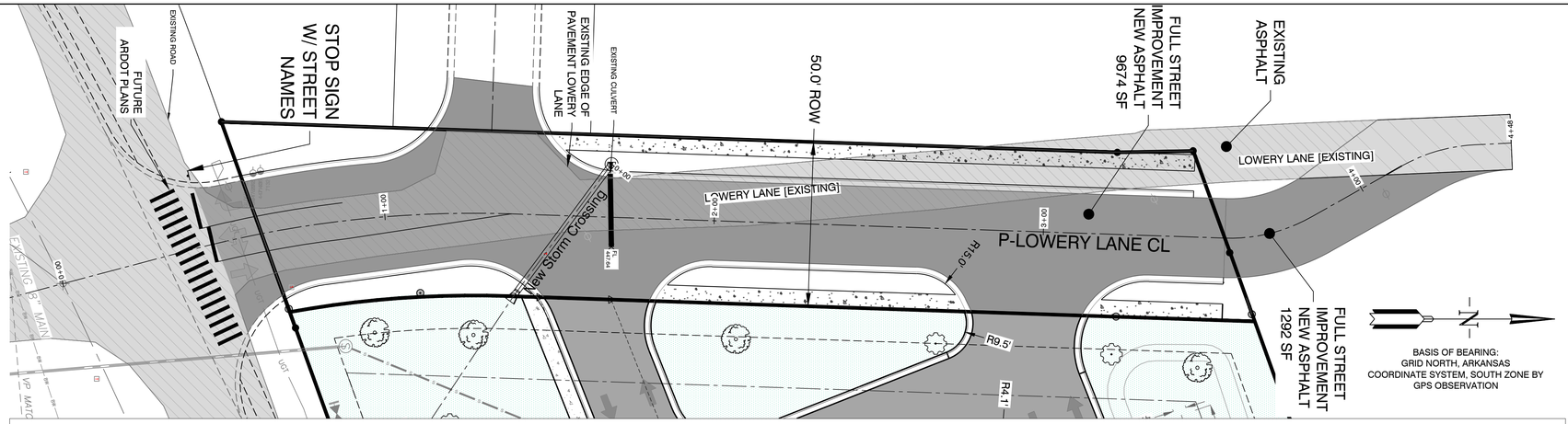
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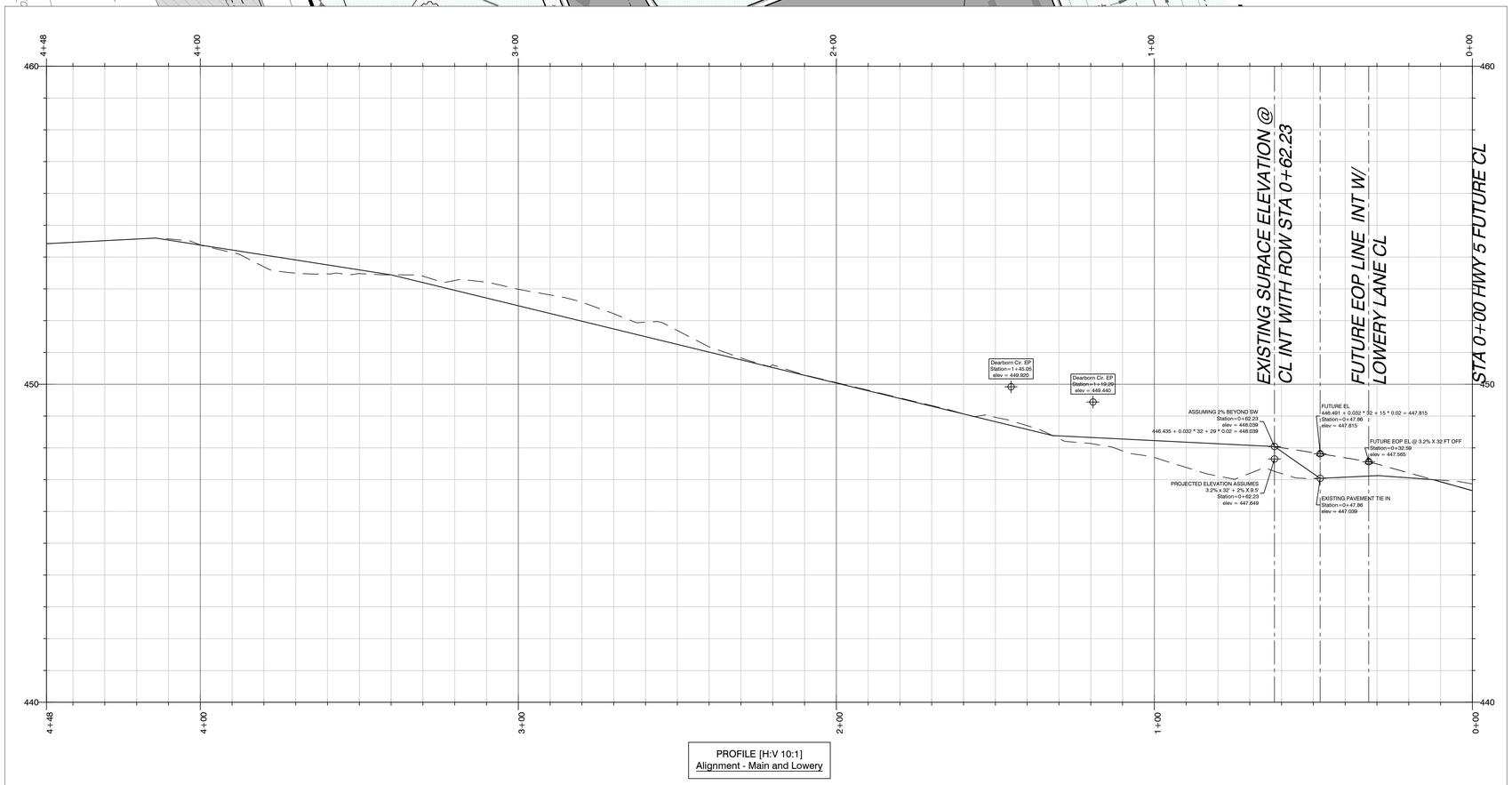
BRYANT C-STORE
LANDSCAPE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
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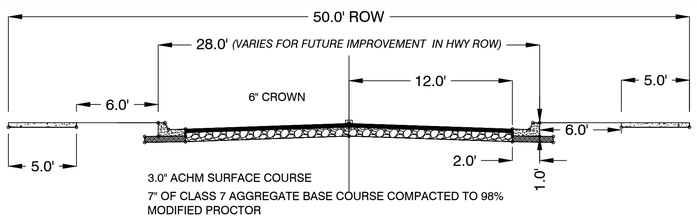
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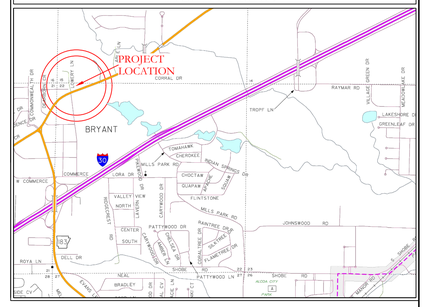
PROFILE [H:V 10:1]
Alignment - Main and Lowery

CITY OF BRYANT TYPICAL CROSSECTION FOR LOWERY LANE IMPROVEMENTS



3.0" ACHM SURFACE COURSE
7" OF CLASS 7 AGGREGATE BASE COURSE COMPACTED TO 98% MODIFIED PROCTOR
SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR TO A DEPTH OF 18"
UNDERCUT 2' DEPTH WHERE NEEDED
*VARIED SECTION WIDTH APPLIES TO FUTURE PLANS NOT PART OF THIS PROJECT

VICINITY MAP:



Know what's below. Call before you dig.

DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE APPROXIMATE. NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY

FLOOD STATEMENT

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.

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

20' 10' 0 20'

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:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
LOWERY PROFILE - EXISTING EDGE OF PAVEMENT
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:	21-0275
SHEET:	C-9.0	SCALE:	

500	01S	14W	0	15/22	304	62	1762

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