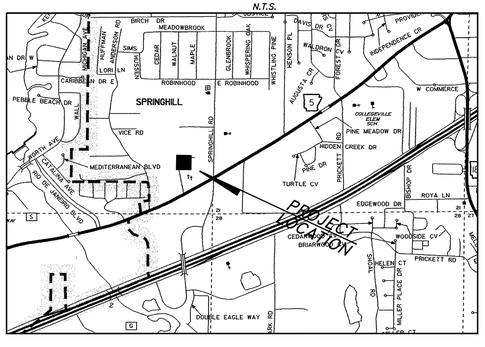
DETAILED PLANS:

SHADY PINE PLAZA

PART OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, SECTION 20, T-1-S, R-14-W SALINE COUNTY, ARKANSAS

02/22/2023

VICINITY MAP
N.T.S.



Prepared By:

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

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

PREPARED FOR:

ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

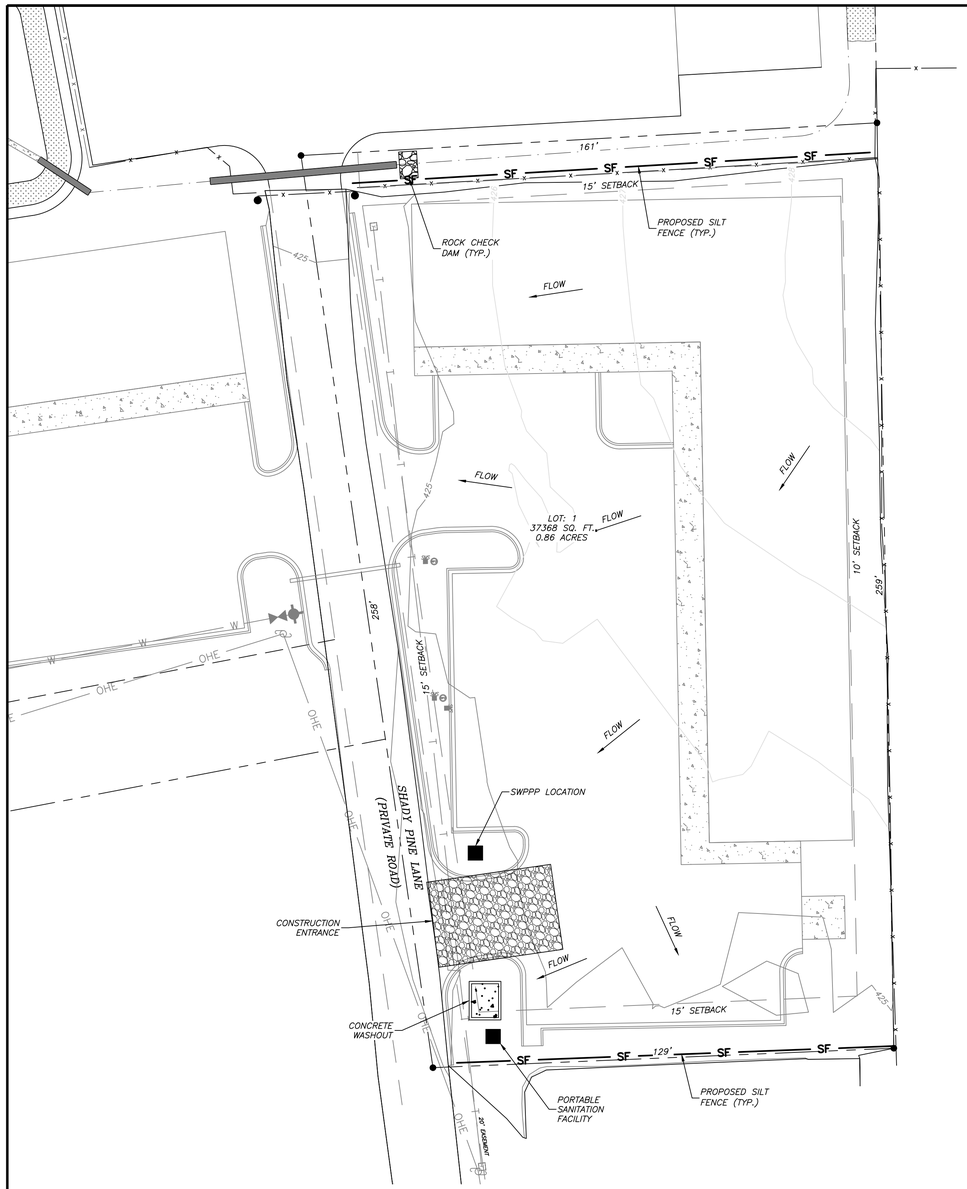
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON

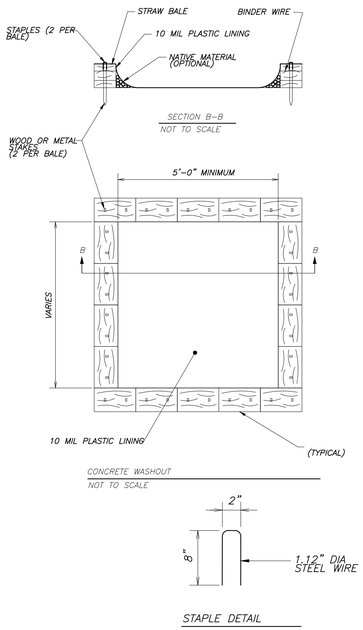
PRE-CONSTRUCTION COPY -

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

INDEX OF SHEETS

Cover Sheet	1
Erosion Control Plan	2
Demo Plan	3
Site Plan	4
Site Dimensional Plan	5
Grading Plan	6
Utility Plan	7
Landscaping Plan	8
Misc. Details	9-11





STAPLE DETAIL

SWPPP NOTES:

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

GENERAL EROSION CONTROL NOTES

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

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

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

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

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

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

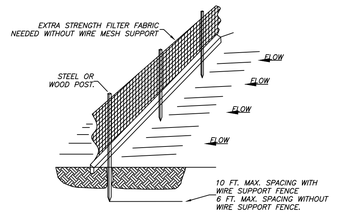
8. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.

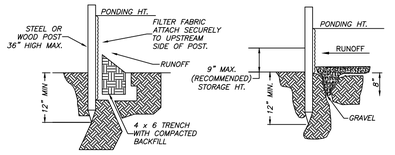
9. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

10. DEVELOPMENT SHALL ADHERE TO CITY OF BENTON 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.





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

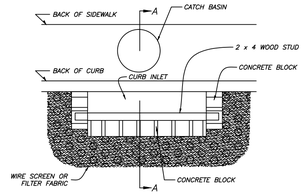
ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

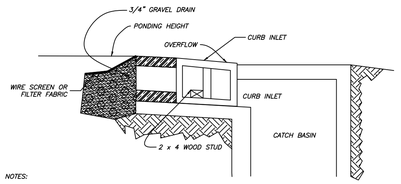
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.

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

SILT FENCE



PLAN VIEW



NOTES:

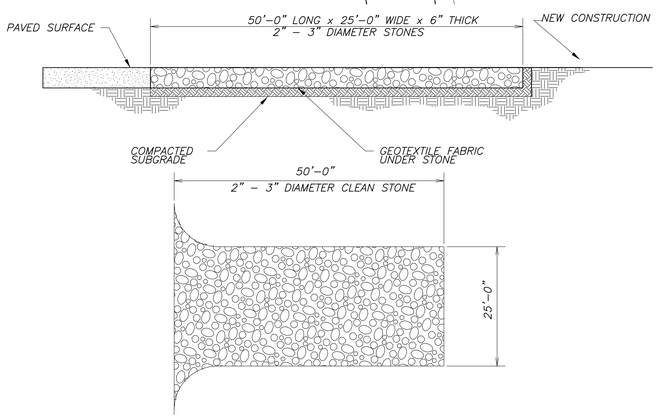
1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.

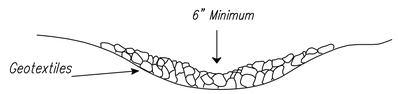
3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

SECTION A – A

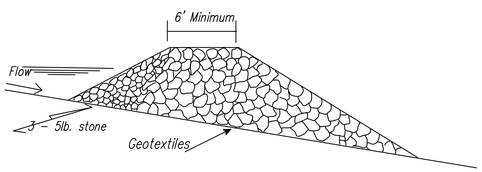
CURB INLET
SEDIMENT BARRIER



CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTE: Sediment Trap is to be cleaned out when volume becomes half full.



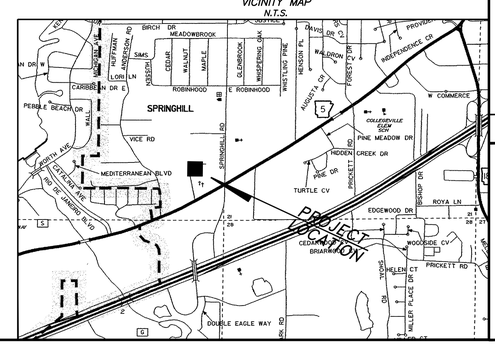


GRAPHIC SCALE
20 0 20 40 60
(IN FEET)
1 inch = 20 ft.

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

ROCK DAM
NOT TO SCALE

VICINITY MAP
N.T.S.



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

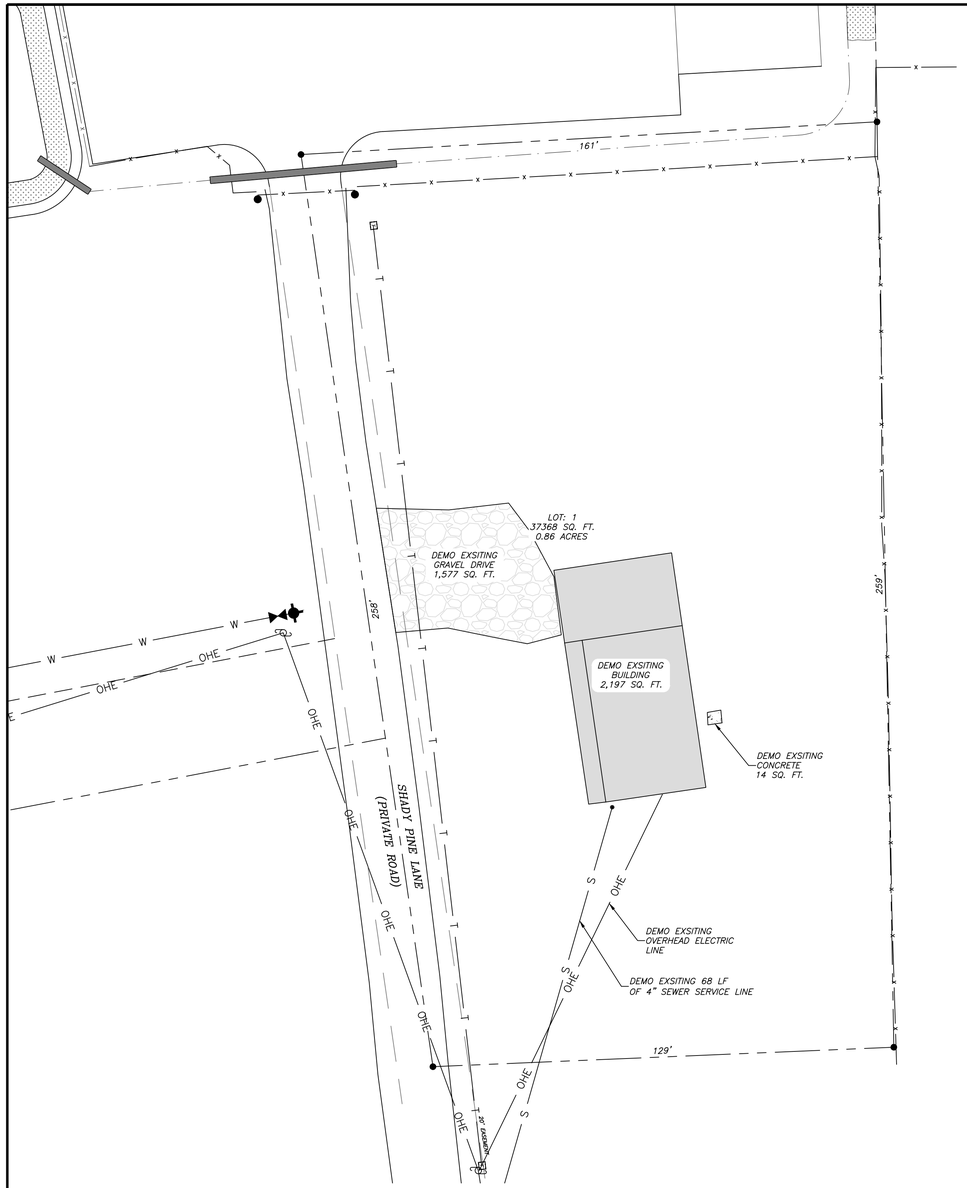
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

EROSION CONTROL/SWPPP SITE PLAN
SHADY PINE
PLAZA
PART OF THE SE 1/4 OF THE
SE 1/4, SECTION 20, T–1–S, R–14–W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023–006
Date: 02/22/2023
Scale: 1" = 20'
Sheet: 2 of 11



GENERAL CONSTRUCTION NOTES

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

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

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

D. THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER GAS, PHONE, SERVICE CONNECTIONS, 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.

E. 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.

F. 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.

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

H. 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.

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

J. CONTRACTOR TO ADHERE TO CURRENT OHSA REGULATIONS FOR EXCAVATION AND TRENCH SAFETY.

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

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

GRAPHIC SCALE

20 0 20 40 60

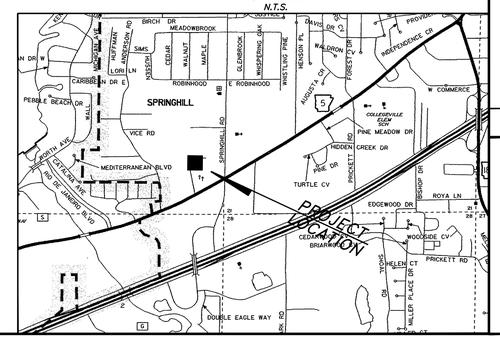
(IN FEET)
1 inch = 20 ft.

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

Legend

- Property Boundary
- Surveyed lines
- T — T — Telephone
- Road Center line
- X — X — Wire / Chainlink Fence
- S — S — Sanitary Sewer
- W — W — Water Line
- Wooded area limits
- OHE — OHE — Overhead Powerline
- Water Box
- Sanitary Sewer Manhole
- Storm 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 FG FINISH GRADE
- PROPOSED CONTOUR
- EXISTING CONTOUR

VICINITY MAP
N.T.S.



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

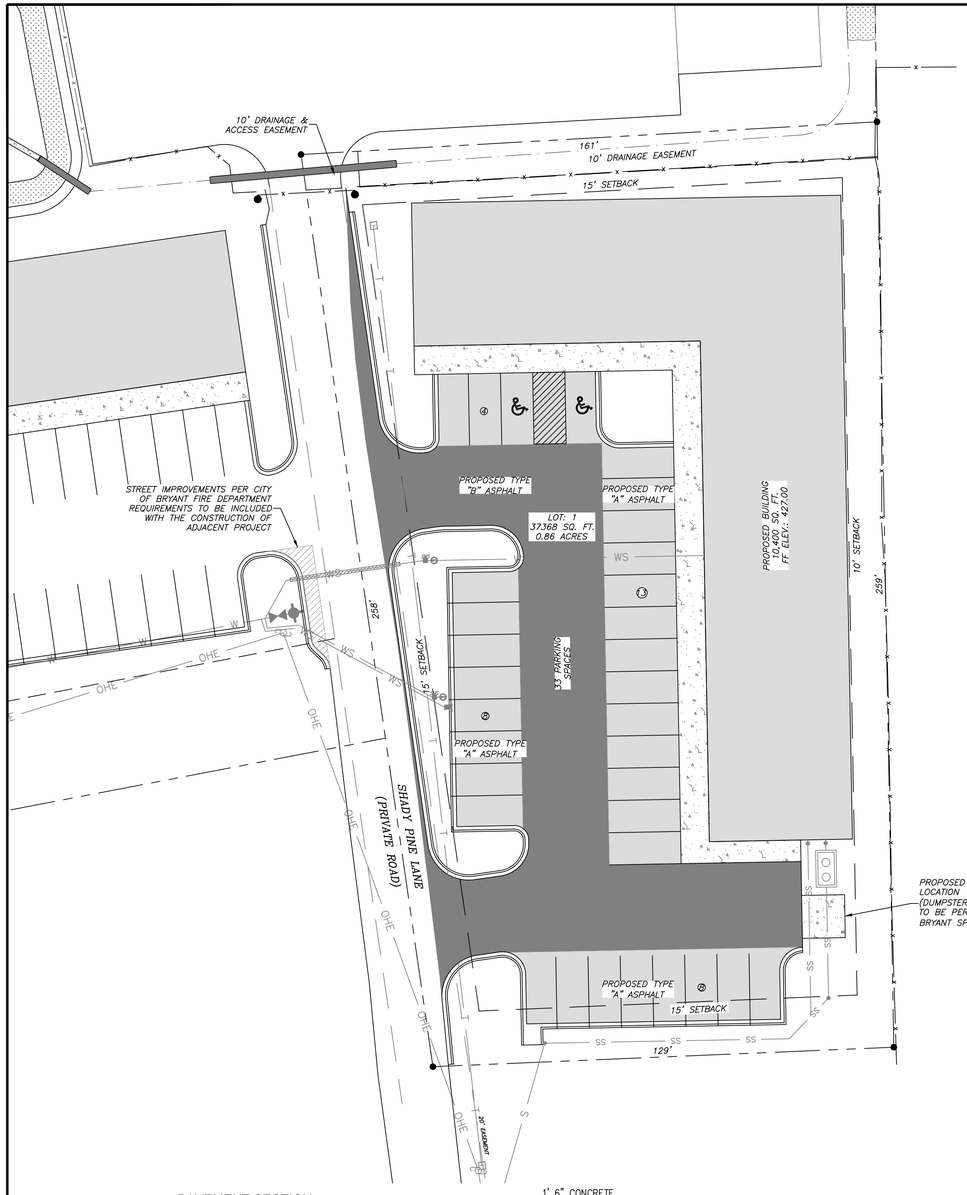
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

DEMO PLAN
SHADY PINE
PLAZA
PART OF THE SE 1/4 OF THE
SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

Date	Revisions	No.

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: 1" = 20'
Sheet: 3 of 11



UTILITIES:

SANITARY SEWER:
BRYANT SEWER
1019 S.W. 2ND STREET
BRYANT, AR 72022
(501) 943-0469

WATER:
BRYANT WATER
1017 S.W. 2ND STREET
BRYANT, AR 72022
(501) 943-0469

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 WEST CAPITOL AVE.
1827 DALE AVENUE
LITTLE ROCK, AR 72201
(800) 368-3749

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

VARIANCES REQUESTED:

*REAR SETBACK FROM 25' TO 15'.

*EAST SIDE SETBACK FROM 15' TO 10'.

BY GRAPHIC PLOTTING ONLY THE DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA.

SOURCE: FIRM
PANEL NO.: 05119C0434G
DATE:JUNE 5, 2020

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

SURVEYOR
SOUTH POINT SURVEYING, PLLC.
P.O. BOX 400
SHERIDAN, AR 72150
(501) 285-5958
(501)837-2342

DEVELOPER
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

SITE NOTES

1.) PROJECT SITE AREA 0.82 ACRES (35,783.8 SQUARE FEET)
2.) PROJECT PROVIDES 33 PARKING SPACES WITH 2 HANDICAP VAN ACCESSIBLE SPACES.
3.) CURRENT ZONING C-2
4.) PROPOSED USE: RETAIL
5.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD 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 ENGINEERS SPECS.
8.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
9.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
10.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
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.) THIS PROJECT IS NOT IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0360E EFFECTIVE 06/5/2020

PROPERTY DESCRIPTION AS SURVEYED

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 40 SEC. EAST 372.94 FEET TO A SET REBAR AND CAP AND THE POINT OF BEGINNING; THENCE SOUTH 86 DEG. 44 MIN. 59 SEC. WEST 160.93 FEET TO A SET REBAR AND CAP; THENCE SOUTH 08 DEG. 14 MIN. 15 SEC. EAST ALONG THE CENTERLINE OF SHADY PINE LANE 257.54 FEET TO A FOUND MAG NAIL IN SHADY PINE LANE; THENCE NORTH 87 DEG. 37 MIN. 04 SEC. EAST LEAVING SAID ROADWAY 160.00 FEET TO A REBAR; THENCE NORTH 01 DEG. 08 MIN. 11 SEC. EAST 258.79 FEET TO THE POINT OF BEGINNING CONTAINING 0.857 ACRE MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED ROADWAY, BEING 20 FEET WIDE, THE CENTERLINE OF SAID 20 FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID SE 1/4 OF SE 1/4; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 4.0 SEC. EAST 383.12 FEET TO A REBAR (DEED SOUTH 02 DEG. 53 MIN. EAST 382.99 FEET); THENCE SOUTH 84 DEG. 44 MIN. 54 SEC. WEST 160.06 FEET TO A REBAR (DEED SOUTH 84 DEG. 46 MIN. WEST 160.17 FEET) AND THE POINT OF BEGINNING AND CENTERLINE OF SAID 20 FOOT EASEMENT; THENCE SOUTH 10 DEG. 06 MIN. 52 SEC. EAST ALONG SAID CENTERLINE 509.74 FEET (DEED SOUTH 10 DEG. 14 MIN. EAST 509.74 FEET) TO THE END OF SAID EASEMENT AND THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY#5.

GENERAL NOTES:

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

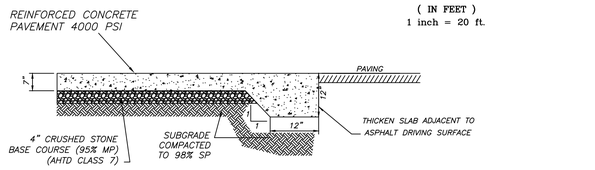
SITE PLAN NOTES:

1. REFER TO LANDSCAPING PLAN FOR REQUIREMENTS /LIGHTING PLAN TO BE VERIFIED W/OWNER. REVISIONS TO PLAN TO BE SUBMITTED TO CITY.
2. UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.
3. THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.
4. THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
5. PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS..
6. CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.
7. ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
8. CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
9. 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.
10. ALL SITE LIGHTING IS TO BE LOW LEVEL AND DIRECTIONAL, SHIELDED DOWNWARD AND INTO THE SITE.

SITE COVERAGE DATA

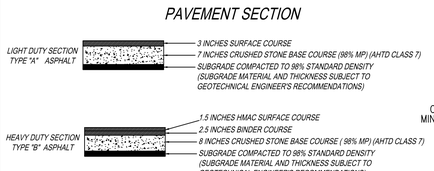
TOTAL AREA	37368 SQ. FT.	100.00%
EXISTING CONDITIONS		
ORGINAL BUILDINGS	2198 SQ. FT	5.88%
ORGINAL PAVEMENT	3263 SQ. FT	8.73%
ORIGINAL GRASS & PERVIOUS	31907 SQ. FT	85.39%
PROPOSED IMPROVEMENTS		
DESIGN ASPHALT	14295 SQ. FT	38.25%
DESIGN BUILDINGS	10400 SQ. FT	27.83%
DESIGN CONCRETE	2933 SQ. FT	7.85%
PROJECT DESIGN TOTALS		
TOTAL IMPERVIOUS	27628 SQ. FT	73.93%
TOTAL PERVIOUS	9740 SQ. FT	26.07%

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

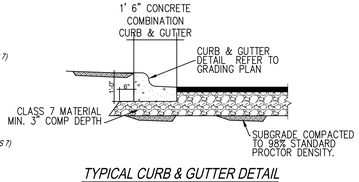


DUMPSTER CONCRETE SECTION
NTS

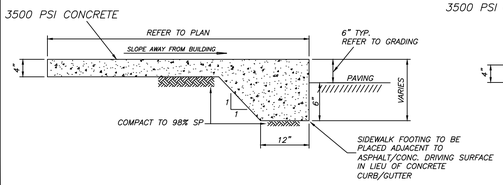
* PAVEMENT SECTION & REINFORCEMENT AS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



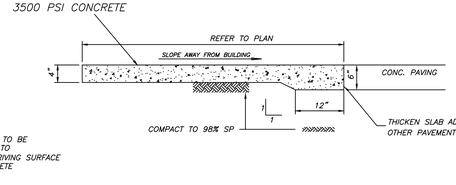
* PAVEMENT SECTION SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



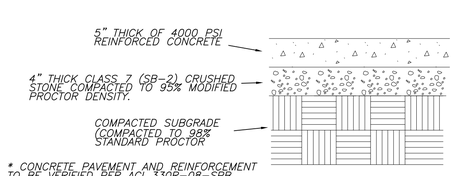
TYPICAL CURB & GUTTER DETAIL
N.T.S.



CONC. SIDEWALK – TYPE 'A'
NTS

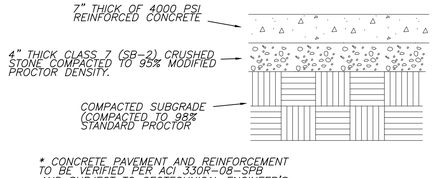


CONC. SIDEWALK – TYPE 'B'
NTS



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

LIGHT DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS



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

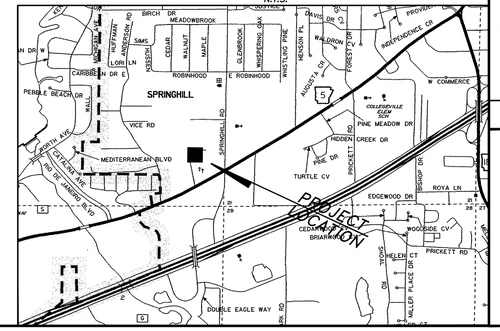
HEAVY DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS

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

Legend

- Property Boundary
- Surveyed lines
- T — T — Telephone
- Road Center line
- X — X — Wire / Chainlink Fence
- S — S — Sanitary Sewer
- W — W — Water Line
- Wooded area limits
- OHE — OHE — Overhead Powerline
- Water Box
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Proposed light pole
- PROPOSED CONCRETE
- PROPOSED HEAVEY DUTY ASPHALT, TYPE B
- PROPOSED LIGHT DUTY ASPHALT, TYPE A
- PROPOSED CONTOUR
- EXISTING CONTOUR

VICINITY MAP
N.T.S.



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

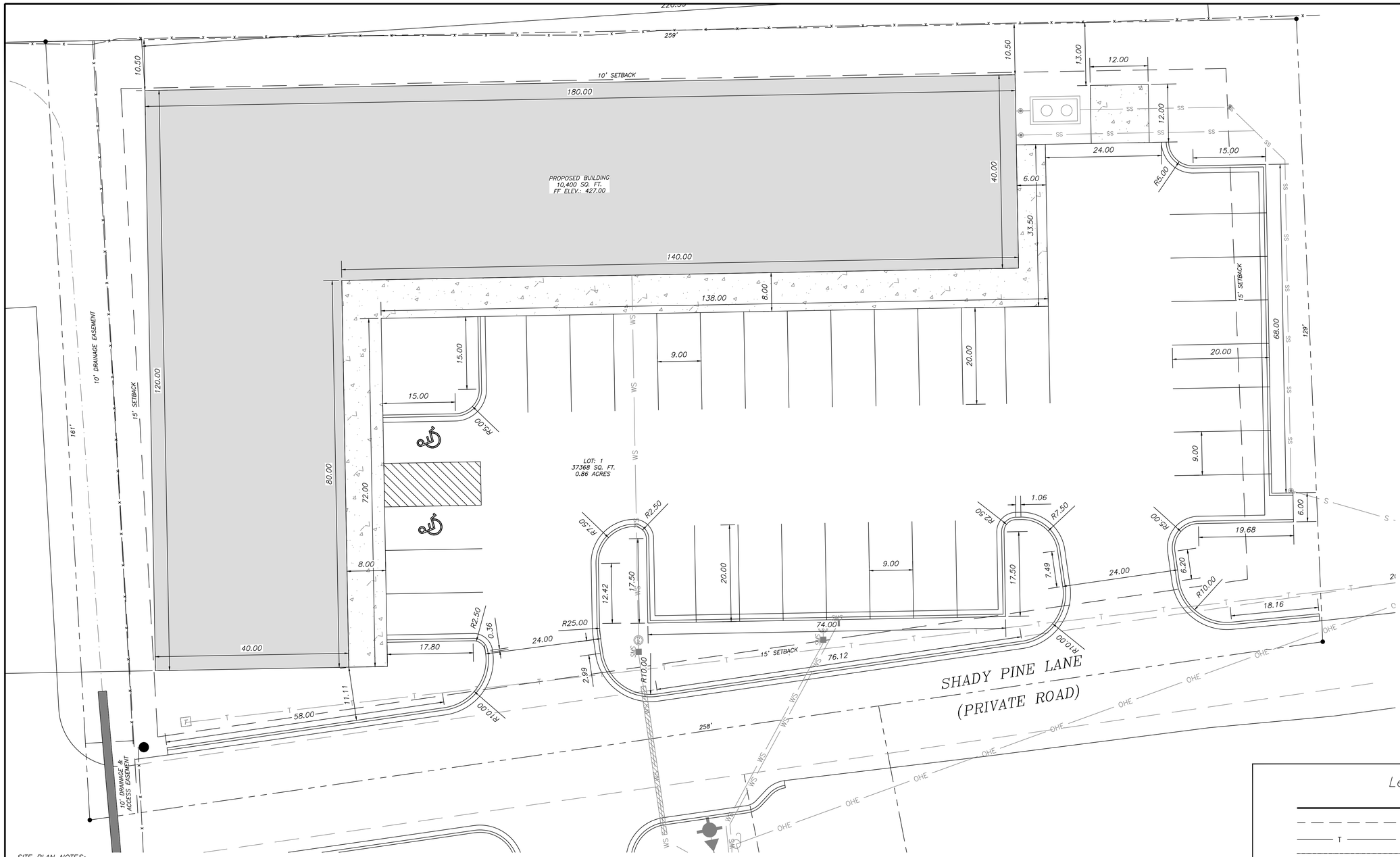
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

SITE PLAN
SHADY PINE PLAZA
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

Date	No.	Revisions

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: 1" = 20'
Sheet: 4 of 11



VARIANCES REQUESTED:

**REAR SETBACK FROM 25' TO 15'.*

**EAST SIDE SETBACK FROM 15' TO 10'.*

BY GRAPHIC PLOTTING ONLY THE DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA.

SOURCE: FIRM
PANEL NO.: 05119C0434G
DATE:JUNE 5, 2020

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

SURVEYOR
SOUTH POINT SURVEYING, PLLC.
P.O. BOX 400
SHERIDAN, AR 72150
(501) 285-5958
(501)837-2342

DEVELOPER
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

UTILITIES:

SANITARY SEWER:
BRYANT SEWER
1019 S.W. 2ND STREET
BRYANT, AR 72022
(501) 943-0469

WATER:
BRYANT WATER
1017 S.W. 2ND STREET
BRYANT, AR 72022
(501) 943-0469

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 WEST CAPITOL AVE.
1827 DALE AVENUE
LITTLE ROCK, AR 72201
(800) 368-3749

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

SITE PLAN NOTES:

1. *REFER TO LANDSCAPING PLAN FOR REQUIREMENTS /LIGHTING PLAN TO BE VERIFIED W/OWNER. REVISIONS TO PLAN TO BE SUBMITTED TO CITY.*
2. *UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.*
3. *THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.*
4. *THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.*
5. *PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS..*
6. *CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.*
7. *ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)*
8. *CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.*
9. *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.*
10. *ALL SITE LIGHTING IS TO BE LOW LEVEL AND DIRECTIONAL, SHIELDED DOWNWARD AND INTO THE SITE.*

SITE NOTES

1.) *PROJECT SITE AREA 0.82 ACRES (35,783.8 SQUARE FEET)*
2.) *PROJECT PROVIDES 33 PARKING SPACES WITH 2 HANDICAP VAN ACCESSIBLE SPACES.*
3.) *CURRENT ZONING C-2*
4.) *PROPOSED USE: RETAIL*
5.) *PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD 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 ENGINEERS SPECS.*
8.) *CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.*
9.) *ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)*
10.) *CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.*
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.) *THIS PROJECT IS NOT IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0360E EFFECTIVE 06/5/2020*

GENERAL NOTES:

1.) *SURVEYING PROVIDED BY SOUTH POINT SURVEYING, PLLC.*
2.) *BUILDING LINES TO BE AS NOTED ON SITE PLAN.*
3.) *PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.*
4.) *ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.*
5.) *CONSTRUCTION SITE SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.*
6.) *ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)*
7) *CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.*
8) *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.*

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

GRAPHIC SCALE

10 0 10 20 30
(IN FEET)
1 inch = 10 ft.

Legend

- Property Boundary
- Surveyed lines
- T — T — Telephone
- Road Center line
- X — X — Wire / Chainlink Fence
- S — S — Sanitary Sewer
- W — W — Water Line
- Wooded area limits
- OHE — OHE — Overhead Powerline
- WM Water Box
- (S) Sanitary Sewer Manhole
- (D) Storm Sewer Manhole
- T 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 FG FINISH GRADE
- PROPOSED CONTOUR
- EXISTING CONTOUR

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

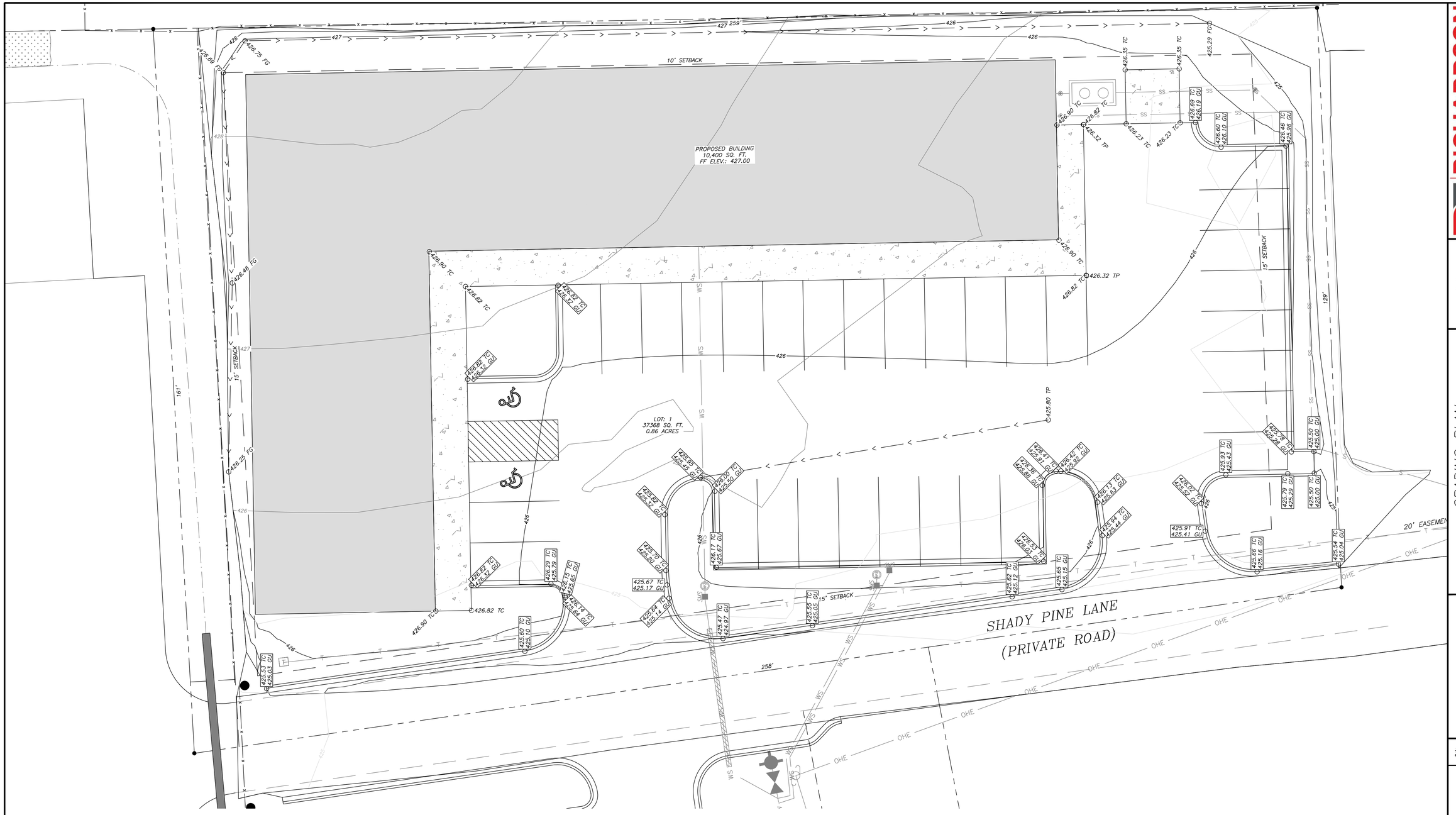
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

SITE DIMENSIONAL PLAN
SHADY PINE
PLAZA
PART OF THE SE 1/4 OF THE
SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: 1" = 10'
Sheet: 5 of 11



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. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT SEWER STANDARD SPECIFICATIONS AND BRYANT WATER STANDARD SPECIFICATIONS.

D. 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.

E. 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.

F. 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.

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

H. 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.

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

GRAPHIC SCALE

10 0 10 20 30

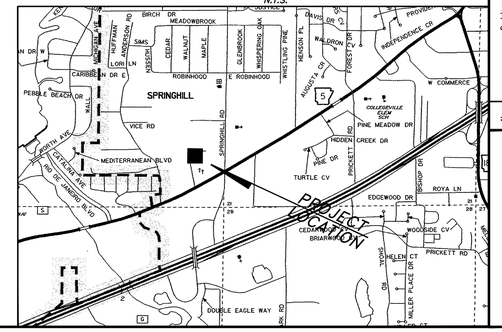
(IN FEET)
1 inch = 10 ft.

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

GENERAL NOTES:

1.) SURVEYING PROVIDED BY SOUTH POINT SURVEYING, PLLC.
2.) BUILDING LINES TO BE AS NOTED ON SITE PLAN.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5.) CONSTRUCTION SITE SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
7) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
8) 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.

VICINITY MAP
N.T.S



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

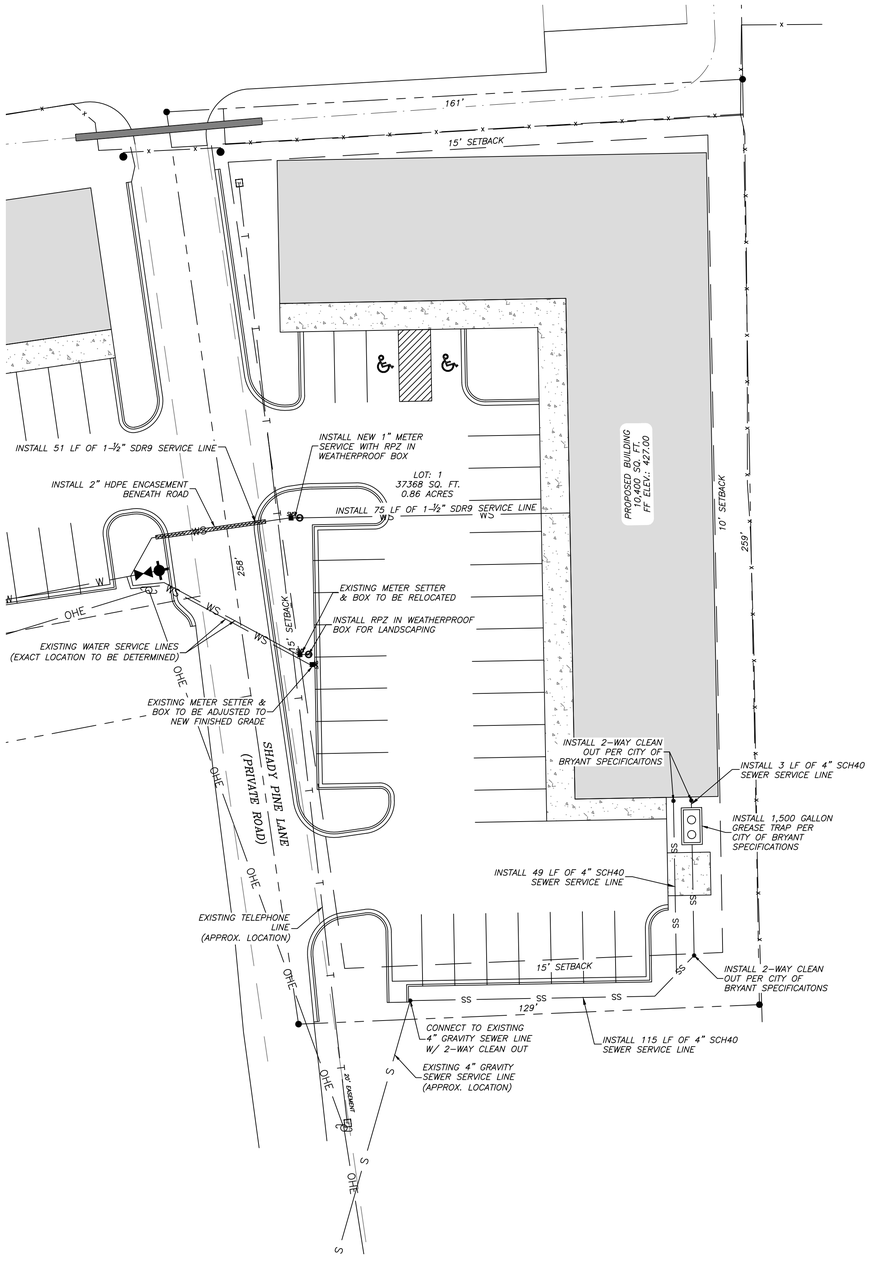
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

GRADING PLAN
SHADY PINE
PLAZA
PART OF THE SE 1/4 OF THE
SE 1/4, SECTION 20, T–1–S, R–14–W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023–006
Date: 02/22/2023
Scale: 1" = 10'
Sheet: 6 of 11



GENERAL NOTES:

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

SEWER NOTES:

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

WATER NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED BRYANT WATER SPECIFICATIONS.
2.) ALL SERVICE LINES AND METER SETTINGS SHALL BE AS PER BRYANT WATER SPECS.
3.) 14ga BLUE COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL WATERLINES (MAINS & SERVICES).
4.) ALL FITTINGS SHALL BE DUCTILE IRON M.J. (WHERE AVAILABLE).
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'
7.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE & SEWERLINES SHALL BE 18" (WATER ON TOP).
8.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS FOR EXCAVATION & TRENCH SAFETY.
9.) STREET CROSSINGS TO MEET CITY OF BRYANT STREET DEPT SPECIFICATIONS.
10.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING AND ANCHORING.
11.) ON-SITE FIRE HYDRANTS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.

LEGEND

- SS — PROPOSED SANITARY SEWER SERVICE LINE
- S — EX. SEWER MAIN
- WS — PROPOSED WATER SERVICE
- W — EX. WATER LINE
- STORM DRAIN
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- E — PROPOSED OVERHEAD POWER LINE
- GS — PROPOSED GAS SERVICE
- G — EX. GAS LINE
- EX. SEWER MANHOLE
- WV GATE VALVE
- FES
- 4" TWO WAY CLEAN OUT
- POWER POLE
- PROPOSED LIGHT POLE BASE

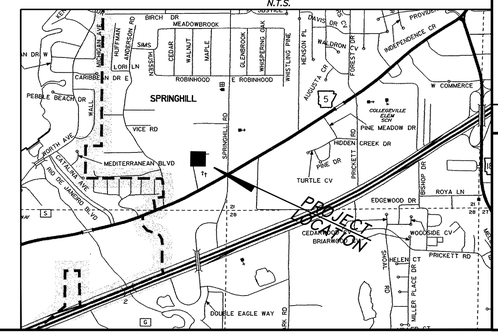
GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

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

VICINITY MAP
N.T.S.



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

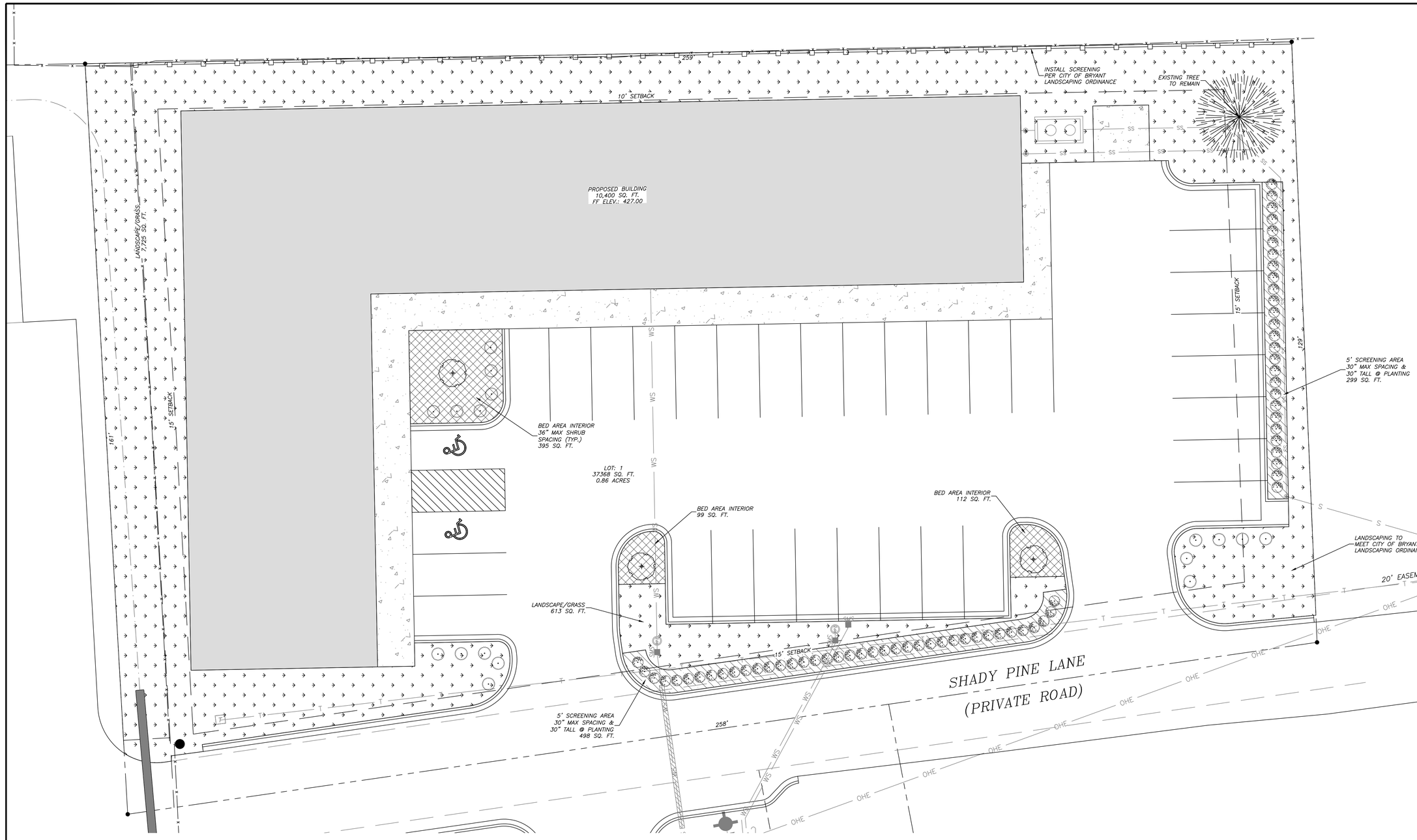
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
STATE OF ARKANSAS

UTILITY PLAN
SHADY PINE PLAZA
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: 1" = 20'
Sheet: 7 of 11



GENERAL NOTES:

1.) SURVEYING PROVIDED BY SOUTH POINT SURVEYING, PLLC.
2.) BUILDING LINES TO BE AS NOTED ON SITE PLAN.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5.) CONSTRUCTION SITE SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
7) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
8) 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.

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

SURVEYOR
SOUTH POINT SURVEYING, PLLC.
P.O. BOX 400
SHERIDAN, AR 72150
(501) 285-5958
(501)837-2342

DEVELOPER
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

LANDSCAPE NOTES:

1) LANDSCAPING SHALL MEET CITY OF BRYANT LANDSCAPING REQUIREMENTS.
2) SPACING FOR SHRUBS IN BEDS AS NOTED.
3) ALL SHRUB MATERIAL MUST BE EIGHTEEN (18) INCHES IN HEIGHT AT INSTALLATION.
4) ALL TREES MUST BE A MINIMUM OF 3" CALIPER AT THE BASE AND 12' TALL AT THE TIME OF INSTALLATION.
5) AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL NEW LANDSCAPE AREAS. THIS SYSTEM WILL PROVIDE 100% COVERAGE FOR LANDSCAPED AREAS.
6) SHRUBS USED FOR SCREENING SHALL BE EVERGREEN IN NATURE AND BE AT LEAST 30 INCHES TALL AT THE TIME OF PLANTING. SPACING SHALL BE CLOSE ENOUGH SO AS TO CREATE A SEAMLESS ROW OF HEDGING.
7) NO PLANTING WITHIN 5' OF A FIRE HYDRANT.
8) SPACING SHALL BE 40' BETWEEN TREES.
9) NO TREES SHALL BE PLANTED WITHIN 30 FEET OF A PROPERTY CORNER OR DRIVEWAY.
10) SHRUBS ALONG STREET RIGHT-OF-WAY LINES SHALL NOT EXCEED 30" IN HEIGHT.

ILEX OPACA- AMERICAN HOLLY (OR APPROVED EQUIVALENT)

BUSUS SEMPERVIRENS - BOXWOOD (OR APPROVED EQUIVALENT)

NANDINA DOMESTICA - NANDINA DWARF ROTUNDA HOLLY (OR APPROVED EQUIVALENT)

ILEX SPECIES - EVERGREEN HOLLY (OR APPROVED EQUIVALENT)

PROPOSED BERMUDA GRASS IN SOD AREA

PROPOSED MULCH/BED AREA / INTERIOR LANDSCAPING

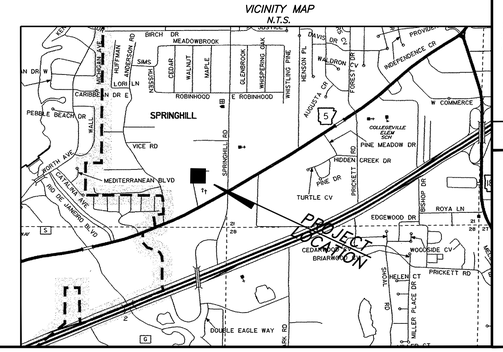
PROPOSED BUFFER AREAS

GRAPHIC SCALE

10 0 10 20 30

(IN FEET)
1 inch = 10 ft.

VICINITY MAP
N.T.S.



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

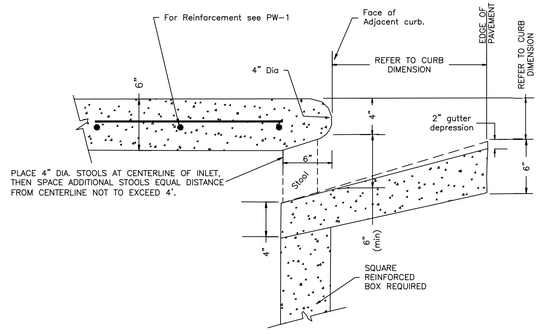
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

LANDSCAPING PLAN
SHADY PINE
PLAZA
PART OF THE SE 1/4 OF THE
SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: 1" = 10'
Sheet: 8 of 11

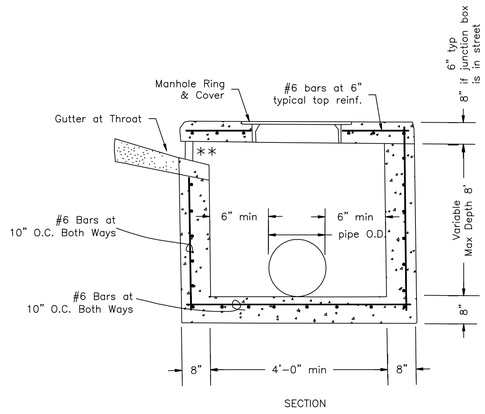


INLET THROAT BETWEEN STOOLS

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

THROAT OPENING (NOT IN RADIUS)

NOT TO SCALE



SECTION

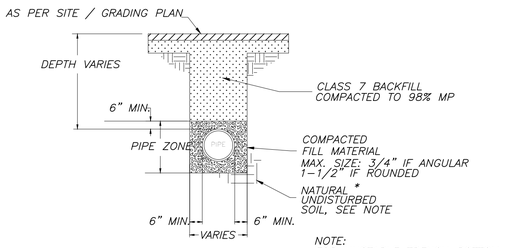
NOTES

1. Rings and Covers see PW-13.
2. Refer to PW-12 detail for steps.

** Depression Detail see PW-3.

JUNCTION BOX/CURB INLET (REINFORCED CONCRETE)

NOT TO SCALE

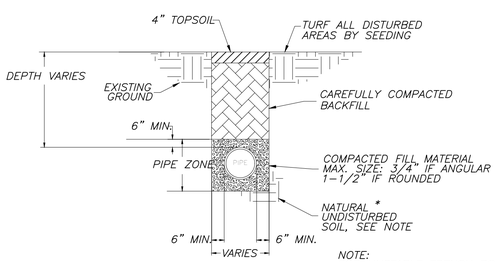


NOTE:
FOR UNSTABLE TRENCH BOTTOM OR EXCAVATION IN ROCK, REFER TO SPECIFICATIONS FOR APPROPRIATE PIPE BEDDING.

STORM DRAINAGE PIPE TRENCH (UNDER ASPHALT)

NTS

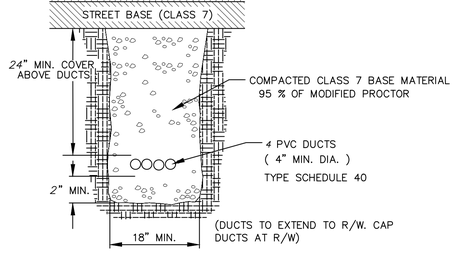
REFER TO CITY OF BRYANT, ARKANSAS PUBLIC WORKS STREET AND DRAINAGE STANDARD DETAILS FOR ADDITIONAL DETAILS AND INFORMATION.



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

STORM DRAINAGE PIPE TRENCH (UNPAVED AREA)

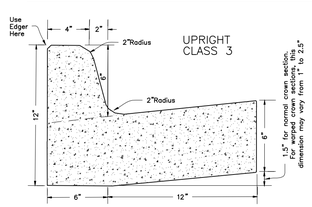
NTS

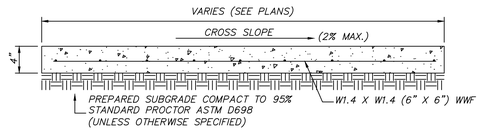


TYPICAL SECTION 4-4" UTILITY DUCTS

NOT TO SCALE

TYPICAL PARKING CURB SECTION





CONCRETE SIDEWALK SPECIFICATIONS

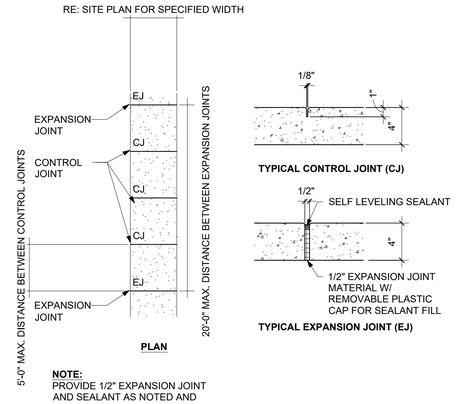
NTS

* NOTES:

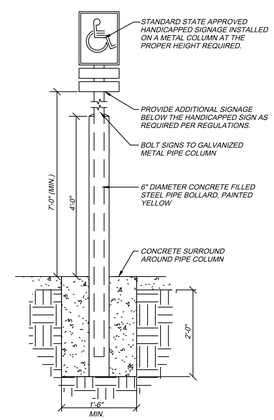
1. PORTLAND CEMENT CONCRETE 3000 PSI. MIN.
2. USE W1.4 X W1.4 (6" X 6") WWF SHEET REINFORCEMENT. CUT ½ THE WIRES AT CONTROL JOINTS.
3. CONCRETE TO CONTAIN 3-5% AIR ENTRAINMENT.
4. FINISH TO BE BROOM FINISH.
5. DETECTABLE WARNING DEVICES TO BE INSTALLED AT RAMPS PER ADA REQUIREMENTS.
6. MAX CROSS SLOPE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

CONC. WALK/CONCRETE SWALE CONTROL JOINT DETAILS

NTS

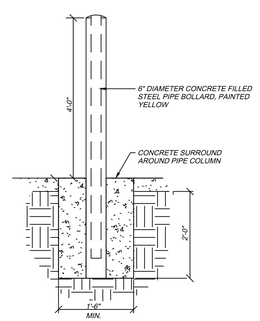


NOTE:
PROVIDE 1/2" EXPANSION JOINT AND SEALANT AS NOTED AND WHERE SIDEWALK ABUTS STRUCTURES OR OTHER SIDEWALKS.



HANDICAP SIGN DETAIL

BOLLARD DETAIL



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

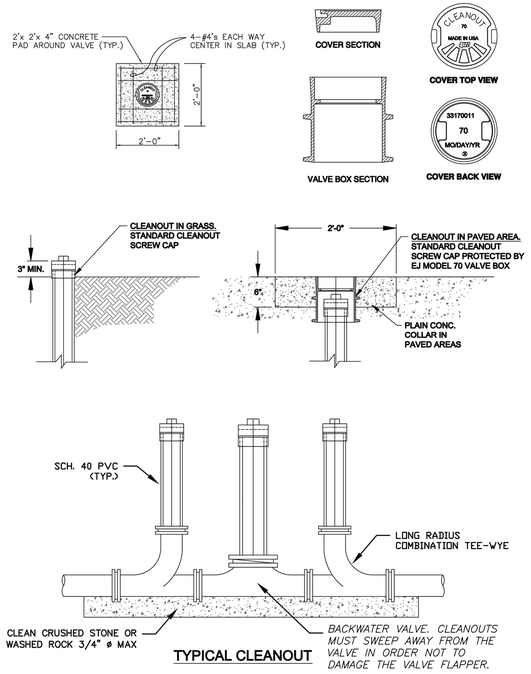
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

MISCELLANEOUS DETAILS
SHADY PINE PLAZA
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 20, T-1-S, R-14-W

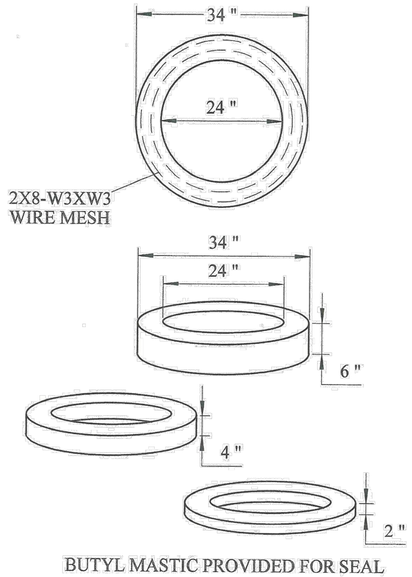
Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: N.T.S.
Sheet: 9 of 11



TYPICAL CLEANOUT

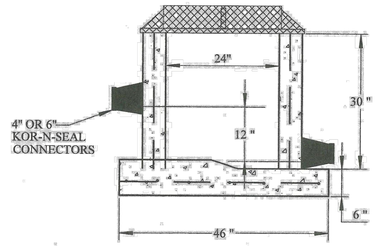


GREASE TRAP LID GRADE RINGS

AS PER PETERSON CONCRETE CO., LITTLE ROCK, AR OR APPROVED EQUAL.

CONCRETE - 4500 PSI @ 28 DAYS
REINFORCEMENT - 3X8 W3/2.5 WELDED REINFORCING FABRIC AND #3 REBAR ON 8" CENTERS IN BOTTOM

REQUIRED IN LITTLE ROCK AND HOT SPRINGS



SAMPLE PORT (IF REQUIRED BY CITY OF BRYANT)

AS PER PETERSON CONCRETE CO., LITTLE ROCK, AR OR APPROVED EQUAL.

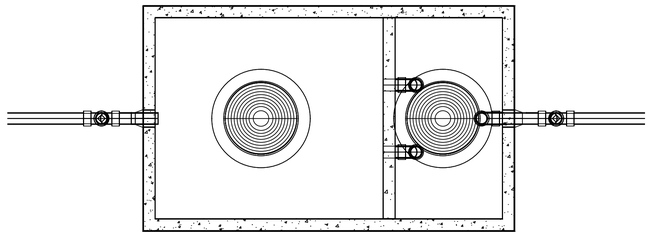
PRECAST AS PER PETERSON CONCRETE CO., LITTLE ROCK, AR
CONCRETE REINFORCEMENT
4500 PSI CONCRETE @ 28 DAYS
TOP AND BOTTOM – 6X6X10 WIRE MESH, #4 REBAR ON 20" CENTERS
SIDES – #4 REBAR ON 20" CENTERS, #12 TWISTED CABLE

LOADING RINGS & COVERS
250–24 HEAVY DUTY CAST IRON

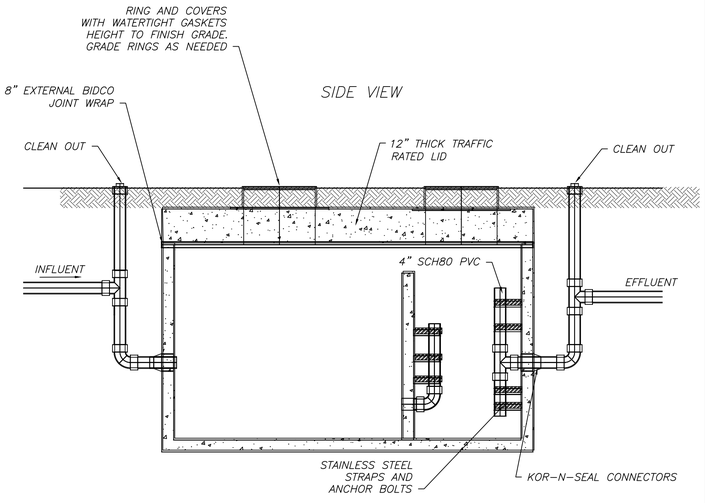
1500 GALLON GREASE TRAP

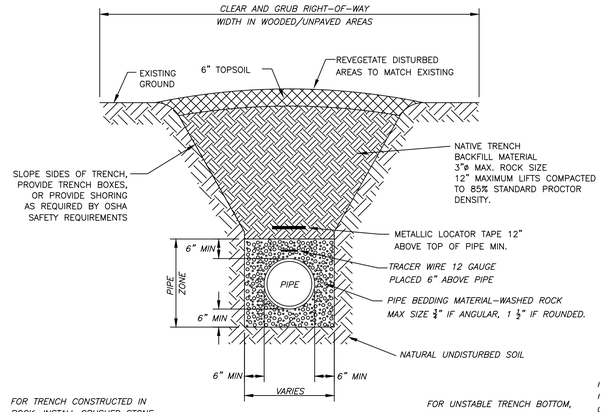
124 ½" LONG X 75 ½" WIDE X 76" TALL
WITH A 12" TRAFFIC RATED LID

TOP VIEW



SIDE VIEW





FOR TRENCH CONSTRUCTED IN ROCK, INSTALL CRUSHED STONE OR WASHED GRAVEL, 3/4" TO 1/4", FROM 6" BELOW BOTTOM OF PIPE TO 6" ABOVE TOP OF PIPE.

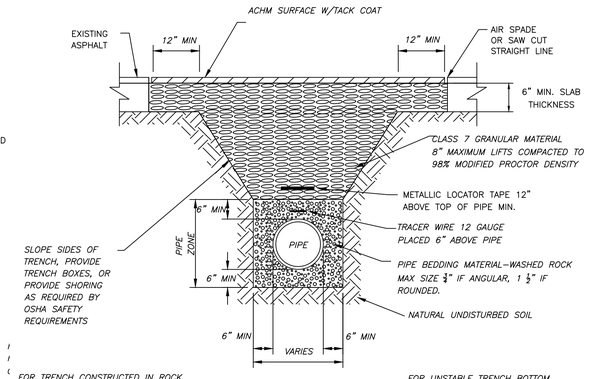
BACKFILL WITHIN 12" OF PIPE SHALL NOT CONTAIN ROCKS LARGER THAN ¾" IN DIAMETER

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

DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

SEWER MAIN TRENCH IN UNPAVED AREAS

N.T.S.



FOR TRENCH CONSTRUCTED IN ROCK, INSTALL CRUSHED STONE OR WASHED GRAVEL, 3/4" TO 1/4", FROM 6" BELOW BOTTOM OF PIPE TO 6" ABOVE TOP OF PIPE.

BACKFILL WITHIN 12" OF PIPE SHALL NOT CONTAIN ROCKS LARGER THAN ¾" IN DIAMETER

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

DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

SEWER MAIN TRENCH UNDER ASPHALT

N.T.S.

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

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

MISCELLANEOUS DETAILS
SHADY PINE PLAZA
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 20, T-1-S, R-14-W

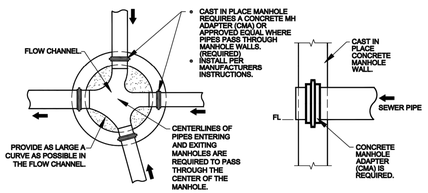
Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: N.T.S.
Sheet: 10 of 11

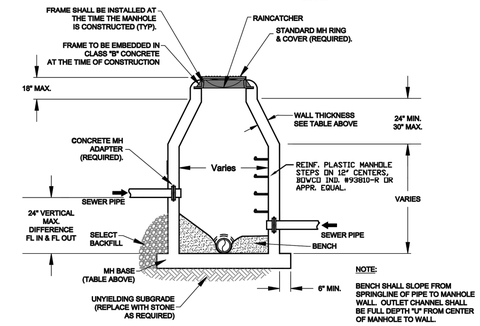
Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	6"	24" (< or Equal to 24" Pipes)
5' DIA	8"	8"	
6' DIA	8"	12"	36" (> 24" Pipes)

MANHOLE INFORMATION TABLE



MANHOLE FLOW CHANNEL

CONCRETE MANHOLE ADAPTER (CMA) DETAIL

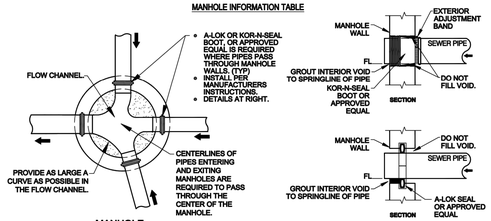


NOTE:
BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

CAST-IN-PLACE MANHOLE

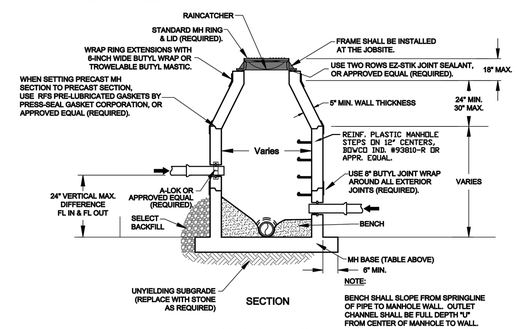
Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	5"	6"	24" (< or Equal to 24" Pipes)
5' DIA	7"	8"	
6' DIA	7"	8"	36" (> 24" Pipes)

MANHOLE INFORMATION TABLE



MANHOLE FLOW CHANNEL

CONNECTION DETAILS

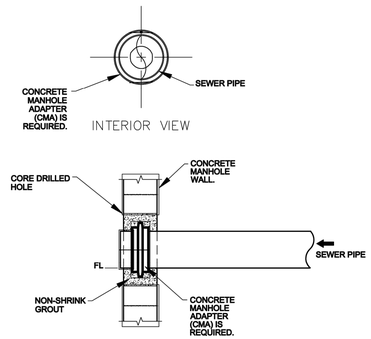


SECTION

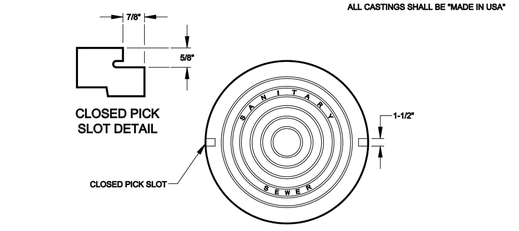
NOTE:
BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

PRECAST MANHOLE

THE INSTALLATION SHALL BE DYE TESTED FOR ACCEPTANCE.



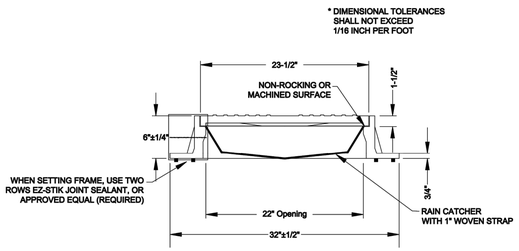
MANHOLE CORING DETAILS



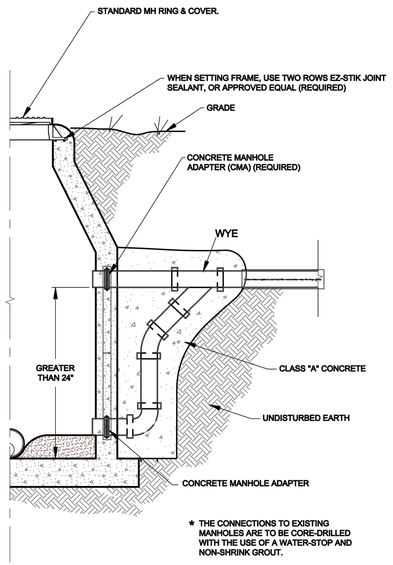
ALL CASTINGS SHALL BE "MADE IN USA"

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"

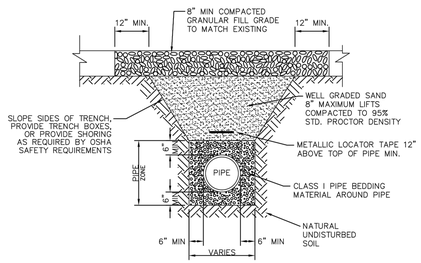


FRAME AND COVER DETAIL



* THE CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE-DRILLED WITH THE USE OF A WATER-STOP AND NON-SHRINK GROUT.

DROP MANHOLE



FOR TRENCH CONSTRUCTED IN ROCK, INSTALL CRUSHED STONE OR WASHED GRAVEL, 3/4" TO 1/4", FROM 6" BELOW BOTTOM OF PIPE TO 6" ABOVE TOP OF PIPE.

* SEWER FORCEMAIN CONSTRUCTION REQUIRES TRACER WIRE (12 GAUGE) PLACED ABOVE PIPE

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

DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

SEWER MAIN TRENCH IN GRAVEL SHOULDER OR DRIVEWAY
N.T.S.

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

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

MISCELLANEOUS DETAILS
SHADY PINE
PLAZA
PART OF THE SE 1/4 OF THE
SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: N.T.S.
Sheet: 11 of 11