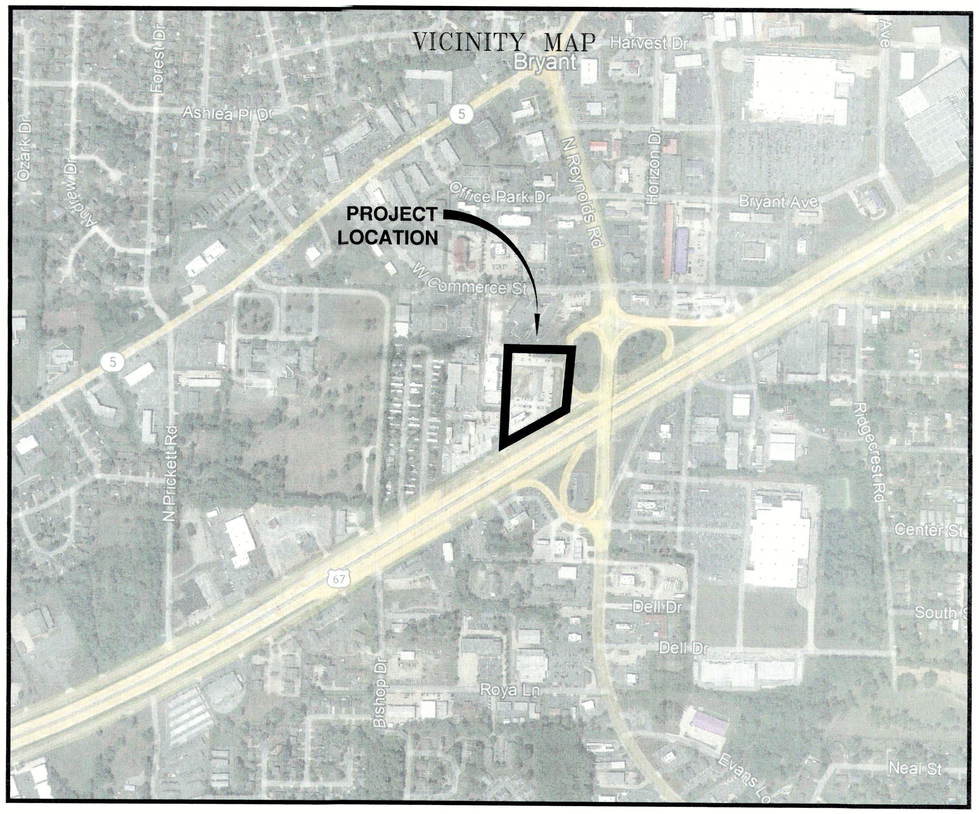
REYNOLDS CENTRE
COMMERCIAL EXPANSION
BRYANT, SALINE COUNTY, ARKANSAS



SCHEDULE OF DRAWINGS	
SHEET NO.	DESCRIPTION
COVER SHEET	COVER SHEET (TITLE, SCHEDULE OF DRAWINGS, VICINITY MAP)
C1.0	SITE PLAN
C2.0	DEMOLITION PLAN
C3.0	MASTER UTILITY PLAN
C4.0	WATER PLAN
C4.1	WATER DETAILS
C5.0	SANITARY SEWER PLAN & PROFILE
C6.0	GRADING & STORM DRAINAGE PLAN
C7.0	PAVING PLAN
C8.0	SIDEWALK & PARKING PLAN
C9.0	LANDSCAPE PLAN
C10.0	EROSION CONTROL PLAN



DATE: MAY 5, 2023

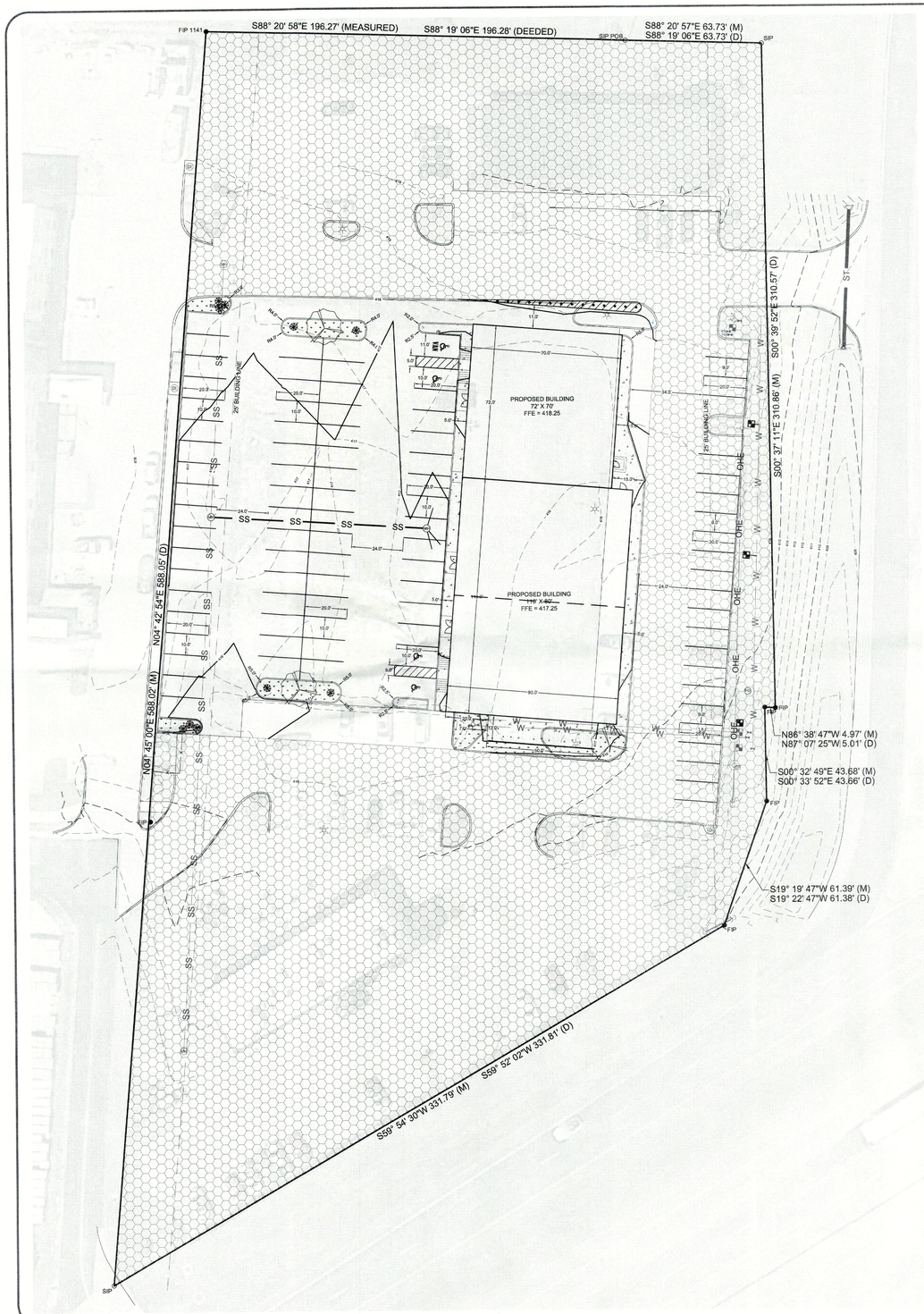
PREPARED BY:

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530

PREPARED FOR:
ALAN BUBBUS
RYAN ROONEY
ANCHOR REALTY
1600 GREGORY ST.
NORTH LITTLE ROCK, ARKANSAS 72114

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND



NORTH

30 0 30 60

Scale 1" = 30 ft

SITE AND BUILDING STATISTICS:

PROPOSED BUILDING: 13,840 SQ.FT.
BUILDING HEIGHT: ONE STORY
BLDG SITE COVERAGE: 10.0%

PARKING CALCULATIONS:

CRITERIA: C-2 HIGHWAY COMMERCIAL DISTRICT

PROPOSED BUILDING: 13,840 SQ. FT. OCCUPIED SPACE
PARKING PROVIDED: 91 TOTAL
HANDICAP PROVIDED: 4 TOTAL
VAN SPACES PROVIDED: 1 TOTAL

LEGEND:

- EXISTING DEVELOPMENT
- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x — x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
- DI — DROP INLET
- FO — FIBER OPTIC
- TP — TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

LEGEND - PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE
	3	CREPE MYRTLE Lagerstroemia	BBB	3" CAL
	10	DWARF NANDINA Nandina dumestion	CONT.	3 GAL

NOTE: GROUND COVER TO BE BERMUDA GRASS UNLESS OTHERWISE NOTED

GENERAL NOTES:

1.) IRON PINS SET AT ALL LOT CORNERS.
2.) BUILDING LINES SHALL BE AS INDICATED ON THIS PLAT.
3.) EASEMENTS SHALL BE A MINIMUM 15 FEET IN WIDTH UNLESS NOTED OTHERWISE.
4.) WATER &SEWER SERVICE PROVIDED BY CITY OF BRYANT.
5.) THIS PROPERTY IS ZONED "C-2."
6.) CURVE DIMENSION MEASURED ALONG CHORD.
7.) NO CHANGES IN THE FINAL PLAT ARE PERMITTED WITHOUT APPROVAL OF THE BRYANT PLANNING COMMISSION.
8.) BASIS OF BEARINGS: AR GRID NORTH

IRON PINS SET = 1/2" REBAR

F.I.P. = FOUND 1/2" REBAR

BASIS OF BEARINGS = GRID NORTH,
ARKANSAS STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

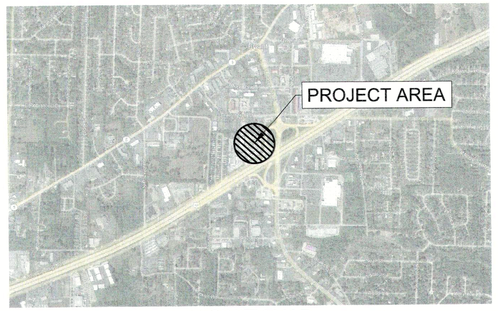
UTILITIES:

BRYANT WATER DEPARTMENT
210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
(501) 943-0469

FIRST ELECTRIC COOPERATIVE
1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400



VICINITY MAP

LEGAL DESCRIPTION: REYNOLDS CENTRE

LANDS LYING IN PART OF THE NE¼ OF THE SE¼ OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 SULLIVAN PLACE SUBDIVISION, BRYANT ARKANSAS FILED FOR RECORD 1999-54495 RECORDS OF SALINE COUNTY, SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 63.73 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 310.57 FEET; THENCE NORTH 87 DEGREES 07 MINUTES 25 SECONDS WEST 5.01 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 43.66 FEET; THENCE SOUTH 19 DEGREES 22 MINUTES 47 SECONDS WEST 61.38 FEET; THENCE SOUTH 59 DEGREES 52 MINUTES 02 SECONDS WEST 331.81 FEET; THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 588.05 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 196.28 FEET TO THE POINT OF BEGINNING CONTAINING 3.166 ACRES MORE OR LESS.

FLOOD STATEMENT:
FIRM FLOOD INSURANCE RATE MAP PANELS 05125C0380E (EFFECTIVE DATE: JUNE 5, 2020) AND 05125C0360E (EFFECTIVE DATE: JUNE 5, 2020) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

CERTIFICATE OF SITE PLAN APPROVAL:

PURSUANT TO THE BRYANT UNIFIED DEVELOPMENT CODE, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THIS AUTHORITY OF SAID RULES AND REGULATIONS.

DATE _____ SIGNED - CHAIRMAN
BRYANT PLANNING COMMISSION

CERTIFICATE OF OWNER:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION _____ SIGNED
ANCHOR REALTY

SOURCE OF TITLE INSTRUMENT NO. _____

CERTIFICATE OF SURVEY ACCURACY:

I, T. R. BOND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN ACCORDANCE WITH THE EXISTING MONUMENTS OF THE AREA IMPROVEMENTS

DATE: _____ T. R. BOND,
REGISTERED LAND SURVEYOR,
NO. 28, ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY:

I, THOMAS R. BOND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN MADE BY ME; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE JACKSONVILLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

DATE: _____ THOMAS R. BOND,
REGISTERED PROFESSIONAL ENGINEER
NO. 2219, ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 28 SIGNATURE T.R. BOND PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION BOND CONSULTING ENGINEERING, INC. NO. 112 ARKANSAS ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 2219 THOMAS R. BOND

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530
E-mail: tbond@bondcivil.com
E-mail: anbond@sbcglobal.com

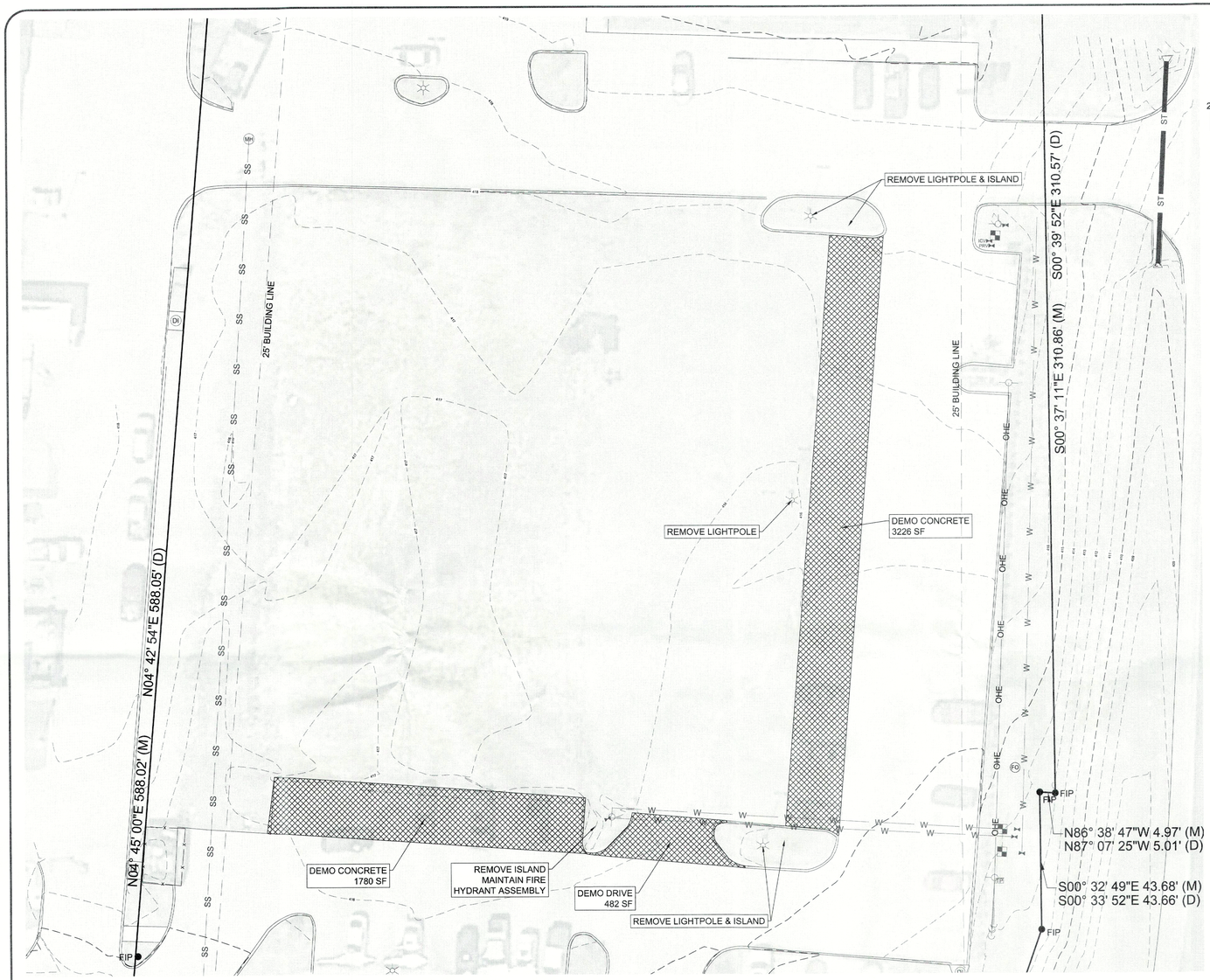
Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

SITE PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

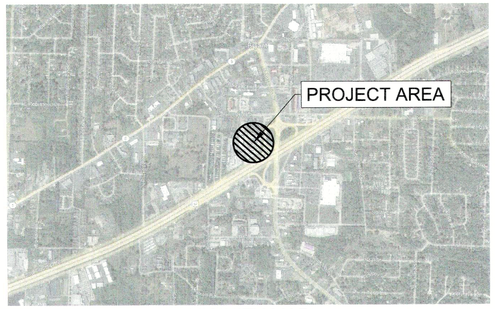
C1.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND:

CONCRETE PAVEMENT TO BE DEMOLISHED

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x — x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- (MH) SEWER MANHOLE
- (DI) DROP INLET
- (FO) FIBER OPTIC
- TP TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

UTILITIES:

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210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
(501) 943-0469

FIRST ELECTRIC COOPERATIVE
1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400

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

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NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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THOMAS R. BOND

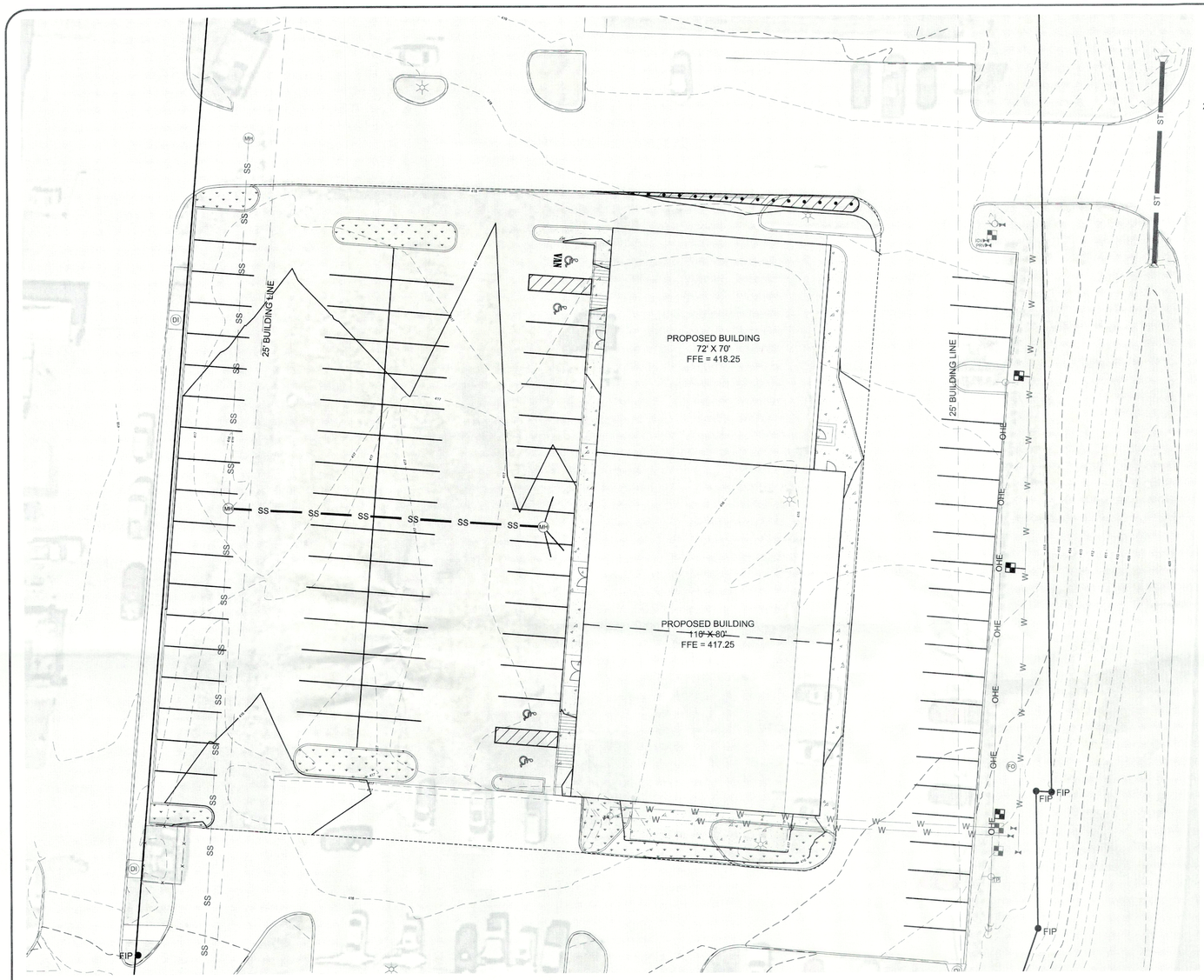
BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530
E-mail: tbond@bondcse.com
E-mail: arobinson@bondcse.com

Prepared For:
Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

DEMOLITION PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

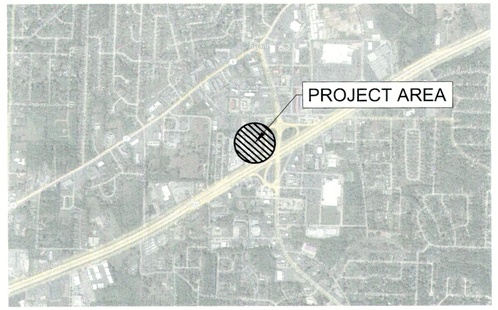
C2.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
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UTILITIES:

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210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

BRYANT WASTEWATER DEPARTMENT
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BRYANT, AR 72022
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1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED THE BRYANT WATER DEPARTMENT AND BRYANT WASTEWATER DEPARTMENT UTILITY STANDARDS AND THE ARKANSAS DEPARTMENT OF HEALTH STANDARDS.

2. SEWER MAINS AND FITTINGS SHALL BE SDR-26 PVC. ALL SERVICE LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE CONSTRUCTED TO WITHIN 5 FEET OF THE BUILDING.

3. ALL WATER LINES TO BE CONSTRUCTED OF SDR 17 PVC CLASS 250 UNLESS OTHERWISE STATED.

4. ALL WATER SERVICE LINES SHALL CONFORM TO PLUMBING LOCATIONS ON THE MECHANICAL DRAWING.

5. CONTRACTOR WILL WARRANTY ALL CONSTRUCTION AND MATERIALS FOR A PERIOD OF ONE (1) YEAR UPON SUBSTANTIAL COMPLETION

6. ALL STUBOUTS FOR SEWER MAIN SHALL BE CAPPED AND MARKED FOR EASY LOCATION IN THE FUTURE.

7. IN THE EVENT THAT THE MATERIALS LISTED ON THE PLANS AND SPECIFICATIONS DIFFER FROM THE STANDARDS OF BRYANT WATER OR BRYANT WASTEWATER, THE SAID STANDARDS FOR THE UTILITY SHALL BE USED.

8. CONTRACTOR TO GIVE 48 HRS. NOTICE PRIOR TO STARTING CONSTRUCTION. A UTILITY REPRESENTATIVE MUST BE PRESENT WHEN THE CONTRACTOR TIES INTO AN EXISTING MANHOLE OR WATER LINE AND THE UTILITY MUST BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO THE CONNECTION.

9. WATER LINES AND SEWER LINES SHALL BE SEPARATED BY A MINIMUM OF 10' HORIZONTAL AND 1.5' VERTICAL.

10. AS-BUILT DRAWINGS TO BE PROVIDED BY CONTRACTOR TO ENGINEER/ARCHITECT. ALL VALVES SHALL BE REFERENCED BY TWO LOCATIONS AND ALL SEWER SERVICES TO BE MEASURED FROM MANHOLE.

11. ALL WATER SHALL HAVE TRACER WIRE INSTALLED.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530 E-mail: tbond@bondce.com E-mail: arobinson@bondce.com

Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

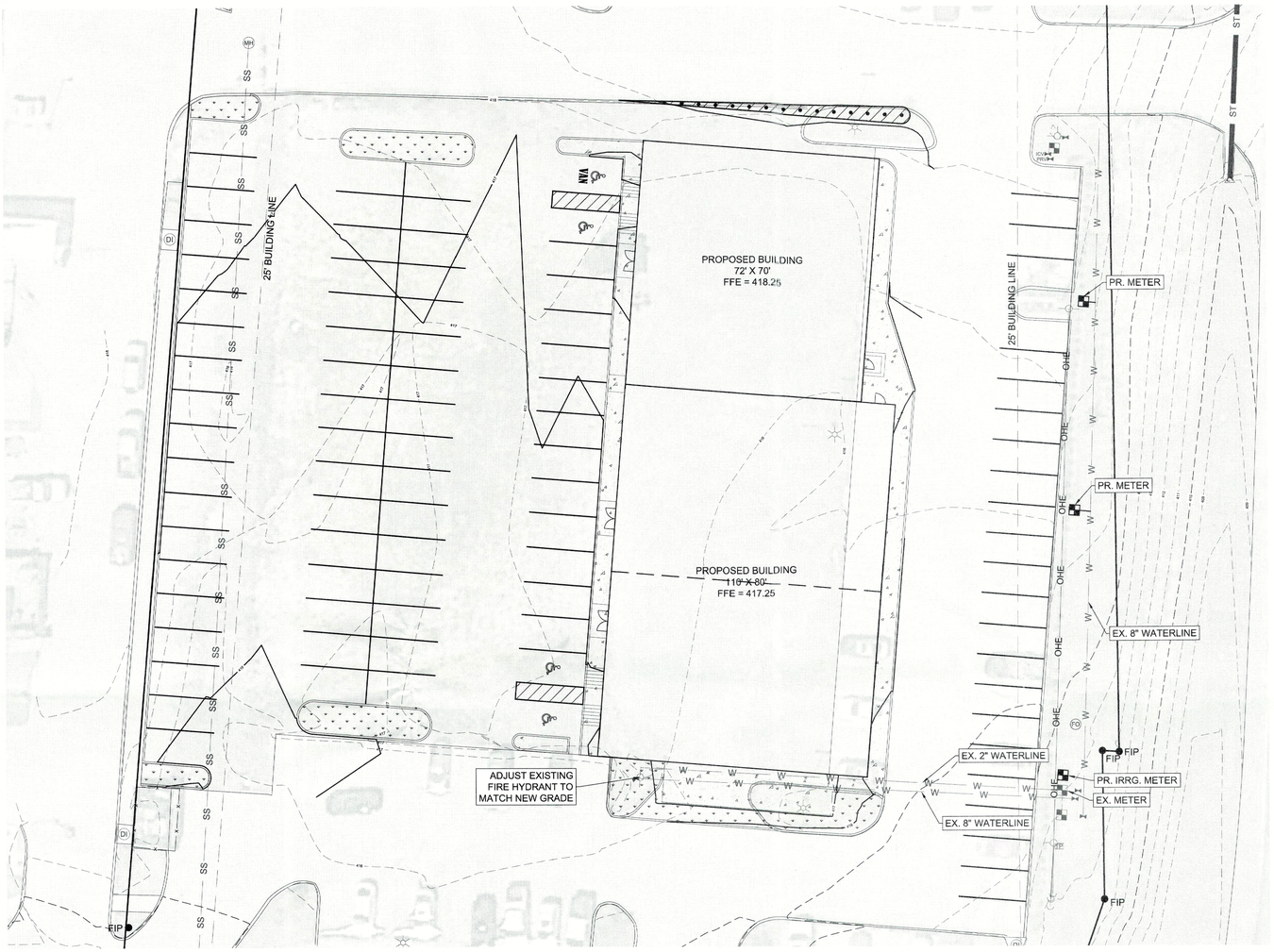
MASTER UTILITY PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922

DATE: 5-5-2023

REVISIONS:

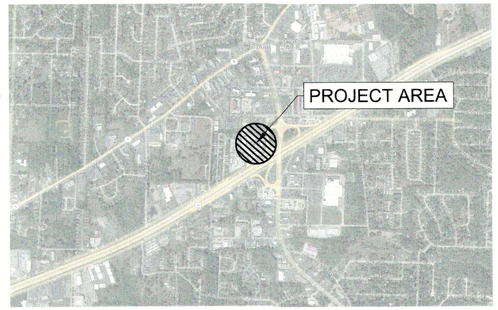
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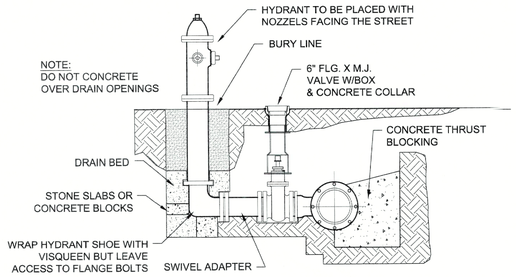
NORTH

20 0 20 40

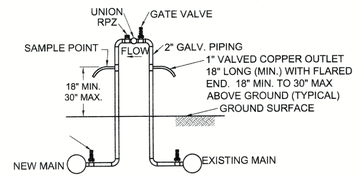
Scale 1" = 20 ft



VICINITY MAP



DETAIL - FIRE HYDRANT



FILLING APPARATUS FOR NEW PIPE LINES

LEGEND:	
	BOUNDARY LINE
	BUILDING LINE
	EASEMENT LINE
W	WATER LINE
SS	SEWER LINE
OHE	OVERHEAD ELECTRIC
	STREET CENTERLINE
	RIGHT-OF-WAY
100	CONTOUR
x x	FENCE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
MH	SEWER MANHOLE
DI	DROP INLET
FO	FIBER OPTIC
TP	TELEPHONE PEDESTAL
	POWER POLE
	LIGHT POLE

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED THE BRYANT WATER DEPARTMENT AND BRYANT WASTEWATER DEPARTMENT UTILITY STANDARDS AND THE ARKANSAS DEPARTMENT OF HEALTH STANDARDS.

2. SEWER MAINS AND FITTINGS SHALL BE SDR-26 PVC. ALL SERVICE LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE CONSTRUCTED TO WITHIN 5 FEET OF THE BUILDING.

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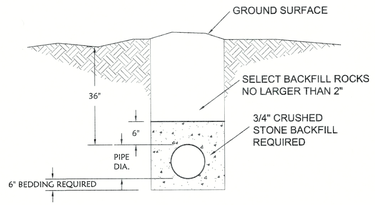
UTILITIES:

BRYANT WATER DEPARTMENT
210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

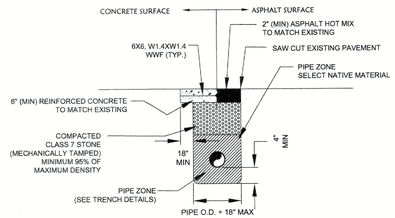
BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
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(501) 943-0469

FIRST ELECTRIC COOPERATIVE
1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400



(CLASS 250 PVC) WATERLINE BEDDING DETAIL



PAVEMENT REPLACEMENT
N.T.S.

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC. NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
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E-mail: archimond@bondce.com

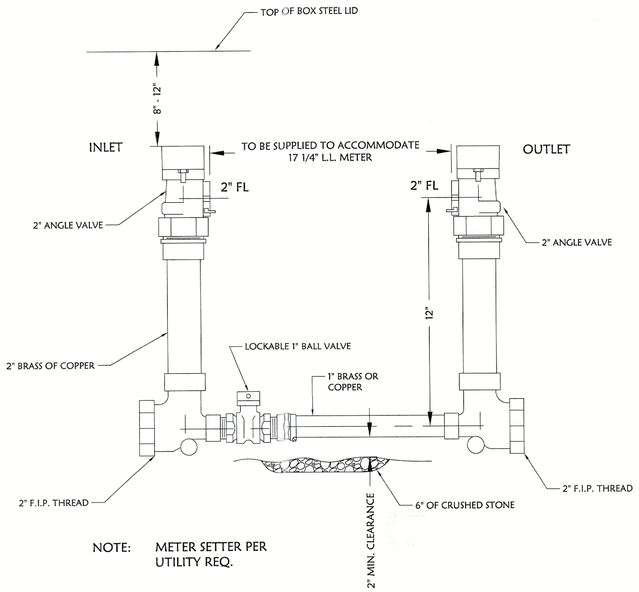
Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

WATER PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

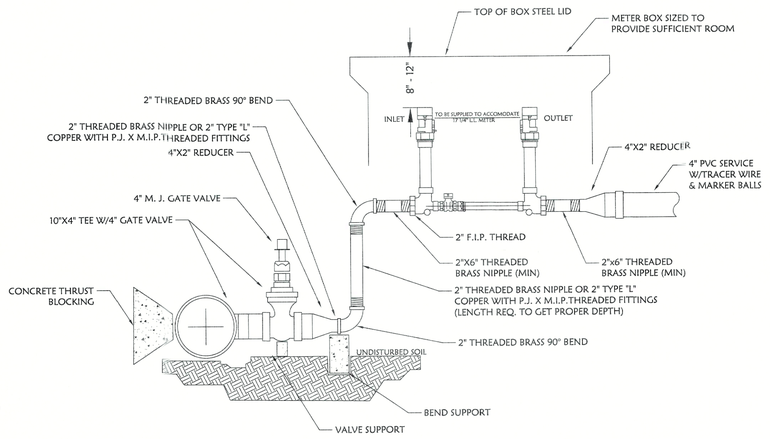
PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

C4.0

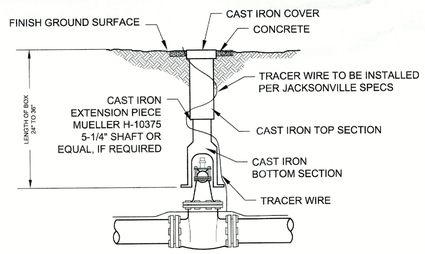


NOTE: METER SETTER PER UTILITY REQ.

2" METER SETTING DETAIL



2" METER SETTING DETAIL

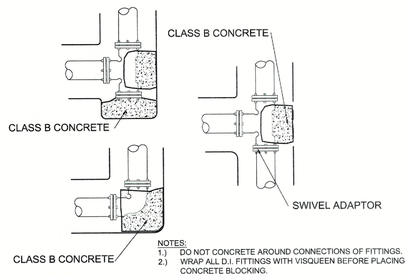


NOTES:
WHEN DEPTH OF OPERATING NUT EXCEEDS FOUR FEET, A VALVE STEM EXTENSION SHALL BE INSTALLED WITH CENTERING ACCESSORIES THAT MAINTAIN BOTH PLUMB AND CENTERLINE ALIGNMENT.

POUR MIN. 3000 PSI CONCRETE 2'-6" SQUARE X 4" THICK AROUND ALL VALVE BOX TOPS.

THE 2-WIRE TRACER LOOP IS REQUIRED FOR BOTH NORMAL AND DEEP VALVE BOXES.

DETAIL - VALVE SETTING



NOTES:
1.) DO NOT CONCRETE AROUND CONNECTIONS OF FITTINGS. WRAP ALL D.I. FITTINGS WITH VISQUEEN BEFORE PLACING CONCRETE BLOCKING.

TYPICAL BLOCKING FOR FITTINGS

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WATER DETAILS
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

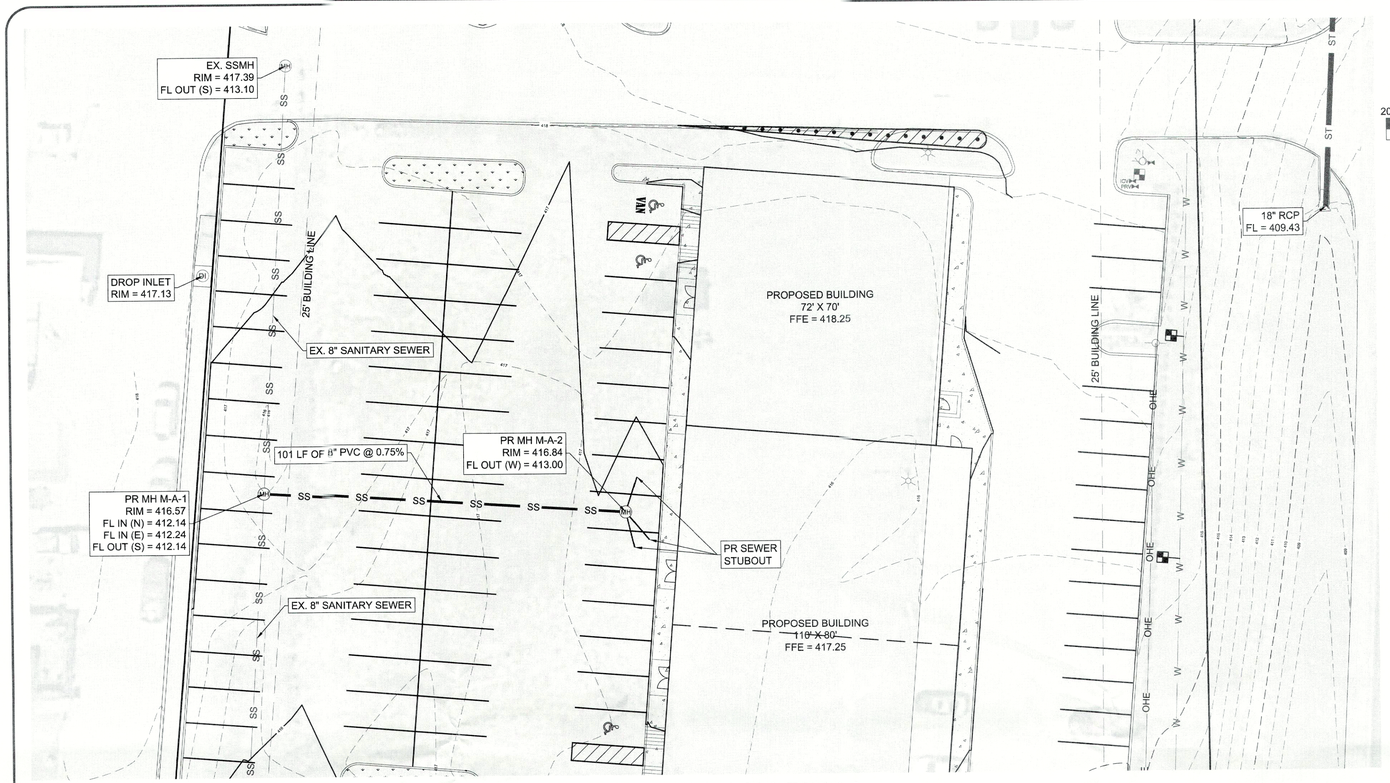
PROJECT: 9922

DATE: 5-5-2023

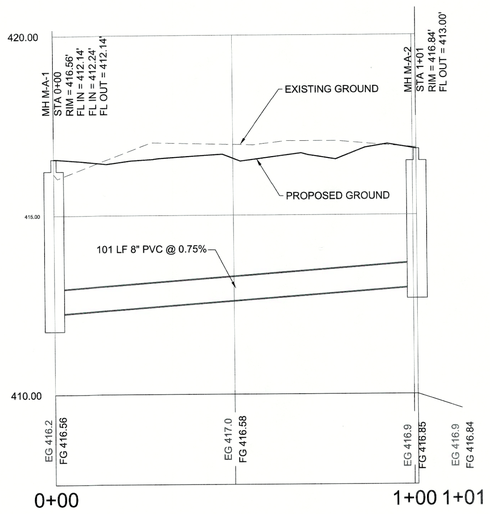
REVISIONS:

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC. NO. 112
ARKANSAS ENGINEER

C4.1



SEWER MAIN 'A' PLAN



SEWER MAIN 'A' PROFILE

UTILITIES:

BRYANT WATER DEPARTMENT
210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
(501) 943-0469

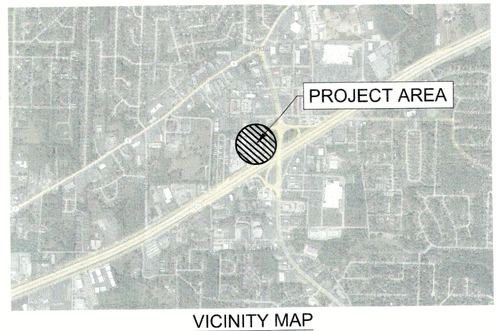
FIRST ELECTRIC COOPERATIVE
1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400

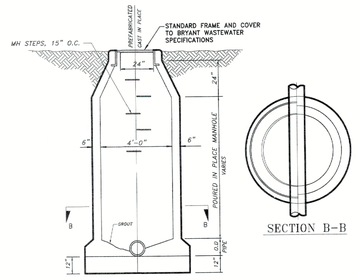
NORTH

20 0 20 40

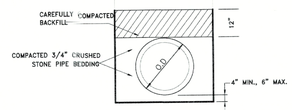
Scale 1" = 20 ft



VICINITY MAP



SECTION MANHOLE



CLASS 'B' BEDDING DETAIL

REQUIRED FOR ALL PVC PIPE

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED THE BRYANT WATER DEPARTMENT AND BRYANT WASTEWATER DEPARTMENT UTILITY STANDARDS AND THE ARKANSAS DEPARTMENT OF HEALTH STANDARDS.

2. SEWER MAINS AND FITTINGS SHALL BE SDR-26 PVC. ALL SERVICE LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE CONSTRUCTED TO WITHIN 5 FEET OF THE BUILDING.

3. ALL WATER LINES TO BE CONSTRUCTED OF SDR 17 PVC CLASS 250 UNLESS OTHERWISE STATED.

4. ALL WATER SERVICE LINES SHALL CONFORM TO PLUMBING LOCATIONS ON THE MECHANICAL DRAWING.

5. CONTRACTOR WILL WARRANTY ALL CONSTRUCTION AND MATERIALS FOR A PERIOD OF ONE (1) YEAR UPON SUBSTANTIAL COMPLETION.

6. ALL STUBOUTS FOR SEWER MAIN SHALL BE CAPPED AND MARKED FOR EASY LOCATION IN THE FUTURE.

7. IN THE EVENT THAT THE MATERIALS LISTED ON THE PLANS AND SPECIFICATIONS DIFFER FROM THE STANDARDS OF BRYANT WATER OR BRYANT WASTEWATER, THE SAID STANDARDS FOR THE UTILITY SHALL BE USED.

8. CONTRACTOR TO GIVE 48 HRS. NOTICE PRIOR TO STARTING CONSTRUCTION. A UTILITY REPRESENTATIVE MUST BE PRESENT WHEN THE CONTRACTOR TIES INTO AN EXISTING MANHOLE OR WATER LINE AND THE UTILITY MUST BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO THE CONNECTION.

9. WATER LINES AND SEWER LINES SHALL BE SEPARATED BY A MINIMUM OF 10' HORIZONTAL AND 1.5' VERTICAL.

10. AS-BUILT DRAWINGS TO BE PROVIDED BY CONTRACTOR TO ENGINEER/ARCHITECT. ALL VALVES SHALL BE REFERENCED BY TWO LOCATIONS AND ALL SEWER SERVICES TO BE MEASURED FROM MANHOLE.

11. ALL WATER SHALL HAVE TRACER WIRE INSTALLED.

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x — x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- (MH) SEWER MANHOLE
- (DI) DROP INLET
- (FO) FIBER OPTIC
- TP TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS S. BOND

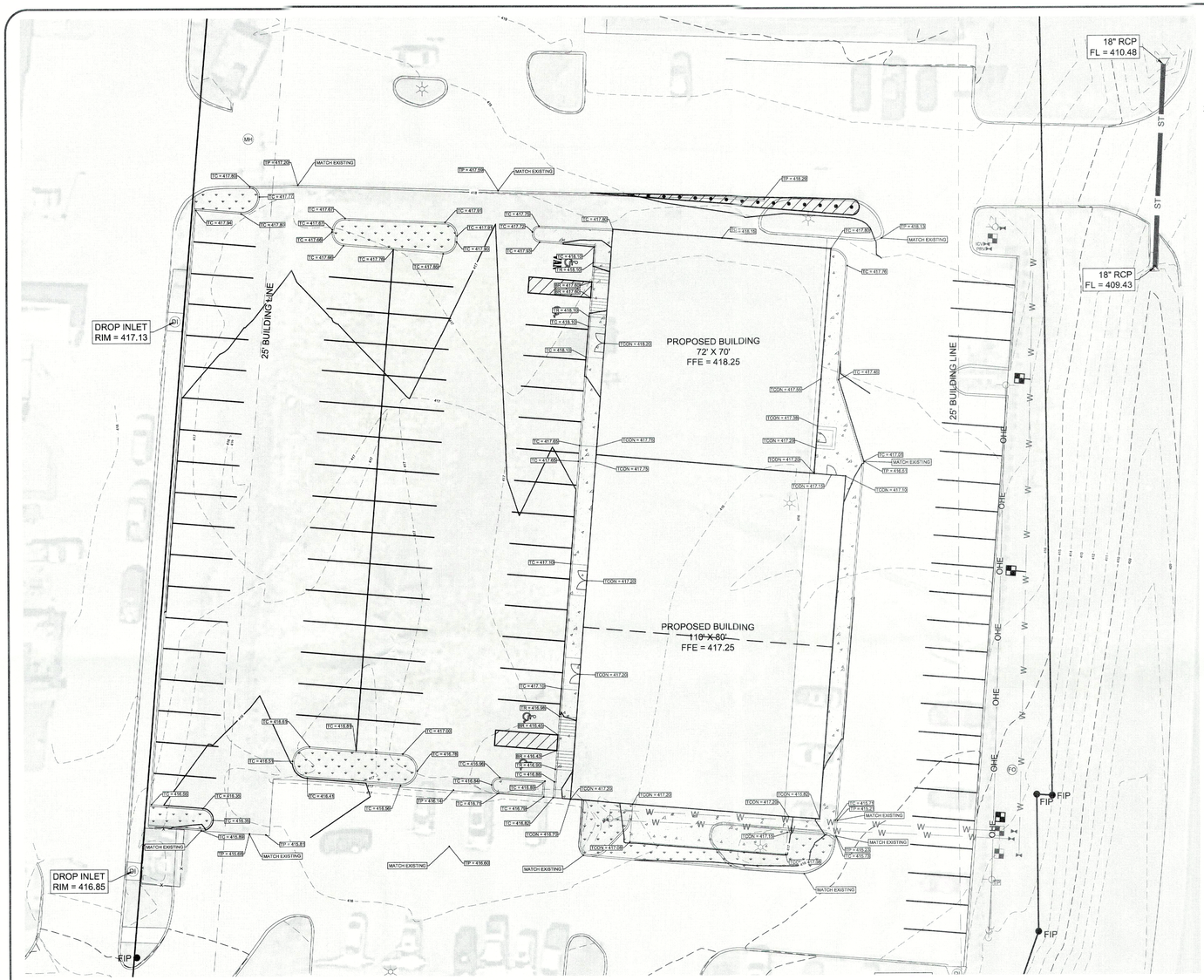
BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1539
E-mail: tbond@bondce.com
E-mail: arobinson@bondce.com

Prepared For:
Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

SANITARY SEWER PLAN & PROFILE
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

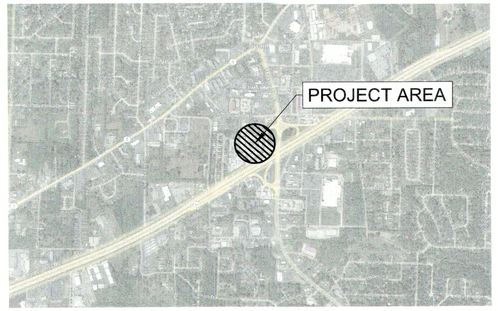
C5.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND:	
TC = 100.00	TOP OF CURB
TP = 100.00	TOP OF PAVEMENT
TCON = 100.00	TOP OF CONCRETE
TR = 100.00	TOP OF RAMP
BR = 100.00	BOTTOM OF RAMP

LEGEND:	
	BOUNDARY LINE
	BUILDING LINE
	EASEMENT LINE
W	WATER LINE
SS	SEWER LINE
OHE	OVERHEAD ELECTRIC
	STREET CENTERLINE
	RIGHT-OF-WAY
100	CONTOUR
x x	FENCE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
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DI	DROP INLET
FO	FIBER OPTIC
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Prepared For:

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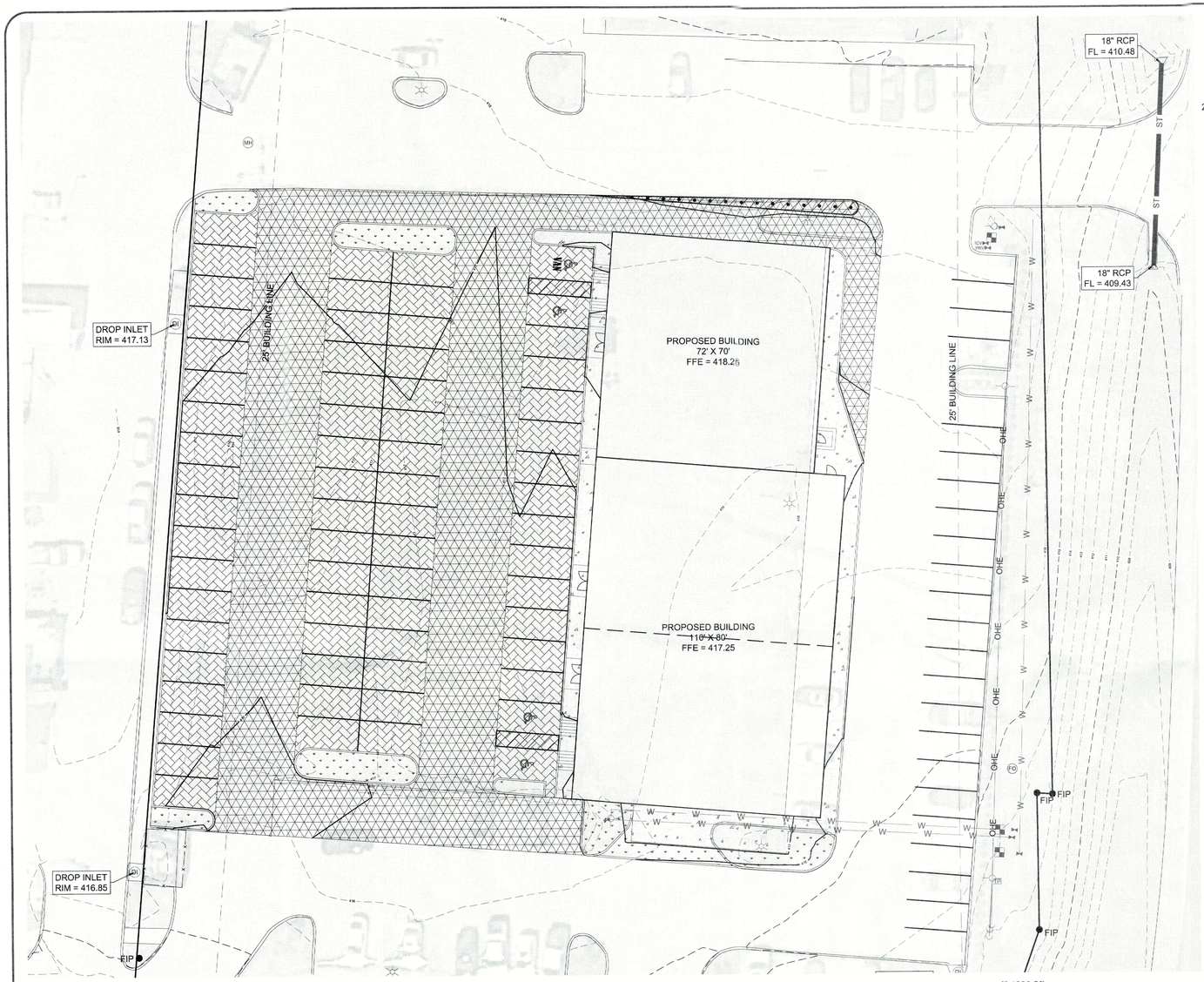
GRADING & STORM DRAINAGE PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922

DATE: 5-5-2023

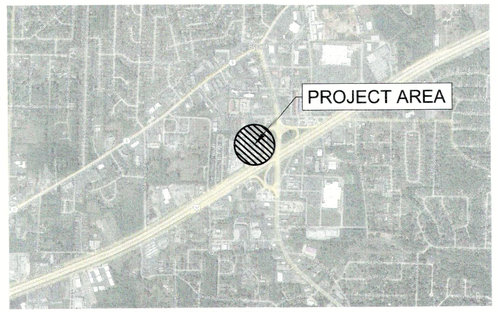
REVISIONS:

C6.0

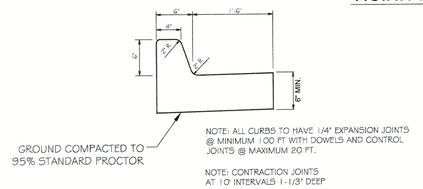


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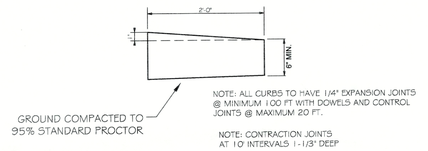
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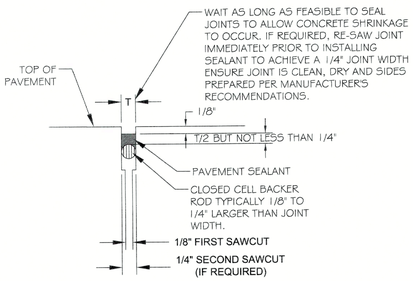
VICINITY MAP



DETAIL - STANDARD CURB & GUTTER



DETAIL - ROLLED CURB

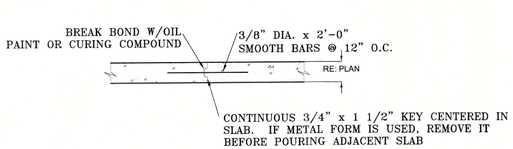


NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

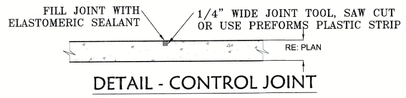
DETAIL - PCC JOINT BLOW-UP

LEGEND:

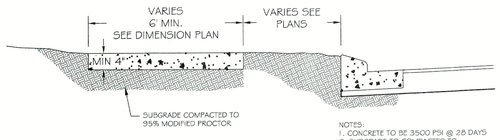
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DETAIL - CONSTRUCTION JOINT

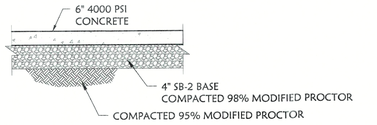


DETAIL - CONTROL JOINT

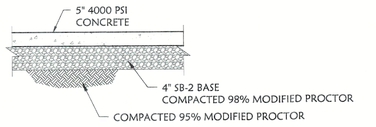


NOTES:
1. CONCRETE TO BE 3500 PSI @ 28 DAYS
2. SUBGRADE TO COMPACTED TO 95% STANDARD PROCTOR.
3. CONTROL JOINTS SHALL BE MIN. EVERY 5 FT. 4 EXPANSION JOINTS SHALL BE 50 FT. SEE JOINT PATTERN

DETAIL - SIDEWALK



DETAIL - 6" HEAVY DUTY CONCRETE PAVING



DETAIL - 5" LIGHT DUTY CONCRETE PAVING

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LEGEND:

- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- SIDEWALK

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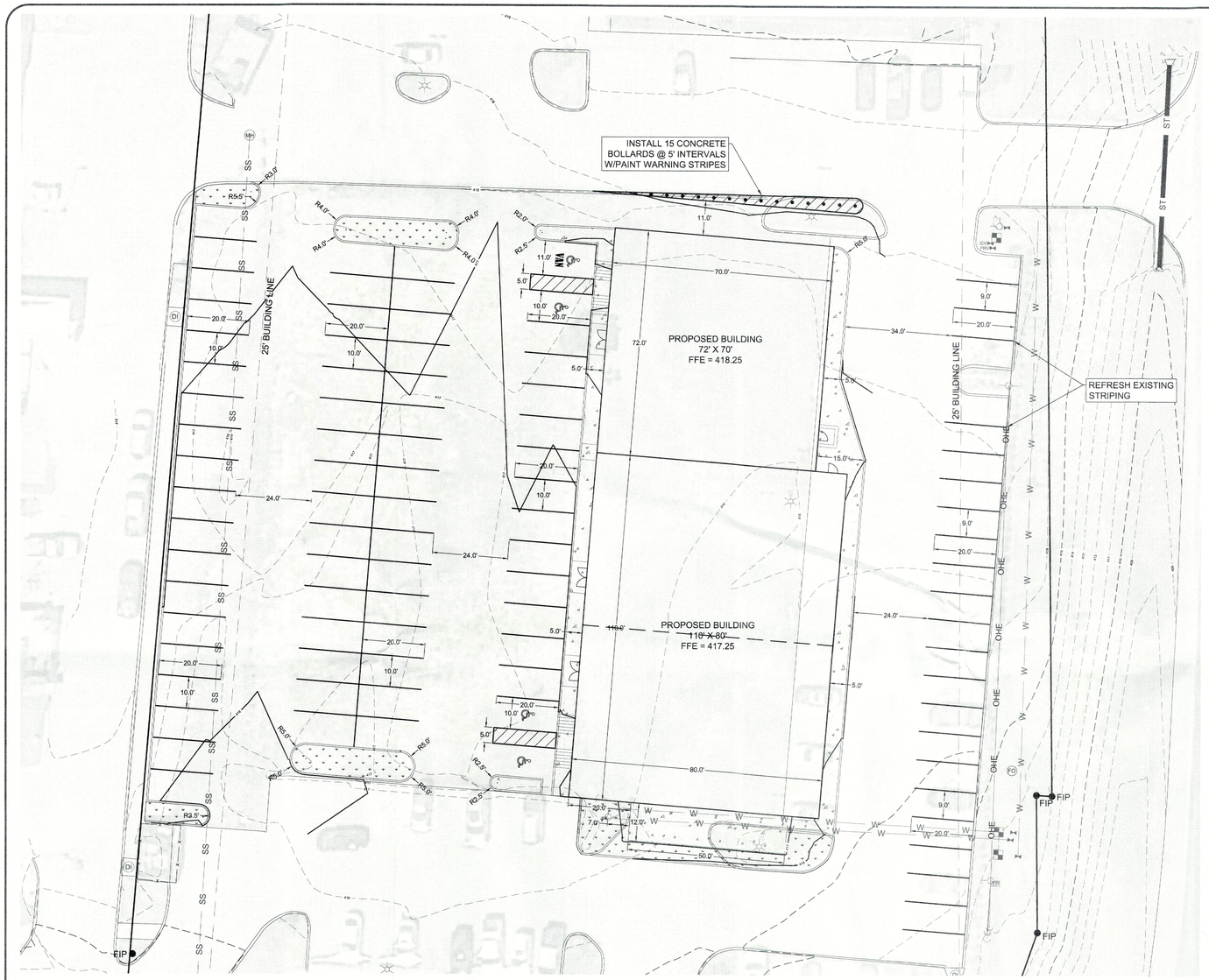
PAVING PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

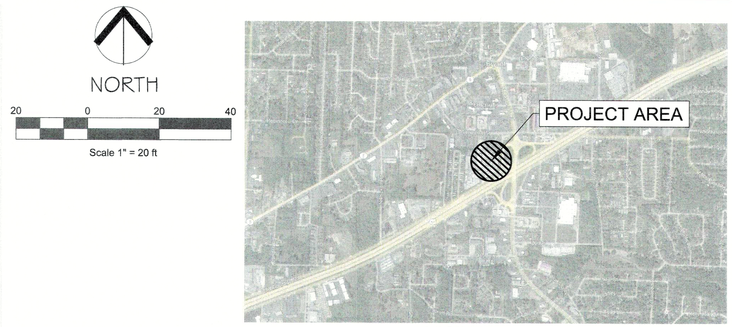
PROJECT: 9922

DATE: 5-5-2023

REVISIONS:

C7.0





VICINITY MAP

GENERAL NOTES:
IN NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED ON THE PLANS, WHEELCHAIR RAMPS ARE TO BE PROVIDED AT ALL CORNERS OR CURBED STREET INTERSECTIONS AND MID-BLOCK CROSSWALK LOCATIONS. IN ALTERATIONS WHEELCHAIR RAMPS ARE TO BE PROVIDED AT CURBED STREET INTERSECTIONS WITH PEDESTRAIN TRAFFIC AND MID-BLOCK CROSSWALK LOCATIONS.

THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1. THE SURFACE TEXTURE OF THE RAMP SHALL CONFORM TO A CLASS 6 FINISH ACCORDING TO ARDOT SECTION 802.19.

THE NORMAL GUTTER GRADE SHALL BE MAINTAINED THROUGH THE AREA ON THE RAMP. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THE MINIMUM THICKNESS OF THE RAMP, WALK, AND LANDING SHALL BE 4". THE MINIMUM WIDTH OF THE RAMPS SHALL BE THE EXISTING WALK WIDTH OR 36", WHICHEVER IS GREATER.

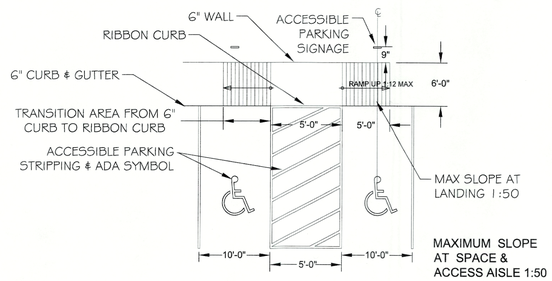
RAMPS SHALL BE MODIFIED AS NECESSARY TO INSURE THAT THEY ARE PARALLEL TO A LINE DRAWN FROM THE CENTER OF ONE RAMP TO THE CENTER OF THE RAMP ON THE OPPOSITE SIDE OF THE INTERSECTION.

THE DIMENSIONS AND QUANTITIES SHOWN ON THIS DRAWING ARE FOR A 90 DEGREE INTERSECTION ONLY. DIMENSIONS AND QUANTITIES FOR SKEWED INTERSECTIONS WILL VARY, AND ARE TO BE DETERMINED BY THE ENGINEER.

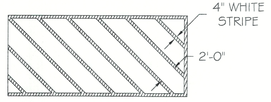
NOTE:
CONTRACTOR TO BUILD ALL HANDICAP RAMPS AND LANDING PADS.

LEGEND:

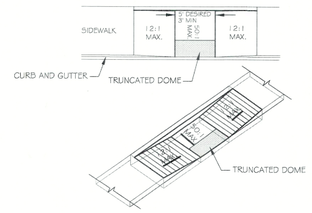
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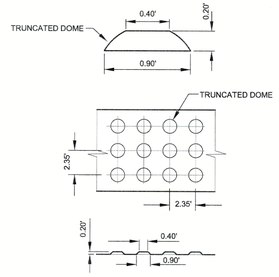
TYP RESERVED PARKING



STRIPING DETAIL
HANDICAP AREA



HANDICAP RAMP - TYPE 5



DETAIL - TRUNCATED DOMES

GENERAL NOTES FOR DETECTABLE WARNING DEVICES

1.) THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF THE CURB.
2.) TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH AND A CENTER-TO-CENTER SPACING OF 2.35 INCHESMEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMNET.
3.) DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4.) DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE

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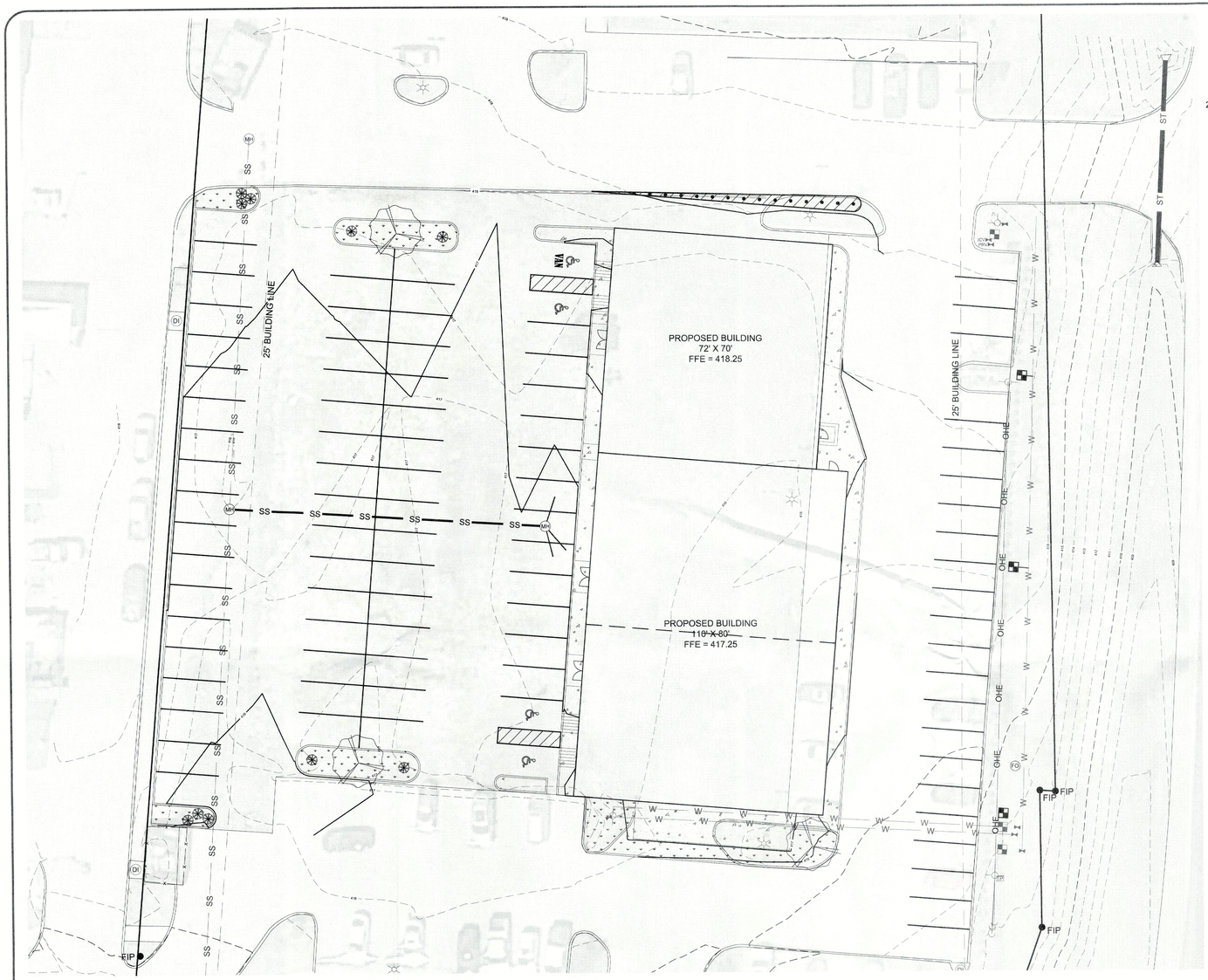
Prepared For:
Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

SIDEWALK & PARKING PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

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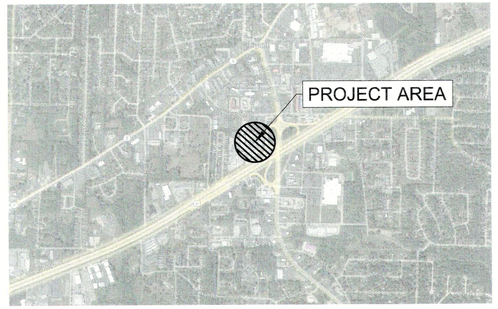
C8.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND - PLANT LIST				
KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE
	3	CREPE MYRTLE Lagerstroemia	BBB	3" CAL
	10	DWARF NANDINA Nandina dumestion	CONT.	3 GAL

NOTE: GROUND COVER TO BE BERMUDA GRASS UNLESS OTHERWISE NOTED

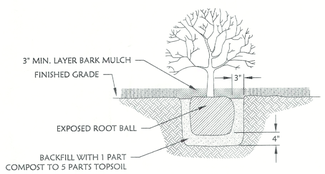
LANDSCAPE REQUIREMENTS	REQUIRED	REQUESTED
PARKING LOT LANDSCAPING: 1 TREE PER 0.5 ACRES OR FRACTION	= 3 TREES	3 TREES
INTERIOR LANDSCAPING: 100 SF MINIMUM	= 100 SF	1579 SF

GENERAL LANDSCAPE NOTES:

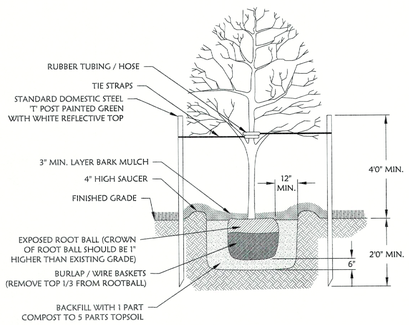
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT QUANTITIES
2. ADJUSTMENTS IN ACTUAL LOCATION OF PLANT MATERIAL MAY BE NECESSARY DUE TO FIELD ITEMS
3. WHEN SAME SPECIES OF TREES ARE PARIED OR GROUPED IN 3 OR MORE, THEY SHOULD BE MATCHED IN SIZE, SHAPE, GROWTH, ETC.
4. VERIFY LOCATION OF ALL UTILITIES PRIOR IN INSTALLATION.
5. ALL PLANTING AREAS SHALL BE MULCHED AS SPECIFIED.
6. ALL DISTURBED AREAS SHALL BE SODDED.

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- POWER POLE
- LIGHT POLE



DETAIL - SHRUB PLANTING



DETAIL - TREE PLANTING

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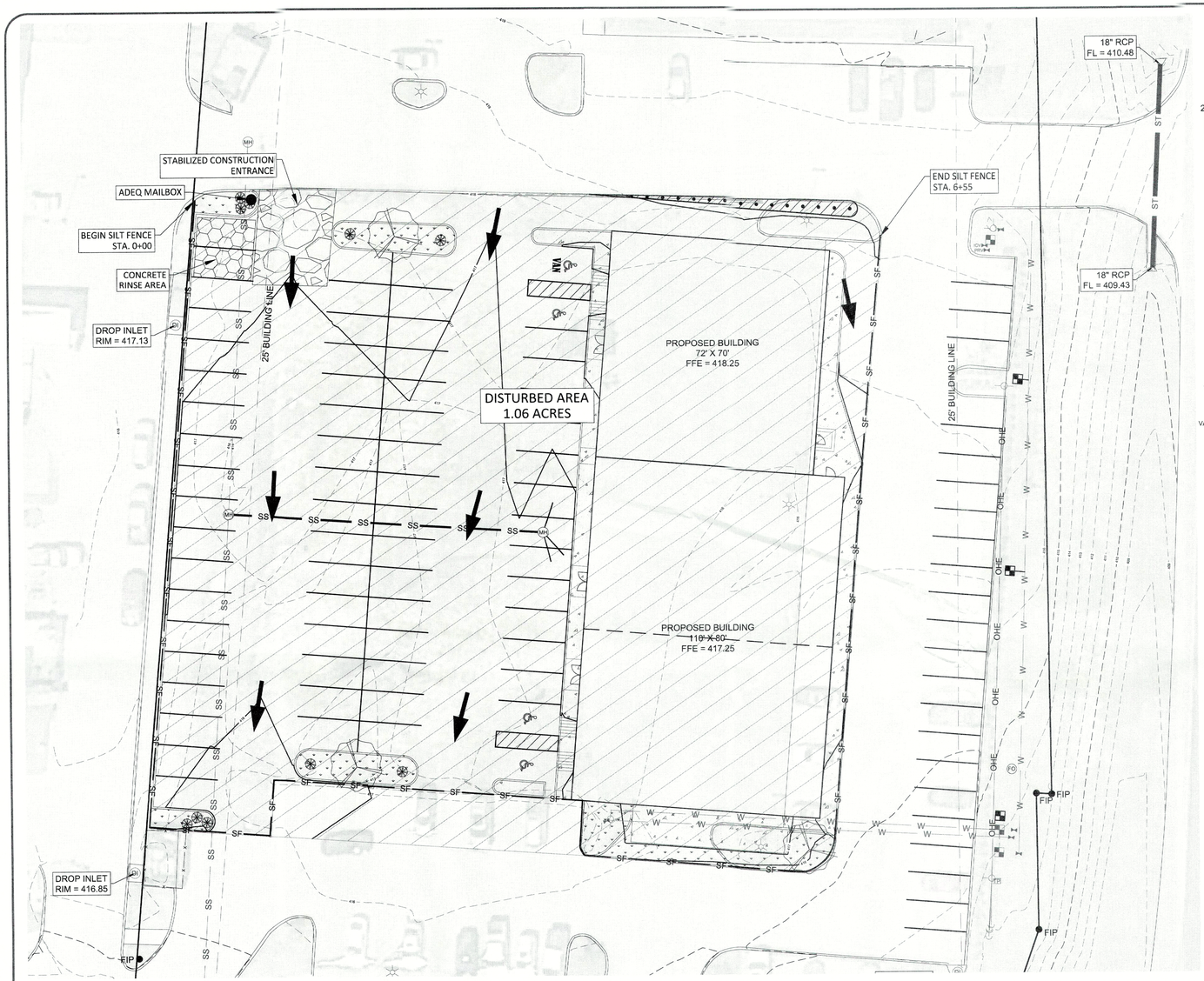
LANDSCAPE PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

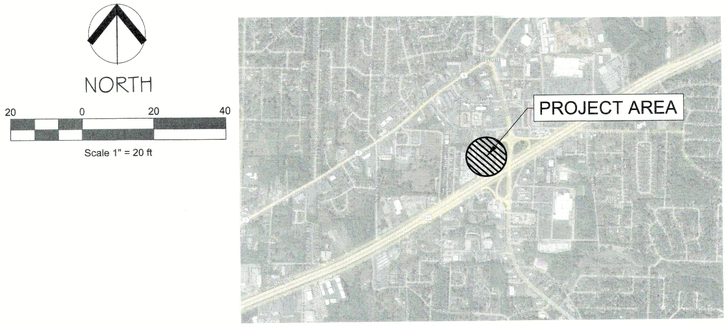
PROJECT: 9922

DATE: 5-5-2023

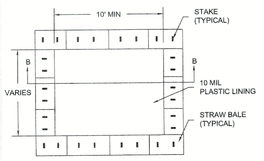
REVISIONS:

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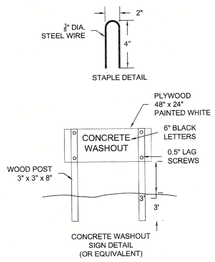




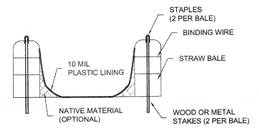
VICINITY MAP



PLAN
NTS
TYPE "ABOVE GRADE" WITH STRAW BALES



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



SECTION B-B
NTS

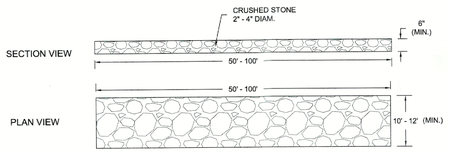
NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
4. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
5. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE. FACILITY SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUIDS GENERATED DURING CONCRETE PRODUCTION.
6. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERM AREA OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
7. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
8. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
9. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNED WASHOUT AREA TO PROPERLY DISPOSED OF OFFSITE.
10. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREAS AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF. DISPOSED OF HARDENED CONCRETE ON A REGULAR BASIS.
11. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED ACCORDING TO THE DETAIL, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT., BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATORS.
12. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASHOUT AREA
NTS

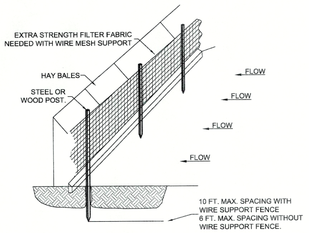
LEGEND:
- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
- DI — DROP INLET
- FO — FIBER OPTIC
- TP — TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

GENERAL NOTES:

1. SILT FENCES MUST BE MAINTAINED AS SHOWN ON THE SILT FENCE DETAIL THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING ACTIVITIES CONCERNING EROSION CONTROL FOR THIS PROJECT:
   - A. CONFORMING TO THE SWPPP AND IMPLIMENTING THE BMP'S OUTLINED
   - B. POSTING THE SITE WITH THE ADEQ PERMIT
   - C. INSTALLING A RAIN GAUGE
   - D. FILLING OUT ALL REQUIRED INSPECTION REPORTS
   - E. INSTALLING A MAILBOX AT THE ENTRANCE TO HOLD THE SWPPP, EROSION CONTROL PLAN, AND INSPECTION REPORTS.
   - F. CLEANING UP ANY SEDIMENT THAT LEAVES THE SITE.
   - G. HYDROSEEDING/MULCHING AND/OR SOODING DISTURBED AREAS ONCE THE CONSTRUCTION ACTIVITES IN THOSE AREAS ARE COMPLETED.
3. IT IS ACCEPTABLE TO CHANGE/UPDATE THE EROSION CONTROL PLAN IN A MANNER THAT WILL ENHANCE SEDIMENT CONTROL. ANY CHANGES SHALL BE REFLECTED ON THE EROSION CONTROL PLAN INSIDE THE MAILBOX AND ACCEPTED BY THE ENGINEER.
4. CURB INLET PROTECTION PRACTICES SHALL BE IMPLEMENTED AFTER TOPS OF INLETS ARE CONSTRUCTED.
5. DISCHARGE POINTS ARE TO BE STABILIZED IMMEDIATELY AFTER INSTALLATION OF DRAINAGE STRUCTURES. STABILIZE BANKS WITH GRASS & DISCHARGE POINT WITH A COMBINATION OF EROSION MATTING, RIP RAP, & GRASS.
6. SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR RE-VEGETATED.



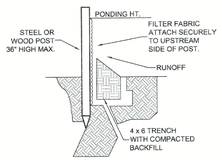
STABILIZED CONSTRUCTION ENTRANCE
NTS



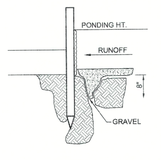
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

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.



STANDARD DETAIL
TRENCH WITH NATIVE GRAVEL



ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE
NTS

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
THOMAS R. BOND
No. 2219

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EROSION CONTROL PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

C10.0