Pickering

Service and Good Work…
Our Foundation, Our Future
Since 1946

February 21, 2024

To: **Mr. Colton Leonard**
City Planner
City of Bryant, Arkansas
210 SW 3rd Street
Bryant, AR 72022

Re: **Landmark Lifestyles at Bryant**
Proposed Change to approved
Assisted Living and Memory Care Facility &
Woody Drive and Hwy 5 Intersection Improvements

Mr. Leonard,

On behalf of Pinnacle Point at Bryant, LLC (Owner), Pickering Firm Inc. (Pickering) is submitting this narrative to request a modification to the existing approval for the Assisted Living and Memory Care facility (ALMC). Digital copies of all exhibits will be sent in a separate email to you.

The Arkansas Highway Department (ARDOT) is in the process of starting a highway widening project along Hwy 5 North in front of the current development. This ARDOT project is to include a shared use path in its design. This ARDOT project will require the ROW to be widened into the proposed shared use trail. See exhibit A.

We are proposing to modify our approved plan in order to remove the requirement to build the shared use trail. This is because the ARDOT project will begin acquiring property for the road widening projection this year. If we build the trail as proposed, ARDOT will have to remove a brand-new trail, just to build a brand-new trail. This will cost ARDOT time and money, and cause public confusion.

If you require any additional information or have any additional questions feel free to contact me at gcarrico@pickeringifrm.com or 901-726-0810.

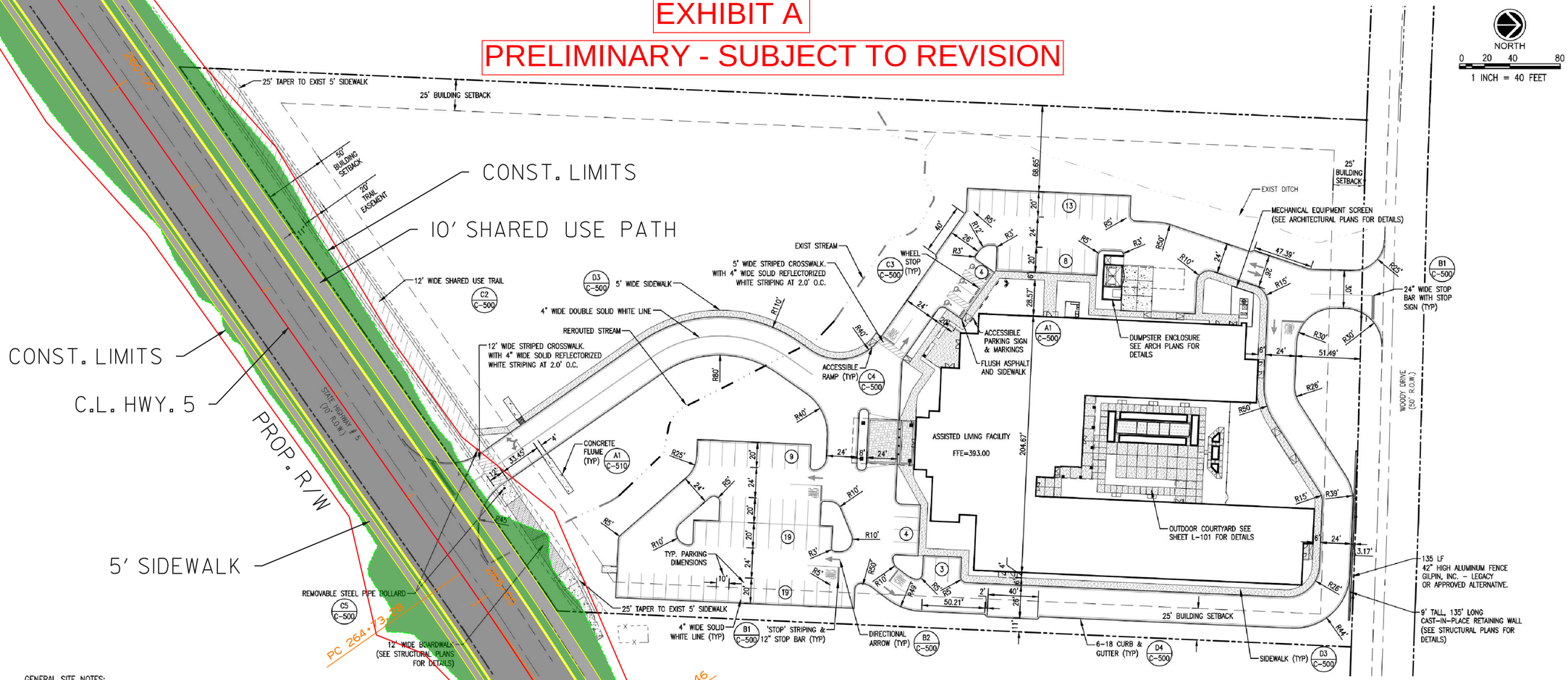
Sincerely,
PICKERING FIRM INCORPORATED



Greg Carrico, P.E.
Associate Principal

EXHIBIT A

PRELIMINARY - SUBJECT TO REVISION



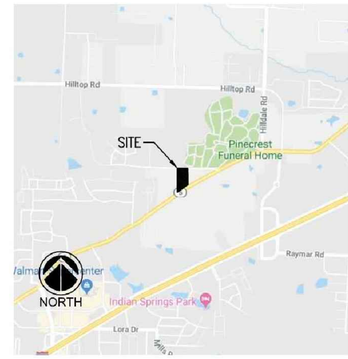
GENERAL SITE NOTES:

1. BEFORE COMMENCING ANY ACTIVITY UNDER OR PERTAINING TO THIS CONTRACT, THE CONTRACTOR SHALL:
   - 1.1 OBTAIN ALL BUILDING AND CONSTRUCTION PERMITS AS REQUIRED BY PERTINENT REGULATORY AND GOVERNMENTAL AGENCIES.
   - 1.2 CONTACT THE CITY OF BRYANT CONSTRUCTION INSPECTION OFFICE.
   - 1.3 CONTACT UNDERGROUND UTILITIES LOCATING SERVICE.
   - 1.4 NOTIFY UTILITY COMPANIES MAINTAINING UTILITY LINES OR EASEMENTS WITHIN THE LIMITS OF CONSTRUCTION, OR IN PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.
   - 1.5 BECOME KNOWLEDGEABLE OF EXISTING UTILITIES AND PROTECT SAME WHERE NECESSARY. THIS SHALL INCLUDE UTILITIES SHOWN AND NOT SHOWN ON THE PLANS.
   - 1.6 THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT BEFORE THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
4. THE CONTRACTOR SHALL AT ALL TIMES EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT DAMAGE TO THE PROPERTY, ADJACENT PROPERTIES, PUBLIC RIGHTS-OF WAY, AND PUBLIC OR PRIVATE DRAINAGE SYSTEMS. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, & MULCHED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION PER ADEQ AND STATE REGULATIONS. ALL SLOPES 3:1 OR GREATER SHALL BE PERMANENTLY STABILIZED WITH SOLID SOD OR HYDROMULCH WITH SEEDING.
5. ALL CONSTRUCTION SHALL MEET THE CITY OF BRYANT TECHNICAL SPECIFICATIONS.
6. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
7. SEVENTY-TWO (72) HOURS BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CALL AR ONE CALL AT 811FOR THE LOCATION OF UNDERGROUND UTILITIES.
8. THE CONTRACTOR AT NO TIME SHALL ENCROACH UPON OR CAUSE DISRUPTION TO TRAFFIC FLOW ON ADJACENT PUBLIC RIGHTS-OF-WAY WITHOUT SECURING THE PROPER PERMITS PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ERECT THE PROPER TRAFFIC CONTROL DEVICES ACCORDING TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AND SHALL PROTECT THE PUBLIC FROM HAZARD OR INJURY BY ERECTING BARRICADES WHERE APPROPRIATE, I.E., AROUND EXCAVATIONS OR OPERATING EQUIPMENT. THE CONTRACTOR SHALL NOT ENTER NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
9. ALL SITE RELATED CONCRETE UNLESS SPECIFIED OTHERWISE SHALL BE 4,000 PSI.
10. ANY EXISTING UTILITIES REQUIRING RELOCATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WORKING UTILITY SERVICES TO ADJACENT BUILDINGS DURING DEMOLITION AND CONSTRUCTION. COORDINATE ALL PLANNED SERVICE OUTAGES OR EMERGENCIES WITH THE OWNER.
11. FIELD STAKING IS TO BE PROVIDED BY THE CONTRACTOR.
12. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE REQUIREMENTS, INCLUDING THE LOCAL NOISE ORDINANCE.
13. ANY FENCING, SIDEWALK, CURB AND GUTTER, CURB CUT DAMAGED BY CONSTRUCTION SHALL BE REPLACED AND RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. ALL UTILITY LINES ENTERING THE BUILDING SHALL BE SEALED TO PREVENT MIGRATION OF SURFACE AND SUBSURFACE WATER AND SUBSEQUENT WETTING OF THE SUBGRADE SOILS. THE UTILITY LINES SHALL BE SEALED FROM THE BUILDING FOUNDATION TO A MINIMUM OF 3 FEET OUTSIDE THE BUILDING FOUNDATION. THE SEAL MAY CONSIST OF CLAYEY SOILS WITH A MINIMUM PLASTICITY INDEX OF 25 OR WITH LEAN CONCRETE.
15. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING NATURAL GAS, WATER, AND SEWER LINES WHERE CROSSING PROPOSED UTILITIES' CONSTRUCTION. CONTRACTOR SHALL PROVIDE ELEVATIONS OF EXISTING UTILITIES TO THE ENGINEER TO VERIFY ADEQUATE CLEARANCE.
16. CONTRACTOR SHALL SUPPLY AND INSTALL ALL ITEMS AND PERFORM ALL WORK NOT COVERED BY UTILITY COMPANIES. VERIFY INSTALLATION PROCEDURE WITH UTILITY COMPANY.
17. CONTRACTOR SHALL REMOVE & REPAIR PAVEMENT AS REQUIRED FOR UTILITY CONSTRUCTION INCLUDING BUT NOT LIMITED TO: IRRIGATION SLEEVES, SITE LIGHTING CONDUITS, POWER LINES, SANITARY SEWER LINES, STORM DRAINAGE LINES, ETC. CONTRACTOR HAS OPTION TO USE CONDUITS.

SITE DATA:	
ZONING:	C-2 (HIGHWAY COMMERCIAL)
SITE AREA:	345,430 SF (7.93 AC)
BUILDING AREA:	41,000 (12% SITE AREA)
ROOMS:	79
PARKING REQUIRED:	79 (1/ROOM)
PARKING PROVIDED:	75 STANDARD SPACES 4 ACCESSIBLE SPACES 79 TOTAL SPACES

FLOOD NOTE:

THIS IS TO CERTIFY THAT BY GRAPHIC DETERMINATION THE ABOVE PLATTED PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE SUBJECT PROPERTY IS SHOWN IN A "ZONE X" (NO SHADING ON FEMA FIRM MAP) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA/FIRM MAP NUMBER 05125C0240D WITH AN EFFECTIVE DATE OF 06/1%/2012.



VICINITY MAP
NOT TO SCALE

REVISIONS:

1		
2		
3		
4		
5		

PROJECT #: 25526.01
DATE: JULY 19, 2019
DRAWN BY: KNR
DESIGNER: GJC
CHECKED BY: HWM

Pickering
Pickering Firm, Inc.
Architecture • Engineering
Planning • Surveying
6775 Lenox Center Court, Suite 300
Memphis, TN 38115
901.726.0810

PINNACLE POINT AT BRYANT
ASSISTED LIVING FACILITY
(FACILITY NAME SHALL BE CHANGED TO LANDMARK LIFESTYLES AT BRYANT AFTER STATE APPROVAL IS GRANTED)
STATE HIGHWAY # 5
BRYANT, AR

SEAL:
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14484
HARVEY W. MATHERLY
7/19/2019

SHEET NUMBER:
C-110

DESCRIPTION:
OVERALL SITE PLAN

K:\25526.01\CADD\DWGS\C-110 OVERALL SITE PLAN.DWG