COMMERCIAL DEVELOPMENT PLANS

PROPOSED OFFICE BUILDING

2612 SPANWAY, BRYANT, ARKANSAS, 72022

LEGAL DESCRIPTION

RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT PLAT 2023-009924
THAT PORTION OF LOT ONE: OF THE SULLIVAN PLACE, PHASE I, AND THAT PORTION OF LOT 4 OF THE SULLIVAN PLACE, PHASE III, BEING A REPLAT OF LOT 2 OF SULLIVAN PLACE PHASE II, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, BRYANT, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD OCTOBER 16, 2002 AS SALINE COUNTY DOCUMENT NUMBER 2002 77604, DESCRIBE AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTN 88°50'44"EAST, A DISTANCE OF 25 FEET, THENCE SOUTH 03°37'26" WEST A DISTANCE OF 125 FEET, THENCE NORTH 88°50'44" WEST, A DISTANCE OF 123.29 FEET, THENCE NORTH 03° 55' 46" EAST, A DISTANCE OF 124.97 FEET, THENCE SOUTH 88° 52' 57" EAST, A DISTANCE OF 97.62 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3524 ACRES, MORE OR LESS

SURVEY DETAILS AND NOTES:
OWNER OF RECORD: BRYANT HOTEL INVESTMENTS LLC
PHYSICAL ADDRESS: 2612 SPAN WAY
COUNTY PARCEL TAX ID: 840-09704-002

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

SITE DATA	
TOTAL SITE AREA	*0.35 ACRES*
TOTAL DEVELOPMENT AREA	*0.35 ACRES*
GROSS BUILDING AREA	*TOTAL BUILDING AREA 6591 SF*
ZONING	*C-2*
BUILDING SETBACKS	*FRONT SETBACK LINE: 15'* *REAR SETBACK LINE: 25'* *SIDE SETBACK LINE : 15'* *SIDE SETBACK LINE: 15'*
BUILDING HEIGHTS	*20'*
BUILDING COVERAGE PERCENTAGE	*6591/15246=0.432=43.2%*
PROPOSED LANDSCAPE AREA	*5377 SF >5% OF 15246 SF*
BUSINESS TYPE	*OFFICE BUILDING*

ZONING INFORMATION	
CURRENT ZONING	*C-2*
MINIMUM LOT AREA (SF)	*0.35 ACRES*
MINIMUM LOT WIDTH (FT)	*N/A*
FRONT SETBACK (FT)	*15'*
REAR SET BACK (FT)	*25'*
SIDE YARD SETBACK (FT)	*15'*
SIDE YARD SETBACK (FT)	*15'*
MAXIMUM HEIGHT (FT)	*20'*
MAXIMUM BUILDING COVERAGE	*43.2%*
BUILDING USAGE	*OFFICE BUILDING*

PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

CIVIL ENGINEER
HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015
CONTACT: KAZI ISLAM
PHONE: 504-315-2626
EMAIL: kazi@hopeconsulting.com

ARCHITECT
Sid Parekh LEED AP BD + C
Parekh Architect PLLC
P: 832 878 1262

FLOODPLAIN CERTIFICATION

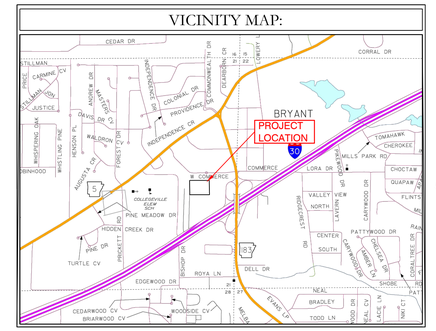
By affixing my seal and signature, I ,Corbitt R, Shoffner, PLS No. 1664, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County ,City of Bryant areas, panel # 05125C0360E dated 06/05/2020, NO portion of the property described hereon lies within the 100 year flood hazard boundary.

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

VICINITY MAP:



DRAWING INDEX

SHEET NO.	TITLE
	BOUNDARY & TOPO SURVEY
C-1.0	SITE PLAN
C-2.0	UTILITY PLAN
C-3.0	GRADING PLAN
C-4.0	DEMO
C-5.0	DRAINAGE PLAN
C-6.0	EROSION CONTROL PLAN

OWNER:	DEVELOPER:
Name: SPAN HOLDING	Name: SPAN HOLDING
Address: 11524 Fairview Rd Little Rock AR 72212	Address: 11524 Fairview Rd Little Rock AR 72212
Email/Phone: andypatel@spanhospitality.com 501 952 6574	Email/Phone: andypatel@spanhospitality.com 501 952 6574

REVISION DATES:

DATES	*SUBMITTALS*
05/08/2024	*1ST SUBMITTAL*

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

CITY APPROVAL STAMP

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

FOR USE AND BENEFIT OF:
SPAN HOLDING

PROPOSED OFFICE BUILDING
2612 SPANWAY, BRYANT,
SALINE COUNTY, ARKANSAS

DATE: 05-08-2024			C.A.D. BY:				DRAWING NUMBER: 24-0079	
REVISED:			CHECKED BY:					
SHEET:			SCALE:					
500	01S	14W	0	21	210	62	1664	

K:\LAND PROJECTS 2024\COMMERCIAL\2024-24-0079 HOME 2 SUITES BRYANT EXPANSION\DWG\24-0079 HOME2 SUITES 2612 SPAN WAY BRYANT CONSTRUCTION DRAWING 05-08-2024.DWG

24-0079
Drawing No.

STORM MANHOLE
RIM ELEV. 424.84'
INV. ELEV. 420.34'

SEWER MANHOLE
RIM ELEV. 425.18'

STORM MANHOLE
RIM ELEV. 424.56'
INV. ELEV. 419.73'

SEWER MANHOLE
RIM ELEV. 424.63'
INV. ELEV. 414.73'

STORM MANHOLE
RIM ELEV. 423.45'
INV. ELEV. 416.75'

COMMERCE STREET
(60' R/W)

POINT OF BEGINNING
FND. 1/2" REBAR
NW CORNER, LOT 1

FND. 1/2" REBAR
P.L.S. 1141

S88°45'39"E 97.62'

S88°45'39"E 25.02'

29.8'

30.2'

15.9'

10' UTILITY EASEMENT

"SERVICE KING"
SIGN ON SUBJECT
PROPERTY

PART OF LOT 4

PART OF LOT 1

MBA INVESTMENTS LLC
840-09701-000

5' UTILITY EASEMENT

CONCRETE
SIDEWALK

SPAN WAY (50' R/W)

N03°51'57"E 125.12'

N03°37'30"E 124.98'

S03°34'58"W 124.98'

PT. OF LOT 1 & 4
0.35 AC
15358.4 SF

ROAD
RIGHT-OF-WAY

25.0'

1.2'

CONCRETE SLAB

CONCRETE SLAB

12.5'

10' UTILITY EASEMENT

CONCRETE PARKING LOT

16.0'

FND. "X" IN
CONCRETE

FND. 1/2" REBAR
P.L.S. 1141

N88°49'55"W 98.15'

5' UTILITY
EASEMENT

N88°45'06"W 25.11'

FND. 1/2" REBAR
P.L.S. 1141

425 426 427 424 423

OHP SS W G R/W

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

N

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

20' 10' 0' 20'

LEGEND
- Found Monument
- Set 1/2" Rebar #1664
- Computed Point Location
- Measured by Surveyor
- (M)
- Record/Deed/Plat Measurements (R/D/P)
- Building Setback Line Restriction B.S.L.
- Utility/Drainage Easement U.E./D.E.
- Property Boundary Line
- Fence Lines
- Centerlines
- Parcel Lines/Misc Lines

Drawn By: OV Checked:

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

GENERAL DISCLAIMER
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey is based on public records and/or title investigations furnished by third parties. No independent search or investigation has been made by this firm for any records, public or private. Listed reference documents hereon were used and considered as a part of this survey; however other records, if any, could further affect this survey. No statement or guarantees of ownership, rights, or other interests are made by this survey plat.

FLOOD STATEMENT
No portion of the property described hereon is within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # [illegible] dated [illegible].

REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
KERRY D. LANE (PS #1141), FOR BRYANT HOTEL INVESTMENTS, LLC, DATED 4/6/2023; FILED FOR RECORD AS INSTRUMENT #2023-009924

RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT PLAT 2023-009924
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LEGEND

- PLSS Aliquot Corner	- Clean Out	x - Fence
- Fnd. Corner Monument	- Water Meter	OHP - Overhead Power
- Set 1/2" Rebar/Cap (1664)	- Power Pole	SS - Sewer Line
- Computed Point	- Sewer Manhole	W - Water Line
(M)- As Measured	- Light Pole	UGT - Telephone Line
(P)- Per Deed or Plat Records	- Telephone Pedestal	UGE - Electric Line
ESMT - Easement	- Drainage Manhole	G - Gas Line
B.S.L. - Building Setback Lines	- Gas Meter	

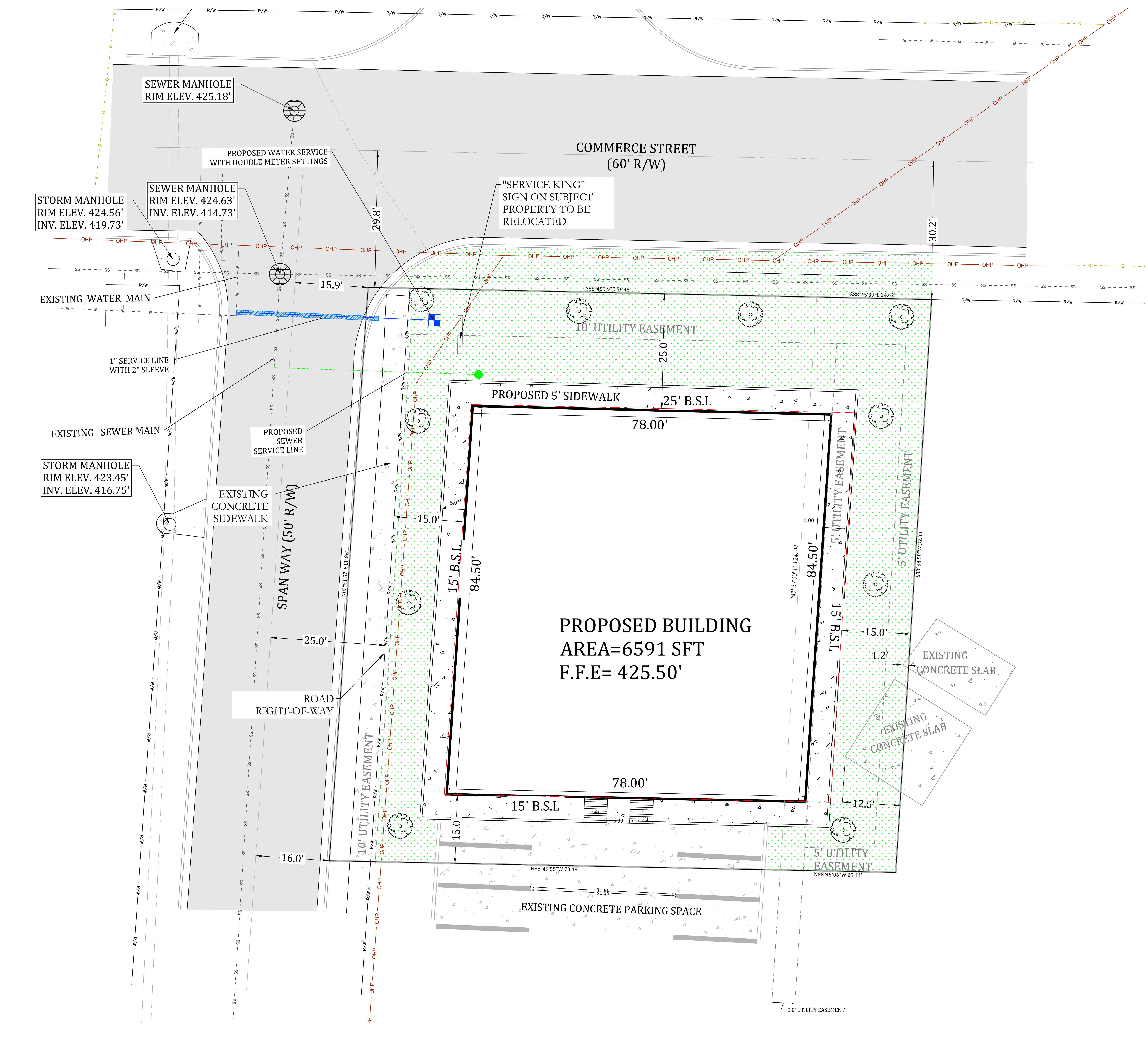
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street
Benton, Arkansas 7 2 0 1 5
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com
For the Exclusive Use and Benefit of:

Span Hospitality					Date	03/20/2024
Address 2612 Span Way Bryant, Arkansas, 72022						
500	01S	14W	0	21	210	62	1664

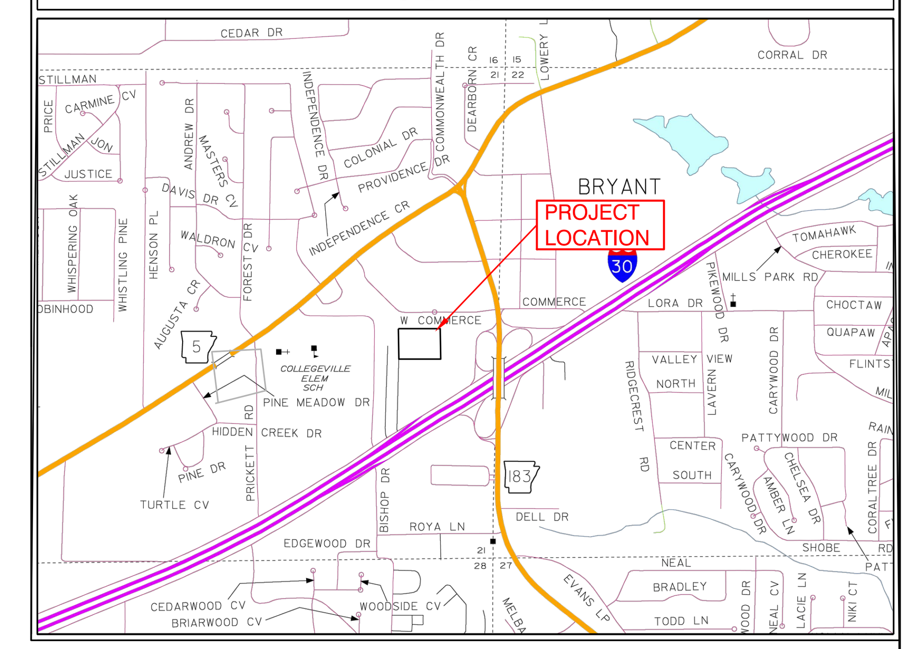
REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
3/20/24
WILLIAM CORBITT R SHOFFNER
PROFESSIONAL LAND SURVEYOR

ORIGINAL SIGNATURE ON FILE

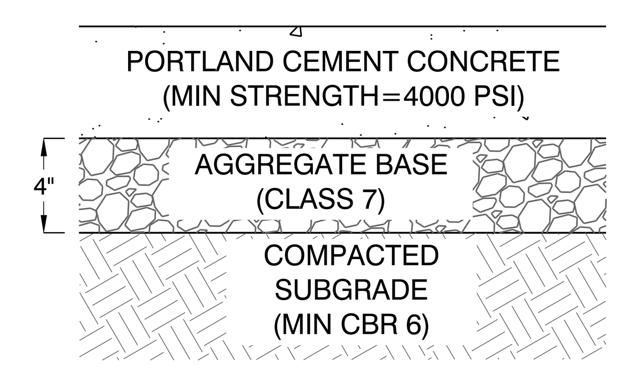
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VICINITY MAP:

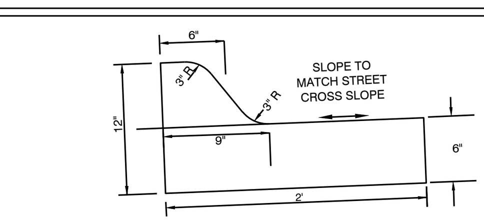


SITE DATA	
TOTAL SITE AREA	0.35 ACRES
TOTAL DEVELOPMENT AREA	0.35 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA 6591 SF
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PROPOSED LANDSCAPE AREA	5377 SF >5% OF 15246 SF
BUSINESS TYPE	OFFICE BUILDING



STANDARD CONCRETE PAVEMENT SECTION

NOT TO SCALE



TYPICAL CURB & GUTTER DETAIL

NOT TO SCALE

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M) - Measured
(P) - Plat/Deed
- Fence

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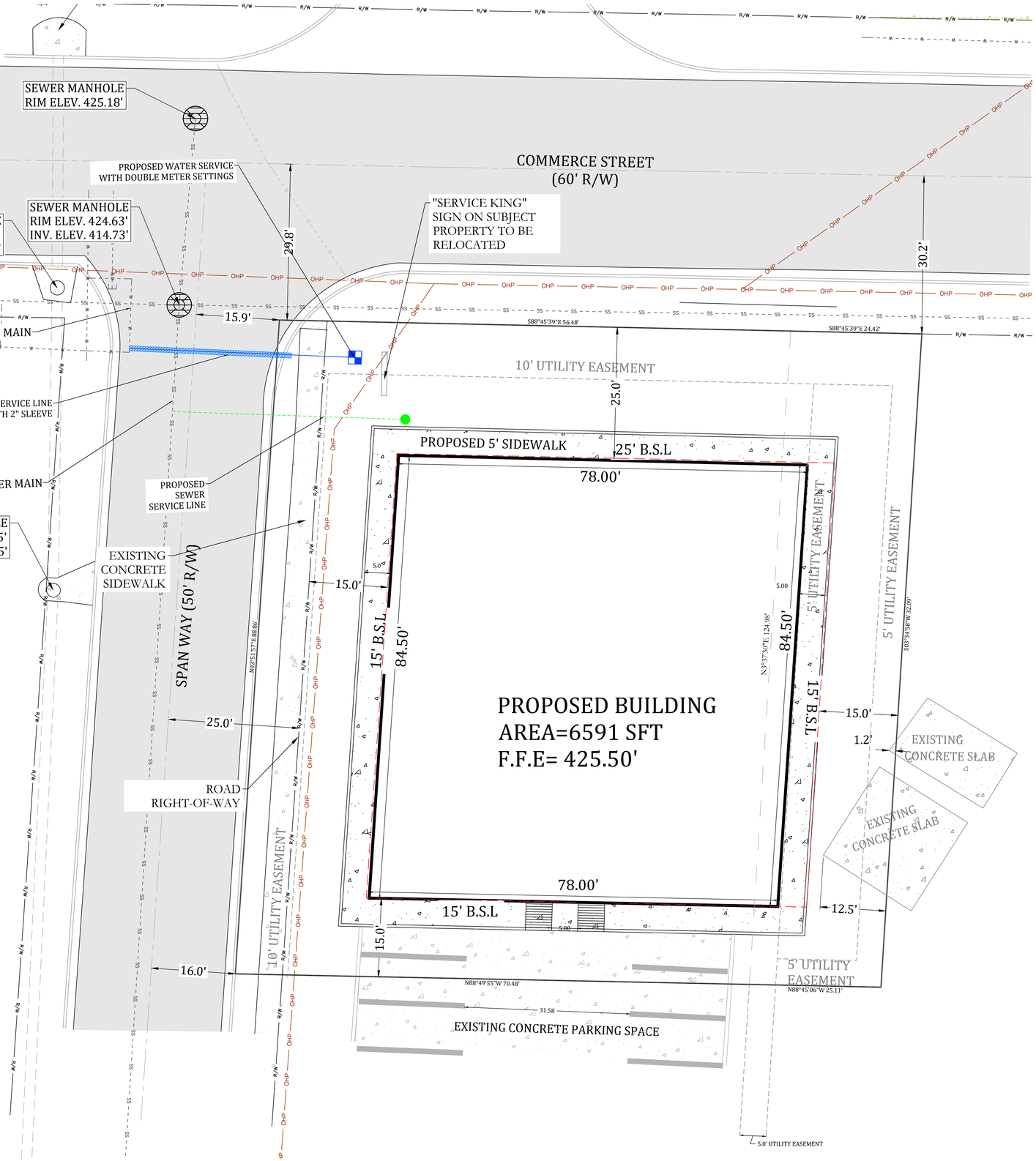
FOR USE AND BENEFIT OF:
SPAN HOLDING

PROPOSED OFFICE BUILDIING
SITE PLAN
2612 SPAN WAY , BRYANT, ARKANSAS

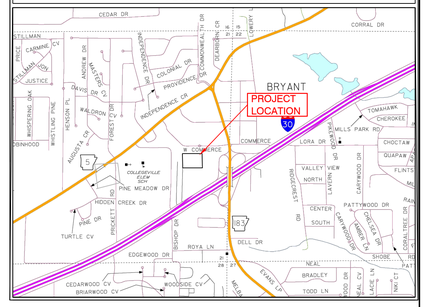
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REVISED:		CHECKED BY:	
SHEET:	C-1.0	SCALE:	

500	01S	14W	0	21	210	62	1664

K:\LAND PROJECTS 2004\COMMERCIAL\2024\24-0079 HOME 2 SUITES BRYANT EXPANSION\DWG\24-0079 HOME 2 SUITES 2612 SPAN WAY BRYANT CONSTRUCTION DRAWING 05-08-2024.DWG



VICINITY MAP:



SEWER LEGEND

S — SANITARY SEWER MANHOLE EXIST.

PROPOSED SEWER SERVICE LINE

WATER NOTES

1. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".

SANITARY SEWER NOTES

1. ALL SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M) - Measured
(P) - Plat/Deed
- Fence

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
HADI TAMZIDUL ISLAM

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

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

10 5 0 10

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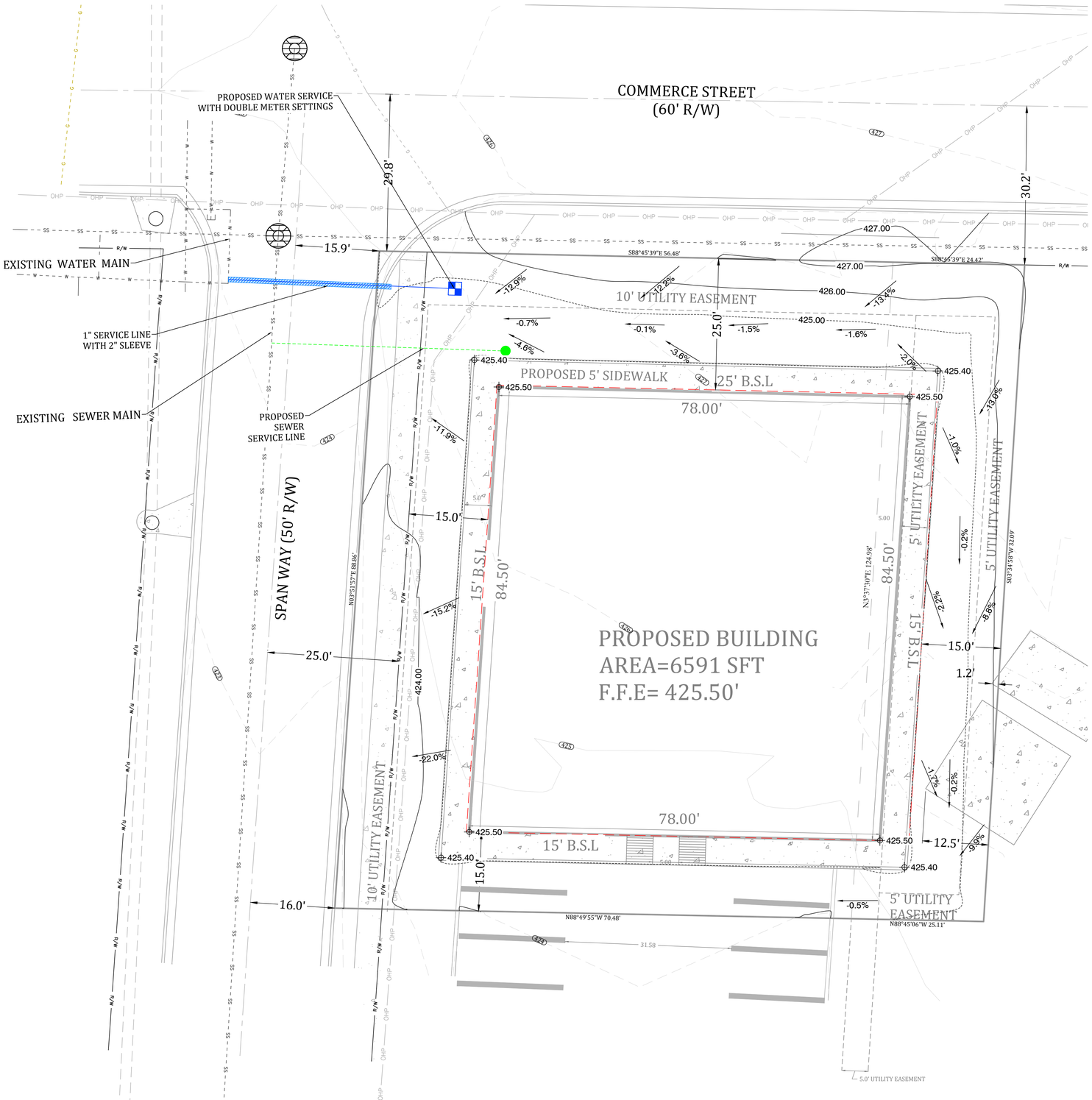
FOR USE AND BENEFIT OF:
SPAN HOLDING

PROPOSED OFFICE BUILDIING
UTILITY PLAN
2612 SPAN WAY , BRYANT, ARKANSAS

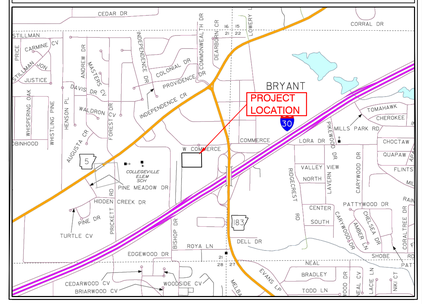
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VICINITY MAP:



GRADING PLAN NOTES

1. DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
2. SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS.
3. CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
4. MAXIMUM SLOPE IN ANY DIRECTION IN ADA PARKING AREA IS 2%. IF SLOPES IN THESE AREAS EXCEED 2%, NOTIFY THE DESIGNER IMMEDIATELY. THE MAXIMUM LONGITUDINAL SLOPE OF SIDEWALKS IS 5% WITH A 2% MAXIMUM CROSS SLOPE.
5. STORM DRAINAGE PIPES ARE TO BE HDPE.
6. FILL SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY.
7. THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE WITHIN THE RANGE OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
8. SUBGRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
9. ALL UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
10. PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT.

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M) - Measured
(P) - Plat/Deed
- Fence

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
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BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTHZONE BY
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10 5 0 10

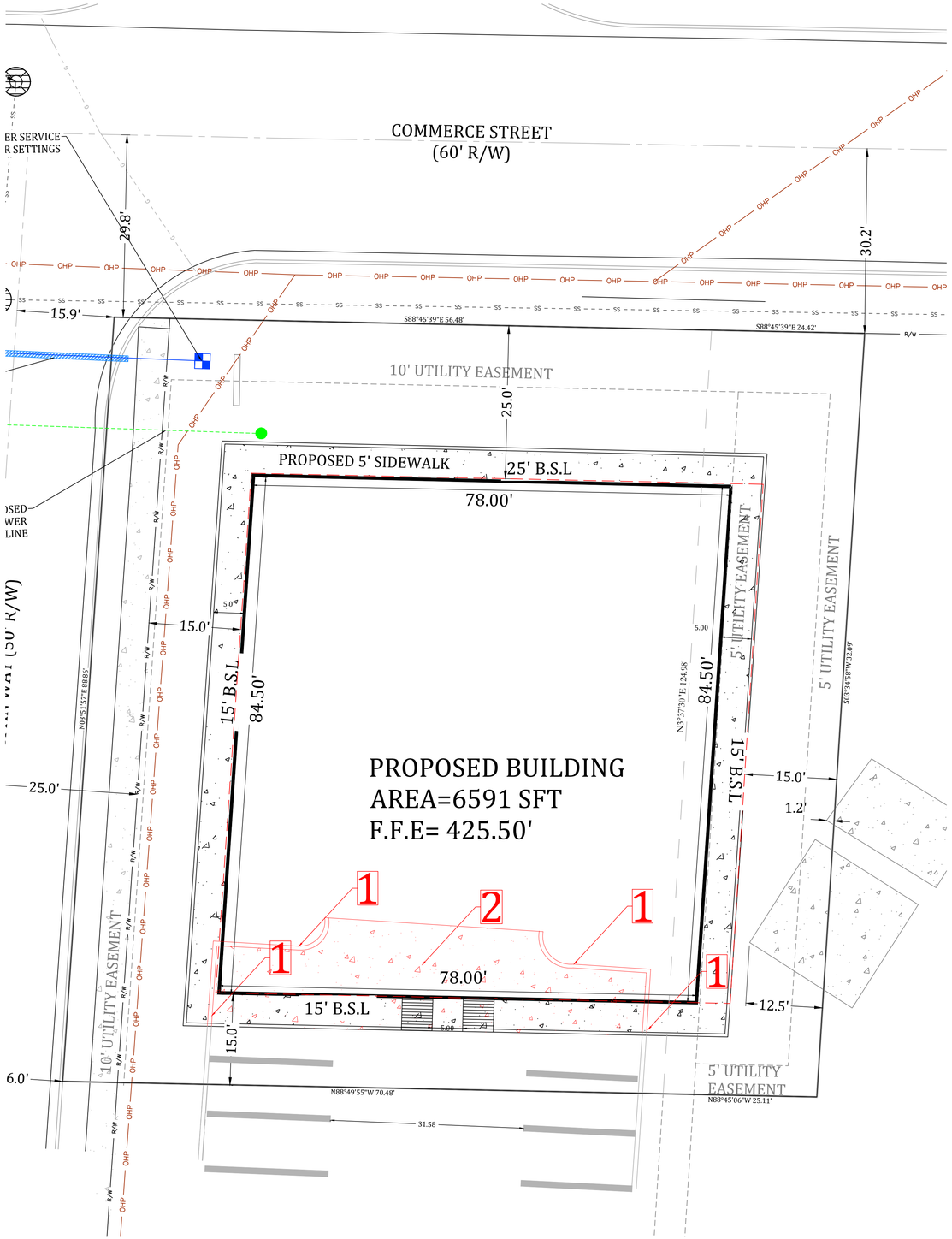
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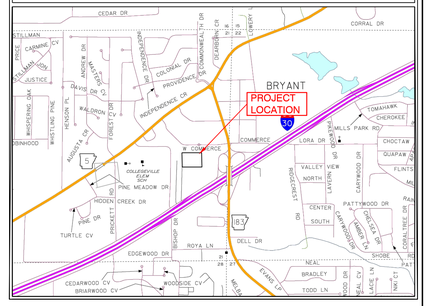
PROPOSED OFFICE BUILDIING
GRADING PLAN
2612 SPAN WAY , BRYANT, ARKANSAS

DATE: 05/08/2024		C.A.D. BY: ###				DRAWING NUMBER:	
REVISED:		CHECKED BY:				24-0079	
SHEET: C-3.0		SCALE:					
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K:\LAND PROJECTS 2024\COMMERCIAL\2024\24-0079 HOME 2 SITTES BRYANT EXPANSION\DWG\24-0079 HOME2 SITTES 2612 SPAN WAY BRYANT CONSTRUCTION DRAWING (05-08-2024).DWG



VICINITY MAP:



DEMOLITION PLAN

1. DEMO EXISTING CURB AND GUTTER
2. DEMO EXISTING CONCRETE SURFACE

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

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- Found monument
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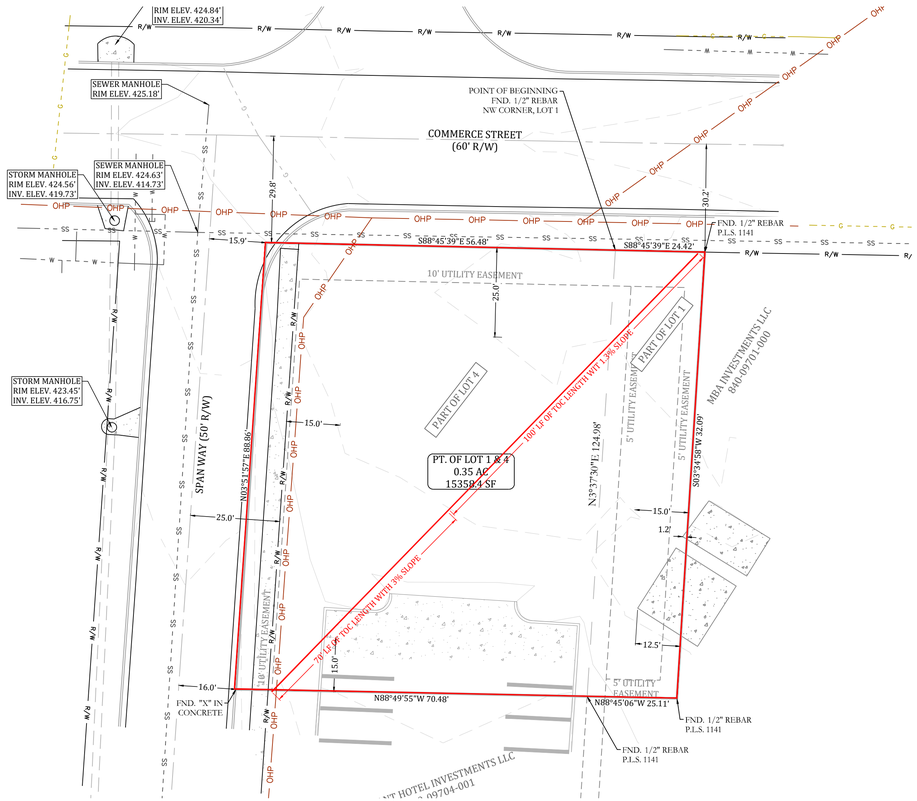
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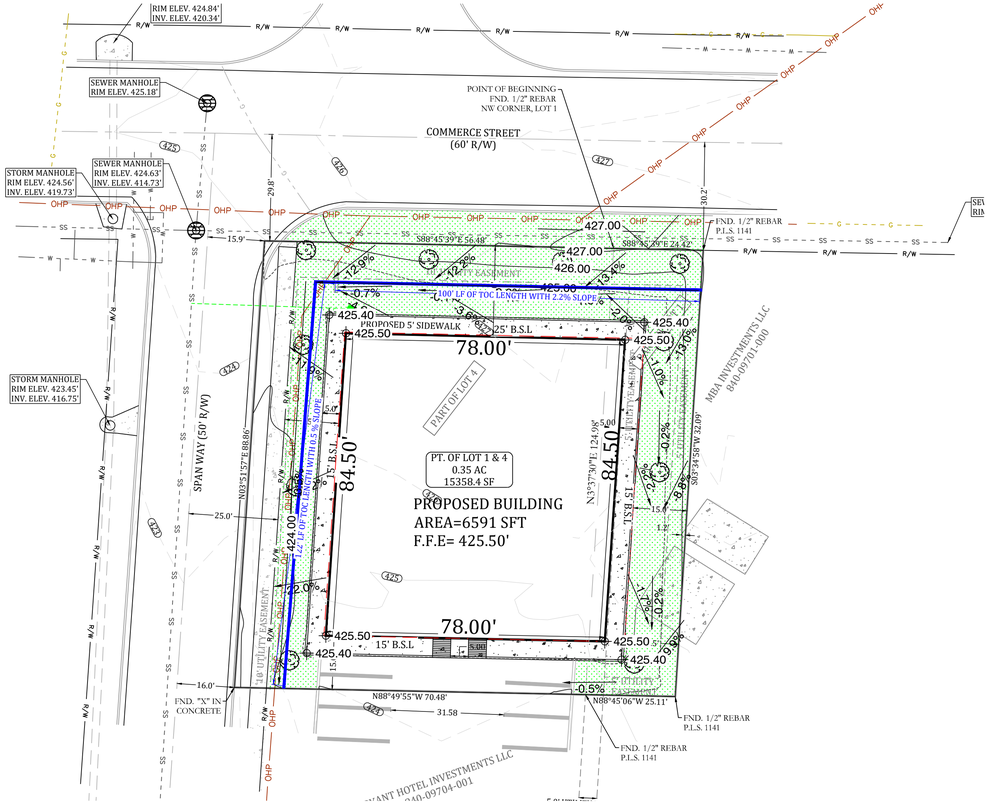
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DEMOLITION PLAN
2612 SPAN WAY , BRYANT, ARKANSAS

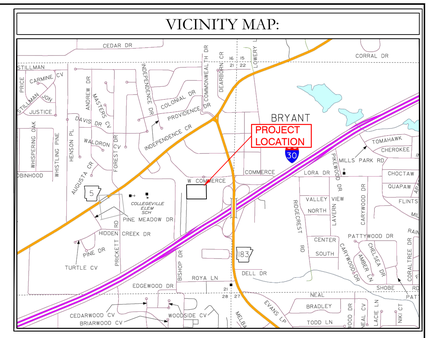
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Drainage Calculations:

Pre Development

Pre Development Area, A= 0.35 ac

Runoff Coefficient , C=0.95

Rainfall Intensity, I= 7.8 in/hr

Discharge ,Q =C*I*A =2.59 cfs

Post Development

Post Development Area, A= 0.35 ac

Runoff Coefficient , C=0.95

Rainfall Intensity, I= 8 in/hr

Discharge ,Q =C*I*A =2.66 cfs

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M) - Measured
(P) - Plat/Deed
- Fence

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

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

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

20 10 0 20

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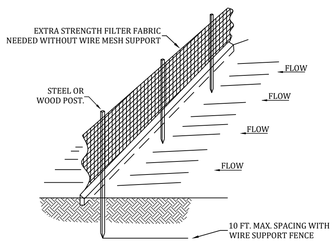
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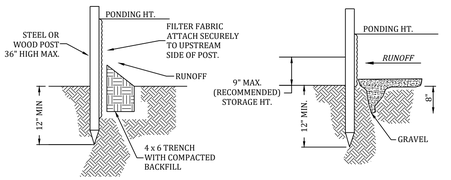
PROPOSED OFFICE BUILDIING
DRAINAGE PLAN
2612 SPAN WAY , BRYANT, ARKANSAS

DATE: 05/08/2024	C.A.D. BY: ###	DRAWING NUMBER:	
REVISED:	CHECKED BY:	24-0079	
SHEET: C-5.0	SCALE:		

500	01S	14W	0	21	210	62	1664

K:\LAND PROJECTS 2024\COMMERCIAL\2024-24-0079 HOME 2 SUITES BRYANT EXPANSION\DWG\24-0079 HOME 2 SUITES 2612 SPAN WAY BRYANT CONSTRUCTION DRAWING 05-08-2024.DWG





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

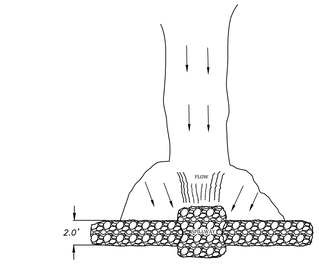
ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

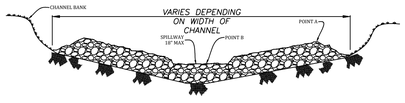
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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

SILT FENCE



PLAN

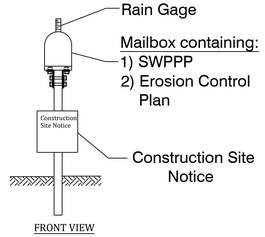


VIEW LOOKING UPSTREAM

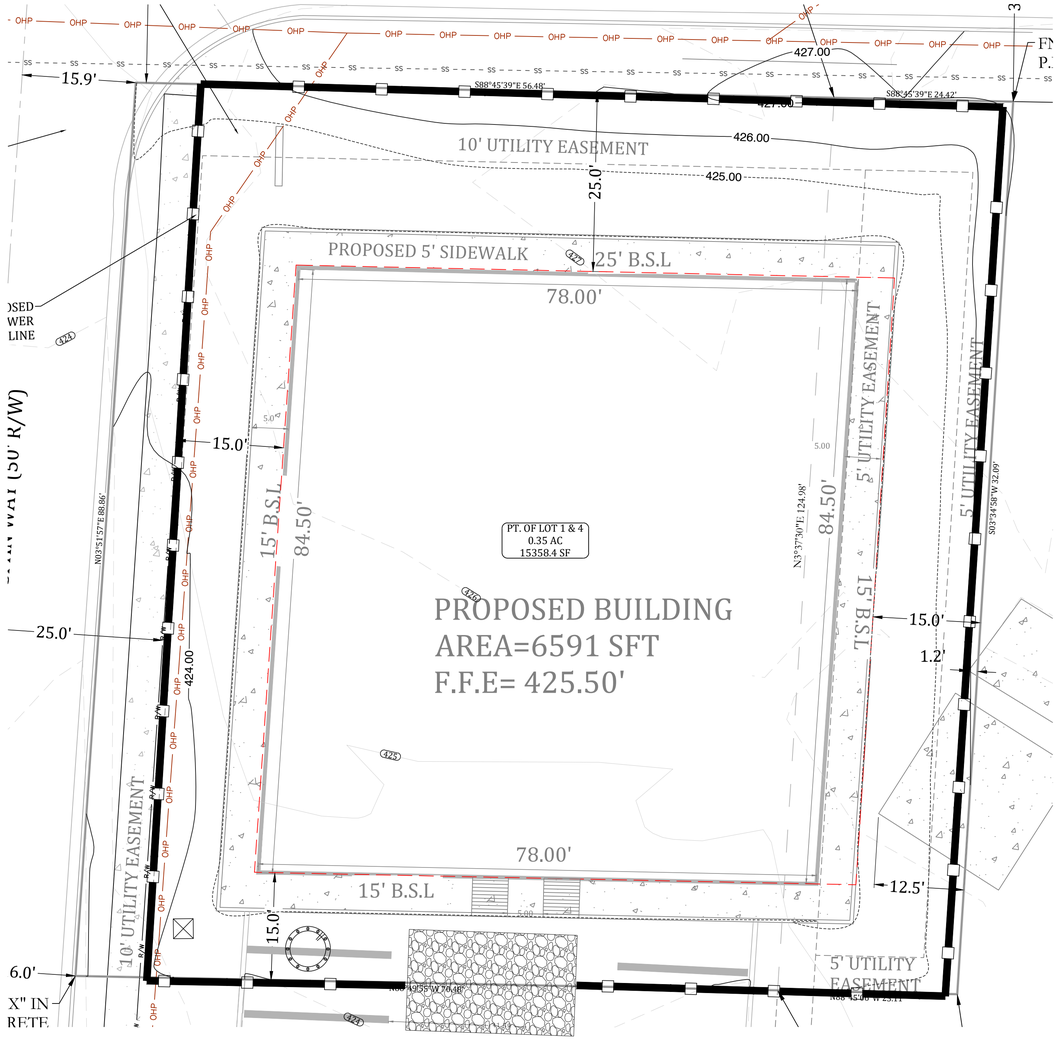
NOTES:
1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXCEED 18" (1.5')
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM

TYPICAL SITE POSTING:



FRONT VIEW



EROSION CONTROL NOTES

SOD DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES

CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE

RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS

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

ERC LEGEND

SITE POSTING/ RAIN GUAGE

CONC. WASHOUT DETENTION AREA

SILT FENCE

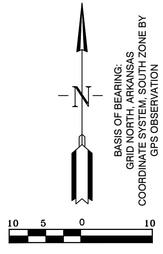
RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

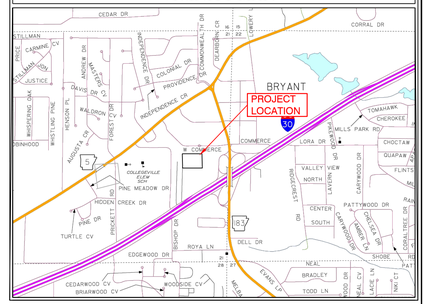
DISTURBED AREA

TRASH CONTAINER

PORTABLE TOILET



VICINITY MAP:



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SPAN HOLDING

PROPOSED OFFICE BUILDIING
EROSION CONTROL PLAN
2612 SPAN WAY , BRYANT, ARKANSAS

DATE: 05/08/2024	C.A.D. BY: ###	DRAWING NUMBER:	
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