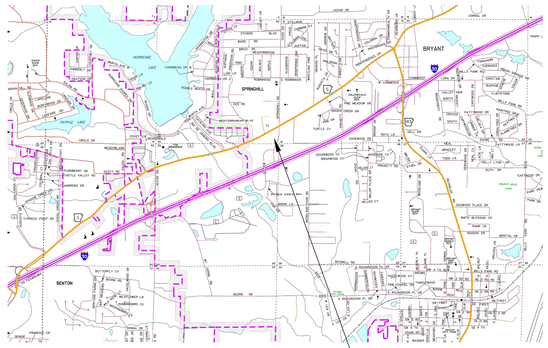
LEGEND OF SYMBOLS & ABBREVIATIONS

GAS METER
WATER METER
GUY WIRE
POWER/UTILITY POLE
TELEPHONE PEDESTAL
SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
SIGNS
LIGHT POLE
TELEPHONE MANHOLE
SS SANITARY SEWER LINE
W WATER LINE
STORM SEWER PIPE
ROADWAY CENTERLINE
UTILITY EASEMENT
BUILDING SETBACK LINE
R/W ROADWAY RIGHT-OF-WAY
OHE OVERHEAD ELECTRIC LINES
UGT UNDERGROUND TELEPHONE
G UNDERGROUND GAS
F.O. UNDERGROUND FIBER OPTIC
X FENCE
STEEL GUARD RAIL
[100] SURFACE CONTOUR LINE & ELEVATION

SD	STORM DRAIN MANHOLE
C/O	SEWER CLEANOUT
N	NORTH
S	SOUTH
E	EAST
W	WEST
(M)	AS MEASURED
(D)	PER DEED
R/W	RIGHT-OF-WAY
L.A.	LANDSCAPED AREA
CR4	CAPPED 1/2" REBAR
CONC.	CONCRETE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
ESMT	EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE
SUBD	SUBDIVISION
FDC	FIRE DEPARTMENT CONNECTION
CPS	COTTON PICKER SPINDLE
PS	5/8" PIPE
RS	5/8" REBAR
R4	1/2" REBAR
PK	SURVEY NAIL

ASPHALT
CONCRETE

SET 1/2" REBAR w/ CAP #1853
SET COTTON-PICKER SPINDLE
FOUND MONUMENT (DESC. NOTED)
COMPUTED CORNER (NOT SET)
AP CORRESPONDS TO DRAWING NOTE



VICINITY MAP (NTS)

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS REPLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 ARKANSAS

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 _____
NAME _____
ADDRESS _____

SOURCE OF TITLE: INSTRUMENT No.

CERTIFICATE OF ENGINEERING ACCURACY

I, PHILLIP A. LEWIS, HEREBY CERTIFY THAT THIS REPLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

SIGNED,

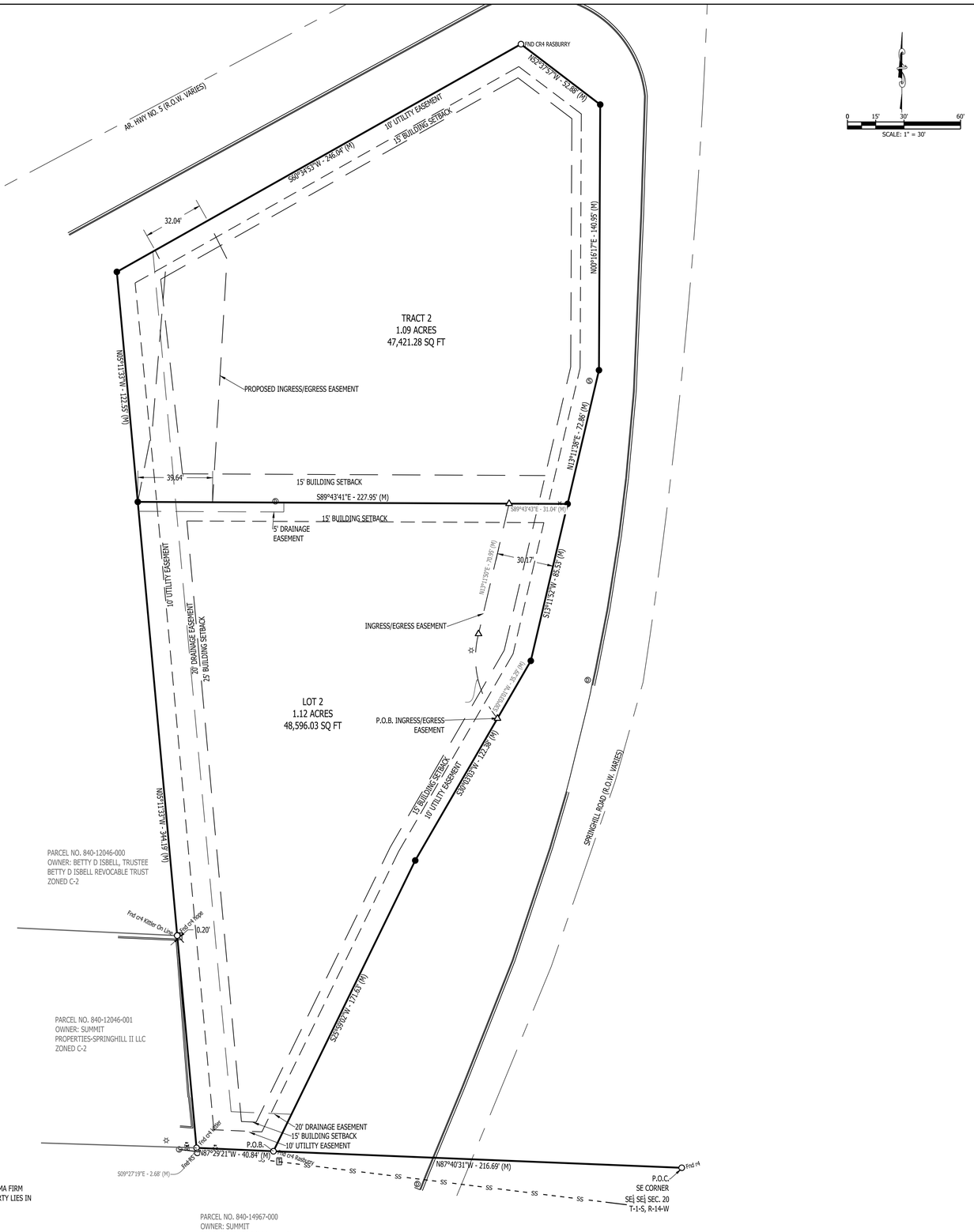
DATE OF EXECUTION
REGISTERED PROFESSIONAL ENGINEER
NO. 9540 ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

DATE OF EXECUTION
NAME,
BRYANT BUILDING OFFICIAL



0 15' 30' 60'
SCALE: 1" = 30'

PROPERTY ADDRESS
SPRINGHILL ROAD
BRYANT, AR.

LAND DESCRIPTION:

A part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Commencing at a #4 rebar marking the Southeast corner of Section 20, Township 1 South, Range 14 West; thence North 87 deg. 39 min. 39 sec. West (measured North 87 deg. 53 min. 51 sec. West) along the South line of said Section 20 a distance of 216.77 feet to a point on the Westerly right-of-way line of Springhill Road Crossover as established by AHTD Job #060711 said point being the point of beginning; thence continue North 87 deg. 40 min. 16 sec. West (measured North 87 deg. 53 min. 51 sec. West) along the South line of said Section 20 for 40.89 feet to a rebar with cap #568, said point also being the Southwest corner of land described in Document Number 2004-073448, records of Saline County, Arkansas; thence North 05 deg. 11 min. 29 sec. West (measured North 05 deg. 25 min. 41 sec. West) along the West line of land described in Document Number 2004-073448 for 467.18 feet; thence North 60 deg. 20 min. 26 sec. East 149.95 feet; thence South 53 deg. 05 min. 43 sec. East 53.18 feet; thence South 00 deg. 02 min. 31 sec. West 140.95 feet to a point on the Westerly right-of-way line of Springhill Road Crossover as established by AHTD Job #060711; thence along said Westerly right-of-way line of Springhill Road Crossover as established by AHTD Job #060711 the following courses: thence South 13 deg. 12 min. 03 sec. West (measured South 12 deg. 57 min. 52 sec. West) 158.40 feet; thence South 30 deg. 03 min. 32 sec. West (measured South 29 deg. 49 min. 21 sec. West) 122.38 feet; thence South 25 deg. 56 min. 09 sec. West (measured South 25 deg. 41 min. 57 sec. West) 171.72 feet to the point of beginning, containing 2.21 acres, more or less.

GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS STATE PLANE GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
   A. SURVEY BY GARNAT ENGINEERING FOR MERCHANTS AND FARMERS BANK DATED 8-16-22.
   B. SURVEY BY RASBURRY SURVEYING FOR MERCHANTS & FARMERS BANK DATED 3-9-16.

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

ZANE ROBBINS, AR PLS #1853

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION ONLY. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

FLOOD STATEMENT:
BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0360E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

DATE	REVISIONS

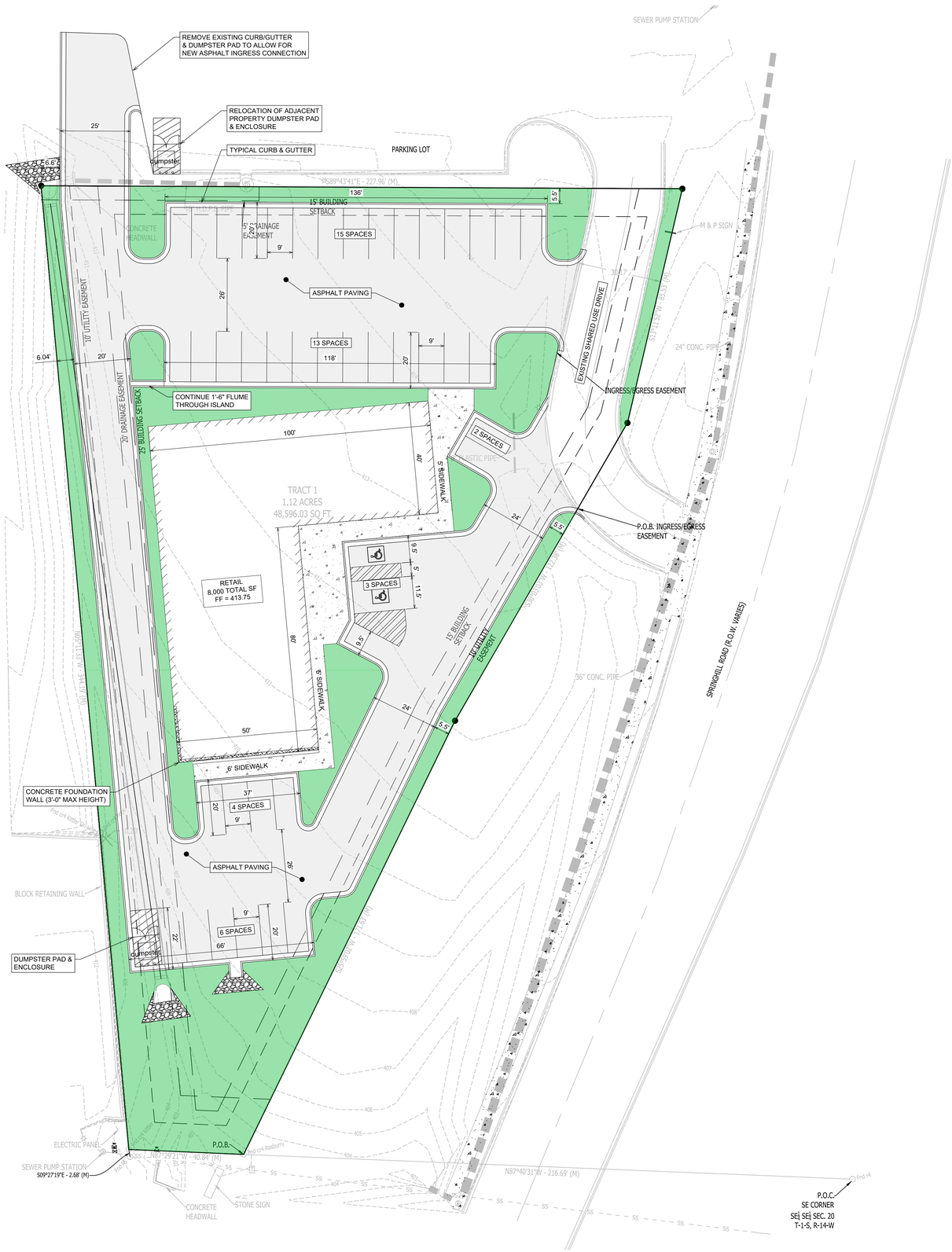
LOTS 1 AND 2, M & F SUBDIVISION
BRYANT
SALINE COUNTY, ARKANSAS

PRELIMINARY FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.5881 | EMAIL: ZANEROBBINS@GMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	5-3-24
SCALE	1"=30'
PROJECT No.	2024125
SHEET	--
PAGE	1 of 1

DRAWING PREPARED BY ROBBINS PROFESSIONAL LAND SERVICES, INCORPORATED



SITE PLAN

SCALE 1" = 20'



Vicinity Map

SCALE 1" = 500'

GENERAL SITE NOTES

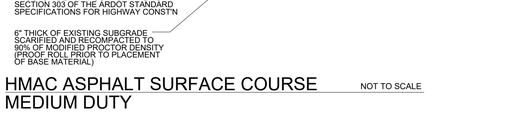
1. TOTAL NEW DEVELOPMENT AREA = (+/-) 1.12 ACRES
2. PROPERTY IS ZONED C-2
3. 43 PARKING SPACES PROVIDED INCLUDING 2 ADA ACCESSIBLE PARKING SPACES
4. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
5. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
7. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

PARKING CALCULATIONS

ZONING = C-2

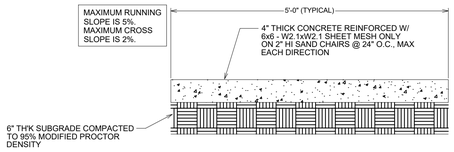
REQUIREMENT = 1 SPACE PER 200 SQ. FT
BUILDING AREA = 8,000 SQ. FT.

TOTAL REQUIRED SPACES = 40
TOTAL PROVIDED SPACES = 43



2'-0" CONCRETE CURB & GUTTER

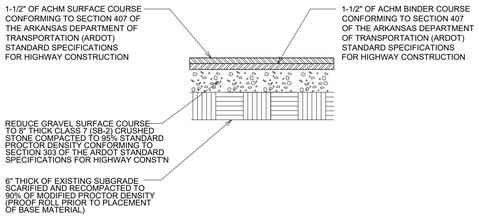
NOT TO SCALE



CONCRETE WALK SECTION

NOT TO SCALE

NOTE:
1. ALL SIDEWALK JOINTS TO BE STEEL TROWELED. ALL JOINT EDGES AND SHALL BE SPACED AT 5 FEET ON CENTER MAXIMUM IN ALL DIRECTIONS AND SHALL BE STEEL TROWELED ON A RADIUS NOT TO EXCEED ONE-HALF INCH.
2. CONTRACTOR RESPONSIBLE FOR ENSURING ADA COMPLIANT RUNNING & CROSS SLOPES. SPOT GRADES SHOWN ON ENGINEERING PLANS SHOW BEST INTENT WITH AVAILABLE INFORMATION.



HMAC ASPHALT SURFACE COURSE MEDIUM DUTY

NOT TO SCALE

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. THE DUTY OF BRYANT UTILITIES TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

D. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.

E. 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.

F. 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.

G. 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.

H. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT UTILITIES. 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.

I. 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.

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

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

SPRINGHILL RETAIL

BRYANT, ARKANSAS

PROJECT NUMBER:

SHEET ISSUE DATE:
05-08-2024

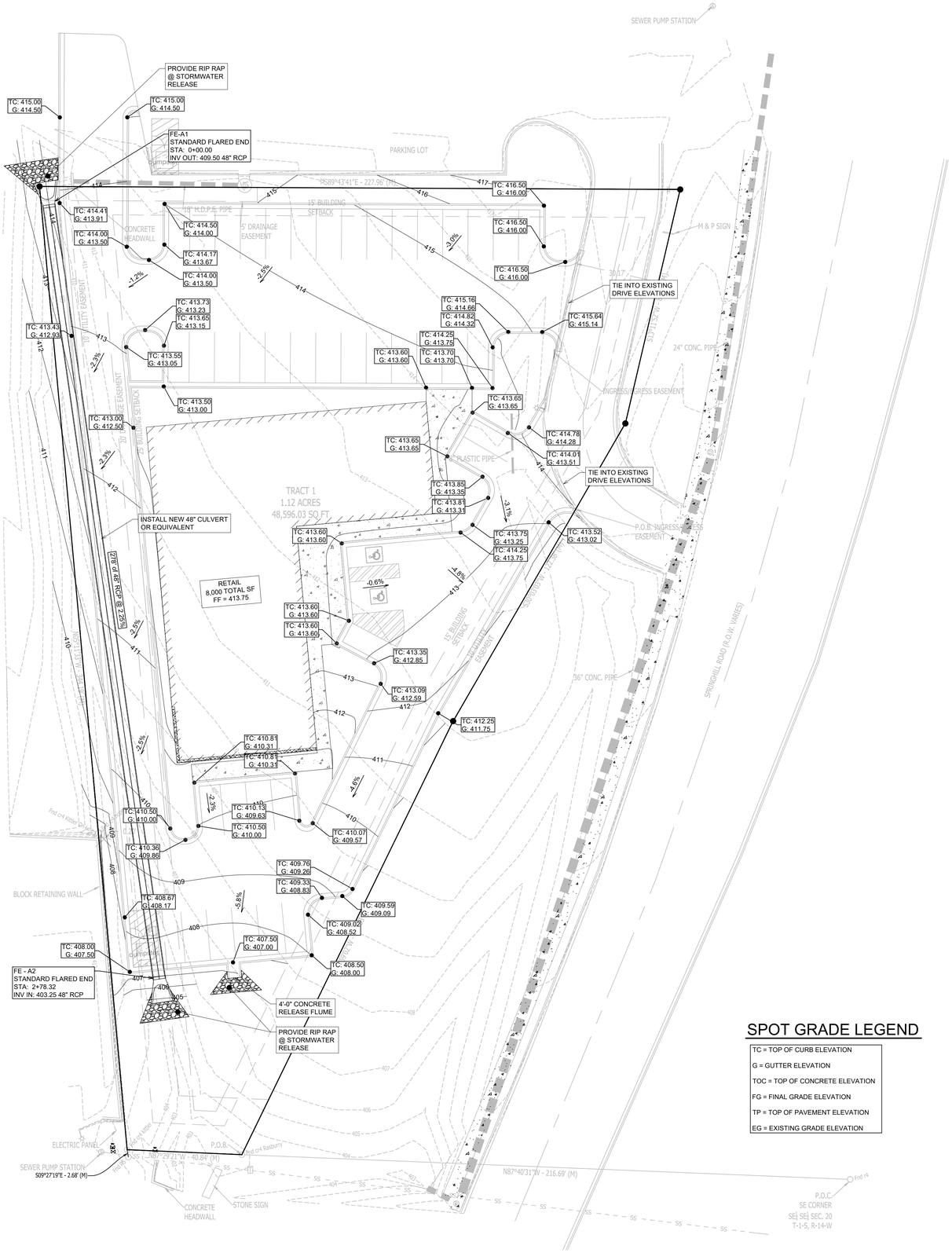
PAGE TITLE:
SITE PLAN

SHEET NUMBER:
C1.1

N

0 20'

1" = 20'-0"

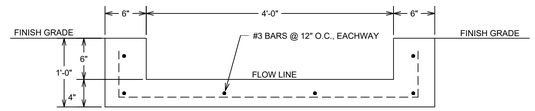


GRADING PLAN

SCALE 1" = 20'

SPOT GRADE LEGEND

TC = TOP OF CURB ELEVATION
G = GUTTER ELEVATION
TOC = TOP OF CONCRETE ELEVATION
FG = FINAL GRADE ELEVATION
TP = TOP OF PAVEMENT ELEVATION
EG = EXISTING GRADE ELEVATION



CONCRETE FLUME DETAIL

NOT TO SCALE

N

0 20'

1" = 20'-0"

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REVISION:

SPRINGHILL RETAIL

BRYANT, ARKANSAS

PROJECT NUMBER:

SHEET ISSUE DATE: 05-08-2024

PAGE TITLE: GRADING PLAN

SHEET NUMBER: C1.2



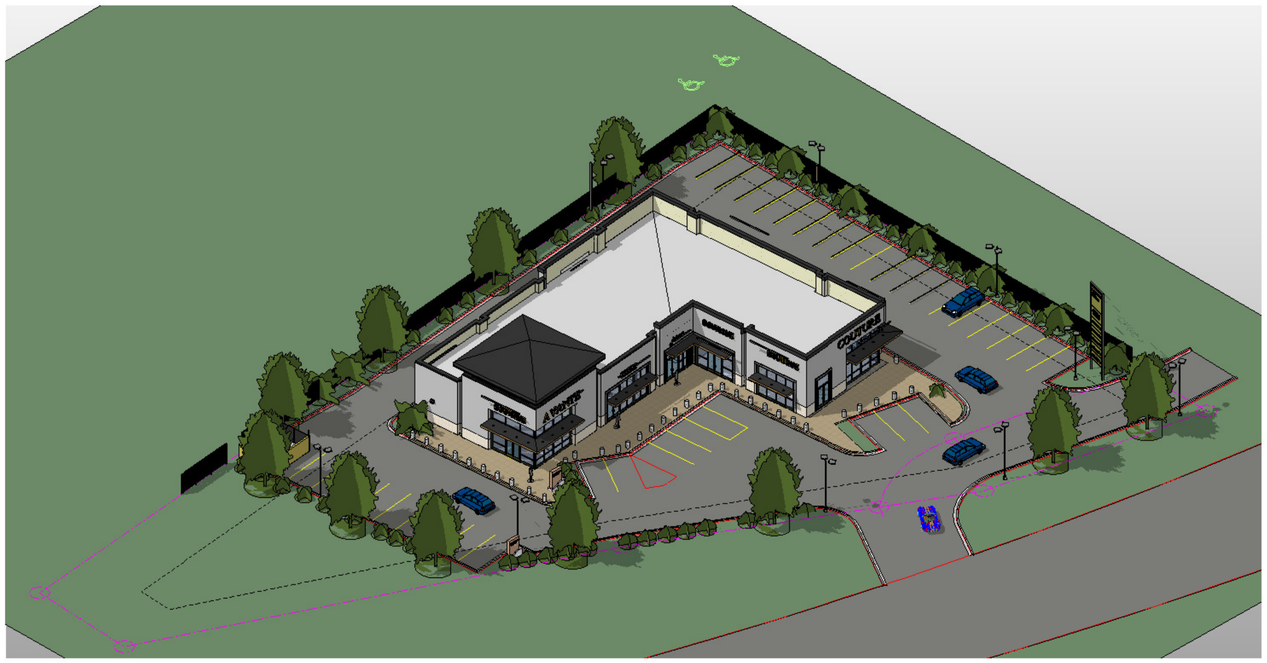


2 3D View-EXTERIOR END-1



3D-VIEW-EXTERIOR FROM ABOVE REAR

5 3D -EXTERIOR FRONT-8





1 3D VIEW-EXTERIOR FROM ABOVE FRONT

6 Section 3
1/8" = 1'-0"

ENGINEERING DOCUMENTS FOR DETAILED GRADING AND DRAINAGE OF THIS AREA OF THE SITE WILL BE SUBMITTED BY ARKANSAS REGISTERED CIVIL ENGINEERS.

ARCHITECT OF RECORD
ANDREW F. HICKS

A NEW PROPOSED COMMERCIAL DEVELOPMENT

FOR
SUMMERWOOD PARTNERS

HWY 5 AND SPRINGHILL AREA
BRYANT, ARKANSAS

andrew hicks | architect
AHA
600 N Mission Blvd.
Fayetteville, Arkansas 72701
m. 501.680.8759
o. 479.332.5010
www.andrewhicksarchitect.com

ISSUE DATE: 2/27/2024

REVISIONS	
NO.	DATE
NO.	
NO.	
NO.	
NO.	
NO.	
NO.	

SITE VIEWS- AERIAL

AC101



1 3D-VIEW-EXTERIOR FRONT-HIGH VIEW



2 3D View-EXTERIOR FRONT-1



3 3D View-EXTERIOR FRONT-5

ARCHITECT OF RECORD
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www.andrewhicksarchitect.com

ISSUE DATE: 2/27/2024

REVISIONS

NO.	DATE
NO.	
NO.	
NO.	
NO.	
NO.	
NO.	

SITE 3D VIEWS

AC102



1 3D View-EXTERIOR FRONT-3



6 3D View-EXTERIOR FRONT-2



2 3D VIEW-EXTERIOR REAR-2



3 3D View 3 -NIGHT



4 SOUTH ELEVATION-SPRING HILL CENTER
3/32" = 1'-0"

ENGINEERING DOCUMENTS FOR DETAILED GRADING AND DRAINAGE OF THIS AREA OF THE SITE WILL BE SUBMITTED BY ARKANSAS REGISTERED CIVIL ENGINEERS.

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ANDREW F. HICKS

2/27/2024

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o. 479.332.5505
www.andrewhicksarchitect.com

ISSUE DATE: 2/27/2024

REVISIONS	
NO.	DATE
NO.	
NO.	
NO.	
NO.	
NO.	
NO.	

SITE 3D VIEWS

AC103