Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: February 10, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 1/16/2025

- 2025-01-16 Planning Commission Meeting Mintues.pdf

Announcements

DRC Report

2. 2714 Lavern Dr - Conditional Use Permit

Vanessa Guerra - Requesting Recommendation for Approval of Conditional Use Permit for Duplex - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

3. 2711 Springhill Road - Rezoning C-1 to C-2

Mohammad Tariq - Requesting Recommendation for Rezoning from C-1 to C-2 - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements

4. 2711 Springhill Road - Conditional Use Permit

Mohammad Tariq - Requesting Recommendation for Approval of CUP for the use of Automobile Sales & Leasing - Small Lot - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

5. Panera Bread - 23146 I-30 - Site Plan

Crafton Tull - Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being addressed

- 0935-pln-02.pdf
- 0935-drn-02.pdf
- 0935-caa-01.pdf
- 0935-rsp-01.pdf
- 0935-pln-02b.pdf
- 0935-ADEQ-01.pdf
- 0935-SWP-01.pdf
- 0935-APP-01.pdf

6. D1 Training - 1800 N Reynolds Road - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

- 93319-SGNAPP-02.pdf

- 93319-SGNAPP-01.pdf

7. Empire Vape & Smoke Shop - 319 Bryant Ave - Sign Permit

Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 93320-SGNAPP-01.pdf

8. Sherwin Williams - 4000 Hwy 5 N Ste 1 - Sign Permit

Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

- 93335-SGNAPP-01.pdf
- 93335-SGNAPP-02.pdf

Public Hearing

9. 2714 Lavern Dr - Conditional Use Permit

Vanessa Guerra - Requesting Approval for Conditional Use Permit for Duplex

- 0908-APP-01.pdf

10. 2711 Springhill Road - Rezoning C-1 to C-2

Mohammad Tariq - Requesting Approval for Rezoning from C-1 to C-2

- 0930-APP-01.pdf

11. 2711 Springhill Road - Conditional Use Permit

Mohammad Tariq - Requesting Approval for CUP for the use of Automobile Sales & Leasing - Small Lot

- 0931-APP-01.pdf

Old Business

New Business

Adjournments

Bryant Planning Commission Meeting Minutes
Thursday, January 16, 2025
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Johnson, Penfield, Hooten, Edwards, Erwin, Speed
- Commissioners Absent: None

ANNOUNCEMENTS

Chairman Lance Penfield announced that Public Hearing items 11 ,12 and 13 would not be occurring tonight.

Commissioner Edwards made a motion to move item 15 to after the announcements and before the approval of minutes. Seconded by Speed. Voice Vote, 7 yays, 0 nays, None Absent.

15. Nomination Committee Recommendation of 2025 Chair and Vice Chair of Planning Commission.

Commissioner Edwards gave the recommendation of the Nomination Committee that was to keep Penfield as the Chairman and Hooten as the Vice Chairman for the 2025 year. Chairman Lance Penfield announced that in keeping with the way it has been traditionally done, the Chairman, and the previous Chairman would be the voting members of the Commission at DRC. This would be Chairman Lance Penfield and Commissioner Rick Johnson.

Motion to confirm the Chairman, Vice Chairman, and voting members of DRC made by Commissioner Erwin, Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 nays. none Absent.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 12/9/2024**

Motion to Approve Minutes made by Commissioner Johnson, Seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 nays. none Absent.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. **2714 Lavern Dr**- Conditional Use Permit

   Vanessa Guerra - Requesting Recommendation for Approval of Conditional Use Permit for Duplex - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

3. **2711 Springhill Road-** Rezoning C-1 to C-2

   Mohammad Tariq - Requesting Recommendation for Rezoning from C-1 to C-2 - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements.

4. **2711 Springhill Road-** Conditional Use Permit

   Mohammad Tariq - Requesting Recommendation for Approval of CUP for the use of Automobile Sales & Leasing - Small Lot RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

5. **Bethel Middle School- Solar Field Project**

   Joshua Thompson - Requesting Recommendation for Approval of Conditional Use Permit for Utility Facility in a Residential Zoning - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements.

6. **Original Town Bryant -** Replat- Lots 1-3, 11 &12 Block 19

   Hope Consulting - Requesting Recommendation for Approval of Replat of lots 1-3, 11 &12 Block 19 into 1R, 3, and 11R Block 19 RECOMMENDED APPROVAL

7. **Original Town Bryant- Lot 1R and 11R Block 19**

   Covenant Homes - Requesting Recommendation for Approval of Modification from Heart of Bryant Code on First Floor Building Height Requirement - RECOMMENDED APPROVAL

8. **Five Star Fireworks**- Temporary Business License

   Mark Bradford - Requesting Approval for Temporary Business License for Firework Stands at the Following Locations: (1) 5407 Hwy 5, (2) 23395 I-30 Frontage Road - APPROVED BOTH LOCATIONS

9. **Sonic - 2313 N Reynolds Road**- Sign Permit

   Seiz Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

10. **The Well** - 21941 I-30- Sign Permit

    Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

Items 11, 12, and 13 were removed from the agenda. Commissioner Penfield announced that these items will be heard at the February Planning Commission meeting as long as the Public Hearing Requirements are met.

~~**11. 2714 Lavern Dr** Conditional Use Permit~~

~~*Vanessa Guerra - Requesting Approval for Conditional Use Permit for Duplex*.~~

~~**12. 2711 Springhill Road- Rezoning** C-1 to C-2~~

~~*Mohammad Tariq - Requesting Approval for Rezoning from C-1 to C-2.*~~

~~**13. 2711 Springhill Road-** Conditional Use Permit~~

~~*Mohammad Tariq - Requesting Approval for CUP for the use of Automobile Sales & Leasing - Small Lot.*~~

14. Bethel Middle School- Solar Field Project

Joshua Thompson - Requesting Approval for Conditional Use Permit for Utility Facility in a Residential Zoning.

Carolyn Green, who lives off Prange Road, stated that she has no problems with this Development.

After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 7 yays, 0 nays.

Motion to close the Public Hearing made by Commissioner Erwin, seconded by Commissioner Statton.

OLD BUSINESS

15. Nomination Committee Recommendation of 2025 Chair and Vice Chair of Planning Commission.

ITEM MOVED TO AFTER ANNOUNCEMENTS/BEFORE APPROVAL OF MINUTES

NEW BUSINESS

Before Item 16, Commissioner Johnson recused himself from the room.

16. Original Town Bryant - Replat- Lots 1-3, 11 &12 Block 19

Hope Consulting - Requesting Approval for Replat of lots 1-3, 11 &12 Block 19 into 1R, 3, and 11R Block 19.

Jonathan Hope asked for four of the lots to be turned into two lots. Lots are part of HOB - mixed use. There is access to water and sewer.

After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 6 yays, 0 nays, 0 Absent, Johnson Recused

17. **Original Town Bryant**- Lot 1R and 11R Block 19

    Covenant Homes - Requesting Approval for Modification from Heart of Bryant Code on First Floor Building Height Requirement

    Johnathan Hope stated that the ask was to approve a modification to allow for 10ft first floor heights instead of the 12ft that is called out in the code.

    After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 6 yays, 0 nays, 0 Absent, Johnson Recused

Before Adjournment, Commissioner Johnson came back into the Courtroom to rejoin the meeting.

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 nays. 0 Absent. The meeting was adjourned.

_____ _____

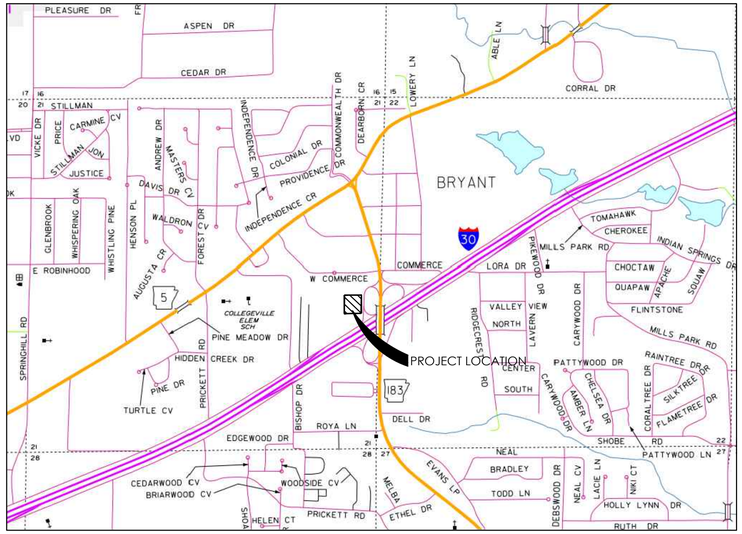
Chairman, Lance Penfield *Date*

_____ _____

Secretary, Tracy Picanco *Date*

PANERA BREAD

BRYANT, ARKANSAS



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE)
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
DOWN GUY	UNDERGROUND TELEVISION
WATER VALVE	OVERHEAD TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

VICINITY MAP

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (0302), DETERMINED BY GPS OBSERVATIONS. APPROXIMATE CONVERGENCE ANGLE IS , -00° 16'47.15220". DISTANCES ARE STATE PLANE GRID DISTANCES. COMBINED ADJUSTMENT FACTOR = 0.999970446.

UTILITY CONTACTS

WATER/WASTEWATER
BRYANT WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0441

GAS
SUMMIT UTILITIES
2205 EAST ROOSEVELT ROAD
LITTLE ROCK, AR 72201
PHONE: (800) 992-7552

ELECTRIC
ENTERGY
425 W. CAPITAL AVE.
LITTLE ROCK, AR 72201
(877) 387-2499

TELEPHONE
AT&T
(800) 288-2020

CABLE TELEVISION
COMCAST CABLE
(800) 934-6489

PROJECT INFORMATION

ZONING:	C-3
MAXIMUM LOT COVERAGE:	35% ALLOWED 6% PROVIDED
MAX ALLOWABLE HEIGHT:	5 STORY/60 FEET
BUILDING SETBACKS:	FRONT: 50' SIDE: 25' REAR: 25'
SITE AREA:	1.57 ACRES ±
BUILDING SIZE:	2,480 SF
BUILDING USAGE:	RESTAURANT WITH DRIVE THRU
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
PROPERTY USAGE:	GENERAL COMMERCIAL
PROPERTY OWNER:	ANCHOR REALTY INVESTMENTS, LLC 102 COUNTY CLUB PKWY. MAUMELLE, AR 72113 501-256-9187
DEVELOPER:	TERRA EQUITIES, LLC 2530 WATKINS RD BIRMINGHAM, AL 35223 206-862-4398
SITE ENGINEER/SURVEYOR:	CRAFTON, TULL & ASSOCIATES 10825 FINANCIAL CENTER PARKWAY, SUITE 300 LITTLE ROCK, AR 72211 PHONE: 501.664.3245 FAX: 501.664.6704
REQUIRED PARKING:	RETAIL COMMERCIAL 1 SPACE / 300 SF 2,480 SF / 300 SF = 8.3 SPACES
PROVIDED PARKING:	41 SPACES

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

FLOOD PLAIN STATEMENT
NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 05125C0380E, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED JUNE 5, 2020.

PROPERTY DESCRIPTION:

LANDS LYING IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, SULLIVAN PLACE SUBDIVISION, BRYANT, SALINE COUNTY, ARKANSAS, FILED FOR RECORD AS INSTRUMENT NUMBER 1999-54493, RECORDS OF SALINE COUNTY, ARKANSAS, THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 63.73 FEET, THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 109.60 FEET, WHICH IS THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 200.97 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 NORTH 70 DEGREES 37 MINUTES 13 SECONDS WEST, 22.95 FEET, THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 53.18 FEET, THENCE NORTH 85 DEGREES 17 MINUTES 06 SECONDS WEST, 250.10 FEET, THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 229.80 FEET, THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 270.29 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED IN ACCESS EASEMENT FILED FOR RECORD JULY 10, 2013, AS INSTRUMENT NUMBER 2013065418, RECORDS OF SALINE COUNTY, ARKANSAS.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL
C-003	DEMO PLAN
C-101	SITE PLAN
C-102	UTILITY PLAN
C-103	GRADING PLAN
C-104	PAVING PLAN
C-105	EROSION CONTROL PH. I
C-106	EROSION CONTROL PH. II
C-107	EROSION CONTROL NOTES
C-501	EROSION CONTROL DETAILS
C-502	ADA DETAILS
C-503	SITE DETAILS
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS SHT. 1
LI-502	IRRIGATION DETAILS SHT. 2

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CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24304000
ISSUE DATE: 01/22/25
CONTACT: C. GARDNER
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION - REVIEW SET - NOT FOR CONSTRUCTION - REVIEW SET - NOT FOR CONSTRUCTION

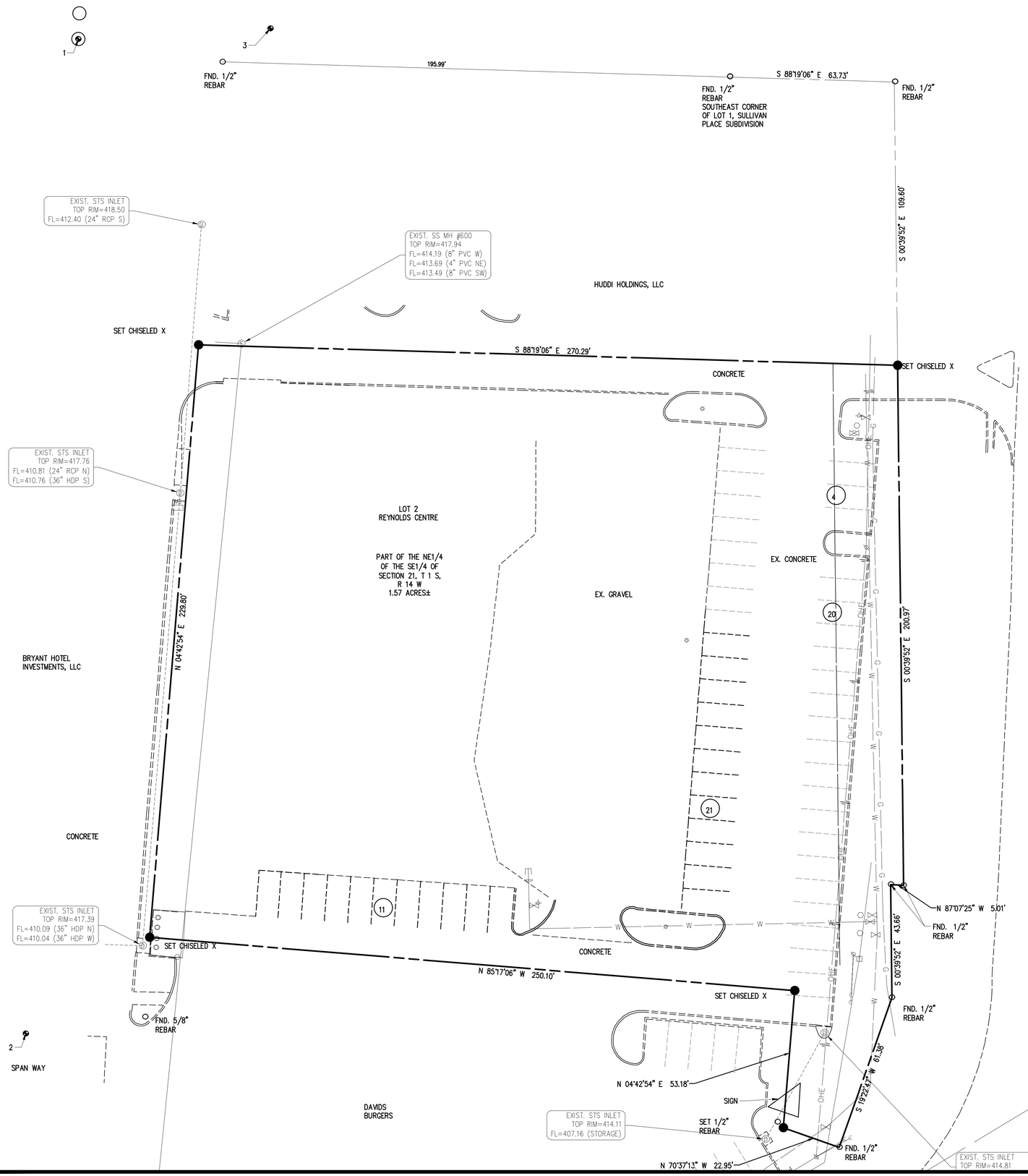
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COVER SHEET

C-001

DRAWING: Z:\24304000_PANERA\BRYANT\ARCHITECTURE\CIVIL\DWG\COVER.DWG
LAST PLOTTED: 1/22/2025 10:43:29 AM
LAST PLOTTED BY: AUSTIN BROWN, 1/22/2025 10:43:29 AM



LEGEND (EXISTING)

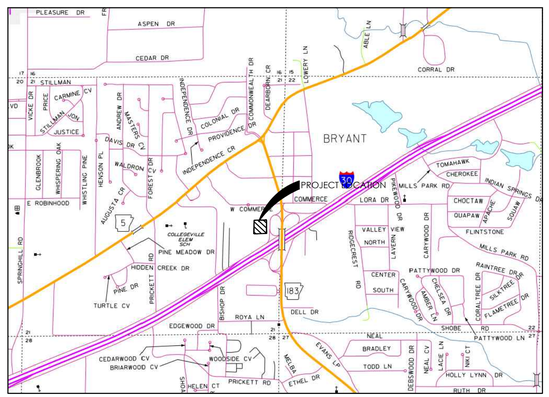
SYMBOLS	LINEWORK
CONTROL POINT	PROPERTY LINE
	RIGHT-OF-WAY
	CENTERLINE
	CURB

NOTE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2023482.37	1161796.55	422.47	CTL ALUMCAP
2	2023097.95	1161776.29	414.58	CTL PKNAIL
3	2023486.40	1161870.80	423.60	CTL PKNAIL



VICINITY MAP NTS

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (0302), DETERMINED BY GPS OBSERVATIONS. APPROXIMATE CONVERGENCE ANGLE IS , -00° 16'47.15220". DISTANCES ARE STATE PLANE GRID DISTANCES. COMBINED ADJUSTMENT FACTOR = 0.999970446.

Arkansas One Call 811

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10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211
Crafton Tull
engineering | surveying
501.664.3245 t 501.664.6704 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

PANERA BREAD

BRYANT, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24304000
ISSUE DATE: 01/22/25
CONTACT: C. GARDNER
QC By:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

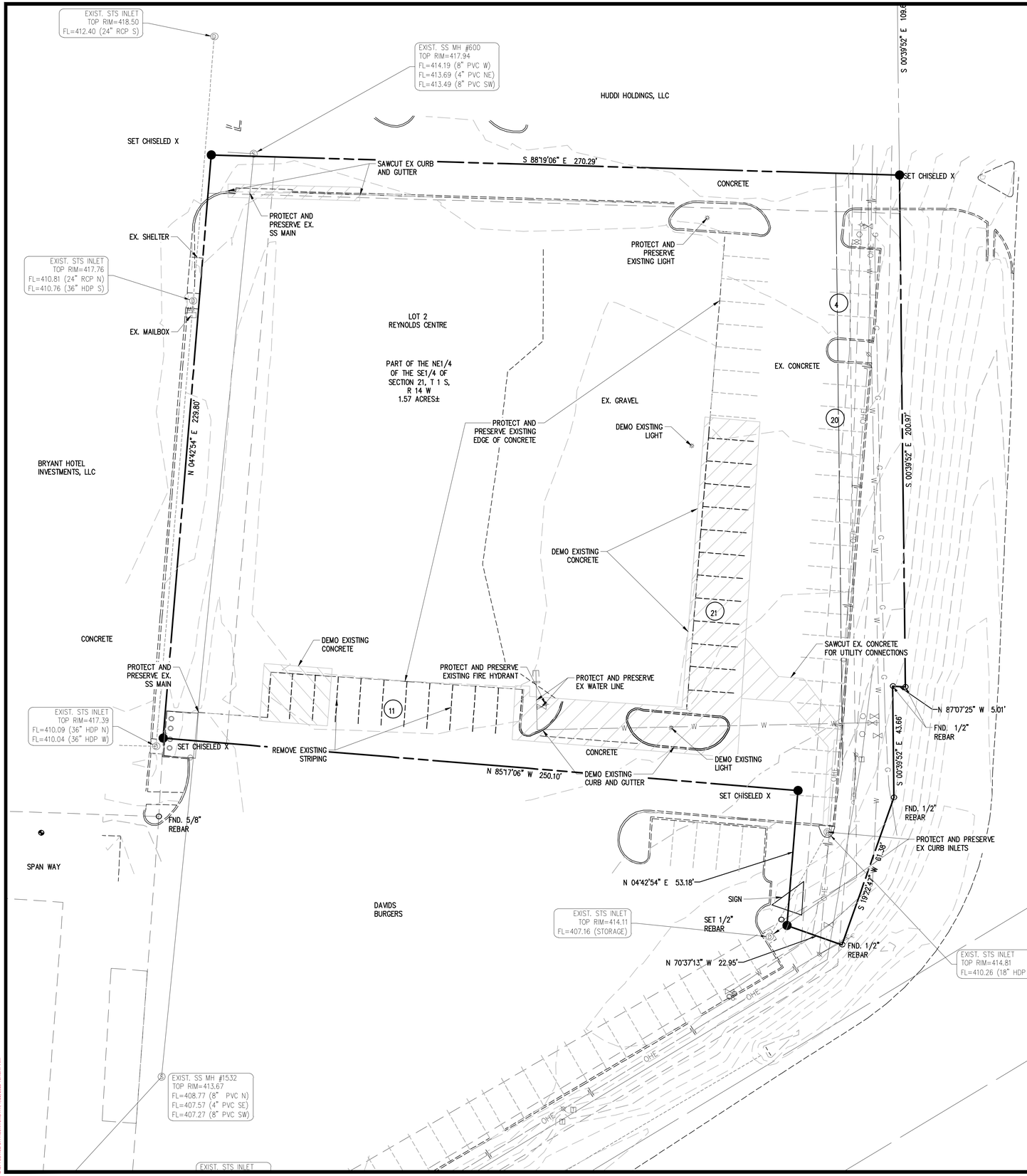
REVIEW SET - NOT FOR CONSTRUCTION

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PROJECT CONTROL

C-002

DRAWING: Z:\24304000 PANERA\MISC\VIVERA DISTRICT\DETAILS\DWG\PROJECT CONTROL.DWG
LAST PLOTTED: 1/22/2025 8:44:07 AM
LAST PLOTTED BY: JUSTIN BROWN



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
	BENCHMARK		EASEMENT
	FOUND IRON PIPE/REBAR		CURB
	PRIMARY CONTROL/SET MONUMENT	1206	INTERMEDIATE CONTOUR
	FOUND MONUMENT/ROW	1205	INDEX CONTOUR
AC	AIR CONDITIONER	SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ARV	AIR RELEASE VALVE	G	GAS LINE
	ELECTRIC BOX/PEDESTAL	W	WATER LINE (SPECIFY SIZE & TYPE)
EB	ELECTRIC JUNCTION BOX	UGT	UNDERGROUND TELEPHONE
E	ELECTRIC METER	UGE	UNDERGROUND ELECTRIC
	ELECTRIC TRANSFORMER	OHE	OVERHEAD ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION	UGTV	UNDERGROUND TELEVISION
FH	FIRE HYDRANT	OHTV	OVERHEAD TELEVISION
GM	GAS METER		CHAIN LINK FENCE
GV	GAS VALVE		WOOD FENCE
	GUARD POST		BARBED WIRE FENCE
LP	LIGHT POLE	FO	FIBER OPTIC
PP	POWER POLE		RIGHT OF WAY
S	SANITARY MANHOLE		ROAD CENTERLINE
CO	SANITARY SEWER CLEANOUT		
	SIGN		
	SPRINKLER HEAD		
T	TELEPHONE PEDESTAL		
	TV PEDESTAL		
	WATER FAUCET		
WM	WATER METER		
WV	WATER VALVE		
	DOWN GUY		
D	STORM SEWER MANHOLE		
	STORM SEWER PIPE		
D	DROP/CURB INLET		GRATED INLET
	TREE		TREE TO BE REMOVED
			LIMITS OF DEMOLITION

DEMOLITION NOTES

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

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CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24304000
ISSUE DATE: 01/22/25
CONTACT: C. GARDNER
QC By:
QC Date:

PRELIMINARY PLANS

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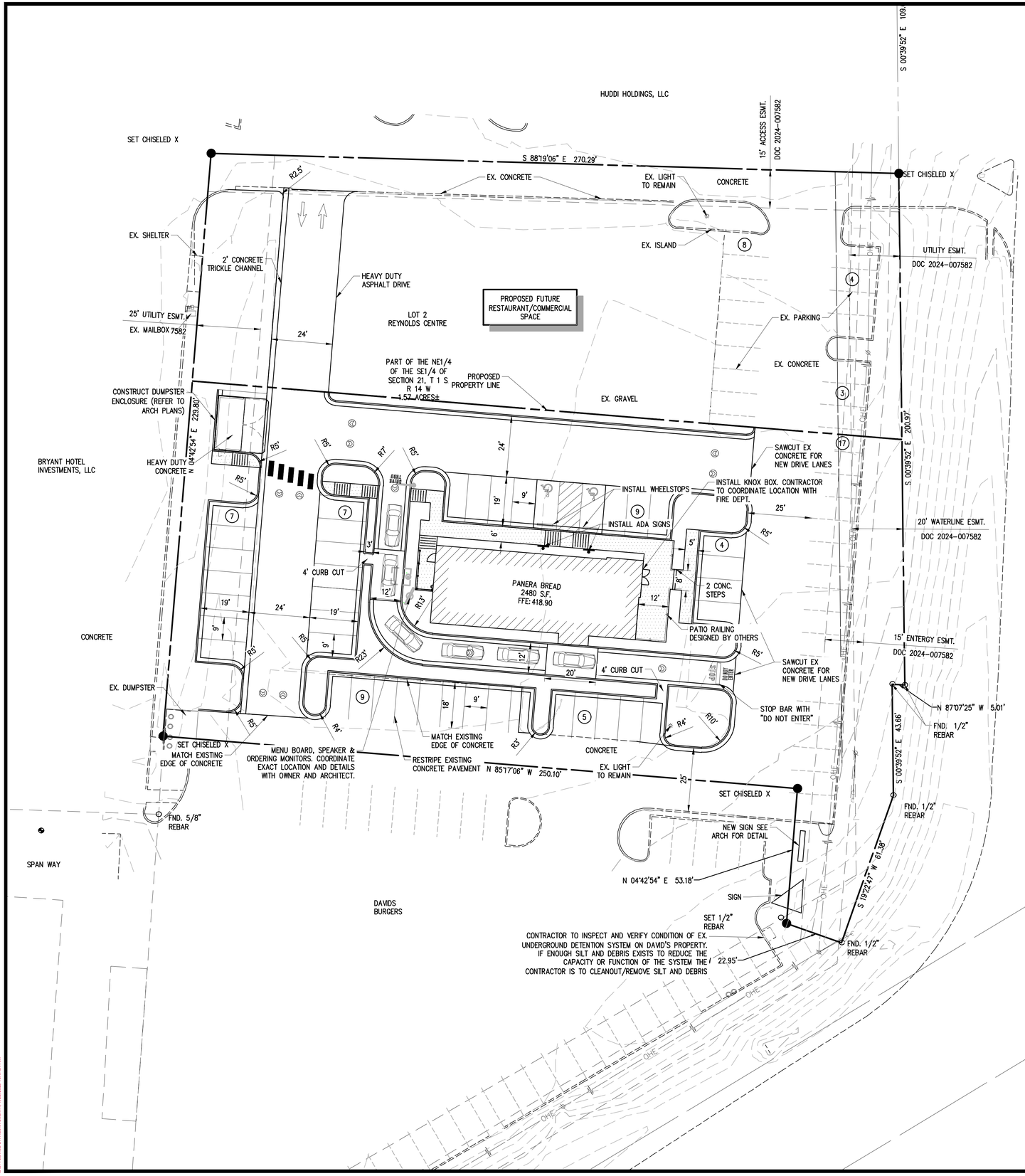
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DEMO PLAN

C-003

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LAST MODIFIED BY: ALEXIS BROWN, 1/22/2025 10:42:47 AM
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SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
AC	AIR CONDITIONER
ARV	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
EJB	ELECTRIC JUNCTION BOX
EM	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
	GUARD POST
LP	LIGHT POLE
PP	POWER POLE
S	SANITARY MANHOLE
CO	SANITARY SEWER CLEANOUT
	SIGN
	SPRINKLER HEAD
T	TELEPHONE PEDESTAL
	TV PEDESTAL
	WATER FAUCET
WM	WATER METER
WV	WATER VALVE
	DOWN GUY
D	STORM SEWER MANHOLE
	STORM SEWER PIPE
	DROP/CURB INLET
	GRATED INLET
	TREE
	TREE TO BE REMOVED

LINEWORK	
	EASEMENT
	CURB
1206	INTERMEDIATE CONTOUR
1205	INDEX CONTOUR
SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
G	GAS LINE
W	WATER LINE (SPECIFY SIZE & TYPE)
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
UGTV	UNDERGROUND TELEVISION
OHTV	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
X	BARBED WIRE FENCE
FO	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK	
	EASEMENT
	CURB
1206	INTERMEDIATE CONTOUR
1205	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	FIBER OPTIC
	UNDERGROUND TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

PARKING

STANDARD PARKING SPACES	39
ACCESSIBLE PARKING SPACES	2
TOTAL PARKING SPACES	41

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GRAPHIC SCALE IN FEET
20' 0 20'

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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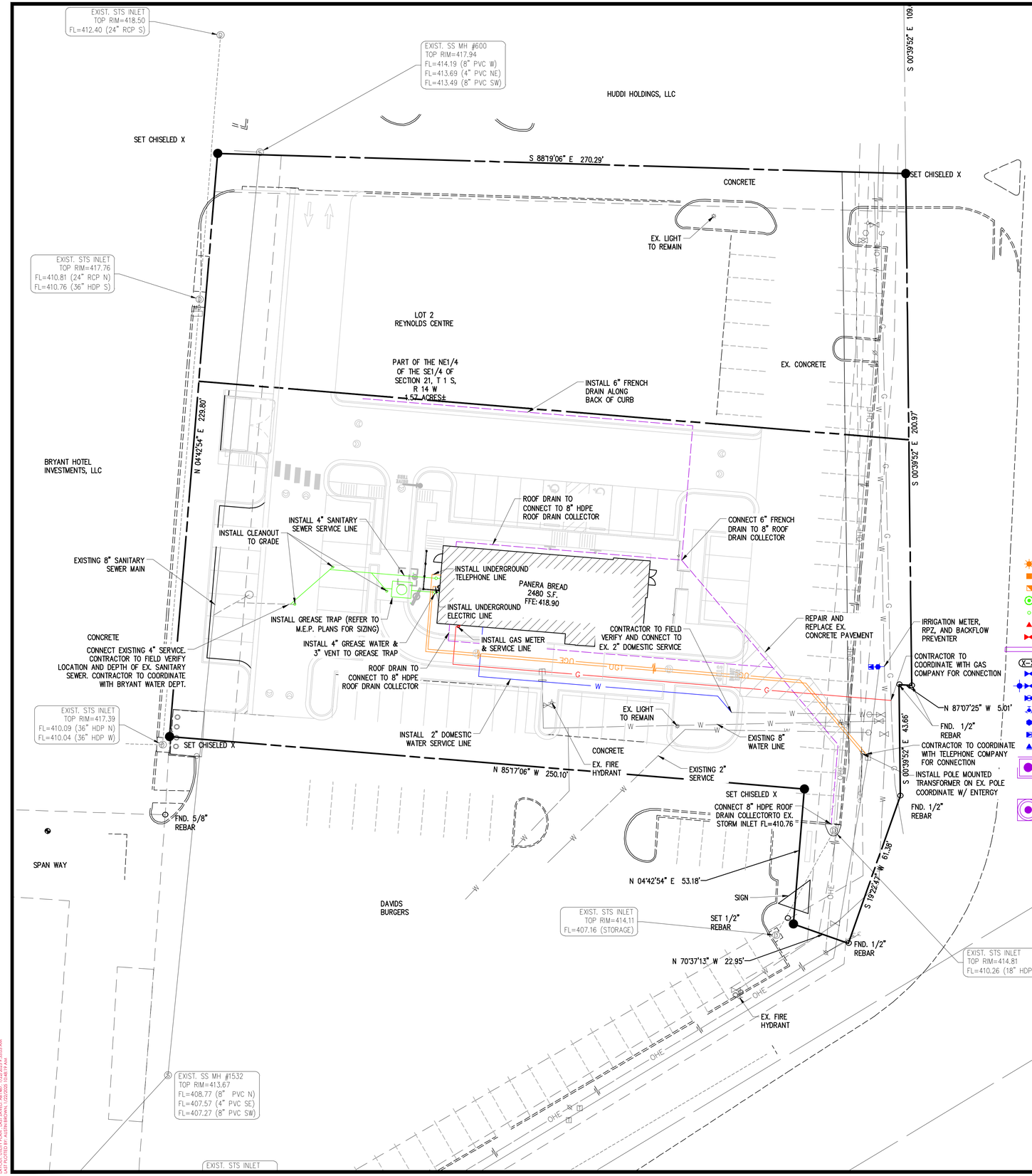
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SITE PLAN

C-101

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LAYOUT: SITE PLAN 1 PLOTTED BY: AUSTIN BROWN 1/22/2025 12:47:23 AM



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ARV AIR RELEASE VALVE	GAS LINE
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC
FDC FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEVISION
FH FIRE HYDRANT	OVERHEAD TELEVISION
GM GAS METER	CHAIN LINK FENCE
GV GAS VALVE	WOOD FENCE
GUARD POST	BARBED WIRE FENCE
LP LIGHT POLE	FIBER OPTIC
PP POWER POLE	RIGHT OF WAY
SANITARY MANHOLE	ROAD CENTERLINE
SANITARY SEWER CLEANOUT	
SIGN	
SPRINKLER HEAD	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WM WATER METER	
WV WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	

DROP/CURB INLET · GRATED INLET · TREE · TREE TO BE REMOVED

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
LIGHT POLE	EASEMENT
TELEPHONE PEDESTAL	CURB
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY	RIGHT OF WAY
AIR RELEASE VALVE	PROPERTY LINE
FIRE DEPARTMENT CONNECTION	
WATER METER	
BACK FLOW PREVENTER	
REDUCER	
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

UTILITY CONTACTS

WATER/WASTEWATER
BRYANT WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0441

GAS
SUMMIT UTILITIES
2205 EAST ROOSEVELT ROAD
LITTLE ROCK, AR 72201
PHONE: (800) 992-7552

ELECTRIC
ENTERGY
425 W. CAPITAL AVE.
LITTLE ROCK, AR 72201
(877) 387-2499

TELEPHONE
AT&T
(800) 288-2020

CABLE TELEVISION
COMCAST CABLE
(800) 934-6489

UTILITY NOTES

1. 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 UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

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GRAPHIC SCALE IN FEET
20' 0 20'

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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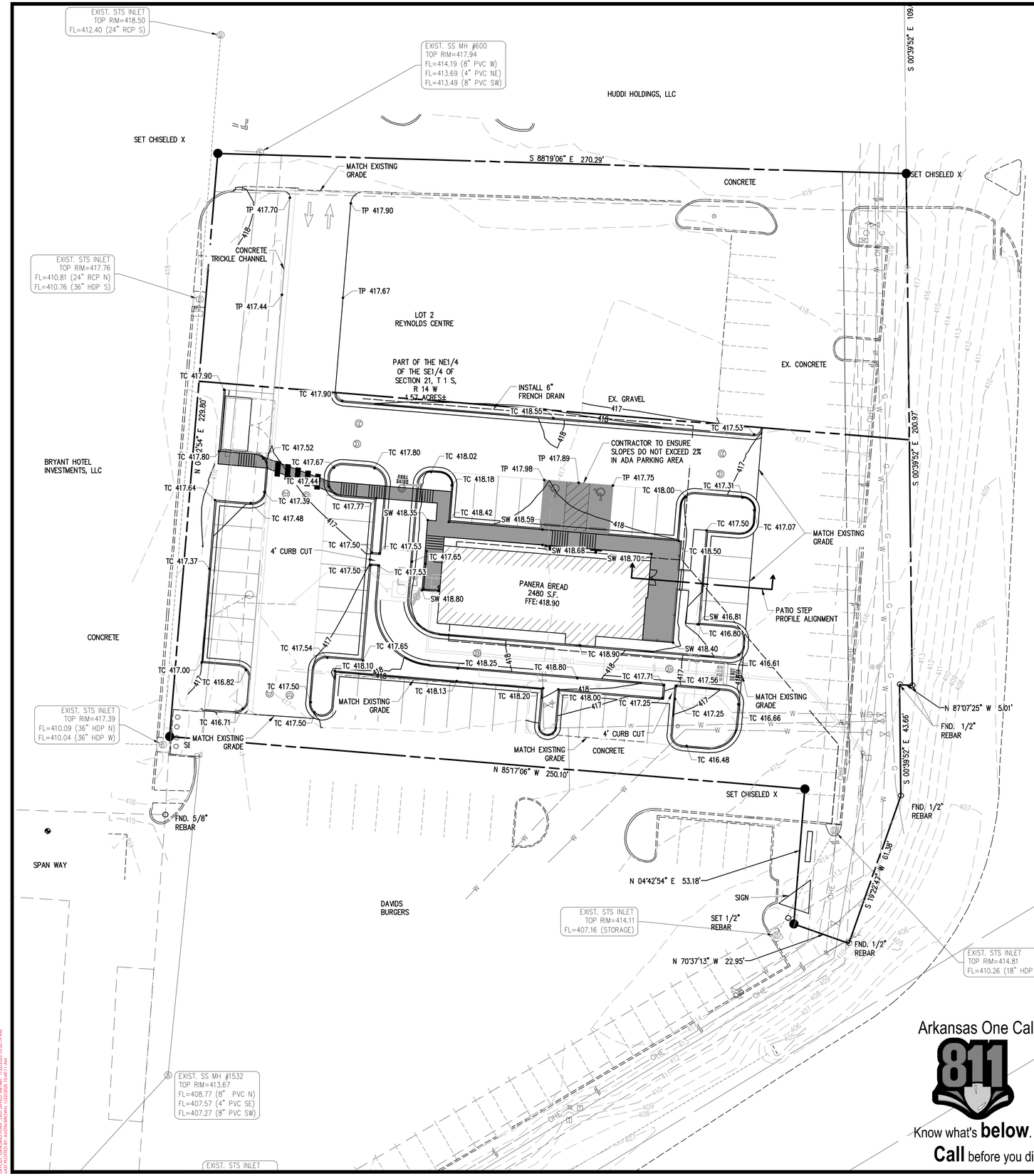
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UTILITY PLAN

C-102

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LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
AIR RELEASE VALVE	GAS LINE
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC
FIRE DEPARTMENT CONNECTION	OVERHEAD TELEVISION
FIRE HYDRANT	CHAIN LINK FENCE
GAS METER	WOOD FENCE
GAS VALVE	BARBED WIRE FENCE
GUARD POST	FIBER OPTIC
LIGHT POLE	RIGHT OF WAY
POWER POLE	ROAD CENTERLINE
SANITARY MANHOLE	
SANITARY SEWER CLEANOUT	
SIGN	
SPRINKLER HEAD	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WATER METER	
WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	GRATED INLET
TREE	TREE TO BE REMOVED

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	BUILDING SET BACK
BACK FLOW PREVENTER	RIGHT OF WAY
REDUCER	PROPERTY LINE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

GRADING PLAN SPOT ELEVATIONS

FG	FINISHED GRADE
TW	TOP WALL
BW	BOTTOM WALL
FL	FLOW LINE
TC	TOP CURB
G	GUTTER
SW	SIDEWALK
TP	TOP PAVEMENT
XXG	EXISTING GRADE
LP	LOW POINT

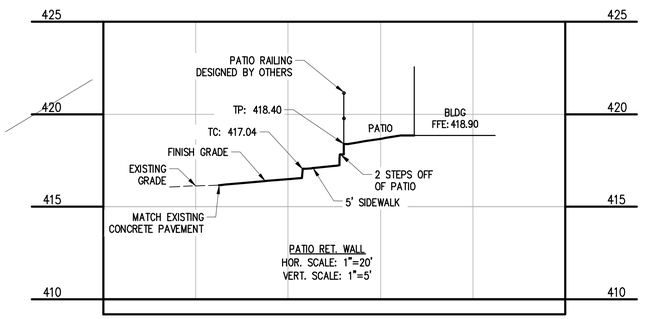
GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. 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 CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.

ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-502.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.



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ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
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PANERA BREAD

BRYANT, AR

Key Plan

No.	Description	Date

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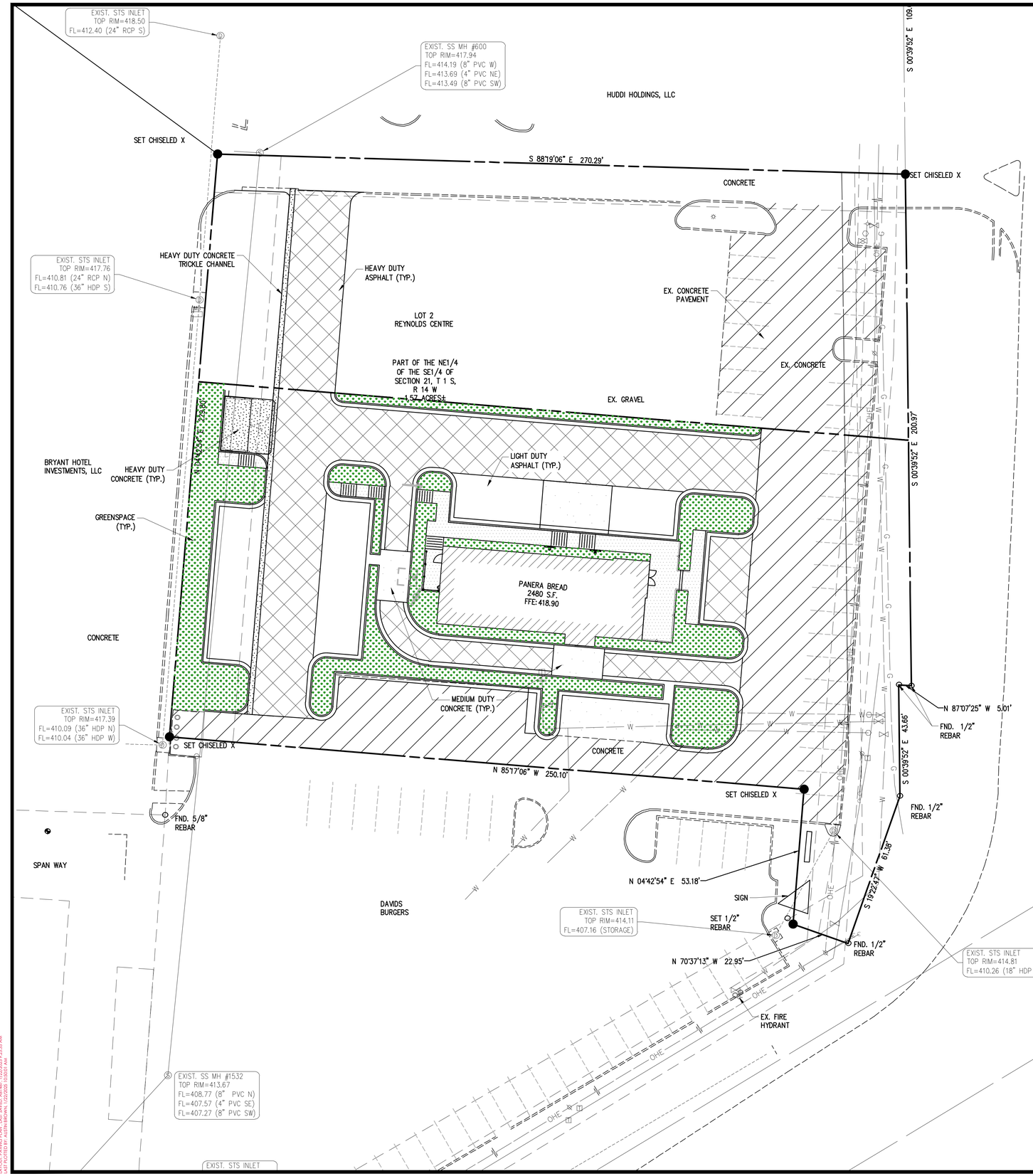
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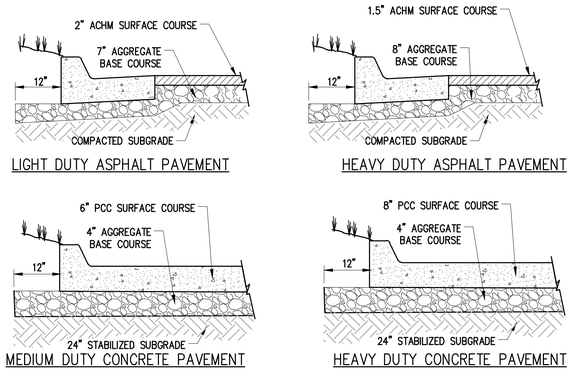
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GRADING PLAN

C-103

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LAST PLOTTED BY: KEITH BROWN | 1/22/2025 12:49:17 PM





NOTES:

1. THE SUBGRADE UNDER PAVEMENTS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND PREPARING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8" AND UNIFORMLY COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR.
3. AGGREGATE BASE COURSE MIXTURES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ASPHALTIC SURFACE AND BINDER COURSES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. PORTLAND CEMENT CONCRETE PAVEMENT SHALL CONFORM WITH THE REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.

PAVEMENT SECTIONS

NTS AUG. 25, 2020

LEGEND (EXISTING)

LINEWORK

CURB

RIGHT OF WAY

LEGEND (CONSTRUCT)

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

PAVING LEGEND

- NEW CONCRETE SIDEWALK
- NEW HEAVY DUTY CONCRETE
- NEW MEDIUM DUTY CONCRETE
- NEW HEAVY DUTY ASPHALT
- NEW LIGHT DUTY ASPHALT
- NEW GREEN SPACE
- EX. CONCRETE PAVEMENT TO REMAIN

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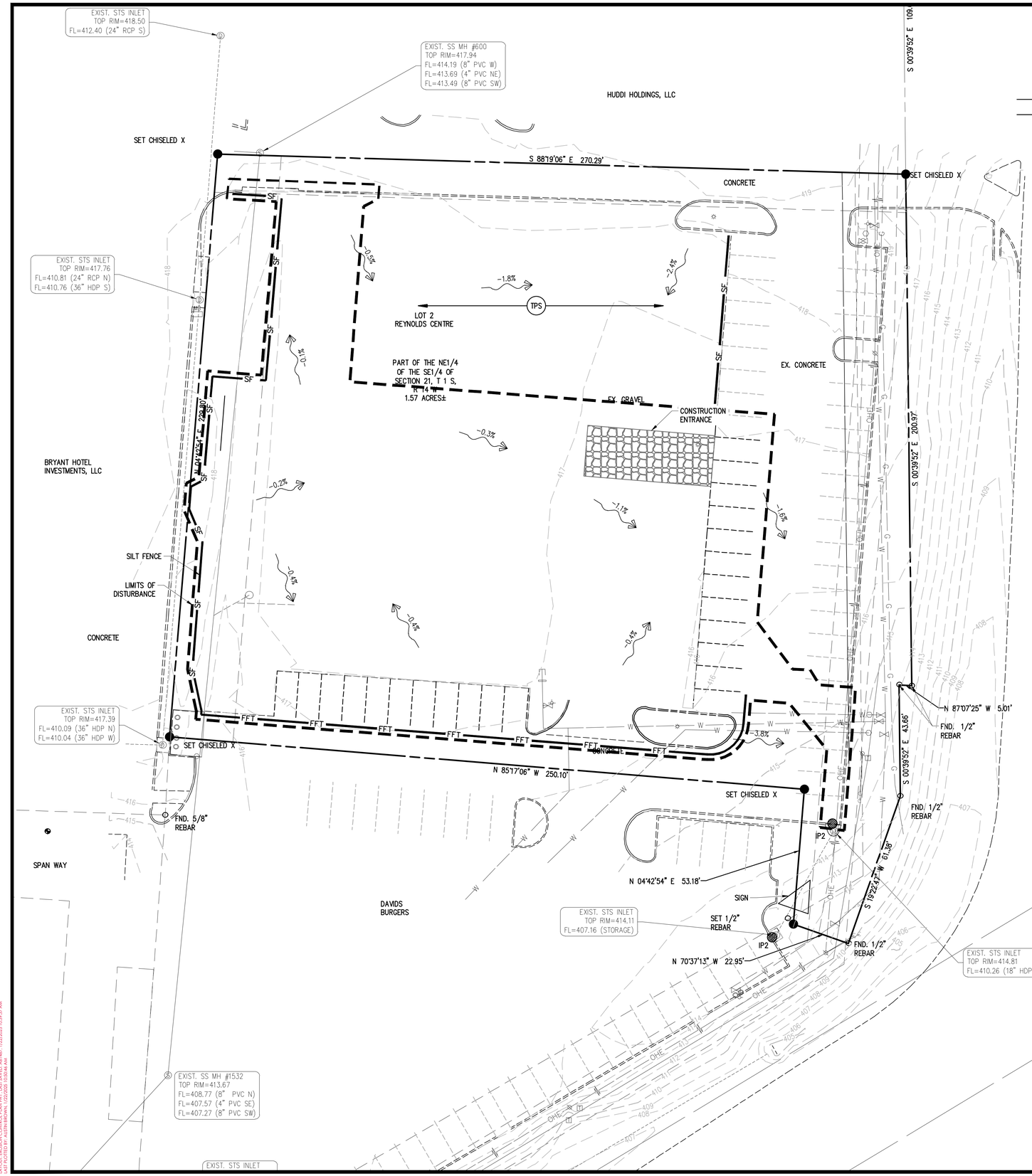
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PAVING PLAN

C-104

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LAST PLOTTED BY: AUSTIN BROWN, 1/22/2025 10:03:01 AM



EROSION CONTROL LEGEND

- PS — PERMANENT SEEDING
- TPS — TEMPORARY PARKING AND STORAGE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE
- GRADE BREAK
- CONTOUR ELEVATIONS
- STORM DRAIN
- XX.X% — DIRECTION OF OVERLAND FLOW W/ GRADE
- LIMITS OF DRAINAGE SUB-BASIN
- CD — ROCK CHECK DAM
- CE — STABILIZED CONSTRUCTION EXIT (ENTRANCE)
- DD — CHANNELED DIVERSIONS
- DS — DEWATERING SYSTEM / STRUCTURE
- SF — SILT FENCE
- ST — SEDIMENT BASIN WITH STONE OUTLET
- IP1 — BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
- IP2 — CURB INLET FILTER SOCK
- IP3 — GRATED INLET GRAVEL SEDIMENT FILTER
- IP4 — SILT FENCE INLET PROTECTION
- RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
- ECL — PERMANENT EROSION CONTROL LINING
- SB — TEMPORARY SEDIMENT BASIN
- FFT — FIBER FLOCCULENT TUBE

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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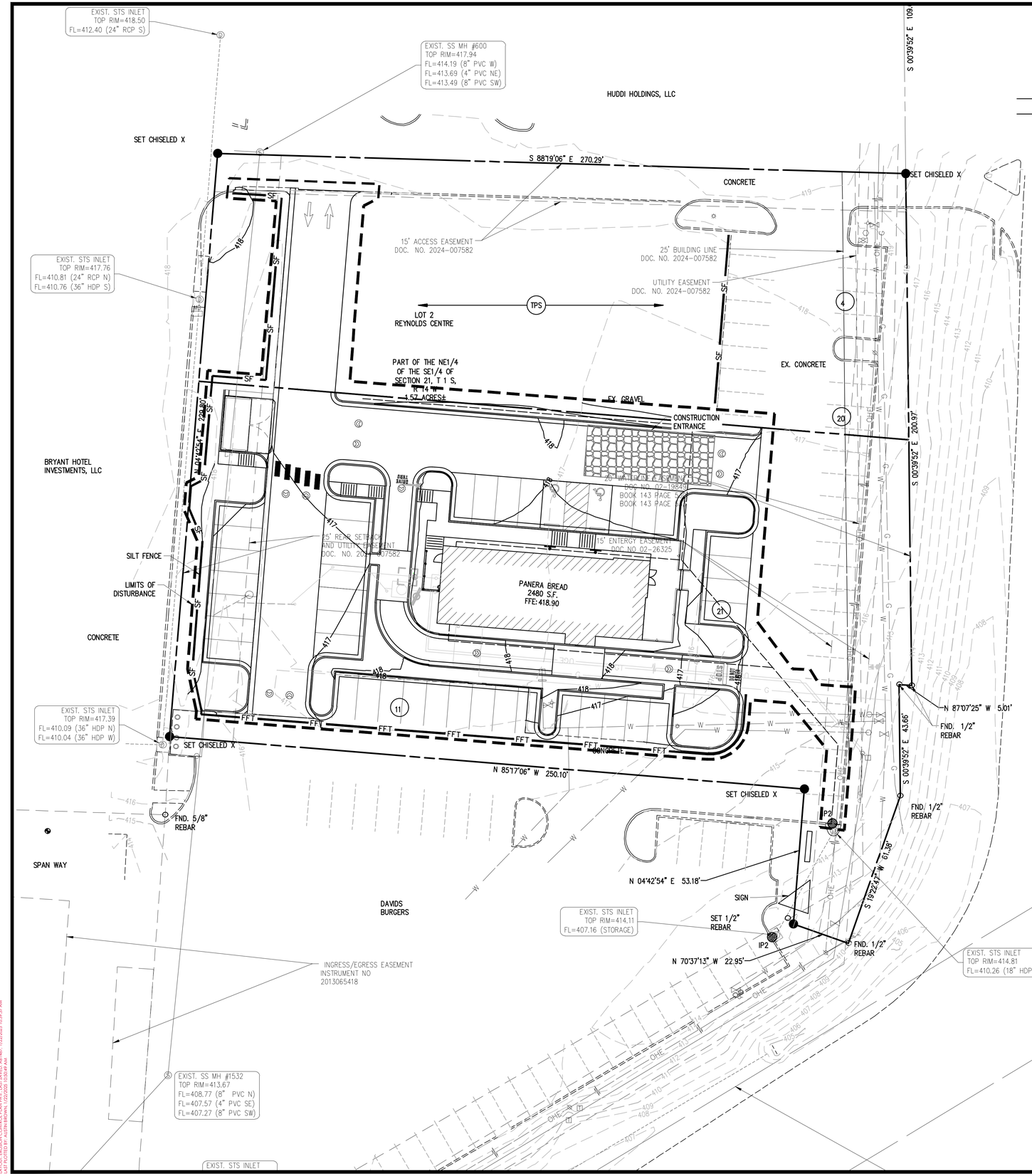
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EROSION CONTROL PH. I

C-105

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LAST PLOTTED BY: JUSTIN BROWN, 1/22/2025 10:09:16 AM



EROSION CONTROL LEGEND

PS	PERMANENT SEEDING	SF	SILT FENCE
TPS	TEMPORARY PARKING AND STORAGE	ST	SEDIMENT BASIN WITH STONE OUTLET
	BOUNDARY LINE	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
	RIGHT OF WAY LINE	IP2	CURB INLET FILTER SOCK
	LIMITS OF DISTURBANCE	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
	GRADE BREAK	IP4	SILT FENCE INLET PROTECTION
XXX	CONTOUR ELEVATIONS	RIP	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
	STORM DRAIN	ECL	PERMANENT EROSION CONTROL LINING
XX.X%	DIRECTION OF OVERLAND FLOW W/ GRADE	SB	TEMPORARY SEDIMENT BASIN
	LIMITS OF DRAINAGE SUB-BASIN	FFT	FIBER FLOCCULENT TUBE
CD	ROCK CHECK DAM		
CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)		
DD	CHANNELED DIVERSIONS		
DS	DEWATERING SYSTEM / STRUCTURE		

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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EROSION CONTROL PH. II

C-106

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PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CLEAR AND GRUB THE SITE.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARY SEEDED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

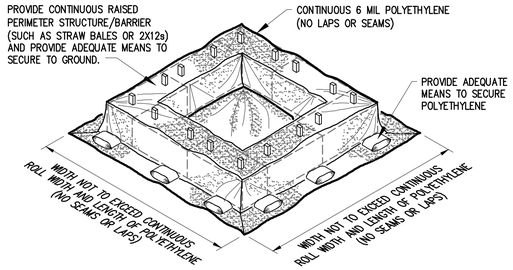
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH THE GENERAL PERMIT.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



CONCRETE WASH-OUT BASIN
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

ACREAGE SUMMARY

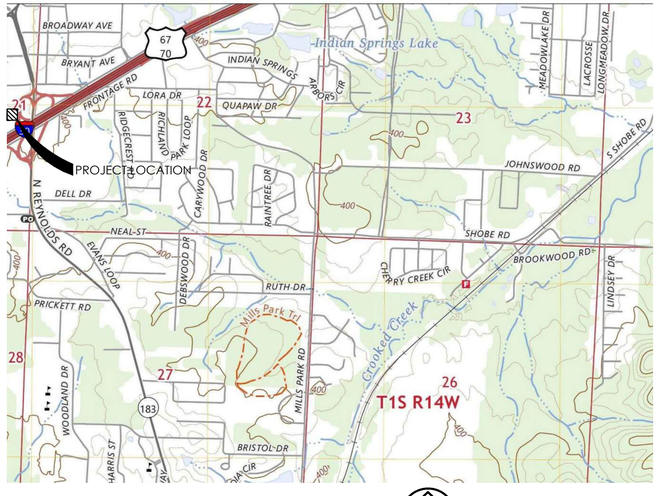
IMPERVIOUS AREA	0.6
SEEDED AREA	0.2
TOTAL DISTURBED	0.8

DEVELOPER/OWNER:
TERRA EQUITIES, LLC
2530 WATKINS RD.
BIRMINGHAM, AL 35223

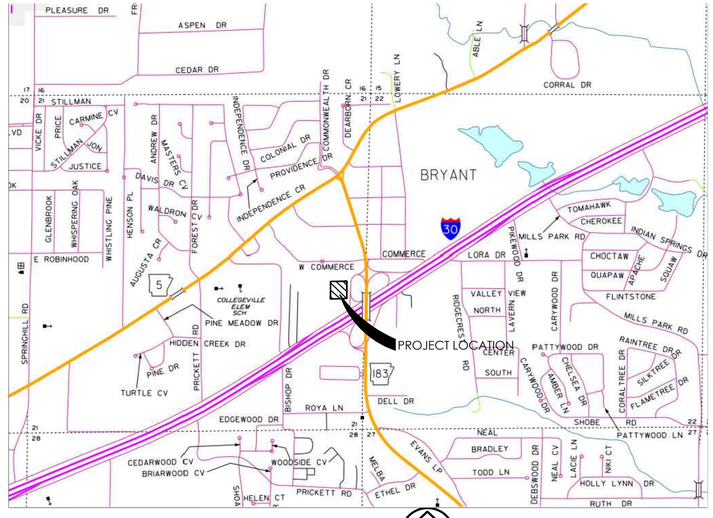
SITE OPERATOR/GENERAL CONTRACTOR:
TBD

SUPERINTENDENT:

T.B.M.
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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24304000
ISSUE DATE: 01/22/25
CONTACT: C. GARDNER
QC by:
QC Date:

PRELIMINARY PLANS

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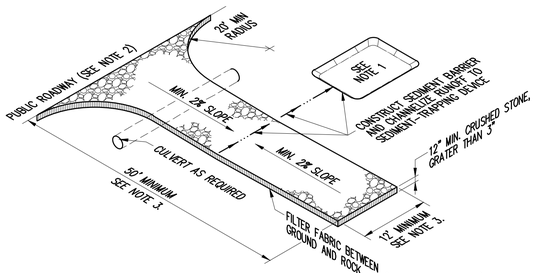
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EROSION CONTROL NOTES

C-107

DRAWING: Z:\0-DESIGN\0-PANERA\PANERA STRUCTURES\CIVIL\DWG\EROSION CONTROL PLAN.DWG
LAST PLOTTED: 1/22/2025 10:55:32 AM
LAST PLOTTED BY: AUSTIN BROWN

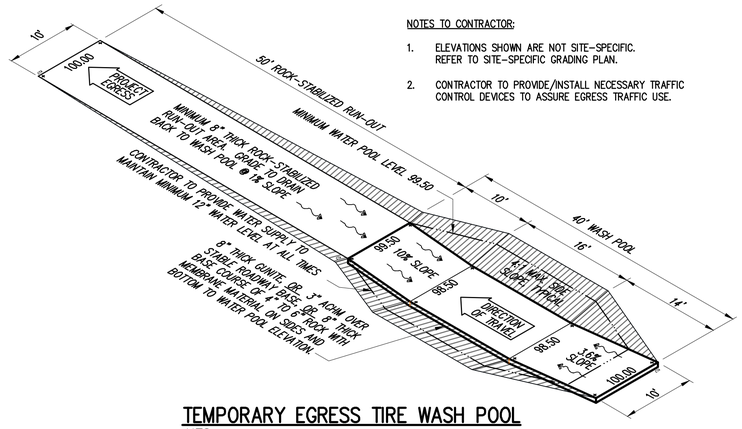


STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS

1. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.

2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.

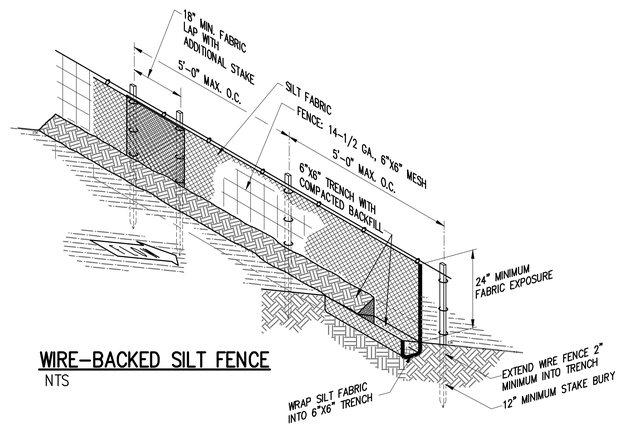


NOTES TO CONTRACTOR:

1. ELEVATIONS SHOWN ARE NOT SITE-SPECIFIC. REFER TO SITE-SPECIFIC GRADING PLAN.

2. CONTRACTOR TO PROVIDE/INSTALL NECESSARY TRAFFIC CONTROL DEVICES TO ASSURE EGRESS TRAFFIC USE.

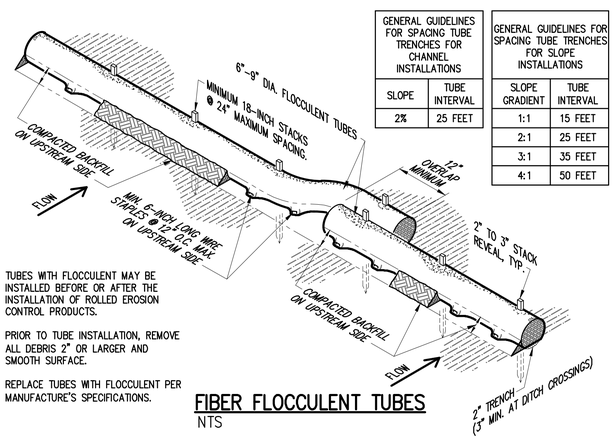
TEMPORARY EGRESS TIRE WASH POOL
NTS



WIRE-BACKED SILT FENCE
NTS

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1:1	15 FEET
2:1	25 FEET
3:1	35 FEET
4:1	50 FEET

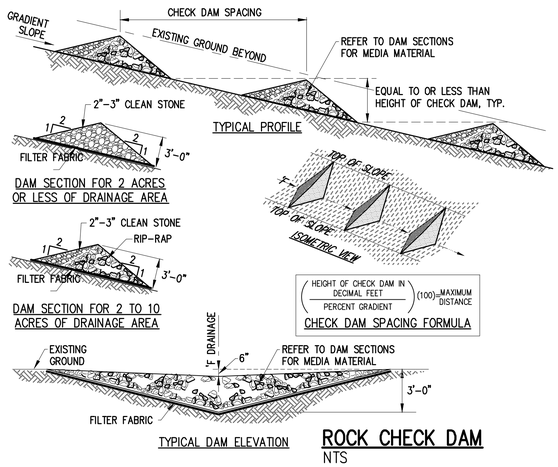


TUBES WITH FLOCCULENT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS.

PRIOR TO TUBE INSTALLATION, REMOVE ALL DEBRIS 2" OR LARGER AND SMOOTH SURFACE.

REPLACE TUBES WITH FLOCCULENT PER MANUFACTURE'S SPECIFICATIONS.

FIBER FLOCCULENT TUBES
NTS



ROCK CHECK DAM
NTS

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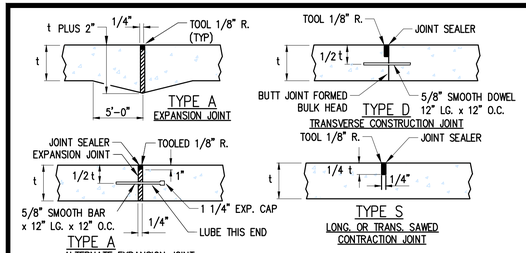
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EROSION CONTROL DETAILS

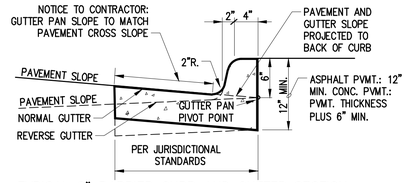
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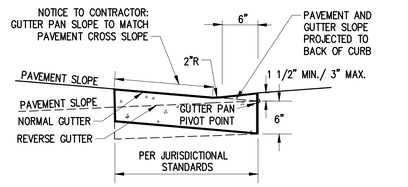


NOTES:
1. ALL JOINTS SPACING NOT TO EXCEED 15'-0" INTERVALS.
2. SAWED JOINTS SHALL BE CUT AS SOON AS POSSIBLE AFTER FINISH WORK IS COMPLETE & CONCRETE HAS CURED TO ACCEPT TYPE OF SAW EQUIPMENT.
3. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
4. SPECIFIED JOINT SEALANT APPLIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS SEALANT TOOLED 1/8" BELOW PAVEMENT SURFACE.
5. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
6. COMPLETELY FILL HOLE WITH EPOXY GROUT AND INSERT DOWEL WITH EXPANSION CAPS.
7. DOWELS SHALL BE ALIGNED PERPENDICULAR TO THE JOINT.

CONCRETE PAVEMENT JOINTING DETAIL
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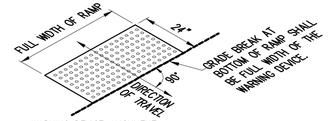


TYPICAL 6" BARRIER CURB AND GUTTER SECTION



TYPICAL MOUNTABLE CURB SECTION AT DRIVEWAYS

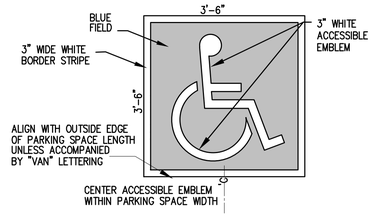
TYPICAL CURB AND GUTTER SECTIONS
NTS



WARNING DEVICE ALIGNMENT

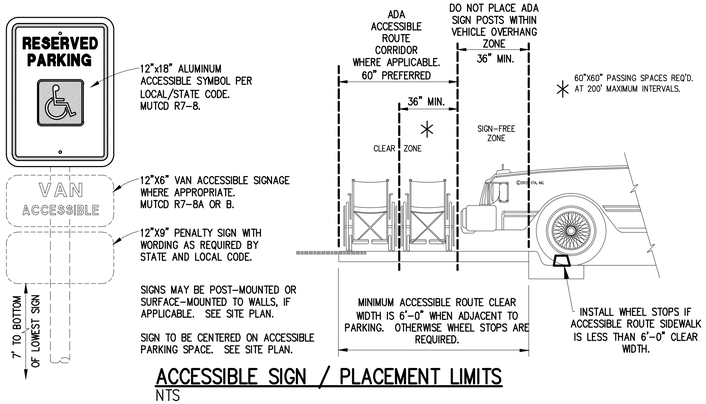
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

DETECTABLE WARNING DEVICE
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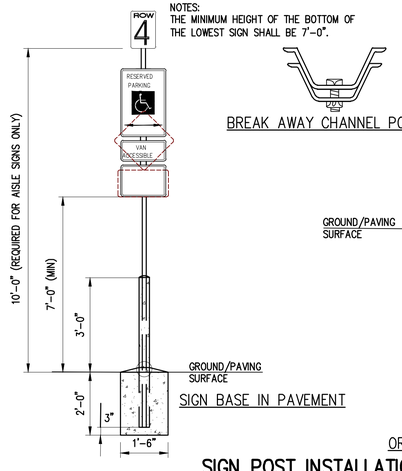


NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT.
THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

ACCESSIBLE PAVEMENT EMBLEM
NTS

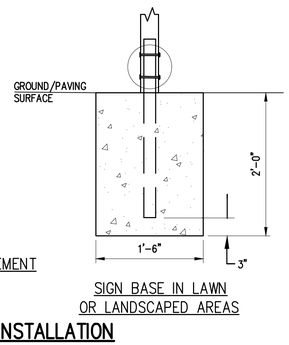


ACCESSIBLE SIGN / PLACEMENT LIMITS
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BREAK AWAY CHANNEL POST

SIGN BASE IN PAVEMENT



SIGN BASE IN LAWN OR LANDSCAPED AREAS

SIGN POST INSTALLATION
NTS

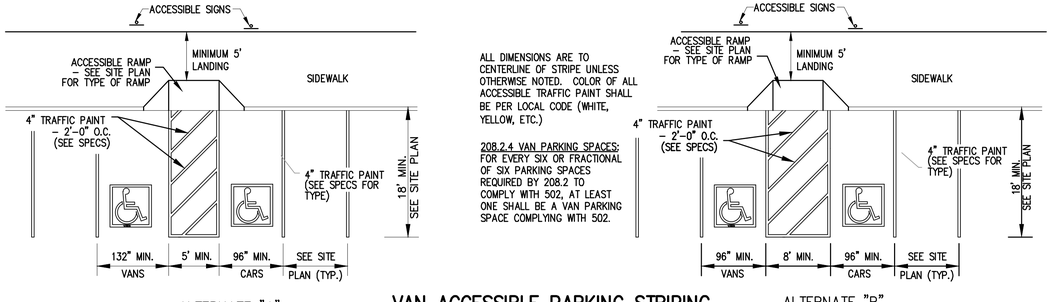
MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

ON-SITE (PRIVATE) ACCESSIBLE PARKING SCHEDULE		
TOTAL NUMBER OF PARKING SPACES REQUIRED PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES) COLUMN "A"	VAN-ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	2
301 TO 400	8	2
401 TO 500	9	2
501 TO 1000	2% OF TOTAL PARKING PROVIDED IN EACH LOT	1/6 OF COLUMN "A"
1001 & OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1/6 OF COLUMN "A"

ON-STREET (PUBLIC) ACCESSIBLE PARKING SCHEDULE	
TOTAL NUMBER OF MARKED OR METERED PARKING SPACES ON THE BLOCK PERIMETER	TOTAL REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 AND OVER	4 PERCENT OF TOTAL

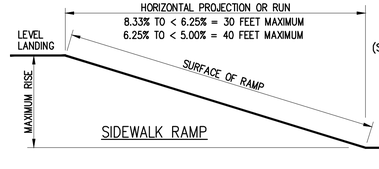
CARPORT AND GARAGE PARKING SPACES:
AT LEAST ONE CARPORT OR GARAGE SPACE SHALL BE ADA ACCESSIBLE IF EITHER ARE FEATURED AS SITE AMENITIES.

208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

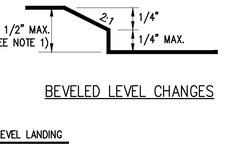


VAN ACCESSIBLE PARKING STRIPING
NTS

SLOPE	MAXIMUM RISE	MAXIMUM HORIZONTAL PROJECTION OR RUN
1:12 TO < 1:16 (8.33% TO < 6.25%)	30 INCHES	30 FEET
1:16 TO < 1:20 (6.25% TO < 5.00%)	30 INCHES	40 FEET



SIDEWALK RAMP



VERTICAL CHANGES IN LEVEL

BEVELED LEVEL CHANGES

NOTES:
1. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
2. RAMP RUNS GREATER THAN SIX INCHES OF RISE OR GREATER SIX FEET IN HORIZONTAL PROJECTION SHALL HAVE HANDRAILS ON BOTH SIDES, EXCEPT CURB RAMPS.
3. HANDRAILS SHALL BE 34" TO 38" HIGH AND A MINIMUM OR 36" APART AND MUST EXTEND 12" BEYOND TOP AND BOTTOM OF THE RAMP SEGMENT. SEE HANDRAIL DETAILS.

IN-LINE ACCESSIBLE ROUTE / SIDEWALK RAMP - CHANGES IN LEVEL
NTS

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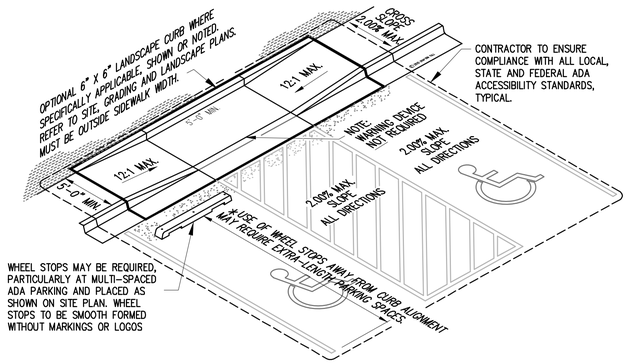
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ADA DETAILS

C-502

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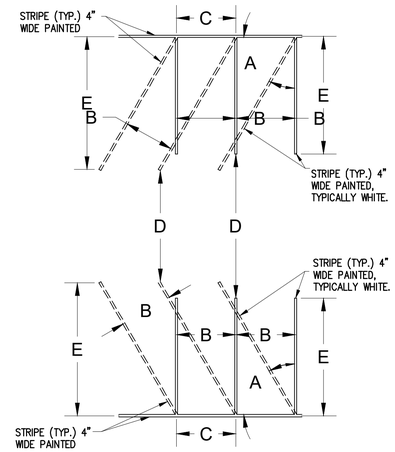
DEPRESSED SIDEWALK AND CURB ACCESSIBLE RAMP
NTS WITH ADA PARKING

STRIPING DIMENSIONS						
ANGLE (A)	TYPE	WIDTH (IN FT.) (B)	CURB LENGTH (IN FT.) (C)	ONE-WAY AISLE WIDTH (IN FT.) (D)	TWO-WAY AISLE WIDTH (IN FT.) (D)	STALL DEPTH (IN FT.) (E)
0°	STANDARD	8	22.5	12	24	8
PARALLEL	COMPACT	7.5	19.5	12	24	7.5
30°	STANDARD	9	18	12	24	17
	COMPACT	7.5	15	12	24	14
45°	STANDARD	9	12.5	12	24	19
	COMPACT	7.5	10.5	12	24	16
60°	STANDARD	9	10.5	18	24	20
	COMPACT	7.5	8.5	15	24	16.5
90°	STANDARD	9	9	24	24	19
	COMPACT	7.5	7.5	22	24	15

NOTES:

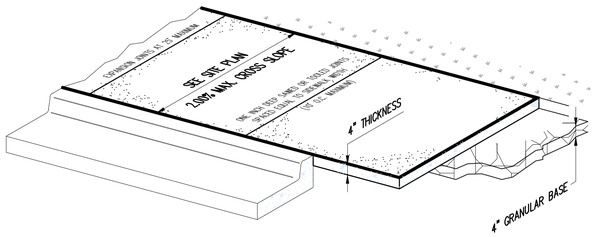
1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE. MARKINGS SHALL BE THERMOPLASTIC IF CALLED FOR IN THE PLANS OR SPECIFICATIONS.

PARKING STRIPES
NTS

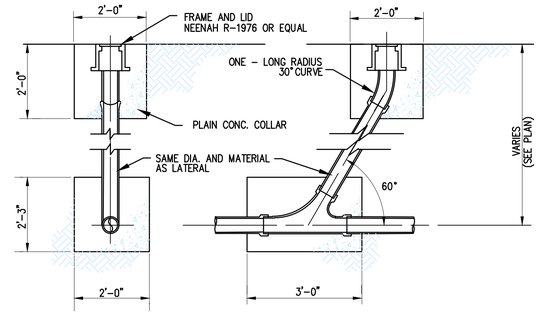


* NOTE: DIMENSIONS SHOWN ON PLAN SHALL GOVERN.

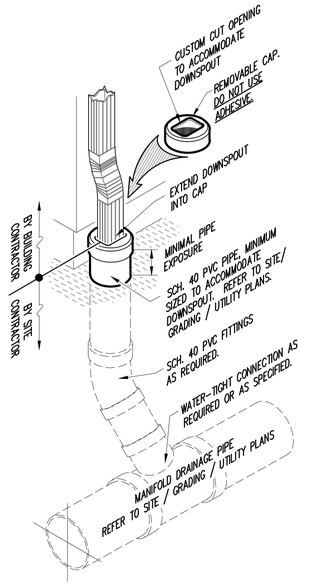
NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



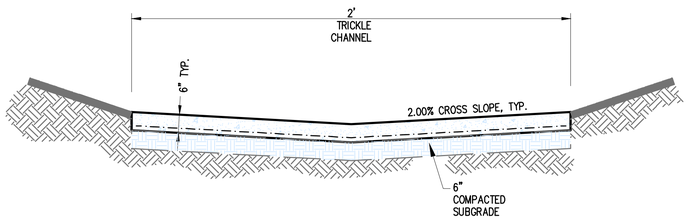
SIDEWALK WITH CURB
NTS



TYPICAL CLEANOUT
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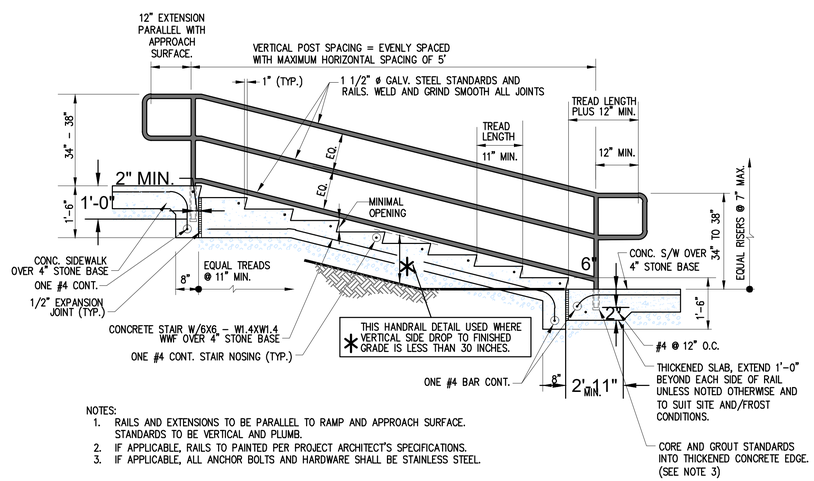


EXTERIOR DOWNSPOUT COLLECTOR
NTS



1. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. D-698 (STANDARD PROCTOR) AT ±2% OF PROCTOR OPTIMUM MOISTURE VALUE.
2. CONCRETE COMPRESSION STRENGTH; 3,500 P.S.I. AT 28 DAYS.
3. REINFORCEMENT: WELDED WIRE FABRIC - 6"X6" - W2.1XW2.1, PLACED 1-1/2" FROM BOTTOM.
4. JOINTS: SAWED LATERAL AT 12' MAXIMUM. LATERAL EXPANSION JOINTS AT 84' MAXIMUM.

TYPICAL CONCRETE CHANNEL SECTION
NTS



NOTES:
1. RAILS AND EXTENSIONS TO BE PARALLEL TO RAMP AND APPROACH SURFACE. STANDARDS TO BE VERTICAL AND PLUMB.
2. IF APPLICABLE, RAILS TO PAINTED PER PROJECT ARCHITECT'S SPECIFICATIONS.
3. IF APPLICABLE, ALL ANCHOR BOLTS AND HARDWARE SHALL BE STAINLESS STEEL.

CONCRETE STAIR AND RAIL WITH NO GRADE DROP AT EITHER SIDE OF STAIR *
NTS NOTE: REFER TO SITE AND GRADING PLANS FOR STAIR LENGTH, RISE AND LOCATION

REVISED 08/25/14

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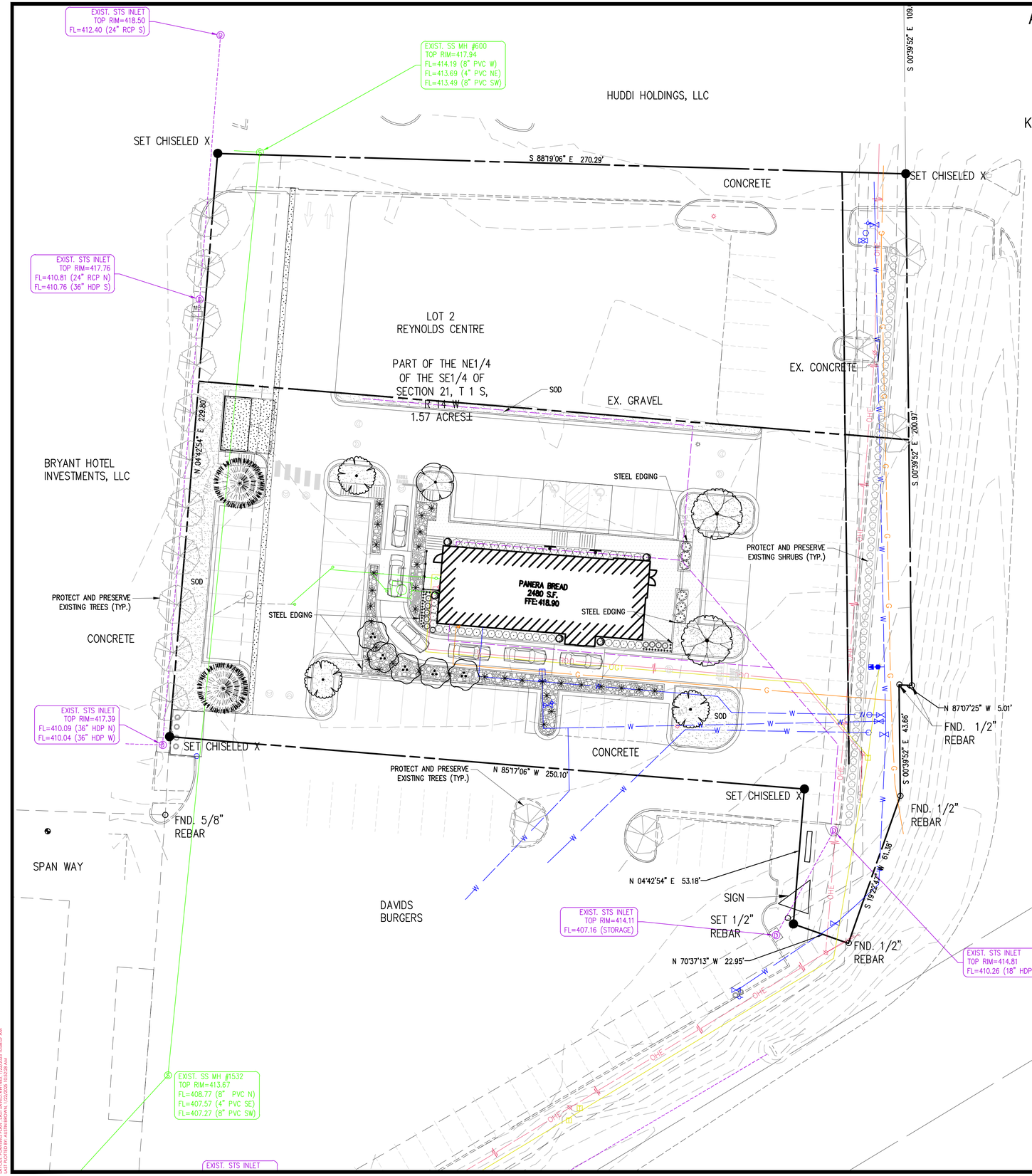
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SITE DETAILS

C-503

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Arkansas One Call 811

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

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE AND LANDSCAPE NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 5' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
TREES					
	1	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	B & B	2"CAL	8'-10' HT.
	5	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15 GAL	MULTI-TRUNK	6'-8' HT.
	3	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2"CAL	8'-10' HT.
	2	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5"CAL	10'-12' HT.
	2	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5"CAL	10'-12' HT.
	5	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	15 GAL	2"CAL	6'-8' HT.

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
SHRUBS					
	45	BUXUS MICROPHYLLA 'WINTERGREEN' / BOXWOOD	5 GAL. 18" HT. MIN.		
	33	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	3 GAL		
	32	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	2 GAL. 6" HT. MIN		
	6	LOROPETALUM CHINENSE / CHINESE FRINGE FLOWER	5 GAL. 18" HT. MIN.		
	10	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL. 18" MIN. HT		
	5	ROSA X 'DOUBLE KNOCKOUT' / KNOCKOUT ROSE	5 GAL. 18" HT. MIN.		

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	4,162 SF	CYNODON DACTYLON / BERMUDA GRASS	SOLID SOD
	1,227 SF	WASHED RIVER ROCK	.

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CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEER

N
GRAPHIC SCALE IN FEET
20' 0 20'

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24304000
ISSUE DATE: 01/22/25
CONTACT: C. GARDNER
QC By:
QC Date:

PRELIMINARY PLANS

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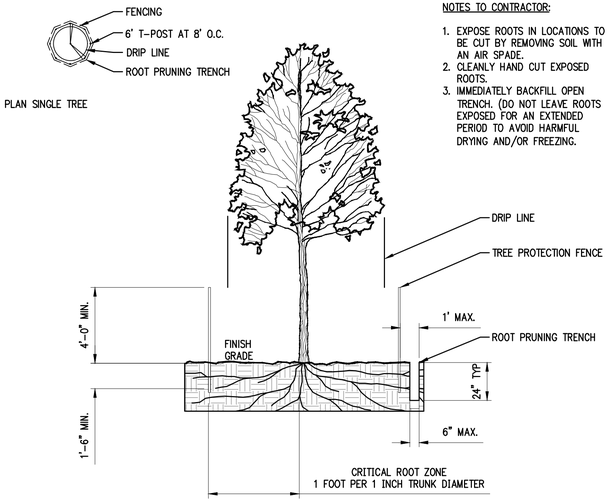
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PLANTING PLAN

L-101

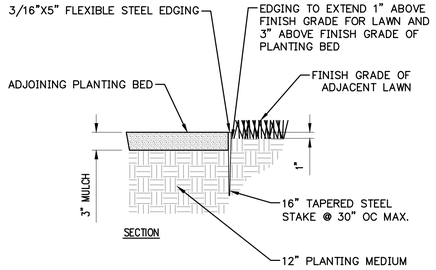
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LAST PLOTTED BY: AUSTIN BROWN



NOTES TO CONTRACTOR:

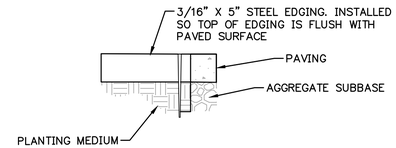
1. EXPOSE ROOTS IN LOCATIONS TO BE CUT BY REMOVING SOIL WITH AN AIR SPADE.
2. CLEANLY HAND CUT EXPOSED ROOTS.
3. IMMEDIATELY BACKFILL OPEN TRENCH. (DO NOT LEAVE ROOTS EXPOSED FOR AN EXTENDED PERIOD TO AVOID HARMFUL DRYING AND/OR FREEZING.

ROOT PRUNING DETAIL
NTS



NOTES TO CONTRACTOR:

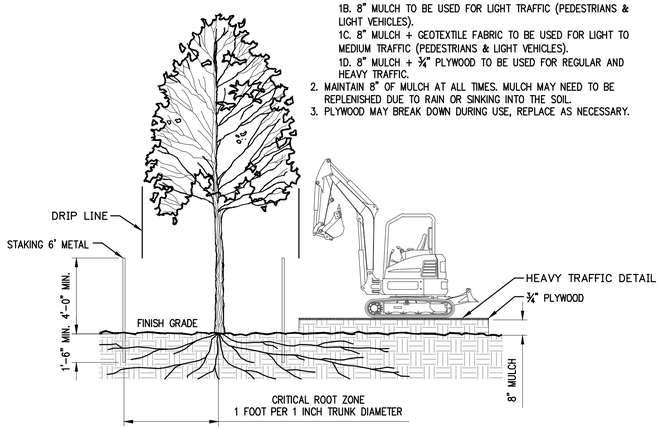
1. AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTINGS BORDER CURB WILL NOT HAVE EDGING.
2. CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE OF ADJACENT PAVING OR CURBS.
3. STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.
4. IF EDGING EXTENDS ABOVE PAVING DUE TO SITE CONDITIONS, CHAMFER EDGE ABUTTING PAVEMENT.



STEEL EDGING DETAIL
NTS

NOTES TO CONTRACTOR:

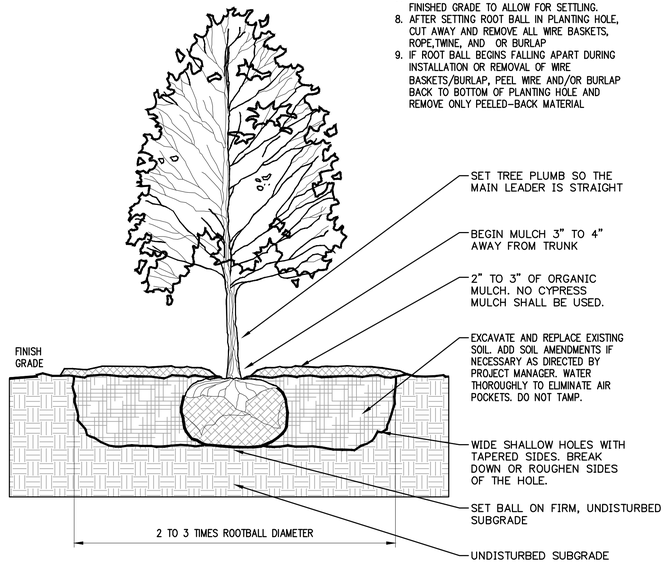
1. TECHNIQUES TO BE SPECIFIED BY URBAN FORESTRY (EXAMPLES 1A–1D).
   1A. ¾" PLYWOOD TO BE USED FOR LIGHT FOOT TRAFFIC AND SINGLE VEHICLE CROSSING.
   1B. 8" MULCH TO BE USED FOR LIGHT TRAFFIC (PEDESTRIANS & LIGHT VEHICLES).
   1C. 8" MULCH + GEOTEXTILE FABRIC TO BE USED FOR LIGHT TO MEDIUM TRAFFIC (PEDESTRIANS & LIGHT VEHICLES).
   1D. 8" MULCH + ¾" PLYWOOD TO BE USED FOR REGULAR AND HEAVY TRAFFIC.
2. MAINTAIN 8" OF MULCH AT ALL TIMES. MULCH MAY NEED TO BE REPLENISHED DUE TO RAIN OR SINKING INTO THE SOIL.
3. PLYWOOD MAY BREAK DOWN DURING USE, REPLACE AS NECESSARY.



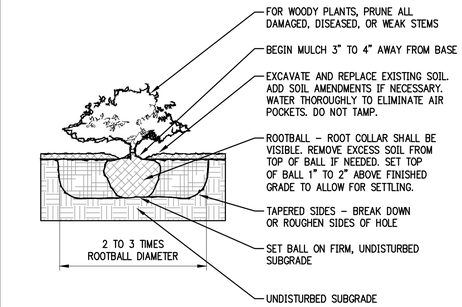
SOIL COMPACTION PREVENTION DETAIL
NTS

NOTES TO CONTRACTOR:

1. TREES SHALL MATCH CALIPER & MIN. HEIGHT SPECIFIED IN PLANT SCHEDULE
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED.
7. SET TOP OF ROOT BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
8. AFTER SETTING ROOT BALL IN PLANTING HOLE, CUT AWAY AND REMOVE ALL WIRE BASKETS, ROPE,TWINE, AND OR BURLAP
9. IF ROOT BALL BEGINS FALLING APART DURING INSTALLATION OR REMOVAL OF WIRE BASKETS/BURLAP, PEEL WIRE AND/OR BURLAP BACK TO BOTTOM OF PLANTING HOLE AND REMOVE ONLY PEELED-BACK MATERIAL



TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

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CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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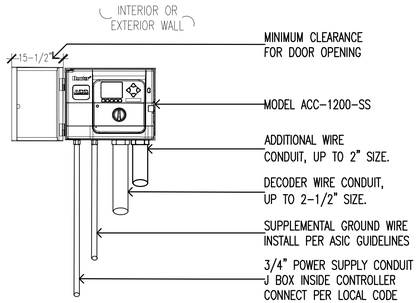
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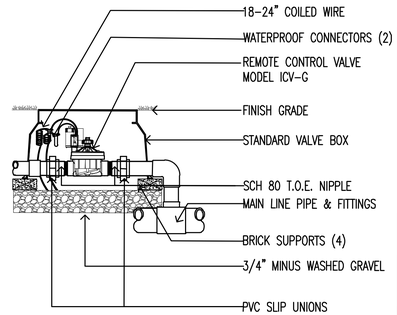
PLANTING DETAILS

L-501

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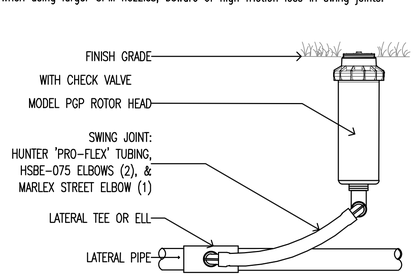


ACC-1200 CONTROLLER
01 WALL MOUNT
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

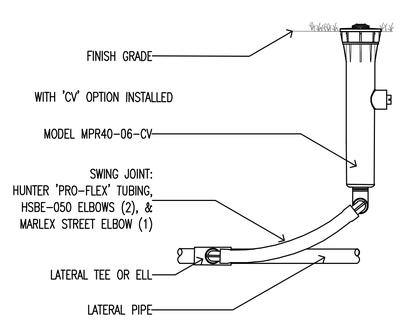


02 ICV GLOBE VALVE
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

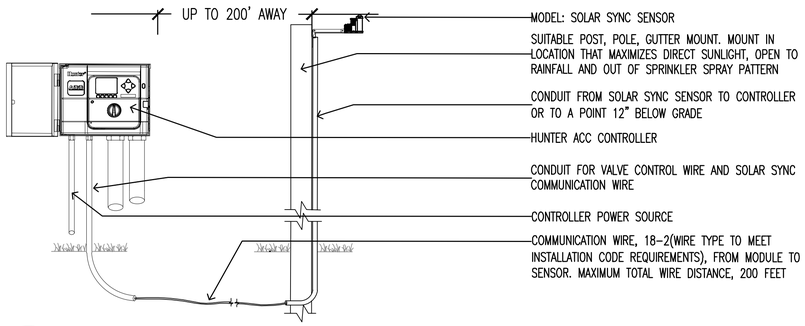
*When using larger GPM nozzles, beware of high friction loss in swing joints.



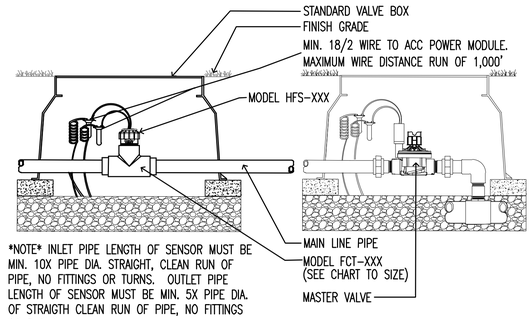
03 PGP ROTOR HEAD
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



MPR40-06-CV
04 MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



07 SOLAR SYNC SYSTEM
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL



NOTE INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGTH CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

08 HFS FLOW SENSOR
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

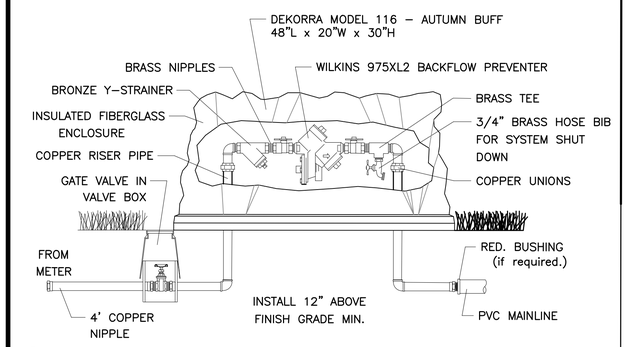
IRRIGATION NOTES

1. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 85psi WITH A FLOW RATE OF 75gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
2. PLEASE NOTE: IF PRESSURE IS NOT SATISFACTORY THERE MAY BE A NEED FOR A BOOSTER PUMP TO ENHANCE PERFORMANCE OF THE SYSTEM. THE LANDSCAPE CONTRACTOR SHALL REPORT PRESSURE FINDINGS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE SYSTEM FOR DETERMINATION OF ANY BOOSTER NEEDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES DURING THE INSTALLATION. CONTRACTOR SHALL SEEK ASSISTANCE FROM THE LOCAL UTILITIES IN THE LOCATION OF THE UTILITIES PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS, ADHERE TO ALL MUNICIPAL CODES AND FOLLOW STANDARD AND ACCEPTED LOCAL PRACTICES.
5. A DRAIN VALVE SHALL BE INSTALLED AT THE LOWEST PORTION OF EACH ZONE AND AT 100' INTERVALS ON THE MAINLINE FOR WINTERIZATION.
6. VALVE WIRING SHALL BE 12 GAUGE SINGLE STRAND COPPER DIRECT BURIAL DECODER SYSTEM IRRIGATION WIRE. PROVIDE ALL SPLICES SHALL BE WATERPROOF AND PLACED AT VALVE LOCATIONS ONLY.
7. ALL LATERAL LINE PIPING SHALL BE CLASS 200 SDR 21 PVC. ALL MAINLINE PIPING SHALL BE SCHEDULE 40 PVC. ALL FITTINGS SHALL BE SCH. 40 TYPE 1. USE A PVC SOLVENT AND PRIMER AS RECOMMENDED/APPROVED BY THE PIPE MANUFACTURER. ALL MATERIAL AND EQUIPMENT SHALL BE OF DOMESTIC MANUFACTURER PROCEEDING WITH RELATED WORK.
8. PLACE ALL PIPING ON THE PERIMETER OF LANDSCAPE AREAS WHERE POSSIBLE. PLACE VALVES IN PLANTING AREAS WHERE POSSIBLE. LIMIT TRENCHING AROUND EXISTING TREES AS MUCH AS POSSIBLE. BE AWARE OF THE LOCATION OF NEW TREES AND SHRUBS AND PLACE PIPING AWAY FROM THE ROOT BALLS.
9. THERE SHALL BE A CLOSED LOOP MAINLINE AROUND THE PERIMETER OF THE PROPERTY TO AID IN BALANCE OF FLOWS AND PRESSURE, AND ALLOW FOR FUTURE EXPANSION OF THE SYSTEM..
10. PROVIDE FOR WINTERIZATION BY THE BLOW OUT METHOD.
11. COORDINATE LOCATION OF THE CONTROL BOX AND RAIN SENSOR WITH THE OWNER.
12. PROVIDE 100% COVERAGE FOR ALL LANDSCAPE AREAS AND MAKE FINAL ADJUSTMENTS TO OBTAIN OPTIMAL PERFORMANCE. ALL PLANT BEDS SHALL BE DRIP IRRIGATION PLACED ON SEPARATE ZONES FROM THE TURF AREAS.
13. CONTRACTOR TO PROVIDE SERVICE TAPS, LINES AND METER FOR IRRIGATION SYSTEM SERVICE
14. COMPACT BACK FILL IN ALL TRENCHES TO STANDARD SUB GRADE COMPACTION REQUIREMENTS GIVEN IN SITE GRADING SPECIFICATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR SIZING ALL WIRING TO CONTROL VALVES. DIRECT BURIAL QUALITY WIRE WITH SEALED WATERPROOF CONNECTORS REQUIRED.
16. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
17. WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

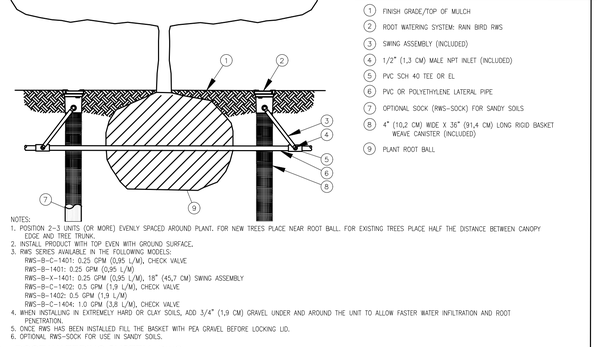
USE EQUIPMENT SPECIFIED AND STANDARDS SHOWN IN THE IRRIGATION DETAILS OF THIS SET

*** TREE WATERING NOTE ***:

1. CONTRACTOR SHALL PLUMB THE RAIN BIRD-RWS-B-C-SOCK 1401 INTO ZONES ACCORDING TO THE FLOWS AND PRESSURES ALLOWED. THESE ZONES SHALL BE ON SEPARATE CONTROL CIRCUITS TO PROVIDE AN ALTERNATE WATERING SOURCE FOR THE TREES DURING ESTABLISHMENT.



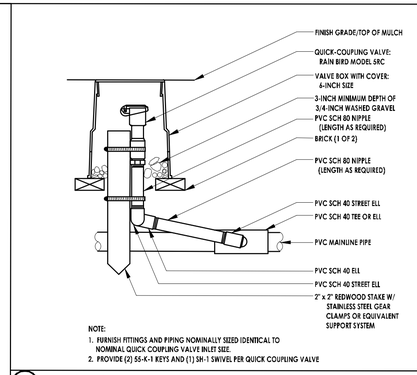
09 WILKINS 975XL2 BACKFLOW PREVENTER
NOT TO SCALE REDUCED PRESSURE PRINCIPLE ASSEMBLY WITH DEKORRA COVER



NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
   RWS-B-1401: 0.25 GPM (0,95 L/M)
   RWS-B-X-1401: 0.25 GPM (0,95 L/M), 18" (45,7 CM) SWING ASSEMBLY
   RWS-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
   RWS-B-1402: 0.5 GPM (1,9 L/M)
   RWS-B-C-1404: 1.0 GPM (3,8 L/M), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

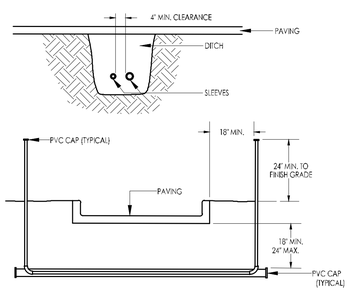
10 ROOT WATERING SYSTEM RWS
N.T.S. INSTALLATION FOR TREES 07-19-2013

PLANTING PLAN



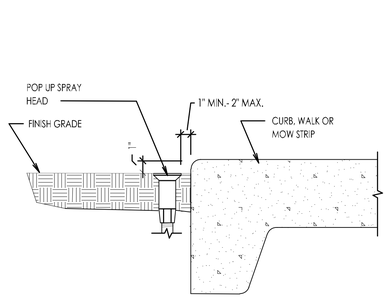
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. PROVIDE (2) 55-K-1 KEYS AND (1) 5H-1 SWIVEL PER QUICK COUPLING VALVE

11 QUICK-COUPLING VALVE

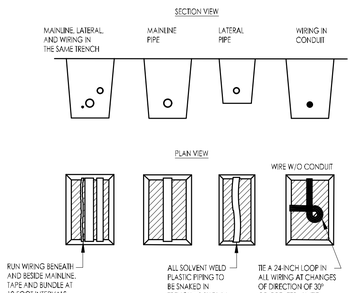


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

12 SLEEVING

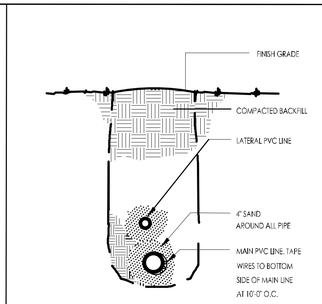


13 SPRAY HEAD NEXT TO CURB OR WALL



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

14 PIPE & WIRE TRENCHING



15 TRENCH SECTION

10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211
Crafton Tull
engineering | surveying
501.664.3245 t 501.664.6704 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24304000
ISSUE DATE: 01/22/25
CONTACT: C. GARDNER
QC by:
QC Date:
PRELIMINARY PLANS

NOT FOR CONSTRUCTION — REVIEW SET — THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT — NOT FOR CONSTRUCTION — REVIEW SET

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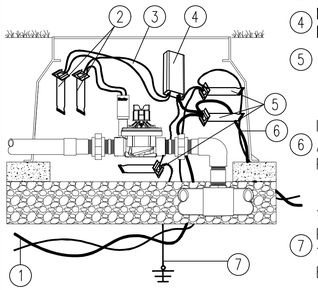
Arkansas One Call 811
Know what's **below**.
Call before you dig.

IRRIGATION DETAILS SHT. 1

LI-501

DRAWING: L:\24304000_PANERA\PATIO\HARDSCAPE\CONSTRUCTION\LI501_IRRIGATION DETAILS.DWG
LAST MODIFIED BY: AUSTIN BROWN, 1/22/2025 10:53:31 AM

NOTE: All ICD 100 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black

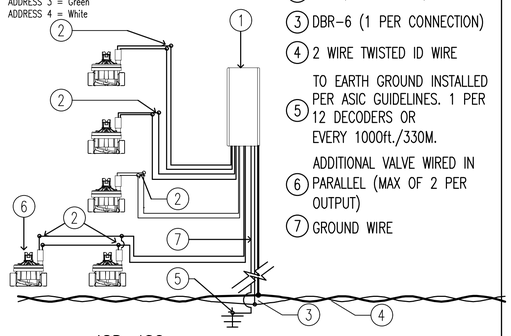


1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID
4. MODEL ICD-100 DECODER
5. DBR-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

01 ICD 100 DECODER

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

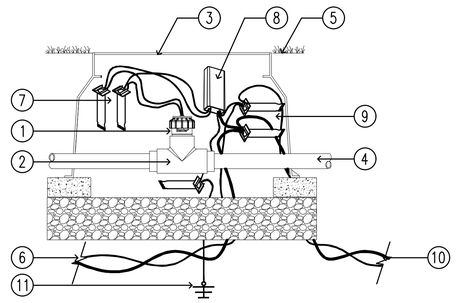
NOTE: All ICD 400 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow
ADDRESS 3 = Green
ADDRESS 4 = White



1. ICD-400 DECODER
2. DBY (2 PER VALVE)
3. DBR-6 (1 PER CONNECTION)
4. 2 WIRE TWISTED ID WIRE
5. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.
6. ADDITIONAL VALVE WIRED IN PARALLEL (MAX OF 2 PER OUTPUT)
7. GROUND WIRE

ICD 400 02 DECODER SCHEMATIC

SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



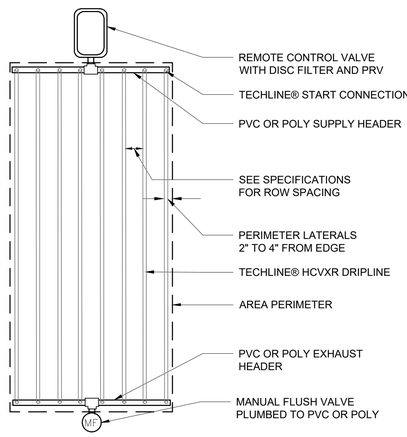
NOTE
1.) REFER TO THE FLOW SENSOR DETAIL FOR CORRECT INSTALLATION.
2.) ALL WIRE SHALL BE 12 OR 14 AWG TWISTED ID-WIRE FROM HUNTER INDUSTRIES..

1. MODEL HFS-XXX. SEE FLOW SENSOR DETAIL.
2. MODEL FCT-XXX. SEE FLOW SENSOR DETAIL.
3. STANDARD VALVE BOX
4. MAIN LINE PIPE
5. FINISHED GRADE
6. ID WIRE PATH TO NEXT DECODER AS NEEDED
7. DBY (2)
8. MODEL ICD-SEN - SENSOR DECODER
9. DBR-6 (3)
10. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
11. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

03 SENSOR DECODER DETAIL

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

LIMITATIONS:
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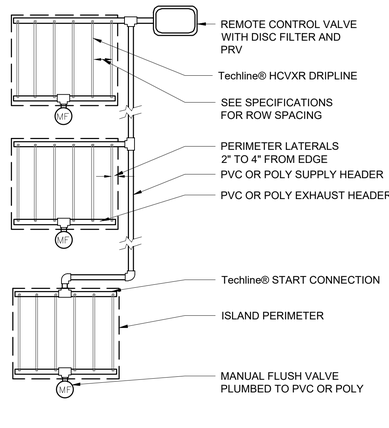
NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

- REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
- TECHLINE® START CONNECTION
- PVC OR POLY SUPPLY HEADER
- SEE SPECIFICATIONS FOR ROW SPACING
- PERIMETER LATERALS 2" TO 4" FROM EDGE
- TECHLINE® HCVXR DRIPLINE
- AREA PERIMETER
- PVC OR POLY EXHAUST HEADER
- MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

04 Techline® HCVXR END FEED LAYOUT

NETAFIM

NOT TO SCALE — DETAIL – H101

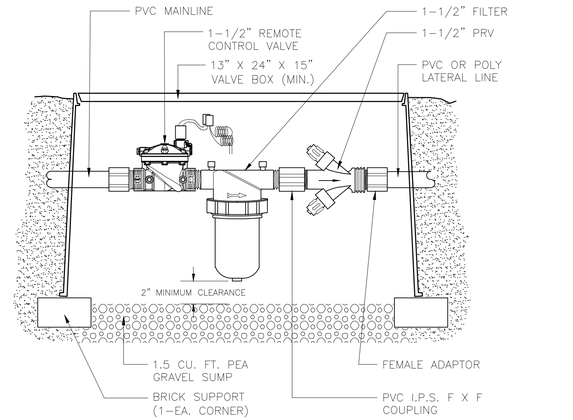


NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

- REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
- Techline® HCVXR DRIPLINE
- SEE SPECIFICATIONS FOR ROW SPACING
- PERIMETER LATERALS 2" TO 4" FROM EDGE
- PVC OR POLY SUPPLY HEADER
- PVC OR POLY EXHAUST HEADER
- Techline® START CONNECTION
- ISLAND PERIMETER
- MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

05 Techline® HCVXR ISLAND LAYOUT

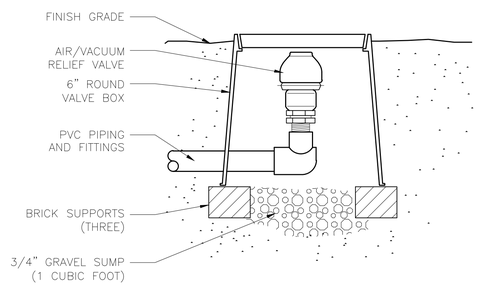
NOT TO SCALE — DETAIL – H103



- PVC MAINLINE
- 1-1/2" REMOTE CONTROL VALVE
- 13" X 24" X 15" VALVE BOX (MIN.)
- 1-1/2" FILTER
- 1-1/2" PRV
- PVC OR POLY LATERAL LINE
- 2" MINIMUM CLEARANCE
- 1.5 CU. FT. PEA GRAVEL SUMP
- BRICK SUPPORT (1-EA. CORNER)
- FEMALE ADAPTOR
- PVC I.P.S. F X F COUPLING

06 COMMERCIAL CONTROL ZONE ASSEMBLY: P/N LVCZ-150 11 - 35 GPM

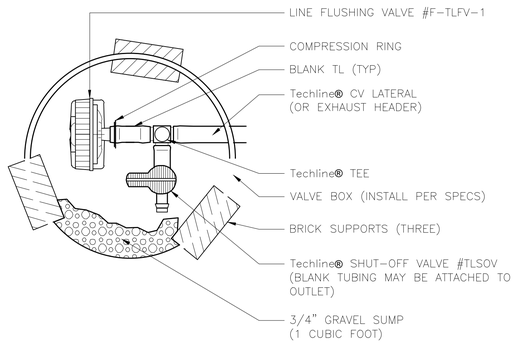
NOT TO SCALE — DETAIL – L223



- FINISH GRADE
- AIR/VACUUM RELIEF VALVE
- 6" ROUND VALVE BOX
- PVC PIPING AND FITTINGS
- BRICK SUPPORTS (THREE)
- 3/4" GRAVEL SUMP (1 CUBIC FOOT)

07 GUARDIAN 1" AIR/VACUUM RELIEF VALVE (PLUMBED TO PVC)

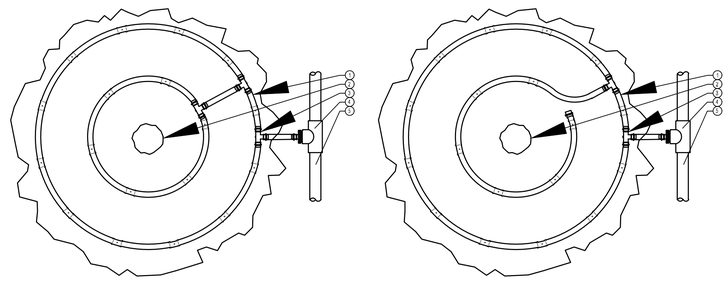
NOT TO SCALE — DETAIL – D281



- LINE FLUSHING VALVE #F-TLFV-1
- COMPRESSION RING
- BLANK TL (TYP)
- Techline® CV LATERAL (OR EXHAUST HEADER)
- Techline® TEE
- VALVE BOX (INSTALL PER SPECS)
- BRICK SUPPORTS (THREE)
- Techline® SHUT-OFF VALVE #TLSOV (BLANK TUBING MAY BE ATTACHED TO OUTLET)
- 3/4" GRAVEL SUMP (1 CUBIC FOOT)

08 Techline® LINE FLUSHING VALVE WITH SHUT-OFF VALVE

NOT TO SCALE — DETAIL – D121



LEGEND:
1. PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
2. TREE (SEE PLANTING PLAN)
3. ELL OR PLUG FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (TYP.)
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECOINDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

09 LANDSCAPE DRIPLINE – TREE RING LARGE SPECIMEN

SCALE: NOT TO SCALE

Arkansas One Call 811

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

10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211
Crafton Tull
engineering | surveying
501.664.3245 t 501.664.6704 f
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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24304000
ISSUE DATE: 01/22/25
CONTACT: C. GARDNER
QC: by:
QC: Date:
PRELIMINARY PLANS

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IRRIGATION DETAILS SHT. 2

LI-502

DRAWING: C:\24304000_PANERA\ARCH\SHEETSET\CIVIL\CIVIL\DRAWING PLANS\LI-502 IRRIGATION DETAILS 2.DWG
LAST PLOTTED BY: ASHLEY BROWN | 1/22/2025 12:52:24 AM

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

January 21, 2024

City of Bryant
Attn: Engineering Department
210 SW 3rd. Street,
Bryant, AR 72022

Re: Panera Bread - Drainage Letter
CT Job #: 24304000

Mr. Wilson,

The following information concerns a new Panera Bread being proposed to be constructed just north of the David's Burgers at 23140 I-30 W Bryant, AR. This project is part of a larger commercial development (Reynolds Centre) that was designed by Holloway Engineering previously. A portion of the Panera Bread site will remain unimproved to allow for future development.

As part of the previous development of David's Burgers/Reynolds Centre, regional underground detention chambers were designed and constructed to provide detention for the overall development. This underground detention design accounted for the commercial development of the property upon which this project sits.

The original design for this site was a large retail center with associated parking. The development of the Panera Bread will have a smaller runoff coefficient than that of the original designed retail center. A portion of the site will remain unimproved to allow for future development. Because of the original retail design and conservative runoff coefficient, the Panera Bread and the future development (once constructed) will have no negative impact upon Bryant's stormwater system. A summary of the runoff coefficients is shown below:

Runoff Coefficient			
	10 YR Storm	25 YR Storm	100 YR Storm
Original Design Retail Center (By Others)	0.9	0.93	0.95
Panera Bread with unimproved remaining future development area	0.59	0.64	0.72

Should you have any questions, please feel free to contact us at your earliest convenience.

Sincerely,

Caroline Gardner, PE
Project Engineer
Crafton Tull

REYNOLDS CENTER
APPLICABLE PLAN SHEETS
(BY OTHERS)

Crafton Tull

LEGEND:

TC = TOP OF CURB
G = GUTTER
SW = SIDEWALK
HP = HIGH POINT
LP = LOW POINT

NOTES:

1. CONTRACTOR TO NOTIFY "ARKANSAS ONE-CALL" AND ALL APPROPRIATE UTILITIES, CABLE COMPANIES, ETC., PRIOR TO STARTING ANY EXCAVATION. DIAL 811.
2. EXISTING UTILITY LOCATIONS SHOWN MAY NOT BE ACCURATE. ALSO UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
3. SOME UTILITIES MAY NEED TO BE RELOCATED IN ORDER TO COMPLY WITH THIS GRADING PLAN.
4. VEGETATION MUST BE ESTABLISHED ON DISTURBED AREAS WITHIN 14 DAYS OF COMPLETION OF GRADING ACTIVITIES.
5. ADEQ PERMIT MUST BE OBTAINED AND EROSION CONTROL MEASURES MUST BE INSTALLED TO REDUCE DISCHARGE OF POLLUTED STORMWATER BEFORE CONSTRUCTION CAN COMMENCE.
6. ALL SIDEWALK AREAS TO MAINTAIN A MAXIMUM 2% CROSS-SLOPE AND A 5% RUNNING SLOPE & CONFORM TO ALL ADA REGULATIONS. ALL ADA PARKING TO BE MAX. 2% SLOPE ALL DIRECTIONS.

HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC
200 Casey Drive
Maumelle, Arkansas 72113
(501) 851-3366
admin@holloway-eng.com

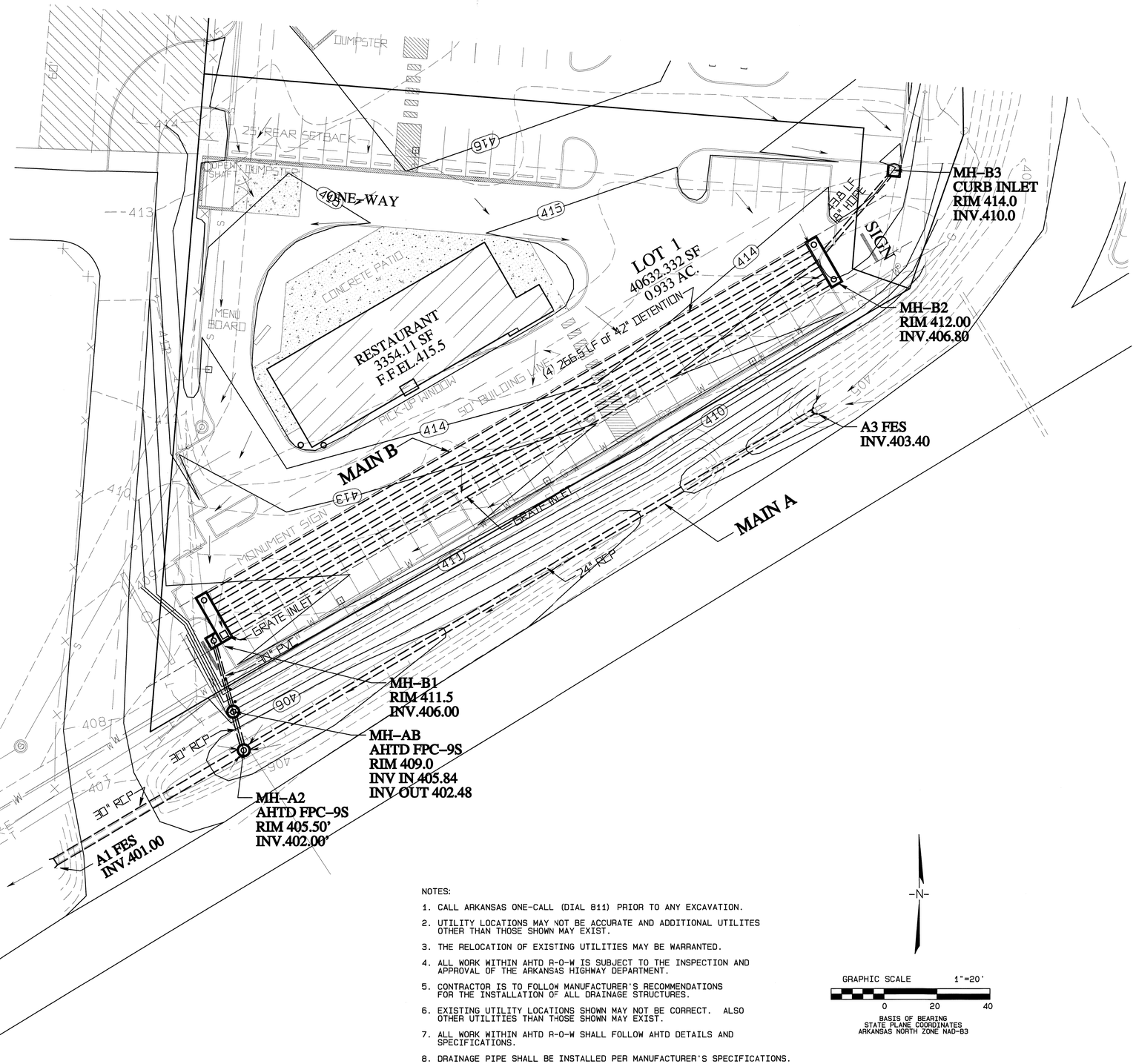
Grading Plan of the Reynolds Centre
City of Bryant, Saline County, Arkansas
for: David's Real Estate, LLC

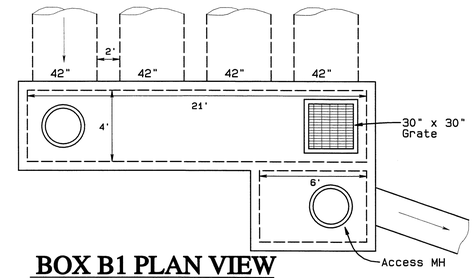
date	revisions	init
2/28/17	Remove Recal Lane	DLH

dwg by: MDR
checked: DLW
date: 5/8/2017
scale: noted

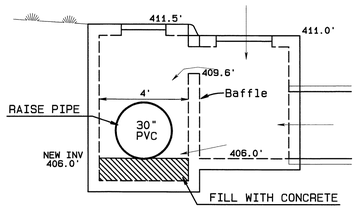
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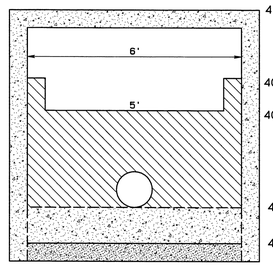




BOX B1 PLAN VIEW
NTS



BOX B1 SOUTH VIEW
NTS



BOX B1 BAFFLE
NTS

NOTES:

1. CALL ARKANSAS ONE-CALL (DIAL 811) PRIOR TO ANY EXCAVATION.
2. UTILITY LOCATIONS MAY NOT BE ACCURATE AND ADDITIONAL UTILITES OTHER THAN THOSE SHOWN MAY EXIST.
3. THE RELOCATION OF EXISTING UTILITIES MAY BE WARRANTED.
4. ALL WORK WITHIN AHTD R-O-W IS SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARKANSAS HIGHWAY DEPARTMENT.
5. CONTRACTOR IS TO FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR THE INSTALLATION OF ALL DRAINAGE STRUCTURES.
6. EXISTING UTILITY LOCATIONS SHOWN MAY NOT BE CORRECT. ALSO OTHER UTILITIES THAN THOSE SHOWN MAY EXIST.
7. ALL WORK WITHIN AHTD R-O-W SHALL FOLLOW AHTD DETAILS AND SPECIFICATIONS.
8. DRAINAGE PIPE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

-N-

GRAPHIC SCALE 1"=20'
0 20 40

BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-B3

CERTIFICATE OF AUTHORIZATION
Holloway Engineering, Surveying & Civil Design, PLLC
No. 1879
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10852
DAVID L. WHITE
4-1-17

HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC
200 Casey Drive
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(501) 851-3366
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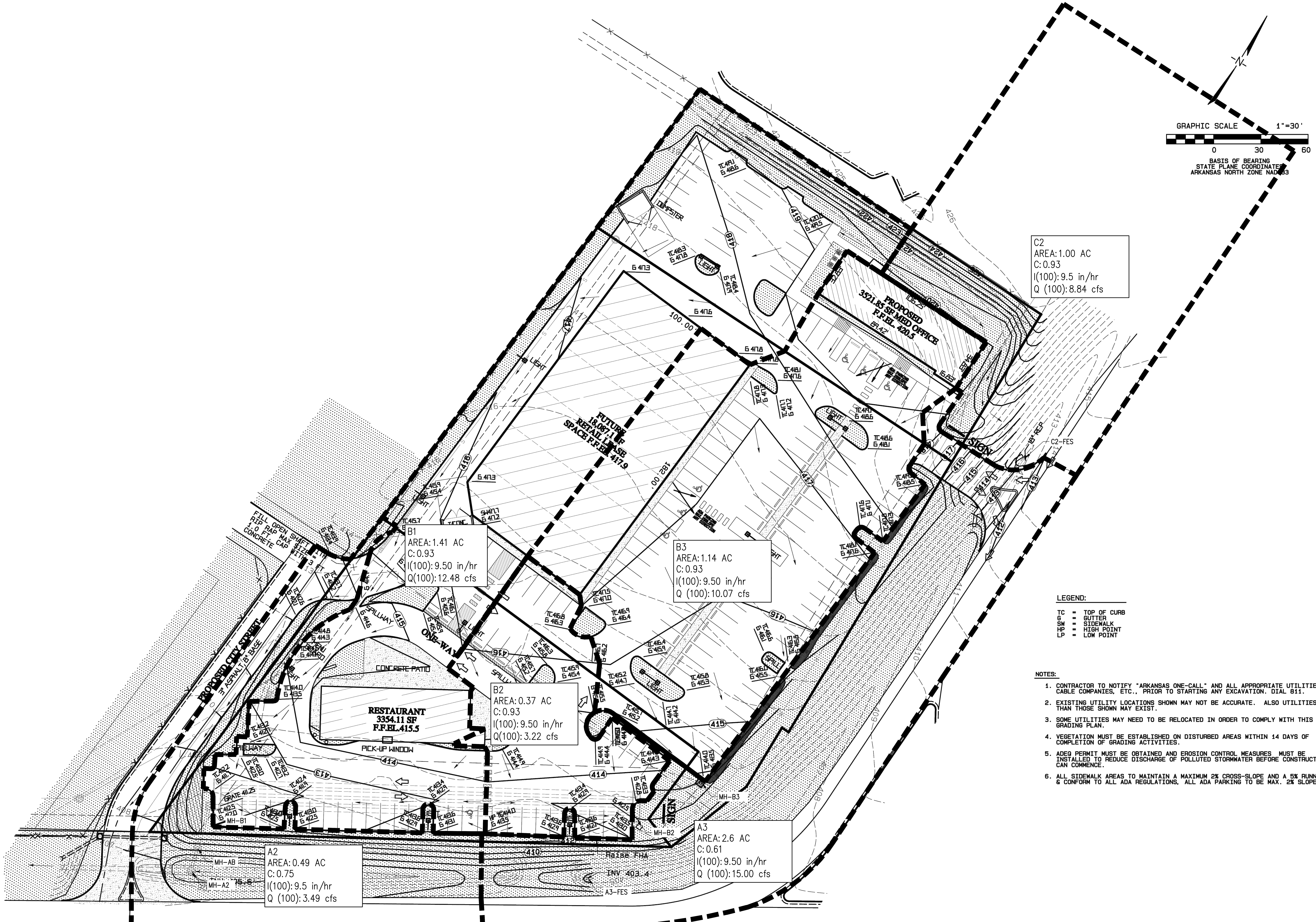
Drainage Plan of the Reynolds Centre
City of Bryant, Saline County, Arkansas
for: David's Real Estate, LLC

date	revisions	int.
1/30/17	B1 to A2 change	DLW
2/28/17	Remove Decal Lane	DLW
3/6/17	Drainage for Retail Lot	DLW

dwg by: MDR
checked: DLW
date: 4/7/2017
scale: noted

C2.01

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4/7/2017
4:24:12PM



LEGEND:

TC = TOP OF CURB
G = GUTTER
SW = SIDEWALK
HP = HIGH POINT
LP = LOW POINT

NOTES:

1. CONTRACTOR TO NOTIFY "ARKANSAS ONE-CALL" AND ALL APPROPRIATE UTILITIES, CABLE COMPANIES, ETC., PRIOR TO STARTING ANY EXCAVATION. DIAL 811.
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HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC
200 Casey Drive
Maumelle, Arkansas 72113
(501) 851-3366
admin@holloway-eng.com

Grading Plan of the
Reynolds Centre
City of Bryant, Saline County, Arkansas
for: David's Real Estate, LLC

date	revisions	int.
2/28/17	Remove Decel Lane	DLW

dwg by: MDR
checked: DLW
date: 5/8/2017
scale: noted

C2.00

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5/8/2017
11:32:31AM

PIPES

Design based on 100-year Storm

Inlet	Drainage Area ac	Area Q req'd cfs	Pipe	Q req'd cfs	Pipe Dia in	Area ft^2	W.P. ft	Rh	Slope ft/ft	n	Max Velocity fps	Full Flow Capacity cfs	Vel Head $v^2/2g$ ft	Fig 3-1 Flow Depth ft	H.E.G ft	Rim Elev ft
B3	1.14	10.07	B3 to B2	10.07	18	1.77	4.71	0.375	0.045	0.013	12.66	22.36	2.5			
B2	0.37	3.22	B2 to B1	13.30	42	9.62	10.99	0.875	0.003	0.013	5.74	55.20	0.5			
B1	1.41	12.48	B1 to AB	25.78	30	4.91	7.85	0.625	0.005	0.010	7.69	37.73	0.9			
AB	0.00	0.00	AB to A2	25.78	30	4.91	7.85	0.625	0.015	0.013	10.25	50.27	1.6			
A3	2.60	15.00	A3 to A2	15.00	24	3.14	6.28	0.5	0.005	0.013	5.09	15.99	0.4	1.6		
A2	0.49	3.49	A2 to A1	44.27	30	4.91	7.85	0.625	0.012	0.013	9.16	44.96	1.3	2.0	405.3	405.5
C2	1.00	8.84	C2 to C1	8.84	18	1.77	4.71	0.375	0.019	0.013	8.24	14.55	1.1	0.8		

H.E.G. = Inv + Vel Head + Flow Depth

Q req'd = (Drainage Area) x (9.5 in/hr) x (0.93)

Flow Depth from LR Drainage Manual Fig 3-1

Velocity = ((1.49/n) (Rh)^0.66 (Slope)^0.5)

Capacity = Q = Area x Velocity

A2 - Q req'd = (0.49)(9.5)(0.75) = 3.49 cfs

Offsite Drainage into A3: **1) Waffle House Lot** A = 0.90 ac **2) Ditch & Pavement of Ramp Road** A = 0.90 ac

L1 = 300 ft L2 = 525 ft Lo = 825 ft Δh = 20 ft Slope = 2.5% Tc = 30 min

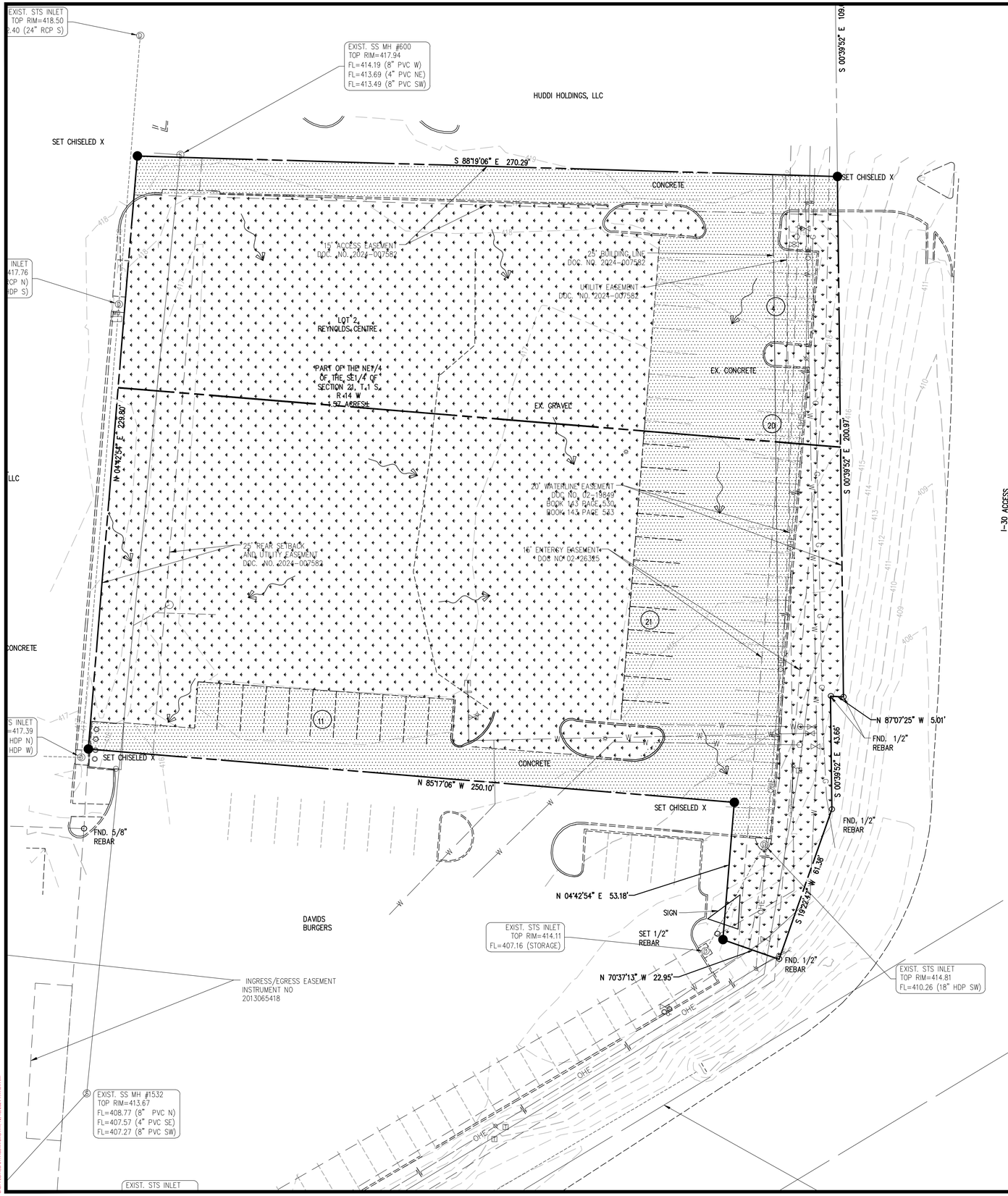
I = 5.5 in/hr Q = CIA = (0.75)(5.5)(1.80) = 7.4 cfs

3) Interstate Area A = 0.85 ac Q = CIA = (0.90)(10.0)(0.85) = 7.6 cfs

A3 - 15.0 cfs

PREDEVELOPMENT DRAINAGE EXHIBIT

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INTENSITY CALCULATIONS						
STORM YEAR	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
INTESITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
TC (MIN)	5	5	5	5	5	5

COMPOSITE C- VALUE (PRE-DEV)							
SURFACE	AREA (AC)	C VALUE					
		2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
ASPHALTIC	0.00	0.73	0.77	0.81	0.86	0.90	0.95
CONCRETE/ROOF	0.50	0.75	0.80	0.83	0.88	0.92	0.97
GRASS AREA	1.07	0.25	0.28	0.30	0.34	0.37	0.41
TOTAL/COMPOSITE	1.57	0.41	0.45	0.47	0.51	0.55	0.59

FLOW OFF OF SITE (PRE-DEV)						
YEAR	2	5	10	25	50	100
A (ACRES)	1.57	1.57	1.57	1.57	1.57	1.57
C VALUE	0.41	0.45	0.47	0.51	0.55	0.59
INTENSITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
Q (CFS)	3.78	4.75	5.58	6.86	8.09	9.24

GRASS/LAWN

CONCRETE PAVED/BUILDING

PAVED/ASPHALT

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GRAPHIC SCALE IN FEET
20' 0 20'

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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QC Date:

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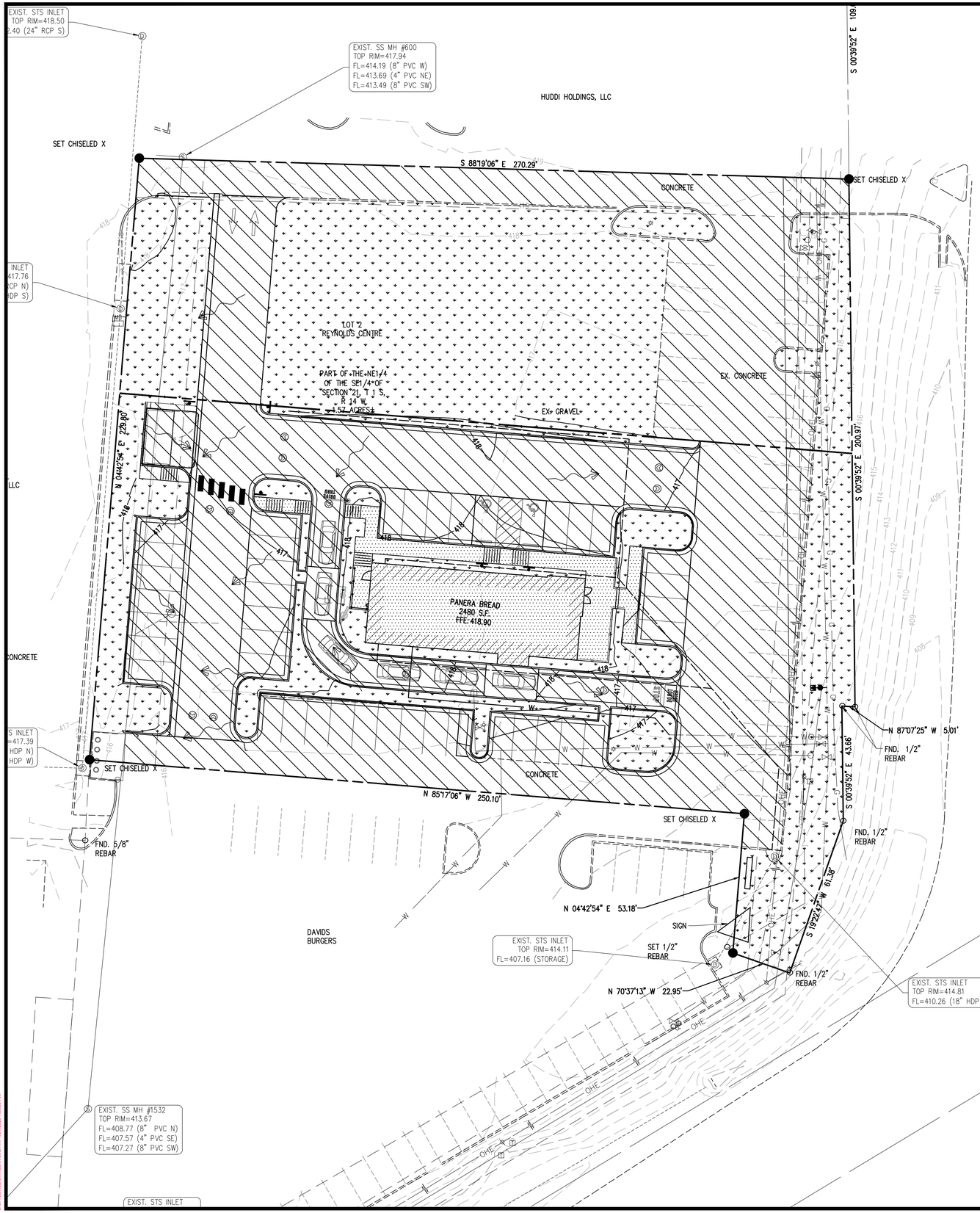
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POST DEVELOPMENT DRAINAGE EXHIBIT

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INTENSITY CALCULATIONS						
STORM YEAR	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
INTESITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
TC (MIN)	5	5	5	5	5	5

COMPOSITE C- VALUE (POST-DEV)							
SURFACE	AREA (AC)	C VALUE					
		2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
ASPHALTIC	0.85	0.73	0.77	0.81	0.86	0.90	0.95
CONCRETE/ROOF	0.10	0.75	0.80	0.83	0.88	0.92	0.97
GRASS AREA	0.62	0.21	0.23	0.25	0.29	0.32	0.36
TOTAL/COMPOSITE	1.57	0.53	0.56	0.59	0.64	0.67	0.72

FLOW OFF OF SITE (POST-DEV)						
YEAR	2	5	10	25	50	100
A (ACRES)	1.57	1.57	1.57	1.57	1.57	1.57
C VALUE	0.53	0.56	0.59	0.64	0.67	0.72
INTENSITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
Q (CFS)	4.86	5.96	7.02	8.52	9.97	11.28

GRASS/LAWN

CONCRETE PAVED/BUILDING

PAVED/ASPHALT

CHANGE IN C (RUNOFF COEFFICIENT)						
YEAR	2	5	10	25	50	100
DESIGN (BY OTHERS)	–	–	0.90	0.93	–	0.95
POST-DEV	0.53	0.56	0.59	0.64	0.67	0.72

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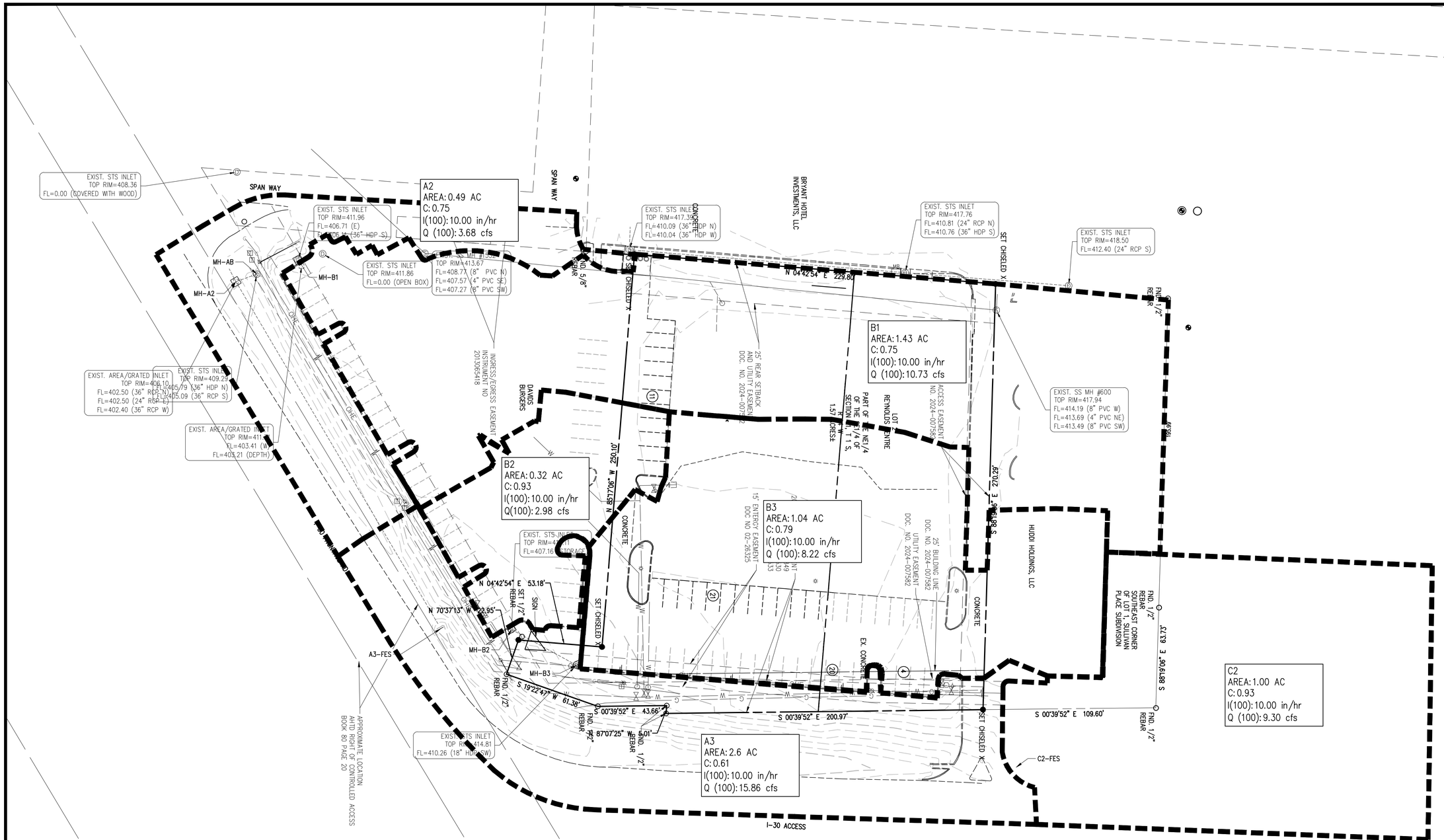
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C-108

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PREDEVELOPMENT
INLET AREA MAP

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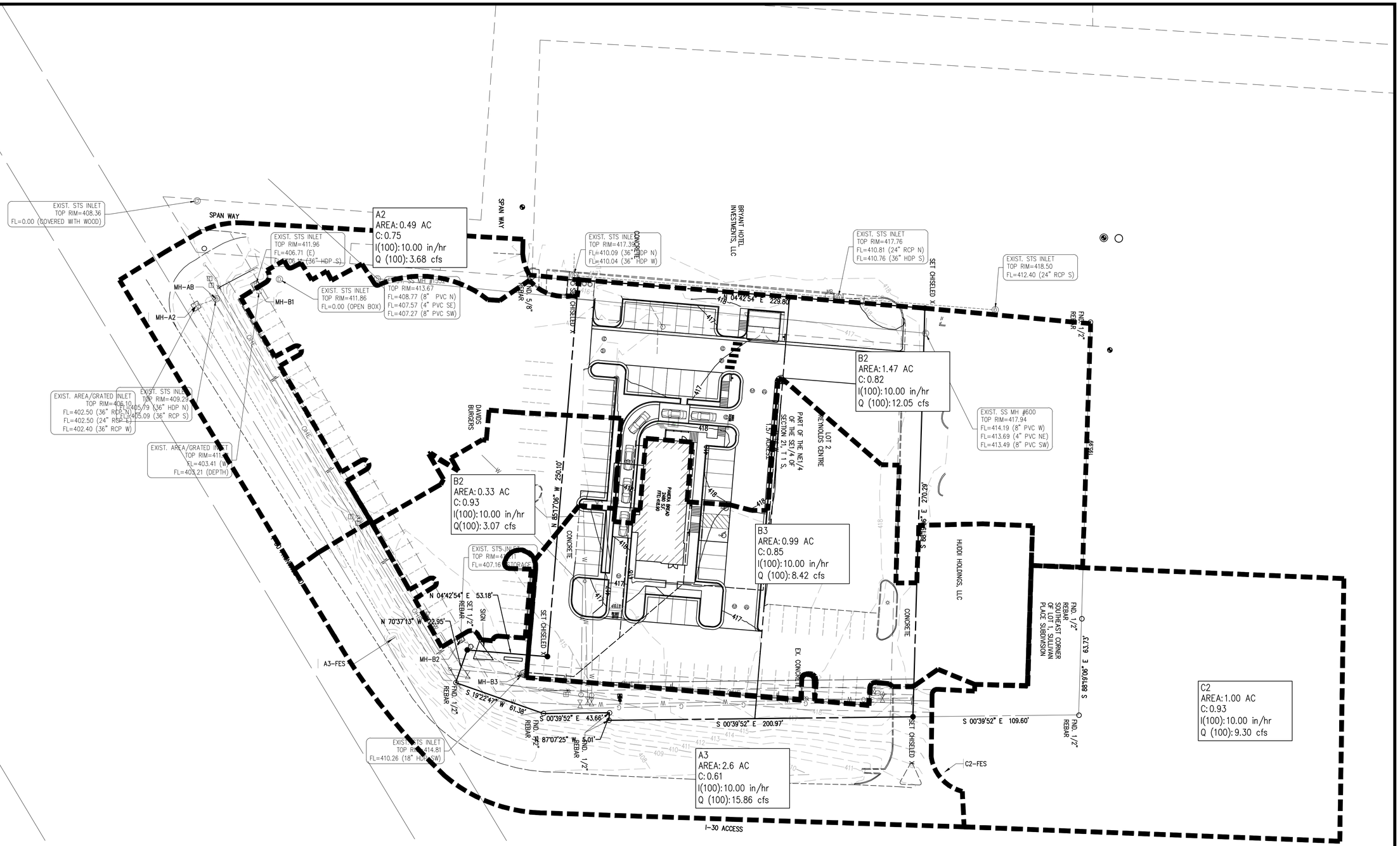
PRE-DEV INLET MAP

C-109

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POST DEVELOPMENT
INLET AREA MAP

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POST-DEV INLET MAP

C-110

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INLET CALCULATIONS

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Job Description: Panera Bryant
CTA Job Number: 24304000

Date: January 16, 2024
By: Austin Brown, EI

CATCH BASINS IN A SUMP: DESIGN (10 - YEAR STORM EVENT)

	INLET NUMBER	INLET LOCATION	AREA Tc (min)	TYPE OF INLET	AREA (ac)	C	TOTAL Tc (min)	* I (in/hr)	RUNOFF AT INLET (CA)	CARRY-OVER FROM UPSTREAM INLET (CA)	TOTAL FLOW Qt (cfs)	INLET LENTGTH (ft)	AREA OPENING (sf^2)	** CAPAC. Qp (cfs) CURB	** CAPAC Qp (cfs) GRATE	DEPTH AT CURB d (ft)	DEPTH AT GRATE d (ft)	RDWY CROSS SLOPE (ft/ft)	SPREAD AT INLET (ft)	SPREAD AT GRATE (ft)	TOTAL RUNOFF (CA)
1	B1	Post-develop	5	Curb	0.99	0.85	5	7.58	0.84		6.38	6		6.4	0.0	0.50	0.00	0.0200	25.04	0.00	0.84
2	B2	Post-develop	5	Curb	0.33	0.93	5	7.58	0.31		2.33	4		4.2	0.0	0.33	0.00	0.0200	16.75	0.00	0.31
3	B3	Post-develop	5	Grate	1.47	0.82	5	7.58	1.21		9.14		2.5	0.0	9.5	0.00	0.46	0.0200	0.00	23.16	1.21

* **5 MINUTES IS THE MINIMUM TIME OF CONCENTRATION FOR CATCHMENT BASINS (10 - YEAR I = 7.34 IN/HR).**

** **CAPACITY FOR A MAXIMUM OF 6" HEADWATER**

SOILS REPORT

Crafton Tull

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Saline County, Arkansas



November 26, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Saline County, Arkansas.....13
29—Tiak silt loam, 3 to 8 percent slopes.....13
References.....14

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:671 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Saline County, Arkansas
Survey Area Data: Version 21, Sep 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 1, 2022—May 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Tiak silt loam, 3 to 8 percent slopes	1.6	100.0%
Totals for Area of Interest		**1.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Saline County, Arkansas

29—Tiak silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: m06q
Elevation: 70 to 570 feet
Mean annual precipitation: 44 to 61 inches
Mean annual air temperature: 49 to 74 degrees F
Frost-free period: 185 to 230 days
Farmland classification: Not prime farmland

Map Unit Composition

Tiak and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tiak

Setting

Landform: Interfluves
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy and clayey marine deposits

Typical profile

A - 0 to 7 inches: silt loam
E - 7 to 9 inches: loam
Bt1 - 9 to 32 inches: clay
Bt2 - 32 to 72 inches: clay

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Ecological site: F133BY002TX - Seasonally Wet Upland
Hydric soil rating: No

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(8)

2017-007502
I certify this instrument
was filed on:
04/25/2017 3:12:23 PM
Myka Bono Sample
Saline County Circuit Clerk

Pages: 17
ER

When recorded return to:
J. Cliff McKinney, Esq.
Quattlebaum, Grooms & Tull PLLC
111 Center Street, Suite 1900
Little Rock, Arkansas 72201
501-379-1700

DECLARATION OF RESTRICTIONS AND CROSS-ACCESS AGREEMENT ("AGREEMENT")

THIS AGREEMENT is made as of the 21 day of April, 2017, between **ANCHOR REALTY INVESTMENTS, LLC,** an Arkansas limited liability company ("Anchor"), and **HUDDIE HOLDINGS, LLC,** an Arkansas limited liability company ("Huddie").

WHEREAS, Anchor is the owner of Lot 1 and Lot 2, being the "Anchor Tract" as shown on the diagram attached hereto as Exhibit A hereof, said tract being more particularly described in Exhibit B hereof; and

WHEREAS, Huddie is the lessee with the option to purchase Lot 3, being the "Huddie Tract" shown on the diagram attached hereto as Exhibit A hereof, said tract being more particularly described in Exhibit C hereof.

NOW, THEREFORE, for and in consideration of the premises, covenants, conditions, restrictions and encumbrances contained herein, the sufficiency of which is hereby acknowledged, Anchor and Huddie do hereby agree as follows:

1. Use. The Huddie Tract shall be used exclusively for operation of a primary care medical clinic for the treatment only of ambulatory patients unless an alternate use is approved by Anchor in its sole and absolute discretion. Without limiting Anchor's discretion over the approval of alternate uses, in absolutely no event shall Huddie Tract be used for a restaurant.

2. Buildings. All buildings constructed on the Huddie Tract shall be designed so that the exterior elevation of each shall be architecturally and aesthetically compatible and so that building wall footings shall not encroach from one lot onto another lot. The design and construction shall be of high quality. No buildings or improvements shall be constructed, erected or expanded or altered on Huddie Tract until the plans for the same (including site layout, exterior building materials and colors and parking) have been approved in writing by Anchor. No building shall have a metal exterior; provided, however, that this restriction shall not be deemed to prohibit metal architectural elements on any building.

3. Access Easement. Each party hereby grants to the other party, its successors and assigns, for the use and benefit of Anchor and Huddie as an appurtenance to the Anchor Tract and the Huddie Tract, respectively, a non-exclusive, access easement over, on and

across such portions of the Anchor Tract and the Huddie Tract, respectively, as are used for driveways (the "Access Easement"). The Access Easement is for the sole purpose of permitting the flow of vehicular traffic through the designated area of the common boundary lines and shall be each party's only access to the other party's tract. Each party shall use commercially reasonable efforts to prevent any damage to the Access Easement directly or indirectly resulting from construction traffic or deliveries to its tract, and each party shall immediately repair any damage it causes to the Access Easement. Each party shall maintain, at its expense, the portion of the Access Easement located on its tract except for the portion labeled Primary Drive #1 and Primary Drive #2 on Exhibit A. No curb cuts or connections onto the Access Easement shall be permitted except where shown on Exhibit A. Nothing herein shall restrict Anchor's ability to close or relocate any driveway on the Anchor Tract other than Primary Drive #1 and Primary Drive #2, which Anchor may temporarily close for maintenance, repairs and to prohibit the establishment of prescriptive rights. Huddie will not change the configuration of the access drives shown on Exhibit A without the consent of Anchor, which consent may be withheld at Anchor's discretion; provided, in no event may the access drives shown on Exhibit A be modified on Lot 2 or Lot 3 in a manner that would inhibit the free flow of traffic from Lot 1 through Lot 2 and Lot 3, as well as Primary Drive #1 and Primary Drive #2 substantially in accordance with the layout shown on Exhibit A. Furthermore, nothing herein shall give any party authority or approval rights over any changes to the Lot 1 parking lot configuration or driveway configuration, so long as reasonably direct two-way paved access to the public streets is maintained to Primary Drive #1 and Primary Drive #2. The configuration of Primary Drive #1 and Primary Drive #2 will not be modified without the consent of the owners of Lots 1, 2 and 3.

The owner of Lot 1 shall maintain Primary Drive #1. The owner of Lot 2 shall maintain Primary Drive #2. The maintenance shall be in accordance with the standards established in Section 8. The owners of Lot 1, Lot 2 and Lot 3 shall each pay for one-third (1/3) of the maintenance costs of Primary Drive #1. The owners of Lot 2 and Lot 3 shall each pay for one-half (1/2) of the maintenance costs of Primary Drive #2. This reimbursement shall be paid within thirty (30) days after written demand for payment thereof along with a statement of the costs. In the event a party fails to timely pay such reimbursement, the party responsible for performing the maintenance shall have the right to seek any and all remedies afforded by either law or equity. Furthermore, the party performing the maintenance shall be entitled to a lien on the non-paying lots for past due amounts owed for the maintenance of Primary Drive #1 and/or Primary Drive #2, as the case may be. Notwithstanding the foregoing, Anchor has the right to elect to dedicate Primary Drive #1 and/or Primary Drive #2 to an appropriate governmental entity and, if such dedication is accepted by the governmental entity, thereafter the parties shall not be responsible for maintaining the dedicated Primary Drive.

4. Cross-Parking. Each party hereby grants for the benefit of the other party a non-exclusive cross-parking easement over and across the parking areas as may exist from time-to-time on the Anchor Tract and the Huddie Tract. Each party, at its expense, shall maintain the parking area on its Tract in good order and condition, including without limitation promptly repairing pot holes, keeping striping painted in a clearly visible manner and resurfacing the parking as reasonably necessary to maintain a level, high-quality parking field; provided, maintenance shall be done in a manner reasonably calculated to minimize disruption to the other tracts. Each party shall use reasonable efforts to require employees to park on the lot where the employee works.

5. "Parking Area" Ratio; No Storage. Each party shall maintain on its Tract the amount of parking required by applicable law. Nothing contained here shall be construed as an express or implied right for the overnight storage of vehicles.

6. Water Flow. Each party hereby establishes and grants a nonexclusive easement on its Tract for the benefit of the owner of each other Tract to use, maintain and repair any stormwater drainage system (the "Storm Drainage System") now or hereafter located on either Tract, together with the right to discharge surface water runoff across portions of either Tract in accordance with the design of the Storm Drainage System. Any alteration in the natural water flow which may occur as a natural consequence of normal construction activities and the existence of the party's improvements (including without limitation building and building expansion, curbs, drives and paving) shall be permitted.

The owner of Lot 1 shall maintain the underground stormwater detention pond, if any, located on the Anchor Tract (the "Pond"). Huddie, at its expense, shall maintain any and all stormwater drainage facilities located on Huddie Tract. Huddie shall reimburse the owner of Lot 1 for Huddie's pro rata share of the actual maintenance costs for the Pond as well as the costs of maintaining the Pond in compliance with all applicable laws. The pro rata share of the maintenance costs of the Pond shall be as follows: Lot 1's share is 33.34%; Lot 2's share is 33.33%; and Lot 3's share is 33.33%. This reimbursement shall be paid by Huddie within thirty (30) days after written demand for payment thereof along with a statement of the costs. In the event Huddie fails to timely pay such reimbursement, the owner of Lot 1 shall have the right to terminate all easements granted to Huddie as provided herein and/or to seek any and all remedies afforded by either law or equity. Furthermore, Anchor shall be entitled to a lien on the Huddie Tract for past due amounts owed by Huddie for the maintenance of the Pond.

Huddie shall use the Pond only for the intended purposes and shall not overburden the same. Huddie's use of the Pond shall comply with all applicable laws, rules and regulations at all times, and Huddie shall not permit any contamination or hazardous materials to flow from the Huddie Tract into the Pond. The Huddie Tract shall be developed in accordance with good engineering practices to utilize curbs, drains, filters and other structures necessary to minimize garbage, debris, pollutants and sediment from Huddie Tract to flow into the Pond. To the extent underground drainage improvements are installed as part of the Pond, the parties draining stormwater through the Pond shall utilize such underground improvements and shall not use the surface of such area for drainage.

7. Signs. No sign shall be located on the Huddie Tract except an individual sign advertising the business on the Huddie Tract. The Anchor Tract may install individual advertising signs and/or Multi-Party Signs (as defined below) on Lots 1 and 2, though the business on the Huddie Tract will not have the right to advertise on the Multi-Party Signs. No rooftop sign shall be erected on any building without Anchor's approval. No freestanding identification sign may be erected on Huddie Tract without the approval of Anchor.

a. *Multi-Party Signs.* Anchor hereby establishes and grants for the benefit of Lots 1 and 2 an easement for the installation and maintenance of two (2) pylon or monument signs, or digital signs in the locations indicated on Exhibit A, in accordance with the

terms of this Section (the "Sign Easement"). The Sign Easement includes the right to access the Multi-Party Signs for the purpose of installing, maintaining and repairing the Multi-Party Signs in accordance with this Agreement; provided, to the extent possible, any such access shall be over the paved areas. No party shall permit vegetation or trees to grow in front of a Multi-Party Sign in a manner that would obscure the visibility of the advertising panels on the Multi-Party Signs. In the event a Multi-Party Sign is ever prohibited by applicable governmental authorities or taken by an act of eminent domain, the Multi-Party Sign shall be removed from such area, and the parties shall leave such area paved or attractively landscaped in a manner that does not obstruct the visibility of traffic. Upon such occurrence, the affected portion of the Sign Easement granted hereby shall automatically terminate; provided, the parties shall work in good faith to obtain a new location for such Multi-Party Sign and establish a replacement Sign Easement for such replacement Multi-Party Sign; provided, Anchor shall have the absolute right to control (or refuse to allow) any substitute Multi-Party Sign on a lot owned, leased or otherwise controlled by Anchor.

b. *Sign Design.* Each advertising panel or digital sign on the Multi-Party Signs is hereafter referred to as a "Panel". For purposes of this Agreement, a Panel shall constitute both the front and back of the Panel if the applicable Multi-Party Sign has two faces. The same business shall advertise on both sides of the Panel if the Multi-Party Sign has two faces. All Panels shall at all times comply with all applicable laws, ordinances and regulations. All Panels shall be compatible with the structure and design of the Multi-Party Sign and shall not harm the Multi-Party Sign or obscure the view of another Panel. All Panels on the Multi-Party Sign shall only advertise businesses located on the Tract, or Lots. No Panels shall contain images or words that are offensive to the ordinary reasonable person (whether cloaked in images, words, or phrases carrying double meanings). For purposes of this Section, any word or commonly considered a vulgar, swear or curse word or of a sexual nature shall be deemed offensive to the ordinary reasonable person; provided, other images, words or phrases may be offensive to the ordinary reasonable person. In the event the business or trade name of any business violates this provision, such name shall not be permitted on the Sign (provided, in no event shall any corporate tradenames of David's Burgers or its affiliates be deemed in violation of this Section). Anchor shall have the right, but not the obligation, to remove and dispose of the Panel at the respective party's expense. Anchor shall have the right to make the Panel assignments on each Multi-Party Sign so long as Lot 1 and Lot 2 each have Panel assignments.

c. *Maintenance of the Multi-Party Signs.* Anchor, subject to reimbursement as provided in this Section, shall maintain in good working order and condition the Multi-Party Signs, including the necessary maintenance and replacement of landscaping located within the Sign Easement. Anchor may convey this responsibility for one or more of the Multi-Party Signs to the owner of Lot 1 or 2 at its discretion. Any work involving the Multi-Party Signs shall be performed in full compliance with all applicable laws, regulations and ordinances, including appropriate sign control ordinances of the City of Bryant, Saline County or the Arkansas Highway and Transportation Department. Any work involving the Multi-Party Signs shall be performed in a manner that minimizes interference with the business operations. Anchor shall limit its access to the Multi-Party Signs, to the extent possible, over the paved areas. After assignment of some or all of the maintenance obligations, in the event the party responsible for such maintenance fails to properly maintain the Multi-Party Signs, Anchor shall have the right, but not the obligation, after first sending the responsible party thirty (30) days prior written notice

specifying the failure to maintain, to cure such failure and in such event Anchor shall be entitled to reimbursement from the Panel Users for the actual and reasonable costs of such cure. For the purpose of this Section, each owner or tenant entitled to place Panels on the Multi-Party Signs shall be called "Panel Users."

d. *Prorations and Reimbursements.* Each Panel User is responsible for their pro rata share of the Multi-Party Signs. The pro rata share will be determined by sign area or amount of time on the digital sign, which Anchor may allocate. Each Panel User shall reimburse the party maintaining the Multi-Party Signs for the reasonable and documented costs associated with maintaining the Multi-Party Signs. Any reimbursements due under this Agreement shall be paid within 30 days after an invoice is sent by the party entitled to reimbursement along with adequate supporting documentation and paid invoices to document the reasonable expenses incurred. The reimbursable expenses shall not include any sort of administrative, management or overhead fee or charge. Any party causing maintenance to occur on a Multi-Party Sign shall prevent any liens from attaching (or immediately discharge such lien if one attaches) to the Multi-Party Sign, the Sign Easement or the where the Multi-Party Sign is located.

8. Maintenance. Huddie Tract and Anchor Tract shall be kept neat, orderly, planted in grass and trimmed until improved and constructed. Following the paving of the access easements, the owner of each Tract where any such access easement is located shall maintain the improved condition of the portion of the access easement on its property in good condition and repair at its own cost and expense. In addition, following the development of any Tract, the owner of each Tract shall maintain the building and site improvements on its property in good condition and repair at its own cost and expense. Each of the parties hereto agrees to pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities all real property taxes and assessments which are levied against that part of the access easements owned by it. The respective owners shall pay the maintenance expense of their Lots except as expressly provided otherwise in this Agreement. The required maintenance is to include, without limitation, the following:

a. Maintaining the surfaces of driveways and parking areas in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal in quality, use, and durability;

b. Removing all papers, ice and snow, mud and sand, debris, filth and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition;

c. Placing, keeping in repair and replacing any necessary appropriate directional signs, markers and lines;

d. Operating, keeping in repair and replacing, where necessary, such artificial lighting facilities as shall be reasonably required;

e. Maintaining all perimeter and exterior building walls including but not limited to all retaining walls in a good condition and state of repair; and

f. Maintaining, mowing, weeding, trimming and watering all landscaped areas and making such replacements of shrubs and other landscaping as is necessary.

Subject to the mutual agreement of Anchor and Huddie, a third party (the "Management Firm") may be appointed as an agent of the parties to maintain the access easement areas, sewer, storm drainage, or other common areas on their respective Lots in the manner as above outlined. The Management Firm may receive for such agency a fee that is mutually acceptable to all parties to cover supervision, management, accounting and similar fees, which sums are to be included in the general maintenance expense paid by the respective owners of the access easements. The Management Firm shall bill each owner of fee simple title to any portion of the Tract for its share of such costs, based upon the respective acreages of those Tracts or subdivided portions thereof.

No party shall be deemed in default under this Agreement for failure to perform maintenance obligations, whether required pursuant to this Section 8 or other Sections of this Agreement, nor shall a party be held liable for damages as a result of a failure to perform maintenance, until the party alleging a failure to comply with maintenance obligations provides the party failing to perform the maintenance obligations with thirty (30) days written notice specifying the alleged default with particularity during which time the maintenance obligation may be cured.

9. Dumpster Corral. Dumpster corral on Lot 3 will be shared with Lot 2. The cost for construction and maintenance of the dumpster corral will be paid by the owner of Lot 2. The cost for trash pickup from the dumpster shall be allocated according the pro rata share of each lot's area. Huddie will not use the dumpster to dispose of any hazardous substances or biological waste.

10. No Covenant of Continued Operation. Nothing contained in this Agreement shall be construed to contain a covenant, either express or implied, to either commence the operation of a business or thereafter continuously operate a business by either Anchor or Huddie on their respective tracts. Anchor and Huddie each agree that either Anchor or Huddie may in its sole discretion and at any time during the term of this Agreement, cease the operation of its business on its respective Tract covered hereby; and each of Anchor and Huddie hereby waive any legal action for damages or for equitable relief which might be available to them because of such cessation of business activity by the other party.

11. Indemnification. Each party hereby indemnifies and saves the other party harmless from any and all liability, damage, expense, causes of action, suits, claims, or judgments arising from personal injury, death or property damage and occurring on or from its own tract, except if caused by the act or neglect of the other party hereto.

12. Insurance. Upon the commencement of development of each of the Anchor Tract and the Huddie Tract, each party shall procure and maintain in full force and effect throughout the term of this Agreement commercial general liability insurance and property damage insurance against claims for personal injury, death or property damage occurring upon, in or about its property, each party's insurance to afford protection to the limit of not less than $2,000,000.00 for injury or death of a single person, and to the limit of not less than $2,000,000.00 for any one occurrence, and to the limit of not less than $2,000,000.00 for property damage.

13. Compliance. Huddie agrees that all activities on the Huddie Tract shall be conducted in compliance with all applicable laws, ordinances and regulations of any applicable governmental authority.

14. Breach. In the event of breach or threatened breach of this Agreement, only all record owners of the Anchor Tract as a group, or all record owners of the Huddie Tract as a group, or Anchor so long as it or any affiliate has an interest as owner or lessee of Lot 1 or Lot 2, shall be entitled to institute proceedings for full and adequate relief from the consequences of said breach or threatened breach. The unsuccessful party in any action shall pay to the prevailing party a reasonable sum for attorneys' fees, which shall be deemed to have accrued on the date such action was filed.

15. Rights of Successors. The restrictions, benefits and obligations hereunder shall create mutual benefits and servitudes running with the land. This Agreement shall bind and inure to the benefit of the parties hereto, their respective heirs, representatives, lessees, successors and assigns. The singular number includes the plural and the masculine gender includes the feminine and neuter. References to Anchor shall mean any successor owner of Lot 1. References to Huddie shall mean any successor owner of the Huddie Tract. Anchor may sell Lot 2 to a third party, in which event the maintenance obligations of Anchor under this Agreement pertaining to the portion of the Anchor Tract known as Lot 2 shall become the maintenance obligations of the owner of Lot 2.

16. Modification and Cancellation. This Agreement (including exhibits) may be modified or canceled only by Anchor, as long as it or its affiliate has any interest as either owner or lessee of the Anchor Tract, or its successors in interest, and together with the written consent of Huddie, so long as it has an interest as an owner in the Huddie Tract, or its successors in interest. Such consents shall not be unreasonably withheld.

17. Duration. Unless otherwise canceled or terminated, this Agreement and all the easements, rights and obligations hereof shall automatically terminate and be of no further force and effect after ninety-nine (99) years from the date hereof.

18. Release from Liability. Any person acquiring fee or leasehold title to any portion of the Anchor Tract or the Huddie Tract shall be bound by this Agreement only as to such portion of such tract acquired by such person. In addition, such person shall be bound by this Agreement only during the period such person is the fee or leasehold owner of such tract (or portion of a tract) except as to obligations, liabilities or responsibilities that accrue during said period. Although persons may be released under this Section, the easements, covenants and restrictions in this Agreement shall continue to be benefits to and servitudes upon said tracts running with the land.

19. Headings. The headings herein are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto. The parties do not rely upon any statement, promise or representation

not herein expressed, and this Agreement once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by this document.

21. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid, or by Federal Express, Airborne Express, or similar overnight delivery service, addressed as follows:

Anchor: Anchor Realty Investments, LLC
102 Country Club Parkway
Maumelle, AR 72113
Attention: D. Alan Bubbus

With a copy to:
J. Cliff McKinney, Esq.
Quattlebaum, Grooms & Tull PLLC
111 Center Street, Suite 1900
Little Rock, AR 72201

Huddie: Huddie Holdings, LLC
3515 Richmond Road
Texarkana, TX 75503
Attention: Rebecca Miller

Notices shall be effective upon receipt or refusal.

22. Counterparts/Facsimiles. This Agreement may be executed in one or more counterparts which may be disassembled and aggregated into a single instrument. A telecopied facsimile of a duly executed counterpart to this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein. However, the parties each agree to promptly return an original, duly executed counterpart of this Agreement following the delivery of a telecopied facsimile hereof.

23. Severability. In any provision of this Agreement shall be held to be invalid, inoperative or unenforceable, the remainder of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

24. Choice of Law. This Agreement is governed by the laws of the State of Arkansas.

25. No Merger. This Agreement shall not be subject to the doctrine of merger. The parties acknowledge that Anchor presently owns both tracts, but the parties anticipate that Huddie will own the Huddie Tract upon exercise of the option to purchase currently held by Huddie, and the parties intend for this Agreement to survive Huddie's acquisition of the Huddie Tract and remain binding as provided herein on both tracts.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

ANCHOR:

ANCHOR REALTY INVESTMENTS, LLC,
an Arkansas limited liability company

By: _____
D. Alan Bubbus, Member

STATE OF ARKANSAS)
)ss. ACKNOWLEDGMENT
COUNTY OF PULASKI)

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named **D. Alan Bubbus**, to me well known, who stated he was the Member of **Anchor Realty Investments, LLC**, an Arkansas limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and on behalf of the statutory trust, and further stated and acknowledged he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 21st day of April, 2017.

_____
Notary Public

My commission expires:

_____

(SEAL)
BRAD SIMS
NOTARY PUBLIC
PULASKI COUNTY, ARKANSAS
COMMISSION NO. 12389116
EXPIRES JAN 3, 2019

HUDDIE:

HUDDIE HOLDINGS, LLC,
an Arkansas limited liability company

By: _____
Rebecca Miller, Managing Member

STATE OF TEXAS)
)ss.
COUNTY OF Bowie)

ACKNOWLEDGMENT

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named **Rebecca Miller,** to me well known, who stated she was the Managing Member of **Huddie Holdings, LLC,** an Arkansas limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and on behalf of the statutory trust, and further stated and acknowledged she had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of April, 2017.

_____
Notary Public

My commission expires:

02-19-2020
(SEAL)

LEANN WATLINGTON NOTARY PUBLIC STATE OF TEXAS ID# 12641695-7 EXPIRES 2-19-2020

EXHIBIT A

(Diagram showing Anchor Tract and Huddie Tract)

(Close-Ups Follow)

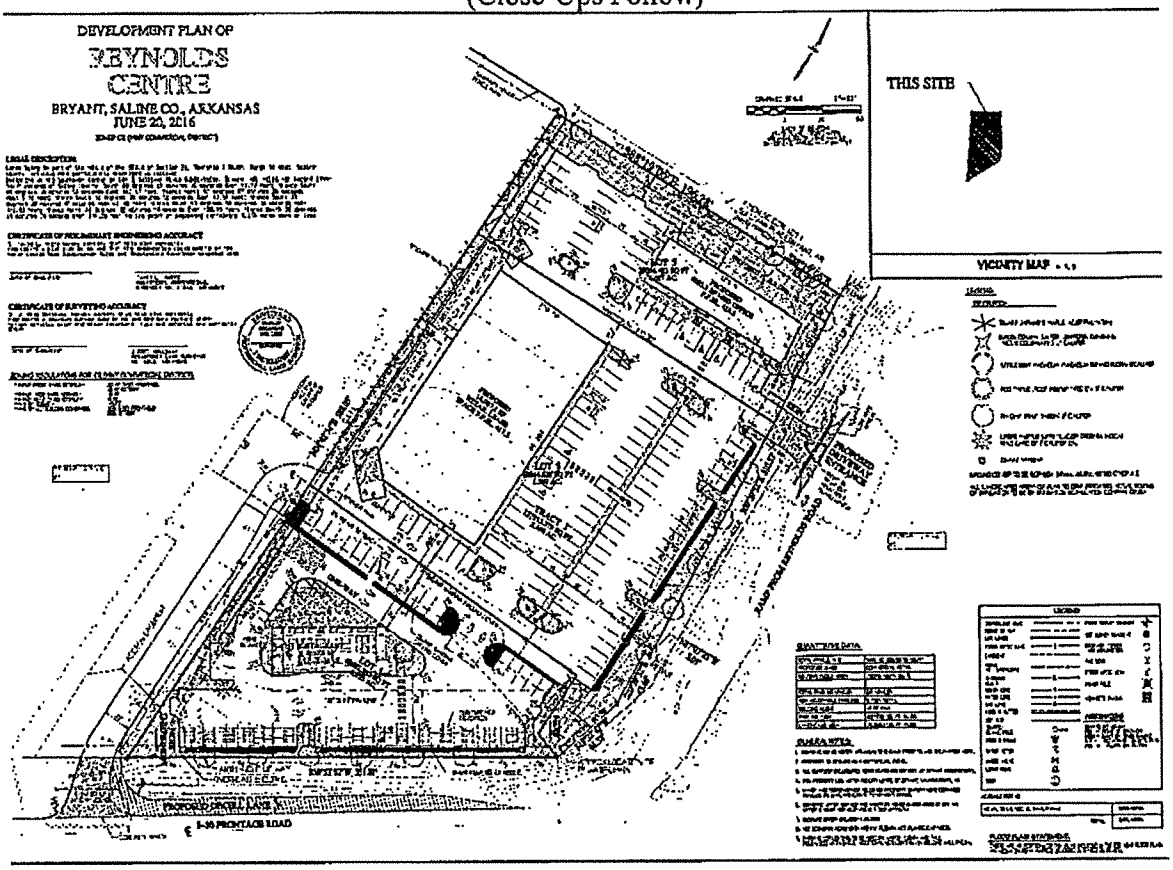
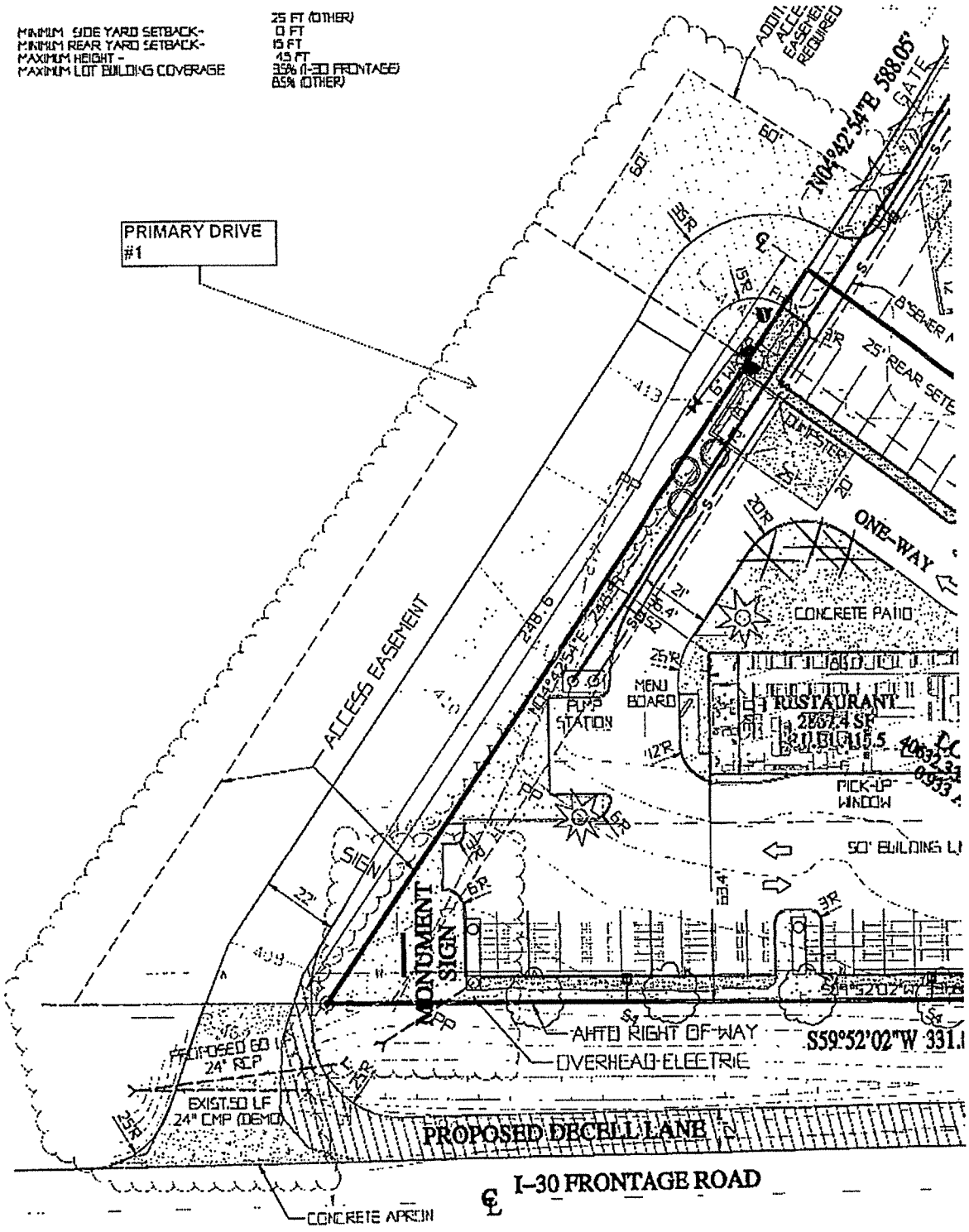
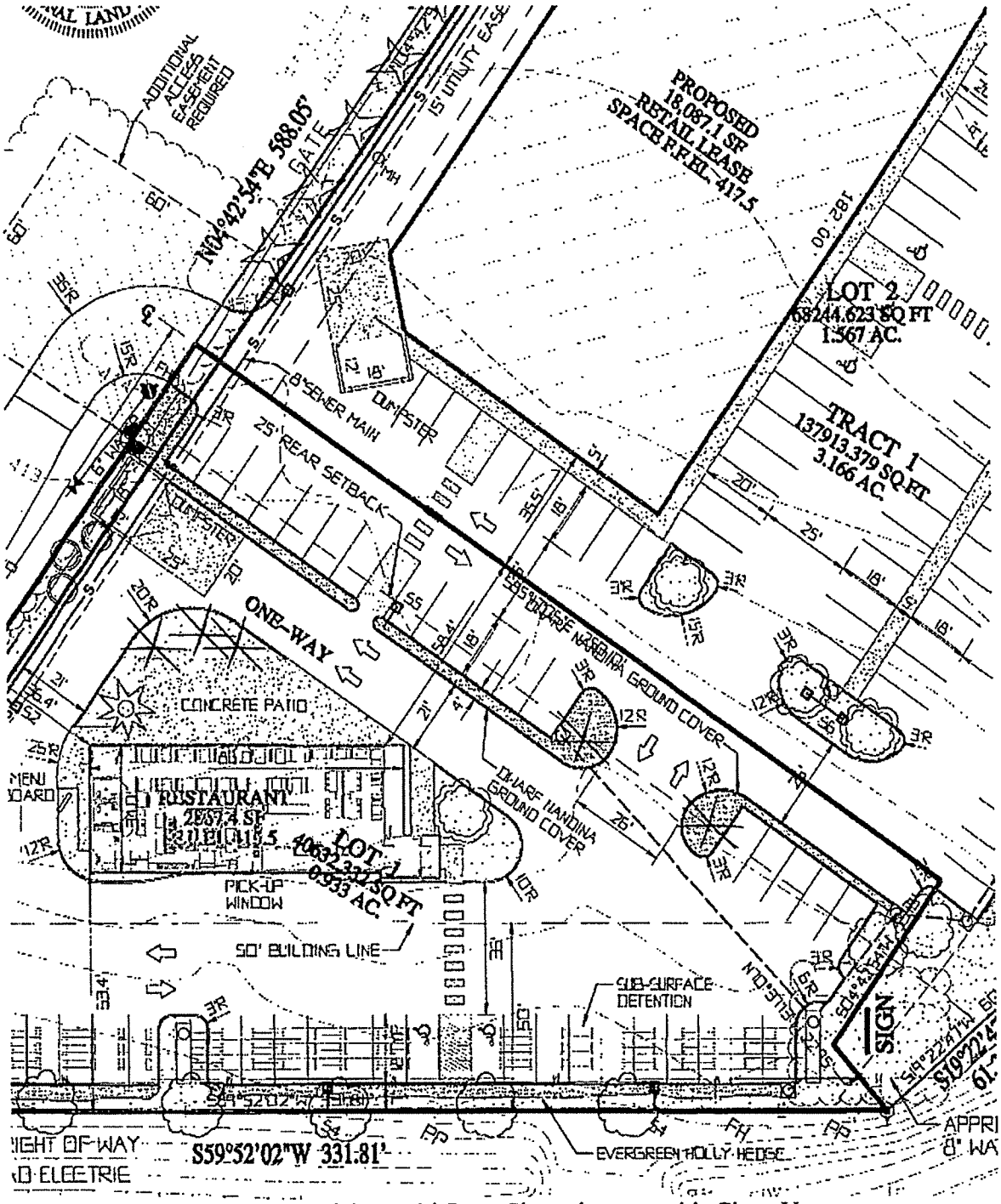


EXHIBIT A



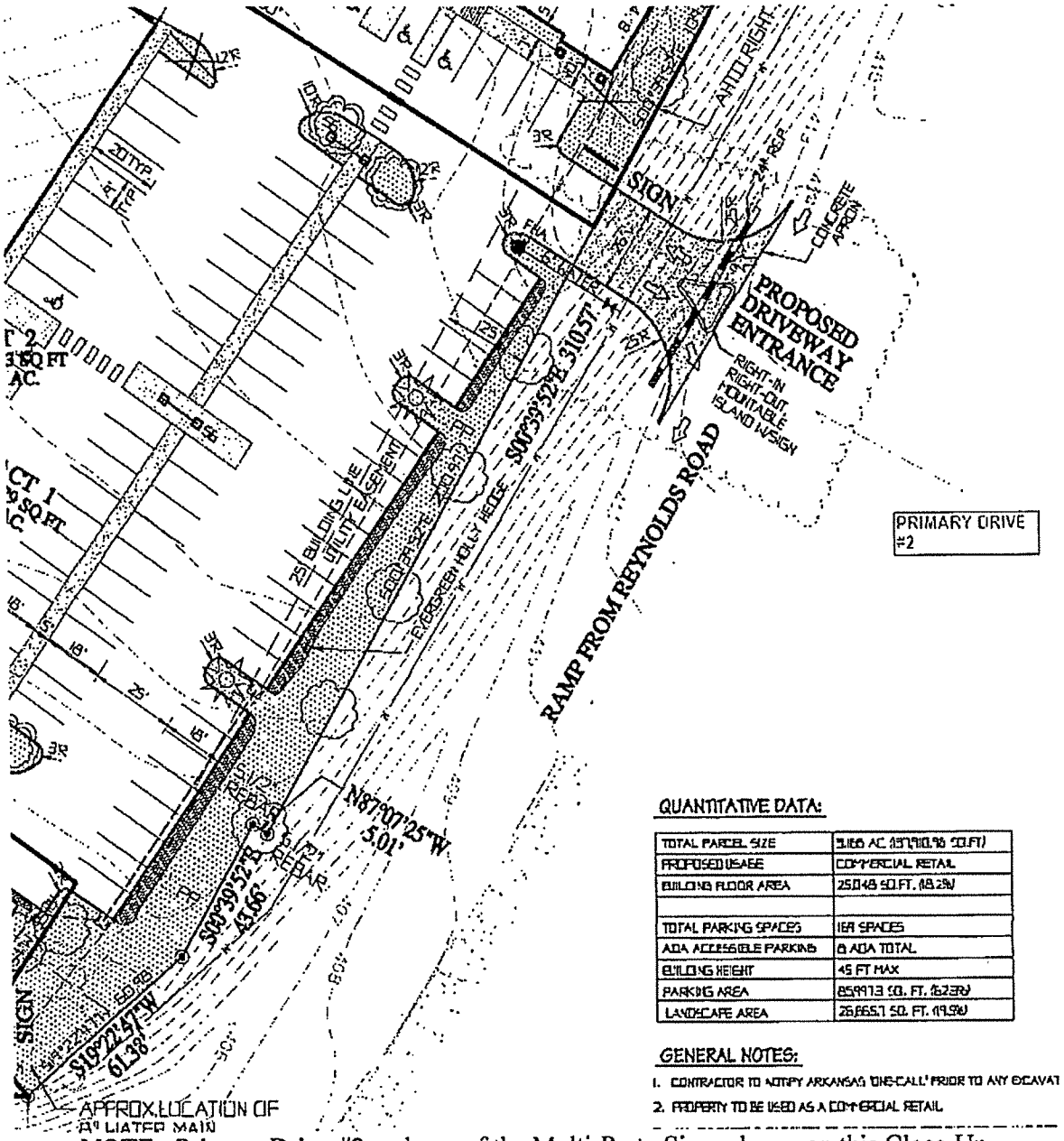
Note: Primary Drive #1 and one of the Multi-Party Signs shown on this Close-Up.

EXHIBIT A



Note: One of the Multi-Party Signs shown on this Close-Up.

EXHIBIT A



NOTE: Primary Drive #2 and one of the Multi-Party Signs shown on this Close-Up.

EXHIBIT A

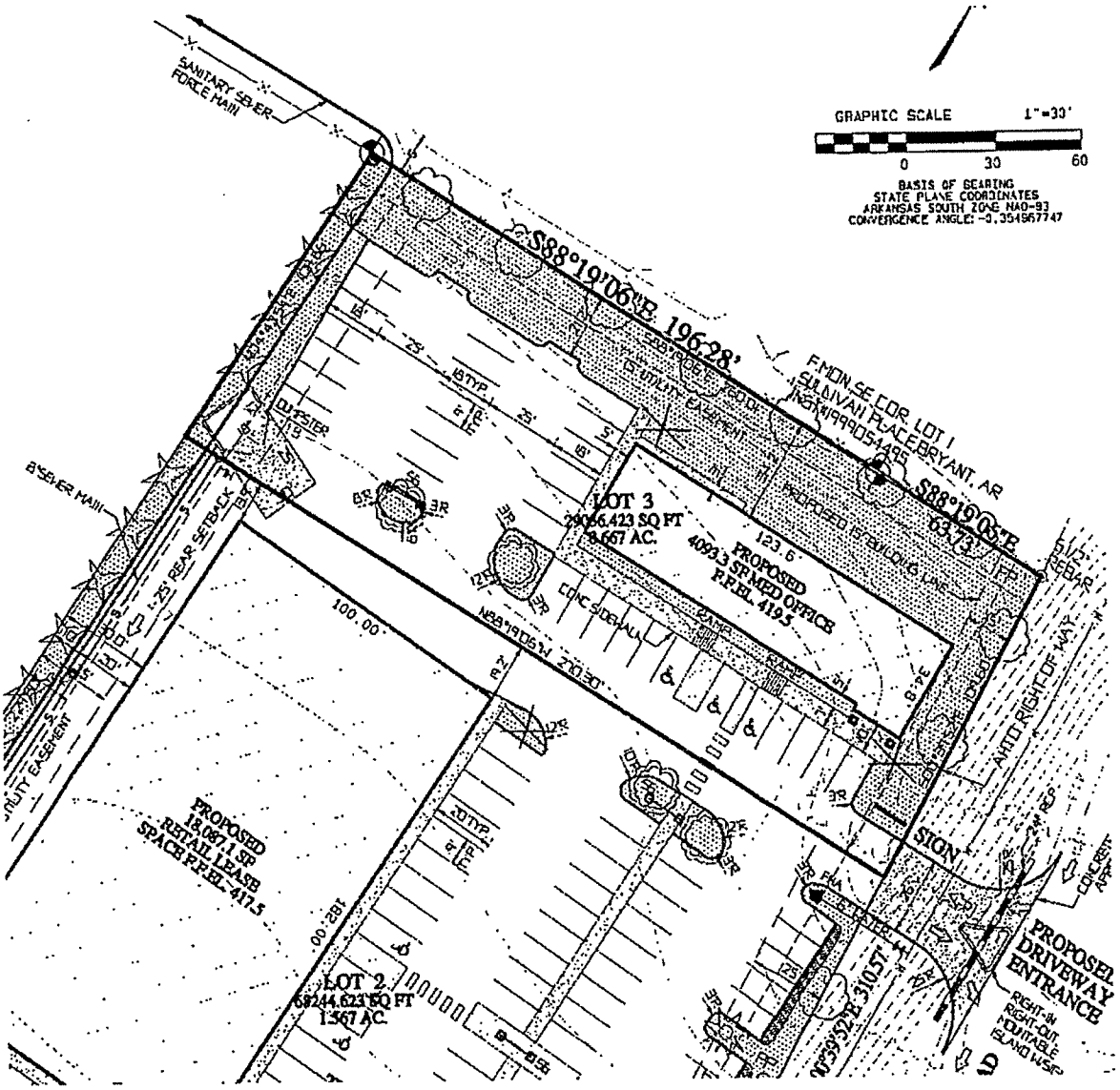

GRAPHIC SCALE 1"=30'
0 30 60
BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS SOUTH ZONE NAD-83
CONVERGENCE ANGLE: -0.354967747
SANITARY SEWER FORCE MAIN
S88°19'06"E 196.28'
FMON SE COR. LOT 1 SULLIVAN PLACE BRYANT, AR
S88°19'06"E 63.73'
LOT 3
79066.423 SQ FT
1.667 AC.
PROPOSED 40933 SF MED OFFICE F.F.EL. 419.5
123.6
100.00
N88°19'06"W 210.30'
PROPOSED 18,067.1 SF RETAIL LEASE SPACE F.F.EL. 417.5
182.00
LOT 2
69244.623 SQ FT
1.567 AC.
S03°39'52"E 310.57'
SIGN
PROPOSED DRIVEWAY ENTRANCE
RIGHT-IN RIGHT-OUT EQUITABLE ISLAND W/SEP
BUILDING SETBACK LINE
UTILITY EASEMENT
25' REAR SETBACK
SEWER MAIN
DUMPSTER
ADD'L RIGHT-OF-WAY

EXHIBIT A

EXHIBIT B

(Anchor Tract legal description)

Lot 1

Lands lying in part of the NE1/4 of the SE1/4 of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas more particularly described as follows:
Commencing at the Southeast corner of Lot 1 Sullivan Place Subdivision, Bryant, AR, filed for record 1999-54493 records of Saline County; thence 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 which is also the point of beginning;
thence South 59 degrees 52 minutes 02 seconds West 331.81 feet; thence North 04 degrees 42 minutes 54 seconds East 248.59 feet; thence South 85 degrees 17 minutes 06 seconds East 250.10 feet; thence South 04 degrees 42 minutes 54 seconds West 53.18 feet; thence South 70 degrees 37 minutes 13 seconds East 22.95 feet to the point of beginning containing 0.933 acres more or less.

Lot 2

Lands lying in part of the NE1/4 of the SE1/4 of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas more particularly described as follows:
Commencing at the Southeast corner of Lot 1 Sullivan Place Subdivision, Bryant, AR, filed for record 1999-54493 records of Saline County; thence South 88 degrees 19 minutes 06 seconds East 63.73 feet; thence South 00 degrees 39 minutes 52 seconds East 109.60 feet which is also the point of beginning;
thence continue South 00 degrees 39 minutes 52 seconds East 200.97 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 North 70 degrees 37 minutes 13 seconds West 22.95 feet; thence North 04 degrees 42 minutes 54 seconds East 53.18 feet; thence North 85 degrees 17 minutes 06 seconds West 250.10 feet; thence North 04 degrees 42 minutes 54 seconds East 229.80 feet; thence South 88 degrees 19 minutes 06 seconds East 270.30 feet to the point of beginning containing 1.567 acres more or less.

EXHIBIT C

(Huddie Tract legal description)

Lot 3

Lands lying in part of the NE1/4 of the SE1/4 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, AR, filed for record 1999-54493 records of Saline County; thence South 88 degrees 19 minutes 06 seconds East 63.73 feet; thence South 00 degrees 39 minutes 52 seconds East 109.60 feet; thence North 88 degrees 19 minutes 06 seconds West 270.30 feet; thence North 04 degrees 42 minutes 54 seconds East 109.66 feet; thence South 88 degrees 19 minutes 06 seconds East 196.28 feet to the point of beginning containing 0.667 acres more or less.

Crafton Tull
architecture | engineering | surveying

10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211

501.664.3245 (ph)
501.664.6704 (fax)

January 21, 2025

Mr. Colton Leonard
City of Bryant
210 SW 3rd St.
Bryant, AR 72022

Re: Bryant Panera – Site Plan – DRC Comments

Mr. Leonard,

Listed below are responses to comments received in by email on 1/17/25

Public Works

1. Provide the 3 way stop signage at span way.
   - 3 way stop added to Span Way.

Stormwater

1. Site will be utilizing the existing in-ground detention. Provide current inspection report on the current status of volume of the pipe sections. Are they free of accumulated solids?
   - Note added to plans to specify "CONTRACTOR TO INSPECT AND VERIFY CONDITION OF EXISTING UNDERGROUND DETENTION SYSTEM ON DAVID'S PROPERTY. IF ENOUGH SILT AND DEBRIS EXISTS TO REDUCE THE CAPACITY OR FUNCTION OF THE SYSTEM, THE CONTRACTOR IS TO CLEANOUT/REMOVE SILT AND DEBRIS."

Engineering

1. Drainage
   a. Exhibit 400-1 in the Bryant Stormwater Management Manual shows a 100-year intensity of 10.0 in/hr using a time of concentration of 5 minutes. Page 11 shows an intensity of 9.50 in/hr.
      - Updated to 10.00 in/hr.
   a. Page 10 shows Pre-Development composite C-factors less than Post-Development. With an increase in discharge from the site demonstrate why detention is not required.
      - Existing detention designed to accommodate our development.
   a. Demonstrate that proposed and existing drainage structures can handle the design flows for the improvements.
      - Inlet calculations added to drainage letter

Community Development

1. Verify Grease Interceptor sizing is on the MEP Plan. Don't currently see it. Minimum Grease trap sizing is 1000 gallons. A Grease trap permit is required from the Code Department.
   - Grease interceptor detail provided with resubmittal.

2. Confirm material used for dumpster enclosure. Plans state to refer to Arch Plans, but I did not see anything included with submittal.
   - Dumpster detail provided with resubmittal.
3. Parking on the South Side of the building will most likely be used by David's Burger's customers as well as Panera customers, was that accounted for in the parking plan? **- ADDRESSED.** If possible can we receive a copy of the REA for the Stormwater maintenance agreement?
   - Copy of REA provided with resubmittal.
4. Small Scale Engineering review fee will need to be paid. $250
   - Check is being mailed.

Fire

1. All fire department access roads are required to be at least 20' wide and support a weight of 75,000 lbs per the 2021 Edition of the Arkansas Fire Prevention Code. All roads surrounding the building show to be more than 20' wide on the plans. Need to ensure they meet weight requirements.
   - Heavy Duty Asphalt provided.
2. Knox box installation near main entry door
   - Note added to Site Plan.
3. Will we get an interior floor plan - one labeled floor plan simply shows exterior walls
   - Will be submitted as part of the buildout permit.

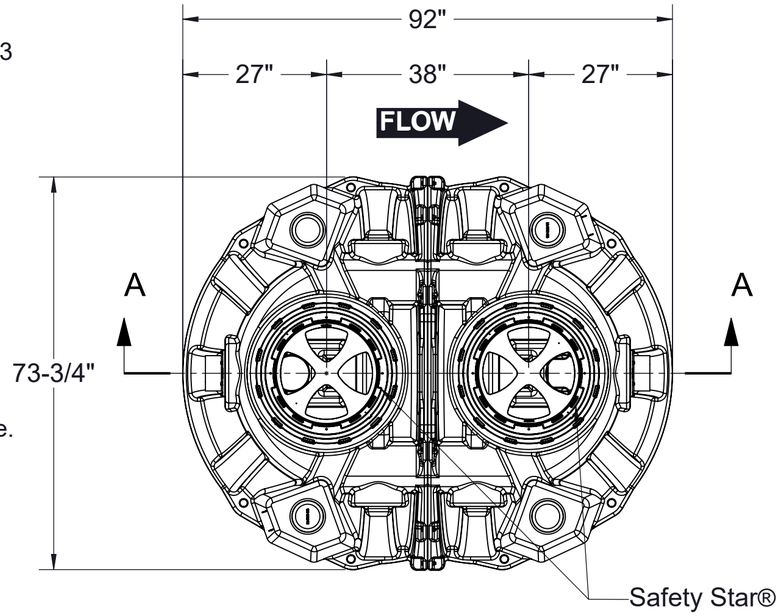
Please let me know if you need any additional information.
Submitted by:

Caroline Gardner
Crafton Tull - Civil Engineer

SPECIFICATIONS

Notes:

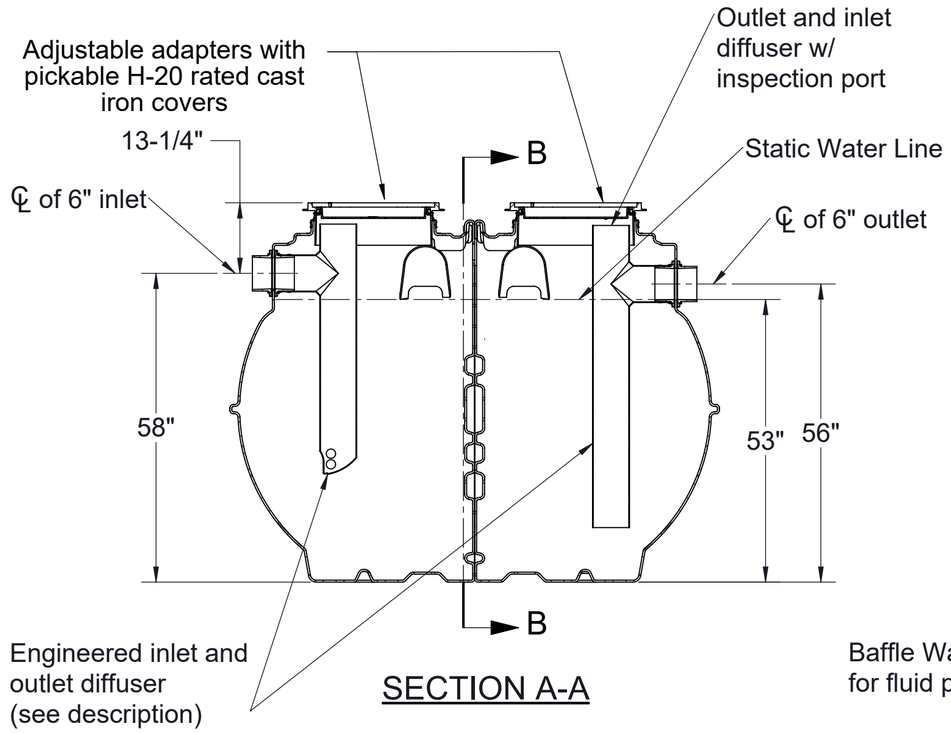
1. 6" plain end inlet/outlet
2. Unit weight - w/ cast iron covers: 824 lbs. (for wet weight add 8,413 lbs.)
3. Maximum operating temperature: 150º F continuous
4. Capacities - Liquid: 1,000 gal.;
   Grease: 5,495 lbs. (753 gal.) @100GPM
   Grease: 4,959 lbs (679 gal.) @200GPM
   Solids: 211 gal.
5. Satisfies Miami DERM 99% efficiency requirements; retaining the following capacities at 99.0% efficiency:
   5,272 lbs. (722 gal.) @100GPM
   3,127 lbs. (428 gal.) @200GPM
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).



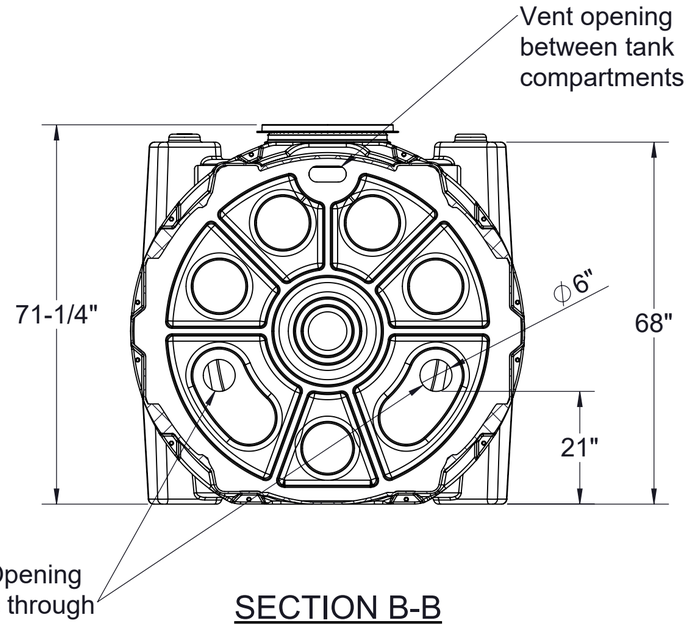
TOP VIEW
(COVERS REMOVED FOR CLARITY)



ISOMETRIC VIEW



SECTION A-A



SECTION B-B

ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-1000 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 7/16" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and Safety Star® access restrictor built into each cover adapter. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1 as well as certified to IAPMO/ANSI Z1001-2021. Interceptor flow rate shall be 100 GPM or 200GPM. Interceptor grease capacity shall be 5,495 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control

MIAMI-DADE COUNTY

Satisfies Miami DERM 99% efficiency requirements. Product labels are permanently attached to inside and outside of unit for easy viewing.

SPECIFICATION SHEET

MODEL NUMBER:

GB-1000

PART NUMBER: 4080-002-01

DESCRIPTION:

GB-1000 GREASE INTERCEPTOR 100 GPM/ 200 GPM
6" INLET/OUTLET, H-20 RATED CAST IRON COVER

DWG BY:	B.BROWN	DATE:	10/18/2021	REV:	02	ECO:	032822TA

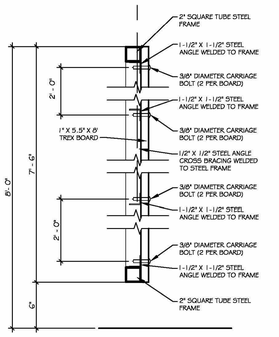
PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF **SCHIER PRODUCTS**. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF **SCHIER PRODUCTS** IS PROHIBITED.

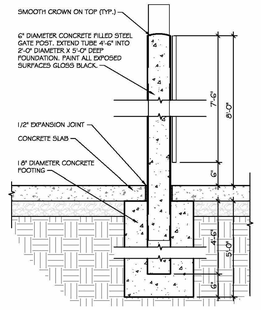
UPC ® UPC C ®

SCHIER

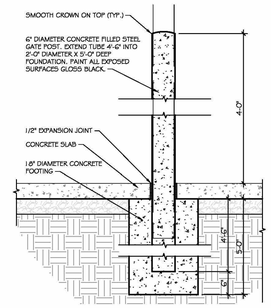
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com



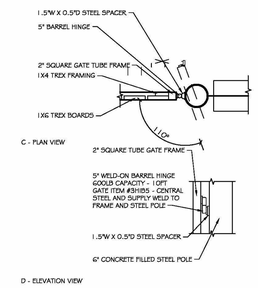
5 DETAIL @ TRASH GATE FRAMING
1 1/2" = 1'-0"



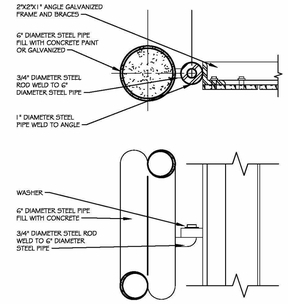
4 GATE POST DETAIL
3/4" = 1'-0"



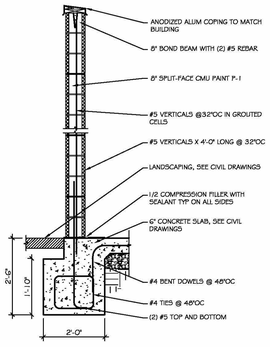
3 DUMPSTER BOLLARD DETAIL
3/4" = 1'-0"



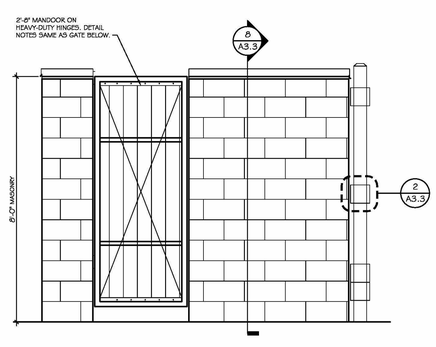
2 TRASH ENCLOSURE GATE HINGE
3/4" = 1'-0"



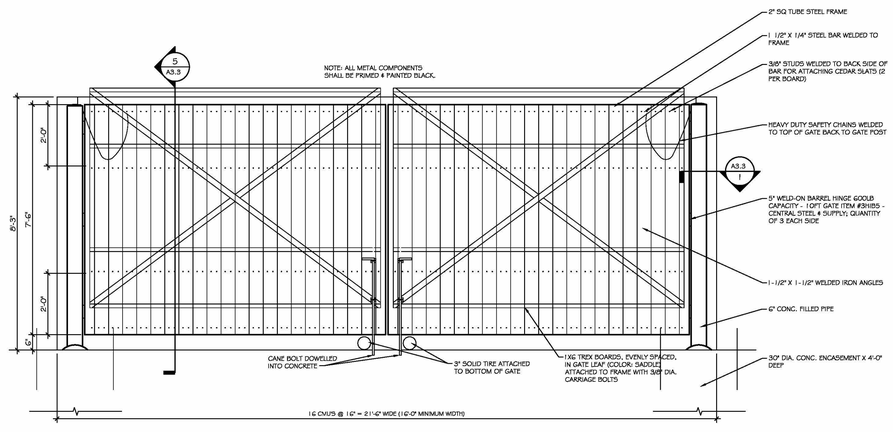
1 TRASH ENCLOSURE DETAIL
1 1/2" = 1'-0"



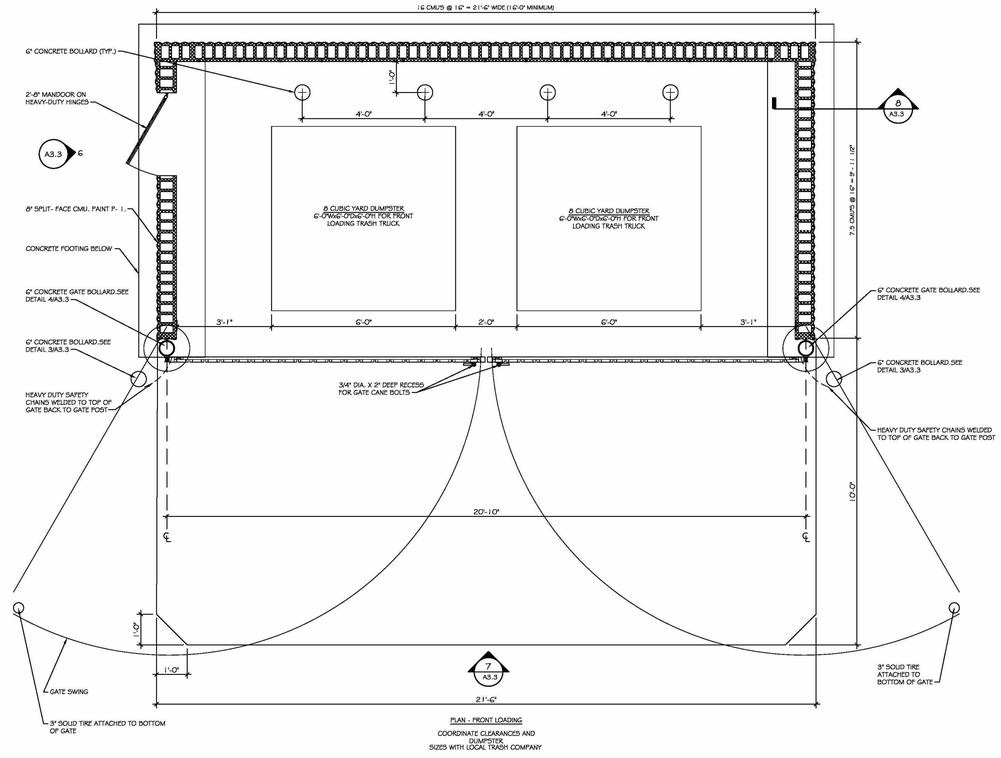
8 TRASH & RECYCLE ENCLOSURE DETAILS
1/2" = 1'-0"



6 TRASH & RECYCLE ENCLOSURE DETAILS
1/2" = 1'-0"



7 TRASH & RECYCLE ENCLOSURE DETAILS
1/2" = 1'-0"



PLAN - FRONT LOADING
COORDINATE CLEARANCES AND DUMPSTER SIZES WITH LOCAL TRASH COMPANY

9 PLAN @ TRASH & RECYCLE ENCLOSURE FOR FRONT LOADING TRUCK
1/2" = 1'-0"

bDot Architecture, Inc.
p: 205.458.8055 | e: info@bdota.com
130 41st Street South, Suite 102 | Birmingham, AL 35222

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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All discrepancies in the construction drawings and / or specifications not brought to the architect's attention during the bid or pricing phase of the project shall become subject to the interpretation of the architect during the construction process and will not be grounds for a change order of any kind.

PANERA BREAD
SHELL BUILDING PACKAGE
BRYANT, ARKANSAS

REVISIONS:

DATE:
01/17/2025

PROJECT NUMBER:
2421

SHEET NAME:
DUMPSTER ENCLOSURE ELEVATIONS, PLAN, AND DETAILS

SHEET NUMBER:
A3.3

SITE WITH AUTOMATIC COVERAGE (LESS THAN 5 ACRES) CONSTRUCTION SITE NOTICE

FOR THE
Arkansas Department of Environmental Quality (ADEQ)
Storm Water Program

NPDES GENERAL PERMIT NO. ARR150000

The following information is posted in compliance with **Part I.B.8.A** of the ADEQ General Permit Number **ARR150000** for discharges of stormwater runoff from sites with automatic coverage. Additional information regarding the ADEQ stormwater program may be found on the internet at:

www.adeq.state.ar.us/water/branch_npdes/stormwater

Permit Number	ARR150000
Contact Name: Phone Number:	_____ _____
Project Description (Name, Location, etc.): Start Date: End Date: Total Acres:	Panera Bryant February 2025 February 2026 Total Disturbed Area - 0.79 acres
Location of Stormwater Pollution Prevention Plan:	Mailbox at Site Entrance

For Construction Sites Authorized under **Part I.B.6.A** (Automatic Coverage) the following certification must be completed:

I _____ (Typed or Printed Name of Person Completing this Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part I.B.2. of the ADEQ General Permit Number ARR150000. A stormwater pollution prevention plan has been developed and implemented according to the requirements contained in Part II.A.2.B & D of the permit. I am aware there are significant penalties for providing false information or for conducted unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

_____ _____

Signature and Title Date

Stormwater Pollution Prevention Plan (SWPPP) for Construction Activity for Small Construction Sites

National Pollutant Discharge Elimination System (NPDES)
General Permit # ARR150000

Prepared for:
Panera Bryant

Date:
December 2024

Prepared by:

Crafton, Tull & Associates, Inc.

Revised date: 10/20/2016

Project Name and Location: __Panera Bryant, I-30 W & N Reynolds Rd., Bryant, AR_

Property Parcel Number (*Optional*): __840-08540-002_____

Operator Name and Address: _Terra Equities, LLC; 2530 Watkins Road, Birmingham, AL 35223

A. Site Description

a. Project description, intended use after NOI is filed: This project will consist of a drive through restaurant and associated parking lot.

b. Sequence of major activities which disturb soils:

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTY-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROGRESS.
3. CONSTRUCT THE SILT FENCES (OR EQUIVALENT) ON THE SITE.
4. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTRUBING
CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
5. CLEAR AND GRUB THE SITE.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AND/OR SCOUR STOP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

c. Total Area[1]: 1.57 Disturbed Area[2]: 0.79

d. Soils Information:

i. Runoff Coefficient Pre-Construction (See Appendix A) : .51

ii. Runoff Coefficient Post-Construction (See Appendix A) : .64

iii. Describe the soil or the quality of any discharge from the site: Soil Types Tiak silt loam

B. Responsible Parties

Be sure to assign all SWPPP related activities to an individual or position; even if the specific individual is not yet known (i.e. contractor has not been chosen).

Individual/Company	Phone Number	Service Provided for SWPPP (i.e., Inspector, SWPPP revisions, Stabilization Activities, BMP Maintenance, etc.)
		Inspections
		SWPPP Revisions
		Stabilization Activities
		BMP Maintenance

C. Receiving Waters

a. The following waterbody (or waterbodies) receives stormwater from this construction site: An open ditch along I-30, thence to unnamed tributary of Hurricane Creek, thence to Hurricane Creek, thence to the Saline River, and ultimately into the Ouachita River.

b. Is the project located within the jurisdiction of an MS4? ☒Yes ☐No

i. If yes, Name of MS4: City of Bryant

c. Ultimate Receiving Water:

☐Red River ☐St. Francis River

☒Ouachita River ☐Mississippi River

☐Arkansas River

☐White River

D. Site Map Requirements (Attach Site Map):

a. Pre-construction topographic view;

b. Direction of stormwater flow (i.e., use arrows to show which direction stormwater will flow) and approximate slopes anticipated after grading activities;

c. Delineate on the site map areas of soil disturbance and areas that will not be disturbed under the coverage of this permit;

d. Location of major structural and nonstructural controls identified in the plan;
e. Location of main construction entrance and exit;
f. Location where stabilization practices are expected to occur;
g. Locations of off-site materials, waste, borrow area, or equipment storage area;
h. Location of areas used for concrete wash-out;
i. Location of all surface water bodies (including wetlands) with associated natural buffer boundary lines. Identify floodplain and floodway boundaries, if available;
j. Locations where stormwater is discharged to a surface water and/or municipal separate storm sewer system if applicable,
k. Locations where stormwater is discharged off-site (should be continuously updated);
l. Areas where final stabilization has been accomplished and no further construction phase permit requirements apply;
m. A legend that identifies any erosion and sediment control measure symbols/labels used in the site map and/or detail sheet; and
n. Locations of any storm drain inlets on the site and in the immediate vicinity of the site.

E. Stormwater Controls
   a. Initial Site Stabilization, Erosion and Sediment Controls, and Best Management Practices:
      i. Initial Site Stabilization: _Trenching for the installation of silt fence and grading for the construction entrance.
      ii. Erosion and Sediment Controls: _For the construction of this project wire-backed fence, fiber flocculant tubes, construction entrance, wheel wash, and inlet protection will be used on this site.
      iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: ☒Yes ☐No
           If No, explain: _____
           _____
      iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: ☒Yes ☐No
           If No, explain: _____
           _____
      v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: ☒Yes ☐No
           If No, explain: _____
           _____

vi. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges: ☒Yes ☐No

If No, explain: _____

vii. Off-site material storage areas used solely by the permitted project are being covered by this SWPPP: ☐Yes ☒No

If Yes, explain additional BMPs implemented at off-site material storage area: _____

b. Stabilization Practices

i. Description and Schedule: Stabilization will be a combination of seeding and placing sod on disturbed areas not to receive pavement or structures. Area's where there are temporarily no active construction must be stabilized within 14 days regardless of final grading plans. Upon reaching finished grade elevations the area must be stabilized immediately.

ii. Are buffer areas required? ☒Yes ☐No

If Yes, are buffer areas being used? ☒Yes ☐No

If Yes, describe natural buffer areas: Landscape buffer or easements around the perimeter of the site.

If No, explain why not:_____

iii. A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included with the plan. ☒Yes ☐No

If No, explain: _____

iv. Deadlines for stabilization:
1. Stabilization procedures will be initiated 14 days after construction activity temporarily ceases on a portion of the site.
2. Stabilization procedures will be initiated immediately in portions of the site where construction activities have permanently ceased.

c. Structural Practices
i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: silt fences, fiber flocculant tubes, and inlet protection

ii. Describe Velocity Dissipation Devices: rip rap and/or scour stop

iii. Sediment Basins:
Are 10 or more acres draining to a common point? ☐ Yes ☒ No
Is a sediment basin included in the project? ☐ Yes ☒ No
If Yes, what is the designed capacity for the storage?
☐ 3600 cubic feet per acre =:
or
☐ 10 year, 24 hour storm = :
☐ Other criteria were used to design basin: _____
If No, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: _____

F. Other Controls
a. Solid materials, including building materials, shall be prevented from being discharged to Waters of the State: ☒ Yes ☐ No
b. Off-site vehicle tracking of sediments and the generation of dust shall be minimized through the use of:
☒ A stabilized construction entrance and exit
☒ Vehicle tire washing
☐ Other controls, describe: _____
c. Temporary Sanitary Facilities: Portable bathrooms will be used on site and serviced by a qualified licensed individual. They will be placed near the construction trailer and maintained is such fashion to avoid spillage onto the site.

d. Concrete Waste Area Provided:

☒ Yes

☐ No. Concrete is used on the site, but no concrete washout is provided.

Explain why: _____

_____

☐ N/A, no concrete will be used with this project

e. Fuel Storage Areas, Hazardous Waste Storage, and Truck Wash Areas: Any fuel or hazardous waste stored on site will be kept in a containment facility sized to hold twice the volume of the fuel or hazardous waste being stored. The truck wash area will utilize a constructed holding pit lined with an impermeable membrane and shot rock.

G. Non-Stormwater Discharges

a. The following allowable non-stormwater discharges comingled with stormwater are present or anticipated at the site:

☒ Fire-fighting activities;

☒ Fire hydrant flushings;

☒ Water used to wash vehicles (where detergents or other chemicals are not used) or control dust in accordance with Part II.A.4.H.2;

☒ Potable water sources including uncontaminated waterline flushings;

☒ Landscape Irrigation;

☒ Routine external building wash down which does not use detergents or other chemicals;

☒ Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled materials have been removed) and where detergents or other chemicals are not used;

☒ Uncontaminated air conditioning, compressor condensate (See Part I.B.13.C of the permit);

☒ Uncontaminated springs, excavation dewatering and groundwater (See Part I.B.13.C of the permit);

☐ Foundation or footing drains where flows are not contaminated with process materials such as solvents (See Part I.B.13.C of the permit);

b. Describe any controls associated with non-stormwater discharges present at the site: silt fence, detention, check dams

H. Permanent Controls for Post-Construction Stormwater Management:

Describe measures installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed: Stormwater detention facilities will be used as a sediment basin after construction.

I. Applicable State or Local Programs: The SWPPP will be updated as necessary to reflect any revisions to applicable federal, state, or local requirements that affect the stormwater controls implemented at the site. ☒Yes ☐No

J. Inspections

a. Inspection frequency:

☒Every 7 calendar days

or

☐At least once every 14 calendar days and within 24 hours of the end of a storm even 0.25 inches or greater (a rain gauge must be maintained on-site)

b. Inspections:

Completed inspection forms will be kept with the SWPPP.

☒ADEQ's inspection form will be used (See Appendix B)

or

☐A form other than ADEQ's inspection form will be used and is attached (See inspection form requirements Part II.A.4.L.2)

c. Inspection records will be retained as part of the SWPPP for at least 3 years from the date of termination.

d. It is understood that the following sections describe waivers of site inspection requirements. All applicable documentation requirements will be followed in accordance with the referenced sections.

i. Winter Conditions (Part II.A.4.L.4)

ii. Adverse Weather Conditions (Part II.A.4.L.5)

K. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: __Any grass areas that are disturbed will be immediately re-established with grass. All silt fences will be clean once sediment has accumulated to half the height of the silt fence. The construction entrance will be cleaned or replaced once the voids between the shot rock are half full

Any necessary repairs will be completed, when practicable, before the next storm event, but not to exceed a period of 3 business days of discovery, or as otherwise directed by state or local officials.

L. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: The general contractor shall hold meetings with all subcontractors before the commence work on the site to review the SWPPP and the steps necessary for each trade to comply with the SWPPP. The General Contractor shall employ an individual qualified to lead these meetings. In addition, the General Contractor shall hold weekly meetings with all trades working on the site that week to review the SWPPP and to ensure compliance

**Note, Formal training classes given by Universities or other third-party organizations are not required, but recommended for qualified trainers; the permittee is responsible for the content of the training being adequate for personnel to implement the requirements of the permit.

Certification

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: _____

Title: _____ Date: _____

Computation Sheet for Determining Runoff Coefficients

Appendix A

Total Site Area = _____ Acres _____ [A]

Existing Site Conditions

Impervious Site Area [1] = _____ Acres _____ [B]

Impervious Site Area Runoff Coefficient [2, 4] = _____ [C]

Pervious Site Area [3] = _____ Acres _____ [D]

Pervious Site Area Runoff Coefficient [4] = _____ [E]

Pre-Construction Runoff Coefficient

$$\frac{[B \times C] + [D \times E]}{[A]} = .50$$

Proposed Site Conditions (after construction)

Impervious Site Area [1] = _____ Acres _____ [F]

Impervious Site Area Runoff Coefficient [2, 4] = _____ [G]

Pervious Site Area [3] = _____ Acres _____ [H]

Pervious Site Area Runoff Coefficient [4] = _____ [I]

Post-Construction Runoff Coefficient

$$\frac{[F \times G] + [H \times I]}{[A]} =$$

1. Includes paved areas, areas covered by buildings, and other impervious surfaces.
2. Use 0.95 unless lower or higher runoff coefficient can be verified.
3. Includes areas of vegetation, most unpaved or uncovered soil surfaces, and other pervious areas.
4. Refer to local Hydrology Manual for typical C values.

Note: The impervious and pervious surfaces should equal the total area.

ARR150000 Inspection Form

Appendix B

Inspector Name: _____ Date of Inspection: _____

Inspector Title: _____

Date of Rainfall:_____ Duration of Rainfall: _____

Days Since Last Rain Event: _____ days Rainfall Since Last Rain Event: _____ inches

Description of any Discharges During Inspection: _____

Location of Discharges of Sediment/Other Pollutant (specify pollutant & location): _____

_____

Locations in Need of Additional BMPs: _____

Information on Location of Construction Activities

Location	Activity Begin Date	Activity Occuring Now (y/n)?	Activity Ceased Date	Stabilization Initiated Date	Stabilization Complete Date

Information on BMPs in Need of Maintenance

Location	In Working Order?	Maintenance Scheduled Date	Maintenance Completed Date	Maintenance to be Performed By

Changes required to the SWPPP: _____ Reasons for changes: _____

_____ _____

_____ _____

SWPPP changes completed (date): _____

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: _____ Date:_____

Title: _____

BMP Consideration Checklist

Appendix C

The BMPs listed here should be considered for every project. Those BMPs that are not included in the SWPPP should be checked as "Not Used" with a brief statement describing why it is not being used.

Note: Appendix C and D do not have to be submitted with the SWPPP. These attachments are for use during the development of the SWPPP.

EROSION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
EC-1 Scheduling	☐	☐	☐	
EC-2 Preservation of Existing Vegetation	☐	☐	☐	
EC-3 Hydraulic Mulch	☐	☐	☐	
EC-4 Hydroseeding	☐	☐	☐	
EC-5 Soil Binders	☐	☐	☐	
EC-6 Straw Mulch	☐	☐	☐	
EC-7 Geotextiles & Mats	☐	☐	☐	
EC-8 Wood Mulching	☐	☐	☐	
EC-9 Earth Dikes & Drainage Swales	☐	☐	☐	
EC-10 Velocity Dissipation Devices	☐	☐	☐	
EC-11 Slope Drains	☐	☐	☐	
EC-12 Stream bank Stabilization	☐	☐	☐	
SEDIMENT CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
SE-1 Silt Fence	☐	☐	☐	
SE-2 Sediment Basin	☐	☐	☐	
SE-3 Sediment Trap	☐	☐	☐	
SE-4 Check Dam	☐	☐	☐	
SE-5 Fiber Rolls	☐	☐	☐	
SE-6 Gravel Bag Berm	☐	☐	☐	
SE-7 Street Sweeping and Vacuuming	☐	☐	☐	
SE-8 Sand Bag Barrier	☐	☐	☐	
SE-9 Straw Bale Barrier	☐	☐	☐	
SE-10 Storm Drain Inlet Protection	☐	☐	☐	
SE-11 Chemical Treatment	☐	☐	☐	
WIND EROSION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
WE-1 Wind Erosion Control	☐	☐	☐	

BMP Consideration Checklist

Appendix C

TRACKING CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
TR-1 Stabilized Construction Entrance/Exit	☐	☐	☐	
TR-2 Stabilized Construction Roadway	☐	☐	☐	
TR-3 Entrance/Outlet Tire Wash	☐	☐	☐	
NON-STORM WATER MANAGEMENT BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
NS-1 Water Conservation Practices	☐	☐	☐	
NS-2 Dewatering Operations	☐	☐	☐	
NS-3 Paving and Grinding Operations	☐	☐	☐	
NS-4 Temporary Stream Crossing	☐	☐	☐	
NS-5 Clear Water Diversion	☐	☐	☐	
NS-6 Illicit Connection/ Discharge	☐	☐	☐	
NS-7 Potable Water/Irrigation	☐	☐	☐	
NS-8 Vehicle and Equipment Cleaning	☐	☐	☐	
NS-9 Vehicle and Equipment Fueling	☐	☐	☐	
NS-10 Vehicle and Equipment Maintenance	☐	☐	☐	
NS-11 Pile Driving Operations	☐	☐	☐	
NS-12 Concrete Curing	☐	☐	☐	
NS-13 Concrete Finishing	☐	☐	☐	
NS-14 Material and Equipment Use Over Water	☐	☐	☐	
NS-15 Demolition Adjacent to Water	☐	☐	☐	
NS-16 Temporary Batch Plants	☐	☐	☐	
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
WM-1 Material Delivery and Storage	☐	☐	☐	
WM-2 Material Use	☐	☐	☐	
WM-3 Stockpile Management	☐	☐	☐	
WM-4 Spill Prevention and Control	☐	☐	☐	
WM-5 Solid Waste Management	☐	☐	☐	
WM-6 Hazardous Waste Management	☐	☐	☐	
WM-7 Contaminated Soil Management	☐	☐	☐	
WM-8 Concrete Waste Management	☐	☐	☐	
WM-9 Sanitary/Septic Waste Management	☐	☐	☐	
WM-10 Liquid Waste Management	☐	☐	☐	

SWPPP Completion Checklist

Appendix D

Yes = Complete
No = Incomplete/Deficient
N/A = Not applicable to project

Yes	No	N/A		Permit Section Citation
			A. A site description, including:	
			1. Project description, intended use after NOT	Part II.A.4.A.1
			2. Sequence of major activities	Part II.A.4.A.2
			3. Total & disturbed acreage	Part II.A.4.A.3
			4. Pre- and post-construction runoff coefficient OR soil/discharge data	Part II.A.4.A.4
			B. Responsible Parties: All parties dealing with the SWPPP and the areas they are responsible for on-site.	Part II.A.4.B
			C. Receiving Water.	Part II.A.4.C
			-MS4 Name	Part II.A.4.C
			-Ultimate Receiving Water	Part II.A.4.C
			D. Documentation of permit eligibility related to Impaired Water Bodies and Total Maximum Daily Loads (TMDL	
			1. Identify pollutant on 303(d) list or TMDL	Part II.A.4.D.1
			2. Is construction activity or the specific site listed as cause?	Part II.A.4.D.2
			3. Measures taken to reduce pollutants from the site.	Part II.A.4.D.3
			E. Attainment of Water Quality Standards After Authorization.	Part II.A.4.E
			F. Site Map --- See End of Evaluation Form	Part II.A.4.F
			G. Description of Controls:	
			1. Erosion and sediment controls, including:	
			a. Initial site stabilization	Part II.A.4.G.1.a
			b. Erosion and sediment controls	Part II.A.4.G.1.b
			c. Replacement of inadequate controls	Part II.A.4.G.1.c
			d. Removal of off-site accumulations	Part II.A.4.G.1.d
			e. Maintenance of sediment traps/basins @ 50% capacity	Part II.A.4.G.1.e
			f. Litter, construction debris and chemicals properly handled	Part II.A.4.G.1.f
			g. Off-site storage areas and controls	Part II.A.4.G.1.g
			2. Stabilization practices:	
			a. Description and schedule for stabilization	Part II.A.4.G.2.a
			b. Description of buffer areas	Part II.A.4.G.2.b
			c. Records of stabilization	Part II.A.4.G.2.c
			d. Deadlines for stabilization	Part II.A.4.G.2.d
			3. Structural Practices:	
			-Describe structural practices to divert flows, store flows, or otherwise limit runoff	Part II.A.4.G.3
			a. Sediment basins	Part II.A.4.G.3.a.1
			-Are more than 10 acres draining to a common point? If so, are sediment basins included?	Part II.A.4.G.3.a.1
			-Sediment basin dimensions and capacity description and calculations	Part II.A.4.G.3.a.1
			-If a basin wasn't practicable, are other controls sufficient?	Part II.A.4.G.3.a.1
			b. Velocity dissipation devices concentrated flow from 2 or more acres	Part II.A.4.G.3.b
			H. Other controls including:	
			1. Solid waste control measures	Part II.A.4.H.1
			2. Vehicle off-site tracking controls	Part II.A.4.H.2
			3. Compliance with sanitary waste disposal	Part II.A.4.H.4
			4. Does the site have a concrete washout area controls?	Part II.A.4.H.5
			5. Does the site have fuel storage areas, hazardous waste storage and/or truck wash areas controls?	Part II.A.4.H.6

SWPPP Completion Checklist

Appendix D

Yes	No	N/A		Permit Section Citation
			I. Identification of allowable non-storm water discharges	Part II.A.4.I
			-Appropriate controls for dewatering, if present	Part I.B.12.C
			J. Post construction stormwater management.	Part II.A.4.J
			K. State or local requirements incorporated into the plan.	Part II.A.4.K
			L. Inspections	
			1. Inspection frequency listed?	Part II.A.4.L.1
			2. Inspection form	Part II.A.4.L.2
			Ours.	
			If not ours, does it contain the following items:	
			a. Inspector name and title	Part II.A.4.L.2.a
			b. Date of inspection.	Part II.A.4.L.2.b
			c. Amount of rainfall and days since last rain event (14 day only)	Part II.A.4.L.2.c
			d. Approx beginning and duration of storm event	Part II.A.4.L.2.d
			e. Description of any discharges during inspection	Part II.A.4.L.2.e
			f. Locations of discharges of sediment/other pollutants	Part II.A.4.L.2.f
			g. BMPs in need of maintenance	Part II.A.4.L.2.g
			h. BMPs in working order, if maintenance needed (scheduled and completed)	Part II.A.4.L.2.h
			i. Locations that are in need of additional controls	Part II.A.4.L.2.i
			j. Location and dates when major construction activities begin, occur or cease	Part II.A.4.L.2.j
			k. Signature of responsible/cognizant official	Part II.A.4.L.2.k
			3. Inspection Records	Part II.A.4.L.3
			4. Winter Conditions	Part II.A.4.L.4
			5. Adverse Weather Conditions	Part II.A.4.L.5
			M. Maintenance Procedures	Part II.A.4.M
			N. Employee Training	Part II.A.4.N
			Signed Plan Certification	Part II.A.5. and Part II.B.10
			F. Site Map showing:	
			1. Pre-construction topographic view	Part II.A.4.F.1
			2. Drainage flow	Part II.A.4.F.2
			3. Approximate slopes after grading activities	Part II.A.4.F.2
			4. Areas of soil disturbance and areas not disturbed	Part II.A.4.F.3
			5. Location of major structural and non-structural controls.	Part II.A.4.F.4
			6. Location of main construction entrance and exit.	Part II.A.4.F.5
			7. Areas where stabilization practices are expected to occur.	Part II.A.4.F.6
			8. Locations of off-site materials, waste, borrow area or storage area.	Part II.A.4.F.7
			9. Locations of areas used for concrete wash-out.	Part II.A.4.F.8
			10. Locations of surface waters on site.	Part II.A.4.F.9
			11. Locations where water is discharged to a surface water or MS4.	Part II.A.4.F.10
			12. Storm water discharge locations.	Part II.A.4.F.11
			13. Areas where final stabilization has been accomplished.	Part II.A.4.F.12
			14. Legend for symbols/labels used	Part II.A.4.F.13
			15. Location of storm drain inlets on site or in immediate vicinity	Part II.A.4.F.14

Bryant Planning Commission

SMALL SCALE DEVELOPMENT
COMMERCIAL BUILDING
CHECKLIST

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
501-943-0309

PC MEETING DATE:	THURSDAY OF EACH WEEK
TIME:	9:00 A.M.
PLACE:	ADMINISTRATION CONFERENCE ROOM-BRYANT OFFICE COMPLEX
AGENDA DEADLINE:	5:00 P.M. FRIDAY PRIOR TO SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION

1. COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)
2. ADA/ABA FORM COMPLETED
3. TWO FULL SETS OF BUILDING PLANS
4. 12 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
   - A, VICINITY MAP
   - B. LEGAL DESCRIPTION
   - C. LANDSCAPING PLAN
5. 12 FOLDED COPIES OF FLOOR PLAN
6. 12 COPIES OF FRONT AND REAR BUILDING ELEVATIONS
7. A CD IN .PDF FORMAT
8. COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.
9. 2 COPIES OF STORMWATER DETENTION PLAN
10. $250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

ALL REQUIREMENTS LISTED ABOVE MUST BE COMPLETED AND ATTACHED BEFORE SUBMITTING APPLICATION TO BE PLACED ON THE PLANNING COMMISSION AGENDA.

NOTE: WHEN MAKING CHANGES TO AN APPROVED SITE PLAN, A REVISED SITE PLAN MUST BE SUBMITTED TO THE BRYANT PLANNING COMMISSION FOR APPROVAL. THIS MUST BE DONE PRIOR TO IMPLEMENTATION. FAILURE TO COMPLY WILL RESULT IN PENALTIES/FINES BEING IMPOSED IN ACCORDANCE WITH CITY ORDINANCES.

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Austin Brown
SIGNATURE

01/06/2025
DATE

City of Bryant Commercial Building Checklist

Name of Development Panera Bread Bryant

Site Location Lot 2 of the Reynolds Centre I-30, Bryant, AR 72022 **Current zoning** C-3

Owner Terra Equities, LLC **Phone** (206) 862-4398

I. Basic Information Needed On The Site Plan

- ▲ 1. Name of Development
- ▲ 2. Current zoning
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Name and address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan
- ▲ 5. Date of preparation of the plan
- ▲ 6. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 7. Legal description of the property with exact boundary lines
- ▲ 8. North arrow & Scale
- ▲ 9. Identification of any land areas within the 100 year floodplain and within the 100 year floodway
- ▲ 10. Lot area in square feet
- ▲ 11. Show scale (not less than 1" = 100') (paper size minimum 17" X 34")
- ▲ 12. Existing streams, drainage channels, and other bodies of water
- ▲ 13. Drainage easements for stormwater run-off and detention shown & labeled
- ▲ 14. Location and name of existing streets
- ▲ 15. Show source of water supply
- ▲ 16. Show location of waste water connection to municipal system & sanitary sewer layout
- ▲ 17. Fire Hydrant placement
- ▲ 18. Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets
- ▲ 19. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- ▲ 20. Extent and character of proposed landscaping. Common and/or Botanical plant names and sizes of new vegetation must be clearly indicated.
- ▲ 21. Location, massing and pattern of existing vegetation to be retained
- ▲ 22. Existing structures on the site
- ▲ 23. Pedestrian and vehicular access points, sidewalks, crosswalks, etc.
- ▲ 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context.
- ▲ 25. Any variance approvals

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan	X	
Proposed improvement is within building line setbacks Front 50 ft. Side 25 ft. CNR Side — ft. Back 25 ft.	X	
Parking requirements can be satisfied Floor Space 2,480 sq.ft. divided by 300 = 8 (no. of parking spaces required)	X	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	X	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	X	
Will there be a dumpster located on the site?	X	
Will there be a construction site office?		
Have you made "One Call"?	X	
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	X	
Design complies with Arkansas Plumbing Code and National Electric Code requirements		
Foundation and structure meet earthquake requirements for Zone 1.		
Structure meets Arkansas Energy Code for specified use.		
Complies with Arkansas Fire Prevention Code	X	
Complies with International Code Council regulations		
Will a Site Clearance Permit be required? (City Ordinance 2002-03)		X
Are you granted any variances by the Board of Adjustment?		X
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

	YES	NO
No planting within 5 feet of a fire hydrant	X	
Spacing will be 40' between trees	X	
Tree must be a minimum 3" in diameter at the base and 12' + tall	X	
Existing trees meeting the minimum size can be counted to meet above criteria	X	
No trees can be planted within 30 feet of a property corner or driveway	X	
Shrubs along street right-of-way lines cannot exceed 30 inches in height	X	

IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS

(FOR YOUR CONVENIENCE WE HAVE LISTED THE THREE COMMERCIAL ZONING SITE COVERAGE REQUIREMENTS - CHOOSE THE ZONING FOR THIS PROJECT AND COMPLETE ONLY THAT SECTION)

	YES	NO
1. C-1 Zoning - Neighborhood Commercial		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet		
Front Yard: none required		
Side Yard: minimum of 5 feet each side		
Rear Yard: minimum of 55 feet		
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.		
Parking: one space per each 200 sq. ft. of commercial use		
Loading areas: physically separated from all streets with 10 ft grassy area		
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen		
2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183		
Front Yard: not less than 50 feet from front property line	X	
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	X	
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	X	
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings	X	
Parking: one space per each 300 sq. ft. of occupied space	X	
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen		n/a
3. C-2 Zoning - Lots fronting along roadways designated as interior local.		
Front Yard: none required		
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension		
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required		
A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking		
Parking: one space per each 300 sq. ft. of occupied space		
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen		

V. Site Plan Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 26. Letter to Planning Commission stating your request
- ▲ 27. Completed Checklist
- ▲ 28. Completed ADA/ABA Form
- ▲ 29. Two full sets of Building Plans
- ▲ 30. 20 copies of Site Plan (folded to no larger than 8 ½ X 14 size) that includes vicinity map and landscaping plan (minimum size 17" X 34" paper)
- ▲ 31. 20 copies of Landscaping Plan (folded to no larger than 8 ½ X 14 size)
- ▲ 32. 20 copies of building floor plan (folded to no larger than 8 ½ X 14 size)
- ▲ 33. Copy of Stormwater Detention approval
- ▲ 34. Copy of ADEQ Stormwater Pollution Prevention Plan for property containing one acre or larger.
- ▲ 35. IBM compatible diskette or CD with data in PDF format.
- ▲ 36. Receipt for $250.00 for Stormwater Detention and Drainage Plan review

I CERTIFY that the design of Panera Bread Bryant in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Allen W. Hall III
Owner

Caroline Gardner
Engineer/Architect

2530 WATKINS RD BHAM, AL 3523
Mailing Address

479-878-5801
Phone #

City

01/06/2025
Date

CITY USE

Action Taken:

Special Conditions:

Permit Issued: Date _____ Sq.Ft. _____ Amount $_____

Construction Completed Certified For Occupancy: Date: _____

Inspector: _____

ARKANSAS > Bryant

- [x] Exterior Vinyl
- [x] Exterior Fabricated Signage
- [ ] Interior Graphics
- [ ] Interior way finding & Identification

Location: 1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

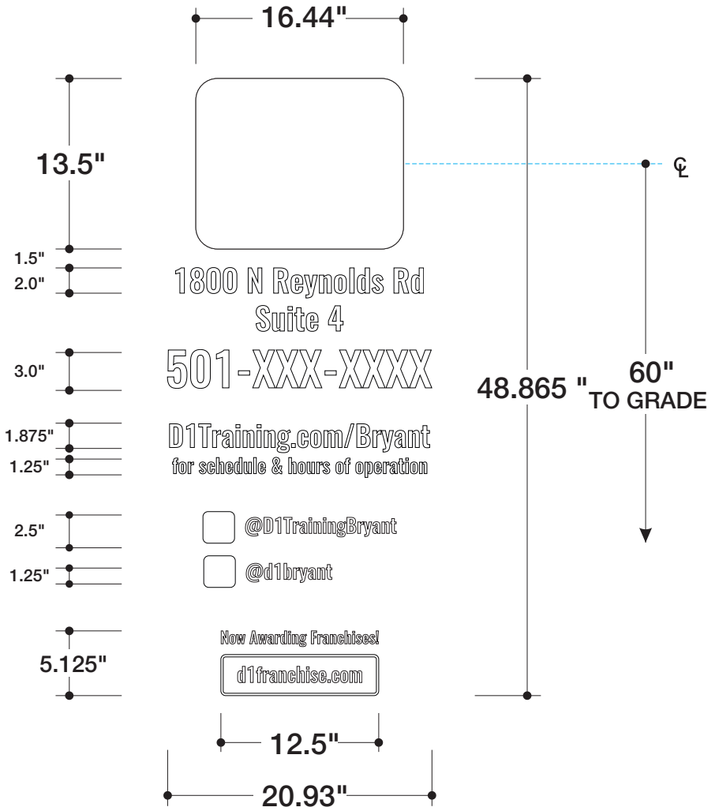
REVISED
12-13-2024

DRAWINGS:
Kevin K.

VERSION
3

National BRANDING
SIGN PROGRAMS & ROLLOUTS
888-637-7111
FORMALLY GEISLER SIGN

Sign #1 - Door Vinyl
SOUTHWEST ELEVATION

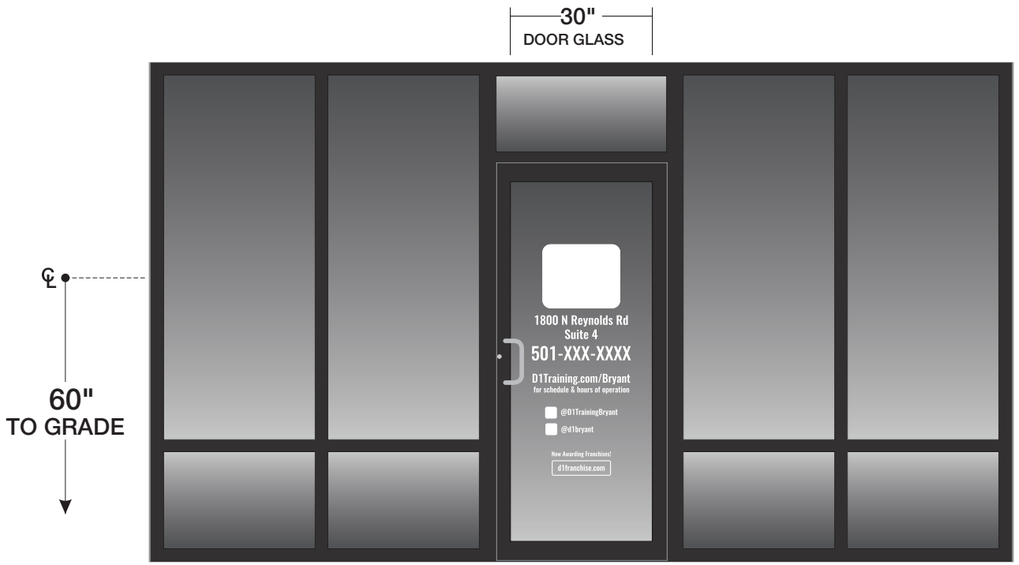


SCALE: 1"=1'

REMOVE EXISTING VINYL



Existing



Proposed

SCALE: 3/8" = 1'

CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024

SPECS

D1 Logo
Avery HP750 | SC950
#440 Red Vinyl

Text
Premium White Vinyl

Typestyle:
Oswald, Medium

Mounting:
First Surface Application

QTY: (1)

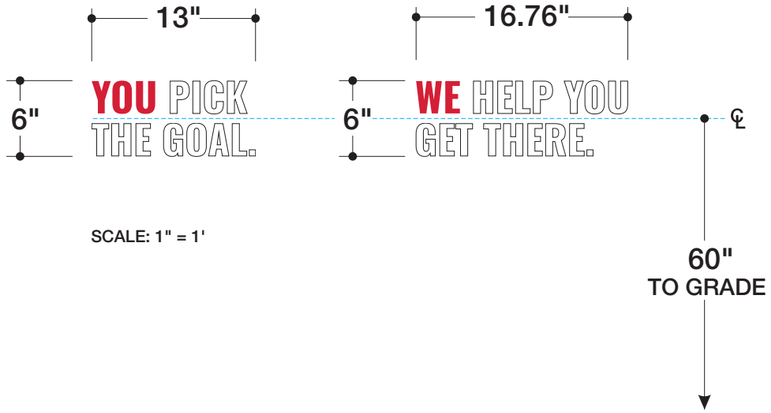
DRAWINGS:
Kevin K.

VERSION
3

National BRANDING
SIGN PROGRAMS & ROLLOUTS
888-637-7111
FORMALLY GEISLER SIGN

Sign #2 - Window Graphics
SOUTHWEST ELEVATION

CUSTOM 6" SIZE

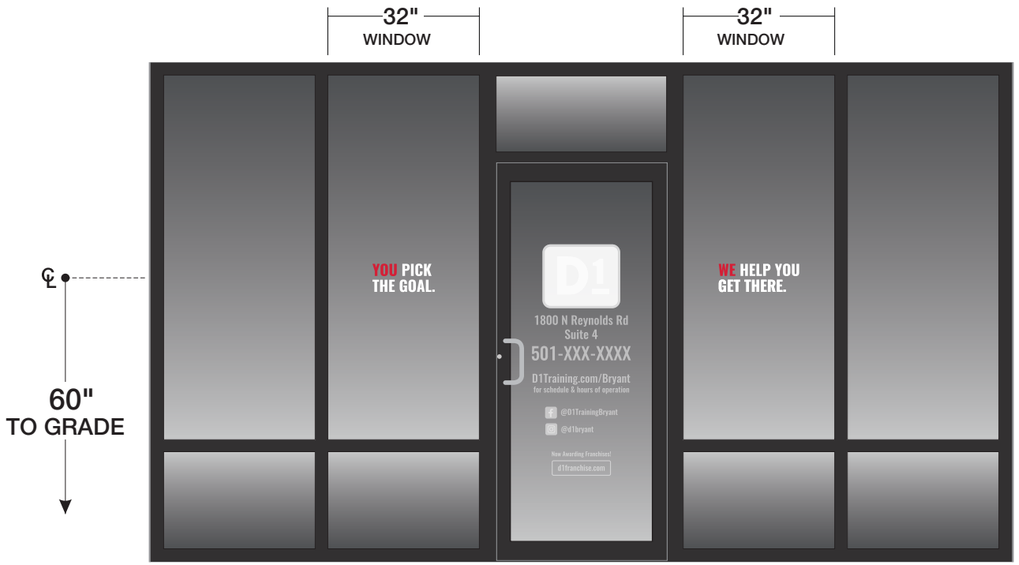


SCALE: 1" = 1'

REMOVE EXISTING VINYL



Existing



Proposed

SCALE: 3/8" = 1'

D1

CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024

SPECS

Text
Avery HP750 | SC950
#440 Red Vinyl
Premium White Vinyl

Typestyle:
Oswald, Medium

Mounting:
First Surface Application

QTY: (1)
Set of 2

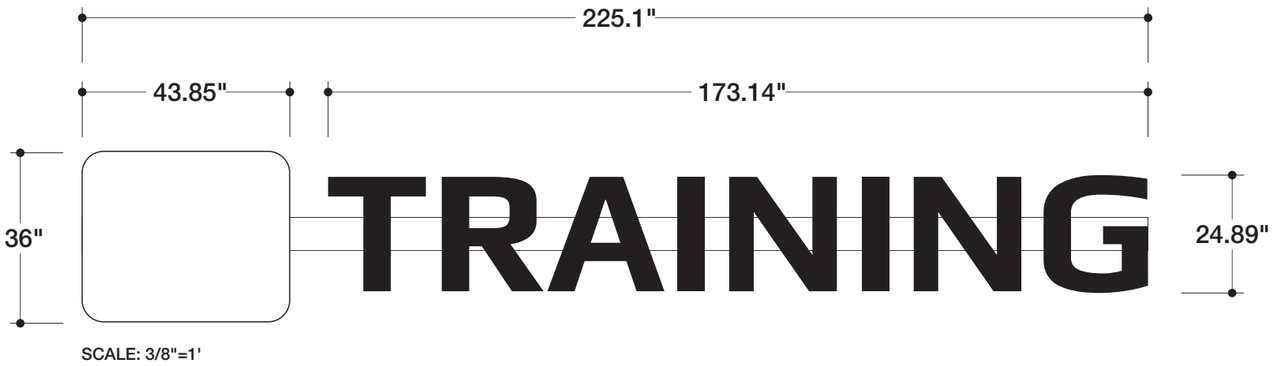
DRAWINGS:
Kevin K.

VERSION
3

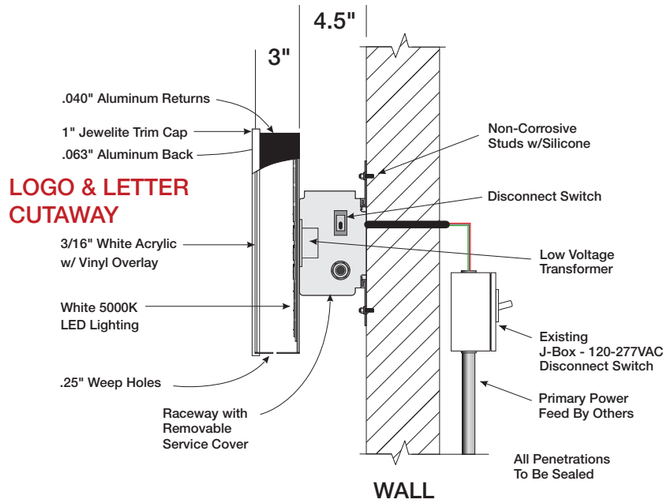
National BRANDING
SIGN PROGRAMS & ROLLOUTS
888-637-7111

FORMALLY GEISLER SIGN

Sign #3 - Illuminated Channel Letters - Raceway Mounted
SOTUHWEST ELEVATION



SCALE: 3/8"=1'



Label Must Be Hidden From View

UL LISTED

Electrical Specs
(1) 120V Dedicated 20 Amp Circuit

SF: 56.27	36	RW1 7" X 113" RW2 7" X 113"
MAX SF: 77.00	D1-T-IL-36	RACEWAY COLOR: SW 9542 Natural White



Existing



Proposed

SCALE: 1/8"=1'

D1

CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024

SPECS

D1 Logo
- 3"(d) Aluminum Channel Letters
- 1" Black Jewelite
- 3" Black Returns
- White Acrylic
- Avery UC900-440-T Red Vinyl - Reverse Weeded

Training
- 3"(d) Aluminum Channel Letters
- 1" Black Jewelite
- 3" Black Returns
- White Acrylic
- 3M 3635-222 Black Perforated Film

Mounting:
Studs & Silicone

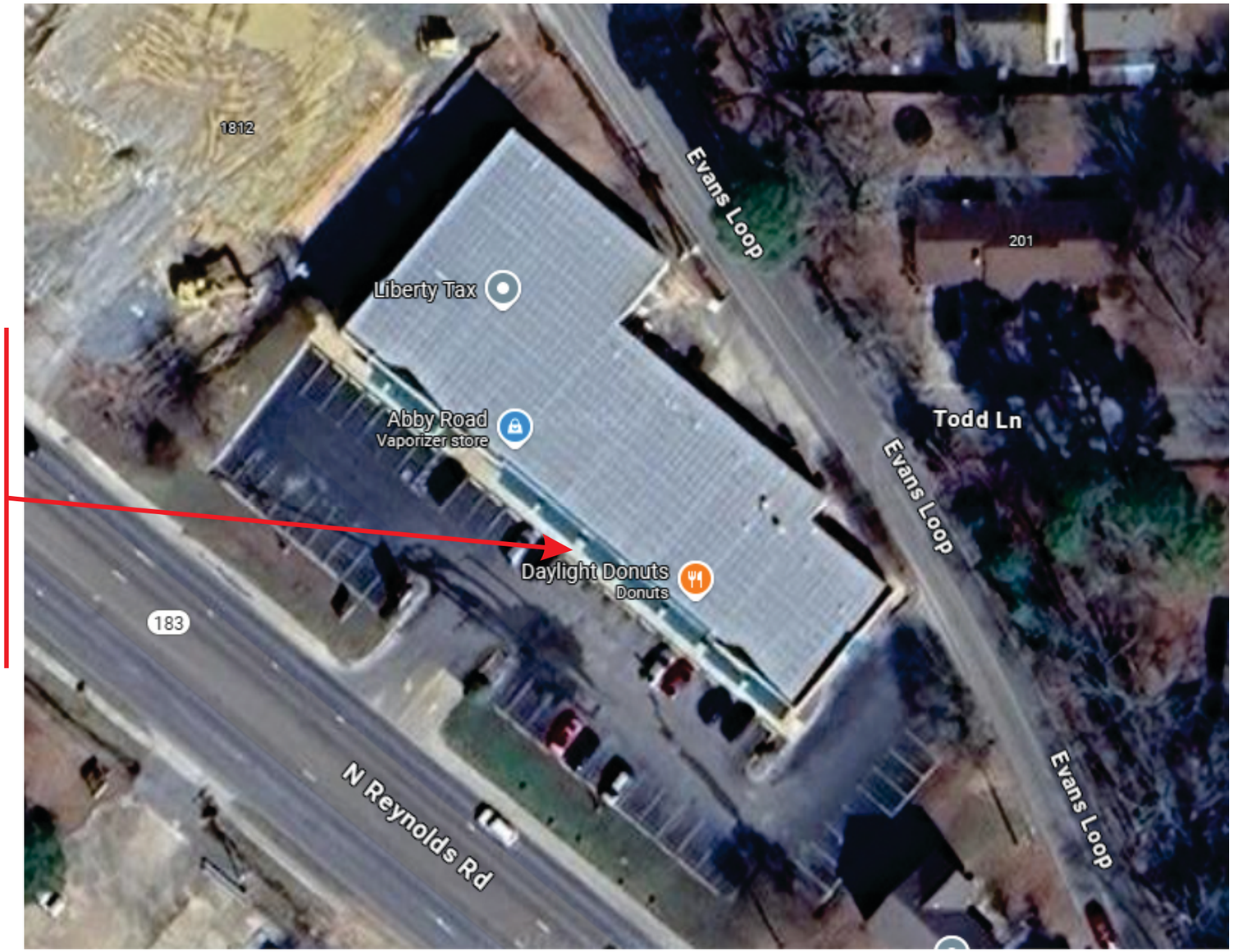
QTY: (1)

DRAWINGS: Kevin K.
VERSION 3

National BRANDING
SIGN PROGRAMS & ROLLOUTS
888-637-7111

FORMALLY GEISLER SIGN

Site Map -
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022



Sign #1
Door Vinyl
Main Entrance

Sign #2
Window
Graphics

Sign #3
Illuminated
Channel Letters

D1

CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024

N
W E
S

DRAWINGS:
Kevin K.

VERSION
3

National BRANDING
SIGN PROGRAMS & ROLLOUTS
888-637-7111

FORMALLY GEISLER SIGN

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 12/20/24

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name D1 TRAINING
Address 1800 N REYNOLDS RD, STE 4
City, State, Zip BRYANT AR 72022
Phone
Email Address

GENERAL INFORMATION

Name of Business D1 TRAINING
Address/Location of sign 1800 N REYNOLDS RD, STE 4, BRYANT AR
Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Lora A. Rand, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	WALL	36" X 225.1"	56.27	17'1.75"	14'1.75"	
B						
C		JOB COSTS $6000.00				
E						
F						
G						

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

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Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 12/18/2024

Sign Co. or Sign Owner

Name Aero Signs LLC
Address 3308 Pike Ave
City, State, Zip North Little Rock
Phone 501246-4952
Email Address sales@aero-signs.com

Property Owner

Name Fred Biner
Address 422 N Main St
City, State, Zip Bryant AR
Phone s501-778-2328
Email Address

GENERAL INFORMATION

Name of Business Empire Vape & Smoke Shop
Address/Location of sign 319 Bryant Ave Braynt AR 72022
Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

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SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Storefront SIGN	2.5' X 30'	75	183"	~~144~~ 87"	
B						
C						
E						
F						
G						

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Storefront SIGN	2.5' X 30'	75	183"	~~144~~ 144"	
B						
C						
E						
F						
G						

PROJECT INFO: Empire smoke shop		RENDERING: CHANNEL LETTERING	
PROJECT MANAGER Mike Vazquez	SITE ADDRESS 319 Bryant ave		
CONTACT PERSON		DESIGNER Mike	DATE: 12 / 18 / 2024

AERO SIGNS
Quality Sign Solutions
3308 Pike ave
North Little Rock, AR 72118
501-246-4952



SPECIFICATION & MATERIALS

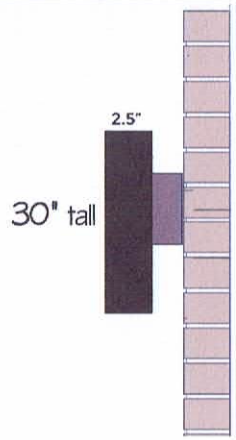
Aluminum Channel Lettering

- 25" Tall Letters
- .30" backer
- Internal Illumination 12v 60w Led Power Supply

COLORS

- Face Color green
- Returns Color Black
- Trim Color Black

Side view



PROJECT INFO: Empire smoke shop		RENDERING: CHANNEL LETTERING	
PROJECT MANAGER Mike Vazquez	SITE ADDRESS 319 Bryant ave		
CONTACT PERSON		DESIGNER Mike	DATE: 12 / 18 / 2024

AERO SIGNS
Quality Sign Solutions
3308 Pike ave
North Little Rock, AR 72118
501-246-4952



SPECIFICATION & MATERIALS

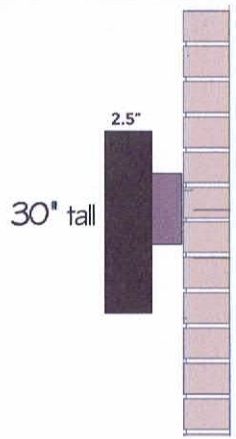
Aluminum Channel Lettering

- 25" Tall Letters
- .30" backer
- Internal Illumination 12v 60w Led Power Supply

COLORS

- Face Color green
- Returns Color Black
- Trim Color Black

Side view



33.25 sqft

160"

16sqft

48"

27.2 sqft

131"



30"

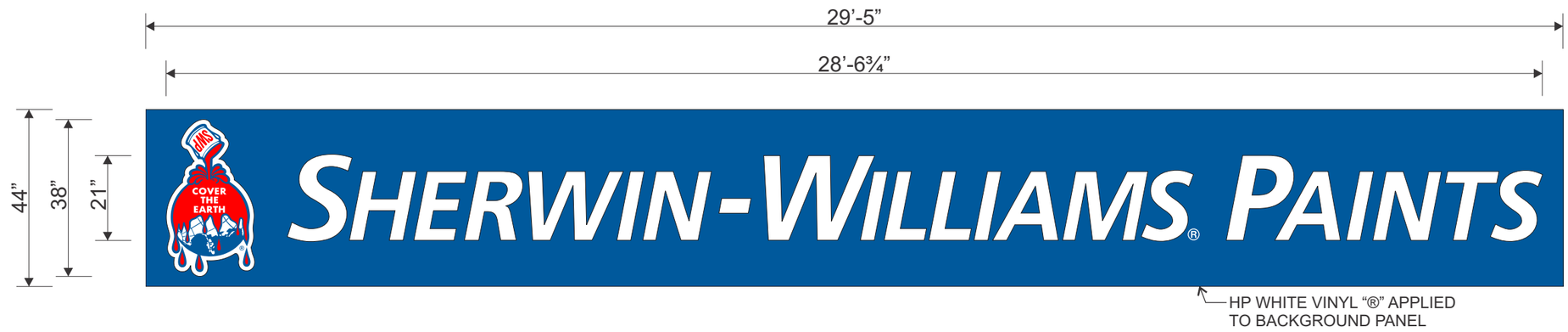


48"



30"

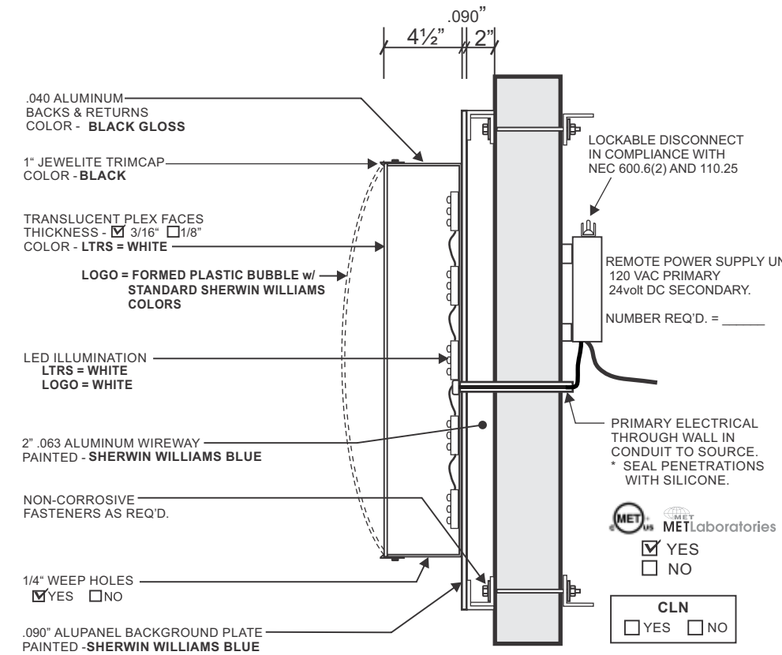

44 ft
18 ft
VAPE
CBD
VAPE SHOP
CBD
HOOKAH
OPEN
CIGARS
OPEN
VAPE SHOP
24/7
HOOKAH
24/7



A PLEX FACE CHANNEL LETTERS ON BACKGROUND WIREWAY — 107.9 Sq Ft

(1) SET REQUIRED

Scale: 3/8” = 1'-0"



INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications.
Variation from this criteria without written approval from Accent Graphics is strictly forbidden.
* All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SIGN SIZE	MOUNTING SURFACE						
SQUARE FOOTAGE	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / EIFIS	STUCCO over wire mesh
UNDER 10 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
10 SQ. FT. TO 50 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
50 SQ. FT. TO 100 SQ. FT.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required	3/8" THRU BOLTS w/ 1" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.
100 SQ. FT. TO 200 SQ. FT.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGEANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGEANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING
OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2" THRU BOLTS w/ at least 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ at least 1" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING

Backers = 24" or 36" long steel angle iron (1½" x 1½" min)

NOTE:
ACCESS REQUIRED FOR ELECTRICAL & INSTALLATION

SECTION DETAIL - PLEX FACE CHAN LTRS on BACKGROUND WIREWAY

Scale: NTS

DATE	REVISIONS	NAME
-2022	X X	KD

AUTHORIZATION

CLIENT DATE

ACCOUNT EXECUTIVE DATE

LANDLORD DATE

ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans OR the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum $2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT SHERWIN WILLIAMS STORE # _____

INSTALLATION ADDRESS 4000 Hwy 5 N #1, Bryant, AR 72022

DESIGNER KD ACCOUNT EXECUTIVE DM

DATE 12-16-2024 SHEET 1 OF 3 DESIGN # 241366-01

Gerber FILE =
Corel FILE =

accent SIGNS graphics
COMPLETE SIGN SERVICE & FABRICATION
523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050
TOLL FREE (800) 810-3044
METRO (972) 399-0333
FAX (972) 986-4456
EMAIL
WEBSITE www.accentgraphicsinc.com
FAX (800) 810-3045



NORTH ELEVATION - STOREFRONT

Scale: 1/8" = 1'-0"

EXISTING CONDITIONS



2 Sq. ft. per linear ft. of storefront width

DATE	REVISIONS	NAME
-2022	X X	KD

AUTHORIZATION

CLIENT DATE

ACCOUNT EXECUTIVE DATE

LANDLORD DATE

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CLIENT SHERWIN WILLIAMS STORE #

INSTALLATION ADDRESS 4000 Hwy 5 N #1, Bryant, AR 72022

DESIGNER KD ACCOUNT EXECUTIVE DM

DATE 12-16-2024 SHEET 2 OF 3 DESIGN # 241366-01

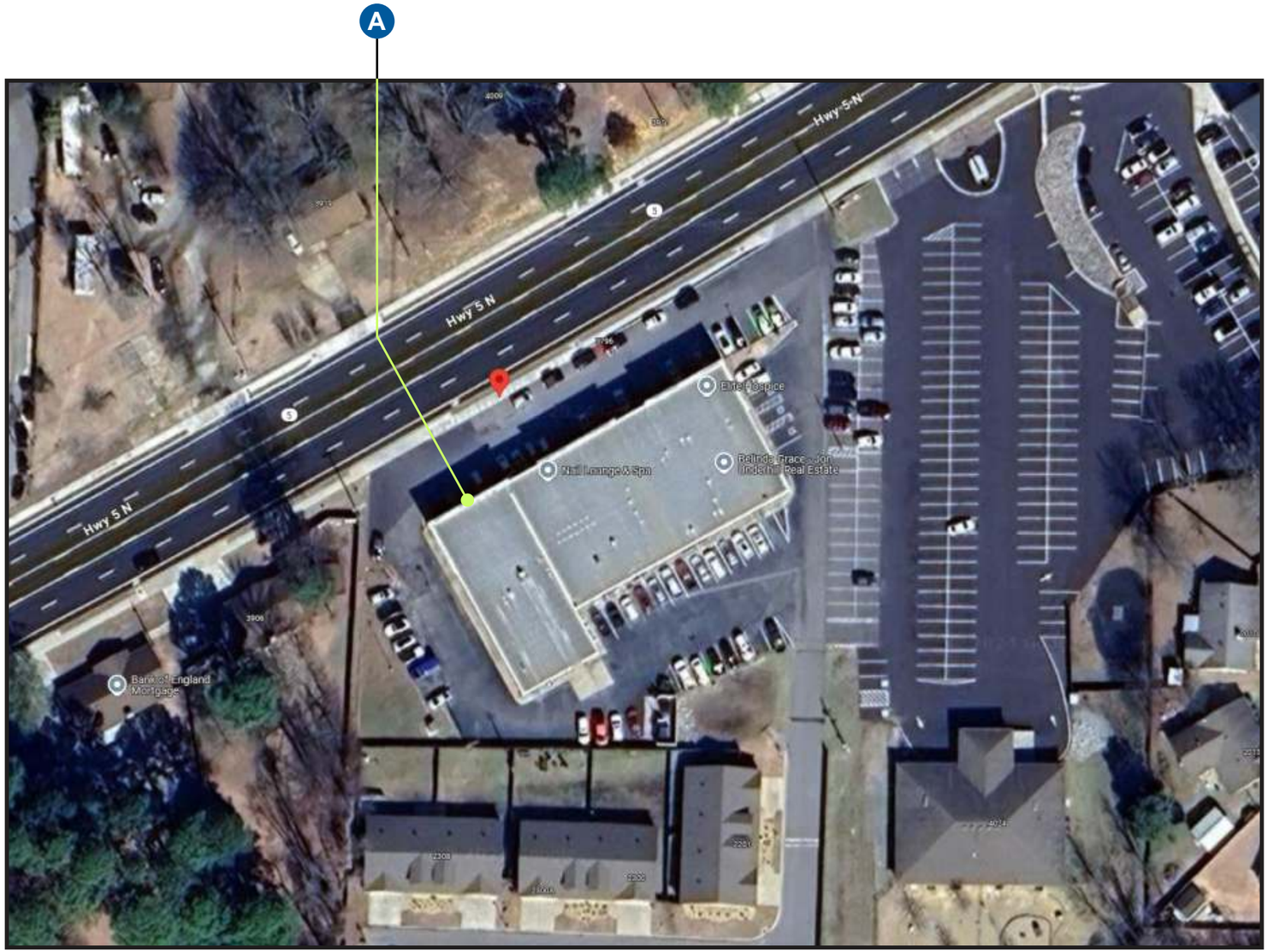
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FAX (972) 986-4456
EMAIL
WEBSITE www.accentgraphicsinc.com
FAX (800) 810-3045

WALL & GROUND SIGN SCHEDULE

ID	DESCRIPTION	QTY	SQ FT
A	CH. LTRS. ON BACKER	1	107.9



DATE	REVISIONS	NAME
-2022	X X	KD

AUTHORIZATION

CLIENT DATE

ACCOUNT EXECUTIVE DATE

LANDLORD DATE

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CLIENT SHERWIN WILLIAMS STORE #

INSTALLATION ADDRESS 4000 Hwy 5 N #1, Bryant, AR 72022

DESIGNER KD ACCOUNT EXECUTIVE DM

DATE 12-16-2024 SHEET 3 OF 3 DESIGN # 241366-01

Gerber FILE =
Corel FILE =

accent SIGNS graphics
COMPLETE SIGN SERVICE & FABRICATION
523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050
TOLL FREE (800) 810-3044
METRO (972) 399-0333
FAX (972) 986-4456
EMAIL
WEBSITE www.accentgraphicsinc.com
FAX (800) 810-3045

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

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Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 01/14/25

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name SHERWIN WILLIAMS
Address 4000 HWY 5 N. STE 1
City, State, Zip BRYANT AR
Phone
Email Address

GENERAL INFORMATION

Name of Business SHERWIN WILLIAMS
Address/Location of sign 4000 HWY 5N STE 1
Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Lora A. Rand, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	WALL	38" X 28'6"	107.9	17'6"	13'2"	
B						
C						
E						
F	$9000.00 COSTS					
G						

NOTES - WILL BE REMOVING EXISTING LETTERS AND REPLACING WITH NEW

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 03/22/2024

Applicant or Designee:

Name Delia Vanessa Guerra Chavez

Address 1029 Kiewel Dr. NLR AR 72116

Phone 501-283-4058

Email Address: deliaguerra-@gmail.com

Project Location:

Property Address 2714 Lavern St. Bryant, AR.

Parcel Number _____

Zoning Classification R-M

Property Owner (If different from Applicant):

Name _____

Phone _____

Address _____

Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

_____

_____

Description of Conditional Use Request (Attach any necessary drawings or images)

Convert portion of home to duplex

_____

Proposed/Current Use of Property for Duplex

current is Single family

Application Checklist

Requirements for Submission

- ☐ Letter stating request of Conditional Use and reasoning for request
- ☐ Completed Conditional Use Permit Application
- ☐ Submit Conditional Use Permit Application Fee ($125)
- ☐ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- ☐ Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☐ Submit eight (8) Copies of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I _____, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, Oct. 14, 2024 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of 2714 Lavern St. Bryant, AR 72022 (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Lance Penfield
Chairman of Planning Commission
City of Bryant

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 11·12·24

Applicant or Designee:

Name Mohammad Tariq
Address 2711 - Springhill RD
Phone 917·375·5185
Email Address Tariqnaveed0786 @gmail..

Property Owner (If different from Applicant):

Name _____
Address _____
Phone _____
Email Address _____

Your Name CV Bank

Property Information:

Address 2711 - Springhill Rd
Parcel Number 840 11980-000
Existing Zoning Classification _____
Requested Zoning Classification _____

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

_____

Application Submission Checklist:

- ☐ Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- ☐ Completed Rezoning Application
- ☐ Rezoning Application Fee ($40 fee for lot and black descriptions or $125 for acreage or metes and bound descriptions)
- ☐ If someone, other than the owner, will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.

☐ Recent surveyed plat of the property including vicinity map

Additional Requirements:

*Items below **must be completed before the public hearing can occur**. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.*

☐ Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)

☐ Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.

☐ Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)

☐ Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I Mohammad Tariq, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

SAMPLE LETTER

Date
Name
Address

RE: Rezoning Petition

The property located at 2711 Spring Hill Rd is being considered for rezoning from _____ to _____. The property is more particularly described as follows:

INSERT LEGAL DESCRIPTION OF PROPERTY

An application has been filed with the City of Bryant Planning Commission to rezone the property. As part of this process, a public hearing will be held on Monday _____, 2021 at 6:00 PM in the Boswell Community Center Courtroom, 210 SW 3rd Street, Bryant, AR 72022.

Public comments will be accepted at that time regarding this rezoning. Since you own property within 300 feet of the property in consideration, you have been sent this letter via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0488 or by contacting me at _____.

Thank you for your consideration in this matter.

Sincerely,

Your Signature

Your Name

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a rezoning request at the site of _____(address).

A legal description of this property can be obtained by contacting the Bryant Community Development Department.

Lance Penfield
Bryant Planning Commission

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 11/11/24

Applicant or Designee:

Name Mohammad Tariq
Address 9000 Naples Cv
Phone 917 375 5185
Email Address: qh23992@gmail.com

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

Project Location:

Property Address 2711 Springhill Rd Bryant, AR, 72022
Parcel Number _____
Zoning Classification C2 automobile Sale and leasing small lot

Additional Information:

Legal Description (Attach description if necessary)

automobile sale and leasing small lot less than 1 acre

Description of Conditional Use Request (Attach any necessary drawings or images)

Proposed/Current Use of Property was wood shop currently empty

Application Checklist

Requirements for Submission

- ☐ Letter stating request of Conditional Use and reasoning for request
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- ☐ Submit Conditional Use Permit Application Fee ($125)
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- ☐ Submit eight (8) Copies of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I Mohammad Tariq, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of _____(address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Lance Penfield
Chairman of Planning Commission
City of Bryant

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.