Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: March 13, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. **Planning Commission Meeting Minutes 2/13/2023**
   - 2023-02-13 Planning Commission Meeting Minutes..pdf

Announcements

Director's Report

DRC Report

2. **Shady Pine Plaza** - 2228 Shady Pine Ln

   Richardson Engineering - Requesting Approval for Variance on rear and side setbacks, and Recommendation for Approval of Site Plan. - NO RECOMMENDATION ON VARIANCES, RECOMMENDED APPROVAL OF SITE PLAN

3. **Pikewood Subdivision - Lots 89R & 90R** - CUP For Duplexes

   GarNat Engineering - Requesting Approval for Conditional Use Permits to Build Duplexes - RECOMMENDED APPROVAL

4. **Birch Street Replat** - Lots 10-14 of Sherwood Forest Subdivision

   Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL, Contingent upon Easement being added to plat

5. **Creekside Addition Phase 1** - Lots 83, 84, & Tract C Replat

   GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL

6. **Marketplace East Subdivision Ph. 1** - Preliminary Plat

   GarNat Engineering - Requesting Preliminary Plat Approval and Approval on Modification from Master Transportation Plan. - RECOMMEDED APPROVAL, Contingent upon remaining items being met.

7. **Diamond Estates Subdivision** - Modification from Subdivision Code

   GarNat Engineering - Requesting Approval For Modification from Subdivision Code on Sidewalk Requirement for Portion of Street. - NO RECOMMENDATION

8. **Indian Springs Baptist Church - 23581 I-30** - Sign Permit

   Ace Sign Company - Requesting Sign Permit Approval - APPROVED

   - 0661-APP-01.pdf

9. Wendy's - 2206 N Reynolds - Remodel

LiveCo Construction - Requesting Approval for Remodel - APPROVED, Contingent upon Dumpster Enclosure being built.

- 0668-PLN-01.pdf

10. Athletico - 3231 Main Street Ste. 3 - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0659-APP-01.pdf

11. Bryant Schools Admin Building 1511 N Reynolds Road - Parking Lot Addition

Minton Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon remaining items being addressed

- 0676-STW-01.pdf
- 0676-PLN-01.pdf
- 0676-LTR-01.pdf

12. Scooter's Coffee - 1816 N Reynolds Road - Sign Permit

Shawn LaMontia - Requesting Approval of Signage - APPROVED

- 0685-APP-01.pdf

13. Aria Oil C-Store - Hwy 5 And Lowery Ln

Hope Consulting - Requesting Site Plan Approval - APPROVED, Contingent upon remaining items being met.

- 0656-PLN-01.pdf
- 0656-PLN-02.pdf
- 0670-PLN-02.pdf

14. Summerwood Sports Gym - 4800 Dallas Dr - Sign Permit

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

- 0671-APP-01.pdf

15. Hibbett Sports - 7319 Alcoa Road - Sign Permit

Lumatech - Requesting Sign Permit Approval - STAFF APPROVED

- 0674-APP-01.pdf

Public Hearing

16. Pikewood Subdivision - Lots 89R & 90R - CUP for Duplexes

GarNat Engineering - Requesting Approval for Conditional Use Permits to Build Duplexes

- 0663-APP-02.pdf
- 0663-APP-01.pdf
- 0663-AFD-01.pdf
- 0663-PLT-01.pdf
- 0663-NOT-01.pdf
- 0663-LTR-01.pdf

Old Business

New Business

17. Shady Pine Plaza - 2228 Shady Pine Ln

Richardson Engineering - Requesting Site Plan Approval

- 0666-PLN-03.pdf
- 0666-PLT-02.pdf
- 0666-PLT-01.pdf
- 0666-PLN-02.pdf
- 0666-STW-02.pdf
- 0666-STW-01.pdf

- 0666-LTR-01.pdf
- 0666-PLN-01.pdf

18. Birch Street Replat - Lots 10-14 of Sherwood Forest Subdivision

Hope Consulting - Requesting Approval for Replat

- 0675-APP-01.pdf
- 0675-PLN-01.pdf

19. Creekside Addition Phase 1 - Lots 83, 84, Tract C - Replat

GarNat Engineering - Requesting Approval for Replat

- 0660-PLN-02.pdf
- 0660-PLN-01.pdf

20. Marketplace East Subdivision Phase 1 - Preliminary Plat

GarNat Engineering - Requesting Preliminary Plat Approval and Approval on Modificaiton from Master Transportation Plan

- 0662-LTR-02.pdf
- 0662-PLN-02.pdf
- 0662-PLT-02.pdf
- 0662-PLN-01.pdf
- 0662-PLT-01.pdf
- 0662-LTR-01.pdf
- 0662-DRN-01.pdf

21. Diamond Estates Subdivision - Modification from Subdivision Code

GarNat Enginering - Requesting Approval For Modification from Subdivision Code on Sidewalk Requirement for Portion of Street.

- 0664-LTR-02.pdf
- 0664-PLN-03.pdf
- 0664-BND-01.pdf
- 0664-LTR-01.pdf
- 0664-DRN-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, February 13th, 2023
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Johnson, Penfield, Statton, Hooten, Edwards, Arey
- Commissioners Absent: Burgess

ANNOUNCEMENTS

None

DIRECTOR'S REPORT

City Planner Colton Leonard let the Commission know that the Sign Code that was approved by the City Council at their last meeting and will go into effect next month.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 01/09/2023**

   Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 6 Yays, 0 nays. 2 Absent.

Chairman Johnson read the DRC Report.

DRC REPORT

2. **Coral Ridge - Lots 18 & 24 - Variances**

   Hope Consulting - Requesting Recommendation for Approval of Variances on Lot Setbacks - NO RECOMMENDATION FOR EITHER LOT

3. **Lindsey Pools - 9113 HWY 5 N - New Service Operation Building.**

   Cari DePrang - Requesting Site Plan Approval and Recommendation for Approval of Replat and Non-Standard Building. - RECOMMENDED APPROVAL FOR REPLAT AND NON-STANDARD BUILDING. APPROVED SITE PLAN, contingent upon submitting updated site plan, SW In-lieu-of fee being paid, and Non-standard building being approved by PC.

4. **Springhill Grocery - 2725 Springhill Road - New Addition and Plat of Property**

   Ali Hamza - Requesting Approval for New Building Addition and Recommendation for Plat Approval - RECOMMENDED APPROVAL OF PLAT, contingent upon submittal of new plat for PC. APPROVED NEW ADDITION, contingent upon screening being placed along front and side of the cooler.

5. **Middleton Detention Pond - 1800 Woodland Park**

   Hope Consulting - Requesting Approval for Changes to Detention Pond - APPROVED, contingent upon stormwater comments being addressed.

6. **Cornerstone Montessori Christian Academy - Springhill Road**

   Hope Consulting - Requesting Site Plan Approval - APPROVED, Contingent upon facade of building being approved by staff before permitting.

7. **Arkansas Service One HVAC - Corporate Center Dr. - New Parking Area**

   Brad Tucker - Requesting Approval for adding of Additional Parking Area - APPROVED, Contingent upon receiving new site plan.

8. **A-1 Cellular Repair - 3213 Main Street - Sign Permit.**

   Fast Signs - Requesting Sign Permit Approval - STAFF APPROVED

9. **RFS - Resinous Flooring and Supply - 221 Progress Way Unit 800 - Sign Permit.**

   L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

10. **Edward Jones - 2305 Springhill Road STE 3 - Sign Permit.**

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

11. **Crave - 3429 Marketplace Ave - Sign Permit**

    Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

NEW BUSINESS

12. **Lindsey Pools - 9113 Hwy 5 N - New Service Operations Building**

    Cari Deprang - Requesting Approval for Replat and Non-Standard Building.

    After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 0 nays, Burgess and Statton Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Arey, Seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 nays. Burgess and Statton Absent.

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*

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: January 31, 2023

Sign Co. or Sign Owner

Name ACE Sign Company
Address 11935 Interstate 30
City, State, Zip Little Rock, AR 72209
Phone 501-562-0800
Email Address tonya.h@acesigncompany.com

Property Owner

Name Indian Springs Baptist Church
Address 23581 Interstate 30 South
City, State, Zip Bryant, AR 72022
Phone 501-847-2915
Email Address adam@isbcbryant.org

GENERAL INFORMATION

Name of Business Indian Springs Baptist Church
Address/Location of sign 23581 Interstate 30 South, Bryant AR 72022
Zoning Classification C-1

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 Tonya Hulett, 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	
1	Post and Panel	2' x 3'	6	5'	2'	
2	Post and Panel	3' x 3'	9	5'	2'	
3	Post and Panel	3' x 3'	9	5'	2'	
4	Post and Panel	3' x 3'	9	5'	2'	
5	Post and Panel	3' x 3'	9	5'	2'	
6	Post and Panel	2' x 3'	6	5'	2'	



ACE SIGNS

PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
Indian Springs Baptist Church	23581 Interstate 30 S. Bryant, AR 72022	TBD

DATE:	SALES REP:	PREPARED BY:
12/08/2022	Tonya Hulett	VP

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INITIALS: _____

LOCATION MAP



PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
Indian Springs Baptist Church	23581 Interstate 30 S. Bryant, AR 72022	TBD

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12/08/2022	Tonya Hulett	VP

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INITIALS: _____

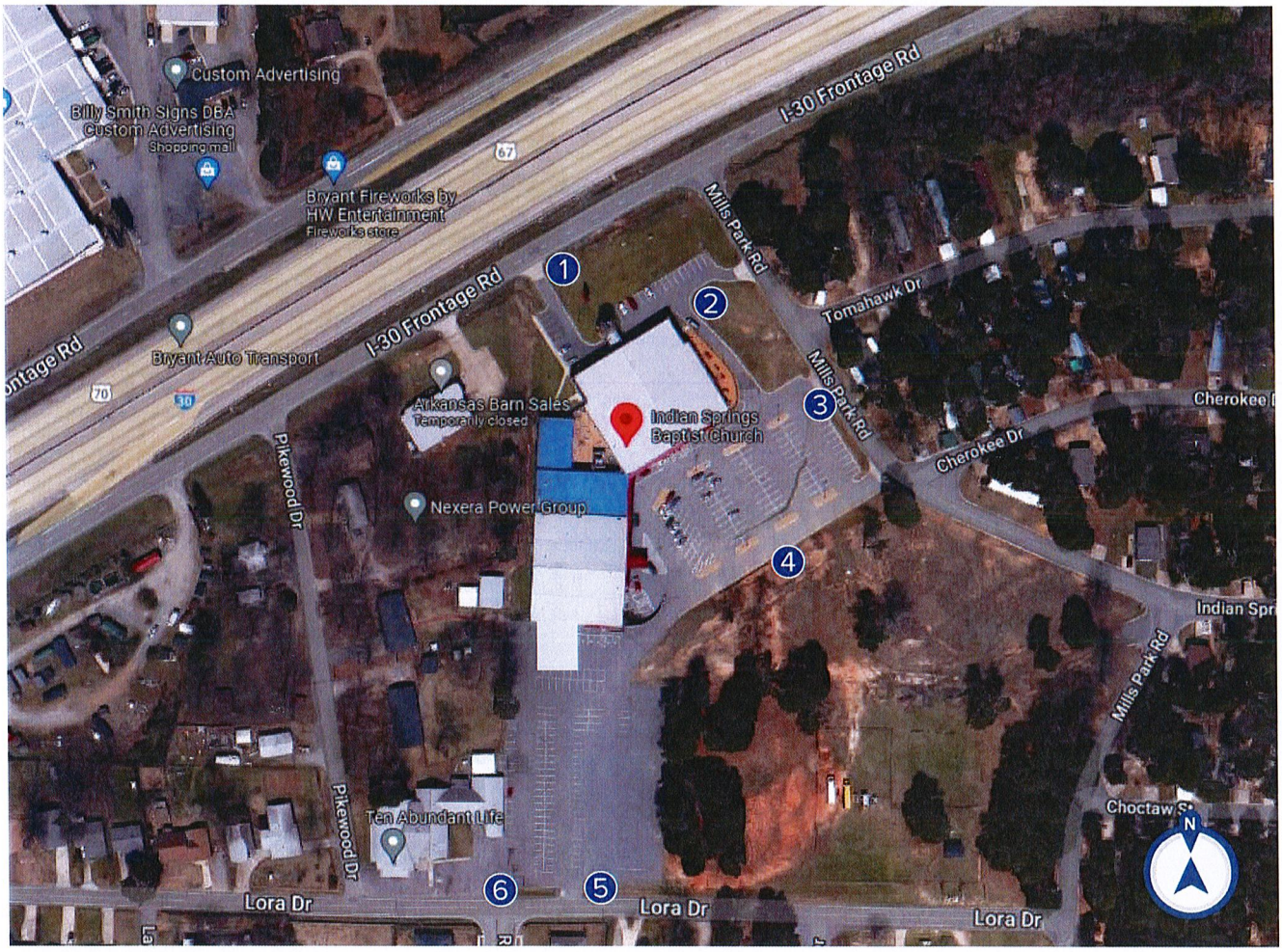
SITE PLAN

PROPOSED SIGNS:

1. DIRECTIONAL
2. DIRECTIONAL
3. DIRECTIONAL
4. DIRECTIONAL
5. DIRECTIONAL
6. DIRECTIONAL

EXISTING SIGNS:

1. NO SIGN
2. NO SIGN
3. NO SIGN
4. NO SIGN
5. NO SIGN
6. NO SIGN



PROPERTY BRAND/EXTENSION: Indian Springs Baptist Church	**PROPERTY LOCATION:** 23581 Interstate 30 S. Bryant, AR 72022		**PROPERTY CODE:** TBD
DATE: 12/19/2022	**SALES REP:** Tonya Hulett	**PREPARED BY:** VP	

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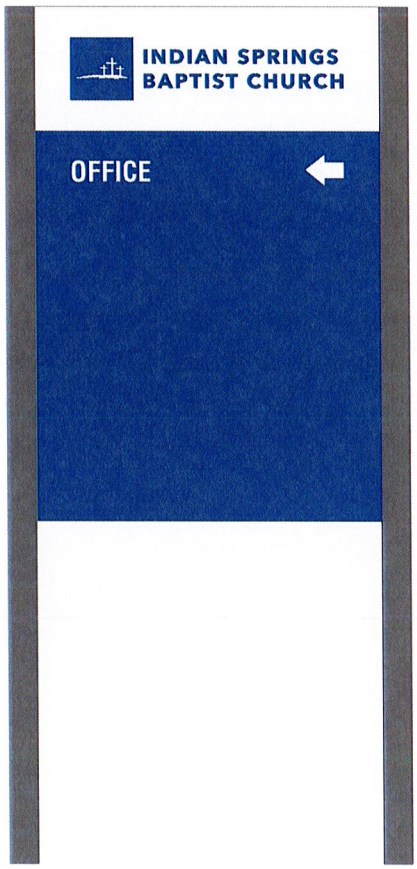
INITIALS: _____

1 DIRECTIONAL

FRONT



BACK



2' x 3' double sided ACM panel with applied graphics
5' overall height with posts

PANTONE WHITE

PANTONE 288 C

ACE SIGNS

PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
Indian Springs Baptist Church	23581 Interstate 30 S. Bryant, AR 72022	TBD

DATE:	SALES REP:	PREPARED BY:
1/4/2022	Tonya Hulett	Kayla Haydar

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INITIALS: _____

2 DIRECTIONAL

FRONT



BACK



3' x 3' double sided ACM panel with applied graphics
5' overall height with posts

PANTONE WHITE

PANTONE 288 C

ACE SIGNS

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12/19/2022	Tonya Hulett	Kayla Haydar

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INITIALS: _____

3 DIRECTIONAL

FRONT



BACK



3' x 3' double sided ACM panel with applied graphics
5' overall height with posts

PANTONE WHITE

PANTONE 288 C

ACE SIGNS

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DATE:	SALES REP:	PREPARED BY:
12/28/2022	Tonya Hulett	Kayla Haydar

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INITIALS: _____

4 DIRECTIONAL

FRONT



BACK



3' x 3' double sided ACM panel with applied graphics
5' overall height with posts

PANTONE WHITE

PANTONE 288 C

ACE SIGNS

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INITIALS: _____

5 DIRECTIONAL

FRONT



BACK



3' x 3' double sided ACM panel with applied graphics
5' overall height with posts

PANTONE WHITE

PANTONE 288 C

ACE SIGNS

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INITIALS: _____

6 DIRECTIONAL

FRONT



BACK



2' x 3' double sided ACM panel with applied graphics
5' overall height with posts

PANTONE WHITE

PANTONE 288 C

ACE SIGNS

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INITIALS: _____

INTERIOR OPTIONS

	DESCRIPTION		DESCRIPTION		DESCRIPTION		
■	NEW STATIC MENU BOARD	■	NEW CEILING TILES	■	MUSIC W/ CEILING MOUNTED SPEAKERS		
■	NEW STATIC QUEUING BOARD	□	NEW CEILING GRID	■	SEPARATE ORDER/PAY FROM PICK-UP		
■	NEW STATIC PREMIUM BEVERAGE BOARD	■	NEW PENDANT LIGHTS	□	REPLACE WINDOW SILLS W/ SOLID SURFACE		
■	SELF SERVE DRINK - ONE FREESTYLE	□	REPLACE SERVICE COUNTER BACK WALL FINISHES	■	REPLACE RESTROOM FINISHES & FIXTURES		
■	CONDIMENT STAND	■	ARTPACK	■	ONE FREESTYLE IN DT		
■	NEW DRINK STAND (SMALL, PLUMBED)	■	WIFI SERVICE				
□	NEW DRINK STAND (LARGE, PLUMBED)						

EXTERIOR OPTIONS

	DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION
■	NEW BUILDING SIGNAGE	□	ACM BLADE WALL				
□	REMOVE DIRECTIONALS						
□	LANDSCAPING						
■	RED FLAG BLADE						
■	NEW CORRUGATED PANELS						
■	PAINT (E) WALL SCONCES						
□	PAINT (E) STOREFRONT						

GENERAL NOTES

1. DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
2. REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS CONSTRUCTIBLE AS SHOWN. CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF WORK IN QUESTION.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT OF RECORD. FLOOR PLAN BY ARCHITECT OF RECORD SUPERSEDES OTHER PLANS. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.C.T., ETC.
4. INTERIOR DIMENSIONS ARE TO THE FACE OF NEW STUD, UNLESS NOTED OTHERWISE.
5. COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD.
6. MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. COORDINATE AND VERIFY CONDITIONS TO ENSURE PROPER FIT.
7. CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE TO REVIEW SPECIFIC REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO FOLLOW THE WENDY'S COMPANY RULES AND REGULATIONS.
8. WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
9. THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT/ EGRESS LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
10. EXISTING WORK: WITH PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE AND RETURN OF PROPER CREDIT, EXISTING WORK WHICH FITS THE SCHEME MAY BE RE-USED.
11. DEMOLITION: REMOVE INTERIOR PARTITIONS, CASEWORK, STOREFRONTS, CEILING, FINISHED FLOORING AND OTHER ITEMS NOT USED IN NEW SCHEME. REMOVE UTILITIES, ELECTRICAL, PLUMBING, PIPING AS REQUIRED BACK TO EXISTING CONSTRUCTION AND TERMINATE AND/OR CAP AS REQUIRED BY LOCAL AUTHORITIES.
12. SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD AND COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO CUTTING/CORING.
13. DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS.
14. 'TYP.' MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
15. PROVIDE PORTABLE FIRE EXTINGUISHER(S) IN ACCORDANCE WITH NFPA 10, WITH U.L. LABEL AND A RATING OF NOT LESS THAN 2-A WITH 75 FT. TRAVEL DISTANCE TO ALL POSITIONS OF RESTAURANT OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR. PROVIDE CLASS K FIRE EXTINGUISHER WITHIN 20 FT. OF COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT.
16. EXTERIOR BUILDING SIGNS SHALL BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION FOR REVIEW AND APPROVAL AS REQUIRED BY LOCAL AUTHORITIES. EXTERIOR SIGNS ARE NOT WITHIN THE SCOPE OF BUILDING DEPARTMENT APPROVAL.
17. PRIOR TO COMMENCEMENT OF WORK, AS REQUIRED BY GOVERNING JURISDICTION, OBTAIN A COPY OF THE BUILDING CONSTRUCTION PERMIT FROM THE AUTHORITY HAVING JURISDICTION (AHJ) AND A COPY OF THE SET OF CONSTRUCTION DOCUMENTS SIGNED AND SEALED BY A LICENSED DESIGN PROFESSIONAL FOR ALL DISCIPLINES AS REQUIRED AND USED TO OBTAIN THE BUILDING PERMIT.
18. IF REQUIRED BY LOCAL JURISDICTION - SPRINKLER, LIFE SAFETY, AND FIRE ALARM SYSTEMS ARE TO BE DESIGNED AND SUBMITTED FOR REVIEW AND APPROVAL BY LOCALLY LICENSED DESIGN PROFESSIONAL. THE DESIGN OF SYSTEM(S) MUST COMPLY TO LOCAL, STATE, AND NATIONAL CODES.
19. EXISTING ENERGY MANAGEMENT SYSTEM (VERIFY IN FIELD) TO REMAIN IN STORE AND BE FULLY FUNCTIONAL AND OPERATIONAL AT COMPLETION OF PROJECT.
20. COORDINATE SALVAGE AND REUSE OF EXISTING FIXTURES AND EQUIPMENT WITH OWNER'S REPRESENTATIVE.

CONSTRUCTION / PRODUCT WARRANTIES

THESE CONSTRUCTION DOCUMENTS NOTE SPECIFIC PRODUCTS, DETAILS AND SPECIFICATIONS THAT WILL PROVIDE CONSTRUCTION / PRODUCT WARRANTIES FOR THE FOLLOWING AREAS OF CONSTRUCTION:

ROOFING (DURO-LAST)
INTERIOR TILE (LATICRETE)
EIFS (STO-CORP)
ALTERING THESE DOCUMENTS MAY ALTER THE WARRANTY GUIDELINES. DURO-LAST AND LATICRETE WILL BE REQUIRED TO APPROVE THE DRAWINGS TO MAINTAIN THE WARRANTIES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONTACTING, DURO-LAST AND LATICRETE FOR ON-SITE INSTALLATION INSPECTIONS OF EACH OF THE AREAS OF WORK.

FRANCHISEES HAVE THE OPTION OF NOT FOLLOWING WENDY'S CORPORATE WARRANTY RECOMMENDATIONS OUTLINED IN THE THESE DOCUMENTS.

ABBREVIATIONS

℄	CENTERLINE	I.D.	INSIDE DIAMETER
ACM	ALUMINUM COMPOSITE PANEL	INSUL.	INSULATION
ACT	ACOUSTICAL CEILING TILE	JT.	JOINT
ADJ.	ADJUSTABLE	KED	KITCHEN EQUIPMENT DISTRIBUTOR
A.F.F.	ABOVE FINISH FLOOR	LAM	LAMINATE
A.H.J.	AUTHORITY HAVING JURISDICTION	LB(S).	POUND(S)
ALUM.	ALUMINUM	MAX.	MAXIMUM
A.O.R.	ARCHITECT OF RECORD	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
BD.	BOARD	MGR.	MANAGER
BLDG.	BUILDING	MIN.	MINIMUM
BLKG.	BLOCKING	MISC	MISCELLANEOUS
BM.	BEAM	MTL.	METAL
BOT.	BOTTOM	N.	NORTH
CAB.	CABINET	N.I.C.	NOT IN CONTRACT
CER.	CERAMIC	N.T.S.	NOT TO SCALE
CLG.	CEILING	(N)	NEW
CLKG.	CAULKING	NO.	NUMBER
CLR.	CLEAR	NOM.	NOMINAL
C.M.U.	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	P.LAM.	PLASTIC LAMINATE
COORD.	COORDINATE	PL.	PLATE
DBL.	DOUBLE	PLAS.	PLASTER
DET.	DETAIL	PLYWD.	PLYWOOD
DIA.	DIAMETER	PR.	PAIR
DIM.	DIMENSION	PT.	POINT
DND	DO NOT DISTURB	P.T.	PRESSURE-TREATED
DR.	DOOR	P.U.W.	PULL UP WINDOW
DS.	DOWNSPOUT	RAD.	RADIUS
DWG.	DRAWING	REF.	REFERENCE
(E)	EXISTING	REG.	REGISTER
EA.	EACH	REQ'D.	REQUIRED
ELEV.	ELEVATION	RM.	ROOM
ELEC.	ELECTRICAL	S.	SOUTH
EMER.	EMERGENCY	S.C.	SOLID CORE
EQ.	EQUAL	S.F.	SQUARE FOOT
F/MAS	FACE OF MASONRY	S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	SCHED.	SCHEDULE
F.D.N.	FOUNDATION	SHT.	SHEET
F.E.	FIRE EXTINGUISHER	SHTHG.	SHEATHING
F.O.	FACE OF	SIM.	SIMILAR
F.O.F.	FACE OF FINISH	S.O.W.	SCOPE OF WORK
F.O.S.	FACE OF STUDS	SPEC.	SPECIFICATION
F/F	FINISH TO FINISH	SQ.	SQUARE
F.R.	FIRE RETARDANT	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FL.	FLOOR	STOR.	STORAGE
FLUOR.	FLUORESCENT	SUSP.	SUSPENDED
FT.	FOOT, FEET	T.C.	TIME CLOCK
F.V.	FIELD VERIFY	T.O.	TOP OF
G.B.	GRAB BAR	TEL.	TELEPHONE
G.C.	GENERAL CONTRACTOR	THK.	THICK
GA.	GAUGE	TYP.	TYPICAL
GL.	GLASS	U.N.O.	UNLESS NOTED OTHERWISE
GYP.	GYPSUM	VERT.	VERTICAL
H.	HIGH	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	W.	WEST
H.M.	HOLLOW METAL	W.I.B.	WALK IN BOX
HC.	HANDICAPPED	W/	WITH
HDWD.	HARDWOOD	W/C	WATER CLOSET
HORIZ.	HORIZONTAL	W/O	WITHOUT
HGT.	HEIGHT	W/R	WATER RESISTANT
H.T.	HANGER-TIGHT UNIT	WD.	WOOD
HVAC	HEATING, VENTILATION, AIR CONDITIONING		

SYMBOLS LEGEND

- NEW GRID LINE
- DOOR MARK
- WINDOW MARK
- KEY NOTE
- EQUIPMENT NOTE
- ELEVATION REFERENCE SHEET NUMBER
- SECTION DETAIL REFERENCE SHEET NUMBER
- ROOM NAME ROOM NUMBER
- DETAIL REFERENCE SHEET NUMBER
- ELEVATION NUMBER & DIRECTION SHEET NUMBER
- ELEVATION HEIGHT TARGET LOCATION IN SPACE
- FINISH CODE (SEE SCHEDULE)
- REVISION SYMBOL
- REVISION CLOUD

DESCRIPTIVE SUMMARY OF WORK

THE WORK INCLUDES ALL LABOR, MATERIALS, AND EQUIPMENT TO REPLACE EXISTING PRE-FABRICATED FASCIA AND INTERIOR FINISHES FOR A PROPOSED REFRESH OF AN EXISTING RESTAURANT FOR THE "OWNER". THE WORK SHALL INCLUDE ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS. ALL ELECTRICAL SYSTEMS AND PLUMBING ARE TO BE INCLUDED FOR A COMPLETE OPERATING SYSTEM WITH COORDINATION AND INSTALLATION INCLUDED.

CODE DATA AND SQUARE FOOTAGE

STORE TYPE:	3076 REFRESH / REFRESH LITE
LOCATION:	2206 N REYNOLDS RD BRYANT, AR 72022
BUILDING LEVEL:	1 OF 1
APPLICABLE CODES:	2012 INTERNATIONAL EXISTING BUILDING CODE 2018 ARKANSAS PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2021 ARKANSAS MECHANICAL CODE 2021 ARKANSAS FIRE PREVENTIVE CODE 2018 ARKANSAS FUEL GAS CODE 2014 ARKANSAS ENERGY CODE 2009 ADA STANDARDS/ANSI A117.1.23
ZONING CLASSIFICATION	-
OCCUPANCY CLASSIFICATION	A-2 (RESTAURANT) WITH NO MIXED USE OCCUPANCIES
EXISTING CONSTRUCTION TYPE:	VB
AREA / HEIGHT LIMITATIONS:	ALLOWED: ONE STORY, 40' HIGH, MAXIMUM 6,000 SQ.FT. PROVIDED: ONE STORY, 15'-2" HIGH, 2,232 SQ.FT.

BUILDING SUMMARY:

EXISTING: 3,467 SQ.FT.

THE SQUARE FOOTAGE REMAINS UNCHANGED

OCCUPANCY CALCULATIONS:

FLOOR	USE	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS	NUMBER OF SEATS
1 OF: 1	DINING (UNCONCENTRATED)	1227 SQ.FT.	1:15	82	85
1 OF: 1	DINING (STANDING)	33 SQ.FT.	1:5	7	-
1 OF: 1	KITCHEN	911 SQ.FT.	1:200	5	-
1 OF: 1	RESTROOMS	176 SQ.FT.	-	-	-
1 OF: 1	UNOCCUPIED AREAS*	1120 SQ.FT.	-	-	-
	TOTAL NUMBER OF OCCUPANTS:			94	-

* UNOCCUPIED AREAS INCLUDE: FREEZER/COOLER, WALLS, CLOSET, HALL, AND VESTIBULE

** BOOTH (FIXED SEATING CALCULATIONS BASED ON LENGTH OF BOOTHS: 1 PER 24" OF BOOTH LENGTH.

EGRESS CALCULATION:	TOTAL OCCUPANTS	INCH PER OCCUPANT	EGRESS WIDTH REQUIRED:	EGRESS WIDTH PROVIDED:
	94	0.20"	19"	64" TOTAL

TOTAL EXITS REQUIRED:	2	TOTAL EXITS PROVIDED:	2
		EGRESS WIDTH PROVIDED PER EXIT:	32"

THE LOSS OF ONE REQUIRED MEANS OF EGRESS SHALL NOT REDUCE THE EGRESS CAPACITY TO LESS THAN 50% OF REQUIRED.

FIRE RESISTIVE REQUIREMENTS:	EXTERIOR BEARING WALL .....(0 HOUR)		
	ROOF CONSTRUCTION .....(0 HOUR)		
	CEILING.....(0 HOUR)		
FIRE SPRINKLERS:	NO	FIRE ALARM:	NO SYSTEM REQUIRED
MAX. TRAVEL DISTANCE:	200'-0"		
RESTROOM REQUIREMENTS:	WATER CLOSETS: 1 REQUIRED FOR MALE, 1 REQUIRED FOR FEMALE, (1 PROVIDED)		
	LAVATORIES: 1 REQUIRED FOR MALE, 1 REQUIRED FOR FEMALE		
	URINALS.....1 PROVIDED		
	DRINKING FOUNTAINS.....NOT REQUIRED		
	PUBLIC ACCESS.....PROVIDED		
	UNISEX IS PERMITTED...NO		
SPECIAL INSPECTIONS:			
KITCHEN HOODS	TYPE 1		
HOOD SUPPRESSION	ANSUL SYSTEM		

SHEET INDEX

		REVISION 1	2	3	4	5
G1.1	COVER SHEET					
G2.1	SUPPLIER'S LIST & RESPONSIBILITY CHART					
D1.1	DEMOLITION FLOOR PLAN					
D2.1	DEMOLITION CEILING PLAN					
A1.1	FLOOR PLAN					
A1.2	REFLECTED CEILING PLAN					
A2.1	EXTERIOR ELEVATIONS					
A3.1	WALL SECTIONS & DETAILS					
A3.2	WALL SECTIONS & DETAILS					
A4.1	SECTION DETAILS					
A4.2	PLAN DETAILS & MISC. DETAILS					
A5.1	FINISH PLAN AND DETAILS					
A5.2	INTERIOR FINISH DETAILS					
A6.1	PAINT, TILE, BLDG INSULATION & JOINT TREATMENT SCHEDULE					
A6.2	FINISH SCHEDULE					
A7.1	INTERIOR ELEVATIONS - DINING ROOM					
A7.2	INTERIOR ELEVATIONS - RESTROOMS					
EQ1.1	EQUIPMENT PLAN					
P1.1	PLUMBING PLAN & SCHEDULE					
E1.1	LIGHTING PLAN					
E2.1	POWER PLAN					
SP4	PLUMBING SPECIFICATIONS					
SP6	ELECTRICAL SPECIFICATIONS					

STRUCTURAL LOADS DESIGN CRITERIA

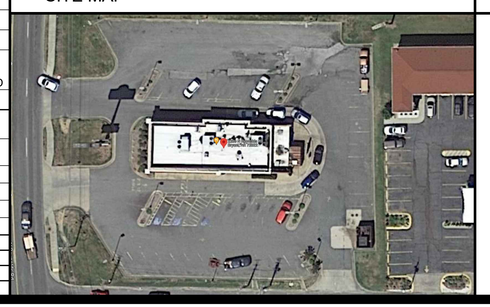
THIS CONTENT IS ONLY REQUIRED WHEN LOCAL JURISDICTION REQUESTS IT AND MUST BE MODIFIED PER LOCAL CRITERIA IF NOT REMODELING IN COLUMBUS, OHIO.

NOTE: WIND LOAD CODE DATA APPLIES TO COMPONENTS AND CLADDING FOR NEW ITEMS ONLY.

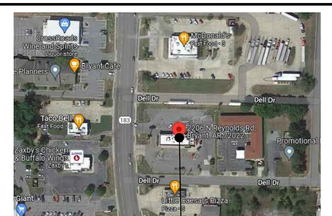
1. DESIGN CRITERIA
   A. WIND LOADING
      1. BASIC WIND SPEED.....90 MPH.
      2. WIND IMPORTANCE FACTOR.....1.0
      3. OCCUPANCY CATEGORY II
      4. WIND EXPOSURE CATEGORY C
      5. INTERNAL PRESSURE COEFFICIENT.....+0.18, -0.18
      6. COMPONENTS AND CLADDING (PRESSURES INDICATED ARE EDGE ZONE (BUILDING CORNER) PRESSURES BASED ON A MINIMAL EFFECTIVE AREA AND MAY BE REDUCED ACCORDINGLY FOR INTERIOR ZONES AND LARGER EFFECTIVE AREAS):
         a. ROOF ..... +17 PSF, -31 PSF
         b. WALLS.....+17 PSF, -23 PSF

   B. ROOF LOADING
      1. DESIGN ROOF LIVE LOAD.....25 PSF.
      2. ROOF SNOW LOAD:
         a. GROUND SNOW LOAD.....20 PSF
         b. FLAT-ROOF SNOW LOAD.....20 PSF
         c. SNOW EXPOSURE FACTOR.....1.0
         d. SNOW LOAD IMPORTANCE FACTOR....1.0

SITE MAP



VICINITY MAP



PROJECT TEAM DIRECTORY

CLIENT	-
	-
	-
	CONTACT: -
	TEL: -
	FAX: -
ARCHITECT	-
	-
	-
	CONTACT: -
	TEL: -
	FAX: -
RESTAURANT DESIGN	THE WENDY'S COMPANY
	ONE DAVE THOMAS BLVD.
	DUBLIN, OH. 43017
	CONTACT:
	TEL:
	FAX:
MEP ENGINEER	-
	-
	-
	CONTACT: -
	TEL: -
	FAX: -
STRUCTURAL ENGINEER	-
	-
	-
	CONTACT: -
	TEL: -
	FAX: -
GENERAL CONTRACTOR	-
	-
	-
	CONTACT: -
	TEL: -
	FAX: -

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076
REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
1/23/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
COVER SHEET

SHEET NUMBER
G1.1

2/2/2023, 10:07 AM, I:\2 WENDYS\WEN FRANCHISEE PROJECTS\FOURLAY LLC\2022\2022023 BRYANT AR\430 CONSTRUCTION DOCUMENTS\DRAWINGS\00_G1_COVERSHEET.DWG, Mumm

APPROVED SUPPLIER LIST

SHADING INDICATES PRODUCT IS AVAILABLE THROUGH CONSOLIDATOR

PRODUCT	CONTACT INFORMATION
CONSOLIDATOR	
	HJC HAINES, JONES AND CADBURY WENDY'S CSR TEAM 800-459-7099 WENDYS@HJCINC.COM
DIVISION 3 - CONCRETE	
PRE-TINTED CONCRETE	CHEMMASTERS MADISON, OHIO 800-486-7866 ATTN: CLAUDIA BENTLEY
DIVISION 4 - MASONRY AND STONE	
FACE BRICK	BOWERSTON SHALE COMPANY 740-269-2921 ATTN: CUSTOMER SERVICE
FACE BRICK	HAMILTON PARKER COLUMBUS, OH 614-358-7806 ATTN: JIM CAMPBELL JIMCAMPBELL@HAMILTONPARKER.COM
MANUFACTURED STONE	DUTCH QUALITY STONE MOUNT EATON, OHIO 330-401-2115 ATTN: WENDALL MAST
MANUFACTURED STONE	OWENS CORNING MASONRY PRODUCTS MEDINA, OHIO 866-315-5081 ATTN: KATHY MANNON (FOR NEAREST DISTRIBUTORS)
DIVISION 5 - METALS	
DUMPSTER ENCLOSURE, GATES, AND HARDWARE (KNOTWOOD ENCLOSURE)	KNOTWOOD 360-433-9403 ATTN: DAVID CARMACK DCARMACK@OMNIMAX.COM 803-346-2188 TECHNICAL SUPPORT 888-488-8440 KNOTWOODTECH@OMNIMAX.COM
DUMPSTER GATES AND HARDWARE (REFER TO PLANS - NOT USED WITH KNOTWOOD DUMPSTER)	FORTIN WELDING COLUMBUS, OH 614-291-4342 ATTN: BOB FORTIN BOB@FORTINIRONWORKS.COM
PEDESTRIAN SAFETY RAIL (REFER TO PLANS)	HJC - REFER TO CONSOLIDATOR FORTRESS RAILING PRODUCTS WWW.FORTRESSRAILING.COM
DIVISION 6 - WOOD, PLASTICS AND COMPOSITES	
ROOF JOISTS, MICRO-LAM BEAMS	REDBUILT COLUMBUS, OH 614-595-3749 ATTN: JAKE SHEPHERD JSHEPHERD@REDBUILT.COM
MILLWORK	SEE "KITCHEN EQUIPMENT"
DIVISON 7 - THERMAL AND MOISTURE PROTECTION	
ROOFING PRODUCTS	DUROLAST ROOFING INC. SAGINAW, MI 614-370-5569 ATTN: MIKE SUMAN MSUMAN@DURO-LAST.COM
ROOFING PRODUCTS	SARNAFIL ROOFING SYSTEMS CANTON, MA 608-270-0053 ATTN: BEN BIEDRZYCKI BIEDRZYCKI.BEN@US.SIKA.COM
KNOTWOOD	KNOTWOOD 360-433-9403 ATTN: DAVID CARMACK DCARMACK@OMNIMAX.COM 803-346-2188 TECHNICAL SUPPORT 888-488-8440 KNOTWOODTECH@OMNIMAX.COM
EIFS	STO CORP ATLANTA, GA 616-437-2230 ATTN: RAY REDMOND RREDMOND@STOCORP.COM
EIFS	DRYVIT SYSTEMS INC. WARWICK, RI 734-276-0404 ATTN: ROBERT DAZEL RDAZEL@DRYVITSYSTEMS.COM
ACM (OPTIONAL)	ALCOA BUILDING & CONSTRUCTION SYSTEMS MACON, GA 478-319-0139 ATTN: KEVIN JUEDEMAN KEVIN.JUEDEMAN@ARCONIC.COM
CORRUGATED METAL	ALCOA BUILDING & CONSTRUCTION SYSTEMS MACON, GA 478-319-0139 ATTN: KEVIN JUEDEMAN KEVIN.JUEDEMAN@ARCONIC.COM
PREMANUFACTURED FASCIA AND SOFFITS (OPTIONAL)	CLADDING & COMPONENT SOLUTIONS CUMMING, GA 770-887-2777 ATTN: STEPHEN ROEGGE SROEGGE@CCSIMAGEGROUP.COM
DIVISION 8 - DOORS AND WINDOWS	
DOORS AND HARDWARE	HAMILTON PARKER COLUMBUS, OH 614-358-7806 ATTN: JIM CAMPBELL JIMCAMPBELL@HAMILTONPARKER.COM
WOOD GRAIN EXTERIOR DOORS	OLDCASTLE BUILDING ENVELOPE TERRELL, TX 651-253-5062 ATTN: MARK LEHMAN MLEHMAN@OLDCASTLE.COM
	TUBELITE WALKER, MI 972-551-6386 ATTN: KENT BAUMANN KBAUMANN@TUBELITEINC.COM
STOREFRONT	OLDCASTLE BUILDING ENVELOPE TERRELL, TX 651-253-5062 ATTN: MARK LEHMAN MLEHMAN@OLDCASTLE.COM
	TUBELITE WALKER, MI 972-551-6386 ATTN: KENT BAUMANN KBAUMANN@TUBELITEINC.COM
GLAZING	GUARDIAN GLASS AUBURN HILLS, MI 810-964-0074 ATTN: KREG HATFIELD KHATFIELD@GUARDIAN.COM
GLAZING	VITRO ARCHITECTURAL GLASS (FORMERLY PPG GLASS) CHICAGO, IL 630-962-4800 ATTN: JOSEPH SENNESE JSENNESE@VITRO.COM
PICK-UP WINDOW (PUW)	QUIKSERV / EASI-SERV HOUSTON, TX BRIAN MCCLOSKEY 800-388-8307 bmccloskey@quikserv.com
DIVISION 9 - FINISHES	
SUSPENDED ACOUSTICAL CEILING	ARMSTRONG ORDERING: HAINES, JONES AND CADBURY (HJC)
FRP PANELING	HJC - REFER TO CONSOLIDATOR
LAMINATE	PANOLAM ORDERING: HAINES, JONES AND CADBURY (HJC)
PAINT	AVAILABLE THROUGH LOCAL RETAIL LOCATIONS. CONTACT NATIONAL ACCOUNT REP'S BELOW FOR TECHNICAL QUESTIONS ONLY
	PREFERRED PITTSBURG PAINTS (PPG) (TECHNCIAL SUPPORT) ATTN: RICK GARLIN GARLIN@PPG.COM
	SHERWIN WILLIAMS (TECHNICAL SUPPORT) 614-841-7723 ATTN: CJ HANDWERK
	BENJAMIN MOORE & COMPANY (TECHNICAL SUPPORT) CLEVELAND, OH 330-353-3850 ATTN: DOROTHY HAZINSKI DOROTHY.HAZINSKI@BENJAMINMOORE.COM
COATING STUCCO / EIFS REFINISH	STO CORP ATLANTA, GA 616-437-2230 ATTN: RAY REDMOND RREDMOND@STOCORP.COM
SIGN PAINT	(REFER TO SIGN VENDORS)
WALL COVERINGS	ASPECTA - METROFLOR (VERCADE) ORDERING: HAINES, JONES AND CADBURY (HJC)
GROUT, THINSET, AND WATERPROOFING MEMBRANE	MAPEI INTERNATIONAL INC. ORDERING: HAINES, JONES AND CADBURY (HJC)
TILE	CROSSVILLE CERAMICS ORDERING: HAINES, JONES AND CADBURY (HJC)
SILIKAL FLOORING (OPTIONAL BACK OF HOUSE FLOORING)	SILIKAL FLOORING 770-830-1404 ATTN: ANDY MILLS ANDYMILLS@SILIKALAMERICA.COM
CORNER GUARDS	ORDERING: HAINES, JONES AND CADBURY (HJC)
WALLCOVERINGS	ORDERING: HAINES, JONES AND CADBURY (HJC) (SEE "CORNER GUARDS" ABOVE FOR SUPPLIER)
SOLID SURFACE MATERIAL	OHIO VALLEY SUPPLY CINCINNATI, OH 800-696-5608 x3310 ATTN: JEFF HEDGES JEFF.HEDGES@OVSCO.COM
DIVISION 10 - SPECIALTIES	
DRIVE THRU CANOPY (PUW AWNINGS & ORDER POINT)	GLOBAL AWNING MONROE, LA 318-699-0088 ATTN: TREY O'BRYANT TREY@GLOBALAWNINGS.COM
	NATIONAL SIGN SYSTEMS COLUMBUS, OH 614-850-2547 ATTN: JOSH JETT OR CUSTOMER SERVICE JJETT@NATSIGNSYS.COM
INTERIOR MENU BOARD (DIGITAL), INTERIOR QUEING BOARDS (DIGITAL)	THE WENDY'S COMPANY; IT DEPARTMENT
CUSTOMER ORDER KIOSKS & CUSTOMER ORDER PICKUP SCREEN	THE WENDY'S COMPANY; IT DEPARTMENT
COMMUNITY SINK AREA, ILLUMINATED MIRROR, MIRROR, FIXTURES	ORDERING: HAINES, JONES AND CADBURY (HJC)
EXTERIOR MENU BOARDS AND PRE-SELL BOARDS, PYLON / MONUMENT SIGNS, EXTERIOR BUILDING SIGNAGE, INTERIOR MENU AND QUEUING BOARDS (NON-DIGITAL), INTERIOR ILLUMINATED SIGNAGE	CUSTOM SIGN CENTER COLUMBUS, OH 614-300-4270 ATTN: MICHAEL ANDERSON MICHAEL@CUSTOMSIGNCENTER.COM
	EVERBRITE, LLC GREENFIELD, WI 414-768-5466 ATTN: ROXANNE STEFFEK RSTEFFEK@EVERBRITE.COM
	ID ASSOCIATES DOTHAN, AL 888-303-5534 ATTN: BETHANY BROOKS BBROOKS@IDASSOCIATES.COM
	NATIONAL SIGN SYSTEMS COLUMBUS, OH 614-850-2547 ATTN: JOSH JETT OR CUSTOMER SERVICE JJET@NATSIGNSYS.COM
	PATTISON SIGN GROUP HEATH SPRINGS, SC 865-500-4848 ATTN: KEIRA CLARK KDCLARK@PATTISONSIGN.COM
BIKE RACK	CROW WORKS ORDERING: KED (SEE KITCHEN EQUIPMENT BELOW)
	RECYCLE DESIGN ANDERSON, IN 765-374-0316 ATTN: JOSH BOUTWELL JBOUTWELL@RECYCLEDESIGN.COM
ART PACK ELEMENTS AND WAYFINDINGS	CREATIVE PALETTE, INC COLUMBUS, OH 614-575-1515 CARLA ROHR CROHR@CREATIVEPALETTEINC.COM
LADDER RECEIVER	LADDERTECH, LLC BRIGHTON, MI 800-770-8851 ATTN: MICHELE ORAS OR CUSTOMER SERVICE MICHELE@LADDERPORT.COM
RESTROOM ACCESSORIES	ORDERING: HAINES, JONES AND CADBURY (HJC)
HVAC SCREENING	CITYSCAPES HILLIARD, OH 877-727-3367 WWW.CITYSCAPES.COM
WINDOW SHADES **3 WEEK LEAD TIME**	ROLL-A-SHADE LAKE ELSINORE, CA 951-245-5077 x120 ATTN: CARI McCOY WENDYS@ROLLASHADE.COM
SAFETY EQUIPMENT	AEI AYDELOTT EQUIPMENT INC. CENTERVILLE, OH 888-293-3568 OR 937-435-8220 ATTN: NICOLE AYDELOTT NAYDELOTT@AYDELOTT.COM
	FRONT LINE SALES (CORPORATE ONLY) 630-466-5606 ATTN: TIM HAYES TIM@FLSAFETY.COM
BACK OF HOUSE CASH SAFE (N0508)	AMPHION RANCHO CUCAMONGO, CA 844-996-9267 PAIG PARISH WENDY.SAFES@AMPHION.BIZ
	BASS SECURITY CLEVELAND, OH ATTN: JASON MOYER 888-774-3400 X1336 WENDYS@BASS-SECURITY.COM JMOYER@BASS-SECURITY.COM
SMART SAFE (N0501) (OPTIONAL)	ARMORED CAR SERVICE
SECURITY CAMERA SYSTEM (OPTIONAL)	SECURITY SOURCE ADRIAN COX 978-987-4011 ACOX@SECURITYSOURCE.COM
ALARM SYSTEM (OPTIONAL)	ADT BILL ROSE CHARLOTTE, NC 704-791-7052 WILLIAMROSE@ADT.COM
FIRE ALARM. (OPTIONAL)	ADT / PROTECTION 1 BILL ROSE CHARLOTTE, NC 704-791-7052 WILLIAMROSE@ADT.COM
CO2 MONITOR	CO2METER, INC. MELYSSIA SANTIAGO OFFICE: 386-310-4933 EXT: 108 MELYSSIA.SANTIAGO@CO2METER.COM
DIVISION 11 - EQUIPMENT	
KITCHEN EQUIPMENT DISTRIBUTOR (KED)	AEI AYDELOTT EQUIPMENT INC. CENTERVILLE, OH 888-293-3568 OR 937-435-8220 ATTN: HERB AYDELOTT HAYDELOTT@AYDELOTT.COM
	N. WASSERSTROM AND SONS COLUMBUS, OH 614-737-8659 ATTN: CONOR KENNEDY CONORKENNEDY@WASSERSTROM.COM
	S & G DISTRIBUTING HILLIARD, OH 614-334-3636 ATTN: TAYLOR HEILBRONNER TAYLOR_HEILBRONNER@SGMGROUP.COM
DIVISION 12 - FURNISHINGS	
DINING ROOM FURNITURE	(SEE KITCHEN EQUIPMENT ABOVE)
PATIO FURNITURE	EMUAMERICAS, LCC 216-870-2233 Warren Dorn warren@dickensoncontract.com
	RECYCLE DESIGN ANDERSON, IN 765-374-0316 JOSH BOUTWELL JBOUTWELL@RECYCLEDESIGN.COM
DIVISION 13 - SPECIAL CONSTRUCTION	
WALK-IN COOLER / FREEZER	INTERNATIONAL COLD STORAGE (ICS) WICHITA, KS 316-218-4177 ATTN: LISA MOORE LISA.MOORE@ICSCO.COM
	IMPERIAL BROWN PORTLAND, OR 503-328-6806 ATTN: KRISTY HEATLEY KHEATLEY@IMPERIAL-BROWN.COM
DIVISION 22 - PLUMBING	
WATER HEATERS	ORDERING: HAINES, JONES AND CADBURY (HJC)
PLUMBING FIXTURES	ORDERING: HAINES, JONES AND CADBURY (HJC)
FAUCETS	ORDERING: HAINES, JONES AND CADBURY (HJC)
COMMUNITY SINK / STAND	ORDERING: HAINES, JONES AND CADBURY (HJC)
DIVISION 23 - HVAC	
HVAC EQUIPMENT	TRANE 866-986-4822 ATTN: MARTY CUSICK MJCUSICK@TRANE.COM
	CARRIER 630-235-1615 ATTN: MATT MURPHY MATT.MURPHY@CARRIER.COM
	AAON CORKEN APPLIED PRODUCTS 513-378-9497 ATTN: DAN STUCKER DSTUCKER@CORKENSTEEL.COM
	YORK 405-419-6514 ATTN: JULIAN CAMPOS JULIAN.CAMPOS@JCI.COM
EXHAUST HOODS / EXHAUST FANS	CAPTIVEAIRE 321-270-7692 ATTN: JACOB BOONE JACOB.BOONE@CAPTIVEAIRE.COM
	HALTON (SIMPLE MISSION) SCOTTSVILLE, KY 770-598-0531 ATTN: BRENT COX BCOX.SIMPLEMISSION@GMAIL.COM
AIR CURTAINS (ABOVE PUW, AS REQUIRED BY CODE)	QUIKSERV / EASI-SERV HOUSTON, TX BRIAN MCCLOSKEY 800-388-8307 bmccloskey@quikserv.com
DIFFUSERS	ORDERING: HAINES, JONES AND CADBURY (HJC)
TEST AND BALANCE PROVIDERS	NATIONAL TAB 855-682-6822 X4, 4 ATTN: DON HERTENSTEIN DAN@NATIONALTAB.COM
	MELINK CORPORATION 513-965-7300 EXT. 501 ATTN: MEGAN PARKER WENDYS@MELINKCORP.COM
	AIRADIGM SOLUTIONS 603-262-9292 x709 ATTN: STEVE BUELTERMAN STEVE.BUELTERMAN@AIRADIGMSOLUTIONS.COM
DIVISION 24 - ELECTRICAL SYSTEMS	
MODULAR ELECTRICAL PANEL SYSTEMS *ORDER IMMEDIATELY - LONG LEAD TIME ITEM*	CAROLINA PRODUCTS INC. CHARLOTTE, NC 704-364-9029 ATTN: BRYAN STRYKER BRYANS@CPIPANELS.COM
	WESCO COLUMBUS, OH 614-934-6403 ATTN: BEN FACTOR BFACTOR@WESCO.COM
PATIO HEATER (Optional)	ORDERING: LOEB ELECTRIC
PATIO FAN (Optional)	ORDERING: LOEB ELECTRIC
INTERIOR LIGHTS,BUILDING LIGHTS	ORDERING: HAINES, JONES AND CADBURY (HJC)
	LOEB ELECTRIC COLUMBUS, OH 888-563-2669 ATTN: WENDY'S PROJECT TEAM WENDYSPROJECTS@LOEBELECTRIC.COM
	VILLA LIGHTING ST LOUIS, MO RONDA SCHRAGE 314-633-0536 WENDYS@VILLALIGHTING.COM
SITE LIGHTING	ORDERING: HAINES, JONES AND CADBURY (HJC)
	DESIGN & ORDERING: LSI INDUSTRIES CINCINNATI, OH LINDA McMULLEN 513-372-3101 LINDA.MCMULLEN@LSI-INDUSTRIES.COM
	DESIGN & ORDERING: LOEB ELECTRIC COLUMBUS, OH 888-563-2669 ATTN: WENDY'S PROJECT TEAM WENDYSPROJECTS@LOEBELECTRIC.COM
	DESIGN AND ORDERING: VILLA LIGHTING ST LOUIS, MO RONDA SCHRAGE 314-633-0536 WENDYS@VILLALIGHTING.COM
DIVISION 32 - EXTERIOR IMPROVEMENTS	
BOLLARD COVERS	ORDERING: HAINES, JONES AND CADBURY (HJC) POST GUARD
OTHER VENDORS	
FREESTYLE MACHINE	COCA-COLA MATT DOWHY 404-676-0451 MDOWHY@COCA-COLA.COM
USED COOKING OIL TANK AND ENCLOSURE *TYPICALLY PROVIDED THROUGH USED COOKING OIL RECOVERY SUPPLIER*	DAR PRO SOLUTIONS 248-214-2699 JIM SCHMIEDER JSCHMIEDER@DARPRO.COM
	MAHONEY ENVIROMENTAL 800-892-9392; 317-339-6282 JACK REEVES JACKR@MAHONEYES.COM
	VALLEY PROTEINS, LCC 800-871-3406 OR 540-877-2092 CUSTOMER SERVICE / RON ROGERS RROGERS@VALLEYPROTEIN.COM
FLAG POLE (OPTIONAL)	AMERICAN FLAGPOLE AND FLAG CO 800-426-6235 OR 651-777-0172 MATT KNOWLAN MKNOWLAN@AFLAG.COM
GREASE INTERCEPTOR TANK (OPTIONAL)	SCHIER GREASE INTERCEPTOR TANK 816-506-3203 SEAN MOLEN SEAN.MOLEN@SCHIERPRODUCTS.COM
	ZURN GREASE INTERCEPTOR TANK CONTACT HJC
BULK CO2 STORAGE	AIRGAS NATIONAL CARBONATION STEVE GREGG, STRATEGIC ACCOUNT MANAGER 719-434-1006 STEVEN.GREGG@AIRGAS.COM
	ARC3 GASES BRANDON LYONS 407-318-6743 BRANDON.LYONS@ARC3GASES.COM
	NUC02 DEBBIE OLIVER CUSTOMER SERVICE: 800-472-2855 DEBBIE.OLIVER@NUCO2.COM

RESPONSIBILITY SCHEDULE

O : OWNER 08.05.2020
KED : KITCHEN EQUIPMENT DISTRIBUTOR (CONTRACTED BY OWNER)
S: SUPPLIER CONTRACTED THROUGH OWNER GC : GENERAL CONTRACTOR
SHADING INDICATES ITEM IS AVAILABLE THROUGH CONSOLIDATOR. REFERENCE HJC ON SUPPLIER LIST

ITEM	SUPPLIED	INSTALLED	FINAL UTILITY CONNECTION	COMMENTS
EQUIPMENT (DEPICTED ON EQ SHEETS)				
KITCHEN EQUIPMENT / SHELVING	KED	KED	GC	REFER TO EQ1.1 & EQ1.2 FOR ADDITIONAL INFORMATION
DINING ROOM PACKAGE	KED	KED	N/A	
FREESTANDING DINING ROOM TABLES	KED	GC	N/A	GC TO ANCHOR TABLE BASES TO FLOOR
ART PACK	S	GC	N/A	
CONDIMENT / BEVERAGE BAR	KED	KED	GC	
DOUBLE SIDED GRILL	S	S	N/A	
FLY LIGHT	S	GC	N/A	
EXTERIOR				
SIGNAGE	S	S	GC	MUST BE SUPPLIED BY APPROVED VENDOR
LADDER DOCK & LADDER PORT	GC	GC	N/A	
USED COOKING OIL (UCO) TANK & TANK SURROUND	S	S	GC	TYPICALLY PART OF U.C.O. CONTRACT
BULK CO2 TANK & CO2 LINES	S	S	S	
WALK-IN COOLER / FREEZER BOX	S	S	GC	
~~PATIO FURNITURE~~	~~GC~~	~~GC~~	~~N/A~~	~~AOR TO INCLUDE IF PATIO IS INCLUDED~~
PEDESTRIAN SAFETY RAIL & PATIO FENCE (IF REQUIRED)	GC	GC	N/A	
BOLLARD SLEEVE (BL-1)	GC	GC	N/A	
DRIVE THRU				
EXTERIOR MENU BOARDS (STATIC)	S	S	GC	ANCHOR BOLTS BY OWNER'S SIGN INSTALLER / FOUNDATION BY GC
EXTERIOR PRE-SELL BOARDS (STATIC)	S	S	GC	ANCHOR BOLTS BY OWNER'S SIGN INSTALLER / FOUNDATION BY GC
ORDER POINT CANOPY AND CANOPY SUPPORT POLE	S	S	GC	INCLUDES LIGHTS & HEAT TRACE. ANCHOR BOLTS SUPPLIER BY VENDOR / FOUNDATION BY GC
PUW CANOPY	S	S	GC	INCLUDES LIGHTS & HEAT TRACE. BLOCKING BY GC
ORDER CONFIRMATION DISPLAY (OCD)	S	S	S	INSTALLED BY OWNER'S IT INSTALLER / FOUNDATION BY GC
DETECTOR LOOP	S	GC	S	SUPPLIED BY OWNER'S IT INSTALLER
PICK-UP WINDOW	GC	GC	GC	
INTERIOR				
TILE WINDOW SILLS	GC	GC	N/A	
CORIAN CAP AT FRONT COUNTER / PLATFORM SEATING	KED	GC	N/A	
MENU BOARD (U510)	O	O	GC	
PREMIUM BEVERAGES BOARDS (D1703)	O	O	GC	
~~WINDOW SHADES~~	~~GC~~	~~GC~~	~~N/A~~	~~OPTIONAL ITEM - AOR TO DETERMINE IF DESIRED BY OPS.~~
FIRE EXTINGUISHER CABINET	GC	GC	N/A	SUPPLIED BY GC
FIRE EXTINGUISHERS (FOH & BOH)	GC	GC	N/A	GC IS RESPONSIBLE FOR EXTINGUISHER TAGS
STAINLESS STEEL CORNER GUARDS	GC	GC	N/A	
WALL COVERINGS	GC	GC	N/A	
CERAMIC / PORCELAIN TILE FLOOR, WALL & BASE	GC	GC	N/A	
CEILING TILE & GRID	GC	GC	N/A	
MECHANICAL				
OAU / RTU UNIT EQUIPMENT PACKAGE	GC	GC	GC	REFER TO M1.1 FOR PACKAGE COMPONENTS
OAU / RTU - START UP	GC	GC	NA	
OAU / RTU - FACTORY COMMISSIONING	GC	S	NA	7 BUSINESS DAY NOTICE REQUIRED.
HVAC CONTROLS COMMISSIONING	GC	S	GC	7 BUSINESS DAY NOTICE REQUIRED.
HVAC TEST & BALANCE	S	S	-	T&B REQUIRED. APPROVED SUPPLIER RECOMMENDED
REMOTE CONDENSER EQUIPMENT RAILS	GC	GC	GC	
EXHAUST HOOD PACKAGE	GC	GC	GC	REFER TO M1.1 FOR PACKAGE COMPONENTS AND ADDITIONAL INFORMATION
RESTROOM ACCESSORIES				
RESTROOM HARDWARE	GC	GC	N/A	
DISPENSERS (PAPER TOWEL, TOILET PAPER)	GC	GC	GC	
SOAP DISPENSERS	KED	GC	N/A	RESTROOM SOAP DISPENSER BY KED
GRAB BARS & MIRRORS	GC	GC	N/A	
COMMUNITY SINK & FIXTURES	GC	GC	GC	
LIGHTED MIRROR FULL LENGTH MIRROR - COMMUNITY SINK AREA	GC	GC	N/A	
FIXTURES (TOILETS, URINALS, LAVATORIES, VANITIES)	GC	GC	GC	
PLUMBING				
WATER HEATER	GC	GC	GC	REFER TO P1.2
GAS COOKING EQUIPMENT SUPPLY MANIFOLD.	GC	GC	GC	REFER TO P1.4 - ORDER FROM KED
USED COOKING OIL MANIFOLD	S	GC	GC	REFER TO P1.2 PROVIDED UNDER COOKING OIL RECYCLE CONTRACT
MOP SINK FAUCETS	KED	GC	GC	REFER TO EQUIPMENT SCHEDULE
REVERSE OSMOSIS SYSTEM (RO)	KED	KED	KED	REFER TO EQUIPMENT SCHEDULE
WATER FILTRATION SYSTEM	S	S	S	BY BEVERAGE EQUIPMENT INSTALLER
ELECTRICAL				
MODULAR ELECTRICAL PANEL SYSTEM	GC	GC	GC	ORDER AT OR BEFORE PROJECT START
LIGHT FIXTURES AND LAMPS (INTERIOR, EXTERIOR BUILDING & SITE)	GC	GC	GC	
POINT OF SALE SYSTEM (POS)	S	S	S	REFERENCE E2.2 FOR ROUGH-INS BY GC
CUSTOMER SELF ORDER KIOSK	S	S	S	
CUSTOMER ORDER PICK-UP SCREEN (D1701)	S	S	S	
SECURITY CAMERAS / MONITORS	O	O	O	REFERENCE E4.1 FOR WORK BY GC.
~~PATIO HEATERS / PATIO FANS~~	~~GC~~	~~GC~~	~~GC~~	~~AOR TO DETERMINE IF PART OF SCOPE~~
INTERNET SERVICE / CABLING	O	O	O	

NOTES:

1 ALL ITEMS NOT SPECIFICALLY NOTED AS "BY OWNER" OR "BY KED" ARE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

2 SEE EQUIPMENT SCHEDULE COMMENT SECTION FOR ADDITIONAL EQUIPMENT TO BE CONNECTED BY GC's PLUMBING AND ELECTRICAL SUB-CONTRACTORS.

3 GENERAL CONTRACTOR SHALL RECEIVE, STORE, AND MAKE SAFE ALL OWNER AND KED SUPPLIED ITEMS.

4 SEE APPROVED SUPPLIER LIST FOR SUPPLIER CONTACT INFORMATION.

5 ALL CONDUIT, WIRING, & PIPING DEPICTED ON DRAWINGS AND/OR REQUIRED TO MAKE FINAL CONNECTIONS ARE BY GC UNLESS NOTED OTHERWISE.

6 GC TO PROVIDE BACK UP SUPPORTS AS REQUIRED.

NOTE: IN THE EVENT OF CONFLICT BETWEEN THIS SCHEDULE AND CONSTRUCTION DETAILS, THE CONSTRUCTION DETAILS PREVAIL.

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's
2206 N REYNOLDS RD
BRYANT, AR 72022

REV. DATE DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

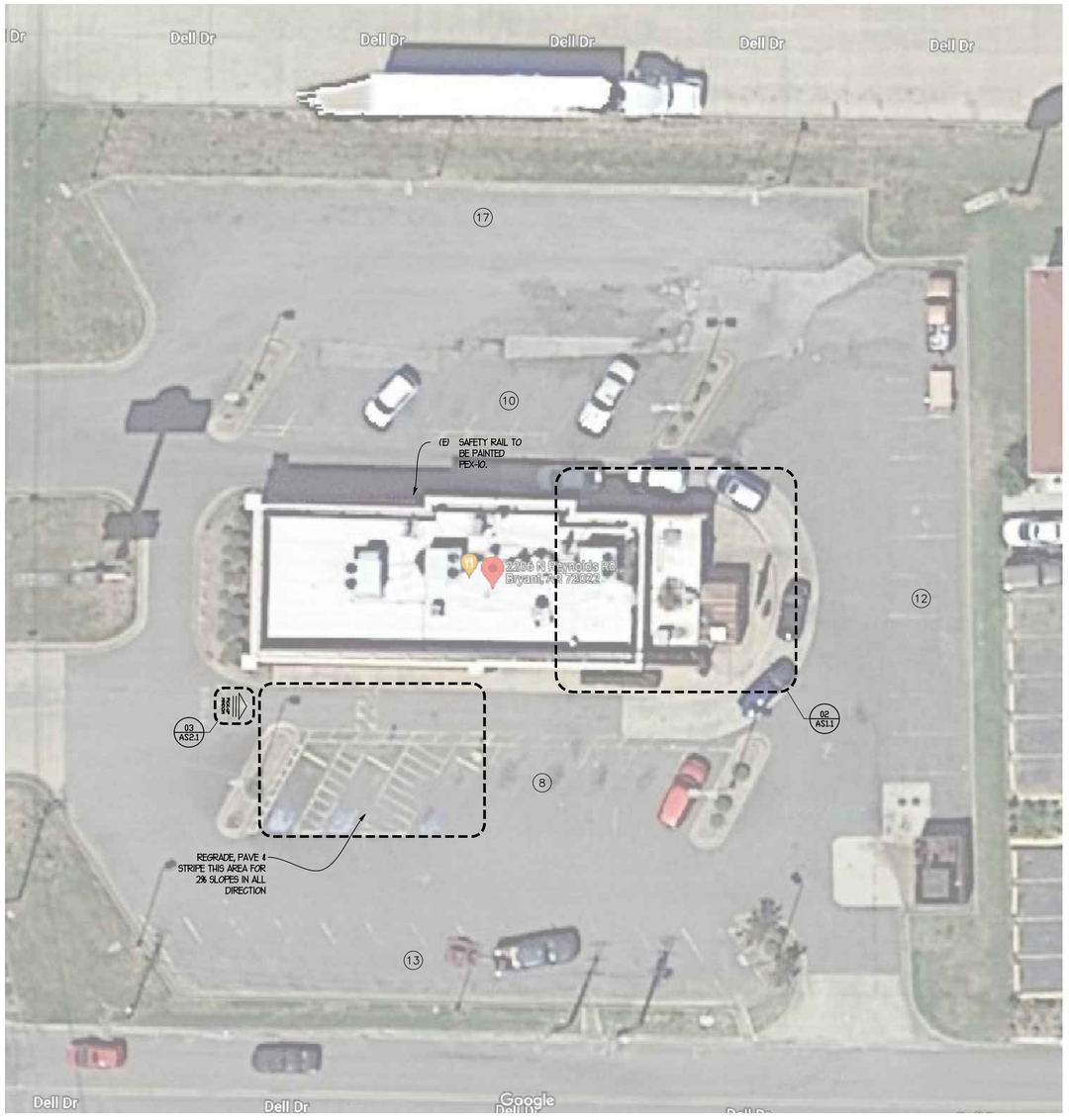
SEAL
REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
1/25/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

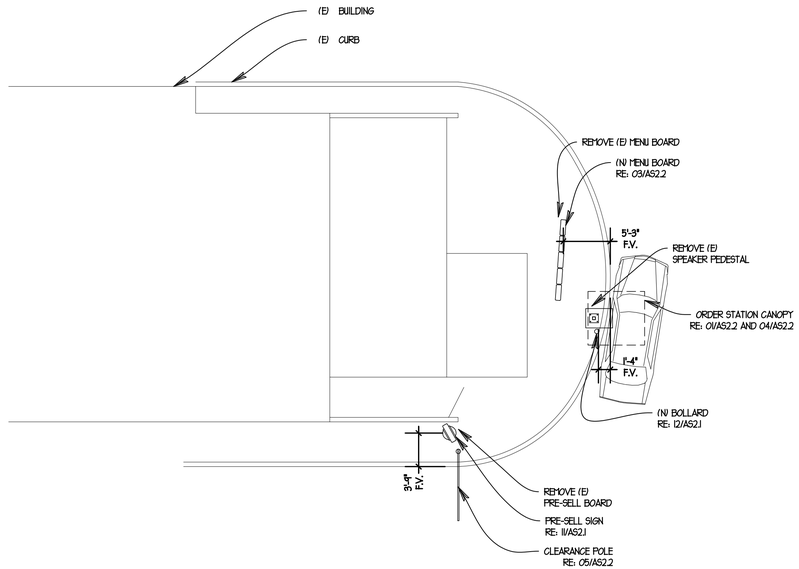
SHEET NAME
SUPPLIER'S LIST & RESPONSIBILTY CHART

SHEET NUMBER
G2.1

2/2/2023, 10:27 AM, J:\2 WENDY'S\WEN FRANCHISEE PROJECTS\FOURJAY LLC\2023\02323 BRYANT AR\430 CONSTRUCTION DOCUMENTS\DRAWINGS\00_G2_1 -SUPPLIERS & RESPONSIBILITY SCHEDULE.dwg, MLamzik



03 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"



02 ORDER STATION PLAN
SCALE: 1/8" = 1'-0"

PARKING COUNT

NUMBER OF PARKING STALLS PROVIDED: 57
NUMBER OF ACCESSIBLE PARKING STALLS PROVIDED: 3

TOTAL NUMBER OF PARKING STALLS PROVIDED: 60

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

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1850 South Boulder, Suite 3t
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: LG
CHECKED BY: ML

SEAL

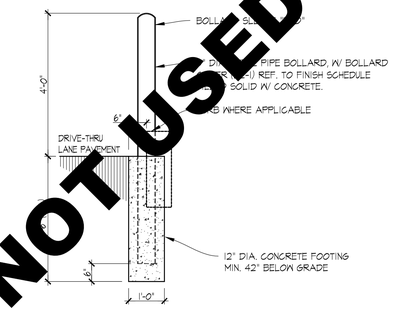
REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
1/23/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
ARCHITECTURAL SITE PLAN

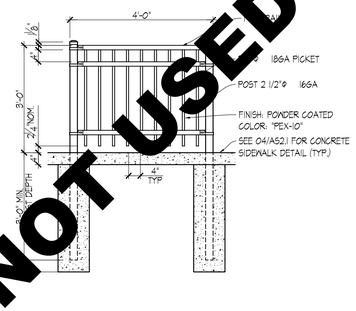
SHEET NUMBER
AS1.1

2/2/2023, 10:27 AM, J:\2 WENDY'S\WEN FRANCHISEE PROJECTS\FOURJAY LLC\2022\01\2023 BRYANT AR\430 CONSTRUCTION DOCUMENTS\DRAWINGS\02 AS1.1 Arch Site Plan.dwg, Mulamchi,



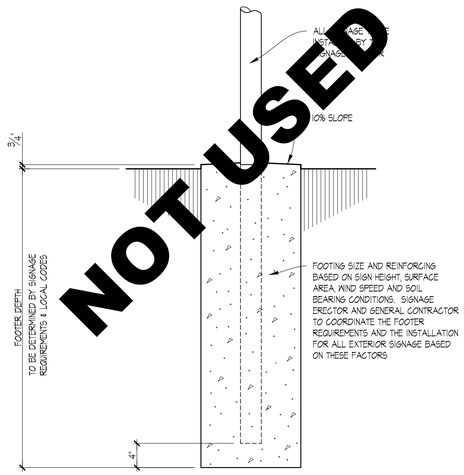
NOT USED

12 6" BOLLARD DETAIL
SCALE: 1/2"=1'-0"



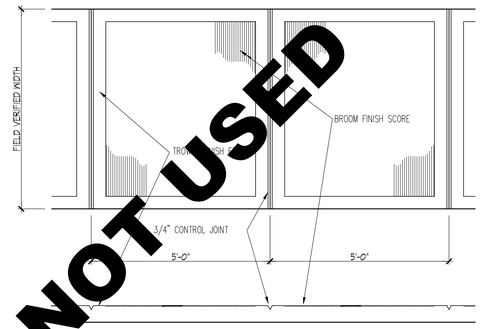
NOT USED

10 SAFETY RAIL DETAIL
SCALE: 1/2"=1'-0"



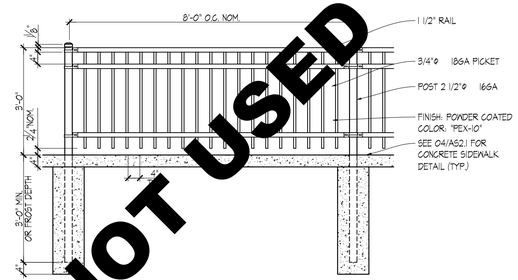
NOT USED

02 SIGN BASE DETAIL
SCALE: 1"=1'-0"



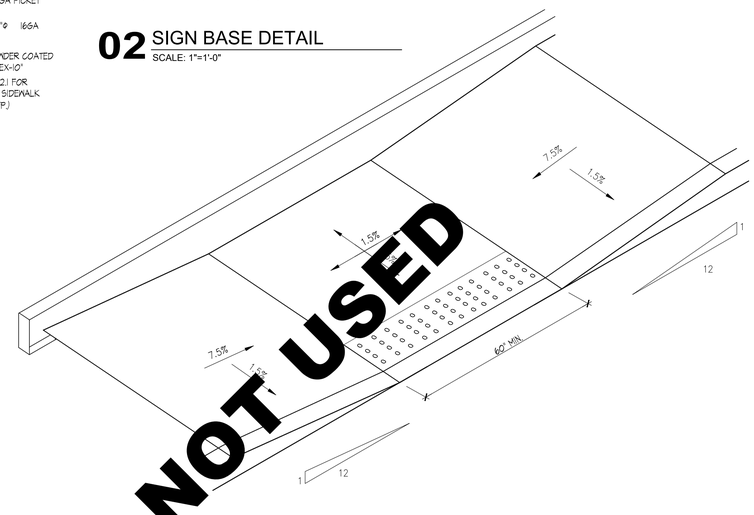
NOT USED

04 SIDEWALK FINISH DETAIL
SCALE: 1/2"=1'-0"



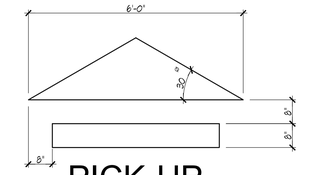
NOT USED

09 PATIO RAIL DETAIL
SCALE: 1/2"=1'-0"



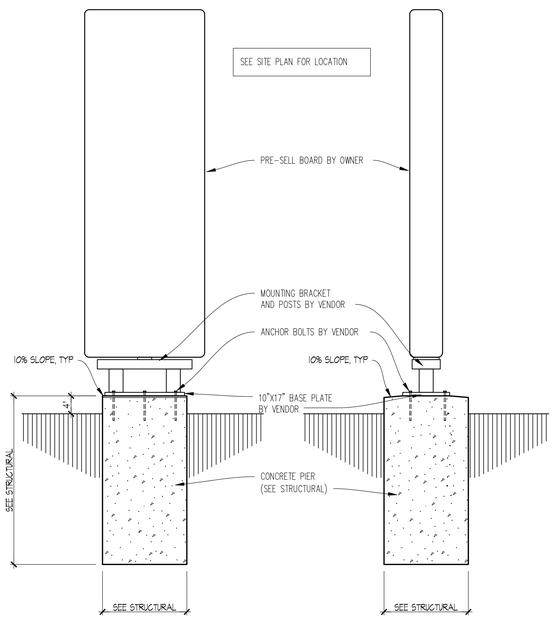
NOT USED

06 SIDEWALK RAMP DETAIL
SCALE: nts



PICK-UP WINDOW — 8" HIGH LETTERS

03 PAVEMENT MARKER DETAIL
SCALE: 1/2"=1'-0"



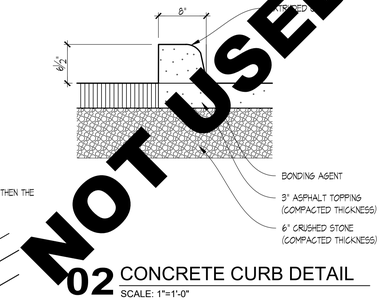
11 PRE-SELL BOARD DETAIL
SCALE: 3/4"=1'-0"

NOT USED

08 EXTERIOR POLE LIGHT DETAIL
SCALE: 3/4"=1'-0"

NOT USED

05 CURB RAMP DETAIL
SCALE: nts



NOT USED

02 CONCRETE CURB DETAIL
SCALE: 1"=1'-0"

NOTE: ALL CONCRETE CURBS TO HAVE EXPANSION JOINTS OR SAW CUTS NOT MORE THAN 20'-0" APART

NOT USED

01 CONCRETE CURB DETAIL
SCALE: 1"=1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

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Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION
-		
-		
-		
-		
-		

ISSUE DATE: 01/23/2023
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DRAWN BY: XXX
CHECKED BY: XXX

SEAL

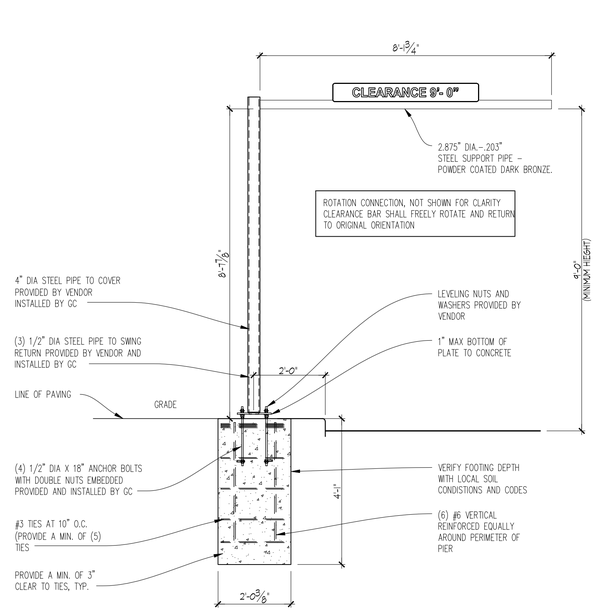
REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
07/31/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

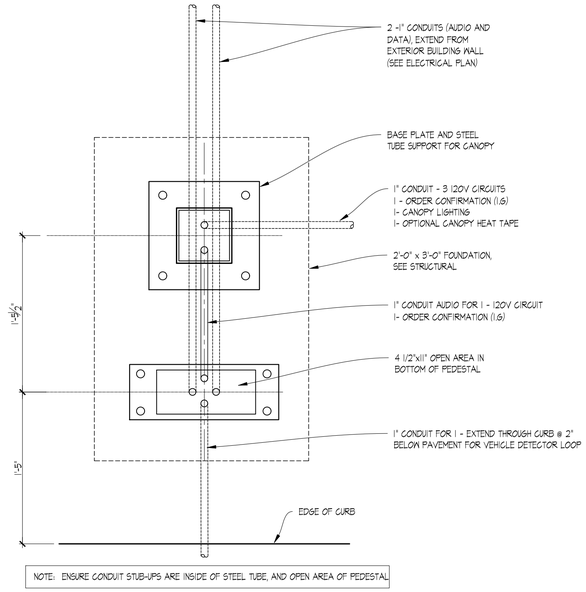
SHEET NAME
SITE DETAILS

SHEET NUMBER
AS2.1

2/2/2023, 10:27 AM, J:\2 WENDYS\WEN FRANCHISEE PROJECTS\CAJUN LLC\2023\02323 BRYANT, AR\430 CONSTRUCTION DOCUMENTS\DRAWINGS\02-AS2.1 Site Details.dwg, Miamish

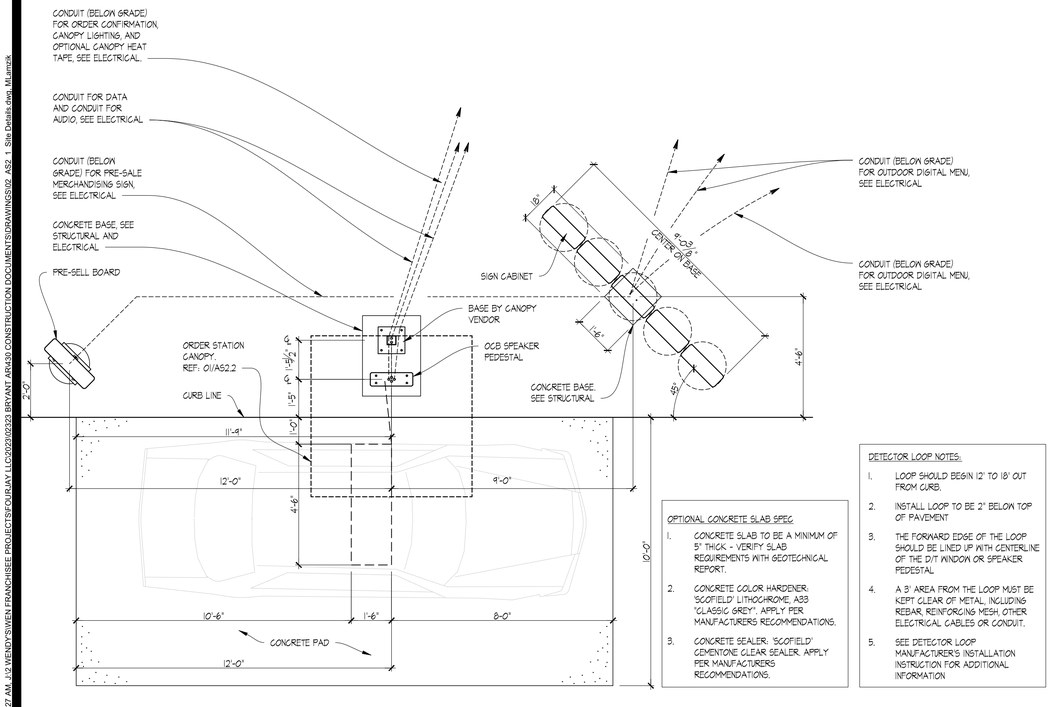


05 CLEARANCE POLE DETAIL
SCALE: 1/2"=1'-0"



NOTE: ENSURE CONDUIT STUB-UPS ARE INSIDE OF STEEL TUBE, AND OPEN AREA OF PEDESTAL

04 ORDER STATION CANOPY FOOTING DETAIL
SCALE: 1-1/2"=1'-0"



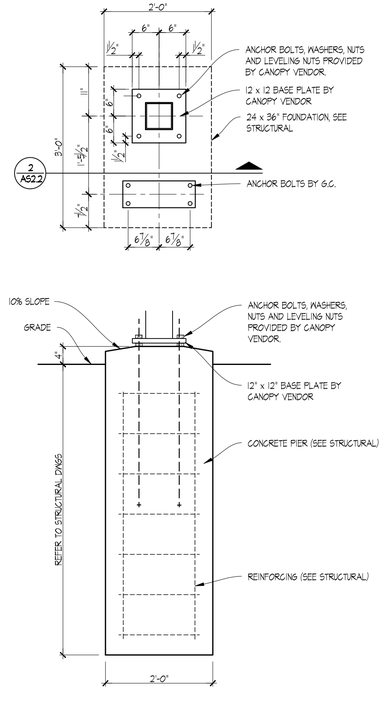
OPTIONAL CONCRETE SLAB SPEC

1. CONCRETE SLAB TO BE A MINIMUM OF 5" THICK - VERIFY SLAB REQUIREMENTS WITH GEOTECHNICAL REPORT.
2. CONCRETE COLOR HARDENER: 'SCOFIELD' LITHOCHROME, A33 'CLASSIC GREY'. APPLY PER MANUFACTURERS RECOMMENDATIONS.
3. CONCRETE SEALER: 'SCOFIELD' CEMENTONE CLEAR SEALER. APPLY PER MANUFACTURERS RECOMMENDATIONS.

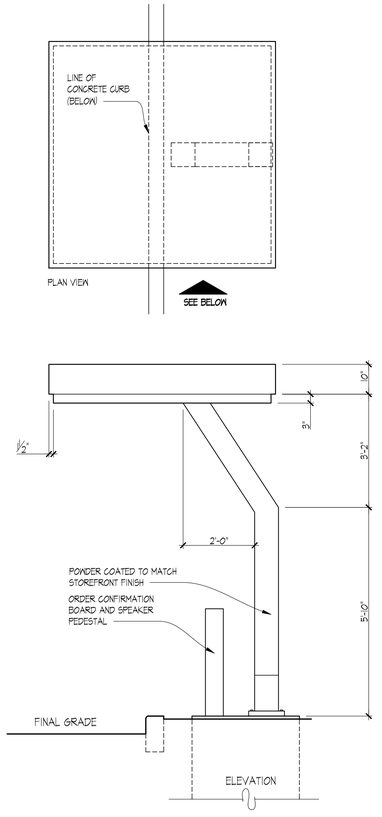
DETECTOR LOOP NOTES:

1. LOOP SHOULD BEGIN 12' TO 18' OUT FROM CURB.
2. INSTALL LOOP TO BE 2" BELOW TOP OF PAVEMENT
3. THE FORWARD EDGE OF THE LOOP SHOULD BE LINED UP WITH CENTERLINE OF THE D/T WINDOW OR SPEAKER PEDESTAL
4. A 3' AREA FROM THE LOOP MUST BE KEPT CLEAR OF METAL, INCLUDING REBAR, REINFORGING MESH, OTHER ELECTRICAL CABLES OR CONDUIT.
5. SEE DETECTOR LOOP MANUFACTURER'S INSTALLATION INSTRUCTION FOR ADDITIONAL INFORMATION

03 PARTIAL PLAN VIEW
SCALE: 3/8"=1'-0"



02 CANOPY FOOTING SECTION
SCALE: 3/4"=1'-0"



01 ORDER STATION CANOPY ELEVATION / PLAN
SCALE: 1/2"=1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION
-		
-		
-		
-		
-		

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL

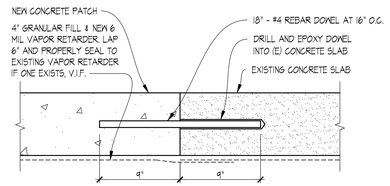
REGISTERED ARCHITECT
ALFRED PAGANO
No. 39817
STATE OF ARKANSAS
1/23/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

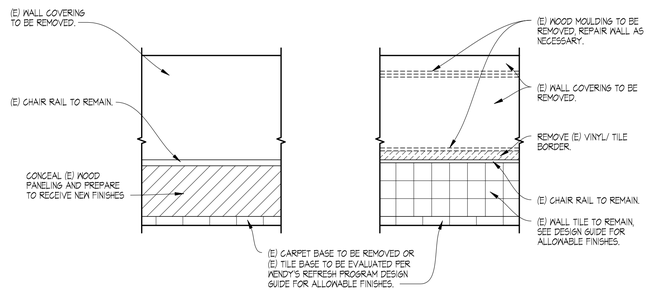
SHEET NAME
SITE DETAILS

SHEET NUMBER
AS2.2

2/2/2023, 10:27 AM, I:\2 WENDYS\WEN_FRANCHISEE PROJECTS\OURLAY LLC\2023\02023 BRYANT, AR\430 CONSTRUCTION DOCUMENTS\DRAWINGS\02_AS2_1_Site Details.dwg, MLuerek



03 SLAB SPLICE DETAIL
1 1/2" = 1'0"



02 EXISTING ELEVATIONS - VARIATIONS
1/4" = 1'-0"

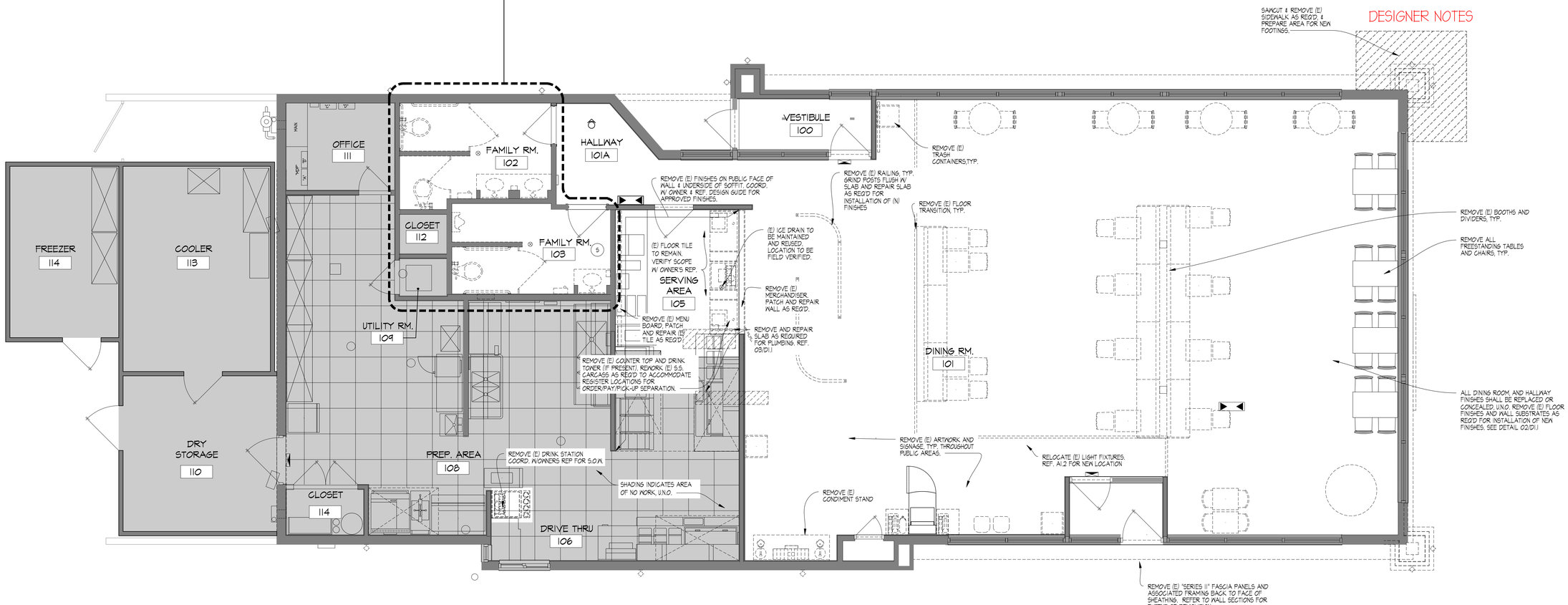
RESTROOM NOTES:

1. DISCONNECT AND DISCARD EXISTING PLUMBING FIXTURES AS REQUIRED FOR NEW WORK.
2. REMOVE ALL RESTROOM ACCESSORIES.
3. REMOVE NON-COMPLIANT FLOOR & WALL FINISHES THROUGHOUT THE RESTROOMS. REMOVE AND REPLACE WALL SHEATHING AND CEILING AS REQUIRED. OTHER SUBSTRATES NOT REMOVED SHALL BE CLEANED OR REPLACED AS REQUIRED FOR NEW FINISHES. DO NOT ADD ADDITIONAL LAYERS OVER EXISTING SUBSTRATES AS ADA CLEARANCES MAY BE VIOLATED.
4. REMOVE STALL DOORS, FRAME & HARDWARE
5. DISCONNECT AND REMOVE VANITY. PREPARE FOR REPLACEMENT.

DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION WORK REQUIRED TO IMPLEMENT NEW WORK, AS SHOWN ON OTHER DRAWINGS. THIS PLAN INDICATES ONLY THE APPROXIMATE DEMOLITION REQUIRED. EXISTING CONDITIONS NOT SHOWN OR NOTED SHALL REMAIN UNCHANGED UNLESS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE. EXISTING MATERIALS ADJACENT TO THE NEW CONSTRUCTION SHALL BE PATCHED, REPAIRED, AND FINISHED TO PROVIDE A SMOOTH, LEVEL AND UNNOTICEABLE TRANSITION BETWEEN NEW AND EXISTING FINISHES.
2. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING WITH WORK.
3. CEASE OPERATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE COMPROMISED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED. NOTIFY PROJECT ARCHITECT AND OWNER'S REPRESENTATIVE OF HAZARDOUS CONTAINING MATERIALS ENCOUNTERED DURING DEMOLITION THAT MAY NEED TESTING OR REMEDIATION.
4. PROVIDE, ERECT, AND MAINTAIN BARRICADES, LIGHTING, AND GUARD RAILS AS REQUIRED BY APPLICABLE CODES TO PROTECT OCCUPANTS OF BUILDING, WORKERS, AND PEDESTRIANS.
5. WHEN DISCONNECTING, REMOVING, AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION, NOTIFY THE LOCAL UTILITY COMPANY AND OWNER'S REPRESENTATIVE IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THE WORK.
6. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
7. EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
8. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS.
9. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
10. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO OWNER.
11. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
12. REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN CONDITION ACCEPTABLE TO OWNER'S REPRESENTATIVE.
13. G.C. TO REMOVE F.F.&E. SCHEDULED TO BE REMOVED PRIOR TO DEMOLITION START. G.C. TO PROTECT AND SHRINK-WRAP REMAINING F.F.&E. NOT AFFECTED BY SCOPE OF WORK FOR DURATION OF JOB. G.C. TO COORDINATE WITH OWNER REPRESENTATIVE.
14. PRIOR TO BID SUBMISSION, THE G.C. SHALL MAKE A SITE VISIT TO REVIEW THE DEMOLITION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SITE WORK, EXTERIOR & INTERIOR OF THE EXISTING STRUCTURE, REVIEW M.E.P. DRAWINGS FOR DEMOLITION REQUIREMENTS / UTILITY RELOCATIONS. COORDINATE DEMOLITION WITH OWNER'S REPRESENTATIVE.
15. REMOVE EXISTING FLOOR & WALL FINISHES AS NOTED AND AS REQUIRED FOR NEW FINISHES. CLEAN, PREP, AND REPAIR SUBSTRATES TO SPECIFICATION REQUIREMENTS OF NEW SCHEDULE FINISHES.
16. DISCONNECT AND/OR REMOVE UNUSED / ABANDONED ELECTRICAL CIRCUITS FROM ELECTRICAL SOURCE PER CODE.
17. CAP, DISCONNECT AND/OR REMOVE ALL PLUMBING LINES NOTED FOR DEMOLITION IN ACCORDANCE WITH CODE.
18. WHENEVER REQUIRED BY LOCAL AUTHORITIES AND AS DIRECTED BY OWNER'S REPRESENTATIVE UNUSED UTILITIES SHALL BE REMOVED IN THEIR ENTIRETY.
19. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL DEMOLITION SCOPE.

DESIGNER NOTES



01 DEMOLITION PLAN
1/4" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
1/23/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 [AP]

SHEET NAME
DEMOLITION FLOOR PLAN

SHEET NUMBER
D1.1

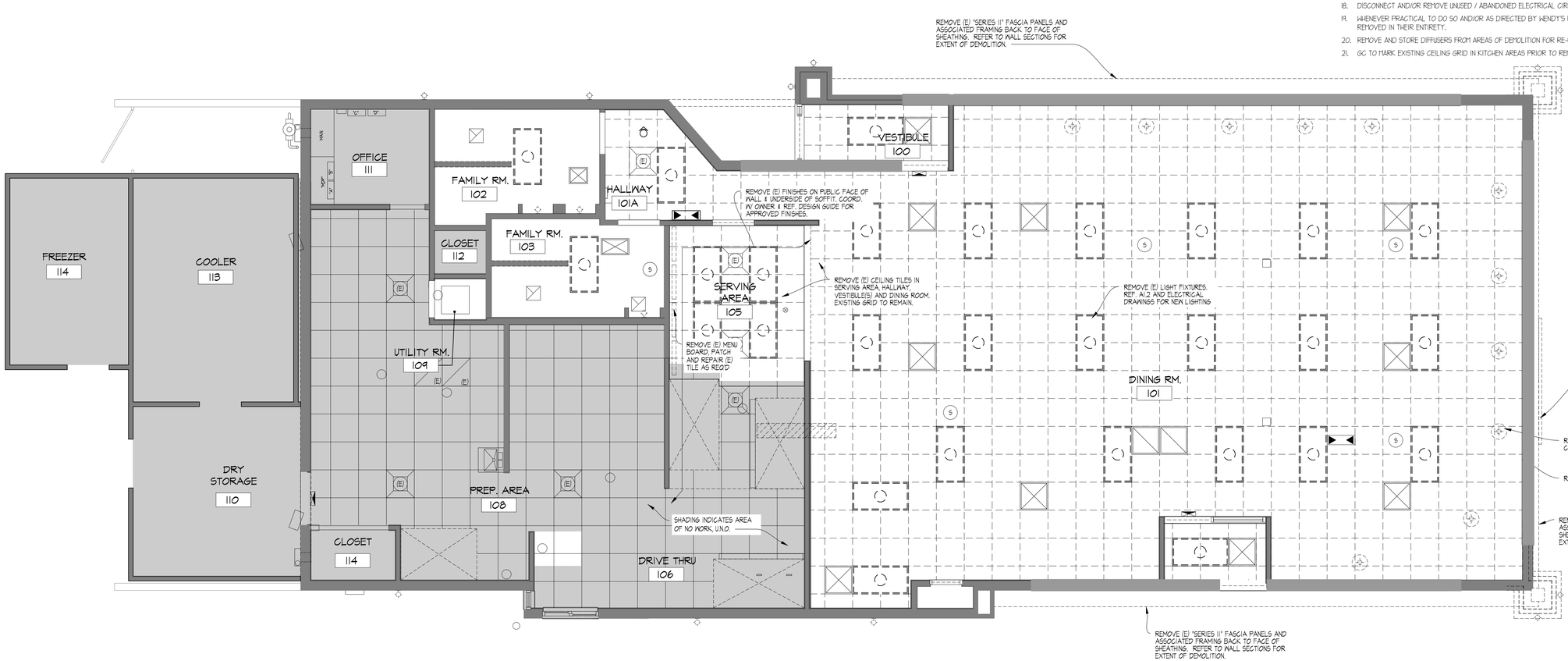
2/2/2023, 10:27 AM, J:\2 WENDYS\WEN FRANCHISEE PROJECTS\FOURJAY LLC\2023\2323 BRYANT, AR\439 CONSTRUCTION DOCUMENTS\DRAWINGS\02 D1.1 Demolition Floor Plan.dwg, MLarmcik

DEMO RCP LEGEND

FLUORESCENT LIGHT FIXTURE	HANGING LIGHT FIXTURE
FLUORESCENT LIGHT FIXTURE	RECESSED CAN LIGHT FIXTURE
FLUORESCENT LIGHT FIXTURE ON NIGHT LIGHT CIRCUIT	WALL MOUNTED LIGHT FIXTURE
SUSPENDED ACOUSTICAL CEILING TILE	EXIT LIGHT FIXTURE
SUPPLY AIR DIFFUSER	CEILING RECESSED EMERGENCY FLOOD LIGHT
RETURN AIR DIFFUSER	WALL MOUNTED EMERGENCY FLOOD LIGHT AND EXIT LIGHT
	ROOF MOUNTED FLOOD LIGHT
	CEILING SPEAKER
	(E) EXISTING TO REMAIN
	(R) RELOCATED EXISTING FIXTURE
	(D) EXISTING TO BE REMOVED

DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION WORK REQUIRED TO IMPLEMENT NEW WORK, AS SHOWN ON OTHER DRAWINGS. THIS PLAN INDICATES ONLY THE APPROXIMATE DEMOLITION REQUIRED FOR COMPLETION OF THIS REMODEL. EXISTING CONDITIONS NOT SHOWN OR NOTED SHALL REMAIN UNCHANGED UNLESS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE. EXISTING MATERIALS ADJACENT TO THE NEW CONSTRUCTION SHALL BE PATCHED, REPAIRED, AND FINISHED TO PROVIDE A SMOOTH, LEVEL AND UNNOTICEABLE TRANSITION BETWEEN NEW AND EXISTING FINISHES.
2. VERIFY FIELD CONDITIONS AND NOTIFY WENDY'S REPRESENTATIVE AND ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING WITH WORK.
3. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE AND PLACE BRACING OR SHORING TO ENSURE SAFETY AND SUPPORT OF STRUCTURE. G.C. TO ASSUME LIABILITY FOR SUCH MOVEMENT, DAMAGE, OR INJURY.
4. CEASE OPERATIONS AND NOTIFY THE WENDY'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE COMPROMISED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
5. PROVIDE, ERECT, AND MAINTAIN BARRICADES, LIGHTING, AND GUARD RAILS AS REQUIRED BY APPLICABLE CODES TO PROTECT OCCUPANTS OF BUILDING, WORKERS, AND PEDESTRIANS.
6. BEFORE DISCONNECTING, REMOVING, AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION, NOTIFY THE LOCAL UTILITY COMPANY AND WENDY'S REPRESENTATIVE IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THE WORK.
7. HVAC SUBCONTRACTOR TO INSPECT EXISTING CONDITIONS PRIOR TO DEMOLITION, AND DETERMINE WHETHER COMPRESSOR REFRIGERANT LINES ARE PRESENT THAT MUST BE PROPERLY DRAINED (TO E.P.A. STANDARDS) PRIOR TO DEMOLITION.
8. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
9. EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
10. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS.
11. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
12. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO OWNER.
13. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
14. REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN CONDITION ACCEPTABLE TO WENDY'S REPRESENTATIVE.
15. WENDY'S VENDOR TO REMOVE F.F.&E. PRIOR TO G.C.'S DEMOLITION START. G.C. TO PROTECT AND SHRINK-WRAP REMAINING F.F.&E. NOT AFFECTED BY REMODEL WORK FOR DURATION OF REMODEL. G.C. TO COORDINATE WITH WENDY'S REPRESENTATIVE.
16. PRIOR TO BID SUBMISSION, THE G.C. SHALL MAKE A SITE VISIT TO REVIEW THE DEMOLITION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SITE WORK, EXTERIOR & INTERIOR OF THE EXISTING STRUCTURE. REVIEW M.E.P. DRAWINGS FOR DEMOLITION REQUIREMENTS / UTILITY RELOCATIONS. COORDINATE DEMOLITION WITH WENDY'S REPRESENTATIVE.
17. REMOVE EXISTING FLOOR & WALL FINISHES AS NOTED AND AS REQUIRED FOR NEW FINISHES. CLEAN, PREP, AND REPAIR SUBSTRATES TO SPECIFICATION REQUIREMENTS OF NEW SCHEDULE FINISHES.
18. DISCONNECT AND/OR REMOVE UNUSED / ABANDONED ELECTRICAL CIRCUITS FROM ELECTRICAL SOURCE PER CODE.
19. WHENEVER PRACTICAL TO DO SO AND/OR AS DIRECTED BY WENDY'S REPRESENTATIVE UNUSED UTILITIES SHALL BE REMOVED IN THEIR ENTIRETY.
20. REMOVE AND STORE DIFFUSERS FROM AREAS OF DEMOLITION FOR RE-USE.
21. GC TO MARK EXISTING CEILING GRID IN KITCHEN AREAS PRIOR TO REMOVAL OF EXISTING CEILING GRID AND TILES.



01 DEMOLITION CEILING PLAN
1/4" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076
REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL

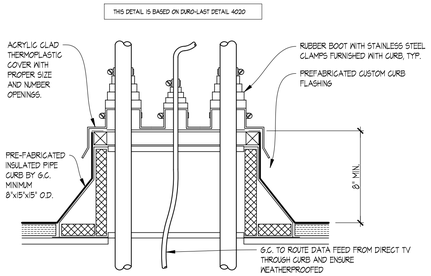
REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
01/23/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

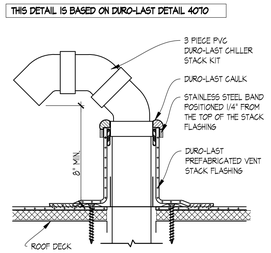
SHEET NAME
DEMOLITION CEILING PLAN

SHEET NUMBER
D2.1

2/2/2023, 10:27 AM, J:\2 WENDYS\WEN FRANCHISEE PROJECTS\FOURJAY LLC\2022\22323 BRYANT, AR\439 CONSTRUCTION DOCUMENTS\DRAWINGS\D2_D2.1_Demolition Ceiling Plan.dwg, Mlamik



02 CONDENSER PIPE CURB DETAIL
SCALE: 1 1/2" = 1'-0"

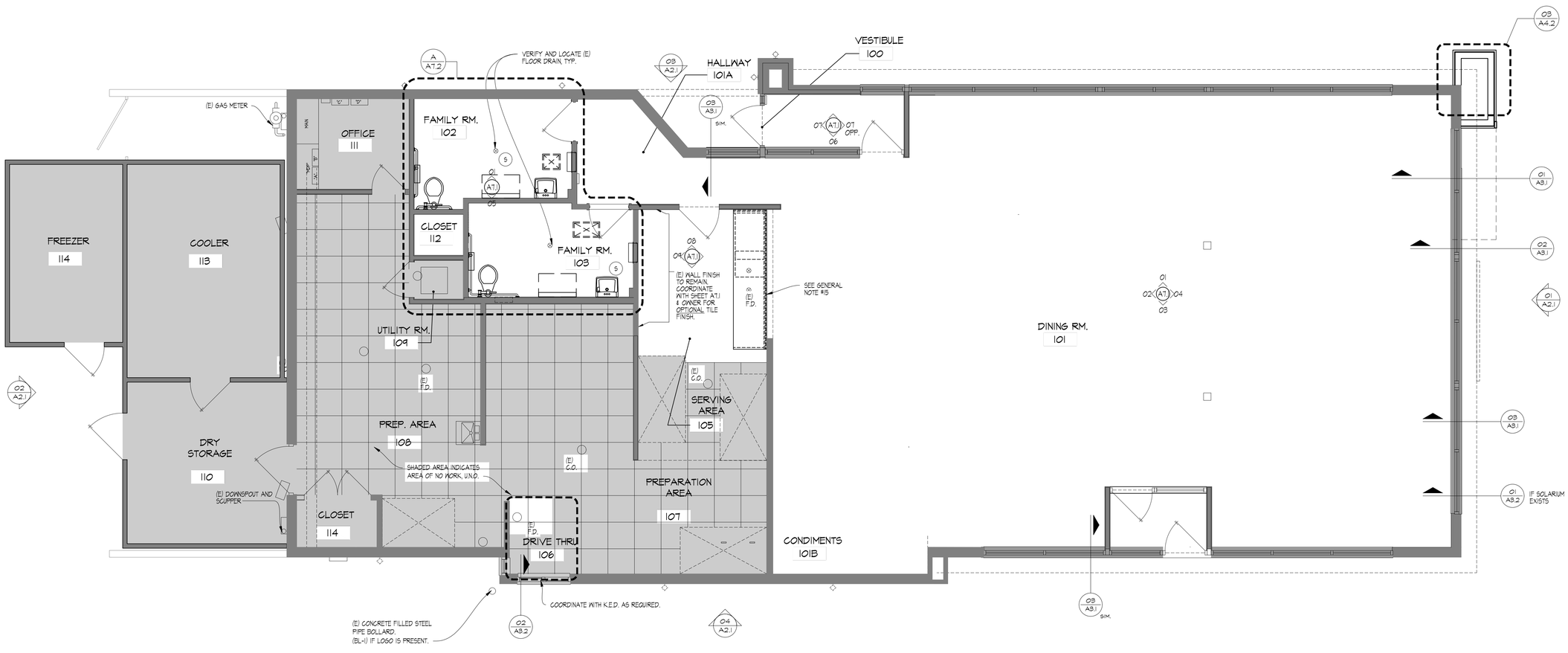


03 GOOSE-NECK CONDENSER PIPE DETAIL
SCALE: 1 1/2" = 1'-0"

FLOOR & FINISH PLAN GENERAL NOTES

1. G.C. SHALL BE RESPONSIBLE FOR VERIFYING "AS-BUILT" CONDITIONS AND LAYING OUT WORK BEFORE PROCEEDING WITH WORK
2. EXTERIOR FINISHES ARE NOTED ON EXTERIOR ELEVATIONS.
3. SEE INTERIOR ELEVATIONS FOR EXTENT OF NEW INTERIOR WALL FINISHES.
4. KITCHEN EQUIPMENT DISTRIBUTOR WILL SUPPLY CRITICAL DIMENSIONS, PLUMBING AND ELECTRICAL SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE KITCHEN EQUIPMENT DISTRIBUTOR.
5. ELECTRICAL AND PLUMBING CONTRACTOR TO MAKE FINAL CONNECTION TO EQUIPMENT
6. DESIGN INTENT IS FOR EXISTING FINISHES TO BE REPLACED WITH EQUIVALENT NEW FINISHES, U.N.O. COORDINATE WITH OWNER FOR OPTIONAL FINISH UPGRADES.
7. G.C. TO PROVIDE AND INSTALL CRACK ISOLATION/WATERPROOF MEMBRANE AT ALL AREAS OF PORCELAIN, CERAMIC AND MARBLE TILES. 'HYDRO BAN' BY LATICRETE. PROVIDE 'LATASIL' SEALANT @ ALL AREAS OF EXPANSION JOINTS IN SUBSTRATE PRIOR TO INSTALLATION OF 'HYDRO BAN'. CONTACT LATICRETE AT (203) 316.8113
8. PAINTER SHALL BE RESPONSIBLE FOR THE REMOVAL OF HARDWARE, SWITCH AND OUTLET COVERS, ETC, AND REINSTALLATION OF SAME AFTER PAINTING.
9. RETOUCH OR REFINISH SURFACES DAMAGED BY SUBSEQUENT WORK AS DIRECTED BY GENERAL CONTRACTOR. THE COST OF SUCH RESTORATION WORK SHALL BE BORNE BY THE CONTRACTOR.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE, ADJACENT FINISHED WORK, FLOORING, ETC. IF APPLICABLE.
11. REFER TO REFLECTED CEILING PLAN FOR CEILING TYPES, HEIGHTS, & FINISHES.
12. COORDINATE MUSIC & WI-FI SYSTEM REQUIREMENTS WITH WENDY'S REPRESENTATIVE.
13. FOR NEW DRINK STATIONS BEING ADDED, NEW CONDENSERS ON ROOF ARE REQUIRED. CONDENSERS TO BE INSTALLED ON EQUIPMENT RAILS SUPPLIED WITH UNITS. G.C. TO INSTALL EQUIPMENT RAILS AND CONDENSERS NO CLOSER THAN 10'-0" FROM ANY ROOF EDGE AND OUTSIDE AIR INTAKE. INSTALL RAILS PARALLEL WITH ROOF SLOPE TO ENSURE POSITIVE DRAINAGE. G.C. TO INSTALL NEW PIPE CURB FOR CONDENSER LINES PER DETAIL 02/A1.1. COORDINATE FINAL LOCATION OF CONDENSERS AND PIPE CURB WITH WENDY'S CONSTRUCTION MANAGER AND A.H.J. PATCH AND REPAIR EXISTING ROOF MEMBRANE AS REQUIRED USING MEMBRANE MANUFACTURER'S STANDARD DETAILS TO ENSURE EXISTING WARRANTY IS MAINTAINED.
14. VERIFY LOCATION(S) OF EXISTING FLOOR DRAIN TO SERVE DRINK STAND. PROVIDE NEW DRAIN TO SERVE DRINK STAND WHERE EXISTING IS NOT AVAILABLE. SAW CUT FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW DRAIN AND PATCH TO MATCH ADJACENT AFTER INSTALLATION. COORDINATE EXACT LOCATION.
15. (N) SOLID SURFACE COUNTERTOP & RETROFIT FRONT COUNTER BASE CABINET AS REQUIRED FOR ORDER/PAY AND PICK-UP SEPARATION, INCLUDING (N) UNDER-COUNTER ICE BIN. MAINTAIN (E) ICE BIN DRAIN FOR REUSE. RETROFIT KIT AVAILABLE THROUGH K.E.D., COORDINATE REQUIREMENTS WITH K.E.D. & GC AS REQUIRED. GC SHALL COORDINATE FINAL CASH DROP SAFE PLACEMENT WITH WENDY'S REPRESENTATIVE, INCLUDING ACCESS TO SAFE KEYS FROM RESTAURANT MANAGER.

CRITICAL NOTE:
THE GENERAL CONTRACTOR SHALL PROVIDE A CONTINGENCY BID FOR WORK IN THE BACK OF HOUSE/KITCHEN AREA BEYOND THE SCOPE OF THIS REFRESH SHOWN ON THESE DOCUMENTS. COORDINATE ANY/ALL WORK BID, PROPOSED, OR REQUIRED WITH THE WENDY'S CONSTRUCTION REPRESENTATIVE PRIOR TO PURCHASING OR BEGINNING ANY WORK BEYOND THE LIMITED SCOPE SHOWN ON THESE CONSTRUCTION DOCUMENTS.



01 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh
The McIntosh Group, LLC
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Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076
REFRESH

Wendy's
2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL
REGISTERED ARCHITECT
ALFRED PAGANO
NO. 3987
STATE OF ARKANSAS
07/31/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
FLOOR PLAN

SHEET NUMBER
A1.1

2/2/2023, 10:28 AM, J:\2 WENDYS\WEN FRANCHISEE PROJECTS\CAJUN LLC\2022\2323 BRYANT, AR\A30 CONSTRUCTION DOCUMENTS\DRAWINGS\03_A1.1 Floor Plan.dwg, MLemirk

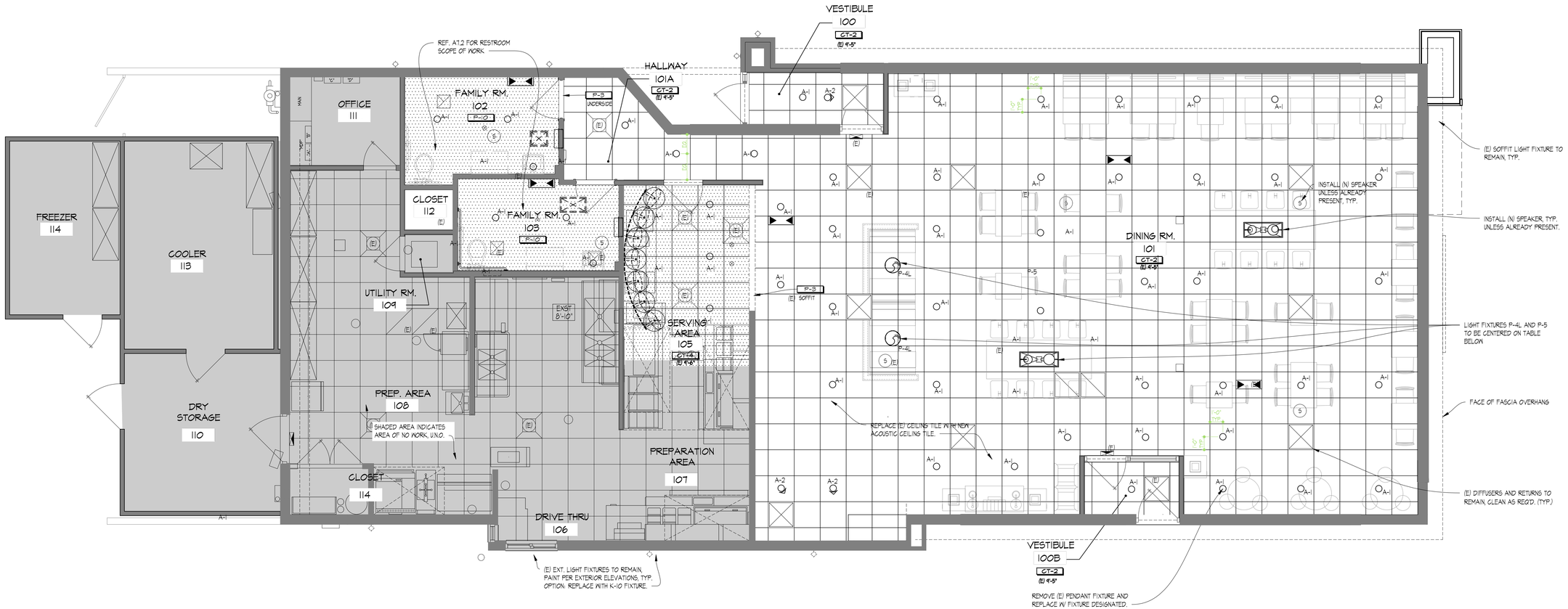
GENERAL NOTES

1. HOLD DOWN CLIPS SHALL BE PROVIDED FOR ALL CEILING TILES IN THE VESTIBULES.
2. SEE INTERIOR FINISH SCHEDULE FOR CEILING TILE.
3. DO NOT SCREW THE CEILING GRID TO THE STAINLESS STEEL HOODS. USE DOUBLE-FACED TAPE.
4. REFER TO ELECTRICAL AND/OR HVAC DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ALL FIXTURES, DEVICES AND EQUIPMENT SHOWN ON THIS PLAN.
5. VERIFY EXISTING MUSIC SYSTEM IN DINING ROOM. COORDINATE REQUIREMENTS WITH WENDY'S REP.
6. VERIFY EXISTING WIFI SYSTEM. COORDINATE REQUIREMENTS WITH WENDY'S REP.

LEGEND

- FLUORESCENT LIGHTING FIXTURE
- NEW CEILING GRID AND ACT (CT-2)
- (E) CEILING GRID AND NEW ACT (CT-2) (DESIGNATED BY HALF-TONE)
- NEW WASHABLE SUSPENDED ACOUSTICAL CEILING TILE. CT-4
- EXIT LIGHT FIXTURE
- X'-X" CEILING MOUNTED LIGHT TRACK
- HANGING LIGHT FIXTURE
- OR RECESSED OR WALL WASH CAN LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SUSPENDED COMMUNITY FIXTURE
- PENDANT LIGHT FIXTURE
- SUPPLY AIR DIFFUSER
- RETURN AIR DIFFUSER
- CEILING RECESSED EMERGENCY FLOOD LIGHT
- EXTERIOR REMOTE EMERGENCY FLOOD LIGHT
- S CEILING SPEAKER

NOTE:
ALL FIXTURES TO BE PROVIDED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED. ELECTRICAL CONTRACTOR TO VERIFY COLOR SCHEME BEFORE PLACING ORDER.



01 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL

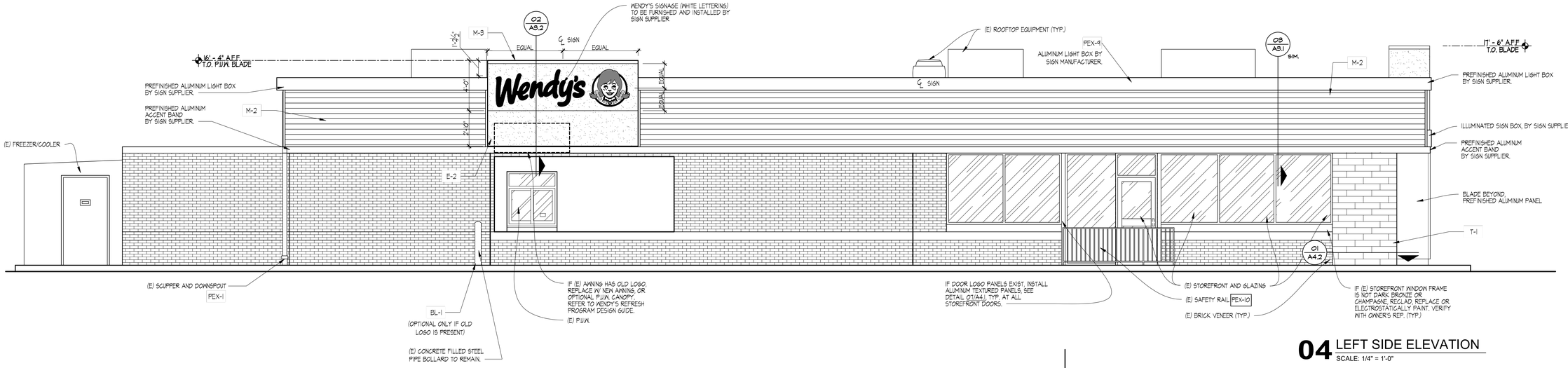
REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
01/27/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

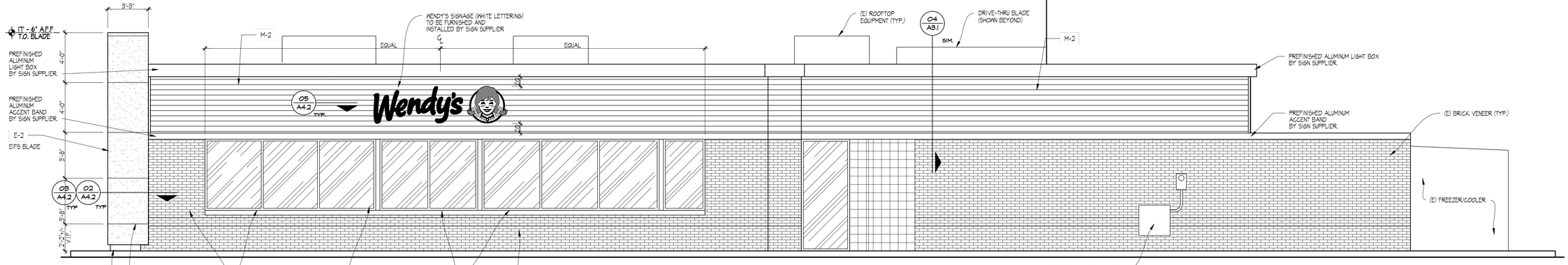
SHEET NAME
REFLECTED CEILING PLAN

SHEET NUMBER
A1.2

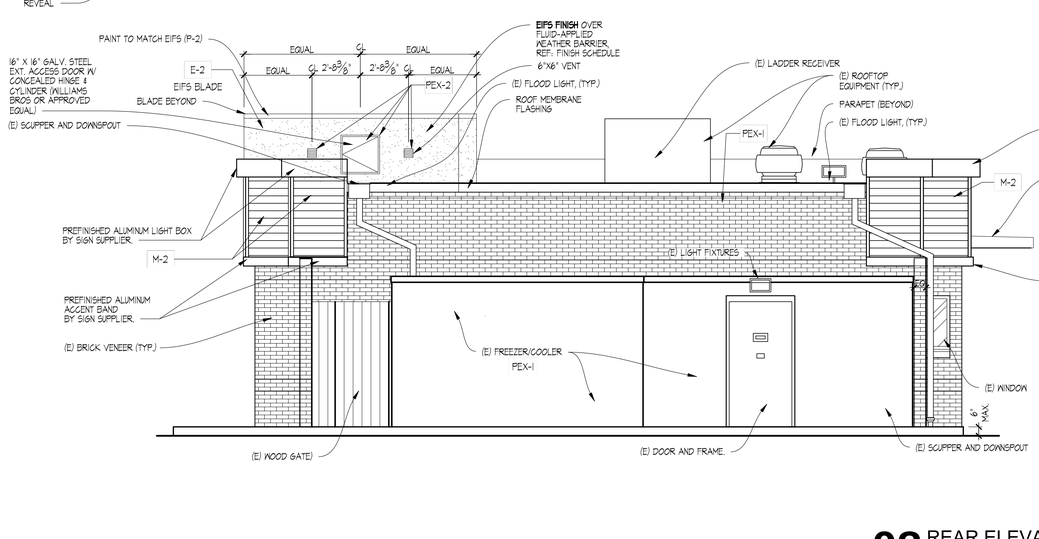
2/2/2023, 10:28 AM, J:\2 WENDY'S\WEN FRANCHISEE PROJECTS\CJOURJAY LLC\2022\2323 BRYANT, AR\430 CONSTRUCTION DOCUMENTS\DRAWINGS\00_A1.2_REFLECTED_CEILING_PLAN.dwg, MLesnik



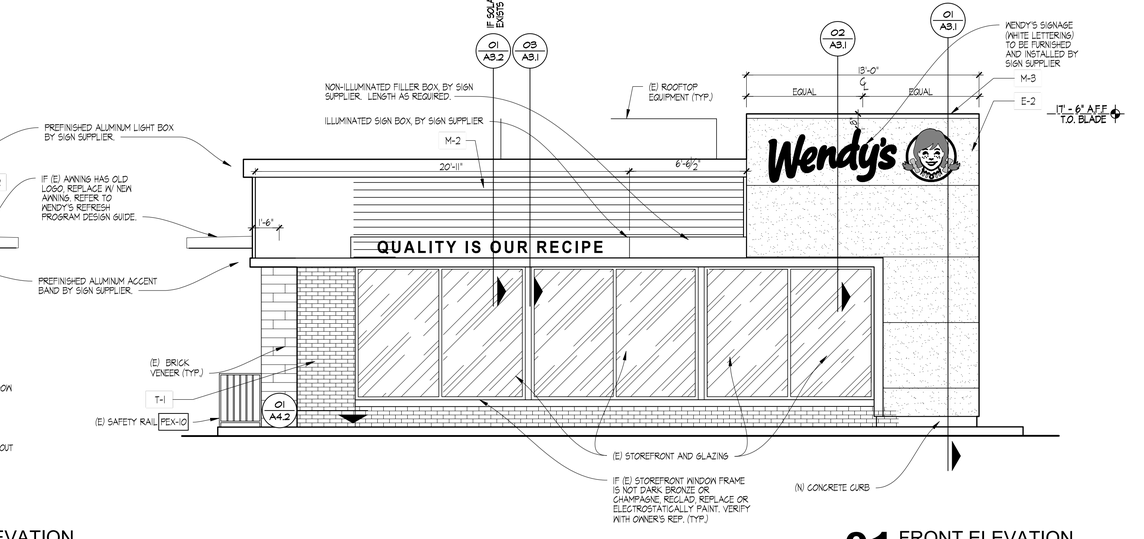
04 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



03 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



02 REAR ELEVATION
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

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Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023

PROJECT NUMBER: T.B.D.

DRAWN BY: XXX

CHECKED BY: XXX

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
7/31/2023

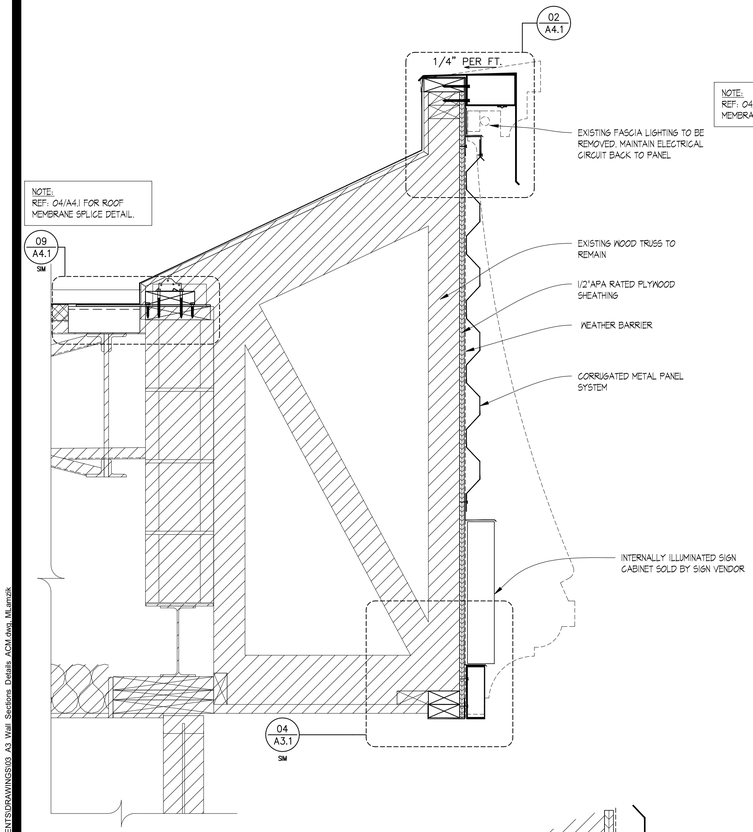
LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
EXTERIOR ELEVATIONS

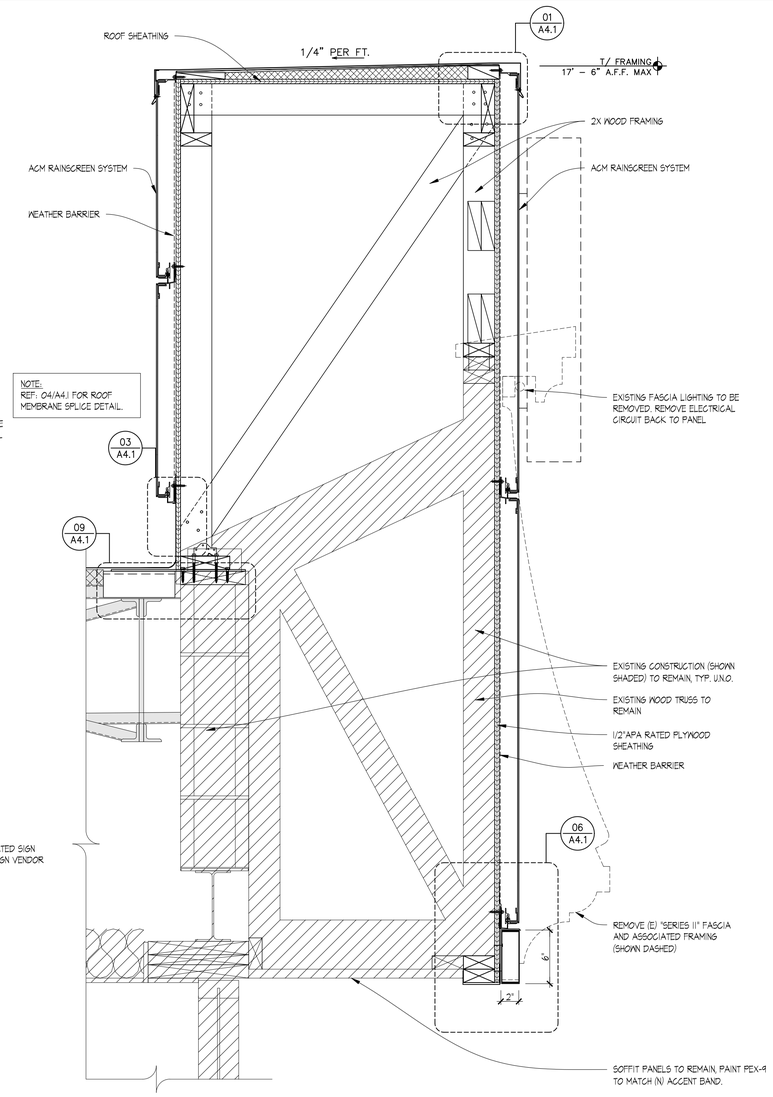
SHEET NUMBER
A2.1

2/2/2023, 10:28 AM, K:\3 WENDYS\WEN FRANCHISEE PROJECTS\BOURJAY LLC\2023\2023229 BRYANT, AR\38 CONSTRUCTION DOCUMENTS\DRAWINGS\03 A2 EXTERIOR ELEVATIONS.dwg, MJarrett

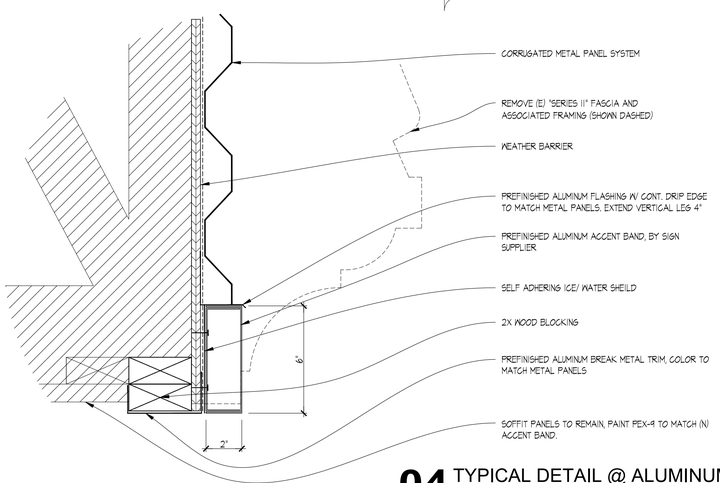
GENERAL NOTE
1. PROVIDE CONTINUOUS EXTERIOR WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES. UTILIZE COMMERCIAL GRADE BUILDING WRAP AT CORRUGATED METAL PANELS UTILIZE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER AT MASONRY, EIFS, TILE, AND ACM. COORDINATED TRANSITIONS PER MFR'S RECOMMENDATIONS. APPROVE ALTERNATE. PROVIDE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES.
2. PROVIDE CONTINUOUS CLASS I OR CLASS 2 VAPOR RETARDER ON THE INTERIOR SIDE OF THE WALL FRAMING AND BEHIND APPLIED WALL FINISH SHEATHING IN ASHRAE ZONES MARINE 4, AND 5 THROUGH 8. LAP AND TAPE ALL SEAMS TO ACHIEVE CONTINUOUS COVERAGE OVER THE ENTIRE UNFENESTRATED BUILDING ENVELOPE.



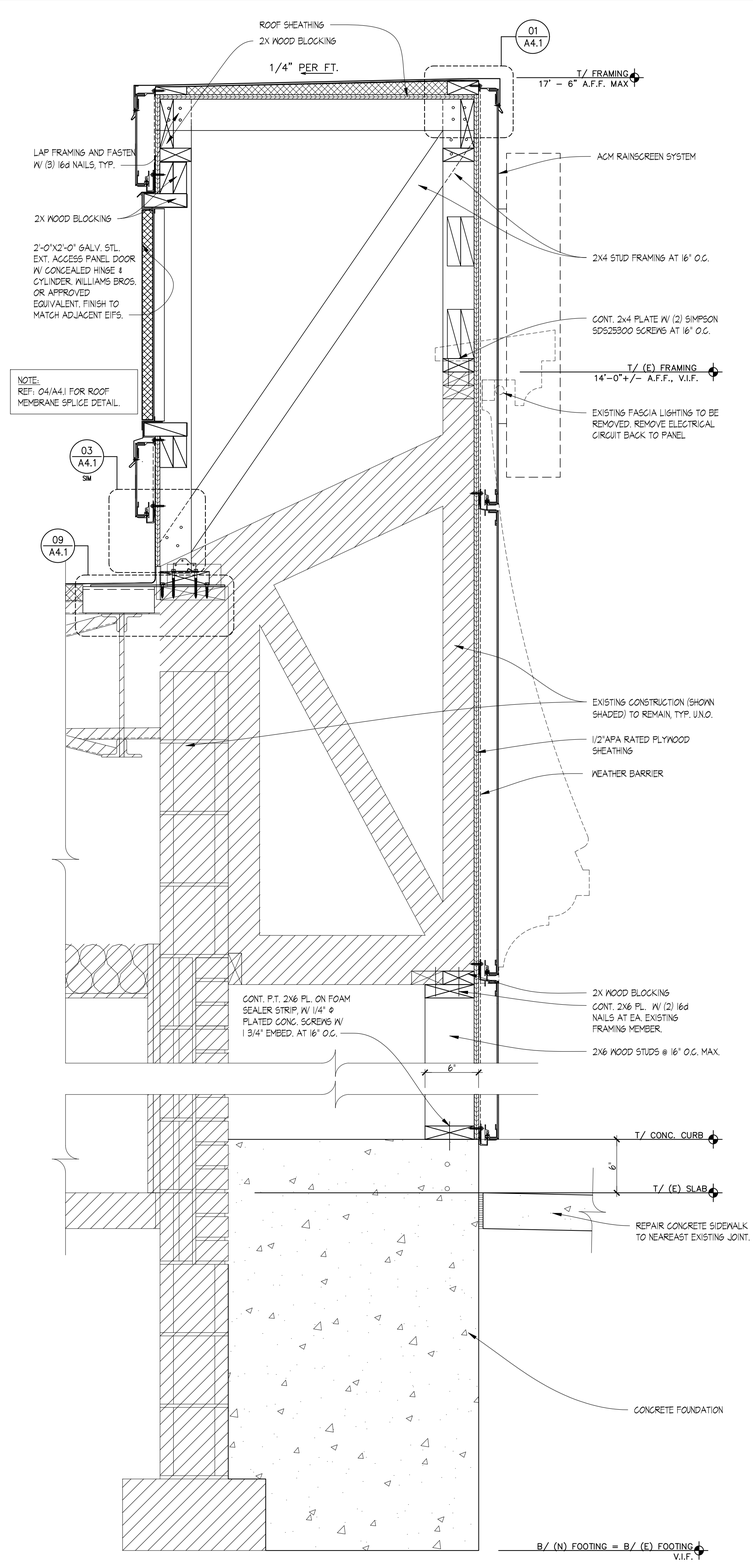
03 PARTIAL WALL SECTION
SCALE: 1-1/2" = 1'-0"



02 PARTIAL WALL SECTION
SCALE: 1-1/2" = 1'-0"



04 TYPICAL DETAIL @ ALUMINUM TRIM
SCALE: 3" = 1'-0"



01 PARTIAL WALL SECTION
SCALE: 1-1/2" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076
REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
1/23/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

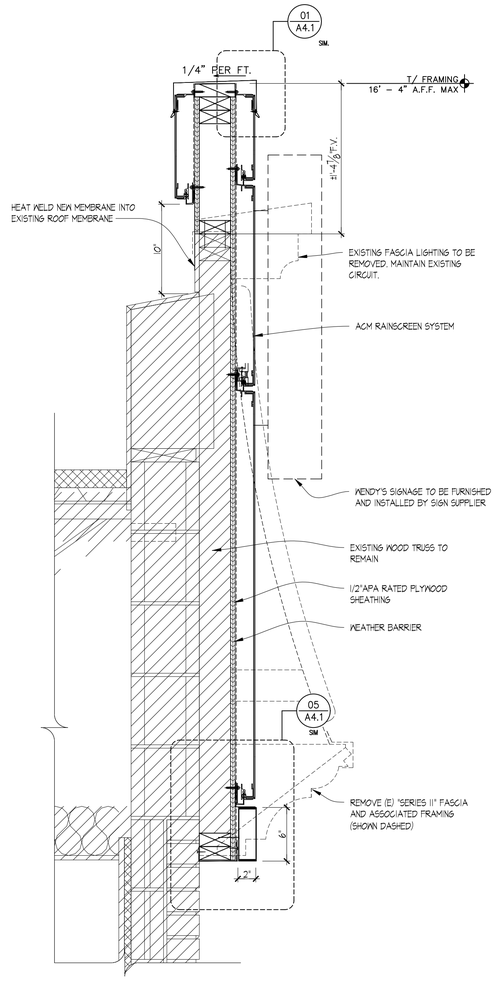
SHEET NAME
WALL SECTIONS & DETAILS

SHEET NUMBER
A3.1
ACM

2/2/2023, 10:28 AM, J:\2 WENDYS\WEN FRANCHISEE PROJECTS\FOURJAY LLC\2020\20233 BRYANT AR\03 CONSTRUCTION DOCUMENTS\DRAWINGS\03 A3 Wall Sections, Details ACM.dwg, MLarmik

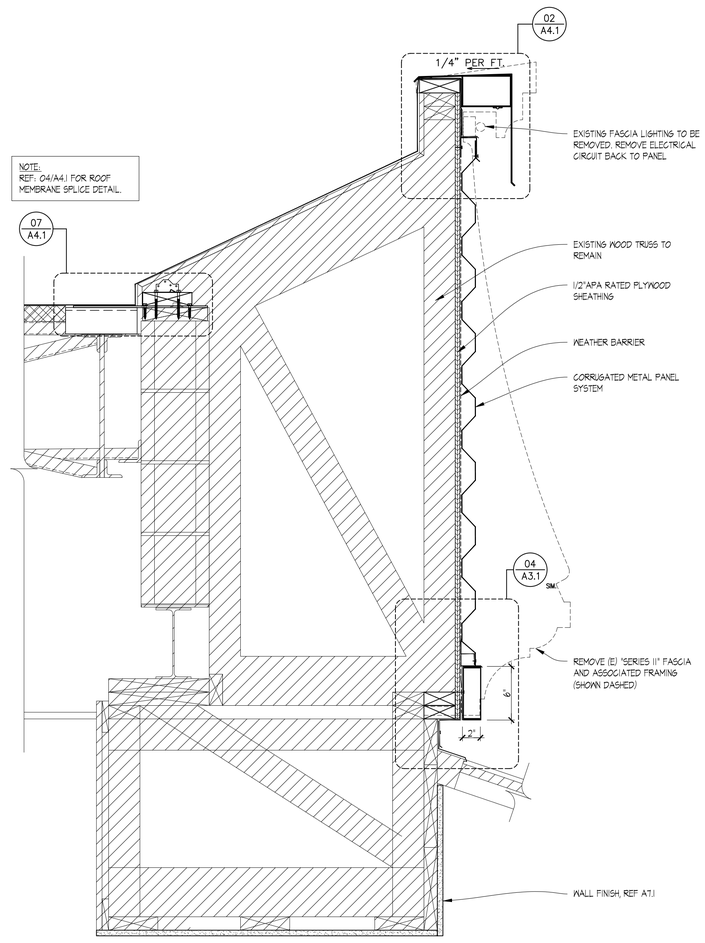
GENERAL NOTE

INSTALL COMMERCIAL GRADE BUILDING WRAP BEHIND RAINSCREEN SYSTEM & OVER EXTERIOR SHEATHING. CONTINUOUS VAPOR RETARDER SHALL BE ON INSTALLED ON THE INTERIOR SIDE OF THE WALL FRAMING CONSTRUCTION AND BEHIND APPLIED WALL FINISH SHEATHING. LAP AND TAPE ALL SEAMS TO ACHIEVE CONTINUOUS COVERAGE OVER THE ENTIRE UNFENESTRATED BUILDING ENVELOPE.



02 PARTIAL WALL SECTION

SCALE: 1-1/2" = 1'-0"



01 PARTIAL WALL SECTION

SCALE: 1-1/2" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
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UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

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PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023

PROJECT NUMBER: T.B.D.

DRAWN BY: XXX

CHECKED BY: XXX

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
1/23/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME

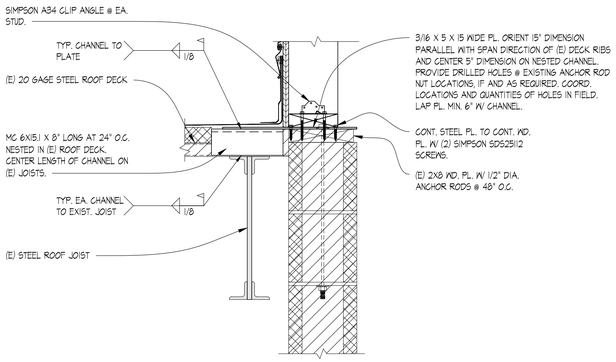
WALL SECTIONS & DETAILS

SHEET NUMBER

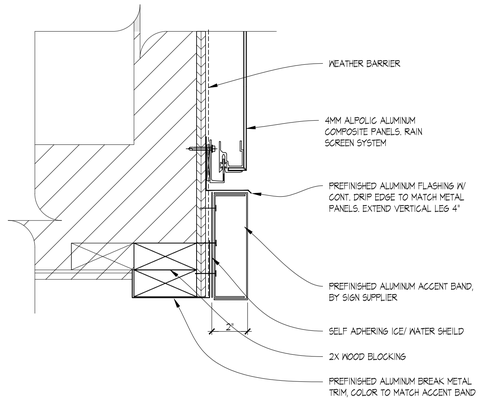
A3.2

ACM

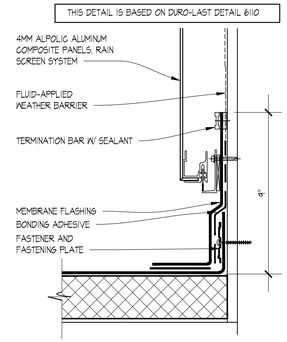
2/2/2023, 10:28 AM, J:\3 WENDYS\WEN FRANCHISEE PROJECTS\FOQUAY LLC\2023\02\2329 BRYANT AR\39 CONSTRUCTION DOCUMENTS\DRAWINGS\03 A3 Wall Sections Details ACM.dwg, Mike.smith



09 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

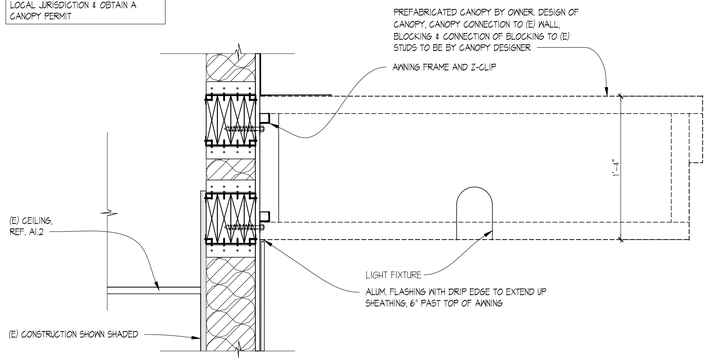


06 ALUMINIUM TRIM DETAIL
SCALE: 3" = 1'-0"

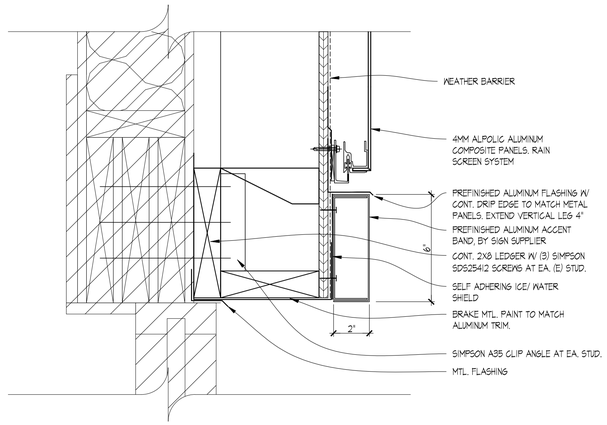


03 SECTION DETAIL
SCALE: 3" = 1'-0"

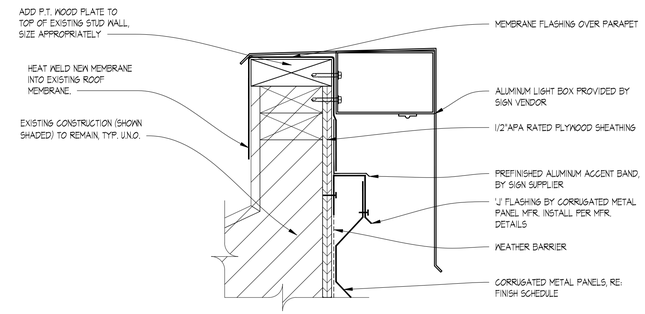
NOTE: CANOPY SUPPLIER MUST SUBMIT CANOPY DESIGN & CONNECTIONS TO LOCAL JURISDICTION & OBTAIN A CANOPY PERMIT



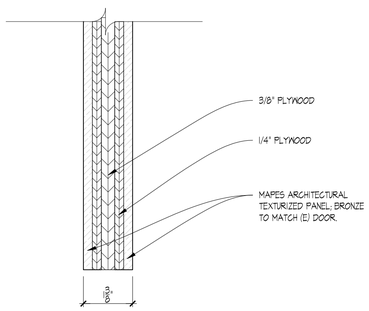
08 OPTIONAL P.U.W. CANOPY DETAIL
SCALE: 1 1/2" = 1'-0"



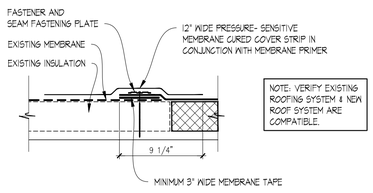
05 ALUMINIUM TRIM DETAIL
SCALE: 3" = 1'-0"



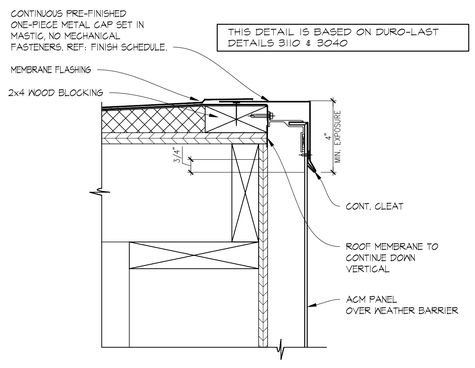
02 SECTION DETAIL
SCALE: 3" = 1'-0"



07 DOOR PANEL INSERT DETAIL
SCALE: 3" = 1'-0"



04 ROOF SEAM DETAIL
SCALE: 1 1/2" = 1'-0"



01 SECTION DETAIL
SCALE: 3" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

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Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076
REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
1/23/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
SECTION DETAILS

SHEET NUMBER
A4.1
ACM

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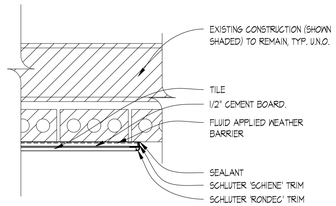
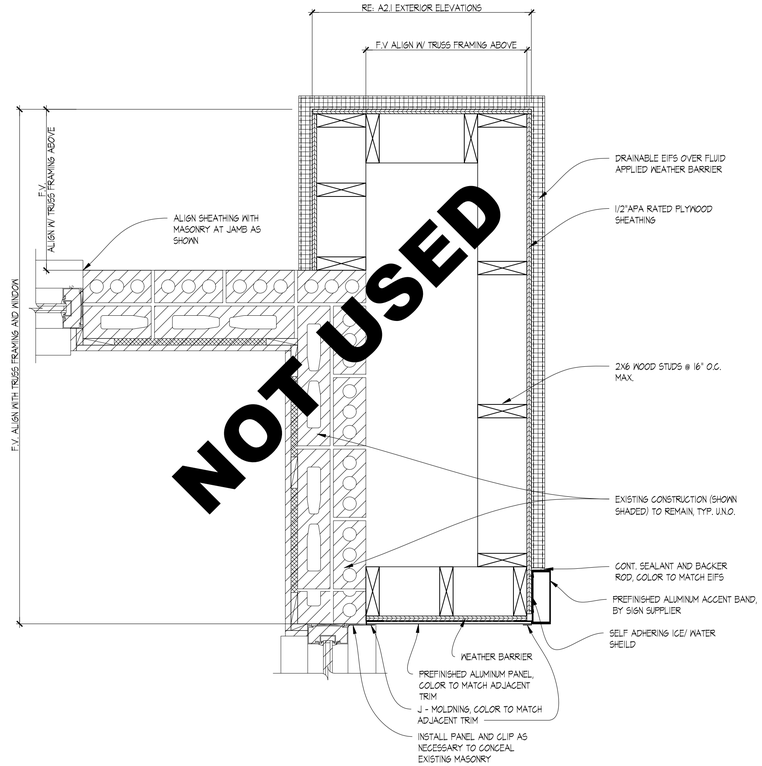


04 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



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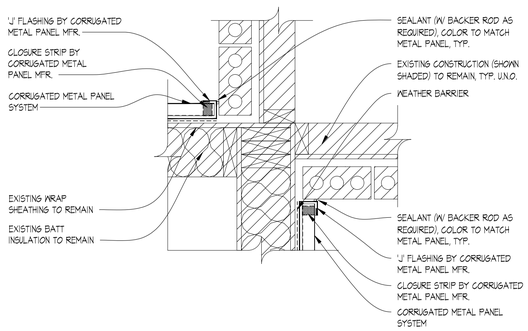
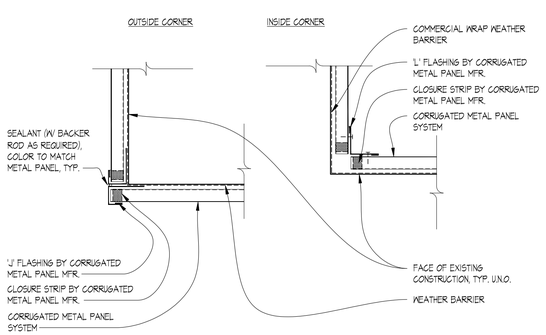
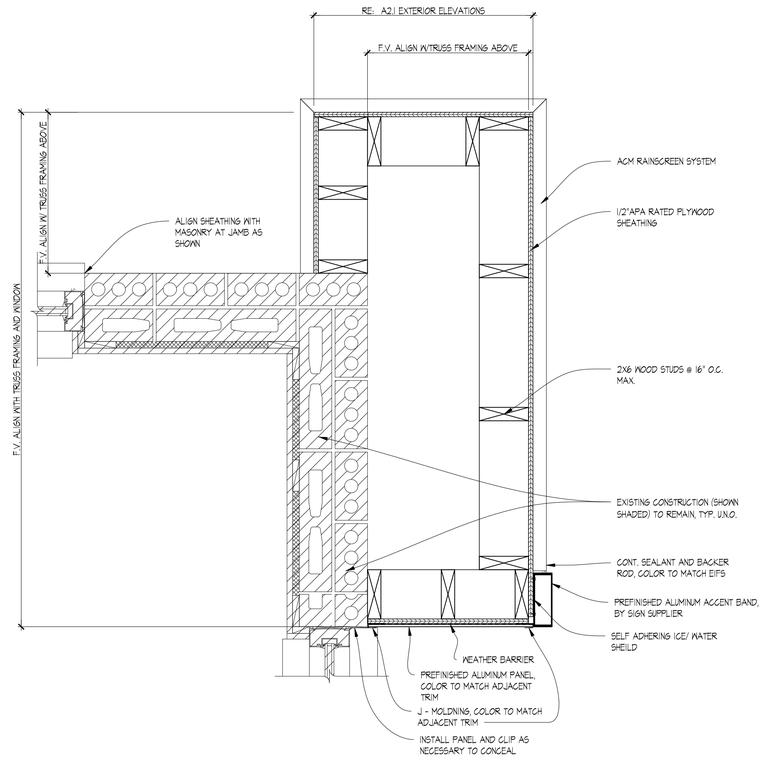
02 PLAN DETAIL EIFS
SCALE: 1 1/2" = 1'-0"



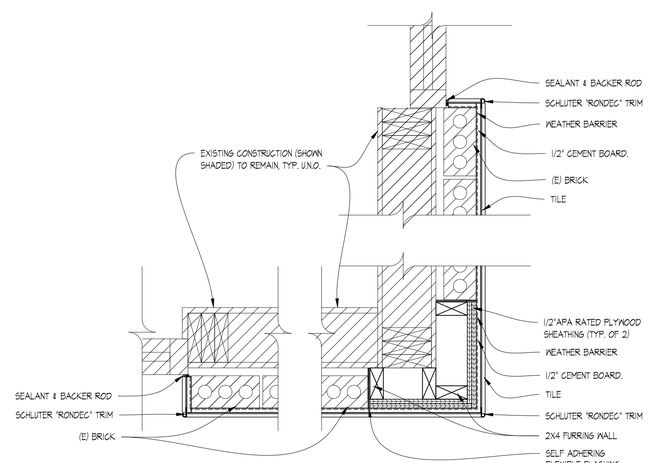
06 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



05 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



03 PLAN DETAIL ACM
SCALE: 1-1/2" = 1'-0"



01 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

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PROJECT TYPE: 3076 REFRESH

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REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
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DRAWN BY: XXX
CHECKED BY: XXX

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
1/30/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
PLAN DETAILS & MISC. DETAILS

SHEET NUMBER
A4.2

2/2/2023, 10:28 AM, J:\2 WENDYS\WEN FRANCHISEE PROJECTS\POPULARY LOC\2023\02\23 BRYANT, AR\A01 CONSTRUCTION DOCUMENTS\DRAWINGS\03 A4.2 - Details.dwg, TitleBlock

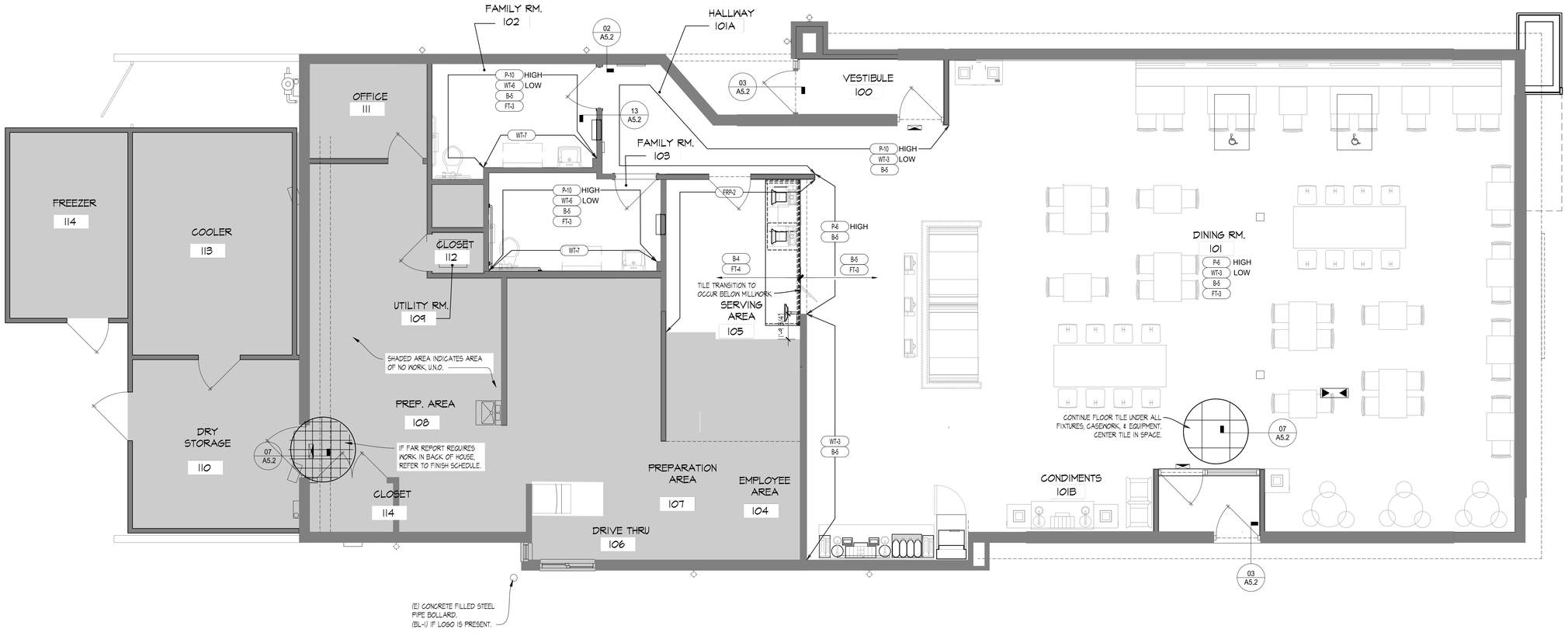
FLOOR & FINISH PLAN GENERAL NOTES

1. G.C. SHALL BE RESPONSIBLE FOR VERIFYING "AS-BUILT" CONDITIONS AND LAYING OUT WORK BEFORE PROCEEDING WITH WORK.
2. EXTERIOR FINISHES ARE NOTED ON EXTERIOR ELEVATIONS.
3. SEE INTERIOR ELEVATIONS FOR EXTENT OF NEW INTERIOR WALL FINISHES.
4. KITCHEN EQUIPMENT DISTRIBUTOR WILL SUPPLY CRITICAL DIMENSIONS, PLUMBING AND ELECTRICAL SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE KITCHEN EQUIPMENT DISTRIBUTOR.
5. ELECTRICAL AND PLUMBING CONTRACTOR TO MAKE FINAL CONNECTION TO EQUIPMENT
6. DESIGN INTENT IS FOR EXISTING FINISHES TO BE REPLACED WITH EQUIVALENT NEW FINISHES, U.N.O. COORDINATE WITH OWNER FOR OPTIONAL FINISH UPGRADES.
7. G.C. TO PROVIDE AND INSTALL CRACK ISOLATION/WATERPROOF MEMBRANE AT ALL AREAS OF PORCELAIN, CERAMIC AND MARBLE TILES. 'HYDRO BAN' BY LATICRETE. PROVIDE 'LATASIL' SEALANT @ ALL AREAS OF EXPANSION JOINTS IN SUBSTRATE PRIOR TO INSTALLATION OF 'HYDRO BAN'. CONTACT LATICRETE AT (203) 316.8113
8. PAINTER SHALL BE RESPONSIBLE FOR THE REMOVAL OF HARDWARE, SWITCH AND OUTLET COVERS, ETC, AND REINSTALLATION OF SAME AFTER PAINTING.
9. RETOUCH OR REFINISH SURFACES DAMAGED BY SUBSEQUENT WORK AS DIRECTED BY GENERAL CONTRACTOR. THE COST OF SUCH RESTORATION WORK SHALL BE BORNE BY THE CONTRACTOR.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE, ADJACENT FINISHED WORK, FLOORING, ETC. IF APPLICABLE.
11. REFER TO REFLECTED CEILING PLAN FOR CEILING TYPES, HEIGHTS, & FINISHES.
12. COORDINATE MUSIC & WI-FI SYSTEM REQUIREMENTS WITH WENDY'S REPRESENTATIVE.
13. FOR NEW DRINK STATIONS BEING ADDED, NEW CONDENSERS ON ROOF ARE REQUIRED. CONDENSERS TO BE INSTALLED ON EQUIPMENT RAILS SUPPLIED WITH UNITS. G.C. TO INSTALL EQUIPMENT RAILS AND CONDENSERS NO CLOSER THAN 10'-0" FROM ANY ROOF EDGE AND OUTSIDE AIR INTAKE. INSTALL RAILS PARALLEL WITH ROOF SLOPE TO ENSURE POSITIVE DRAINAGE. G.C. TO INSTALL NEW PIPE CURB FOR CONDENSER LINES PER DETAIL 02/A11. COORDINATE FINAL LOCATION OF CONDENSERS AND PIPE CURB WITH WENDY'S CONSTRUCTION MANAGER AND A.H.J. PATCH AND REPAIR EXISTING ROOF MEMBRANE AS REQUIRED USING MEMBRANE MANUFACTURER'S STANDARD DETAILS TO ENSURE EXISTING WARRANTY IS MAINTAINED.
14. VERIFY LOCATION(S) OF EXISTING FLOOR DRAIN TO SERVE DRINK STAND. PROVIDE NEW DRAIN TO SERVE DRINK STAND WHERE EXISTING IS NOT AVAILABLE. SAW CUT FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW DRAIN AND PATCH TO MATCH ADJACENT AFTER INSTALLATION. COORDINATE EXACT LOCATION.
15. (N) SOLID SURFACE COUNTERTOP & RETROFIT FRONT COUNTER BASE CABINET AS REQUIRED FOR ORDER/PAY AND PICK-UP SEPARATION, INCLUDING (N) UNDER-COUNTER ICE BIN. MAINTAIN (E) ICE BIN DRAIN FOR REUSE. RETROFIT KIT AVAILABLE THROUGH K.E.D., COORDINATE REQUIREMENTS WITH K.E.D. & GC AS REQUIRED. GC SHALL COORDINATE FINAL CASH DROP SAFE PLACEMENT WITH WENDY'S REPRESENTATIVE, INCLUDING ACCESS TO SAFE KEYS FROM RESTAURANT MANAGER.

CRITICAL NOTE:
THE GENERAL CONTRACTOR SHALL PROVIDE A CONTINGENCY BID FOR WORK IN THE BACK OF HOUSE/KITCHEN AREA BEYOND THE SCOPE OF THIS REFRESH SHOWN ON THESE DOCUMENTS. COORDINATE ANY/ALL WORK BID, PROPOSED, OR REQUIRED WITH THE WENDY'S CONSTRUCTION REPRESENTATIVE PRIOR TO PURCHASING OR BEGINNING ANY WORK BEYOND THE LIMITED SCOPE SHOWN ON THESE CONSTRUCTION DOCUMENTS.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
XX-X	FINISH TAG (SEE FINISH SCHEDULE)



01 FINISH PLAN
SCALE: 1/4" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076
REFRESH

Wendy's
2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL
REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
01/20/2023

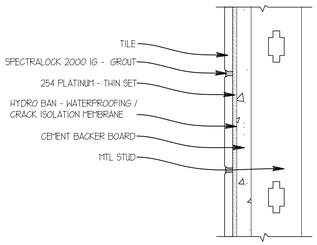
LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
FINISH PLAN AND DETAILS

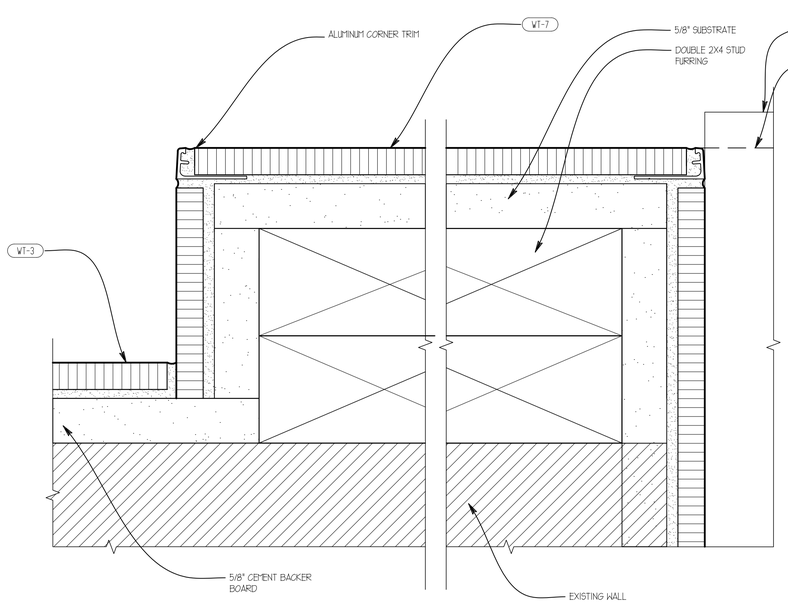
SHEET NUMBER
A5.1

2/2/2023, 10:28 AM, K:\2 WENDYS\WEN FRANCHISEE PROJECTS\FOLIUM LLC\2022\092223 BRYANT, AR\A30 CONSTRUCTION DOCUMENTS\DRAWINGS\03_A5.1_FINISH PLAN.dwg, Mlamnik

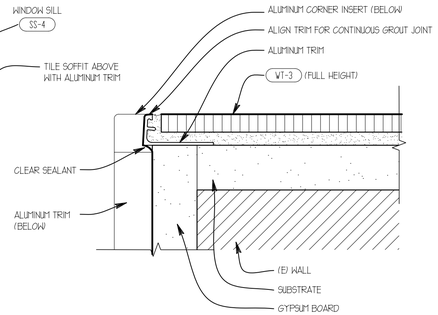
THIS DETAIL IS BASED ON LATICRETE DETAIL W244C-12 MR-2 / GR-2 / WT-1



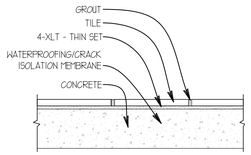
14 KITCHEN AREA WALL GROUT
SCALE: 6" = 1'-0"



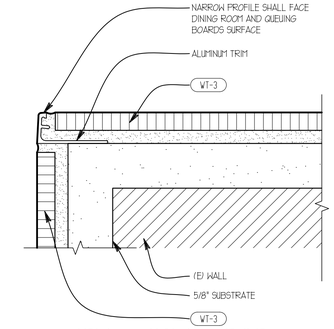
11 TRIM @ JAMB
SCALE: 1"=1'-0"



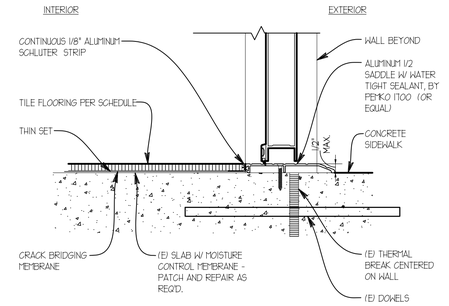
08 TRIM @ OUTSIDE CORNER
SCALE: 1'-0" = 1'-0"



07 DINING AREA FLOOR GROUT
SCALE: 6" = 1'-0"

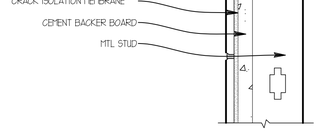


04 TRIM @ OUTSIDE CORNER
SCALE: 1" =1'-0"

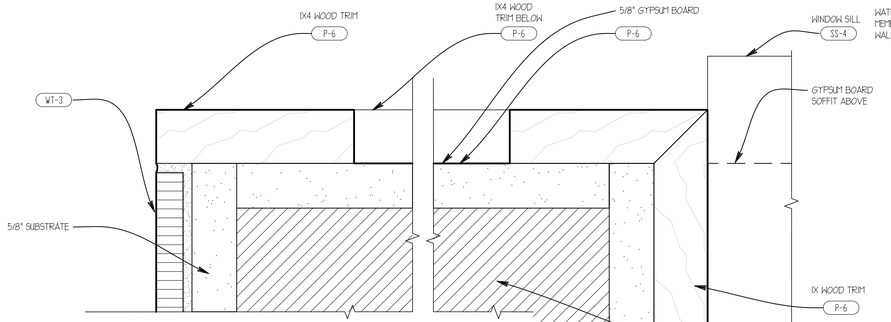


03 TILE AT EXTERIOR THRESHOLD
SCALE: 3" = 1'-0"

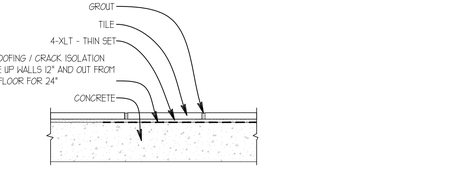
THIS DETAIL IS BASED ON LATICRETE DETAIL W244C-12 MR-2 / GR-2 / WT-1



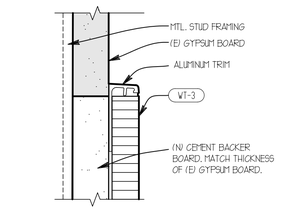
13 RESTROOMS WALL GROUT
SCALE: 6" = 1'-0"



10 TRIM @ JAMB
SCALE: 1'-0" = 1'-0"

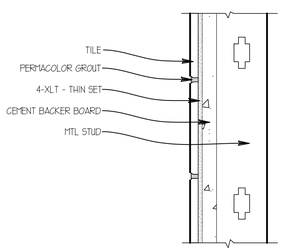


06 RESTROOMS FLOOR GROUT
SCALE: 6" = 1'-0"

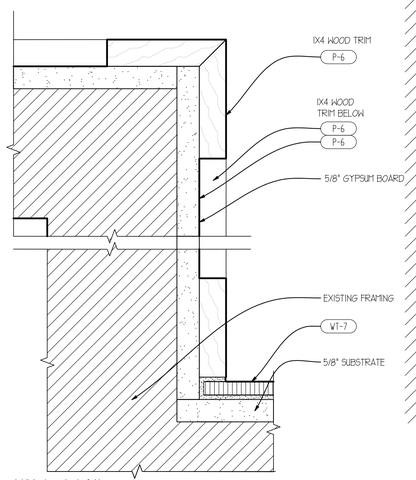


02 TILE TRANSITION
SCALE: 1'-0" = 1'-0"

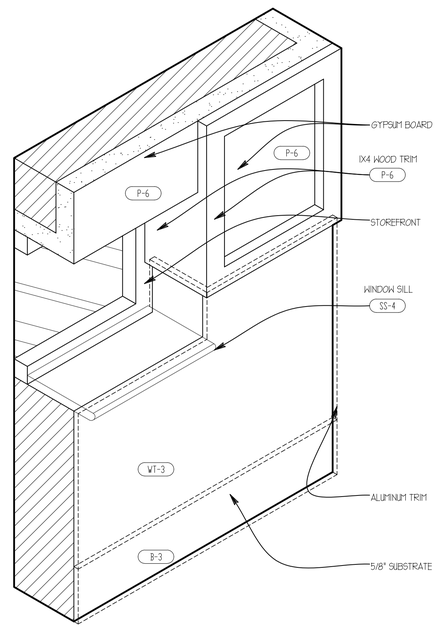
THIS DETAIL IS BASED ON LATICRETE DETAIL W244C-12 MR-1 / GR-1



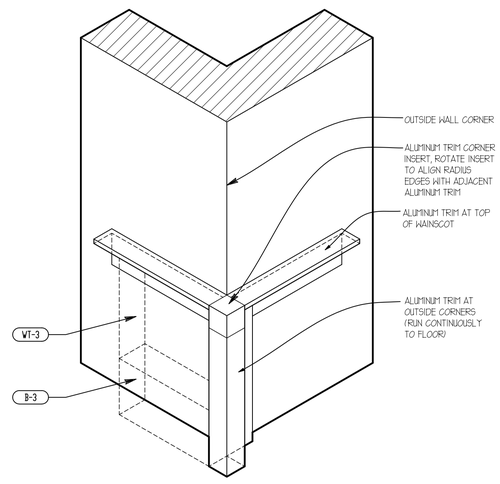
12 DINING AREA WALL GROUT
SCALE: 6" = 1'-0"



09 TRIM DETAIL
SCALE: 1/2"=1'-0"



05 JAMB AXON
NTS



01 OUTSIDE CORNER AXON
NTS

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY:
CHECKED BY:

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 39817
STATE OF ARKANSAS
7/31/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
INTERIOR FINISH DETAILS

SHEET NUMBER
A5.2

2/2/2023, 10:28 AM, V:\2 WENDYS\WEN FRANCHISEE PROJECTS\FOURWAY, LLC\2022\2023 BRYANT, AR\A5\0 CONSTRUCTION DOCUMENTS\DRAWINGS\03_A5.2_Interior Finish Details.dwg, Mikamik

PAINT SCHEDULE

EXTERIOR

COLOR		SHERWIN WILLIAMS	BENJAMIN MOORE	PPG
PEX-1	DARK BRONZE	BRONZETONE CUSTOM COLORS: "MISSISSIPPI BRONZE"	"BRONZETONE"	PPG 1002-7 "PHANTOM MIST"
PEX-2	RED	SW 6321 "RED BAY"	HC 181 "HERITAGE RED"	PPG 13-16 "BLAZE"
PEX-3	PRE-FINISHED- DARK BRONZE	SIGN CABINETS - MATCHES PEX-1 NO SUBSTITUTIONS AVAILABLE (THROUGH SIGN VENDOR ONLY)	SIGN CABINETS - MATCHES PEX-1 NO SUBSTITUTIONS AVAILABLE (THROUGH SIGN VENDOR ONLY)	SIGN CABINETS - MATCHES PEX-1 NO SUBSTITUTIONS AVAILABLE (THROUGH SIGN VENDOR ONLY)
PEX-4	LIGHT GRAY	SW 7022 "ALPACA"	OC-28 "COLLINGWOOD"	PPG 1025 3 "WHISKERS"
PEX-5	SAFETY YELLOW	"SAFETY YELLOW"	"SAFETY YELLOW"	"SAFETY YELLOW"
PEX-6	*PRE-FINISHED- DARK BRONZE*	WALK-IN COOLER / FREEZER - MATCHES PEX-1 PRE-FINISHED BY MANUFACTURER, NO SUBSTITUTIONS	WALK-IN COOLER / FREEZER - MATCHES PEX-1 PRE-FINISHED BY MANUFACTURER, NO SUBSTITUTIONS	WALK-IN COOLER / FREEZER - MATCHES PEX-1 PRE-FINISHED BY MANUFACTURER, NO SUBSTITUTIONS
PEX-7	FIELD BROWN	SW 6061 "TANBARK"	1223 "BRENTWOOD"	PPG 160-07 "SOUTHERN WOOD"
PEX-8	ACCENT BROWN	SW 6068 "BREVITY BROWN"	1224 "COYOTE TRAIL"	PPG 16 23 "TAMPICO BROWN"
PEX-9	SILVER - SATIN	"SILVER BRIGHT" ALUMINUM PAINT	P22 78 "SILVER URETHANE ALKYD"	PPG-6-230 "BRIGHT ALUMINUM"
PEX-10	POWDER COAT "BLACK"	SW 6258 "TRICORN BLACK"	HC-19 "BLACK"	PPG 1001-7 "BLACK MAGIC"
PEX-11	TAN	SW 6109 "HOPSACK"	1055 "ALCONQUIN TRAIL"	PPG 1085 5 "SAUTEED MUSHROOM"
PEX-12	DARK GRAY	SW 7674 "PEPPERCORN"	2121-10 "GRAY"	PPG 1001-6 "KNIGHTS ARMOUR"
PEX-13	LIGHT TAN	SW 6106 "KILIM BEIGE"	BM 1128 "Armadillo	PPG 14-17 " Armadillo"

EXTERIOR PRIMER

BASE	SHEEN	SHERWIN WILLIAMS	BENJAMIN MOORE	PPG
STUCCO / EIFS	SATIN	PRIME: LOXON CONCRETE & MASONARY PRIMER FINISH: A-100 EXTERIOR LATEX SATIN	PRIME: 023 FRESH START ALL PURPOSE PRIMER FINISH: 631 AURA WATERBORNE EXTERIOR SATIN FINISH	PRIME: PPG SEAL GRIP 17-921XI ACRYLIC UNIVERSAL PRIMER FINISH: PPG SPEED HIDE 6-2045XI EXTERIOR SATIN ACRYLIC
METAL RAILING	SEMI-GLOSS	PRIME: PROCRYL UNIVERSAL METAL FINISH: SHER-CRYL HPA (SEMI-GLOSS)	PRIME: HP04 METAL PRIMER OR SELF PRIME HP29 METAL PRIMER FINISH: HP29 DTM ACRYLIC SEMI-GLOSS ENAMEL	PRIME: PPG PITT-TECH PLUS 4020PF DTM ACRYLIC METAL PRIMER FINISH: SPEEDHIDE EXTERIOR 6-900XI 100% ACRYLIC LATEX SEMI-GLOSS
WOOD	SATIN	PRIME: A100 ALKYD EXTERIOR WOOD PRIMER FINISH: A-100 EXTERIOR LATEX SATIN	Prime:023 Fresh Start All Purpuse Primer Finish: 631 Aura Waterborne Exterior Satin Finish	PRIME: PPG SEAL GRIP 17-921XI ACRYLIC UNIVERSAL PRIMER FINISH: PPG SPEED HIDE 6-2045XI EXTERIOR SATIN ACRYLIC
PLASTIC (HERITAGE II)	SATIN	PRIME: EXTREME BOND PRIMER FINISH: SHER-CRYL HPA (SEMI-GLOSS)	PRIME: 023 FRESH START ALL PURPOSE PRIMER FINISH: 631 AURA WATERBORNE EXTERIOR SATIN FINISH	PRIME: PPG SEAL GRIP 17-921XI ACRYLIC UNIVERSAL PRIMER FINISH: PPG SPEED HIDE 6-2045XI EXTERIOR SATIN ACRYLIC
WROUGHT IRON	GLOSS	PRIME: PROCRYL UNIVERSAL METAL FINISH: SHER-CRYL HPA (GLOSS)	PRIME: 023 FRESH START ALL PURPUSE PRIMER FINISH: 631 AURA WATERBORNE EXTERIOR SATIN FINISH	PRIME: PPG PITT-TECH PLUS 4020PF ACRYLIC METAL PRIMER FINISH: PPG PITT-TECH PLUS 90-1306 SAFETY YELLOW DTM GLOSS
ALUMINUM / METAL STOREFRONT PRIMER				
ALUMINUM STOREFRONT	GLOSS	RECOMMENDED TO USE PPG PRIME: PROCRYL UNIVERSAL METAL PRIMER FINISH: SHER-CRYL HPA (SEMI-GLOSS OR GLOSS)	HP04 ACRYLIC METAL PRIMER ALTERNATE PRIME: V175 WATERBORNE BONDING PRIMER ALTERNATE FINISH: P22-64 BRONZETONE URETHANE GLOSS ENAMEL	COLOR: PPG "STATUARY BROWN" RECOMMENDED PRIME: PPG PITT-TECH PLUS 4020 PF ACRYLIC METAL PRIMER RECOMMENDED FINISH: PPG PITT-TECH PLUS 4216HD SEMI-GLOSS DTM ACRYLIC
METAL	SATIN	RECOMMENDED TO USE PPG PRIME: PROCRYL UNIVERSAL METAL PRIMER FINISH: SHER-CRYL HPA (SEMI-GLOSS)	HP04 ACRYLIC METAL PRIMER ALTERNATE PRIME: SELF PRIME WITH P23-60 ALTERNATE FINISH: P23-60 DTM ALKYD LOW LUSTER ENAMEL	RECOMMENDED PRIME: PPG PITT-TECH PLUS 4020 PF ACRYLIC METAL PRIMER RECOMMENDED FINISH: PPG PITT-TECH PLUS 4216HD SEMI-GLOSS DTM ACRYLIC
PEX-9 PRIMER				
METAL	SATIN	PRIME: PROCRYL UNIVERSAL METAL PRIMER FINISH: SILVER-BRITE ALUMINUM PAINT (2 COATS) #B59S11	PRIME: HP04 ALKYD METAL PRIMER FINISH: HP25 DTM ACRYLIC LOW LUSTER ENAMEL	PRIME: PPG PITT-TECH PLUS 4020PF ACRYLIC METAL PRIMER FINISH: PPG PITT-TECH 90-474 DTM SATIN ACRYLIC ENAMEL
WOOD	SATIN	PRIME: A100 ALKYD WOOD PRIMER FINISH: SILVER-BRITE ALUMINUM PAINT (2 COATS) #B59S11	PRIME: 023 FRESH START ALL PURPOSE PRIMER FINISH: 631 AURA WATERBORNE EXTERIOR SATIN FINISH	PRIME: PPG SEAL GRIP 17-921XI ACRYLIC UNIVERSAL PRIMER FINISH: PPG SPEEDHIDE 6-2045XI EXTERIOR SATIN ACRYLIC

INTERIOR

COLOR		SHERWIN WILLIAMS	BENJAMIN MOORE	PPG
P-1	BEIGE - EGGSHELL	SW7036 "ACCESSIBLE BEIGE"	OC-15 "BABY FAWN"	PPG 1024-4 "MOTH GRAY"
P-2	RED - EGGSHELL	SW 6321 "RED BAY"	CPS-1195 "FLAMENCO"	PPG 13-16 "BLAZE"
P-3	CEILING WHITE - FLAT	SW 7006 "EXTRA WHITE"	PM-1 "SUPER WHITE"	PPG 1001-1 "DELICATE WHITE"
P-4	TAUPE - EGGSHELL	SW 7039 "VIRTUAL TAUPE"	999 "RUSTIC TAUPE"	PPG 1024-6 "PATCHES"
P-5	LIGHT GRAY - EGGSHELL	SW 7065 "ARGOS"	2134-50 "GULL WING GRAY"	PPG 1009-4 "GRAY STONE"
P-6	WHITE - EGGSHELL	SW 8917 "SHELL WHITE"	OC-17 "WHITE DOVE"	PPG 18-09 "GARLIC CLOVE"
P-7	GRAY - EGGSHELL	SW 7067 "CITY SCAPE"	2134-40 "WHALE GRAY"	PPG 1009-5 "PHOENIX FOSSIL"
P-8	WOOD STAIN	SW MINWAX PERFORMANCE SERIES WATER BASED POLYURETHANE	N423 STAYS CLEAR ACRYLIC POLYURETHANE LOW LUSTER	DFT259 SATIN- DEFT INTERIOR POLYURETHANE WATER BASED
P-9	DARK GRAY - FLAT	SW 7674 "PEPPERCORN"	2121-10 "GRAY"	PPG 1001-6 "KNIGHTS ARMOUR"
P-10	BLUE - EGGSHELL	SHERWIN WILLIAMS: SW 9138 "STARDEW"	AF-545 "SOLITUDE"	PPG 1037-3 "SPECIAL DELIVERY"
P-11	BRONZE - EGGSHELL	BRONZETONE CUSTOM COLORS: "MISSISSIPPI BRONZE"	P23-60 "BRONZETONE"	PPG 1002-7 "PHANTOM MIST"
P-12	BLACK - FLAT	SW 7069 "IRON ORE"	BM 2128-10 "BLACK BEAUTY"	PPG 1001-7 "BLACK MAGIC"
P-13	BLACK - EGSHELL	SW 7069 "IRON ORE"	BM 2128-10 "BLACK BEAUTY"	PPG 1001-7 "BLACK MAGIC"

INTERIOR PRIMER

BASE	SHEEN	SHERWIN WILLIAMS	BENJAMIN MOORE	PPG
GYPSUM BOARD	EGGSHELL	PRIME: PROMAR 200 ZERO VOC PRIMER FINISH: PROMAR 200 ZERO EGGSHELL	PRIME: 023 FRESH START ALL PURPOSE PRIMER FINISH: 485 ULTRA SPEC SCUFF-X EGGSHELL	PRIME: PPG SPEEDHIDE 6-2 INTERIOR QD ACRYLIC PRIMER FINISH: PPG SPEEDHIDE 6-411 INTERIOR EGGSHELL
METAL DECK	FLAT	PRIME: SELF PRIMING, RUST INHIBITIVE PRO INDUSTRIAL DTM ACRYLIC	PRIME: SELF PRIMING, RUST INHIBITIVE, HP 25 DTM LOW LUSTRE	PRIME: SELF PRIMING, RUST INHIBITIVE, PPG PITT-TECH 90-472 DTM SATIN FINISH
WOOD DECK	FLAT	PRIME: 1 COAT SW PREMIUM WALL & WOOD PRIMER FINISH: 2 COATS SW PROMAR 200 ZERO VOC FLAT	PRIME: 023 FRESH START ALL PURPOSE	PRIME: PPG SEAL GRIP PRIMER AS BASE COAT, TINT PRIMER TO "KNIGHTS ARMOUR" FINISH: PPG SPEEDHIDE ZERO VOC FLAT
RESTROOM & KITCHEN GYPSUM BOARD	SEMI-GLOSS	PRIME: PROMAR 200 VOC PRIMER FINISH: PROMAR 200 VOC SEMI-GLOSS	PRIME: 023 FRESH START ALL PURPOSE PRIMER FINISH: 487 ULTRA SPEC SCUFF-X SEMI GLOSS	PRIME: PPG SPEEDHIDE 6-2 INTERIOR QD ACRYLIC PRIMER FINISH: PPG SPEEDHIDE 6-500 INTERIOR SEMI-GLOSS

JOINT TREATMENT SCHEDULE

(SEE SPECIFICATIONS - DIVISION 7 FOR CLARIFICATION OF TYPES)

EXT: "E" INT: "I"	CONDITION	TYPE
E	PERIMETER JOINTS OF DOOR FRAMES, WINDOW FRAMES, STOREFRONT, AND/OR WINDOW WALL FRAME ASSEMBLIES, LOUVERS, FIXTURES, AND OTHER PENETRATIONS IN THE BUILDING ENCLOSURES NOT OTHERWISE SEALED WATERTIGHT, U.N.O. PROVIDE CONTINUOUS SEALANT UNDER EXTERIOR DOOR THRESHOLDS AND WINDOW SYSTEMS THAT REST DIRECTLY ON THE FLOOR SLAB	JS-1
E	MASONRY / CONCRETE CONTROL JOINTS IN WALLS	JS-1
E	E.I.F.S. JOINTS IN WALLS	JS-1
E	EXPANSION JOINTS IN AND AROUND CONCRETE PAVEMENT, UNIT PAVEMENT, CURBS, OR OTHER HORIZONTAL SURFACES	JS-3
E	PERIMETER JOINTS AND OTHER OPEN JOINTS AT EXTERIOR SOFFITS	JS-1
E	INTERSECTION OF DISSIMILAR MATERIALS THAT ALLOW AIR OR WATER INFILTRATION	JS-1
E	INTERSECTION OF DISSIMILAR MATERIALS IN WHICH INSTALLATION IS NOT UNIFORM OR WHERE WORKMANSHIP DOES NOT MEET ACCEPTABLE CONSTRUCTION TOLERANCES, BUT SUCH WORKMANSHIP IS ACCEPTED BY THE ARCHITECT	JS-1
I	PERIMETER JOINTS ON INTERIOR SIDE OF DOOR FRAMES, WINDOW FRAMES, AND OTHER FRAMED MATERIALS IN WALLS WITH NO FINISHED EDGE FLANGE	JS-2
I	OPEN JOINTS AT PENETRATIONS THROUGH WALLS, CONCRETE, PLASTER, OR GYPSUM BOARD CEILINGS WHERE INTENDED TO BE TIGHT SEALED JOINTS	JS-2
I	OPEN JOINT BETWEEN DISSIMILAR MATERIALS WHERE INTENDED TO BE TIGHT SEALED JOINTS.	JS-2
I	JOINTS WHERE EDGE TRIM OF GYPSUM BOARD ABUTS IRREGULAR SURFACES OR OTHER SURFACES AND LEAVES OPEN JOINTS	JS-2
I	EXPOSED JOINTS AT JUNCTURES OF COUNTERTOPS, CABINETS, OR OTHER "BUILT-IN" WORK WITH IRREGULAR SURFACES INTENDED TO BE TIGHT SEALED JOINT	JS-2
I	EXPOSED JOINTS AT JUNCTURES OF WALL MOUNTED PLUMBING FIXTURES AND/OR TOILET ACCESSORIES WITH IRREGULAR SURFACES AND INTENDED TO BE TIGHT SEALED JOINT	JS-5
I	CONTROL JOINTS SAWN JOINTS AND OPEN JOINTS IN AND AROUND CONCRETE SLABS AND CURBS	JS-4

JOINT TREATMENT NOTES

A. THE JOINT TREATMENT SCHEDULE IS INTENDED TO ILLUSTRATE ALL JOINT CONDITIONS WHICH ARE MEANT TO BE SEALED WHETHER REFERENCED FROM OTHER DETAILS OR NOT.

B. AT METAL FRAME LOCATIONS (DOORS, WINDOWS, ETC.) HOLD FRAME BACK FROM SUBSTRATE 3/8" @ HEAD & SILL AND 3/16" @ JAMB TO ALLOW FOR SEALANT, TYPICAL U.N.O. THIS INCLUDES DIMENSIONS FOR STEEL LINTELS WHERE APPLICABLE.

C. PROVIDE PROPER SEALERS AS REQUIRED TO FULLY CLOSE JOINTS THAT ARE INTENDED TO BE TIGHT AND AS SHOWN ON THE DRAWINGS.

D. PROVIDE CLOSED CELL BACKER ROD AS REQUIRED TO ACHIEVE PROPER SEALANT THICKNESS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

E. CAUTION, DO NO SEAL WEEPS AND DRAINAGE CHANNELS IN STOREFRONT OR OTHER ASSEMBLIES.

GENERAL FLASHING REQUIREMENTS

A. PROPERLY WEEP FLASHING POINTS AND NORMAL DRAINAGE POINTS WITH WEEPS @ 1'-4" O.C. MAX. SPACING. WEEP POINTS ARE TO BE LOCATED DIRECTLY ON TOP OF FLASHING.

B. WHERE FLASHING IS LOCATED TERMINATE AND/OR SEPARATES MATERIALS, DO NO SEAL (U.N.O.) - REFER TO DIAGRAM "C" WHERE IT IS DETERMINED BY THE MATERIAL MANUFACTURER OR OTHERWISE THAT SEALING IS REQUIRED (TO PREVENT WATER PENETRATION BEYOND FLASHING DUE TO WIND DRIVEN RAIN), THEN SEALANT MUST BE WEEPED IN ACCORDANCE WITH NOTE "A" ABOVE.

C. UNLESS NOTED OTHERWISE, TURN FLASHING UP A MIN. OF 4" BEHIND APPROPRIATE MATERIALS.

D. FLASHING CONDITIONS, WHETHER DETAILED OR NOT, ARE TO BE IN ACCORDANCE WITH S.M.A.C.N.A. SPECIFICATIONS. WHERE ATYPICAL CONDITIONS OCCUR THAT ARE NOT DETAILED, FLASHING IS TO BE INSTALLED AS CLOSELY AS POSSIBLE TO THE S.M.A.C.M.A. DETAIL THAT IS MOST CLOSELY APPROXIMATES THE ACTUAL CONDITION.

E. UNLESS NOTED OTHERWISE, AT FLASHING HIGH POINTS SEAL WATER TIGHT TO BACK-UP SUBSTRATE.

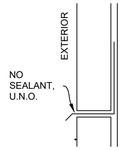


DIAGRAM 'C'
VINYL, WOOD, OR METAL

BLDG. INSULATION SCHED.

DESCRIPTION	THICKNESS (TOTAL R-VALUE)	LOCATION
RIGID PERIMETER FOUNDATION INSULATION (EXTRUDED POLYSTYRENE)	R-10	PERIMETER FOUNDATION TO FROST LINE DEPTH
BATT INSULATION	5 1/2" (R-20)	EXTERIOR WALL CAVITY
FIBERGLASS BATT INSULATION (FOIL FACE FSK-25)	5 1/2" (R-20)	EXTERIOR WALL CAVITY AT EXPOSED AREAS ABOVE CEILING
RIGID ROOF INSULATION (POLYISOCYANURATE)	(R=30ci)	ABOVE ROOF DECK, TAPERED TO DRAIN
SOUND ATTENUATION BATT INSULATION	3 1/2" U.N.O.	INTERIOR WALL CAVITIES - SEE PARTITION TYPES

BUILDING INSULATION GENERAL NOTES

A. INSULATION LOCATIONS SHOWN IN SCHEDULE ARE INTENDED ONLY FOR CLARIFICATION PURPOSES AND ARE NOT INTENDED TO BE ALL-ENCOMPASSING. PROVIDE EACH INSULATION TYPE AS REQUIRED TO FULLY MAINTAIN THE THERMAL INTEGRITY OF THE CONSTRUCTION ASSEMBLIES RELATED TO THE ENTIRE BUILDING ENVELOPE.

EXTERIOR FURNITURE SCHEDULE

Equip #	Item Name	MFR	Notes
R3501	Khali Side Chair (discontinued 2022)	emu	32"H x 23.5"W x 22"D, 18"SH,13.5lbs - Powder Coat, Steel & Mesh
R3502	Khali Armchair (discontinued 2022)	emu	32"H x 24"W x 22"D, 18"SH, 26" AH15.5lbs - Powder Coat, Steel & Mesh
R3503	36" Square Table w/ Umbrella Hole (4-top)	emu	29"H x 36" SQ.x 1.25" Top Thickness, 33.5lbs - Powder Coat, Steel & Mesh
R3504	36" x 28" Table ADA (2-top)	emu	29"H x 36"x28" x 1.25" Top Thickness, 30lbs - Powder Coat, Steel & Mesh
R3505	Litter Bin (Liner not included)	emu	45"H x 22" SQ., 65.5lbs - Powder Coat, Steel & Mesh
R3506	Umbrella Base	emu	14.5"H x 24" RD., 55lbs - Powder Coated Steel
R3507	Rhondo Side Chair - Antique Bronze	emu	32.5" H x 20.5" W x 24.5" D, 18"SH, Stacking- Powder Coat, Steel & Mesh
R3508	Rhondo ArmChair - Antique Bronze	emu	32.5" H x 23" W x 24.5" D, 18"SH, Stacking - Powder Coat, Steel & Mesh
R3509	8' Square Umbrella (GLOBAL)		
R3510	6.5' x 6.5' Square	UM.S	94" O.A height, 1.5" Pole DIA., 18lbs
R3511	9' Octagonal	UM.S	94" O.A height, 1.5" Pole DIA., 22lbs
R3512	Umbrella Cover	UM.S	
R3520	Side Chair		32" H x 22.75"D, Frame: Plascoat White, Slats: Cedar Color Recylced HDPE
R3521	Infinity Café Table ADA (4-top)	Recycle	36" Sq., Frame: Plascoat White, Slats: Cedar Color Recylced HDPE
R3522	Infinity Café Table (2-top)	Recycle	24" x 36", Frame: Plascoat White, Slats: Cedar Color Recylced HDPE
R3523	Waste Receptacle (35 Gallon, Front Load)	Recycle	24" Sq,. 48"H, Frame: SS, Slats: Cedar Color Recylced HDPE
R3524	Waste Receptacle (32 Gallon, Top Load)	Recycle	24" Sq,. 48"H, Frame: SS, Slats: Cedar Color Recylced HDPE
R3525	Waste Receptacle (32 Gallon, Top Load, Drive-up)	Recycle	19.25" x2 9.5" x 47.3", Frame: SS, Slats: Cedar Color Recylced HDPE
R3526	Family Patio Table (4-top)	Recycle	41" SQ., Frame: Powder Coat Gray, Slats: Cedar Color HDPE, Umbrella Hole
R3527	Family Patio Table - ADA (4-top)	Recycle	41" SQ., Frame: Powder Coat Gray, Slats: Cedar Color HDPE, Umbrella Hole
R3528	2-Top Patio Table	Recycle	24" x 29", Frame: Powder Coat Gray, Slats: Cedar Color HDPE, Umbrella Hole
R3529	Smoke Stand	Recycle	36" H, Powder Coat Gray
R3530	Bicycle Stand	Recycle	18" x 2" x 36" H, Powder Coat Gray
R3531	6.5' Sq. Fiberglass Rib Umbrella	Recycle	6.5' x 6.5' x 94" H Umbrella, Aluminum Pole, 1.5" Dia. pole, Cover included
R3532	6' Sq. High-Wind Umbrella	Recycle	6'x'6' x 96" H Umbrella, Aluminum Construction, Manual Lift, Cover Included

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076
REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023

PROJECT NUMBER: T.B.D.

DRAWN BY:

CHECKED BY:

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME

PAINT, TILE, BLDG INSULATION, & JOINT TREATMENT SCHEDULE

SHEET NUMBER

A6.1

2/7/2023, 10:20 AM, J:\2 WENDYS\WEN FRANCHISEE PROJECTS\FOURJAY LLC\2022\02023 BRYANT, AR\A00 CONSTRUCTION DOCUMENTS\DRAWINGS\03_A6 Schedules.dwg, MLarmit

INTERIOR FINISH SCHEDULE

SYMBOL	DESCRIPTION	PRODUCT INFO
FLOORS		
FT-3	FLOOR TILE (DINING, RESTROOM)	**PRODUCT:** CROSSVILLE; "CEMENTED RELATIONSHIP" SWCR/.12424UPS; MATTE FINISH SIZE: 24" x 24" GROUT: GR-7 (GR-10 AT RESTROOM FLOORS) MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) JOINTS: 1/8" TRIM: SCHLUTER; QUADEC (SATIN NICKLE ANOD. ALUM.)
FT-4	FLOOR TILE (BACK OF HOUSE)	**PRODUCT:** CROSSVILLE; CROSS-TREAD (CTS); R001 "GREY MINGLE" SIZE: 8" x 8" GROUT: GR-5 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS AND UNDER FULL EXTENT OF MOP SINK JOINTS: 1/8"
FC-1	QUARTZ FLOORING (BACK OF HOUSE)	PRODUCT: SILIKAL; CUSTOM COLOR QUARTZ FLOORING; "WENDYS ULTRA MODERN BLEND"; MATCHES FT-2 COLOR: 10% LGRY, 30% FWN, 30% NBRN, 30% SNDY FINISH: SILIKAL R-71
FC-2	QUARTZ FLOORING (BACK OF HOUSE)	PRODUCT: SILIKAL; CUSTOM COLOR QUARTZ FLOORING; "WENDYS UM BRIGHT BLEND"; MATCHES FT-3 COLOR: 10% FWN, 30% LGRY, 30% SGRY, 30% SNDY FINISH: SILIKAL R-71
CPT-1	CARPET (DINING)	**PRODUCT:** MOHAWK GROUP/LEES; "ENTWINE" BROADLOOM; #J121 COLOR: 02008 TRANSITION STRIP: NATIONAL METAL STRIPS; PROFILE: 2.5" SINGLE DART; COLOR: BROWN
WALL BASE		
B-3	TILE BASE (DINING, RESTROOM)	**PRODUCT:** CROSSVILLE; BASE TILE; "GRILLE MARKS" SWGM/.10612UPS SIZE: 6: x 12" GROUT: GR-7 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) JOINTS: 1/8" TRIM: SCHLUTER; QUADEC w/ CORNER INSERTS (SATIN NICKEL ANOD. ALUM.)
B-4	TILE COVE BASE (KITCHEN)	**PRODUCT:** CROSSVILLE; COVE BASE; R001 "GREY MINGLE"; CROSS SHEEN FINISH SIZE: 6" x 8"; PROVIDE COVE BASE CORNERS, LEFT, RIGHT, AND INSIDE AS REQUIRED GROUT: GR-5 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS JOINTS: 1/8"
B-6	TILE COVE BASE (FRONT OF HOUSE)	**PRODUCT:** CROSSVILLE; COVE BASE; COLOR BLOX 2.0; "I SEE THE MOON" SIZE: 6" x 12"; PROVIDE COVE BASE CORNERS, LEFT, RIGHT, AND INSIDE AS REQUIRED GROUT: GR-7 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) JOINTS: 1/8" TRIM: SCHLUTER; QUADEC w/ CORNER INSERTS (SATIN NICKEL ANOD. ALUM.)
WALLS		
ACM-1	ALUMINUM COMPOSITE MATERIAL	*(SEE EXTERIOR FINISH SCHEDULE FOR PRODUCT INFORMATION)*
FRP-1	FRP (BACK OF HOUSE)	**PRODUCT:** MARLITE; FRP; CLASS C (CLASS A, WHERE REQUIRED) SIZE: 4' x 9' FINISH: PEBBLED; WHITE TRIM: WHITE PVC (STANDARD TRIM PROFILES TO MATCH)
FRP-2	FRP (BACK OF HOUSE)	**PRODUCT:** MARLITE; ENVUE FRP; CLASS C SIZE: 4' x 9' FINISH: SMOOTH; HI-RES PRINT; 8"x 8" STACKED TILE PATTERN (WHITE TILE, GRAY GROUT) TRIM: WHITE PVC (STANDARD TRIM PROFILES TO MATCH)
WT-1	WALL TILE (SERVICE AREA)	**PRODUCT:** CROSSVILLE; COLORS BY NUMBERS "TEA FOR TWO" (WT02/.10412G) SIZE: 4" x 8" FINISH: GLOSS PATTERN: RUNNING BOND GROUT: GR-1 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER; SCHIENE (AE; SATIN ANOD. ALUM.)
WT-3	WALL TILE (DINING, HALLWAY)	**PRODUCT:** CROSSVILLE; "WIND WHIPPED" (SWW/W. 10508S) SIZE: 4" x 8" PATTERN: SEE INTERIOR ELEVATIONS GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER; QUADEC (SATIN NICKEL ANOD. ALUM.)
WT-6	WALL TILE (RESTROOM)	PRODUCT: CROSSVILLE; "FROST CALIBRATED" (AV241.11224UPSC) SIZE: 12" x 24" PATTERN: STACK BOND GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM (HORIZONTAL): SCHLUTER; SHEINE (SATIN NICKEL ANOD. ALUM.) TRIM (OUTSIDE CORNER): SCHLUTER; QUADEC w/ CORNER INSERTS (STAIN NICKEL ANOD. ALUM.)
WT-7	WALL TILE (RESTROOM, HALLWAY, DINING)	**PRODUCT:** CROSSVILLE; "START A FIRE" (SWSF/. 10412UPS) SIZE: 4" x 12" PATTERN: STACK BOND GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER; QUADEC (SATIN NICKEL ANOD. ALUM.)
WT-8	WALL TILE	**PRODUCT:** CROSSVILLE; COLORS BY NUMBERS "TEA FOR TWO" (WT02/.10808S) SIZE: 8" x 8" FINISH: SATIN PATTERN: STACK BOND GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8"
CP-5	CORNER PROTECTION	**PRODUCT:** KOROGARD; G875; CORNER GUARD; 3/4" x 3/4"; COLOR: FRESH BREW
CP-8	CORNER PROTECTION (BACK OF HOUSE)	**PRODUCT:** STAINLESS STEEL CORNER GUARD SIZE: 2" X 2" WITH 1/4" OR 3/8" SLIGHT BEND TOWARDS WALL AT EACH LEG MATERIAL: MIN 18GA; TYPE 304 #4 SATIN STAINLESS STEEL NOTE: INSTALL WITH "TIGHTBOND PROVANTAGE" HEAVY DUTY CONSTRUCTION ADHESIVE (OR APPROVED EQUAL)

SYMBOL	DESCRIPTION	PRODUCT INFO
GROUT, MORTAR, WATERPROOFING MEMBRANE		
GR-4	GROUT	**PRODUCT:** MAPEI; UITRA COLOR PLUS FA (25 LB) **COLOR:** "ALABASTER" - #01 **JOINTS:** 1/8"
GR-5	GROUT	**PRODUCT:** Kerapoxy IEG CQ (49936 Large Unit contains 4 part A and 4 Part B liquids, scrub pad and instruction sheet) Also need (4) 9.29 Bags of 4XX10 powder purchased separately **COLOR:** "CHARCOAL" - #47 **JOINTS:** 1/8"
GR-7	GROUT	**PRODUCT:** MAPEI; UITRA COLOR PLUS FA (25 LB) **COLOR:** "GRAY" - #09 **JOINTS:** 1/8"
GR-8	GROUT	**PRODUCT:** MAPEI; UITRA COLOR PLUS FA (25 LB) **COLOR:** "COCOA" - #079 **JOINTS:** 1/8"
GR-9 (SAME AS GR-4	GROUT	
GR-10	GROUT	**PRODUCT:** Kerapoxy IEG CQ (49936 Large Unit contains 4 part A and 4 Part B liquids, scrub pad and instruction sheet) Also need (4) 9.29 Bags of 4XX10 powder purchased separately **COLOR:** "GRAY" - #09 **JOINTS:** 1/8"
MR-1	MORTAR	**PRODUCT:** MAPEI; KERAFLEX SUPER (44 LBS)
WM-1	WATERPROOFING MEMBRANE	**PRODUCT:** MAPEI; MAPELASTIC AQUADEFENCE 5 GALLON (01968)
CEILING		
CT-1	CEILING TILE (KITCHEN / FOOD PREP AREAS)	**PRODUCT:** ARMSTRONG VINYLCLAD SQUARE LAY-IN; BP670: 24" x 48" x 1/2"; COLOR: WHITE GRID: PRELUDE 15/16"; WHITE
CT-2	CEILING TILE (DINING ROOM PERIMETER)	**PRODUCT:** ARMSTRONG; ULTIMA 1911: 24" x 24" x 3/4" OR ULTIMA 1914: 24" x 48" x 3/4"; COLOR: WHITE GRID: PRELUDE 15/16"; WHITE
CT-4	CEILING TILE (SERVING AREA; CONDIMENT AREA (ONLY IF REQUIRED BY HEALTH DEPT.))	**PRODUCT:** ARMSTRONG VINYLCLAD SQUARE LAY-IN; BP671: 24" x 24" x 1/2"; COLOR: WHITE GRID: PRELUDE 15/16"; WHITE
CT-5	CEILING TILE (KITCHEN FRYER AREA; WASHABLE NON-COMBUSTABLE)	**PRODUCT:** ARMSTRONG; CERAMAGUARD 605: 24" X 48" X 5/8"; COLOR: WHITE GRID: PRELUDE 15/16", WHITE SURFACE FINISH: SCRUBBABLE FACTORY-APPLIED PAINT FINISH (WITHIN 18" OF GREASE HOODS ONLY, WHERE NON-COMBUSTABLE MATERIALS ARE REQUIRED)
LAMINATE		
L-5	LAMINATE	**PRODUCT:** PIONITE; COLOR: "MORCHELLA HUNT"; TEXTURE: LINE 2; WO740-LZ-G49
SOLID SURFACE		
SS-4	SOLID SURFACE	**PRODUCT:** CORIAN; CONCRETE; "NEUTRAL CONCRETE" (C1)
MISCELLANEOUS		
TP-1	TOILET PARTITIONS & DOORS	**FINISH:** SATIN FINISH STAINLESS STEEL
WS-1	DINING ROOM WINDOW SHADES (OPTIONAL)	**PRODUCT:** ROLL-A-SHADE SIGNATURE SERIES 5% OPENNESS; COLOR: 1241 CHARCOAL/BRONZE SIZE: 4" FASCIA AND BRACKETS TO MATCH STOREFRONT NOTE: INCLUDE STAINLESS STEEL BEADED ADJUSTMENT CHAIN WITH SAFETY TENSION DEVICE

EXTERIOR FINISH SCHEDULE

SYMBOL	DESCRIPTION	PRODUCT INFO
STOREFRONT & GLAZING		
SF-1	STOREFRONT	**PRODUCT:** US ALUMINUM: IT451/451; "DARK BRONZE" ANODIZED ALUMINUM ALTERNATE: KAWNEER TRIFAB VG 451T/451; #40 "DARK BRONZE" ANODIZED ALUMINUM EQUALS BY TUBELITE & OLDCASTLE
	STOREFRONT (IMPACT RATED)	**PRODUCT:** US ALUMINUM: IT600; "DARK BRONZE" ANODIZED ALUMINUM ALTERNATE: KAWNEER IR 501UT; #40 "DARK BRONZE" ANODIZED ALUMINUM EQUALS BY TUBELITE & OLDCASTLE
SF-3	STOREFRONT (REFINISH)	**PRODUCT:** REFINISH EXISTING STOREFRONT (REMODEL ONLY, OPTIONAL FOR REFRESH & REFRESH LITE) OPTION #1: PAINT: "PEX-1" (SEE PAINT SCHEDULE) OPTION #2: BREAK METAL CAP; AMERICAN PRODUCT, INC.
SF-5	STOREFRONT (CENTER GLAZED)	**PRODUCT:** US ALUMINUM: OS175 (2" SIGHTLINE, 2" FRAME DEPTH); CLEAR ANODIZED ALUMINUM ALTERNATE: KAWNEER TRIFAB VG 450 (2" SIGHTLINE, 2-1/4" FRAME DEPTH); CLEAR ANODIZED ALUMINUM EQUALS BY TUBELITE & OLDCASTLE
G-1	1" INSULATED GLASS *(ECC CLIMATE ZONES 4-8 (NORTH)*	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SN 68" (#2) ON 1/4" CLEAR INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR **OPTION #2:** VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 60" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: VITRO ARCHITECTURAL GLASS 1/4" CLEAR SPACE: 1/2" AIR*
	1" INSULATED GLASS *(ECC CLIMATE ZONES 1-3 (SOUTH)*	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SNX 51/23" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR **OPTION #2:** VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 67" (#2) ON 1/4" VITRO ARCHITECTURAL GLASS "SOLEXIA" INBOARD LITE: VITRO ARCHITECTURAL GLASS 1/4" CLEAR SPACE: 1/2" AIR **OPTION #3:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SNX 62/27" (#2) ON 1/4" GREEN GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR
	IMPACT-RATED ALTERNATE	**PRODUCT:** LAMINATED GLASS OUTBOARD LITE: SEE ABOVE INBOARD LITE #3: INSIDE LITE: LAMINATED: 3/16"" CLEAR LAMINATION: DUPONT BUTACITE 0.090"/0.100" 3/16" CLEAR (ARCHITECT TO VERIFY REQUIRED THICKNESS) INBOARD LITE #4: INSIDE LITE: LAMINATED: 3/16"" CLEAR* SPACE: 1/2" AIR NOTE: COORDINATE TOTAL THICKNESS WITH STOREFRONT / CURTAIN WALL SYSTEM
G-2	1" INSULATED SPANDREL GLASS *(ECC CLIMATE ZONES 4-8 (NORTH)*	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) OUTBOARD LITE: GUARDIAN "SN 68" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) SPACE: 1/2" AIR **OPTION #2:** VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 60" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: PPG 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) SPACE: 1/2" AIR
	1" INSULATED SPANDREL GLASS *(ECC CLIMATE ZONES 1-3 (SOUTH)*	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) OUTBOARD LITE: GUARDIAN "SNX 51/23" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) SPACE: 1/2" AIR **OPTION #2:** VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 67" (#2) ON 1/4" VITRO ARCHITECTURAL GLASS "SOLEXIA" GLASS INBOARD LITE: PPG 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) SPACE: 1/2" AIR **OPTION #3:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) OUTBOARD LITE: GUARDIAN "SNX 62/27" (#2) ON 1/4" GREEN GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4)
	IMPACT-RATED ALTERNATE	**PRODUCT:** LAMINATED GLASS OUTBOARD LITE: SEE ABOVE INBOARD LITE: LAMINATED: 3/16" CLEAR; 0.090"/0.100" DUPONT BUTACITE PVB; 3/16" CLEAR NOTE: ARCHITECT TO COORD. IMPACT RATING OF SYSTEM & REQUIRED PVB THICKNESS WITH STOREFRONT/CURTAIN WALL PROVIDER
G-3	1/4" CLEAR GLASS	**PRODUCT:** 1/4" CLEAR FLOAT GLASS; EQUALS THRU GUARDIAN & VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED)
G-4	1/4" SPANDREL GLASS *(ECC CLIMATE ZONES 4-8 (NORTH)*	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) GLAZING: 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) **OPTION #2:** VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED) GLAZING: 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4)
	1/4" SAPNDREL GLASS *(ECC CLIMATE ZONES 1-3 (SOUTH)*	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) GLAZING: 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) **OPTION #2:** VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED) GLAZING: 1/4" VITRO ARCHITECTURAL GLASS "SOLEXIA" GLASS, OLDCASTLE BLACK FRIT (#4) **OPTION #3:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) GLAZING: 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4)
G-5	1" INSULATED GLASS (FROSTED) *(ECC CLIMATE ZONES 4-8 (NORTH)*	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SN 68" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN "SATIN DECO" (ACID ETCHED) (#3) ON 1/4" "EXTRACLEAR" SPACE: 1/2" AIR **OPTION #2:** VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 60" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: WALKER TEXTURES "VELOUR" (ACID ETCHED) (#3) ON 1/4" CLEAR GLASS SPACE: 1/2" AIR
	1" INSULATED GLASS (FROSTED) *(ECC CLIMATE ZONES 1-3 (SOUTH)*	**OPTION #1:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SNX 51/23" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN "SATIN DECO" (ACID ETCHED) (#3) ON 1/4" "EXTRACLEAR" SPACE: 1/2" AIR **OPTION #2:** VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 67" (#2) ON 1/4" VITRO ARCHITECTURAL GLASS "SOLEXIA" INBOARD LITE: WALKER TEXTURES "VELOUR" (ACID ETCHED) (#3) ON 1/4" CLEAR GLASS SPACE: 1/2" AIR **OPTION #3:** GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SNX 62/27" (#2) ON 1/4" GREEN GLASS INBOARD LITE: GUARDIAN "SATIN DECO" (ACID ETCHED) (#3) ON 1/4" "EXTRACLEAR" SPACE: 1/2" AIR
PUW	PICK-UP WINDOW	**FINISH:** MATCH STOREFRONT
METALS		
M-1	ROOF EDGE	**PRODUCT:** EXCEPTIONAL METALS SPECIFICATION: 24 GA GALVALUME STEEL COLOR: PREFINISHED, "DARK BRONZE" REFINISH: "PEX-1' (SEE PAINT SCHEDULE)
	BREAK METAL (FASCIA, TRIM, CANOPY ETC.)	**PRODUCT:** EXCEPTIONAL METALS SPECIFICATIONS: 24 GA GALVALUME STEEL COLOR: MATCH SF-1/CW-1 (PREFINISHED) - DARK BRONZE REFINISH: 'PEX-1' (SEE PAINT SCHEDULE)
M-2	CORRUGATED METAL PANEL	**PRODUCT:** ALCOA, REYNOLUX SPECIFICATIONS: 7.2" RIB PANEL; 0.032" THICKNESS COLOR: PRE-FINISHED; COLORWELD 500; "CLASSIC BRONZE" (RB4CW5CB, BN2N1048) **ALTERNATE:** STO STOTHERM ESSENCE NEXT SYSTEM (ONLY WHEN METAL IS NOT ALLOWED BY CODE) TEXTURE: STO FINE SAND IN COLOR NA14-0014 TOP COAT: 1 COAT OF STOCOAT ACRYLI (SEMI-GLOSS) IN COLOR NA 14-00014 REVEALS: 1" HORIZONTAL AT 6' O.C.
M-3	ROOF EDGE	**PRODUCT:** EXCEPTIONAL METALS - TWO PIECE COMPRESSION EDGE SPECIFICATIONS: 24 GA GALVALUME STEEL COLOR: PRE-FINISHED, "BRIGHT RED"
M-4	ROOF EDGE	**PRODUCT:** EXCEPTIONAL METALS SPECIFICATIONS: 24 GA GALVALUME STEEL COLOR: MILL FINISH, "SILVER METALLIC"
M-5	ALTERNATE FOR ACM-4	**PRODUCT:** BRAKE METAL COLOR: CLEAR ANODIZED
M-6	CORRUGATED METAL PANEL (REFRESH LITE ONLY)	**PRODUCT:** ALCOA, REYNOLUX SPECIFICATIONS: 7.2" RIB PANEL; 0.032" THICKNESS COLOR: WENDY'S RED NOTE: ALTERNATE EIFS FINISH IN LIEU OF CORRUGATED METAL - ONLY WHEN METAL IS NOT ALLOWED BY CODE. MATCHES E-2 (SEE SPEC)
M-8	ROOF EDGE	**PRODUCT:** EXCEPTIONAL METALS SPECIFICATIONS: 24 GA GALVALUME STEEL COLOR: MILL FINISH, "MIDNIGHT BRONZE"
M-9	FABRICATED COVE LIGHTING	**PRODUCT:** PRE-FABRICATED COVE LIGHTING COLOR: CLEAR ALUMINUM
EXTERIOR CLADDING		
XT-1	EXTERIOR PORCELAIN WOOD LOOK TILE	**PRODUCT:** CROSSVILLE; SWW-2./.10624UPS; CUSTOM COLOR: CUSTOM SIZE: 6" x 24", 33% RUNNING BOND COLOR: "WENDY'S WOODGRAIN" GROUT: GR-8 MORTAR: MR-1 WATERPROOFING: WM-1 JOINTS: 1/8" TRIM: SCHLUTER "RONDEC" (VERTICAL CORNERS); SATIN COPPER/BRONZE ANOD. ALUM.
XT-2	TILE ALTERNATE (FEATURE WINDOW)	**PRODUCT:** DAL-TILE: MATCH POINT; COLOR: PURE WHITE P12524241P SIZE: 24" x 24" PATTERN: SEE EXTERIOR ELEVATIONS GROUT: GR-9 MORTAR: MR-1 WATERPROOFING: WM-1 JOINTS: 1/8" TRIM: SCHLUTER; QUADEC w/ CORNER INSERTS (CLEAR ANOD. ALUM.)
ACM SYSTEMS		
ACM-1	ALUM. COMPOSITE MATERIAL	**PRODUCT:** ALCOA, REYNOBOND PE, 4MM, ROUTE & RETURN COLOR: PRE-FINISHED; COLORWELD 300, "BRITE RED"; (RB4CW3BR) **ALTERNATE:** ALUCOBOND PE; 1" ROUTE & RETURN COLOR: PVDF-3; "RED FIRE COOL"; GLOSS LEVEL: 30
ACM-2	ALUM. COMPOSITE MATERIAL	**PRODUCT:** ALCOA, REYNOBOND PE, 4MM, ROUTE & RETURN COLOR: PRE-FINISHED; COLORWELD 500; "CLASSIC BRONZE" (RB4CW5CB) **ALTERNATE:** ALUCOBOND PE; 1" ROUTE & RETURN COLOR: MATCH ALCOA SPEC (ABOVE)
ACM-3	ALUM. COMPOSITE MATERIAL	**PRODUCT:** ALCOA, REYNOBOND PE, 4MM, ROUTE & RETURN COLOR: PRE-FINISHED; COLORWELD 500, "BONE WHITE" (RB4CW5BW) **ALTERNATE:** ALUCOBOND PE; 1" ROUTE & RETURN COLOR: MATCH ALCOA SPEC (ABOVE)
ACM-4	ALUM. COMPOSITE MATERIAL	**PRODUCT:** ALCOA, REYNOBOND PE, 4MM, ROUTE & RETURN COLOR: PRE-FINISHED; COLORWELD 500; COLOR: "ANODIC CLEAR " **ALTERNATE:** ALUCOBOND PE; 1" ROUTE & RETURN COLOR: MATCH ALCOA SPEC (ABOVE)
EIFS SYSTEMS		
E-1 THRU E- 9	EIFS (EXTERIOR INSULATION FINISH SYSTEM)	**PRODUCT:** STO; StoTHERM ESSENCE NEXT SYSTEM TEXTURE: FINE SAND (U.N.O.); SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION COATING: TOP COAT WITH 2 COATS OF STO COATACRYL PLUS IN SPECIFIED COLOR; TWO ADDITIONAL COATS OF STO COAT ACRYL PLUS CLEAR MATT; IMPACT PROVISO "ARMOR MAT" REINFORCING MESH UP TO 6'-9" ABOVE GRADE COLORS: E-1: LIGHT GRAY (STO #NA13-0042); SEE 'XT-2' FOR APPROVED ALTERNATE (FEATURE WINDOW ONLY) E-2: WENDY'S RED (STO #NA13-0040); SEE 'ACM-1' FOR APPROVED ALTERNATE E-3: (OBSOLETE) E-4: FIELD BROWN (STO #NA14-0011) E-5: ACCENT BROWN (STO #NA14-0012) E-6: DARK BRONZE (STO #NA14-0014) E-7: DARK GREY (STO #NA18-0004) E-8: TAN (STO #NA17-0047) E-9: SILVER (STO #NA19-0003); "SMOOTH" TEXTURE **ALTERNATE (AS APPROVED BY OWNER):** DRYVIT, "OUTSULATION PLUS MD SYSTEM" TEXTURE: SANDPEBBLE FINE (U.N.O.) COATING: OUTSULATION PLUS MD SYSTEM; HIGH- IMPACT "PANZER MESH" REINFORCING COLORS: MATCH STO COLORS (ABOVE)
MASONRY		
BR-0	FACE BRICK	EXISTING BRICK TO REMAIN
BR-1	FACE BRICK	**OPTION #1:** BOWERSTON SHALE COMPANY SERIES: "OLD ENGLISH" (MODULAR) **OPTION #2:** GLEN-GARY SERIES: "OLDE DETRIOT" (MODULAR) **OPTION #3:** BELDEN SERIES: "BELCREST" 560A (MODULAR)
	MORTAR	**PRODUCT:** CEMEX RICHCOLOR 56-H "LIMESTONE" (OR APPROVED EQUAL)
	EIFS ALTERNATE	**PRODUCT:** STO; StoTHERM ESSENCE NEXT SYSTEM FIELD COLOR: STO - NA 14-0011 DRYVIT - WEND-09-1085 ACCENT COLOR: STO - NA 140012 DRYVIT - WEND-08-1085 **ALTERNATE (AS APPROVED BY OWNER):** DRYVIT, "OUTSULATION PLUS MD SYSTEM"
EXTERIOR MISC.		
BL-1	BOLLARD SLEEVE	**PRODUCT:** PAMLING; PROTEK COLOR: SAFETY YELLOW SIZE: 6" DIA, 48" HEIGHT NOTE: CONTACT HJC
CF-2	CONCRETE FINISH (PATIO)	**PRODUCT:** SCOFIELD; LITHOCHROME COLOR HARDENER COLOR: A-55 "PECAN TAN" FINISH: BROOM; APPLY TWO COATS SCOFIELD CURESEAL-W
CF-3	CONCRETE FINISH (PUW, TRASH ENCLOSURE, ORDER STATION CANOPY)	**PRODUCT:** SCOFIELD COLOR (OPTIONAL): SCOFIELD; LITHOCHROME; A-33 "CLASSIC GREY" SEALER: SCOFIELD, CEMENTONE; CLEAR SEALER

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076
REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY:
CHECKED BY:

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 3997
STATE OF ARKANSAS
SCANNED

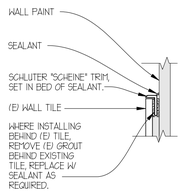
LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
FINISH SCHEDULE

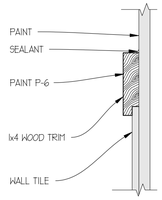
SHEET NUMBER
A6.2

2/2/2023, 10:29 AM, J:\2 WENDYS\WEN FRANCHISEE PROJECTS\FOURJAY LLC\2022\2022039 BRYANT, AR\439 CONSTRUCTION DOCUMENTS\DRAWINGS\03_A6 Schedules.dwg, M.Lemrick

NOTE: SEE SHEET EQ1.1 FOR ARTPACK SCHEDULE



15 RESTROOM TRIM DETAIL
SCALE: 3" = 1'-0"



14 NEW CHAIR RAIL DETAIL
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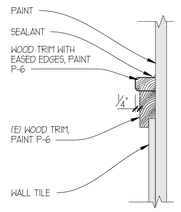

13 EXISTING CHAIR RAIL DETAIL
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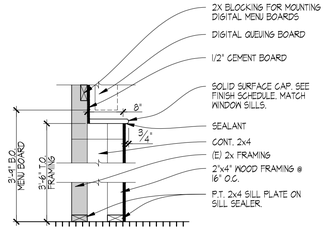

12 LOW WALL DETAIL
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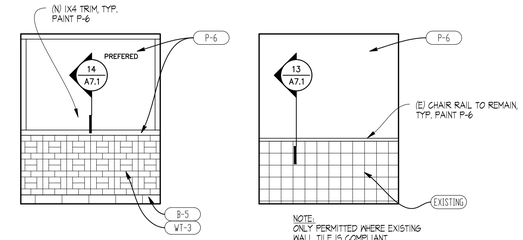

10 TYPICAL ELEVATIONS
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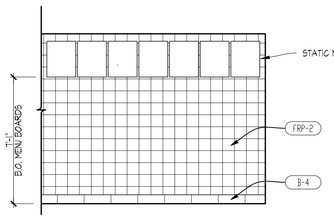
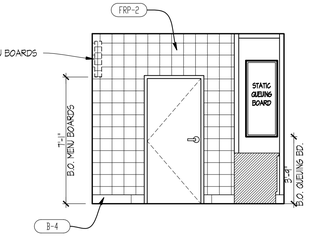


09 SERVING AREA
SCALE: 1/4" = 1'-0"



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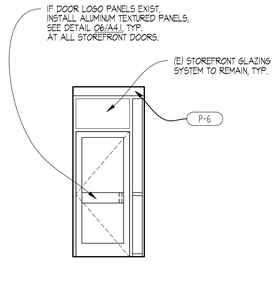
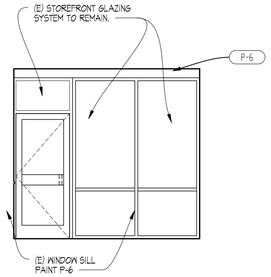


07 VESTIBULE
SCALE: 1/4" = 1'-0"



06 VESTIBULE
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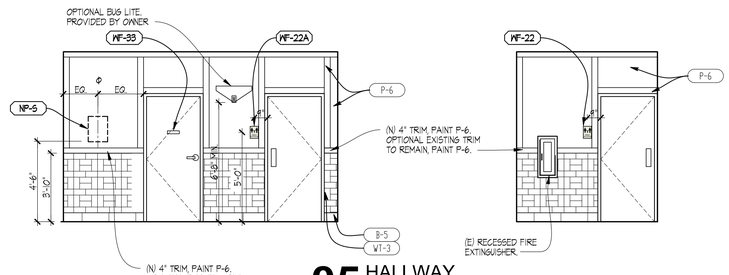
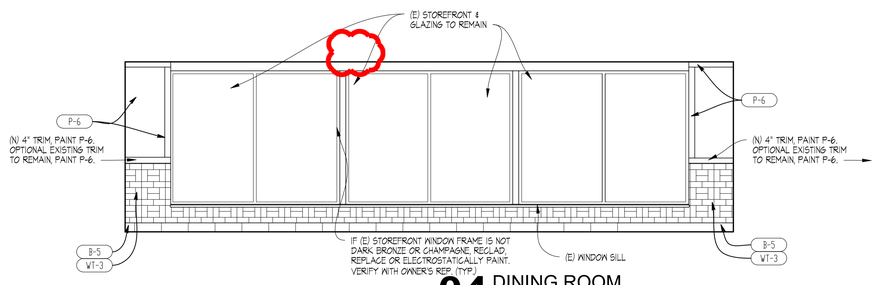
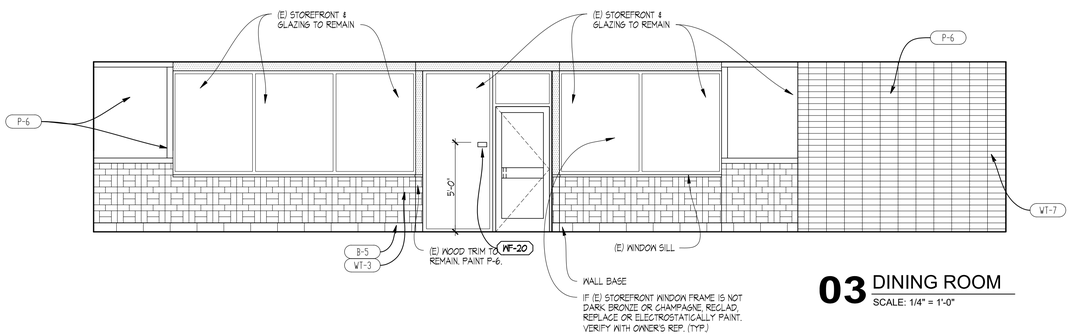


05 HALLWAY
SCALE: 1/4" = 1'-0"



04 DINING ROOM
SCALE: 1/4" = 1'-0"



03 DINING ROOM
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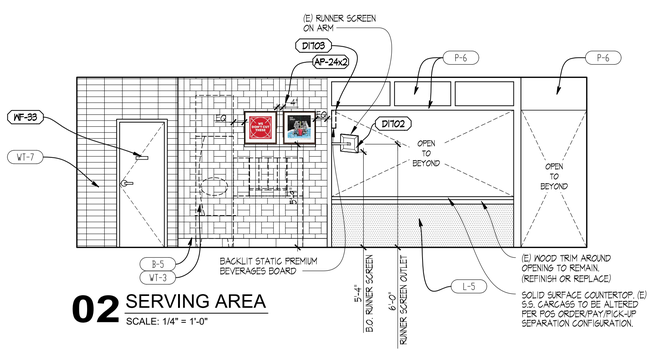

02 SERVING AREA
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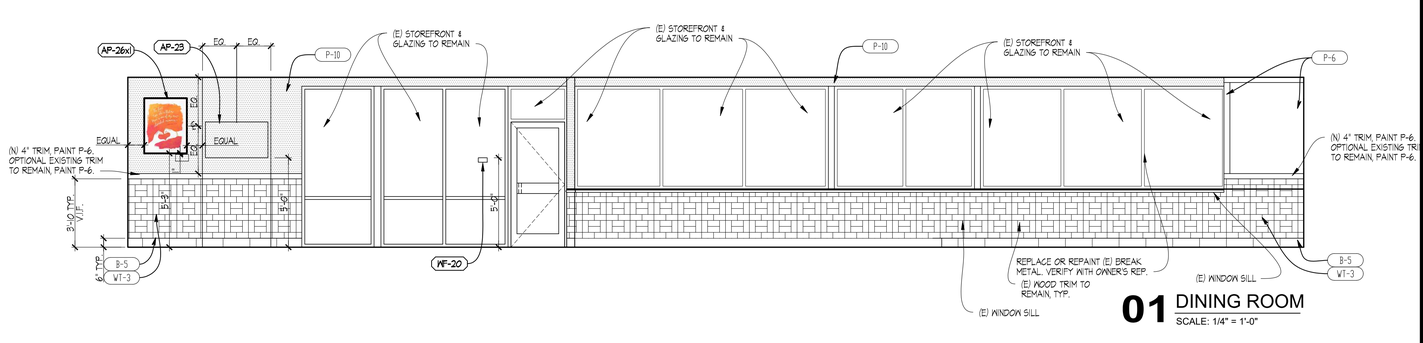


01 DINING ROOM
SCALE: 1/4" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL
REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
1/20/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
INTERIOR ELEVATIONS
DINING ROOM

SHEET NUMBER
A7.1

2/2/2023, 10:29 AM, J:\2 WENDY'S\WEN FRANCHISEE PROJECTS\FOURJAY LLC\2023\2323 BRYANT AR\430 CONSTRUCTION DOCUMENTS\DRAWINGS\2323 A7 INTERIOR ELEVATIONS.dwg, MLamzik

RESTROOM FIXTURE AND HARDWARE SCHEDULE

Ⓐ		SEMI-RECESSED PAPER TOWEL & WASTE RECEPTACLE	ASI MODEL 646924A (SEMI-RECESSED) PAPER ROLL AUTOMATIC DISPENSING		STAINLESS STEEL
Ⓑ		NEW SURFACE MOUNTED HAND DRYER, OPTIONAL FOR FRANCHISEE RESTAURANTS.	ASI 10-0199-1 SURFACE MOUNTED STAINLESS STEEL HAND DRYER		
Ⓒ		TOILET PAPER DISPENSER: SURFACE MOUNTED JUMBO ROLL TOILET TISSUE DISPENSER	ASI MODEL 0042	SATIN	OUTER CABINET, STAINLESS STEEL
Ⓓ		COAT HOOK	ASI-7340-S	SATIN	
Ⓔ		WALL MOUNTED VERTICAL BABY CHANGING STATION	FOUNDATIONS-100-EV	CREAM	
Ⓕ		TWO WALL TOILET COMPARTMENT GRAB BAR 1 1/4" DIAMETER	ASI MODEL 3857	SATIN	
Ⓖ		NOT USED			
Ⓗ		MIRROR	MEEK M2513	SATIN	STAINLESS STEEL - ANGLE FRAMED W/ WELDED CORNERS
Ⓙ		18" VERTICAL GRAB BAR	ASI MODEL 3800-18	SATIN	STAINLESS STEEL W/ EXPOSED MOUNTING, FURNISHED COMPLETE W/ MOUNTING KIT
Ⓚ		WALL MOUNTED "ECOLAB" HANDS-FREE SOAP DISPENSER	C0204	BLACK	FROM KED
Ⓛ		WASTE RECEPTACLE (4" PROJECTION, 4" RECESSED) - SEMI-RECESSED, 12 GALLONS	ASI 0458		

RESTROOM SCOPE OF WORK

MINIMUM SCOPE AS NOTED BELOW CONTRACTOR SHALL FURNISH, INSTALL, AND COMPLETE ALL WORK AS NOTED BELOW. CONTRACTOR SHALL VERIFY COMPLETE SCOPE OF RESTROOM WORK WITH THE OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO COMPLETING BID PROPOSAL.

- REWORK RESTROOM LAYOUT TO MEET ACCESSIBILITY CODE
- NEW FLOOR, BASE & WALL TILE
- NEW CEILING TILE
- NEW TOILET PARTITIONS & URINAL SCREEN
- NEW LIGHT FIXTURES & DIFFUSERS
  CORPORATE STANDARD: NEW SEMI-RECESSED PAPER TOWEL & WASTE RECEPTACLE. FRANCHISEE OPTION: NEW SEMI-RECESSED HAND DRYER. G.C. TO COORDINATE W/ OWNER'S REPRESENTATIVE THE DESIRED UNIT OR COMBINATION OF BOTH UNITS.
- BABY CHANGING STATION (WHERE SPACE PERMITS)
- NEW DOORS & FRAMES
- NEW RESTROOM SIGNAGE
- NEW VANITY WITH CORIAN COUNTERTOP
- NEW PLUMBING FIXTURES AS SCHEDULED ON PLUMBING DRAWING. VERIFY W/ OWNER IF ANY RESTROOM FIXTURES OTHER THAN VANITY OR RESTROOM ACCESSORIES ARE TO BE REUSED.
- VERIFY REPLACEMENT AND/OR RELOCATION OF PLUMBING FIXTURES AND ACCESSORY ITEMS AS REQUIRED TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS.
- PROVIDE AND INSTALL NEW SOLID WALL BLOCKING IN WALLS AS REQUIRED FOR ANY NEW OR RELOCATED FIXTURES OR ACCESSORIES.

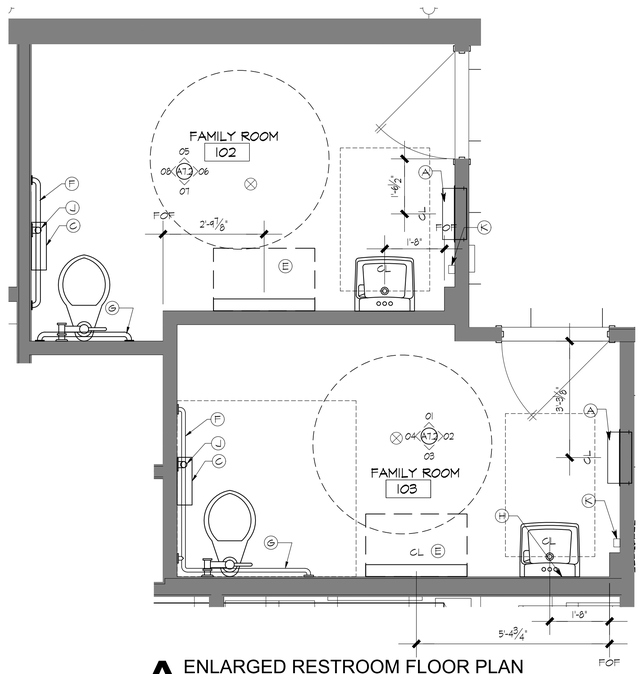
TOILET PARTITIONS:
STAINLESS STEEL PARTITIONS - "ULTIMATE PRIVACY" (58" PANEL HEIGHT) BY ACCURATE PARTITIONS CORP. FINISH TO BE "SATIN".
STAINLESS STEEL CONTINUOUS BRACKETS.
STAINLESS STEEL SHOES - FLOOR ANCHORED / OVERHEAD BRACED INSTALLATION.
STAINLESS STEEL CAM ACTION HINGE: MODEL #50-8267188
ACCESSIBLE STALLS - STAINLESS STEEL ADA PADDLE HANDLE #50-2261310.
ON EACH SIDE OF ACCESSIBLE DOOR INSTALL STAINLESS STEEL DOOR PULLS #50-2261103

URINAL SCREENS:
STAINLESS STEEL URINAL SCREEN - "ULTIMATE PRIVACY" (48" PANEL HEIGHT) BY ACCURATE PARTITIONS CORP. FINISH TO BE "SATIN".
STAINLESS STEEL CONTINUOUS BRACKETS.

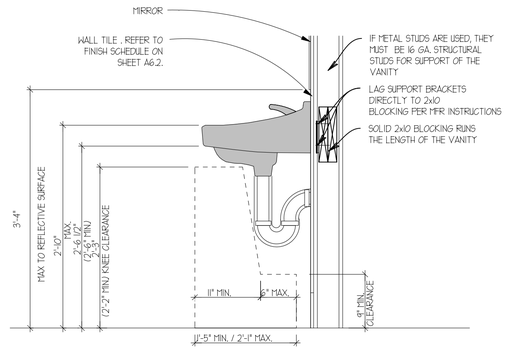
NOTE: CONTRACTOR TO PROVIDE 2x WOOD BLOCKING IN WALL FOR ANCHORAGE OF TOILET ACCESSORIES AND PARTITIONS AS REQUIRED.

NOTE: CONTRACTOR TO VERIFY WITH OWNER'S CONSTRUCTION REPRESENTATIVE THE EXTENT OF REPLACEMENT/RECONSTRUCTION OF THE EXISTING LAVATORY.
THE ARCHITECT OF RECORD SHALL BE RESPONSIBLE TO CLEARLY CONFIRM THE ADEQUACY OF THE EXISTING SUPPORT FOR THE NEW LAVATORY COUNTERTOP.

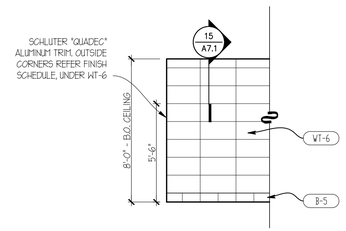
REQUIRED RESTROOM SCOPE OF WORK:
- PATCH/PAINT EXISTING CEILING
- NEW WALL TILE. REFER TO DESIGN GUIDE FOR COMPLIANT EXISTING FINISHES TO REMAIN.
- NEW FLOOR TILE
- NEW FIXTURES
- NEW SEMI-RECESSED PAPER TOWEL & WASTE RECEPTACLE. FRANCHISEE OPTION: NEW SEMI-RECESSED HAND DRYER. G.C. TO COORDINATE W/ OWNER'S REPRESENTATIVE THE DESIRED UNIT OR COMBINATION OF BOTH UNITS.
- BABY CHANGING STATION (WHERE SPACE PERMITS)
- NEW TOILET PARTITIONS & DOORS
- NEW TOILET PAPER DISPENSER
- NEW GRAB BARS



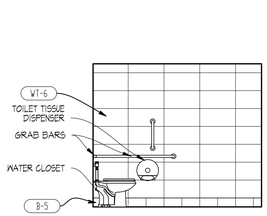
A ENLARGED RESTROOM FLOOR PLAN
SCALE: 1/2" = 1'-0"



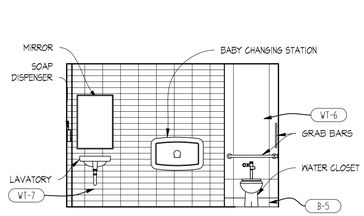
10 TYPICAL LAVATORY SECTION
SCALE: 1" = 1'-0"



09 TYPICAL WALL FINISHES
SCALE: 1/4" = 1'-0"



08 FAMILY TOILET
SCALE: 1/4" = 1'-0"



07 FAMILY TOILET
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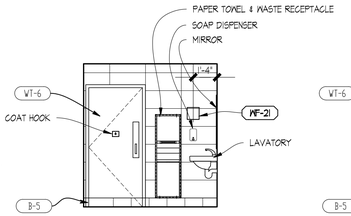
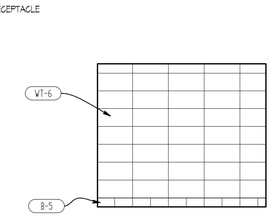
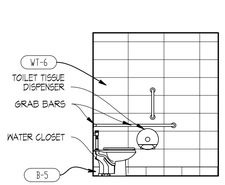


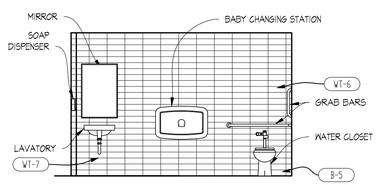
06 FAMILY TOILET
SCALE: 1/4" = 1'-0"



05 FAMILY TOILET
SCALE: 1/4" = 1'-0"



04 FAMILY TOILET
SCALE: 1/4" = 1'-0"



03 FAMILY TOILET
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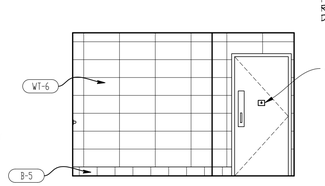
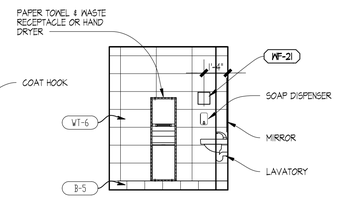
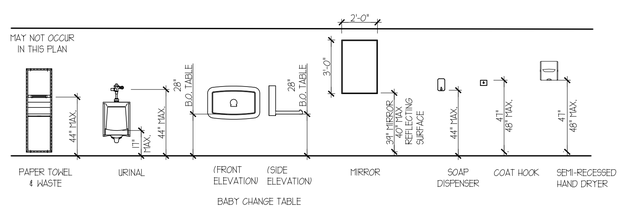
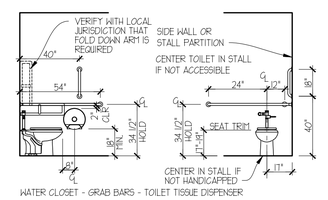


02 FAMILY TOILET
SCALE: 1/4" = 1'-0"

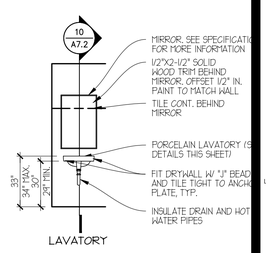


01 FAMILY TOILET
SCALE: 1/4" = 1'-0"





NOTE CONTRACTOR TO PROVIDE 2X6 WOOD BLOCKING IN WALL FOR ANCHORAGE OF GRAB BARS AS REQUIRED.



00 TYPICAL RESTROOM ACCESSORIES
SCALE: NTS

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL
REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS
01/23/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
INTERIOR ELEVATIONS
RESTROOMS

SHEET NUMBER
A7.2

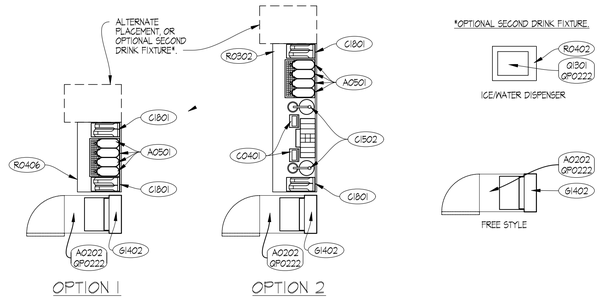
2/2/2023, 10:29 AM, J:\3 WENDYS\WEN FRANCHISEE PROJECTS\EQUIJAY LLC\2023\2023 BRYANT, AR\A00 CONSTRUCTION DOCUMENTS\DRAWINGS\A00_A7_INTERIOR_ELEVATIONS.dwg, M.Lemik

EQUIPMENT SCHEDULE

MARK	QTY.	DESCRIPTION OF EQUIPMENT	REMARKS	FURNISHED BY	INSTALLED BY
A0105		BEVERAGE SYSTEM, PUW - FREESTYLE		KED	KED
A0202		BEVERAGE SYSTEM SELF-SERVE DINING ROOM (FREESTYLE)	EXTERIOR COLOR: SILVER (FOR FREESTYLE)	O	O
A0501		ICED TEA DISPENSER-NARROW OVAL		KED	KED
A0502		ICED TEA DISPENSER-ROUNDED FRONT (3 GALLON)		KED	KED
C0401		NAPKIN DISPENSER		KED	KED
C1502		KETCHUP PUMP		KED	KED
C1801		LID/STRAW DISPENSER		KED	KED
D0200		POS TERMINAL		O	O
D1701		COPS SCREEN			
D1702		RUNNER SCREEN			
D1703		CEILING MOUNTED PREMIUM BEVERAGE DISPLAY			
D3002		KIOSK (UM)		O	O
E14XX		FRONT COUNTER		KED	KED
E4302		BAKERY CASE		KED	KED
G1402		CHASE @ FREESTYLE		KED	KED
N0202		CASH DROP BOX		KED	KED
QP0222		ICE MACHINE - DINING ROOM W/ REMOTE CONDENSING UNIT - DINING ROOM (ROOF)	# KITCHEN EQUIPMENT SUPPLIER TO VERIFY ACTUAL EQUIPMENT / MODEL / FINISH TO BE USED *QUANTITY WILL VARY DEPENDING ON EXACT BEVERAGE SYSTEM CONFIGURATION	KED KED	KED KED
R0105		TRASH RECEPTACLE (2 BIN ENCLOSURE)		KED	KED
R0106		TRASH RECEPTACLE (3-STREAM - CANADA)		KED	KED
R0302		CONDIMENT STAND (w/ DRAIN)		KED	KED
R0510		CHAIR - STANDARD HEIGHT		KED	KED
R0511		CHAIR - BAR HEIGHT		KED	KED
R0512		STOOL: 24" HIGH		KED	KED
R1603		HIGH CHAIRS		KED	KED
R1705		BOOSTER CHAIR		KED	KED
R2002		TABLE TOP: 24" X 24"		KED	KED
R2016		TABLE TOP: 24" X 42"		KED	KED
R2016S		TABLE TOP: 24" X 42" - STENCIL		KED	KED
R2027		TABLE TOP: 30" DIAMETER		KED	KED
R2043		FAMILY TABLE TOP: 30" X 66" (6 SEAT)		KED	KED
R2044		FAMILY TABLE TOP: 24" X 62" (6 SEAT)		KED	KED
R2045		COMMUNITY W-TABLE (FREESTANDING; 8 SEAT; 96" LONG)		KED	KED
R2046		COMMUNITY W-TABLE (CANTILEVERED; 8 SEAT; 96" LONG)		KED	KED
R2047		COMMUNITY W-TABLE (FREESTANDING; 10 SEAT; 120" LONG)		KED	KED
R2048		COMMUNITY W-TABLE (CANTILEVERED; 10 SEAT; 120" LONG)		KED	KED
R2109		TABLE BASE: 2-TOP - FIXED		KED	KED
R2110		TABLE BASE: 4-TOP - FIXED		KED	KED
R2111		TABLE BASE: 4-TOP ACCESSIBLE - FIXED		KED	KED
R2112		TABLE BASE: 22" X-BASE - FREE STANDING		KED	KED
R2113		TABLE BASE: 22" T-BASE (ACCESSIBLE) - FREE STANDING	2 BASES REQUIRED PER TABLE	KED	KED
R2114		TABLE BASE: 22" X-BASE (COUNTER HGT 34" - FREE STANDING)		KED	KED
R2133		CANTILEVER TABLE BRACKET (4-TOP)		KED	KED
R2310		42" SINGLE BOOTH - STANDARD (WOOD)		KED	KED
R2313		42" DOUBLE BOOTH - STANDARD (WOOD)		KED	KED
R2439		LOW WALL AT "W TABLE"		KED	KED
R2440		U WALL AT BOOTHS		KED	KED
R2702		BENCH 15'-10"		KED	KED
R2712		BENCH 26'-4"		KED	KED
R2713		BENCH 24'-6"		KED	KED
R3309		KIOSK LEDGE (UM; 2 STATIONS) - 53"		O	O
R3310		KIOSK LEDGE (UM; 3 STATIONS) - 89"		O	O
R3404		SEAT CUSHION 24" WIDE		O	O
R3405		SEAT CUSHION 42" WIDE		O	O
U0510		BACKLIT STATIC MENU BOARDS	*OWNER TO VERIFY ACTUAL EQUIPMENT/MODEL TO BE USED	O	O
U0511		BACKLIT STATIC REVIEW BOARDS	*OWNER TO VERIFY ACTUAL EQUIPMENT/MODEL TO BE USED	O	O

O = OWNER GC = GENERAL CONTRACTOR KED = KITCHEN EQUIPMENT DISTRIBUTER

DRINK STAND OPTIONS



NOTE: OPTIONAL CONFIGURATIONS ABOVE ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLAN CONFIGURATION BELOW FOR SELF SERVE DRINK TONER LOCATION (MAY BE AT EITHER END OR BOTH). COORDINATE FINAL ORIENTATION AND PLACEMENT WITH OWNER'S REPRESENTATIVE.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
X####	EQUIPMENT TAGS
X###	EQUIPMENT TAGS
XX-##	ARTPACK AND WAYFINDING TAGS

ARTPACK & WAYFINDING LEGEND

MARK	DESCRIPTION
AP-23	WENDY'S LOCAL LOVE (CUSTOM STATE AND STAR LOCATOR)
AP-24	WINK WALL FRAMED GRAPHIC
AP-25	INTERIOR READER BOARD
AP-26	CAUSE PAINTING AND PLAQUE (3 VERSIONS)
AP-30	WELCOME WALL ART
NP-S	NUTRITION POSTER
WF-20	TACTILE EXIT SIGN
WF-21	HAND WASHING SIGN
WF-22	FAMILY RESTROOM SIGN
WF-22A	FAMILY RESTROOM SIGN ACCESSIBLE
WF-23	MEN'S ROOM SIGN
WF-23A	MEN'S ROOM SIGN ACCESSIBLE
WF-25	WOMEN'S ROOM SIGN
WF-25A	WOMEN'S ROOM SIGN ACCESSIBLE
WF-27	WOMEN'S ROOM SIGN
WF-27A	WOMEN'S ROOM SIGN ACCESSIBLE
WF-31	EMPLOYEE ONLY
WF-32	NOT AN ENTRANCE

REFER TO RESPONSIBILITY SCHEDULE FOR ARTPACK INFORMATION

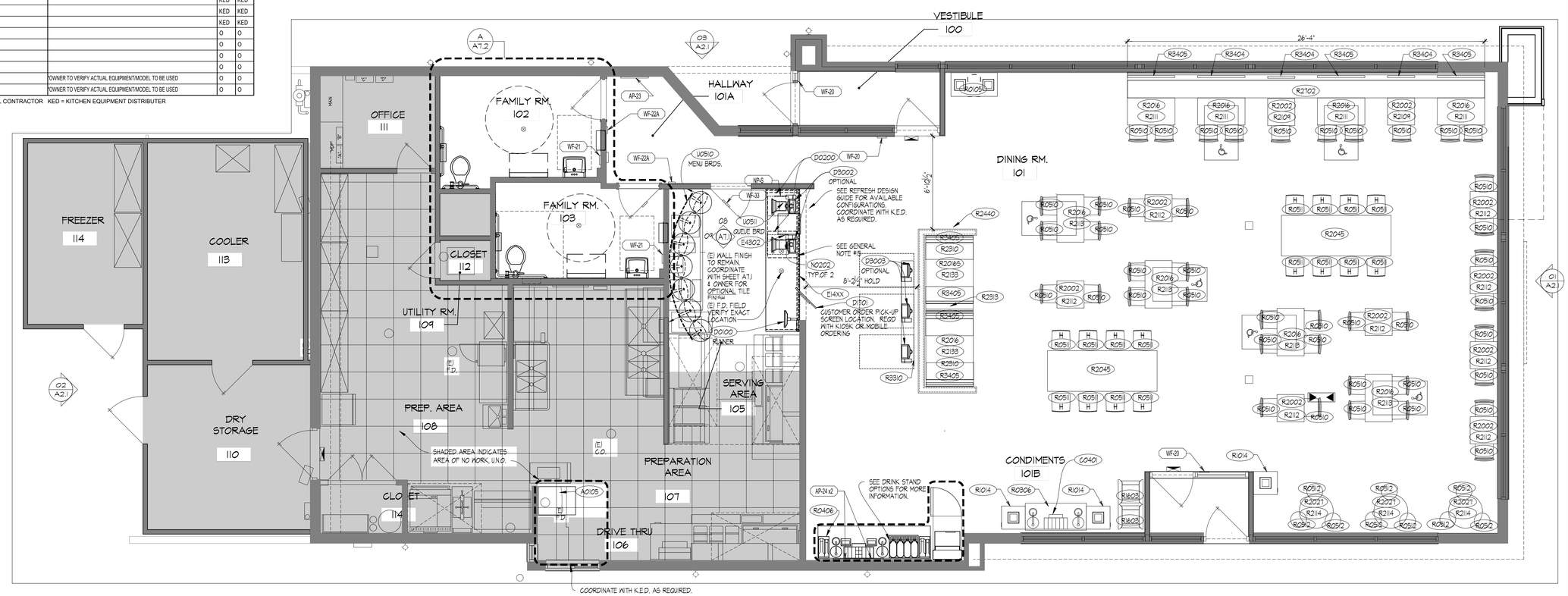
GENERAL NOTES

GENERAL NOTES

1. G.C. SHALL COORDINATE REQUIREMENTS OF MILLWORK, SPECIALTIES, EQUIPMENT, AND FURNISHINGS WITH OWNER PRIOR TO START OF WORK.
2. ELECTRICAL & PLUMBING REQUIREMENTS FOR THE INSTALLATION OF MILLWORK, SPECIALTIES, EQUIPMENT, AND FURNISHINGS IS THE RESPONSIBILITY OF THE G.C.
3. EQUIPMENT LISTED IS TO BE FURNISHED BY THE KITCHEN EQUIPMENT DISTRIBUTOR UNLESS NOTED OTHERWISE.
4. KITCHEN EQUIPMENT DISTRIBUTOR PROVIDES LABOR FOR UNCRATING, ASSEMBLY AND SETTING OF EQUIPMENT.
5. KITCHEN EQUIPMENT DISTRIBUTOR WILL SUPPLY CRITICAL DIMENSIONS, PLUMBING AND ELECTRICAL SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE KITCHEN EQUIPMENT SUPPLIER.
6. ELECTRICAL AND PLUMBING CONTRACTOR TO MAKE FINAL CONNECTION TO EQUIPMENT
7. SEE INTERIOR ELEVATIONS FOR ARTPACK GRAPHIC LOCATIONS.
8. SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.
9. THE GENERAL CONTRACTOR SHALL PROVIDE A CONTINGENCY BID FOR WORK IN THE BACK OF HOUSE/KITCHEN AREA BEYOND THE SCOPE OF THIS REMODEL SHOWN ON THESE DOCUMENTS. COORDINATE ANY/ALL WORK BID, PROPOSED, OR REQUIRED WITH THE OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO PURCHASING OR BEGINNING ANY WORK BEYOND THE LIMITED SCOPE SHOWN ON THESE CONSTRUCTION DOCUMENTS.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL SOLID WOOD BLOCKING FOR ALL WALL MOUTNED ITEMS, SIGNAGE, EQUIPMENT, MILLWORK, ETC.. COORDINATE LOCATIONS WITH OWNER'S CONSTRUCTION REPRESENTATIVE AS NECESSARY.
11. EXISTING EQUIPMENT TO REMIAN UNLESS NOTED OTHERWISE.

ATTENTION ALL BIDDERS

REFER TO WENDY'S APPROVED CONSOLIDATOR - HJC TO OBTAIN PREFERRED BUILDING MATERIAL PRICING. NATIONAL ACCOUNT CONTACTS AND PHONE NUMBERS PROVIDED FOR REFERENCE.



01 FLOOR AND EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
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Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: XXX
CHECKED BY: XXX

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 3987
STATE OF ARKANSAS

01/31/2023

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME
EQUIPMENT PLAN

SHEET NUMBER
EQ1.1

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INDEX TO SPECIFICATIONS

DIVISION 1 - GENERAL SPECIFICATIONS

(OMITTED)

DIVISION 3 - CONCRETE

FOOTINGS
SLABS AND FOOTINGS
SIDEWALKS AND RAMPS
PAVING
CONCRETE PADS
CONCRETE PAD - WALK IN BOX - COOLER / FREEZER / DRY STORAGE

DIVISION 4 - MASONRY

GENERAL
CMU
MORTAR FOR FACE BRICK
FACE BRICK

DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES

ROUGH CARPENTRY
STRUCTURAL LUMBER
FINISH CARPENTRY
SOLID SURFACING MATERIAL
BUILDING WEATHER BARRIER

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

BUILDING INSULATION
ROOFING INSULATION
GENERAL ROOFING
ROOFING HANDLING
ROOFING STORAGE
ROOFING OVERNIGHT COVER
ROOFING AND SHEET METAL
ROOFING SURFACE PREPARATION
ROOFING WOOD DECKS
ROOFING MEMBRANE
FLASHING
ROOFING PERIMETER LAPS
ROOFING PROJECT / SITE CLEAN-UP
ROOFING INSPECTIONS
ROOFING CONTRACTOR QUALIFICATION ASSURANCE
ROOF METAL TRIMS
SEALANT
SEALANT MATERIALS
KNOTWOOD

DIVISION 8 - OPENINGS

ALUMINUM ENTRANCE DOORS AND STOREFRONT & CURTAINWALL
GLAZING
STEEL SERVICE DOORS AND FRAMES
PREFINISHED DOORS
PICK-UP WINDOW
ACCESS DOOR
WALL LOUVER

DIVISION 9 - FINISHES

FLOOR AND WALL TILE INSTALLATION
GYPSUM DRYWALL
SUSPENDED CEILING SYSTEM
NON-TILE FIBERGLASS REINFORCED POLYESTER (FRP) PANELS
PAINTING
PAINT SCHEDULE
PATIO CONCRETE SLAB

DIVISION 10 - SPECIALTIES

EXTERIOR TRASH ENCLOSURE
GENERAL SIGNAGE
ROOM IDENTIFICATION SIGN
RESTROOM IDENTIFICATION SIGN
PUBLIC RESTROOM ACCESSORIES
WALL DECOR
HEIGHT WARNING DEVICE
ORDER STATION CANOPY
SMOKELESS SNUFFER
STAINLESS STEEL CORNERS
KITCHEN EQUIPMENT
HOOD FIRE SUPPRESSION SYSTEM AND PORTABLE FIRE EXTINGUISHERS
FIRE EXTINGUISHER CABINETS
WALK-IN COOLER/FREEZER/DRY STORAGE (PRE-FABRICATED)
WALK-IN COOLER/FREEZER/DRY STORAGE (FIELD ERECTED)
COMMUNICATION SYSTEM

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DIVISION 3 - CONCRETE

NOTE: FURNISH LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE CONCRETE WORK INCLUDING EXCAVATION, TRENCHING, FORM WORK, REINFORCING, CEMENT FINISH AND PRECAST CONCRETE.

FOOTINGS

A. REFER TO DRAWINGS FOR SIZES, DEPTHS, AND REINFORCEMENT. EARTH TRENCH WILL BE PERMITTED FOR FOOTINGS IF CONDITIONS ARE FAVORABLE. SIDES OF TRENCHES SHALL BE CLEAN, EVEN, VERTICAL AND TRUE, AND BOTTOMS SHALL BE LEVEL, CLEAN AND WITHOUT FILL.
B. REINFORCING SHALL BE UNPAINTED AND UNCOATED, FREE FROM RUST OR SCALE, AND SHALL BE CLEANED AND STRAIGHTENED BEFORE BEING SHAPED AND PLACED IN POSITION, ACCURATELY POSITION REINFORCEMENT AND SECURED AGAINST DISPLACEMENT, WHERE THERE IS DELAY IN POURING, RE-INSPECT REINFORCEMENT AND CLEAN OFF ANY DRIED CEMENT, MORTAR OR RUST.
C. REINFORCEMENT SHALL BE OF SIZE AND SPACING AS NOTED ON THE DRAWINGS OR AS PER LOCAL CODES.

SLABS AND FOOTINGS

A. REFER TO DRAWINGS FOR CONCRETE STRENGTH, THICKNESS AND REINFORCING.
   1. ALTERNATE: "FIBERMESH" OR EQUAL, A 100% HOMOPOLYMER VIRGIN POLYPROPYLENE FIBRILLATED FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS AND ARE SPECIFICALLY ENGINEERED AND MANUFACTURED TO AN OPTIMUM GRADUATION FOR USE AS FIBROUS REINFORCEMENT FOR CONCRETE.
B. PROVIDE CONTINUOUS 6 MIL 'VISQUEEN' VAPOR BARRIER ON LEVEL 4" GRAVEL BASE UNDER BUILDING SLABS. LAP EDGES 6" AND SEAL (TURN UP AT WALLS).
C. POUR CONCRETE FLOORS LEVEL, EXCEPT WHERE FLOOR DRAINS OCCUR, IN WHICH CASE THEY SHALL HAVE A 36" TO 48" RADIUS SLOPED TO DRAIN. TOTAL SLOPE IS NOT TO EXCEED 3/4" BELOW FLOOR LEVEL.
D. SECURE AND BUILD INTO CONCRETE WORK THE FOLLOWING MATERIALS:
   1. PLUMBING AND SYRUP LINES, ELECTRIC CONDUIT, CONCRETE INSERTS, HANGERS, ANCHORS, FLOOR CLIPS, SLEEVES FOR PIPING, ETC., AND WHEN REQUIRED FOR ANCHOR BOLTS, PLATES, ETC., FOR EQUIPMENT.

SIDEWALKS AND RAMPS

A. 3,000 PSI AIR ENTRAINED CONCRETE. 4" THICK, BROOM FINISH SCORE WITH 3/4" DEEP CONTRACTION JOINTS INTO APPROXIMATELY 4'-0" SQUARES AS SHOWN ON DETAIL ON THE FOUNDATION PLAN.
B. SIDEWALKS AND RAMPS TO MEET LOCAL CODES ALONG WITH REQUIRED SLOPES AND CROSS SLOPES IN THE AMERICANS WITH DISABILITIES ACT FOR ACCESSIBLE DESIGN.

PAVING

A. SPECIFICATIONS FOR CONCRETE PAVING REQUIRED TO BE VERIFIED BY OWNER'S CONSTRUCTION ENGINEER.

CONCRETE PADS

A. CONCRETE PADS AT PICK-UP WINDOW, ORDER STATION AND TRASH ENCLOSURE (REFER TO SITE PLAN): COLOR TREATED AS NOTED IN EXTERIOR FINISHES SCHEDULE ON DRAWINGS. A TRIAL SLAB SHALL BE MADE, USING THE SAME MATERIALS THAT ARE TO BE USED ON THE JOB TO ASSURE OWNER ACCEPTANCE.

CONCRETE PAD - WALK IN BOX - COOLER / FREEZER / DRY STORAGE

A. A LEVEL CONCRETE PAD IS REQUIRED FOR THE WALK IN BOX. THE PAD CAN NOT DEVIATE MORE THAN 1/4" OVER 10' IN ANY DRIECTION.
B. A SQUARE CONCRETE PAD IS REQUIRED FOR THE WALK IN BOX. THE PAD CAN NOT DEVIATE MORE THAN 1/2" ON DIAGONAL MEASUREMENTS.
C. A MINIMUM OF 6" OF CONCRETE IS REQUIRED AROUND THE PERIMETER OF THE WALK IN BOX. NO CONTROL JOINTS ARE ALLOWED IN THE SLAB FOR THE WALK IN BOX.

DIVISION 4 - MASONRY

NOTE: FURNISH LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE MASONRY WORK INCLUDING STRUCTURAL STEEL, WALL TIES, MASONRY REINFORCING , ETC.

GENERAL

A. WORK TO BE LAID TRUE TO DIMENSIONS, PLUMB, SQUARE, AND IN BOND AND PROPERLY ANCHORED. COURSES SHALL BE LEVEL WITH JOINTS OF UNIFORM WIDTH. NO JOINTS SHALL EXCEED SPECIFIED SIZE, AND IF NECESSARY, CLIPPED COURSES SHALL BE PROVIDED TO LEVEL OFF.
B. PERFORM MASONRY WORK IN ACCORDANCE WITH ESTABLISHED TRADE PRACTICES. BRACE "GREEN" WALLS AND PROTECT MORTAR FROM "WASHING-OUT" AT END OF DAYS WORK USING PLANKS. WEIGHTED CANVAS, OR SIMILAR MEANS TO COVER WALL. COOPERATE WITH OTHER TRADES IN JOINTLY EXECUTED WORK AND BUILT-IN ITEMS. PATCH OPENINGS AS REQUIRED FOR PASSAGE OF MECHANICAL AND ELECTRICAL WORK. "UNCORED" UNITS MUST BE USED AT ALL EXPOSED AND OR SEMI-EXPOSED CONDITIONS OF BRICK ROWLOCK CAPS, SILLS, ETC. SIZE AND LOCATION SHOWN ON CONSTRUCTION DOCUMENTS.
C. LINTELS SHALL BE OF SIZE AND SHAPE AS SHOWN OR NOTED ON THE DRAWINGS AND SHALL BE STRUCTURALLY SOUND FOR THE SPANS AND LOADS INVOLVED.
D. COORDINATE INSTALLATION OF OTHERS WORK ITEMS, SUCH AS ANGLES, ANCHOR BOLTS, FLASHING, STEEL LINTELS AND FRAMING, VENTS, SLEEVES, DOOR FRAMES, MISCELLANEOUS STEEL WORK WITH ANCHORS, ETC.
E. CMU TO BE LAID IN A RUNNING BOND.
F. CMU TO BE LAID WITH FULL MORTAR IN THE BED AND HEAD JOINTS.
   1. CONCAVE TOOLED JOINT USING A TOOL OF LARGER THAN 1/2" DIAMETER..
G. FLASHING TO BE PLASTIC COATED ALUMINUM BY HOHMANN & BARNARD, OR THIN COATED COPPER BY YORK FLASHING. THE FLASHING SHOULD PENETRATE THE BRICKWORK AND BE TRIMMED AT THE COMPLETION OF THE MASONRY WORK.
H. CLEAN AND POINT CONCRETE BLOCK WORK AT END OF EACH WORKING DAY. AT THE COMPLETION OF WORK AS AN ENTIRETY.
I. CMU: ASTM C90, MEDIMUM WEIGHT.
J. REFER TO STRUCTURAL DWGS. FOR MORE INFORMATION.

DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES

FURNISH LABOR, TOOLS, EQUIPMENT AND MATERIALS TO COMPLETE WORK UNDER THIS HEADING AS INDICATED ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.

ROUGH CARPENTRY

A. PROVIDE AND MAINTAIN TEMPORARY ENCLOSURES, AND BARRICADES AS REQUIRED BY GOVERNING LOCAL ORDINANCES.
B. PROVIDE TEMPORARY DOOR AND WINDOW ENCLOSURES AS REQUIRED.
C. HEADERS TO BE SIZED AS DETAILED IN THE STRUCTURAL DRAWINGS.

STRUCTURAL LUMBER

A. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION ON STRUCTURAL LUMBER, SHEATHING, PRE-FABRICATED WOOD JOISTS, FASTENING AND ATTACHMENT.

FINISH CARPENTRY

A. FURNISH LABOR AND MATERIALS TO COMPLETE WORK UNDER THIS SECTION AS INDICATED ON DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS.
B. HARDWARE DIMENSIONS ARE TO BE NET SIZE AND NOT NOMINAL SIZE. MATERIAL FOR INTERIOR FINISH SHALL BE AS FOLLOWS:
   1. DINING ROOM TRIM - REFER TO FINISH SCHEDULE & DETAILED DRAWINGS.
   2. COUNTERTOPS TO BE FURNISHED AND INSTALLED BY KITCHEN EQUIPMENT SUPPLIER.

SOLID SURFACING MATERIAL

A. VANITY TOPS AND WINDOW SILLS: DUPONT CORIAN, COLORS AS NOTED ON DRAWINGS.
B. PROVIDE IN THICKNESS, FINISH AND EDGE TREATMENT AS REQUIRED AND COORDINATED WITH THE OWNER'S REPRESENTATIVE.

BUILDING WEATHER BARRIER

PROVIDE WHEATHER BARRIER AS NOTED ON PLANS, SECTIONS, DETAILS, ETC.

A. FLUID APPLIED
   1. ASTM E1677 : DUPONT TYVEK FLUID APPLIED WB
   2. BUILDING-WRAP COMPOUND: TYVEK FLUID APPLIED FLASHING & JOINT COMPOUND AND DUPONT SEALANT FOR TYVEK FLUID APPLIED SYSTEM.
B. BUILDING WRAP:
   1. ASTM E1677: DOPONT TYVEK COMMERCIAL WRAP
   2. BUILDING WRAP TAPE: PRESSURE SENSITIVE PLASTIC TAPE REMCOMENED BY BUILDING WRAP MANUFACTURER FOR SEALING JOINTS ADN PENETRATIONS IN BUILDING WRAP.
C. FLUID APPLIED AT E.I.F.S.
   1. AS NOTED IN E.I.F.S. SECTION OF THESE SPECIFIICATIONS

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

BUILDING INSULATION

A. FURNISH LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS AND DESCRIBED IN THE SPECIFICATIONS.
B. EXTERIOR WALL INSULATION: REFER TO INSULATION SCHEDULE ON DRAWINGS.
C. VAPOR BARRIER SHALL BE GRIFFOLYN T-65 BY REEF INDUSTRIES, INC. OR EQUAL. THE MATERIAL SHALL HAVE A 3-PLY, HIGH DENSITY POLYETHYLENE AND NYLON YARN LAMINATE. MATERIAL SHALL HAVE A REINFORCED NON-WOVEN GRID WITH A PPT TEAR STRENGTH OF AT LEAST 15.0 LBS. VAPOR BARRIER SHALL BE APPLIED IN THE WIDEST PRACTICAL WIDTHS. SIDE AND END JOINTS SHALL BE LAPPED AT LEAST 6". LAPS SHALL BE SEALED USING FAB TAPE. PUNCTURES OR TEARS ARE TO BE REPAIRED USING GRIFFOLYN'S GRIFF TAPE, FAB TAPE OR EQUAL. VAPOR BARRIER MUST PROVIDE A COMPLETE SEAL TO PREVENT MOISTURE TRANSFER. NOTE: FOR SOUTHERN COASTAL AREAS, THE VAPOR BARRIER SHOULD BE USED ON THE EXTERIOR OF THE WALL. WHERE THERE IS UNCERTAINTY, FOLLOW LOCAL PRACTICE.
D. RIGID ROOF INSULATION: FURNISHED AND INSTALLED BY THE ROOFING CONTRACTOR. INSULATION TO BE MINIMUM OF (2) LAYERS OF ROOF MANUFACTURER'S RECOMMENDED INSULATION BOARDS. INSTALL IN THICKNESS REQUIRED TO MEET THE R-VALUES INDICATED IN THE INSULATION SCHEDULE ON DRAWINGS. CONTRACTOR TO PROVIDE BID UTILIZING DURO-GUARD ISO II BOARDS. 'ENRGY 3' INSULATION BOARDS BY JOHNS MANVILLE ARE AN ACCEPTABLE EQUAL.
E. PERIMETER INSULATION: REFER TO INSULATION SCHEDULE ON DRAWINGS..

ROOFING INSULATION

A. WHERE NOTED ON PLAN, INSULATION SHALL BE INSTALLED IN THE FOLLOWING MANNER:
   1. MECHANICALLY FASTENED - THE ROOF INSULATION BOARDS SHALL BE INSTALLED WITH FACTORY APPROVED FASTENERS AND STRESS DISTRIBUTION PLATES. LENGTH WILL VARY TO MEET THE JOB CONDITIONS. MINIMUM FASTENER PENETRATION THROUGH THE ROOF DECK PER MANUFACTURER'S RECOMMENDATIONS. CUT SCREWS AND PAINT TO MATCH SURROUNDING CONDITIONS.
   2. GLUE DOWN -THE ROOF INSULATION BOARDS SHALL BE INSTALLED WITH FACTORY APPROVED ADHESIVES. COVERAGE RATES PER MANUFACTURER'S RECOMMENDATIONS.

GENERAL ROOFING

A. COMPONENTS OF THE MANUFACTURERS ROOFING SYSTEM SHALL BE PRODUCTS OF THAT MANUFACTURER. SUBSTITUTES OF THEIR RELATED MATERIALS MUST HAVE PRIOR ACCEPTANCE BY THE MANUFACTURER.
B. DEVIATION FROM MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS SHALL VOID WARRANTY ISSUANCE UNLESS THE DEVIATION IS APPROVED BY A DULY AUTHORIZED REPRESENTATIVE OF THE MANUFACTURER IN WRITING.
C. SHOP DRAWINGS ARE REQUIRED FOR ORDERING, MANUFACTURING, AND FINAL INSPECTION OF THE ROOFING SYSTEM. SHOP DRAWINGS SHALL INCLUDE ROOF OUTLINE, SIZE, ROOF PENETRATIONS, INSULATION TYPE AND THICKNESS, PIECE LAYOUT AND PARAPET LOCATION. ORDERS AND SHOP DRAWINGS SHALL BE APPROVED BY ROOFING MANUFACTURER AND ASSIGNED A MANUFACTURER NUMBER.
D. WARRANTY: MANUFACTURERS STANDARD 15 YEAR, NO DOLLAR LIMIT WARRANTY.

ROOFING DELIVERY

A. ROOFING AND RELATED MATERIALS SHALL BE DELIVERED TO JOB SITE IN ORIGINAL PACKAGING WITH SHIPPING LABELS INTACT. IF SHORTAGES OR DAMAGES ARE DISCOVERED UPON DELIVERY, DO NOT ACCEPT THEM UNTIL THE FREIGHT AGENT MAKES A DAMAGED OR SHORT NOTATION ON YOUR FREIGHT BILL. IN CASE OF CONCEALED LOSS OR DAMAGE, IT IS NECESSARY TO NOTIFY YOUR FREIGHT AGENT AT ONCE.

ROOFING HANDLING

A. THERE SHALL BE ADEQUATE PERSONNEL AND EQUIPMENT TO LIFT ROOFING MATERIAL FOR PLACEMENT ON THE ROOF TO PREVENT DAMAGE TO MATERIAL. THE MATERIAL SHALL BE DEPOSITED ON THE ROOF NEAR THE ENDS OF JOISTS OR OTHER ROOF LOAD BEARING MEMBERS OF THE BUILDING FRAME AND CONVENIENTLY LOCATED FOR FINAL PLACEMENT.

ROOFING STORAGE

A. ROOFING MATERIAL SHALL BE STORED IN ORIGINAL PACKAGING TO PROTECT MEMBRANE FROM GETTING WET OR BEING DAMAGED AND SOILED. ADHESIVES AND SEALANTS SHALL BE PROPERLY STORED AND PROTECTED AS RECOMMENDED BY THEIR MANUFACTURERS.

ROOFING OVERNIGHT COVER

A. A TEMPORARY WATER SEAL SHALL BE PERFORMED EACH NIGHT TO AVOID WATER PENETRATING UNDERNEATH THE INSTALLED MEMBRANE AND CAUSING DAMAGE TO THE BUILDING AND THE INSULATION BEING USED.
   1. INSTALLATION: WITH THE MEMBRANE EXTENDED OVER EXPOSED INSULATION (IF USED), SET INTO A WATER RESISTANT, NON-BITUMINOUS SEALANT, GENEROUSLY APPLIED OVER A DUST, GREASE, AND MOISTURE FREE SUBSTRATE. FASTEN 12' ON CENTER USING TERMINATION BAR.

ROOFING AND SHEET METAL

A. FURNISH AND COMPLETELY INSTALL THE ROOFING SYSTEM PER OWNER'S APPROVED SUPPLIER SPECIFICATIONS AND DIAGRAMS AS OUTLINED AND FURNISHED BY THE SUPPLIER. THE ROOFING SYSTEM SHALL BE INSTALLED EXCLUSIVELY BY A OWNER'S APPROVED MANUFACTURER INSTALLER. FINAL INSPECTION PRIOR TO WARRANTY ISSUANCE SHALL BE PERFORMED BY AN AUTHORIZED QUALITY CONTROL FIELD INSPECTOR AS PER CURRENT SPECIFICATIONS, INSTALLATION AND INSPECTION POLICIES.

ROOFING SURFACE PREPARATION

A. THE ROOF SHALL HAVE AN ADEQUATELY PREPARED SURFACE TO RECEIVE THE INSULATION, ROOFING AND FLASHING. PRIOR TO ONSET OF WORK, THE APPLICATOR SHALL INSPECT THE ENTIRE AREA TO BE ROOFED, AND CORRECT DEFECTS AND IMPROPER CONDITIONS AFFECTING THE ROOF INSTALLATION SHALL BE CORRECTED BEFORE APPLICATION OF THE INSULATION.
B. NSTALL 1/2" DENS-DECK PRIME ROOF BOARD OVER RIGID INSULATION PRIOR TO MEMBRANE INSTALLATION.

ROOFING WOOD DECKS

A. ROOF SHALL BE CLEAN, SMOOTH AND SUITABLE FOR ACCEPTANCE OF THE ROOFING SYSTEM. REMOVE AND REPLACE DETERIORATED WOOD NAILERS, ROOF CURBS AND SOURED OR BADLY DETERIORATED ROOF INSULATION. JOINT OR CRACKS GREATER THAN 1/4" SHALL BE REPAIRED.

ROOFING MEMBRANE

A. THE MEMBRANE MATERIAL SHALL BE IN ACCORDANCE WITH APPROVED MANUFACTURER SPECIFICATIONS. MEMBRANE: (BASE BID) PRECISION FABRICATED, FLEXIBLE, SINGLE-PLY,40 MIL PVC ROOFING SYSTEM. BASIS OF DESIGN: DURO-LAST ROOFING INC. (ALTERNATE BID) SAME AS LISTED ABOVE BUT 50 MIL.
   1. ALL ASHRAE ZONES: COLOR WHITE

B. RELATED MATERIALS:
   1. DRIP EDGES, GRAVEL STOPS, COPINGS AND COUNTER FLASHINGS TO BE COMPATIBLE AND INSTALLED ACCORDING TO ROOF MANUFACTURERS AND SPECIFICATION. IF PRODUCTS USED ARE SHEET METAL, IT MUST BE A 26 GA (MIN) GALVANIZED. METAL COUNTER FLASHING, COPING, DRIP EDGES AND GRAVEL STOPS SHALL HAVE A 3" OVERLAP FOR EXPANSION AND CONTRACTING. CONTRACTOR TO CONSIDER UTILIZING EXCEPTIONAL METALS PRODUCTS TO ENSURE A FULL SYSTEM WARRANTY.
   2. ROOF SCUPPER LININGS: CUT ROOF SCUPPER LINING TO FIT ROOF SCUPPERS, ALLOWING ADEQUATE MATERIAL FOR FIELD WELDING TO ROOF COVER AND BASE FLASHING. APPLY APPROVED ADHESIVE TO SCUPPER. INSTALL LINING IN SCUPPER AND MAKE FIELD WELDS TO ROOF COVER AND BASE FLASHING. APPLY APPROVED SEALANT TO EXTERIOR EDGES OF LINING ON EXTERIOR OF WALL, UNDER AND ON TOP OF THE TERMINATION BAR SURROUNDING THE EDGES. CONTRACTOR MUST UTILIZE DURO-LAST PREFABRICATED SCUPPER FLASHING PER DURO-LAST DETAIL 2061.
   3. WOOD MEMBERS: LUMBER SHALL BE #2 SOUTHERN YELLOW PINE DOUGLAS FIR OR OTHER APPROVED SPECIES, AND IT SHALL BE FREE FROM WARPING, EXCESSIVE KNOTS AND GRADE MARKED. IT SHALL BE "WOLMANIZED" (CCA) PRESSURE-TREATED AND SHALL BEAR THE TRADE MARK "WOLMANIZED" OR AN APPROVED EQUAL TREATMENT.
   4. ROOF DRAINS AND OVERFLOW DRAINS TO BE INSTALLED ACCORDING TO ZURN Z180 CORNICE DRAIN INSTALLATION GUIDE.

FLASHING

A. FLASHING ON PARAPET WALLS SHALL BE FASTENED 12" ON CENTER ALONG BOTTOM ON MAIN DECK WITH A MINIMUM 6" LAP WELDABLE TO DECK MEMBRANE, COVERING APPROVED FASTENERS. PARAPET WALLS SHALL BE COVERED MINIMUM OF 12" HIGH.
B. PROVIDE AND INSTALL FLASHING FOR PARAPET WALLS AND WALK IN BOX. (FINISH AS NOTED ON EXTERIOR ELEVATIONS AND SCHEDULES.)
C. FLASH AND COUNTER-FLASH ITEMS THAT PASS THROUGH THE ROOF PROVIDE "PITCH POCKETS" AS REQUIRED TO FORM A COMPLETE JOB.
D. PROVIDE NECESSARY MOUNTING CLIPS, CLOSURES, FASTENINGS, ETC., REQUIRED TO COMPLETE THE COUNTER-FLASHING, GRAVEL STOPS, CAPS AND COPINGS, INDICATED ON THE DRAWINGS.

ROOFING PERIMETER LAPS

A. ANY TIME A ROOF EDGE DOES NOT HAVE A PARAPET WALL OR ROOF TIE-IN, (I.E. DRIP EDGE, WATER/GRAVEL STOP, TERMINATION BAR ON EDGE, GUTTER, ETC.) THEN THE ROOF SECTION MUST HAVE A LAP 27" IN FROM THE EDGE AND REVERSED. THIS HELPS REDUCE WIND UP-LIFT AROUND PERIMETERS AND REVERSING THE LAP, ALLOWS CONTRACTOR APPLICATOR TO PLACE ROOF SECTION AWAY FROM THE EDGE.

ROOFING PROJECT/SITE CLEAN-UP

A. UPON COMPLETION, THE ROOFING CONTRACTOR SHALL REMOVE RUBBISH, WASTE MATERIALS, ETC. FROM THE ROOF, LEAVING THE ROOF IN A CLEAN CONDITION AND FURTHER REMOVING SUCH ROOFING DEBRIS FROM THE WORK SITE. A RIGOROUS INSPECTION FOR WATERTIGHT FIELD SEAMS SHALL BE MADE AFTER COMPLETION OF JOB.

ROOFING INSPECTIONS

A. UPON COMPLETION OF EACH ROOFING JOB, CONTRACTOR SHALL FILL OUT INSPECTION CARD AND RETURN TO MANUFACTURER. EACH ROOF SHALL BE INSPECTED BY AN AUTHORIZED QUALITY CONTROL FIELD INSPECTOR TO MAKE SURE APPLICATION MEETS MANUFACTURERS SPECIFICATIONS, BEFORE ISSUANCE OF WARRANTY. CONTRACTOR SHALL ACCOMPANY INSPECTOR ON INSPECTIONS AND OBTAIN SIGNED WARRANTY FROM CUSTOMER AND RETURN TO MANUFACTURER, WITH NO FINAL PAYMENT BEING MADE UNTIL AN OWNER'S REPRESENTATIVE HAS WARRANTY.

ROOFING CONTRACTOR QUALIFICATION ASSURANCE

A. THE ROOFING CONTRACTOR SHALL BE DULY CERTIFIED BY ROOFING MANUFACTURER FOR COMPLETE APPLICATION AND INSTALLATION OF THIS ROOFING SYSTEM. TO MAINTAIN ROOF WARRANTY, FUTURE REPAIRS AND ALTERATIONS SHALL BE MADE BY PERSONNEL DULY CERTIFIED BY ROOFING MANUFACTURER.

ROOF METAL TRIMS

A. THIS SECTION INCLUDES METAL TRIM AT PARAPET CAPS, WALL CAPS, BREAK METAL TRIMS, AND THE BOTTOM TRIM ON THE FASCIAS. TRIM MATERIAL SHALL CONSIST OF PREFINISHED (REFER TO FINISH SCHEDULE FOR COLOR), .040" ALUMINUM SHEETS OR 24 GA. GALVALUME STEEL, FORMED TO THE PROFILES SHOWN ON THE DRAWINGS. ATTACHMENT TO THE SUB STRUCTURE SHALL BE BY NON-ERROUS FASTENERS THAT ARE CONCEALED FROM VIEW WHERE POSSIBLE. FASTENERS NOT CONCEALED FROM VIEW MUST MATCH THE COLOR OF THE TRIM BEING FASTENED.

SEALANT

A. SURFACES TO RECEIVE SEALANT ARE TO BE DRY AND THOROUGHLY CLEANED OF LOOSE PARTICLES OF DIRT AND DUST, OIL, GREASE, OR OTHER FOREIGN MATTER.
B. SEAL AT EXTERIOR DOOR FRAMES, WINDOW FRAMES, AND OPENINGS FOR PLUMBING, ELECTRICAL REFRIGERANT AND GAS LINES IN EXTERIOR WALLS, FLOORS AND ROOFS.

SEALANT MATERIALS

A. JOINT LOCATIONS AND JOINT SEALANT TYPES ARE NOTES ON DRAWINGS. ACCEPTABLE MANUFACTURER/TYPE PER EACH JOINT TREATMENT TYPE IS AS FOLLOWS:
B. (JS-1) POLYSULFIDE POLYMER BASE COMPOUND SHALL CONFORM TO AMERICAN STANDARD SPECIFICATION A-116 , 1960 CLASS A OR B, AND EQUAL TO THAT MANUFACTURED BY SONNEBORN OR PECORA.
C. (JS-2) BYTYL SEALANT SHALL BE BUTYL RUBBER BASE COMPOUND EQUAL TO THAT MANUFACTURED BY SONNEBORN OR PECORA.
D. (JS-3) LATEX JOINT SEALANT. ACRYLIC LATEX OR SILICONE LATEX., ASTM C834, TYPE OP, GRADE NF. EQUAL TO THAT MANUFACTURED BY BOSTIK, INC., PECORA OR TREMCO.
E. (JS-4) SINGLE-COMPONENT, PURABLE, MOISTURE CURING POLYURETHANE JOINT SEALANT: ASTM C920, TYPE S, GRADE P, CLASS 100/50. EQUAL TO THAT MANUFACTURED BY PECORA, TREMCO OR GE.
F. (JS-5) SINGLE-COMPONENT, MILDEW RESISTANT, NEUTRAL CURING SILICONE JOINT SEALANT: ASTM C920, TYPE S, GRADE NS, CLASS 25. EQUAL TO THAT MANUFACTURED BY PECORA, TREMCO OR GE.

KNOTWOOD
ALUMINUM SIDING, SOFFITS, AND ACCESSORIES

GENERAL

SECTION INCLUDES
- A. ALUMINUM SIDING.
- B. ALUMINUM SOFFITS.
- C. ALUMINUM TRIM AND ACCESSORIES.
- D. 88MM SHUTTER BLADE.
- E. FIXED ROUTED LOUVER SECTIONS.
- F. 65MM SLAT.
- G. SMALL INFILL.

RELATED SECTIONS
- A. COLD-FORMED METAL FRAMING: METAL FRAMING FOR SUPPORT OF ALUMINUM SOFFITS.
- B. ROUGH CARPENTRY: WOOD STUD FRAMING, FURRING AND SHEATHING FOR SUPPORT OF ALUMINUM SOFFITS.
- C. BUILDING INSULATION: RIGID THERMAL INSULATION INSTALLED BEHIND SIDING.
- D. FLASHING AND SHEET METAL: SHEET METAL GUTTERS AND DOWNSPOUTS.
- E. JOINT SEALANTS: SEALANTS USED IN CONJUNCTION WITH ALUMINUM SIDING INSTALLATION.

REFERENCES

A. ASTM D 958 - PRACTICE FOR DETERMINING TEMPERATURES OF STANDARD ASTM MOLDS FOR TEST SPECIMENS OF PLASTICS.
B. AAMA 2605-05 - VOLUNTARY SPECIFICATION, PERFORMANCE REQUIREMENTS AND TEST PROCEDURES FOR SUPERIOR PERFORMING ORGANIC COATINGS ON ALUMINUM EXTRUSIONS AND PANELS.
C. AAMA 2604 - VOLUNTARY SPECIFICATION, PERFORMANCE REQUIREMENTS AND TEST PROCEDURES FOR HIGH PERFORMING ORGANIC COATINGS ON ALUMINUM EXTRUSIONS AND PANELS.
D. AAMA 2603 - VOLUNTARY SPECIFICATION, PERFORMANCE REQUIREMENTS AND TEST PROCEDURES FOR HIGH PERFORMING ORGANIC COATINGS ON ALUMINUM EXTRUSIONS AND PANELS.

PERFORMANCE REQUIREMENTS

A. COMPONENTS: DESIGN AND SIZE COMPONENTS TO WITHSTAND DEAD AND LIVE LOADS CAUSED BY POSITIVE AND NEGATIVE WIND PRESSURE ACTING NORMAL TO PLANE OF WALLS AS CALCULATED IN ACCORDANCE WITH APPLICABLE CODE.
B. MOVEMENT: ACCOMMODATE MOVEMENT WITHIN SYSTEM WITHOUT DAMAGE TO COMPONENTS OR MOVEMENT WITHIN SYSTEM: MOVEMENT BETWEEN SYSTEM AND PERIMETER COMPONENTS WHEN SUBJECT TO SEASONAL TEMPERATURE CYCLING: DYNAMIC LOADING AND RELEASE OF LOADS: DEFLECTION OF STRUCTURAL SUPPORT FRAMING.
C. DRAINAGE: PROVIDE POSITIVE DRAINAGE TO EXTERIOR FOR MOISTURE ENTERING OR CONDENSATION OCCURRING WITHIN PANEL SYSTEM.

SUBMITTALS

A. PRODUCT DATA: MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:
   1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.
   2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
   3. INSTALLATION METHODS.
B. SHOP DRAWINGS: INDICATE DIMENSIONS, LAYOUT, JOINTS, EXPANSION JOINTS, CONSTRUCTION DETAILS, METHODS OF ANCHORAGE, AND INTERFACE WITH ADJACENT MATERIALS.
C. SELECTION SAMPLES: FOR EACH FINISH PRODUCT SPECIFIED, TWO COMPLETE SETS OF COLOR CHIPS REPRESENTING THE MANUFACTURER'S FULL RANGE OF AVAILABLE COLORS AND PATTERNS.
D. VERIFICATION SAMPLES: FOR EACH FINISH PRODUCT SPECIFIED, TWO SAMPLES, MINIMUM SIZE 2 INCHES (51MM) BY 3-1/2 INCHES (89MM), REPRESENTING ACTUAL PRODUCT, COLOR AND GLOSS.
E. MANUFACTURER'S CERTIFICATES: CERTIFY PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS.
F. CLOSEOUT SUBMITTALS: PROVIDE MANUFACTURER'S MAINTENANCE INSTRUCTIONS THAT INCLUDE RECOMMENDATIONS FOR PERIODIC CLEANING AND MAINTENANCE OF COMPONENTS.

QUALITY ASSURANCE

A. MANUFACTURER'S QUALIFICATIONS: MINIMUM TEN YEARS' EXPERIENCE PRODUCING ALUMINUM FINISHES OF THE TYPES SPECIFIED IN AAMA 2604 AND 2605 CERTIFIED.
B. INSTALLER: COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE.
C. MOCK-UP: PROVIDE A MOCK-UP FOR EVALUATION OF SURFACE PREPARATION TECHNIQUES AND APPLICATION WORKMANSHIP.
   1. FINISH AREAS DESIGNED BY ARCHITECT.
   2. DO NOT PROCEED WITH REMAINING WORK UNTIL WORKMANSHIP, COLOR, AND GLOSS ARE APPROVED BY ARCHITECT. REFINISH MOCK-UP AREA AS REQUIRED TO PRODUCE ACCEPTABLE WORK.

DELIVERY, STORAGE, AND HANDLING

A. PACKAGE AND STORE PRODUCTS UNDER COVER IN MANUFACTURER'S UNOPENED PACKAGING UNTIL READY FOR TRANSPORT AND INSTALLATION.
B. PROTECT PANELS FROM ACCELERATED WEATHERING BY REMOVING OR VENTING SHEET PLASTIC SHIPPING WRAP.
C. STORE PREFINISHED MATERIAL OFF GROUND PROTECTED FROM WEATHER, TO PREVENT TWISTING, BENDING, OR ABRASION, AND PROVIDE VENTILATION. SLOP METAL SHEETS TO ENSURE DRAINAGE.
D. PREVENT CONTACT WITH MATERIALS CAPABLE OF CAUSING DISCOLORATION OR STAINING.

PROJECT CONDITIONS

A. MAINTAIN ENVIRONMENTAL CONDITIONS (TEMPERATURE

KNOTWOOD (CONTINUED)

EXECUTION

EXAMINATION
A. DO NOT BEGIN INSTALLATION UNTIL COLORS HAVE BEEN VERIFIED.
B. VERIFY FRAMING MEMBERS ARE READY TO RECEIVE PANEL SYSTEM.
C. IF PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING.

PREPARATION
A. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION.
B. PREPARE SURFACES USING METHODS RECOMMENDED BY THE MANUFACTURER.

INSTALLATION
A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
B. BARRIER PROTECTION: DO NOT INSTALL OVER CEMENTITIOUS MATERIALS, DISSIMILAR METALS OR PRESSURE TREATED MATERIAL WITHOUT ADEQUATE BARRIER PROTECTION.
1. INSTALL BUILDING PAPER HORIZONTALLY ON WALLS TO RECEIVE METAL SIDING.
2. WEATHER LAP EDGES 6 INCHES (150MM) AND ENDS MINIMUM 6 INCHES (150MM).
3. STAGGER VERTICAL JOINTS F EACH LAYER.
4. SECURELY STAPLE, NAIL IN PLACE.
C. FASTEN SIDING TO STRUCTURAL SUPPORTS; ALIGNED, LEVEL, AND PLUMB.
D. LOCATE JOINTS OVER SUPPORTS.
E. INSTALL EXPANSION CONTROL JOINTS WHERE NEEDED.
F. USE CONCEALED FASTENERS UNLESS OTHERWISE APPROVED BY ARCHITECT.
G. INSTALL SOFFITS, AND ACCESSORIES IN ACCORDANCE WITH BEST PRACTICE, WITH ALL JOINT MEMBERS PLUMB AND TRUE.

FIELD QUALITY CONTROL
A. AFTER INSTALLATION OF SOFFITS, CHECK ENTIRE SURFACE FOR OBVIOUS FLAWS OR DEFECTS.
B. REPLACE AND REPAIR ANY PROBLEM AREAS, PAYING CLOSE ATTENTION TO THE SUBSTRATE FOR CAUSES OF THE PROBLEM.

CLEANING
A. UPON COMPLETION OF SOFFIT APPLICATION, CLEAN ENTIRE AREA, REMOVING ALL SCRAP METAL, PACKAGING AND UNUSED MATERIALS RELATED TO THE INSTALLATION. CLEAN PANELS AS NECESSARY TO REMOVE ALL FINGERPRINTS AND SOILED AREAS.

PROTECTION
A. PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT TOUCH-UP, REPAIR OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION.

E.I.F.S.
"REFER TO WENDY'S "STO CORP. CUSTOM DETAIL" INSTRUCTIONS FOR WENDY'S RED AREAS"

F. PROVIDE ADMINISTRATION, FACILITIES, EQUIPMENT, LABOR AND MATERIALS REQUIRED TO FURNISH AND INSTALL EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) AND DIRECT EXTERIOR FINISH SYSTEM (DEFS) PRODUCTS AS SHOWN ON THE DRAWINGS AND SPECIFIED BELOW.

G. RELATED WORK: MASONRY (DIVISION 4), SHEATHING AND WEATHER BARRIER (DIVISION 6), SHEET METAL & CAULKING (DIVISION 7), PAINTING (DIVISION 9).

H. DELIVERY, STORAGE AND HANDLING: DELIVERED MANUFACTURED PLASTERING PRODUCTS TO JOB SITE IN ORIGINAL, UNOPENED PACKAGES, CONTAINERS OR BUNDLES BEARING MANUFACTURER'S NAME BRAND, TYPE AND GRADE. KEEP MATERIALS DRY UNTIL USED. STORE UNDER COVER AND OFF THE GROUND. PROTECT METAL FROM RUSTING AND DAMAGE.

I. WARRANTY: EIFS MANUFACTURER IS PROVIDING OWNER WITH WARRANTY OF MATERIAL AND COLOR FADE. TOP COATING THE FINE SAND FINISH, WITH STOCOLOR ACRYL PLUS IS REQUIRED FOR FADE RESISTANT WARRANTY. TO ENSURE WARRANTY IS ENFORCEABLE, GENERAL CONTRACTOR SHALL EMPLOY EXPERIENCED EIFS AND COATING CONTRACTORS, AS FOLLOWS:
1. CONTRACTOR REQUIREMENTS FOR EIFS (STOTHERM CI ESSENCE):
a. ENGAGED IN APPLICATION OF EIFS FOR A MINIMUM OF THREE (3) YEARS.
b. KNOWLEDGEABLE IN THE PROPER USE AND HANDLING OF STO MATERIALS.
c. EMPLOY SKILLED MECHANICS WHO ARE EXPERIENCED AND KNOWLEDGEABLE IN FLUID-APPLIED AIR / MOISTURE BARRIERS AND EIFS APPLICATION, AND FAMILIAR WITH THE REQUIREMENTS OF THE SPECIFIED WORK.
d. SUCCESSFUL COMPLETION OF MINIMUM OF THREE (3) PROJECTS OF SIMILAR SIZE AND COMPLEXITY TO THE SPECIFIED PROJECT.
e. PROVIDE THE PROPER EQUIPMENT, MANPOWER AND SUPERVISION ON THE JOB SITE TO INSTALL THE SYSTEM IN COMPLIANCE WITH STO'S PUBLISHED SPECIFICATIONS AND DETAILS AND THE PROJECT PLANS AND SPECIFICATIONS.
2. CONTRACTOR REQUIREMENTS FOR ACRYLIC COATING (STOCOLOR ACRYL PLUS):
a. THE CONTRACTOR SHALL BE QUALIFIED TO PERFORM THE WORK SPECIFIED BY REASON OF EXPERIENCE.
3. EIFS CONTRACTOR MUST OBTAIN STOTHERM ESSENCE NEXT SYSTEM WARRANTY BY REQUESTING THE WARRANTY FROM THE STO DISTRIBUTOR WHERE MATERIAL WAS PURCHASED".
4. COATING / PAINTING CONTRACTOR MUST OBTAIN STOCOLOR ACRYL PLUS WARRANTY BY REQUESTING THE WARRANTY FROM THE STO DISTRIBUTOR WHERE MATERIAL WAS PURCHASED".
*IF EIFS CONTRACTOR ALSO APPLIES THE STO COATING, THEY CAN OBTAIN ONE WARRANTY THAT WILL INCLUDE BOTH; THE STOTHERM ESSENCE NEXT & STOCOAT ACRYL PLUS COATING WARRANTY.
5. CONTRACTORS SHALL FOLLOW STO SPECIFICATIONS FOR THE INSTALLATION OF THE EIFS AND COATING MATERIALS. ANY DEVIATIONS BETWEEN STO SPECIFICATIONS AND THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR FOR FURTHER DIRECTION. THE EIFS / COATINGS CONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORKMANSHIP WARRANTIES.
6. STO SHALL NOT HAVE ANY OBLIGATION UNDER THIS WARRANTY UNLESS THE OWNER NOTIFIES STO IN WRITING AT 3800 CAMP CREEK PKWY, BUILDING 1400, SUITE 120, ATLANTA, GEORGIA 30331, ATTN: WARRANTY SERVICES, WITHIN 30 DAYS OF THE DISCOVERY OF ALLEGED DEFECTS. STO CORP. SHALL BE ALLOWED A REASONABLE PERIOD OF TIME TO INVESTIGATE THE ALLEGED DEFECT, INCLUDING REMOVAL OF SAMPLES, AND TO PERFORM ANY TESTING DEEMED NECESSARY TO DETERMINE THE CAUSES OF THE ALLEGED DEFECT. THE OWNER SHALL PROVIDE AND CAUSE ANY TEMPORARY REPAIRS TO BE ACCOMPLISHED IN A TIMELY MANNER TO PREVENT FURTHER DAMAGE TO THE STRUCTURE OR CONTENTS OF THE BUILDING UNTIL THE CAUSE OF THE DEFECT IS DETERMINED AND A REPAIR IS IMPLEMENTED.
7. CONTACTS FOR STO:
a. STO TECHNICAL SERVICES: 1-800-221-2397
b. STO STRATEGIC ACCOUNTS: 1-888-786-3437

E. BASIS OF DESIGN AND SPECIFICATION: STO CORP. - "STOTHERM CI ESSENCE".
ACCEPTABLE ALTERNATE: DRYVIT SYSTEMS, INC. - "OUTSULATION PLUS MD". PROVIDE MATERIALS, COMPONENTS AND INSTALLATION BY DRYVIT COMPARABLE TO THOSE LISTED IN THIS SECTION.
1. TEXTURE: TROWEL APPLY STO FINE SAND FINISH TOP-COATED WITH STOCOAT ACRYL PLUS PER FINISH SCHEDULE, OVER HIGH-IMPACT "ARMOR MAT REINFORCING MESH WITH STO 4.5 OZ. MESH TO 6'-9" ABOVE GRADE, STO 4.5 OZ. MESH ABOVE 6'-9".
ALTERNATE: DRYVIT INTEGRAL COLORED "WEND051022", "SANDPEBBLE FINE" FINISH, "DEMANDIT" TOP COAT PER FINISH SCHEDULE, OVER "PANZER 15 OZ." HIGH-IMPACT MESH TO 6'-9" MIN.; AND, "STANDARD 4.3 OZ." REINFORCING MESH ABOVE 6'-9".

F. MATERIALS:
1. GENERAL: PROVIDE STANDARD PRODUCTS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATION INDICATED.
2. WATER: POTABLE AND FREE FROM IMPURITIES THAT AFFECT STUCCO.
3. PORTLAND CEMENT: ASTM C150, TYPE I; GRAY FOR BASE COAT.
4. AIR/WATER-RESISTIVE BARRIER COMPONENTS:
a. STOGUARD WITH GOLD COAT.
ALTERNATE: DRYVIT "BACKSTOP NT" SERIES.
b. STO RAPID GUARD FOR JOINT TREATMENT AND STO GOLD COAT WATERPROOF COATING. (NOTE: STOGUARD FABRIC OR STORAPID FILL MAY BE USED IN LIEU OF RAPID GUARD FOR JOINT TREATMENT.
ALTERNATE: DRYVIT "BACKSTOP NT - TEXTURE"; AND; GRID TAPE5.
5. FLASHING MATERIALS:
a. LIQUID APPLIED: STO RAPPID GUARD.
ALTERNATE: DRYVIT "AQUAFLASH AND AQUAFLASH MESH".
b. SHEET TYPE FLASHING TAPE AND SURFACE CONDITIONER:
ALTERNATE: DRYVIT "FLASHING TAPE" AND "FLASHING TAPE SURFACE CONDITIONER".
6. ADHESIVE: STO PRIMER ADHESIVE OR STO PRIMER ADHESIVE B. ALTERNATE: DRYVIT "PRIMUS" SERIES.
7. STARTER TRACK: RIGID PVC PLASTIC TRACK PART NO. STDE BY PLASTIC COMPONENTS, INC. OR EQUIVALENT.

G. INSULATION BOARD (EPS BOARD): ASTM C 578 TYPE I. 3/4" MINIMUM THICKNESS AT BASE OF REVEALS.
1. DIMENSIONAL TOLERANCES SHALL BE AS FOLLOWS:
a. EDGES SHALL BE SQUARE WITHIN 1/16" OVER THE ENTIRE LENGTH OF THE BOARD.
b. THICKNESS SHALL BE PLUS OR MINUS 1/16".
2. THICKNESS SHALL BE AS INDICATED ON DRAWINGS.
3. MAXIMUM SIZE OF EPS BOARD SHALL NOT EXCEED 2'X 4'.

H. BASE COAT COMPATIBLE WITH EPS INSULATION BOARD AND REINFORCING MESHES:
STO PRIMER ADHESIVE B.
ALTERNATE: DRYVIT "PRIMUS" SERIES.

I. REINFORCING MESH: BALANCED, OPEN WEAVE, GLASS FIBER FABRIC TREATED FOR COMPATIBILITY WITH OTHER SYSTEM MATERIALS.
1. STO 15.0 OZ. ARMOR MAT MESH FOR AREAS BELOW 6'-9" ABOVE GRADE, INCLUDING STO 4.5 OZ. MESH.
ALTERNATE: DRYVIT "PANZER 15 OZ." HIGH-IMPACT MESH TO 6'-9" MIN.; AND, "STANDARD 4.3 OZ." REINFORCING MESH.
2. STANDARD, DETAIL AND CORNER MESH ELSEWHERE AS REQUIRED.

J. TEXTURED FINISH & REQUIRED HIGH-PERFORMANCE COATING: ACRYLIC-BASED TEXTURED FINISH FOR USE OVER EIFS BASE COAT AND ACRYLIC-BASED, HIGH-BUILD SMOOTH COATING FOR USE OVER EIFS FINISH.
1. TROWEL-APPLIED STO FINE SAND FINISH IN COLOR AS NOTED IN FINISH SCHEDULE.
2. TOP-COAT MATERIAL: ROLLER OR SPRAY-APPLIED STOCOLOR ACRYL PLUS COATING OVER EIFS FINISH IN COLORS AS NOTED IN FINISH SCHEDULE. A MIN. OF 2 COATS OF TOP-COAT IS REQUIRED OVER EIFS FINISH, NO EXCEPTIONS.

K. PREPARATION
1. APPLICATION OF THE SPECIFIED PRODUCTS SHALL BE BY AN EXPERIENCED EIFS CONTRACTOR WHO CAN DEMONSTRATE THE FOLLOWING:
a. ENGAGED IN APPLICATION OF EIFS FOR A MINIMUM OF (3) THREE YEARS.
b. KNOWLEDGEABLE IN THE PROPER ISE AND HANDLING OF STO MATERIALS AND LISTED BY STO / DRYVIT AS HAVING ATTENDED STO / DRYVIT EIFS CONTINUING EDUCATION.
c. EMPLOY SKILLED MECHANICS WHO ARE EXPERIENCED AND KNOWLEDGEABLE IN EIFS APPLICATION, AND ARE FAMILIAR WITH THE REQUIREMENTS OF THE SPECIFIED WORK.
d. SUCCESSFUL COMPLETION OF MINIMUM OF (3) THREE PROJECTS OF SIMILAR SIZE AND COMPLEXITY TO THE SPECIFIED PROJECT.
e. PROVIDE A PROPER EQUIPMENT, MANPOWER AND SUPERVISION ON THE JOB SITE TO INSTALL THE SYSTEM IN COMPLIANCE WITH STO'S PUBLISHED SPECIFICATION AND DETAILS AND THE PROJECT PLANS AND SPECIFICATION.
2. FOLLOW MANUFACTURER'S LATEST PRINTED APPLICATION INSTRUCTIONS.
3. ALL FEDERAL, LOCAL AND/OR STATE CODE AND ORDINANCES SHALL GOVERN WHEN THEIR REQUIREMENTS ARE IN EXCESS OF THOSE NOTED IN THIS SECTION.
4. SUBMIT MANUFACTURER'S STANDARD PRINTED INSTRUCTION FOR INSTALLATION OF THE SYSTEM.
5. ONE 4'-0" X 4'-0" MOCKUP FOR EACH SUBSTRATE AND MESH TYPE SHALL BE CONSTRUCTED ON SITE BY EIFS CONTRACTOR, INDICATING SIZE, THICKNESS AND TEXTURE FOR OWNER AND ARCHITECT'S APPROVAL. INSTALLATION SHALL NOT PROCEED UNTIL WRITTEN APPROVAL OF MOCKUP IS RECEIVED.
6. MANUFACTURERS STANDARD WARRANTY FOR LIMITED MATERIALS DEFECT AND LABOR TO REPLACE DEFECTIVE MATERIALS.

L. INSTALLATION
BASIS OF DESIGN: STOTHERM CI ESSENCE - INSTALL FLUID-APPLIED WATERPROOF / AIR BARRIER MEMBRANE AND EIFS IN ACCORDANCE WITH MANUFACTURERS CURRENT INSTALLATION GUIDELINES & DETAILS AS INDICATED ON THE DRAWINGS.
NOTES:
1. USE 15.0 OZ. ULTRA-HIGH IMPACT MESH IN COMBINATION WITH STANDARD 4.5 OZ. MESH FOR EIFS AREAS BELOW 6'-9" ABOVE GRADE. USE STANDARD 4.5 OZ. MESH FOR ALL OTHER EIFS AREAS ABOVE 6'-9".
2. FOR TEXTURE FINISH APPLICATION:
APPLY STO FINE SAND FINISH IN INTEGRAL COLOR AS INDICATED ON THE FINISH SCHEDULE, AND ALLOW TO DRY.
3. USE 15.0 OZ. ULTRA-HIGH IMPACT MESH IN COMBINATION WITH STANDARD 4.5 OZ. MESH FOR EIFS AREAS BELOW 6'-9" ABOVE GRADE. USE STANDARD 4.5 OZ. MESH FOR ALL OTHER EIFS AREAS ABOVE 6'-9". REQUIRED TOP-COAR APPLICATION:
APPLY ONE COAT OF STOCOLOR ACRYL PLUS, AT 8-10 WET MILS AND ALLOW TO DRY. APPLY SECOND COAT OF STOCOAT ACRYL PLUS, AT 8-10 WET MILS. STOCOAT ACRYL PLUS TO MATCH COLOR AS INDICATED ON FINISH SCHEDULE.

DIVISION 8 - OPENINGS

ALUMINUM ENTRANCE DOORS, STOREFRONT & CURTAINWALL
A. DOORS AND WINDOWS SHALL HAVE PRODUCT LABELS INDICATING U-VALUE, SHGC AND AIR LEAKAGE RATE IN COMPLIANCE WITH LATEST ENERGY CODES. ALLOWED AIR LEAKAGE SHALL NOT EXCEED 1.0 CFM/FT2 FOR GLAZED DOORS AND 0.3 CFM/FT2 FOR WINDOWS.
B. SYSTEMS: REFER TO EXTERIOR MATERIALS AND FINISHES SCHEDULE ON DRAWINGS.
C. DOORS SHALL BE "350 MEDIUM STILE" DOOR, MANUFACTURED BY US ALUMINUM.
D. HARDWARE FOR ENTRANCE DOORS: SEE HARDWARE SCHEDULE ON DRAWINGS.
E. EXPOSED ALUMINUM MATERIAL SHALL BE CLEAR ANODIZED ALUMINUM. HARDWARE SHALL MATCH.
F. MISCELLANEOUS TRIMS, SHAPES, SPACERS, AND ADAPTERS AS REQUIRED.

GLAZING
A. EXTERIOR GLASS SHALL BE 1" INSULATED (UNLESS NOTED OTHERWISE). SEE THE FINISH SCHEDULE. GLAZING MUST MEET SAFETY CODES AS REQUIRED. GLASS MUST HAVE 5-YEAR WARRANTY AGAINST SEAL FAILURE.
1. GLASS THICKNESSES: SELECT MIN. GLASS THICKNESSES PER ASTM E 1300, PER FOLLOWING REQUIREMENTS:
a. SPECIFIED DESIGN WIND LOADS: DESIGN WIND LOADS APPLICABLE TO PROJECT FROM BASIC WIND SPEED - IN MILES PER HOUR (METERS PER SECOND) AT 33 FEET (10 M) ABOVE GRADE, ACCORDING TO ASCE 7, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES": SECTION 6.4.2, "ANALYTIC PROCEDURE," BASED ON MEAN ROOF HEIGHTS ABOVE GRADE INDICATED ON DRAWINGS.
b. PROBABILITY OF BREAKAGE FOR VERTICAL GLAZING: 8 LITES PER 1000 FOR LITES SET VERTICALLY OR NOT MORE THAN 15 DEGREES OFF VERTICAL AND UNDER WIND ACTION.
1) LOAD DURATION: 60 SECONDS OR LESS.
c. MIN. GLASS THICKNESS FOR EXTERIOR LITES: NOT LESS THAN 6 MM.
d. THICKNESS OF TINTED AND HEAT-ABSORBING GLASS:
1) PROVIDE THE SAME THICKNESS FOR EACH TINT COLOR INDICATED THROUGHOUT PROJECT.
B. PRODUCTS AND MANUFACTURERS
1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE PRODUCTS INDICATED IN SCHEDULES ON THE DRAWINGS.
C. PRIMARY FLOAT GLASS
1. ASTM C 1036, TYPE I (TRANSPARENT GLASS, FLAT), QUALITY Q3 (GLAZING SELECT); CLASS I (CLEAR).
D. HEAT-TREATED FLOAT GLASS
1. ASTM C 1048; TYPE I (TRANSPARENT GLASS, FLAT); QUALITY Q3 (GLAZING SELECT); CLASS, KIND, AND CONDITION AS INDICATED.

E. INSULATING GLASS
1. PREASSEMBLED UNITS CONSISTING OF SEALED LITES OF GLASS SEPARATED BY A DEHYDRATED INTERSPACE, AND COMPLYING WITH ASTM E 774 FOR CLASS CBA UNITS AND WITH REQUIREMENTS SPECIFIED IN THIS ARTICLE.
a. PROVIDE KIND HS (HEAT-STRENGTHENED) FLOAT GLASS IN PLACE OF ANNEALED GLASS WHERE NEEDED TO RESIST THERMAL STRESSES INDUCED BY DIFFERENTIAL SHADING OF INDIVIDUAL GLASS LITES AND TO COMPLY WITH GLASS DESIGN REQUIREMENTS SPECIFIED IN "PERFORMANCE REQUIREMENTS" ARTICLE. PROVIDE KIND FT (FULLY TEMPERED) WHERE SAFETY GLASS IS INDICATED.
2. OVERALL UNIT THICKNESS AND THICKNESS OF EACH LITE: DIMENSIONS INDICATED IN THE GLASS SCHEDULE ARE NOMINAL AND THE OVERALL THICKNESS OF UNITS MEASURED PERPENDICULARLY FROM OUTER SURFACES OF GLASS LITES AT UNIT'S EDGE.
3. SEALING SYSTEM: DUAL SEAL, WITH PRIMARY AND SECONDARY SEALANTS AS FOLLOWS:
a. RETAIN ONE SEALANT SYSTEM BELOW OR REVISE TO INSERT OTHER COMBINATIONS; CORRELATE WITH PRODUCTS/MANUFACTURERS SELECTED.
1) MANUFACTURER'S STANDARD SEALANTS.
4. SPACER SPECIFICATIONS: MANUFACTURER'S STANDARD SPACER MATERIAL AND CONSTRUCTION COMPLYING WITH THE FOLLOWING REQUIREMENTS:
a. ALUMINUM WITH CLEAR ANODIZED ALUMINUM FINISH.
b. DESICCANT: MOLECULAR SIEVE OR SILICA GEL, OR BLEND OF BOTH.
c. CORNER CONSTRUCTION: MANUFACTURER'S STANDARD CORNER CONSTRUCTION.
5. LOW E - SPUTTER-COATED FLOAT GLASS; ASTM C1376 APPLIED TO SURFACE #2.
F. SPANDREL GLASS: REFER TO EXTERIOR MATERIALS AND FINISHES SCHEDULE ON DRAWINGS.
G. MISCELLANEOUS GLAZING MATERIALS
1. GENERAL: PROVIDE PRODUCTS OF MATERIAL, SIZE, AND SHAPE COMPLYING WITH REFERENCED GLAZING STANDARD, REQUIREMENTS OF MANUFACTURERS OF GLASS AND OTHER GLAZING MATERIALS FOR APPLICATION INDICATED, AND WITH A PROVEN RECORD OF COMPATIBILITY WITH SURFACES CONTACTED IN INSTALLATION.
2. CLEANERS, PRIMERS, AND SEALERS: TYPES RECOMMENDED BY SEALANT OR GASKET MANUFACTURER.
3. SETTING BLOCKS: ELASTOMERIC MATERIAL WITH A SHORE TYPE A DUROMETER HARDNESS OF 85, +/- 5.
4. SPACERS: ELASTOMERIC BLOCKS OR CONTINUOUS EXTRUSIONS WITH A SHORE TYPE A DUROMETER HARDNESS REQUIRED BY GLASS MANUFACTURER TO MAINTAIN GLASS LITES IN PLACE FOR INSTALLATION INDICATED.
5. EDGE BLOCKS: ELASTOMERIC MATERIAL OF HARDNESS NEEDED TO LIMIT GLASS LATERAL MOVEMENT (SIDE WALKING).
H. FABRICATION OF GLASS AND OTHER GLAZING PRODUCTS
1. FABRICATE GLASS AND OTHER GLAZING PRODUCTS IN SIZES REQUIRED TO GLAZE OPENINGS INDICATED FOR PROJECT, WITH EDGE AND FACE CLEARANCES, EDGE AND SURFACE CONDITIONS, AND BITE COMPLYING WITH WRITTEN INSTRUCTIONS OF PRODUCT MANUFACTURER AND REFERENCED GLAZING STANDARD, TO COMPLY WITH SYSTEM PERFORMANCE REQUIREMENTS.
2. GRIND SMOOTH AND POLISH EXPOSED GLASS EDGES.
I. EXAMINATION
1. EXAMINE FRAMING GLAZING, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH THE FOLLOWING:
a. MANUFACTURING AND INSTALLATION TOLERANCES, INCLUDING THOSE FOR SIZE, SQUARENESS, AND OFFSETS AT CORNERS.
b. PRESENCE AND FUNCTIONING OF WEEP SYSTEM.
c. MINIMUM REQUIRED FACE OR EDGE CLEARANCES.
d. EFFECTIVE SEALING BETWEEN JOINTS OF GLASS-FRAMING MEMBERS.
2. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

J. PREPARATION
1. CLEAN GLAZING CHANNELS AND OTHER FRAMING MEMBERS RECEIVING GLASS IMMEDIATELY BEFORE GLAZING. REMOVE COATINGS NOT FIRMLY BONDED TO SUBSTRATES.
K. GLAZING, GENERAL
1. COMPLY WITH COMBINED WRITTEN INSTRUCTIONS OF MANUFACTURERS OF GLASS, SEALANTS, GASKETS, AND OTHER GLAZING MATERIALS, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED, INCLUDING THOSE IN REFERENCED GLAZING PUBLICATIONS.
2. GLAZING CHANNEL DIMENSIONS, AS INDICATED ON DRAWINGS, PROVIDE NECESSARY BITE ON GLASS, MINIMUM EDGE AND FACE CLEARANCES, AND ADEQUATE SEALANT THICKNESSES, WITH REASONABLE TOLERANCES. ADJUST AS REQUIRED BY PROJECT CONDITIONS DURING INSTALLATION.
3. PROTECT GLASS EDGES FROM DAMAGE DURING HANDLING AND INSTALLATION. REMOVE DAMAGED GLASS FROM PROJECT SITE AND LEGALLY DISPOSE OF OFF PROJECT SITE. DAMAGED GLASS IS GLASS WITH EDGE DAMAGE OR OTHER IMPERFECTIONS THAT, WHEN INSTALLED, COULD WEAKEN GLASS AND IMPAIR PERFORMANCE AND APPEARANCE.
4. APPLY PRIMERS TO JOINT SURFACES WHERE REQUIRED FOR ADHESION OF SEALANTS, AS DETERMINED BY PRECONSTRUCTION SEALANT-SUBSTRATE TESTING.
5. INSTALL SETTING BLOCKS IN SILL RABBETS, SIZED AND LOCATED TO COMPLY WITH REFERENCED GLAZING PUBLICATIONS, UNLESS OTHERWISE REQUIRED BY GLASS MANUFACTURER. SET BLOCKS IN THIN COURSE OF COMPATIBLE SEALANT SUITABLE FOR HEEL BEAD.
6. DO NOT EXCEED EDGE PRESSURES PER GLASS MANUFACTURERS FOR INSTALLING GLASS LITES.
a. PROVIDE SPACERS FOR GLASS LITES WHERE THE LENGTH PLUS WIDTH IS LARGER THAN 50 INCHES: LOCATE SPACERS DIRECTLY OPPOSITE EACH OTHER ON BOTH INSIDE AND OUTSIDE FACES OF GLASS. INSTALL CORRECT SIZE AND SPACING TO PRESERVE REQUIRED FACE CLEARANCES, UNLESS GASKETS AND GLAZING TAPES ARE USED THAT HAVE DEMONSTRATED ABILITY TO MAINTAIN REQUIRED FACE CLEARANCES AND TO COMPLY WITH SYSTEM PERFORMANCE REQUIREMENTS.
b. PROVIDE 1/8-INCH (3-MM) MINIMUM BITE OF SPACERS ON GLASS AND USE THICKNESS EQUAL TO SEALANT WIDTH. WITH GLAZING TAPE, USE THICKNESS LESS THAN FINAL THICKNESS OF TAPE.
7. PROVIDE EDGE BLOCKING WHERE INDICATED OR NEEDED TO PREVENT GLASS LITES FROM MOVING SIDEWAYS IN GLAZING CHANNEL, AS RECOMMENDED IN WRITING BY GLASS MANUFACTURER AND ACCORDING TO REQUIREMENTS IN REFERENCED GLAZING PUBLICATIONS.
8. SET GLASS LITES IN EACH SERIES WITH UNIFORM PATTERN, DRAW, BOW, AND SIMILAR CHARACTERISTICS.
9. GLASS STOPS ARE EXTRUDED ALUMINUM SNAP-IN TYPE FOR INTERIOR GLAZING OF GLASS OF PANELS 5/8" THICK (CUSTOM STOPS FOR THICKNESSES UP TO AN 1" ARE AVAILABLE) AND HAVE A FIXED GASKET OF HIGH QUALITY ELASTOMERIC MATERIAL PERIMETER WOOL PILE AND ELASTOMERIC WEATHER-STRIP IS FACTORY APPLIED.
10. GLASS MUST HAVE (5) FIVE YEAR WARRANTY AGAINST SEAL FAILURE.
L. GLASS TYPES: REFER TO EXTERIOR MATERIALS AND FINISHES SCHEDULE ON DRAWINGS.

STEEL SERVICE DOOR AND FRAME
A. STEEL DOOR FRAMES: SHALL BE 18 GUAGE STEEL WELDED VERTICAL EDGE, MECHANICAL INTERLOCK NOT ACCEPTED, AS NOTED IN THE DOOR SCHEDULE ON THE DRAWINGS AND AS MANUFACTURED BY BLACK MOUNTAIN,
B. DOOR, SERIES 400, OR EQUAL IF APPROVED BY ARCHITECT.
1. SEE THE FINISH SCHEDULE, EXTERIOR SCHEDULE AND THIS SHEET FOR APPLICABLE PAINT.
C. STEEL HOLLOW METAL DOOR: SHALL BE 1 3/4" THICK, FLUSH TYPE, MINIMUM 18 GAUGE STEEL FACE DOOR WITH POLYSTYRENE CORE, INSULATION, ETC, AND MANUFACTURED AS FRAMES ABOVE, REFER TO DRAWINGS.
1. SEE THE FINISH SCHEDULE, EXTERIOR SCHEDULE AND THIS SHEET FOR APPLICABLE PAINT.
D. FINISH HARDWARE: DOORS SHALL BE PREPARED TO RECEIVE HEAVY-DUTY HARDWARE. SEE HARDWARE SCHEDULE ON DRAWINGS FOR HARDWARE SPECIFICATIONS.

PREFINISHED DOORS
A. LAMINATED DOORS: TO BE 1 3/4" SOLID CORE PRE-HUNG DOORS AS MANUFACTURED BY MARLITE PRODUCTS. DOORS OF THIS TYPE TO BE FINISHED IN HIGH PRESSURE LAMINATE FURNISHED COMPLETE WITH ADJUSTABLE ALUMINUM FRAME AND HARDWARE.
1. SEE DOOR SCHEDULE FOR HARDWARE SPECIFICATIONS.

PICK-UP WINDOW
A. ANODIZED ALUMINUM, CLEAR ANODIZED ALUMINUM FINISH.
B. VERIFY CONSTRUCTION IS READY TO RECEIVE PICK UP WINDOW. VERIFY ROUGH OPENINGS ARE CORRECT SIZE AND IN CORRECT LOCATION. ORIENT PICK UP WINDOW SO THAT THE OPENING MATCHES THE BUILDING ELEVATION.

EXAMINE ROUGHING-IN FOR EMBEDDED AND BUILT-IN ANCHORS TO VERIFY ACTUAL LOCATIONS OF SECURITY WINDOW CONNECTIONS BEFORE SECURITY WINDOW INSTALLATION. CONTRACTOR TO PROVIDE ANCHOR SCREWS.

INSPECT BUILT-IN AND CAST-IN ANCHOR INSTALLATIONS, BEFORE INSTALLING SECURITY WINDOWS, TO VERIFY THAT ANCHOR INSTALLATIONS COMPLY WITH REQUIREMENTS. REMOVE AND REPLACE ANCHORS WHERE INSPECTIONS INDICATE THAT THEY DO NOT COMPLY WITH SPECIFIED REQUIREMENTS. REINSPECT AFTER REPAIRS OR REPLACEMENTS ARE MADE.

FOR GLAZING MATERIALS WHOSE ORIENTATION IS CRITICAL FOR PERFORMANCE, VERIFY INSTALLATION ORIENTATION. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FURNISH FRAMES AND ANCHORS TO OTHER SECTIONS AS REQUIRED FOR INSTALLATION IN SURROUNDING PARTITION AND CASEWORK CONSTRUCTION.

INSTALL PICK UP WINDOW IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

ALIGN PICK UP WINDOW PLUMB, LEVEL AND SQUARE.

RIGIDLY SECURE PICK UP WINDOW TO ADJACENT SUPPORTING CONSTRUCTION.

GLAZE WINDOWS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

SEAL PERIMETER JOINTS

CONNECT ELECTRICAL COMPONENTS TO POWER SOURCE.

PROTECTION: WHERE DISSIMILAR METALS WILL CONTACT EACH OTHER, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH PRIMER OR BY APPLYING SEALANT OR TAPE RECOMMENDED IN WRITING BY MANUFACTURER FOR THIS PURPOSE. WHERE ALUMINUM WILL CONTACT CONCRETE OR MASONRY, PROTECT AGAINST CORROSION BY PAINTING CONTACT SURFACES WITH BITUMINOUS PAINT.

ACCESS DOOR
A. GALVANIZED STEEL, 16 GA., 24"X24" GREY ENAMEL PRIMED DOOR AND FRAME, INSULATED DOOR; THE WILLIAMS BROS. MODEL EXT 1300 WITH CONTINUOUS HINGE, GASKET AND KEYED CYLINDER LOCK WITH TEE HANDLE.

WALL LOUVER
A. STATIONARY WIND-DRIVEN RESISTANT LOUVER: RUSKIN (816-761-7476), MODEL EME220DD, 6'X6", MILL FINISH ALUMINUM, OR APPROVED EQUAL. FIELD PAINTED AS NOTED ON DRAWINGS.

DIVISION 9 - FINISHES

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE USE OF "CLASS A" OR "CLASS C" MATERIAL.

FLOOR AND WALL TILE INSTALLATION
A. PROVIDE TILE WORK COMPLETE IN PLACE AS INDICATED ON DRAWINGS, SPECIFIED HEREIN.
B. TILE WORK SHALL BE SUBJECT TO PERFORMANCE STANDARDS AS SET BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) SPECIFICATION A-137-I-80 FOR CERAMIC TILE OR CTI-69-5 FOR SPECIAL PURPOSE TILE AND THE TILE COUNCIL OF AMERICA (TCA) CURRENT HANDBOOK FOR CERAMIC TILE INSTALLATION.
C. DELIVER MATERIAL TO THE JOB SITE AND STORE IN ORIGINAL UNOPENED CARTONS WITH LABELS INTACT AND LEGIBLE.
D. TILE SHOULD BE STORED IN A DRY COVERED AREA.
E. TILE SHALL BE STANDARD GRADE IN ACCORDANCE WITH SPECIFICATIONS PUBLISHED BY ANSI A-137-I-80 FOR CERAMIC TILE OR CTI-69-5 FOR SPECIAL PURPOSE TILE.
1. EXTERIOR DECORATIVE WALL TILE: SEE FINISH SCHEDULE.
2. INTERIOR FLOOR TILE: SEE FINISH SCHEDULE.

F. TILE SETTING, GROUTING MATERIALS, AND WATERPROOFING MEMBRANE:
1. BASIS-OF-DESIGN: LATICRETE INTERNATIONAL, INC.
2. APPROVED EQUAL: MAPEI CORPORATION.
G. [MR-1] MODIFIED-PORTLAND CEMENT THIN SET MORTAR: ISO 13007: C2EP1 / C2TES1PA AND ANSI A118.15.
1. PRODUCTS: LATICRETE: 254 PLATIUM THINSET OR MAPEI: ULTRA FLEX 2.
H. [MR-2] MEDIUM BED, MODIFIED-PORTLAND CEMENT THIN SET MORTAR: ISO 13007: C2EP1 / C2TES1PA AND ANSI A118.15

DIVISION 10 - SPECIALTIES

GENERAL SIGNAGE

A. FOR BUILDING, FREE-STANDING PYLON, AND GROUND AND DIRECTIONAL SIGNS:
   1. NEW STORES: WHITE WENDY'S LETTERS ON RED BACKGROUND, POLES AND HARDWARE PAINTED PPG "BRILLIANT RED."
   2. REMODEL STORES: NEW SIGN FACE, BODY REPAINTED PPG "BRILLIANT RED."

B. SIGNAGE INCLUDING MENU AND SPEAKER SIGNS SHALL BE FURNISHED BY OWNER AND INSTALLED BY LICENSED SIGN ERECTOR. SEE APPROVED SIGN MANUFACTURERS LIST.

C. BUILDING SIGNS:
   1. COORDINATE BUILDING IDENTITY SIGNS WITH OWNERS REPRESENTATIVE.
   2. SIGNS TO BE PROVIDED AND INSTALLED BY MANUFACTURER FROM APPROVED SIGN MANUFACTURERS LIST.

D. MENU BOARDS (INTERIOR AND EXTERIOR): SEE LISTING OF APPROVED SIGN MANUFACTURERS.
   1. BUILDINGS REQUIRE:
      a. ONE EXTERIOR BRONZE MENU BOARD WITH ORDER CONFIRMATION SYSTEM WITHIN SPEAKER PEDESTAL.

ROOM IDENTIFICATION SIGN

A. SIGN IS DESIGNED WITH CONTRASTING COLORS, RAISED LETTERS, AND GRADE II BRAILLE CONFORMING WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN.

RESTROOM IDENTIFICATION SIGN

A. SIGN IS DESIGNED WITH CONTRASTING COLORS, RAISED LETTERS, AND GRADE II BRAILLE CONFORMING WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN. FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR. SIGN IS MOUNTED ON WALL (LATCH SIDE OF DOOR) PER THE DRAWINGS.

PUBLIC RESTROOM ACCESSORIES

A. TOILET ROOM ACCESSORIES TO BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SEE PROJECT DRAWINGS FOR ACCESSORY SPECIFICATION AND LOCATIONS.

WALL DECOR

A. ARTWORK TO BE MOUNTED TO WALLS WITH CONCEALED SECURITY HARDWARE SUPPLIED WITH DECOR. REFER TO "MISCELLANEOUS-FINISH SCHEDULE" MISCELLANEOUS ITEMS: FURNISHINGS: VERIFY ALL MATERIALS AND FINISHES WITH THE FINISH SCHEDULE AND OWNER'S REPRESENTATIVE.

HEIGHT WARNING DEVICE

A. HEIGHT WARNING DEVICES, IF USED ARE TO BE STEEL PIPE CONSTRUCTION WITH A SELF RETURNING 6' MIN. LENGTH HORIZONTAL WARNING BAR MOUNTED AT A HEIGHT AT OR BELOW THE HEIGHT OF ANY AWNINGS THEY ARE MEANT TO PROTECT. WARNING DEVICE SHALL BE EQUIPPED WITH A SIGN INDICATING THE SAFE VEHICLE HEIGHT.
   WARNING DEVICES SHOULD BE INSTALLED WHEREVER DRIVE-THRU AWNINGS ARE INSTALLED AND THERE IS NO OTHER MEANS OF WARNING THAT THE VEHICLE IS IN DANGER OF CONTACTING THOSE AWNINGS. VERIFY EXACT LOCATION OF WARNING DEVICES WITH OWNER PRIOR TO INSTALLATION.

B. FOR APPROVED WARNING DEVICE MANUFACTURERS: SEE APPROVED SUPPLIERS LIST.

ORDER STATION CANOPY

A. THE CANOPY SUPPLIER IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MOUNTING DETAILS NECESSARY TO PROVIDE A SAFE AND STRUCTURALLY SOUND INSTALLATION FOR THE GEOGRAPHICAL LOCATION IN WHICH THE CANOPY IS INSTALLED. WIND LOADS SHOULD BE PER THE LOCAL BUILDING CODES. IF REQUESTED BY THE LOCAL BUILDING AUTHORITY, THE CANOPY SUPPLIER SHALL SHOW COMPLIANCE WITH THE BUILDING CODE BY SUPPLYING DETAILED DRAWINGS SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE IN WHICH THE CANOPY IS BEING INSTALLED.

B. THE CANOPY SUPPLIER WILL PROVIDE THERMOSTATICALLY CONTROLLED HEAT TRACE SNOW MELTING UNITS ON THE ORDER STATION CANOPY IN ASHRAE ZONES 4 AND HIGHER. SNOW HEAT TRACE UNITS ARE OPTIONAL IN ZONE 3. THE ARCHITECT OF RECORD AND ENGINEER OF RECORD ARE RESPONSIBLE FOR DETERMINING IF THE HEAT TRACE IS WARRANTED.

C. APPROVED CANOPY MANUFACTURES: SEE APPROVED SUPPLIERS LISTS.

KITCHEN EQUIPMENT

A. KITCHEN EQUIPMENT SERVICEMAN WILL SET UP EQUIPMENT WITH GENERAL CONTRACTOR MAKING FINAL HOOK-UPS. (THIS WILL ALSO INCLUDE PURCHASED KITCHEN EQUIPMENT ITEMS).

HOOD FIRE SUPPRESSION SYSTEM AND PORTABLE FIRE EXTINGUISHERS

A. HOOD FIRE SUPPRESSION SYSTEM SHALL BE AS PER SPECIFICATIONS AND DRAWINGS MANUFACTURED BY PYRO-CHEM OR ANSUL (NO SUBSTITUTES). SYSTEM SHALL BE FURNISHED AND INSTALLED BY HOOD MANUFACTURER UNLESS OTHERWISE INSTRUCTED BY OWNER (VERIFY WITH OWNER BEFORE CONSTRUCTION). PORTABLE EXTINGUISHERS SHALL BE FURNISHED BY GC AND SHALL BE INSTALLED AS DIRECTED BY LOCAL FIRE CONTROL AUTHORITY.

FIRE EXTINGUISHER CABINETS

A. FIRE EXTINGUISHER CABINET: CONSULT BUILDING MATERIAL CONSOLIDATOR REFER TO DRAWINGS FOR INSTALLATION LOCATION.

B. BLOCKING: G.C. SHALL PROVIDE IN-WALL WOOD BLOCKING AS REQUIRED FOR INSTALLATION OF CABINET

C. FINISH SPECIFICATIONS:
   1. DOOR STYLE: FULL GLAZING (STYLE F)
   2. DOOR GLAZING: CLEAR TEMPERED GLASS.
   3. CABINET FINISH: STANDARD CLEAR ANODIZED ALUMINUM

WALK-IN FREEZER/COOLER/DRY STORAGE (PRE-FABRICATED)

A. PLACEMENT OF PRE-FABRICATED, WALK-IN FREEZER/COOLER/DRY STORAGE SHALL BE PART OF THIS CONTRACT. UNIT WILL BE SUPPLIED BY OWNER AND WILL BE SHIPPED DIRECT TO STORE LOCATION WITH ALL UNCRATING AND ERECTION COORDINATED BY GENERAL CONTRACTOR AND WALK-IN MANUFACTURER. UNIT WILL BE SHIPPED COMPLETE WITH HARDWARE AND INSTRUCTIONS.

B. FLOOR IN FREEZER IS PREFABRICATED. FLOORING IN COOLER AND DRY STORAGE IS CERAMIC TILE WITH STAINLESS STEEL COVE BASE BY GENERAL CONTRACTOR. INSTALLATION OF REFRIGERATION TO BE COORDINATED BY GENERAL CONTRACTOR AND WALK-IN MANUFACTURER.

C. GENERAL CONTRACTOR SCOPE OF WORK. REFER TO DRAWINGS
   1. ELECTRICAL CONNECTION OF WALK IN BOX LIGHTS AND CONDENSERS.
   2. INSTALL CONDENSATE DRAIN LINE FROM WALK IN BOX TO DESIGNATED FLOOR SINK.
   3. SECURITY SYSTEM CONDUITS FOR SECURITY ALARM IN COOLER / FREEZER.
   4. SUPPLY AND INSTALL COUNTER FLASHING FOR WALK IN BOX / BUILDING INTERFACE

WALK-IN FREEZER/COOLER/DRY STORAGE (FIELD ERECTED)

A. INSTALLATION OF FIELD ERECTED WALK-IN FREEZER/COOLER/DRY STORAGE IS NOT PART OF THIS CONTRACT. UNIT WILL BE SUPPLIED BY OWNER. WALK IN BOX SUPPLIER INSTALLS PANELS, REFRIGERATION SYSTEM, AND MEMBRANE ROOF.

B. FLOOR IN FREEZER IS INSTALLED BY WALK IN BOX SUPPLIER. FLOORING IN COOLER AND DRY STORAGE IS CERAMIC TILE BY GENERAL CONTRACTOR. I SEE EQUIPMENT PLAN OF THE CONSTRUCTION DOCUMENTS.

C. GENERAL CONTRACTOR SCOPE OF WORK. REFER TO DRAWINGS.
   1. PROVIDE AND INSTALL CONDUITS AND WIRING FOR LIGHTS
   2. CONNECT ELECTRICAL FOR REFRIGERATION SYSTEM
   3. INSTALL CONDUITS FOR SECURITY ALARM IN COOLER / FREEZER
   4. INSTALL CONDENSATE DRAIN LINE SYSTEM INSIDE WALK IN BOX TO DESIGNATED FLOOR SINK.
   5. SUPPLY AND INSTALL COUNTER FLASHING FOR WALK IN BOX / BUILDING INTERFACE

COMMUNICATION SYSTEM

A. TOTAL COMMUNICATION SYSTEM AS INDICATED ON DRAWINGS. SYSTEM SHALL BE AS MANUFACTURED BY H.M.E. SYSTEM SHALL BE FURNISHED AND INSTALLED BY OWNER. CONTRACTOR TO FURNISH CONDUIT, ELECTRICAL CONNECTION AND CO-ORDINATE INSTALLATION.

2/2/2023, 10:29 AM, J:\2 WENDYS\WEN FRANCHISEE PROJECTS\FOXLAN LLC\2022\02023 BRYANT, AR\430 CONSTRUCTION DOCUMENTS\DRAWINGS\SP_SP_Specifications.dwg, MLarmith

SITE NUMBER:	2323
BUILDING TYPE:	3076
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2022 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2023
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2022 SPRING

McIntosh

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

PROJECT TYPE: 3076 REFRESH

Wendy's

2206 N REYNOLDS RD
BRYANT, AR 72022

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/23/2023

PROJECT NUMBER: T.B.D.

DRAWN BY:

CHECKED BY:

SEAL

REGISTERED ARCHITECT
ALFRED PAGANO
No. 3967
STATE OF ARKANSAS

LICENSE NUMBER: 10149 EXPIRATION: 07/31/2023 (AP)

SHEET NAME

SPECIFICATIONS

SHEET NUMBER

SP3

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: 01/24/2022

Sign Co. or Sign Owner

Name Jason Davenport, Pinnacle Signs LLC
Address 7610 Counts Massie Rd
City, State, Zip North Little Rock, AR 72113
Phone 501-812-4433
Email Address jason@pinnacle-signs.com

Property Owner

Name Athletico
Address 3231 Maint St, Ste 3
City, State, Zip Bryant, AR 72022
Phone 501-847-0500
Email Address info@athletico.com

GENERAL INFORMATION

Name of Business Athletico
Address/Location of sign 3231 Maint St, Ste 3, Bryant, 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.

READ CAREFULLY BEFORE SIGNING

I _____, 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.

				Top of Sign	Bottom of Sign	
A	Facade	27"H, 404"W	75.75	216"	189"	
B	Facade	27"H, 404"W	75.75	180"	153"	
C						
E						
F						
G						

SIGN A



Building Face Size: 1439.8 Sqft

Sign Size: 75.75 Sqft



Building Face Size: 1647 Sqft

Sign Size: 75.75 Sqft


Harvest Dr
Harvest Dr
Harvest Dr
Harvest Dr
Sign A to be Installed Here
Sign A to be Installed Here
Horizon Dr
Horizon Dr
Horizon Dr
Main St
Main St
Main St
Main St
GameStop
Papa John's Pizza
ATM Arkansas Fcu
Dickey's Barbecue Pit
Sport Clips Haircuts of Bryant
Broadway Ave
Broadway Ave

Bryant Admin Parking

Stormwater Management Report

City of Bryant, Saline County, Arkansas

Original Submittal:
February 20, 2023

MINTON ENGINEERING, INC.
300 Northport Dr.
Cabot, AR 72023
501.941.5559 phone
501.941.5557 fax

I. Pre-Development Conditions

This project involves constructing a new parking lot on the west side of an existing building located at 1511 N. Reynolds Road in the city limits of Bryant, Arkansas. This is the old Summerwood Petro office that is being converted into the Bryant Schools Administration office.

The site currently has a detention pond on the west side, but this pond will be removed for the new parking lot. Considering this, the site detention will be designed as though the pre-development condition is undeveloped.

II. Post-Development Conditions

The project proposes to add a new parking lot on the west (back) side of the existing building. Since the existing detention pond is being removed, a new detention pond is proposed at the southwest corner of the site. Approximately 65% of the site will flow through the detention pond and 35% will drain through the northwest corner.

III. Design Considerations

The detention for this project was designed using the rational method. The pre-development flow, post development flow and detention volume were determined by the attached calculations are summarized below. The calculations were compiled using Autodesk Hydraflow, information used is attached to this report.

Summary Table:

Description	Pre-Development	Post-Development	Pond Elevation
2-Year Storm	5.12 cfs	4.95 cfs	426.22
5-Year Storm	5.98 cfs	5.73 cfs	426.32
10-Year Storm	6.62 cfs	6.29 cfs	426.39
25-Year Storm	7.57 cfs	7.12 cfs	426.50
50-Year Storm	8.32 cfs	7.77 cfs	426.59
100-Year Storm	9.07 cfs	8.42 cfs	426.67

IV. Conclusion

Post-development flow will be less than the pre-development flow for the 2-100 year storm events. The pond will detain the 100-yr storm by utilizing a storage volume of 3,820 CF. The pond has an available volume of 7,327 CF and will store the 100-year storm w/ 1' of freeboard available. The outlet structure will utilize a 6" storm pipe.

Please consider this report and let me know if any additional information is required.

Sincerely,

Josh Minton, PE



HYDRAULIC CALCULATIONS

Pre-Development MAP

Note: Consider entire site to be undeveloped since ex. Det. Pond will be removed.



Scale: 1" = 100'

Post Development MAP

D.A. 1

$A_{TOTAL} = 1.2\ Ac$

$A_{HARD\ SURF} = 0.7\ Ac \quad C = 0.9$

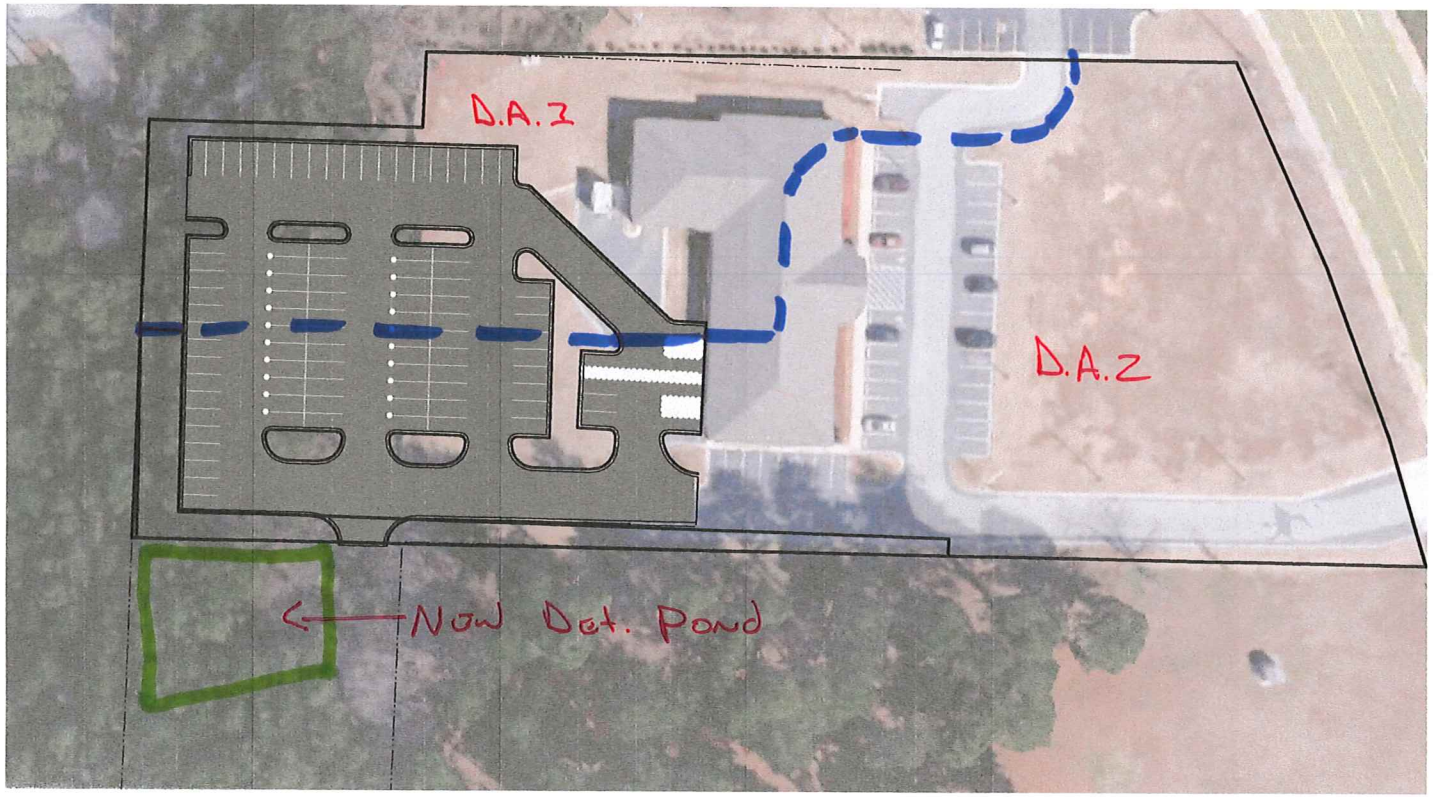
$A_{GRASS} = 0.5\ Ac \quad C = 0.25$

D.A. 2

$A_{TOTAL} = 2.4\ Ac$

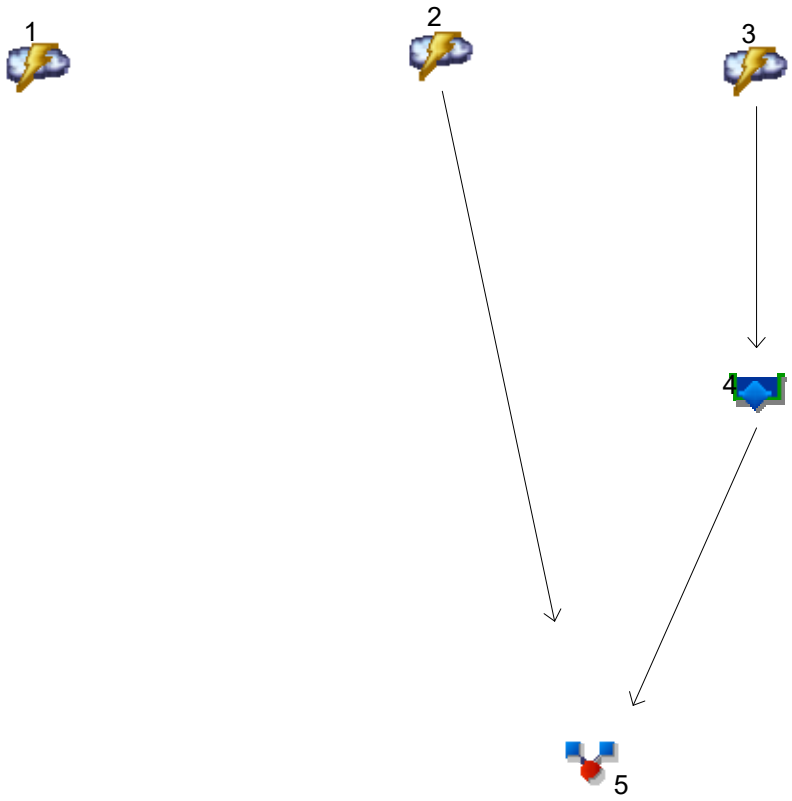
$A_{HS} = 1.2\ Ac \quad C = 0.9$

$A_{GRASS} = 1.2\ Ac \quad C = 0.25$



SCALE: 1" = 100'

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Rational	Pre-Development
2	Rational	Post Dev DA 1
3	Rational	Post Dev. DA 2
4	Reservoir	Detention Pond
5	Combine	Total Post Dev

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	5.127	1	5	1,538	------	------	------	Pre-Development
2	Rational	4.307	1	5	1,292	------	------	------	Post Dev DA 1
3	Rational	7.930	1	5	2,379	------	------	------	Post Dev. DA 2
4	Reservoir	0.817	1	9	2,375	3	426.22	2,087	Detention Pond
5	Combine	4.953	1	5	3,667	2, 4	------	------	Total Post Dev

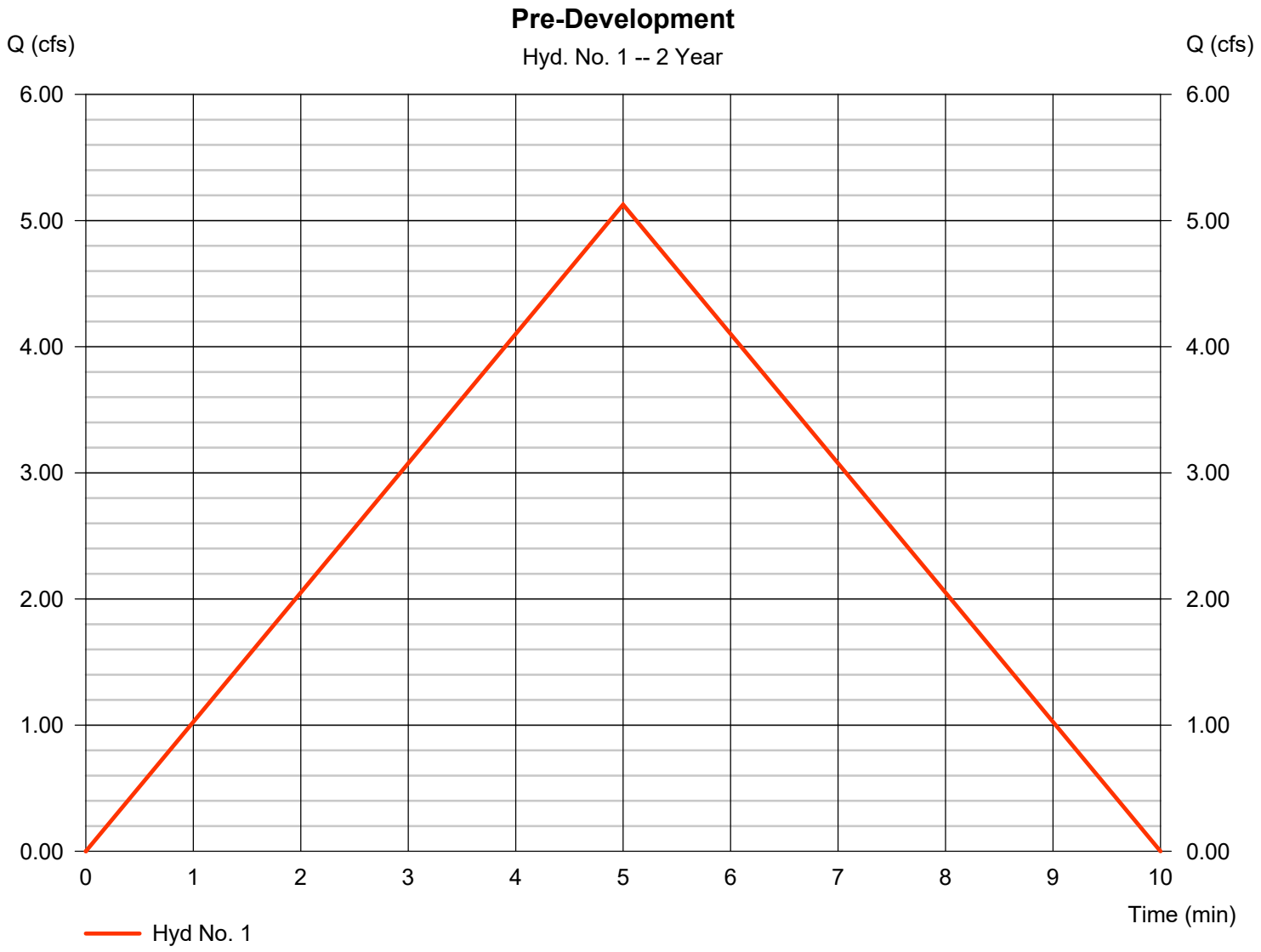
Hydrograph Report

Hyd. No. 1

Pre-Development

Hydrograph type	=	Rational	Peak discharge	=	5.127 cfs
Storm frequency	=	2 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	1,538 cuft
Drainage area	=	3.600 ac	Runoff coeff.	=	0.25*
Intensity	=	5.697 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(5.900 x 0.25) + (5.200 x 0.90)] / 3.600



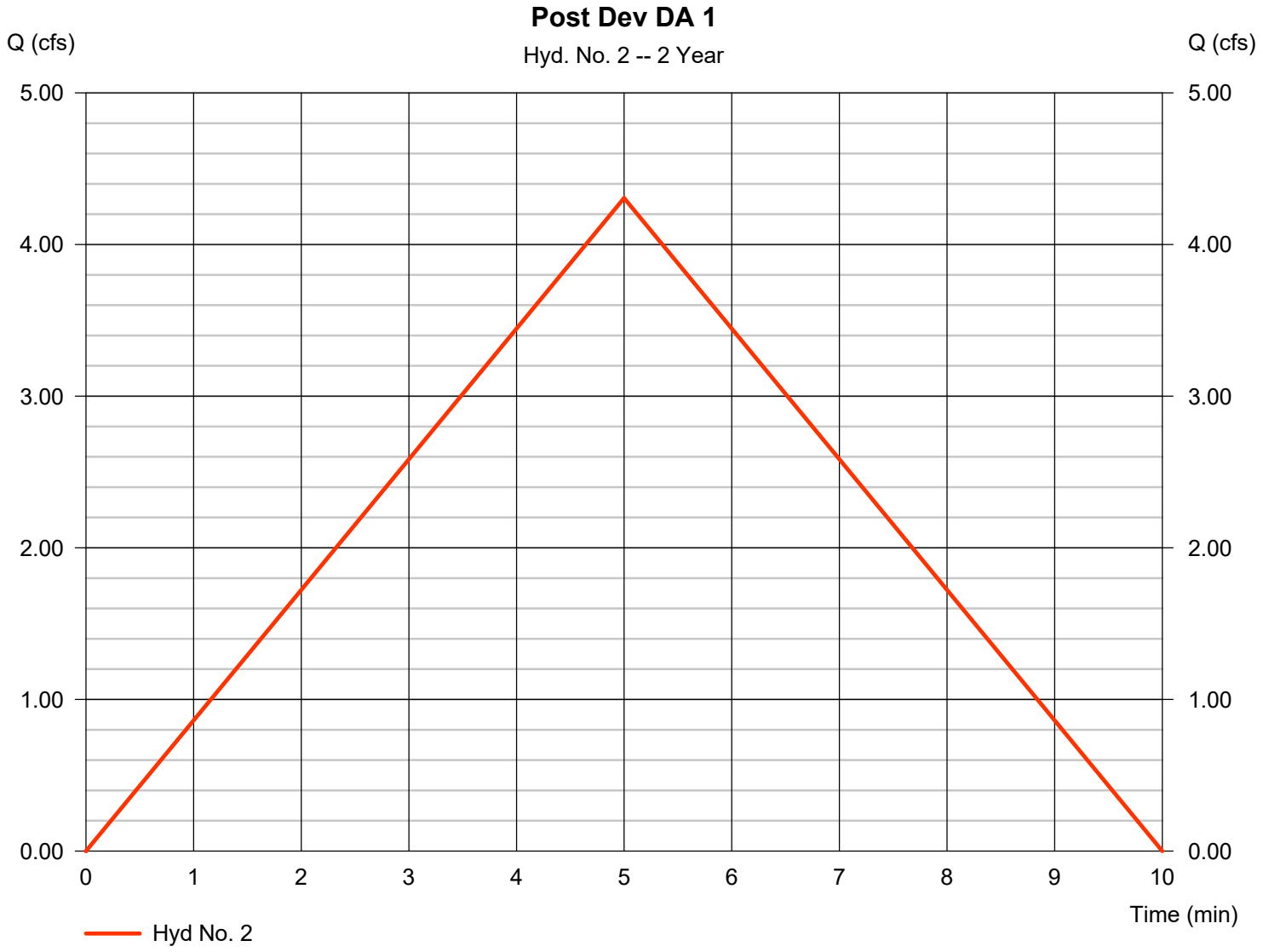
Hydrograph Report

Hyd. No. 2

Post Dev DA 1

Hydrograph type	=	Rational	Peak discharge	=	4.307 cfs
Storm frequency	=	2 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	1,292 cuft
Drainage area	=	1.200 ac	Runoff coeff.	=	0.63*
Intensity	=	5.697 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.700 x 0.90) + (0.500 x 0.25)] / 1.200



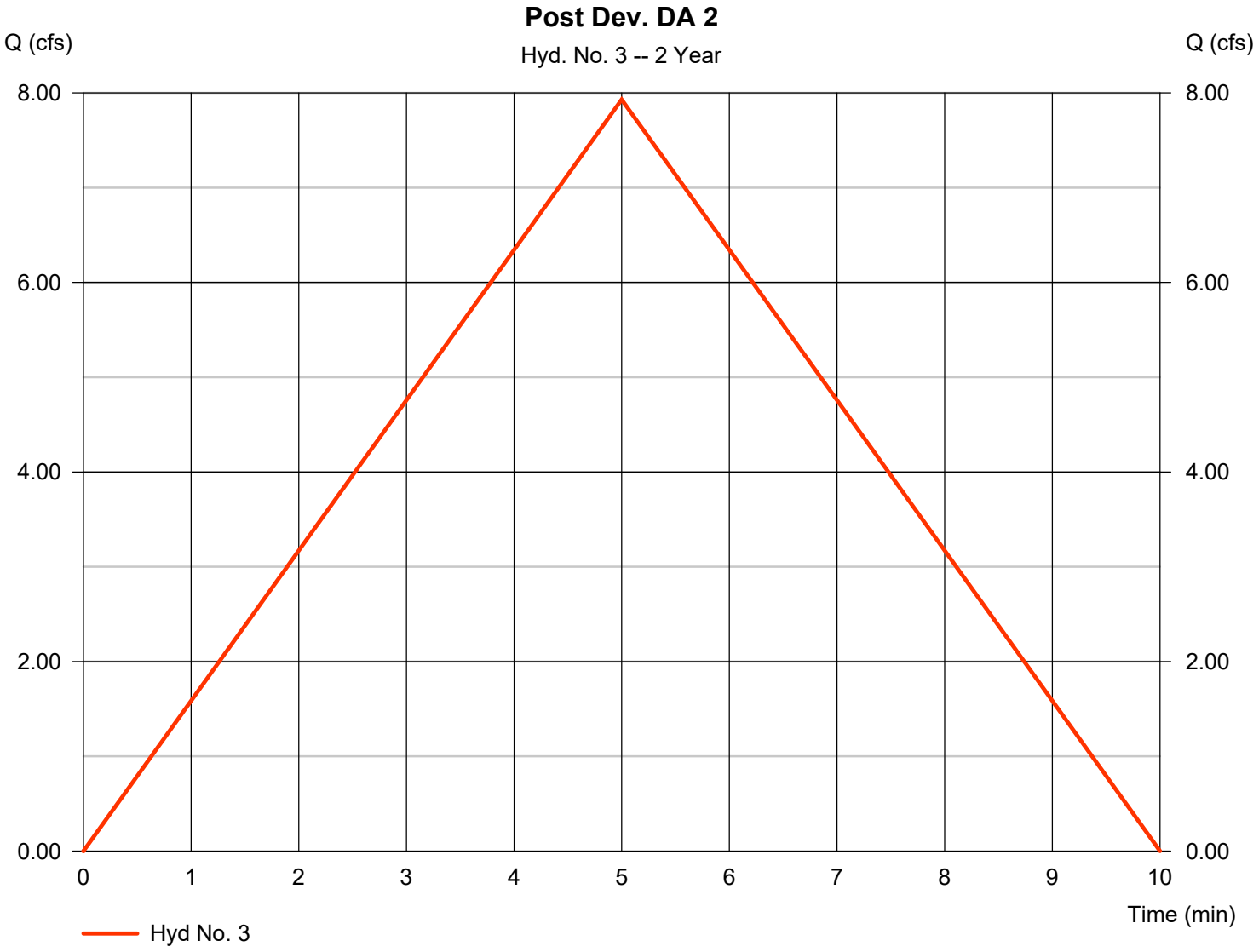
Hydrograph Report

Hyd. No. 3

Post Dev. DA 2

Hydrograph type	=	Rational	Peak discharge	=	7.930 cfs
Storm frequency	=	2 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	2,379 cuft
Drainage area	=	2.400 ac	Runoff coeff.	=	0.58*
Intensity	=	5.697 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(1.200 x 0.90) + (1.200 x 0.25)] / 2.400



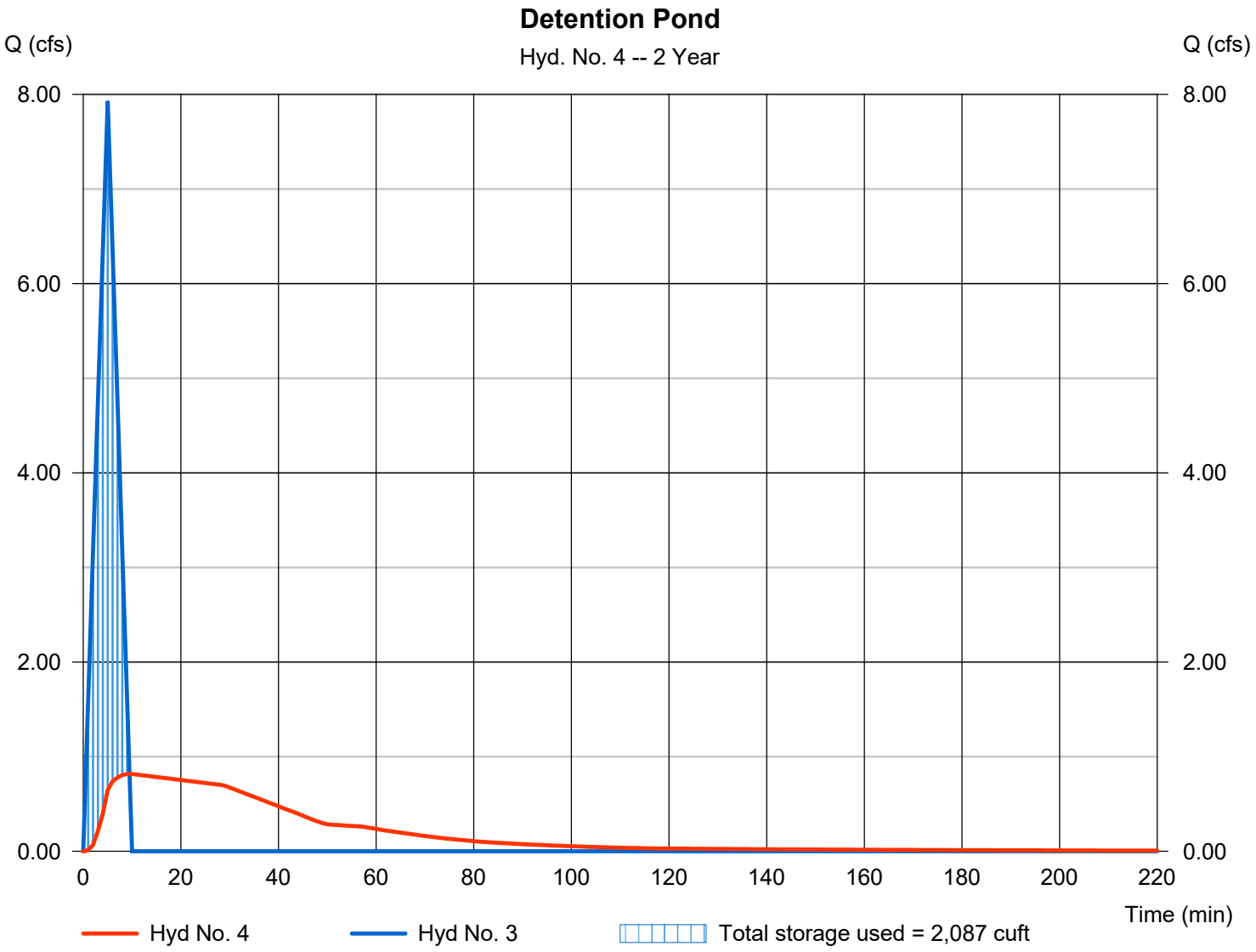
Hydrograph Report

Hyd. No. 4

Detention Pond

Hydrograph type	=	Reservoir	Peak discharge	=	0.817 cfs
Storm frequency	=	2 yrs	Time to peak	=	9 min
Time interval	=	1 min	Hyd. volume	=	2,375 cuft
Inflow hyd. No.	=	3 - Post Dev. DA 2	Max. Elevation	=	426.22 ft
Reservoir name	=	Det. Pond	Max. Storage	=	2,087 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - Det. Pond

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 425.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	425.00	00	0	0
1.00	426.00	3,700	1,233	1,233
2.00	427.00	4,000	3,849	5,082
2.50	427.50	5,000	2,245	7,327

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	0.00	0.00	0.00
Span (in)	= 6.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 425.00	0.00	0.00	0.00
Length (ft)	= 20.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

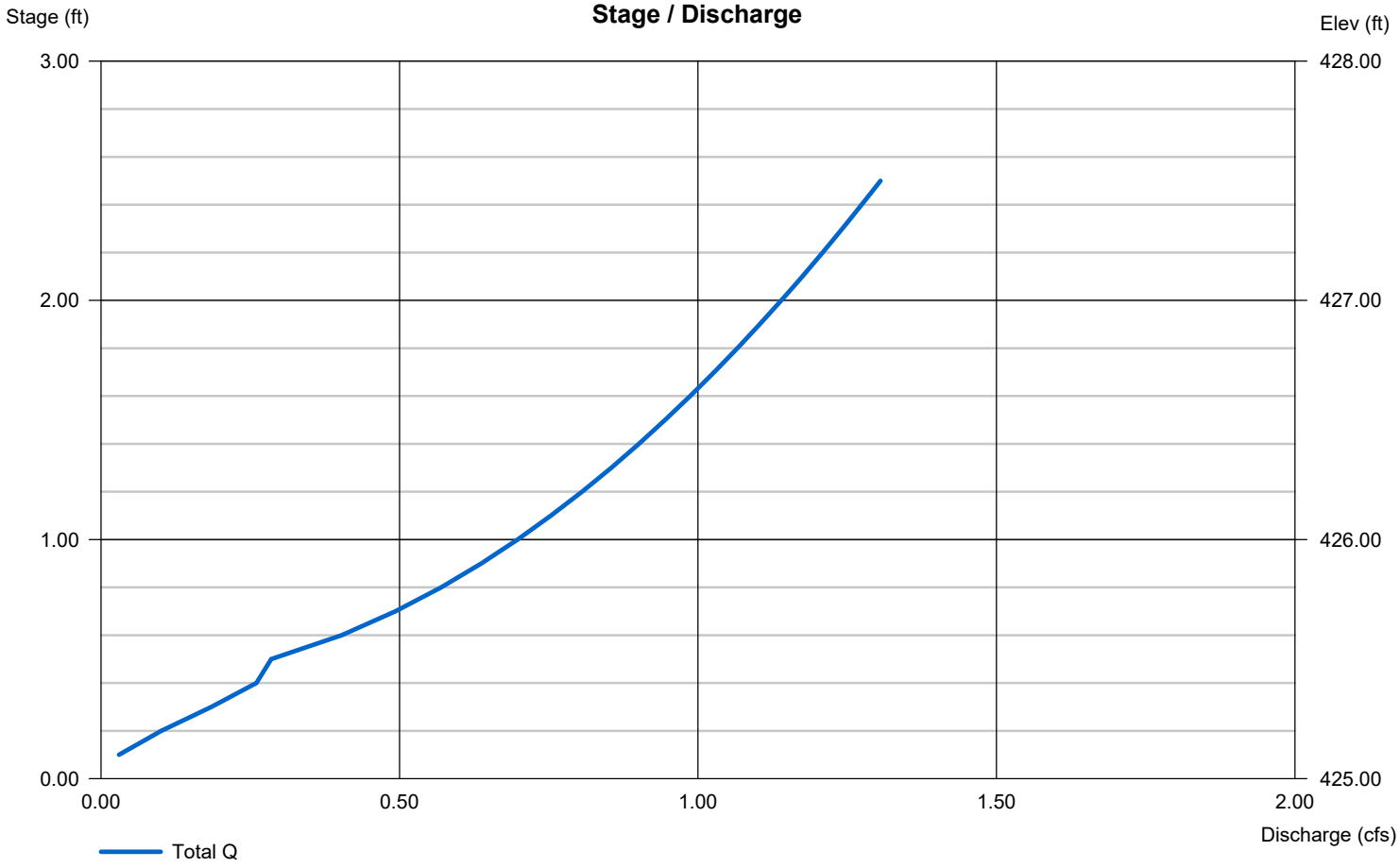
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	Inactive	Inactive	Inactive
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

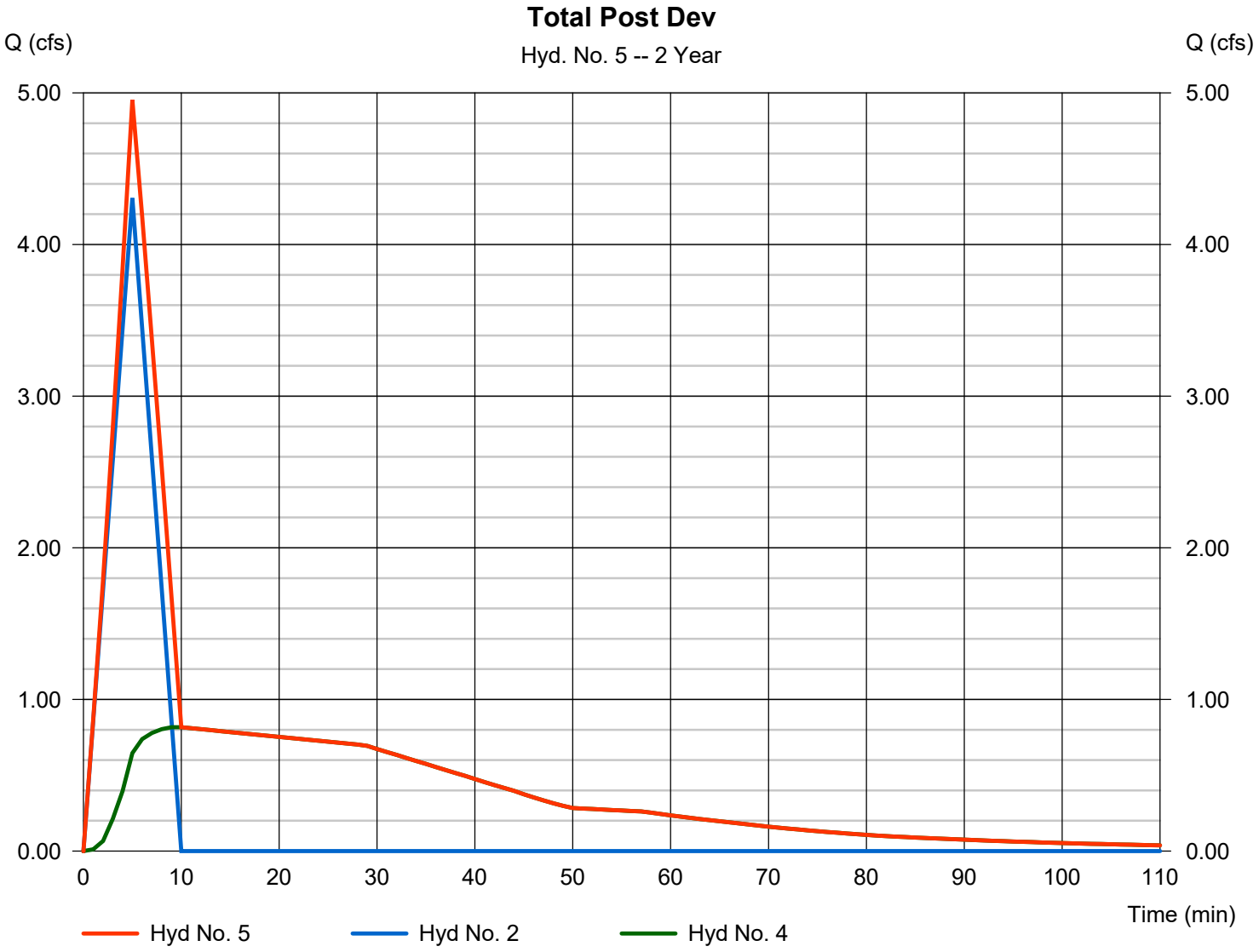


Hydrograph Report

Hyd. No. 5

Total Post Dev

Hydrograph type	= Combine	Peak discharge	= 4.953 cfs
Storm frequency	= 2 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 3,667 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 1.200 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	5.977	1	5	1,793	------	------	------	Pre-Development
2	Rational	5.021	1	5	1,506	------	------	------	Post Dev DA 1
3	Rational	9.245	1	5	2,774	------	------	------	Post Dev. DA 2
4	Reservoir	0.863	1	10	2,769	3	426.32	2,456	Detention Pond
5	Combine	5.731	1	5	4,276	2, 4	------	------	Total Post Dev

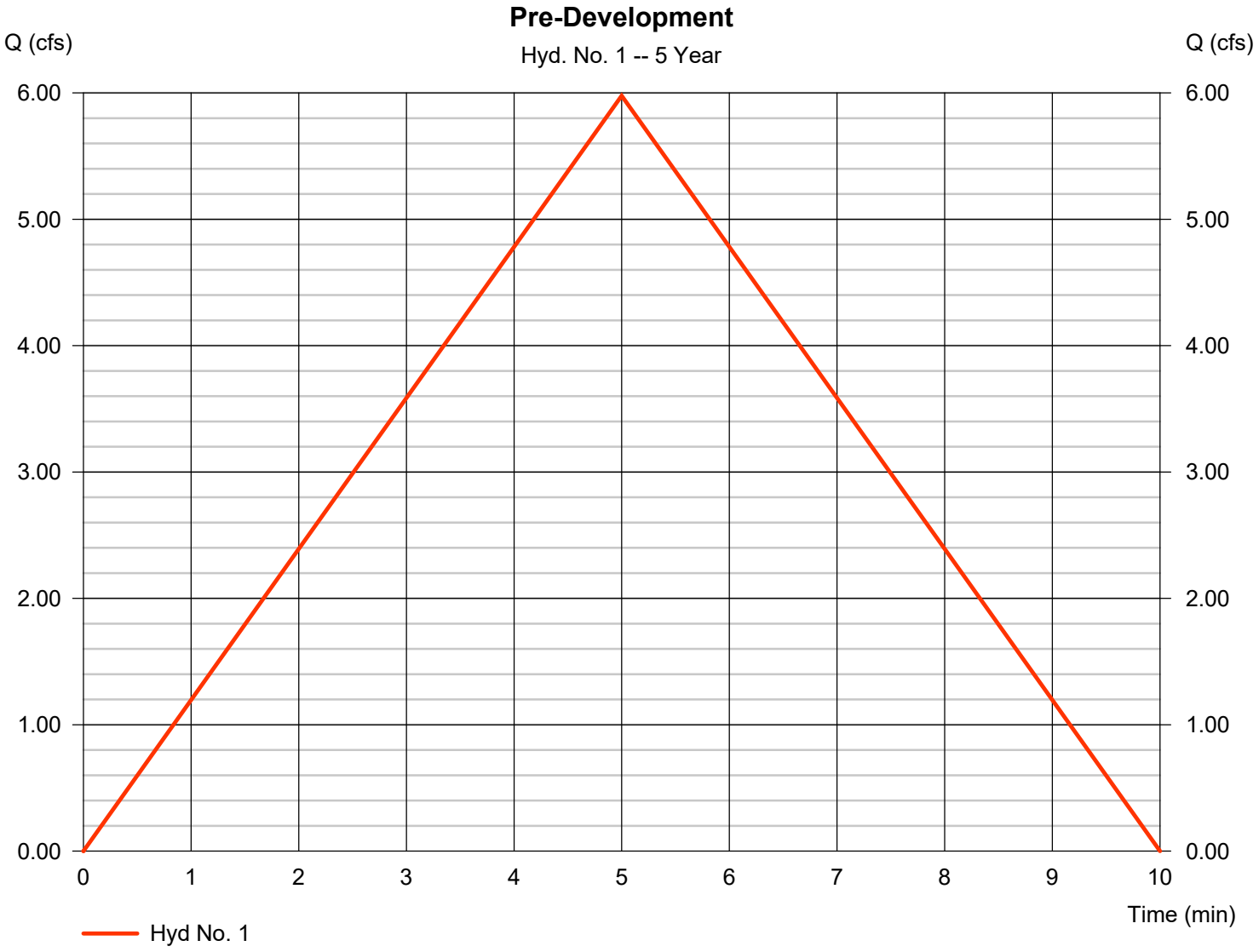
Hydrograph Report

Hyd. No. 1

Pre-Development

Hydrograph type	=	Rational	Peak discharge	=	5.977 cfs
Storm frequency	=	5 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	1,793 cuft
Drainage area	=	3.600 ac	Runoff coeff.	=	0.25*
Intensity	=	6.642 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(5.900 x 0.25) + (5.200 x 0.90)] / 3.600



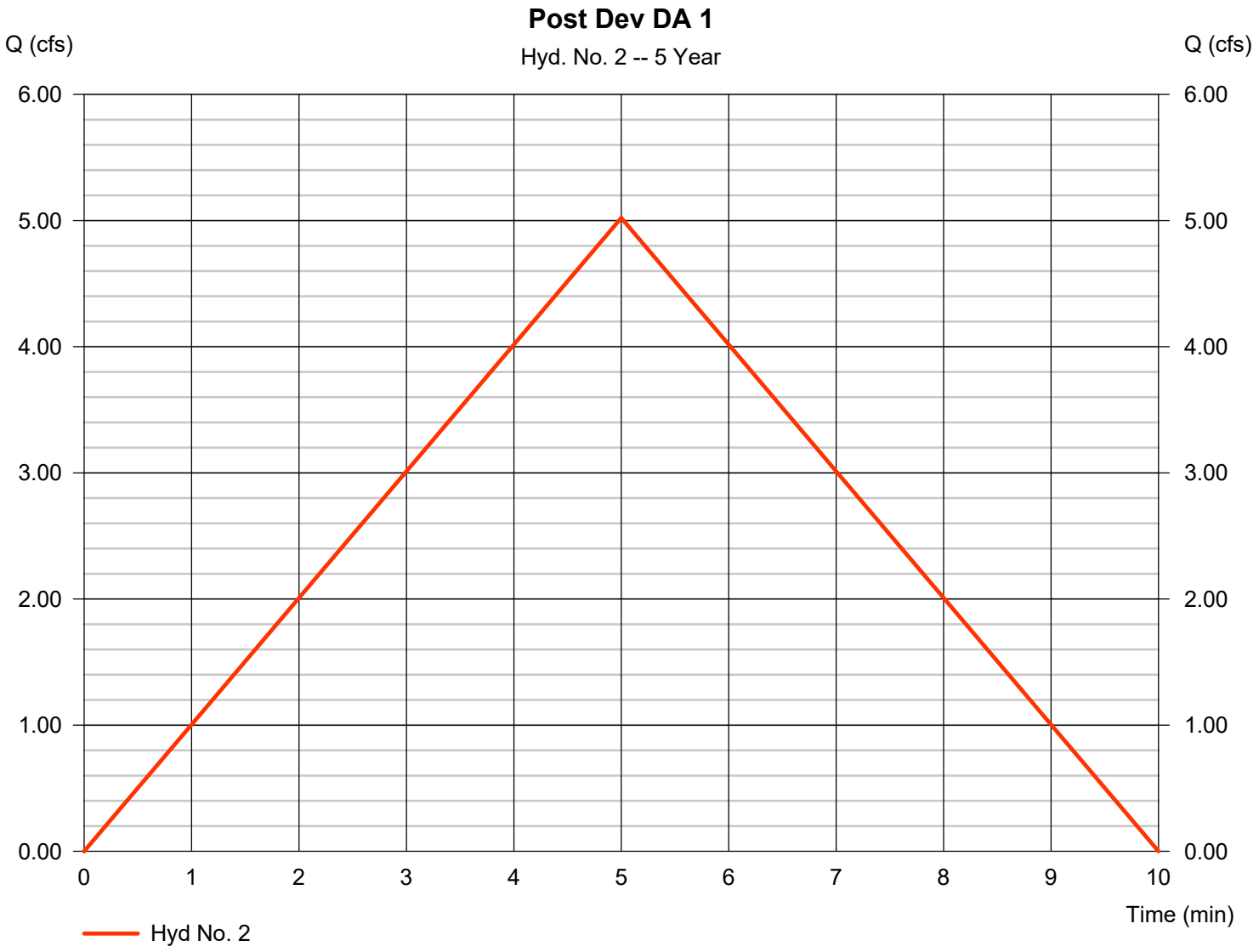
Hydrograph Report

Hyd. No. 2

Post Dev DA 1

Hydrograph type	=	Rational	Peak discharge	=	5.021 cfs
Storm frequency	=	5 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	1,506 cuft
Drainage area	=	1.200 ac	Runoff coeff.	=	0.63*
Intensity	=	6.642 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.700 x 0.90) + (0.500 x 0.25)] / 1.200



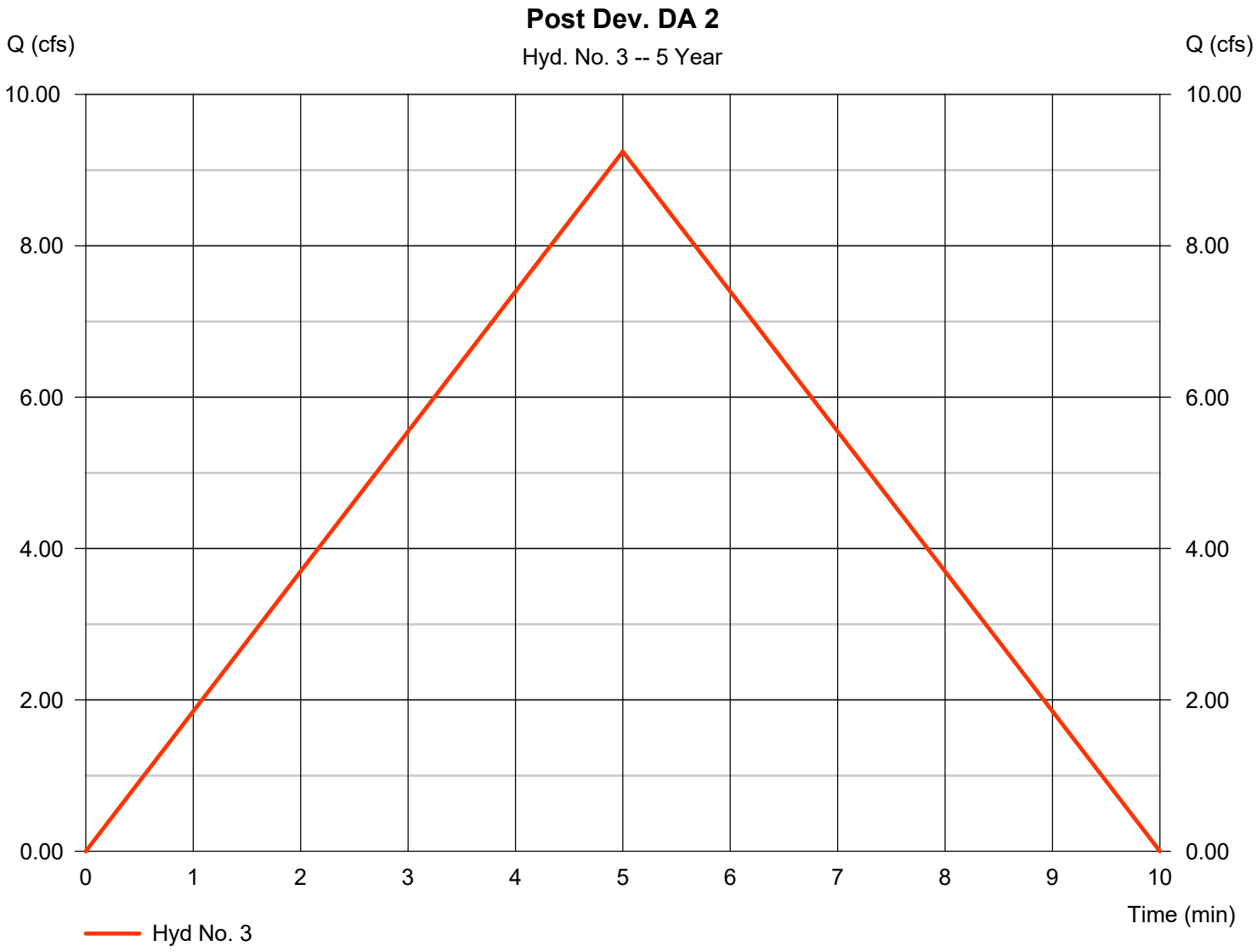
Hydrograph Report

Hyd. No. 3

Post Dev. DA 2

Hydrograph type	=	Rational	Peak discharge	=	9.245 cfs
Storm frequency	=	5 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	2,774 cuft
Drainage area	=	2.400 ac	Runoff coeff.	=	0.58*
Intensity	=	6.642 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(1.200 x 0.90) + (1.200 x 0.25)] / 2.400



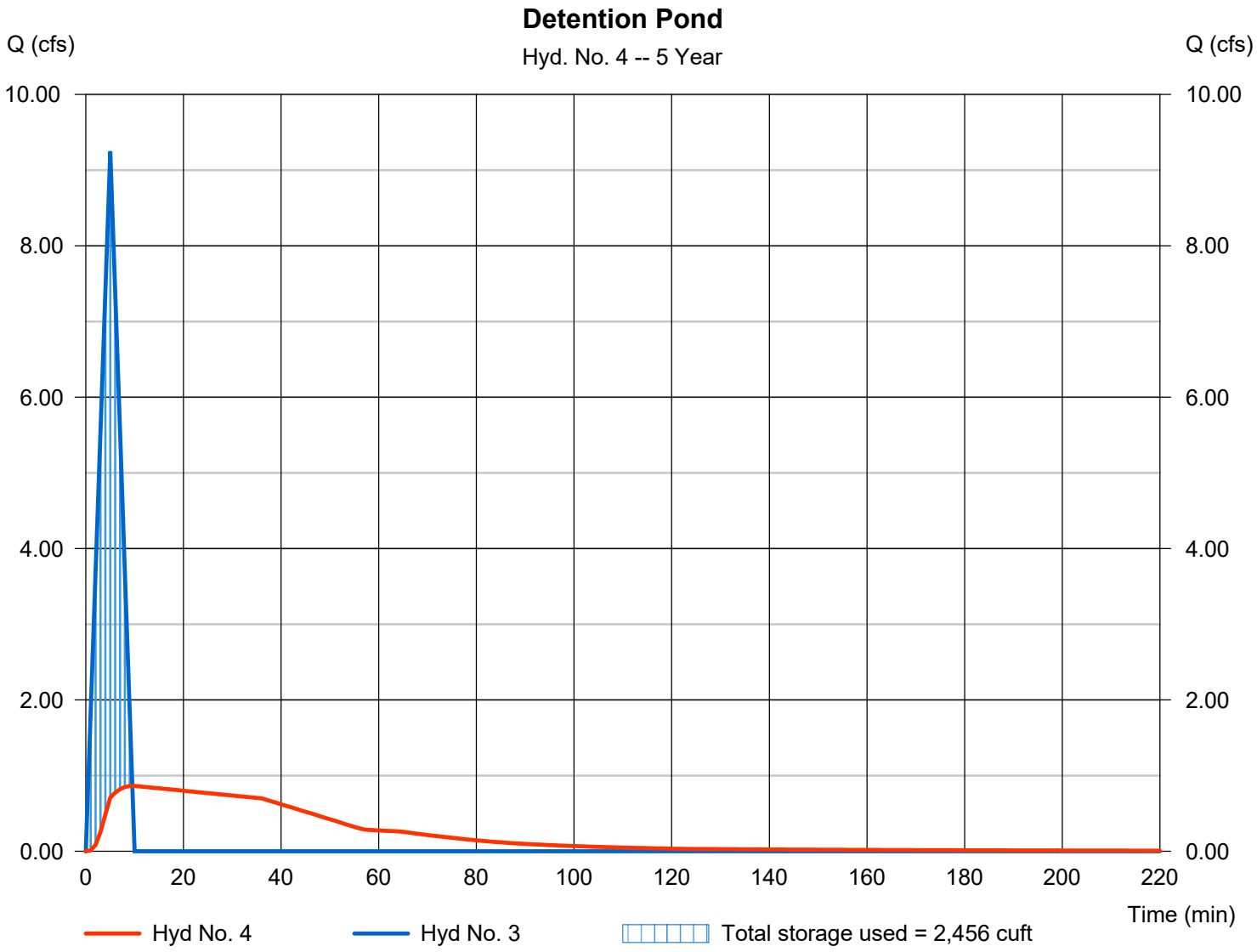
Hydrograph Report

Hyd. No. 4

Detention Pond

Hydrograph type	=	Reservoir	Peak discharge	=	0.863 cfs
Storm frequency	=	5 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	2,769 cuft
Inflow hyd. No.	=	3 - Post Dev. DA 2	Max. Elevation	=	426.32 ft
Reservoir name	=	Det. Pond	Max. Storage	=	2,456 cuft

Storage Indication method used.

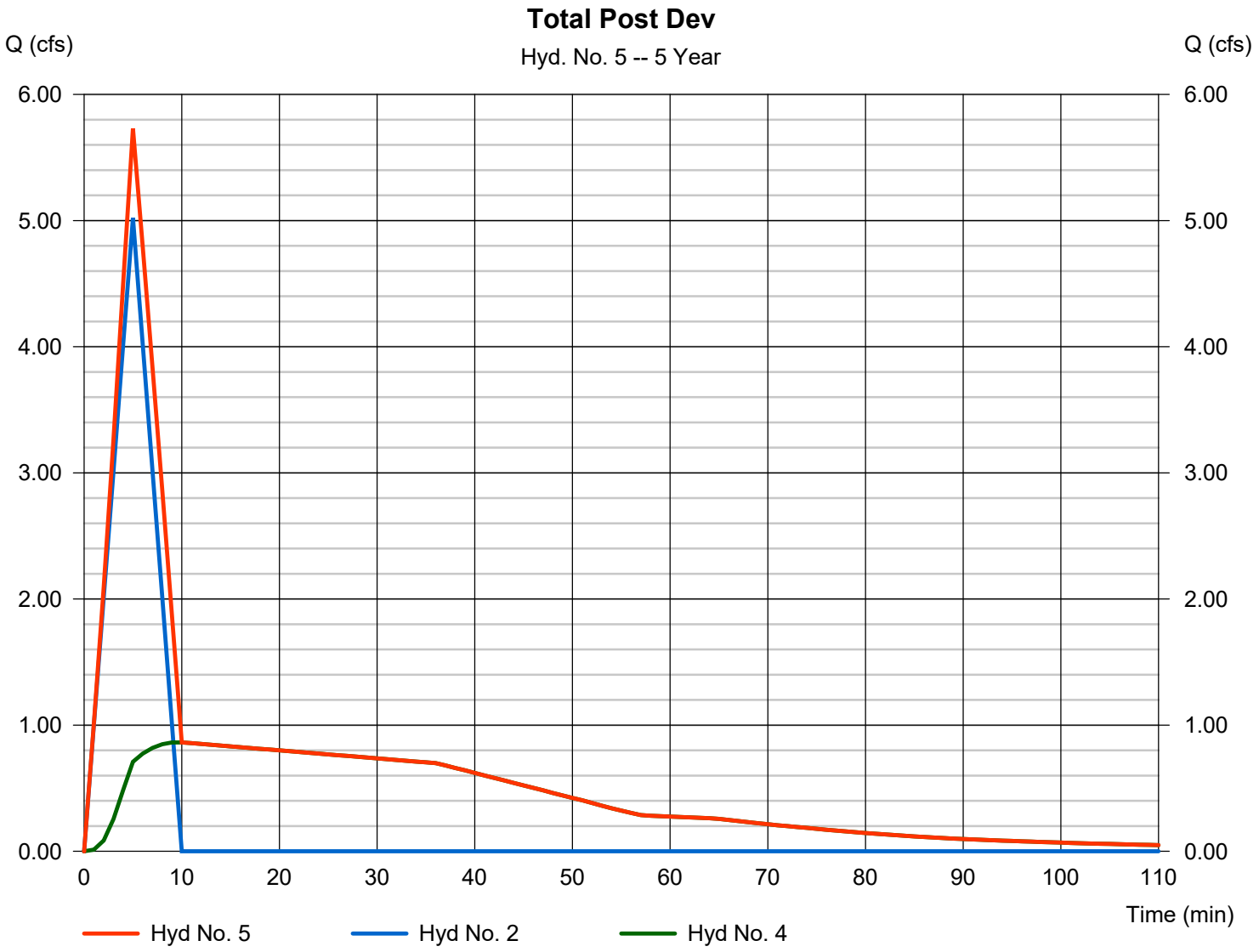


Hydrograph Report

Hyd. No. 5

Total Post Dev

Hydrograph type	= Combine	Peak discharge	= 5.731 cfs
Storm frequency	= 5 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 4,276 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 1.200 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	6.616	1	5	1,985	------	------	------	Pre-Development
2	Rational	5.558	1	5	1,667	------	------	------	Post Dev DA 1
3	Rational	10.23	1	5	3,070	------	------	------	Post Dev. DA 2
4	Reservoir	0.897	1	10	3,066	3	426.39	2,738	Detention Pond
5	Combine	6.288	1	5	4,733	2, 4	------	------	Total Post Dev

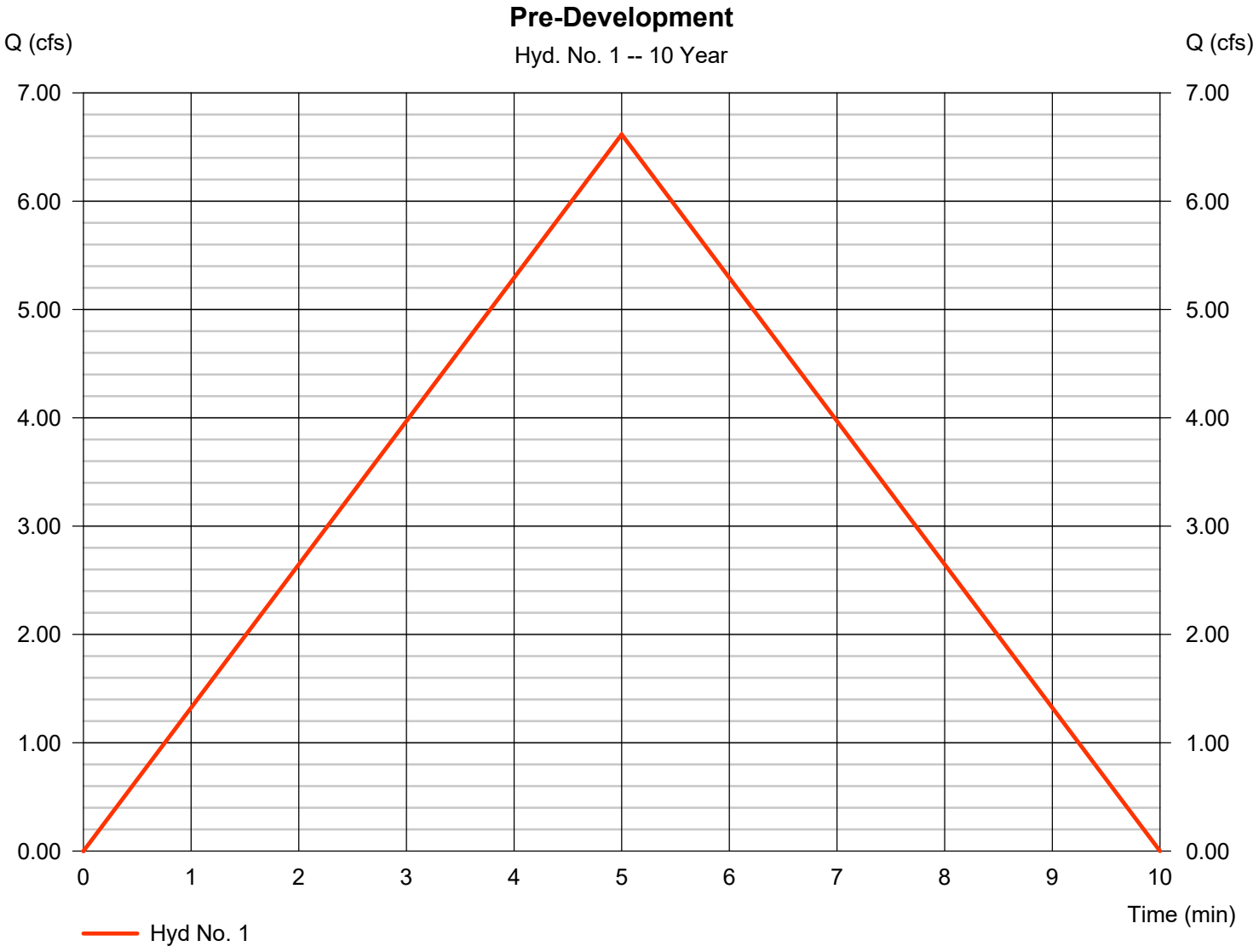
Hydrograph Report

Hyd. No. 1

Pre-Development

Hydrograph type	=	Rational	Peak discharge	=	6.616 cfs
Storm frequency	=	10 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	1,985 cuft
Drainage area	=	3.600 ac	Runoff coeff.	=	0.25*
Intensity	=	7.351 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(5.900 x 0.25) + (5.200 x 0.90)] / 3.600



Hydrograph Report

Hyd. No. 2

Post Dev DA 1

Hydrograph type	=	Rational	Peak discharge	=	5.558 cfs
Storm frequency	=	10 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	1,667 cuft
Drainage area	=	1.200 ac	Runoff coeff.	=	0.63*
Intensity	=	7.351 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.700 x 0.90) + (0.500 x 0.25)] / 1.200



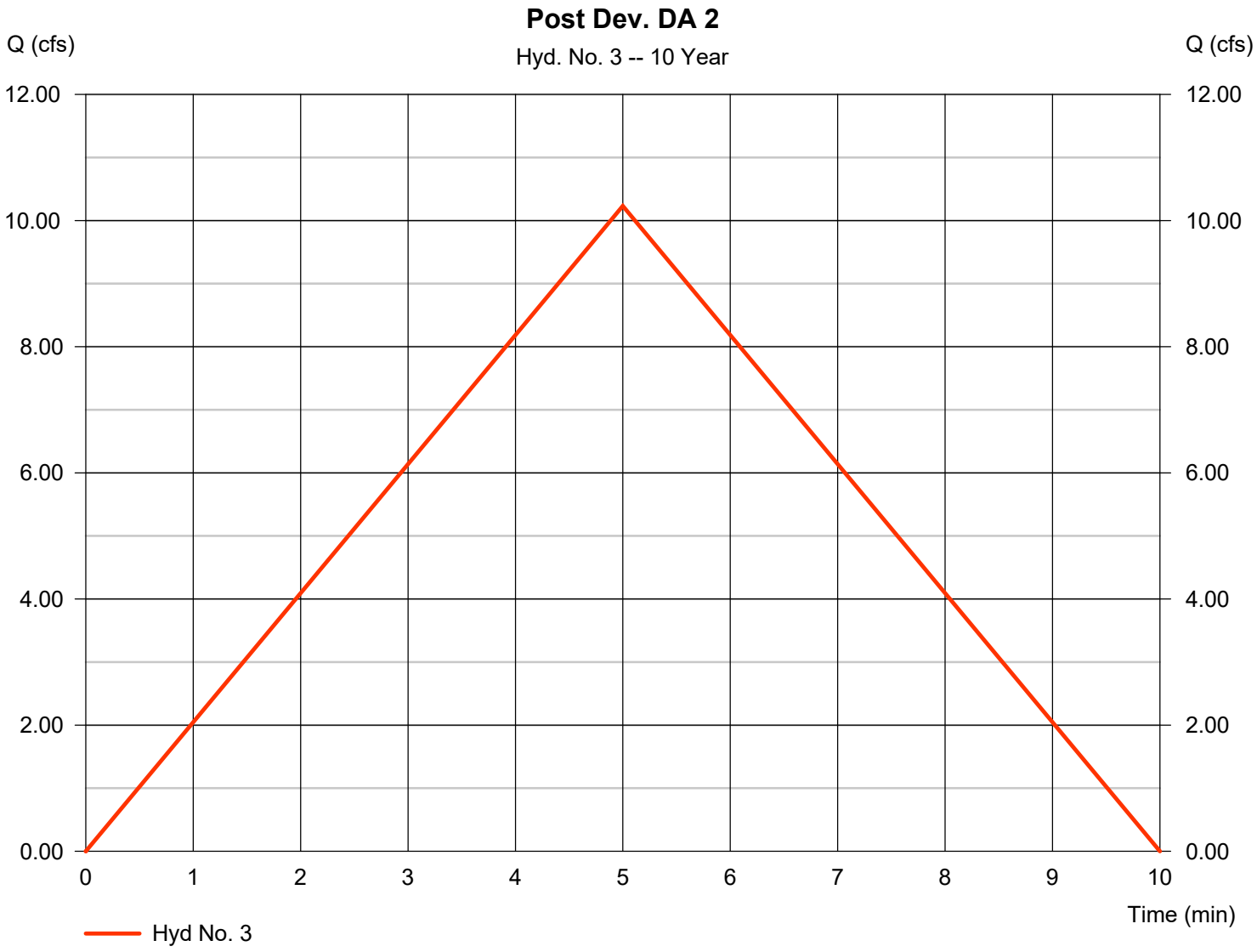
Hydrograph Report

Hyd. No. 3

Post Dev. DA 2

Hydrograph type	=	Rational	Peak discharge	=	10.23 cfs
Storm frequency	=	10 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	3,070 cuft
Drainage area	=	2.400 ac	Runoff coeff.	=	0.58*
Intensity	=	7.351 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(1.200 x 0.90) + (1.200 x 0.25)] / 2.400



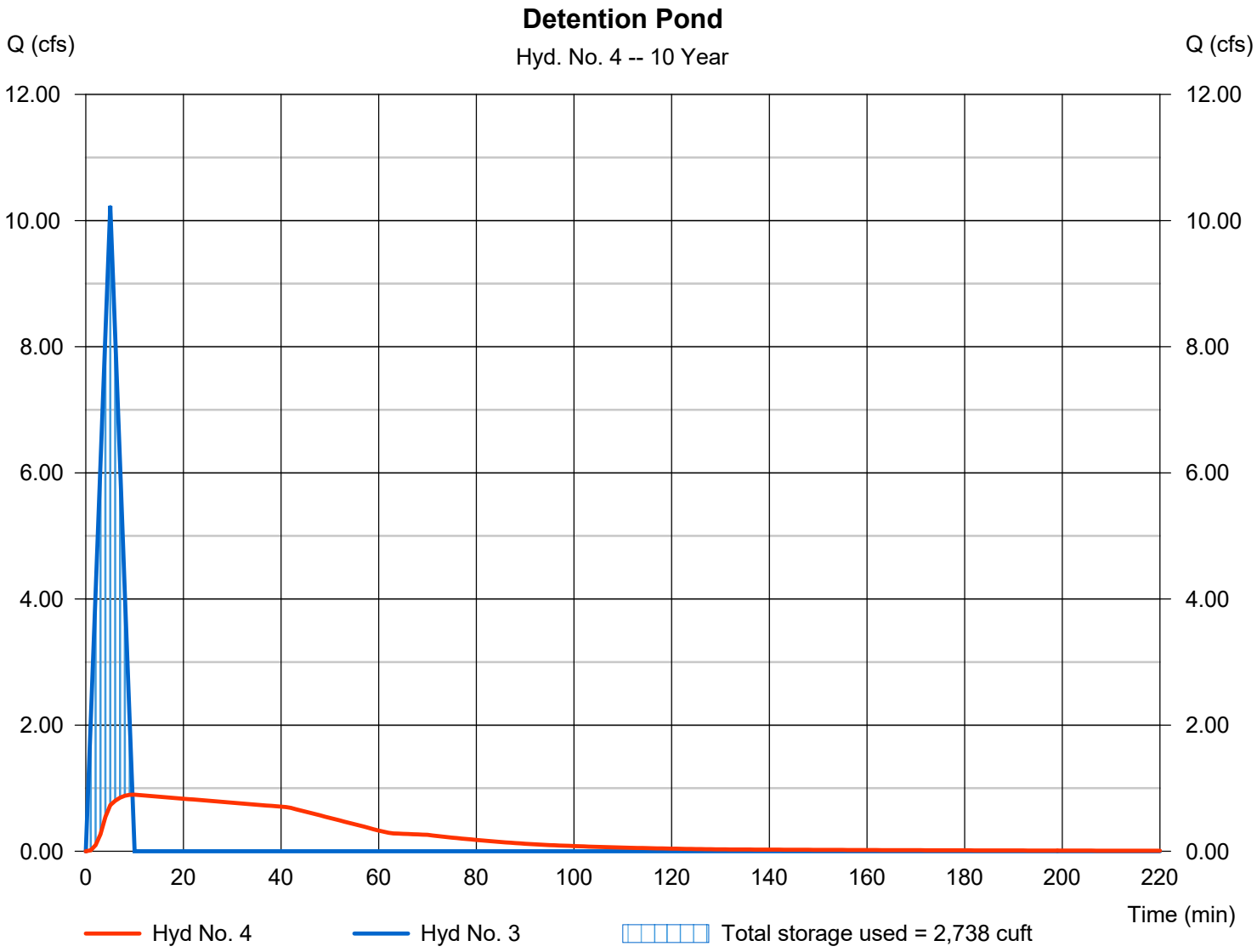
Hydrograph Report

Hyd. No. 4

Detention Pond

Hydrograph type	=	Reservoir	Peak discharge	=	0.897 cfs
Storm frequency	=	10 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	3,066 cuft
Inflow hyd. No.	=	3 - Post Dev. DA 2	Max. Elevation	=	426.39 ft
Reservoir name	=	Det. Pond	Max. Storage	=	2,738 cuft

Storage Indication method used.

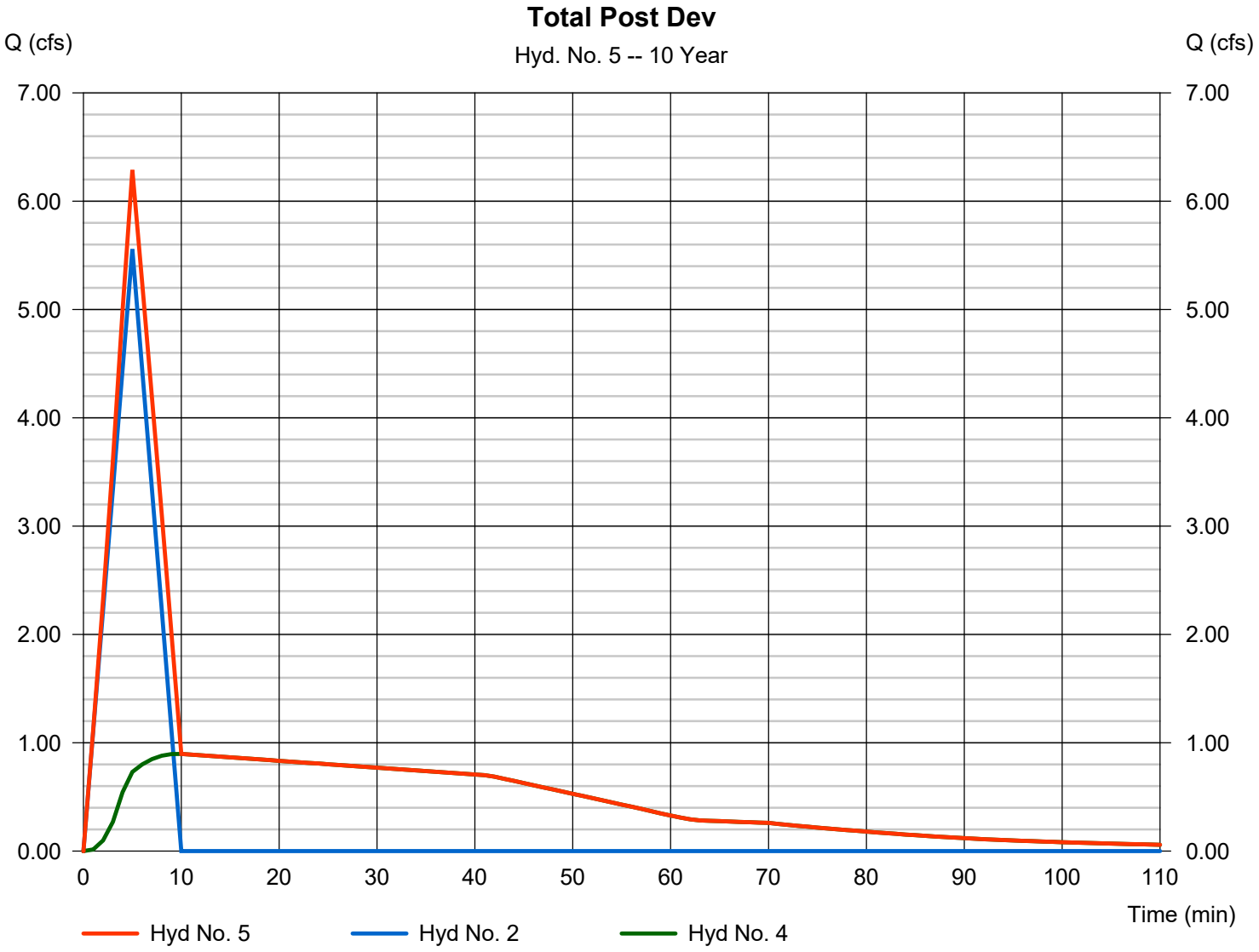


Hydrograph Report

Hyd. No. 5

Total Post Dev

Hydrograph type	= Combine	Peak discharge	= 6.288 cfs
Storm frequency	= 10 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 4,733 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 1.200 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	7.566	1	5	2,270	------	------	------	Pre-Development
2	Rational	6.355	1	5	1,907	------	------	------	Post Dev DA 1
3	Rational	11.70	1	5	3,511	------	------	------	Post Dev. DA 2
4	Reservoir	0.945	1	10	3,506	3	426.50	3,158	Detention Pond
5	Combine	7.116	1	5	5,413	2, 4	------	------	Total Post Dev

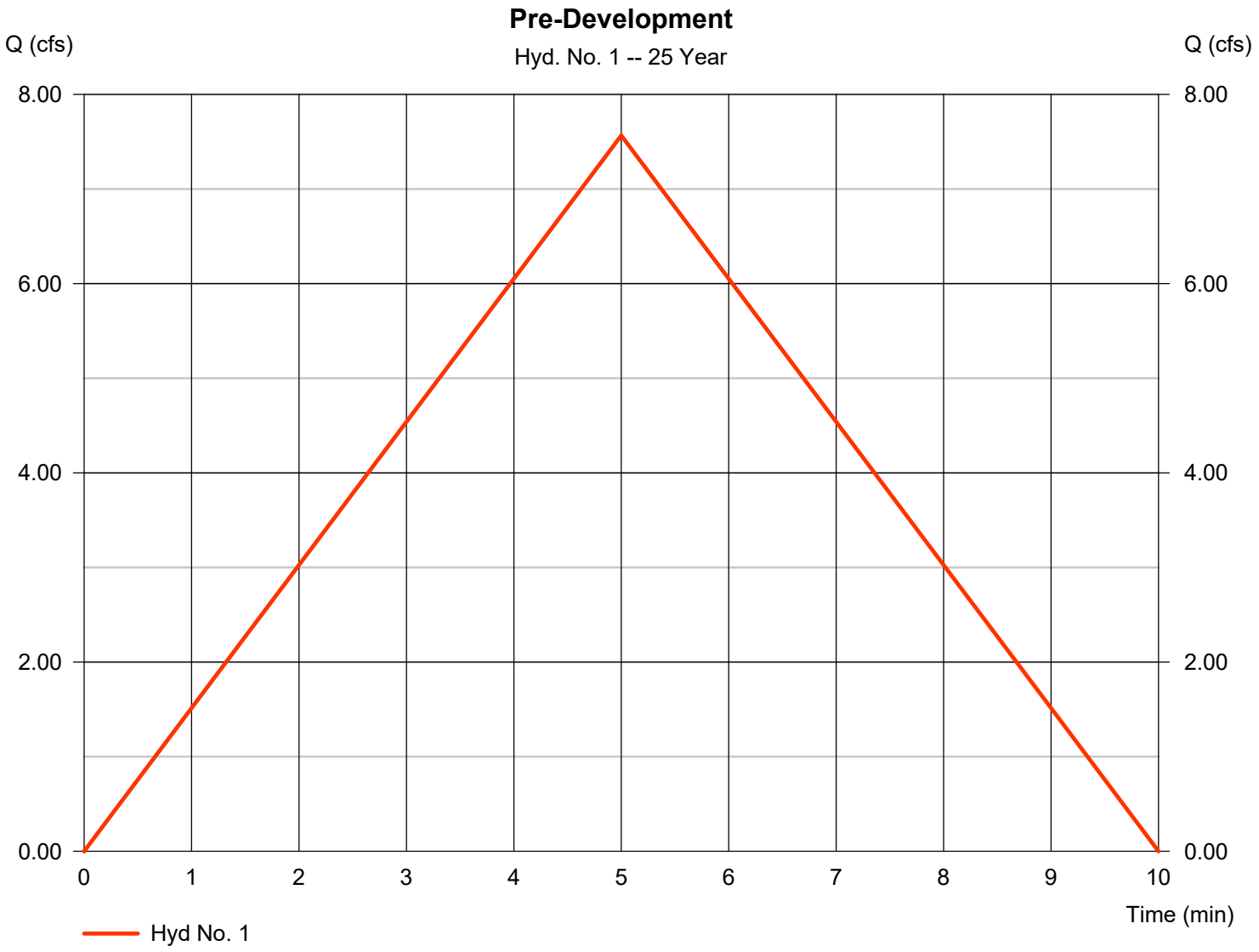
Hydrograph Report

Hyd. No. 1

Pre-Development

Hydrograph type	=	Rational	Peak discharge	=	7.566 cfs
Storm frequency	=	25 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	2,270 cuft
Drainage area	=	3.600 ac	Runoff coeff.	=	0.25*
Intensity	=	8.406 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(5.900 x 0.25) + (5.200 x 0.90)] / 3.600



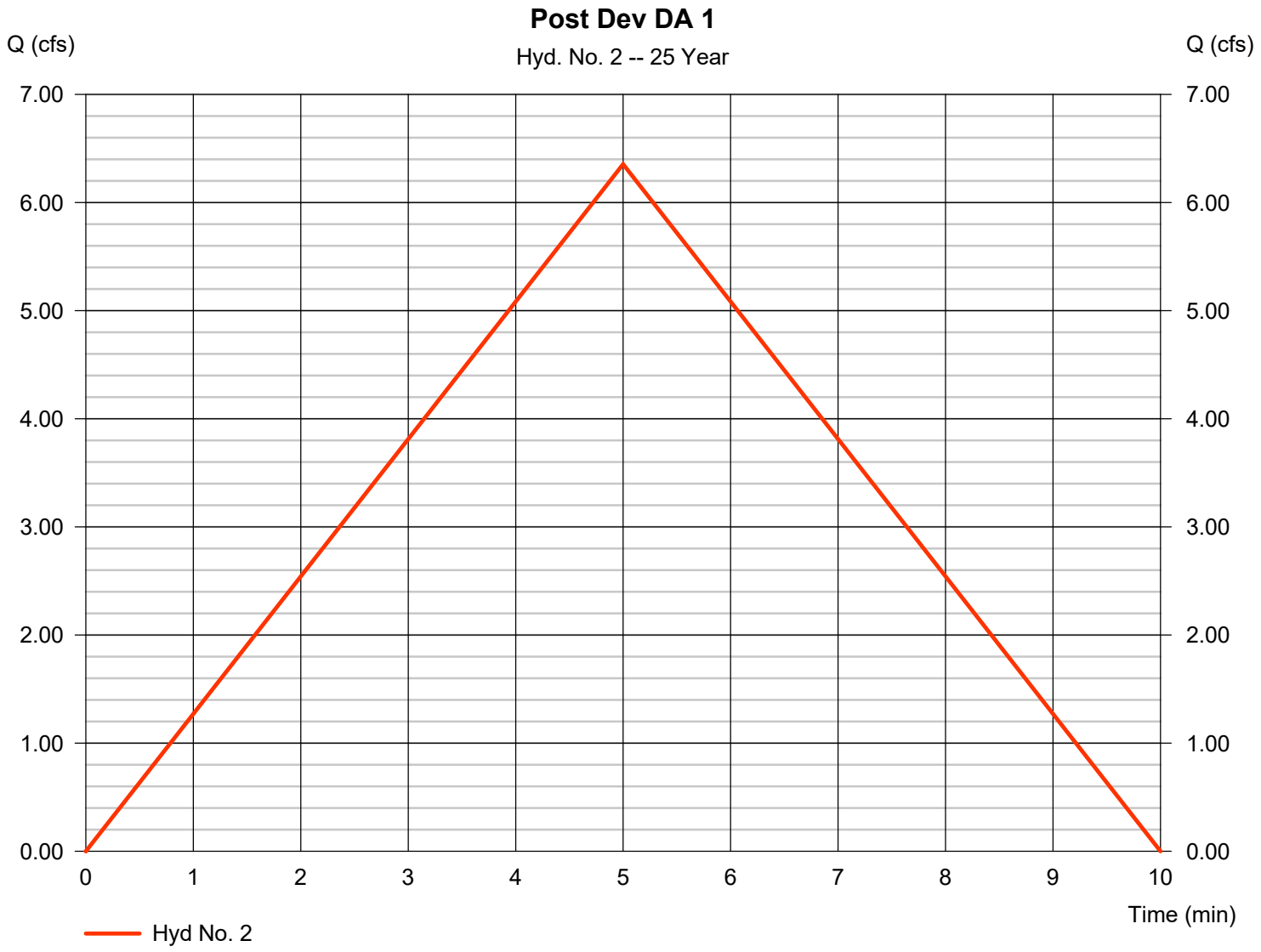
Hydrograph Report

Hyd. No. 2

Post Dev DA 1

Hydrograph type	=	Rational	Peak discharge	=	6.355 cfs
Storm frequency	=	25 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	1,907 cuft
Drainage area	=	1.200 ac	Runoff coeff.	=	0.63*
Intensity	=	8.406 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.700 x 0.90) + (0.500 x 0.25)] / 1.200



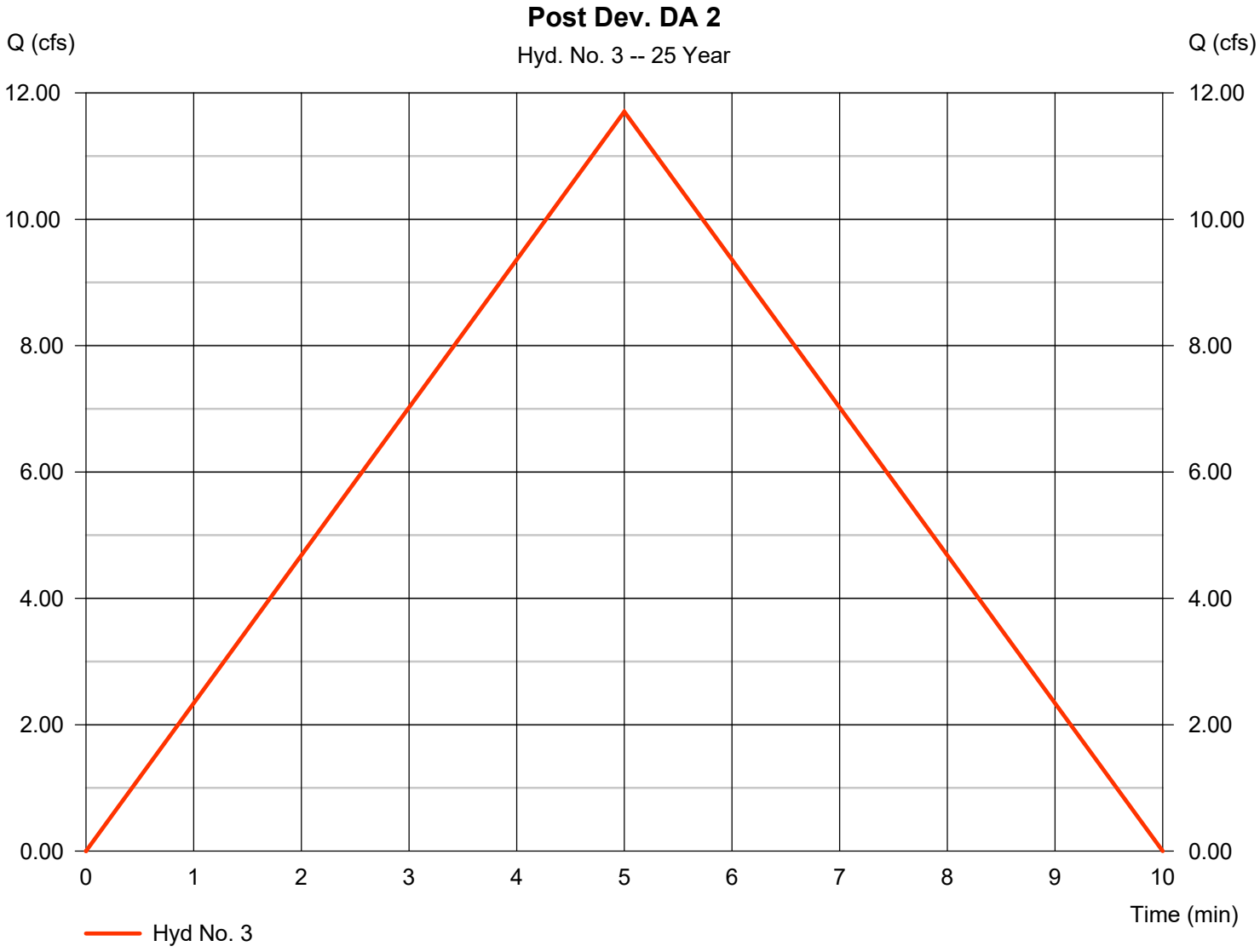
Hydrograph Report

Hyd. No. 3

Post Dev. DA 2

Hydrograph type	=	Rational	Peak discharge	=	11.70 cfs
Storm frequency	=	25 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	3,511 cuft
Drainage area	=	2.400 ac	Runoff coeff.	=	0.58*
Intensity	=	8.406 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(1.200 x 0.90) + (1.200 x 0.25)] / 2.400



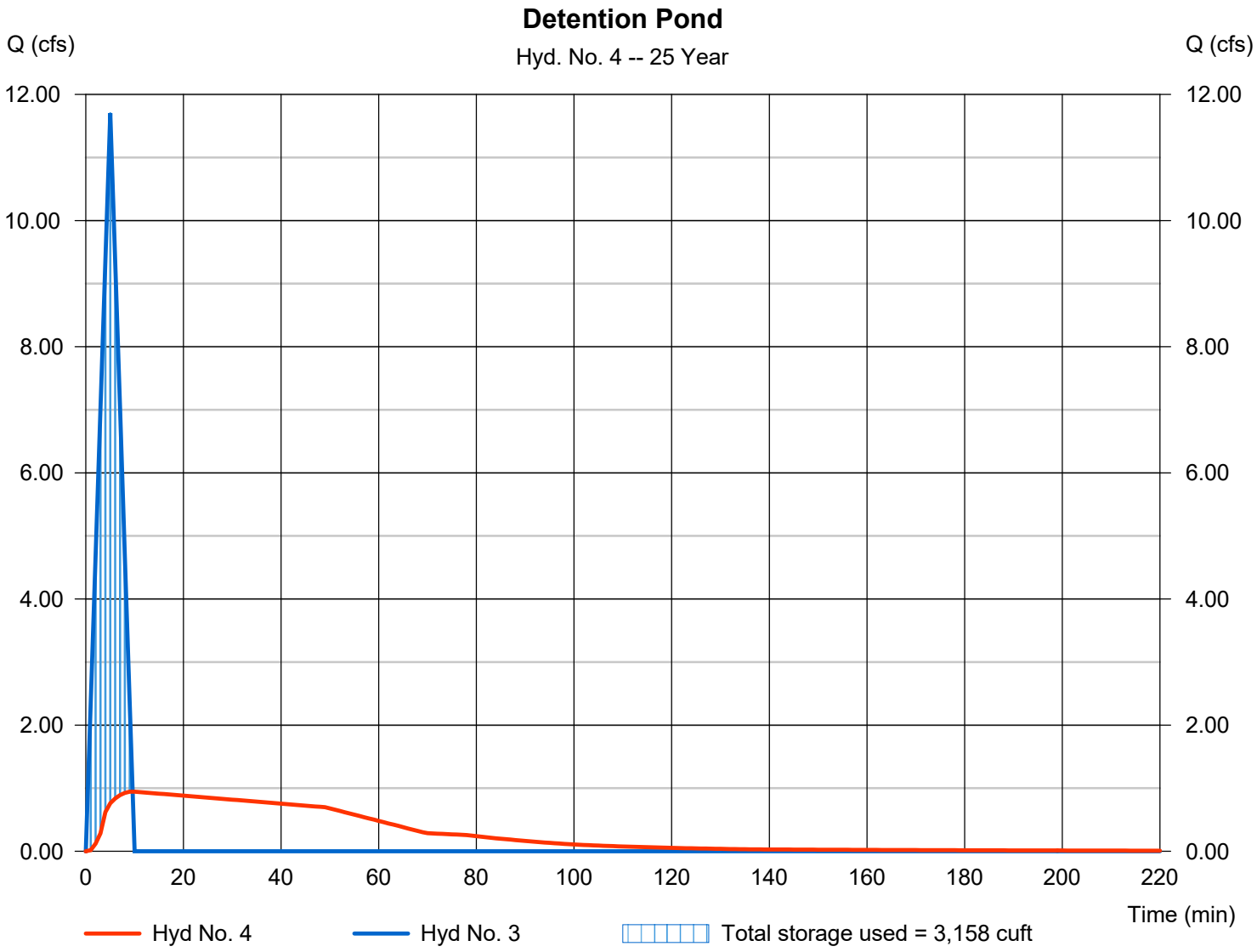
Hydrograph Report

Hyd. No. 4

Detention Pond

Hydrograph type	=	Reservoir	Peak discharge	=	0.945 cfs
Storm frequency	=	25 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	3,506 cuft
Inflow hyd. No.	=	3 - Post Dev. DA 2	Max. Elevation	=	426.50 ft
Reservoir name	=	Det. Pond	Max. Storage	=	3,158 cuft

Storage Indication method used.

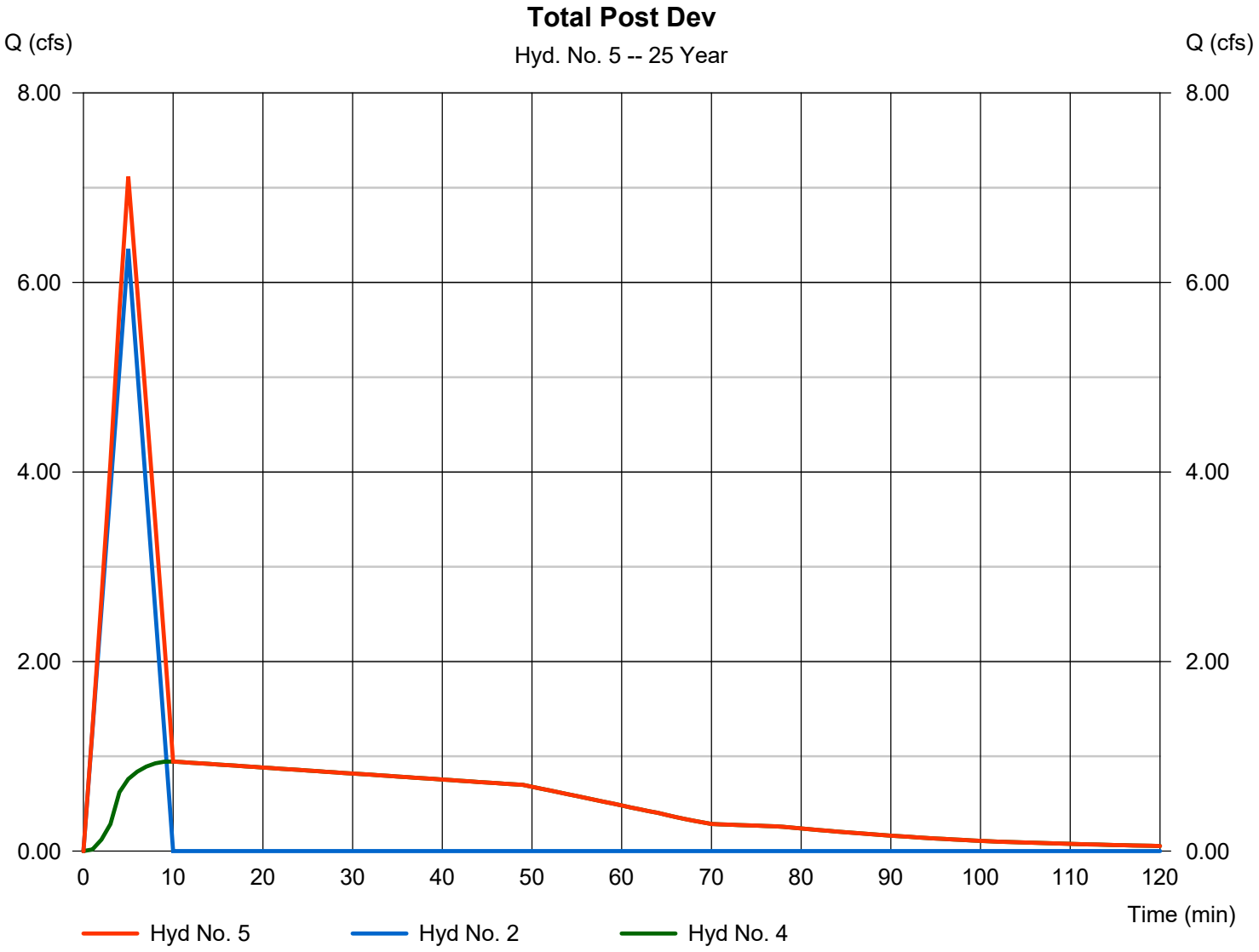


Hydrograph Report

Hyd. No. 5

Total Post Dev

Hydrograph type	= Combine	Peak discharge	= 7.116 cfs
Storm frequency	= 25 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 5,413 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 1.200 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	8.316	1	5	2,495	------	------	------	Pre-Development
2	Rational	6.985	1	5	2,096	------	------	------	Post Dev DA 1
3	Rational	12.86	1	5	3,859	------	------	------	Post Dev. DA 2
4	Reservoir	0.981	1	10	3,854	3	426.59	3,488	Detention Pond
5	Combine	7.769	1	5	5,950	2, 4	------	------	Total Post Dev

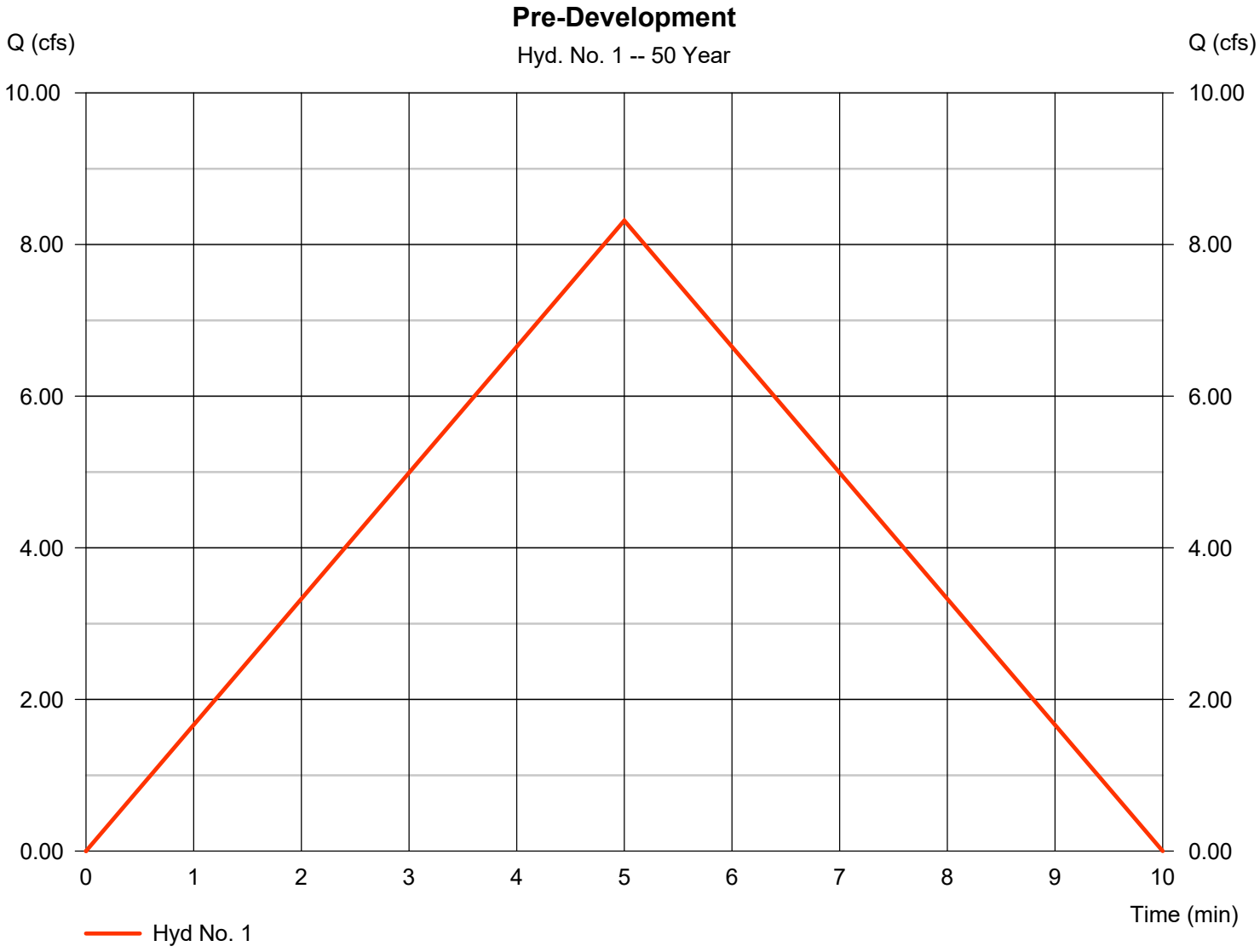
Hydrograph Report

Hyd. No. 1

Pre-Development

Hydrograph type	=	Rational	Peak discharge	=	8.316 cfs
Storm frequency	=	50 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	2,495 cuft
Drainage area	=	3.600 ac	Runoff coeff.	=	0.25*
Intensity	=	9.240 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(5.900 x 0.25) + (5.200 x 0.90)] / 3.600



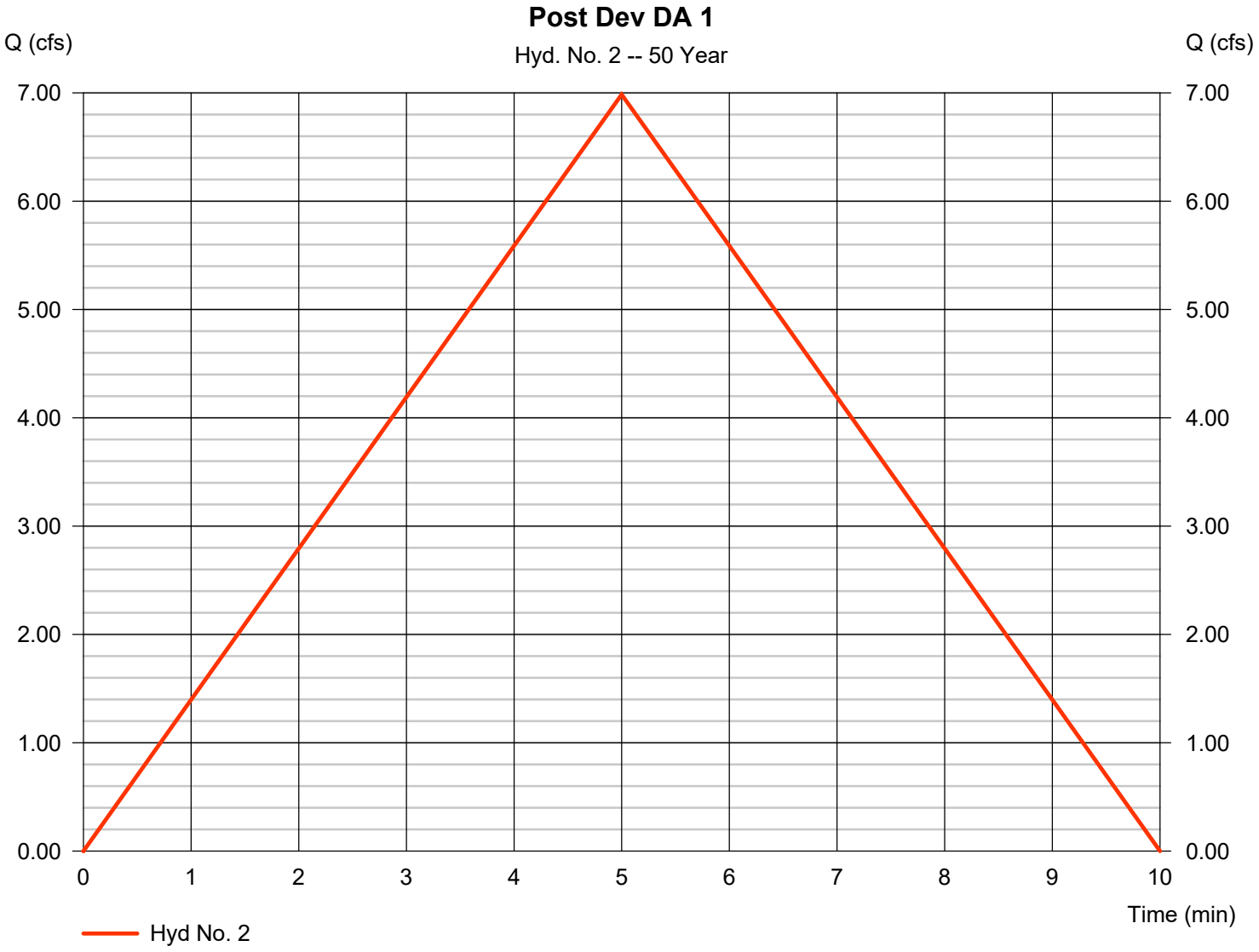
Hydrograph Report

Hyd. No. 2

Post Dev DA 1

Hydrograph type	=	Rational	Peak discharge	=	6.985 cfs
Storm frequency	=	50 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	2,096 cuft
Drainage area	=	1.200 ac	Runoff coeff.	=	0.63*
Intensity	=	9.240 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.700 x 0.90) + (0.500 x 0.25)] / 1.200



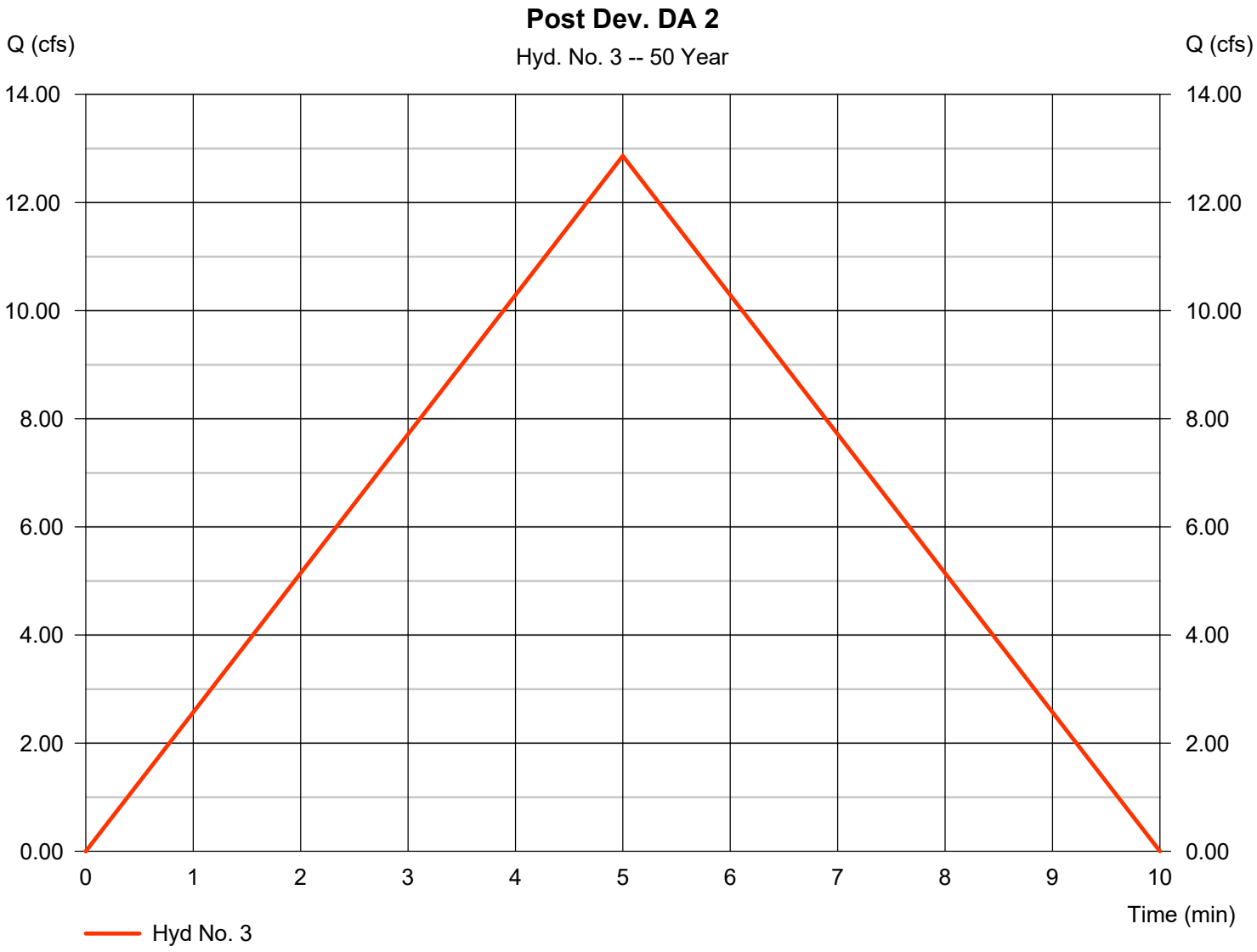
Hydrograph Report

Hyd. No. 3

Post Dev. DA 2

Hydrograph type	=	Rational	Peak discharge	=	12.86 cfs
Storm frequency	=	50 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	3,859 cuft
Drainage area	=	2.400 ac	Runoff coeff.	=	0.58*
Intensity	=	9.240 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(1.200 x 0.90) + (1.200 x 0.25)] / 2.400



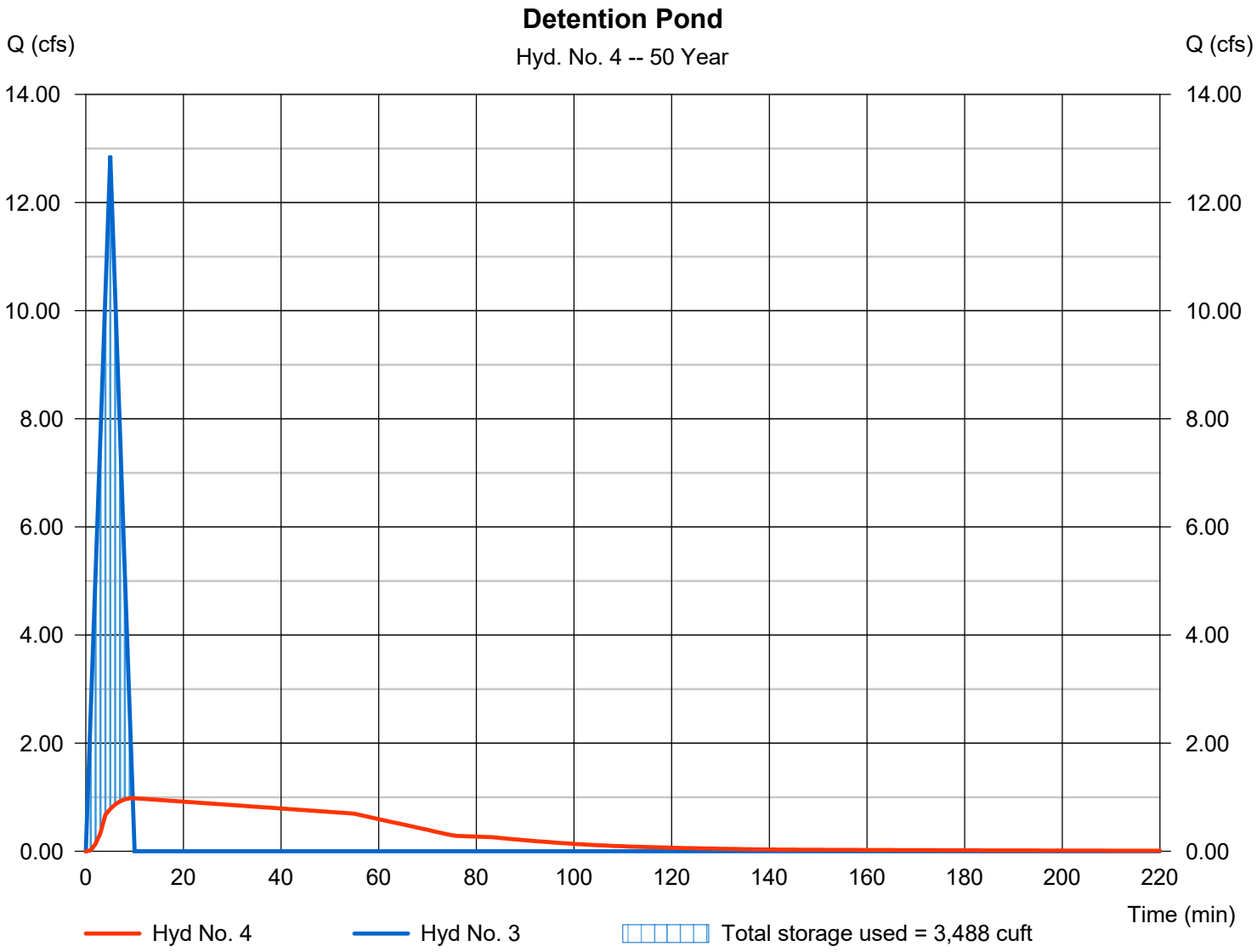
Hydrograph Report

Hyd. No. 4

Detention Pond

Hydrograph type	=	Reservoir	Peak discharge	=	0.981 cfs
Storm frequency	=	50 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	3,854 cuft
Inflow hyd. No.	=	3 - Post Dev. DA 2	Max. Elevation	=	426.59 ft
Reservoir name	=	Det. Pond	Max. Storage	=	3,488 cuft

Storage Indication method used.

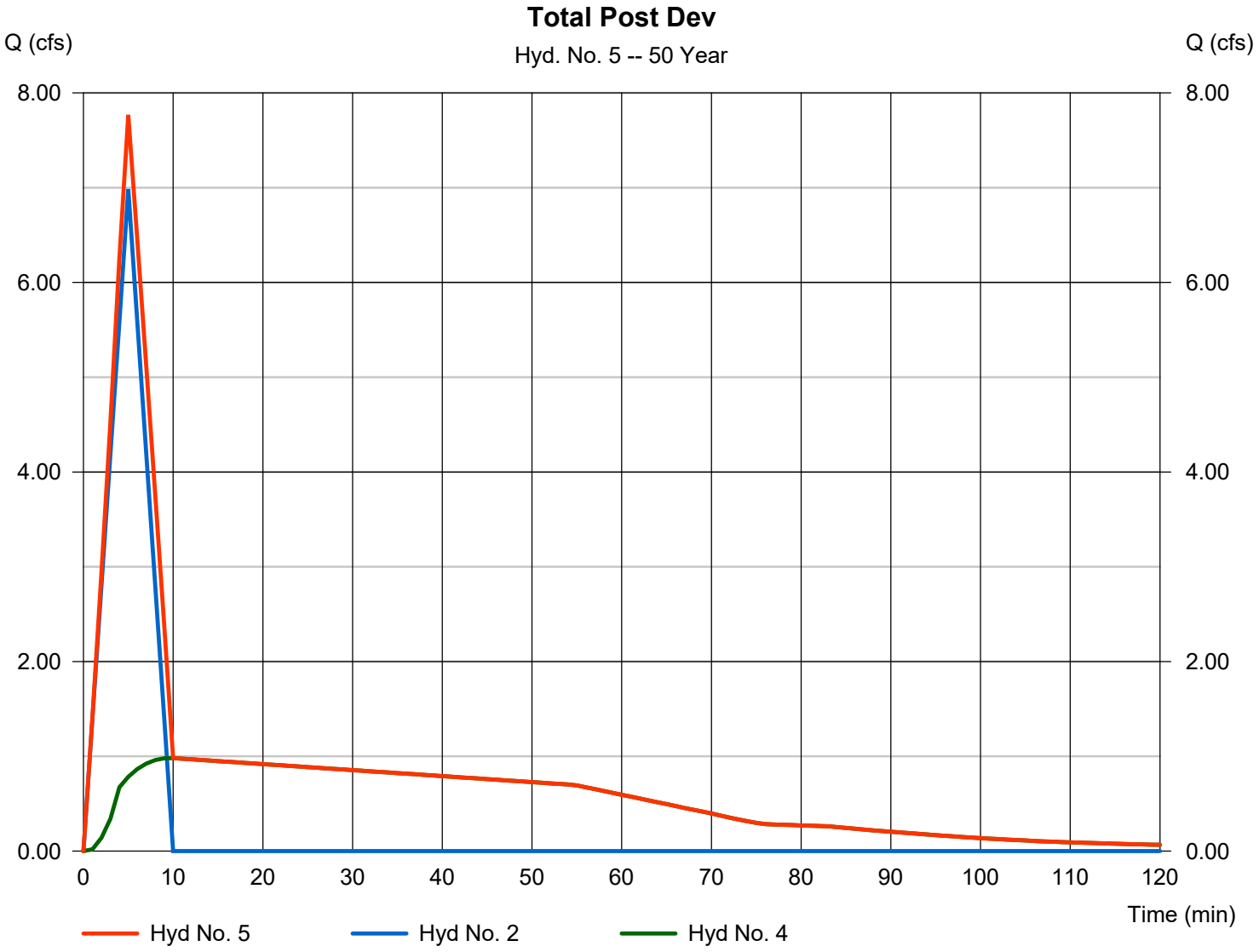


Hydrograph Report

Hyd. No. 5

Total Post Dev

Hydrograph type	= Combine	Peak discharge	= 7.769 cfs
Storm frequency	= 50 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 5,950 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 1.200 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	9.068	1	5	2,720	------	------	------	Pre-Development
2	Rational	7.617	1	5	2,285	------	------	------	Post Dev DA 1
3	Rational	14.02	1	5	4,207	------	------	------	Post Dev. DA 2
4	Reservoir	1.016	1	10	4,203	3	426.67	3,820	Detention Pond
5	Combine	8.423	1	5	6,488	2, 4	------	------	Total Post Dev

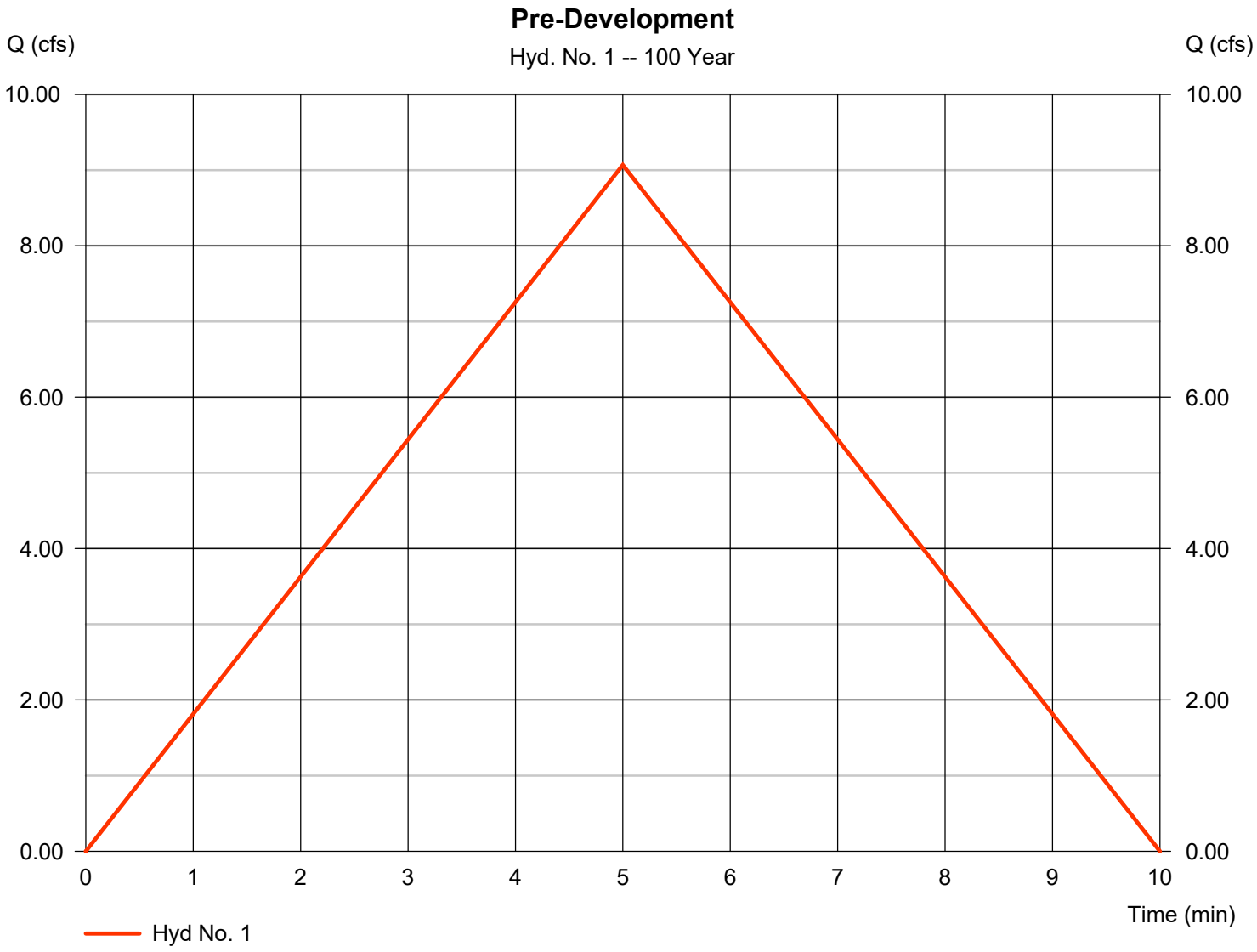
Hydrograph Report

Hyd. No. 1

Pre-Development

Hydrograph type	=	Rational	Peak discharge	=	9.068 cfs
Storm frequency	=	100 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	2,720 cuft
Drainage area	=	3.600 ac	Runoff coeff.	=	0.25*
Intensity	=	10.075 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(5.900 x 0.25) + (5.200 x 0.90)] / 3.600



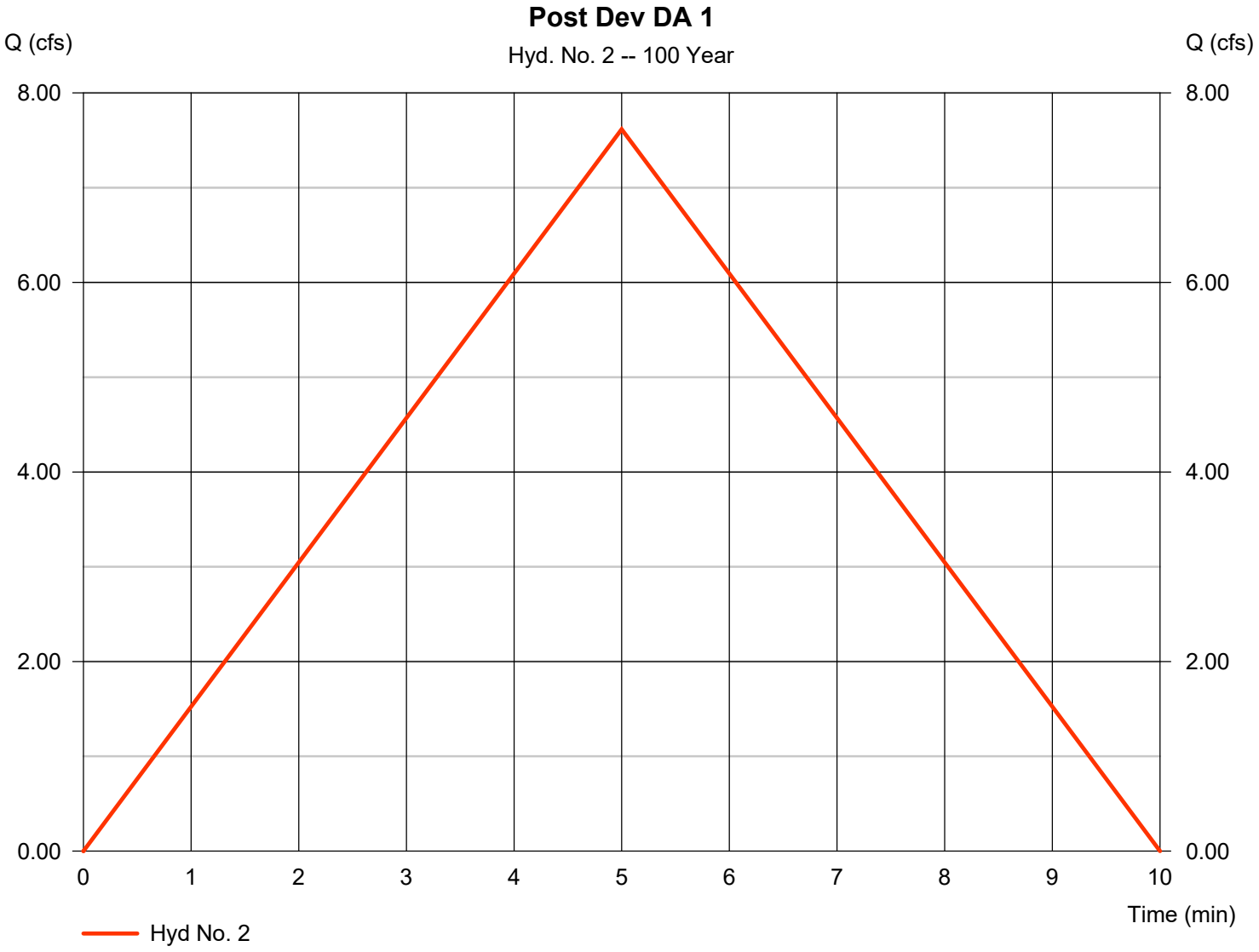
Hydrograph Report

Hyd. No. 2

Post Dev DA 1

Hydrograph type	=	Rational	Peak discharge	=	7.617 cfs
Storm frequency	=	100 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	2,285 cuft
Drainage area	=	1.200 ac	Runoff coeff.	=	0.63*
Intensity	=	10.075 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(0.700 x 0.90) + (0.500 x 0.25)] / 1.200



Hydrograph Report

Hyd. No. 3

Post Dev. DA 2

Hydrograph type	=	Rational	Peak discharge	=	14.02 cfs
Storm frequency	=	100 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	4,207 cuft
Drainage area	=	2.400 ac	Runoff coeff.	=	0.58*
Intensity	=	10.075 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Pulaski County.IDF	Asc/Rec limb fact	=	1/1

* Composite (Area/C) = [(1.200 x 0.90) + (1.200 x 0.25)] / 2.400



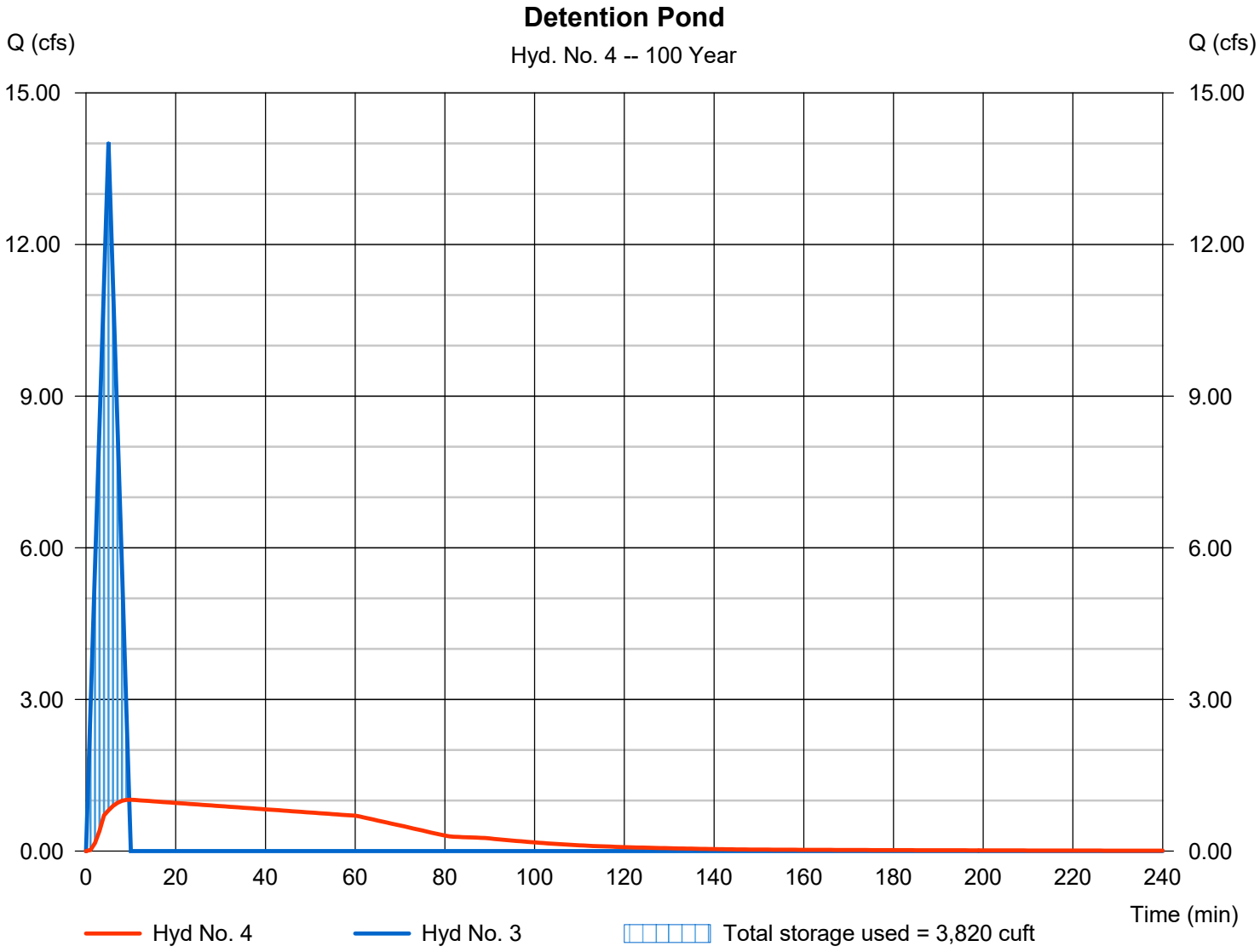
Hydrograph Report

Hyd. No. 4

Detention Pond

Hydrograph type	=	Reservoir	Peak discharge	=	1.016 cfs
Storm frequency	=	100 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	4,203 cuft
Inflow hyd. No.	=	3 - Post Dev. DA 2	Max. Elevation	=	426.67 ft
Reservoir name	=	Det. Pond	Max. Storage	=	3,820 cuft

Storage Indication method used.

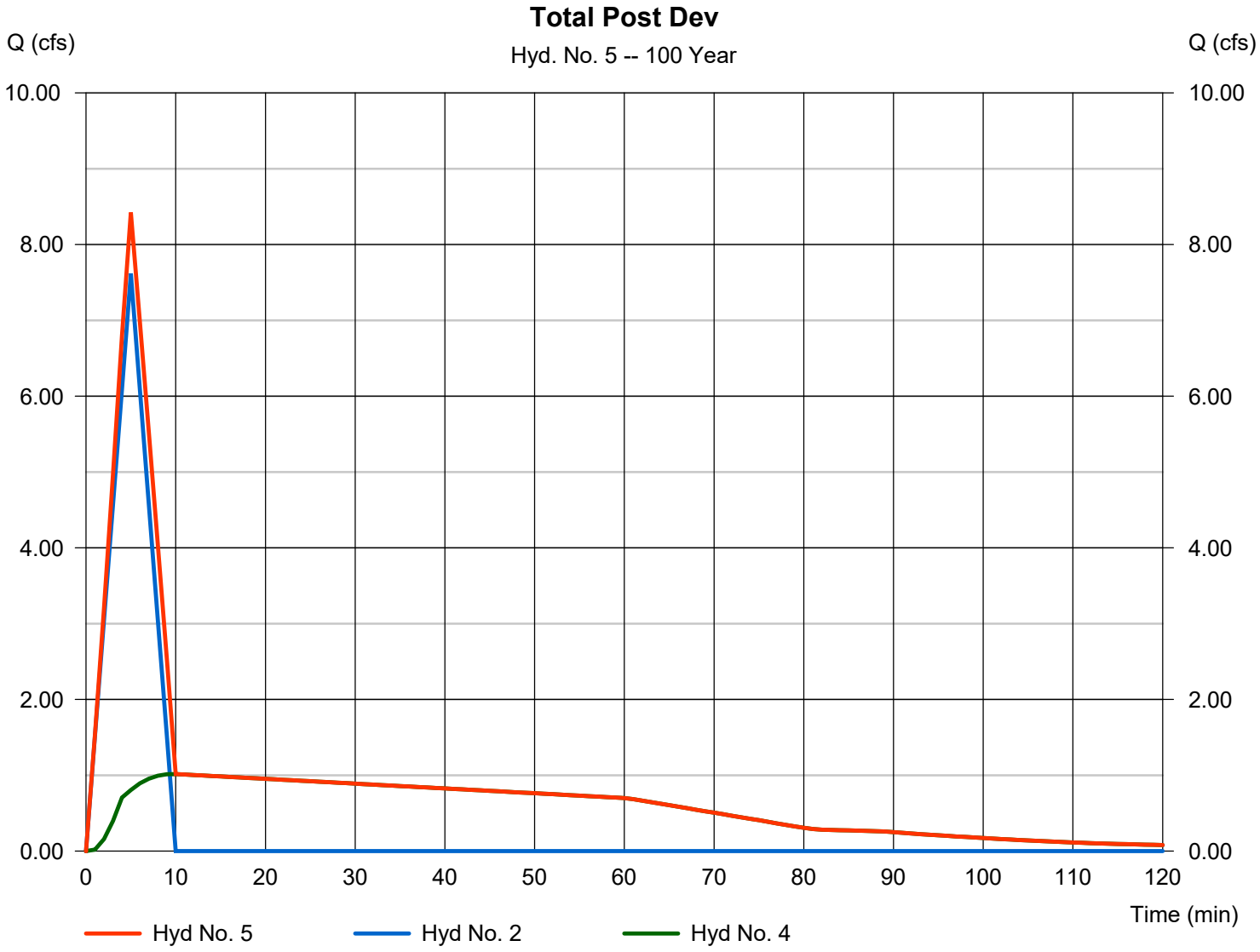


Hydrograph Report

Hyd. No. 5

Total Post Dev

Hydrograph type	= Combine	Peak discharge	= 8.423 cfs
Storm frequency	= 100 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 6,488 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 1.200 ac





BRYANT ADMIN RENOVATION

BRYANT SCHOOL DISTRICT

1511 NORTH REYNOLDS ROAD BRYANT, AR 72022

PROJECT INFORMATION

DRAWINGS AND PROJECT MANUAL APPROVED AND IDENTIFIED AS PARTS OF THE OFFICIAL CONTRACT DOCUMENT

OWNER: BRYANT SCHOOL DISTRICT
FACILITY: BRYANT ADMIN RENOVATION
LOCATION: 1511 NORTH REYNOLDS ROAD BRYANT, AR 72022

BY:
DATE:

CONTRACTOR: ------
ADDRESS: ------

BY:
DATE:

ARCHITECT: LEWIS, ELLIOTT, McMORRAN, VADEN,
RAGSDALE, & WOODWARD INCORPORATED
ADDRESS: 11225 HURON LANE, SUITE 104
LITTLE ROCK, ARKANSAS 72211

BY:
DATE:

PROJECT NUMBER: 23001
DRAWINGS AND PROJECT MANUAL DATED: 02-02-2023

DESIGN DATA

GENERAL CODES:
INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION

SEISMIC:
SEISMIC RISK CATEGORY _ 2021 IBC
SEISMIC DESIGN CATEGORY

ACCESSIBILITY STANDARDS
ADA STANDARDS FOR ACCESSIBLE DESIGN 2010 EDITION

OCCUPANCY CLASSIFICATION:
BUSINESS IBC 305

BUILDING CONSTRUCTION TYPE:
V-B-UNSPRINKLED IBC TABLE 601

ALLOWABLE BUILDING HEIGHT AND AREA:
GROUP B - TYPE VB 2 STORY/40 FT TALL/9,000 SQ. FT. PER FLOOR
FRONTAGE INCREASE +6,750 SF PER FLOOR

TOTAL BUILDING SQUARE FOOTAGE:
TOTAL SQUARE FOOTAGE 10,433 SQ. FT.
RENOVATION SQUARE FOOTAGE 4,486 SQ. FT.

FIRE PROTECTION
PORTABLE FIRE EXTINGUISHERS NFPA 10

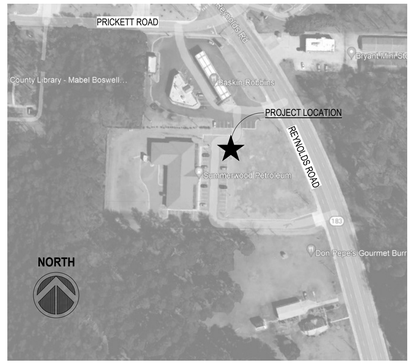
CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE "ARKANSAS FIRE PREVENTION CODE" FOR THE STATE OF ARKANSAS.

LEWIS, ELLIOTT, McMORRAN, VADEN, RAGSDALE, & WOODWARD, INCORPORATED

2.7.23

VICINITY MAP



INDEX OF DRAWINGS

T1.1 TITLE SHEET

ARCHITECTURAL

A0.1 SITE PLAN
A2.0 DEMO PLAN
A2.1 FLOOR PLAN
A3.1 BUILDING ELEVATIONS
A4.1 BUILDING SECTIONS
A5.1 WALL SECTIONS
A6.1 REFLECTED CEILING PLAN
A7.1 ROOF PLAN
A8.1 DOOR & WINDOW SCHEDULES/DETAILS
A9.1 FINISH SCHEDULE & MILLWORK ELEV./DETAILS

STRUCTURAL

S1.1 PARTIAL FOUNDATION & ROOF FRAMING PLANS, STRUCTURAL NOTES
S2.1 STRUCTURAL DETAILS
S2.2 STRUCTURAL DETAILS

PLUMBING

P1.1 FLOOR PLAN - PLUMBING
P1.2 PLUMBING DETAILS AND SCHEDULES

MECHANICAL

M1.1 FLOOR PLAN - HVAC
M2.1 SCHEDULES
M3.1 DETAILS

ELECTRICAL

E0.1 SITE PLAN - ELECTRICAL
E1.0 DEMOLITION PLAN - ELECTRICAL
E2.1 FLOOR PLAN - LIGHTING
E3.1 FLOOR PLAN - POWER & SYSTEMS
E4.1 ELECTRICAL SCHEDULES, DETAILS, AND RISERS
E5.1 ELECTRICAL LEGENDS, DETAILS, AND NOTES

MATERIAL LEGEND

MASONRY (PLAN)
METAL STUD FRAMING (PLAN)
GYPSUM PANELS
WOOD BLOCKING CONTINUOUS (SECTION)
WOOD BLOCKING AS NEEDED (SECTION)
WOOD FINISHED FACE OR SOLID WOOD
WOOD PLYWOOD (SECTION)
CONCRETE (SECTION)
RIGID INSULATION (SECTION)
BATT INSULATION (SECTION)
FILL MATERIAL (SECTION)
REPLACED SOIL (SECTION)

SYMBOL LEGEND

100.1 — DOOR MARK, SEE DOOR SCHEDULE
A — CASEWORK ELEVATION MARK
B — WINDOW / STOREFRONT FRAME MARK
CLASSROOM — ROOM NAME
101 — ROOM NUMBER
LAY-1 | 9'-4" — ROOM CEILING HEIGHT
CEILING FINISH
3 / A4.4 — DETAIL / SECTION NUMBER
SHEET NUMBER

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AT	ALUMINUM THRESHOLD
CEJC	CEILING EXPANSION JOINT COVER
CJ	CONTROL JOINT
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
DTL	DETAIL
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FEJ	FLOOR EXPANSION JOINT
FLR	FLOOR
GB	GRAB BAR
MECH	MECHANICAL
NHO	NORMALLY HELD OPEN
NTS	NOT TO SCALE
OPG	OPENING
REQ	REQUIRED
SHT	SHEET
SIM	SIMILAR
STO	STORAGE
TYP	TYPICAL
WEJC	WALL EXPANSION JOINT COVER

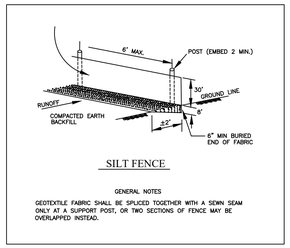
LEWIS ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
ARCHITECTS
ENGINEERS
501 223 9302 • WWW.LEMVRW.COM

BRYANT ADMIN RENOVATION
BRYANT SCHOOL DISTRICT
1511 NORTH REYNOLDS ROAD
BRYANT, AR 72022

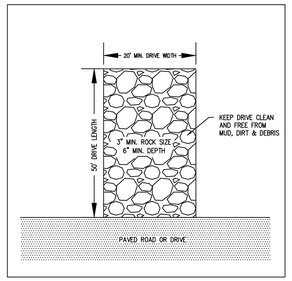
REGISTERED ARCHITECT
LEWIS, ELLIOTT, McMORRAN, VADEN, RAGSDALE & WOODWARD, INC.
NO. C-82
ARKANSAS

DATE: 02-02-2023
PROJECT NO: 23001
DRAWN BY: Author
REVISION:

T1.1
1 OF 1



2 C1.0 SILT FENCE DETAIL
SCALE: N.T.S.



3 C1.0 CONSTRUCTION DRIVE DETAIL
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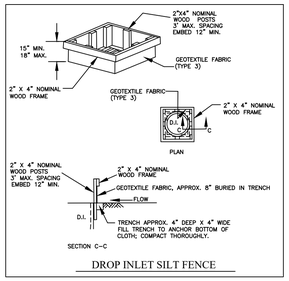
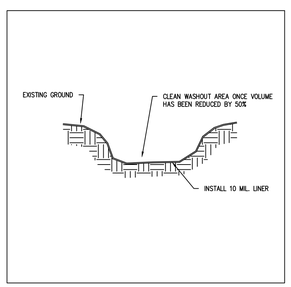
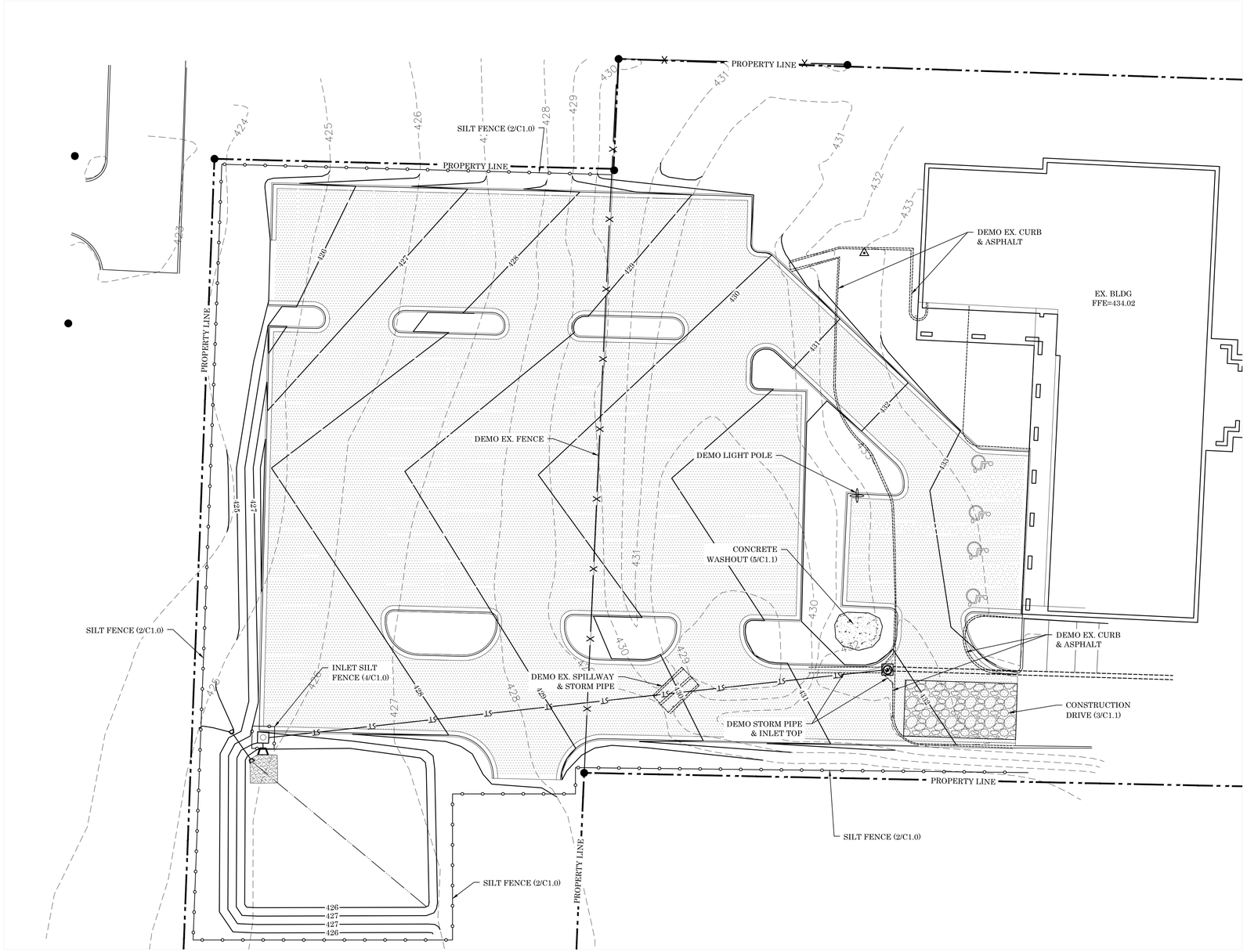


4 C1.0 INLET SILT FENCE DETAIL
SCALE: N.T.S.



5 C1.0 CONCRETE WASHOUT DETAIL
SCALE: N.T.S.



NORTH 1 C1.0 SITE DEMOLITION & EROSION CONTROL PLAN
SCALE: 1" = 20'

0 20 40

GENERAL EROSION CONTROL NOTES:

1. THE CONTRACTOR WILL PRODUCE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT MEETS THE REQUIREMENTS SET FORTH BY THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY & THE CITY OF BENTON.
2. THE CONTRACTOR WILL FILL OUT INSPECTION REPORTS AND LOG RAINFALL DATA AS REQUIRED BY THE SWPPP.
3. THE CONTRACTOR WILL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING DIRTWORK ACTIVITIES ON THIS SITE.
4. THE CONTRACTOR WILL IMMEDIATELY CLEAN UP ANY SEDIMENT THAT LEAVES THIS SITE.
5. THE CONTRACTOR WILL RE-ESTABLISH ALL DISTURBED AREAS IN ACCORDANCE WITH THE SWPPP.
6. THE CONTRACTOR WILL REMOVE ALL EROSION CONTROL MEASURES ONCE THE SITE HAS BEEN RE-ESTABLISHED.

LEWIS ARCHITECTS ENGINEERS
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501.223.9302 • WWW.LEMVRW.COM

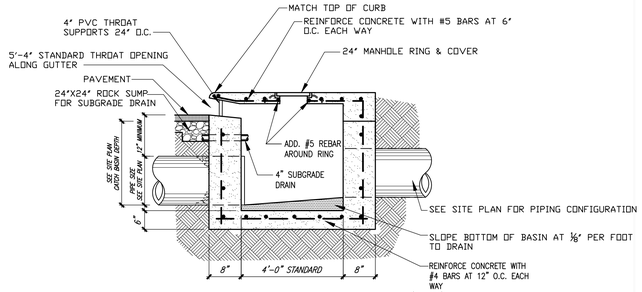
ADMINISTRATION BUILDING RENOVATION
BRYANT, ARKANSAS



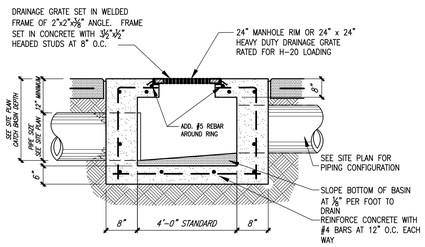
DATE: FEB. 20, 2023
PROJECT NO: 23001
DRAWN BY: JM
REVISION:

ARKANSAS ONE-CALL SYSTEM, INC.
811
STOP! CALL BEFORE YOU DIG!

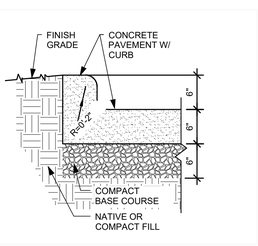
C1.0



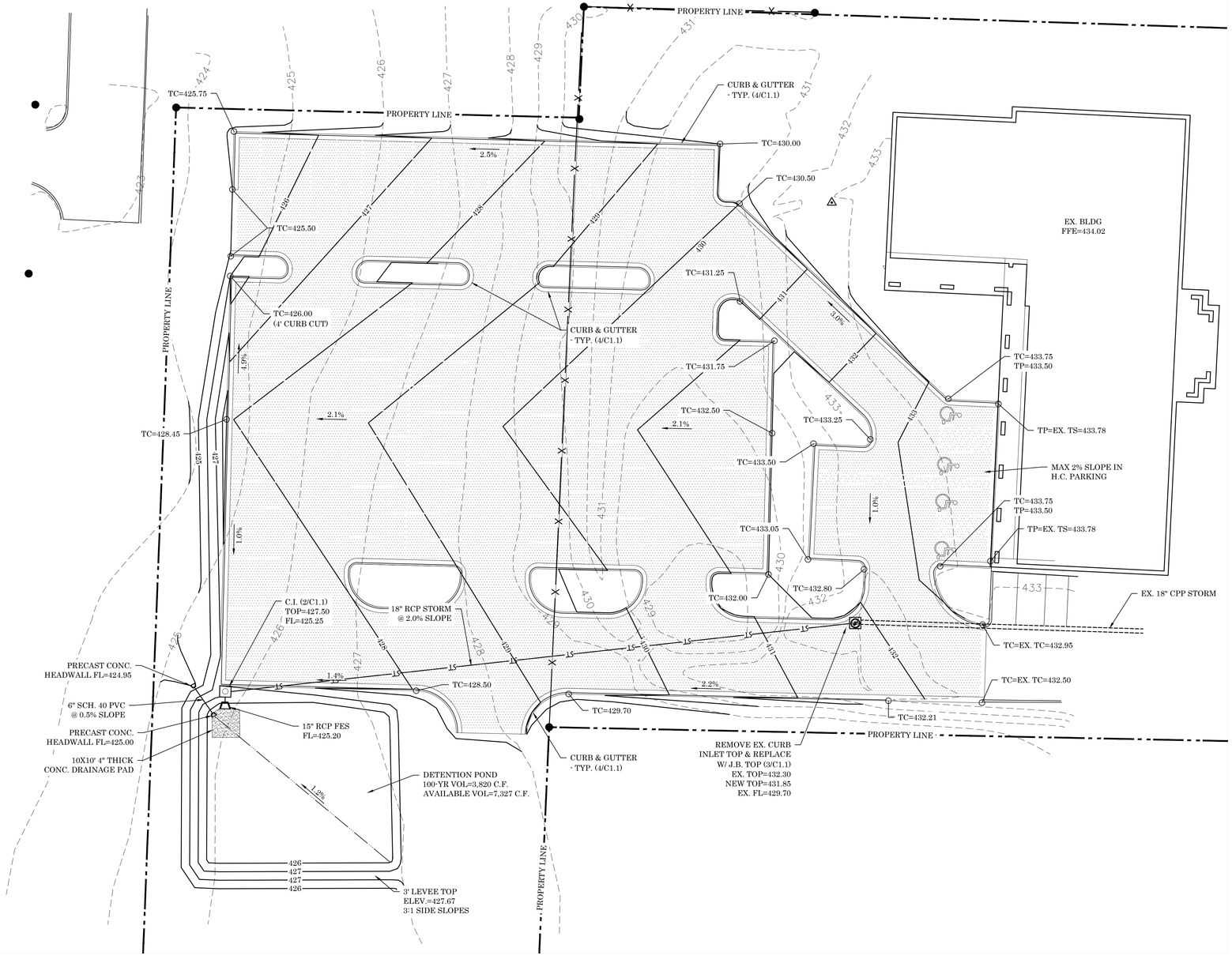
2 / C1.1 STORM DRAINAGE CURB INLET (C.I.) DETAIL
NOT TO SCALE



3 / C1.1 STORM DRAINAGE JUNCTION BOX (J.B.) DETAIL
NOT TO SCALE



4 / C1.1 CURB & GUTTER DETAIL
NOT TO SCALE



NORTH

1 / C1.1 SITE GRADING & STORM DRAINAGE PLAN
SCALE: 1" = 20'
0 20 40

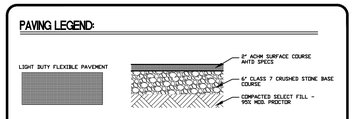
GENERAL SITE GRADING NOTES:

1. ALL BIDDERS SHALL FIELD VERIFY EXIST SITE CONDITIONS SO AS TO BE FAMILIAR WITH PROJECT PRIOR TO BIDDING WORK INCLUDED IN THIS CONTRACT. ANY DISCREPANCIES SHALL BE ADDRESSED PRIOR TO BIDDING.
2. CONTRACTOR TO VERIFY AND MARK ALL EXISTING UTILITIES PRIOR BEFORE ANY DEMOLITION OR NEW CONSTRUCTION WORK COMMENCES.
3. ALL WORK SHALL CONFORM TO LOCAL & STATE CODES; ELECTRICAL & PLUMBING LINES SHALL BE INSTALLED BY PROFESSIONALS LICENSED BY THE STATE OF ARKANSAS.
4. FIELD VERIFY EXACT LOCATION OF ALL EXISTING TREES; EXIST TREES NOT IN CONSTRUCTION AREA TO BE PROTECTED WITH 2x WOOD PLANKS CONT. IN LINE WITH DRIP EDGE OF TREE, SECURED TOGETHER & FLAGGED W/ORANGE TAPE; HEAVY EQUIPMENT TO WORK AS FAR AS POSSIBLE FROM EXIST TREES TO PREVENT DAMAGE TO FEEDER ROOTS; CONTRACTOR WILL BE REQUIRED TO COMPENSATE OWNER FOR ANY EXISTING TREES WHICH ARE DAMAGED OR DIE DUE TO CONSTRUCTION WORK.
5. THE GENERAL CONTRACTOR SHALL HAVE THE GEOTECHNICAL ENGINEER EMPLOYED TO OBSERVE SITE WORK MEET WITH THE GEOTECHNICAL ENGINEER THAT PROVIDED THE SOILS REPORT. THIS MEETING SHOULD OCCUR AT OR BEFORE THE PRE-CONSTRUCTION MEETING TO INSURE THE AMOUNT OF UNDERCUT THAT MAY BE REQUIRED FOR THE PROJECT. RECOMMENDATIONS BY GEO-TECHNICAL ENGINEER SHALL NOT BE IMPLEMENTED INTO WORK WITHOUT AUTHORIZATION FROM OWNER & ARCHITECT. NOTIFY ARCHITECT IMMEDIATELY IF UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE CONTRACTOR WILL REFERENCE THE GEOTECHNICAL REPORT FOR A MORE DETAILED DESCRIPTION OF EARTHWORK AND COMPACTION REQUIREMENTS.
6. SEQUENCE OF DIRTWORK ACTIVITIES (REFERENCE GEOTECH REPORT):
   1)THE SITE WILL BE CLEARED OF ALL TREES NECESSARY FOR SITE CONSTRUCTION, SEE CLEARING LIMITS.
   2)THE TOP 1.0' OF SOIL WILL BE STRIPPED UNDER ALL STRUCTURAL ELEMENTS (BUILDINGS, PARKING & DRIVE AREAS). THIS MATERIAL CAN BE USED ON SITE AS UNCLASSIFIED FILL (GREEN SPACES).
   3)SEE GEOTECH REPORT FOR UNDERCUT RECOMMENDATIONS. SELECT FILL WILL BE PLACED TO 10' OUTSIDE BUILDING, 3' OUTSIDE THE CURB FOR DRIVES AND PARKING.
   4)PROOF ROLL ALL SUBGRADE PRIOR TO PLACING FILL; REMOVE AND REPLACE WITH COMPACTED SELECT FILL AS DIRECTED BY GEOTECH.
   5)SELECT FILL WILL BE PLACED IN LOOSE 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR WITHIN 2% OPTIMUM MOISTURE CONTENT. SEE GEOTECH REPORT FOR SELECT FILL REQUIREMENTS. ON-SITE MATERIAL BELOW THE 1.0' STRIPPING MAY BE USED FOR SELECT FILL. VERIFY WITH GEOTECH.
7. ALL HANDICAP PARKING AND ACCESSIBLE ROUTES SHALL MEET ADA REQUIREMENTS. MAXIMUM CROSS-SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 2.0% AND THE MAXIMUM RUNNING-SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 5.0% WITHOUT HANDRAILS AND LANDING AREAS, 8.3% WITH HANDRAILS AND LANDING AREAS. HANDICAPPED PARKING AREAS SHALL NOT SLOPE MORE THAN 2.0% IN ANY DIRECTION. EACH HANDICAP PARKING SPOT SHALL HAVE A SIGN. THE CONTRACTOR WILL REFER TO THE "CODE OF FEDERAL REGULATIONS" 28 CFR PART 36 "ADA STANDARDS FOR ACCESSIBLE DESIGN" FOR A MORE DETAILED DESCRIPTION OF STANDARDS.

SITE LEGEND:

100	EX. CONTOUR LINE
PL	PROPERTY LINE
S	EX. SEWER LINE
G	EX. GAS LINE
E	EX. OVERHEAD ELECTRIC
W	EX. WATER LINE
	EX. TREE
100	PR. CONTOUR
W	PR. WATER
S	PR. SEWER
G	PR. GAS
ST	PR. STORM PIPE
	PR. WATERLINE BLOCKING
	PR. CONCRETE
TS	TOP OF SIDEWALK
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TG	TOP OF GROUND
TT	TOP OF TRACK
RCAP	REINFORCED ARCH CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
FL	FLOW LINE
C.O.T.G.	CLEAN OUT TO GRADE
EX	EXISTING
PR	PROPOSED

PAVING LEGEND:



NOTE: PAVEMENT SECTIONS WERE TAKEN FROM THE SOILS REPORT BY GARNER ENGINEERING. REFER TO THIS REPORT FOR A MORE DETAILED DESCRIPTION OF SELECT MATERIAL AND COMPACTION REQUIREMENTS.

LEWIS ARCHITECTS ENGINEERS
ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501.223.9302 • WWW.LEMVRW.COM

ADMINISTRATION BUILDING RENOVATION
BRYANT, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 17564
CHRISTOPHER R. LINTON
LINTON ENGINEERING, INC. NO. 1564
ARKANSAS ENGINEER
NOT VALID WITHOUT SIGNATURE & ORIGINAL SEAL OF AUTHORIZED ENGINEER

ARKANSAS ONE-CALL SYSTEM, INC.
811
IT'S WHAT'S BELOW. DIG SAFE. CALL BEFORE YOU DIG!

DATE: FEB 20, 2023
PROJECT NO: 23001
DRAWN BY: JM
REVISION:

C1.1
3 of 3

minton engineering
300 North Port Drive
Cabot, AR 72023
(501) 941-5559

February 16, 2023

Mr. Truett Smith
City of Bryant - Planning
210 S.W. 3rd St.
Bryant, AR 72022

Re: Site Plan, Bryant Schools Administration Parking, Bryant, AR

Mr. Smith:

This project involves the renovation and parking addition to 1511 N. Reynolds Road, the old Summerwood Petroleum office that is being converted to the new Bryant Schools Administration Office. The existing building footprint and parking in front will remain the same. The only site change is adding additional parking at the back (west) of the building.

Please place this item on the agenda for the next DRC meeting. Contact me if you need any additional information to accompany this submittal.

Sincerely,

Josh Minton, PE
Project Engineer

Cc: John McMorran, AIA – Lewis Architects

SPRINGFIELD SIGN

design | build | install | service

ADDRESS
4825 E Kearney St
Springfield, MO 65803

CONTACT US
800.845.9927
springfieldsign.com

2/22/2022

City of Bryant Zoning Board of Appeals
210 SW 3rd St
Bryant, AR 72022

RE: Scooter's Coffee -Sign Exception Request

Scooters Coffee located at 1816 N Reynolds Rd would like to respectfully request 6 additional snap frame which would include 3 snap frame panels located on our Drive Through and side elevation totaling 50.4 square feet to allow our standard branding of Scooter Sign. Per code, a business in C-2 is only allowed one façade sign.

Our request for additional snap frames will help the community by showing our wide variety of menu items. Without our brand of Standard Scooters snap frames located on the side elevations, our business could lose business as our potential customers would not have an idea of our seasonal menu options as our menu board is very limited. A large percentage of restaurant businesses are from impulsive buyers through visual graphics that show new items to try. The granting of these requests would not be in any way detrimental to the public's welfare, or injurious.

Scooter's Coffee is a nationally recognized restaurant, and with that comes a Brand Standard consistency. The brand Standard format for Scooter's Coffee is to be consistent with branding, public identity, public way finding, public safety, marketing, visual imaging throughout the entire chain and providing a positive impact on the community. We believe this variance request is consistent with the spirit, purpose and intent of the sign ordinance governing Bryant city while offering some new advantages. This proposal is consistent with many other communities that we have been involved in around the country and believe that this minor adjustment is necessary as far as the Brand of Scooter's Coffee and will have a positive impact on the community.

We respectfully are asking you to review our request, see our need, and approve our request.

Thank you,

Alicia Walton
Springfield Sign
4825 E Kearney St.
Springfield, MO 65803
417-862-2454
aliciaw@springfieldsign.com

DRAWING SCALE:	Various	DATE CREATED:	12/16/21	DATE REVISED:	N/A	REV_0

SALES: Shaun Crawford | 800.845.9927
DESIGN: Joshua Kroeger
CLIENT: Scooter's Coffee
LOCATION:
DRAWING #: ao34812-15

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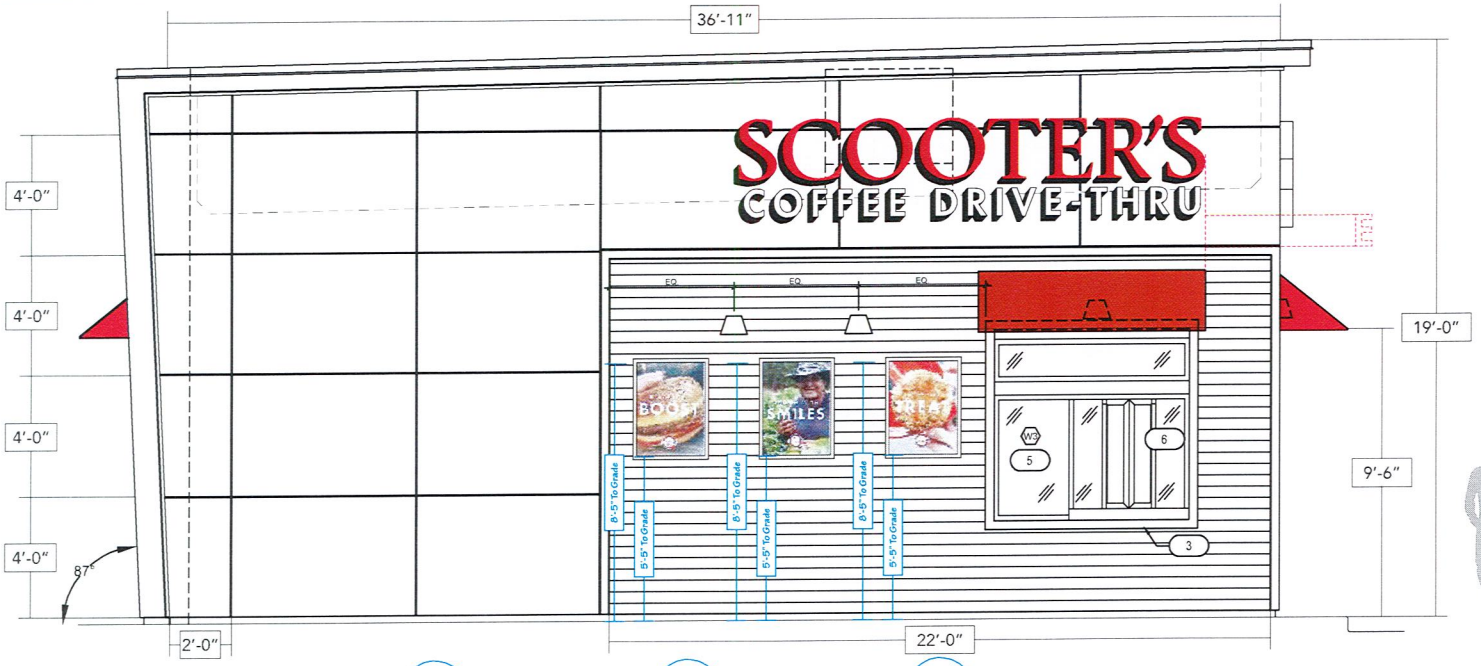
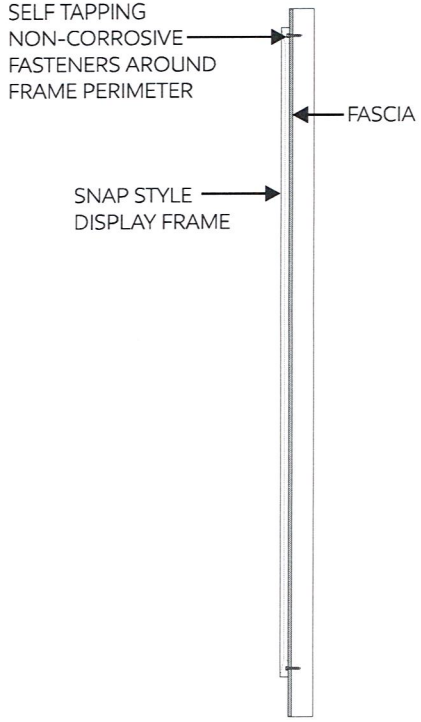
LT. TOMATO RED 3630-43 | BLACK 3630-22

INSTALL CUSTOMER PROVIDED SIGN PANELS

DETAIL VIEW - DRIVE-THRU ELEVATION

SCALE: 1/4"=1'

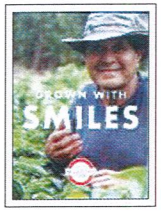




I
2'-6"
8.4 Sq. Ft.



J
2'-6"
8.4 Sq. Ft.



K
2'-6"
8.4 Sq. Ft.



3'-4"

3'-1" V.O.

25.2 Total Sq. Ft.

Panels made separately not by Springfield Sign

SCALE: 1/2"=1'

SNAP FRAME PANELS
- S/F Non lit panel signs.
- Install "Snap frame panels" provided signs.
- Attachment: Wall mounted to specific locations.
- Snap frame panels installd on site by General contractor.
- Snap frame panels provided by others.

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DRAWING SCALE:	Various	DATE CREATED:	12/16/21	DATE REVISED:	N/A	REV_0

SALES: Shaun Crawford | 800.845.9927
DESIGN: Joshua Kroeger
CLIENT: Scooter's Coffee
LOCATION:
DRAWING #: ao34812-16

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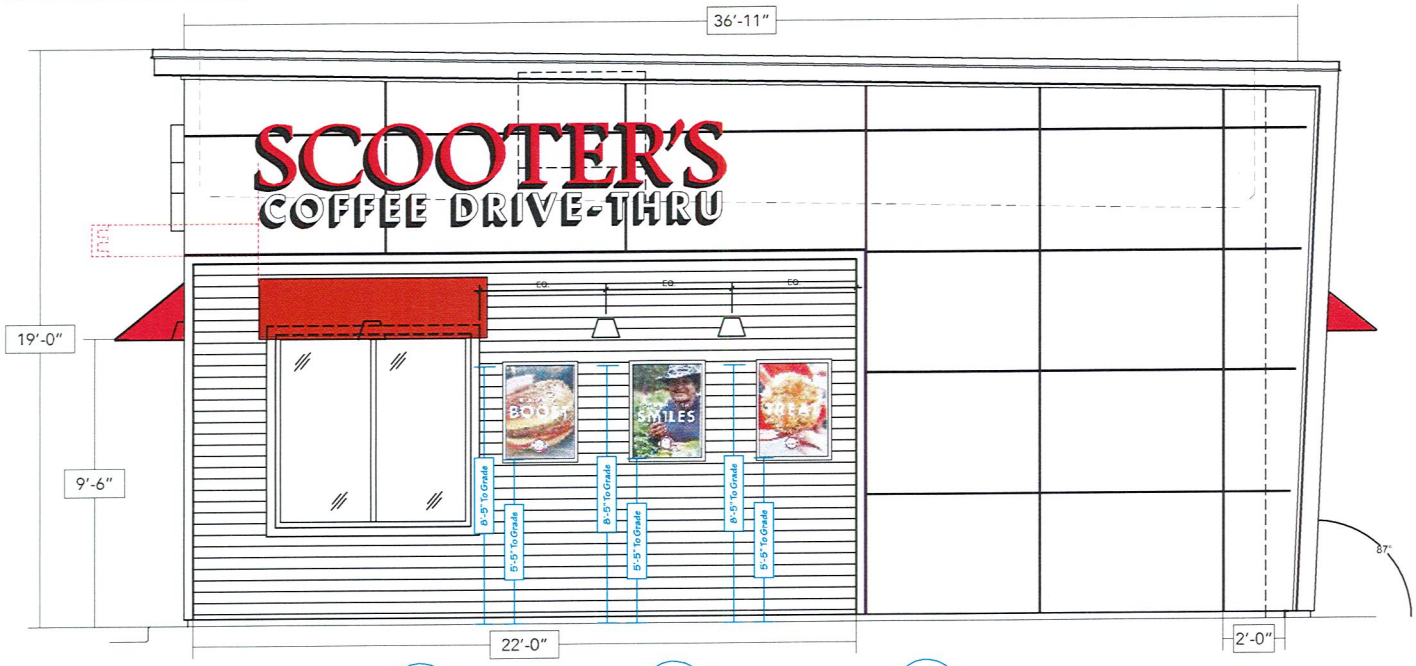
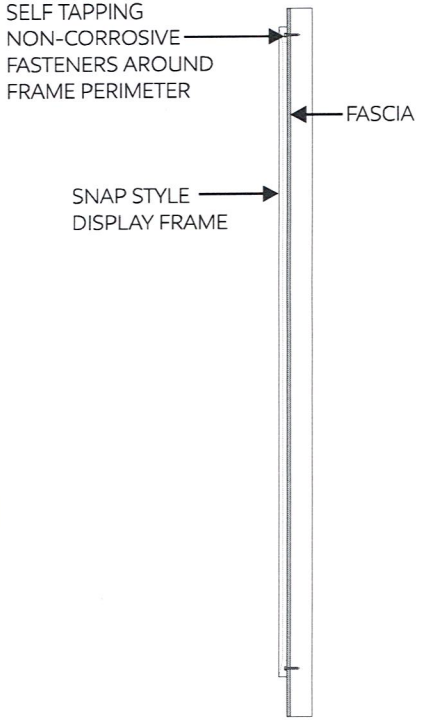
LT. TOMATO RED 3630-43 | BLACK 3630-22

INSTALL CUSTOMER PROVIDED SIGN PANELS

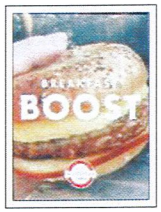
DETAIL VIEW - SIDE ELEVATION

SCALE: 1/4"=1'

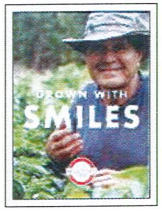




L
2'-6"
8.4 Sq. Ft.



M
2'-6"
8.4 Sq. Ft.



N
2'-6"
8.4 Sq. Ft.



3'-4"
3'-1" V.O.

25.2 Total Sq. Ft.

Panels made separately not by Springfield Sign

SCALE: 1/2"=1'

SNAP FRAME PANELS
- S/F Non lit panel signs.
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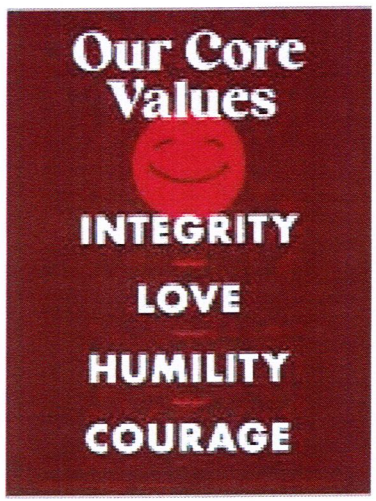
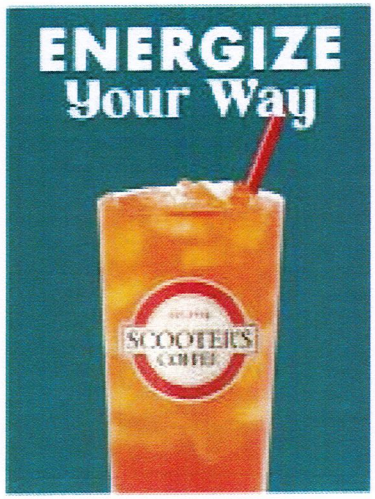
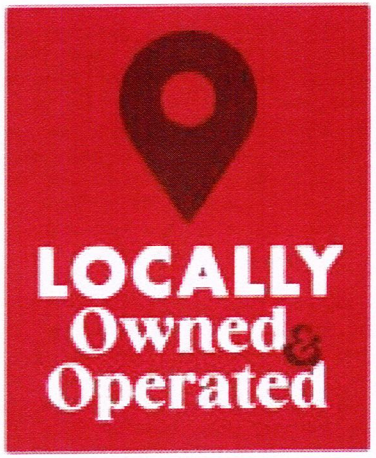
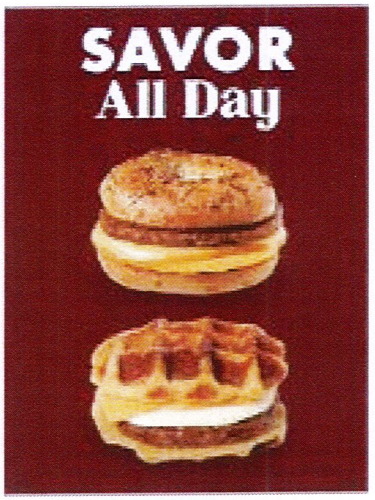
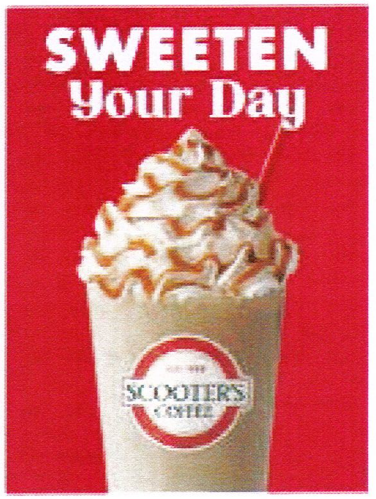






FRANCHISE NAME HERE



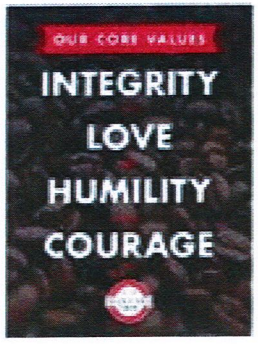


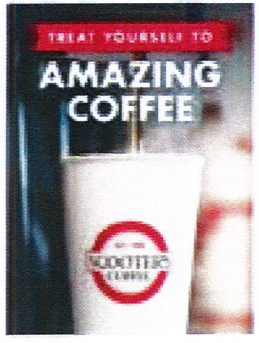

DECADENT
CARAMEL

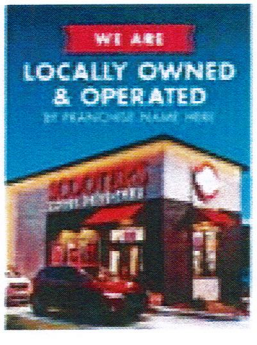

YOUR DAY
ENERGIZED


BREAKFAST
ALL DAY


CREATING AN
AMAZING
EXPERIENCE


OUR CORE VALUES
INTEGRITY
LOVE
HUMILITY
COURAGE


TREAT YOURSELF TO
AMAZING
COFFEE


WE ARE
LOCALLY OWNED
& OPERATED

LEGAL DESCRIPTION

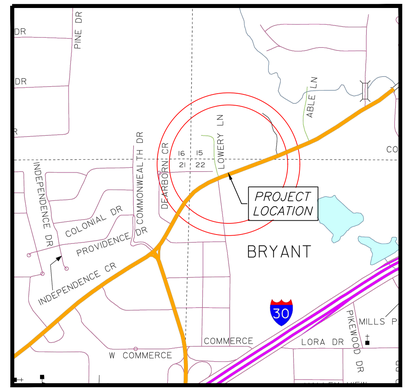
THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, ALL IN T-1-S, R-14-2, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW ¼ OF NW ¼ OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET A FOUND ½" REBAR (PS #1141)

TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID NORTH LINE, N79°07'03"E, A DISTANCE OF 32.82 FEET TO A FOUND ½" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 200.89 FEET TO A FOUND ½" REBAR (PS #1141); THENCE S19°42'53"E, A DISTANCE OF 274.60 FEET TO A FOUND ½" REBAR (PS #1141) ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 5; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S70°15'40"W, A DISTANCE OF 275.04 FEET TO A FOUND ½" REBAR; THENCE S70°18'52"W, A DISTANCE OF 66.65 FEET TO A FOUND ½" REBAR; THENCE LEAVING NORTH RIGHT-OF-WAY LINE, N01°58'40"E, A DISTANCE OF 272.07 FEET TO A PK NAIL IN ASPHALT; THENCE N00°58'25"W, A DISTANCE OF 23.07 FEET TO THE POINT OF BEGINNING. CONTAINING 78,864 SQUARE FEET, OR 1.81 ACRES, MORE OR LESS.

CONSTRUCTION PLANS BRYANT, AR
C-STORE

STANDARD DEVELOPMENT CO, LLC

HIGHWAY 5 NORTH OLD STAGECOACH
CITY OF BRYANT



VICINITY MAP

DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.0	SITE PLAN
C-1.1	N/A
C-1.2	PAVING PLAN
C-2.0	GRADING
C-3.0	UTILITY PLAN
C-3.1	SEWER PLAN & PROFILE
C-3.2	N/A
C-3.3	N/A
C-4.0	TRENCH DETAILS
C-5.0	CIVIL SPECS
C-6.0	DETENTION PLAN
C-6.1	DRAINAGE PLAN
C-6.2	N/A
C-6.3	N/A
C-6.4	N/A
C-6.5	N/A
C-7.0	EROSION CONTROL PLAN
C-8.0	DEMO PLAN
C-8.1	N/A
L-1.0	LANDSCAPE PLAN
C-9.0	LOWERY PROFILE
C-9.2	N/A

PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

CIVIL ENGINEER
HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015
CONTACT: KAZI ISLAM
PHONE: 501.315.2626
EMAIL: kazi@hopeconsulting.com

ARCHITECT
WILLIAMS & DEAN
18 CORPORATE HILL DRIVE #210
LITTLE ROCK, AR 72205
CONTACT: JOHN JOHNSON
PHONE: 501.224.1900
EMAIL: jjohnson@williamsdean.com

GEOTECHNICAL ENGINEER
MATERIALS TESTING OF ARKANSAS
8001 NATIONAL DRIVE
LITTLE ROCK, AR 72209
CONTACT: KELTON PRICE
PHONE: 501.753.2526
EMAIL: keltonp@mtaengineers.com

STRUCTURAL ENGINEER
N/A

ZONING INFORMATION	
CURRENT ZONING	*C-2 (HIGHWAY COMMERCIAL)*
MINIMUM LOT AREA (SF)	*N/A*
MINIMUM LOT WIDTH (FT)	*N/A*
FRONT YARD SETBACK (FT)	*50'*
EXTERIOR SIDE YARD SETBACK (FT)	*NOT REQ UNLESS ABUT ROAD OR RESIDENTIAL LOT LINE THEN 25'*
REAR YARD (NORTH) SETBACK (FT)	*15'*
MAXIMUM HEIGHT (FT)	*45' OR NO MORE THAN3 STORIES*
MAXIMUM LOT COVERAGE	*PRINCIPAL & ACCESSORY BLDG 35% OF THE TOTAL AREA OF THE SITE*

OWNER:
Name: STANDARD DEVELOPMENT CO, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205

DEVELOPER:
Name: STANDARD DEVELOPMENT CO, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205

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

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I Robert L. Johnston Jr., PLS No. 1626, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Benton County City of Rogers areas, panel # 05125C0240E, dated 06/05/2020, no portion of the property described hereon lies within the 100 year flood hazard boundary.

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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STANCDARD DEVELOPMENT COMPANY, LLC

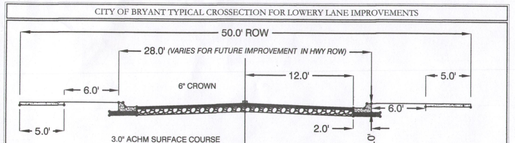
BRYANT C-STORE
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	09-20-2022	C.A.D. BY:		DRAWING NUMBER:			
REVISED:	01/05/2023	CHECKED BY:		21-0275			
SHEET:		SCALE:					
500	01S	14W	0	15/22	304	04	1762

K:\LAND PROJECTS 80A\COMMERCIAL\2021\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE BRYANT (FULL STORE REVISIT 2022) 12-21-2022.DWG

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

CITY OF BRYANT TYPICAL CROSSECTION FOR LOWERY LANE IMPROVEMENTS



LEGAL DESCRIPTION :

THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, ALL IN T-01-S, R-14-W, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW ¼ NW ¼) OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET TO A FOUND PK NAIL IN ASPHALT; THENCE LEAVING SAID NORTH LINE, N00°58'25"W, A DISTANCE OF 23.07 FEET TO A FOUND ½" REBAR (PS #1141); THENCE N70°0'703"E, A DISTANCE OF 32.82 FEET TO A FOUND ½" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 17.57 FEET TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE N70°18'03"E, A DISTANCE OF 183.32 FEET TO A FOUND ½" REBAR (PS #1141), THENCE S19°42'53"E, A DISTANCE OF 274.60 FEET TO A FOUND ½" REBAR (PS #1141) ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 5; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S70°15'40"W, A DISTANCE OF 275.04 FEET TO A FOUND ½" REBAR; THENCE S70°18'52"W, A DISTANCE OF 11.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LOWERY LANE; THENCE N01°54'28"E, ALONG SAID EAST LINE THEREOF, A DISTANCE OF 255.52 FEET; THENCE N05°50'11"W, A DISTANCE OF 38.34 FEET TO THE POINT OF BEGINNING. CONTAINING 63,891 SQUARE FEET, OR 1.47 ACRES, MORE OR LESS.

ALSO

SUBJECT TO A 20' CROSS ACCESS EASEMENT BEING THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, IN T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW ¼ NW ¼) OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET TO A FOUND PK NAIL IN ASPHALT; THENCE LEAVING SAID NORTH LINE, N00°58'25"W, A DISTANCE OF 23.07 FEET TO A FOUND ½" REBAR (PS #1141); THENCE LEAVING SAID NORTH LINE, N70°0'703"E, A DISTANCE OF 32.82 FEET TO A FOUND ½" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 200.89 FEET TO A FOUND ½" REBAR (PS #1141); THENCE S19°42'53"E, A DISTANCE OF 173.46 FEET TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED ACCESS EASEMENT; THENCE S19°42'53"E, A DISTANCE OF 20.01 FEET; THENCE S68°25'02"W, A DISTANCE OF 257.95 FEET TO A POINT; THENCE N01°54'28"E, A DISTANCE OF 21.81 FEET TO A POINT; THENCE N68°25'02"E, A DISTANCE OF 249.91 FEET TO THE POINT OF BEGINNING. CONTAINING 5,078 SQ FT, OR 0.12 ACRES, MORE OR LESS.

GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN SALINE COUNTY: DEED BOOK 2020, PAGE 012195.

ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEEDS OF RECORD.

ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

THIS SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES SHOWN HEREIN. USE OR DUPLICATION OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT.

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND/OR TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.

REFERENCE DOCUMENTS:

WARRANTY DEED DOCUMENT BK-2020, PG-012195
SURVEY BY RASBURRY SURVERYING JAMES A. RASBURRY PS#1506 (DATED 06-10-2014)
SURVEY BY KERRY D. LANE, PS # 1141 (DATED 01-20-2021)
GLO NOTES AND PLATS T-1-S, R-14-W, SECTION 22

SURVEYORS NOTES:

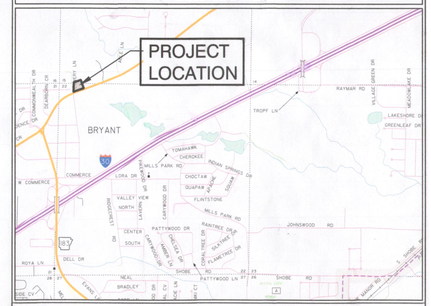
1. RIGHT-OF-WAY ON LOWERY LANE WAS DERIVED FOR SURVEY DONE BY RASBURRY SURVEYING, JAMES A. RASBURRY PS#1506 (DATED 06-10-2014)

2022-008532
I certify this instrument was filed on:
04/11/2022 01:47:53 PM
Myka Bono Sample
Saline County Circuit Clerk
Pages: 1
C ANDERSON

FINAL PLAT OF GOLDEN ACRES

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

VICINITY MAP:

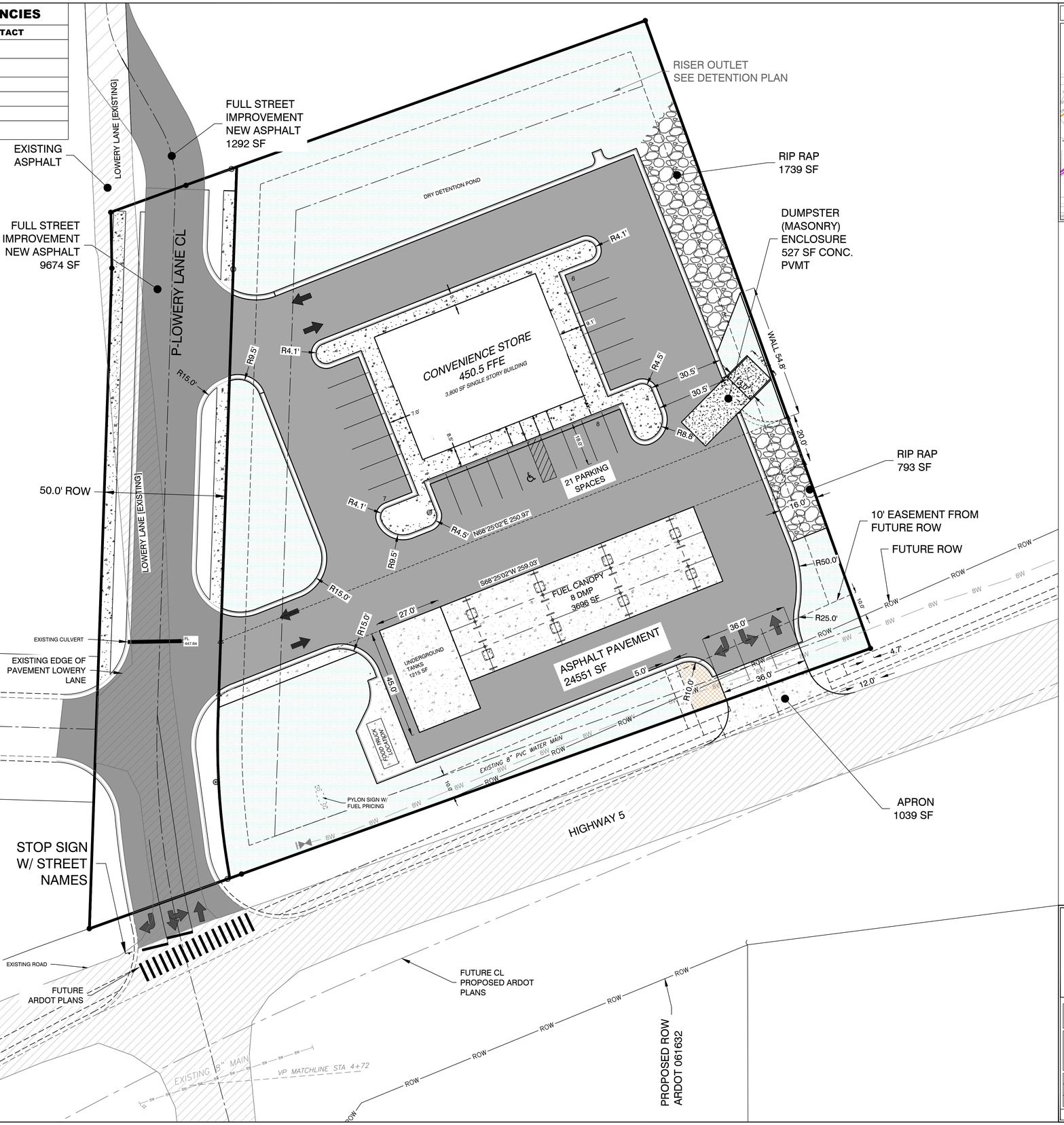

PROJECT LOCATION
BRYANT
TROPF LN
RAYMAR RD
LAKESHORE DR
GREENLEAF DR
COMMERCE
LORA DR
CHOCTAW
CHEROKEE
INDIAN SPRINGS DR
MILLS PARK RD
QUAPAW
FLINTSTONE
VALLEY VIEW
NORTH
SOUTH
CENTER
LAUREL DR
CARIBOU DR
CARIBOU CIR
PATTYWOOD DR
PANTHER DR
DOGWOOD TREE DR
CLEARTREE DR
JOHNSWOOD RD
ROYA LN
DELL DR
NEAL
BRADLEY
SHORE RD
SHORE
PERRY
BRYANT HIGH SCHOOL
BRYANT MIDDLE SCHOOL
BRYANT PRIMARY SCHOOL
BRYANT INTERMEDIATE SCHOOL
BRYANT ELEMENTARY SCHOOL
BRYANT CAREER ACADEMY
BRYANT PUBLIC LIBRARY
BRYANT CITY HALL
BRYANT FIRE DEPARTMENT
BRYANT POLICE DEPARTMENT
BRYANT PARKS & RECREATION
BRYANT BOYS & GIRLS CLUB
BRYANT SENIOR CENTER
BRYANT SOCCER COMPLEX
BRYANT BASEBALL COMPLEX
BRYANT SOFTBALL COMPLEX
BRYANT SPLASH PAD
BRYANT DISC GOLF COURSE
BRYANT SKATE PARK
BRYANT DOG PARK
BRYANT AQUATIC CENTER

CONTACTS UTILITIES AND CITY AND STATE AGENCIES

AGENCY	TITLE	NAME	CONTACT
BRYANT PUBLIC WORKS	DIRECTOR	TIM FOURNIER	501-366-0343
BRYANT PUBLIC WORKS	ENGINEER	TED TAYLOR	501-366-0343
BRYANT WATER	INSPECTOR	JOE HENRY	501-246-0516
ENTERGY	CONTACT	JEREMY HENDERSON	800-368-3749
CENTERPOINT (GAS)	CONTACT	ADAM GOBER	501-541-7509
ARDOT	PERMIT OFFICER DISTRICT SIX	CORY SUTTON	501 551-5207

LOWERY LANE IMPROVEMENT NOTES

1. ENTIRE ROW TO BE DEDICATED TO CITY OF BRYANT
2. LOWERY STREET IMPROVEMENT CONSTRUCTION IS A PLANNED PORTION OF THE CONSTRUCTION FOR THIS PROJECT.



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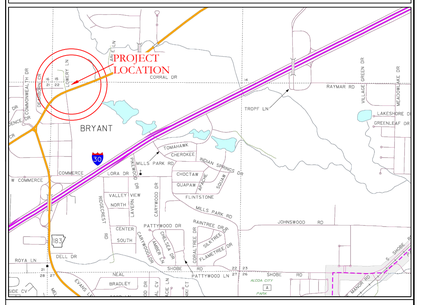

SITE PLAN NOTES

PARKING REQUIREMENTS:

TOTAL: 21 SPACES (16 REQUIRED)
1 HANDICAP (1 REQUIRED)

TOTAL AREA:	78,850	SF
PROPOSED PAVEMENT/ROOF:	55,589	SF
RIP RAP	2,532	SF
PROPOSED GREEN SPACE:	20,729	SF
PROPOSED BUILDING:	3,500	SF

ZONING AND SETBACKS

ZONING:	C2
FRONT	10'
SIDE	NONE (25' FOR RESIDENTIAL NEIGHBORS)
REAR	25' (55 RESIDENTIAL NEIGHBORS)

Know what's below. Call before you dig.

DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE APPROXIMATE. NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06-05-2020.

N

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

20' 10' 0 20'

HOPE CONSULTING
ENGINEERS - SURVEYORS
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Benton, Arkansas 72015
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FAX (501) 315-0024
www.hopeconsulting.com

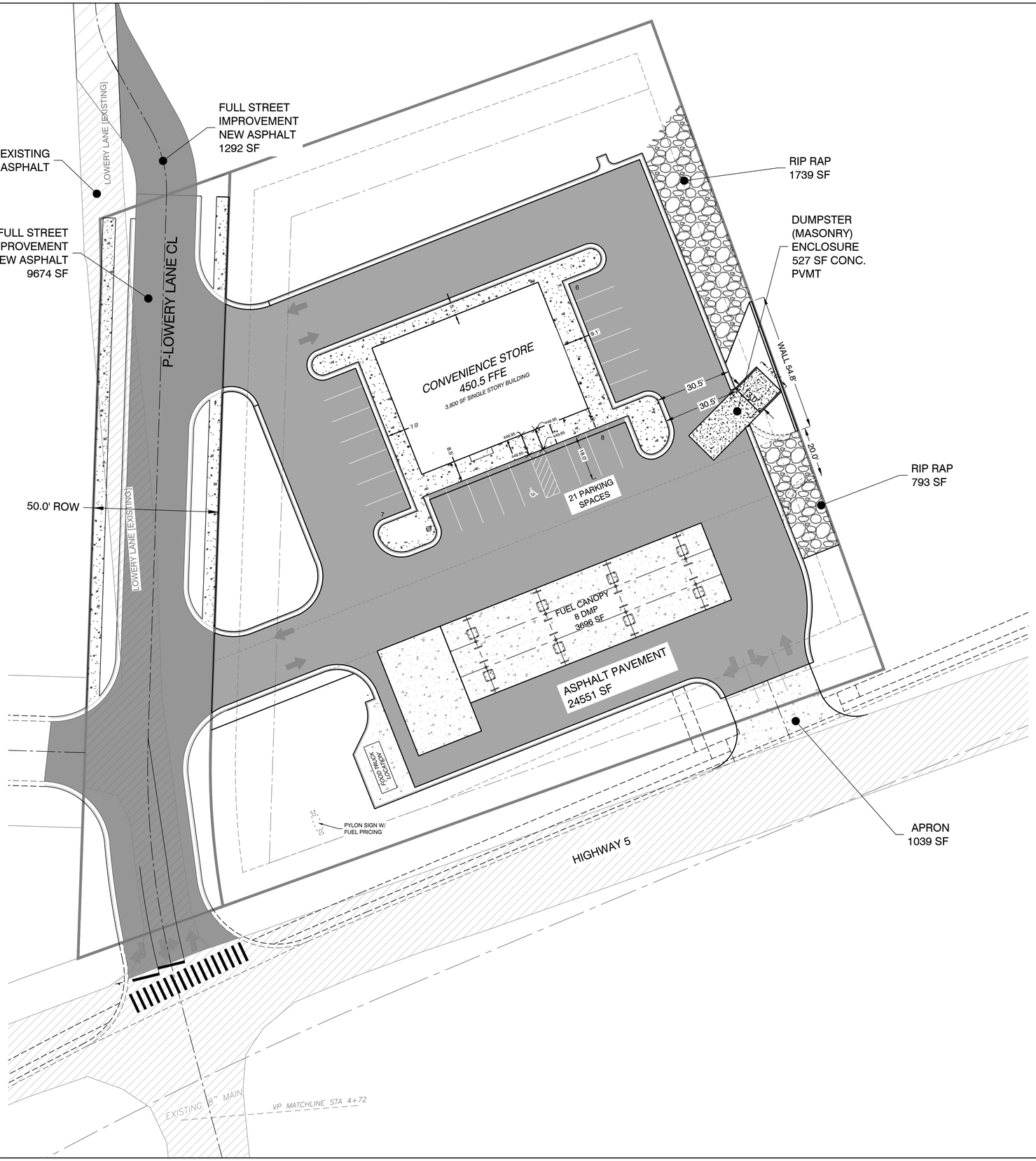
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
SITE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

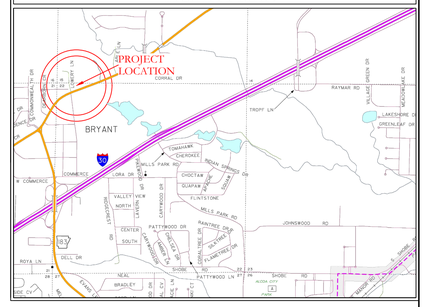
DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:	21-0275
SHEET:	C-1.0	SCALE:	

500	01S	14W	0	15/22	304	62	1762

K:\LAND PROJECTS 2021\COMMERCIAL\2021\21-0275-CSTORE\BRYANT\CIVIL\DWG\21-0275-CSTORE BRYANT (FULL STORE) REVISED 2023) 12-21-2022.DWG



VICINITY MAP:



PAVEMENT LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT FUTURE STREET IMPROVEMENTS

Know what's below. Call before you dig.

DISCLAIMER

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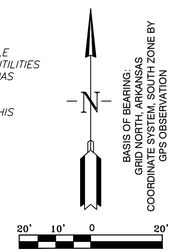
FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06-05-2020.



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www.hopeconsulting.com

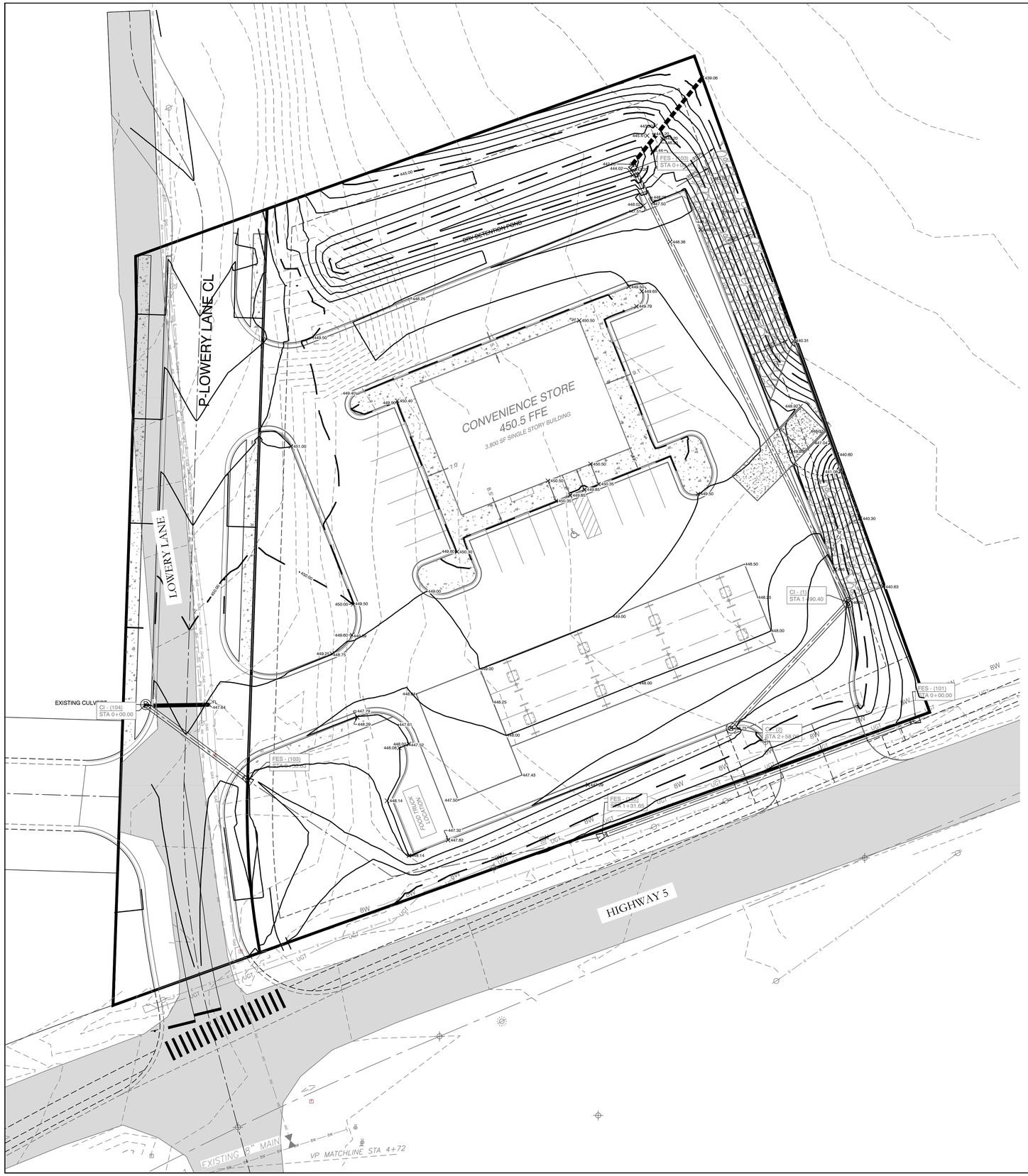
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
PAVING PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:	21-0275
SHEET:	C-1.2	SCALE:	

500	01S	14W	0	15/22	304	62	1762

K:\LAND PROJECTS\2021\21-0275 COMMERCIAL\2021\21-0275-C-STORE\BRYANT (CIVIL)\DWG\21-0275-C-STORE BRYANT (CIVIL STORE REVISED 2022) 12-21-2022.DWG



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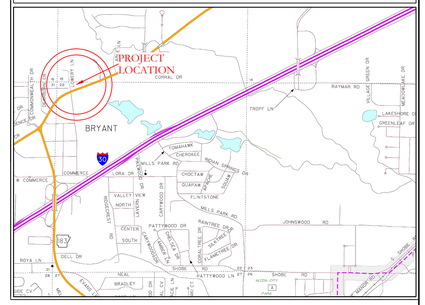
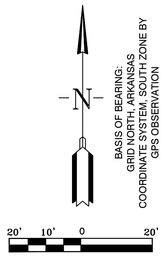


GRADING PLAN NOTES

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



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

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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
GRADING PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:	21-0275
REVISED:	01/05/2023	CHECKED BY:			
SHEET:	C-1.0	SCALE:			

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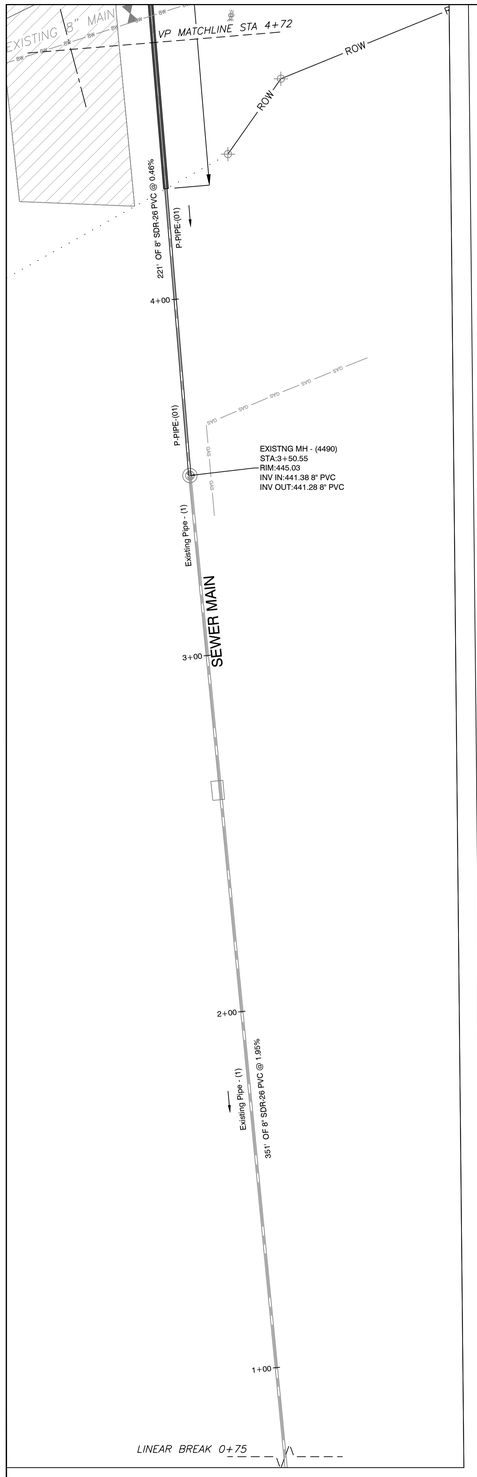
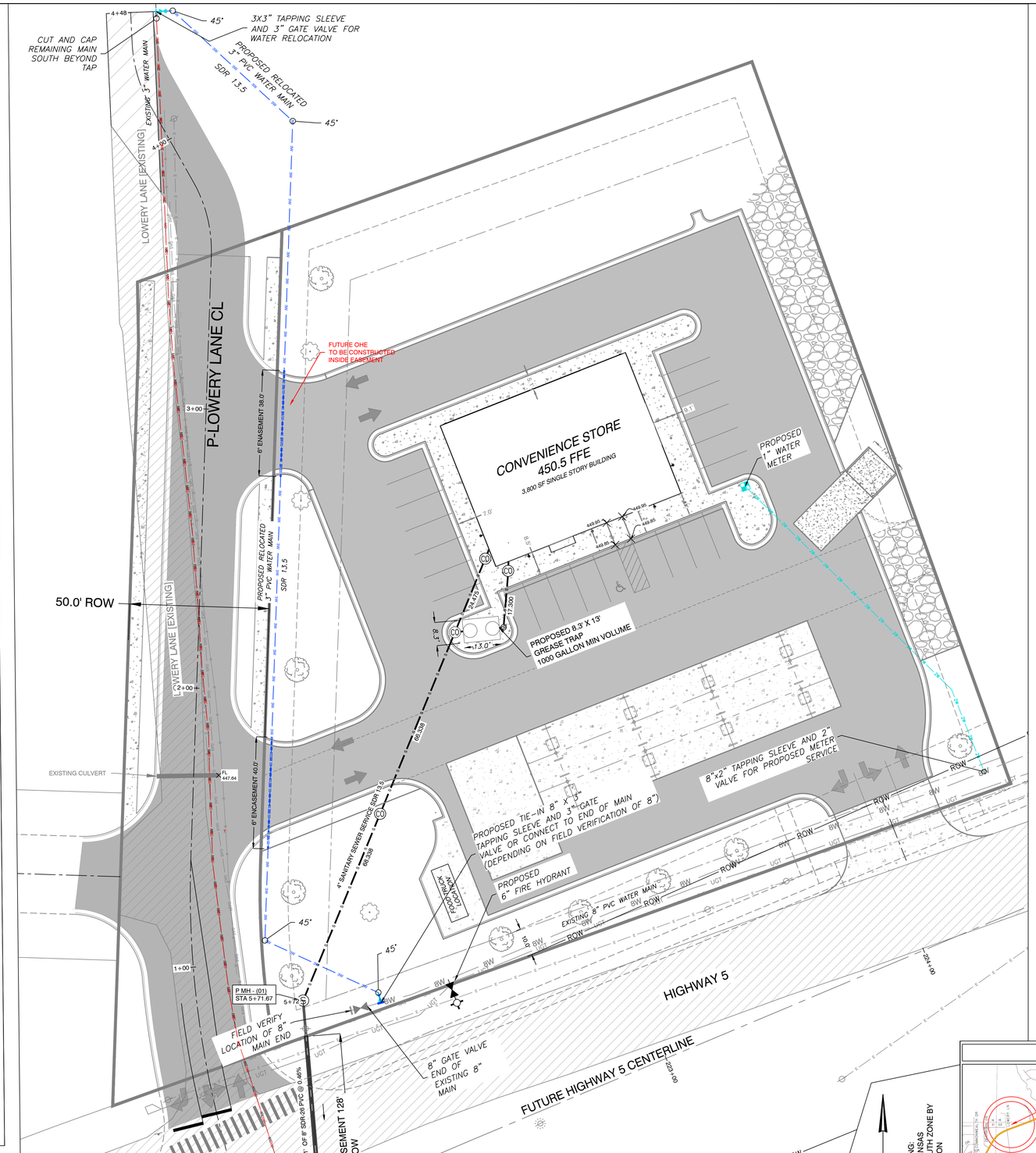
K:\LAND\PROJECTS\2021\21-0275-STORE BRYANT\COMMERCIAL\2021\21-0275-STORE BRYANT\GDWG\21-0275-STORE BRYANT GDWG (FULL STORE REVISED 2022) 12-21-2022.DWG





SEWER LEGEND

- SANITARY SEWER MANHOLE PROP.*
- SANITARY SEWER MANHOLE EXIST.
- CLEANOUT
- PROPOSED SEWER SERVICE

SEWER NOTES

1. ALL SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. INFORMATION ON DEPTH OF EXISTING TIE IN MANHOLE AND DOWNSTREAM MH OBTAINED FROM EFS EDGE GIS DATA.
3. 16" BORE AND ENCASEMENT FOR HIGHWAY 5 CROSSING OF 8" MAIN EXTENSION.
4. CASING SPACERS SHALL BE STAINLESS STEEL
5. THERE IS ONE PROPOSED SANITARY SEWER MH

WATER LEGEND

- FIRE HYDRANT
- BLOW OFF
- PROPOSED GATE VALVE
- PROPOSED 1" WATER METER
- PROPOSED WATER MAIN
- 2" PROPOSED WATER SERVICE LINE
- 3" ABANDONED PORTION

WATER NOTES

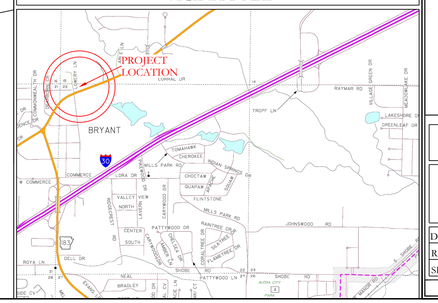
1. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. CONSTRUCT 3" SDR-13.5 ALONG LOWERY LANE.
3. 6" STEEL ENCASEMENT UNDER DRIVEWAYS ON 3" MAIN
4. CASING SPACERS SHALL BE STAINLESS STEEL.

ELECTRIC/TELECOMMUNICATION NOTES

1. OVERHEAD ELECTRIC UTILITIES AND PHONE/TELECOMMUNICATIONS LINES AFFECTED BY LOWERY LANE CHANGES WILL NEED TO BE RELOCATED IN COOPERATION WITH THE RESPECTIVE UTILITY PROVIDERS.

- PROPOSED OVER HEAD POWER

VICINITY MAP:



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Benton, Arkansas 72015
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www.hopeconsulting.com

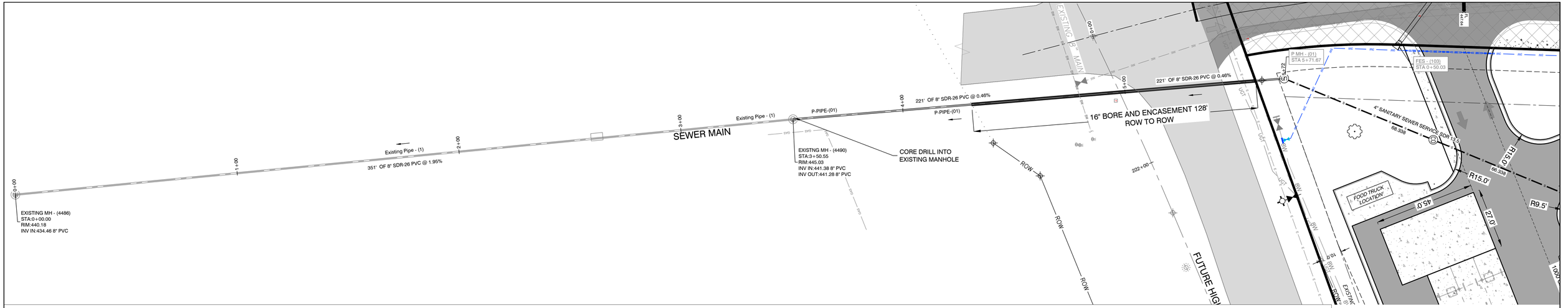
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

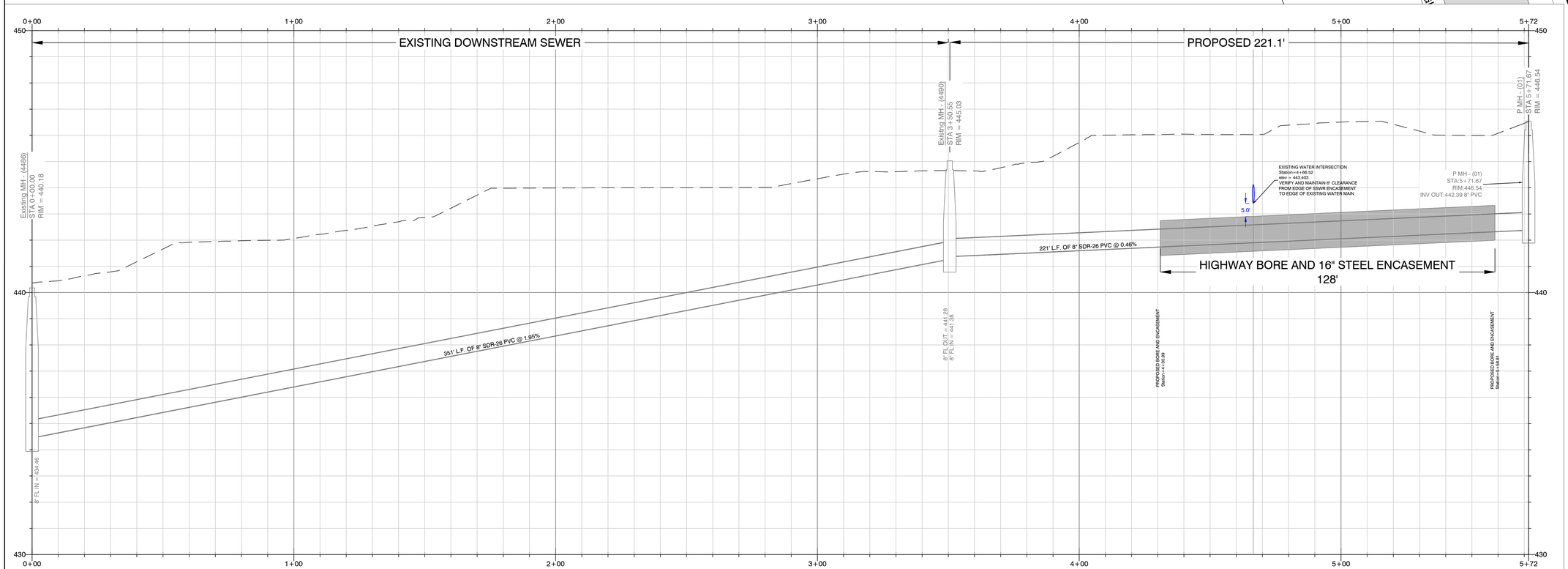
BRYANT C-STORE
UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:	21-0275
SHEET:	C-3.0	SCALE:	

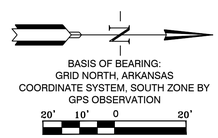
500	01S	14W	0	15/22	304	62	1762

X:\CLIENT\PROJECTS\2021\21-0275-C-STORE\BRYANT\FULLSTORE\REVISED 2022\21-0275-C-STORE BRYANT FULLSTORE REVISED 2022 12-21-2022.DWG

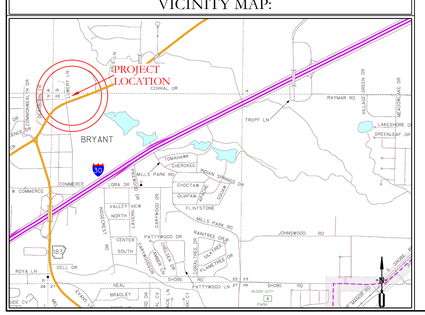




PROFILE
SEWER MAIN
H:V = 10:1



VICINITY MAP:



WATER LEGEND

- FIRE HYDRANT
- BLOW OFF
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED WATER MAIN
- ¾" PROPOSED WATER SERVICE LINE

WATER NOTES

1. ALL WATER AND SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. CONSTRUCT 3" SDR 13.5 ALONG LOWERY LANE.
3. 6" STEEL ENCASEMENT UNDER DRIVEWAYS ON 3" MAIN

SEWER LEGEND

- (S) SANITARY SEWER MANHOLE
- (CO) CLEANOUT
- PROPOSED SEWER SERVICE

SEWER NOTES

1. ALL WATER AND SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. INFORMATION ON DEPTH OF EXISTING TIE IN MANHOLE AND DOWNSTREAM MH OBTAINED FROM EFS EDGE GIS DATA.
3. 16" BORE AND ENCASEMENT FOR HIGHWAY 5 CROSSING OF 8" MAIN EXTENSION.
4. CASING SPACERS SHALL BE STAINLESS STEEL

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BRYANT C-STORE
SEWER UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

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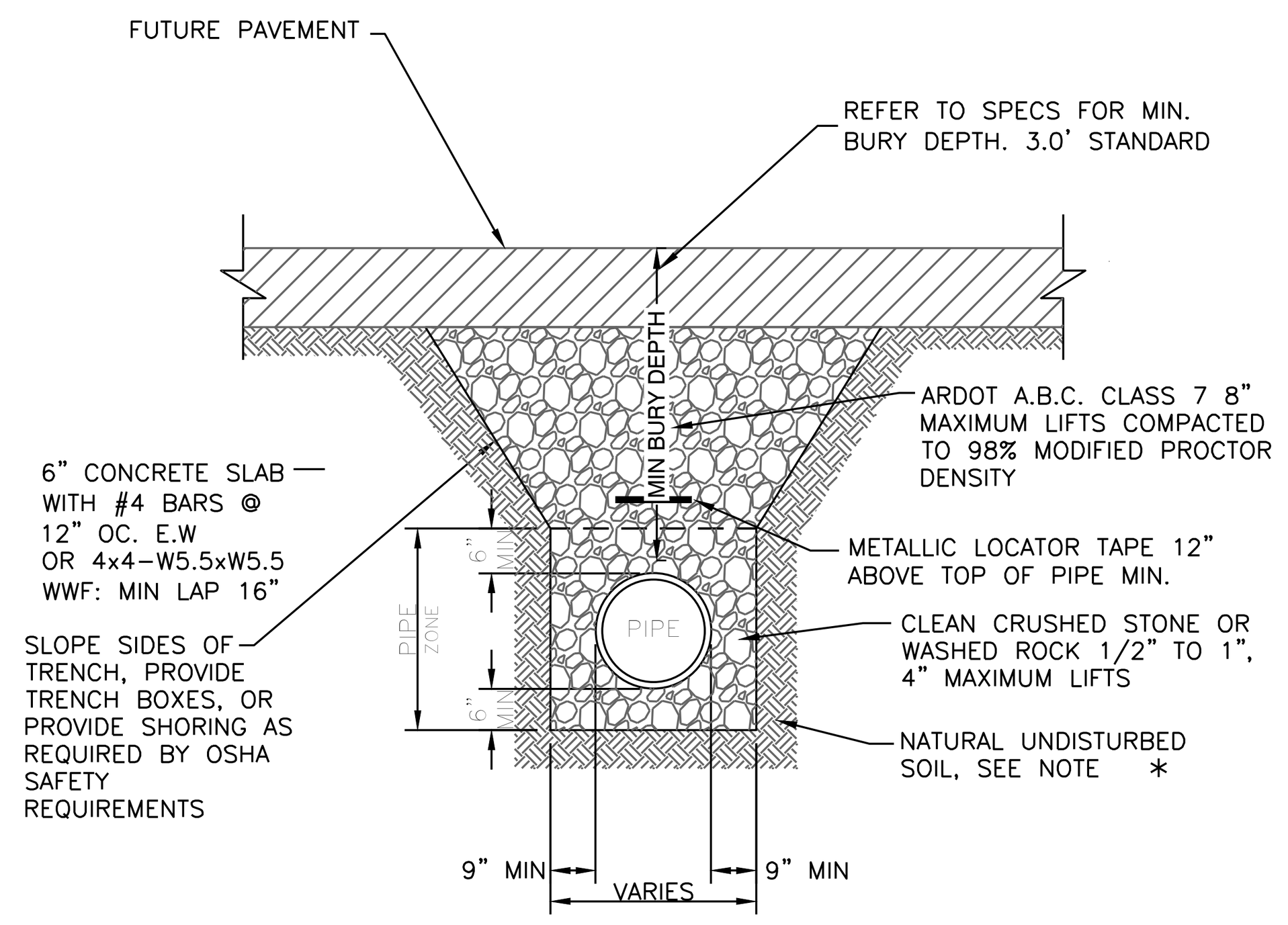
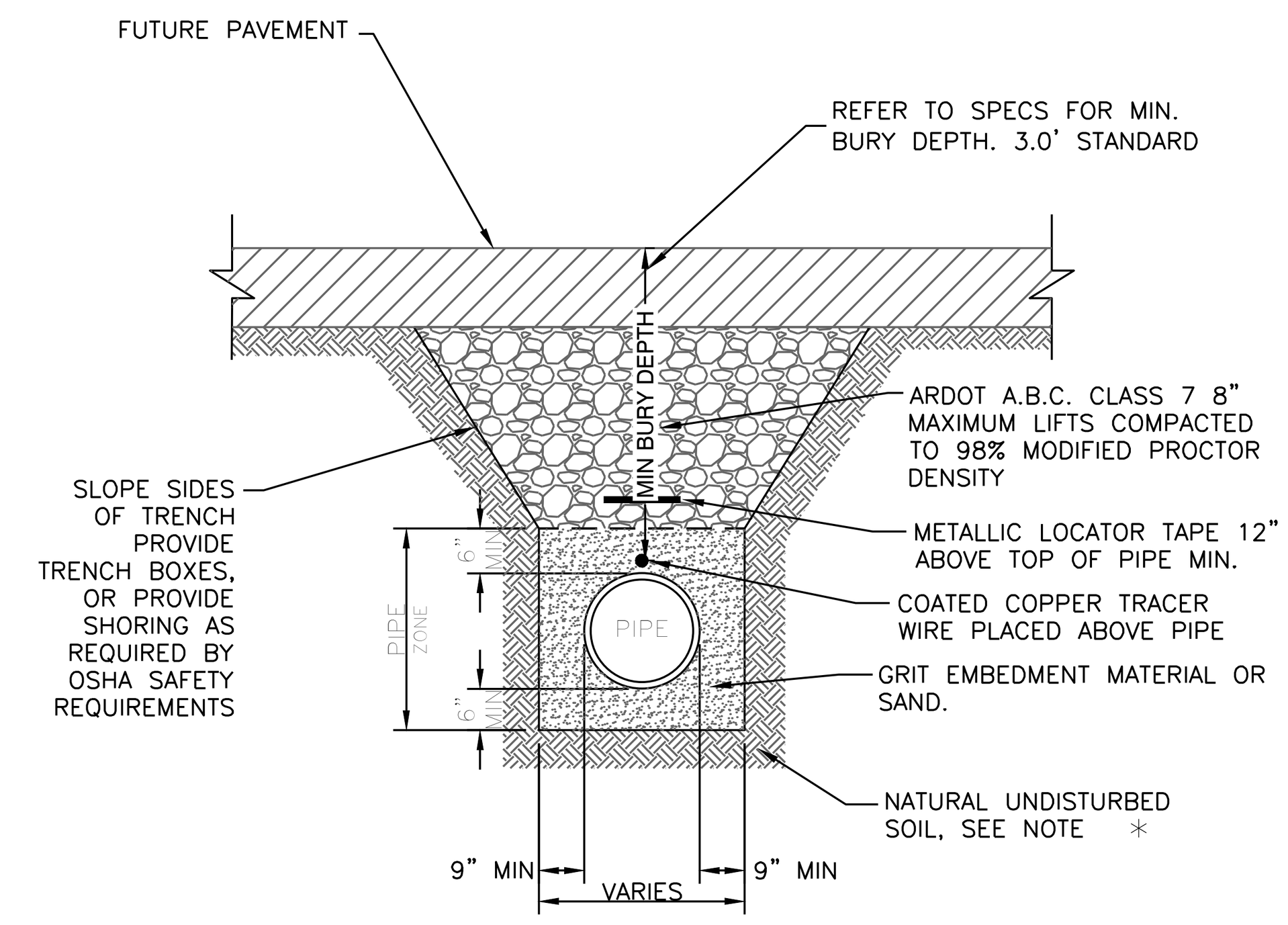


DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: *
FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.



DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: *
FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

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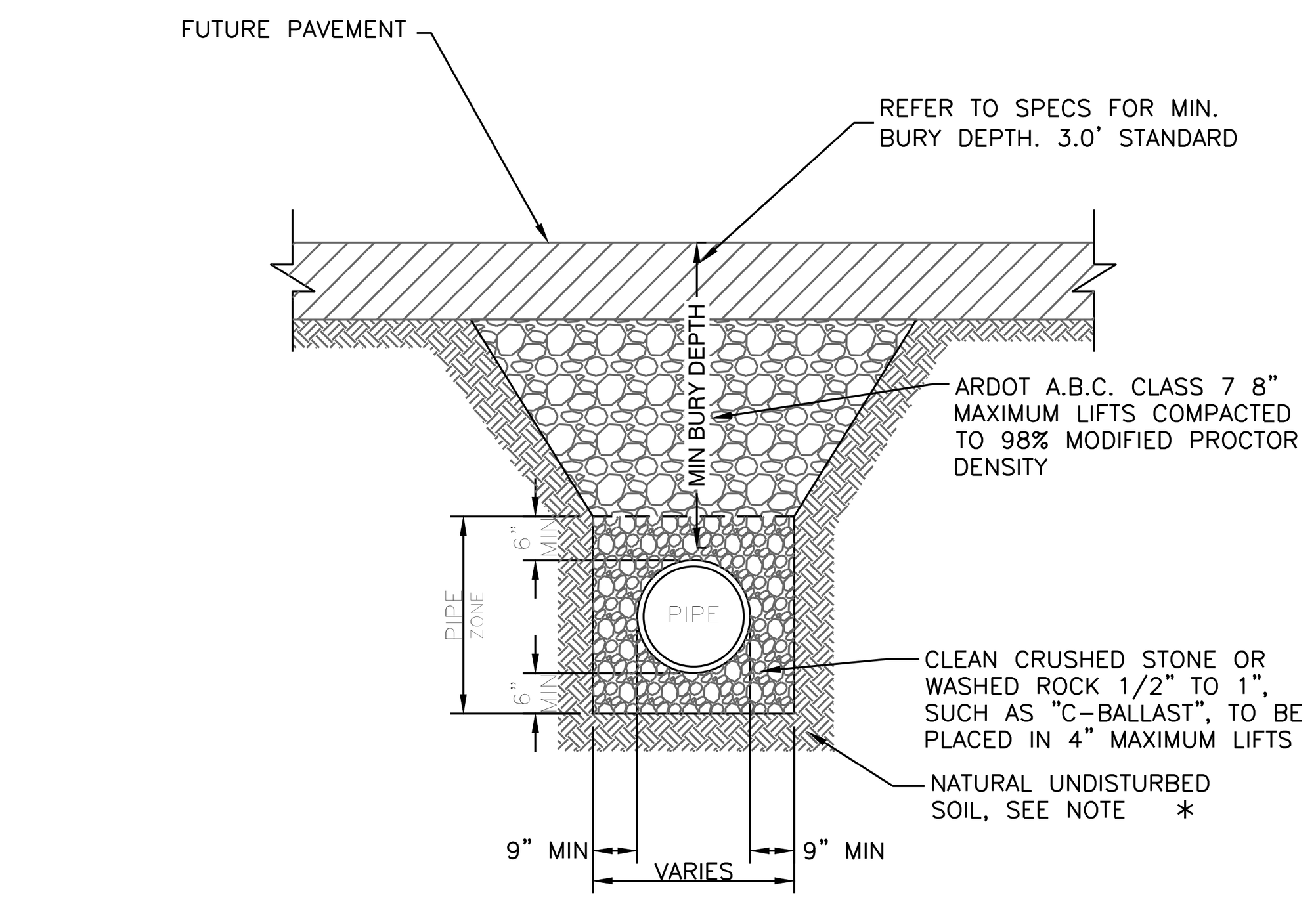
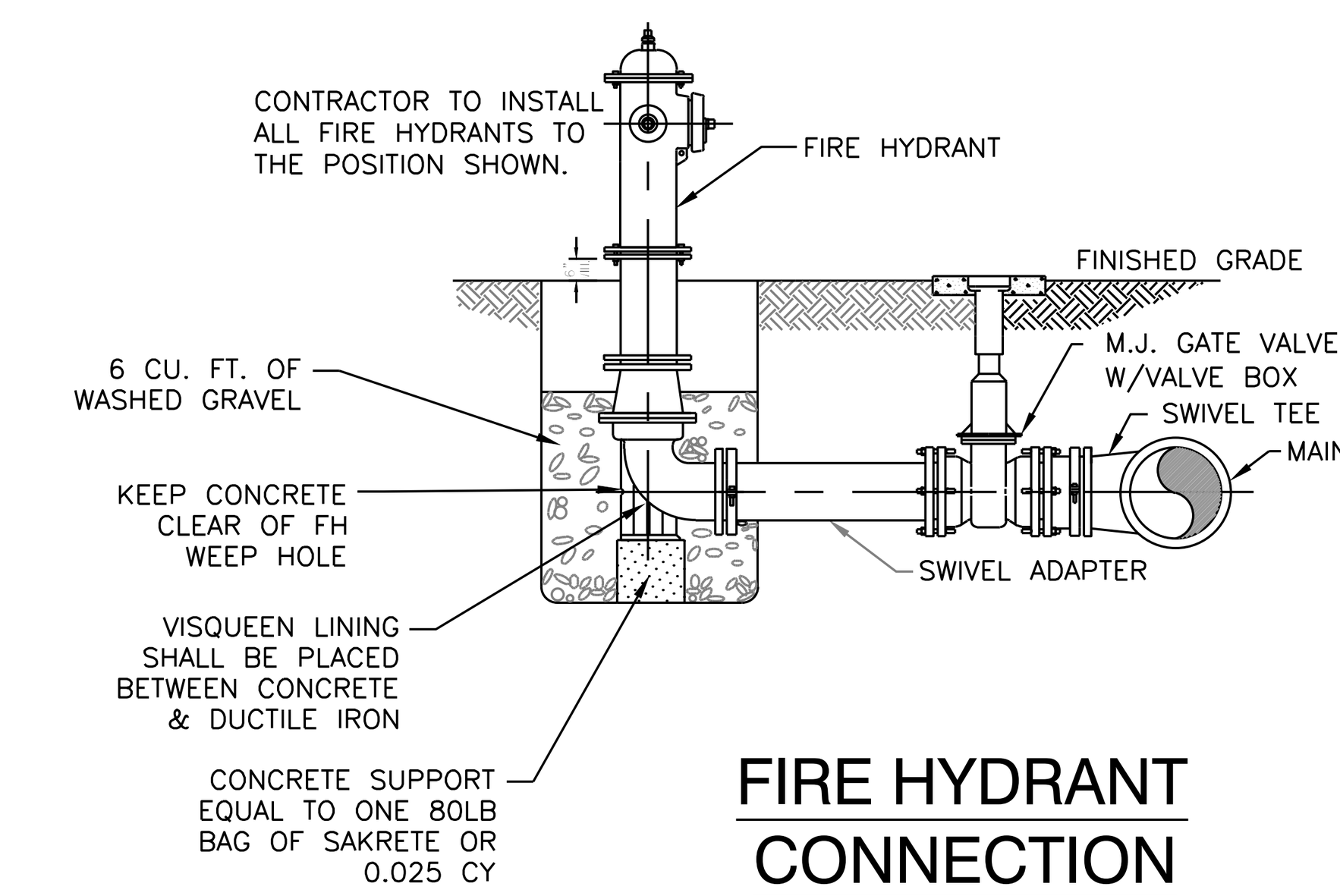


DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: *
FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

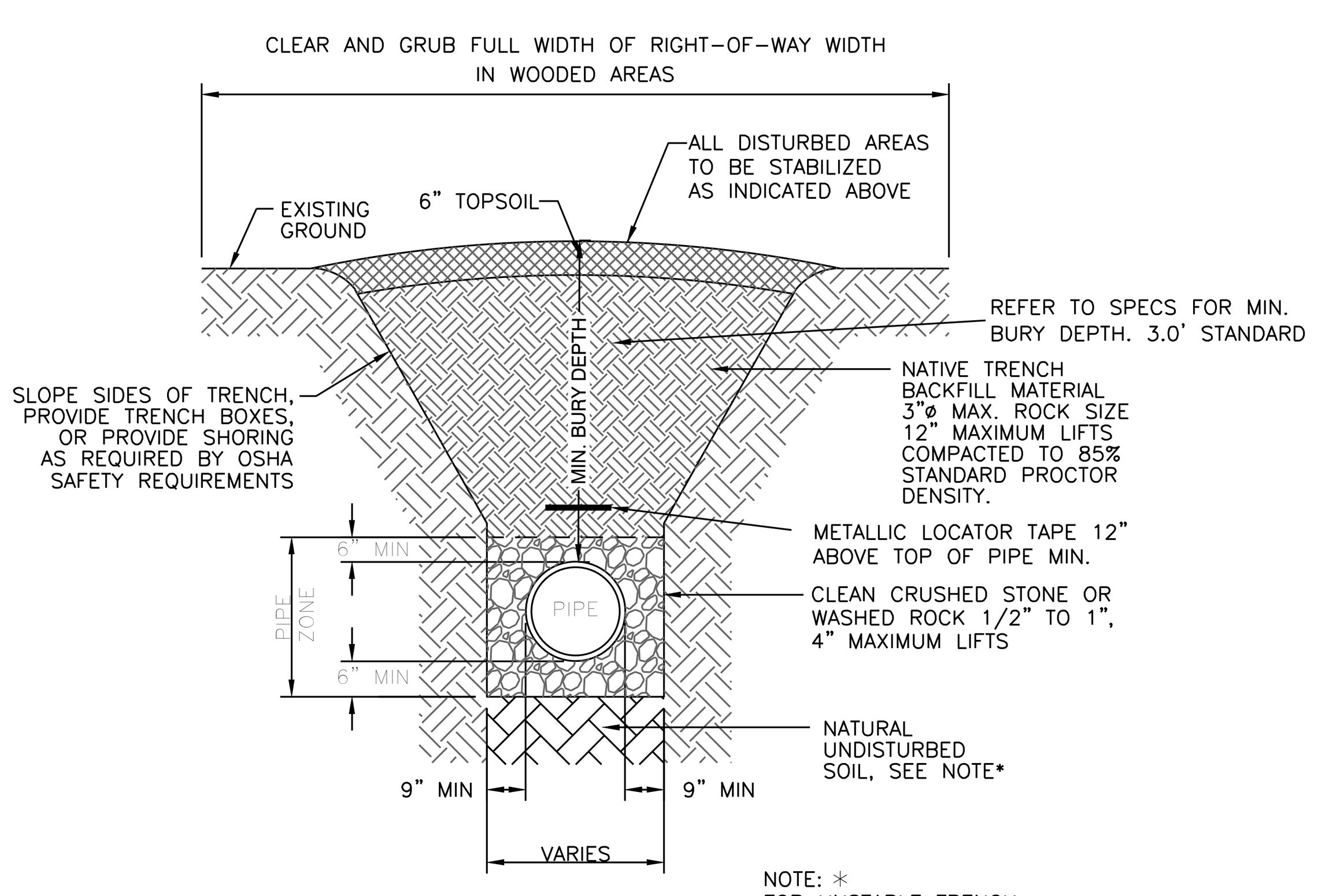
N.T.S.



FIRE HYDRANT CONNECTION

NTS

SOIL STABILIZATION REQUIREMENTS:
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



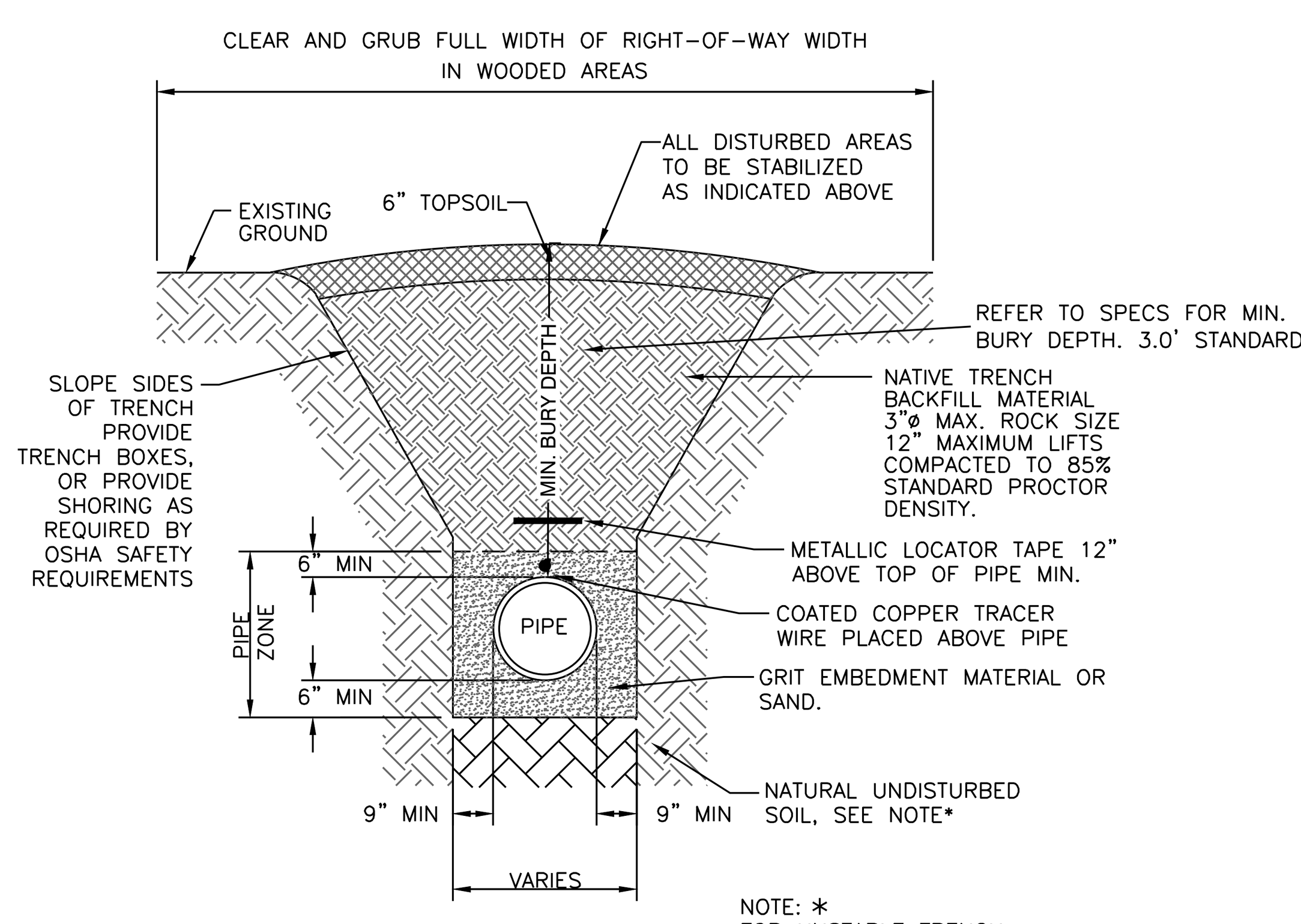
DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: *
FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

PVC SEWER TRENCH IN UNPAVED AREAS

N.T.S.

SOIL STABILIZATION REQUIREMENTS:
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

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FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

PVC WATER LINE TRENCH IN UNPAVED AREAS

N.T.S.

SOIL STABILIZATION REQUIREMENTS:
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
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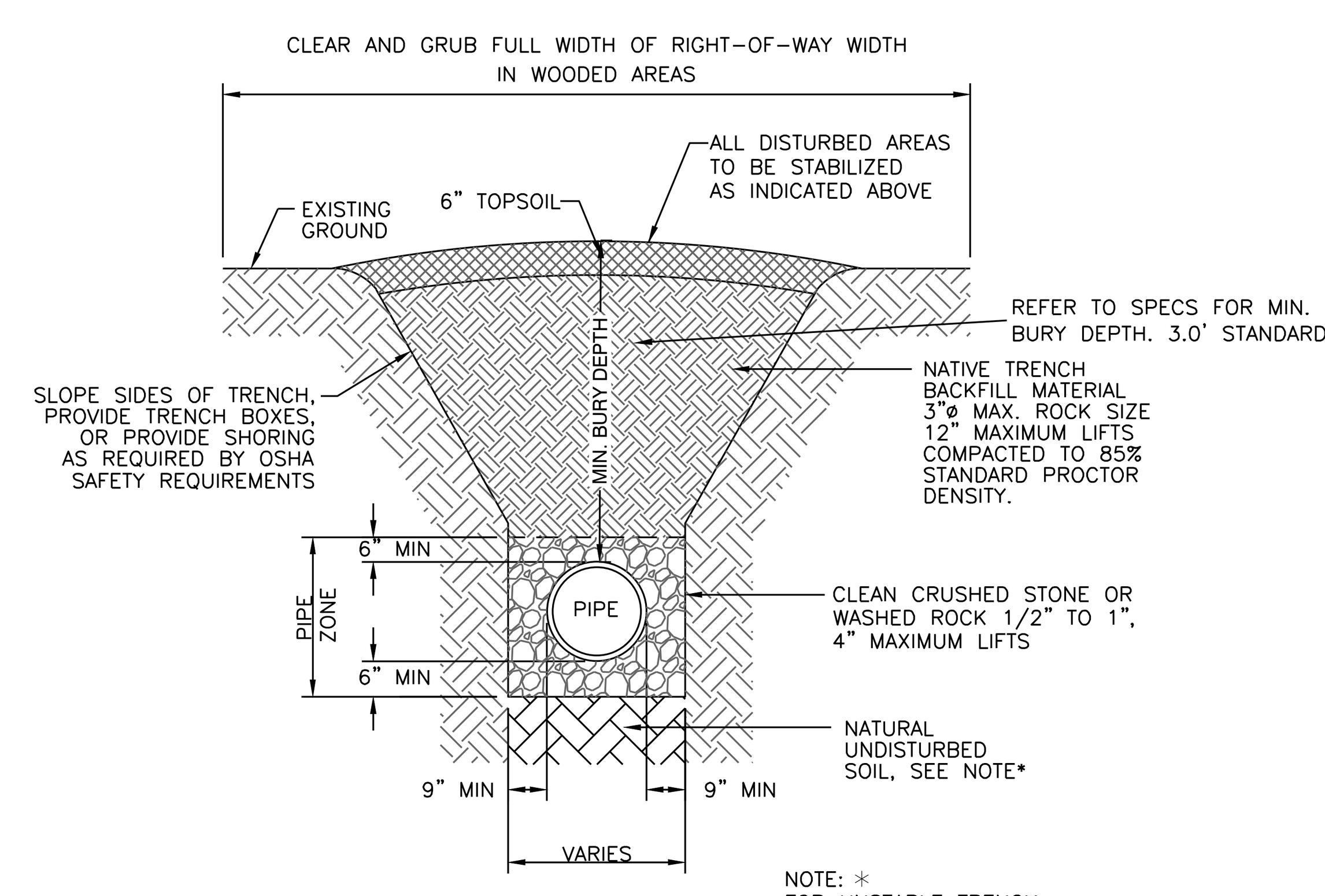
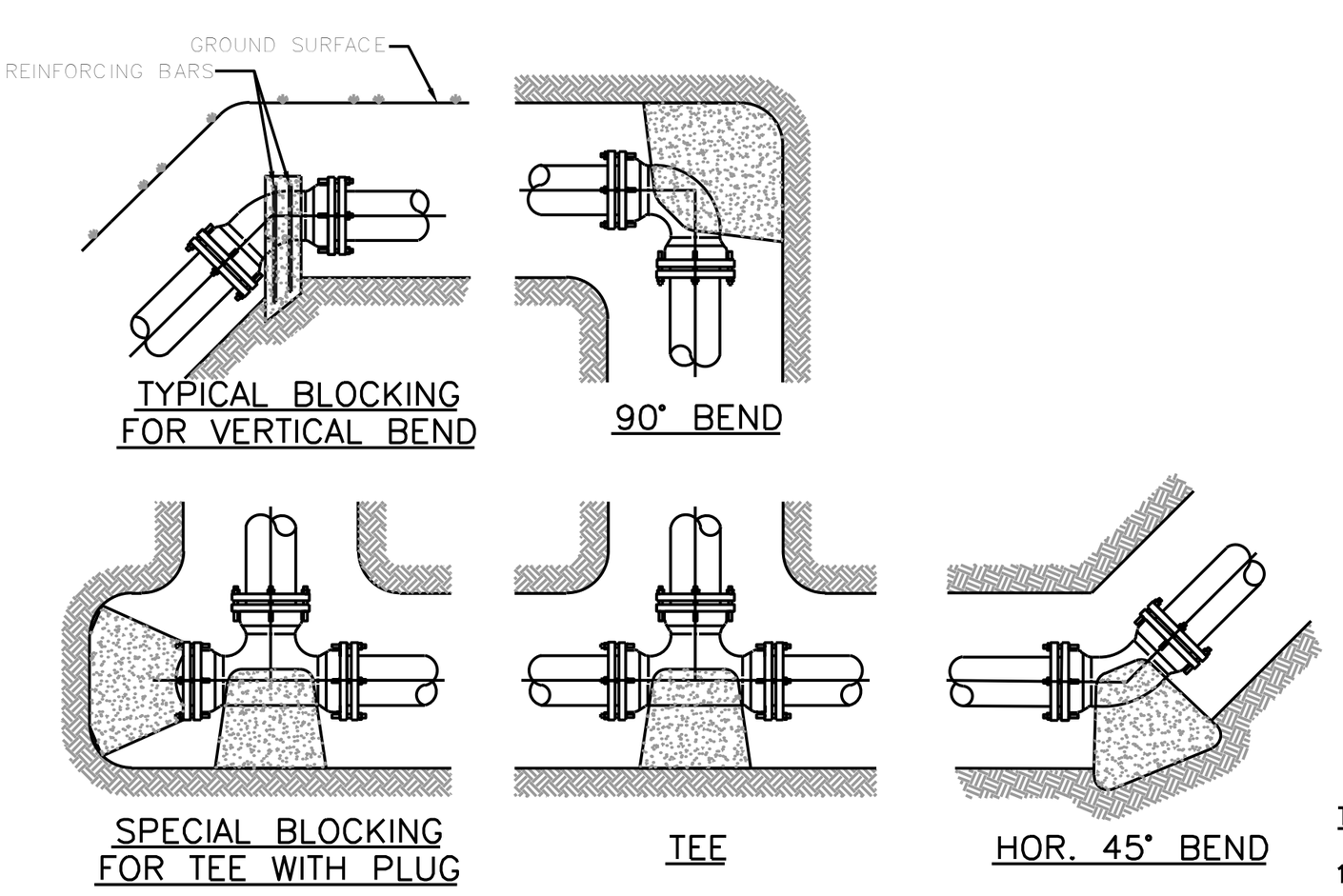


DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: *
FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

DRAINAGE PIPES IN UNPAVED AREAS

N.T.S.



TYPICAL BLOCKING DETAILS

N.T.S.

VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE			
FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4°
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
18	7.2	3.7	1.8
20	8.9	4.5	2.3
24	12.8	6.5	3.3

BEARING AREA OF THRUST BLOCKS IN SQ. FT (HORIZONTAL BENDS) FOR 150 P.S.I. TEST PRESSURE							
FITTING SIZE	TEE, WYE, PLUG,OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		BEND ANGLE		
			A_1	A_2	45°	22 1/2°	11 1/4°
4	1.0	1.4	1.0	1.4	1.0	–	–
6	2.1	3.0	2.1	3.0	1.6	1.0	–
8	3.8	5.3	3.8	5.4	2.9	1.5	1.0
10	5.9	8.4	5.9	8.4	4.6	2.4	1.2
12	8.5	12.0	8.5	12.0	6.6	3.4	1.7
14	11.5	16.3	11.5	16.3	8.9	4.6	2.3
16	15.0	21.3	15.0	21.3	11.6	6.0	3.0
18	19.0	27.0	19.0	27.0	14.6	7.6	3.8
20	23.5	33.3	23.5	33.3	18.1	9.4	4.7
24	34.0	48.0	34.0	48.0	26.2	13.6	6.8

VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE			
FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
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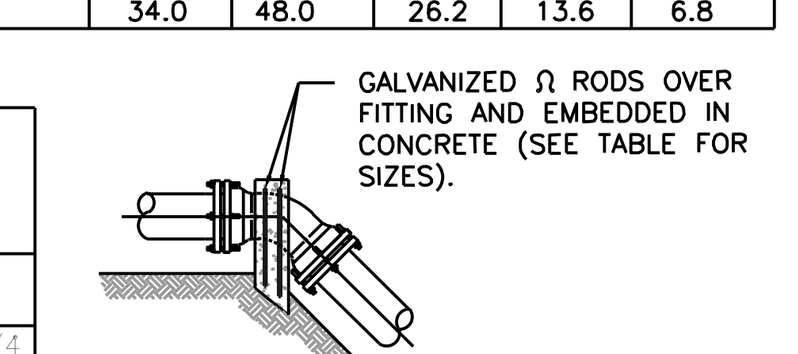


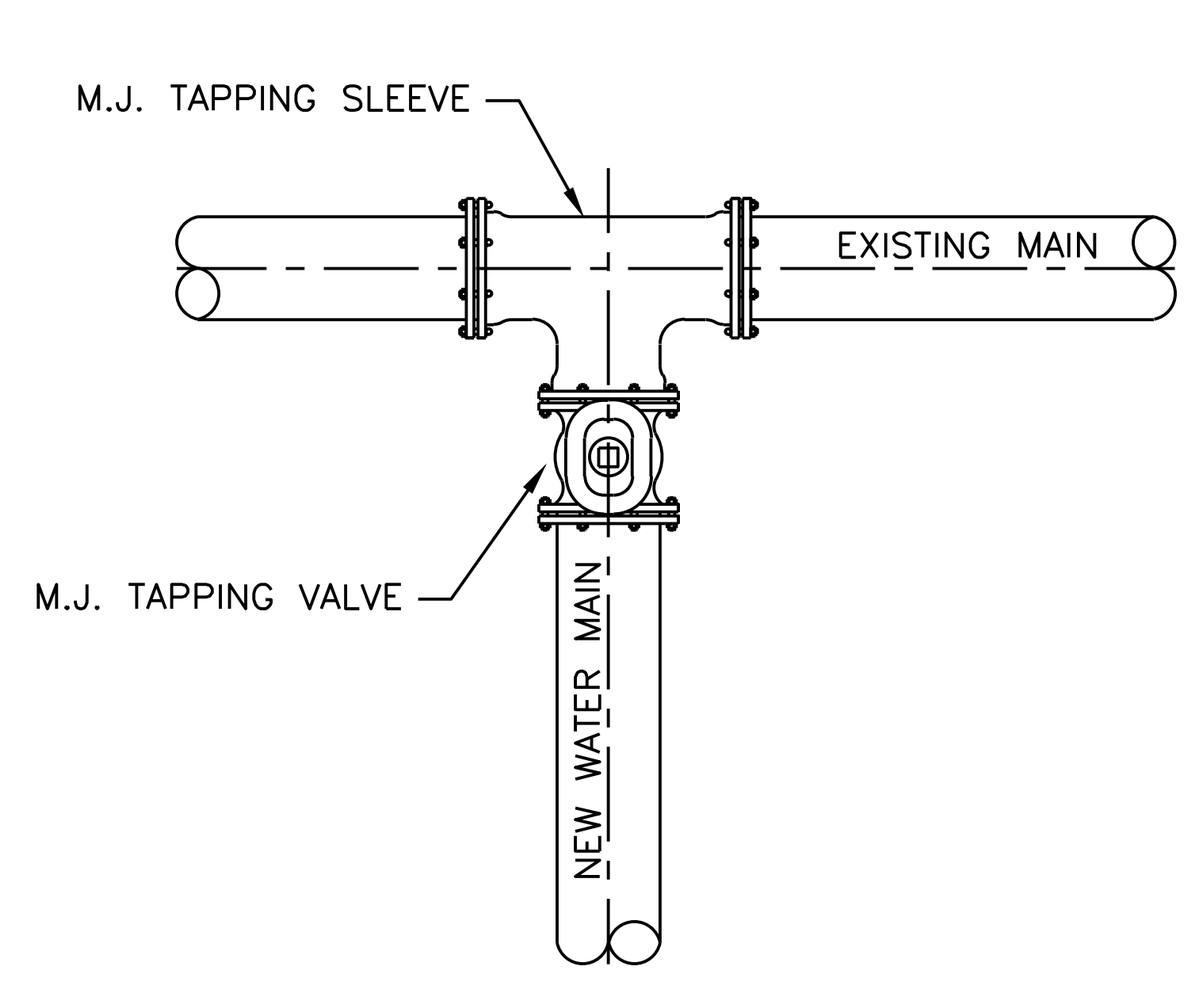
FITTING SIZES	ROD SIZES	EMBEDMENT
12" AND LESS	#6'S	30"
14" – 24"	#8's	36"

THRUST BLOCK NOTES:

1. KEEP CONCRETE CLEAR OF JOINT ACCESSORIES.
2. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
3. REQUIRED VOLUMES OF BEARING AREAS AT FITTINGS SHALL BE AS INDICATED IN THE TABLES PROVIDED AND ADJUSTED, IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) STATED IN THE SPECIFICATIONS. AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
4. THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURE OF 150 PSIG AND THE WEIGHT OF CONCRETE (4,050 LB/CY). TO COMPUTE VOLUMES FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION: VOLUME = (TEST PRESSURE / 150) X (TABLE VALUE).
5. BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 150 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2,000 LB/SF TO COMPUTE BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA – (TEST PRESSURE / 150) X (2,000 / SOIL BEARING STRESS) X (TABLE VALUE).
6. THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUST SHALL BE THE SAME AS FOR HORIZONTAL BENDS.
7. BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
8. BEARING AREA OF THRUST BLOCK SHALL NOT BE LESS THAN 1.0 SF.
9. VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CY REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS.

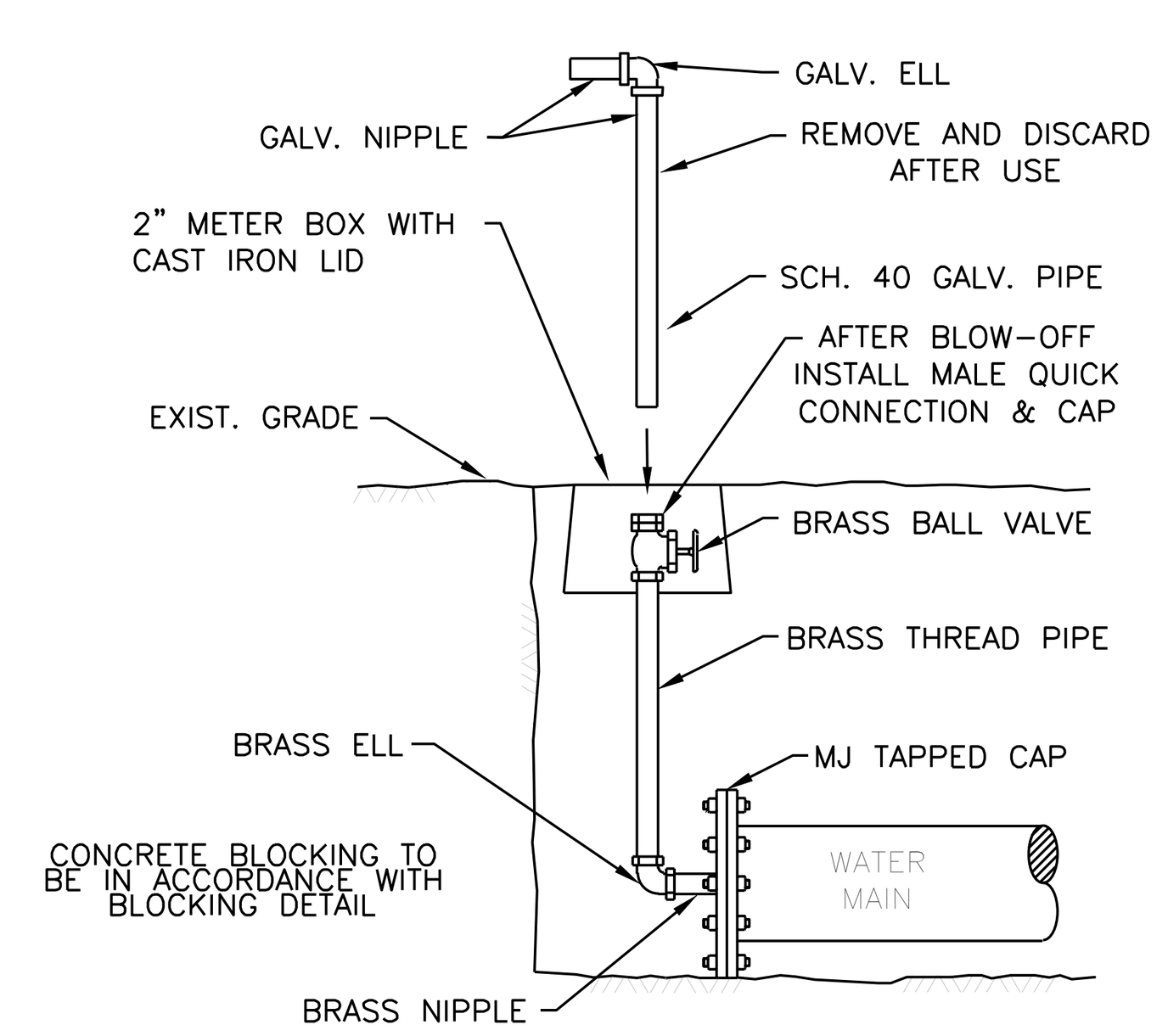
TYPICAL BLOCKING DETAILS

N.T.S.



WATER MAIN CONNECTION DETAIL

N.T.S.



2" BLOW-OFF RISER

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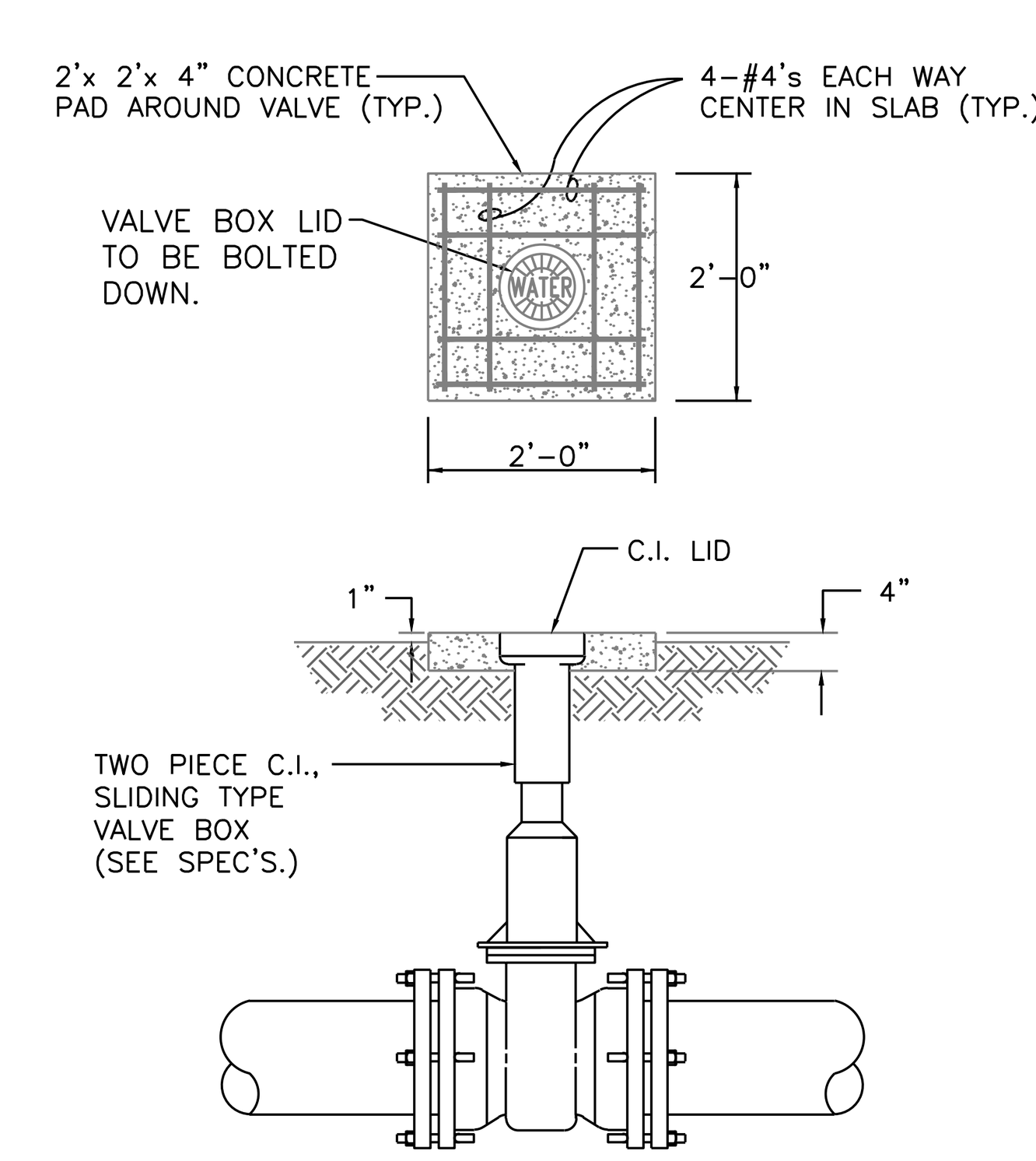

DETAIL-VALVE BOX

N.T.S.

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BRYANT C-STORE
TRENCH DETAILS
BRYANT, SALINE COUNTY, ARKANSAS

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SUBGRADE MATERIAL

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subrades for pavement shall be stabilized by mechanical compaction. Stabilization methods such as fabrics and chemical stabilization may be submitted for approval when supported by engineering data and calculations to substantiate the adequacy of the stabilized procedure.
C. Subgrade shall be compacted to 95 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
D. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
E. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.
F. In-situ soils meeting the requirements outlined in these specifications may be utilized as subgrade material. In-situ soils used as subgrade shall be scarified to a minimum depth of 8-inches below finish subgrade, recompacted and tested as described below. Fill material for subgrade shall be placed in lifts not to exceed 8-inches compacted depth.
G. Methods and procedures for establishing the total depth of soil replacement and/or modification shall be as specified by the design engineer and geotechnical investigations. The adequacy of in-situ soils and fill materials as pavement subgrade shall be evaluated based upon the soils classification, liquid limit, and plasticity index.
H. Soils with a liquid limit greater than 40, or a plasticity index greater than 15 shall be undercut and removed from the street section or improved by a design method of stabilization approved by the City.
I. Quality control testing shall be as specified below.
J. Undercut 24" of soil below finished street base course. Proof roll to verify stability.
K. Backfill the undercut subgrade with Class 7 aggregate or soil meeting the requirements of this section and compact in lifts not exceeding 8".

BASE COURSE

A. Base course material shall be crushed stone meeting the requirements of ArDOT Class 7 aggregate base course as specified in the latest edition of ArDOT Standard Specifications.
B. Base course shall be compacted to 98 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture.

SURFACE COURSE

A. Surface course for flexible pavement designs shall utilize plant mix bituminous base and binder courses conforming to ArDOT Standard Specifications.

CURB AND GUTTER

A. Curb and gutter shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi. Concrete shall be air-entrained with a maximum of 4-inch slump.
B. Compaction requirements under curb and gutter shall conform to the requirements for street subgrade materials. Compaction requirements shall extend to a minimum of 1 foot beyond the back of curb and gutter removing all soft spots and replacing with suitable material.
C. Curb and gutter shall conform to the typical detail within these specifications or ArDOT Standard Roadway Drawing Details for curbing.
D. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at intervals not exceeding 195 feet, intersection radii, driveways, stationary structures, and sidewalks.
E. Contraction joints shall be sawed or formed at intervals not greater than 20 feet. Depth of saw-cut hall be 1 1/2-inch and have a width of 1/4-inch. Contraction joints shall be sealed in accordance with ArDOT Standard Specifications.
F. Forms shall be made of metal or wood and shall be properly braced. The minimum length of each section of form used shall be 10 feet. Each section of form shall be uniform and free from undesirable bends or warps. Forms shall be of such cross section and strength and so secured as to resist the pressure of the impact and vibration on any equipment which they support without springing or settlement.
G. Curb and gutter placed with slip form or extruding equipment will be acceptable providing it complies with all of the above requirements.
H. After curing, the curb shall be immediately backfilled to within 4 inches of the top curb to eliminate the possibility of washing beneath the curb. The remaining 4 inches shall be topsoil.
I. Cold weather protection shall meet the requirements of the latest edition of ArDOT Standard Specifications.

SIDEWALKS

General

A. Sidewalks shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi.
B. Sidewalks shall be on both sides of streets in line with sidewalks on opposite corners of roads.
C. All sidewalks including ramps shall meet all current Federal Americans with Disabilities (ADA) design guidelines or requirements.
D. Traverse slopes shall not exceed 2 percent.
E. Subgrade under sidewalks shall be compacted to 90 percent modified proctor density minimum.
F. Sidewalks shall not be placed upon grassy or organic materials.
G. Sidewalks which extend or link existing sidewalks shall adjoin the existing sidewalks to form a continuous, even pathway.
H. Utility poles, utility boxes, mailboxes, fire hydrants, and other similar obstructions shall not be located in sidewalks Sidewalk location may vary at the discretion of the City to avoid such obstacles.

Minimum thickness and reinforcement

A. Sidewalks shall have a minimum thickness of 4 inches.
B. Sidewalks shall be reinforced, at a minimum, with woven wire fabric reinforcement.

Contraction and expansion joints

A. Contraction joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
B. Expansion joints shall be constructed perpendicular to the sidewalk at intervals equal to five times the sidewalk width. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at driveways, drop inlets, and curbs.

Quality control testing and inspection by the City

A. Subgrade and formwork for sidewalks shall be inspected by the City prior to pouring of the sidewalk.
B. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
C. All field tests required for a project shall be witnessed by the City, contractor, or their authorized representatives.
D. All testing shall be accomplished by a testing firm approved by the City and shall be performed under the supervision of a licensed Professional Engineer.
E. Sampling and testing locations shall be subject to approval by the City.
F. Density tests on subgrades shall be taken every 300 feet or portion thereof.
G. The City shall be notified at least one day in advance of the need to inspect subgrade and formwork of sidewalks.

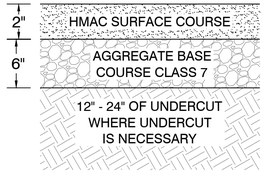
Subgrade

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subgrade shall be compacted to 90 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
C. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
D. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.

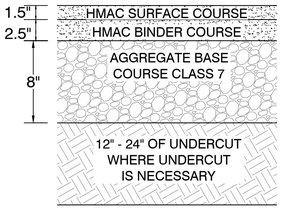
QUALITY CONTROL TESTING AND INSPECTIONS

General

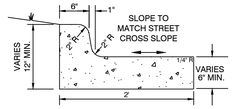
A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
B. The Developer/Owner shall provide for inspections of street improvements during construction. The inspections shall be accomplished under the supervision of the Engineer of Record. The Engineer of Record shall provide certification that all materials and construction conform to the approved plans and specifications and with these minimum street standards.
C. The Engineer of Record shall furnish inspection whenever a critical construction activity is taking place. This means that a representative of the Engineer of Record must be on-site whenever a critical construction activity is taking place.
D. All field tests required for a project shall be witnessed by the City, Engineer of Record, contractor, or other authorized representatives.
E. The City shall be notified at least one day in advance of any test(s). It is the responsibility of the contractor to coordinated the scheduling of all tests with the City.



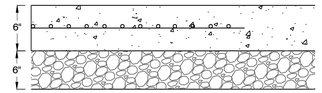
STANDARD PAVEMENT SECTION
NOT TO SCALE



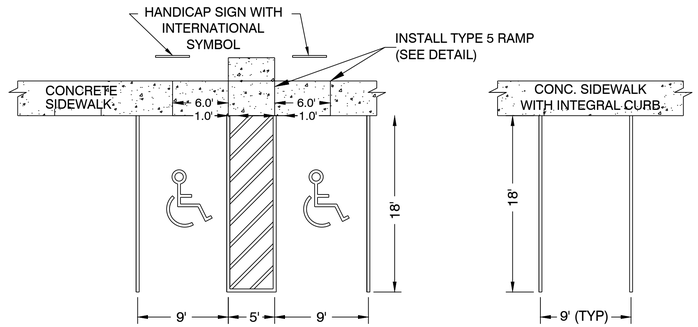
HEAVY PAVEMENT SECTION
NOT TO SCALE



TYPICAL CURB AND GUTTER DETAILS
4,000 PSI CONCRETE
NOT TO SCALE



CONCRETE PAVEMENT SECTION DETAIL
4,000 PSI
NOT TO SCALE



USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED

10' FOR END STALLS

PARKING STALL & SIDEWALK DETAIL
NOT TO SCALE

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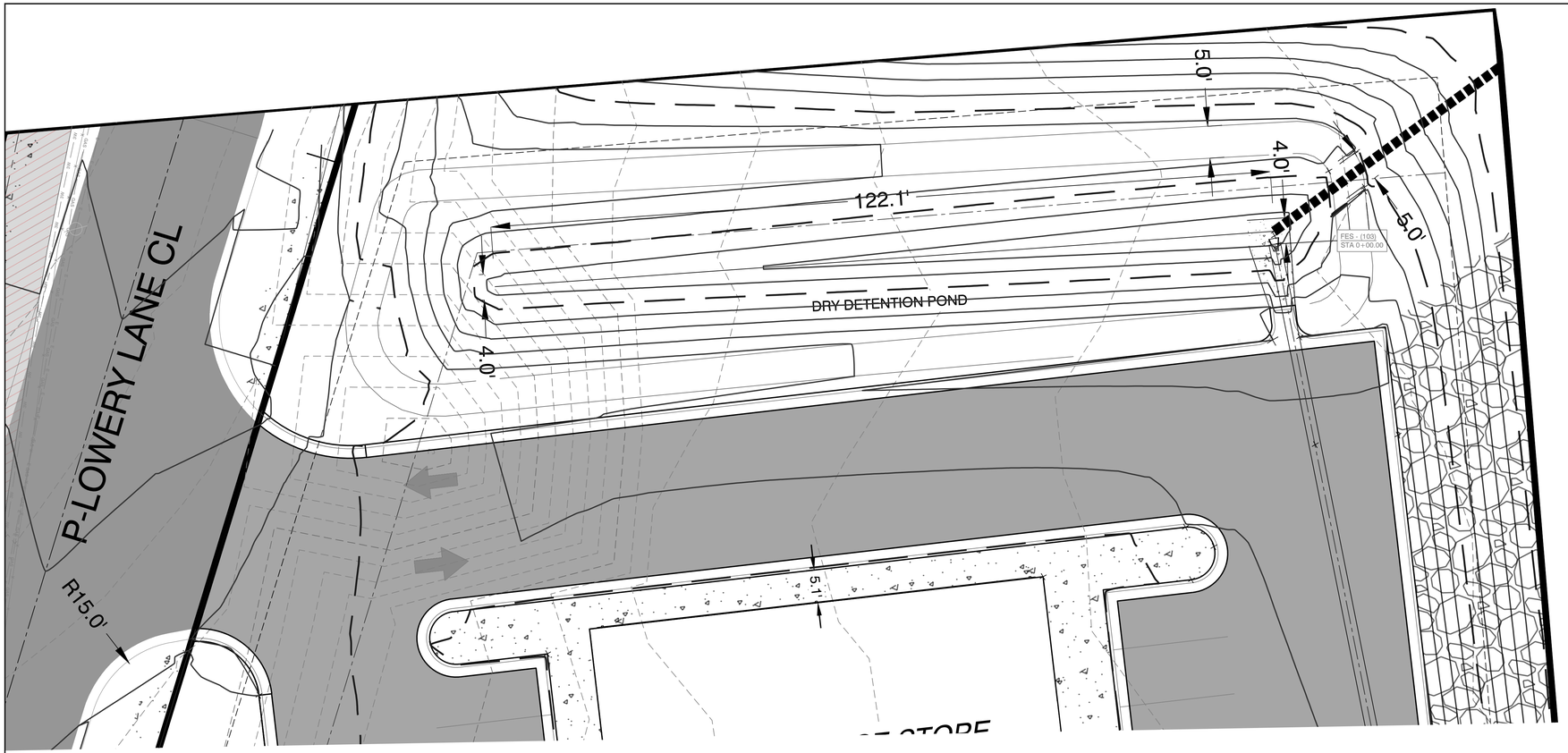
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

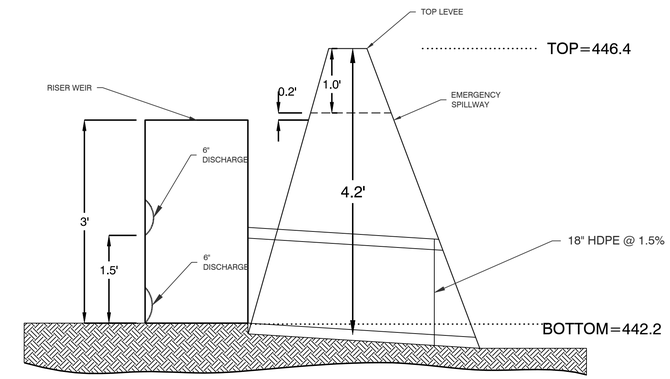
BRYANT C-STORE
CIVIL SPECS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2022	CHECKED BY:	21-0275
SHEET:	C-5.0	SCALE:	

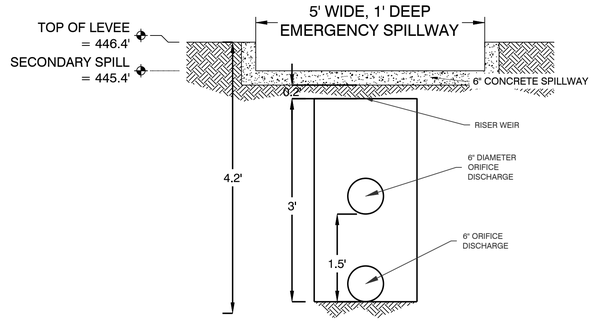
500	01S	14W	0	15/22	304	62	1762

K:\LAND PROJECTS 2004\COMMERCIAL\2021\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE BRYANT (FULL STORE REVISIT 2022) 12-21-2022.DWG





SPILLWAY PROFILE VIEW
NTS



SPILLWAY END VIEW
NTS

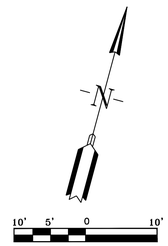
DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located along the north boundary of the property. The modifications are designed to temporarily detain stormwater to meet the City of Bryant's water quantity criteria before discharging from the pond.

Routine Maintenance
Routine maintenance will include but not be limited to:
-The primary discharge (1 HDPE Pipe) from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.
-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.
-Inspect the pond and discharge weir for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge weir will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
-Bottom of pond will be sodded (except where trickle channel is located).
-Embankments sloped 2:1 will be concrete stabilized, 3:1 slopes shall be sodded
-Re-growth of trees on or around the pond bank shall be cut and removed from the pond area.
-Stabilization of slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

For questions or concerns about the pond, contact ___ at 501-___-____.



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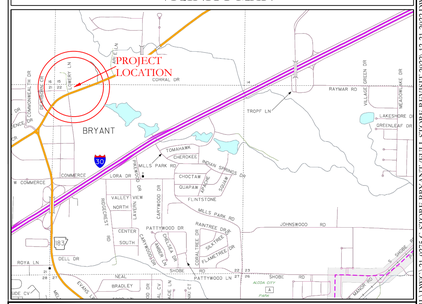

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BRYANT C-STORE
DETENTION PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:	21-0275
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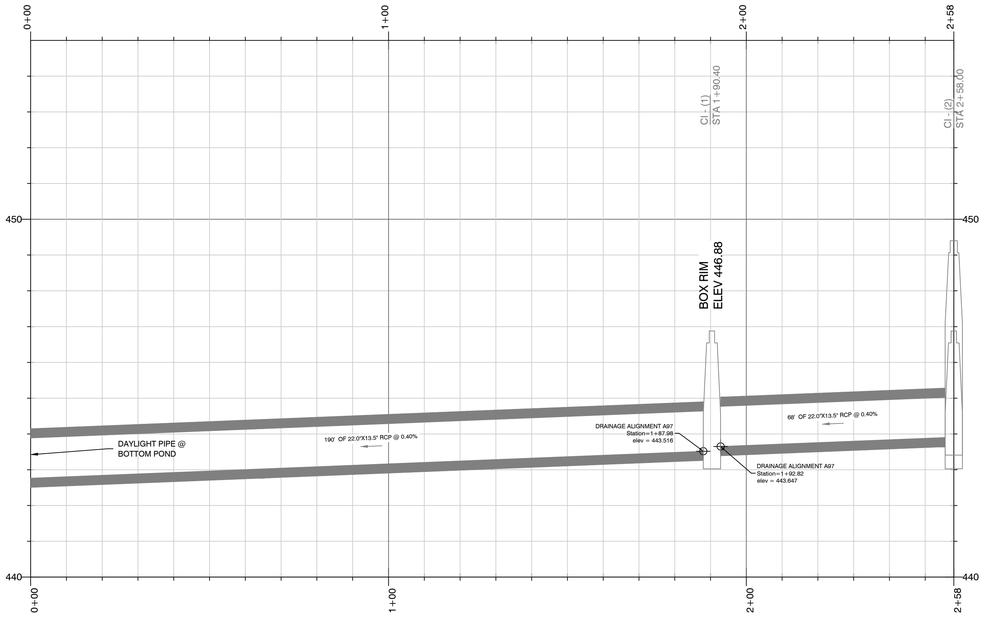
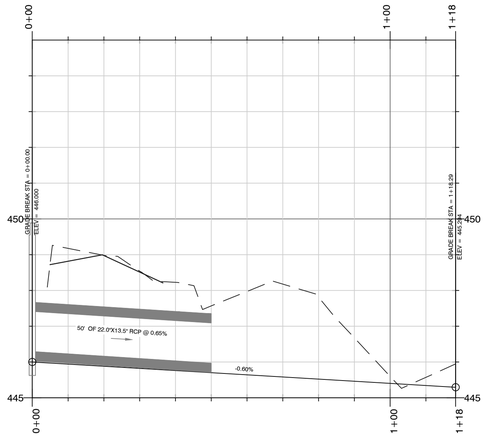
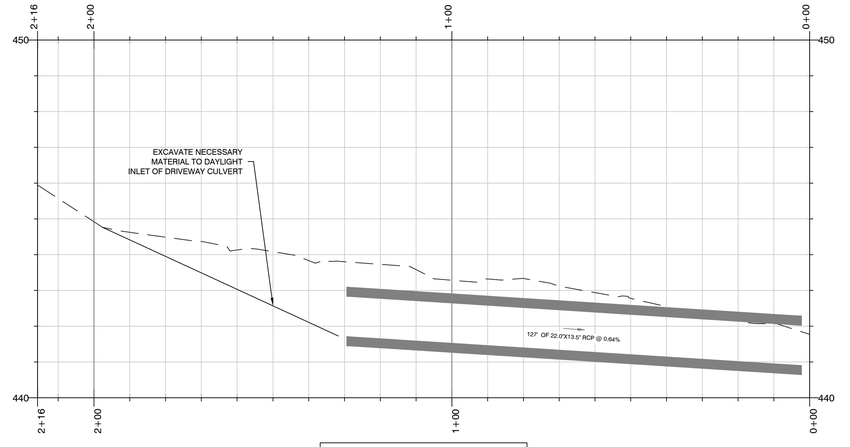


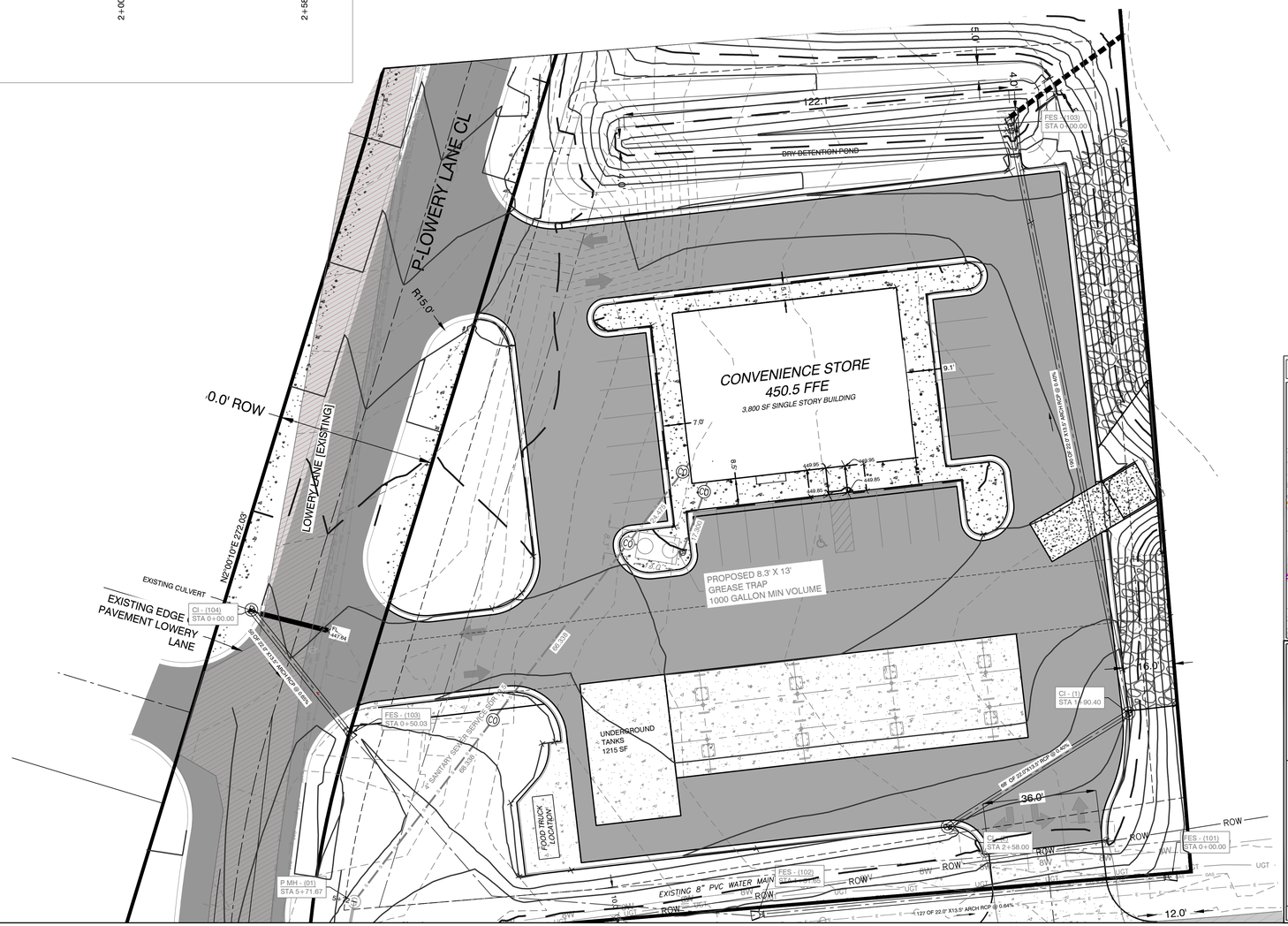
PROFILE [H:V 10:1]
DRAINAGE ALIGNMENT A (1)

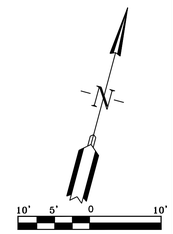


PROFILE [H:V 10:1]
New Storm Crossing



PROFILE [H:V 10:1]
DRIVEWAY CULVERT ALIGNMENT- (1)





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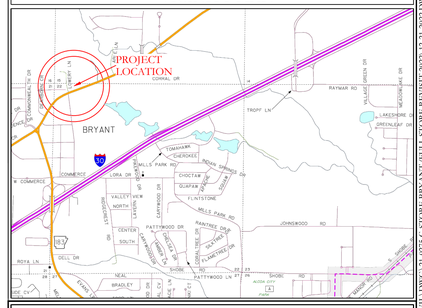

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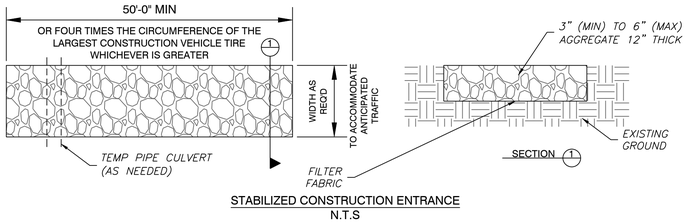
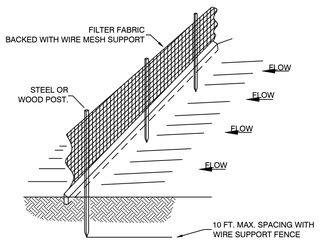
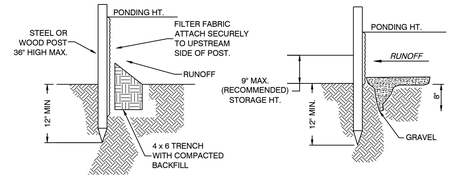


STABILIZED CONSTRUCTION ENTRANCE
N.T.S



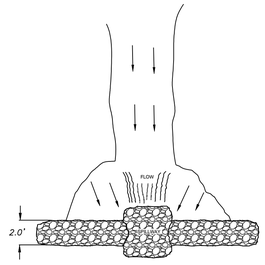


NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

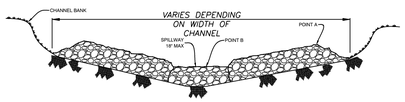
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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

SILT FENCE



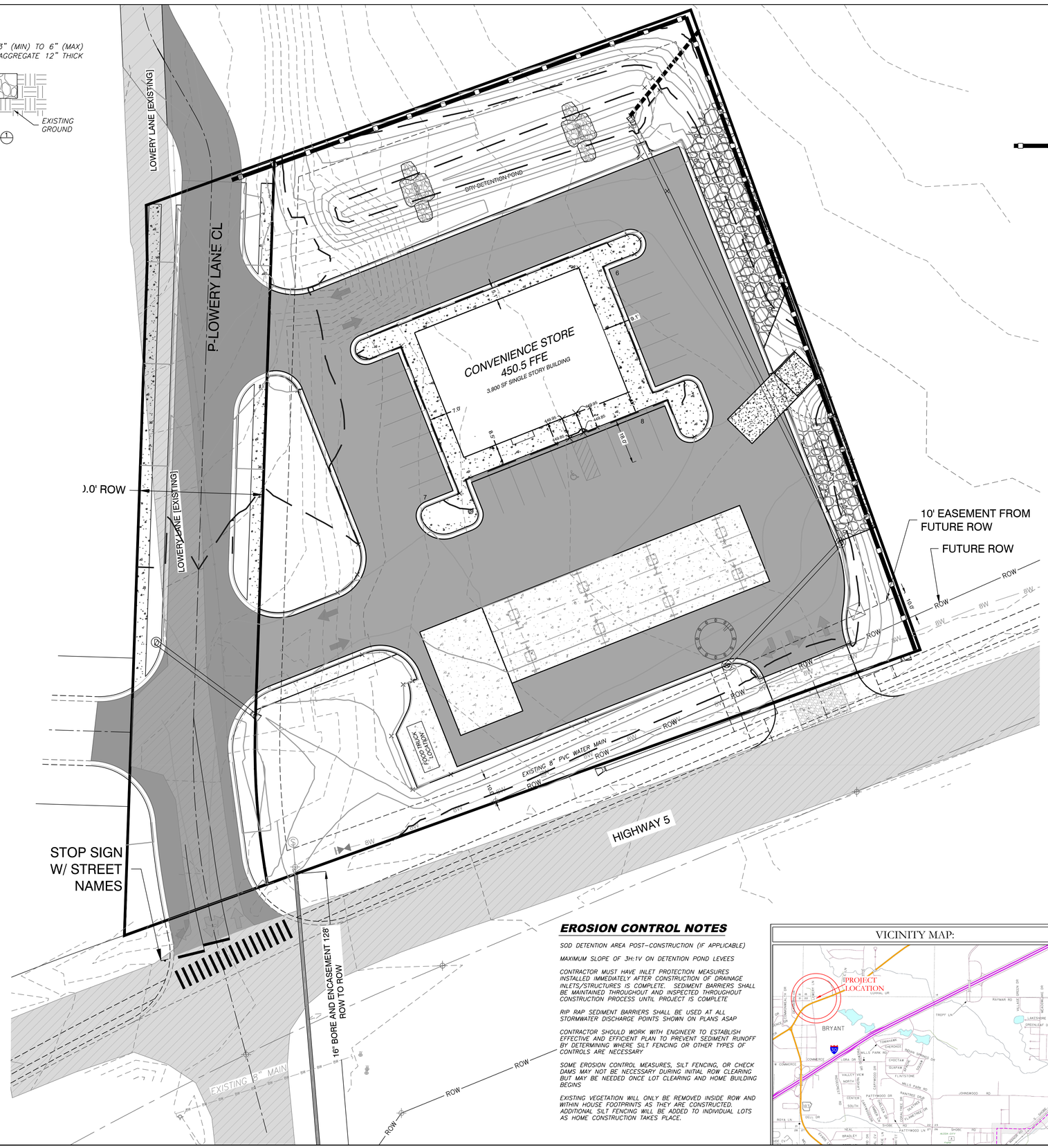
PLAN



VIEW LOOKING UPSTREAM

NOTES:
1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING.
NO SPACES BETWEEN ROCKS. FILL VOIDS WITH ANY GAPS AND TAMP SIDE FILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXCEED 18"-24"
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM

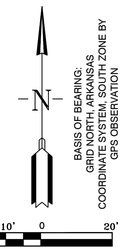


ERC LEGEND

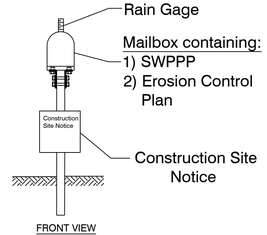
- SITE POSTING/ RAIN GUAGE
- CONC. WASHOUT DETENTION AREA
- SILT FENCE
- RIP RAP CHECK DAM
- CONSTRUCTION ENTRANCE
- DISTURBED AREA
- TRASH CONTAINER
- PORTABLE TOILET

ORDINANCE NO. 2019-32 ARTICLE IV. (2)(J):

DEADLINES FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.
DEADLINE FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED



TYPICAL SITE POSTING:



FRONT VIEW

EROSION CONTROL NOTES

SOD DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

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

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

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

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

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

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

VICINITY MAP:

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BRYANT C-STORE
EROSION CONTROL PLAN
BRYANT, SALINE COUNTY, ARKANSAS

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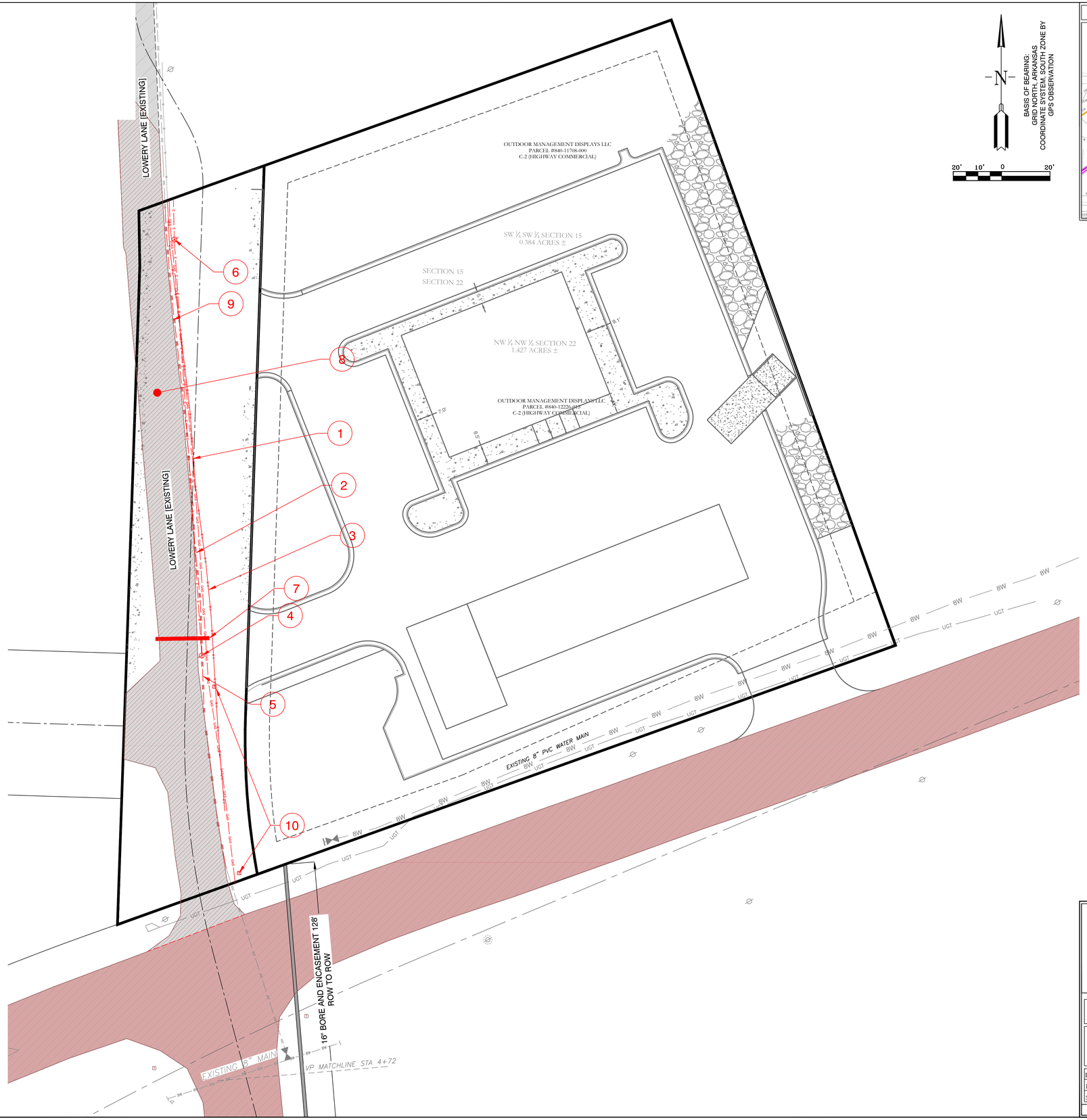

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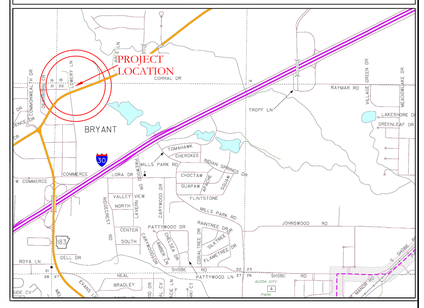

DEMOLITION KEY NOTES

1. GAS MAIN REMOVAL: COORDINATE WITH GAS MAIN
2. REMOVE EXISTING 3" WATER MAIN
3. REMOVE EXISTING FENCE
4. REMOVE POWER POLE
5. REMOVE 3" WATER MAIN
6. REMOVE POWER POLE
7. REMOVE EXISTING 18" CULVERT
8. OVERLAY EXISTING ASPHALT OR DEMO AND REMOVE WHERE NECESSARY
9. HWY 5 PAVEMENT WILL BE DEMOLISHED AND REPLACED BY ARDOT IN UPCOMING IMPROVEMENT PROJECT
10. REMOVE EXISTING TELEPHONE BOX

GENERAL UTILITY LEGEND

- OVERHEAD POWER
- WATER MAIN
- EXISTING SEWER
- POWER POLE REMOVE
- EXISTING LIGHT POLE
- EXISTING SEWER
- REMOVE FENCE
- WATER LINE TO BE REMOVED/REPLACED
- OVERHEAD POWER REMOVE GAS
- TELEPHONE/COMMUNICATIONS

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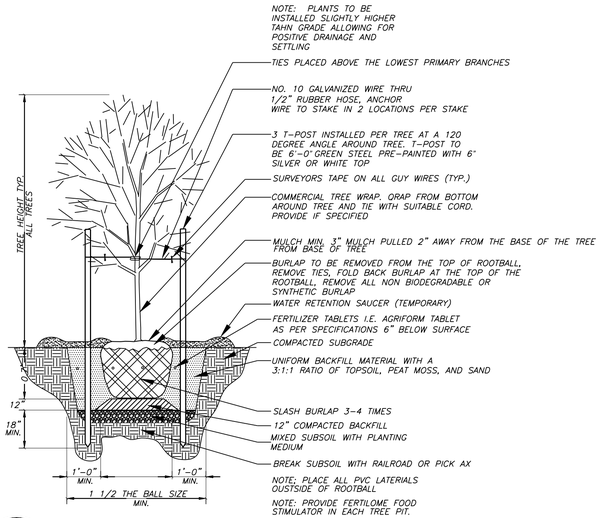
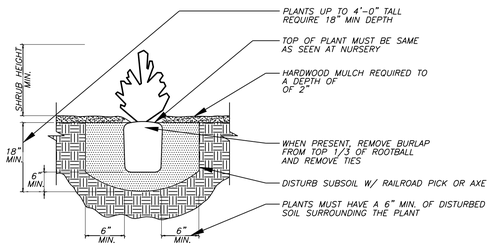
LANDSCAPE LEGEND

	COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QTY.: (REQUIRED)
	1 EVERGREEN/ 2000SF	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE	–	3
	SHURBS COMPACTA HOLLY – 6' O.C. – 5 GAL.	ILEX CRENATA	6'–0"	0
	CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE		9
	SOD	BERMUDA		21360.0 SF
	PLANTERS	N/A		247 SF (150)



1 TREE PLANTING DETAIL

NO SCALE



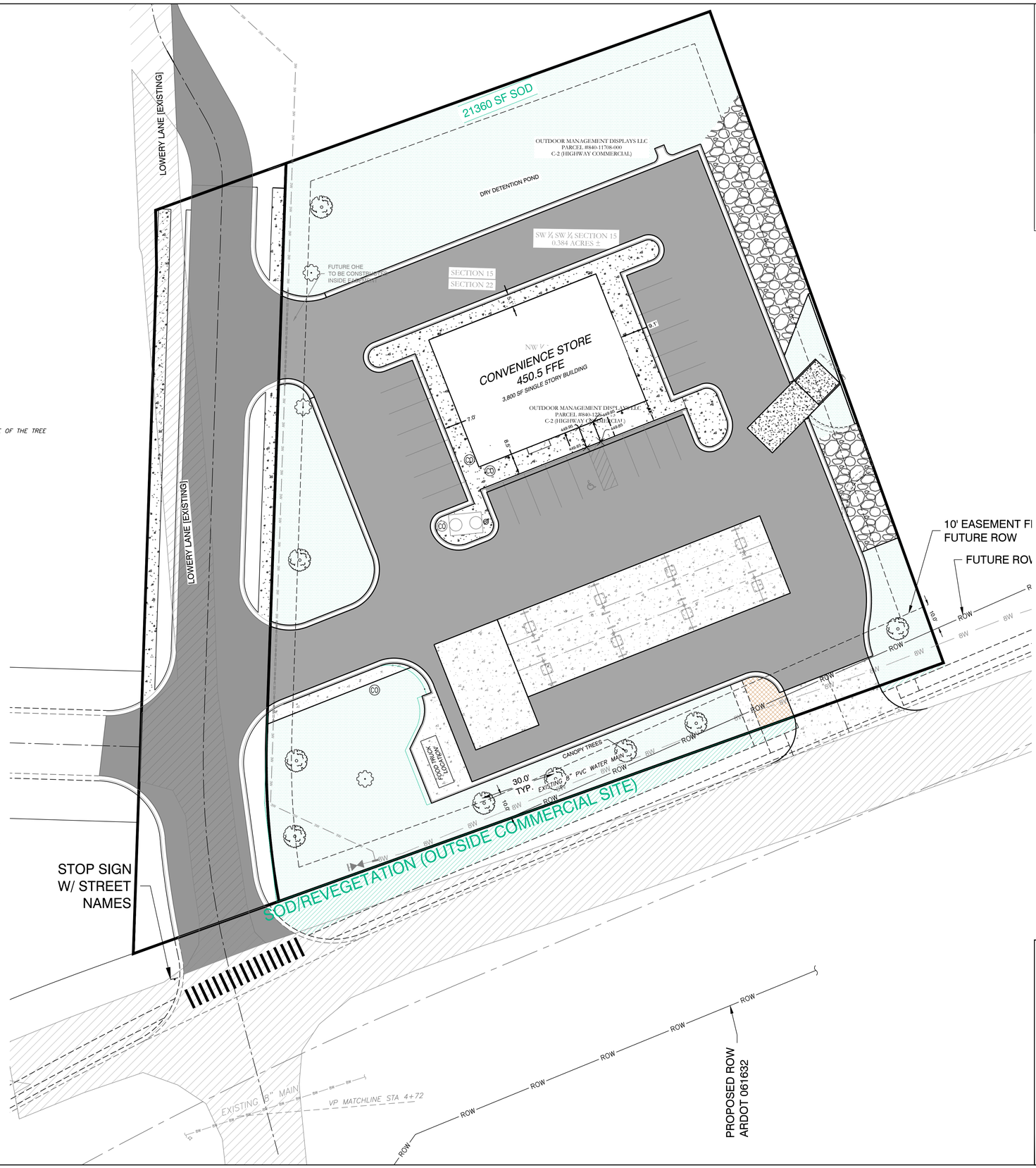
NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURER'S RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL ADMENDMENTS.
5. PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
6. APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

2 SHRUB PLANTING DETAIL

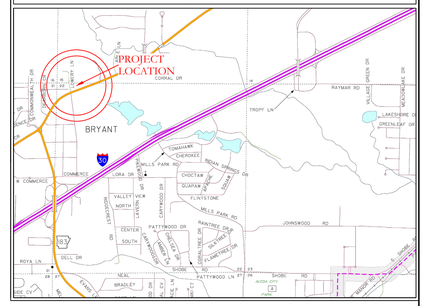
NTS

MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



VICINITY MAP:



PLANTING REQUIREMENTS/CALCS(APPLICABLE)

PLANTING MINIMUM
TOTAL TREES 1 / 1/2 ACRE (PROPERTY) 3.0 ACRES
EVERGREENS 1 / 2000 SF BUILDING FOOTPRINT

PLANTER/GROUND COVERAGE
150 SF CONTAINED BEDS OR GROUND COVER

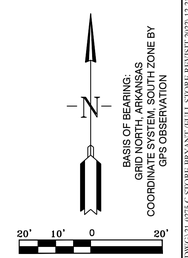
LS BUFFER
10' WIDE BUFFER BETWEEN PARKING AND ADJ. LOTS

TOTAL PROPERTY SIZE OF 1.5 ACRES USED FOR CALCULATIONS

PLANTING NOTES

1. *QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.*
2. *ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.*
3. *ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.*
4. *TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.*
5. *ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.*
6. *ALL NON-PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.*
7. *NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.*

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06-05-2020.



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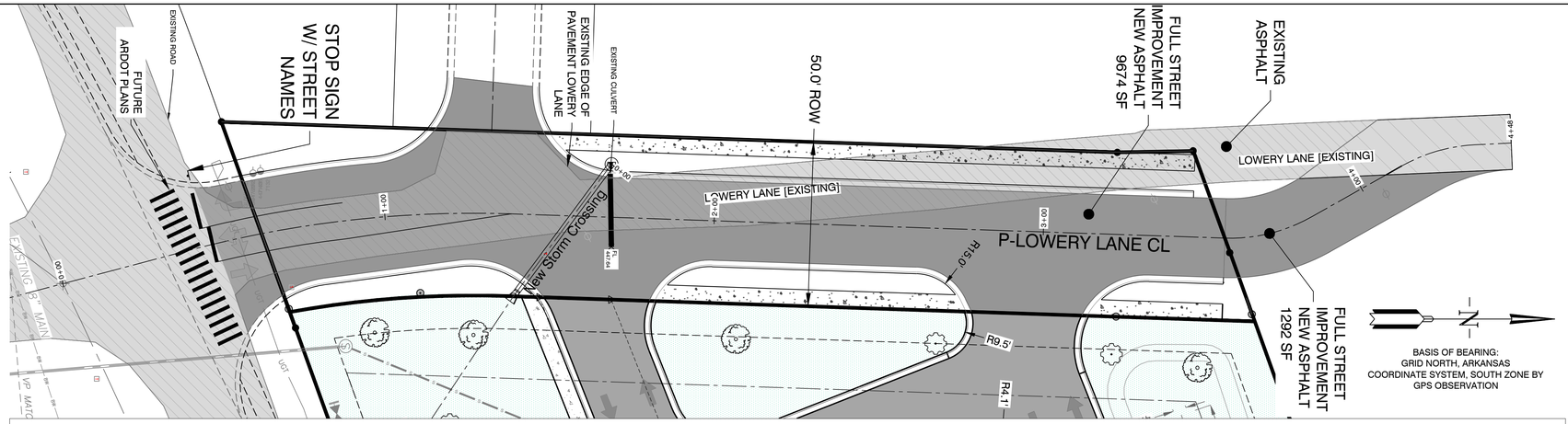
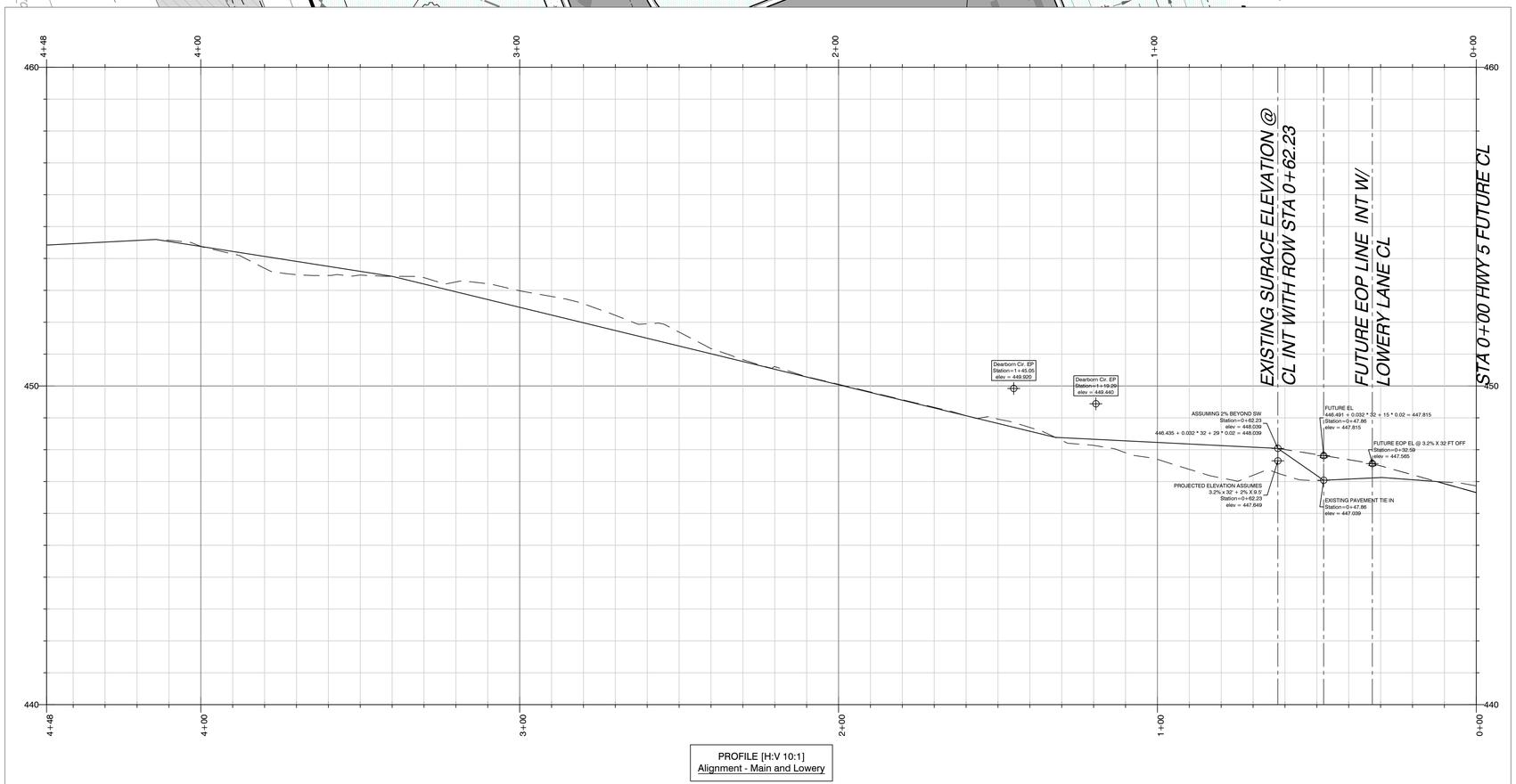
LANDSCAPE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:			
REVISED:	01/04/2023	CHECKED BY:		21-0275			
SHEET:	L-1.0	SCALE:					
500	01S	14W	0	15/22	304	62	1762

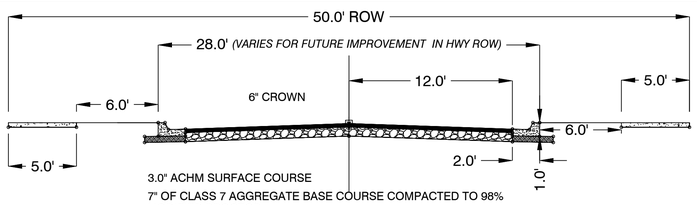
X:\LAND PROJECTS\2021\21-0275 COMMERCIAL\2022\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE BRYANT REVISED 2022-12-21-2022.DWG





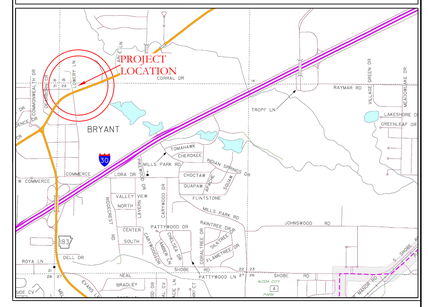
PROFILE [H:V 10:1]
Alignment - Main and Lowery

CITY OF BRYANT TYPICAL CROSSECTION FOR LOWERY LANE IMPROVEMENTS



3.0" ACHM SURFACE COURSE
7" OF CLASS 7 AGGREGATE BASE COURSE COMPACTED TO 98% MODIFIED PROCTOR
SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR TO A DEPTH OF 18"
UNDERCUT 2' DEPTH WHERE NEEDED
*VARIED SECTION WIDTH APPLIES TO FUTURE PLANS NOT PART OF THIS PROJECT

VICINITY MAP:



Know what's below. Call before you dig.

DISCLAIMER

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FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06-05-2020.

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

20' 10' 0 20'

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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
LOWERY PROFILE - EXISTING EDGE OF PAVEMENT
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
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SHEET:	C-9.0	SCALE:	

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LEGAL DESCRIPTION

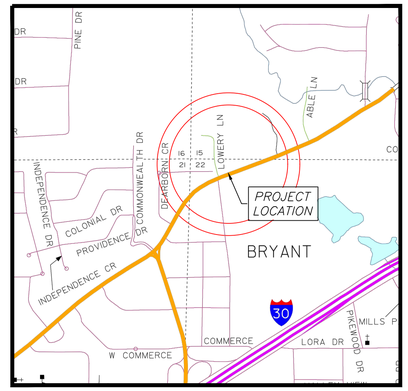
THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, ALL IN T-1-S, R-14-2, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW ¼ OF NW ¼ OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET A FOUND ½" REBAR (PS #1141)

TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID NORTH LINE, N79°07'03"E, A DISTANCE OF 32.82 FEET TO A FOUND ½" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 200.89 FEET TO A FOUND ½" REBAR (PS #1141); THENCE S19°42'53"E, A DISTANCE OF 274.60 FEET TO A FOUND ½" REBAR (PS #1141) ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 5; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S70°15'40"W, A DISTANCE OF 275.04 FEET TO A FOUND ½" REBAR; THENCE S70°18'52"W, A DISTANCE OF 66.65 FEET TO A FOUND ½" REBAR; THENCE LEAVING NORTH RIGHT-OF-WAY LINE, N01°58'40"E, A DISTANCE OF 272.07 FEET TO A PK NAIL IN ASPHALT; THENCE N00°58'25"W, A DISTANCE OF 23.07 FEET TO THE POINT OF BEGINNING. CONTAINING 78,864 SQUARE FEET, OR 1.81 ACRES, MORE OR LESS.

CONSTRUCTION PLANS BRYANT, AR
C-STORE

STANDARD DEVELOPMENT CO, LLC

HIGHWAY 5 NORTH OLD STAGECOACH
CITY OF BRYANT



VICINITY MAP

DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.0	SITE PLAN
C-1.1	N/A
C-1.2	PAVING PLAN
C-2.0	GRADING
C-3.0	UTILITY PLAN
C-3.1	SEWER PLAN & PROFILE
C-3.2	N/A
C-3.3	N/A
C-4.0	TRENCH DETAILS
C-5.0	CIVIL SPECS
C-6.0	DETENTION PLAN
C-6.1	DRAINAGE PLAN
C-6.2	N/A
C-6.3	N/A
C-6.4	N/A
C-6.5	N/A
C-7.0	EROSION CONTROL PLAN
C-8.0	DEMO PLAN
C-8.1	N/A
L-1.0	LANDSCAPE PLAN
C-9.0	LOWERY PROFILE
C-9.2	N/A

PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

CIVIL ENGINEER
HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015
CONTACT: KAZI ISLAM
PHONE: 501.315.2626
EMAIL: kazi@hopeconsulting.com

ARCHITECT
WILLIAMS & DEAN
18 CORPORATE HILL DRIVE #210
LITTLE ROCK, AR 72205
CONTACT: JOHN JOHNSON
PHONE: 501.224.1900
EMAIL: jjohnson@williamsdean.com

GEOTECHNICAL ENGINEER
MATERIALS TESTING OF ARKANSAS
8001 NATIONAL DRIVE
LITTLE ROCK, AR 72209
CONTACT: KELTON PRICE
PHONE: 501.753.2526
EMAIL: keltonp@mtaengineers.com

STRUCTURAL ENGINEER
N/A

ZONING INFORMATION	
CURRENT ZONING	*C-2 (HIGHWAY COMMERCIAL)*
MINIMUM LOT AREA (SF)	*N/A*
MINIMUM LOT WIDTH (FT)	*N/A*
FRONT YARD SETBACK (FT)	*50'*
EXTERIOR SIDE YARD SETBACK (FT)	*NOT REQ UNLESS ABUT ROAD OR RESIDENTIAL LOT LINE THEN 25'*
REAR YARD (NORTH) SETBACK (FT)	*15'*
MAXIMUM HEIGHT (FT)	*45' OR NO MORE THAN3 STORIES*
MAXIMUM LOT COVERAGE	*PRINCIPAL & ACCESSORY BLDG 35% OF THE TOTAL AREA OF THE SITE*

OWNER:
Name: STANDARD DEVELOPMENT CO, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205

DEVELOPER:
Name: STANDARD DEVELOPMENT CO, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205

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

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I Robert L. Johnston Jr., PLS No. 1626, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Benton County City of Rogers areas, panel # 05125C0240E, dated 06/05/2020, no portion of the property described hereon lies within the 100 year flood hazard boundary.

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Benton, Arkansas 72015
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FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STANCDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	09-20-2022	C.A.D. BY:		DRAWING NUMBER:				
REVISED:	02/09/2023	CHECKED BY:		21-0275				
SHEET:		SCALE:						
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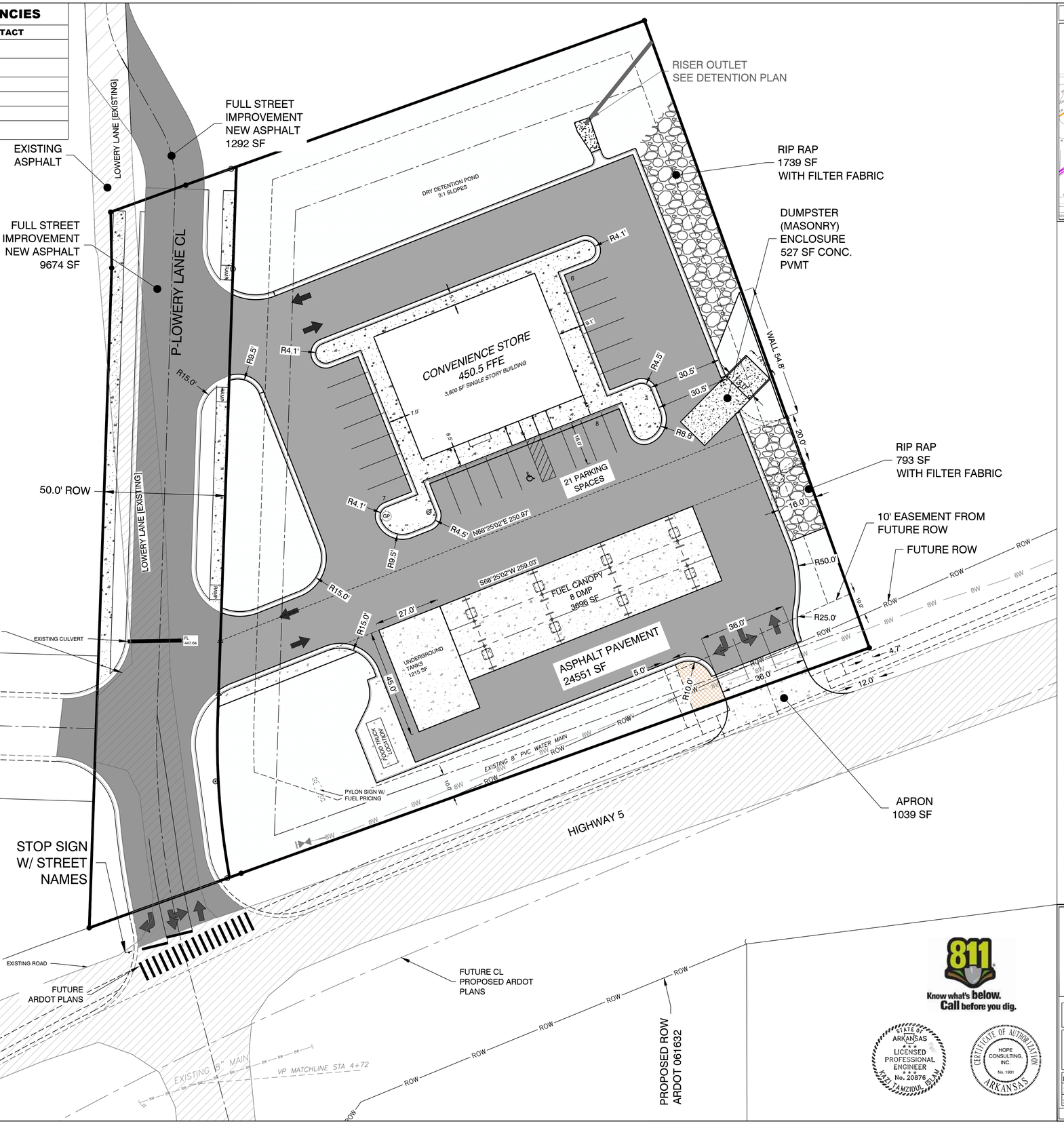
CONTACTS UTILITIES AND CITY AND STATE AGENCIES

AGENCY	TITLE	NAME	CONTACT
BRYANT PUBLIC WORKS	DIRECTOR	TIM FOURNIER	501-943-0468
BRYANT PUBLIC WORKS	ENGINEER	TED TAYLOR	501-943-0450
BRYANT WATER	INSPECTOR	JOE HENRY	501-246-0516
ENTERGY	CONTACT	JEREMY HENDERSON	800-368-3749
CENTERPOINT (GAS)	CONTACT	ADAM GOBER	501-541-7509
ARDOT	PERMIT OFFICER DISTRICT SIX	CORY SUTTON	501 551-5207

LOWERY LANE IMPROVEMENT NOTES

1. ENTIRE ROW TO BE DEDICATED TO CITY OF BRYANT
2. LOWERY STREET IMPROVEMENT CONSTRUCTION IS A PLANNED PORTION OF THE CONSTRUCTION FOR THIS PROJECT.



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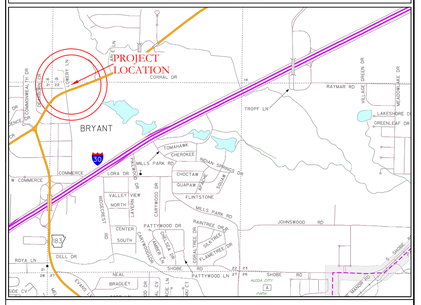

SITE PLAN NOTES

PARKING REQUIREMENTS:

TOTAL: 21 SPACES (16 REQUIRED)
1 HANDICAP (1 REQUIRED)

TOTAL AREA:	78,850	SF
PROPOSED PAVEMENT/ROOF:	55,589	SF
RIP RAP	2,532	SF
PROPOSED GREEN SPACE:	20,729	SF
PROPOSED BUILDING:	3,500	SF

ZONING AND SETBACKS

ZONING:	C2
FRONT	10'
SIDE	NONE (25' FOR RESIDENTIAL NEIGHBORS)
REAR	25' (55 RESIDENTIAL NEIGHBORS)

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FLOOD STATEMENT

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

20' 10' 0 20'

Know what's below. Call before you dig.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
YAZDI J. AMZIDUX, ISLAM

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

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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
SITE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:			
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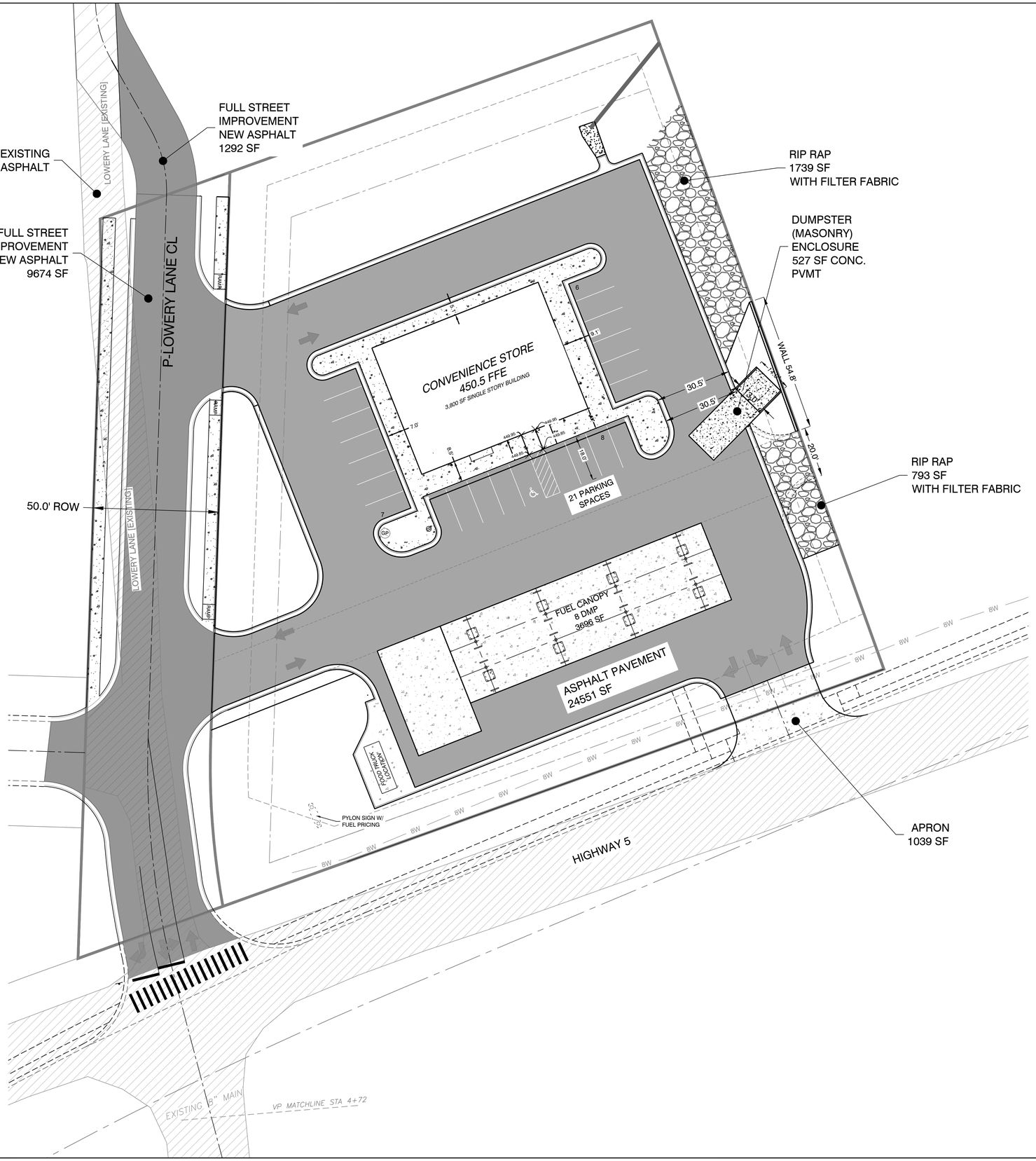

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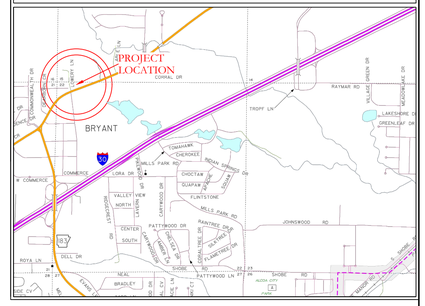

PAVEMENT LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT FUTURE STREET IMPROVEMENTS

Know what's below. Call before you dig.

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20875 KAZI TAMZIDUL ISLAM

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

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N

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

20' 10' 0 20'

HOPE CONSULTING ENGINEERS - SURVEYORS
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Benton, Arkansas 72015
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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
PAVING PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:	21-0275
REVISED:	02/09/2023	CHECKED BY:			
SHEET:	C-1.2	SCALE:			

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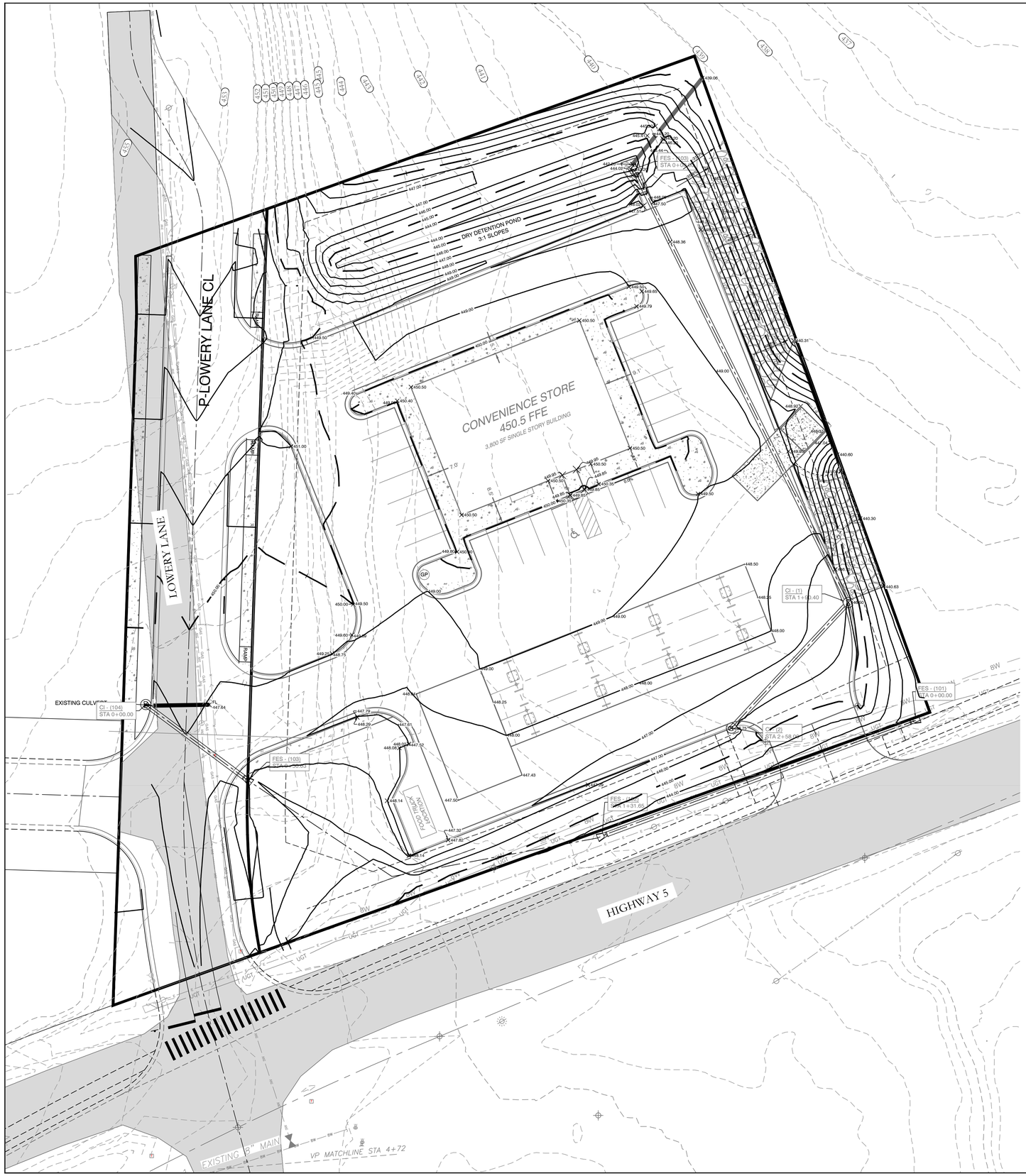

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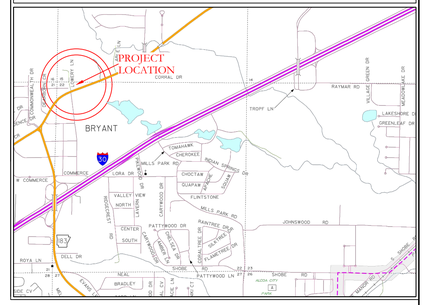
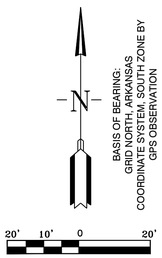


GRADING PLAN NOTES

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



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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
GRADING PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZEM TAMZIDUL ISLAM

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

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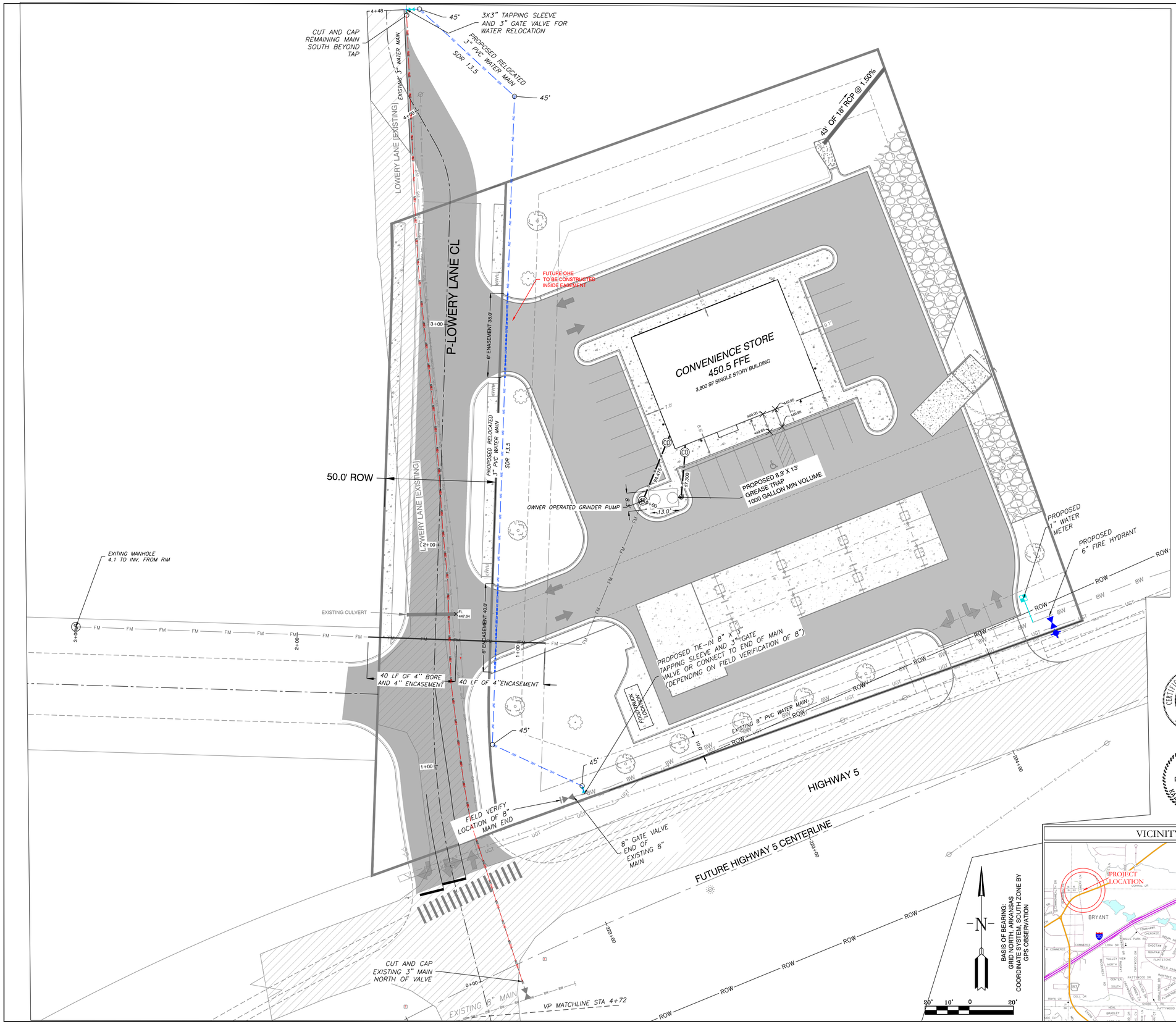

SEWER LEGEND

- SANITARY SEWER MANHOLE PROP.*
- SANITARY SEWER MANHOLE EXIST.
- CLEANOUT
- PROPOSED SEWER SERVICE

SEWER NOTES

1. ALL SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. INFORMATION ON DEPTH OF EXISTING TIE IN MANHOLE AND DOWNSTREAM MH OBTAINED FROM EFS EDGE GIS DATA.
3. 16" BORE AND ENCASEMENT FOR HIGHWAY 5 CROSSING OF 8" MAIN EXTENSION.
4. CASING SPACERS SHALL BE STAINLESS STEEL
5. THERE IS ONE PROPOSED SANITARY SEWER MH

WATER LEGEND

- FIRE HYDRANT
- BLOW OFF
- PROPOSED GATE VALVE
- PROPOSED 1" WATER METER
- PROPOSED WATER MAIN
- 2" PROPOSED WATER SERVICE LINE
- 3" ABANDONED PORTION

WATER NOTES

1. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. CONSTRUCT 3" SDR-13.5 ALONG LOWERY LANE.
3. 6" STEEL ENCASEMENT UNDER DRIVEWAYS ON 3" MAIN
4. CASING SPACERS SHALL BE STAINLESS STEEL.

ELECTRIC/TELECOMMUNICATION NOTES

1. OVERHEAD ELECTRIC UTILITIES AND PHONE/TELECOMMUNICATIONS LINES AFFECTED BY LOWERY LANE CHANGES WILL NEED TO BE RELOCATED IN COOPERATION WITH THE RESPECTIVE UTILITY PROVIDERS.

ONE PROPOSED OVER HEAD POWER

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

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

VICINITY MAP:

HOPE CONSULTING
ENGINEERS - SURVEYORS
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Benton, Arkansas 72015
PH. (501)315-2626
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/26/2023	CHECKED BY:	21-0275
SHEET:	C-3.0	SCALE:	

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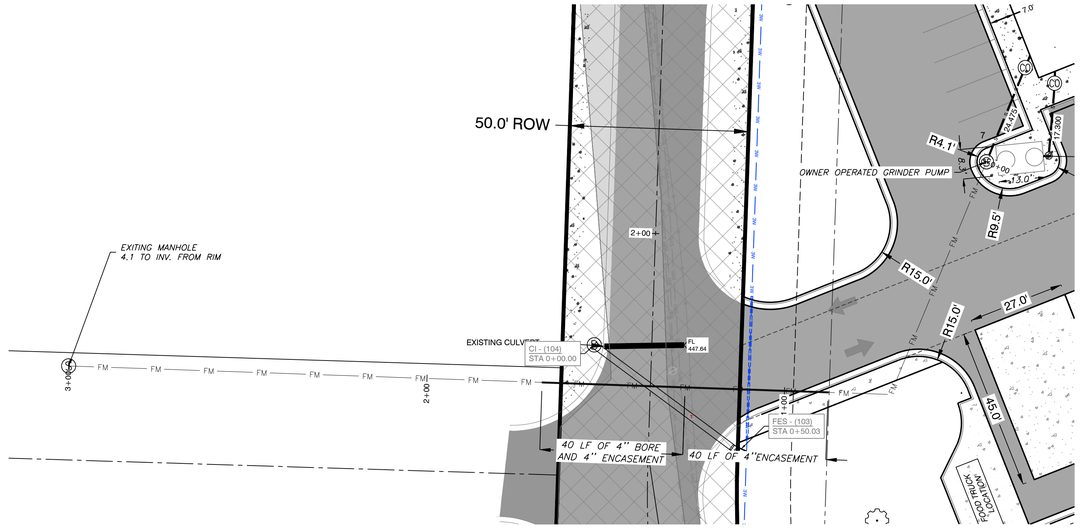

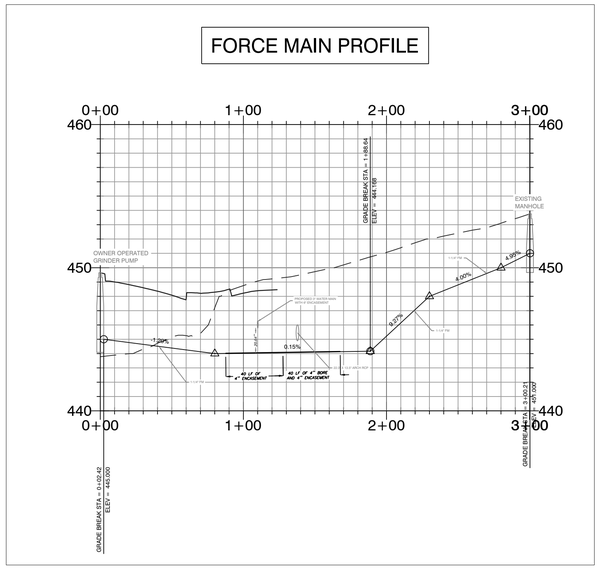

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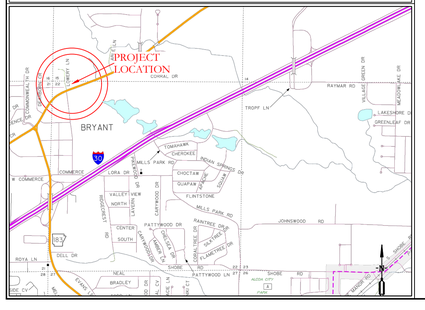

WATER LEGEND

- FIRE HYDRANT
- BLOW OFF
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED WATER MAIN
- ¾" PROPOSED WATER SERVICE LINE

WATER NOTES

1. ALL WATER AND SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. CONSTRUCT 3" SDR 13.5 ALONG LOWERY LANE.
3. 6" STEEL ENCASEMENT UNDER DRIVEWAYS ON 3" MAIN

SEWER LEGEND

- SANITARY SEWER MANHOLE
- CLEANOUT
- PROPOSED SEWER SERVICE

SEWER NOTES

1. ALL WATER AND SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. INFORMATION ON DEPTH OF EXISTING TIE IN MANHOLE AND DOWNSTREAM MH OBTAINED FROM EFS EDGE GIS DATA.
3. 4" BORE AND ENCASEMENT FOR LOWERY LANE OF 1-1/4" FORCE MAIN.
4. CASING SPACERS SHALL BE STAINLESS STEEL

N

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

20' 10' 0 20'

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

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

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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
SEWER UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:	21-0275
SHEET:	C-3.1	SCALE:	

500	01S	14W	0	15/22	304	62	1762

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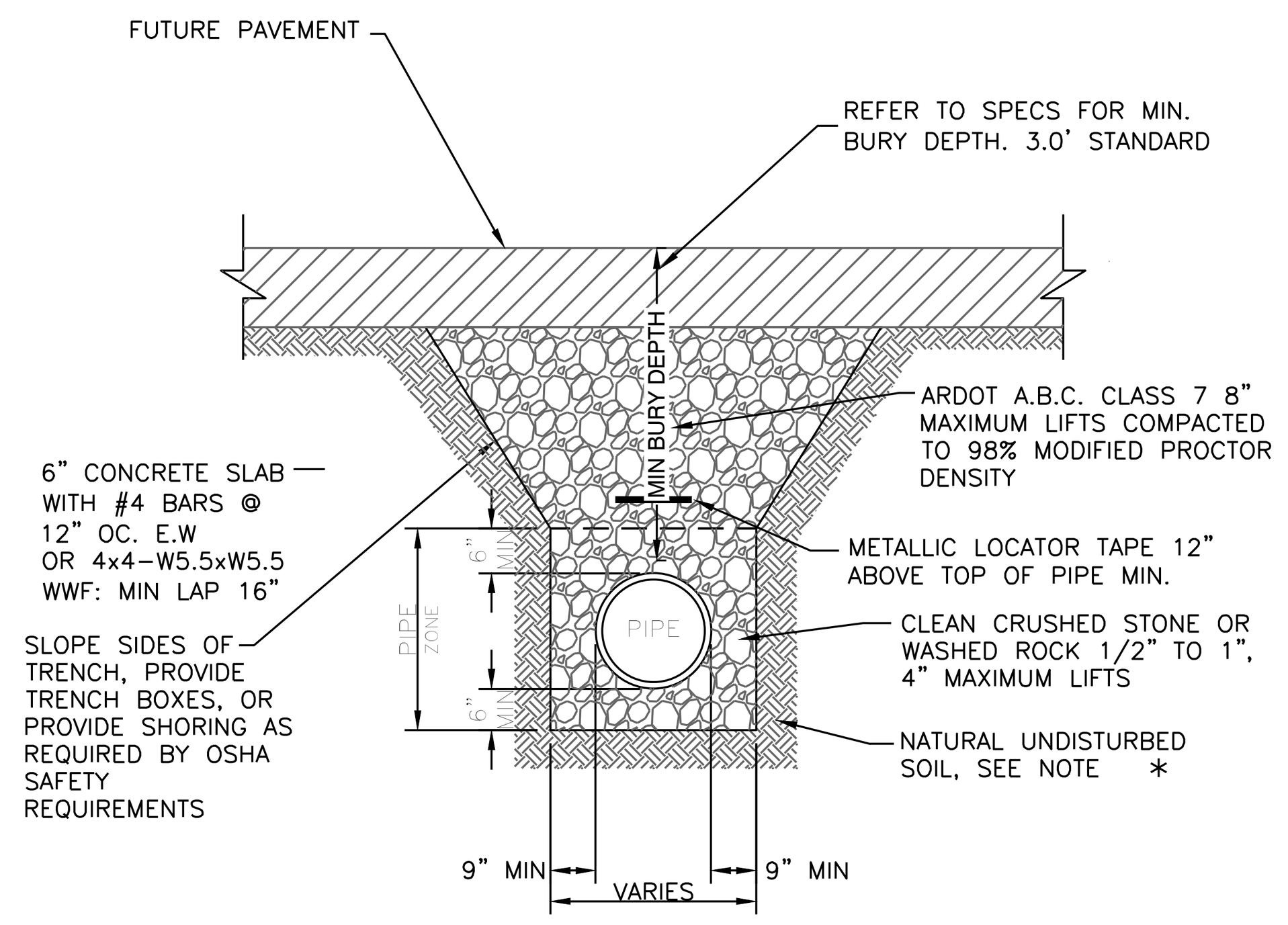
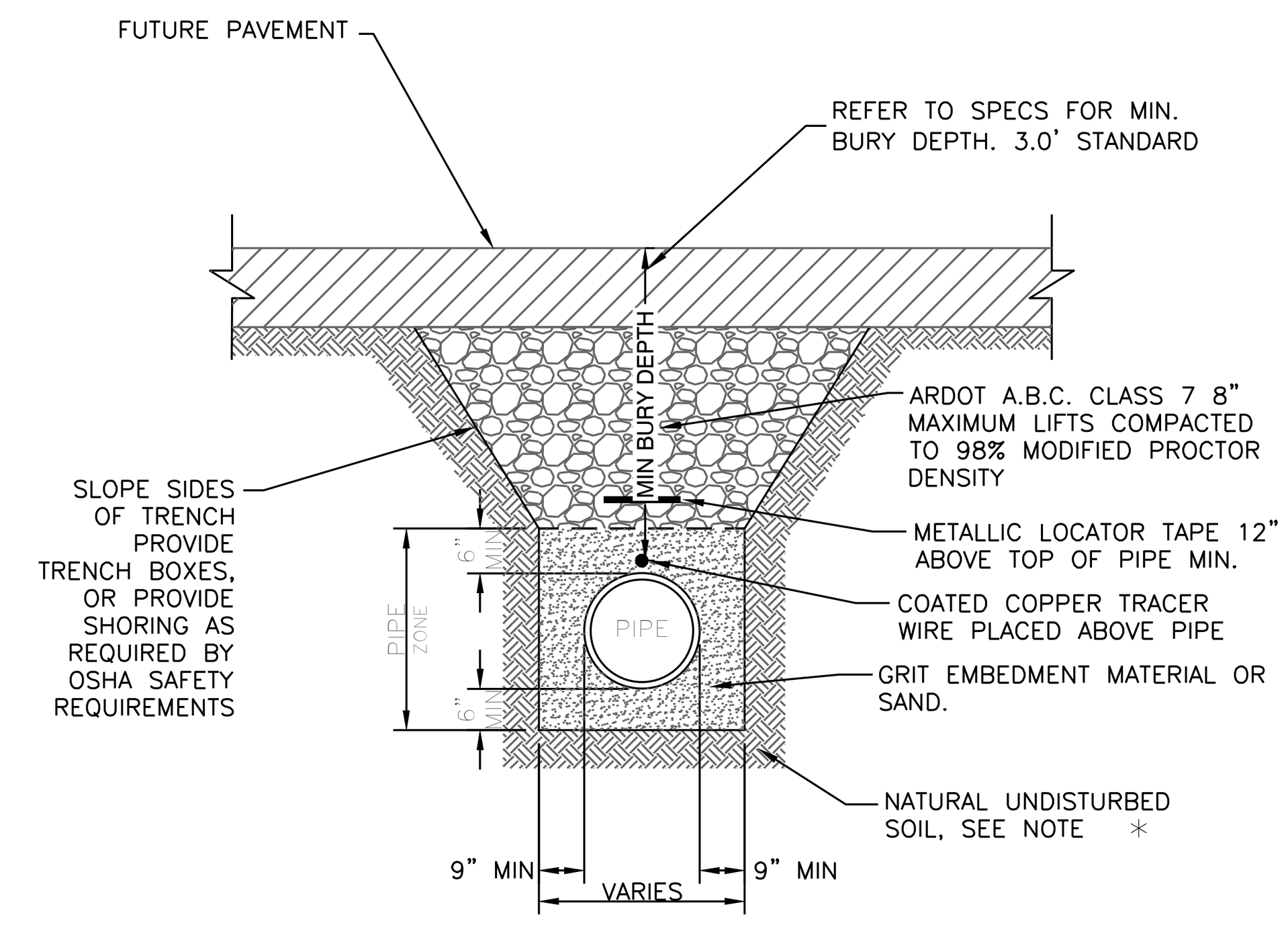


DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

NOTE: *
FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.



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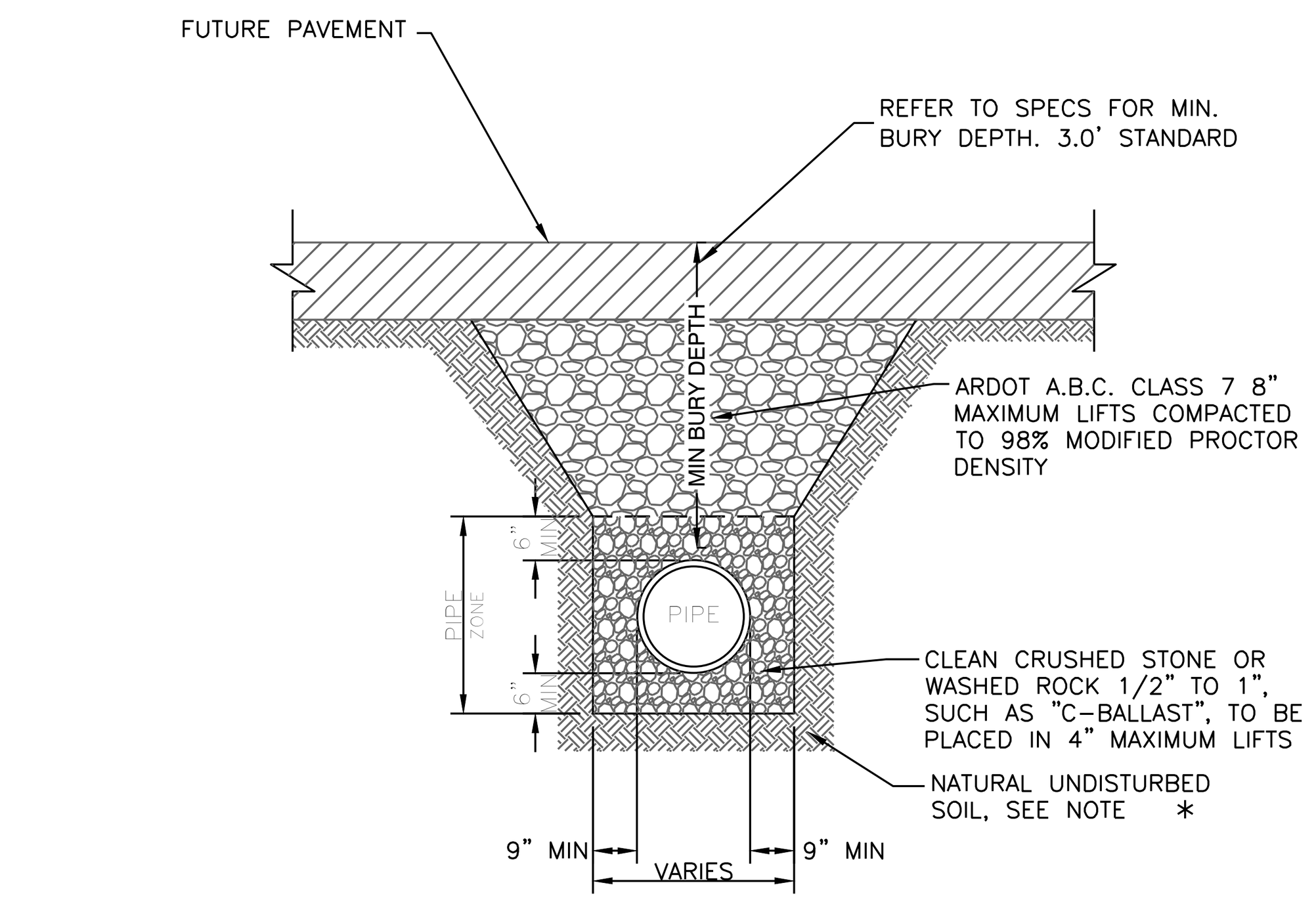
PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.



DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

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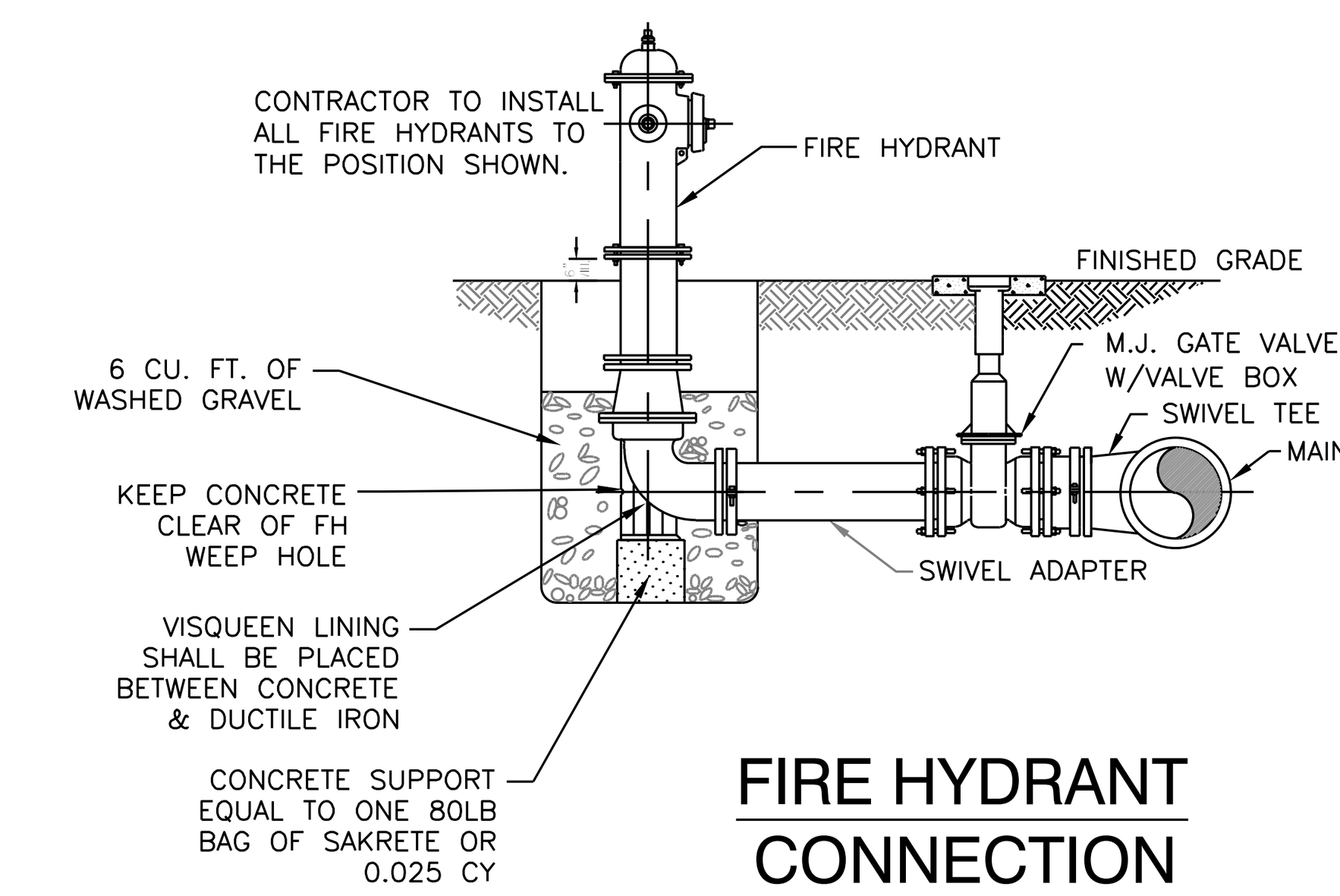
FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

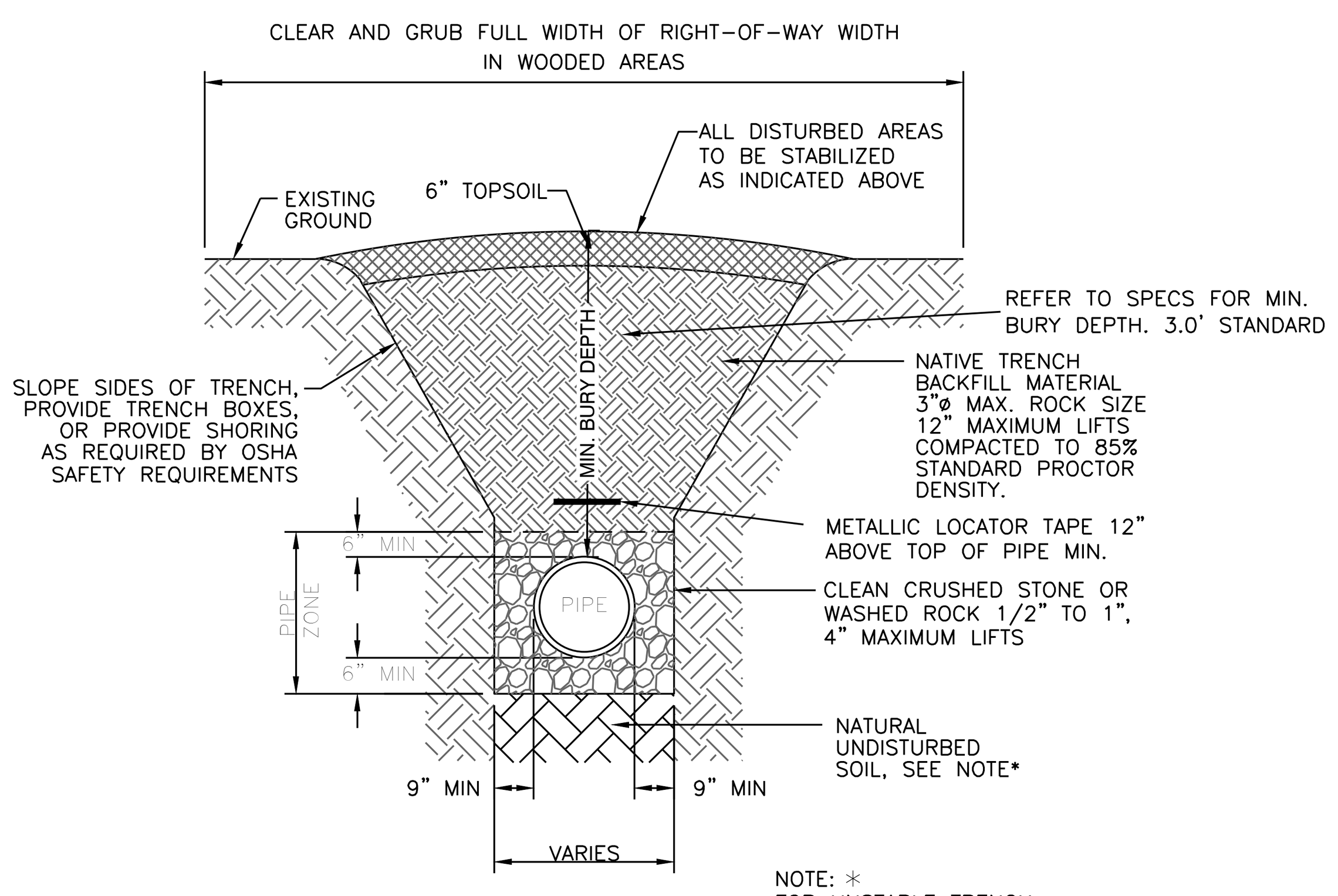
N.T.S.



FIRE HYDRANT CONNECTION

NTS

SOIL STABILIZATION REQUIREMENTS:
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

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PVC SEWER TRENCH IN UNPAVED AREAS

N.T.S.

SOIL STABILIZATION REQUIREMENTS:
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
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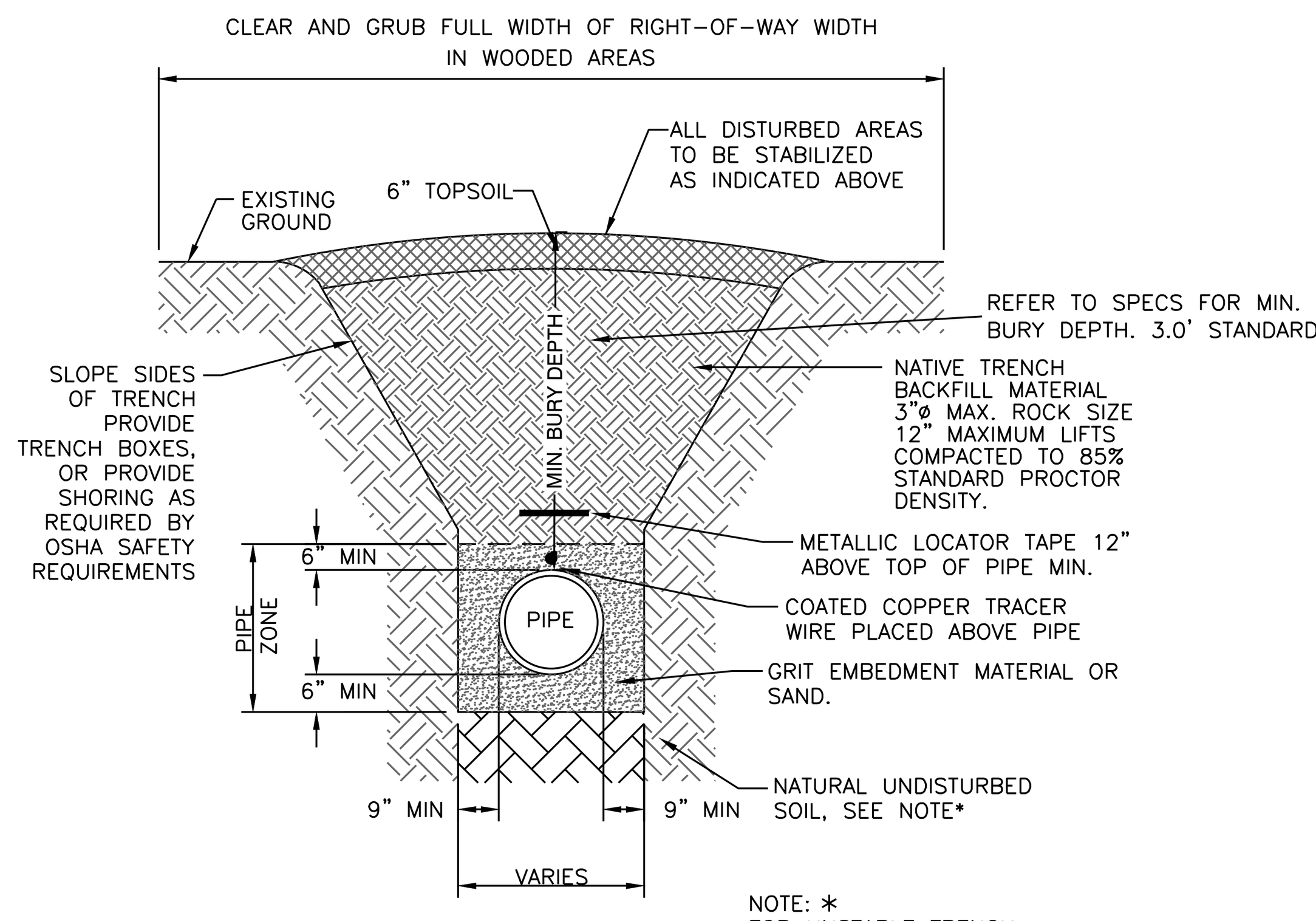

DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

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PVC WATER LINE TRENCH IN UNPAVED AREAS

N.T.S.

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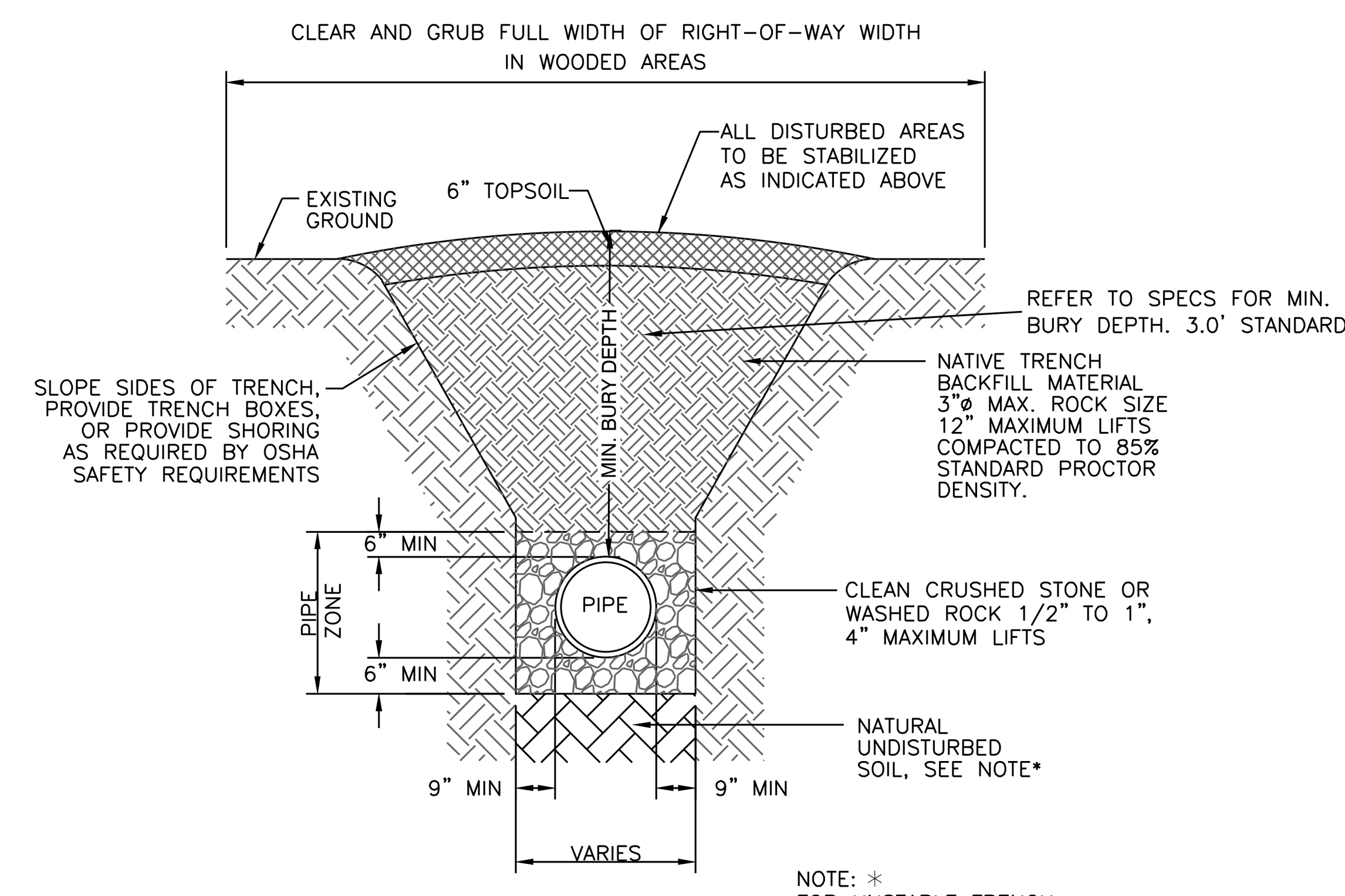

DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

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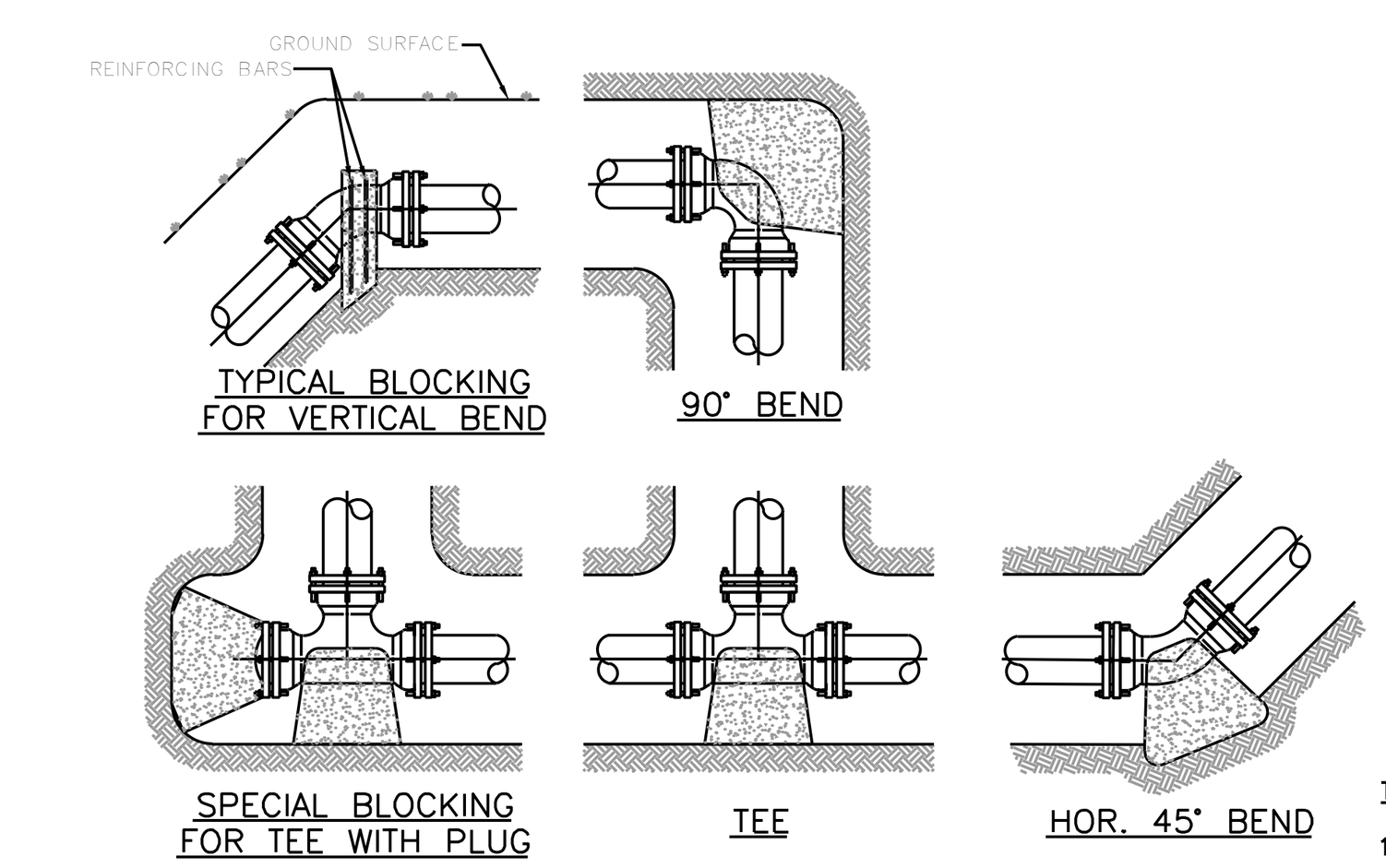
DRAINAGE PIPES IN UNPAVED AREAS

N.T.S.



TYPICAL BLOCKING DETAILS

N.T.S.

VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
18	7.2	3.7	1.8
20	8.9	4.5	2.3
24	12.8	6.5	3.3

BEARING AREA OF THRUST BLOCKS IN SQ. FT (HORIZONTAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	TEE, WYE, PLUG,OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		BEND ANGLE		
			A_1	A_2	45°	22 1/2°	11 1/4
4	1.0	1.4	1.0	1.4	1.0	–	–
6	2.1	3.0	2.1	3.0	1.6	1.0	–
8	3.8	5.3	3.8	5.4	2.9	1.5	1.0
10	5.9	8.4	5.9	8.4	4.6	2.4	1.2
12	8.5	12.0	8.5	12.0	6.6	3.4	1.7
14	11.5	16.3	11.5	16.3	8.9	4.6	2.3
16	15.0	21.3	15.0	21.3	11.6	6.0	3.0
18	19.0	27.0	19.0	27.0	14.6	7.6	3.8
20	23.5	33.3	23.5	33.3	18.1	9.4	4.7
24	34.0	48.0	34.0	48.0	26.2	13.6	6.8

VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
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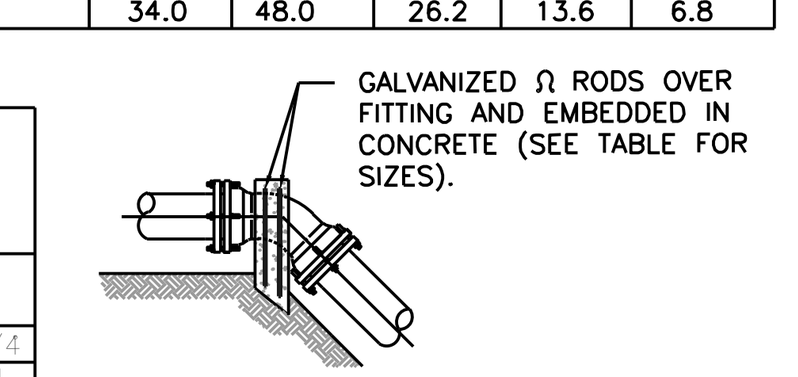


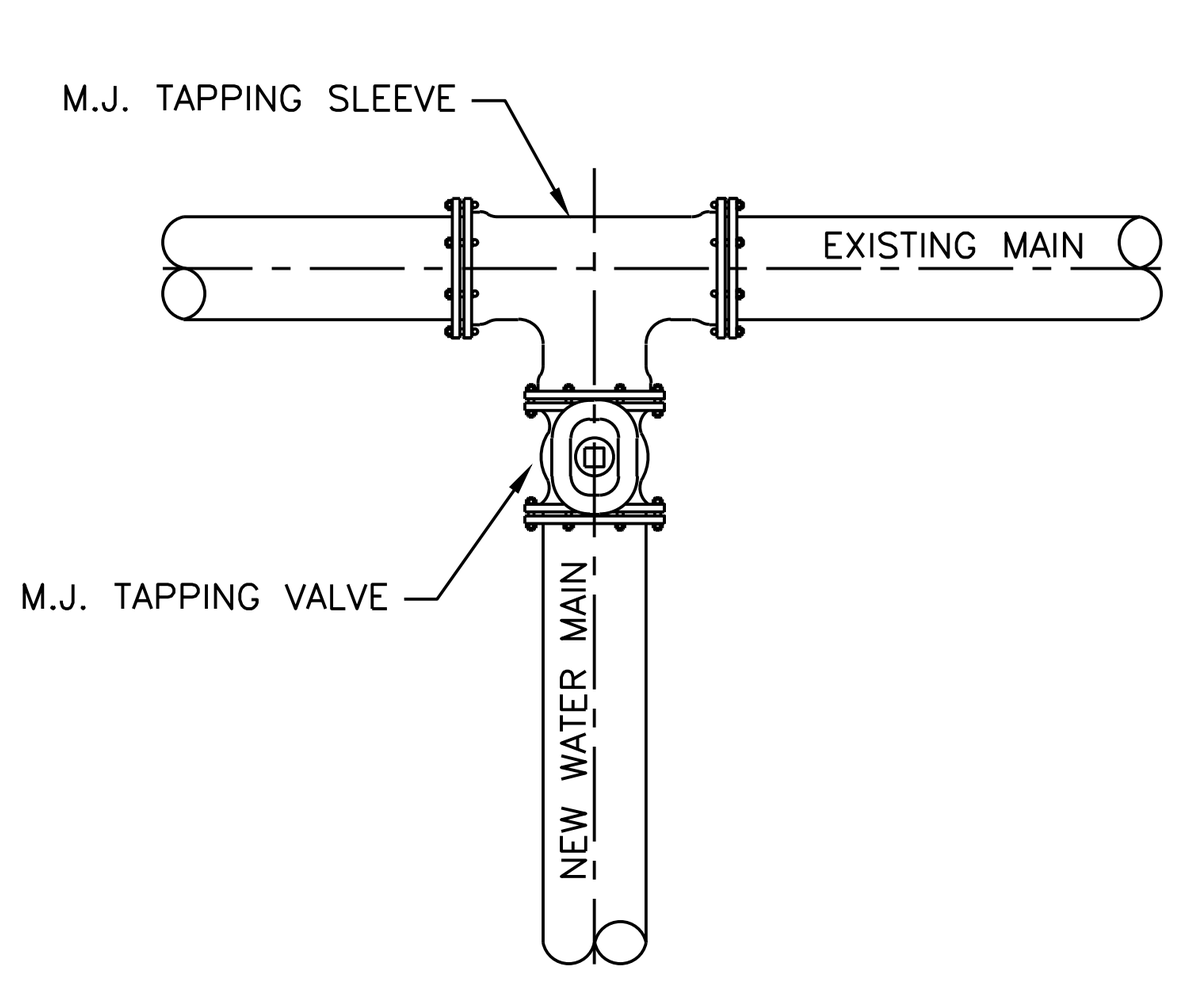
FITTING SIZES	ROD SIZES	EMBEDMENT
12" AND LESS	#6'S	30"
14" – 24"	#8's	36"

THRUST BLOCK NOTES:

1. KEEP CONCRETE CLEAR OF JOINT ACCESSORIES.
2. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
3. REQUIRED VOLUMES OF BEARING AREAS AT FITTINGS SHALL BE AS INDICATED IN THE TABLES PROVIDED AND ADJUSTED, IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) STATED IN THE SPECIFICATIONS. AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
4. THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURE OF 150 PSIG AND THE WEIGHT OF CONCRETE (4,050 LB/CY). TO COMPUTE VOLUMES FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION: VOLUME = (TEST PRESSURE / 150) X (TABLE VALUE).
5. BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 150 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2,000 LB/SF TO COMPUTE BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA – (TEST PRESSURE / 150) X (2,000 / SOIL BEARING STRESS) X (TABLE VALUE).
6. THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUST SHALL BE THE SAME AS FOR HORIZONTAL BENDS.
7. BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
8. BEARING AREA OF THRUST BLOCK SHALL NOT BE LESS THAN 1.0 SF.
9. VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CY REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS.

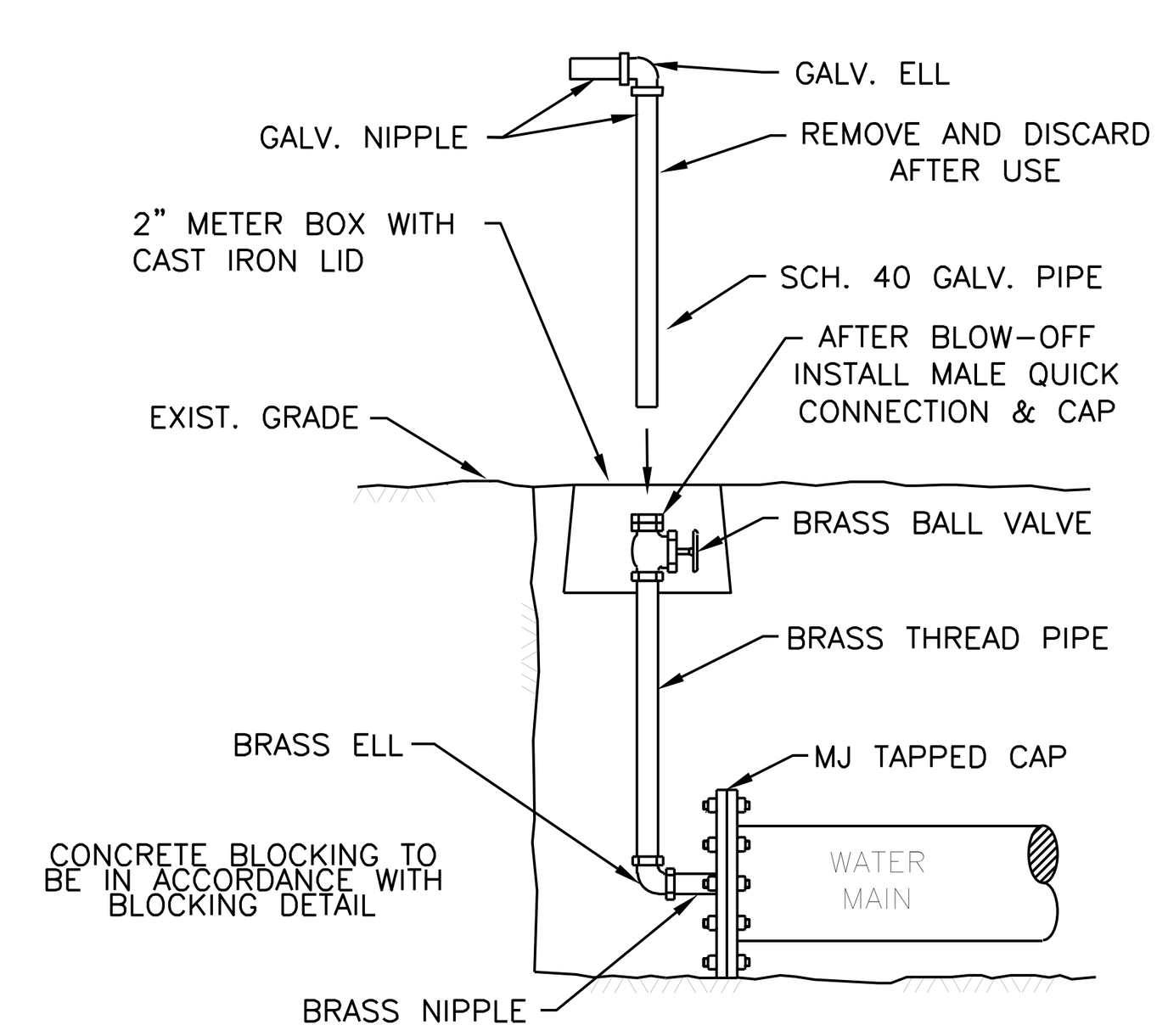
TYPICAL BLOCKING DETAILS

N.T.S.



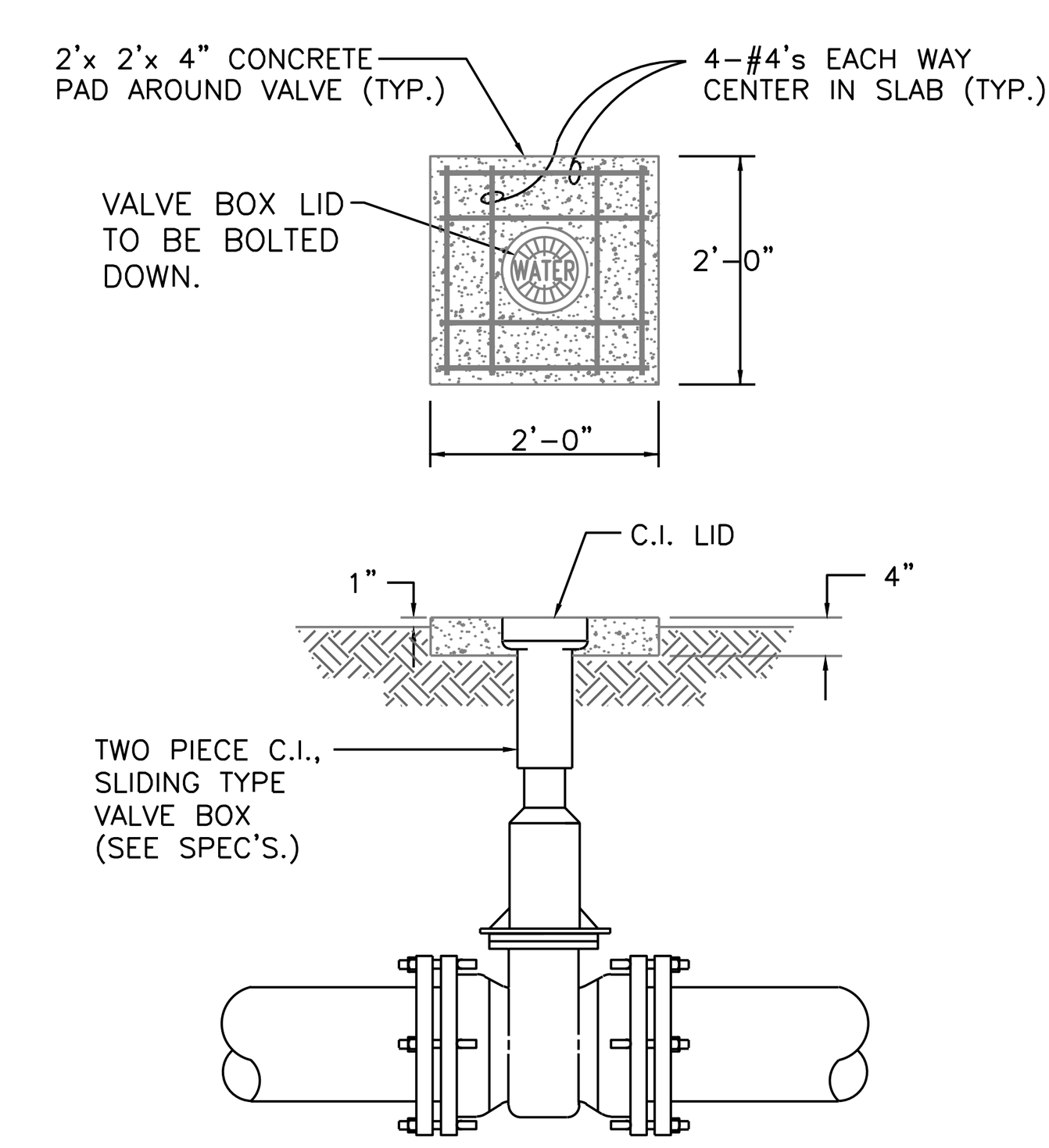
WATER MAIN CONNECTION DETAIL

N.T.S.



2" BLOW-OFF RISER

N.T.S.



DETAIL-VALVE BOX

N.T.S.

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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
TRENCH DETAILS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:		21-0275
SHEET:	C-4.0	SCALE:		

500	01S	14W	0	15/22	304	62	1762

K:\LAND PROJECTS 2004\COMMERCIAL\2021\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE BRYANT (FULL STORE REVISIT 2022) 12-21-2022.DWG

SUBGRADE MATERIAL

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subrades for pavement shall be stabilized by mechanical compaction. Stabilization methods such as fabrics and chemical stabilization may be submitted for approval when supported by engineering data and calculations to substantiate the adequacy of the stabilized procedure.
C. Subgrade shall be compacted to 95 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
D. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
E. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.
F. In-situ soils meeting the requirements outlined in these specifications may be utilized as subgrade material. In-situ soils used as subgrade shall be scarified to a minimum depth of 8-inches below finish subgrade, recompacted and tested as described below. Fill material for subgrade shall be placed in lifts not to exceed 8-inches compacted depth.
G. Methods and procedures for establishing the total depth of soil replacement and/or modification shall be as specified by the design engineer and geotechnical investigations. The adequacy of in-situ soils and fill materials as pavement subgrade shall be evaluated based upon the soils classification, liquid limit, and plasticity index.
H. Soils with a liquid limit greater than 40, or a plasticity index greater than 15 shall be undercut and removed from the street section or improved by a design method of stabilization approved by the City.
I. Quality control testing shall be as specified below.
J. Undercut 24" of soil below finished street base course. Proof roll to verify stability.
K. Backfill the undercut subgrade with Class 7 aggregate or soil meeting the requirements of this section and compact in lifts not exceeding 8".

BASE COURSE

A. Base course material shall be crushed stone meeting the requirements of ArDOT Class 7 aggregate base course as specified in the latest edition of ArDOT Standard Specifications.
B. Base course shall be compacted to 98 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture.

SURFACE COURSE

A. Surface course for flexible pavement designs shall utilize plant mix bituminous base and binder courses conforming to ArDOT Standard Specifications.

CURB AND GUTTER

A. Curb and gutter shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi. Concrete shall be air-entrained with a maximum of 4-inch slump.
B. Compaction requirements under curb and gutter shall conform to the requirements for street subgrade materials. Compaction requirements shall extend to a minimum of 1 foot beyond the back of curb and gutter removing all soft spots and replacing with suitable material.
C. Curb and gutter shall conform to the typical detail within these specifications or ArDOT Standard Roadway Drawing Details for curbing.
D. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at intervals not exceeding 195 feet, intersection radii, driveways, stationary structures, and sidewalks.
E. Contraction joints shall be sawed or formed at intervals not greater than 20 feet. Depth of saw-cut hall be 1 1/2-inch and have a width of 1/4-inch. Contraction joints shall be sealed in accordance with ArDOT Standard Specifications.
F. Forms shall be made of metal or wood and shall be properly braced. The minimum length of each section of form used shall be 10 feet. Each section of form shall be uniform and free from undesirable bends or warps. Forms shall be of such cross section and strength and so secured as to resist the pressure of the impact and vibration on any equipment which they support without springing or settlement.
G. Curb and gutter placed with slip form or extruding equipment will be acceptable providing it complies with all of the above requirements.
H. After curing, the curb shall be immediately backfilled to within 4 inches of the top curb to eliminate the possibility of washing beneath the curb. The remaining 4 inches shall be topsoil.
I. Cold weather protection shall meet the requirements of the latest edition of ArDOT Standard Specifications.

SIDEWALKS

General

A. Sidewalks shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi.
B. Sidewalks shall be on both sides of streets in line with sidewalks on opposite corners of roads.
C. All sidewalks including ramps shall meet all current Federal Americans with Disabilities (ADA) design guidelines or requirements.
D. Traverse slopes shall not exceed 2 percent.
E. Subgrade under sidewalks shall be compacted to 90 percent modified proctor density minimum.
F. Sidewalks shall not be placed upon grassy or organic materials.
G. Sidewalks which extend or link existing sidewalks shall adjoin the existing sidewalks to form a continuous, even pathway.
H. Utility poles, utility boxes, mailboxes, fire hydrants, and other similar obstructions shall not be located in sidewalks Sidewalk location may vary at the discretion of the City to avoid such obstacles.

Minimum thickness and reinforcement

A. Sidewalks shall have a minimum thickness of 4 inches.
B. Sidewalks shall be reinforced, at a minimum, with woven wire fabric reinforcement.

Contraction and expansion joints

A. Contraction joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
B. Expansion joints shall be constructed perpendicular to the sidewalk at intervals equal to five times the sidewalk width. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at driveways, drop inlets, and curbs.

Quality control testing and inspection by the City

A. Subgrade and formwork for sidewalks shall be inspected by the City prior to pouring of the sidewalk.
B. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
C. All field tests required for a project shall be witnessed by the City, contractor, or their authorized representatives.
D. All testing shall be accomplished by a testing firm approved by the City and shall be performed under the supervision of a licensed Professional Engineer.
E. Sampling and testing locations shall be subject to approval by the City.
F. Density tests on subgrades shall be taken every 300 feet or portion thereof.
G. The City shall be notified at least one day in advance of the need to inspect subgrade and formwork of sidewalks.

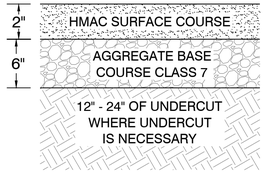
Subgrade

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subgrade shall be compacted to 90 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
C. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
D. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.

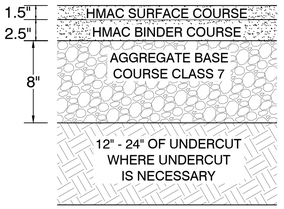
QUALITY CONTROL TESTING AND INSPECTIONS

General

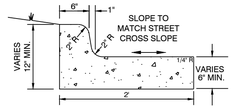
A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
B. The Developer/Owner shall provide for inspections of street improvements during construction. The inspections shall be accomplished under the supervision of the Engineer of Record. The Engineer of Record shall provide certification that all materials and construction conform to the approved plans and specifications and with these minimum street standards.
C. The Engineer of Record shall furnish inspection whenever a critical construction activity is taking place. This means that a representative of the Engineer of Record must be on-site whenever a critical construction activity is taking place.
D. All field tests required for a project shall be witnessed by the City, Engineer of Record, contractor, or other authorized representatives.
E. The City shall be notified at least one day in advance of any test(s). It is the responsibility of the contractor to coordinated the scheduling of all tests with the City.



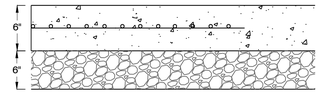
STANDARD PAVEMENT SECTION
NOT TO SCALE



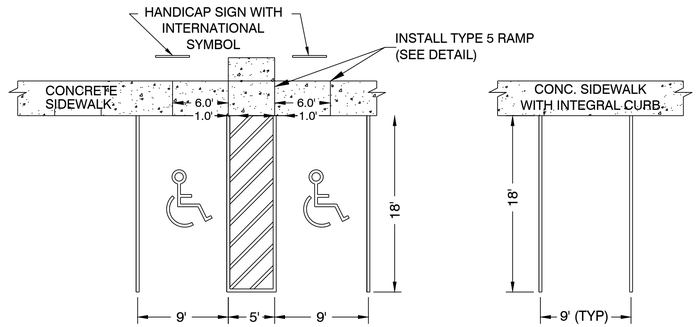
HEAVY PAVEMENT SECTION
NOT TO SCALE



TYPICAL CURB AND GUTTER DETAILS
4,000 PSI CONCRETE
NOT TO SCALE



CONCRETE PAVEMENT SECTION DETAIL
4,000 PSI
NOT TO SCALE



USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED

10' FOR END STALLS

PARKING STALL & SIDEWALK DETAIL
NOT TO SCALE

HOPE CONSULTING
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FOR USE AND BENEFIT OF:
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BRYANT C-STORE
CIVIL SPECS
BRYANT, SALINE COUNTY, ARKANSAS

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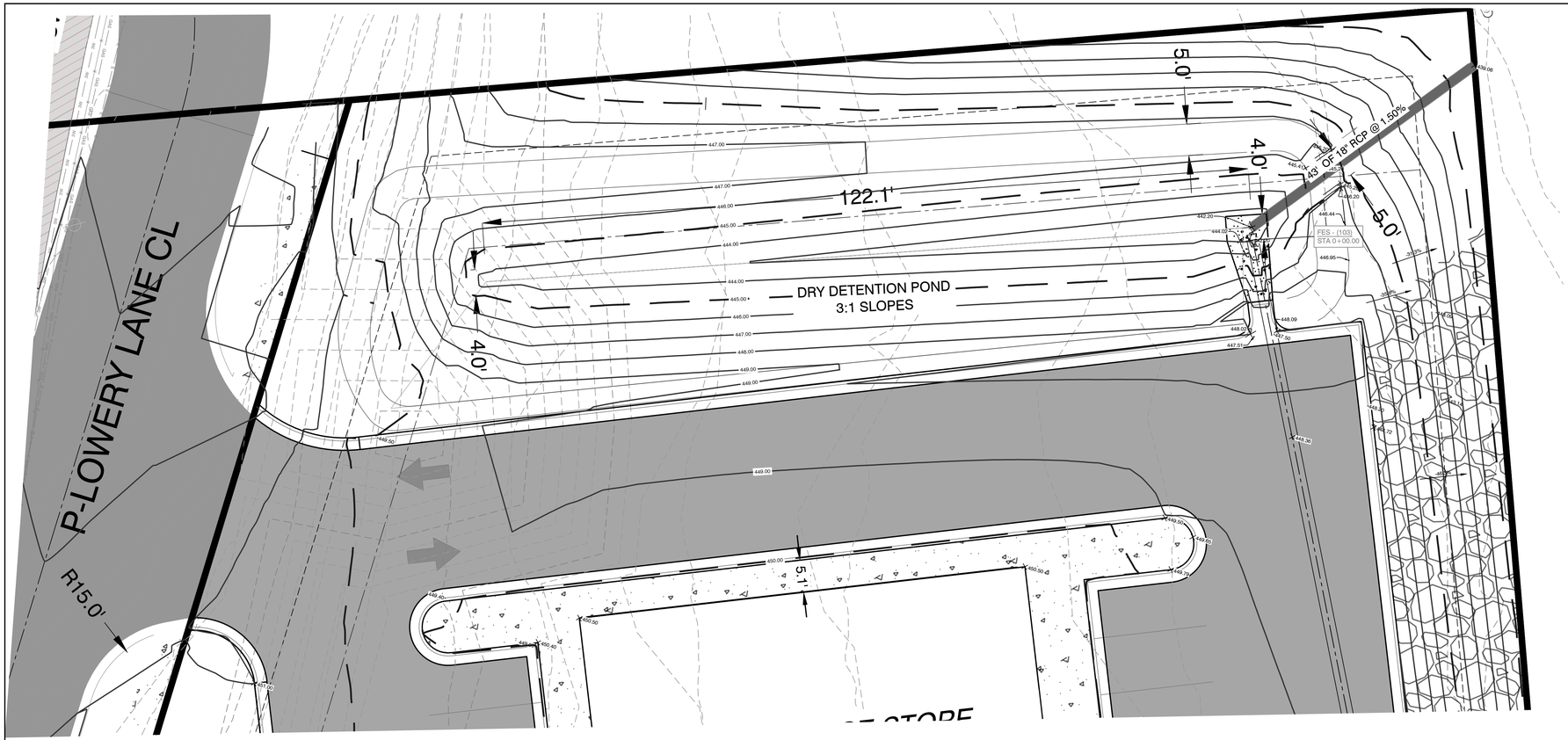
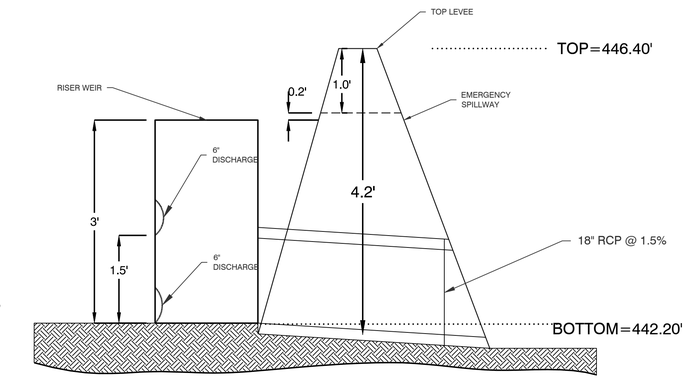
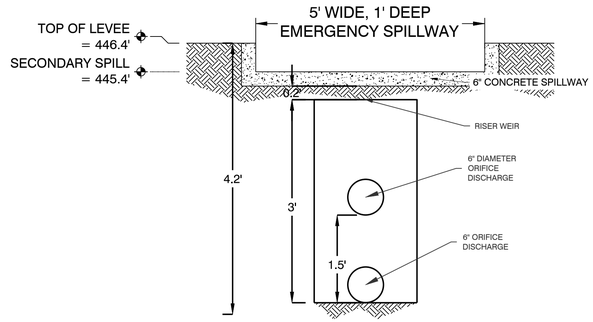




SPILLWAY PROFILE VIEW
NTS



SPILLWAY END VIEW
NTS

DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located along the north boundary of the property. The modifications are designed to temporarily detain stormwater to meet the City of Bryant's water quantity criteria before discharging from the pond.

Routine Maintenance
Routine maintenance will include but not be limited to:
-The primary discharge (1 HDPE Pipe) from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.
-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.
-Inspect the pond and discharge weir for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge weir will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
-Bottom of pond will be sodded (except where trickle channel is located).
-Embankments sloped 2:1 will be concrete stabilized, 3:1 slopes shall be sodded
-Re-growth of trees on or around the pond bank shall be cut and removed from the pond area.
-Stabilization of slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

For questions or concerns about the pond, contact ___ at 501-___-____.

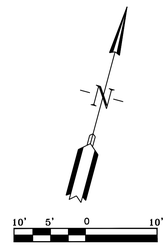
EARTHEN SLOPE NOTE:
ALL EARTHEN DETENTION POND SLOPES ON BOTH
THE INTERIOR AND EXTERIOR OF THE POND
SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
1. DETENTION POND WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.

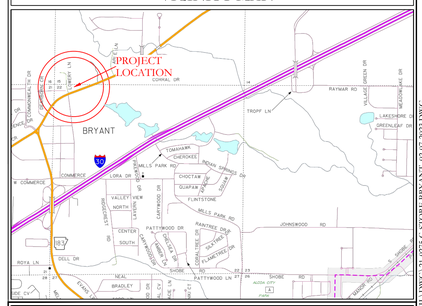
2. DETENTION POND WILL HAVE A 5' WIDE LEVEE.

3. DRAINAGE DITCH LEADING TO NEW DETENTION POND WILL REQUIRE SOLID SOD STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.

4. DETENTION POND WILL REQUIRE CONCRETE TRICKLE CHANNELS.



VICINITY MAP:



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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
DETENTION PLAN
BRYANT, SALINE COUNTY, ARKANSAS

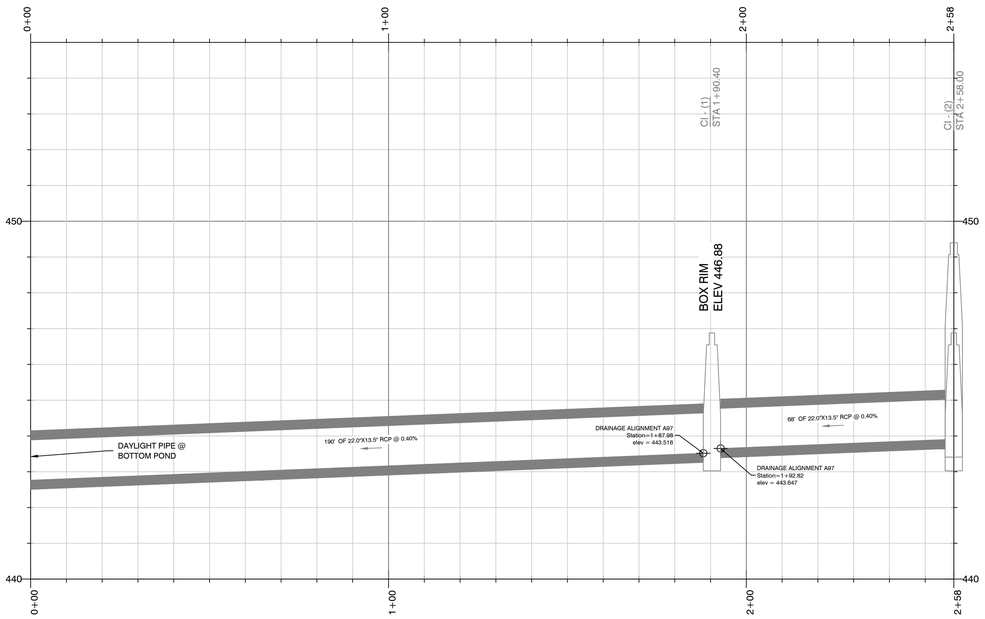
DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:	21-0275
REVISED:	01/26/2023	CHECKED BY:			
SHEET:	C-6.0	SCALE:			

500	01S	14W	0	15/22	304	62	1762

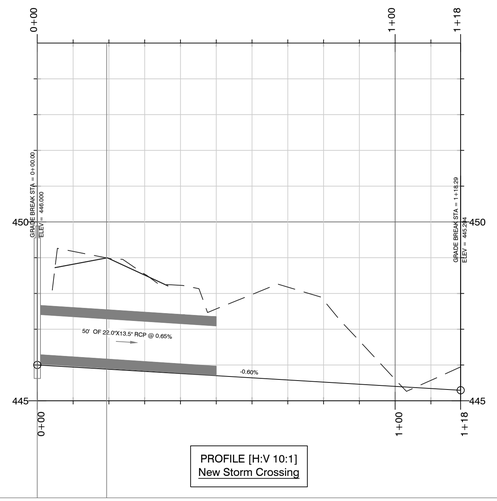
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

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

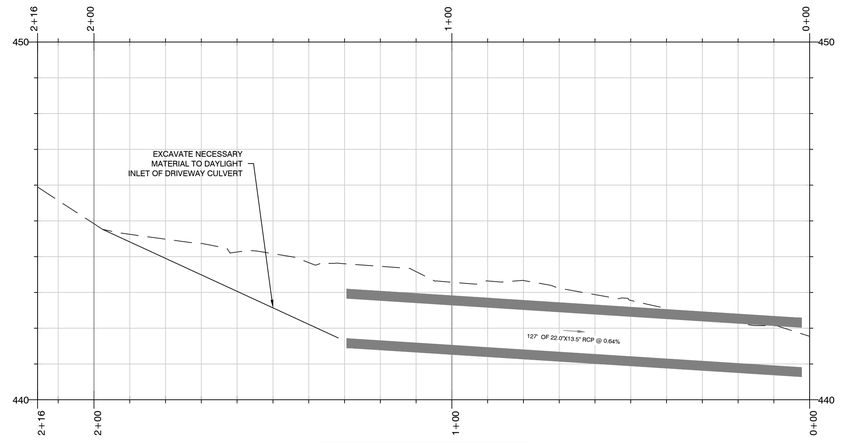
K:_LAND PROJECTS 2000\C\COMMERCIAL\2021\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE BRYANT_C6.0-7-2021.DWG



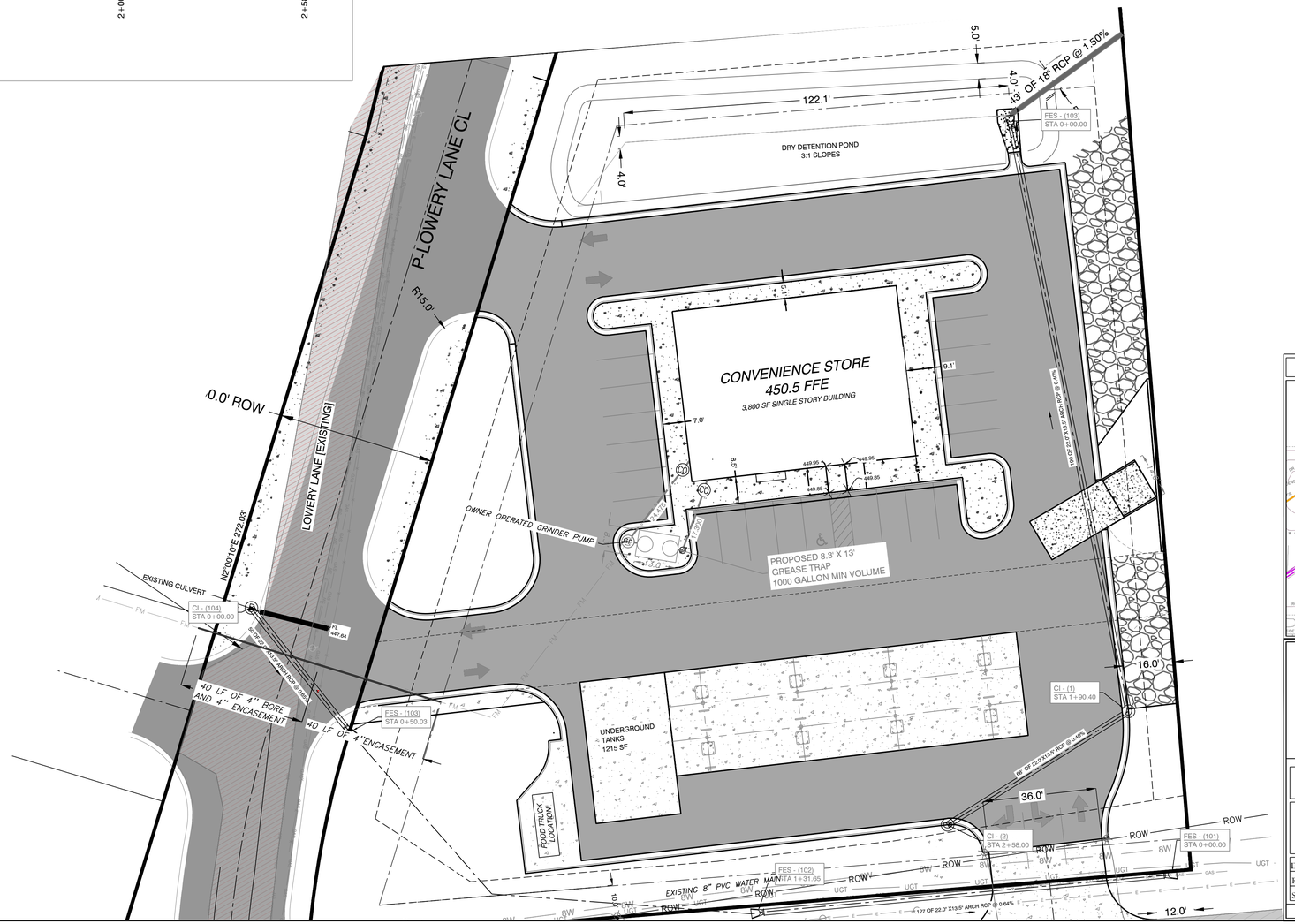
PROFILE [H:V 10:1]
DRAINAGE ALIGNMENT A (1)

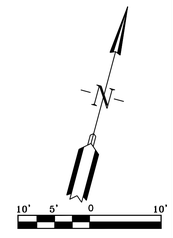


PROFILE [H:V 10:1]
New Storm Crossing



PROFILE [H:V 10:1]
DRIVEWAY CULVERT ALIGNMENT- (1)





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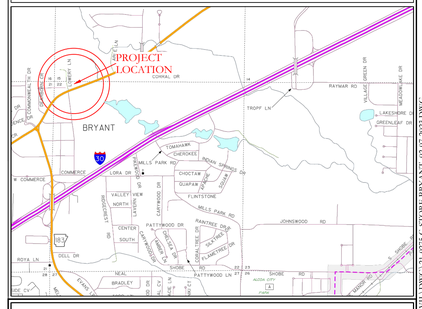

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DRAINAGE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

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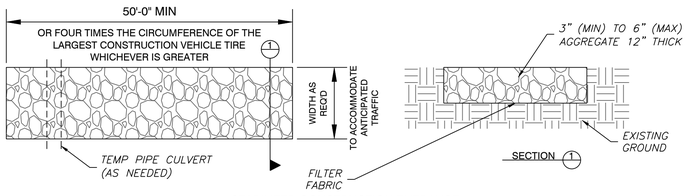
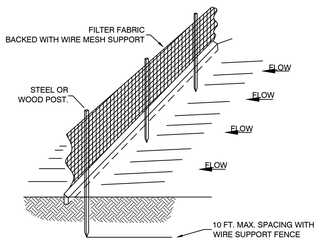
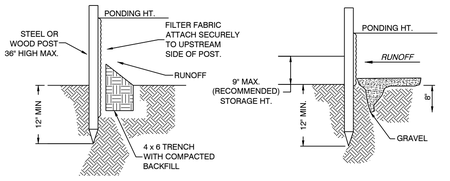


STABILIZED CONSTRUCTION ENTRANCE
N.T.S





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

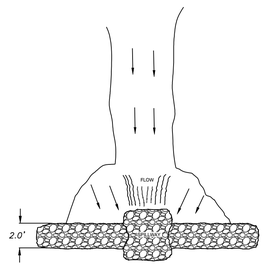
ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

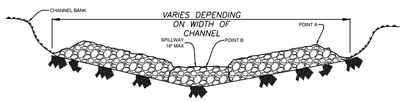
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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

SILT FENCE



PLAN



VIEW LOOKING UPSTREAM

NOTES:
1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. SIDE FILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXCEED 18"-24"
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM

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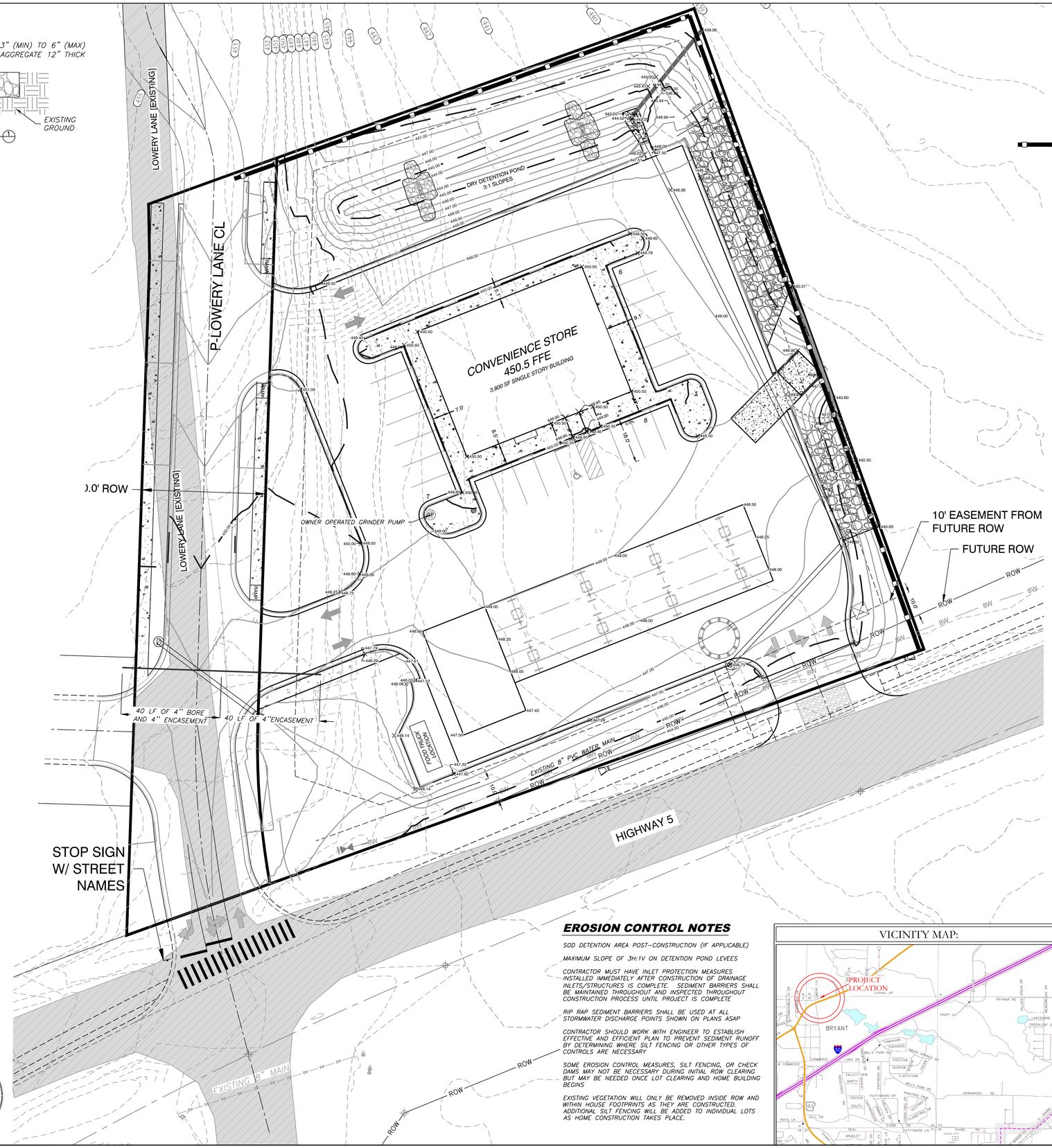
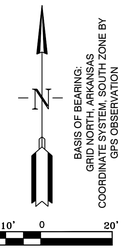


ERC LEGEND

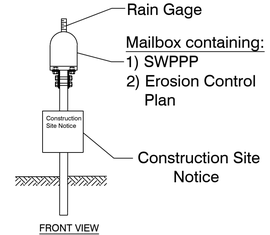
- SITE POSTING/ RAIN GUAGE
- CONC. WASHOUT DETENTION AREA
- SILT FENCE
- RIP RAP CHECK DAM
- CONSTRUCTION ENTRANCE
- DISTURBED AREA
- TRASH CONTAINER
- PORTABLE TOILET

ORDINANCE NO. 2019-32 ARTICLE IV. (2)(J):

DEADLINES FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.
DEADLINE FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED



TYPICAL SITE POSTING:



FRONT VIEW

EROSION CONTROL NOTES

SOD DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

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

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

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

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

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

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

VICINITY MAP:

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FOR USE AND BENEFIT OF:
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BRYANT C-STORE
EROSION CONTROL PLAN
BRYANT, SALINE COUNTY, ARKANSAS

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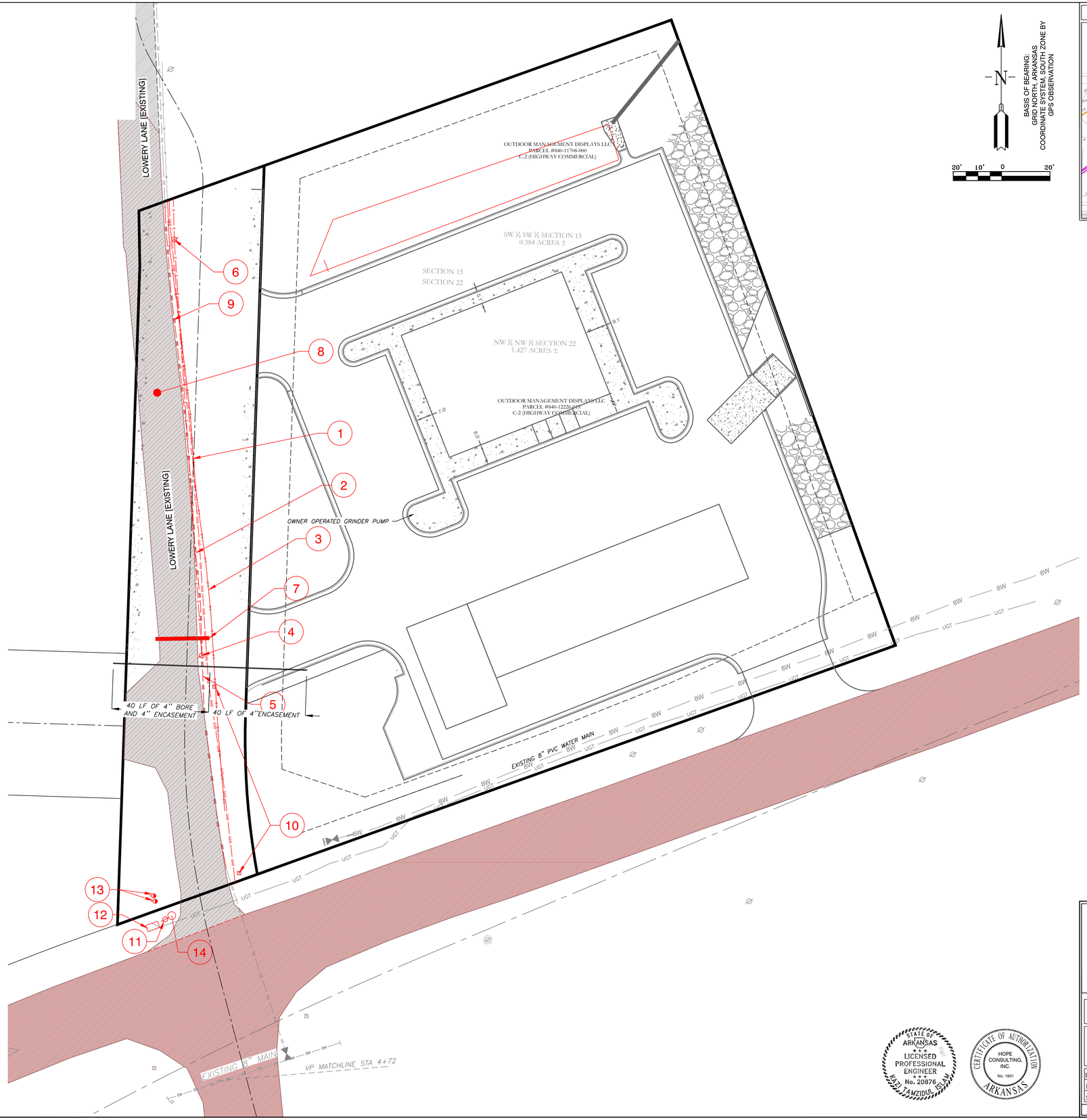

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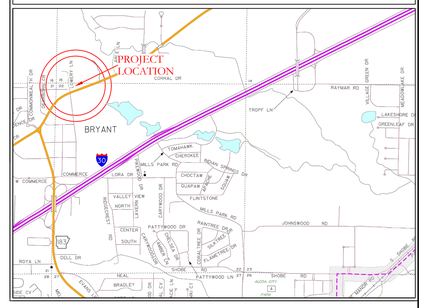

DEMOLITION KEY NOTES

1. GAS MAIN REMOVAL: COORDINATE WITH GAS MAIN
2. REMOVE EXISTING 3" WATER MAIN
3. REMOVE EXISTING FENCE
4. REMOVE POWER POLE
5. REMOVE 3" WATER MAIN
6. REMOVE POWER POLE
7. REMOVE EXISTING 18" CULVERT
8. OVERLAY EXISTING ASPHALT OR DEMO AND REMOVE WHERE NECESSARY
9. HWY 5 PAVEMENT WILL BE DEMOLISHED AND REPLACED BY ARDOT IN UPCOMING IMPROVEMENT PROJECT
10. REMOVE EXISTING TELEPHONE BOX
11. REMOVE POWER POLE – COORDINATE LOCATION
12. REMOVE GUY WIRER ANCHORS
13. REMOVE COMMUNICATION PULL BOX & FIBER RISER – COORDINATE LOCATION
14. REMOVE & RELOCATE STOP STOP SIGN

GENERAL UTILITY LEGEND

- OHP — OVERHEAD POWER
- W — WATER MAIN
- SS — EXISTING SEWER
- POWER POLE REMOVE
- EXISTING LIGHT POLE
- S — EXISTING SEWER
- X — REMOVE FENCE
- W — WATER LINE TO BE REMOVED/REPLACED
- GAS — OVERHEAD POWER REMOVE GAS
- T — TELEPHONE/COMMUNICATIONS

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LICENSED PROFESSIONAL ENGINEER
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BRYANT C-STORE
DEMO PLAN
BRYANT, SALINE COUNTY, ARKANSAS

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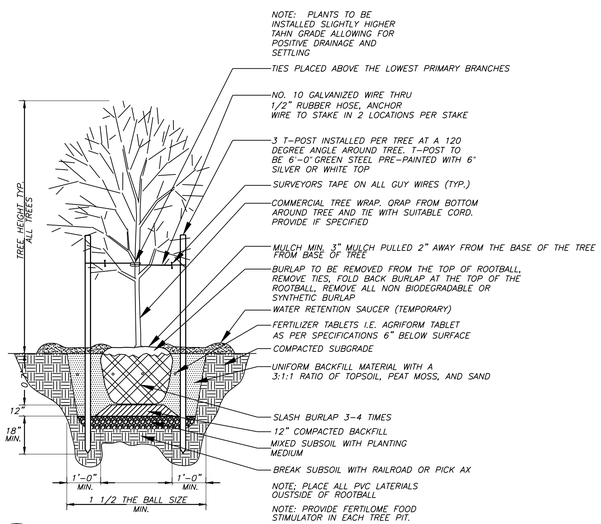
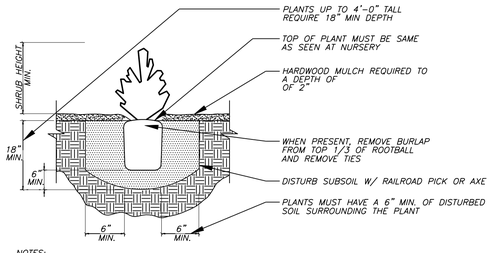
LANDSCAPE LEGEND

	COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QTY.: (REQUIRED)
	1 EVERGREEN/ 2000SF	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE	–	3
	SHURBS COMPACTA HOLLY – 6' O.C. – 5 GAL.	ILEX CRENATA	6'–0"	0
	CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE		9
	SOD	BERMUDA		21360.0 SF
	PLANTERS	N/A		247 SF (150)



1 TREE PLANTING DETAIL

No Scale



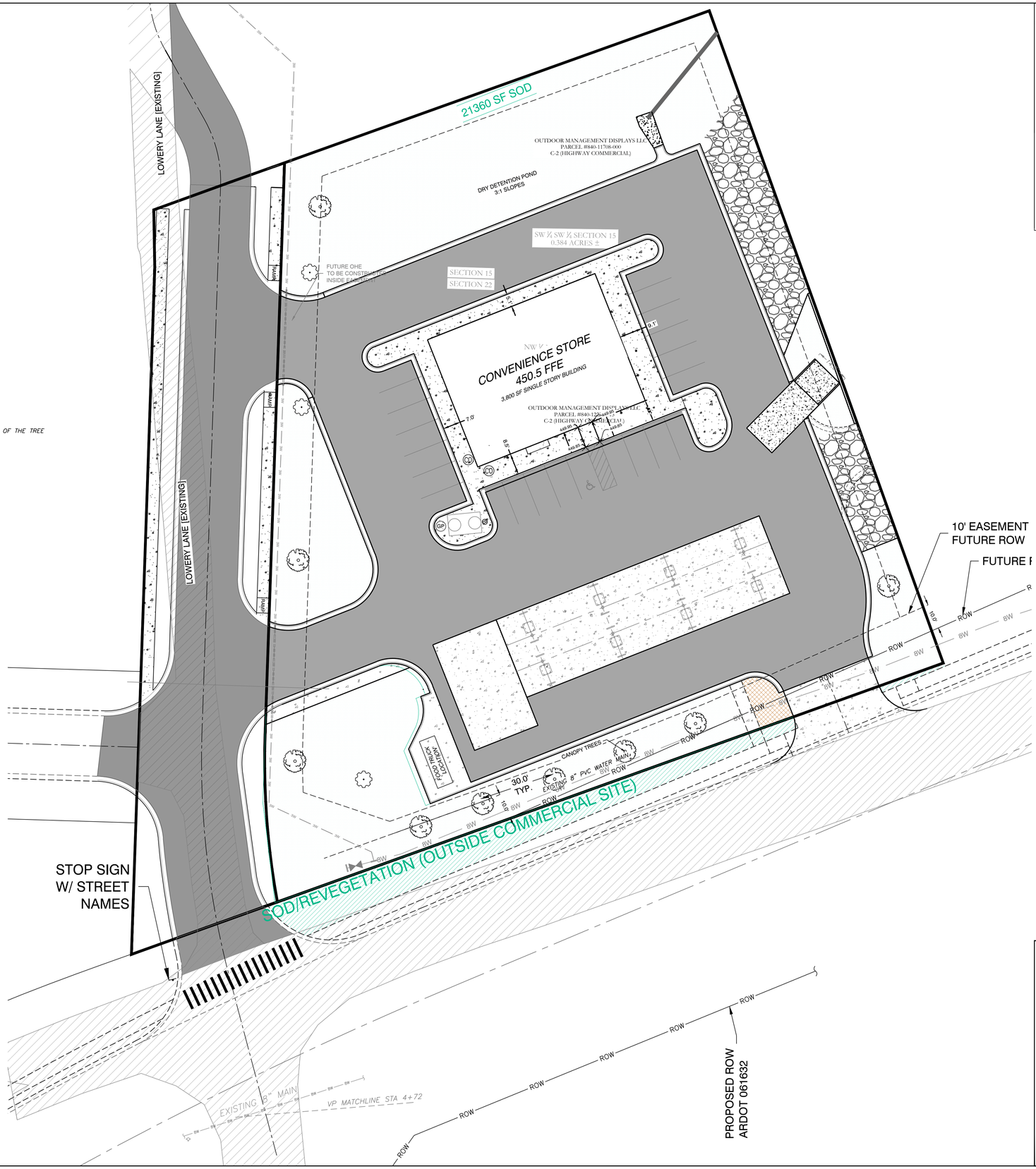
NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL ADMENDMENTS.
5. PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
6. APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

2 SHRUB PLANTING DETAIL

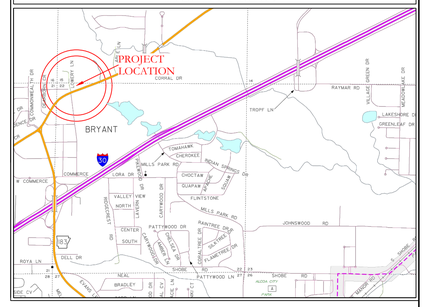
NTS

MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



VICINITY MAP:



PLANTING REQUIREMENTS/CALCS(APPLICABLE)

PLANTING MINIMUM
TOTAL TREES 1 / 1/2 ACRE (PROPERTY) 3.0 ACRES
EVERGREENS 1 / 2000 SF BUILDING FOOTPRINT

PLANTER/GROUND COVERAGE
150 SF CONTAINED BEDS OR GROUND COVER

LS BUFFER
10' WIDE BUFFER BETWEEN PARKING AND ADJ. LOTS

TOTAL PROPERTY SIZE OF 1.5 ACRES USED FOR CALCULATIONS

PLANTING NOTES

1. QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.
2. ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14–14–14 TIMED–RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.
3. ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.
4. TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.
5. ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
6. ALL NON–PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.
7. NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06–05–2020.

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No. 20876
IKAZI TAMZIDUL ISLAM

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HOPE CONSULTING, INC.
No. 1931
ARKANSAS

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

20' 10' 0 20'

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LANDSCAPE PLAN
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500	01S	14W	0	15/22	304	62	1762

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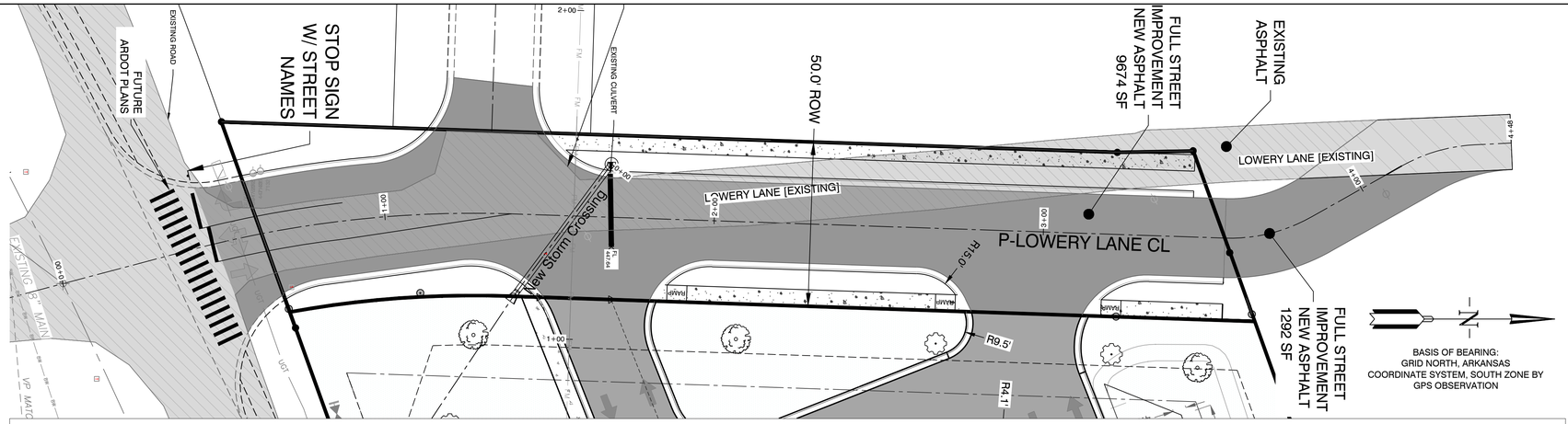
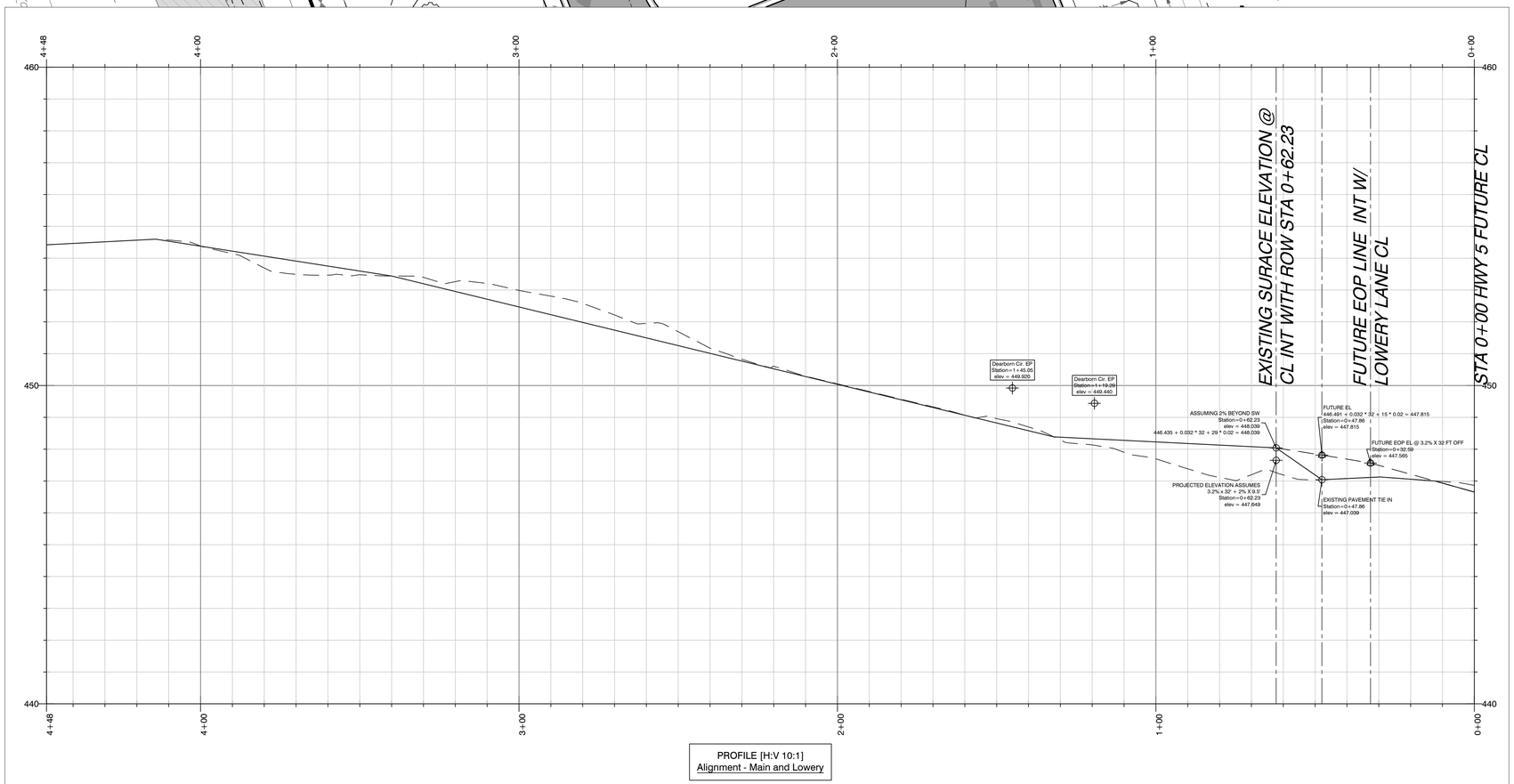
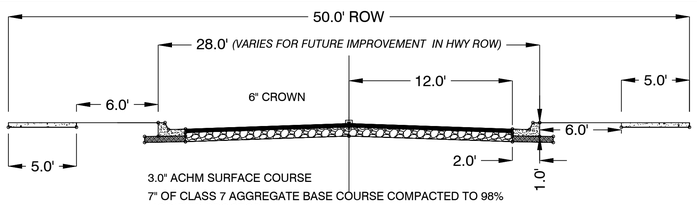




PROFILE [H:V 10:1]
Alignment - Main and Lowery

CITY OF BRYANT TYPICAL CROSSECTION FOR LOWERY LANE IMPROVEMENTS



3.0" ACHM SURFACE COURSE

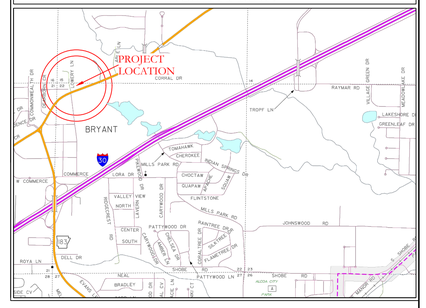
7" OF CLASS 7 AGGREGATE BASE COURSE COMPACTED TO 98% MODIFIED PROCTOR

SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR TO A DEPTH OF 18"

UNDERCUT 2' DEPTH WHERE NEEDED

*VARIED SECTION WIDTH APPLIES TO FUTURE PLANS NOT PART OF THIS PROJECT

VICINITY MAP:



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

DISCLAIMER

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FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06-05-2020.

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

20' 10' 0 20'

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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
LOWERY PROFILE - EXISTING EDGE OF PAVEMENT
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	02/10/2023	CHECKED BY:	21-0275
SHEET:	C-9.0	SCALE:	

500	01S	14W	0	15/22	304	62	1762

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

CERTIFICATE OF AUTHORIZATION — HOPE CONSULTING, INC. — No. 1001 — ARKANSAS

K:\LAND FROM E\21-0275-STORE BRYANT\CIVIL\DWG\21-0275-STORE BRYANT_02-07-2023.DWG

LEGAL DESCRIPTION

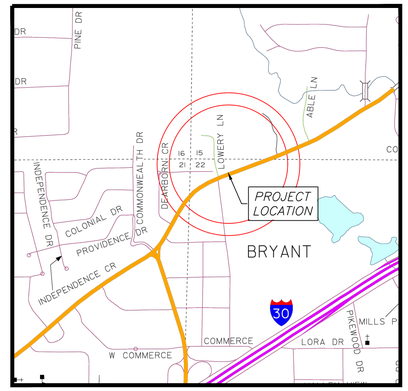
THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, ALL IN T-1-S, R-14-2, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW ¼ OF NW ¼ OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET A FOUND ½" REBAR (PS #1141)

TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID NORTH LINE, N79°07'03"E, A DISTANCE OF 32.82 FEET TO A FOUND ½" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 200.89 FEET TO A FOUND ½" REBAR (PS #1141); THENCE S19°42'53"E, A DISTANCE OF 274.60 FEET TO A FOUND ½" REBAR (PS #1141) ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 5; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S70°15'40"W, A DISTANCE OF 275.04 FEET TO A FOUND ½" REBAR; THENCE S70°18'52"W, A DISTANCE OF 66.65 FEET TO A FOUND ½" REBAR; THENCE LEAVING NORTH RIGHT-OF-WAY LINE, N01°58'40"E, A DISTANCE OF 272.07 FEET TO A PK NAIL IN ASPHALT; THENCE N00°58'25"W, A DISTANCE OF 23.07 FEET TO THE POINT OF BEGINNING. CONTAINING 78,864 SQUARE FEET, OR 1.81 ACRES, MORE OR LESS.

CONSTRUCTION PLANS BRYANT, AR
C-STORE

STANDARD DEVELOPMENT CO, LLC

HIGHWAY 5 NORTH OLD STAGECOACH
CITY OF BRYANT



VICINITY MAP

DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.0	SITE PLAN
C-1.1	N/A
C-1.2	PAVING PLAN
C-2.0	GRADING
C-3.0	UTILITY PLAN
C-3.1	SEWER PLAN & PROFILE
C-3.2	N/A
C-3.3	N/A
C-4.0	TRENCH DETAILS
C-5.0	CIVIL SPECS
C-6.0	DETENTION PLAN
C-6.1	DRAINAGE PLAN
C-6.2	N/A
C-6.3	N/A
C-6.4	N/A
C-6.5	N/A
C-7.0	EROSION CONTROL PLAN
C-8.0	DEMO PLAN
C-8.1	N/A
L-1.0	LANDSCAPE PLAN
C-9.0	LOWERY PROFILE
C-9.2	PARKING LIGHT EXHIBIT

PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

CIVIL ENGINEER
HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015
CONTACT: KAZI ISLAM
PHONE: 501.315.2626
EMAIL: kazi@hopeconsulting.com

ARCHITECT
WILLIAMS & DEAN
18 CORPORATE HILL DRIVE #210
LITTLE ROCK, AR 72205
CONTACT: JOHN JOHNSON
PHONE: 501.224.1900
EMAIL: jjohnson@williamsdean.com

GEOTECHNICAL ENGINEER
MATERIALS TESTING OF ARKANSAS
8001 NATIONAL DRIVE
LITTLE ROCK, AR 72209
CONTACT: KELTON PRICE
PHONE: 501.753.2526
EMAIL: keltonp@mtaengineers.com

STRUCTURAL ENGINEER
N/A

ZONING INFORMATION	
CURRENT ZONING	*C-2 (HIGHWAY COMMERCIAL)*
MINIMUM LOT AREA (SF)	*N/A*
MINIMUM LOT WIDTH (FT)	*N/A*
FRONT YARD SETBACK (FT)	*50'*
EXTERIOR SIDE YARD SETBACK (FT)	*NOT REQ UNLESS ABUT ROAD OR RESIDENTIAL LOT LINE THEN 25'*
REAR YARD (NORTH) SETBACK (FT)	*15'*
MAXIMUM HEIGHT (FT)	*45' OR NO MORE THAN3 STORIES*
MAXIMUM LOT COVERAGE	*PRINCIPAL & ACCESSORY BLDG 35% OF THE TOTAL AREA OF THE SITE*

OWNER:
Name: STANDARD DEVELOPMENT CO, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205

DEVELOPER:
Name: STANDARD DEVELOPMENT CO, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205

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

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I Robert L. Johnston Jr., PLS No. 1626, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Benton County City of Rogers areas, panel # 05125C0240E, dated 06/05/2020, no portion of the property described hereon lies within the 100 year flood hazard boundary.

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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	09-20-2022	C.A.D. BY:		DRAWING NUMBER:			
REVISED:	02/22/2023	CHECKED BY:		21-0275			
SHEET:		SCALE:					
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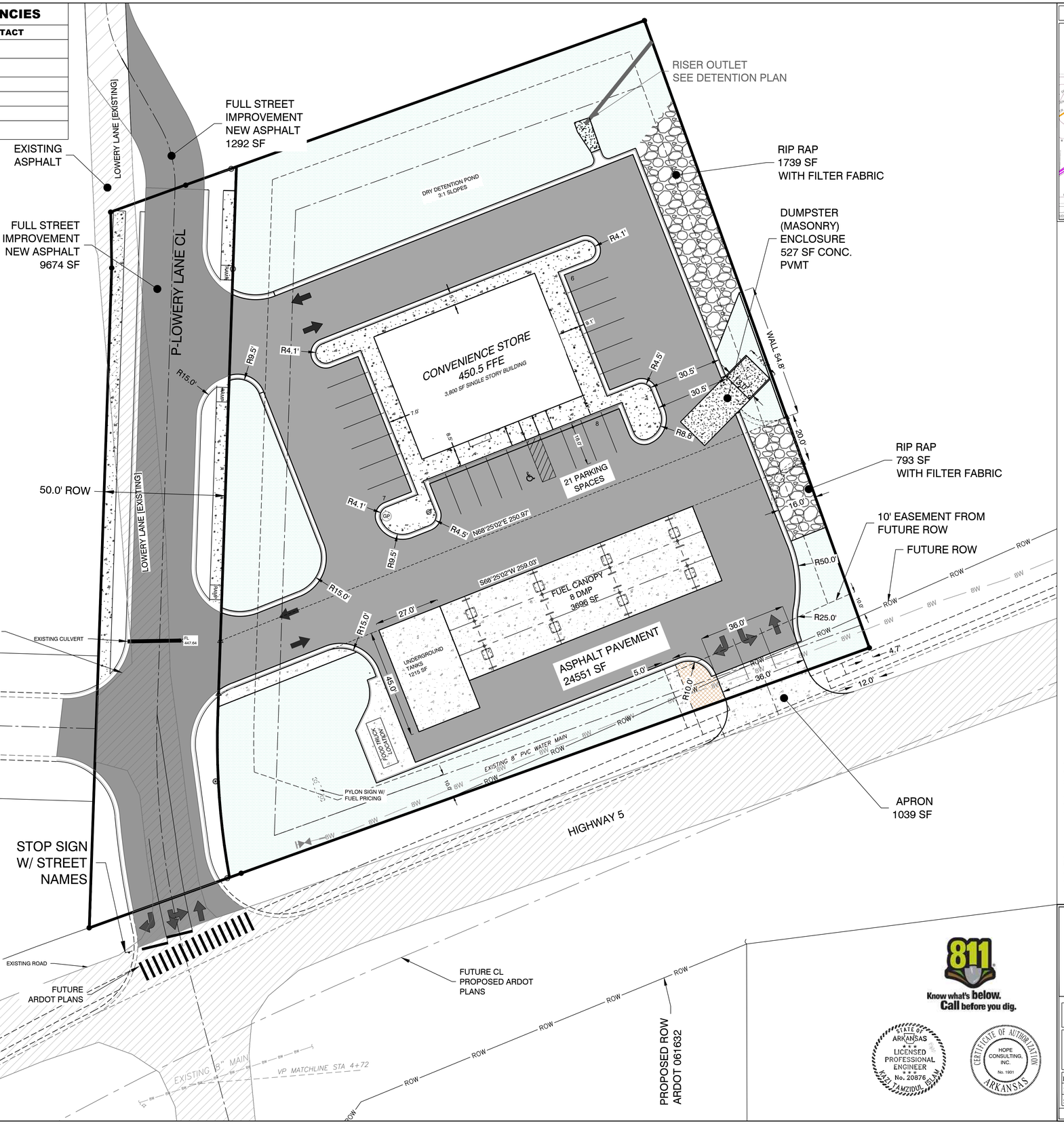
K:\LAND PROJECTS 80A\COMMERCIAL\2021\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE BRYANT_02-07-2023.DWG

CONTACTS UTILITIES AND CITY AND STATE AGENCIES

AGENCY	TITLE	NAME	CONTACT
BRYANT PUBLIC WORKS	DIRECTOR	TIM FOURNIER	501-943-0468
BRYANT PUBLIC WORKS	ENGINEER	TED TAYLOR	501-943-0450
BRYANT WATER	INSPECTOR	JOE HENRY	501-246-0516
ENTERGY	CONTACT	JEREMY HENDERSON	800-368-3749
CENTERPOINT (GAS)	CONTACT	ADAM GOBER	501-541-7509
ARDOT	PERMIT OFFICER DISTRICT SIX	CORY SUTTON	501 551-5207

LOWERY LANE IMPROVEMENT NOTES

1. ENTIRE ROW TO BE DEDICATED TO CITY OF BRYANT
2. LOWERY STREET IMPROVEMENT CONSTRUCTION IS A PLANNED PORTION OF THE CONSTRUCTION FOR THIS PROJECT.



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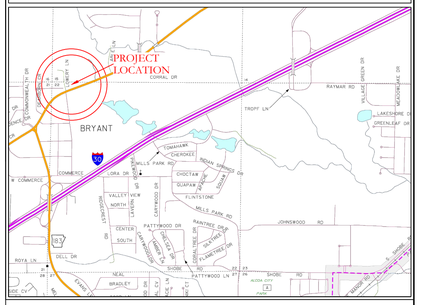

SITE PLAN NOTES

PARKING REQUIREMENTS:

TOTAL: 21 SPACES (16 REQUIRED)
1 HANDICAP (1 REQUIRED)

TOTAL AREA:	78,850	SF
PROPOSED PAVEMENT/ROOF:	55,589	SF
RIP RAP	2,532	SF
PROPOSED GREEN SPACE:	20,729	SF
PROPOSED BUILDING:	3,500	SF

ZONING AND SETBACKS

ZONING:	C2
FRONT	10'
SIDE	NONE (25' FOR RESIDENTIAL NEIGHBORS)
REAR	25' (55 RESIDENTIAL NEIGHBORS)

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FLOOD STATEMENT

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

20' 10' 0 20'

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FAX (501) 315-0024
www.hopeconsulting.com

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

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 JAZZI JAMZIDUL ISLAM

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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
SITE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	02/23/2023	CHECKED BY:	21-0275
SHEET:	C-1.0	SCALE:	

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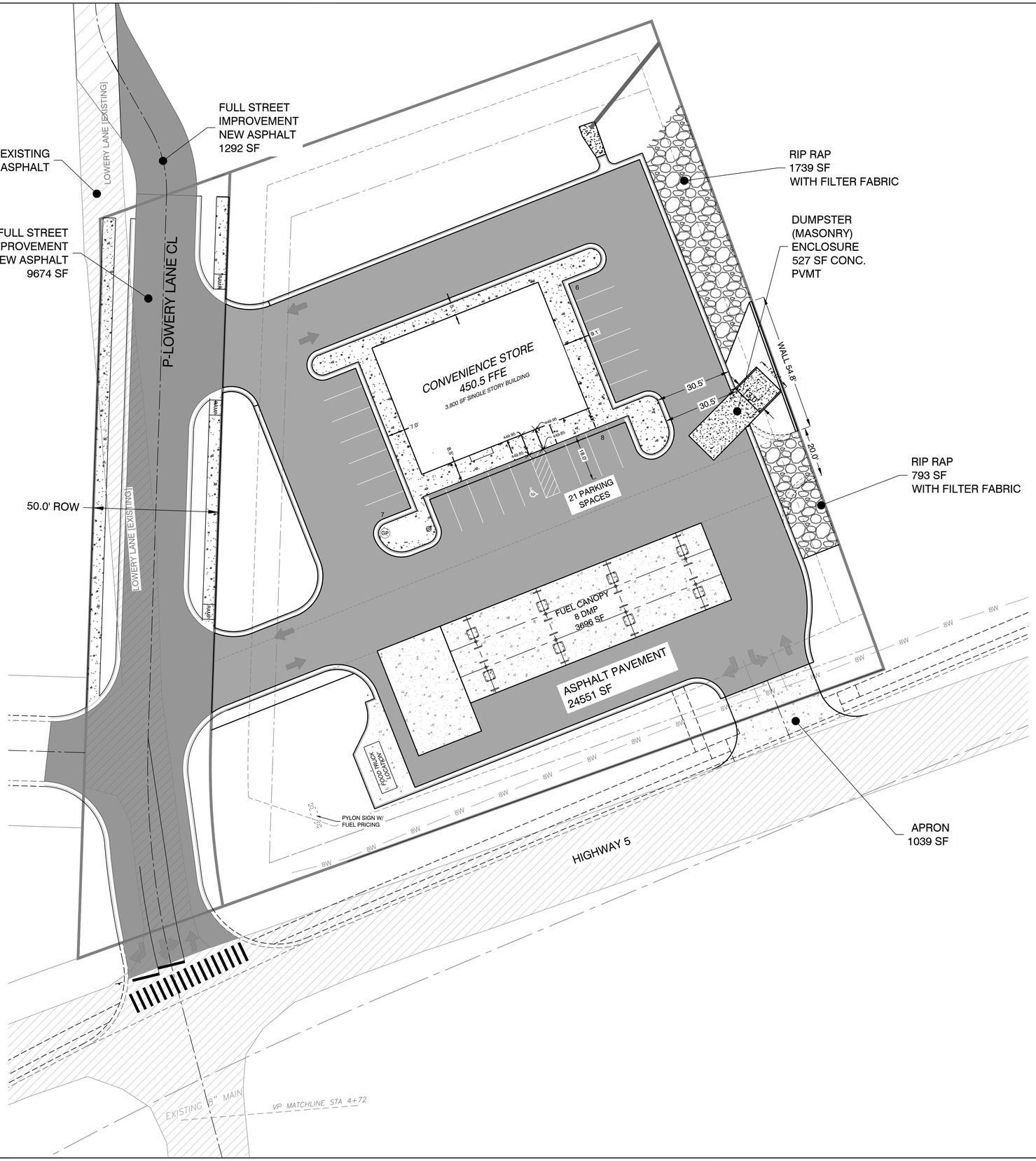

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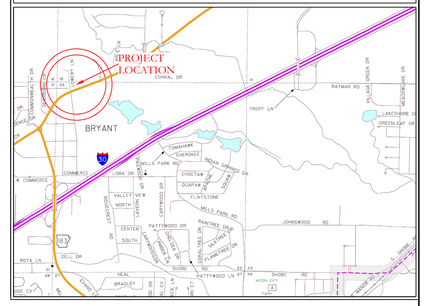

PAVEMENT LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT FUTURE STREET IMPROVEMENTS

Know what's below. Call before you dig.

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20875 KAZI TAMZIDUL ISLAM

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

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

20' 10' 0 20'

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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
PAVING PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:	21-0275
REVISED:	02/23/2023	CHECKED BY:			
SHEET:	C-1.2	SCALE:			

500	01S	14W	0	15/22	304	62	1762

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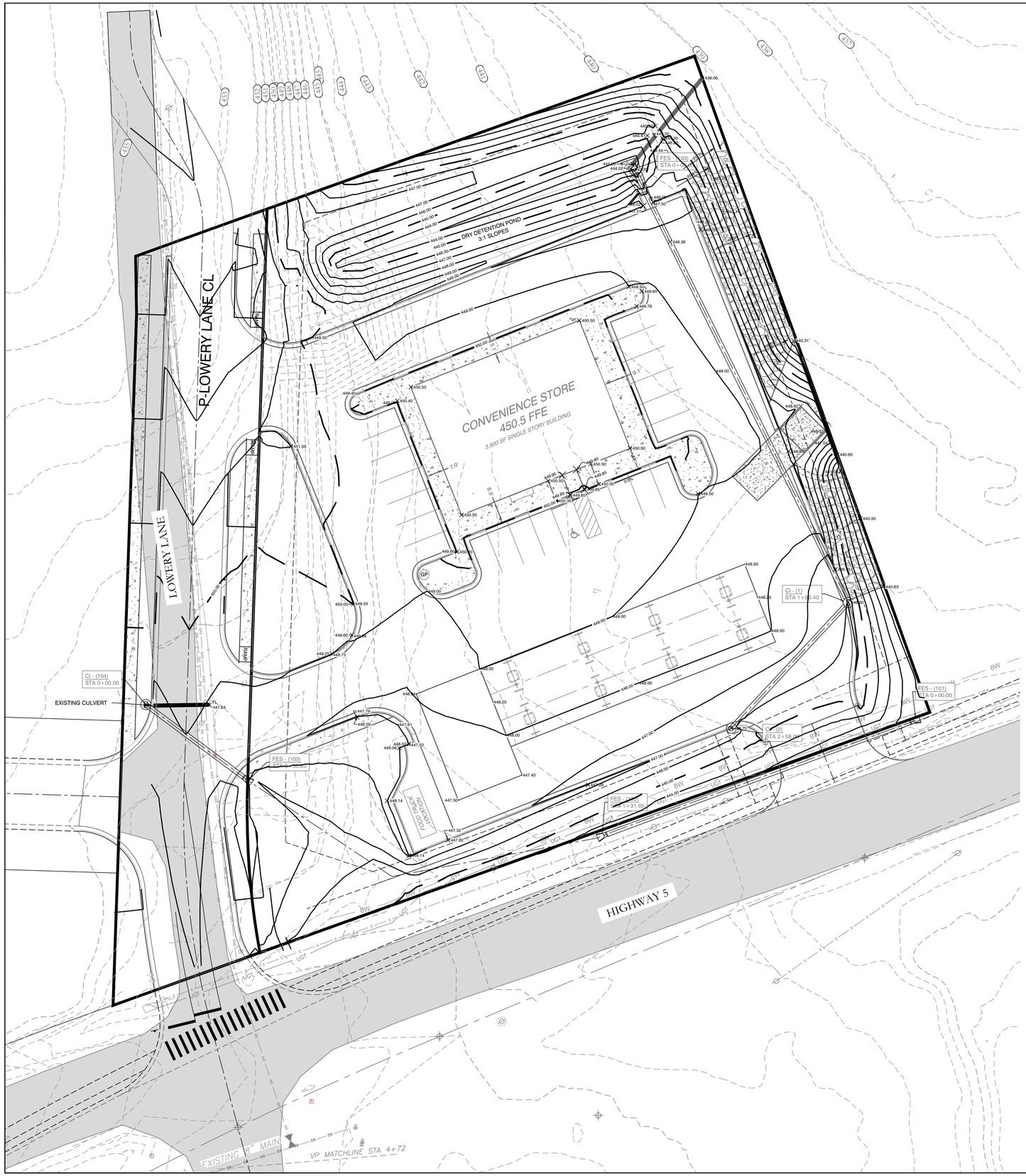

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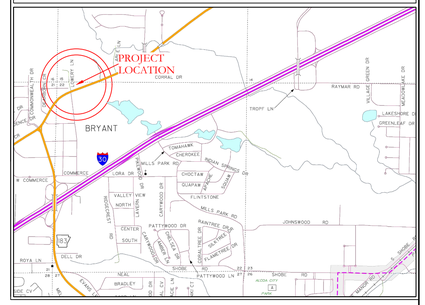
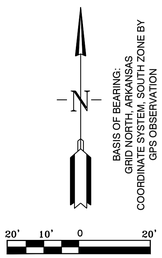


GRADING PLAN NOTES

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



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

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

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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
GRADING PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	02/23/2023	CHECKED BY:	21-0275
SHEET:	C-2.0	SCALE:	

500	01S	14W	0	15/22	304	62	1762

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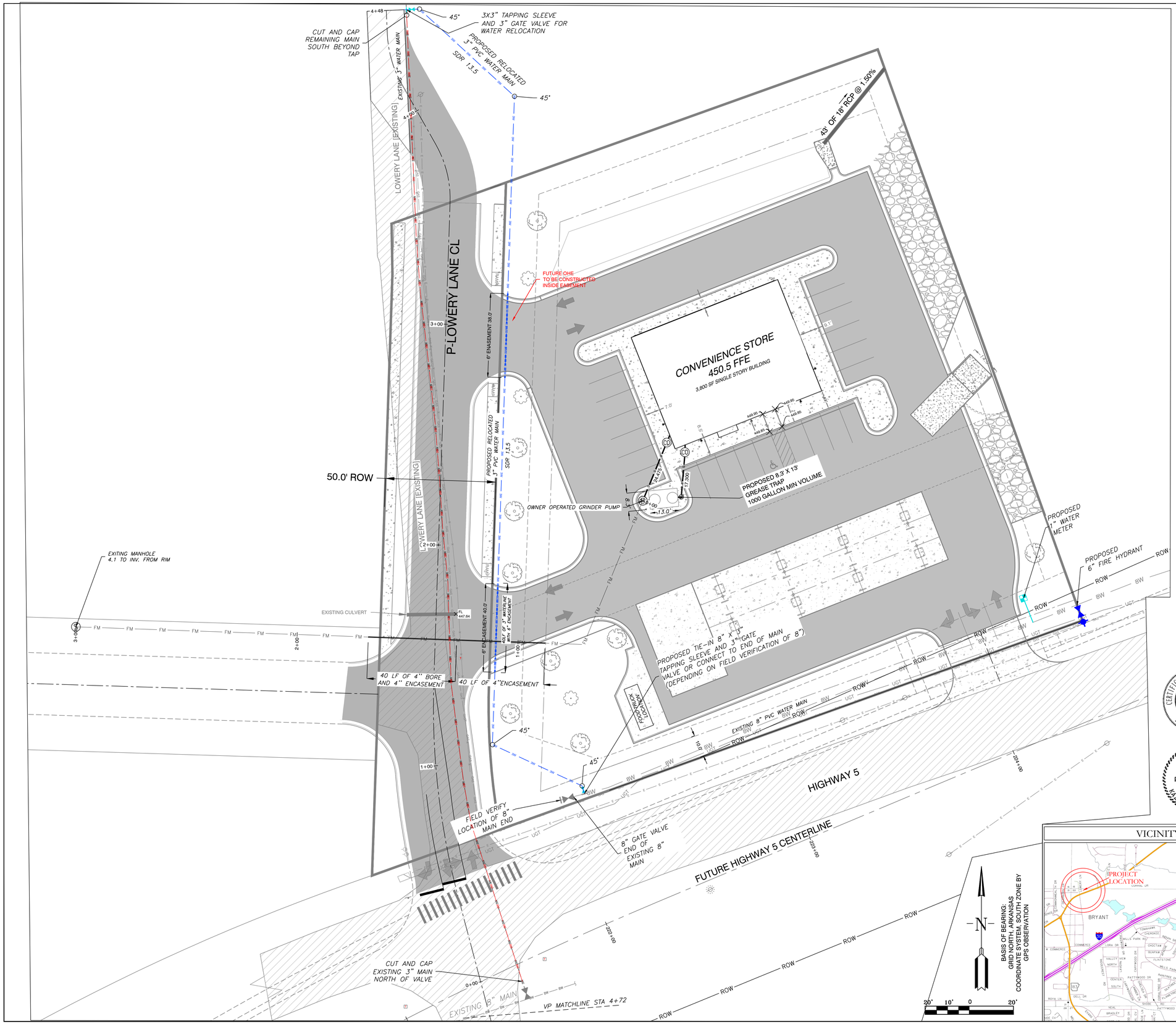

SEWER LEGEND

- SANITARY SEWER MANHOLE PROP.*
- SANITARY SEWER MANHOLE EXIST.
- CLEANOUT
- PROPOSED SEWER SERVICE

SEWER NOTES

1. ALL SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. INFORMATION ON DEPTH OF EXISTING TIE IN MANHOLE AND DOWNSTREAM MH OBTAINED FROM EFS EDGE GIS DATA.
3. 16" BORE AND ENCASEMENT FOR HIGHWAY 5 CROSSING OF 8" MAIN EXTENSION.
4. CASING SPACERS SHALL BE STAINLESS STEEL
5. THERE IS ONE PROPOSED SANITARY SEWER MH

WATER LEGEND

- FIRE HYDRANT
- BLOW OFF
- PROPOSED GATE VALVE
- PROPOSED 1" WATER METER
- PROPOSED WATER MAIN
- 2" PROPOSED WATER SERVICE LINE
- 3" ABANDONED PORTION

WATER NOTES

1. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. CONSTRUCT 3" SDR-13.5 ALONG LOWERY LANE.
3. 6" STEEL ENCASEMENT UNDER DRIVEWAYS ON 3" MAIN
4. CASING SPACERS SHALL BE STAINLESS STEEL.

ELECTRIC/TELECOMMUNICATION NOTES

1. OVERHEAD ELECTRIC UTILITIES AND PHONE/TELECOMMUNICATIONS LINES AFFECTED BY LOWERY LANE CHANGES WILL NEED TO BE RELOCATED IN COOPERATION WITH THE RESPECTIVE UTILITY PROVIDERS.

ONE — PROPOSED OVER HEAD POWER

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

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 KAZEM JAMZIDUL ISLAM

VICINITY MAP:

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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	02/23/2023	CHECKED BY:	21-0275
SHEET:	C-3.0	SCALE:	

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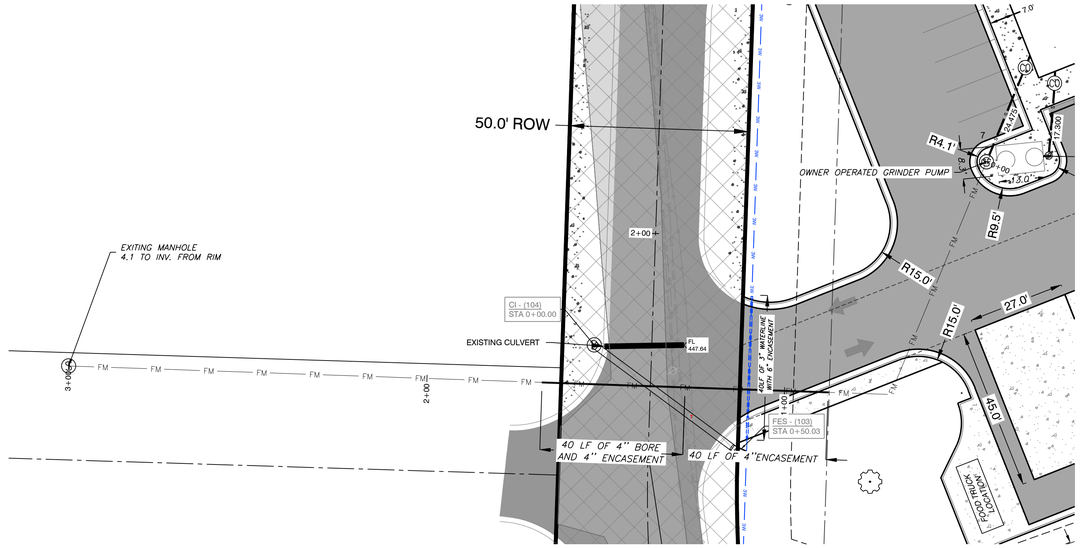
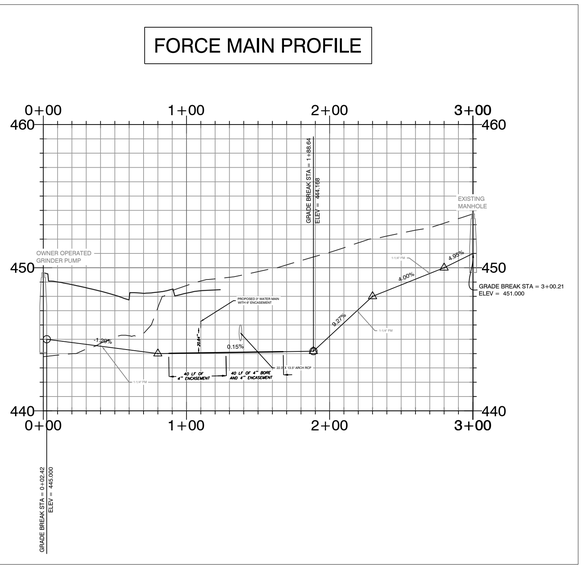
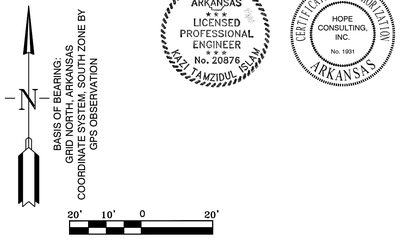


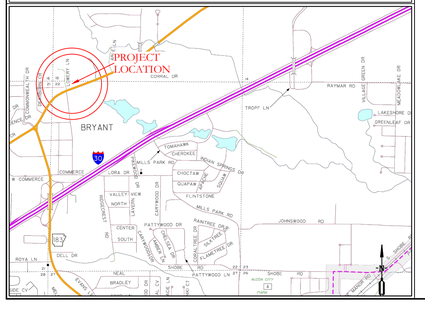




STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KHAJA TAMZIDUL ISLAM

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

VICINITY MAP:



WATER LEGEND

- FIRE HYDRANT
- BLOW OFF
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED WATER MAIN
- ¾" PROPOSED WATER SERVICE LINE

WATER NOTES

1. ALL WATER AND SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. CONSTRUCT 3" SDR 13.5 ALONG LOWERY LANE.
3. 6" STEEL ENCASEMENT UNDER DRIVEWAYS ON 3" MAIN

SEWER LEGEND

- SANITARY SEWER MANHOLE
- CLEANOUT
- PROPOSED SEWER SERVICE

SEWER NOTES

1. ALL WATER AND SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. INFORMATION ON DEPTH OF EXISTING TIE IN MANHOLE AND DOWNSTREAM MH OBTAINED FROM EFS EDGE GIS DATA.
3. 4" BORE AND ENCASEMENT FOR LOWERY LANE OF 1-1/4" FORCE MAIN.
4. CASING SPACERS SHALL BE STAINLESS STEEL

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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
SEWER UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	02/23/2023	CHECKED BY:	21-0275
SHEET:	C-3.1	SCALE:	

500	01S	14W	0	15/22	304	62	1762

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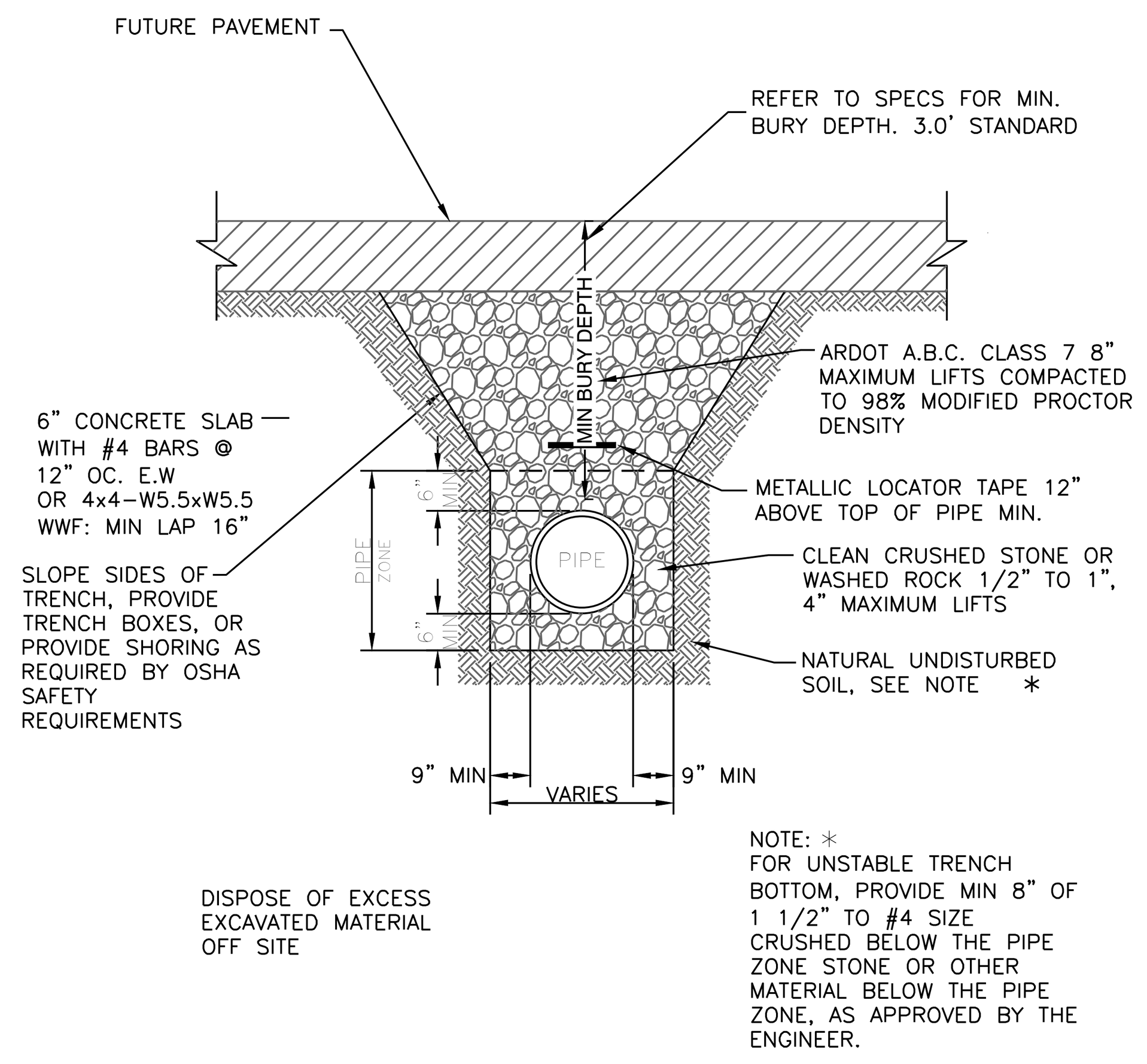

PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

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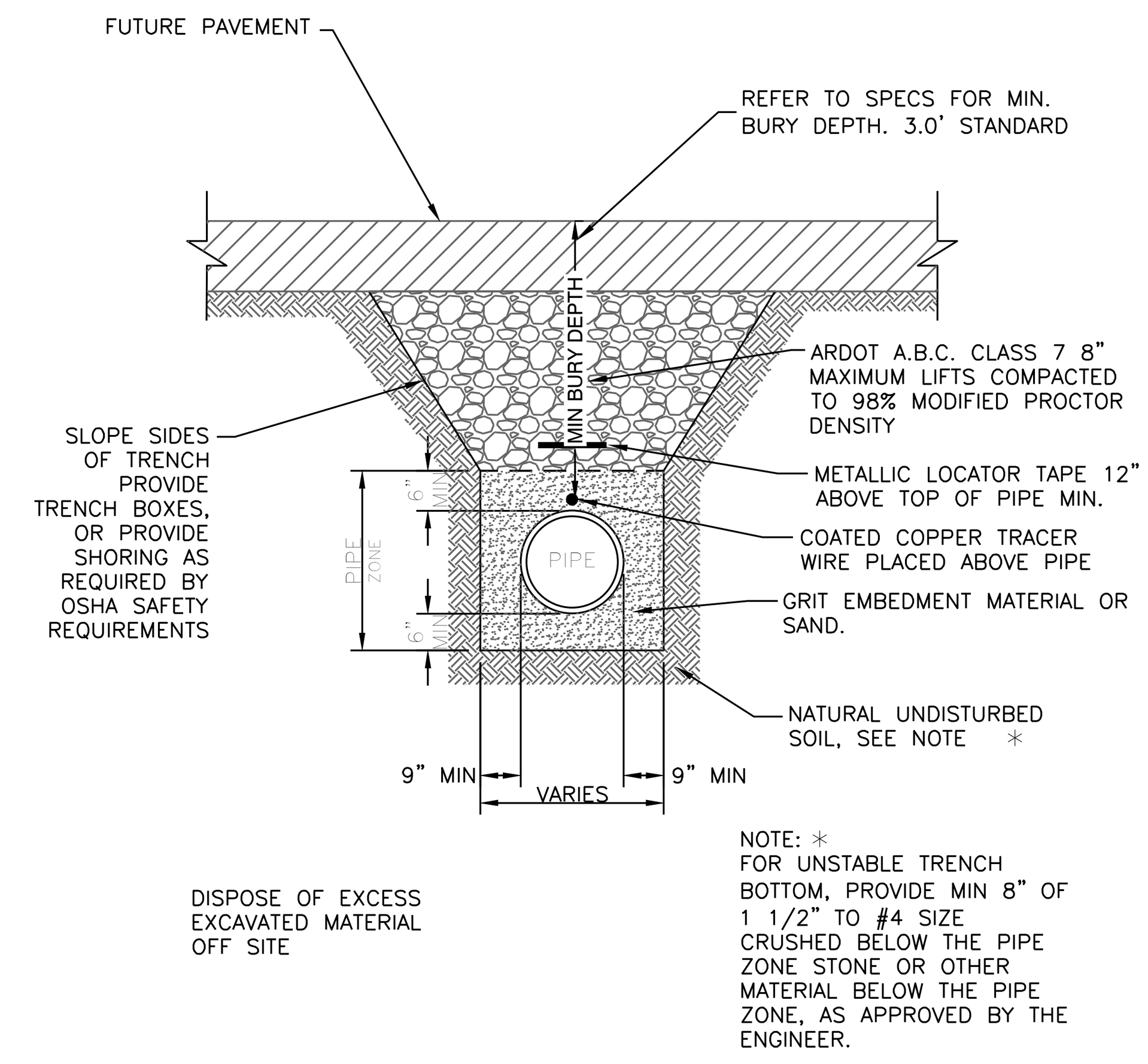

PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

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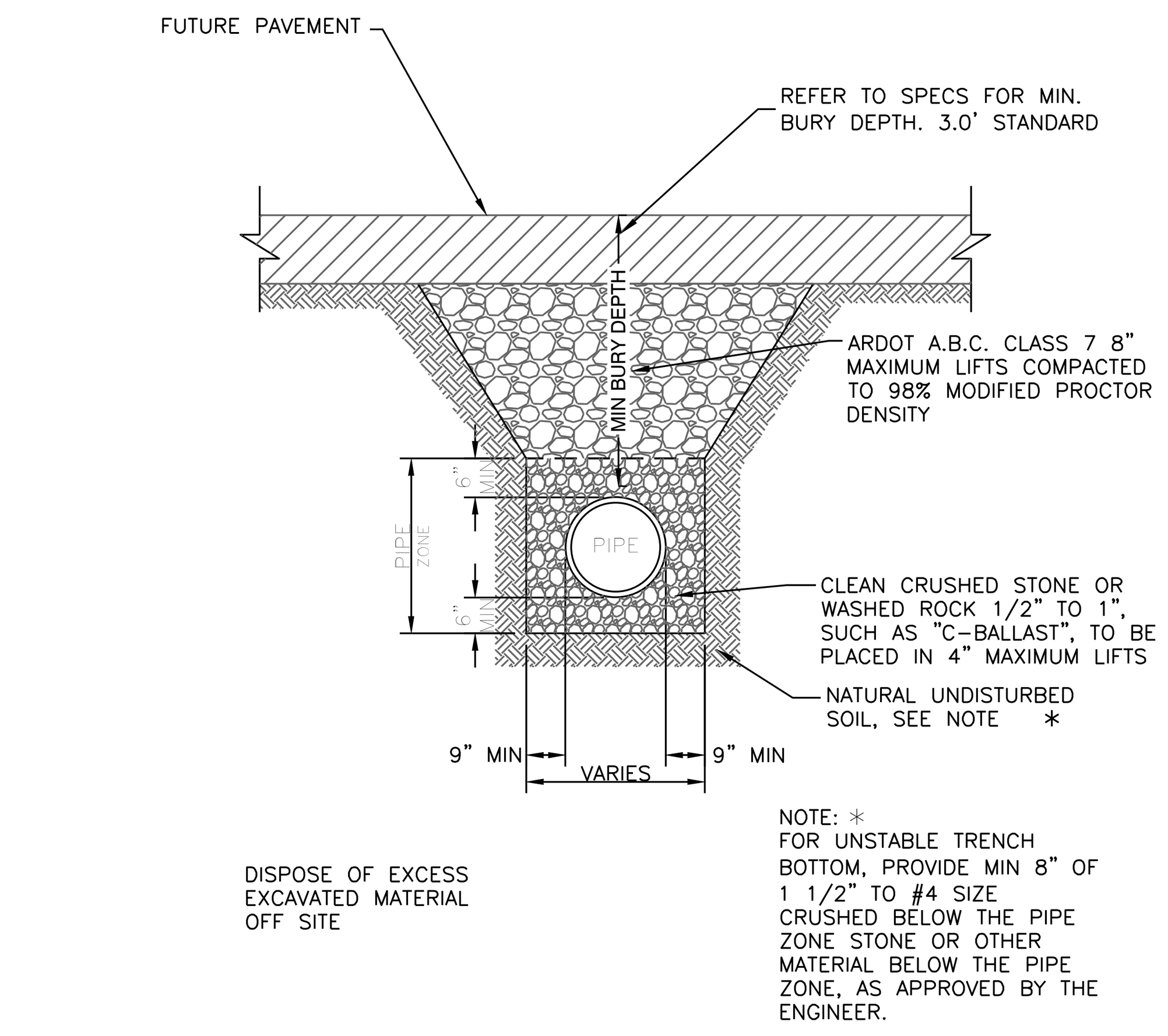

DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

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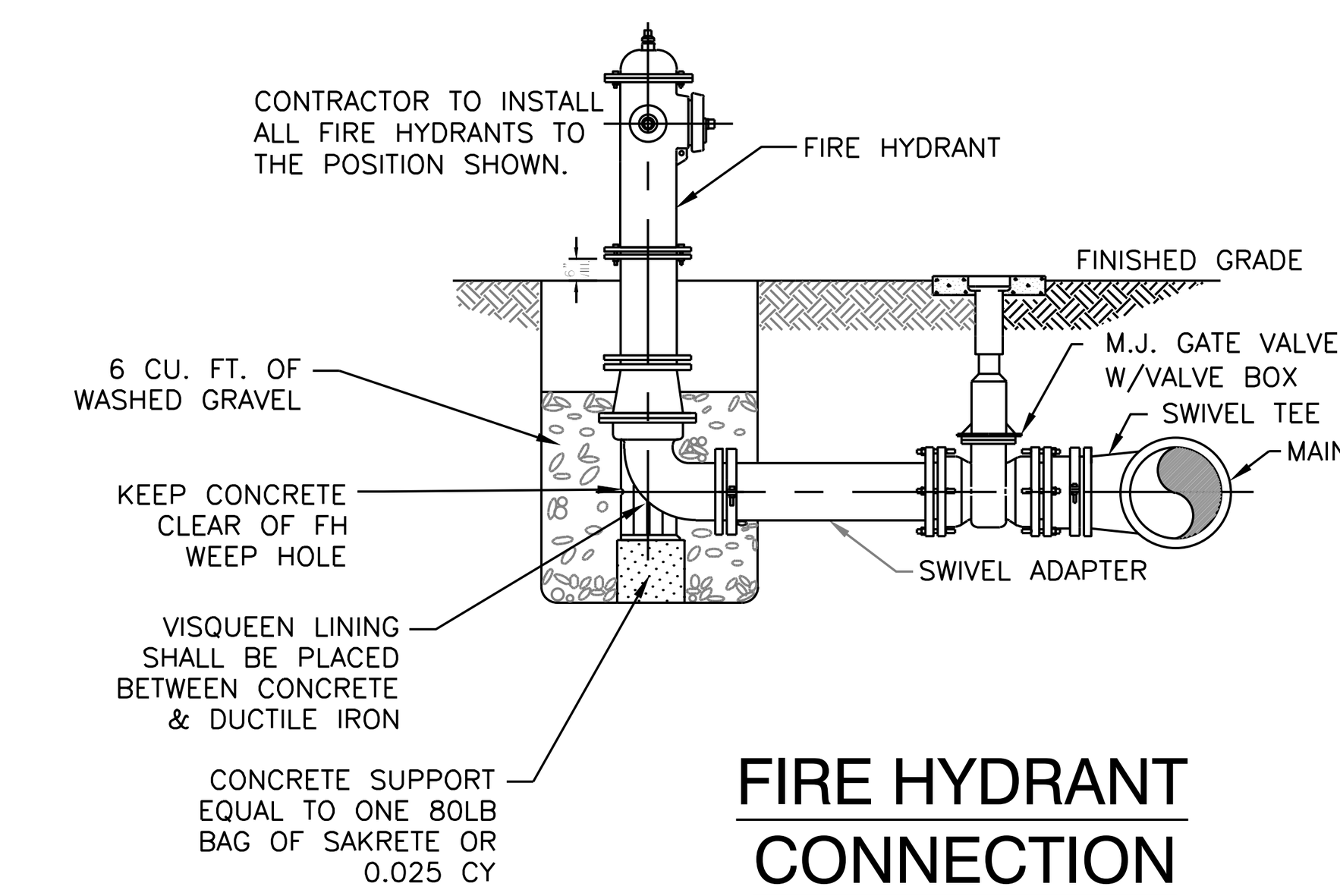
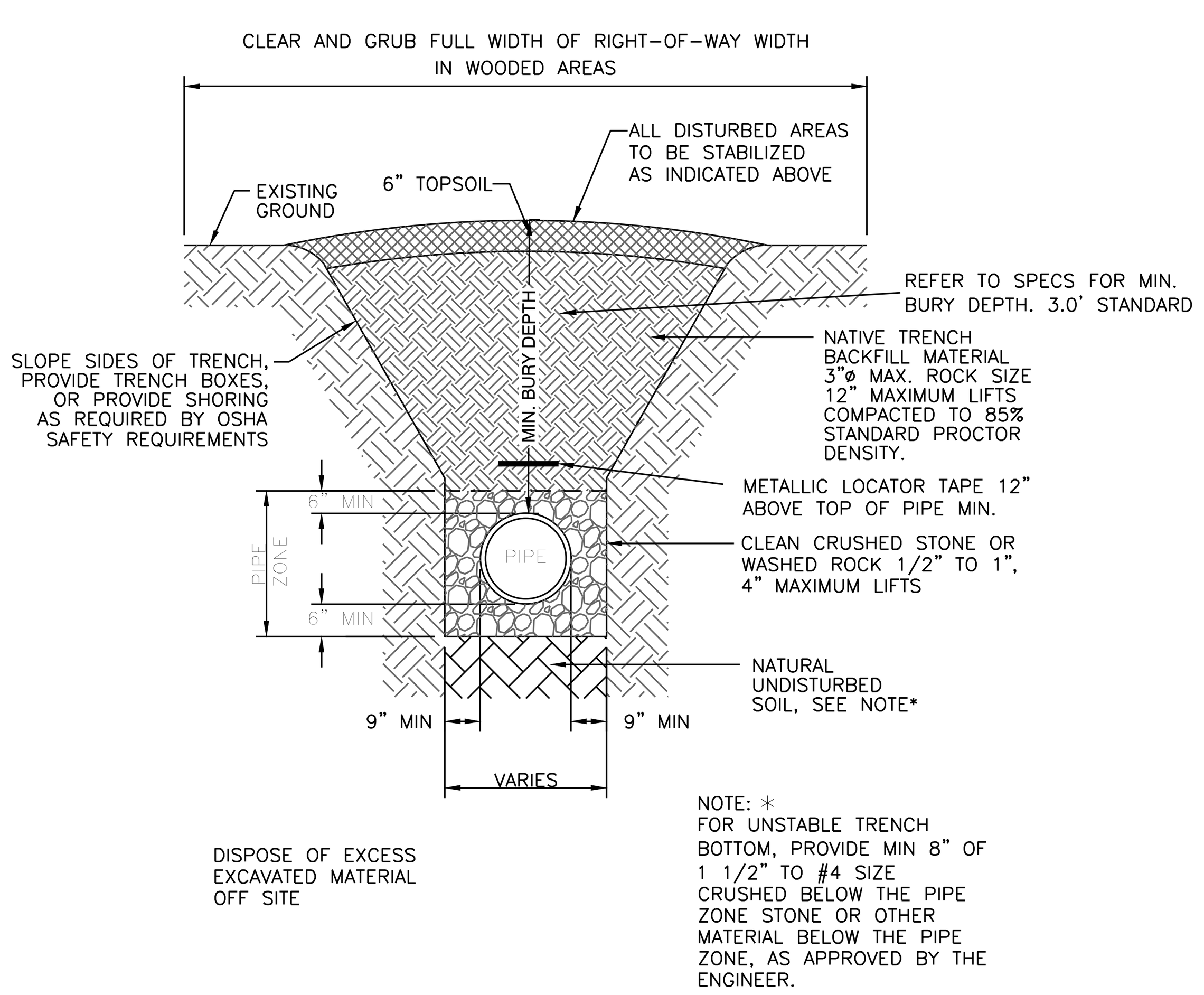


FIRE HYDRANT CONNECTION

NTS

SOIL STABILIZATION REQUIREMENTS:
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



PVC SEWER TRENCH IN UNPAVED AREAS

N.T.S.

SOIL STABILIZATION REQUIREMENTS:
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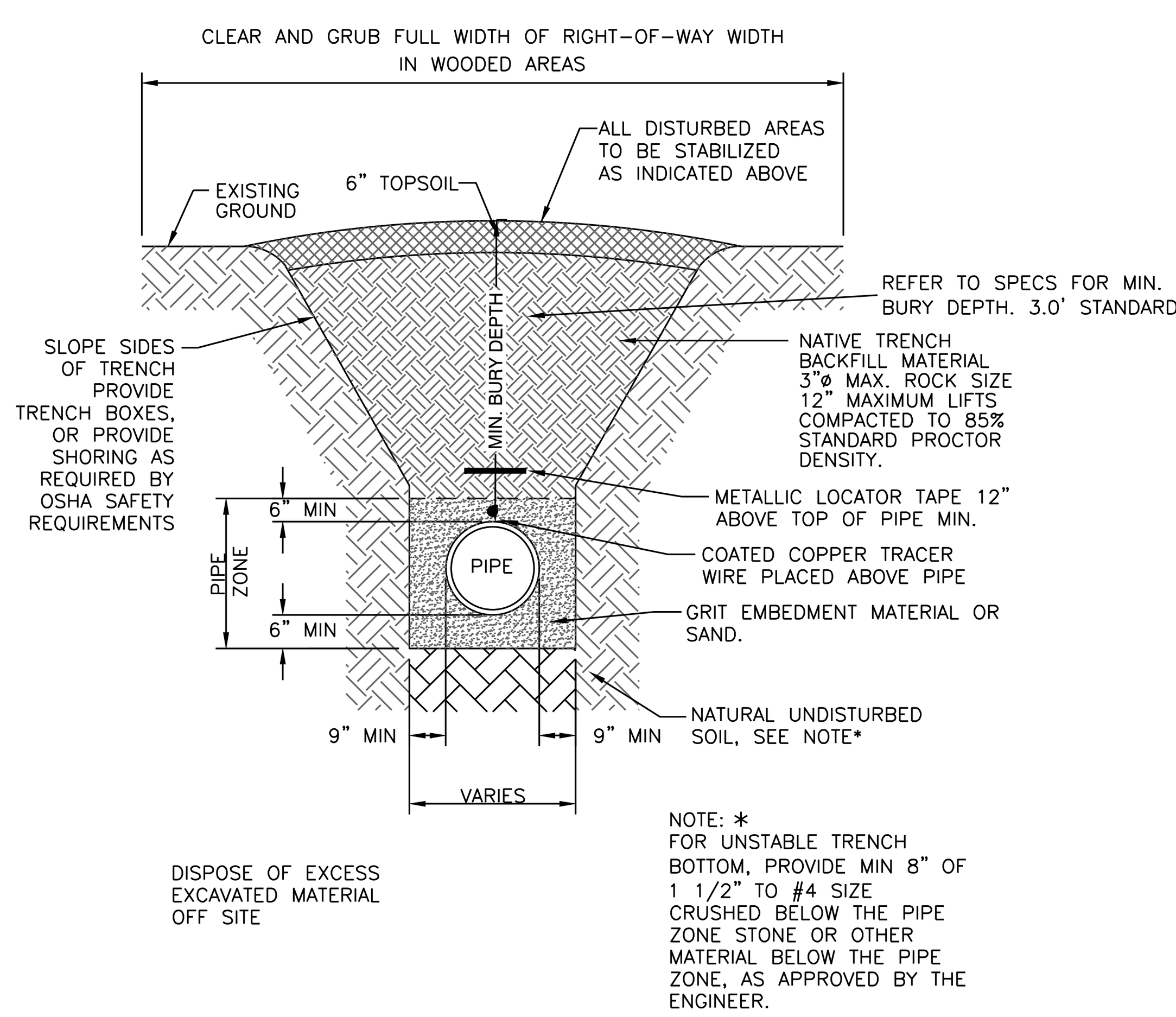

PVC WATER LINE TRENCH IN UNPAVED AREAS

N.T.S.

SOIL STABILIZATION REQUIREMENTS:
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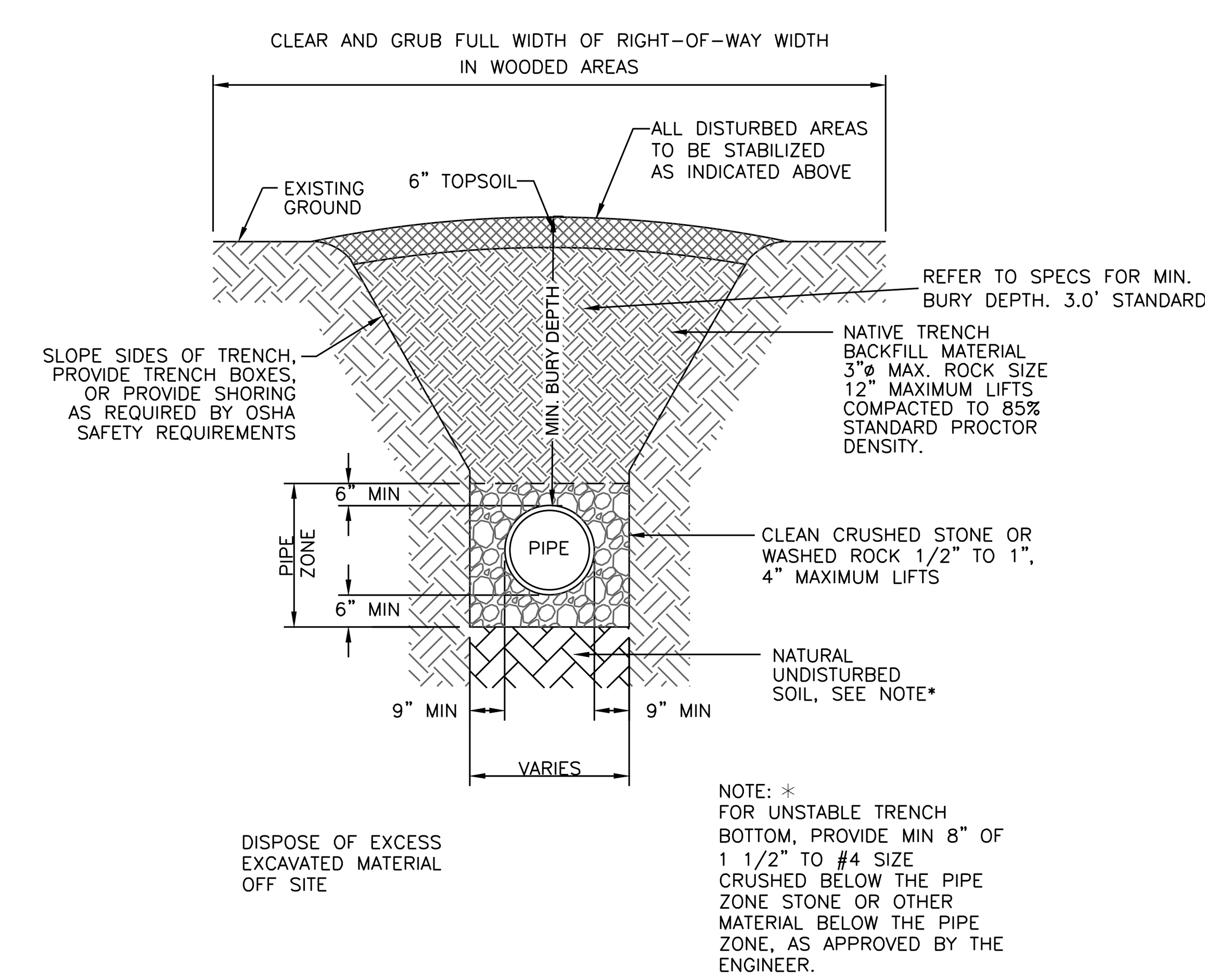

DRAINAGE PIPES IN UNPAVED AREAS

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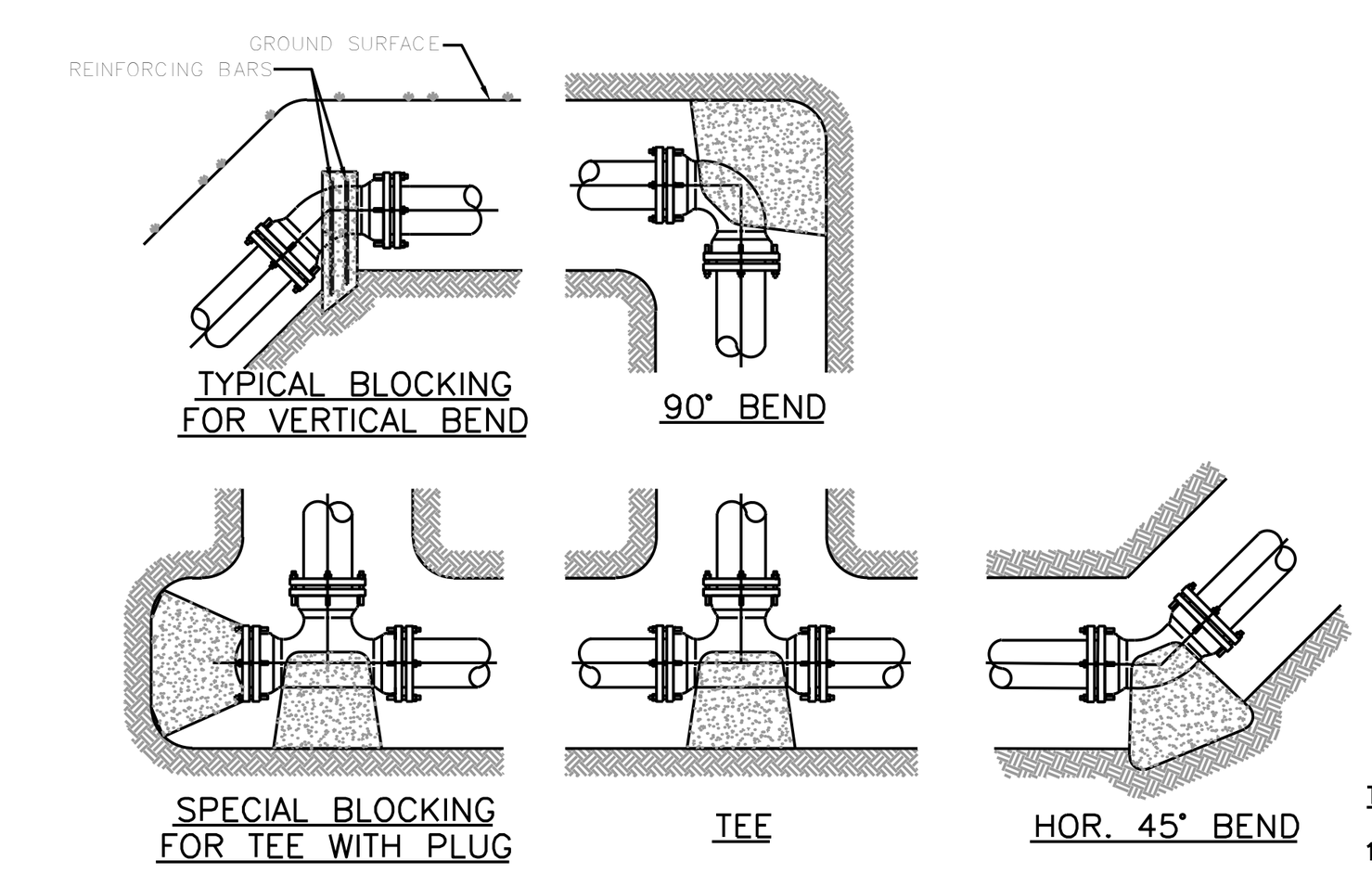

TYPICAL BLOCKING DETAILS

N.T.S.

VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE			
FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4°
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
18	7.2	3.7	1.8
20	8.9	4.5	2.3
24	12.8	6.5	3.3

BEARING AREA OF THRUST BLOCKS IN SQ. FT (HORIZONTAL BENDS) FOR 150 P.S.I. TEST PRESSURE							
FITTING SIZE	TEE, WYE, PLUG,OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		BEND ANGLE		
			A_1	A_2	45°	22 1/2°	11 1/4°
4	1.0	1.4	1.0	1.4	1.0	–	–
6	2.1	3.0	2.1	3.0	1.6	1.0	–
8	3.8	5.3	3.8	5.4	2.9	1.5	1.0
10	5.9	8.4	5.9	8.4	4.6	2.4	1.2
12	8.5	12.0	8.5	12.0	6.6	3.4	1.7
14	11.5	16.3	11.5	16.3	8.9	4.6	2.3
16	15.0	21.3	15.0	21.3	11.6	6.0	3.0
18	19.0	27.0	19.0	27.0	14.6	7.6	3.8
20	23.5	33.3	23.5	33.3	18.1	9.4	4.7
24	34.0	48.0	34.0	48.0	26.2	13.6	6.8

VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE			
FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
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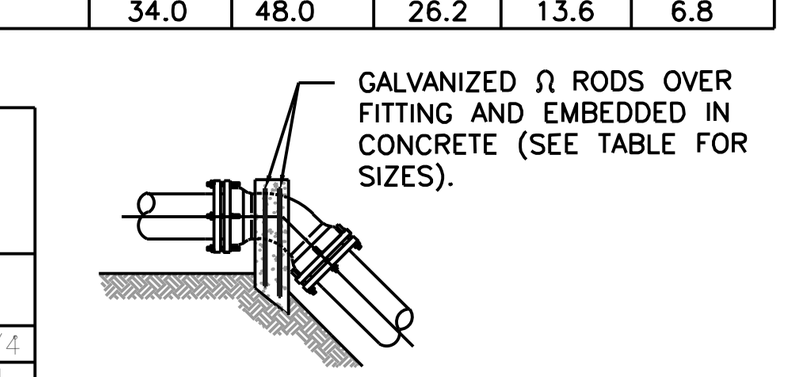


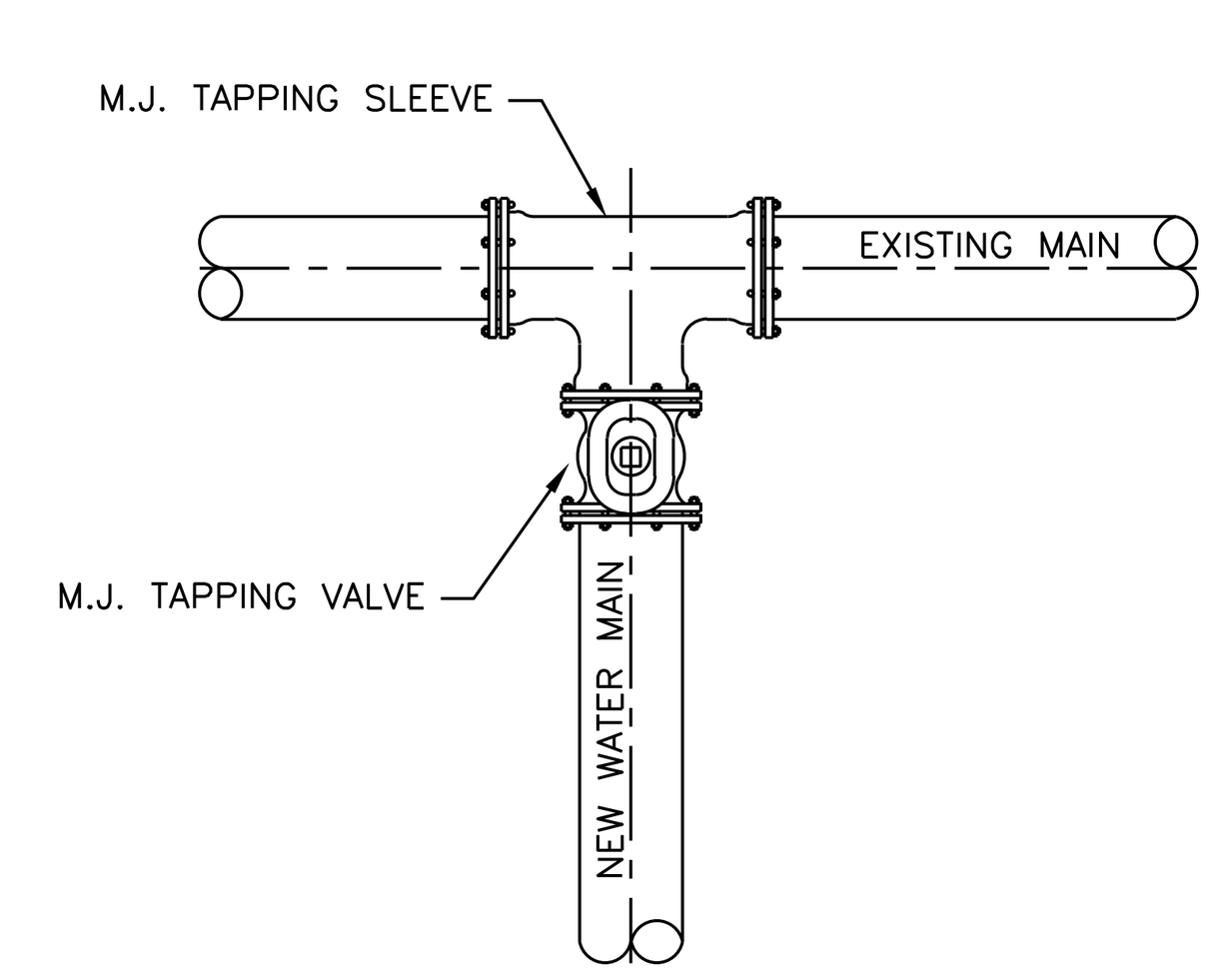
FITTING SIZES	ROD SIZES	EMBEDMENT
12" AND LESS	#6'S	30"
14" – 24"	#8's	36"

THRUST BLOCK NOTES:

1. KEEP CONCRETE CLEAR OF JOINT ACCESSORIES.
2. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
3. REQUIRED VOLUMES OF BEARING AREAS AT FITTINGS SHALL BE AS INDICATED IN THE TABLES PROVIDED AND ADJUSTED, IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) STATED IN THE SPECIFICATIONS. AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
4. THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURE OF 150 PSIG AND THE WEIGHT OF CONCRETE (4,050 LB/CY). TO COMPUTE VOLUMES FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION: VOLUME = (TEST PRESSURE / 150) X (TABLE VALUE).
5. BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 150 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2,000 LB/SF TO COMPUTE BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA – (TEST PRESSURE / 150) X (2,000 / SOIL BEARING STRESS) X (TABLE VALUE).
6. THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUST SHALL BE THE SAME AS FOR HORIZONTAL BENDS.
7. BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
8. BEARING AREA OF THRUST BLOCK SHALL NOT BE LESS THAN 1.0 SF.
9. VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CY REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS.

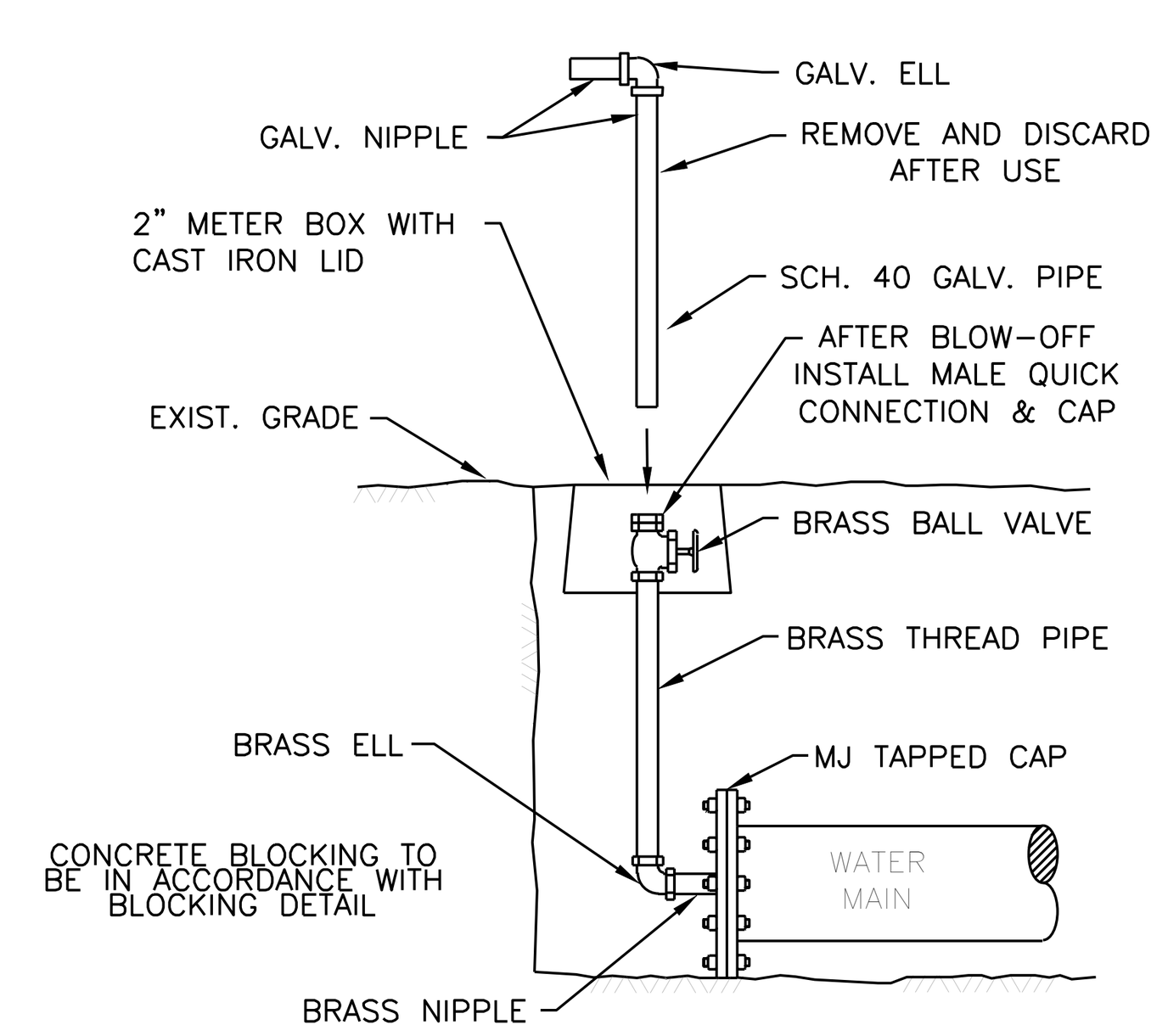
TYPICAL BLOCKING DETAILS

N.T.S.



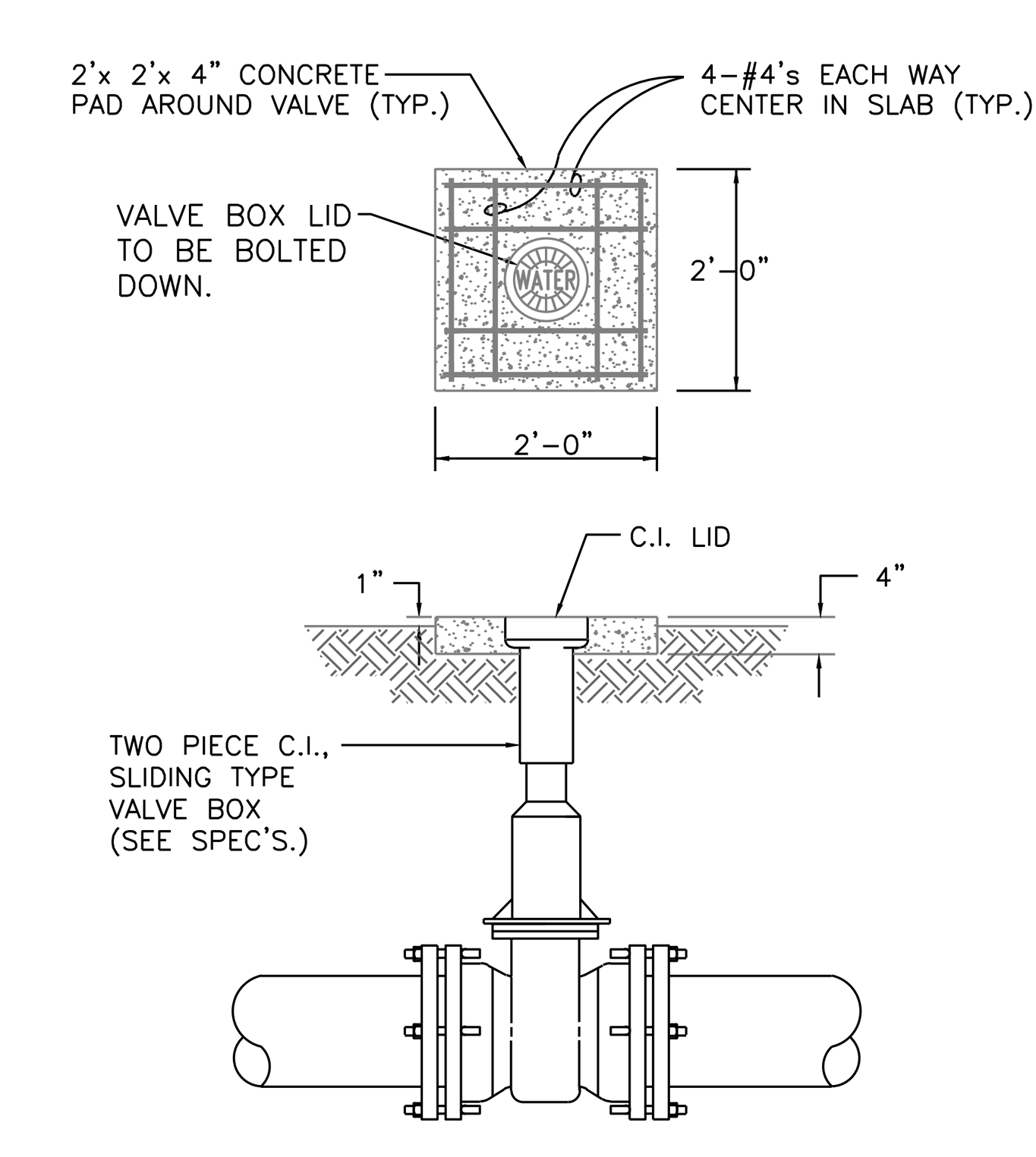
WATER MAIN CONNECTION DETAIL

N.T.S.



2" BLOW-OFF RISER

N.T.S.



DETAIL-VALVE BOX

N.T.S.

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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
TRENCH DETAILS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:		21-0275
SHEET:	C-4.0	SCALE:		

500	01S	14W	0	15/22	304	62	1762

K:\LAND PROJECTS 2004\COMMERCIAL\2021\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE BRYANT (FULL STORE REVISIT 2022) 12-21-2022.DWG

SUBGRADE MATERIAL

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subrades for pavement shall be stabilized by mechanical compaction. Stabilization methods such as fabrics and chemical stabilization may be submitted for approval when supported by engineering data and calculations to substantiate the adequacy of the stabilized procedure.
C. Subgrade shall be compacted to 95 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
D. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
E. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.
F. In-situ soils meeting the requirements outlined in these specifications may be utilized as subgrade material. In-situ soils used as subgrade shall be scarified to a minimum depth of 8-inches below finish subgrade, recompacted and tested as described below. Fill material for subgrade shall be placed in lifts not to exceed 8-inches compacted depth.
G. Methods and procedures for establishing the total depth of soil replacement and/or modification shall be as specified by the design engineer and geotechnical investigations. The adequacy of in-situ soils and fill materials as pavement subgrade shall be evaluated based upon the soils classification, liquid limit, and plasticity index.
H. Soils with a liquid limit greater than 40, or a plasticity index greater than 15 shall be undercut and removed from the street section or improved by a design method of stabilization approved by the City.
I. Quality control testing shall be as specified below.
J. Undercut 24" of soil below finished street base course. Proof roll to verify stability.
K. Backfill the undercut subgrade with Class 7 aggregate or soil meeting the requirements of this section and compact in lifts not exceeding 8".

BASE COURSE

A. Base course material shall be crushed stone meeting the requirements of ArDOT Class 7 aggregate base course as specified in the latest edition of ArDOT Standard Specifications.
B. Base course shall be compacted to 98 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture.

SURFACE COURSE

A. Surface course for flexible pavement designs shall utilize plant mix bituminous base and binder courses conforming to ArDOT Standard Specifications.

CURB AND GUTTER

A. Curb and gutter shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi. Concrete shall be air-entrained with a maximum of 4-inch slump.
B. Compaction requirements under curb and gutter shall conform to the requirements for street subgrade materials. Compaction requirements shall extend to a minimum of 1 foot beyond the back of curb and gutter removing all soft spots and replacing with suitable material.
C. Curb and gutter shall conform to the typical detail within these specifications or ArDOT Standard Roadway Drawing Details for curbing.
D. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at intervals not exceeding 195 feet, intersection radii, driveways, stationary structures, and sidewalks.
E. Contraction joints shall be sawed or formed at intervals not greater than 20 feet. Depth of saw-cut hall be 1 1/2-inch and have a width of 1/4-inch. Contraction joints shall be sealed in accordance with ArDOT Standard Specifications.
F. Forms shall be made of metal or wood and shall be properly braced. The minimum length of each section of form used shall be 10 feet. Each section of form shall be uniform and free from undesirable bends or warps. Forms shall be of such cross section and strength and so secured as to resist the pressure of the impact and vibration on any equipment which they support without springing or settlement.
G. Curb and gutter placed with slip form or extruding equipment will be acceptable providing it complies with all of the above requirements.
H. After curing, the curb shall be immediately backfilled to within 4 inches of the top curb to eliminate the possibility of washing beneath the curb. The remaining 4 inches shall be topsoil.
I. Cold weather protection shall meet the requirements of the latest edition of ArDOT Standard Specifications.

SIDEWALKS

General

A. Sidewalks shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi.
B. Sidewalks shall be on both sides of streets in line with sidewalks on opposite corners of roads.
C. All sidewalks including ramps shall meet all current Federal Americans with Disabilities (ADA) design guidelines or requirements.
D. Traverse slopes shall not exceed 2 percent.
E. Subgrade under sidewalks shall be compacted to 90 percent modified proctor density minimum.
F. Sidewalks shall not be placed upon grassy or organic materials.
G. Sidewalks which extend or link existing sidewalks shall adjoin the existing sidewalks to form a continuous, even pathway.
H. Utility poles, utility boxes, mailboxes, fire hydrants, and other similar obstructions shall not be located in sidewalks Sidewalk location may vary at the discretion of the City to avoid such obstacles.

Minimum thickness and reinforcement

A. Sidewalks shall have a minimum thickness of 4 inches.
B. Sidewalks shall be reinforced, at a minimum, with woven wire fabric reinforcement.

Contraction and expansion joints

A. Contraction joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
B. Expansion joints shall be constructed perpendicular to the sidewalk at intervals equal to five times the sidewalk width. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at driveways, drop inlets, and curbs.

Quality control testing and inspection by the City

A. Subgrade and formwork for sidewalks shall be inspected by the City prior to pouring of the sidewalk.
B. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
C. All field tests required for a project shall be witnessed by the City, contractor, or their authorized representatives.
D. All testing shall be accomplished by a testing firm approved by the City and shall be performed under the supervision of a licensed Professional Engineer.
E. Sampling and testing locations shall be subject to approval by the City.
F. Density tests on subgrades shall be taken every 300 feet or portion thereof.
G. The City shall be notified at least one day in advance of the need to inspect subgrade and formwork of sidewalks.

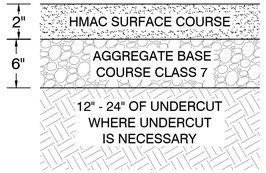
Subgrade

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subgrade shall be compacted to 90 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
C. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
D. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.

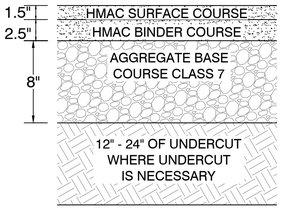
QUALITY CONTROL TESTING AND INSPECTIONS

General

A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
B. The Developer/Owner shall provide for inspections of street improvements during construction. The inspections shall be accomplished under the supervision of the Engineer of Record. The Engineer of Record shall provide certification that all materials and construction conform to the approved plans and specifications and with these minimum street standards.
C. The Engineer of Record shall furnish inspection whenever a critical construction activity is taking place. This means that a representative of the Engineer of Record must be on-site whenever a critical construction activity is taking place.
D. All field tests required for a project shall be witnessed by the City, Engineer of Record, contractor, or other authorized representatives.
E. The City shall be notified at least one day in advance of any test(s). It is the responsibility of the contractor to coordinated the scheduling of all tests with the City.



STANDARD PAVEMENT SECTION
NOT TO SCALE



HEAVY PAVEMENT SECTION
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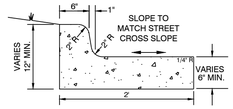
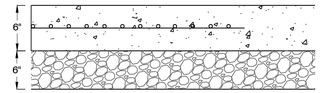


TYPICAL CURB AND GUTTER DETAILS
4,000 PSI CONCRETE
NOT TO SCALE



CONCRETE PAVEMENT SECTION DETAIL
4,000 PSI
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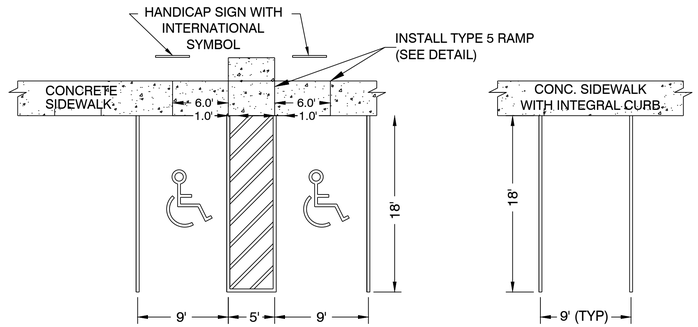

USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED

10' FOR END STALLS

PARKING STALL & SIDEWALK DETAIL
NOT TO SCALE

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
CIVIL SPECS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2022	CHECKED BY:	21-0275
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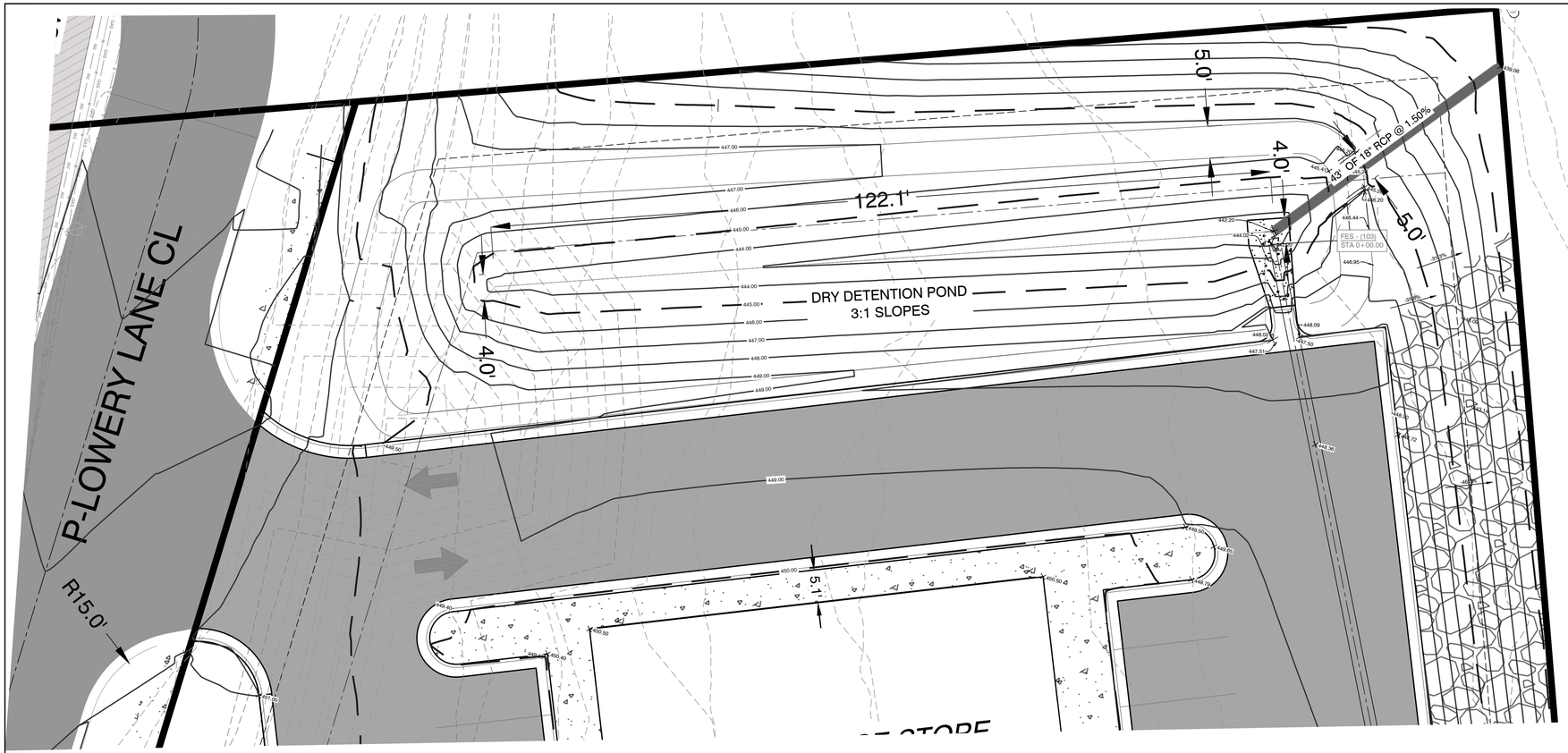
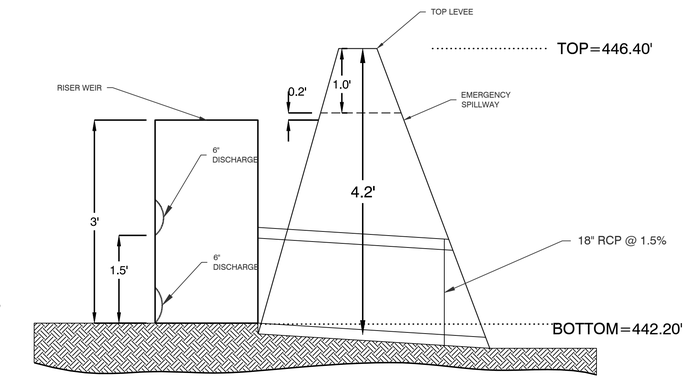
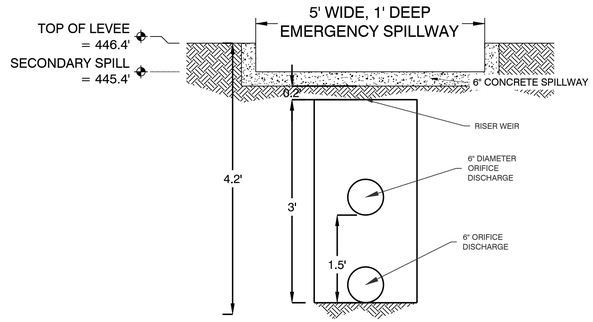




SPILLWAY PROFILE VIEW
NTS



SPILLWAY END VIEW
NTS

DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located along the north boundary of the property. The modifications are designed to temporarily detain stormwater to meet the City of Bryant's water quantity criteria before discharging from the pond.

Routine Maintenance
Routine maintenance will include but not be limited to:
-The primary discharge (1 HDPE Pipe) from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.
-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.
-Inspect the pond and discharge weir for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge weir will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
-Bottom of pond will be sodded (except where trickle channel is located).
-Embankments sloped 2:1 will be concrete stabilized, 3:1 slopes shall be sodded
-Re-growth of trees on or around the pond bank shall be cut and removed from the pond area.
-Stabilization of slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

For questions or concerns about the pond, contact ___ at 501-___-____.

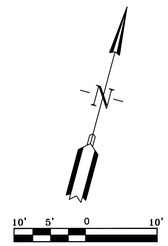
EARTHEN SLOPE NOTE:
ALL EARTHEN DETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
1. DETENTION POND WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.

2. DETENTION POND WILL HAVE A 5' WIDE LEVEE.

3. DRAINAGE DITCH LEADING TO NEW DETENTION POND WILL REQUIRE SOLID SOD STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.

4. DETENTION POND WILL REQUIRE CONCRETE TRICKLE CHANNELS.



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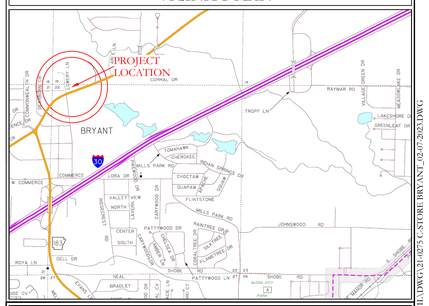

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KEZI TAMZIDUL ISLAM

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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
DETENTION PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:	21-0275
REVISED:	02/23/2023	CHECKED BY:			
SHEET:	C-6.0	SCALE:			

500	01S	14W	0	15/22	304	62	1762

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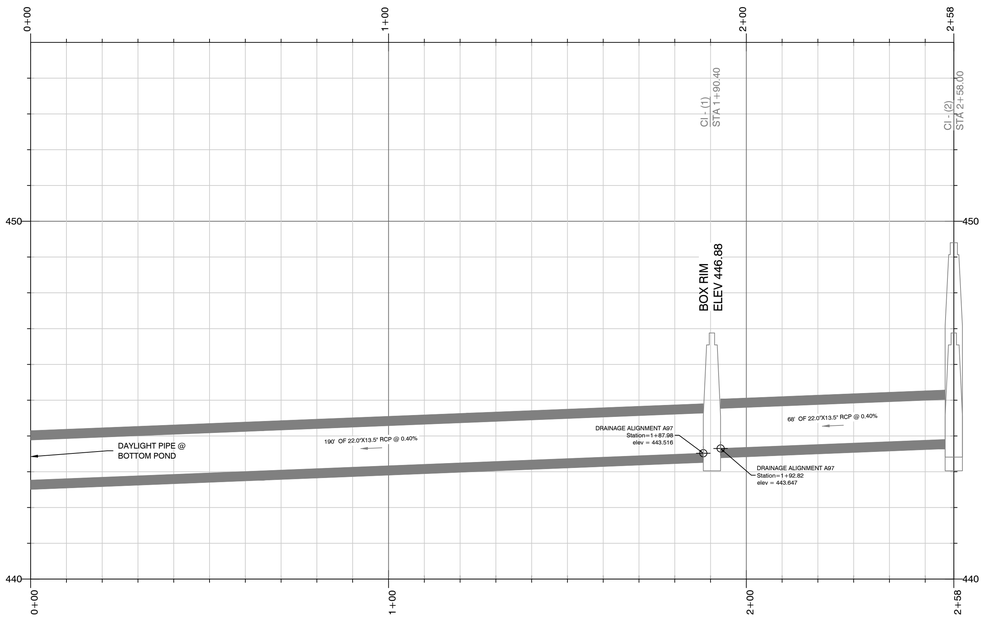
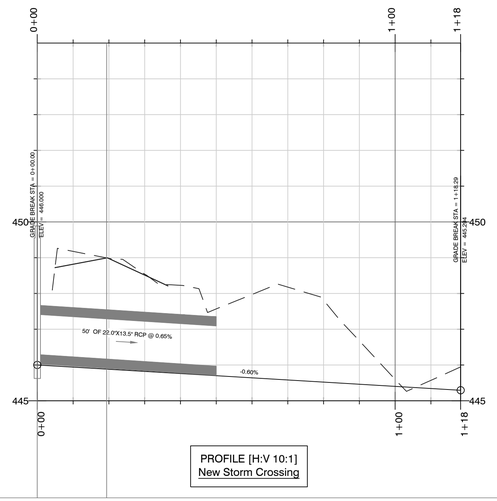
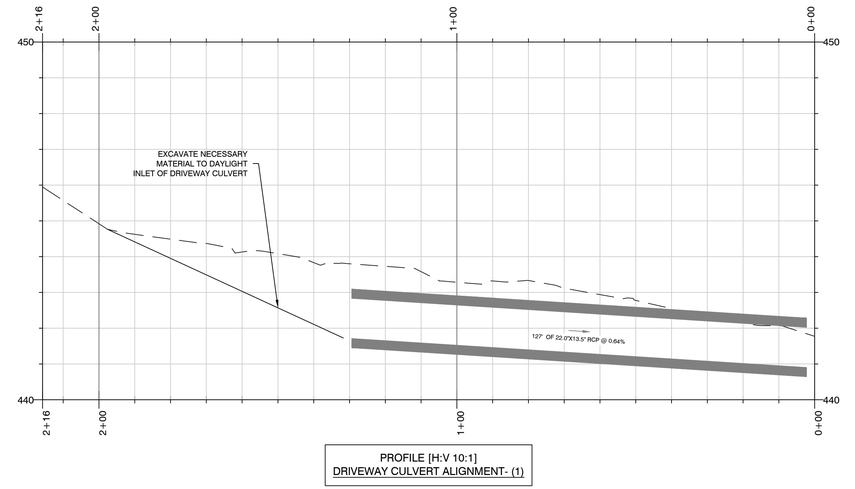


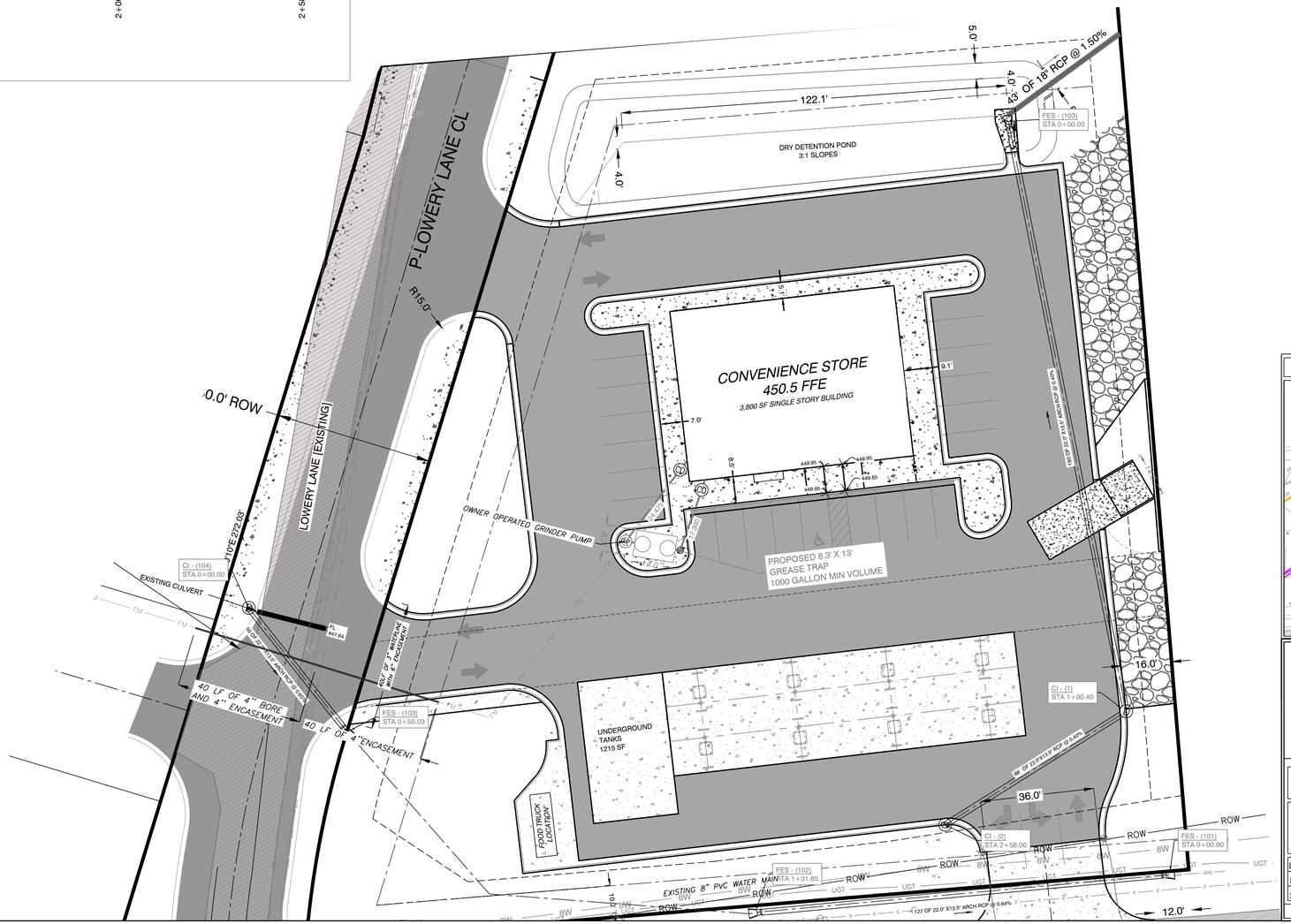
PROFILE [H:V 10:1]
DRAINAGE ALIGNMENT A (1)

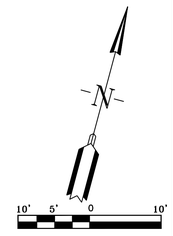


PROFILE [H:V 10:1]
New Storm Crossing



PROFILE [H:V 10:1]
DRIVEWAY CULVERT ALIGNMENT- (1)





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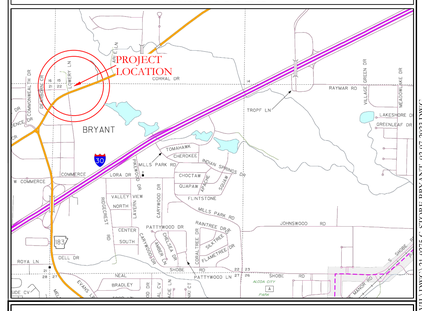

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BRYANT C-STORE
DRAINAGE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
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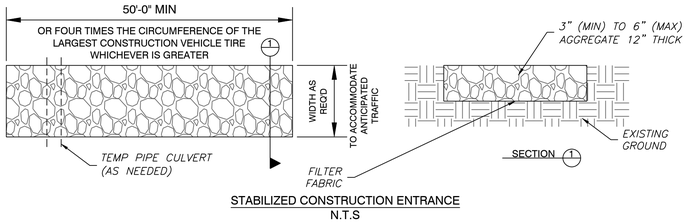
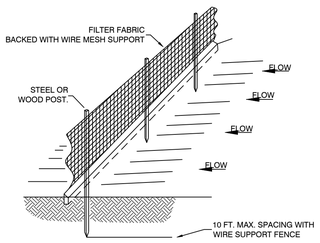
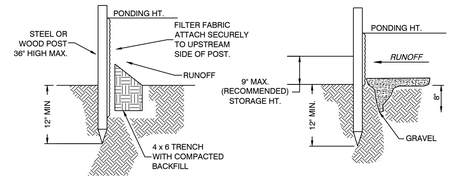


STABILIZED CONSTRUCTION ENTRANCE
N.T.S



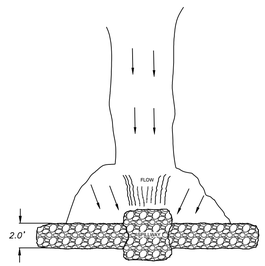


NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

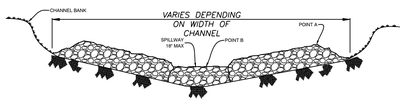
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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

SILT FENCE



PLAN



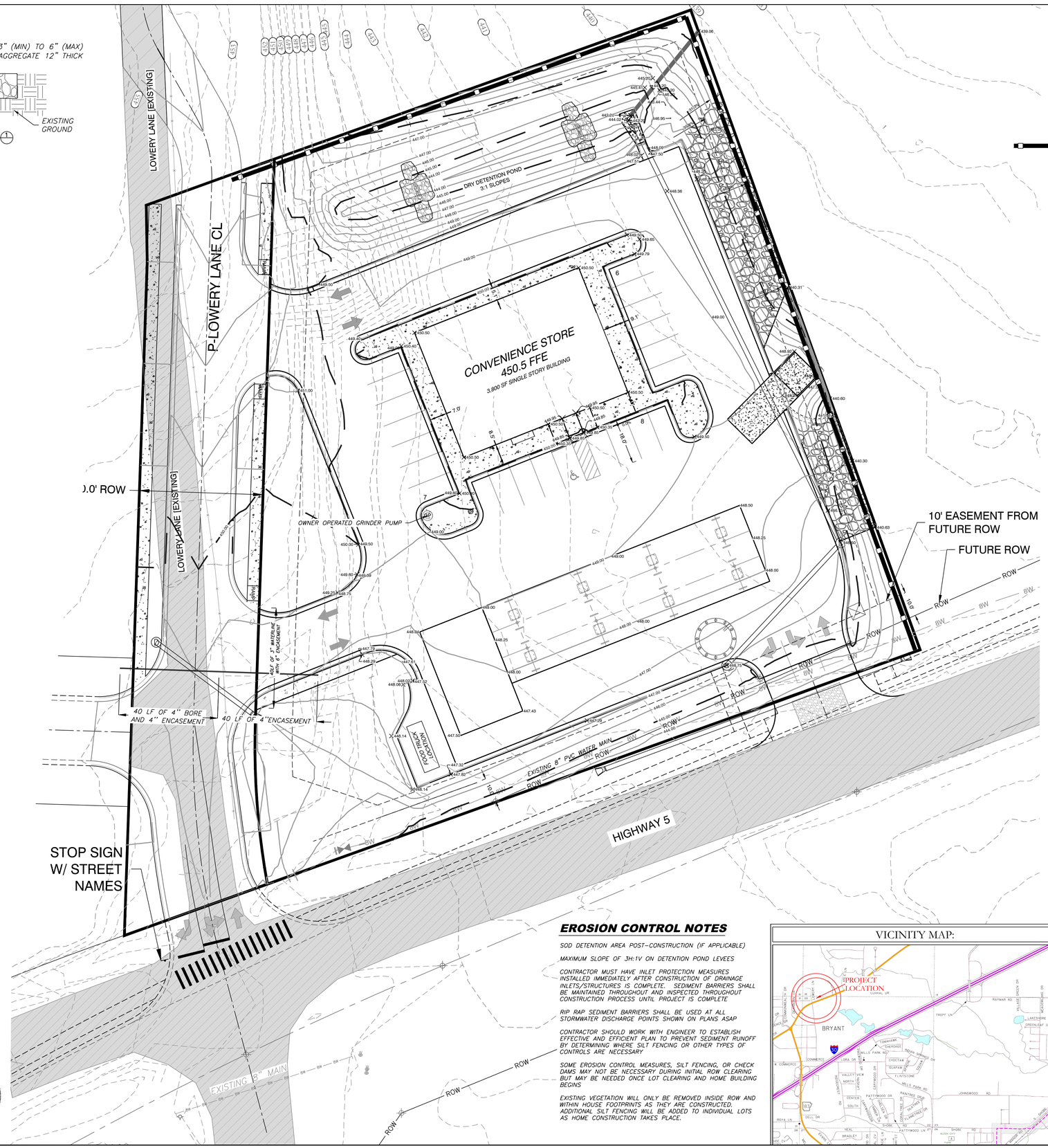
VIEW LOOKING UPSTREAM

NOTES:
1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING.
3.) PLACE FILTER FABRIC UNDER RIP-RAP WITH ANY GAPS AND TAMP SIDE FILL MATERIAL TO PREVENT EROSION ON FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXEED 18"-24"
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM





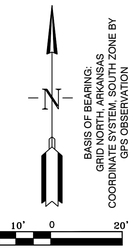


ERC LEGEND

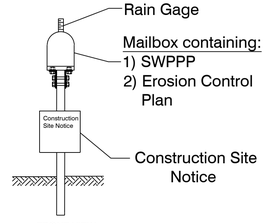
- SITE POSTING/ RAIN GUAGE
- CONC. WASHOUT DETENTION AREA
- SILT FENCE
- RIP RAP CHECK DAM
- CONSTRUCTION ENTRANCE
- DISTURBED AREA
- TRASH CONTAINER
- PORTABLE TOILET

ORDINANCE NO. 2019-32 ARTICLE IV. (2)(J):

DEADLINES FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.
STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.
DEADLINE FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES.
STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED



TYPICAL SITE POSTING:



FRONT VIEW

EROSION CONTROL NOTES

SOD DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

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

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

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

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

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

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

VICINITY MAP:

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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
EROSION CONTROL PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
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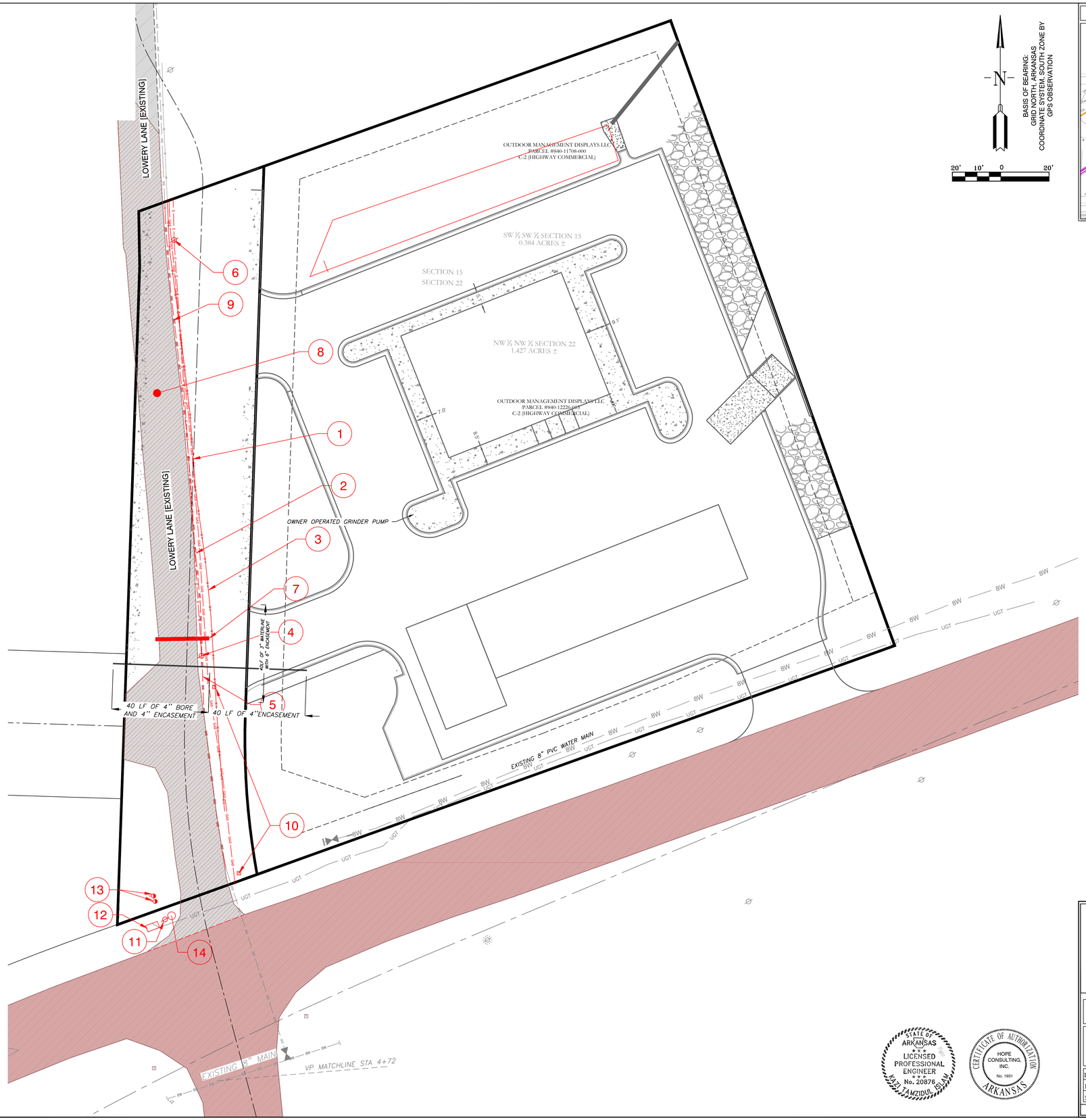

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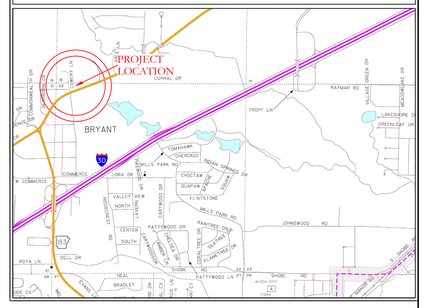

DEMOLITION KEY NOTES

1. GAS MAIN REMOVAL: COORDINATE WITH GAS MAIN
2. REMOVE EXISTING 3" WATER MAIN
3. REMOVE EXISTING FENCE
4. REMOVE POWER POLE
5. REMOVE 3" WATER MAIN
6. REMOVE POWER POLE
7. REMOVE EXISTING 18" CULVERT
8. OVERLAY EXISTING ASPHALT OR DEMO AND REMOVE WHERE NECESSARY
9. HWY 5 PAVEMENT WILL BE DEMOLISHED AND REPLACED BY ARDOT IN UPCOMING IMPROVEMENT PROJECT
10. REMOVE EXISTING TELEPHONE BOX
11. REMOVE POWER POLE – COORDINATE LOCATION
12. REMOVE GUY WIRER ANCHORS
13. REMOVE COMMUNICATION PULL BOX & FIBER RISER – COORDINATE LOCATION
14. REMOVE & RELOCATE STOP STOP SIGN

GENERAL UTILITY LEGEND

- OVERHEAD POWER
- WATER MAIN
- EXISTING SEWER
- POWER POLE REMOVE
- EXISTING LIGHT POLE
- EXISTING SEWER
- REMOVE FENCE
- WATER LINE TO BE REMOVED/REPLACED
- OVERHEAD POWER REMOVE GAS
- TELEPHONE/COMMUNICATIONS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
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BRYANT C-STORE
DEMO PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/23/2023	CHECKED BY:	21-0275
SHEET:	C-8.0	SCALE:	

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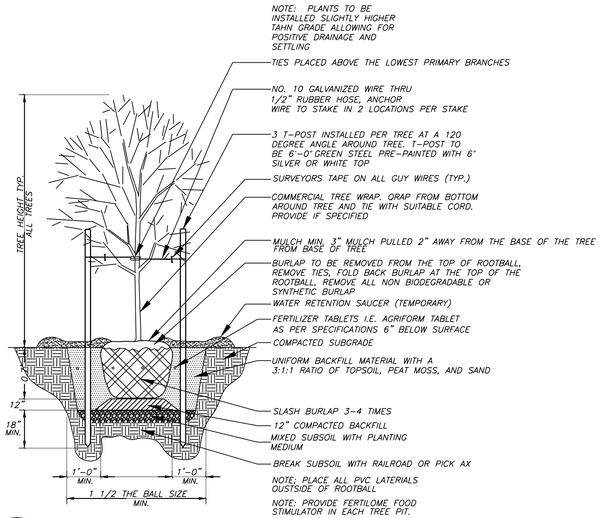
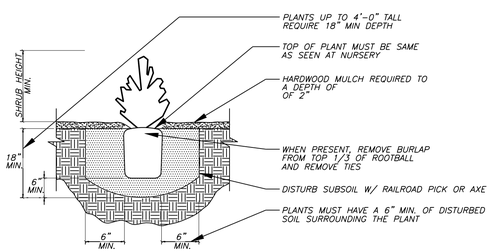
LANDSCAPE LEGEND

	COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QTY.: (REQUIRED)
	1 EVERGREEN/ 2000SF	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE	–	3
	SHURBS COMPACTA HOLLY – 6' O.C. – 5 GAL.	ILEX CRENATA	6'–0"	0
	CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE		9
	SOD	BERMUDA		21360.0 SF
	PLANTERS	N/A		247 SF (150)



1 TREE PLANTING DETAIL

NO SCALE



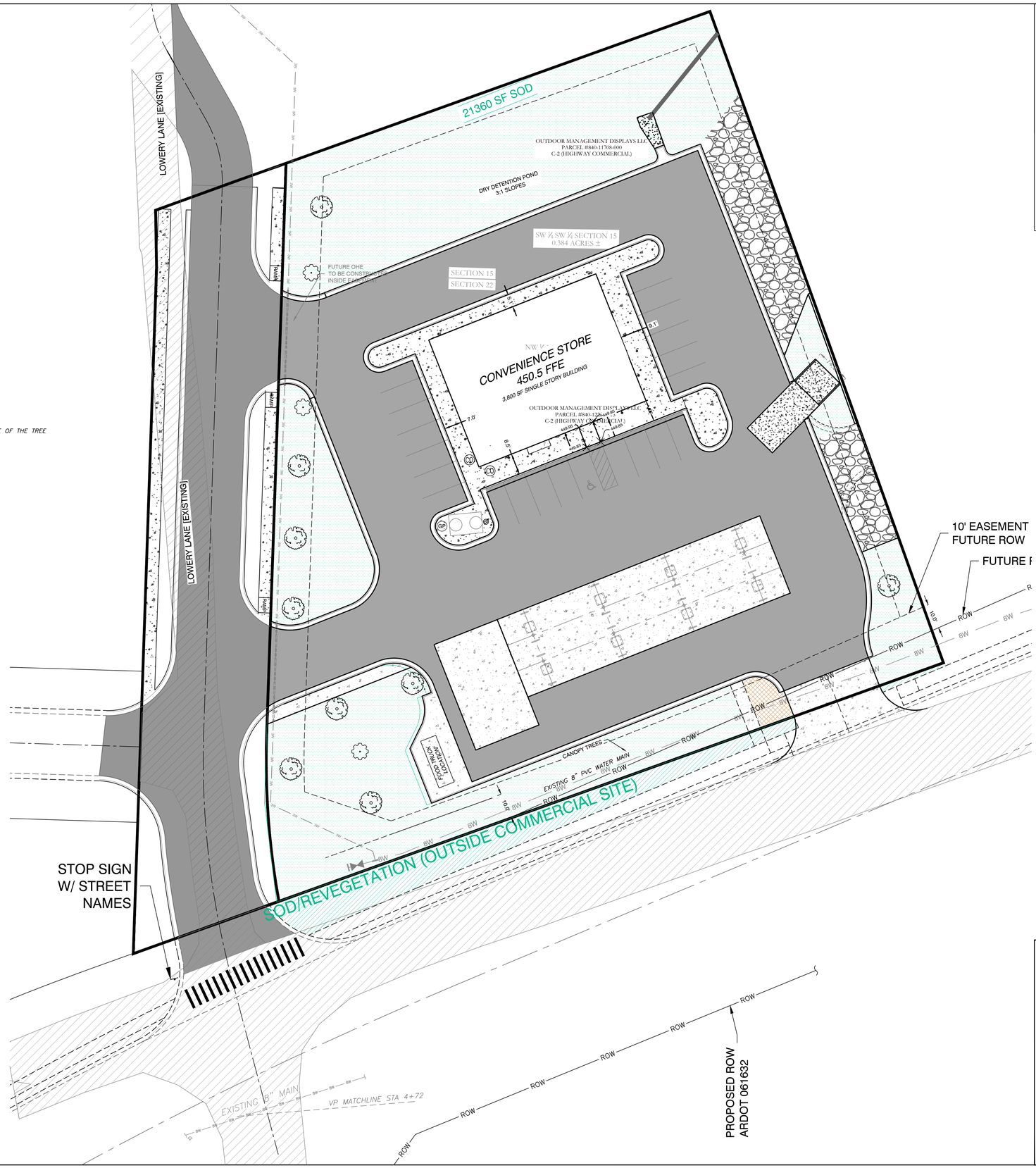
NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURER'S RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL ADMENDMENTS.
5. PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
6. APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

2 SHRUB PLANTING DETAIL

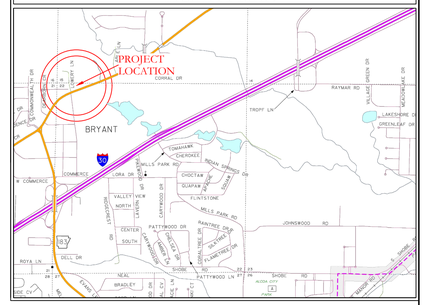
NTS

MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



VICINITY MAP:



PLANTING REQUIREMENTS/CALCS(APPLICABLE)

PLANTING MINIMUM
TOTAL TREES 1 / 1/2 ACRE (PROPERTY) 3.0 ACRES
EVERGREENS 1 / 2000 SF BUILDING FOOTPRINT

PLANTER/GROUND COVERAGE
150 SF CONTAINED BEDS OR GROUND COVER

LS BUFFER
10' WIDE BUFFER BETWEEN PARKING AND ADJ. LOTS

TOTAL PROPERTY SIZE OF 1.5 ACRES USED FOR CALCULATIONS

PLANTING NOTES

1. QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.
2. ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.
3. ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.
4. TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.
5. ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
6. ALL NON-PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.
7. NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06-05-2020.

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No. 20876
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ARKANSAS

N

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

20' 10' 0 20'

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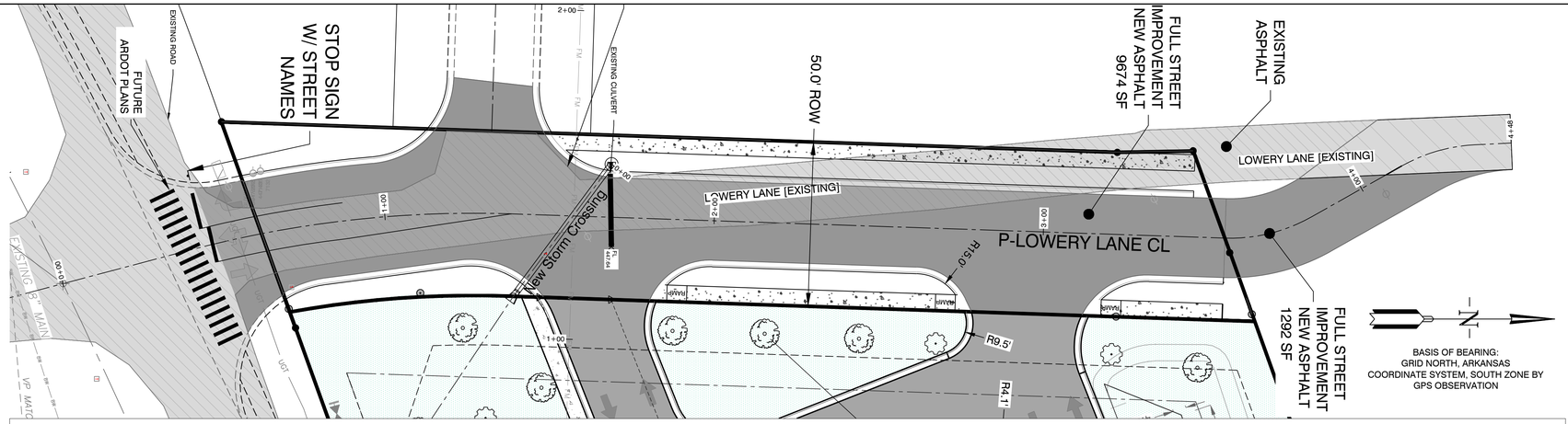
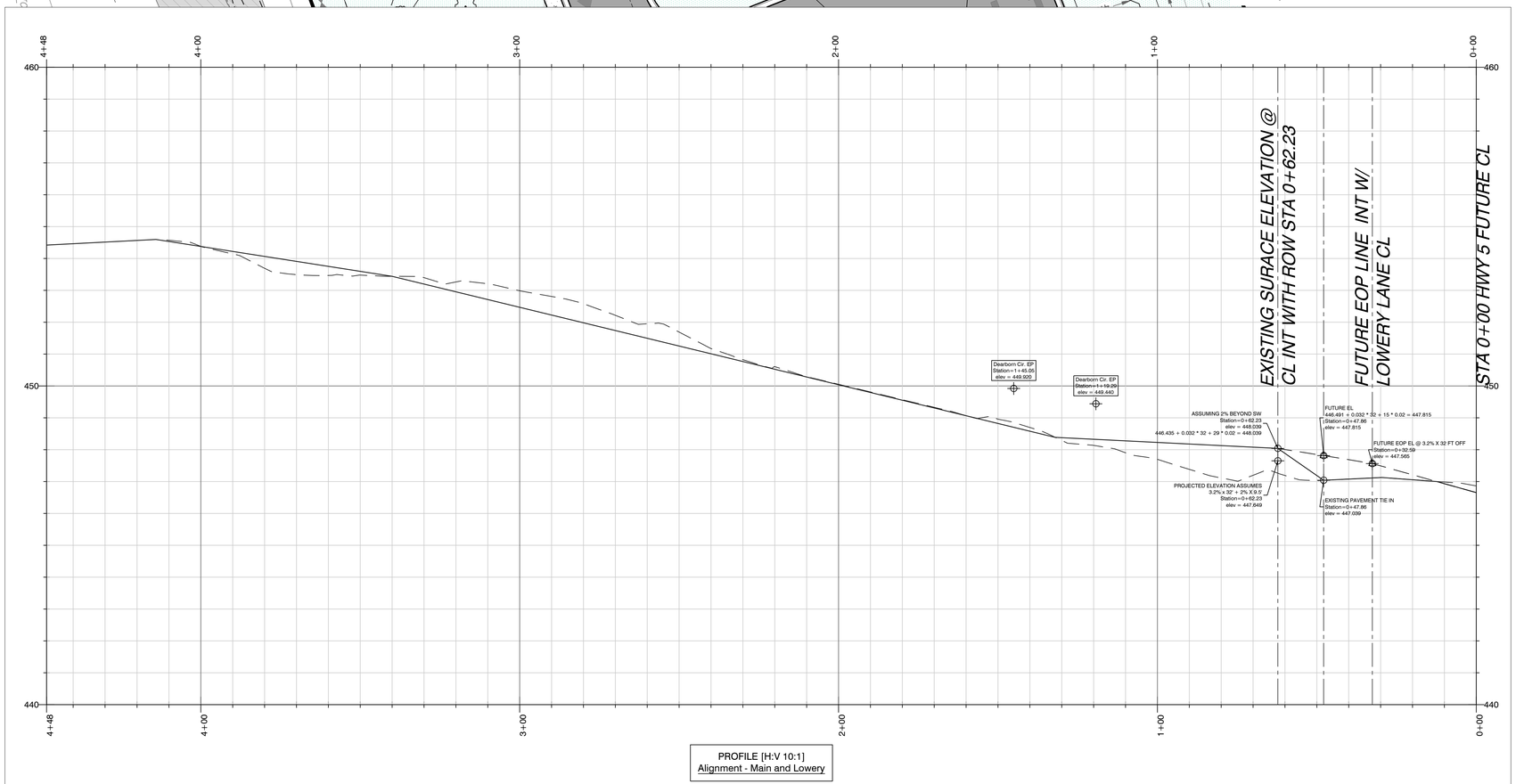
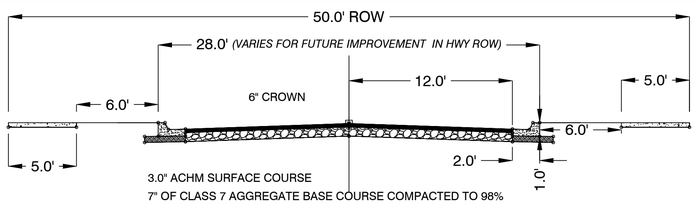




PROFILE [H:V 10:1]
Alignment - Main and Lowery

CITY OF BRYANT TYPICAL CROSSECTION FOR LOWERY LANE IMPROVEMENTS



3.0" ACHM SURFACE COURSE

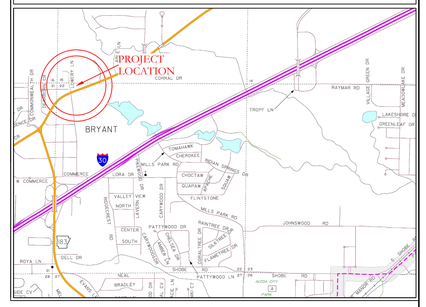
7" OF CLASS 7 AGGREGATE BASE COURSE COMPACTED TO 98% MODIFIED PROCTOR

SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR TO A DEPTH OF 18"

UNDERCUT 2' DEPTH WHERE NEEDED

*VARIED SECTION WIDTH APPLIES TO FUTURE PLANS NOT PART OF THIS PROJECT

VICINITY MAP:



Know what's below. Call before you dig.

DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE APPROXIMATE. NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06-05-2020.

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

20' 10' 0 20'

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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
LOWERY PROFILE - EXISTING EDGE OF PAVEMENT
BRYANT, SALINE COUNTY, ARKANSAS

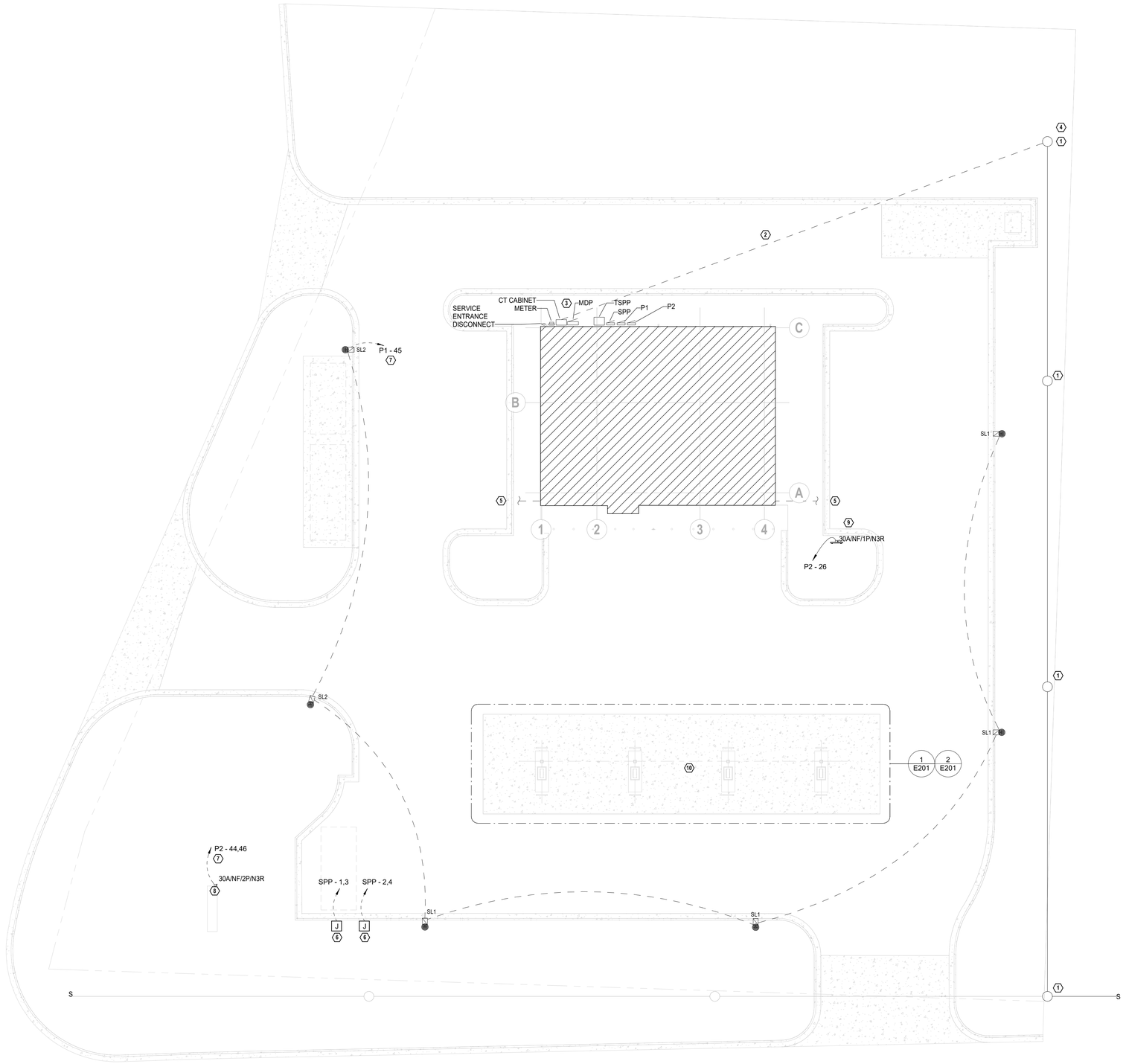
DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	02/23/2023	CHECKED BY:	21-0275
SHEET:	C-9.0	SCALE:	

500	01S	14W	0	15/22	304	62	1762

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

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1001
ARKANSAS

K:\LAND PROJECTS\2021\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE BRYANT_02-07-2023.DWG



1 SITE PLAN - ELECTRICAL

1/16" = 1'-0"

GENERAL NOTES

1. COORDINATE WITH ALL OTHER DISCIPLINES FOR NEW AND EXISTING UNDERGROUND CONDITIONS PRIOR TO EXCAVATION. RE: CIVIL PLANS
2. CONTRACTOR SHALL PROVIDE BY FORMAL SUBMITTAL A CONDUIT ROUTING PLAN FOR ALL UNDERGROUND CONDUIT INDICATED ON SITE PLAN. INCLUDE IDENTIFICATION OF UTILITY CROSSINGS. SUBMITTAL SHALL BE FOLLOWED IN FIELD AND SUBMITTED WITH PROJECT CLOSEOUT DOCUMENTS.

KEYED NOTES

1. PROPOSED LOCATION OF NEW ELECTRIC UTILITY POLE PROVIDED AND INSTALLED BY ENTERGY ELECTRIC UTILITY. COORDINATE WITH ENTERGY FOR FINAL PRIMARY UTILITY LINE, POLES AND GUY WIRE LOCATIONS. RE: ELECTRIC RISER DIAGRAM
2. PROVIDE NEW UNDERGROUND ELECTRIC SERVICE LATERAL FROM NEW UTILITY TRANSFORMER TO BUILDING ELECTRIC SERVICE ENTRANCE. ELECTRIC SERVICE ENTRANCE SHALL BE A MINIMUM OF 24" UNDERGROUND AND HAVE A MINIMUM OF 24" SEPARATION FROM ALL OTHER UTILITIES. COORDINATE WITH ALL OTHER DISCIPLINES PRIOR TO INSTALLATION.
3. PROVIDE SERVICE ENTRANCE CT CAN, METER AND DISCONNECT AT THE INDICATED LOCATION. COORDINATE WITH ENTERGY ELECTRIC UTILITY AND BUILDING OWNER PRIOR TO ROUGH-IN. RE: ELECTRICAL RISER DIAGRAM
4. PROPOSED LOCATION OF NEW ELECTRIC UTILITY POLE MOUNTED TRANSFORMERS. PROVIDED AND INSTALLED BY ENTERGY ELECTRIC UTILITY COMPANY. COORDINATE WITH ENTERGY FOR FINAL LOCATION AND SIZE. RE: ELECTRIC ONE-LINE DIAGRAM.
5. PROVIDE (2) 2" C WITH NYLON PULL STRING IN EACH CONDUIT. ROUTE CONDUIT FROM MAIN DISTRIBUTION PANEL "MDP" TO INDICATED LOCATION. CAP CONDUIT, PROVIDE FLAG MARKER AND CLEARLY INDICATE ON CONDUIT "FUTURE EV".
6. SHORE POWER ELECTRIC ENCLOSURE WITH (1) NEMA 14-50R, (1) NEMA TT-30R, AND (1) NEMA 5-20R2GFI RECEPTACLES, EATON #CHU1N9N4NP. FED FROM NEW SHORE POWER PANEL "SPP". PEDESTAL MOUNTED AT END OF LOW WALL.
7. ROUTE EXTERIOR SITE AND MONUMENT LIGHTING THROUGH LIGHTING RELAY PANEL. RE: LIGHTING RELAY SCHEDULE ON ELECTRICAL SCHEDULE SHEET.
8. PROVIDE (1) 1" C FOR POWER AND (1) 1" FOR DATA FROM SIGN CONTROL STATION IN ELECTRICAL/STORAGE ROOM TO MONUMENT SIGN.
9. PROVIDE ELECTRICAL CONNECTION TO AIR/VACUUM MACHINE. REFER TO ELECTRIC DETAILS FOR DISCONNECT MOUNTED TO CONCRETE SUPPORTED UNISTRUT. COORDINATE WITH ARCHITECT/OWNER FOR FINAL LOCATION.
10. REFER TO ELECTRICAL ENLARGED PLANS SHEET FOR ALL ELECTRICAL INFORMATION ASSOCIATED WITH FUELING CANOPY.

WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN
18 CORPORATE HILL DRIVE, SUITE 210
LITTLE ROCK, AR 72205
P: 501.224.1900
WWW.WILLIAMSDEAN.COM

A NEW CONVENIENCE STORE FOR
STANDARD
BRYANT, ARKANSAS

:STAMP

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18900
J. HILTON HOOVER
11/1/2021

CONSTRUCTION DOCUMENTS

:SHEET TITLE
SITE PLAN - ELECTRICAL

:REVISIONS

NO.	DESCRIPTION	DATE
1	Revision 2	10/29/21

11/1/2021 :ISSUE DATE

21-028 :PROJECT NUMBER

1 :SHEET NUMBER

E002

CERTIFICATE OF AUTHORIZATION
INSIGHT ENGINEERING, PLLC
No. 3523
ARKANSAS

11/1/2021 4:11:12 PM
BIM 360://21-028 C-Store Gas Station Bryant/21-028 C-Store Bryant MEP Model Rvt 21.rvt

Branch Panel: SPP

Panel Location: EXTERIOR
Supply From: TSPP
Mounting: SURFACE
Enclosure: NEMA 3R

Volts: 120/240 Single Phase
Phases: 1
Wires: 3

A.I.C. Rating: 22KAIC
Bus Rating: 225 A
MCB Rating: 125 A

Notes:

CKT	Circuit Description	Trip (A)	Poles	"A"		"B"		Poles	Trip (A)	Circuit Description	CKT
1	SHORE POWER OUTLET BOX "SP1"	50	2	4800	4800			2	50	SHORE POWER OUTLET BOX "SP2"	2
3	--	--	--			4800	4800	--	--	--	4
5	R FROZEN DRINK MACHINE	20	2	3450	3450			2	35	AUTOMATIC ESPRESSO MACHINE	6
7	--	--	--			3450	3450	--	--	--	8
9	ICE BAGGING SYSTEM	20	2	250	--			1	--	PREPARED SPACE	10
11	--	--	--			250	--	1	--	PREPARED SPACE	12
		Total Load:		16750 VA		16750 VA					
		Total Amps:		140 A		140 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Power	26600 VA	100.00%	26600 VA		
RECEPTACLES	6900 VA	100.00%	6900 VA	**Total Conn. Load:**	33500 VA
				Total Est. Demand:	33500 VA
				Total Conn. Current:	93 A
				Total Est. Demand Current:	140 A

Branch Panel: MDP

Panel Location: EXTERIOR
Supply From: UTILITY
Mounting: SURFACE
Enclosure: NEMA 3R

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 35KAIC
Bus Rating: 800 A
MCB Rating: 800A/800AT

Notes:

CKT	Circuit Description	Trip (A)	Poles	A		B		C		Poles	Trip (A)	Circuit Description	CKT
1	100A/3P FD FRAME PREPARED SPACE	--	3	--	0					3	30	SURGE PROTECTION DEVICE	2
3	--	--	--			--	0			--	--	--	4
5	--	--	--					--	0	--	--	--	6
7	PANEL P1	225	3	16048	21327					3	225	PANEL P2	8
9	--	--	--			13030	23708			--	--	--	10
11	--	--	--					14711	24459	--	--	--	12
13	PANEL FP	150	3	14411	--					3	--	PD-2 FRAME PREPARED SPACE	14
15	--	--	--			14411	--			--	--	--	16
17	--	--	--					14411	--	--	--	--	18
19	PD-2 FRAME 3P SPACE W/ BUS	--	3	--	--					3	--	PD-2 FRAME PREPARED SPACE	20
21	--	--	--			--	--			--	--	--	22
23	--	--	--					--	--	--	--	--	24
25	PD-2 FRAME 3P SPACE W/ BUS	--	3	--	--					3	--	PD-2 FRAME PREPARED SPACE	26
27	--	--	--			--	--			--	--	--	28
29	--	--	--					--	--	--	--	--	30
31	PD-2 FRAME 1P SPACE W/ BUS	--	1	--	4992					2	60	FUTURE EV CHARGING STATION	32
33	FUTURE EV CHARGING STATION	60	2			4992	4992			--	--	--	34
35	--	--	--					4992	--	1	--	PD-2 FRAME PREPARED SPACE	36
37	TRANSFORMER TSPP	150	2	16750	--					3	--	PD-2 FRAME PREPARED SPACE	38
39	--	--	--			16750	--			--	--	--	40
41	PD-2 FRAME 1P SPACE W/ BUS	--	1					--	--	--	--	--	42
		Total Load:		73528 VA		77883 VA		58572 VA					
		Total Amps:		632 A		668 A		488 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	16199 VA	100.00%	16199 VA		
Motor	16457 VA	100.00%	16457 VA	**Total Conn. Load:**	209983 VA
Power	63236 VA	100.00%	63236 VA	**Total Est. Demand:**	192988 VA
RECEPTACLES	6900 VA	100.00%	6900 VA	**Total Conn. Current:**	596 A
Receptacle	43990 VA	61.37%	26995 VA	**Total Est. Demand Current:**	536 A
Spare	63201 VA	100.00%	63201 VA		

LIGHTING FIXTURE SCHEDULE

MARK	VOLTAGE	POWER	LAMP	MOUNTING					MANUFACTURER	CATALOG #	REMARKS
				CEILING	PENDANT	RECESS	SURFACE	POLE			
A2	UNV	10W	LED	X	X				AXIS	PRLED-1000-89-35-S-8-UNV-DP-1	8' ARCHITECTURAL SLIMLINE AIRCRAFT CABLE HUNG
B2	UNV	40W	LED			X			CREE	C-TR-B-FP24-50L-WH-DGA24-WHT	2X4 FLAT PANEL WITH CEILING GRID ADAPTER
C	UNV	59W	LED	X	X				CREE	LS4-50L-35K-10V	3' STRIP
D	UNV	20W	LED	X	X				ELITE	4BLRD-S-22-DMT1-35K-90-LHW-RWD-120 (HOUSING), SR4-F-1428-2000L-WD-35K-89-W-WH (TRIM)	4" DOWNLIGHT
DE	UNV	20W	LED	X	X				ELITE	4BLRD-S-22-DMT1-35K-90-LHW-RWD-120-EMG-LED-20W (HOUSING), SR4-F-1428-2000L-WD-35K-90-W-WH (TRIM)	4" DOWNLIGHT WITH /EM
E	UNV	32W	LED				X		BASELIGHT	W616X-73-E5-CBC 3/4"-73-LED45W-4K	GOOSE NECK RLM FIXTURE
F	UNV	42W	LED				X		WILLIAMS	WPTZ-L38/750-DIM-UNV	EXTERIOR WALL SCONCE
G	UNV		LED								SPECIFIED BY CANOPY VENDOR
H	UNV	48W	LED	X	X				WILLIAMS	96-4-L62/835-HAFR-*-DRV-UNV (VERIFY HUB REQUIREMENTS)	FULLY ENCLOSED FIXTURE
J	UNV		LED								SPECIFIED BY CANOPY VENDOR
L	UNV	20W	LED				X		ANDLIGHT	VIN-CW-120	DECORATIVE WALL FIXTURE
M	UNV	4.5W	LED	X					TECH LIGHTING	700LDY-19-LED930	DECORATIVE CEILING FIXTURE
N	UNV	31W	LED	X	X				ASD	ASD-LVP2SM-4N314GHE	LED VAPOR TIGHT
P	UNV	59.4W	LED		X				TECH LIGHTING	700LDY-19-LED930	18 LIGHT CHANDELIER
SL1	UNV	230W	LED					X	CREE	NTA-A-NM-T3-35L-40K-UL-CTBS-4	AREA LIGHT
SL2	UNV	230W	LED					X	CREE	NTA-A-NM-T4-35L-40K-UL-CTBS	AREA LIGHT
EM	UNV	5.4W	LED	X			X		LIGHT ALARMS	LCA-2RHL-ID	2 HEAD SELF EM WALL MOUNT
EMX	UNV	2W	LED	X			X		LIGHT ALARMS	UQLXN503-RN-2LED	COMBO EXIT/2HEAD EM
EMR	UNV	2W	LED	X			X		LIGHT ALARMS	ELF652D/LED-WP	2-HEAD OUTDOOR REMOTE HEADS

LIGHTING CONTROL SCHEDULE

ZONE	RELAY #	CIRCUIT	PROGRAMMING	DESCRIPTION
A	1	"P1" - 39	MANUAL ON AUTOMATIC OFF	SALES AREA
B	2	"P1" - 36	MANUAL ON PHOTOCELL OFF	EXTERIOR BUILDING MOUNTED
C	3, 4	"P1" - 49, 51	MANUAL ON PHOTOCELL OFF	DIESEL FUELING CANOPY
D	5, 6	"P1" - 52, 54	MANUAL ON PHOTOCELL OFF	DIESEL FUELING CANOPY SIGNAGE
E	7	"P1" - 45	MANUAL ON PHOTOCELL OFF	SITE LIGHTING
F	8, 9	"P1" - 48, 50	MANUAL ON PHOTOCELL OFF	PYLON SIGN
G	10	"P1" - 13	MANUAL ON AUTOMATIC OFF	RECEPTICALS - FRONT WINDOW DISPLAYS
	11			SPACE
	12			SPACE

NOTES:

1. COORDINATE WITH BUILDING OWNER FOR ALL AUTOMATIC TIME OF DAY CONTROLS PRIOR TO PROGRAMMING.

TRANSFORMER SCHEDULE

MARK	PRIMARY VOLTAGE	SECONDARY VOLTAGE	KVA RATING	TEMP. RISE °C	MOUNTING	SERVES	REMARKS
TSPP	208V, 1Φ	120/240V, 1Φ, 3W	25	150	EXTERIOR CONCRETE PAD MOUNTED	SHORE POWER PANEL "FTP"	NEMA 3R

WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN
18 CORPORATE HILL DRIVE, SUITE 210
LITTLE ROCK, AR 72205
P: 501.224.1900
WWW.WILLIAMSDEAN.COM

A NEW CONVENIENCE STORE FOR
STANDARD
BRYANT, ARKANSAS

:STAMP
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18900
JHILTON HOOVER
11/1/2021

CONSTRUCTION DOCUMENTS

:SHEET TITLE
ELECTRICAL SCHEDULES

:REVISIONS

NO.	DESCRIPTION	DATE
1	Revision 2	10/29/21

11/1/2021 :ISSUE DATE

21-028 :PROJECT NUMBER

:SHEET NUMBER
E401

CERTIFICATE OF AUTHORIZATION
INSIGHT ENGINEERING, PLLC
No. 3523
ARKANSAS

11/1/2021 4:11:22 PM
BIM 360://21-028 C-Store Gas Station Bryant/21-028 C-Store Bryant MEP Model Rvt 21.rvt

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: 02/02/23

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 SUMMERWOOD GYM #1
Address 4800 DALLAS DR
City, State, Zip BRYANT AR 72022
Phone
Email Address

GENERAL INFORMATION

Name of Business SUMMERWOOD GYM
Address/Location of sign 4800 DALLAS DR, BRYANT 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.

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 (SUMMERWOOD)	48" X 774"	258	27'	23'	
B	WALL *GYM 1)	24" X 99"	16.2	10'	8'	
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.

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				Top of Sign	Bottom of Sign	
A	WALL *GYM 2	24" X 99"	16.2	10'	8'	
B						
C						
E						
F						
G						

ARKANSAS SIGN & NEON
8525 DISTRIBUTION DR.
LITTLE ROCK, AR 72209
501-562-3942 P
501-562-6651 F
UL Listed

ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THIS DRAWING (EXCEPT FOR REGISTERED TRADEMARKS) ARE OWNED BY AND ARE THE PROPERTY OF ARKANSAS SIGN & NEON. USE OF THIS DOCUMENT IS PROHIBITED UNLESS WRITTEN AUTHORIZATION IS OTHERWISE GIVEN.

CUSTOMERS IS RESPONSIBLE TO OBTAIN ANY/ALL LANDLORD APPROVALS IF APPLICABLE. DELIVERY TIMES VARY PER SCOPE OF WORK. TYPICAL DELIVERY TIME FROM ACCEPTANCE AND PERMITTING ARE 4-8 WEEKS. OUR GOALS IS TO DELIVER IN A TIMELY MANOR BARRING UNFORSEEN CIRCUMSTANCES.

REPRESENTATIVE: DAVID ASHLEY
DATE/DWG: 01/11/23 - DWG1
DESIGNER: LORA RAND

REV2

CLIENT: SUMMERWOOD SPORTS
LOCATION: GYM 1 4800 DALLAS DR
GYM 2 4808 DALLAS DR
BRYANT AR 72022

SIGNATURE OF APPROVAL REQUIRED FOR PRODUCTION

(1) SETS

SUMMERWOOD SPORTS

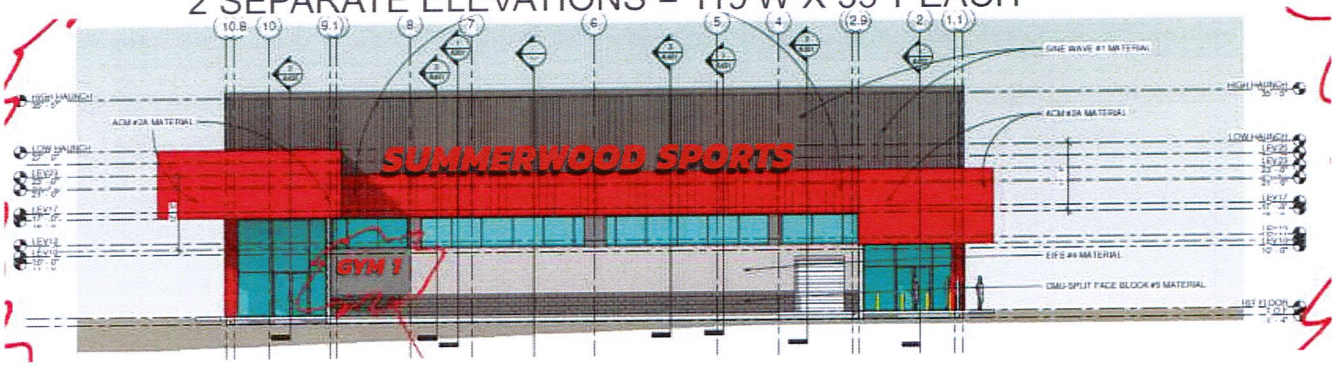
48" X 774"

SPECS:
L.E.D. ILLUMINATED CHANNEL LETTERS
RED RETURNS, RED TRIMCAP, RED FACES
(SAME AS BIG RED FACES)

TO MOUNT ON RAIL/RACEWAY SYSTEM PAINTED
THE COLOR OF FACADE WHERE THEY MOUNT

(WILL NEED COLOR CODES FOR EACH (DK GRAY AND LT. GRAY)

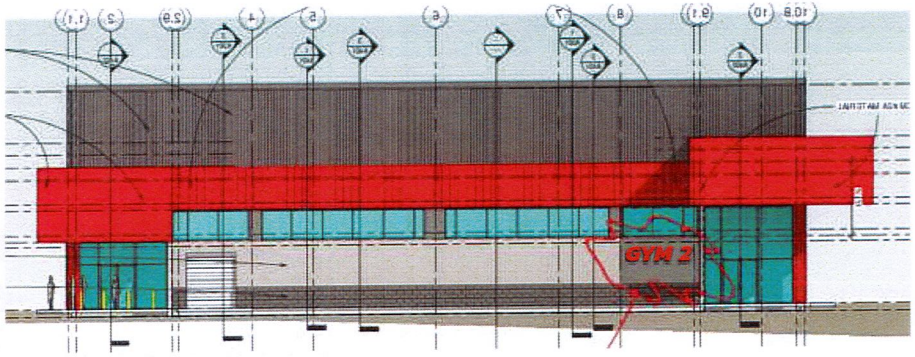
2 SEPARATE ELEVATIONS = 119'W X 35'T EACH



$24580.00
2120.03 - TAX

$26700.03 - TOTAL

(1) SET GYM 1 24" X 95"



(1) SET GYM 2 24" X 99"

NOTE: ANY NEEDED WALL REPAIRS ARE NOT ASN RESPONSIBILITY. ANY VIEWS SHOWING REPAIRS ARE FOR VIEWING ONLY.

ARKANSAS SIGN & NEON
8525 DISTRIBUTION DR.
LITTLE ROCK, AR 72209
501-562-3942 P
501-562-6651 F
UL Listed

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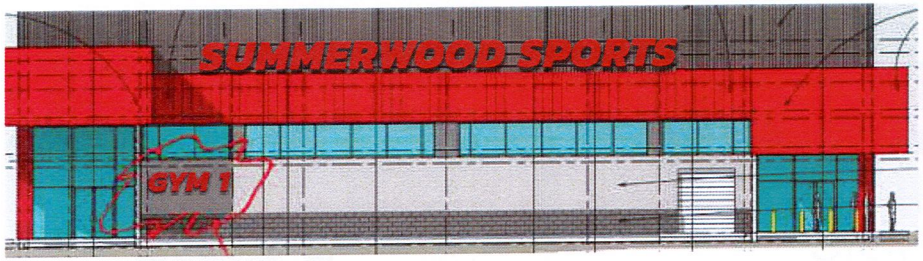
REPRESENTATIVE: DAVID ASHLEY
DATE/DWG: 01/11/23 - DWG1
DESIGNER: LORA RAND

REV2

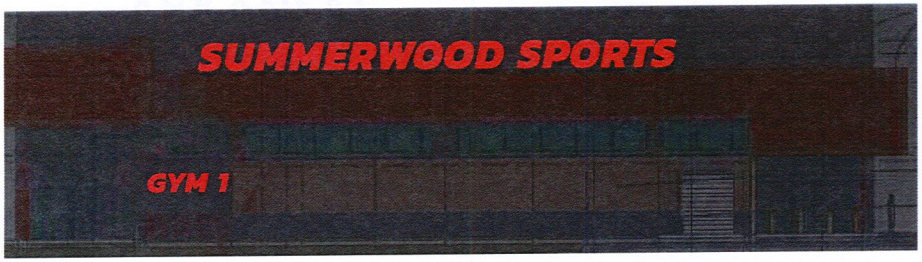
CLIENT: SUMMERWOOD SPORTS
LOCATION: GYM 1 4800 DALLAS DR
GYM 2 4808 DALLAS DR
BRYANT AR 72022

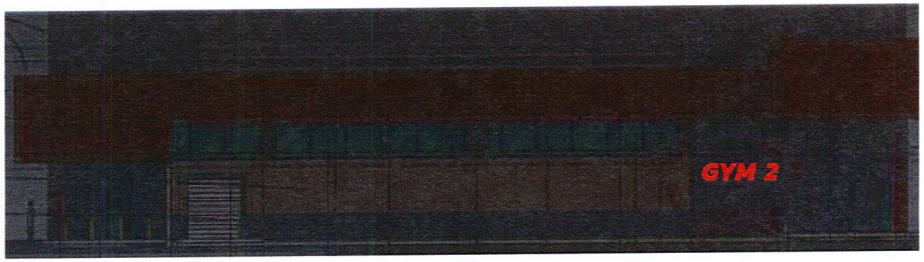
SIGNATURE OF APPROVAL REQUIRED FOR PRODUCTION

PROPOSED DAY/NIGHT VIEWS



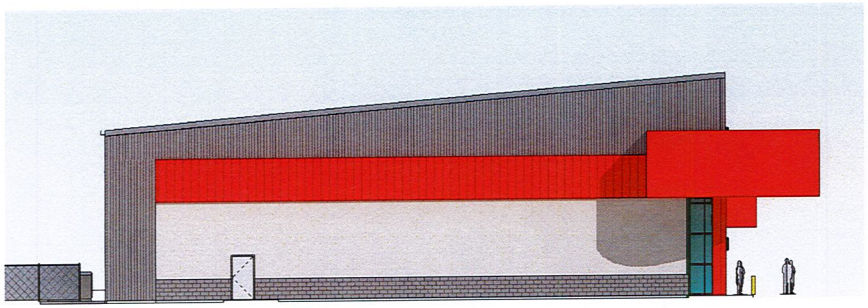




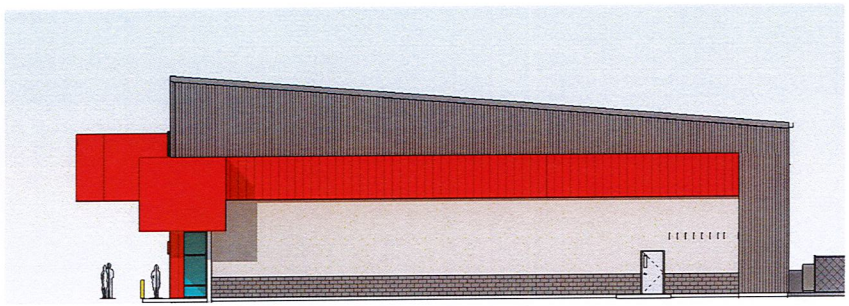


USING SAME SPECS AS BIG RED CHANNEL LETTERS ON EXTERIOR OF BLDG

NOTE: ANY NEEDED WALL REPAIRS ARE NOT ASN RESPONSIBILITY. ANY VIEWS SHOWING REPAIRS ARE FOR VIEWING ONLY.



① EAST ELEVATION-GYM "1" -SIGNS
1/8" = 1'-0"



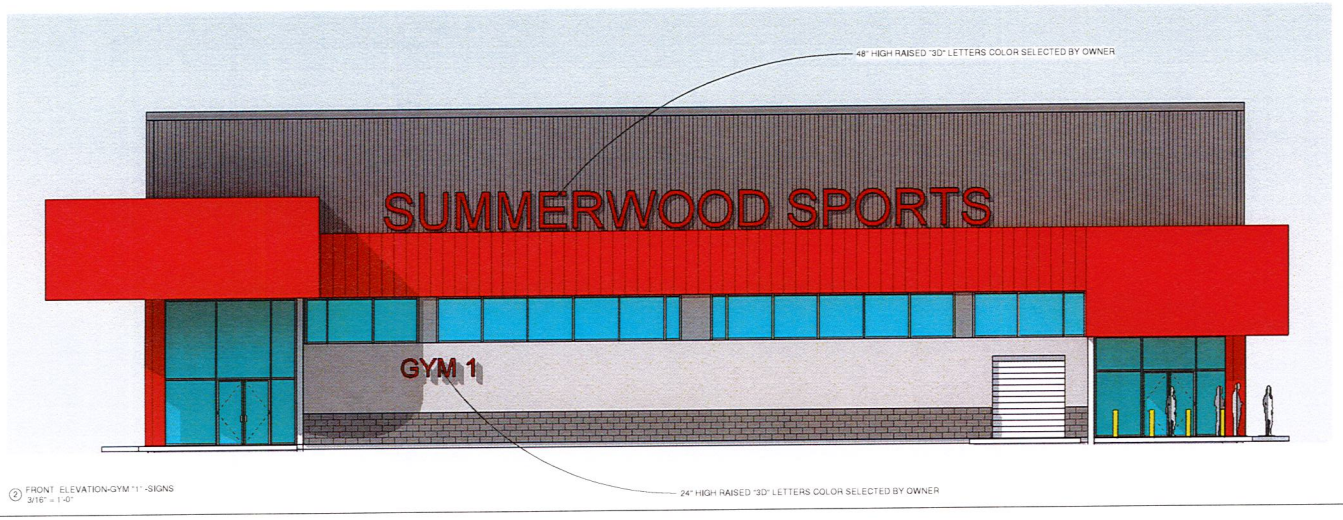
④ WEST ELEVATION-GYM "1" -SIGNS
1/8" = 1'-0"

VERIFY WITH OWNER IF OTHER SIGNAGE MAY BE REQUIRED ON OTHER BUILDING ELEVATIONS

SEE ELEVATIONS OF GYM # 2 FOR EFIS REVEAL PATTERNS



③ REAR ELEVATION-GYM "1" -SIGNS
1/8" = 1'-0"



② FRONT ELEVATION-GYM "1" -SIGNS
3/16" = 1'-0"

andrew hicks | architect AHA
479.303.5050
www.andrewhicksarchitect.com
333 N. Porter | suite B
Fayetteville, Arkansas 72702

1-31-2023
ARCHITECT OF RECORD
ANDREW F. HICKS

2 NEW GYMNASIUMS
AND RELATED SITE WORK
FOR
SUMMERWOOD PARTNERS-VERNA OFFICE PARK
VERNA OFFICE PARK, BRYANT PARKWAY
BRYANT, ARKANSAS

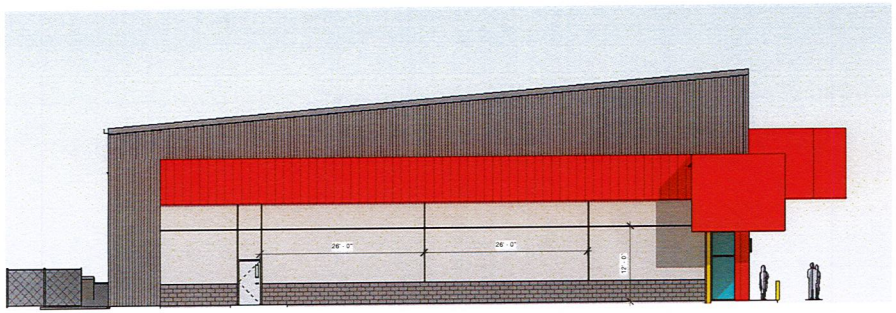
ISSUE DATE: 1-31-2023

REVISIONS

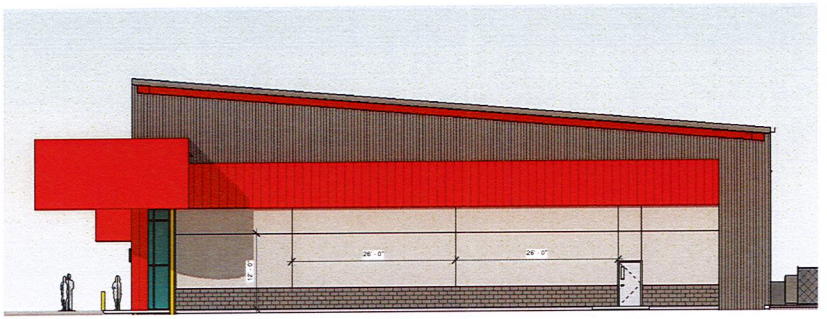
NO.	DATE
NO.	
NO.	
NO.	
NO.	
NO.	

GYM # 1-ELEVATIONS FOR SIGNS

A203-1



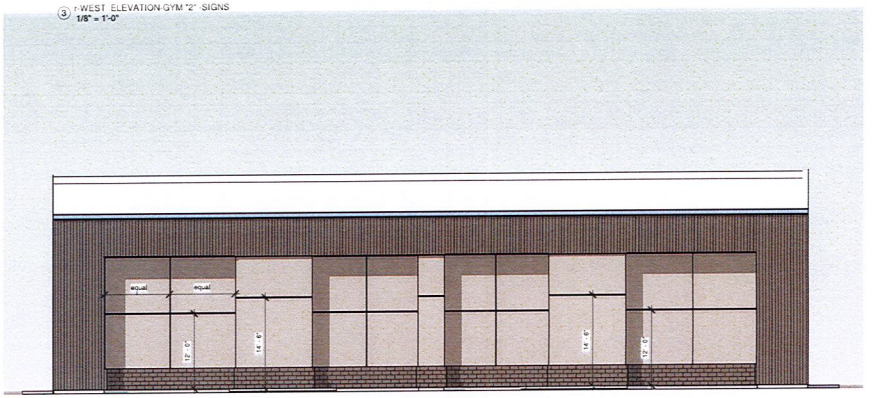
① r-EAST ELEVATION-GYM "2" -SIGNS
1/8" = 1'-0"



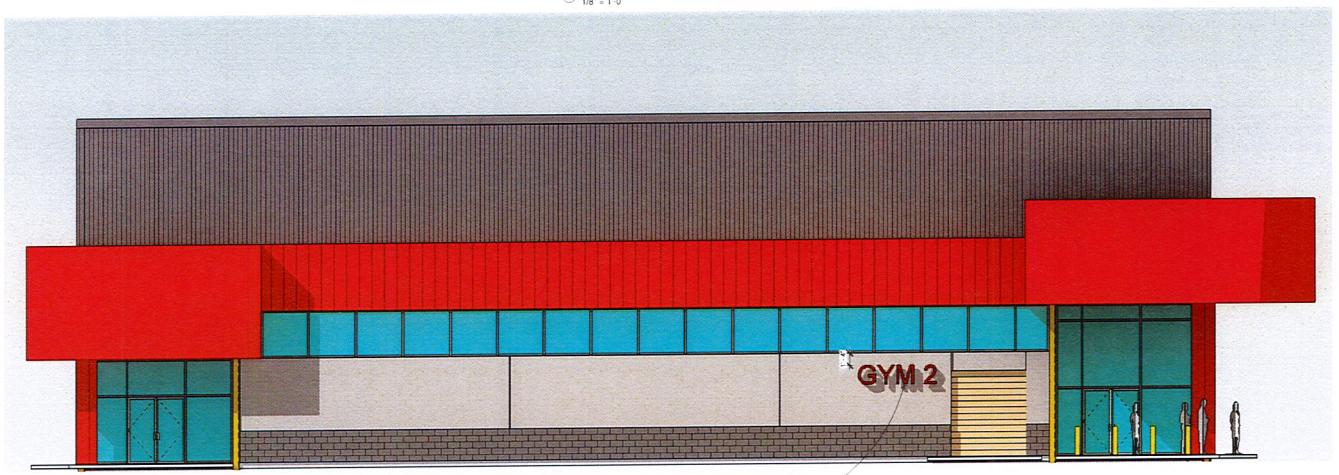
③ r-WEST ELEVATION-GYM "2" -SIGNS
1/8" = 1'-0"

VERIFY WITH OWNER IF OTHER SIGNAGE MAY BE REQUIRED ON OTHER BUILDING ELEVATIONS

THIS GYM # 2 SHOWS THE EFIS REVEAL PATTERNS



④ r-REAR ELEVATION-GYM "2"
1/8" = 1'-0"



② r-FRONT ELEVATION-GYM "2"
3/16" = 1'-0"

24" HIGH RAISED "3D" LETTERS COLOR SELECTED BY OWNER

1-31-2023
ARCHITECT OF RECORD
ANDREW T. HICKS

2 NEW GYMNASIUMS
AND RELATED SITE WORK
FOR
SUMMERWOOD PARTNERS-VERNIA OFFICE PARK
VERNIA OFFICE PARK- BRYANT PARKWAY
BRYANT, ARKANSAS

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AHA
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501.319.1614
www.andrewhicksarchitect.com
333 W Poplar | Suite B
Fayetteville, Arkansas 72701

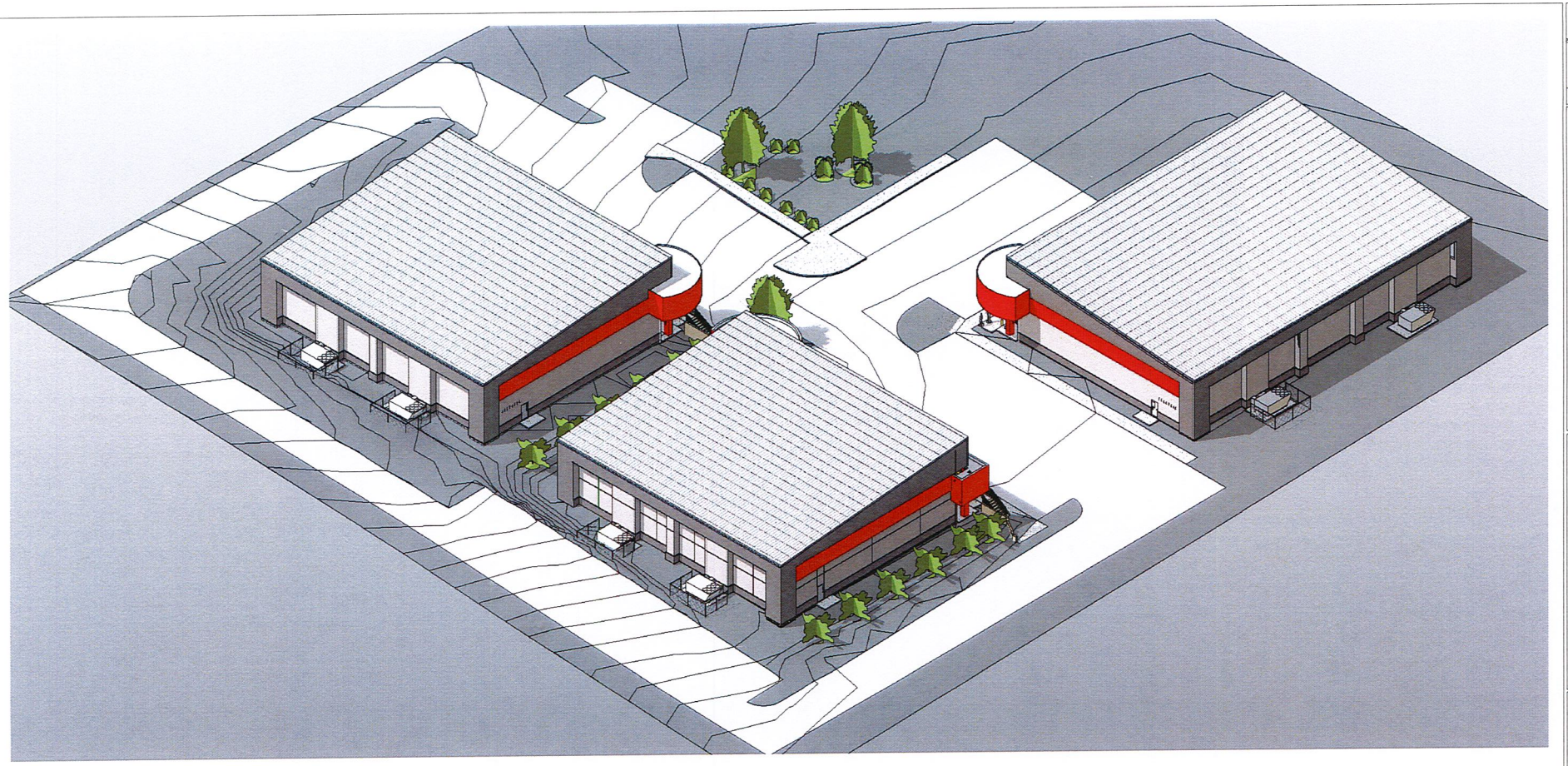
ISSUE DATE 1-31-2023

REVISIONS

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

GYM # 2-ELEVATIONS FOR SIGNS

A203-2





3D VIEW - EXTERIOR FRONT-1



3D VIEW - EXTERIOR ENTRY-2

1/31/2023

ARCHITECT OF RECORD
ANDREW F. HICKS

2 NEW GYMNASIUMS
AND RELATED SITE WORK
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SUMMERWOOD PARTNERS-VERNA OFFICE PARK
BRYANT PARKWAY
BRYANT, ARKANSAS

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501.219.1614
www.andrewhicksarchitect.com

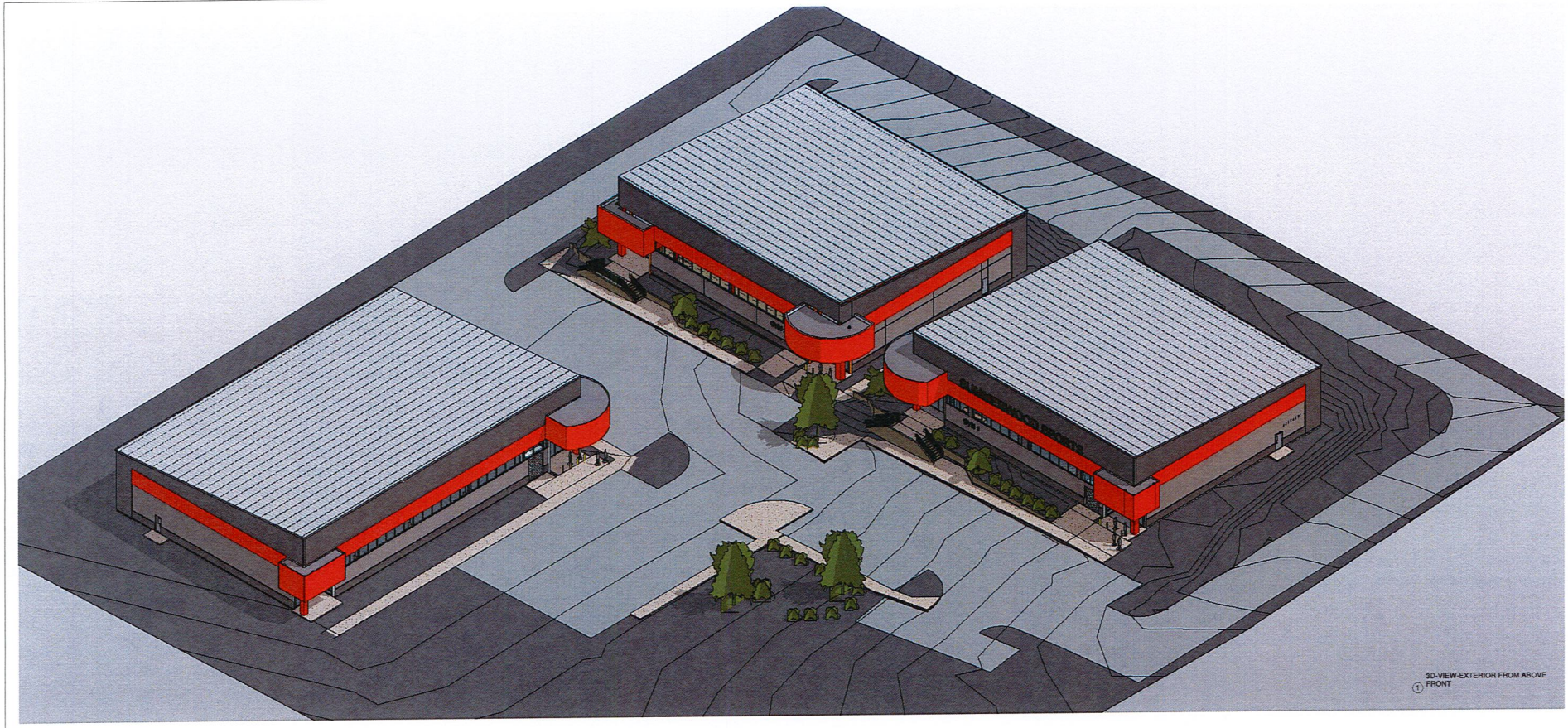
ISSUE DATE: 1/31/2023

REVISIONS

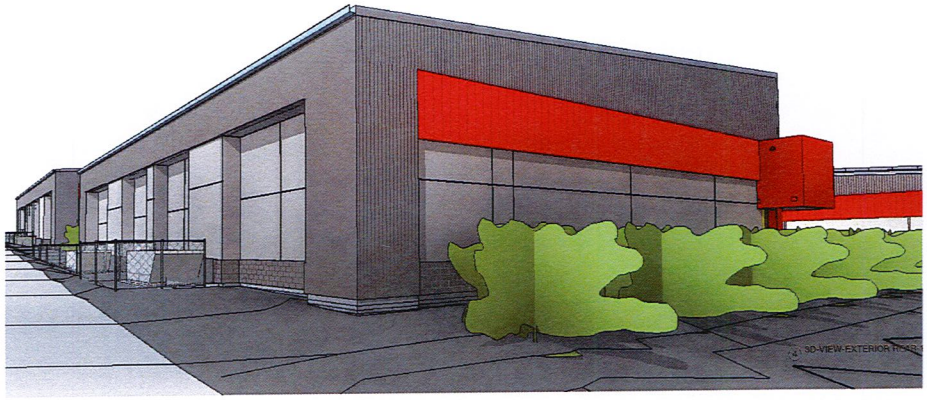
NO.	DATE
NO.	
NO.	
NO.	
NO.	
NO.	

SITE 3D VIEWS

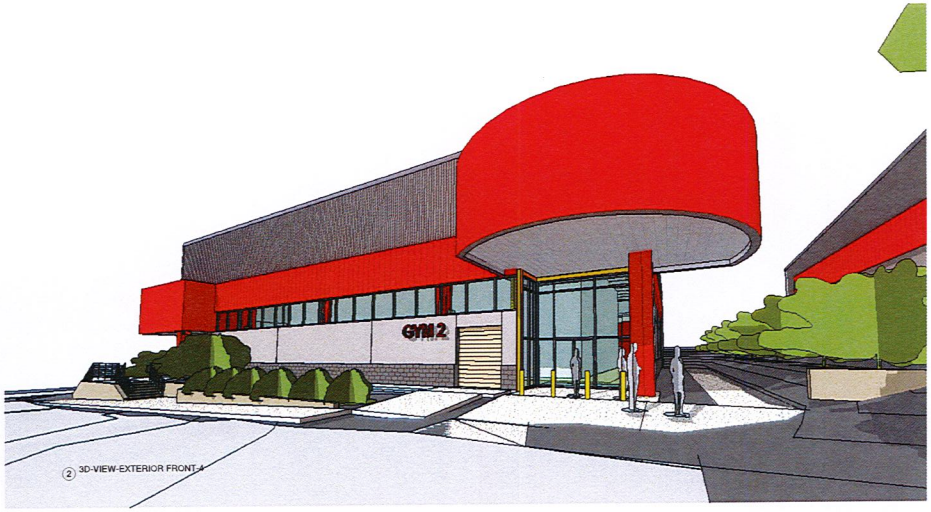
AC102



1 3D-VIEW-EXTERIOR FROM ABOVE FRONT



4 3D-VIEW-EXTERIOR FRONT-3



2 3D-VIEW-EXTERIOR FRONT-4

1/31/2023

ARCHITECT OF RECORD
ANDREW F HICKS

2 NEW GYMNASIUMS
AND RELATED SITE WORK
FOR
SUMMERWOOD PARTNERS-VIENNA OFFICE PARK
BRYANT PARKWAY
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www.andrewhicksarchitect.com

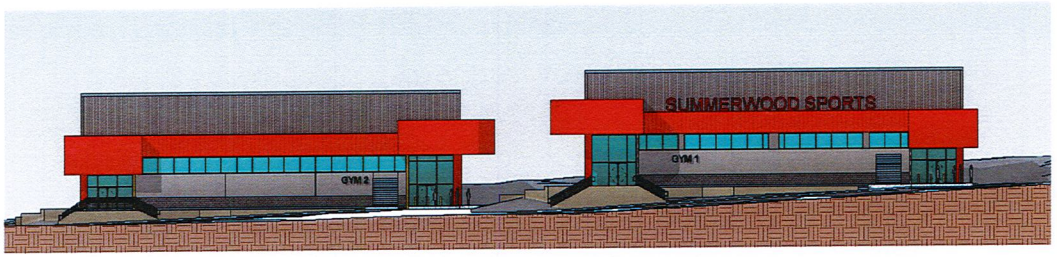
ISSUE DATE: 1/31/2023

REVISIONS

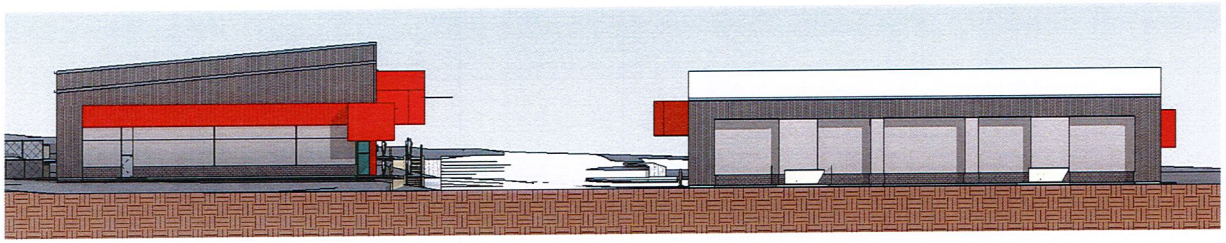
NO.	DATE
NO.	
NO.	
NO.	
NO.	
NO.	

SITE 3D VIEWS

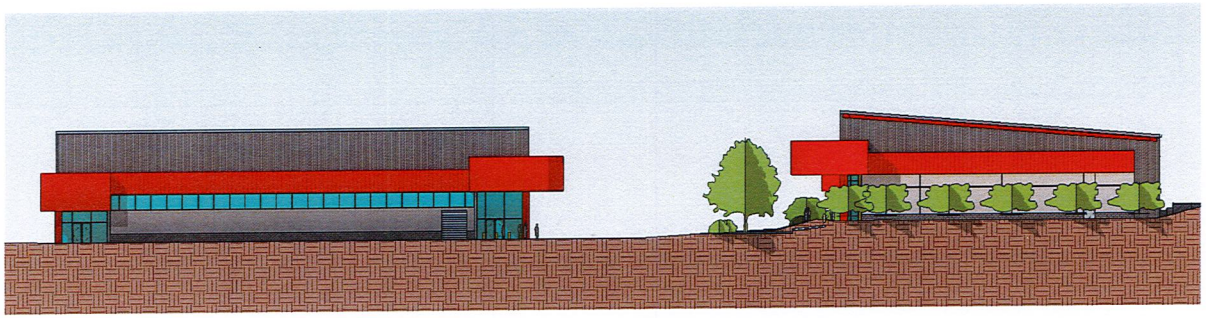
AC103



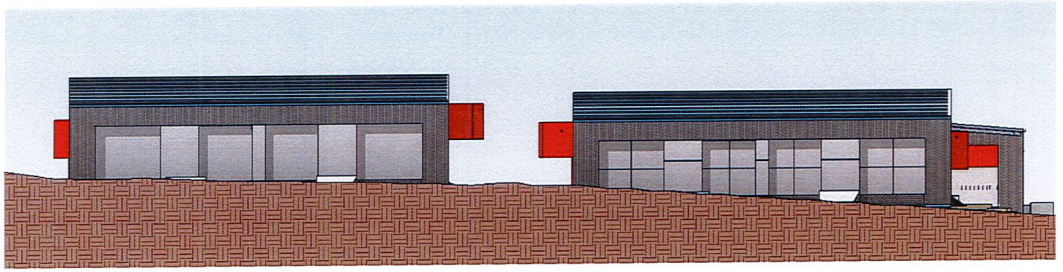
② FRONT ELEVATION-GYM "1" AND "2"
1/16" = 1'-0"



① EAST ELEVATION -GYM 2 AND FUTURE REAR OF GYM 3
1/16" = 1'-0"



③ FRONT ELEVATION- FUTURE GYM "3" AND WEST SIDE OF GYM "2"
1/16" = 1'-0"



④ SOUTH ELEVATION GYM 1 AND GYM 2
1/16" = 1'-0"

1/31/2023
ARCHITECT OF RECORD
ANDREW F. HICKS

2 NEW GYMNASIUMS
AND RELATED SITE WORK
FOR
SUMMERWOOD PARTNERS-VERNA OFFICE PARK
BRYANT PARKWAY
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ISSUE DATE 1/31/2023

REVISIONS

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

SITE ELEVATIONS-GYM 1 AND GYM 2 AND FUTURE "3"

AC104

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: 1/19/2023

Sign Co. or Sign Owner

Name Lumatech Inc
Address 6301 Murray Street
City, State, Zip Little Rock, AR 72209
Phone 5012179919 x 115
Email Address mtucker@lumatechservice.com

Property Owner

Name Hall Equities Group
Address 150 N Wiget Lane
City, State, Zip Walnut Creek, CA 94598
Phone 925-933-4000
Email Address info@hallequitiesgroup.com

GENERAL INFORMATION

Name of Business Hibbett Sports
Address/Location of sign 7319 Alcoa Road, Bryant, AR, 72022
Zoning Classification Commercial/Retail

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.

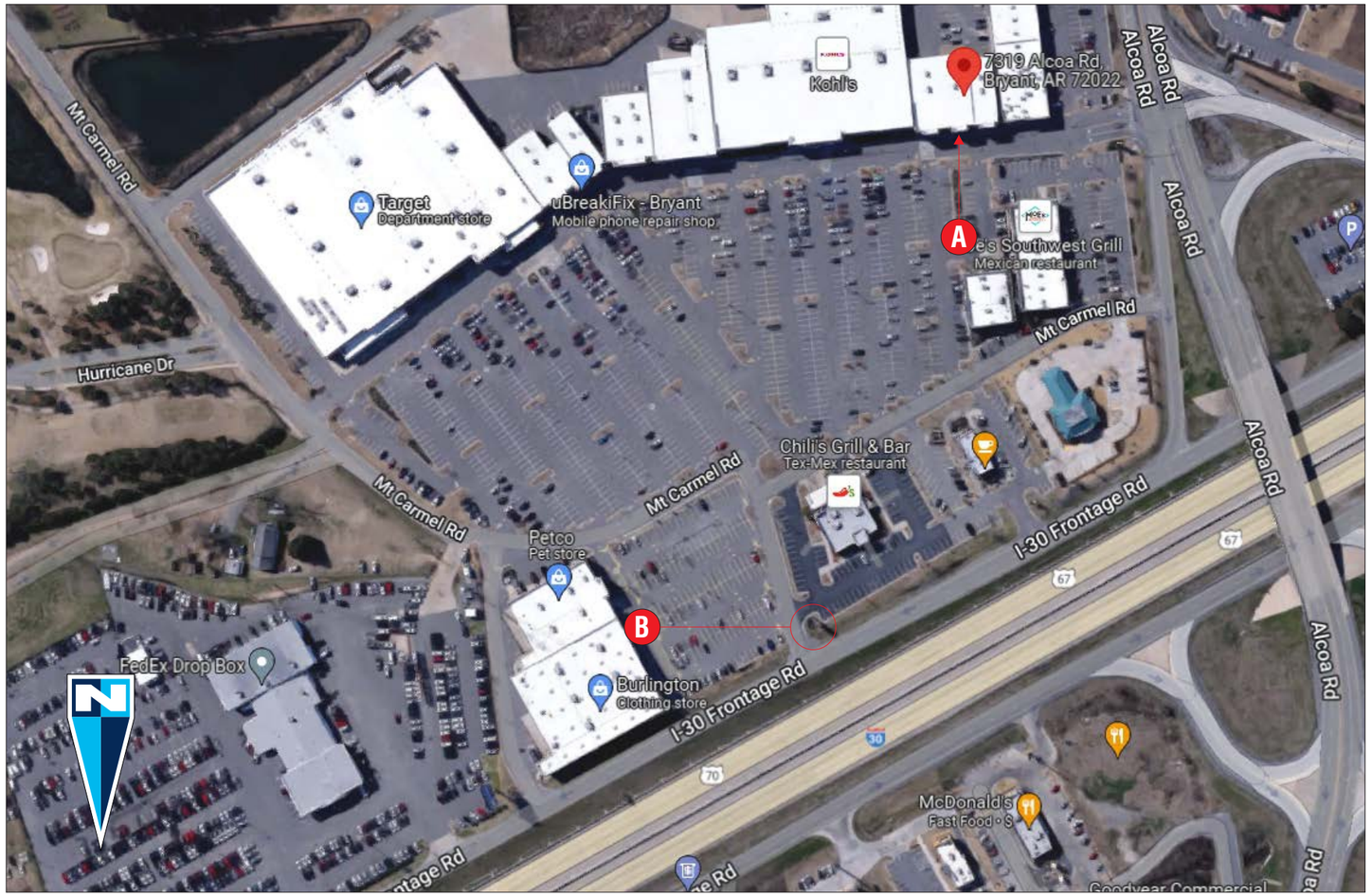
READ CAREFULLY BEFORE SIGNING

I Michelle Tucker, 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	Facade	6'8" x 18'1-3/8" x 3"	120.7	20'	14'	
B	Monument 2 sided single momument	1'2-3/4" x 11'10-1/2" x 1/4"	14.59	14'	13'	
C						
E						
F						
G						



AERIAL VIEW

SIGN SCHEDULE

A HB - 36 - RCL - CAB - STKD

ONE (1) SET REQ'D. — 120.7 SQ.FT.

B HB-RP-1-LINEAR-REPLACEMENT FACES

TWO (2) FACES REQ'D. — 14.59 SQ.FT.

GENERAL NOTES

- INSTALLER SHALL VERIFY WALL CONDITIONS IN THE FIELD
- TYPE, SIZE & QTY. OF FASTENERS TBD
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED
- ISOLATE ALL ALUMINUM FROM STEEL

NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR EIFS WALLS

IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

INSTALLER REQUIREMENTS

ALL INSTALLATION (MOUNTING) HARDWARE AND SECONDARY WIRING COMPONENTS, CONDUIT & CONNECTORS, ETC ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR

ALL WALL PENETRATIONS TO BE SEALED WITH SILICONE TO HELP PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND & NEUTRAL, PER CIRCUIT) AND SHALL NOT BE SHARED WITH OTHER LOADS (SUCH AS LIGHTING, A/C and OTHER EQUIPMENT). PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO THE BREAKER PANEL IS REQUIRED.

NUMBER AND SIZE OF CIRCUITS FOR EACH SIGN MUST MEET FEDERAL HEATH SIGN REQUIREMENTS.

ALL ELECTRICAL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C. AND U.L. 48 ALONG WITH OTHER APPLICABLE STATE & LOCAL CODE REQUIREMENTS. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

120V - 20 AMP (PRIMARY ELECTRICAL SERVICE) CIRCUITS AND FINAL CONNECTION TO EACH SIGN, TO WITHIN FT TO BE BY THE CUSTOMER'S CERTIFIED ELECTRICIAN. NUMBER AND SIZE OF CIRCUITS FOR EACH SIGN TO MEET FEDERAL HEATH SIGN COMPANY REQUIREMENTS

WARRANTY NOTICE

CERTAIN ELECTRICAL COMPONENTS OF SIGNS WILL FAIL PREMATURELY IF NOT SHUT OFF FOR A PERIOD OF TIME, ONCE EACH DAY. FOR BEST PERFORMANCE WE RECOMMEND THAT SIGNS BE CONNECTED TO AN AUTOMATIC CONTROLLING DEVICE SUCH AS AN EMERGENCY MANAGEMENT SYSTEM, TIME CLOCK OR PHOTO CELL TO CONTROL THE DAILY SHUT-OFF PERIOD. FAILURE TO FOLLOW THESE RECOMMENDATIONS CAN CAUSE DAMAGE TO ELECTRICAL COMPONENTS OF THE SIGN AND VOID THE WARRANTY. SOME DIMMING DEVISES WILL ADVERSELY AFFECT THE ELECTRICAL COMPONENTS OF THE SIGN IT IS ATTACHED TO, CAUSING FAILURE. ANY DIMMING OF THE SIGN WITHOUT CONSULTATION WITH FEDERAL HEATH SIGN CO. WILL VOID THE WARRANTY.

FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com
12094 Anderson Rd. #310 Tampa, FL 33625
(813) 855-4415 Fax: (813) 845-3037

Manufacturing Facilities:
Delaware, OH - Euless, TX - Jacksonville, TX
Racine, WI - Rochester Hills, MI
Office Locations:
Atlanta, GA - Brandon,FL - Indianapolis, IN
Tunica, MS - Daytona Beach, FL - Delaware, OH
Euless, TX - Grafton, WI- Houston, TX
Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
Racine, WI - Rochester Hills, MI - San Antonio, TX
Tampa, FL - Willowbrook, IL - Orlando, FL

Building Quality Signage Since 1901

Revisions:
R1

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Daniel Palmer
Project Manager: Pam Poore
Drawn By: Jake Posadas/CHC

Underwriters Laboratories Inc. — ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
HIBBETT
STORE #646
7319 ALCOA RD.
BRYANT, AR 72022

Job Number: 23-79828-10
Date: December 08, 2022
Sheet Number: 1 Of 4
Design Number: 23-79828-10

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EXISTING CONDITION
APPROXIMATE SCALE: 3/16"=1'



A PROPOSED NEW LOOK
APPROXIMATE SCALE: 3/16"=1'

SCOPE OF WORK:
PATCHING EXISTING PENETRATIONS AND PAINTING THE ENTIRE SIGN BAND SW 6122

SW 6122 CAMELBACK

FEDERAL HEATH
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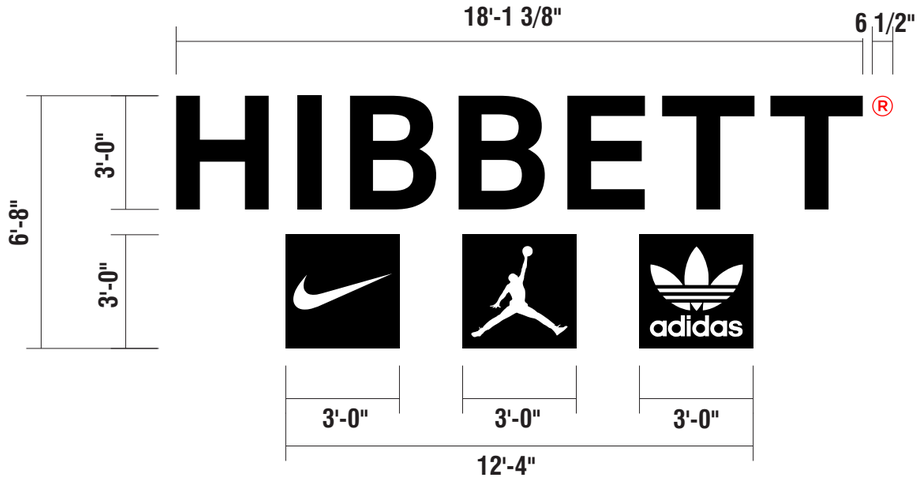
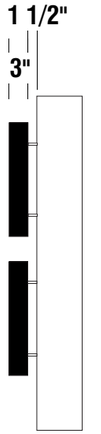




END VIEW

A HB - 36 - RCL - CAB - STKD

SCALE: 1/4" = 1'

ONE (1) SET REQ'D.

120.7 SQ. FT.

SCOPE OF WORK: MANUFACTURE & INSTALL ONE (1) SET OF HALO ILLUMINATED REVERSE CHANNEL LETTERS WITH FACE ILLUMINATED LOGO CABINETS, OFFSET MOUNTED TO FASCIA.

LETTERS: FABRICATED WITH 3" DEEP .063 ALUMINUM RETURNS AND .125 ALUMINUM FACES PAINTED TO MATCH PMS#426C BLACK. .177 CLEAR POLY-CARBONATE BACKS WITH VINYL DIFFUSER. OFFSET STANDOFFS PAINTED BLACK.

®: 3M 7725-12 OPAQUE VINYL APPLIED TO .177 CLEAR POLY TAB ATTACHED TO RETURN OF LETTER "T".

LOGO CABINETS: .063 ALUMINUM RETURNS AND 1" TRIMCAP PAINTED TO MATCH PMS#426C BLACK WITH WHITE ACRYLIC FACES AND FIRST SURFACE OPAQUE VINYL ?GRAPHICS. OFFSET MOUNTED WITH STANDOFFS PAINTED BLACK.

ILLUMINATION: WHITE SLOAN LEDs AND REMOTE POWER SUPPLIES.

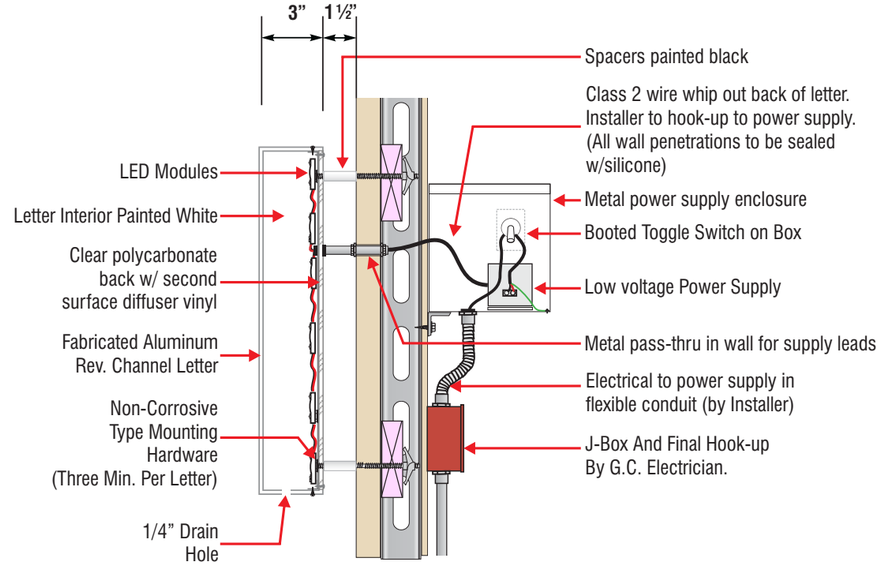
NOTE: EXTERIOR APPLICATIONS TO BE WIRED TO TORK 3000 PHOTOCELL.

MATERIAL FINISH COLORS			
	BLACK PAINT PMS#426C	BLACK OPAQUE VINYL 3M 7725-12	WHITE ACRYLIC

Total: T.B.D. Amps	REFER TO PAGE 1 FOR ADDITIONAL ELECTRICAL AND INSTALLATION INFORMATION & REQUIREMENTS
# of 120V, 20A Circuits Req'd T.B.D. ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.	

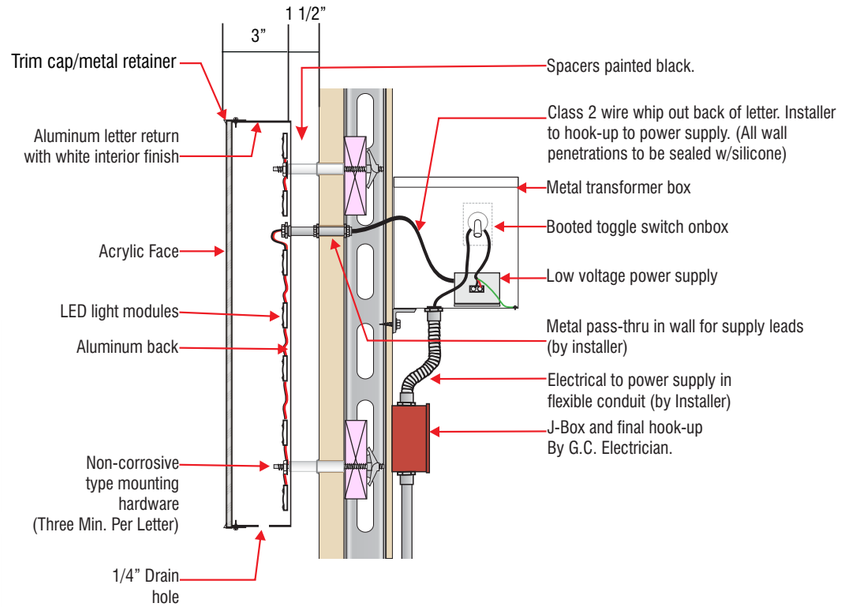
INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.



SPACERS TO BE PROVIDED BY FEDERAL HEATH

SECTION DETAIL - L.E.D. HALO ILLUMINATED WALL LETTERS N.T.S



SPACERS TO BE PROVIDED BY FEDERAL HEATH

SECTION DETAIL - L.E.D. FACE LIT / OFF-SET MOUNTED CABINET N.T.S

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Building Quality Signage Since 1901

Revisions:
R1

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Account Rep: Daniel Palmer
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Drawn By: Jake Posadas/CHC

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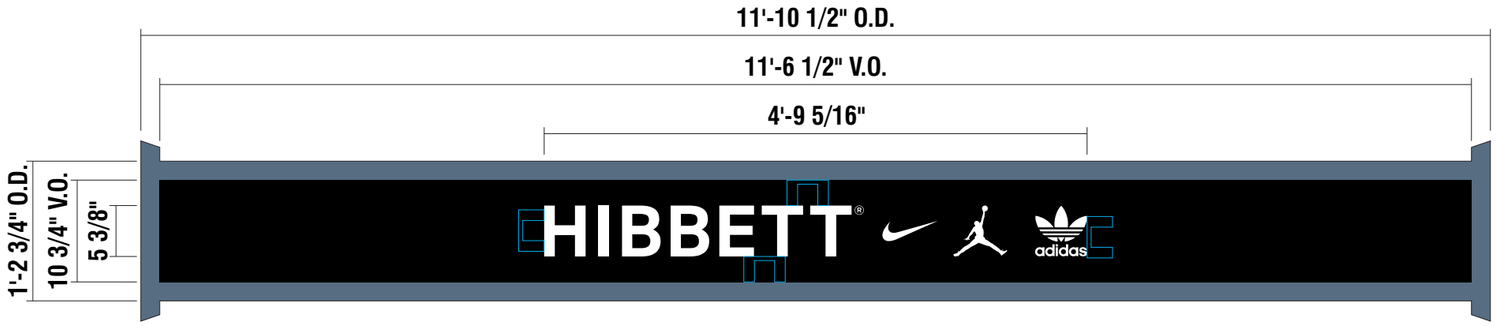

B HB-RP-1-LINEAR-REPLACEMENT PANELS

SCALE: 3/4"=1'

TWO (2) REQ'D.

14.59 SQ. FT.

SCOPE OF WORK: FABRICATE & INSTALL NEW FACES.

FACES: WHITE SUBSTRATE FACE WITH FIRST SURFACE BLACK OPAQUE VINYL TO MATCH PMS#426C WEEDED TO SHOW THROUGH SUBSTRATE.

MATERIAL FINISH COLORS

BLACK PMS#426C OPAQUE VINYL

WHITE POLYCARBONATE

HALF "H" CLEAR SPACE RULE



EXISTING CONDITION | NTS



PROPOSED NEW LOOK | NTS

FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com
12094 Anderson Rd. #310 Tampa, FL 33625
(813) 855-4415 Fax: (813) 845-3037

Manufacturing Facilities:
Delaware, OH - Euless, TX - Jacksonville, TX
Racine, WI - Rochester Hills, MI
Office Locations:
Atlanta, GA - Brandon,FL - Indianapolis, IN
Tunica, MS - Daytona Beach, FL - Delaware, OH
Euless, TX - Grafton, WI- Houston, TX
Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
Racine, WI - Rochester Hills, MI - San Antonio, TX
Tampa, FL - Willowbrook, IL - Orlando, FL

Building Quality Signage Since 1901

Revisions:
R1

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Daniel Palmer
Project Manager: Pam Poore
Drawn By: Jake Posadas/CHC

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
HIBBETT
STORE #646
7319 ALCOA RD.
BRYANT, AR 72022

Job Number: 23-79828-10
Date: December 08, 2022
Sheet Number: 4 Of 4
Design Number: 23-79828-10

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. ©FHSC

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: 2-6-23

Applicant or Designee:

Name VERNON WILLIAMS
Address P.O. BOX 116 BENTON, AR 72018
Phone (501) 408-4650
Email Address: jarnetengineering@gmail.com

Project Location:

Property Address 520 VALLEY VIEW DRIVE BRYANT, AR 72022
Parcel Number 840-07268-000
Zoning Classification R-M

Property Owner (if different from Applicant):

Name BOBBY G. WRIGHT AND MARY L. WRIGHT TRUST
Phone 501-416-9793
Address 199 WRIGHT ROAD BENTON, AR 72015
Email Address tonywrightconstruction@yahoo.com

Additional Information:

Legal Description (Attach description if necessary)

LOT 90-R OF THE JANUARY 1991 REPLAT OF LOTS 88, 89, 90, AND 91 AND THE EAST 10 FEET OF LOT 92, PIKEWOOD SUBDIVISION

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

Proposed/Current Use of Property DUPLEXES / VACANT

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, _____ 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.

Rick Johnson
Chairman Board of Zoning Adjustment
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

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Phone (501) 408-4650
Email Address: garnetengineering@gmail.com

Project Location:

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Parcel Number 840-07267-000
Zoning Classification R-M

Property Owner (If different from Applicant):

Name BOBBY G. WRIGHT AND MARY L. WRIGHT TRUST
Phone 501-416-9793
Address 199 WRIGHT ROAD BENTON, AR 72015
Email Address terrynrightconstruction@yahoo.com (tony)

Additional Information:

Legal Description (Attach description if necessary)

LOT 89-R OF THE JANUARY 1991 REPLAT OF LOTS 88, 89, 90, AND 91 AND THE EAST 10 FEET OF LOT 92, PIKEWOOD SUBDIVISION

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

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

Rick Johnson
Chairman Board of Zoning Adjustment
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.

AFFIDAVIT

I, Bobby G. Wright, Trustee of the Bobby G. Wright and Mary L. Wright Trust, dated April 9, 1999 certify by my signature below that I hereby authorize Vernon Williams of GarNat Engineering, LLC to act as the Bobby G. Wright and Mary L. Wright Trust's agent regarding the Conditional Use Application for Lots 89R and 90R of Pikewood Subdivision to Saline County, Arkansas.

Bobby G. Wright
Trustee
Bobby G. Wright and Mary L. Wright Trust

2/8/23
Date

Subscribed and sworn to me a Notary Public on this 8TH day of FEBRUARY, 2023.

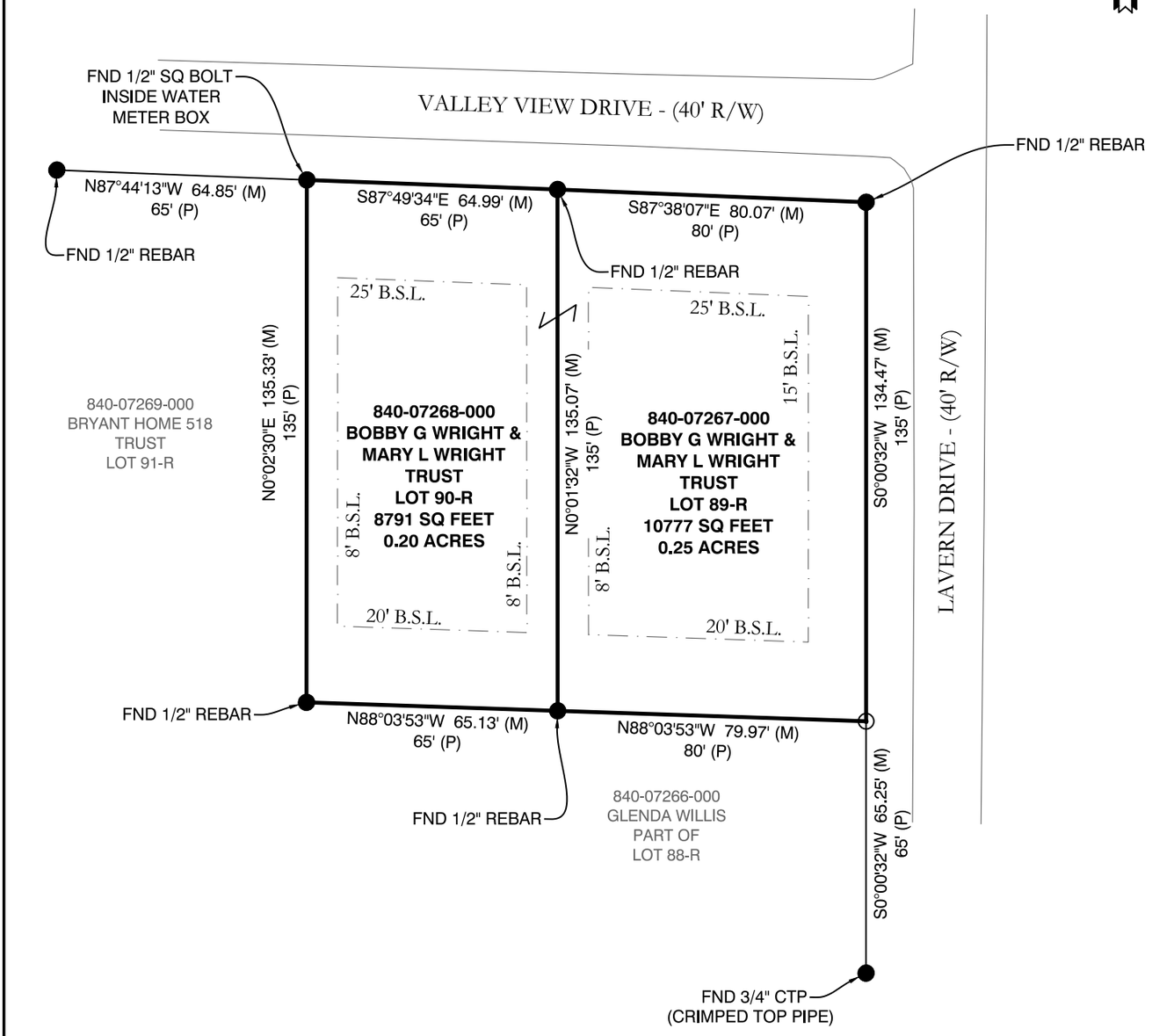
George P. Wooden
Notary Public

My Commission Expires:

GEORGE P. WOODEN
Notary Public-Arkansas
Saline County
My Commission Expires 02-05-2031
Commission # 12714343

LEGEND

△ - Computed point
● - Found monument
⊙ - Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted



SURVEY PLAT CODE:
500-01S-15W-0-18-440-62-1573

100' 50' 0 100'

DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:	PROPERTY DESCRIPTION:
• REPLAT OF LOTS 88, 89, 90, AND 91, PIKEWOOD SUBDIVISION	• LOTS 89-R AND 90-R OF THE JANUARY 1991 REPLAT OF LOTS 88, 89, 90, AND 91 AND THE EAST 10 FEET OF LOT 92, PIKEWOOD SUBDIVISION, TO SALINE COUNTY, ARKANSAS

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON FEB 03, 2023.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0380E EFFECTIVE DATE JUNE 05, 2020.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN

2-3-23

GNE Designing our client's success

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

CONTENTS: LOT SURVEY

520 & 522
VALLEY VIEW DRIVE
BRYANT, ARKANSAS
72022
SALINE COUNTY

FOR THE USE & BENEFIT OF:

BOBBY WRIGHT

PROJECT NO: 23016

DATE: FEB. 03, 2023

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, March 13, 2023 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 520 and 522 Valley View Drive. A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson

Chairman Board of Zoning Adjustment

City of Bryant

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

February 8, 2023

Mr. Truett Smith
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Conditional Use Application – Lots 89R and 90R of Pikewood Subdivision

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for conditional use of the referenced lots located at 520 and 522 Valley View Drive. We are seeking conditional use to build duplexes on the property. It is my desire that this matter be included on the agenda for your March 2023 City of Bryant Planning Commission Meeting.

List of Enclosures

- Affidavit
- Conditional Use Application
- Conditional Use Application Fees $250.00
- Conditional Use – Public Notice
- Property Survey

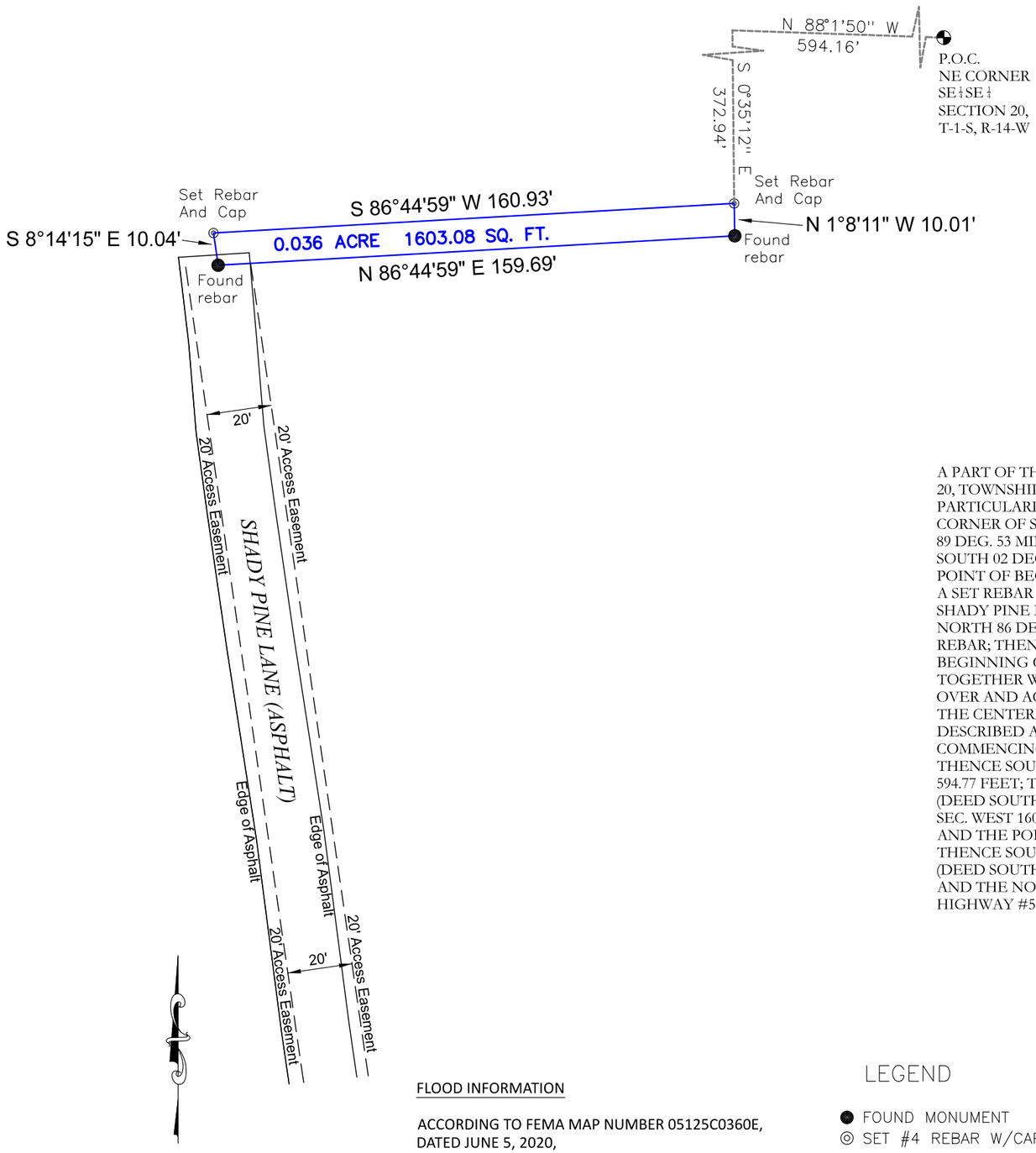
If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com



SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 40 SEC. EAST 372.94 FEET TO A SET REBAR AND CAP AND THE POINT OF BEGINNING; THENCE SOUTH 86 DEG. 44 MIN. 59 SEC. WEST 160.93 FEET TO A SET REBAR AND CAP; THENCE SOUTH 08 DEG. 14 MIN. 15 SEC. EAST ALONG SHADY PINE LANE 10.0.04 FEET TO A FOUND REBAR IN SHADY PINE LANE; THENCE NORTH 86 DEG. 44 MIN. 59 SEC. EAST LEAVING SAID ROADWAY 159.69 FEET TO A REBAR; THENCE NORTH 01 DEG. 08 MIN. 11 SEC. EAST 10.01 FEET TO THE POINT OF BEGINNING CONTAINING 0.036 ACRE MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED ROADWAY, BEING 20 FEET WIDE, THE CENTERLINE OF SAID 20 FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID SE 1/4 OF SE 1/4; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 4.0 SEC. EAST 383.12 FEET TO A REBAR (DEED SOUTH 02 DEG. 53 MIN. EAST 382.99 FEET); THENCE SOUTH 84 DEG. 44 MIN. 54 SEC. WEST 160.06 FEET TO A REBAR (DEED SOUTH 84 DEG. 46 MIN. WEST 160.17 FEET) AND THE POINT OF BEGINNING AND CENTERLINE OF SAID 20 FOOT EASEMENT; THENCE SOUTH 10 DEG. 06 MIN. 52 SEC. EAST ALONG SAID CENTERLINE 509.74 FEET (DEED SOUTH 10 DEG. 14 MIN. EAST 509.74 FEET) TO THE END OF SAID EASEMENT AND THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY #5.

FLOOD INFORMATION

ACCORDING TO FEMA MAP NUMBER 05125C0360E, DATED JUNE 5, 2020,
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

BASIS OF BEARING

GPS OBSERVATION IN ARKANSAS STATE PLANE SOUTH

LEGEND

- FOUND MONUMENT
- SET #4 REBAR W/CAP
- COMPUTED POSITION
- FORTY CORNER
- BOUNDARY
- EXISTING FENCE LINE
- SECTION LINE
- SCALE BREAK

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1665
SIGNATURE
KIRT SLEDGE

CERTIFICATE OF AUTHORIZATION
SOUTH POINT SURVEYING
No. 2408
ARKANSAS

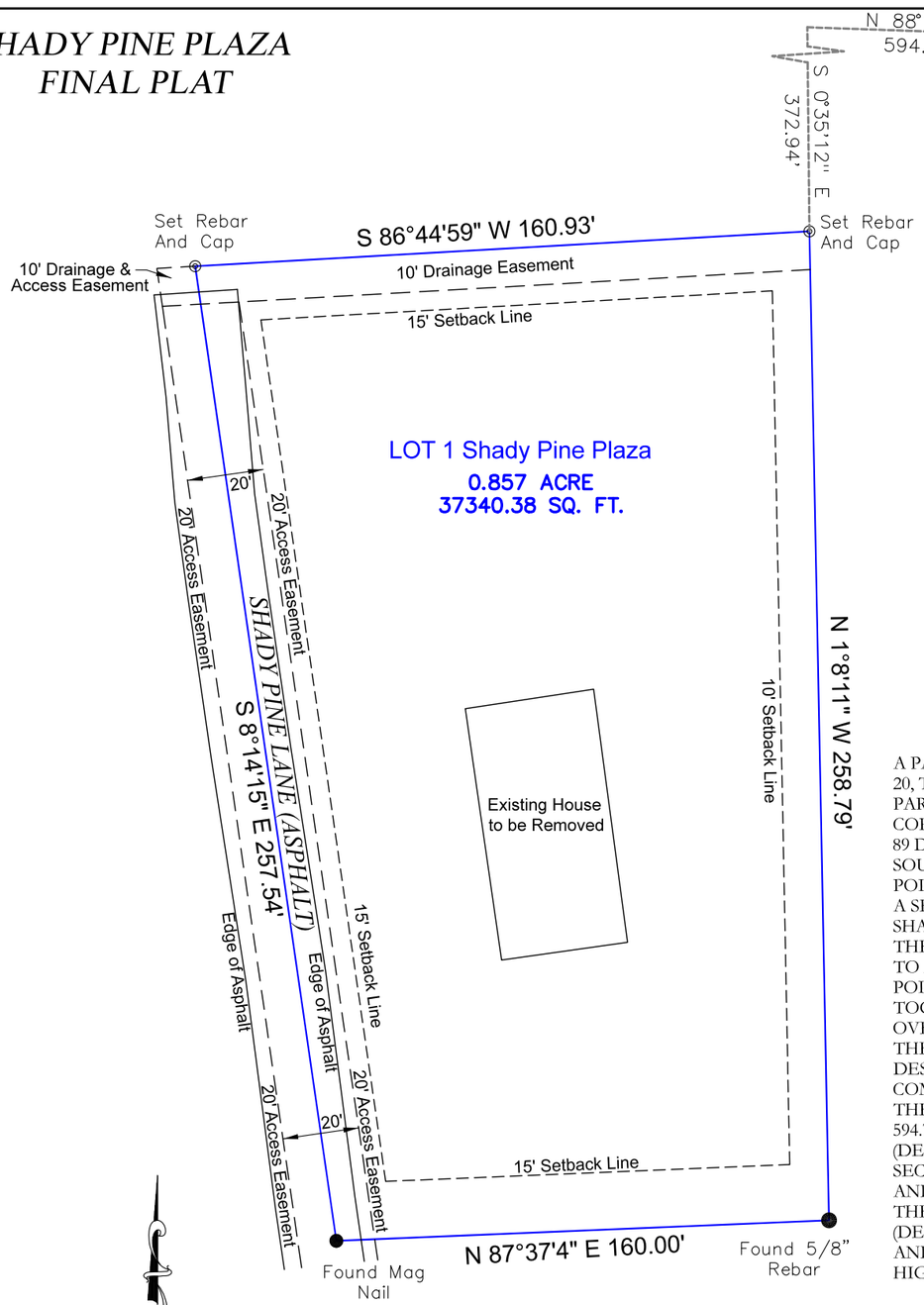
SOUTH POINT SURVEYING, PLLC
P.O. Box 400 Sheridan, AR 72150
southpointsurveying@yahoo.com
501-285-5958 501-837-2342

Drawing:	Date:	Page:	Drawn by:
LOT1SHADYPINEPLAZA	02/20/23	1 OF 1	MO

SHADY PINE PLAZA

SHADY PINE LANE
BRYANT, ARKANSAS

SHADY PINE PLAZA
FINAL PLAT



Vicinity Map
Not to Scale



SURVEY DESCRIPTION

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TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED ROADWAY, BEING 20 FEET WIDE, THE CENTERLINE OF SAID 20 FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID SE 1/4 OF SE 1/4; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 4.0 SEC. EAST 383.12 FEET TO A REBAR (DEED SOUTH 02 DEG. 53 MIN. EAST 382.99 FEET); THENCE SOUTH 84 DEG. 44 MIN. 54 SEC. WEST 160.06 FEET TO A REBAR (DEED SOUTH 84 DEG. 46 MIN. WEST 160.17 FEET) AND THE POINT OF BEGINNING AND CENTERLINE OF SAID 20 FOOT EASEMENT; THENCE SOUTH 10 DEG. 06 MIN. 52 SEC. EAST ALONG SAID CENTERLINE 509.74 FEET (DEED SOUTH 10 DEG. 14 MIN. EAST 509.74 FEET) TO THE END OF SAID EASEMENT AND THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY #5.

CERTIFICATE OF SURVEYING ACCURACY

I, Kirt Sledge, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on February 20, 2023; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

_____ _____
Name Date of Execution
Registered Land Surveyor No. _____, Arkansas

CERTIFICATE OF OWNER

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted, and subdivided, and do hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

_____
Date of Execution Name
_____
Address

Source of Title D. R. _____ Page _____

CERTIFICATE OF RECORDING

This document, number _____, filed for record _____, 2023, in Plat Book _____, Page _____.

_____
Name (Clerk)

For Bill of Assurance, see Deed Record: Book _____, Page _____.

CERTIFICATE OF ENGINEERING ACCURACY

I, _____, hereby certify that this plat correctly represents a survey and plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

_____
Name Date of Execution
Registered Professional Engineer No. _____, Arkansas

CERTIFICATE OF FINAL APPROVAL

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held on _____ ____, 2023. All of the document is hereby accepted and this certificate executed under the authority of said rules and regulations.

_____
Signature of Bryant Planning Commission Date of Execution

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred and twenty (120) days from the date of execution of this certificate.

FLOOD INFORMATION

ACCORDING TO FEMA MAP NUMBER 05125C0360E, DATED JUNE 5, 2020,
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

BASIS OF BEARING
GPS OBSERVATION IN ARKANSAS STATE PLANE SOUTH

LEGEND
- FOUND MONUMENT
- SET #4 REBAR W/CAP
- COMPUTED POSITION
- FORTY CORNER
- BOUNDARY
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- SECTION LINE
- SCALE BREAK

0 40 80
Scale 1" = 40'

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1665
SIGNATURE
KIRT SLEDGE

CERTIFICATE OF AUTHORIZATION
SOUTH POINT SURVEYING
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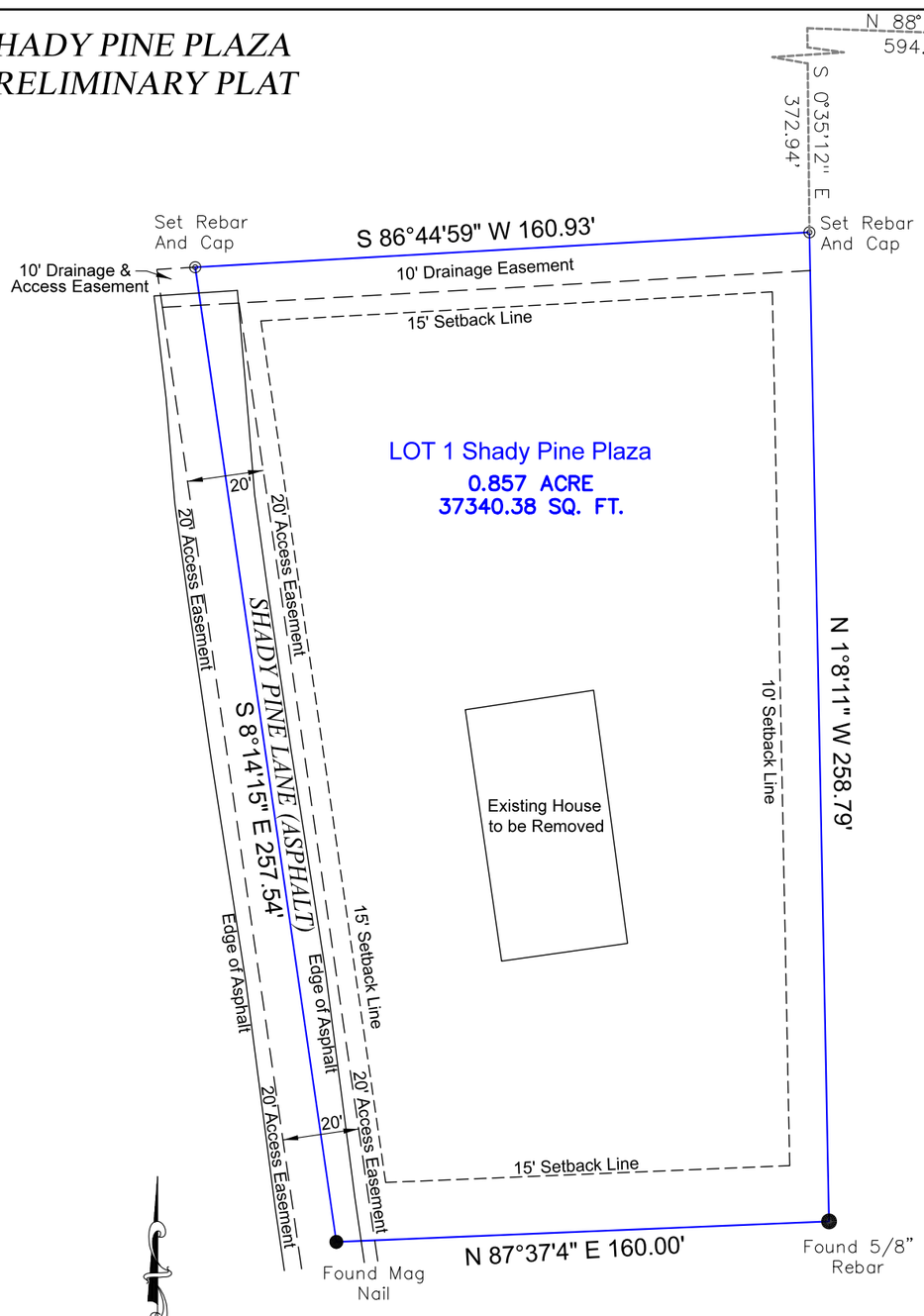
501-285-5958 501-837-2342

Drawing:	Date:	Page:	Drawn by:
LOT1SHADYPINEPLAZA	02/20/23	1 OF 1	MO

SHADY PINE PLAZA

SHADY PINE LANE
BRYANT, ARKANSAS

SHADY PINE PLAZA
PRELIMINARY PLAT





Vicinity Map
Not to Scale

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_____ _____
Name Date of Execution
Registered Land Surveyor No. _____, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Platt having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

This Certificate shall expire _____ ____, _____.

_____ _____
Signature of Bryant Planning Commission Date of Execution

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SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 40 SEC. EAST 372.94 FEET TO A SET REBAR AND CAP AND THE POINT OF BEGINNING; THENCE SOUTH 86 DEG. 44 MIN. 59 SEC. WEST 160.93 FEET TO A SET REBAR AND CAP; THENCE SOUTH 08 DEG. 14 MIN. 15 SEC. EAST ALONG SHADY PINE LANE 257.54 FEET TO A FOUND MAG NAIL IN SHADY PINE LANE; THENCE NORTH 87 DEG. 37 MIN. 04 SEC. EAST LEAVING SAID ROADWAY 160.00 FEET TO A REBAR; THENCE NORTH 01 DEG. 08 MIN. 11 SEC. EAST 258.79 FEET TO THE POINT OF BEGINNING CONTAINING 0.857 ACRE MORE OR LESS..
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED ROADWAY, BEING 20 FEET WIDE, THE CENTERLINE OF SAID 20 FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID SE 1/4 OF SE 1/4; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 4.0 SEC. EAST 383.12 FEET TO A REBAR (DEED SOUTH 02 DEG. 53 MIN. EAST 382.99 FEET); THENCE SOUTH 84 DEG. 44 MIN. 54 SEC. WEST 160.06 FEET TO A REBAR (DEED SOUTH 84 DEG. 46 MIN. WEST 160.17 FEET) AND THE POINT OF BEGINNING AND CENTERLINE OF SAID 20 FOOT EASEMENT; THENCE SOUTH 10 DEG. 06 MIN. 52 SEC. EAST ALONG SAID CENTERLINE 509.74 FEET (DEED SOUTH 10 DEG. 14 MIN. EAST 509.74 FEET) TO THE END OF SAID EASEMENT AND THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY #5.

0 40 80
Scale 1" = 40'

BASIS OF BEARING
GPS OBSERVATION IN
ARKANSAS STATE PLANE SOUTH

LEGEND
- FOUND MONUMENT
- SET #4 REBAR W/CAP
- COMPUTED POSITION
- FORTY CORNER
- BOUNDARY
- EXISTING FENCE LINE
- SECTION LINE
- SCALE BREAK

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1665
SIGNATURE
KIRT SLEDGE

CERTIFICATE OF AUTHORIZATION
SOUTH POINT SURVEYING
No. 2408
ARKANSAS

SOUTH POINT SURVEYING, PLLC
P.O. Box 400 Sheridan, AR 72150
southpointsurveying@yahoo.com
501-285-5958 501-837-2342

Drawing:	Date:	Page:	Drawn by:
LOT1SHADYPINEPLAZA	02/20/23	1 OF 1	MO

SHADY PINE PLAZA

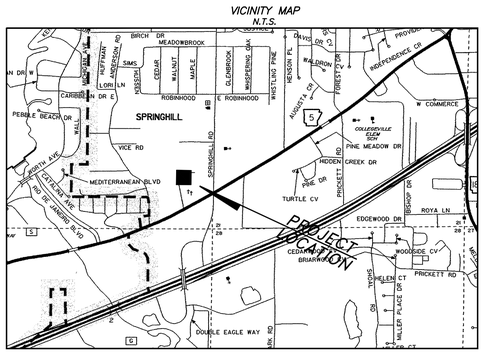
SHADY PINE LANE
BRYANT, ARKANSAS

DETAILED PLANS:

SHADY PINE PLAZA

PART OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, SECTION 20, T-1-S, R-14-W SALINE COUNTY, ARKANSAS

02/22/2023



Prepared By:

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

PREPARED FOR:

ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

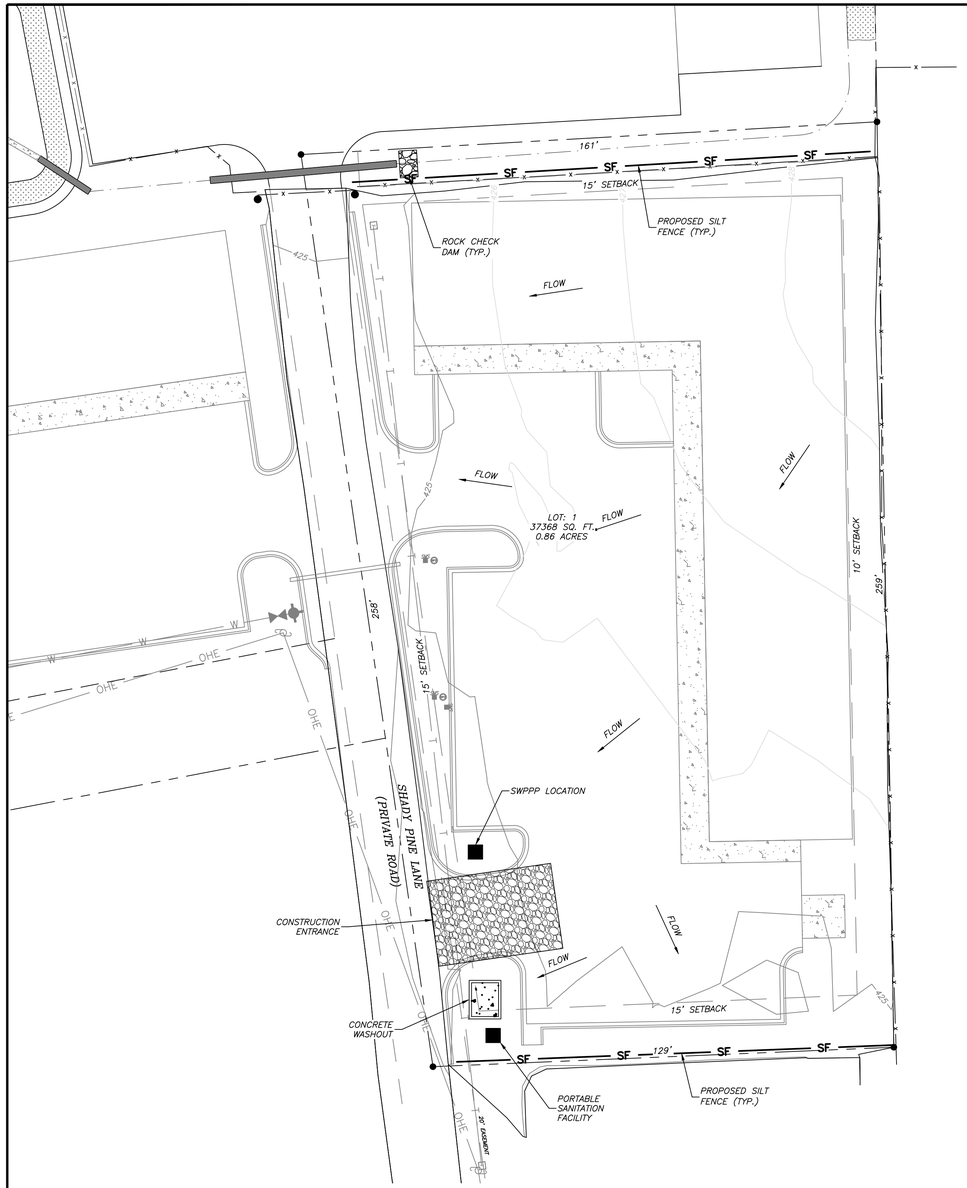
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON

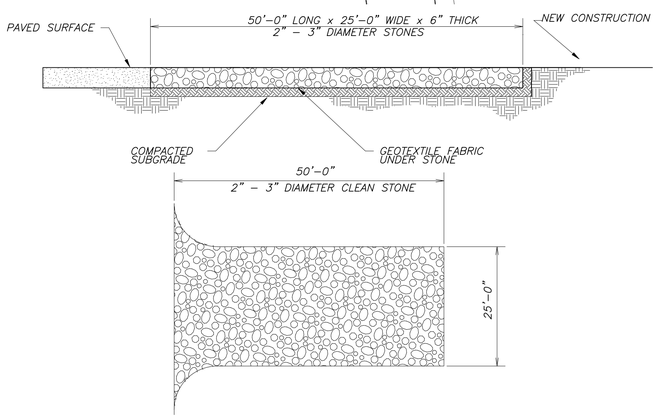
PRE-CONSTRUCTION COPY -

PLANS FOR BIDDING PURPOSES. QUANTITIES TO BE VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY GRADES WITH ENGINEER PRIOR TO CONSTRUCTION.

INDEX OF SHEETS

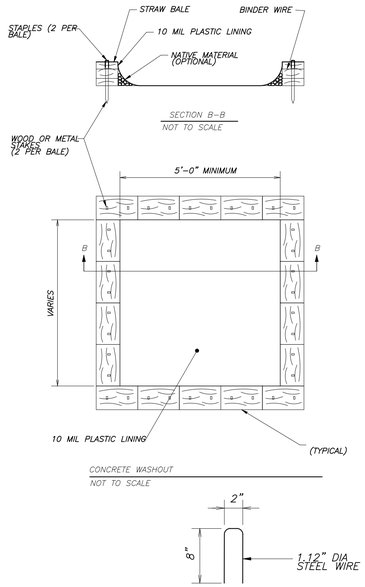
Cover Sheet	1
Erosion Control Plan	2
Demo Plan	3
Site Plan	4
Site Dimensional Plan	5
Grading Plan	6
Utility Plan	7
Landscaping Plan	8
Misc. Details	9-11





CONSTRUCTION ENTRANCE

NOT TO SCALE



STAPLE DETAIL

SWPPP NOTES:

1.) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORMWATER REQUIREMENTS.
2.) SEDIMENT BARRIERS SHALL BE CONSTRUCTED AT EACH INLET UNTIL GRADING IS COMPLETE AND TOP SOIL IS STABILIZED.
3.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
4.) TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.
5.) ROCK DIKE CHECK DAMS TO BE CONSTRUCTED TO MEET ADEQ REQUIREMENTS WHEN USED IN LIEU OF STRAW BALE DIKES.
6.) ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE AND PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7.) ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES.
STRAW OR HAW–LOOSE 2.0 TONS/ACRE
STRAW OR HAW–TIED, ANCHORED, OR TACKED 1.5 TONS/ACRE
8.) SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR REEMITTED.
9.) CONSTRUCTION ENTRANCES/EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ON TO PUBLIC RIGHT–OF–WAY.
10.) ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
11.) CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMP'S) WHEN IMPLEMENTING AND MAINTAINING SEDIMENT AND RUN–OFF CONTROLS.

GENERAL EROSION CONTROL NOTES

1. THE LOCATION OF KNOWN SURFACE & SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING THEMSELVES AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.

2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.

3. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.

4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1–800–482–8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.

5. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.

6. STORM WATER CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER

7. ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD WORKING CONDITION THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED. ALL SEDIMENT TRAPS ARE TO BE CLEANED AS REQUIRED.

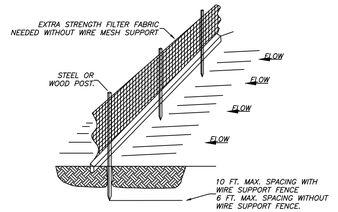
8. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.

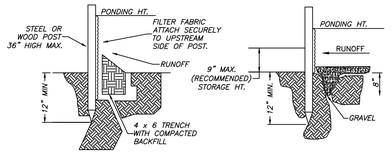
9. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

10. DEVELOPMENT SHALL ADHERE TO CITY OF BENTON AND ADEQ STORM WATER REQUIREMENTS.

11. ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.

12. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

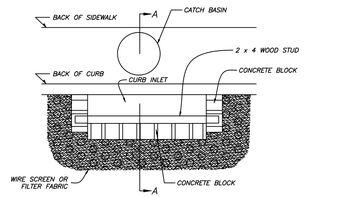
ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

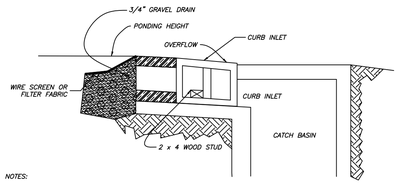
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.

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

SILT FENCE



PLAN VIEW



NOTES:

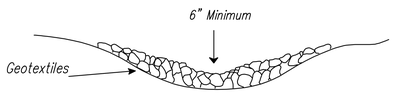
1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.

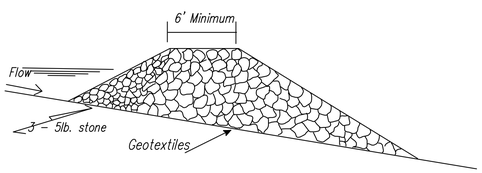
3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

SECTION A – A

CURB INLET
SEDIMENT BARRIER



NOTE: Sediment Trap is to be cleaned out when volume becomes half full.



GRAPHIC SCALE

20 0 20 40 60

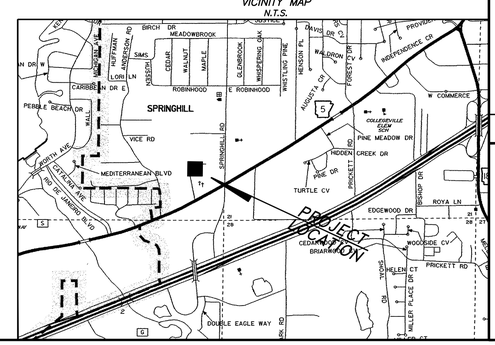
(IN FEET)
1 inch = 20 ft.

NOTES:
1. FOR USE IN SMALL CHANNELS WITH DRAINAGE AREAS OF 50 ACRES OR LESS.
2. MUST BE USED IN CONJUNCTION WITH OTHER APPROPRIATE SEDIMENT CONTROL MEASURES.
3. USE BELOW CULVERT INSTALLATIONS, DAM CONSTRUCTION, OR ANY PROJECT THAT MAY INVOLVE GRADING ACTIVITY DIRECTLY IN A STREAM.
4. NOT INTENDED TO SUBSTANTIALLY IMPOUND WATER.
5. USE AT THE UPSTREAM END OF PONDS OR LAKES.
6. EDGES SHOULD NOT BE HIGHER THAN THE CHANNEL BANKS.
7. CENTER SHOULD BE AT LEAST 6 INCHES LOWER THAN THE OUTER EDGES OF THE DAM AT THE CHANNEL BANKS.
8. HEIGHT SHOULD NOT EXCEED ELEVATION OF UPSTREAM PROPERTY LINE.
9. SIDE SLOPES SHOULD BE 2:1 OR FLATTER.
10. TOP WIDTH SHOULD BE GREATER THAN 6 FEET.
11. EXTEND COMPLETELY ACROSS THE CHANNEL AND SECURELY TIE INTO BOTH CHANNEL BANKS
12. REQUIRES PERIODIC INSPECTION AND MAINTENANCE.
13. SEDIMENT REMOVED WHEN IT REACHES ONE–HALF OF THE ORIGINAL DAM HEIGHT

ROCK DAM

NOT TO SCALE

VICINITY MAP
N.T.S.



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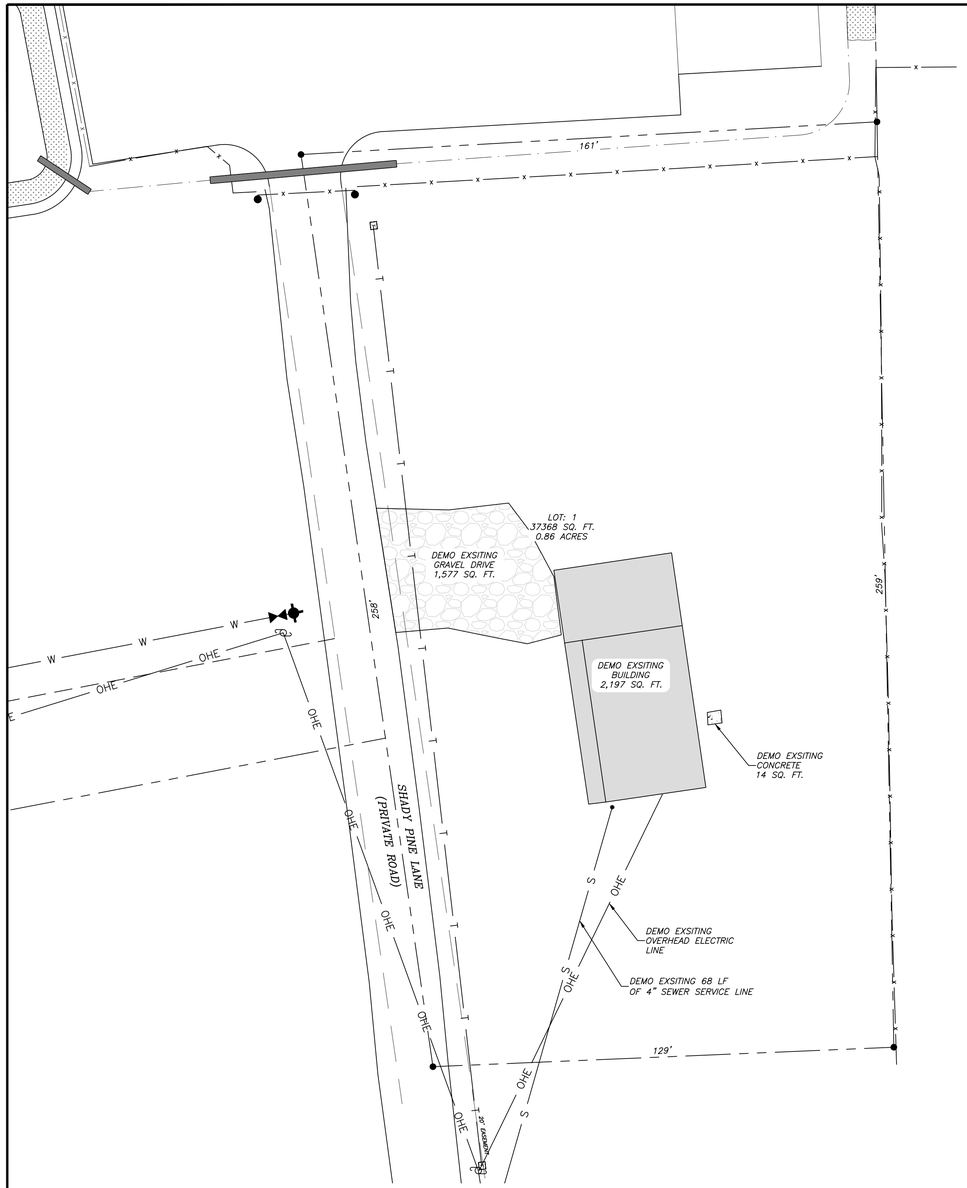
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

EROSION CONTROL/SWPPP SITE PLAN
SHADY PINE PLAZA
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 20, T–1–S, R–14–W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023–006
Date: 02/22/2023
Scale: 1" = 20'
Sheet: 2 of 11



GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

C. ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT WATER STANDARD SPECIFICATIONS.

D. THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER GAS, PHONE, SERVICE CONNECTIONS, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT WATER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

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

J. CONTRACTOR TO ADHERE TO CURRENT OHSA REGULATIONS FOR EXCAVATION AND TRENCH SAFETY.

K. THE LOCATION OF KNOWN SURFACE & SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING THEMSELVES AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.

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

GRAPHIC SCALE

20 0 20 40 60

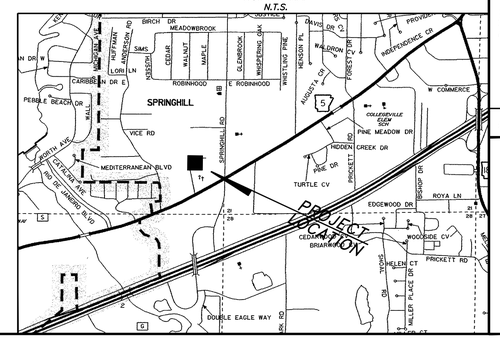
(IN FEET)
1 inch = 20 ft.

DEMO NOTES:
1) QUANTITATIVE AREAS ARE APPROXIMATE, TO BE VERIFIED BY THE DEMOLITION CONTRACTOR.

Legend

- Property Boundary
- Surveyed lines
- T — T — Telephone
- Road Center line
- X — X — Wire / Chainlink Fence
- S — S — Sanitary Sewer
- W — W — Water Line
- Wooded area limits
- OHE — OHE — Overhead Powerline
- WV Water Box
- Ⓢ Sanitary Sewer Manhole
- Ⓓ Storm Sewer Manhole
- T Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Proposed light pole
- 422.00 TC TOP OF CURB ELEVATION
- 422.00 GU CURB GUTTER ELEVATION
- 422.00 TP TOP OF PAVEMENT ELEVATION
- 422.00 FG FINISH GRADE
- PROPOSED CONTOUR
- EXISTING CONTOUR

VICINITY MAP
N.T.S.



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PART OF THE SE 1/4 OF THE SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

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PROJECT NO.: 023-006
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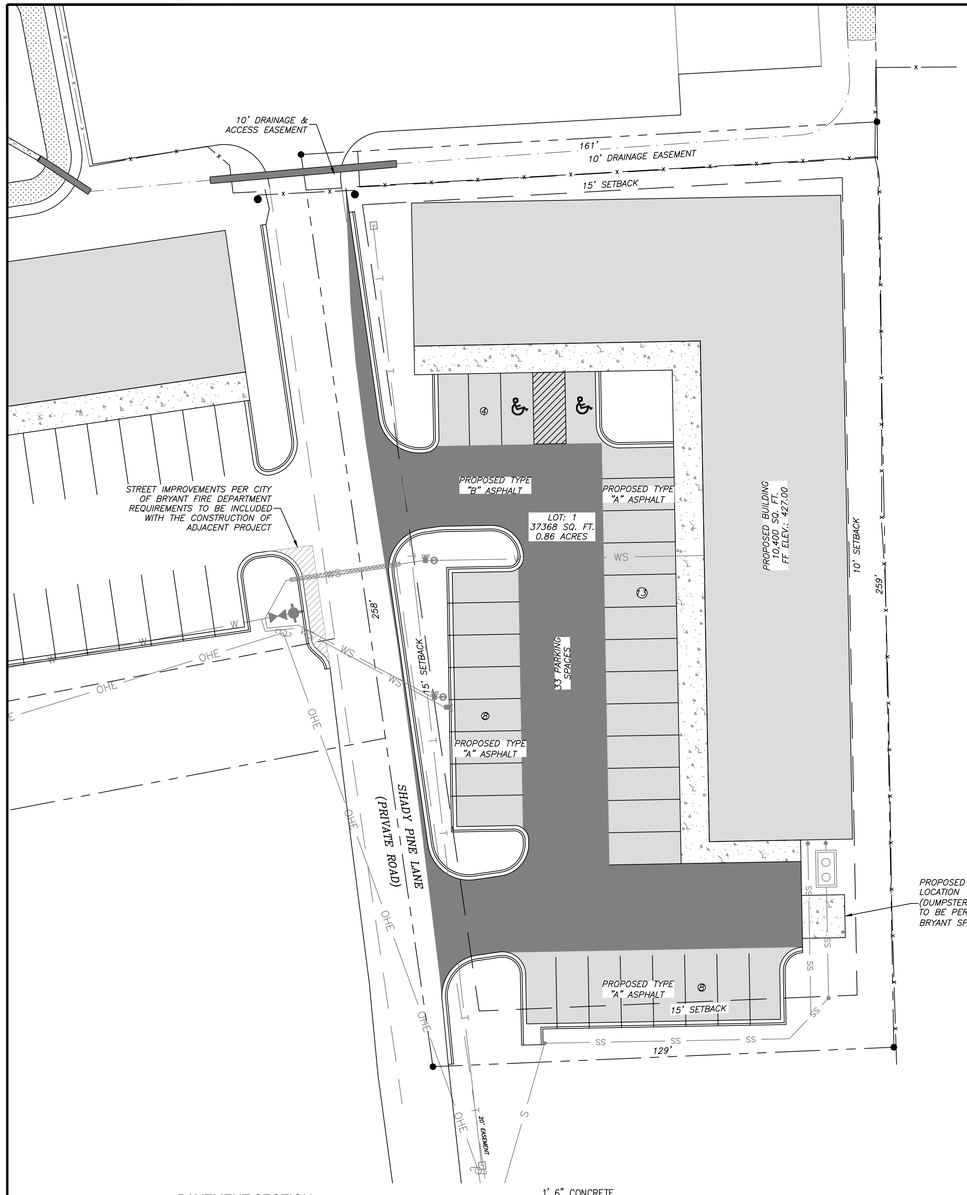


UTILITIES:

SANITARY SEWER:
BRYANT SEWER
1019 S.W. 2ND STREET
BRYANT, AR 72022
(501) 943-0469

WATER:
BRYANT WATER
1017 S.W. 2ND STREET
BRYANT, AR 72022
(501) 943-0469

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 WEST CAPITOL AVE.
1827 DALE AVENUE
LITTLE ROCK, AR 72201
(800) 368-3749

NATURAL GAS:
SUMMIT UTILITIES
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
(888) 498-0409

VARIANCES REQUESTED:

*REAR SETBACK FROM 25' TO 15'.

*EAST SIDE SETBACK FROM 15' TO 10'.

BY GRAPHIC PLOTTING ONLY THE DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA.

SOURCE: FIRM
PANEL NO.: 05119C0434G
DATE:JUNE 5, 2020

ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
ERIC RICHARDSON, P.E.

SURVEYOR
SOUTH POINT SURVEYING, PLLC.
P.O. BOX 400
SHERIDAN, AR 72150
(501) 285-5958
(501)837-2342

DEVELOPER
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

SITE NOTES

1.) PROJECT SITE AREA 0.82 ACRES (35,783.8 SQUARE FEET)
2.) PROJECT PROVIDES 33 PARKING SPACES WITH 2 HANDICAP VAN ACCESSIBLE SPACES.
3.) CURRENT ZONING C-2
4.) PROPOSED USE: RETAIL
5.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD DEPT. SPECS.
6.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS..
7.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEERS SPECS.
8.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
9.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
10.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
11.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
12.) THIS PROJECT IS NOT IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0360E EFFECTIVE 06/5/2020

PROPERTY DESCRIPTION AS SURVEYED

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 40 SEC. EAST 372.94 FEET TO A SET REBAR AND CAP AND THE POINT OF BEGINNING; THENCE SOUTH 86 DEG. 44 MIN. 59 SEC. WEST 160.93 FEET TO A SET REBAR AND CAP; THENCE SOUTH 08 DEG. 14 MIN. 15 SEC. EAST ALONG THE CENTERLINE OF SHADY PINE LANE 257.54 FEET TO A FOUND MAG NAIL IN SHADY PINE LANE; THENCE NORTH 87 DEG. 37 MIN. 04 SEC. EAST LEAVING SAID ROADWAY 160.00 FEET TO A REBAR; THENCE NORTH 01 DEG. 08 MIN. 11 SEC. EAST 258.79 FEET TO THE POINT OF BEGINNING CONTAINING 0.857 ACRE MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED ROADWAY, BEING 20 FEET WIDE, THE CENTERLINE OF SAID 20 FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID SE 1/4 OF SE 1/4; THENCE SOUTH 89 DEG. 53 MIN. WEST ALONG THE NORTH LINE THEREOF FOR 594.77 FEET; THENCE SOUTH 02 DEG. 54 MIN. 4.0 SEC. EAST 383.12 FEET TO A REBAR (DEED SOUTH 02 DEG. 53 MIN. EAST 382.99 FEET); THENCE SOUTH 84 DEG. 44 MIN. 54 SEC. WEST 160.06 FEET TO A REBAR (DEED SOUTH 84 DEG. 46 MIN. WEST 160.17 FEET) AND THE POINT OF BEGINNING AND CENTERLINE OF SAID 20 FOOT EASEMENT; THENCE SOUTH 10 DEG. 06 MIN. 52 SEC. EAST ALONG SAID CENTERLINE 509.74 FEET (DEED SOUTH 10 DEG. 14 MIN. EAST 509.74 FEET) TO THE END OF SAID EASEMENT AND THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY#5.

GENERAL NOTES:

1.) SURVEYING PROVIDED BY SOUTH POINT SURVEYING, PLLC.
2.) BUILDING LINES TO BE AS NOTED ON SITE PLAN.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5.) CONSTRUCTION SITE SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
7) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
8) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

SITE PLAN NOTES:

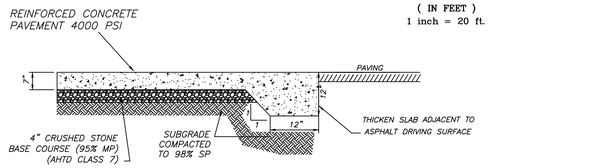
1. REFER TO LANDSCAPING PLAN FOR REQUIREMENTS /LIGHTING PLAN TO BE VERIFIED W/OWNER. REVISIONS TO PLAN TO BE SUBMITTED TO CITY.
2. UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.
3. THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.
4. THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
5. PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS..
6. CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.
7. ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
8. CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
9. THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
10. ALL SITE LIGHTING IS TO BE LOW LEVEL AND DIRECTIONAL, SHIELDED DOWNWARD AND INTO THE SITE.

SITE COVERAGE DATA

TOTAL AREA	37368 SQ. FT.	100.00%
EXISTING CONDITIONS		
ORGINAL BUILDINGS	2198 SQ. FT	5.88%
ORGINAL PAVEMENT	3263 SQ. FT	8.73%
ORIGINAL GRASS & PERVIOUS	31907 SQ. FT	85.39%
PROPOSED IMPROVEMENTS		
DESIGN ASPHALT	14295 SQ. FT	38.25%
DESIGN BUILDINGS	10400 SQ. FT	27.83%
DESIGN CONCRETE	2933 SQ. FT	7.85%
PROJECT DESIGN TOTALS		
TOTAL IMPERVIOUS	27628 SQ. FT	73.93%
TOTAL PERVIOUS	9740 SQ. FT	26.07%

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON

GRAPHIC SCALE
20 0 20 40 60
(IN FEET)
1 inch = 20 ft.



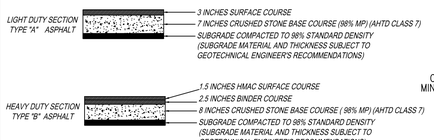
DUMPSTER CONCRETE SECTION
NTS

* PAVEMENT SECTION & REINFORCEMENT AS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

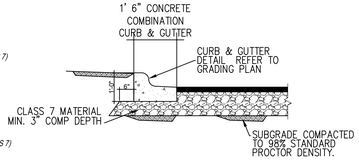
Legend

- Property Boundary
- Surveyed lines
- T — T — Telephone
- Road Center line
- X — X — Wire / Chainlink Fence
- S — S — Sanitary Sewer
- W — W — Water Line
- Wooded area limits
- OHE — OHE — Overhead Powerline
- WM Water Box
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- T Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Proposed light pole
- PROPOSED CONCRETE
- PROPOSED HEAVEY DUTY ASPHALT, TYPE B
- PROPOSED LIGHT DUTY ASPHALT, TYPE A
- PROPOSED CONTOUR
- EXISTING CONTOUR

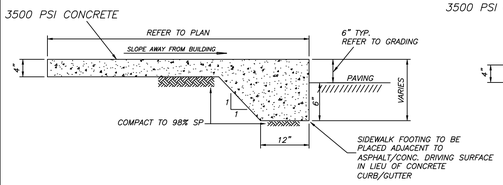
PAVEMENT SECTION



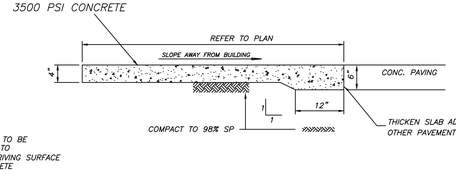
* PAVEMENT SECTION SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



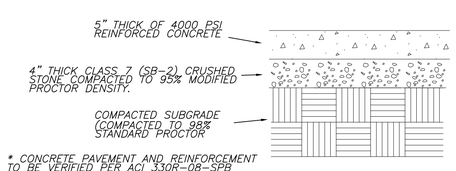
TYPICAL CURB & GUTTER DETAIL
N.T.S.



CONC. SIDEWALK - TYPE 'A'
NTS

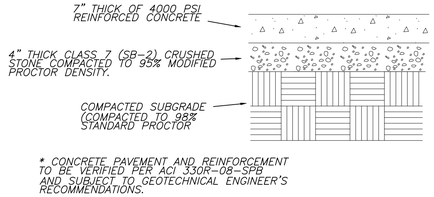


CONC. SIDEWALK - TYPE 'B'
NTS



* CONCRETE PAVEMENT AND REINFORCEMENT TO BE VERIFIED PER ACI 330R-08-SPB AND SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

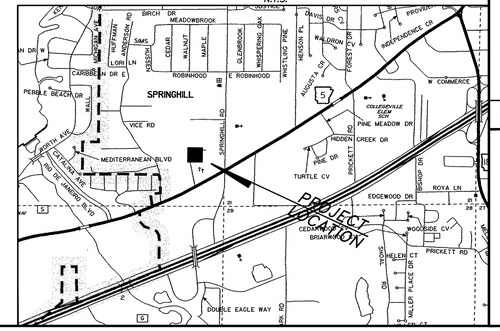
LIGHT DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS



* CONCRETE PAVEMENT AND REINFORCEMENT TO BE VERIFIED PER ACI 330R-08-SPB AND SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

HEAVY DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS

VICINITY MAP
N.T.S.



RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

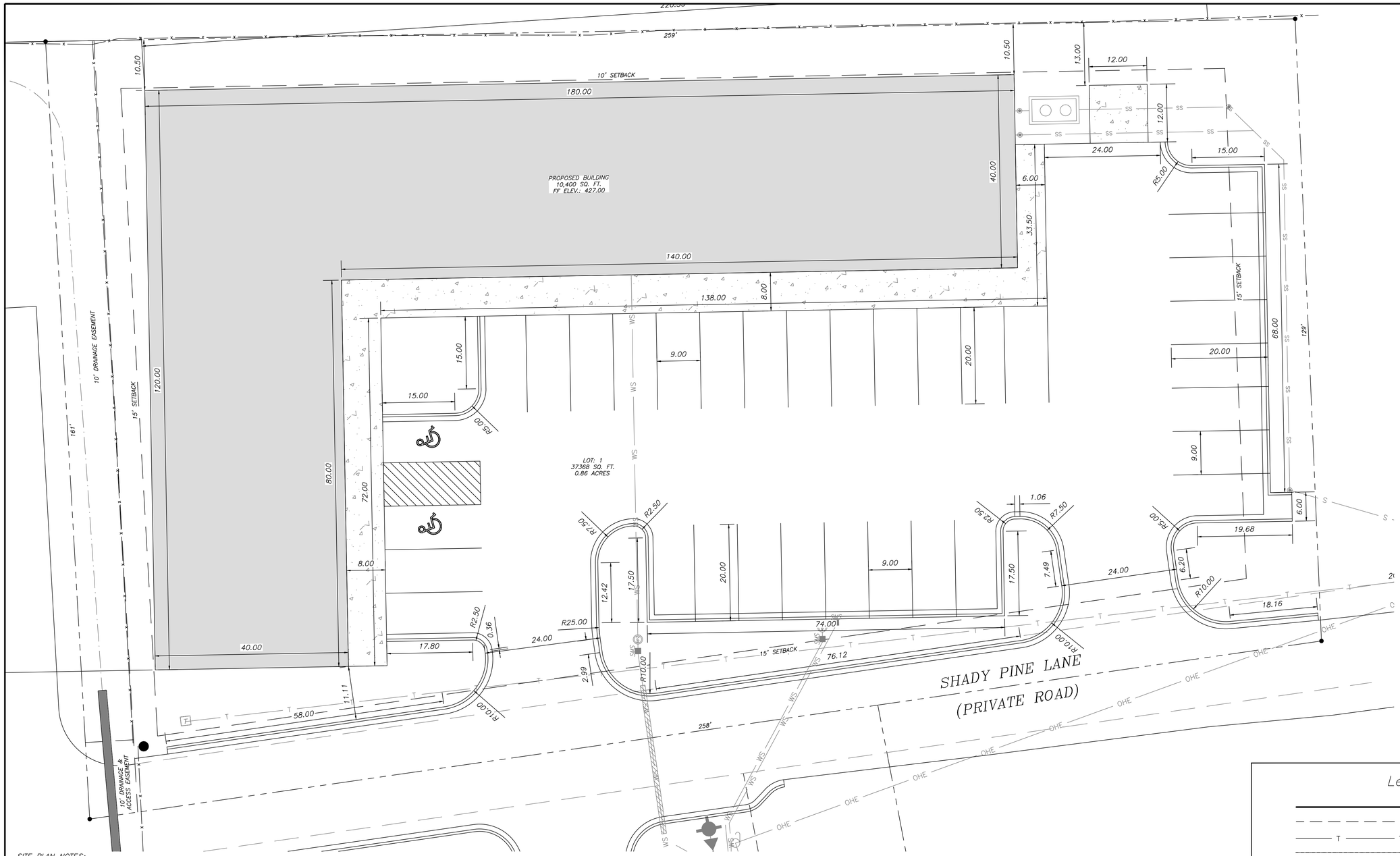
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

SITE PLAN
SHADY PINE PLAZA
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: 1" = 20'
Sheet: 4 of 11



VARIANCES REQUESTED:

**REAR SETBACK FROM 25' TO 15'.*

**EAST SIDE SETBACK FROM 15' TO 10'.*

BY GRAPHIC PLOTTING ONLY THE DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA.

SOURCE: FIRM
PANEL NO.: 05119C0434G
DATE:JUNE 5, 2020

ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
ERIC RICHARDSON, P.E.

SURVEYOR
SOUTH POINT SURVEYING, PLLC.
P.O. BOX 400
SHERIDAN, AR 72150
(501) 285-5958
(501)837-2342

DEVELOPER
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

UTILITIES:

SANITARY SEWER:
BRYANT SEWER
1019 S.W. 2ND STREET
BRYANT, AR 72022
(501) 943-0469

WATER:
BRYANT WATER
1017 S.W. 2ND STREET
BRYANT, AR 72022
(501) 943-0469

ELECTRIC:
ENTERGY
SIMMONS TOWER
425 WEST CAPITOL AVE.
1827 DALE AVENUE
LITTLE ROCK, AR 72201
(800) 368-3749

NATURAL GAS:
SUMMIT UTILITIES
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
(888) 498-0409

SITE PLAN NOTES:

1. *REFER TO LANDSCAPING PLAN FOR REQUIREMENTS /LIGHTING PLAN TO BE VERIFIED W/OWNER. REVISIONS TO PLAN TO BE SUBMITTED TO CITY.*
2. *UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.*
3. *THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.*
4. *THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.*
5. *PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS..*
6. *CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.*
7. *ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)*
8. *CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.*
9. *THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.*
10. *ALL SITE LIGHTING IS TO BE LOW LEVEL AND DIRECTIONAL, SHIELDED DOWNWARD AND INTO THE SITE.*

SITE NOTES

1. *PROJECT SITE AREA 0.82 ACRES (35,783.8 SQUARE FEET)*
2. *PROJECT PROVIDES 33 PARKING SPACES WITH 2 HANDICAP VAN ACCESSIBLE SPACES.*
3. *CURRENT ZONING C-2*
4. *PROPOSED USE: RETAIL*
5. *PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD DEPT. SPECS.*
6. *PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS..*
7. *CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEERS SPECS.*
8. *CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.*
9. *ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)*
10. *CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.*
11. *THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.*
12. *THIS PROJECT IS NOT IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0360E EFFECTIVE 06/5/2020*

GENERAL NOTES:

1. *SURVEYING PROVIDED BY SOUTH POINT SURVEYING, PLLC.*
2. *BUILDING LINES TO BE AS NOTED ON SITE PLAN.*
3. *PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.*
4. *ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.*
5. *CONSTRUCTION SITE SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.*
6. *ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)*
7. *CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.*
8. *THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.*

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON

GRAPHIC SCALE

10 0 10 20 30
(IN FEET)
1 inch = 10 ft.

Legend

- Property Boundary
- Surveyed lines
- T — T — Telephone
- Road Center line
- X — X — Wire / Chainlink Fence
- S — S — Sanitary Sewer
- W — W — Water Line
- Wooded area limits
- OHE — OHE — Overhead Powerline
- WM Water Box
- (S) Sanitary Sewer Manhole
- (D) Storm Sewer Manhole
- T Telephone Pedistal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Proposed light pole
- 422.00 TC TOP OF CURB ELEVATION
- 422.00 GU CURB GUTTER ELEVATION
- 422.00 TP TOP OF PAVEMENT ELEVATION
- 422.00 FG FINISH GRADE
- PROPOSED CONTOUR
- EXISTING CONTOUR

RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

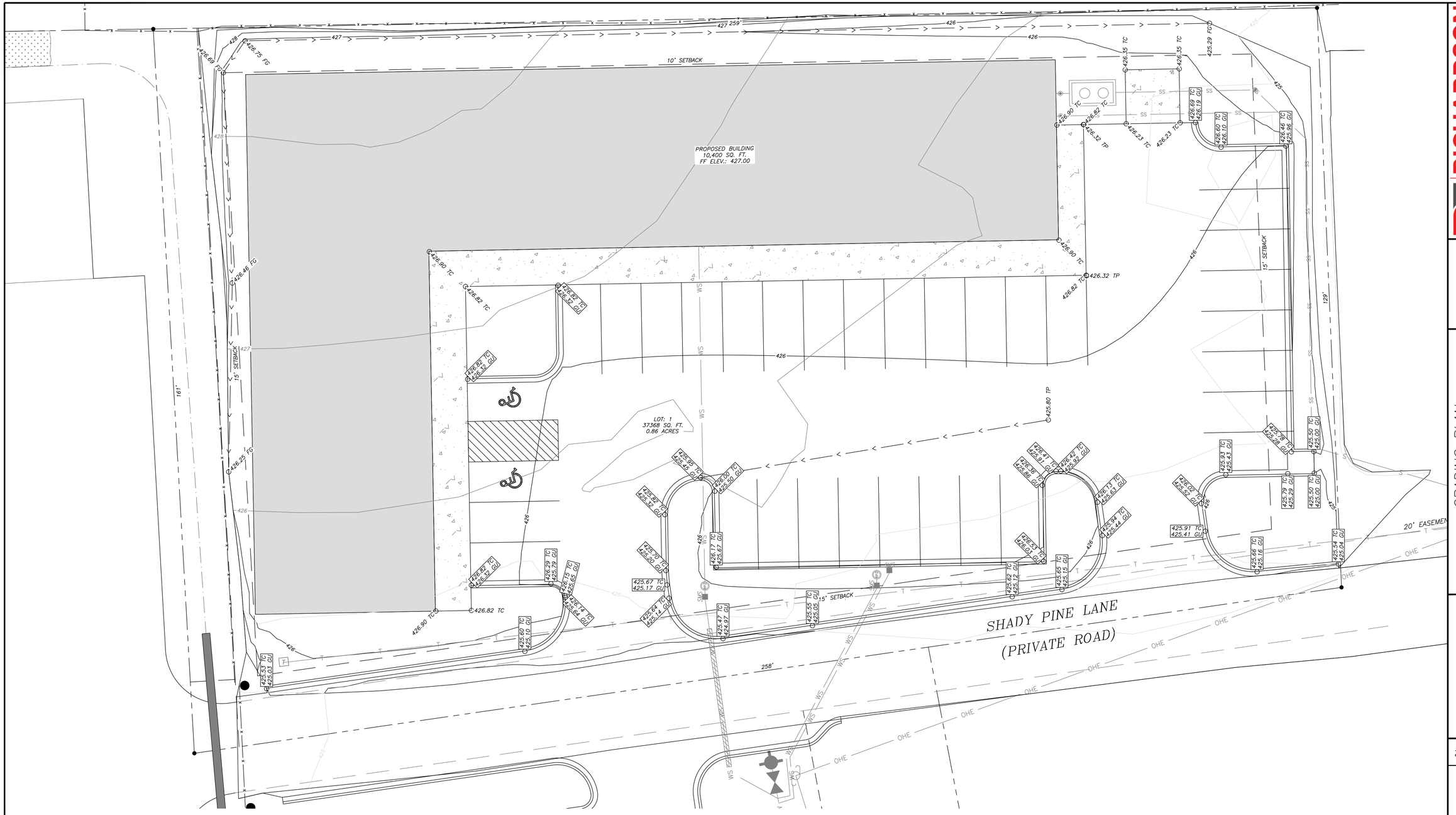
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

SITE DIMENSIONAL PLAN
SHADY PINE PLAZA
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: 1" = 10'
Sheet: 5 of 11



GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT SEWER STANDARD SPECIFICATIONS AND BRYANT WATER STANDARD SPECIFICATIONS.

D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE–INS UNTIL APPROVAL IS GIVEN BY BRYANT WATER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

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

GRAPHIC SCALE

10 0 10 20 30

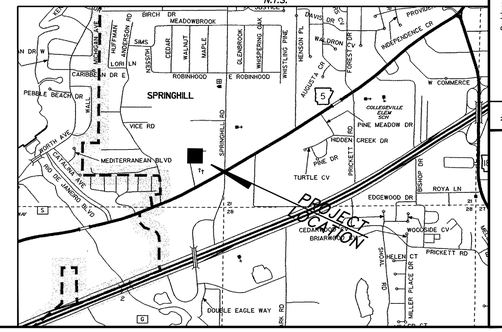
(IN FEET)
1 inch = 10 ft.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON

GENERAL NOTES:

1.) SURVEYING PROVIDED BY SOUTH POINT SURVEYING, PLLC.
2.) BUILDING LINES TO BE AS NOTED ON SITE PLAN.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5.) CONSTRUCTION SITE SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
7) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
8) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

VICINITY MAP
N.T.S



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STATE OF ARKANSAS

GRADING PLAN
SHADY PINE PLAZA
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 20, T–1–S, R–14–W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
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No.	Revisions	Date

PROJECT NO.: 023–006
Date: 02/22/2023
Scale: 1" = 10'
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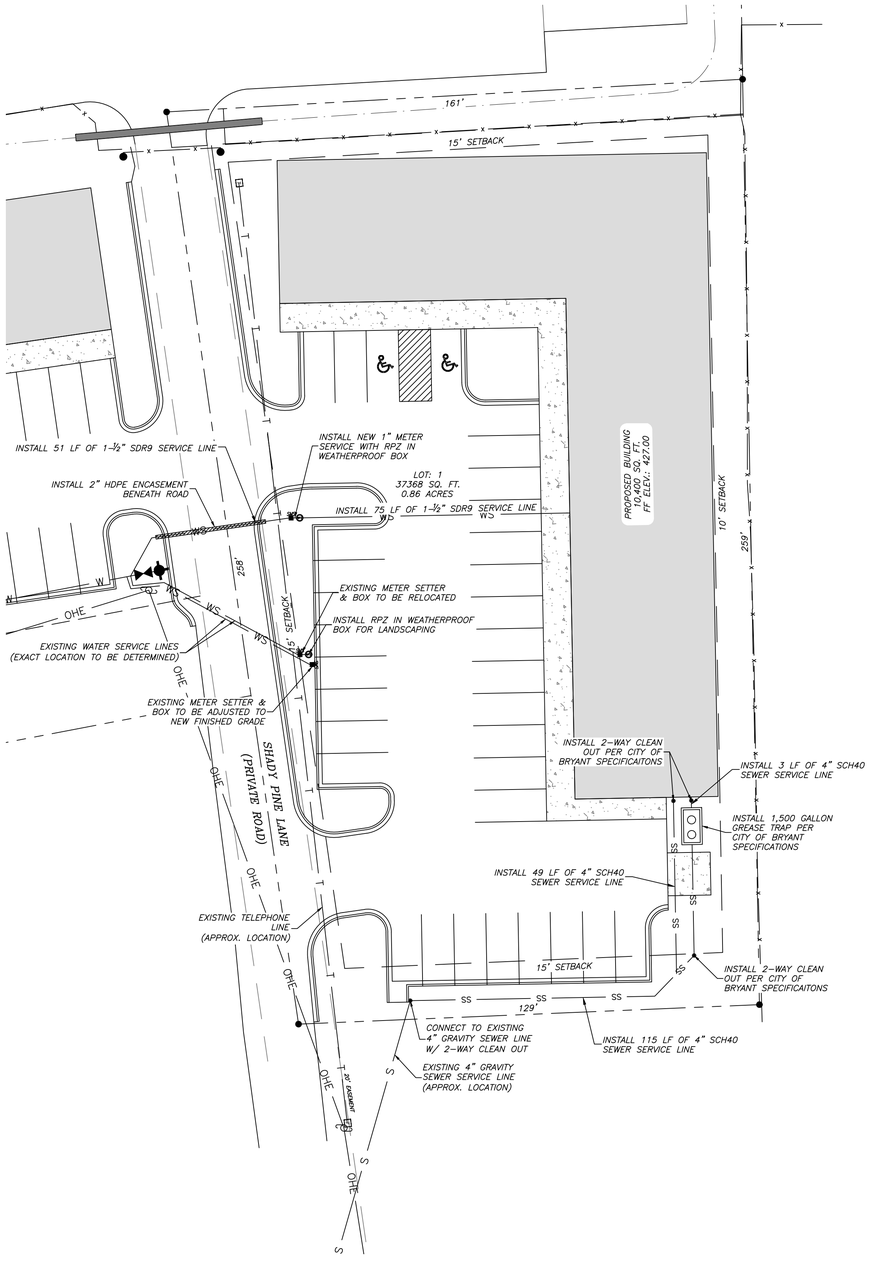


GENERAL NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
2.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN ON PLAN.
3.) ALL WATER MAINS SHALL BE DUCTILE IRON PIPE UNLESS OTHERWISE SHOWN ON PLAN.
4.) ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
7.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
8.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
9.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
10.) BACKFILL MATERIAL FOR STREET CROSSINGS SHALL BE ACCORDING TO BRYANT STREET DEPT SPECS AND COMPACTED TO 98% M.P. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND UTILITY OWNER.
11.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
12) CITY OF BRYANT MASTER SPECIFICATIONS APPLY AND ARE AVAILABLE AT WWW.CITYOFBRYANT.COM. ALL CITY OF BRYANT SPECIFICATIONS APPLY.

SEWER NOTES:

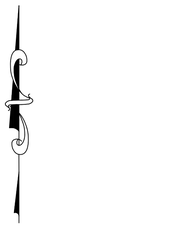
1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED BRYANT SEWER SPECIFICATIONS.
2.) ALL SERVICE LINES SHALL BE 4" SDR-21 OR SCH 40 PVC OR AS SPECIFIED ON THE DESIGN DRAWINGS.
3.) CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
4) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
6) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS SHALL BE IN ACCORDANCE WITH BRYANT SEWER STANDARD SPECS.
7) A 2-WAY CLEANOUT WITH BACKFLOW PREVENTER SHALL BE INSTALLED WITHIN 5 FEET OF THE BUILDING. DIRECTIONALY, THE CLEANOUT MUST SWEEP AWAY FROM THE VALVE TO PREVENT DAMAGE TO THE BACKFLOW PREVENTER.

WATER NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED BRYANT WATER SPECIFICATIONS.
2.) ALL SERVICE LINES AND METER SETTINGS SHALL BE AS PER BRYANT WATER SPECS.
3.) 14ga BLUE COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL WATERLINES (MAINS & SERVICES).
4.) ALL FITTINGS SHALL BE DUCTILE IRON M.J. (WHERE AVAILABLE).
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'
7.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE & SEWERLINES SHALL BE 18" (WATER ON TOP).
8.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS FOR EXCAVATION & TRENCH SAFETY.
9.) STREET CROSSINGS TO MEET CITY OF BRYANT STREET DEPT SPECIFICATIONS.
10.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING AND ANCHORING.
11.) ON-SITE FIRE HYDRANTS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.

LEGEND

- SS — PROPOSED SANITARY SEWER SERVICE LINE
- S — EX. SEWER MAIN
- WS — PROPOSED WATER SERVICE
- W — EX. WATER LINE
- STORM DRAIN
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- E — PROPOSED OVERHEAD POWER LINE
- GS — PROPOSED GAS SERVICE
- G — EX. GAS LINE
- EX. SEWER MANHOLE
- WV GATE VALVE
- FES
- 4" TWO WAY CLEAN OUT
- POWER POLE
- PROPOSED LIGHT POLE BASE



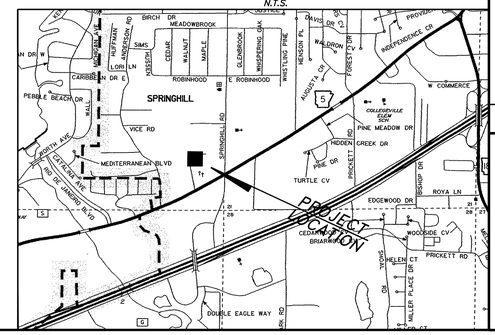
GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
ERIC RYAN RICHARDSON
No. 14266

VICINITY MAP
N.T.S.



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Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

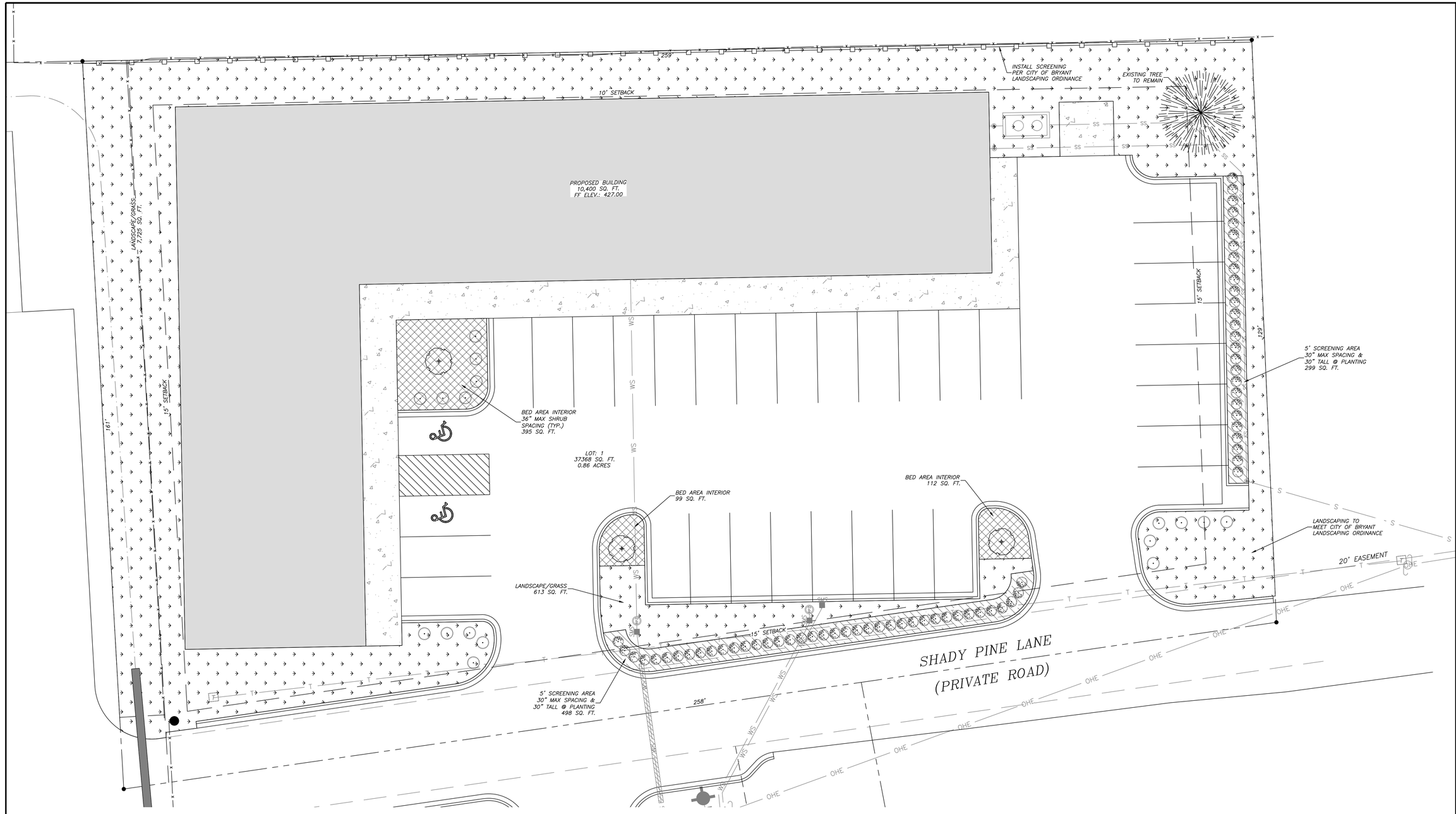
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
STATE OF ARKANSAS

UTILITY PLAN
SHADY PINE PLAZA
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: 1" = 20'
Sheet: 7 of 11



GENERAL NOTES:

1.) SURVEYING PROVIDED BY SOUTH POINT SURVEYING, PLLC.
2.) BUILDING LINES TO BE AS NOTED ON SITE PLAN.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5.) CONSTRUCTION SITE SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
7) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
8) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
ERIC RICHARDSON, P.E.

SURVEYOR
SOUTH POINT SURVEYING, PLLC.
P.O. BOX 400
SHERIDAN, AR 72150
(501) 285-5958
(501)837-2342

DEVELOPER
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

LANDSCAPE NOTES:

1) LANDSCAPING SHALL MEET CITY OF BRYANT LANDSCAPING REQUIREMENTS.
2) SPACING FOR SHRUBS IN BEDS AS NOTED.
3) ALL SHRUB MATERIAL MUST BE EIGHTEEN (18) INCHES IN HEIGHT AT INSTALLATION.
4) ALL TREES MUST BE A MINIMUM OF 3" CALIPER AT THE BASE AND 12' TALL AT THE TIME OF INSTALLATION.
5) AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL NEW LANDSCAPE AREAS. THIS SYSTEM WILL PROVIDE 100% COVERAGE FOR LANDSCAPED AREAS.
6) SHRUBS USED FOR SCREENING SHALL BE EVERGREEN IN NATURE AND BE AT LEAST 30 INCHES TALL AT THE TIME OF PLANTING. SPACING SHALL BE CLOSE ENOUGH SO AS TO CREATE A SEAMLESS ROW OF HEDGING.
7) NO PLANTING WITHIN 5' OF A FIRE HYDRANT.
8) SPACING SHALL BE 40' BETWEEN TREES.
9) NO TREES SHALL BE PLANTED WITHIN 30 FEET OF A PROPERTY CORNER OR DRIVEWAY.
10) SHRUBS ALONG STREET RIGHT-OF-WAY LINES SHALL NOT EXCEED 30" IN HEIGHT.

ILEX OPACA- AMERICAN HOLLY (OR APPROVED EQUIVALENT)

BUSUS SEMPERVIRENS - BOXWOOD (OR APPROVED EQUIVALENT)

NANDINA DOMESTICA - NANDINA DWARF ROTUNDA HOLLY (OR APPROVED EQUIVALENT)

ILEX SPECIES - EVERGREEN HOLLY (OR APPROVED EQUIVALENT)

PROPOSED BERMUDA GRASS IN SOD AREA

PROPOSED MULCH/BED AREA / INTERIOR LANDSCAPING

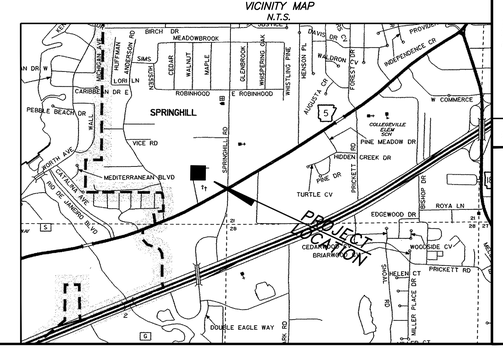
PROPOSED BUFFER AREAS

GRAPHIC SCALE

10 0 10 20 30

(IN FEET)
1 inch = 10 ft.

VICINITY MAP
N.T.S.



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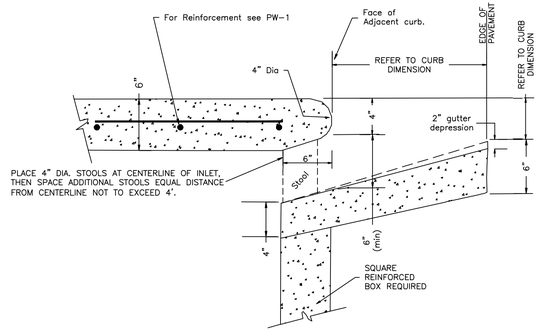
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

LANDSCAPING PLAN
SHADY PINE
PLAZA
PART OF THE SE 1/4 OF THE
SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: 1" = 10'
Sheet: 8 of 11

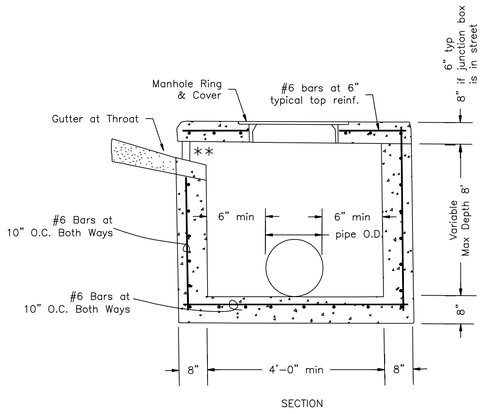


INLET THROAT BETWEEN STOOLS

NOTE: This detail is not to be used for inlets in curb radius. See PW-10 for detail of inlet top in curb radius.

THROAT OPENING (NOT IN RADIUS)

NOT TO SCALE



SECTION

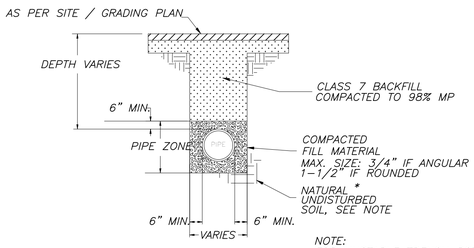
NOTES

1. Rings and Covers see PW-13.
2. Refer to PW-12 detail for steps.

** Depression Detail see PW-3.

JUNCTION BOX/CURB INLET (REINFORCED CONCRETE)

NOT TO SCALE

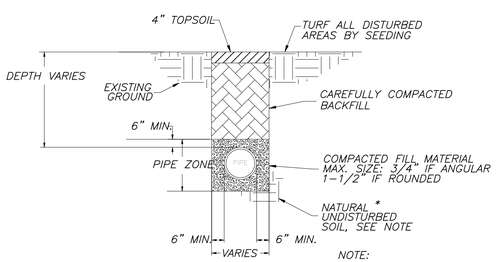


NOTE:
FOR UNSTABLE TRENCH BOTTOM OR EXCAVATION IN ROCK, REFER TO SPECIFICATIONS FOR APPROPRIATE PIPE BEDDING.

STORM DRAINAGE PIPE TRENCH (UNDER ASPHALT)

NTS

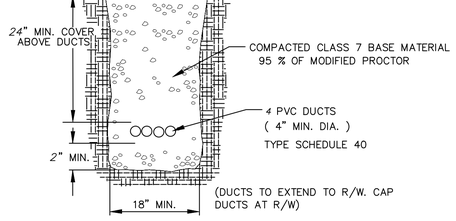
REFER TO CITY OF BRYANT, ARKANSAS PUBLIC WORKS STREET AND DRAINAGE STANDARD DETAILS FOR ADDITIONAL DETAILS AND INFORMATION.



NOTE:
FOR UNSTABLE TRENCH BOTTOM OR EXCAVATION IN ROCK, REFER TO SPECIFICATIONS FOR APPROPRIATE PIPE BEDDING.

STORM DRAINAGE PIPE TRENCH (UNPAVED AREA)

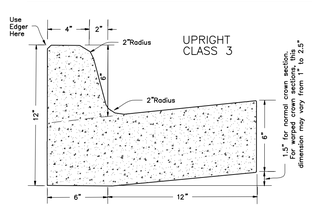
NTS

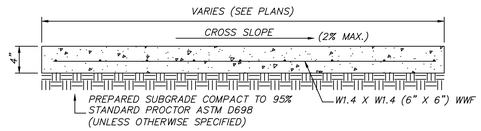


TYPICAL SECTION 4-4" UTILITY DUCTS

NOT TO SCALE

TYPICAL PARKING CURB SECTION





CONCRETE SIDEWALK SPECIFICATIONS

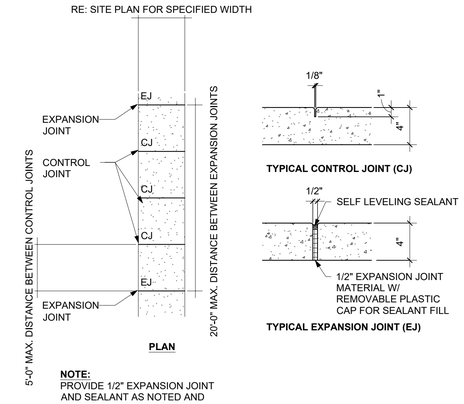
NTS

* NOTES:

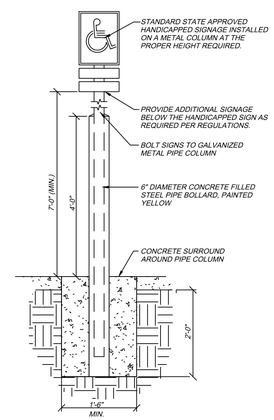
1. PORTLAND CEMENT CONCRETE 3000 PSI. MIN.
2. USE W1.4 X W1.4 (6" X 6") WWF SHEET REINFORCEMENT. CUT ½ THE WIRES AT CONTROL JOINTS.
3. CONCRETE TO CONTAIN 3-5% AIR ENTRAINMENT.
4. FINISH TO BE BROOM FINISH.
5. DETECTABLE WARNING DEVICES TO BE INSTALLED AT RAMPS PER ADA REQUIREMENTS.
6. MAX CROSS SLOPE 2%. MAX LONGITUDINAL SLOPE 1:12.
7. CONTROL JOINTS PER CONC. WALK CONTROL JOINT DETAIL.

CONC. WALK/CONCRETE SWALE CONTROL JOINT DETAILS

NTS

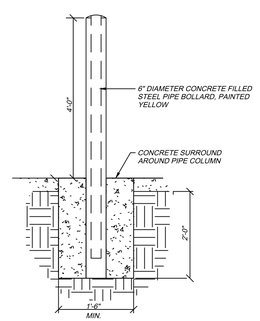


NOTE:
PROVIDE 1/2" EXPANSION JOINT AND SEALANT AS NOTED AND WHERE SIDEWALK ABUTS STRUCTURES OR OTHER SIDEWALKS.



HANDICAP SIGN DETAIL

BOLLARD DETAIL



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Richardson Engineering, PLLC
No. 2519
ARKANSAS

MISCELLANEOUS DETAILS
SHADY PINE
PLAZA
PART OF THE SE 1/4 OF THE SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

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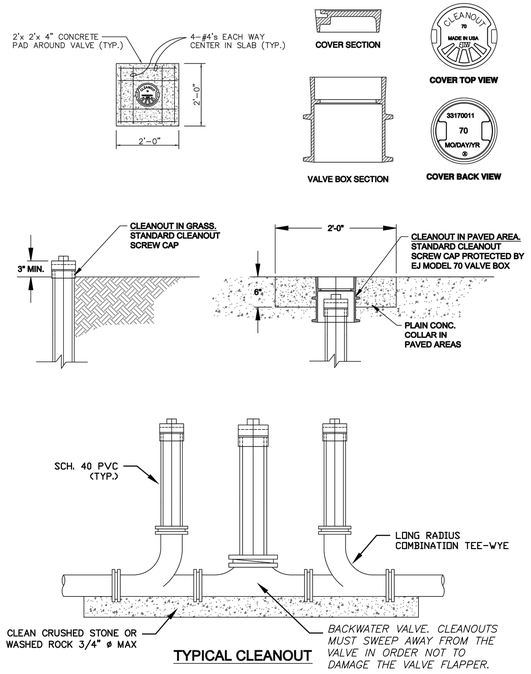
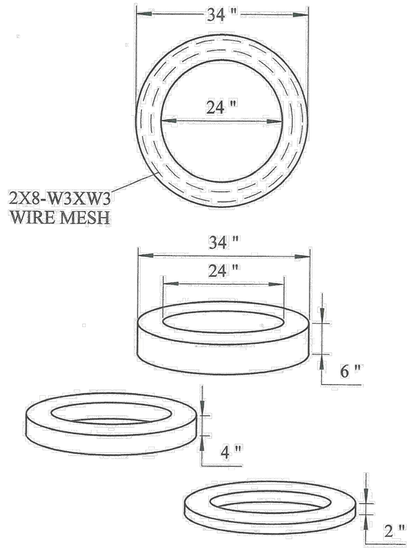


TYPICAL CLEANOUT

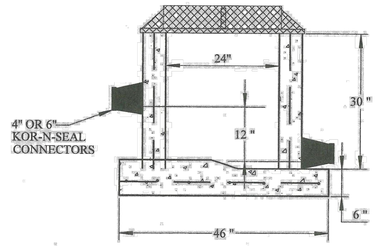


GREASE TRAP LID GRADE RINGS

AS PER PETERSON CONCRETE CO., LITTLE ROCK, AR OR APPROVED EQUAL.

CONCRETE - 4500 PSI @ 28 DAYS
REINFORCEMENT - 3X8 W3/2.5 WELDED REINFORCING FABRIC AND #3 REBAR ON 8" CENTERS IN BOTTOM

REQUIRED IN LITTLE ROCK AND HOT SPRINGS



SAMPLE PORT (IF REQUIRED BY CITY OF BRYANT)

AS PER PETERSON CONCRETE CO., LITTLE ROCK, AR OR APPROVED EQUAL.

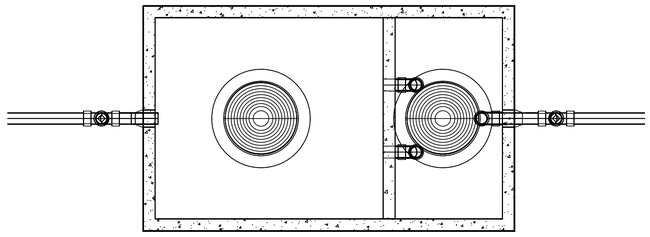
PRECAST AS PER PETERSON CONCRETE CO., LITTLE ROCK, AR
CONCRETE REINFORCEMENT
4500 PSI CONCRETE @ 28 DAYS
TOP AND BOTTOM – 6X6X10 WIRE MESH, #4 REBAR ON 20" CENTERS
SIDES – #4 REBAR ON 20" CENTERS, #12 TWISTED CABLE

LOADING RINGS & COVERS
250–24 HEAVY DUTY CAST IRON

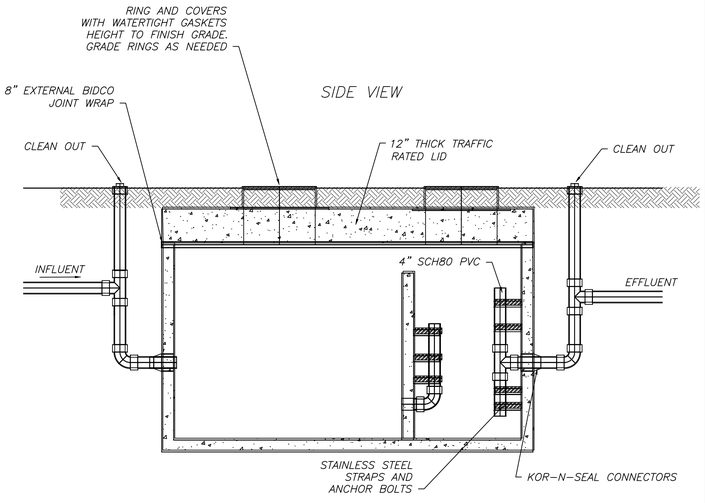
1500 GALLON GREASE TRAP

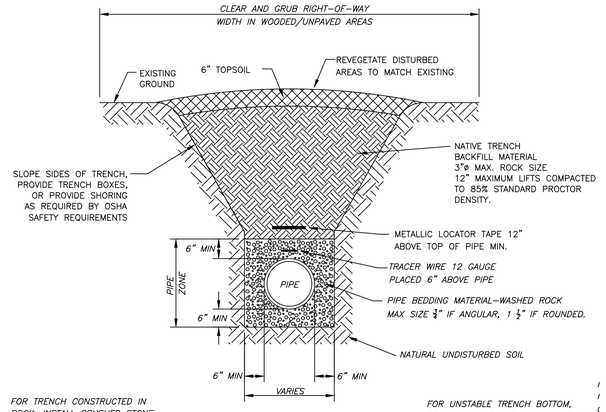
124 ½" LONG X 75 ½" WIDE X 76" TALL
WITH A 12" TRAFFIC RATED LID

TOP VIEW



SIDE VIEW





FOR TRENCH CONSTRUCTED IN ROCK, INSTALL CRUSHED STONE OR WASHED GRAVEL, 3/4" TO 1/4", FROM 6" BELOW BOTTOM OF PIPE TO 6" ABOVE TOP OF PIPE.

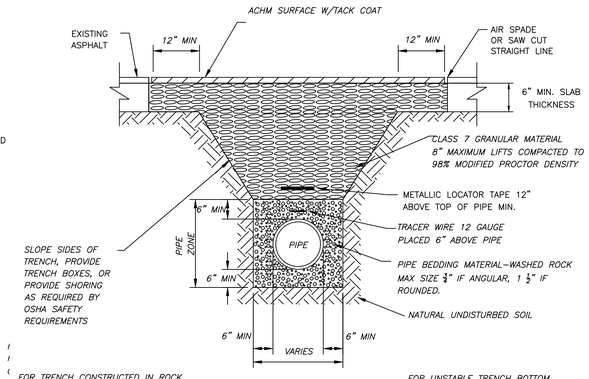
BACKFILL WITHIN 12" OF PIPE SHALL NOT CONTAIN ROCKS LARGER THAN ¾" IN DIAMETER

FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED STONE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.

DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

SEWER MAIN TRENCH IN UNPAVED AREAS

N.T.S.



FOR TRENCH CONSTRUCTED IN ROCK, INSTALL CRUSHED STONE OR WASHED GRAVEL, 3/4" TO 1/4", FROM 6" BELOW BOTTOM OF PIPE TO 6" ABOVE TOP OF PIPE.

BACKFILL WITHIN 12" OF PIPE SHALL NOT CONTAIN ROCKS LARGER THAN ¾" IN DIAMETER

FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED STONE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.

DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

SEWER MAIN TRENCH UNDER ASPHALT

N.T.S.

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Planning • Engineering • Development Consulting
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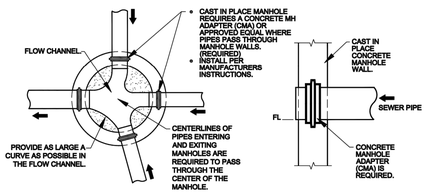
Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: N.T.S.
Sheet: 10 of 11

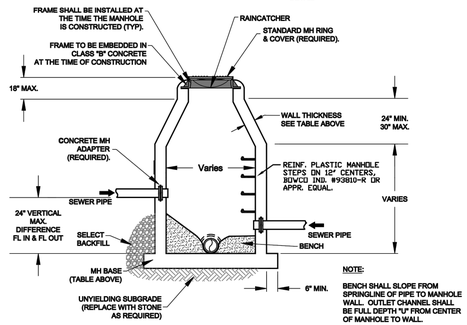
Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	6"	24" (< or Equal to 24" Pipes)
5' DIA	8"	8"	
6' DIA	8"	12"	36" (> 24" Pipes)

MANHOLE INFORMATION TABLE



MANHOLE FLOW CHANNEL

CONCRETE MANHOLE ADAPTER (CMA) DETAIL

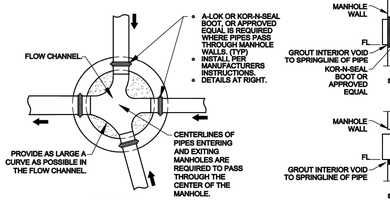


NOTE:
BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

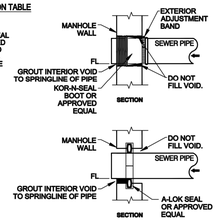
CAST-IN-PLACE MANHOLE

Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	5"	6"	24" (< or Equal to 24" Pipes)
5' DIA	7"	8"	
6' DIA	7"	8"	36" (> 24" Pipes)

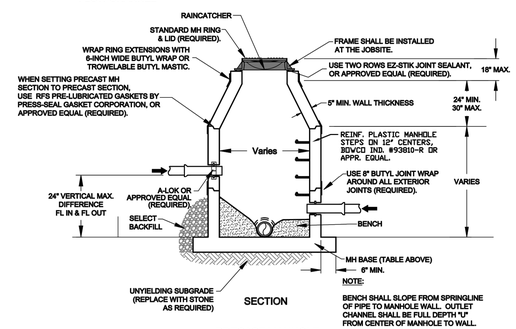
MANHOLE INFORMATION TABLE



MANHOLE FLOW CHANNEL



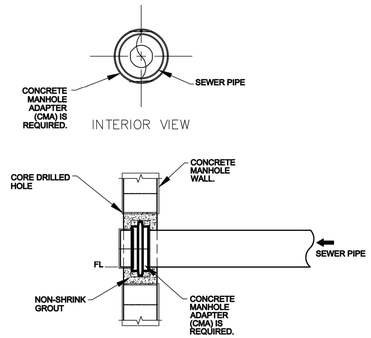
CONNECTION DETAILS



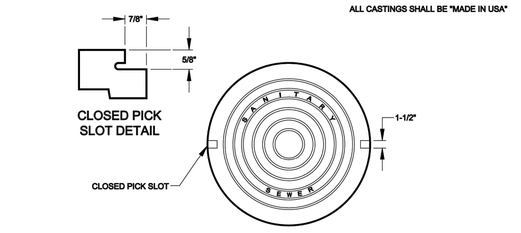
NOTE:
BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

PRECAST MANHOLE

THE INSTALLATION SHALL BE DYE TESTED FOR ACCEPTANCE.



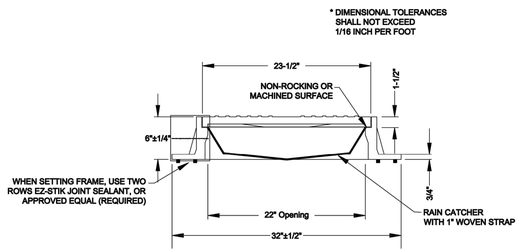
MANHOLE CORING DETAILS



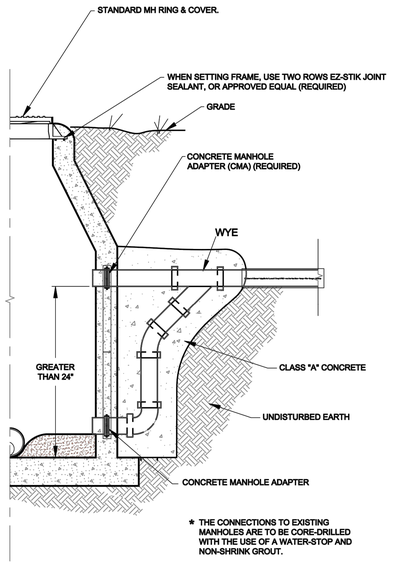
ALL CASTINGS SHALL BE "MADE IN USA"

COVER DETAIL

1. MINIMUM WEIGHT OF RING: 100 POUNDS
2. MINIMUM WEIGHT OF COVER: 110 POUNDS
3. COVERS ARE FURNISHED WITH TWO CLOSED PICK SLOTS.
4. CASTINGS SHALL BE "MADE IN USA"

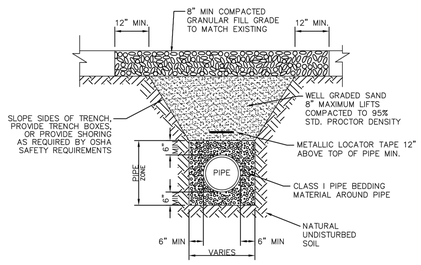


FRAME AND COVER DETAIL



* THE CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE-DRILLED WITH THE USE OF A WATER-STOP AND NON-SHRINK GROUT.

DROP MANHOLE



FOR TRENCH CONSTRUCTED IN ROCK, INSTALL CRUSHED STONE OR WASHED GRAVEL, 3/4" TO 1/4", FROM 6" BELOW BOTTOM OF PIPE TO 6" ABOVE TOP OF PIPE.

* SEWER FORCEMAIN CONSTRUCTION REQUIRES TRACER WIRE (12 GAUGE) PLACED ABOVE PIPE

FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED STONE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.

DISPOSE OF EXCESS EXCAVATED MATERIAL OFF SITE

SEWER MAIN TRENCH IN GRAVEL SHOULDER OR DRIVEWAY
N.T.S.

RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
STATE OF ARKANSAS

MISCELLANEOUS DETAILS
SHADY PINE
PLAZA
PART OF THE SE 1/4 OF THE
SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

No.	Revisions	Date

PROJECT NO.: 023-006
Date: 02/22/2023
Scale: N.T.S.
Sheet: 11 of 11

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

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

Prepared for:

Shady Pine Plaza
Alan Schrader
P.O. Box 824
Bryant, AR 72089

Date:

February 2023

Prepared by:

Richardson Engineering, PLLC.
325 West South Street
Benton, AR 72015

Revised date: 10/20/2016

Project Name and Location: Shady Pine Plaza, Shady Pine Lane, Bryant Arkansas

Property Parcel Number (*Optional*): _____

Operator Name and Address: Alan Schrader, P.O. Box 824, Bryant, AR 72089

A. Site Description
   a. Project description, intended use after NOI is filed: Proposed Commercial Building
   b. Sequence of major activities which disturb soils: Install silt fencing, establish subgrade elevations, parking facilities, curb/gutter, utilities, and landscaping. Monitor disturbed areas while vegetation and stabilization are taking place.
   c. Total Area[1]: 0.86 AC Disturbed Area[2]: 0.86 AC

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.)
Alan Schrader	501-317-0446	Owner
Richardson Engineering	501-315-7225	Inspections/Report
Contractor - TBD	TBD	Install BMP's/Inspections/Report

C. Receiving Waters
   a. The following waterbody (or waterbodies) receives stormwater from this construction site: Property drains to a drainage swale, thence to McNeil Creek, thence to the Saline 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
      - ☐ White River
      - ☒ Ouachita River
      - ☐ St. Francis River
      - ☐ Arkansas River
      - ☐ Mississippi 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: _Subgrade to be established. Silt fence to be installed to prevent sedimentation and runoff. Drainage to be installed. Utilities to be trenched and covered immediately. Vegetation to be established and soil stabilization closely monitored. After vegetation is established and site is stabilized, NOT to be submitted for approval.
      ii. Erosion and Sediment Controls: _Construction Entrance/Exit, Silt Fence, curb inlet sediment barriers seeing, additional efforts to stabilize disturbed areas where needed, i.e. filter socks, straw wattles, erosion control matting.
      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: No off-site material storage area's are needed for this project.

b. Stabilization Practices

i. Description and Schedule: Constructed Construction Entrance/Exit, erect Silt Fence, place curb inlet sediment barriers, and plant trees and seed.

ii. Are buffer areas required? ☐Yes ☒No

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

If Yes, describe natural buffer areas: _____

_____

If No, explain why not: There are not named or unnamed streams on-site.

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: _____

ii. Describe Velocity Dissipation Devices: Site fence and inlet sediment barriers.

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: Due to the size of the project and a small drainage basin, a sediment basin was not needed for this project.

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: On-site, portable facility

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: _____
_____

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: _____
_____

H. 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

I. 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)

J. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: The SWPPP to be followed, control measures inspected and repaired as required.

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.

K. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: Contractors and Subcontractors for this project to be informed of the SWPPP, as well as procedures for the installation and inspection of erosion control measures, and performing inspections thereof.

**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: Owner / Developer

Date: 02/22/2023

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: _____

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:	*Alan Schrader* *501-317-0446*
Project Description (Name, Location, etc.): Start Date: End Date: Total Acres:	*Shady Pine Plaza, Shady Pine Lane, Bryant AR* *04-01-2023* *TBD* *0.86 Acres*
Location of Stormwater Pollution Prevention Plan:	*Onsite SWPPP Mailbox*

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

I Alan Schrader (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

02/22/2023
Date

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

February 20, 2023

City of Bryant
Attn: Mr. Rick Johnson, Chairman Board of Zoning Adjustment
210 SW 3rd Street
Bryant, AR 72022

Re: Letter of Request for Site Plan Approval for Shady Pine Plaza, Bryant, Arkansas

Dear Mr. Johnson:

Please accept this letter as a request for approval of the Site Plan for Shady Pine Plaza, located in Bryant, Arkansas.

Developer's Information:
Alan Schrader
Schrader Homes
P.O. Box 824
Bryant, AR 72089
clientservices@schraderhomes.com
(501) 847-1940

Engineer's Information:
Eric Richardson, P.E.
Richardson Engineering, PLLC
P.O. Box 192
Benton AR, 72018
Eric@Richardson-engrs.com
(501) 315-7225

Sincerely,

Alan Schrader

Bryant Planning Commission

LARGE SCALE DEVELOPMENT
COMMERCIAL BUILDING
CHECKLIST

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

PC MEETING DATE:	SECOND MONDAY OF EACH MONTH
TIME:	6:00 P.M.
PLACE:	COURTROOM - BRYANT OFFICE COMPLEX
AGENDA DEADLINE:	5:00 P.M. THREE WEEKS PRIOR TO THE REGULARLY SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION

LETTER TO PLANNING COMMISSION STATING YOUR REQUEST

COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)

ADA/ABA FORM COMPLETED

TWO FULL SETS OF BUILDING PLANS

20 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
VICINITY MAP - LEGAL DESCRIPTION - LANDSCAPING PLAN

20 FOLDED COPIES OF FLOOR PLAN

20 COPIES OF FRONT AND REAR BUILDING ELEVATIONS

AN IBM COMPATIBLE DISKETTE IN PDF FORMAT

COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.

COPY OF STORMWATER DETENTION APPROVAL BY ENGINEER

$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.

Tanta Ph
SIGNATURE

02/22/2023
DATE

City of Bryant Commercial Building Checklist

Name of Development SHADY PINE PLAZA

Site Location SHADY PINE LANE Current zoning C-2

Owner ALAN SCHRADER Phone 501-317-0446

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.
- TBD ▲ 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	✓	
Proposed improvement is within building line setbacks Front 15 ft. Side 15 ft. ~~CNR~~ EAST Side 10 ft. Back 15 ft.	✓	
Parking requirements can be satisfied ∴ NOTE: 33 PARKING SPACES SUPPLIED Floor Space 10,400 sq.ft. divided by 300 = 34.7 (no. of parking spaces required)		✓
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	✓	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	✓	
Will there be a dumpster located on the site?	✓	
Will there be a construction site office?		✓
Have you made "One Call"?		✓
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	✓	
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	✓	
Complies with International Code Council regulations	✓	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)	✓	
Are you granted any variances by the Board of Adjustment?	TBD	
If you have been granted a variance please explain in detail: WE WILL BE SEEKING A VARIANCE FOR THE SIDE & REAR BUILDING SETBACK.		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

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

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	____	____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	____	____
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 35% of the total area of the site for all principal and accessory buildings	____	____
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	____	____
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	✓	____

NOTE: PER THE CODE, A TOTAL OF 34.7, OR 35, IS REQUIRED. A TOTAL OF 33 SPACES HAS BEEN PROVIDED ON SITE. THERE IS ALSO ADDITIONAL SPACES ACROSS THE STREET THAT CAN BE USED AS OVERFLOW.

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
- NA 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)
- NA 33. Copy of Stormwater Detention approval (NO DETENTION. PROJECT IS LESS THAN 1 ACRE.)
- ✓ 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 SHADY PINE PLAZA in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

[signature]	[signature]
Owner	Engineer/Architect
P.O. BOX 824	501-317-0446
Mailing Address	Phone #
BRYANT, ARKANSAS 72089	02/22/2023
City	Date

CITY USE

Action Taken:

Special Conditions:

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

Construction Completed Certified For Occupancy: Date: _____

Inspector: _____

Permit No. _____

BUILDING PERMIT

ADA/ABA ACCESSIBILITY STANDARDS

The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. **All new construction, remodeling, and modifications must conform to these building standards** for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

The Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)
(800) 872-2253 (v) (800) 993-2822 (TTY)
email: info@access-board.gov

Signature of Contractor or Authorized Agent _____ **Date** 02/22/2023

Signature of Owner (if owner-builder) _____ **Date** 02/22/2023

Application of Permit Approved: _____ **Date** _____
Commission - Chairman

Bryant Water & Sewer Department

GREASE TRAP STANDARDS

The City of Bryant requires all commercial buildings comply with plumbing codes found in the Arkansas State Plumbing Code, Latest Edition. **All new construction, remodeling, and modifications must conform** to these plumbing standards for places of public accommodation and commercial facilities. These guidelines contain general design standards for construction and site elements relating to plumbing.

As of 7/27/04, the Bryant Sewer & Water Commission requires stringent specification standards for commercial or public businesses that involve any food preparation on the premise. The new standard requires calculations, and associated data to be submitted to the Bryant Water Utilities General Manager concurrent with the proposed building plumbing plans along with a grease trap calculation form. Building Permits will not be issued until this form has been received and approved by the Bryant Water Utilities General Manager.

All new buildings or strip centers containing sections designated for commercial enterprise are encouraged to provide a stub-out for a separate waste line for future grease interceptor installation. The owner of a new strip center shall consider suitable physical property space and sewer gradient that will be conducive for the installation of an exterior, in-ground grease interceptor(s) for any flex space contained within the strip center. Physical Property Restrictions and sewer gradient shall not be a defense for failure to install an exterior, in-ground grease interceptor.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the City of Bryant Water & Sewer Department. I further understand that copies of the Grease Interceptor Design and Structural Criteria regulations will be available from the Bryant Water/Wastewater Plant (501-847-8083) during business hours.

Project Name SHADY PINE PLAZA

Signature of Contractor or Authorized Agent _____ Date 02/22/2023

Signature of Owner (if owner-builder) _____ Date 02/22/2023

Calculations Approved: _____ Date _____

Bryant Water Utilities General Manager

HOPE
CONSULTING
ENGINEERS • SURVEYORS

February 23, 2023

Colton Leonard
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Replat Sherwood Forest (Hope Job #22-1400)

Dear Mr. Leonard,

On behalf of our client, Hope Consulting is formally requesting that the City of Bryant Development Review Committee begin the review and approval process for the Replat of Lots 10-14, Block 2, Sherwood Forest.

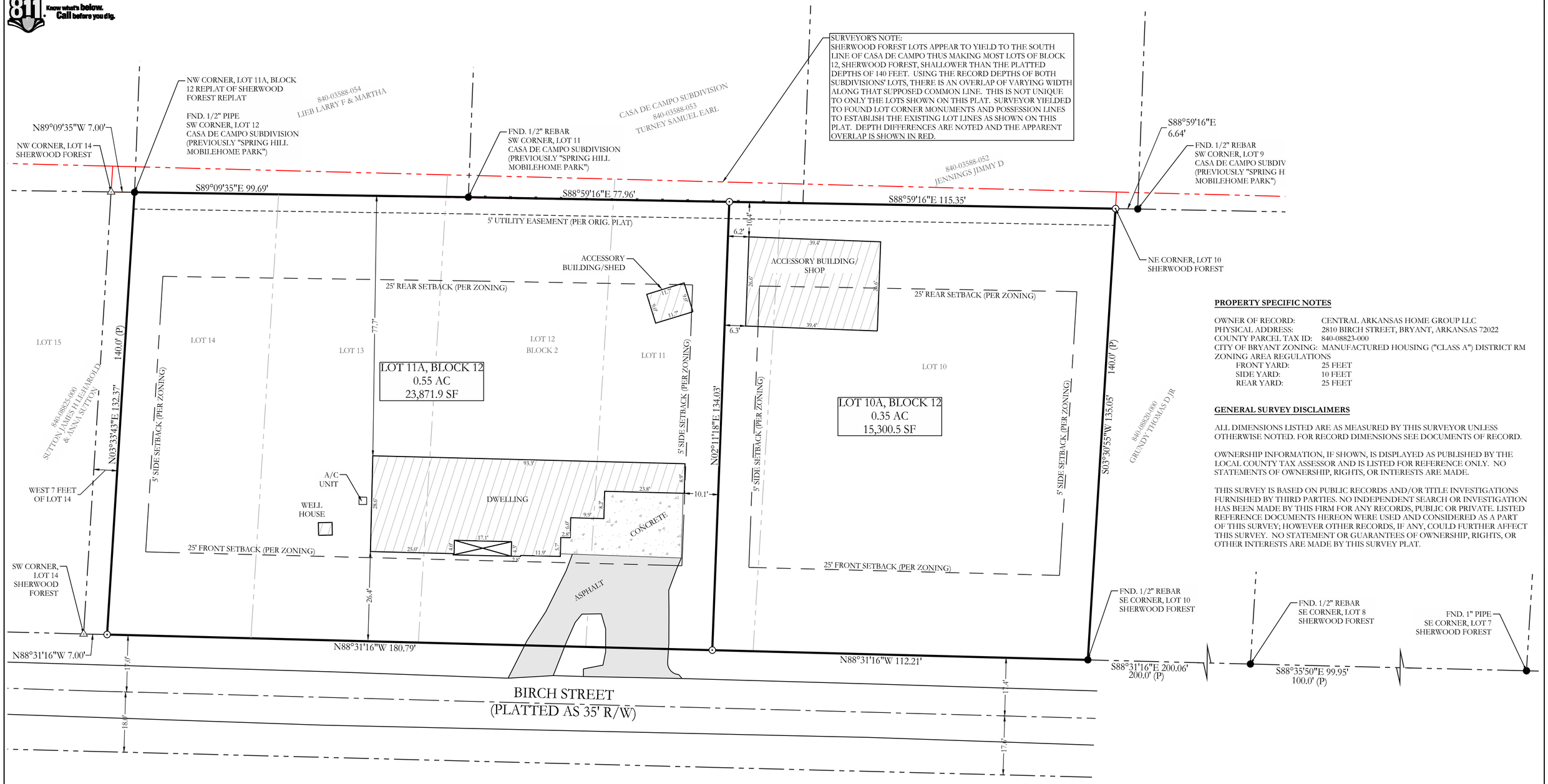
Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

Jonathan Hope

129 N Main St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com

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



PROPERTY SPECIFIC NOTES

OWNER OF RECORD: CENTRAL ARKANSAS HOME GROUP LLC
PHYSICAL ADDRESS: 2810 BIRCH STREET, BRYANT, ARKANSAS 72022
COUNTY PARCEL TAX ID: 840-08823-000
CITY OF BRYANT ZONING: MANUFACTURED HOUSING ("CLASS A") DISTRICT RM
ZONING AREA REGULATIONS
FRONT YARD: 25 FEET
SIDE YARD: 10 FEET
REAR YARD: 25 FEET

GENERAL SURVEY DISCLAIMERS

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

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

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

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

0 10' 20' 40'
SCALE: 1" = 20'

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

REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
2/15/23
PROFESSIONAL LAND SURVEYOR
WILLIAM CORBITT R. SHOFFNER

ORIGINAL SIGNATURE ON FILE

OWNER NAME: Roy West
Address: 2810 Birch St.
Bryant, Arkansas 72022

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution

Name:

Source of Title: Saline County Documents # 2022-017456

RECORD DESCRIPTION
SALINE COUNTY INSTRUMENT 2022-017456

LOTS 10, 11, 12, 13 AND 14 BLOCK 2, IN SHERWOOD FOREST, BEING A PART OF THE NE 1/4 NE 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, AS SURVEYED, PLATTED AND RECORDED IN THE OFFICE OF THE CIRCUIT CLERK OF SALINE COUNTY, ARKANSAS, LESS AND EXCEPT THE WEST 7 FEET OF LOT 14.

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Corbitt Shoffner, hereby certify that this plat correctly represents a survey completed by me, or under my supervision, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Titles; and that all monuments which were found or placed on the property are correctly described and located.

2/15/2023
Date of Execution

Name: Corbitt Shoffner
Registered Professional
Land Surveyor No. 1664
Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Community Services Director. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson
Bryant Planning Director

LEGEND
- Found Aliquot Corner
- Found Survey Monument
- Set ½" Rebar & Cap (#1664)
- Computed Point (Not Set)
(M) - Measured
(P) - Per Plat/Deed Records
- Property Line
- Fence

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0225E, dated: 06/05/2020.

HOPE CONSULTING
ENGINEERS • SURVEYORS
129 N. Main Street | Benton, Arkansas 72015
o: (501) 315-2626 | f: (501) 315-0024
www.HopeConsulting.com

LOT 10A AND LOT 11A, BLOCK 2, BEING A REPLAT OF LOTS 10, 11, 12, 13 AND THE EAST 43 FEET OF LOT 14, BLOCK 2, OF SHERWOOD FOREST SUBDIVISION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
ROY WEST

DATE: 2/15/2023		CAD BY: JPP				DRAWING NUMBER:	
REVISED:		CHECKED BY:				22-1400	
SHEET: 1 OF 1		SCALE: 1" = 20'					
500	01S	14W	0	20	110	62	1664

K:\Land Projects 2004\Surveys\2022\22-1400 S & Replat Lots 10-14 Sherwood Forest\DWG\22-1400 Replat Lots 10-14 Sherwood Forest.dwg | Plotted: 2/15/2023 4:41 PM | ©2022 Hope Consulting, Inc.

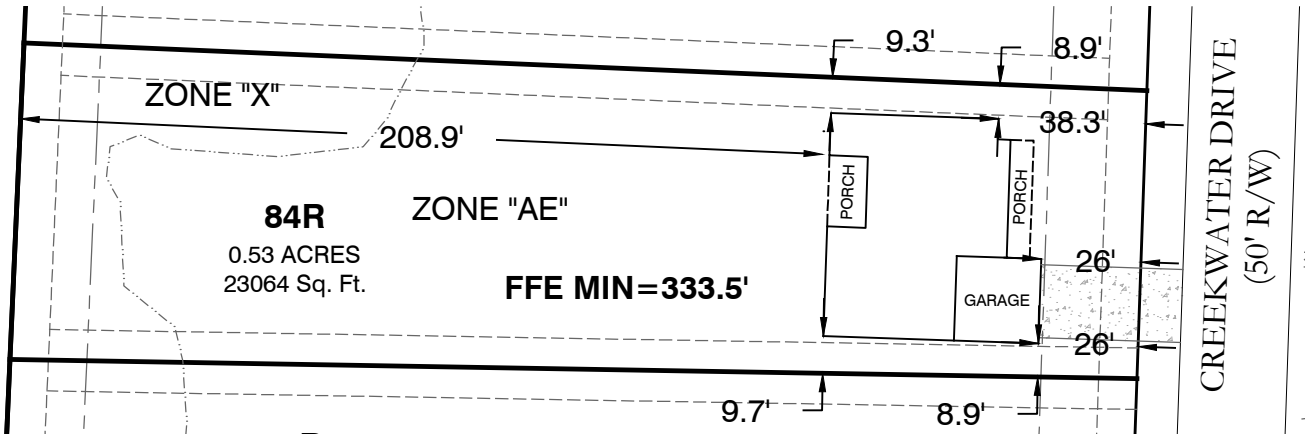
GNE Designing our client's success

P.O. Box 116 — 3825 Mt Carmel Rd
Benton, AR 72018 — Bryant, AR 72022
Ph (501) 408-4650 — garnatengineering@gmail.com

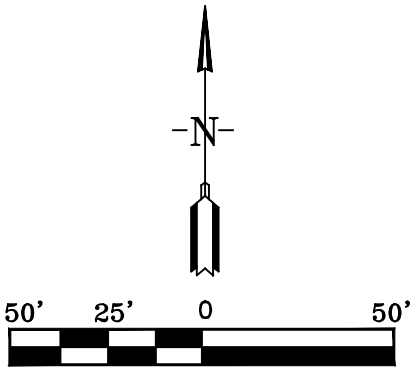
FOR EXCLUSIVE USE & BENEFIT OF:

Name: MIKE LAKE

LEGEND
- ◬ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted



PROPERTY DESCRIPTION:
LOT 84R, CREEKSIDE ADDITION,
PHASE 1, SALINE COUNTY, ARKANSAS



JOB NUMBER:

18054
LOT 84R
CREEKSIDE
ADDITION
PHASE 1

1/26/23

PLOT PLAN

This Plot Plan depicts the lot as it appears on the subdivision final plat. This drawing does not represent an actual survey.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0240E dated 06/05/20 , a portion of the property described hereon does lie within the 100 year flood hazard boundary.

LEGEND

- ◬ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (D)-Deeded

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date _____ Jim Hastings _____

Date _____ Michael A. Lake _____

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a lot survey made by me or under my supervision on 12/27/2022; that the lot lines shown hereon correspond with the description in Lots 83, 84, and Tract C, Creekside Addition, Phase 1; and that all monuments which were found or placed on the property are correctly described and located.

Date _____

George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____

Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

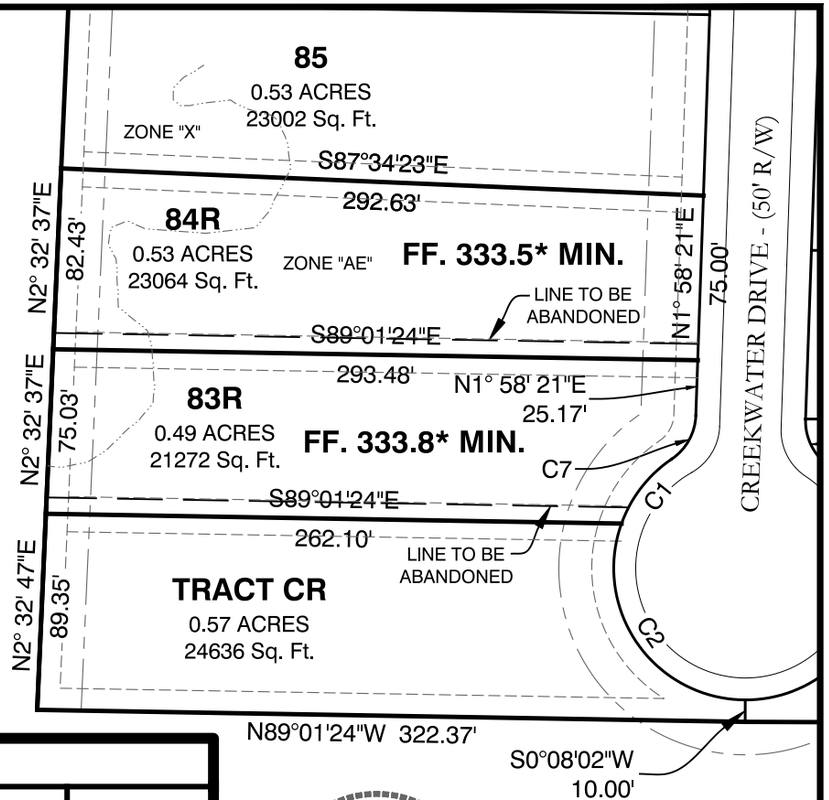
CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date: _____ _____

Rick Johnson, Chairman
Bryant Planning Commission

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-25641 & 2004-112595



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	37.88'	60.00'	S37° 51' 19"W	37.25'
C2	114.81'	60.00'	S35° 02' 53"E	98.08'
C7	23.55'	25.00'	S28° 57' 24"W	22.69'

SURVEY PLAT CODE:
500-01S-14W-0-12-310-62-1573

80' 40' 0 80'

DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:	ORIGINAL DESCRIPTIONS:	REPLAT DESCRIPTIONS:
• PLAT OF CREEKSIDE ADDITION, PHASE 1, BY GNE DATED 6/29/18	• LOT 84, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS • LOT 83, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS • TRACT C, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS	• LOT 84R, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS • LOT 83R, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS • TRACT CR, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON DEC. 27, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

PART OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. PART OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "AE" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

REPLAT

LOTS 83, 84, & TRACT C,
CREEKSIDE ADDITION,
PHASE 1
SALINE COUNTY, AR

FOR THE USE & BENEFIT OF:

DIAMOND DEVELOPMENT II

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt. Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

PROJECT NO: 18054

DATE: JAN. 5, 2023

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

March 6, 2023

Mr. Truett Smith
Planning and Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Marketplace East Phase 1
Removal of Road from Master Street Plan

Dear Mr. Smith:

Please allow this letter to serve as my formal request to remove the road for the referenced project from the City of Bryant's Master Street Plan.

I am making this request for the following reasons:

- A section of this road further to the east, which would have allowed a connection to the I-30 service road, was removed from the Master Street Plan a few years ago. Since this connection was removed, this road no longer has the potential to be a collector road.
- The developer has decided to make these roads private.

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

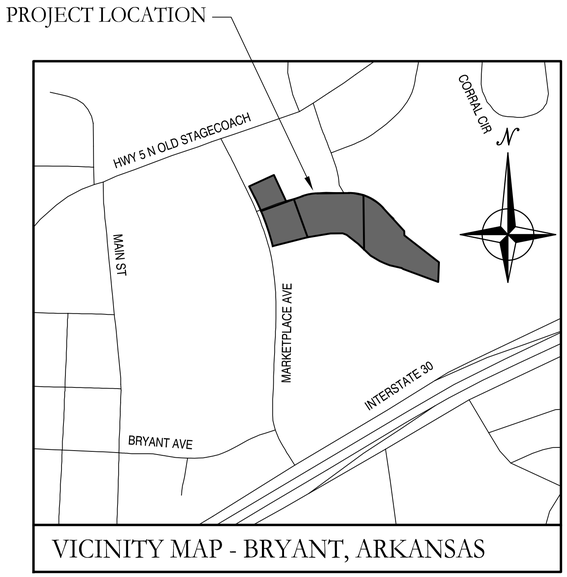
Vernon J. Williams

Vernon J. Williams, P.E., President

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com

CONSTRUCTION PLANS FOR

MARKETPLACE EAST SUBDIVISION
PHASE 1
BRYANT, ARKANSAS



VICINITY MAP - BRYANT, ARKANSAS


ARKANSAS

Prepared by:

GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068

REVISED PER CITY OF BRYANT 02/21/2023

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRELIMINARY
VERNON J. WILLIAMS

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

DRAWING INDEX:

G1.0	GENERAL NOTES
V1.0	PRELIMINARY PLAT
C2.0	GRAVITY SEWER MAIN A PLAN AND PROFILE
C3.0	GRAVITY SEWER MAIN B PLAN AND PROFILE
C4.0	PROGRESS WAY PLAN AND PROFILE
C5.0	WATER PLAN
C6.0	EROSION CONTROL PLAN

1. SAFETY

1.1. JOBSITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

1.2. THIS RESPONSIBILITY COVERS THEIR OWN WORK FORCE, ALL SUBCONTRACTORS, VISITING PERSONNEL, OFFICIALS, AND THE GENERAL PUBLIC WHICH MAY HAVE ACCESS TO THE JOBSITE.

1.3. THE CONTRACTOR SHALL EXERCISE COMPLETE CONTROL OVER WHO HAS ACCESS TO THE JOBSITE TO ENSURE JOBSITE SAFETY.

1.4. THE CONTRACTOR SHALL CONFORM TO ALL SECURITY AND SAFETY REQUIREMENTS OF THE OWNER.

1.5. ANY SAFETY OR OTHER TRAINING REQUIRED BY THE OWNER FOR THE WORK FORCE MUST BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

2. PERMITS

2.1. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS REQUIRED BY REGULATING AUTHORITIES OR BY THE OWNER. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE TERMS AND CONDITIONS ASSOCIATED WITH EACH REQUIRED PERMIT, AS WELL AS ADHERING TO THE RULES AND REGULATIONS OF EACH REGULATING AUTHORITY

3. CONTRACT DOCUMENTS

3.1. ALL WORK SHALL CONFORM TO THE PLANS, THESE NOTES, AND SPECIFICATIONS IN ALL RESPECTS AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

4. INDEMNITY

4.1. BY ACCEPTING THE CONTRACT FOR THIS WORK, THE CONTRACTOR, AT THEIR OWN EXPENSE AND RISK, HEREBY RELEASES AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, GARNAT ENGINEERING, THEIR OFFICERS, AGENTS, EMPLOYEES, CONSULTANTS, AND REPRESENTATIVES FOR DAMAGE TO THE PROPERTY OR INJURY TO, OR DEATH, OF ANY PERSONS, FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS OF ANY KIND WHATSOEVER ARISING OUT OF AND IN CONNECTION WITH THE AGREEMENT OR PROSECUTION OF WORK UNDER IT, WHETHER SUCH CLAIMS, DEMANDS, ACTIONS, OR LIABILITY ARE CAUSED BY THE CONTRACTOR, IT'S AGENTS, EMPLOYEES, SUBCONTRACTORS, PRODUCTS INSTALLED ON THE PROJECT OR CAUSED BY ANY OTHER PARTY.

5. CONSTRUCTION PROCEDURES, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS UNLESS OTHERWISE MODIFIED ON THE DRAWINGS OR IN THESE NOTES OR SPECIFICATIONS.

5.1. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION - ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT

5.2. INTERNATIONAL BUILDING CODE

5.3. ACI 315 MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES

5.4. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.

6. SITE

6.1. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

6.2. CONTRACTOR IS NOT TO PERFORM WORK BEYOND THE DESIGNATED WORK LIMITS WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER OR OWNER.

6.3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.

6.4. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL ITEMS, SHOWN TO BE REMOVED OR RELOCATED AND NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE REQUIRED TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6.5. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED MANHOLES, VALVE BOXES, ETC. TO FINISH GRADE, WHERE REQUIRED.

7. STRUCTURES

7.1. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT IN TO INVERT OUT.

7.2. BEDDING FOR STORM STRUCTURES SHALL CONSIST OF A MINIMUM OF 6-INCHES OF COMPACTED #57 STONE ON TOP OF COMPACTED SUBGRADE.

7.3. AREAS EXPOSED BY EXCAVATION OR STRIPPING AND ON WHICH SUBGRADE PREPARATIONS ARE TO BE PERFORMED SHALL BE SCARIFIED TO MINIMUM DEPTH OF 0'-8" AND COMPACTED TO MINIMUM OF 95% OPTIMUM DENSITY. ANY AREAS THAT FAIL COMPACTION ARE TO BE STABLIZED AS DIRECTED BY THE ENGINEER.

8. PRIOR TO PLACING FILL IN LOW AREAS, SUCH AS PREVIOUSLY EXISTING CREEKS, PONDS, OR LAKES, PERFORM FOLLOWING PROCEDURES:

8.1. DRAIN WATER OUT BY GRAVITY WITH DITCH HAVING FLOW LINE LOWER THAN LOWEST ELEVATION IN LOW AREA. IF DRAINAGE CANNOT BE PERFORMED BY GRAVITY DITCH, USE ADEQUATE PUMP TO OBTAIN THE SAME RESULTS.

8.2. AFTER DRAINAGE OF LOW AREA IS COMPLETE, REMOVE MULCH, MUD DEBRIS, AND OTHER UNSUITABLE MATERIAL BY USING ACCEPTABLE EQUIPMENT AND METHODS THAT WILL KEEP NATURAL SOILS UNDERLYING LOW AREA DRY AND UNDISTURBED.

9. UTILITIES

9.1. AN ATTEMPT HAS BEEN MADE TO APPROXIMATELY LOCATE UTILITIES ON THE DRAWINGS.

9.2. UTILITIES SHOWN ON THE DRAWINGS WERE LOCATED BY VISUAL OBSERVATION, AND BY TRANSCRIBING FROM RECORD MAPS AND PLANS.

9.3. NO EXCAVATIONS WERE MADE TO CONFIRM SUB-SURFACE UTILITIES. NEITHER THE SURVEYOR NOR PROJECT ENGINEER GUARANTEES THAT ALL UTILITIES HAVE BEEN SHOWN, OR THAT THOSE SHOWN ARE FULLY ACCURATE.

9.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS AND/OR RELOCATION OF EXISTING UTILITIES THAT ARE DAMAGED AS A RESULT OF WORK OF THIS PROJECT.

9.5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PROPERLY DISCONNECTING, ABANDONING, RELOCATING, AND/OR ADJUSTING ALL AFFECTED UTILITIES WITHIN THE PROJECT AREA.

9.6. ALL UTILITY WORK SHALL BE COORDINATED AND EXECUTED IN ACCORDANCE WITH THE OWNER AND/OR GOVERNING UTILITY COMPANY CODES, SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

9.7. DESIGN AND ALIGNMENT OF UNDERGROUND TELEPHONE, TV CABLE, GAS AND ELECTRIC SERVICES SHALL BE PROVIDED BY THE INDIVIDUAL UTILITIES AND ARE NOT NECESSARILY SHOWN WITH THESE PLANS. CONTRACTOR SHALL PROVIDE CONDUITS SIZED TO ACCOMMODATE UTILITY ROUTING WITH PULL STRINGS WHERE NECESSARY.

9.8. CONTRACTOR TO PROVIDE ALL NECESSARY APPURTENANCES NECESSARY FOR COMPLETE UTILITY SERVICES WHICH ARE NOT PROVIDED BY THE UTILITY COMPANY.

10. DISPOSAL OF DEBRIS, WASTE OR SPOIL

10.1. BURNING OF DEBRIS AND WASTE IS NOT ALLOWED. CONTRACTOR MAY BE REQUIRED TO PROPERLY HAUL AWAY AND DISPOSE OF ANY WASTE MATERIAL REMOVED FROM THE SITE.

10.2. ANY WASTE OR SPOIL MATERIAL WHICH IS EXCAVATED FROM THE JOB SITE IS TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER OR OWNER.

10.3. REMOVAL AND DISPOSAL OF EXCAVATED WASTE MATERIAL IS CONSIDERED SUBSIDIARY TO ALL OTHER ITEMS IN THE PROJECT, AND WILL NOT BE PAID FOR SEPARATELY.

10.4. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIAL REMOVED FROM THIS SITE.

10.5. CONTRACTOR SHALL REMOVE FROM SITE AND DISPOSE OF MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN OPINION OF THE ENGINEER, IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING OR SUBGRADE PURPOSES. DISPOSE OF IN A MANNER SATISFACTORY TO ENGINEER. BACKFILL UNDERCUT AREAS WITH LAYERS OF SUITABLE MATERIAL AND COMPACT AS SPECIFIED HEREIN.

11. SUBSTITUTIONS

11.1. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL FROM THE PROJECT ENGINEER.

12. ENVIRONMENTAL

12.1. THE CONTRACTOR IS TO MEET ALL ENVIRONMENTAL REQUIREMENTS OF THE OWNER AND ANY REGULATORY AGENCY HAVING AUTHORITY OVER THIS SITE.

12.2. THE CONTRACTOR IS TO UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) FOR CONTROL OF EROSION DURING ALL CONSTRUCTION PHASES OF THIS PROJECT.

12.3. MININUM BMP'S REQUIRED FOR THE PROJECT ARE LISTED ON SHEET THESE PLANS. CONTRACTOR SHALL PROVIDE THESE BMP'S AND ANY OTHERS REQUIRED FOR THE PROJECT.

12.4. IF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THE CONSTRUCTION PHASE OF THIS PROJECT, THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS FOR EROSION CONTROL INCLUDED IN THE SWPPP DOCUMENTS.

12.5. CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF ACCUMULATED TRASH AND DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING MEASURES TO AVOID TRACKING OF MUD, DIRT, ROCKS, AND DEBRIS ONTO AREAS OUTSIDE THE PROJECT AREA. CONTRACTOR SHALL CLEAN PAVEMENTS WHEN NECESSARY OR AS OTHERWISE DIRECTED, AND SHALL CONTROL DUST BY SWEEPING AND WATERING AS NEEDED. DE-TRACKING MAY BE REQUIRED AT ALL ENTRANCES.

13. FINAL SITE CONDITIONS

13.1. ALL DISTURBED AREAS NOT RECEIVING PAVEMENT OR LANDSCAPING SHALL HAVE VEGETATION ESTABLISHED AT TIME OF FINAL INSPECTION.

13.2. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPE 2H:1V OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

13.3. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.

13.4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS

13.5. UPON PARTIAL OR FINAL COMPLETION OF GRADING WORK, SPREAD TOPSOIL, SEED, FERTILIZER, AND MULCH IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STORM WATER POLLUTION PREVENTION PLAN.

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Road
Bryant, AR 72022
Ph. (501) 408-4650
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRELIMINARY
KENNY V. WILLIAMS

CONTENTS:

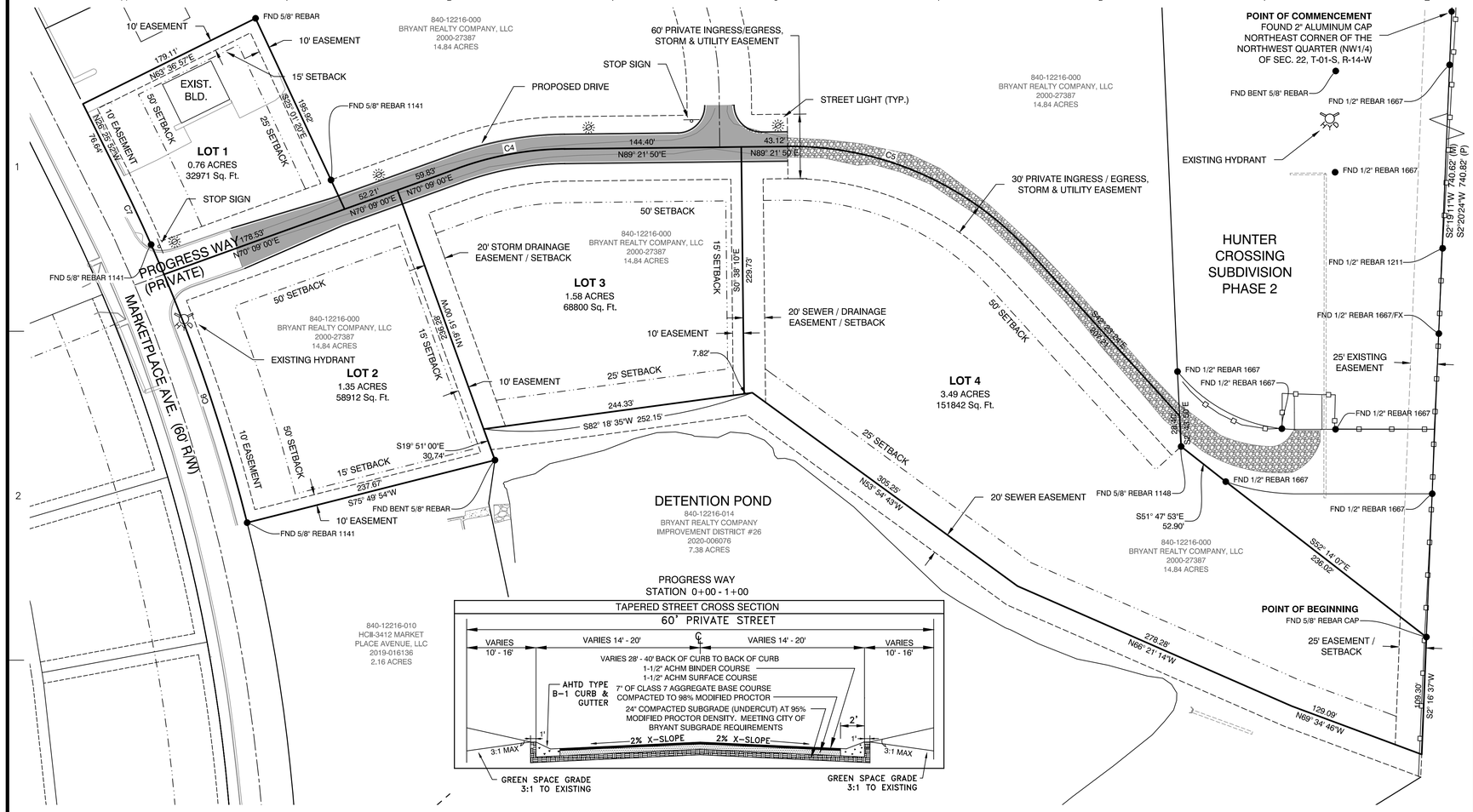
GENERAL NOTES

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: G1.0

J:\Projects\2022 Projects\20022 Bart Ferguson - John Daniels - 1 acre tract - Bryant, Ortho Clinic\Drawings\DWGs\Design\20022 Bart Ferguson Marketplace East Subdivision- GENERAL NOTES.dwg

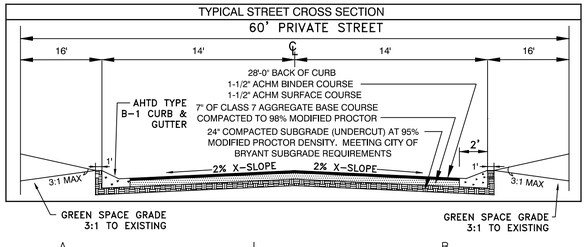


PROGRESS WAY
STATION 0+00 - 1+00

TAPERED STREET CROSS SECTION
60' PRIVATE STREET

PROGRESS WAY
STATION 1+00 - 5+27.50

TYPICAL STREET CROSS SECTION
60' PRIVATE STREET



SUBDIVISION DESCRIPTION:

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST; SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION; THENCE S 2°19'11" W, ALONG THE EAST LINE OF SAID NW1/4 AND SAID SUBDIVISION FOR A DISTANCE OF 740.62 FEET TO A FOUND 5/8" REBAR WITH CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SUBDIVISION FOR THE **POINT OF BEGINNING**; THENCE S 2°16'37" W, LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID EAST LINE OF THE NW1/4 FOR A DISTANCE OF 109.30 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTH LINE OF A SEWER EASEMENT; THENCE N 69°34'46" W, LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE OF SEWER EASEMENT, A DISTANCE OF 129.09 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 66°21'14" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 278.28 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 53°54'43" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 305.25 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 82°18'35" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 252.15 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 19°51'00" E, LEAVING SAID NORTH LINE OF SEWER EASEMENT, A DISTANCE OF 30.74 FEET TO A FOUND BENT 5/8" REBAR; THENCE S 75°49'54" W FOR A DISTANCE OF 237.67 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE EAST RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1596.45 FEET AND A LENGTH OF 342.77 FEET, WHOSE CHORD BEARS N 20°16'30" W - 342.11 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 26°25'52" W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 76.64 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°36'57" E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 179.11 FEET TO A FOUND 5/8" REBAR; THENCE S 25°01'00" E FOR A DISTANCE OF 195.92 FEET TO A POINT THAT IS LOCATED AT THE CENTERLINE OF PROGRESS WAY (PRIVATE STREET); THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: THENCE N 70°09'00" E - 112.04 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 101.27 FEET, WHOSE CHORD BEARS N 79°41'39" E - 100.79 FEET, THENCE N 89°21'50" E - 207.50 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 252.62 FEET, WHOSE CHORD BEARS S 66°30'47" E - 245.22 FEET, THENCE S 42°23'24" E - 207.21 FEET TO A POINT LOCATED ON THE WEST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°43'50" E, LEAVING SAID CENTERLINE OF AND ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 51°47'53" E, ALONG SAID SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 52.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S 52°14'07" E, CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 236.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.18 ACRES MORE OR LESS.

PRELIMINARY PLAT - MARKETPLACE EAST PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

DOCUMENTS USED:

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 9/11/2015 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/27/2009 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/21/2022 KERRY LANE PLS #1141
- WARRANTY DEED 2020 PAGE 006076 BRYANT REALTY COMPANY, LLC TO BRYANT REALTY COMPANY IMPROVEMENT DISTRICT NO. 26
- SPECIAL WARRANTY DEED 2000 PAGE 27387 HIGHWAY 5 INVESTMENTS, LLC TO BRYANT REALTY COMPANY, LLC
- WARRANTY DEED 2019 PAGE 004456 FRED E. BRINER TO FRED BRINER PROPERTIES, LLC
- SPECIAL WARRANTY DEED 2019 PAGE 016136 FERGUSON-BRINER, LLC TO HCII-3412 MARKET PLACE AVENUE, LLC
- WARRANTY DEED 2000 PAGE 27385 HIGHTOWER TO HIGHWAY 5 INVESTMENTS, LLC
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 1
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 2

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS 'ONLINE POSITIONING USER SERVICE' (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JANUARY 10, 2023.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ NO. 9551 — PRELIMINARY — VERNON J. WILLIAMS

N

60' 30' 0 60'

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 25'
SIDE INTERIOR - 15'
SIDE EXTERIOR - 15'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT, SIDE AND REAR - 10' OR AS SHOWN
INGRESS/EGRESS (I/E)
LOT CORNERS: SET #4 REBAR WITH CAP

NOTES: ALL LOTS WILL HAVE SIDEWALKS. THESE WILL BE ADDED WHEN EACH SITE PLAN IS SUBMITTED FOR APPROVAL AT PLANNING COMMISSION.

SURVEY LEGEND
△ - Computed point
● - Found monument
⊙ - Set #4 RB/Plas. Cap or Mag Nail with Shiner
(M)-Measured
(R)-Record
(P)-Platted

SURVEY PLAT CODE:
500-01S-14W-0-22-400-62-1573

PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: _____ Signed: _____
Name: Fred Briner
Address: 422 North Main Street, Benton, Arkansas 72015

Source of Title Saline County: Deed Book 2000, Page 27387

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

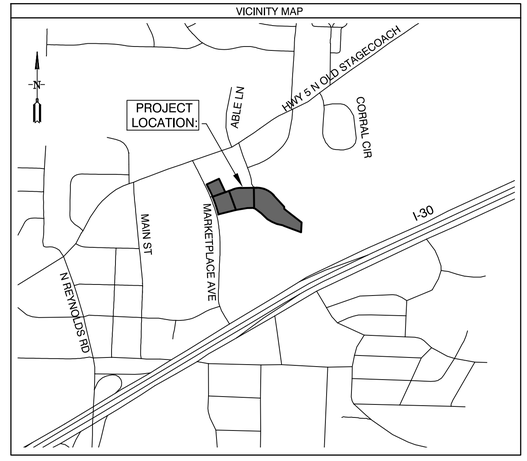
Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

VICINITY MAP



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	101.27'	300.00'	19°20'26"	N79° 41' 39"E	100.79'
C5	252.62'	300.00'	48°14'46"	S66° 30' 47"E	245.22'
C6	243.80'	1596.45'	8°44'59"	N18° 29' 44"W	243.56'
C7	98.97'	1596.45'	3°33'07"	N24° 39' 30"W	98.95'

BY	REVISION	DATE
GPW	REVISED PER CITY OF BRYANT	02-21-23

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garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — NO. 1573 — SIGNATURE — GEORGE P. WOODEN — PRELIMINARY

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
20022

DATE:
FEB. 8, 2023

SHEET NO:
V1.0

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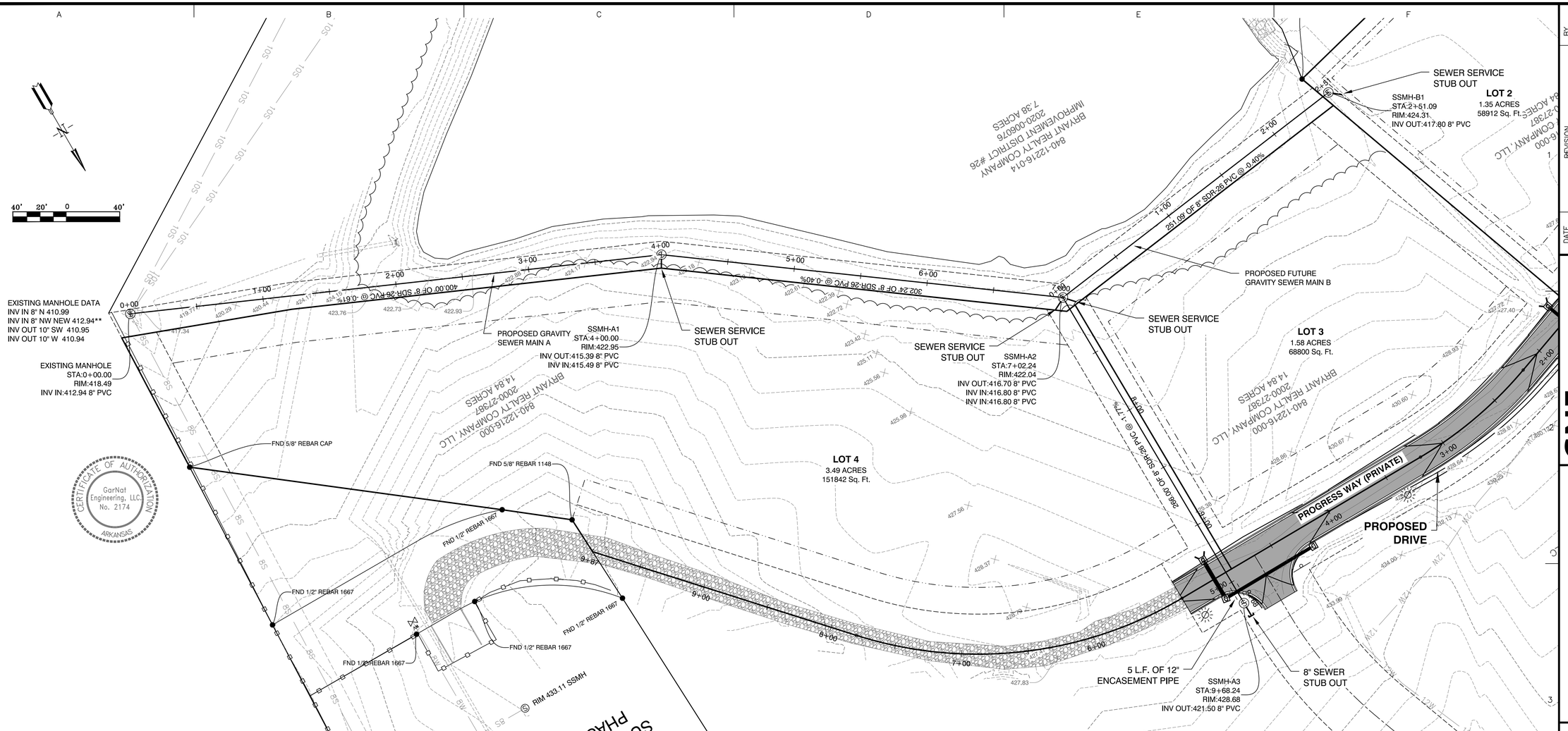

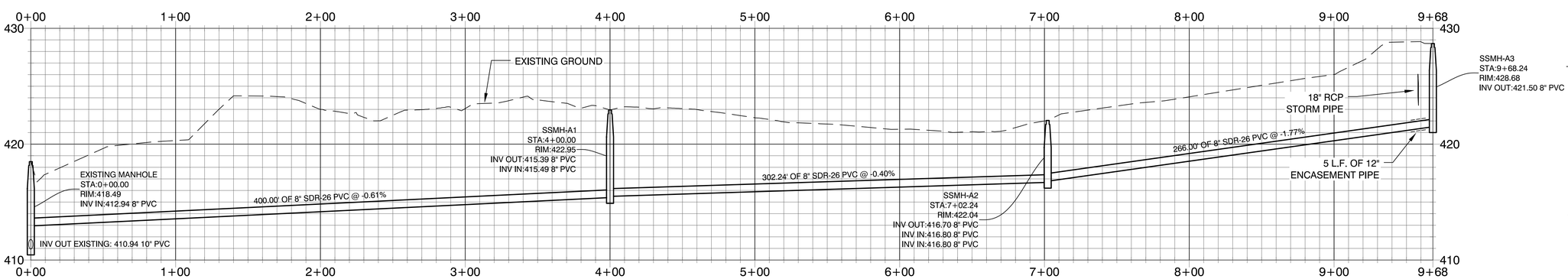

GRAVITY SEWER PROFILE MAIN A

SCALE: H 1" = 40'
V 1" = 5'

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

DATE	REVISION	BY
02-21-23	REVISED PER CITY OF BRYANT	GPW

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MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRELIMINARY
PERRY W. WILLIAMS

CONTENTS:
GRAVITY SEWER MAIN A PLAN & PROFILE

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C2.0

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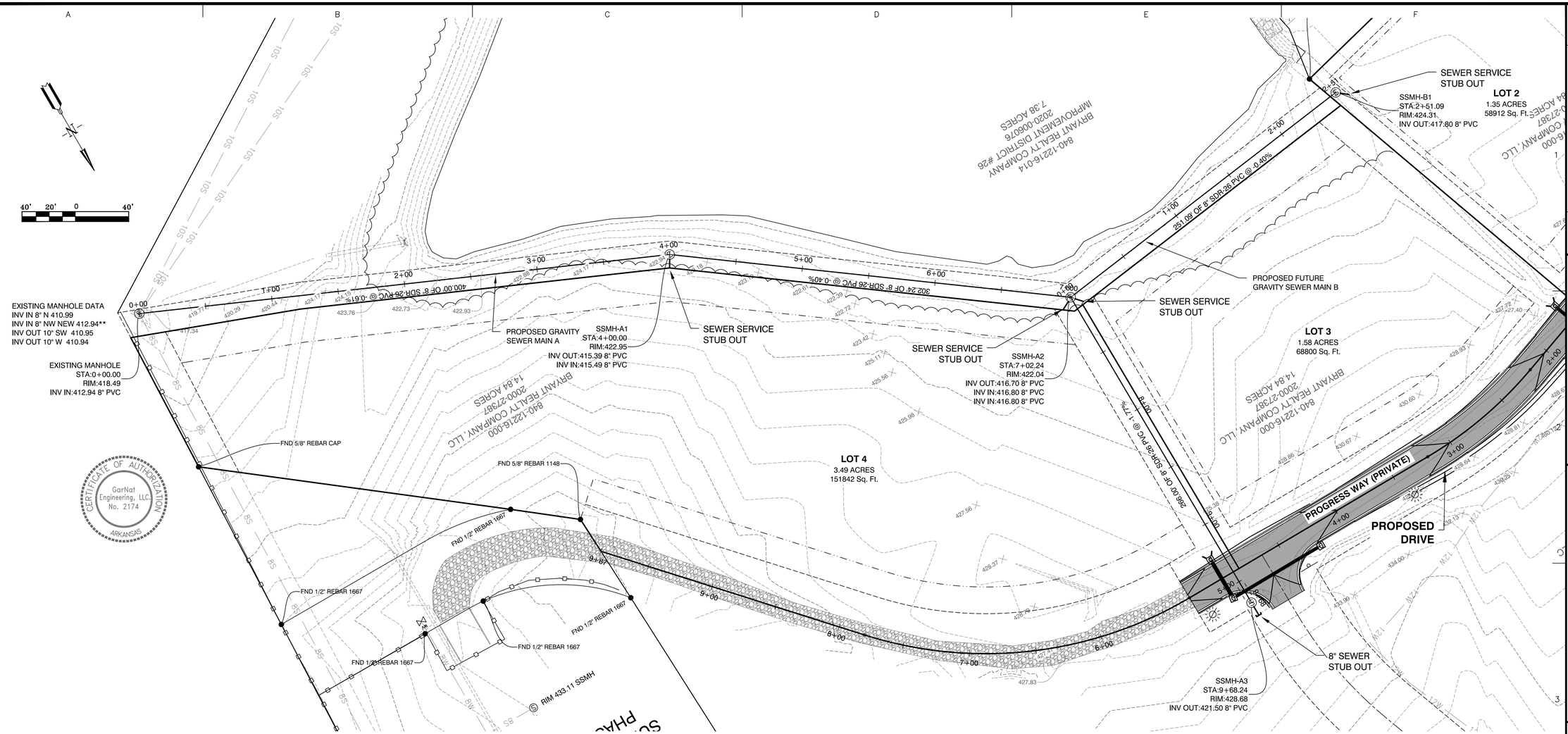

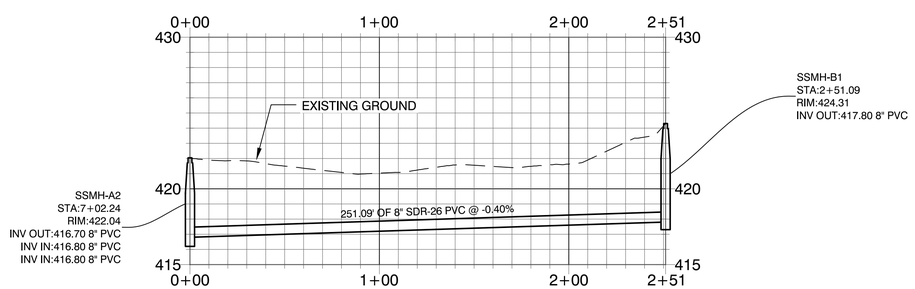

GRAVITY SEWER PROFILE MAIN B

SCALE: H 1" = 40'
V 1" = 5'

DATE	REVISION	BY
02-21-23	REVISED PER CITY OF BRYANT	GPW

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MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRELIMINARY
PERRY W. WILLIAMS

CONTENTS:
GRAVITY SEWER MAIN B PLAN & PROFILE

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C3.0

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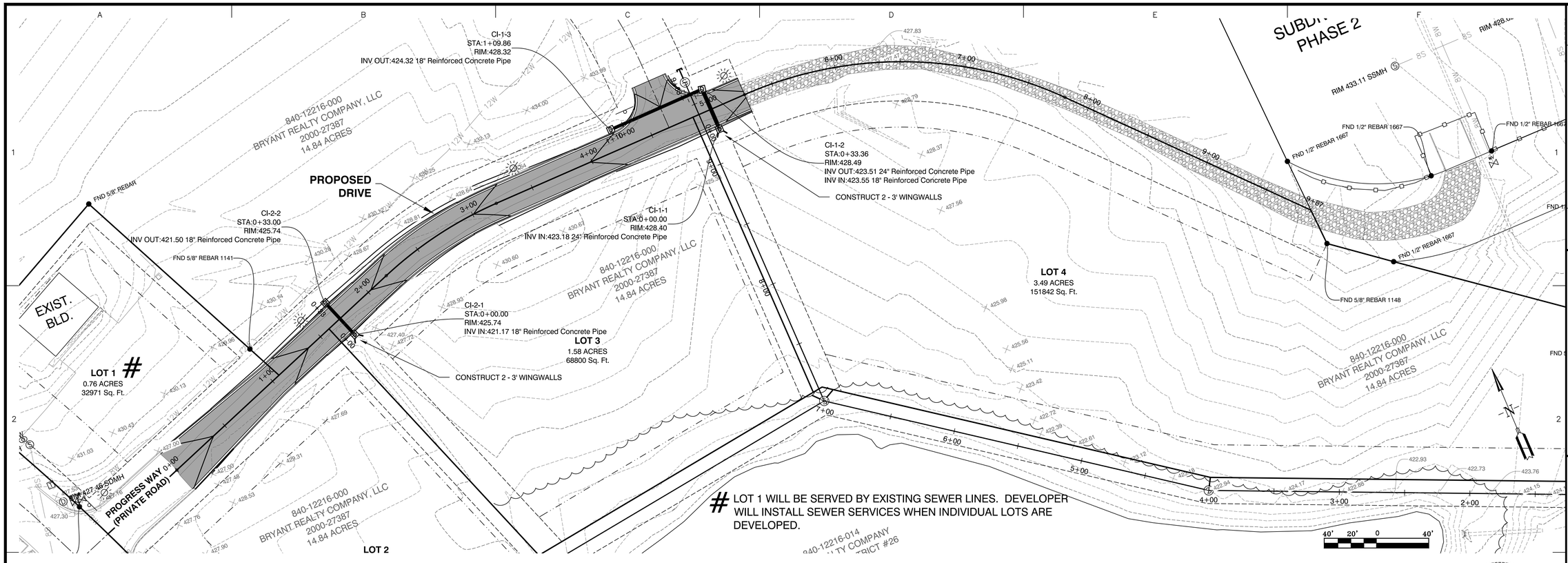

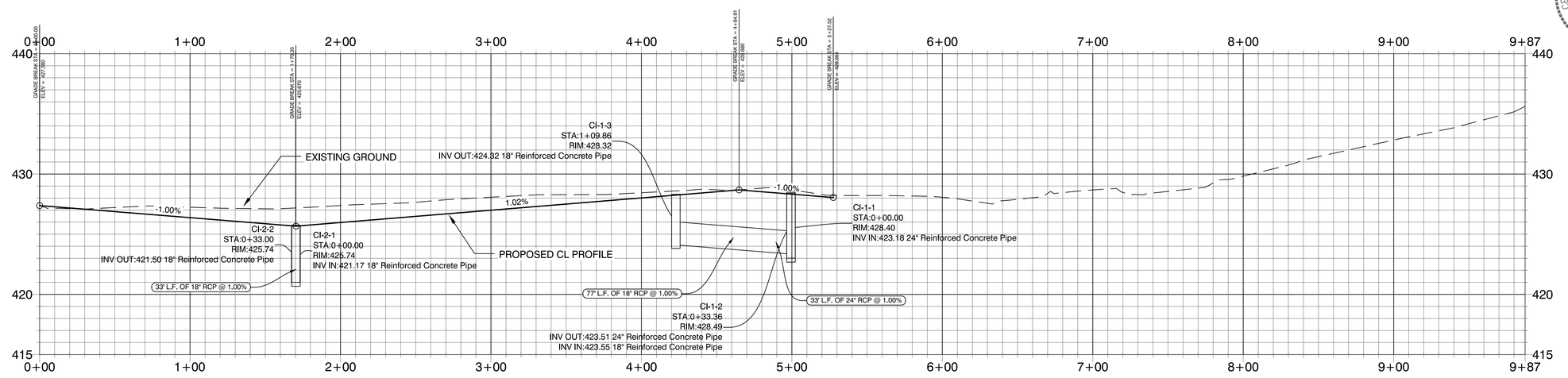

PROGRESS WAY PROFILE

SCALE: H 1" = 40'
V 1" = 5'

DATE	REVISION	BY
02-21-23	REVISED PER CITY OF BRYANT	GPW

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CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRENTICE V. WILLIAMS

CONTENTS:
PROGRESS WAY PLAN & PROFILE

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C4.0

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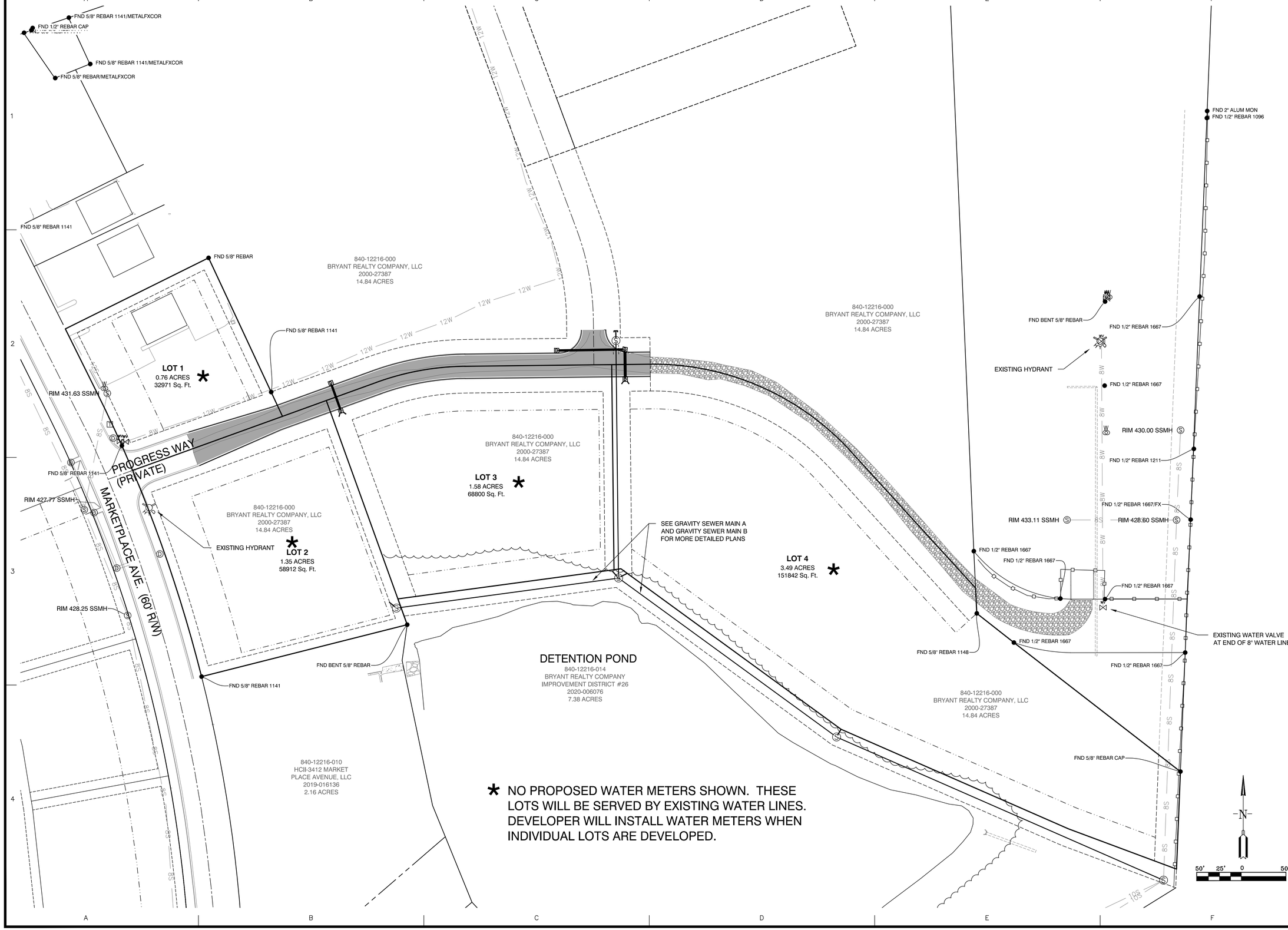

* NO PROPOSED WATER METERS SHOWN. THESE LOTS WILL BE SERVED BY EXISTING WATER LINES. DEVELOPER WILL INSTALL WATER METERS WHEN INDIVIDUAL LOTS ARE DEVELOPED.

DATE	REVISION	BY
02-21-23	REVISED PER CITY OF BRYANT	GPW

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MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
GARY P. NATHAN
WILLIAMS

CONTENTS:

WATER PLAN

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C5.0

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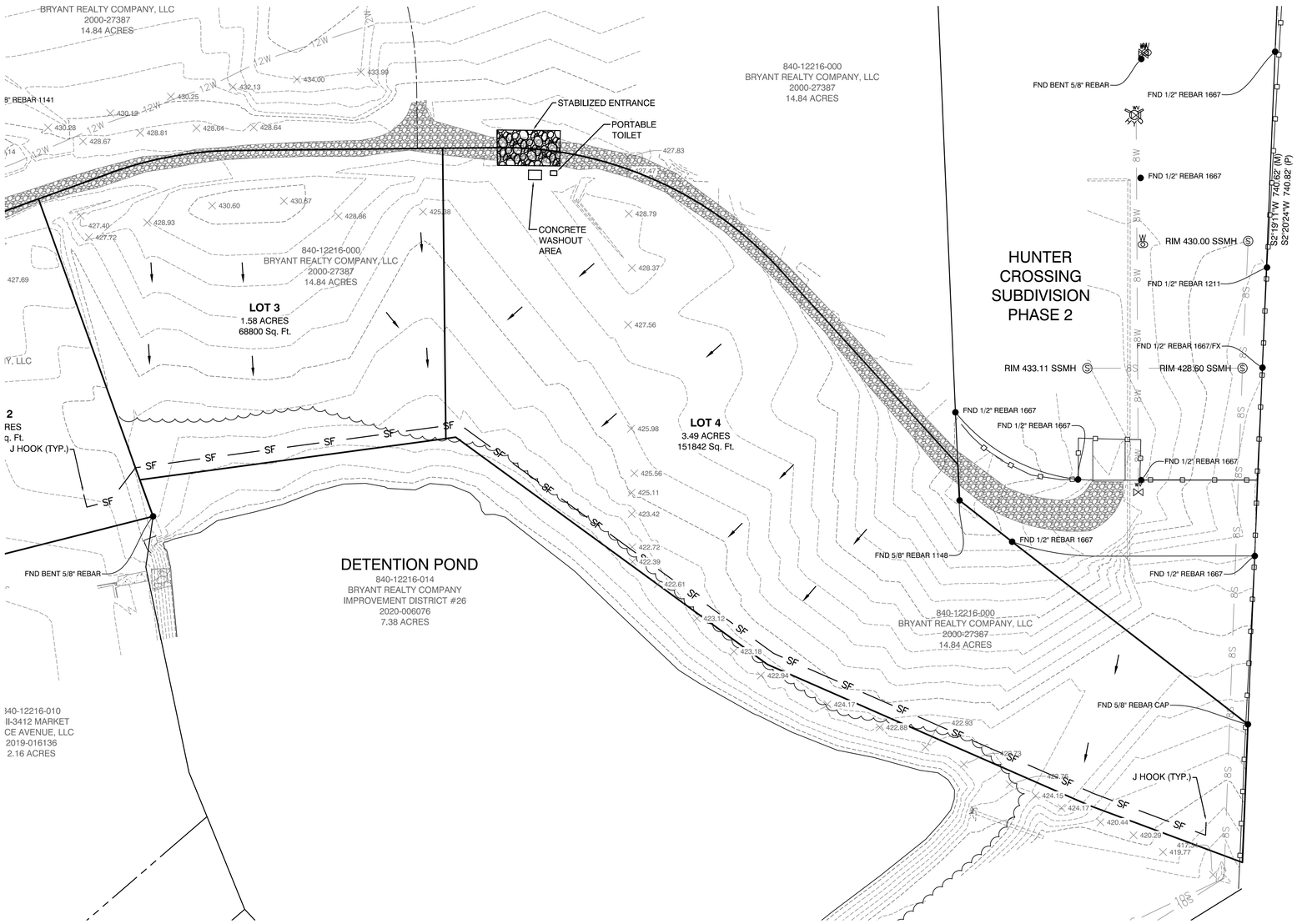
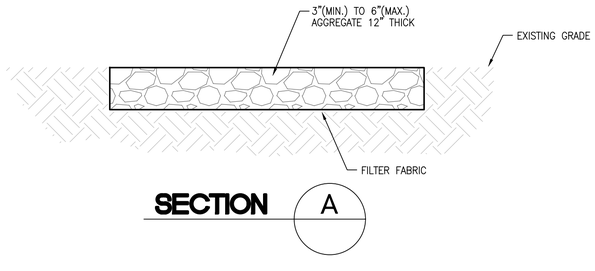
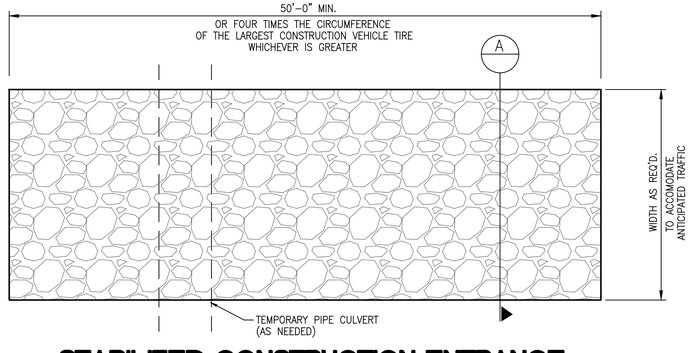




SECTION A



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

BMP NOTES:

1. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
2. 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.
3. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
4. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
5. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
6. IF THE ACTION OF VEHICLES TRAVELING OVER THE SITE IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF OF THE SITE.
7. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
8. 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.
9. ON-SITE & OFF SITE SOIL 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 GENERAL PERMIT REQUIREMENTS.
10. 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.

TOTAL SITE: 4 ACRES

TOTAL DISTURBED AREA: 4 ACRES

LEGEND:

- 500 — EXISTING CONTOURS
- DIRECTION OF OVERLAND FLOW
- SF — SILT FENCING

N

60' 30' 0 60'

DATE	REVISION	BY
02-21-23	REVISED PER CITY OF BRYANT	GPW

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NO. 9551
PRELIMINARY
PERRY WILLIAMS

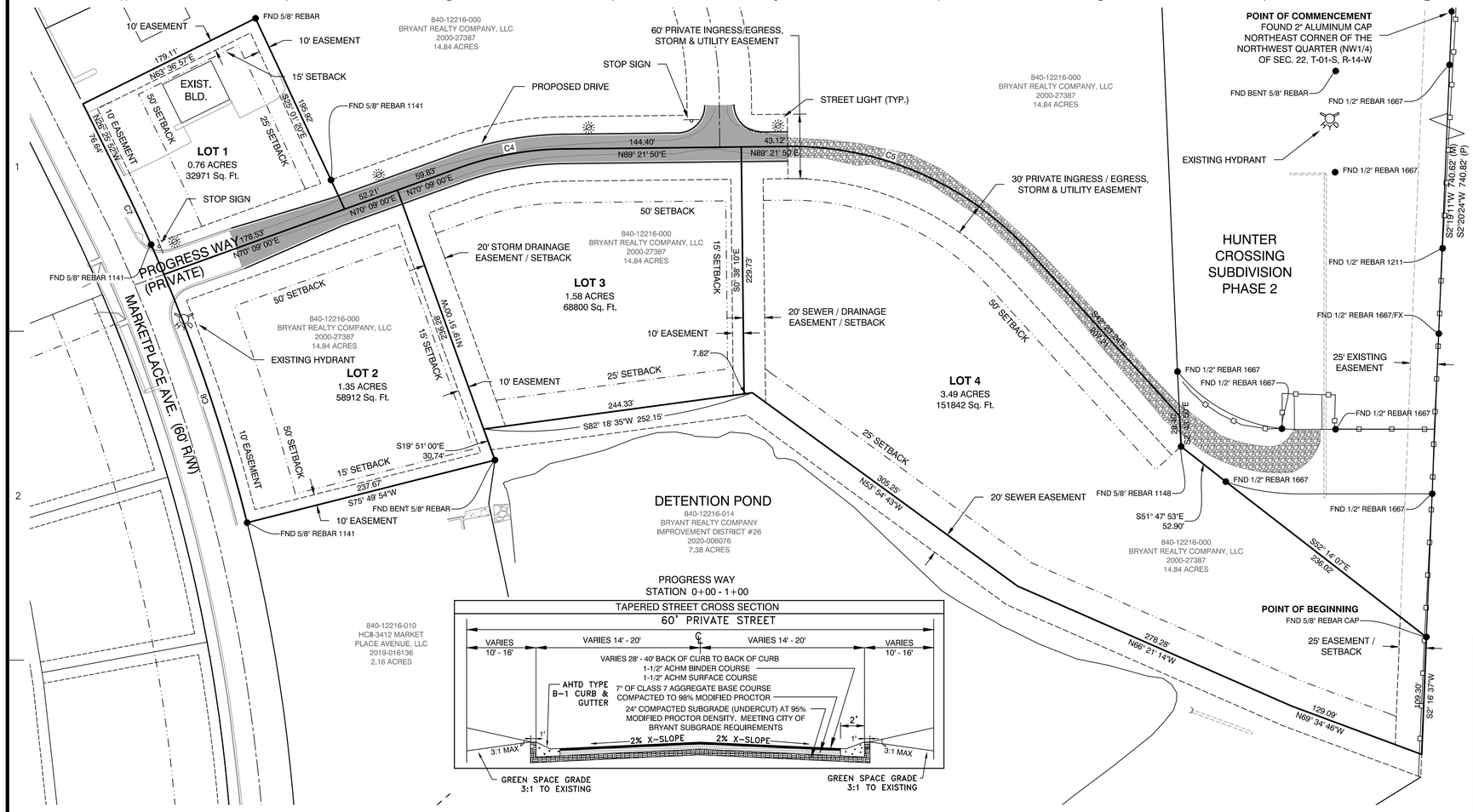
CONTENTS:
EROSION CONTROL PLAN

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C6.0

J:\Projects\2022 Projects\20022 Bart Ferguson - Marketplace East Subdivision\Drawings\DWG\Design\20022 Bart Ferguson Marketplace East Subdivision Phase 1-dtb-022023.dwg

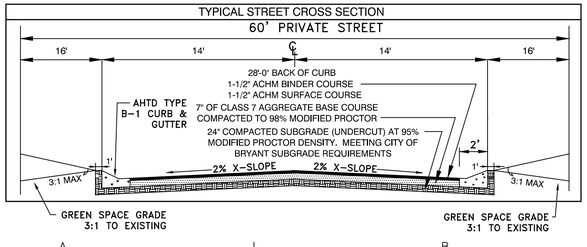


PROGRESS WAY
STATION 0+00 - 1+00

TAPERED STREET CROSS SECTION
60' PRIVATE STREET

PROGRESS WAY
STATION 1+00 - 5+27.50

TYPICAL STREET CROSS SECTION
60' PRIVATE STREET



SUBDIVISION DESCRIPTION:

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST; SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION; THENCE S 2°19'11" W, ALONG THE EAST LINE OF SAID NW1/4 AND SAID SUBDIVISION FOR A DISTANCE OF 740.62 FEET TO A FOUND 5/8" REBAR WITH CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SUBDIVISION FOR THE **POINT OF BEGINNING**; THENCE S 2°16'37" W, LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID EAST LINE OF THE NW1/4 FOR A DISTANCE OF 109.30 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTH LINE OF A SEWER EASEMENT; THENCE N 69°34'46" W, LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE OF SEWER EASEMENT, A DISTANCE OF 129.09 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 66°21'14" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 278.28 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 53°54'43" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 305.25 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 82°18'35" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 252.15 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 19°51'00" E, LEAVING SAID NORTH LINE OF SEWER EASEMENT, A DISTANCE OF 30.74 FEET TO A FOUND BENT 5/8" REBAR; THENCE S 75°49'54" W FOR A DISTANCE OF 237.67 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE EAST RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1596.45 FEET AND A LENGTH OF 342.77 FEET, WHOSE CHORD BEARS N 20°16'30" W - 342.11 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 26°25'52" W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 76.64 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°36'57" E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 179.11 FEET TO A FOUND 5/8" REBAR; THENCE S 25°01'00" E FOR A DISTANCE OF 195.92 FEET TO A POINT THAT IS LOCATED AT THE CENTERLINE OF PROGRESS WAY (PRIVATE STREET); THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: THENCE N 70°09'00" E - 112.04 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 101.27 FEET, WHOSE CHORD BEARS N 79°41'39" E - 100.79 FEET, THENCE N 89°21'50" E - 207.50 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 252.62 FEET, WHOSE CHORD BEARS S 66°30'47" E - 245.22 FEET, THENCE S 42°23'24" E - 207.21 FEET TO A POINT LOCATED ON THE WEST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°43'50" E, LEAVING SAID CENTERLINE OF AND ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 51°47'53" E, ALONG SAID SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 52.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S 52°14'07" E, CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 236.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.18 ACRES MORE OR LESS.

PRELIMINARY PLAT - MARKETPLACE EAST PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

DOCUMENTS USED:

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 9/11/2015 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/27/2009 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/21/2022 KERRY LANE PLS #1141
- WARRANTY DEED 2020 PAGE 006076 BRYANT REALTY COMPANY, LLC TO BRYANT REALTY COMPANY IMPROVEMENT DISTRICT NO. 26
- SPECIAL WARRANTY DEED 2000 PAGE 27387 HIGHWAY 5 INVESTMENTS, LLC TO BRYANT REALTY COMPANY, LLC
- WARRANTY DEED 2019 PAGE 004456 FRED E. BRINER TO FRED BRINER PROPERTIES, LLC
- SPECIAL WARRANTY DEED 2019 PAGE 016136 FERGUSON-BRINER, LLC TO HCII-3412 MARKET PLACE AVENUE, LLC
- WARRANTY DEED 2000 PAGE 27385 HIGHTOWER TO HIGHWAY 5 INVESTMENTS, LLC
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 1
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 2

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS 'ONLINE POSITIONING USER SERVICE' (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JANUARY 10, 2023.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ NO. 9551 — PRELIMINARY — VERNON J. WILLIAMS

N

60' 30' 0 60'

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 25'
SIDE INTERIOR - 15'
SIDE EXTERIOR - 15'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT, SIDE AND REAR - 10' OR AS SHOWN
INGRESS/EGRESS (I/E)
LOT CORNERS: SET #4 REBAR WITH CAP

NOTES: ALL LOTS WILL HAVE SIDEWALKS. THESE WILL BE ADDED WHEN EACH SITE PLAN IS SUBMITTED FOR APPROVAL AT PLANNING COMMISSION.

SURVEY LEGEND
△ - Computed point
● - Found monument
⊙ - Set #4 RB/Plas. Cap or Mag Nail with Shiner
(M)-Measured
(R)-Record
(P)-Platted

SURVEY PLAT CODE:
500-01S-14W-0-22-400-62-1573

PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: _____ Signed: _____
Name: Fred Briner
Address: 422 North Main Street, Benton, Arkansas 72015

Source of Title Saline County: Deed Book 2000, Page 27387

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

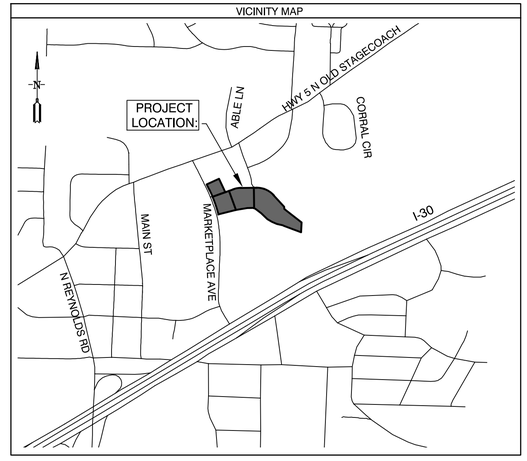
Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

VICINITY MAP



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	101.27'	300.00'	19°20'26"	N79° 41' 39"E	100.79'
C5	252.62'	300.00'	48°14'46"	S66° 30' 47"E	245.22'
C6	243.80'	1596.45'	8°44'59"	N18° 29' 44"W	243.56'
C7	98.97'	1596.45'	3°33'07"	N24° 39' 30"W	98.95'

BY	REVISION	DATE
GPW	REVISED PER CITY OF BRYANT	02-21-23

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph. (501) 408-4650
3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — NO. 1573 — SIGNATURE — GEORGE P. WOODEN — PRELIMINARY

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
20022

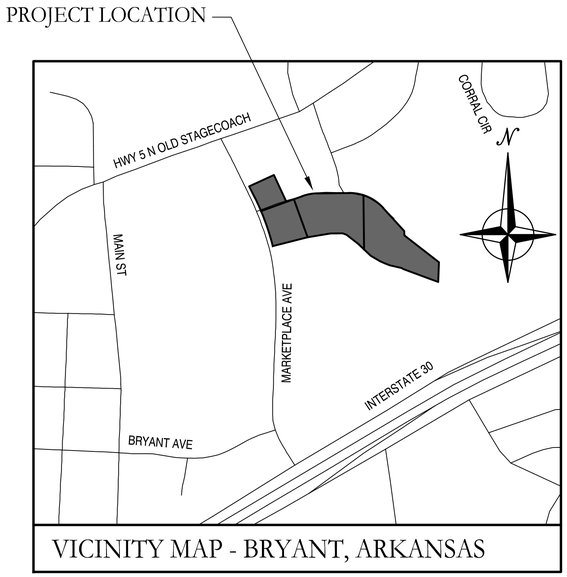
DATE:
FEB. 8, 2023

SHEET NO:
V1.0

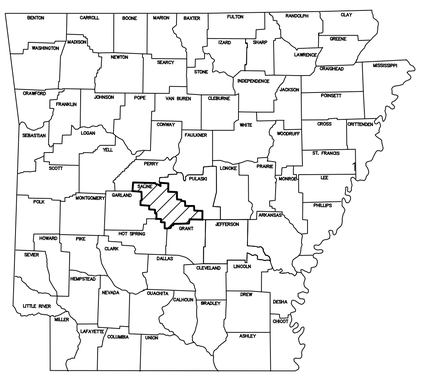
A:\Projects\2020 Projects\20022 Bart Ferguson - Marketplace East Subdivision\Drawings\DWGs\Drawings\20022 Bart Ferguson Marketplace East Subdivision Phase 1-R0-020223.dwg

CONSTRUCTION PLANS FOR

MARKETPLACE EAST SUBDIVISION
PHASE 1
BRYANT, ARKANSAS



VICINITY MAP - BRYANT, ARKANSAS


ARKANSAS

Prepared by:

GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRELIMINARY
KENNETH J. WILLIAMS

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

DRAWING INDEX:

G1.0	GENERAL NOTES
V1.0	PRELIMINARY PLAT
C2.0	GRAVITY SEWER MAIN A PLAN AND PROFILE
C3.0	GRAVITY SEWER MAIN B PLAN AND PROFILE
C4.0	PROGRESS WAY PLAN AND PROFILE
C5.0	WATER PLAN

1. SAFETY

1.1. JOBSITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

1.2. THIS RESPONSIBILITY COVERS THEIR OWN WORK FORCE, ALL SUBCONTRACTORS, VISITING PERSONNEL, OFFICIALS, AND THE GENERAL PUBLIC WHICH MAY HAVE ACCESS TO THE JOBSITE.

1.3. THE CONTRACTOR SHALL EXERCISE COMPLETE CONTROL OVER WHO HAS ACCESS TO THE JOBSITE TO ENSURE JOBSITE SAFETY.

1.4. THE CONTRACTOR SHALL CONFORM TO ALL SECURITY AND SAFETY REQUIREMENTS OF THE OWNER.

1.5. ANY SAFETY OR OTHER TRAINING REQUIRED BY THE OWNER FOR THE WORK FORCE MUST BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

2. PERMITS

2.1. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS REQUIRED BY REGULATING AUTHORITIES OR BY THE OWNER. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE TERMS AND CONDITIONS ASSOCIATED WITH EACH REQUIRED PERMIT, AS WELL AS ADHERING TO THE RULES AND REGULATIONS OF EACH REGULATING AUTHORITY

3. CONTRACT DOCUMENTS

3.1. ALL WORK SHALL CONFORM TO THE PLANS, THESE NOTES, AND SPECIFICATIONS IN ALL RESPECTS AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

4. INDEMNITY

4.1. BY ACCEPTING THE CONTRACT FOR THIS WORK, THE CONTRACTOR, AT THEIR OWN EXPENSE AND RISK, HEREBY RELEASES AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, GARNAT ENGINEERING, THEIR OFFICERS, AGENTS, EMPLOYEES, CONSULTANTS, AND REPRESENTATIVES FOR DAMAGE TO THE PROPERTY OR INJURY TO, OR DEATH, OF ANY PERSONS, FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS OF ANY KIND WHATSOEVER ARISING OUT OF AND IN CONNECTION WITH THE AGREEMENT OR PROSECUTION OF WORK UNDER IT, WHETHER SUCH CLAIMS, DEMANDS, ACTIONS, OR LIABILITY ARE CAUSED BY THE CONTRACTOR, IT'S AGENTS, EMPLOYEES, SUBCONTRACTORS, PRODUCTS INSTALLED ON THE PROJECT OR CAUSED BY ANY OTHER PARTY.

5. CONSTRUCTION PROCEDURES, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS UNLESS OTHERWISE MODIFIED ON THE DRAWINGS OR IN THESE NOTES OR SPECIFICATIONS.

5.1. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION - ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT

5.2. INTERNATIONAL BUILDING CODE

5.3. ACI 315 MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES

5.4. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.

6. SITE

6.1. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

6.2. CONTRACTOR IS NOT TO PERFORM WORK BEYOND THE DESIGNATED WORK LIMITS WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER OR OWNER.

6.3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.

6.4. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL ITEMS, SHOWN TO BE REMOVED OR RELOCATED AND NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE REQUIRED TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6.5. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED MANHOLES, VALVE BOXES, ETC. TO FINISH GRADE, WHERE REQUIRED.

7. STRUCTURES

7.1. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT IN TO INVERT OUT.

7.2. BEDDING FOR STORM STRUCTURES SHALL CONSIST OF A MINIMUM OF 6-INCHES OF COMPACTED #57 STONE ON TOP OF COMPACTED SUBGRADE.

7.3. AREAS EXPOSED BY EXCAVATION OR STRIPPING AND ON WHICH SUBGRADE PREPARATIONS ARE TO BE PERFORMED SHALL BE SCARIFIED TO MINIMUM DEPTH OF 0'-8" AND COMPACTED TO MINIMUM OF 95% OPTIMUM DENSITY. ANY AREAS THAT FAIL COMPACTION ARE TO BE STABLIZED AS DIRECTED BY THE ENGINEER.

8. PRIOR TO PLACING FILL IN LOW AREAS, SUCH AS PREVIOUSLY EXISTING CREEKS, PONDS, OR LAKES, PERFORM FOLLOWING PROCEDURES:

8.1. DRAIN WATER OUT BY GRAVITY WITH DITCH HAVING FLOW LINE LOWER THAN LOWEST ELEVATION IN LOW AREA. IF DRAINAGE CANNOT BE PERFORMED BY GRAVITY DITCH, USE ADEQUATE PUMP TO OBTAIN THE SAME RESULTS.

8.2. AFTER DRAINAGE OF LOW AREA IS COMPLETE, REMOVE MULCH, MUD DEBRIS, AND OTHER UNSUITABLE MATERIAL BY USING ACCEPTABLE EQUIPMENT AND METHODS THAT WILL KEEP NATURAL SOILS UNDERLYING LOW AREA DRY AND UNDISTURBED.

9. UTILITIES

9.1. AN ATTEMPT HAS BEEN MADE TO APPROXIMATELY LOCATE UTILITIES ON THE DRAWINGS.

9.2. UTILITIES SHOWN ON THE DRAWINGS WERE LOCATED BY VISUAL OBSERVATION, AND BY TRANSCRIBING FROM RECORD MAPS AND PLANS.

9.3. NO EXCAVATIONS WERE MADE TO CONFIRM SUB-SURFACE UTILITIES. NEITHER THE SURVEYOR NOR PROJECT ENGINEER GUARANTEES THAT ALL UTILITIES HAVE BEEN SHOWN, OR THAT THOSE SHOWN ARE FULLY ACCURATE.

9.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS AND/OR RELOCATION OF EXISTING UTILITIES THAT ARE DAMAGED AS A RESULT OF WORK OF THIS PROJECT.

9.5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PROPERLY DISCONNECTING, ABANDONING, RELOCATING, AND/OR ADJUSTING ALL AFFECTED UTILITIES WITHIN THE PROJECT AREA.

9.6. ALL UTILITY WORK SHALL BE COORDINATED AND EXECUTED IN ACCORDANCE WITH THE OWNER AND/OR GOVERNING UTILITY COMPANY CODES, SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

9.7. DESIGN AND ALIGNMENT OF UNDERGROUND TELEPHONE, TV CABLE, GAS AND ELECTRIC SERVICES SHALL BE PROVIDED BY THE INDIVIDUAL UTILITIES AND ARE NOT NECESSARILY SHOWN WITH THESE PLANS. CONTRACTOR SHALL PROVIDE CONDUITS SIZED TO ACCOMMODATE UTILITY ROUTING WITH PULL STRINGS WHERE NECESSARY.

9.8. CONTRACTOR TO PROVIDE ALL NECESSARY APPURTENANCES NECESSARY FOR COMPLETE UTILITY SERVICES WHICH ARE NOT PROVIDED BY THE UTILITY COMPANY.

10. DISPOSAL OF DEBRIS, WASTE OR SPOIL

10.1. BURNING OF DEBRIS AND WASTE IS NOT ALLOWED. CONTRACTOR MAY BE REQUIRED TO PROPERLY HAUL AWAY AND DISPOSE OF ANY WASTE MATERIAL REMOVED FROM THE SITE.

10.2. ANY WASTE OR SPOIL MATERIAL WHICH IS EXCAVATED FROM THE JOB SITE IS TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER OR OWNER.

10.3. REMOVAL AND DISPOSAL OF EXCAVATED WASTE MATERIAL IS CONSIDERED SUBSIDIARY TO ALL OTHER ITEMS IN THE PROJECT, AND WILL NOT BE PAID FOR SEPARATELY.

10.4. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIAL REMOVED FROM THIS SITE.

10.5. CONTRACTOR SHALL REMOVE FROM SITE AND DISPOSE OF MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN OPINION OF THE ENGINEER, IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING OR SUBGRADE PURPOSES. DISPOSE OF IN A MANNER SATISFACTORY TO ENGINEER. BACKFILL UNDERCUT AREAS WITH LAYERS OF SUITABLE MATERIAL AND COMPACT AS SPECIFIED HEREIN.

11. SUBSTITUTIONS

11.1. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL FROM THE PROJECT ENGINEER.

12. ENVIRONMENTAL

12.1. THE CONTRACTOR IS TO MEET ALL ENVIRONMENTAL REQUIREMENTS OF THE OWNER AND ANY REGULATORY AGENCY HAVING AUTHORITY OVER THIS SITE.

12.2. THE CONTRACTOR IS TO UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) FOR CONTROL OF EROSION DURING ALL CONSTRUCTION PHASES OF THIS PROJECT.

12.3. MININUM BMP'S REQUIRED FOR THE PROJECT ARE LISTED ON SHEET THESE PLANS. CONTRACTOR SHALL PROVIDE THESE BMP'S AND ANY OTHERS REQUIRED FOR THE PROJECT.

12.4. IF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THE CONSTRUCTION PHASE OF THIS PROJECT, THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS FOR EROSION CONTROL INCLUDED IN THE SWPPP DOCUMENTS.

12.5. CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF ACCUMULATED TRASH AND DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING MEASURES TO AVOID TRACKING OF MUD, DIRT, ROCKS, AND DEBRIS ONTO AREAS OUTSIDE THE PROJECT AREA. CONTRACTOR SHALL CLEAN PAVEMENTS WHEN NECESSARY OR AS OTHERWISE DIRECTED, AND SHALL CONTROL DUST BY SWEEPING AND WATERING AS NEEDED. DE-TRACKING MAY BE REQUIRED AT ALL ENTRANCES.

13. FINAL SITE CONDITIONS

13.1. ALL DISTURBED AREAS NOT RECEIVING PAVEMENT OR LANDSCAPING SHALL HAVE VEGETATION ESTABLISHED AT TIME OF FINAL INSPECTION.

13.2. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPE 2H:1V OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

13.3. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.

13.4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS

13.5. UPON PARTIAL OR FINAL COMPLETION OF GRADING WORK, SPREAD TOPSOIL, SEED, FERTILIZER, AND MULCH IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STORM WATER POLLUTION PREVENTION PLAN.

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Road
Bryant, AR 72022
Ph. (501) 408-4650
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRELIMINARY
KENNY V. WILLIAMS

CONTENTS:

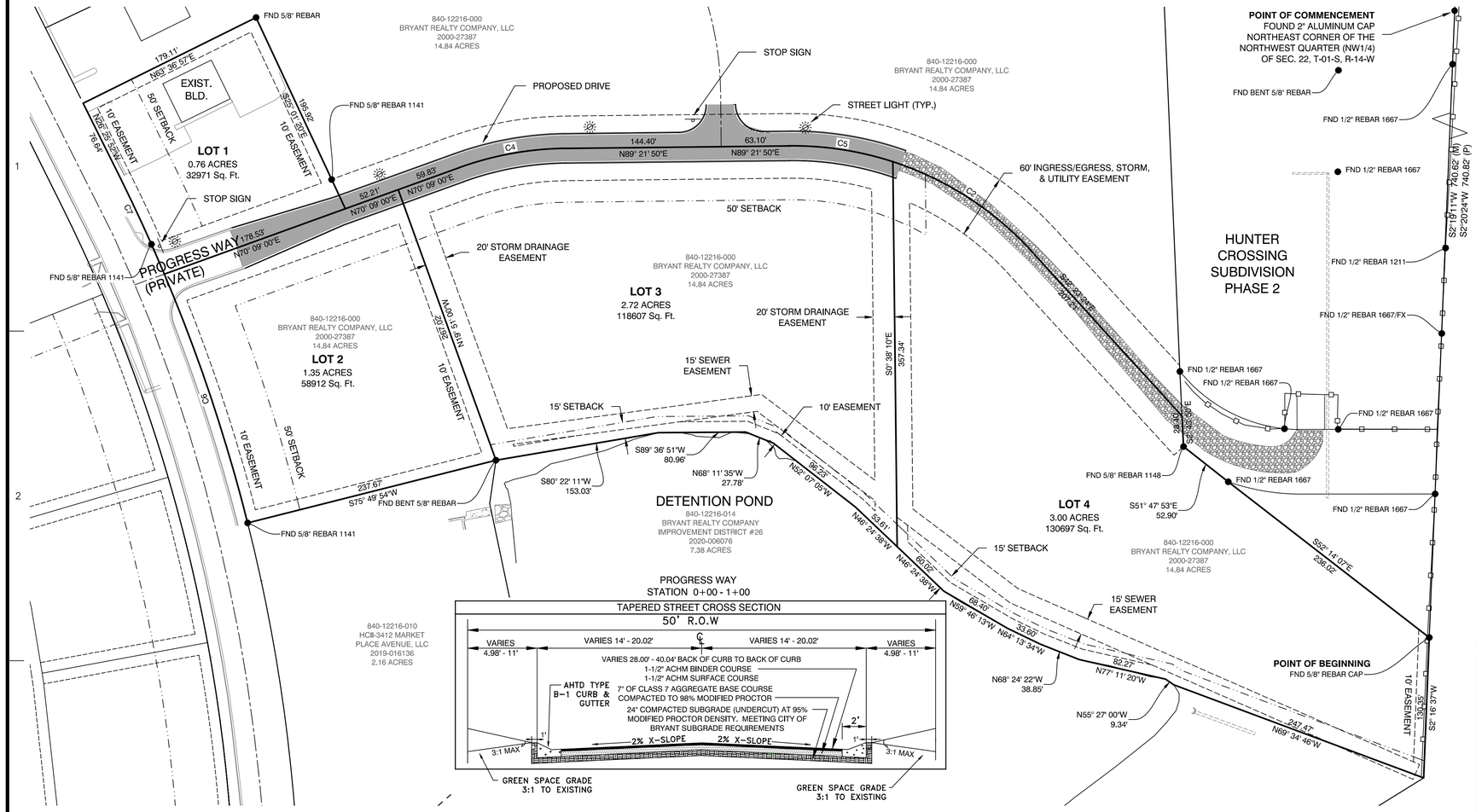
GENERAL NOTES

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: G1.0

J:\Projects\2022 Projects\20022 Bart Ferguson - John Daniels - 1 acre tract - Bryant, Ortho Clinic\Drawings\DWGs\Design\20022 Bart Ferguson Marketplace East Subdivision- GENERAL NOTES.dwg



PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: _____ Signed: _____
Name: Fred Briner
Address: 422 North Main Street, Benton, Arkansas 72015

Source of Title Saline County: Deed Book 2000, Page 27387

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

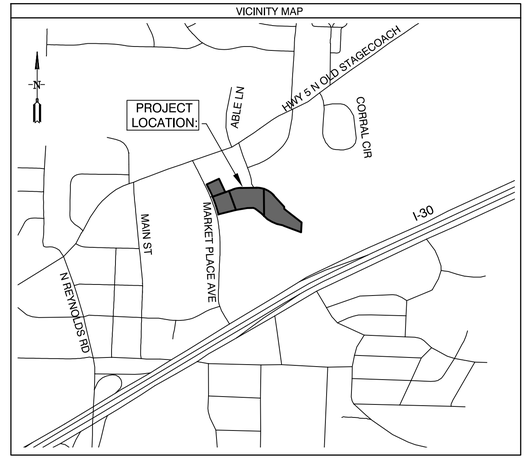
Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

VICINITY MAP



SUBDIVISION DESCRIPTION:

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION; THENCE S 2°19'11" W, ALONG THE EAST LINE OF SAID NW1/4 AND SAID SUBDIVISION FOR A DISTANCE OF 740.62 FEET TO A FOUND 5/8" REBAR WITH CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SUBDIVISION FOR THE **POINT OF BEGINNING**; THENCE S 2°16'37" W, LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID EAST LINE OF THE NW1/4 FOR A DISTANCE OF 130.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 69°34'46" W, LEAVING SAID EAST LINE, A DISTANCE OF 247.47 FEET TO A POINT ON A DETENTION POND WATER ELEVATION LINE SHOT ON JANUARY 10, 2023; THENCE CONTINUING ALONG SAID DETENTION POND THE FOLLOWING COURSES: THENCE N 55°27'00" W - 9.34 FEET, THENCE N 77°11'20" W - 82.27 FEET, THENCE N 68°24'22" W - 38.85 FEET, THENCE N 64°13'34" W - 33.60 FEET, THENCE N 59°46'13" W - 68.40 FEET, THENCE N 46°24'38" W - 113.63 FEET, THENCE N 62°07'05" W - 96.23 FEET, THENCE N 68°11'35" W - 27.78 FEET, THENCE S 89°36'51" W - 80.96 FEET, THENCE S 80°22'11" W, LEAVING SAID DETENTION POND A DISTANCE OF 153.03 FEET TO A FOUND BENT 5/8" REBAR; THENCE S 75°49'54" W FOR A DISTANCE OF 237.67 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE EAST RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1596.45 FEET AND A LENGTH OF 342.77 FEET, WHOSE CHORD BEARS N 20°16'30" W - 342.11 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 26°25'52" W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 76.64 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°36'57" E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 179.11 FEET TO A FOUND 5/8" REBAR; THENCE S 25°01'20" E FOR A DISTANCE OF 195.92 FEET TO A POINT THAT IS LOCATED AT THE CENTERLINE OF PROGRESS WAY (PRIVATE STREET); THENCE ALONG THE CENTERLINE OF PROGRESS WAY THE FOLLOWING COURSES: THENCE N 70°09'00" E - 112.04 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 101.27 FEET, WHOSE CHORD BEARS N 79°41'39" E - 100.79 FEET, THENCE N 89°21'50" E - 207.50 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 252.62 FEET, WHOSE CHORD BEARS S 66°30'47" E - 245.22 FEET, THENCE S 42°23'24" E - 207.21 FEET TO A POINT LOCATED ON THE WEST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°43'50" E, LEAVING SAID CENTERLINE OF PROGRESS WAY AND ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 51°47'53" E, ALONG SAID SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 52.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S 52°14'07" E, CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 236.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.83 ACRES MORE OR LESS.

PRELIMINARY PLAT - MARKETPLACE EAST PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

DOCUMENTS USED:

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 9/11/2015 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/27/2009 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/21/2022 KERRY LANE PLS #1141
- WARRANTY DEED 2020 PAGE 006076 BRYANT REALTY COMPANY, LLC TO BRYANT REALTY COMPANY IMPROVEMENT DISTRICT NO. 26
- SPECIAL WARRANTY DEED 2000 PAGE 27387 HIGHWAY 5 INVESTMENTS, LLC TO BRYANT REALTY COMPANY, LLC
- WARRANTY DEED 2019 PAGE 004456 FRED E. BRINER TO FRED BRINER PROPERTIES, LLC
- SPECIAL WARRANTY DEED 2019 PAGE 016136 FERGUSON-BRINER, LLC TO HCII-3412 MARKET PLACE AVENUE, LLC
- WARRANTY DEED 2000 PAGE 27385 HIGHTOWER TO HIGHWAY 5 INVESTMENTS, LLC
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 1
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 2

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JANUARY 10, 2023.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 0512SC0240E EFFECTIVE DATE JUNE 05, 2020.

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 15'
SIDE - 0'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT, SIDE AND REAR - 10' OR AS SHOWN
INGRESS/EGRESS (I/E)
LOT CORNERS: SET #4 REBAR WITH CAP

SURVEY LEGEND
△ - Computed point
● - Found monument
⊙ - Set #4 RB/Plas. Cap or Mag Nail with Shiner
(M)-Measured
(R)-Record
(P)-Platted

SURVEY PLAT CODE:
500-01S-14W-0-22-400-62-1573

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	146.93'	300.00'	28°03'44"	S56° 25' 16"E	145.47'
C4	101.27'	300.00'	19°20'26"	N79° 41' 39"E	100.79'
C5	97.73'	300.00'	18°39'54"	S81° 18' 13"E	97.30'
C6	243.80'	1596.45'	8°44'59"	N18° 29' 44"W	243.56'
C7	98.97'	1596.45'	3°33'07"	N24° 39' 30"W	98.95'

BY | REVISION | DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Road
Bryant, AR 72022
Ph. (501) 408-4650
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL SURVEYOR
GEORGE P. WOODEN
SIGNATURE
PRELIMINARY

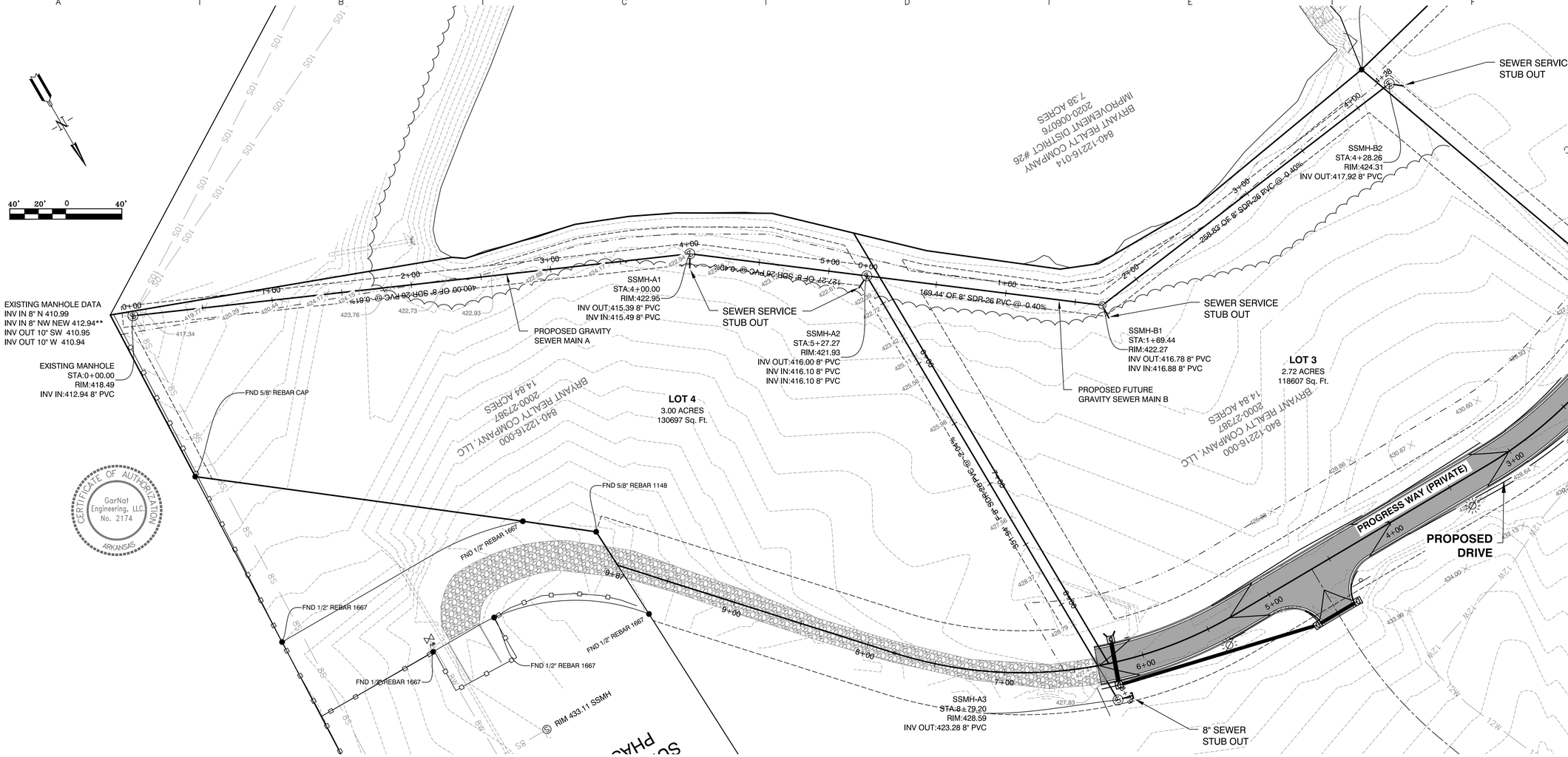
CONTENTS:
PRELIMINARY PLAT

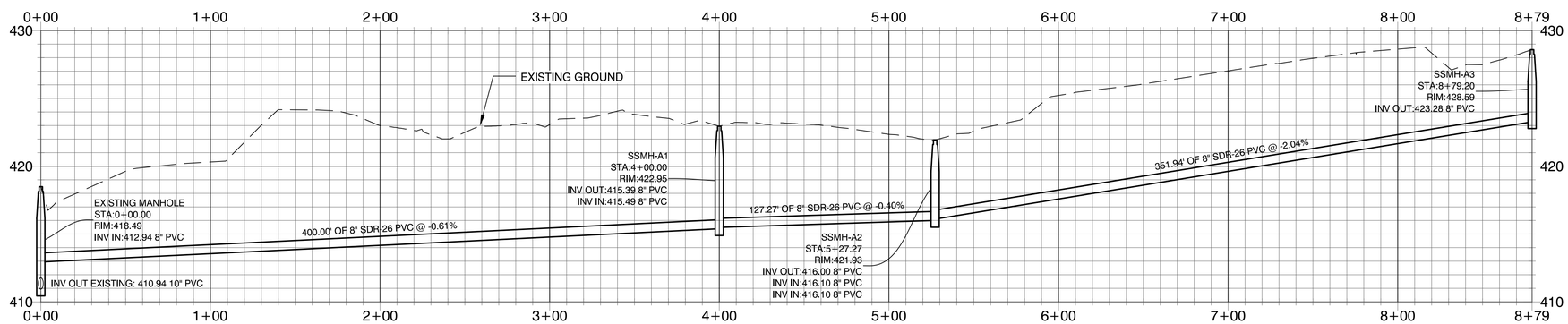
PROJECT NO:
20022

DATE:
FEB. 8, 2023

SHEET NO:
V1.0

a:\Projects\2020 Projects\20022 Bart Ferguson - John Dunlap - 1 one tract - Bryant, Ortho Clinic\Drawings\Dwgs\20022 Bart Ferguson Marketplace East Subdivision Phase 1-for-220523.dwg





GRAVITY SEWER PROFILE MAIN A

SCALE: H 1" = 40'
V 1" = 5'

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

DATE	REVISION	BY
3-23-20	1. REVISED PER CITY OF BRYANT	GPW
4-2-20	2. REVISED PER ADH	GPW

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Road
Bryant, AR 72022
Ph. (501) 408-4650
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PERRY WILLIAMS

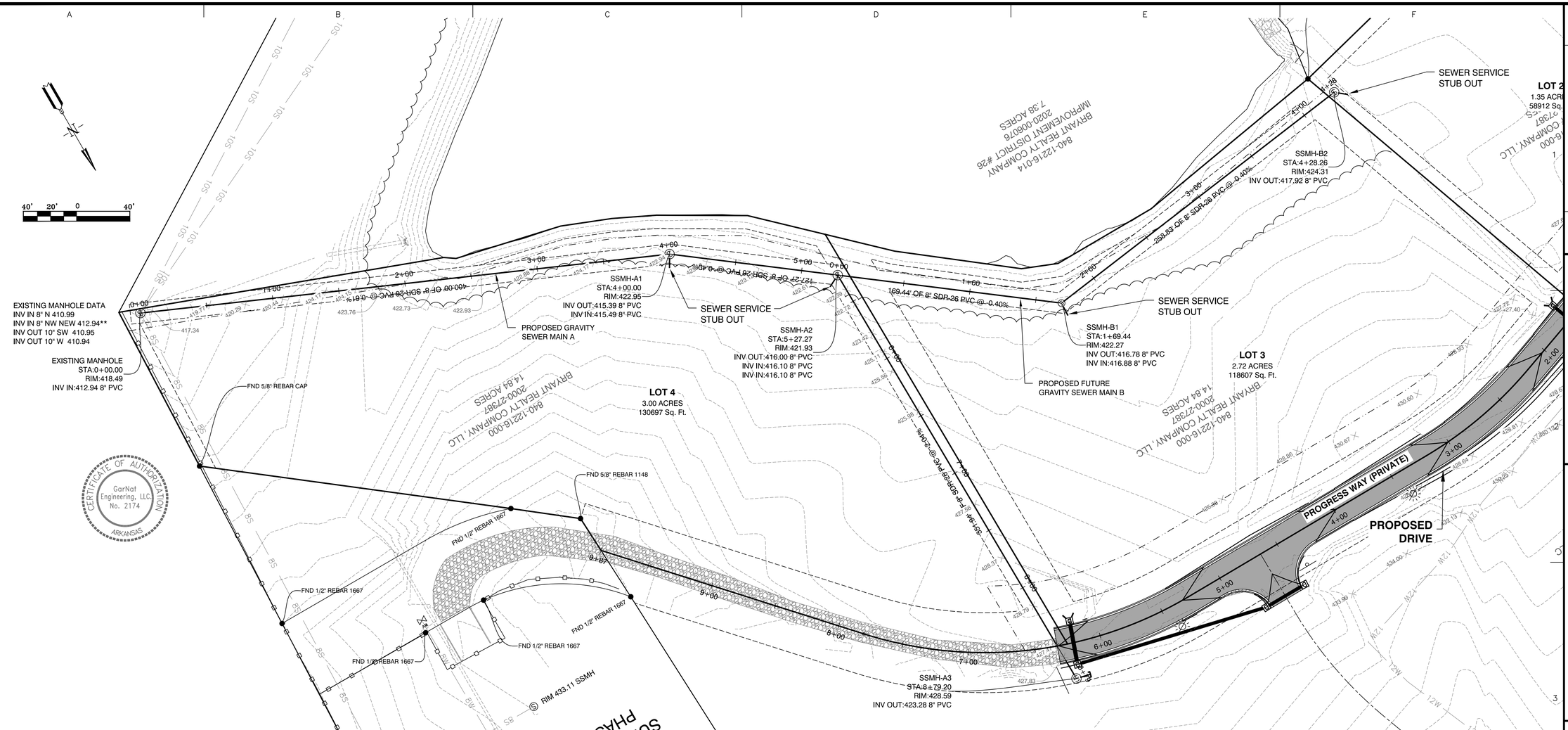
CONTENTS:
GRAVITY SEWER MAIN A PLAN & PROFILE

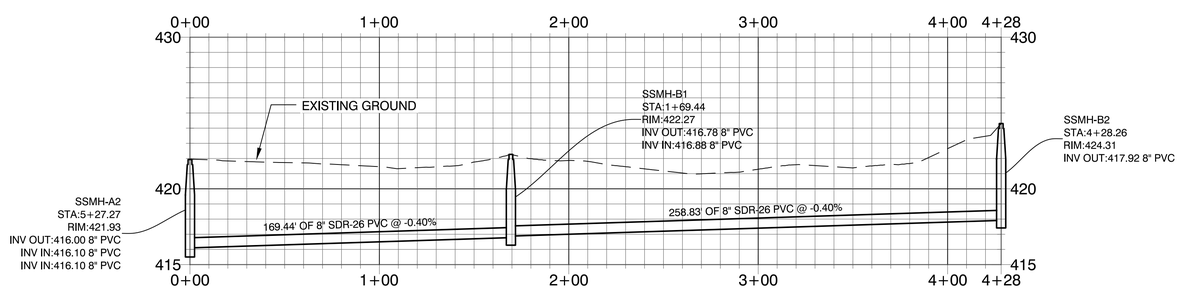
PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C2.0

C:\Projects\2020 Projects\20022 Bart Ferguson - Jack Dobbs - 1 acre tract - Bryant, Ohio (Lincoln)\DWG\Design\20022 Bart Ferguson Marketplace East Subdivision Phase 1.4-4-20223.dwg





GRAVITY SEWER PROFILE MAIN B

SCALE: H 1" = 40'
V 1" = 5'

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

BY	DATE	REVISION

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Road
Bryant, AR 72022
Ph. (501) 408-4650
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PERRY V. WILLIAMS

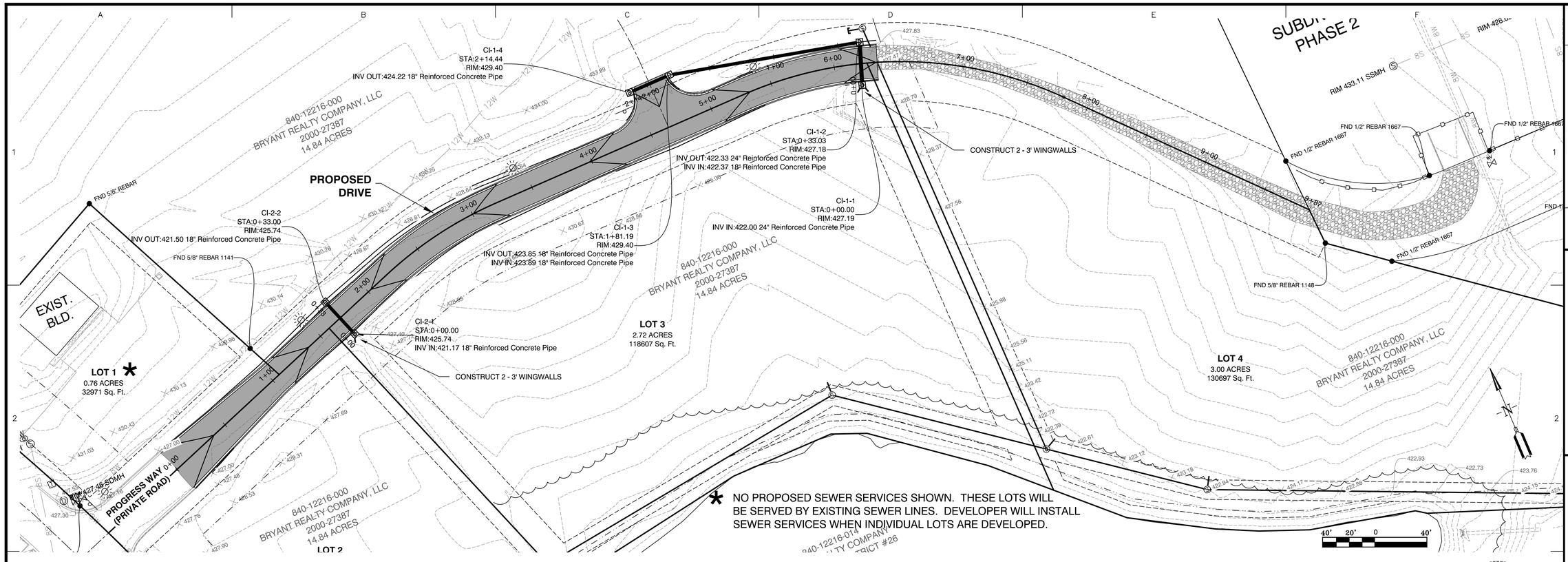
CONTENTS:
GRAVITY SEWER MAIN B PLAN & PROFILE

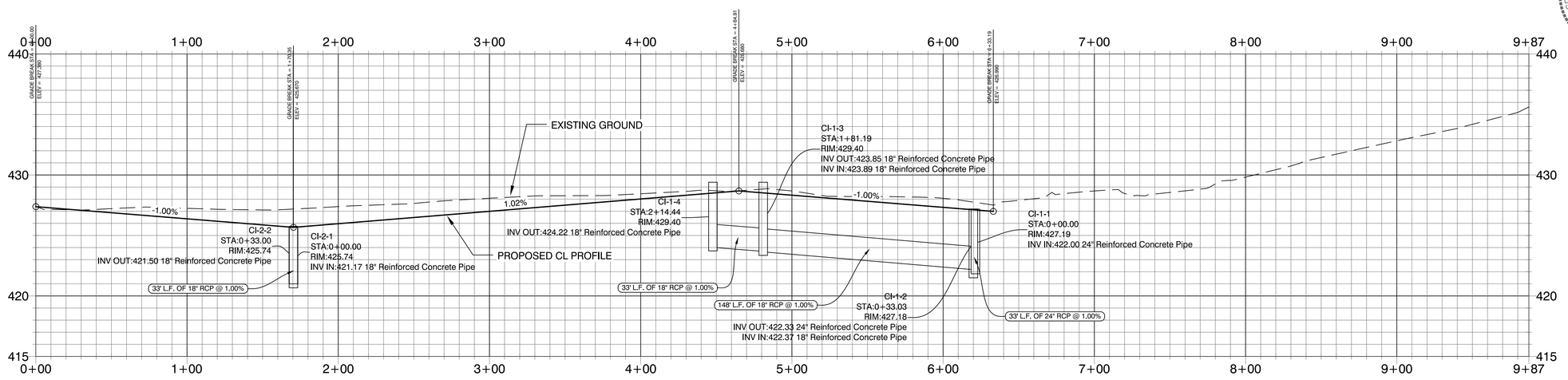
PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C3.0

J:\Projects\20022 Project\20022 Bell Fairgate - Jack Dobbs - 1 acre tract - Bryant, Ohio Electric\Drawings\[Misc]\Design\20022 Bell Fairgrove Marketplace East Subdivision Phase 1-4-for-020823.dwg





PROGRESS WAY PROFILE

SCALE: H 1" = 40'
V 1" = 5'

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PERRY V. WILLIAMS

BY	REVISION	DATE

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MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

CONTENTS:
PROGRESS WAY PLAN & PROFILE

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C4.0

a:\Projects\2022 Projects\20022 Bart Ferguson - John Deere - Lane Ind. - Bryant, Ortho Clinic\Drawings\Utility Design\20022 Bart Ferguson Marketplace East Subdivision Phase 1-4-20230213.dwg

LOT 1
0.76 ACRES
32971 Sq. Ft.

LOT 2
1.35 ACRES
58912 Sq. Ft.

LOT 3
2.72 ACRES
118607 Sq. Ft.

LOT 4
3.00 ACRES
130697 Sq. Ft.

PROGRESS WAY
(PRIVATE)

RIM 431.63 SSMH
RIM 427.77 SSMH
RIM 428.25 SSMH
RIM 430.00 SSMH
RIM 433.11 SSMH
RIM 428.60 SSMH

FND 5/8" REBAR 1141
FND BENT 5/8" REBAR
FND 1/2" REBAR 1667
FND 1/2" REBAR 1211
FND 1/2" REBAR 1667/FX
FND 5/8" REBAR 1148
FND 5/8" REBAR CAP

840-12216-000
BRYANT REALTY COMPANY, LLC
2000-27387
14.84 ACRES

840-12216-010
HCII-3412 MARKET
PLACE AVENUE, LLC
2019-016136
2.16 ACRES

DETENTION POND
840-12216-014
BRYANT REALTY COMPANY
IMPROVEMENT DISTRICT #26
2020-006076
7.38 ACRES

SEE GRAVITY SEWER MAIN A
AND GRAVITY SEWER MAIN B
FOR MORE DETAILED PLANS

EXISTING WATER VALVE
AT END OF 8" WATER LINE

* NO PROPOSED WATER METERS SHOWN. THESE LOTS WILL BE SERVED BY EXISTING WATER LINES. DEVELOPER WILL INSTALL WATER METERS WHEN INDIVIDUAL LOTS ARE DEVELOPED.

N

50' 25' 0 50'

BY	REVISION	DATE

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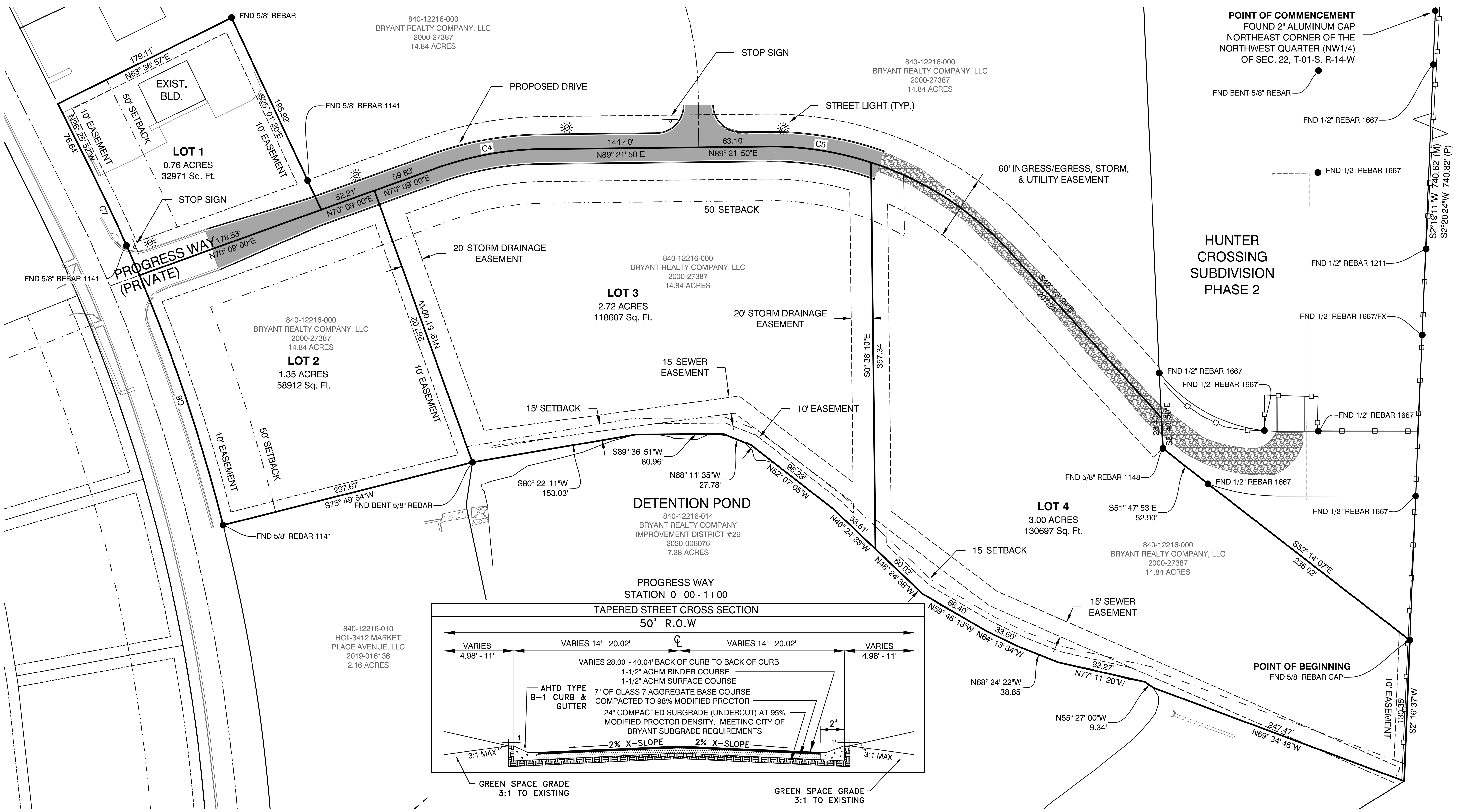
MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PAUL V. WILLIAMS
EXPIRES 6/30/2023

CONTENTS:
WATER PLAN

PROJECT NO: 20022
DATE: FEB. 8, 2023
SHEET NO: C5.0

J:\Projects\2020 Projects\20022 Bart Ferguson - Jim Dandee - 1 acre tract - Bryant, Ortho Data\Drawings\CAD\Design\20022 Bart Ferguson Marketplace East Subdivision Phase 1-Rev-020823.dwg



PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: ______________ Signed: ______________________

Name: Fred Briner
Address: 422 North Main Street, Benton, Arkansas 72015

Source of Title Saline County: Deed Book 2000, Page 27387

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: ______________ Signed: ______________________
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: ______________ Signed: ______________________
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

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Rick Johnson, Chairman
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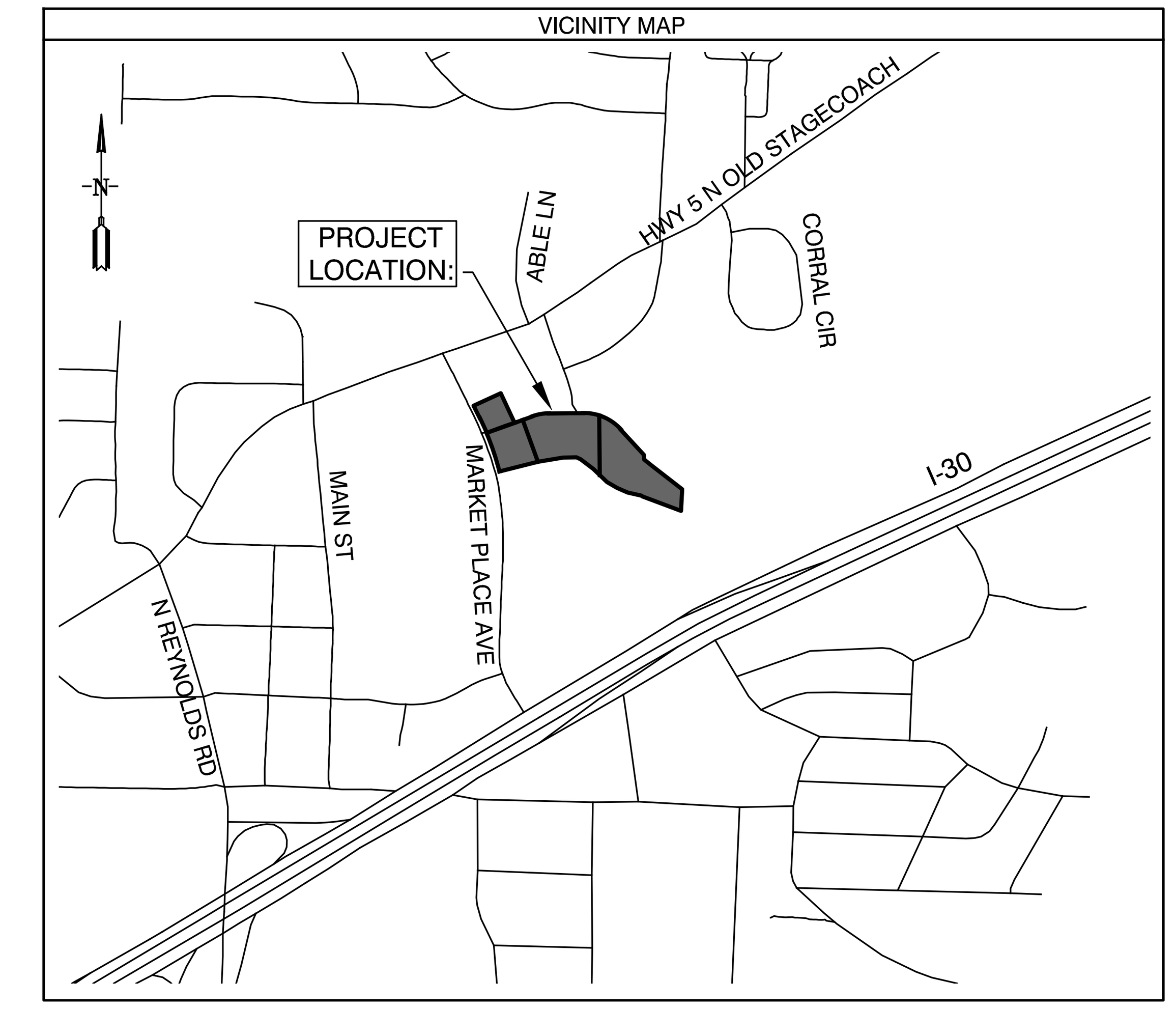
VICINITY MAP



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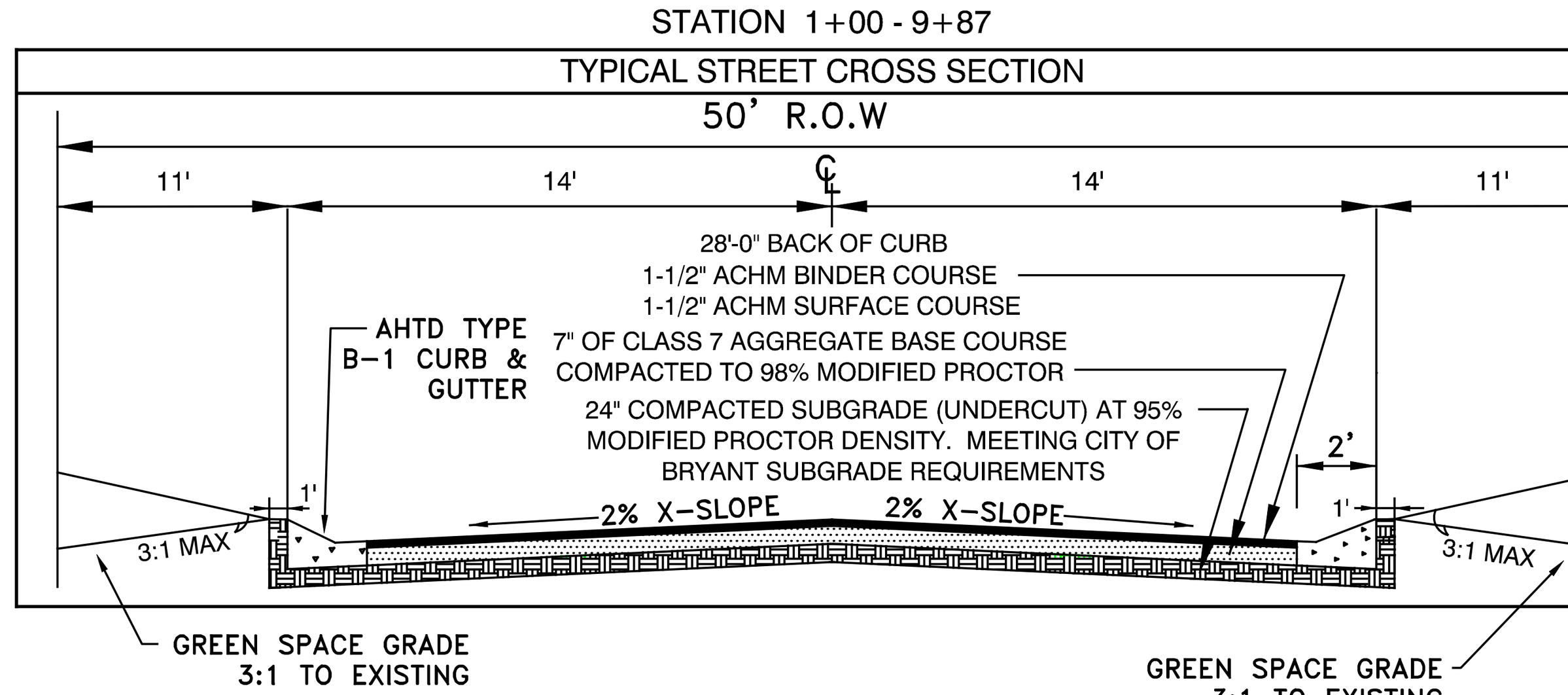
PROGRESS WAY
STATION 1+00 - 9+87

TYPICAL STREET CROSS SECTION



GREEN SPACE GRADE 3:1 TO EXISTING

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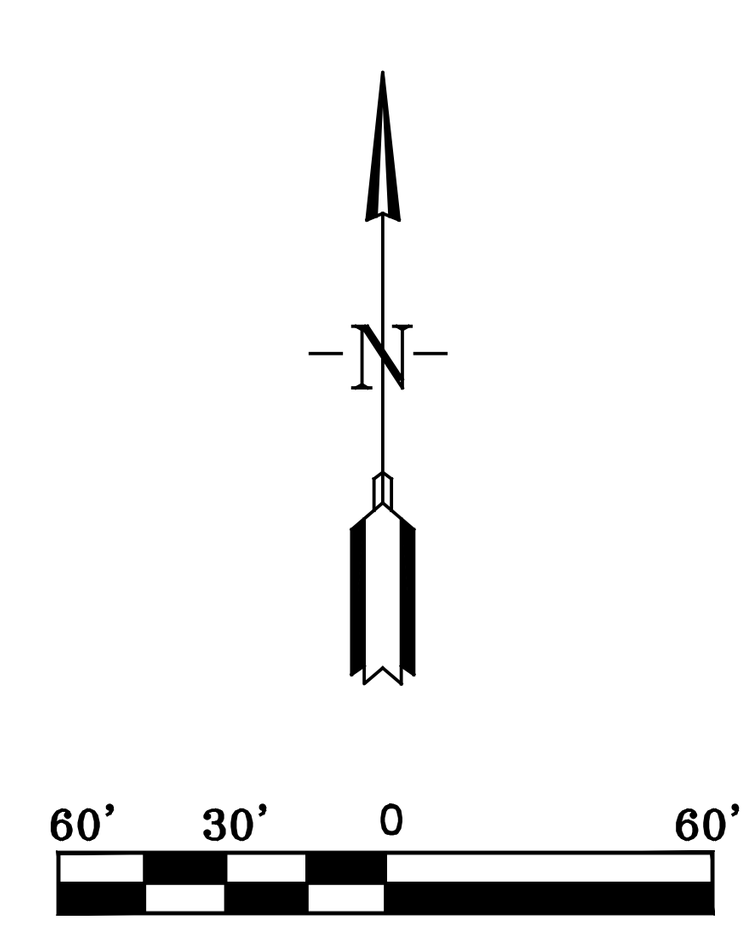
PRELIMINARY PLAT - MARKETPLACE EAST PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS





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- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 1
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 2

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JANUARY 10, 2023.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 15'
SIDE - 0'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT, SIDE AND REAR - 10' OR AS SHOWN
INGRESS/EGRESS (I/E)
LOT CORNERS: SET #4 REBAR WITH CAP

SURVEY LEGEND
- △ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap or Mag Nail with Shiner
- (M)-Measured
- (R)-Record
- (P)-Platted

SURVEY PLAT CODE:
500-01S-14W-0-22-400-62-1573

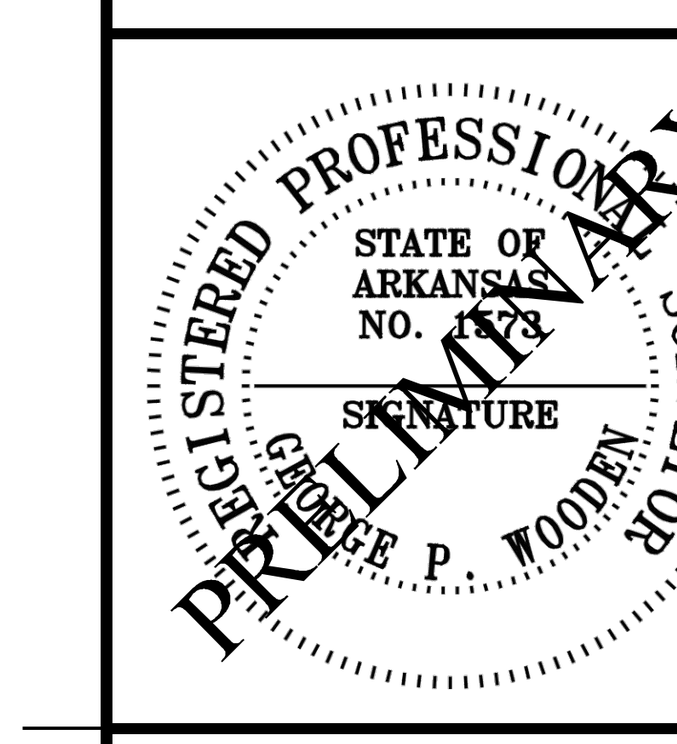
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	146.93'	300.00'	28°03'44"	S56° 25' 16"E	145.47'
C4	101.27'	300.00'	19°20'26"	N79° 41' 39"E	100.79'
C5	97.73'	300.00'	18°39'54"	S81° 18' 13"E	97.30'
C6	243.80'	1596.45'	8°44'59"	N18° 29' 44"W	243.56'
C7	98.97'	1596.45'	3°33'07"	N24° 39' 30"W	98.95'

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Road
Bryant, AR 72022
Ph. (501) 408-4650
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



CONTENTS:
PRELIMINARY PLAT

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: V1.0

J:\Projects\2020 Projects\20022 Bart Ferguson – John Daniels – 1 acre tract – Bryant Ortho Clinic\Drawings\DWGs\Design\20022 Bart Ferguson Marketplace East Subdivision Phase 1–R4–020623.dwg

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

February 8, 2023

Mr. Truett Smith
Planning and Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Preliminary Plat – Marketplace East Phase 1

Dear Mr. Smith:

Please allow this letter and the following list of documents uploaded to your portal to serve as my application for approval of the referenced preliminary plat. It is my desire that this matter be included on the agenda for your March 2023 City of Bryant Planning Commission Meeting. The developer for the project is Bryant Realty Company, LLC, 422 North Main Street, Bryant, Arkansas 72022 (501) 840-2282.

List of Enclosures

- Letter from Property Owner
- Affidavit from Property Owner
- Preliminary Plat
- Subdivision Plans
- Bryant Subdivision Checklist
- Storm Drainage Calculations
- Review Fees of $309.00

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
DRAINAGE CALCULATIONS – SUMMARY
2/6/2023

DESCRIPTION OF PROJECT

Marketplace east phase 1 is an approximately 7.11 Acre development located in the City of Bryant, Arkansas approximately a quarter mile north of Market Place Avenue. There are two ridges that run through the site creating three main drainage basins. There is one large drainage basin among three basins that flows to pond on south side. There is an existing gravel road and 635 linear feet of gravel road is replaced by paved road.

Stormwater Calculations were prepared with the intent to comply with the City of Bryant's Drainage Code. Hydraulic calculations were made using the Rational Method. Design frequencies were analyzed for 2, 5, 10, 25, 50, and 100 year return periods.

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Inlets

Summary of Pipes

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
DRAINAGE CALCULATIONS – SUMMARY
2/6/2023

SUMMARY OF DRAINAGE BASINS

Basin 1 drains to western side and Basin 3 drains to eastern side of the site. Basin 3 and 4 is developed. Basin 2 is drained to a pond which is located in the south side of the site. There is no significant change between pre and post development discharges.

SUMMARY OF INLETS

On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 10-year return storm. The distance from the face of the curb to the center of the street is 15 feet.

SUMMARY OF PIPES

All pipes used in this project are HDPE or RCP. Therefore, a manning's of 0.012 was used on all pipes in the analysis.

Stormwater Calcs - Marketplace East Phase 1
Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1, 2 & 3

$$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	285		feet
n1 =	0.03		
S1 =	0.032		ft/ft
$I_{assumed}$ =	8.40		inches
$Tc_{calculated}$		243	seconds
$Tc_{calculated}$		4.05	minutes

Tc =	4.05	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	8.40	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	**5.00**	minutes	

I_{100} =	10	Inches	I_{10} =	7.2	Inches
I_{50} =	9.2	Inches	I_{5} =	6.5	Inches
I_{25} =	8.40	Inches	I_{2} =	5.6	Inches

Stormwater Calcs - Marketplace East Phase 1
Using Rational Method

Post-development

Calculated Tc values - Drainage Basin 1, 2 & 3

$$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	285	feet
n1 =	0.03	
S1 =	0.032	ft/ft
$I_{assumed}$ =	8.40	inches
$Tc_{calculated}$	243	seconds
$Tc_{calculated}$	4.05	minutes

Tc =	4.05	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	8.40	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	**5.00**	minutes	

I_{100} =	10 Inches	I_{10} =	7.2 Inches
I_{50} =	9.2 Inches	I_{5} =	6.5 Inches
I_{25} =	8.40 Inches	I_{2} =	5.6 Inches

Stormwater Calcs - Marketplace East Phase 1
using Rational Method

Pre-development

Calculated C values - Drainage Basin 1

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Greenspace	0.15	0.49	0.45	0.42	0.38	0.36	0.33	Pasture, Average 2-7%
Road	0.01	0.97	0.92	0.88	0.83	0.8	0.75	Road
Total Area =	**0.16**	**0.52**	**0.48**	**0.45**	**0.41**	**0.39**	**0.36**	

Calculated C values - Drainage Basin 2

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Greenspace	6.35	0.47	0.43	0.4	0.36	0.34	0.31	Forest/Woodlands, Average 2-7%
Gravel	0.16	0.65	0.55	0.5	0.35	0.3	0.25	Gravel
Total Area =	**6.51**	**0.47**	**0.43**	**0.40**	**0.36**	**0.34**	**0.31**	

Calculated C values - Drainage Basin 3

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Greenspace	0.44	0.47	0.43	0.4	0.36	0.34	0.31	Forest/Woodlands, Average 2-7%
Total Area =	**0.44**	**0.47**	**0.43**	**0.40**	**0.36**	**0.34**	**0.31**	

Stormwater Calcs - Marketplace East Phase 1
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Greenspace	0.15	0.49	0.45	0.42	0.38	0.36	0.33	Pasture, Average 2-7%
Road	0.01	0.97	0.92	0.88	0.83	0.8	0.75	Road
Total Area =	**0.16**	**0.52**	**0.48**	**0.45**	**0.41**	**0.39**	**0.36**	

Calculated C values - Drainage Basin 2

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Greenspace	6.34	0.47	0.43	0.4	0.36	0.34	0.31	Forest/Woodlands, Average 2-7%
Gravel	0.04	0.65	0.55	0.5	0.35	0.3	0.25	Gravel
Road	0.13	0.97	0.92	0.88	0.83	0.8	0.75	Road
Total Area =	**6.51**	**0.48**	**0.44**	**0.41**	**0.37**	**0.35**	**0.32**	

Calculated C values - Drainage Basin 3

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Greenspace	0.44	0.47	0.43	0.4	0.36	0.34	0.31	Forest/Woodlands, Average 2-7%
Total Area =	**0.44**	**0.47**	**0.43**	**0.40**	**0.36**	**0.34**	**0.31**	

Stormwater Calcs - Marketplace East Phase 1
using Rational Method

Pre-development

Drainage Basin 1

Q_{100} =	0.83	CFS	Q_{50}=	0.71	CFS	Q_{25} =	0.60	CFS	Q_{10} =	0.47	CFS
c =	0.52		c =	0.48		c =	0.45		c =	0.41	
i=	10.00	in/hr	i=	9.20	in/hr	i=	8.40	in/hr	i=	7.20	in/hr
A=	0.16	acres	A=	0.16	acres	A=	0.16	acres	A=	0.16	acres

Q_5 =	0.40	CFS	Q_2 =	0.32	CFS
c =	0.39		c =	0.36	
i=	6.50	in/hr	i=	5.60	in/hr
A=	0.16	acres	A=	0.16	acres

Drainage Basin 2

Q_{100} =	30.89	CFS	Q_{50}=	28.71	CFS	Q_{25} =	22.01	CFS	Q_{10} =	16.86	CFS
c =	0.47		c =	0.48		c =	0.40		c =	0.36	
i=	10.00	in/hr	i=	9.20	in/hr	i=	8.40	in/hr	i=	7.20	in/hr
A=	6.51	acres	A=	6.51	acres	A=	6.51	acres	A=	6.51	acres

Q_5 =	14.35	CFS	Q_2 =	11.25	CFS
c =	0.34		c =	0.31	
i=	6.50	in/hr	i=	5.60	in/hr
A=	6.51	acres	A=	6.51	acres

Drainage Basin 3

Q_{100} =	2.07	CFS	Q_{50}=	1.74	CFS	Q_{25} =	1.48	CFS	Q_{10} =	1.14	CFS
c =	0.47		c =	0.43		c =	0.40		c =	0.36	
i=	10.00	in/hr	i=	9.20	in/hr	i=	8.40	in/hr	i=	7.20	in/hr
A=	0.44	acres	A=	0.44	acres	A=	0.44	acres	A=	0.44	acres

Q_5 =	0.97	CFS	Q_2 =	0.76	CFS
c =	0.34		c =	0.31	
i=	6.50	in/hr	i=	5.60	in/hr
A=	0.44	acres	A=	0.44	acres

Post-development

Drainage Basin 1

Q_{100} =	0.83	CFS	Q_{50}=	0.71	CFS	Q_{25} =	0.60	CFS	Q_{10} =	0.47	CFS
c =	0.52		c =	0.48		c =	0.45		c =	0.41	
i=	10.00	in/hr	i=	9.20	in/hr	i=	8.40	in/hr	i=	7.20	in/hr
A=	0.16	acres	A=	0.16	acres	A=	0.16	acres	A=	0.16	acres

Q_5 =	0.40	CFS	Q_2 =	0.32	CFS
c =	0.39		c =	0.36	
i=	6.50	in/hr	i=	5.60	in/hr
A=	0.16	acres	A=	0.16	acres

Drainage Basin 2

Q_{100} =	31.32	CFS	Q_{50}=	26.38	CFS	Q_{25} =	22.43	CFS	Q_{10} =	17.31	CFS
c =	0.48		c =	0.44		c =	0.41		c =	0.37	
i=	10.00	in/hr	i=	9.20	in/hr	i=	8.40	in/hr	i=	7.20	in/hr
A=	6.51	acres	A=	6.51	acres	A=	6.51	acres	A=	6.51	acres

Q_5 =	14.77	CFS	Q_2 =	11.61	CFS
c =	0.35		c =	0.32	
i=	6.50	in/hr	i=	5.60	in/hr
A=	6.51	acres	A=	6.51	acres

Drainage Basin 3

Q_{100} =	2.07	CFS	Q_{50}=	1.74	CFS	Q_{25} =	1.48	CFS	Q_{10} =	1.14	CFS
c =	0.47		c =	0.43		c =	0.40		c =	0.36	
i=	10.00	in/hr	i=	9.20	in/hr	i=	8.40	in/hr	i=	7.20	in/hr
A=	0.44	acres	A=	0.44	acres	A=	0.44	acres	A=	0.44	acres

Q_5 =	0.97	CFS	Q_2 =	0.76	CFS
c =	0.34		c =	0.31	
i=	6.50	in/hr	i=	5.60	in/hr
A=	0.44	acres	A=	0.44	acres



BY	REVISION	DATE

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GarNat Engineering, LLC
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Benton, AR 72018
3825 Mt Carmel Road
Bryant, AR 72022
Ph. (501) 408-4650
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

CONTENTS:

PRE DRAINAGE BASIN

PROJECT NO: 20022

DATE: FEBRUARY, 2023

SHEET NO: 2.0

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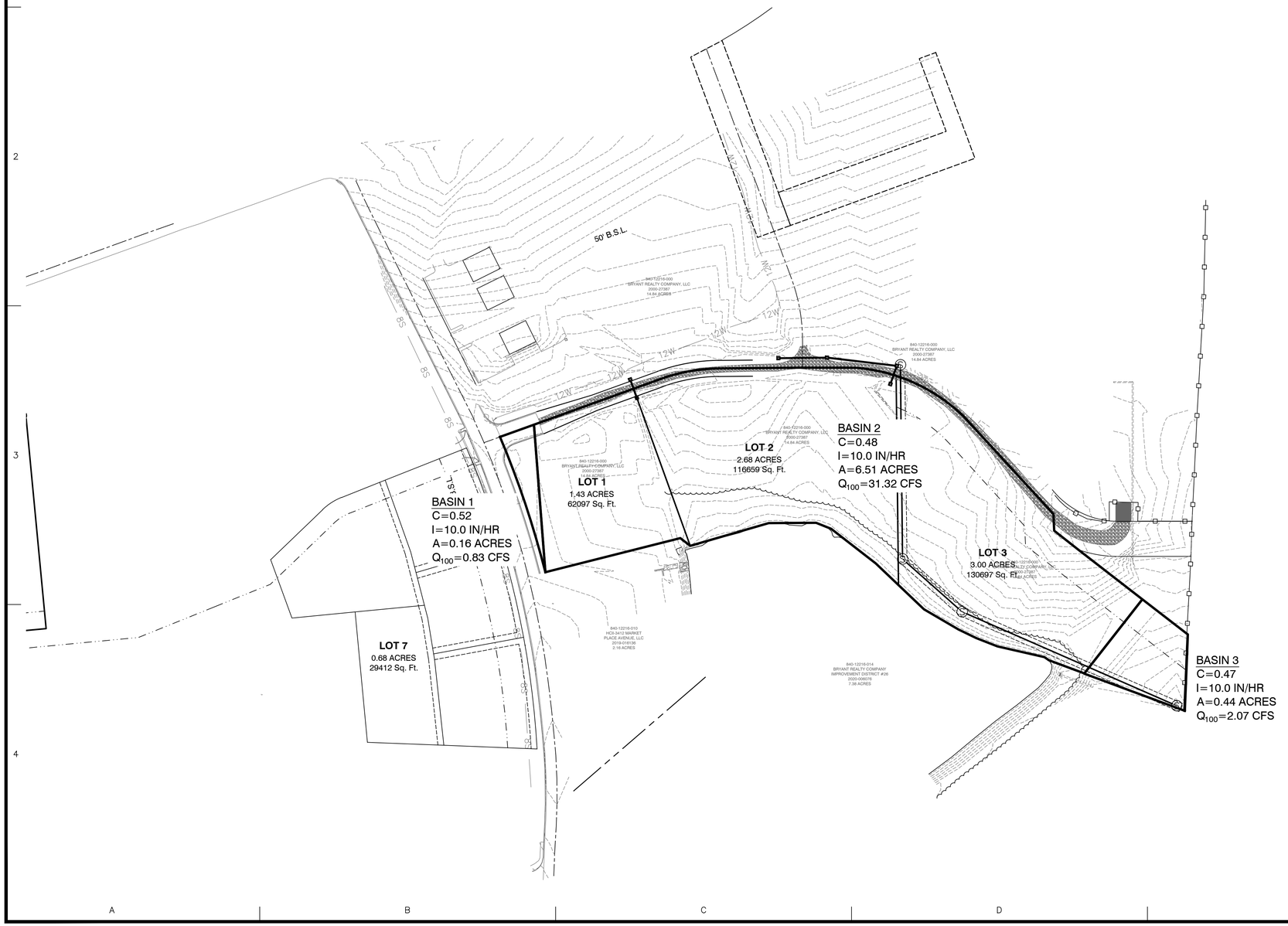

DATE	REVISION	BY

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Bryant, AR 72022
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MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

CONTENTS:

POST DRAINAGE BASIN

PROJECT NO: 20022

DATE: FEBRUARY, 2023

SHEET NO: 3.0

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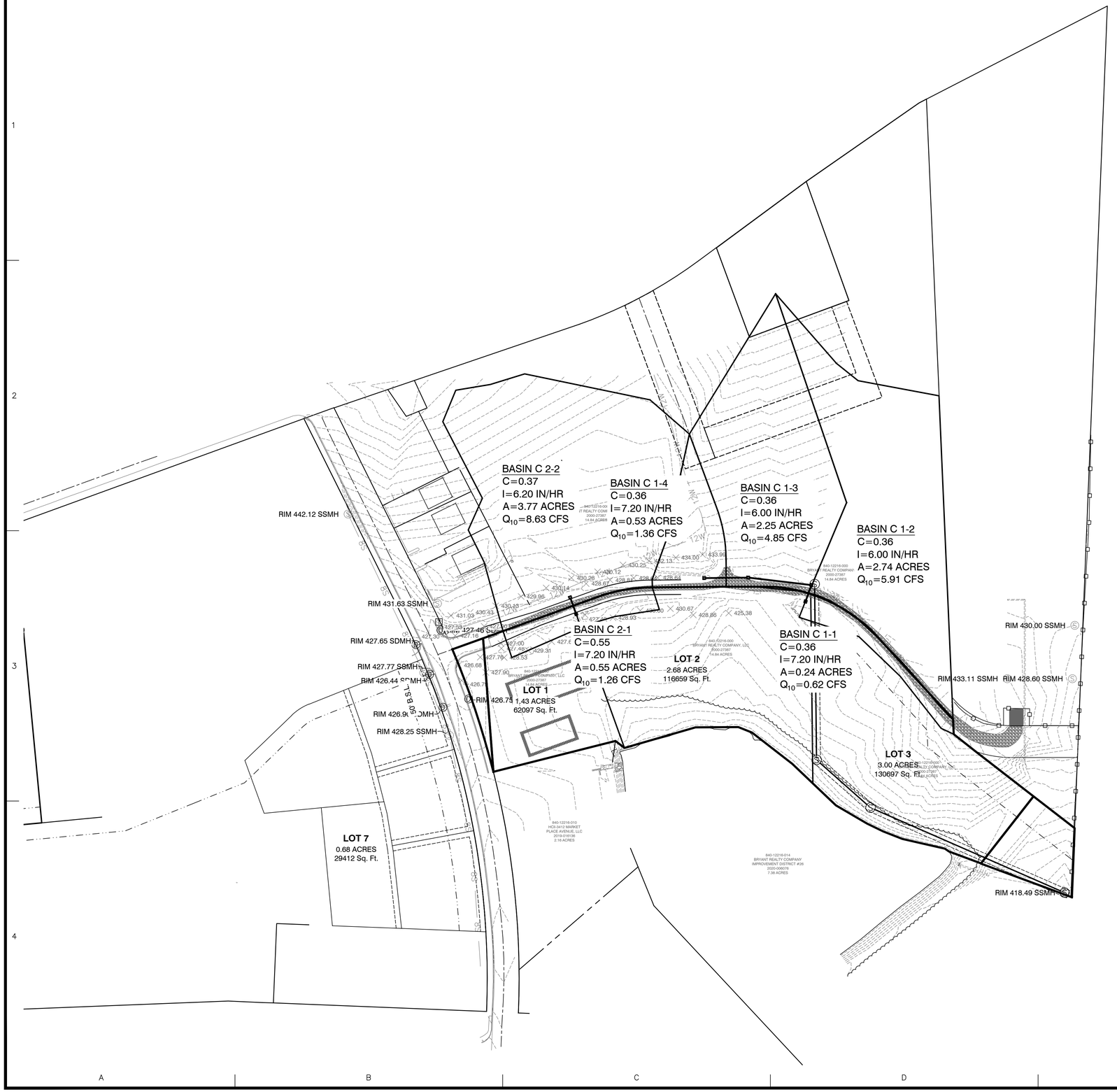

DATE	REVISION	BY

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MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

CONTENTS:

INLET
BASIN MAP

PROJECT NO:
20022

DATE:
FEBRUARY, 2023

SHEET NO:
1.0

J:\Projects\2020 Projects\20022 Bart Ferguson - John Dahlke - 1 acre Inst. - Bryant, Ohio, Ohio\Drawings\CAD\Sheets\20022 Bart Ferguson Marketplace East Subdivision Drainage Calc.dwg

Stormwater Calcs - Bryant Ortho Clinic
Using Rational Method

Post-development Basin

Calculated Tc values - Drainage Basin CI-1-2 & CI 1-3

$$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	525	feet	
n1 =	0.075	Sluggish reaches, weedy, deep pools	
S1 =	0.04	ft/ft	
$I_{assumed}$ =	6.80	inches	
$Tc_{calculated}$	619	seconds	
$Tc_{calculated}$	10.32	minutes	
Tc =	10.32	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	6.80	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	**10.00**	minutes	

Calculated Tc values - Drainage Basin CI-1-4

$$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	275	feet	
n1 =	0.033	Gravel	
S1 =	0.04	ft/ft	
$I_{assumed}$ =	8.40	inches	
$Tc_{calculated}$	236	seconds	
$Tc_{calculated}$	3.93	minutes	
Tc =	3.93	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	8.40	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	**5.00**	minutes	

Calculated Tc values - Drainage Basin CI-2-2

$$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	440	feet	
n1 =	0.075	Sluggish reaches, weedy, deep pools	
S1 =	0.04	ft/ft	
$I_{assumed}$ =	7.00	inches	
$Tc_{calculated}$	550	seconds	
$Tc_{calculated}$	9.17	minutes	
Tc =	9.17	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	7.00	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	**9.00**	minutes	

Stormwater Calcs - Bryant Ortho Clinic
using Rational Method
POST-DEV C VALUES

CI-1-1

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.17	0.36	0.4	0.47	Forest/Woodlands, Average 2-7%
	0.07	0.35	0.5	0.65	Gravel
Total Area =	**0.24**	**0.36**	**0.43**	**0.52**	

CI-1-2

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.07	0.35	0.5	0.65	Gravel
	2.67	0.36	0.4	0.47	Forest/Woodlands, Average 2-7%
Total Area =	**2.74**	**0.36**	**0.40**	**0.47**	

CI-1-3

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.23	0.35	0.5	0.65	Gravel
	2.02	0.36	0.4	0.47	Forest/Woodlands, Average 2-7%
Total Area =	**2.25**	**0.36**	**0.41**	**0.49**	

CI-1-4

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.23	0.35	0.5	0.65	Gravel
	0.30	0.36	0.4	0.47	Forest/Woodlands, Average 2-7%
Total Area =	**0.53**	**0.36**	**0.44**	**0.55**	

CI-2-1

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.22	0.43	0.46	0.53	Poor Condition, Average 2-7%
	0.10	0.81	0.86	0.95	Asphalt
Total Area =	**0.32**	**0.55**	**0.59**	**0.66**	

CI-2-2

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.10	0.81	0.86	0.95	Asphalt
	3.67	0.36	0.4	0.47	Forest/Woodlands, Average 2-7%
Total Area =	**3.77**	**0.37**	**0.41**	**0.48**	

Stormwater Calcs - Bryant Ortho Clinic
using Rational Method
Post Development Flowrates

CI-1-1

Q_{10} =	0.62	CFS
c =	0.36	
i=	7.20	in/hr
A=	0.24	acres

CI-1-2

Q_{10} =	5.91	CFS
c =	0.36	
i=	6.00	in/hr
A=	2.74	acres

CI-1-3

Q_{10} =	4.85	CFS
c =	0.36	
i=	6.00	in/hr
A=	2.25	acres

CI-1-4

Q_{10} =	1.36	CFS
c =	0.36	
i=	7.20	in/hr
A=	0.53	acres

CI-2-1

Q_{10} =	1.21	CFS
c =	0.55	
i=	6.90	in/hr
A=	0.32	acres

CI-2-2

Q_{10} =	8.69	CFS
c =	0.37	
i=	6.20	in/hr
A=	3.77	acres

BRYANT ORTHO CLINIC GUTTER SPREAD 10-YR STORM

CI 1-1

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.62 cfs	Q= Flowrate(cfs)
n	0.012	n=manning's number
k_u	0.56	k=0.56
S_x	0.03	S_x= cross slope
S_L	0.03	S_L= longitudinal slope
T	**3.43** ft	T= Gutter Spread

CI 1-2

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	5.91 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	**8.00** ft

CI 1-3

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	4.85 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	**7.52** ft

CI 1-4

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	1.36	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.66**	ft

CI 2-1

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	1.21	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.41**	ft

CI 2-2

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	8.69	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**9.36**	ft

Stormwater Calcs - Bryant Ortho Clinic

10-YEAR STORM

Area #	Area	I	C	Q (cfs)	Weir Q=3.0LY^1.5 Q (cfs)	Y (ft)	Required L (ft)	Actual L (ft)	
CI-1-1	0.24	7.20	0.36	0.62	0.62	0.49	**0.60**	**4**	**4' box**
CI-1-2	2.74	6.00	0.36	5.91	5.91	0.49	**5.75**	**7**	**4' box with 3' wing**
CI-1-3	2.25	6.00	0.36	4.85	4.85	0.49	**4.71**	**7**	**4' box with 3' wing**
CI-1-4	0.53	7.20	0.36	1.36	1.36	0.49	**1.32**	**4**	**4' box**
CI-2-1	0.32	6.90	0.55	1.21	1.21	0.49	**1.18**	**4**	**4' box**
CI-2-2	3.77	6.20	0.37	8.69	8.69	0.49	**8.45**	**10**	**4' box with 2-3' wing**

Bryant Ortho Clinic - Culvert Capacity

ON SITE DRAINAGE

Pipe Name	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
PIPE 119	CI 1-2	CI 1-1	12.12	0.0100	**24**	1	0.012	3.14	6.283	0.5	24.51	49%
PIPE 120	CI 1-3	CI 1-2	6.20	0.0100	**18**	1	0.012	1.77	4.712	0.375	11.38	55%
PIPE 121	CI 1-4	CI 1-3	1.36	0.0100	**18**	1	0.012	1.77	4.712	0.375	11.38	12%
PIPE 122	CI 2-2	CI 2-1	8.69	0.0100	**18**	1	0.012	1.77	4.712	0.375	11.38	76%

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

March 6, 2023

Mr. Truett Smith
Planning and Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Diamond Estates Subdivision
Request for Modification of Subdivision Code

Dear Mr. Smith:

Please allow this letter to serve as my formal request for the following two modifications from the subdivision code for the referenced project.

- At the west entrance of the subdivision, we would like to build one sidewalk instead of two as indicated on the typical cross section in the Master Street Plan. Additionally, we would like to request that this be a 6-foot wide sidewalk at the back of the curb, instead of 5-foot wide with a 6-foot greenspace between it and the curb. We are making this request because we cannot build the typical section in the 50-feet of right-of-way that we acquired for this section of road.
- The east cul-de-sac road is slightly longer (611-foot) than the 550-foot limit on length in Bryant's subdivision code. This request is being made because we believe this minor modification conforms to the spirit of Bryant's code and that adding an additional intermediate turnaround on such a short road would be off putting. Additionally, the intermediate turnaround could reduce the developer's lot yield and needlessly increase the development's construction cost.

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com

DIAMOND ESTATES SUBDIVISION
BRYANT, ARKANSAS

Prepared by:

GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

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Benton, AR 72018
Ph (501) 408-4650

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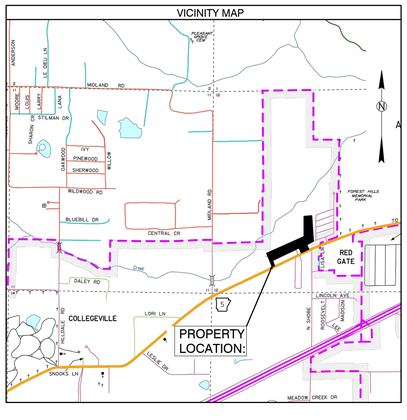

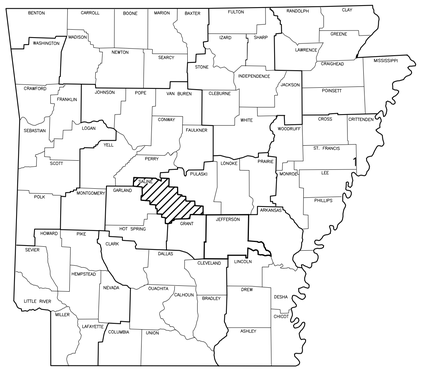

ARKANSAS



1	PRELIMINARY PLAT OVERALL
2	PRELIMINARY PLAT WEST HALF
3	PRELIMINARY PLAT EAST HALF
4	DRAINAGE PLAN
5-7	ROAD PROFILES
8	OVERALL SEWER & WATER PLANS
9-10	SEWER PLAN PROFILES
11	LIFT STATION PLAN & PROFILE
12	LIFT STATION DETAILS
13.	EROSION CONTROL PLAN

PRELIMINARY PLAT
DIAMOND ESTATES TO CITY OF BRYANT, SALINE COUNTY, ARKANSAS

LINE TABLE		
Line #	Length	Direction
L1	83.57	N28° 45' 19"E
L2	70.00	N2° 17' 50"E
L3	105.07	N28° 36' 30"W
L4	91.72	N2° 23' 44"E
L5	99.23	N41° 57' 13"E
L6	101.46	N64° 16' 35"E
L10	25.00	N87° 41' 21"W
L12	50.00	S66° 21' 31"W

PLAT CERTIFICATES:

OWNER:
Name: Diamond Development II
Address: 1599 Lawson Oaks, Little Rock, AR 72210

DEVELOPER:
Name: Diamond Development II
Address: 1599 Lawson Oaks, Little Rock, AR 72210

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: _____ Signed: _____
DIAMOND DEVELOPEMENT II

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2004-112595 & 2022-027151

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF RECORDING: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 6/07/2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1 (EXCEPT TRACT 1 = C-2)
MIN. LOT SIZE: 7699 S.F.
MAX. LOT SIZE: 16191 S.F.
NUMBER OF LOTS: 51
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

NOTES
1. SIDEWALKS (INCLUDING HANDICAP RAMPS) ON POA PROPERTY AND LIFT STATION SITE WILL BE CONSTRUCTED PRIOR TO APPROVAL OF FINAL PLAT.

ROAD CURVE TABLE

Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21°28'14"W
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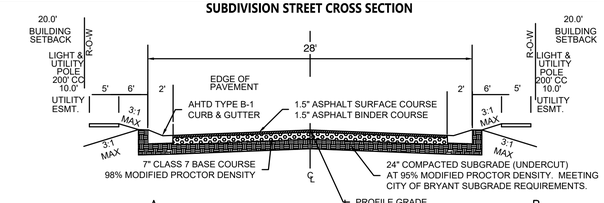
SURVEY LEGEND
- Computed point
- Found monument
- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted

100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-12-300-62-1573

SUBDIVISION STREET CROSS SECTION



DOCUMENTS USED:

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-

BASIS OF BEARINGS:

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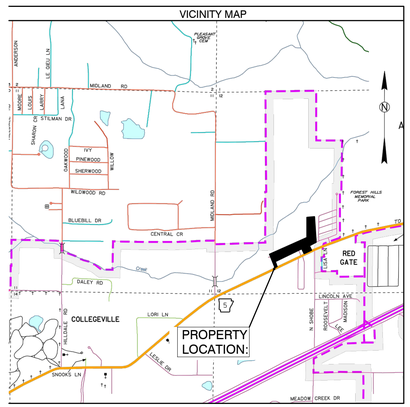
VICINITY MAP



PROPERTY DESCRIPTION:

LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST AND PART OF LOTS 36, 37, 38 ,39, 40, 41, 42, 43, 68, 86, 87, 88, 89, 90 AND 108 MIDLAND FARMS SUBDIVISION, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 43 MIDLAND FARMS SUBDIVISION, SALINE COUNTY, ARKANSAS; THENCE S 66°36'49" W A DISTANCE OF 1203.43 FEET TO THE NORTHEAST CORNER OF LOT 68 OF SAID MIDLAND FARMS SUBDIVISION; THENCE S 23°40'39" E ALONG THE EAST LINE OF SAID LOT 68 A DISTANCE OF 199.38 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS HIGHWAY 5; THENCE S 66°21'31" W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 68; THENCE N 23°40'39" W ALONG THE WEST LINE OF SAID LOT 68 A DISTANCE OF 199.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 68; THENCE S 66°36'50"W A DISTANCE OF 311.61 FEET; THENCE N 38°27'44" E A DISTANCE OF 411.85 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 52°09'42" E A DISTANCE OF 365.56 FEET TO A SET 1/2" REBAR WITH CAP #1573; N 50°31'32" E A DISTANCE OF 1017.57 FEET; THENCE N 53°59'32" E A DISTANCE OF 546.99 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 NE1/4 SW1/4) OF SAID SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE N 89°37'20" E, ALONG SAID SOUTH LINE, A DISTANCE OF 313.83 FEET TO A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF THE SAID NE1/4 NE1/4 SW1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, THENCE S 2°17'50" W FOR A DISTANCE OF 598.10 FEET TO A FOUND COTTON PICKER SPINDLE (CPS) AT THE NORTHEAST CORNER OF LOT 1, DOLLAR GENERAL ADDITION TO THE CITY OF BRYANT, PLAT RECORDED IN BOOK 2010 PAGE 93434; THENCE S 77°22'37" W, ALONG SAID LOT 1 NORTH LINE, 299.42 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 24°03'57" E, ALONG SAID LOT 1 WEST LINE, 275.38 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 5 (STAGECOACH ROAD); THENCE S 66°27'23" W, ALONG SAID NORTHERLY RIGHT OF WAY, 400.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 24°03'57" W, LEAVING SAID RIGHT OF WAY, 195.18 FEET TO THE **POINT OF BEGINNING**, CONTAINING 24.07 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF ARKANSAS HIGHWAY 5 NORTH AND ANY EASEMENTS OF RECORD.

REVISION	BY	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018) Ph (501) 408-4650
3825 Mt. Carmel Road Fx (888) 900-3068
Bryant, AR 72022 garnatengineering@gmail.com

DIAMOND ESTATES
PART OF THE SOUTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

2-21-2023

CONTENTS:
PRELIMINARY PLAT OVERALL

PROJECT NO: 21206

DATE: FEB 2023

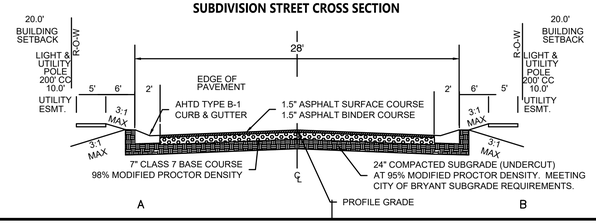
SHEET NO: 1

J:\Projects\2021 Projects\21206 Diamond Estates Midland Rd Hwy 5 Main Lake Property\Drawings\Works\Design\21206 Midland Road and Hwy 5 Lawns Layout 1-8-23.dwg



PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: R-1 (EXCEPT TRACT 1 = C-2) MIN. LOT SIZE: 7699 S.F. MAX. LOT SIZE: 16191 S.F. NUMBER OF LOTS: 51 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA SOURCE OF SEWER: CITY OF BRYANT BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 8' OR AS SHOWN EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN BACK - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN STREET RIGHT OF WAYS: 50' OR AS SHOWN STREET WIDTH: 28' BOC TO BOC LOT CORNERS: SET #4 REBAR WITH CAP NOTES 1. SIDEWALKS (INCLUDING HANDICAP RAMPS) ON POA PROPERTY AND LIFT STATION SITE WILL BE CONSTRUCTED PRIOR TO APPROVAL OF FINAL PLAT.

SUBDIVISION STREET CROSS SECTION



SURVEY LEGEND
⚠ - Computed point
● - Found monument
⊙ - Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted

100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-12-300-62-1573

LINE TABLE		
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L1	83.57	N28° 45' 19"E
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C6	52.99	100.00	S18° 29' 32"W	52.37
C7	1.77	100.00	S2° 48' 17"W	1.77
C8	12.25	25.00	S16° 20' 00"W	12.13
C9	12.25	25.00	S16° 20' 00"W	12.13
C10	61.27	60.00	S1° 36' 57"E	367.71
C11	41.90	60.00	S50° 52' 26"E	41.05
C12	51.00	60.00	N84° 46' 11"E	49.48
C13	50.98	60.00	N36° 04' 45"E	49.46
C14	58.78	60.00	N16° 19' 32"W	56.46
C15	27.44	60.00	N57° 29' 40"W	364.02
C16	31.81	25.00	N34° 09' 02"W	29.70
C17	6.81	50.00	N6° 11' 51"E	6.80
C18	49.32	50.00	N38° 21' 21"E	47.34
C19	7.13	175.63	S65° 25' 52"W	340.57
C20	84.27	125.70	S47° 22' 03"W	82.70
C21	108.07	125.70	S3° 31' 58"W	104.77
C22	283.10	175.63	S21° 21' 09"W	416.11

DOCUMENTS USED:
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BY	DATE	REVISION

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STATE OF ARKANSAS
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CONTENTS:

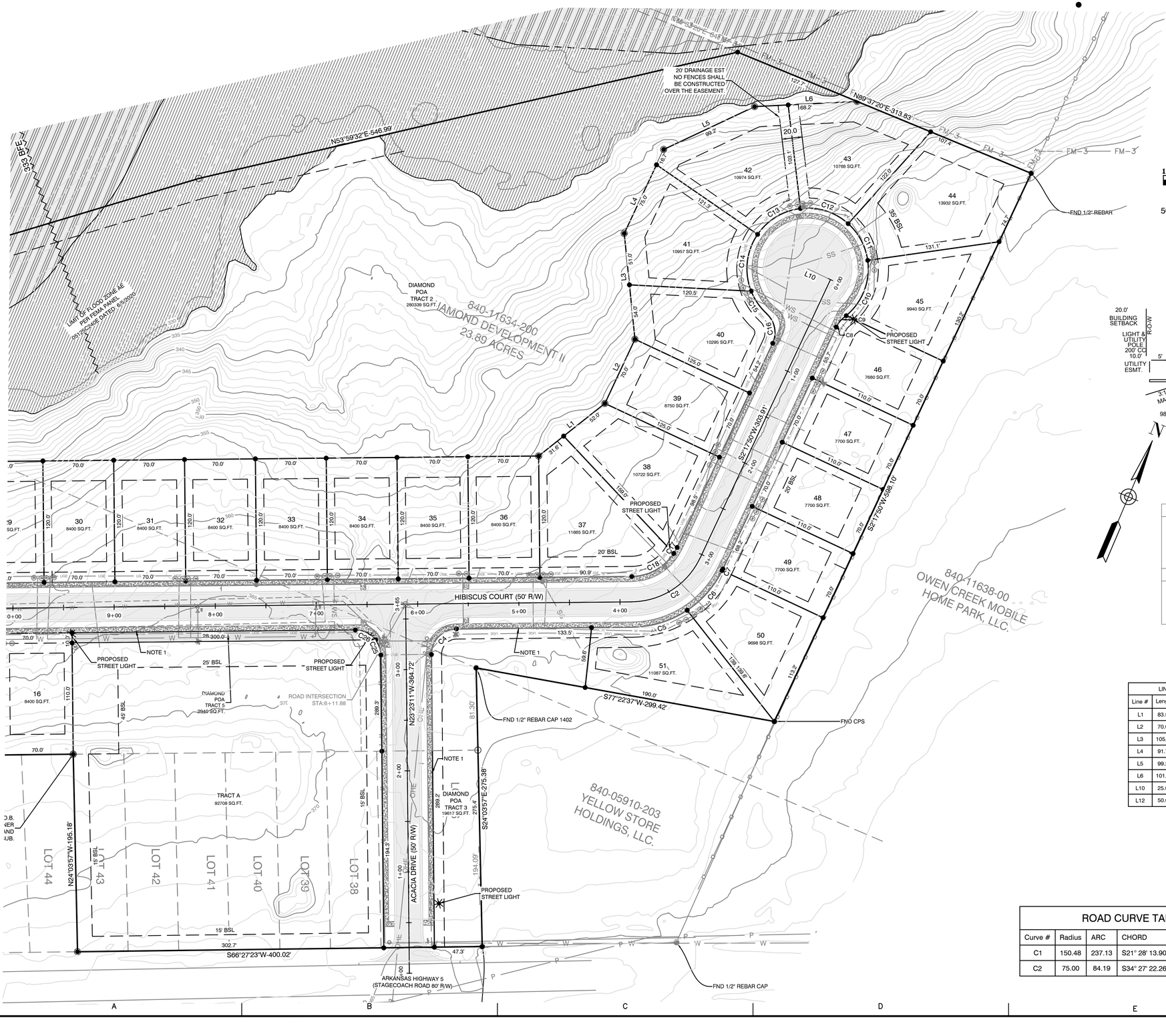
PRELIMINARY PLAT
SOUTH HALF
DIMINSIONS

PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
2

J:\Projects\2021 Projects\21206 Diamond Estates Midland Rd Hwy 5 Mills Lake Property\Drawings\DWGs\Design\21206 Midland Road and Hwy 5 Lewis Layout 1-9-23.dwg



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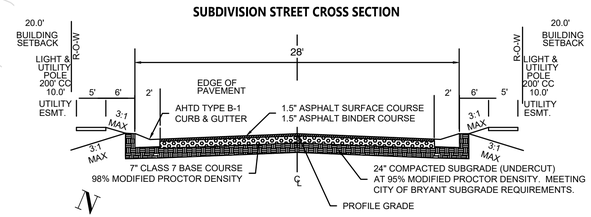

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C8	12.25	25.00	S16° 20' 00"W	12.13
C9	12.25	25.00	S16° 20' 00"W	12.13
C10	61.27	60.00	S1° 36' 57"E	367.71
C11	41.90	60.00	S50° 52' 26"E	41.05
C12	51.00	60.00	N84° 46' 11"E	49.48
C13	50.98	60.00	N36° 04' 45"E	49.46
C14	58.78	60.00	N16° 19' 32"W	56.46
C15	27.44	60.00	N57° 29' 40"W	364.02
C16	31.81	25.00	N34° 09' 02"W	29.70
C17	6.81	50.00	N6° 11' 51"E	6.80
C18	49.32	50.00	N38° 21' 21"E	47.34
C19	7.13	175.63	S65° 25' 52"W	340.57
C20	84.27	125.70	S47° 22' 03"W	82.70
C21	108.07	125.70	S3° 31' 58"W	104.77
C22	263.10	175.63	S21° 21' 09"W	416.11

ROAD CURVE TABLE

Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21°28'14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34°27'22"W

REVISION	BY	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
3825 Mt. Carmel Road
Bryant, AR 72022
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
VERNON J. WILLIAMS
REGISTERED
PROFESSIONAL
ENGINEER
NO. 9551
2-21-2023

CONTENTS:
PRELIMINARY PLAT
NORTH HALF
DIMINSIONS

PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
3

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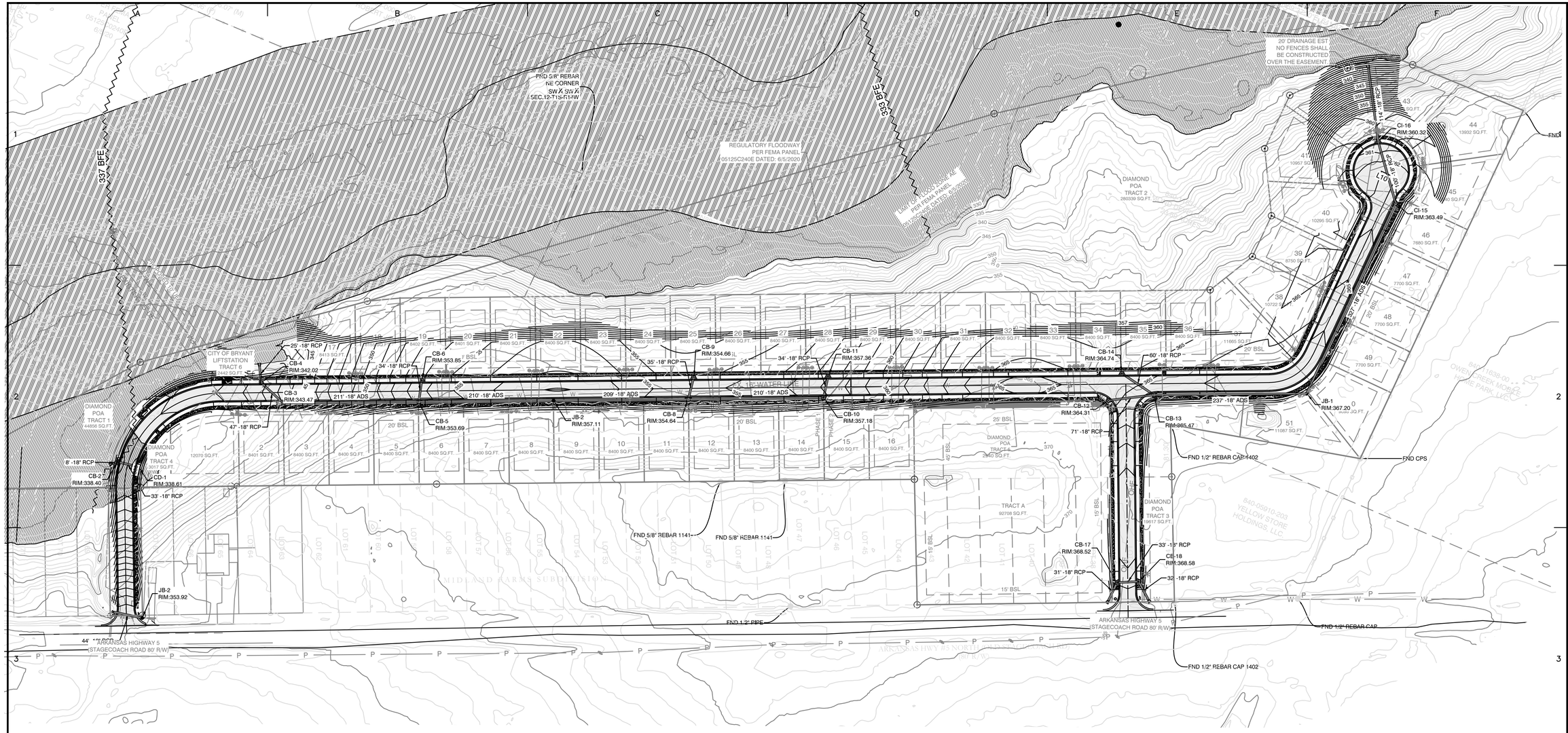
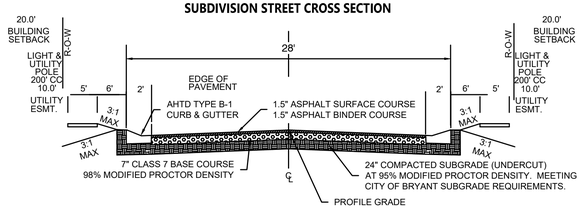


SURVEY LEGEND

- △ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

SURVEY PLAT CODE:
500-01S-14W-0-12-300-62-1573

SUBDIVISION STREET CROSS SECTION



DOCUMENTS USED:

- PLAT OF CREEKSIDE SUBDIVISION
- PLAT OF MIDLAND FARMS SUBDIVISION
- BOOK 2004 PAGE 112595 TD THORP TO DIAMOND DEVELOPMENT II
-

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

LINE TABLE		
Line #	Length	Direction
L1	83.57	N28° 45' 19"E
L2	70.00	N2° 17' 50"E
L3	105.07	N28° 36' 30"W
L4	91.72	N2° 23' 44"E
L5	99.23	N41° 57' 13"E
L6	101.46	N64° 16' 35"E
L10	25.00	N87° 41' 21"W
L12	50.00	S66° 21' 31"W

80 40 0 80

ROAD CURVE TABLE

Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21°28'14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34°27'22"W

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1 (EXCEPT TRACT 1 = C-2)
MIN. LOT SIZE: 7699 S.F.
MAX. LOT SIZE: 16191 S.F.
NUMBER OF LOTS: 51
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

NOTES
1. SIDEWALKS (INCLUDING HANDICAP RAMPS) ON POA PROPERTY AND LIFT STATION SITE WILL BE CONSTRUCTED PRIOR TO APPROVAL OF FINAL PLAT.

BY								
REVISION								
DATE								

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Bryant, AR 72022
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garnatengineering@gmail.com

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

2-21-2023

CONTENTS:

OVERALL DRAINAGE PLAN

PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
4

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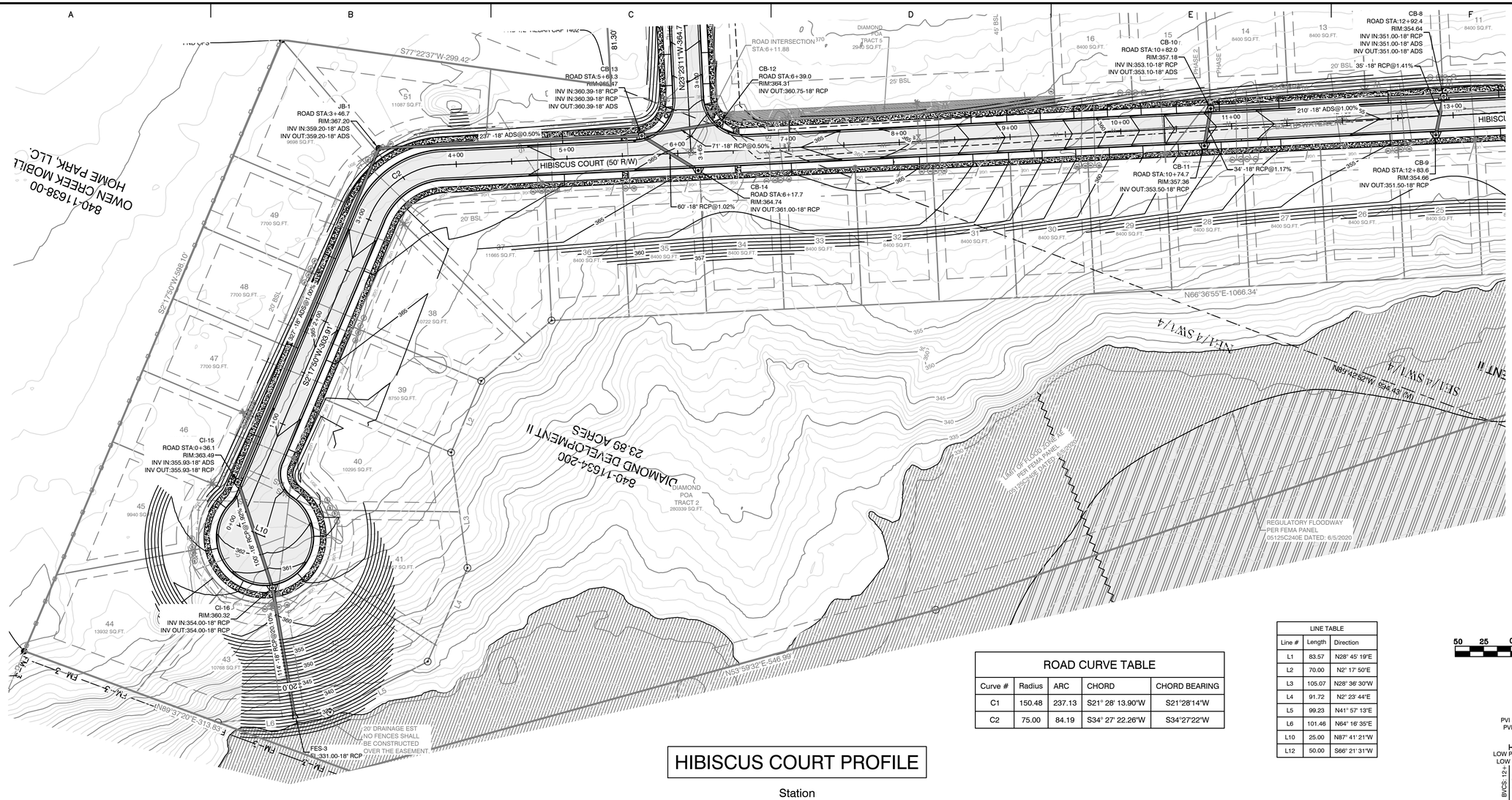

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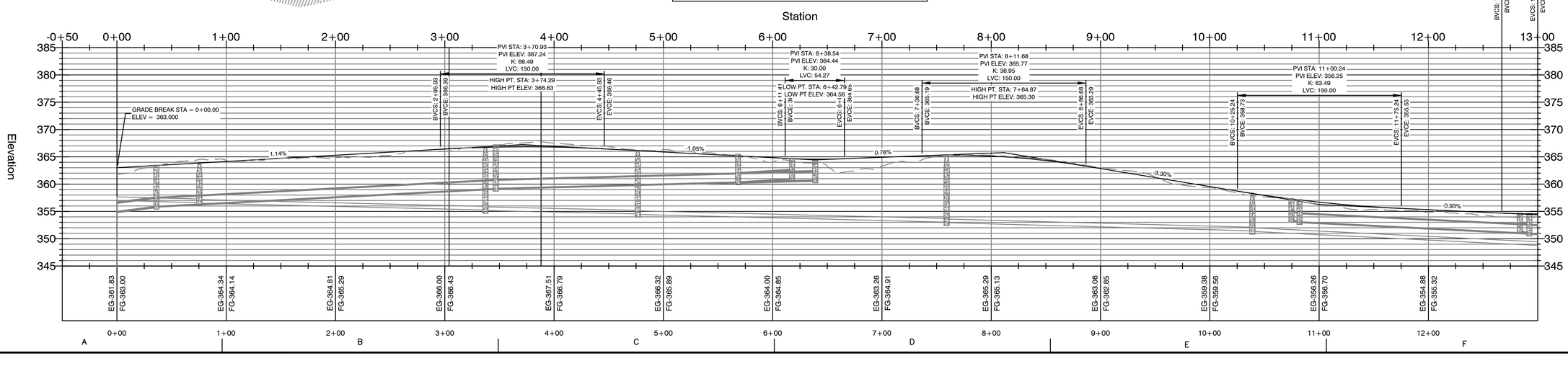
L12	50.00	S66° 21' 31"W

ROAD CURVE TABLE				
Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21°28'14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34°27'22"W

HIBISCUS COURT PROFILE



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DATE	REVISION	BY

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER OF SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON WILLIAMS

2-21-2023

CONTENTS:

HIBISCUS COURT PLAN & PROFILE 0+00-13+00

PROJECT NO: 21206

DATE: FEB 2023

SHEET NO: 5

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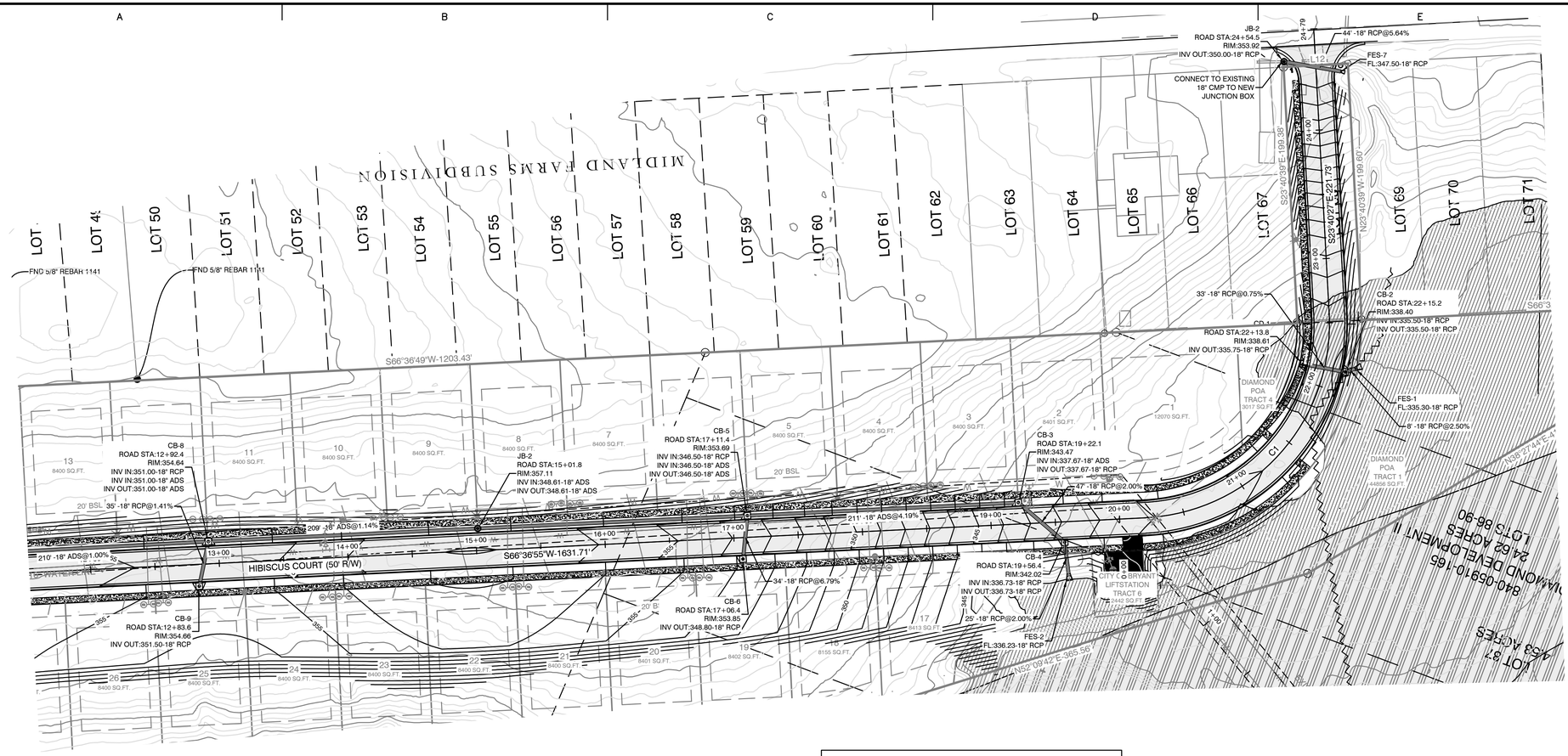

ROAD CURVE TABLE				
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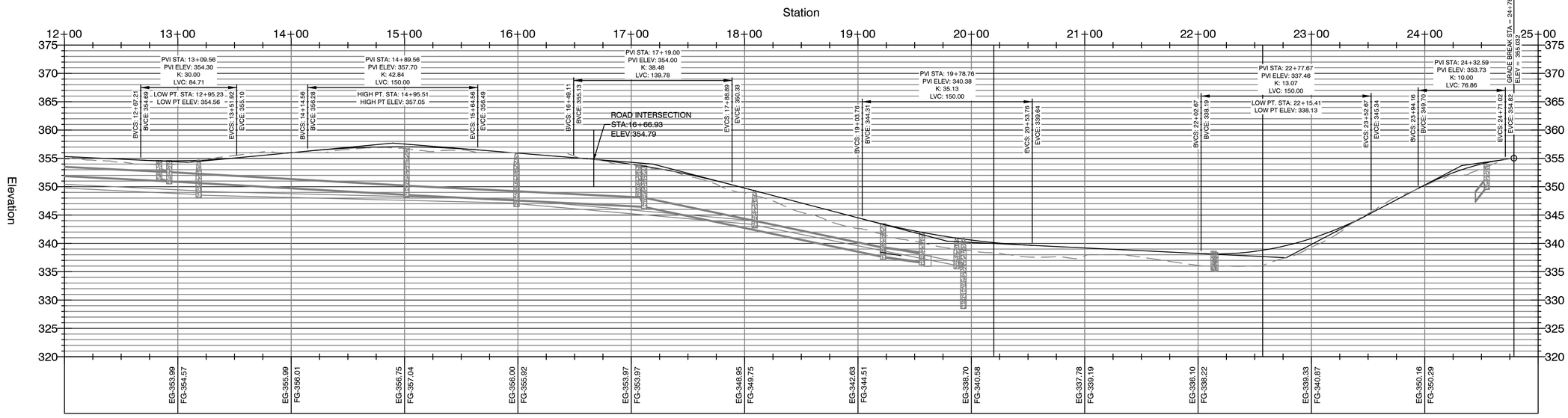
L10	25.00	N87° 41' 21"W
L12	50.00	S66° 21' 31"W

HIBISCUS COURT PROFILE



REVISION	BY	DATE

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DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon Wayne Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON WILLIAMS

2-21-2023

CONTENTS:
HIBISCUS COURT PLAN & PROFILE 0+00-13+00

PROJECT NO: 21206

DATE: FEB 2023

SHEET NO: 6

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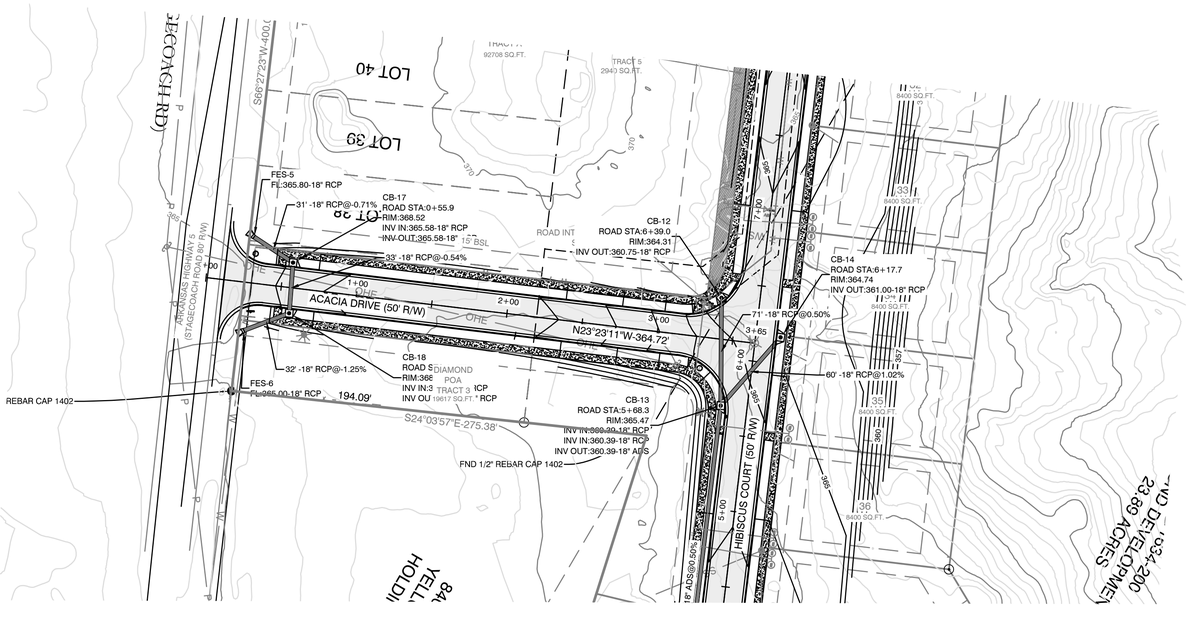
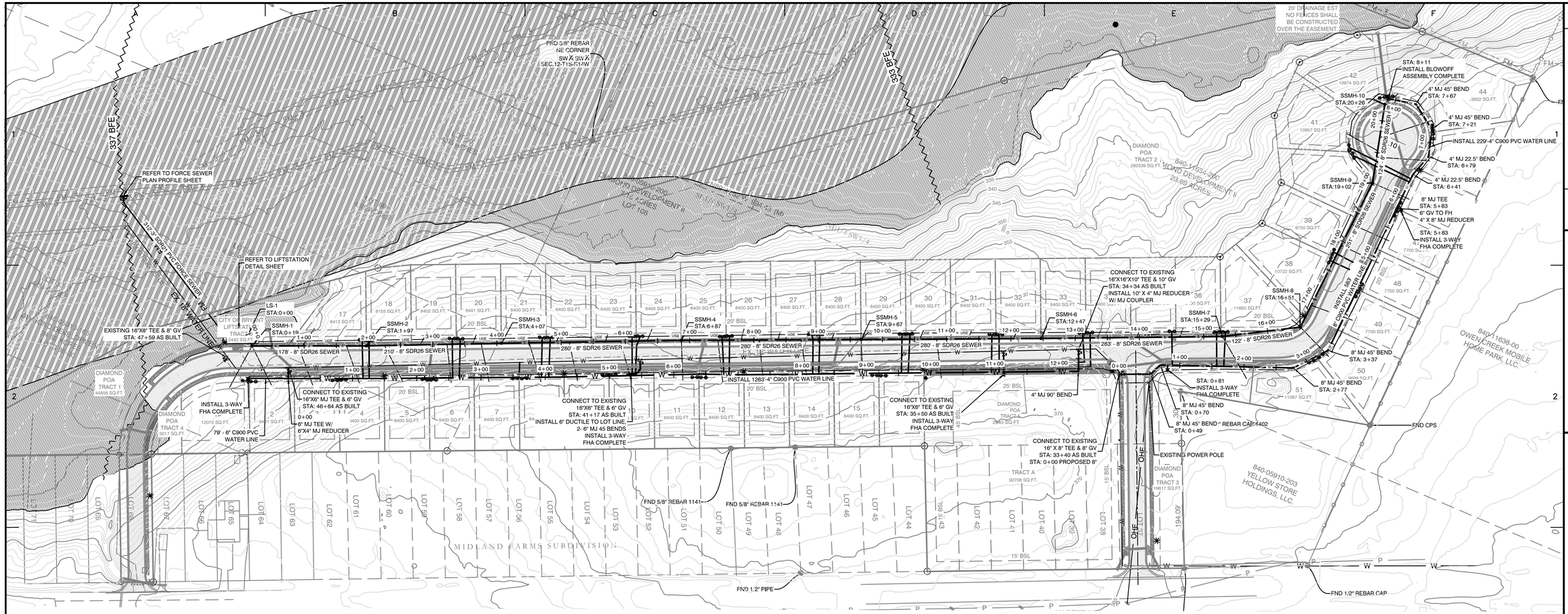

LOT 40
LOT 39
LOT 38
LOT 37
92708 SQ.FT.
TRACT 5
2943 SQ.FT.
ROAD INT
S66°27'23"W-400'
RECOVERY RD
ARKANSAS HIGHWAY 5
STAGECOACH BLVD (80' R/W)
ACACIA DRIVE (50' R/W)
N23°23'11"W-364.72'
S24°03'57"E-275.38'
194.09'
HIBISCUS COURT (50' R/W)
DIAMOND
TRACT 5
9917 SQ.FT.
POA
FES-5
FL:365.80-18" RCP
CB-17
31' -18" RCP@-0.71%
ROAD STA:0+55.9
RIM:368.52
INV IN:365.58-18" RCP
INV-OUT:365.58-18"
15' BSL
CB-12
ROAD STA:6+39.0
RIM:364.31
INV OUT:360.75-18" RCP
CB-14
ROAD STA:6+17.7
RIM:364.74
INV OUT:361.00-18" RCP
71' -18" RCP@0.50%
60' -18" RCP@1.02%
33' -18" RCP@-0.54%
32' -18" RCP@-1.25%
CB-18
ROAD S
RIM:366
INV IN:3
INV OU
ICP
RCP
FES-6
FL:365.00-18" RCP
REBAR CAP 1402
CB-13
ROAD STA:5+68.3
RIM:365.47
INV IN:360.09-18" RCP
INV IN:360.39-18" RCP
INV OUT:360.39-18" ADS
FND 1/2" REBAR CAP 1402
33
6400 SQ.FT.
35
6400 SQ.FT.
36
6400 SQ.FT.
23.89 ACRES
8400 SQ.FT.
8400 SQ.FT.
8400 SQ.FT.



SITE LEGEND:

- FIRE HYDRANT (FHA)
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- WATER METER
- SEWER SERVICE CONNECTION
- W — PROPOSED WATER MAIN
- S — PROPOSED FORCE SEWER MAIN
- SS — SEWER SERVICE CONNECTION
- WS — WATER SERVICE CONNECTION
- UGE — UNDERGROUND ELECTRIC

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1 (EXCEPT TRACT A = C-2)
MIN. LOT SIZE: 7699 S.F.
MAX. LOT SIZE: 16191 S.F.
NUMBER OF LOTS: 51
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

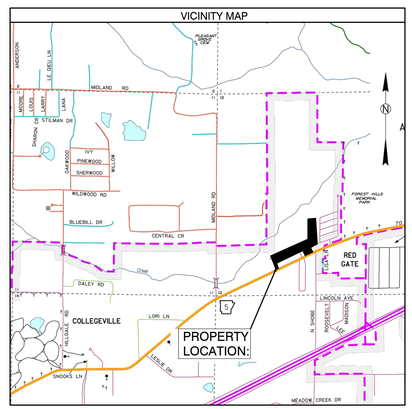
SURVEY LEGEND

- △ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

N

80 40 0 80

VICINITY MAP



NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
3. WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
4. ALL WATER UTILITY WORK SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
5. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE. FOR A COPY SEE THE WEBSITE https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=
6. REFER TO LIFTSTATION DETAIL SHEET FOR ADDITIONAL INFORMATION

DATE	REVISION	BY

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DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

2-28-2023

CONTENTS:

UTILITY PLAN OVERALL

PROJECT NO: 21206

DATE: FEB 2023

SHEET NO: 8

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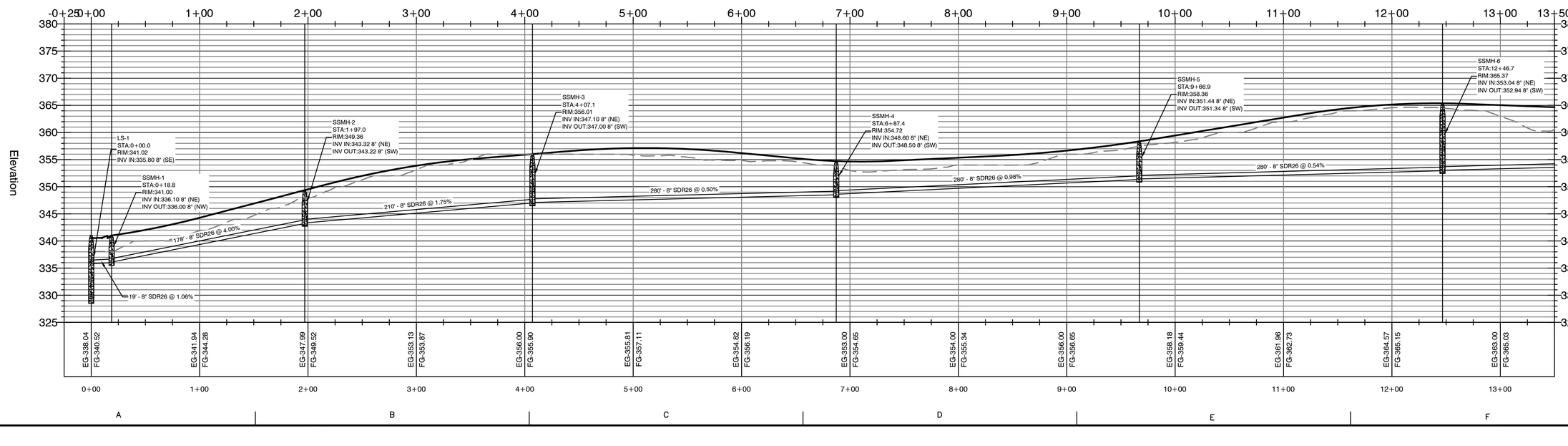
SEWERMAIN-1 PROFILE



BY	REVISION	DATE

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SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

2-21-2023

CONTENTS:

SEWER MAIN 1 PLAN & PROFILE 0+00-13+00

PROJECT NO: 21206

DATE: FEB 2023

SHEET NO: 9

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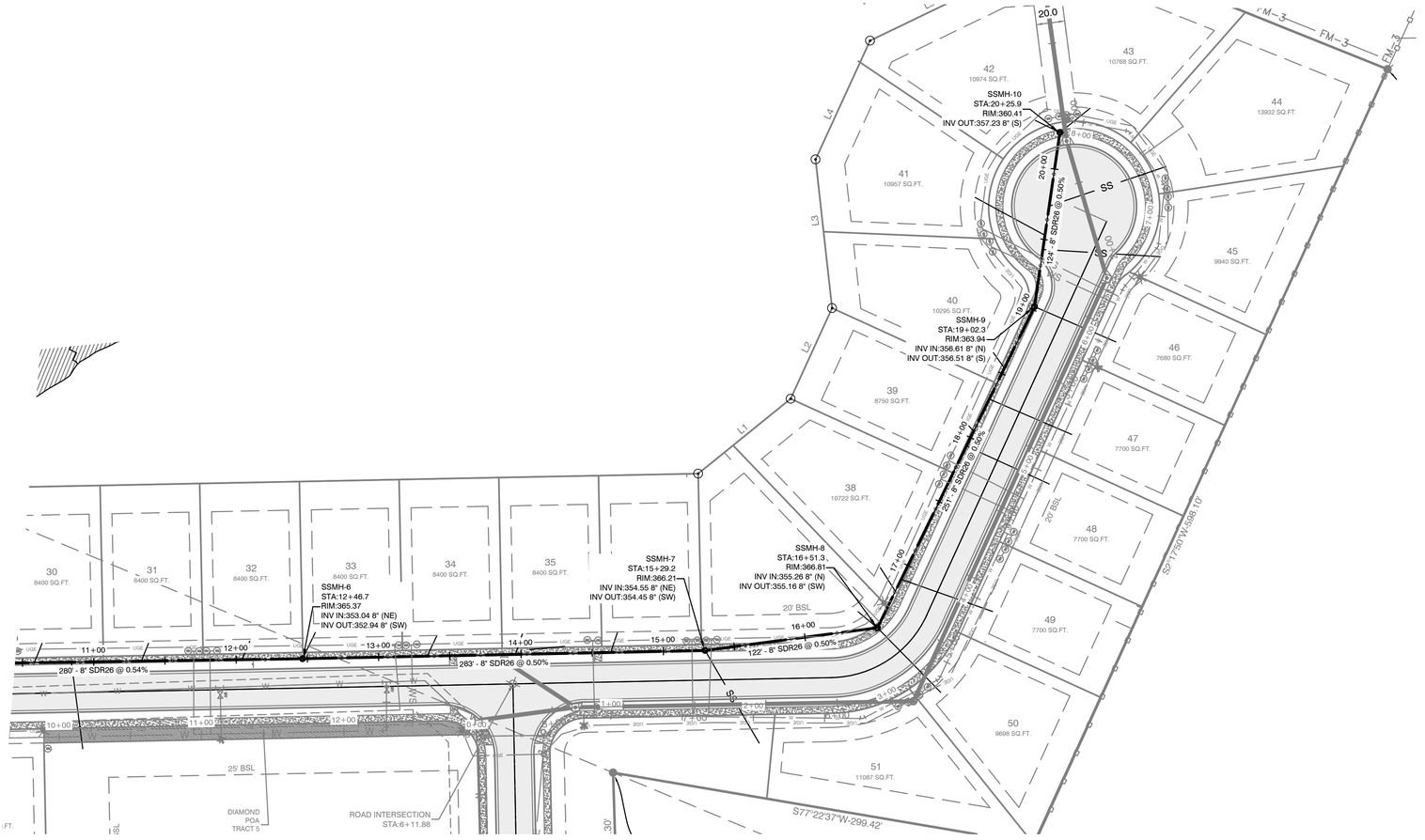
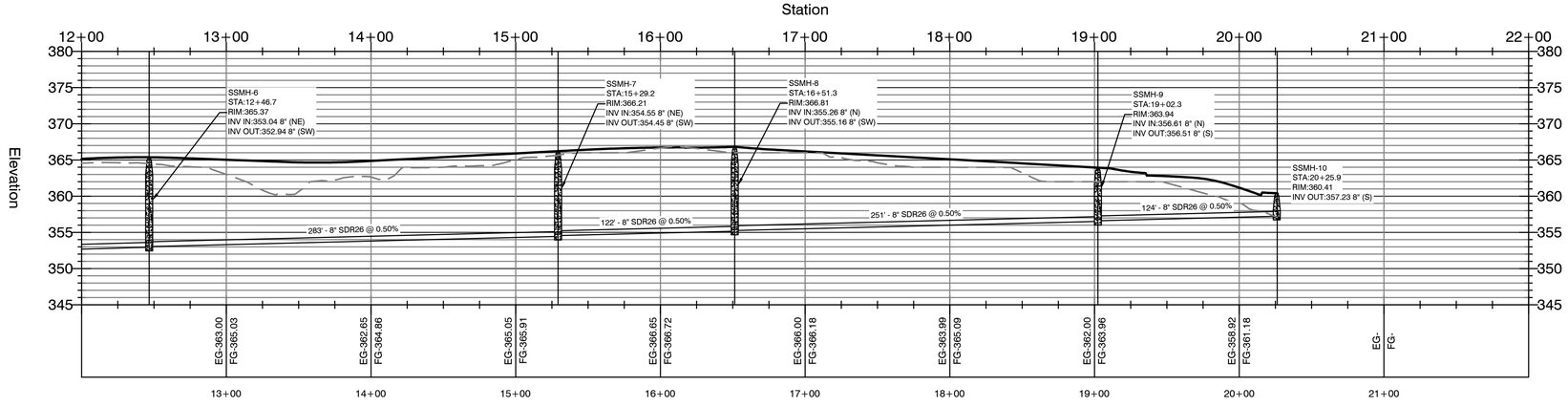


SEWERMAIN-1 PROFILE



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STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

2-21-2023

CONTENTS:

SEWER MAIN 1
PLAN &
PROFILE
12+00-END

PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
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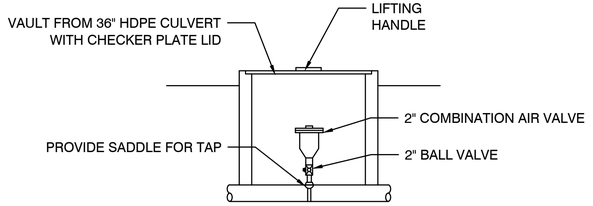
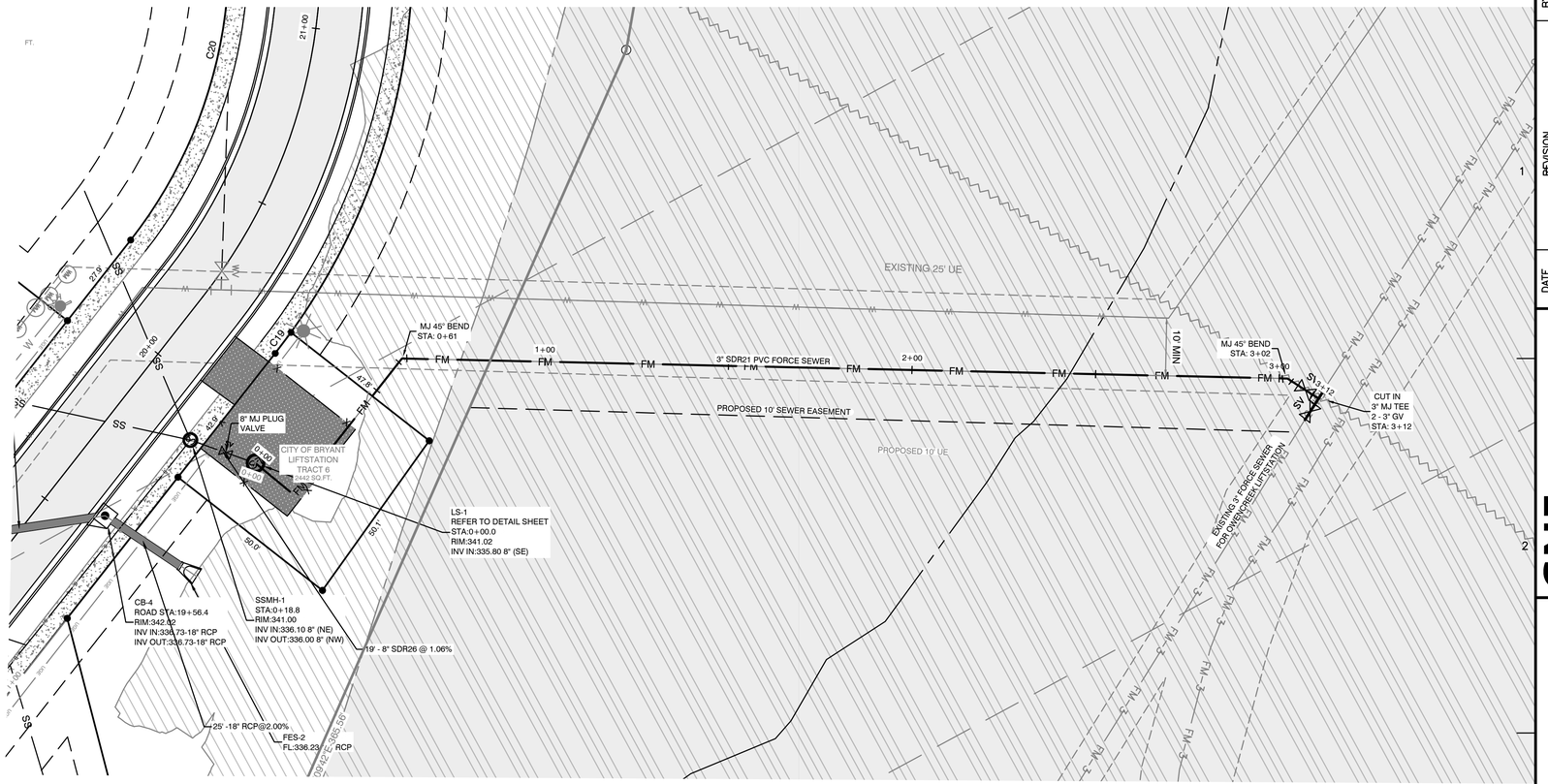
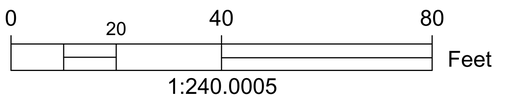


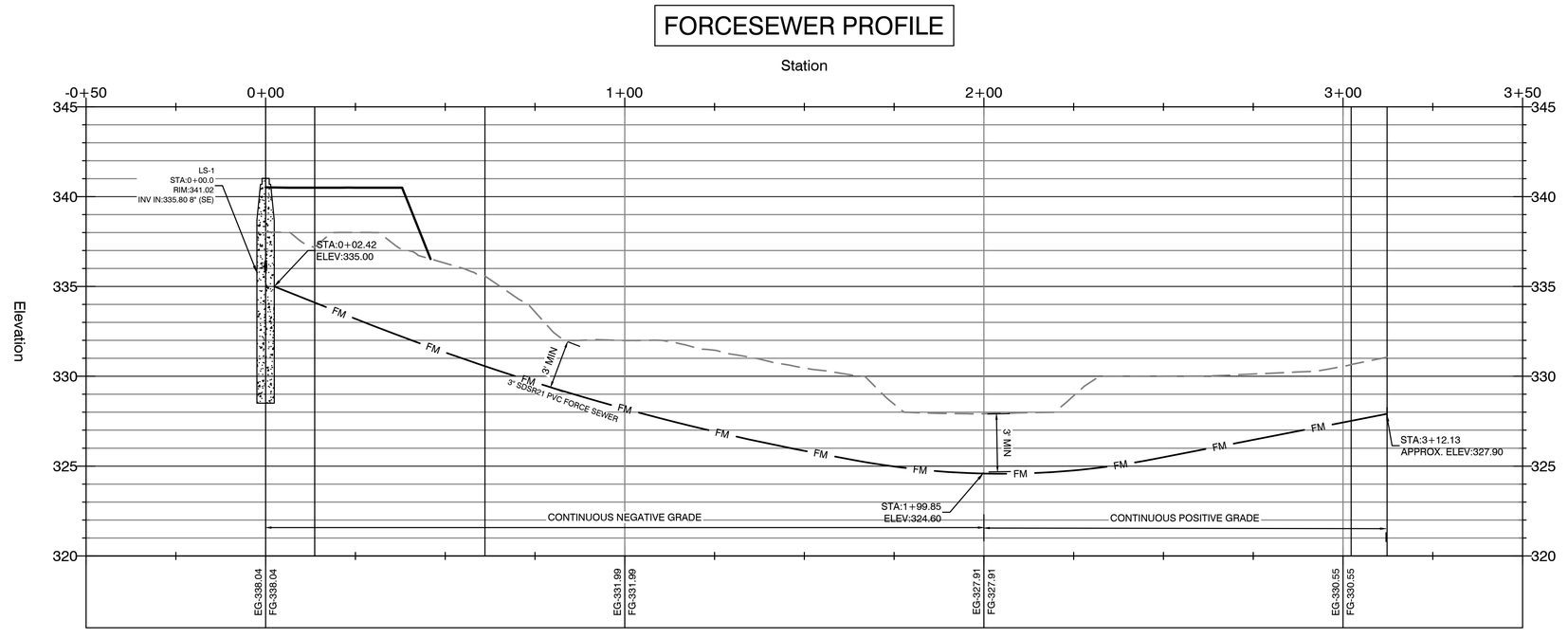
2" COMB. AIR VALVE - DETAIL

N.T.S.





FORCESEWER PROFILE



BY	REVISION	DATE

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STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

2-21-2023

CONTENTS:
LIFTSTATION PLAN & PROFILE

PROJECT NO: 21206

DATE: FEB 2023

SHEET NO: 11

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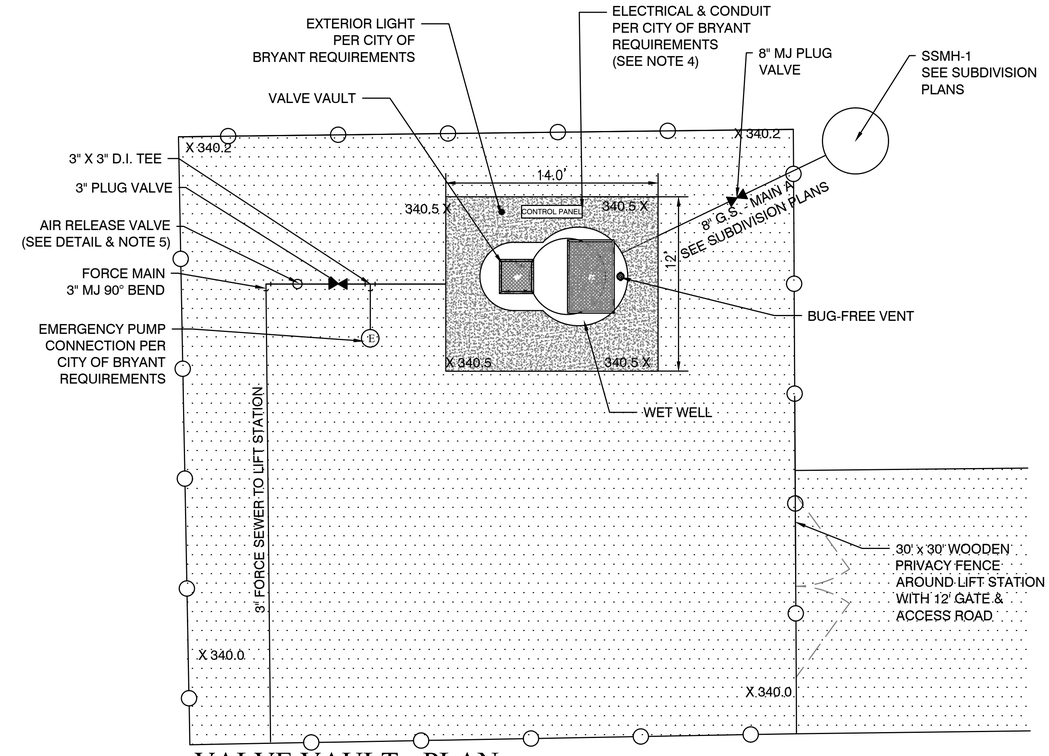
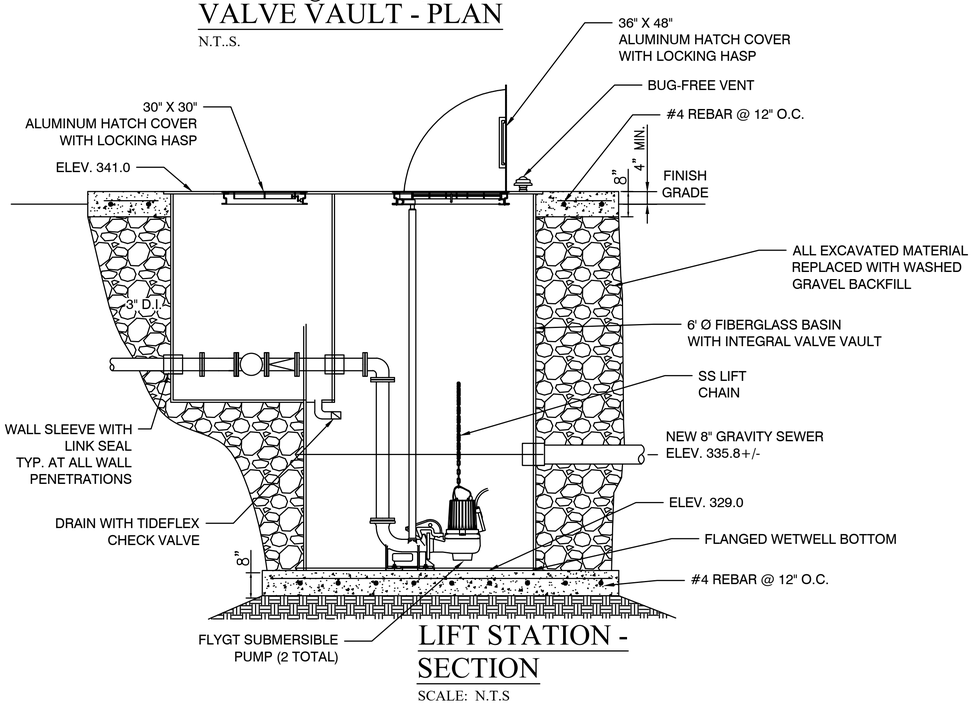


VALVE VAULT - PLAN

N.T..S.

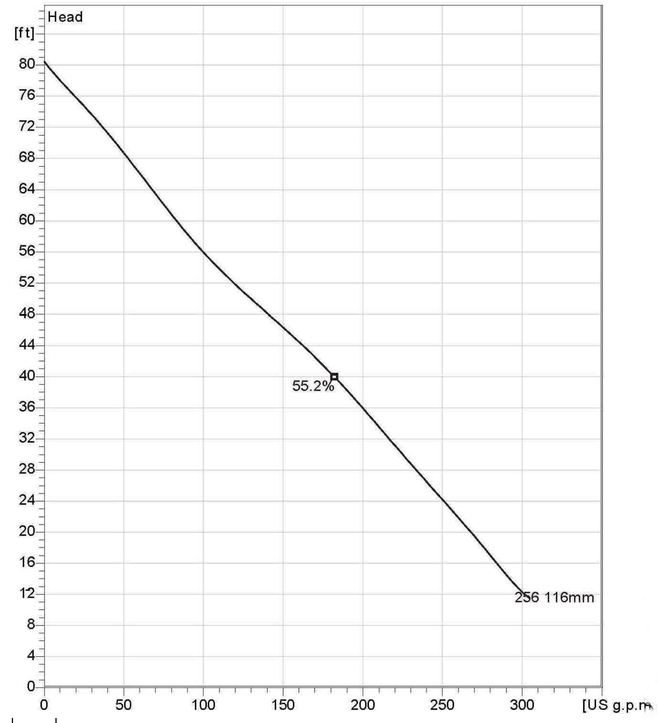


LIFT STATION - SECTION

SCALE: N.T.S

NP 3085 SH 3~ 256

Technical specification



PUMP INFORMATION

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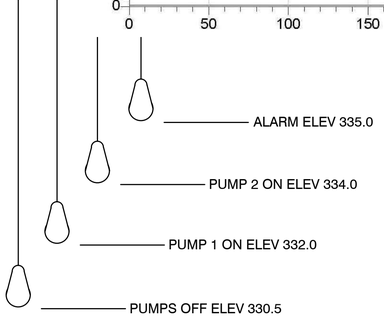


LEVEL CONTROLS

N.T.S.



Note: Picture might not correspond to the current configuration.

General
Patented self cleaning semi-open channel impeller, ideal for pumping in waste water applications. Possible to be upgraded with Guide-pin® for ev en better clogging resistance. Modular based design with high adaptation grade.

Impeller

Impeller material	Grey cast iron
Discharge Flange Diameter	3 1/8 inch
Suction Flange Diameter	80 mm
Impeller diameter	116 mm
Number of blades	2

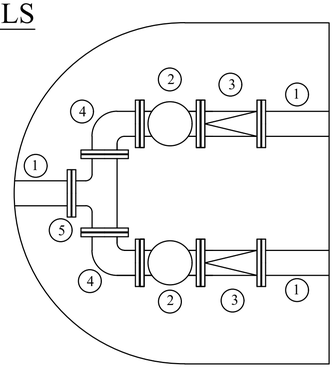
Motor

Motor #	N3085.183 15-09-2AL-W 4hp
Stator v ariant	12
Frequency	60 Hz
Rated v oltage	460 V
Number of poles	2
Phases	3~
Rated power	4 hp
Rated current	5.1 A
Starting current	30 A
Rated speed	3415 rpm
Power f actor	
1/1 Load	0.91
3/4 Load	0.88
1/2 Load	0.81
Eff iciency	
1/1 Load	80.5 %
3/4 Load	82.5 %
1/2 Load	82.5 %

Configuration

LIFT STATION - PLAN

SCALE: 1" = 5'



KEYED NOTES

1. 3" FLANGED SPOOL
2. 3" FLANGED PLUG VALVE
3. 3" FLANGED CHECK VALVE
4. 3" FLANGED 90° BEND
5. 3" FLANGED TEE

LIFT STATION NOTES

1. LIFT STATION SHALL BE COMPLETELY SHOP FABRICATED INCLUDING WETWELL, VALVE VAULT, ACCESS HATCHES, INTERNAL PIPING & VALVES, PUMP RAILS, LEVEL CONTROLS AND APPURTENANCES
2. ALL INTERNAL PIPING SHALL BE CONSTRUCTED OF FLANGED SCHEDULE 40 304L STAINLESS STEEL
3. ALL EQUIPMENT SHALL BE CONSTRUCTED PER CITY OF BRYANT REQUIREMENTS.
4. PROVIDE CANOPY OVER ELECTRICAL CABINETS AND CONCRETE HOUSEKEEPING PAD UNDER PANELS PER CITY OF BRYANT REQUIREMENTS.
5. INSTALL FORCE MAIN TO ENSURE AIR VALVE IS AT HIGH POINT. RELOCATE AIR VALVE AS REQUIRED.

DATE	REVISION	BY
3/18/15	REVISE PER HEALTH DEPT.	VJW

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
406 W. South Street
Benton, AR 72015
Ph (501) 425-2771
Fx (888) 900-3068
garnatengineering@gmail.com

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER, SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

2-21-2023

CONTENTS:
LIFT STATION DETAILS

PROJECT NO: 21206

DATE: FEB 2023

SHEET NO: 12

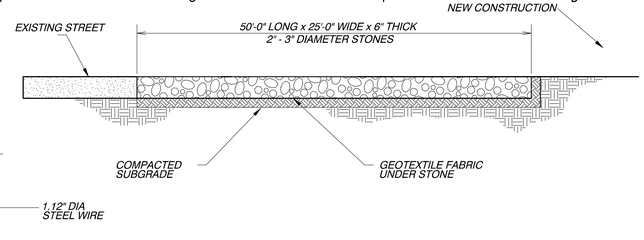
SEQUENCE OF CONSTRUCTION:

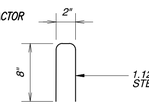
PHASE I

1. *CONSTRUCT THE SILT FENCES ON THE SITE.*
2. *CONSTRUCT THE ROCK CHECK DAMS AND SEDIMENT TRAP BASINS.*
3. *INSTALL STABILIZED CONSTRUCTION ENTRANCES.*
4. *CLEAR AND GRUB THE SITE.*
5. *PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS 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.*
6. *HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP(S). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRECONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.*
7. *BEGIN GRADING THE SITE.*

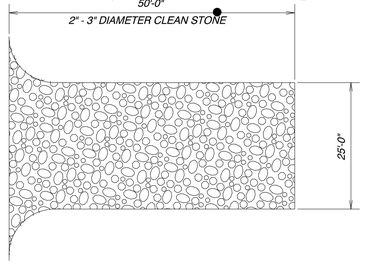
PHASE II

1. *TEMPORARILY SEED DENUDED AREAS.*
2. *INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND ROAD IMPROVEMENTS.*
3. *INSTALL RIP RAP AROUND OUTLET STRUCTURES.*
4. *INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.*
5. *PREPARE SITE FOR PAVING.*
6. *PAVE SITE.*
7. *COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.*
9. *REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)*



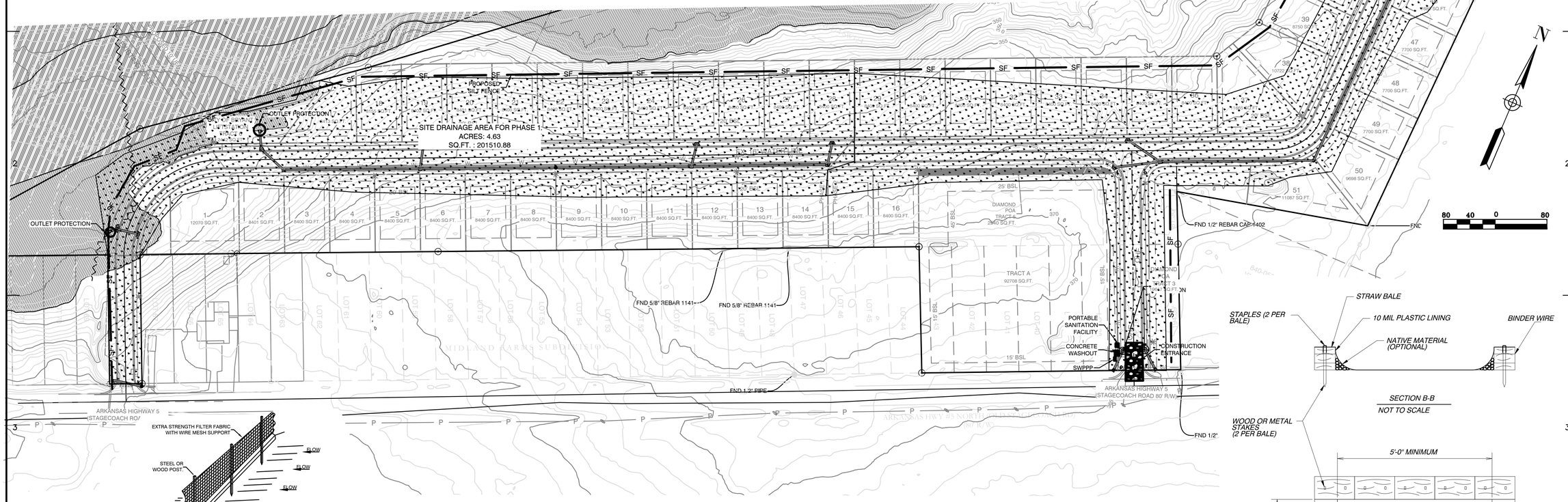


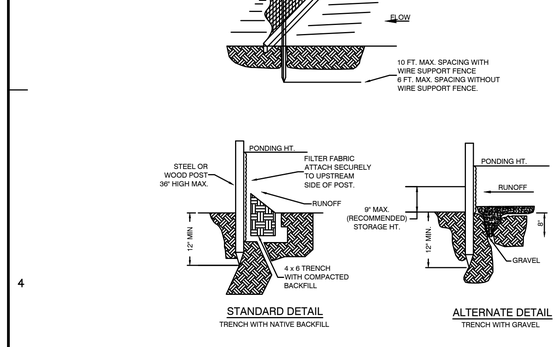
STAPLE DETAIL



CONSTRUCTION ENTRANCE

NOT TO SCALE





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

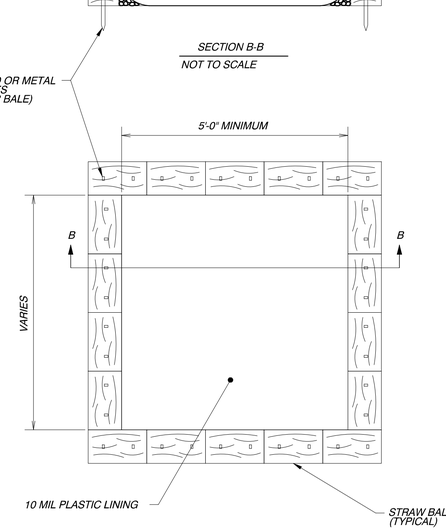
ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

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

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

SILT FENCE



SECTION B-B

NOT TO SCALE

CONCRETE WASHOUT

NOT TO SCALE

GENERAL EROSION NOTES:

1. *THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF A SITE MAP, STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.*
2. *ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.*
3. *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.*
4. *BEST MANAGEMENT PRACTICES (BMP's) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OF MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.*
5. *SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST ME MAINTAINED ON SITE AT ALL TIMES.*
6. *CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.*
7. *GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.*
8. *ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.*
9. *SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.*
10. *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.*
11. *RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.*
12. *ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.*
13. *DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.*
14. *DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.*
15. *IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF OF THE SITE.*
16. *ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.*
17. *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.*
18. *ON-SITE & OFF SITE SOIL 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 GENERAL PERMIT REQUIREMENTS.*
19. *SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.*
20. *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.*
21. *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.*

DATE	REVISION	BY

GNE Designing our client's success
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Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
VERNON J. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551

2-21-2023

CONTENTS:

EROSION CONTROL PLAN

PROJECT NO: 21206

DATE: FEB 2023

SHEET NO: 13

J:\Projects\2021 Projects\21206 Diamond Estates Midland Rd Hwy 5 Mills Law Property\Drawings\Working\Design\21206 Midland Road and Hwy 5 Levels Layout 1-6-23.dwg

City of Bryant Stormwater Department
1019 SW 2nd St.
Bryant, Arkansas 72022
Office (501) 943-0453; Fax (501) 943-0851

WARRANTY BOND PROCEDURES

For Stormwater Infrastructure Public & Private

These procedures are applicable to Stormwater Infrastructure that is to be dedicated to the public and maintained by the City of Bryant and for Private Stormwater Infrastructure that will be connected to overall City of Bryant Stormwater Infrastructure.

In accordance with Ordinance No. 2019-32 Article V., The City of Bryant Stormwater Department will require a Maintenance Warranty Bond as part of the process for approving Stormwater Infrastructure. The purpose of the bond is to cover the cost of correcting deficiencies not addressed by the developer during the warranty period and to insure no adverse effects will occur to the overall function of the City of Bryant Stormwater Infrastructure.

ORDINANCE 2019-32 ARTICLE V. STORMWATER INFRASTRUCTURE WARRANTY BOND.

1. **Stormwater Infrastructure Warranty Bond.** A one year maintenance bond against defects in workmanship shall be required by the Administrative Authority for any portion of the stormwater management facilities privately owned or stormwater management improvements dedicated to the city, said maintenance bond is to be provide by cashier's check, irrevocable letter of credit or acceptable surety authorized to do business in the State of Arkansas. All forms of maintenance bonds shall be subject to approval by the Administrative Authority. The value of the bond shall be an amount equal to 100% of the value of the privately owned stormwater management facilities or stormwater system improvements being privately owned or dedicated to the city. A cost list must be provide to prove and verify the amount of the maintenance bond. The cost list shall include cost of stormwater infrastructure construction and components (piping, weirs, spillway structures, junction boxes, trickle channels, inlets, grates, riprap and site stabilization).

2. **Procedurals.** These procedures are applicable to Stormwater Infrastructure that is to be dedicated to the public and maintained by the City of Bryant and for Private Stormwater Infrastructure that will be connected to overall City of Bryant Stormwater Infrastructure.

   In accordance with Ordinance No. 2019-32 Article V., City of Bryant Stormwater Department will require a Maintenance Warranty Bond as part of the process for approving Stormwater Infrastructure. The bond will be equal to 100% of the cost of construction of the Stormwater Infrastructure System at the time of completion of the Stormwater Infrastructure System. The purpose of the bond is to cover the cost of correcting deficiencies not addressed by the developer during the warranty period and to insure no adverse effects will occur to the overall function of the City of Bryant Stormwater Infrastructure.

3. **Determining the Maintenance Warranty Bond Amount.** During the final inspection process, the City of Bryant Stormwater Department will verify and approve the Warranty Bond estimate for all Stormwater Infrastructure within the proposed unit using:

(a) The Warranty Bond cost list estimate shall be presented to the City of Bryant Stormwater Department by formal letter. The formal letter shall include project name, developer contact information and "Cost List for Construction of Stormwater Infrastructure Components" including but not limited to piping, weirs, spillway structures, junction boxes, trickle channels, riprap, inlets, grates, weirs and site stabilization;

(b) The Bond amount will need to be re-evaluated if more than 18 months have passed from the time of the estimate review to the time of providing the bond to the City of Bryant Stormwater Department;

4. **Submitting the bond to the city.** After requesting a final inspection of the Stormwater Infrastructure and approval of completion by the City of Bryant Stormwater Department, the developer must provide the City of Bryant Stormwater Department with a bond equal to amount determined in Article V. Section 3. of this document. The Bond must be for a period of 12 months and be a financial guarantee in the form of a bond, letter of credit, or trust agreement executed by a surety company authorized to do business in the State of Arkansas. The Bond must be payable to the City of Bryant Public Works Department, conditioned that the developer will maintain the Stormwater Infrastructure in accordance with the Stormwater Management Manual Ordinance No. 2019-31 and the Stormwater Management Ordinance No. 2019-32.

5. **Warranty period.** After the Stormwater Infrastructure construction passes the final inspection and the one year warranty bond is received, the one year maintenance warranty period will begin. The one-year warranty period will start on the date the Maintenance Warranty Bond is received and accepted. There shall be no separate warranty period start dates for Stormwater Infrastructure within a single unit.

6. **Follow-up inspection.** The City of Bryant Stormwater Department will conduct a follow-up inspection within the tenth month of the warranty period but in no event any later than two months prior to the bond expiring. The City of Bryant Stormwater Department will issue a punch list of deficiencies that will be sent to the developer or contractor for the unit. If no deficiencies are found and camera video passes inspection, release of the bond will proceed as set out and as listed in Article V. Section 10 of this document.

7. **Correcting Deficiencies and Camera Video.** The developer must contact the City of Bryant Stormwater Department at least 24 hours before correcting any decencies or performing camera video. The developer shall also camera all stormwater infrastructure to ensure that there is no sediment laden infrastructure. Upon notification by the developer that all deficiencies have been corrected and camera video has been completed, the City of Bryant Stormwater Department will re-inspect to verify compliance with correction of deficiencies and reviewing the camera video to assure the stormwater infrastructure is not sediment laden or defective.

8. **Calling in the bond.** If the developer does not contact the City of Bryant Stormwater Department, deficiencies have not been corrected and the stormwater infrastructures has not been camera videoed by the end of the 11th month or one (1) month prior to the expiration of the Bond, the City of Bryant Stormwater Department will prepare an estimate and list of work to be done to bring the stormwater infrastructure into compliance. The City of Bryant Stormwater Department will contact the bonding agency to submit the cost estimates for correcting the deficiencies.

9. **Requesting Acceptance.** Once all deficiencies have been corrected, the City of Bryant Stormwater Department will prepare the paperwork for the Stormwater Infrastructure within the unit accepted for maintenance by the City of Bryant 'if dedicated', or paperwork will be prepared to release the bond if infrastructure is a private unit.

10. **Bond Release.** The Bond will be released once the City of Bryant has accepted the Stormwater Infrastructure for maintenance 'if dedicated', and an acceptance letter has been written by the City of Bryant Public Works. If all compliance has been met with a private Stormwater Infrastructure Unit(s) then the City of Bryant Stormwater Department shall contact the developer by formal letter and release the bond. No partial release of the Bond will be allowed at any time.

ATTENTION: DO NOT FILL OUT INFORMATION BELOW UNTIL YOU ARE PRESENT WITH A NOTARY PUBLIC. (THIS DOCUMENT MUST BE NOTARIZED)

By filling out the information below, signing and dating, you are hereby acknowledging that you have read, understand and agree to adhere to the Stormwater Infrastructure Warranty Bond Procedures and Processes listed in this document. You the applicant are hereby responsible for upholding, without limitation, the Stormwater Infrastructure Warranty Bond Procedures.

Diamond Estates
Name of Project Site/Addition

Jim Hastings
Applicant Name
(Print)

Applicant Name
(Signature)

Diamond Development
Applicant Business Name

1599 Lawson Oaks Drive
Little Rock, AR. 72210
Applicant Mailing Address

Notarization

State of ARKANSAS

County of SALINE

Subscribed and sworn before me, a Notary Public, on this 27TH **day of** FEBRUARY, 2023.

George P. Wooden
Signature of Notary

02-05-2031
My commission expires:

Notary Seal Stamp Here:

GEORGE P. WOODEN
Notary Public-Arkansas
Saline County
My Commission Expires 02-05-2031
Commission # 12714343

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

February 2, 2023

Mr. Truett Smith
Planning and Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Preliminary Plat – Diamond Estates Subdivision

Dear Mr. Smith:

Please allow this letter and the following list of enclosures to serve as my application for approval of the referenced preliminary plat. It is my desire that this matter be included on the agenda for your March 2023 City of Bryant Planning Commission Meeting. The developer for the project is Diamond Development II, 1599 Lawson Oaks, Little Rock, Arkansas 72210 (501) 590-5549.

List of Enclosures

- Letter from Property Owner
- Affidavit from Property Owner
- 8 Copies of the Preliminary Plat
- 2 Full Sets of Subdivision Plans
- Bryant Subdivision Checklist
- Disk with Digital Copy of Documents
- Storm Drainage Calculations
- Maintenance Plan
- Review Fees of $465.00

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com

Diamond Estates Subdivision
DRAINAGE CALCULATIONS – SUMMARY
2/8/2023

DESCRIPTION OF PROJECT

Diamond Estates Subdivision is an approximately 14.90 Acre development located in the City of Bryant, Arkansas, north of Highway 5 and east of Midland Road. There is one large drainage basin that flows to north. Discharges will not be detained and in-lieu-fee will be provided for this detention.

Stormwater Calculations were prepared with the intent to comply with the City of Bryant's Drainage Code. Hydraulic calculations were made using the Rational Method. Design frequencies were analyzed for 2, 5, 10, 25, 50, and 100 year return periods.

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Inlets

Summary of Pipes

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

Diamond Estates Subdivision
DRAINAGE CALCULATIONS – SUMMARY
2/8/2023

SUMMARY OF DRAINAGE BASINS

There is only a drainage basin that flows to north. This discharge will not be captured. In-Lieu-fee is provided for detention. In-lieu-fee calculation is prepared based on the City of Bryant's Drainage Code.

SUMMARY OF INLETS

On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 10-year return storm. The distance from the face of the curb to the center of the street is 15 feet.

SUMMARY OF PIPES

All pipes used in this project are HDPE or RCP. Therefore, a manning's of 0.012 was used on all pipes in the analysis.

Stormwater Calcs - Diamond Estates Subdivision
Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1, 2 & 3

$$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	485		feet
n1 =	0.05		Sluggish Reaches
S1 =	0.031		ft/ft
$I_{assumed}$ =	7.20		inches
$Tc_{calculated}$		488	seconds
$Tc_{calculated}$		8.14	minutes

Tc =	8.14	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	7.20	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Use Tc = **8.15** minutes

I_{100} =	9 Inches	I_{10} =	6.5 Inches
I_{50} =	8 Inches	I_{5} =	5.8 Inches
I_{25} =	7.20 Inches	I_{2} =	5 Inches

Stormwater Calcs - Diamond Estates Subdivision
Using Rational Method

Post-development

Calculated Tc values - Drainage Basin 1, 2 & 3

$$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	285	feet
n1 =	0.02	Clean, recently constructed
S1 =	0.031	ft/ft
$I_{assumed}$ =	8.40	inches
$Tc_{calculated}$	193	seconds
$Tc_{calculated}$	3.21	minutes

Tc =	3.21	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	8.40	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	**5.00**	minutes	

I_{100} =	10 Inches	I_{10} =	7.2 Inches
I_{50} =	9.2 Inches	I_{5} =	6.5 Inches
I_{25} =	8.40 Inches	I_{2} =	5.6 Inches

Stormwater Calcs - Diamond Estates Subdivision
using Rational Method

Pre-development

Calculated C values - Drainage Basin 1

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Greenspace	14.90	0.47	0.43	0.4	0.36	0.34	0.31
Total Area =	**14.90**	**0.47**	**0.43**	**0.40**	**0.36**	**0.34**	**0.31**

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Forrest/Woodlands, Average 2-7%

Stormwater Calcs - Diamond Estates Subdivision
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Residential	14.90	0.7	0.65	0.6	0.5	0.4	0.35
Total Area =	**14.90**	**0.70**	**0.65**	**0.60**	**0.50**	**0.40**	**0.35**

(C values taken from Table 2.1 of City of Little Rock Drainage Manual)

Single Family, Residential

Stormwater Calcs - Diamond Estates Subdivision
using Rational Method

Pre-development

Drainage Basin 1

Q_{100} =	63.03	CFS	Q_{50}=	51.26	CFS	Q_{25} =	42.91	CFS	Q_{10} =	34.87	CFS
c =	0.47		c =	0.43		c =	0.40		c =	0.36	
i=	9.00	in/hr	i=	8.00	in/hr	i=	7.20	in/hr	i=	6.50	in/hr
A=	14.90	acres	A=	14.90	acres	A=	14.90	acres	A=	14.90	acres

Q_5 =	29.38	CFS	Q_2 =	23.10	CFS
c =	0.34		c =	0.31	
i=	5.80	in/hr	i=	5.00	in/hr
A=	14.90	acres	A=	14.90	acres

Post-development

Drainage Basin 1

Q_{100} =	104.30	CFS	Q_{50}=	89.10	CFS	Q_{25} =	75.10	CFS	Q_{10} =	53.64	CFS
c =	0.70		c =	0.65		c =	0.60		c =	0.50	
i=	10.00	in/hr	i=	9.20	in/hr	i=	8.40	in/hr	i=	7.20	in/hr
A=	14.90	acres	A=	14.90	acres	A=	14.90	acres	A=	14.90	acres

Q_5 =	38.74	CFS	Q_2 =	29.20	CFS
c =	0.40		c =	0.35	
i=	6.50	in/hr	i=	5.60	in/hr
A=	14.90	acres	A=	14.90	acres

Detention Volume

Pond-1
for Q100

Cundev=	0.47	
Iundev=	9.00	in/hr
Cdev=	0.70	
Idev=	10.00	in/hr
R=	2.77	
A=	14.90	acres
Tc=	5.00	minutes
	60	sec/min

Detention Volume= 12,382 cubic feet

R= (Cdev*Idev)-(Cundev*Iundev)
Detention Volume= R*A*Tc*60

Stormwater Calcs - Diamond Estates Subdivision
using Rational Method

Total Detention= 12381.90 cubic feet

In-Lieu Detention ($10,000/ac-ft) Ratio = Vol (100-yr)/43,560 sq ft /ac

In-Lieu-Fee = 0.284249 ac-ft
= **$2,842.49** **Note - $500 minimum**

PRE DEVELOPED BASIN 1
C=0.47
I=9.0 IN/HR
A=14.90 ACRES
Q_{100} =63.03 CFS

OPEN SPACE
2.2 acres

OPEN SPACE
0.2 acres

MAIL PICKUP
2670 SQ.FT.

80' 40' 0 80'

N

DATE	REVISION	BY

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116 (72018)
2909 Military Road
Benton, AR 72015
Ph (501) 408-4650
Fx (888) 900-3068
gumatengineering@gmail.com

FOR USE & BENEFIT:
DIAMOND DEVELOPMENT

PRELIMINARY

CONTENTS:
PRE DEVELOPED BASIN

PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
2.0

J:\Projects\2021 Projects\21206 Diamond Estates Addition\ Rd Dwg\ In Mike Lake Property\Drawings\Civil\Drawings\21206 DRAINAGE CALCS.dwg

POST DEVELOPED BASIN 1
C=0.70
I=10.0 IN/HR
A=14.90 ACRES
Q_{100} =104.30 CFS

OPEN SPACE
2.2 acres

OPEN SPACE
0.2 acres

MAIL PICKUP
2670 SQ.FT.

N

80' 40' 0 80'

DATE	REVISION	BY

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FOR USE & BENEFIT:
DIAMOND DEVELOPMENT

PRELIMINARY

CONTENTS:
POST DEVELOPED BASIN

PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
3.0

J:\Projects\2021 Projects\21206 Diamond Estates Addition\ Rd Proj\ Mike Lee Property\Drawings\Civil\Drawings\21206 GRADING CALCS.dwg

Stormwater Calcs - Diamond Estates Subdivision
Using Rational Method

Post-development Basin

Calculated Tc values - Drainage Basin CI-1

$$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	700		feet
n1 =	0.013		Smooth Concrete/Asphalt
S1 =	0.031		ft/ft
$I_{assumed}$ =	7.20		inches
$Tc_{calculated}$		271	seconds
$Tc_{calculated}$		4.52	minutes
Tc =	4.52		minutes
I =	7.20		inches
Use Tc =	**5.00**		minutes

Stormwater Calcs - Diamond Estates Subdivision
using Rational Method
POST-DEV C VALUES

CI-1

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.80	0.5	0.6	0.7	Residential
Total Area =	**0.80**	**0.50**	**0.60**	**0.70**	

CI-2

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.16	0.81	0.86	0.95	Asphalt
Total Area =	**0.16**	**0.81**	**0.86**	**0.95**	

CI-3

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.66	0.5	0.6	0.7	Residential
Total Area =	**0.66**	**0.50**	**0.60**	**0.70**	

CI-4

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.14	0.81	0.86	0.95	Asphalt
Total Area =	**0.14**	**0.81**	**0.86**	**0.95**	

CI-5

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.58	0.5	0.6	0.7	Residential
Total Area =	**0.58**	**0.50**	**0.60**	**0.70**	

CI-6

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.11	0.81	0.86	0.95	Asphalt
Total Area =	**0.11**	**0.81**	**0.86**	**0.95**	

JB-2

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.01	0.5	0.6	0.7	Residential
Total Area =	0.01	**0.50**	**0.60**	**0.70**	

CI-8

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.66	0.5	0.6	0.7	Residential
Total Area =	**0.66**	**0.50**	**0.60**	**0.70**	

CI-9

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.12	0.81	0.86	0.95	Asphalt
Total Area =	**0.12**	**0.81**	**0.86**	**0.95**	

CI-10

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	1.75	0.5	0.6	0.7	Residential
Total Area =	**1.75**	**0.50**	**0.60**	**0.70**	

CI-11

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.30	0.81	0.86	0.95	Asphalt
Total Area =	**0.30**	**0.81**	**0.86**	**0.95**	

CI-12

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.50	0.5	0.6	0.7	Residential
Total Area =	**0.50**	**0.50**	**0.60**	**0.70**	

CI-13

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.12	0.81	0.86	0.95	Asphalt
Total Area =	**0.12**	**0.81**	**0.86**	**0.95**	

CI-14

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.09	0.81	0.86	0.95	Asphalt
Total Area =	**0.09**	**0.81**	**0.86**	**0.95**	

CI-15

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.32	0.81	0.86	0.95	Asphalt
Total Area =	**0.32**	**0.81**	**0.86**	**0.95**	

CI-16

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.56	0.81	0.86	0.95	Asphalt
Total Area =	**0.56**	**0.81**	**0.86**	**0.95**	

JB-1

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	1.37	0.5	0.6	0.7	Residential
Total Area =	**1.37**	**0.50**	**0.60**	**0.70**	

Stormwater Calcs - Diamond Estates Subdivision
using Rational Method
Post Development Flowrates

CI-1

Q_{10} =	2.88	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.80	acres

CI-2

Q_{10} =	0.93	CFS
c =	0.81	
i=	7.20	in/hr
A=	0.16	acres

CI-3

Q_{10} =	2.38	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.66	acres

CI-4

Q_{10} =	0.82	CFS
c =	0.81	
i=	7.20	in/hr
A=	0.14	acres

CI-5

Q_{10} =	2.09	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.58	acres

CI-6

Q_{10} =	0.64	CFS
c =	0.81	
i=	7.20	in/hr
A=	0.11	acres

CI-7

Q_{10} =	0.04	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.01	acres

CI-8

Q_{10} =	2.38	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.66	acres

CI-9

Q_{10} =	0.70	CFS
c =	0.81	
i=	7.20	in/hr
A=	0.12	acres

CI-10

Q_{10} =	6.30	CFS
c =	0.50	
i=	7.20	in/hr
A=	1.75	acres

CI-11

Q_{10} =	1.75	CFS
c =	0.81	
i=	7.20	in/hr
A=	0.30	acres

CI-12

Q_{10} =	1.80	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.50	acres

CI-13

Q_{10} =	0.70	CFS
c =	0.81	
i=	7.20	in/hr
A=	0.12	acres

CI-14

Q_{10} =	0.52	CFS
c =	0.81	
i=	7.20	in/hr
A=	0.09	acres

CI-15

Q_{10} =	1.87	CFS
c =	0.81	
i=	7.20	in/hr
A=	0.32	acres

CI-16

Q_{10} =	3.27	CFS
c =	0.81	
i=	7.20	in/hr
A=	0.56	acres

JB-1

Q_{10} =	4.93	CFS
c =	0.50	
i=	7.20	in/hr
A=	1.37	acres

Diamond Estates Subdivision - GUTTER SPREAD 10-YR STORM

CI-1

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q= Flowrate(cfs)
n=manning's number
k=0.56
S_x= cross slope
S_L= longitudinal slope
T= Gutter Spread

Q	2.88	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.031	
T	**6.33**	ft

CI-2

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.93	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.017	
T	**4.45**	ft

CI-3

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	2.38	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**6.01**	ft

CI-4

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.82	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**3.85**	ft

CI-5

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	2.09	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**5.65**	ft

CI-6

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.64	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**3.52**	ft

CI-7

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.04	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**1.18**	ft

CI-8

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	2.38	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**5.93**	ft

CI-9

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.70	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**3.75**	ft

CI-10

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	6.30	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**8.19**	ft

CI-11

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	1.75	cfs
n	0.012	
k_u	0.56	
S_x	0.02	
S_L	0.02	
T	**7.04**	ft

CI-12

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	1.80	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**5.12**	ft

CI-13

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.70	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**3.59**	ft

CI-14

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.52	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**3.22**	ft

CI-15

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	1.87	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**5.19**	ft

CI-16

$$T = \left(\frac{Q^* n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	3.27	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**6.40**	ft

CI-17

$$T = \left(\frac{Q^* n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	4.93	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**7.47**	ft

Diamond Estates Subdivision - CURB INLETS

10-YEAR STORM

Area #	Area	I	C	Q (cfs)	Weir Q=3.0LY^1.5 Q (cfs)	Y (ft)	Required L (ft)	Actual L (ft)	
CI-1	0.80	7.20	0.50	2.88	2.88	0.49	**2.80**	**4**	4' box
CI-2	0.16	7.20	0.81	0.93	0.93	0.49	**0.91**	**4**	4' box
CI-3	0.66	7.20	0.81	3.85	3.85	0.49	**3.74**	**4**	4' box
CI-4	0.14	7.20	0.50	0.50	0.50	0.49	**0.49**	**4**	4' box
CI-5	0.58	7.20	0.81	3.38	3.38	0.49	**3.29**	**4**	4' box
CI-6	0.11	7.20	0.50	0.40	0.40	0.49	**0.38**	**4**	4' box
JB-2	0.01	7.20	0.50	0.04	0.04	0.49	**0.03**	**4**	4' box
CI-8	0.66	7.20	0.50	2.38	2.38	0.49	**2.31**	**4**	4' box
CI-9	0.12	7.20	0.81	0.70	0.70	0.49	**0.68**	**4**	4' box
CI-10	1.75	7.20	0.50	6.30	6.30	0.49	**6.12**	**7'-6"**	4' box with 3'-6'' wing
CI-11	0.30	7.20	0.81	1.75	1.75	0.49	**1.70**	**4**	4' box
CI-12	0.50	7.20	0.50	1.80	1.80	0.49	**1.75**	**4**	4' box
CI-13	0.12	7.20	0.81	0.70	0.70	0.49	**0.68**	**4**	4' box
CI-14	0.09	7.20	0.81	0.52	0.52	0.49	**0.51**	**4**	4' box
CI-15	0.32	7.20	0.81	1.87	1.87	0.49	**1.81**	**4**	4' box
CI-16	0.56	7.20	0.81	3.27	3.27	0.49	**3.17**	**4**	4' box

Diamond Estates Subdivision - Culvert Capacity

ON SITE DRAINAGE

Pipe Name	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
Pipe 56	CI-1	CI-2	2.88	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	36%
Pipe 55	CI-2	FES-1	3.81	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	34%
Pipe 7	CI-5	CI-3	11.48	0.0150	18	1	0.012	1.77	4.712	0.375	13.94	82%
Pipe 5	CI-4	FES-2	13.11	0.0200	18	1	0.012	1.77	4.712	0.375	16.09	81%
Pipe 6	CI-3	CI-4	12.30	0.0150	18	1	0.012	1.77	4.712	0.375	13.94	88%
Pipe 10	JB-2	CI-5	8.75	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	77%
Pipe 9	CI-6	CI-5	0.64	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	8%
Pipe 10(1)	CI-8	JB-2	8.75	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	77%
Pipe 11	CI-9	CI-8	0.70	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	9%
Pipe 47	CI-10	CI-8	8.05	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	71%
Pipe 48	CI-11	CI-10	1.75	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	22%
Pipe 45	CI-12	CI-13	1.80	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	22%
Pipe 42	CI-15	CI-16	4.89	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	61%
Pipe 46	CI-14	CI-13	0.52	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	7%
Pipe 43	JB-1	CI-15	3.02	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	27%
Pipe 41	CI-16	FES-3	8.16	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	72%
Pipe 44(1)	CI-13	JB-1	3.02	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	38%

BASIN CI-16
C=0.81
I=7.2 IN/HR
A=0.56 AC
Q_{10}=3.27 CFS

BASIN CI-15
C=0.81
I=7.2 IN/HR
A=0.32 AC
Q_{10}=1.87 CFS

BASIN CI-13
C=0.81
I=7.2 IN/HR
A=0.12 AC
Q_{10}=0.70 CFS

JB-1

BASIN CI-14
C=0.81
I=7.2 IN/HR
A=0.09 AC
Q_{10}=0.82 CFS

BASIN CI-12
C=0.50
I=7.2 IN/HR
A=0.50 AC
Q_{10}=1.80 CFS

BASIN CI-11
C=0.81
I=7.2 IN/HR
A=0.30 AC
Q_{10}=1.75 CFS

BASIN CI-9
C=0.81
I=7.2 IN/HR
A=0.12 AC
Q_{10}=0.70 CFS

BASIN CI-10
C=0.50
I=7.2 IN/HR
A=1.75 AC
Q_{10}=6.30 CFS

BASIN CI-6
C=0.81
I=7.2 IN/HR
A=0.11 AC
Q_{10}=0.64 CFS

BASIN CI-8
C=0.50
I=7.2 IN/HR
A=0.66 AC
Q_{10}=2.38 CFS

JB-2

BASIN CI-4
C=0.81
I=7.2 IN/HR
A=0.14 AC
Q_{10}=0.82 CFS

BASIN CI-5
C=0.50
I=7.2 IN/HR
A=0.58 AC
Q_{10}=2.09 CFS

BASIN CI-3
C=0.50
I=7.2 IN/HR
A=0.66 AC
Q_{10}=2.38 CFS

BASIN CI-2
C=0.81
I=7.2 IN/HR
A=0.16 AC
Q_{10}=0.93 CFS

BASIN CI-1
C=0.50
I=7.2 IN/HR
A=0.80 AC
Q_{10}=2.88 CFS

FLOODWAY LIMIT

LIMIT OF FLOOD ZONE AE

N

80' 40' 0 80'

BY | REVISION | DATE

GNE Designing our client's success

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P.O. Box 116 (72018)
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FOR USE & BENEFIT:
DIAMOND DEVELOPMENT

PRELIMINARY

CONTENTS:
INLET BASIN MAP

PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
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