Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: June 12, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 5/8/2023

- 2023-05-08 Planning Commission Meeting Minutes.pdf

2. Special Planning Commission Meeting Minutes 5/31/2023

- 2023-05-31 Special Planning Commission Meeting Minutes.pdf

Announcements

Director's Report

DRC Report

3. Reynolds Centre Development - 23146 I-30

Bond Consulting - Requesting Site Plan Approval - RECOMMENDED APPROVAL

- 0729-PLN-01.pdf

4. Arkansas Service One HVAC - 3015 Corporate Center Drive

Mark Emmerling - Requesting Non-Standard Building Approval - NO RECOMMENDATION. Site Plan Approved by DRC contingent upon non-standard building approval and stormwater plan submitted.

- 0713-LTR-01.pdf

5. Benjamin Grove Subdivision Ph. 4 - Final Plat

GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL

- 0725-LTR-01.pdf

6. Market Place II Subdivision Ph. 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL

- 0726-LTR-01.pdf

7. 407 Boone Road - Modification Request from HOB Code

Harris Family - Requesting Modification from Heart of Bryant Code for a driveway on a pedestrian friendly designated frontage

and modification on build-to-zone setbacks. - NO RECOMMENDATION

- 23-0663_pp_lot_4-6_block_23_town_of_bryant-replat_4r-8-5x14_p_-pp-.pdf

8. Hurricane Gardens Subdivision - Lot 2 and 3 Replat

Hope Consulting - Requesting Approval for Replat of Lots 2 & 3 - RECOMMENDED APPROVAL

- 0738-PLN-01.pdf

9. Cypress Valley Phase 2 - Final Plat

Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed

- 0658-PLT-03.pdf

10. Midland Road Estates - Preliminary Plat

Hope Consulting - Requesting Prelimnary Plat Approval and Approval of Modification from Code to not build a collector designated road as shown on Master Transportation Plan. - RECOMMENDED APPROVAL OF PLAT, NO RECOMMENDATION ON MASTER STREET PLAN MODIFICATION

- 0691-LTR-01.pdf

11. Murphy Usa - 403 Bryant Ave

CEI Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon paying stormwater detention in-lieu-of fee, and obtaining a grease trap permit.

- 0728-PLN-01.pdf
- 0728-ELV-01.pdf
- 0728-LTR-01.pdf

12. A-1 Fireworks - 25612 I-30 - Temporary Business License

Joan Rey - Requesting Approval for Temporary Business License for Fireworks Stand - APPROVED

- 0723-APP-03.pdf
- 0723-APP-02.pdf
- 0723-APP-01.pdf

13. Meramec Specialty Co. - 6905 HWY 5 - Temporary Business License

Kevin Bailey - Requesting Approval for Temporary Business License for Fireworks Stand - APPROVED

- 0724-PLN-03.pdf
- 0724-PLN-02.pdf
- 0724-PLN-01.pdf

14. La Monarca - 612 Offce Park Drive - Sign Permit

Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0718-APP-01.pdf

15. Inspire Childcare Development Center - 303 N Reynolds Road - Sign Permit

Shanekia Smith - Requesting Sign Permit Approval - STAFF APPROVED

- 0720-APP-01.pdf

16. Summerwood Partners Development - Vernia Park Subdivision - Site Plan Changes

Zane Robbins - Requesting Approval for Site Plan Changes - APPROVED

- 0739-PLN-01.pdf

17. Walmart - 400 Bryant Ave - New Building Addition

Harrison French and Associates - Requesting Approval for New Building Addition - APPROVED

- 0740-PLN-01.pdf

18. Bryant Family Chiropractic - 3405 Market Place - Tenant Mounment Sign

Southpaw Designs - Requesting Sign Permit Approval - APPROVED

- 0735-APP-01.pdf

19. Street Name Change - Shady Pine Street

Request for Approval of Shady Pine Street to be changed to Avery Lane - APPROVED

20. KO Auto Sales - 23337 I-30 - Sign Permit

KT&T Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0722-APP-02.pdf

21. Sage Heath - 1800 N Reynolds Road - Sign Permit

Lumatech Inc - Requesting Sign Permit Approval - STAFF APPROVED

- 0733-APP-02.pdf
- 0733-APP-01.pdf

22. Road Runner - 23190 I-30 - Sign Permit

Custom Advertising - Requesting Sign Permit Approval - STAFF APPROVED

- 0737-APP-01.pdf

Public Hearing

Old Business

New Business

23. Reynolds Centre Development - 23146 I-30

Bond Consulting - Requesting Site Plan Approval

- 0729-PLN-01.pdf
- 0729-ELV-01.pdf
- 0729-SWP-01.pdf
- 0729-APP-01.pdf

24. Arkansas Service One HVAC - 3015 Corporate Center Drive

Mark Emmerling - Requesting Non-Standard Building Approval

- 0713-PLN-01.pdf
- 0713-LTR-01.pdf

25. Benjamin Grove Subdivision Ph. 4 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- 0725-BOA-01.pdf
- 0725-PLT-02.pdf
- 0725-ASB-01.pdf
- 0725-APP-01.pdf
- 0725-LTR-02.pdf
- 0725-LTR-01.pdf

26. Market Place II Subdivision Ph. 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- 0726-PLN-02.pdf
- 0726-LTR-01.pdf
- 0726-PLN-01.pdf
- 0726-APP-01.pdf
- 0726-PLT-01.pdf

27. **407 Boone Road** - Modification Request from HOB Code

Harris Family - Requesting Modification from Heart of Bryant Code for a driveway on a pedestrian friendly designated frontage and modification on build-to-zone setbacks.

- 23-0663_pp_lot_4-6_block_23_town_of_bryant-replat_4r-8-5x14_p_-pp-.pdf

28. **Hurricane Gardens Subdivision** - Lot 2 and 3 Replat

Hope Consulting - Requesting Approval for Replat of Lots 2 & 3

- 0738-PLN-01.pdf

29. **Cypress Valley Phase 2** - Final Plat

Hope Consulting - Requesting Final Plat Approval

- 0658-PLT-03.pdf
- 0658-STSE-01.pdf
- 0658-WSBND-01.pdf
- 0658-ASB-03.pdf
- 0658-ASB-02.pdf
- 0658-PLN-04.pdf
- 0658-BND-02.pdf
- 0658-AHD-01.pdf
- 0658-BOA-01.pdf
- 0658-LTR-01.pdf
- 0658-MTN-01.pdf
- 0658-BND-01.pdf

30. **Midland Road Estates** - Preliminary Plat

Hope Consulting - Requesting Prelimnary Plat Approval and Approval of Modification from Code to not build a collector designated road as shown on Master Transportation Plan.

- 0691-PLN-05.pdf
- 0691-SWP-02.pdf
- 0691-DRN-02.pdf
- 0691-GTR-01.pdf
- 0691-SWP-01.pdf
- 0691-SWB-01.pdf
- 0691-MTN-01.pdf
- 0691-DRN-01.pdf
- 0691-LTR-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, May 8th, 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, Statton, Hooten, Edwards, Penfield, Erwin
- Commissioners Absent: Burgess, Arey

ANNOUNCEMENTS

None

DIRECTOR'S REPORT

Director Truett Smith announced that sadly our Grants Coordinator, Amanda Fleming, would be leaving the city. He stated that if anyone knew of a person who would be interested in the position, to encourage them to apply on the city website.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 04/10/2023**

Motion to Approve Minutes made by Commissioner Penfield, Seconded by Commissioner Erwin. Voice Vote, 6 Yays, 0 nays. Burgess and Arey Absent.

Chairman Rick Johnson read the DRC Report.

DRC REPORT

2. **2415 Raymar Road - Rezoning from R-2 to C-1**
   Rita Elder - Requesting Approval for Rezoning from R-2 to C-1 - NO RECOMMENDATION
3. **Bryant Schools Admin - 1 Lot Subdivision**
   Minton Engineering - Requesting Approval for Commercial Subdivision Plat - RECOMMENDED APPROVAL

4. **Cypress Valley Phase 2 - Modification from Code**
   Hope Consulting - Requesting Approval for Modification from Code on Sidewalk Placement within ROW - NO RECOMMENDATION
5. **Farr Subdivision - Johnswood Road**
   Hope Consulting - Requesting Plat Approval for Two Lot Subdivision - RECOMMENDED APPROVAL
6. **23478 I-30 - Custom Advertising - Alternative Signage Plan**
   Custom Advertising - Requesting Approval for Alternative Signage Plan - RECOMMENDED APPROVAL

PUBLIC HEARING

7. **2415 Raymar Road - Rezoning from R-2 to C-1**
   Rita Elder - Requesting Approval for Rezoning from R-2 to C-1

   After discussion on Rezoning, Chairman Johnson asked if there were any members of the public in attendance to speak for or against the rezoning.

   - John Shelton - Lacross Drive - Against
   - James Sibert - 3612 Lacross Drive - Against
   - Freddy Gardner - 3600 Meadowlake - If quiet use he stated he was for. If noisy, he is against it.
   - Karen Leopard - 3514 Lacross She is concerned about the additional traffic and trash issues. - Against

   The applicant came up and spoke to address some of the issues that were stated. After discussion on the property and discussion on the special use request and approval process, the son of the applicant, Mark Elder, decided to withdraw their request to rezone the property.

   Commissioner Penfield made a motion to accept the request to withdraw the application, and close the public hearing. Commissioner Erwin Seconded. Voice Vote 6 yays, 0 nays, Statton Absent.

NEW BUSINESS

8. **Bryant Schools Admin - 1 Lot Subdivision**
   Minton Engineering - Requesting Approval for Commercial Subdivision Plat

   After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Burgess, Arey Absent.

9. **Cypress Valley Phase 2 - Modification from Code**
   Hope Consulting - Requesting Approval for Modification from Code on Sidewalk Placement within ROW

The applicant stated that the request was being made due to the topography of the subdivision. With the slope of the land, meeting ADA requirements on the sidewalks would be very difficult if the sidewalks were located 6 ft from the back of the curb. After a brief discussion, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Burgess, Arey Absent.

10. **Farr Subdivision - Johnswood Road**
    Hope Consulting - Requesting Plat Approval for Two Lot Subdivision

    After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Burgess, Arey Absent.

11. **23478 I-30 - Custom Advertising - Alternative Signage Plan**
    Custom Advertising - Requesting Approval for Alternative Signage Plan

    Ryan Berry of Custom Advertising spoke on behalf of the applicant, he stated that the plans were for the signage to be static. After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Burgess, Arey Absent.

12. **Coral Ridge Subdivision Lot 19 - Replat**
    Hope Consulting - Requesting Replat for lot 19

    After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Burgess, Arey Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Hooten, Seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 nays. Burgess, Arey Absent. Meeting Adjourned.

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*

Special Bryant Planning Commission Meeting Minutes

Wednesday, May 31st, 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, Burgess, Hooten, Edwards, Arey, Penfield, Erwin
- Commissioners Absent: Statton

DIRECTOR'S REPORT

None

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

1. **Hilldale Crossing Subdivision Phase 2 - Final Plat**
   Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL, CONTINGENT UPON STREETS BEING APPROVED BY THE COUNTY

NEW BUSINESS

2. **Hilldale Crossing Subdivision Phase 2 - Final Plat**
   Hope Consulting - Requesting Final Plat Approval

   After brief discussion on the item, Chairman Johnson called for a roll call vote to approve as drawn with the sidewalk at the back of curb in cul-de-sac, and contingent upon fire access road approval by the Fire Marshal. 7 yays, 0 nays, Statton Absent.

ANNOUNCEMENTS

Commissioner Jake Arey announced that this would be his last meeting and that he would be stepping down due to moving outside of the city limits.

ADJOURNMENT

Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Penfield. Voice Vote, 7 Yays, 0 nays. Statton Absent. Meeting Adjourned.

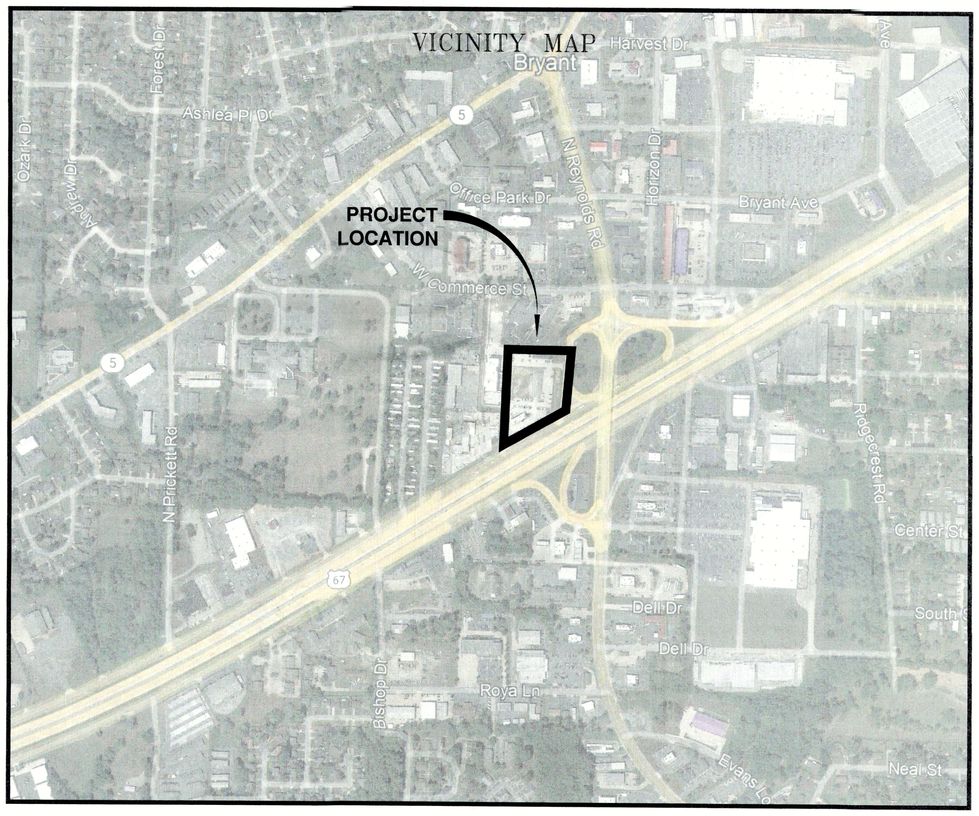
_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*

REYNOLDS CENTRE
COMMERCIAL EXPANSION
BRYANT, SALINE COUNTY, ARKANSAS



SCHEDULE OF DRAWINGS	
SHEET NO.	DESCRIPTION
COVER SHEET	COVER SHEET (TITLE, SCHEDULE OF DRAWINGS, VICINITY MAP)
C1.0	SITE PLAN
C2.0	DEMOLITION PLAN
C3.0	MASTER UTILITY PLAN
C4.0	WATER PLAN
C4.1	WATER DETAILS
C5.0	SANITARY SEWER PLAN & PROFILE
C6.0	GRADING & STORM DRAINAGE PLAN
C7.0	PAVING PLAN
C8.0	SIDEWALK & PARKING PLAN
C9.0	LANDSCAPE PLAN
C10.0	EROSION CONTROL PLAN



DATE: MAY 5, 2023

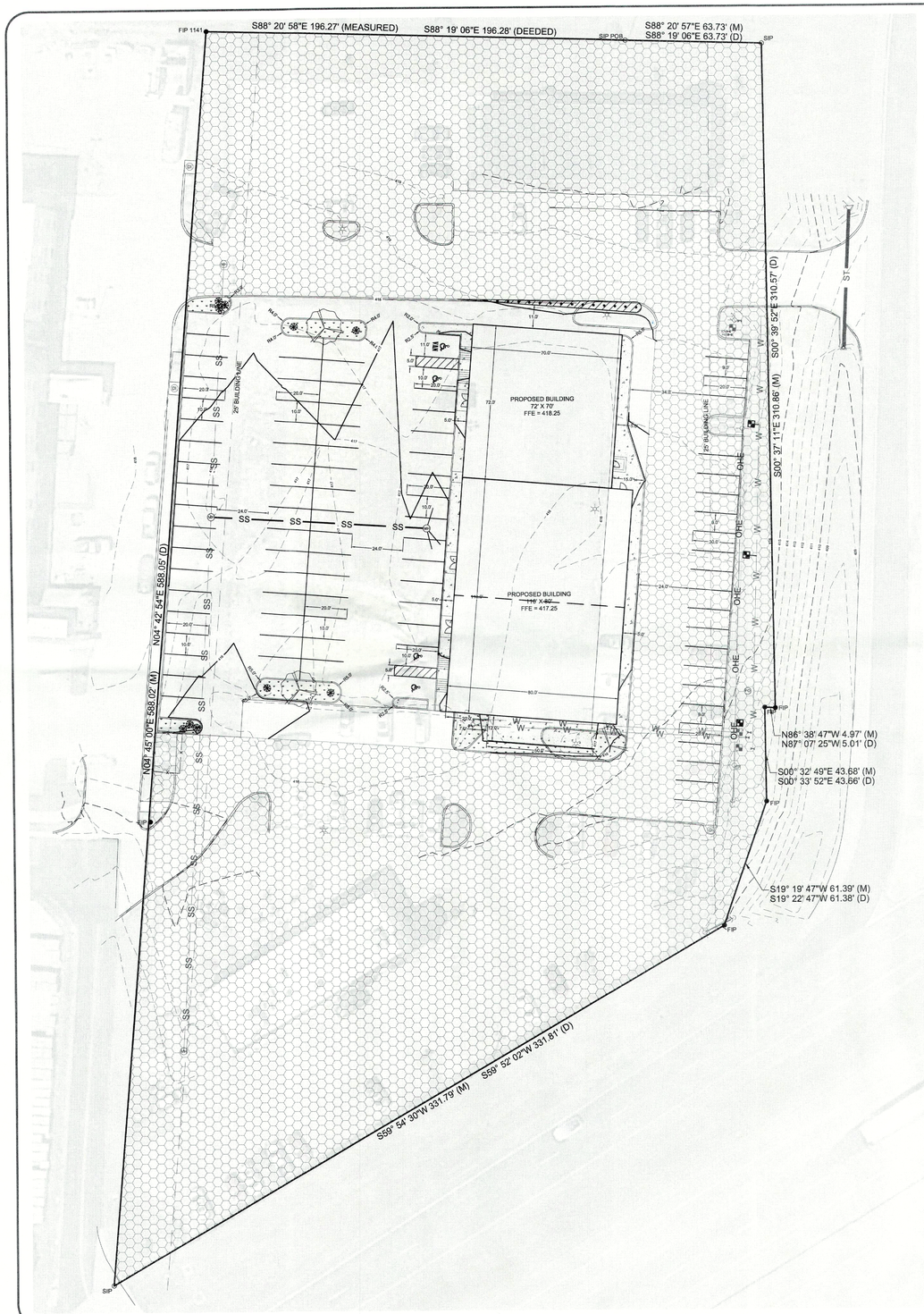
PREPARED BY:

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530

PREPARED FOR:
ALAN BUBBUS
RYAN ROONEY
ANCHOR REALTY
1600 GREGORY ST.
NORTH LITTLE ROCK, ARKANSAS 72114

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND



NORTH

30 0 30 60

Scale 1" = 30 ft

SITE AND BUILDING STATISTICS:

PROPOSED BUILDING: 13,840 SQ.FT.
BUILDING HEIGHT: ONE STORY
BLDG SITE COVERAGE: 10.0%

PARKING CALCULATIONS:

CRITERIA: C-2 HIGHWAY COMMERCIAL DISTRICT

PROPOSED BUILDING: 13,840 SQ. FT. OCCUPIED SPACE
PARKING PROVIDED: 91 TOTAL
HANDICAP PROVIDED: 4 TOTAL
VAN SPACES PROVIDED: 1 TOTAL

LEGEND:

- EXISTING DEVELOPMENT
- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x — x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
- DI — DROP INLET
- FO — FIBER OPTIC
- TP — TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

LEGEND - PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE
	3	CREPE MYRTLE Lagerstroemia	BBB	3" CAL
	10	DWARF NANDINA Nandina dumestion	CONT.	3 GAL

NOTE: GROUND COVER TO BE BERMUDA GRASS UNLESS OTHERWISE NOTED

GENERAL NOTES:

1.) IRON PINS SET AT ALL LOT CORNERS.
2.) BUILDING LINES SHALL BE AS INDICATED ON THIS PLAT.
3.) EASEMENTS SHALL BE A MINIMUM 15 FEET IN WIDTH UNLESS NOTED OTHERWISE.
4.) WATER &SEWER SERVICE PROVIDED BY CITY OF BRYANT.
5.) THIS PROPERTY IS ZONED "C-2."
6.) CURVE DIMENSION MEASURED ALONG CHORD.
7.) NO CHANGES IN THE FINAL PLAT ARE PERMITTED WITHOUT APPROVAL OF THE BRYANT PLANNING COMMISSION.
8.) BASIS OF BEARINGS: AR GRID NORTH

IRON PINS SET = 1/2" REBAR

F.I.P. = FOUND 1/2" REBAR

BASIS OF BEARINGS = GRID NORTH,
ARKANSAS STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

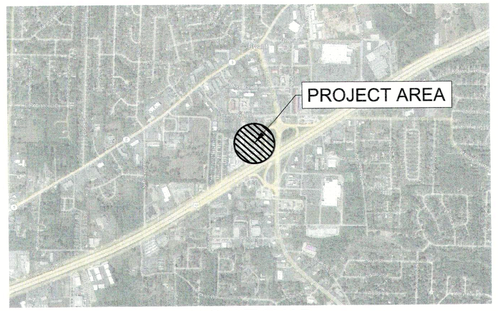
UTILITIES:

BRYANT WATER DEPARTMENT
210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
(501) 943-0469

FIRST ELECTRIC COOPERATIVE
1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400



VICINITY MAP

LEGAL DESCRIPTION: REYNOLDS CENTRE

LANDS LYING IN PART OF THE NE¼ OF THE SE¼ OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 SULLIVAN PLACE SUBDIVISION, BRYANT ARKANSAS FILED FOR RECORD 1999-54495 RECORDS OF SALINE COUNTY, SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 63.73 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 310.57 FEET; THENCE NORTH 87 DEGREES 07 MINUTES 25 SECONDS WEST 5.01 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 43.66 FEET; THENCE SOUTH 19 DEGREES 22 MINUTES 47 SECONDS WEST 61.38 FEET; THENCE SOUTH 59 DEGREES 52 MINUTES 02 SECONDS WEST 331.81 FEET; THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 588.05 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 196.28 FEET TO THE POINT OF BEGINNING CONTAINING 3.166 ACRES MORE OR LESS.

FLOOD STATEMENT:
FIRM FLOOD INSURANCE RATE MAP PANELS 05125C0380E (EFFECTIVE DATE: JUNE 5, 2020) AND 05125C0360E (EFFECTIVE DATE: JUNE 5, 2020) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

CERTIFICATE OF SITE PLAN APPROVAL:

PURSUANT TO THE BRYANT UNIFIED DEVELOPMENT CODE, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THIS AUTHORITY OF SAID RULES AND REGULATIONS.

DATE _____ SIGNED - CHAIRMAN
BRYANT PLANNING COMMISSION

CERTIFICATE OF OWNER:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION _____ SIGNED
ANCHOR REALTY

SOURCE OF TITLE INSTRUMENT NO. _____

CERTIFICATE OF SURVEY ACCURACY:

I, T. R. BOND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN ACCORDANCE WITH THE EXISTING MONUMENTS OF THE AREA IMPROVEMENTS

DATE: _____ T. R. BOND,
REGISTERED LAND SURVEYOR,
NO. 28, ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY:

I, THOMAS R. BOND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN MADE BY ME; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE JACKSONVILLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

DATE: _____ THOMAS R. BOND,
REGISTERED PROFESSIONAL ENGINEER
NO. 2219, ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 28 SIGNATURE T.R. BOND PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION BOND CONSULTING ENGINEERING, INC. NO. 112 ARKANSAS ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 2219 THOMAS R. BOND

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530
E-mail: tbond@bondcivil.com
E-mail: anbond@sbcglobal.com

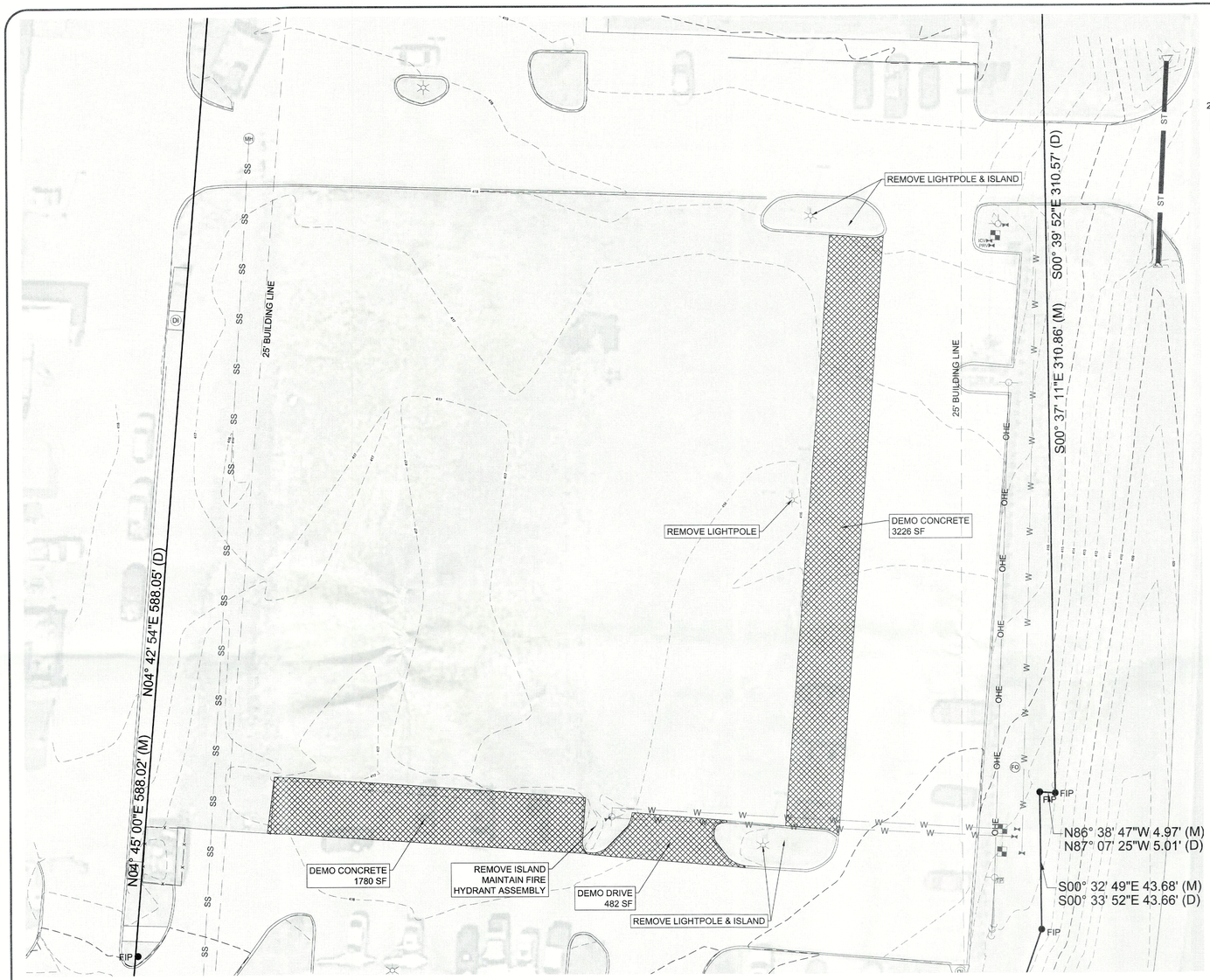
Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

SITE PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

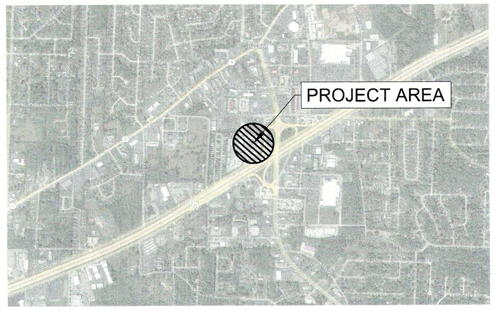
C1.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND:

CONCRETE PAVEMENT TO BE DEMOLISHED

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W WATER LINE
- SS SEWER LINE
- OHE OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 CONTOUR
- x x FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH SEWER MANHOLE
- DI DROP INLET
- FO FIBER OPTIC
- TP TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

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BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
(501) 943-0469

FIRST ELECTRIC COOPERATIVE
1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400

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

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND

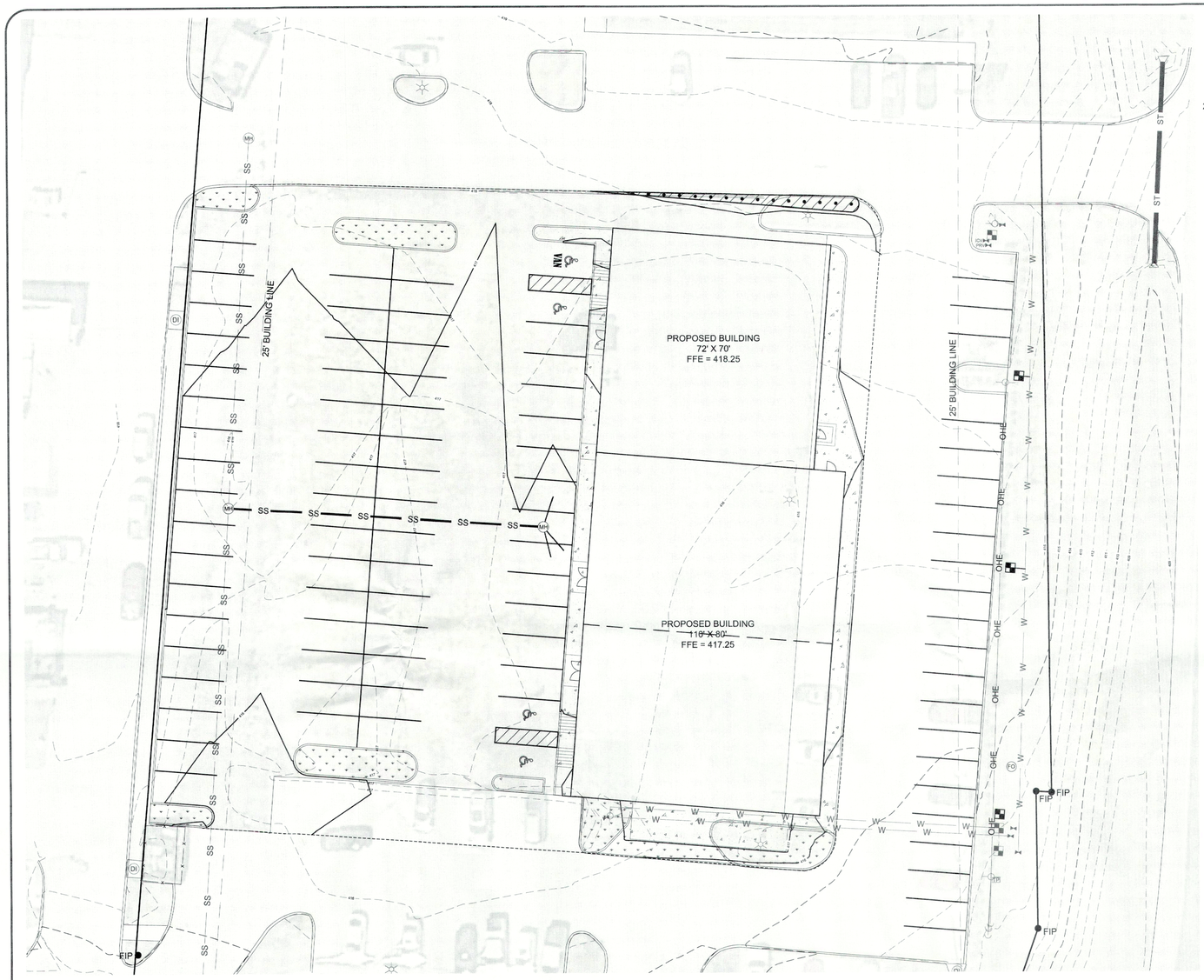
BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530
E-mail: tbond@bondcse.com
E-mail: jrobinson@bondcse.com

Prepared For:
Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

DEMOLITION PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

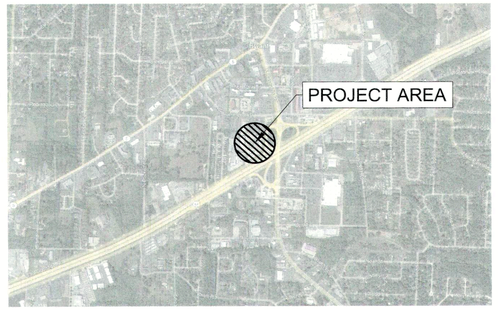
C2.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
- DI — DROP INLET
- FO — FIBER OPTIC
- TP — TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

UTILITIES:

BRYANT WATER DEPARTMENT
210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
(501) 943-0469

FIRST ELECTRIC COOPERATIVE
1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED THE BRYANT WATER DEPARTMENT AND BRYANT WASTEWATER DEPARTMENT UTILITY STANDARDS AND THE ARKANSAS DEPARTMENT OF HEALTH STANDARDS.

2. SEWER MAINS AND FITTINGS SHALL BE SDR-26 PVC. ALL SERVICE LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE CONSTRUCTED TO WITHIN 5 FEET OF THE BUILDING.

3. ALL WATER LINES TO BE CONSTRUCTED OF SDR 17 PVC CLASS 250 UNLESS OTHERWISE STATED.

4. ALL WATER SERVICE LINES SHALL CONFORM TO PLUMBING LOCATIONS ON THE MECHANICAL DRAWING.

5. CONTRACTOR WILL WARRANTY ALL CONSTRUCTION AND MATERIALS FOR A PERIOD OF ONE (1) YEAR UPON SUBSTANTIAL COMPLETION

6. ALL STUBOUTS FOR SEWER MAIN SHALL BE CAPPED AND MARKED FOR EASY LOCATION IN THE FUTURE.

7. IN THE EVENT THAT THE MATERIALS LISTED ON THE PLANS AND SPECIFICATIONS DIFFER FROM THE STANDARDS OF BRYANT WATER OR BRYANT WASTEWATER, THE SAID STANDARDS FOR THE UTILITY SHALL BE USED.

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9. WATER LINES AND SEWER LINES SHALL BE SEPARATED BY A MINIMUM OF 10' HORIZONTAL AND 1.5' VERTICAL.

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11. ALL WATER SHALL HAVE TRACER WIRE INSTALLED.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530 E-mail: tbond@bondce.com E-mail: arobinson@bondce.com

Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

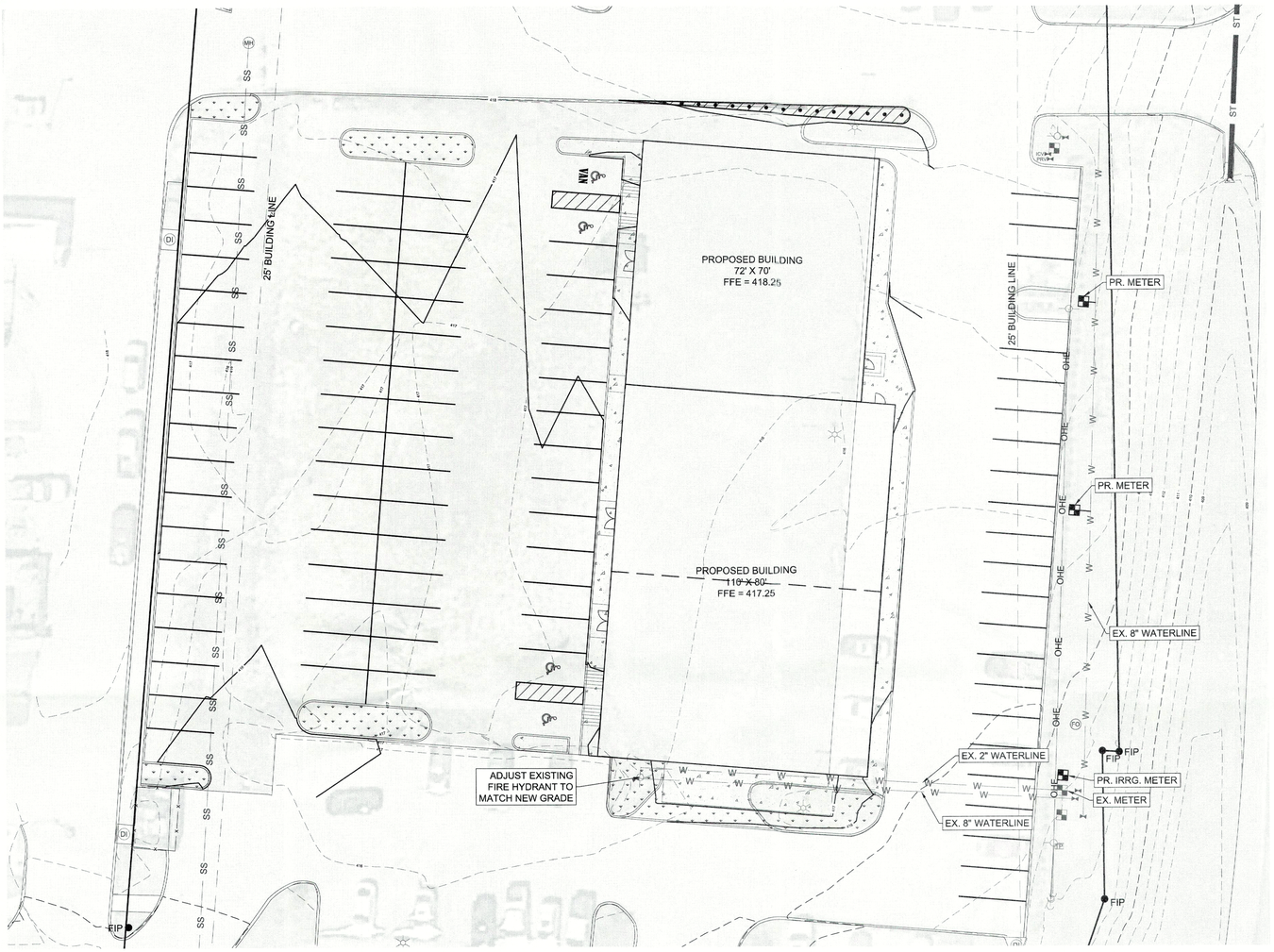
MASTER UTILITY PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922

DATE: 5-5-2023

REVISIONS:

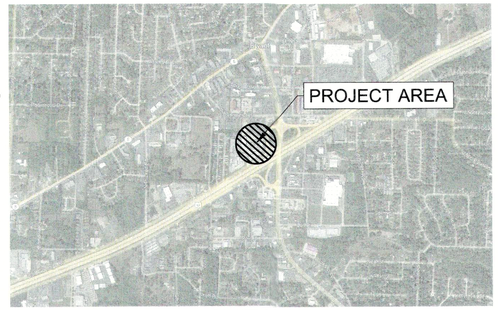
C3.0



NORTH

20 0 20 40

Scale 1" = 20 ft



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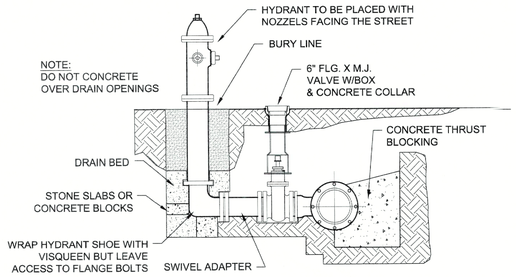
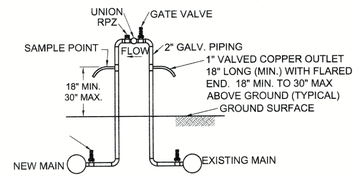


DETAIL - FIRE HYDRANT



FILLING APPARATUS FOR NEW PIPE LINES

LEGEND:	
	BOUNDARY LINE
	BUILDING LINE
	EASEMENT LINE
W	WATER LINE
SS	SEWER LINE
OHE	OVERHEAD ELECTRIC
	STREET CENTERLINE
	RIGHT-OF-WAY
100	CONTOUR
x x	FENCE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
MH	SEWER MANHOLE
DI	DROP INLET
FO	FIBER OPTIC
TP	TELEPHONE PEDESTAL
	POWER POLE
	LIGHT POLE

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UTILITIES:

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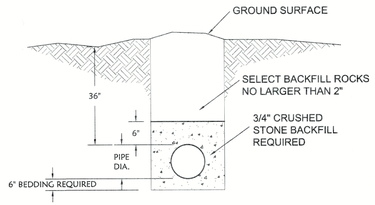
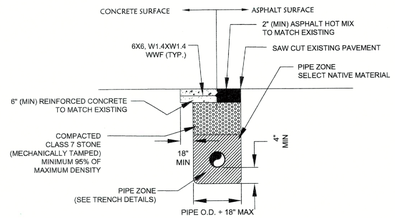


(CLASS 250 PVC) WATERLINE BEDDING DETAIL



PAVEMENT REPLACEMENT
N.T.S.

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC. NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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E-mail: archimond@bondce.com

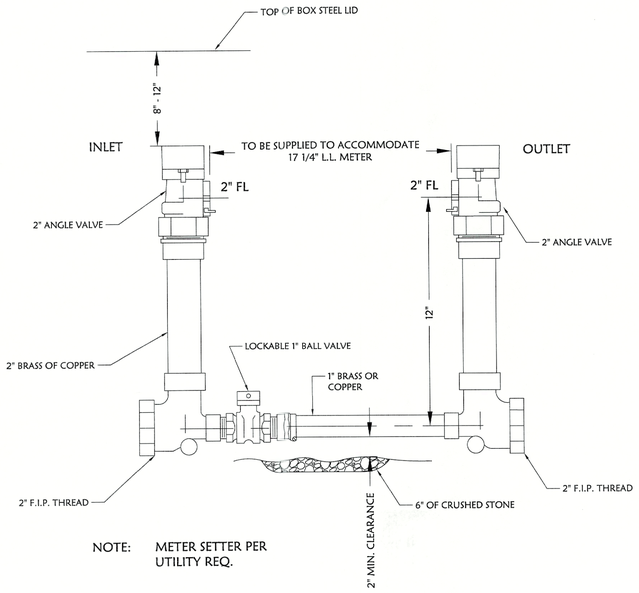
Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

WATER PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

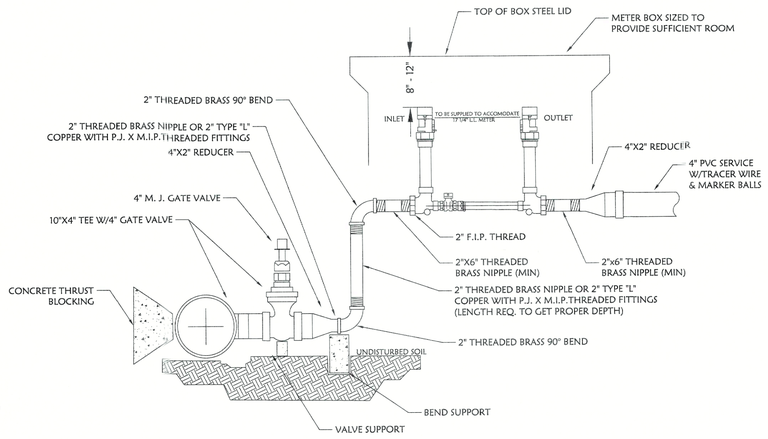
PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

C4.0

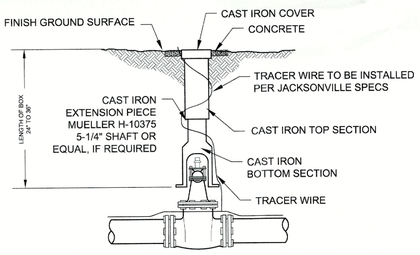


NOTE: METER SETTER PER UTILITY REQ.

2" METER SETTING DETAIL



2" METER SETTING DETAIL

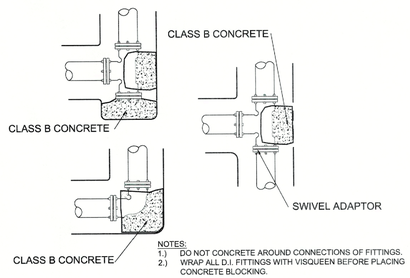


NOTES:
WHEN DEPTH OF OPERATING NUT EXCEEDS FOUR FEET, A VALVE STEM EXTENSION SHALL BE INSTALLED WITH CENTERING ACCESSORIES THAT MAINTAIN BOTH PLUMB AND CENTERLINE ALIGNMENT.

POUR MIN. 3000 PSI CONCRETE 2'-6" SQUARE X 4" THICK AROUND ALL VALVE BOX TOPS.

THE 2-WIRE TRACER LOOP IS REQUIRED FOR BOTH NORMAL AND DEEP VALVE BOXES.

DETAIL - VALVE SETTING



NOTES:
1.) DO NOT CONCRETE AROUND CONNECTIONS OF FITTINGS. WRAP ALL D.I. FITTINGS WITH VISQUEEN BEFORE PLACING CONCRETE BLOCKING.

TYPICAL BLOCKING FOR FITTINGS

STATE OF ARKANSAS
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E-mail: tbond@bondce.com
E-mail: anobinson@bondce.com

Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

WATER DETAILS
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

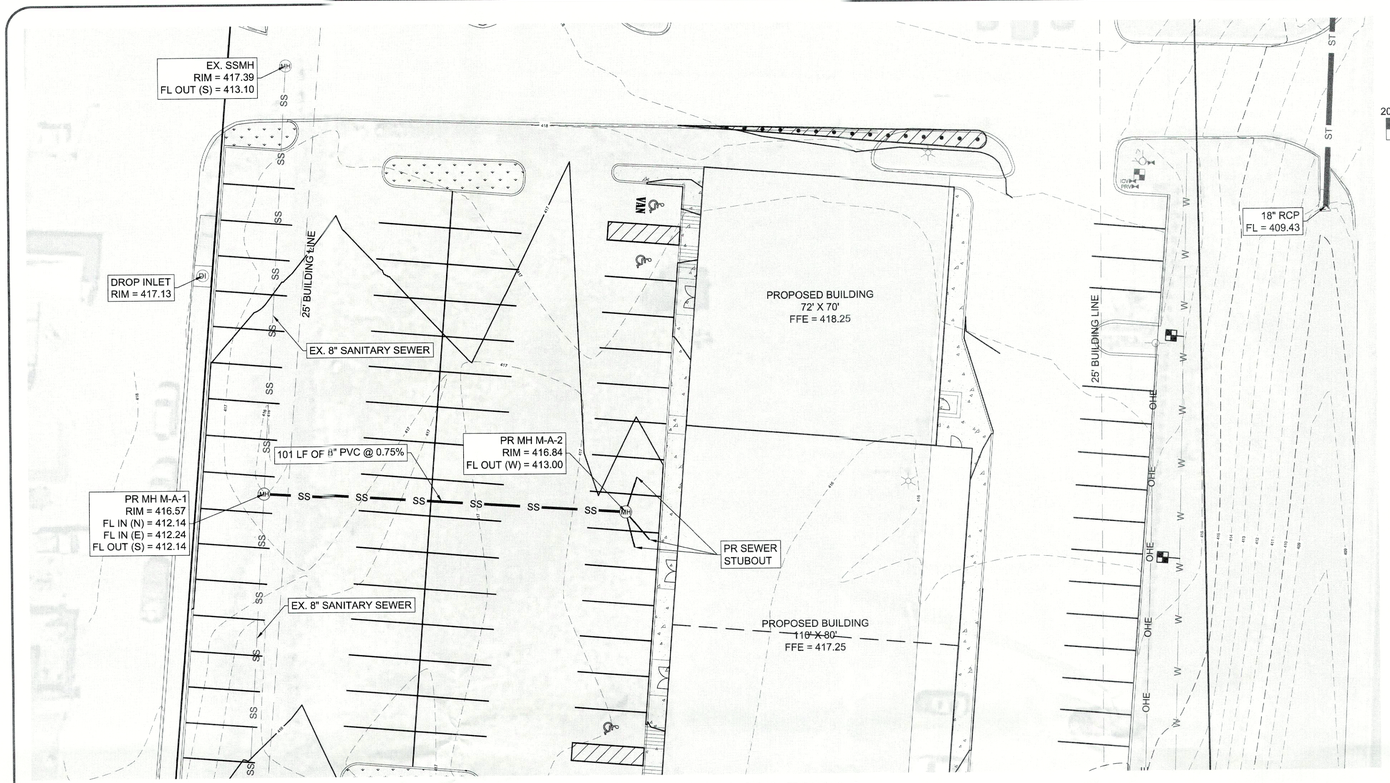
PROJECT: 9922

DATE: 5-5-2023

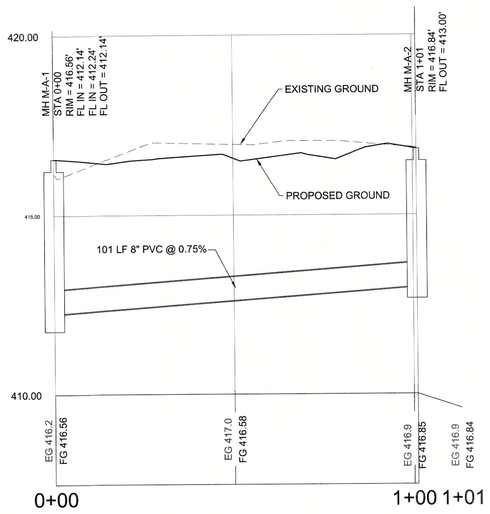
REVISIONS:

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC. NO. 112
ARKANSAS ENGINEER

C4.1



SEWER MAIN 'A' PLAN



SEWER MAIN 'A' PROFILE

UTILITIES:

BRYANT WATER DEPARTMENT
210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

BRYANT WASTEWATER DEPARTMENT
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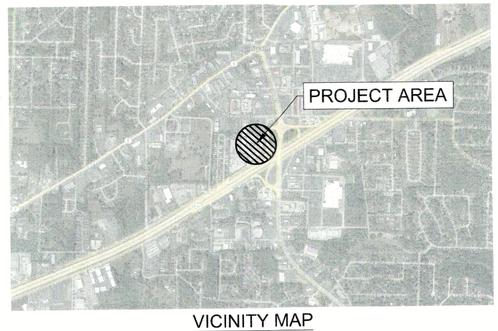
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400

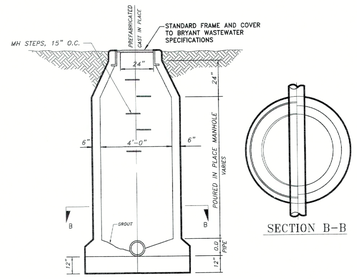
NORTH

20 0 20 40

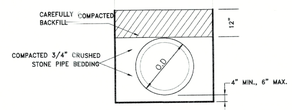
Scale 1" = 20 ft



VICINITY MAP



SECTION MANHOLE



CLASS 'B' BEDDING DETAIL

REQUIRED FOR ALL PVC PIPE

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LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x — x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- (MH) SEWER MANHOLE
- (DI) DROP INLET
- (FO) FIBER OPTIC
- TP TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

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REGISTERED PROFESSIONAL ENGINEER
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THOMAS S. BOND

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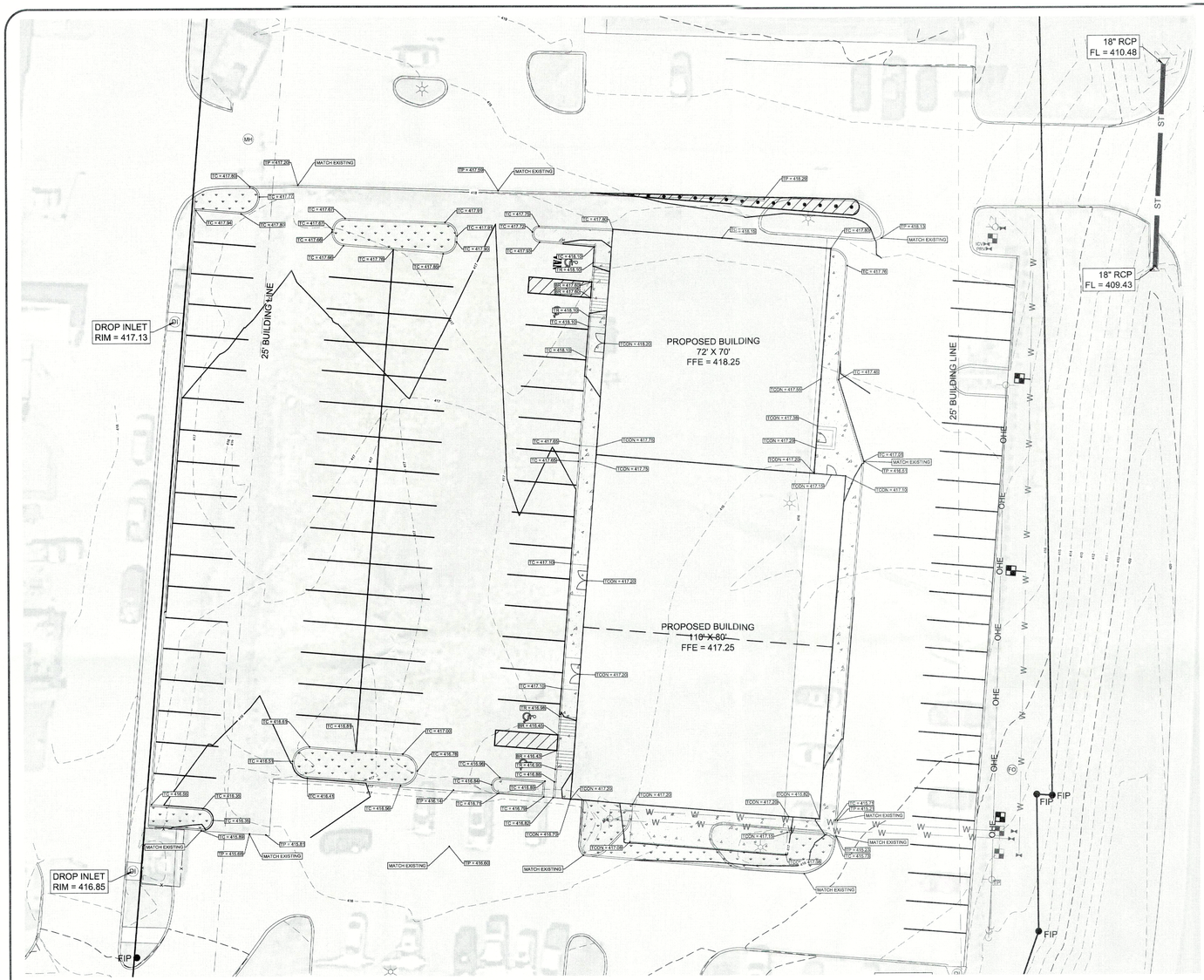
E-mail: arobinson@bondce.com

Prepared For:
Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

SANITARY SEWER PLAN & PROFILE
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

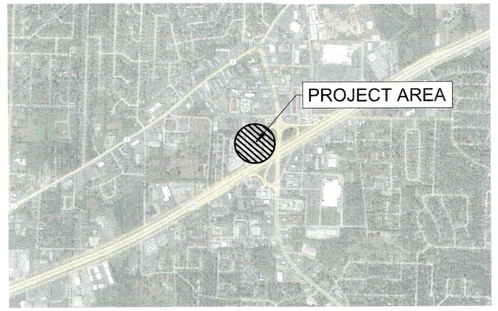
C5.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND:	
TC = 100.00	TOP OF CURB
TP = 100.00	TOP OF PAVEMENT
TCON = 100.00	TOP OF CONCRETE
TR = 100.00	TOP OF RAMP
BR = 100.00	BOTTOM OF RAMP

LEGEND:	
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	BUILDING LINE
	EASEMENT LINE
W	WATER LINE
SS	SEWER LINE
OHE	OVERHEAD ELECTRIC
	STREET CENTERLINE
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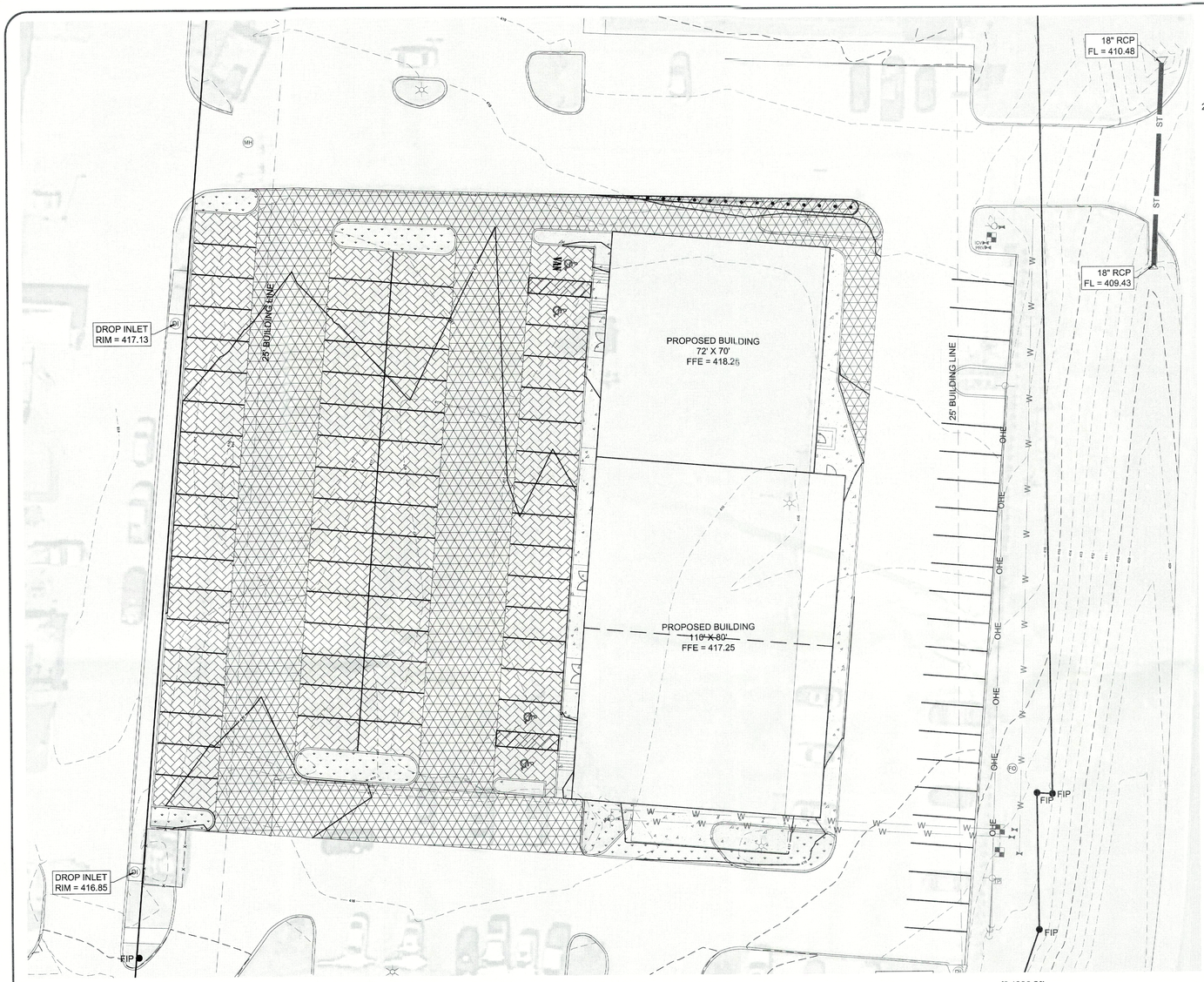
GRADING & STORM DRAINAGE PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922

DATE: 5-5-2023

REVISIONS:

C6.0



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20 0 20 40

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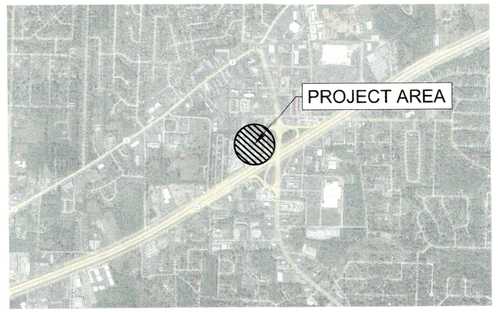

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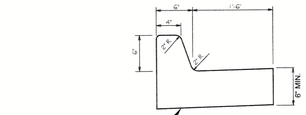
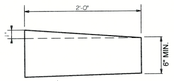


GROUND COMPACTED TO 95% STANDARD PROCTOR

NOTE: ALL CURBS TO HAVE 1/4" EXPANSION JOINTS @ MINIMUM 100 FT WITH DOWELS AND CONTROL JOINTS @ MAXIMUM 20 FT.

NOTE: CONTRACTION JOINTS AT 10' INTERVALS 1-1/3" DEEP

DETAIL - STANDARD CURB & GUTTER



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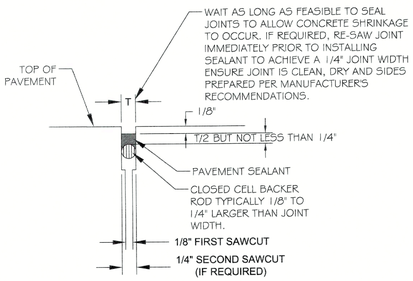
DETAIL - ROLLED CURB



NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

DETAIL - PCC JOINT BLOW-UP

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
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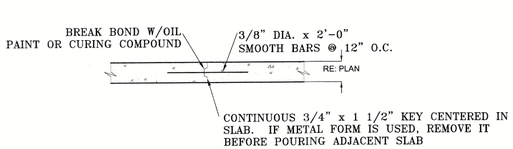
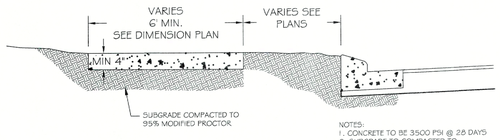
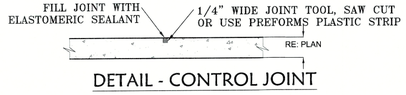


DETAIL - CONSTRUCTION JOINT

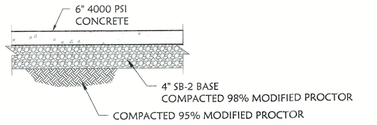


NOTES:
1. CONCRETE TO BE 3500 PSI @ 28 DAYS
2. SUBGRADE TO COMPACTED TO 95% STANDARD PROCTOR.
3. CONTROL JOINTS SHALL BE MIN. EVERY 5 FT. 4 EXPANSION JOINTS SHALL BE 50 FT. SEE JOINT PATTERN

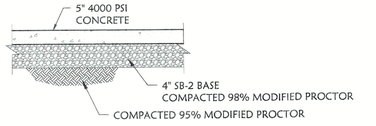
DETAIL - SIDEWALK



DETAIL - CONTROL JOINT



DETAIL - 6" HEAVY DUTY CONCRETE PAVING



DETAIL - 5" LIGHT DUTY CONCRETE PAVING

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

LEGEND:

- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- SIDEWALK

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530 E-mail: tbond@bondce.com E-mail: arobinson@bondce.com

Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

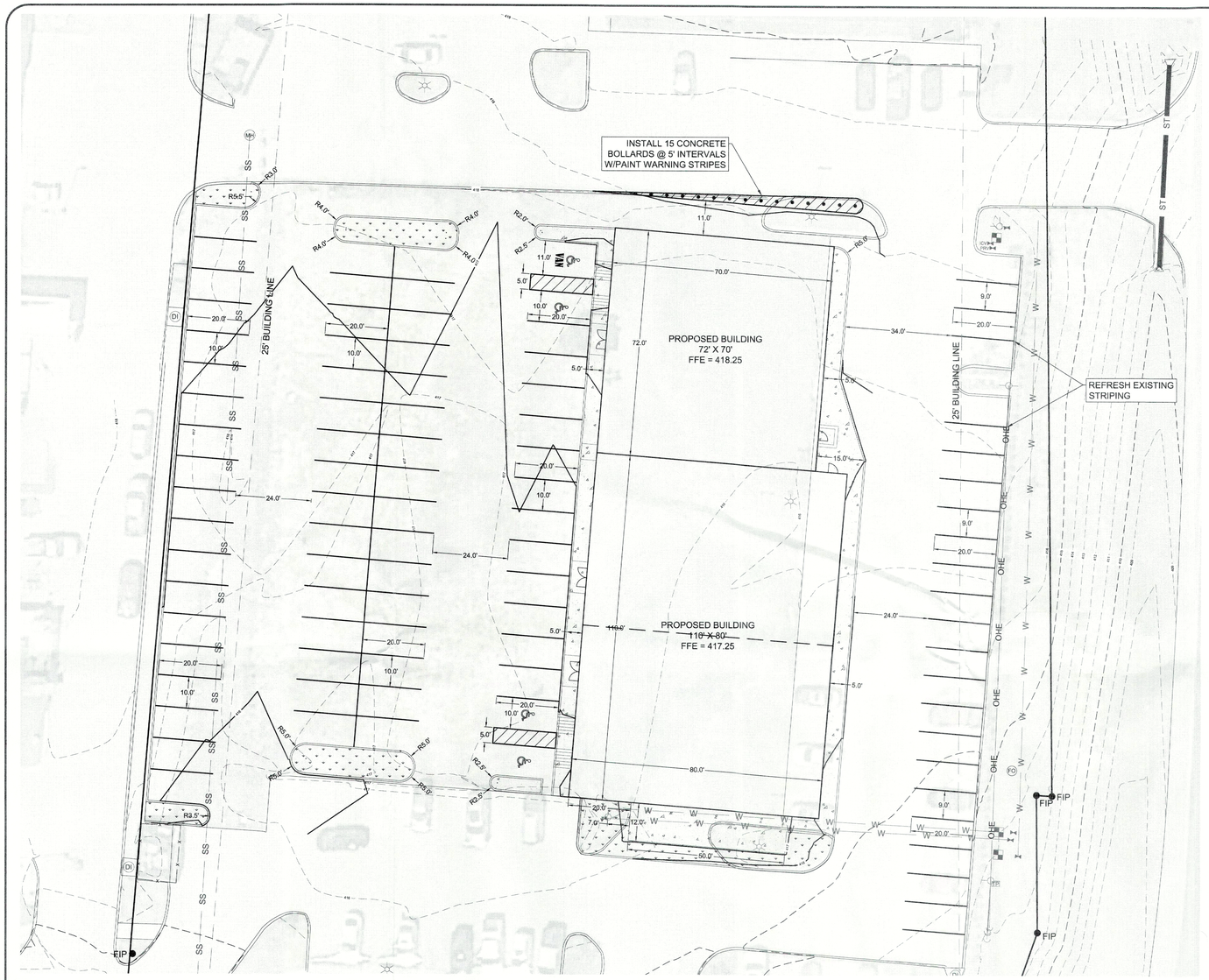
PAVING PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

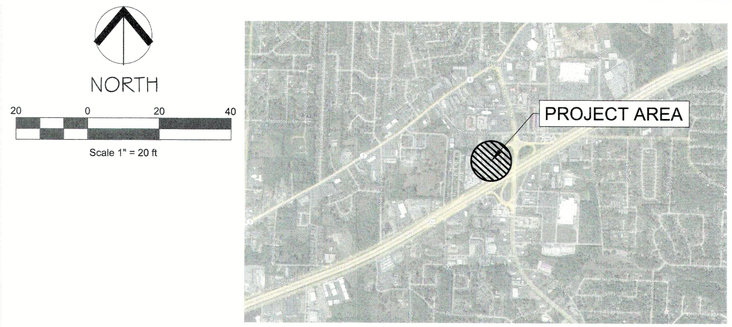
PROJECT: 9922

DATE: 5-5-2023

REVISIONS:

C7.0





VICINITY MAP

GENERAL NOTES:
IN NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED ON THE PLANS, WHEELCHAIR RAMPS ARE TO BE PROVIDED AT ALL CORNERS OR CURBED STREET INTERSECTIONS AND MID-BLOCK CROSSWALK LOCATIONS. IN ALTERATIONS WHEELCHAIR RAMPS ARE TO BE PROVIDED AT CURBED STREET INTERSECTIONS WITH PEDESTRAIN TRAFFIC AND MID-BLOCK CROSSWALK LOCATIONS.

THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1. THE SURFACE TEXTURE OF THE RAMP SHALL CONFORM TO A CLASS 6 FINISH ACCORDING TO ARDOT SECTION 802.19.

THE NORMAL GUTTER GRADE SHALL BE MAINTAINED THROUGH THE AREA ON THE RAMP. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THE MINIMUM THICKNESS OF THE RAMP, WALK, AND LANDING SHALL BE 4". THE MINIMUM WIDTH OF THE RAMPS SHALL BE THE EXISTING WALK WIDTH OR 36", WHICHEVER IS GREATER.

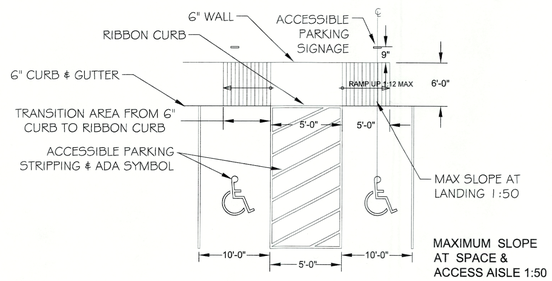
RAMPS SHALL BE MODIFIED AS NECESSARY TO INSURE THAT THEY ARE PARALLEL TO A LINE DRAWN FROM THE CENTER OF ONE RAMP TO THE CENTER OF THE RAMP ON THE OPPOSITE SIDE OF THE INTERSECTION.

THE DIMENSIONS AND QUANTITIES SHOWN ON THIS DRAWING ARE FOR A 90 DEGREE INTERSECTION ONLY. DIMENSIONS AND QUANTITIES FOR SKEWED INTERSECTIONS WILL VARY, AND ARE TO BE DETERMINED BY THE ENGINEER.

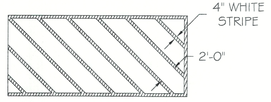
NOTE:
CONTRACTOR TO BUILD ALL HANDICAP RAMPS AND LANDING PADS.

LEGEND:

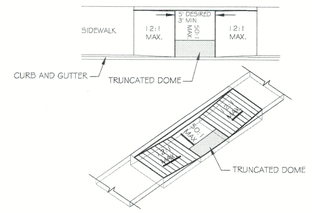
- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
- DI — DROP INLET
- FO — FIBER OPTIC
- TP — TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE



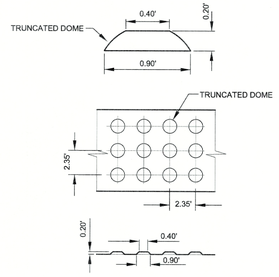
TYP RESERVED PARKING



STRIPING DETAIL
HANDICAP AREA



HANDICAP RAMP - TYPE 5



DETAIL - TRUNCATED DOMES

GENERAL NOTES FOR DETECTABLE WARNING DEVICES

1.) THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF THE CURB.
2.) TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH AND A CENTER-TO-CENTER SPACING OF 2.35 INCHESMEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMNET.
3.) DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4.) DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE

STATE OF ARKANSAS
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Phone: (501) 982-1538 Fax: (501) 982-1530
E-mail: tbond@bondce.com
E-mail: andrewr@bondce.com

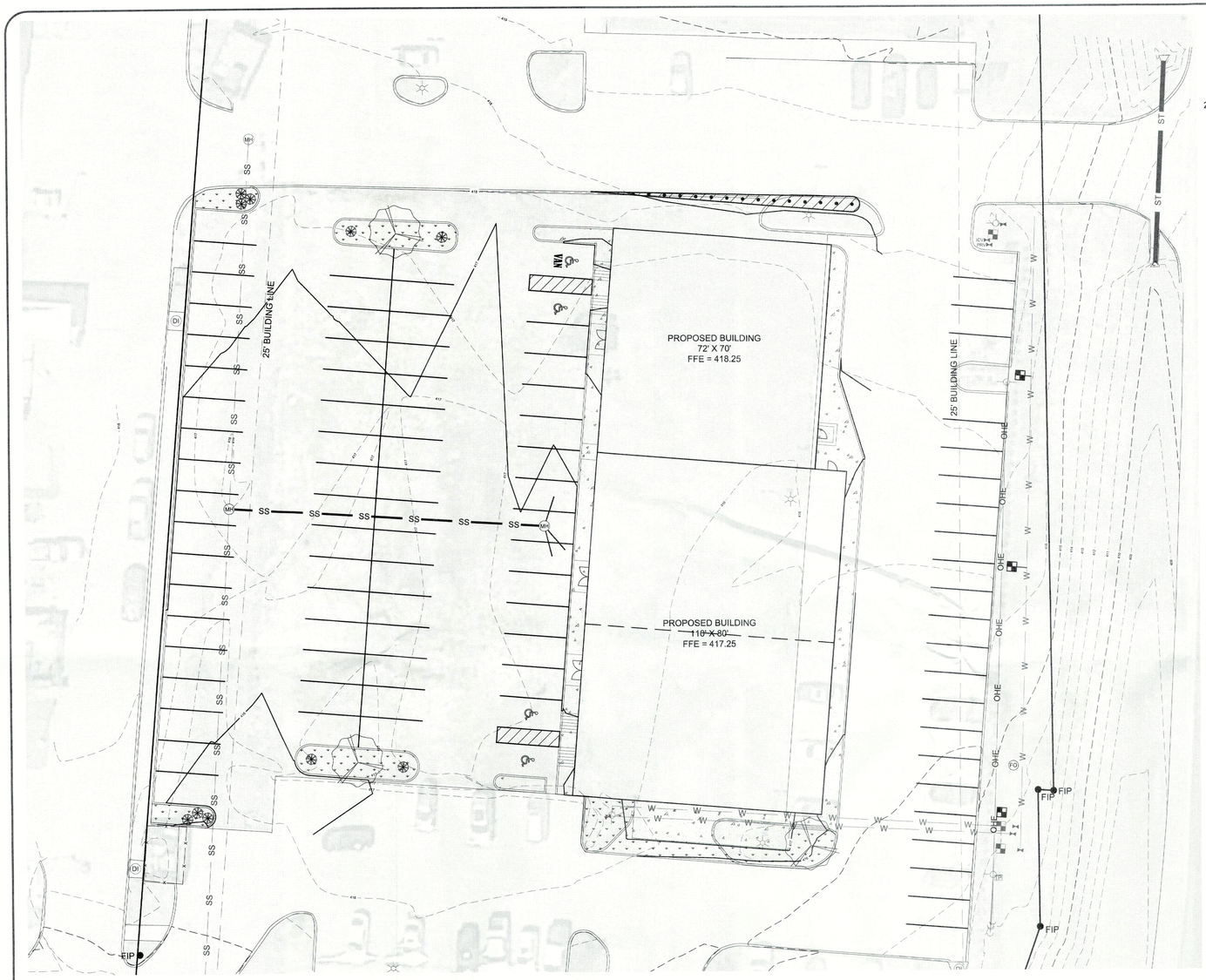
Prepared For:
Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

SIDEWALK & PARKING PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

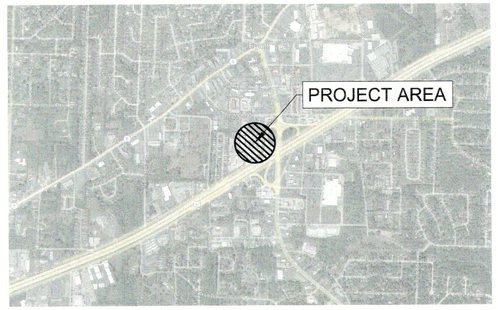
C8.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND - PLANT LIST				
KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE
	3	CREPE MYRTLE Lagerstroemia	BBB	3" CAL
	10	DWARF NANDINA Nandina dumestion	CONT.	3 GAL

NOTE: GROUND COVER TO BE BERMUDA GRASS UNLESS OTHERWISE NOTED

LANDSCAPE REQUIREMENTS	REQUIRED	REQUESTED
PARKING LOT LANDSCAPING: 1 TREE PER 0.5 ACRES OR FRACTION	= 3 TREES	3 TREES
INTERIOR LANDSCAPING: 100 SF MINIMUM	= 100 SF	1579 SF

GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT QUANTITIES
2. ADJUSTMENTS IN ACTUAL LOCATION OF PLANT MATERIAL MAY BE NECESSARY DUE TO FIELD ITEMS
3. WHEN SAME SPECIES OF TREES ARE PARIED OR GROUPED IN 3 OR MORE, THEY SHOULD BE MATCHED IN SIZE, SHAPE, GROWTH, ETC.
4. VERIFY LOCATION OF ALL UTILITIES PRIOR IN INSTALLATION.
5. ALL PLANTING AREAS SHALL BE MULCHED AS SPECIFIED.
6. ALL DISTURBED AREAS SHALL BE SODDED.

LEGEND:

- BOUNDARY LINE
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- EASEMENT LINE
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- STREET CENTERLINE
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- 100 — CONTOUR
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- WATER VALVE
- FIRE HYDRANT
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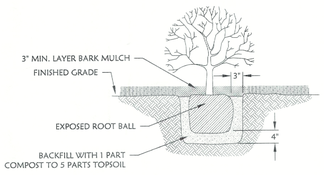
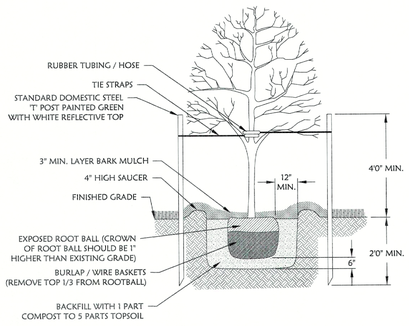


DETAIL - SHRUB PLANTING



DETAIL - TREE PLANTING

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC. NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS N. BOND

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E-mail: tbond@bondice.com
E-mail: arobinson@bondice.com

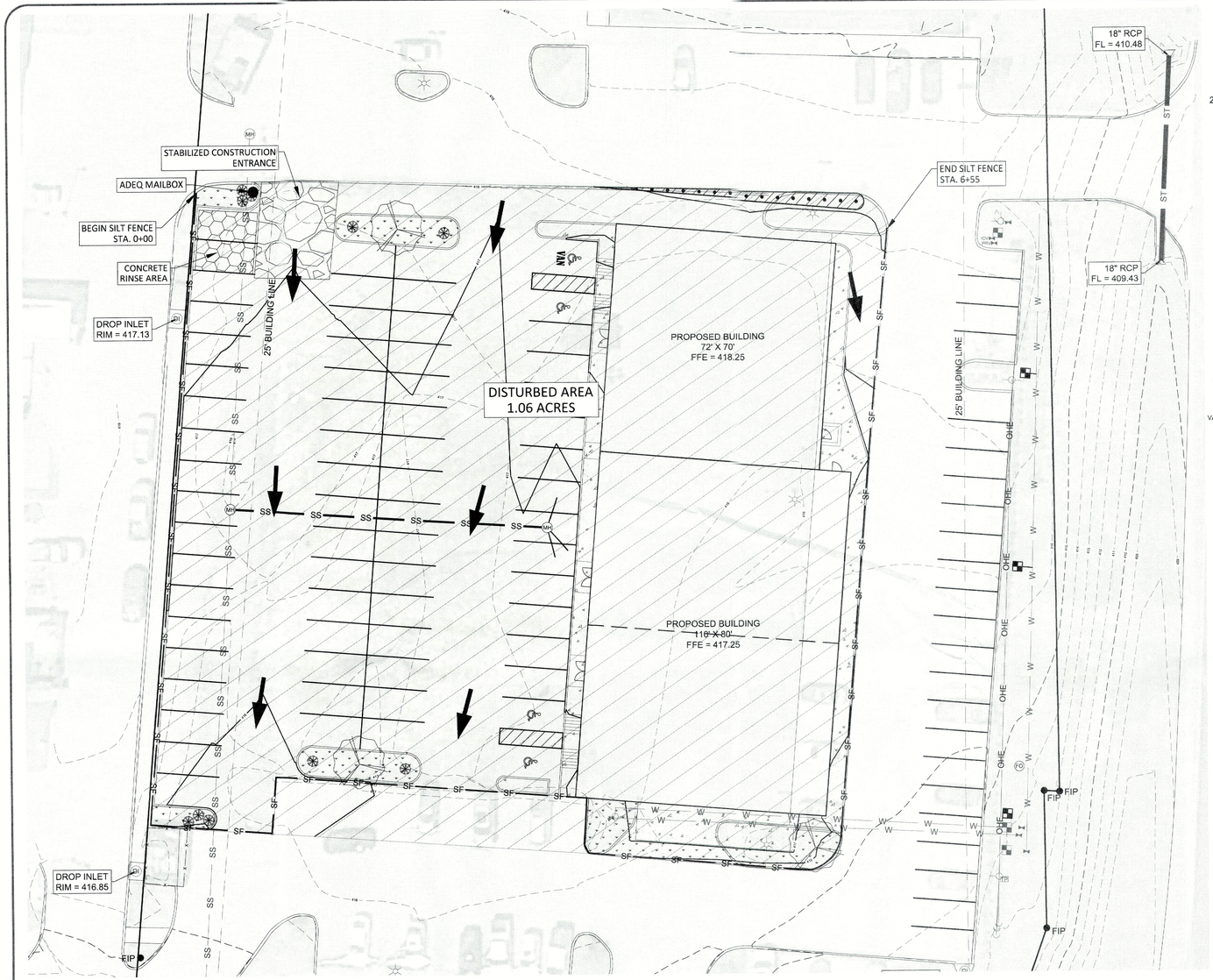
Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

LANDSCAPE PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

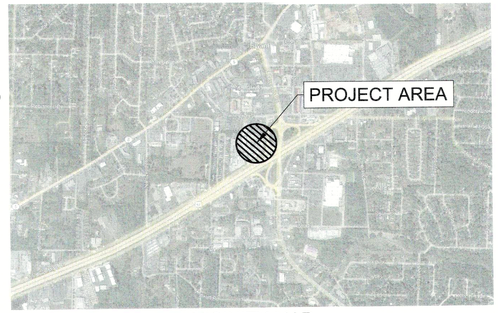
C9.0



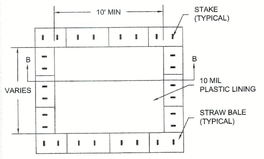
NORTH

20 0 20 40

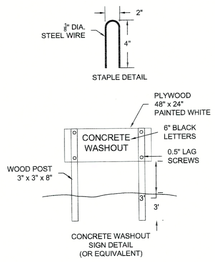
Scale 1" = 20 ft



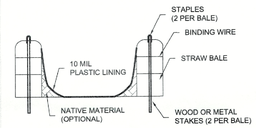
VICINITY MAP



PLAN
NTS
TYPE "ABOVE GRADE" WITH STRAW BALES



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



SECTION B-B
NTS

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
4. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
5. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE. FACILITY SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUIDS GENERATED DURING CONCRETE PRODUCERS.
6. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
7. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
8. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
9. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNED WASHOUT AREA TO PROPERLY DISPOSED OF OFFSITE.
10. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREAS AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF, DISPOSED OF HARDENED CONCRETE ON A REGULAR BASIS.
11. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED ACCORDING TO THE DETAIL, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT., BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATORS.
12. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

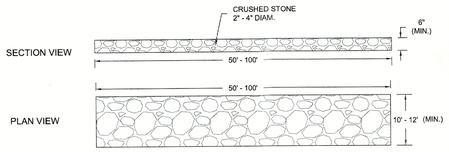
CONCRETE WASHOUT AREA
NTS

LEGEND:

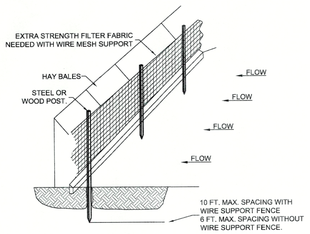
- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
- DI — DROP INLET
- FO — FIBER OPTIC
- TP — TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

GENERAL NOTES:

1. SILT FENCES MUST BE MAINTAINED AS SHOWN ON THE SILT FENCE DETAIL THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING ACTIVITIES CONCERNING EROSION CONTROL FOR THIS PROJECT:
   - A. CONFORMING TO THE SWPPP AND IMPLIMENTING THE BMP'S OUTLINED
   - B. POSTING THE SITE WITH THE ADEQ PERMIT
   - C. INSTALLING A RAIN GAUGE
   - D. FILLING OUT ALL REQUIRED INSPECTION REPORTS
   - E. INSTALLING A MAILBOX AT THE ENTRANCE TO HOLD THE SWPPP, EROSION CONTROL PLAN, AND INSPECTION REPORTS.
   - F. CLEANING UP ANY SEDIMENT THAT LEAVES THE SITE.
   - G. HYDROSEEDING/MULCHING AND/OR SOODING DISTURBED AREAS ONCE THE CONSTRUCTION ACTIVITES IN THOSE AREAS ARE COMPLETED.
3. IT IS ACCEPTABLE TO CHANGE/UPDATE THE EROSION CONTROL PLAN IN A MANNER THAT WILL ENHANCE SEDIMENT CONTROL. ANY CHANGES SHALL BE REFLECTED ON THE EROSION CONTROL PLAN INSIDE THE MAILBOX AND ACCEPTED BY THE ENGINEER.
4. CURB INLET PROTECTION PRACTICES SHALL BE IMPLEMENTED AFTER TOPS OF INLETS ARE CONSTRUCTED.
5. DISCHARGE POINTS ARE TO BE STABILIZED IMMEDIATELY AFTER INSTALLATION OF DRAINAGE STRUCTURES. STABILIZE BANKS WITH GRASS & DISCHARGE POINT WITH A COMBINATION OF EROSION MATTING, RIP RAP, & GRASS.
6. SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR RE-VEGETATED.



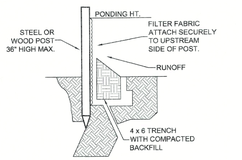
STABILIZED CONSTRUCTION ENTRANCE
NTS



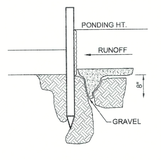
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

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.



STANDARD DETAIL
TRENCH WITH NATIVE GRAVEL



ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE
NTS

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
THOMAS S. BOND
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E-mail: tbond@bondce.com
E-mail: andbond@bondce.com

Prepared For:
Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

EROSION CONTROL PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

C10.0

ASO
ARKANSAS SERVICE ONE
HVAC

To: City of Bryant

From: Mark Emmerling, Arkansas Service One HVAC

Date: 4/10/ 2023

RE: Request To Add 80x40 Building to 3015 Corporate Center Dr Bryant Ar 72022

Arkansas Service One HVAC would like to add an Additional 80x40 building to the rear of existing 40x60 building. The building function will be for warehouse and storage. We would like to request your approval to proceed with the project. Currently we use the outside perimeter of existing building for storage and have occurred theft and vandalism.

Thank you for your consideration in this matter. If you need additional information, please contact me at memmerling@asohvac.com or (501) 690-4822.

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

April 25, 2023

Mr. Truett Smith
Bryant Planning Coordinator / Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Final Plat – Benjamin Grove Subdivision, Phase 4

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your May 2023 City of Bryant Planning Commission meeting. The developer for the project is Thomas D.B. Collins LTD, 39 Walnut Valley Drive, Little Rock, Arkansas 72211, owencreek@comcast.net, (501) 680-0970.

List of Enclosures

- 8 copies of the Final Plat
- Bryant Subdivision Checklist
- Review fees of $31.00
- Certification letter signed by developer and professional engineer

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

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

May 10, 2023

Mr. Truett Smith
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Final Plat – Market Place II Subdivision Phase 3 Lots 17 through 22

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your June 12, 2023 City of Bryant Planning Commission meeting. The developer for the project is Bryant Realty Company, LLC, 422 North Main Street, Benton, Arkansas 72015 bferg620@gmail.com (501) 840-2282.

List of Enclosures

- Final Plat
- Subdivision Plans
- Bryant Subdivision Checklist

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

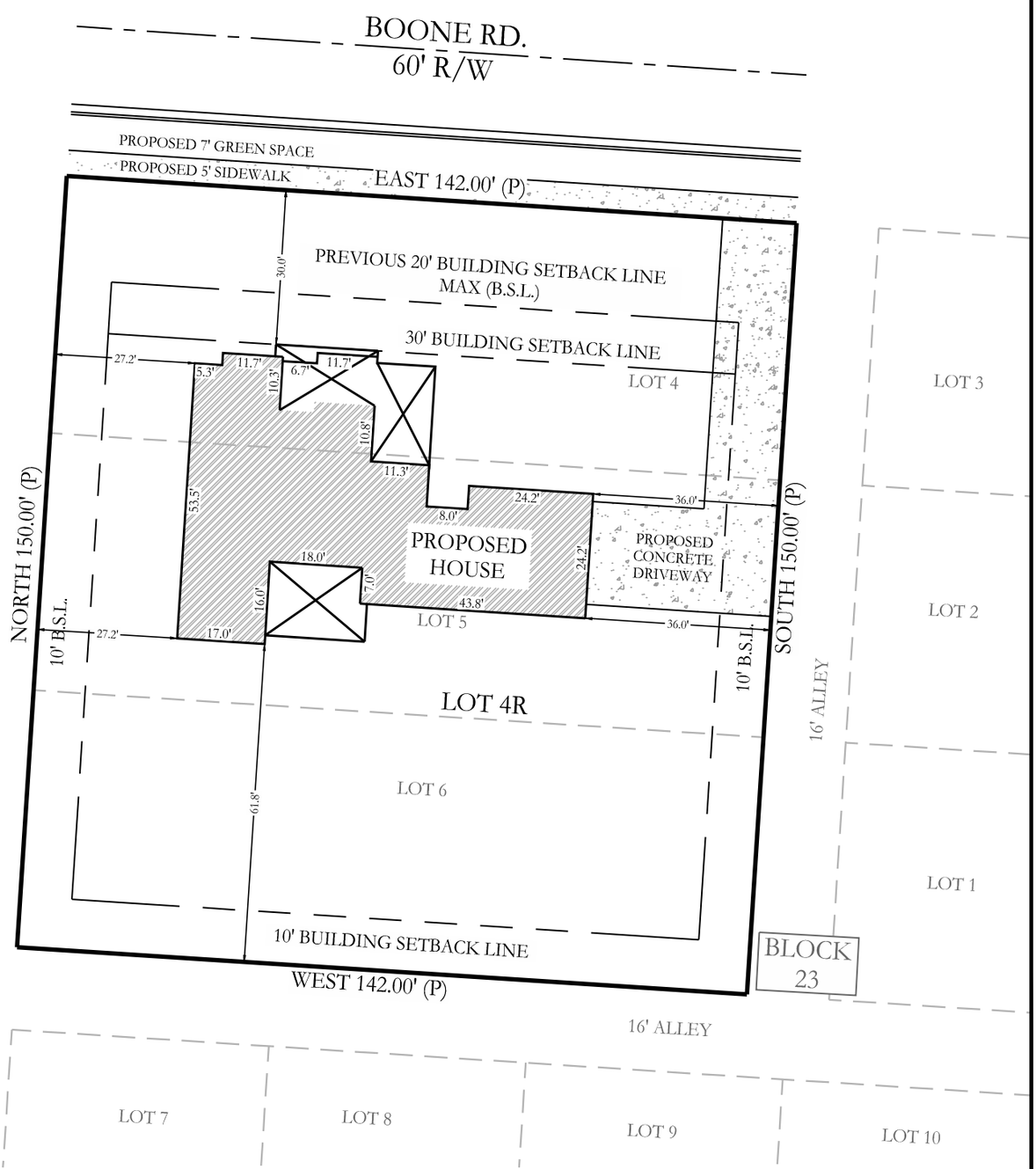
HOPE CONSULTING
ENGINEERS ~ SURVEYORS

129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

23-0663
Drawing No.

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

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



RECORD DESCRIPTION

LOT 4R, BEING A REPLAT OF LOTS 4,5, AND 6 OF BLOCK 23 OF THE TOWN OF BRYANT, SALINE COUNTY, ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.

30' 15' 0 30'

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

PLOT PLAN

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0380E , dated: 06/05/2020.

For the Exclusive Use and Benefit of:
D & B Property Solutions, LLC

Address 407 Boone Road
Bryant, AR 72022

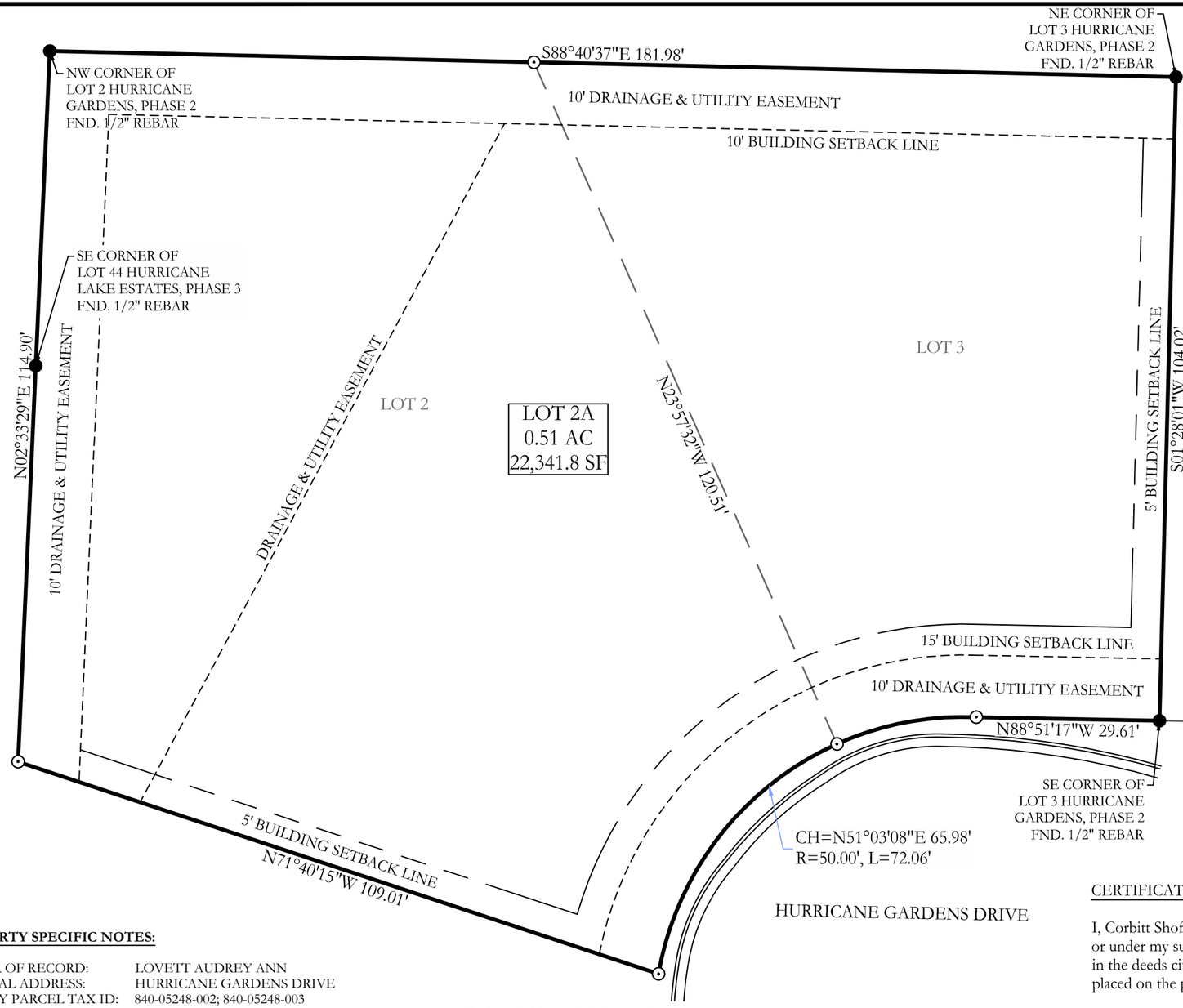
Date 05/31/2023MD

LEGEND
- Computed point
- Found monument
- Set #4 RB/Cap #1664
(M) - Measured
(P) - Platted
(R) - Record

Drawn By MD
Checked By WCS

 ©2023 Hope Consulting, Inc.

23-0222
Drawing No.



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

20' 10' 0' 20'

LEGEND
- Found Aliquot Corner
- Found Monument
- Set 1/2" Rebar & Cap
- Computed point
(M) - Measured
(P) - Platted/Record
-•-•-•-•- Fence

Drawn By: JPP Checked:

RECORD DESCRIPTION
SALINE COUNTY INSTRUMENT 2022-008069

LOT 2, HURRICANE GARDENS SUBDIVISION, PHASE 2, SALINE COUNTY, ARKANSAS.

SUBJECT TO RIGHT OF WAY/EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. NO WARRANTY OR REPRESENTATION IS MADE HEREIN AS TO ANY MINERAL INTEREST ON THE AFOREMENTIONED PROPERTY.

SALINE COUNTY INSTRUMENT 2022-008073

LOT 3, HURRICANE GARDENS SUBDIVISION, PHASE 2, SALINE COUNTY, ARKANSAS.

SUBJECT TO RIGHT OF WAY/EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT ALSO TO ANY STATE OF FACTS WHICH AN ACCURATE SURVEY WOULD REVEAL. NO WARRANTY OR REPRESENTATION IS MADE HEREIN AS TO ANY MINERAL INTEREST ON THE AFOREMENTIONED PROPERTY.

LEGAL DESCRIPTION

LOT 2A, A REPLAT OF LOTS 2 AND 3 OF HURRICANE GARDENS SUBDIVISION, PHASE 2, SALINE COUNTY, ARKANSAS.

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

FLOOD STATEMENT
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0225E , dated: 06/05/2020 .

PROPERTY SPECIFIC NOTES:

OWNER OF RECORD: LOVETT AUDREY ANN
PHYSICAL ADDRESS: HURRICANE GARDENS DRIVE
COUNTY PARCEL TAX ID: 840-05248-002; 840-05248-003

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.

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

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 Document #2022-008069 & #2022-008073

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.

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 Planning Commission at a meeting held _____, 20_____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution _____ Name _____ Bryant Planning Commission

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

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS No. 1664 SIGNATURE WILLIAM CORBITT R SHOFFNER

ORIGINAL SIGNATURE ON FILE

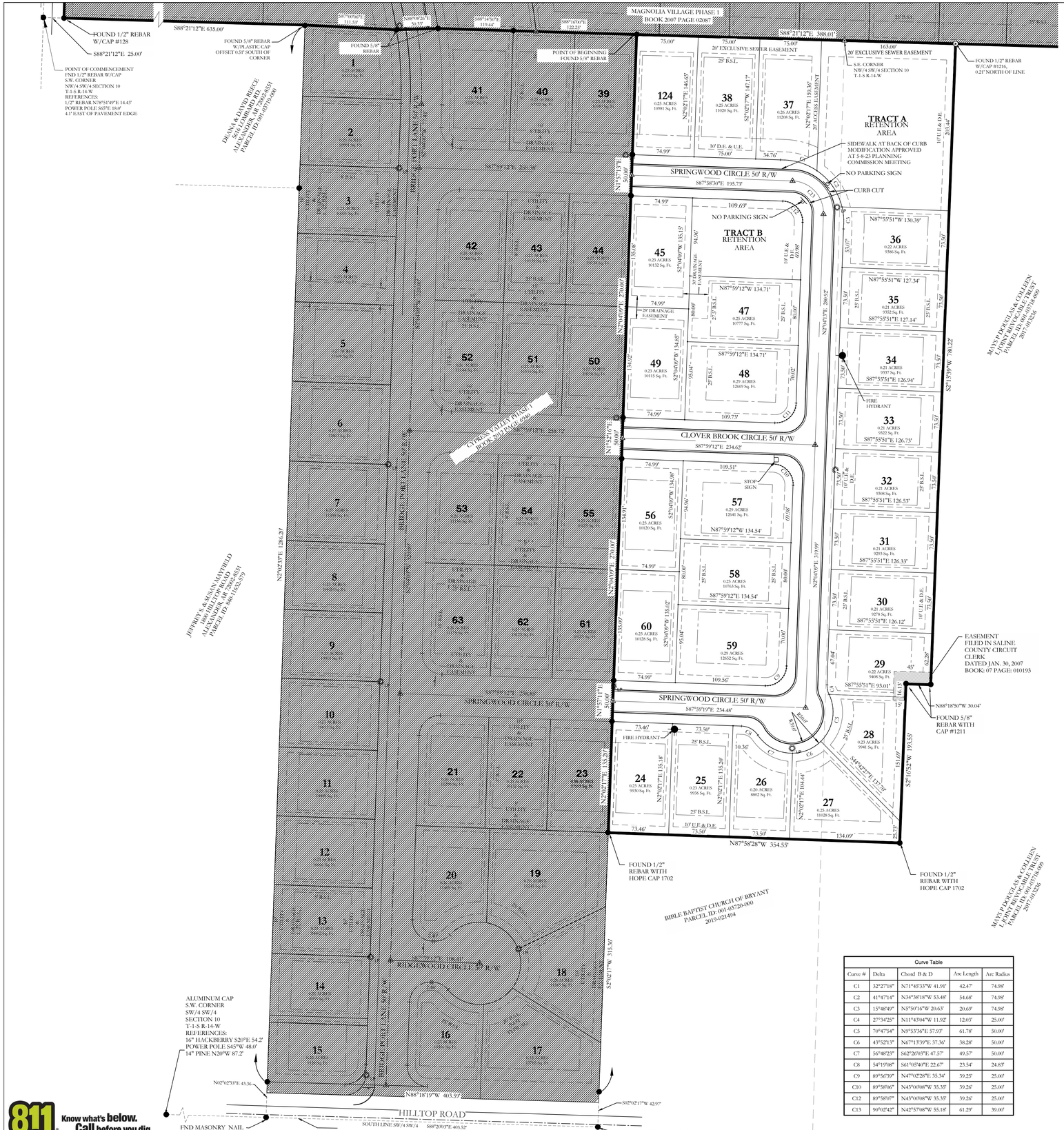
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

For the Exclusive Use and Benefit of:
D & D HOMES

Address	Date				
Hurricane Gardens Drive Bryant, Arkansas 72022	04/20/2023	62	220	17	0	14W	01S	500
	1664							

©2023 Hope Consulting, Inc.

K:\Land Projects 2004\Surveys\2023\23-0222 Replat Lots 2 & 3 Hurricane Gardens\DWG\23-0222 REPLAT LOT 2 AND 3 HURRICANE GARDENS.dwg | Plotted: 4/20/2023 9:41 AM |



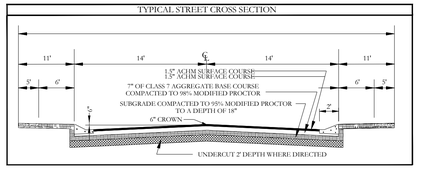
Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	32°27'18"	N71°45'33"W 41.91'	42.47'	74.98'
C2	41°47'14"	N34°38'18"W 53.48'	54.68'	74.98'
C3	15°48'49"	N5°50'16"W 20.63'	20.69'	74.98'
C4	27°34'25"	N11°43'04"W 11.92'	12.03'	25.00'
C5	70°47'54"	N39°53'36"E 57.93'	61.78'	50.00'
C6	43°52'13"	N67°13'39"E 37.36'	38.28'	50.00'
C7	56°48'23"	S62°26'03"E 47.57'	49.57'	50.00'
C8	54°19'08"	S61°05'40"E 22.67'	23.54'	24.83'
C9	89°56'39"	N47°02'28"E 35.34'	39.25'	25.00'
C10	89°58'06"	N43°00'08"W 35.35'	39.26'	25.00'
C12	89°58'07"	N43°00'08"W 35.35'	39.26'	25.00'
C13	90°02'42"	N42°57'08"W 55.18'	61.29'	39.00'

NOTES

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
- MAGNOLIA VILLAGE PHASE 1 FINAL PLAT FILED ON FEB. 27, 2007, SALINE COUNTY CIRCUIT CLERK, BOOK 07, PAGE 20887
- WARRANTY DEED, BOOK 10 PAGE 059270 FILED FOR RECORD ON JULY 10, 2010 SALINE COUNTY
-CYPRESS VALLEY PHASE 1 FINAL PLAT FILED ON JANUARY 31, 2012, SALINE COUNTY CIRCUIT CLERK, BOOK 2012, PAGE 6940
- DELTON BROWN SURVEY SIGNED ON JANUARY 23, 2004, FILED FOR RECORD ON MARCH 5, 2004, SALINE COUNTY CIRCUIT CLERK, BOOK 04, PAGE 18723
-NO OTHER DOCUMENTS WERE PROVIDED FOR, NOR ARE REFERENCED ON THIS SURVEY.

-AREAS AS SURVEYED
-IN SW/4 SW/4 5.72 ACRES
-IN SE/4 SW/4 2.78 ACRES

TYPICAL STREET CROSS SECTION



PART OF THE SE/4 SW/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 SW/4 OF SECTION 10, A FOUND 1/2" REBAR; THENCE S88°21'12"E 25.00 TO THE SOUTHWEST CORNER OF PHASE 1, MAGNOLIA VILLAGE, A FOUND 1/2" REBAR; THENCE AT PLATTED BEARING OF S88°21'12"E ALONG THE SOUTH BOUNDARY OF MAGNOLIA VILLAGE SUBDIVISION 635.00 FEET; THENCE S87°00'06"E 111.53 FEET TO A FOUND 5/8" REBAR; THENCE N88°08'26"E 50.33 FEET TO A FOUND 5/8" REBAR; THENCE S88°14'50"E 119.44 FEET TO A FOUND 5/8" REBAR; THENCE S88°16'00"E 122.25 FEET TO THE **POINT OF BEGINNING**, A FOUND 5/8" REBAR; THENCE S88°21'12"E 388.01 FEET ALONG SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1 TO A SET 1/2" REBAR AND CAP; THENCE LEAVING THE SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1 S2°13'39"W 780.22 FEET TO A FOUND 5/8" REBAR WITH CAP #1211, THENCE N88°18'50"W 30.04 FEET TO A FOUND #5 REBAR WITH CAP #1211, THENCE S02°16'52"W 193.55 FEET TO A FOUND #5 REBAR WITH CAP #1702, THENCE N87°58'28"W 354.55 FEET TO THE EAST BOUNDARY OF CYPRESS VALLEY PHASE 1; THENCE N02°02'17"E 135.20 FEET ALONG THE EAST BOUNDARY OF CYPRESS VALLEY PHASE 1; CONTINUING ALONG SAID BOUNDARY N01°57'17"E 50.00 FEET; N02°04'09"E 270.00 FEET; N01°52'16"E 50.00 FEET; N02°04'09"E 270.00 FEET; N01°57'13"E 50.00 FEET; N02°02'17"E 146.17 FEET TO THE SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1, A FOUND #4 REBAR WITH HOPE CAP #1702 AND THE POINT OF BEGINNING. CONTAINING AN AREA OF 8.5 ACRES.

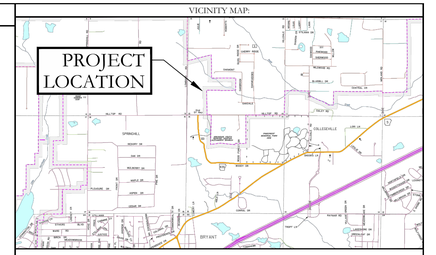
NOTE:

1. TRACT A & TRACT B WILL BE UTILIZED AS A DETENTION BASIN, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

FINAL PLAT
CYPRESS VALLEY SUBDIVISION PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

VICINITY MAP



OWNER:
Name: Kennedy Development, LLC
Address: 1229 Hot Springs Hwy
Benton, AR 72089

DEVELOPER:
Name: Kennedy Development, LLC
Address: 1229 Hot Springs Hwy
Benton, AR 72089

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:

Source of Title: 2021-010792

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, 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 location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution
Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, Kazi Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution
Kazi Islam
Registered Professional
Engineer, No. 20876
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 _____, 20 _____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution
Rick Jordan,
Bryant Planning Commission

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

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1762 JONATHAN L. HOPE SIGNATURE

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

PROPERTY SPECIFICATIONS:	
OWNER: KENNEDY DEVELOPMENT LLC 1229 HOT SPRINGS HWY BENTON, AR 72015	NUMBER OF LOTS: 25
DEVELOPER/: SUBDIVIDER KENNEDY DEVELOPMENT LLC 1229 HOT SPRINGS HWY BENTON, AR 72015	SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: ENTERGY SOURCE OF GAS: CENTERPOINT
ENGINEERS: HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT-25' OR AS SHOWN REAR-25' OR AS SHOWN SIDE-5' OR AS SHOWN
NAME OF SUBDIVISION: CYPRESS VALLEY PHASE 2	UTILITY & DRAINAGE EASEMENTS: FRONT-10' OR AS SHOWN REAR - 5' OR AS SHOWN SIDE - 5' OR AS SHOWN
SOURCE OF TITLE: DEED BOOK 2021, PAGE 10792	
ZONING: PROPOSED R-2	

By affixing my seal and signature, I Jonathan L. Hope, Arkansas PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0240E , Dated: 06/05/2020 .

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:
KENNEDY DEVELOPMENT, LLC

FINAL PLAT
CYPRESS VALLEY SUBDIVISION PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	05/10/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		21-0421
SHEET:		SCALE:	1"= 60'	

500	01S	14W	0	10	300	62	1762

Know what's below. Call before you dig.

HOPE
CONSULTING
ENGINEERS • SURVEYORS

March 6, 2022

Truett Smith
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Request for Residential Subdivision Plat and CD Approval
Parcel #: 001-03734-000, 001-03744-000, 370-00105-000, and 370-00106-000

Dear Mr. Truett Smith,

I represent Havens Development LLC, in the above-captioned development. This 50 acre piece of property is located adjacent to the City of Bryant. We are proposing a off site sewer main extension to the south to access to Bryant sewer. Salem Water Users is available on the east side of Midland Road for water. This development will be for single family neighborhood and be proposed into the R-1.S Zoning District. I am requesting a modification from the Walk Bike Drive Code to remove the east/ west collector street through this property. Our client does not own the property on Midland or Wildwood where the maps shows the connection. Creekside Subdivsion to the east also had this collector removed from their plat at this location.

It is our goal to be included on the April 10th, 2023 Planning Commission agenda.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

Jonathan Hope
Hope Consulting, Inc.

117 South Market St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com

SITE DEVELOPMENT PLANS

MURPHY USA #6672
WALMART SUPERCENTER #3230

403 BRYANT AVE.

BRYANT, AR

GENERAL NOTES:

A. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.

B. 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.

C. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

D. WARRANTY/DISCLAIMER:THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

E. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

F. ALL CONSTRUCTION WITHIN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER.

G. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.

H. CONSTRUCTION AND INSTALLATION OF 1400 SF BUILDING, ALL UTILITY ENTRANCES AND (1) 25,000 GALLON & (1) 26,000 GALLON UNDERGROUND TANKS SHALL BE IN ACCORDANCE WITH ASSOCIATED PLANS.

I. CONTRACTOR IS NOT TO START WORK UNTIL MURPHY OIL USA HAS RECEIVED WRITTEN AUTHORIZATION FROM WAL-MART AND WAL-MART STORE MANAGER HAS BEEN CONSULTED FOR SCHEDULING AND COORDINATION.

J. THE GENERAL CONTRACTOR TO FIELD COORDINATE THE CANOPY SIGN LOCATION WITH MURPHY'S CONSTRUCTION SUPERVISOR.

K. STAGE II VAPOR RECOVERY SYSTEM IS NOT REQUIRED.

NOTICE TO CONTRACTOR:

A. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH THE DATE WHEN CONSTRUCTION IS TO BEGIN.
B. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND LAYOUT.
C. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ENGINEER OF RECORD OF ANY DEVIATIONS DURING CONSTRUCTION AND SHALL REPORT THEM IMMEDIATELY.
D. CONTRACTOR IS REQUIRED TO KEEP REDLINE AS-BUILTS AND TO PROVIDE THOSE TO MURPHY UPON COMPLETION.
E. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING THE AS-BUILT AND CERTIFICATE OF OCCUPANCY (C.O.) REQUIREMENTS FOR THE ISSUING AUTHORITY.
F. IF AN ELEVATION CERTIFICATE OR AS-BUILT SURVEY IS REQUIRED BY THE ISSUING AUTHORITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING OF THE SURVEY WITH THE CIVIL CONSULTANT PRIOR TO DEADLINE FOR OBTAINING THE C.O. AND AFTER NECESSARY COMPLETED WORK TO BE SHOWN ON SURVEY.

WETLANDS NOTES:

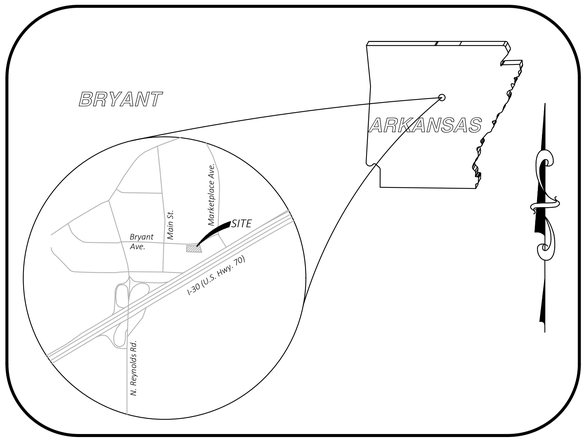
ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. ARMY CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE 'X', OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE MAP FOR SALINE COUNTY, ARKANSAS.
MAP NUMBER: 05125C0380E
MAP REVISED: JUNE 5, 2020

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED THROUGH MURPHY'S CONSTRUCTION WEBSITE (HTTPS://MURPHYUSA.PROJECTMATES.COM) INCLUDING Q&A, RFI'S, BID SUBMISSION, CHANGE ORDER REQUESTS, ETC. ONCE AWARDED THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S PROJECT MANAGER. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.



Vicinity Map

NOT TO SCALE

Latitude: 35°5'9"28"
Longitude: 95°47'52"

CEI CONTACT:

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
CONTACT: CHARLES "CHIP" ASHLEY
479-273-9472

CLIENT CONTACT:

MURPHY OIL USA, INC
200 E. PEACH STREET
EL DORADO, AR 71730
CONTACT: BASSAM ZIADA
870-677-0481

BASED ON A SURVEY BY:
CEI ENGINEERING ASSOCIATES INC.,
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
PHONE: (479)273-9472
DATE: 04/11/2023

REVISION	DATE	DESCRIPTION

PLAN INDEX:

C-0 COVER SHEET
C-2 SURVEY
C-4 SITE PLAN
C-5 GRADING PLAN
C-7 UTILITY PLAN
LP-1 LANDSCAPE PLAN
D-1 DRAINAGE PLAN

RESOURCE LIST:

PLANNING AND ZONING
CITY OF BRYANT
210 SW 3RD ST.
BRYANT, AR 72022
501-943-0309
CONTACT: TRUETT SMITH

FIRE PREVENTION
CITY OF BRYANT FIRE DEPARTMENT
312 ROYAL LANE
BRYANT, AR 72022
THAMOND@CITYOFBRYANT.COM
CONTACT: TOMMY HAMMOND

BUILDING
CITY OF BRYANT
210 SW 3RD ST.
BRYANT, AR 72022
501-943-0309
CONTACT: DOUG SMITH

ELECTRIC
ENTERGY
4171 ESSEN LANE
BATON ROUGE, LA 70809
CONTACT: LANCE SIMPSON,
LSIMPS@ENTERGY.COM

WATER
CITY OF BRYANT
210 SW 3R ST.
BRYANT, AR 72022
CONTACT: TROY ELLIS

SEWER
CITY OF BRYANT
210 SW 3RD ST.
BRYANT, AR 72022
501-943-0468 EXT.453
CONTACT: TROY ELLIS

TELEPHONE
SUMMIT
800-992-7552

HEALTH DEPARTMENT
COUNTY AND CITY HEALTH DISTRICT
4815 W MARKHAM ST. SLOT 46
BRYANT, AR
501-537-9735
CONTACT: KHARIANA HOBBS

WALMART
WALMART SUPERCENTER STORE #3230
400 BRYANT AVE
BRYANT, AR
STORE MANAGER:

BUILDING CANOPY MANUFACTURER
FREY MOSS STRUCTURES
1801 ROCKDALE INDUSTRIAL BLVD.
CONYERS, GA 30012
770-483-7543, EXT 151
CONTACT: JENIFFER GOODMAN

BUILDING/CANOPY DESIGN
GREENBERG FARROW
3 EXECUTIVE DRIVE, SUITE 510
SOMERSET, NJ 08873
732-537-0832
CONTACT: CHRIS CERBO

GEOTECHNICAL
UNITED CONSULTING
625 HOLCOMB BRIDGE ROAD
NORCROSS, GA 30071
770-209-0029
CONTACT: MEHDI MOAZZAMI

TANK AND PRODUCT PIPING
GALLOWAY
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
303-770-8884
CONTACT: DAVE JONES

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

CEI
Solutions for Land and Life

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc.
No. 118
ARKANSAS ENGINEER

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING
BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

MURPHY OIL U.S.A. INC.
422 N WASHINGTON AVE.
P.O. BOX 7000
EL DORADO, AR 71730-7000

MURPHY USA #6672
WALMART SUPERCENTER #3230
403 BRYANT AVE.
BRYANT, AR

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10665
ANTHONY C. APPLE
05/09/2023

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	CRM
DESIGNER	ASM
CEI PROJECT NUMBER	33155
DATE	5/9/2023
REVISION	REV-0

COVER SHEET

SHEET TITLE

SHEET NUMBER

C-0

DRAWING LOCATION - P:\33000\33155.0\DRAWINGS\DESIGN\WORKING\33155-CS.DWG -- SAVED BY - AMCDANIEL

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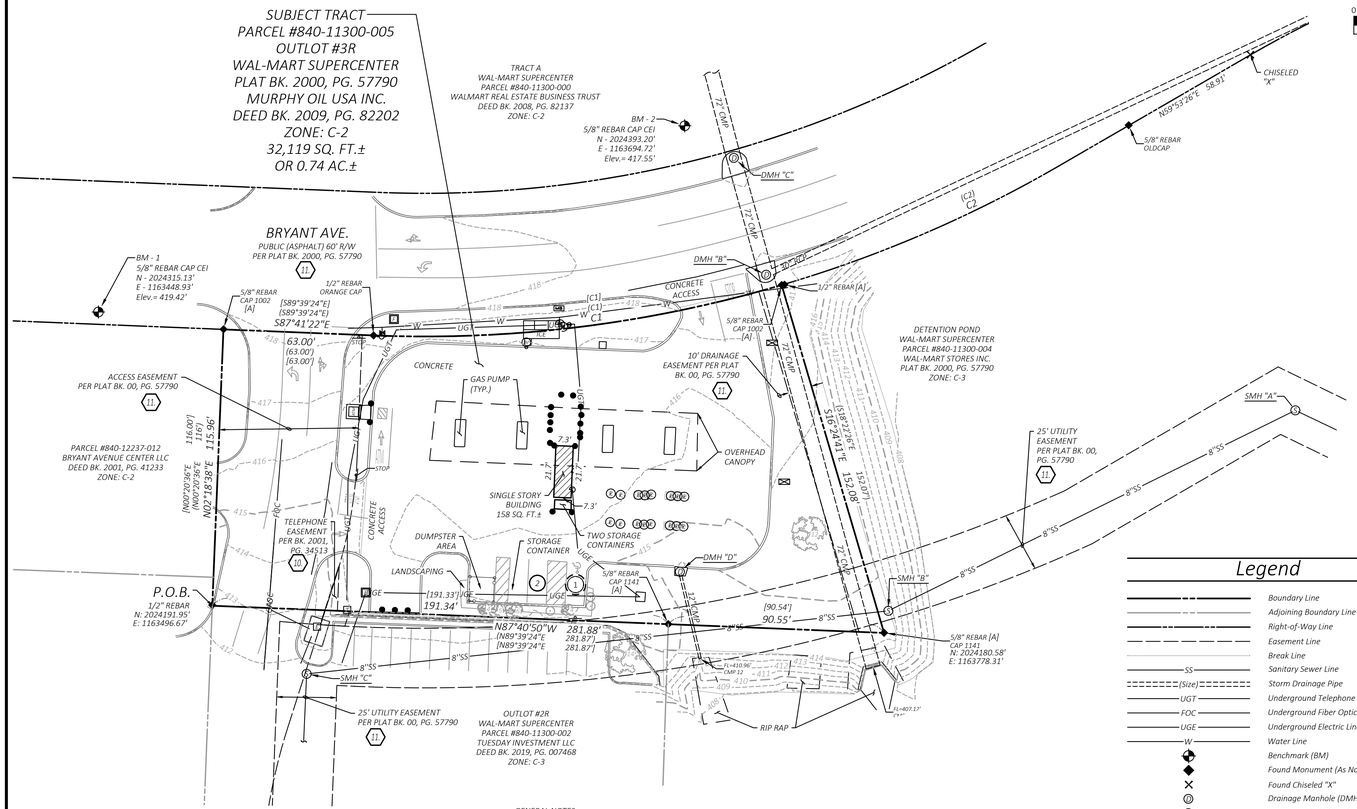

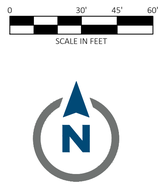

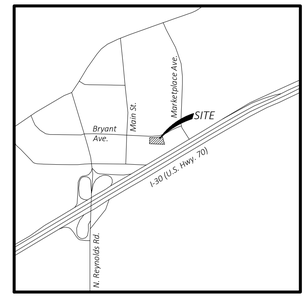

VICINITY MAP

NOT TO SCALE

Latitude: 34°37'20"N

Longitude: 92°29'39"W

Owner
Parcel #840-11300-005 Murphy Oil USA Inc. #6801 P.O. Box 7300 El Dorado, AR, 71730

Surveyors:
CEI Engineering Associates, Inc. 3108 SW Regency Parkway Bentonville, AR 72712 Phone: (479) 273-9472 Fax:(479) 271-0536 Surveyor: James Barnett, PLS #1666

DRAINAGE STRUCTURES				
STRUCTURE	RIM	INVERT	INVERT	INVERT
DMH "A"	415.56	[NE] 411.06	[SW] 410.76	
DMH "B"	417.88	[NE] 409.08	[NW] 408.13	[S] 408.03
DMH "C"	417.73	[NW] 408.38	[SE] 408.26	
DMH "D"	414.81	[SE] 411.76		

SANITARY SEWER STRUCTURES			
STRUCTURE	RIM	INVERT	INVERT
SMH "A"	414.84	[SE] 400.96	[SW] 400.84
SMH "B"	414.78	[NE] 400.43	[SW] 400.28
SMH "C"	411.59	[E] 399.29	[S] 399.21

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	530.01'	173.13'	18°42'59"	N82°57'13"E	172.37'
C2	530.00'	126.84'	13°42'44"	S66°44'46"W	126.54'

Record Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
(C1)	530.00'	173.14'	18°43'02"	N80°59'05"E	172.37'
[C1]	530.01'	173.13'	18°42'59"	N80°59'07"E	172.37'
(C2)	530.00'	126.84'	13°42'44"	N64°16'34"E	104.16'

(X) Parking Count	
Regular Spaces	2
ADA Spaces	1
Total Spaces	3

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Break Line
- SS — Sanitary Sewer Line
- (Size) — Storm Drainage Pipe
- UGT — Underground Telephone Line
- FOC — Underground Fiber Optic Line
- UGE — Underground Electric Line
- W — Water Line
- Benchmark (BM)
- Found Monument (As Noted)
- Found Chiseled "X"
- Drainage Manhole (DMH)
- Sewer Manhole (SMH)
- Fire Hydrant
- Air / Vacuum Machine
- Automated Teller Machine
- Tree (Deciduous)
- Bush
- Sewer Clean Out
- Guy Wire / Anchor
- Electric Meter
- Fuel Storage Cap
- Bollard / Guard Post
- Handicap Parking (ADA)
- Ice Machine
- Irrigation Box
- Light Pole (1 Lamp)
- Electric Riser
- Telephone Riser
- Mail Box
- Traffic Sign (Type of Sign)
- Electric Vault
- Fiber Optic Vault
- Water Valve
- Water Meter
- Water Valve in Standpipe
- CMP — Corrugated Metal Pipe
- RCP — Reinforced Concrete Pipe
- R/W — Right-of-Way
- (XXXX) — Record Bearing & Distance per Deed Bk. 2000, Pg. 57790
  Record Bearing & Distance per an ALTA/ACSM Survey by Sand Creek Engineering. Performed by C. Ed Gray, RPLS #1002 and Doc. Bk. 09, Pg. 082202
- [XXXX] — Record Monument per an ALTA/ACSM Survey by Sand Creek Engineering. Performed by C. Ed Gray, RPLS #1002
- [A] — Parking Space
- ADA Parking Space

GENERAL NOTES:

1. This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law, The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with the development.
2. This plat represents an ALTA/NSPS Land Title Survey of the lot recorded in Deed Book 2009, Page 82202 in the public records of Saline County, Arkansas.
3. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
4. Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.
5. Basis of Bearings: All bearing and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, South Zone, as established by a Static observation processed through Trimble RTX.
6. Basis of Elevation: All elevations shown hereon are based on NAVD88, as established by a Static observation processed through Trimble RTX.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
9. Subsurface and environmental conditions were not examined nor considered a part of this survey.
10. No attempt has been made as a part of this boundary survey to obtain or shown data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
11. Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
12. The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
13. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.

NOTES REGARDING TABLE "A" ITEMS:

Item 2: An address of Front Gate Drive, Bryant, Arkansas was disclosed in documents, or observed while conducting the fieldwork.

Item 3: By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Saline County, Arkansas.
Map Number: 05125C0380E
Map Revised: June 5, 2020

Item 6: No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of Bryant GIS map. This property is zoned C-2 (Highway Commercial District HCD).
Building setbacks for zone C-2 are as follows:

Lots along Class 1 - Class IV roadways:		Lots along Class V - Class VI roadways:	
Front :	50 Feet	Front :	0 Feet
Side:	25 Feet	Side:	0 Feet
Rear:	15 Feet	Side (abutting residential):	25% of lot dimension
Rear (abutting residential):	55 Feet (25 Feet Corner Lot)	Rear:	15 Feet
		Rear (abutting residential):	55 Feet (25 Feet Corner Lot)

Item 7: A single building exist on the surveyed property.

Item 9: Clearly identifiable striping, or constructed parking was observed.

Item 16: No observable evidence of current earth moving work, building construction or building additions were found in the process of conducting the field work.

Item 17: The surveyor was not aware of any changes in street Right-of-Way, and no observed evidence of street or sidewalk construction or repairs were found.

Benchmark Information

Benchmark #1: A 5/8" rebar with cap CEI set northwest of the subject area, 175' northwest of a sewer manhole found south of the subject area, and 119' northwest of a fire hydrant found est of said access drive.
Northing: 2024315.13' Easting: 1163448.93' Elevation: 419.42'

Benchmark #2: A 5/8" rebar with cap CEI set north of the subject area, 25' northwest of a drainage manhole found north of Bryant Ave. and 71' northwest of a drainage manhole found south of Bryant Ave.
Northing: 2024393.20' Easting: 1163694.72' Elevation: 417.55'

Title Commitment provided by: Stewart Title Guaranty Company, File No. 4070093,
Countersigned by Stewart Title of Arkansas Committment Date: December 3, 2007.

Exceptions		Effect on Survey
1.	Rights or claims of parties in possession not shown by the public records.	Not survey related
2.	Easements, or claims of easements, not shown by the public records.	None presented to Surveyor
3.	Encroachments, overlaps, boundary line disputes, or other matters, that would be disclosed by an accurate survey and inspection of the premises.	None presented to Surveyor
4.	Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.	Not survey related
	EXCEPTIONS 1, 2, 3 AND 4 ARE HEREBY DELETED FROM SAID POLICY.	
5.	Taxes for the years 2007 and thereafter, which are not yet due and payable.	Not survey related
6.	Right of Way permit to City of Bryant, Arkansas, filed 1/20/93 in Book 143 page 545.	Lies within bounds of previously dedicated right-of-way
7.	Terms, provisions, conditions, covenants, restrictions, easements, charges, assessments and liens, as contained in document no. 199533087 and amendment to Restrictive Covenants recorded as document no. 200025315; document no. 199631080 and re-recorded as document no. 199631403 and amendment to Restrictive Covenants recorded as document no. 200025306., but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.	Blanket in Nature Unable to Graphically Depict
8.	Easement with Covenants Restrictions Affecting Land recorded December 3,2007, as Instrument no. 07-127023, by and between Wal-Mart Stores, Inc., and Murphy Oil USA, Inc.	Blanket in Nature Unable to Graphically Depict
9.	Declaration of Environmental Release recorded December 3, 2007, as Instrument Number 07-127043, by and between Wal-Mart Stores, Inc., and Murphy Oil USA, Inc ..	Blanket in Nature Unable to Graphically Depict
(10)	All matters as shown on survey by Sand Creek Engineering and Landscape Architecture, Project No. 07052, filed 6/21/07, dated October 2,2007, last revised 10/2/07.	As shown hereon
(11)	25' Utility easement across the Southeast side of subject property; 10' drainage Easement and easement for ingress and egress shown on Plat filed in Book 00 page 57790.	As shown hereon

The land referred to in this Commitment is described as follows:

Tract 1:
All of Outlot 3R of the replat of Outlots 2 & 3 and the detention pond of the plat of Wal-Mart Super Center in Bryant, Arkansas, as shown on the above said replat and recorded in Plat Book 00 at page 57790 in the office of the Circuit Clerk and recorder of Saline County, Arkansas and also being described as follows:

Beginning at the SW corner of the above said Outlot 3R being a Chiseled "X" on concrete; thence N 00° 20' 36" E, along the West line of the above said Outlot 3R, 116.00 feet to set 5/8" rebar w/cap (PLS No.1 002, at the NW corner of the above said Outlot 3R, also being located on the Southerly right of way of Bryant Avenue; thence S 89° 39' 24" E along the North line of the above said Outlot 3R and along the Southerly right of way line of Bryant Avenue, 63.00 feet to a found 5/8" rebar w/cap; thence along the arc of a curve to the left on the North line of the above said Outlot 3R and the Southerly right of way line of Bryant Avenue, 173.13 feet (said curve having a Radius of 530.01 feet and a Delta of 18° 42' 59") and a chord bearing and distance of N 80° 59' 07" E. to a set 5/8" rebar w/cap (PLS No.1 002), at the NE corner of the above said Outlot 3R; thence S 18° 22' 26" E. along the East line of the above said Outlot 3R, 152.07 feet to a found 5/8" Rebar w/cap (pLS No. 1141) at the SE corner of the above said Outlot 3R; thence N 89° 39' 24" W, along the South line of the above said Outlot 3R, 281.87 feet to the point of beginning.

Tract 2:
Beneficial easements in favor of Murphy Oil USA, Inc. set forth in Easements with Covenants and Restrictions affecting land recorded December 3, 2007, as Instrument Number 07-127023.

Tract 3:
Beneficial easements shown on Replat of Out Lots 2 and 3 and Detention Pond of the Plat of Wal-Mart Supercenter recorded in Plat Book 00 at Page 57790.

The Vesting Deed provided from the Title Commitment File No. 4070093 is recorded in Doc. Bk. 07, Pg. 127017.
The surveyor discovered the current Vesting Deed is recorded in Doc. Bk. 09, Pg. 82202.
The description is verbatim in both deeds.

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc.
No. 118
ARKANSAS ENGINEER

SURVEYOR'S CERTIFICATION TO:

Murphy Oil USA, Inc.
Stewart Title Guaranty Company
Stewart Title of Arkansas

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 8, 9, 10, 11a, 13, 16, 17, and 19 of Table A thereof. The field work was completed on March 30, 2023.

James Barnett, Arkansas PLS #1666

Date of Plat or Map:_____

State Survey Code: 500-015-14W-0-22-430-62-1666

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

ALTA/NSPS Land Title Survey
Murphy Oil USA, Inc.
Front Gate Drive
City of Bryant, Saline County, Arkansas

PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — No. 1666 — SIGNATURE — JAMES BARNETT — 04/11/2023

PROFESSIONAL OF RECORD	JKB
DESIGNER	WAP
FIELD WORK	KTC
CEI PROJECT NUMBER	33155
DATE	4/11/2023
REVISION	REV-0

ALTA Sheet

SHEET TITLE

SHEET NUMBER

1 OF 1

DRAWING LOCATION: S:\33000\33155\DRAWINGS SURVEY\SURVEY\WORKING\33155 ALTA.DWG -- SAVED BY - WPIERSON

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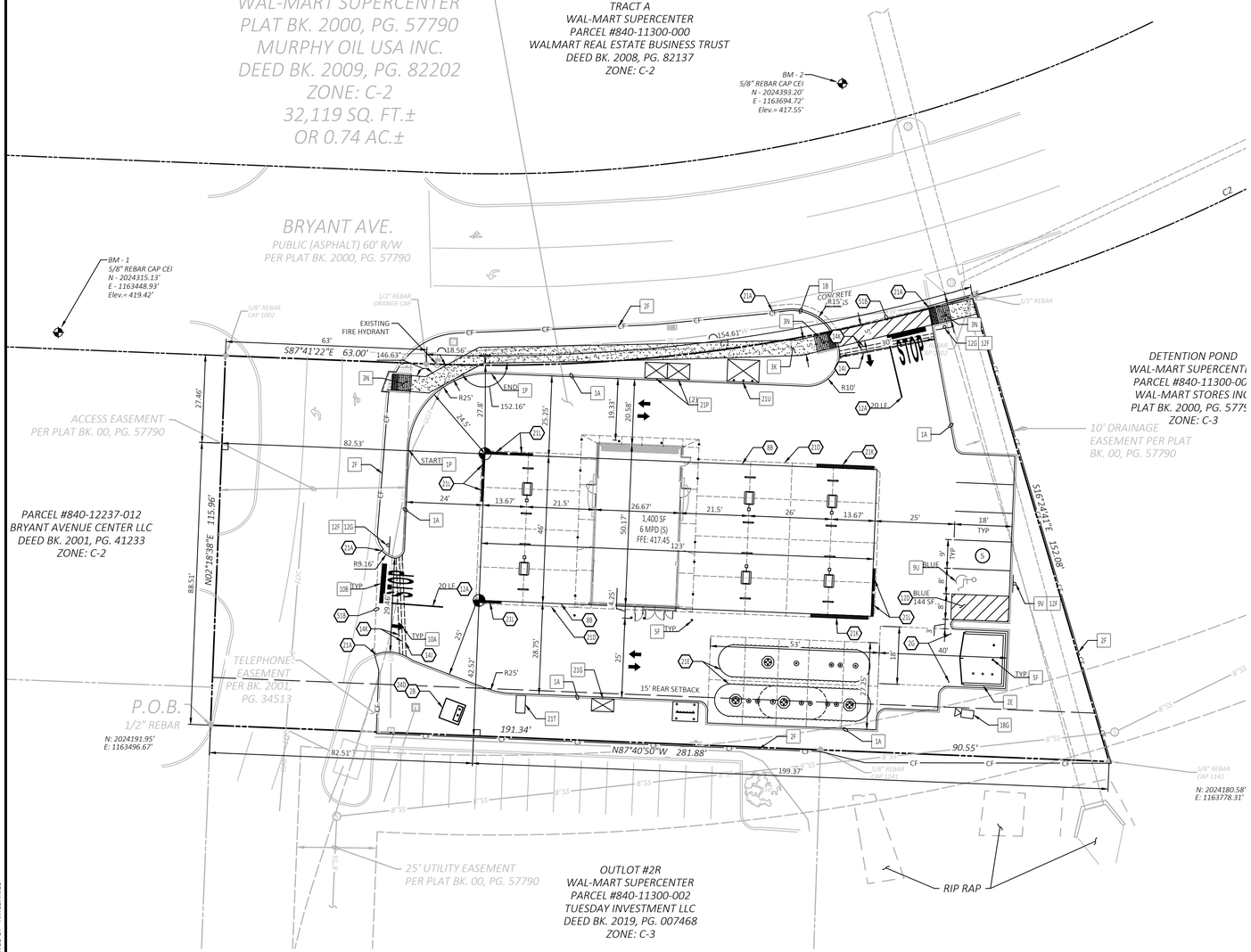

SITE BENCHMARK

Benchmark #1: A 5/8" rebar with cap CEI set northwest of the subject area, 175' northwest of a sewer manhole found south of the subject area, and 119' northwest of a fire hydrant found est of said access drive.
Northing: 2024315.13' Easting: 1163448.93'
Elevation: 419.42'

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Northing: 2024393.20' Easting: 1163694.72'
Elevation: 417.55'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

0 20' 30' 40'
SCALE IN FEET

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

ZONING:
C-2 (HIGHWAY COMMERCIAL)

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (STREETS):	0'	0'
SIDE:	0'	0'
REAR:	15'	15'

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A ARKANSAS REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

CONTRACTOR TO ENSURE THE LIGHT POLE AND HANDICAP PARKING SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR HANDICAP PARKING SIGN.

CONTRACTOR TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA. (RE: DETAIL 2F)

SEE SHEET C-4.1 FOR BUILDING ROOF AND CANOPY DRAINAGE

1. THE MURPHY STATION WILL NOT DROP THE WAL–MART GREEN SPACE BELOW CITY REQUIREMENTS.
2. ALL PERMANENT TURF AREAS MUST BE SODDED.
3. GC TO ENSURE THAT TRAFFIC THROUGH MAIN WAL–MART DRIVES IS NOT INTERRUPTED AT ANY TIME DUE TO CONSTRUCTION ACTIVITIES. ENSURE A MINIMUM TEMPORARY LANE WIDTH OF 10' (EACH DIRECTION) IS AVAILABLE AT ALL TIMES, FREE OF OBSTRUCTIONS TO VEHICLES. AT NO TIME SHALL THE CONSTRUCTION FENCE EXTEND INTO THE DRIVE MORE THAN 2' FROM THE FACE OF THE CURB OR DRIVE.
4. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL–MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW THE CONTRACTOR SHALL COORDINATE WITH THE WAL–MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE–ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AN/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY ALSO BE NECESSARY.
5. ALL WAL–MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL–MART APPROVAL.
6. UTILITY WORK DONE ON WAL–MART PARCEL, WHETHER BY THE GC, CITY OR THE UTILITY COMPANIES, SHALL BE REPAIRED BACK TO EXISTING CONDITIONS.
7. EROSION CONTROL MEASURES IMPLEMENTED INSIDE THE WAL–MART DRIVE ISLES AND PARKING LOT SHALL INCLUDE ONLY SILT BAGS (OR WAL–MART PRE–APPROVED EQUAL) TO ENSURE TRAFFIC CIRCULATION IS NOT IMPEDED. GRAVEL INLET PROTECTION DEVICES SHALL NOT BE ALLOWED INSIDE THE WAL–MART DRIVE ISLES OR PARKING LOT.

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A
- BUILDING CONTROL POINT
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3' AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HERON:
ALL CURB AND GUTTER ADJACENT TO EXISTING PAVING SHALL BE INSTALLED PER SHEET C-8

PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.

D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.

E. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZED THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.

F. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.

G. CONTRACTOR TO PROTECT EXISTING LANDSCAPE/IRRIGATION MATERIAL.

H. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

I. THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.

J. CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICE AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM, IF DAMAGES OCCUR THEY MUST BE REPAIRED AT CONTRACTOR'S COST.

K. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWING IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.

L. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX, AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.

M. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

☐ SITE DETAILS

1A TYPE A CONCRETE CURB AND GUTTER
1B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
1P RAISED CURB AND GUTTER
2E DUMPSTER ENCLOSURE
2F CONSTRUCTION FENCE
3K CONCRETE SIDEWALK
3N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
5F GUARD POST (SINGLE)
9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
9V ACCESSIBLE / VAN PARKING SIGN MOUNTED IN BOLLARD
10A TRAFFIC FLOW ARROW (TYP.)
10B STOP BAR (TYP.)
12F SIGN BASE
12G STOP SIGN
13A SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, AND MOUNTING DETAILS)
18G CONSTRUCTION CAMERA COORDINATE WITH MUSA PM FOR LOCATION)
21G AIR VACUUM UNIT WITH 4'X7' CONCRETE SLAB.
21P 5'X7' ICE UNIT. SEE NUMBER INDICATED AT SYMBOL.
21T MAILBOX (CONTRACTOR SHALL COORDINATE WITH MURPHY PM POSTMASTER PRIOR TO INSTALLATION)
21U CONCRETE PAD FOR PROPANE RACK.

⬡ SITE NOTES

2B TRANSFORMER PAD
2G DRILL (2) 3/4" X 5/8" DIA. HOLES (1) EACH FOR OPEN POSITION & CLOSED POSITION OF GATES. TO BE USED ON BOTH SIDES OF GATE. SEE DUMPSTER DETAIL.
8B OVERHEAD CANOPY - (TYP. PER ARCH. PLANS).
12A 4 INCH TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
12D 4 INCH WIDE PAINTED STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
14J GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
14K GC TO INSTALL (2) 4" PVC SLEEVE FOR FUTURE USE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
21A TAPER CURB TO MATCH EXISTING CURB.
21D EDGE OF CONCRETE SLAB (PER TANK AND PIPING PLANS).
21E UNDERGROUND STORAGE TANKS (1) 25,000 GAL.-REGULAR, (1) 8,000 GAL.-PREMIUM, (1) 10,000 GAL.-DIESEL, (1) 8,000 GAL-E-O.
21K MURPHY USA ID SIGN PER APPROVED ELEVATION.
21L PRICE SIGN PER APPROVED ELEVATION.
24D PROPOSED ELECTRIC TRANSFORMER
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL.

PARKING INFORMATION
MURPHY OIL

DESCRIPTION	BUILDING AREA (S.F)	REQUIRED: RATIO	SPACES			
			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
MURPHY OIL	1,400	1/300 S.F	4		1	5
STALL DIMENSIONS:		PROVIDED:				
9' X 18'		RATIO				
		1/300 S.F	4		1	5

NO. OF FUEL ISLANDS: 8 NO. OF VEHICLE FUELING POINTS: 16

PRE-CONSTRUCTION
IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	22,754	71%
GREEN SPACE	9,368	29%
GROSS SITE	32,122	100%

POST-CONSTRUCTION
IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	24,564	78%
GREEN SPACE	6,996	22%
GROSS SITE	32,122	100%

CEI ENGINEERING ASSOCIATES, INC.
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BENTONVILLE, AR 72712
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FAX: (479) 273-0844

MURPHY OIL U.S.A. INC.
422 N WASHINGTON AVE.
P.O. BOX 7000
EL DORADO, AR 71730-7000

MURPHY USA #6672
WALMART SUPERCENTER #3230
403 BRYANT AVE.
BRYANT, AR

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10665
ANTHONY C. APPLE
05/09/2023

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	CRM
DESIGNER	ASM
CEI PROJECT NUMBER	33155
DATE	5/9/2023
REVISION	REV-0

SITE PLAN

SHEET TITLE

SHEET NUMBER

C-4

DRAWING LOCATION - P:\33000\33155.00\DRAWINGS\DESIGN\WORKING\33155-SP.DWG - SAVED BY - AMCDANIEL

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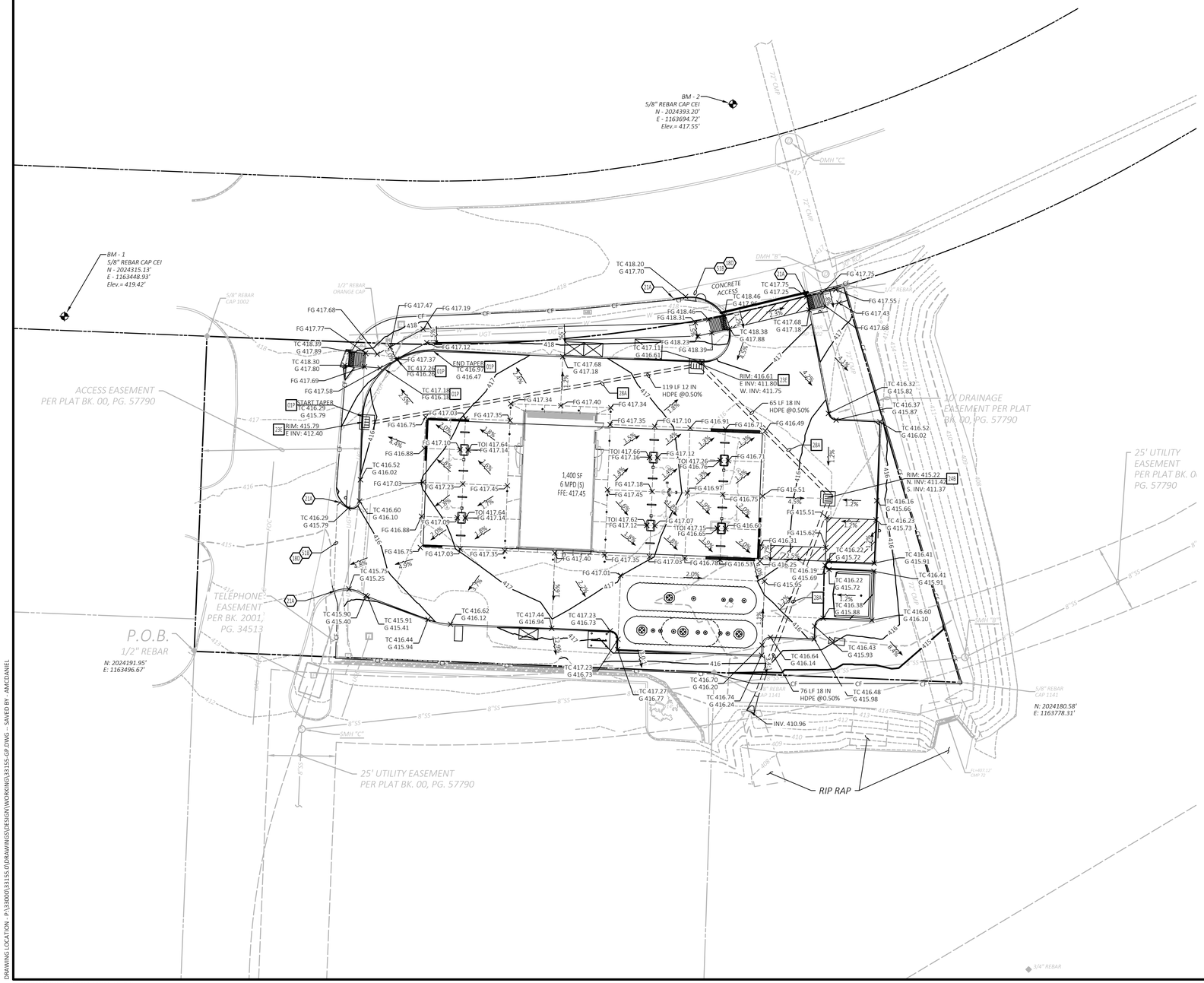

SITE BENCHMARK

Benchmark #1: A 5/8" rebar with cap CEI set northwest of the subject area, 175' northwest of a sewer manhole found south of the subject area, and 115' northwest of a fire hydrant found est of said access drive.
Northing: 2024315.13' Easting: 1163448.93'
Elevation: 419.42'

Benchmark #2: A 5/8" rebar with cap CEI set north of the subject area, 25' northwest of a drainage manhole found north of Bryant Ave. and 71' northwest of a drainage manhole found south of Bryant Ave.
Northing: 2024393.20' Easting: 1163694.72'
Elevation: 417.55'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

0 20' 30' 40'
SCALE IN FEET

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

ALL CASTINGS SHALL BE COATED WITH BLACK ASPHALTIC VARNISH.

ALL STORM DRAINAGE SHALL HAVE "NO DUMPING DRAINS TO STREAM" LOCATED ON LIDS/GRATES.

SEE SHEET C-5.1 FOR BUILDING ROOF AND CANOPY DRAINAGE

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE	x XX.XX	SPOT ELEVATIONS:
XXX	CONTOUR ELEVATIONS		TC = TOP OF CURB
	GRADE BREAK		G = GUTTER
	FLOWLINE		FFE = FINISH FLOOR ELEVATION
	STORM DRAIN		FG = FINISH GRADE

GENERAL GRADING NOTES

A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, WATER MAIN, OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSING AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLAN PRIOR TO CONSTRUCTION. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION, THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND GROUND COVER ESTABLISHED. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE STABILIZE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

C. 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 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

D. REFER TO GEOTECHINCAL REPORT FOR SPECIFIC SITE SOIL CONDITIONS AND CONSIDERATIONS.

E. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.

F. ALL HDPE PIPE IN SANDY OR HIGHLY EROSIVE, OR EXPANSIVE SOILS SHALL BE N-12 WT IB (OR EQUIVALENT WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4"-48" PIPE SHALL MEET ASTM F2648 (OR AASHTO M252 TYPE S) REQUIREMENTS AND SHALL HAVE A MINIMUM MANNINGS "n" DESIGN VALUE OF 0.012. JOINTS SHALL BE WATERTIGHT ACCORDING TO ASTM D3212 (OR AASHTO M252, M294) REQUIREMENTS. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. JOINT PERFORMANCE, FITTINGS, MATERIAL PROPERTIES AND INSTALLATION SHALL BE DONE PER THE COMPLETE ADS SPECIFICATION FOR ADS N-12 WE IB PIPE FOUND IN THE ADS, INC. DRAINAGE HANDBOOK, LATEST EDITION.

G. ALL OTHER HDPE PIPE SHALL BE N-12 ST IB (OR EQUIVALENT WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4"-48" SHALL MEET ASTM F2648 (OR AASHTO M252 TYPE S OR SP) REQUIREMENTS AND SHALL HAVE A MINIMUM MANNINGS "n" DESIGN VALUE OF 0.012. JOINT PERFORMANCE, FITTINGS, MATERIAL PROPERTIES AND INSTALLATION SHALL BE DONE PER THE COMPLETE ADS SPECIFICATIONS FOR ADS N-12 ST IB PIPE FOUND IN THE ADS, INC. HAND BOOK, LATEST EDITION.

H. IF USING HDPE PERFORATED PIPE FOR SUBSURFACE DRAINAGE AND DETENTION/RETENTION SYSTEMS, THE PERFORATION SHALL MEET THE AASHTO CLASS II STANDARD PERFORATION PATTERN REQUIREMENTS.

I. STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 (WATERTIGHT) UNLESS OTHERWISE INDICATED.

J. CORRUGATED METAL PIPE, WHERE SPECIFICALLY SPECIFIED ON PLAN, SHALL BE TYPE II OF AASHTO M 36 GALVANIZED WITH TYPE 3 JOINTS.

K. CONTRACTOR SHALL ESTABLISH GRADES OF FINISH PAVEMENT TO ENSURE PROPER (POSITIVE) DRAINAGE AND PREVENT PUDDLING OF WATER, SPECIALLY IN PEDESTRIAN WALKWAYS. UNPAVED AREAS OF SITE SHALL ALSO BE GRADED FOR POSITIVE DRAINAGE. CONSULT ENGINEER SHOULD THEIR BE CONFLICTS WITH CRITICAL GRADES SHOWN HEREON.

L. CONTRACTOR SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION AFTER BUILDING SET AND NOTIFY ENGINEER AND PM WITHIN 48 HOURS OF ANY DISCREPANCY.

M. PIPE JOINTS SHALL BE WRAPPED WITH GEOTEXTILE FABRIC (LAPPED 18").

N. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF THE CONSTRUCTION TRAILER AND FENCING SHALL NOT AFFECT THE WAL-MART TRAFFIC FLOW.

O. CONTRACTOR TO FIELD VERIFY ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES AND ADJACENT PAVEMENT CONSTRUCTED BY WAL-MART PRIOR TO STARTING CONSTRUCTION.

P. CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO KEEP SEDIMENT FROM ENTERING THE WAL-MART PARKING AREA AND ENSURE THAT THE PARKING AREA IS KEPT CLEAN.

GRADING DETAILS

01P	RAISED CURB & GUTTER
23E	COMBINATION INLET
24B	AREA INLET
28A	STORM SEWER TRENCH & BEDDING

GRADING NOTES

18D	MATCH EXISTING PAVEMENT ELEVATIONS.
21A	TAPER CURB TO MATCH EXISTING CURB
51B	LIMITS OF SAWCUT AND PAVEMENT REMOVAL.

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PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	CRM
DESIGNER	ASM
CEI PROJECT NUMBER	33155
DATE	5/9/2023
REVISION	REV-0

GRADING PLAN
SHEET TITLE

SHEET NUMBER
C-5

DRAWING LOCATION - P:\33000\33155.0\DRAWINGS\DESIGN\WORKING\33155-GP.DWG – SAVED BY - AMCDANIEL

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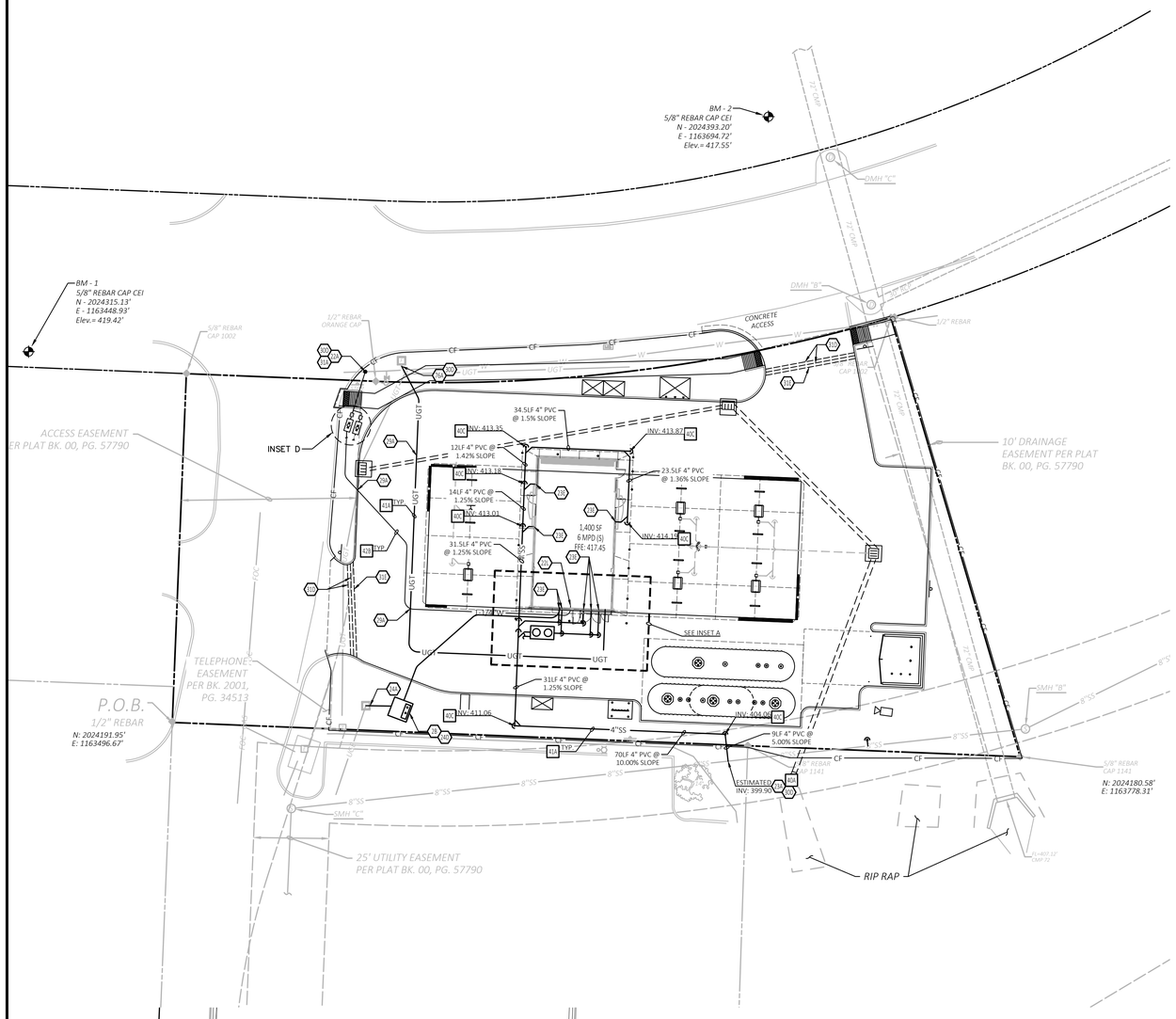

SEE SHEET C5.1 FOR BUILDING ROOF AND CANOPY DRAINAGE

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N

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SCALE IN FEET

811
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UTILITY INSTALLATION RESPONSIBILITIES

ELECTRIC RESPONSIBILITIES

	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
CONDUIT / TENCH	PRIMARY/SECONDARY		
TRANSFORMER PAD	X		
CT CABINET	X		
EASEMENTS (TRANSFORMER)			X
EASEMENTS (SECONDARY LINE)			X

TELEPHONE RESPONSIBILITIES

	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
CONDUIT / TENCH	X		
PULL STRINGS	X		

WATER RESPONSIBILITIES

	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
TAP		X	
DOMESTIC METER	X		
DOMESTIC BFP	X		
IRRIGATION METER	X		
IRRIGATION BFP	X		
HYDRANT			X
EASEMENTS			X

SANITARY SEWER RESPONSIBILITIES

	GENERAL CONTRACTOR	UTILITY PROVIDER	N/A
TAP	X		
EASEMENTS			X

WATER SERVICE:

-CITY TO SHUT OFF WATER SUPPLY AND CLOSE CURB STOP VALVE.
-EXISTING WATER METERS TO BE REMOVED AND EXISTING TAP TO BE CAPPED
-NEW WATER METERS TO BE PROVIDED AND INSTALLED BY CONTRACTOR
-CONTRACTOR TO PROVIDE AND INSTALL ALL WATER LINES AND APPURTENANCES FROM METER TO BUILDING.

ELECTRIC SERVICE:

-CONTRACTOR TO INSTALL NEW PROPOSED TRANSFORMER AND TRANSFORMER PAD
-ELECTRIC COMPANY TO DISCONNECT SERVICE AND REMOVE EXISTING POWER CABLE.
-CONTRACTOR TO PROVIDE & INSTALL 2-5" SCH. 80 CONDUITS & RISERS ALONG UGE ROUTE FROM POINT OF TRANSFORMER TO BUILDING ENTRY POINT INCLUDING SWEEPS (36" R.) WITH PULL STRING.

SEWER SERVICE:

-CONTRACTOR TO TEMPORARILY CUT AND CAP SEWER SERVICE NEAR TAP & SADDLE
-CONTRACTOR TO VERIFY THAT SEWER MAIN/STUB OUT IS IN WORKING CONDITION PRIOR TO CUT/CAP AND SERVICE CONNECTION.
-CONTRACTOR TO PROVIDE & INSTALL NEW SERVICE LINES AND CLEANOUTS FROM POINT OF CONNECTION TO BUILDING.
-CONTRACTOR TO REMOVE TEMPORARY CAP AND CONNECT BUILDING SERVICE TO EXISTING SERVICE LINE.

TELEPHONE SERVICE:

-CONTRACTOR TO PROVIDE AND INSTALL 2" CONDUIT WITH PULL STRING FROM BUILDING TO POINT OF CONNECTION.
-CONTRACTOR SHALL INSTALL A ¾"x4'x8' FIRE RETARDANT PAINTED BACKBOARD AND #6 GROUND CONNECTED TO BUS BAR. COORDINATE WITH PHONE CO.
-PHONE CO. TO PROVIDE SERVICE / WIRES.

UTILITY CONTACTS

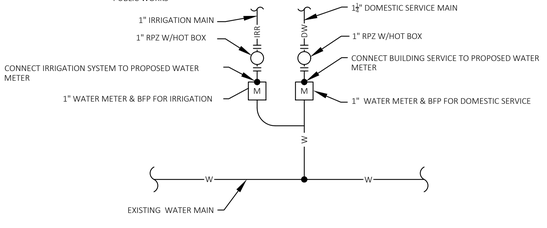
ELECTRIC:
ENTERGY
4171 ESSEN LANE
BATON ROUGE, LA 70809
CONTACT: LANCE SIMPSON
LSIMPS@ENTERGY.COM

WATER:
CITY OF BRYANT
210 SW 3RD ST.
BRYANT, AR 72022
501-943-0468 EXT. 453
CONTACT: TROY ELLIS,
PUBLIC WORKS

SEWER:
CITY OF BRYANT
210 SE 3RD ST.
BRYANT, AR 72022
501-943-0468 EXT. 453
CONTACT: TROY ELLIS,
PUBLIC WORKS

TELEPHONE:
SUMMIT
800-992-7552

HEALTH DEPARTMENT:
RETAIL FOOD RPOGRAM
4815 W MARKHAM ST. SLOT 46
LITTLE ROCK, AR 72205
501-661-2572
CONTACT: KHARIANA HOBBS



** BACKFLOW PREVENTION IS CONTAINED WITHIN THE METER SETTING PER CITY (CONTRACTOR TO VERIFY)

INSET D
N.T.S.

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
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	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE
	STORM DRAIN
X"G	GAS SERVICE
UGE	UNDERGROUND ELECTRIC SERVICE
UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE SERVICE
UGT	UNDERGROUND TELEPHONE SERVICE
OHE	OVERHEAD ELECTRIC SERVICE
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE SERVICE
OHT	OVERHEAD TELEPHONE SERVICE
X"SS	SANITARY SEWER SERVICE
X"W	WATER SERVICE
X" FM	SANITARY SEWER FORCE MAIN
FDC	FIRE DEPARTMENT CONNECTION
	POST INDICATOR VALVE

GENERAL UTILITY NOTES

A. ALL BUILDING WATER LINES FROM METER TOWARDS BUILDING SHALL BE SCHEDULE 40 PVC MEETING ASTM D1785 & D2665 SPECIFICATIONS AND SHALL BE RATED FOR USE WITH POTABLE WATER PER NSF STD. 61, WITH 36" MIN. COVER.

B. ALL SANITARY SEWER LINES SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE SPECIFIED BY THE UTILITY COMPANY, PROVIDE 36" MINIMUM COVER.

C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

G. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING., CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.

UTILITY DETAILS

40A SANITARY SEWER SERVICE CONNECTION TO EXISTING SEWER MAIN
40C SANITARY SEWER CLEAN-OUT
41A TRENCH DETAIL
42B SANITARY SEWER & WATER TRENCHING AND BEDDING
45G 1,000 GALLON GREASE INTERCEPTOR AND SAMPLING WELL

UTILITY NOTES

2B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS)
22A POINT OF CONNECTION - WATER SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR EXACT LOCATION AND CONNECT TO EXISTING SERVICE.
22L METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
23A POINT OF CONNECTION - SANITARY SEWER SERVICE.
23E SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS).
24A POINT OF CONNECTION - UNDERGROUND ELECTRIC SERVICE. (PER ELECTRIC COMPANY REQUIREMENTS)
24D PROPOSED ELECTRIC TRANSFORMER
29A MAINTAIN MIN 18" VERTICAL SEPARATION.
30D VERIFY LOCATION AND DEPTH OF EXISTING UTILITY BEFORE CONSTRUCTING PROPOSED UTILITY.
31A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED.
31D INSTALL (2) PVC. SCH. 40 (D2665) SLEEVES 30" BELOW FINAL GRADE UNDER DRIVEWAY. EXTEND SLEEVES 2' BEYOND BACK OF PROPOSED CURB OR EDGE OF PAVEMENT. STAKE BOTH ENDS OF EACH SLEEVE WITH CAPPED VERTICAL PVC PIPE 12" ABOVE GRADE. DO NOT ALLOW SOIL OR WATER TO ENTER SLEEVES DURING OR AFTER CONSTRUCTION.
31E INSTALL (1) PVC. SCH. 40 (D2665) SLEEVES 30" BELOW FINAL GRADE UNDER DRIVEWAY FOR IRRIGATION LINE. EXTEND SLEEVES 2' BEYOND BACK OF PROPOSED CURB OR EDGE OF PAVEMENT. STAKE BOTH ENDS OF EACH SLEEVE WITH CAPPED VERTICAL PVC PIPE 12" ABOVE GRADE. DO NOT ALLOW SOIL OR WATER TO ENTER SLEEVES DURING OR AFTER CONSTRUCTION.
76A POINT OF CONNECTION FOR UNDERGROUND TELEPHONE

UTILITY FEE SCHEDULE

FEES TO BE PAID BY MURPHY:

WATER & SEWR:
500.00 STORMWATER
832.5 IRRIGATION METER
1,665.00 DOMESTIC METER
2,997.5 TOTAL

STORM:
NO FEES

ELECTRIC:
NO FEES

ALL UTILITY FEES TO BE PAID BY OWNER AND ARE NOT REQUIRED TO BE INCLUDED IN BID.

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
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ANTHONY C. APPLE
05/09/2023

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	CRM
DESIGNER	ASM
CEI PROJECT NUMBER	33155
DATE	5/9/2023
REVISION	REV-0

UTILITY PLAN

SHEET TITLE

SHEET NUMBER

C-7

DRAWING LOCATION - P:\33000\33155.01\DRAWINGS\DESIGN\WORKING\33155-UP.DWG - SAVED BY - AMCDANIEL

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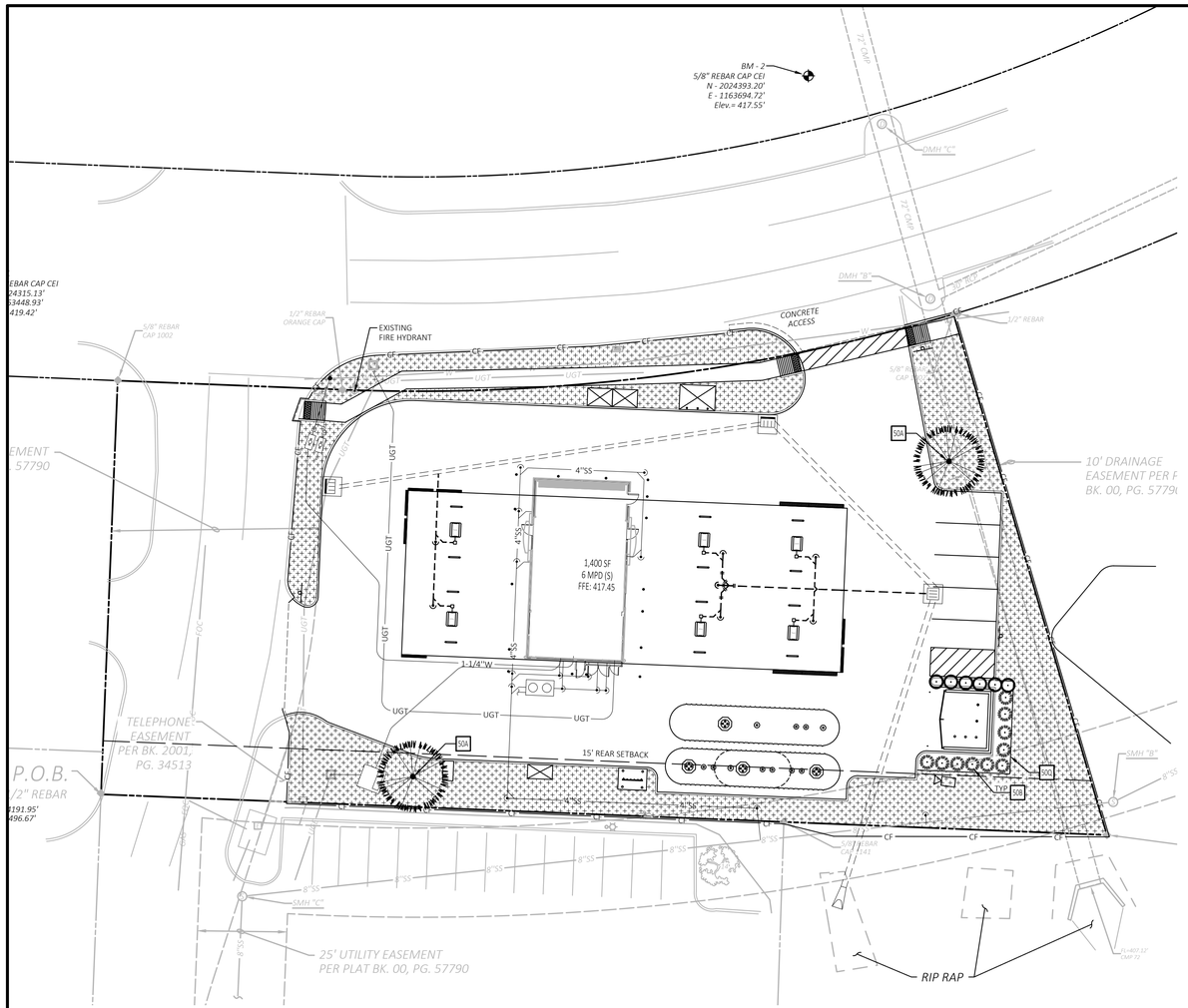

SITE BENCHMARK

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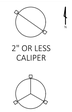
SCALE IN FEET

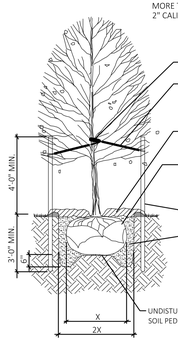
Know what's **below.**
Call before you dig.

GUYING DETAIL



DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE.
2	12 GAUGE GALVANIZED WIRE & 1 1/2" PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK.
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL.
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH).
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURE OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL - TAMP TO PREVENT SETTLEMENT. SOAK BACK FILL AFTER PLANTING



PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.

B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.

D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY.

E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.

F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH.

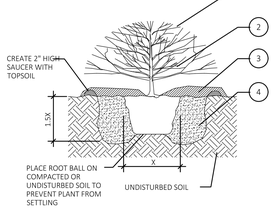
G. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL

N.T.S. 50A

SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING. DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3"-4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATIONS. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.



PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1"-2") ABOVE THE SURROUNDING FINISHED GRADE.

B. SCORE ROOTBALL BY CUTTING 1/8"-1/4" VERTICAL GROVES 3" APART.

C. SPACE PLANTS PER PLANTING PLAN.

CONTAINER SHRUB PLANTING DETAIL

N.T.S. 50B

2023-05-09 15:05

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	CAL.
	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	B&B	50A	12' MIN HT	3.00" CAL.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	
	6	ILEX CRENATA 'HELLERI' / HELER JAPANESE HOLLY	5 GAL	50B		
	10	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	5 GAL	50B		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE			
	6,394 SF	CYNODON DACTYLON / BERMUDAGRASS	SOD			

LANDSCAPE REQUIREMENTS:
1 TREE PER 0.5 ACRES
SITE AREA = 0.74 ACRES (2 TREES REQUIRED)

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- STORM DRAIN
- BERMUDA GRASS SOD
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

GENERAL NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

C. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-1986)

D. ALL DISTURBED AREAS DESIGNATED ON THE GRADING PLAN SHALL BE SHOWN AS FOLLOWS:
GRASS SEED MIX: 40% PERENNIAL RYE
40% TURF TYE FESCUE 0.5 LB PER 100 S.F.
20% BERMUDAS GRASS
AGRICULTURAL LIME 2 LB PER 1000 S.F.
FERTILIZER 10-10-10 2 LB PER 1000 S.F.
DRY STRAW OR HAY 2"-3" DEPTH

E. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS AND IS SUBJECT TO WAL-MART APPROVAL.

F. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL. APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL ANY REASON PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

G. THE MURPHY STATION WILL NOT DROP WAL-MART'S GREEN SPACE BELOW CITY REQUIREMENTS.

H. CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.

I. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.

J. ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICH EVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITIONS. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREA HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

K. ALL PERMANENT TURF AREAS SHALL BE SOD.

L. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.

M. SEE GRADING PLAN FOR APPLICATION OF TOPSOIL AND MAINTENANCE OF SEEDED AREAS.

N. SINGLE PROCESSED NON-CYPRESS HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

O. ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR AFTER PLANTING. IF ANY PLANTS DIE BEFORE THEY END OF 1 YEAR THEY SHALL BE REPLACED, AT NO COST TO THE OWNER, BY A PLANT OF SIMILAR SIZE AND SPECIES.

P. ALL TREES SHALL BE PLANTED PER DETAIL 50A.

LANDSCAPE NOTES

1D GRASS AREA

LANDSCAPE DETAILS

50A TREE PLANTING (TYP.)
50B SHRUB PLANTING (TYP.)
50Q LANDSCAPE EDGE (TYP.)

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

MURPHY OIL U.S.A. INC.
422 N WASHINGTON AVE.
P.O. BOX 7000
EL DORADO, AR 71730-7000

MURPHY USA #6672
WALMART SUPERCENTER #3230
403 BRYANT AVE.
BRYANT, AR

Registered Landscape Architect
CHARLES A. ASHLEY
License Number 906
STATE OF ARKANSAS

5/09/2023

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	CRM
DESIGNER	ASM
CEI PROJECT NUMBER	33155
DATE	5/9/2023
REVISION	REV-0

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

LP-1

DRAWING LOCATION - P:\33000\33155.0\DRAWINGS\DESIGN\WORKING\33155-LP.DWG -- SAVED BY - AMCDANIEL

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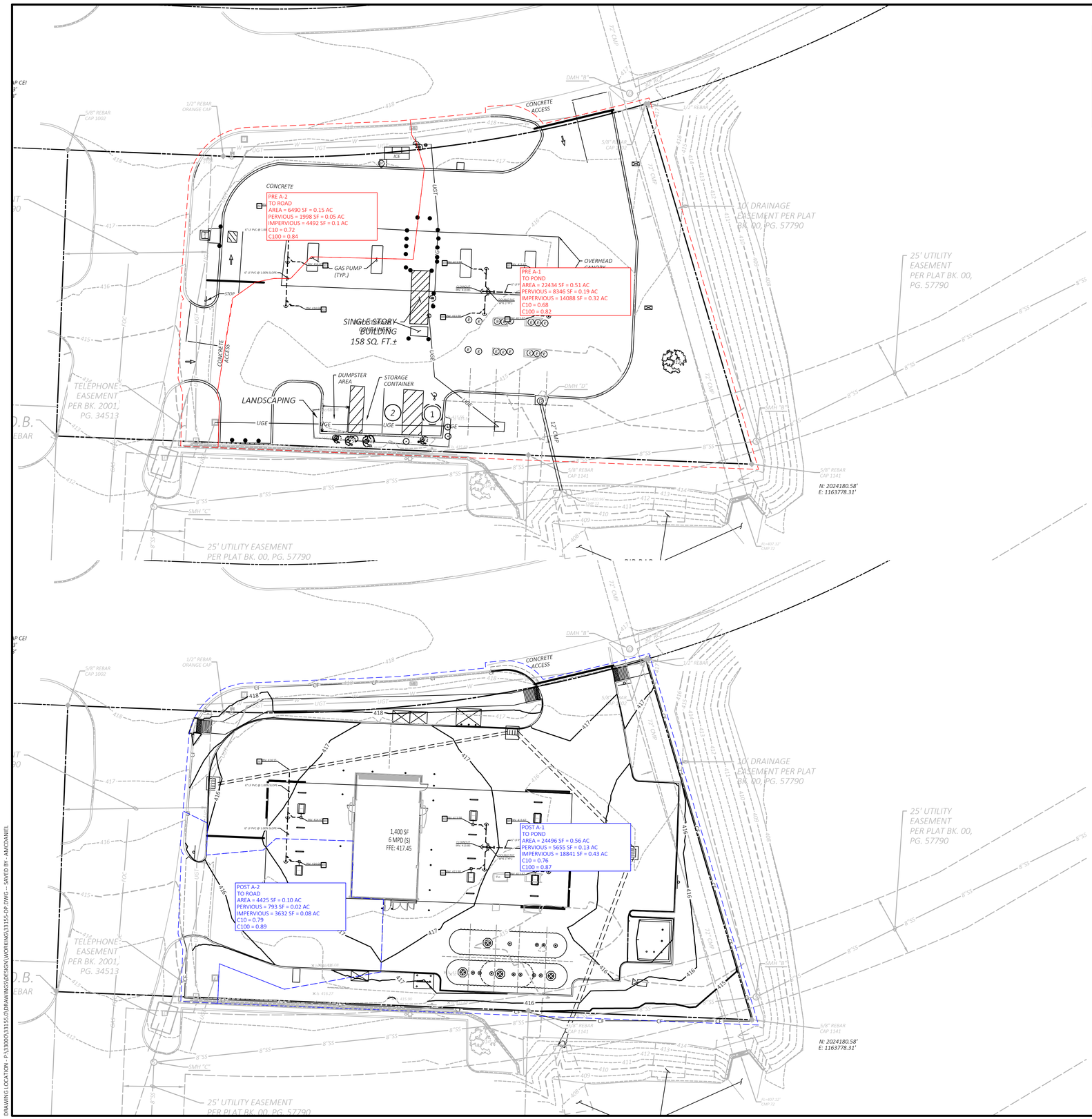

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DRAWING LOCATION - P:\33000\33155.00\DRAWINGS\DESIGN\WORKING\33155-DP.DWG -- SAVED BY - AMCDANIEL

SITE BENCHMARK

Benchmark #1: A 5/8" rebar with cap CEI set northwest of the subject area, 175' northwest of a sewer manhole found south of the subject area, and 119' northwest of a fire hydrant found est of said access drive.
Northing: 2024315.13' Easting: 1163448.93'
Elevation: 419.42'

Benchmark #2: A 5/8" rebar with cap CEI set north of the subject area, 25' northwest of a drainage manhole found north of Bryant Ave. and 71' northwest of a drainage manhole found south of Bryant Ave.
Northing: 2024393.20' Easting: 1163694.72'
Elevation: 417.55'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

N

0 20' 30' 40'
SCALE IN FEET

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

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE	x XX.XX	SPOT ELEVATIONS: TC = TOP OF CURB G = GUTTER FFE = FINISH FLOOR ELEVATION FG = FINISH GRADE
XXX	CONTOUR ELEVATIONS		
	GRADE BREAK		
	FLOWLINE		
	STORM DRAIN		

DRAINAGE CALCULATIONS

10 YEAR PEAK FLOWRATES (CFS)	
PRE A-1 (TO POND)	2.63
PRE A-2 (TO ROAD)	0.82
POST A-1 (TO POND)	3.23
POST A-2 (TO ROAD)	0.60

100 YEAR PEAK FLOWRATES (CFS)	
PRE A-1 (TO POND)	4.18
PRE A-2 (TO ROAD)	1.26
POST A-1 (TO POND)	4.87
POST A-2 (TO ROAD)	0.89

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

CEI
Solutions for Land and Life

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422 N WASHINGTON AVE.
P.O. BOX 7000
EL DORADO, AR 71730-7000

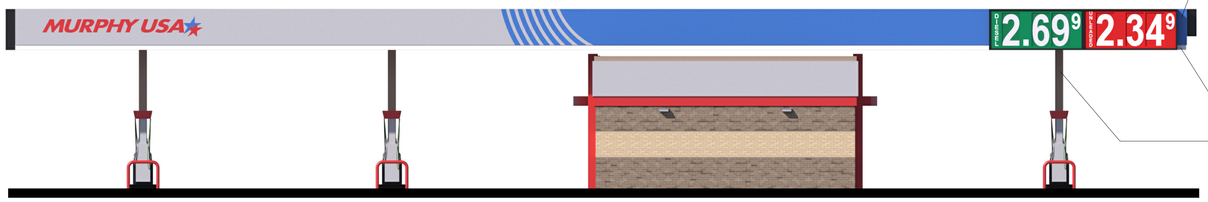
MURPHY USA #6672
WALMART SUPERCENTER #3230
403 BRYANT AVE.
BRYANT, AR

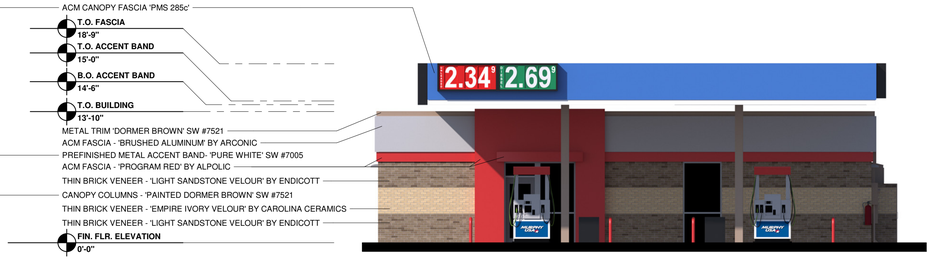
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10665
ANTHONY C. APPLE
05/09/2023

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	CRM
DESIGNER	ASM
CEI PROJECT NUMBER	33155
DATE	5/9/2023
REVISION	REV-0

DRAINAGE MAP
SHEET TITLE

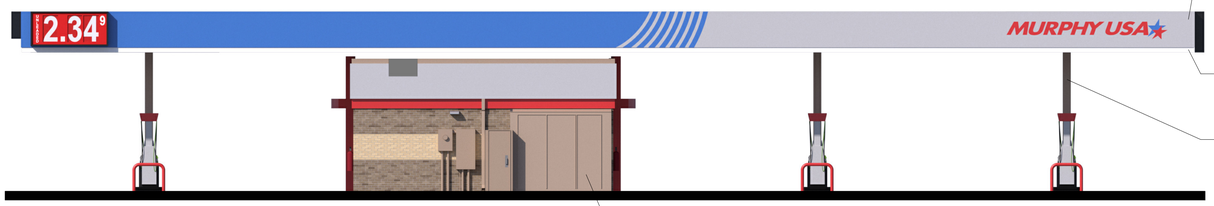
D-1



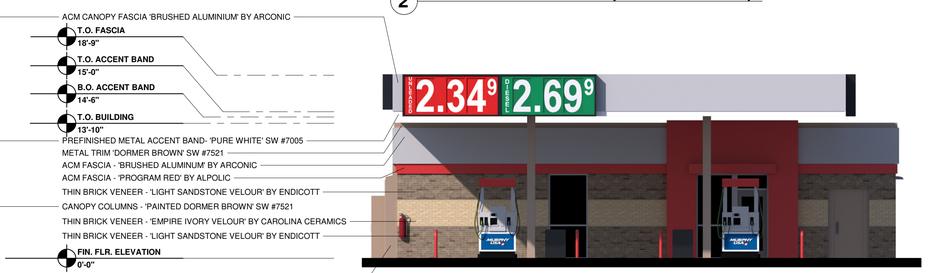


1 ELEVATION - FRONT (FACING NORTH)

2 ELEVATION - RIGHT (FACING WEST)



3 ELEVATION - REAR (FACING SOUTH)



4 ELEVATION - LEFT (FACING EAST)





5 TRASH ENCLOSURE

SIGNAGE COLOR CHART

BUILDING - ROUTED SIGNS FURNISHED AND INSTALLED BY FMS		
MURPHY USA STAR LOGO	BLUE	EASTMAN BLUE, PANTONE 287 BLUE 3M 3630-87 ROYAL BLUE
	RED	PROGRAM RED, PANTONE 485 RED 3M 3630-43 RED
	WHITE	EASTMAN WHITE
CANOPY - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-20
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-20
	DIGIT	GREEN/WHITE
	CABINET	BLACK

CANOPY SIGNS :	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA CANOPY LOGO SIGN	2	GRAPHIC AREA		33.54	67.08
LARGE CANOPY PRICE SIGN (UNL/DSL)	4	51.25"	118.00"	42.00	168.00
MEDIUM CANOPY PRICE SIGN (UNL)	1	43.13"	97.00"	29.05	29.05
SMALL CANOPY PRICE SIGN (UNL/DSL)	2	34.13"	74.00"	17.54	35.08
			CANOPY SIGNS TOTAL SIGNAGE :		299.21 S.F.
			TOTAL SIGN AREA :		299.21 S.F.

GF

MURPHY USA

BRYANT, AR (403 BRYANT AVENUE)
WM #3230
APRIL 28, 2023

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3030 LBJ Freeway, Suite 100
Dallas, TX 75234
Office: 972.488.3737
Toll-free: 1.877.488.3737
ceieng.com

May 8, 2023

City of Bryant
Planning Department
210 SW 3rd Street
Bryant, AR 72022
501-943-0309

Re: Murphy Oil USA

City of Bryant Planning Department,

On behalf of Murphy USA, CEI Engineering Associates, Inc. is pleased to present a new Murphy raise and rebuild project in the City of Bryant located at 403 Bryant Avenue.

The property is zoned C2 and has area of 0.74 +/- Acres. The existing kiosk and canopy on site will be removed and new structures will be built instead. The new kiosk will have floor area of 1,400 SF and the proposed canopy will have 6 MPDs or 12 fueling position.

The overall layout will remain the same and the drainage pattern on site will be preserved.

The impervious area on site will increase by approximately 2,200 SF.

The existing utility stubs will be reused where possible.

Respectfully Submitted,

Rado Nedkov

Rado Nedkov, RLA, ASLA, CID
Program Manager
Ph: (610) 329.5772
rnedkov@ceieng.com
CEI Engineering Associates, Inc.

DEE

ARKANSAS STATE POLICE

0433

REGULATORY and BUILDING OPERATIONS DIVISION

FIRE MARSHAL'S OFFICE

RETAIL FIREWORKS LICENSE - FEE $25.00

LICENSE EXPIRES January 6, 2024

This is to certify that the person named below is licensed to act as a RETAILER of FIREWORKS under the provision of Act 224 of 1961, as amended, State of Arkansas.

Name of Person Applying Lattie Simmons Telephone #: 501)438-3442

Address of Person Applying 1721 Naomi Dr. Pottsville AR 72126
Street City Zip

Name of Organization _____

Address of the Stand Location 25612 I-30 Bryant, AR. 72022
Street City Zip

This license is issued to the person named above for use in making retail sales of PERMISSIBLE FIREWORKS from June 20 through July 10 and December 10 through January 5.

This license is not transferable and must be DISPLAYED AT ALL TIMES.

Vendor: A-1 Fireworks Date Issued: 6-1-23

License #: FW0000787

Telephone #: 479)489-3298

Major Michael Moyer #148

Major Michael Moyer
State Fire Marshal
Telephone (501) 618-8624

NOTICE: This license may be revoked by the State Fire Marshal or his deputies for violation of any of the provisions of the above referred to law.

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN A PLACE OF BUSINESS

Arkansas State Police

State Fire Marshal's Office

Number
FW.0000787

Date of Issue
05/01/2023

FIREWORKS LICENSE

This is to certify that

A-1 Fireworks

is duly licensed to transact business in the State of Arkansas as a Fireworks:

Jobber-Wholesaler

LICENSE EXPIRES

04/30/2024

COLONEL MIKE HAGAR
DIRECTOR

Major Michael Moyer #148

MAJOR MICHAEL MOYER
STATE FIRE MARSHAL

NON-TRANSFERABLE

24341 Hwy. 10 East
Ola, Ar 72853
Office Phone 479-489-3298
Fax 479-489-5679
www.a1fireworks.com

Officers:
Mike Gongola ~ CEO
Joan Rey ~ Office Manager
Tanner Pemberton ~ Warehouse Manager

April 20, 2023

Dear City of Bryant,

We here at A-1 Fireworks would like to request a temporary business license for the dates of June 20, 2023 through July 10, 2023 please.

1. Enclosed you will find:
2. Completed Application and Checklist.
3. Check for the $25.00 application fee.
4. Copy of the Certificate of Insurance for $1,000,000.00.
5. Eight (8) copies of the Site Plan.

When the 20 x 50 tent is erected, exits will be provided per every 100 ft. and will be labeled with proper exit signs.

No Smoking signs will be posted at all entrance / exits. In addition smoking will not be permitted within 50 ft. of the firework tent / canopy.

2 ABC fire extinguishers, with a 2A rating or greater will provided and the travel distance between the extinguishers will be less than 75 ft. and will be clearly marked, and not placed higher than 3 ft. off the ground.

There will be no generator or combustion power sources within 25 ft. of the tent / canopy.

We will have the Bryant Fire Department / Fire Marshal's office conduct an inspection once the tent is erected and ready for business, yet prior to any sales made.

If there are any questions or concerns please feel free to call me at (479) 747-9304.

Sincerely,

Joan Rey

Office Manager

A-1 Fireworks

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

Temporary Business Application
For the Sale of Fireworks

- *Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.*
- *Application Deadlines and dates can be found at www.cityofbryant.com under the Community Development tab.*

Date: April 21, 2023

Business Information:

Name A-1 Fireworks

Federal Tax Employer ID Number 26-1711923

Arkansas State Sales Tax Number 00318073-SLS

Location of Proposed Temporary Business 25612 I-30, Bryant, AR. 72022

Business Owner:

Name Michael Gongola

Address 24341 State Hwy 10 East
Ola, AR. 72853

Phone 479-489-3298

Email mikegongola65@gmail.com

Contact Person:

Name Joan Rey

Address 24341 State Hwy 10 East
Ola, AR. 72853

Phone 479-747-9304

Email joanrey@A1Fireworks.com

Checklist for Submission

- ☑ Completed Application and Checklist
- ☑ Twenty-Five Dollar ($25.00) Application fee
- ☑ Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount. (Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

(Continued on Page 2)

- [x] Eight (8) copies of a **Site Plan**:
  - [x] Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas
  - [x] Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures
  - [x] Show parking spaces dedicated by the owner of the property for use by the temporary business.
- [x] Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits Minimum exit width shall be 72 in. All exits shall be identified with proper signage
- [x] No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits
- [x] 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground
- [x] Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- [x] Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

READ CAREFULLY BEFORE SIGNING

I Mike Gonzola *, do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to $500.00 per occurrence of violation. Each day's occurrence is a separate violation.*

Owners Signature Mike Gal

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/19/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Britton Gallagher One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	PHONE (A/C, No, Ext): 216-658-7100	FAX (A/C, No): 216-658-7101
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Everest Indemnity Insurance Co.	10851
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Winco Fireworks International LLC
12521 15th Street
Grandview MO 64030

COVERAGES **CERTIFICATE NUMBER:** 473636523 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			SI8ML02067-221	12/31/2022	12/31/2023	EACH OCCURRENCE	$ 1,000,000
	[X] COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	[ ] CLAIMS-MADE [X] OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] POLICY [ ] PRO-JECT [X] LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[ ] HIRED AUTOS [ ] NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
	8166972217							$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[ ] WC STATU-TORY LIMITS [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

For premise liability – this certificate reflects coverage for the dates and location noted below only.
For product liability – this certificate reflects coverage for product purchased from the above referenced named insured only

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Dates of Coverage for 4th of July Season: 06/20/23 through 07/10/23
Dates of Coverage for Christmas/New Year Season: 12/10/23 through 12/31/23
Location: 25612 I-30 Bryant, AR 72022
See Attached...

CERTIFICATE HOLDER

A-1 Fireworks
24341 Highway 10 East
Ola AR 72853

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY Britton Gallagher	NAMED INSURED Winco Fireworks International LLC 12521 15th Street Grandview MO 64030
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Operator: Carrie Simmons
Landowner: Dion Simpson
Additional Insured: Dion Simpson; A-1 Fireworks; Carrie Simmons

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DEE 2023 W/ INSURANCE

A-1 FIREWORKS

COMMERCIAL LEASE

This lease is made between Dion Simpson
(Lessor Name)
Of 25550 I-30 Bryant AR 72022
(Mailing Address)

Herein called Lessor, and A-1 Fireworks of **24341 Hwy 10 East, Ola, Arkansas 72853,** herein called Lessee.
Lessee hereby offers to lease from Lessor the premises situated in
Or near the ***City of*** Bryant
County of Saline
State of: Arkansas

Described as: 25612 I-30 Bryant AR 72022
(Physical Location Address)

1. **Term and Rent**: Lessor demises the above premises as well As allowing use of power pole for a term of 45 days per year, Commencing June 1st, and terminating on July 15th for the Selling season of June 20th to July 5th 2023 or sooner and/or For a term of 31 days per year commencing December 15th 2023 and terminating January 15th 2024 as provided herein At the annual rental of;

   $ 3,000.00 Payable, 100% at the time lease is signed and Returned.

DS Initial _____ Initial

4-19-23 CK#53178 $3,000.00 100%

1. All rental payments shall be made to Lessor, at the address Specified on front page.

2: **Use.** Lessee shall use and occupy the premises for Retail Sales of Fireworks. The premises shall be used for no Other purpose. Lessor represents that the premises may Lawfully be used for such purpose. Lessee may, at the Lessee's Expense, erect tents, utility poles, signs, banners, Balloons, Pendants, flags and other such paraphernalia as Deemed useful to aid in the selling of fireworks. All such Paraphernalia remains the property of the Lessee and will be Removed at the end of the lease agreement.

3: **Care and Maintenance of Premises:** Lessee acknowledges That the premises are in good order and repair, unless Otherwise indicated herein. Lessee shall, at his own Expense and at all times, maintain the premises in good Condition and shall surrender the same, at termination Hereof, in as good condition as received, normal wear and Tear excepted.

4: **Ordinances and Statutes:** Lessee shall comply with all Statutes, ordinances and requirements of all municipal State and federal authorities now in force, or which may Hereafter be in force, pertaining to the premises, Occasioned by or affecting the use thereof by Lessee.

5: **Assignment and Subletting:** Lessee shall not assign this Lease or sublet any portion of the premises without prior Written consent of the Lessor, which shall not be Unreasonably withheld. Any such assignment or Subletting without consent shall be void and, at the option Of the Lessor, may terminate this lease.

6: **Notices:** Any notice, which either party may or is Required to give shall be given by mailing the same, Postage prepaid, to Lessee or Lessor at The address specified on front page, or at such other places As may be designated by the parties from time to time.

7: **Heirs, Assigns, and Successors:** This lease is binding Upon and inures to the benefit of the heirs, assigns and Successors in interest to the parties.

8. **Waiver of Liability:** This agreement releases Dion Simpson From all liability relating to injuries or damages that may occur During the lease of property for the retail sales of fireworks. By Signing this agreement, I agree to hold Dion Simpson entirely free From any liability, including financial responsibility for injuries or Damages incurred, regardless of whether injuries are caused by Negligence.

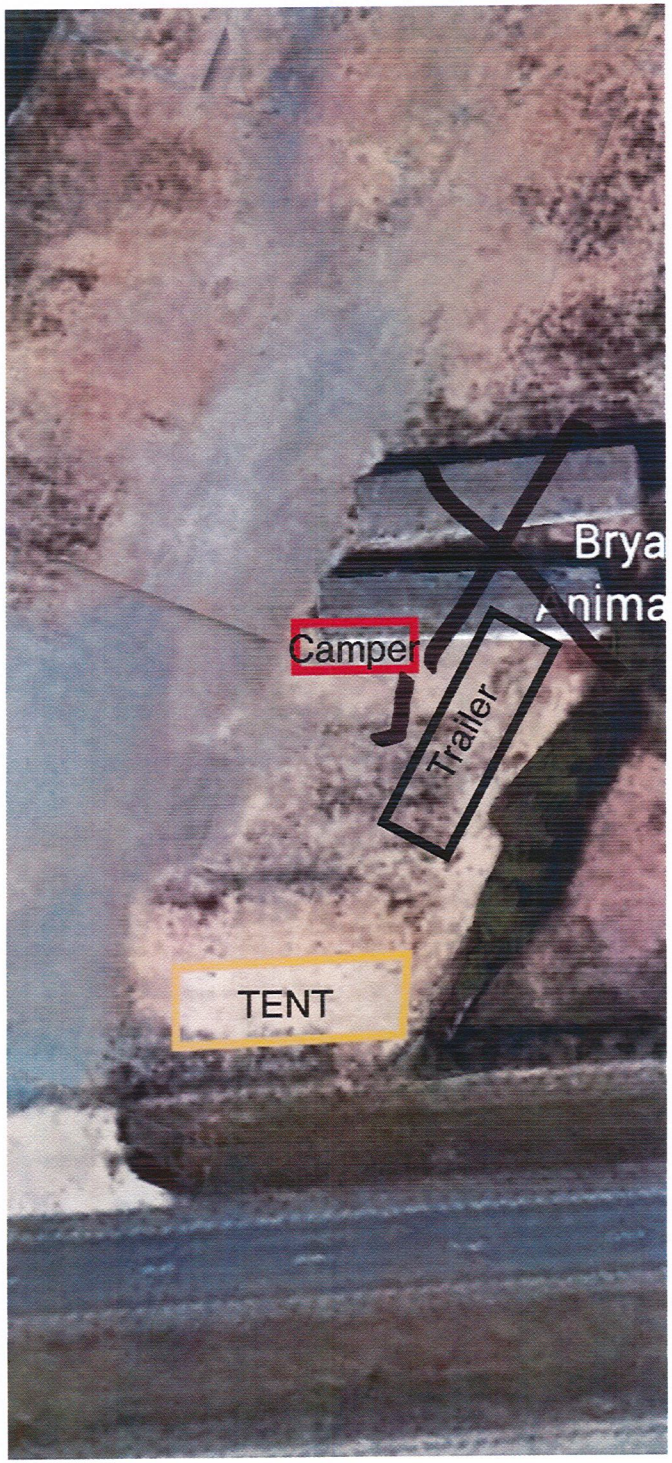
9: **Entire Agreement:** The foregoing constitutes the entire Agreement between the parties and may be modified only By a writing signed by both parties. The following exhibits, If any, have been made a part of this Lease before the Parties' execution hereof:

Signed this 19 day of April year 2023.

By: Dion Simpson (Lessor)

By: _____ (Lessee)

O = powerpole
Vacant building
Distance of
70 feet
Driveway
50 ft wide
Firework Tent
50x20
Camper
6x30
trailer
8x28


Camper
Trailer
TENT


1:27
Search
5G
PARKING
PARKING
Bryant City
Animal Control
Camper
Trailer
TENT
3D
Google
(34°38'13"N 92°27'21"W) 1,624 ft


6139 HWY 5 N. Bryant, AR 72022
Tent Location and Distances
Legend
Hornet Ice
Dumpster
PortoPotty
Trailer
Tent
90'
30'
52'
Hornet Ice
Old Stage C
5
Google Earth
Image Landsat / Copernicus
N
100 ft

6905 HWY. 5 N



Google earth feet 400 meters 100

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

Temporary Business Application For the Sale of Fireworks

- *Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.*
- *Application Deadlines and dates can be found at www.cityofbryant.com under the Community Development tab.*

Date: 4-2023

Business Information:

Name Meramec Specialty Co. d.b.a. Fireworkscity

Federal Tax Employer ID Number 43-0762804

Arkansas State Sales Tax Number 035048-18-001

Location of Proposed Temporary Business 6905 Hwy 5N., Bryant, AR. 72022

Business Owner:

Name Mark Loyd / Kevin Bailey

Address P.O. Box 1150
West Memphis, AR. 72303

Phone 870. 735. 1753

Email Kbaileyar@aol.com
kristi.loyd@aol.com

Contact Person:

Name Kevin Bailey

Address 5505 Chesterfield Cove
Bartlett, TN. 38134

Phone (901) 409. 1884

Email Kbaileyar@aol.com

Checklist for Submission

- ☑ Completed Application and Checklist
- ☑ Twenty-Five Dollar ($25.00) Application fee
- ☑ Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount. (Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

(*Continued on Page 2*)

☑ Eight (8) copies of a **Site Plan**:

- Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas
- Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures
- Show parking spaces dedicated by the owner of the property for use by the temporary business.

☑ Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits Minimum exit width shall be 72 in. All exits shall be identified with proper signage

☑ No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits

☑ 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground

☑ Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.

☑ Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

READ CAREFULLY BEFORE SIGNING

I KEVIN A. BAILEY *, do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to $500.00 per occurrence of violation. Each day's occurrence is a separate violation.*

Owners Signature Kevin A Bailey

Ordinance No. 2006-38

AN ORDINANCE TO LIMIT THE SALE AND DISCHARGE OF FIREWORKS WITHIN THE CITY OF BRYANT, AND FOR OTHER PURPOSES.

WHEREAS, it is the desire of the City of Bryant to maintain the safety and peace of the city.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bryant, Arkansas, that:

Section 1: The term "fireworks" means and includes any combustible or explosive composition or any substance, combination of substances, or article prepared for the purpose of producing a visible or audible effect by combustion, explosion deflagration, or detonation and includes, but is not limited to, sky rockets, roman candles, daygo bombs, blank cartridges, toy cannons, toy canes, or toy guns in which explosives other than toy paper caps are used, the type of balloons which require fire underneath to propel then, firecrackers, torpedoes, sparklers, or other fireworks of like construction, any fireworks containing any explosive or flammable compound, or any tablet or other device containing any explosive substance. This definition includes items which contain even small amounts of silver fulminate, potassium nitrate, ammonium perchlorate, or other chemical or pyrotechnical composition intended to produce a pyrotechnic event or effect, even if not classified as a "hazardous material" under federal regulation.

Section 2: **Regulations**

A. No individual, firm, partnership, corporation, or association shall possess for sale, sell, or offer for sale at retail, or discharge within the city limits, any fireworks, as defined herein, except as specifically provided in this chapter.

B. No parent, guardian, or custodian of any child under the age of majority shall knowingly permit or consent to the possession or discharge of fireworks by any child under the age of majority without proper supervision. Possession or discharge by any child under the age of majority within the city limits shall be *prima facie* evidence of the knowing permission or consent of such parent, guardian, or custodian.

C. No fireworks may be discharged within the boundaries of or within three hundred (300) feet of any public park owned or maintained by the City without a public display permit except as otherwise provided in this chapter. No fireworks may be discharged upon any public street, alley, road, or right-of-way, except as otherwise provided in this chapter. No fireworks may be discharged within 1000 feet of any

hospital, nursing, or assisted living facility. No fireworks may be discharged under or upon a motor vehicle, whether moving or not, or within 300 feet of any gas station; gas, oil, or propane storage facility; or other area which is highly flammable by nature.

D. Subject to the limitations contained in this chapter, fireworks, as listed below, may be discharged within the city limits only on private property of the owner, or with the owner's permission when such discharge is in a safe and sane manner, and limited to the 4th of July holiday only:

1. Between 12:00 p.m. and 10:00 p.m. July 3rd;
2. Between 12:00 p.m. and 10:00 p.m. July 4th; and
3. Between 12:00 p.m. and 10:00 p.m. July 5th;

And for the New Year's Day holiday only from 12:00 p.m. and 10:00 p.m. December 31st and 12:00 p.m. and 10:00 p.m. January 1st. As used in this part, "safe and sane manner" refers to actions which do not endanger life, limb or property of those in the area of the discharge. Nothing in allowing the discharge of fireworks within the city limits relieves the individual, firm, partnership, corporation, or association of its responsibility for any injury or damage caused to individuals or property by the discharge of the fireworks. Any discharge, with or without a permit, is at the individual, firm, partnership, corporation or association's own risk, and is not sanctioned by this ordinance.

E. When, in the opinion of the Fire Chief, drought or other conditions exist which, when coupled with the discharge of fireworks, would pose a hazard to persons or property, the Fire Chief shall issue a ban on the discharge of all fireworks until such time as the condition causing the ban ceases to exist.

F. Any individual, firm, partnership, corporation, or association discharging fireworks under this ordinance shall, upon such discharge, be responsible for clean-up of the discharge site, including disposal of all discharged fireworks, all non-discharged or "dud" fireworks, and the associated debris from the discharged fireworks in a safe manner.

G. The safe and sane discharge of fireworks in accordance with the provisions of this chapter shall not be deemed a violation of Ordinance 2005-05, otherwise known as the 'Noise Ordinance.'

Section 3: **Public Display Permitted When**

A. Public display is permitted when performed in accordance with the Rules and Regulations of the Bryant Planning Commission and the State Fire Marshall. The most recent Rules & Regulations are hereby adopted by reference.

Section 4: The sale or display for sale of fireworks shall be unlawful within the City unless the appropriate firework permit is obtained from the City through the Planning Commission.

Section 5: **Enforcement**

A. The Police Department, Fire Department and Code Enforcement Officers shall enforce the rules and regulations of this chapter.
B. Any code enforcement officer, police officer or firefighter may, in the enforcement of this chapter, seize, impound, remove, or cause to be removed, at the expense of the owner, all stocks of fireworks offered for sale, sold, or in the possession of any individual, firm, partnership, corporation, or association in violation of this chapter. Notice of the seizure and the reasons for the seizure shall be reported to the Police Chief within 48 hours of the seizure.

C. Fireworks seized under this section may be disposed of in a safe and proper manner by the Police Department ten days after seizure.

D. Appeal of any seizure shall be filed with the Police Chief in writing within five working days of the seizure. The decision of the Police Chief on the appeal shall be final.

Section 6: **Violation – Penalty**

Any individual, firm, partnership, corporation, or association violating the provisions of this chapter shall be guilty of a misdemeanor and, upon conviction, shall be punished by a fine of not less than $100 or more than $500 for a first offense, a fine of not less than $200 or more than $500 for a second offense, and a fine of not less than $300 or more than $500 for a third or subsequent offense. Each day of a violation constitutes a separate offense. In the case of a violation by a firm, partnership, corporation, or association, the manager or members of the partnership or responsible officers or agents shall be deemed to be *prima facie* responsible, individually, and subject to the penalty as provided.

Any damages caused or injuries sustained as a result of any violation of this chapter shall be ordered paid as restitution as a part of any conviction for any violation.

The court may order the reimbursement of costs of enforcement, investigation, fire suppression services, and overtime related to a violation upon conviction.

Section 7: Any previous ordinances in conflict herewith are hereby repealed.

Section 8: This ordinance shall take effect and be in full force from and after its passage.

PASSED AND APPROVED by the Bryant City Council on the day of ~~September~~ 25, 2006.

Paul E. Halley, Mayor

ATTEST:

Acting Mayor for this Meeting

CLERK:

Brenda Cockerham, City Clerk

DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 340203

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER Admiral Insurance Company **POLICY NO.** CA000018967-10

NAMED INSURED
Atomic Fireworks Inc. of Arkansas
Atomic Fireworks Inc. of Missouri
Meramec Specialty Company
P.O. Box 305
Arnold, Missouri 63010

T.E.A. Enterprises, Inc.
Pacific Specialty Company
West Alton Properties, Inc
ATLG, LLC

POLICY TERM March 1, 2023 to March 1, 2024; Both Days 12:01 A.M. Standard Time

COVERAGE Premises-Operations Liability: ☒ Occurrence Basis ☐ Claims Made Basis

LIMIT OF LIABILITY $1,000,000 each occurrence, $10,000,000 general aggregate
The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as Additional Insureds 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

NAME(S) OF ADDITIONAL INSURED(S)

Pinnacle Improvements, LLC- Property Owner
Meramec Specialty Company-Stand Owner and Operator
Stand Manager and Sub-Operator
Licensing Authorities-State of Ar., City of Bryant

ADDRESS OF INSURED PREMISES An area measuring approximately 150' x 150' whose physical address is 6139 Hwy 5 N. in Bryant, Arkansas. #127B

PERIOD OF OPERATION March 1, 2023 through February 28, 2024

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

March 1, 2023
DATE OF ISSUE

A. J. STRINGER, PRESIDENT

WESTERN SURETY COMPANY . ONE OF AMERICA'S OLDEST BONDING COMPANIES

Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 15146913 briefly described as TEMPORARY BUSINESS PERMIT CITY OF BRYANT, ARKANSAS

for MERAMEC SPECIALTY COMPANY, as Principal, in the sum of $ ONE THOUSAND AND NO/100 Dollars, for the term beginning May 20, 2023, and ending May 20, 2024, subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 5th day of April, 2023.

WESTERN SURETY COMPANY

By Paul T. Bruflat

Paul T. Bruflat, Vice President

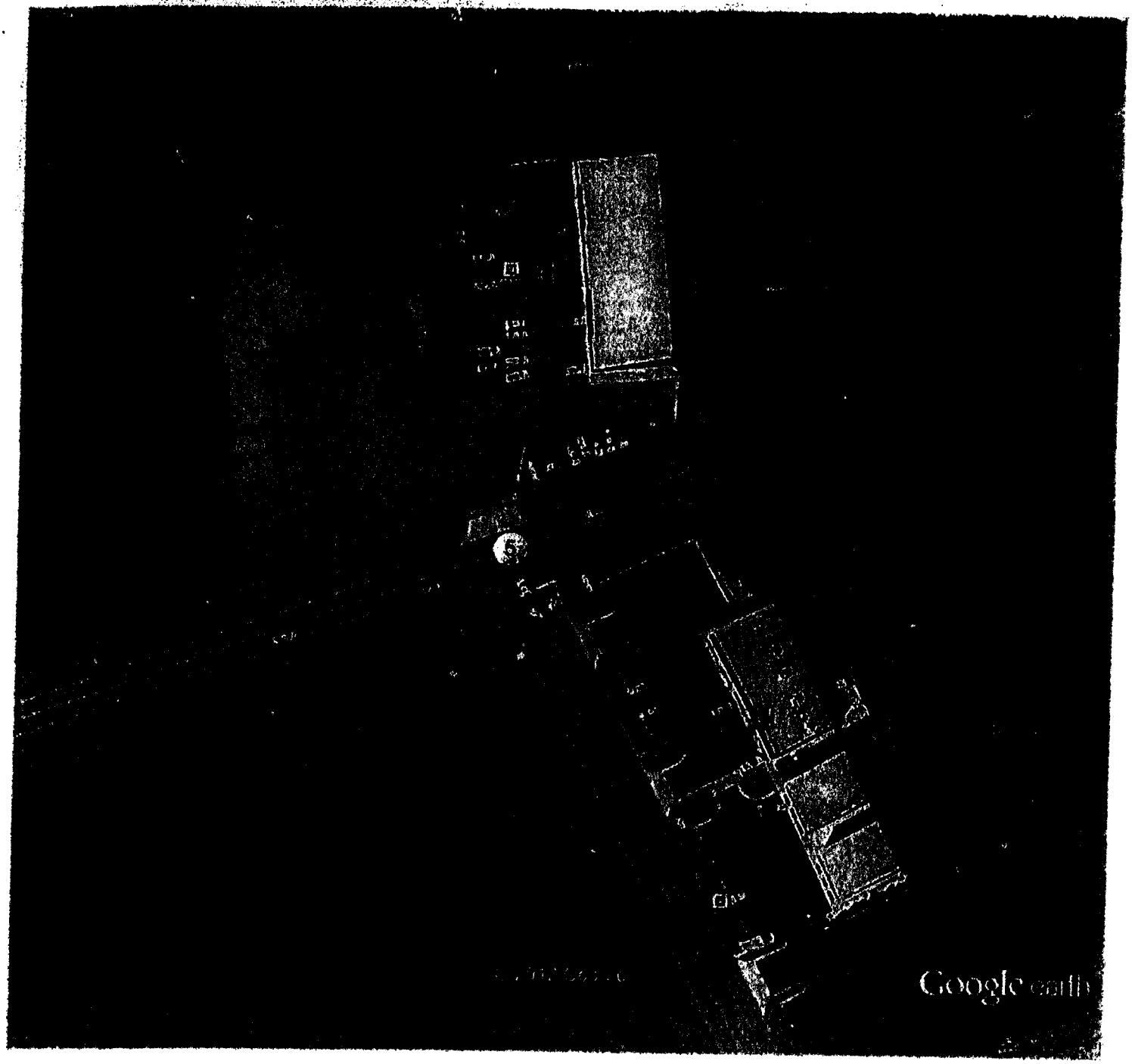
WESTERN SURETY COMPANY CORPORATE SEAL SOUTH DAKOTA

THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Form 90-A-8-2012

WESTERN SURETY COMPANY . ONE OF AMERICA'S OLDEST BONDING COMPANIES

6905 HWY. 5 N



Google earth

feet 400
meters 100

OUTDOOR MANAGEMENT DISPLAYS
P.O. BOX 91
ALEXANDER, AR 72002
Telephone 501.847.1000

August 25, 2022

Bryant Planning Commission:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks on my property during the period of June 15, 2023 through July 10, 2023. The physical address of the property is 6905 Highway 5 in Bryant, Arkansas.

Sincerely,

OUTDOOR MANAGEMENT DISPLAYS

Billy Smith

August 4, 2022

City of Bryant Planning Commission:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks on my property during the period of June 15, 2023 through July 10, 2023. The physical address of the property is 6905 Highway 5 in Bryant, Arkansas.

Sincerely,

PINNACLE IMPROVEMENTS, LLC

Rick Jones

Rick Jones

State of Arkansas

ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

P.O. BOX 1150

WEST MEMPHIS AR 72301

DATE ISSUED:

PERMIT NUMBER: 035048-18-001

DLN:

DATE OPENED: 01/01/1965

SIC: 5042
TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX ONLY FOR THE PURCHASES OF GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.

GREAT SEAL OF THE STATE OF ARKANSAS

REGNAT POPULUS

MERCY

JUSTICE

THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF ADDRESS 3008 EVA DRIVE

STATE AR 71602

☒ The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY ☒

☐ NFPA-701 (Large Scale) ☐ MIL-C-43006 ☐ FMVSS-302

☐ CAN/ULC-S109 ☐ CPAI-84 ☐ A-A-55305

SNYDER MANUFACTURING INC. By Michael C. Fritz

STYLE PRV 13100 WHITE 61" HI GLOSS Title Supervisor, Quality Control

CONTROL NO. 18629

SNYDER S-ORDER NO. 216670 CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 375 DATE PROCESSED 06/02/10

DATE CERTIFIED 06/04/10

6.10-4-99F-R2

Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

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☐ CAN/ULC-S109 ☐ CPAI-84 ☐ A-A-55305

SNYDER MANUFACTURING INC. By Michael C. Fritz

STYLE PRV 13100 WHITE 61" HI GLOSS Title Supervisor, Quality Control

CONTROL NO. 18564

SNYDER S-ORDER NO. 216670 CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 375 DATE PROCESSED 06/02/10

DATE CERTIFIED 06/04/10

Certificate of Flame Resistance

REGISTERED FABRIC NUMBER
140.01

ISSUED BY
SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured
02/07/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC
ADDRESS 3006 EVA DRIVE
CITY PINE BLUFF
STATE AR 71602

☒ The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY ☒

☐ NFPA-701 (Large Scale) ☐ MIL-C-43006 ☐ FMVSS-302
☐ CAN/ULC-S109 ☐ CPAI-84 ☐ A-A-55306

SNYDER MANUFACTURING INC. By _____ Title Supervisor, Quality Control

STYLE PRV 13109 DARK BLUE 61" HI-GLOSS
CONTROL NO. 18347
SNYDER S-ORDER NO. 215565
YARDS OR QUANTITY 75
CUSTOMER ORDER NO. VEL RAY
DATE PROCESSED 02/07/11
DATE CERTIFIED 02/22/11

4-18-4-BR-02

Certificate of Flame Resistance

REGISTERED FABRIC NUMBER
140.01

ISSUED BY
SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured
01/06/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC
ADDRESS 3006 EVA DRIVE
CITY PINE BLUFF
STATE AR 71602

☒ The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY ☒

☐ NFPA-701 (Large Scale) ☐ MIL-C-43006 ☐ FMVSS-302
☐ CAN/ULC-S109 ☐ CPAI-84 ☐ A-A-55306

SNYDER MANUFACTURING INC. By _____ Title Supervisor, Quality Control

STYLE PRV 13109 WHITE 61" HI GLOSS
CONTROL NO. 19254
SNYDER S-ORDER NO. 220003
YARDS OR QUANTITY 300
CUSTOMER ORDER NO. RAY
DATE PROCESSED 01/06/11
DATE CERTIFIED 01/21/11

4-18-4-BR-02

ARKANSAS STATE POLICE

0385

REGULATORY and BUILDING OPERATIONS DIVISION

FIRE MARSHAL'S OFFICE

RETAIL FIREWORKS LICENSE - FEE $25.00

LICENSE EXPIRES January 6, 2024

This is to certify that the person named below is licensed to act as a RETAILER of FIREWORKS under the provision of Act 224 of 1961, as amended, State of Arkansas.

Name of Person Applying Kristi Loyd Telephone #: (870) 735-1753

Address of Person Applying 381 Front Street (Street) West Memphis (City) 72301 (Zip)

Name of Organization Meramec Specialty Co.

Address of the Stand Location 6139 Hwy 5 N. (Street) Bryant (City) 72022 (Zip)

This license is issued to the person named above for use in making retail sales of PERMISSIBLE FIREWORKS from June 20 through July 10 and December 10 through January 5.

This license is not transferable and must be DISPLAYED AT ALL TIMES.

Vendor: Atomic of Arkansas Date Issued: 4-13-2023

License #: 801

Telephone #: (870) 735-1753

Major Michael Moyer #143

Major Michael Moyer
State Fire Marshal
Telephone (501) 618-8624

NOTICE: This license may be revoked by the State Fire Marshal or his deputies for violation of any of the provisions of the above referred to law.

127

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: 4 17 23

Sign Co. or Sign Owner

Name Aero Signs LLC
Address 3308 Pike Ave
City, State, Zip North Little Rock, AR
Phone 5012464952
Email Address sales@aero-signs.com

Property Owner

Name HL Investments c/o Moses Tucker Partners
Address 612 Office Park Drive
City, State, Zip Bryant Ar 72022
Phone (501) 376-6555
Email Address info@mosestucker.com

GENERAL INFORMATION

Name of Business La Monarca
Address/Location of sign 612 Office Park Drive
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

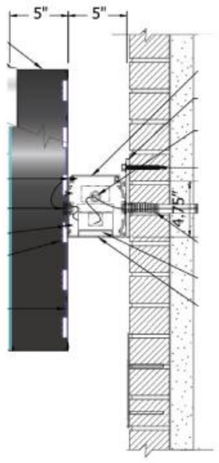
that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

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

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 sign	36″X108″	27′	12′	15′	
B						
C						
E						
F						
G						

LED ILLUMINATED CHANNEL LETTERS (IL-22-CL-S) ON A RACEWAY
3/12/20123





RACEWAY MOUNTED FACE LIT CHANNEL LETTERS



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

JOB NUMBER	SALES PERSON	DESIGNER	PAGE
33049	Mike V	Mike V	1 OF 1

LA MONARCA
611 OFFICE PARK DR
BRYANT, ARKANSAS

DESCRIPTION
Channel lettering on race way
Size: 3' x 108"
Square Footage: 27

Please examine all proofs carefully for the accuracy of information presented, as well as spelling, punctuation, numbers, graphics, colors, and general layout. **Any errors may result in reprint charges. "Approved with changes" is not valid for production.** Normal production cycle will begin from the date final approval is received.

FASTSIGNS
Make Your Statement

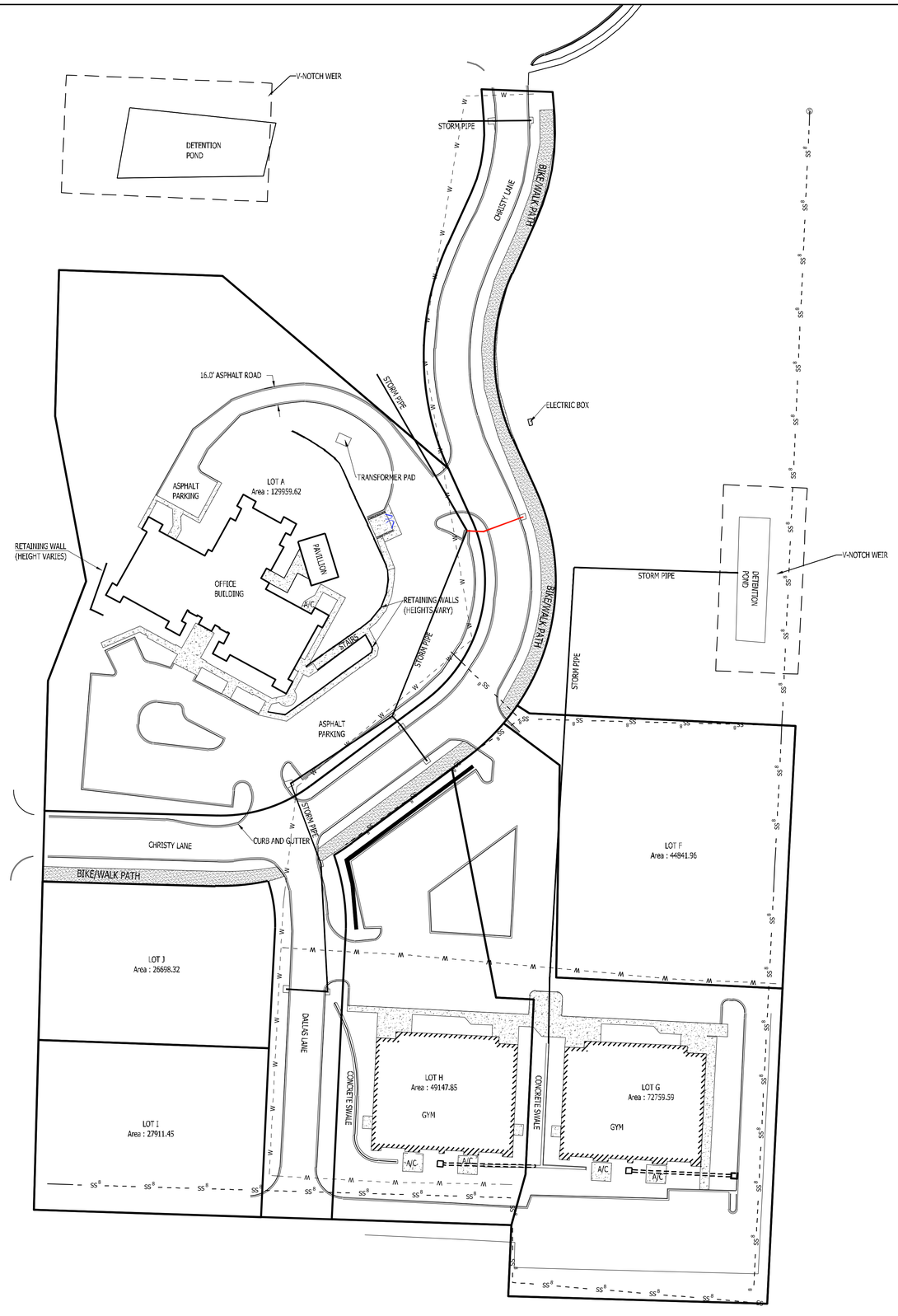
View proof for 60" x 48" 3mm dibond



FASTSIGNS
Make Your Statement

View proof for 60" x 48" 3mm dibond





DATE	REVISIONS

VERNIA PARK SUBDIVISION PHASE 1
HENRY AVE. & BRYANT PARKWAY
BRYANT, SALINE COUNTY, ARKANSAS 72019

AS-BUILT

ROBBINS PROFESSIONAL LAND SERVICES
LLC
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 509 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.5581 | EMAIL: ZACH@ROBBINSSURVEY.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	05-05-2023
SCALE	1"=50'
PROJECT No.	2021180
SHEET	--
PAGE	1 of 1

SITE DEVELOPMENT PLANS

Walmart

SUPERCENTER #3230-282

400 BRYANT AVE.

BRYANT, ARKANSAS

GENERAL NOTES:

1. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

   TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
   3108 SW REGENCY PARKWAY
   BENTONVILLE, AR 72712
   479-273-9472

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

3. 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.

4. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

5. WARRANTY/DISCLAIMER:
   THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

6. SAFETY NOTICE TO CONTRACTOR:
   IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

7. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

8. WETLANDS NOTE:
   ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

9. RESIDENT ENGINEERING SERVICES:
   WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT VIA ON-LINE BID QUESTION TOOL. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

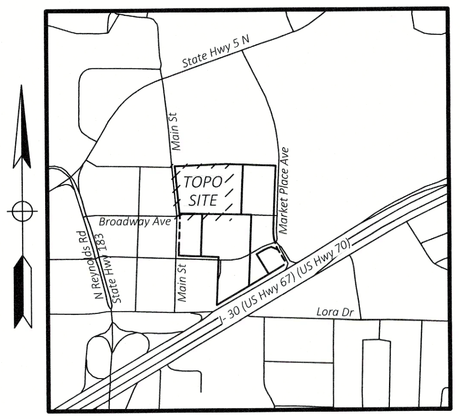
FLOOD CERTIFICATION:

THIS PROPERTY IS LOCATED IN ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF BRYANT, COMMUNITY PANEL NUMBER 05125C0380E EFFECTIVE DATE 06/05/2020. HOWEVER, THE PROJECT AREA IS NOT WITHIN THE FLOODPLAIN.

ALERT TO CONTRACTOR:

1. THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."

2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.



Vicinity Map

Not to Scale

PLAN INDEX:

C-0.0	COVER SHEET
C-1.0	DEMOLITION & SITE PLAN
C-2.0	SITE SIGNAGE PLAN
C-3.0	PICKUP 2.0 DETAIL SHEET 1
C-3.1	PICKUP 2.0 DETAIL SHEET 2
C-4.0	GRADING PLAN

ASSOCIATED PLANS:

SWPPP PLANS

SW-1.0	SWPPP NOTES
SW-2.0	SWPPP OVERALL SITE PLAN
SW-3.0	SWPPP LIMITS OF WORK & SEQUENCE
SW-4.0	PHASE I EROSION AND SEDIMENTATION CONTROL PLAN
SW-5.0	PHASE II EROSION AND SEDIMENTATION CONTROL PLAN
SW-6.0	SWPPP INFORMATION
SW-7.0	SWPPP DETAILS SHEET 1
SW-7.1	SWPPP DETAILS SHEET 2
SW-7.2	SWPPP DETAILS SHEET 3

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

CEI Solutions for Land and Life

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

SUPERCENTER #3230-282
400 BRYANT AVE.
BRYANT, ARKANSAS

STATE OF ARKANSAS
No. 14925
NATHAN A. HIGHFILL
04/06/2023

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MCM
DESIGNER	ASM
CEI PROJECT NUMBER	33082
DATE	04/03/2023
REVISION	REV-0

COVER SHEET
SHEET TITLE

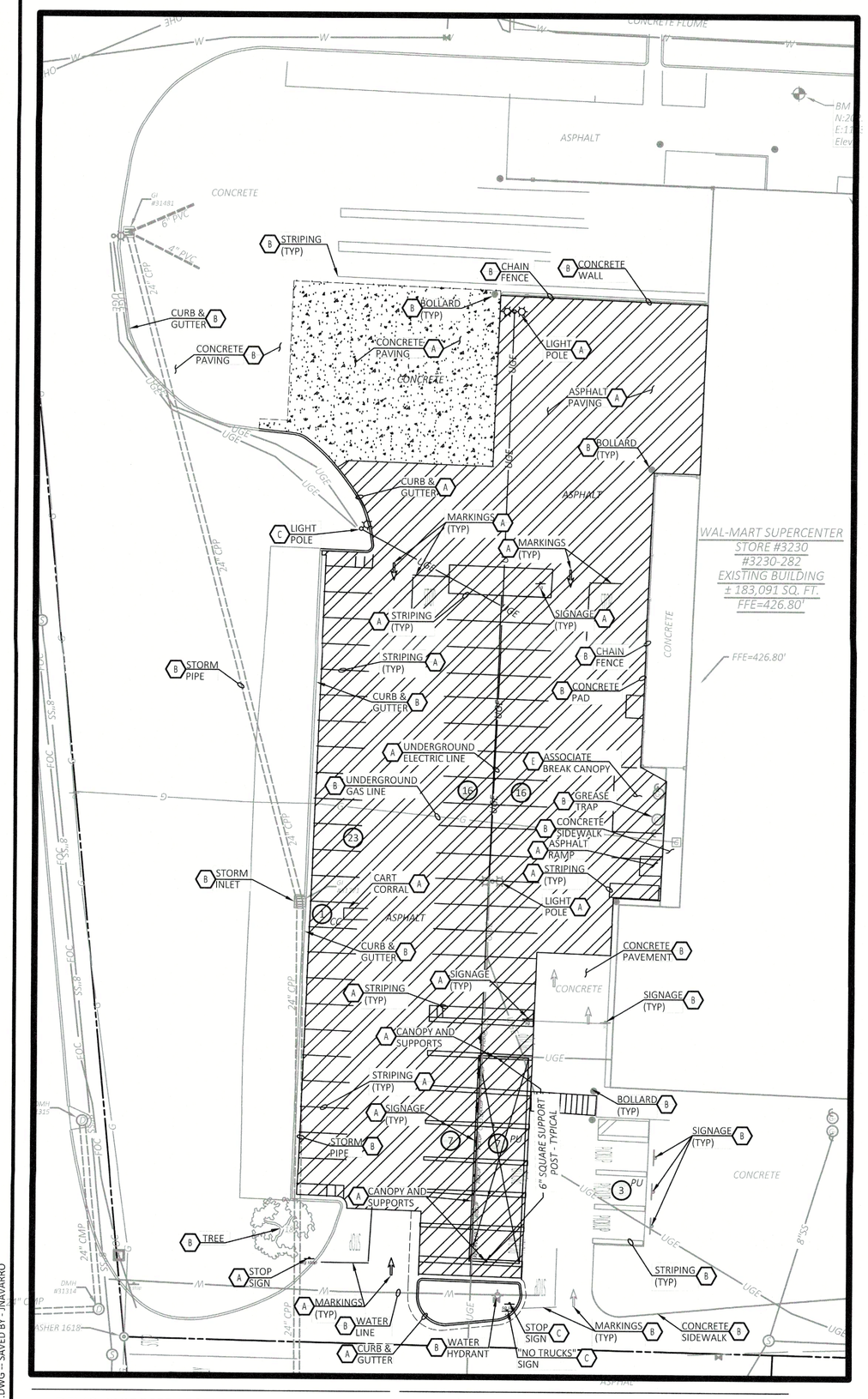
SHEET NUMBER
C-0.0

DRAWING LOCATION - P:\33000\33082.0\DRAWINGS\DESIGN\WORKING\6000 - C - 0.0 - COVER SHEET.DWG - SAVED BY - JNAVARRO

© 2023 CEI ENGINEERING ASSOCIATES, INC.

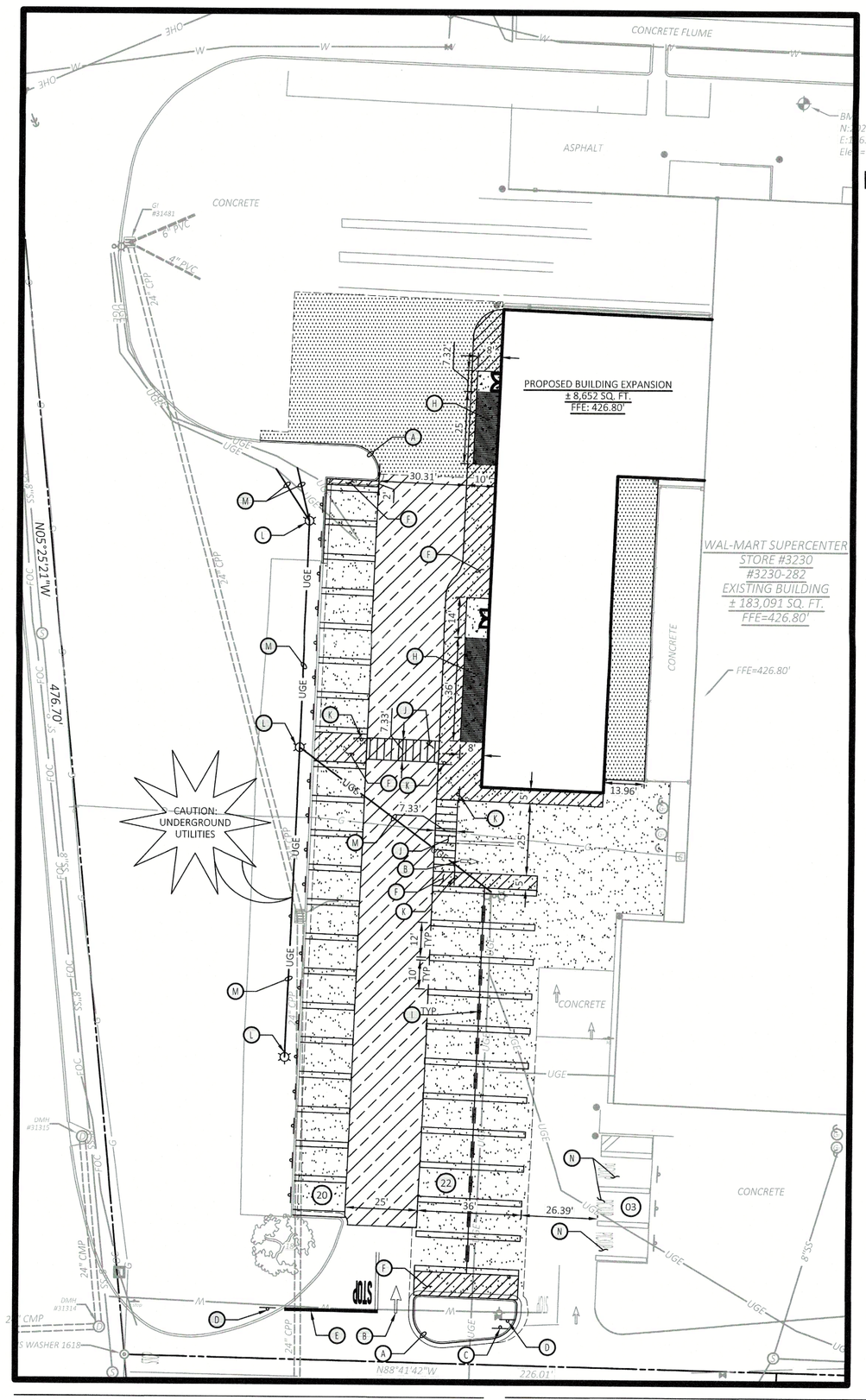
DEMOLITION PLAN

SCALE: 1" = 30'



SITE PLAN

SCALE: 1" = 30'



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

N

0 30' 45' 60'

SCALE IN FEET

KEY MAP



GENERAL DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
5. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
7. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
8. PRIOR TO DEMOLITION OCCURRING, ALL APPROPRIATE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
11. ENGINEER'S NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF BRYANT REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL CURBED RADII ARE TO BE 2 FEET OR 10 FEET UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5 FEET.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
8. TOTAL LAND AREA IS 18.84 ± ACRES.
9. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
10. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
11. A MATERIAL SUBMITTAL MUST BE MADE BEFORE ANY MATERIALS ARE PLACED IN THE GROUND.
12. PARKING LOT LIGHTS MUST BE 5' FROM EDGE OF FOOTING TO PUBLIC UTILITIES.
13. ALL STOP SIGNS SHALL BE 30" IN SIZE, UNLESS OTHERWISE NOTED ON THIS PLAN.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

DEMO PROPOSED LEGEND

- BOUNDARY LINE
- PROPOSED SAWCUT LINE
- LIMITS OF ASPHALT REMOVAL
- LIMITS OF CONCRETE REMOVAL

DEMO LEGEND

- A EXISTING TO BE REMOVED.
- B EXISTING TO REMAIN.
- C EXISTING TO BE RELOCATED.
- D LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
- E EXISTING TO BE RELOCATED IF NEEDED PER OWNER DIRECTION.

DEMO EXISTING LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- BREAK LINE
- EASEMENT LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAINAGE PIPE
- WATER LINE
- BARB WIRE FENCE LINE
- UNDERGROUND ELECTRIC LINE
- BENCHMARK (BM)
- FOUND MONUMENT (AS NOTED)
- DRAINAGE MANHOLE (DMH)
- GRATE INLET (GI)
- FIRE HYDRANT
- SEWER MANHOLE (SMH)
- SEWER CLEAN OUT
- GUY WIRE / ANCHOR
- UTILITY POLE
- WATER VALVE
- TRAFFIC SIGN (TYPE OF SIGN)
- GREASE TRAP
- GAS RISER
- FIBER OPTIC VAULT
- WARNING CABLE TV SIGN
- WARNING FIBER OPTIC LINE SIGN
- WARNING GAS LINE SIGN
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- BOLLARD / GUARD POST
- CART CORRAL
- TREE (DECIDUOUS)
- FFE — FINISHED FLOOR ELEVATION
- (XXXX) — RECORD BEARING & DISTANCE PER INSTRUMENT NO. 2008-082137
- (XXXX) — RECORD BEARING & DISTANCE PER INSTRUMENT NO. 2020-008164 & 2019-020034
- (XXXX) — RECORD BEARING & DISTANCE PER STATE SURVEY DOC. 201802276290

SITE LEGEND

- A CONCRETE CURB AND GUTTER. SEE DETAIL SHEET.
- B ARROW PAVEMENT MARKING. SEE DETAIL SHEET.
- C RELOCATED NO TRUCKS SIGN.
- D "STOP" SIGN. SEE DETAIL SHEET.
- E STOP BAR. SEE DETAIL SHEET.
- F STRIPED AREA PAINTED SYSL/4" 2'-0" O.C. @ 45°.
- H CONCRETE STOOP AND RAMP. (SEE ARCHITECTURAL PLANS)
- I ONLINE GROCERY PICKUP SPACE AND SIGN (SINGLE POST W/ 4" PIPE BOLLARD). SEE DETAIL SHEET.
- J PICKUP CROSSWALK STRIPING. SEE DETAIL SHEET.
- K "STOP HERE FOR PEDESTRIANS" SIGN. SEE DETAIL SHEET.
- L LIGHT POLE
- M ELECTRICAL CONDUIT. SEE MEP PLAN FOR ELECTRICAL CONDUIT ROUTING.
- N REFRESH PICKUP STRIPING.

SITE PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED SAWCUT LINE
- UGE — PROPOSED UNDERGROUND ELECTRICAL LINE
- CONCRETE CURB AND GUTTER
- PROPOSED SIGNAGE
- (#) PROPOSED PARKING SPACES SYSL/4"
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- LIMITS OF SIDEWALKS AND CONCRETE APRONS

DEMOLITION & SITE CONSTRUCTION PLAN

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

SUPERCENTER #3230-282
400 BRYANT AVE.
BRYANT, ARKANSAS

Walmart

STATE OF ARKANSAS
Nathan A. Highfill
No. 14925
NATHAN A. HIGHFILL
04/06/2023

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MCM
DESIGNER	ASM
CEI PROJECT NUMBER	33082
DATE	04/03/2023
REVISION	REV-0

DEMOLITION & SITE PLAN
SHEET TITLE

SHEET NUMBER
C-1.0

DRAWING LOCATION: P:\33000\33082\DRAWINGS\DESIGN\WORKING\02D10 - C-1.0 - DEMO & SITE PLAN.DWG -- SAVED BY: JNAVARRO

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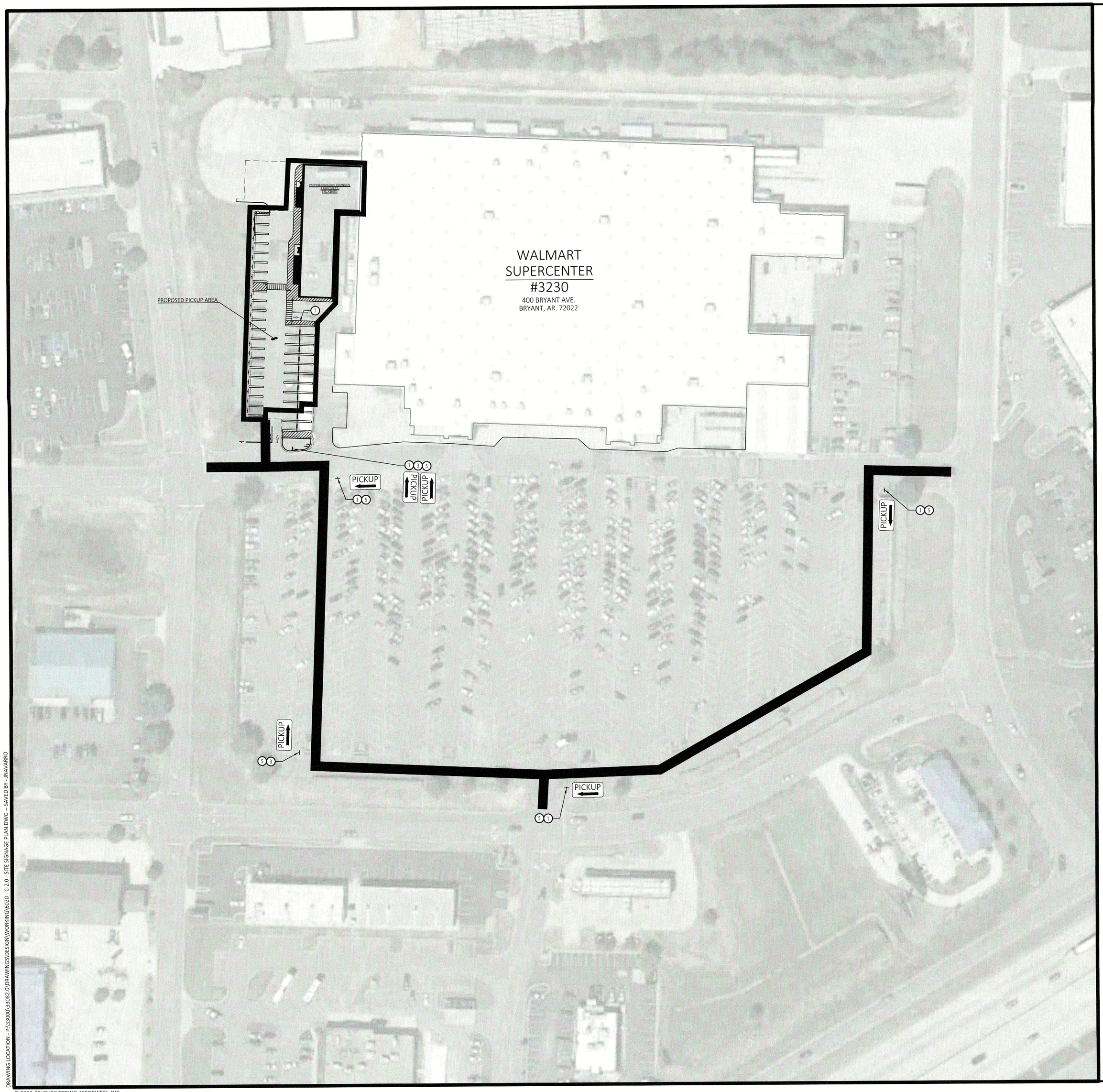

SIGNAGE & STRIPING SCHEDULE NOTES

1. PROPOSED PICKUP SIGNAGE, LEFT. SEE DETAIL SHEET FOR SIGNAGE AND LOCATION DETAILS.
2. PROPOSED PICKUP SIGNAGE, STRAIGHT. SEE DETAIL SHEET FOR SIGNAGE AND LOCATION.
3. PROPOSED PICKUP SIGNAGE, RIGHT. SEE DETAIL SHEET FOR SIGNAGE AND LOCATION.
4. PROPOSED DIRECTIONAL PICKUP SIGNAGE TO BE MOUNTED TO EXISTING SIGN POST BELOW EXISTING SIGNAGE.
5. NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
6. EXISTING PICKUP SIGNAGE TO BE REMOVED AND PROPERLY DISPOSED OF, POST AND BASE TO BE REUSED AND LEFT IN PLACE.
7. PROPOSED PICKUP BANNER. SEE DETAIL SHEET FOR SIGNAGE AND LOCATION.
8. EXISTING "CAUTION SLOW DOWN" SIGN, REFERENCE ARCH. PLANS FOR ADDITIONAL DETAILS.
9. EXISTING PICKUP SIGNAGE (AND BOLLARD WHERE APPLICABLE) TO BE REMOVED.

LEGEND

PROPOSED PATH OF TRAVEL FOR PICKUP CUSTOMER

PROPOSED PICKUP AREA

SITE SIGNAGE NOTES

1. THIS PLAN WAS PREPARED BASED ON AN AERIAL CAPTURED 03/05/2022. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY VARY SIGNIFICANTLY FROM THIS DRAWING.
2. REFERENCE SITE DETAILS FOR SIGN LOCATION & VESTIBULE CROSSWALK DETAILS FOR SITE SIGNAGE OFFSETS.

PICKUP EXTERIOR SIGN SCHEDULE

DESCRIPTION	DIMENSIONS	QUANTITY
WAITING SPACES LEFT	18 X 24	
WAITING SPACES RIGHT	18 X 24	
WAITING SPACES AHEAD	18 X 24	
RESERVED WAITING	18 X 24	
PICKUP LEFT PHARMACY RIGHT	18 X 24	
PICKUP RIGHT PHARMACY LEFT	18 X 24	
STOP THANKS FOR ORDERING	18 X 36	
PICKUP HOURS	18 X 36	
RESERVED	18 X 18	
PHONE NUMBER	8 X 18	
VERTICAL PICKUP	18 X 36	
PICKUP LEFT	18 X 24	4
PICKUP AHEAD	18 X 24	
PICKUP RIGHT	18 X 24	2
PICKUP BANNER AND MOUNTING HARDWARE	24 X 60	1

N

0 60' 90' 120'
SCALE IN FEET

ALERT TO CONTRACTOR:
ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SITE SIGNAGE PLAN

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PRELIMINARY
NOT FOR
CONSTRUCTION

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DESIGNER	ASM
CEI PROJECT NUMBER	33082
DATE	04/03/2023
REVISION	REV-0

SITE SIGNAGE PLAN
SHEET TITLE

SHEET NUMBER
C-2.0

DRAWING LOCATION: P:\33000\33082.00\DRAWINGS\DESIGN\WORKING\60X20 - C-2.0 - SITE SIGNAGE PLAN.DWG -- SAVED BY - JNAVARRO
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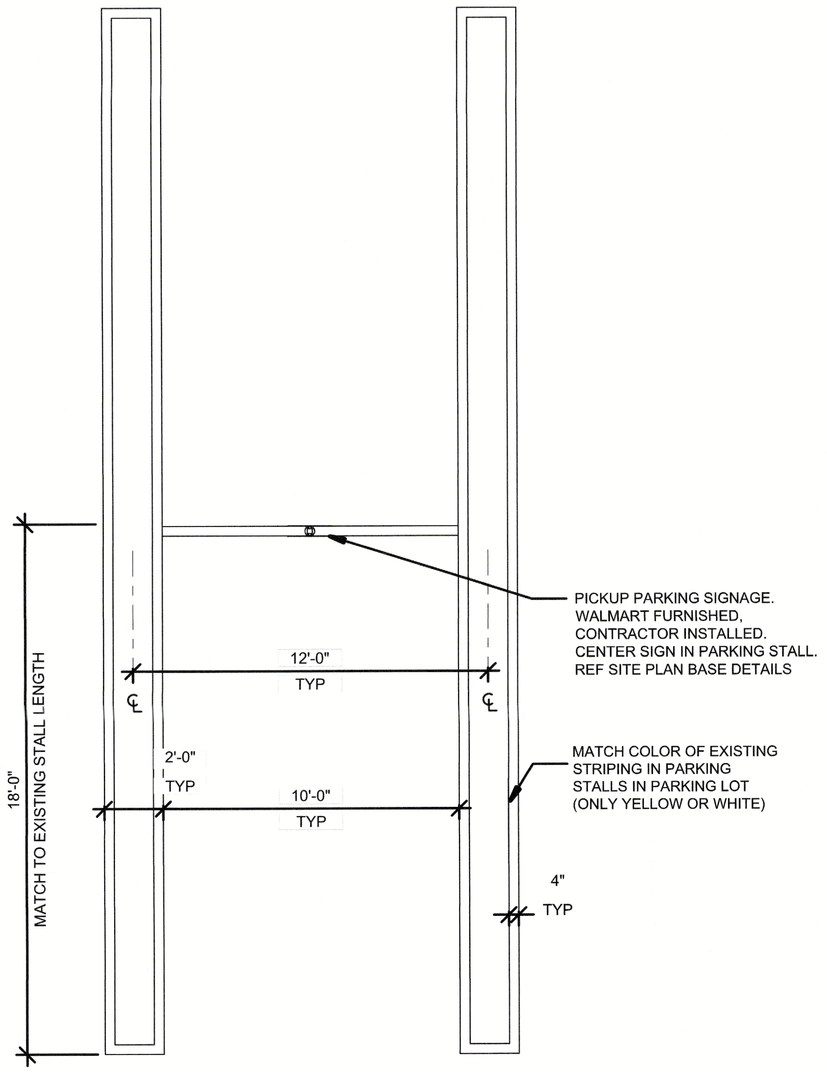
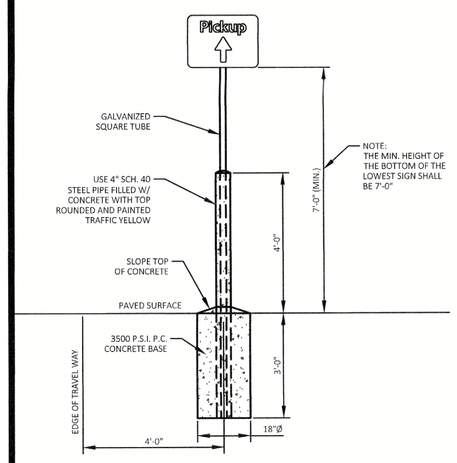


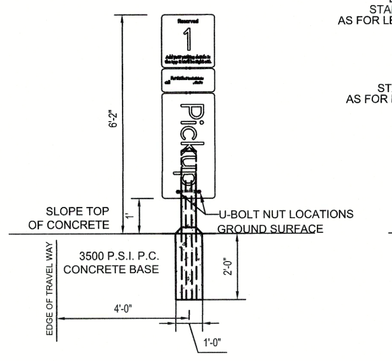
PARKING STALLS 18' BACK TO BACK

N.T.S.



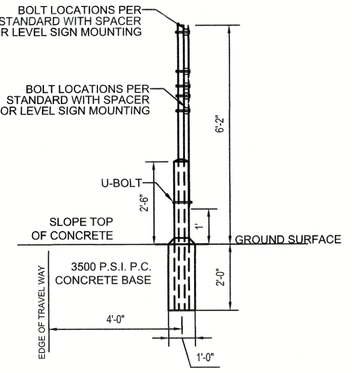
SINGLE POST WITH BOLLARD
(WHEN IN PAINTED ENDCAP)

N.T.S.



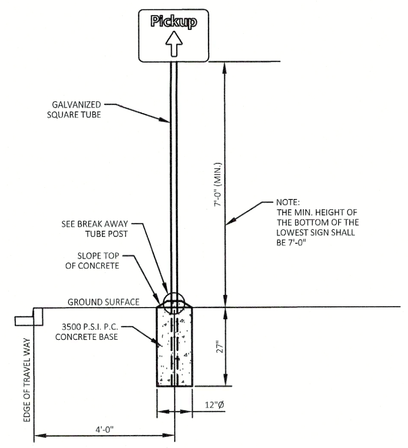
FRONTVIEW - TYPICAL PICKUP PARKING SIGNAGE

N.T.S.



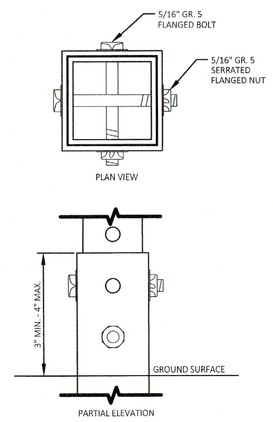
SIDEVIEW - TYPICAL PICKUP PARKING SIGNAGE

N.T.S.



SINGLE POST WITH BREAK AWAY POST
(WHEN IN CURBED ISLAND)

N.T.S.



SQUARE TUBE BREAK AWAY POST

N.T.S.

NOTES FOR SINGLE POST WITH BOLLARD:

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

   POST TUBES - 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

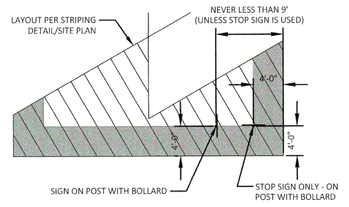
NOTES FOR SINGLE POST WITH BREAK AWAY POST:

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

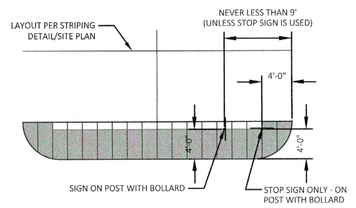
   POST TUBES - 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE - 2-1/4"x2-1/4 12ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

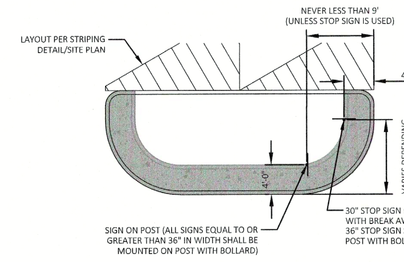
   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



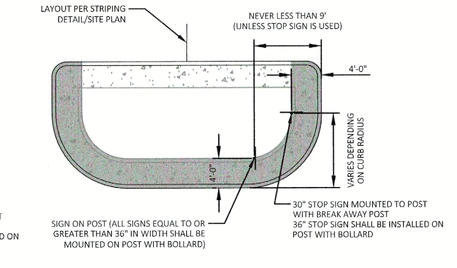
PAINTED ENDCAP - 60°
SIGN LOCATIONS - 60° PARKING



PAINTED ENDCAP - 90°
SIGN LOCATIONS - 90° PARKING



CURBED ISLAND - 60°
SIGN LOCATIONS - 60° PARKING

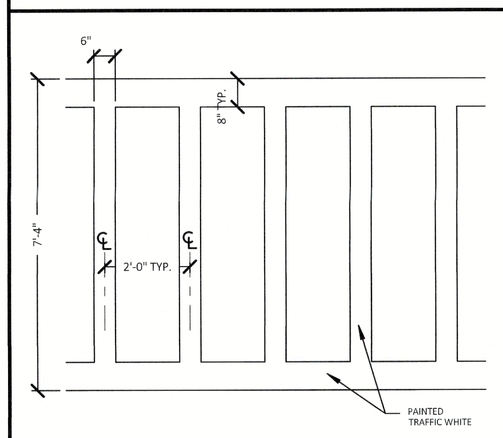


CURBED ISLAND - 90°
SIGN LOCATIONS - 90° PARKING

PICKUP SIGN MOUNTING AND BASE

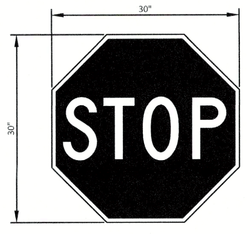
N.T.S.

06/13/19



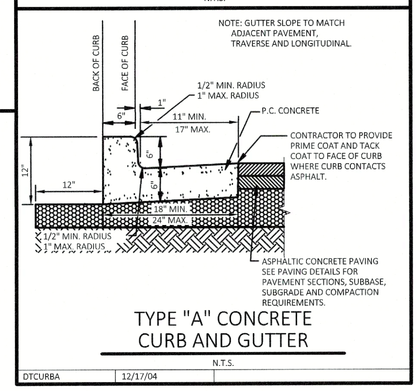
PICKUP CROSSWALK MARKING

N.T.S.



30"X30" "STOP" SIGN
WITHIN PARKING LOT

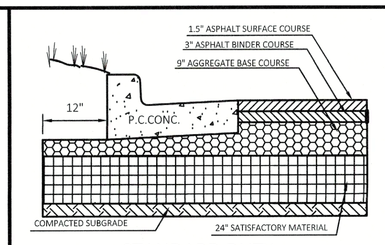
N.T.S.



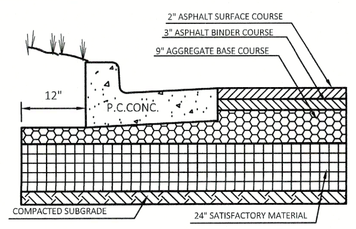
TYPE "A" CONCRETE
CURB AND GUTTER

N.T.S.

DTCURBA | 12/17/04

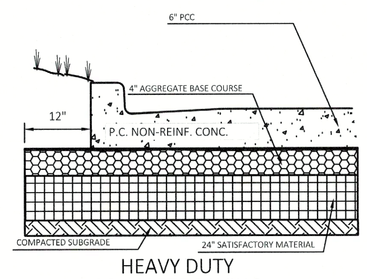


STANDARD DUTY
ASPHALT PAVING



HEAVY DUTY
ASPHALT PAVING

ASPHALT PAVING



HEAVY DUTY
CONCRETE PAVING

PC CONCRETE PAVING

PAVING DETAILS

N.T.S.

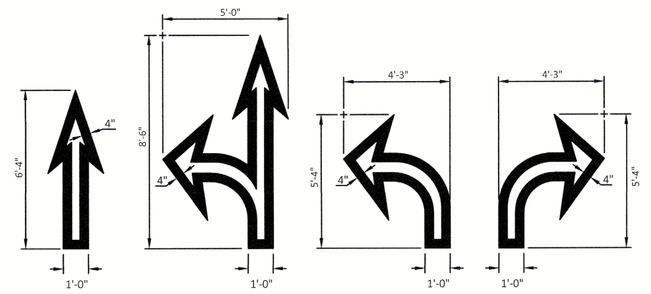
DTPAVING | 12/04/08

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT.
3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.



"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS



OPEN ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "WHITE"

OPEN ARROW PAVEMENT MARKINGS

N.T.S.

DTRLTURN | 04/28/14

CEI ENGINEERING ASSOCIATES, INC.
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DATE	04/03/2023
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PICKUP 2.0 DETAIL SHEET 1

SHEET TITLE

SHEET NUMBER

C-3.0

DRAWING LOCATION - P:\33000\33082.00\DRAWINGS\DESIGN\WORKING\D30 - C-3.0 - PICKUP 2.0 DETAILS.DWG -- SAVED BY - JNAVARRO

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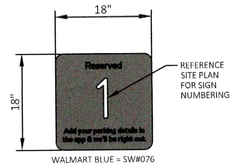
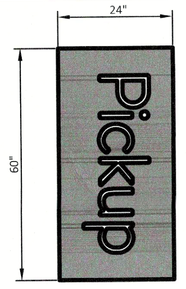
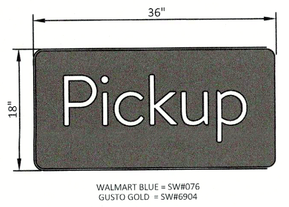


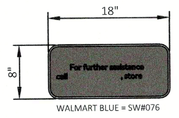
"STALL DESIGNATION SIGN"
N.T.S.



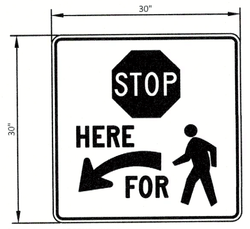
"PICKUP BANNER"
N.T.S.



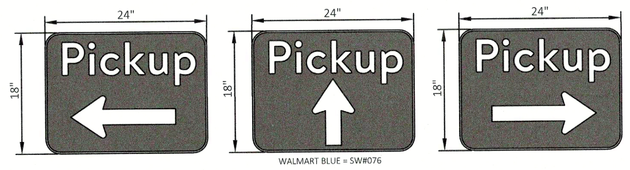
"LOGO SIGN" (LARGE)
N.T.S.



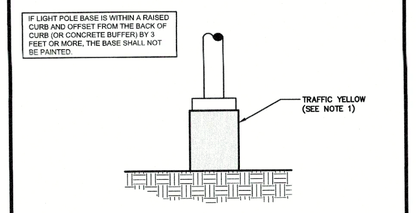
"CALL IN SIGN"
N.T.S.



"STOP HERE FOR PEDESTRIANS" SIGN
N.T.S.



"DIRECTIONAL SIGNS"
(LEFT, STRAIGHT, RIGHT)

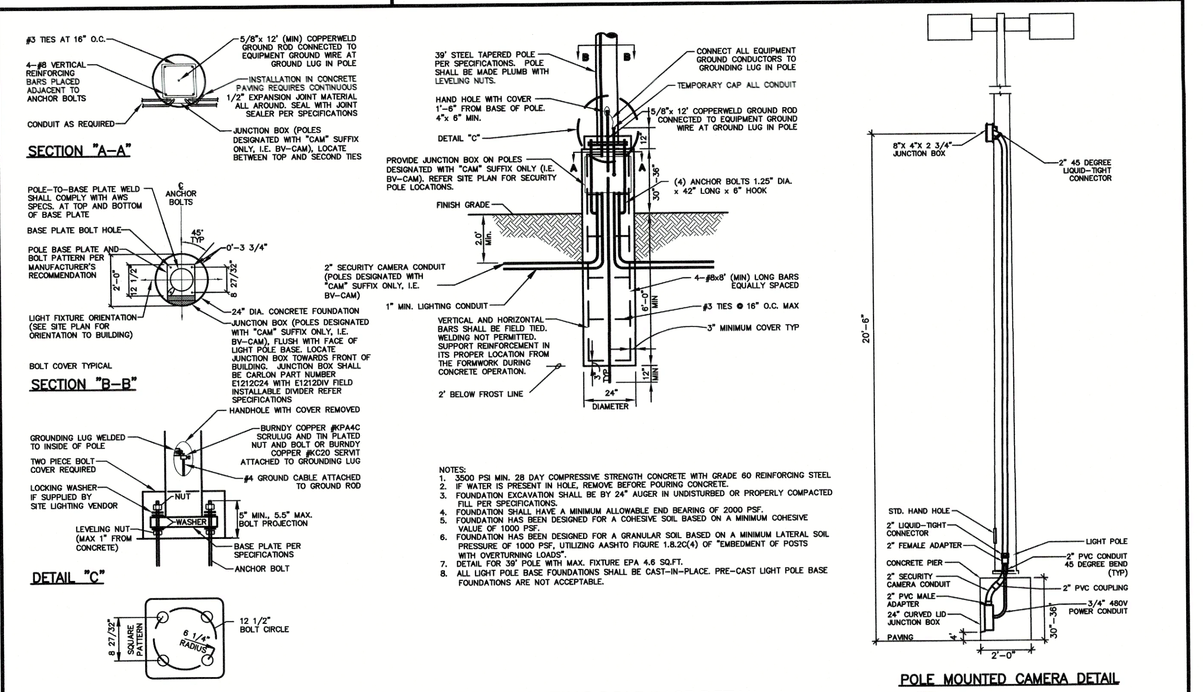


ELEVATION

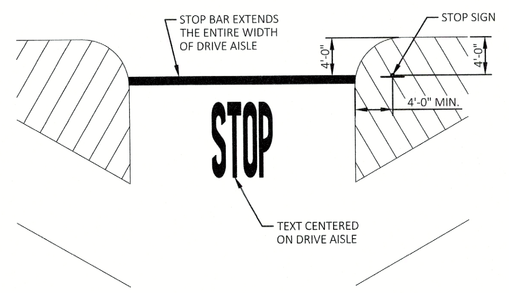
NOTES:
1. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.

WAL-MART LIGHT BASE DETAIL
N.T.S.

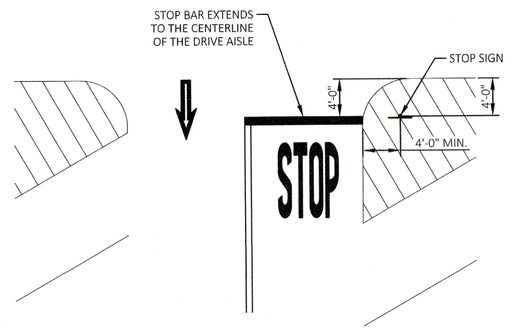
04/19/16 | WAL-MART LIGHT BASE



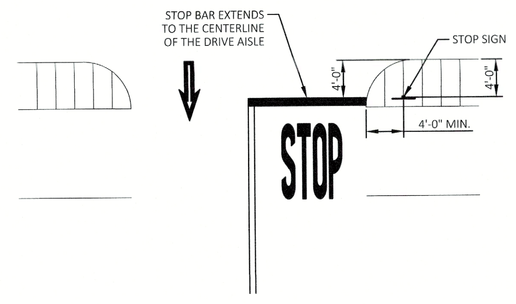
TYPICAL LIGHTING POLE BASE DETAIL | 04/19/16



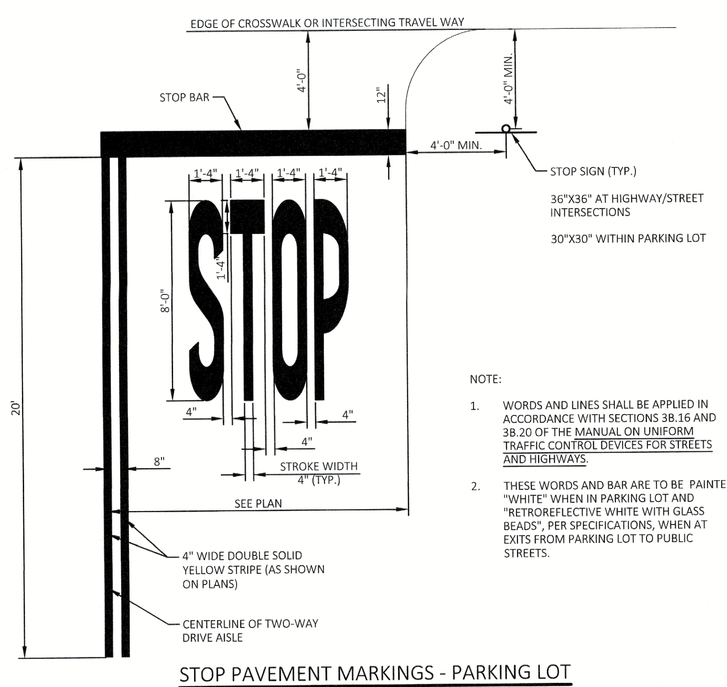
60° PARKING - ONE-WAY DRIVE AISLE



60° PARKING - TWO-WAY DRIVE AISLE



90° PARKING



NOTE:
1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

STOP PAVEMENT MARKINGS - PARKING LOT
WHERE INTERSECTING DRIVES ARE AT 90°
WITH STOP SIGN
(AS SHOWN ON PLANS)
N.T.S.

03/16/20

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PICKUP 2.0 DETAIL SHEET 2
SHEET TITLE
SHEET NUMBER
C-3.1

DRAWING LOCATION - P:\33000\33082.0\DRAWINGS\DESIGN\WORKING\6031 - C-3.1 - PICKUP 2.0 DETAILS.DWG -- SAVED BY - JNAVARRO
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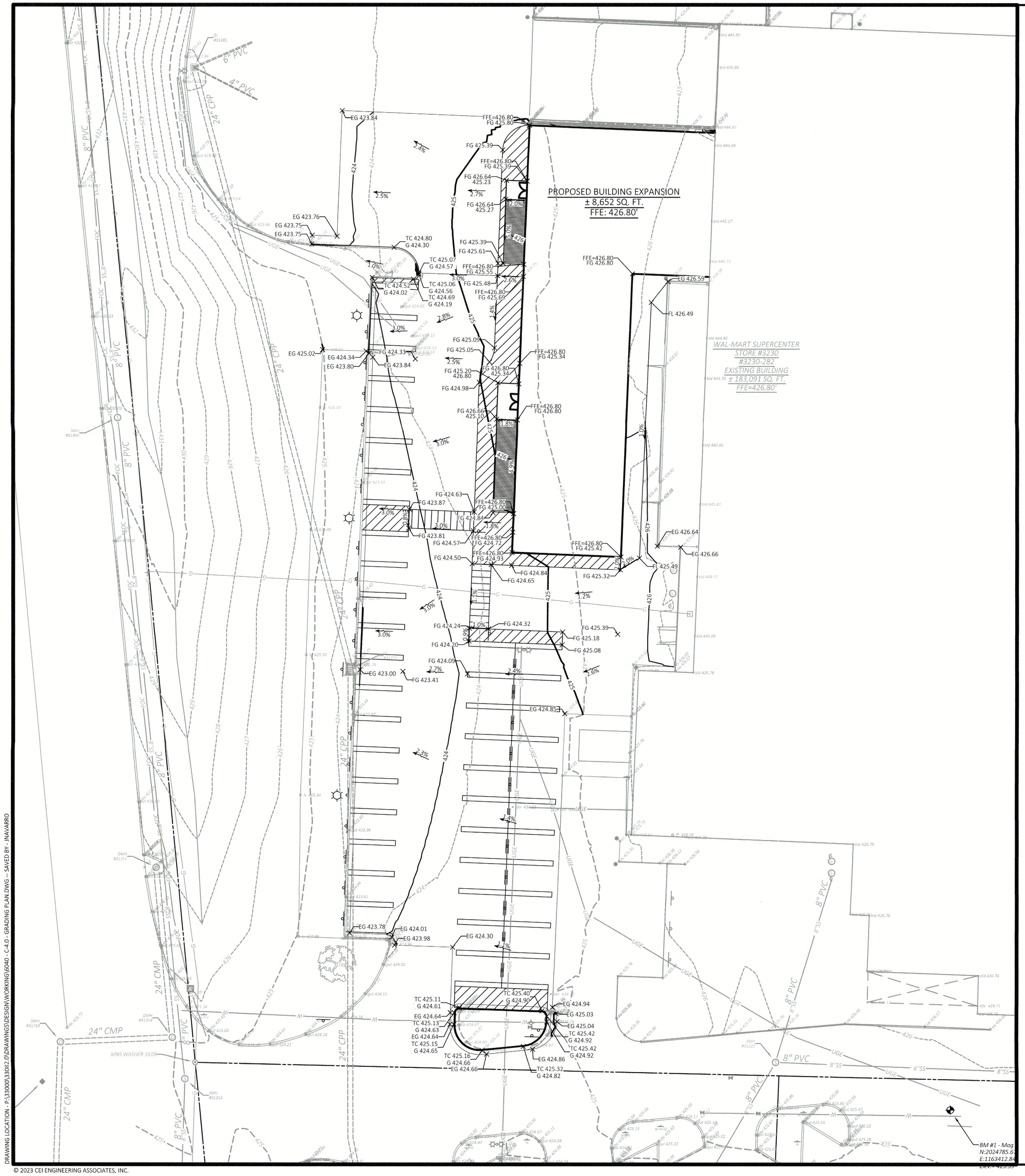

SITE BENCHMARK

BM #1
5/8" REBAR W/ CEI CAP, LOCATED AT THE SOUTHEAST OF THE PARKING LOT OF WAL-MART SUPERCENTER AT 219 HIGHWAY 62, ASHFLAT, ARKANSAS 72513. THE REBAR IS LOCATED 431 FEET NORTHEAST OF AN EXISTING STOP SIGN AND 467 FEET EAST OF THE EXISTING SOUTHEAST BUILDING CORNER OF WAL-MART SUPERCENTER.

BM #2
5/8" REBAR W/ CEI CAP, LOCATED AT THE SOUTHEAST OF THE PARKING LOT OF WAL-MART SUPERCENTER AT 219 HIGHWAY 62 ASHFLAT, ARKANSAS 72513. THE REBAR IS LOCATED 565 FEET NORTHEAST OF AN EXISTING STOP SIGN AND 572 FEET EAST OF THE EXISTING SOUTHEAST BUILDING CORNER OF WAL-MART SUPERCENTER

0 20' 30' 40'
SCALE IN FEET

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

PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- GRADE BREAK
- FLOW LINE
- XXX — CONTOUR ELEVATIONS
- x XX.XX — SPOT ELEVATIONS:
  - FG = FINISHED GRADE
  - FL = FLOW LINE
  - HP = HIGH POINT

GENERAL GRADING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. 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 COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
5. CONTRACTOR HAS THE OPTION TO BID THE FOLLOWING MATERIAL FOR THE STORM SEWER SYSTEM EXCEPT WHERE OTHERWISE NOTED: RCP OR HDPE AS INDICATED ON THIS PLAN WHERE THE WORD PIPE IS USED. ALL PIPES SHALL HAVE A MAXIMUM ROUGHNESS COEFFICIENT ("N") OF 0.013 AND SHALL MEET OR EXCEED THE PIPE MANUFACTURERS REQUIREMENTS FOR MINIMUM AND MAXIMUM COVER. CONTRACTOR SHALL REFER TO THE SITEWORK SPECIFICATION SECTION FOR STORM SEWER SYSTEMS FOR ACCEPTABLE TYPE AND MATERIAL.
6. EXISTING AND PROPOSED PIPES SHALL BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS AT THE END OF THE PROJECT.
7. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
8. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE WALMART SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION. THIS APPLIES TO WALMART BUILT PROJECTS ONLY.
13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
16. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
18. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
19. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS
20. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4 INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
21. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:

    ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL "STORM SEWER TRENCH AND BEDDING".

    ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
22. ALL RIP-RAP IS SHOWN FOR GRAPHICAL PURPOSES ONLY. REFER TO SWPPP FOR DETAILS.

DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFICATIONS.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

CEI Solutions for Land and Life

SUPERCENTER #3230-282
400 BRYANT AVE.
BRYANT, ARKANSAS

Walmart

Nathan A. Highfill

NATHAN A. HIGHFILL No. 14925
04/06/2023

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	MCM
DESIGNER	ASM
CEI PROJECT NUMBER	33082
DATE	04/03/2023
REVISION	REV-0

GRADING PLAN
SHEET TITLE

SHEET NUMBER
C-4.0

DRAWING LOCATION - P:\33000\33082.00\DRAWINGS\DESIGN\WORKING\[GRAD - C-4.0 - GRADING PLAN.DWG -- SAVED BY - JNAVARRO

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LIFE SAFETY SCOPE OF WORK

- INSTALL PICKUP SLIDING DOOR.
- NEW PICKUP EXPANSION ADDITION
- ADDITIONAL EGRESS DOORS PROVIDED

LEGEND

EXIT — EXIT: DOOR CLEAR WIDTH / EGRESS WIDTH PER OCCUPANT = OCCUPANT LOAD SERVED BY EGRESS COMPONENT

E — TACTILE EXIT SIGNAGE

MAXIMUM 250' TRAVEL DISTANCE

SHEET NOTES

1. MAINTAIN A MINIMUM OF 3'-0" AISLE WIDTH ON THE SALES FLOOR WHERE MERCHANDISE OR OTHER OBSTRUCTIONS ARE PLACED ON ONE SIDE OF THE AISLE, AND 3'-6" AISLE WIDTH WHEN SUCH OBSTRUCTIONS ARE PLACED ON BOTH SIDES OF THE AISLE.
2. ALL EXIT SIGNS AND EMERGENCY LIGHTS ARE SHOWN ON ELEC SHEETS, (SYMBOL LEGEND ON SHEET E3), AND WILL BE SUBJECT TO INSPECTION FROM THE FIRE MARSHAL HAVING AUTHORITY PRIOR TO FINAL APPROVALS.

BUILDING CODE SUMMARY

NAME OF PROJECT: BRYANT, AR
STREET ADDRESS: 400 BRYANT AVENUE, BRYANT, AR 72022
PROPOSED USE: RETAIL

APPLICABLE CODES:
BUILDING CODE: 2021 ARKANSAS FIRE PREVENTION CODE (2021 IBC)
MECHANICAL CODE: 2010 ARKANSAS MECHANICAL CODE
PLUMBING CODE: 2006 ARKANSAS PLUMBING CODE
ELECTRICAL CODE: 2017 NATIONAL ELECTRIC CODE (NEC)
FIRE CODE: 2021 ARKANSAS FIRE PREVENTION CODE (2021 IBC)
ENERGY CODE: 2014 ARKANSAS ENERGY CODE
ACCESSIBILITY CODE: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, TITLE III; ICC/ANSI A117.1-2009

OCCUPANCY:
M - MERCANTILE; WHOLESALE OR RETAIL STORE (MAIN USE) - SECTION 309.1
S1 - STORAGE AREA; MOTOR VEHICLE SERVICE STATION AND RECEIVING AND STOCK ROOMS (MIXED USE) - SECTION 311.2

A2 - ASSEMBLY USE; BREAKROOM AND FOOD TENANT (ACCESSORY TO MAIN USE) - SECTION 303.1

B - BUSINESS; NON FOOD TENANT (ACCESSORY TO MAIN USE) - SECTION 304.1

TYPE OF CONSTRUCTION: 5B - UNPROTECTED (SPRINKLERED) - SECTION 602.5 AND TABLES 601 AND 705.5

ALLOWABLE AREA UNLIMITED - SECTION 507.4

FIRE PROTECTION: BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND IS SURROUNDED ON ALL SIDES BY 60 FEET MINIMUM OF PERMANENT OPEN SPACE. UNLIMITED AREA CRITERIA IS APPLICABLE.

EXIT ACCESS TRAVEL DISTANCE: 250' MAX

MINIMUM CLEAR WIDTH AT DOORS:
33" FOR 3'-0" DOOR OPENING
45" FOR 4'-0" DOOR OPENING

OCCUPANT LOAD AND EGRESS WIDTH

FUNCTION OF SPACE	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EGRESS WIDTH PER OCCUPANT (INCHES)	EGRESS WIDTH REQUIRED (INCHES)
AUTO CENTER	5,171 SF	100	**52**	0.2	**10.4**
BREAKROOM	1,275 SF	15	**85**	0.2	**17.0**
FOOD SERVICE TENANT	1,449 SF	15	**97**	0.2	**19.4**
KITCHEN/DELI/PREP AREA	3,423 SF	200	**18**	0.2	**3.6**
GARDEN CENTER	9,295 SF	60	**155**	0.2	**31.0**
OFFICE / TENANT SPACE	4,083 SF	150	**28**	0.2	**5.6**
SALES	141,299 SF	60	**2,355**	0.2	**471.0**
STOCKROOM	24,594 SF	300	**82**	0.2	**16.4**
TRAINING	301 SF	15	**21**	0.2	**4.2**
PICKUP STORAGE	8,342 SF	300	**28**	0.2	**5.6**
BUILDING TOTAL	**199,232 SF**		**2,921**		**584.2**

NOTE: UNO ALL AREAS CALCULATED AS GROSS SQUARE FEET. AT ASSEMBLY AREAS (BREAKROOM AND TRAINING) AREA CALCULATED AS NET SQUARE FEET.

PLUMBING FIXTURE COUNTS:

TOTAL BUILDING OCCUPANT LOAD: 2,921
LOAD DISTRIBUTION: 50% MALE AND 50% FEMALE
DISTRIBUTION COUNT: 1,461 MALE AND 1,461 FEMALE

LAVATORIES REQUIRED: 1/750 MALE AND 1/750 FEMALE
MALE LAVATORIES: 1,461/750 = 2 (6 PROVIDED)
FEMALE LAVATORIES: 1,461/750 = 2 (9 PROVIDED)

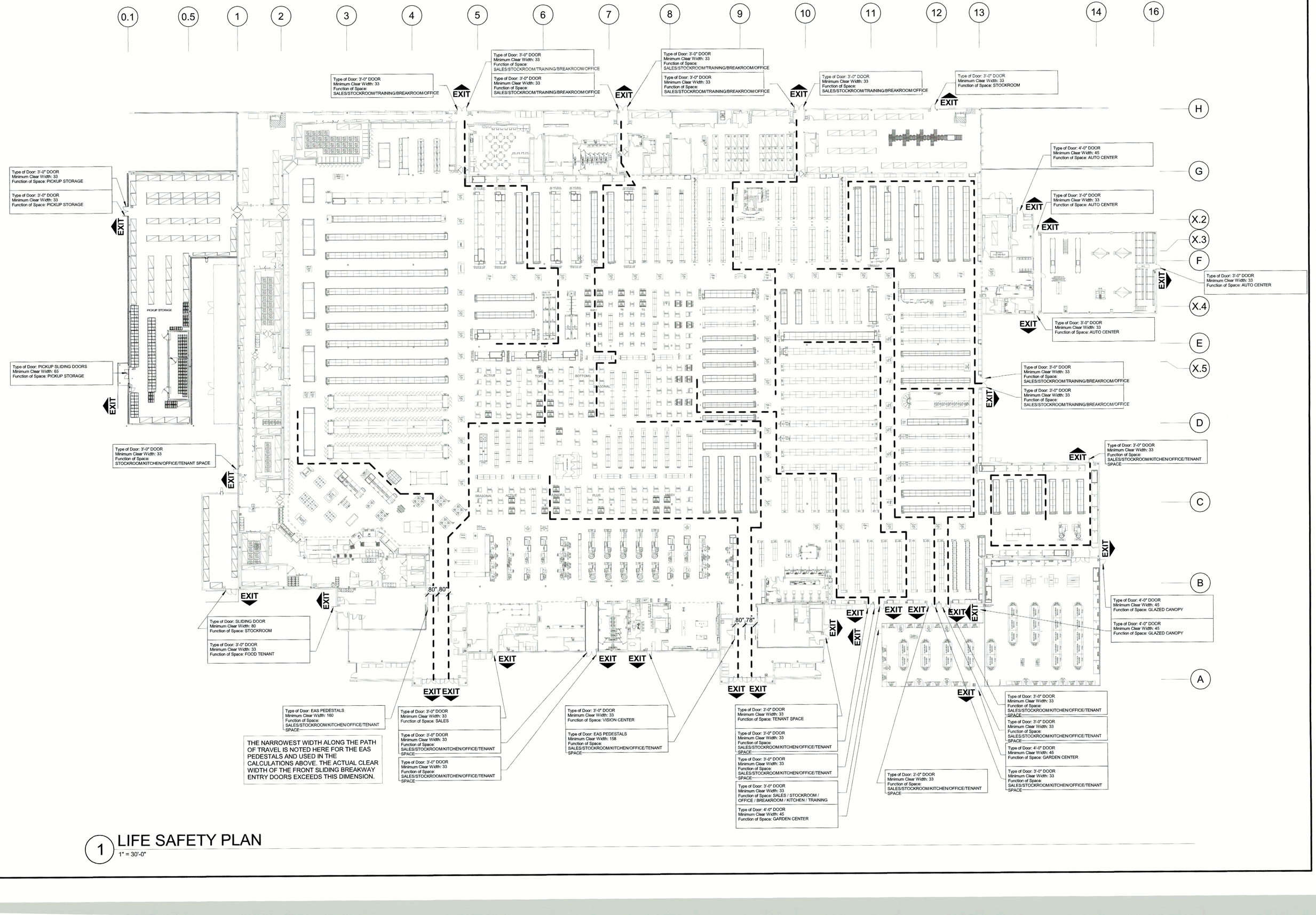
WATER CLOSETS REQUIRED: 1/500 MALE AND 1/500 FEMALE
MALE WATER CLOSETS: 1,461/500 = 3 (4 PROVIDED)
FEMALE WATER CLOSETS: 1,461/500 = 3 (12 PROVIDED)

PER INTERNATIONAL PLUMBING CODE (IPC) SECTION 419.2: URINALS CAN BE SUBSTITUTED UP TO 67 PERCENT OF THE REQUIRED WATER CLOSETS

DRINKING FOUNTAINS REQUIRED: 2,921/1000 = 3 (6 PROVIDED)

EGRESS WIDTH

FUNCTION OF SPACE	TYPE OF DOOR	NUMBER OF DOORS	INCHES PER DOOR	EGRESS WIDTH AVAILABLE
AUTO CENTER	3'-0" DOOR	3	33	**99**
AUTO CENTER	4'-0" DOOR	1	45	**45**
		4		**144**
FOOD TENANT	3'-0" DOOR	1	33	**33**
		1		**33**
GARDEN CENTER	4'-0" DOOR	2	45	**90**
		2		**90**
GLAZED CANOPY	4'-0" DOOR	2	45	**90**
		2		**90**
PICKUP STORAGE	3'-0" DOOR	2	33	**66**
PICKUP STORAGE	PICKUP SLIDING DOORS	1	65	**65**
		3		**131**
SALES	3'-0" DOOR	1	33	**33**
		1		**33**
SALES / STOCKROOM / OFFICE / BREAKROOM / KITCHEN / TRAINING	3'-0" DOOR	1	33	**33**
		1		**33**
SALES/STOCKROOM/KITCHEN/OFFICE/TENANT SPACE	3'-0" DOOR	9	33	**297**
SALES/STOCKROOM/KITCHEN/OFFICE/TENANT SPACE	EAS PEDESTALS	1	158	**158**
SALES/STOCKROOM/KITCHEN/OFFICE/TENANT SPACE	EAS PEDESTALS	1	160	**160**
		11		**615**
SALES/STOCKROOM/TRAINING/BREAKROOM/OFFICE	3'-0" DOOR	8	33	**264**
TOTAL SALES				945
STOCKROOM	3'-0" DOOR	1	33	**33**
STOCKROOM	SLIDING DOOR	1	80	**80**
		2		**113**
STOCKROOM/KITCHEN/OFFICE/TENANT SPACE	3'-0" DOOR	1	33	**33**
		1		**33**
TENANT SPACE	3'-0" DOOR	1	33	**33**
		1		**33**
VISION CENTER	3'-0" DOOR	1	33	**33**
		1		**33**
BUILDING TOTAL		**38**		**1645**



1 LIFE SAFETY PLAN
1" = 30'-0"

Creative Solutions Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ac.com

STIPULATION FOR REUSE
"THE DRAWINGS WERE PREPARED FOR USE ON THE BRYANT, AR PROJECT, WITH ITS ISSUE DATE OF 04/03/23 , AND IS NOT TO BE USED FOR ANY PURPOSE OR PROJECT EXCEPT THE PROJECT AS SPECIFICALLY IDENTIFIED ABOVE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON FRENCH & ASSOCIATES, LTD. ANY REUSE OR ANOTHER PROJECT IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECTS AND ENGINEERS. THE FOLLOWING NOTICE SHALL APPEAR ON ANY REPRODUCTION OF THESE PLANS AND ON ANY PERMITTED REUSE FOR ANOTHER PROJECT IS CONSTRUCTED. ANY REUSE CONTRARY TO THE LAW."

Walmart
BRYANT, AR
STORE NO. 03230- 282
173 PROTO SC
JOB NUMBER: 02-23-53230

ISSUE BLOCK

CHECKED BY:	AML/OBG
DRAWN BY:	SNS
DOCUMENT DATE:	04/03/23
PROTO:	173 PROTO SC
PROTO CYCLE:	01/27/23

HARRISON FRENCH & ASSOCIATES, LTD. REGISTERED ARCHITECTS NO. C-369 Arkansas

REGISTERED ARCHITECT LOWELL A. WETHERBEE, JR. License Number 2589 STATE OF ARKANSAS
2023.04.06 23:00:55-05'00'

PROFESSIONAL CERTIFICATION
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 AND BELIEF, SAID DRAWINGS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.

LIFE SAFETY PLAN

SHEET: LS1

4/6/2023 1:58:58 PM
C:\Users\snyder.schneider\Documents\2022 Revit Projects\03230_Bryant_AR_173_R.AR24_v22 HFA.Shane.Schneider.rvt
STYLES:LIFE SAFETY PLAN

FIRE PROTECTION CRITERIA

OCCUPANCY CLASSIFICATION	DESIGN AREA DENSITY (SQ FT)	HOSE (GPM)	MAXIMUM SPACING (SQ FT)	DESIGN BASIS
PICKUP COOLER / FREEZER (EXTRA HAZARD GROUP II)	0.40/2,000	500	100	CLASS I-IV ON SHELF TO 12'-0"; NFPA 13: TABLE 13.2.1, 13.2.3
PICK-UP STORAGE (SH - OPTION 3)	12 PSI (2 AS - 2S/1L) 7 PSI (12 AS - 4S/3L)	250	96	GROUP A PLASTICS, SINGLE ROW RACK STORAGE TO 15'-0" (22'-0" CEILING HEIGHT OR LESS), 4'-0" AISLES OR GREATER; UL LLC TECHNICAL REPORT PROJECT 4789705087S, NC27954 - TABLE 2 SUMMARY OF TESTS, TESTS 12092002 & 12102002

SPRINKLER SYMBOL LEGEND

SYMBOL	SIZE	MFR	MAKE	S.I.N	FINISH	STYLE	TEMP	K-FACTOR	QTY
	1"	TYCO	DS-2	TYS255	WHITE	PENDENT DRY FLUSH	286°F	11.2	10

OWNER FURNISHED SPRINKLERS AND ACCESSORIES

SYMBOL	SIZE	MFR	MAKE	S.I.N	FINISH	STYLE	TEMP	K-FACTOR	QTY
	3/4"	TYCO	WM-SPL	TY7158	BRASS	UPRIGHT	155°F	16.8	125

SUBSTITUTIONS WILL NOT BE PERMITTED. REFERENCE SPECIFICATIONS APPENDIX B FOR ADDITIONAL INFORMATION.

WHERE SPRINKLERS ARE INSTALLED BELOW OBSTRUCTIONS (REFRIGERATION PIPING, RTU's, CABLE TRAYS, ETC.) THESE SPRINKLERS SHALL BE REPLACED WITH SPRINKLERS MATCHING THE NEW SPRINKLERS BEING INSTALLED AT THE ROOF DECK LEVEL.

INTERMEDIATE TEMPERATURE SPRINKLERS TO BE FURNISHED BY OWNER FOR INSTALLATION BELOW SKYLIGHTS AND ON AIR FLOW SIDE (INTERMEDIATE-TEMPERATURE ZONE) OF UNIT HEATERS PER NFPA 13.

HIGH TEMPERATURE SPRINKLERS TO BE FURNISHED BY OWNER FOR INSTALLATION AROUND UNIT HEATERS.

THE CONTRACTOR IS REQUIRED TO LEAVE OWNER-SUPPLIED SPRINKLER WRENCHES INSIDE SPARE HEAD CABINET AFTER INSTALLATION HAS BEEN COMPLETED.

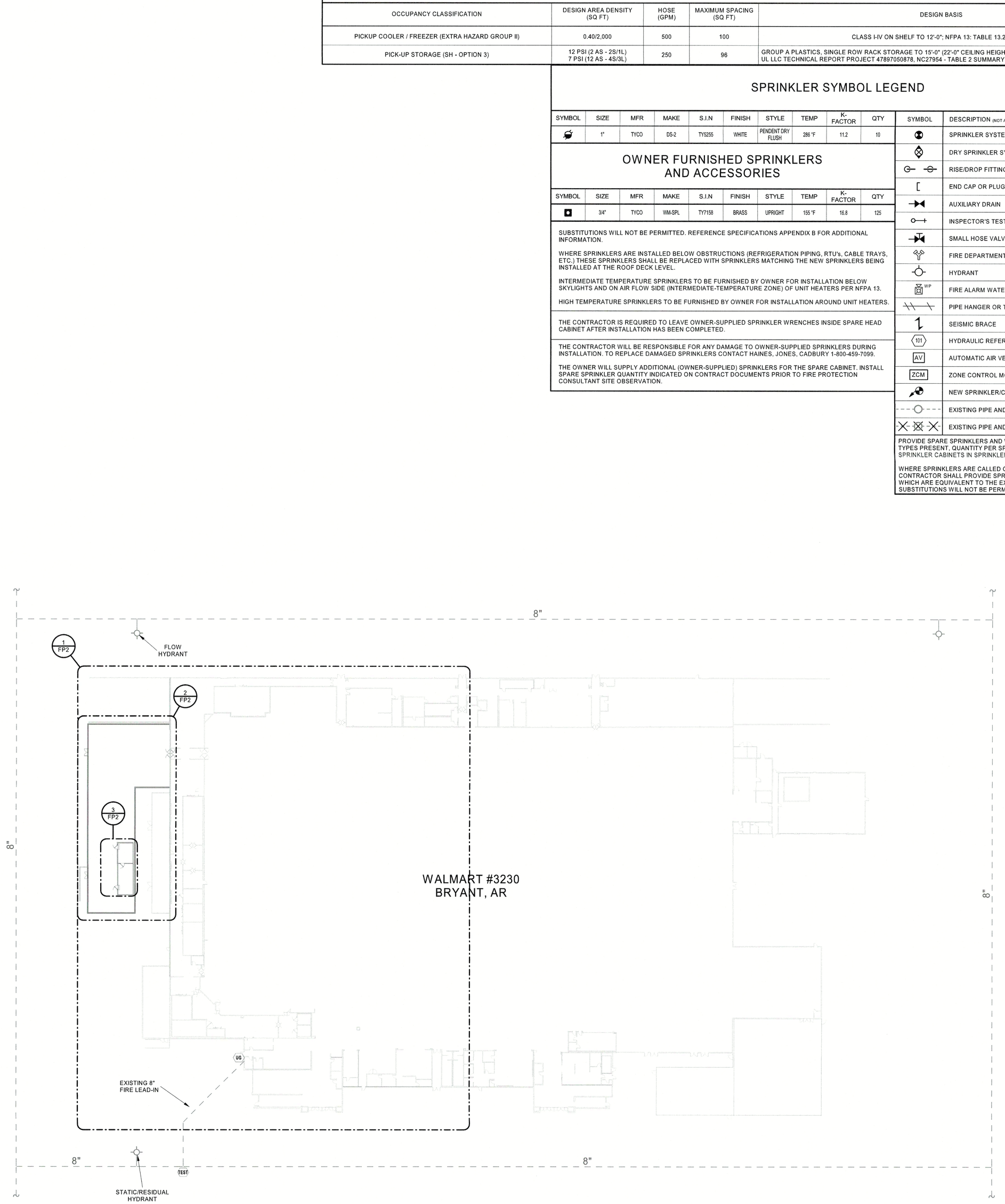
THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO OWNER-SUPPLIED SPRINKLERS DURING INSTALLATION. TO REPLACE DAMAGED SPRINKLERS CONTACT HAINES, JONES, CADBURY 1-800-459-7099.

THE OWNER WILL SUPPLY ADDITIONAL (OWNER-SUPPLIED) SPRINKLERS FOR THE SPARE CABINET. INSTALL SPARE SPRINKLER QUANTITY INDICATED ON CONTRACT DOCUMENTS PRIOR TO FIRE PROTECTION CONSULTANT SITE OBSERVATION.

SYMBOL	DESCRIPTION (NOT ALL SYMBOLS MAY BE USED)
	SPRINKLER SYSTEM RISER
	DRY SPRINKLER SYSTEM RISER
	RISE/DROP FITTINGS
	END CAP OR PLUG
	AUXILIARY DRAIN
	INSPECTOR'S TEST/AUXILIARY DRAIN
	SMALL HOSE VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	HYDRANT
WP	FIRE ALARM WATERFLOW NOTIFICATION - EXTERIOR
	PIPE HANGER OR TRAPEZE HANGER
	SEISMIC BRACE
101	HYDRAULIC REFERENCE NODE POINT
AV	AUTOMATIC AIR VENT
ZCM	ZONE CONTROL MODULE
	NEW SPRINKLER/CONNECTION
	EXISTING PIPE AND SPRINKLER TO REMAIN
	EXISTING PIPE AND SPRINKLER TO DEMO

PROVIDE SPARE SPRINKLERS AND WRENCHES FOR ALL SPRINKLER TYPES PRESENT. QUANTITY PER SPECIFICATIONS, TO BE LOCATED IN SPRINKLER CABINETS IN SPRINKLER RISER ROOM.

WHERE SPRINKLERS ARE CALLED OUT TO "MATCH EXISTING," THE CONTRACTOR SHALL PROVIDE SPRINKLERS MANUFACTURED BY TYCO, WHICH ARE EQUIVALENT TO THE EXISTING TO REMAIN SPRINKLERS. SUBSTITUTIONS WILL NOT BE PERMITTED



1 OVERALL FIRE SITE PLAN
1" = 40'-0"

NOTE: UNDERGROUND PIPING INDICATED FOR REFERENCE ONLY. NO NEW UNDERGROUND WORK

SYSTEM IMPAIRMENT REQUIREMENTS

1. THE GENERAL CONTRACTOR SHALL OBTAIN ALL INFORMATION FROM THE AUTHORITIES ABOUT REQUIREMENTS OR RESTRICTIONS TO ALLOW THE STORE TO OPERATE DURING DOWN TIME OF SPRINKLER SYSTEM(S).
2. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION, VERIFICATION, AND PROVISION OF A FIRE WATCH SUBJECT TO THE REQUIREMENTS OF THE AHJ. ALL FIRE WATCH COSTS INCURRED AS A RESULT OF THIS PROJECT SHALL BE INCLUDED IN THE PROJECT BID AS A SEPARATE LINE ITEM. COORDINATION AND VERIFICATION AS TO WHEN A FIRE WATCH MAY BE NEEDED SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SPRINKLER WORK WITH THE CURRENT PHASING PLAN TO MINIMIZE DISRUPTION TO STORE DURING OPERATING HOURS.
4. THE CONTRACTOR SHALL REQUEST THE STORE MANAGER TO NOTIFY ALARM CENTRAL OF THE SYSTEM(S) BEING SHUT OFF FOR WORK AND THE DURATION OF THE SHUT OFF.
5. THE CONTRACTOR SHALL CALL DIRECT TO THE FIRE DEPARTMENT AND ADVISE THAT THE FIRE ALARM SYSTEM IS IN TEST.
6. AT THE END OF EACH NIGHTS WORK, THE CONTRACTOR SHALL CALL DIRECT TO THE FIRE DEPARTMENT AND ALARM CENTRAL TO ADVISE WORK IS COMPLETE.
7. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF AUTHORITIES FOR SHUTTING DOWN AND DRAINING OF EXISTING SPRINKLER SYSTEM(S) INCLUDING, BUT NOT LIMITED TO, ANY REQUIREMENT TO TREAT WATER BEFORE ALLOWING TO MAKE CONTACT WITH THE GROUND, OR ANY REQUIREMENT TO CONTAIN WATER FROM EXISTING SPRINKLER SYSTEM AND DISPOSE OF AT AN ALTERNATE LOCATION.
8. A FIRE WATCH SHALL BE REQUIRED WHEN ANY FIRE PROTECTION SYSTEM IS IMPAIRED OR OTHERWISE DOWN FOR ALTERATION. THE APPROVED FIRE WATCH SHALL BE CONDUCTED BY A DEDICATED, TRAINED WALMART EMPLOYEE WHOSE SOLE RESPONSIBILITY WILL BE TO PERFORM HOURLY PATROLS OF THE PREMISES AND KEEP WATCH FOR FIRES AND WILL NEED TO DOCUMENT THEIR WALK AND REPORT BACK TO THE GENERAL CONTRACTOR AND WALMART MANAGEMENT. THIS PERSON SHALL BE PROVIDED WITH AT LEAST ONE APPROVED MEANS FOR NOTIFICATION TO THE FIRE DEPARTMENT.
9. ONLY (1) SYSTEM IS PERMITTED TO BE SHUT DOWN AT A TIME.
10. ANY FIRE DEPARTMENT FEES FOR FAILURE TO FOLLOW PROCEDURES WILL BE AT THE GENERAL CONTRACTORS EXPENSE.
11. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE STORE. ALL EXITS SHALL NOT BE BLOCKED, REDUCED, OR OTHERWISE MADE INOPERABLE WHICH ALSO INCLUDES THE EXIT, EXIT ACCESS, AND EXIT DISCHARGE TO THE PUBLIC WAY. TEMPORARY MEANS OF EGRESS ARE ALLOWED.
12. ALL SYSTEMS SHALL BE LEFT IN SERVICE PRIOR TO THE END OF EACH WORKDAY.

PLACARD INFORMATION

THE FOLLOWING INFORMATION MUST BE SHOWN ON THE PLACARDS FOR EACH UL PERFORMANCE BASED DESIGN. REF SPECIFICATIONS FOR ADDITIONAL INFORMATION. PLACARDS THAT ARE INSTALLED WITH INFORMATION WRITTEN IN PERMANENT MARKER WILL NOT BE ACCEPTED.

SYSTEM #: X AREA: X
SPRINKLERS CALCULATED: X
SPRINKLER END HEAD PRESSURE: X
HOSE DEMAND: X
SYSTEM FLOW DEMAND: X
SYSTEM PRESSURE DEMAND: X
SYSTEM SAFETY FACTOR: X
INSTALLING CONTRACTOR: X

UL PERFORMANCE BASE DESIGN
PROJECT 47897050878, NC27954

APPLICABLE CODES

NFPA STANDARDS — EDITION
NFPA 13 — 2016

OTHER STANDARDS (IF APPLICABLE)
N/A
(REFER TO PROJECT COVER SHEET FOR APPLICABLE BUILDING CODES)

CONTACT INFORMATION

DOCUMENTS INCLUDE JURISDICTIONAL REQUIREMENTS AS PROVIDED BY THE FOLLOWING CONTACT:

FIRE PROTECTION REVIEWING AUTHORITY
J.P. JORDAN - FIRE CHIEF
(501)-847-0483

WATER SUPPLY INFORMATION

STATIC: 82 PSI
RESIDUAL: 76 PSI @ 1256 GPM

WATER FLOW TEST INFORMATION SOURCE
TEST BY: HFA
DATE: 03/21/23

(STATIC & RESIDUAL LOSSES DUE TO BACKFLOW PREVENTER AND OTHER SAFETY FACTORS ARE NOT INCLUDED)

SHEET INDEX - SPRINKLER

FP1	FIRE SITE PLAN AND GENERAL NOTES
FP2	ENLARGED SPRINKLER PLANS
FP3	FIRE SPRINKLER DETAILS

GENERAL NOTES

1. THE DESIGN SHOWN ON THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED TO PROVIDE GUIDANCE FOR BIDDING ONLY. THE CONTRACTOR SHALL SUBMIT FIRE SPRINKLER SHOP DRAWINGS FOR APPROVAL BY THE AUTHORITY HAVING JURISDICTION (AHJ) AND/OR AS REQUIRED BY SPECIFICATION SECTION 01330. CONTRACTOR SHALL BASE SHOP DRAWING DESIGN ON THE FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. SPRINKLER SYSTEM SHOP DRAWINGS SHALL INCLUDE ALL NECESSARY ELEVATIONS, HANGER LOCATIONS, PIPE LENGTHS, DIMENSIONS, FABRICATION METHODS, NOTES, MATERIAL DATA, AND ANY OTHER INFORMATION REQUIRED DESCRIBING THE INTENT OF THE INSTALLATION. CONTRACTOR SHALL PROVIDE PIPE SIZES, SPRINKLER SPACING, AND ALL SYSTEM CONFIGURATIONS AS SHOWN. ANY ALTERNATES TO THE DESIGN OF THE SYSTEM OR IN MATERIALS AND EQUIPMENT USED MUST BE APPROVED IN WRITING VIA THE RFI PROCESS BY THE FIRE PROTECTION ENGINEER OF RECORD (EOR) PRIOR TO ANY BIDDING, FABRICATION, OR INSTALLATION
2. SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ALL QUESTIONS RELATED TO THE FIRE PROTECTION DOCUMENTS
3. CONTRACTOR SHALL COORDINATE LOCATIONS OF FIRE PROTECTION COMPONENTS INCLUDING PIPING, ALARMS, DRAINS, TEST POINTS, ETC. WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL COMPONENTS. OBSTRUCTIONS TO SPRINKLER DISCHARGE MUST BE CONSIDERED DURING SHOP DRAWING PRODUCTION AND INSTALLATION. EXTRA SPRINKLERS MAY BE REQUIRED AT NO ADDITIONAL COST TO THE OWNER. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
4. ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND OTHER BACKGROUND INFORMATION IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO THE CONTRACT DOCUMENTS FOR LOCATIONS, SIZES, AND QUANTITIES OF OTHER TRADE WORK
5. THE CONTRACTOR MUST REVIEW ALL CONSTRUCTION DOCUMENTS PRIOR TO BID. SHOULD MODIFICATION TO THESE PLANS BECOME NECESSARY TO PROPERLY COORDINATE THE SYSTEM WITH OTHER TRADES, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL OF THESE CHANGES BY THE AHJ AND THE FIRE PROTECTION EOR. IN ADDITION TO OBTAINING THE NECESSARY APPROVALS, THE CONTRACTOR MUST MAKE NOTE OF ALL FIELD OR COORDINATION CHANGES ON THE INSTALLATION DRAWINGS. ONCE COMPLETE, THE CONTRACTOR SHALL SUPPLY (1) COPY OF THE AS-BUILT DRAWINGS TO THE FIRE PROTECTION EOR FOR THEIR USE
6. THE FIRE PROTECTION EOR WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NOR SHALL THEY BE REQUIRED TO SUPERVISE THE CONDUCT OF THE WORK. THE CONSTRUCTION PROCEDURES AS SET FORTH BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, THEIR RESPECTIVE EMPLOYEES OR ANY OTHER PERSON AT THE JOBSITE OTHER THAN THE ENGINEERING FIRM'S OWN EMPLOYEES
7. ALL MATERIALS SHALL BE UL LISTED OR FM APPROVED FOR FIRE PROTECTION USE. SPRINKLER PIPE SHALL BE MANUFACTURED TO STANDARDS RECOGNIZED BY NFPA 13
8. SPRINKLER SYSTEMS SHALL BE MONITORED BY AN OFF-SITE CENTRAL STATION PER NFPA 13 & 72, INCLUDING TAMPER SWITCHES ON ALL CONTROL VALVES AND FLOW SWITCHES
9. IF APPLICABLE, NEUTRALIZATION/DEMISING WALLS ARE SHOWN ON ARCHITECTURAL DRAWINGS. REFER TO MECHANICAL DRAWINGS FOR NEUTRALIZATION WALL PENETRATIONS
10. IF APPLICABLE, THE CONTRACTOR SHALL ASSUME THAT ANY CURTAIN BOARDS OR DRAFT CURTAINS WILL BE INSTALLED PRIOR TO THE SPRINKLER PIPING. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PENETRATIONS OF THE CURTAIN BOARDS OR DRAFT CURTAINS AND SEALING WITH APPROVED FIRE CAULKING
11. PENETRATIONS OF RATED WALLS OR ASSEMBLIES SHALL BE FIRE CAULKED WITH APPROVED CAULKING PER METHODS REQUIRED BY THE AHJ AND PROJECT SPECIFICATIONS
12. ROUTE SPRINKLER MAINS ABOVE BOTTOM CHORD OF BAR JOISTS
13. SPRINKLER PROTECTION IS REQUIRED ABOVE ELECTRICAL ROOMS. NO MAINS SHALL PENETRATE ELECTRICAL ROOM SPACE
14. THE CONTRACTOR SHALL DIVERT ALL DRAIN AND INSPECTOR TEST CONNECTION DISCHARGE AWAY FROM FINISHED SURFACES AND PIPE TO APPROVED DRAIN LOCATIONS. THE CONTRACTOR WILL BE BACKCHARGED FOR ANY REPAIR, REPLACEMENT, OR CLEANING OF RUST STAINS ON PAVEMENT/CONCRETE DUE TO WATER DISCHARGE FOR SPRINKLER SYSTEM DRAINS
15. WHEN SYSTEM PRESSURES EXCEED 100 PSI, REFER TO NFPA FOR MAXIMUM ARM OVER LENGTHS AND HANGING INSTRUCTIONS
16. PROVIDE A MINIMUM OF 5 PSI SAFETY FACTOR FOR HYDRAULIC CALCULATIONS OF SPRINKLER SYSTEMS. USE HIGHER SAFETY FACTOR WHEN REQUIRED BY THE AHJ

GENERAL PIPING AND DEMOLITION NOTES

1. CONTRACTOR MUST VISIT THE BUILDING TO DETERMINE THE FULL EXTENT OF THE EXISTING FIRE PROTECTION WORK AND EXISTING CONDITIONS, BECOME TOTALLY FAMILIAR WITH THE DISCONNECTIONS, REMOVALS, RELOCATIONS AND/OR RECONNECTIONS OF EXISTING FIRE PROTECTION EQUIPMENT REQUIRED, AND CONDITIONS IN THE PROPOSAL FOR THIS PROJECT. NO EXTRA COMPENSATION WILL BE PAID FOR LACK OF SUCH DETERMINATION, FAMILIARIZATION, AND/OR ALLOWANCE.
2. UNLESS NOTED OTHERWISE, DISCONNECT AND REMOVE ALL EXISTING FIRE PROTECTION COMPONENTS NOT INTENDED FOR REUSE.
3. REMOVE ALL DEMOLITION MATERIALS AND DEBRIS TO AN APPROVED DUMPING SITE AND CLEAN ALL FIRE PROTECTION WORK PRIOR TO PROJECT COMPLETION.
4. PERFORM ALL WORK ACCORDING TO THE PROJECT PHASING SCHEDULE INFORMATION FOR THIS PROJECT. PROVIDE ALL NECESSARY FIRE PROTECTION WORK, TEMPORARY AND/OR OTHERWISE, AND USE WHATEVER MEANS NECESSARY TO CONFORM TO THE REQUIRED PROJECT CONSTRUCTION PHASING.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ITEMS DAMAGED DURING DEMOLITION AND CONSTRUCTION.
6. CONTRACTOR SHALL PATCH ALL HOLES TO MATCH ADJACENT SURFACES LEFT UNUSED AFTER EXISTING SPRINKLER PIPING OR EQUIPMENT IS REMOVED AND VACATED FROM THESE HOLES.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING FIRE DEPARTMENT ACCESS ROADS THROUGHOUT THE PROJECT.
8. SPRINKLER SYSTEMS NOT ASSOCIATED WITH THE DEMOLITION SHALL BE LEFT IN SERVICE.
9. ALL WORK SHALL BE PERFORMED SO AS TO NOT INTERRUPT SERVICE. THE CONTRACTOR SHALL PROPERLY NOTIFY THE LANDLORD, THE LESSOR AND THE ADJACENT TENANTS A MINIMUM OF 48 HOURS IN ADVANCE BEFORE PROCEEDING WITH THIS WORK. ALL WORK SHALL BE SCHEDULED IN ADVANCE.
10. ALL SYSTEMS TO BE LEFT IN SERVICE PRIOR TO THE END OF EACH WORKDAY.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING FIRE WATCH WITH THE LOCAL AHJ WHEN REQUIRED.
12. ALL SPRINKLER SYSTEMS THAT ARE TO BE MODIFIED SHALL BE HYDROSTATICALLY TESTED PER NFPA 13 PRIOR TO SPRINKLER SYSTEM MODIFICATION AND SHALL BE RE-HYDROSTATICALLY TESTED AFTER COMPLETION OF WORK, UNLESS MODIFICATIONS AFFECT 20 OR FEWER SPRINKLERS PER NFPA 13 SECTION 25.2.1.4. COORDINATE REQUIREMENTS WITH LOCAL AHJ.

NOTE: EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING THE WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE

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FIRE SITE PLAN AND GENERAL NOTES

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FIRE PROTECTION KEY NOTES

13.901 INSTALL NEW OWNER PROVIDED UPRIGHT SPRINKLERS AND ASSOCIATED PIPING AS SHOWN. TIE INTO EXISTING ADJACENT SPRINKLER SYSTEM AS SHOWN. MAINTAIN MAXIMUM 96 SQFT SPRINKLER COVERAGE AREA. SPRINKLERS MAY BE INSTALLED WITH DEFLECTORS IN ACCORDANCE WITH NFPA 13: 8.6.4.1.2 AND TABLE 8.6.5.1.2 DUE TO OBSTRUCTED CONSTRUCTION. COORDINATE PIPE ROUTING WITH ALL BUILDING FEATURES. SUPPORT ALL PIPING PER NFPA 13 REQUIREMENTS.

13.902 PROVIDE AND INSTALL NEW DRY PENDENT SPRINKLERS AND ASSOCIATED PIPING AS SHOWN. MAINTAIN MAX 100 SQFT SPACING. COORDINATE EXACT LOCATIONS WITH ALL NEW LIGHTING AND EVAPORATORS. REFERENCE DETAIL 2-FP3

NOTE: EXISTING SPRINKLERS MAY REQUIRE RELOCATION IN REMODELED AREAS. COORDINATE WITH ALL NEW FINISH WORK AND NEW/RELOCATED LIGHTS AND DIFFUSERS. REPLACE ANY SPRINKLERS AND TRIM DAMAGED OR PAINTED DURING REMODEL WORK. REMOVE ANY DEBRIS FROM SPRINKLERS PER NFPA 25 GUIDELINES

NOTE: SEE SHEET FP3 FOR PIPING SUPPORT, NEW CONNECTIONS/ARMOVERS/MECHANICAL TEE'S, AND OTHER PIPING DETAILS

HYDRAULIC DESIGN

AREA #:	1
SYSTEM #:	3
LOCATION:	Pickup Storage
# OF SPRINKLERS:	12
TEMPERATURE:	165°F
K-FACTOR:	16.8K
DISCHARGE PRESSURE:	7psi
HOSE ALLOWANCE:	250gpm
FLOW DEMAND:	546.54gpm
PRESSURE DEMAND:	62.28psi
SAFETY FACTOR:	17.14psi

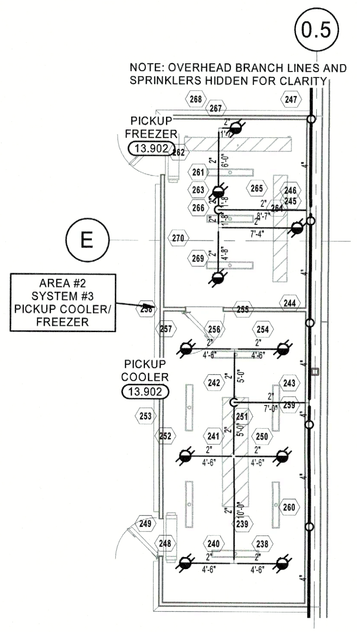
HYDRAULIC DESIGN

AREA #:	1
SYSTEM #:	3
LOCATION:	Pickup Storage
# OF SPRINKLERS:	2
TEMPERATURE:	165°F
K-FACTOR:	16.8K
DISCHARGE PRESSURE:	12psi
HOSE ALLOWANCE:	250gpm
FLOW DEMAND:	116.41gpm
PRESSURE DEMAND:	28.53psi
SAFETY FACTOR:	52.85psi

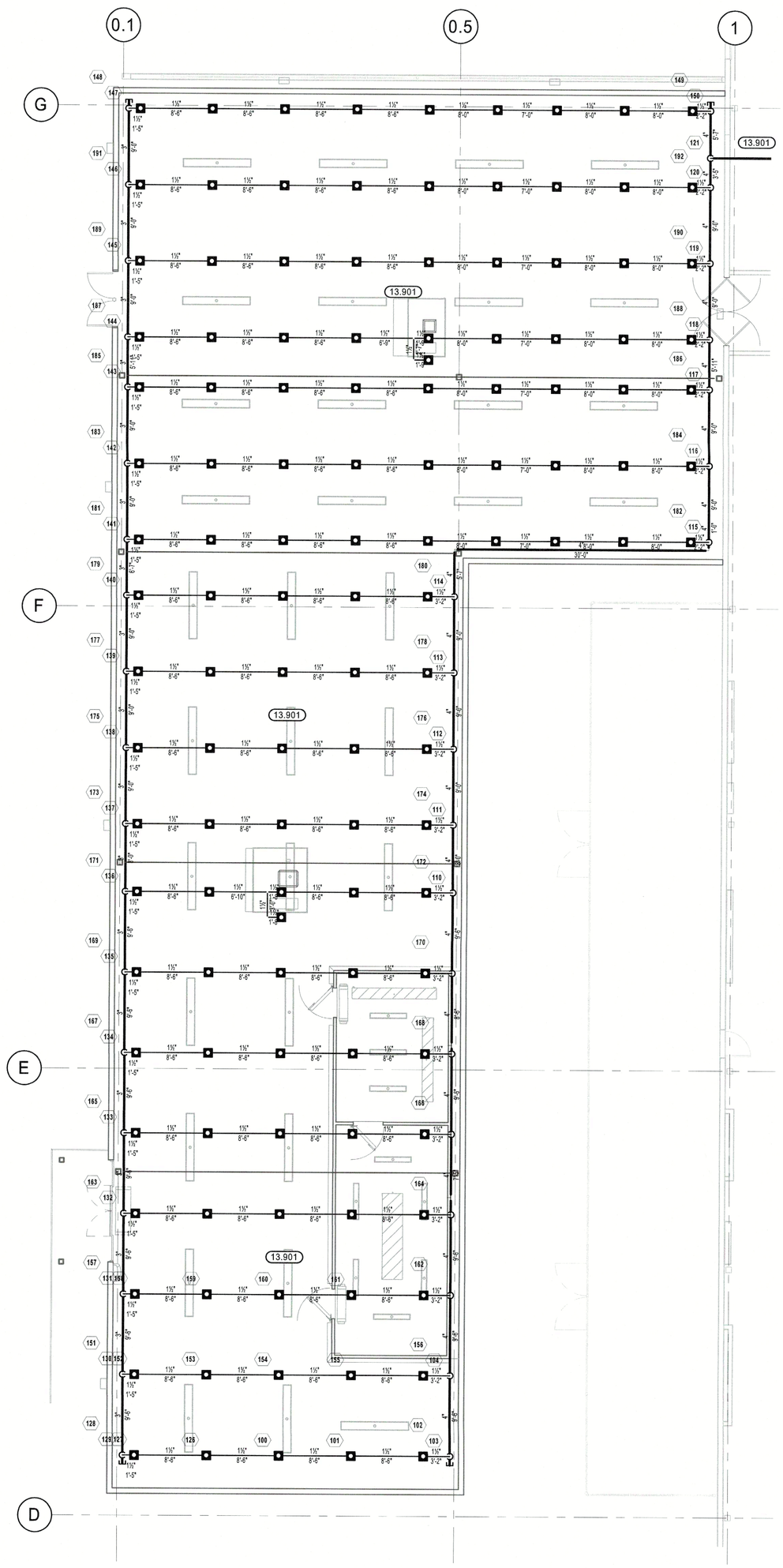
HYDRAULIC DESIGN

AREA #:	2
SYSTEM #:	3
LOCATION:	Pickup CF
# OF SPRINKLERS:	10
TEMPERATURE:	286°F
K-FACTOR:	11.2K
DENSITY:	0.4gpm/sqft
DISCHARGE AREA:	Entiresqft
HOSE ALLOWANCE:	500gpm
FLOW DEMAND:	444.30gpm
PRESSURE DEMAND:	67.87psi
SAFETY FACTOR:	10.59psi

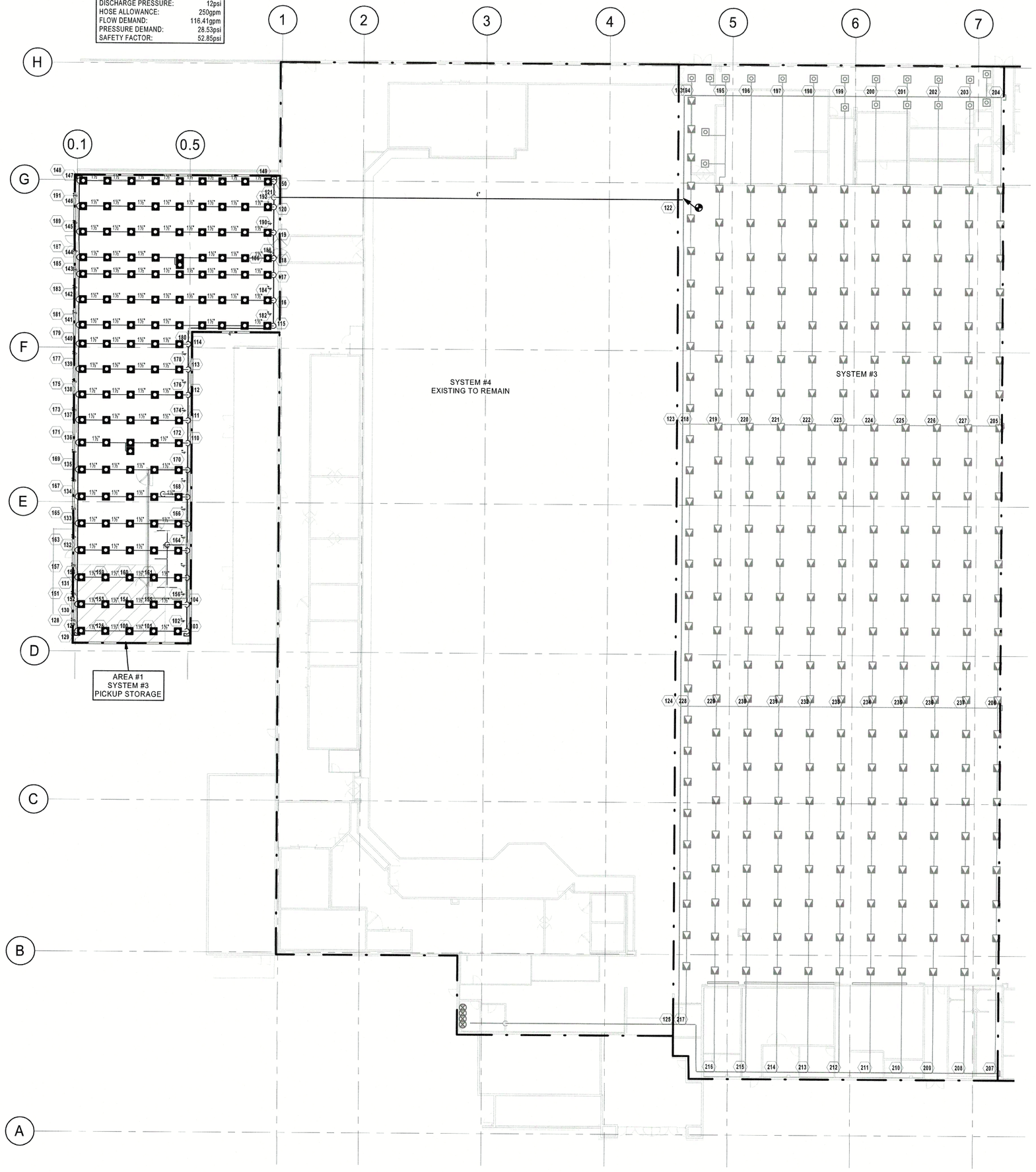
NOTE: PROVIDE PERMANENT HYDRAULIC PLACARD WITH INFO SHOWN. PROOF CALCULATION & PLAN PROVIDED FOR REFERENCE.



3 PICKUP COOLER/FREEZER
1/8" = 1'-0"



2 PICKUP EXPANSION
1/8" = 1'-0"



1 OVERALL FIRE SPRINKLER PLAN
1" = 20'-0"

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ENLARGED SPRINKLER PLANS

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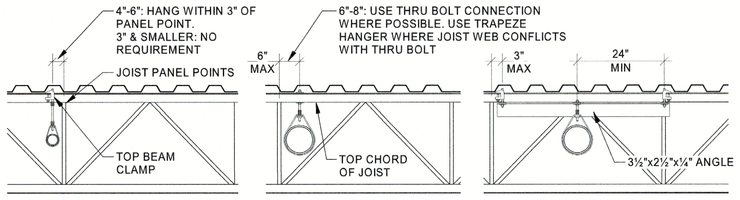
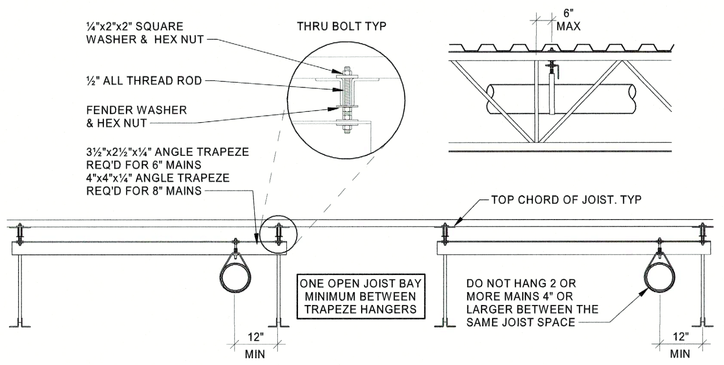


MAXIMUM HANGER SPACING FOR PIPING PERPENDICULAR TO JOISTS		
BEAM CLAMP (NOT TRAPEZED)	THRU-BOLT (NOT TRAPEZED)	BEAM CLAMP (TRAPEZED)
4" PIPE: EVERY 12'-0" EVERY OTHER JOIST	4" PIPE: EVERY 12'-0" EVERY OTHER JOIST	4" PIPE: NOT NECESSARY
6" PIPE: EVERY 6'-0" EVERY JOIST	6" PIPE: EVERY 12'-0" EVERY OTHER JOIST	6" PIPE: NOT NECESSARY
8" PIPE: NOT ALLOWED	8" PIPE: EVERY 6'-0" EVERY JOIST	8" PIPE: EVERY 6'-0" EVERY JOIST

----------PIPE RUNNING PERPENDICULAR TO JOISTS----------



MAXIMUM HANGER SPACING FOR PIPES PARALLEL TO JOISTS		
4" PIPE: EVERY 12'-0" NOT TRAPEZED BEAM CLAMP	6" PIPE: EVERY 12'-0" TRAPEZED THRU BOLT	8" PIPE: EVERY 12'-0" TRAPEZED THRU BOLT

----------PIPE RUNNING PARALLEL TO JOIST----------

GENERAL PIPE SUPPORT NOTES:
- DO NOT SUPPORT SPRINKLER PIPING FROM BOTTOM CHORD OF BAR JOISTS
- MAINTAIN VISIBLE CLEARANCE BETWEEN PIPE AND JOIST MEMBERS
- CONTRACTOR MAY SUBSTITUTE ANGLE IRON TRAPEZE MEMBER WITH PIPE MEMBER. SIZE PIPE MEMBER IN ACCORDANCE WITH NFPA 13 AND MAINTAIN 12" MAXIMUM DEFLECTOR DISTANCE
- UTILIZE THESE HANGING METHODS FOR ALL SPRINKLER PIPING. SPACE TRAPEZE HANGERS IN ACCORDANCE WITH SCHEDULE. LOCATE HANGERS WITHIN 3" OF JOIST PANEL POINTS U.N.O.

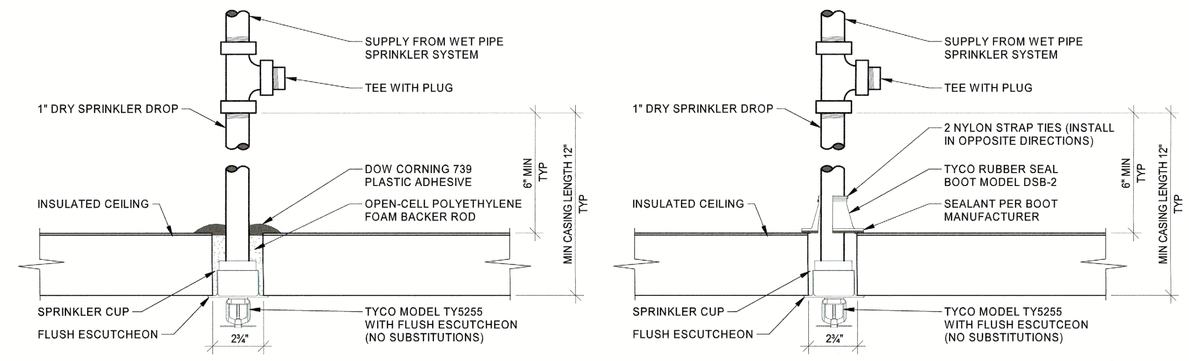
3 PIPING SUPPORT
NTS

OPTION "A" INSTALLATION PROCEDURE

1. CORE DRILL 2¾" DIAMETER HOLE IN THE INSULATED CEILING PANEL. LOCATE HOLE AND REQUIRED SPRINKLER PROTECTION IN ACCORDANCE WITH NFPA 13 OBSTRUCTION CRITERIA (SSP TYPE SPRINKLERS). MAINTAIN 6" CLEARANCE FROM COOLER SEAMS
2. INSTALL DRY PENDENT SPRINKLER PER MANUFACTURER'S REQUIREMENTS
3. COMPLETELY FILL ANNULAR CEILING OPENING BETWEEN THE ESCUTCHEON AND TOP OF CEILING PANEL WITH OPEN-CELL POLYETHYLENE FOAM BACKER ROD. EXPANDED FOAM IS NOT PERMITTED
4. INJECT DOW CORNING 739 PLASTIC ADHESIVE SEALANT INTO AND AROUND THE TOP OF THE CEILING CORE OPENING IN ACCORDANCE WITH SEALANT MANUFACTURER'S INSTRUCTIONS

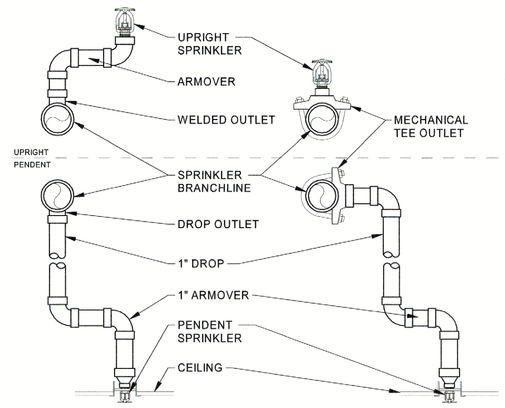
OPTION "B" INSTALLATION PROCEDURE

1. CORE DRILL 2¾" DIAMETER HOLE IN THE INSULATED CEILING PANEL FROM BELOW. LOCATE HOLE AND REQUIRED SPRINKLER PROTECTION IN ACCORDANCE WITH NFPA 13 OBSTRUCTION CRITERIA (SSP TYPE SPRINKLERS). MAINTAIN 6" CLEARANCE FROM COOLER SEAMS
2. INSTALL TYCO DRY PENDENT SPRINKLER PER MANUFACTURER'S INSTALLATION REQUIREMENTS. INSERT BOOT PRIOR TO MAKE-UP WITH PIPING
3. COMPLETELY SEAL INTERFACE BETWEEN BOOT FLANGE AND TOP OF CEILING PANEL WITH ADHESIVE PROVIDED WITH BOOT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
4. APPLY STRAP TIES ON BOOT AROUND DRY SPRINKLER BARREL PER MANUFACTURER'S INSTRUCTIONS

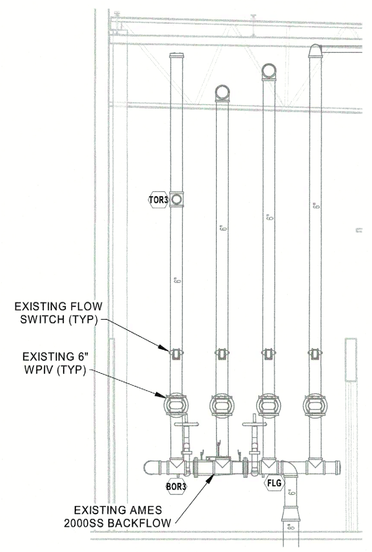


NOTE: CONTRACTOR TO SEAL DRY PENDENT SPRINKLERS AT COOLER/FREEZER USING ONE OF THE OPTIONS ABOVE, NO OTHER SEALANTS ARE PERMITTED

2 PICKUP COOLER/FREEZER DRY PENDENT SPRINKLER INSTALLATION
NTS



4 ARMOVER/MECH. TEE
NTS



1 RISER DIAGRAM
1/4" = 1'-0"

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FIRE SPRINKLER DETAILS

SHEET: FP3

BID DOCUMENTS WERE GENERATED FROM ORIGINAL DRAWINGS AND MAY NOT REFLECT 'AS-BUILT' CONDITIONS.

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2004-FP3 SHEET
SPRINKLER DETAILS

SITE PLAN



- PICKUP
- PRIMARY ID SIGN
- OUTDOOR
- EXISTING FUEL STATION
- EXISTING MONUMENT SIGN LOCATION ON SITE

MONUMENT SIGNAGE: ETR





COLOR LEGEND

P#	COLOR NAME
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P162E	BLACK GRAY

KEYNOTES

4.04	CONTROL JOINT, TYP, REF STRUCTURAL
4.08	SPLIT FACE CMU
7.04	METAL FASCIA COVER

COLOR LEGEND

P5E	SAFETY YELLOW
P33E	CREAM
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P162E	BLACK GRAY

DEMOLITION NOTES

1. NOT USED
2. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.

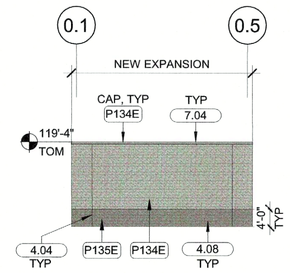
BUILDING PAINTING RESPONSIBILITIES NOTES

1. GC TO VERIFY EXISTING PAINT COLORS TO MATCH COLORS SHOWN ON ELEVATIONS. PAINT ANY AREAS IN FULL AS REQUIRED TO MATCH COLOR SHOWN ON ELEVATIONS. TOUCHUP ANY AREAS WHICH DO NOT REQUIRE FULL PAINTING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL PAINT FINISHES AND IDENTIFY ANY AREAS REQUIRING FULL OR TOUCHUP PAINT.

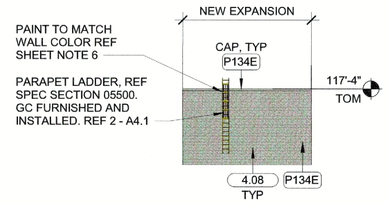
SHEET NOTES

NOTES ONLY APPLY IN AREAS OF SCOPE OF WORK

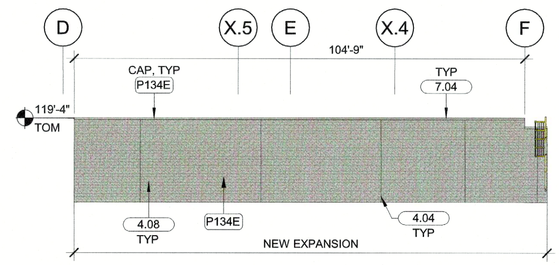
1. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQUIRED.
2. NOT USED.
3. RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA).
4. NOT USED
5. NOT USED.
6. IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH ADJACENT BUILDING COLOR UNO.
7. PAINT ANY NEW ROOFTOP GAS PIPING(P5E) WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHOULD MATCH ADJACENT BUILDING. DO NOT PAINT METER OR VALVES.
8. IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL.
9. WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK(P33E) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED
10. PROVIDE PLASTIC BOLLARD SLEEVES AT CUSTOMER ENTRANCES AS NOTED ON PLANS. DO NOT PAINT BOLLARDS THAT ARE NOTED TO RECEIVE A PLASTIC BOLLARD SLEEVE. IF EXTERIOR DECORATIVE BOLLARDS CAN BE PAINTED, PAINT P135E. ALL OTHER BOLLARDS TO BE PAINTED P5E SAFETY YELLOW.
11. NOT USED.
12. DO NOT PAINT LED WALL PACK HOUSINGS.
13. NOT USED.
14. NOT USED.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. NOT USED.



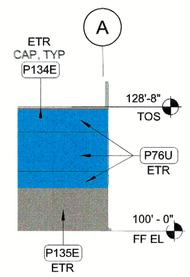
12 PICKUP EXPANSION FRONT ELEVATION
1" = 20'-0"



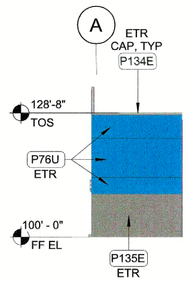
11 PICKUP EXPANSION SIDE ELEVATION
1" = 20'-0"



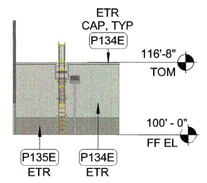
10 PICKUP EXPANSION SIDE ELEVATION
1" = 20'-0"



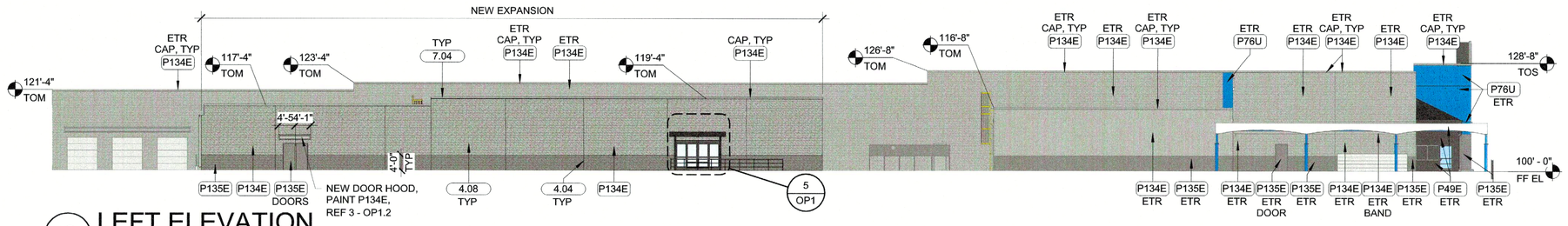
9 VESTIBULE SIDE ELEVATION
1" = 20'-0"



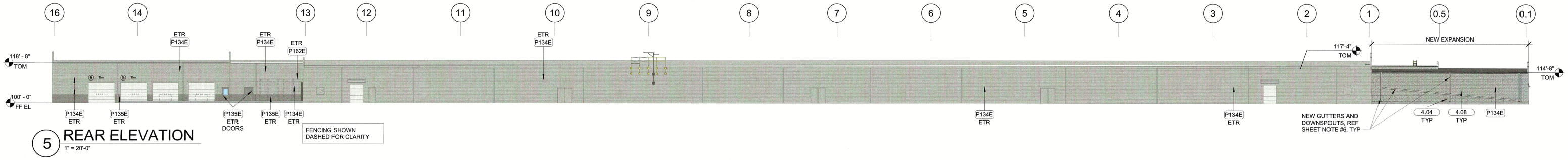
8 VESTIBULE SIDE ELEVATION
1" = 20'-0"



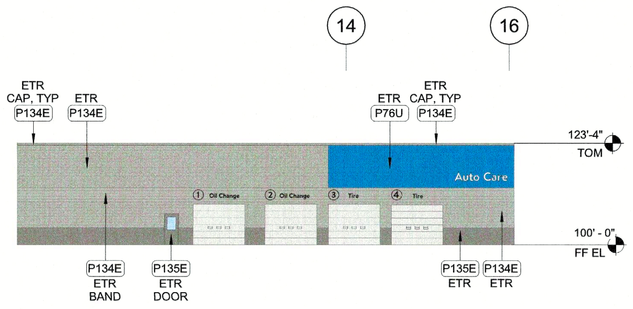
7 REAR OGP ELEVATION
1" = 20'-0"



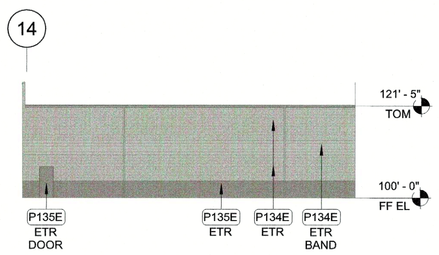
6 LEFT ELEVATION
1" = 20'-0"



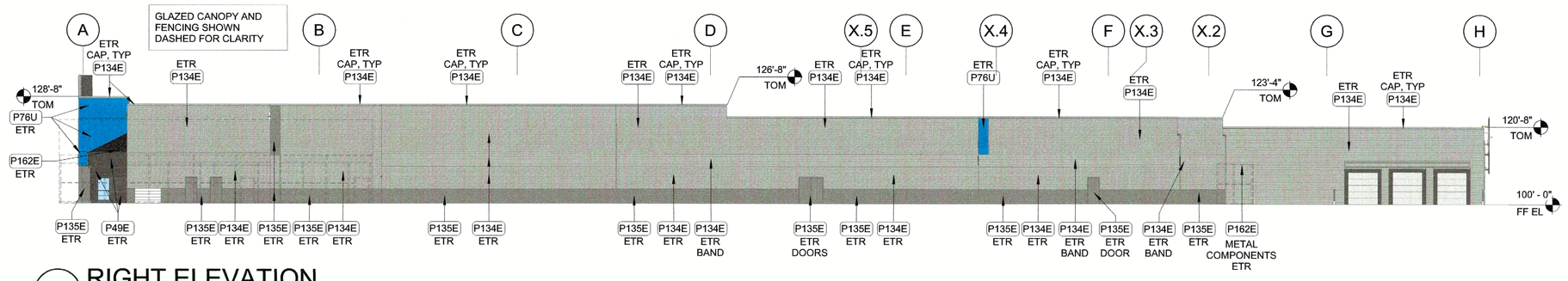
5 REAR ELEVATION
1" = 20'-0"



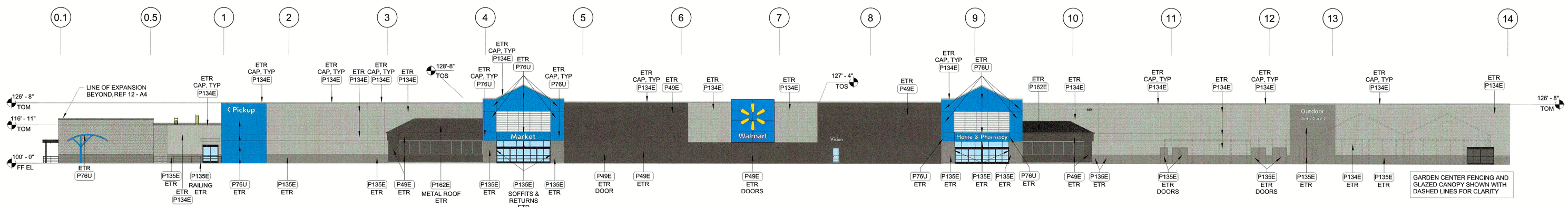
4 AUTO CARE FRONT ELEVATION
1" = 20'-0"



3 REAR SEASONAL SHOP ELEVATION
1" = 20'-0"



2 RIGHT ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

HFA Creative Solutions Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ac.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE WALMART STORE LOCATED IN BRYANT, ARKANSAS AT 3220 HIGHWAY 67. IT WITH ITS ISSUE DATE ON 04/03/23, AND IT IS NOT SUITABLE FOR REUSE BY OTHERS ON THE PRESENT SITE OR AT A LATER TIME. THE ARCHITECT'S COPYRIGHT AND PROPERTY RIGHTS IN THE DRAWINGS, IDEAS, DESIGNS AND ARRANGEMENTS OF PARTS REPRESENTED IN THESE DRAWINGS ARE RESERVED. NO PART OF THESE DRAWINGS SHALL BE USED FOR REUSE ON ANOTHER PROJECT IS PROHIBITED AND SHALL BE RETURNED UPON REQUEST TO THE EARCHITECT.

Walmart
BRYANT, AR
STORE NO. 03220- 282
173 PROTO SC
JOB NUMBER: 02-23-03220

ISSUE BLOCK

CHECKED BY:	AML/OBG
DRAWN BY:	SNS
DOCUMENT DATE:	04/03/23
PROTO:	173 PROTO SC
PROTO CYCLE:	01/27/23

HARRISON FRENCH & ASSOCIATES, LTD. REGISTERED ARCHITECTS NO. C-369 Arkansas
REGISTERED ARCHITECT LOWELL A. WETHERBEE JR. License Number 2580 STATE OF ARKANSAS
2023.04.06 22:20:59-05'00'
PROFESSIONAL CERTIFICATION: 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

EXTERIOR ELEVATIONS

SHEET: A2

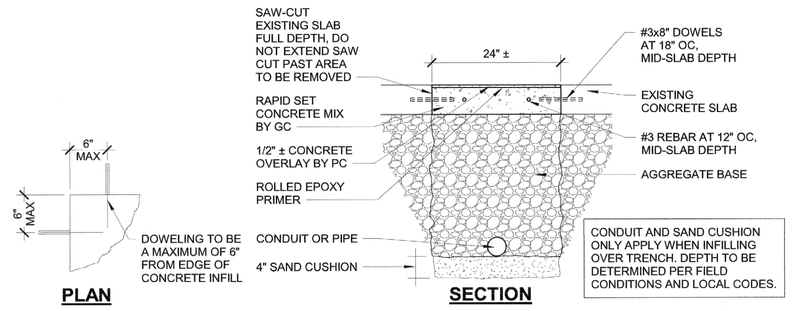
4/5/2023 1:55:01 PM
C:\Users\snsns\Documents\Revit Projects\03220_Bryant_AR_173_PROTO_SC_HFA Shawn.Schnauer.rvt

DEMOLITION LEGEND

- EXISTING TO REMAIN
- DEMOLISH/REMOVE/RELOCATE
- AREA TO BE DEMOLISHED
- RELOCATE

SHEET NOTES

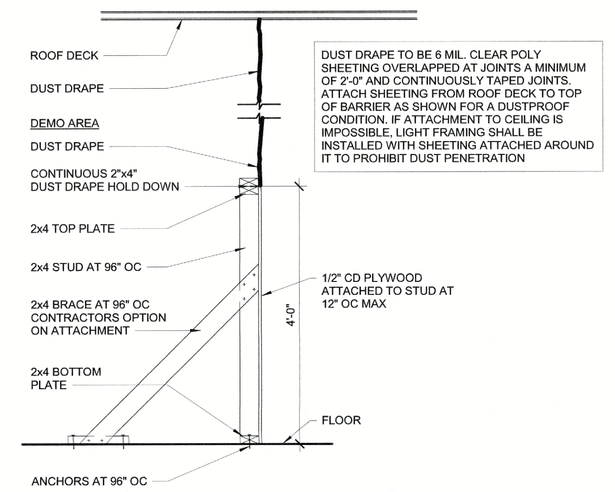
1. SALES FLOOR TO BE ACCESSIBLE TO CUSTOMERS DURING NON-CONSTRUCTION HOURS. PROVIDE TEMPORARY COVERS CAPABLE OF WITHSTANDING SHOPPING CART TRAFFIC AND OCCUPANTS FOR PITS AND TUNNELS. REMOVE CONSTRUCTION FENCING AND DUST WALLS INTERFERING WITH CUSTOMER CIRCULATION OR ACCESS.
2. DEMOLITION INCLUDES BUT IS NOT LIMITED TO ITEMS SHOWN DASHED. REF DEMOLITION REQUIREMENT NOTE ON N1 SHEET.
3. REMOVE ALL DOORS SHOWN DASHED. REFER TO ENLARGED PLANS AND DOOR SCHEDULE FOR DOOR AND FRAME REPLACEMENT.
4. NOT USED.
5. COORDINATE REMOVAL AND DISPOSAL OF EXISTING REFRIGERATED CASES AND FIXTURES WITH MECHANICAL SERVICES CONSTRUCTION MANAGER.
6. REMOVAL OF GONDOLAS AND/OR RACKING WILL BE PERFORMED BY OTHERS.



CONTRACTOR NOTES:

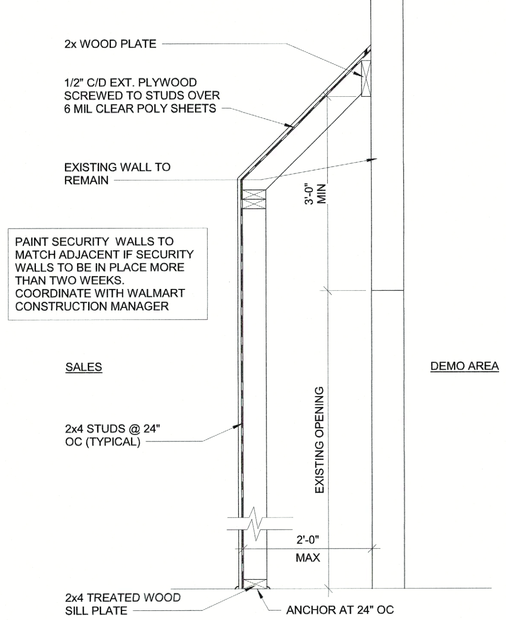
1. SAWCUT EDGES SHALL BE STRAIGHT AND EITHER PARALLEL EXISTING CONTROL/CONSTRUCTION JOINTS
   - SAWCUTS AT AN ANGLE TO THE EXISTING CONTROL JOINT PATTERN WILL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES
2. PRIOR TO CUTTING, INSTALL 36" WIDE ROSIN PAPER EACH SIDE OF PROPOSED EDGE CUTS IN ORDER TO REDUCE SCARRING OF SLAB THAT IS TO REMAIN
3. NO OVERCUTTING SHALL BE ALLOWED AT EDGES OR CORNERS OF TRENCH AREA TO BE REMOVED
   - PORTIONS OF SLAB WHERE OVERCUTS OCCUR SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE WITH NO EXTENSION OF THE CONSTRUCTION SCHEDULE
4. PERFORM CUTTING OF EXISTING CONCRETE SLABS IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS USING SAWS AND/OR CORE DRILLS
   - ALL SLAB CUTTING SHALL BE PERFORMED AT NIGHT AFTER THE BUILDING HAS CLOSED FOR BUSINESS
   - EXPLOSIVES WILL NOT BE ALLOWED AT ANY TIME
   - REFERENCE SPECS FOR JACK HAMMER DIRECTION
5. USE REMOVAL METHODS THAT WILL NOT CRACK, UNDERMINE, OR STRUCTURALLY DISTURB ADJACENT SLABS OR PARTITIONS

5 SLAB TRENCHING DETAIL
3/4" = 1'-0"

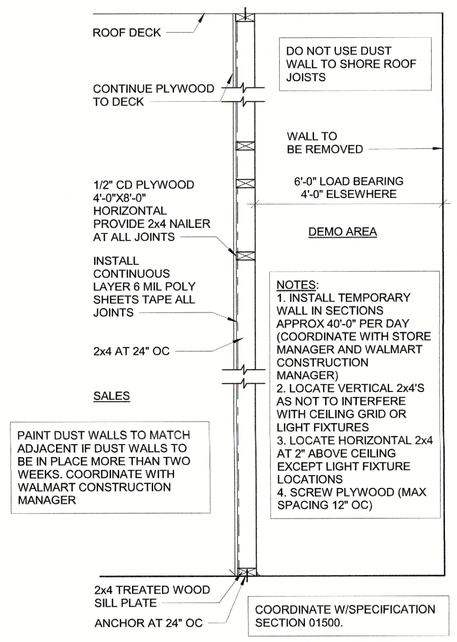


4 TEMPORARY BARRIER/DUST DRAPE
3/4" = 1'-0"

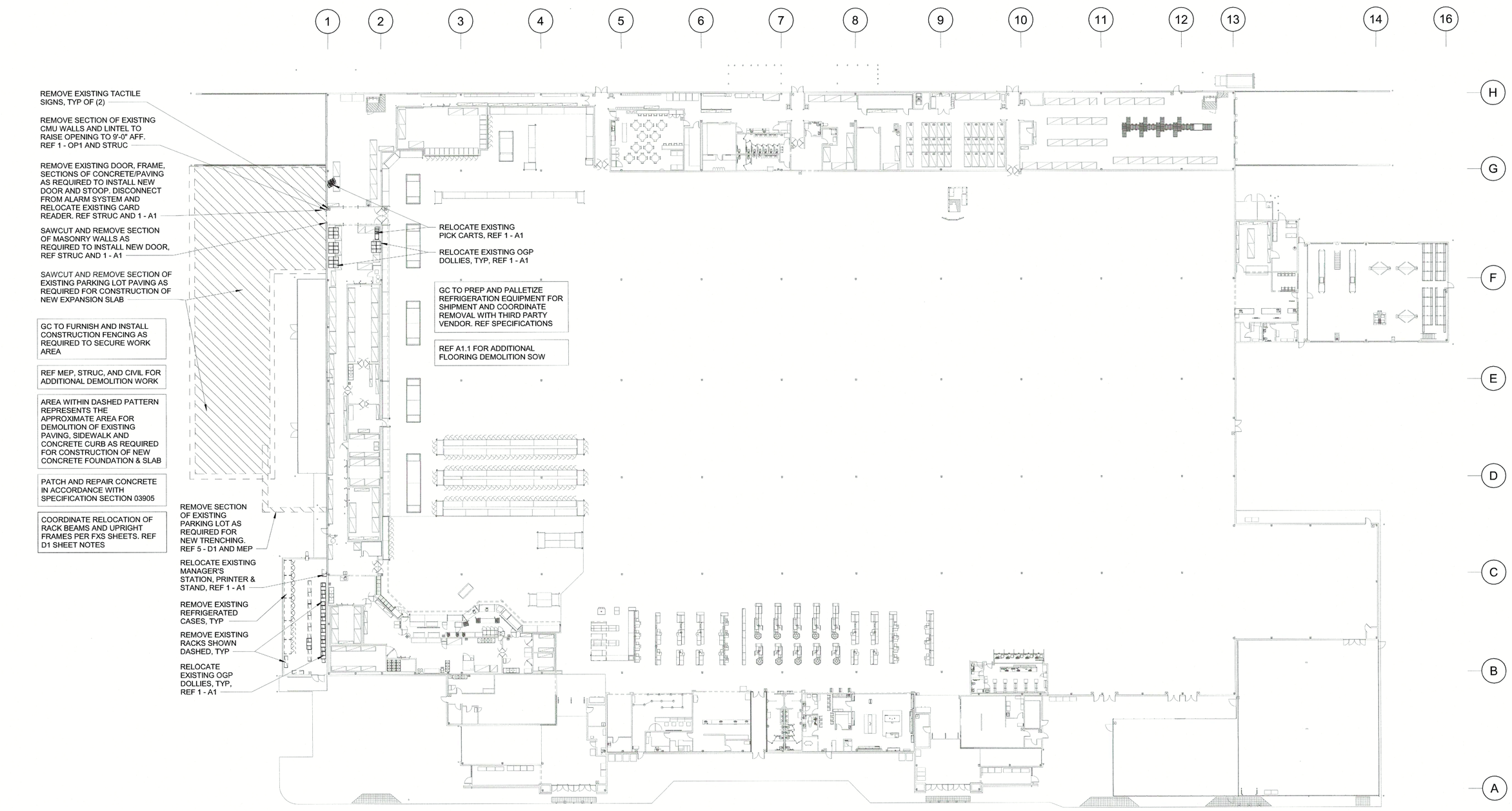
NOTE:
THE GENERAL CONTRACTOR SHALL REPAIR/REPLACE ANY DAMAGED FLOOR TILE DUE TO INSTALLATION OR REMOVAL OF TEMPORARY SECURITY ENCLOSURE.



3 SECURITY ENCLOSURE
3/4" = 1'-0"



2 DUST WALL SECTION
3/4" = 1'-0"



NORTH

1 DEMOLITION PLAN
1" = 30'-0"

HFA
Creative Solutions Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE WALMART PROJECT AT BRYANT, ARKANSAS
DATE OF ISSUANCE: 04/03/23 AND IS SUBJECT TO THE RESTRICTIONS AND LIMITATIONS OF THE AGREEMENT BETWEEN HARRISON FRENCH & ASSOCIATES, LTD. AND WALMART. ANOTHER PROJECT MAY INCLUDE THE ARCHITECT'S AND ENGINEER'S SEALS AND/OR NAMES REMOVED FOR REUSE ON ANOTHER PROJECT IS PROHIBITED AND MAY BE UNLAWFUL OR CONTRARY TO THE LAW.

Walmart
BRYANT, AR
STORE NO. 03230- 282
173 PROTO SC
JOB NUMBER: 02-23-03230

ISSUE BLOCK

CHECKED BY:	AML/OBG
DRAWN BY:	SNS
DOCUMENT DATE:	04/03/23
PROTO:	173 PROTO SC
PROTO CYCLE:	01/27/23

HARRISON FRENCH & ASSOCIATES, LTD.
REGISTERED ARCHITECTS
NO. C-369
Arkansas

REGISTERED ARCHITECT
LOWELL A. WETHERBEE, JR.
License Number 2589
STATE OF ARKANSAS
2023.04.06 22:39:38-05'00'

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE 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.

DEMOLITION PLAN

SHEET: D1

4/6/2023 3:55:47 PM
C:\Users\mbaxter.cotswold\Documents\2022 Revit Projects\03230_Bryant_AR_173_R_ARCH_v22_APA_Shawn.Schneider.rvt
206-027-DEMOLITION PLAN

comdev@cityofbryant.com

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: MAY 15, 2023

Sign Co. or Sign Owner

Name SOUTHPAW DESIGNS
Address 213 E. NARROWAY
City, State, Zip BENTON, AR 72015
Phone 501-563-4725
Email Address southpawdesigns@yahoo.com

Property Owner

Name CHRIS REED
Address 3405 MARKETPLACE DR.
City, State, Zip BRYANT AR
Phone 501-847-0863
Email Address _____

GENERAL INFORMATION

Name of Business BRYANT FAMILY CHIROPRACTIC
Address/Location of sign 3405 MARKETPLACE DR
Zoning Classification C2

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.

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	MONUMENT	73"X48"	APPROX 24	75"	26"	
B						
C						
E						
F						
G						

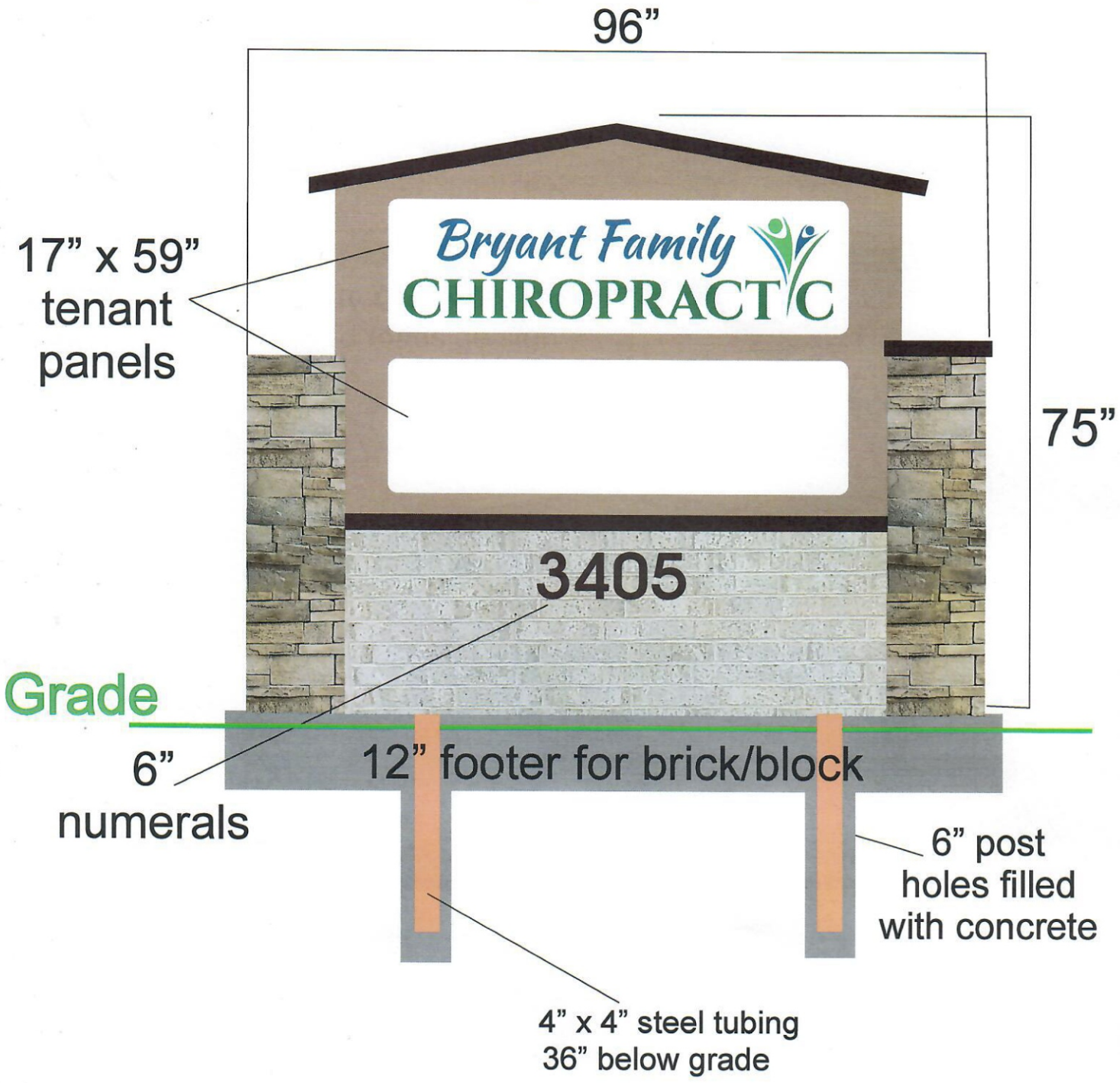
Southpaw Designs
Signs of all Kinds
213 E. Narroway Rd. Benton AR. 72015
(501) 563-4725
southpawdesigns@yahoo.com

Rendering

Artwork Approved By: _____

Date: _____

Project: Bryant Family Chiropractic
Description: Proposed roadside sign



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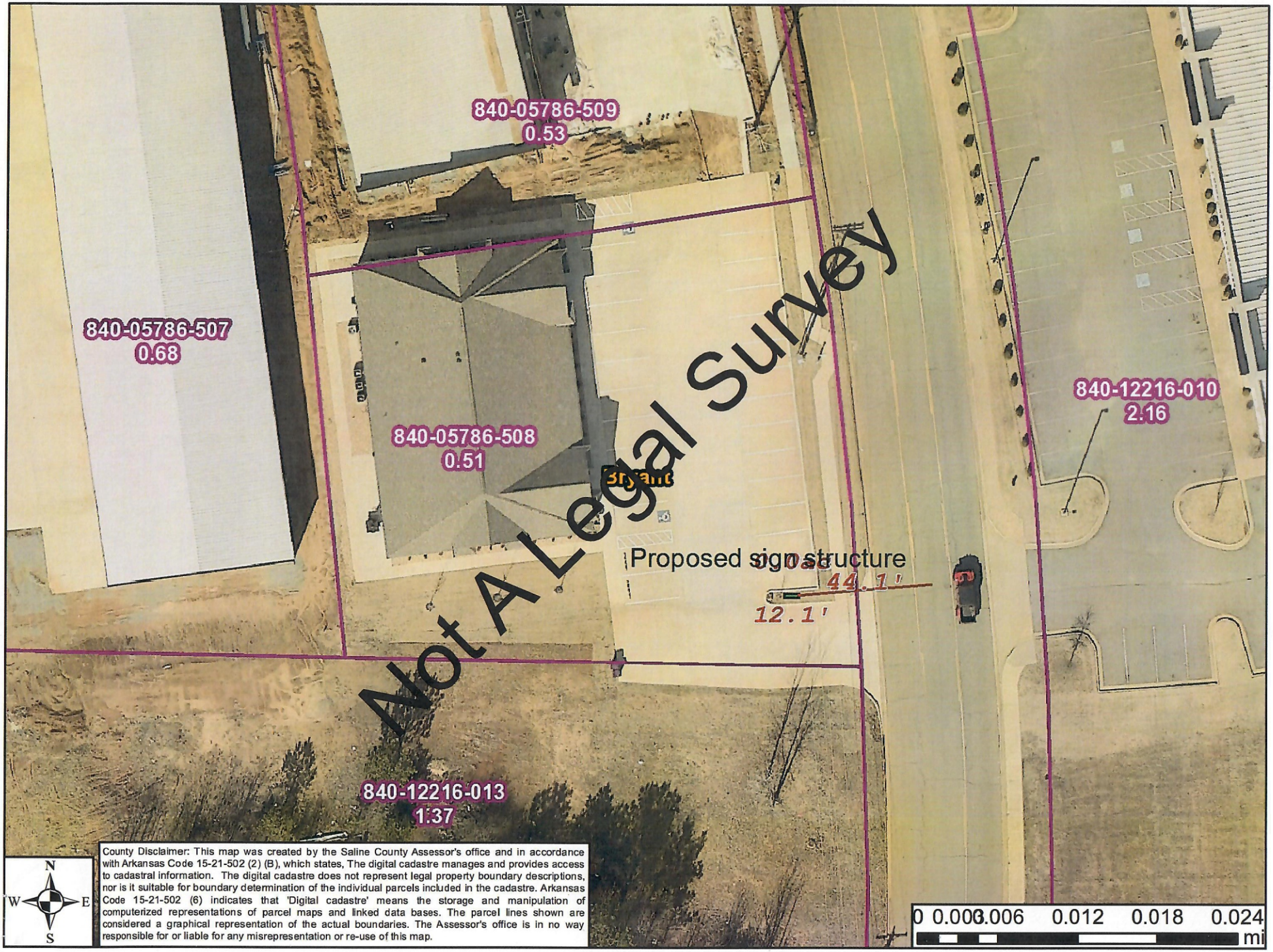
3405 Marketplace Dr.



County Disclaimer: This map was created by the Saline County Assessor's office and in accordance with Arkansas Code 15-21-502 (2) (B), which states, The digital cadastre manages and provides access to cadastral information. The digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre. Arkansas Code 15-21-502 (6) indicates that 'Digital cadastre' means the storage and manipulation of computerized representations of parcel maps and linked data bases. The parcel lines shown are considered a graphical representation of the actual boundaries. The Assessor's office is in no way responsible for or liable for any misrepresentation or re-use of this map.

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: 4/25/23

Sign Co. or Sign Owner

Name KT & T Sign / Kevin Holmes
Address 3609 Crutcher St.
City, State, Zip NLR, AR 72118
Phone 501 568-8457 / cell: 501-672-0997
Email Address ktsignartwork@yahoo.com

Property Owner

Name Jalen
Address 23337 Frontage Rd I-30
City, State, Zip Bryant, AR
Phone 501-612-4424
Email Address

GENERAL INFORMATION

Name of Business [redacted] KO AUTO SALES
Address/Location of sign 23337 Frontage Rd.
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 Kevin R Holmes, 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

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SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
	✓	4' x 40'	104	Top of Sign	Bottom of Sign	
A	(3) 3' x 8'		72	12'		
B	(2) 4 x 8' or	4x16'	32	12'	8'	
C	4' x 1'					
E	3' x 12'					
F						
G						

2337
Frontage Rd. Byrant, Ak



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FINANCING

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KO AUTO SALES

AUTO SALES

501-319-5836

Stratus™

stratusunlimited.com
888.503.1569

LOCATION NUMBER:

6

SITE ADDRESS:

1800 N Reynolds Rd Suite 8
Bryant, AR 72022

View in Google Maps

SIGN CODE:

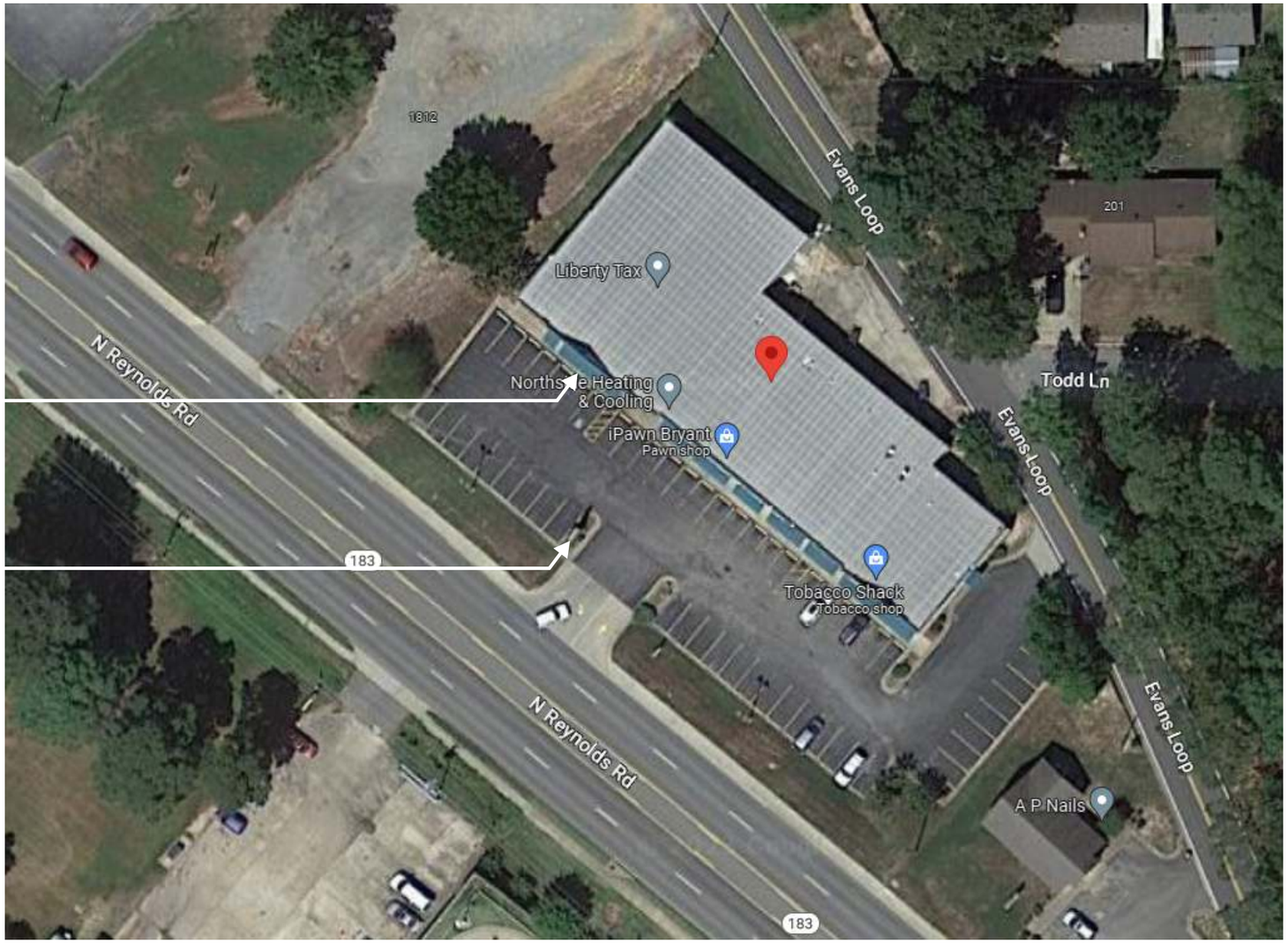
Permit timeline 2-4 Weeks
Allowed 2sf per linear ft of frontage
SF can be calculated with up to 3 distinct areas made of of squares or rectangles to measure Total SF
Window graphics are calculated in available SF Allowed
Frontage is 47' x 2 = 94sf allowed

Sage Health

Wiser healthcare for seniors.

SITE PLAN

Scale: NOT TO SCALE



N

Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT: Sage Health

ADDRESS:
1800 N REYNOLDS RD SUITE 8
BRYANT, AR 72022

PAGE NO.: 2

ORDER NUMBER: 1192818

PROJECT NUMBER: 87594

SITE NUMBER: 6

PROJECT MANAGER: KYLE FREEMAN

ELECTRONIC FILE NAME:
G:\ACCOUNTS\S\SAGE HEALTH\2023\AR\6_Bryant\6_Bryant_R1.cdr

Rev #	Req #	Date/Artist	Description
Original	425604	04/11/23 AS	
Rev 1	426137	04/17/23 AS	

Rev #	Req #	Date/Artist	Description

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E01 **STOREFRONT ELEVATION**

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

CL-H-FC-283-R-I

EXISTING SIGN SF:	0
PROPOSED SIGN SF:	83.9

EXISTING CONDITIONS





Stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: Sage Health

ADDRESS: 1800 N REYNOLDS RD SUITE 8 BRYANT, AR 72022

PAGE NO.: 3

ORDER NUMBER: 1192818

PROJECT NUMBER: 87594

SITE NUMBER: 6

PROJECT MANAGER: KYLE FREEMAN

ELECTRONIC FILE NAME: G:\ACCOUNTS\S\SAGE HEALTH\2023\AR\6_Bryant\6_Bryant_R1.cdr

Rev #	Req #	Date/Artist	Description
Original	425604	04/11/23 AS	
Rev 1	426137	04/17/23 AS	Chose this option

Rev #	Req #	Date/Artist	Description

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E01 FACE LIT CHANNEL LETTERS ON RACEWAY

Scale: 3/8"=1'-0"

CL-H-FC-283-R-I

83.9 square feet



FACES: 3/16" #2447 white acrylic with surface applied dual-color white vinyl printed to match Dk. Teal and Teal; *Graphics will illuminate white at night*

TRIMCAP: 1" jewelite trimcap painted Dk. Teal

RETURNS: 5" deep .040 alum. returns - insides painted High Gloss White; Outsides painted Dk. Teal

BACKS: .063 alum. backs - insides painted High Gloss White

ILLUM.: White LEDs as required by manufacturer; **Power supplies housed in raceway**

RACEWAY: Extruded low profile aluminum raceway 8.5" H x 4.375" D painted to match sign band

WALL MAT.: Stucco

INSTALL: Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;
Compression sleeves required to avoid crushing wall & achieve max tensioning

QUANTITY: **(1) ONE SET REQUIRED FOR STOREFRONT ELEVATION**

COLOR PALETTE

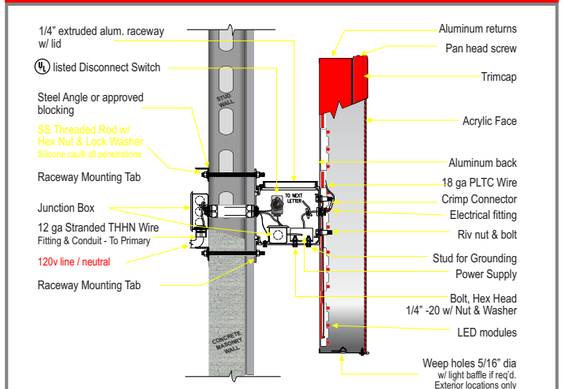
- 3M 3635-210 Dual-Color White Printed to Match PMS 309 C Dk. Teal
- 3M 3635-210 Dual-Color White Printed to Match PMS 7716 C Teal
- PMS 309 C Dk. Teal
- High Gloss White
- **RACEWAY:** Color to be provided

SIMULATED NIGHT VIEW



TRIMCAPPED:
Teal & Dk. Teal faces
Dk Teal trimcap
Dk Teal returns

FACE LIT | RACEWAY, CENTER | GENERIC INSTALL



***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete

SIGN TO BE U.L. LISTED AND SHALL MEET N.E.C. STANDARDS
Underwriters Laboratories Inc.
ELECTRIC SIGN

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-6
ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250.
ALL POWER SUPPLIES TO BE FUSED PER U.L. 48, 39.2.3
GROUNDING AND BONDING PER N.E.C. 250-00, -02, -94, -96
SIGN TO MEET N.E.C. AND U.L. 48 STANDARDS FOR ELECTRICAL SIGNS. (GROUNDING & BONDING)
AS PER N.E.C. 250-90 & NEC 600-7

PRIMARIES AND FINAL CONNECTION TO BOSN BY CERTIFIED ELECTRICIAN

Stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: Sage Health

ADDRESS: 1800 N REYNOLDS RD SUITE 8 BRYANT, AR 72022

PAGE NO.: 4

ORDER NUMBER: 1192818

PROJECT NUMBER: 87594

SITE NUMBER: 6

PROJECT MANAGER: KYLE FREEMAN

ELECTRONIC FILE NAME: G:\ACCOUNTS\S\SAGE HEALTH\2023\AR\6_Bryant\6_Bryant_R1.cdr

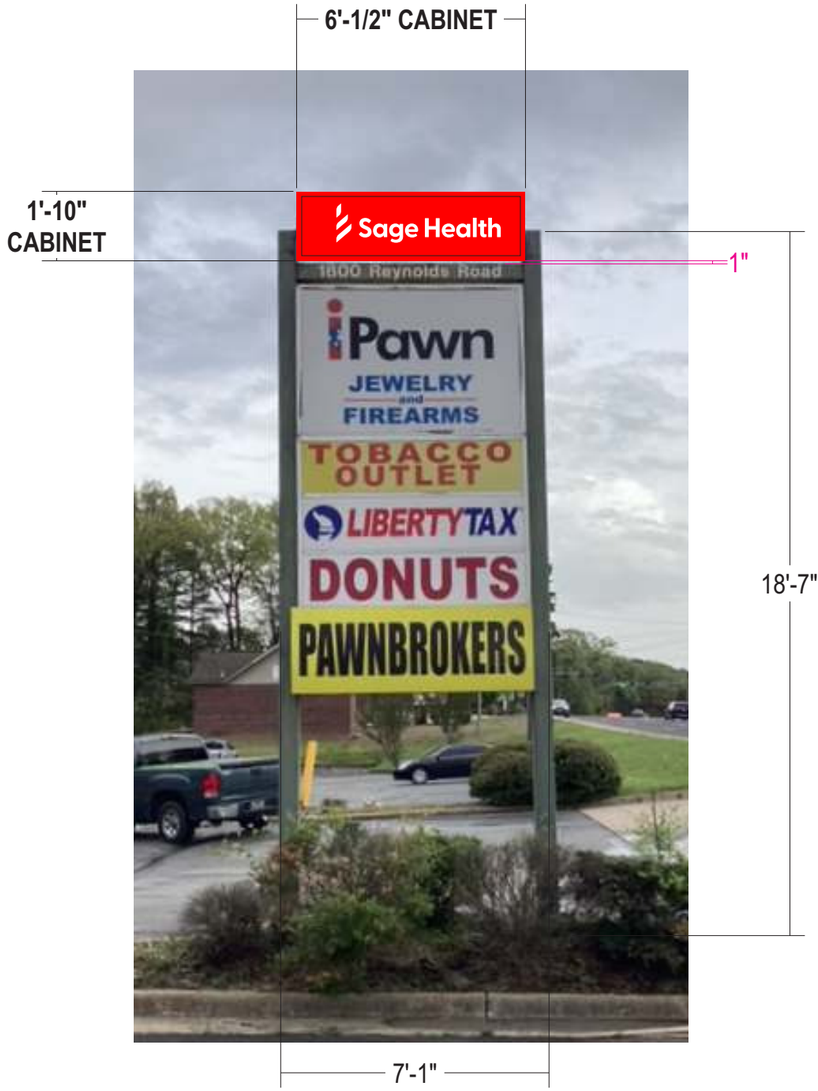
Rev #	Req #	Date/Artist	Description
Original	425604	04/11/23 AS	
Rev 1	426137	04/17/23 AS	Chose this option

Rev #	Req #	Date/Artist	Description

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E02 D/F ILLUMINATED PYLON

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



EXISTING CONDITIONS



Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT: Sage Health

ADDRESS: 1800 N REYNOLDS RD SUITE 8
BRYANT, AR 72022

PAGE NO.: 5

ORDER NUMBER: 1192818

PROJECT NUMBER: 87594

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PROJECT MANAGER: KYLE FREEMAN

ELECTRONIC FILE NAME: G:\ACCOUNTS\S\SAGE HEALTH\2023\AR\6_Bryant\6_Bryant_R1.cdr

Rev #	Req #	Date/Artist	Description
Original	425604	04/11/23 AS	
Rev 1	426137	04/17/23 AS	Chose this option

Rev #	Req #	Date/Artist	Description

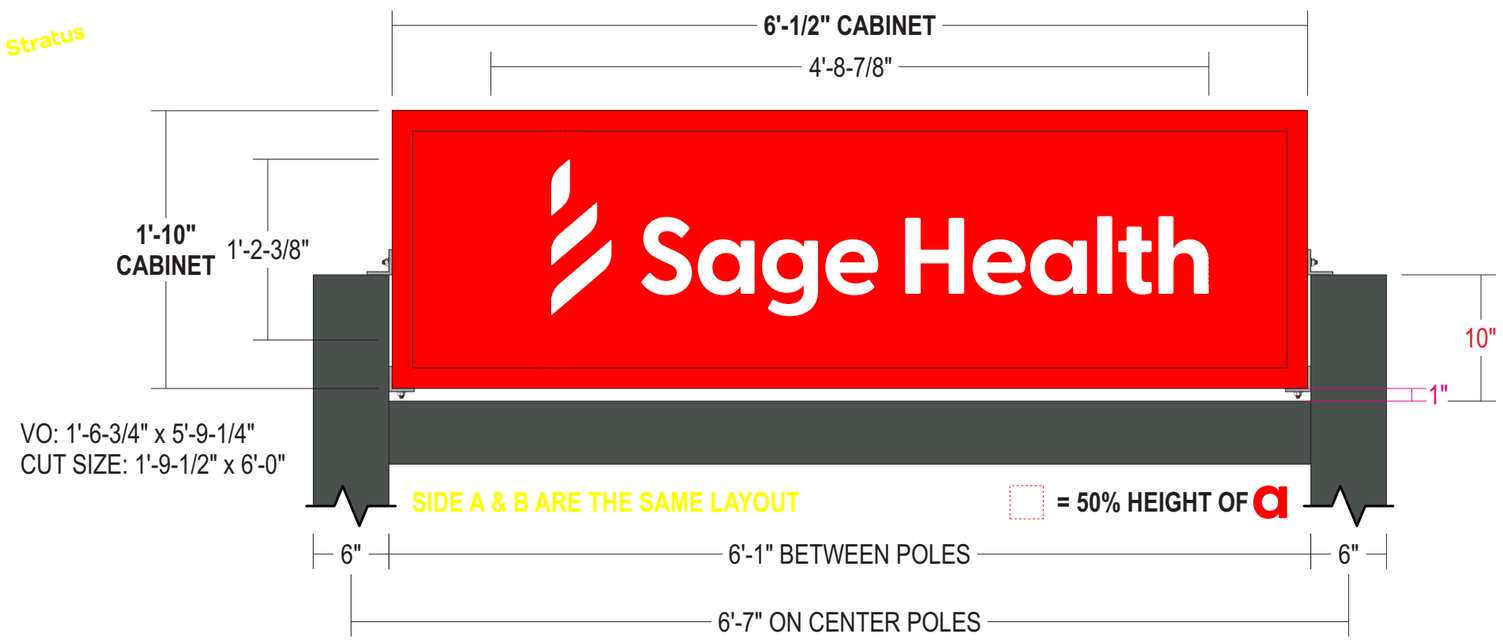
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

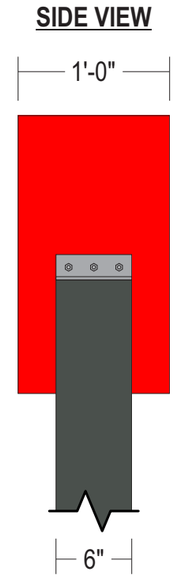
E02 D/F ILLUMINATED CABINET

Scale: 1"=1'-0"

11.1 square feet

If this cabinet is larger than the existing or alternate shape: Engineering review is required and may not be approved as shown. In this case, additional Engineering or change of scope will apply.





SIMULATED NIGHT VIEW



CABINET: 12" deep fab'd aluminum cabinet with 1-5/8" retainers painted Dk. Teal

FACES: .150 flat white polycarbonate

GRAPHICS: Surface applied digitally printed translucent vinyl to match Dk. Teal and Teal

ILLUM.: White LEDs as required by manufacturer;
Power supplies housed in cabinet

SUPPORTS: Existing 6" square supports to remain

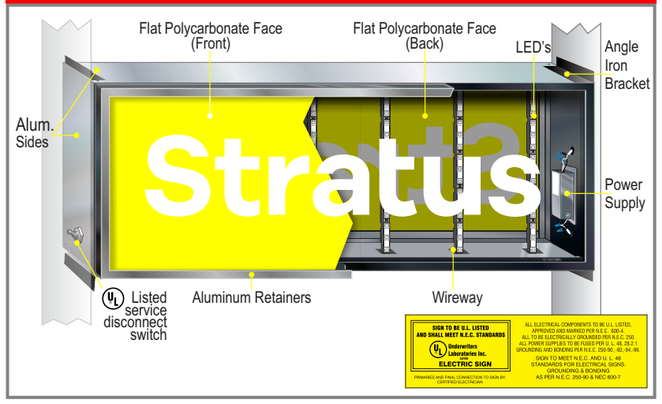
INSTALL: Mounted between supports with angle iron welded to existing post and bolted to cabinet

QUANTITY: **(1) ONE D/F ILLUMINATED CABINET REQUIRED FOR EXISTING PYLON**

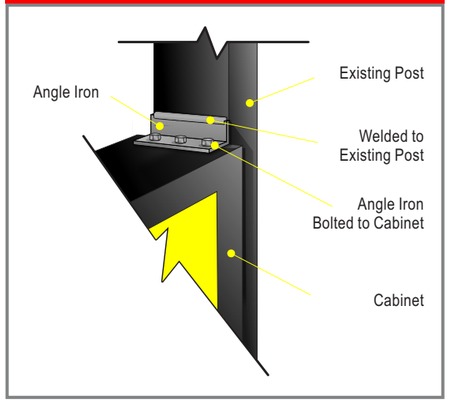
COLOR PALETTE

- Matthews White
- PMS 309 C Dk. Teal
- PMS 7716 C Teal

D/F CABINET | FLAT POLYCARBONATE FACES | LED ILLUM.



MOUNTING DETAIL



Stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: Sage Health

ADDRESS: 1800 N REYNOLDS RD SUITE 8 BRYANT, AR 72022

PAGE NO.: 6

ORDER NUMBER: 1192818

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SITE NUMBER: 6

PROJECT MANAGER: KYLE FREEMAN

ELECTRONIC FILE NAME: G:\ACCOUNTS\S\SAGE HEALTH\2023\AR\6_Bryant\6_Bryant_R1.cdr

Rev #	Req #	Date/Artist	Description
Original	425604	04/11/23 AS	
Rev 1	426137	04/17/23 AS	Chose this option, revised cabinet to Dk. Teal

Rev #	Req #	Date/Artist	Description

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

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: 05/11/2023

Sign Co. or Sign Owner

Name Lumatech Inc
Address 6301 Murray Street
City, State, Zip Little Rock, AR 72209
Phone 501-217-9919 ext 115
Email Address service@lumatechservice.com

Property Owner

Name SN Management LLC
Address 1800 N Reynolds Road
City, State, Zip Bryant, AR 72022
Phone _____
Email Address _____

GENERAL INFORMATION

Name of Business Sage Heath

Address/Location of sign 1800 N Reynolds Rd, 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 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	47'-0" x 6'-8"	83.9	19'-9"	13'-2"	
B	Pole	6'-1/2" x 1'-10"	11.1	19'-10"	18'-3"	
C						
E						
F						
G						

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: 5-16-23

Sign Co. or Sign Owner

Name Custom Advertising.
Address 23738 I-30
City, State, Zip Bryant, AR
Phone 501.847.1000
Email Address Jimmyparker65@gmail.com

Property Owner

Name Coulson
Address 5101 Northshore Lane
City, State, Zip NLR AR 72118
Phone 501.376-4223
Email Address callcenter@coulsonoil.com

GENERAL INFORMATION

Name of Business Roadrunner
Address/Location of sign 23190 I-30 Bryant
Zoning Classification C-3

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.

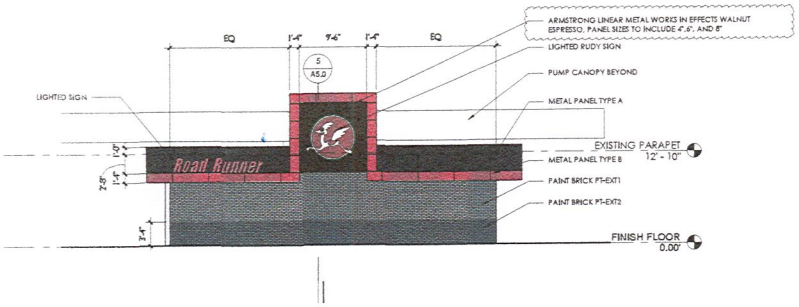
READ CAREFULLY BEFORE SIGNING

I Jimmy Parker, 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

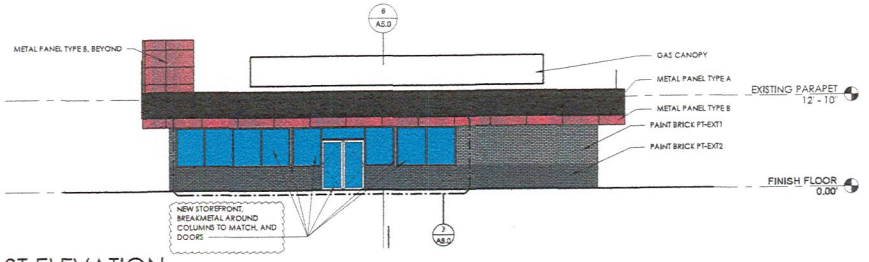
that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

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

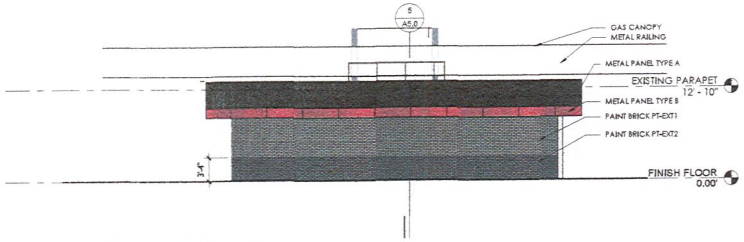
SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
Logo	Facade	6'x 6'	36	15'	12'	
A "Road Runner"	Facade	2'½ x 8	20	14	11 ½	
B						
C						
E						
F						
G						



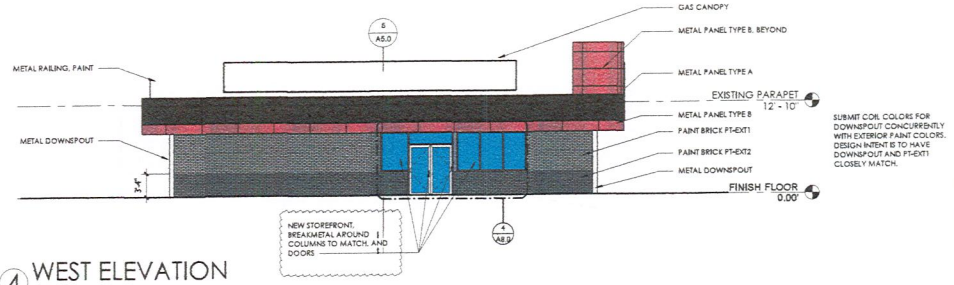
1 SOUTH ELEVATION
1/8" = 1'-0"



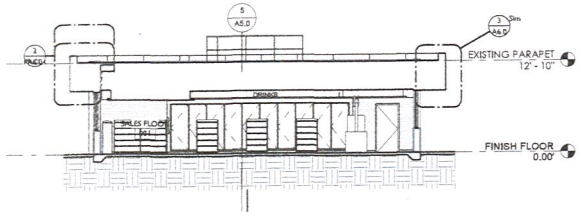
2 EAST ELEVATION
1/8" = 1'-0"



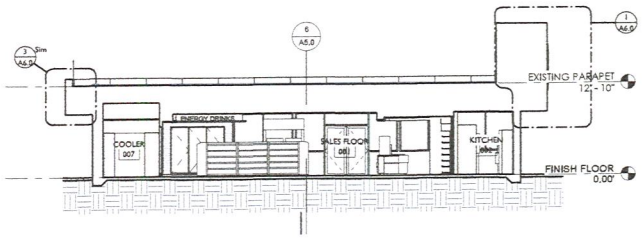
3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



6 BUILDING SECTION B
1/8" = 1'-0"



5 BUILDING SECTION A
1/8" = 1'-0"

EXTERIOR PAINT COLORS
PT-EXT1: SHERWIN WILLIAMS 7017 DORIAN GRAY
PT-EXT2: SHERWIN WILLIAMS 7019 GAUNTLET GRAY

FENNELL | PURIFOY
ARCHITECTS
100 RIVER BLUFF DRIVE, SUITE 320 · LITTLE ROCK, AR 72202
T 501.372.6734 · F 501.372.6736

REGISTERED ARCHITECT
No. 11-2
ARKANSAS
5.6.21

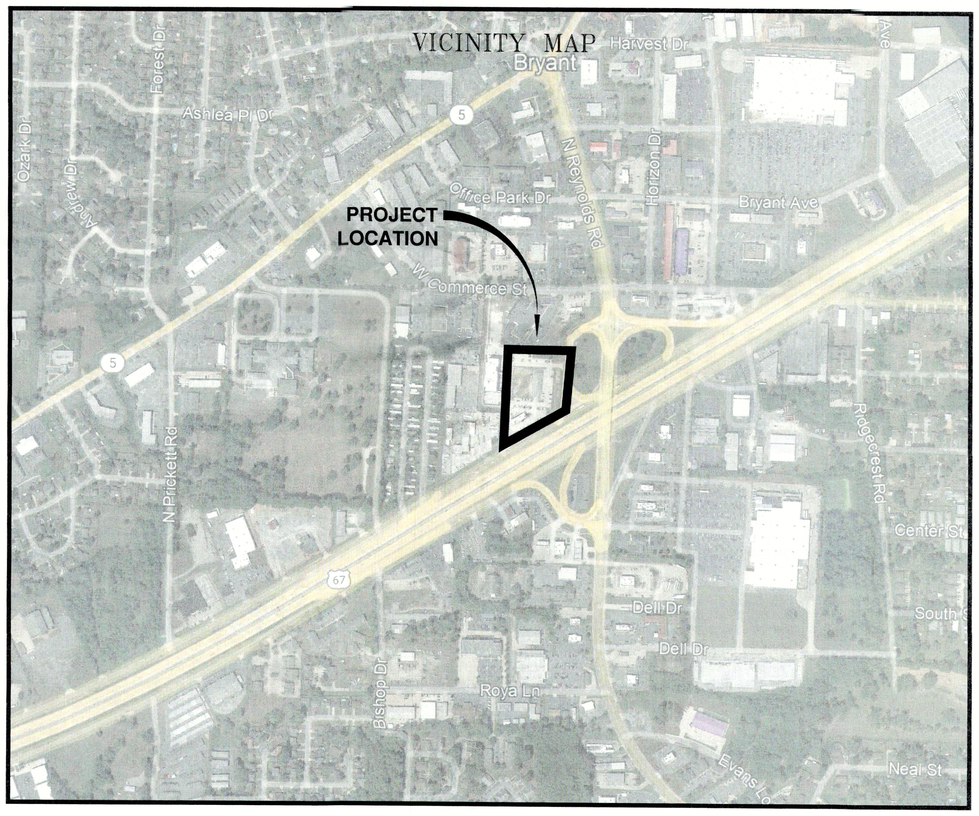
ROAD RUNNER BRYANT - STORE #1043
23190 I-30, Bryant, AR 72022

REVISIONS:
PR 001 - 09.02.22

100% CONSTRUCTION DOCUMENTS
06.15.2022

ELEVATIONS & BUILDING SECTIONS
A5.0

REYNOLDS CENTRE
COMMERCIAL EXPANSION
BRYANT, SALINE COUNTY, ARKANSAS



SCHEDULE OF DRAWINGS	
SHEET NO.	DESCRIPTION
COVER SHEET	COVER SHEET (TITLE, SCHEDULE OF DRAWINGS, VICINITY MAP)
C1.0	SITE PLAN
C2.0	DEMOLITION PLAN
C3.0	MASTER UTILITY PLAN
C4.0	WATER PLAN
C4.1	WATER DETAILS
C5.0	SANITARY SEWER PLAN & PROFILE
C6.0	GRADING & STORM DRAINAGE PLAN
C7.0	PAVING PLAN
C8.0	SIDEWALK & PARKING PLAN
C9.0	LANDSCAPE PLAN
C10.0	EROSION CONTROL PLAN



DATE: MAY 5, 2023

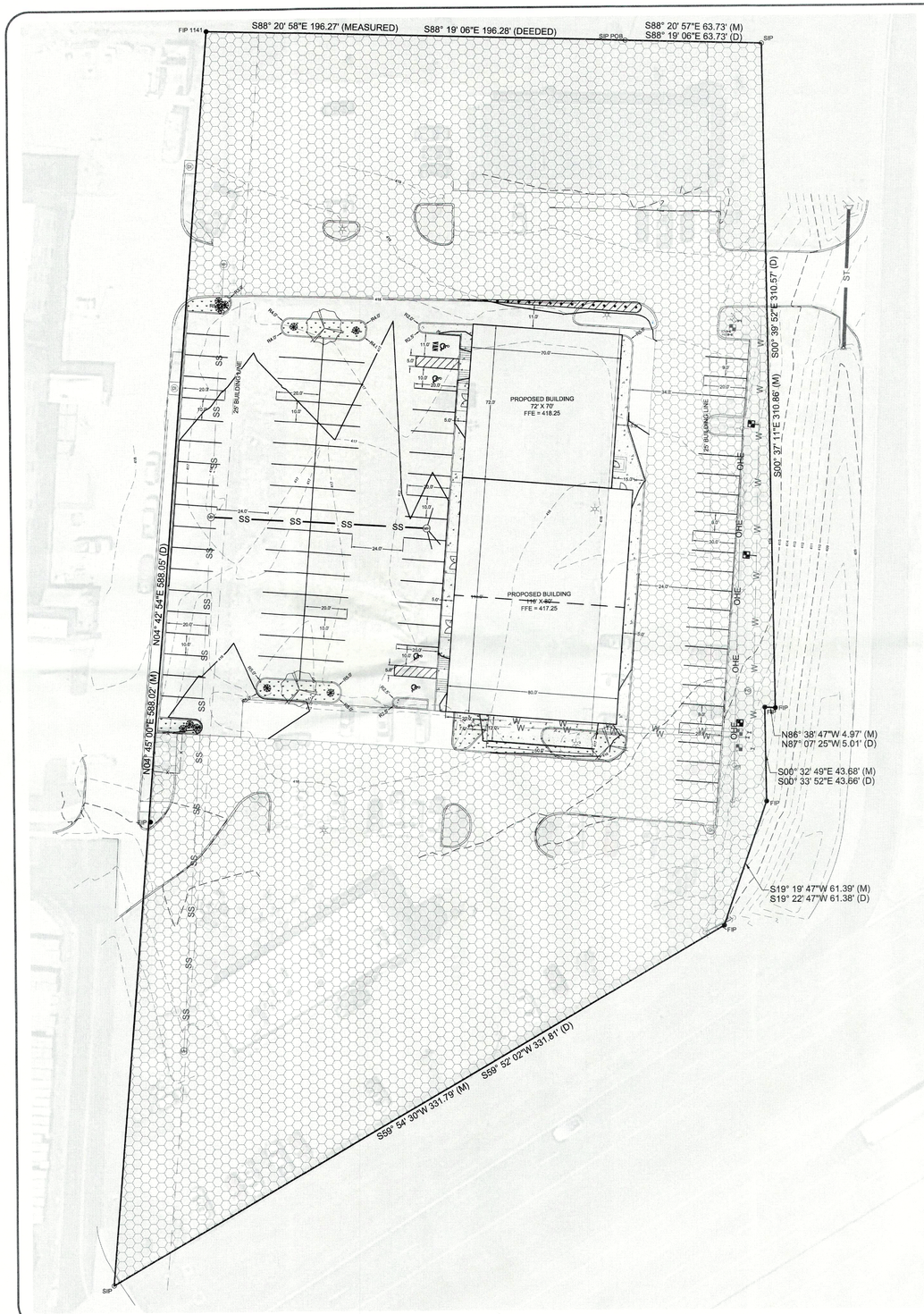
PREPARED BY:

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530

PREPARED FOR:
ALAN BUBBUS
RYAN ROONEY
ANCHOR REALTY
1600 GREGORY ST.
NORTH LITTLE ROCK, ARKANSAS 72114

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND



NORTH

30 0 30 60

Scale 1" = 30 ft

SITE AND BUILDING STATISTICS:

PROPOSED BUILDING: 13,840 SQ.FT.
BUILDING HEIGHT: ONE STORY
BLDG SITE COVERAGE: 10.0%

PARKING CALCULATIONS:

CRITERIA: C-2 HIGHWAY COMMERCIAL DISTRICT

PROPOSED BUILDING: 13,840 SQ. FT. OCCUPIED SPACE
PARKING PROVIDED: 91 TOTAL
HANDICAP PROVIDED: 4 TOTAL
VAN SPACES PROVIDED: 1 TOTAL

LEGEND:

- EXISTING DEVELOPMENT
- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x — x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
- DI — DROP INLET
- FO — FIBER OPTIC
- TP — TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

LEGEND - PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE
	3	CREPE MYRTLE Lagerstroemia	BBB	3" CAL
	10	DWARF NANDINA Nandina dumestion	CONT.	3 GAL

NOTE: GROUND COVER TO BE BERMUDA GRASS UNLESS OTHERWISE NOTED

GENERAL NOTES:

1.) IRON PINS SET AT ALL LOT CORNERS.
2.) BUILDING LINES SHALL BE AS INDICATED ON THIS PLAT.
3.) EASEMENTS SHALL BE A MINIMUM 15 FEET IN WIDTH UNLESS NOTED OTHERWISE.
4.) WATER &SEWER SERVICE PROVIDED BY CITY OF BRYANT.
5.) THIS PROPERTY IS ZONED "C-2."
6.) CURVE DIMENSION MEASURED ALONG CHORD.
7.) NO CHANGES IN THE FINAL PLAT ARE PERMITTED WITHOUT APPROVAL OF THE BRYANT PLANNING COMMISSION.
8.) BASIS OF BEARINGS: AR GRID NORTH

IRON PINS SET = 1/2" REBAR

F.I.P. = FOUND 1/2" REBAR

BASIS OF BEARINGS = GRID NORTH,
ARKANSAS STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

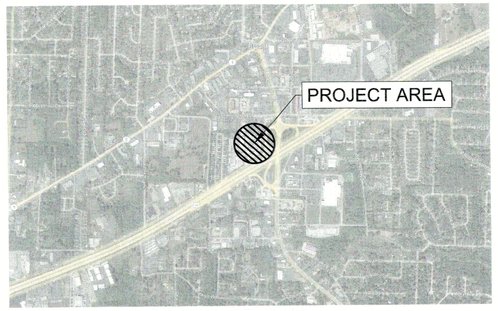
UTILITIES:

BRYANT WATER DEPARTMENT
210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
(501) 943-0469

FIRST ELECTRIC COOPERATIVE
1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400



VICINITY MAP

LEGAL DESCRIPTION: REYNOLDS CENTRE

LANDS LYING IN PART OF THE NE¼ OF THE SE¼ OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 SULLIVAN PLACE SUBDIVISION, BRYANT ARKANSAS FILED FOR RECORD 1999-54495 RECORDS OF SALINE COUNTY, SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 63.73 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 310.57 FEET; THENCE NORTH 87 DEGREES 07 MINUTES 25 SECONDS WEST 5.01 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 43.66 FEET; THENCE SOUTH 19 DEGREES 22 MINUTES 47 SECONDS WEST 61.38 FEET; THENCE SOUTH 59 DEGREES 52 MINUTES 02 SECONDS WEST 331.81 FEET; THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 588.05 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 196.28 FEET TO THE POINT OF BEGINNING CONTAINING 3.166 ACRES MORE OR LESS.

FLOOD STATEMENT:
FIRM FLOOD INSURANCE RATE MAP PANELS 05125C0380E (EFFECTIVE DATE: JUNE 5, 2020) AND 05125C0360E (EFFECTIVE DATE: JUNE 5, 2020) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

CERTIFICATE OF SITE PLAN APPROVAL:

PURSUANT TO THE BRYANT UNIFIED DEVELOPMENT CODE, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THIS AUTHORITY OF SAID RULES AND REGULATIONS.

DATE _____ SIGNED - CHAIRMAN
BRYANT PLANNING COMMISSION

CERTIFICATE OF OWNER:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION _____ SIGNED
ANCHOR REALTY

SOURCE OF TITLE INSTRUMENT NO. _____

CERTIFICATE OF SURVEY ACCURACY:

I, T. R. BOND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN ACCORDANCE WITH THE EXISTING MONUMENTS OF THE AREA IMPROVEMENTS

DATE: _____ T. R. BOND,
REGISTERED LAND SURVEYOR,
NO. 28, ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY:

I, THOMAS R. BOND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN MADE BY ME; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE JACKSONVILLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

DATE: _____ THOMAS R. BOND,
REGISTERED PROFESSIONAL ENGINEER
NO. 2219, ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 28 SIGNATURE T.R. BOND PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION BOND CONSULTING ENGINEERING, INC. NO. 112 ARKANSAS ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 2219 THOMAS R. BOND

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530
E-mail: tbond@bondcivil.com
E-mail: anbond@sbcglobal.com

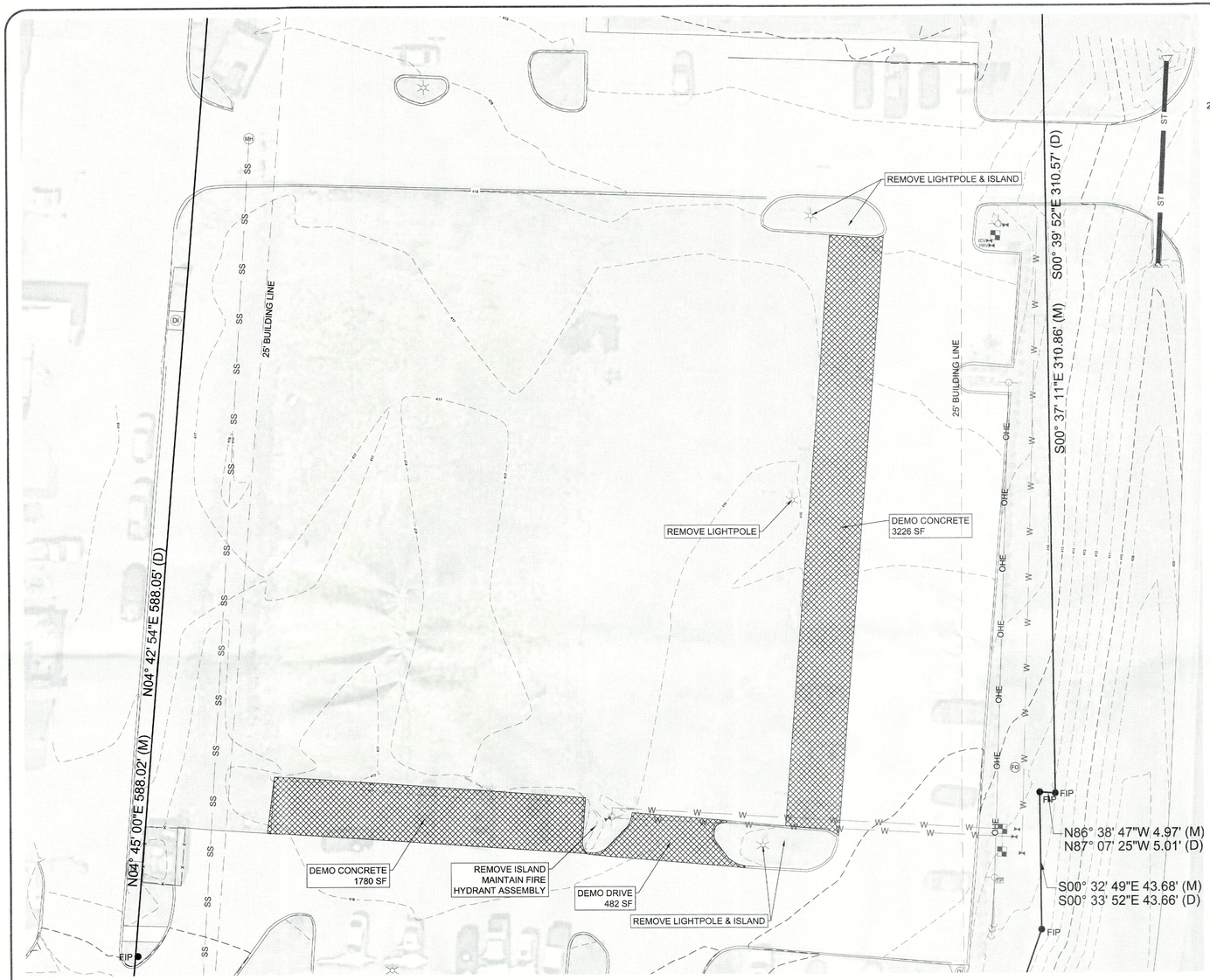
Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

SITE PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

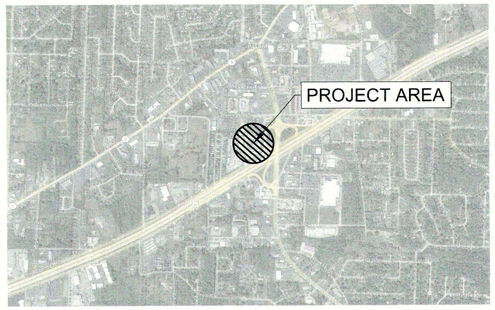
C1.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND:

CONCRETE PAVEMENT TO BE DEMOLISHED

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W WATER LINE
- SS SEWER LINE
- OHE OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 CONTOUR
- x x FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH SEWER MANHOLE
- DI DROP INLET
- FO FIBER OPTIC
- TP TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

UTILITIES:

BRYANT WATER DEPARTMENT
210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
(501) 943-0469

FIRST ELECTRIC COOPERATIVE
1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
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CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
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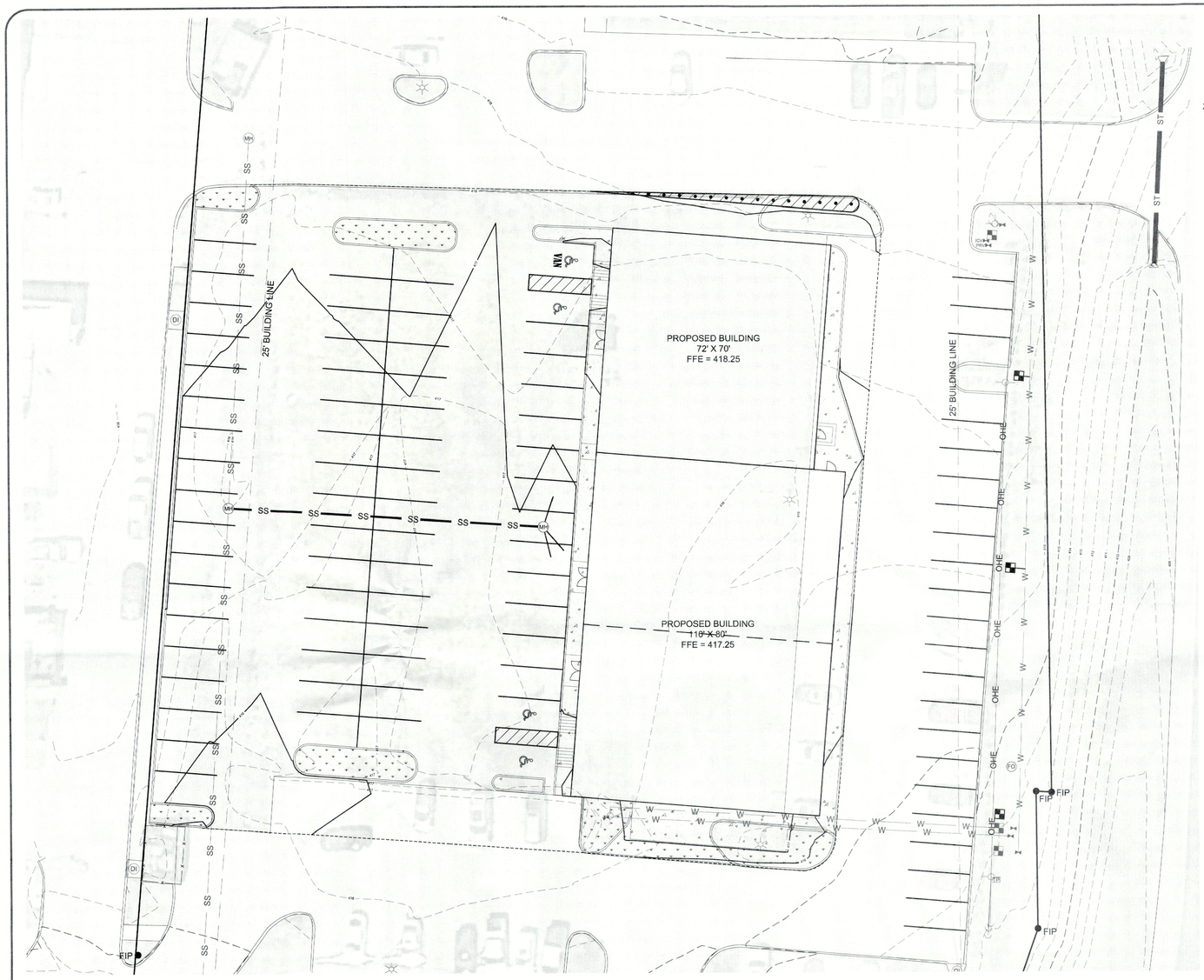
E-mail: tbond@bondcse.com
E-mail: jrobinson@bondcse.com

Prepared For:
Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

DEMOLITION PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

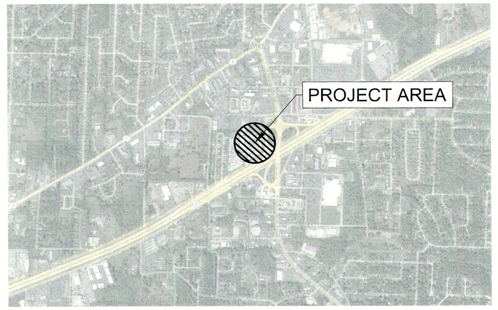
C2.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x x — FENCE
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- WATER METER
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1-800-483-5400

GENERAL NOTES:

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3. ALL WATER LINES TO BE CONSTRUCTED OF SDR 17 PVC CLASS 250 UNLESS OTHERWISE STATED.

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11. ALL WATER SHALL HAVE TRACER WIRE INSTALLED.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND

CERTIFICATE OF AUTHORIZATION
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ARKANSAS ENGINEER

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Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
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North Little Rock, AR 72114

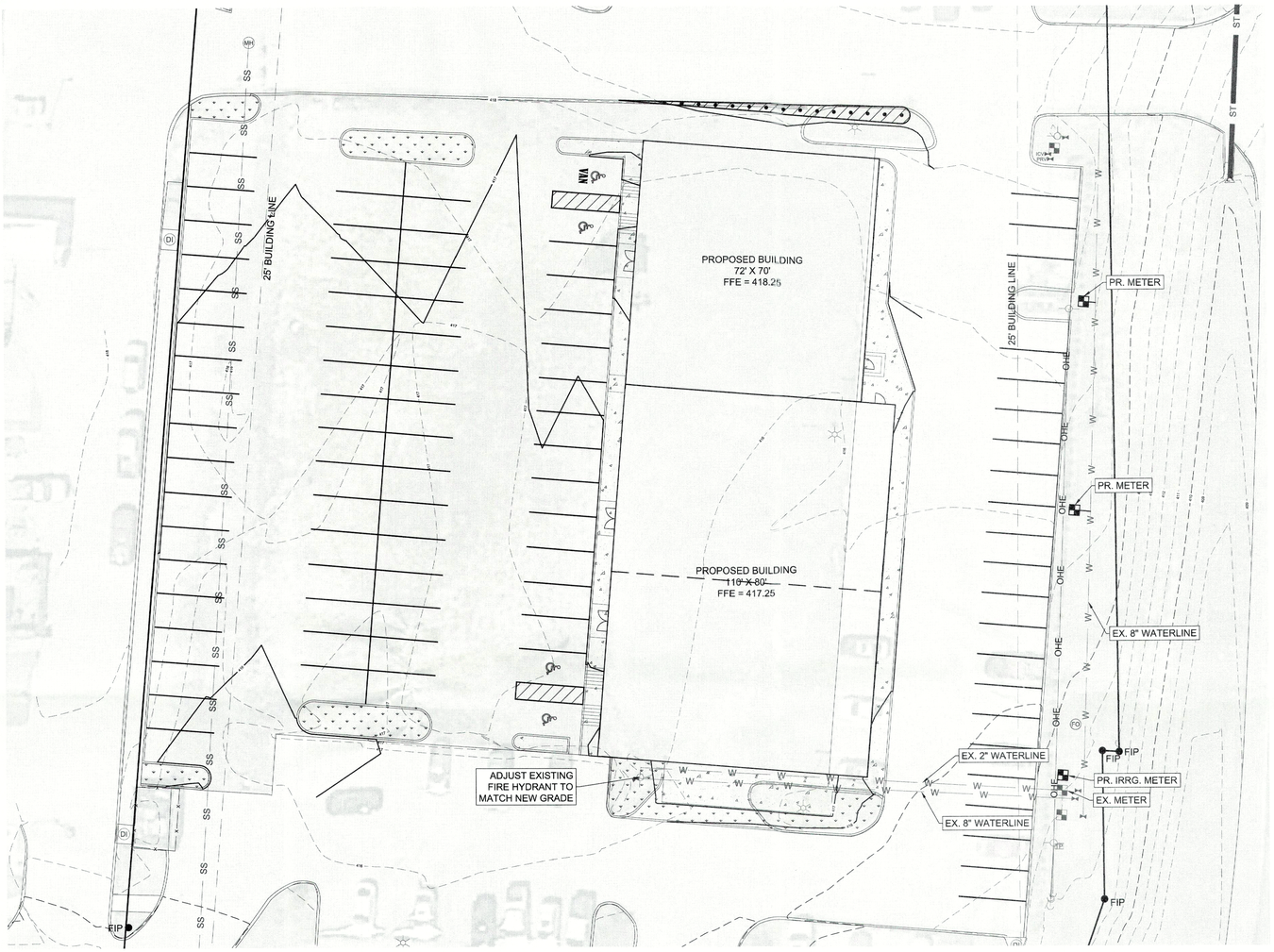
MASTER UTILITY PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922

DATE: 5-5-2023

REVISIONS:

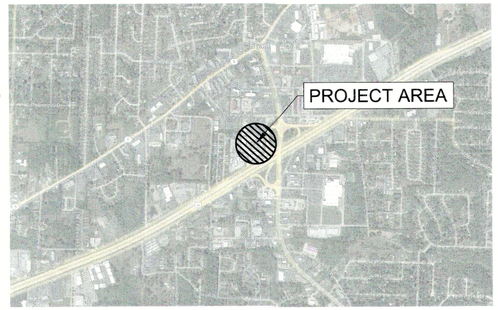
C3.0



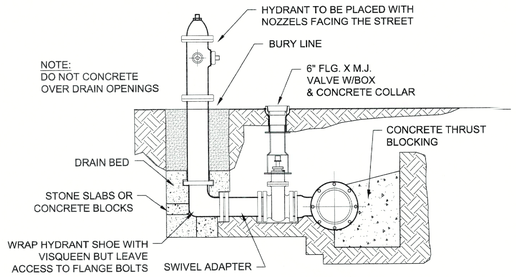
NORTH

20 0 20 40

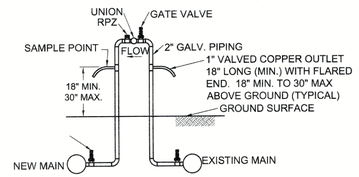
Scale 1" = 20 ft



VICINITY MAP



DETAIL - FIRE HYDRANT



FILLING APPARATUS FOR NEW PIPE LINES

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
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UTILITIES:

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210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR. 72022
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JACKSONVILLE, AR 72076
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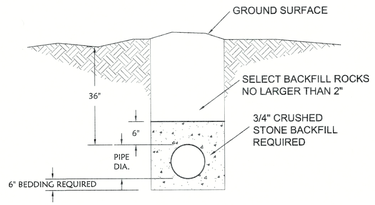
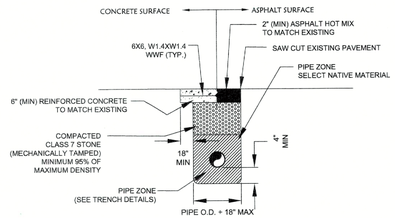
CENTURYTEL
1-800-483-5400



(CLASS 250 PVC) WATERLINE BEDDING DETAIL



PAVEMENT REPLACEMENT

N.T.S.

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
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E-mail: tbond@bondce.com
E-mail: archimond@bondce.com

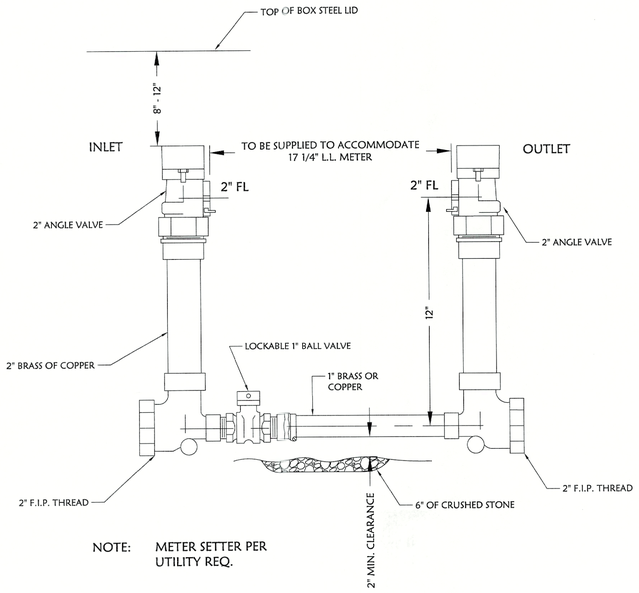
Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

WATER PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

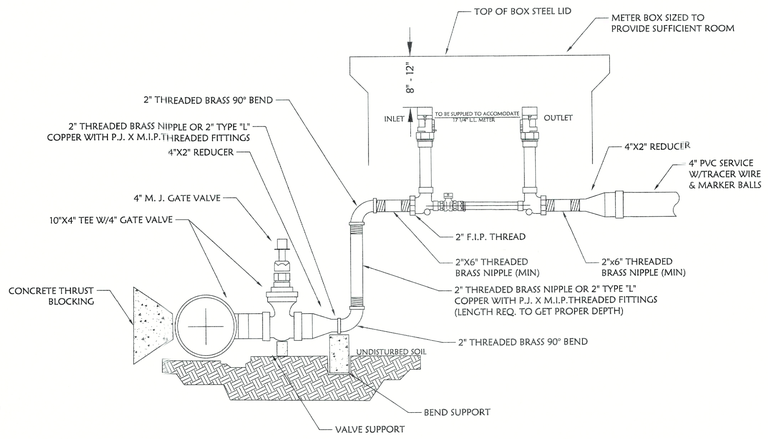
PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

C4.0

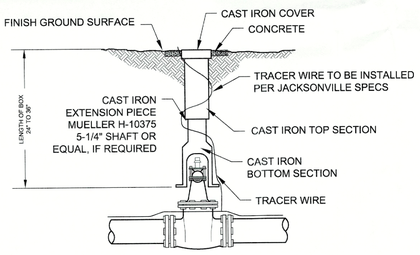


NOTE: METER SETTER PER UTILITY REQ.

2" METER SETTING DETAIL



2" METER SETTING DETAIL

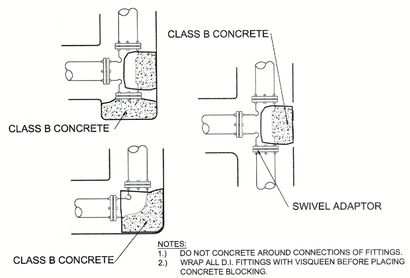


NOTES:
WHEN DEPTH OF OPERATING NUT EXCEEDS FOUR FEET, A VALVE STEM EXTENSION SHALL BE INSTALLED WITH CENTERING ACCESSORIES THAT MAINTAIN BOTH PLUMB AND CENTERLINE ALIGNMENT.

POUR MIN. 3000 PSI CONCRETE 2'-6" SQUARE X 4" THICK AROUND ALL VALVE BOX TOPS.

THE 2-WIRE TRACER LOOP IS REQUIRED FOR BOTH NORMAL AND DEEP VALVE BOXES.

DETAIL - VALVE SETTING



NOTES:
1.) DO NOT CONCRETE AROUND CONNECTIONS OF FITTINGS. WRAP ALL D.I. FITTINGS WITH VISQUEEN BEFORE PLACING CONCRETE BLOCKING.

TYPICAL BLOCKING FOR FITTINGS

STATE OF ARKANSAS
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E-mail: tbond@bondce.com
E-mail: anobinson@bondce.com

Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

WATER DETAILS
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

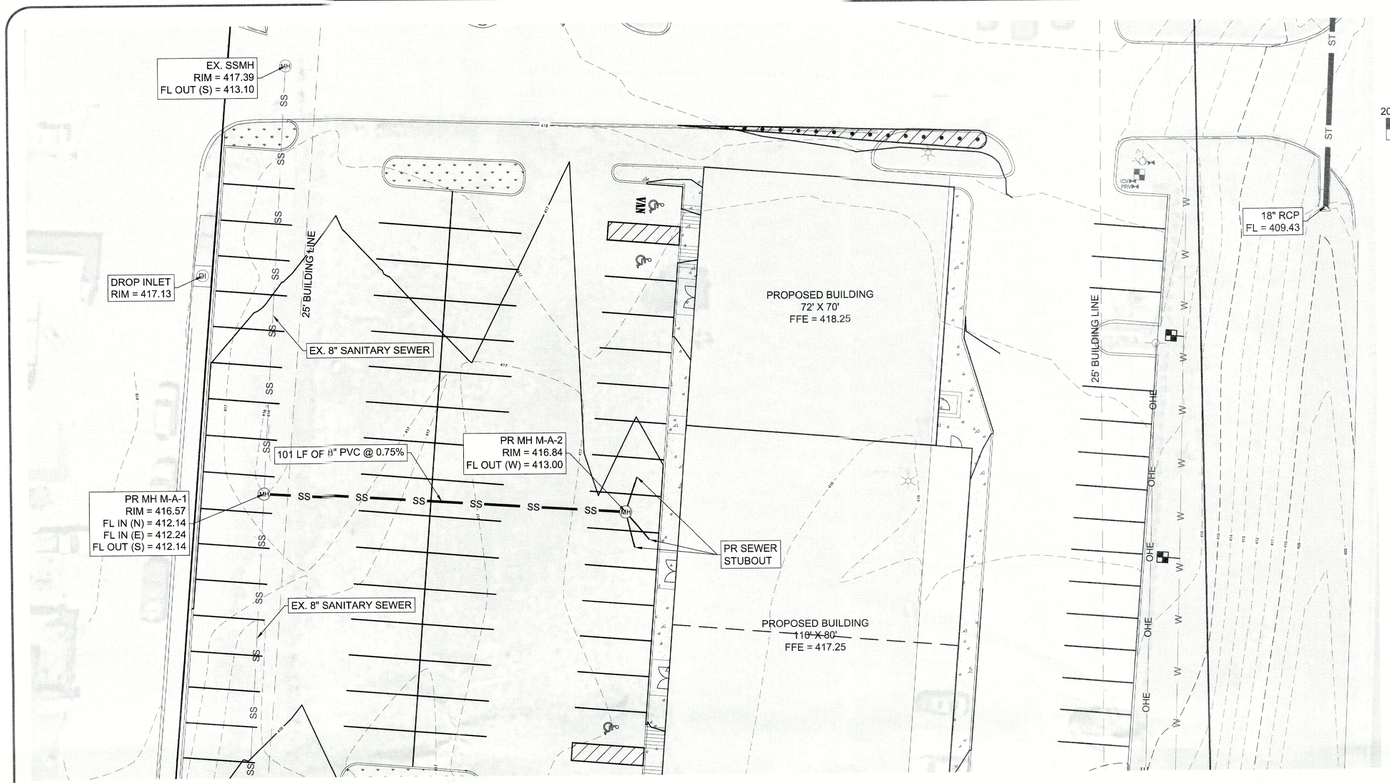
PROJECT: 9922

DATE: 5-5-2023

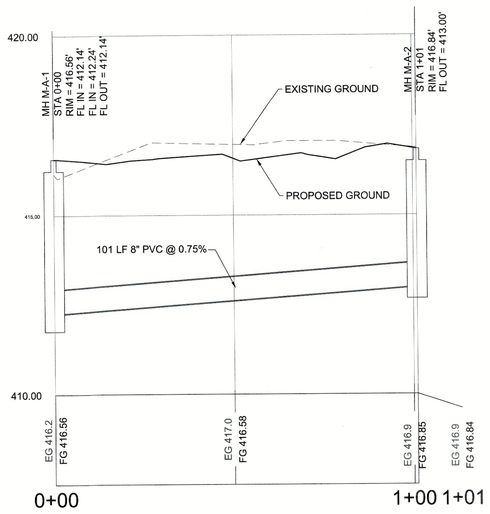
REVISIONS:

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC. NO. 112
ARKANSAS ENGINEER

C4.1



SEWER MAIN 'A' PLAN



SEWER MAIN 'A' PROFILE

UTILITIES:

BRYANT WATER DEPARTMENT
210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

BRYANT WASTEWATER DEPARTMENT
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JACKSONVILLE, AR 72076
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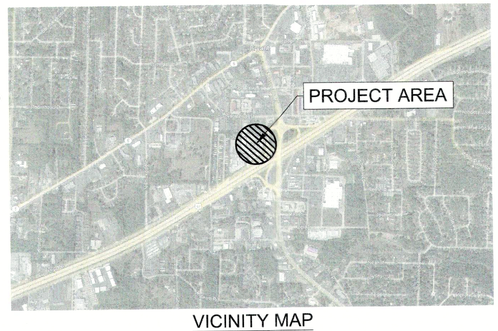
CENTURYTEL
1-800-483-5400

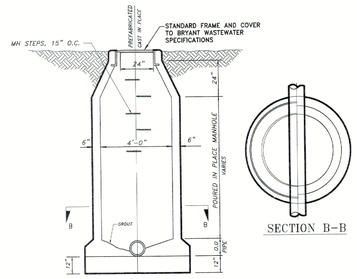
NORTH

20 0 20 40

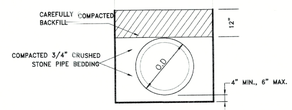
Scale 1" = 20 ft



VICINITY MAP



SECTION MANHOLE



CLASS 'B' BEDDING DETAIL

REQUIRED FOR ALL PVC PIPE

GENERAL NOTES:

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- WATER METER
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- (DI) DROP INLET
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ARKANSAS ENGINEER

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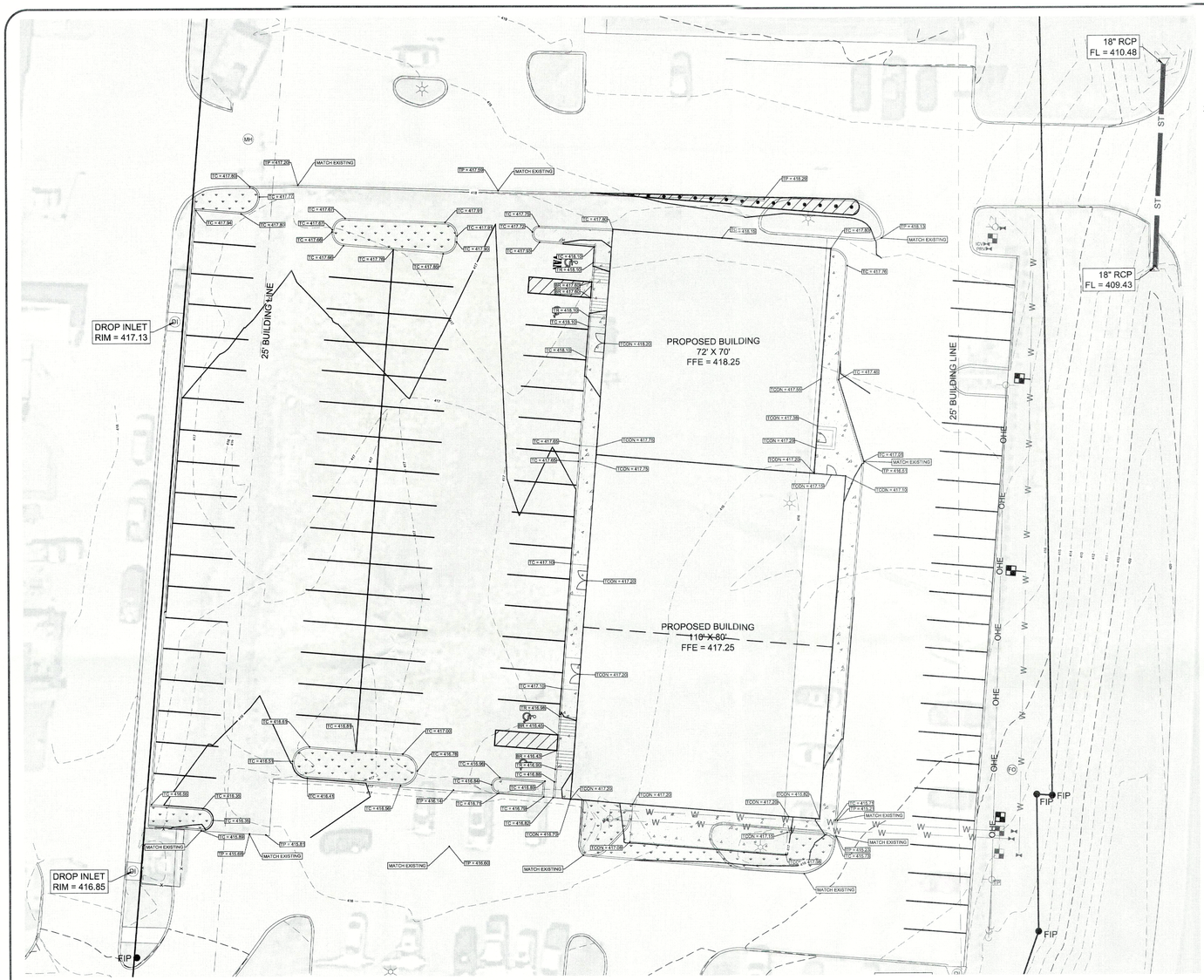
E-mail: arobinson@bondce.com

Prepared For:
Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

SANITARY SEWER PLAN & PROFILE
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

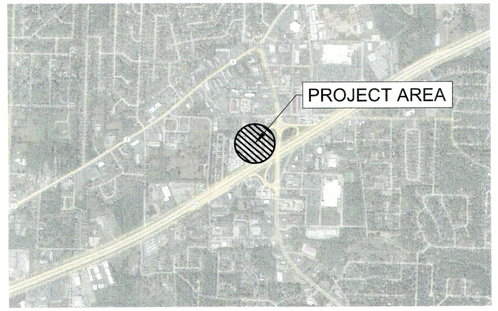
C5.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND:	
TC = 100.00	TOP OF CURB
TP = 100.00	TOP OF PAVEMENT
TCON = 100.00	TOP OF CONCRETE
TR = 100.00	TOP OF RAMP
BR = 100.00	BOTTOM OF RAMP

LEGEND:	
	BOUNDARY LINE
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	EASEMENT LINE
W	WATER LINE
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Prepared For:

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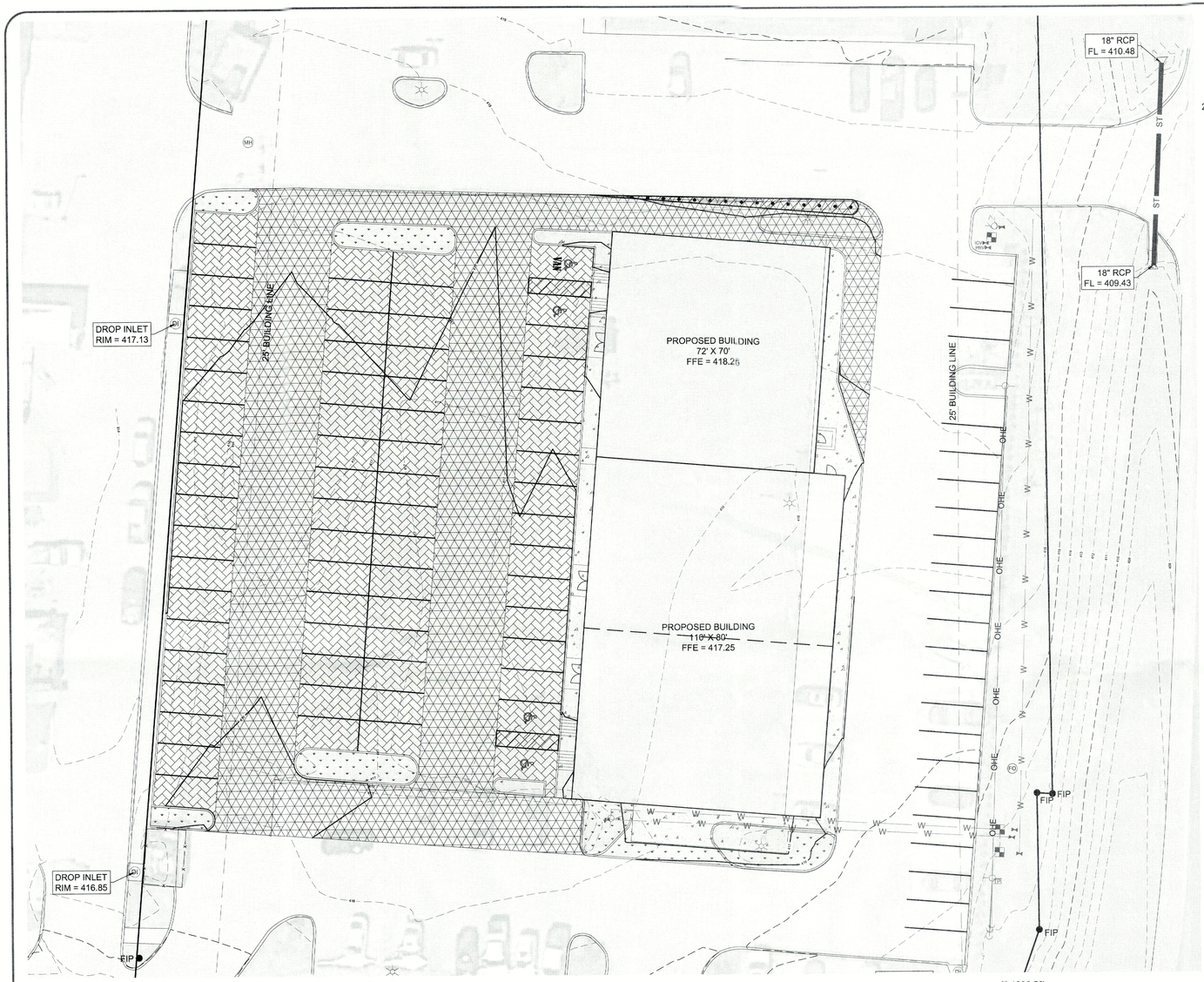
GRADING & STORM DRAINAGE PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922

DATE: 5-5-2023

REVISIONS:

C6.0



NORTH

20 0 20 40

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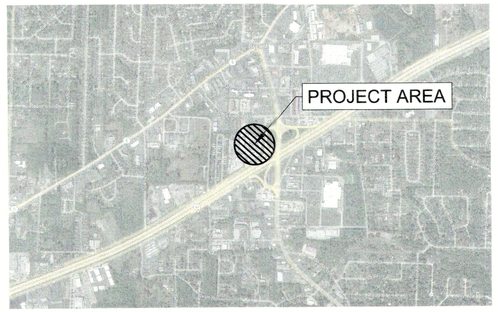
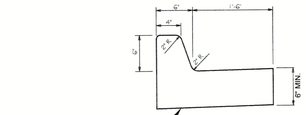


VICINITY MAP

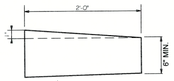


GROUND COMPACTED TO 95% STANDARD PROCTOR

NOTE: ALL CURBS TO HAVE 1/4" EXPANSION JOINTS @ MINIMUM 100 FT WITH DOWELS AND CONTROL JOINTS @ MAXIMUM 20 FT.

NOTE: CONTRACTION JOINTS AT 10' INTERVALS 1-1/3" DEEP

DETAIL - STANDARD CURB & GUTTER

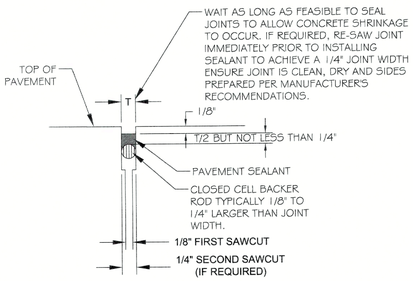


GROUND COMPACTED TO 95% STANDARD PROCTOR

NOTE: ALL CURBS TO HAVE 1/4" EXPANSION JOINTS @ MINIMUM 100 FT WITH DOWELS AND CONTROL JOINTS @ MAXIMUM 20 FT.

NOTE: CONTRACTION JOINTS AT 10' INTERVALS 1-1/3" DEEP

DETAIL - ROLLED CURB

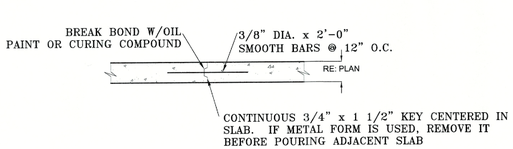


NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

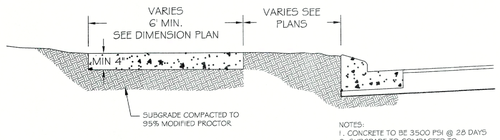
DETAIL - PCC JOINT BLOW-UP

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- x x — FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
- DI — DROP INLET
- FO — FIBER OPTIC
- TP — TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

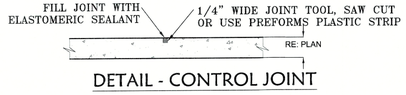


DETAIL - CONSTRUCTION JOINT

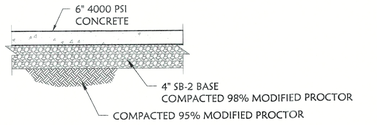


NOTES:
1. CONCRETE TO BE 3500 PSI @ 28 DAYS
2. SUBGRADE TO COMPACTED TO 95% STANDARD PROCTOR.
3. CONTROL JOINTS SHALL BE MIN. EVERY 5 FT. 4 EXPANSION JOINTS SHALL BE 50 FT. SEE JOINT PATTERN

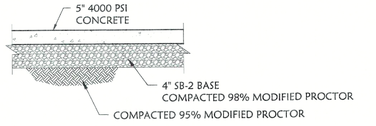
DETAIL - SIDEWALK



DETAIL - CONTROL JOINT



DETAIL - 6" HEAVY DUTY CONCRETE PAVING



DETAIL - 5" LIGHT DUTY CONCRETE PAVING

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

LEGEND:

- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- SIDEWALK

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND

BOND CONSULTING ENGINEERS, INC.
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Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

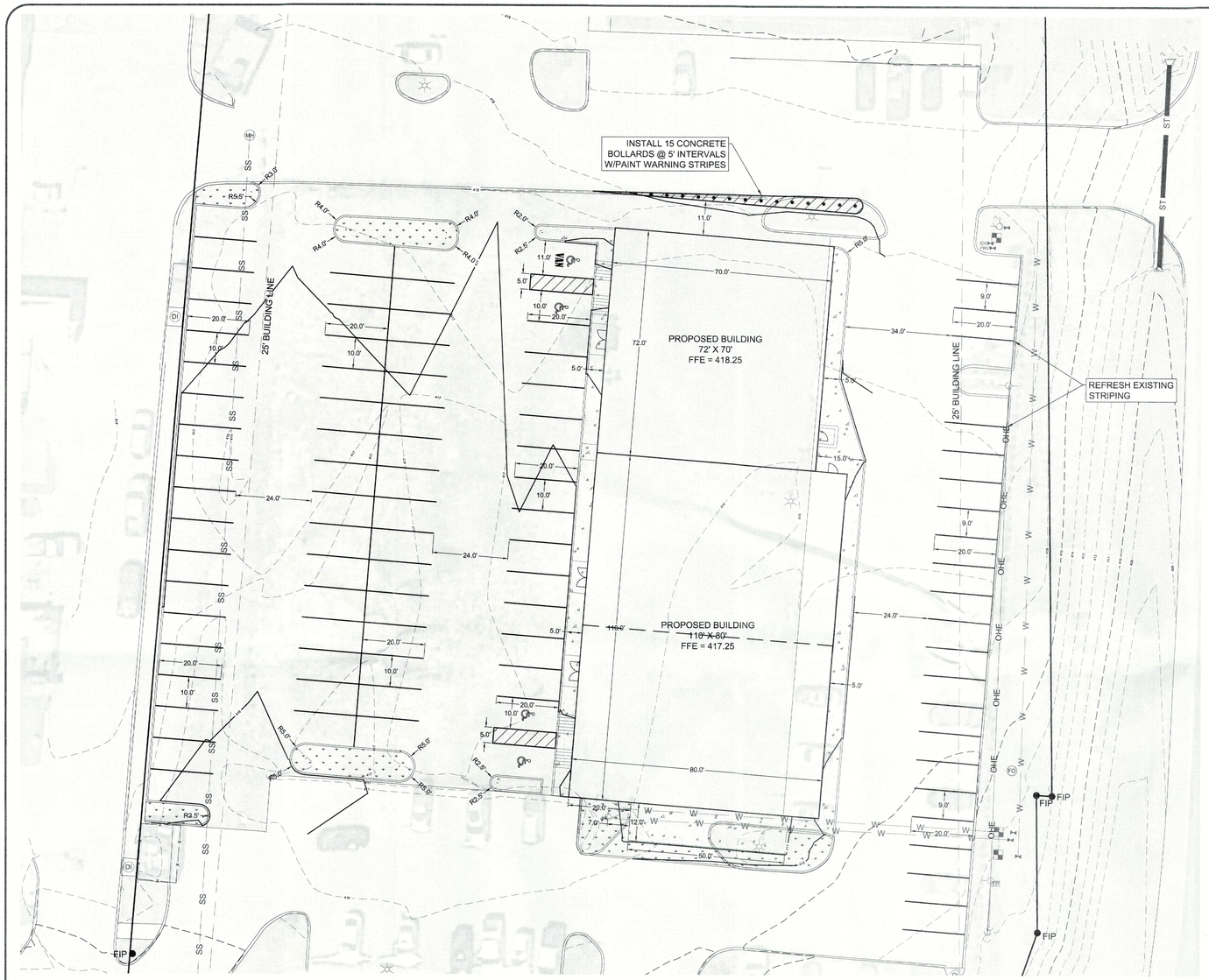
PAVING PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

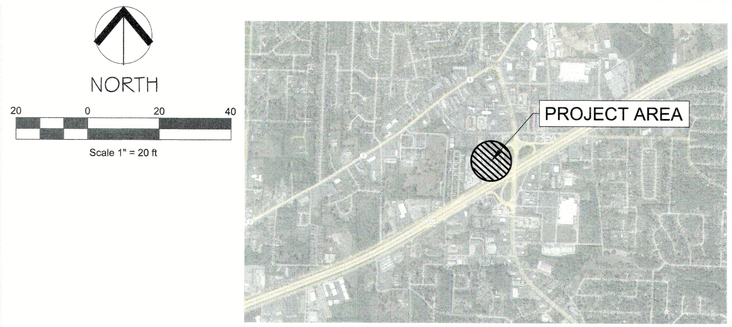
PROJECT: 9922

DATE: 5-5-2023

REVISIONS:

C7.0





VICINITY MAP

GENERAL NOTES:
IN NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED ON THE PLANS, WHEELCHAIR RAMPS ARE TO BE PROVIDED AT ALL CORNERS OR CURBED STREET INTERSECTIONS AND MID-BLOCK CROSSWALK LOCATIONS. IN ALTERATIONS WHEELCHAIR RAMPS ARE TO BE PROVIDED AT CURBED STREET INTERSECTIONS WITH PEDESTRAIN TRAFFIC AND MID-BLOCK CROSSWALK LOCATIONS.

THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1. THE SURFACE TEXTURE OF THE RAMP SHALL CONFORM TO A CLASS 6 FINISH ACCORDING TO ARDOT SECTION 802.19.

THE NORMAL GUTTER GRADE SHALL BE MAINTAINED THROUGH THE AREA ON THE RAMP. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THE MINIMUM THICKNESS OF THE RAMP, WALK, AND LANDING SHALL BE 4". THE MINIMUM WIDTH OF THE RAMPS SHALL BE THE EXISTING WALK WIDTH OR 36", WHICHEVER IS GREATER.

RAMPS SHALL BE MODIFIED AS NECESSARY TO INSURE THAT THEY ARE PARALLEL TO A LINE DRAWN FROM THE CENTER OF ONE RAMP TO THE CENTER OF THE RAMP ON THE OPPOSITE SIDE OF THE INTERSECTION.

THE DIMENSIONS AND QUANTITIES SHOWN ON THIS DRAWING ARE FOR A 90 DEGREE INTERSECTION ONLY. DIMENSIONS AND QUANTITIES FOR SKEWED INTERSECTIONS WILL VARY, AND ARE TO BE DETERMINED BY THE ENGINEER.

NOTE:
CONTRACTOR TO BUILD ALL HANDICAP RAMPS AND LANDING PADS.

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
- RIGHT-OF-WAY
- 100 — CONTOUR
- FENCE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
- DI — DROP INLET
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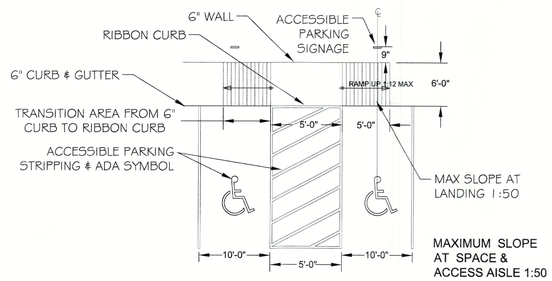
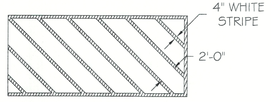
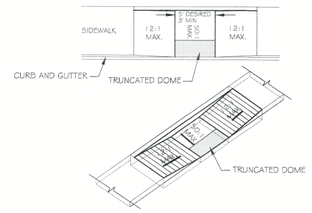


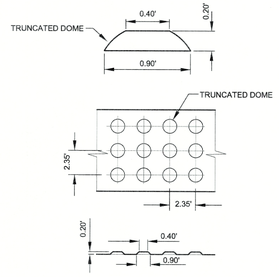
TYP RESERVED PARKING



STRIPING DETAIL
HANDICAP AREA



HANDICAP RAMP - TYPE 5



DETAIL - TRUNCATED DOMES

GENERAL NOTES FOR DETECTABLE WARNING DEVICES

1.) THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF THE CURB.
2.) TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH AND A CENTER-TO-CENTER SPACING OF 2.35 INCHESMEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMNET.
3.) DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4.) DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE

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E-mail: andrewr@bondce.com

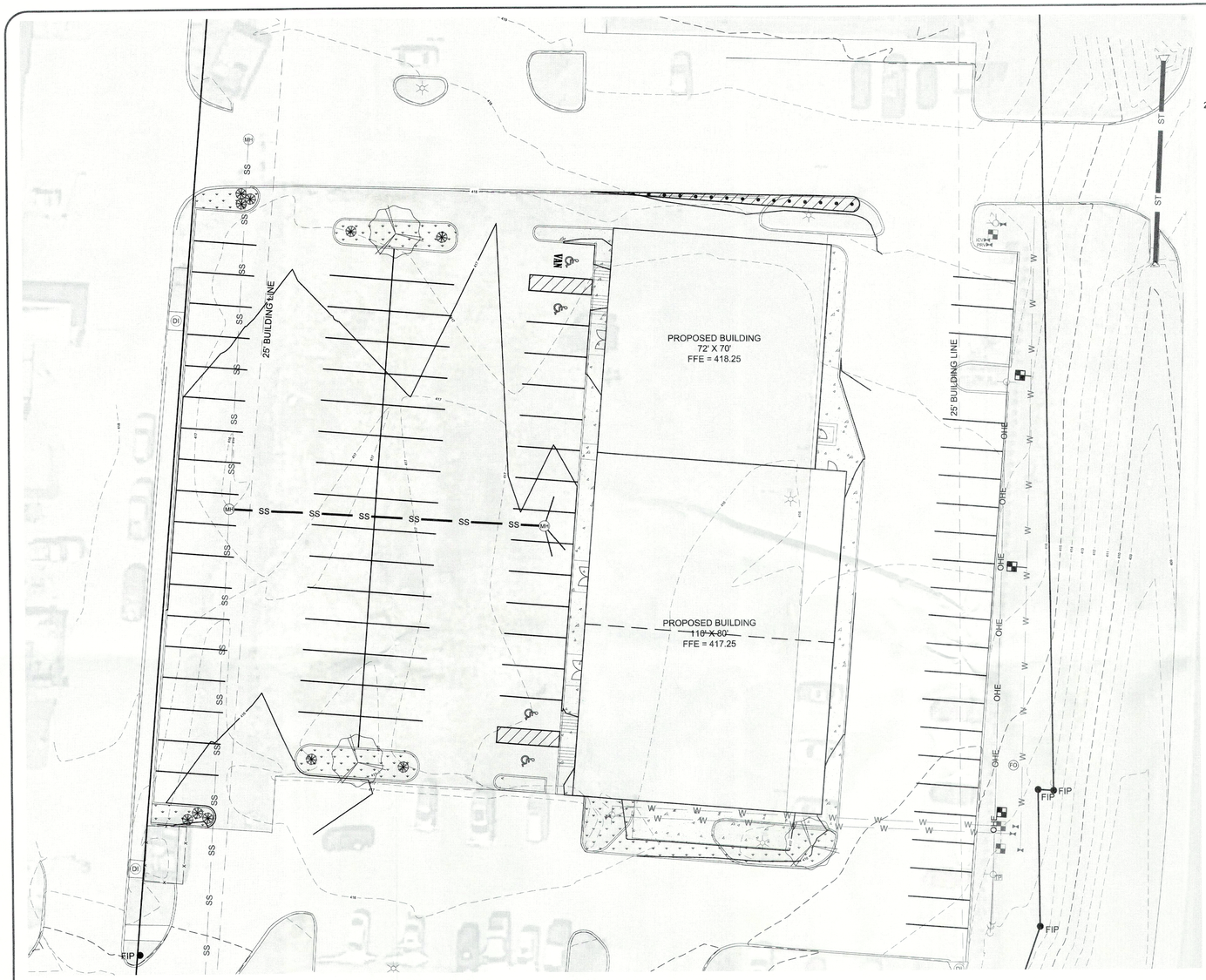
Prepared For:
Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

SIDEWALK & PARKING PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

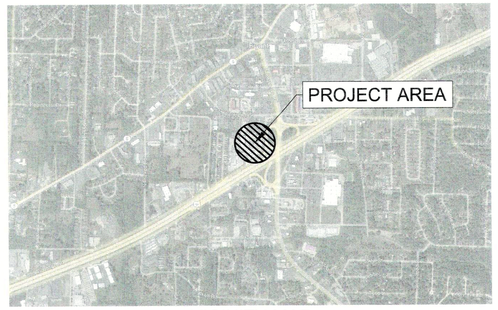
C8.0



NORTH

20 0 20 40

Scale 1" = 20 ft



VICINITY MAP

LEGEND - PLANT LIST				
KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE
	3	CREPE MYRTLE Lagerstroemia	BBB	3" CAL
	10	DWARF NANDINA Nandina dumestion	CONT.	3 GAL

NOTE: GROUND COVER TO BE BERMUDA GRASS UNLESS OTHERWISE NOTED

LANDSCAPE REQUIREMENTS	REQUIRED	REQUESTED
PARKING LOT LANDSCAPING: 1 TREE PER 0.5 ACRES OR FRACTION	= 3 TREES	3 TREES
INTERIOR LANDSCAPING: 100 SF MINIMUM	= 100 SF	1579 SF

GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT QUANTITIES
2. ADJUSTMENTS IN ACTUAL LOCATION OF PLANT MATERIAL MAY BE NECESSARY DUE TO FIELD ITEMS
3. WHEN SAME SPECIES OF TREES ARE PARIED OR GROUPED IN 3 OR MORE, THEY SHOULD BE MATCHED IN SIZE, SHAPE, GROWTH, ETC.
4. VERIFY LOCATION OF ALL UTILITIES PRIOR IN INSTALLATION.
5. ALL PLANTING AREAS SHALL BE MULCHED AS SPECIFIED.
6. ALL DISTURBED AREAS SHALL BE SODDED.

LEGEND:

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- POWER POLE
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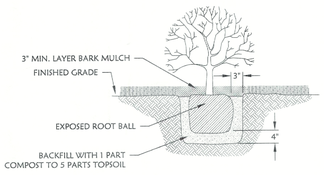
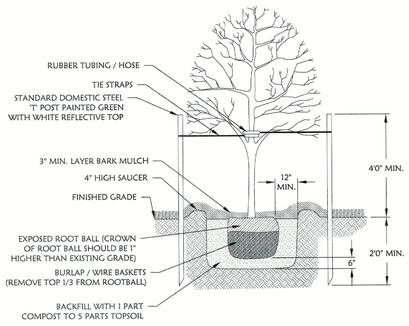


DETAIL - SHRUB PLANTING



DETAIL - TREE PLANTING

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC. NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
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E-mail: arobinson@bondice.com

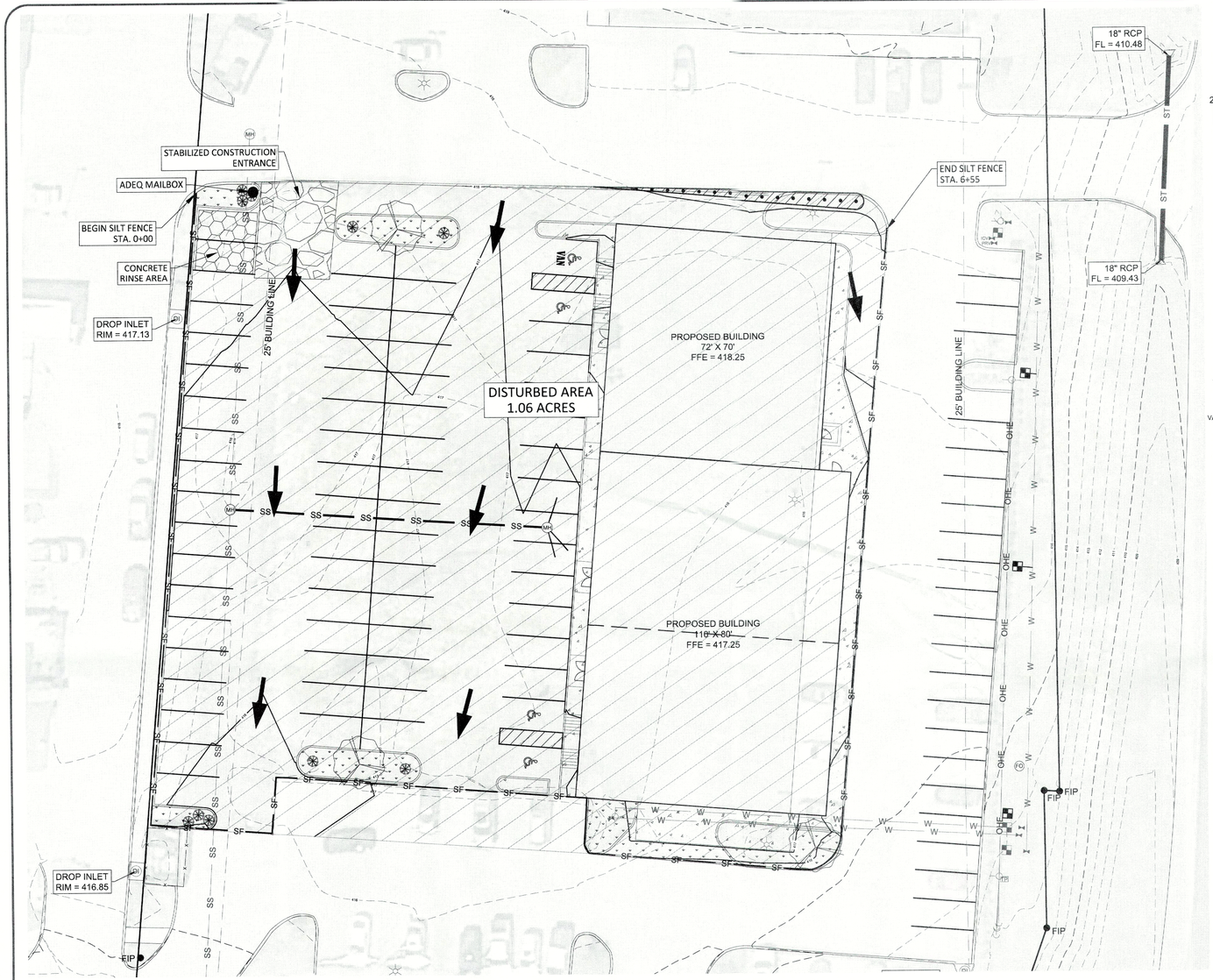
Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

LANDSCAPE PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

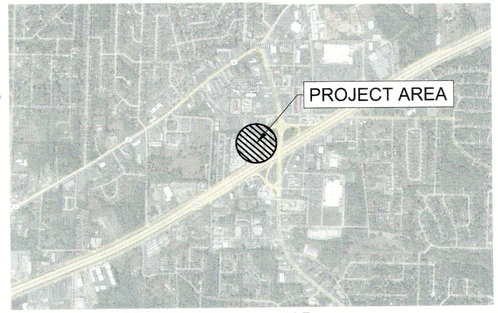
C9.0



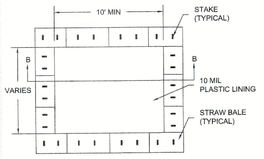
NORTH

20 0 20 40

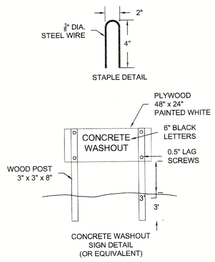
Scale 1" = 20 ft



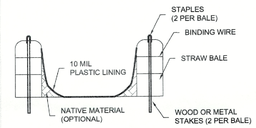
VICINITY MAP



PLAN
NTS
TYPE "ABOVE GRADE" WITH STRAW BALES



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



SECTION B-B
NTS

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
4. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
5. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE. FACILITY SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUIDS GENERATED DURING CONCRETE PRODUCERS.
6. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
7. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
8. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
9. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNED WASHOUT AREA TO PROPERLY DISPOSED OF OFFSITE.
10. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREAS AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF, DISPOSED OF HARDENED CONCRETE ON A REGULAR BASIS.
11. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED ACCORDING TO THE DETAIL, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT., BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATORS.
12. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASHOUT AREA
NTS

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD ELECTRIC
- STREET CENTERLINE
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- 100 — CONTOUR
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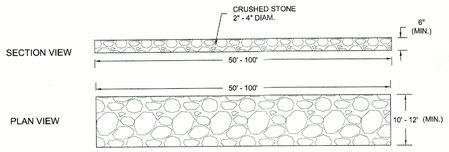
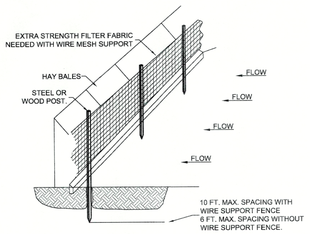
- FIRE HYDRANT
- WATER METER
- MH — SEWER MANHOLE
- DI — DROP INLET
- FO — FIBER OPTIC
- TP — TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE

GENERAL NOTES:

1. SILT FENCES MUST BE MAINTAINED AS SHOWN ON THE SILT FENCE DETAIL THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING ACTIVITIES CONCERNING EROSION CONTROL FOR THIS PROJECT:
   - A. CONFORMING TO THE SWPPP AND IMPLIMENTING THE BMP'S OUTLINED
   - B. POSTING THE SITE WITH THE ADEQ PERMIT
   - C. INSTALLING A RAIN GAUGE
   - D. FILLING OUT ALL REQUIRED INSPECTION REPORTS
   - E. INSTALLING A MAILBOX AT THE ENTRANCE TO HOLD THE SWPPP, EROSION CONTROL PLAN, AND INSPECTION REPORTS.
   - F. CLEANING UP ANY SEDIMENT THAT LEAVES THE SITE.
   - G. HYDROSEEDING/MULCHING AND/OR SOODING DISTURBED AREAS ONCE THE CONSTRUCTION ACTIVITES IN THOSE AREAS ARE COMPLETED.
3. IT IS ACCEPTABLE TO CHANGE/UPDATE THE EROSION CONTROL PLAN IN A MANNER THAT WILL ENHANCE SEDIMENT CONTROL. ANY CHANGES SHALL BE REFLECTED ON THE EROSION CONTROL PLAN INSIDE THE MAILBOX AND ACCEPTED BY THE ENGINEER.
4. CURB INLET PROTECTION PRACTICES SHALL BE IMPLEMENTED AFTER TOPS OF INLETS ARE CONSTRUCTED.
5. DISCHARGE POINTS ARE TO BE STABILIZED IMMEDIATELY AFTER INSTALLATION OF DRAINAGE STRUCTURES. STABILIZE BANKS WITH GRASS & DISCHARGE POINT WITH A COMBINATION OF EROSION MATTING, RIP RAP, & GRASS.
6. SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR RE-VEGETATED.



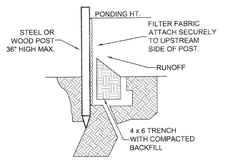
STABILIZED CONSTRUCTION ENTRANCE
NTS



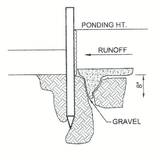
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

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.



STANDARD DETAIL
TRENCH WITH NATIVE GRAVEL



ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE
NTS

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
THOMAS S. BOND
No. 2219

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530
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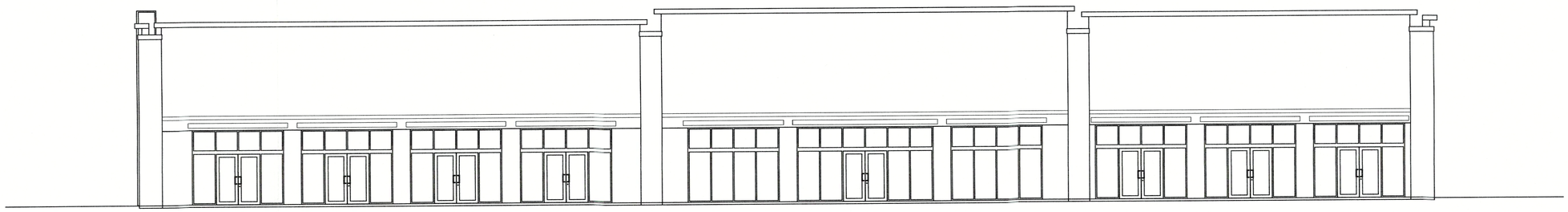
E-mail: andbond@bondce.com

Prepared For:
Alan Bubbus
Ryan Rooney
Anchor Realty
1600 Gregory St.
North Little Rock, AR 72114

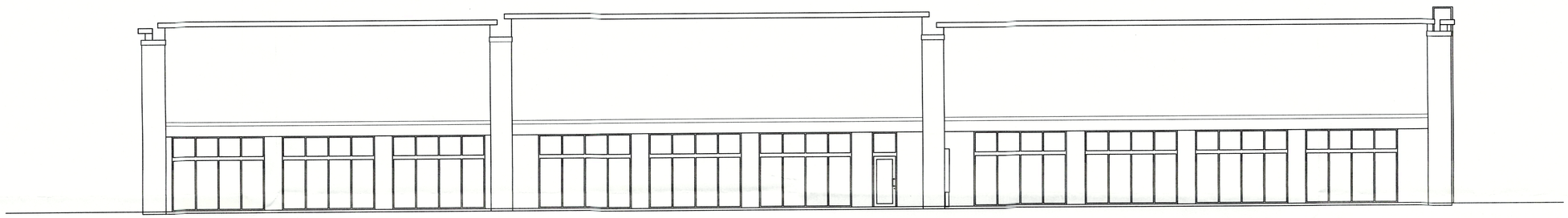
EROSION CONTROL PLAN
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922
DATE: 5-5-2023
REVISIONS:

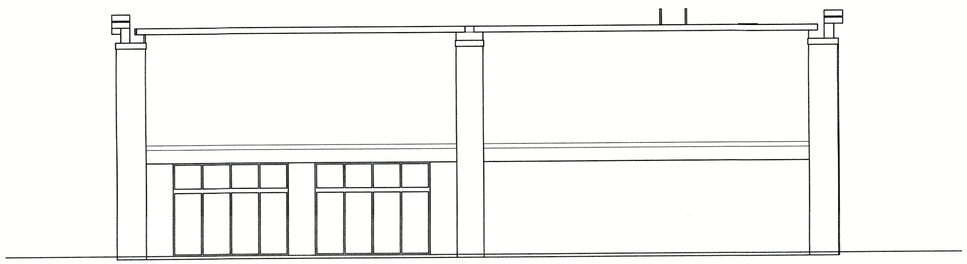
C10.0



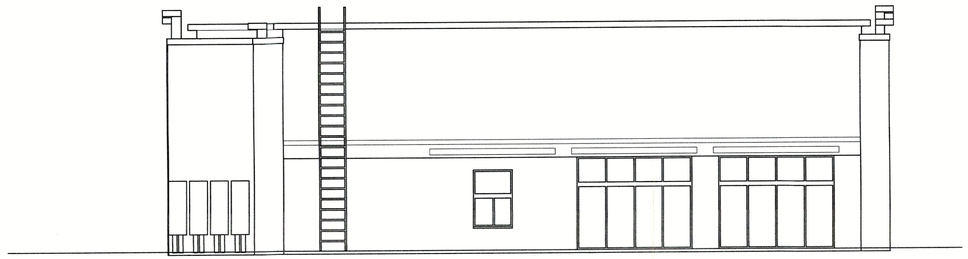
Front, West Elevation



Back, East Elevation



Side, South Elevation



Side, North Elevation

Reynolds Centre
I-30 & Reynolds Road
Conceptual Elevations

Anchor
REALTY INVESTMENTS
102 Country Club Parkway • Maumelle, AR 72113

May 9, 2023

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

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

Prepared for:

Anchor Realty

Date:

May 9, 2023

Prepared by:

Bond Consulting Engineers, Inc.

Revised date: 10/20/2016

Project Name and Location: Reynolds Centre Commercial Expansion

Property Parcel Number (*Optional*): 840-12104-003

Operator Name and Address: Anchor Realty Investments, LLC
102 Country Club Parkway
Maumelle, AR 72113

A. Site Description

a. Project description, intended use after NOI is filed: The site will be the home of a new commercial building in an existing development.

b. Sequence of major activities which disturb soils:

a. Installation of erosion control measures
b. Clear and grub underbrush
c. Mass earth work
d. Install storm drainage infrastructure
e. Grade area to drain
f. Periodically remove accumulated sediment from around silt fences and other areas
g. Obtain vegetation around completed structures
h. Stabilization of disturbed soils
i. Removal of erosion control measures, as needed

c. Total Area: 1.06 ac Disturbed Area: 1.06 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.)
Erosion Control Contractor	n/a	All SWPPP Services

C. Receiving Waters

a. The following waterbody (or waterbodies) receives stormwater from this construction site: An unnamed tributary of Crooked Creek; thence into Crooked Creek; thence into Fourche Creek; thence into the Arkansas 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
- ☐ Ouachita River
- ☒ Arkansas River
- ☐ White River
- ☐ St. Francis 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: 1.06 acres of area will be disturbed over the duration of the project. Construction of streets, water, sanitary sewer, gas, electric, phone, and cable shall be the areas initially disturbed.

ii. Erosion and Sediment Controls: Silt fencing around the site, concrete washout areas, and construction entrances will be installed before construction begins.

iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: ☒Yes ☐No

If No, explain: _____

_____

iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: ☒Yes ☐No

If No, explain: _____

_____

v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: ☒Yes ☐No

If No, explain: _____

_____

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

If No, explain: _____

_____

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

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

_____

b. Stabilization Practices

i. Description and Schedule: During construction of streets, utilities, sidewalks, and buildings, surrounding vegetation will be disturbed as required. After streets and utilities are installed, the areas that will no longer be disturbed will be seeded and BMP's installed until vegetation growth.

ii. Are buffer areas required? ☐Yes ☒No

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

If No, explain why not: _____

_____

If Yes, describe natural buffer areas: _____

_____

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

If No, explain: _____

_____

iv. Deadlines for stabilization:

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

c. Structural Practices

i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: Silt fence barriers are being used around all exposed areas of the site that may be adversely affected by errant water flows.

ii. Describe Velocity Dissipation Devices: No areas of the site are expected to have high velocity flow, however the silt fences will be placed in such a way to retard any flows that may occur.

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: The site is an existing incomplete commercial development. The entirety of the site is planned for use either for buildings, roads or parking. The silt fencing will be sufficient to control any stormwater flows coming from the site.

F. Other Controls

a. Solid materials, including building materials, shall be prevented from being discharged to Waters of the State: ☒Yes ☐No

b. Off-site vehicle tracking of sediments and the generation of dust shall be minimized through the use of:

☒ A stabilized construction entrance and exit
☐ Vehicle tire washing
☐ Other controls, describe: _____

c. Temporary Sanitary Facilities: Portable toilets will be available and shall be located away from any anticipated storm water flow. The contractor is responsible for regular cleaning of the portable toilets. All waste will be disposed of in proper waste

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: No fuel storage or hazardous materials are anticipated on this project. However, no contaminants from fuel storage, hazardous materials, and truck washing shall be discharged to waters of the State. If truck washing occurs, then the water must be collected and contained and pumped out as required by a licensed operator for this type of operation.

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.12.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: The controls already in use on the site will be sufficient to contain any non-stormwater discharges on 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 site erosion control measures will be checked periodically by site personnel and by the inspector during his visits. Any measures deemed deficient will be identified and appropriate repairs will be initiated.

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: All job foremen and inspectors will be taught how to recognize deficiencies and failures in the erosion control structures. They will be taught how to maintain any erosion control measures in place on the site, and will be instructed in how to lead workmen in maintaining and repairing said structures. They will be instructed to immediately contact job supervisors for consultation if there are any problems with the erosion control measures.

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

Certification

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

Signature of Responsible or Cognizant Official: _____

Title: _____ Date: _____

ARR150000 Inspection Form

Appendix A

Inspector Name: _____ Date of Inspection: _____

Inspector Title: _____

Date of Rainfall: _____ Duration of Rainfall: _____

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

Description of any Discharges During Inspection: _____

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

_____

Locations in Need of Additional BMPs: _____

Information on Location of Construction Activities

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

Information on BMPs in Need of Maintenance

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

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

_____ _____

_____ _____

SWPPP changes completed (date): _____

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

Signature of Responsible or Cognizant Official: _____ Date: _____

Title: _____

BMP Consideration Checklist

Appendix B

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

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

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

BMP Consideration Checklist

Appendix B

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

SWPPP Completion Checklist

Appendix C

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

Yes	No	N/A	A. A site description, including:	Permit Section
			1. Project description, intended use after NOT	Part II.A.4.A.1
			2. Sequence of major activities	Part II.A.4.A.2
			3. Total & disturbed acreage	Part II.A.4.A.3
			B. Responsible Parties: All parties dealing with the SWPPP and the areas they are responsible for on-site.	Part II.A.4.B
			C. Receiving Water.	Part II.A.4.C
			-MS4 Name	Part II.A.4.C
			-Ultimate Receiving Water	Part II.A.4.C
			D.Site Map --- See End of Evaluation Form	Part II.A.4.F
			E. Description of Controls:	
			1. Erosion and sediment controls, including:	
			a. Initial site stabilization	Part II.A.4.G.1.a
			b. Erosion and sediment controls	Part II.A.4.G.1.b
			c. Replacement of inadequate controls	Part II.A.4.G.1.c
			d. Removal of off-site accumulations	Part II.A.4.G.1.d
			e. Maintenance of sediment traps/basins @ 50% capacity	Part II.A.4.G.1.e
			f. Litter, construction debris and chemicals properly handled	Part II.A.4.G.1.f
			g. Off-site storage areas and controls	Part II.A.4.G.1.g
			2. Stabilization practices:	
			a. Description and schedule for stabilization	Part II.A.4.G.2.a
			b. Description of buffer areas	Part II.A.4.G.2.b
			c. Records of stabilization	Part II.A.4.G.2.c
			d. Deadlines for stabilization	Part II.A.4.G.2.d
			3. Structural Practices:	
			-Describe structural practices to divert flows, store flows, or otherwise limit runoff	Part II.A.4.G.3
			a. Sediment basins	Part II.A.4.G.3.a.1
			-Are more than 10 acres draining to a common point? If so, are sediment basins included?	Part II.A.4.G.3.a.1
			-Sediment basin dimensions and capacity description and calculations	Part II.A.4.G.3.a.1
			-If a basin wasn't practicable, are other controls sufficient?	Part II.A.4.G.3.a.1
			b. Velocity dissipation devices concentrated flow from 2 or more acres	Part II.A.4.G.3.b
			F. Other controls including:	
			1. Solid waste control measures	Part II.A.4.H.1
			2. Vehicle off-site tracking controls	Part II.A.4.H.2
			3. Compliance with sanitary waste disposal	Part II.A.4.H.4
			4. Does the site have a concrete washout area controls?	Part II.A.4.H.5
			5. Does the site have fuel storage areas, hazardous waste storage and/or truck wash areas controls?	Part II.A.4.H.6
			G. Identification of allowable non-storm water discharges	Part II.A.4.I
			-Appropriate controls for dewatering, if present	Part I.B.12.C
			H. State or local requirements incorporated into the plan.	Part II.A.4.K

SWPPP Completion Checklist

Appendix C

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

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

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May 9, 2023

Mr. Truett Smith, Director
Community Development
210 S.W. 3rd Street
Bryant, AR 72022

RE: Site Plan – Reynolds Centre Commercial Expansion, Bryant, Arkansas

Dear Mr. Smith:

We have attached 12 copies of the site plan and proposed elevations for the new building in the Reynolds Centre development. We have also attached 2 full sets of civil design plans and the storm water pollution prevention plan. As you know this is the last building of a larger development. Our client plans to use much of the existing site as is and disturb as little as necessary.

The landscape area for this building is relatively small and confined to parking islands and the southern border of the proposed building in this undeveloped section.

Most utilities already existing for the proposed area, but a sewer extension is planned to the existing sewer line on the West side of the property. The site is graded for surface stormwater flow. Since all site conditions are existing there is no additional detention planned.

Please feel free to call me if you have any questions.

Sincerely,

Tommy Bond P.E.

cc: Anchor Realty
BCE # 9922

Bryant Planning Commission

SMALL SCALE DEVELOPMENT
COMMERCIAL BUILDING
CHECKLIST

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

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

REQUIREMENTS FOR SUBMISSION

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

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

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

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

SIGNATURE

May 9, 2023
DATE

City of Bryant Commercial Building Checklist

Name of Development REYNOLDS CENTRE COMMERCIAL EXPANSION

Site Location PARCEL # 840-12104-003 Current zoning C-2

Owner ANCHOR REALTY INVESTMENTS LLC Phone 501-701-0977

I. Basic Information Needed On The Site Plan

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

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan		
Proposed improvement is within building line setbacks Front _____ft. Side _____ft. CNR Side _____ft. Back _____ft.		
Parking requirements can be satisfied Floor Space _____sq.ft. divided by 300 = _____ (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?		
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

	YES	NO
No planting within 5 feet of a fire hydrant	✓	
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		

V. Site Plan Attachments

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

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

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

Ryan Rooney
Owner

A.R. B
Engineer/Architect

7301 River Pointe Drive
Mailing Address

501-772-2334
Phone #

North Little Rock, AR 72113
City

May 7, 2023
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.

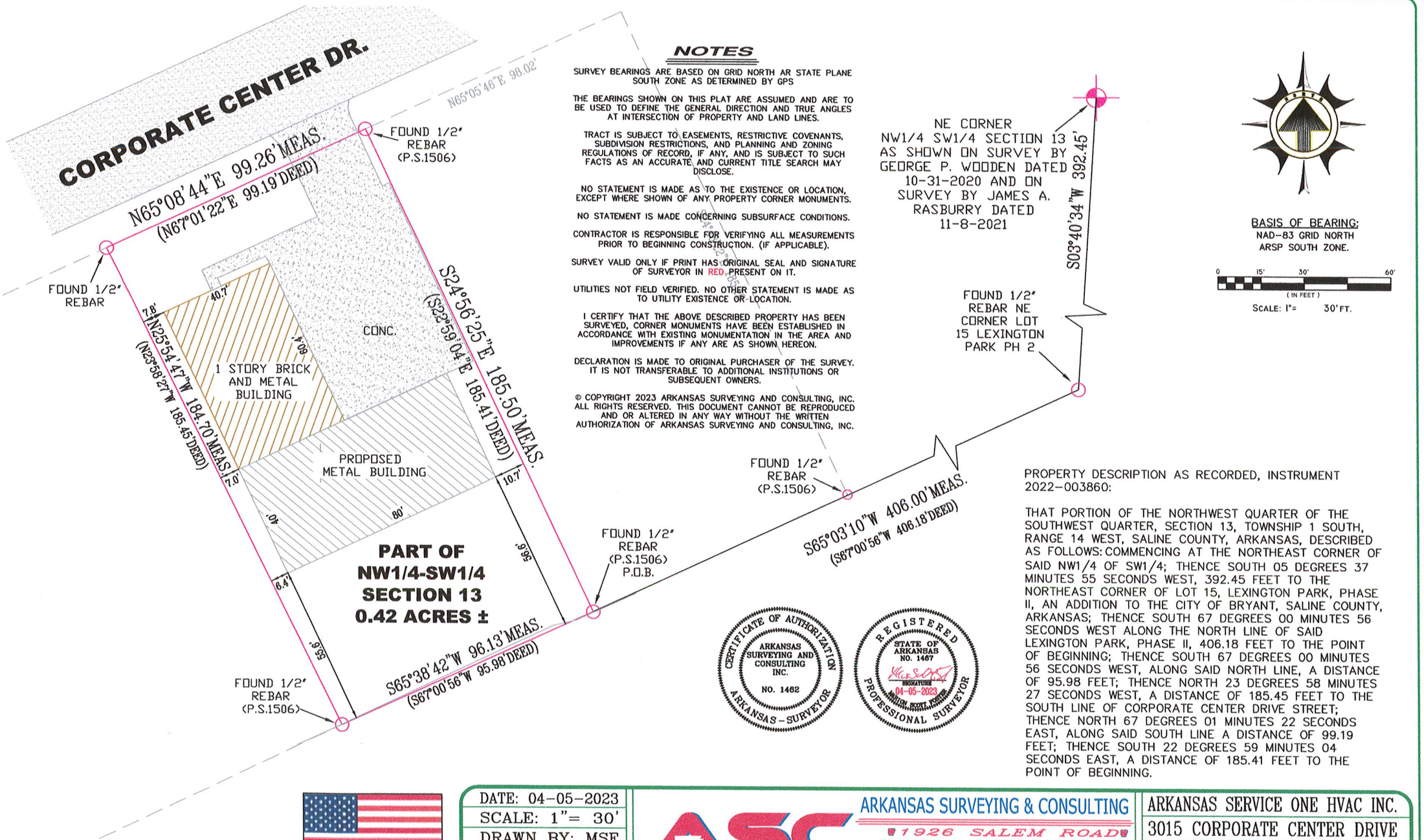
I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

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 Ryan Rooney Date 5/9/23

Signature of Owner (if owner-builder) _____ Date _____

Application of Permit Approved: _____ Date _____
Commission - Chairman



NOTES

SURVEY BEARINGS ARE BASED ON GRID NORTH AR STATE PLANE SOUTH ZONE AS DETERMINED BY GPS

THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLES AT INTERSECTION OF PROPERTY AND LAND LINES.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS PRIOR TO BEGINNING CONSTRUCTION. (IF APPLICABLE).

SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN RED PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED. NO OTHER STATEMENT IS MADE AS TO UTILITY EXISTENCE OR LOCATION.

I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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CERTIFICATE OF AUTHORIZATION — ARKANSAS SURVEYING AND CONSULTING INC. — NO. 1462 — ARKANSAS - SURVEYOR

REGISTERED — STATE OF ARKANSAS NO. 1467 — SIGNATURE — 04-05-2023 — PROFESSIONAL SURVEYOR

PROPERTY DESCRIPTION AS RECORDED, INSTRUMENT 2022-003860:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NW1/4 OF SW1/4; THENCE SOUTH 05 DEGREES 37 MINUTES 55 SECONDS WEST, 392.45 FEET TO THE NORTHEAST CORNER OF LOT 15, LEXINGTON PARK, PHASE II, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS; THENCE SOUTH 67 DEGREES 00 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID LEXINGTON PARK, PHASE II, 406.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 00 MINUTES 56 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 95.98 FEET; THENCE NORTH 23 DEGREES 58 MINUTES 27 SECONDS WEST, A DISTANCE OF 185.45 FEET TO THE SOUTH LINE OF CORPORATE CENTER DRIVE STREET; THENCE NORTH 67 DEGREES 01 MINUTES 22 SECONDS EAST, ALONG SAID SOUTH LINE A DISTANCE OF 99.19 FEET; THENCE SOUTH 22 DEGREES 59 MINUTES 04 SECONDS EAST, A DISTANCE OF 185.41 FEET TO THE POINT OF BEGINNING.

DATE:	04-05-2023
SCALE:	1"= 30'
DRAWN BY:	MSF
CHECKED BY:	MSF
FILE NAME:	SECTION 13

ARKANSAS SURVEYING & CONSULTING
ASC
1926 SALEM ROAD
BENTON, ARKANSAS 72019
TELE. OFFICE (501) 794-4500
CLARENDON ARKANSAS, 72029
TELE OFFICE (870) 747-1761
WEB SITE: ascsurveyors.com

ARKANSAS SERVICE ONE HVAC INC.
3015 CORPORATE CENTER DRIVE
PROPERTY SURVEY
500-01S-14W-0-13-240-62-1467

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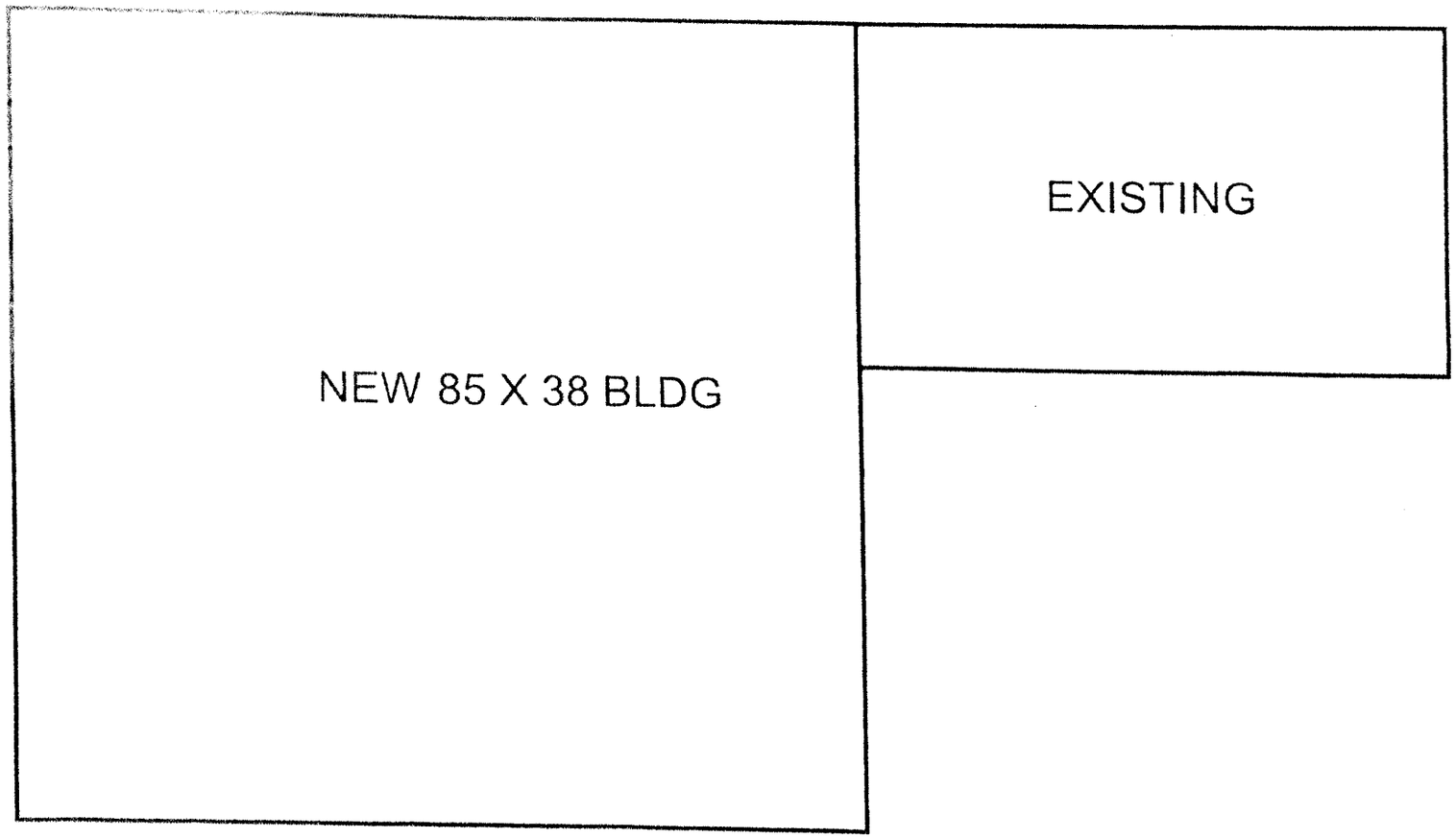
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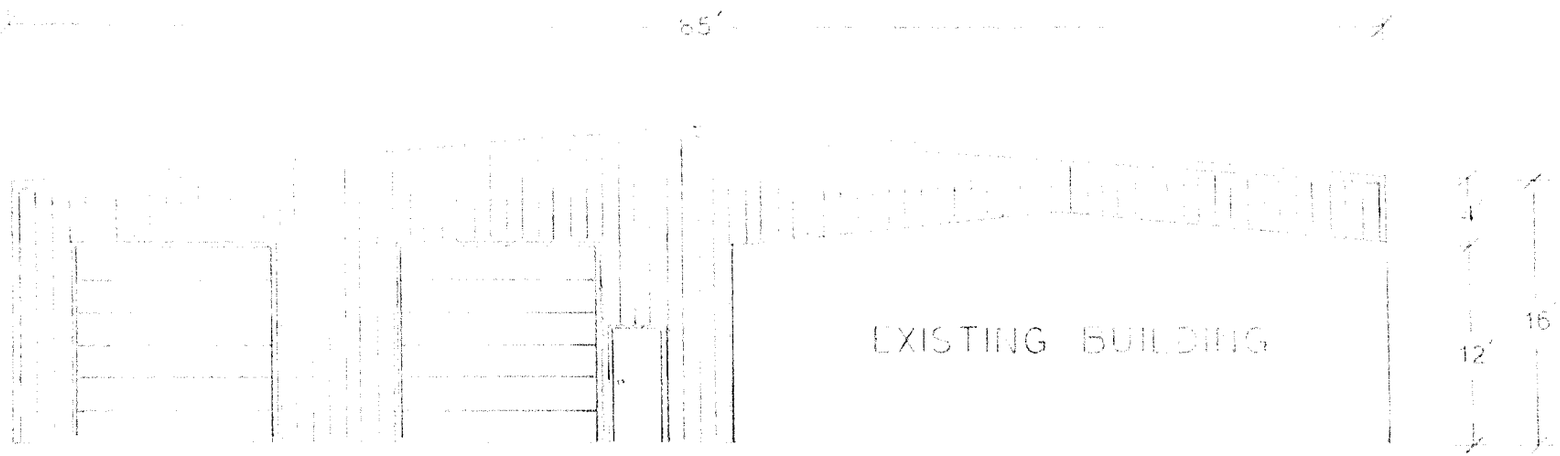
EXISTING

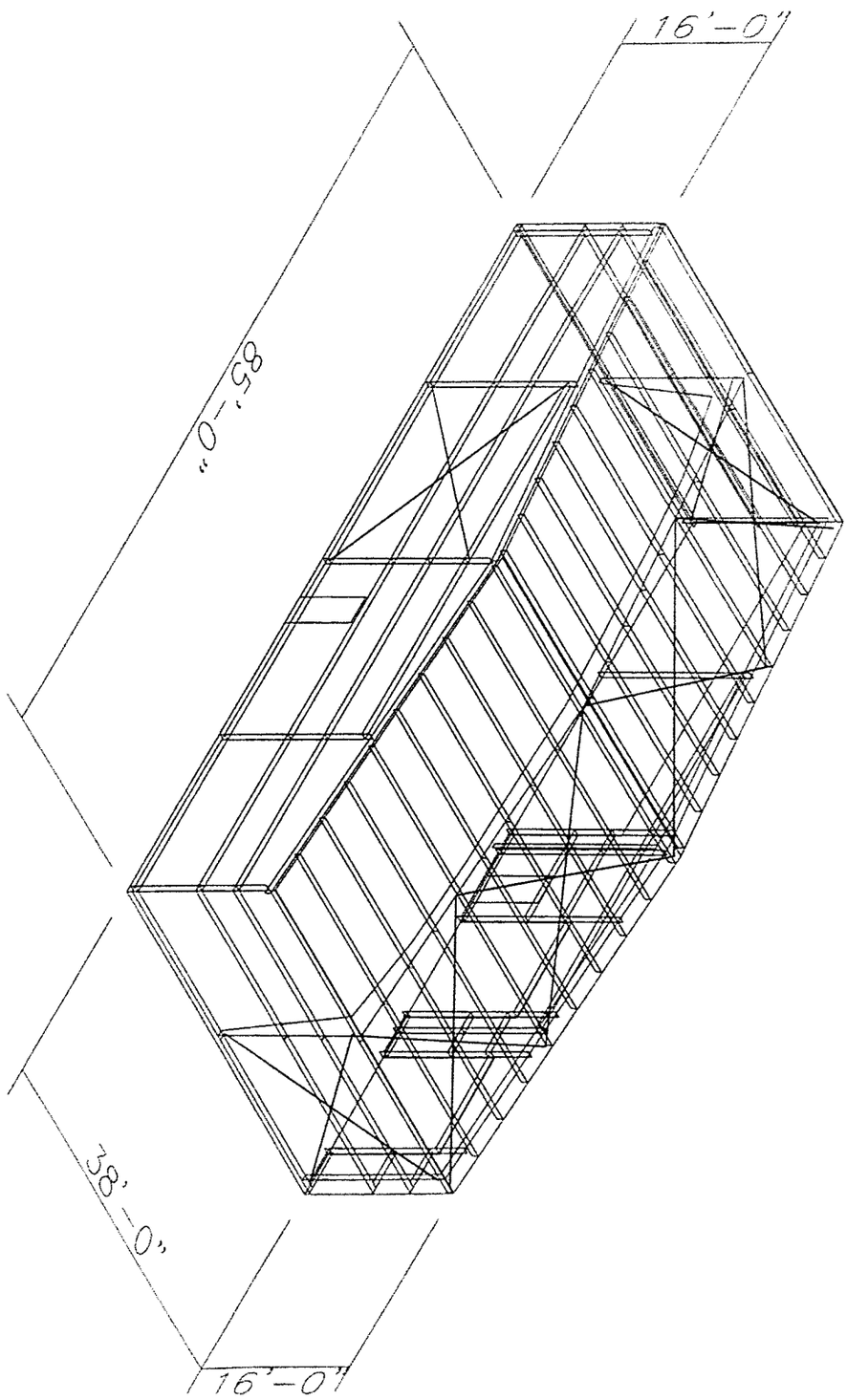


ASC HVAC

3015 CORPORATE CENTRE DR.
PRYAT, ARKANSAS 72204

PROPERTY OF
B & S ENTERPRISES
P.O. BOX 17543
N. LITTLE ROCK, AR 72117

SCALE: 1/8" = 1'


16'-0"
85'-0"
38'-0"
16'-0"

ASO
ARKANSAS SERVICE ONE
HVAC

To: City of Bryant

From: Mark Emmerling, Arkansas Service One HVAC

Date: 4/10/ 2023

RE: Request To Add 80x40 Building to 3015 Corporate Center Dr Bryant Ar 72022

Arkansas Service One HVAC would like to add an Additional 80x40 building to the rear of existing 40x60 building. The building function will be for warehouse and storage. We would like to request your approval to proceed with the project. Currently we use the outside perimeter of existing building for storage and have occurred theft and vandalism.

Thank you for your consideration in this matter. If you need additional information, please contact me at memmerling@asohvac.com or (501) 690-4822.

Bill of Assurance

Benjamin Grove Subdivision

PART A. PREAMBLE

WHEREAS, Thomas D.B. Collins, Ltd. Is the Owner of the following land situated in Saline County, Arkansas to wit:

LEGAL DESCRIPTION- BENJAMIN GROVE SUBDIVISION

See EXHIBIT B

WHEREAS, Owner has caused said land to be surveyed and a plat thereof made, dividing said land into lots as shown on said plat and showing the dimensions of each lot and the width of the streets as known as BENJAMIN GROVE SUBDIVISION, to the City of Bryant, Saline County **Arkansas.**

WHEREAS, the Saline County Real Estate Assessor and Office of Emergency Services have approved said Subdivision and road names.

NOW THEREFORE, Thomas D.B. Collins, LTD, LLC in consideration of the covenants herein stated, does hereby dedicate said land and make part hereof to be known BENJAMIN GROVE SUBDIVISION, to the City of Bryant Saline County, Arkansas, and that hereafter any conveyance by the Owners of said land by lot number shall forever be held to be good and legal description and the streets shown on said plat in said Subdivision are hereby and will become a public road to be accepted by the City of Bryant for maintenance. The property owners will establish BENJAMIN GROVE Property Owner's Association for the purpose of maintaining and ownership of common areas and appurtenants belonging thereto. The use of the land in said Subdivision being subject to the following Protective and Restrictive Covenants:

PART B. AREA OF APPLICATION

B-1 FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to the entire Subdivision.

PART C: RESIDENTIAL AREA COVENANTS:

C-1 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No business of any nature or kind shall at any time be conducted in any building located on any of the lots. No building shall be erected, altered, placed or allowed to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height, excluding basement area. No lot can be subdivided for any purpose without the prior approval from the City of Bryant Planning Board and the consent of 51% of the voting members of the Property owners associations.

C-2 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure, including landscaping, have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives of the Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structure and subdivision ascetics. No fence or wall shall be erected, placed or altered on any lot nearer than the setbacks as shown on the Plat. The term structure is defined to include any and all types of fences, antennas, decks, Permanent basketball goals, swimming pools and television satellite dishes, which in no event shall be placed in front of dwellings. Each property owner requesting approval shall submit to the Architectural Control Committee at least two weeks prior to the time approval is needed, a complete set of house plans and completed material and specifications list. Approval shall be a provided in Part D.

C-3. DWELLING COST, QUALITY AND SIZE. Minimum dwelling size shall be permitted 1400 sq. feet It being the intention and purpose of the covenants to assure that all dwellings

shall be of a quality of workmanship and materials substantially the same or better than that for the minimum permitted dwelling size. Each dwelling shall have a minimum of a two care garage. No open carports are allowed. No manufactured homes are allowed, sit built homes only.

C-4. BUILDING LOCATION. No building shall be located on any lot, nearer to the side street line, than the minimum building set back lines as shown on the recorded plat. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of the building. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

C-5 BUILDING REQUIREMENTS. All buildings shall have roof pitch of no less than 6/12. A 2 car enclosed garage, and partial brick on the front below the eaves. No chain link fences shall be allowed, all fences shall be of a wood type approved by the Architectural control committee.

C-7: EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities, and construction, repair and maintenance of adequate walls, roofs and eaves are reserved as shown on recorded plat.

C-8. NUISANCES. No noxious or offensive trade or activities shall be carried on, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

C-9. TEMPORARY STRUCTURES. No structure of a temporary character, basement, tent, shack, garage, barn or other out building shall be used on any tract at any time as a residence either temporarily or permanently; except that the developer may have a temporary construction, storage facility and/or sales office.

C-10 OUT BUILDINGS. One outbuilding for storage shall be permitted, if approved by the Architectural Control Committee and shall conform to the same architectural design and construction of the dwelling. Above ground swimming pools are prohibited.

C-11. SIGNS. No sign of any kind shall be displayed to the public view on any lot, except, one professional sign of not more than one square foot; one sign of not more than five square feet advertising the property for sale or rent or any signs used by a builder to advertise the property during the construction and sales period.

C-12. OWNER RESPONSIBILITY. All property owners shall insure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance.

C-13. CONTRACTOR RESPONSIBILITY. No contractor shall damage in any way the utilities or streets in any manor.

C-14. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or structures designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

C-15. LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind may be raised, bred or kept on any tract, except that dogs or cats may be kept, on any lot provided that they are not kept, bred or maintained for any commercial purpose and provided that facilities for maintenance of same are approved by the Architectural Control Committee and that the keeping of same does not constitute a nuisance.

C-16. GARBAGE AND REFUSE DISPOSAL. No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. There shall be no burning of trash, rubbish, leaves or yard waste.

C-17 SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any lot corner which the triangular area formed by the street property lines and the line connecting them at points 15 feet from the intersection of street right of way lines, or in the case of a rounded property corner, from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distances or such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-18. LOT, YARD AND HOME MAINTENANCE. All property owners, after acquisition of any lot, shall keep all grounds and yards mowed, trimmed and clean. All houses shall be painted and stained. No deviation from the original plans shall be permitted without approval of the Architectural Control Committee.

C-19 COMMENCEMENT OF CONSTRUCTION. A property owner must start construction of an approved dwelling within a period of one (1) year from date of purchase. The developer reserves the option to repurchase any lot for the amount of the original purchase price if construction is not commenced within such period of time. This option shall be exercised in writing within a period of thirty (30) days after the one (1) year period.

C-20 COMPLETION OF CONSTRUCTION. Any dwelling must be completed in its entirety within a period of one year from date such construction is commenced.

C-21 MOTOR VEHICLE PARKING. Abandoned or unused motor vehicles shall not be parked or permitted to remain on any lot or within the dedicated street. Boats, recreational

vehicles and trailers cannot be parked at the front or side of any dwelling or in the dedicated street and must be parked in back of the dwelling. Owners or permanent residents are prohibited from parking in the street. There shall be no non-functioning vehicles kept on the lot or in view of the public. There shall be no repair work done outside of the garage.

C-22. **MINIMUM FLOOR LEVEL ELEVATIONS.** The Architectural Control Committee reserves the right to prescribe the minimum floor elevations for lots. All homes shall have a minimum floor elevation of one foot above the back of the curb unless waived in writing by the Architectural Control Committee.

PART D. ARCHITECTURAL CONTROL COMMITTEE:

D-1 **MEMBERSHIP.** The Architectural Control Committee shall be composed of Phillip Pengelly. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for there services performed pursuant to this covenant.

D-2 **PROCEDURE.** The committee's approval or disapproval as required in these covenants shall be in writing and in the form hereto attached marked Exhibit "A" which, when executed, should be retained by the owner/builder as proof of the Committee's approval. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans and specification have been submitted to it or in the event no suit to enjoin the construction or compliance with these covenants has been commenced within 180 days after the completion thereof will not be required and the related covenants shall be deemed to have been fully complied with.

PART E. PROPERTY OWNERS ASSOCIATION

E-1 **OWNERS EASEMENTS OF ENJOYMENT.** Every owner shall have a right and easement of enjoyment in and to the common area which shall be appurtenant to and shall pass with the title to every tract. Subject to the following provision:

(a) The right of the Association to charge reasonable fees for maintenance of the common area;

E-2. MEMBERSHIP AND VOTING RIGHTS

SECTION 1: Every owner of a tract which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any tract which is subject to assessment.

SECTION 2: The Association shall have two classes of voting membership:

Class A: Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one vote for each tract owned, which may be voted at such time as all tracts are sold by the Declarant. When more than one person holds an interest in any tract, all such persons shall be members. The vote for such tract shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Tract.

Class B: The Class B member(s) shall be the Declarant and shall be entitled to one vote per tract owned. The Class B membership shall cease on the happening of the following events.

(a) when all tracts are sold by declarant.

E-3. COVENANT FOR MAINTENANCE ASSESSMENTS

SECTION 1: Creation of the Lien and Personal Obligation of Assessments: The Declarant, for each tract owned within the properties, hereby covenants, and each owner of any tract by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual assessment or charges, such assessments to be established and collected as hereinafter provided. The annual assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who is the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

SECTION 2: Purpose of Assessment: The assessments levied by the Association shall be used as follows:

(a) For the maintenance and upkeep of all common areas including detention ponds and other drainage structures that serve the entire subdivision even if located in a different phase of the subdivision.
(b) For any other purposes deemed in the best interest of the property owners by the Association

SECTION 3: Annual Assessment: The initial conveyance from Developer to owner shall have a set annual assessment due by the new owner of $10.00, if said property is a vacant lot and a pro-rata value of $60.00 if said lot has a residence. From and after January 1 of the year immediately following the conveyance of the Lot from the Developer to an Owner, annual assessments shall be $60.00 per lot regardless if land is vacant or has a residence and also provided that ownership of a lot on which a residence is located and an adjacent lot shall be considered one lot for fee purposes.

a. From and after January 1 of the year immediately following the conveyance of the Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous years with a vote of over 50% of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting the person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

SECTION 4: Notice and Quorum for Any Action Authorized Under Section 3: Written Notice of any meeting called for the purpose of taking any action authorized under Section 3 shall be sent to all members not less than 10 days in advance of the meeting. At the first such meeting called, the presence of member or proxies entitled to cast 60% of all votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the preceding meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting. Each tract as conveyed by Declarant shall have one vote.

SECTION 5: Uniform Rate of Assessment: Both annual and special assessments must be fixed at a uniform rate and may be collect on a semi-annual or annual basis.

SECTION 6: Date of Commencement of Annual Assessments: Due Dates: The annual assessments provided for herein shall commence as to all Lots on the first day of January

following the date of recordation of this instrument. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) day in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due date shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

SECTION 7: Effect of Nonpayment of Assessments: Remedies of the Association: Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten percent per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of the property.

SECTION 8: Subordination of the Lien to Mortgages: The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any tract shall not affect the assessment lien. However, the sale or transfer of any tract pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such tract from liability for any assessments thereafter becoming due or from the lien thereon.

SECTION 9: Special Assessments for Capital Improvements: In addition to the annual assessments authorized above, the members may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the common areas, provided that such assessment shall have the assent of two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose.

PART F. GENERAL PROVISIONS:

F-1. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted.

F-2 ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

F-3 SEVERABILITY Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the name of Owner is hereby affixed by its Members this _____ day of _____, 2016.

THOMAS D.B. COLLINS, LTD. LLC

PHILLIP PENGELLY

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

On this day appeared before me, a Notary Public, Phillip Pengelly, known to me to be the Member of Thomas D.B. Collins, LTD, LLC and acknowledged that they were authorized to execute the foregoing on its behalf and that they had executed same for the consideration and purpose therein mentions and set forth.

WITNESS my hand and seal this _____ day of _____, 2016.

My commission expires

_____

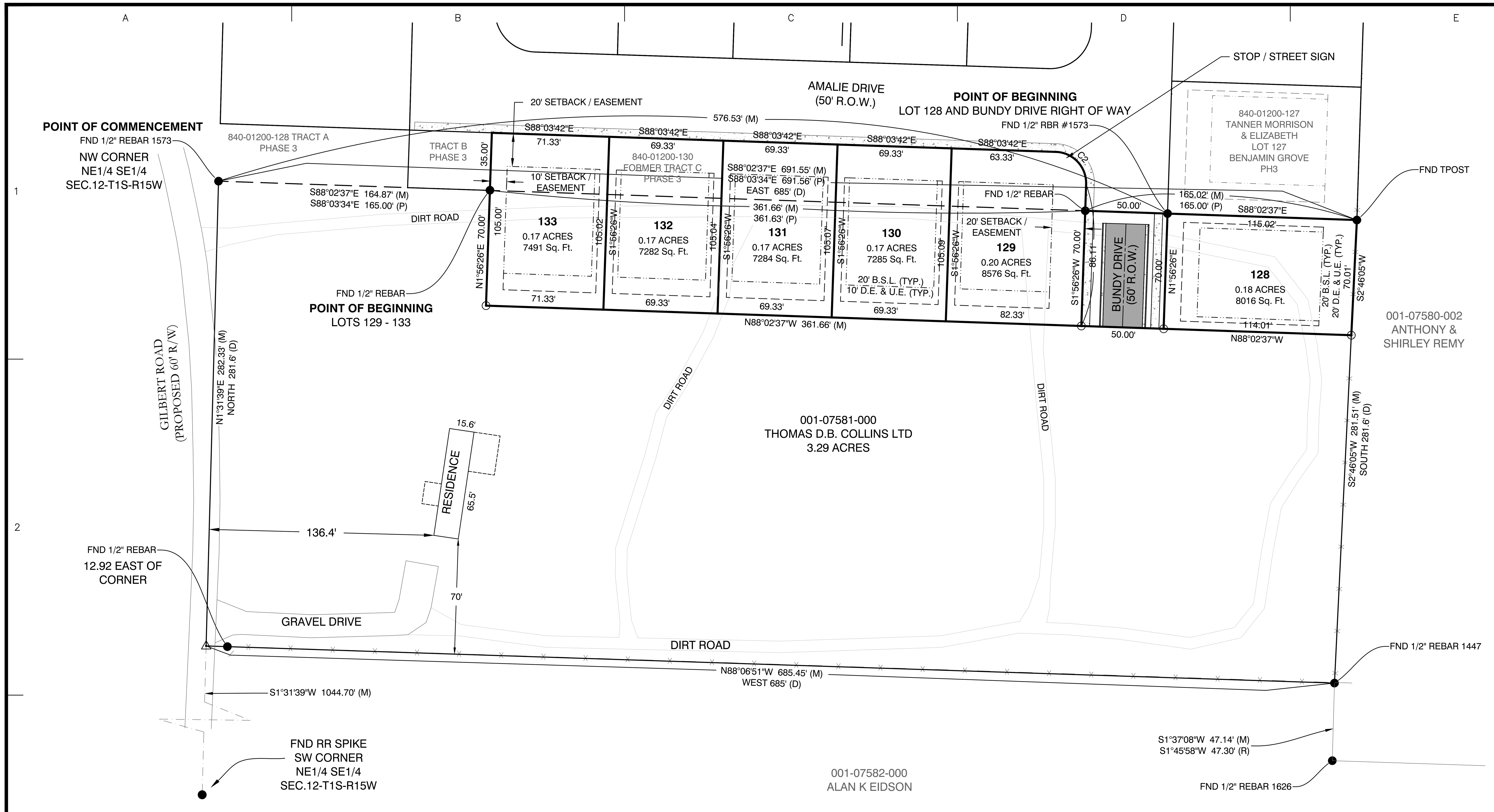
Notary Public

EXHIBIT "B"

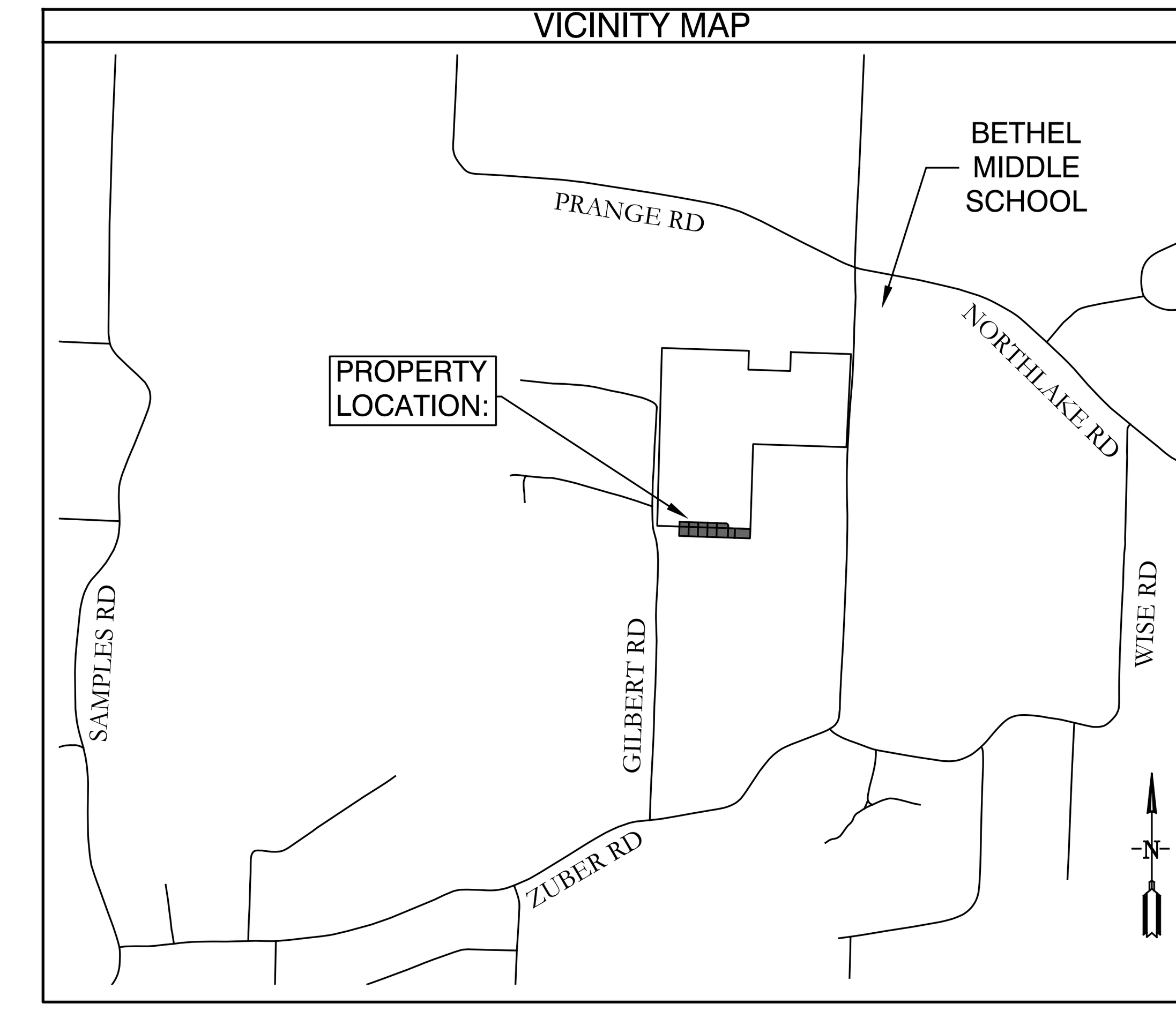
LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12; TOWNSHIP 1 SOUTH; RANGE 15 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE N 01° 30' 01" E A DISTANCE OF 374.64 FEET TO A POINT BEING ON THE SOUTHWEST CORNER OF PHASE 2 OF BENJAMIN GROVE SUBDIVISION TO THE CITY OF BRYANT; THENCE ALONG THE SOUTHERLY MOST BOUNDARY OF SAID PHASE 2 OF BENJAMIN GOVE SUBDIVISION THE FOLLOWING CALLS; S 88° 08' 55" E A DISTANCE OF 115.00 FEET TO A POINT, S 1° 30' 01" W A DISTANCE OF 10.00 FEET TO A POINT, S 88° 08' 55" E A DISTANCE OF 125.00 FEET TO A POINT, N 1° 30' 01" E A DISTANCE OF 395.01 FEET TO A POINT, S 88° 08' 55" E A DISTANCE OF 455.27 FEET TO A POINT BEING THE SOUTHEAST CORNER OF PHASE 2 OF BENJAMIN GROVE SUBDIVISION TO THE CITY OF BRYANT; THENCE S 1° 30' 03" W A DISTANCE OF 130.72 FEET TO A POINT BEING THE SOUTWEST CORNER OF PHASE 1 OF BENJAMIN GROVE SUBDIVISION TO THE CITY OF BRYANT; THENCE S 1° 50' 17" W A DISTANCE OF 630.00 FEET TO A POINT; THENCE N 88° 03' 34" W A DISTANCE OF 691.56 FEET TO THE POINT OF BEGINNING; CONTAINING 433,707 SQUARE FEET (9.95 ACRES), MORE OR LESS.



VICINITY MAP



SUBDIVISION DESCRIPTIONS (AS SURVEYED):

LOTS 129 - 133

TRACT C OF THE BENJAMIN GROVE SUBDIVISION, PHASE 3, REPLAT; AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 164.87 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF TRACT C OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 361.66 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEAST CORNER OF TRACT C AND ON THE WEST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 1°56'26" W, LEAVING THE SAID NORTH LINE AND ALONG THE SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 361.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 1°56'26" E, FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY RECORD.

LOT 128

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 115.02 FEET TO A FOUND T POST LOCATED AT THE SOUTHEAST CORNER OF LOT 127 OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 2°46'05" W, LEAVING THE SAID NORTH LINE, A DISTANCE OF 70.01 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W A DISTANCE OF 114.01 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.18 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY OF RECORD.

BUNDY DRIVE RIGHT OF WAY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTH LINE, S 1°56'26" W, ALONG THE SAID EAST RIGHT OF WAY OF BUNDY DRIVE, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A FOUND 1/2" REBAR; THENCE S 88°02'37" E FOR A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.08 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.

DOCUMENTS USED:

- REPLAT OF BENJAMIN GROVE PHASE 3
- NEIGHBORING SURVEY BY HOPE 6/5/20
- BOOK 310 PAGE 361 WD BRADSHAW TO MILLSAP
- PREVIOUS SURVEY BY GARNAT ENGINEERING 5/11/22

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 MAY 11, 2022.

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 05125C0225E EFFECTIVE DATE JUNE 05, 2020.

PLAT CERTIFICATES:

OWNER:
Name: Thomas D.B. Collins LTD
Address: 39 Walnut Valley Drive
Little Rock, AR 72211

DEVELOPER:
Name: Thomas D.B. Collins LTD
Address: 39 Walnut Valley
Little Rock, AR 72211

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: Phillip Pengelly
Address: 39 Walnut Valley Drive, Little Rock, Arkansas 72211

Source of Title Saline County: Warranty Deed Book 2022, Page 028564

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 RECORDING: ______

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on May 11, 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 FINAL PLAT 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 May 8, 2023. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: ______________ Signed: ______________________________
Rick Johnson, Chairman
Bryant Planning Commission

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1.S
MIN. LOT SIZE: 7,281 S.F.
NUMBER OF LOTS: 6
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

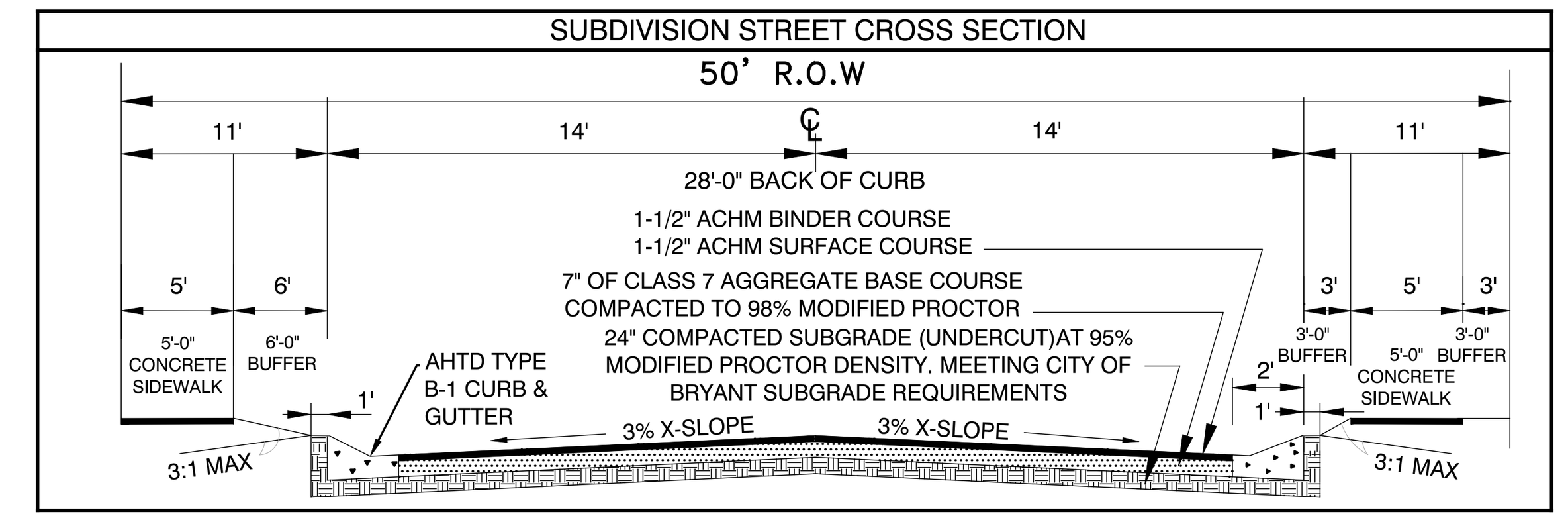
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

TRACT A WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION AND TRACT B WILL BE OWNED & MAINTAINED BY CITY OF BRYANT.

GENERAL NOTES:

1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9

SUBDIVISION STREET CROSS SECTION



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	29.85	19.00	90°01'08"	S43° 04' 09"E	26.87

FINAL PLAT
BENJAMIN GROVE SUBDIVISION, PHASE 4
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

N
40' 20' 0 40'

SURVEY PLAT CODE:
500-01S-15W-0-12-102-62-1573

SURVEY LEGEND
△ - Computed point
● - Found monument
⊙ - Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC. No. 2174
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS NO. 1573
SIGNATURE
GEORGE P. WOODEN

BY | REVISION | DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 3825 Mt Carmel Road
Benton, AR 72018 Bryant, AR 72022
Ph (501) 408-4650 garnatengineering@gmail.com

BENJAMIN GROVE SUBDIVISION, PHASE 4
FOR: THOMAS D.B. COLLINS LTD
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

CONTENTS: FINAL PLAT

PROJECT NO: 16025

DATE: APR. 26, 2023

SHEET NO: V1.0

J:\Projects\2016 Projects\16025 Benjamin Grove Lee Pengelly\Drawings\DWG\Phase 4\16025 Benjamin Grove Phase 4-FINAL-PLAT-R1-042423.dwg

BUNDY DRIVE
(50' R.O.W.)

AMALIE DRIVE
(50' R.O.W.)

N88° 08' 55"W 312.21'

95
0.19 ACRES
8493 Sq. Ft.

96
0.19 ACRES
8090 Sq. Ft.

97
0.19 ACRES
8165 Sq. Ft.

98
0.19 ACRES
8165 Sq. Ft.

99
0.19 ACRES
8491 Sq. Ft.

125
0.18 ACRES
7820 Sq. Ft.

126
0.18 ACRES
7820 Sq. Ft.

1" SERVICE LINE
IN BORED 2"
CASING (TYP.)

RELOCATED SEWER
FORCE MAIN

STA 0+00
REMOVE EXISTING
BLOWOFF & EXTEND
8" WATER LINE.

840-01200-127
TANNER MORRISON
& ELIZABETH
LOT 127
BENJAMIN GROVE
PH3
0.21 ACRES
9269 Sq. Ft.

TRACT B
PHASE 3

EXISTING SEWER PUMP
STA. CITY OF BRYANT

SEWER SERVICE - PLUMBER
TO TAP EXISTING
MAIN FOR SERVICE PER
BRYANT DETAIL S17 (TYP.)

S88°03'42"E 71.33'
N:2034765.86
E:1146327.59
SEWER STUB

S88°03'42"E 69.33'
N:2034763.34
E:1146412.96
SEWER STUB

S88°03'42"E 69.33'
N:2034760.96
E:1146487.18
SEWER STUB

S88°03'42"E 69.33'

S88°03'42"E 63.33'

TRACT C
0.29 ACRES
12601 Sq. Ft.

840-01200-000
FORMER TRACT C
PHASE 3

N88°03'34"W 691.56' (M)

526.56'

N:2034755.02
E:1146594.89
SEWER STUB

N:2034755.31
E:1146577.28
SEWER STUB

0+00

S88°02'37"E
115.02'

N:2034714.88
E:1146714.12
SEWER STUB

1" SERVICE LINE
IN OPEN-CUT 2"
CASING

128
0.18 ACRES
8016 Sq. Ft.

20' B.S.L. (TYP.)
20' D.E. & U.E. (TYP.)

114.01'
N88°02'37"W

0+96

STA 0+80
END WATER MAIN
AT BLOW OFF.

DIRT ROAD

133
0.17 ACRES
7491 Sq. Ft.

132
0.17 ACRES
7282 Sq. Ft.

131
0.17 ACRES
7284 Sq. Ft.

130
0.17 ACRES
7285 Sq. Ft.

129
0.20 ACRES
8576 Sq. Ft.

105.00'
105.02'
S1°56'26"W
105.04'
105.07'
105.09'
98.11'
N1°56'26"E
100.00'

71.33'
69.33'
69.33'
69.33'
82.33'

20' B.S.L. (TYP.)
10' D.E. & U.E. (TYP.)

001-07581-000 MILLSAP MICHAEL WAYNE 9360 GILBERT RD BENTON AR 72019

001-07581-000
THOMAS D.B. COLLINS LTD
3.29 ACRES

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 SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.

5. ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.

6. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

N

20' 10' 0 20'

DATE	REVISION	BY
06/17/22	PER CITY OF BRYANT	GPW

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

BENJAMIN GROVE SUBDIVISION, PHASE 4
FOR: THOMAS D.B. COLLINS, LTD.
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
OVERALL WATER AND SEWER PLAN

PROJECT NO: 16025

DATE: MAY 27, 2022

SHEET NO: C1.0

J:\Projects\2016 Projects\16025 Benjamin Grove Lot Design\Drawings\DWG\Phase 4\16025-Lot5- Benjamin Grove Phase 4 BASE & GRADE PLAN R1.dwg

Bryant Planning Commission

Subdivision Checklist

BENJAMIN GROVE - PHASE 4

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- $300.00 + $3.00 per lot - for Subdivision preliminary plat review
- $250.00 or $25.00 per lot **(whichever is greater)** - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- $100 per lot - Water/Sewer Impact Fee
- $100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- $25.00 + $1.00 per lot - for Subdivision Final Plat review

City of Bryant Subdivision Checklist

Subdivision/Project Name BENJAMIN GROVE PHASE 4

Contact Person VERNON WILLIAMS Phone (501) 408-4650

Mailing Address 3825 MT CARMEL ROAD, BRYANT, AR 72022

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning R-1.5
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

38. Show and label all permanent & proposed easements
39. Any proposed open space must be shown
40. Show the direction and flow of all water courses entering the tract
41. Show the direction and flow of all water courses leaving the tract
42. The drainage area of all water courses above the points of entry.
43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
44. Show source of water supply
45. Show location of waste water connection to municipal main & sanitary sewer layout
46. A phasing plan outlining the boundaries for each phase

II. Additional Information Needed, But Not Necessarily On The Plat

47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
50. Calculations and field notes, including drainage calculations along with support drawing
51. Stormwater detention plan approval from City Engineer (attach copy of approval)
52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
53. ADA Accessibility Standard Form completed (and attached)
54. A Bill of Assurance has been prepared for this subdivision (and attached)
55. All lots comply with minimum square footage area and minimum lot width at the front building line
56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
57. Made the "One Call" prior to site clearance or other excavation activity

III. Preliminary Plat Attachments

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

58. **Letter to Planning Commission** stating your request
59. Completed **Checklist**
60. **Completed agreement to provide performance assurance**
61. **Subdivider Performance Bond or Cashier's Check** for infrastructure installation
62. Landscaping plan of any proposed common open space
63. **Draft of Bill of Assurance** proposed for the subdivision (if applicable)
64. **20 copies of Preliminary Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
65. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
66. Copy of **Stormwater Detention approval**
67. 2 copies **Plan and profile** of all streets
68. Receipt for **$300.00 + $3.00 per lot for preliminary Subdivision fee**
69. Receipt for **$250.00 or $25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review**
70. Copy of **ADEQ Stormwater Pollution Prevention Plan** for property parcel containing one acre or larger.

III. Final Plat Attachments

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

- 71. **Letter to Planning Commission** stating your request
- 72. Completed **Checklist**
- 73. **20 copies of Final Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- 74. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- 75. **Bill of Assurance** including provisions set out in Title 15 Subdivision Regulations 15.16.01
- 76. Copy of **Water & Sewer Commission approval** or....
- 77. State Health Department approval of any new water supply and/or sewage system.
- 78. **Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed** in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- 79. Infrastructure Maintenance Bond or Cashier's check.
- 80. Check for **$25.00 + $1.00 per lot for final Subdivision fee**
- 81. Check for **Water Sewer impact fees ($100.00 Flushing Fee and $100.00 impact fee per lot)**

BENJAMIN GROVE- PHASE 4
Name of Subdivision

George P. Worden
Surveyor

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

Owner Signature

Vernon J Williams
Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

April 25, 2023

Truett Smith
Planning & Community Development
210 S.W. 3rd Street
Bryant, AR 72022

Re: Final Plat Certification
Benjamin Grove Subdivision Phase 4

Dear Mr. Smith:

Please allow this letter to serve as the certification for the referenced project required by Paragraph 15.12.05.a of the City of Bryant Subdivision Regulations. To that end, we certify that all improvements and installation to the subdivision required for its approval under the terms of the City of Bryant Subdivision Rules and Regulations have been made, added, or installed. Furthermore, these improvements were constructed in accordance with the approved plans and specifications.

If you have questions or need any additional information, please do not hesitate to contact us.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

Thomas D.B. Collins

Phillip Pengelly

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

April 25, 2023

Mr. Truett Smith
Bryant Planning Coordinator / Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Final Plat – Benjamin Grove Subdivision, Phase 4

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your May 2023 City of Bryant Planning Commission meeting. The developer for the project is Thomas D.B. Collins LTD, 39 Walnut Valley Drive, Little Rock, Arkansas 72211, owencreek@comcast.net, (501) 680-0970.

List of Enclosures

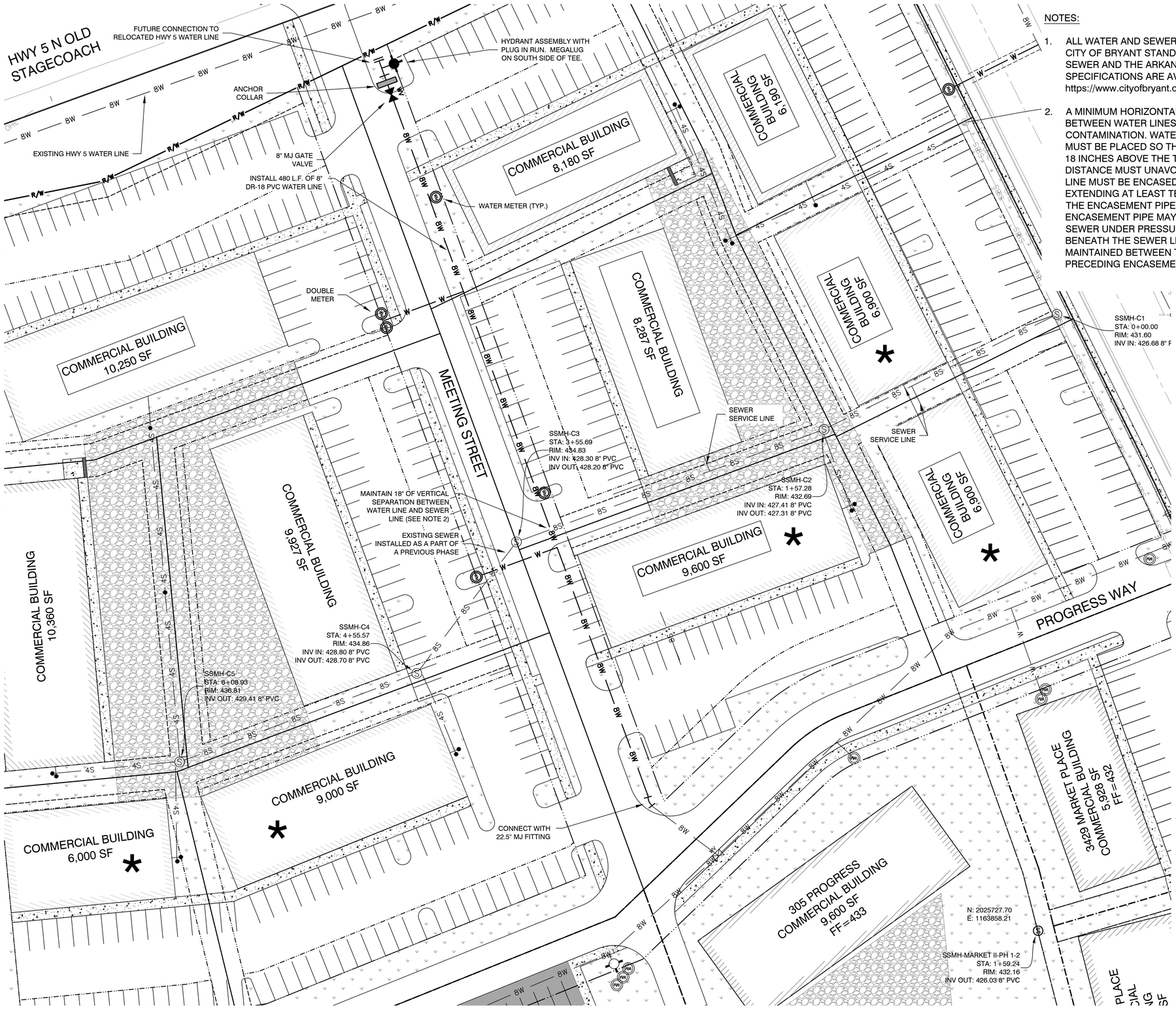
- 8 copies of the Final Plat
- Bryant Subdivision Checklist
- Review fees of $31.00
- Certification letter signed by developer and professional engineer

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



NOTES:

1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

2. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, ATLEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

* WATER SET AS A PART OF A PREVIOUS PHASE

NO SEWER MAIN EXTENSION REQUIRED FOR THIS PHASE

DATE	REVISION	BY
05-19-2023	ADD SEWER SERVICES	SM

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

MARKET PLACE II PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
VERNON J. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551

05-09-2023

CONTENTS:
MARKET PLACE II PHASE 3 WATER LINE PLAN

PROJECT NO: 18087

DATE: MAY 9, 2023

SHEET NO: C2.0

J:\Projects\2018 Projects\18087 Ben Ferguson - Market Place Center Dr\Work\Drafting\18087 - Market Place II - Water Line - Phase 3 - 05192023 SM.dwg

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

May 10, 2023

Mr. Truett Smith
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Final Plat – Market Place II Subdivision Phase 3 Lots 17 through 22

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your June 12, 2023 City of Bryant Planning Commission meeting. The developer for the project is Bryant Realty Company, LLC, 422 North Main Street, Benton, Arkansas 72015 bferg620@gmail.com (501) 840-2282.

List of Enclosures

- Final Plat
- Subdivision Plans
- Bryant Subdivision Checklist

If you have questions or need any additional information, please do not hesitate to contact me.

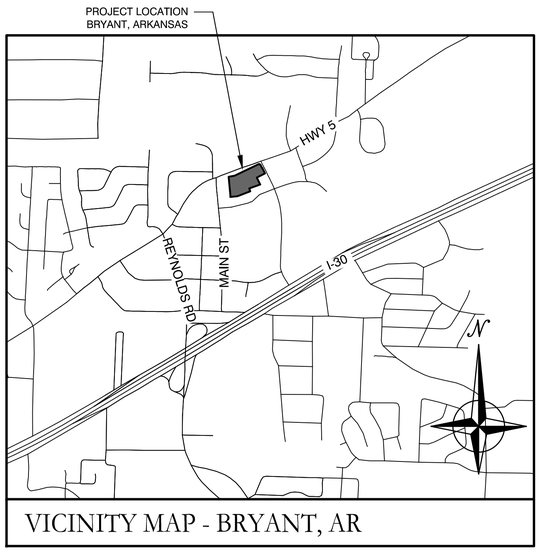
Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

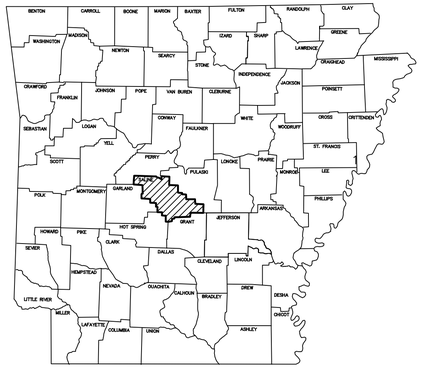
Vernon J. Williams, P.E., President

CONSTRUCTION PLANS FOR

BRYANT REALTY COMPANY, LLC
MARKET PLACE CENTER II
PHASE 3
BRYANT, ARKANSAS



VICINITY MAP - BRYANT, AR



ARKANSAS

DRAWING INDEX:

V1.0	FINAL PLAT
C2.0	WATER LINE PLAN

Prepared by:

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

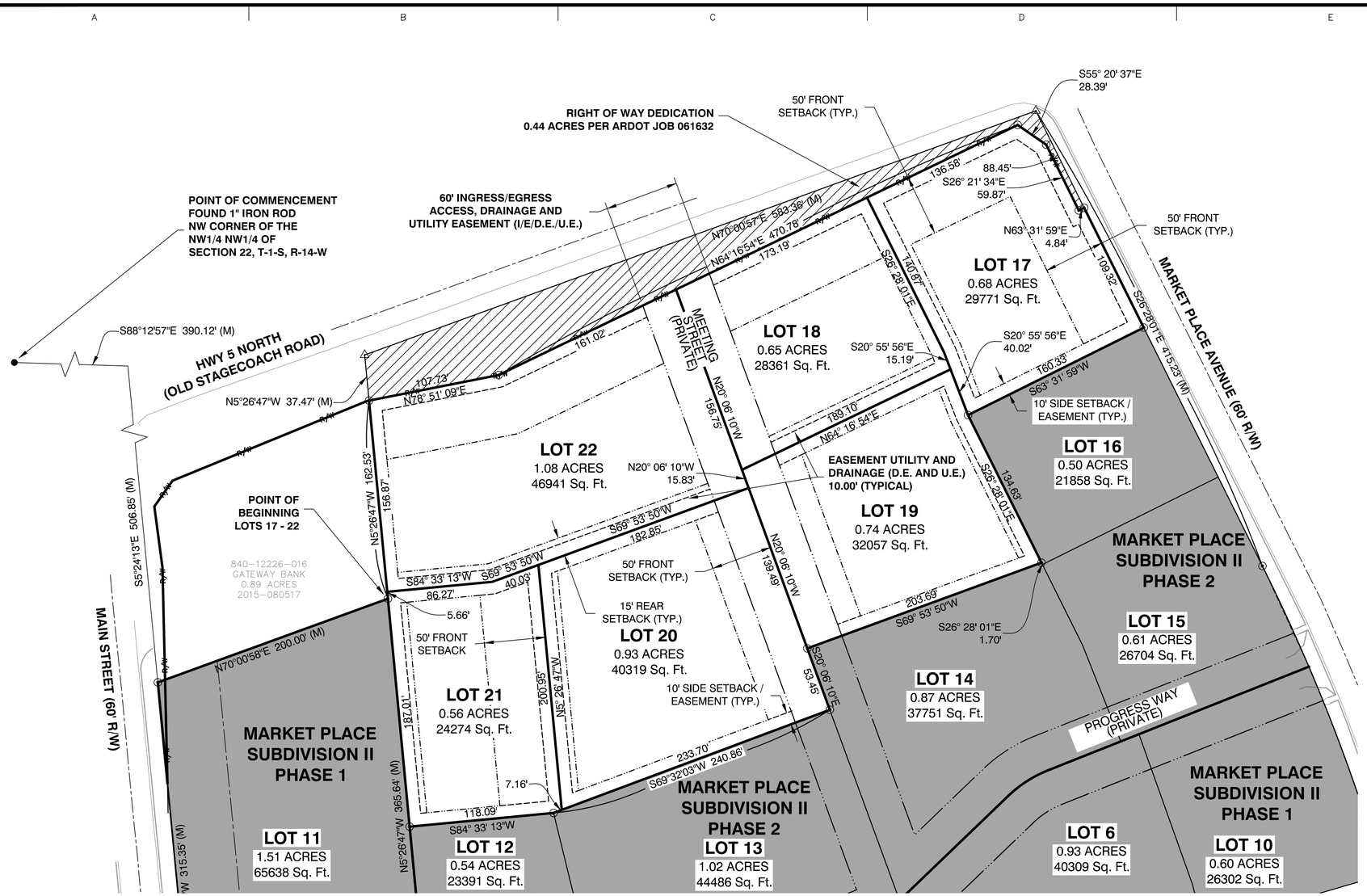
3825 Mt Carmel Road
Bryant, AR 72022
www.garnatengineering.com

Designing our client's success

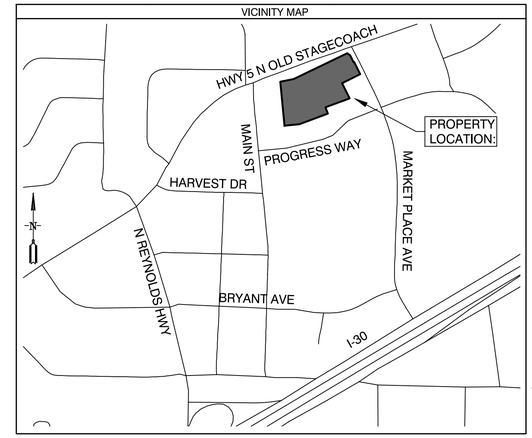
STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

05-09-2023

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS



VICINITY MAP



SUBDIVISION DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

LOTS 17 - 22:
COMMENCING AT A FOUND 1" IRON ROD LOCATED AT THE NORTHWEST CORNER OF THE SAID NW1/4 NW1/4 OF SECTION 22, T-1-S, R-14-W; THENCE S 88°12'57" E, ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 390.12 FEET TO A POINT; THENCE S 5°24'13" E, ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET A DISTANCE OF 506.85 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF GATEWAY BANK PROPERTY DEED BOOK 2015 PAGE 080517; THENCE N 70°00'58" E, LEAVING SAID RIGHT OF WAY AND ALONG SOUTH LINE OF SAID GATEWAY BANK PROPERTY FOR A DISTANCE OF 200.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N 5°26'47" W ALONG EAST LINE OF SAID GATEWAY BANK PROPERTY FOR A DISTANCE OF 162.53 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE SOUTHERLY PROPOSED RIGHT OF WAY OF HIGHWAY 5 ARDOT JOB 061632; THENCE N 78°51'09" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 107.73 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 64°16'54" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 470.78 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 55°20'37" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 28.39 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 26°21'34" E CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY FOR A DISTANCE OF 59.87 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°31'59" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 4.84 FEET TO A SET 1/2" REBAR WITH CAP LOCATED ON THE EXISTING WESTERLY RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE S 26°28'01" E ALONG SAID EXISTING WESTERLY RIGHT OF WAY FOR A DISTANCE OF 109.32 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 16 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 63°31'59" W ALONG SAID NORTHERLY LINE OF LOT 16 FOR A DISTANCE OF 160.33 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE S 26°28'01" E ALONG WESTERLY LINE OF SAID LOT 16 FOR A DISTANCE OF 134.63 FEET TO A SET 1/2" REBAR LOCATED AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID LOT 16 AND THE NORTHEAST CORNER OF LOT 14 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 69°53'50" W ALONG SAID NORTHERLY LINE OF LOT 14 FOR A DISTANCE OF 203.69 FEET TO A POINT LOCATED AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE CENTER OF MEETING STREET (PRIVATE STREET); THENCE S 20°06'10" E ALONG CENTER OF SAID MEETING STREET FOR A DISTANCE OF 53.45 FEET TO A POINT LOCATED AT THE NORTHEAST CORNER OF LOT 13 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 69°32'03" W ALONG THE NORTHERLY LINE OF SAID LOT 13 FOR A DISTANCE OF 240.86 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE INTERSECTION OF THE NORTHWEST CORNER OF SAID LOT 13 AND THE NORTHEAST CORNER OF LOT 12 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 84°33'13" W ALONG THE NORTHERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 118.09 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 12 AND ON THE EASTERLY LINE OF LOT 11 OF MARKET PLACE SUBDIVISION II, PHASE 1; THENCE N 5°26'47" W ALONG EASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 187.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.63 ACRES, MORE OR LESS.

DOCUMENTS USED:

- FINAL PLAT MARKET PLACE II SUBDIVISION, PHASE 1 BY GARNAT ENGINEERING DATED 10/14/2019
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/2/2007 KERRY LANE PLS #1141
- FINAL PLAT MARKET PLACE II SUBDIVISION, PHASE 2 BY GARNAT ENGINEERING DATED 11/14/2022
- DEED BOOK 2016 PAGE 016810
- DEED BOOK 1997 PAGE 20341
- DEED BOOK 2008 PAGE 82137
- DEED BOOK 2000 PAGE 27385
- DEED BOOK 2000 PAGE 27387
- DEED BOOK 2015 PAGE 080517
- DEED BOOK 2018 PAGE 000713
- FINAL PLAT OF MARKET PLACE SUBDIVISION SURVEYED BY GARNAT ENGINEERING, LLC DATED 6/4/2019 GEORGE WOODEN PLS #1573

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 SEPTEMBER 11, 2019.

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.

PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, AR 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, AR 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: _____
Fred Briner, Agent
Bryant Realty Company, LLC

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 1997-20341

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 RECORDING: _____

CERTIFICATE OF SURVEYING ACCURACY:
I, George P. Wooden, hereby certify that this 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 FINAL PLAT APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

GarNat Engineering, LLC
CERTIFICATE OF AUTHORIZATION
No. 2174
ARKANSAS

FINAL PLAT
MARKET PLACE II SUBDIVISION
PHASE 3
LOTS 17 THROUGH 22
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

MIN. LOT SIZE: 20,000 S.F.
NUMBER OF LOTS: 6
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 15'
SIDE - 10'

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

N
50' 25' 0 50'

SURVEY PLAT CODE:
500-01S-14W-0-22-440-62-1573

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

BRYANT REALTY COMPANY, LLC
MARKET PLACE II PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN

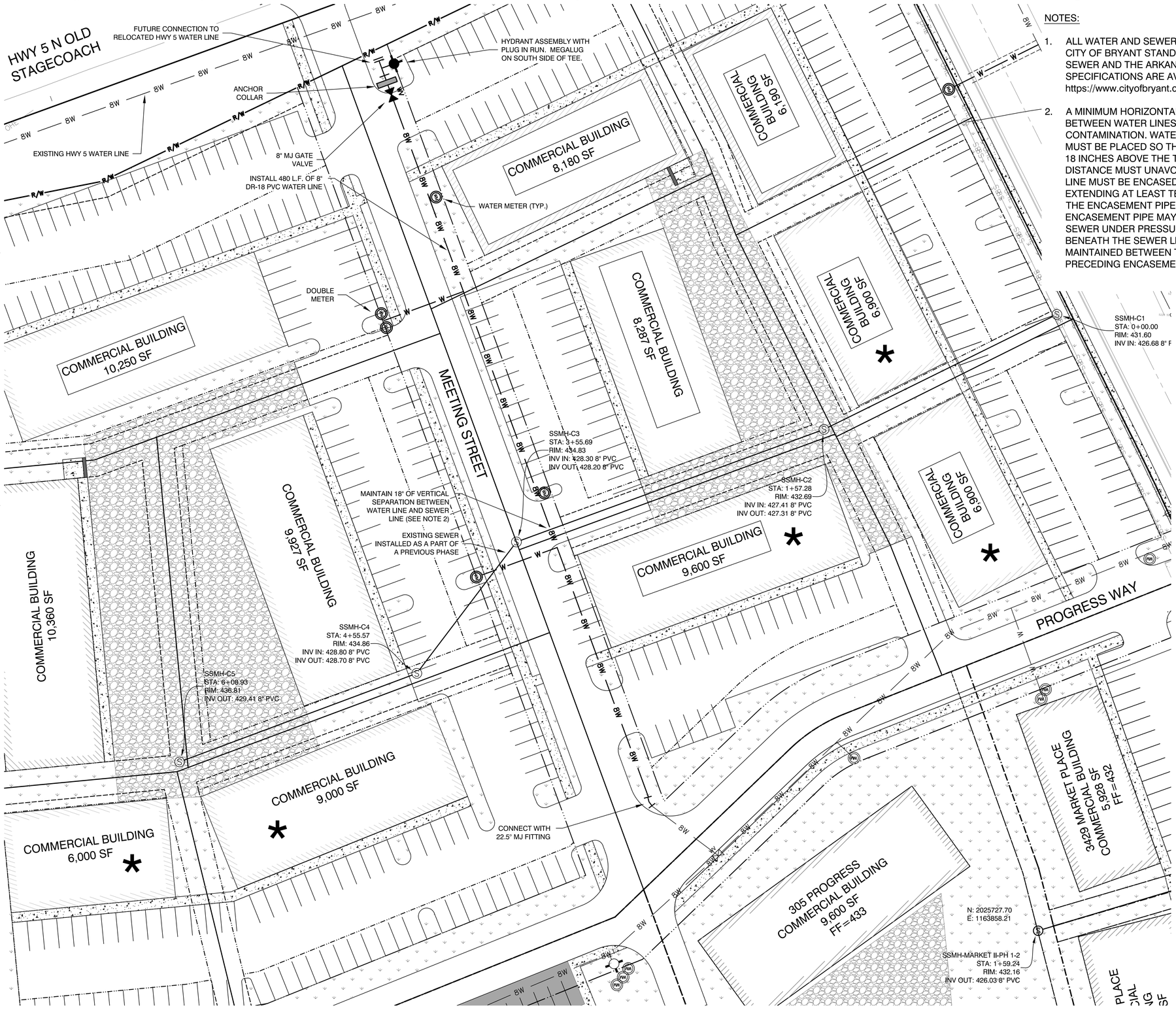
CONTENTS:
FINAL PLAT
LOTS 17 - 22
PHASE 3

PROJECT NO:
18087

DATE:
MAY 9, 2023

SHEET NO:
V1.0

© Projects\2018 Projects\18087 Bent Ferguson - Market Place Center\Drawings\Plats\Survey\18087 Bent Ferguson - Market Place II Final Plat Lots 17 through 22 Phase 3 - 050223.dwg



NOTES:

1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

2. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, ATLEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

* WATER SET AS A PART OF A PREVIOUS PHASE

NO SEWER MAIN EXTENSION REQUIRED FOR THIS PHASE

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 Benton, AR 72018
3825 Mt Carmel Rd Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

MARKET PLACE II PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
VERNON J. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551

05-09-2023

CONTENTS:
MARKET PLACE II PHASE 3 WATER LINE PLAN

PROJECT NO: 18087

DATE: MAY 9, 2023

SHEET NO: C2.0

J:\Projects\2018 Projects\18087 Ben Ferguson - Market Place Center\Drawings\Utility\Drawings\18087 - Market Place II - Water Line - Phase 3 - 050923.dwg

Bryant Planning Commission

Subdivision Checklist

MARKET PLACE II
PHASE 3

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- $300.00 + $3.00 per lot - for Subdivision preliminary plat review
- $250.00 or $25.00 per lot (**whichever is greater**) - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- $100 per lot - Water/Sewer Impact Fee
- $100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- $25.00 + $1.00 per lot - for Subdivision Final Plat review

City of Bryant Subdivision Checklist

Subdivision/Project Name MARKET PLACE II SUBDIVISION PHASE 3 LOTS 17 THROUGH 22

Contact Person VERNON WILLIAMS Phone (501) 408-4650

Mailing Address 3825 MT CARMEL ROAD, BRYANT, AR 72022

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning C-2
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

38. Show and label all permanent & proposed easements
39. Any proposed open space must be shown
40. Show the direction and flow of all water courses entering the tract
41. Show the direction and flow of all water courses leaving the tract
42. The drainage area of all water courses above the points of entry.
43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
44. Show source of water supply
45. Show location of waste water connection to municipal main & sanitary sewer layout
46. A phasing plan outlining the boundaries for each phase

II. Additional Information Needed, But Not Necessarily On The Plat

47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
50. Calculations and field notes, including drainage calculations along with support drawing
51. Stormwater detention plan approval from City Engineer (attach copy of approval)
52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
53. ADA Accessibility Standard Form completed (and attached)
54. A Bill of Assurance has been prepared for this subdivision (and attached)
55. All lots comply with minimum square footage area and minimum lot width at the front building line
56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
57. Made the "One Call" prior to site clearance or other excavation activity

III. Preliminary Plat Attachments

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

58. **Letter to Planning Commission** stating your request
59. Completed **Checklist**
60. **Completed agreement to provide performance assurance**
61. **Subdivider Performance Bond or Cashier's Check** for infrastructure installation
62. Landscaping plan of any proposed common open space
63. **Draft of Bill of Assurance** proposed for the subdivision (if applicable)
64. **20 copies of Preliminary Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
65. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
66. Copy of **Stormwater Detention approval**
67. 2 copies **Plan and profile** of all streets
68. Receipt for **$300.00 + $3.00 per lot for preliminary Subdivision fee**
69. Receipt for **$250.00 or $25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review**
70. Copy of **ADEQ Stormwater Pollution Prevention Plan** for property parcel containing one acre or larger.

III. Final Plat Attachments

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

- 71. **Letter to Planning Commission** stating your request
- 72. Completed **Checklist**
- 73. **20 copies of Final Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- 74. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- 75. **Bill of Assurance** including provisions set out in Title 15 Subdivision Regulations 15.16.01
- 76. Copy of **Water & Sewer Commission approval** or....
- 77. State Health Department approval of any new water supply and/or sewage system.
- 78. **Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed** in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- 79. Infrastructure Maintenance Bond or Cashier's check.
- 80. Check for **$25.00 + $1.00 per lot for final Subdivision fee**
- 81. Check for **Water Sewer impact fees ($100.00 Flushing Fee and $100.00 impact fee per lot)**

MARKET PLACE II PHASE 3
Name of Subdivision

George Worden
Surveyor

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

Owner Signature

Vernon J Williams
Engineer Signature

CITY USE

Preliminary Plat Approved _____

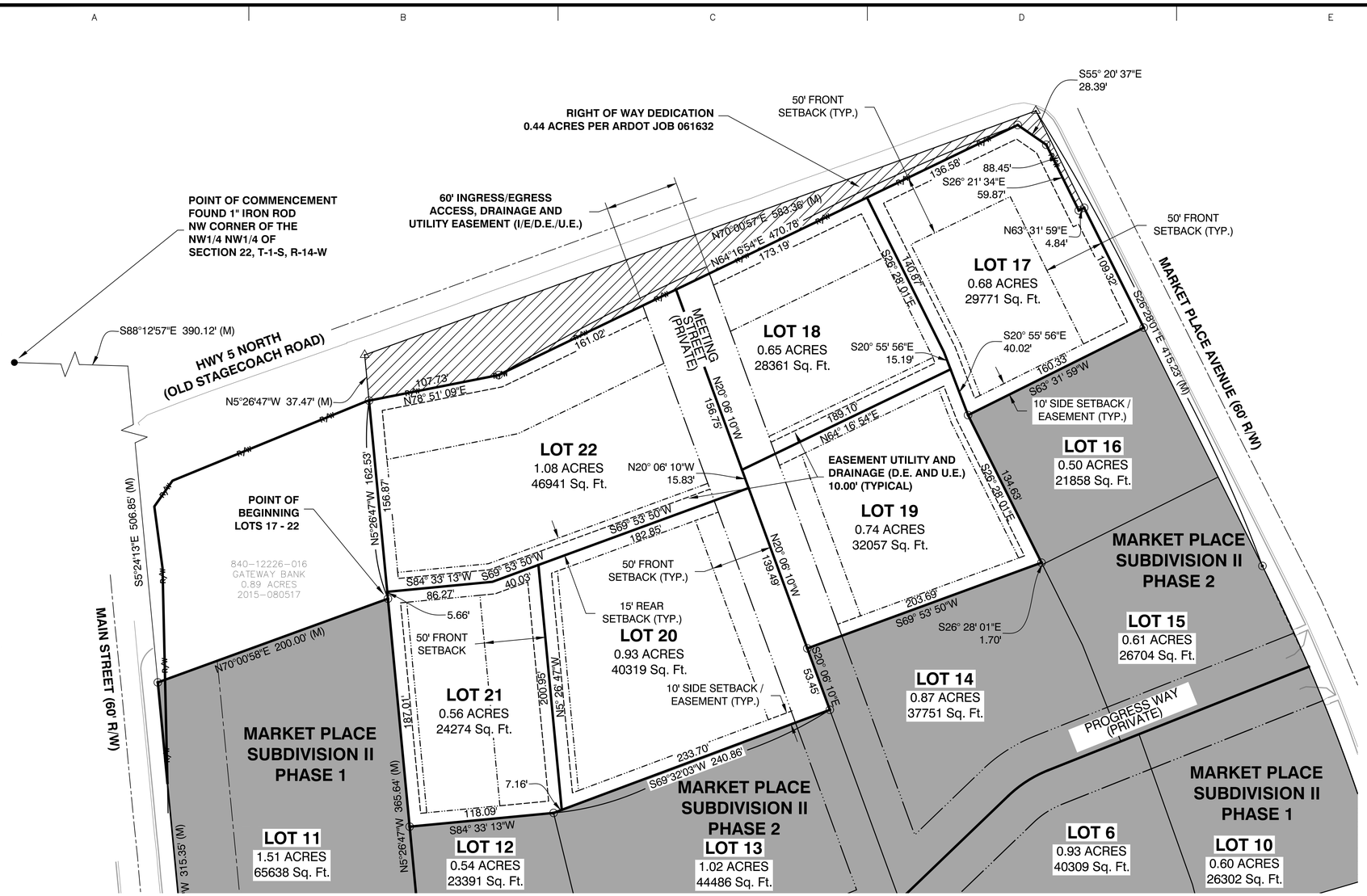
Planning Commission Date _____

Final Plat Approved _____

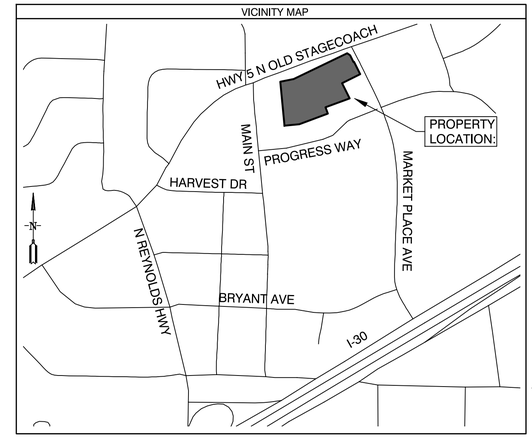
Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____



VICINITY MAP



SUBDIVISION DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

LOTS 17 - 22:
COMMENCING AT A FOUND 1" IRON ROD LOCATED AT THE NORTHWEST CORNER OF THE SAID NW1/4 NW1/4 OF SECTION 22, T-1-S, R-14-W; THENCE S 88°12'57" E, ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 390.12 FEET TO A POINT; THENCE S 5°24'13" E, ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET A DISTANCE OF 506.85 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF GATEWAY BANK PROPERTY DEED BOOK 2015 PAGE 080517; THENCE N 70°00'58" E, LEAVING SAID RIGHT OF WAY AND ALONG SOUTH LINE OF SAID GATEWAY BANK PROPERTY FOR A DISTANCE OF 200.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N 5°26'47" W ALONG EAST LINE OF SAID GATEWAY BANK PROPERTY FOR A DISTANCE OF 162.53 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE SOUTHERLY PROPOSED RIGHT OF WAY OF HIGHWAY 5 ARDOT JOB 061632; THENCE N 78°51'09" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 107.73 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 64°16'54" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 470.78 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 55°20'37" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 28.39 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 26°21'34" E CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY FOR A DISTANCE OF 59.87 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°31'59" E CONTINUING ALONG SAID SOUTHERLY PROPOSED RIGHT OF WAY FOR A DISTANCE OF 4.84 FEET TO A SET 1/2" REBAR WITH CAP LOCATED ON THE EXISTING WESTERLY RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE S 26°28'01" E ALONG SAID EXISTING WESTERLY RIGHT OF WAY FOR A DISTANCE OF 109.32 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 16 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 63°31'59" W ALONG SAID NORTHERLY LINE OF LOT 16 FOR A DISTANCE OF 160.33 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE S 26°28'01" E ALONG WESTERLY LINE OF SAID LOT 16 FOR A DISTANCE OF 134.63 FEET TO A SET 1/2" REBAR LOCATED AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID LOT 16 AND THE NORTHEAST CORNER OF LOT 14 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 69°53'50" W ALONG SAID NORTHERLY LINE OF LOT 14 FOR A DISTANCE OF 203.69 FEET TO A POINT LOCATED AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE CENTER OF MEETING STREET (PRIVATE STREET); THENCE S 20°06'10" E ALONG CENTER OF SAID MEETING STREET FOR A DISTANCE OF 53.45 FEET TO A POINT LOCATED AT THE NORTHEAST CORNER OF LOT 13 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 69°32'03" W ALONG THE NORTHERLY LINE OF SAID LOT 13 FOR A DISTANCE OF 240.86 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE INTERSECTION OF THE NORTHWEST CORNER OF SAID LOT 13 AND THE NORTHEAST CORNER OF LOT 12 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 84°33'13" W ALONG THE NORTHERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 118.09 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 12 AND ON THE EASTERLY LINE OF LOT 11 OF MARKET PLACE SUBDIVISION II, PHASE 1; THENCE N 5°26'47" W ALONG EASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 187.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.63 ACRES, MORE OR LESS.

DOCUMENTS USED:

- FINAL PLAT MARKET PLACE II SUBDIVISION, PHASE 1 BY GARNAT ENGINEERING DATED 10/14/2019
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/2/2007 KERRY LANE PLS #1141
- FINAL PLAT MARKET PLACE II SUBDIVISION, PHASE 2 BY GARNAT ENGINEERING DATED 11/14/2022
- DEED BOOK 2016 PAGE 016810
- DEED BOOK 1997 PAGE 20341
- DEED BOOK 2008 PAGE 82137
- DEED BOOK 2000 PAGE 27385
- DEED BOOK 2000 PAGE 27387
- DEED BOOK 2015 PAGE 080517
- DEED BOOK 2018 PAGE 000713
- FINAL PLAT OF MARKET PLACE SUBDIVISION SURVEYED BY GARNAT ENGINEERING, LLC DATED 6/4/2019 GEORGE WOODEN PLS #1573

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 SEPTEMBER 11, 2019.

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.

PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, AR 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, AR 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: _____
Fred Briner, Agent
Bryant Realty Company, LLC

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 1997-20341

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 RECORDING: _____

CERTIFICATE OF SURVEYING ACCURACY:
I, George P. Wooden, hereby certify that this 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 FINAL PLAT APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

GarNat Engineering, LLC
CERTIFICATE OF AUTHORIZATION
No. 2174
ARKANSAS

FINAL PLAT
MARKET PLACE II SUBDIVISION
PHASE 3
LOTS 17 THROUGH 22
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

MIN. LOT SIZE: 20,000 S.F.
NUMBER OF LOTS: 6
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 15'
SIDE - 10'

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

N
50' 25' 0 50'

SURVEY PLAT CODE:
500-01S-14W-0-22-440-62-1573

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

BRYANT REALTY COMPANY, LLC
MARKET PLACE II PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN

CONTENTS:
FINAL PLAT
LOTS 17 - 22
PHASE 3

PROJECT NO:
18087

DATE:
MAY 9, 2023

SHEET NO:
V1.0

© Projects\2018 Projects\18087 Bent Ferguson - Market Place Center\Drawings\Plats\Survey\18087 Bent Ferguson - Market Place II Final Plat Lots 17 through 22 Phase 3 - 050223.dwg

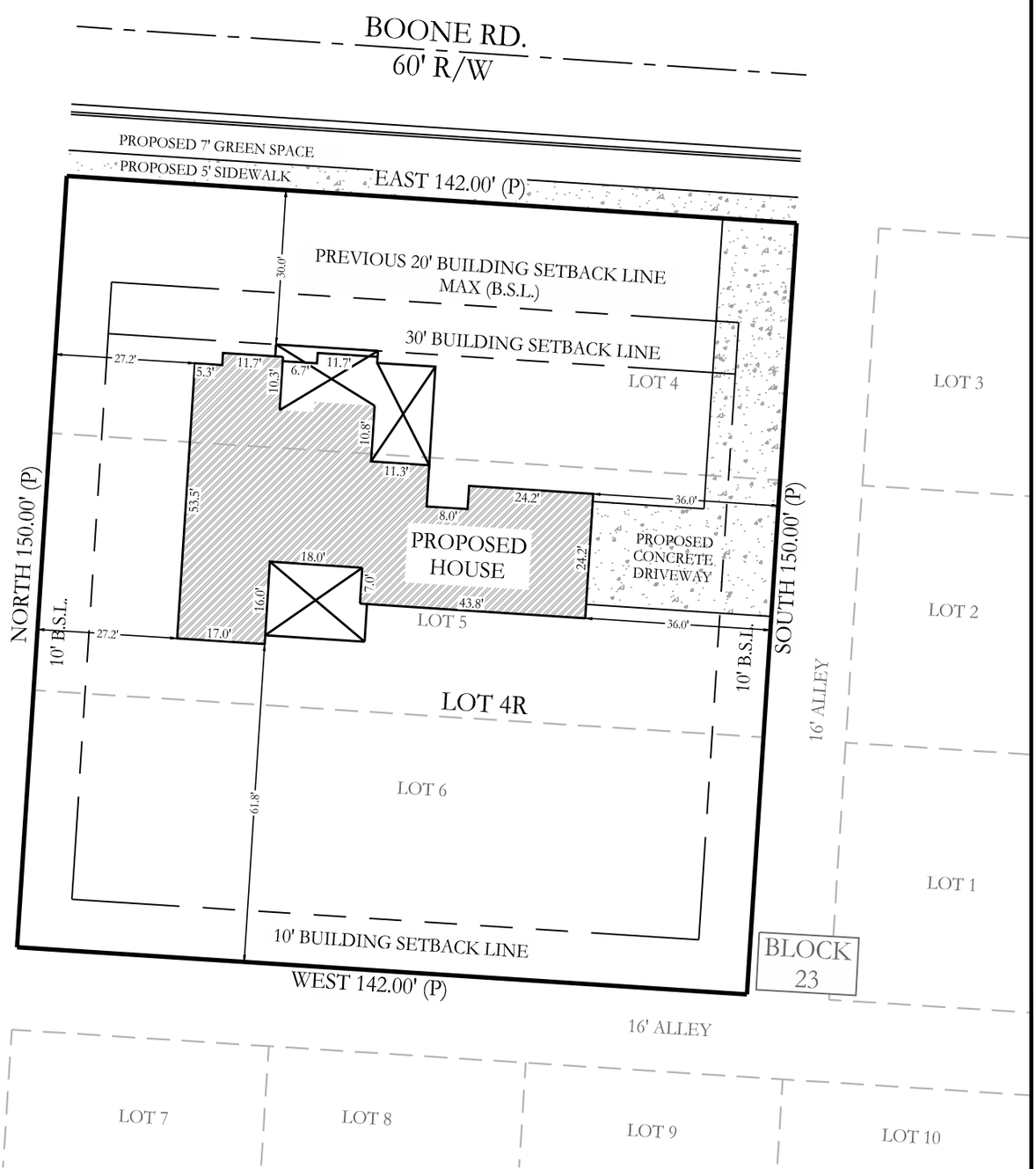
HOPE CONSULTING
ENGINEERS ~ SURVEYORS

129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

23-0663
Drawing No.

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

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



RECORD DESCRIPTION

LOT 4R, BEING A REPLAT OF LOTS 4,5, AND 6 OF BLOCK 23 OF THE TOWN OF BRYANT, SALINE COUNTY, ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.

30' 15' 0 30'

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

PLOT PLAN

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0380E , dated: 06/05/2020.

For the Exclusive Use and Benefit of:
D & B Property Solutions, LLC

Address 407 Boone Road
Bryant, AR 72022

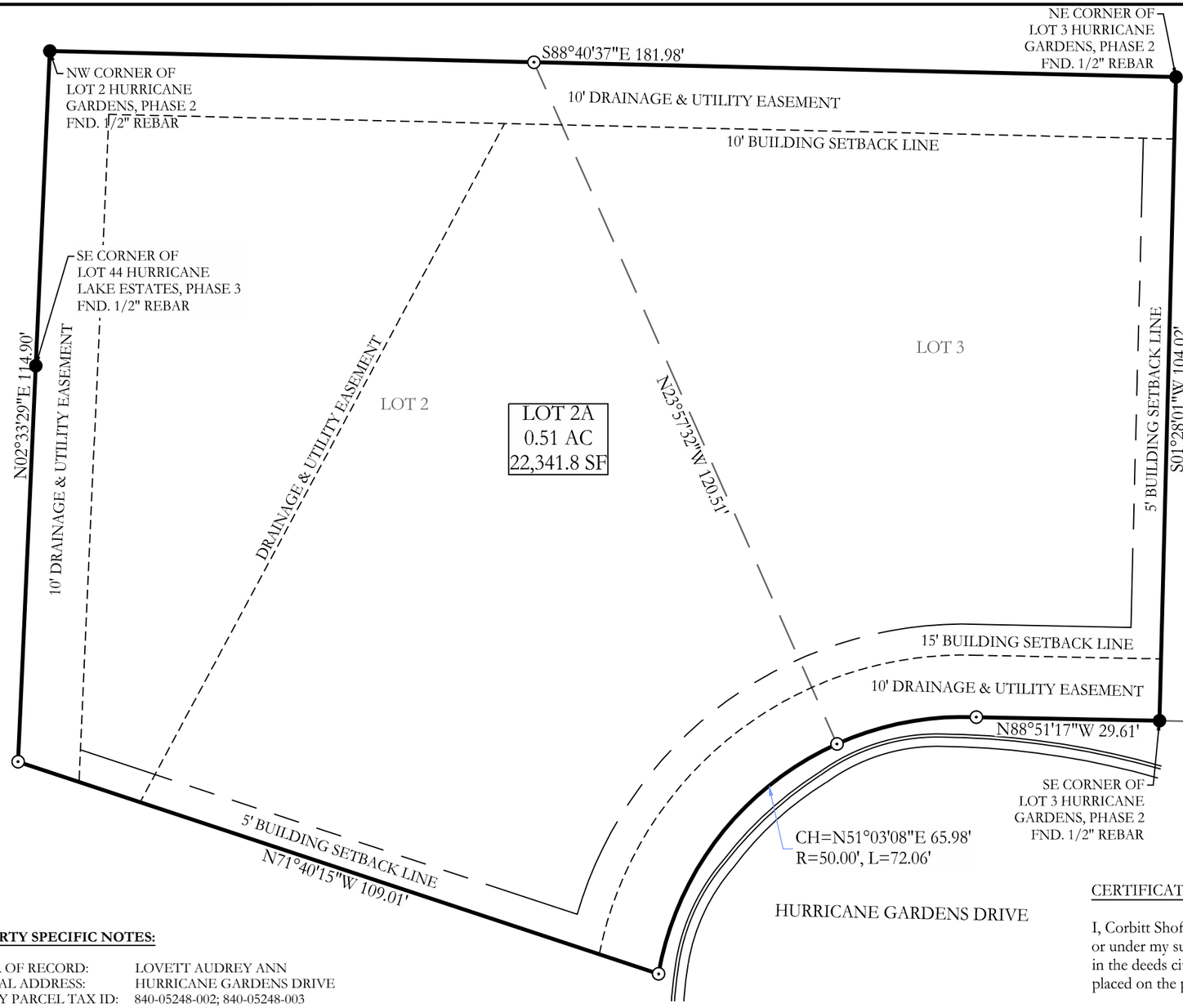
Date 05/31/2023MD

LEGEND
- Computed point
- Found monument
- Set #4 RB/Cap #1664
(M) - Measured
(P) - Platted
(R) - Record

Drawn By MD
Checked By WCS

 ©2023 Hope Consulting, Inc.

23-0222
Drawing No.



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

20' 10' 0' 20'

LEGEND
- Found Aliquot Corner
- Found Monument
- Set 1/2" Rebar & Cap
- Computed point
(M) - Measured
(P) - Platted/Record
-•-•-•-•- Fence

Drawn By: JPP Checked:

RECORD DESCRIPTION
SALINE COUNTY INSTRUMENT 2022-008069

LOT 2, HURRICANE GARDENS SUBDIVISION, PHASE 2, SALINE COUNTY, ARKANSAS.

SUBJECT TO RIGHT OF WAY/EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. NO WARRANTY OR REPRESENTATION IS MADE HEREIN AS TO ANY MINERAL INTEREST ON THE AFOREMENTIONED PROPERTY.

SALINE COUNTY INSTRUMENT 2022-008073

LOT 3, HURRICANE GARDENS SUBDIVISION, PHASE 2, SALINE COUNTY, ARKANSAS.

SUBJECT TO RIGHT OF WAY/EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT ALSO TO ANY STATE OF FACTS WHICH AN ACCURATE SURVEY WOULD REVEAL. NO WARRANTY OR REPRESENTATION IS MADE HEREIN AS TO ANY MINERAL INTEREST ON THE AFOREMENTIONED PROPERTY.

LEGAL DESCRIPTION

LOT 2A, A REPLAT OF LOTS 2 AND 3 OF HURRICANE GARDENS SUBDIVISION, PHASE 2, SALINE COUNTY, ARKANSAS.

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

FLOOD STATEMENT
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0225E , dated: 06/05/2020 .

PROPERTY SPECIFIC NOTES:

OWNER OF RECORD: LOVETT AUDREY ANN
PHYSICAL ADDRESS: HURRICANE GARDENS DRIVE
COUNTY PARCEL TAX ID: 840-05248-002; 840-05248-003

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.

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

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 Document #2022-008069 & #2022-008073

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.

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 Planning Commission at a meeting held _____, 20_____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution _____ Name _____ Bryant Planning Commission

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

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS No. 1664 SIGNATURE WILLIAM CORBITT R SHOFFNER

ORIGINAL SIGNATURE ON FILE

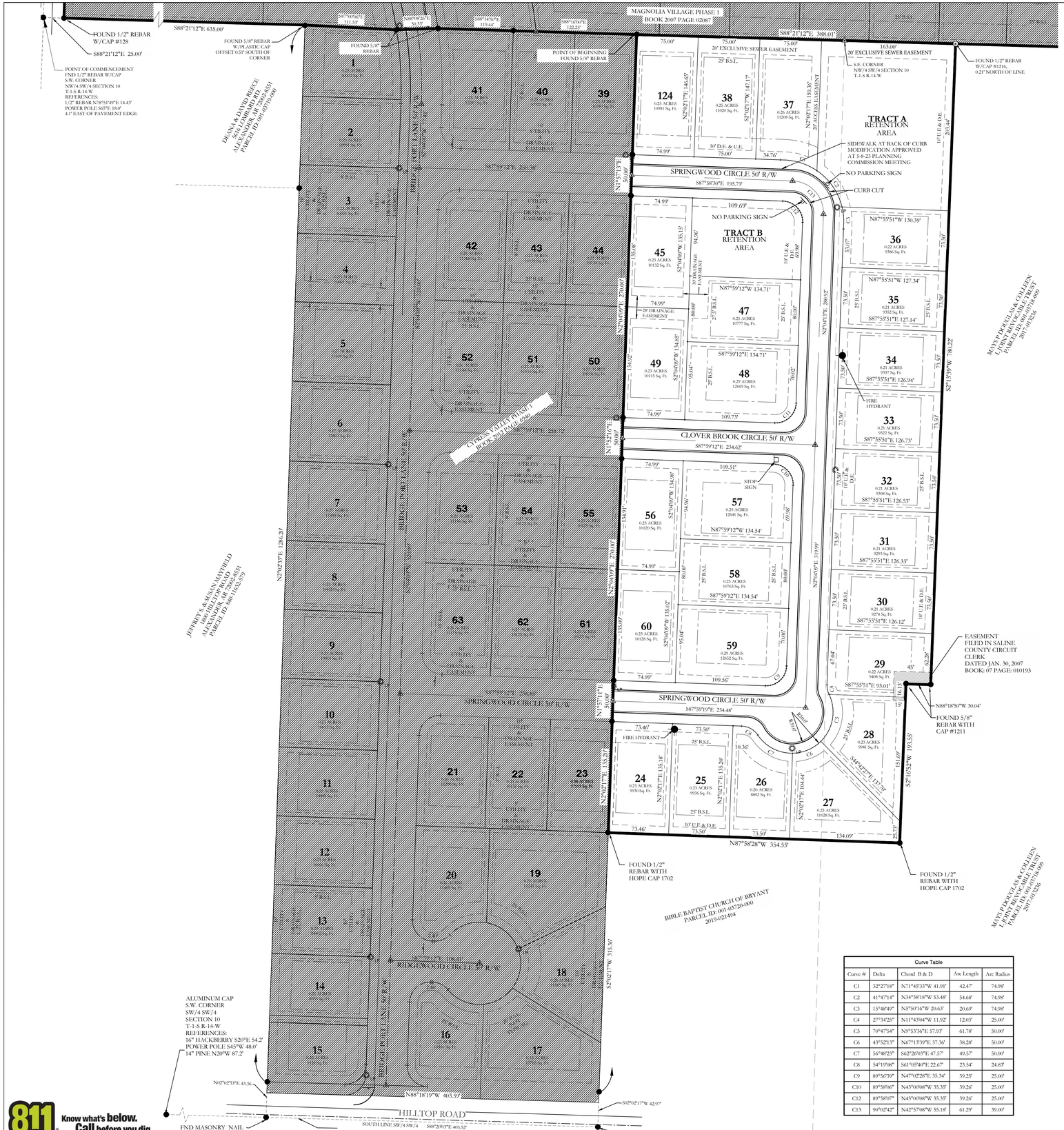
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

For the Exclusive Use and Benefit of:
D & D HOMES

Address	Date				
Hurricane Gardens Drive Bryant, Arkansas 72022	04/20/2023	62	220	17	0	14W	01S	500
	1664							

©2023 Hope Consulting, Inc.

K:\Land Projects 2004\Surveys\2023\23-0222 Replat Lots 2 & 3 Hurricane Gardens\DWG\23-0222 REPLAT LOT 2 AND 3 HURRICANE GARDENS.dwg | Plotted: 4/20/2023 9:41 AM |



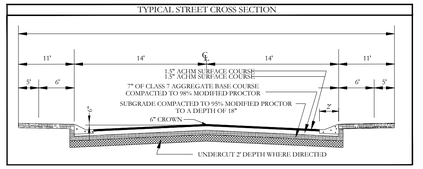
Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	32°27'18"	N71°45'33"W 41.91'	42.47'	74.98'
C2	41°47'14"	N34°38'18"W 53.48'	54.68'	74.98'
C3	15°48'49"	N5°50'16"W 20.63'	20.69'	74.98'
C4	27°34'25"	N11°43'04"W 11.92'	12.03'	25.00'
C5	70°47'54"	N39°53'36"E 57.93'	61.78'	50.00'
C6	43°52'13"	N67°13'39"E 37.36'	38.28'	50.00'
C7	56°48'23"	S62°26'03"E 47.57'	49.57'	50.00'
C8	54°19'08"	S61°05'40"E 22.67'	23.54'	24.83'
C9	89°56'39"	N47°02'28"E 35.34'	39.25'	25.00'
C10	89°58'06"	N43°00'08"W 35.35'	39.26'	25.00'
C12	89°58'07"	N43°00'08"W 35.35'	39.26'	25.00'
C13	90°02'42"	N42°57'08"W 55.18'	61.29'	39.00'

NOTES

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
- MAGNOLIA VILLAGE PHASE 1 FINAL PLAT FILED ON FEB. 27, 2007, SALINE COUNTY CIRCUIT CLERK, BOOK 07, PAGE 20887
- WARRANTY DEED, BOOK 10 PAGE 059270 FILED FOR RECORD ON JULY 10, 2010 SALINE COUNTY
-CYPRESS VALLEY PHASE 1 FINAL PLAT FILED ON JANUARY 31, 2012, SALINE COUNTY CIRCUIT CLERK, BOOK 2012, PAGE 6940
- DELTON BROWN SURVEY SIGNED ON JANUARY 23, 2004, FILED FOR RECORD ON MARCH 5, 2004, SALINE COUNTY CIRCUIT CLERK, BOOK 04, PAGE 18723
-NO OTHER DOCUMENTS WERE PROVIDED FOR, NOR ARE REFERENCED ON THIS SURVEY.

-AREAS AS SURVEYED
-IN SW/4 SW/4 5.72 ACRES
-IN SE/4 SW/4 2.78 ACRES

TYPICAL STREET CROSS SECTION



PART OF THE SE/4 SW/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 SW/4 OF SECTION 10, A FOUND 1/2" REBAR; THENCE S88°21'12"E 25.00 TO THE SOUTHWEST CORNER OF PHASE 1, MAGNOLIA VILLAGE, A FOUND 1/2" REBAR; THENCE AT PLATTED BEARING OF S88°21'12"E ALONG THE SOUTH BOUNDARY OF MAGNOLIA VILLAGE SUBDIVISION 635.00 FEET; THENCE S87°00'06"E 111.53 FEET TO A FOUND 5/8" REBAR; THENCE N88°08'26"E 50.33 FEET TO A FOUND 5/8" REBAR; THENCE S88°14'50"E 119.44 FEET TO A FOUND 5/8" REBAR; THENCE S88°16'00"E 122.25 FEET TO THE **POINT OF BEGINNING**, A FOUND 5/8" REBAR; THENCE S88°21'12"E 388.01 FEET ALONG SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1 TO A SET 1/2" REBAR AND CAP; THENCE LEAVING THE SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1 S2°13'39"W 780.22 FEET TO A FOUND 5/8" REBAR WITH CAP #1211, THENCE N88°18'50"W 30.04 FEET TO A FOUND #5 REBAR WITH CAP #1211, THENCE S02°16'52"W 193.55 FEET TO A FOUND #5 REBAR WITH CAP #1702, THENCE N87°58'28"W 354.55 FEET TO THE EAST BOUNDARY OF CYPRESS VALLEY PHASE 1; THENCE N02°02'17"E 135.20 FEET ALONG THE EAST BOUNDARY OF CYPRESS VALLEY PHASE 1; CONTINUING ALONG SAID BOUNDARY N01°57'17"E 50.00 FEET; N02°04'09"E 270.00 FEET; N01°52'16"E 50.00 FEET; N02°04'09"E 270.00 FEET; N01°57'13"E 50.00 FEET; N02°02'17"E 146.17 FEET TO THE SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1, A FOUND #4 REBAR WITH HOPE CAP #1702 AND THE POINT OF BEGINNING. CONTAINING AN AREA OF 8.5 ACRES.

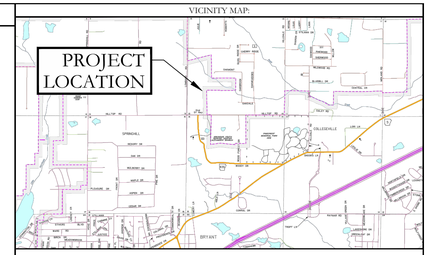
NOTE:

1. TRACT A & TRACT B WILL BE UTILIZED AS A DETENTION BASIN, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

FINAL PLAT
CYPRESS VALLEY SUBDIVISION PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

VICINITY MAP



OWNER:
Name: Kennedy Development, LLC
Address: 1229 Hot Springs Hwy
Benton, AR 72089

DEVELOPER:
Name: Kennedy Development, LLC
Address: 1229 Hot Springs Hwy
Benton, AR 72089

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:

Source of Title: 2021-010792

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, 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 location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution
Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, Kazi Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution
Kazi Islam
Registered Professional
Engineer, No. 20876
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 _____, 20 _____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution
Rick Jordan,
Bryant Planning Commission

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

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1762 JONATHAN L. HOPE SIGNATURE

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

PROPERTY SPECIFICATIONS:	
OWNER: KENNEDY DEVELOPMENT LLC 1229 HOT SPRINGS HWY BENTON, AR 72015	NUMBER OF LOTS: 25
DEVELOPER/: SUBDIVIDER KENNEDY DEVELOPMENT LLC 1229 HOT SPRINGS HWY BENTON, AR 72015	SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: ENTERGY SOURCE OF GAS: CENTERPOINT
ENGINEERS: HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT-25' OR AS SHOWN REAR-25' OR AS SHOWN SIDE-5' OR AS SHOWN
NAME OF SUBDIVISION: CYPRESS VALLEY PHASE 2	UTILITY & DRAINAGE EASEMENTS: FRONT-10' OR AS SHOWN REAR - 5' OR AS SHOWN SIDE - 5' OR AS SHOWN
SOURCE OF TITLE: DEED BOOK 2021, PAGE 10792	
ZONING: PROPOSED R-2	

By affixing my seal and signature, I Jonathan L. Hope, Arkansas PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0240E , Dated: 06/05/2020 .

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:
KENNEDY DEVELOPMENT, LLC

FINAL PLAT
CYPRESS VALLEY SUBDIVISION PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	05/10/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		21-0421
SHEET:		SCALE:	1"= 60'	

500	01S	14W	0	10	300	62	1762

Know what's below. Call before you dig.

Estimate

Date	Estimate #
4/20/2023	16897

PO Box 185
Mabelvale, AR 72103

Name / Address
Sam Johnson Construction 3701 Alcoa Rd. Benton, AR 72015

Rep	Project #
House	

Item	Description	Qty	U/M	Rate	Fuel	Labor	Total
03-0085	9"x48" Extruded Aluminum - (Cloverbrook Dr) St Sign	1		72.00			72.00
03-0085	9"x48" Extruded Aluminum - (Springwood Cir) St Sign	1		72.00			72.00
03-0089	30" OC .080 - Aluminum - HIP - Stop Sign	1		45.75			45.75
04-1023	12" U-Channel Heavy Duty Street Sign Bracket - - Extruded - 90 deg	1		19.00			19.00
04-1020	12" Bracket Crosspiece EXT Blade	1		22.00			22.00
Installation	Installation	1		500.00			500.00
	Order placed on 04/20/23						

Subtotal	$730.75
Sales Tax (8.625%)	$0.00
Total	$730.75

ESTIMATES DO NOT INCLUDE SALES TAX

MAINTENANCE BOND

United States Fire Insurance Company

Bond No.:602-200386-9

KNOWN ALL BY THESE PRESENTS: That we Sam Johnson Construction, Inc., as Principal, and United States Fire Insurance Company, a corporation organized and existing under the Laws of the State of Delaware, as Surety, are held and firmly bound unto City Of Bryant, as Obligee, in the total sum of U.S. Dollars (120,197.00) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 5-9-2023 for Cypress Valley Ph2 Bridgeport Road Water/Wastewater ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 2 year(s) commencing on 5-9-2023 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 10 day of May, 2023.

Sam Johnson Construction, Inc.
(Principal)

By: _____

United States Fire Insurance Company

By: _____
Neil Simpson, Attorney-in-Fact

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

07080

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Neil Simpson, Kathy Richardson

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars ($7,500,000).**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50128533
My Commission Expires 4/7/2026

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 7 day of MAY 2023

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

MAINTENANCE BOND

United States Fire Insurance Company

Bond No.:602-200387-8

KNOWN ALL BY THESE PRESENTS: That we Sam Johnson Construction, Inc., as Principal, and United States Fire Insurance Company, a corporation organized and existing under the Laws of the State of Delaware, as Surety, are held and firmly bound unto City Of Bryant, as Obligee, in the total sum of U.S. Dollars (54,250.00) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 5-9-2023 for Cypress Valley Ph2 Bridgeport Road Street Specification Part 2.7 ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 1 year(s) commencing on 5-09-2023 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 10 day of May, 2023.

Sam Johnson Construction, Inc.
(Principal)

By: _____

United States Fire Insurance Company

By: _____
Neil Simpson, Attorney-in-Fact

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

07080

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Neil Simpson, Kathy Richardson

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars ($7,500,000).**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
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>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50125923
My Commission Expires 4/7/2026

Melissa H. D'Alessio (Notary Public)

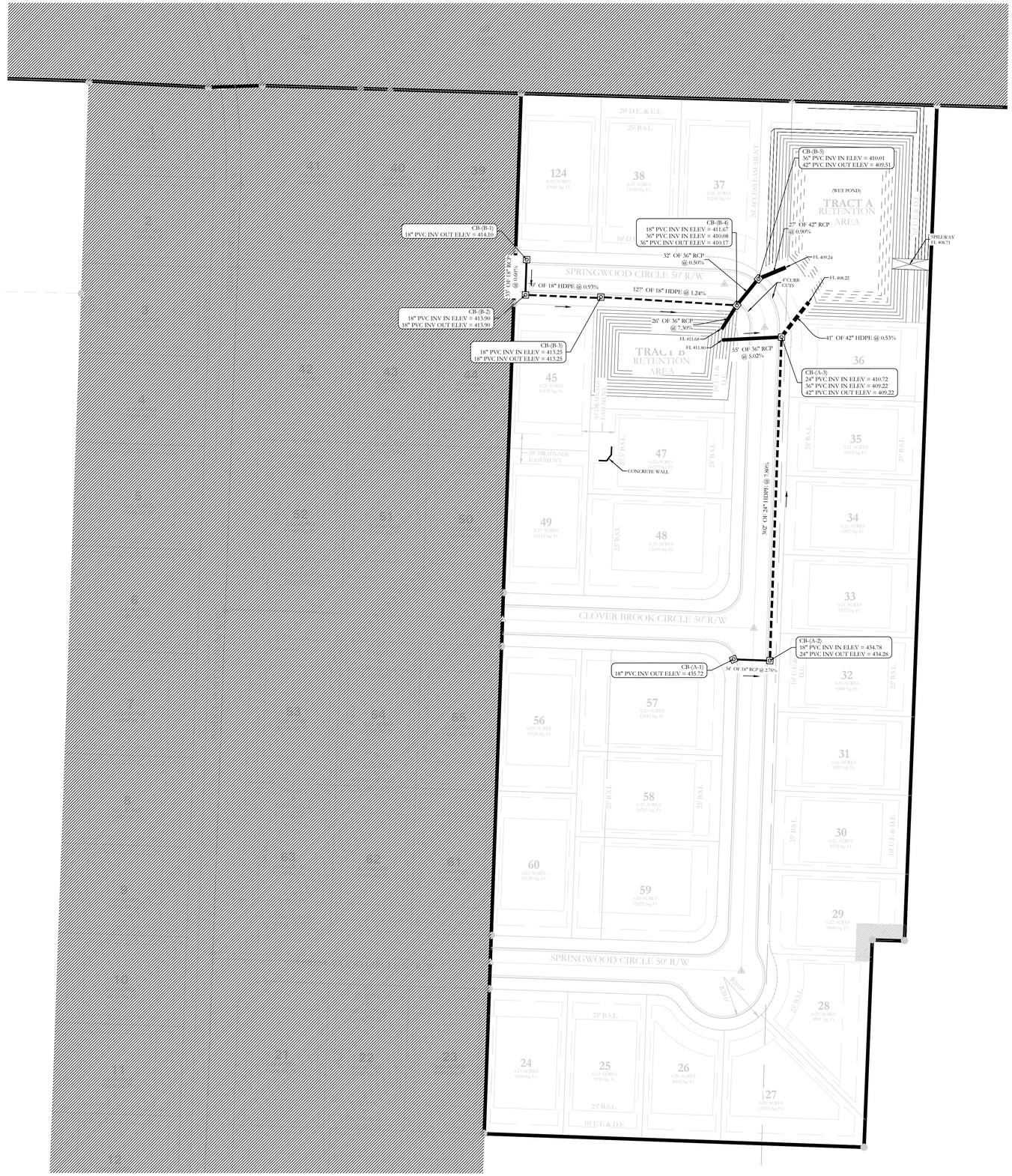
I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 7 day of MAY 20 23

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

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



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ENGINEERS - SURVEYORS

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

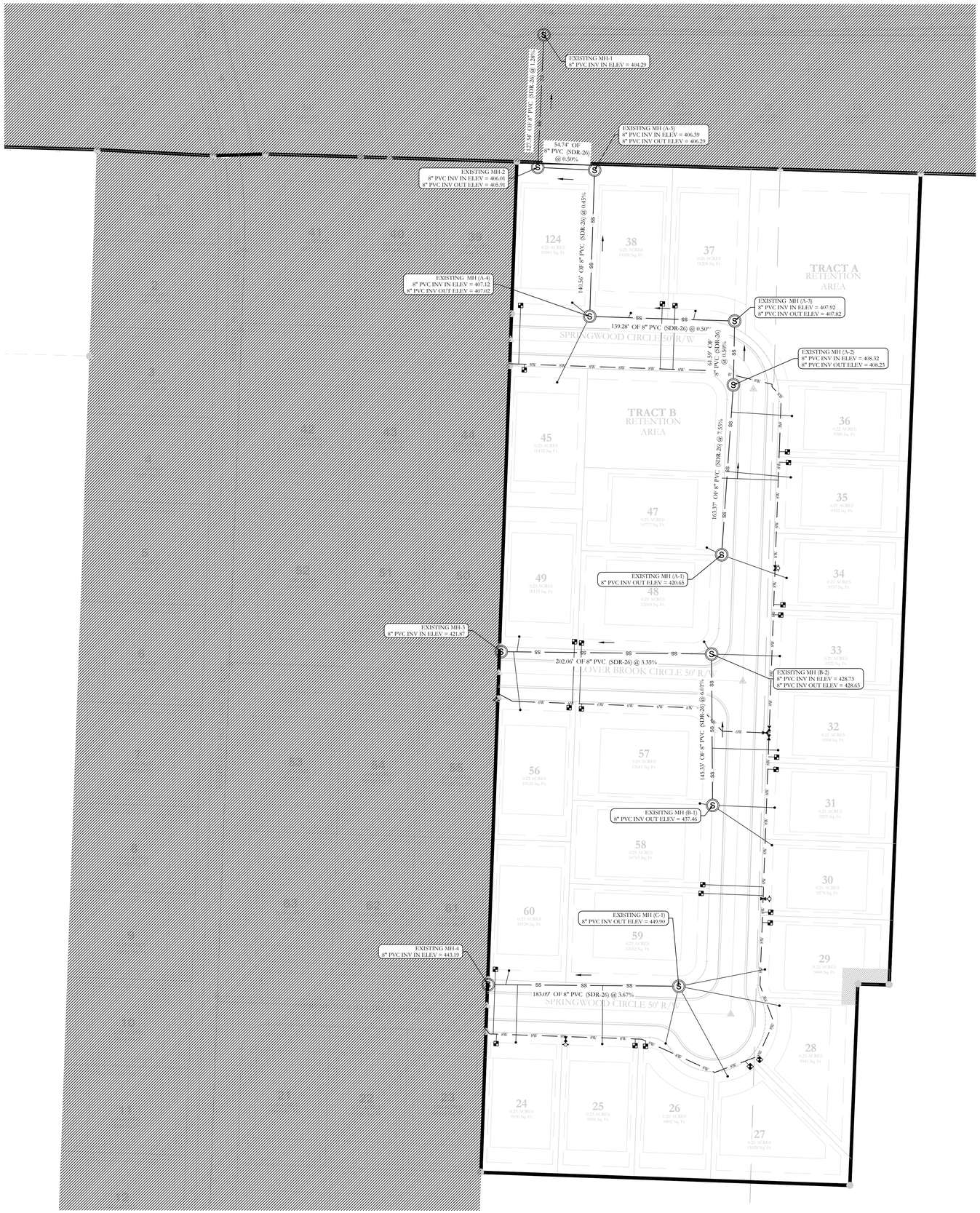
FOR USE AND BENEFIT OF:
CYPRESS VALLEY

DRAINAGE AS-BUILTS
CYPRESS VALLY, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 05/10/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		21-0421
SHEET:	SCALE: 1"= 50'		

500	01S	14W	0	10	300	62	1762

C:\Users\Jim Hope\Documents\21-0421 Cypress Valley Phase 2\21-0421 Cypress Valley Phase 2 Drainage As-Built.dwg, 8.5x11



SEWER CONSTRUCTION NOTES:

1. ALL SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT " STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION"
2. ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS OR ANY STORM DRAIN 30-INCH DIAMETER AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS, SHALL BE STEEL ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.
3. FORCE MAIN WILL BE TESTED IN ACCORDANCE WITH BRYANT WATER/WASTEWATER SPECIFICATION SECTION 5200-1.03.A.4
4. SANITARY SEWER FORCE MAIN SHALL BE INSTALLED IN ACCORDANCE WITH BRYANT WATER/WASTEWATER SPECIFICATIONS.
5. CONNECTING MANHOLE FROM FORCE MAIN SHALL BE REQUIRED TO BE COATED WITH AN EPOXY COATING ACCORDANCE WITH BRYANT WATER/WASTEWATER SPECIFICATION SECTION 1200-1.07A.1.I

WATER UTILITY NOTES:

ALL NEW 8-INCH AND 6-INCH WATER MAINS TO BE C900 DR 14 PVC

ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION"

WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND/OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.

EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAN).

THE SEWER/WATER MAIN CROSSINGS THAT REQUIRE ENCASEMENT REQUIRE TEN (10) LINEAR FEET OF PIPE ON EITHER SIDE OF THE CROSSING.

ADH RULES PERTAINING TO PUBLIC WATER SYSTEMS NOTES REGARDING CROSS-CONNECTIONS AND SEPARATIONS OF WATER AND SEWER- WATER AND SEWER WILL BE 10 FEET APART IN PARALLEL AND IN THE CASE OF WATER CROSSING SEWER WATER LINE SHOULD BE MINIMUM 18" ABOVE SEWER LINE. AT THE EVENT OF WATER CROSSING BELOW SWER EITHER ONE OF THE PIPE WILL NEED TO BE ENCASED.

SEWER LEGEND:

SEWER SERVICE
SEWER MAIN — SS — S — SEWER MANHOLE
SERVICE DETAIL

NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3" MINIMUM COVE CANNOT BE MAINTAINED.
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

WATER LEGEND:

- DUAL WATER METERS
- SINGLE WATER METER
- GATE VALVE
- 45º FITTING
- 90º FITTING
- TEE FITTING
- CROSS FITTING
- FIRE HYDRANT

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

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FOR USE AND BENEFIT OF:
CYPRESS VALLEY

WATER & SEWER ASBUILTS
CYPRESS VALLY, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 05/10/2023	C.A.D. BY:		DRAWING NUMBER:
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500	01S	14W	0	10	300	62	1762

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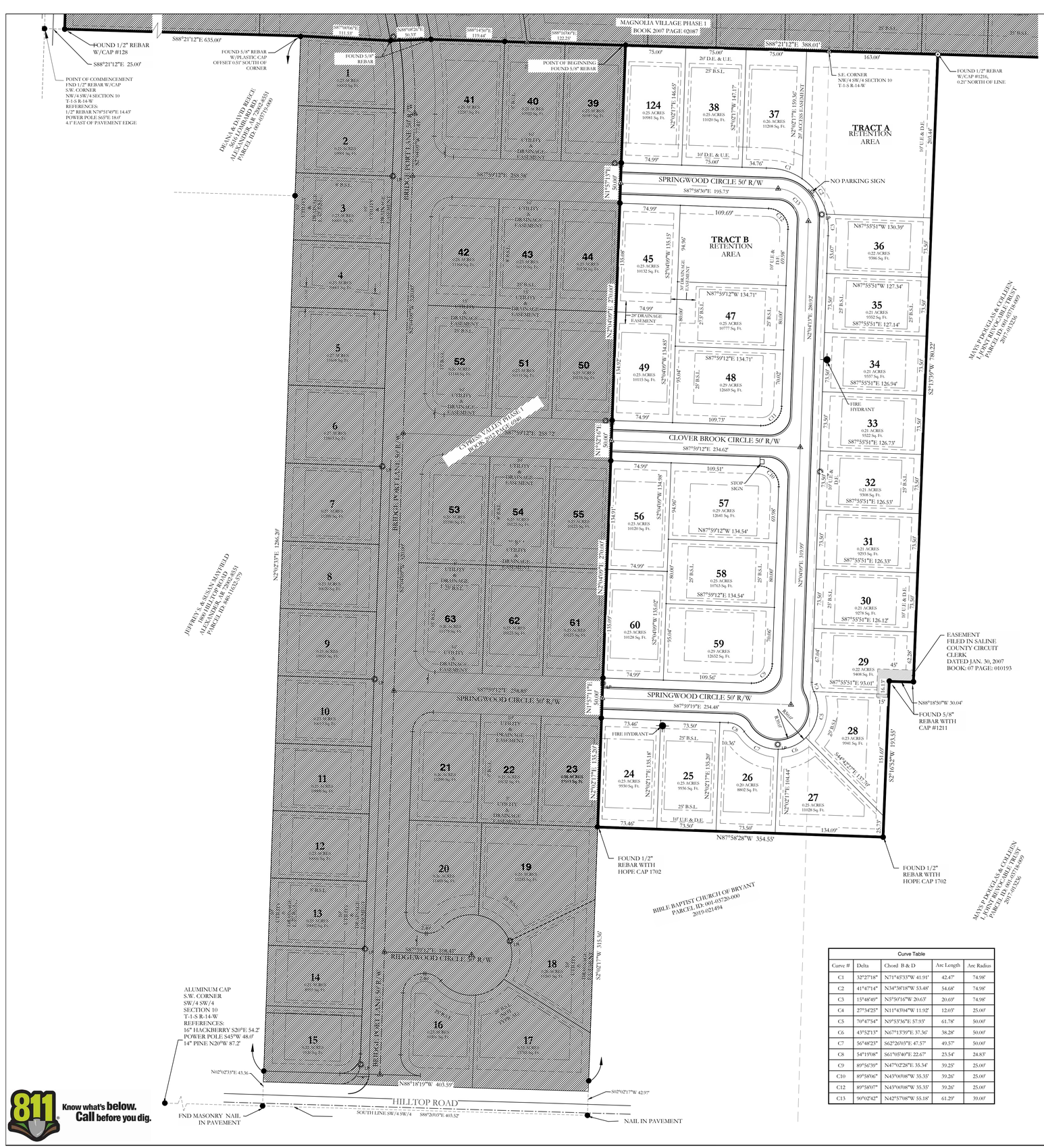
FOUND 1/2" REBAR W/CAP #128
S88°21'12"E 25.00'
POINT OF COMMENCEMENT
FND 1/2" REBAR W/CAP
S.W. CORNER
NW/4 SW/4 SECTION 10
T-1-S R-14-W
REFERENCES:
1/2" REBAR N70°51'49"E 14.43'
POWER POLE S65°E 18.0'
4.1' EAST OF PAVEMENT EDGE
S88°21'12"E 635.00'
FOUND 5/8" REBAR W/PLASTIC CAP OFFSET 0.57' SOUTH OF CORNER
JEFFREY S. & SUSAN MAYFIELD
1604 HILLTOP ROAD
ALEXANDER, AR 72002-8551
PARCEL ID: 66013152.5570
DWIGHT & DAVID BERECE
2610 LAMBARD
ALEXANDER, AR 72002-8551
PARCEL ID: 66013153.00
MAGNOLIA VILLAGE PHASE 1
BOOK 2007 PAGE 02087
FOUND 1/2" REBAR
POINT OF BEGINNING
FOUND 5/8" REBAR
S88°21'12"E 388.01'
FOUND 1/2" REBAR W/CAP #1216, 0.21' NORTH OF LINE
S.E. CORNER NW/4 SW/4 SECTION 10 T-1-S R-14-W
TRACT A RETENTION AREA
TRACT B RETENTION AREA
SPRINGWOOD CIRCLE 50' R/W
S87°58'30"E 195.73'
NO PARKING SIGN
CLOVER BROOK CIRCLE 50' R/W
S87°59'12"E 234.62'
SPRINGWOOD CIRCLE 50' R/W
S87°59'19"E 234.48'
HILLTOP ROAD 50' R/W
N87°58'28"W 354.55'
S02°16'52"W 193.55'
S02°13'39"W 780.22'
N02°04'09"E 270.00'
N02°52'16"E 50.00'
N02°02'17"E 146.17'
N01°57'13"E 50.00'
N02°02'17"E 135.20'
N02°04'09"E 270.00'
N02°02'17"E 1286.20'
N88°18'19"W 403.59'
S02°02'17"W 318.56'
N02°02'33"E 43.36'
S02°02'17"W 42.97'
FND MASONRY NAIL IN PAVEMENT
NAIL IN PAVEMENT
SOUTH LINE SW/4 SW/4 S88°20'03"E 403.52'
ALUMINUM CAP S.W. CORNER SW/4 SW/4 SECTION 10 T-1-S R-14-W
REFERENCES:
16" HACKBERRY S20°E 54.2'
POWER POLE S45°W 48.0'
14" PINE N20°W 87.2'
FOUND 1/2" REBAR
FOUND 5/8" REBAR
FOUND 1/2"
FOUND 1/2" REBAR WITH HOPE CAP 1702
FOUND 5/8" REBAR WITH CAP #1211
EASEMENT FILED IN SALINE COUNTY CIRCUIT CLERK DATED JAN. 30, 2007 BOOK: 07 PAGE: 010193
CYPRESS VALLEY PHASE 1 BOOK 2015 PAGE 00000
BIBLE BAPTIST CHURCH OF BRYANT PARCEL ID: 001-03720-000 2019-021494
MAYS DOUGLAS & COLLEEN L JOINT REVOCABLE TRUST PARCEL ID: 001-03758-009 20-001326
MAYS DOUGLAS & COLLEEN L JOINT REVOCABLE TRUST PARCEL ID: 001-03758-009 2017-03236
TRACT A 0.21 ACRES 10981 Sq. Ft.
TRACT B 0.26 ACRES 11208 Sq. Ft.
124 0.21 ACRES 10981 Sq. Ft.
38 0.25 ACRES 11020 Sq. Ft.
37 0.26 ACRES 11208 Sq. Ft.
36 0.22 ACRES 9386 Sq. Ft.
35 0.21 ACRES 9382 Sq. Ft.
34 0.21 ACRES 9337 Sq. Ft.
33 0.21 ACRES 9322 Sq. Ft.
32 0.21 ACRES 9308 Sq. Ft.
31 0.21 ACRES 9293 Sq. Ft.
30 0.21 ACRES 9278 Sq. Ft.
29 0.22 ACRES 9408 Sq. Ft.
28 0.23 ACRES 9941 Sq. Ft.
27 0.25 ACRES 11028 Sq. Ft.
26 0.20 ACRES 8802 Sq. Ft.
25 0.23 ACRES 9936 Sq. Ft.
24 0.23 ACRES 9930 Sq. Ft.
45 0.23 ACRES 10132 Sq. Ft.
47 0.25 ACRES 10777 Sq. Ft.
49 0.23 ACRES 10115 Sq. Ft.
48 0.25 ACRES 12069 Sq. Ft.
57 0.25 ACRES 12041 Sq. Ft.
56 0.23 ACRES 10120 Sq. Ft.
58 0.25 ACRES 10763 Sq. Ft.
59 0.25 ACRES 12652 Sq. Ft.
60 0.23 ACRES 10128 Sq. Ft.
41 40 39 42 43 44 52 51 50 53 54 55 63 62 61 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 20 19 21 22 23
STOP SIGN
FIRE HYDRANT
10' U.E. & D.E.
25' B.S.L.
20' D.E. & U.E.
30' DRAINAGE EASEMENT
5' DRAINAGE EASEMENT
20' ACCESS EASEMENT
N87°55'51"W 130.39'
N87°55'51"W 127.34'
S87°55'51"E 127.14'
S87°55'51"E 126.94'
S87°55'51"E 126.73'
S87°55'51"E 126.53'
S87°55'51"E 126.33'
S87°55'51"E 126.12'
S87°55'51"E 93.01'
N87°59'12"W 134.71'
S87°59'12"E 134.71'
S87°59'12"E 134.72'
N87°59'12"W 134.54'
S87°59'12"E 134.54'
N87°59'12"W 134.37'
S87°59'12"E 134.37'
N87°59'12"W 134.20'
S87°59'12"E 134.20'
N87°59'12"W 134.03'
S87°59'12"E 134.03'
N87°59'12"W 133.86'
S87°59'12"E 133.86'
N87°59'12"W 133.69'
S87°59'12"E 133.69'
N87°59'12"W 133.52'
S87°59'12"E 133.52'
N87°59'12"W 133.35'
S87°59'12"E 133.35'
N87°59'12"W 133.18'
S87°59'12"E 133.18'
N87°59'12"W 133.01'
S87°59'12"E 133.01'
N87°59'12"W

MAINTENANCE BOND

United States Fire Insurance Company

Bond No.:602-200386-9

KNOWN ALL BY THESE PRESENTS: That we Sam Johnson Construction, Inc., as Principal, and United States Fire Insurance Company, a corporation organized and existing under the Laws of the State of Delaware, as Surety, are held and firmly bound unto City Of Bryant, as Obligee, in the total sum of U.S. Dollars (120,197.00) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 5-9-2023 for Cypress Valley Ph2 Bridgeport Road Water/Wastewater ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 2 year(s) commencing on 5-9-2023 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 10 day of May, 2023.

Sam Johnson Construction, Inc.
(Principal)

By: _____

United States Fire Insurance Company

By: _____
Neil Simpson, Attorney-in-Fact

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

07080

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Neil Simpson, Kathy Richardson

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars ($7,500,000).**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50128533
My Commission Expires 4/7/2026

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 7 day of MAY 2023

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

MAINTENANCE BOND

United States Fire Insurance Company

Bond No.:602-200387-8

KNOWN ALL BY THESE PRESENTS: That we Sam Johnson Construction, Inc., as Principal, and United States Fire Insurance Company, a corporation organized and existing under the Laws of the State of Delaware, as Surety, are held and firmly bound unto City Of Bryant, as Obligee, in the total sum of U.S. Dollars (54,250.00) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 5-9-2023 for Cypress Valley Ph2 Bridgeport Road Street Specification Part 2.7 ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 1 year(s) commencing on 5-09-2023 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 10 day of May, 2023.

Sam Johnson Construction, Inc.
(Principal)

By: _____

United States Fire Insurance Company

By: _____
Neil Simpson, Attorney-in-Fact

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

07080

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Neil Simpson, Kathy Richardson

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars ($7,500,000).**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50125923
My Commission Expires 4/7/2026

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 7 day of MAY 20 23

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

Arkansas Department of Health

4815 West Markham Street • Little Rock, Arkansas 72205-3867 • Telephone (501) 661-2000
Governor Asa Hutchinson
José R. Romero, MD, Secretary of Health
Engineering Section, Slot 37 Ph (501) 661-2623 Fax (501) 661-2032
www.healthy.arkansas.gov/eng After Hours Emergency (501) 661-2136

April 5, 2022

Hope Consulting Engineers Surveyors
Mr. William McFadden P.E.
117 S. Market St.
Benton, AR 72015

RE: SUBDIVISION WATER AND SEWER IMPROVEMENTS ENGINEERING PLAN APPROVAL
Cypress Valley Subdivision Ph. 2 (25 Lots) Water and Gravity Sewer Improvements
Lots 24-38, Lots 45, 47-49, Lots 56-60, Lot 124, and Detention Areas Tract A and Tract B
Springwood Circle, Bryant, Saline County (Outside City Limits)
Hope Job Number: 21-0421
ADH Related: 55535 (Under "Magnolia Village Phase II")
ADH Reference No. 118352

Mr. McFadden,

The resubmittal for the project referenced above, received by the ADH Engineering Section online plan submission portal on March 15, 2022, has been reviewed and is hereby approved with the following conditions:

1. The Engineering Section relied upon the statements and representations made in the plans and specifications. In case any statement or representation in the aforementioned documents is found to be incorrect, this Approval may be revoked.

2. There shall be no deviation from the plans and specifications unless revised plans and specifications have been first submitted for review and written consent given.

3. The review and approval of the drawings and specifications were for functional and sanitary features and in no way constitute an analysis of the structural or plumbing design.

4. If construction on this project is not started within one year of the date affixed hereto, this Letter of Approval is void.

5. Construction inspection for this project shall be the responsibility of Hope Consulting Engineers Surveyors.

6. Materials and construction shall be in accordance with the latest edition of the standard specifications and details of the City of Bryant Water and Sewer Utilities.

7. All materials and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

When submitting correspondence pertaining to this project, please include the **ADH reference number 118352**.

Sincerely,

Stephen M. Youngblood, P.E.
Engineer Supervisor
ADH Engineering Section

SMY: SMR: smr

cc: City of Bryant Utilities (PWS 486)

FILED
SALINE COUNTY
CIRCUIT CLERK
2012 JAN 31 AM 10: 11
BY:

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CYPRESS VALLEY

A PLANNED DEVELOPMENT

PART A. PREAMBLE

WHEREAS, B&C EXCAVATING, INC., are the owners of the following described land situated in Saline County, Arkansas, to-wit:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF

WHEREAS, B&C Excavating, Inc., Inc. took title to said land in Warranty Deed filed as Instrument No. 10 044484 of the records of Saline County, Arkansas.

WHEREAS, B&C Excavating, Inc., have caused said land to be surveyed and a plat thereof made, dividing said land into lots and streets, as shown on said plat and showing the dimensions of each lot and the width of the streets as shown on said plat for the purpose of making said land an Addition to the City of Bryant, Saline County, Arkansas, known as Cypress Valley.

NOW, THEREFORE, in consideration of the purposes herein stated, B&C Excavating, Inc., does hereby designate said land above described as shown by said plat, which is hereto attached and to be forever known as Cypress Valley, Phase I, an addition to the City of Bryant, Saline County, Arkansas, and that hereafter ay conveyance by owners of said land by lot and phase number shall forever be held to be a good and legal description and the streets on said plat in said addition are hereby dedicated as public streets for the use and benefit of the public as such. The use of the land in said Addition is subject to the following Protective and Restrictive Covenants, which shall also be known as the Bill of Assurance.

PART B. PROTECTIVE AND RESTRICTIVE COVENANTS – BILL OF ASSURANCE

B-1 LAND USE AND BUILDING TYPE. All lots shall be used for residential purposes only. No business of any nature or kind shall at any time be conducted in any building located on any of said lots except for real estate sales and marketing of lots and homes during the construction phase. No building shall be erected, altered, placed, or permitted to remain on any lot the other than one detached single-family dwelling not to exceed two storesi in height, excluding basement area. Carports or single car garages are not allowed. All must have at least a two-car garage. Garages may not be enclosed at a later date without the approval of the Architectural Control Committee and the construction of another two-car garage.

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B-2 FENCING USE AND TYPE. If any builder or homeowner wishes to erect a fence only wood privacy fences shall be allowed. Also, no fence shall extend forward from the actual structure or the lot building line, whichever is further back from the street, except that a house erected on a corner lot may have a side fence no closer than 15 feet to the street on the side of a corner lot, such fence to begin at least 15 feet behind the front property line. All perimeter boundaries may follow the lot line. All fencing so placed shall have the finished side towards the streets where applicable. When fencing is installed, the finished side must face out unless the Architectural Control Committee allows otherwise. All fencing must be constructed 3 inches above finish grade to allow for proper drainage.

B-3 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony and integrity of external grade elevation, and intended objectives for Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structures and subdivision aesthetics. The roof pitch shall be at least 8/12. All shingles shall be of architectural design. All above grade foundations shall be covered with brick or rock. Masonite is strictly prohibited in the construction of any structure.

The term "structure" is defined to include any and all types of fences, antennas, basketball goals, swimming pools, and television satellite dishes, which to no event shall be placed in front of dwellings, or be visible from the street. All satellite dishes and antennas must be approved by the Architectural Control Committee. Approval shall be provided in Part D below.

No basketball goals are allowed in front yards, on lots with side-load garages, or on corner lots, basketball goals are allowed in back yard only.

All gutters must be the "seamless" type, match the color of the house, and be shaped to be ion contact with e fascia, soffit, and walls at all times.

B-4 DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than $60.00 per square foot of heated space, based upon cost levels prevalent on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded, at the minimum cost stated herein for the minimum permitted dwelling size. The floor area of the main structure, exclusive one-story open floor area of the main structure shall be not less than 1,450 square feet of heated space. A dwelling of more than one story, the ground floor area of the main structure shall be not less than 1,100 square feet and with the second floor area would provide a total floor area equal to or great than 1,800 square feet, exclusive of basements.

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B-5 DWELLING LOCATION. No dwelling shall be located on any lot nearer to any street line than the minimum building set back lines as shown on the recorded plat. In any event, no dwelling shall be located on any lot nearer than 25 feet to a front lot line or nearer than 25 feet to the rear lot line. Further, no dwelling shall be located on any interior lot nearer than 7 feet to the interior lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of the dwelling. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

B-6 LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum set back line as shown by said plat.

B-7 EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

B-8 NUISANCES. No noxious or offensive activities shall be carried out upon any lot, nor shall anything be done or kept thereon which may be or may become an annoyance or nuisance to the neighborhood, or may adversely affect the value of other dwellings.

B-9 TEMPORARY STRUCTURES. No structures of a temporary character, motor home, trailer, travel trailer, basement, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence either temporarily or permanently.

B-10 OUT BUILDINGS. One building for storage shall be permitted, provided, however, that it shall not be more than eight and one half feet from the ground where it should be permanently anchored. Further, prior to the construction and/or installation of any such storage building, a privacy fence shall be erected as shown in B-2, above. All out buildings must be approved by the Architectural Control Committee, may not be located on easements, and must meet all requirements of the City of Bryant.

B-11 SIGNS. No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than 1.5 square feet, or signs used by a builder/developer to advertise the property during the construction and sales period.

B-12 OWNER AND BUILDING/CONTRACTOR RESPONSIBILITY. Any property owner or building/contractor shall ensure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance, and shall be responsible for the actions of contractors to the contrary. No person shall damage in any way the utilities or streets in any manner, and any damage so inflicted shall become the responsibility of the person who creates the damage. It is the responsibility of the building contractors on each lot to install all sidewalks required by the City of Bryant.

B-13 LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs and cats may be kept on

any lot provided that they are not kept, bred, or maintained for any commercial purpose, and provided that facilities for maintenance of the same are installed, and that the keeping of the same does not constitute a nuisance. Hunting dogs are expressly prohibited.

B-14 GARBAGE AND REFUSE DISPOSAL. No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage, and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and not be permitted at any time or location which is visible from the front of the lot.

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B-15 OIL AND MINING OPERATIONS. No oil drilling, development operation, refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

B-16 WATER SUPPLY. No individual water supply systems shall be permitted on any lot. The same shall be served by the City Water Department of the City of Bryant, Arkansas.

B-17 SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot. Sewage connections must be made with the City Sewage System of the City of Bryant, Arkansas.

B-18 SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any lot corner within the triangular area formed by the street property lines and the line connecting them at points 25 feet from the intersection of street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

B-19 LAND NEAR WATER COURSES. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any part or edge of any water course, except that clean fill may be placed nearer, provided that the natural water course is not altered or blocked by such fill.

B-20 BUILDERS. All building must be performed by competent builders. The Architectural Control Committee reserves the right to submit for approval the name of any contractor selected by a property owner to an architect of the choosing of the Architectural Control Committee.

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B-21 LOT, YARD, AND HOME MAINTENANCE. All property owners, including builders, shall keep all grounds and yards mowed, trimmed and clean, and all houses painted or stained. All lawnmowers, trash containers, ladders, children's toys, bicycles, exercise equipment, and similar items must be stored where they are not visible from the street, such as behind a wood privacy fence or inside a garage.

B-22 COMMENCEMENT OF CONSTRUCTION. A property owner must start construction of an approved dwelling within a period of one (1) year from the date of purchase, defined as the closing date. The owners reserve the option to repurchase any lot for the amount of original purchase price if construction is not commenced within such period of time. This option shall be exercised in writing within a period of 30 days after the one-year period.

B-23 COMPLETION OF CONSTRUCTION. Any dwelling must be completed in its entirety within a period of one (1) year from date such construction is commenced.

B-24 CURB CUTS. Curb cuts should not be necessary due to the rolled curb. Any curb cuts must be approved in writing by Time Square Properties, Inc. Violation will result in removal and replacement at the cost to the property owner. No material may be placed in the rain gutter in front of the curb.

B-25 MOTOR VEHICLE PARKING. Abandoned or unused motor vehicles shall not be parked or permitted to remain on any lot or within the dedicated street. No cars may be parked in front yards. All vehicles must have a current registration and license. Work trucks shall be parked inside garages and shall not be parked in driveways on a regular basis. Boats, recreational vehicles, tractors, commercial vehicles, and trailers cannot be parked at the front or side of any dwelling or in the dedicated street, and must be parked in back of the dwelling and/or behind such privacy fence as defined in B-2 above. In any case, none of the above shall be allowed unless the privacy fence mentioned in B-2 above is installed. Owners or permanent residents are prohibited from parking in the street.

B-26 MINIMUM FLOOR LEVEL ELEVATION. The Architectural Control Committee reserves the right to proscribe a minimum floor elevation for any lot they deem such a minimum should be required.

B-27 MAILBOXES. Mailboxes shall be of the design and construction described by the Architectural Control Committee.

B-28 EXTERIOR LIGHTING. No night watcher lights shall be permitted. All exterior lighting other than normal landscape lighting must be approved by the Architectural Control Committee.

B-29 PROPERTY OWNERS ASSOCIATION. At such time as a valid Property Owners Association is established in Cypress Valley Subdivision, the

2012 006936

developer/owner shall deed to and otherwise turn over to and relinquish control of all "common areas" including "fence and sign easements" within said subdivision plat and/or any subsequent phases which may be developed. Until such time occurs, the developer/owner shall retain control of and maintenance of such areas

B-30 SIDEWALKS. The owner of a lot is responsible for installation of a four foot side sidewalk in front of his lot four feet from back of curb. The sidewalk shall run from property line to property line extended, parallel to the street and may be interrupted by the driveway. The sidewalk is to be constructed of 3000 psi normal weight concrete with tooled or sawed control joints, four feet on center and ¾ inch expansion joint at each neighboring sidewalk connection. The sidewalk is to be normal concrete color and shall receive a broom finish.

PART C. ARCHITECTURAL CONTROL COMMITTEE

The owners will cause to be formed an Architectural Control Committee of 2 to 7 persons for the purpose of reviewing all construction plans to assure aesthetic harmony and beauty within the subdivision of Cypress Valley Subdivision. In this regard, no building, fence, wall, or other structure shall be commenced, erected, or maintained upon any lot, nor shall any exterior addition to, or change or alteration therein be made, nor shall any landscaping of any lot be undertaken, until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee as to the harmony of external design and location in relation to surrounding structures and topography. In the event that any plans and specifications are submitted to the Committee for architectural review as provided herein, and the Committee shall fail either to approve or reject such plans and specifications for a period of 30 days following such submission, such failure shall be deemed to be an approval by the Committee for all purposes. The owners may elect to turn this function entirely over to residents of the subdivision at such time as it sees fit.

In any case, the members of this Committee shall in no event be held personally liable or responsible to any owner in this Addition for their actions, or lack thereof.

PART D. NPDES STORMWATER DISCHARGE PERMIT

D-1 PERMIT. The purchaser of each lot acknowledges that B&C Excavating, Inc., is the developer of the subdivision and therefore, holds a NPDES Stormwater Discharge Permit for the entire development. Purchaser also acknowledges that it must receive an individual permit from the Arkansas Department of Environmental Quality before construction on said lot may begin and also agrees that any violation of seller's existing permit after the date of the sale of the above lot by reason of purchaser's construction shall be the sole responsibility of purchaser. Purchaser further agrees to be responsible for any fines which may be assessed to seller by reason of Purchaser's actions.

006937
12

PART E. GENERAL PROVISIONS

E-1 TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, subject to the express provision that these covenants may be amended at any time after the date of execution by the owner or owners of the majority of the lots herein platted.

E-2 ENFORCEMENT. Enforcement shall be by proceedings at law in equity against any person or person violating or attempting to violate or attempting to violate any covenant either to restrain violation or to recover damages.

E-3 SEVERABILITY. Invalidation of any one of these covenants by judgments or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

E-4 AMENDMENTS. These restrictions and covenants may be amended at any time by a majority of the lot owner or owners, including the developers. The majority of lots are calculated as being over 50% of the total number of lots.

In compliance with Title 15, SUBDIVISION REGULATIONS, of the City of Bryant, Arkansas, the following is included here under article E-4:

> That any amendment to the Bill of Assurance reducing
> the size of the buildings to be placed on lots must
> be approved by the Bryant Planning Commission.

E-5 CONFLICTS. If there is a conflict within different paragraphs of this document, within a single paragraph, or between this document and the plat, then the more restrictive language or interpretation will apply.

WITNESS our hands on this 26th day of January, 2012.

B&C EXCAVATING, INC.

By: _____
Thomas J. Cunningham, Jr.

By: _____
Travis Paul Bull, Vice President/Secretary

STATE OF ARKANSAS)
)
COUNTY OF SALINE)

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Thomas J. Cunningham, Jr., President, and Travis Paul Bull, Vice President/Secretary, of B&C Excavating, Inc., to me well known as the grantors in the foregoing document, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as Notary Public on this 26th day of January, 2012.

Constance M. Bull

My Commission Expires:

7-21-18

(SEAL)

CONSTANCE M. BULL
MY COMMISSION # 12366926
EXPIRES: July 21, 2018
Saline County

2012 006938

12 00939

EXHIBIT "A"

PART OF THE SW1/4 SW1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF THE SAID SECTION 10, A FOUND ¼" REBAR; THENCE NORTH 88^0 21' 12" WEST 1541.88 FEET; THENCE NORTH 88^0 16' 00" WEST 27.36 FEET TO THE POINT OF BEGINNING, A FOUND 5/8" REBAR; THENCE SOUTH 02^0 02' 17" WEST 146.17 FEET TO A SET #4 REBAR; THENCE SOUTH 01^0 57' 13" WEST 50.00 FEET TO A SET #4 REBAR; THENCE SOUTH 02^0 04' 09" WEST 270.00 FEET TO A SET #4 REBAR; THENCE SOUTH 01^0 52' 16" WEST 50.00 FEET TO A SET #4 REBAR; THENCE SOUTH 02^0 04' 09" WEST 270.00 FEET TO A SET #4 REBAR; THENCE SOUTH 01^0 57' 11" WEST 50.00 FEET TO A SET #4 REBAR; THENCE SOUTH 02° 02' 17" WEST 135.20 FEET TO A FOUND #5 REBAR; THENCE SOUTH 02^0 02' 17" WEST 315.36 FEET TO A FOUND 5/8" REBAR WITH CAP #128 ON THE NORTH RIGHT-OF-WAY OF HILLTOP ROAD; THENCE NORTH 88° 18' 19" WEST, ALONG SAID RIGHT-OF-WAY, 403.59 FEET TO A FOUND 5/8" REBAR WITH CAP #128; THENCE NORTH 02^0 02' 33" EAST, DEPARTING FROM SAID RIGHT-OF-WAY, 1286.20 FEET to A FOUND 5/8" REBAR WITH CAP; THENCE SOUTH 87° 00' 06" EAST 111.53 FEET TO A FOUND #5 REBAR; THENCE NORTH 88^0 08' 26" EAST 50.33 FEET TO A FOUND #5 REBAR; THENCE SOUTH 88^0 14' 50" EAST 119.44 FEET; THENCE SOUTH 88^0 16' 00" EAST 122.25 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 12.03 ACRES

FILED FOR RECORD
In DOC Book 202 Page 6931
JAN 31 2012
at 10:11 o'clock A M
DENNIS MILLIGAN, CIRCUIT CLERK
BY Jenny J DC

SEAL OF CIRCUIT COURT SALINE COUNTY, AR

HOPE
CONSULTING
ENGINEERS • SURVEYORS

January 25, 2023

Truett Smith
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Cypress Valley Phase 2 Final Plat

Dear Truett:

On behalf of the property owner, Hope Consulting is requesting the review of the Final Plat and As-Builts of Cypress Valley Phase 2.

The developer of this project is Gary Kennedy of Kennedy Development, LLC.

Gary Kennedy braggconstruction@yahoo.com 501-626-6202

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

Jonathan Hope

129N. Main St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com

HOPE
CONSULTING
ENGINEERS - SURVEYORS
129 N Main Street Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

Stormwater Infrastructure Maintenance Plan Agreement

Gary Kennedy
Kennedy Development, LLC
braggconstruction@yahoo.com
501-626-6202

Cypress Valley Phase 2

All maintenance basin maintenance plans shall contain or uphold, without limitation, the following provisions:

(1) A description of the property on which the stormwater management facility is located and all easements from the site to the facility;

(2) Size and configuration of the facility;

(3) A statement that properties which will be served by the facility are granted rights to construct, use, reconstruct, repair and maintain access to the facility;

(4) A statement that each lot served by the facility is responsible for repairs and maintenance of the facility and any unpaid ad valorem taxes, public assessments for improvements, and unsafe building and public nuisance abatement liens charged against the facility, including all interest charges together with attorney fees, costs, and expenses of collection. If an association is delegated these responsibilities, then membership into the association shall be mandatory for each parcel served by the facility and any successive buyer. The association shall have the power to levy assessments for these obligations, and all that unpaid assessments levied by the association shall become a lien on the individual parcel;

(5) All stormwater facilities must be designed to minimize the need for maintenance, to provide easy vehicle and personal access for maintenance purpose, and be structurally sound. It shall be the responsibility of the applicant to obtain any necessary easements or other property interested to allow access to the facilities for inspection or maintenance;

(6) Detention/retention areas, earthen berms, intake structures, piping, discharge structures, trickle channels, spillways, pipe flares, weirs and fencing shall be regularly inspected, maintained and repaired to ensure their proper operation and to prevent the creation of any hazards or nuisances;

(7) Major deposits of sediment shall be removed from the detention/retention area on an annual basis or after any extreme storm event. Excavated materials shall be properly disposed of off-site. Every five years the detention area(s) shall be

surveyed to confirm that the original as-constructed contours have been maintained;

(8) Every three months piping and outlet structures shall be inspected and cleared of any accumulated debris;

(9) Erosion in detention/retention areas shall be promptly repaired and stabilized with appropriate Best Management Practices (BMP's);

(10) Detention/retention area shall be mowed during the growing season May through September to maintain the turf height of 6-inches or less. Any brush or trees that may grow within the detention areas bottom, slopes or banks shall be removed;

(11) Litter and foreign materials shall be removed from the detention area(s) weekly. Large or noxious pieces of litter shall be removed immediately. The area(s) shall be inspected visually after rainfall events in excess of 1" in 24 hours;

(12) Inspections of overall detention/retention area(s) and detention/retention components shall occur monthly with their conditions noted on an inspection form. If any remedial action is required, it should be noted and corrected;

(13) All inspection forms must be retained on-site, including the "As-Built" drawings and photographs of the improvements in their original condition;

(14) Items 1-13 shall be listed on the Stormwater Infrastructure Maintenance Plan Agreement.

(15) Inspection forms for Stormwater Infrastructure components are required. (An example of inspection forms are attached.)

_____ _____

Gary Kennedy signature

_____

date

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.

CYPRESS VALLEY PHASE 2

Name of Project Site/Addition

GARY KENNEDY

Applicant Name
(Print)

Applicant Name
(Signature)

KENNEDY DEVELOPMENT, LLC

Applicant Business Name

1229 HOT SPRINGS HWY BENTON ,AR

Applicant Mailing Address

Notarization

State of _____

County of _____

Subscribed and sworn before me, a Notary Public, on this _____ day of _____, _____.

Signature of Notary

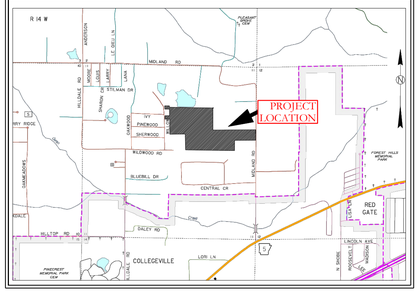
My commission expires:

Notary Seal Stamp Here:

CONSTRUCTION PLANS
MIDLAND ROAD

BRYANT, AR

VICINITY MAP:

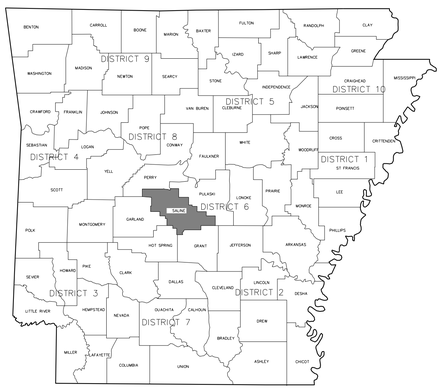


N

PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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



CIVIL ENGINEER
HOPE CONSULTING INC
129 NORTH MAIN STREET
BENTON, AR 72015

GEOTECHNICAL ENGINEER
MATERIALS TESTING OF ARKANSAS
8001 NATIONAL DRIVE
LITTLE ROCK , AR 72209

DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.0	STREET PLAN
C-2.0	STREET PLAN & PROFILE
C-2.1	STREET PLAN & PROFILE
C-2.2	STREET PLAN & PROFILE
C-2.3	STREET PLAN & PROFILE
C-2.4	STREET PLAN & PROFILE
C-2.5	STREET PLAN & PROFILE
C-3.0	UTILITY PLAN
C-3.1	UTILITY PLAN
C-3.2	SEWER PLAN & PROFILE
C-3.3	SEWER PLAN & PROFILE
C-3.4	SEWER PLAN & PROFILE
C-3.5	SEWER PLAN & PROFILE
C-3.6	SEWER PLAN & PROFILE
C-3.7	SEWER PLAN & PROFILE
C-3.8	SEWER PLAN & PROFILE
C-3.9	SEWER PLAN & PROFILE
C-3.10	SEWER PLAN & PROFILE
C-3.11	SEWER PLAN & PROFILE
C-4.0	TRENCH DETAILS
C-5.0	CIVIL SPECS
C-6.0	DRAINAGE PLAN
C-6.1	DRAINAGE PLAN
C-6.2	DRAINAGE PLAN
C-6.3	DRAINAGE PLAN & PROFILE
C-6.4	DRAINAGE PLAN & PROFILE
C-6.5	DRAINAGE PLAN & PROFILE
C-6.6	DRAINAGE PLAN & PROFILE
C-6.7	DRAINAGE PLAN & PROFILE
C-6.8	DRAINAGE PLAN & PROFILE
C-6.9	DRAINAGE PLAN & PROFILE
C-6.10	DRAINAGE PLAN & PROFILE
C-6.11	DRAINAGE PLAN & PROFILE
C-6.12	DRAINAGE PLAN & PROFILE
C-6.13	DRAINAGE PLAN & PROFILE
C-6.14	RETENTION
C-7.0	EROSION CONTROL PLAN

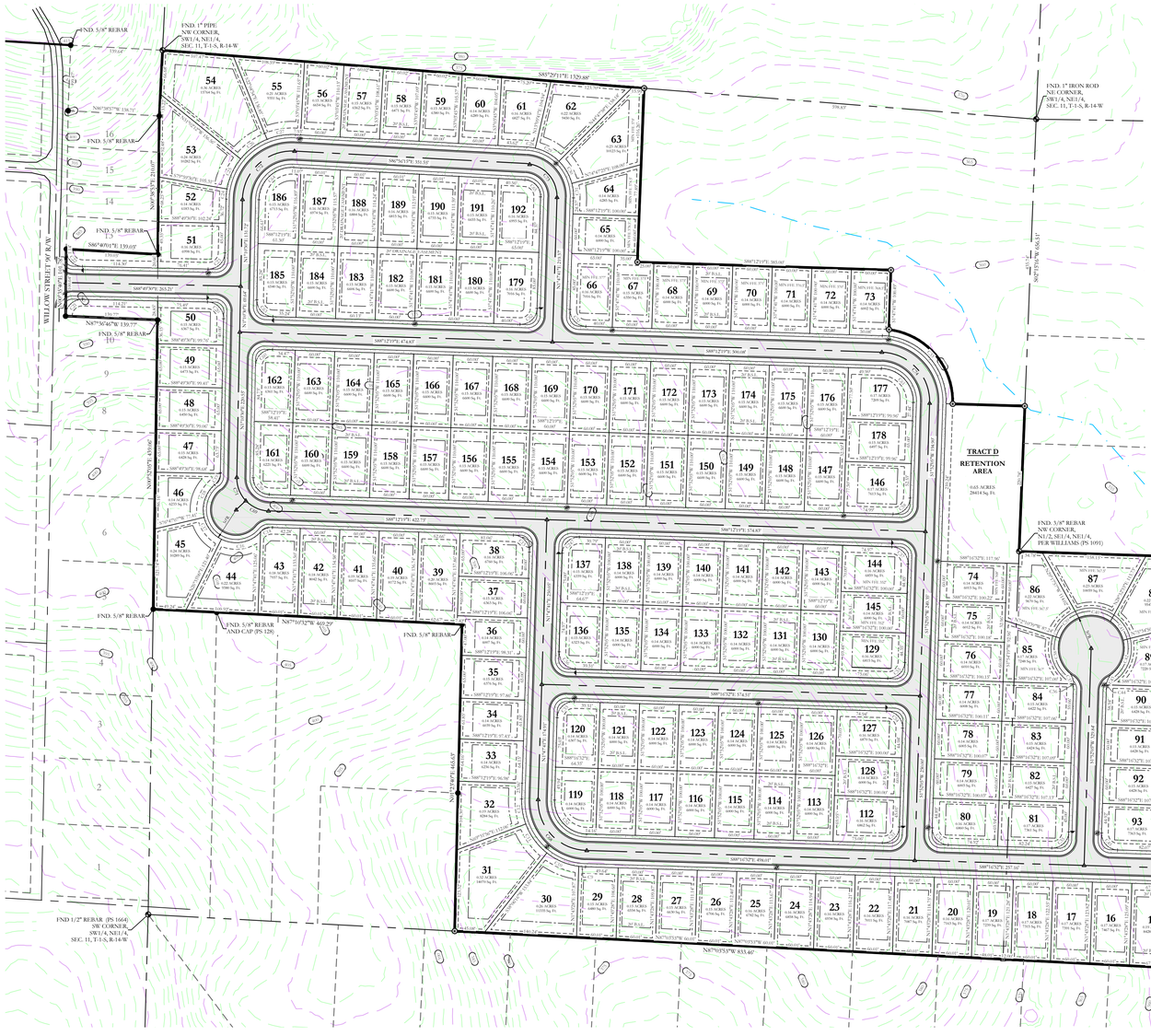
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main St,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	05/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:		SCALE:	

K:\LAND PROJECTS 2004\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD BRYANT\DRAWINGS\CIVIL\DWG\23-0024 CONSTRUCTION PLAN COVER SHEET.DWG, 5/23/2023 2:49:07 PM, DWG To PDF.pc3


FND. 5/8" REBAR
FND. 1" PIPE
NW CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
S00°20'11"E 1329.68'
FND. 1" IRON ROD
NE CORNER,
SW1/4, SE1/4,
SEC. 11, T-1-S, R-14-W
S00°20'11"E 1329.68'
S87°39'49"W 1327.56'
N00°20'11"W 1329.68'
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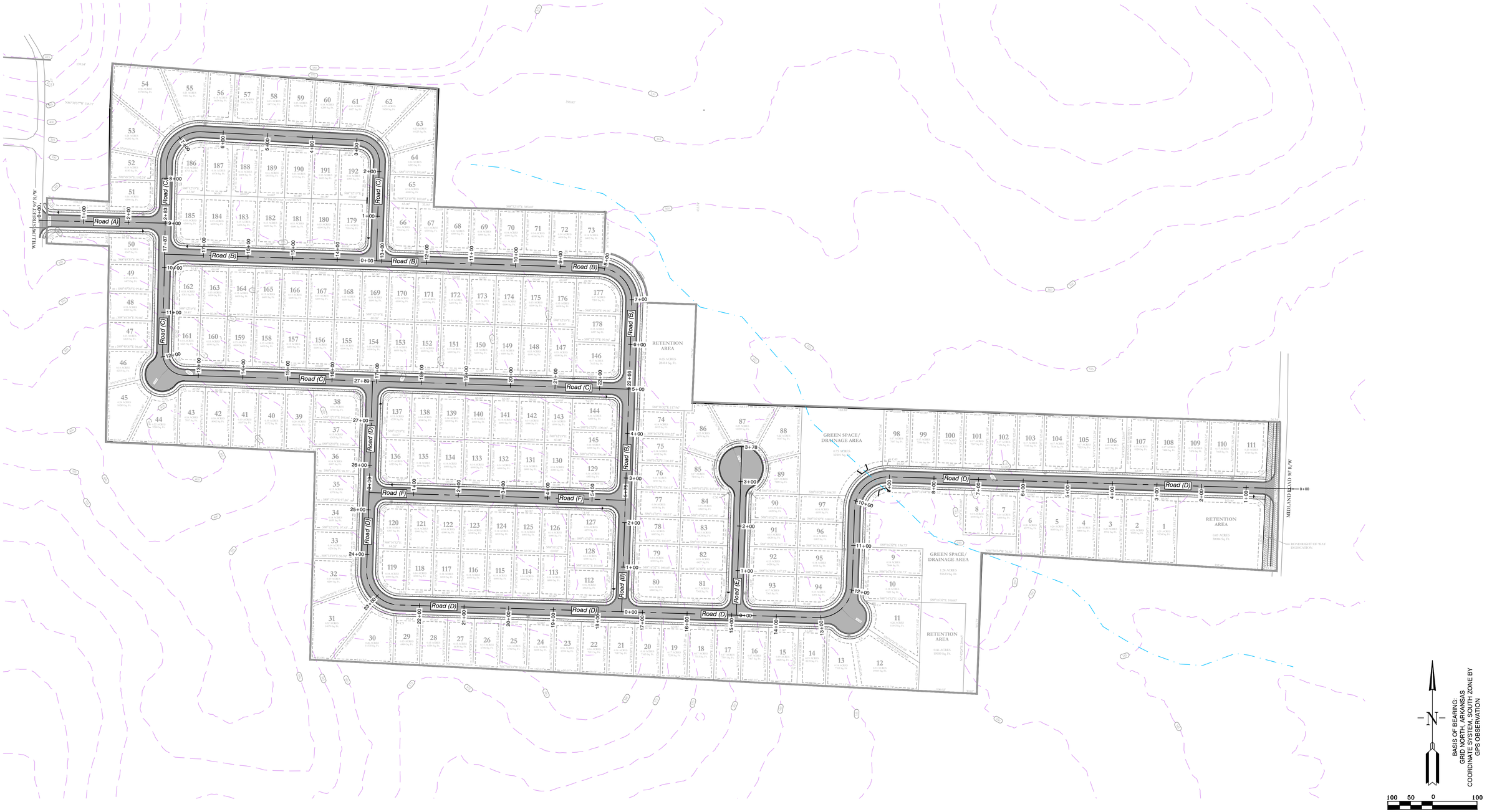
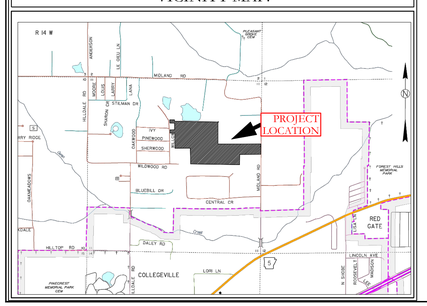
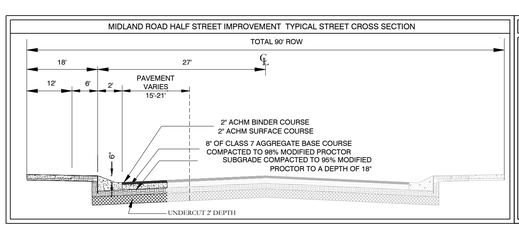
N87°39'49"E 1327.56'
N87°39'49"E 1327.56'
S87°39'49"W



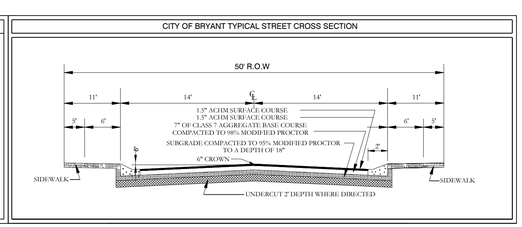
VICINITY MAP:



MIDLAND ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



CITY OF BRYANT TYPICAL STREET CROSS SECTION



MIDLAND ROAD SUBDIVISION
STREET PLAN

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

FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

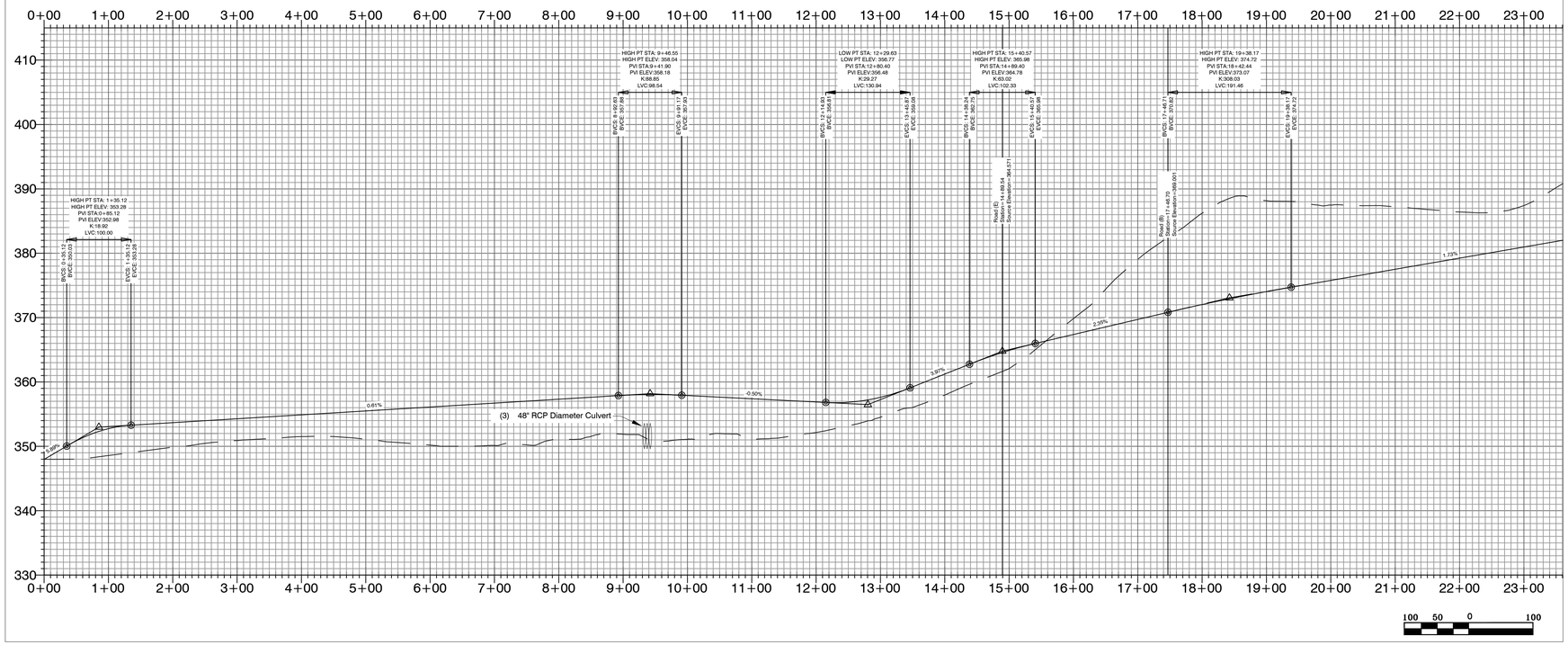
MIDLAND ROAD
STREET LAYOUT
BRYANT, SALINE COUNTY, ARKANSAS

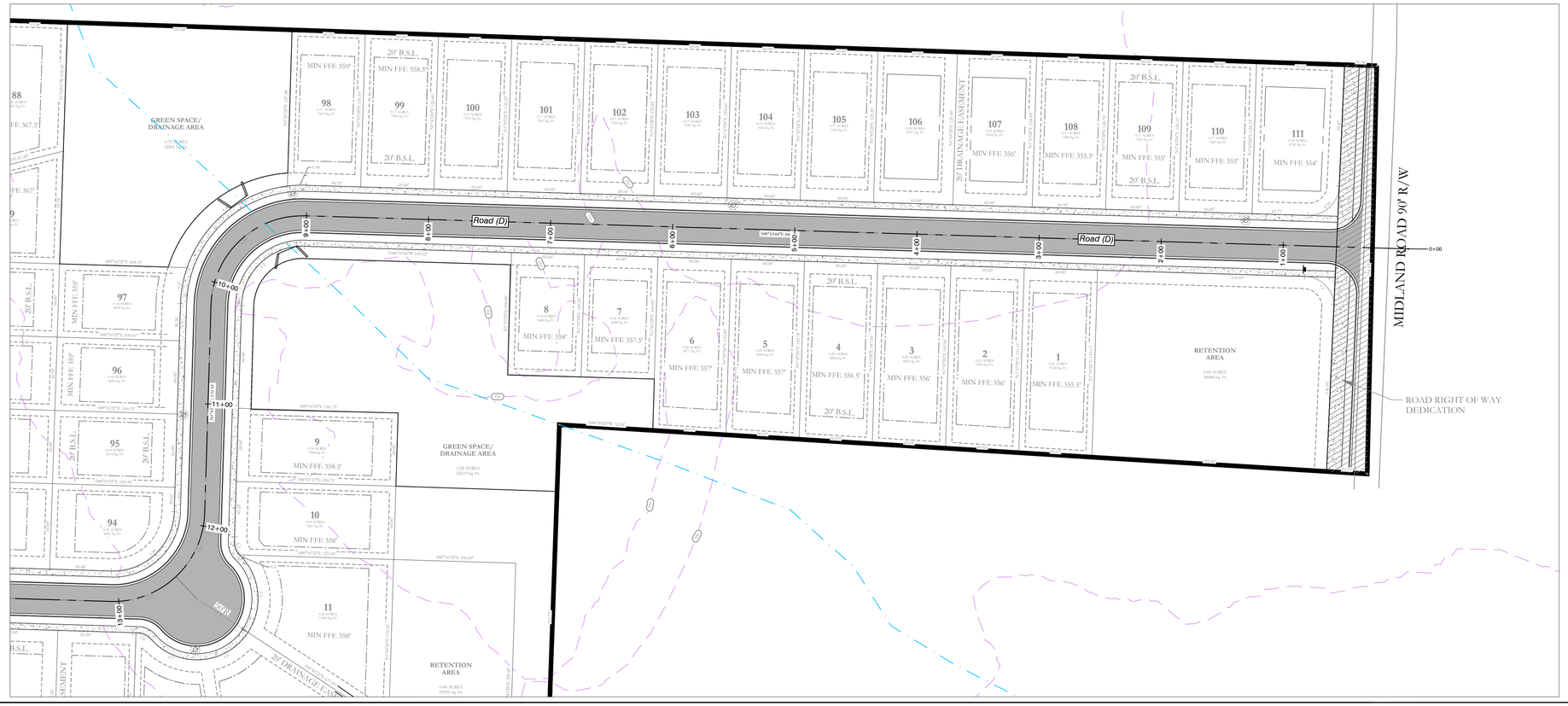
DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-1.0	SCALE:	

500	1S	15W	0	34	230	62	1807

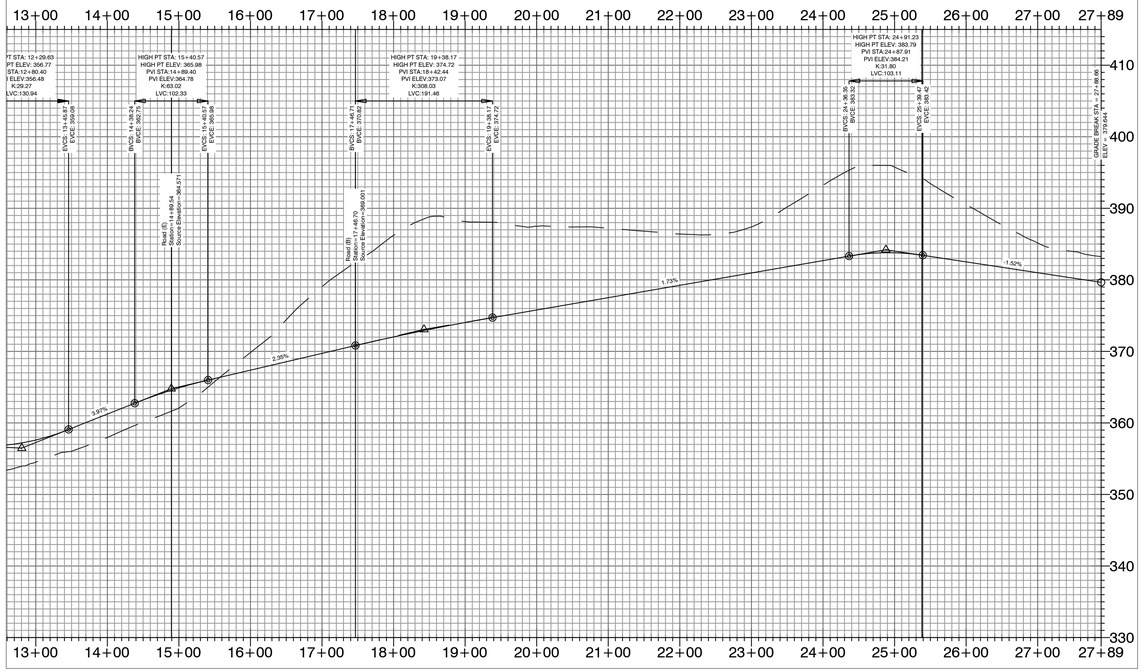
K:\LAND PROJECTS 2\004 SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\S1 T1S R14W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL 5.24.23).DWG, JENNIFER GIBBINS, 5/24/2023 8:39:49 AM

Road (D) PROFILE



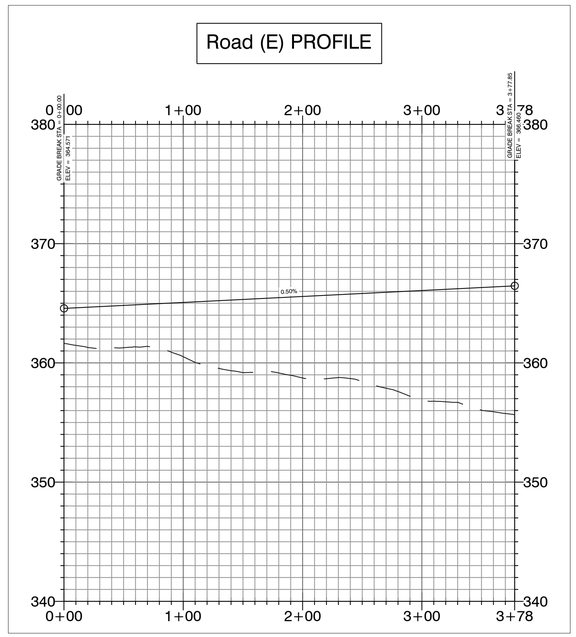

Road (D)
MIDLAND ROAD 90' R/W
0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00
GREEN SPACE/ DRAINAGE AREA
6.58 ACRES
286565 Sq. Ft.
GREEN SPACE/ DRAINAGE AREA
1.26 ACRES
55033 Sq. Ft.
RETENTION AREA
0.65 ACRES
28084 Sq. Ft.
RETENTION AREA
0.46 ACRES
19939 Sq. Ft.
ROAD RIGHT OF WAY DEDICATION
20' DRAINAGE EASEMENT
20' B.S.L.
88 0.51 ACRES 22,407 Sq. Ft. MIN FFE 367.5'
FFE 367'
97 0.51 ACRES 22178 Sq. Ft. MIN FFE 359'
96 0.51 ACRES 22095 Sq. Ft. MIN FFE 359'
95 0.51 ACRES 22179 Sq. Ft.
94 0.51 ACRES 22401 Sq. Ft.
98 0.51 ACRES 22,407 Sq. Ft. MIN FFE 359'
99 0.51 ACRES 22096 Sq. Ft. MIN FFE 358.5'
100 0.51 ACRES 22179 Sq. Ft.
101 0.51 ACRES 22401 Sq. Ft.
102 0.51 ACRES 22096 Sq. Ft.
103 0.51 ACRES 22095 Sq. Ft.
104 0.51 ACRES 22184 Sq. Ft.
105 0.51 ACRES 22321 Sq. Ft.
106 0.51 ACRES 22,177 Sq. Ft.
107 0.51 ACRES 22234 Sq. Ft. MIN FFE 356'
108 0.51 ACRES 22,389 Sq. Ft. MIN FFE 355.5'
109 0.51 ACRES 22,616 Sq. Ft. MIN FFE 355'
110 0.51 ACRES 22403 Sq. Ft. MIN FFE 355'
111 0.51 ACRES 22,304 Sq. Ft. MIN FFE 354'
8 0.51 ACRES 22095 Sq. Ft. MIN FFE 358'
7 0.51 ACRES 22095 Sq. Ft. MIN FFE 357.5'
6 0.51 ACRES 22177 Sq. Ft. MIN FFE 357'
5 0.51 ACRES 22095 Sq. Ft. MIN FFE 357'
4 0.51 ACRES 22095 Sq. Ft. MIN FFE 356.5'
3 0.51 ACRES 22179 Sq. Ft. MIN FFE 356'
2 0.51 ACRES 22321 Sq. Ft. MIN FFE 356'
1 0.51 ACRES 19,542 Sq. Ft. MIN FFE 355.5'
9 0.51 ACRES 22444 Sq. Ft. MIN FFE 358.5'
10 0.51 ACRES 22179 Sq. Ft. MIN FFE 358'
11 0.51 ACRES 22401 Sq. Ft. MIN FFE 358'
S88°16'32"E 1164.53'
S88°16'32"E 1161.65'
S88°16'32"E 1161.73'
S88°16'32"E 1161.78'
S88°16'32"E 1161.82'
S88°16'32"E 1161.87'
S88°16'32"E 1161.91'
S88°16'32"E 1161.96'
S88°16'32"E 1162.00'
S88°16'32"E 1162.04'
S88°16'32"E 1162.09'
S88°16'32"E 1162.13'
S88°16'32"E 1162.18'
S88°16'32"E 1162.22'
S88°16'32"E 1162.27'
S88°16'32"E 1162.31'
S88°16'32"E 1162.36'
S88°16'32"E 1162.40'
S88°16'32"E 1162.45'
S88°16'32"E 1162.49'
S88°16'32"E 1162.54'
S88°16'32"E 1162.58'
S88°16'32"E 1162.63'
S88°16'32"E 1162.67'
S88°16'32"E 1162.72'
S88°16'32"E 1162.76'
S88°16'32"E 1162.81'
S88°16'32"E 1162.85'
S88°16'32"E

Road (D) PROFILE



100 50 0 100

Road (E) PROFILE



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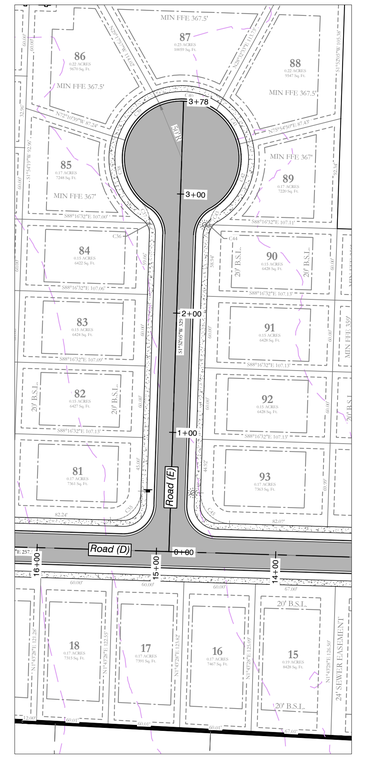

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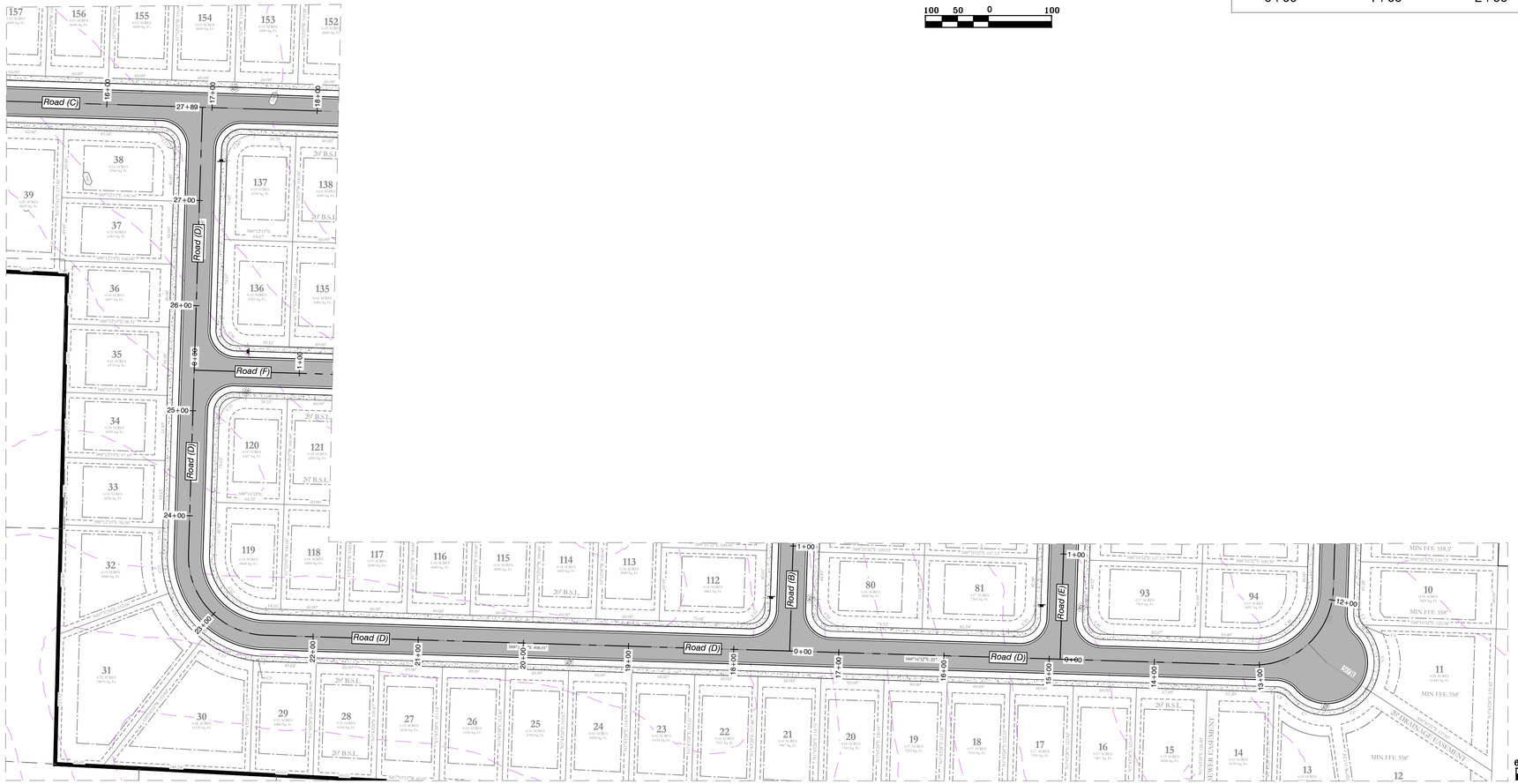


60 30 0 60

MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

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

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

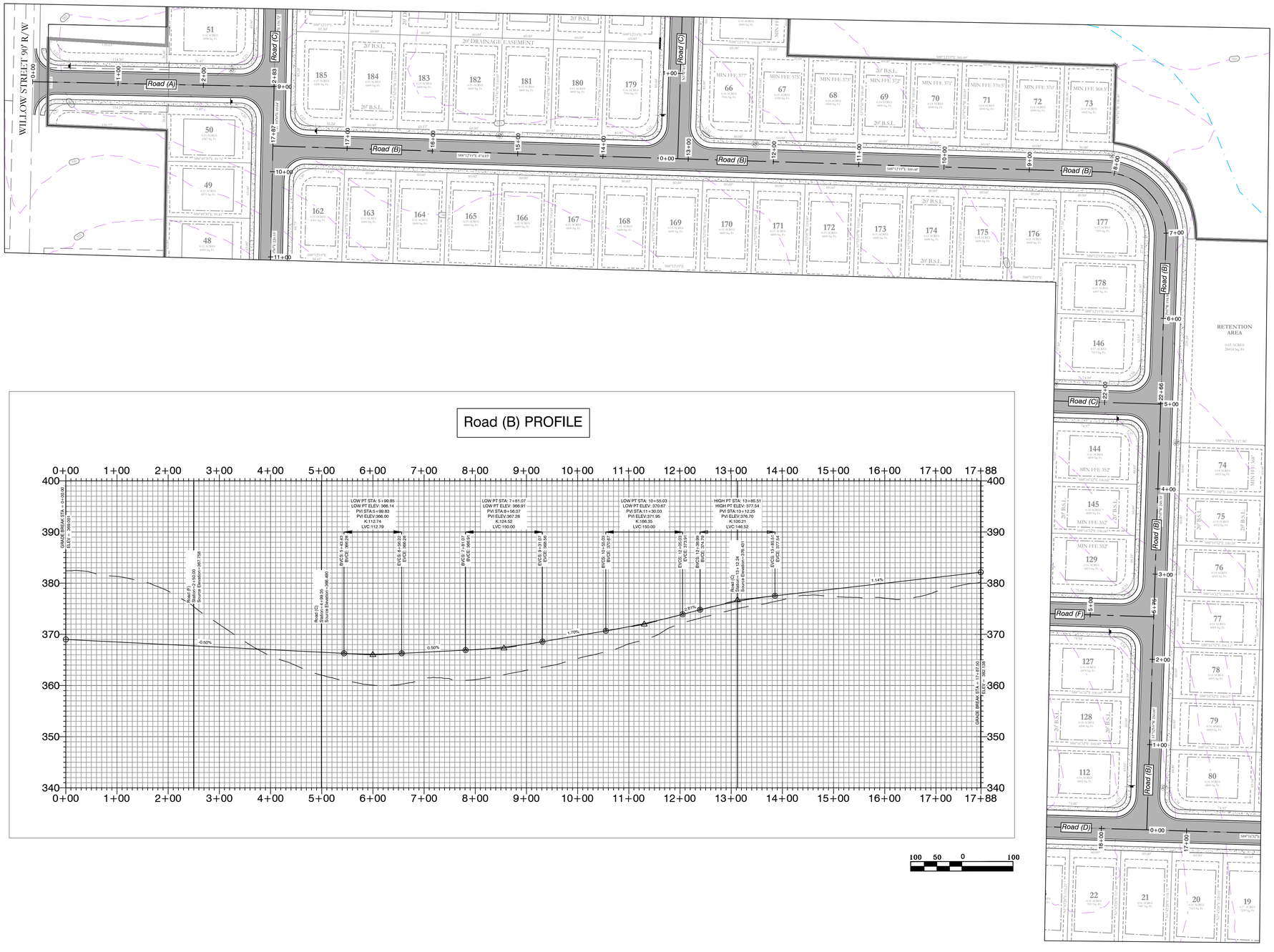
FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

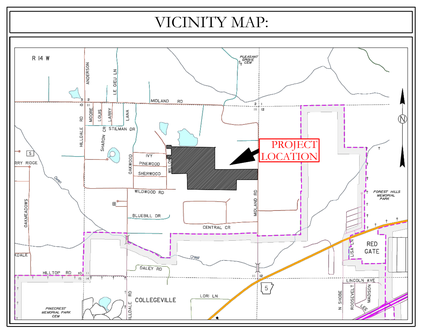
MIDLAND ROAD
STREET PLAN AND PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 5/23/2023	C.A.D. BY:	DRAWING NUMBER:	23-0024
REVISED:	CHECKED BY:		
SHEET: C-2.1	SCALE:		

500	01S	15W	0	34	230	62	1807

K:\LAND PROJECTS 2\04\SUBDIVISIONS\23\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\ST\ST PLAN\ GEVEL.DWG 5/24/2024 CONSTRUCTION PLAN (FINAL DRAFT) (AFTER COMMENTS)XXXXXXXX.DWG





MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

BASIS OF BEARING:
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MIDLAND ROAD
STREET PLAN AND PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-2.2	SCALE:	

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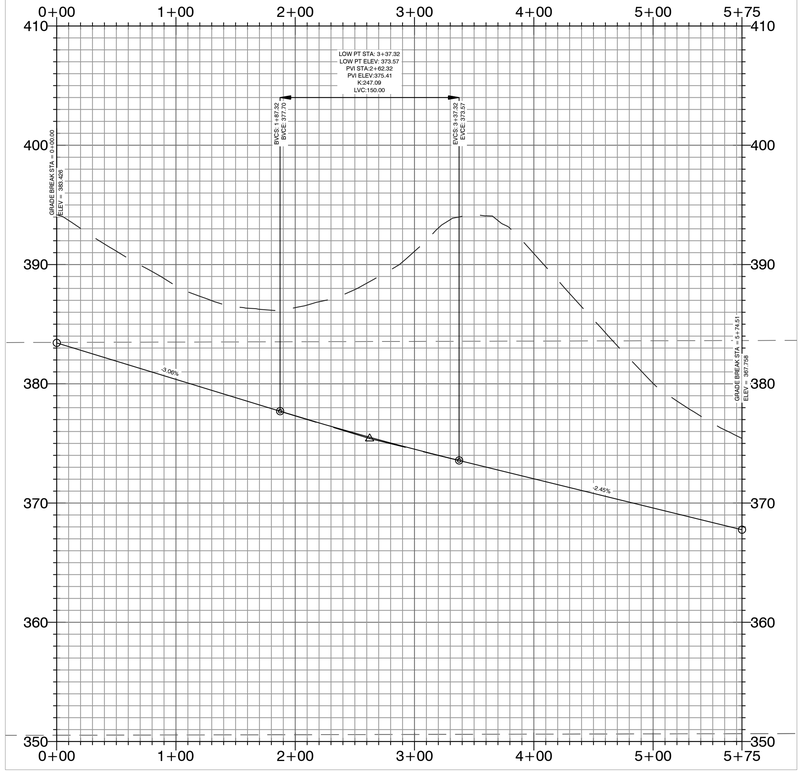
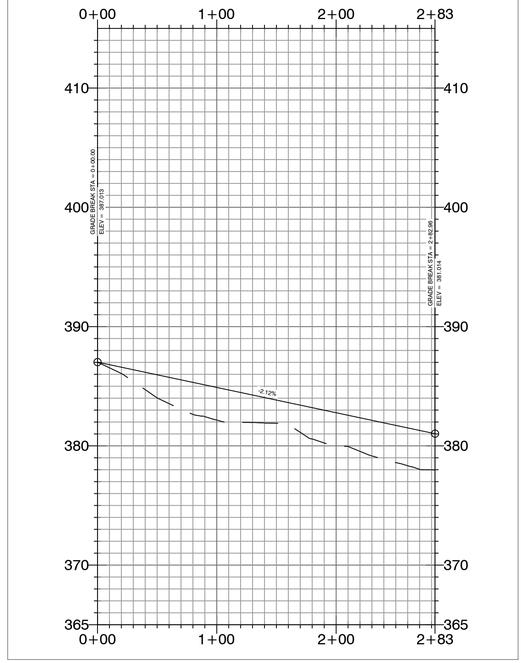
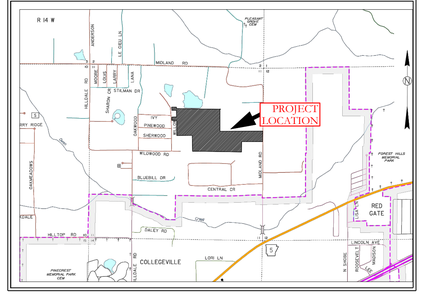
Road (F) PROFILE

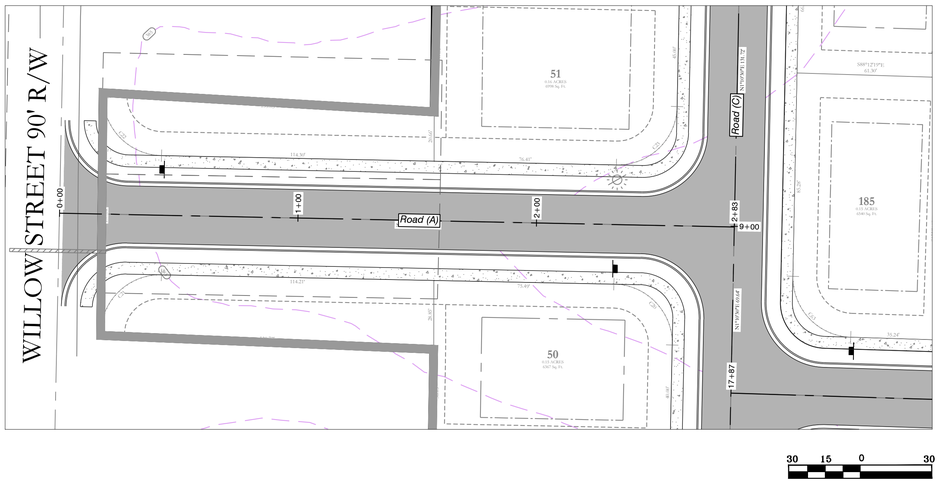


Road (A) PROFILE



VICINITY MAP:







MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

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

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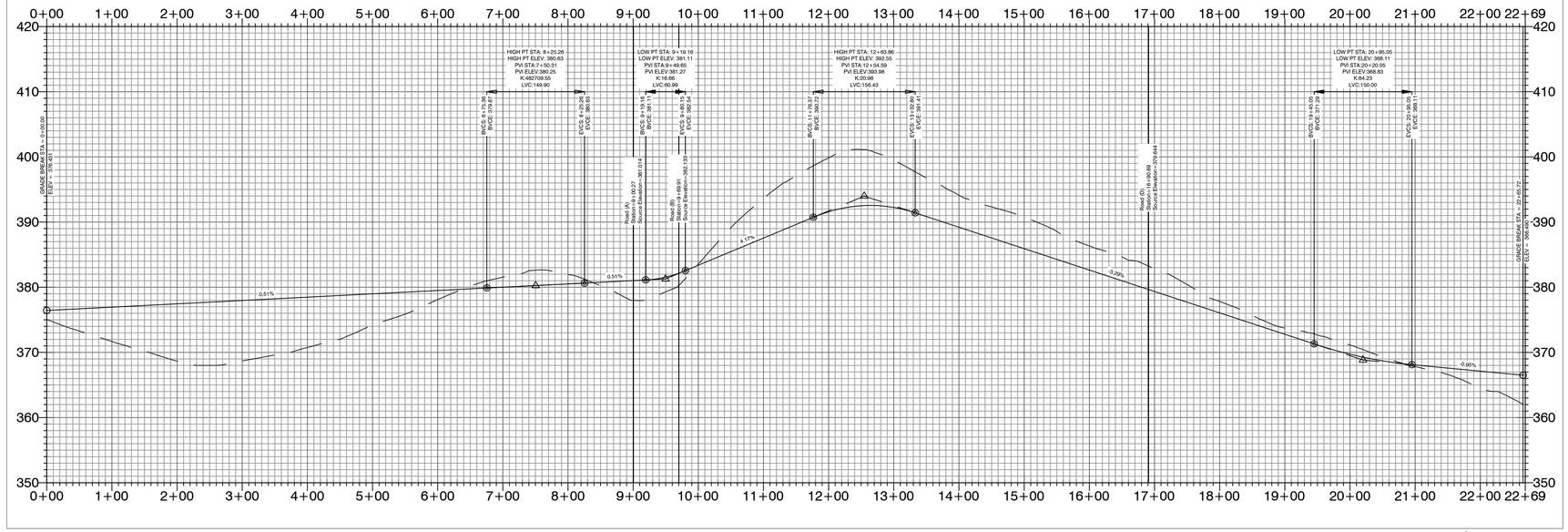
MIDLAND ROAD
STREET PLAN AND PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

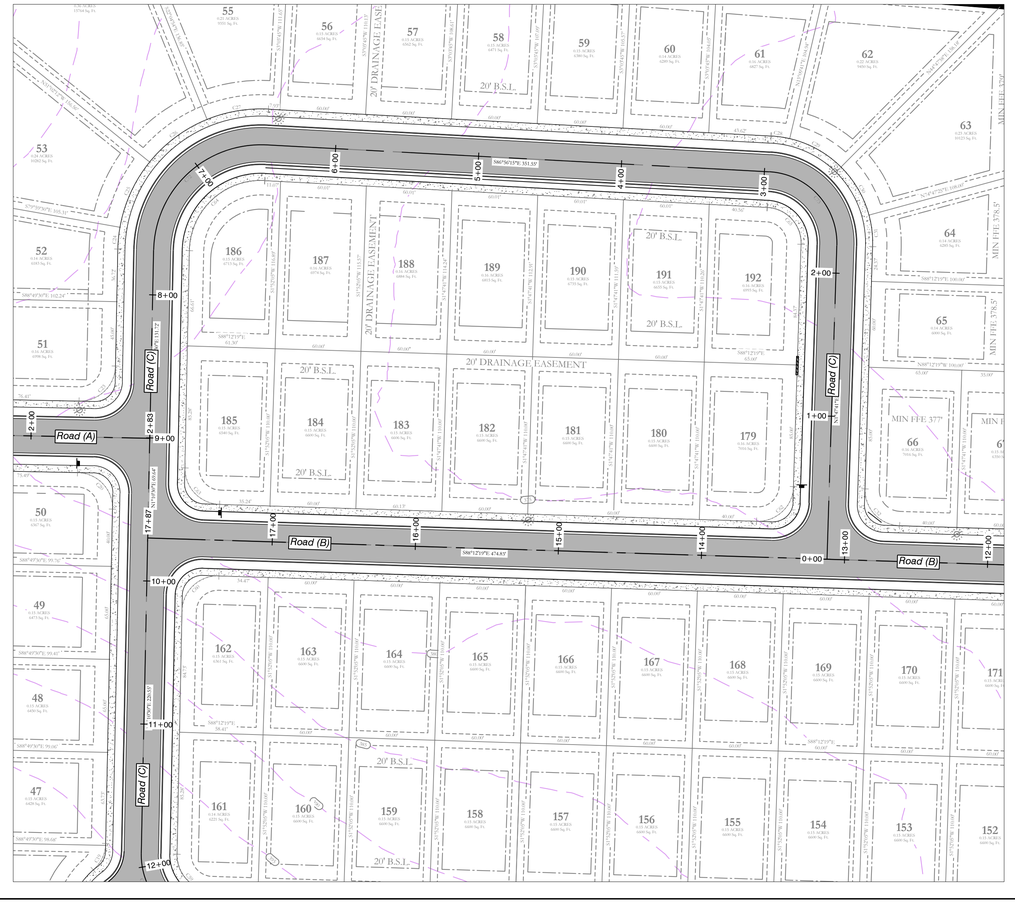
DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-2.3	SCALE:	

500	01S	15W	0	34	230	62	1807

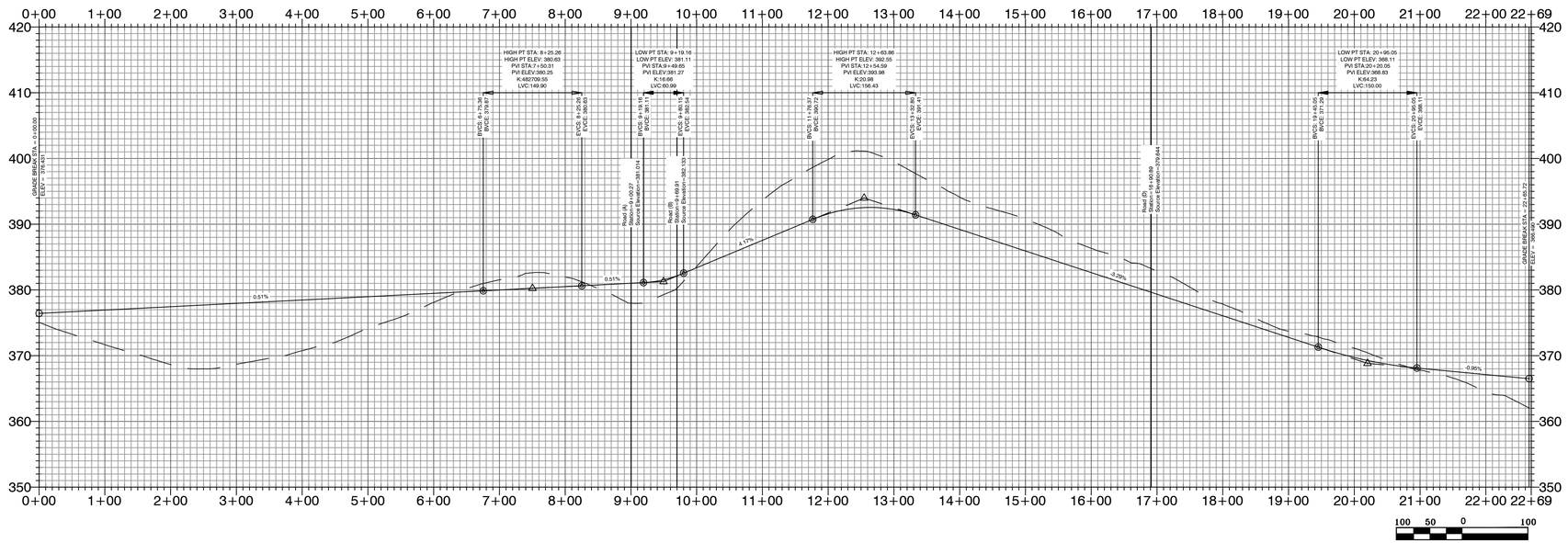
K:\LAND PROJECTS 2004\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION ST PLN RL&W\ CIVIL\ DWG\ 23-0024 CONSTRUCTION PLAN (FINAL DRAFT)\ (AFTER COMMENTS)XXXXXXXX.DWG

Road (C) PROFILE

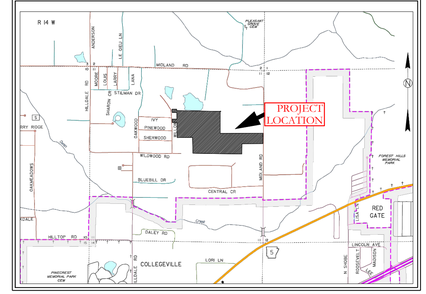



Road (A)
Road (B)
Road (C)
Road (D)
20' DRAINAGE EASEMENT
20' B.S.L.
S89°56'33"W 351.33'
S89°12'37"E 474.83'
S89°12'37"E 1062.06'
S89°12'37"E 61.50

Road (C) PROFILE



VICINITY MAP:





MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

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

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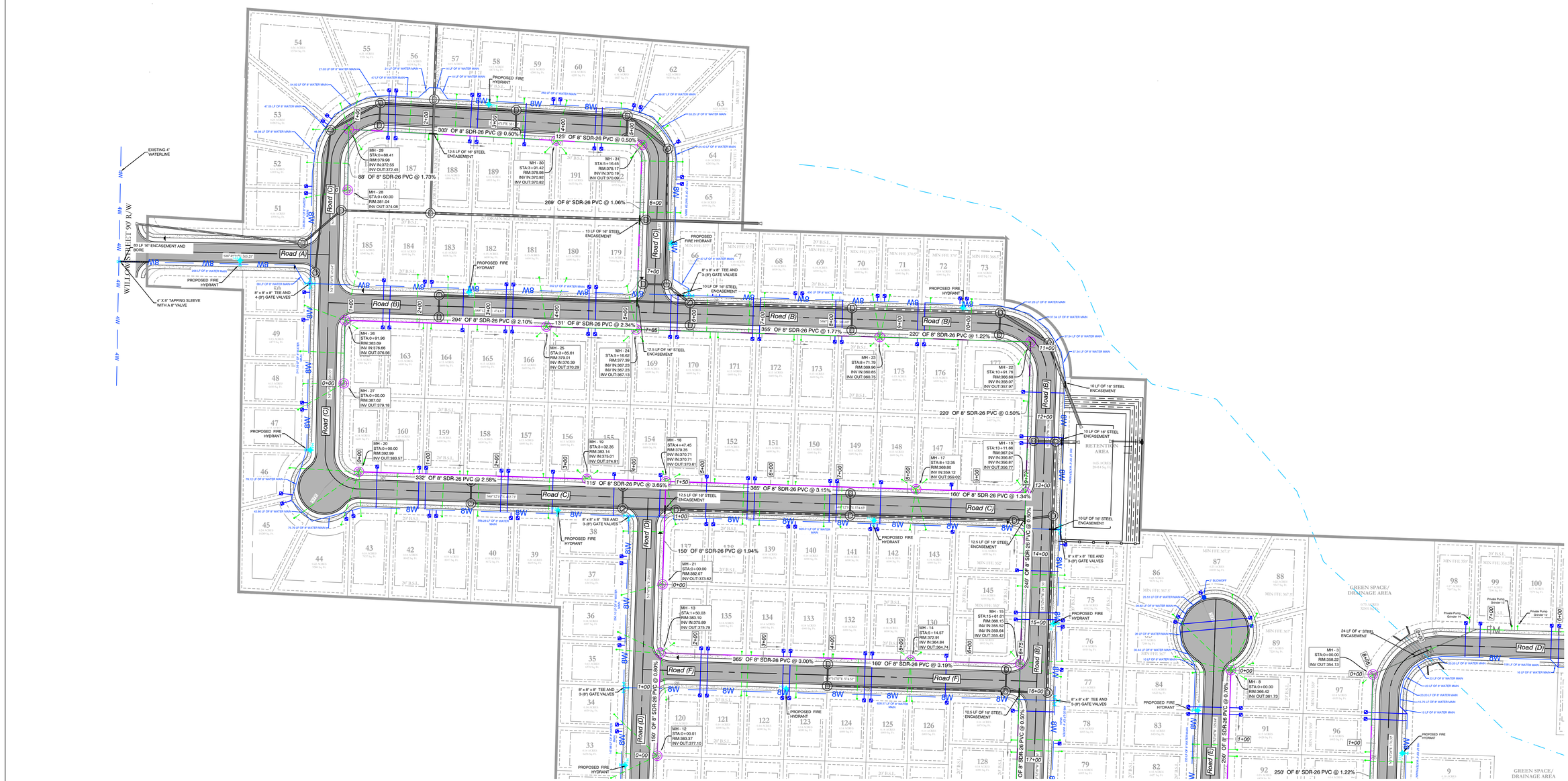
FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
STREET PLAN AND PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:		DRAWING NUMBER:	
REVISED:		CHECKED BY:		23-0024	
SHEET:	C-2.5	SCALE:			

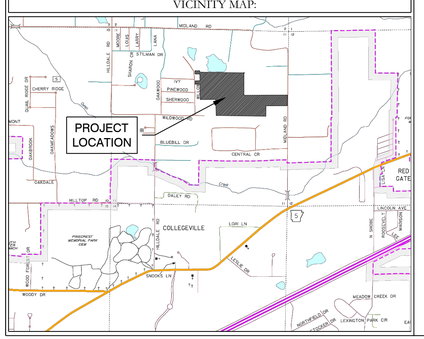
500	01S	15W	0	34	230	62	1807

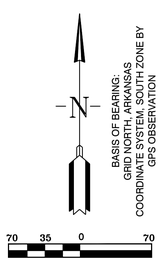
K:\LAND PROJECTS 2004\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION ST\TS R14W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAFT) AFTER COMMENTS\XXXXXXXX.DWG



MIDLAND ROAD SUBDIVISION
UTILITY PLAN

VICINITY MAP:





WATER & SEWER UTILITY NOTES:

1. ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
2. ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
3. ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION.
4. WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND /OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
5. EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT.
6. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

SEWER CONSTRUCTION NOTES:

1. ALL SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT " STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION"
2. ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS OR ANY STORM DRAIN 30-INCH DIAMETER AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS, SHALL BE STEEL ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.
3. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

HDPE
RCP

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE, SEWER MAIN, (S) SEWER MANHOLE	DUAL WATER METERS
NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED.	SINGLE WATER METER
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

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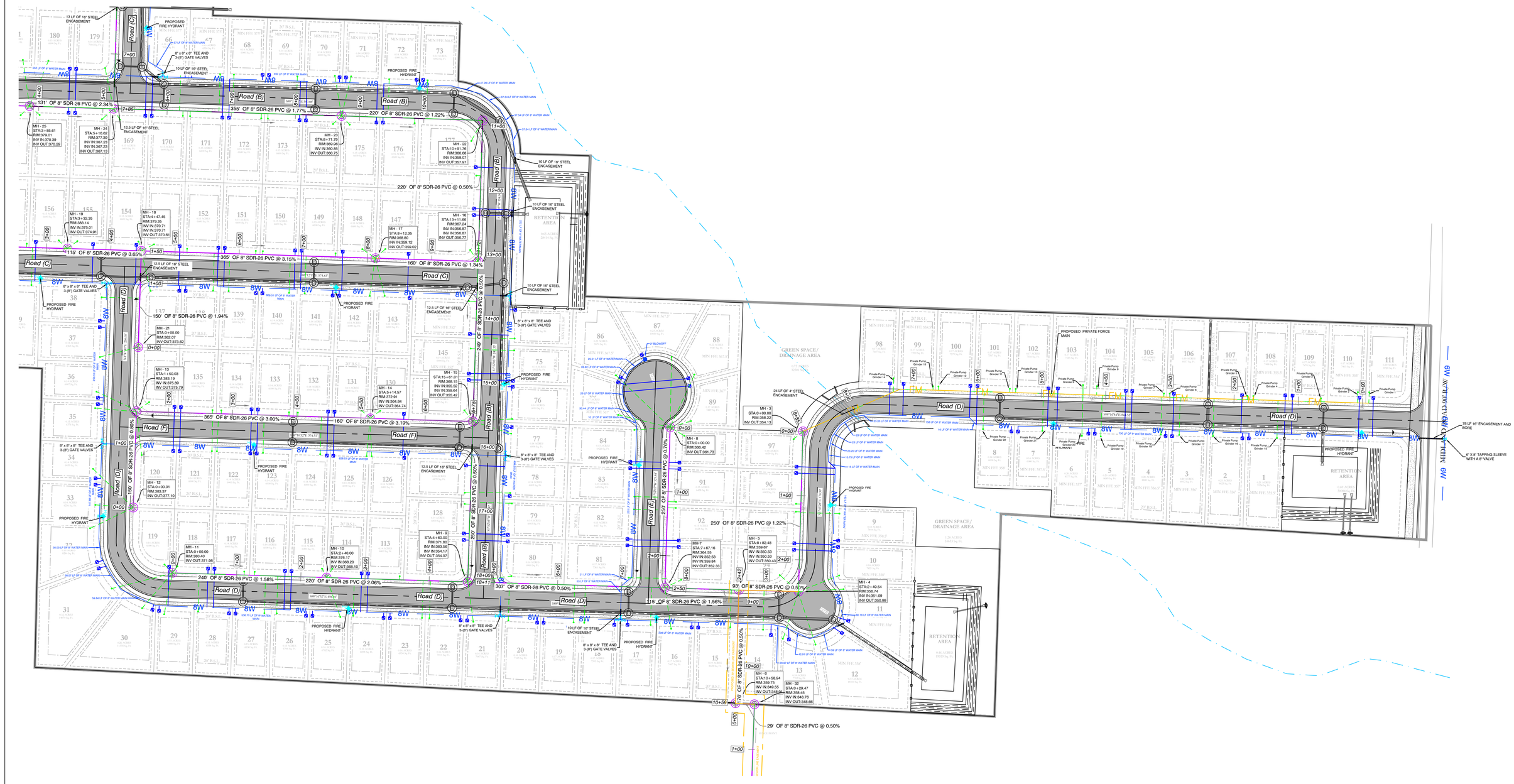
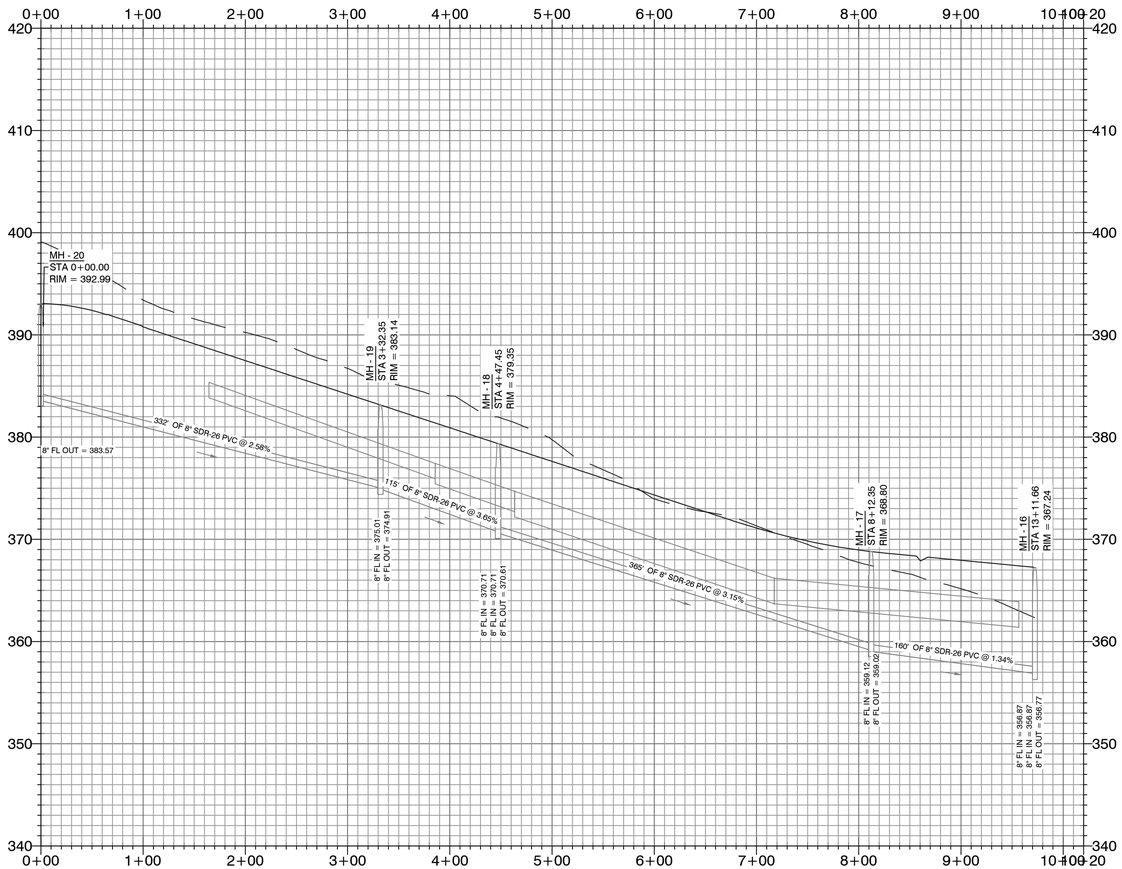
FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

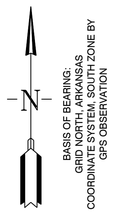
UTILITY PLAN
MIDLAND ROAD
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-3.0	SCALE:	1" = 70'
500		0	


Road (B)
Road (C)
Road (D)
Road (E)
Road (F)
355' OF 8" SDR-26 PVC @ 1.77%
220' OF 8" SDR-26 PVC @ 1.22%
220' OF 8" SDR-26 PVC @ 0.50%
131' OF 8" SDR-26 PVC @ 2.34%
365' OF 8" SDR-26 PVC @ 3.15%
160' OF 8" SDR-26 PVC @ 1.34%
115' OF 8" SDR-26 PVC @ 3.65%
150' OF 8" SDR-26 PVC @ 1.94%
365' OF 8" SDR-26 PVC @ 3.00%
160' OF 8" SDR-26 PVC @ 3.19%
150' OF 8" SDR-26 PVC @ 0.89%
249' OF 8" SDR-26 PVC @ 0.50%
250' OF 8" SDR-26 PVC @ 0.76%
250' OF 8" SDR-26 PVC @ 0.50%
240' OF 8" SDR-26 PVC @ 1.58%
220' OF 8" SDR-26 PVC @ 2.06%
307' OF 8" SDR-26 PVC @ 0.50%
115' OF 8" SDR-26 PVC @ 1.56%
93' OF 8" SDR-26 PVC @ 0.50%
29' OF 8" SDR-26 PVC @ 0.50%
250' OF 8" SDR-26 PVC @ 1.22%
RETENTION AREA
GREEN SPACE/ DRAINAGE AREA
PROPOSED PRIVATE FORCE MAIN
PROPOSED FIRE HYDRANT
10 LF OF 16' STEEL ENCASEMENT
12.5 LF OF 16' STEEL ENCASEMENT
8" x 8" x 8" TEE AND 3-(8") GATE VALVES
8" BLOWOFF
24 LF OF 4" STEEL ENCASEMENT
79 LF 16" ENCASEMENT AND BORE
6" X 8" TAPPING SLEEVE WITH A 8" VALVE
MH - 25 STA:3+85.61 RIM:379.01 INV IN:370.39 INV OUT:370.29
MH - 24 STA:5+16.62 RIM:377.39 INV IN:367.23 INV IN:367.23 INV OUT:367.13
MH - 23 STA:8+71.79 RIM:369.96 INV IN:360.85 INV OUT:360.75
MH - 22 STA:10+91.78 RIM:366.68 INV IN:358.07 INV OUT:357.97
MH - 19 STA:3+32.35 RIM:383.14 INV IN:375.01 INV OUT:374.91
MH - 18 STA:4+47.45 RIM:379.26 INV IN:370.71 INV IN:370.71 INV OUT:370.61
MH - 17 STA:8+12.35 RIM:368.80 INV IN:359.12 INV OUT:359.02
MH - 16 STA:13+11.66 RIM:367.24 INV IN:356.87 INV IN:356.87 INV OUT:356.77
MH - 21 STA:0+00.00 RIM:382.07 INV OUT:373.62
MH - 13 STA:1+50.03 RIM:383.19 INV IN:375.89 INV OUT:375.79
MH - 14 STA:5+14.57 RIM:372.91 INV IN:364.84 INV OUT:364.74
MH - 15 STA:15+61.01 RIM:368.15 INV IN:359.62 INV OUT:359.52
MH - 12 STA:0+00.01 RIM:383.37 INV OUT:377.10
MH - 11 STA:0+00.00 RIM:380.40 INV OUT:371.98
MH - 10 STA:2+40.00 RIM:376.17 INV IN:368.20 INV OUT:368.10
MH - 9 STA:4+60.00 RIM:371.80 INV IN:363.56 INV IN:354.17 INV OUT:354.07
MH - 8 STA:0+00.00 RIM:366.42 INV OUT:361.73
MH - 7 STA:7+67.16 RIM:364.55 INV IN:352.53 INV IN:359.84 INV OUT:352.33
MH - 5 STA:8+82.48 RIM:359.67 INV IN:350.53 INV IN:350.53 INV OUT:350.43
MH - 4 STA:2+49.54 RIM:356.74 INV IN:351.09 INV OUT:350.99
MH - 3 STA:0+00.00 RIM:358.22 INV OUT:354.13
MH - 6 STA:10+58.94 RIM:359.75 INV IN:349.55 INV OUT:349.35
MH - 32 STA:0+29.47 RIM:358.45 INV IN:348.76 INV OUT:348.66
N 87°12'47" E 574.67'
S 88°10'43" E 1,320.00'
S 88°10'43" E 1,317.71'
S 88°10'43" E 1,317.71'
S 88°10'43" E 1,317.71

Sanitary-1 PROFILE





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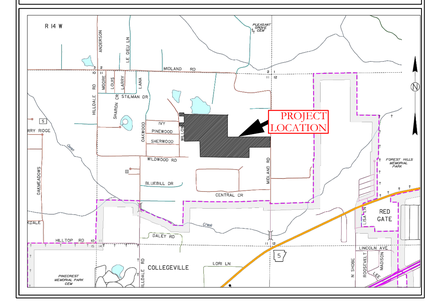
HDPE

RCP

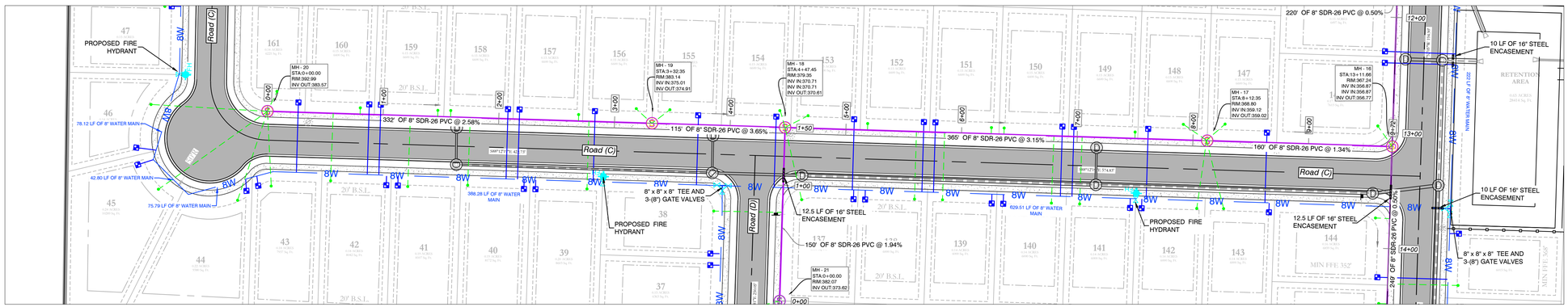
VICINITY MAP:



SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE SEWER MAIN — (S) SEWER MANHOLE	DUAL WATER METERS SINGLE WATER METER GATE VALVE 45º FITTING 90º FITTING TEE FITTING CROSS FITTING FH FIRE HYDRANT

NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.





MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

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ENGINEERS - SURVEYORS
129 North Main Street,
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PH. (501)315-2626
FAX (501) 315-0024
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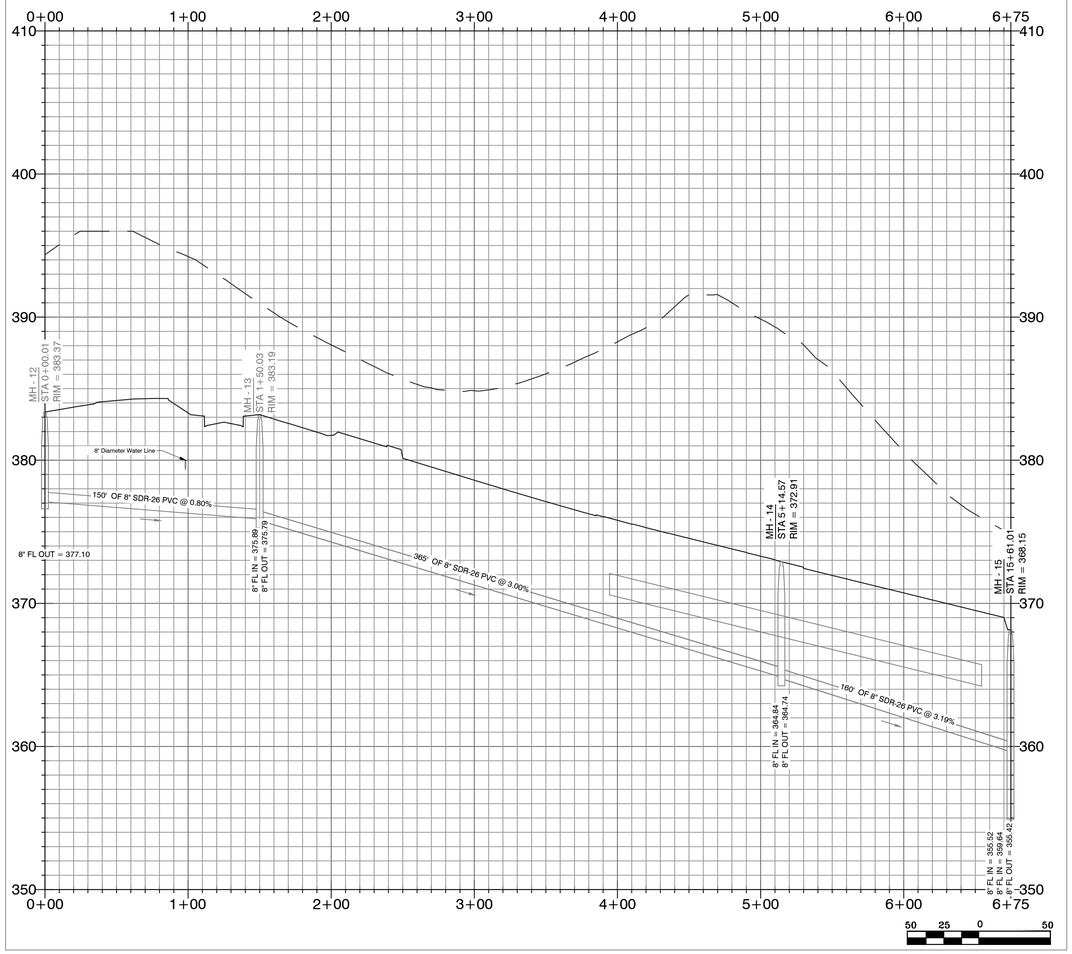
FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
SEWER PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:		DRAWING NUMBER:			
REVISED:		CHECKED BY:		23-0024			
SHEET:	C-3.2	SCALE:					
500	1S	15W	0	34	230	62	1807

K:\LAND PROJECTS 2019\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\SITE\R14W\GIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL PLAT, SITE, SEWER, WATER).DWG, 5/23/2023 2:49:17 PM, CDT, Jeff Hope

Sanitary 3 PROFILE



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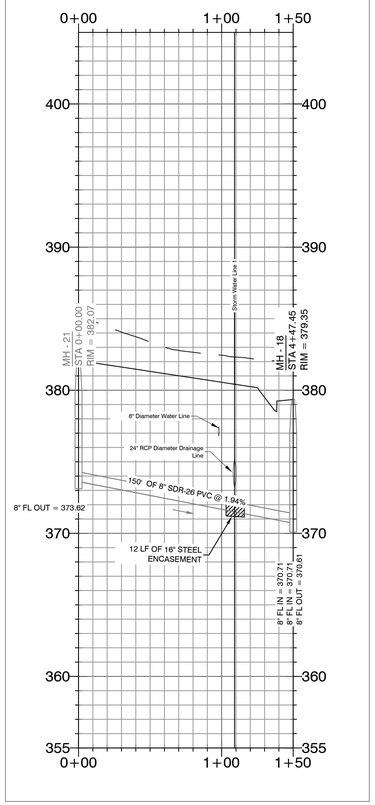

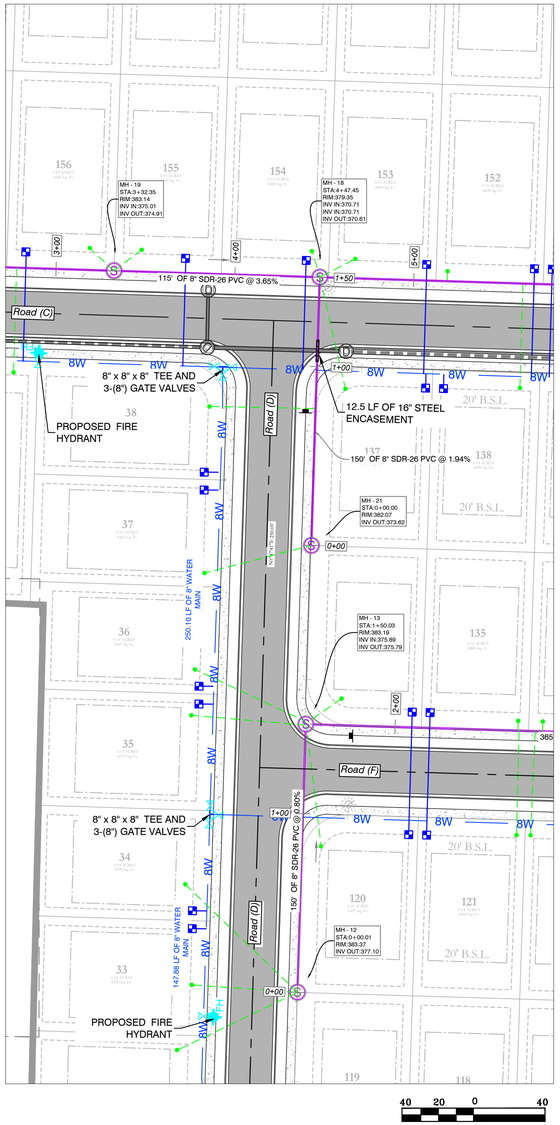

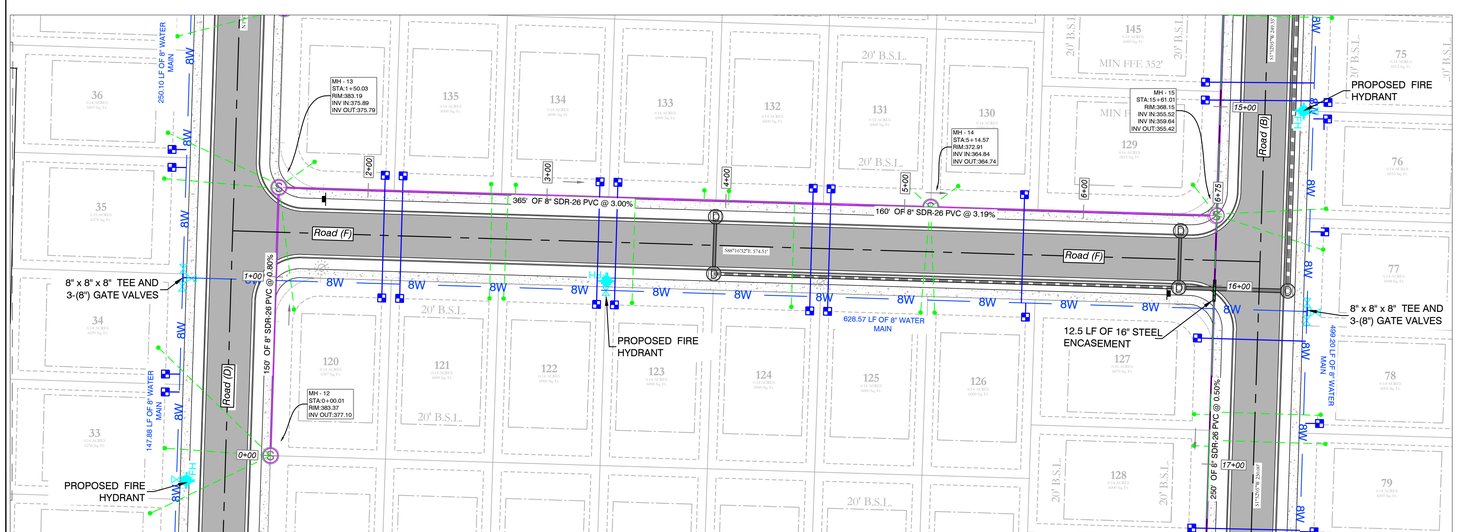

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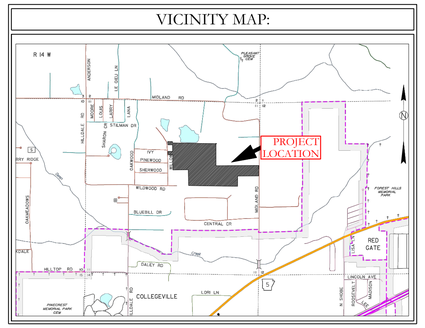

WATER & SEWER UTILITY NOTES:

1. ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
2. ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
3. ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION.
4. WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND /OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
5. EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT..
6. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

SEWER CONSTRUCTION NOTES:

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3. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

HDPE

RCP

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

SEWER LEGEND:

SEWER SERVICE
SEWER MAIN
SEWER MANHOLE

NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

WATER LEGEND:

- DUAL WATER METERS
- SINGLE WATER METER
- GATE VALVE
- 45º FITTING
- 90º FITTING
- TEE FITTING
- CROSS FITTING
- FIRE HYDRANT

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MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

MIDLAND ROAD
SEWER PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 5/23/2023	C.A.D. BY:	DRAWING NUMBER:	23-0024
REVISED:	CHECKED BY:		
SHEET: C-3.3	SCALE:		

500	1S	15W	0	34	230	62	1807

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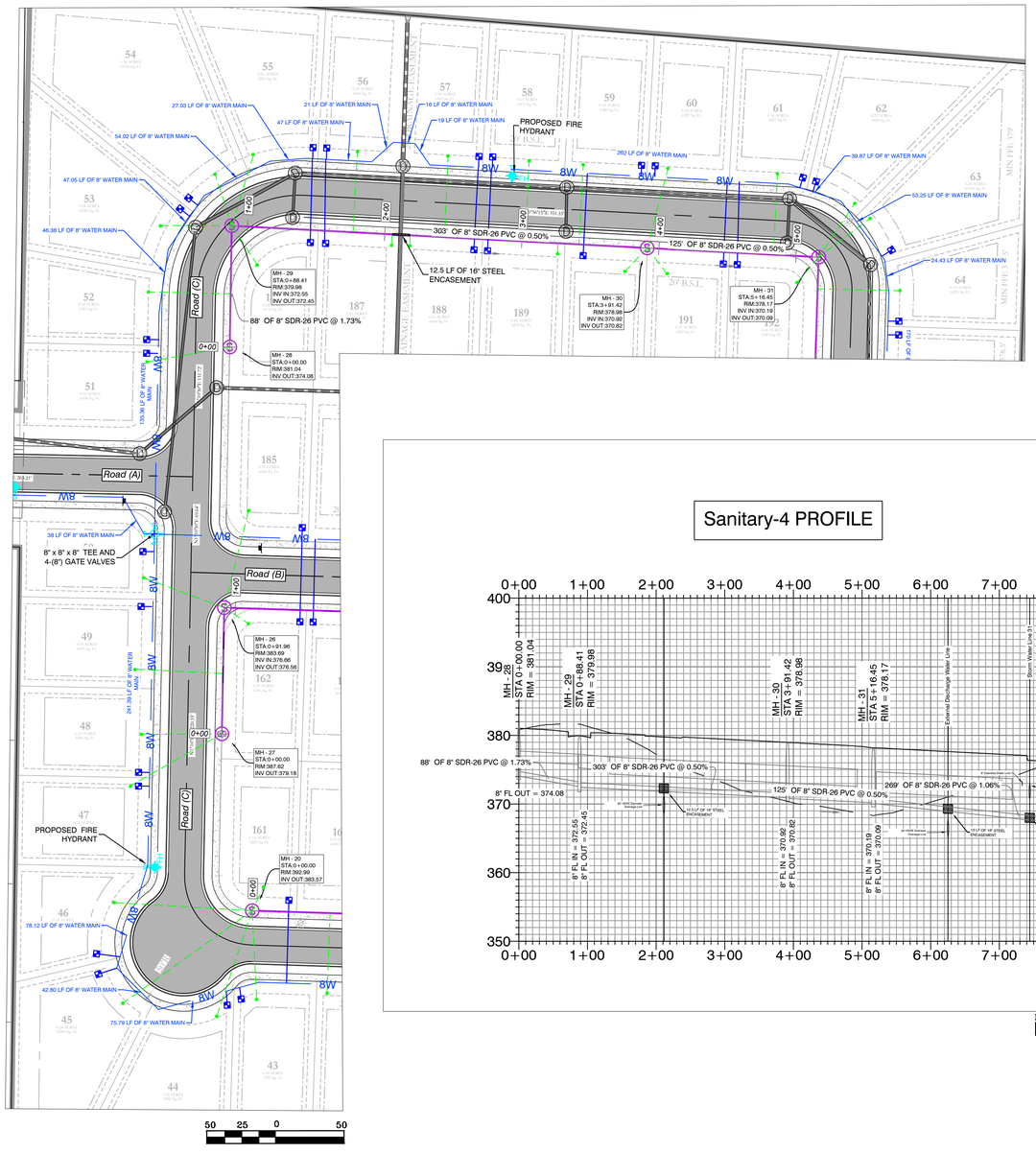
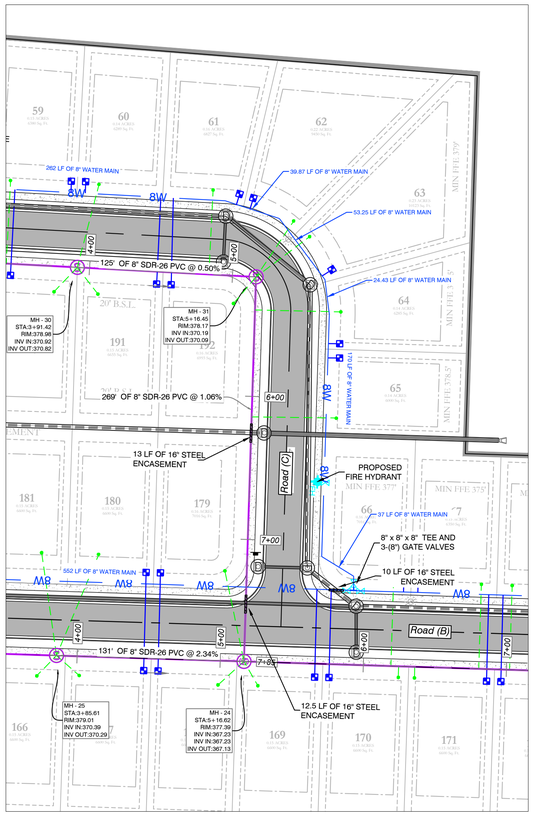


Sanitary-4 PROFILE



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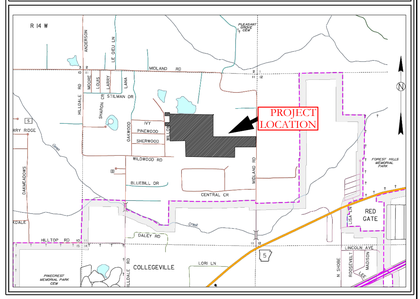
HDPE
RCP

VICINITY MAP:



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MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE	DUAL WATER METERS
SEWER MAIN — S — SEWER MANHOLE	SINGLE WATER METER
NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED.	GATE VALVE
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

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

DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-3.4	SCALE:	

500	1S	15W	0	34	230	62	1807

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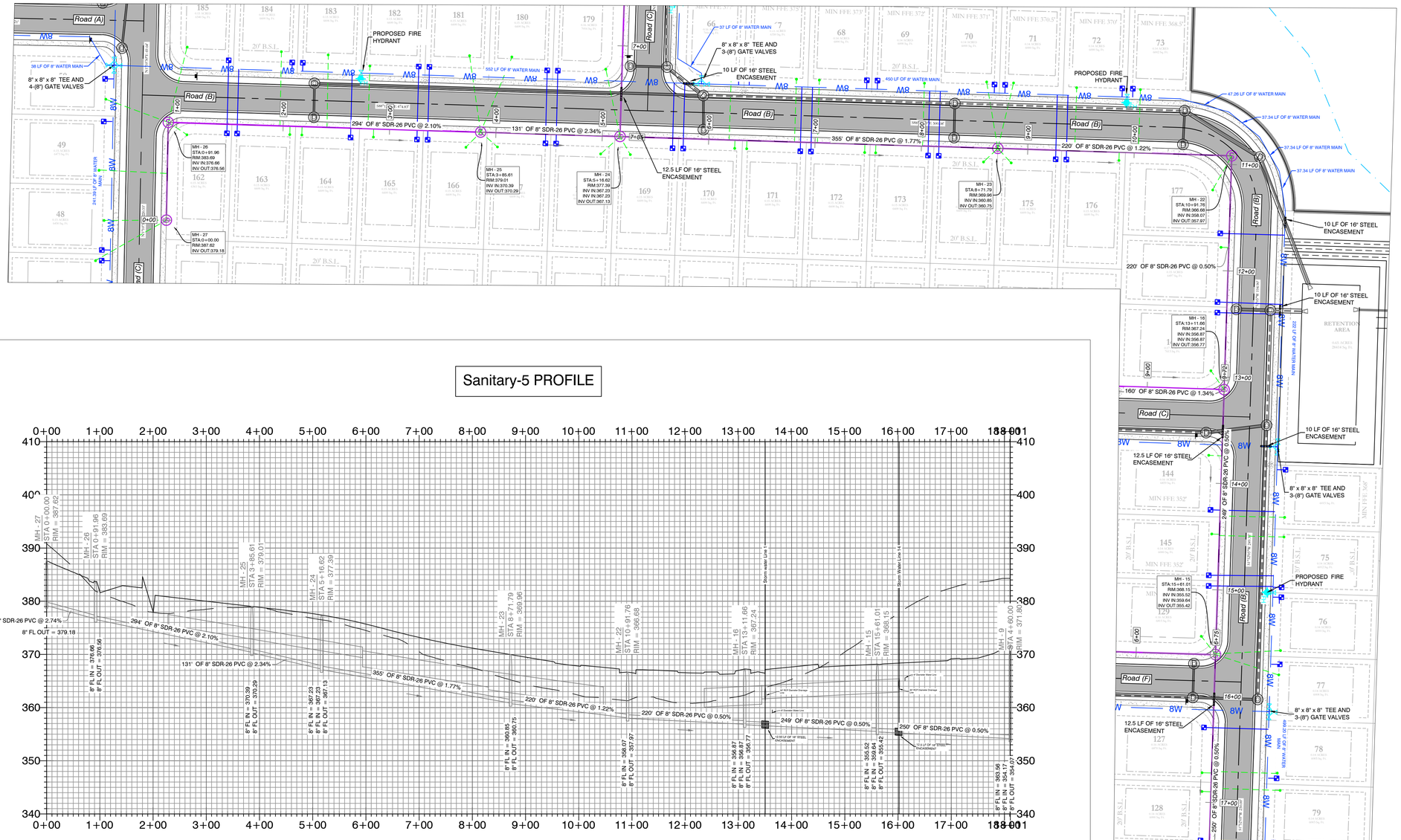

Sanitary-5 PROFILE

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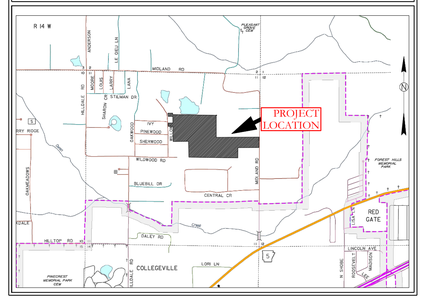
BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION

HDPE

RCP

VICINITY MAP:



MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE, SEWER MAIN, SEWER MANHOLE	DUAL WATER METERS
NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED.	SINGLE WATER METER
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

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SHEET: C-3.5	SCALE:		

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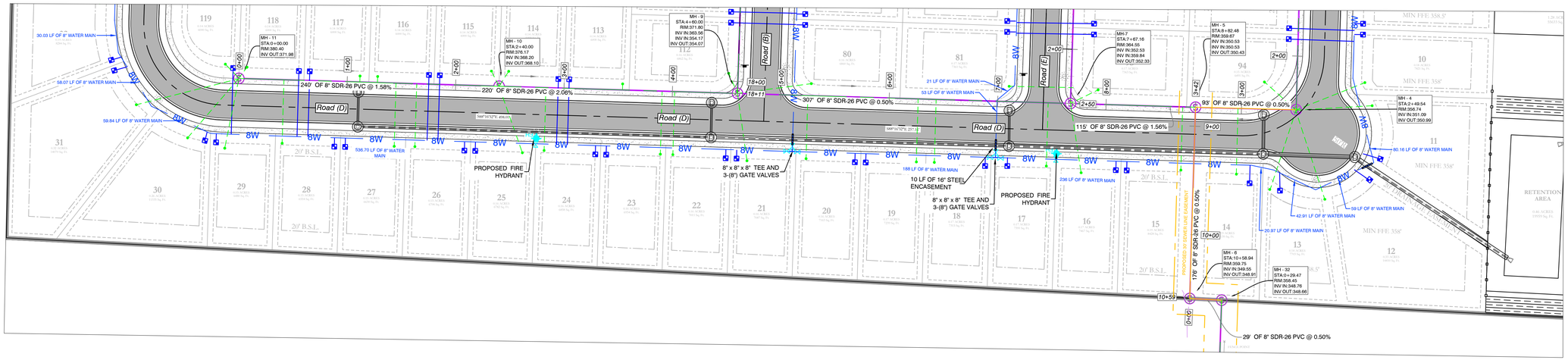
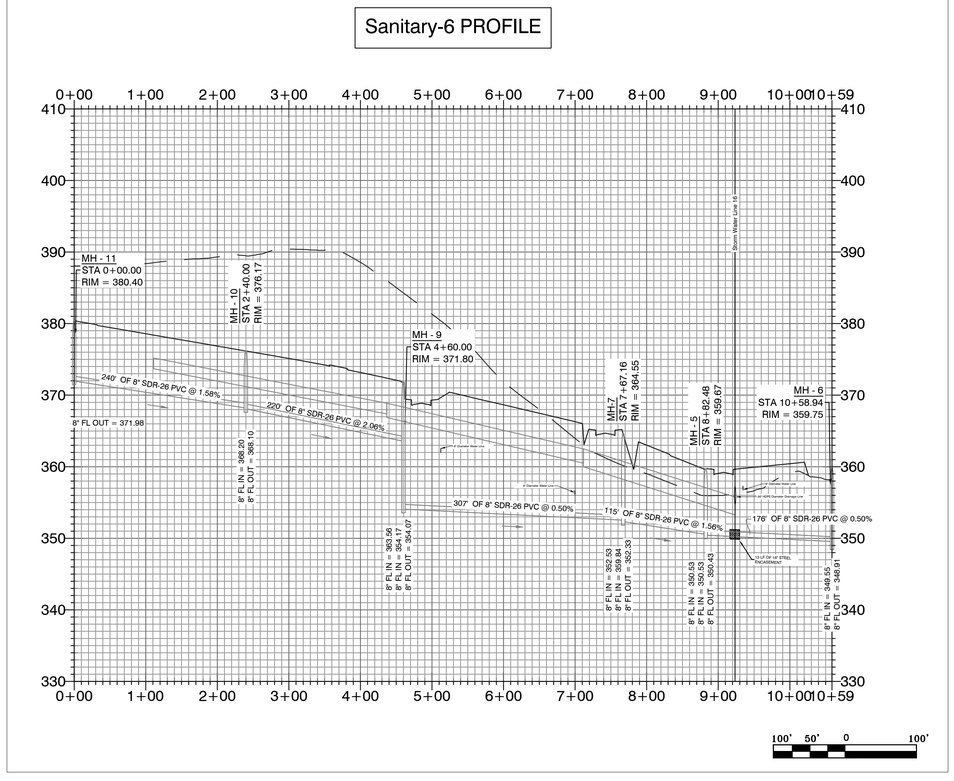
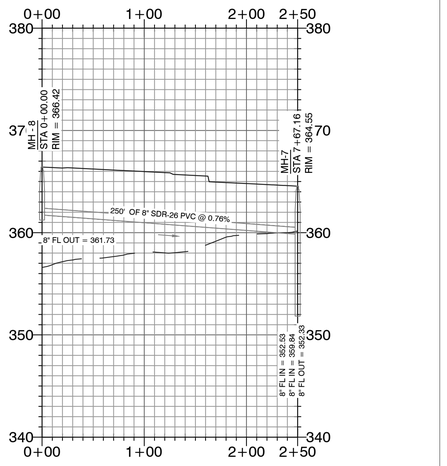
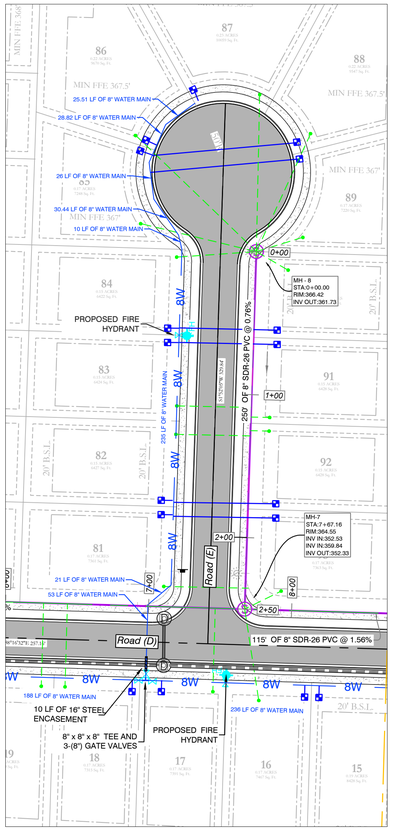


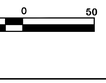

Sanitary-6 PROFILE
MH - 11
STA 0+00.00
RIM = 380.40
MH - 10
STA 2+40.00
RIM = 376.17
MH - 9
STA 4+60.00
RIM = 371.80
MH-7
STA 7+67.16
RIM = 364.55
MH - 5
STA 8+82.48
RIM = 359.67
MH - 6
STA 10+58.94
RIM = 359.75
240' OF 8" SDR-26 PVC @ 1.58%
220' OF 8" SDR-26 PVC @ 2.06%
307' OF 8" SDR-26 PVC @ 0.50%
115' OF 8" SDR-26 PVC @ 1.56%
176' OF 8" SDR-26 PVC @ 0.50%
8" FL OUT = 371.98
8" FL IN = 368.20
8" FL OUT = 368.10
8" FL IN = 363.56
8" FL IN = 354.17
8" FL OUT = 354.07
8" FL IN = 352.53
8" FL IN = 359.84
8" FL OUT = 352.33
8" FL IN = 350.53
8" FL IN = 350.53
8" FL OUT = 350.43
8" FL IN = 349.55
8" FL OUT = 348.91
2" Sewer Main Line
2" Sewer Main Line
10 LF OF 16" STEEL ENCASEMENT
2" Sewer Main Line
2" Sewer Main Line
2" Sewer Main Line

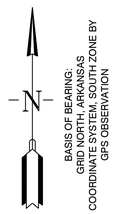
Sanitary-7 PROFILE

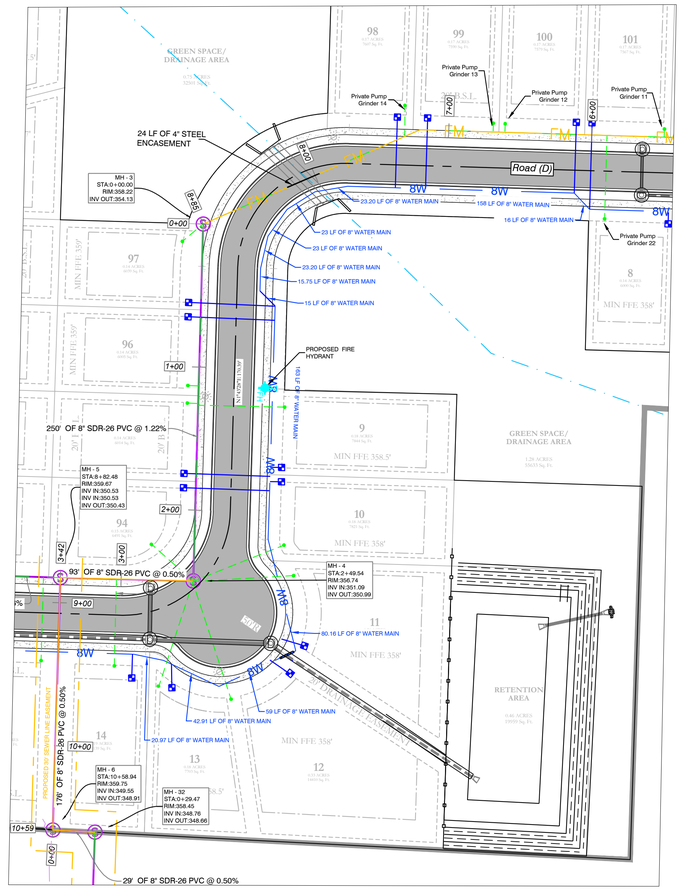






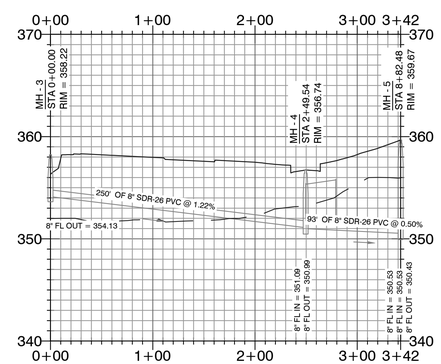






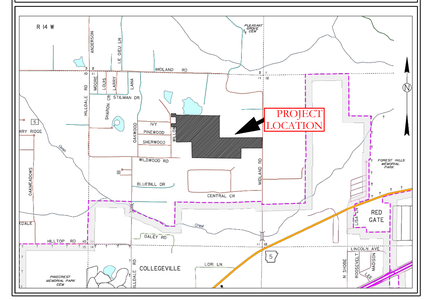


Sanitary-8 PROFILE





VICINITY MAP:



WATER & SEWER UTILITY NOTES:

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HDPE

RCP

MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE, SEWER MAIN, SEWER MANHOLE NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	DUAL WATER METERS SINGLE WATER METER GATE VALVE 45º FITTING 90º FITTING TEE FITTING CROSS FITTING FIRE HYDRANT

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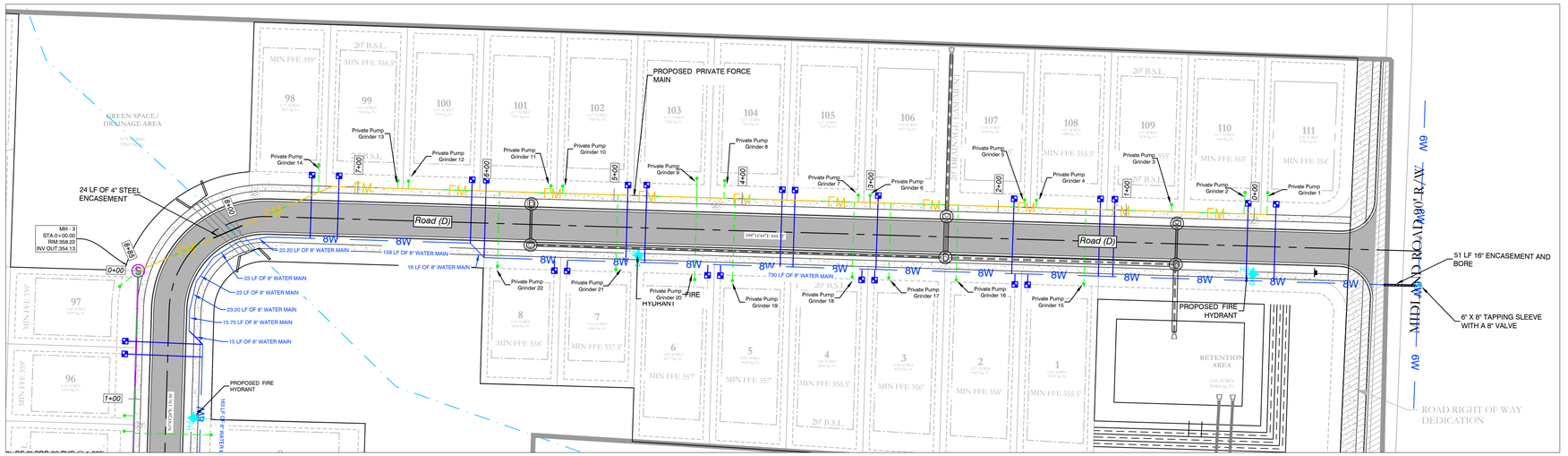
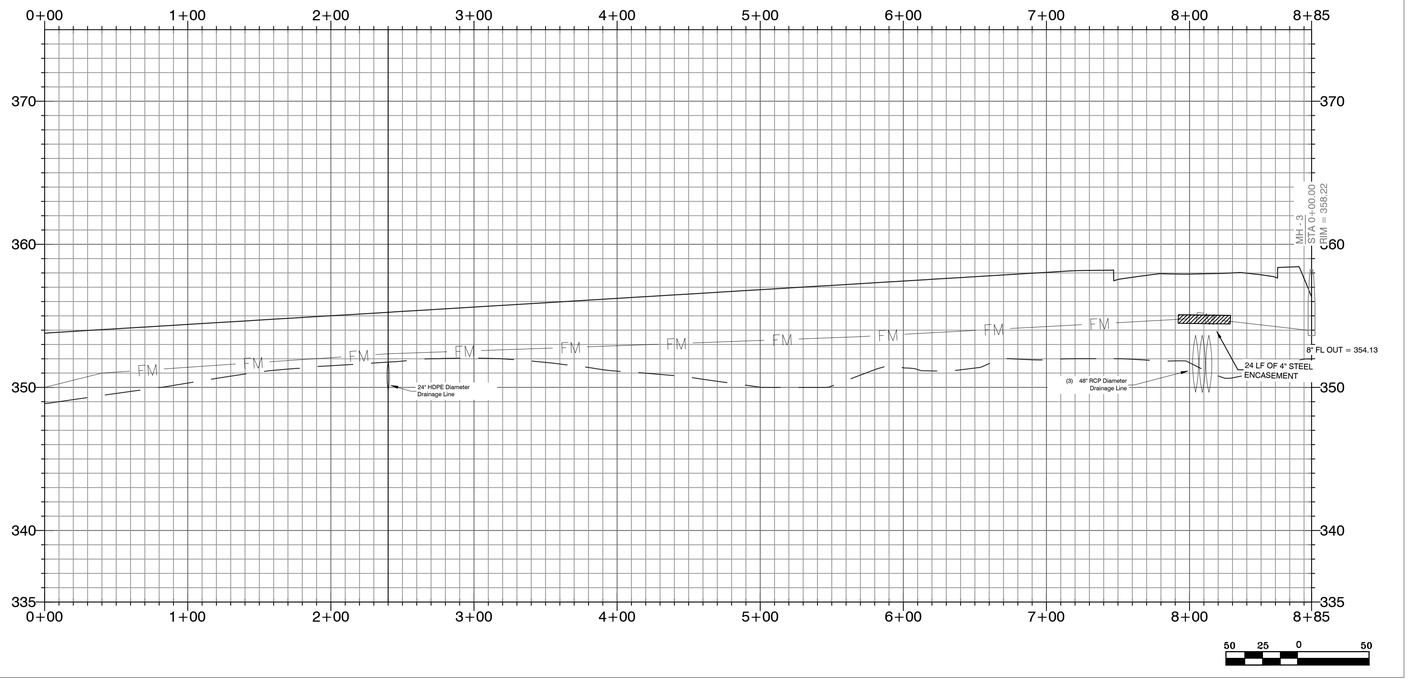
K:\LAND PROJECTS 2024\SUBDIVISIONS\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\C3.0 THRU R14W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (PRELIMINARY) LATEST COMMENTS\23-0024 SEWER.DWG



Sanitary-9 PROFILE



MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

WATER & SEWER UTILITY NOTES:

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2. ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
3. ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION.
4. WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND /OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
5. EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT.
6. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

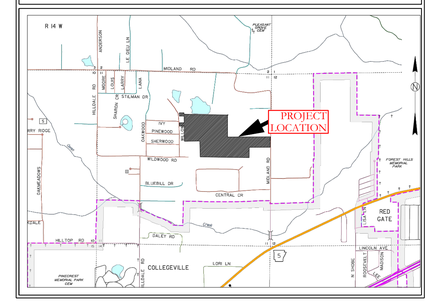
SEWER CONSTRUCTION NOTES:

1. ALL SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT " STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION"
2. ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS OR ANY STORM DRAIN 30-INCH DIAMETER AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS, SHALL BE STEEL ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.
3. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

HDPE

RCP

VICINITY MAP:



SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE; SEWER MAIN; SEWER MANHOLE	DUAL WATER METERS
NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	SINGLE WATER METER
	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

N

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

Sanitary-9 Profile Note:

1. Sanitary-9 pipe network is operated by 2" SDR-21pipe force main.

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FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
SEWER PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 5/22/2023		C.A.D. BY:		DRAWING NUMBER: 23-0024			
REVISED:		CHECKED BY:					
SHEET: C-3.8		SCALE:					
500	1S	15W	0	34	230	62	1807

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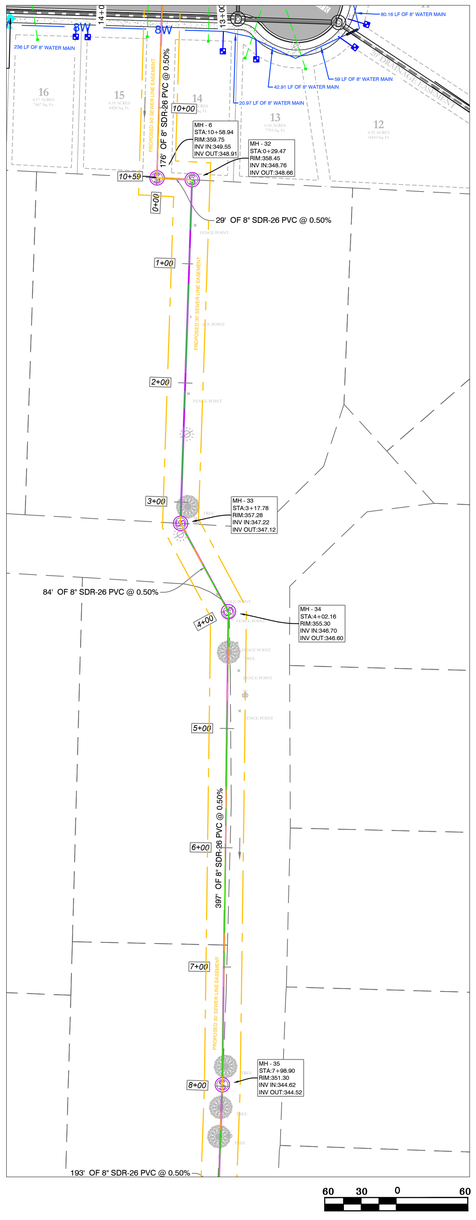
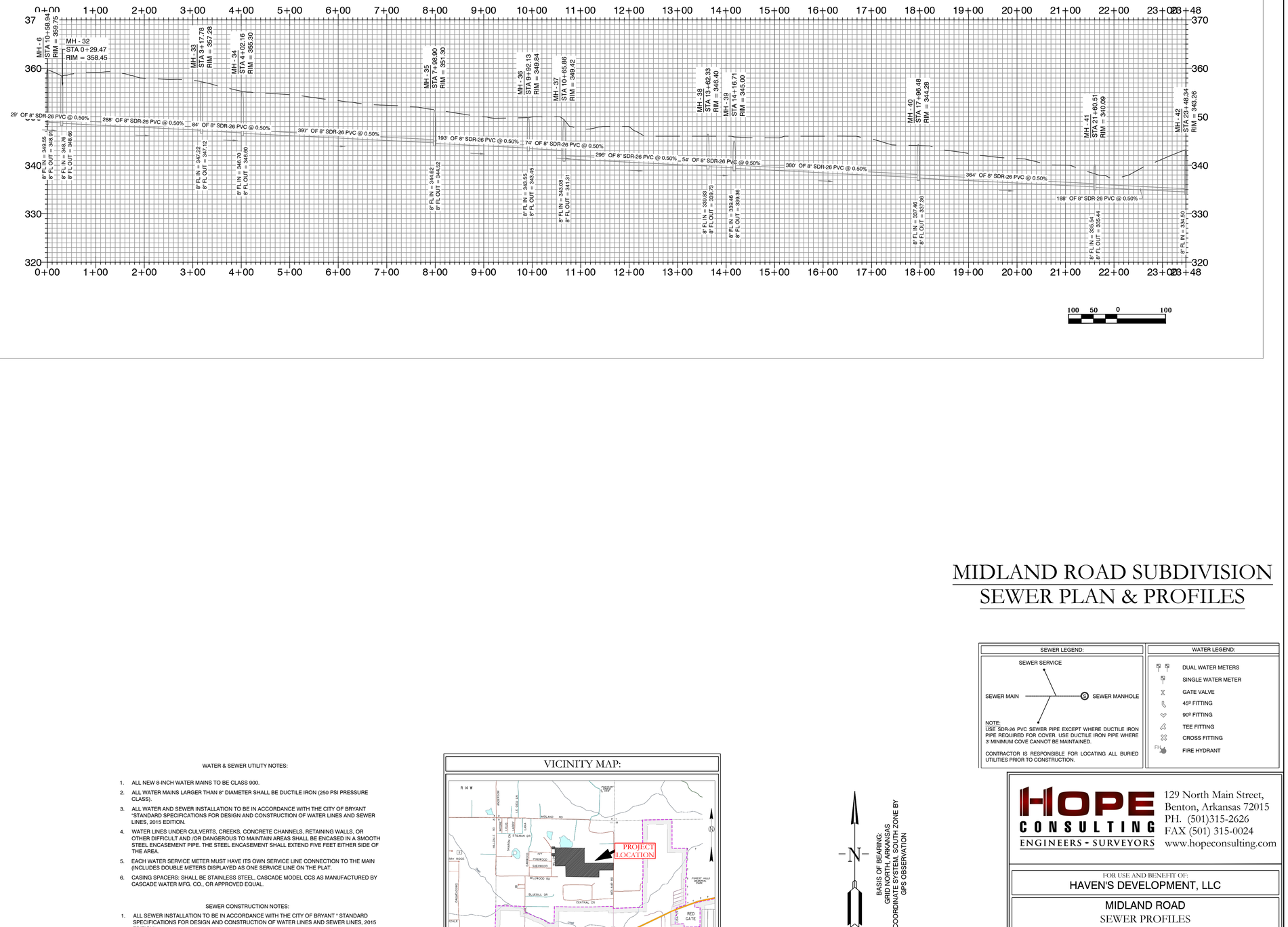


Offset Sewer Line PROFILE



MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

WATER & SEWER UTILITY NOTES:

1. ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
2. ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
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5. EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT.
6. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

SEWER CONSTRUCTION NOTES:

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VICINITY MAP:

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

HDPE
RCP

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE; SEWER MAIN; SEWER MANHOLE	DUAL WATER METERS
NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	SINGLE WATER METER
	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
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FOR USE AND BENEFIT OF:
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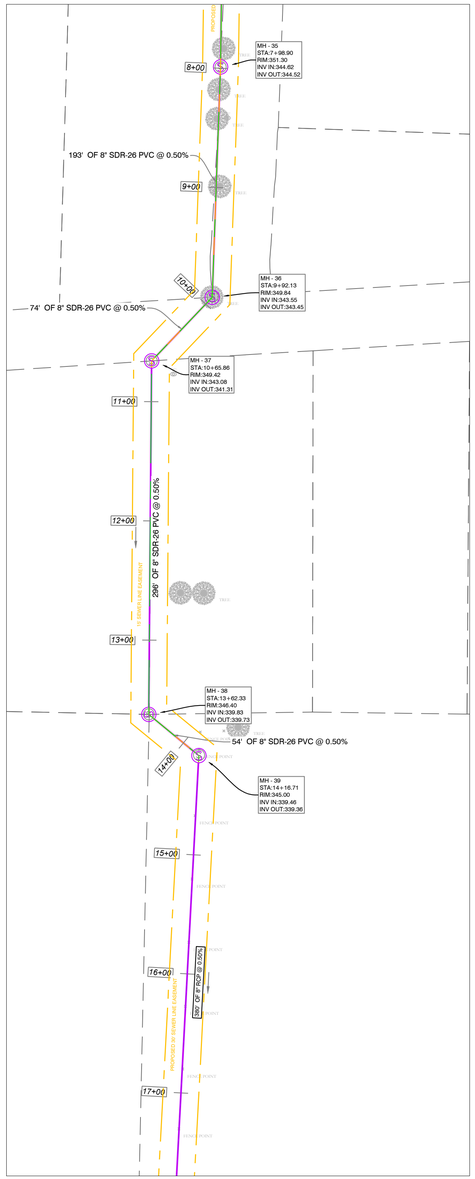
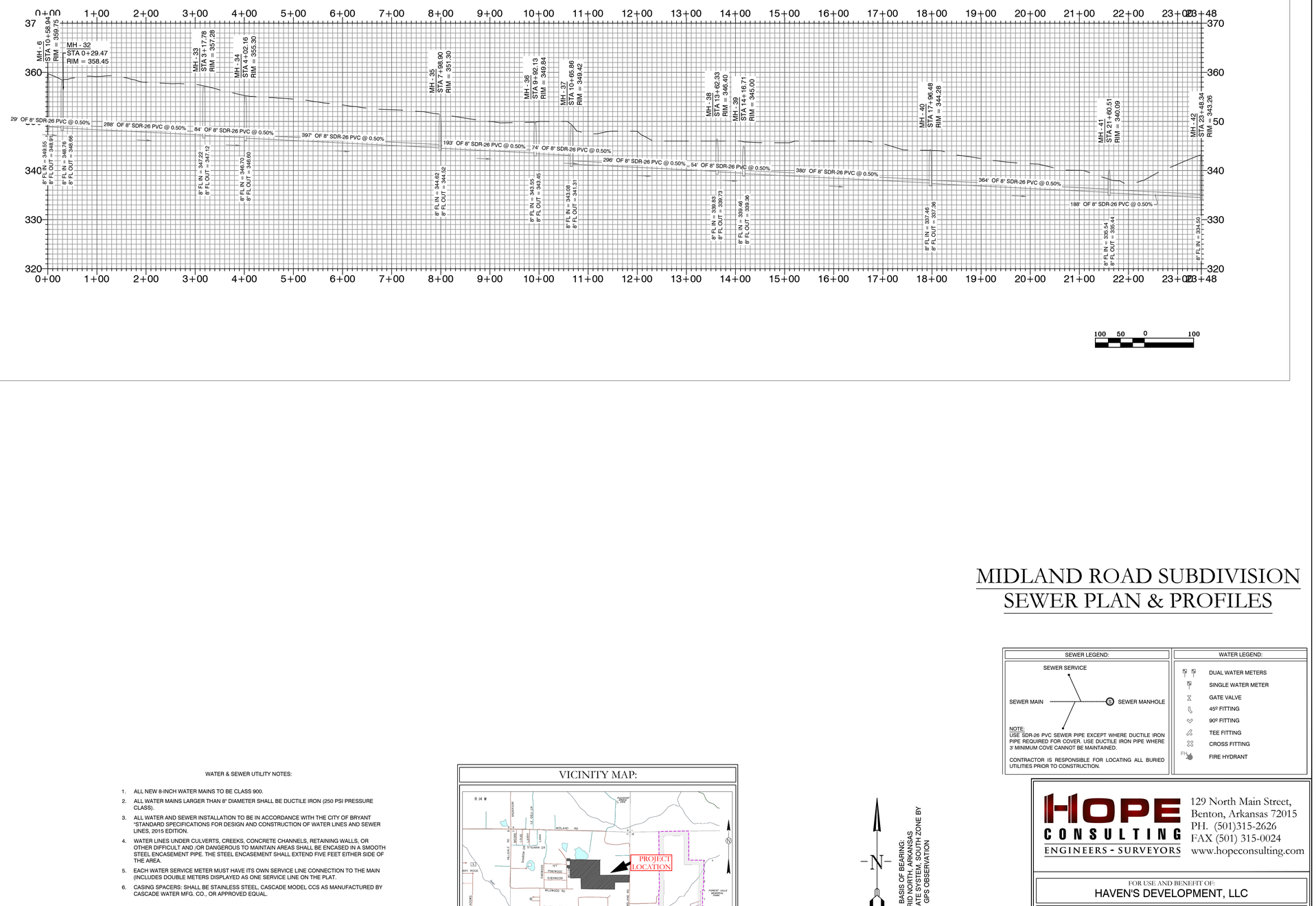
MIDLAND ROAD
SEWER PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:		DRAWING NUMBER:			
REVISED:		CHECKED BY:		23-0024			
SHEET:	C-3.9	SCALE:					
500	1S	15W	0	34	230	62	1807

K:\LAND PROJECTS 2045\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (PAVEMENT).DWG, 5/23/2023 9:57:44 AM, CANON IR-ADV C5535i



Offset Sewer Line PROFILE



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VICINITY MAP:

MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE; SEWER MAIN; SEWER MANHOLE	DUAL WATER METERS
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CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
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SEWER PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
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SHEET:	C-3.10	SCALE:	

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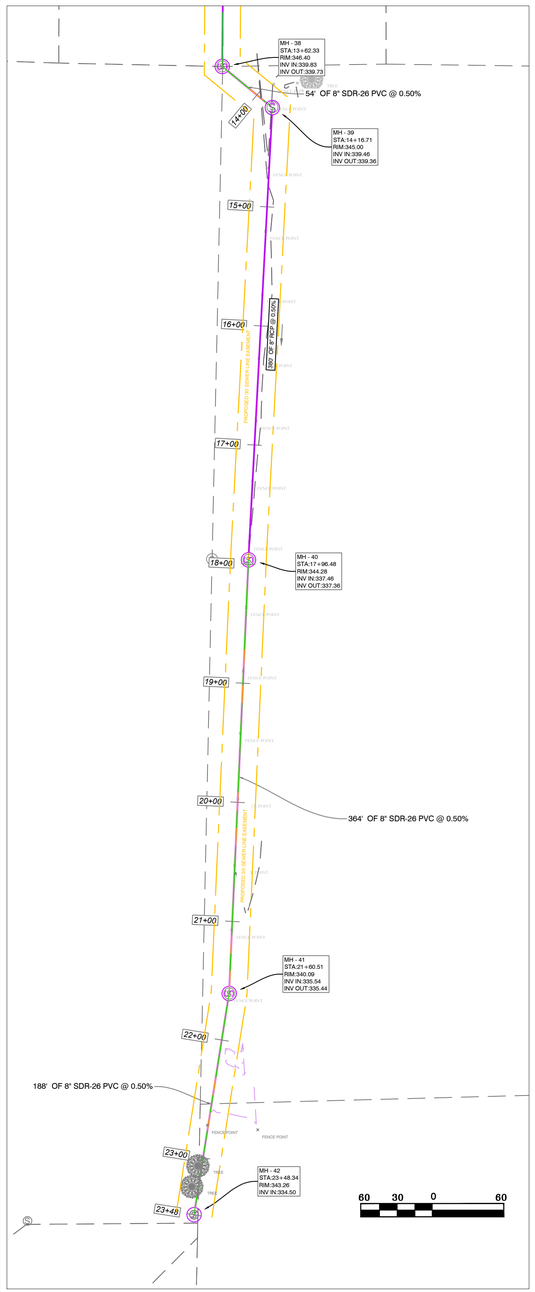
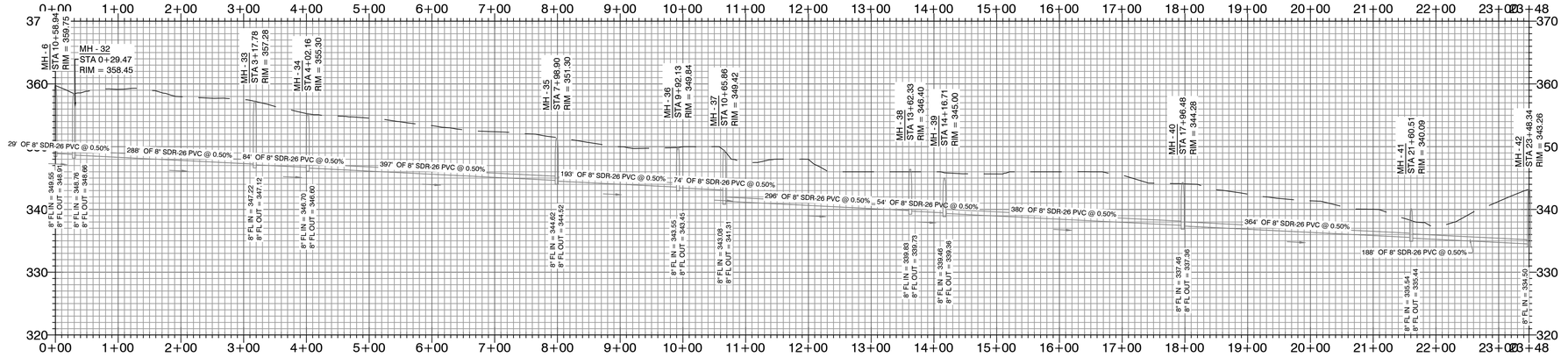
K:\LAND PROJECTS 2045\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (INCLUDES UTILITIES AND STORM DESIGN).DWG



Offset Sewer Line PROFILE



100 50 0 100

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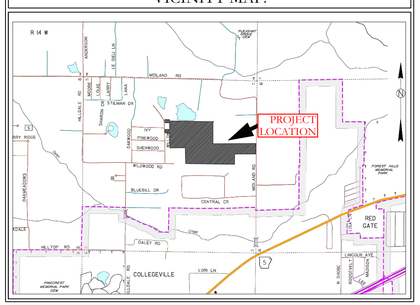

N

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

HDPE

RCP

MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE; SEWER MAIN; SEWER MANHOLE	DUAL WATER METERS
NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 9' MINIMUM COVE CANNOT BE MAINTAINED.	SINGLE WATER METER
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

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DATE:	5/23/2023	C.A.D. BY:		DRAWING NUMBER:			
REVISED:		CHECKED BY:		23-0024			
SHEET:	C-3.11	SCALE:					
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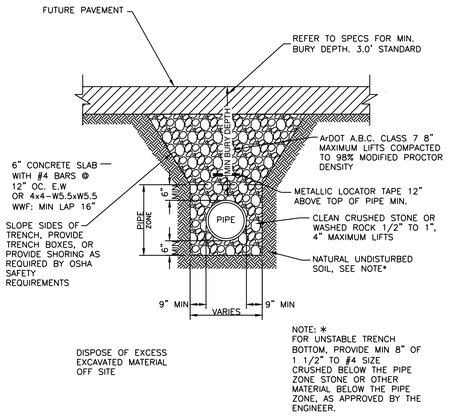
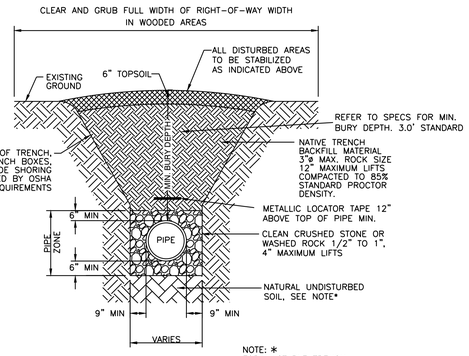


PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

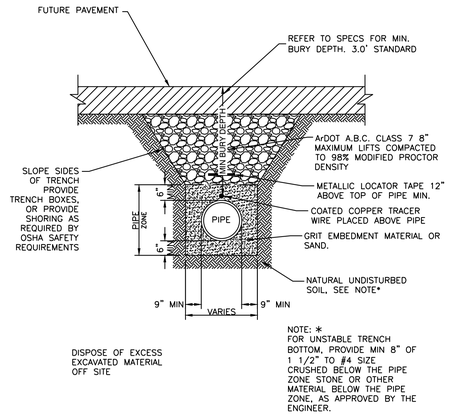
SOIL STABILIZATION REQUIREMENTS:

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.



PVC SEWER TRENCH IN UNPAVED AREAS

N.T.S.



PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

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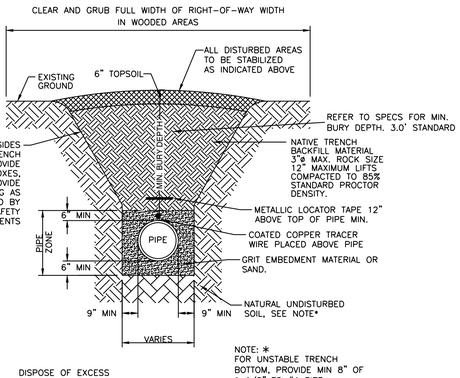
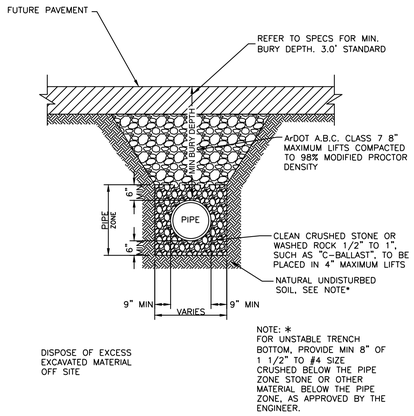


PVC WATER LINE TRENCH IN UNPAVED AREAS

N.T.S.

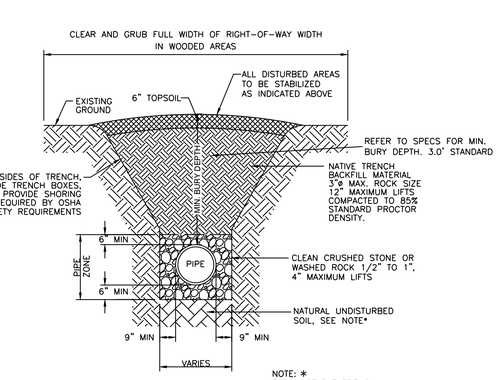


DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

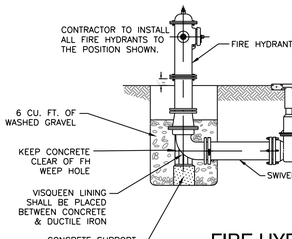
SOIL STABILIZATION REQUIREMENTS:

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.



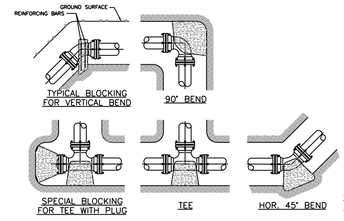
DRAINAGE PIPES IN UNPAVED AREAS

N.T.S.



FIRE HYDRANT CONNECTION

NTS



TYPICAL BLOCKING DETAILS

N.T.S.

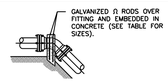
VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE			
FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
18	7.2	3.7	1.8
20	8.9	4.5	2.3
24	12.8	6.5	3.3

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.

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		
			A1	A2	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

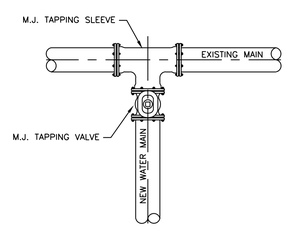
VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE			
FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
18	7.2	3.7	1.8
20	8.9	4.5	2.3
24	12.8	6.5	3.3



FITTING SIZES	ROD SIZES	EMBEDMENT
12" AND LESS	#5's	30"
14" – 24"	#8's	36"

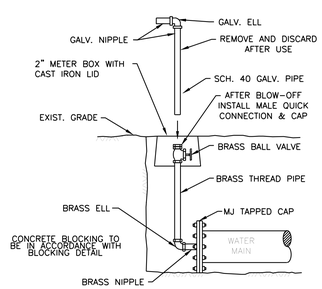
TYPICAL BLOCKING DETAILS

N.T.S.



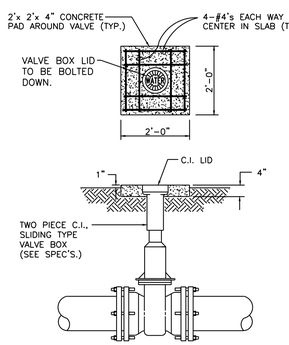
WATER MAIN CONNECTION DETAIL

N.T.S.



2" BLOW-OFF RISER

N.T.S.



DETAIL-VALVE BOX

N.T.S.

TYPICAL BLOCKING DETAILS

N.T.S.

HOPE CONSULTING
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FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
TRENCH DETAILS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:		DRAWING NUMBER:	23-0024
REVISED:		CHECKED BY:			
SHEET:	C-4.0	SCALE:			

500	1S	15W	0	34	230	62	1807

K:\LAND PROJECTS 2004\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\ST\TS SHEW\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAFT).DWG, 5/23/2023 3:39:49 PM, CHRISTOPHER

THESE PLANS ARE THE PROPERTY OF HOPE CONSULTING ENGINEERS - SURVEYORS AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF HOPE CONSULTING ENGINEERS - SURVEYORS

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 behond 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 fromed 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 eliminatethe 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.

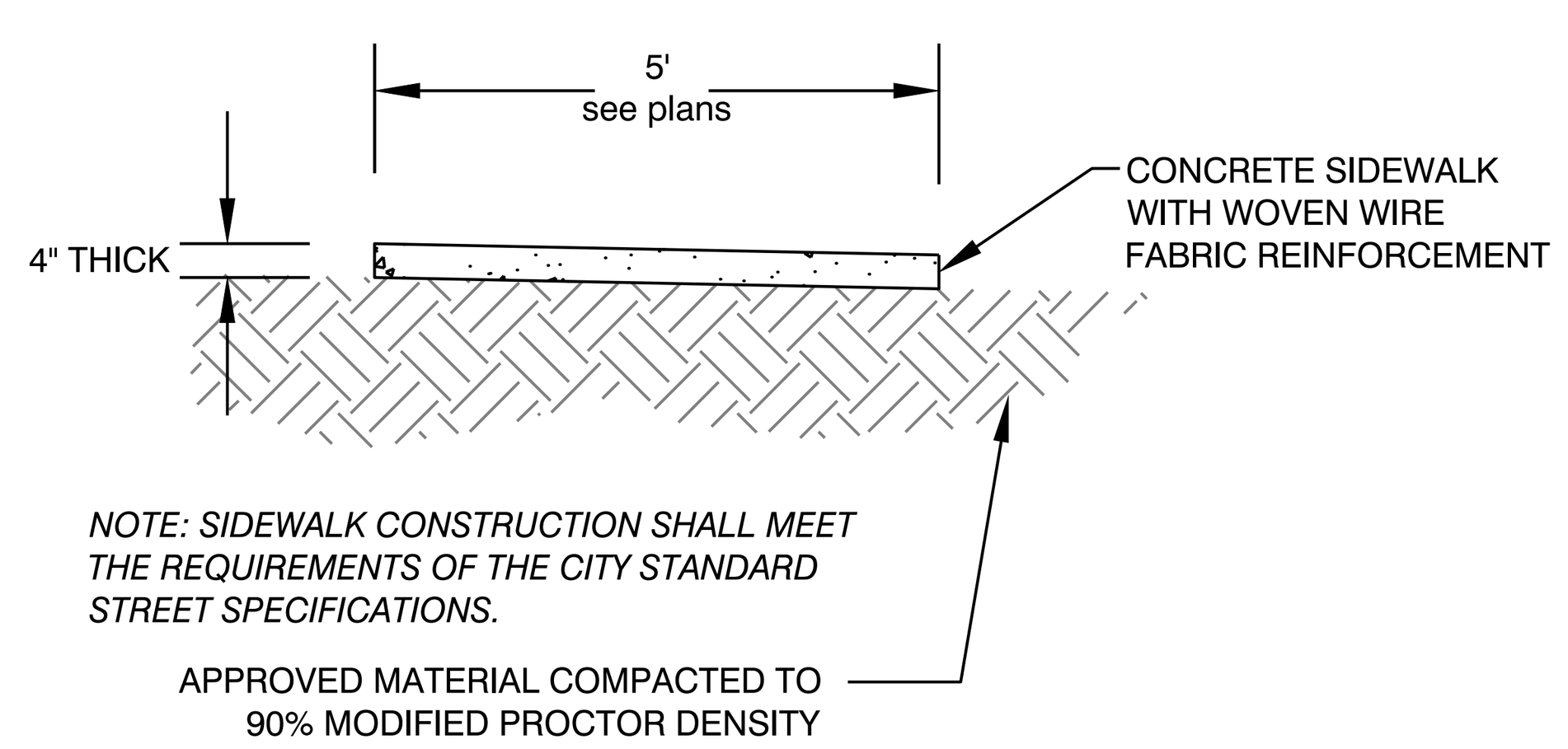
Subgrade

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 desnity 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.

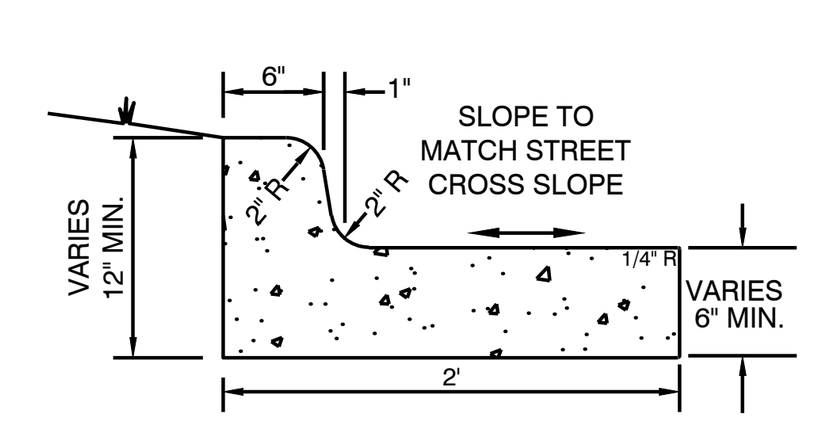
QUALITY CONTROL TESTING AND INSPECTIONS

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.



Typical Sidewalk Detail



STANDARD CURB & GUTTER
NOT TO SCALE

TYPICAL CURB DETAILS & NOTES
NOT TO SCALE

Typical Curb & Gutter Detail

4,000 psi concrete

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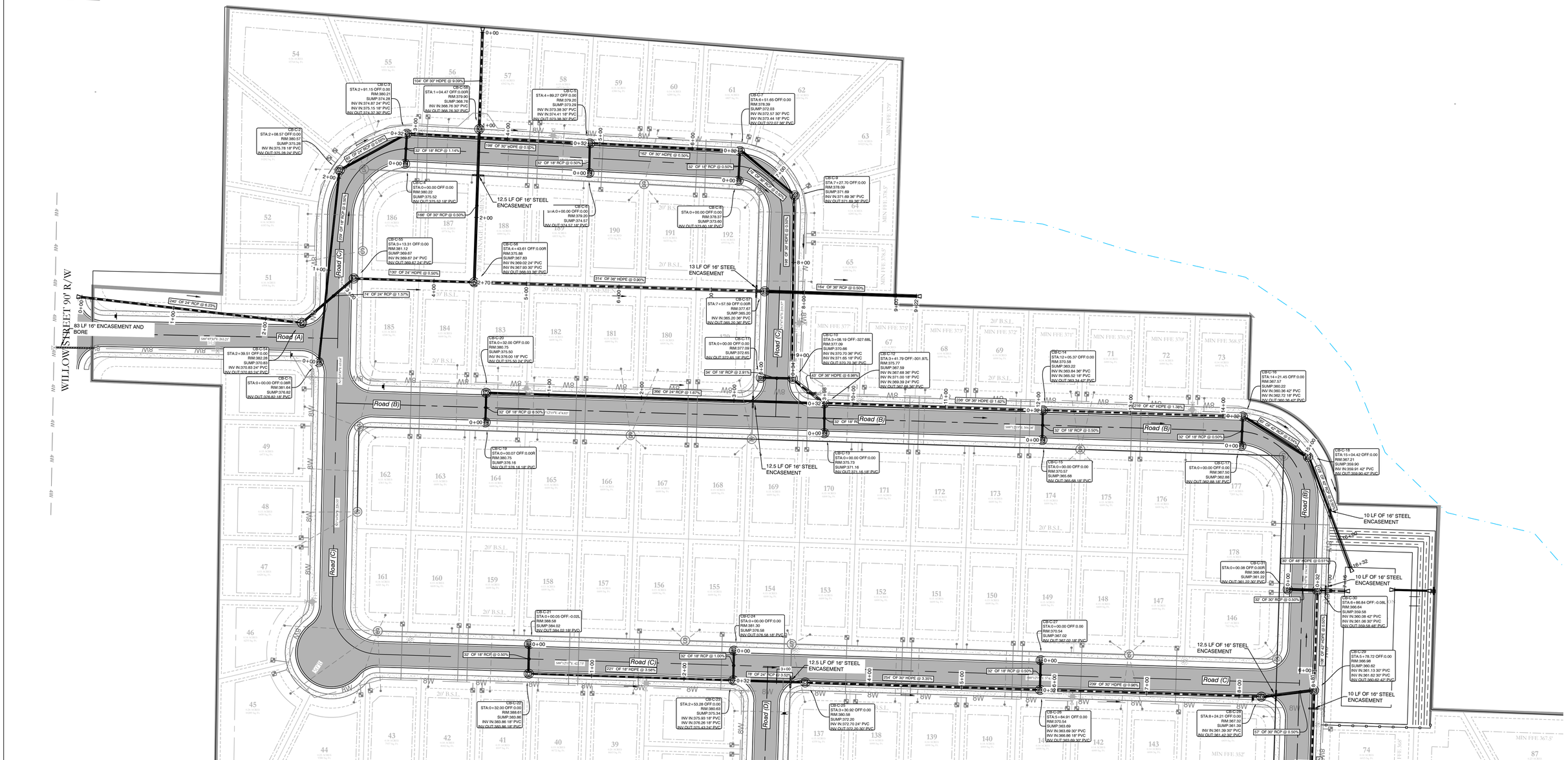
FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
CIVIL SPECS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:			DRAWING NUMBER:		
REVISED:		CHECKED BY:			23-0024		
SHEET:	C-5.0	SCALE:					

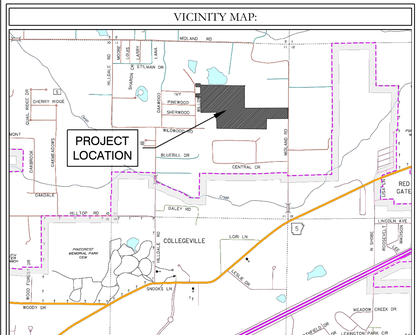
500	1S	15W	0	34	230	62	1807

K:\LAND PROJECTS 2004\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION S11 T1S R14W\CIVIL\DWG\23-0024 CONTRUCTION PLAN (FINAL DRAFT)(AFTER COMMENTS)XXXXXXX.DWG



MIDLAND ROAD SUBDIVISION
DRAINAGE PLAN

VICINITY MAP:



DRAINAGE NOTES

No fences, pools or permanent obstructions may be placed in any access or drainage easements.

Dead Storage of pond will be used as a sediment pond at the time of construction later it will remain as a water feature.

Filter fabric shall be placed under all riprap areas.

All drainage ditches and swales that are not concreted will be required to be stabilized with solid sod stabilization per the Stormwater Management Manual.

Any new drainage ditches or swales, new or that have been disturbed during construction are required to have solid sod stabilization per Section 500.7.2 of the Stormwater management Manual. (This is required to be show in detail on the plans).

HDPE

RCP

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

50 25 0 50

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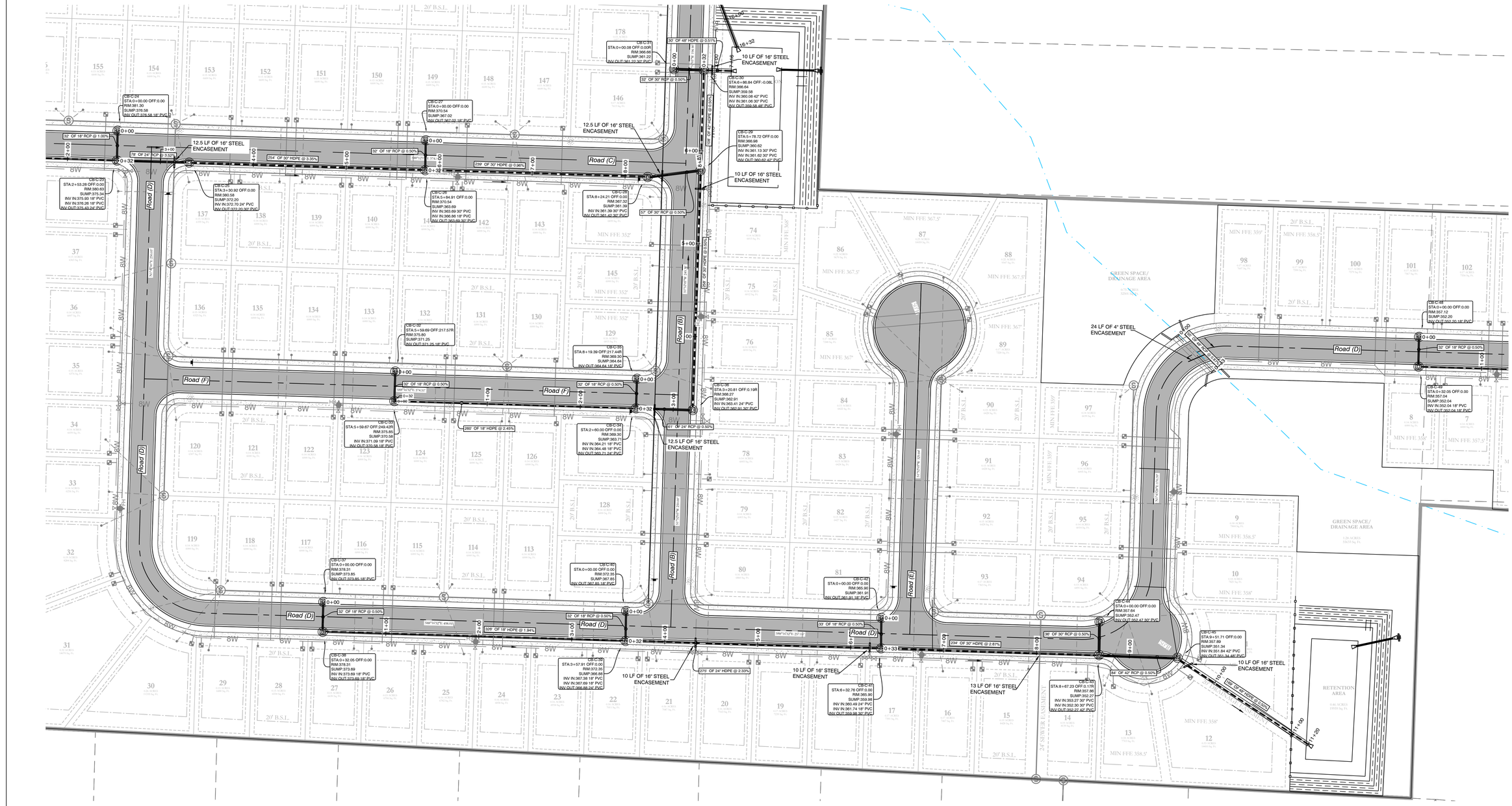
FOR USE AND BENEFIT OF:

HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
DRAINAGE PLAN
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/ 23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-6.0	SCALE: 1" = 50'	

500 0


CBC-24
STA:0+00.00 OFF:0.00
RIM:381.30
SUMP:376.58
INV OUT:376.58 18" PVC
32' OF 18" RCP @ 1.00%
0+00
2+00
0+32
78' OF 24" RCP @ 3.52%
3+00
12.5 LF OF 16" STEEL ENCASEMENT
CBC-25
STA:2+53.28 OFF:0.00
RIM:380.63
SUMP:375.34
INV IN:375.93 18" PVC
INV IN:376.26 18" PVC
INV OUT:375.43 24" PVC
CBC-26
STA:5+64.91 OFF:0.00
RIM:370.54
SUMP:363.69
INV IN:363.69 30" PVC
INV IN:366.86 18" PVC
INV OUT:363.69 30" PVC
CBC-27
STA:0+00.00 OFF:0.00
RIM:370.54
SUMP:367.02
INV OUT:367.02 18" PVC
CBC-28
STA:8+24.21 OFF:0.00
RIM:367.32
SUMP:361.39
INV IN:361.39 30" PVC
INV OUT:361.42 30" PVC
57' OF 30" RCP @ 0.50%
CBC-29
STA:5+78.72 OFF:0.00
RIM:366.98
SUMP:360.62
INV IN:360.13 30" PVC
INV IN:361.62 30" PVC
INV OUT:360.62 42" PVC
10 LF OF 16" STEEL ENCASEMENT
CBC-30
STA:6+86.84 OFF:-0.08L
RIM:366.64
SUMP:359.58
INV IN:360.08 42" PVC
INV IN:361.06 30" PVC
INV OUT:359.58 48" PVC
CBC-31
STA:0+00.08 OFF:0.00R
RIM:366.66
SUMP:361.22
INV OUT:361.22 30" PVC
32' OF 48" HDPE @ 0.51%
32' OF 30" RCP @ 0.50%
10 LF OF 16" STEEL ENCASEMENT
CBC-32
STA:0+32.05 OFF:0.00
RIM:357.12
SUMP:352.20
INV OUT:352.20 18" PVC
24 LF OF 4" STEEL ENCASEMENT
32' OF 18" RCP @ 0.50%
CBC-33
STA:0+32.05 OFF:0.00
RIM:357.04
SUMP:352.04
INV IN:352.04 18" PVC
INV OUT:352.04 18" PVC
CBC-34
STA:5+59.67 OFF:249.42R
RIM:375.85
SUMP:370.58
INV IN:371.09 18" PVC
INV OUT:370.58 18" PVC
CBC-35
STA:6+19.39 OFF:217.44R
RIM:369.30
SUMP:364.64
INV OUT:364.64 18" PVC
CBC-36
STA:3+20.81 OFF:0.19R
RIM:368.27
SUMP:362.91
INV IN:363.41 24" PVC
INV OUT:362.91 30" PVC
CBC-37
STA:2+60.00 OFF:0.00
RIM:369.30
SUMP:363.71
INV IN:364.21 18" PVC
INV IN:364.48 18" PVC
INV OUT:363.71 24" PVC
61' OF 24" RCP @ 0.50%
12.5 LF OF 16" STEEL ENCASEMENT
CBC-38
STA:0+32.05 OFF:0.00
RIM:378.31
SUMP:373.69
INV IN:373.69 18" PVC
INV OUT:373.69 18" PVC
CBC-39
STA:3+57.91 OFF:0.00
RIM:372.35
SUMP:366.88
INV IN:367.38 18" PVC
INV IN:367.69 18" PVC
INV OUT:366.88 24" PVC
10 LF OF 16" STEEL ENCASEMENT
CBC-40
STA:0+00.00 OFF:0.00
RIM:372.35
SUMP:367.85
INV OUT:367.85 18" PVC
CBC-41
STA:6+32.76 OFF:0.00
RIM:365.90
SUMP:359.98
INV IN:360.48 24" PVC
INV IN:361.74 18" PVC
INV OUT:359.98 30" PVC
CBC-42
STA:0+00.00 OFF:0.00
RIM:365.90
SUMP:361.01
INV OUT:361.81 18" PVC
CBC-43
STA:0+00.00 OFF:0.00
RIM:357.64
SUMP:352.47
INV OUT:352.47 30" PVC
CBC-44
STA:8+67.23 OFF:0.17R
RIM:357.66
SUMP:352.27
INV IN:353.27 30" PVC
INV IN:352.30 30" PVC
INV OUT:352.27 42" PVC
13 LF OF 16" STEEL ENCASEMENT
CBC-45
STA:9+51.71 OFF:0.00
RIM:357.85
SUMP:351.34
INV IN:351.84 42" PVC
INV OUT:351.34 48" PVC
10 LF OF 16" STEEL ENCASEMENT
84' OF 42" RCP @ 0.50%
CBC-46
STA:0+00.00 OFF:0.00
RIM:357.12
SUMP:352.20
INV OUT:352.20 18" PVC
CBC-47
STA:0+00.00 OFF:0.00
RIM:378.31
SUMP:373.85
INV OUT:373.85 18" PVC
CBC-48
STA:0+00.00 OFF:0.00
RIM:378.31
SUMP:373.69
INV OUT:373.69 18" PVC
32' OF 18" RCP @ 0.50%
320' OF 18" HDPE @ 1.94%
33' OF 18" RCP @ 0.50%
234' OF 30" HDPE @ 2.87%
36' OF 30" RCP @ 0.50%
275' OF 24" HDPE @ 2.33%
260' OF 18" HDPE @ 2.45%
254' OF 30" HDPE @ 3.35%
239' OF 30" HDPE @ 0.96%
32' OF 18" RCP @ 0.50%
Road (B)
Road (C)
Road (D)
Road (E)
Road (F)
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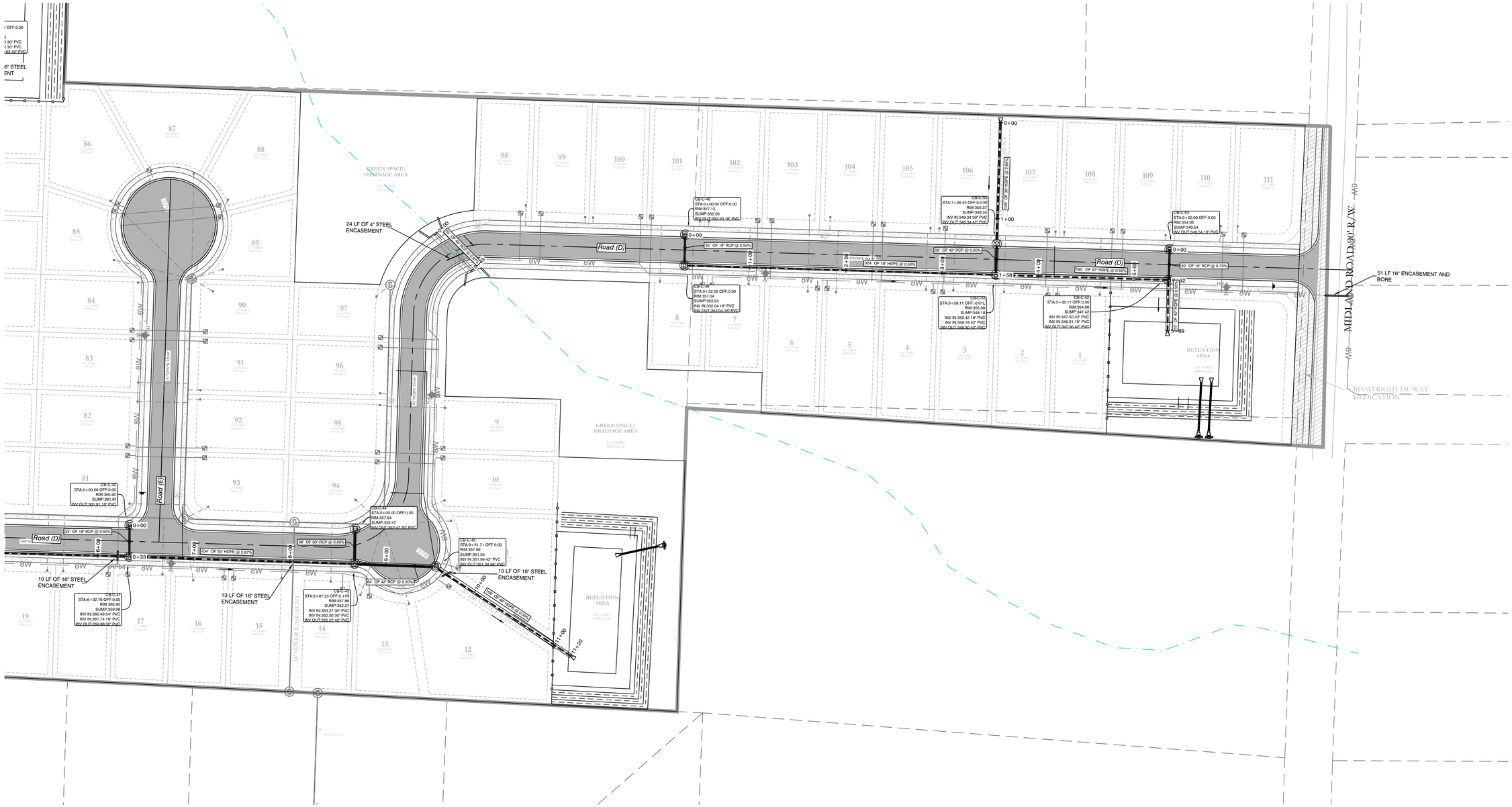

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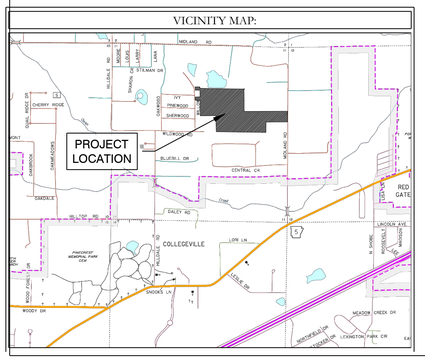
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CHERRY RIDGE
IVY
TIMBERIDGE
SHERWOOD
WILLOWOOD
BLUEBILL DR
CENTRAL CIR
DAISY LN
DAISY ACRES
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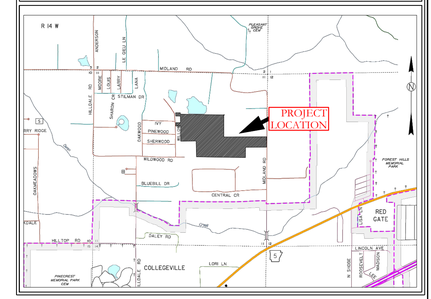

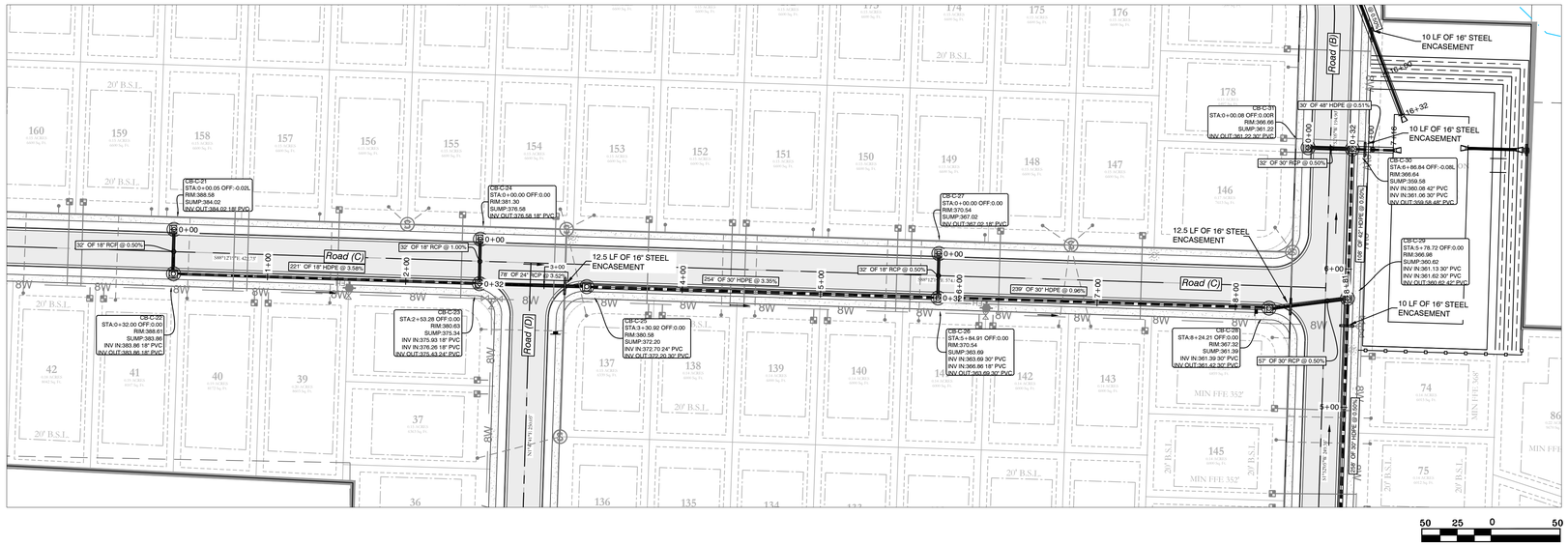

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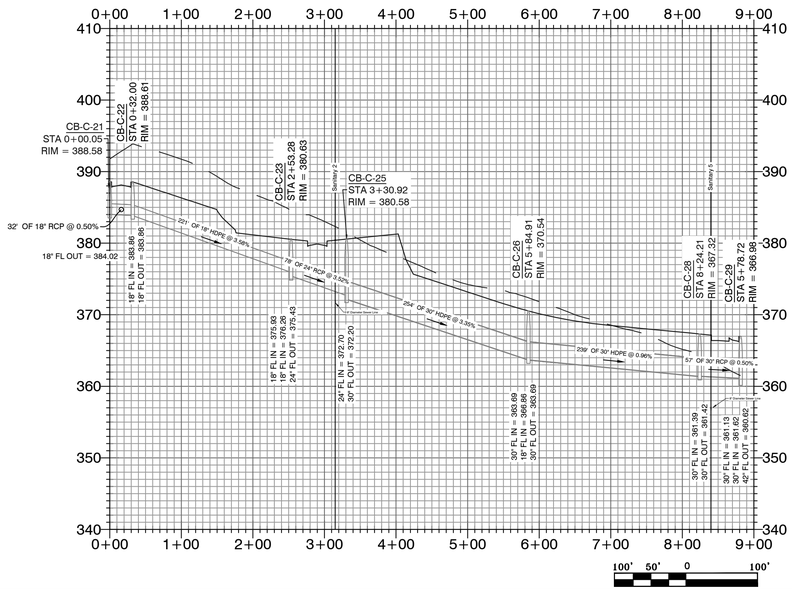

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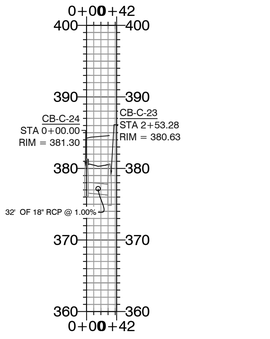

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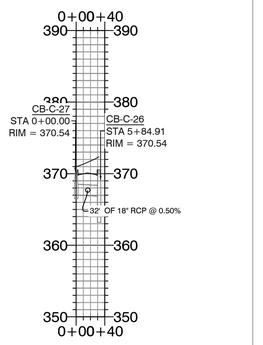

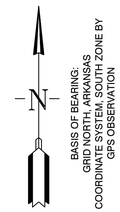

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MIDLAND ROAD
BRYANT, SALINE COUNTY, ARKANSAS

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REVISED:		CHECKED BY:	23-0024
SHEET:	C-6.3	SCALE: as shown	

K:\LAND PROJECTS\2004\SUBDIVISIONS\2023\23-0024\HAVENS MIDLAND ROAD SUBDIVISION, S1_TS_RAW\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAFT) AFTER COMMENTS\XXXXXXXX.DWG

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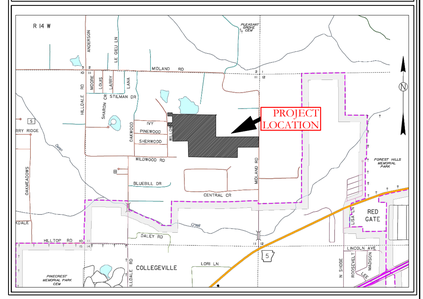

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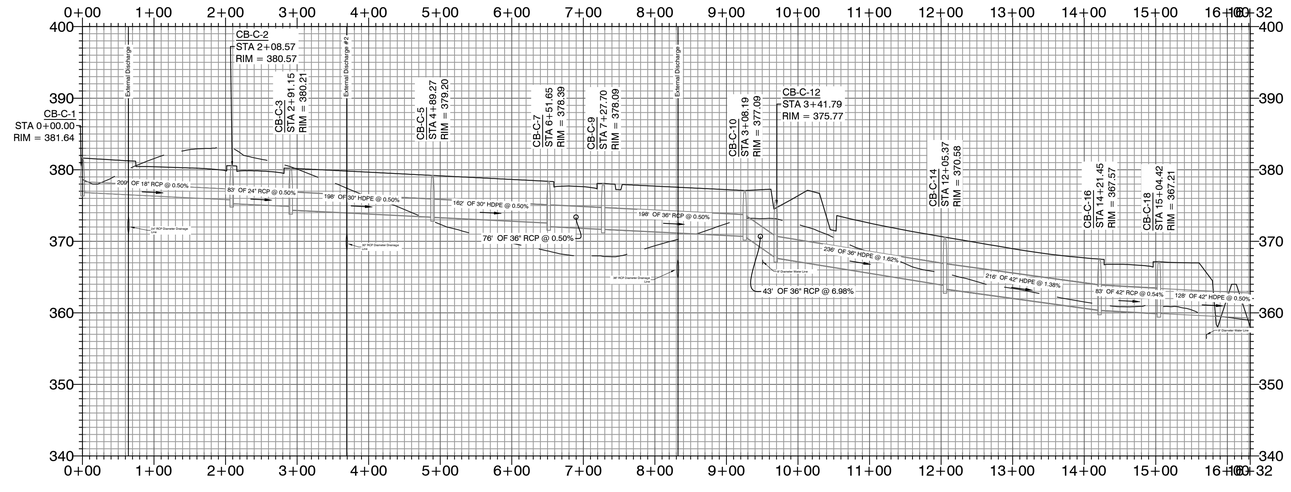

100' 50' 0 100'

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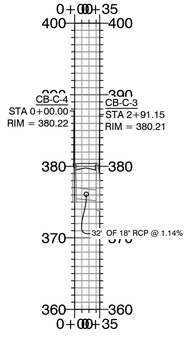

100' 50' 0 100'

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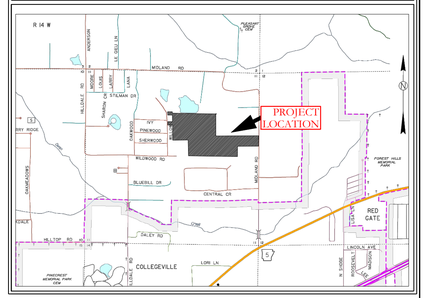

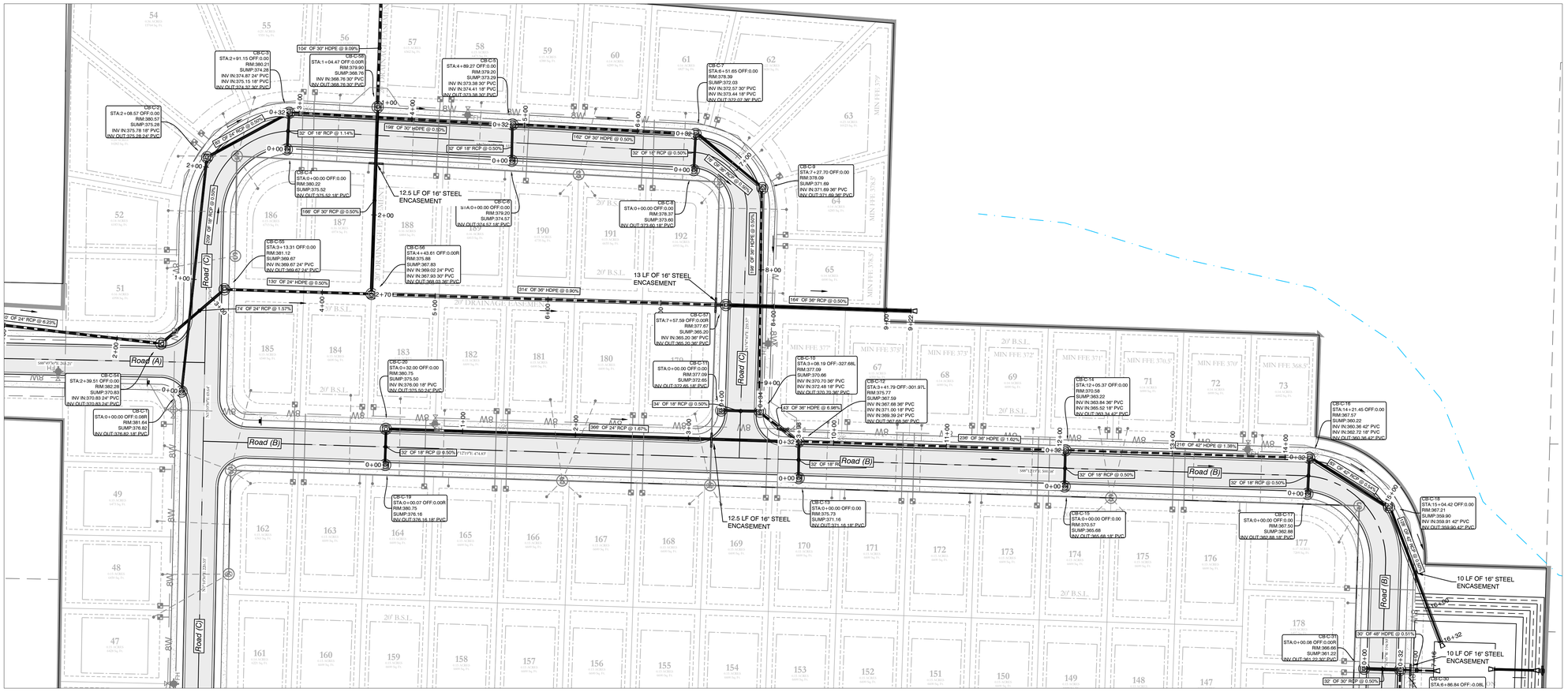

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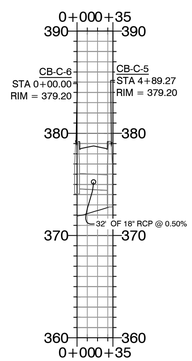

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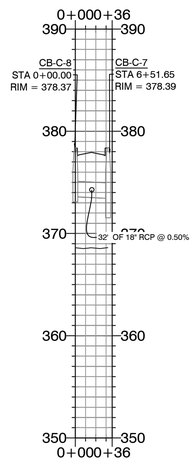

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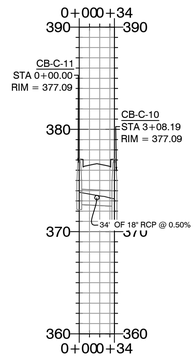

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BASIS OF BEARING:
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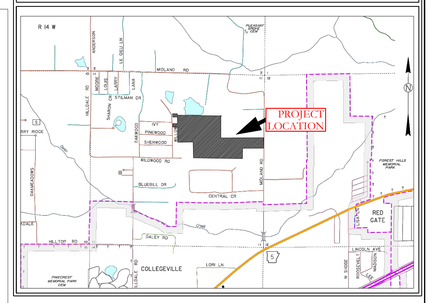

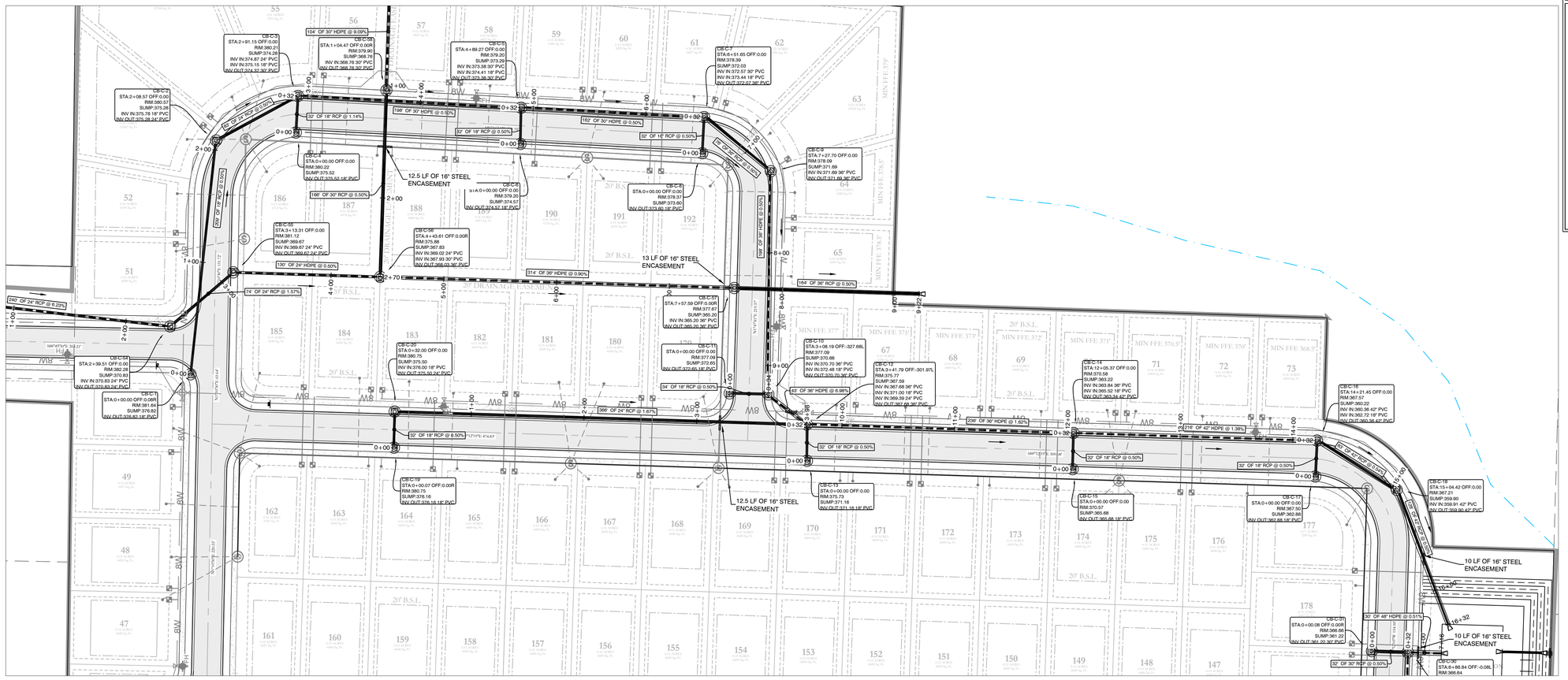

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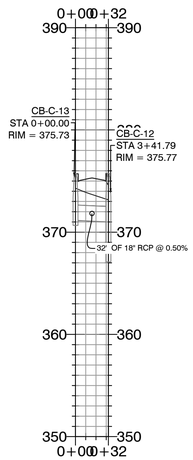

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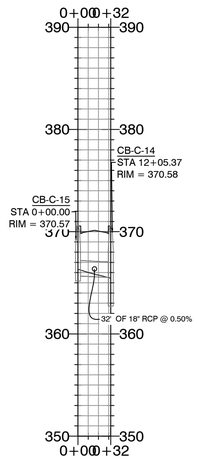

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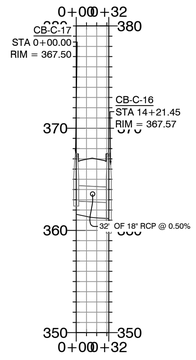

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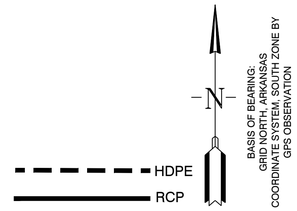

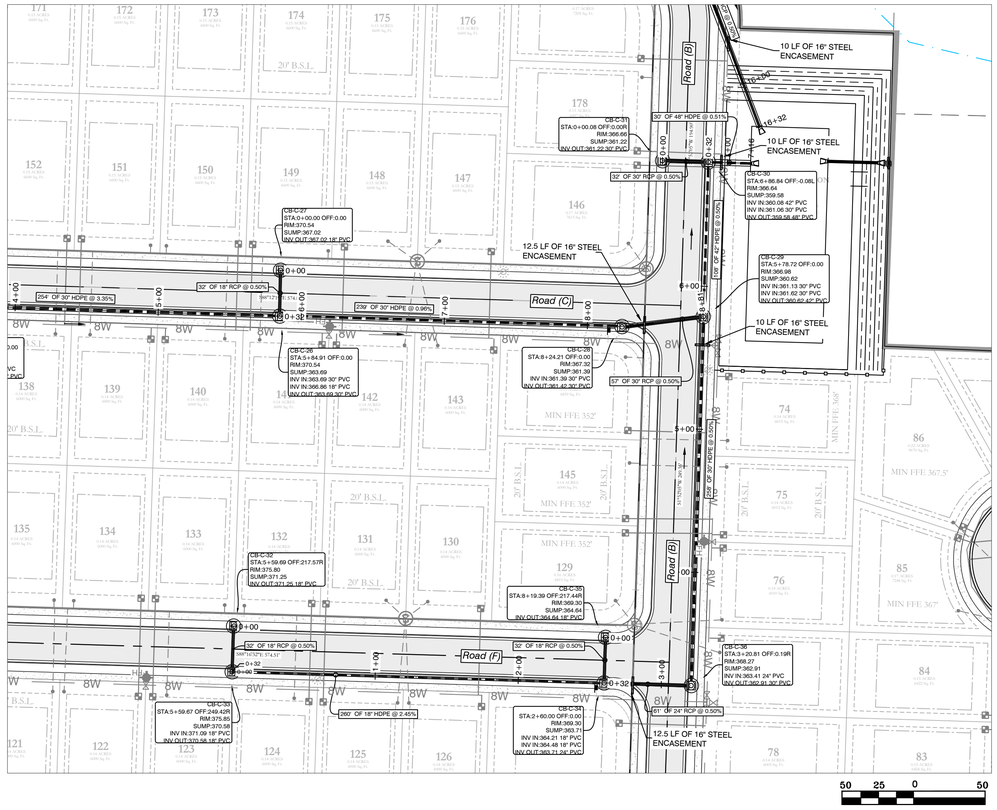

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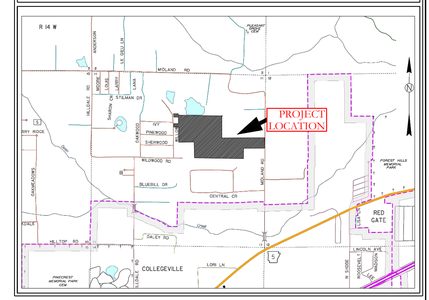

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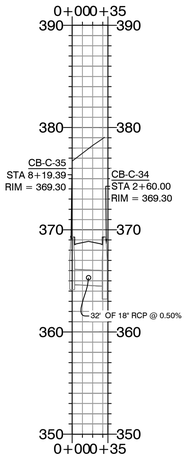

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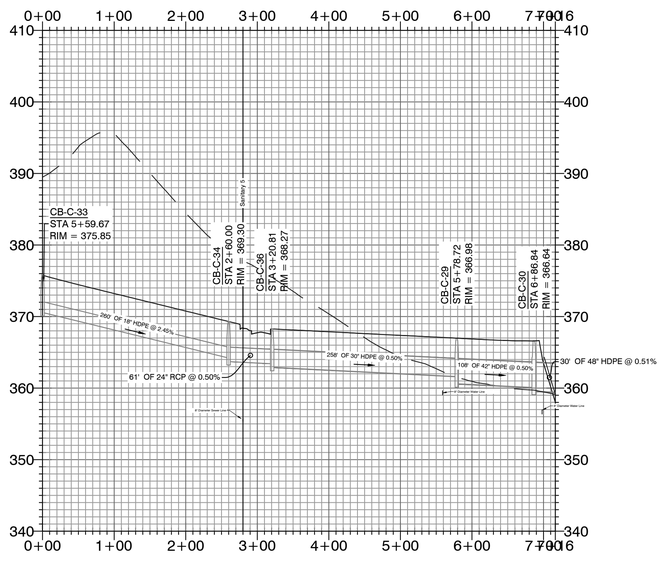

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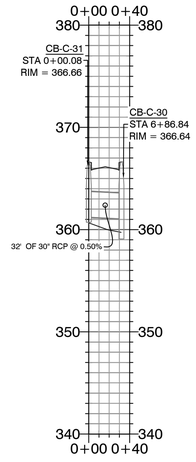

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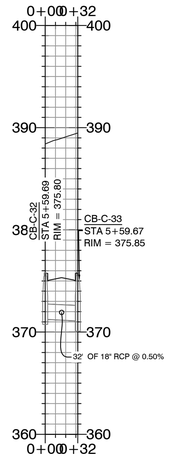

70 35 0 70

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MIDLAND ROAD
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY: xxxx	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-6.7	SCALE: as shown	

K:\LAND PROJECTS 2\04\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\S11\T15 R14W\ CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAFT) (AFTER COMMENTS)XXXXXXXX.DWG

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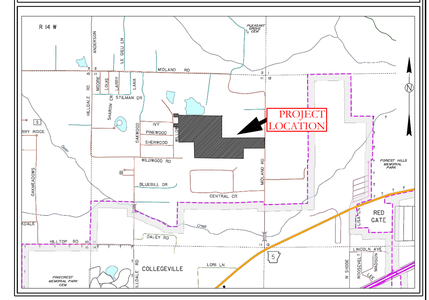
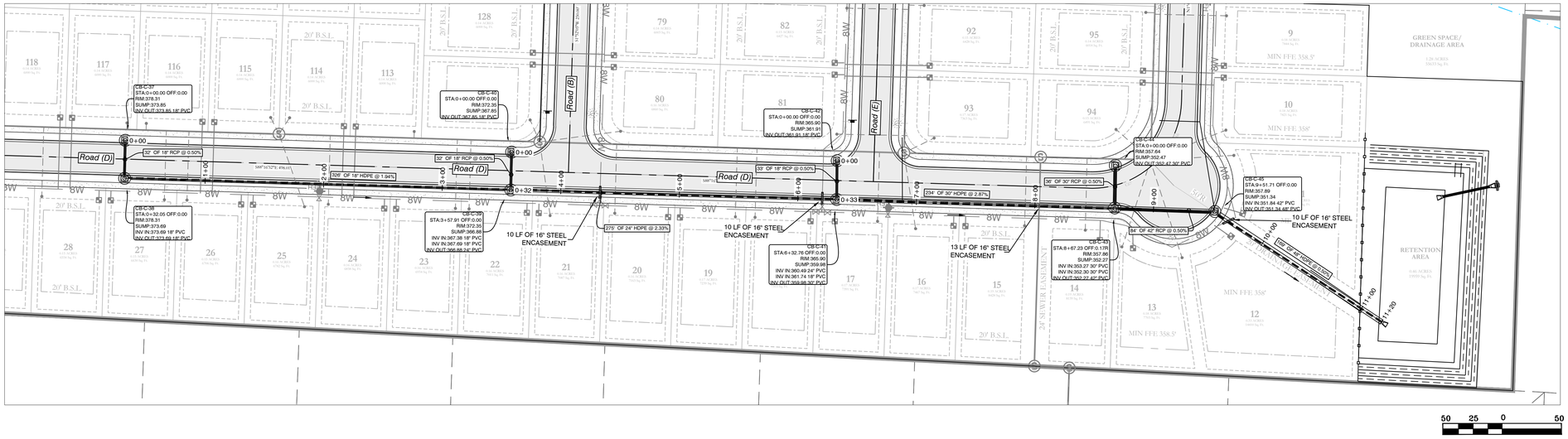
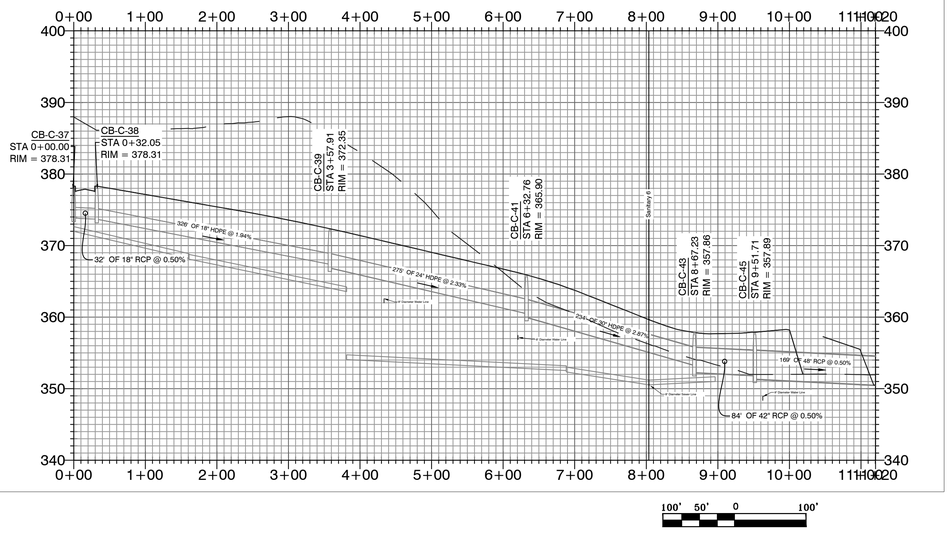
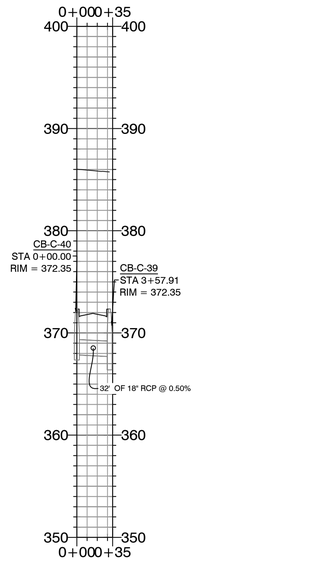




Storm Water Line 16 PROFILE



Storm Water Line 17 PROFILE



HDPE

RCP

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

HOPE CONSULTING
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FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

DRAINAGE PROFILES
MIDLAND ROAD
BRYANT, SALINE COUNTY, ARKANSAS

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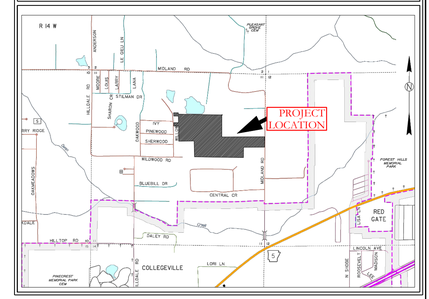

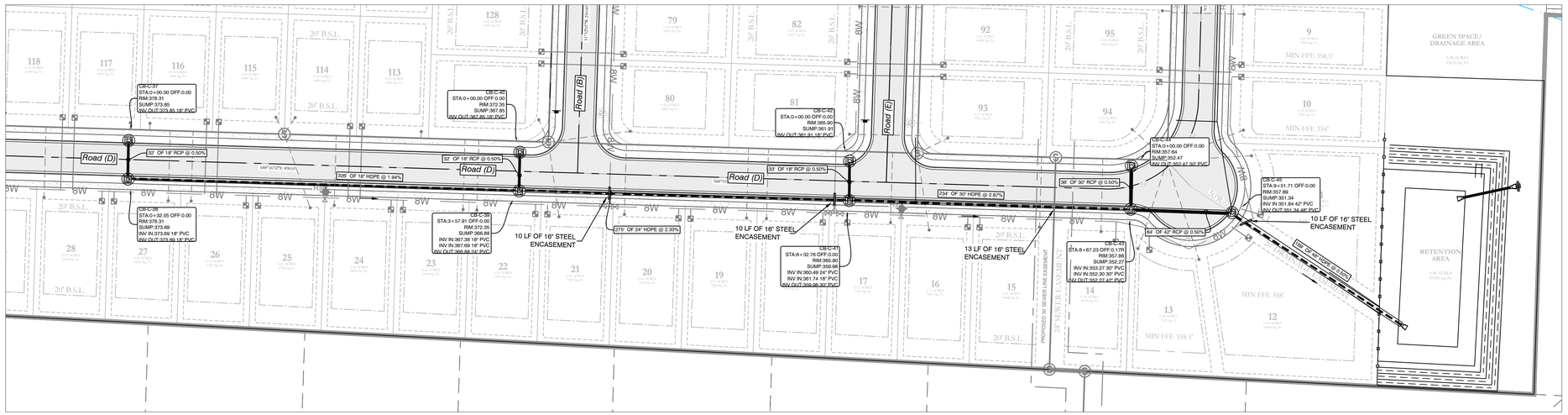

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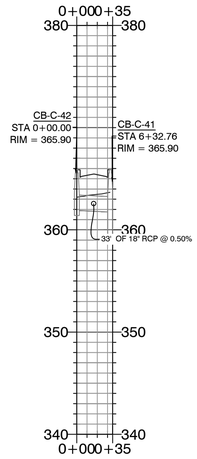

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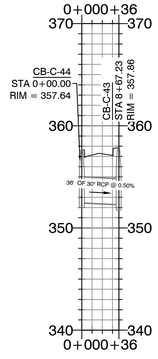
Storm Water Line 19 PROFILE



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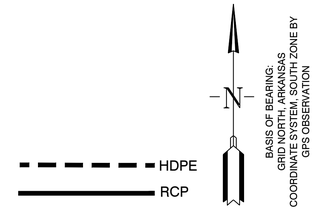

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K:\LAND PROJECTS 2004\SUBDIVISIONS 2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION S17 T7S R14W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAFT) AFTER COMMENTS\XXXXXXXX.DWG

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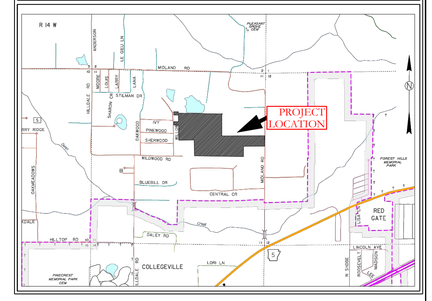
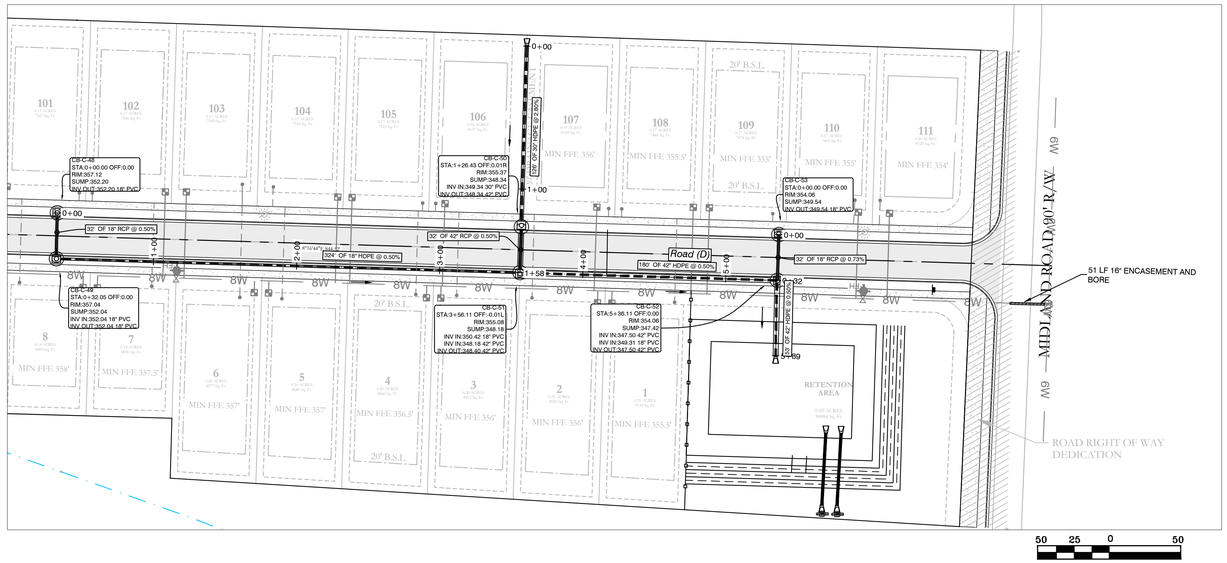
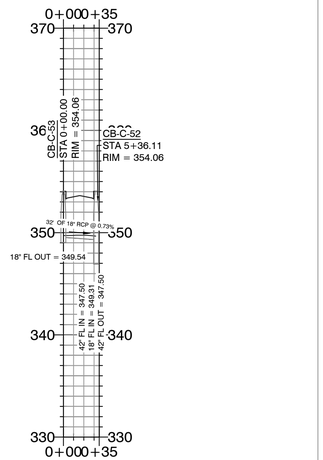
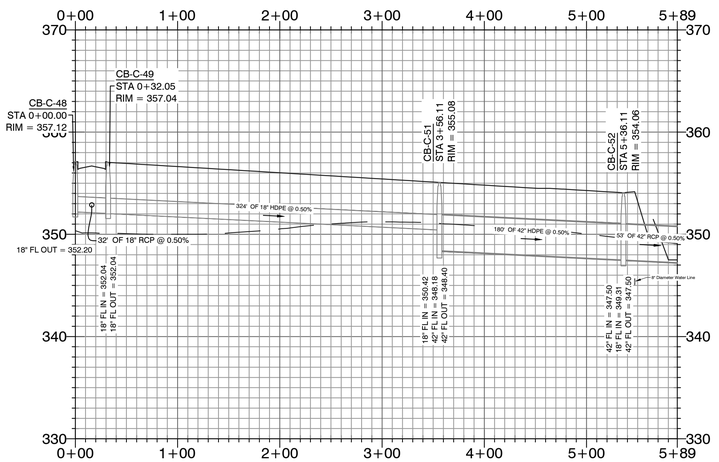




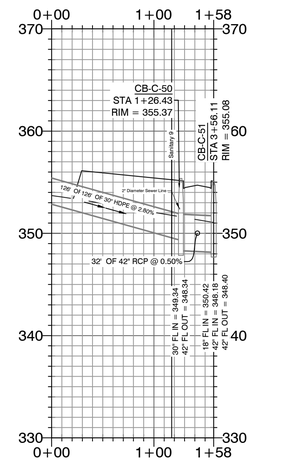
Storm Water Line 26 PROFILE

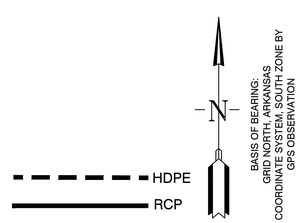


Storm Water Line 24 PROFILE



Storm Water Line 25 PROFILE





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K:\LAND PROJECTS\ 2004 SUBDIVISIONS\ 2023\ 23-0024 HAVENS MIDLAND ROAD SUBDIVISION\ S1\ TS R14W\ CIVIL\ DWG\ 23-0024 CONSTRUCTION PLAN (FINAL DRAFT) (AFTER COMMENTS)XXXXXXXX.DWG

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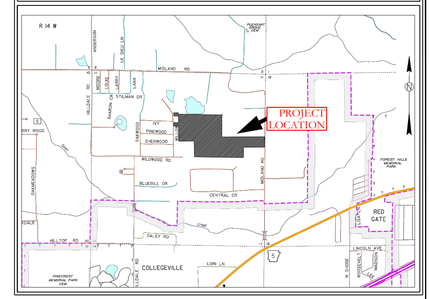

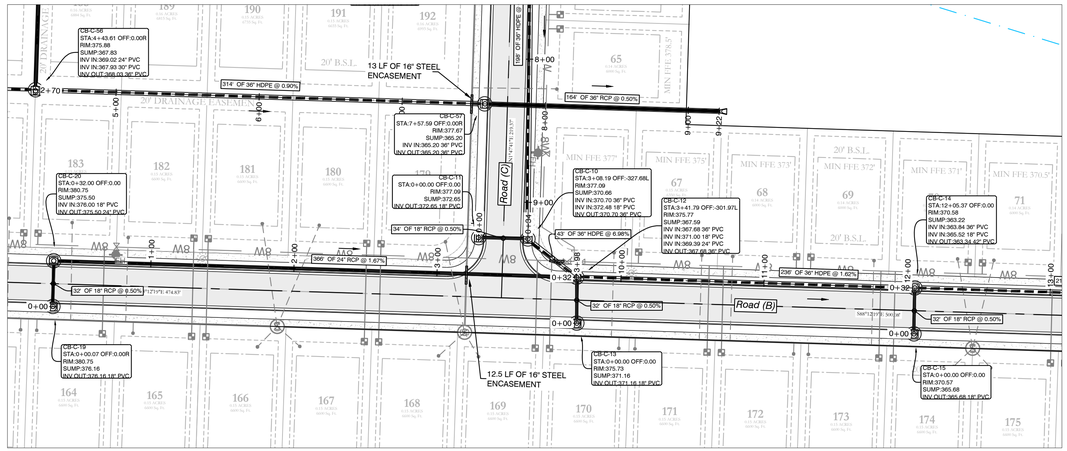

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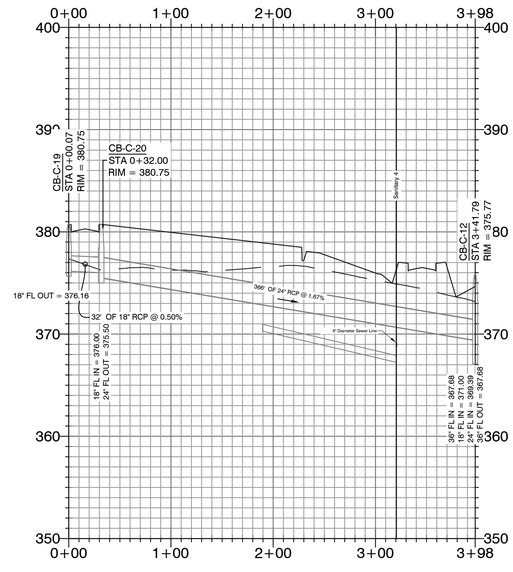
Storm Water Line 31 PROFILE



70 35 0 70

HDPE

RCP

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
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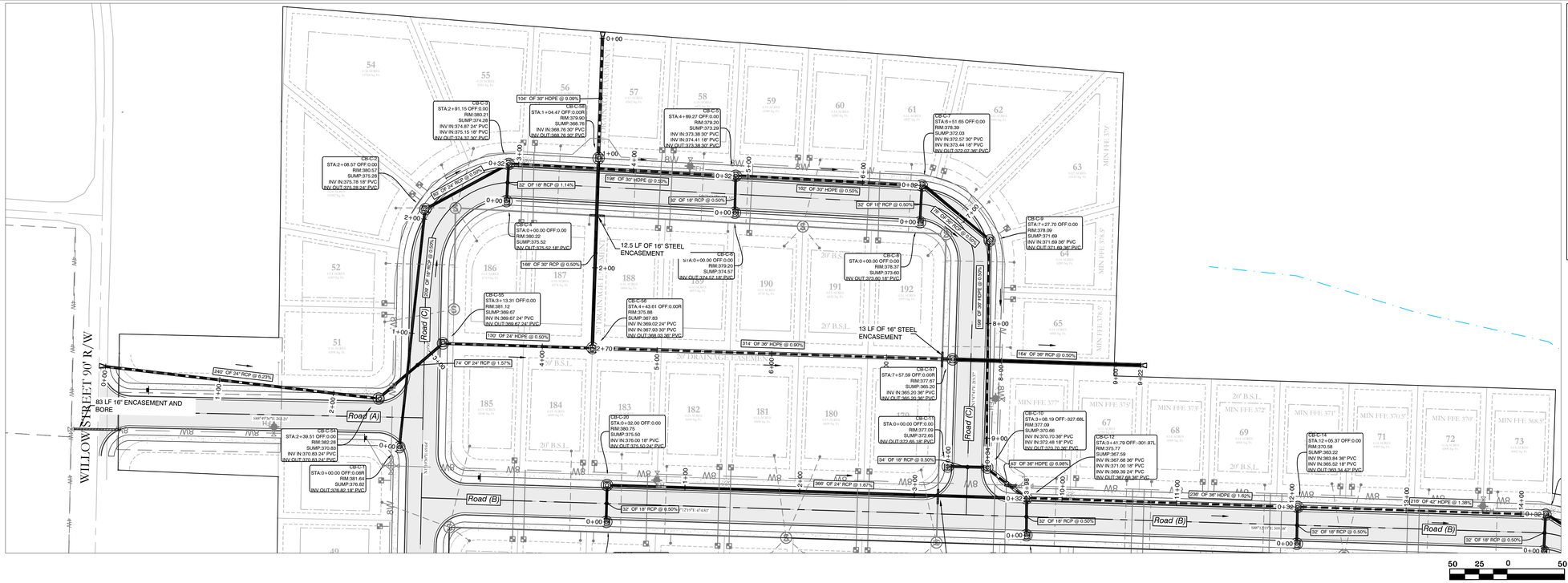
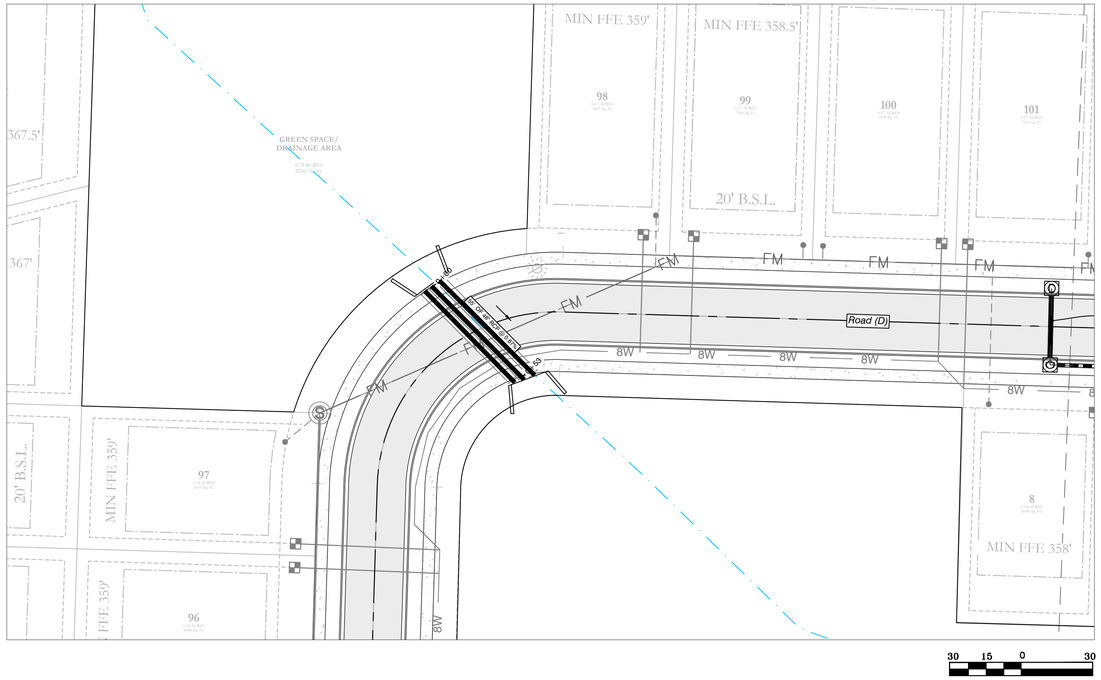
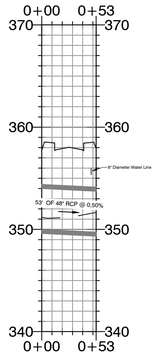
K:\LAND PROJECTS\2004\SUBDIVISIONS\2023\23-0024 HAVENS MID AND ROAD SUBDIVISION, S17 T5S R14W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAFT)\ AFTER COMMENTS\XXXXXXXX.DWG


WILLOW STREET 90' R/W
Road (A)
Road (B)
Road (C)
CB-C-1
STA:0+00.00 OFF:0.00
RIM:381.64
SUMP:376.82
INV OUT:376.82 18" PVC
CB-C-54
STA:2+39.51 OFF:0.00
RIM:382.28
SUMP:370.83
INV IN:370.83 24" PVC
INV OUT:370.83 24" PVC
CB-C-55
STA:3+13.31 OFF:0.00
RIM:381.12
SUMP:369.67
INV IN:369.67 24" PVC
INV OUT:369.67 24" PVC
CB-C-56
STA:4+43.61 OFF:0.00R
RIM:375.88
SUMP:367.83
INV IN:369.02 24" PVC
INV IN:367.93 30" PVC
INV OUT:368.03 36" PVC
CB-C-57
STA:7+57.59 OFF:0.00R
RIM:377.67
SUMP:365.20
INV IN:365.20 36" PVC
INV OUT:365.20 36" PVC
CB-C-20
STA:0+32.00 OFF:0.00
RIM:380.75
SUMP:375.50
INV IN:376.00 18" PVC
INV OUT:375.50 24" PVC
CB-C-2
STA:0+00.00 OFF:0.00
RIM:380.22
SUMP:375.52
INV OUT:375.52 18" PVC
CB-C-3
STA:2+91.15 OFF:0.00
RIM:380.21
SUMP:374.28
INV IN:374.87 24" PVC
INV IN:375.15 18" PVC
INV OUT:374.32 30" PVC
CB-C-4
STA:1+04.47 OFF:0.00R
RIM:379.90
SUMP:366.76
INV IN:368.76 30" PVC
INV OUT:368.76 30" PVC
CB-C-5
STA:0+00.00 OFF:0.00
RIM:379.20
SUMP:374.57
INV OUT:374.57 18" PVC
CB-C-6
STA:4+89.27 OFF:0.00
RIM:379.20
SUMP:373.20
INV IN:373.38 30" PVC
INV IN:374.41 18" PVC
INV OUT:373.38 30" PVC
CB-C-7
STA:6+51.65 OFF:0.00
RIM:378.39
SUMP:372.00
INV IN:372.57 30" PVC
INV IN:373.44 18" PVC
INV OUT:372.62 36" PVC
CB-C-8
STA:0+00.00 OFF:0.00
RIM:378.37
SUMP:373.60
INV OUT:373.60 18" PVC
CB-C-9
STA:7+27.70 OFF:0.00
RIM:378.09
SUMP:371.69
INV IN:371.69 36" PVC
INV OUT:371.69 36" PVC
CB-C-10
STA:3+08.19 OFF:-327.68L
RIM:377.09
SUMP:370.66
INV IN:370.70 36" PVC
INV IN:372.48 18" PVC
INV OUT:370.70 36" PVC
CB-C-11
STA:0+00.00 OFF:0.00
RIM:377.09
SUMP:372.65
INV OUT:372.65 18" PVC
CB-C-12
STA:5+41.79 OFF:-301.97L
RIM:375.77
SUMP:367.59
INV IN:367.68 36" PVC
INV IN:371.00 18" PVC
INV IN:369.39 24" PVC
INV OUT:367.68 36" PVC
CB-C-14
STA:12+05.37 OFF:0.00
RIM:370.58
SUMP:363.22
INV IN:363.84 36" PVC
INV IN:365.52 18" PVC
INV OUT:363.34 42" PVC
12.5 LF OF 16" STEEL ENCASEMENT
13 LF OF 16" STEEL ENCASEMENT
83 LF 16" ENCASEMENT AND BORE
104' OF 30" HDPE @ 9.09%
199' OF 30" HDPE @ 0.50%
162' OF 30" HDPE @ 0.50%
166' OF 30" RCP @ 0.50%
130' OF 24" HDPE @ 0.50%
74' OF 24" RCP @ 1.57%
314' OF 36" HDPE @ 0.90%
34' OF 18" RCP @ 0.50%
43' OF 36" HDPE @ 6.98%
164' OF 36" RCP @ 0.50%
238' OF 36" HDPE @ 1.62%
216' OF 42" HDPE @ 1.38%
52' OF 18" RCP @ 0.50%
52' OF 24" RCP @ 0.50%
209' OF 18" RCP @ 0.50%
198' OF 36" HDPE @ 0.50%
240' OF 24" RCP @ 6.25%
52' OF 18" RCP @ 1.14%
32' OF 18" RCP @ 0.50%
52' OF 18" RCP @ 0.50%
52' OF 18" RCP @ 0.50%
52



Corp Creek Culvert PROFILE



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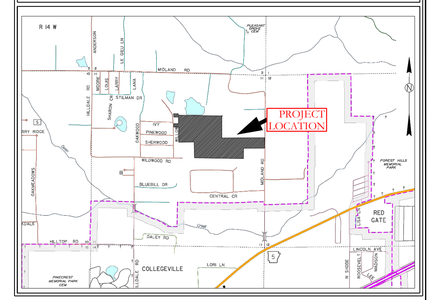
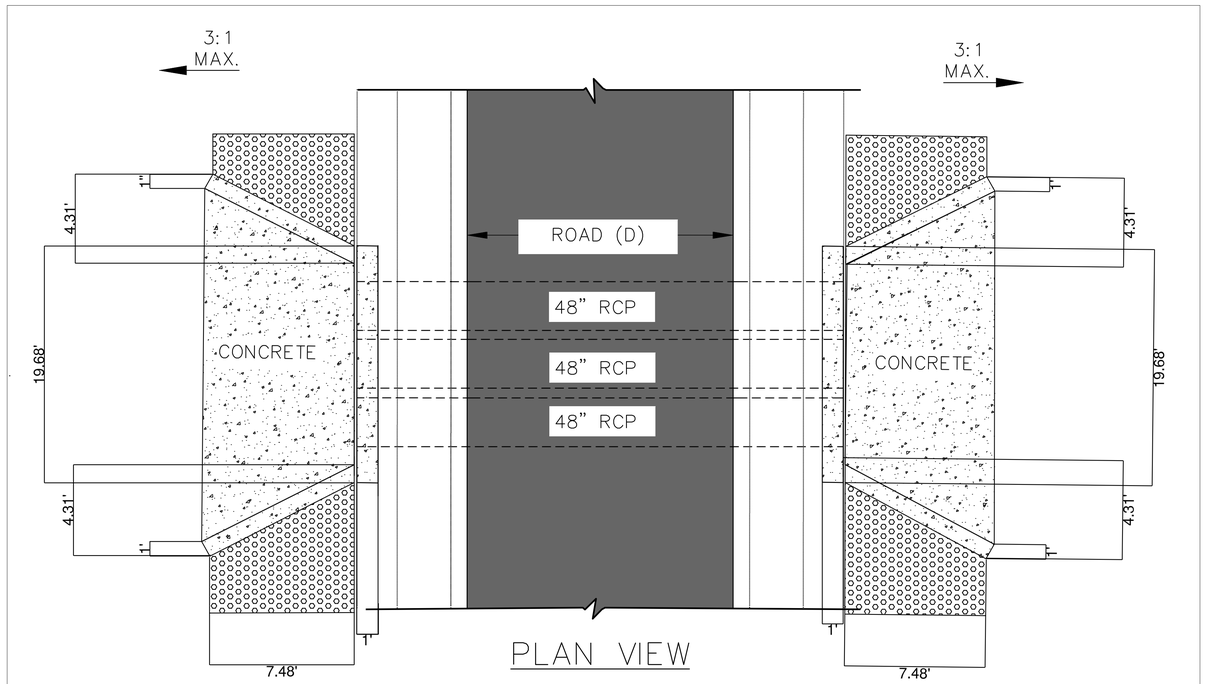
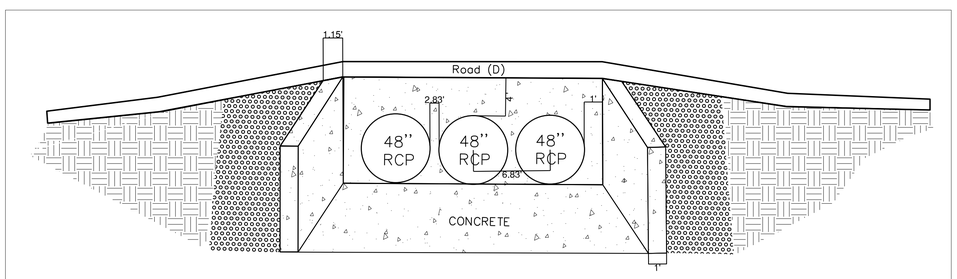




CORP CREEK CULVERT

NOT TO SCALE



NOT TO SCALE

HDPE

RCP

N

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

DRAINAGE NOTES

No fences, pools or permanent obstructions may be placed in any access or drainage easements.

Dead Storage of pond will be used as a sediment pond at the time of construction later it will remain as a water feature.

Filter fabric shall be placed under all riprap areas.

All drainage ditches and swales that are not concreted will be required to be stabilized with solid sod stabilization per the Stormwater Management Manual.

Any new drainage ditches or swales, new or that have been disturbed during construction are required to have solid sod stabilization per Section 500.7.2 of the Stormwater management Manual. (This is required to be show in detail on the plans).

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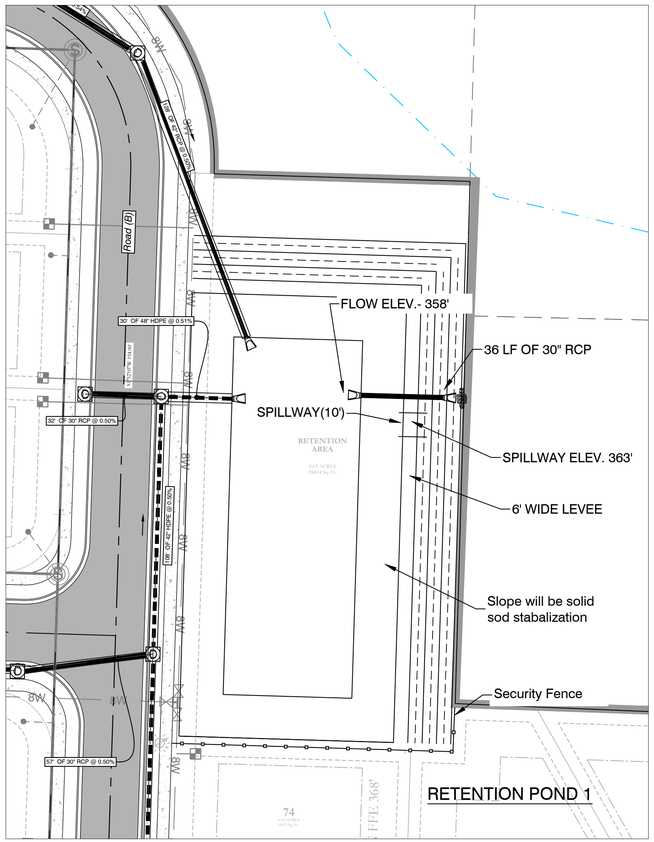
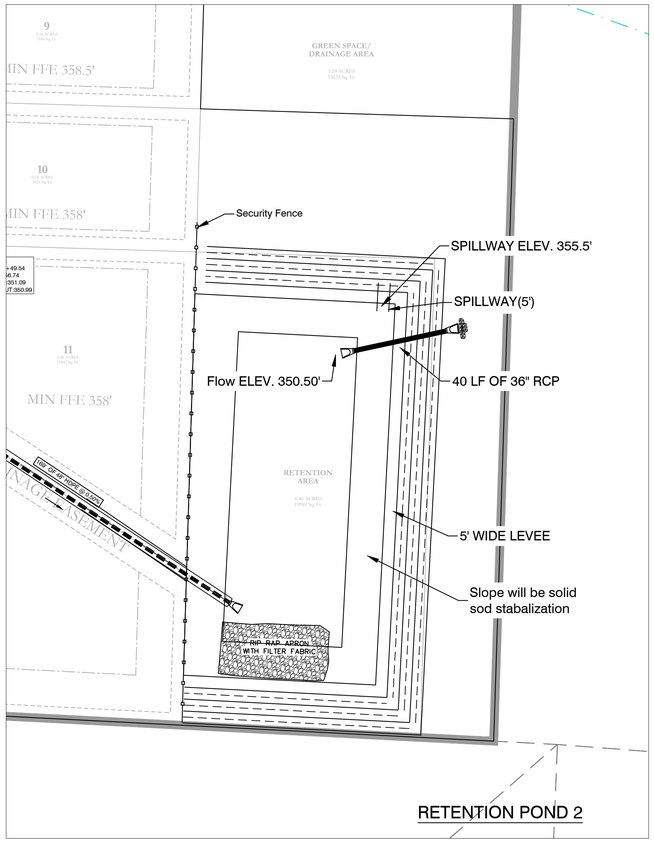
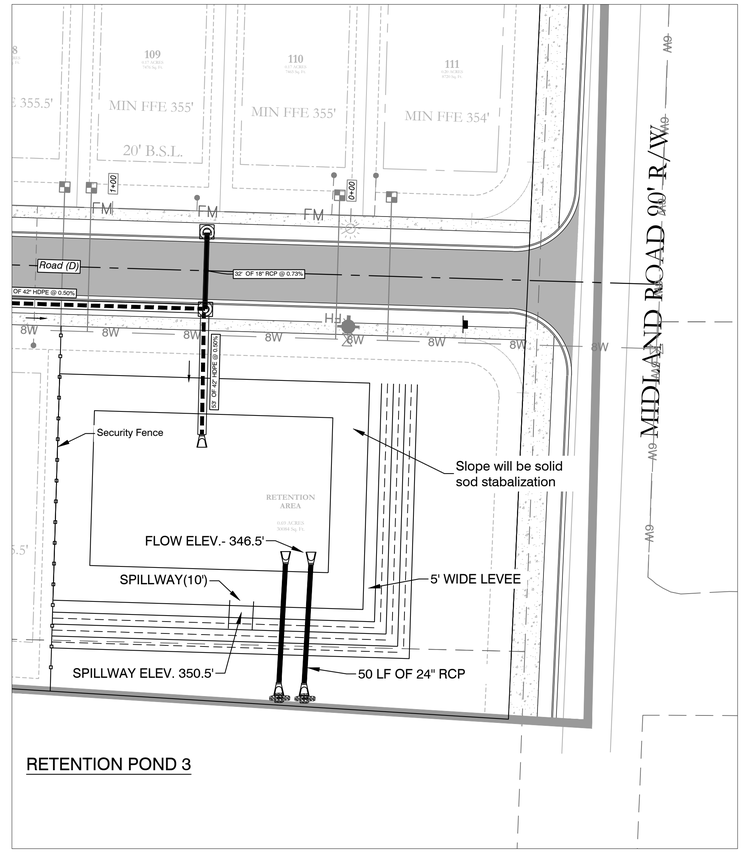
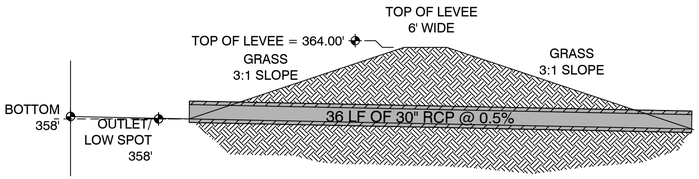
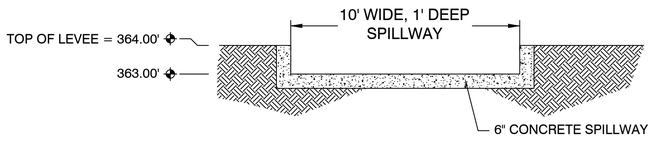




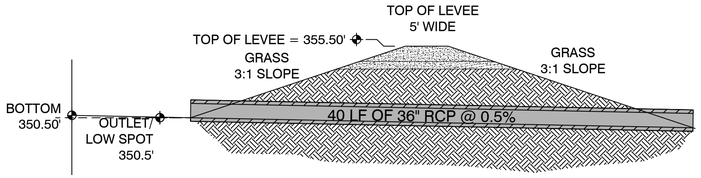




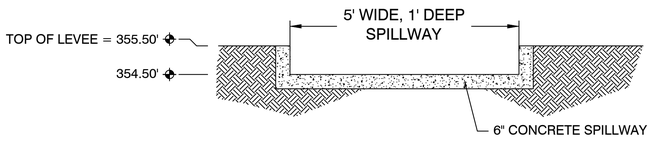
OUTLET PROFILE
NTS



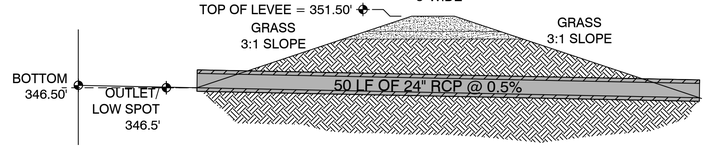
SPILLWAY END VIEW
NTS



OUTLET SECTION
NTS



SPILLWAY END VIEW
NTS



OUTLET SECTION
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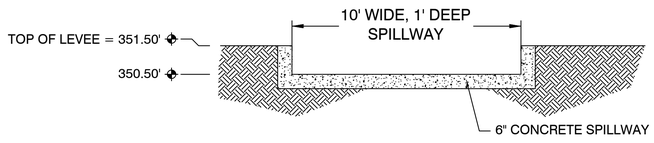


SPILLWAY END VIEW
NTS

DETENTION POND MAINTENANCE PLAN

Background
There will be three retention ponds in this project.The retention ponds are located at the NW Corner, SW Corner, and SE Corner of the subject property. It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
The property owners association will maintain the drainage easements. Routine maintenance will include but not be limited to:
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

-The outlet 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 outlet pipe for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

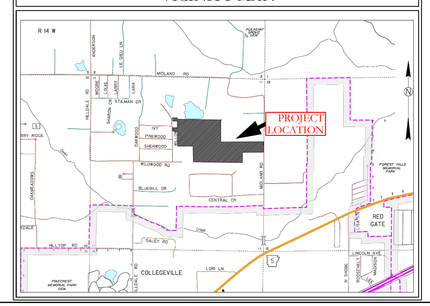
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.

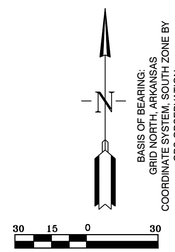
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

HDPE
RCP

VICINITY MAP:





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

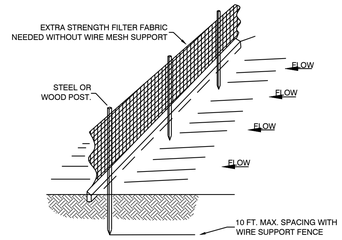
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

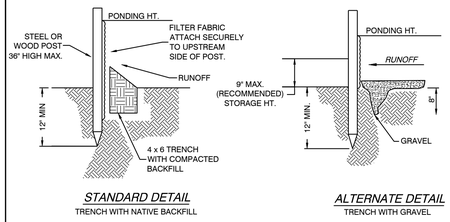
FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
RETENTION PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-6.14	SCALE:	

K:\LAND PROJECTS 2024\SUBDIVISIONS\2023-23-0024 HAVENS MIDLAND ROAD SUBDIVISION\STTES\R4W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAWING).DWG, 5/23/2023 2:54:57 PM, CHARLES@XXXXXXXXXX





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

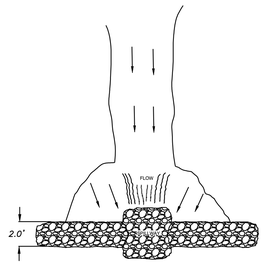
ALTERNATE DETAIL
TRENCH WITH GRAVEL

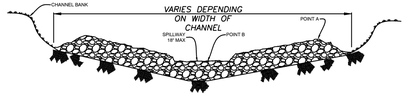
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

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

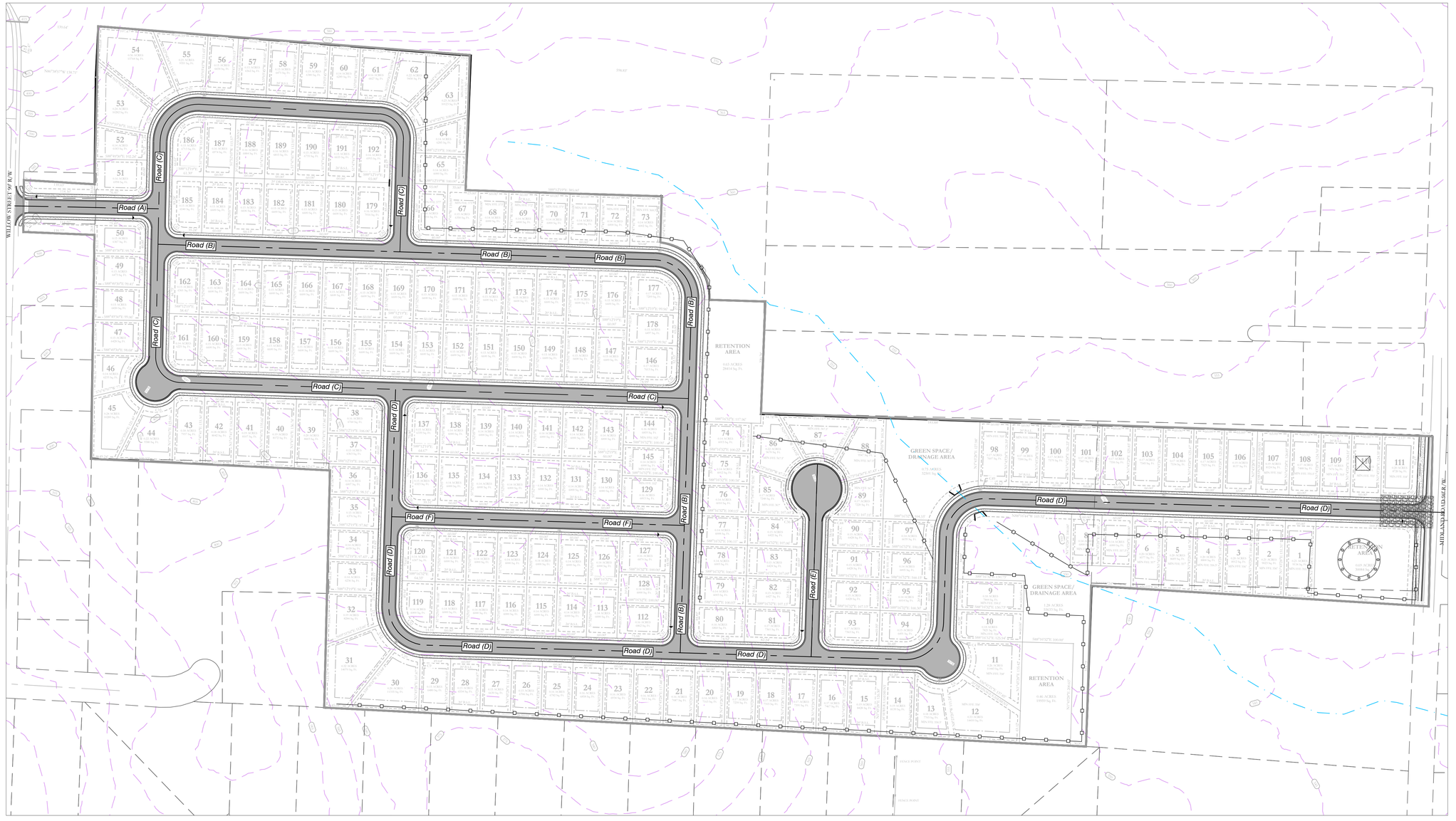
3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE





NOTES:
1.) POINT A MUST BE HIGHER THAN POINT B' (SPILLWAY HEIGHT).
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXSEED 18"-24"
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.



ERC LEGEND

SITE POSTING

CONC. WASHOUT DETENTION AREA

SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

DISTURBED AREA

EROSION CONTROL NOTES

SOD OR SEED DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

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

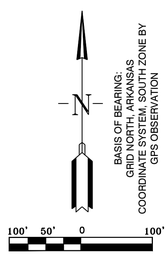
CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE

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

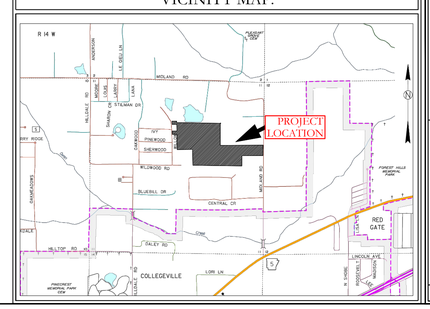
CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

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:
HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
EROSION CONTROL PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/23	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-7.0	SCALE:	

500	1S	15W	0	34	230	62	1807

K:\LAND PROJECTS\ 2004\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\SITE\R&W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (MIDLAND ROAD).DWG, 5/23/2023 2:41:11 PM, CHRISTOPHER

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

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

Prepared for:

HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD

Proposed Subdivision

MIDLAND ROAD Subdivison
Saline County

Date:
19 April 2023
Prepared by:

HOPE CONSULTING
ENGINEERS - SURVEYORS

Revised date: 10/20/2016

Project Name and Location: **Midland Road Subdivision, NW across from the intersection of Midland Rd. and Creekside Dr., Bryant, Saline County**

Property Parcel Number (*Optional*): **001-03734-000 and 001-03744-000**

Owner: Todd Haven - **Haven's Development 501- 891-2289;**
2909 N. University Ave., Little Rock, AR 72207 todd@havensdev.com

Developer/Contractor/Operator: **Todd Haven – Haven's Development - 501-891-2289,**
2909 N. University Ave., Little Rock, AR 72207
grahamsmithcompanies.com

A. Site Description
   a. Project description, intended use after NOI is filed: **165 Lot subdivision**
   b. Sequence of major activities which disturb soils: **Construction entrance, ROW clearing, silt fence, drainage channels, trenching for utilities, rock ckeck dams, grading, road construction, lot clearing, home construction. Detention will be temp sediment pond, (see erosion control plan).**
   c. Total Area[1]: Disturbed Area[2]:
      49.09 Ac± **43.76 Ac±**
   d. Soils Information:
      i. Runoff Coefficient Pre-Construction (See Appendix A) : **0.47**
      ii. Runoff Coefficient Post-Construction (See Appendix A) : **0.65**
      iii. Describe the soil or the quality of any discharge from the site: **OK**

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.)
Hope Consulting	501-315-2626	SWPPP Revisions
Todd Haven – Haven's Development LLC- Operator	501-891-2289	Inspection, Stabilization Activities, BMP Maintenance

C. Receiving Waters
   a. The following waterbody (or waterbodies) receives stormwater from this construction site: **unnamed Tributary, thence Owen Creek, thence Foueche Creek, thence Arkansas River**
   b. Is the project located within the jurisdiction of an MS4? ☒Yes ☐No
      i. If yes, Name of MS4: **Bryant**
   c. Ultimate Receiving Water:
      ☐Red River ☒Arkansas River
      ☐Ouachita River ☐White River

☐St. Francis River ☐Mississippi River

[1]Increases in total acreage require an additional acreage request, an updated SWPPP and a $200 modification fee to be submitted to ADEQ.
[2]Increases in only disturbed acreage require an additional acreage request and an updated SWPPP to be submitted to ADEQ.

D. Documentation of Permit Eligibility Related to the 303(d) list and Total Maximum Daily Loads (TMDL) (https://www.adeq.state.ar.us/water/planning/)
   a. Does the stormwater enter a waterbody on the 303(d) list or with an approved TMDL? ☐Yes ☒No
   b. If yes:
      i. Waterbody identified on 303(d) list:_
      ii. Pollutant addressed on 303(d) list or TMDL: _____
      iii. This specific project ,or generally construction activity i.e. surface erosion, is identified on 303(d) list or associated assumptions and allocations identified in the TMDL for the discharge: ☒Yes ☐No
      iv. Additional controls implemented: _.

E. Attainment of Water Quality Standards After Authorization
   a. The permittee must select, install, implement, and maintain BMPs at the construction site that minimize pollutants in the discharge as necessary to meet applicable water quality standards. In general, except in situations explained below, the SWPPP developed, implemented, and updated to be considered as stringent as necessary to ensure that the discharges do not cause or contribute to an excursion above any applicable water quality standard.
   b. At any time after authorization, the Department may determine that the stormwater discharges may cause, have reasonable potential to cause, or contribute to an excursion above any applicable water quality standard. If such a determination is made, the Department will require the permittee to:
      i. Develop a supplemental BMP action plan describing SWPPP modifications to address adequately the identified water quality concerns and submit valid and verifiable data and information that are representative of ambient conditions and indicate that the receiving water is attaining water quality standards; or
      ii. Cease discharges of pollutants from construction activity and submit an individual permit application.

   I understand and agree to follow the above text regarding the attainment of water quality standards after authorization. ☒Yes ☐No

F. 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.

G. Stormwater Controls
   a. Initial Site Stabilization, Erosion and Sediment Controls, and Best Management Practices:
      i. Initial Site Stabilization: **_existing vegetation, silt fencing on toe of slopes and along major drainage pathways. All silt fencing may not be necessary initially, but rather as construction progresses.**
      ii. Erosion and Sediment Controls: **_Rip rap check dams, additional silt fencing (as needed),**
      iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: ☒Yes ☐No

           If No, explain: _____
           _____

iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: ☒Yes ☐No

If No, explain: _____

_____

v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: ☒Yes ☐No

If No, explain: _____

_____

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

If No, explain: _____

_____

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

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

_____

b. Stabilization Practices

i. Description and Schedule: **Final stabilization will be concrete, stone, sod, landscape. Permit will be closed when all exposed areas are 100% covered with 80% density.**

ii. Are buffer areas required? ☐Yes ☒No

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

If Yes, describe natural buffer areas: Natural buffer area will be undisturbed along unnamed tributary.

If No, explain why not:_____

_____

iii. A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included with the plan.

iv. Deadlines for stabilization: Stabilization procedures will be initiated 14 days after construction activity temporarily ceases on a portion of the site.

☒Yes ☐No

If No, explain: _____

_____

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

c. Structural Practices
   i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: **silt fencing, check dams**
   ii. Describe Velocity Dissipation Devices: **rip rap check dams as needed**
   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 =
   : 62335
   ☐ 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: **Each lot will have plenty of buffer space around the perimeter**

H. 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: **Street needs to be swept if needed.**
   c. Temporary Sanitary Facilities: **Contractor to provide and maintain facitilities.**

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: **No hazardous waste will be produced as a result of this project. Fuel storage areas will not be used and truck wash areas will not be needed.**

I. 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: **There are no non storm water discharges that warrant extra controls. The activities which will be non storm water discharges will be not be regularly occuring and will be monitored.**

J. Permanent Controls for Post-Construction Stormwater Management:

Describe measures installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed: **Project area will be stabilized before SWPPP is terminated. Yards will be sodded/seeded and/or landscaped.**

Permit won't be closed until obtain 100% coverage and 80% density

K. 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

L. Inspections

a. Inspection frequency:

☒**Every 7 calendar days and within 24 hours of the end of a storm event 0.5 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)

M. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: **As homes are completed, lots will be sodded, seeded, and/or landscaped, contractors will be responsible for keeping individual lots during home construction.** *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.*

N. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: **The operator is well trained and familiar with erosion control practices. Workers who are under the operator will be briefed and trained on erosion control practices and the SWPPP contents.**

**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: Kazi Blum

Title: P.E.

Date: 04-15-2025

Computation Sheet for Determining Runoff Coefficients

Total Site Area = _____ Acres [A]

Existing Site Conditions

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

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

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

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

Pre-Construction Runoff Coefficient

$$\frac{[B \times C] + [D \times E]}{[A]}$$ = This is your pre-construction runoff coefficient.

Proposed Site Conditions (after construction)

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

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

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

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

Post-Construction Runoff Coefficient

$$\frac{[F \times G] + [H \times I]}{[A]}$$ = This is your post-construction runoff coefficient.

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

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

ARR150000 Inspection Form

Appendix B

Inspector Name: _____ Date of Inspection: _____

Inspector Title: _____

Date of Rainfall: _____ Duration of Rainfall: _____

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

Description of any Discharges During Inspection: _____

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

_____

Locations in Need of Additional BMPs: _____

Information on Location of Construction Activities

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

Information on BMPs in Need of Maintenance

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

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

_____ _____

_____ _____

SWPPP changes completed (date): _____

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

Signature of Responsible or Cognizant Official: _____ Date: _____

Title: _____

BMP Consideration Checklist

Appendix C

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

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

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

BMP Consideration Checklist

Appendix C

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

SWPPP Completion Checklist

Appendix D

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

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

SWPPP Completion Checklist

Appendix D

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

MIDLAND ROAD SUBDIVISION

BRYANT, AR

DRAINAGE REPORT

FOR
City of Bryant, Saline County, AR

April 2023

Owner & Developer: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. Prickett Road, Suite 5, Bryant AR 72022

By:

HOPE
CONSULTING
ENGINEERS • SURVEYORS

TABLE OF CONTENTS

ITEM DESCRIPTION

1. Narrative & Summary
2. Hydrograph Report
3. Drainage Map

Narrative & Summary

PROJECT TITLE

Midland Road Subdivision

PROJECT PROPERTY OWNER

Havens Development, LLC

Address: 2615 N. Prickett Road, Suite 5, Bryant AR 72022

PROJECT LOCATION

Midland Road, Bryant, AR

PROJECT DESCRIPTION

The proposed sub divisional development is on Midland Road, Bryant, AR 72002. Total development site area is 49.13 acres.

DRAINAGE ANALYSIS

On Site Drainage- Rational method was used to determine the existing and proposed flows from proposed site. There will be three detention ponds to detain water from this development. Detailed drainage calculations considering the future expected development has been conducted to determine the required detention pond and culvert dimensions. Summary of the calculations are below:

North-West Detention Pond

- Pond is situated on the north-west side of the property.
- Pre-development area 23.93 acres.
- Post-development area 29.93 acres.
- Pre-development runoff coefficient Area-1 0.47.
- Post-development runoff coefficient Area- 0.67.
- Pond has a bottom area of 0.24 acres with bottom elevation of 358.00'.
- One 36'' RCP with 0.5% slope is proposed for outflow culverts.

Peak flows for Pre and post development phase of onsite area have been tabulated below-

	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	39.37	71.11	28.79
5-Year	43.42	79.06	32.35
10-Year	51.95	91.38	37.12
25-Year	59.77	104.47	41.61
50-Year	68.17	118.84	44.71
100-Year	72.76	126.02	46.70

South-West Detention Pond

- Pond is situated on the north-east side of the property.
- Pre-development area 15.44 acres.
- Post-development area 15.44 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff coefficient 0.67.
- Pond has a bottom area of 0.15 acres with bottom elevation of 350.50'.
- One 24'' RCP with 0.5% slope is proposed for outflow culverts.

Peak flows for Pre and post development phase of onsite area have been tabulated below-

	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	27.54	51.22	12.42
5-Year	30.41	57.50	13.85
10-Year	36.00	65.13	15.14
25-Year	41.33	74.24	21.08
50-Year	47.13	84.11	29.93
100-Year	50.16	89.52	33.52

South-East Detention Pond

- Pond is situated on the south-east side of the property.
- Pre-development area 23.57 acres.
- Post-development area 23.57 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff coefficient 0.53.
- Pond has a bottom area of 0.15 acres with bottom elevation of 346.50'.
- Two 24'' RCP with 0.5% slope is proposed for outflow culverts.

Peak flows for Pre and post development phase of onsite area have been tabulated below-

	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	36.03	40.63	31.29
5-Year	39.74	44.82	34.49
10-Year	47.96	54.08	41.03
25-Year	55.30	62.36	46.37
50-Year	63.03	71.07	50.53
100-Year	67.50	76.12	53.00

CONCLUSION

From the onsite drainage calculation, it is seen that there is decrease in flow for all storm events due to the proposed detention ponds.

Hydrograph Summary Report

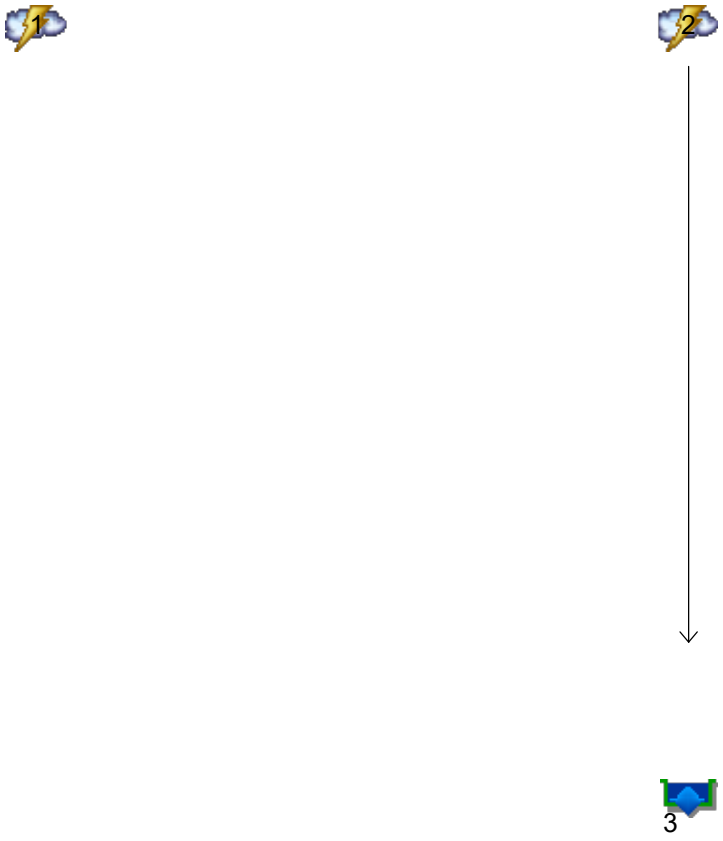
NORTHWEST POND

SOUTHWEST POND

SOUTHEAST POND

SOUTHWEST POND

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Rational	Pre. Development
2	Rational	Post Development
3	Reservoir	Pond

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	27.54	1	17	28,095	------	------	------	Pre. Development
2	Rational	51.22	1	9	27,659	------	------	------	Post Development
3	Reservoir	12.42	1	16	24,253	2	353.22	21,932	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	27.54 cfs
Storm frequency	=	2 yrs	Time to peak	=	0.28 hrs
Time interval	=	1 min	Hyd. volume	=	28,095 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	3.796 in/hr	Tc by User	=	17.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



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	30.41	1	17	31,020	------	------	------	Pre. Development
2	Rational	57.50	1	9	31,050	------	------	------	Post Development
3	Reservoir	13.85	1	16	27,645	2	353.48	24,474	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	30.41 cfs
Storm frequency	=	5 yrs	Time to peak	=	0.28 hrs
Time interval	=	1 min	Hyd. volume	=	31,020 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	4.191 in/hr	Tc by User	=	17.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



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	36.00	1	17	36,718	------	------	------	Pre. Development
2	Rational	65.13	1	9	35,168	------	------	------	Post Development
3	Reservoir	15.14	1	16	31,762	2	353.79	27,663	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	36.00 cfs
Storm frequency	=	10 yrs	Time to peak	=	0.28 hrs
Time interval	=	1 min	Hyd. volume	=	36,718 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	4.961 in/hr	Tc by User	=	17.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



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	41.33	1	17	42,154	------	------	------	Pre. Development
2	Rational	74.24	1	9	40,091	------	------	------	Post Development
3	Reservoir	21.08	1	15	36,686	2	354.11	31,066	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	41.33 cfs
Storm frequency	=	25 yrs	Time to peak	=	0.28 hrs
Time interval	=	1 min	Hyd. volume	=	42,154 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	5.695 in/hr	Tc by User	=	17.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



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	47.13	1	17	48,074	------	------	------	Pre. Development
2	Rational	84.11	1	9	45,417	------	------	------	Post Development
3	Reservoir	29.93	1	15	42,012	2	354.34	33,670	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	47.13 cfs
Storm frequency	=	50 yrs	Time to peak	=	0.28 hrs
Time interval	=	1 min	Hyd. volume	=	48,074 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	6.495 in/hr	Tc by User	=	17.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



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	50.16	1	17	51,159	------	------	------	Pre. Development
2	Rational	89.15	1	9	48,142	------	------	------	Post Development
3	Reservoir	33.52	1	15	44,737	2	354.46	34,985	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	50.16 cfs
Storm frequency	=	100 yrs	Time to peak	=	0.28 hrs
Time interval	=	1 min	Hyd. volume	=	51,159 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	6.912 in/hr	Tc by User	=	17.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Multi-Hydrograph Plot

Hyd. No. 1

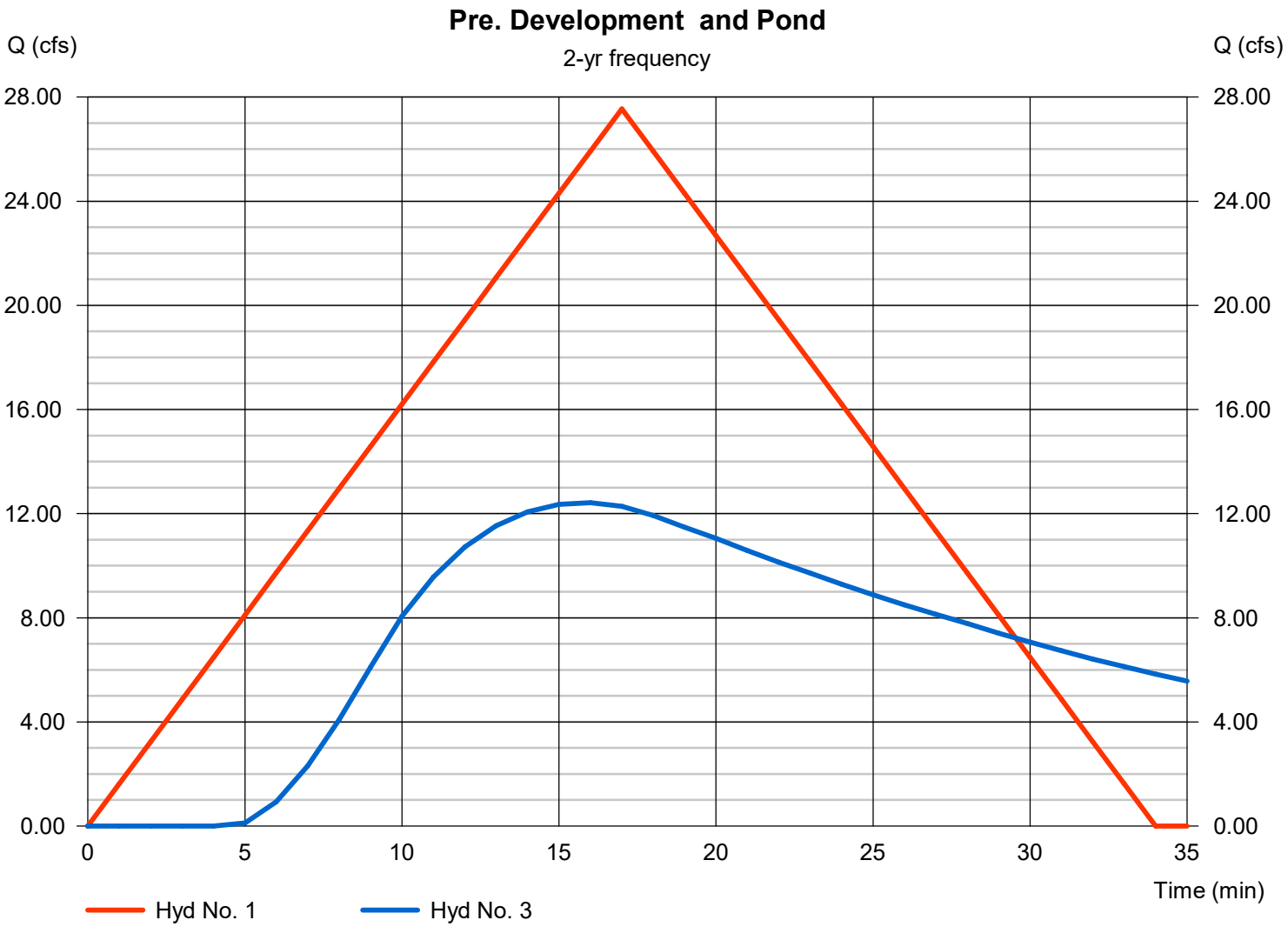
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	27.54 cfs
Time to peak	=	17 min
Hyd. Volume	=	28,095 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	12.42 cfs
Time to peak	=	16 min
Hyd. Volume	=	24,253 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

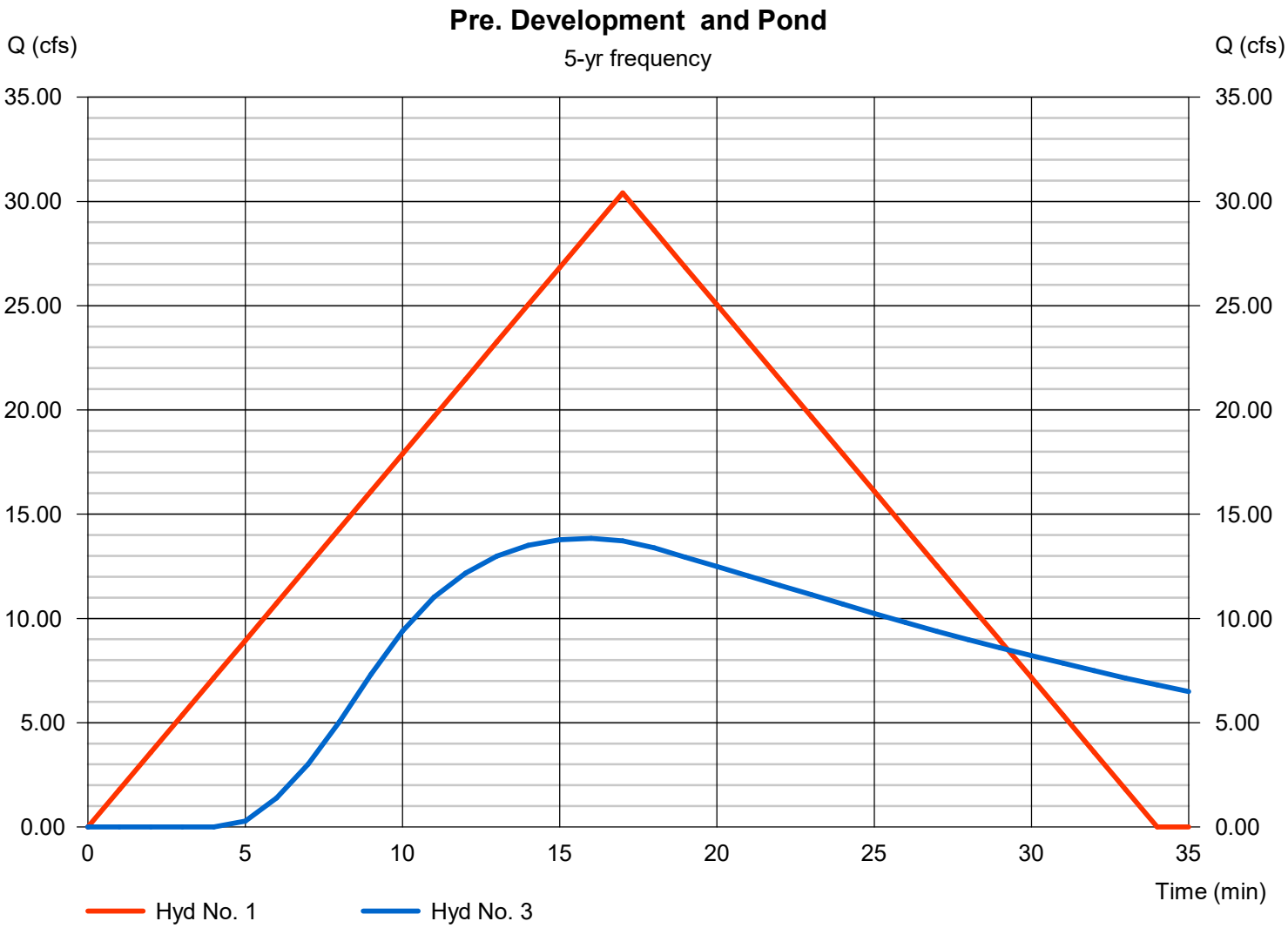
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	30.41 cfs
Time to peak	=	17 min
Hyd. Volume	=	31,020 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	13.85 cfs
Time to peak	=	16 min
Hyd. Volume	=	27,645 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

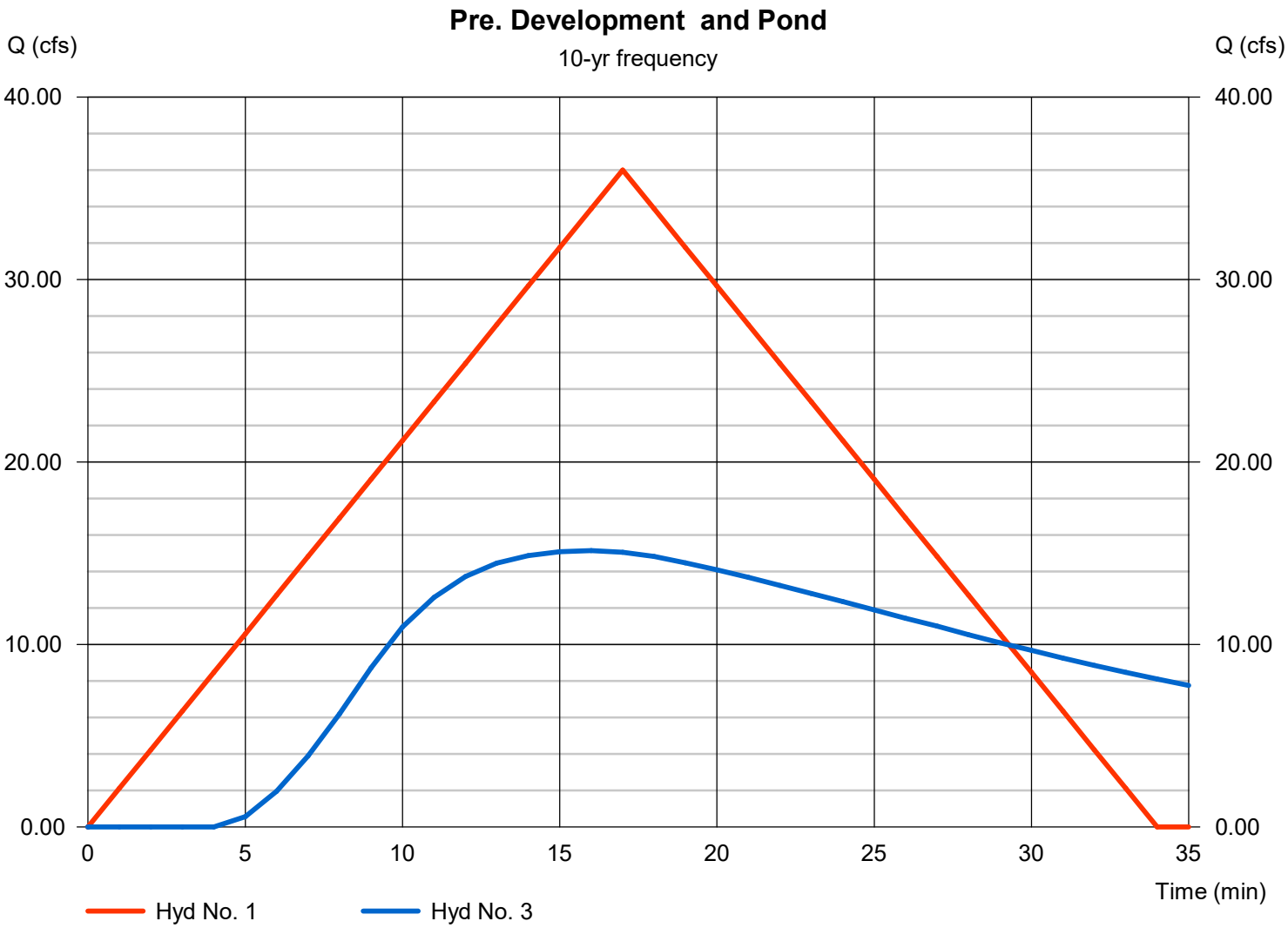
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	36.00 cfs
Time to peak	=	17 min
Hyd. Volume	=	36,718 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	15.14 cfs
Time to peak	=	16 min
Hyd. Volume	=	31,762 cuft



Multi-Hydrograph Plot

Hyd. No. 1

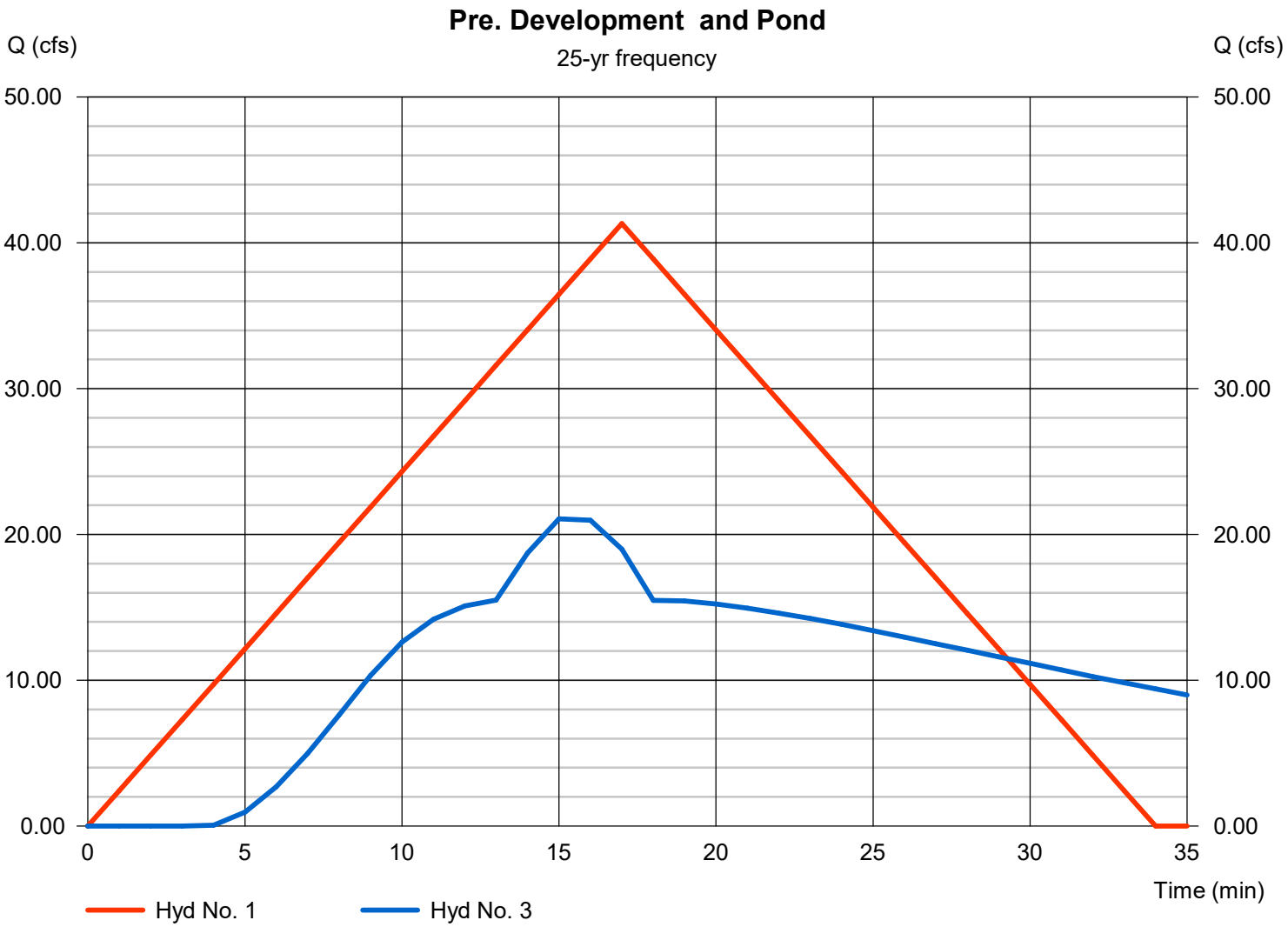
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	41.33 cfs
Time to peak	=	17 min
Hyd. Volume	=	42,154 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	21.08 cfs
Time to peak	=	15 min
Hyd. Volume	=	36,686 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

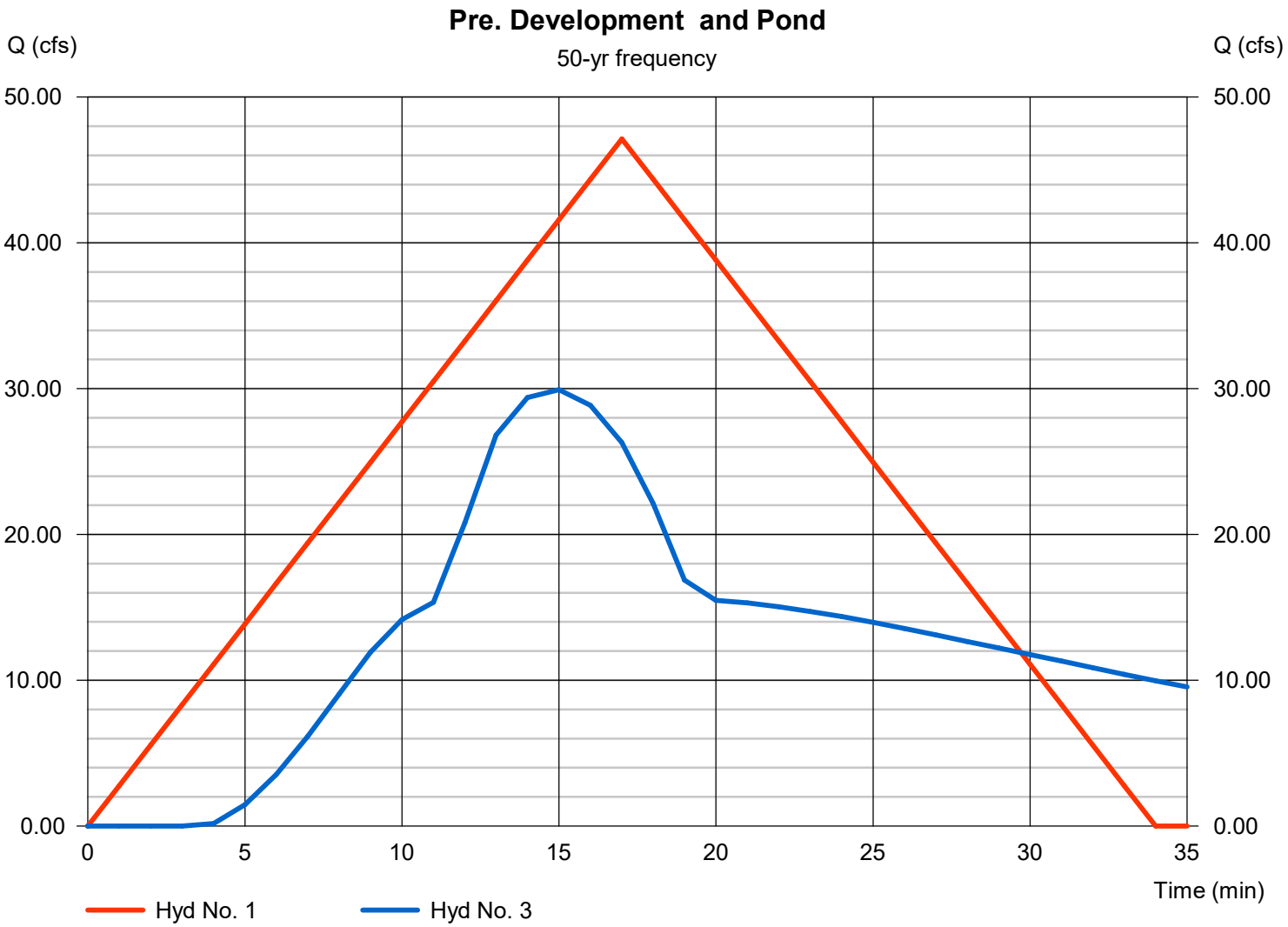
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	47.13 cfs
Time to peak	=	17 min
Hyd. Volume	=	48,074 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	29.93 cfs
Time to peak	=	15 min
Hyd. Volume	=	42,012 cuft



Multi-Hydrograph Plot

Hyd. No. 1

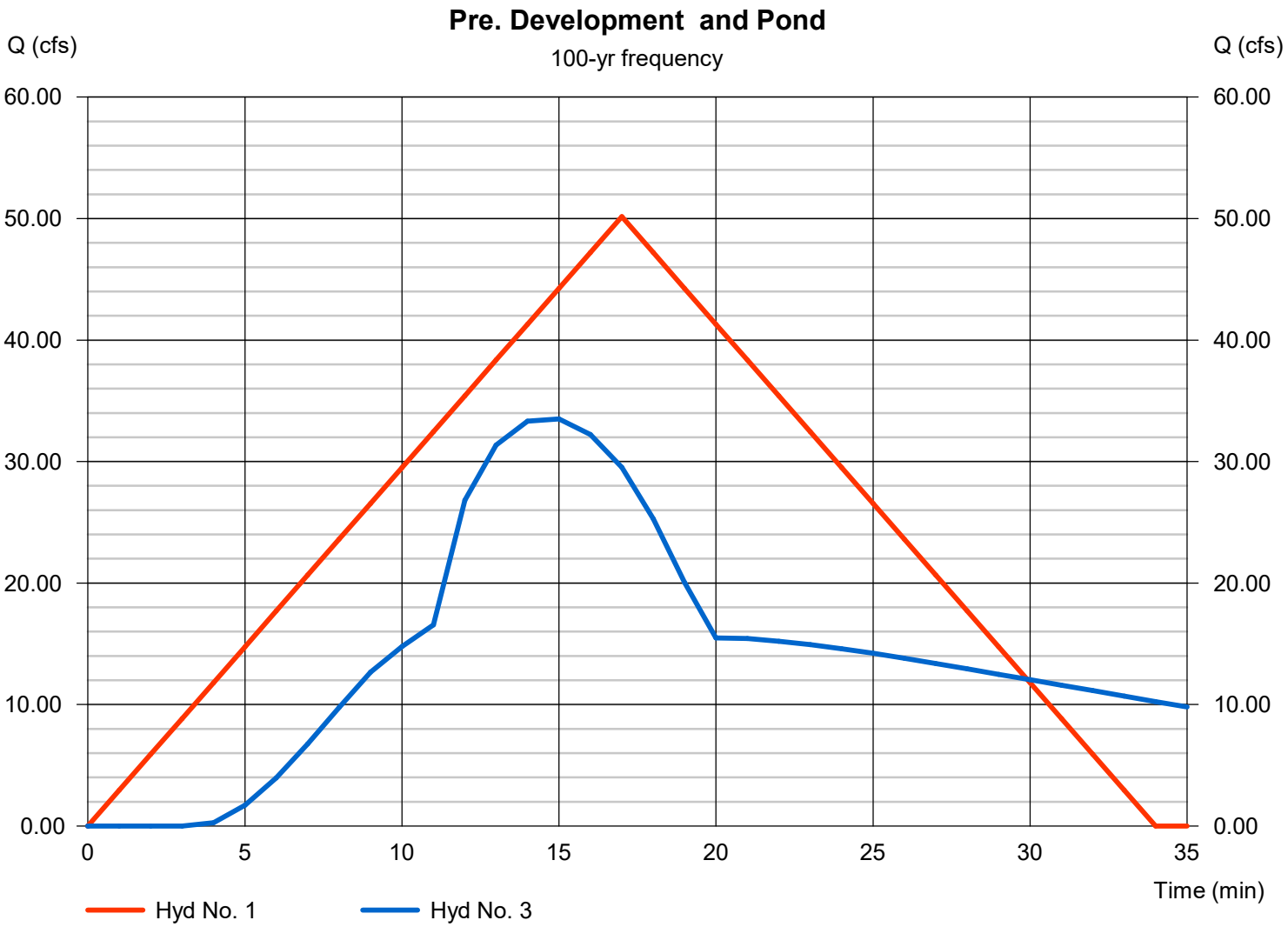
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	50.16 cfs
Time to peak	=	17 min
Hyd. Volume	=	51,159 cuft

Hyd. No. 3

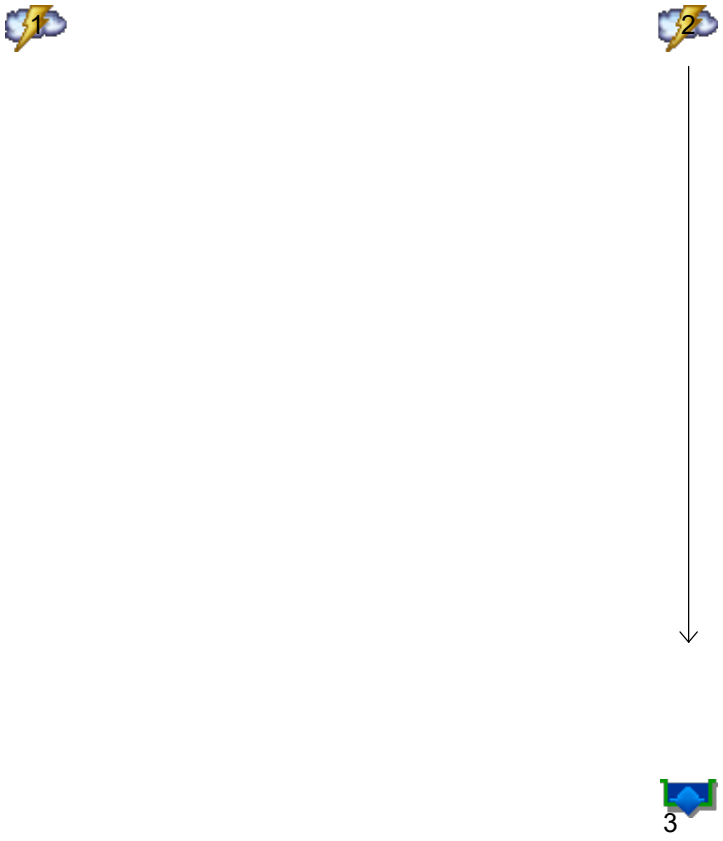
Pond

Hydrograph type	=	Reservoir
Peak discharge	=	33.52 cfs
Time to peak	=	15 min
Hyd. Volume	=	44,737 cuft



SOUTHEAST POND

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Rational	Pre. Deve.
2	Rational	Post Deve.
3	Reservoir	Pond

Hydrograph Summary Report

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

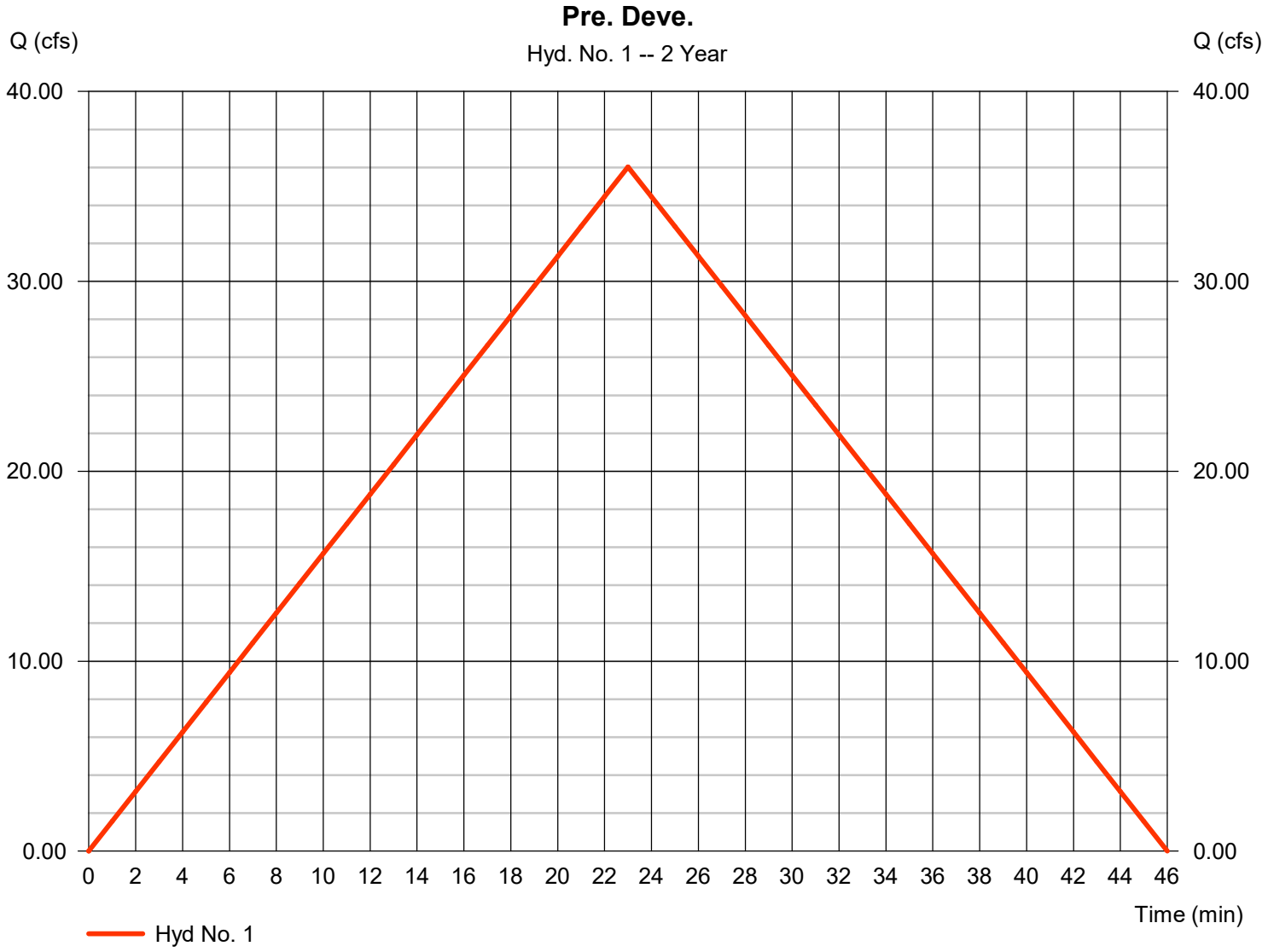
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	36.03	1	23	49,717	------	------	------	Pre. Deve.
2	Rational	40.63	1	23	56,064	------	------	------	Post Deve.
3	Reservoir	31.29	1	28	56,053	2	349.07	20,214	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	36.03 cfs
Storm frequency	=	2 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	49,717 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	3.252 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

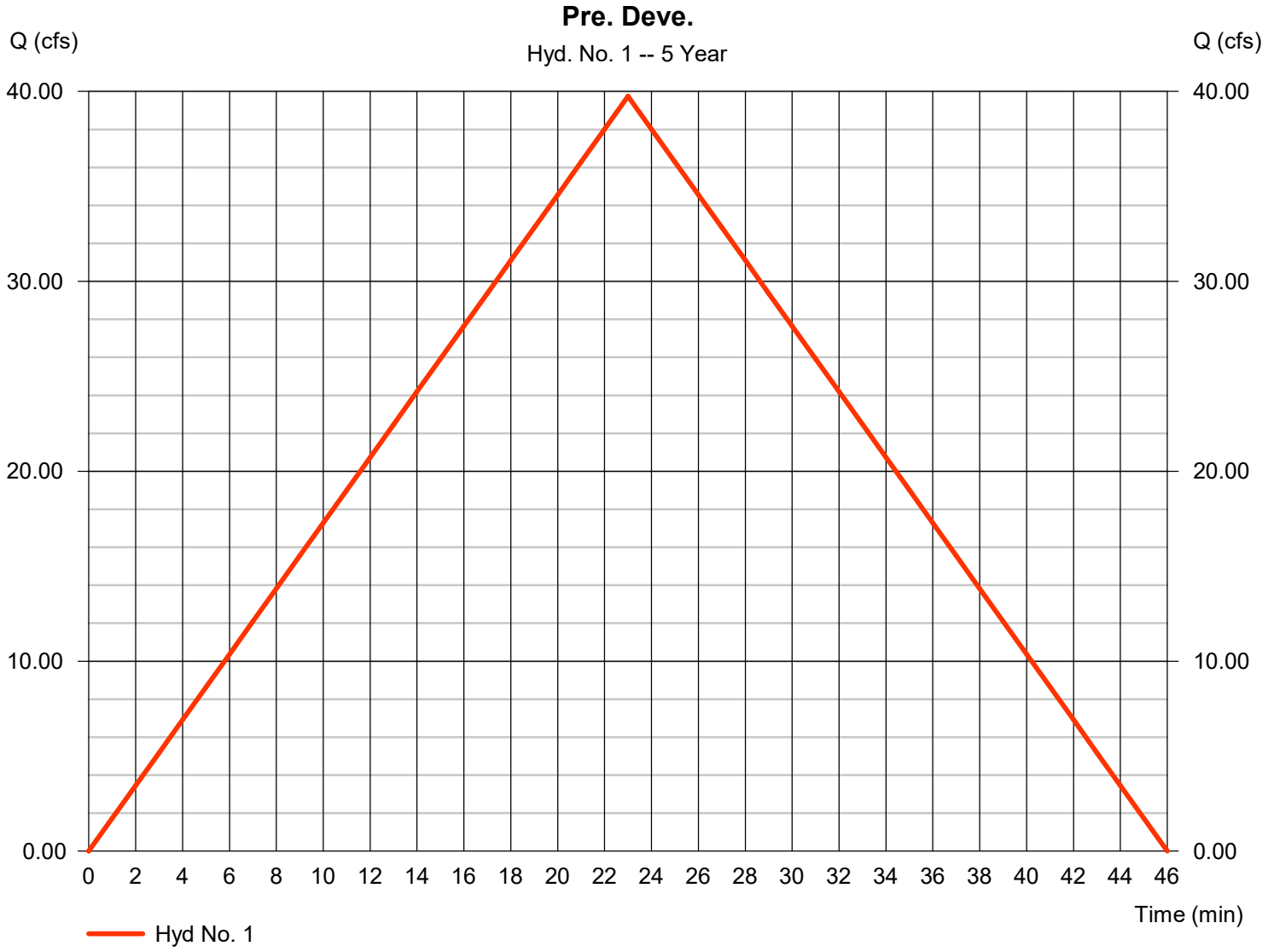
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	39.74	1	23	54,845	------	------	------	Pre. Deve.
2	Rational	44.82	1	23	61,846	------	------	------	Post Deve.
3	Reservoir	34.49	1	28	61,836	2	349.22	21,633	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	39.74 cfs
Storm frequency	=	5 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	54,845 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	3.588 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

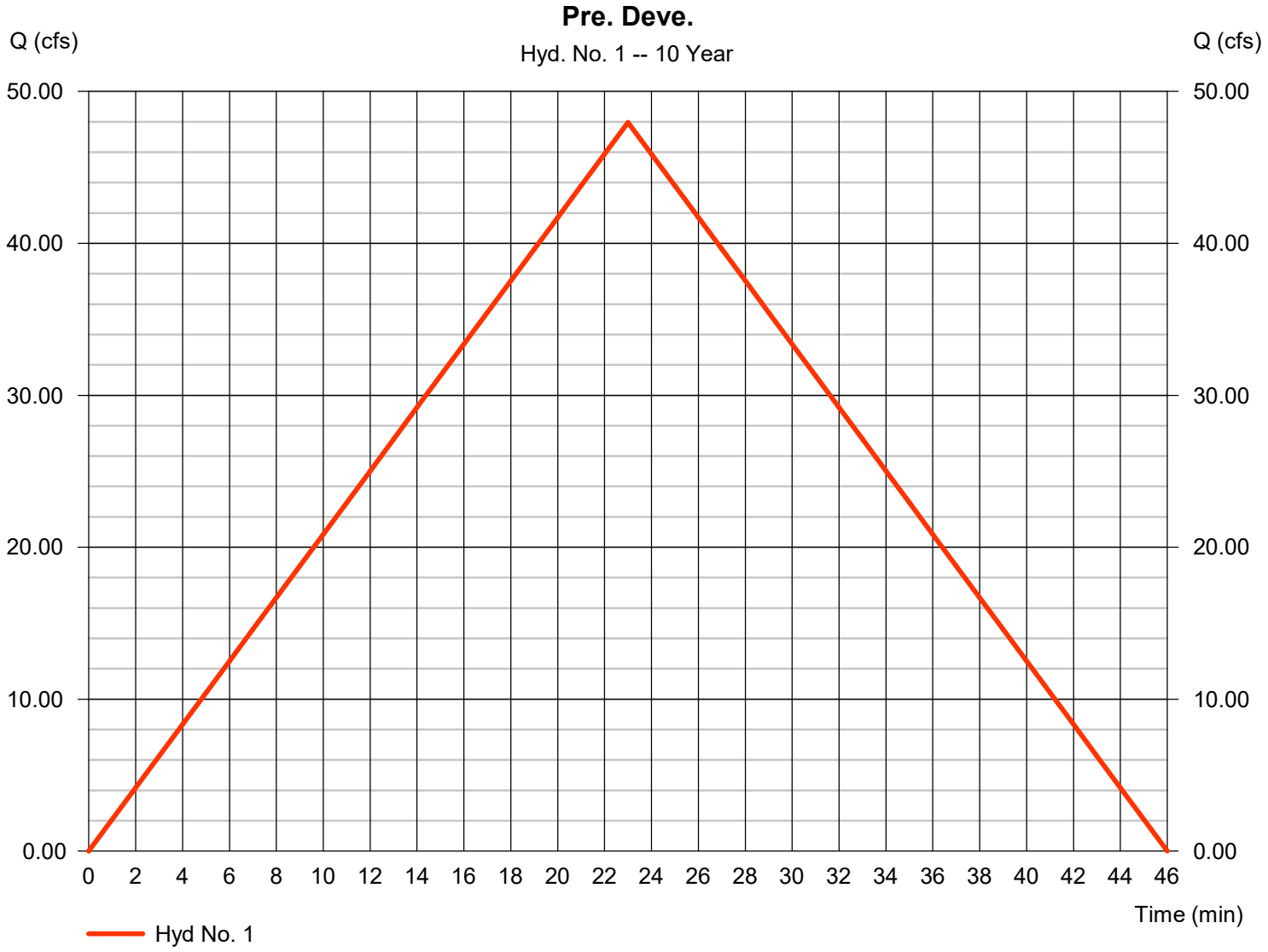
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	47.96	1	23	66,187	------	------	------	Pre. Deve.
2	Rational	54.08	1	23	74,637	------	------	------	Post Deve.
3	Reservoir	41.03	1	29	74,626	2	349.57	25,013	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	47.96 cfs
Storm frequency	=	10 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	66,187 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	4.330 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

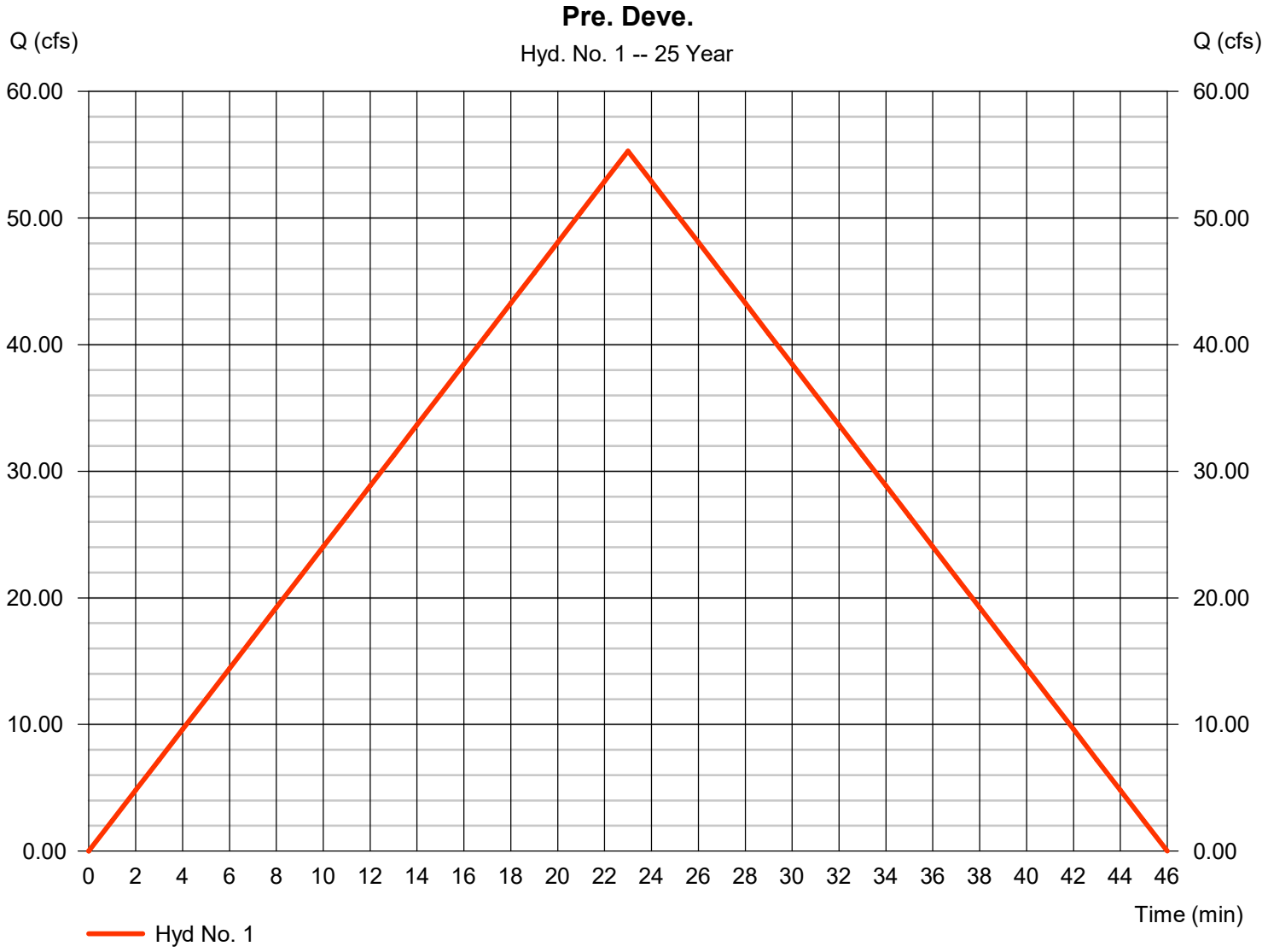
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	55.30	1	23	76,312	------	------	------	Pre. Deve.
2	Rational	62.36	1	23	86,054	------	------	------	Post Deve.
3	Reservoir	46.37	1	29	86,043	2	349.90	28,366	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	55.30 cfs
Storm frequency	=	25 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	76,312 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	4.992 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

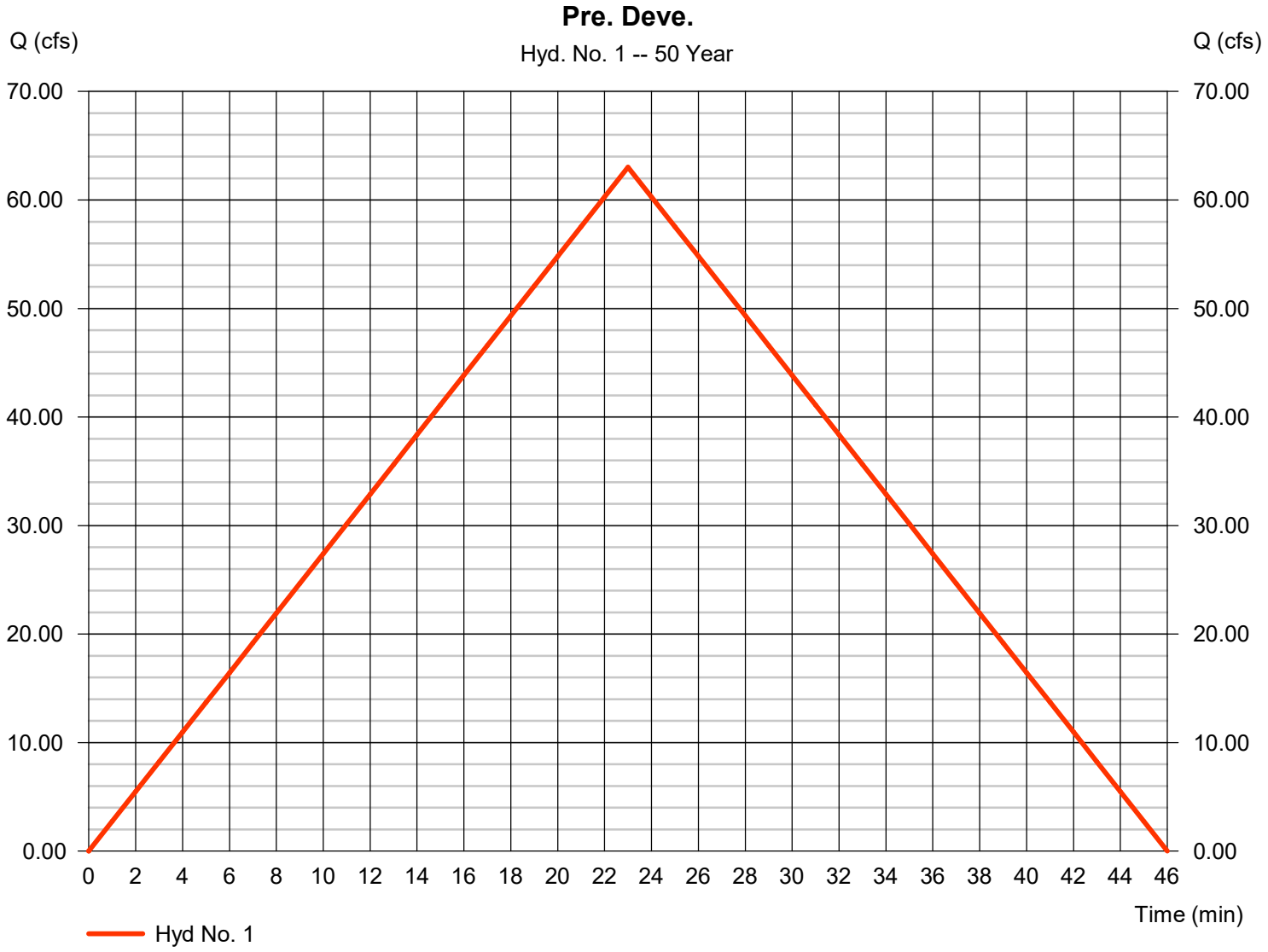
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	63.03	1	23	86,979	------	------	------	Pre. Deve.
2	Rational	71.07	1	23	98,082	------	------	------	Post Deve.
3	Reservoir	50.53	1	30	98,072	2	350.29	32,440	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	63.03 cfs
Storm frequency	=	50 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	86,979 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	5.690 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

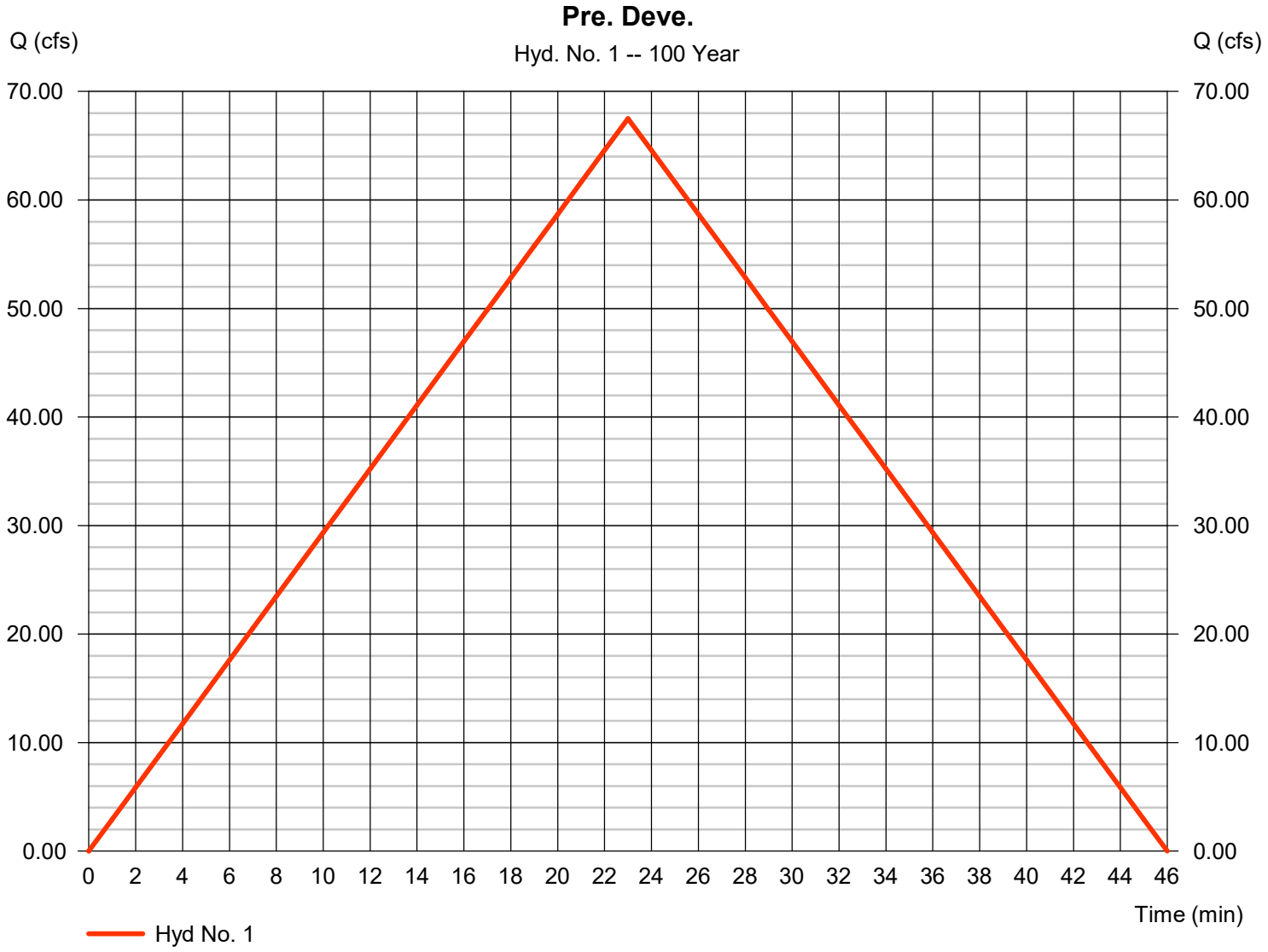
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	67.50	1	23	93,152	------	------	------	Pre. Deve.
2	Rational	76.12	1	23	105,043	------	------	------	Post Deve.
3	Reservoir	53.00	1	30	105,033	2	350.54	35,114	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	67.50 cfs
Storm frequency	=	100 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	93,152 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	6.093 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Multi-Hydrograph Plot

Hyd. No. 1

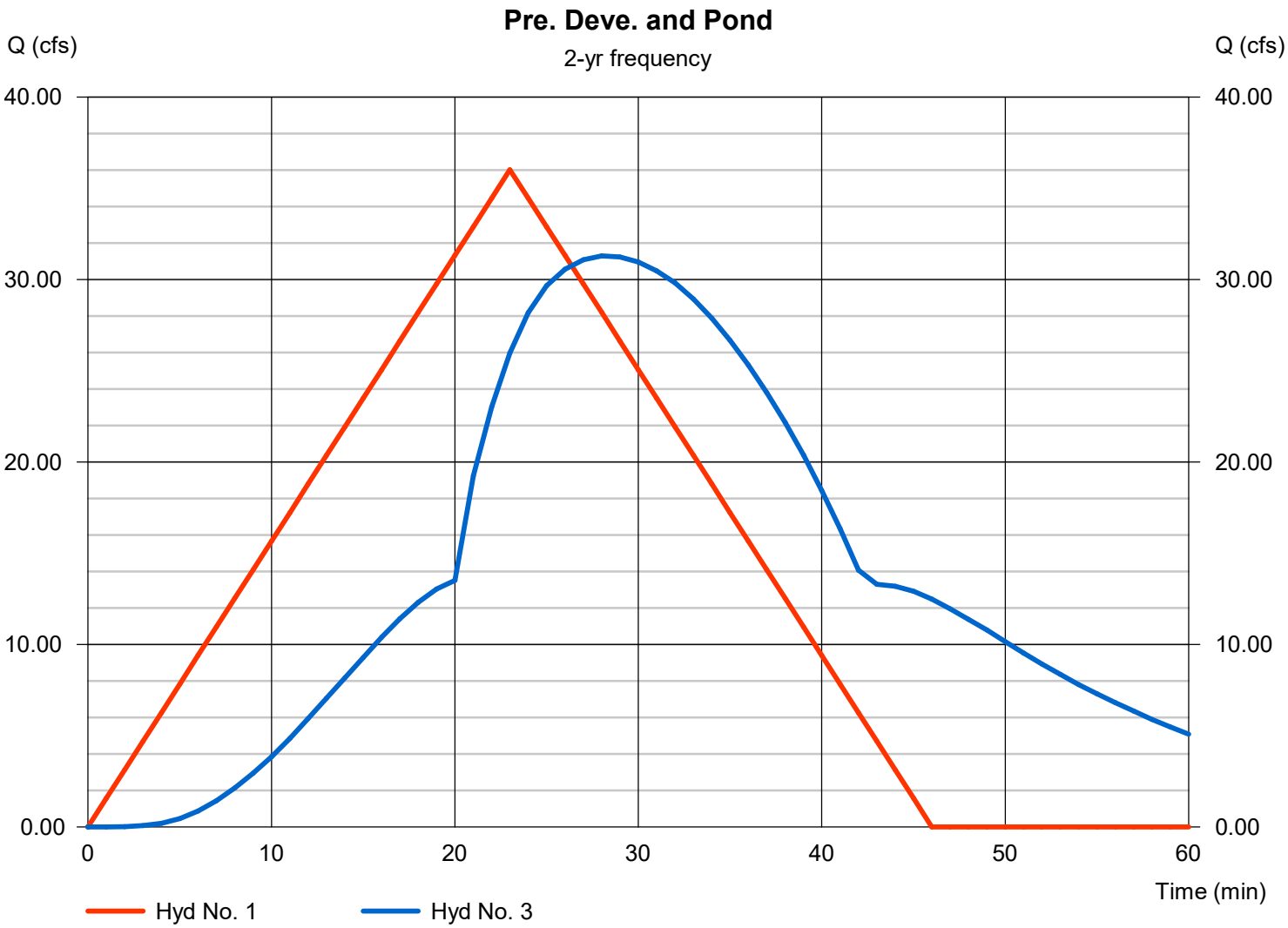
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	36.03 cfs
Time to peak	=	23 min
Hyd. Volume	=	49,717 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	31.29 cfs
Time to peak	=	28 min
Hyd. Volume	=	56,053 cuft



Multi-Hydrograph Plot

Hyd. No. 1

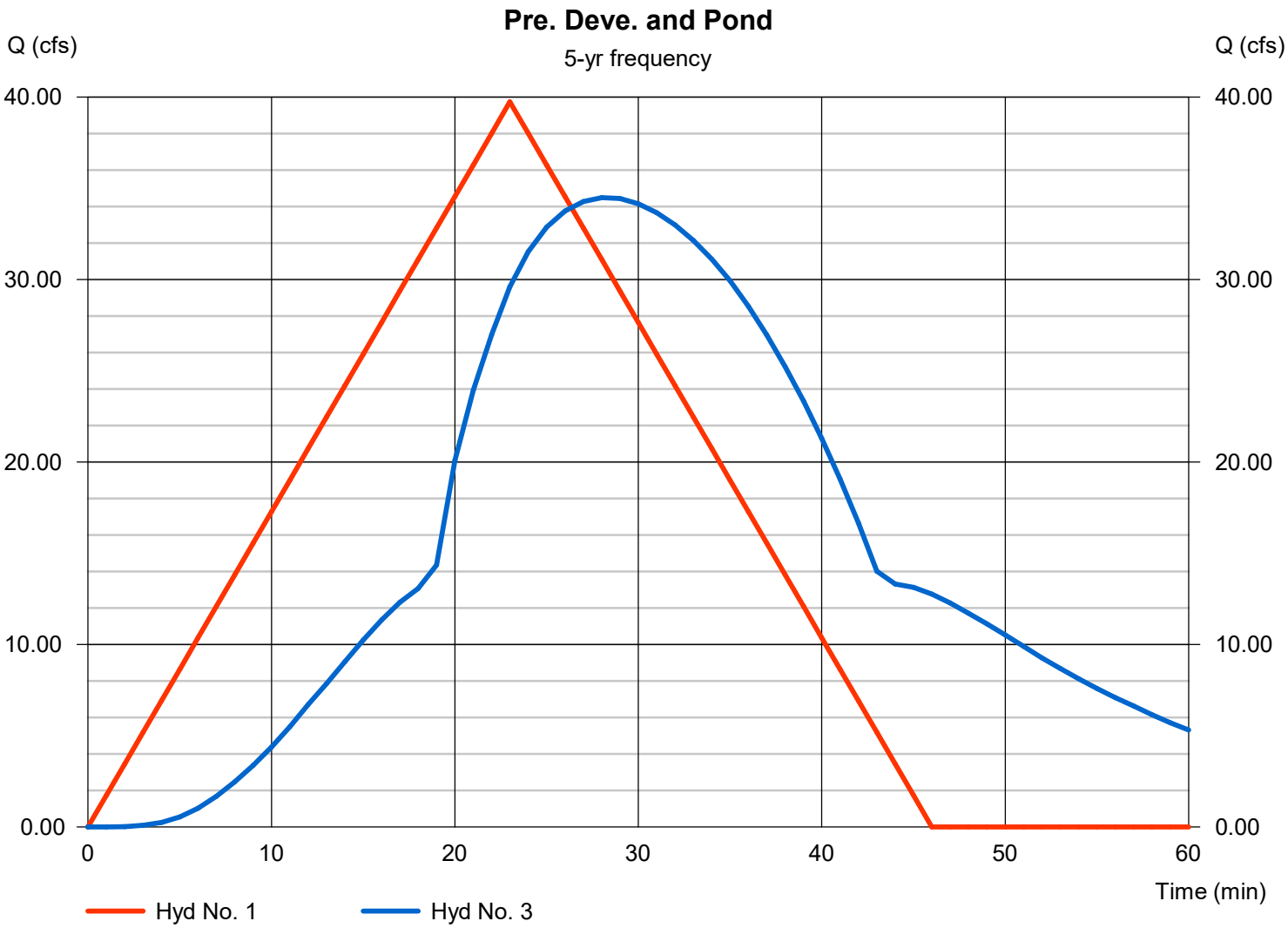
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	39.74 cfs
Time to peak	=	23 min
Hyd. Volume	=	54,845 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	34.49 cfs
Time to peak	=	28 min
Hyd. Volume	=	61,836 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

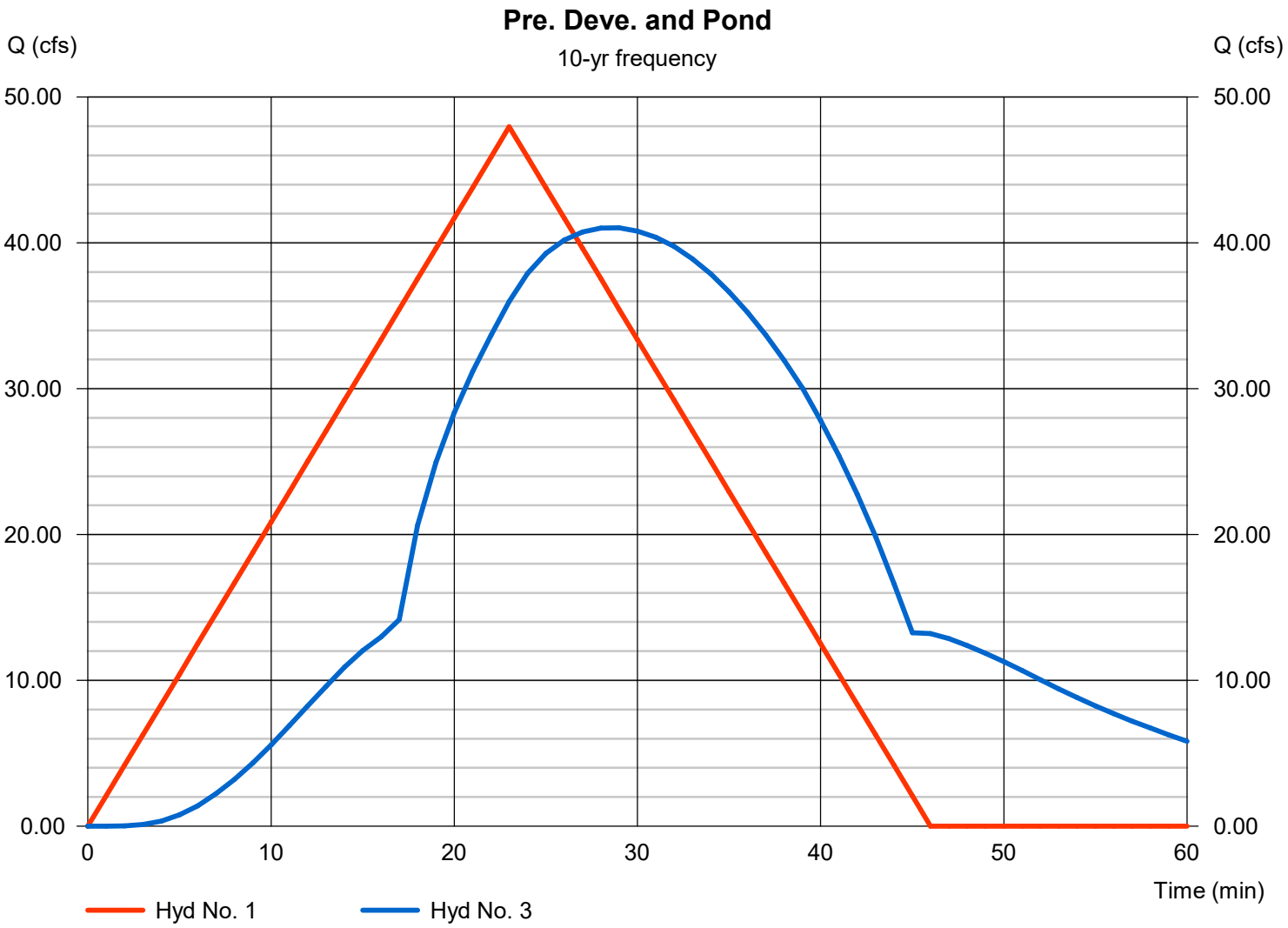
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	47.96 cfs
Time to peak	=	23 min
Hyd. Volume	=	66,187 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	41.03 cfs
Time to peak	=	29 min
Hyd. Volume	=	74,626 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

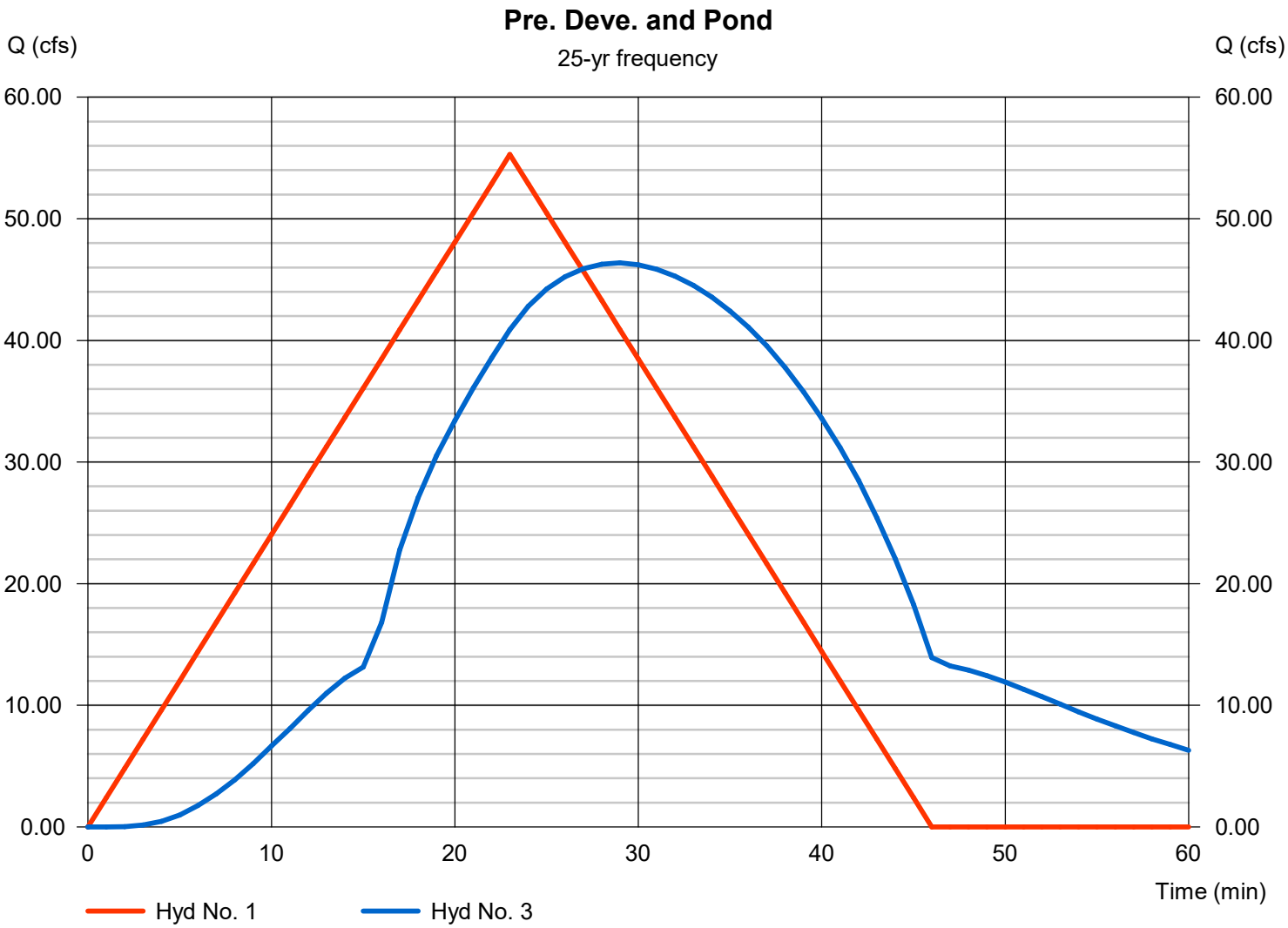
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	55.30 cfs
Time to peak	=	23 min
Hyd. Volume	=	76,312 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	46.37 cfs
Time to peak	=	29 min
Hyd. Volume	=	86,043 cuft



Multi-Hydrograph Plot

Hyd. No. 1

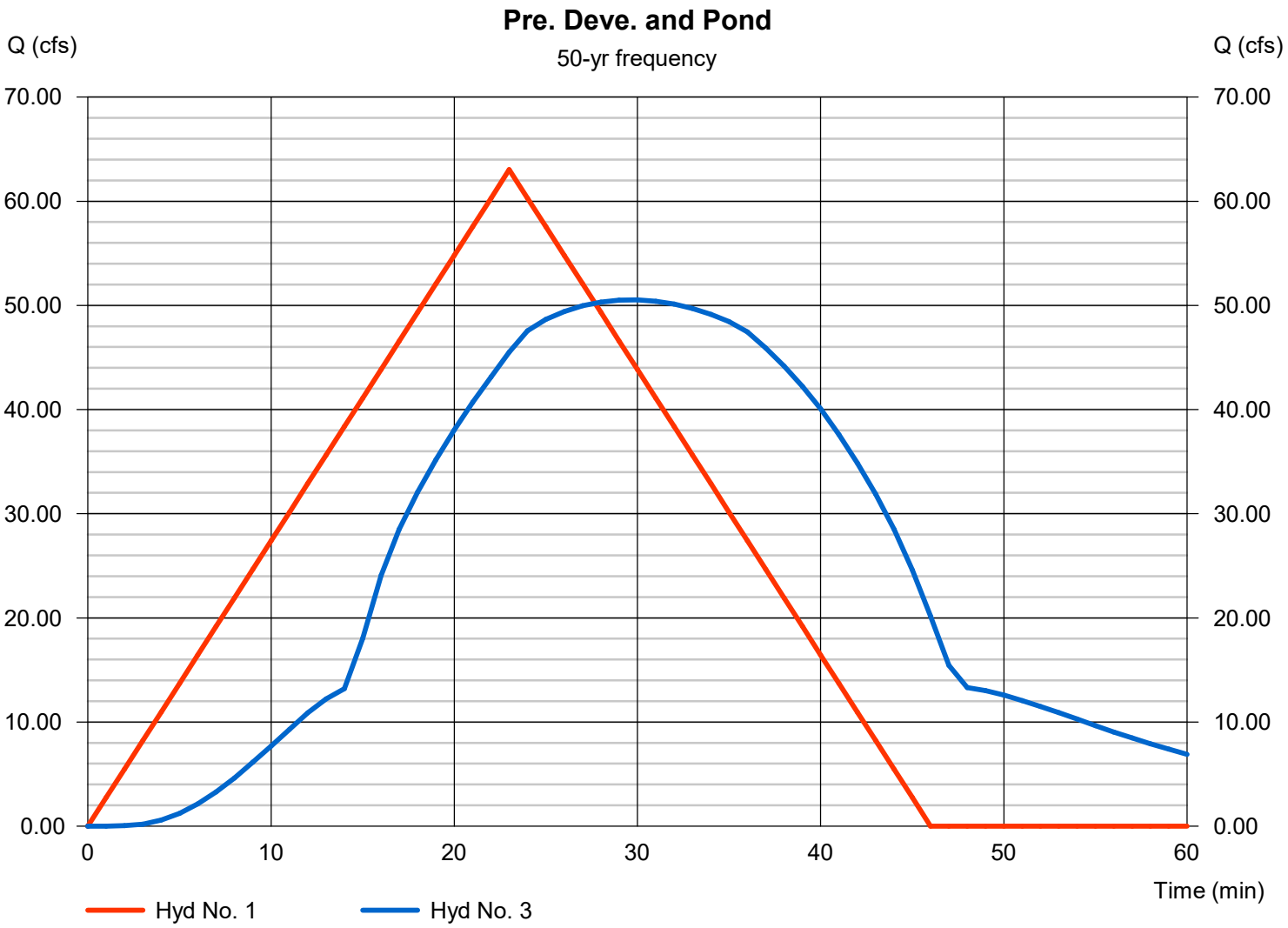
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	63.03 cfs
Time to peak	=	23 min
Hyd. Volume	=	86,979 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	50.53 cfs
Time to peak	=	30 min
Hyd. Volume	=	98,072 cuft



Multi-Hydrograph Plot

Hyd. No. 1

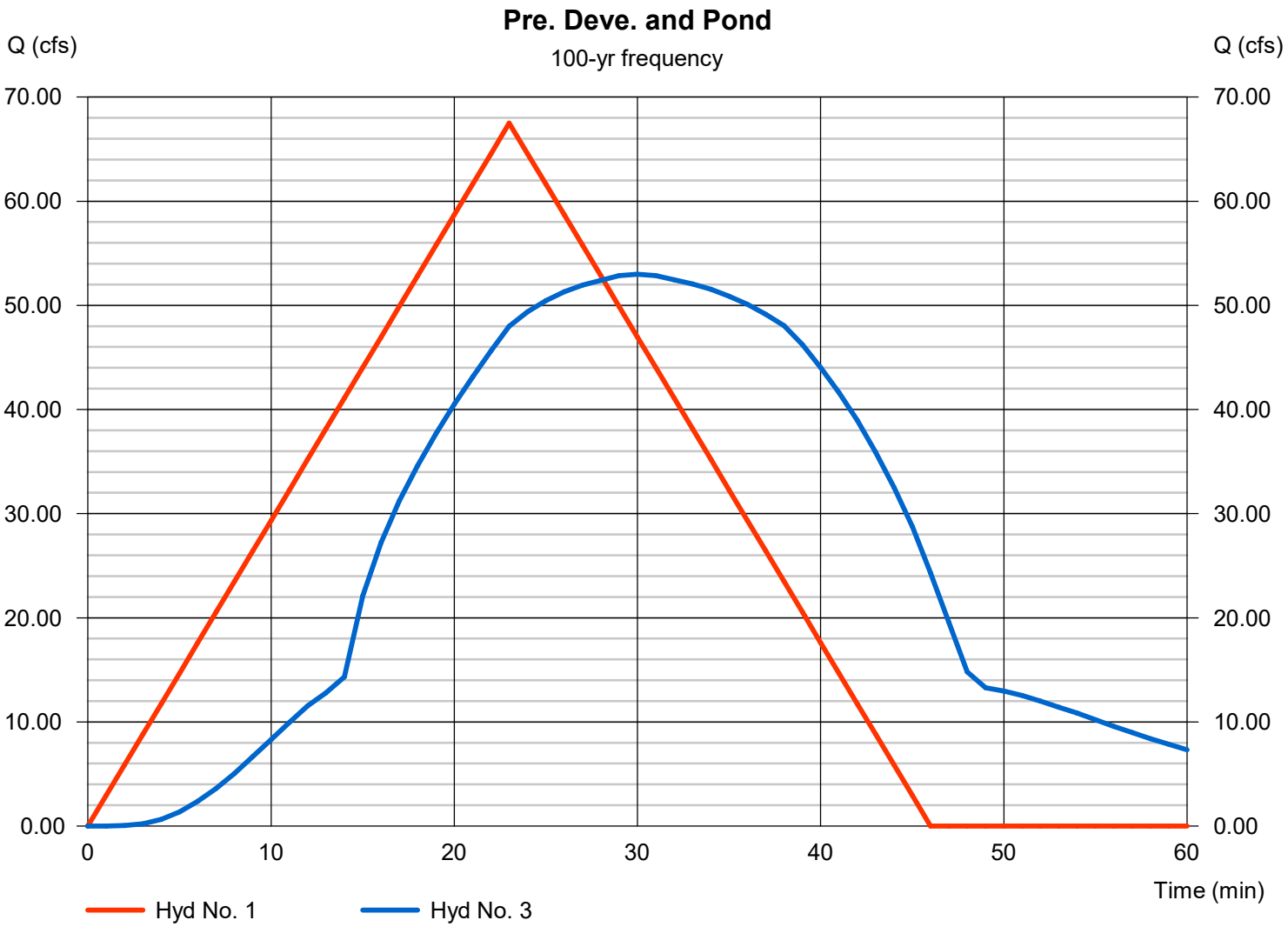
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	67.50 cfs
Time to peak	=	23 min
Hyd. Volume	=	93,152 cuft

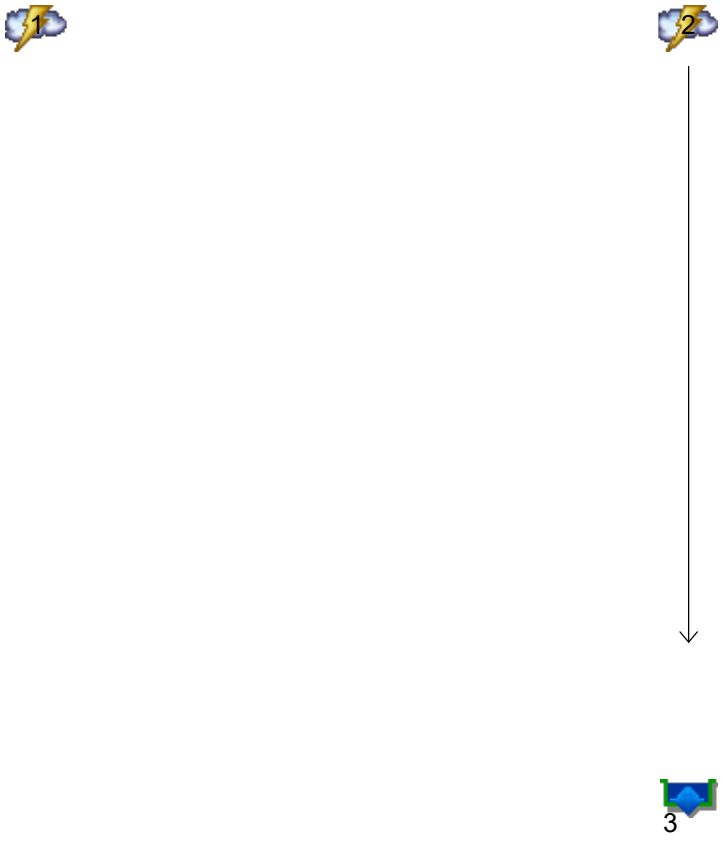
Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	53.00 cfs
Time to peak	=	30 min
Hyd. Volume	=	105,033 cuft



Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Rational	Pre. Deve.
2	Rational	Post Deve.
3	Reservoir	Pond

Hydrograph Summary Report

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

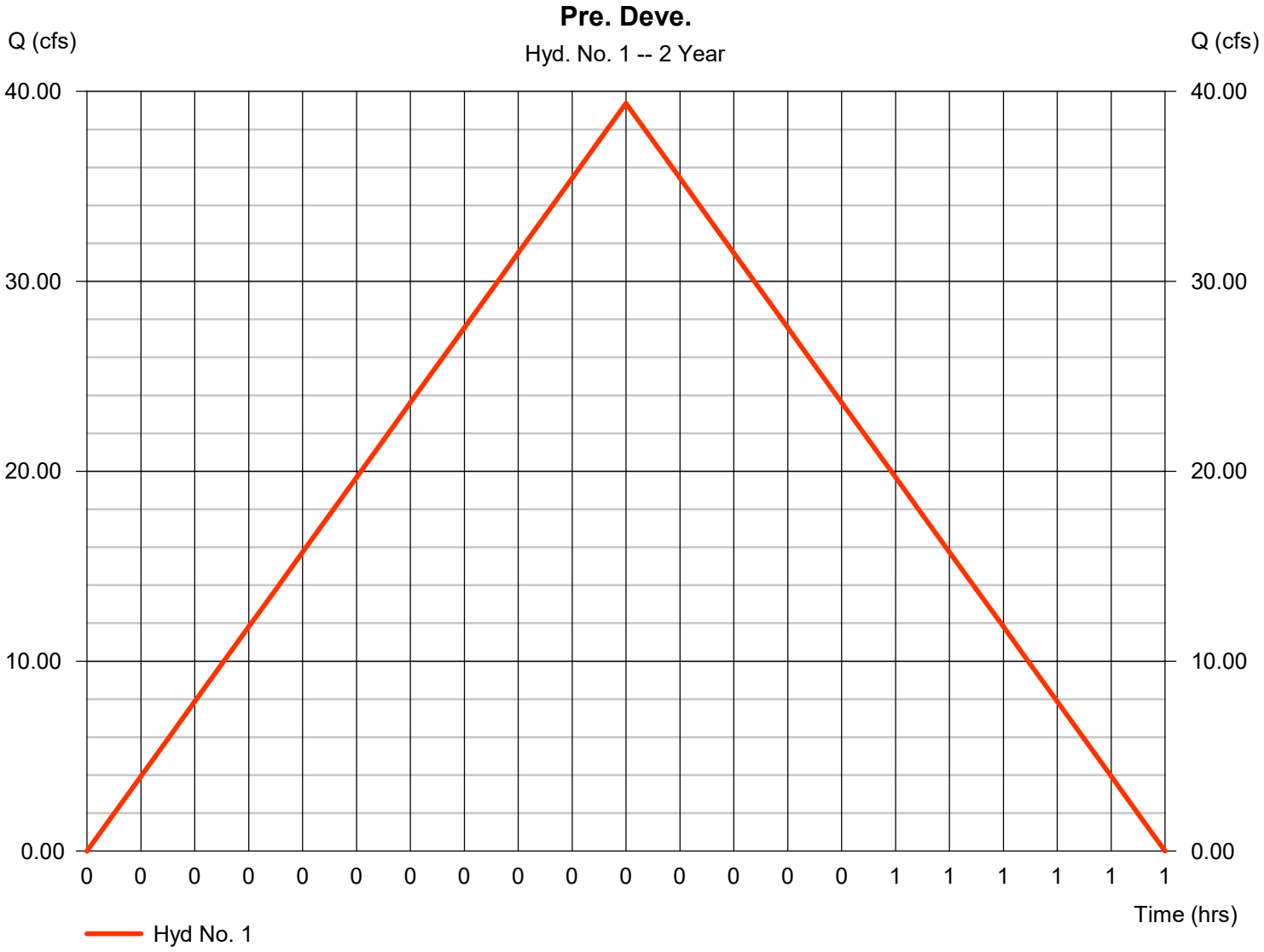
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	39.37	1	20	47,246	------	------	------	Pre. Deve.
2	Rational	71.11	1	12	51,201	------	------	------	Post Deve.
3	Reservoir	28.79	1	19	51,181	2	361.30	33,860	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	39.37 cfs
Storm frequency	=	2 yrs	Time to peak	=	0.33 hrs
Time interval	=	1 min	Hyd. volume	=	47,246 cuft
Drainage area	=	23.930 ac	Runoff coeff.	=	0.47
Intensity	=	3.501 in/hr	Tc by User	=	20.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



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	43.42	1	20	52,106	------	------	------	Pre. Deve.
2	Rational	79.06	1	12	56,926	------	------	------	Post Deve.
3	Reservoir	32.35	1	19	56,907	2	361.55	37,081	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	43.42 cfs
Storm frequency	=	5 yrs	Time to peak	=	0.33 hrs
Time interval	=	1 min	Hyd. volume	=	52,106 cuft
Drainage area	=	23.930 ac	Runoff coeff.	=	0.47
Intensity	=	3.861 in/hr	Tc by User	=	20.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

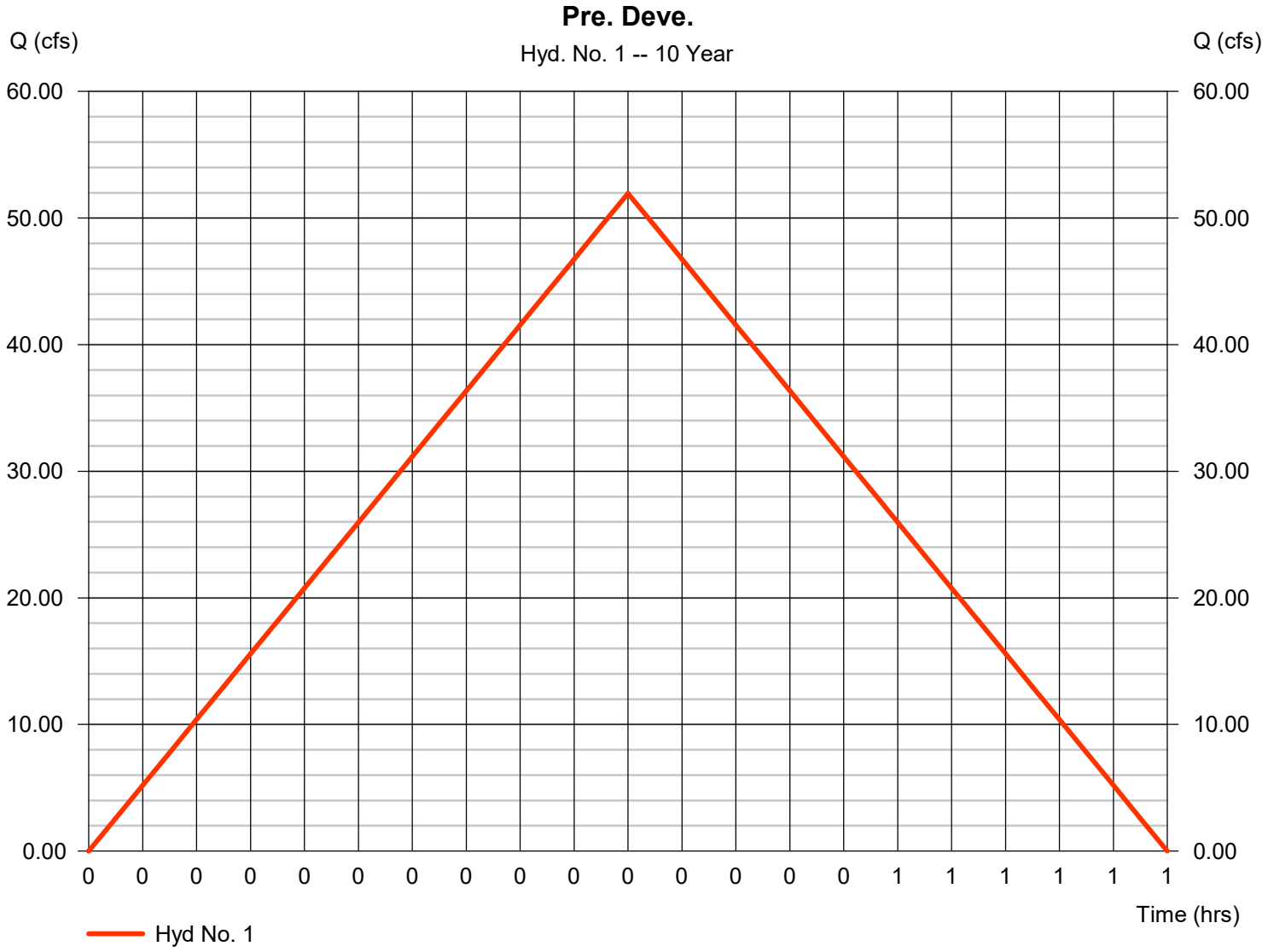
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	51.95	1	20	62,335	------	------	------	Pre. Deve.
2	Rational	91.38	1	12	65,796	------	------	------	Post Deve.
3	Reservoir	37.12	1	19	65,777	2	361.95	42,289	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	51.95 cfs
Storm frequency	=	10 yrs	Time to peak	=	0.33 hrs
Time interval	=	1 min	Hyd. volume	=	62,335 cuft
Drainage area	=	23.930 ac	Runoff coeff.	=	0.47
Intensity	=	4.619 in/hr	Tc by User	=	20.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

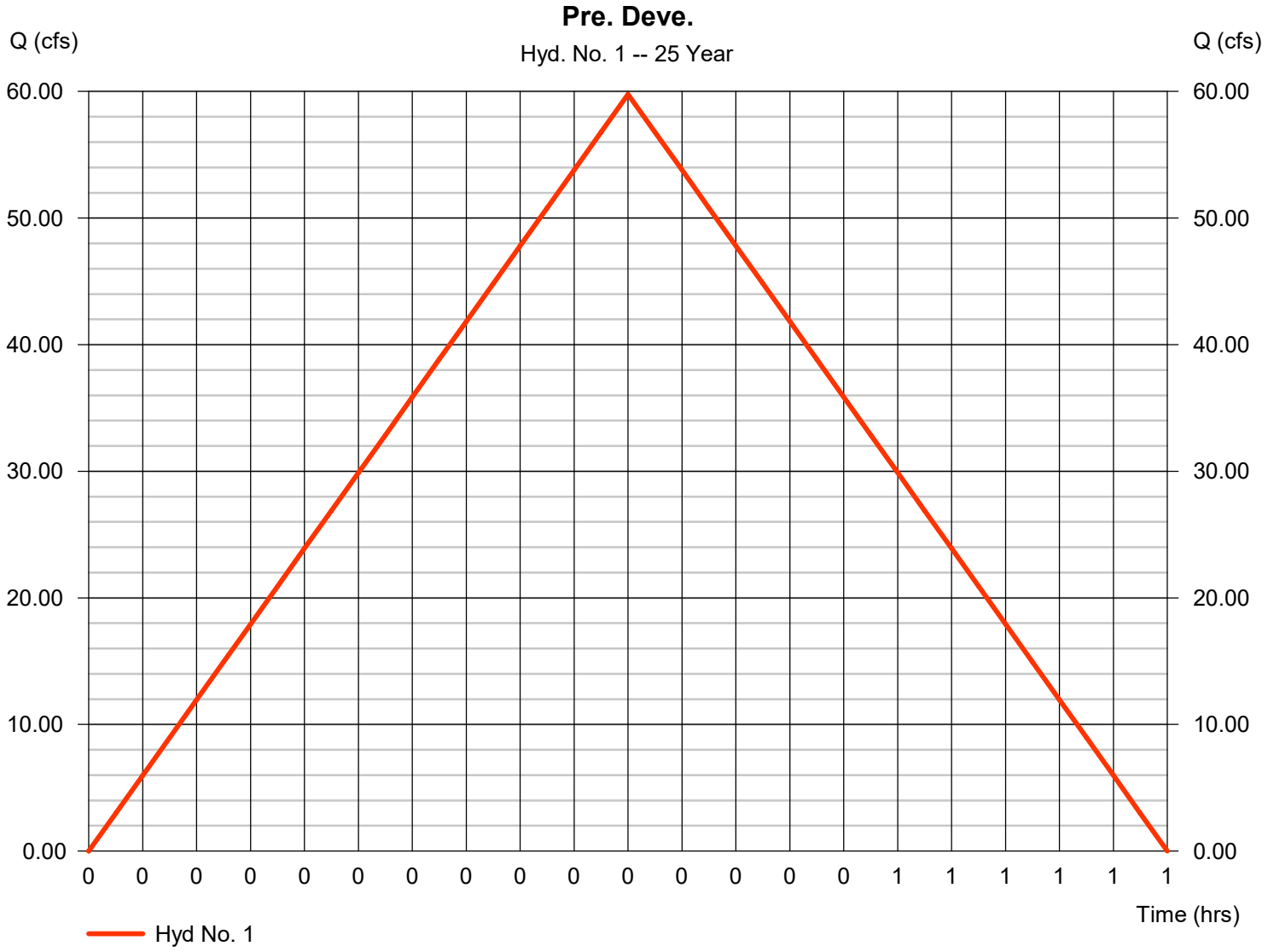
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	59.77	1	20	71,722	------	------	------	Pre. Deve.
2	Rational	104.47	1	12	75,221	------	------	------	Post Deve.
3	Reservoir	41.61	1	19	75,202	2	362.36	48,028	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	59.77 cfs
Storm frequency	=	25 yrs	Time to peak	=	0.33 hrs
Time interval	=	1 min	Hyd. volume	=	71,722 cuft
Drainage area	=	23.930 ac	Runoff coeff.	=	0.47
Intensity	=	5.314 in/hr	Tc by User	=	20.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

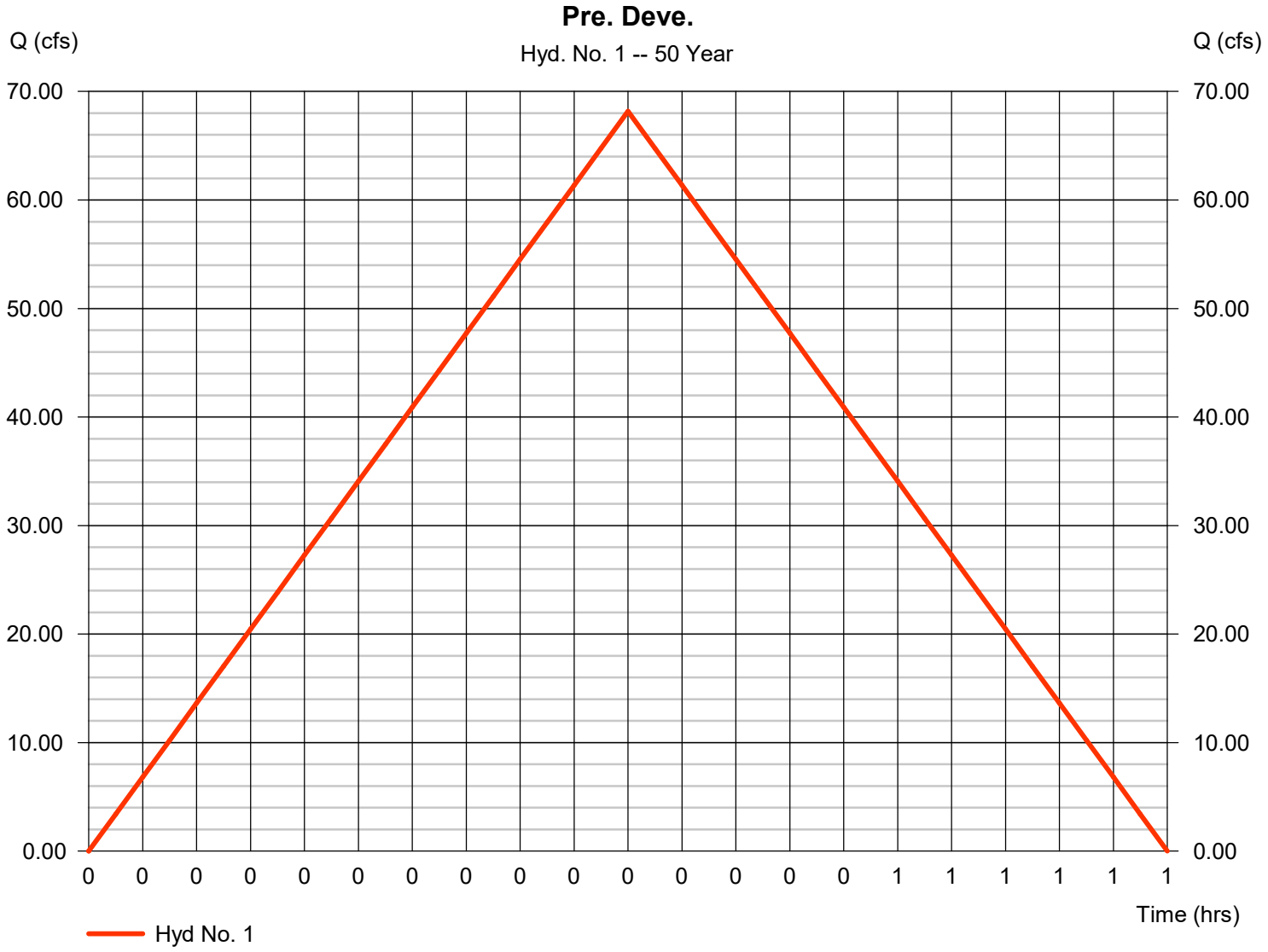
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	68.17	1	20	81,798	------	------	------	Pre. Deve.
2	Rational	118.84	1	12	85,564	------	------	------	Post Deve.
3	Reservoir	44.71	1	19	85,545	2	362.83	54,763	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	68.17 cfs
Storm frequency	=	50 yrs	Time to peak	=	0.33 hrs
Time interval	=	1 min	Hyd. volume	=	81,798 cuft
Drainage area	=	23.930 ac	Runoff coeff.	=	0.47
Intensity	=	6.061 in/hr	Tc by User	=	20.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

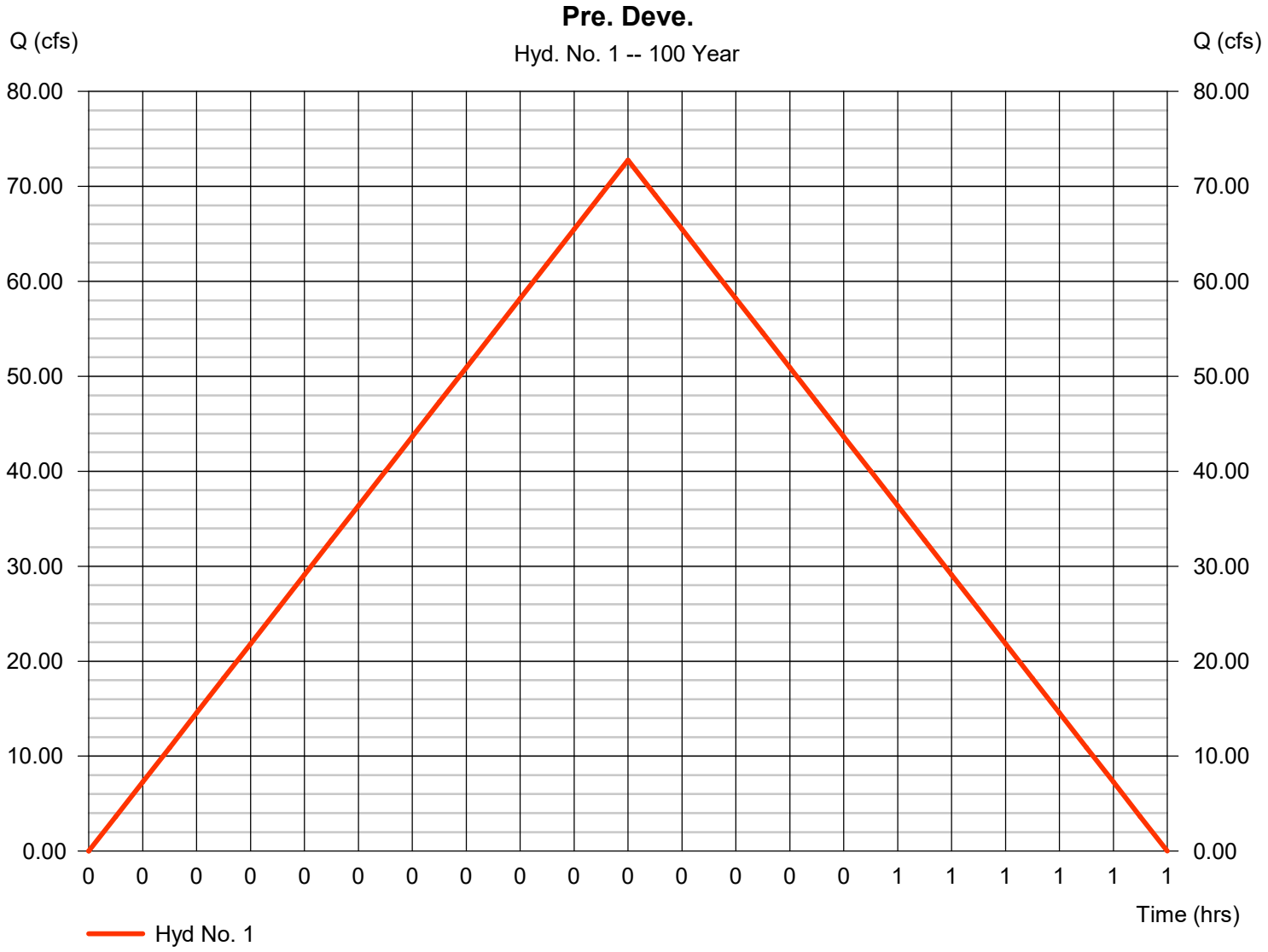
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	72.76	1	20	87,311	------	------	------	Pre. Deve.
2	Rational	126.02	1	12	90,735	------	------	------	Post Deve.
3	Reservoir	46.70	1	20	90,716	2	363.06	58,317	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	72.76 cfs
Storm frequency	=	100 yrs	Time to peak	=	0.33 hrs
Time interval	=	1 min	Hyd. volume	=	87,311 cuft
Drainage area	=	23.930 ac	Runoff coeff.	=	0.47
Intensity	=	6.469 in/hr	Tc by User	=	20.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Multi-Hydrograph Plot

Hyd. No. 1

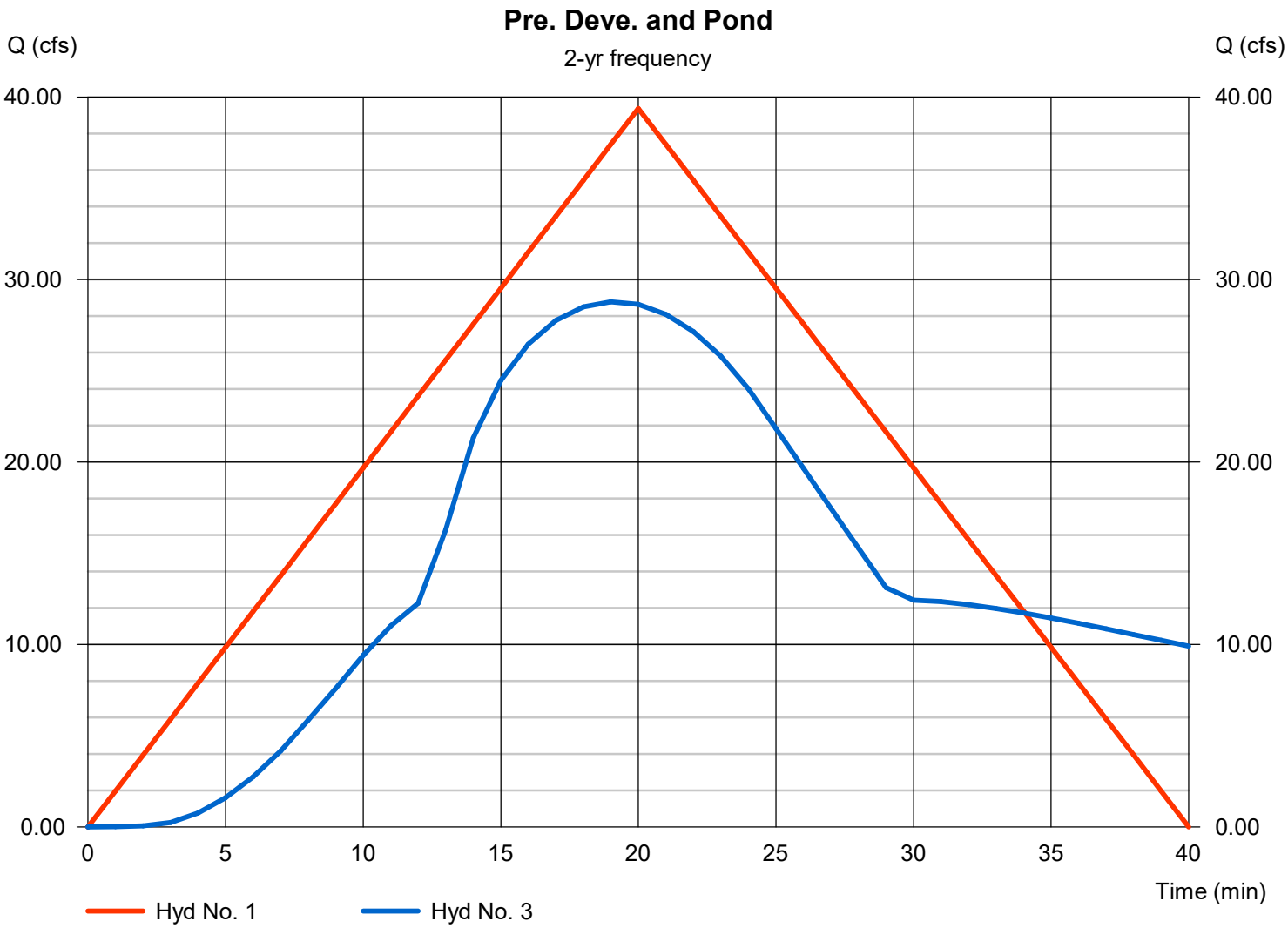
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	39.37 cfs
Time to peak	=	20 min
Hyd. Volume	=	47,246 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	28.79 cfs
Time to peak	=	19 min
Hyd. Volume	=	51,181 cuft



Multi-Hydrograph Plot

Hyd. No. 1

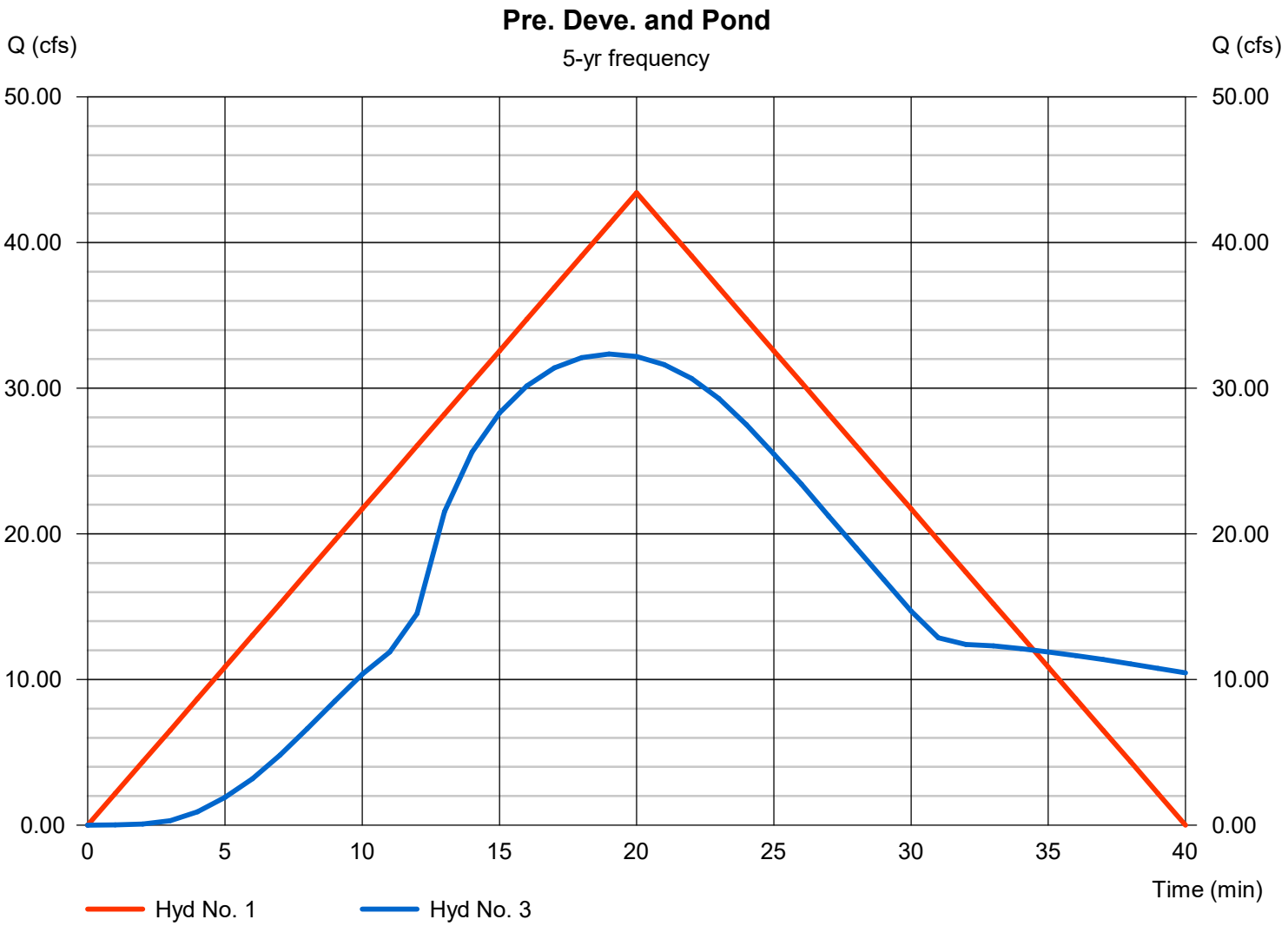
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	43.42 cfs
Time to peak	=	20 min
Hyd. Volume	=	52,106 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	32.35 cfs
Time to peak	=	19 min
Hyd. Volume	=	56,907 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

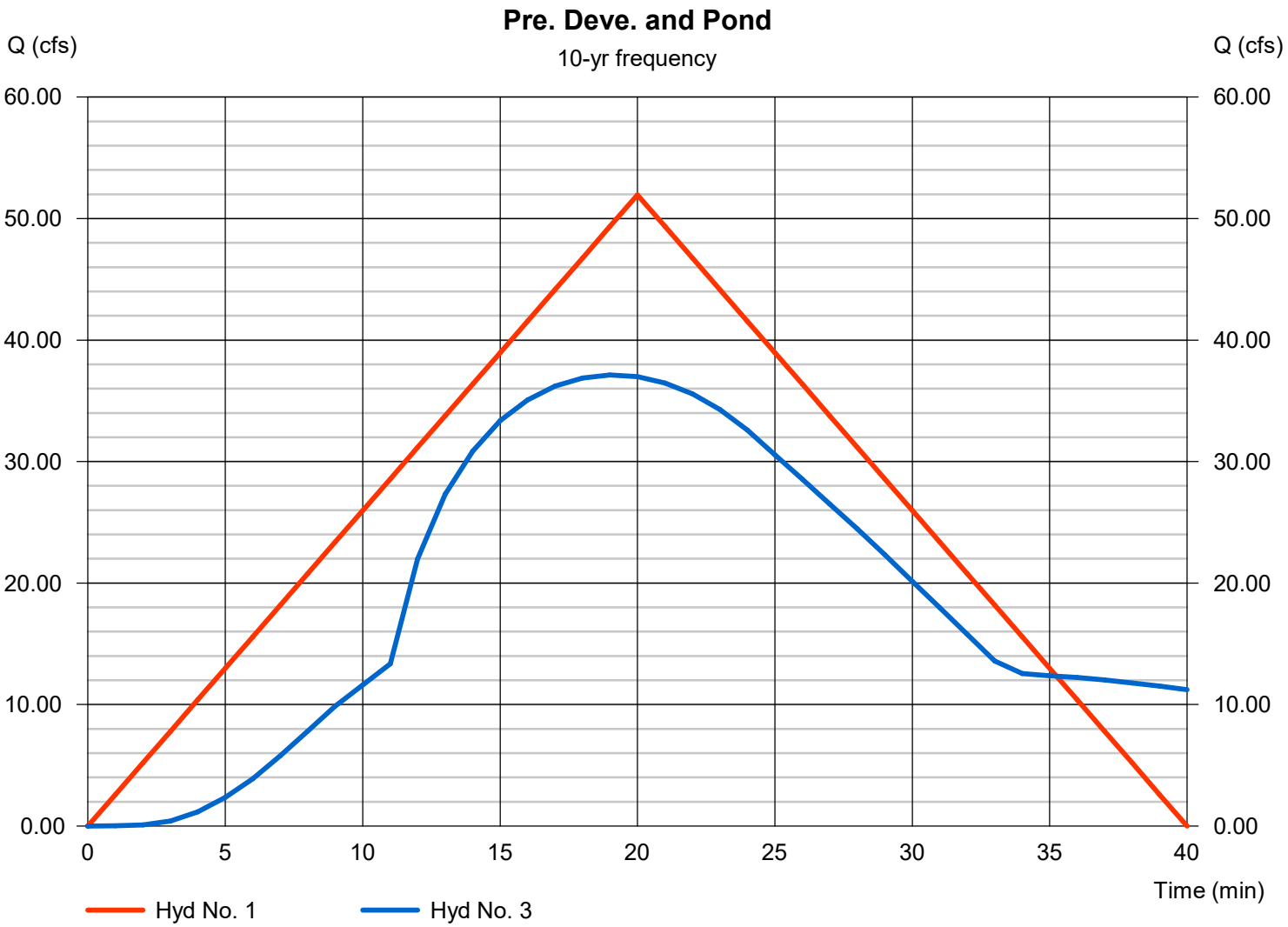
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	51.95 cfs
Time to peak	=	20 min
Hyd. Volume	=	62,335 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	37.12 cfs
Time to peak	=	19 min
Hyd. Volume	=	65,777 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

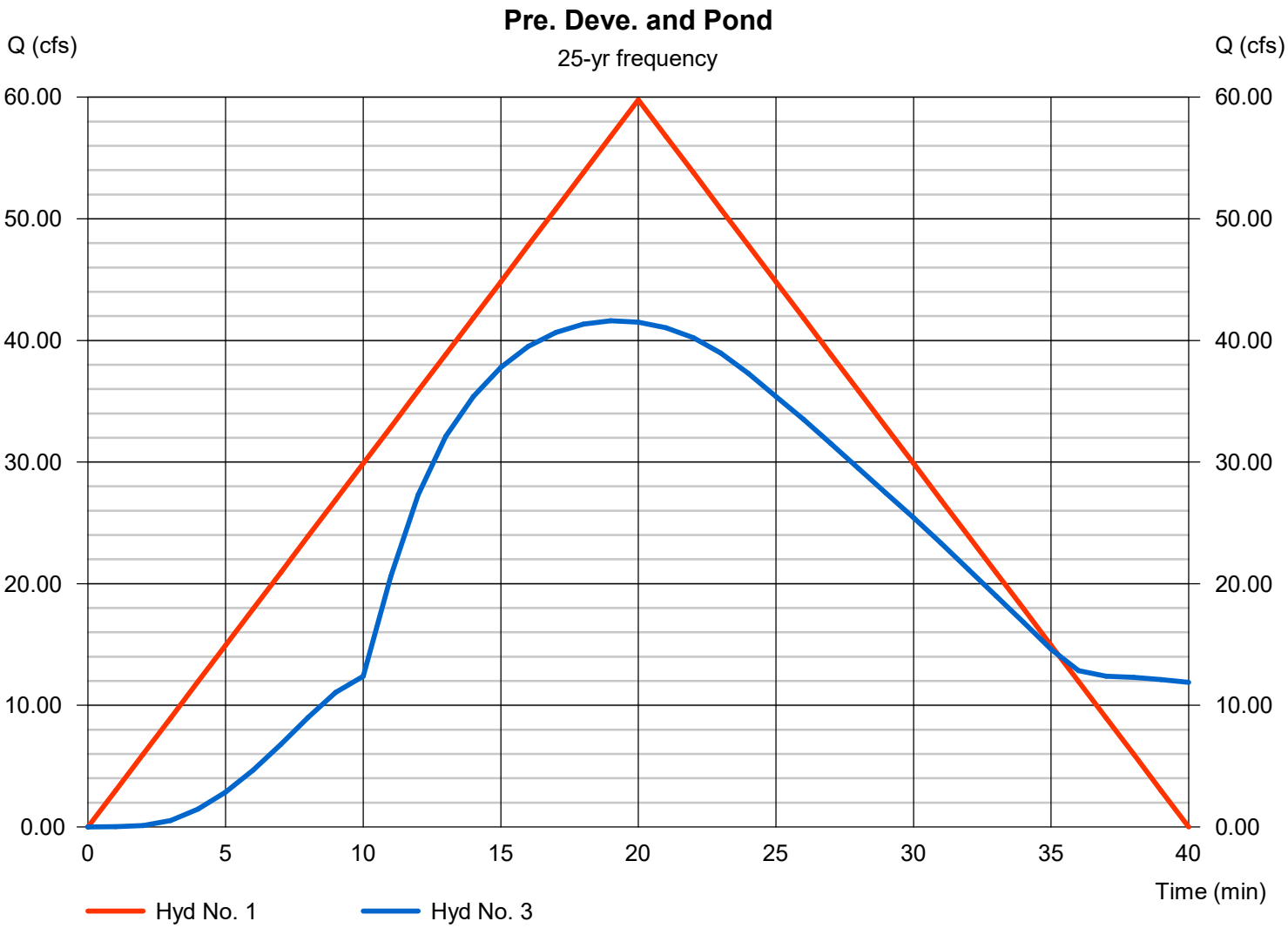
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	59.77 cfs
Time to peak	=	20 min
Hyd. Volume	=	71,722 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	41.61 cfs
Time to peak	=	19 min
Hyd. Volume	=	75,202 cuft



Multi-Hydrograph Plot

Hyd. No. 1

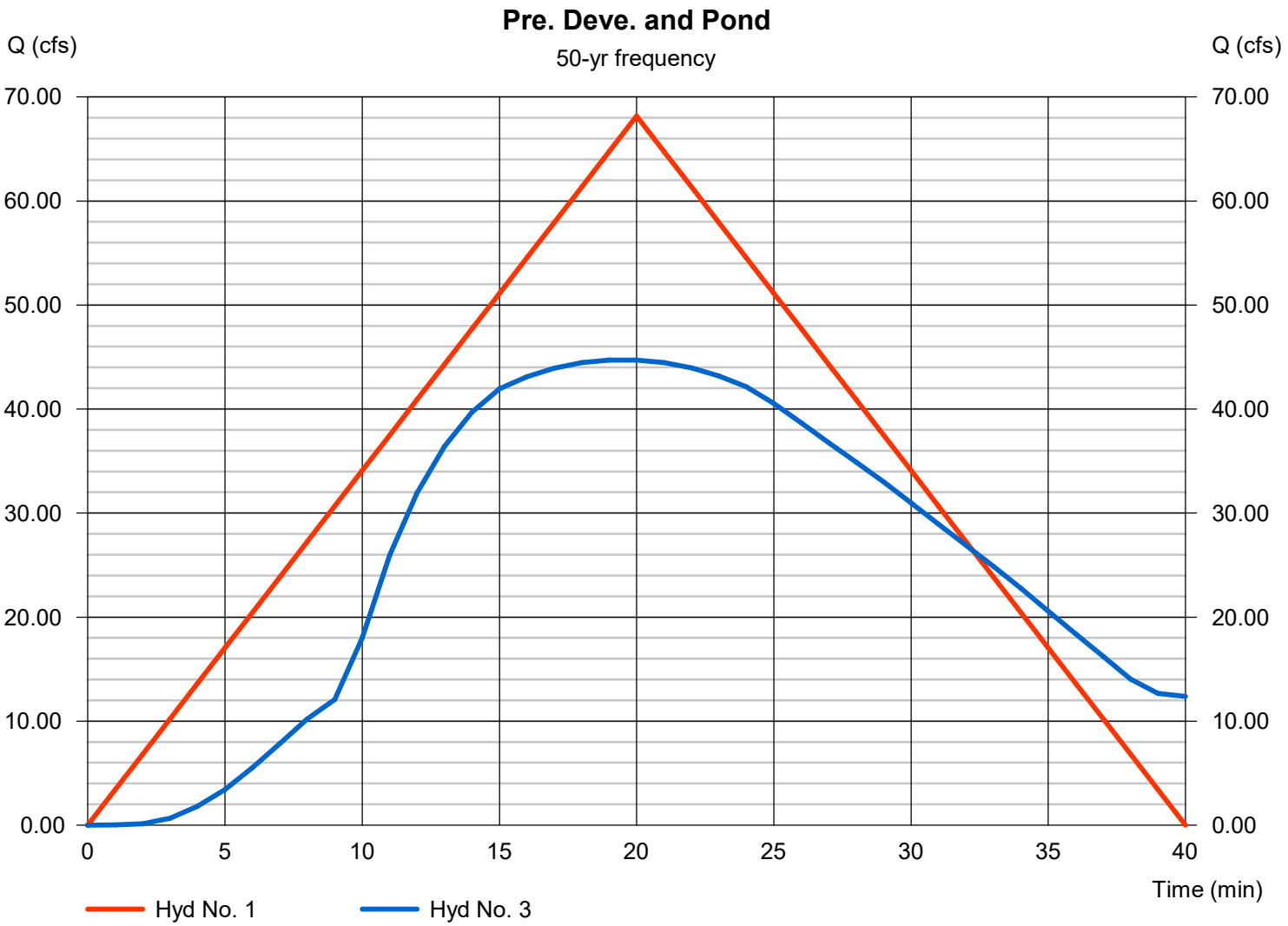
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	68.17 cfs
Time to peak	=	20 min
Hyd. Volume	=	81,798 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	44.71 cfs
Time to peak	=	19 min
Hyd. Volume	=	85,545 cuft



Multi-Hydrograph Plot

Hyd. No. 1

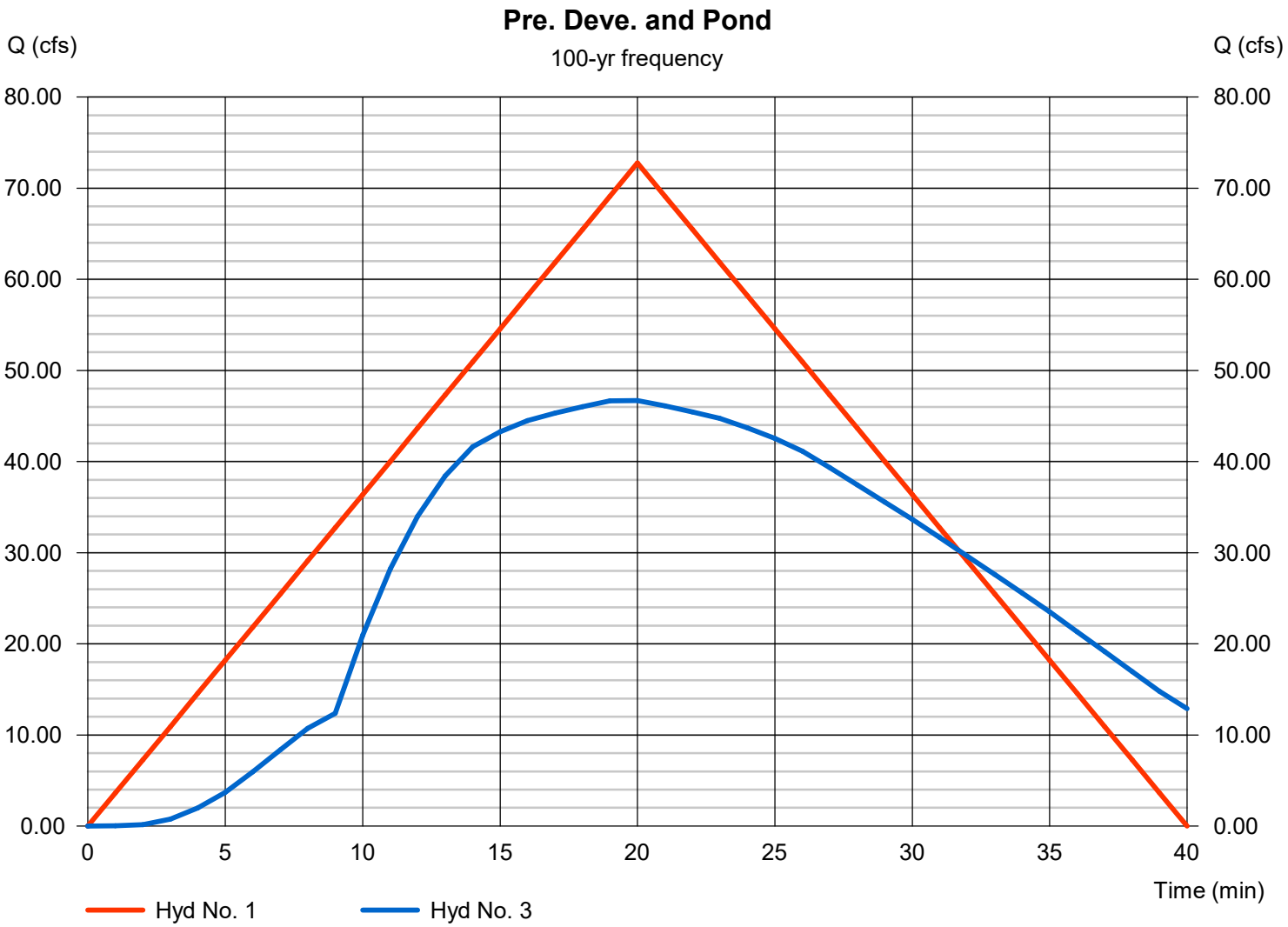
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	72.76 cfs
Time to peak	=	20 min
Hyd. Volume	=	87,311 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	46.70 cfs
Time to peak	=	20 min
Hyd. Volume	=	90,716 cuft



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- Geotechnical Engineering
- Materials Testing • Special Inspections
- Design

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GEOTECHNICAL ENGINEERING EXPLORATION

Proposed Midland Road Subdivision
Bryant, Arkansas

PREPARED FOR:

Jonathan Hope
Hope Consulting
117 South Market Street
Benton, AR 72015

PREPARED BY:

MTA ENGINEERS
8001 National Drive
Little Rock, AR 72209

March 10th, 2022

MTA ENGINEERS

Jonathan Hope
Hope Consulting
117 South Market Street
Benton, AR 72015

March 10th, 2022

Subject: Report of Geotechnical Engineering Exploration
Proposed Duplexes at Midland Road
Bryant, Arkansas

Mr. Hope:

MTA Engineers has completed the authorized Geotechnical Engineering Exploration for the above referred project. This work was conducted in accordance with the agreement between MTA Engineers and Hope Consulting, detailed in MTA Engineers Proposal dated February 2nd, 2023.

The purpose of our work was to review general surface and subsurface conditions within the project site area, and to gather and present data relative to the design and construction of the proposed Midland Road Subdivision located in Bryant, Arkansas. This report outlines the exploration procedures used, exhibits the data obtained, and presents our recommendations.

MTA Engineers appreciates this opportunity to provide these services and looks forward to working with you on future projects. Please contact us if you have any questions or require additional information.

Sincerely,

MTA ENGINEERS

Kelton Price, P.E.
Project Engineer
Office +1 501-753-2526
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 10650
KELTON W. PRICE

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EXECUTIVE SUMMARY

The geotechnical exploration was conducted near Midland Road located in Bryant, Arkansas. The general topography of the site was varying elevations. At the time of our visit, the site was heavily wooded.

In general, the soils will consist of stiff lean clay / silty sand, dense clayey sand with gravel and medium hard to hard shale. Subsurface conditions were consistent throughout the entirety of the proposed development. The potential to find buried stumps or other organic material is low. Major soil types encountered at each boring may be summarized as follow:

Table 1. Soil Types Encountered

SOIL TYPE	DESCRIPTION
CL	Lean Clay / Sandy Clay
ML / CL-ML	Sandy Silt / Sandy Silty Clay
SC / SM	Silty / Clayey Sand
CH	Expansive clay
Shale	Weathered Shale

See Table 2 General Strata Classification of Soil Logs or the individual soil logs found in Appendix B for a more detailed overview of the soils encountered on site.

Based on the nature of the existing strata encountered at the time of exploration, it is assumed that the proposed improvements will be above existing grades. The surface soils contain organics in all borings. In grass covered areas, the soils of Stratum I are stiff and will contain 6-in of topsoils. Stability of these soils will depend on soil moisture conditions at the time of construction, area of improvements may require over-excavation of 2-ft to remove silty isolated surface soils (deeper during wetter seasons). Additional over-excavation may be required in the footing trenches, depending upon weather conditions. A random presence a of CH clay was noted during exploration. Care should be taken to monitor CH when excavation and ensure no CH clay presence within 2-ft of pavement.

Based on the anticipated bearing load, it is recommended that any structure be supported on traditional shallow footings founded a minimum of 24-in below final grade, within Structural fill. Footings founded as recommended may be designed using a net allowable bearing capacity of 2,000-psf for continuous and individual spread footings.

The net allowable end bearing pressure is based on a factor of safety in excess of 3.0 with respect to the anticipated shear strength of the bearing stratum. Total and differential settlement is anticipated to be less than ½-in.

SUMMARY

- **Rock/Hard Dig:**
  - Excavation may be performed using medium to heavy duty equipment.
  - Weathered Shale was encountered in all borings.

- **Soils:**
  - Soils generally consist of stiff lean clay, silty sand, dense clayey sand, expansive clay and shale.
  - Structural fill should be placed according to the "Structural Fill" section of this report.
  - Stripping in the order of 6-in to remove organics.

- **Foundations/Slabs:**
  - Shallow footings founded a minimum of 24-in beneath final grade may be sized using a bearing pressure of 2,000-psf for continuous and individual spread footings.

- **Un-compacted Fill:**
  - No un-compacted fill was encountered on the property during the exploration.

- **Stump/Organic Findings:**
  - The potential to find stumps or other organic material beneath the surface is low.

- **Pavement:**
  - Recommended pavement sections are presented within this report.
  - Pavement must meet the requirement of City of Bryant

- **Miscellaneous:**
  - Groundwater was encountered near TP-10 & 11.

INTRODUCTION

This exploration was requested in order to evaluate existing subsurface conditions and provide geotechnical design recommendations. The results of this exploration and the geotechnical design recommendations for site construction are presented in this report.

Exploration was accomplished by:

1. Excavating 14 locations up to 10-ft or refusal, to explore subsurface soil, and groundwater conditions.

2. Obtaining samples from each stratum, within the accessible areas, using standard geotechnical sampling technique or standard penetration test.

3. Performing laboratory tests on various samples to determine pertinent engineering properties of the subsurface strata.

4. Analyzing field and laboratory test data to develop design recommendations.

The scope of this geotechnical exploration did not include an environmental assessment to determine the presence of wetlands and/ or hazardous or toxic materials in the soil or groundwater on or near this site. If there is concern of wetlands or a hazardous/ toxic material presence, a qualified environmental assessment consultant should be contacted to perform a site investigation before construction begins.

FIELD EXPLORATION

Subsurface conditions at the site were explored by using test pits to a depth of 10-ft at 14 test pit location. The approximate excavation locations are shown on the Excavation Location Plan (see Appendix A). Test Pit logs presenting descriptions of the soil strata encountered are included in Appendix B. Laboratory testing summary of the different soil types are located in Appendix D.

Samples were obtained throughout the entirety of most locations using bulk grab methods. The recorded penetrometer reading (tons/ft^2) are indicated on the Test Pit Logs in the Unconfined Compression Strength column. All soil samples encountered were removed from the field in moisture

tight containers and transported to our laboratory for further examination. At the lab, a visual classification was performed for each sample.

All various soil types were then analyzed for specific engineering properties.

GENERAL SITE AND SUBSURFACE CONDITIONS

The exploration for the proposed Subdivision located along Midland Road in Bryant, Arkansas. It is anticipated that proposed roads will be constructed near the existing grade. Soil as explored consisted of silty sands, lean sandy clays, and clayey sands with gravel above weathered shale. The stratigraphy encountered in the excavation locations is summarized in Table 2. Test Pit were advanced to a depth of 10-ft or refusal within the building and pavement areas using mini excavation procedures.

For a more detailed description of soils encountered while testing see the boring log sheets found in attached preliminary report.

Table2. General Strata Classification of Boring Logs

STRATA	DEPTH (ft)	SOIL CLASSIFICATION	SOIL DESCRIPTION	SIGNIFICANT PROPERTIES
STRATUM I (a)	0 – 2 to 4	SM & SC *TP-1, 2 & 4*	Silty Sand & Clayey Sand Surface Organics	Medium Dense Low Shrink Swell Potential Moderate bearing capacity
STRATUM I (b)	0 – 2 to 4	CL *Except in TP-1, 2, 3 and 8*	Lean Clay / Sandy Clay w/ surface Organics	Stiff to Very Stiff Moderate Bearing Low shrink swell potential
STRATUM I (c)	1 – 2 to 5	ML/ CL-ML *(Except TP-4 & TP-5)*	Sandy silt/ Sandy Silty Clayey	Stiff Moderate to High Bearing Capacity Moisture Sensitive
STRATUM II (a)	2 – 4	CH *(Only in TP-12)*	Expansive Clay	Very Stiff Moisture sensitive
STRATUM II (b)	2 to refusal	Shale *In all test pits*	Weathered Shale	Medium Hard to Hard Moderate Bearing Capacity

The significant properties and characteristics of the subsurface strata pertinent to design and constructions are as follows:

A. The topography of the site and planned building location.
B. The anticipated bearing loads.
C. Dense Sand-Clay-Gravel encountered in the several Test Pits.
D. Shale was encountered in all test pit excavations.
E. The anticipated pavement loading.

LABORATORY TESTING

Description of the soils encountered in the excavation was prepared in general accordance with applicable ASTM standards. The soil stratification shown on the test pit logs represents soil conditions at the specific excavation locations. There may be some variations that occur between or beyond the excavation locations.

The stratification lines on the test pit logs represent the approximate boundaries between soil types, but the actual transitions between soil layers in the subsurface of the proposed site may be gradual. Laboratory testing was performed to verify/evaluate classification, volumetric stability, and to determine water content. The results of all testing performed are represented in Appendix D Laboratory Test Summary.

ANALYSIS AND RECOMMENDATIONS

SITE PREPARATION

Based on the requirement of the city of Bryant, the existing soils are not suitable to be within the upper 2-ft of the subgrade; therefore, 2-ft of approved fill will be required in the areas of public streets. This can be achieved through over-excavation and backfill, raising the proposed grades, or a combination of both. Prior to the addition of any fill or the construction of any improvements, areas of proposed building and parking should be stripped to remove organics and stiff isolated silty sand. Areas of vegetation and trees within the building or paved areas should be grubbed to a depth of 6-in. The roadway areas should be proof-rolled using 62,000-lbs loaded dump truck (or equivalent load) to determine area of instability. Proof-roll should be performed in the presence of MTA Engineers. Any areas of instability should be further investigated. Isolated areas of over-excavation should be

anticipated. MTA recommends that all excavation be performed during dry periods and that positive drainage is maintained during construction. Water ponding will affect soil stability. Areas of instability will require over-excavation. Depths of over-excavation will vary, but could extend to 3-ft. Structural fill, where needed, should be placed as recommended in the "Structural Fill" section of the report. Positive drainage should be maintained throughout this process. The addition of excessive moisture could cause a significant loss of soil stability.

Consideration should be given to backfilling storm drains with clean gravel to allow for the removal of potential ground water that may accumulate above the shale strata. Frequent French drains may be required as well. If soft soils are encountered in the area of proposed roadways, a filter may be used to maintain separation of the soft soils from the approved fill.

The building pads should be constructed above the existing grade to provide positive drainage. Some over-excavation of footings could be required depending on the soil moisture condition at the time of excavation. Soil bearing information given in the building foundations section of this report will be based on these site preparation conditions.

STRUCTURAL FILL

Structural Fill within roadways must conform to City of Bryant requirements. Fill should consist of approved materials, which are free of organic matter and debris. For approval, samples of the proposed fill material should be submitted to MTA Engineers for classification testing. Select fill consisting of low plasticity soil such as lean clay or clayey gravel classifying as SC, CL, or GC according to the Unified Soils Classification System are generally considered suitable. High plasticity clay soils (soils with a Liquid Limit above 50) should not be used as fill.

Placement of approved fill should be achieved in multiple thin lifts. Each lift should not exceed 8-in in loose thickness. Compaction of these lifts should be performed with suitable equipment to achieve the compaction requirements noted in Table 3. Care should be taken that all compaction recommendations are performed.

If cohesive soils are to be used, compaction should be performed using a kneading-type vibratory compactor, such as a vibratory sheepsfoot. The material should be broken down sufficiently to provide a dense matrix of particles.

Table 3: Compaction Requirements

Material Type and Location	Minimum Compaction (percent of ASTM D1557)	Allowable variance in moisture from optimum
Structural Fill Beneath Pavement Sections	95%	Optimum to +3 (Clay Shale) -3 to +3 (Other Approved Select Fill)
Structural Fill Beneath Buildings	95%	Optimum to +3 (Clay Shale) -3 to +3 (Other Approved Select Fill)
Utility Backfill in Building Area and Pavement	95%	-3 to +3
Miscellaneous and Green Areas	90%	-3 to +3
Aggregate Base Course	95%	-3 to +3 at time of compaction

BUILDING FOUNDATIONS

All foundations must satisfy two basic and independent design criteria. First, foundations must have acceptable factor of safety against bearing failure under maximum design loads. Secondly, movement of the foundation due to consolidation, shrinkage, and/or swelling of the supporting strata should not exceed tolerable limits for the structure.

Construction factors such as installation of foundations units, excavation procedures, and surface and groundwater conditions should also be considered. These factors and the aforementioned subsurface conditions were influential in development of the following statement.

In view of the anticipated foundation loading and subsurface conditions encountered, it is suggested that the proposed structures be supported on a foundation system designed in accordance with the following recommendations.

FOUNDATIONS/ SLABS

Shallow Foundations

Based on the nature of existing soils encountered at the time of exploration and the anticipated loading, it is recommended that all structures be supported on traditional shallow footings founded a minimum of 24-in beneath final exterior grade, within Structural fill. In addition, to minimize the potential for localized shear failure within the soils, a minimum footing width of 24-in is recommended.

Shallow foundations founded as accounted may be designed using a net allowable bearing pressure of 2,000-psf for continuous and individual spread footings. The net allowable end bearing pressures will be based on a factor or safety in excess of 3.0. Total and differential settlement is anticipated to be less than ½-in.

Slab-on-grade type construction is considered appropriate for the floor slab. We recommend that the slab be supported on 4-in of clean crushed stone or gravel (ASTM C-33 #57 or equivalent) on prepared subgrade. A Class A impervious moisture barrier with a minimum thickness of 10-mils, specified according to ASTM E-1745, should be provided between slab and the granular fill due to the potential for perched water to develop during the wetter seasons.

PAVEMENT DESIGN

Paved parking and drives will be constructed as part of the project. Design traffic volumes and loadings have not been determined. However, we anticipate that the drives will be subject to light vehicles and weekly service trucks. We anticipate that the drives will be placed at/or above the existing elevation. The following design criteria were used to develop the recommended pavement sections in conjunction with the AASHTO Design Guide 1996:

Table 3. Pavement Design Assumption Values

PAVEMENT DESIGN ASSUMPTION VALUES	
CBR	5
R-VALUE	15
SOIL SUPPORT VALUE (S)	5

Based on information obtained during this study, subgrade soils in the paved areas should generally consist of proof-rolled properly compacted Structural fill. Due to the random presence of Ch clay, care should be taken to avoid it within 2-ft of the pavement. Structural fill should be placed as recommended in the Structural fill section of the report. It is recommended that positive site drainage should be provided during construction and be incorporated during the final design.

All pavement sections must comply with the City of Bryant minimum requirements. It should be recognized that some periodic maintenance of pavement will be required. As a minimum, this should include periodic sealing of all joints and cracks to prevent surface water infiltration.

UN-COMPACTED FILL

No uncompacted fill was encountered on the property during our exploration. The cleared area near Midland Road contains unsuitable fill that should be removed prior to construction.

STUMP/ ORGANIC FINDINGS

The proposed improvement area is covered with light grassy vegetation and trees. The potential to find stumps or other organic material below the surface is low.

SEISMIC CONSIDERATION

Based on IBC-2015, a site soil **Class B** may be used for design purposes. Liquefaction potential of the soils in Stratum I(a, b & c), II(a & b) is negligible. Additional design information on Seismic Consideration is attached as Appendix E.

CONSTRUCTION PROCEDURES

The potential exists for increased perched water to develop during wetter seasons. Therefore, foundation excavation and any other site grading should be performed during drier periods to reduce the possibility of changes in conditions.

Subsurface conditions significantly at variance with those encountered within the borings should be brought to the attention of the engineer, and work delayed pending evaluation and/or preparation of additional recommendations, if warranted.

♦ ♦ ♦ ♦

The following illustrations are attached and complete this report:

Appendix A: Excavation Location Plan
Appendix B: Test Pit Logs
Appendix C: Key to terms and Symbols
Appendix D: Laboratory Test Summary
Appendix E: Seismic Design Criteria

♦ ♦ ♦ ♦

Appendix A : Excavation Location Plan


B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
B-11
B-12
B-13
B-14
GREEN SPACE/ DRAINAGE AREA
4.46 ACRES 194133 Sq. Ft.
GREEN SPACE/ DRAINAGE AREA
6.79 ACRES 295818 Sq. Ft.
DETENTION AREA
3.54 ACRES 154090 Sq. Ft.
Ivy St
Willow St
Sherwood Rd
Wildwood Rd
Old Mae Wood Rd
Centark Circle

Appendix B:
Test Pit Logs

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Excavation Log Report

TEST PIT NO. TP-1
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 3/1/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			MEDIUM DENSE, BROWN SILTY SAND W/ GRAVEL AND ORGANICS	SM	NP	14.5	NV		44.7		2.0 2.5
			BROWN-GREY, SANDY SILTY CLAY	CL-ML	17	16.3	24	7	53.7		2.5
5			MEDIUM HARD TO HARD, GREY-TAN, WEATHERED SHALE REFUSAL AT 6-FT ON SHALE Boring Terminated	SHALE							4.5
10											
15											
20											
25											
30											

COMPLETION DEPTH: 6 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

P.O. Box 23715 • Little Rock, AR 72221
Ph. 501.753.2526 • Fax 501.753.5747

505 Sanders Ave. • Springdale, AR 72764
Ph. 479.756.0061 • Fax 479.756.9254

101 S. Church St. • Jonesboro, AR 72401
Ph. 870.530.8380 • Fax 870.972.0237

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Excavation Log Report TEST

PIT NO. TP-2
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 3/1/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			MEDIUM DENSE, RED-TAN, SILTY SAND W/ ORGANICS	SM							2.0 2.5
			MEDIUM DENSE, BROWN, CLAYEY SAND	SC							2.5
5			MEDIUM HARD TO HARD, GREY-RED, WEATHERED SHALE REFUSAL AT 6-FT ON SHALE Boring Terminated	SHALE							4.5
10											
15											
20											
25											
30											

COMPLETION DEPTH: 6 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Excavation Log Report TEST

PIT NO. TP-3
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 3/1/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			BROWN-TAN, SANDY SILT W/ GRAVEL	ML	NP	26.0	NV		54.9		2.0
			MEDIUM HARD TO HARD, GREY-RED, WEATHERED SHALE	SHALE							2.5
			REFUSAL AT 4-FT ON SHALE								4.0
			Boring Terminated								
5											
10											
15											
20											
25											
30											

COMPLETION DEPTH: 4 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Excavation Log Report

TEST PIT NO. TP-4
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 3/1/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			STIFF, RED-TAN, LEAN CLAY W/ ORGANICS	CL	14	27.1	36	22	79.7		2.5 2.5
			MEDIUM DENSE, BROWN, CLAYEY SAND	SC							3.0
5			MEDIUM HARD TO HARD, GREY-RED, WEATHERED SHALE REFUSAL AT 6-FT ON SHALE	SHALE							4.5
			Boring Terminated								
10											
15											
20											
25											
30											

COMPLETION DEPTH: 6 WATER DEPTH> INITIAL: AFTER 24 HOURS:

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Excavation Log Report

TEST PIT NO. TP-5
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 3/1/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			STIFF, BROWN-TAN,SILTY CLAY W/ ORGANICS	CL							2.0
			MEDIUM HARD TO HARD, GREY-RED, WEATHERED SHALE	SHALE							2.5
			REFUSAL AT 4-FT ON SHALE								4.0
5			Boring Terminated								
10											
15											
20											
25											
30											

COMPLETION DEPTH: 4 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Ph. 501.753.2526 • Fax 501.753.5747

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Ph. 479.756.0061 • Fax 479.756.9254

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Excavation Log Report

TEST PIT NO. TP-7
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 3/1/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			STIFF, BROWN, SILTY CLAY W/ ORGANICS	CL							2.5
			VERY STIFF, BROWN SILT W/ SAND	ML	NP	27.4	NV		74.4		3.0
											3.0
5			MEDIUM HARD TO HARD, GREY-TAN, WEATHERED SHALE REFUSAL AT 6-FT ON SHALE	SHALE							4.5
			Boring Terminated								
10											
15											
20											
25											
30											

COMPLETION DEPTH: 6 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Excavation Log Report

TEST PIT NO. TP-8
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 3/1/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			STIFF, BROWN,SANDY CLAY W/ ORGANICS	CL							2.0
			MEDIUM HARD TO HARD, GREY-RED, WEATHERED SHALE	SHALE							2.5
			REFUSAL AT 4-FT ON SHALE								4.0
5			Boring Terminated								
10											
15											
20											
25											
30											

COMPLETION DEPTH: 4 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Excavation Log Report

TEST PIT NO. TP-9
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 3/1/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			STIFF, BROWN-GREY, SANDY SILT W/ ORGANICS	ML	NP	25.6	NV		64.6		2.5 3.0
5			MEDIUM HARD TO HARD, GREY-TAN, WEATHERED SHALE REFUSAL AT 6-FT ON SHALE	SHALE							3.5 4.5
			Boring Terminated								
10											
15											
20											
25											
30											

COMPLETION DEPTH: 6 WATER DEPTH> INITIAL: AFTER 24 HOURS:

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Excavation Log Report

TEST PIT NO. TP-10
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 02/28/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			STIFF, BROWN-GREY,SILTY CLAY W/ ORGANICS	CL							1.5 4.5
			MEDIUM HARD TO HARD, GREY-TAN, WEATHERED SHALE	SHALE							4.0
5			REFUSAL AT 6-FT ON SHALE		21	21.7	26	5	52.5		4.5
			Boring Terminated								
10											
15											
20											
25											
30											

COMPLETION DEPTH: 6 WATER DEPTH> INITIAL: 2 AFTER 24 HOURS:

REMARKS:

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Excavation Log Report

TEST PIT NO. TP-11
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 02/28/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			STIFF, BROWN-GREY,SILTY CLAY W/ ORGANICS	CL							1.5 2.5
			MEDIUM HARD TO HARD, GREY-TAN, WEATHERED SHALE	SHALE							2.5
5			BROWN-GREY LEAN CLAY W/ SAND REFUSAL AT 6-FT ON SHALE	CL	23	29.6	46	23	77.6		4.5
			Boring Terminated								
10											
15											
20											
25											
30											

COMPLETION DEPTH: 6 WATER DEPTH> INITIAL: 2 AFTER 24 HOURS:

REMARKS:

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Excavation Log Report

TEST PIT NO. TP-12
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 3/1/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			STIFF TO VERY STIFF, BROWN,SILTY CLAY W/ ORGANICS	CL							2.5 3.0
			VERY STIFF, RED EXPANSIVE CLAY W/ GRAVEL	CH	24	27.2	51	27	73.2		3.5
5			MEDIUM HARD TO HARD, RED, WEATHERED SHALE REFUSAL AT 6-FT ON SHALE Boring Terminated	SHALE							4.5
10											
15											
20											
25											
30											

COMPLETION DEPTH: 6 WATER DEPTH> INITIAL: AFTER 24 HOURS:

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Excavation Log Report

TEST PIT NO. TP-13
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 3/1/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			STIFF, BROWN-RED, SANDY CLAY W/ ORGANICS	CL							2.0
			MEDIUM HARD TO HARD, BROWN-TAN, WEATHERED SHALE	SHALE							2.5
			REFUSAL AT 4-FT ON SHALE								4.0
			Boring Terminated								
5											
10											
15											
20											
25											
30											

COMPLETION DEPTH: 4 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Excavation Log Report

TEST PIT NO. TP-14
PAGE 1 OF 1

JOB NO. GEO23-023
JOB NAME: MIDLAND ROAD SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 3/1/2023
TYPE OF DRILLING: EXCAVATION
EQUIPMENT: KUBOTA U35
LOGGED BY: CHRIS
DRILLED BY: STEWARD

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	UNCONFINED COMPRESSION
			STIFF TO VERY STIFF, BROWN-TAN,SILTY CLAY W/ ORGANICS	CL							2.5 3.0
5			MEDIUM HARD TO HARD, TAN-GREY, WEATHERED SHALE REFUSAL AT 6-FT ON SHALE	SHALE							3.5 4.5
10			Boring Terminated								
15											
20											
25											
30											

COMPLETION DEPTH: 6 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Appendix C:
Key to Terms

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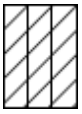
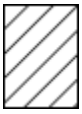
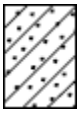
TERMS AND SYMBOLS USED ON BORING LOGS

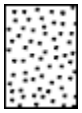
SOIL TYPES

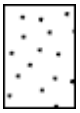

CLAY (CH)

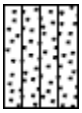

SILTY CLAY (CL)


CLAY (CL)

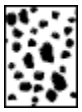

SANDY CLAY (CL)

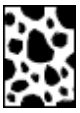

WELL-GRADED SAND (SW)

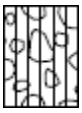

POORLY-GRADED SAND (SP)


SILTY SAND (SM)


CLAYEY SAND (SC)

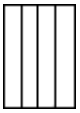

WELL-GRADED GRAVEL (GW)

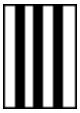

POORLY-GRADED GRAVEL (GP)

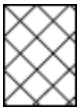

SILTY GRAVEL (GM)


SANDY SILT (ML)

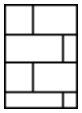

CLAYEY GRAVEL (GC)


SILT (ML)

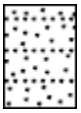

SILT (MH)

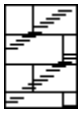

FILL MATERIAL

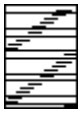
ROCK TYPES

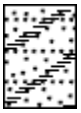

LIMESTONE


SHALE


SANDSTONE

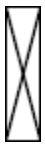

WEATHERED LIMESTONE


WEATHERED SHALE


WEATHERED SANDSTONE

SAMPLER TYPE


SHELBY TUBE SAMPLE


SPLIT SPOON SAMPLE


AUGER SAMPLE


NO RECOVERY

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SOIL GRAIN SIZE

U.S. STANDARD SIEVE								
12"	3"	3/4"	4	10	40	200		
BOULDERS	**COBBLES**	**GRAVEL**		**SAND**			**SILT**	**CLAY**
		COARSE	**FINE**	**COARSE**	**MEDIUM**	**FINE**		
304	76.2	19.1	4.75	2	0.42	0.074	0.002	
SOIL GRAIN SIZE IN MILIMETERS								

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE GRAINED SOILS (major portion retained on No 200 sieve): Includes (1) clean gravels and sands, and (2) silty clayey gravels and sands condition is rated according to relative density, as determined by laboratory tests.

DESCRIPTIVE TERMS	N VALUE	RELATIVE DENSITY
VERY LOOSE	0-4	0 – 15 %
LOOSE	4-10	15 – 35 %
MEDIUM DENSE	10-30	35 – 65 %
DENSE	30-50	65 – 85 %
VERY DENSE	50 and above	85 – 100 %

FINE GRAINED SOILS (major portion passing No 200 sieve): include (1) inorganic and organic silt and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as indicated by penetrometer reading or by unconfined compression tests.

DESCRIPTIVE TERMS	N VALUE	UNCONFINED COMPRESSIVE STRENGTH TON / SQ. FT.
VERY SOFT	0-3	less than 0.25
SOFT	3-6	0.25 - 0.50
FIRM	6-12	0.50 - 1.00
STIFF	13-20	1.00 - 2.00
VERY STIFF	20-50	2.00- 4.00
HARD	50 and above	4.00 and higher

NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above because of planes of weakness or cracks in the soil. The consistency rating of such soils are based on penetrometer readings

TERMS CHARACTERIZING MOISTURE CONTENT

DRY: No water evident in sample; fines less than plastic limit.
MOIST: Sample feels damp; fines near the plastic limit.
VERY MOIST: Water visible on sample; fines greater than plastic limit and less than liquid limit.
WET: Sample bears free water; fines greater than liquid limit.

TERMS CHARACTERIZING SOIL STRUCTURE

SLICKENSIDED: Having inclined planes of weakness that are slick and glassy in appearance.
FISSURED: Containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
LAMINATED: Composed of thin layer of varying color and texture.
INTERBEDDED: Composed of alternate layers of different soil types
CALCAREOUS: Containing appreciable quantities of calcium carbonate.
WELL GRADED: Having wide range in grain sizes and substantial amounts of all intermediate particle size.
POORLY GRADED: Predominantly of one grain size, or having a range of sizes with some intermediate size missing

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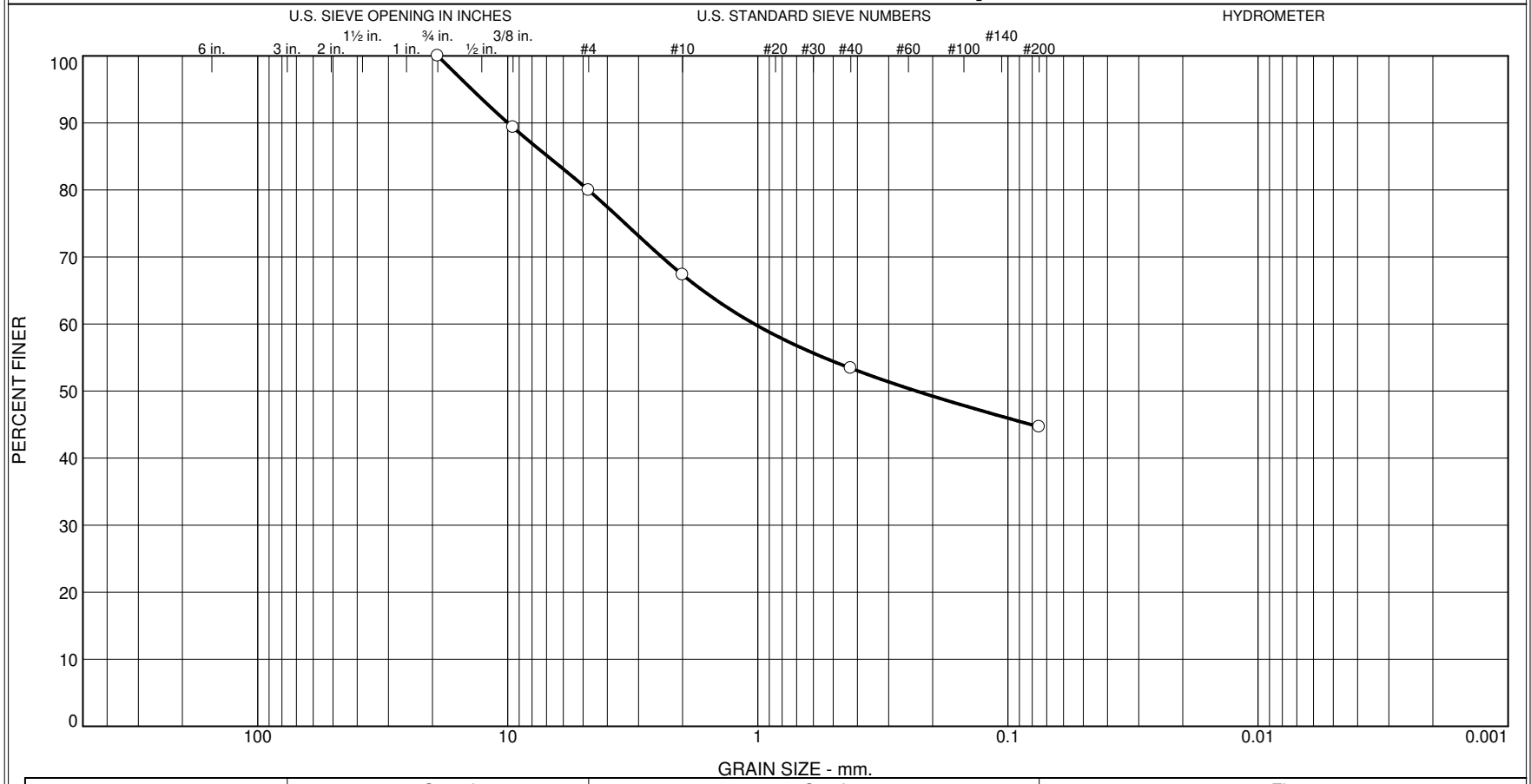
Terms used in this report for describing soils according to their texture or grain size distribution are in accordance with UNIFIED SOIL CLASSIFICATION SYSTEM as described in technical Memorandum No 3-357, Waterways Experiment Station, March 1953

Appendix D: Laboratory Test Summary

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	20.0	12.6	14.0	8.7	44.7	

Identification	Date Sampled	Date Received	Date Tested
Source of Sample: TP-1 Depth: 1 Sample Number: S-2			3-3-2023

Client HOPE CONSULTING

Project MIDLAND ROAD SUBDIVISION

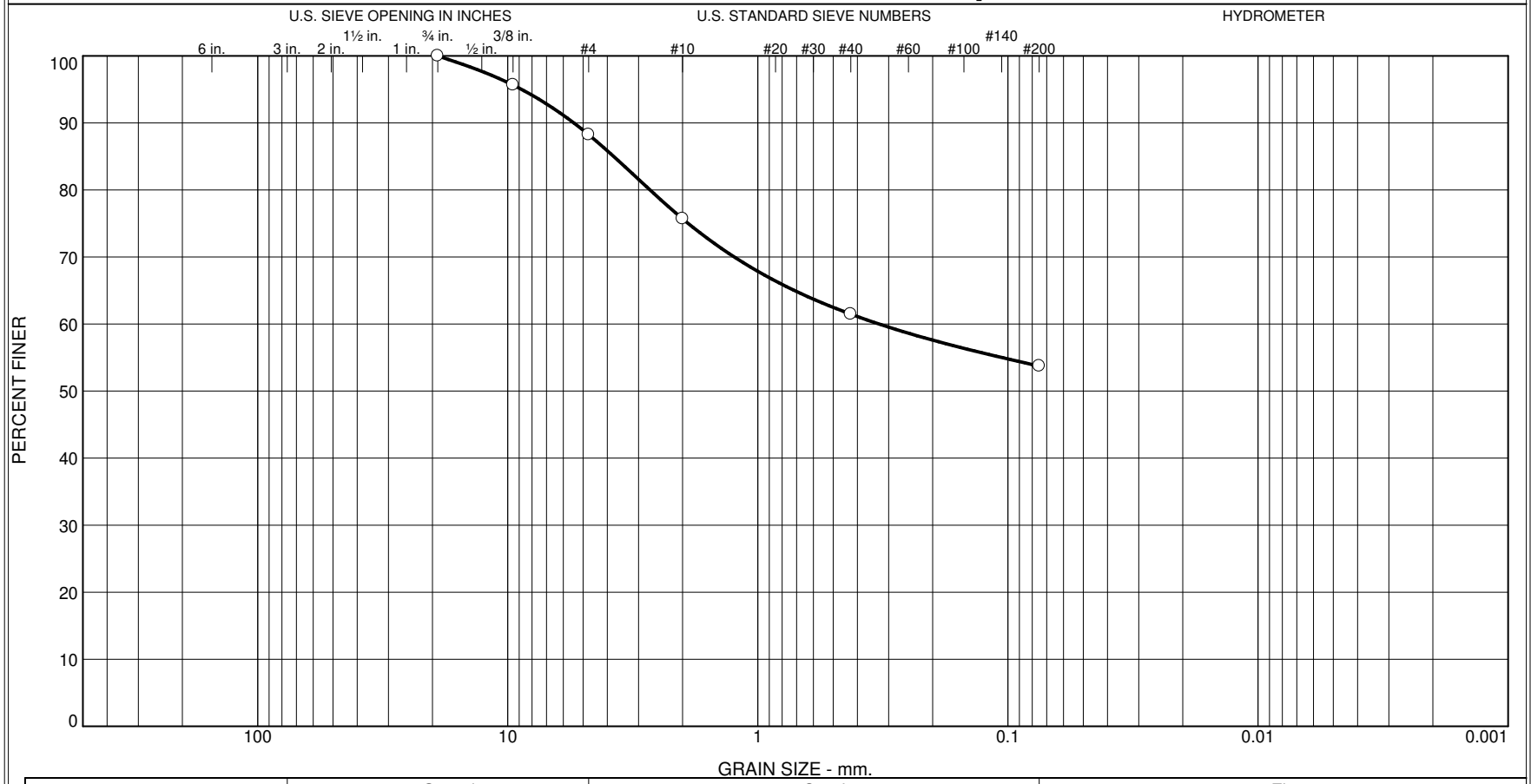
Project No. GEO23-023 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	11.8	12.5	14.2	7.8	53.7	

Identification	Date Sampled	Date Received	Date Tested
Source of Sample: TP-1 Depth: 2 Sample Number: S-3			3-3-2023

Client HOPE CONSULTING

Project MIDLAND ROAD SUBDIVISION

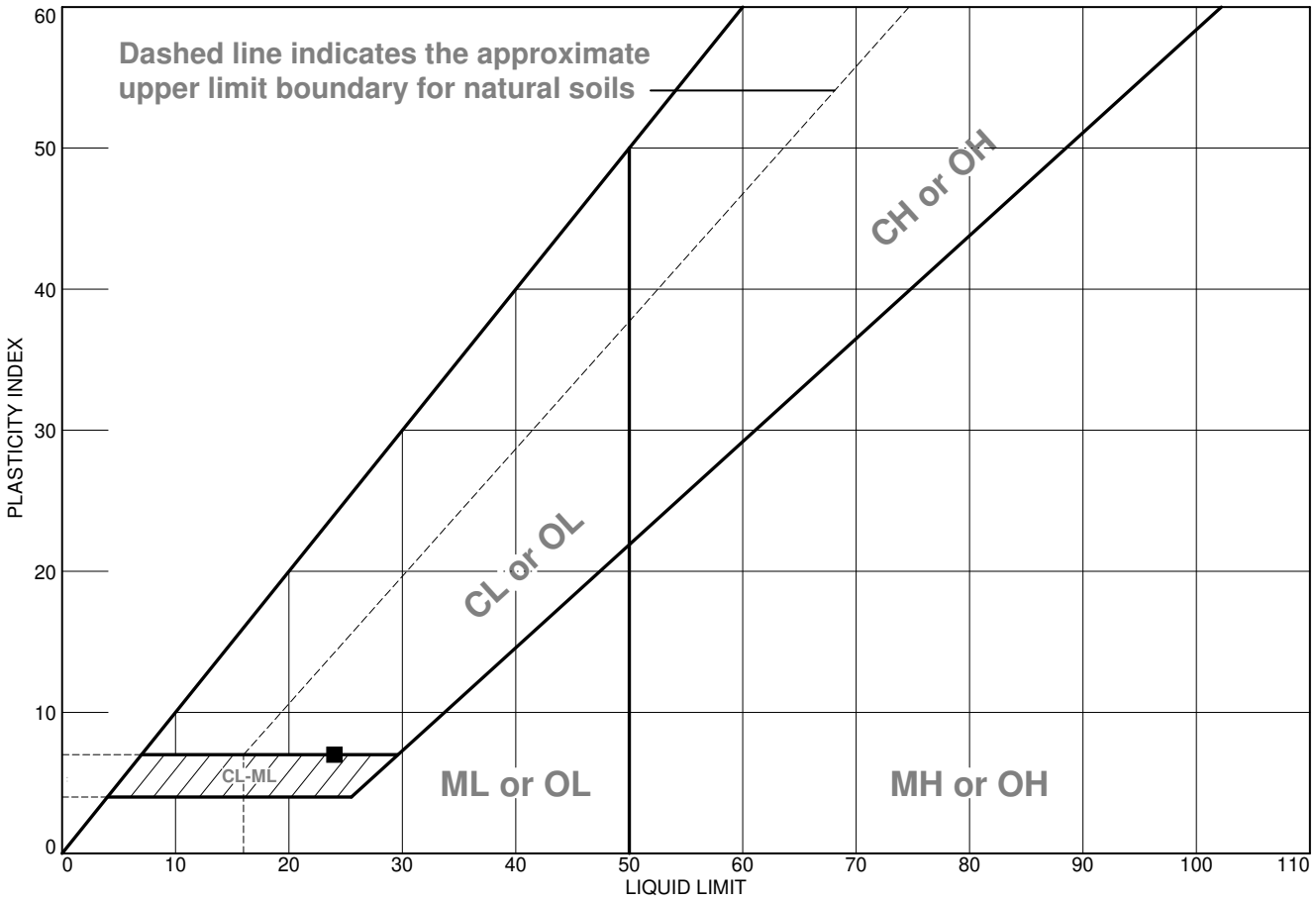
Project No. GEO23-023 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	BROWN SILTY SAND W/ GRAVEL	NV	NP	NP	53.4	44.7	SM
■	BROWN-GREY, SANDY SILTY CLAY	24	17	7	61.5	53.7	CL-ML

Project No. GEO23-023 **Client:** HOPE CONSULTING

Project: MIDLAND ROAD SUBDIVISION

●**Source of Sample:** TP-1 **Depth:** 1 **Sample Number:** S-2

■**Source of Sample:** TP-1 **Depth:** 2 **Sample Number:** S-3

Remarks:

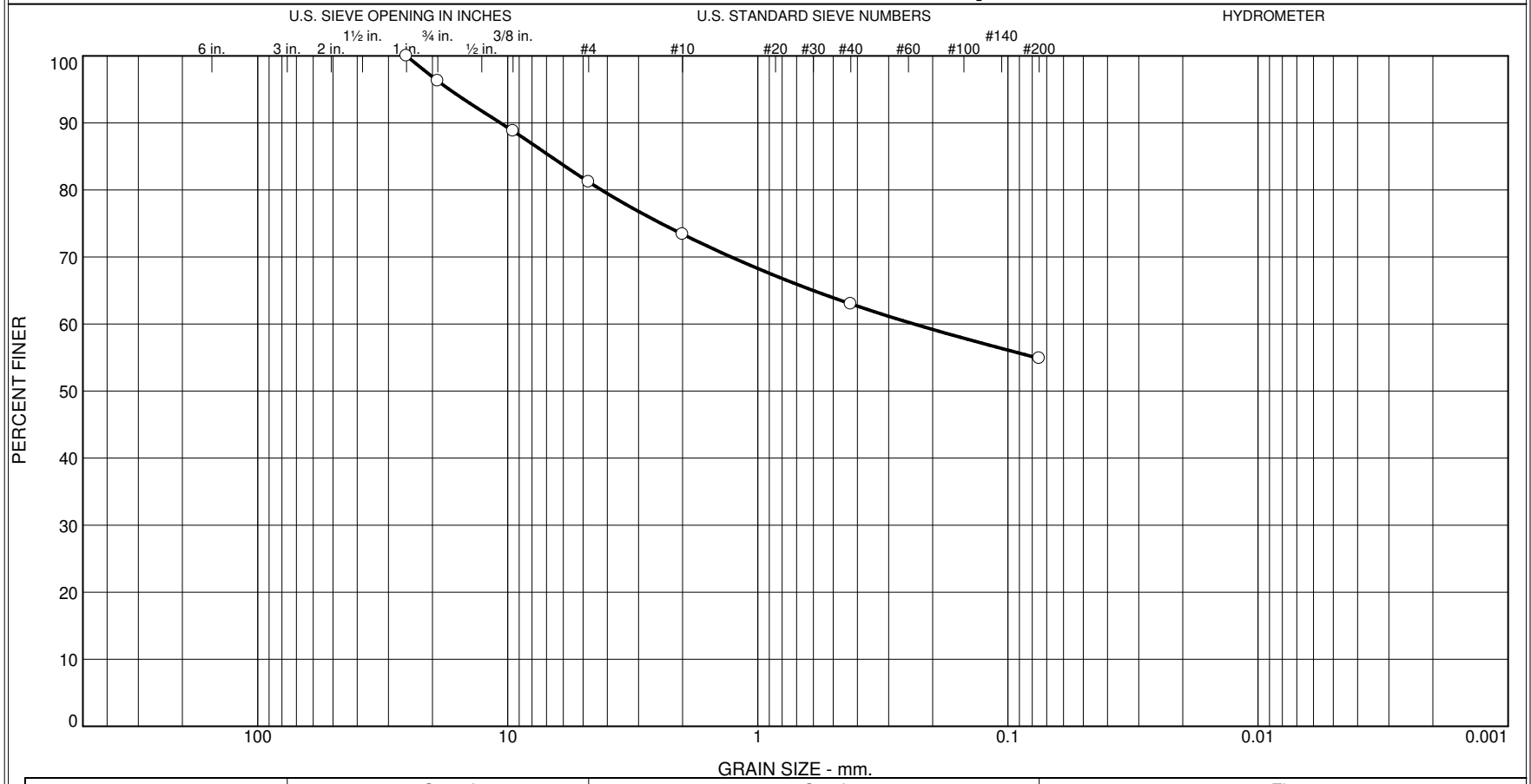
Materials Testing of Arkansas

Little Rock, AR

Figure

Tested By: C. SHEARER **Checked By:** F. MONDUN

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	3.7	15.1	7.8	10.4	8.1	54.9	

Identification	Date Sampled	Date Received	Date Tested
Source of Sample: TP-3 Depth: 0 Sample Number: S-1			3-3-2023

Client HOPE CONSULTING

Project MIDLAND ROAD SUBDIVISION

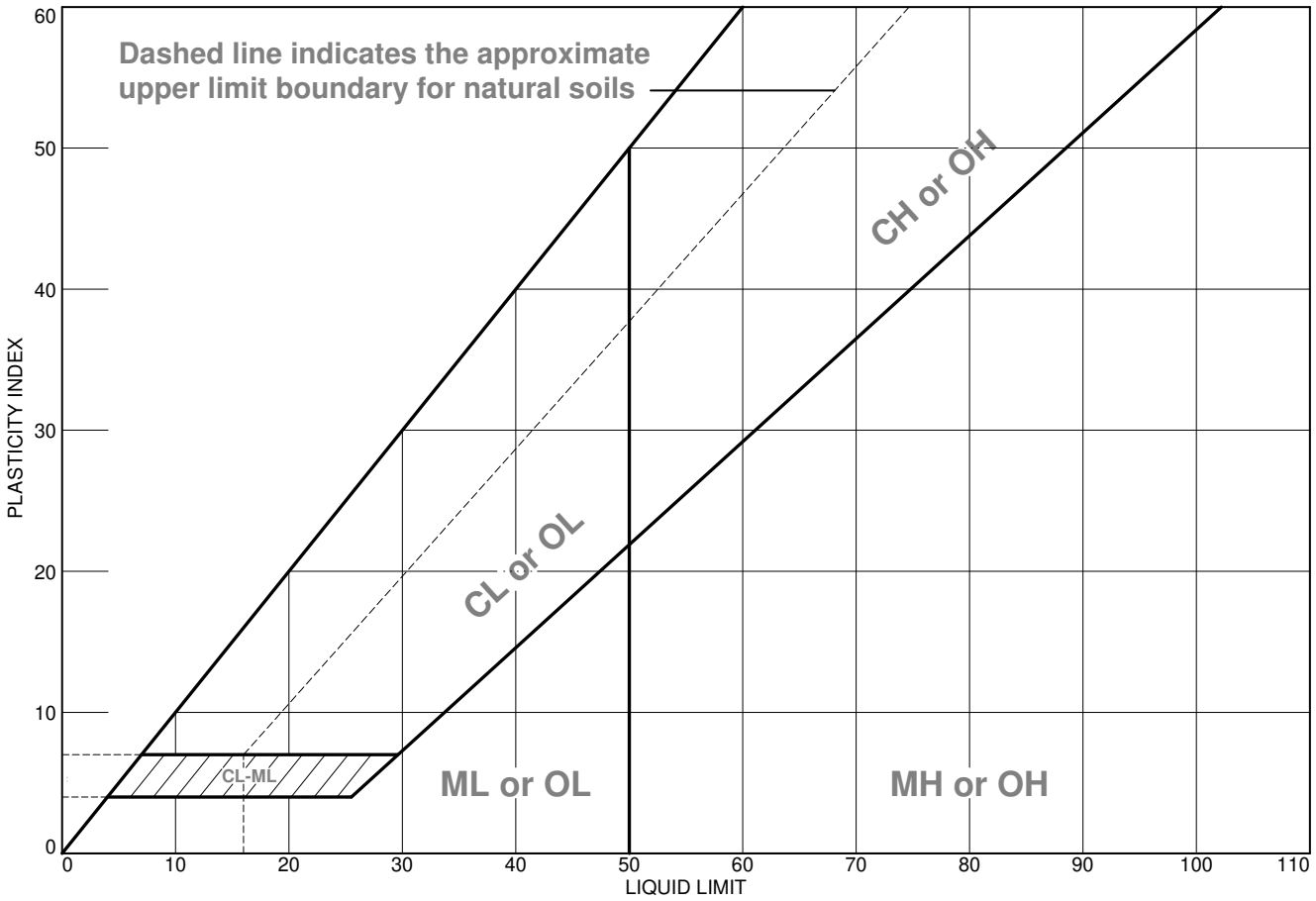
Project No. GEO23-023 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	BROWN-TAN, SANDY SILT W/ GRAVEL	NV	NP	NP	63.0	54.9	ML

Project No. GEO23-023 **Client:** HOPE CONSULTING

Project: MIDLAND ROAD SUBDIVISION

●**Source of Sample:** TP-3 **Depth:** 0 **Sample Number:** S-1

Remarks:

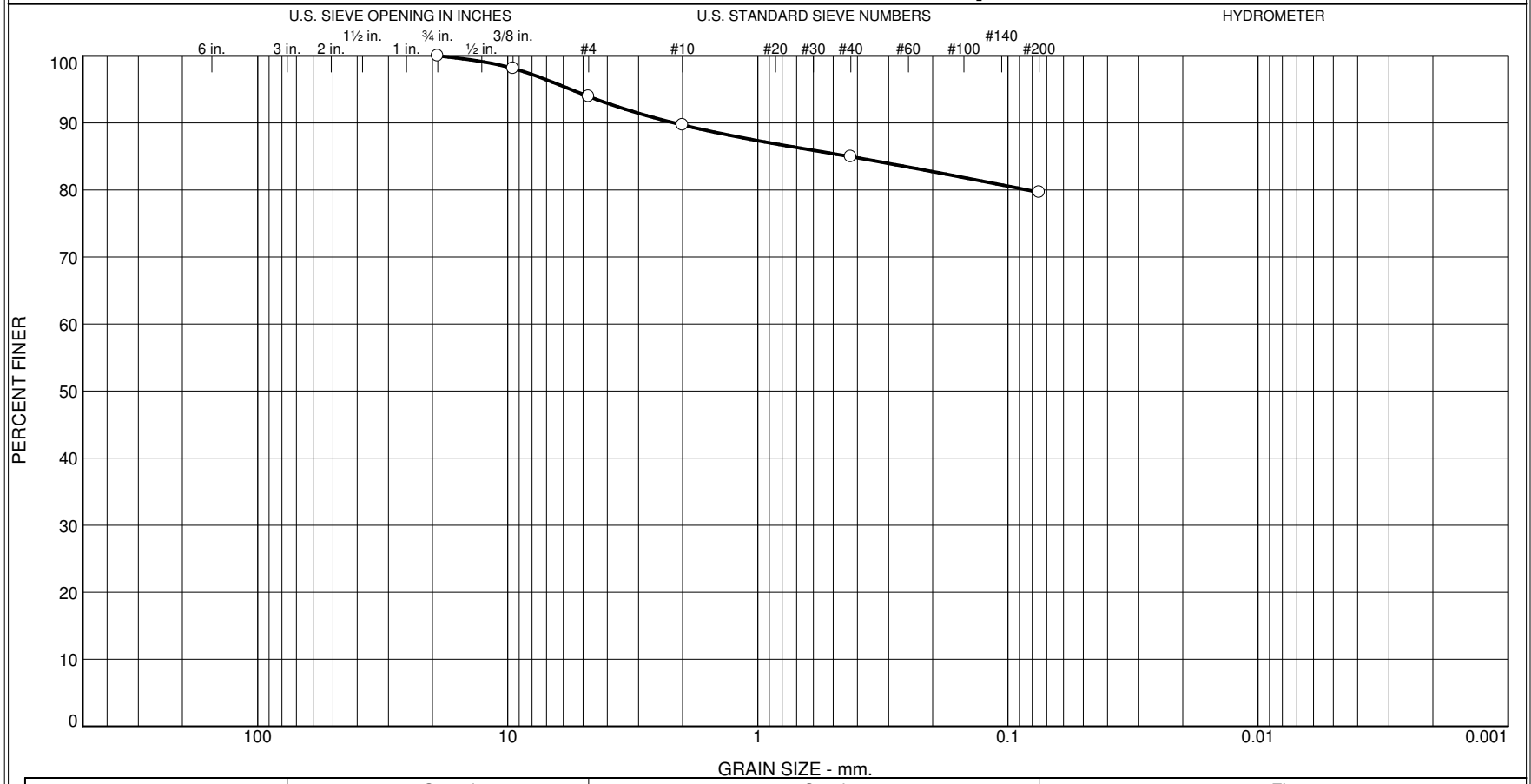
Materials Testing of Arkansas

Little Rock, AR

Figure

Tested By: C. SHEARER **Checked By:** F. MONDUN

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	6.1	4.2	4.7	5.3	79.7	

Identification	Date Sampled	Date Received	Date Tested
Source of Sample: TP-4 Depth: 1 Sample Number: S-2			3-3-2023

Client HOPE CONSULTING

Project MIDLAND ROAD SUBDIVISION

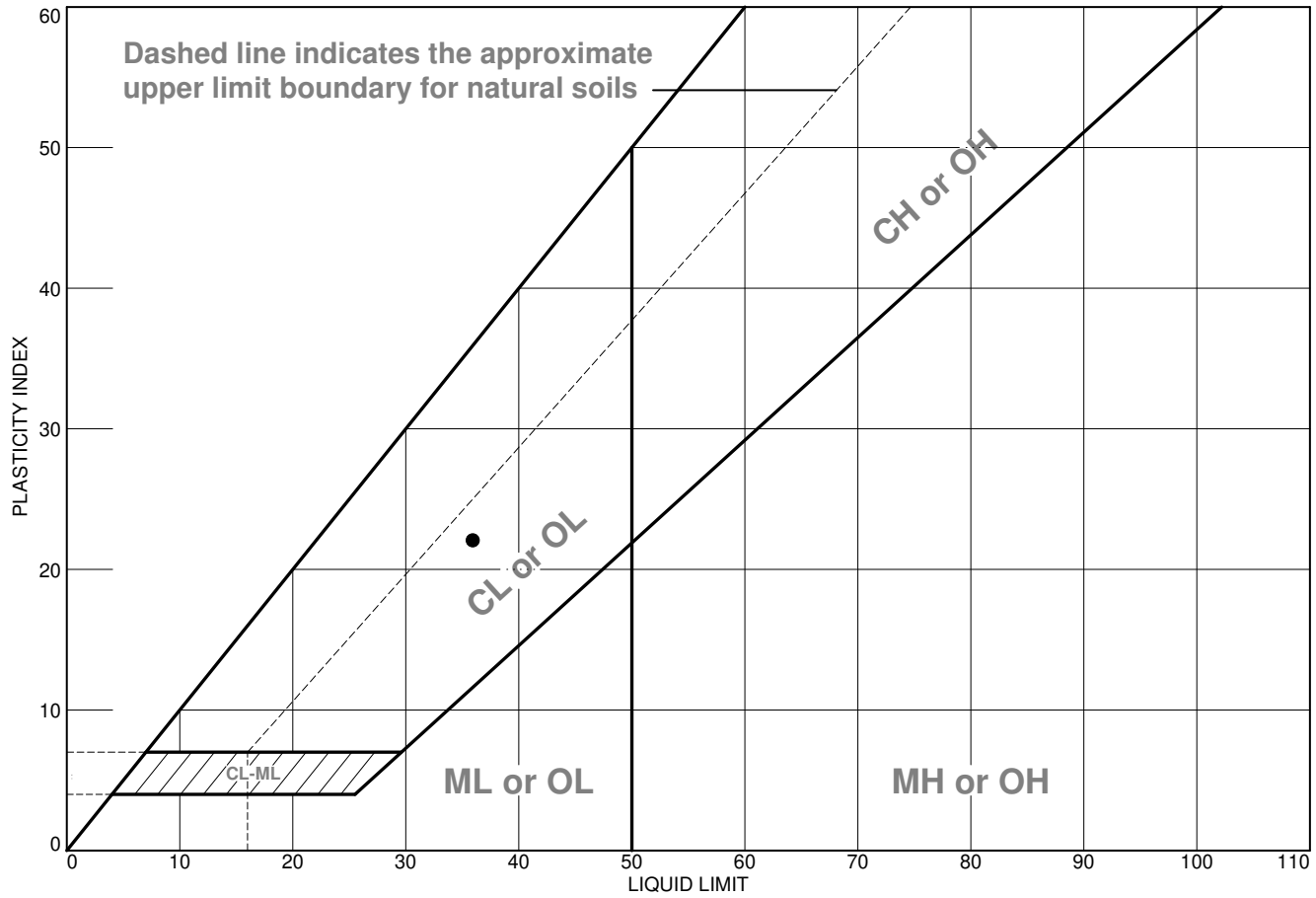
Project No. GEO23-023 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	RED LEAN CLAY W/ SAND	36	14	22	85.0	79.7	CL

Project No. GEO23-023 **Client:** HOPE CONSULTING

Project: MIDLAND ROAD SUBDIVISION

●**Source of Sample:** TP-4 **Depth:** 1 **Sample Number:** S-2

Remarks:

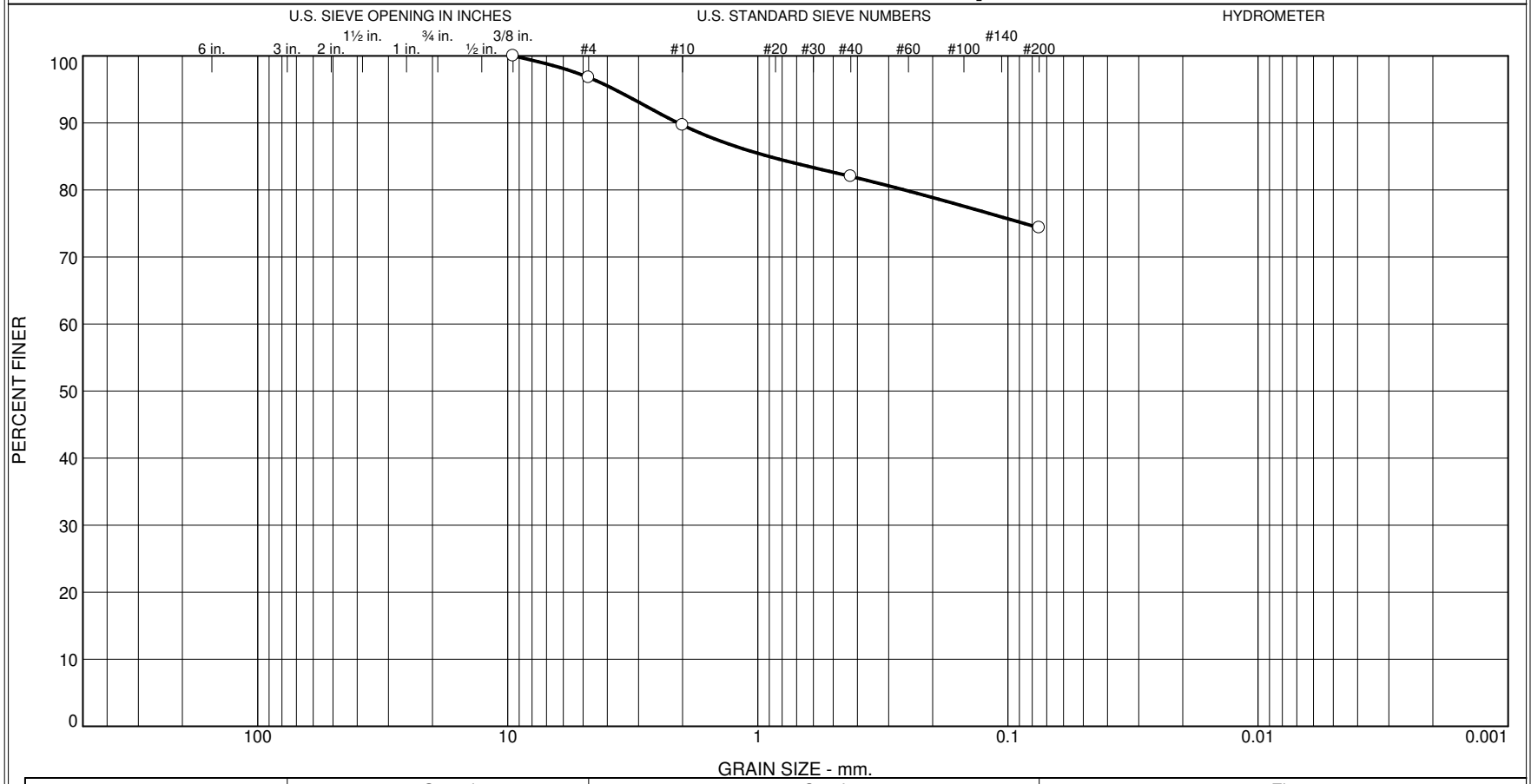
Materials Testing of Arkansas

Little Rock, AR

Figure

Tested By: C. SHEARER **Checked By:** F. MONDUN

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	3.2	7.1	7.7	7.6	74.4	

Identification	Date Sampled	Date Received	Date Tested
Source of Sample: TP-7 Depth: 1 Sample Number: S-2			3-3-2023

Client HOPE CONSULTING

Project MIDLAND ROAD SUBDIVISION

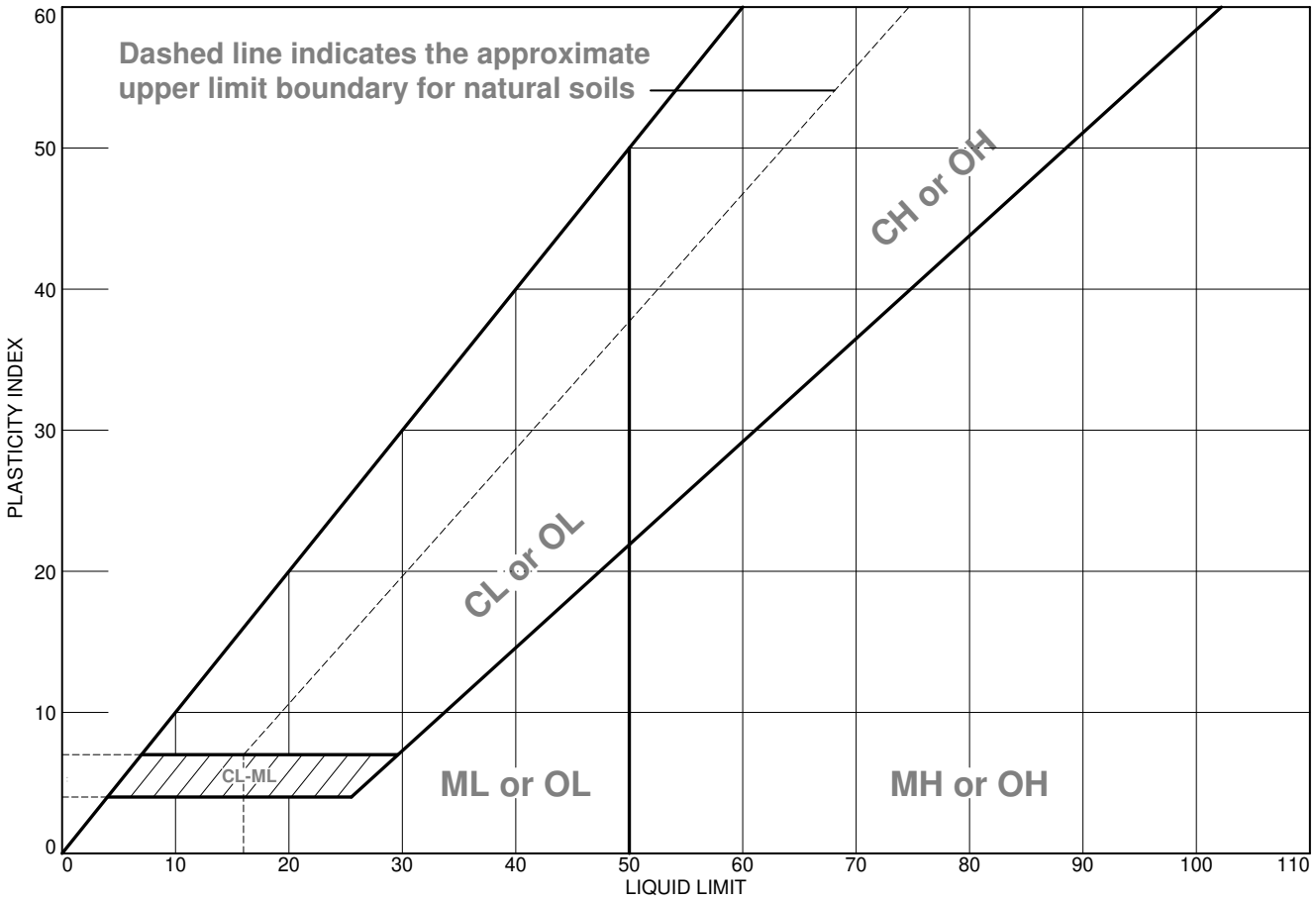
Project No. GEO23-023 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	BROWN SILT W/ SAND	NV	NP	NP	82.0	74.4	ML

Project No. GEO23-023 **Client:** HOPE CONSULTING

Project: MIDLAND ROAD SUBDIVISION

●**Source of Sample:** TP-7 **Depth:** 1 **Sample Number:** S-2

Remarks:

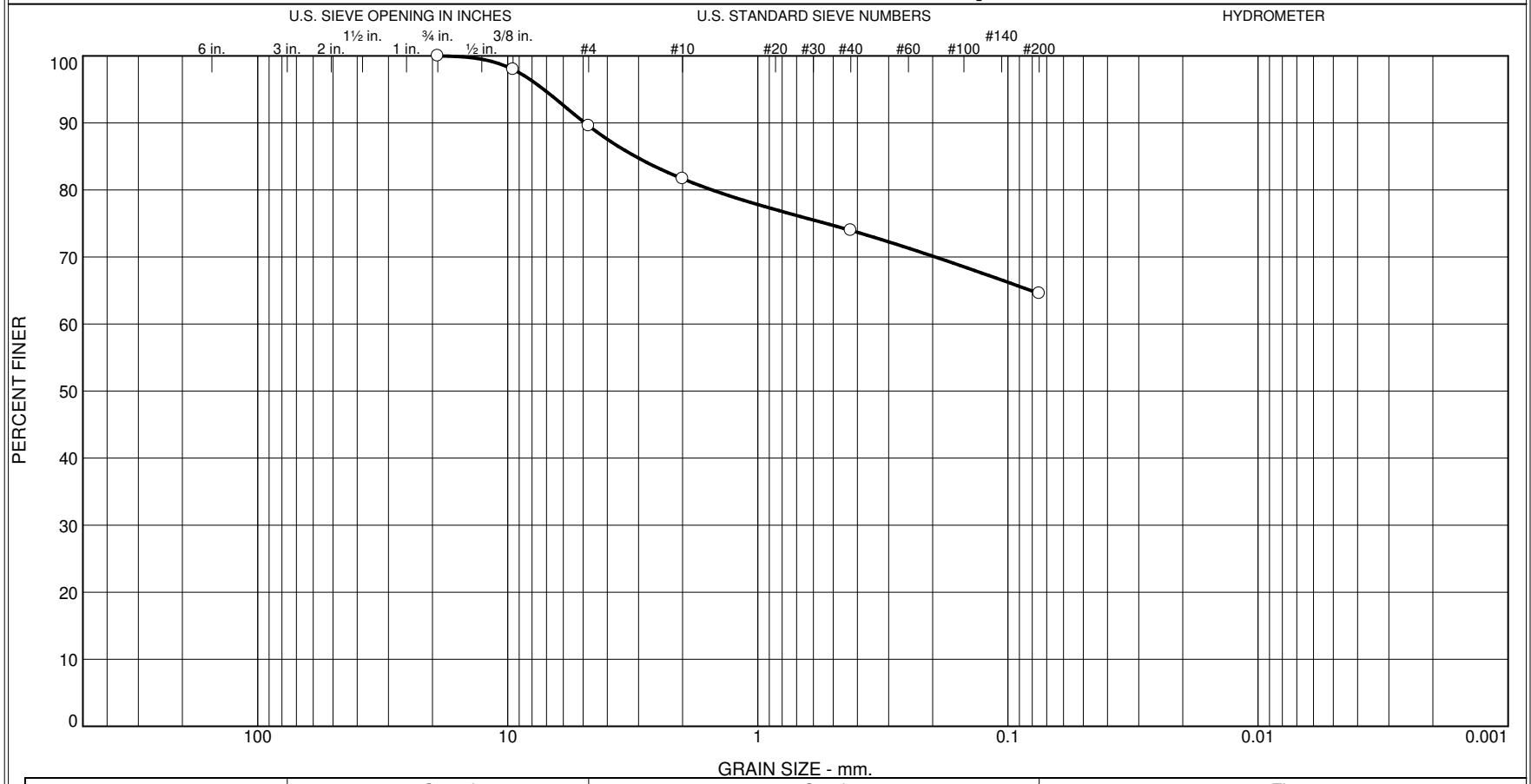
Materials Testing of Arkansas

Little Rock, AR

Figure

Tested By: C. SHEARER **Checked By:** F. MONDUN

Particle Size Distribution Report



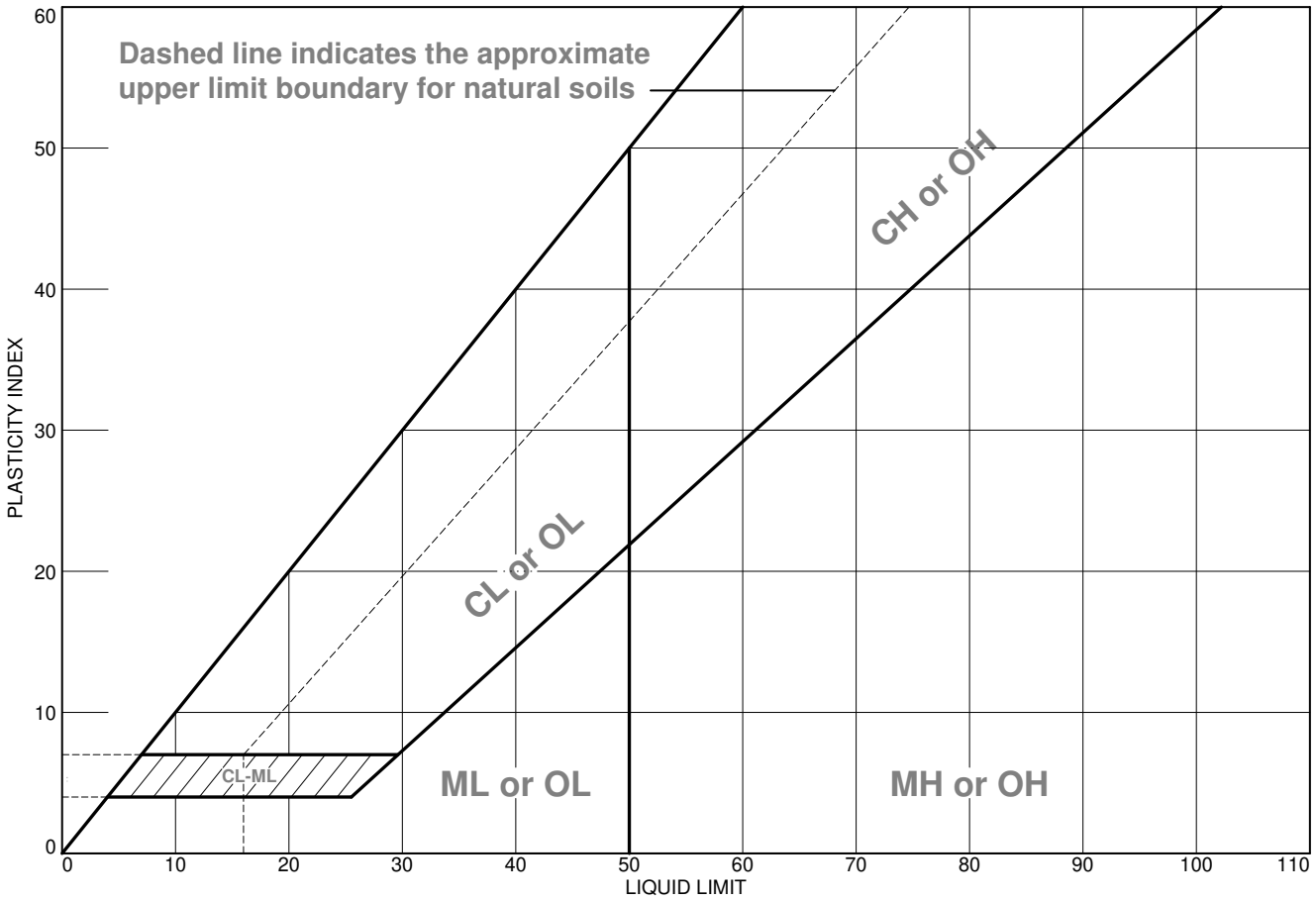
% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	10.4	7.9	7.7	9.4	64.6	

Identification	Date Sampled	Date Received	Date Tested
Source of Sample: TP-9 Depth: 0 Sample Number: S-1			3-3-2023

Client HOPE CONSULTING	**Materials Testing of Arkansas**	
Project MIDLAND ROAD SUBDIVISION		
Project No. GEO23-023 Figure	**Little Rock, AR**	

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	BROWN-GREY, SANDY SILT W/ ORGANICS	NV	NP	NP	74.0	64.6	ML

Project No. GEO23-023 **Client:** HOPE CONSULTING

Project: MIDLAND ROAD SUBDIVISION

●**Source of Sample:** TP-9 **Depth:** 0 **Sample Number:** S-1

Remarks:

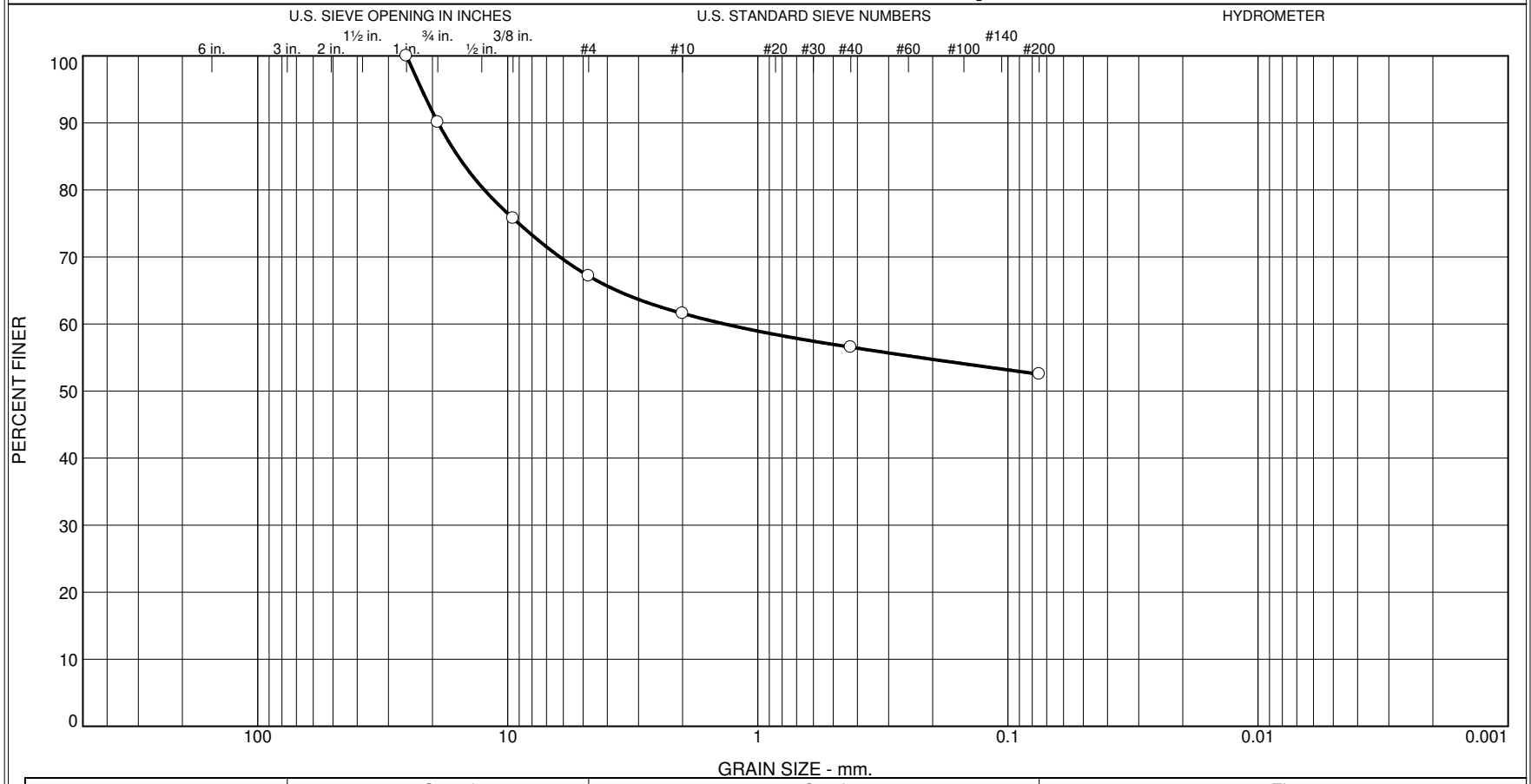
Materials Testing of Arkansas

Little Rock, AR

Figure

Tested By: C. SHEARER **Checked By:** F. MONDUN

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	9.9	22.9	5.6	5.1	4.0	52.5	

Identification	Date Sampled	Date Received	Date Tested
Source of Sample: TP-10 Depth: 4 Sample Number: S-4			3-3-2023

Client HOPE CONSULTING

Project MIDLAND ROAD SUBDIVISION

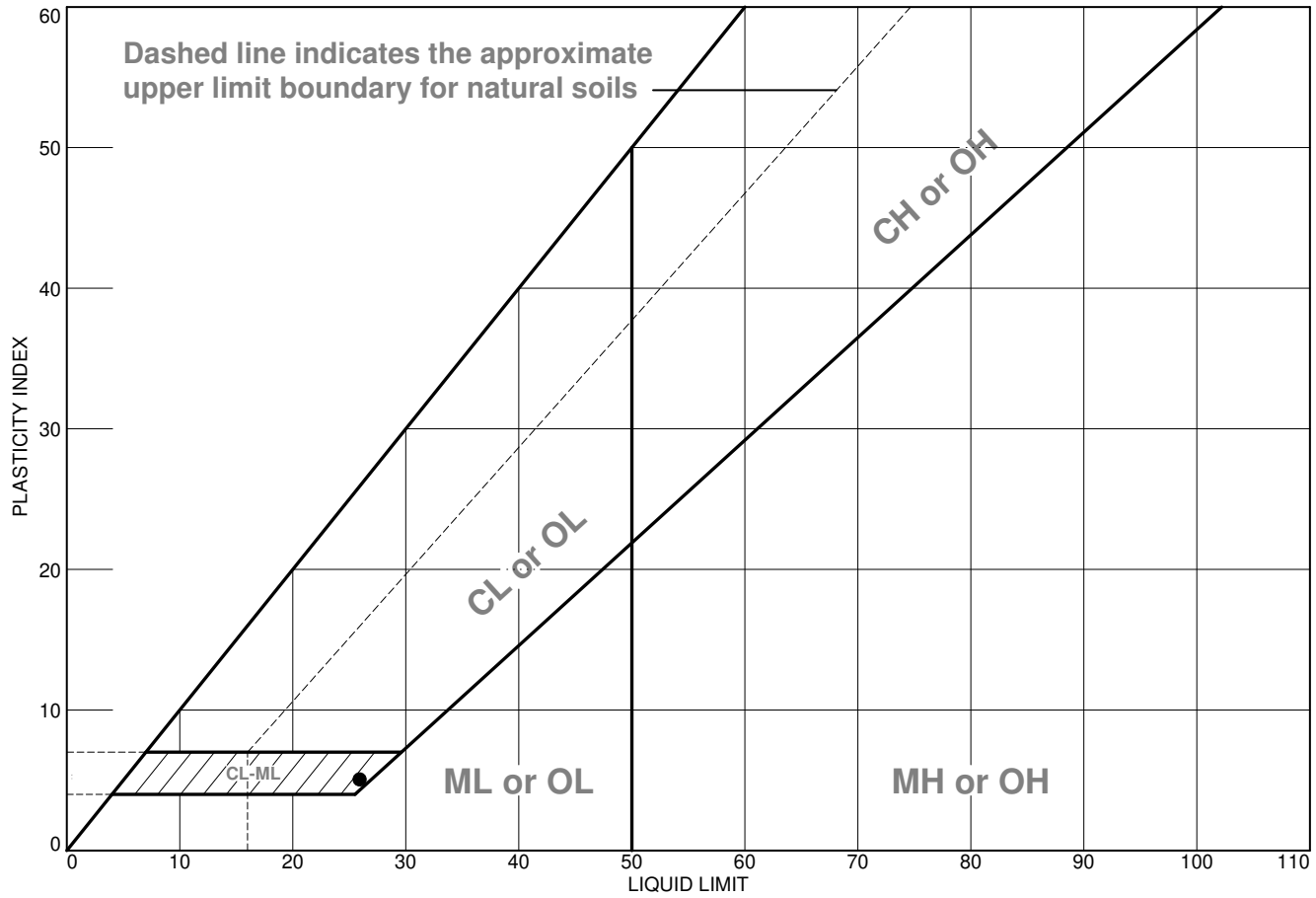
Project No. GEO23-023 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	BROWN, GRAVELLY SILTY CLAY	26	21	5	56.5	52.5	CL-ML

Project No. GEO23-023 **Client:** HOPE CONSULTING

Project: MIDLAND ROAD SUBDIVISION

●**Source of Sample:** TP-10 **Depth:** 4 **Sample Number:** S-4

Remarks:

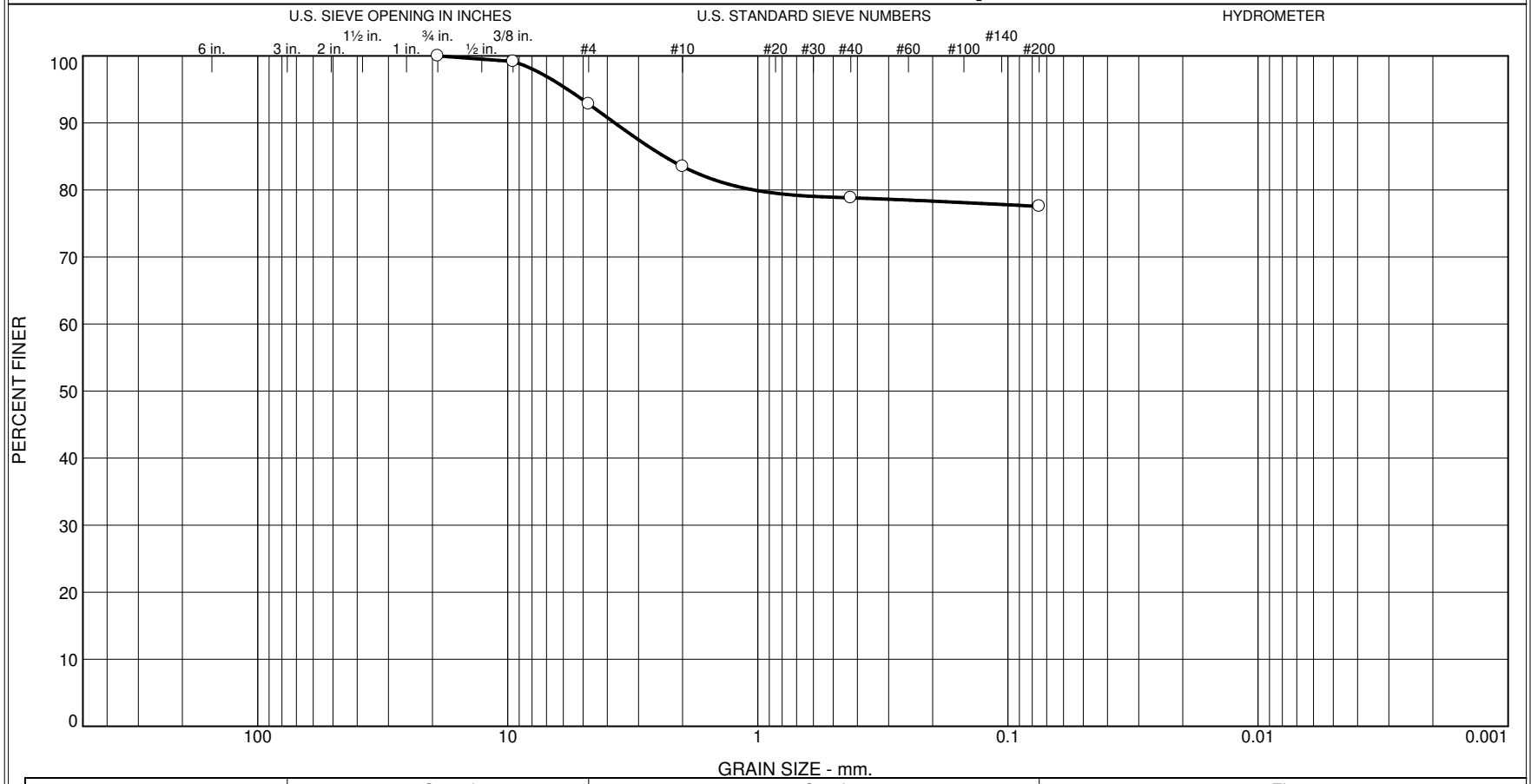
Materials Testing of Arkansas

Little Rock, AR

Figure

Tested By: C. SHEARER **Checked By:** F. MONDUN

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	7.2	9.3	4.7	1.2	77.6	

Identification	Date Sampled	Date Received	Date Tested
Source of Sample: TP-11 Depth: 4 Sample Number: S-4			3-3-2023

Client HOPE CONSULTING

Project MIDLAND ROAD SUBDIVISION

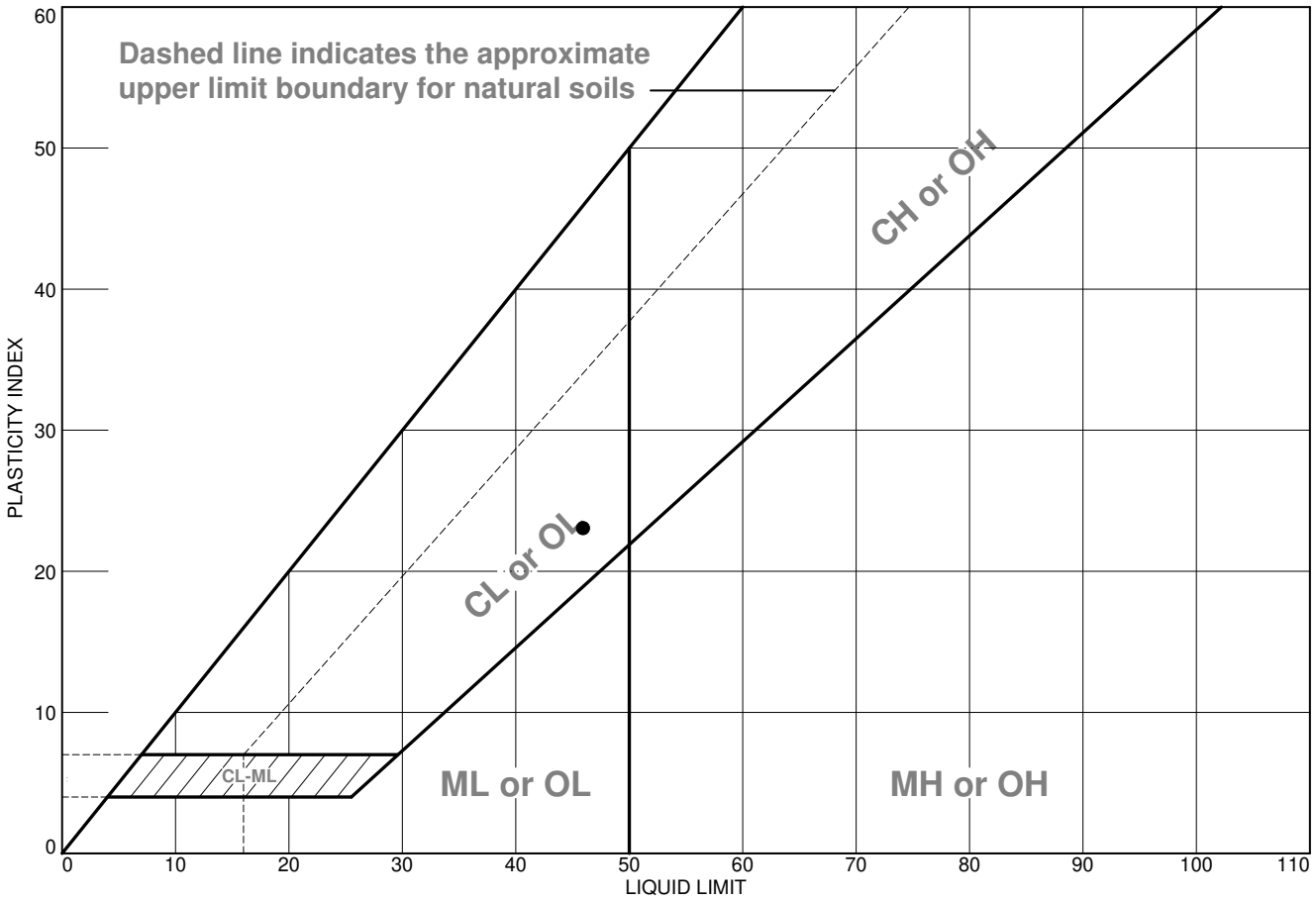
Project No. GEO23-023 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	BROWN-GREY LEAN CLAY W/ SAND	46	23	23	78.8	77.6	CL

Project No. GEO23-023 **Client:** HOPE CONSULTING

Project: MIDLAND ROAD SUBDIVISION

●**Source of Sample:** TP-11 **Depth:** 4 **Sample Number:** S-4

Remarks:

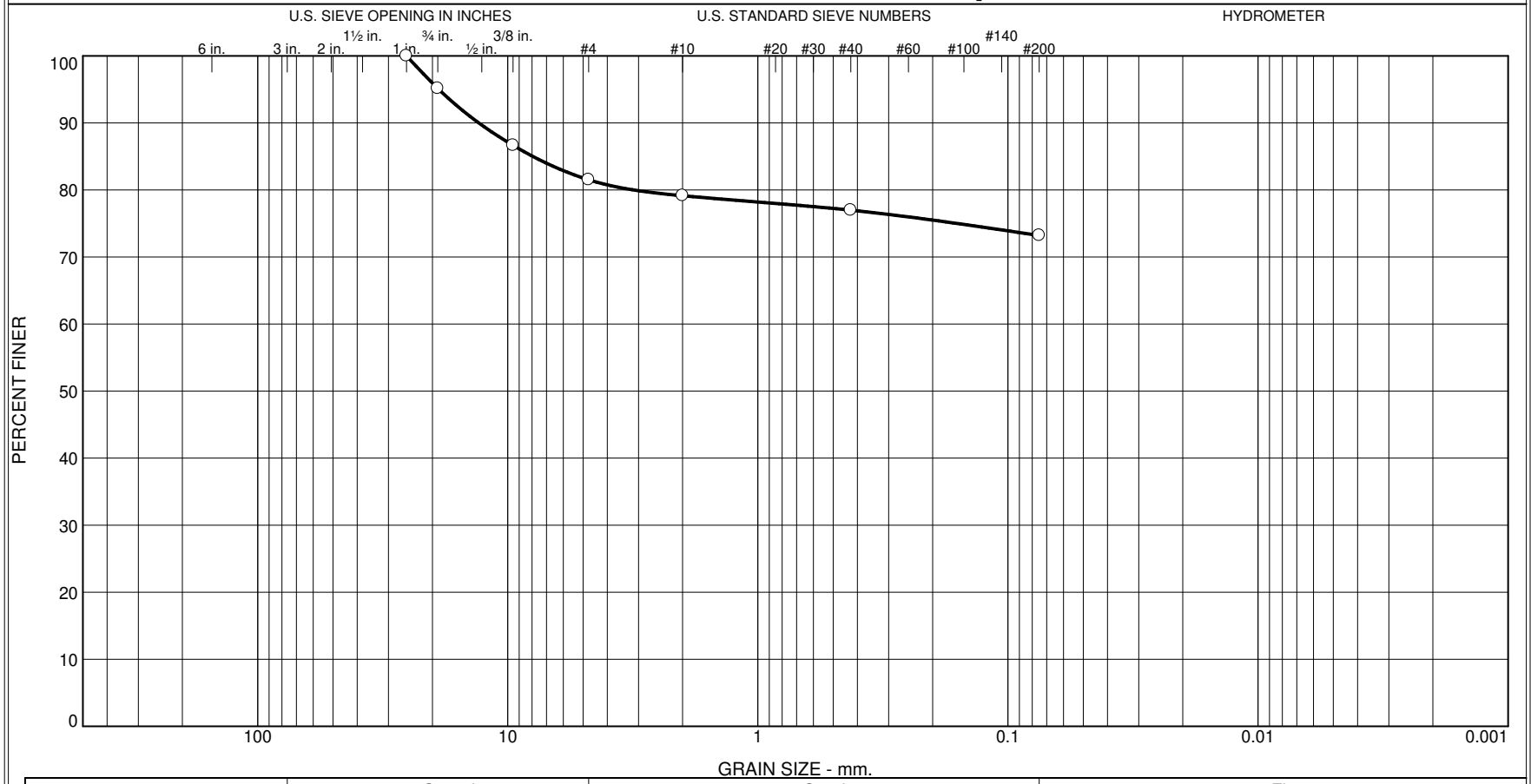
Materials Testing of Arkansas

Little Rock, AR

Figure

Tested By: C. SHEARER **Checked By:** F. MONDUN

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	4.8	13.7	2.4	2.1	3.8	73.2	

Identification	Date Sampled	Date Received	Date Tested
Source of Sample: TP-12 Depth: 2 Sample Number: S-3			3-3-2023

Client HOPE CONSULTING

Project MIDLAND ROAD SUBDIVISION

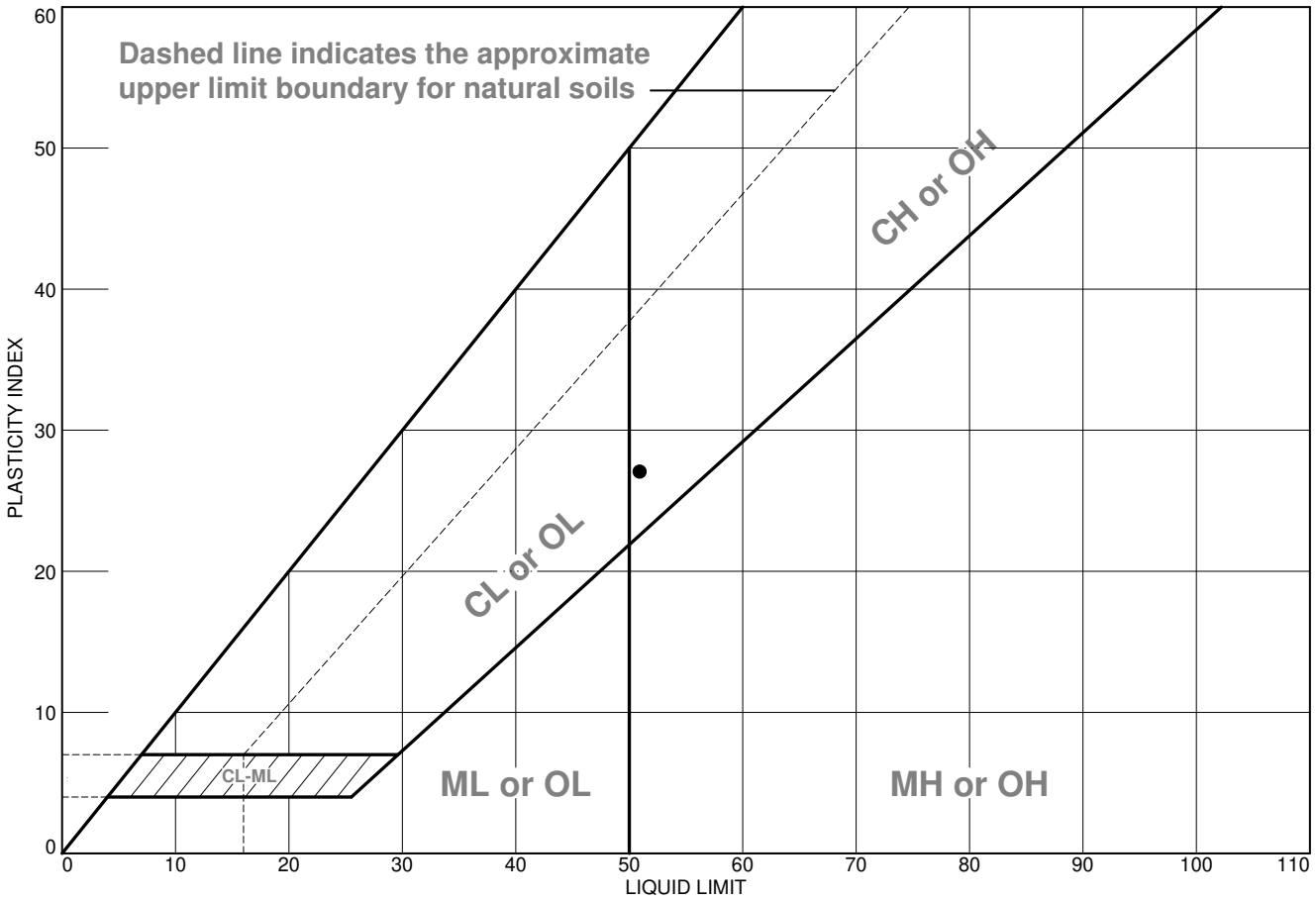
Project No. GEO23-023 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	RED EXPANSIVE CLAY W/ GRAVEL	51	24	27	77.0	73.2	CH

Project No. GEO23-023 **Client:** HOPE CONSULTING

Project: MIDLAND ROAD SUBDIVISION

●**Source of Sample:** TP-12 **Depth:** 2 **Sample Number:** S-3

Remarks:

Materials Testing of Arkansas

Little Rock, AR

Figure

Tested By: C. SHEARER **Checked By:** F. MONDUN

Appendix E:
Seismic Design Criteria

This is a beta release of the new ATC Hazards by Location website. Please contact us with feedback.

The ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

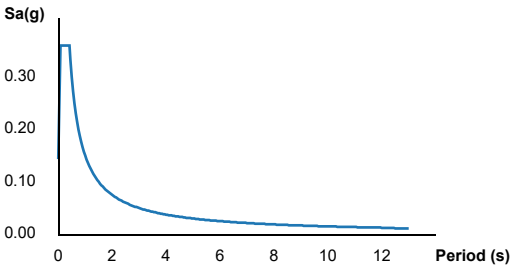
Hazards by Location

Search Information

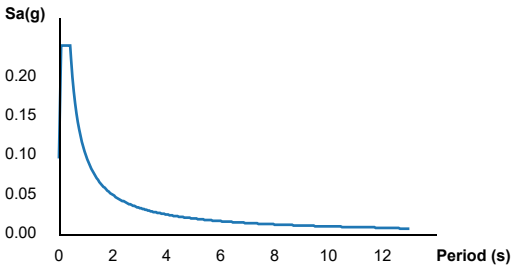
Coordinates:	34.65036519728192, -92.46651549255981
Elevation:	360 ft
Timestamp:	2023-03-10T23:13:28.070Z
Hazard Type:	Seismic
Reference Document:	IBC-2015
Risk Category:	II
Site Class:	B



MCER Horizontal Response Spectrum



Design Horizontal Response Spectrum



Basic Parameters

Name	Value	Description
S_S	0.359	MCE_R ground motion (period=0.2s)
S_1	0.15	MCE_R ground motion (period=1.0s)
S_{MS}	0.359	Site-modified spectral acceleration value
S_{M1}	0.15	Site-modified spectral acceleration value
S_{DS}	0.239	Numeric seismic design value at 0.2s SA
S_{D1}	0.1	Numeric seismic design value at 1.0s SA

Additional Information

Name	Value	Description
SDC	B	Seismic design category
F_a	1	Site amplification factor at 0.2s
F_v	1	Site amplification factor at 1.0s
CR_S	0.837	Coefficient of risk (0.2s)
CR_1	0.813	Coefficient of risk (1.0s)
PGA	0.184	MCE_G peak ground acceleration
F_{PGA}	1	Site amplification factor at PGA
PGA_M	0.184	Site modified peak ground acceleration
T_L	12	Long-period transition period (s)
SsRT	0.359	Probabilistic risk-targeted ground motion (0.2s)
SsUH	0.429	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	1.5	Factored deterministic acceleration value (0.2s)
S1RT	0.15	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.184	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.6	Factored deterministic acceleration value (1.0s)

PGAd	0.6	Factored deterministic acceleration value (PGA)

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

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

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

Prepared for:

HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD

Proposed Subdivision

MIDLAND ROAD Subdivison
Saline County

Date:
20 April 2023
Prepared by:

HOPE CONSULTING
ENGINEERS - SURVEYORS

Revised date: 10/20/2016

Project Name and Location: **Midland Road Subdivision, NW across from the intersection of Midland Rd. and Creekside Dr., Bryant, Saline County**

Property Parcel Number (*Optional*): **001-03734-000 and 001-03744-000**

Owner: **Haven's Development 501-;**
19218 Summershade Dr., Bryant, AR 72022 graham@grahamsmithcompanies.com

Developer/Contractor/Operator: **Todd Haven – Haven's Development - 501-217-8400, 19218 Summershade Dr., Bryant, AR 72022**

grahamsmithcompanies.com

A. Site Description
   a. Project description, intended use after NOI is filed: **165 Lot subdivision**
   b. Sequence of major activities which disturb soils: **Construction entrance, ROW clearing, silt fence, drainage channels, trenching for utilities, rock ckeck dams, grading, road construction, lot clearing, home construction. Detention will be temp sediment pond, (see erosion control plan).**
   c. Total Area[1]: Disturbed Area[2]:
      221.634 Ac± **102.25 Ac±**
   d. Soils Information:
      i. Runoff Coefficient Pre-Construction (See Appendix A) : **0.4**
      ii. Runoff Coefficient Post-Construction (See Appendix A) : **0.65**
      iii. Describe the soil or the quality of any discharge from the site: **OK**

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.)
Hope Consulting	501-315-2626	SWPPP Revisions
Todd Haven – Haven's Development LLC- Operator	501-217-8400	Inspection, Stabilization Activities, BMP Maintenance

C. Receiving Waters
   a. The following waterbody (or waterbodies) receives stormwater from this construction site: **unnamed Tributary, thence OwenCreek, thence Foueche Creek, thence Arkansas River**
   b. Is the project located within the jurisdiction of an MS4? ☒Yes ☐No
      i. If yes, Name of MS4: **Bryant**
   c. Ultimate Receiving Water:
      ☐Red River ☐Ouachita River

☒Arkansas River ☐St. Francis River
☐White River ☐Mississippi River

[1]Increases in total acreage require an additional acreage request, an updated SWPPP and a $200 modification fee to be submitted to ADEQ.
[2]Increases in only disturbed acreage require an additional acreage request and an updated SWPPP to be submitted to ADEQ.

D. Documentation of Permit Eligibility Related to the 303(d) list and Total Maximum Daily Loads (TMDL) (https://www.adeq.state.ar.us/water/planning/)
   a. Does the stormwater enter a waterbody on the 303(d) list or with an approved TMDL? ☐Yes ☒No
   b. If yes:
      i. Waterbody identified on 303(d) list:_
      ii. Pollutant addressed on 303(d) list or TMDL: _____
      iii. This specific project ,or generally construction activity i.e. surface erosion, is identified on 303(d) list or associated assumptions and allocations identified in the TMDL for the discharge: ☒Yes ☐No
      iv. Additional controls implemented: _.

E. Attainment of Water Quality Standards After Authorization
   a. The permittee must select, install, implement, and maintain BMPs at the construction site that minimize pollutants in the discharge as necessary to meet applicable water quality standards. In general, except in situations explained below, the SWPPP developed, implemented, and updated to be considered as stringent as necessary to ensure that the discharges do not cause or contribute to an excursion above any applicable water quality standard.
   b. At any time after authorization, the Department may determine that the stormwater discharges may cause, have reasonable potential to cause, or contribute to an excursion above any applicable water quality standard. If such a determination is made, the Department will require the permittee to:
      i. Develop a supplemental BMP action plan describing SWPPP modifications to address adequately the identified water quality concerns and submit valid and verifiable data and information that are representative of ambient conditions and indicate that the receiving water is attaining water quality standards; or
      ii. Cease discharges of pollutants from construction activity and submit an individual permit application.

   I understand and agree to follow the above text regarding the attainment of water quality standards after authorization. ☒Yes ☐No

F. 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.

G. Stormwater Controls
    a. Initial Site Stabilization, Erosion and Sediment Controls, and Best Management Practices:
        i. Initial Site Stabilization: **_existing vegetation, silt fencing on toe of slopes and along major drainage pathways. All silt fencing may not be necessary initially, but rather as construction progresses.**
        ii. Erosion and Sediment Controls: **_Rip rap check dams, additional silt fencing (as needed),**
        iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: ☒Yes ☐No

If No, explain: _____

_____

iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: ☒Yes ☐No

If No, explain: _____

_____

v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: ☒Yes ☐No

If No, explain: _____

_____

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

If No, explain: _____

_____

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

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

_____

b. Stabilization Practices

i. Description and Schedule: **Final stabilization will be concrete, stone, sod, landscape. Permit will be closed when all exposed areas are 100% covered with 80% density.**

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:_____

_____

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.

iv. Deadlines for stabilization: Stabilization procedures will be initiated 14 days after construction activity temporarily ceases on a portion of the site.

☒Yes ☐No

If No, explain: _____

_____

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

c. Structural Practices
   i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: **silt fencing, check dams**
   ii. Describe Velocity Dissipation Devices: **rip rap check dams as needed**
   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 = :
   50,400
   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: **Each lot will have plenty of buffer space around the perimeter**

H. 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: **Street needs to be swept if needed.**
   c. Temporary Sanitary Facilities: **Contractor to provide and maintain facitilities.**

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: **No hazardous waste will be produced as a result of this project. Fuel storage areas will not be used and truck wash areas will not be needed.**

I. 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: **There are no non storm water discharges that warrant extra controls. The activities which will be non storm water discharges will be not be regularly occuring and will be monitored.**

J. Permanent Controls for Post-Construction Stormwater Management:

Describe measures installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed: **Project area will be stabilized before SWPPP is terminated. Yards will be sodded/seeded and/or landscaped.**

Permit won't be closed until obtain 100% coverage and 80% density

K. 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

L. Inspections

a. Inspection frequency:

☒**Every 7 calendar days and within 24 hours of the end of a storm event 0.5 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)

M. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: **As homes are completed, lots will be sodded, seeded, and/or landscaped, contractors will be responsible for keeping individual lots during home construction.** *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.*

N. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: **The operator is well trained and familiar with erosion control practices. Workers who are under the operator will be briefed and trained on erosion control practices and the SWPPP contents.**

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

Certification

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

Signature of Responsible or Cognizant Official: _____

Title: _____ Date: _____

Computation Sheet for Determining Runoff Coefficients

Appendix A

Total Site Area = _____ Acres [A]

Existing Site Conditions

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

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

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

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

Pre-Construction Runoff Coefficient

$$\frac{[B \times C] + [D \times E]}{[A]}$$ = This is your pre-construction runoff coefficient.

Proposed Site Conditions (after construction)

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

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

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

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

Post-Construction Runoff Coefficient

$$\frac{[F \times G] + [H \times I]}{[A]}$$ = This is your post-construction runoff coefficient.

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

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

ARR150000 Inspection Form

Appendix B

Inspector Name: _____ Date of Inspection: _____

Inspector Title: _____

Date of Rainfall: _____ Duration of Rainfall: _____

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

Description of any Discharges During Inspection: _____

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

_____

Locations in Need of Additional BMPs: _____

Information on Location of Construction Activities

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

Information on BMPs in Need of Maintenance

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

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

_____ _____

_____ _____

SWPPP changes completed (date): _____

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

Signature of Responsible or Cognizant Official: _____ Date: _____

Title: _____

BMP Consideration Checklist

Appendix C

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

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

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

BMP Consideration Checklist

Appendix C

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

SWPPP Completion Checklist

Appendix D

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

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

SWPPP Completion Checklist

Appendix D

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

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.

Midland Road Subdivsion
Name of Project Site/Addition

Todd Havens
Applicant Name
(Print)

Applicant Name
(Signature)

Haven's Development, LLC
Applicant Business Name

2615 N Prickett Road Bryant, Arkasnas
Applicant Mailing Address

Notarization

State of Arkansas

County of Saline

Subscribed and sworn before me, a Notary Public, on this 18th day of April, 2023.

Signature of Notary

Nov. 5, 2030
My commission expires:

Notary Seal Stamp Here:



HOPE
CONSULTING
ENGINEERS - SURVEYORS
129 N Main Street Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

Stormwater Infrastructure Maintenance Plan Agreement

Todd Havens
Havens Development
2615 N Prickett Road
Bryant, Arkasnas
todd@havensdev.com

Midland Road Subdivision

All maintenance basin maintenance plans shall contain or uphold, without limitation, the following provisions:

(1) A description of the property on which the stormwater management facility is located and all easements from the site to the facility;

(2) Size and configuration of the facility;

(3) A statement that properties which will be served by the facility are granted rights to construct, use, reconstruct, repair and maintain access to the facility;

(4) A statement that each lot served by the facility is responsible for repairs and maintenance of the facility and any unpaid ad valorem taxes, public assessments for improvements, and unsafe building and public nuisance abatement liens charged against the facility, including all interest charges together with attorney fees, costs, and expenses of collection. If an association is delegated these responsibilities, then membership into the association shall be mandatory for each parcel served by the facility and any successive buyer. The association shall have the power to levy assessments for these obligations, and all that unpaid assessments levied by the association shall become a lien on the individual parcel;

(5) All stormwater facilities must be designed to minimize the need for maintenance, to provide easy vehicle and personal access for maintenance purpose, and be structurally sound. It shall be the responsibility of the applicant to obtain any necessary easements or other property interested to allow access to the facilities for inspection or maintenance;

(6) Detention/retention areas, earthen berms, intake structures, piping, discharge structures, trickle channels, spillways, pipe flares, weirs and fencing shall be regularly inspected, maintained and repaired to ensure their proper operation and to prevent the creation of any hazards or nuisances;

(7) Major deposits of sediment shall be removed from the detention/retention area on an annual basis or after any extreme storm event. Excavated materials shall be properly disposed of off-site. Every five years the detention area(s) shall be

surveyed to confirm that the original as-constructed contours have been maintained;

(8) Every three months piping and outlet structures shall be inspected and cleared of any accumulated debris;

(9) Erosion in detention/retention areas shall be promptly repaired and stabilized with appropriate Best Management Practices (BMP's);

(10) Detention/retention area shall be mowed during the growing season May through September to maintain the turf height of 6-inches or less. Any brush or trees that may grow within the detention areas bottom, slopes or banks shall be removed;

(11) Litter and foreign materials shall be removed from the detention area(s) weekly. Large or noxious pieces of litter shall be removed immediately. The area(s) shall be inspected visually after rainfall events in excess of 1" in 24 hours;

(12) Inspections of overall detention/retention area(s) and detention/retention components shall occur monthly with their conditions noted on an inspection form. If any remedial action is required, it should be noted and corrected;

(13) All inspection forms must be retained on-site, including the "As-Built" drawings and photographs of the improvements in their original condition;

(14) Items 1-13 shall be listed on the Stormwater Infrastructure Maintenance Plan Agreement.

(15) Inspection forms for Stormwater Infrastructure components are required. (An example of inspection forms are attached.)

Todd Havens

signature

04/18/23

date

MIDLAND ROAD SUBDIVISION

BRYANT, AR

DRAINAGE REPORT

FOR
City of Bryant, Saline County, AR

MARCH 2023

Owner & Developer: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. Prickett Road, Suite 5, Bryant AR 72022

By:

HOPE
CONSULTING
ENGINEERS • SURVEYORS

TABLE OF CONTENTS

ITEM DESCRIPTION

1. Narrative & Summary
2. Hydrograph Report
3. Drainage Map

Narrative & Summary

PROJECT TITLE

Midland Road Subdivision

PROJECT PROPERTY OWNER

Havens Development, LLC

Address: 2615 N. Prickett Road, Suite 5, Bryant AR 72022

PROJECT LOCATION

Midland Road, Bryant, AR

PROJECT DESCRIPTION

The proposed sub divisional development is on Midland Road, Bryant, AR 72002. Total development site area is 49.13 acres.

DRAINAGE ANALYSIS

On Site Drainage- Rational method was used to determine the existing and proposed flows from proposed site. There will be three detention ponds to detain water from this development. Detailed drainage calculations considering the future expected development has been conducted to determine the required detention pond and culvert dimensions. Summary of the calculations are below:

North-West Detention Pond

- Pond is situated on the north-west side of the property.
- Pre-development area 23.93 acres.
- Post-development area 29.93 acres.
- Pre-development runoff coefficient Area-1 0.47.
- Post-development runoff coefficient Area- 0.67.
- Pond has a bottom area of 0.24 acres with bottom elevation of 359.00'.
- One 36'' RCP with 0.5% slope is proposed for outflow culverts.

Peak flows for Pre and post development phase of onsite area have been tabulated below-

	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	35.74	46.73	26.85
5-Year	39.44	51.66	31.74
10-Year	47.72	63.08	41.09
25-Year	55.05	72.96	47.98
50-Year	62.73	82.99	54.26
100-Year	67.26	89.41	58.01

South-West Detention Pond

- Pond is situated on the north-east side of the property.
- Pre-development area 15.44 acres.
- Post-development area 15.44 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff coefficient 0.67.
- Pond has a bottom area of 0.27 acres with bottom elevation of 351.00'.
- One 24'' RCP with 0.5% slope is proposed for outflow culverts.

Peak flows for Pre and post development phase of onsite area have been tabulated below-

	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	15.82	26.41	13.66
5-Year	17.75	29.36	15.58
10-Year	22.22	36.29	19.59
25-Year	25.92	42.14	22.47
50-Year	29.18	47.74	24.67
100-Year	32.08	51.88	25.88

South-East Detention Pond

- Pond is situated on the south-east side of the property.
- Pre-development area 23.57 acres.
- Post-development area 23.57 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff coefficient 0.53.
- Pond has a bottom area of 0.17 acres with bottom elevation of 348.00'.
- One 30'' RCP with 0.5% slope is proposed for outflow culverts.

Peak flows for Pre and post development phase of onsite area have been tabulated below-

	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	22.25	26.84	21.47
5-Year	25.11	30.15	24.51
10-Year	31.62	37.79	30.67
25-Year	36.97	44.09	35.26
50-Year	41.46	49.61	39.04
100-Year	45.90	54.61	41.80

CONCLUSION

From the onsite drainage calculation, it is seen that there is decrease in flow for all storm events due to the proposed detention ponds.

Hydrograph Summary Report

NORTHWEST POND

Multi-Hydrograph Plot

Hyd. No. 1

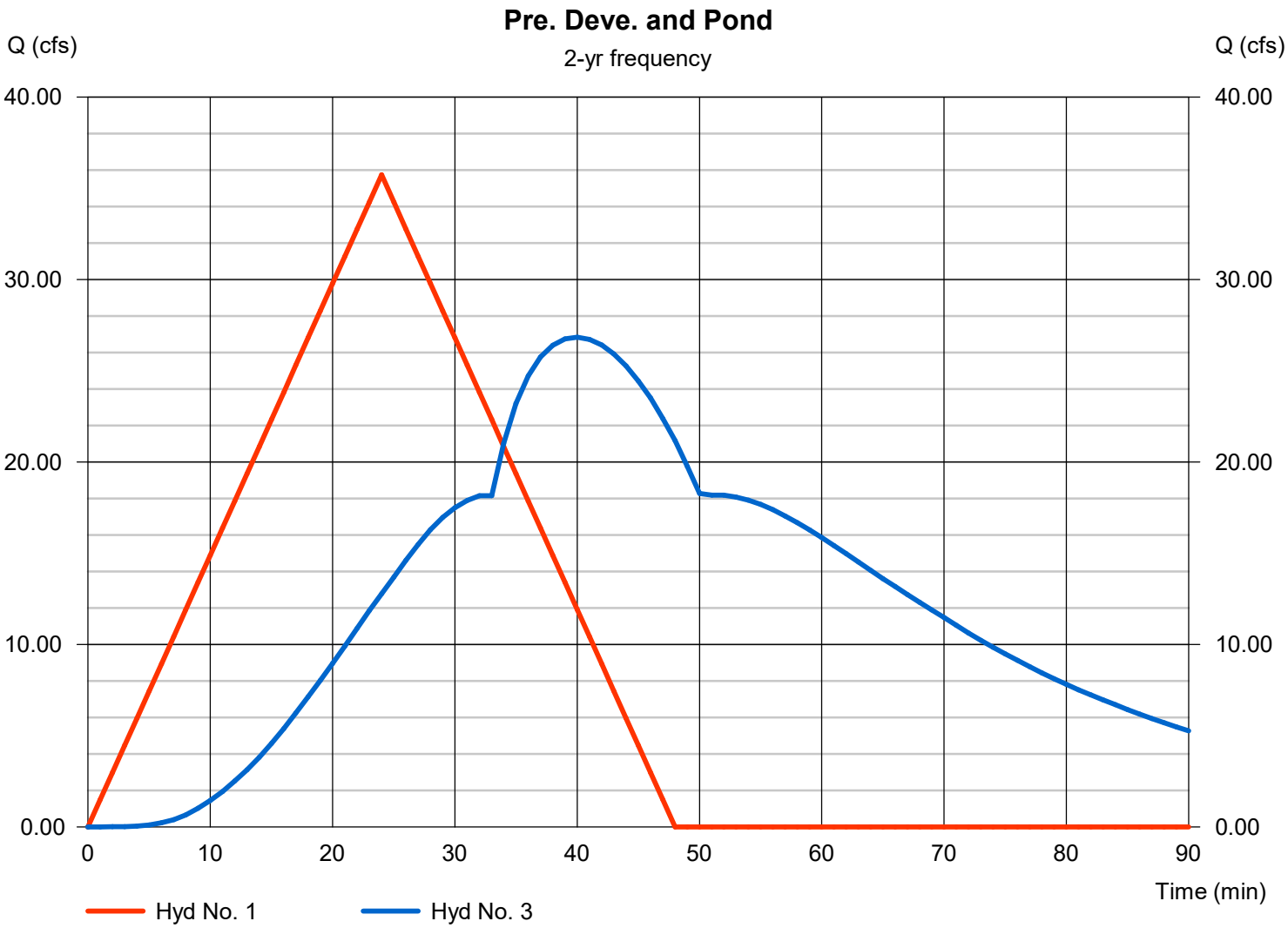
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	35.74 cfs
Time to peak	=	24 min
Hyd. Volume	=	51,466 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	26.85 cfs
Time to peak	=	40 min
Hyd. Volume	=	78,478 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

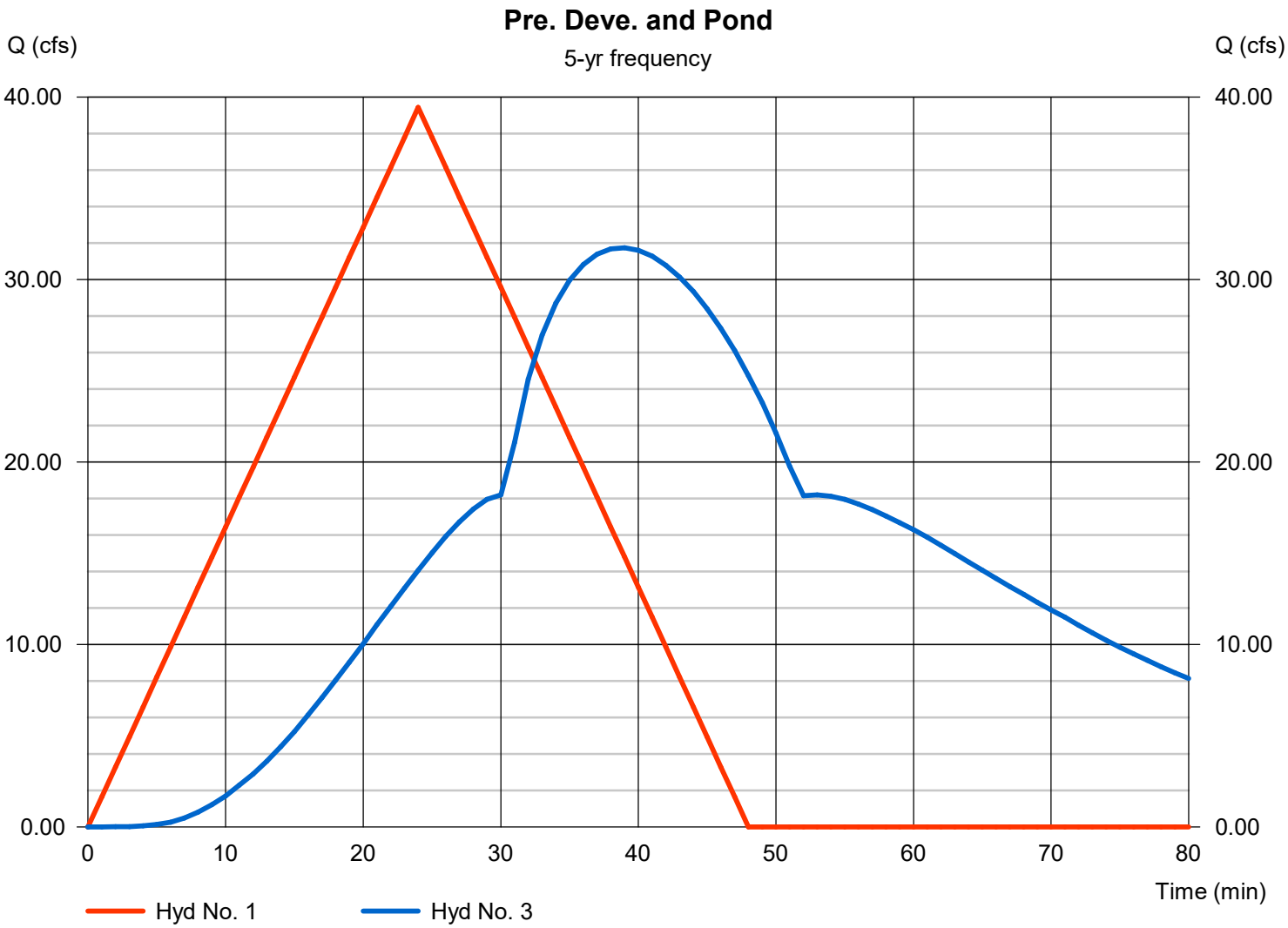
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	39.44 cfs
Time to peak	=	24 min
Hyd. Volume	=	56,792 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	31.74 cfs
Time to peak	=	39 min
Hyd. Volume	=	86,773 cuft



Multi-Hydrograph Plot

Hyd. No. 1

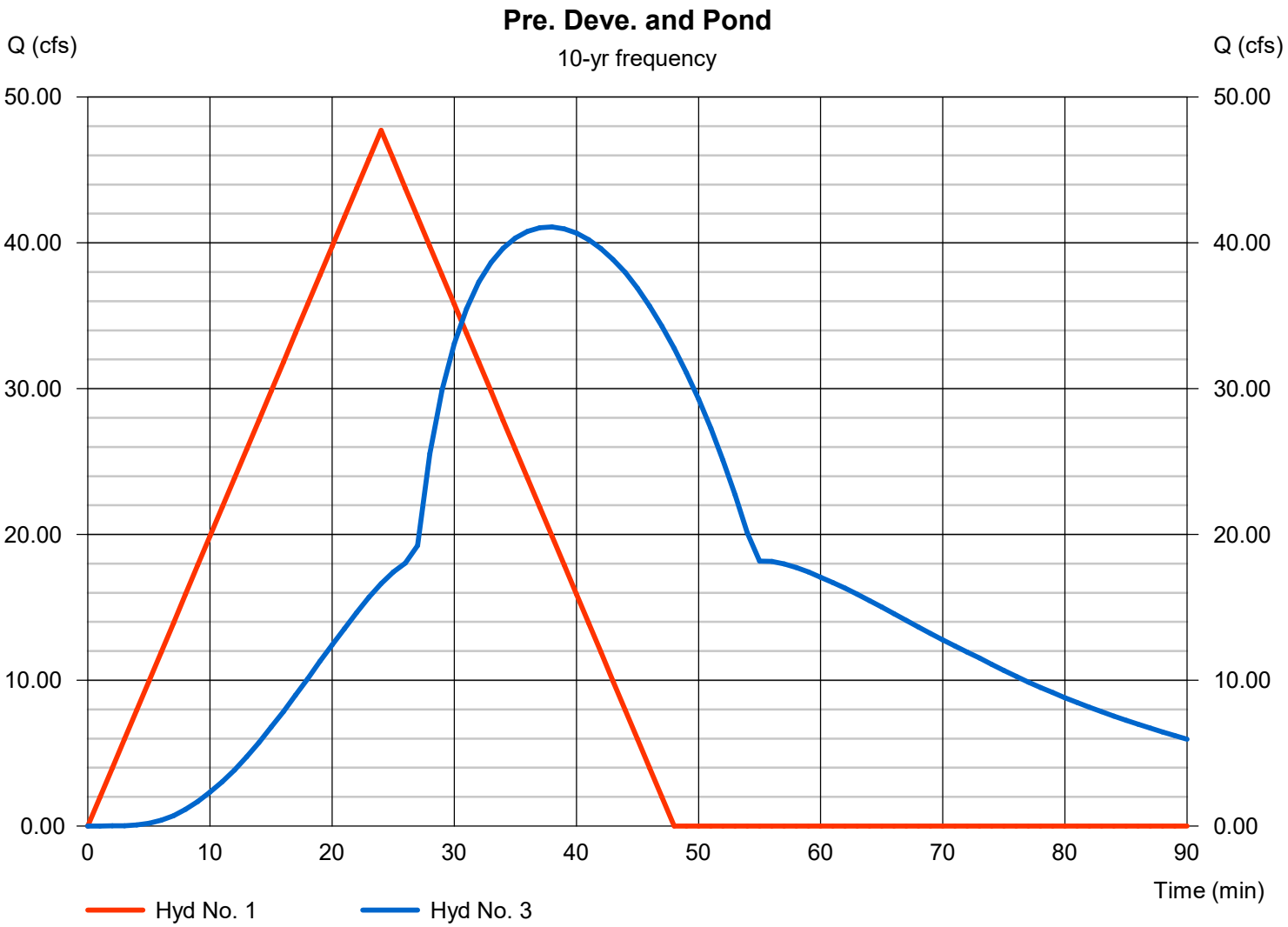
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	47.72 cfs
Time to peak	=	24 min
Hyd. Volume	=	68,715 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	41.09 cfs
Time to peak	=	38 min
Hyd. Volume	=	105,956 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

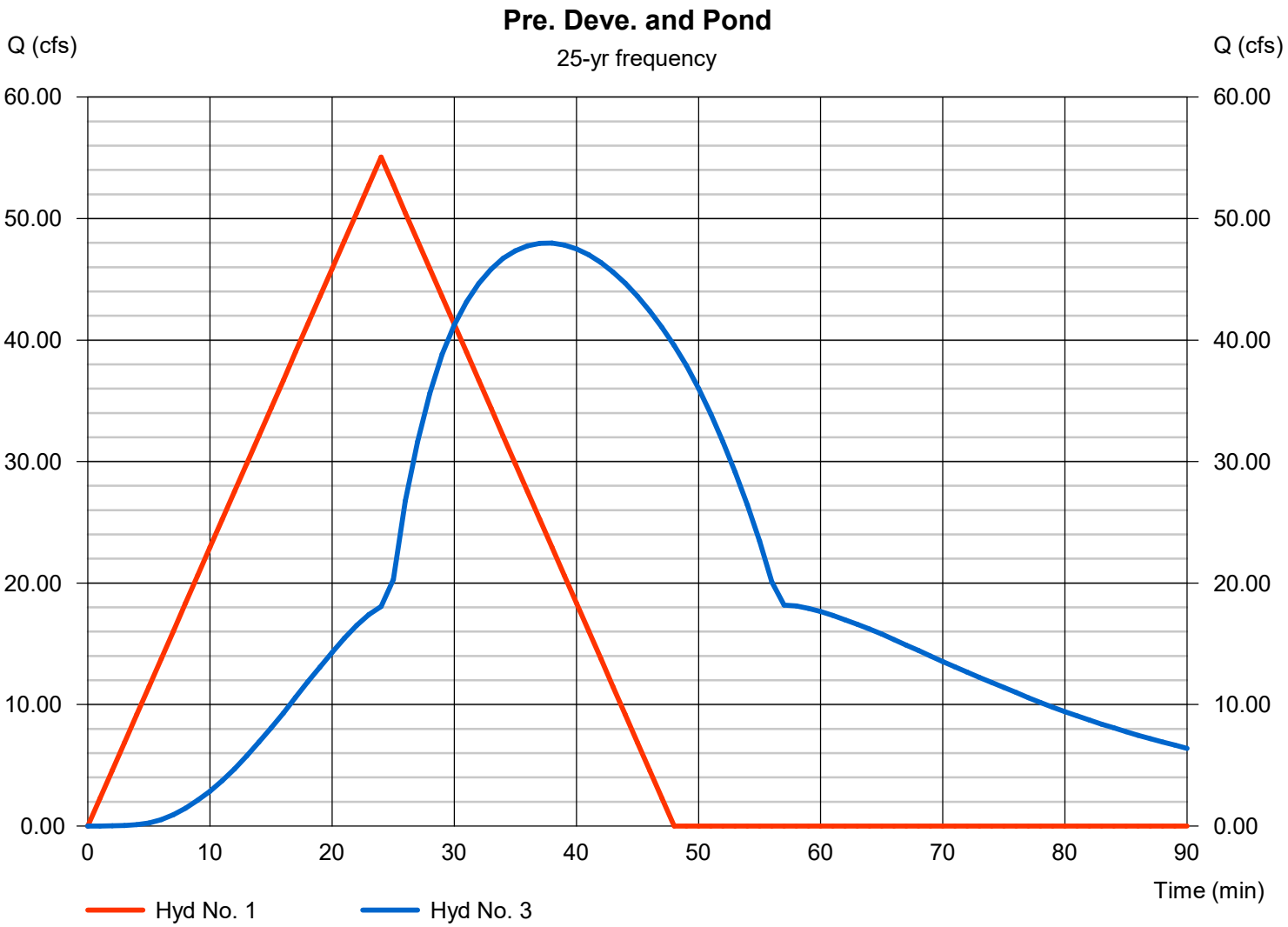
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	55.05 cfs
Time to peak	=	24 min
Hyd. Volume	=	79,278 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	47.98 cfs
Time to peak	=	38 min
Hyd. Volume	=	122,548 cuft



Multi-Hydrograph Plot

Hyd. No. 1

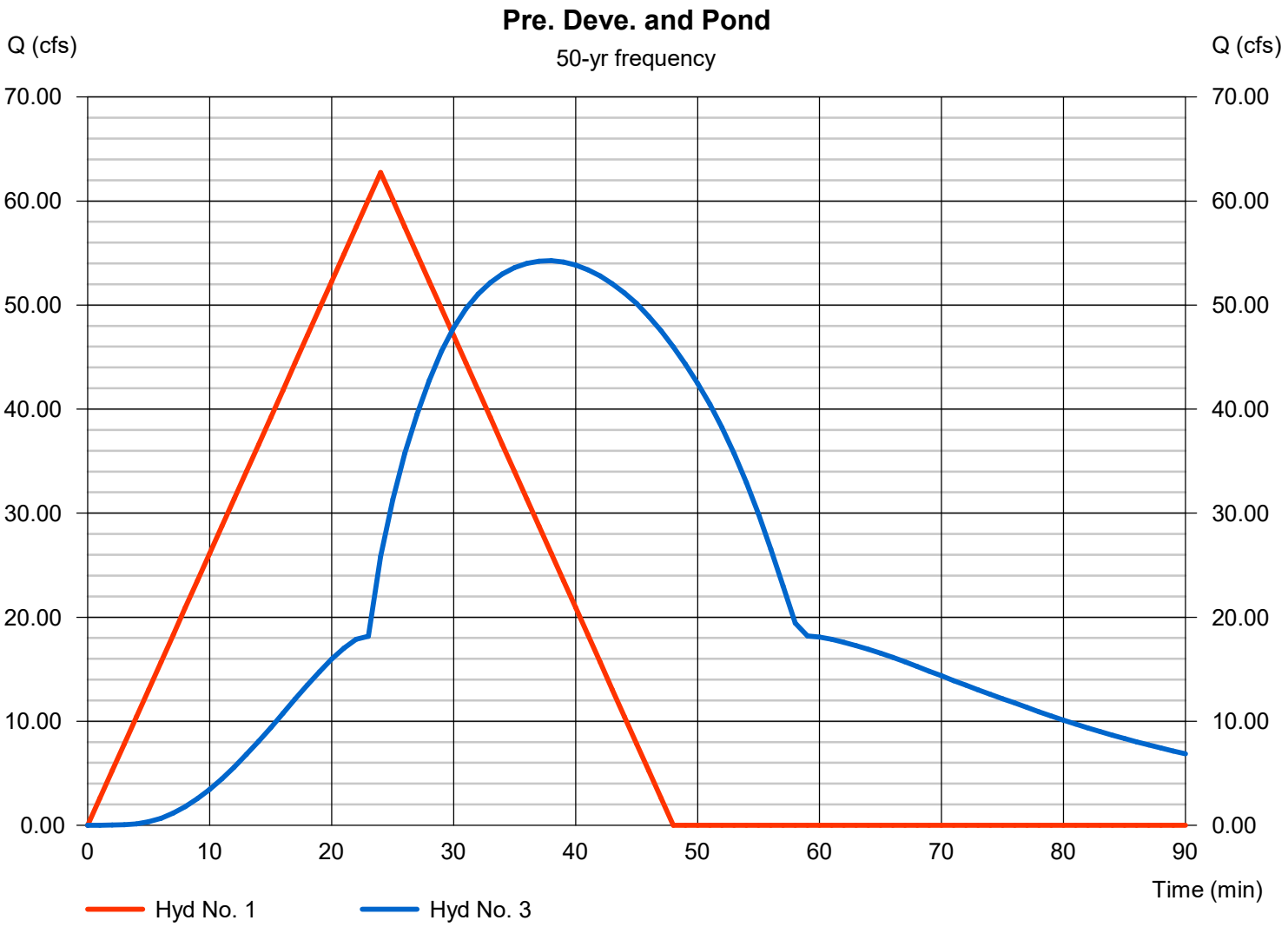
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	62.73 cfs
Time to peak	=	24 min
Hyd. Volume	=	90,330 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	54.26 cfs
Time to peak	=	38 min
Hyd. Volume	=	139,403 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

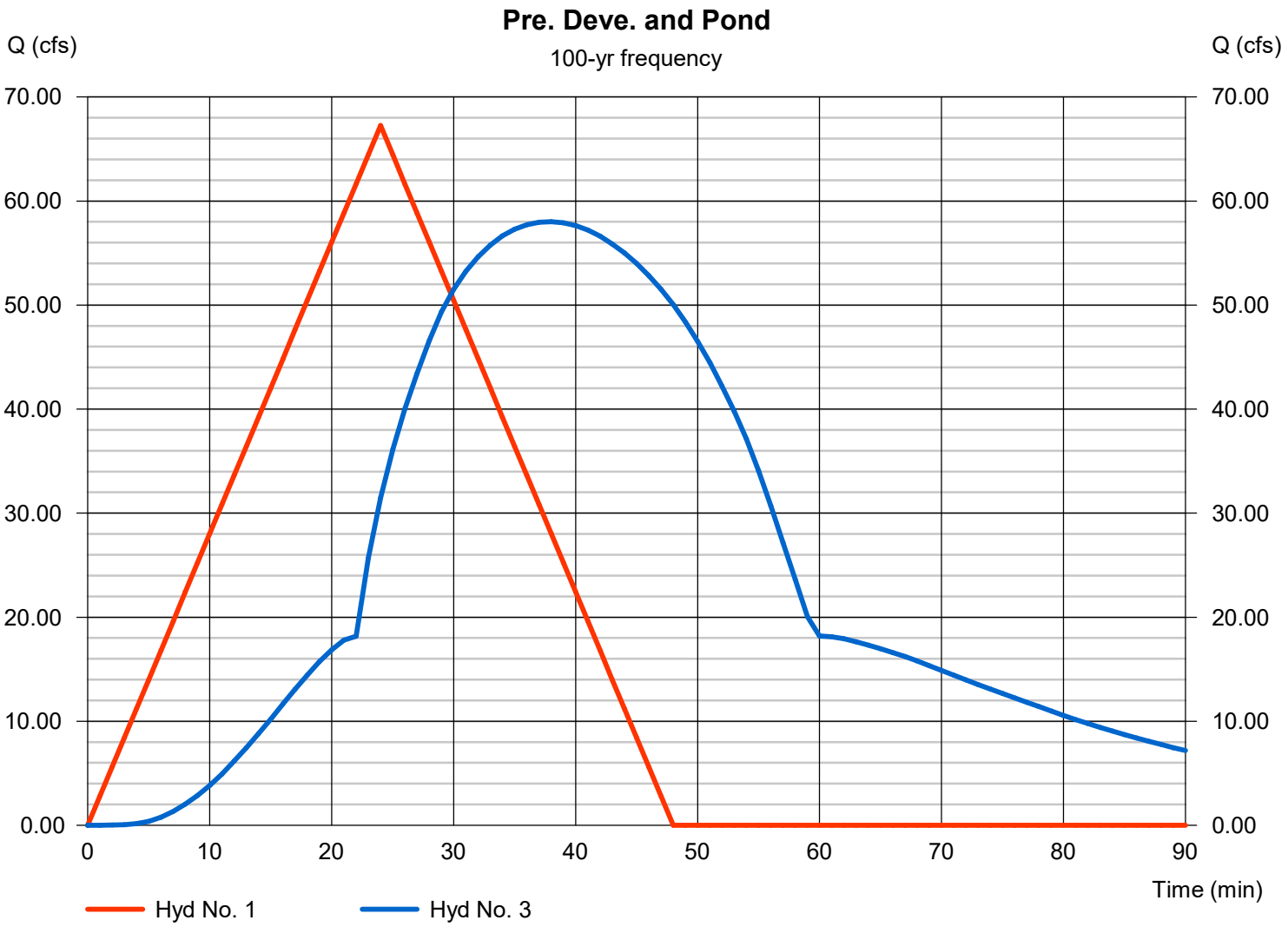
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	67.26 cfs
Time to peak	=	24 min
Hyd. Volume	=	96,854 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	58.01 cfs
Time to peak	=	38 min
Hyd. Volume	=	150,191 cuft



Watershed Model Schematic

Hydrograph Summary Report

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

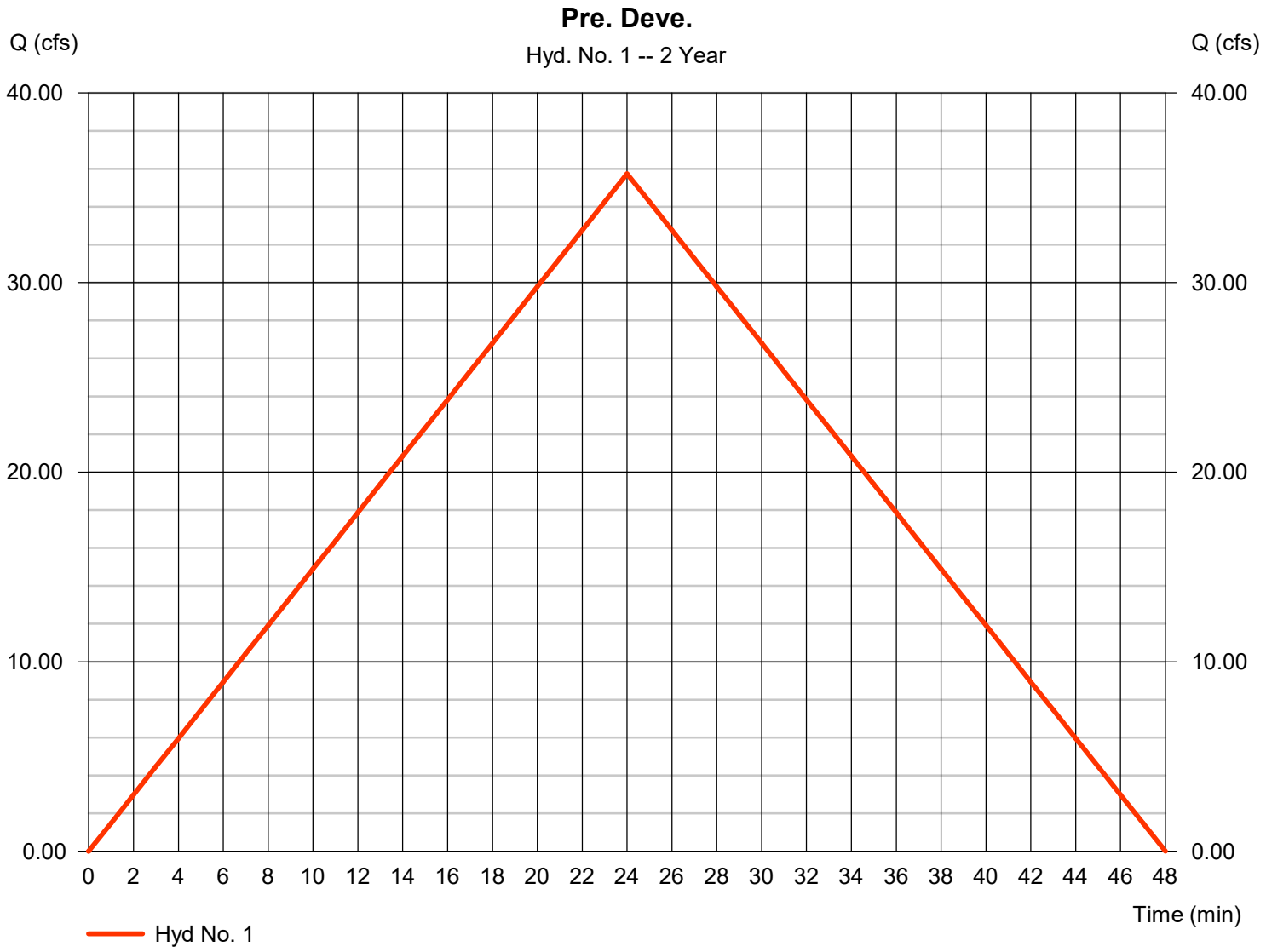
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	35.74	1	24	51,466	------	------	------	Pre. Deve.
2	Rational	46.73	1	28	78,501	------	------	------	Post Deve.
3	Reservoir	26.85	1	40	78,478	2	362.21	41,015	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	35.74 cfs
Storm frequency	=	2 yrs	Time to peak	=	24 min
Time interval	=	1 min	Hyd. volume	=	51,466 cuft
Drainage area	=	23.930 ac	Runoff coeff.	=	0.47
Intensity	=	3.178 in/hr	Tc by User	=	24.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



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	39.44	1	24	56,792	------	------	------	Pre. Deve.
2	Rational	51.66	1	28	86,796	------	------	------	Post Deve.
3	Reservoir	31.74	1	39	86,773	2	362.37	43,438	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	39.44 cfs
Storm frequency	=	5 yrs	Time to peak	=	24 min
Time interval	=	1 min	Hyd. volume	=	56,792 cuft
Drainage area	=	23.930 ac	Runoff coeff.	=	0.47
Intensity	=	3.507 in/hr	Tc by User	=	24.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

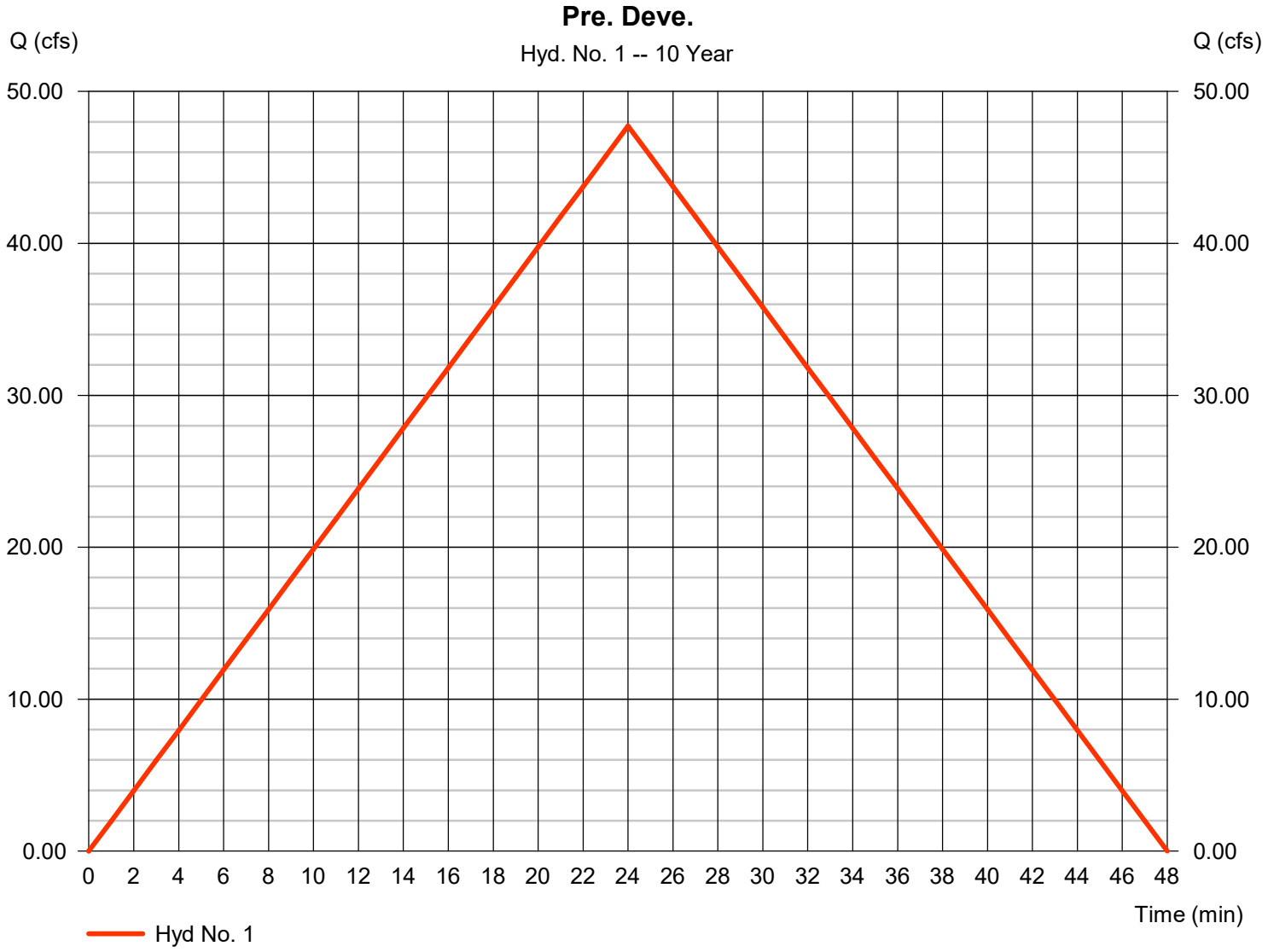
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	47.72	1	24	68,715	------	------	------	Pre. Deve.
2	Rational	63.08	1	28	105,978	------	------	------	Post Deve.
3	Reservoir	41.09	1	38	105,956	2	362.74	49,347	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	= Rational	Peak discharge	= 47.72 cfs
Storm frequency	= 10 yrs	Time to peak	= 24 min
Time interval	= 1 min	Hyd. volume	= 68,715 cuft
Drainage area	= 23.930 ac	Runoff coeff.	= 0.47
Intensity	= 4.243 in/hr	Tc by User	= 24.00 min
IDF Curve	= Bryant 50.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Summary Report

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

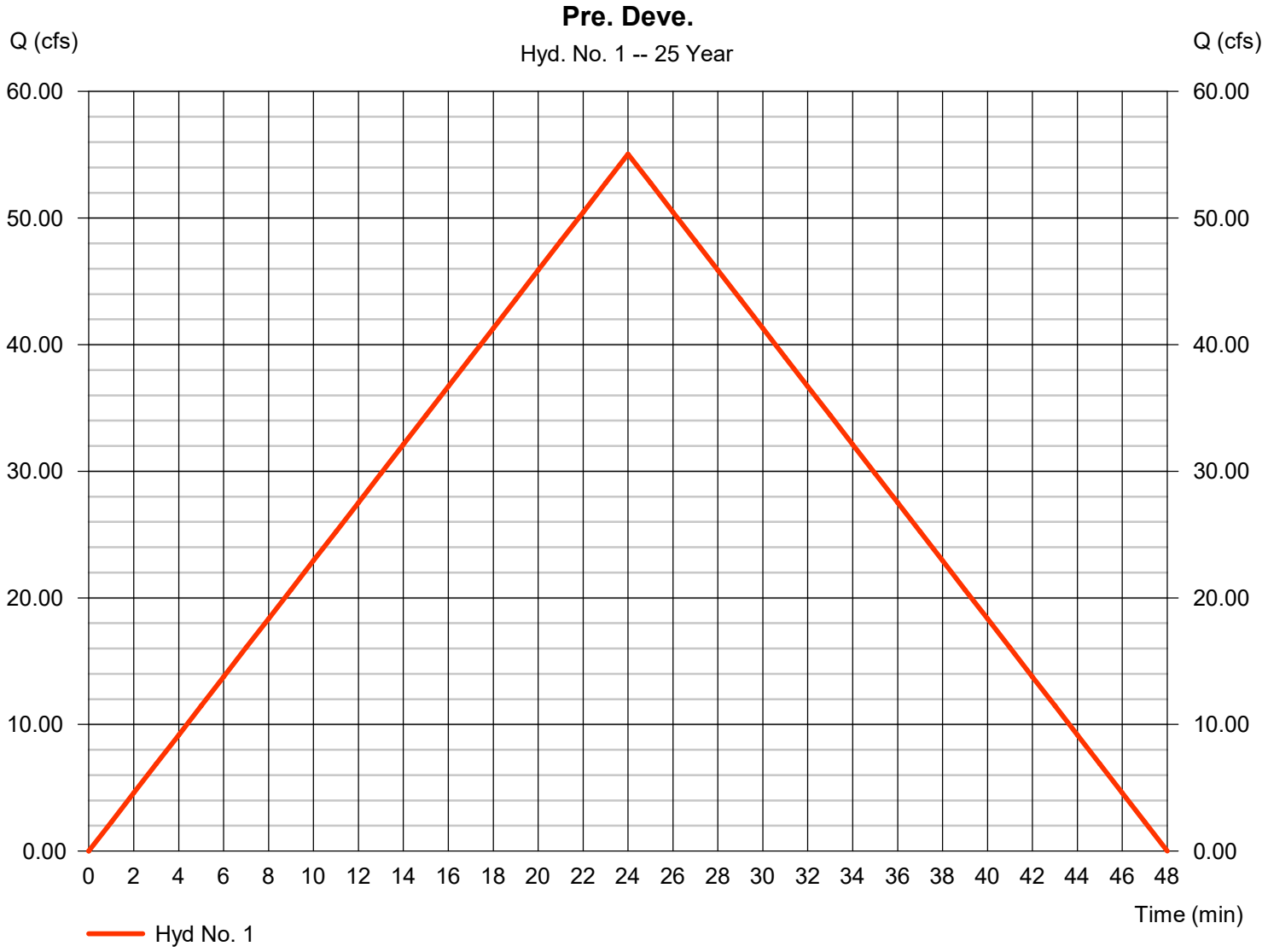
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	55.05	1	24	79,278	------	------	------	Pre. Deve.
2	Rational	72.96	1	28	122,571	------	------	------	Post Deve.
3	Reservoir	47.98	1	38	122,548	2	363.08	54,892	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	55.05 cfs
Storm frequency	=	25 yrs	Time to peak	=	24 min
Time interval	=	1 min	Hyd. volume	=	79,278 cuft
Drainage area	=	23.930 ac	Runoff coeff.	=	0.47
Intensity	=	4.895 in/hr	Tc by User	=	24.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

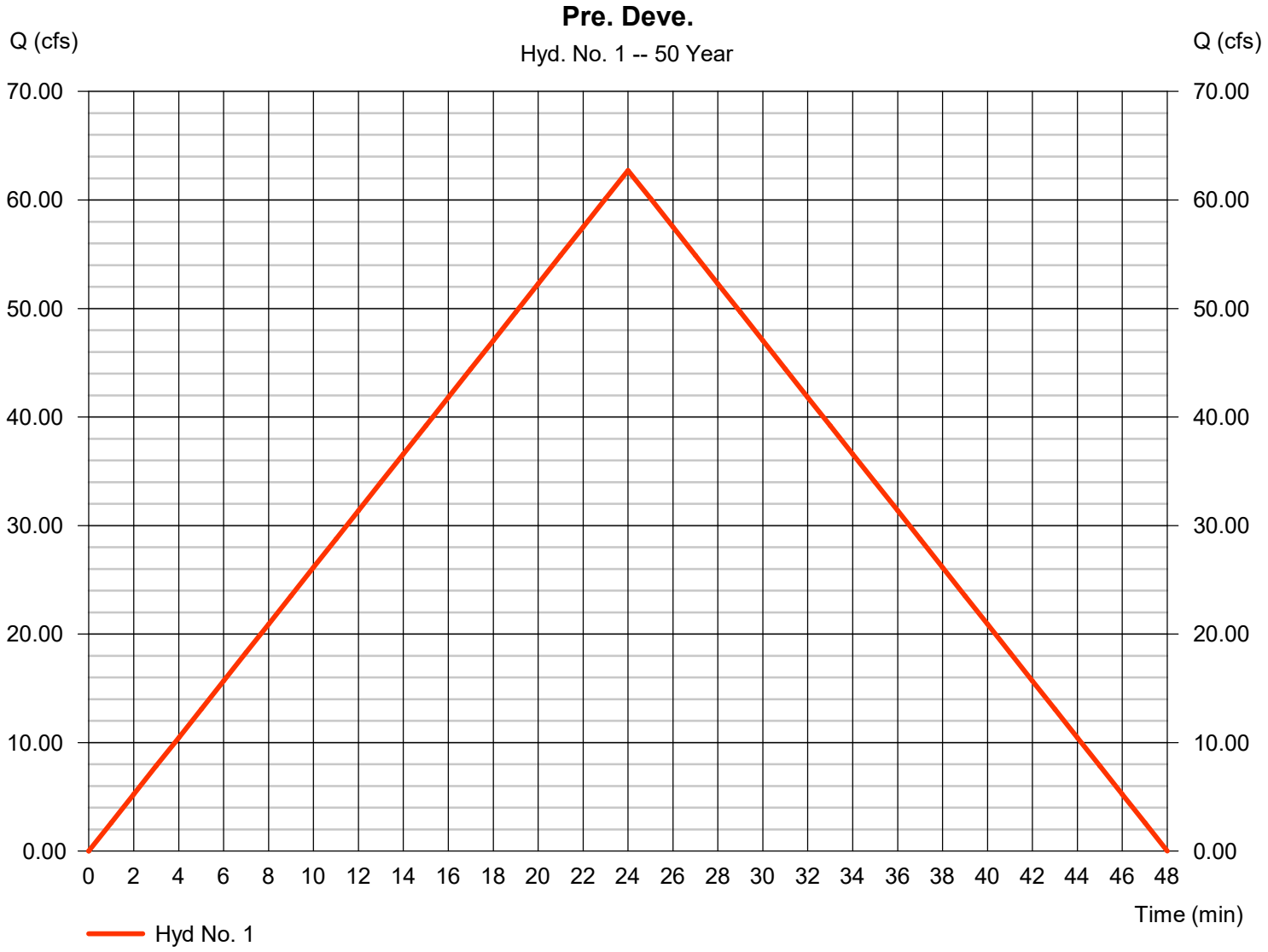
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	62.73	1	24	90,330	------	------	------	Pre. Deve.
2	Rational	82.99	1	28	139,426	------	------	------	Post Deve.
3	Reservoir	54.26	1	38	139,403	2	363.43	60,931	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	62.73 cfs
Storm frequency	=	50 yrs	Time to peak	=	24 min
Time interval	=	1 min	Hyd. volume	=	90,330 cuft
Drainage area	=	23.930 ac	Runoff coeff.	=	0.47
Intensity	=	5.577 in/hr	Tc by User	=	24.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

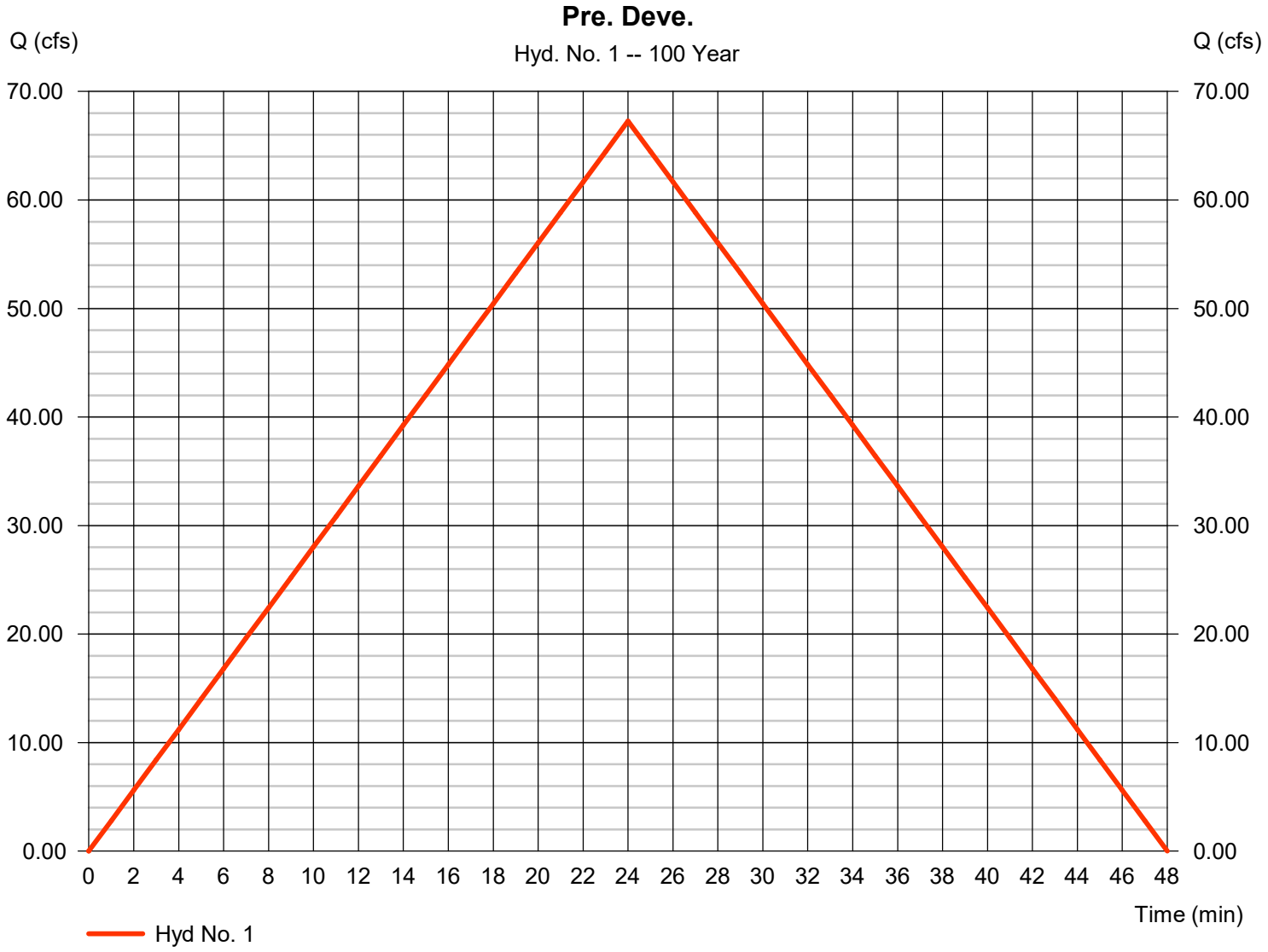
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	67.26	1	24	96,854	------	------	------	Pre. Deve.
2	Rational	89.41	1	28	150,213	------	------	------	Post Deve.
3	Reservoir	58.01	1	38	150,191	2	363.66	64,981	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	67.26 cfs
Storm frequency	=	100 yrs	Time to peak	=	24 min
Time interval	=	1 min	Hyd. volume	=	96,854 cuft
Drainage area	=	23.930 ac	Runoff coeff.	=	0.47
Intensity	=	5.980 in/hr	Tc by User	=	24.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	59.0468	11.8000	0.8167	--------
3	0.0000	0.0000	0.0000	--------
5	38.3363	7.0000	0.6965	--------
10	46.3641	10.0000	0.6781	--------
25	48.6541	9.8000	0.6523	--------
50	79.0516	13.3000	0.7326	--------
100	54.7483	10.0000	0.6279	--------

File name: Bryant 50.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.89	4.76	4.03	3.50	3.11	2.80	2.55	2.35	2.18	2.03	1.91	1.80
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.79	5.33	4.45	3.86	3.43	3.10	2.84	2.62	2.45	2.29	2.16	2.05
10	7.39	6.08	5.23	4.62	4.16	3.80	3.51	3.27	3.06	2.89	2.73	2.60
25	8.39	6.94	5.99	5.31	4.80	4.40	4.07	3.80	3.57	3.37	3.20	3.05
50	9.40	7.87	6.83	6.06	5.47	5.00	4.62	4.29	4.02	3.79	3.58	3.40
100	10.00	8.34	7.25	6.47	5.87	5.40	5.02	4.69	4.42	4.19	3.98	3.80

Tc = time in minutes. Values may exceed 60.

Precip. file name: C:\Documents and Settings\Will\Desktop\Fleming\fleming.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	3.50	0.00	0.00	4.80	5.40	0.00	6.70

SOUTHWEST POND

Multi-Hydrograph Plot

Hyd. No. 1

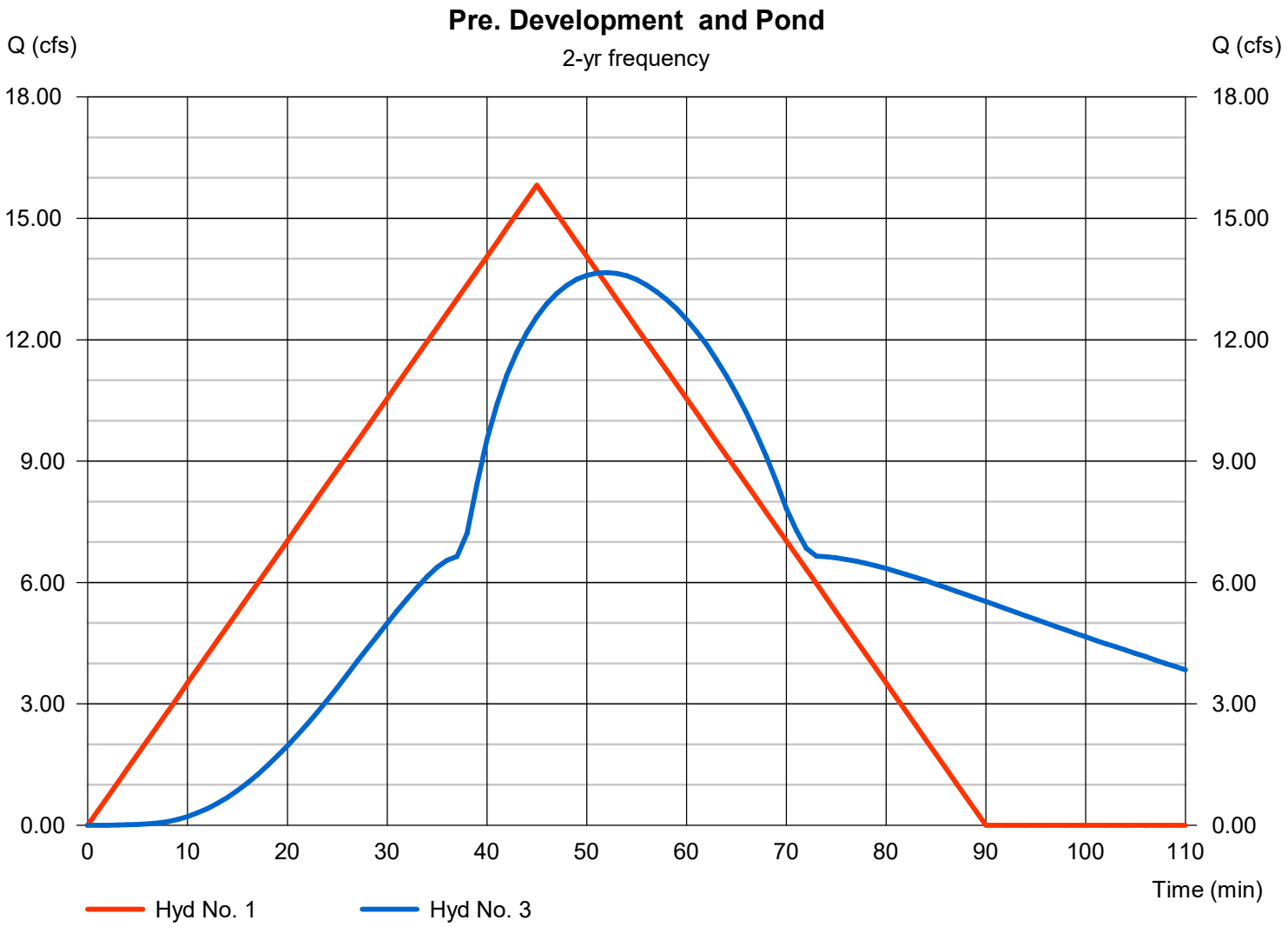
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	15.82 cfs
Time to peak	=	45 min
Hyd. Volume	=	42,707 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	13.66 cfs
Time to peak	=	52 min
Hyd. Volume	=	55,434 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

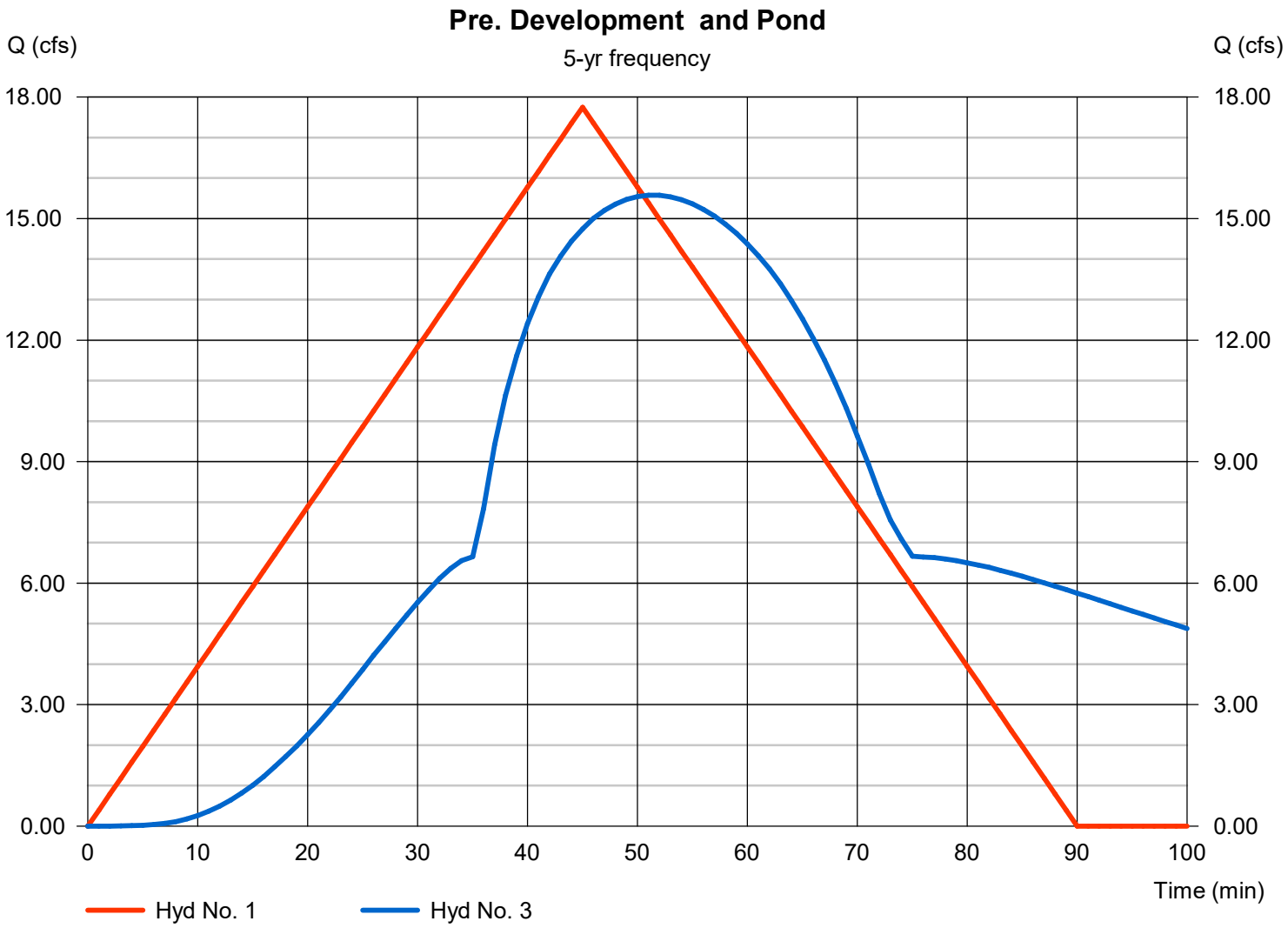
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	17.75 cfs
Time to peak	=	45 min
Hyd. Volume	=	47,921 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	15.58 cfs
Time to peak	=	51 min
Hyd. Volume	=	61,623 cuft



Multi-Hydrograph Plot

Hyd. No. 1

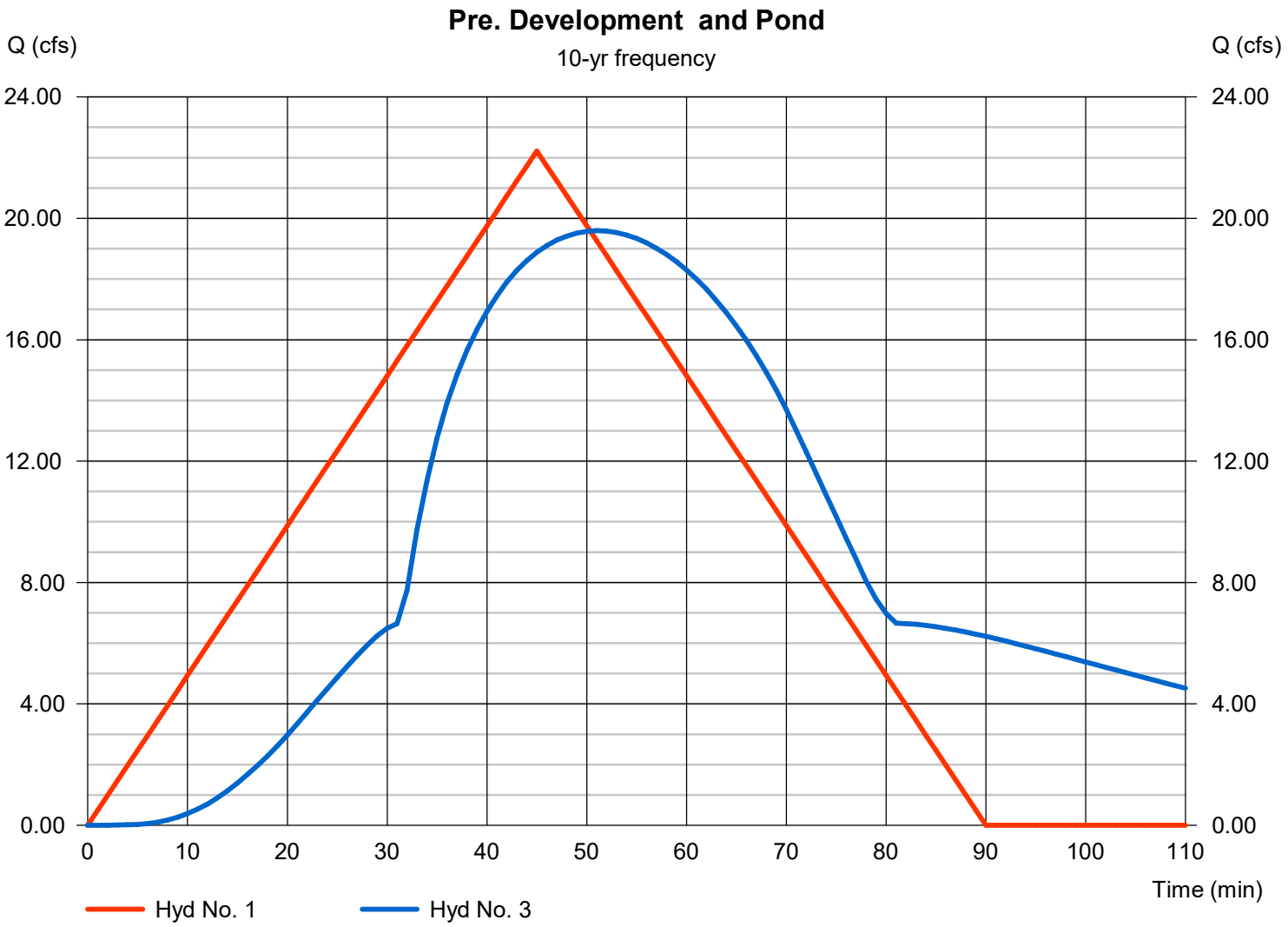
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	22.22 cfs
Time to peak	=	45 min
Hyd. Volume	=	59,994 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	19.59 cfs
Time to peak	=	51 min
Hyd. Volume	=	76,183 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

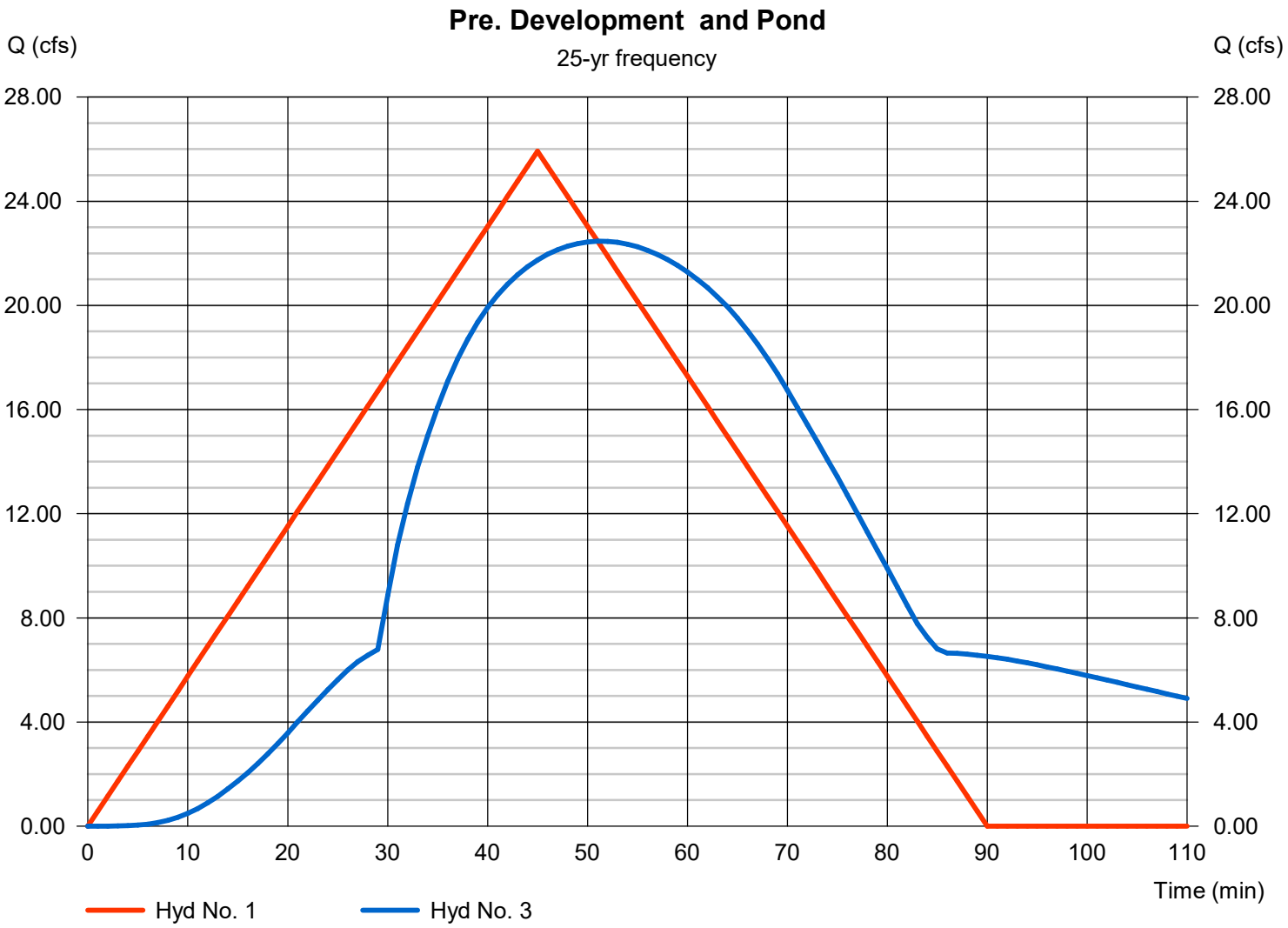
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	25.92 cfs
Time to peak	=	45 min
Hyd. Volume	=	69,977 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	22.47 cfs
Time to peak	=	51 min
Hyd. Volume	=	88,453 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

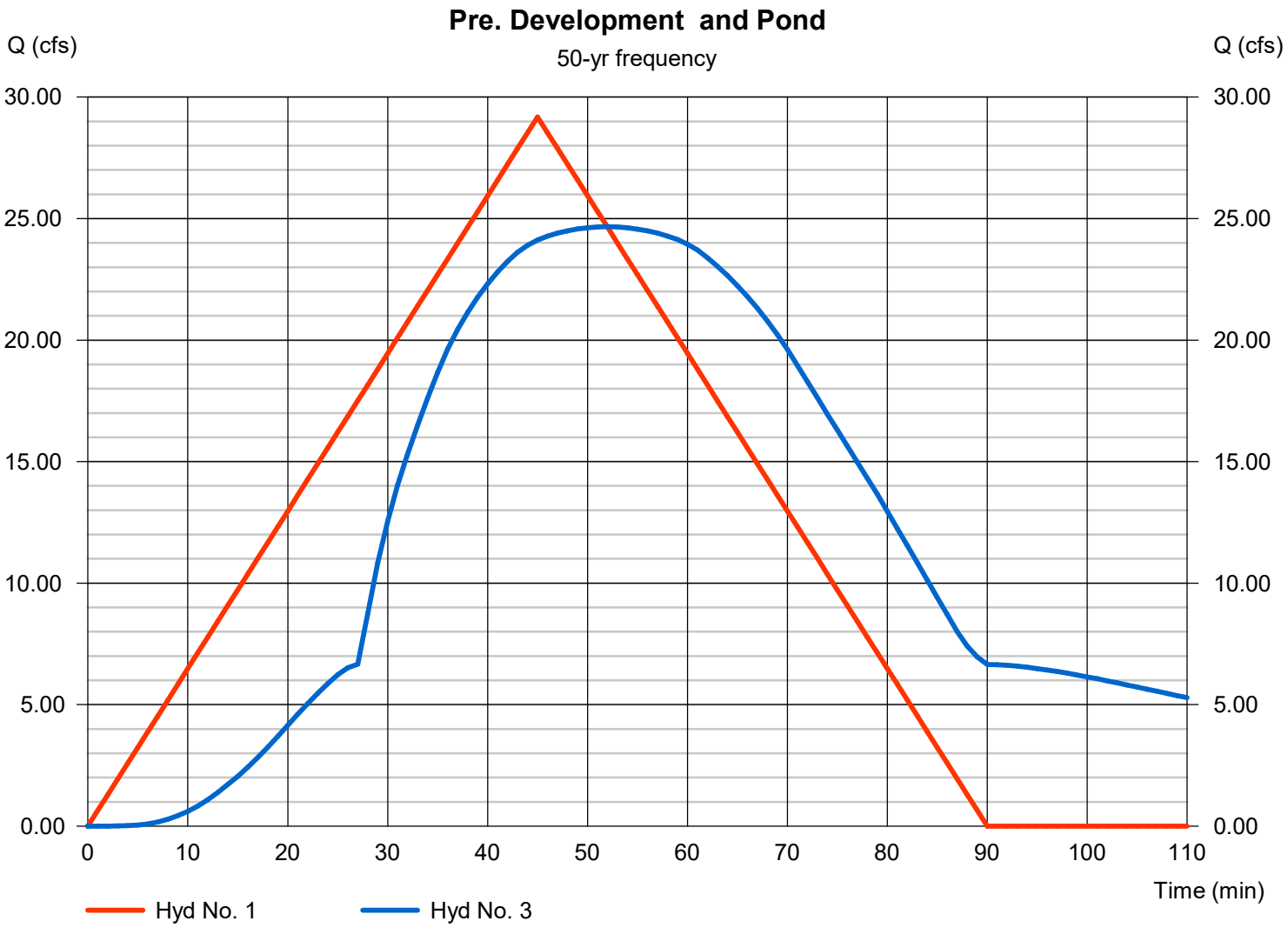
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	29.18 cfs
Time to peak	=	45 min
Hyd. Volume	=	78,784 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	24.67 cfs
Time to peak	=	52 min
Hyd. Volume	=	100,232 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

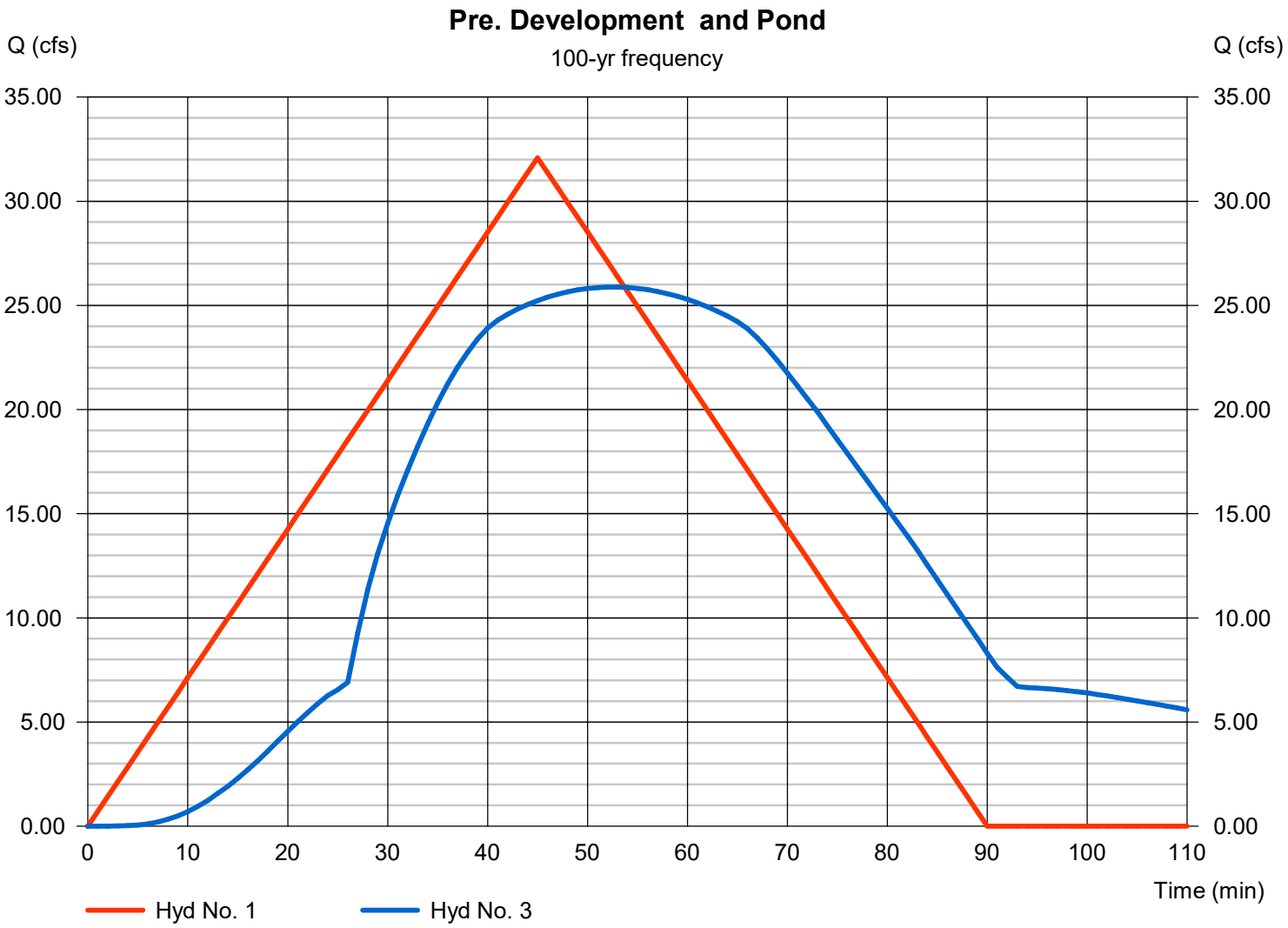
Pre. Development

Hydrograph type	=	Rational
Peak discharge	=	32.08 cfs
Time to peak	=	45 min
Hyd. Volume	=	86,628 cuft

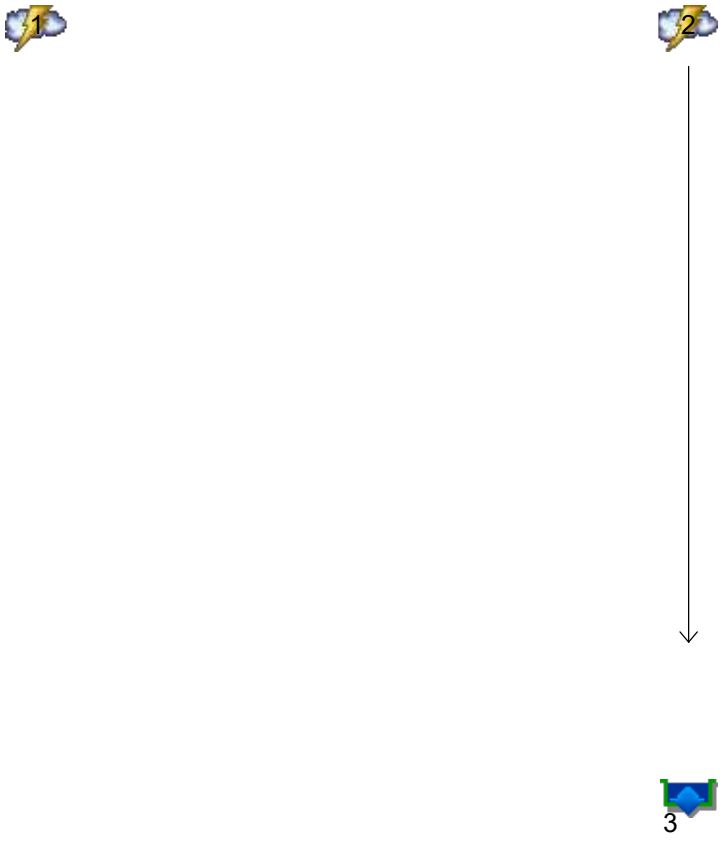
Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	25.88 cfs
Time to peak	=	53 min
Hyd. Volume	=	108,915 cuft



Watershed Model Schematic



Hydrograph Summary Report

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

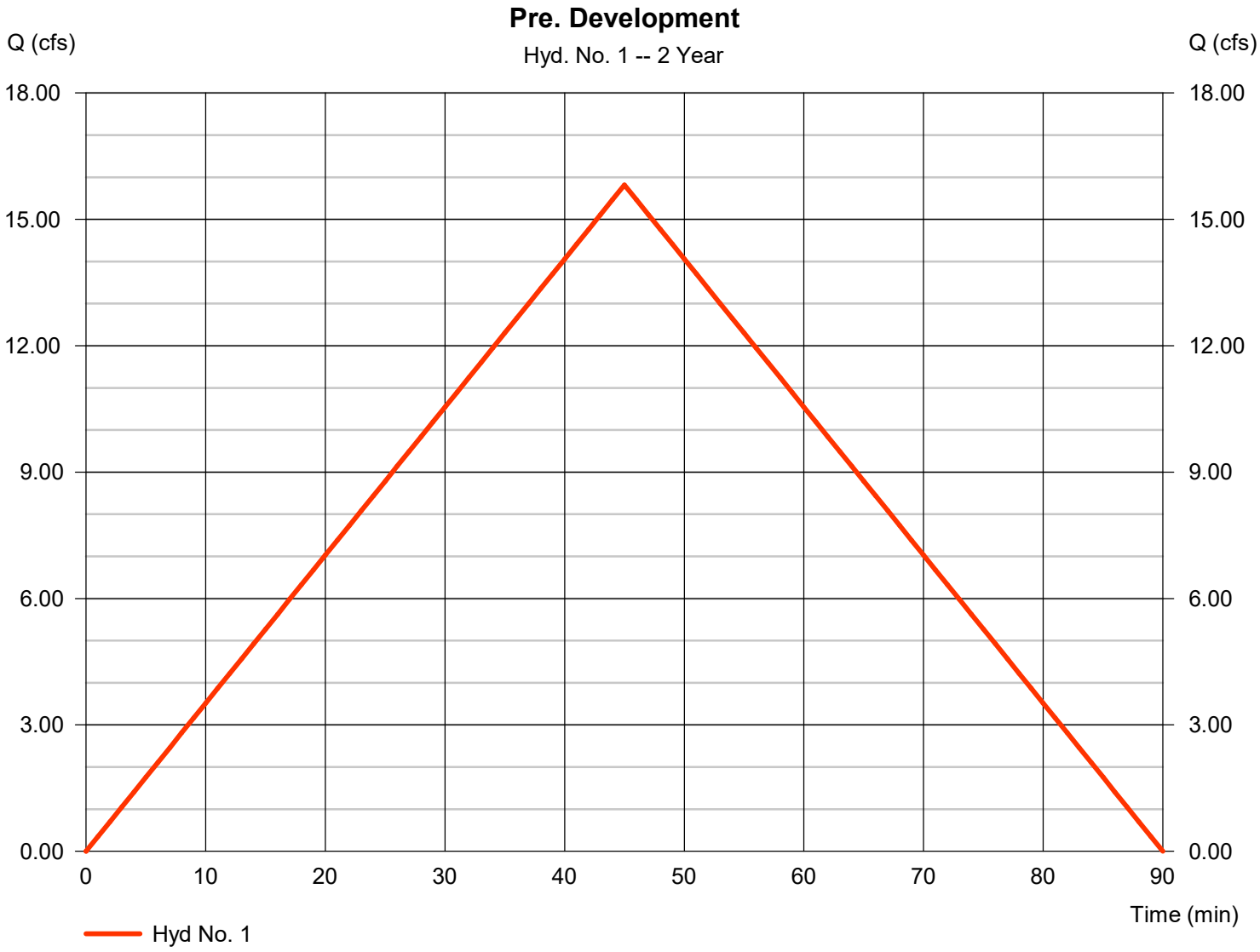
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	15.82	1	45	42,707	------	------	------	Pre. Development
2	Rational	26.41	1	35	55,466	------	------	------	Post Development
3	Reservoir	13.66	1	52	55,434	2	353.41	32,577	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	15.82 cfs
Storm frequency	=	2 yrs	Time to peak	=	45 min
Time interval	=	1 min	Hyd. volume	=	42,707 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	2.180 in/hr	Tc by User	=	45.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



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	17.75	1	45	47,921	------	------	------	Pre. Development
2	Rational	29.36	1	35	61,654	------	------	------	Post Development
3	Reservoir	15.58	1	51	61,623	2	353.57	35,120	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	17.75 cfs
Storm frequency	=	5 yrs	Time to peak	=	45 min
Time interval	=	1 min	Hyd. volume	=	47,921 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	2.446 in/hr	Tc by User	=	45.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

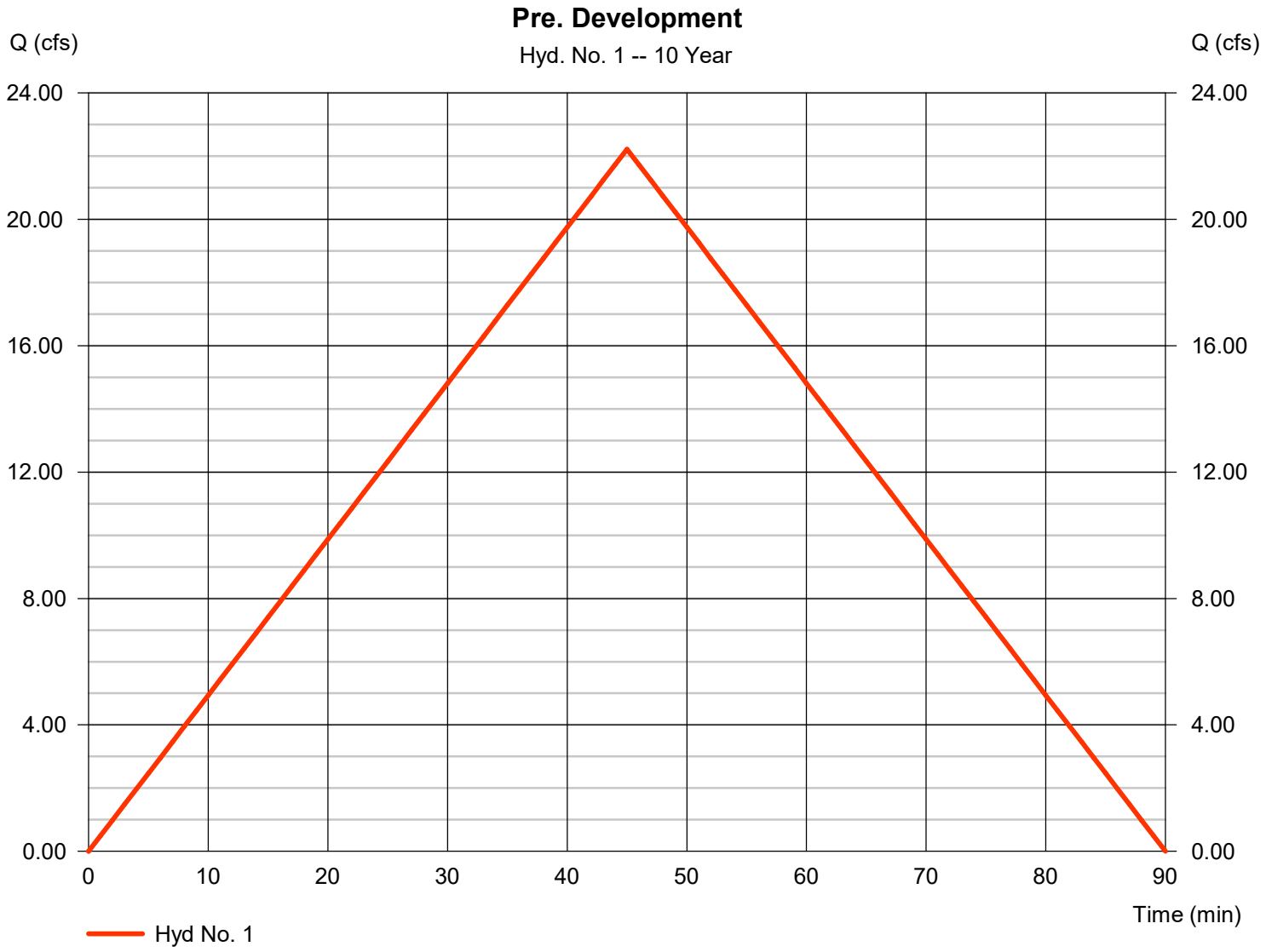
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	22.22	1	45	59,994	------	------	------	Pre. Development
2	Rational	36.29	1	35	76,214	------	------	------	Post Development
3	Reservoir	19.59	1	51	76,183	2	353.97	41,520	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	22.22 cfs
Storm frequency	=	10 yrs	Time to peak	=	45 min
Time interval	=	1 min	Hyd. volume	=	59,994 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	3.062 in/hr	Tc by User	=	45.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

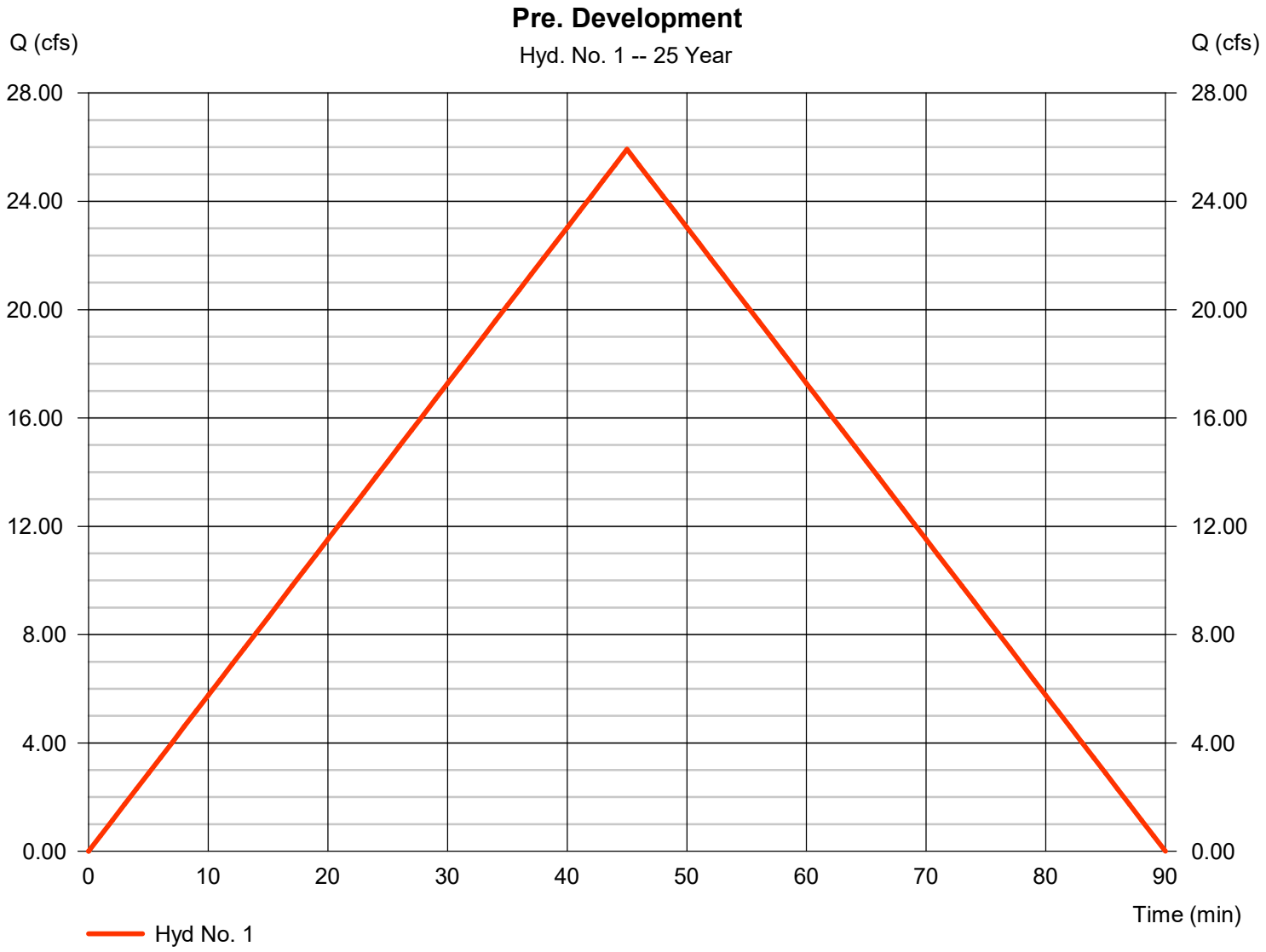
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	25.92	1	45	69,977	------	------	------	Pre. Development
2	Rational	42.14	1	35	88,484	------	------	------	Post Development
3	Reservoir	22.47	1	51	88,453	2	354.31	47,311	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	25.92 cfs
Storm frequency	=	25 yrs	Time to peak	=	45 min
Time interval	=	1 min	Hyd. volume	=	69,977 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	3.571 in/hr	Tc by User	=	45.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

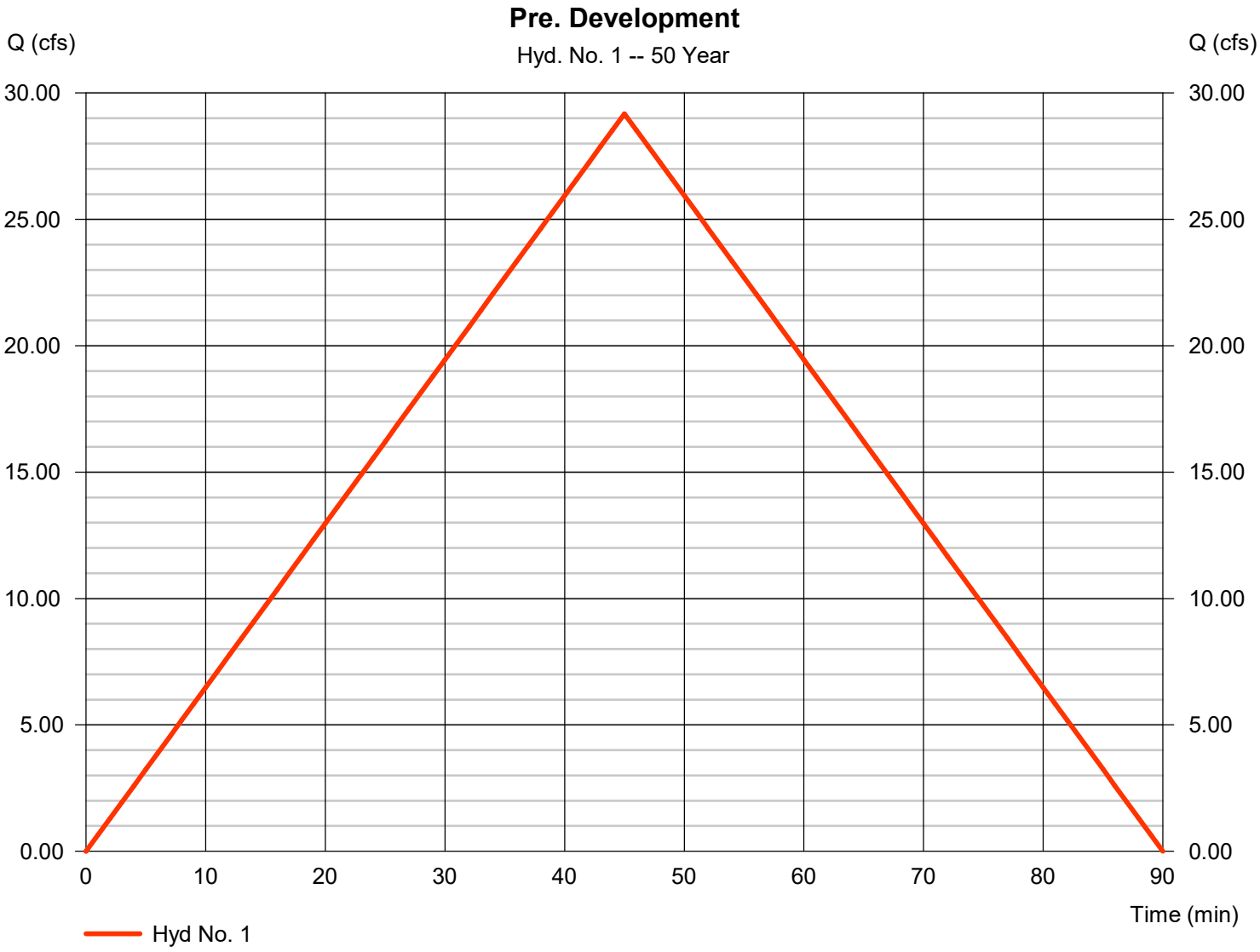
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	29.18	1	45	78,784	------	------	------	Pre. Development
2	Rational	47.74	1	35	100,263	------	------	------	Post Development
3	Reservoir	24.67	1	52	100,232	2	354.66	53,278	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	29.18 cfs
Storm frequency	=	50 yrs	Time to peak	=	45 min
Time interval	=	1 min	Hyd. volume	=	78,784 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	4.021 in/hr	Tc by User	=	45.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



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	32.08	1	45	86,628	------	------	------	Pre. Development
2	Rational	51.88	1	35	108,947	------	------	------	Post Development
3	Reservoir	25.88	1	53	108,915	2	354.93	58,104	Pond

Hydrograph Report

Hyd. No. 1

Pre. Development

Hydrograph type	=	Rational	Peak discharge	=	32.08 cfs
Storm frequency	=	100 yrs	Time to peak	=	45 min
Time interval	=	1 min	Hyd. volume	=	86,628 cuft
Drainage area	=	15.440 ac	Runoff coeff.	=	0.47
Intensity	=	4.421 in/hr	Tc by User	=	45.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	59.0468	11.8000	0.8167	--------
3	0.0000	0.0000	0.0000	--------
5	38.3363	7.0000	0.6965	--------
10	46.3641	10.0000	0.6781	--------
25	48.6541	9.8000	0.6523	--------
50	79.0516	13.3000	0.7326	--------
100	54.7483	10.0000	0.6279	--------

File name: Bryant 50.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.89	4.76	4.03	3.50	3.11	2.80	2.55	2.35	2.18	2.03	1.91	1.80
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.79	5.33	4.45	3.86	3.43	3.10	2.84	2.62	2.45	2.29	2.16	2.05
10	7.39	6.08	5.23	4.62	4.16	3.80	3.51	3.27	3.06	2.89	2.73	2.60
25	8.39	6.94	5.99	5.31	4.80	4.40	4.07	3.80	3.57	3.37	3.20	3.05
50	9.40	7.87	6.83	6.06	5.47	5.00	4.62	4.29	4.02	3.79	3.58	3.40
100	10.00	8.34	7.25	6.47	5.87	5.40	5.02	4.69	4.42	4.19	3.98	3.80

Tc = time in minutes. Values may exceed 60.

Precip. file name: C:\Documents and Settings\Will\Desktop\Fleming\fleming.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	3.50	0.00	0.00	4.80	5.40	0.00	6.70

SOUTHEAST POND

Multi-Hydrograph Plot

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

Hyd. No. 1

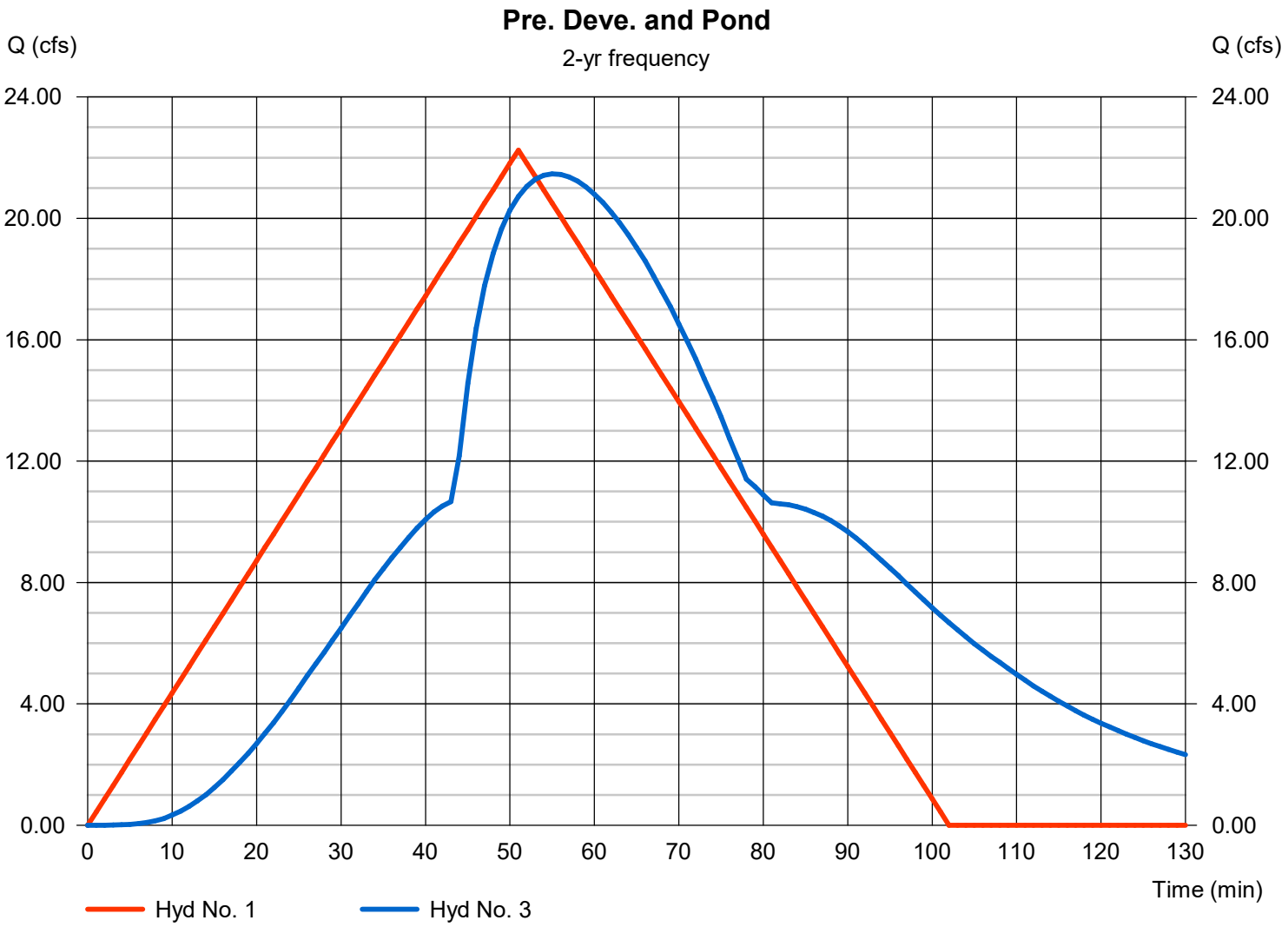
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	22.25 cfs
Time to peak	=	51 min
Hyd. Volume	=	68,070 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	21.47 cfs
Time to peak	=	55 min
Hyd. Volume	=	74,070 cuft



Multi-Hydrograph Plot

Hyd. No. 1

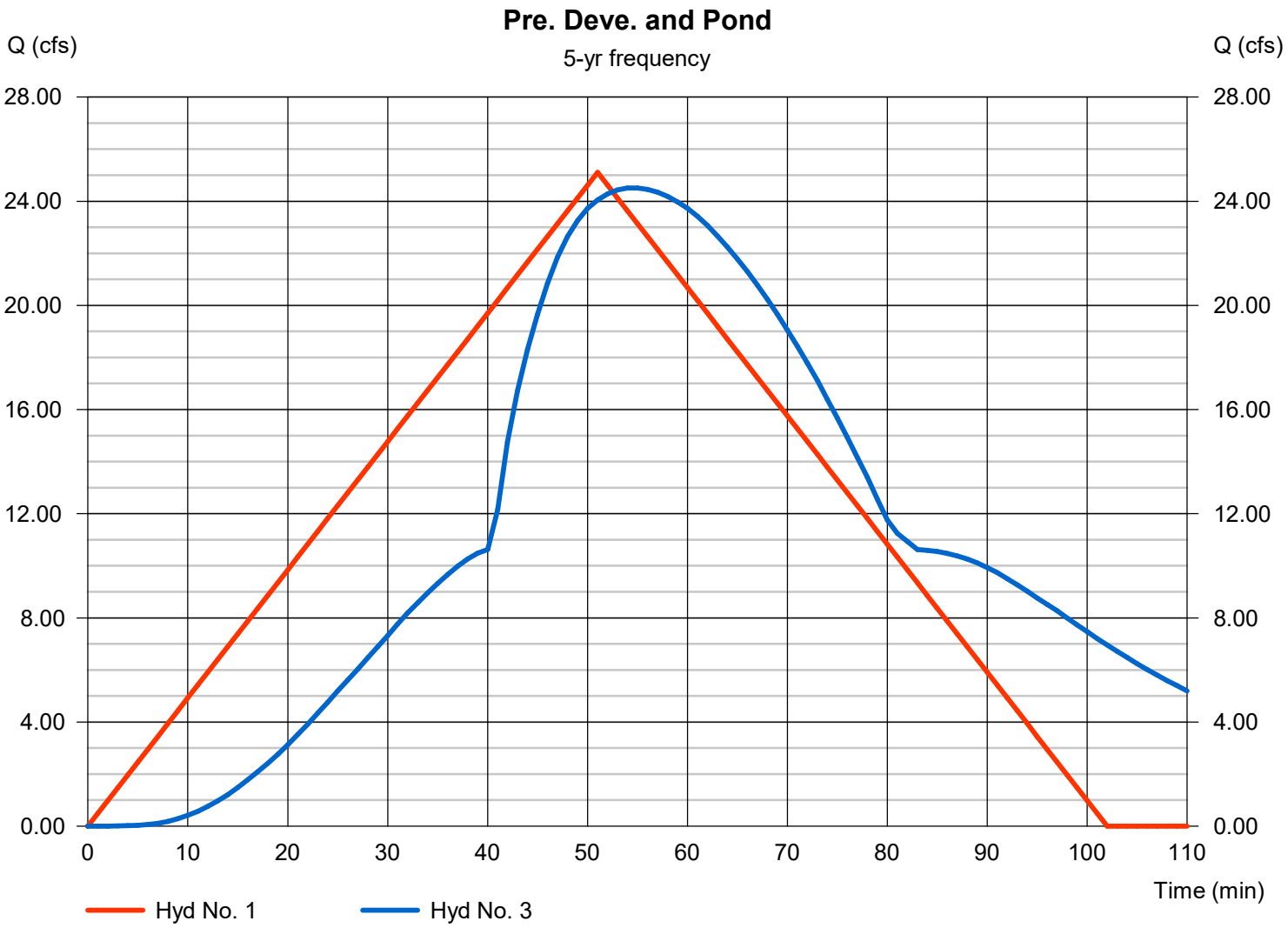
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	25.11 cfs
Time to peak	=	51 min
Hyd. Volume	=	76,836 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	24.51 cfs
Time to peak	=	55 min
Hyd. Volume	=	83,197 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

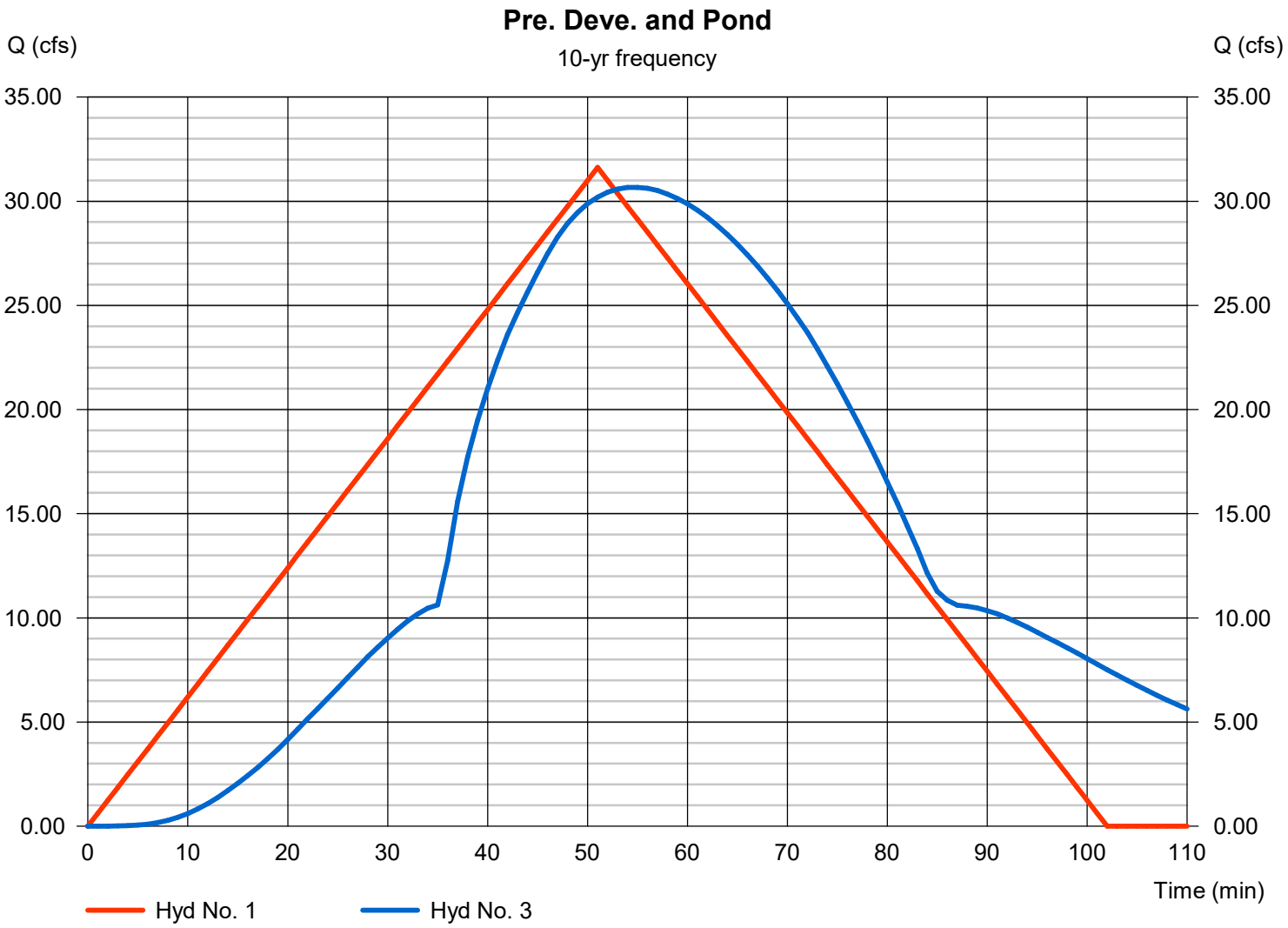
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	31.62 cfs
Time to peak	=	51 min
Hyd. Volume	=	96,757 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	30.67 cfs
Time to peak	=	55 min
Hyd. Volume	=	104,270 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

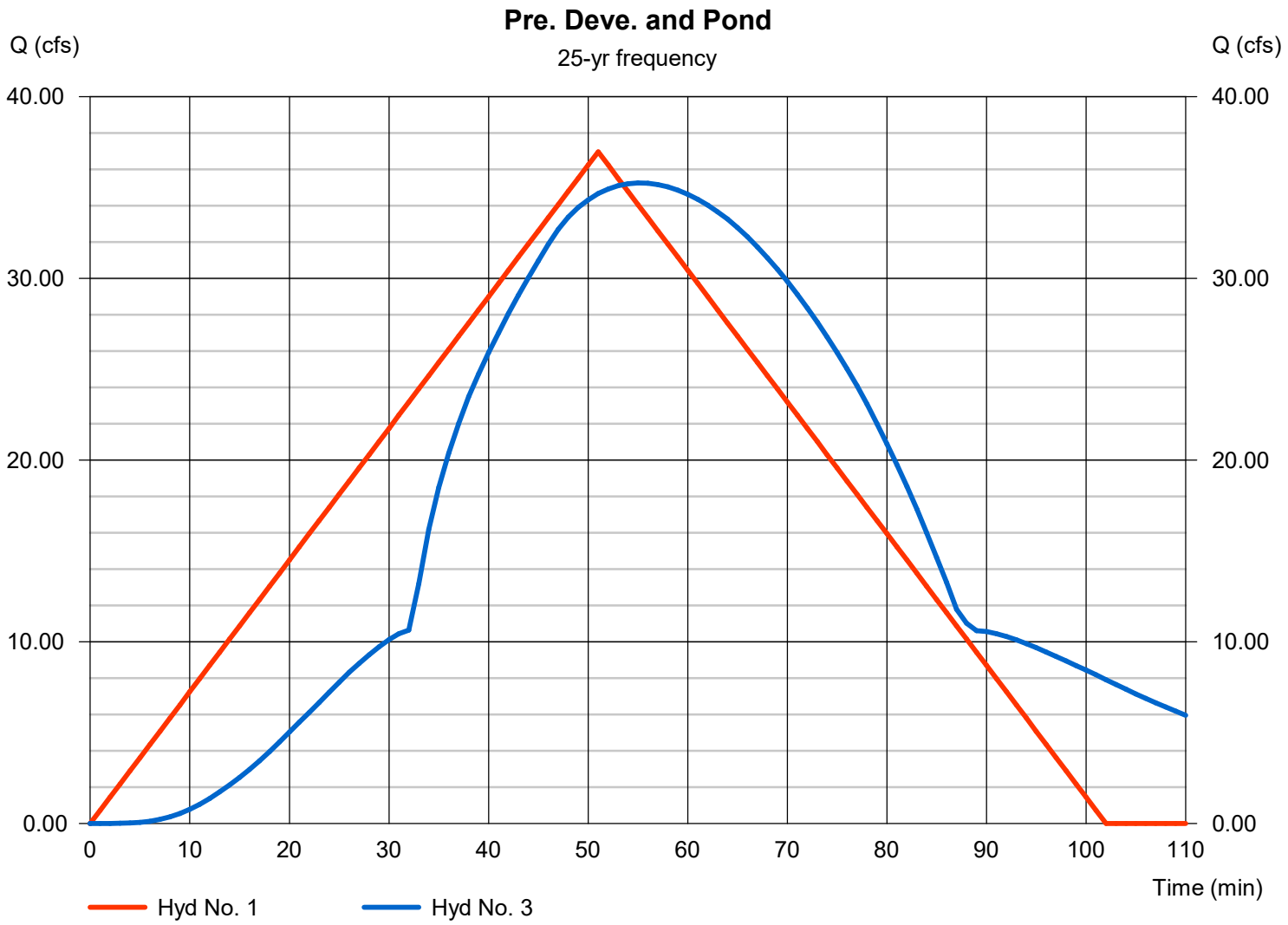
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	36.97 cfs
Time to peak	=	51 min
Hyd. Volume	=	113,133 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	35.26 cfs
Time to peak	=	55 min
Hyd. Volume	=	121,675 cuft



Multi-Hydrograph Plot

Hyd. No. 1

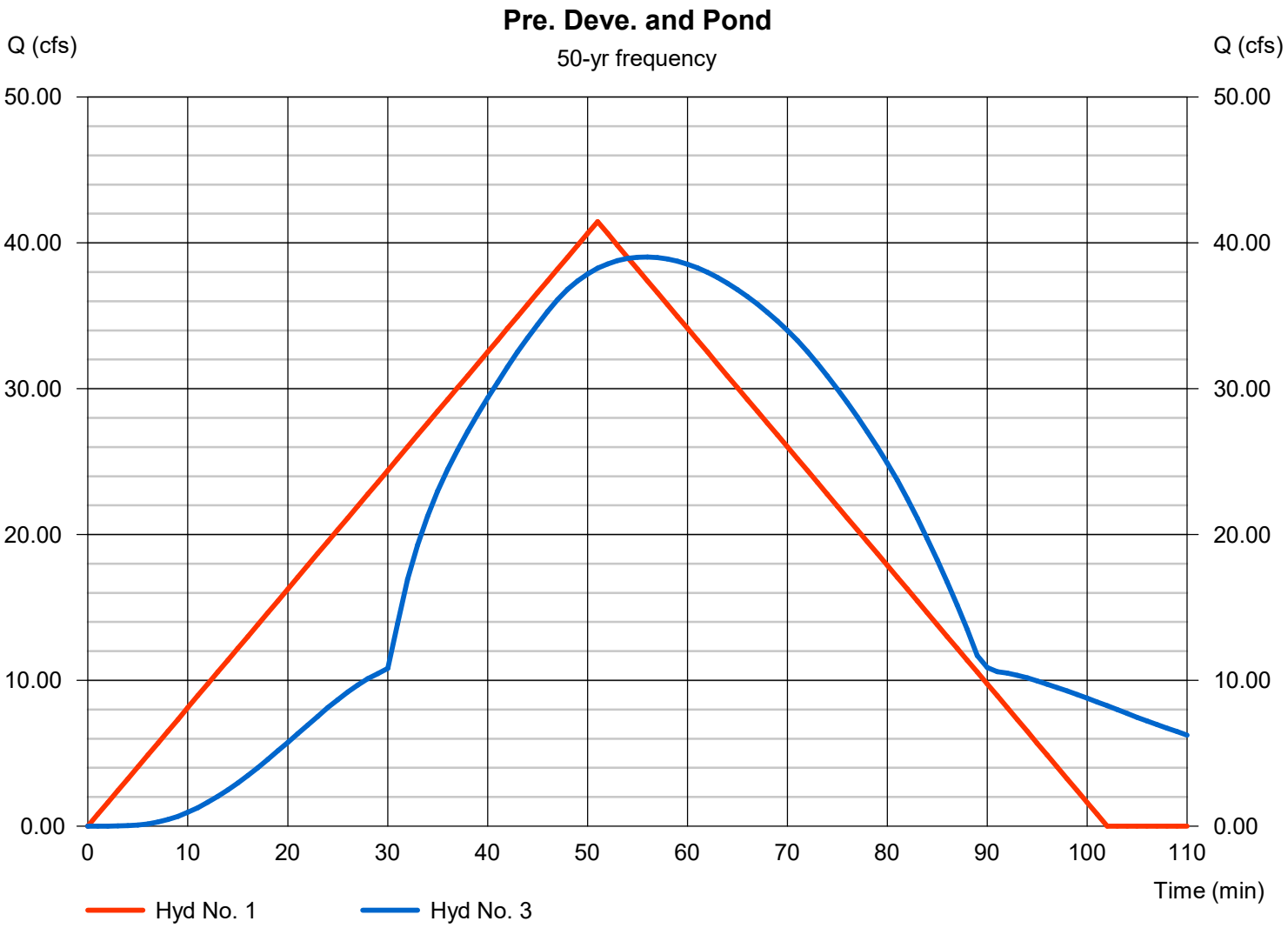
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	41.46 cfs
Time to peak	=	51 min
Hyd. Volume	=	126,864 cuft

Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	39.04 cfs
Time to peak	=	56 min
Hyd. Volume	=	136,900 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

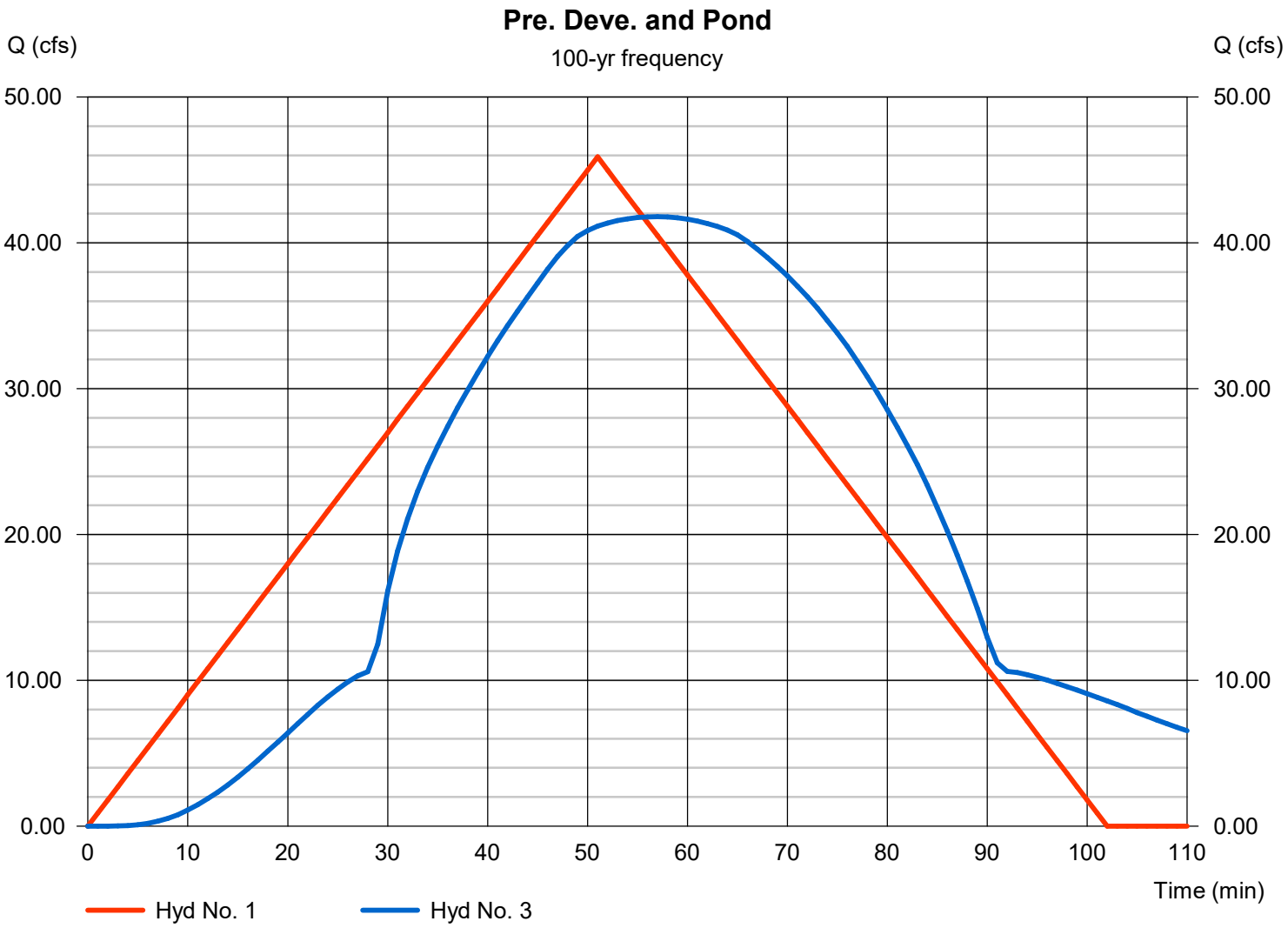
Pre. Deve.

Hydrograph type	=	Rational
Peak discharge	=	45.90 cfs
Time to peak	=	51 min
Hyd. Volume	=	140,441 cuft

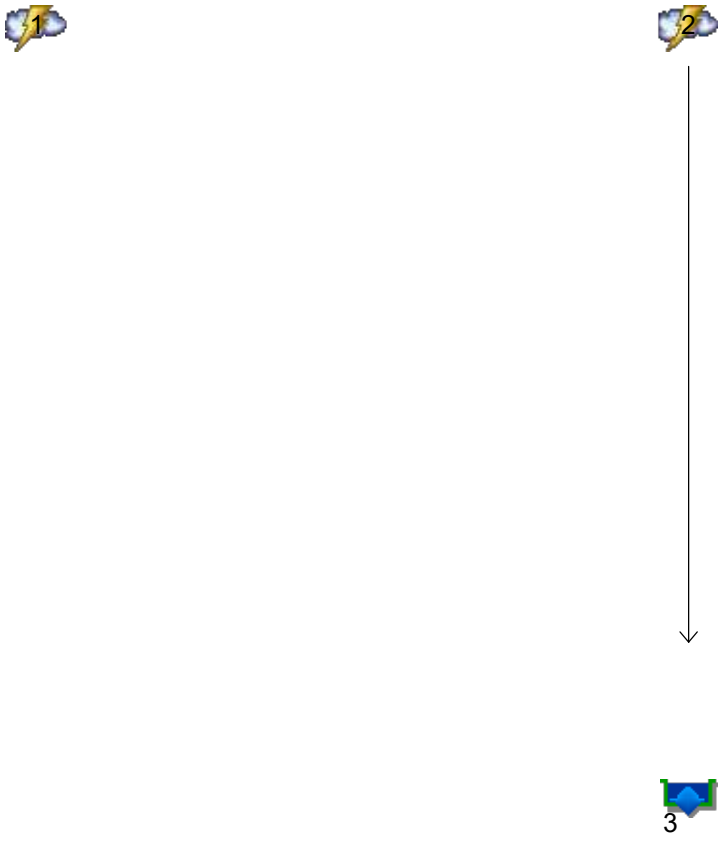
Hyd. No. 3

Pond

Hydrograph type	=	Reservoir
Peak discharge	=	41.80 cfs
Time to peak	=	57 min
Hyd. Volume	=	150,705 cuft



Watershed Model Schematic



Hydrograph Summary Report

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

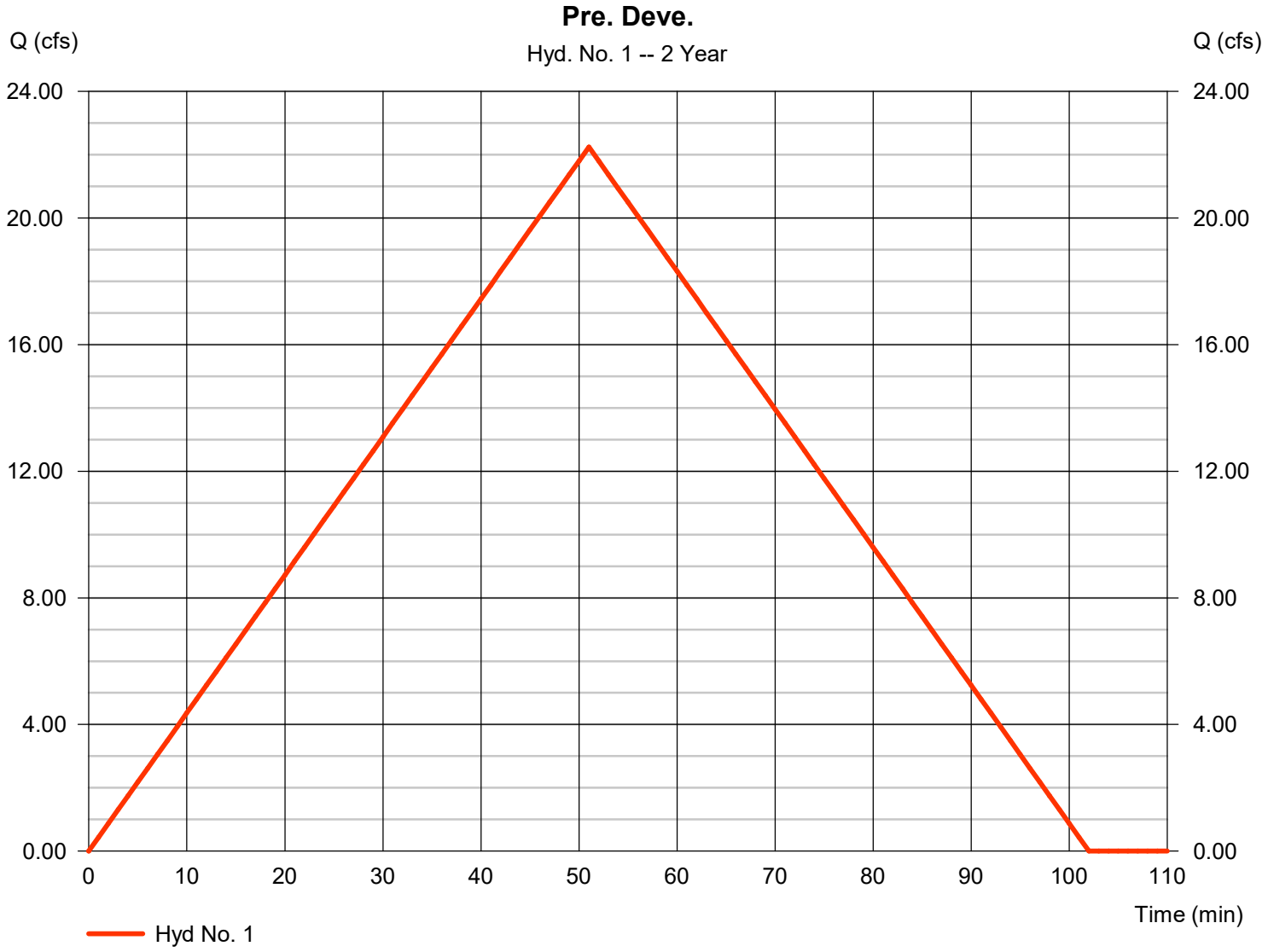
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	22.25	1	51	68,070	------	------	------	Pre. Deve.
2	Rational	26.84	1	46	74,088	------	------	------	Post Deve.
3	Reservoir	21.47	1	55	74,070	2	350.89	26,424	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	22.25 cfs
Storm frequency	=	2 yrs	Time to peak	=	51 min
Time interval	=	1 min	Hyd. volume	=	68,070 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	2.008 in/hr	Tc by User	=	51.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



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	25.11	1	51	76,836	------	------	------	Pre. Deve.
2	Rational	30.15	1	46	83,215	------	------	------	Post Deve.
3	Reservoir	24.51	1	55	83,197	2	351.04	28,121	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	25.11 cfs
Storm frequency	=	5 yrs	Time to peak	=	51 min
Time interval	=	1 min	Hyd. volume	=	76,836 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	2.267 in/hr	Tc by User	=	51.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

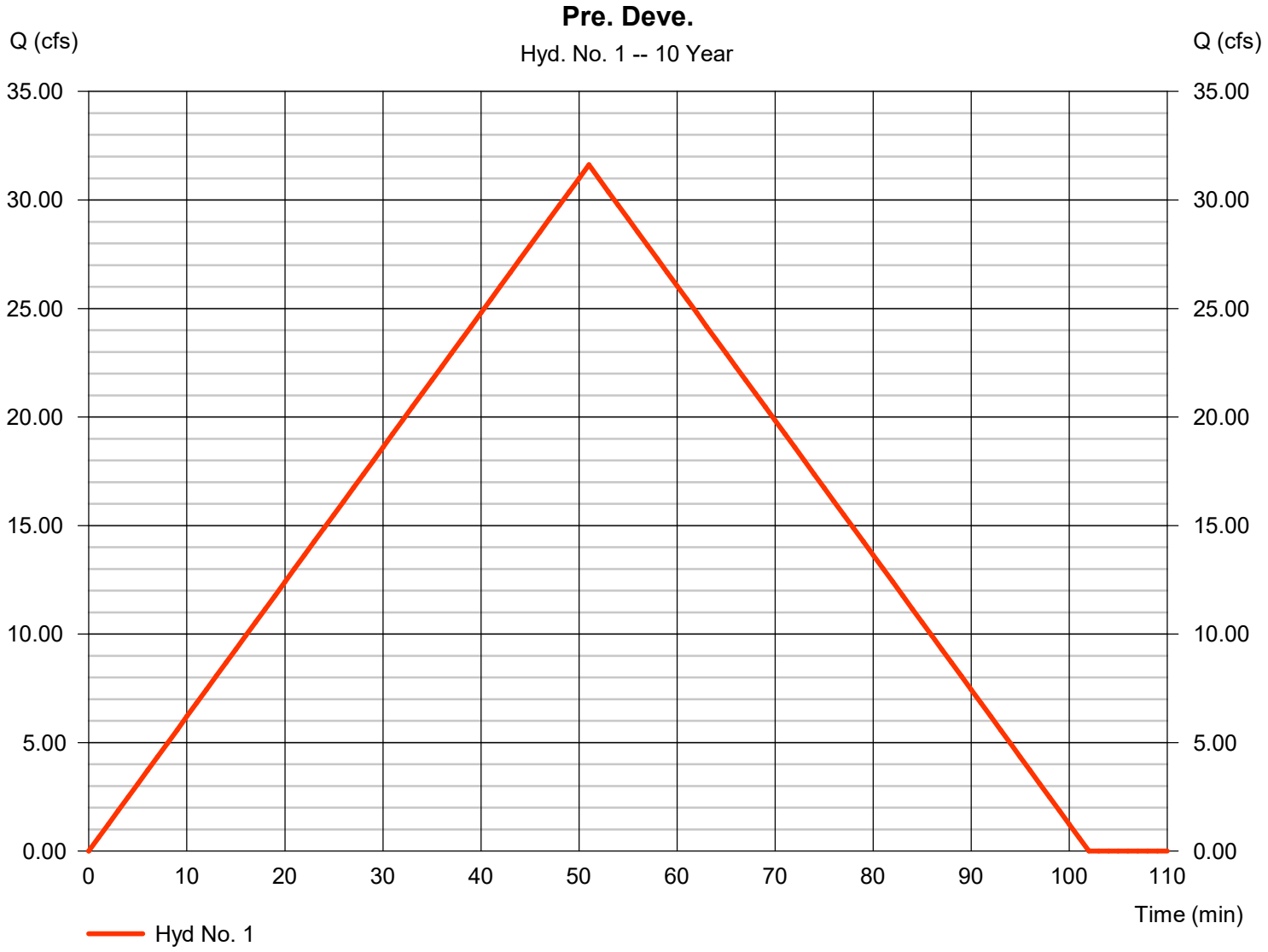
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	31.62	1	51	96,757	------	------	------	Pre. Deve.
2	Rational	37.79	1	46	104,288	------	------	------	Post Deve.
3	Reservoir	30.67	1	55	104,270	2	351.42	32,448	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	31.62 cfs
Storm frequency	=	10 yrs	Time to peak	=	51 min
Time interval	=	1 min	Hyd. volume	=	96,757 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	2.854 in/hr	Tc by User	=	51.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



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	36.97	1	51	113,133	------	------	------	Pre. Deve.
2	Rational	44.09	1	46	121,693	------	------	------	Post Deve.
3	Reservoir	35.26	1	55	121,675	2	351.76	36,431	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	36.97 cfs
Storm frequency	=	25 yrs	Time to peak	=	51 min
Time interval	=	1 min	Hyd. volume	=	113,133 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	3.337 in/hr	Tc by User	=	51.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

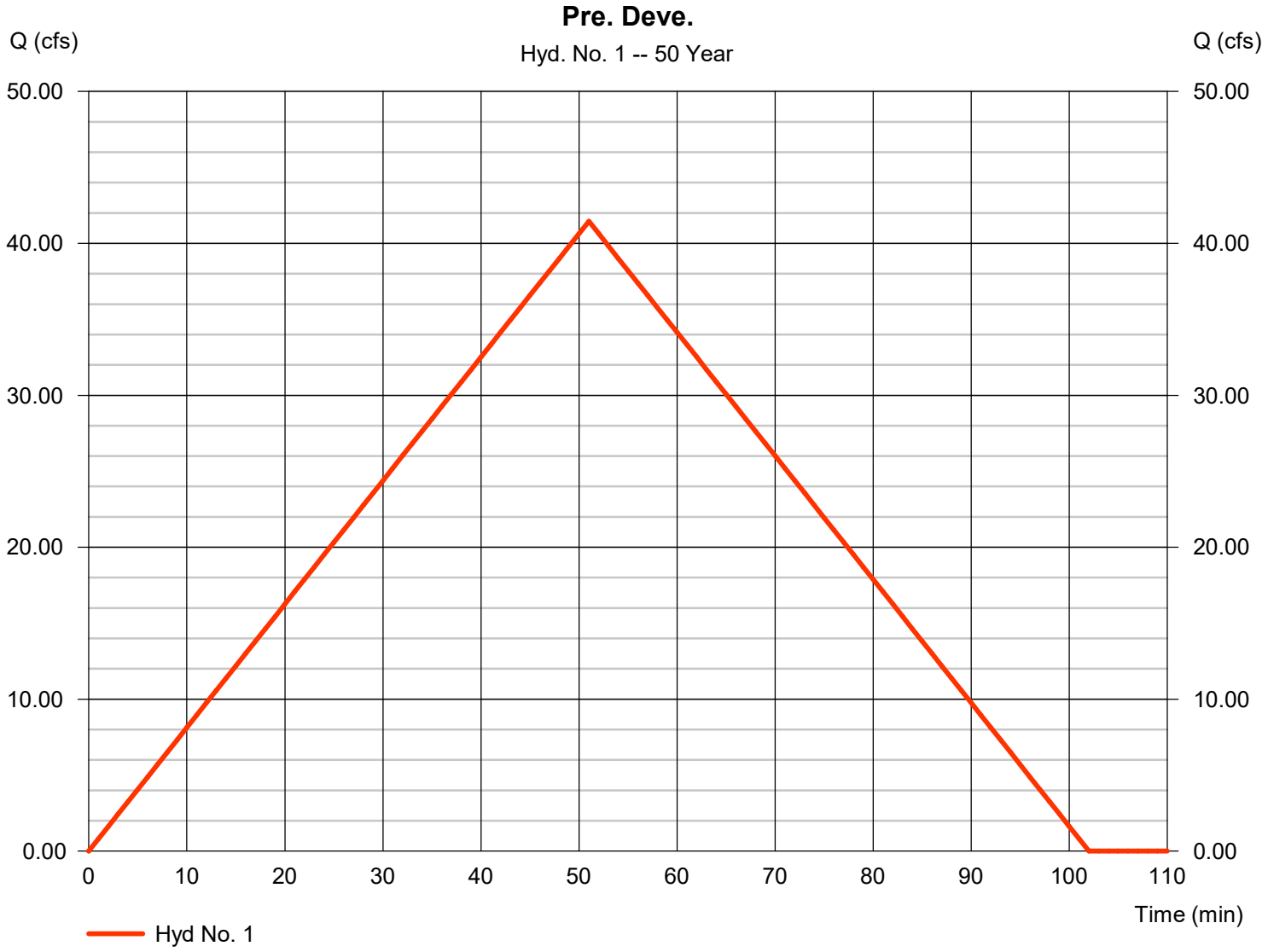
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	41.46	1	51	126,864	------	------	------	Pre. Deve.
2	Rational	49.61	1	46	136,918	------	------	------	Post Deve.
3	Reservoir	39.04	1	56	136,900	2	352.07	40,262	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	41.46 cfs
Storm frequency	=	50 yrs	Time to peak	=	51 min
Time interval	=	1 min	Hyd. volume	=	126,864 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	3.742 in/hr	Tc by User	=	51.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Summary Report

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

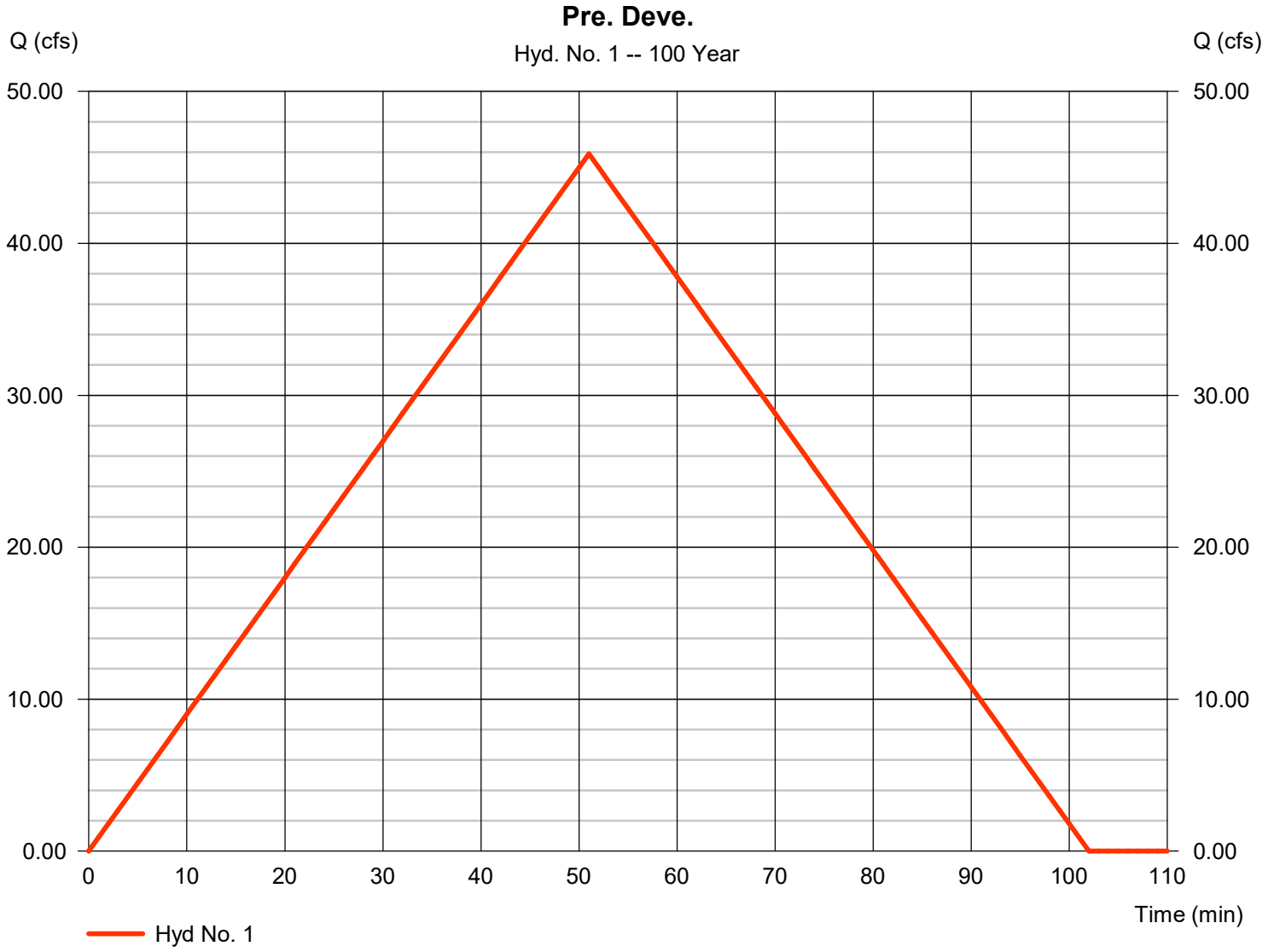
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	45.90	1	51	140,441	------	------	------	Pre. Deve.
2	Rational	54.61	1	46	150,723	------	------	------	Post Deve.
3	Reservoir	41.80	1	57	150,705	2	352.38	44,142	Pond

Hydrograph Report

Hyd. No. 1

Pre. Deve.

Hydrograph type	=	Rational	Peak discharge	=	45.90 cfs
Storm frequency	=	100 yrs	Time to peak	=	51 min
Time interval	=	1 min	Hyd. volume	=	140,441 cuft
Drainage area	=	23.570 ac	Runoff coeff.	=	0.47
Intensity	=	4.143 in/hr	Tc by User	=	51.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	59.0468	11.8000	0.8167	--------
3	0.0000	0.0000	0.0000	--------
5	38.3363	7.0000	0.6965	--------
10	46.3641	10.0000	0.6781	--------
25	48.6541	9.8000	0.6523	--------
50	79.0516	13.3000	0.7326	--------
100	54.7483	10.0000	0.6279	--------

File name: Bryant 50.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.89	4.76	4.03	3.50	3.11	2.80	2.55	2.35	2.18	2.03	1.91	1.80
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.79	5.33	4.45	3.86	3.43	3.10	2.84	2.62	2.45	2.29	2.16	2.05
10	7.39	6.08	5.23	4.62	4.16	3.80	3.51	3.27	3.06	2.89	2.73	2.60
25	8.39	6.94	5.99	5.31	4.80	4.40	4.07	3.80	3.57	3.37	3.20	3.05
50	9.40	7.87	6.83	6.06	5.47	5.00	4.62	4.29	4.02	3.79	3.58	3.40
100	10.00	8.34	7.25	6.47	5.87	5.40	5.02	4.69	4.42	4.19	3.98	3.80

Tc = time in minutes. Values may exceed 60.

Precip. file name: C:\Documents and Settings\Will\Desktop\Fleming\fleming.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	3.50	0.00	0.00	4.80	5.40	0.00	6.70

HOPE
CONSULTING
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March 6, 2022

Truett Smith
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Request for Residential Subdivision Plat and CD Approval
Parcel #: 001-03734-000, 001-03744-000, 370-00105-000, and 370-00106-000

Dear Mr. Truett Smith,

I represent Havens Development LLC, in the above-captioned development. This 50 acre piece of property is located adjacent to the City of Bryant. We are proposing a off site sewer main extension to the south to access to Bryant sewer. Salem Water Users is available on the east side of Midland Road for water. This development will be for single family neighborhood and be proposed into the R-1.S Zoning District. I am requesting a modification from the Walk Bike Drive Code to remove the east/ west collector street through this property. Our client does not own the property on Midland or Wildwood where the maps shows the connection. Creekside Subdivsion to the east also had this collector removed from their plat at this location.

It is our goal to be included on the April 10th, 2023 Planning Commission agenda.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

Jonathan Hope
Hope Consulting, Inc.

117 South Market St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com