Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: July 11, 2022 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 6/13/2022

- PLANNING COMMISSION MEETING MINUTES 6-13-2022.pdf

Announcements

Director's Report

DRC Report

2. Arnold Fireworks - Temporary Business Application

Aime Horn - Requesting Approval for Temporary Business Application for Fireworks Tents - APPROVED
1) 2116 Reynolds Road
2) 2703 Springhill Road

- 0566-APP-01.pdf
- 0567-APP-01.pdf

3. 5 Star Fireworks -23101 I-30 S - Temporary Business Application

Mark Bradford - Requesting Approval For Temporary Business Application for Fireworks Tent - APPROVED

- 0564-LTR-01.jpg
- 0564-APP-02.pdf
- 0564-APP-01.pdf

4. Road Runner - 23190 I-30

Fennel Purifoy Architects - Requesting Site Plan Approval for Remodel of Exisiting Gas Station - APPROVED

- 0568-ARC-01.pdf
- 0568-PLN-01.pdf
- 0568-APP-01.pdf

5. Cool Springs Mobile Home Community - Sign Variance

Southpaw Designs - Requesting Recommendation for Approval of Sign Variance - NO RECOMMENDATION, TO PLANNING COMMISSION AS SPECIAL SIGN PERMIT APPLICATION INSTEAD OF VARIANCE

6. Benjamin Grove Ph. 4 - Preliminary Plat

GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval - RECOMMENDED APPROVAL, CONTINGENT UPON SUBMITTAL OF UPDATED PLANS ADDRESSING REMAINING COMMENTS

7. Midtown Phase 3 - Preliminary Plat

Hope Consulting - Requesting Recommendation for Approval on Preliminary Plat - RECOMMENDED APPROVAL, CONTINGENT UPON VERIFICATION THROUGH SUBMITTAL OF CALCULATIONS THAT THE DETENTION POND IN STONEYBROOK IS ADEQUATE FOR THE NEW PHASES OF MIDTOWN.

8. Luv Homes - Manufactured Home at 3017 Walnut Drive

Requesting Approval for Adjusting the Pitch of the Roof to a 3:12 Pitch - APPROVED

Old Business

New Business

9. Cool Springs Mobile Home Community - Special Sign Permit

Southpaw Designs - Requesting Approval for Special Sign Permit

- 0565-APP-01.pdf
- 0565-VAR-01.pdf

10. Benjamin Grove Ph. 4 - Preliminary Plat

GarNat Engineering - Requesting Preliminary Plat Approval

- 0569-PLN-02.pdf
- 0569-APP-01.pdf
- 0569-LTR-01.pdf

11. Midtown Phase 3 - Preliminary Plat

Hope Consulting - Requesting Preliminary Plat Approval

- 0561-PLN-03.pdf
- 0561-DRN-02.pdf
- 0561-STW-01.pdf
- 0561-DRN-01.pdf
- 0561-APP-01.pdf
- 0561-LTR-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, JUNE 13, 2022
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

No Announcements.

DIRECTOR'S REPORT

Truett Smith discussed the accepted bid for Bryant Parkway, The Engineering page of the new website, Construction Projects, Ted Talks on the website and we've had 30,000 views of the new website.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes *(05/09/2022)***

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

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

1. ***1925 Johnswood Rd - Rezoning***

   Penny Webb - Requesting Rezoning from R-E to R-M - RECOMMENDED APPROVAL, Based on Completing Requirements for Public Hearing

2. **Buffalo Wild Wings - Alcoa Road - Sign Variance**

   Siez Sign Company - Requesting Approval for Variance on Pole Sign Height - RECOMMENDED APPROVAL

3. **Vape City Smoke and Tobacco - Main Street - Sign Permit**

   L. Graphics - Requesting Sign Permit Approval - STAFF APPROVED

4. **Splash Carwash - Reynolds Rd and Evans Loop**

   Phillip Lewis Engineering - Requesting Site Plan Approval and Approval for Modification from Code on Pedestrian Improvements - RECOMMENDED APPROVAL

5. **Meramec Specialty Co - Fireworks - 6905 Hwy 5**

   Meramec Specialty Co - Requesting Approval for Temporary Business Permit - APPROVED

6. **Bryant Family Clinic - 507 W Commerce - New Fencing**

   Scott Stone - Requesting Approval for New Fencing

7. **Merchant and Farmers Bank - 3512 Hwy 5 - Outparcel Site Work**

   GarNat Engineering - Requesting Approval for Site Work to Outparcel - APPROVED

8. **VN Nails - 3310 Main St - Sign Permit**

   Requesting Sign Permit Approval - STAFF APPROVED

9. **Modern Storage - 300 Dell Dr - Sign Permit**

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

10. **Pizza Hut - 3429 Marketplace Ave - Sign Permit**

    Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

11. **Leap Kids Dental - 7409 Alcoa Road - Sign Permit**

    Cupples Sign Co - Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

1. ***1925 Johnswood Rd - Rezoning***

   Penny Webb - Requesting Approval for Rezoning from R-E to R-M

   After Discussion on the purpose for the Rezoning, Chairman Johnson opened the public hearing and asked for people here to speak on the rezoning to come forward.

Public who spoke during Hearing:

Nathaniel Farr - Not Present but submitted a letter to be read during the public hearing.

"We as the owners of the Granted Easement are AGAINST the rezoning of the said property at 1925 Johnwood Road from RE to RM. We vote NO or AGAINST the Rezoning.The Granted Easement when granted was for a Single

Resident (RE) and not RM. We prefer it to remain in place as it was originally granted. The Easement was granted and permitted to the household of 1925 Johnwood Road. If a Multiple Resident is granted the Easement will be used by another resident who has no rightfully right to the granted easement. This would or may produce increased traffic, Land Investment Companies interest, other issues that may arise later etc. We as the owners want to keep it simple.When the owner purchased the property, they should have been aware or notified the granted easement was only for RE, and not a future RM. Thank You, Nathaniel Farr"

Mr. Farr, 1303 Katrina - nephew of Nathaniel Farr. He is against the rezoning due to the property using the easement, as referenced by Nathaniel Farr.

Motion to Close Public Hearing made by Commissioner Burgess, Seconded by Commissioner Hooten. Voice Vote, 6 Yays, 0 nays. 2 Absent.

NEW BUSINESS

1. **Buffalo Wild Wings - Alcoa Road -** Sign Variance

   Siez Sign Company - Requesting Sign Variance for Height of Pole Sign

   After Brief discussion between the COmmission and the Owner of Buffalo Wild Wings on the hardship and reasoning for the variance, Chairman Johnson Called for a roll call vote to approve. 5 yays, 1 nay, Penfield, Arey Absent. Item was Approved.

2. **Splash Carwash - Reynolds Road**

   Phillip Lewis Engineering - Requesting Site Plan Approval

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

ADJOURNMENT

Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Statton. Voice Vote, 6 Yays, 0 nays. 2 Absent. Meeting was adjourned.

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*

Temporary Business Application

City of Bryant

Date: 6/5/22

Name of Business: Arnold Fireworks Inc.

Federal Tax Employer Identification Number: 710311720

Arkansas State Sales Tax Number: 03432 7-60-001

Type of Business: Firework Sales

Location of proposed Temporary Business: 2116 North Reynolds Rd

Parcel Number of Location of proposed Temporary Business: 21[illegible]e N. Reynolds Rd

Owner Mailing Address: P.O. Box 873, NLR 72115

Contact Person: Terry Harper / Tom Daniel

Daytime Phone Number: 501-590-8007 Evening Phone Number: 501-590-8007

Please check the category you are applying for. Permits cannot exceed the following time limits:

____	Carnivals	**30 Days**
✓	Fireworks stands or tents	**30 Days**
____	Christmas tree stands, tents or lots	**60 Days**
____	General commercial sales stands, tents or lots	**90 Days**
____	Concession/Refreshment stands/Food Service	**180 Days**

Beginning Date Requested 6[illegible]/23/22 **Ending Date Requested** 7/6/22

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. 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. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature Tom Daniel

LEASE AGREEMENT

This agreement, entered into this 5 day of **June, 2022** by and
_____ **company**
hereinafter designated as Lessor, and Arnold Fireworks, Inc., an Arkansas for profit corporation designated as Lessee.

WITNESSETH:

Lessor leases to Lessee the following described property, situated in the County of Saline and State of Arkansas, to-wit:

2116 North Reynolds Road
BRYANT, AR 72022

Signed by: _____

Company or Name

The terms of this lease will commence on June 21st, **2018** through **July** 7, 2018for the purpose of the
lawful selling of fireworks.

The rental for said property shall be in the amount of $ 3000 .00. The Lessee hereby agrees and promises to pay to Lessor the amount of rent as stated in the above paragraph no later than **June 30, 2018.** The payment is to be made to Lessor, at

1. Arnold Fireworks, Inc is permitted to erect a tent for the purpose of housing and selling the fireworks.

2. As a condition of the lease and prior to **June 24, 2022,** Arnold Fireworks, Inc will add DR. Heath NAY company as an additional insured to a liability insurance policy with no less than $1 million of coverage. To the fullest extent permitted by law, Lessee shall indemnify, save and hold harmless Lessor from and for any and all liability, losses, claims, actions, judgments for damages, or injury to persons or property, and all losses and expenses, including reasonable attorney fees, arising from all acts or omissions to act of Lessee or its servants, officers, agents, employees, sub-lessees, guests, and business invitees, patrons and customers or otherwise caused or incurred by Lessee, its servants, officers, agents, employees,
sub-lessees, guests and business invite s, patrons and customers, including, but not limited to events occurring on the Premises and any use on the adjacent parking lot and not caused by or arising out of the tortious conduct of Lessor or its elected officials, officers, employees, agents, servants or volunteers. The limits of insurance shall not be deemed a limitation of the covenants to indemnify and to save and to hold harmless Lessor, Lessee assumes all risk of and liability for damages to persons or property arising during the term of this lease from the present or future condition of the leased premises, and agrees to save the Lessor harmless there from.

3. Further, Arnold Fireworks, Inc. agrees to hold the lessor harmless for any claims, whatsoever, against it relating to the use of the property by Arnold Fireworks Inc, the sale of fireworks, access to the property by persons.

4. Arnolds Fireworks, Inc agrees to hold the lessor harmless for any damages, including but not limited to personal injury and property, arising out of the use of the property or the sale of goods on the property."

5. Arnold's Fireworks will be allowed first right of refusal over any other firework company through 20__.

6. If a license for temporary use is required by a municipality or other entity governing the location where which Lessee is leasing property from Lessor, Lessee will provide receipt of such license to Lessor prior to entering the property.

7. Should this agreement violate any existing instruments governing the property described above, Lessor maintains the right to terminate this lease with twenty-four hour's written notice. If Lessor exercises its right to terminate, Lessor will return funds paid by Lessee, less the amount of funds equivalent to the number of days Lessee occupied the property.

Wherever the word "Lessee" is used, it shall apply to and bind the successors and assigns of the original Lessee.

IN WITNESS WHEREOF the parties have executed this lease, in duplicate, on the date first above written.

Lessor representative

LESSOR:

LESSEE:

Arnold Fireworks, Inc.
Tom Daniel Jr.

Date 6/5/22

Date 6/5/22

CERTIFICATE OF INSURANCE

ISSUE DATE 06-07-2022

PRODUCER

PROFESSIONAL PROGRAM INSURANCE BROKERAGE
DIVISION OF SPG INSURANCE SOLUTIONS, LLC
1304 SOUTHPOINT BLVD., #101
PETALUMA CA, 94954

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER, THIS CERTIFICATE DOES NOT AMEND, EXTEND OR LATER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURER(S) AFFORDING COVERAGE

INSURER A: Certain Underwriters at Lloyd's, London

INSURER B:

INSURER C:

INSURER D:

INSURED

Arnold Fireworks, Inc.; Spa Fireworks, Co.
PO Box 873
N. Little Rock, AR 72115

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE NAMED INSURED ABOVE FOR THE 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.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY CLAIMS MADE GEN'L AGGREGATE LIMIT APPLIES PER POLICY	PY/22-0111	04/30/2022	04/30/2023	EACH ACCIDENT	$ 1,000,000
					MEDICAL EXP (Any one person)	$
					FIRE LEGAL LIABILITY	$
					GENERAL AGGREGATE	$ 2,000,000
					PRODUCTS-COMP/OPS AGG	$ Included
	AUTOMOBILE LIABILITY ANY AUTO ANY OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident)	$
					BODILY INJURY (Per person)	$
					BODILY INJURY (Per accident)	$
					PROPERTY DAMAGE (Per accident)	$
	EXCESS LIABILITY FOLLOWING FORM				EACH ACCIDENT	$
					AGGREGATE	$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				☐ WC STATU-TORY LIMITS ☐ OTH-ER	$
					E.L.EACH ACCIDENT	$
					E.L. DISEASE-EA EMPLOYEE	$
					E.L DISEASE-POLICY LIMIT	$
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Albert Arey are Additional Insured as respects the retail fireworks stand operated by the Name Insured located at 2625 Springhill Rd Bryant, AR 72019 operating from 6/25/2022 through 7/7/2022.

CERTIFICATE HOLDER

Albert Arey
2625 Springhill Rd
Bryant, AR 72019

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE Susan Etter

Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 15158150 briefly described as VENDOR CITY OF BRYANT

for ARNOLD FIREWORKS, INC.

, as Principal, in the sum of $ ONE THOUSAND AND NO/100 Dollars, for the term beginning June 13, 2022, and ending June 13, 2023, 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 9th day of May, 2022.

WESTERN SURETY COMPANY

By Paul T. Bruflat

Paul T. Bruflat, Vice President

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

Form 90-A-8-2012

State of Arkansas

ARKANSAS SALES AND USE TAX PERMIT

ARNOLD FIREWORKS INC

P O BOX 873

N LITTLE ROCK AR 72115

DATE ISSUED:

PERMIT NUMBER: 034327-60-001

DLN:

DATE OPENED: 05/01/1971

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.

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.

** PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS **

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN A PLACE OF BUSINESS

Arkansas State Police

Number
FW.0000894

State Fire Marshal's Office

Date of Issue
05/01/2022

FIREWORKS LICENSE

This is to certify that

Arnold Fireworks Inc

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

Distributor; Importer

LICENSE EXPIRES

04/30/2023

COLONEL WILLIAM J BRYANT
DIRECTOR

Major Lindsey Williams

MAJOR LINDSEY WILLIAMS
STATE FIRE MARSHAL

NON TRANSFERABLE

Certificate of Flame Resistance

ISSUED BY:

EUREKA! TENTS / a div. of Johnson Outdoors Gear LLC
BINGHAMTON, NEW YORK 13902
Manufacturers of the Finest
Tent Products Described Herein

REGISTERED STATE OF CALIFORNIA STATE FIRE MARSHAL FLAME RETARDANT

DEALER NAME: ARKANSAS TENT RENTAL

ADDRESS: 6116 MAC ARTHUR DR.

CITY: NORTH LITTLE ROCK STATE/ZIP: AR 72118

This is to certify that the products herein have been manufactured from material inherently flame retardant as here after specified by the material supplier.

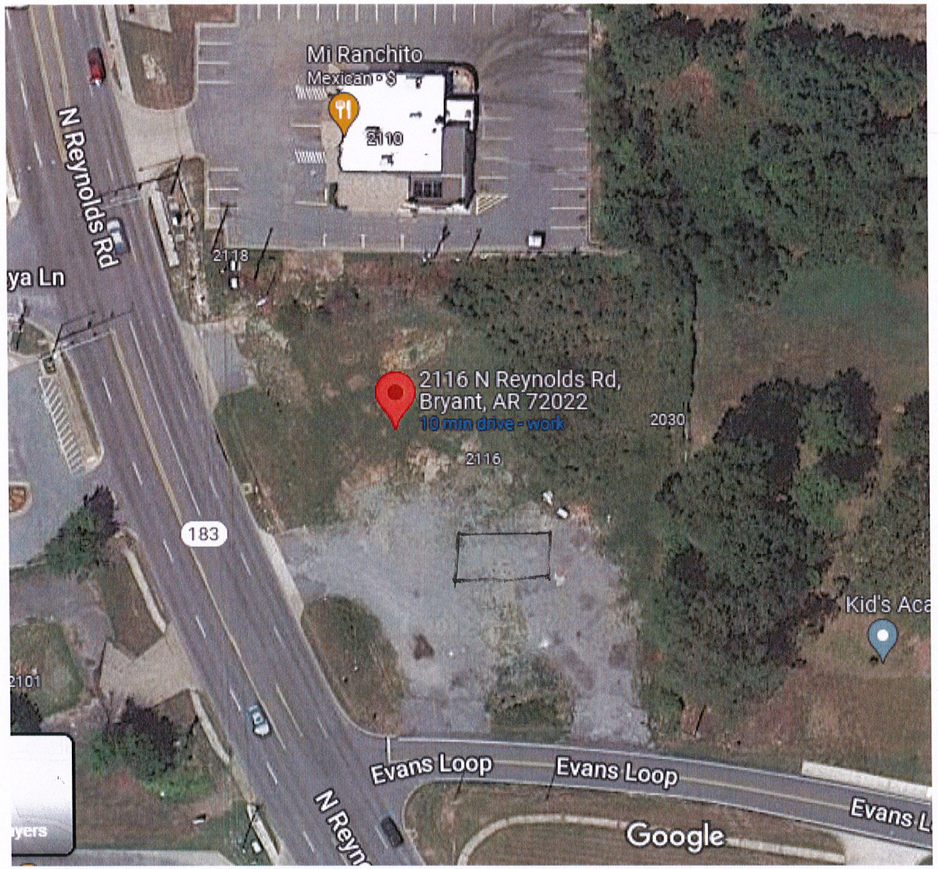
Certification is hereby made that: The articles described on this certificate have been manufactured with an approved flame retardant chemical that was tested and passed the following codes: California State Fire Marshal Code, NFPA-701, Underwriters Laboratory of Canada (ULC-S109-M87) and (ULC-S109-2003).

Description of item certified: 2408735 ELITE PC 30X60 B/WBO

Flame Retardant Process Used Will Not Be Removed By Washing And Is Effective For The Life Of The Fabric

TENT DEPARTMENT, JOHNSON OUTDOORS GEAR LLC

Eureka! Above all, we make it special



2116 N. Reynolds Rd.

Next to Mi Ranchito (same location as last year)

40 x 60 Tent

Temporary Business Application

City of Bryant

Date: 6/3/22

Name of Business: ARWood Fireworks Inc.

Federal Tax Employer Identification Number: 710311720

Arkansas State Sales Tax Number: 034327-60-001

Type of Business: Firework Sales

Location of proposed Temporary Business: 2703 Springhill Rd

Parcel Number of Location of proposed Temporary Business: 2703 Springhill Rd.

Owner Mailing Address: P.O. Box 873, NLR 72115

Contact Person: Terry Harper / Tom Daniel

Daytime Phone Number: 501-590-8007 Evening Phone Number: 501-590-8007

Please check the category you are applying for. Permits cannot exceed the following time limits:

____	Carnivals	**30 Days**
✓	Fireworks stands or tents	**30 Days**
____	Christmas tree stands, tents or lots	**60 Days**
____	General commercial sales stands, tents or lots	**90 Days**
____	Concession/Refreshment stands/Food Service	**180 Days**

Beginning Date Requested 6/23/22 **Ending Date Requested** 7/6/22

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. 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. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature Tom Daniel

LEASE AGREEMENT

This agreement, entered into this 5 day of **June, 20 22** by and
ALBERT ARLEY **company**
hereinafter designated as Lessor, and Arnold Fireworks, Inc., an Arkansas for profit corporation designated as Lessee.

WITNESSETH:

Lessor leases to Lessee the following described property, situated in the County of Saline and State of Arkansas, to-wit:

2703 SPRINGHILL ROAD, BRYANT, AR

Signed by:

Company or Name

The terms of this lease will commence on June 21st, ~~2018~~ 2022 through **July** 7, ~~2018~~ 2022 for the purpose of the
lawful selling of fireworks.

The rental for said property shall be in the amount of $ 1500 .00. The Lessee hereby agrees and promises to pay to Lessor the amount of rent as stated in the above paragraph no later than **June 30, 2018.** The payment is to be made to Lessor, at

1. Arnold Fireworks, Inc is permitted to erect a tent for the purpose of housing and selling the fireworks.

2. As a condition of the lease and prior to **June** 24, 20 22 Arnold Fireworks, Inc will add ALBERT ARLEY company as an additional insured to a liability insurance policy with no less than $1 million of coverage. To the fullest extent permitted by law, Lessee shall indemnify, save and hold harmless Lessor from and for any and all liability, losses, claims, actions, judgments for damages, or injury to persons or property, and all losses and expenses, including reasonable attorney fees, arising from all acts or omissions to act of Lessee or its servants, officers, agents, employees, sub-lessees, guests, and business invitees, patrons and customers or otherwise caused or incurred by Lessee, its servants, officers, agents, employees,
sub-lessees, guests and business invite s, patrons and customers, including, but not limited to events occurring on the Premises and any use on the adjacent parking lot and not caused by or arising out of the tortious conduct of Lessor or its elected officials, officers, employees, agents, servants or volunteers. The limits of insurance shall not be deemed a limitation of the covenants to indemnify and to save and to hold harmless Lessor, Lessee assumes all risk of and liability for damages to persons or property arising during the term of this lease from the present or future condition of the leased premises, and agrees to save the Lessor harmless there from.

3. Further, Arnold Fireworks, Inc. agrees to hold the lessor harmless for any claims, whatsoever, against it relating to the use of the property by Arnold Fireworks Inc, the sale of fireworks, access to the property by persons.

4. Arnolds Fireworks, Inc agrees to hold the lessor harmless for any damages, including but not limited to personal injury and property, arising out of the use of the property or the sale of goods on the property."

5. Arnold's Fireworks will be allowed first right of refusal over any other firework company through 20__.

6. If a license for temporary use is required by a municipality or other entity governing the location where which Lessee is leasing property from Lessor, Lessee will provide receipt of such license to Lessor prior to entering the property.

7. Should this agreement violate any existing instruments governing the property described above, Lessor maintains the right to terminate this lease with twenty-four hour's written notice. If Lessor exercises its right to terminate, Lessor will return funds paid by Lessee, less the amount of funds equivalent to the number of days Lessee occupied the property.

Wherever the word "Lessee" is used, it shall apply to and bind the successors and assigns of the original Lessee.

IN WITNESS WHEREOF the parties have executed this lease, in duplicate, on the date first above written.

Albert Arey

Lessor representative

LESSOR:

LESSEE:

Arnold Fireworks, Inc.

Tom Daniel Jr.

Tom Daniel

Date 6/5/22

Date 6/5/22



40 x 60 (SAME LOCATION AS LAST YEAR)

2703 Springhill Road

CERTIFICATE OF INSURANCE

ISSUE DATE 06-07-2022

PRODUCER

PROFESSIONAL PROGRAM INSURANCE BROKERAGE
DIVISION OF SPG INSURANCE SOLUTIONS, LLC
1304 SOUTHPOINT BLVD., #101
PETALUMA CA, 94954

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER, THIS CERTIFICATE DOES NOT AMEND, EXTEND OR LATER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURER(S) AFFORDING COVERAGE

INSURER A: Certain Underwriters at Lloyd's, London

INSURER B:

INSURER C:

INSURER D:

INSURED

Arnold Fireworks, Inc.; Spa Fireworks, Co.
PO Box 873
N. Little Rock, AR 72115

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE NAMED INSURED ABOVE FOR THE 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.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY CLAIMS MADE GEN'L AGGREGATE LIMIT APPLIES PER POLICY	PY/22-0111	04/30/2022	04/30/2023	EACH ACCIDENT	$ 1,000,000
					MEDICAL EXP (Any one person)	$
					FIRE LEGAL LIABILITY	$
					GENERAL AGGREGATE	$ 2,000,000
					PRODUCTS-COMP/OPS AGG	$ Included
	AUTOMOBILE LIABILITY ANY AUTO ANY OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident)	$
					BODILY INJURY (Per person)	$
					BODILY INJURY (Per accident)	$
					PROPERTY DAMAGE (Per accident)	$
	EXCESS LIABILITY FOLLOWING FORM				EACH ACCIDENT	$
					AGGREGATE	$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				☐ WC STATU-TORY LIMITS ☐ OTH-ER	$
					E.L.EACH ACCIDENT	$
					E.L. DISEASE-EA EMPLOYEE	$
					E.L DISEASE-POLICY LIMIT	$
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Samuel Nay & Family Trust are Additional Insured as respects the retail fireworks stand operated by the Name Insured located at 2116 N Reynolds Rd Bryant, AR 72022 operating from 6/25/2022 through 7/7/2022.

CERTIFICATE HOLDER

Samuel Nay & Family Trust
2116 N Reynolds Rd
Bryant, AR 72022

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE Susan Etter

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

Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 15158150 briefly described as VENDOR CITY OF BRYANT

for ARNOLD FIREWORKS, INC., as Principal, in the sum of $ ONE THOUSAND AND NO/100 Dollars, for the term beginning June 13, 2022, and ending June 13, 2023, 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 9th day of May, 2022.

WESTERN SURETY COMPANY

By Paul T. Bruflat

Paul T. Bruflat, Vice President

WESTERN SURETY COMPANY CORPORATE SEAL SIOUX FALLS, 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

State of Arkansas

ARKANSAS SALES AND USE TAX PERMIT

ARNOLD FIREWORKS INC

P O BOX 873

N LITTLE ROCK AR 72115

DATE ISSUED:

PERMIT NUMBER: 034327-60-001

DLN:

DATE OPENED: 05/01/1971

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.

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.

** PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS **

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN A PLACE OF BUSINESS

Arkansas State Police

Number
FW.0000894

State Fire Marshal's Office

Date of Issue
05/01/2022

FIREWORKS LICENSE

This is to certify that

Arnold Fireworks Inc

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

Distributor; Importer

LICENSE EXPIRES

04/30/2023

COLONEL WILLIAM J BRYANT
DIRECTOR

Major Lindsey Williams

MAJOR LINDSEY WILLIAMS
STATE FIRE MARSHAL

NON TRANSFERABLE

Certificate of Flame Resistance

ISSUED BY:

EUREKA! TENTS / a div. of Johnson Outdoors Gear LLC
BINGHAMTON, NEW YORK 13902
Manufacturers of the Finest
Tent Products Described Herein

REGISTERED STATE OF CALIFORNIA STATE FIRE MARSHAL FLAME RETARDANT

DEALER NAME: ARKANSAS TENT RENTAL

ADDRESS: 6116 MAC ARTHUR DR.

CITY: NORTH LITTLE ROCK STATE/ZIP: AR 72118

◈ ◆ ◈

This is to certify that the products herein have been manufactured from material inherently flame retardant as here after specified by the material supplier.

Certification is hereby made that: The articles described on this certificate have been manufactured with an approved flame retardant chemical that was tested and passed the following codes: California State Fire Marshal Code, NFPA-701, Underwriters Laboratory of Canada (ULC-S109-M87) and (ULC-S109-2003).

Description of item certified: 2408735 ELITE PC 30X60 B/WBO

Flame Retardant Process Used Will Not Be Removed By Washing And Is Effective For The Life Of The Fabric

TENT DEPARTMENT, JOHNSON OUTDOORS GEAR LLC

Eureka! Above all, we must be special

R&D Used Auto Sales

External Inbox ×

Danielle Gillespie <dgillespie09@yahoo.com>
to Cleonard

Fri, Jun 17, 10:45 AM (11 days ago)

Good morning!

I'm subleasing the 23101 Interstate 30 S property to "5 star Fireworks" and if anything happens to the portable building on the lot I will not hold the city of Bryant liable. Thanks for your assistance in this process.

Danielle Johnson
501 749-7326

Sent from my iPhone


5 Star
Fireworks




FIREWORKS FIREWORKS FIREWORKS FIREWORKS FIREW

Temporary Business Application

City of Bryant

Date: 5/17/2022

Name of Business: 5 Star Fireworks

Federal Tax Employer Identification Number: 453 21 6207

Arkansas State Sales Tax Number: Tax officer picks up taxes every year

Type of Business: Fireworks

Location of proposed Temporary Business: 23101 I30 South Bryant, AR 72022

Parcel Number of Location of proposed Temporary Business: _____

Owner Mailing Address: 17 Ashlee Blvd, Nash Texas

Contact Person: Mark Bradford

Daytime Phone Number: 903-826-4453 Evening Phone Number: 903-826-4453

Please check the category you are applying for. Permits cannot exceed the following time limits:

_____	Carnivals	30 Days
X	Fireworks stands or tents	30 Days
_____	Christmas tree stands, tents or lots	60 Days
_____	General commercial sales stands, tents or lots	90 Days
_____	Concession/Refreshment stands/Food Service	180 Days

Beginning Date Requested 6/18/2022 **Ending Date Requested** 07/05/2022

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. 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. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature Mark Bradford

CITY OF BRYANT – BRYANT, ARKANSAS
210 SW 3rd St, BRYANT, ARKANSAS 72022
PHONE: (501) 943-0943

Privilege Fee Information
PERMANENT BUSINESS LICENSE

(WHEN FILLING IN THE BLANKS PLEASE PRINT OR TYPE IN INK)

Date: 05/17/2022

Current Entity #_____

Business Name: 5 Star Fireworks

Location of Business: 23101 I-30 South Bryant, AR 72022

Mailing Address: 17 Ashlee Blvd
City: Nash State: TX Zip Code: 75569

Business Telephone: 903-826-4453 Cell Phone: 903-826-4453

E-mail Address: imafreely76@gmail.com

Type of Business (Services offered or product sold): Fireworks

Contact Person's Name: Mark Bradford Phone: 903-826-4453

Number of Employees: 2

Do you have a business license in another city? Yes_____ No X
If yes, in what city?_____

Name of Owner(s): Mark Bradford
Owners Home Address: 17 Ashlee Blvd
City: Nash State: TX Zip Code: 75569
Home/Cell Telephone: 903-826-4453

I hereby certify the above to be true and correct and state that I am operating a business in accordance with the city zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand that if I am found to be in violation of any of the city zoning regulations and/or any other city laws, I may be subject to fines as outlined in any applicable City of Bryant Ordinance.

Mark Bradford
Owner

_____
City Clerk/Treasurer or Designated Representative

Greetings City of Bryant, 5/17/2022

I am requesting a temporary business permit for retail sales of consumer fireworks.

The dates I am requesting are June 20, 2022 to July 5, 2022. I have been in the fireworks industry for the past 30 years. I am based in Hot Springs, AR and have numerous locations around the state of Arkansas. We operate a professional business and strive for customer satisfaction.

Please consider this request.

Thank you,

Mark Bradford

Mark Bradford
5 Star Fireworks

Attn: City of Bryant Arkansas

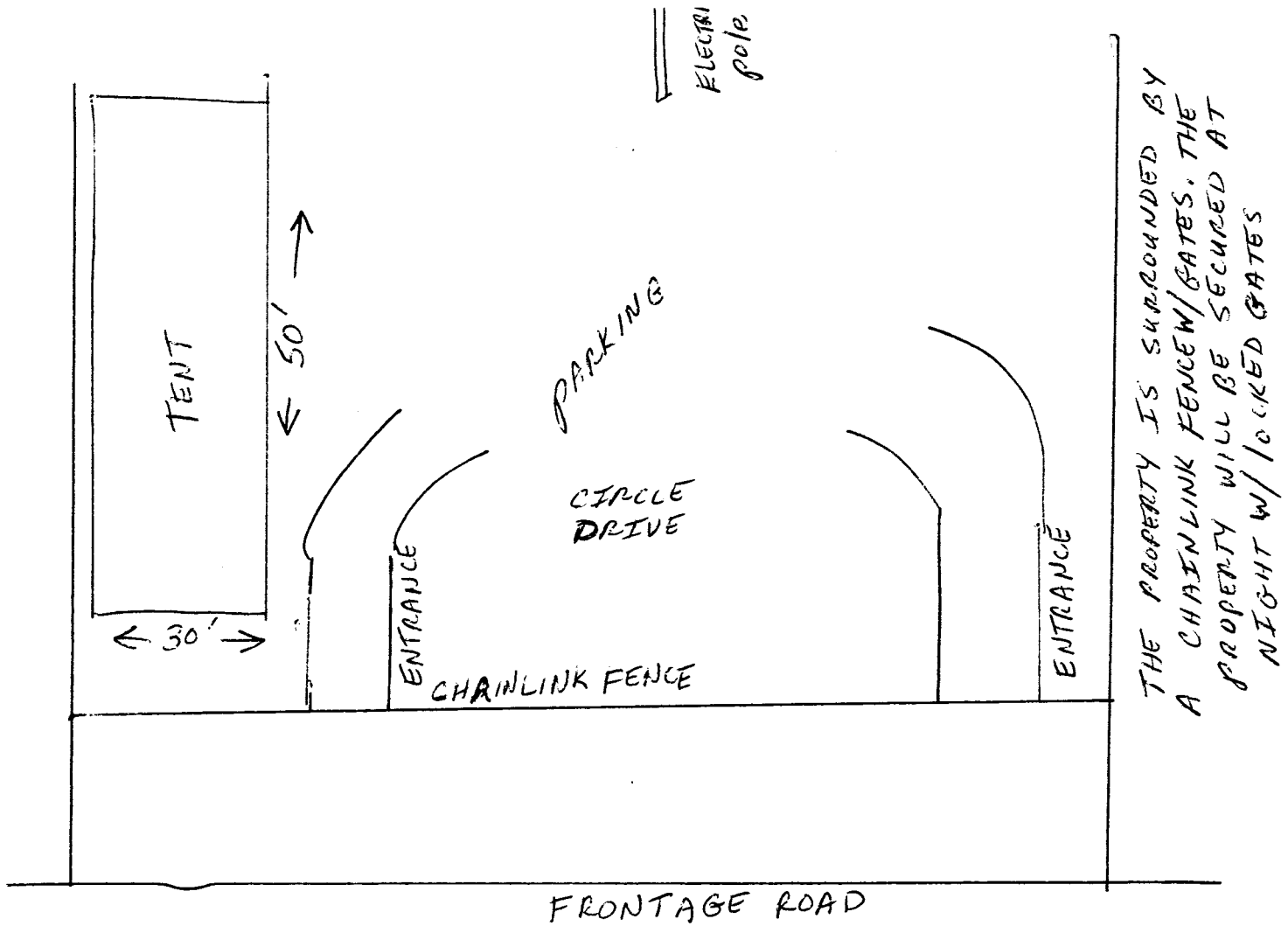
I Danielle Johnson DBA K'D Aub Sales give Mark Bradford, dba 5 Star Fireworks permission to retail consumer fireworks on my property at 23101 I-30 South, Bryant, AR 72022 for the dates of June 20, 2022 to July 5, 2022.

If you have any questions, you can contact me at 501-951-3143.

Thank you,

Signed Danielle T. Johnson

Date 5-17-22



I-30 EAST

23101 I-30 SOUTH

BRYANT, ARK

TRAVELERS

BOND
(License or Permit - Continuous)

Bond No. 107637640

KNOW ALL MEN BY THESE PRESENTS:

THAT WE MARK BRADFORD as Principal, and Travelers Casualty and Surety Company of America, a corporation duly incorporated under the laws of the State of Connecticut and authorized to do business in the State of ARKANSAS, as Surety, are held and firmly bound unto City of Bryant, as Obligee, in the penal sum of One Thousand ($1,000.00) Dollars, for the payment of which we hereby bind ourselves, our heirs, executors and administrators, jointly and severally, firmly by these presents.

WHEREAS, the Principal has obtained or is about to obtain a license or permit for Retail Sales of Fireworks.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that if the Principal shall faithfully comply with all applicable laws, statutes, ordinances, rules or regulations, pertaining to the license or permit issued, then this obligation shall be null and void; otherwise to remain in full force and effect.

This bond shall become effective on May 17, 2022.

PROVIDED, that regardless of the number of years this bond is in force, the Surety shall not be liable hereunder for a larger amount, in the aggregate, than the penal sum listed above.

PROVIDED FURTHER, that the Surety may terminate its liability hereunder as to future acts of the Principal at any time by giving thirty (30) days written notice of such termination to the Obligee.

SIGNED, SEALED AND DATED this May 17, 2022.

MARK BRADFORD

By: Mark Bradford
Principal

Travelers Casualty and Surety Company of America

By: Kimberly N. Wilson-Murphy
Kimberly N Wilson-Murphy Attorney-in-fact

S-2151A (6/10)

TRAVELERS	Travelers Casualty and Surety Company of America Travelers Casualty and Surety Company St. Paul Fire and Marine Insurance Company Farmington Casualty Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Kimberly N Wilson-Murphy**, of **TEXARKANA, TX**, their true and lawful Attorney(s)-in-Fact, to sign, execute, seal and acknowledge the following bond:

Surety Bond No.: 107637640 **Principal: MARK BRADFORD**

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this **21st** day of **April, 2021.**

State of Connecticut

By: _____
Robert L. Raney, Senior Vice President

City of Hartford ss.

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 17 day of May, 2022.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

TRAVELERS

IMPORTANT NOTICE REGARDING COMPENSATION DISCLOSURE

For information about how Travelers compensates independent agents, brokers, or other insurance producers, please visit this website: www.travelers.com/w3c/legal/Producer_Compensation_Disclosure.html

If you prefer, you can call the following toll-free number: 1-866-904-8348. Or you can write to us at Travelers, Enterprise Development, One Tower Square, Hartford, CT 06183.

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ROAD RUNNER BRYANT - STORE # 1043

90% ARCHITECTURAL CDS

06.08.2022

FENNELL | PURIFOY
ARCHITECTS
100 RIVER BLUFF DRIVE, SUITE 320 · LITTLE ROCK, AR 72202
T 501.372.6734 · F 501.372.6736

REGISTERED ARCHITECTS
No. LL-2
ARKANSAS
5.6.21

REVISIONS:

90% ARCHITECTURAL CDS
06.08.2022

COVERSHEET
A0.0

ROAD RUNNER BRYANT - STORE # 1043
23190 I-30, Bryant, AR 72022

6/7/2022 3:04:48 PM

CODE RESEARCH

Applicable Codes:

Building Code: 2012 International Building Code (IBC)
Fire Code: 2012 Arkansas Fire Prevention Code (AFPC) with appendices A, B, C, D, E, F, G
Accessibility Standard: ICC/ANSI A117.1 - 2009 as referenced by the 2012 AFPC, Vol. 2, Ch. 11
Energy Code: 2014 Arkansas Energy Code
Plumbing Code: 2006 Arkansas Plumbing Code with appendices A, B, C, D, E, F, G, H
Mechanical Code: 2010 Arkansas Mechanical Code with appendix A and 2010 revisions
Electrical Code: 2017 National Electrical Code

Building Code Requirements:

Occupancy (309.1): Group M (Mercantile)
Allowable Area (Table 503): Tabular building area per story in accordance with Table 503 for Group M is 9,000 s.f. (for unsprinkled Type VB construction).
Actual Area: 2,752 s.f.
Construction Type: Type VB Unsprinklered
Fire-Resistance Rating Requirements for Building Elements (Table 601 & 602):

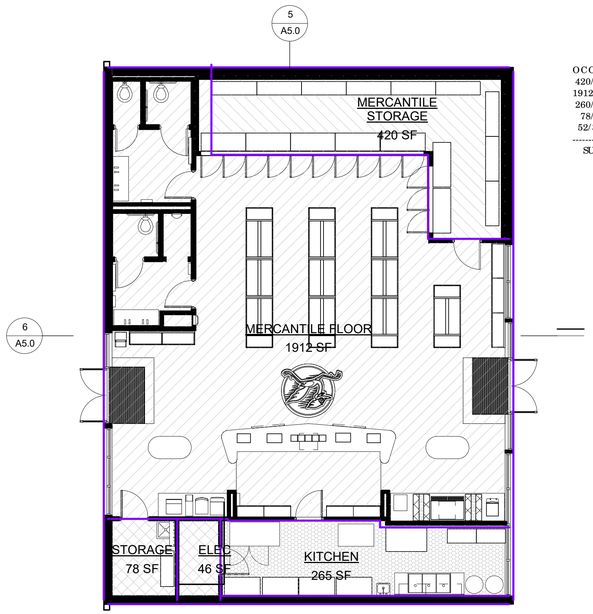
Primary Structural Frame:	0 hr
Exterior Bearing Walls:	0 hr
Interior Bearing Walls:	0 hr
Nonbearing Exterior Walls:	0 hr
Non bearing Interior Walls:	0 hr
Floor Construction:	0 hr
Roof Construction:	0 hr

Interior Wall and Ceiling Finish Requirements by Occupancy (Table 803.9):

Interior Exit Passageways:	A
Corridors:	B
Rooms & Enclosed Spaces:	C

Interior Floor Finish Requirements: See 804.4
Occupant Load (Table 1004.1.2): 35 occupants
Means of Egress Required Capacity based on Occupant Load (1005.3): 6.8 in. total
Size of Doors (1008.1): Minimum of 32 in. clear width
Common Path of Egress Travel (Table 1014.3): The common path of egress travel shall not be greater than 75 ft.
Maximum Occupant Load with One Exit or Exit Access Doorway (Table 1015.1): 49
Exit Access Travel Distance (Table 1016.2): 200 ft.
Corridor Fire-Resistance Rating (Table 1018.1): 1 hr
Minimum Corridor Width (Table 1018.2): 44 in.
Minimum Number of Required Plumbing Fixtures (Table 2902.1):

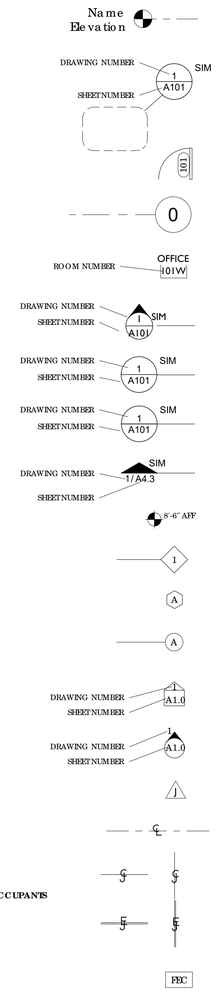
Water Closets:	1 (1 per 500 occupants)
Lavatories:	1 (1 per 750 occupants)
Drinking Fountains:	0 (According to IPC 410.4 Substitution)
Other:	1 service sink



OCCUPANCY COUNT
420/300 = 1.4
1912/60 = 31.86
260/200 = 1.3
78/300 = 0.26
52/300 = 0.17
SUM = 34.99 -> **35 OCCUPANTS**

2 LIFE SAFETY PLAN
1/8" = 1'-0"

SYMBOL LEGEND



GENERAL NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS. LARGER SCALE DRAWINGS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
2. NOTES TO "ALIGN" SHALL MEAN TO ALIGN FINISHED FACE OF PARTITION UNLESS OTHERWISE NOTED AND SHALL HAVE PRIORITY OVER A DIMENSIONED LOCATION.
3. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING OR METAL BLOCKING AS SHOWN OR AS REQUIRED FOR ATTACHMENT OF WALL MOUNTED HARDWARE, TOILET ACCESSORIES, CASEWORK, MILLWORK, FINISH CARPENTRY AND WHEREVER ELSE IT MAY BE REQUIRED FOR THE SECURE ATTACHMENT OF ADJOINING WORK REFER TO SPECIFICATION SECTION 061000 FOR SPECIFICS ON WOOD BLOCKING.
4. PLAN DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE ON DETAILS.
5. LIGHT SWITCHES MAY BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR IN ORDER TO COMPLY WITH ADA REQUIREMENTS.
6. INSTALL FLOOR & OVERHEAD TRACKS IN CONT. BEAD OF ACOUSTICAL SEALANT. INSTALL REF. BOXES ON OPPOSITE SIDES OF WALL 24" APART MIN. INSTALL ACOUSTIC BATT INSULATION BETWEEN STUDS AS REQUIRED TO ACHIEVE STC RATING PER PARTITION SCHEDULE. INSULATE BETWEEN STUDS AND HOLLOW METAL FRAMES TYP FOR ALL.
7. MAINTAIN FIRE RATING AT RECESSED PANELS AND CABINETS.
8. **CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS. WORK PERFORMED WITHOUT CLARIFICATION FROM ARCHITECT IS ENTIRELY AT CONTRACTOR'S RISK.**

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ARCHITECT IS TO CONDUCT CONSTRUCTION OBSERVATION OF THE CONTRACTOR'S PERFORMANCE AND IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

OWNERSHIP OF DOCUMENTS

THESE DOCUMENTS, AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, ARE THE PROPERTY OF FENNELL PURIFOY ARCHITECTS, PLC, AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF FENNELL PURIFOY ARCHITECTS, PLC.

CONSULTANTS

MECHANICAL/ ELECTRICAL/ PLUMBING

BROWN ENGINEERS

17200 CHENAL PARKWAY
SUITE 300 PMB 324
LITTLE ROCK, AR 72223

(501) 448-0100

STRUCTURAL

ECI

401 W Capitol Ave # 305
Little Rock, AR 72201

(501) 376-3752
(501) 376-7314

CIVIL

JOE WHITE & ASSOCIATES, INC.

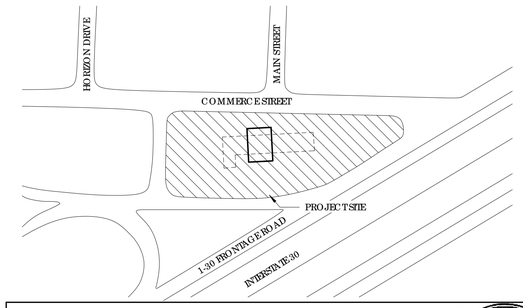
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

(501) 214-9141

DRAWING INDEX

A0.0	COVERSHEET
A0.1	PROJECT INFO AND CODE RESEARCH
A1.0	FLOOR PLANS
A1.1	EQUIPMENT PLAN
A3.0	ENLARGED FLOOR PLAN
A4.1	ROOF DETAILS
A5.0	ELEVATIONS & BUILDING SECTIONS
A6.0	WALL SECTIONS
A7.0	INTERIOR ELEVATIONS
A8.0	TYPES & SCHEDULES
A10.0	FINISH PLAN, SCHEDULE, & DETAILS
A10.1	INTERIOR VIEWS

VICINITY MAP



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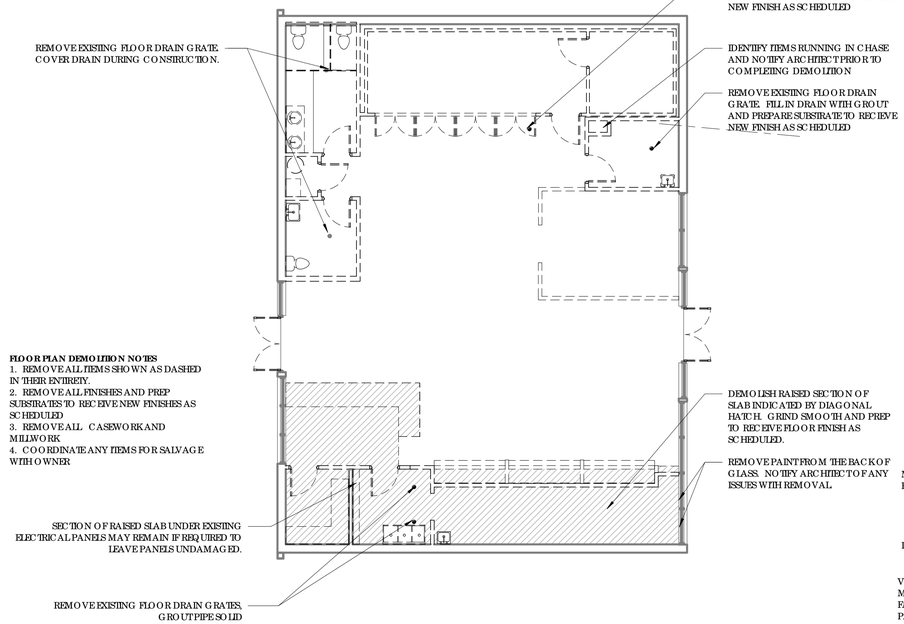
REGISTERED ARCHITECTS — ARKANSAS — LL-2 — 5.6.21

ROAD RUNNER BRYANT - STORE #1043
23190 I-30, Bryant, AR 72022

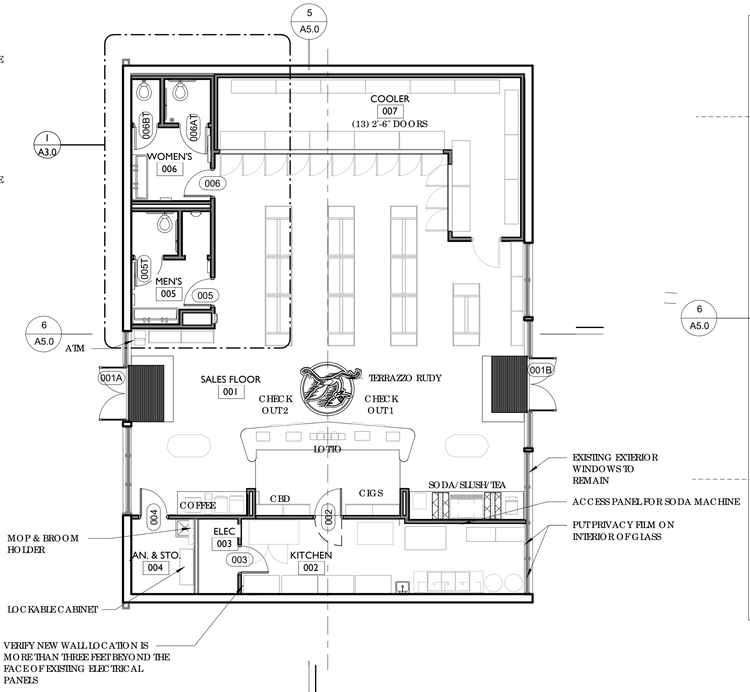
REVISIONS:
90% ARCHITECTURAL CDS 06.08.2022

PROJECT INFO AND CODE RESEARCH
A0.1

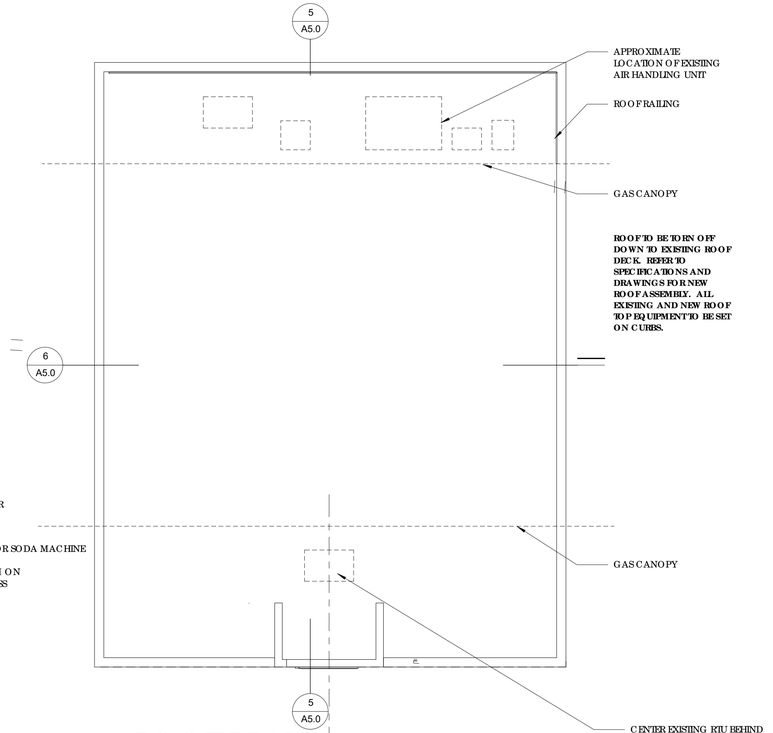
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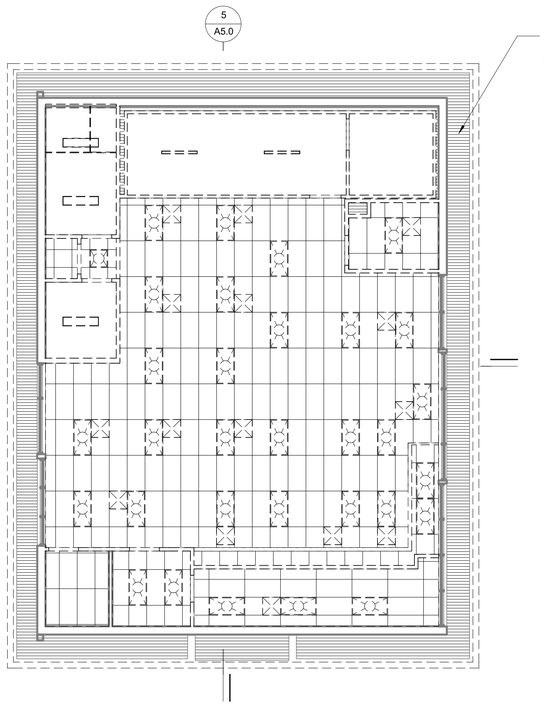
1 FLOOR PLAN - DEMO
1/8" = 1'-0"



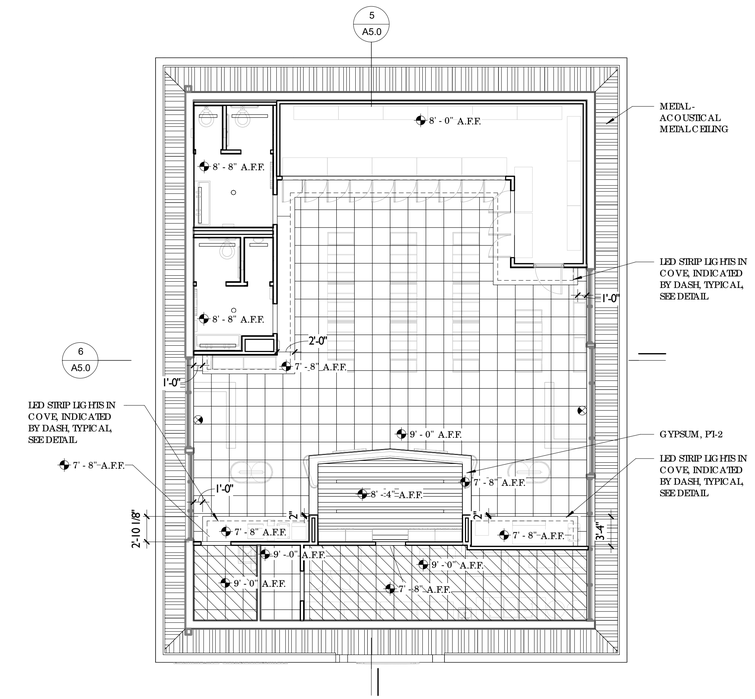
2 FLOOR PLAN - NEW CONSTUCTION
1/8" = 1'-0"



5 ROOF PLAN
1/8" = 1'-0"



3 REFLECTED CEILING PLAN - DEMO
1/8" = 1'-0"



4 REFLECTED CEILING PLAN - NEW CONSTRUCTION
1/8" = 1'-0"

CEILING TYPES

- GYP - GYPSUM BOARD PAINT
- ACT1 - 2X2 SUSPENDED ACOUSTICAL TILE
- ACT2 - 2X2 SUSPENDED VINYL-COATED ACOUSTICAL TILE
- METAL- ACOUSTIC METAL CEILING

LIGHTING FIXTURE TYPES

- 12' LINEAR RECESSED
- 4' LINEAR RECESSED
- 2' LINEAR RECESSED
- 1'X4' SURFACE MOUNTED
- EXIT SIGN
- 2X2 LAY IN FIXTURE
- EXTERIOR WALL PACK
- 6" RECESSED CAN LIGHT
- 4" RECESSED CAN LIGHT

COLOR SCHEDULE:

PT-1 HEAVY TONED ACCENT COLOR

UNLESS OTHERWISE INDICATED ON FINISH PLAN, INTERIOR ELEVATIONS, OR RCP AS AN ACCENT COLOR, "GYPSUM BOARD, PAINT" SHALL REFER TO A LIGHT TONED FIELD COLOR

ROAD RUNNER BRYANT - STORE #1043
23190 I-30, Bryant, AR 72022

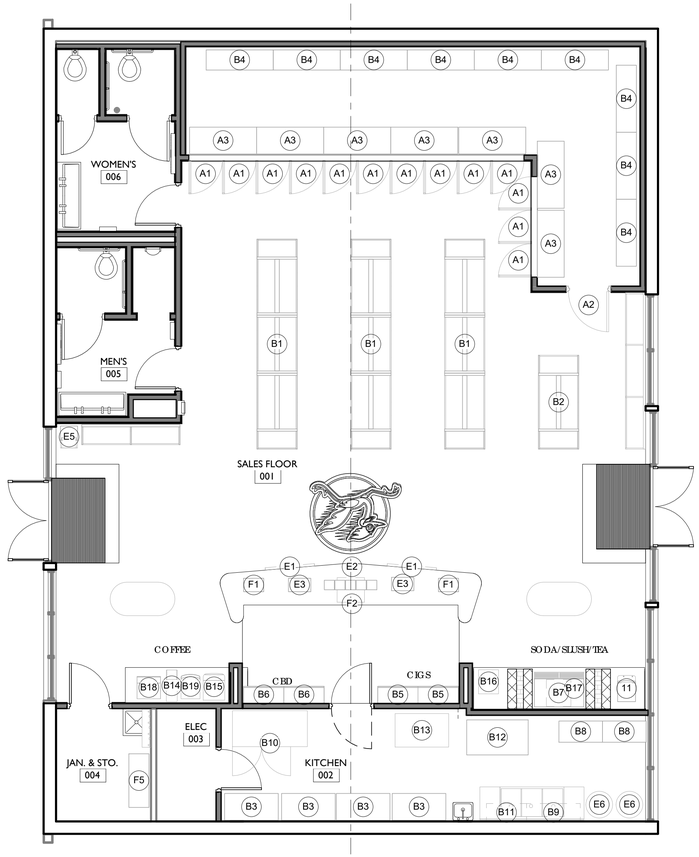
REVISIONS:
90% ARCHITECTURAL CDS
06.08.2022

FLOOR PLANS
A1.0

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100 RIVER BLUFF DRIVE, SUITE 320 · LITTLE ROCK, AR 72202
T 501.372.6734 · F 501.372.6736

REGISTERED ARCHITECTS — GENERAL PRACTICE — No. LL-2 — ARKANSAS
5.6.21

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Equipment Schedule A - Owner Provided (Diamond State) - contact Jimmy Hilpert						
Type Mark	Description	Manufacturer	Model	Count	Supply	Comments
A1	REACH IN DOORS	ANTHONY	INFINITY 090, 30"X75"	13	OFOI	SILL HEIGHT 6"
A2	COOLER ACCESS DOOR			1	OFOI	
A3	DISPLAY SHELVING			7		

Equipment Schedule B - Owner Provided (Tipton Equipment) - contact Tim Tipton (501-764-0300)						
Type Mark	Description	Manufacturer	Model	Count	Supply	Comments
B1	GONDOLA SHELVING UNITS			3	OF/OI	DESIGN ENDS; PROVIDE POWER AT FLOOR
B2	GONDOLA SHELVING UNITS			7	OF/OI	DESIGN ENDS; PROVIDE POWER AT FLOOR
B3	WIRE SHELVING	NEXEL	18487EP	4	OF/OI	
B4	WIRE SHELVING	NEXEL	18607EP	9	OF/OI	
B5	CIGARETTE DISPLAY RACK	HARBOR	3'	2	OF/OI	ADJUST TO 86" HIGH
B6	CBD RACK	HARBOR	3'	2	OF/OI	ADJUST TO 86" HIGH
B7	ICE MACHINE	HOSHIZAKI AMERICA	FD-650MAJ	1	OF/CI	
B8	BIB RACK	TAPRITE	3W INCLINED	2	OF/CI	
B9	WALL SHELF	BK RESOURCES	BKWS-1648	1	OF/CI	
B10	REFRIGERATED PIZZA PREP	TURBO AIR	TPR-67SD-N	1	OF/CI	
B11	WALL SHELF	BK RESOURCES	BKWS-1636	1	OF/CI	
B12	PIZZA OVEN	LINCOLN	DCT-V	1	OF/CI	INCLUDE STAND
B13	WORK TABLE	BK RESOURCES	VTF4830	1	OF/OI	
B14	COLD BREW DISPENSER	STOK	230	1	OF/CI	VERIFY POWER/WATER REQUIREMENTS WITH OWNER
B15	CAPPUCCINO MACHINE	CURTIS	PCGT5	1	OF/CI	VERIFY POWER/WATER REQUIREMENTS WITH OWNER
B16	TEA DISPENSER	TEAZZERS	SMARTBREW MACHINE	1	OF/CI	VERIFY POWER/WATER REQUIREMENTS WITH OWNER
B17	BEVERAGE DISPENSER	LANCER	44 SENSATION	1	OF/CI	
B18	CREAM DISPENSER	BSG	CREAM & SWEETENER STATION	1	OF/CI	BY GROCERY SUPPLY
B19	COFFEE MACHINE	SCHAERER	SCA 1	1	OF/CI	VERIFY POWER/WATER REQUIREMENTS WITH OWNER

Equipment Schedule E - Owner Provided (Other Third Party)						
Type Mark	Description	Manufacturer	Model	Count	Supply	Comments
E1	DIGITAL MENU BOARD SYSTEM	PSPBRANDS		2	OF/CI	44.2"X25.5"X3"
E2	LOTTO DISPLAY	-	-	5	OF/CI	BY LOCAL LOTTERY COMM.
E3	LOTTO EQUIPMENT	-	-	2	OF/CI	BY LOCAL LOTTERY COMM., INCLUDES: PRINTER, PHOTON, AND BARCODE READER
E5	ATM	GENMEGA	G2500	1		
E6	CO2 TANK	NUCO2	CARBO-MIZER 450	2	OF/CI	

Equipment Schedule F - Owner Provided (Coulson Oil)						
Type Mark	Description	Manufacturer	Model	Count	Supply	Comments
F1	CASH REGISTER CONSOLE			2	OF/OI	
F2	SAFE	TIDEL	GENERATION 4 STANDARD CASSETTE	1	OF/CI	
F5	LOCKING METAL CABINET			1	OF/OI	

ROAD RUNNER BRYANT - STORE #1043
23190 I-30, Bryant, AR 72022

REVISIONS:

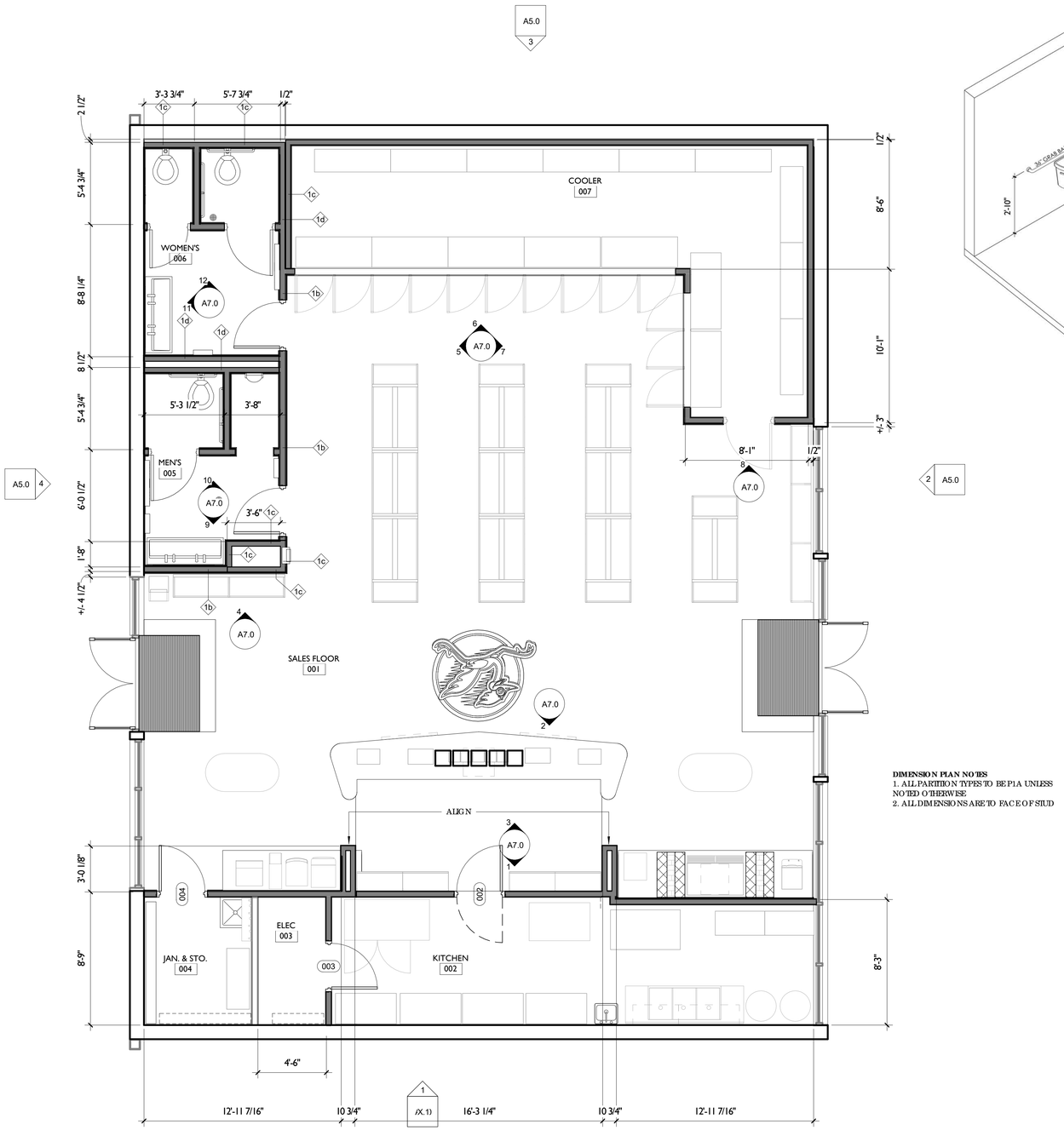
90% ARCHITECTURAL CDS
06.08.2022

EQUIPMENT PLAN
A1.1

FENNELL | PURIFOY
ARCHITECTS
100 RIVER BLUFF DRIVE, SUITE 320 · LITTLE ROCK, AR 72202
T501.372.6734 · F 501.372.6736

REGISTERED ARCHITECTS — CHARLES R. PURIFOY — No. LL-2 — ARKANSAS
5.6.21

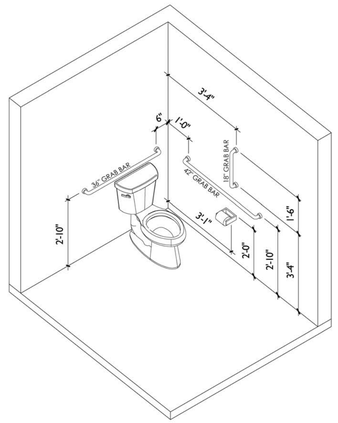
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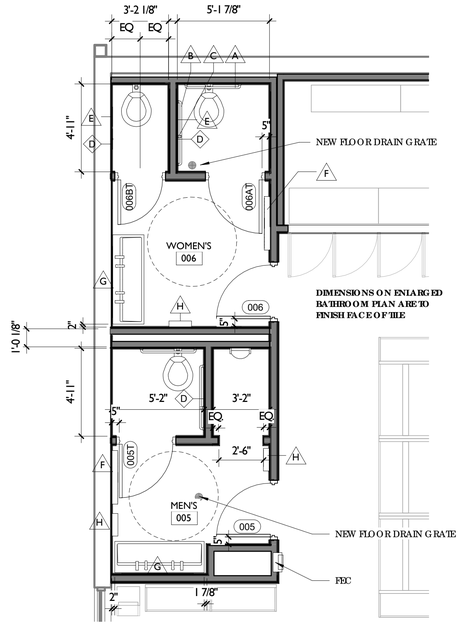


DIMENSION PLAN NOTES
1. ALL PARTITION TYPES TO BE P1A UNLESS NOTED OTHERWISE
2. ALL DIMENSIONS ARE TO FACE OF STUD

2 FLOOR PLAN - DIMENSION PLAN
1/4" = 1'-0"

TYPICAL TOILET ACCESSORY CLEARANCES AND HEIGHTS





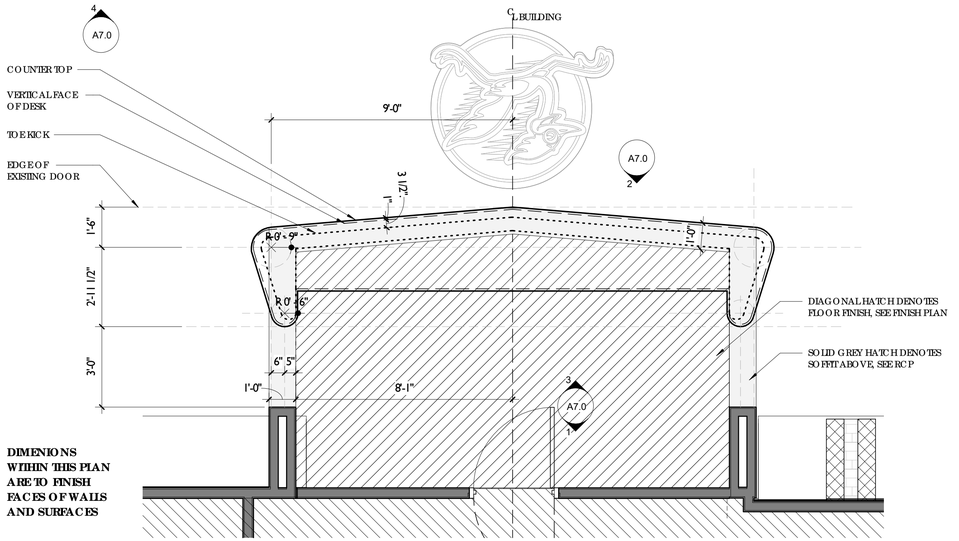
1 ENLARGED BATHROOM PLAN
1/4" = 1'-0"

ACCESSORY SCHEDULE

A	36" GRAB BAR
B	42" GRAB BAR
C	18" GRAB BAR
D	TOILET PAPER DISPENSER, BY SOUTHEAST CHEMICAL (NIC)
E	SANITARY NAPKIN DISPOSAL
F	BABY CHANGING STATION
G	48"x48" FRAMELESS MIRROR
H	PAPER TOWEL DISPENSER & TRASH RECEPTACLE
J	NOT USED
K	AUTOMATIC PAPER TOWEL DISPENSER, BY SOUTHEAST CHEMICAL (NIC)

ACCESSORY NOTES:

1. LAYOUT ACCESSORIES PRIOR TO INSTALLATION TO INDENIFY ANY CONFLICTS, NOTIFY ARCHITECT OF ANY CONFLICTS
2. PROVIDE APPROPRIATE BLOCKING PER MANUFACTURER'S INSTRUCTIONS, INCLUDING BLOCKING FOR ACCESSORIES THAT ARE NIC



DIMENIONS WITHIN THIS PLAN ARE TO FINISH FACES OF WALLS AND SURFACES

3 CHECKOUT DESK
3/8" = 1'-0"

ROAD RUNNER BRYANT - STORE #1043
23190 I-30, Bryant, AR 72022

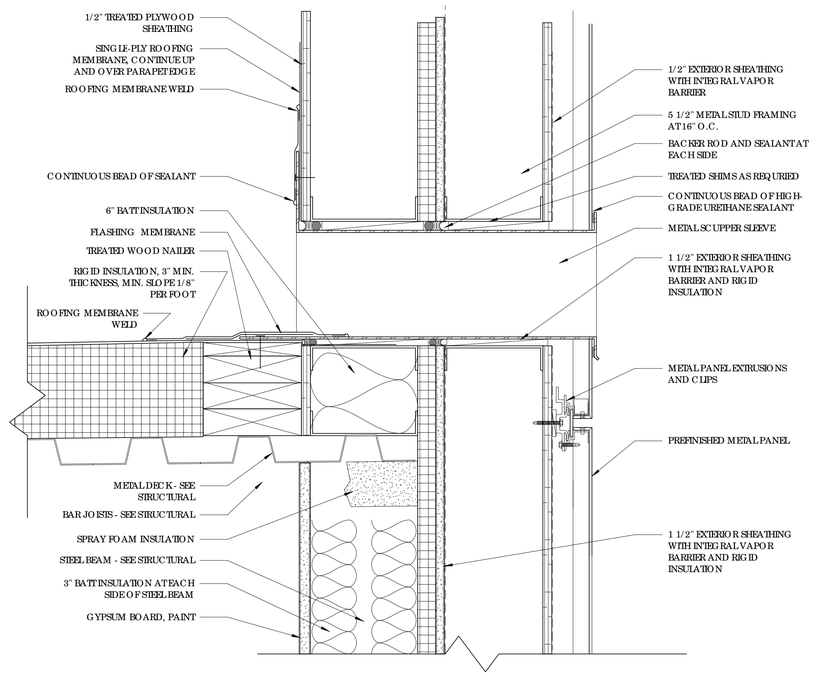
REVISIONS:
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ENLARGED FLOOR PLAN
A3.0

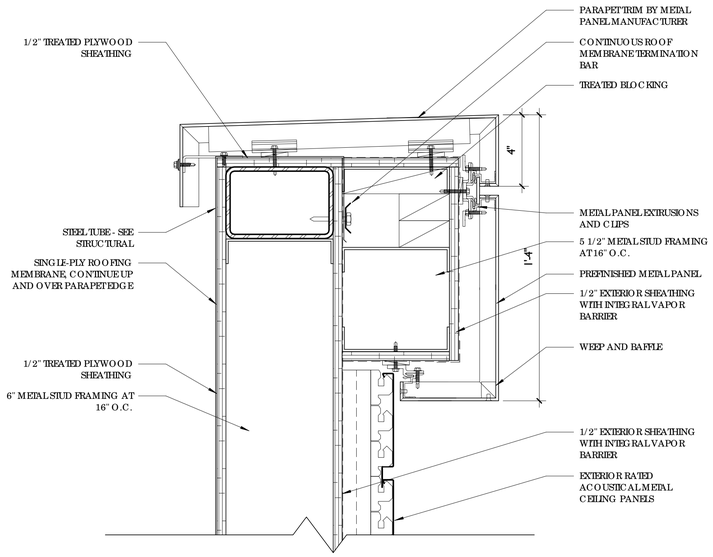
FENNELL | PURIFOY
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REGISTERED ARCHITECTS · STATE OF · ARKANSAS · No. LL-2
5.6.21

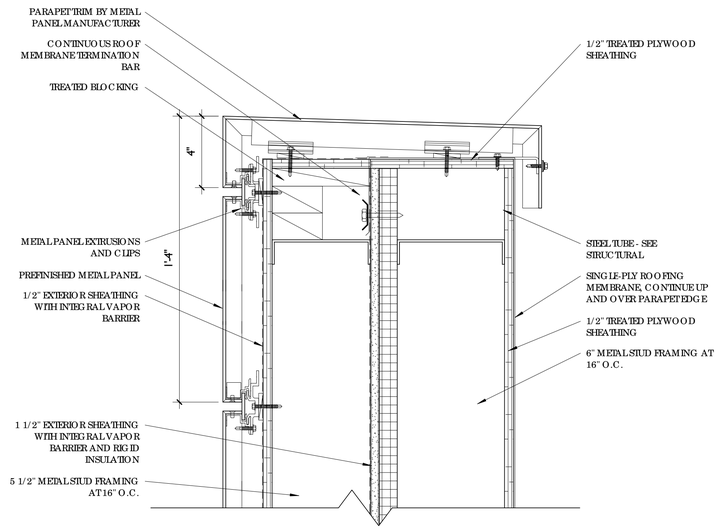
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2 OVERFLOW WALL SCUPPER
3" = 1'-0"



3 ROOF DETAIL
3" = 1'-0"



1 METAL PARAPET TYPICAL
3" = 1'-0"

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23190 I-30, Bryant, AR 72022

REVISIONS:

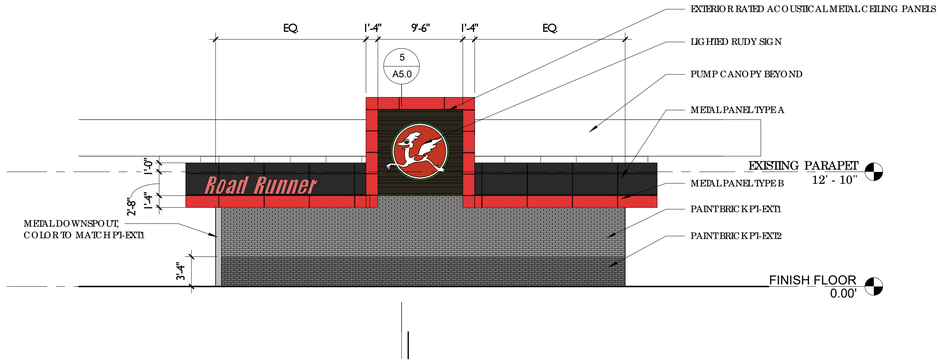
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ROOF DETAILS
A4.1

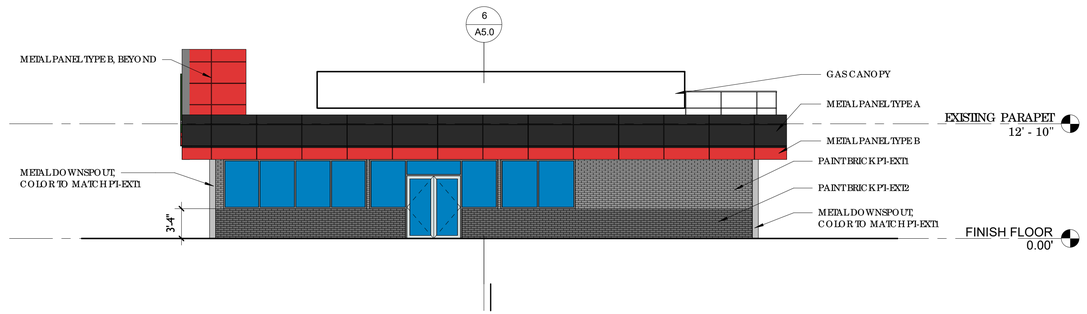
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REGISTERED ARCHITECTS — LOUIS PURIFOY — No. LL-2 — ARKANSAS
5.6.21

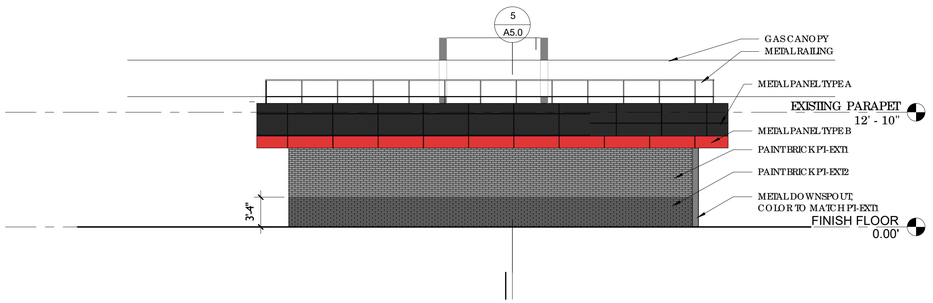
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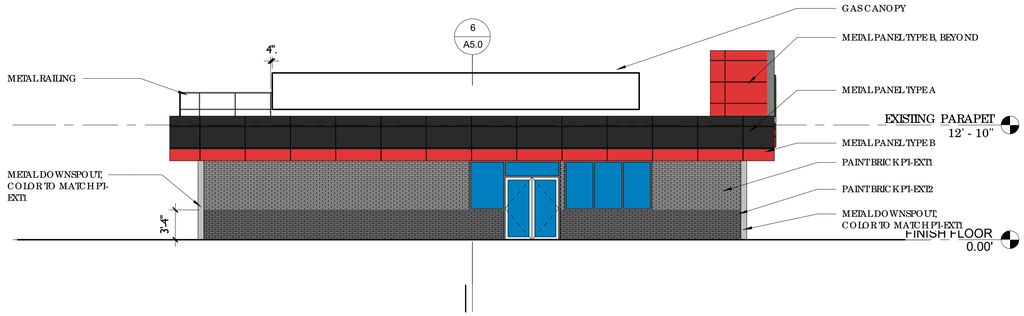
1 SOUTH ELEVATION
1/8" = 1'-0"



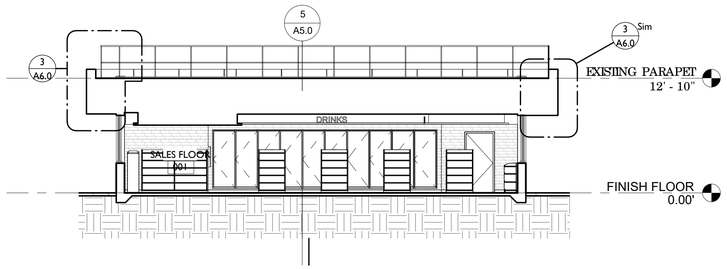
2 EAST ELEVATION
1/8" = 1'-0"



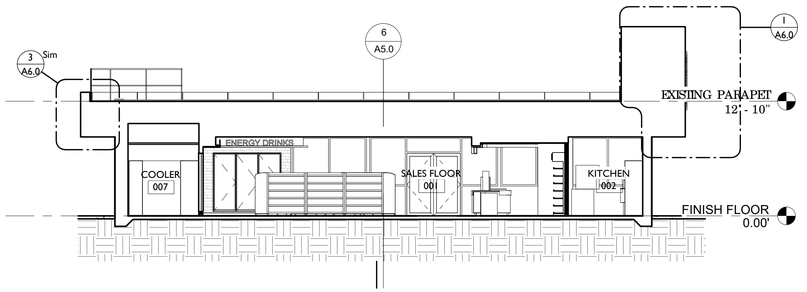
3 NORTH ELEVATION
1/8" = 1'-0"



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
P1-EXT1: SHERWIN WILLIAMS 7017 DORIAN GRAY
P1-EXT2: SHERWIN WILLIAMS 7019 GAUNTLET GRAY

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REGISTERED ARCHITECTS
CHRIS PURIFOY
No. LL-2
ARKANSAS
5.6.21

ROAD RUNNER BRYANT - STORE #1043
23190 I-30, Bryant, AR 72022

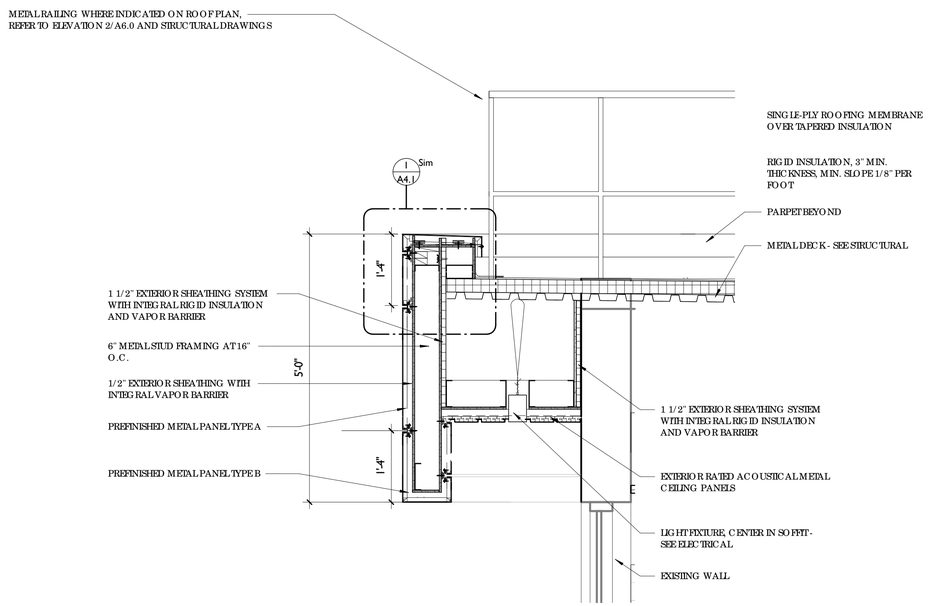
REVISIONS:

90% ARCHITECTURAL CDS 06.08.2022

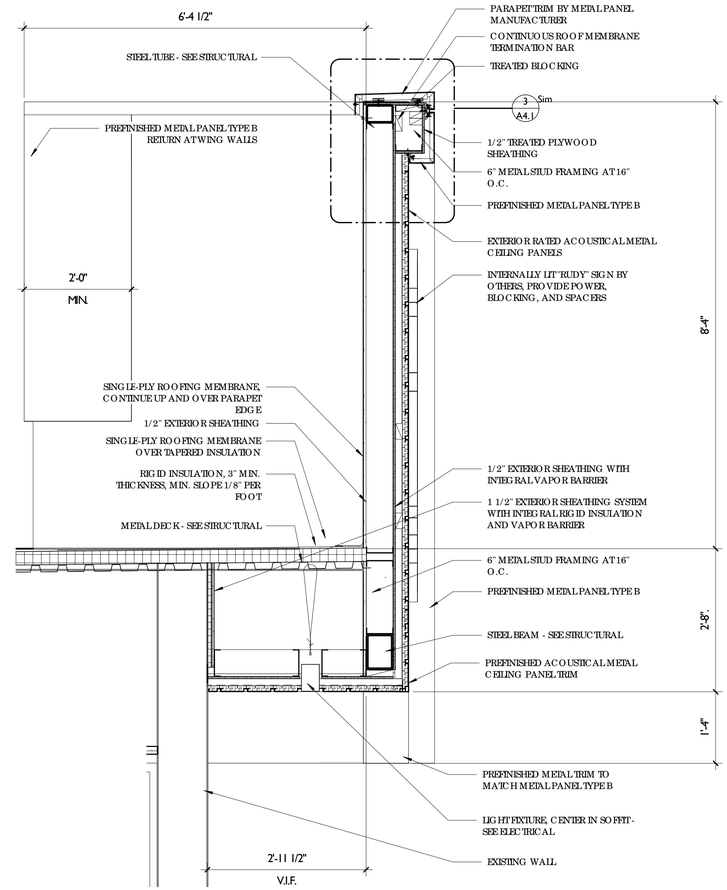
ELEVATIONS & BUILDING SECTIONS

A5.0

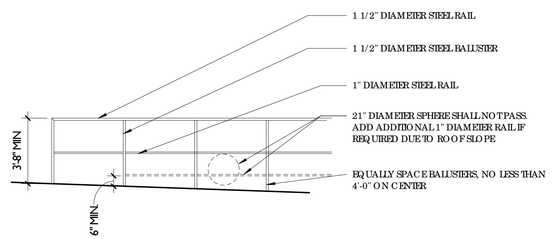
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3 TYPICAL PARAPET
3/4" = 1'-0"



1 WALL SECTION 1
3/4" = 1'-0"



2 ROOF RAILING
1/4" = 1'-0"

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REGISTERED ARCHITECTS — CHANEL PURIFOY — No. LL-2 — ARKANSAS — 5.6.21

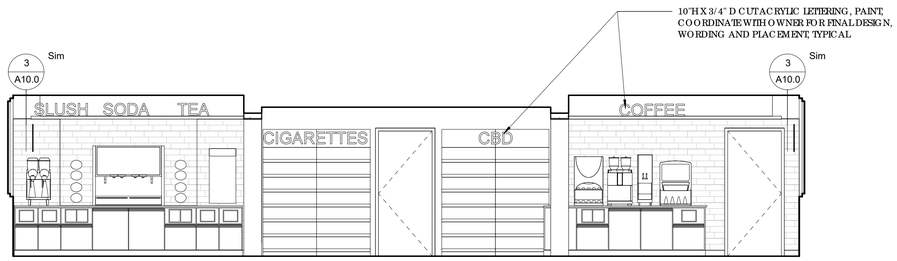
ROAD RUNNER BRYANT - STORE #1043
23190 I-30, Bryant, AR 72022

REVISIONS:

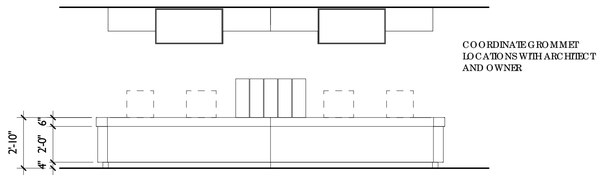
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06.08.2022

WALL SECTIONS
A6.0

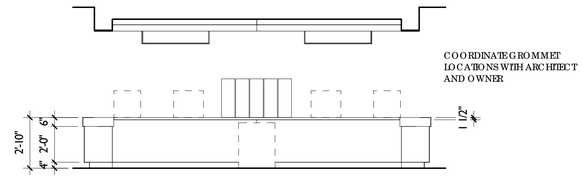
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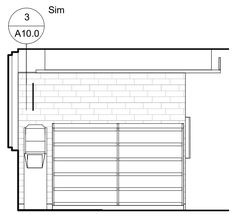
1 SALES FLOOR SOUTH
1/4" = 1'-0"



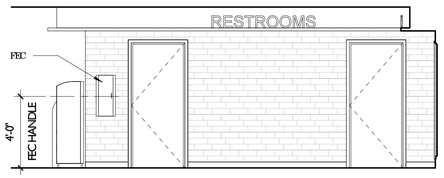
2 CHECKOUT NORTH
1/4" = 1'-0"



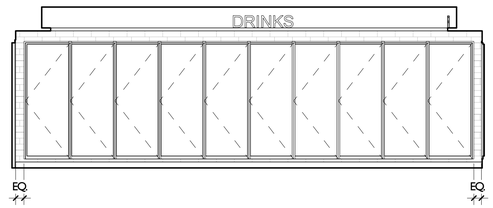
3 CHECKOUT SOUTH
1/4" = 1'-0"



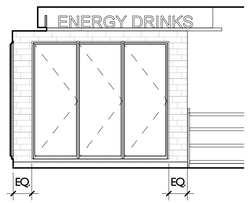
4 SALES FLOOR
1/4" = 1'-0"



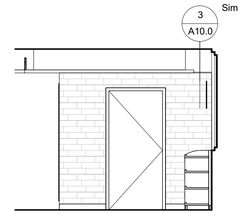
5 SALES FLOOR WEST
1/4" = 1'-0"



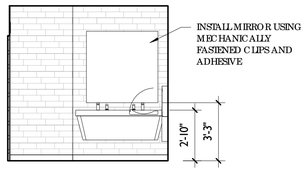
6 SALES FLOOR NORTH
1/4" = 1'-0"



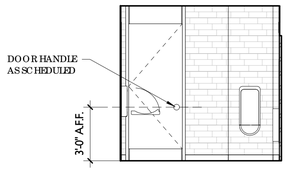
7 SALES FLOOR EAST
1/4" = 1'-0"



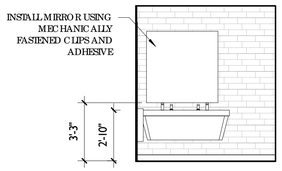
8 COOLER ENTRY
1/4" = 1'-0"



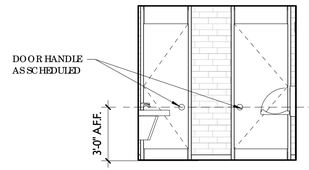
9 MEN'S SOUTH
1/4" = 1'-0"



10 MEN'S NORTH
1/4" = 1'-0"



11 WOMEN'S WEST
1/4" = 1'-0"



12 WOMEN'S NORTH
1/4" = 1'-0"

COLOR SCHEDULE:

PT-1 HEAVY TONED ACCENT COLOR

UNLESS OTHERWISE INDICATED ON FINISH PLAN, INTERIOR ELEVATIONS, OR RCP AS AN ACCENT COLOR, 'GYPSUM BOARD, PAINT' SHALL REFER TO A LIGHT TONED FIELD COLOR

ROAD RUNNER BRYANT - STORE #1043
23190 I-30, Bryant, AR 72022

REVISIONS:

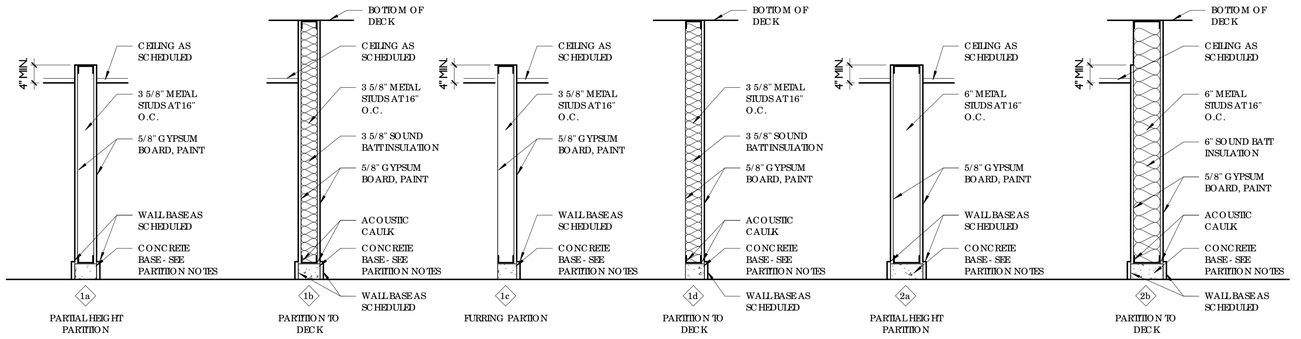
90% ARCHITECTURAL CDS
06.08.2022

INTERIOR ELEVATIONS
A7.0

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ARCHITECTS
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T 501.372.6734 · F 501.372.6736

REGISTERED ARCHITECTS
FENNELL PURIFOY
No. LL-2
ARKANSAS
5.6.21

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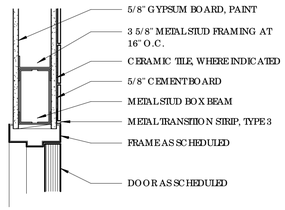


PARTITION TYPES

3/4" = 1'-0"

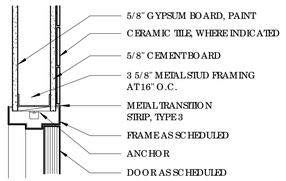
PARTITION NOTES:

1. CONCRETE BASE SHALL BE 3 1/2" TALL AND EQUAL THE WIDTH OF PARTITION FROM FINISH FACE TO FINISH FACE, WHERE TERRAZZO BASE IS SCHEDULED, SUBTRACT 3/8" FROM THE WIDTH OF THE CONCRETE BASE SO THAT THE TERRAZZO BASE IS FLUSH WITH THE FINISH FACE OF WALL



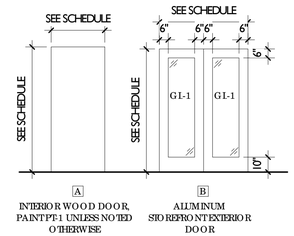
2 DOOR HEAD

1 1/2" = 1'-0"



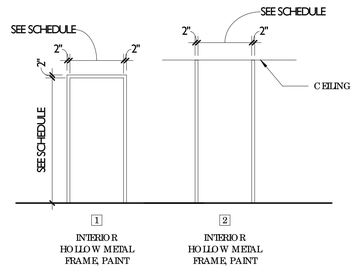
1 DOOR JAMB

1 1/2" = 1'-0"



DOOR TYPES

1/4" = 1'-0"



FRAME TYPES

1/4" = 1'-0"

DOOR SCHEDULE

Mark	Type Mark	Frame Type	Head	Jamb	Door Width	Door Height	Comments	FRAME FINISH
001A	B	STOREFRONT	-	-	6' - 0"	7' - 0"	V.I.F. EXISTING STOREFRONT OPENING	-
001B	B	STOREFRONT	-	-	6' - 0"	7' - 0"	V.I.F. EXISTING STOREFRONT OPENING	-
002	A	1	2/A8.0	1/A8.0	3' - 0"	7' - 0"	PUNCH PAD LOCK	PE1
003	A	1	2/A8.0	1/A8.0	3' - 0"	7' - 0"	STOREROOM	PE1
004	A	1	2/A8.0	1/A8.0	3' - 0"	7' - 0"	PUNCH PAD LOCK	PE1
005	A	1	2/A8.0	1/A8.0	3' - 0"	7' - 0"	PASSAGE	PE2
005T	A	2	-	1/A8.0	3' - 0"	7' - 0"	PRIVACY, HINGE CONTROL NEEDED	PE2
006	A	1	2/A8.0	1/A8.0	3' - 0"	7' - 0"	PASSAGE	PE2
006AT	A	2	-	1/A8.0	3' - 0"	7' - 0"	PRIVACY, WALL STOP	PE2
006BT	A	2	-	1/A8.0	2' - 6"	7' - 0"	PRIVACY, WALL STOP	PE2

GLAZING TYPES:

GL-1 1" INSULATED TEMPERED GLAZING

GL-2 1" INSULATED GLAZING

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ARCHITECTS
100 RIVER BLUFF DRIVE, SUITE 320 · LITTLE ROCK, AR 72202
T 501.372.6734 · F 501.372.6736

REGISTERED ARCHITECTS — GENERAL PRACTICE — No. LL-2 — ARKANSAS
5.6.21

ROAD RUNNER BRYANT - STORE #1043
23190 I-30, Bryant, AR 72022

REVISIONS:

90% ARCHITECTURAL CDS
06.08.2022

TYPES & SCHEDULES
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ROAD RUNNER BRYANT - STORE #1043

23190 I-30, Bryant, AR 72022

FINISH SCHEDULE				
#	Name	Floor Finish	Base Finish	Wall Finish
001	SALES FLOOR	TERRAZZO TYPE 1 & 2	TERRAZZO	GYPSUM BOARD PAINT, SEE DRAWINGS FOR EXTENT OF CERAMIC TILE
002	KITCHEN	SEALED CONCRETE	RUBBER BASE	FRP
003	ELEC	SEALED CONCRETE	RUBBER BASE	GYPSUM WALL BOARD, PAINT
004	JAN. & STO.	SEALED CONCRETE	RUBBER BASE	GYPSUM BOARD PAINT, SEE DRAWINGS FOR EXTENT OF FRP
005	MEN'S	TERRAZZO TYPE 1	RUBBER BASE	CERAMIC TILE
006	WOMEN'S	TERRAZZO TYPE 1	TERRAZZO	CERAMIC TILE
007	COOLER	SEALED CONCRETE	-	-

KEY NOTES:

1. METAL TRANSITION STRIP, TYPE 1
   USE AT ALL OUTSIDE CERAMIC TILE CORNERS UNLESS NOTED OTHERWISE
2. METAL TRANSITION STRIP, TYPE 2 (HEAVY DUTY)

FINISH SCHEDULE NOTES:

1. UNLESS OTHERWISE INDICATED ON FINISH PLAN, INTERIOR ELEVATIONS, OR RCP AS AN ACCENT COLOR, "GYPSUM BOARD, PAINT" SHALL REFER TO A LIGHT TONED FIELD COLOR
   FIELD COLOR: SHERWIN WILLIAMS 7005 PURE WHITE

- CERAMIC TILE
- GYPSUM, PT-1: SHERWIN WILLIAMS 7017 DORIAN GRAY
- GYPSUM, PT-2: SHERWIN WILLIAMS 6868 REAL RED

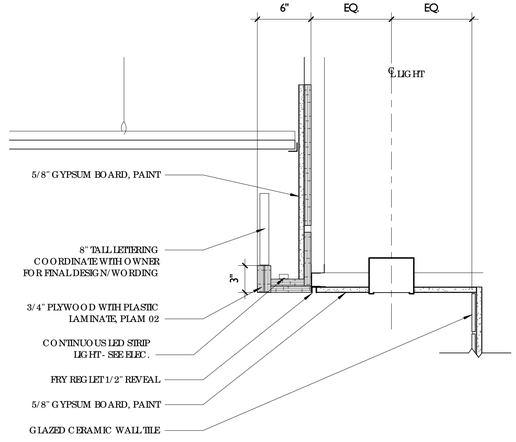
FLOOR TYPES

- TER 1 - TERRAZZO TYPE 1
- TER 2 - TERRAZZO TYPE 2
- SC - SEALED CONCRETE

COLOR SCHEDULE:

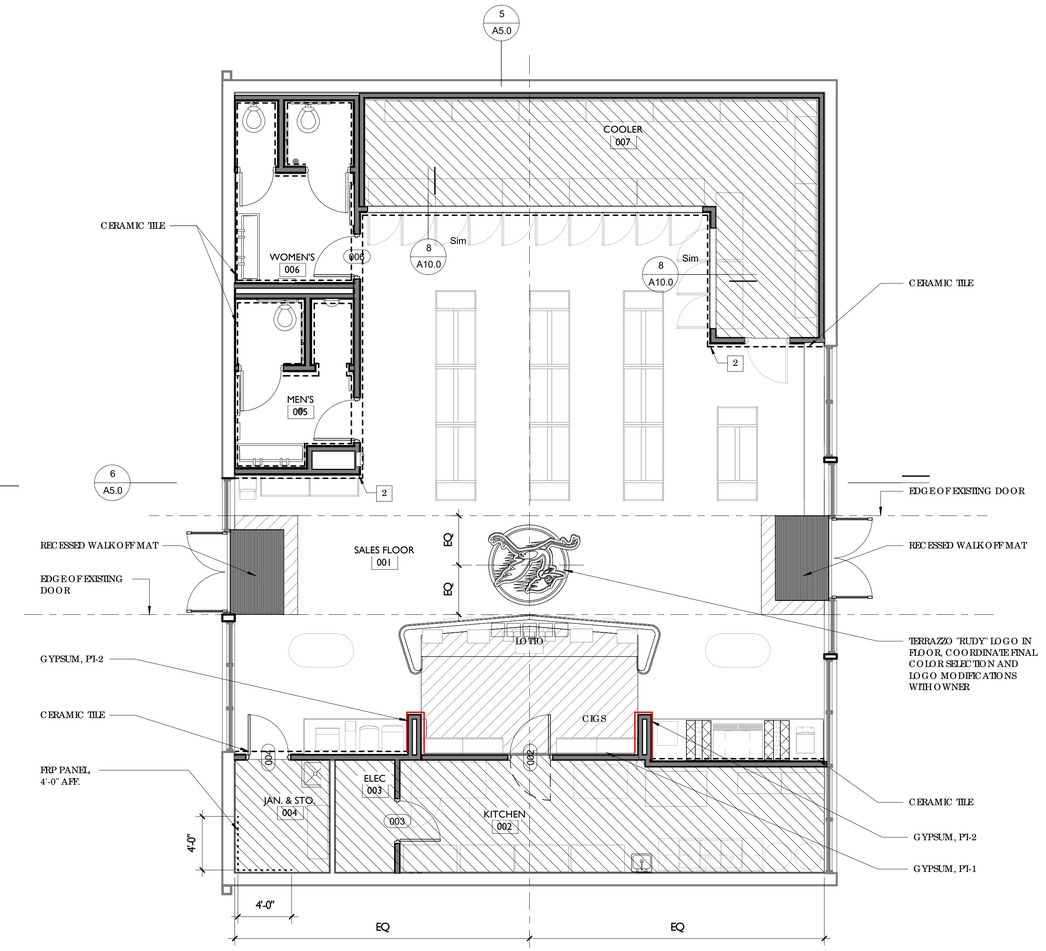
PT-1 HEAVY TONED ACCENT COLOR

UNLESS OTHERWISE INDICATED ON FINISH PLAN, INTERIOR ELEVATIONS, OR RCP AS AN ACCENT COLOR, "GYPSUM BOARD, PAINT" SHALL REFER TO A LIGHT TONED FIELD COLOR



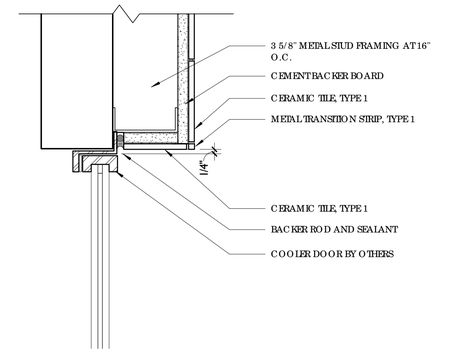
2 RAIL DETAIL

1 1/2" = 1'-0"



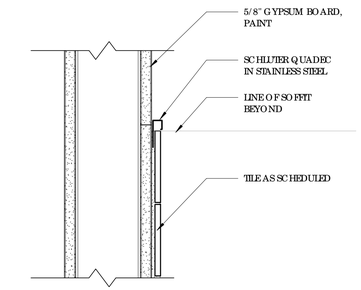
1 FINISH PLAN

3/16" = 1'-0"



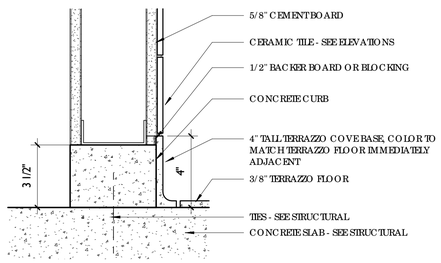
7 COOLER HEAD

3" = 1'-0" USE AT HEAD OF COOLER DOORS



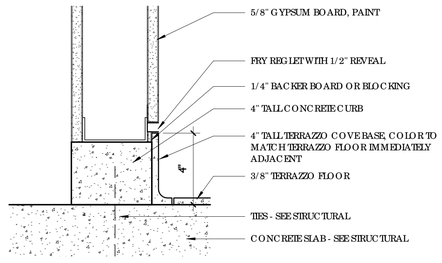
3 TILE TO GYP

3" = 1'-0"



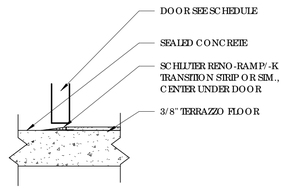
4 TERRAZZO BASE DETAIL

3" = 1'-0" USE AT ALL CERAMIC TILE WALLS WHERE TERRAZZO BASE IS INDICATED UNLESS NOTED OTHERWISE



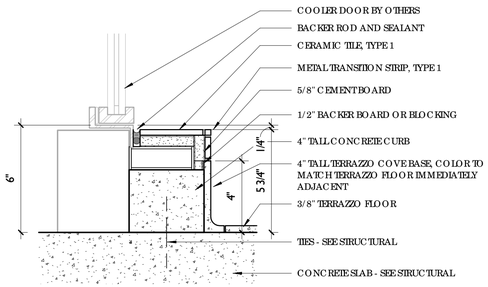
5 TERRAZZO BASE DETAIL

3" = 1'-0" USE AT ALL GYPSUM WALLS WHERE TERRAZZO BASE IS INDICATED UNLESS NOTED OTHERWISE



6 THRESHOLD DETAIL

1 1/2" = 1'-0" USE AT ALL THRESHOLD LOCATIONS WITH TERRAZZO TO SEALED CONCRETE



8 TERRAZZO BASE DETAIL

3" = 1'-0" USE AT COOLER DOORS, REFER TO FINISH PLAN

FENNELL | PURIFOY
ARCHITECTS
100 RIVER BLUFF DRIVE, SUITE 320 · LITTLE ROCK, AR 72202
T 501.372.6734 · F 501.372.6736

REGISTERED ARCHITECTS — ARKANSAS — No. LL-2 — 5.6.21

REVISIONS:

90% ARCHITECTURAL CDS 06.08.2022

FINISH PLAN, SCHEDULE, & DETAILS

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ROAD RUNNER BRYANT - STORE #1043
23190 I-30, Bryant, AR 72022

REVISIONS:

90% ARCHITECTURAL CDS
06.08.2022

INTERIOR VIEWS
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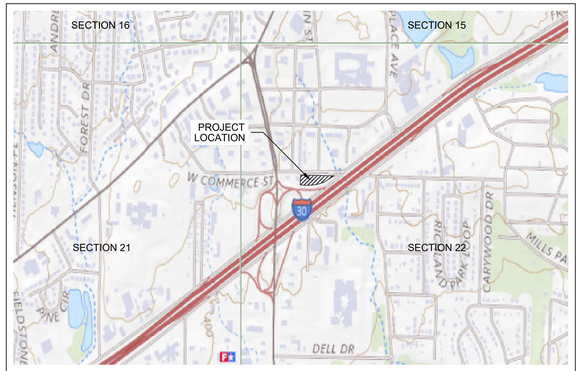
FENNELL | PURIFOY
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REGISTERED ARCHITECT
LL-2
ARKANSAS
5.6.21

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ROAD RUNNER - BRYANT - STORE #1043

23190 I-30 Frontage Road, Bryant, AR 72022



VICINITY MAP
SCALE 1"=1000'

WALTER L & CELESTE A O'NEAL ZONED C-2

JAY JALARAM LLC ZONED C-2

MAIN ST.

CRACKER BARREL OLD COUNTRY STORE INC ZONED C-3

PAUL S JR. & LISA R. NOBLE ZONED C-3

exist 8" sewer main (approx. location)

exist 8" water main (approx. location)

ex hydrant

exist sewer service

COMMERCE ST.

NEW INTEGRAL CURB (TYP)

PROPOSED DUMPSTER LOCATION

EXISTING FIRE HYDRANT TO BE REPAIRED. COORDINATE WITH BRYANT WATER DEPT.

fnd. pk nail

grass area

S 88°19'54" E 220.81'

concrete walk

concrete entrance

PROPERTY LINE

grass area ex hydrant

fnd. 5/8" rebar

S 88°20'04" E 248.20'

swb manhole

communications cabinet

set iron pin

S 88°20'04" E 486.87'

NE CORNER NW1/4 SW1/4 SECTION 22 T-1-S, R-14-W

vacuum bays

DEMO VACUUM BAYS

dumpster

3

INTEGRAL CURB (TYP)

NEW STRIPING (TYP)

concrete

5' CONCRETE SIDEWALK

PROPOSED FUEL ISLAND & PUMP

canopy

45.8' canopy

gas service

8' CONCRETE SIDEWALK

steel plate (typ.)

flag pole

grass area

fl 24"rcp =399.54'

S 56°43'01" W 180.27'

CONCRETE TO REMAIN IN THIS AREA

PROPOSED CONCRETE

grate inlet

30.0'

33'-0"

38'-0"

SAWCUT LINE & CONSTRUCTION LIMITS

20,000 GALLON

16,000 GALLON

NEW FUEL TANKS

gas service

40'-0"

30'-92"

PROPOSED CANOPY EXTENSION (APPROX. 1,320 SF)

PROPOSED FUEL ISLAND & PUMP

40'-0"

60.1'

1 story brick convenience store

f.f.e.=407.67'

ZONED C-2

covered fuel pumps

fuel pump island (typ.)

EXIST ADA PARK AND STRIPING TO REMAIN

asphalt

fl 24"cmp =400.37'

sign

concrete

concrete sign base

base only (no pole)

fnd. chiseled "x"

fl 24"cmp =400.53'

fl 24"cmp =400.05'

grass area

concrete entrance

I-30 FRONTAGE RD.

R=675.13'
CD=S 74°14'21" W
LC=85.24'

fl 24"cmp =400.11'

10' INGRESS-EGRESS EASEMENT DONALD W. BROOKS, DATED 5-21-99

PROPERTY LINE

N 02°00'34" E 140.41'

DEMO CARWASH

carwash bays

DEMO GARAGE

1 story brick garage

33.9'

DEMO CANOPY & ISLAND

SAWCUT LINE & CONSTRUCTION LIMITS

CONCRETE TO REMAIN IN THIS AREA

PROPOSED CONCRETE

NEW STRIPING (TYP)

5' CONCRETE SIDEWALK

EXISTING GREASE INTERCEPTOR TO BE REPLACED

pump station

control panel

asphalt

exist 8" sewer main

N 87°09'01" W 68.52'

fnd. pk nail

fnd. iron pin

R=675.13'
CD=N 88°55'14" W
LC=31.43'

fnd. iron pin

FUTURE AIR STATION

ex tree

exist tree

fl 18"cmp =400.17'

PROPERTY LINE

R=675.13'
CD=S 84°13'57" W
LC=138.49'

fl 18"cmp =400.69'

grass area

concrete flume

CHARGING STATION (TYP)

concrete entrance

BRYANT INTERCHANGE RD.

LEGEND

	water valve
	fire hydrant
W	water meter
RPZ	rpz
T	electric transformer
E	electric box
	fiber-optic sign
G	gas meter
	buried gas marker
	power pole
	guy wire
	light pole
	ground light
	bollard pole
S	sanitary sewer manhole
C	sewer or drain clean-outs
T	telephone riser
	telephone sign
C	cable riser
F	fuel test port
	junction box-drainage
	curb inlet-drainage
	grate inlet-drainage
rcp	reinforced concrete pipe
cmp	corrugated metal pipe
	sign
	handicap parking
H.C.	handicap ramp
	concrete
	fence
	overhead power
E	(ug) underground electric
G	(ug) underground gas
T	(ug) underground fiber optic
TELE	(ug) underground telephone
W	(ug) underground water
S	(ug) underground sewer

LEGAL DESCRIPTION (DEED INST. NO. 07-132517)

A PART OF THE NW1/4 SW1/4, SECTION 22, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NW1/4 SW1/4 WITH THE WEST LINE OF INTERSTATE HIGHWAY #30, WHICH POINT IS 486.87 FEET AND S89°40'35"W OF THE NORTHEAST CORNER OF SAID NW1/4 SW1/4; THENCE S56°44'46"W ALONG THE NORTH LINE OF INTERSTATE HIGHWAY #30 FOR 180.27 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE BRYANT INTERCHANGE ROAD; THENCE CONTINUE ALONG THE NORTH LINE OF SAID BRYANT INTERCHANGE ROAD ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 675.13 FEET FOR A CHORD BEARING OF S72°18'W, 85.2 FEET; THENCE CONTINUE ALONG SAID RADIUS AND NORTH LINE OF BRYANT INTERCHANGE ROAD, THE FOLLOWING CHORD BEARING S AND DISTANCES: S82°09'53"W FOR 138.34 FEET AND S89°21'58"W FOR 31.58 FEET; THENCE CONTINUE ALONG SAID BRYANT INTERCHANGE ROAD, N89°16'34"W, 68.43 FEET; THENCE NORTH 140.45 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4 SW1/4 AND THE SOUTH RIGHT OF WAY OF COMMERCE STREET; THENCE N89°40'35"E ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY LINE, 468.99 FEET TO THE POINT OF BEGINNING.

NOTES:

1. ADDRESS OF PROPERTY: 23190 I-30, BRYANT, AR 72022-1405
   OWNER: COULSON OIL COMPANY
   ADDRESS OF OWNER: 5101 NORTHSHORE LANE, NORTH LITTLE ROCK, AR 72118
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, SOUTH ZONE
3. AREA OF PROPERTY: 49,096 SQ. FT. OR 1.127 ACRES +/-
4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS. THIS PROPERTY IS IN ZONE X. (FIRM COMMUNITY PANEL # 05125C0380D, JUNE 9, 2012)
5. ZONING OF PROPERTY: C-2 (HIGHWAY COMMERCIAL)
6. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
7. BEARINGS AND DISTANCE SHOWN ON SURVEY ARE MEASURED.
8. SOURCE OF WATER AND SEWER: CITY OF BRYANT WATER UTILITIES.
9. ALL EXISTING LANDSCAPING TO REMAIN IN PLACE.

SCALE IN FEET

20' 10' 0' 20' 40' 60'

PRELIMINARY DOCUMENT

THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

FENNELL | PURIFOY
ARCHITECTS
100 RIVER BLUFF DRIVE, SUITE 320 · LITTLE ROCK, AR 72202
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REVISIONS:

DRC SUBMITTAL
06.08.2022

SITE PLAN REVIEW

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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.

Jamie Holt
SIGNATURE

6/01/2022
DATE

City of Bryant Commercial Building Checklist

Name of Development Road Runner - Bryant Store #1043

Site Location 23190 1-30 Frontage Road, Bryant, AR 72202 **Current zoning** C-2

Owner Charles Balentine, Coulson Oil Company, Inc. **Phone** 501-873-4109

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

#24. Is included in the Building Plans

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan	X	
Proposed improvement is within building line setbacks Front 50 ft. Side 25 ft. CNR Side N/A ft. Back 15 ft.	X	
Parking requirements can be satisfied Floor Space 2295 sq.ft. divided by 300 = 7 (no. of parking spaces required)	X	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	X	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	X	
Will there be a dumpster located on the site?	X	
Will there be a construction site office?	X	
Have you made "One Call"?		X
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	X	
Design complies with Arkansas Plumbing Code and National Electric Code requirements	X	
Foundation and structure meet earthquake requirements for Zone 1.	X	
Structure meets Arkansas Energy Code for specified use.	X	
Complies with Arkansas Fire Prevention Code	X	
Complies with International Code Council regulations	X	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)		X
Are you granted any variances by the Board of Adjustment?		X
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

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

IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS

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

	YES	NO
1. C-1 Zoning - Neighborhood Commercial		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet		
Front Yard: none required		
Side Yard: minimum of 5 feet each side		
Rear Yard: minimum of 55 feet		
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.		
Parking: one space per each 200 sq. ft. of commercial use		
Loading areas: physically separated from all streets with 10 ft grassy area		
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen		
2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183		
Front Yard: not less than 50 feet from front property line	X	
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	X	
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	X	
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings	X	
Parking: one space per each 300 sq. ft. of occupied space	X	
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	X	
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 Road Runner - Bryant Store #1043 in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Coulson Oil Company, Inc.	Fennell Purifoy Architects
Owner	**Engineer/Architect**
5101 Northshore Lane	501-372-6734
Mailing Address	**Phone #**
North Little Rock, AR 72118	06/08/2022
City	**Date**

CITY USE

Action Taken:

Special Conditions:

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

Construction Completed Certified For Occupancy: Date: _____

Inspector: _____

Permit No. _____

BUILDING PERMIT

ADA/ABA ACCESSIBILITY STANDARDS

The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. **All new construction, remodeling, and modifications must conform to these building standards** for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

The Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)
(800) 872-2253 (v) (800) 993-2822 (TTY)
email: info@access-board.gov

Signature of Contractor or Authorized Agent Jamie Holt **Date** 6/8/2022

Signature of Owner (if owner-builder) _____ **Date** _____

Application of Permit Approved: _____ **Date** _____
Commission - Chairman

Bryant Water & Sewer Department

GREASE TRAP STANDARDS

The City of Bryant requires all commercial buildings comply with plumbing codes found in the Arkansas State Plumbing Code, Latest Edition. **All new construction, remodeling, and modifications must conform** to these plumbing standards for places of public accommodation and commercial facilities. These guidelines contain general design standards for construction and site elements relating to plumbing.

As of 7/27/04, the Bryant Sewer & Water Commission requires stringent specification standards for commercial or public businesses that involve any food preparation on the premise. The new standard requires calculations, and associated data to be submitted to the Bryant Water Utilities General Manager concurrent with the proposed building plumbing plans along with a grease trap calculation form. Building Permits will not be issued until this form has been received and approved by the Bryant Water Utilities General Manager.

All new buildings or strip centers containing sections designated for commercial enterprise are encouraged to provide a stub-out for a separate waste line for future grease interceptor installation. The owner of a new strip center shall consider suitable physical property space and sewer gradient that will be conducive for the installation of an exterior, in-ground grease interceptor(s) for any flex space contained within the strip center. Physical Property Restrictions and sewer gradient shall not be a defense for failure to install an exterior, in-ground grease interceptor.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the City of Bryant Water & Sewer Department. I further understand that copies of the Grease Interceptor Design and Structural Criteria regulations will be available from the Bryant Water/Wastewater Plant (501-847-8083) during business hours.

Project Name Road Runner - Bryant Store #1043

Signature of Contractor or Authorized Agent Jamie Holt Date 6/8/2022

Signature of Owner (if owner-builder) _____ Date _____

Calculations Approved: _____ Date _____
Bryant Water Utilities General Manager

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 _____ under the Planning and Community Development tab.

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

Date: 4-12-22

Sign Co. or Sign Owner

Name SOUTHPAW DESIGNS
Address 213 E. NARROWAY
City, State, Zip BENTON, AR 72015
Phone 501-563-4726
Email Address southpawdesigns@yahoo.com

Property Owner

Name FLAGSHIP PROPERTIES
Address 154 QUAPAW
City, State, Zip BRYANT AR 72022
Phone 502-663-1338
Email Address bwinkler@flagship communities.com

GENERAL INFORMATION

Name of Business COOL SPRINGS POINT
Address/Location of sign FRONTAGE RD + MILLS PARK 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 _____, 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	PYLON	90"x159"	99.25	158"	60"	
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: Cool Springs Pointe
Description: Roadside sign 1

72" x 108 existing size





Own this home for as low as
$850/month*

158"

60"

54" x 108 existing size

90" x 159 proposed sign

*NOTICE: All designs- both structural and installation, engineering ideas, original artwork and applications thereof are the intellectual property of Southpaw Designs. All rights reserved. Any unauthorized usage, duplication of or any reasonable likeness thereof shall be considered infringement and proper legal recourse will be taken upon all parties involved in design, production, construction, installation and display in any form.

Southpaw Designs
Signs of all Kinds
(501) 563-4725
southpawdesigns@yahoo.com

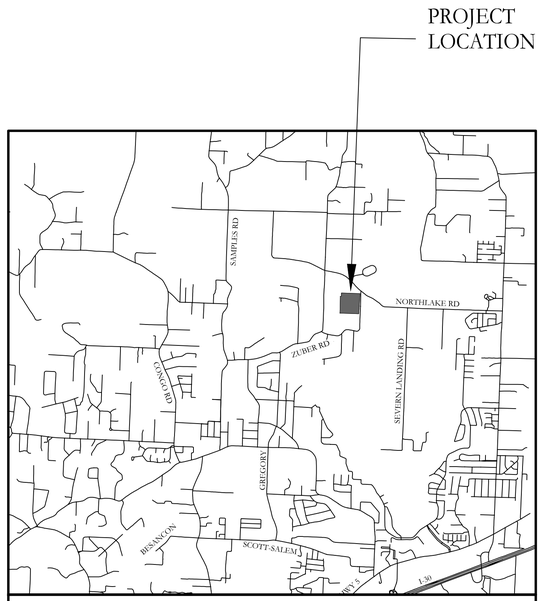
To: City of Bryant planning and Zoning

We are requesting a variance meeting on behalf of the Cool Springs Point mobile home community to enlarge the bottom portion of their existing roadside entrance sign at the corner of 1-30 frontage road and Mills Park Road. The requested changes are noted in the application and rendering previously filed with the city of Bryant. Please also find the needed payment by company check for the additional variance application fee required.

Respectfully,
Doug Blanford
Owner
Southpaw Designs

213 E. Narroway Rd. Benton AR. 72015

BENJAMIN GROVE SUBDIVISION
PHASE 4
FOR THOMAS D.B. COLLINS, LTD.
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS



VICINITY MAP - SALINE COUNTY, AR



ARKANSAS

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

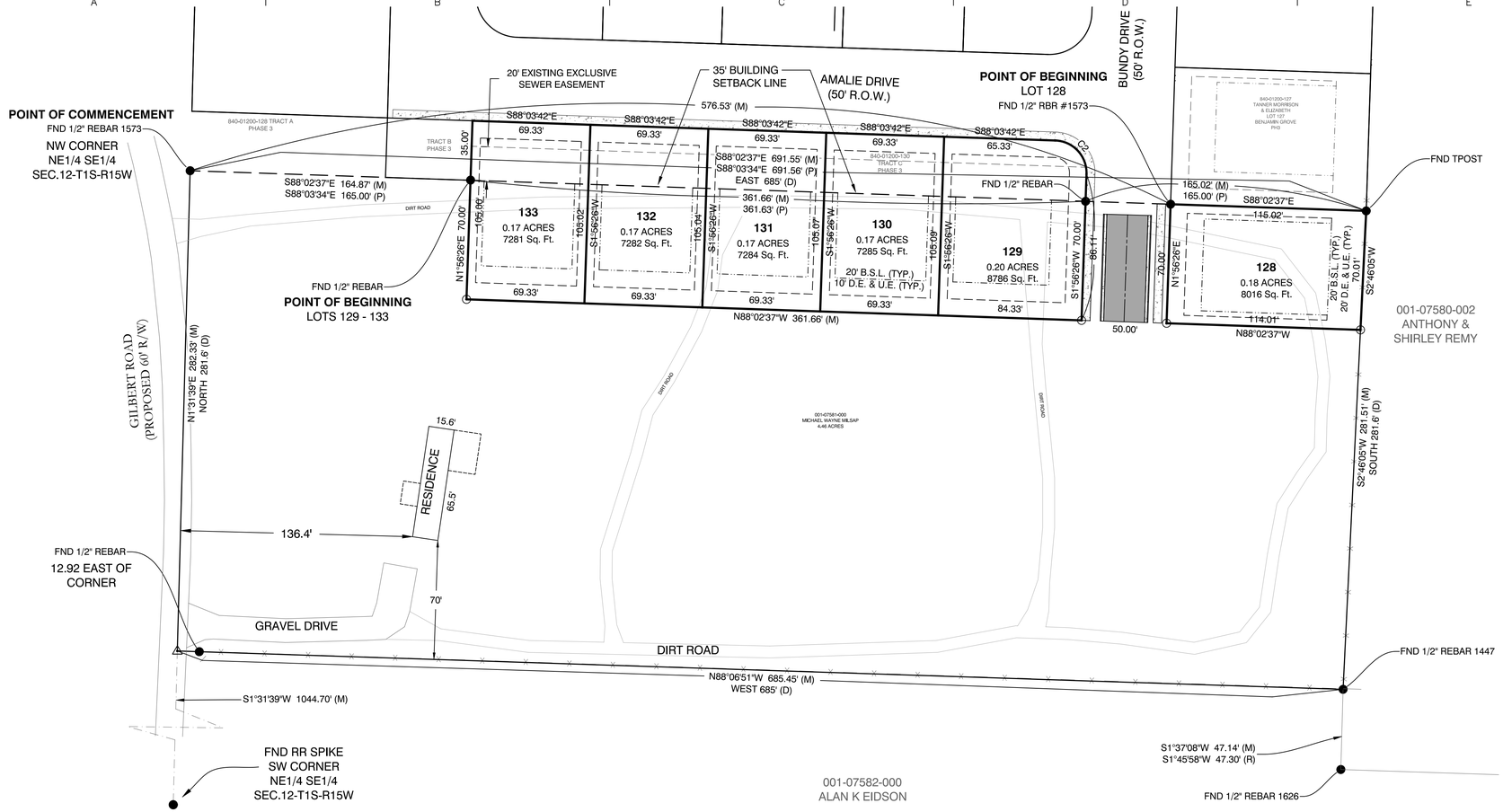
Designing our client's success

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

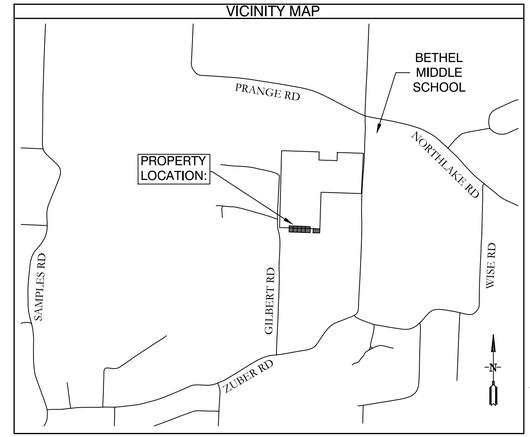
CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS ENGINEER

DRAWING INDEX:

V1.0	PRELIMINARY PLAT
C1.0	OVERALL WATER AND SEWER PLAN
C2.0	STREET AND SEWER PROFILE
C3.0	EROSION CONTROL PLAN



VICINITY MAP



SUBDIVISION DESCRIPTION:

SUBDIVISION DESCRIPTION (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.

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 NORTH 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: The Estate of Michael Wayne Millsap

Address: 9360 Gilbert Road, Benton, AR 72019

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: The Estate of Michael Wayne Millsap

Address: 401 Autumn Road, Little Rock, Arkansas 72211

Source of Title Saline County: Warranty Deed Book 310, Page 361

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____

Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF RECORDING: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 5/11/2022; 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 PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

This Certificate shall expire Date: _____

Date: _____ Signed: _____

Rick Johnson, Chairman
Bryant Planning Commission

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

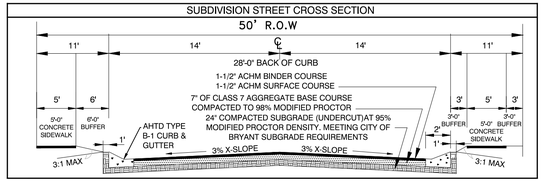
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

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

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

GarNat Engineering, LLC. No. 2174 — CERTIFICATE OF AUTHORIZATION — ARKANSAS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — NO. 9551 — VERNON J. WILLIAMS — PRELIMINARY

PRELIMINARY PLAT
BENJAMIN GROVE SUBDIVISION, PHASE 4
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

BY	REVISION	DATE
GPW	PER CITY OF BRYANT	06/17/22

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

BENJAMIN GROVE SUBDIVISION, PHASE 4
FOR: THOMAS D.B. COLLINS, LTD.
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — NO. 9551 — VERNON J. WILLIAMS — PRELIMINARY

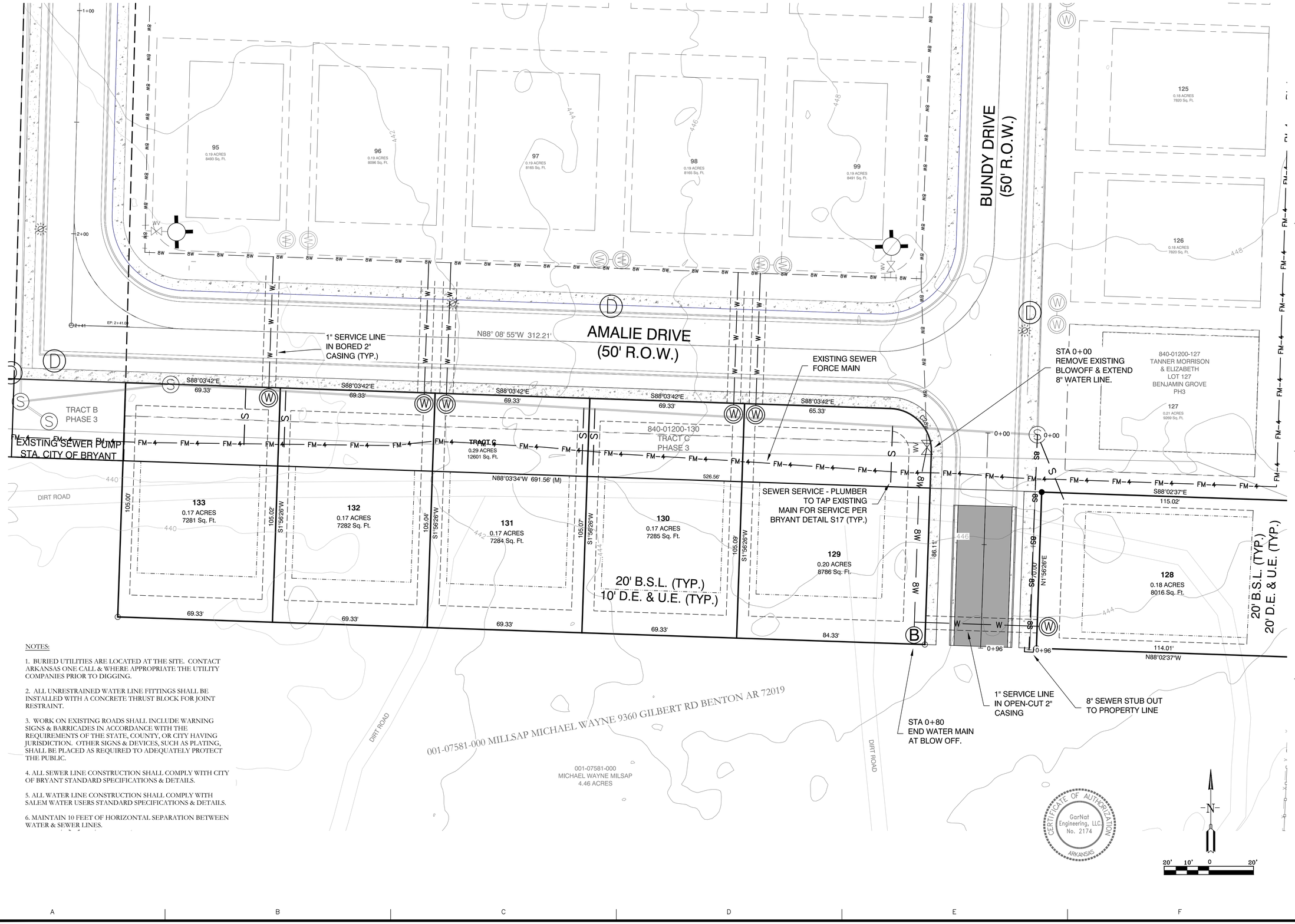
CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
16025

DATE:
MAY 20, 2022

SHEET NO:
V1.0

J:\Projects\2016 Projects\16025 Benjamin Grove Ph 4\Drawings\DWG\Phase 4\16025 Benjamin Grove Phase 4-PRELIMINARY PLAT-R1-020222.dwg



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.

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

STATE OF ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
NO. 9551
PHILLIP V. WILLIAMS

CONTENTS:

OVERALL
WATER
AND SEWER
PLAN

PROJECT NO:
16025

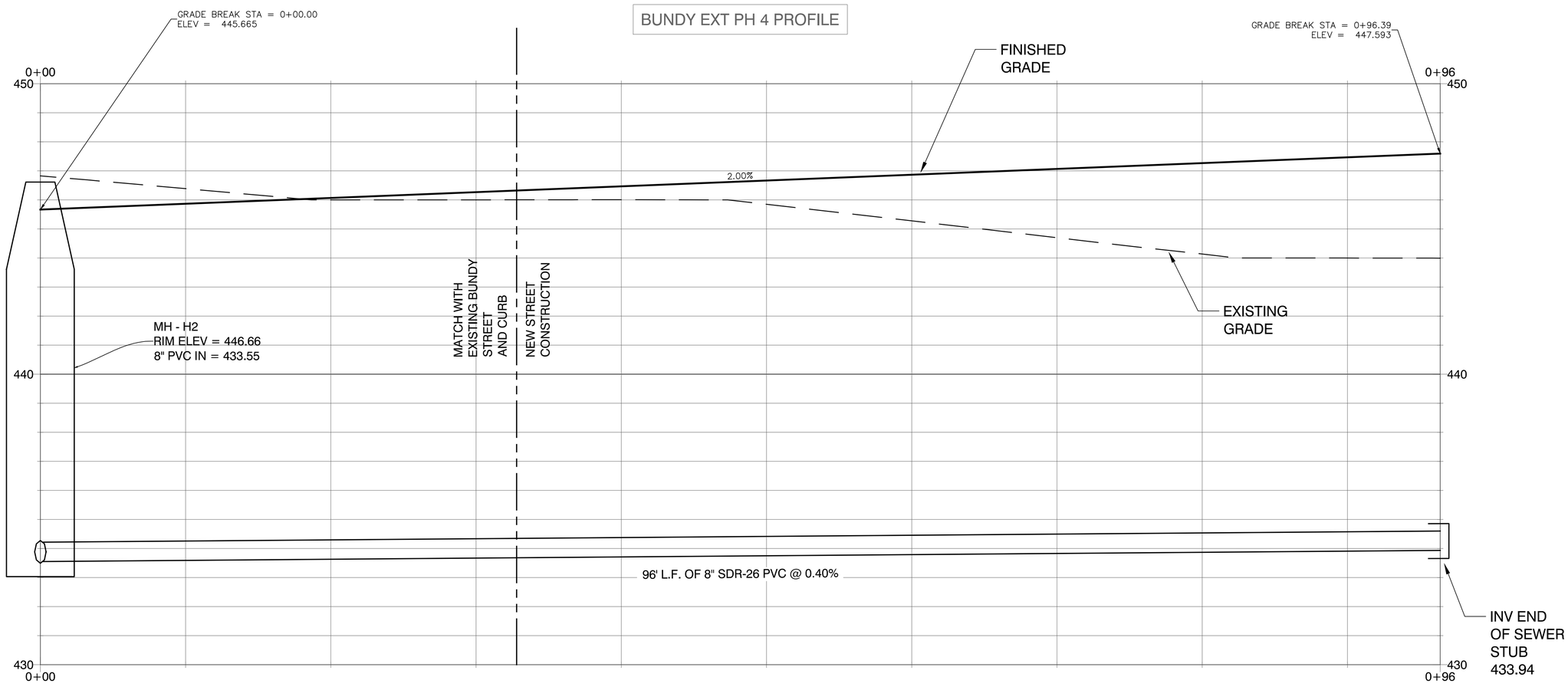
DATE:
MAY 27, 2022

SHEET NO:
C1.0

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

J:\Projects\2016 Projects\160023 Benjamin Grove Lee Kenyon\Drawings\DWG\Phase 4\160023 Benjamin Grove Phase 4 WATER & SEWER PLAN.dwg

BUNDY EXT PH 4 PROFILE



SCALE:
H: 1" = 4'
V: 1" = 2'

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

REVISION	BY	DATE
PER CITY OF BRYANT	GPW	06/17/22

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650
3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

BENJAMIN GROVE SUBDIVISION, PHASE 4
FOR THOMAS D.B.COLLINS, LTD.
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRON J. WILLIAMS

CONTENTS:
STREET AND SEWER PROFILE

PROJECT NO:
16025

DATE:
MAY 27, 2022

SHEET NO:
C2.0

J:\Projects\2016 Projects\16025 Benjamin Grove Ph 4 Property\Drawings\GPW\Phase 4\16025 Benjamin Grove Phase 4 - OFFICIAL DRAWING FOR STREET PLAN - 052722.dwg



BMP NOTES:

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

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

3. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

4. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

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

6. IF THE ACTION OF VEHICLES TRAVELING OVER THE SITE IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF OF THE SITE.

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

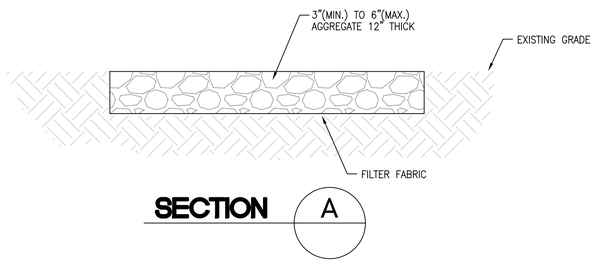
8. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

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

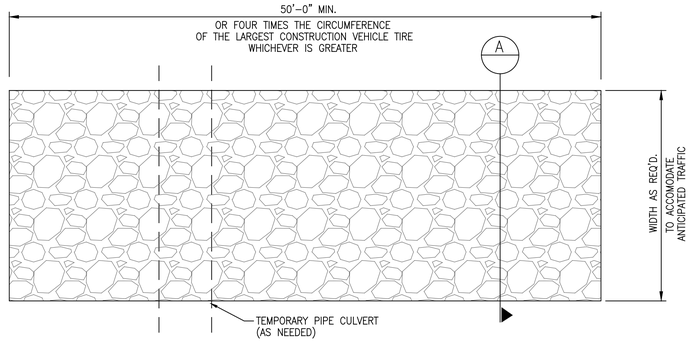
10. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

TOTAL SITE: 1.13 ACRES (INCLUDES R-0-W)

TOTAL DISTURBED AREA: 0.36 ACRES (INCLUDES R-O-W)



SECTION A



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

LEGEND:

500 EXISTING CONTOURS

DIRECTION OF OVERLAND FLOW

SF SILT FENCING

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

N

30' 15' 0 30'

DATE	REVISION	BY
06/17/22	PER CITY OF BRYANT	GPW

GNE Designing our client's success

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SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PHILLIP V. WILLIAMS

CONTENTS:
EROSION CONTROL PLAN

PROJECT NO:
16025

DATE:
MAY 27, 2022

SHEET NO:
C3.0

J:\Projects\2016 Projects\160323 Benjamin Grove Lee Kenneth\Engineering\DWG\Phase 4\160323 Benjamin Grove Phase 4 EROSION CONTROL PLAN R1.dwg

Bryant Planning Commission

Subdivision Checklist

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.S
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. N/A 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. NA 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. N/A Landscaping plan of any proposed common open space
63. N/A **Draft of Bill of Assurance** proposed for the subdivision (if applicable) SAME AS OTHER PHASES
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. N/A Copy of **Stormwater Detention approval** PREVIOUSLY APPROVED IN LIEU OFF SITE DRAINAGE IMPROVEMENTS
67. 2 copies **Plan and profile** of all streets
68. Receipt for **$300.00 + $3.00 per lot for preliminary Subdivision fee**
69. ✓ ~~N/A~~ Receipt for **$250.00 or $25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review**
70. N/A 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

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 _____

AGREEMENT
BY
SUBDIVISION DEVELOPER
TO PROVIDE ASSURANCE TO
THE CITY OF BRYANT
ARKANSAS
PER ORDINANCE #98-35

I PHILLIP PENGALLY, developer for the BENJAMIN GROVE PHASE 4 subdivision located in the City of Bryant city limits or planning jurisdiction agree to provide a surety bond or cashier's check in the amount of 10% of the development cost estimated to be $ 10,000 but not less than $10,000 or more than $50,000 within 10 calendar days after preliminary plat approval by the Bryant Planning Commission in accordance with the terms of Ordinance Number 98-35.

6-8-2022
Date

Developer Signature

Witness

PHILLIP PENGALLY
Printed Name

39 WALNUT VALLEY
Address LITTLE ROCK, AR 72211

(501) 680-0970
Phone Number

ORDINANCE NO. 98-35

ASSURANCES FOR COMPLIANCE, INSTALLATION, ETC.

a.) Upon preliminary approval of subdivision construction plans and specifications for improvements, the Developer shall enter into an agreement with the City of Bryant to install or ensure the completion of the improvements as designed and to (repair or replace), (pay the cost to the city of repairing or replacing) all city property damaged or destroyed in connection therewith. The city will accept the subdivision and issue the certificate of final plat approval subject to the assurance of performance of the obligations of the Developer under the agreement.

b.) One of the following assurances assigned to the city shall be utilized by the Developer to assure performance of the Developer's obligations under the agreement:

1. Surety Bond in the amount of ten percent (10%) of the estimated development cost and recorded at the Saline County Courthouse.

2. Cashier's check(s) in the amount of ten percent (10%) of the estimated development cost on which no interest will be paid by the city.

Any cashier's check or certificate of deposit allowed by this section shall be insured by a financial institution insured by the Federal Deposit Insurance Corporation and licensed to business in Arkansas. Further, each instrument of assurance shall be payable to the City of Bryant, and shall be in principal amount no less that $10,000 or no greater than $50,000. All instruments of assurance or the city's check in the amount equal to the principal amount of the instrument less any deductions for failure to perform by the Developer shall be returned to the Developer one-year after completion of the Developers performance under the agreement.

Forfeiture of the assurance for compliance does not relieve the Developer of his responsibility to complete the subdivisions improvements to the satisfaction of the City.

Developer's of large projects that could have an adverse impact on the City's infrastructure may be required to have an assurance for compliance if so directed by the Planning Commission.

All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

Should any portion of this ordinance be unconstitutional or invalid and so declared by a court of competent jurisdiction, then the remainder of this Ordinance, and any remaining applications of the Ordinance, shall not be affected by such partial unconstitutionality or invalidity.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED THIS 28th DAY OF September, 1998.

Ron Bailey
APPROVED

Wanda Smith, City Clerk
ATTEST

No Emergency Clause

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

May 26, 2022

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

Re: Preliminary 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 preliminary plat. It is my desire that this matter be included on the agenda for your July 11, 2022 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 Preliminary Plat
- Bryant Subdivision Checklist
- Preliminary Plat Review Fees $318.00
- DXF of Subdivision- transmitted by email
- 8 Full Sets of Subdivision Plans
- Storm Water Detention and Drainage Plan Review Fee $400.00

If you have questions or need any additional information, please do not hesitate to contact me.

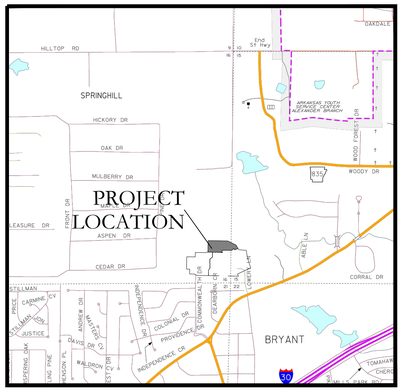
Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

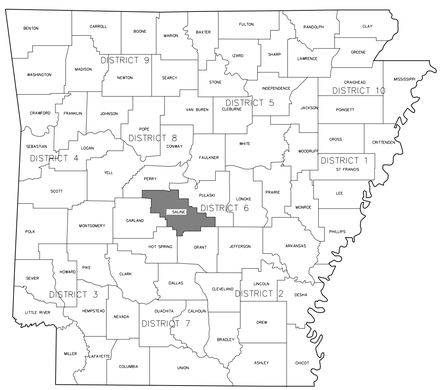
Vernon J. Williams, P.E., President

CONSTRUCTION PLANS
MIDTOWN BRYANT PHASE-3

BRYANT, AR



VICINITY MAP



PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.0	STREET PLAN
C-1.1	STREET PLAN & PROFILE
C-2.0	UTILITY PLAN
C-2.1	SEWER PLAN & PROFILE
C-3.0	DRAINAGE PLAN
C-4.0	CIVIL SPECIFICATIONS
C-5.0	EROSION CONTROL PLAN

CIVIL ENGINEER
HOPE CONSULTING INC
117 S. MARKET STREET
BENTON, AR 72015

ARCHITECT
N/A

STRUCTURAL ENGINEER
N/A

GEOTECHNICAL ENGINEER

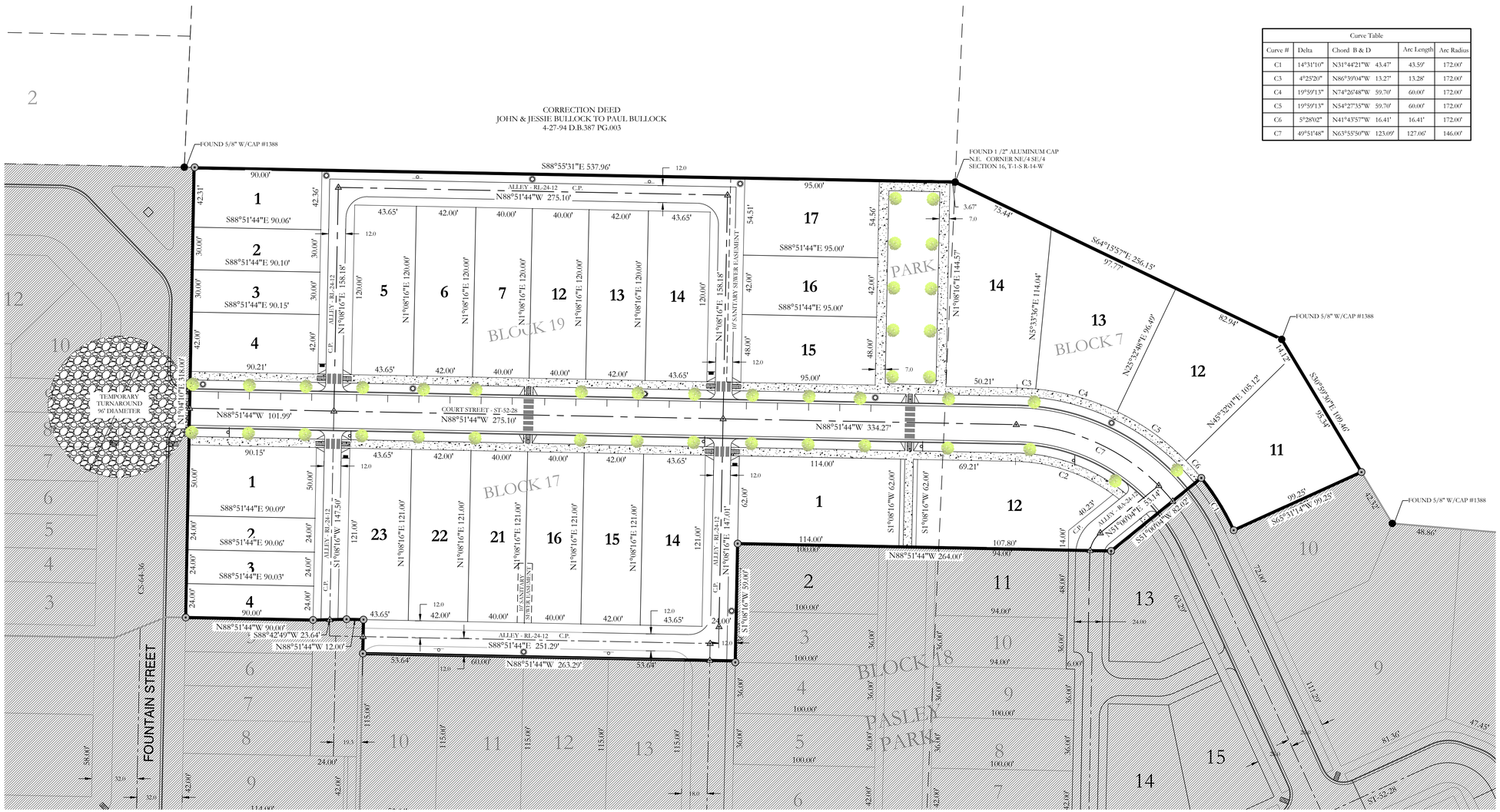
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

MIDTOWN BRYANT, PHASE-3

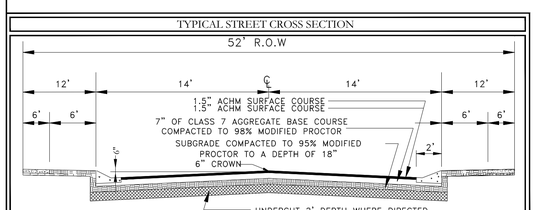
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REVISED:		CHECKED BY:	07-0032
SHEET:		SCALE:	

K:\LAND PROJECTS 2004\SUBDIVISIONS\2007\07-0032-MIDTOWN BRYANT (ARDEN ZONES)\DWG\GS BUILT\07-0032_MIDTOWN PHASE-3 CONSTRUCTION PLANS 06-22-2022.DWG



Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	14°31'10"	N31°44'21"W 43.47'	43.59'	172.00'
C3	4°25'20"	N86°39'04"W 13.27'	13.28'	172.00'
C4	19°59'13"	N74°26'48"W 59.70'	60.00'	172.00'
C5	19°59'13"	N54°27'35"W 59.70'	60.00'	172.00'
C6	5°28'02"	N41°43'57"W 16.41'	16.41'	172.00'
C7	49°51'48"	N63°55'50"W 123.09'	127.06'	146.00'

TYPICAL STREET CROSS SECTION



PRELIMINARY PLAT OF

MIDTOWN BRYANT, PHASE 3

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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 14048
WILLIAM W. McFADDEN

By affixing my seal and signature, IJonathan l. Hope, PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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

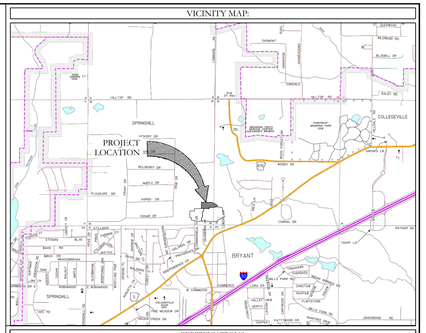
According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225D, dated 06/19/2012, a portion of the property described hereon does lie within the 100 year flood hazard boundary.

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

40' 20' 0 40'

LEGEND
- Computed point
- Found monument
- Set #4 RB/Plas. Cap(SIP)
(M) - Measured
(R) - Record
(P) - Platted
- Street Light
- Fire Hydrant
- No Parking Sign
- Stop Sign
C.P. - Common Place

VICINITY MAP:



CERTIFICATIONS:

OWNER:
Name: GRAHAM SMITH
Address: 12 PINE MANOR
LITTLE ROCK, AR 72207

DEVELOPER:
Name: GRAHAM SMITH
Address: 12 PINE MANOR
LITTLE ROCK, AR 72207

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Address: _____

Source of Tile: BOOK _____ PAGE _____

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 identied 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 PRELIMINARY ENGINEERING ACCURACY:

I, William W. McFadden, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

William W. McFadden
Registered Professional
Engineer, No. 14048 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Name, Chairman
Bryant Planning Commission

NOTE:
ACCORDING TO TABLE 5 PUBLIC LIGHTING (PAGE 46) POST OR COLUMN LIGHT TYPES ARE ALLOWED.

LOT 11, 12, 13 & 14 WILL HAVE FRONT ACCESS FROM COURT STREET

PROPERTY SPECIFICATIONS:

OWNER: GRAHAM SMITH
12 PINE MANOR
LITTLE ROCK, AR 72207

DEVELOPER/: GRAHAM SMITH
SUBDIVIDER 12 PINE MANOR
LITTLE ROCK, AR 72207

ENGINEERS: HOPE CONSULTING INC.
117 S MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: MIDTOWN BRYANT PHASE 3

ZONING CLASSIFICATION: TND OVERLAY DISTRICT

SOURCE OF TITLE:

NUMBER OF LOTS: 27
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
PER TND OVERLAY ORDINANCE T-4

FRONT - 6' MIN. 18' MAX
SIDE. - 0' TOTAL MIN.
BACK - 3' MIN.
SETBACKS ARE MEASURED FROM BACK OF CURB

EASEMENTS: (UTILITY & DRAINAGE)

1. ALL ALLEYWAYS & COMMERCIAL PARKING LOTS ARE CONSIDERED UTILITY & DRAINAGE EASEMENTS.
2. ANY UTILITY OR DRAINAGE STRUCTURES OUTSIDE OF EXISTING R/W, ALLEYWAY OR PARKING LOT WILL BE WITHIN A 10' EASEMENT.

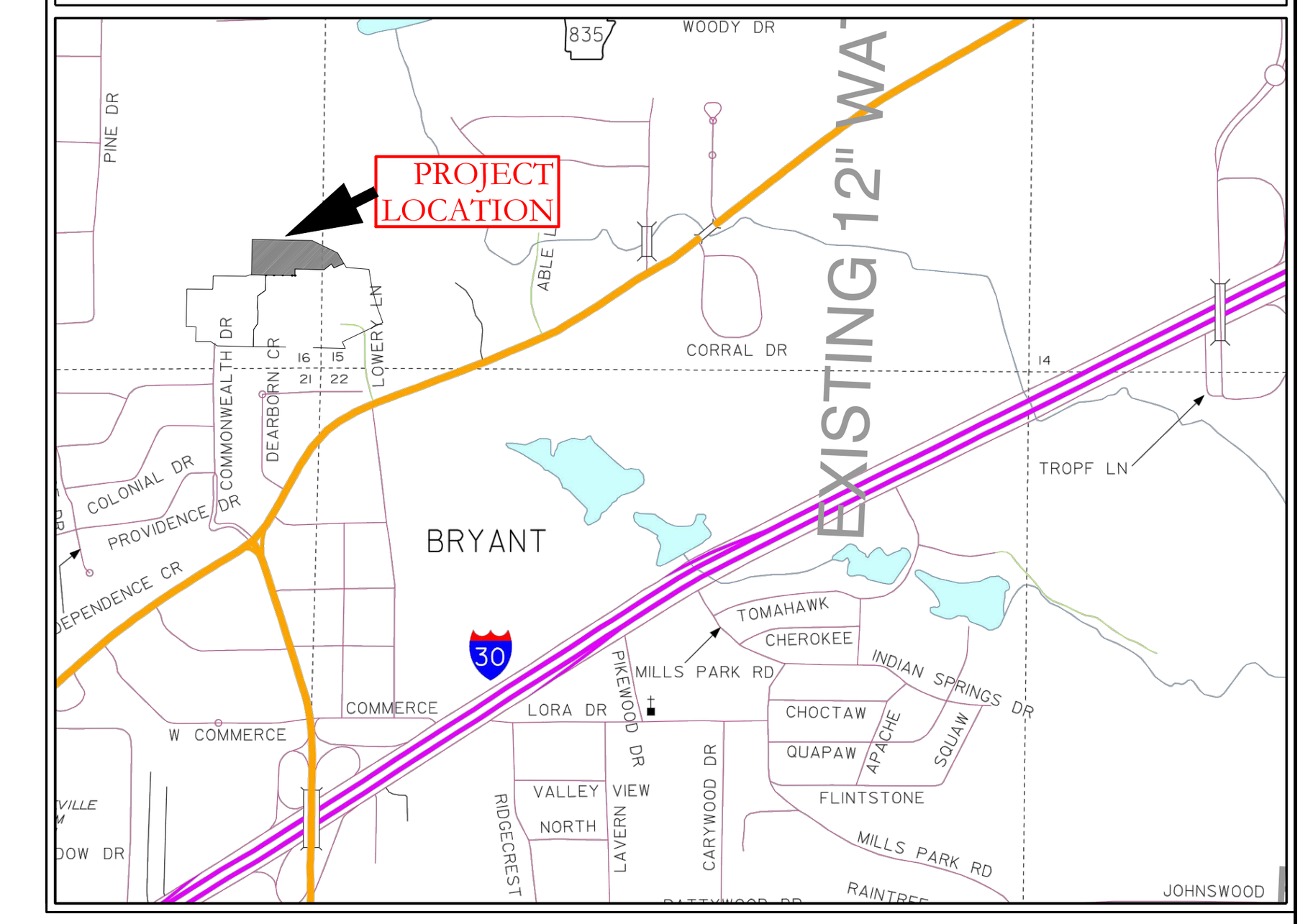
HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
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PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

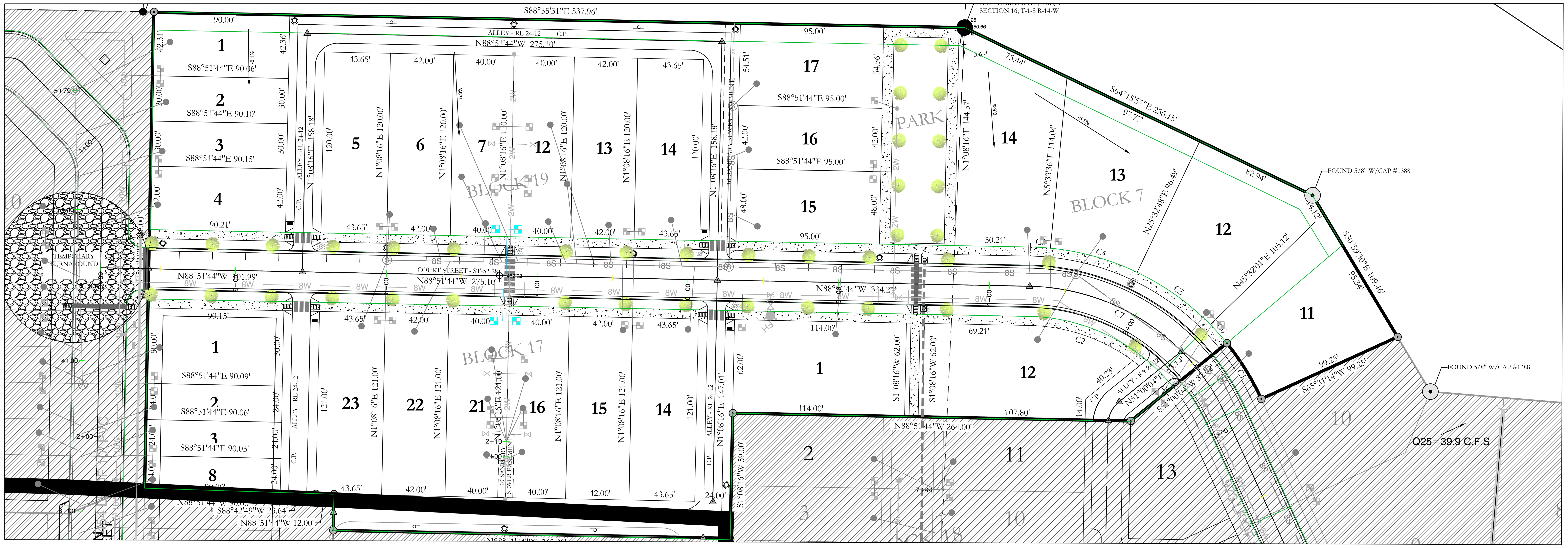
FOR USE AND BENEFIT OF:
GRAHAM SMITH

PRELIMINARY PLAT
MIDTOWN BRYANT, PHASE 3
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY. ARKANSAS.

DATE:	06-21-2022	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:		CHECKED BY:	07-0032
		SCALE: 1"=40'	
		0	

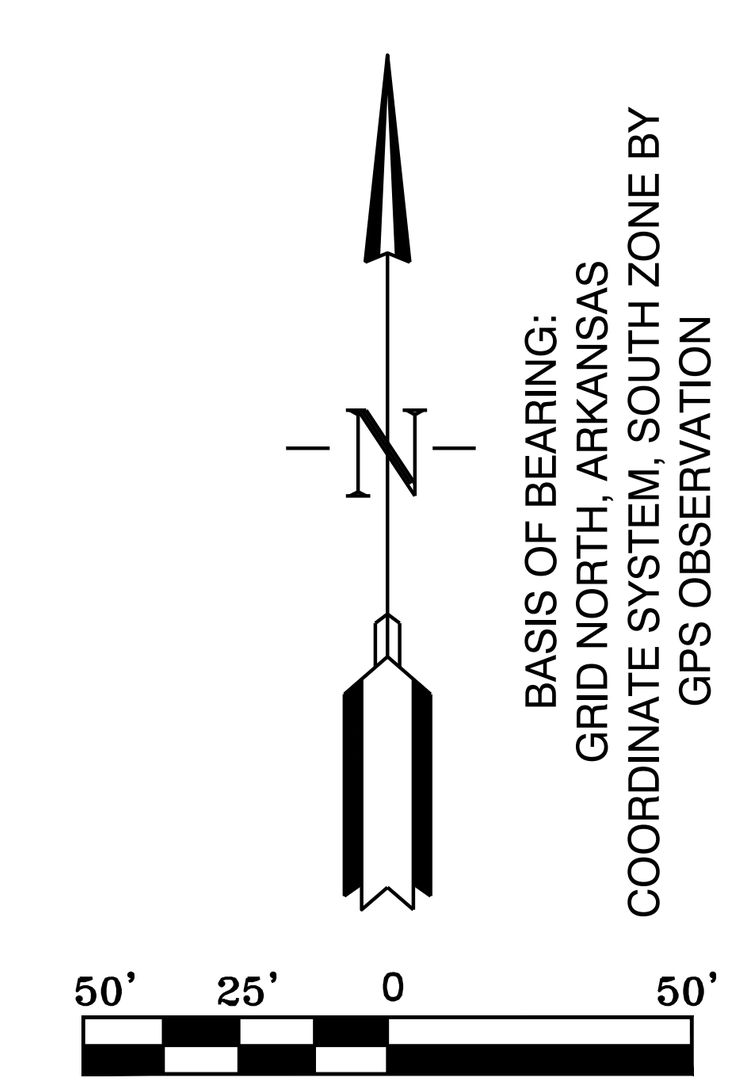
VICINITY MAP:





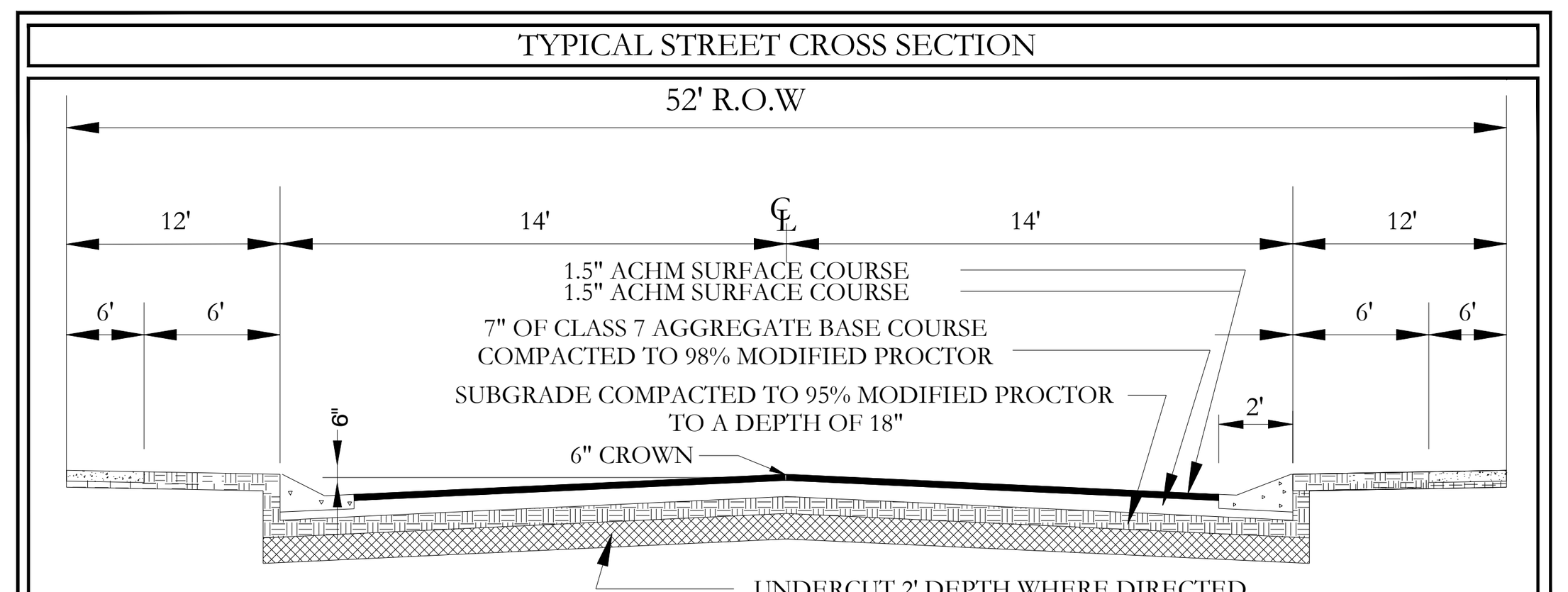






BASIS OF BEARING: GRID NORTH, ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY GPS OBSERVATION

TYPICAL STREET CROSS SECTION



HOPE CONSULTING
ENGINEERS - SURVEYORS

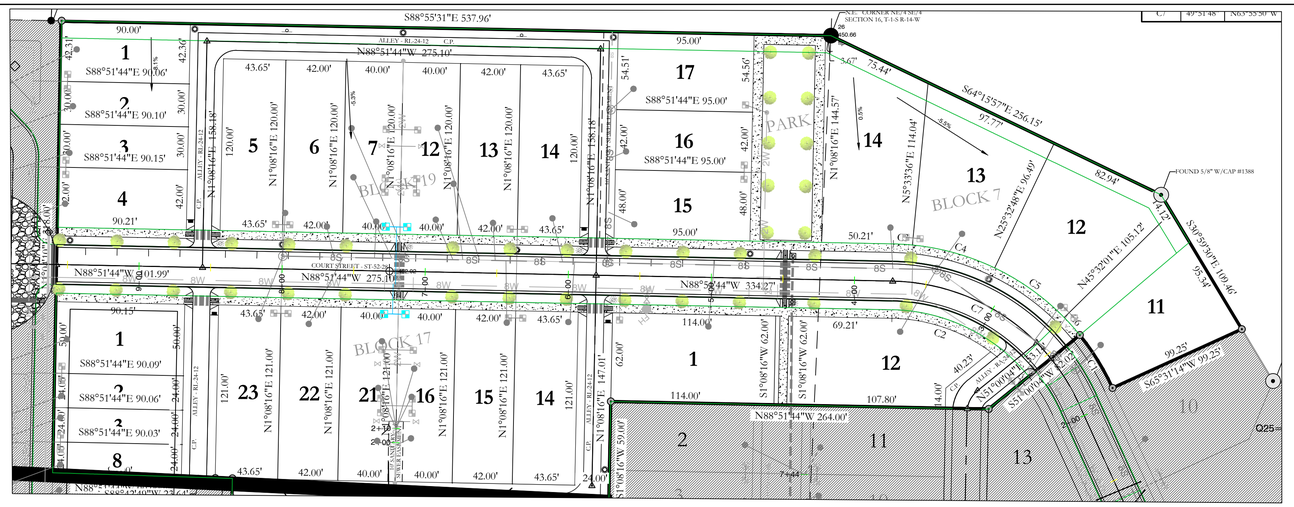
117 S. Market Street,
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PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

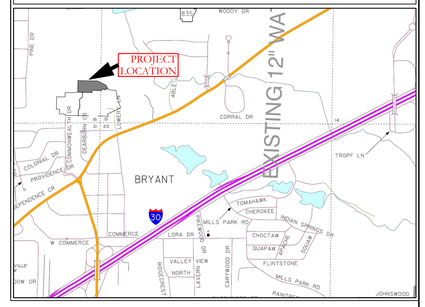
MIDTOWN BRYANT, PHASE-3
STREET LAYOUT
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	6/22/2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		07-0032
SHEET:	C-1.0	SCALE:		

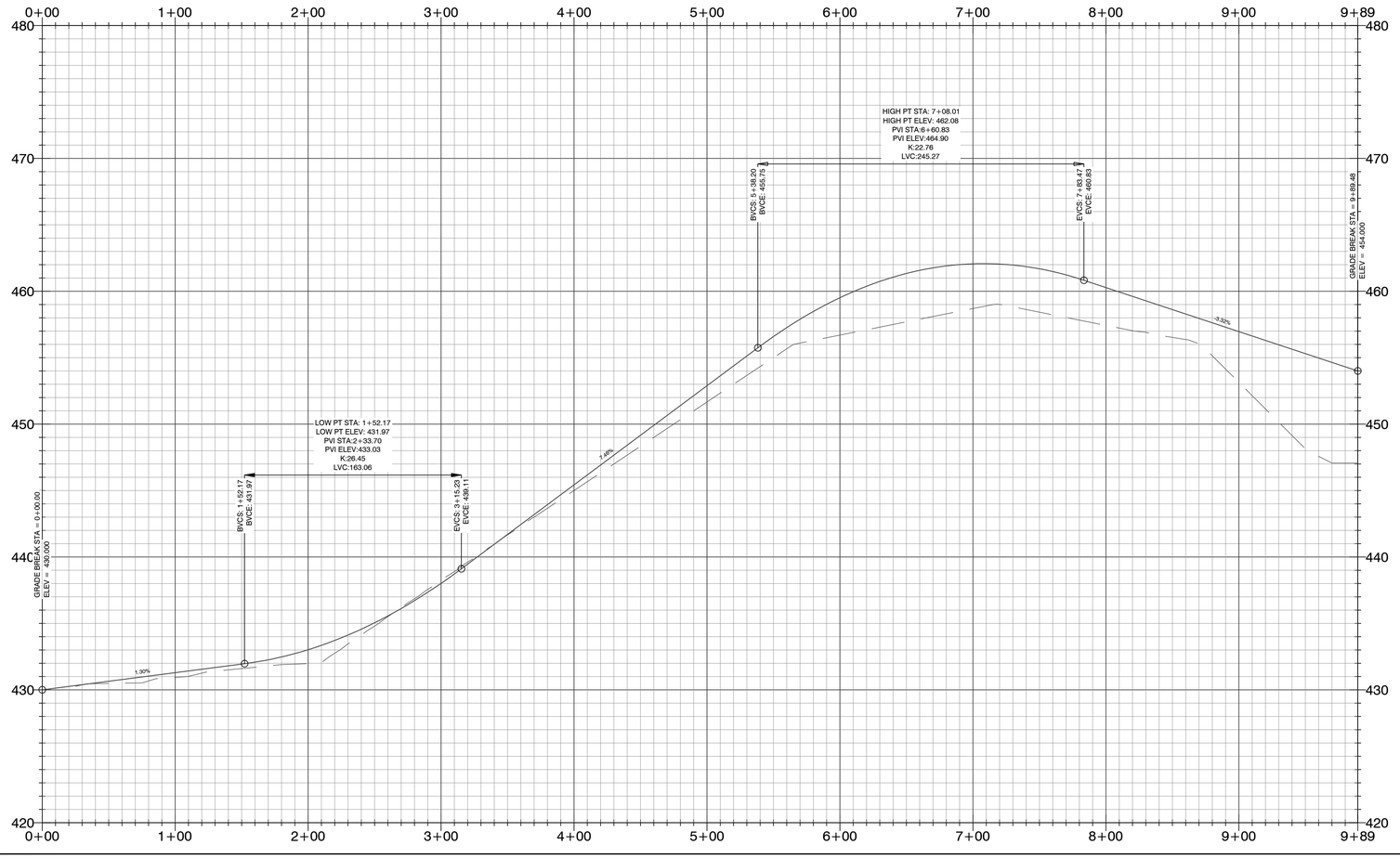
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VICINITY MAP:



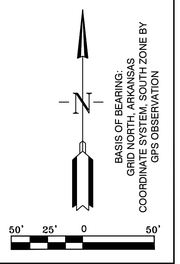
COURT STREET PROFILE



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

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KEZI TAMZIDUV



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

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

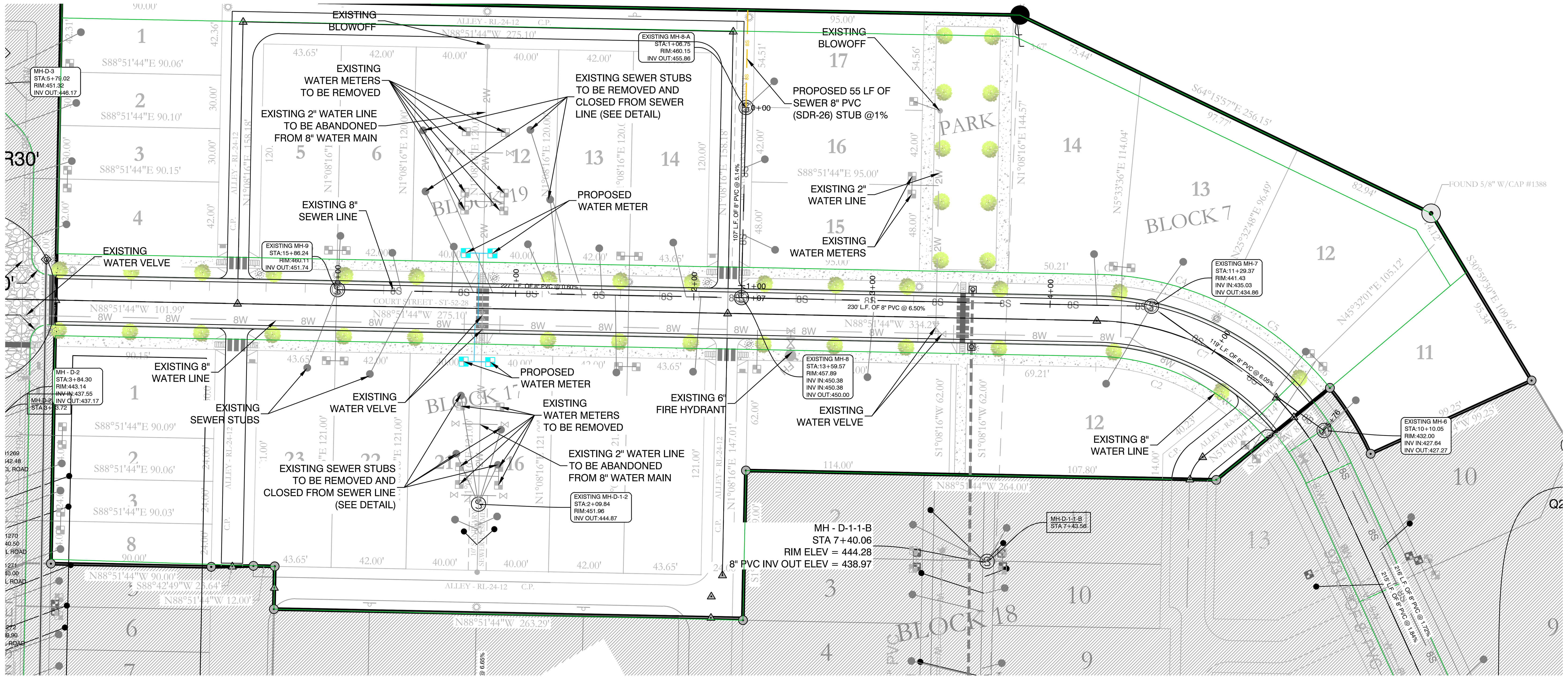
FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

MIDTOWN BRYANT, PHASE-3
STREET PROFILE
BRYANT, SALINE COUNTY, ARKANSAS

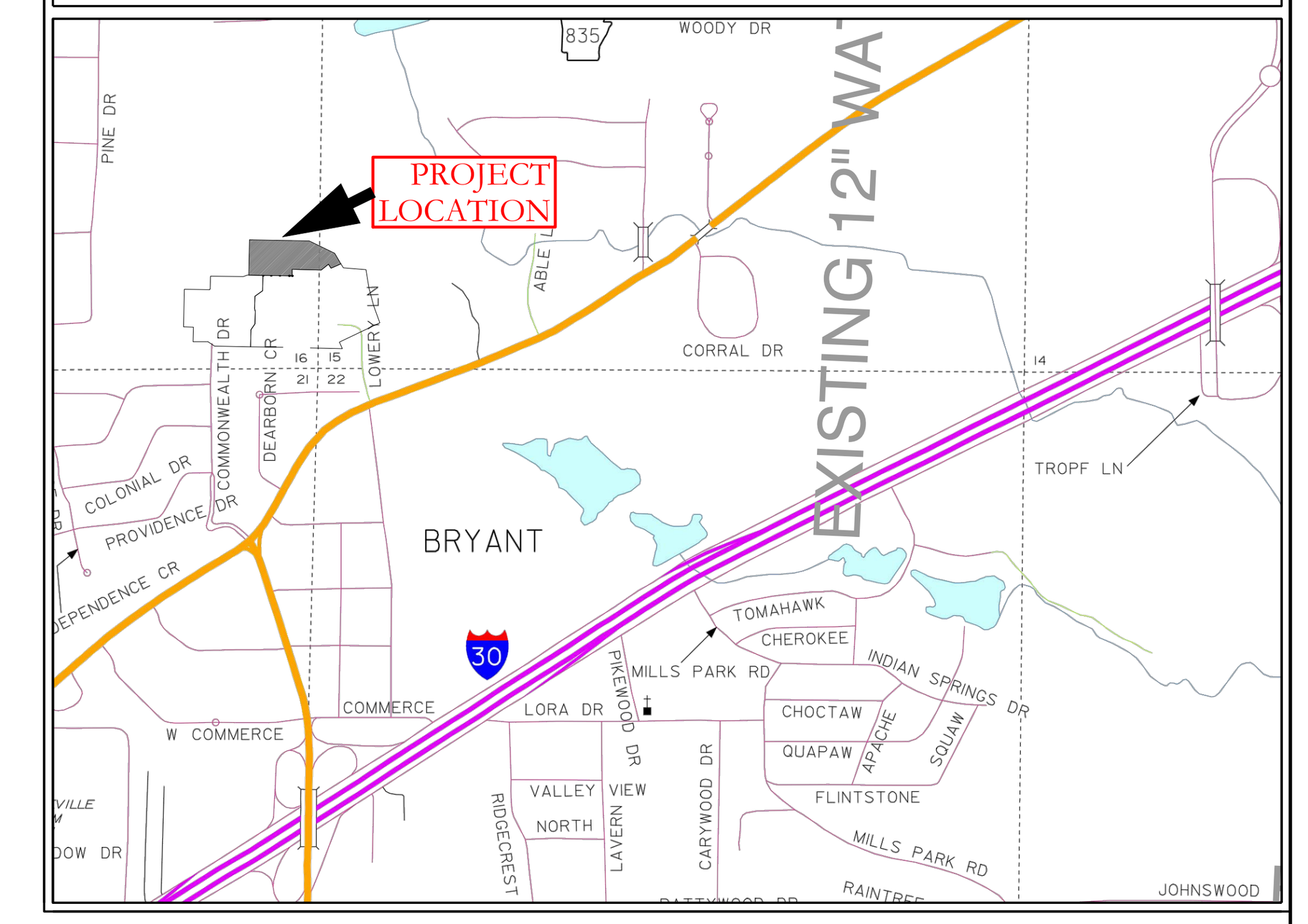
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REVISED:		CHECKED BY:	07-0032
SHEET:	C-1.0	SCALE:	

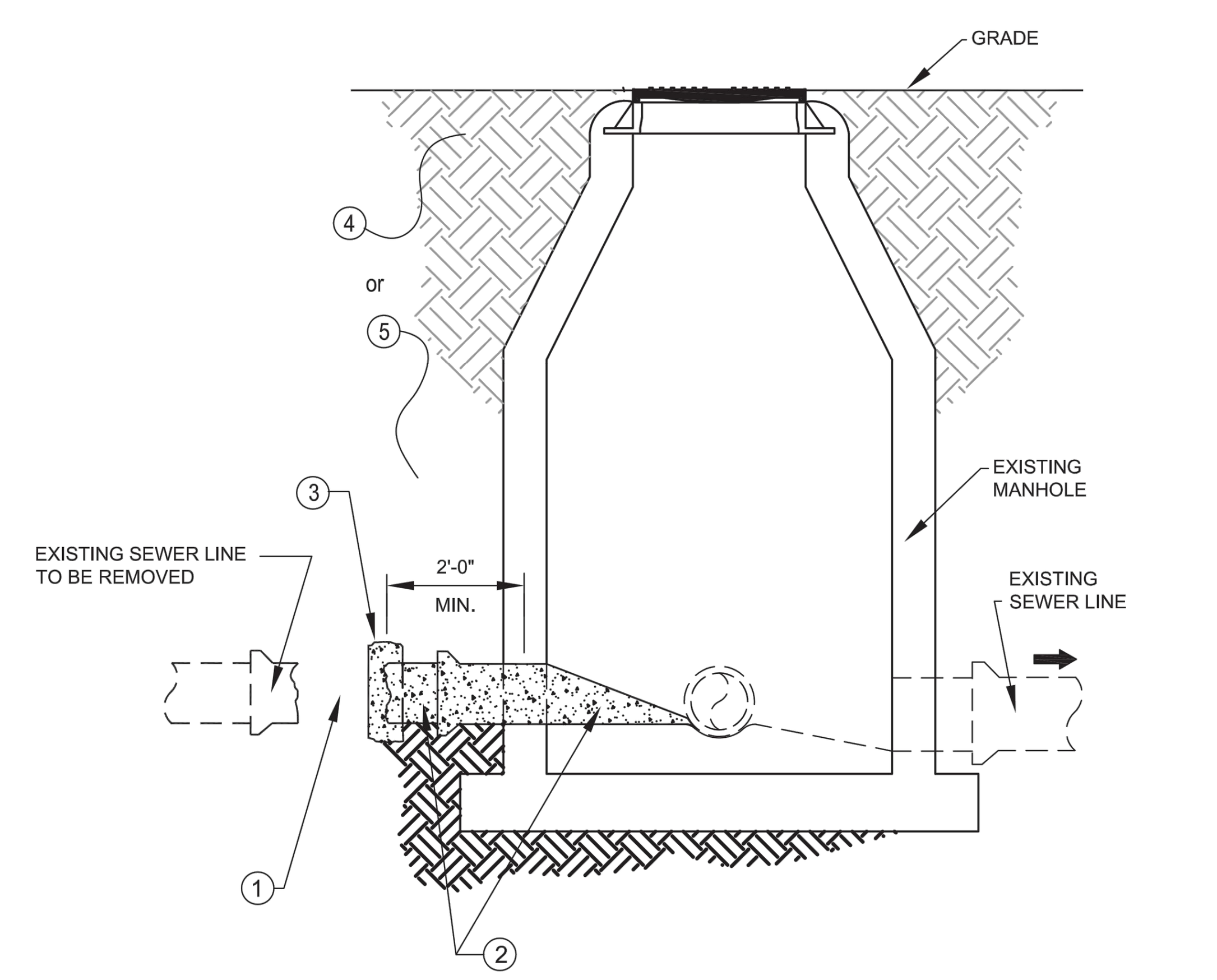
500	1S	15W	0	34	230	62	1807

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VICINITY MAP:





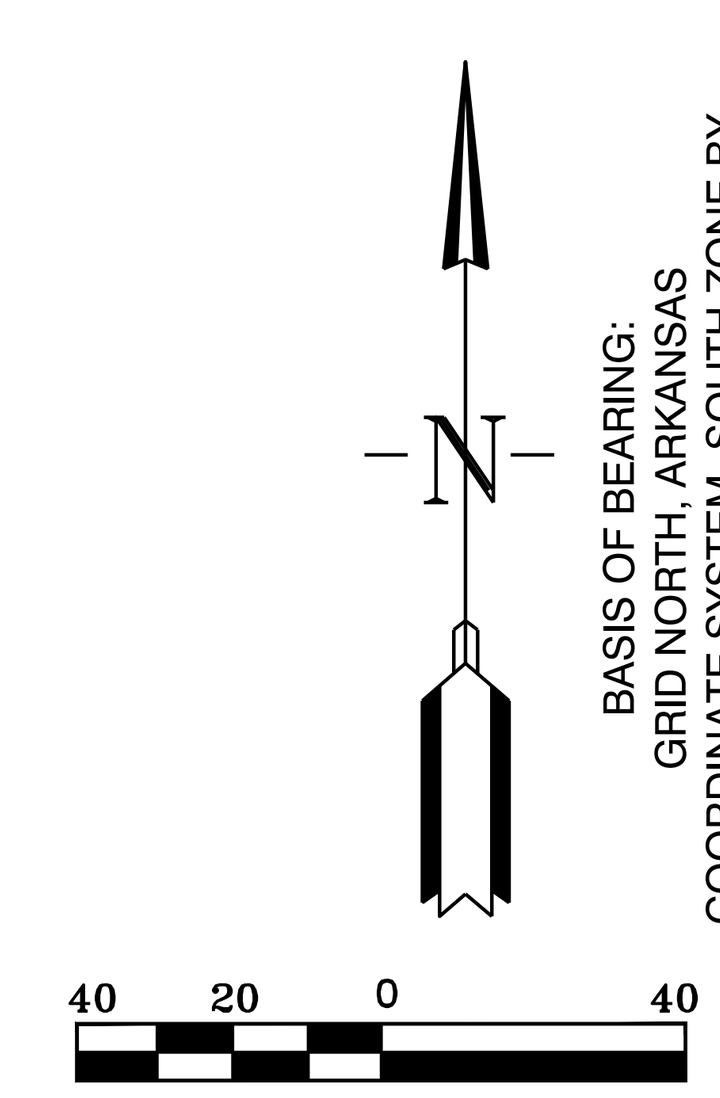
1. EXPOSE EXISTING LINE AND PHYSICALLY DISCONNECT THE LINE SEGMENT TO BE REMOVED. (REQUIRED)
2. FILL REMAINING SEWER PIPE TO BE SEALED WITH CONCRETE AND REINFORCEMENT. (REQUIRED)
3. CONSTRUCT A CONCRETE CAP AROUND PIPE CONNECTED TO EXISTING MANHOLE. (REQUIRED)
4. IF THE MANHOLE IS LOCATED IN A PAVED AREA, BACKFILL THE EXCAVATED AREA AND PERFORM PAVEMENT REPAIR. (REQUIRED)
5. IF THE MANHOLE IS LOCATED IN A NON-PAVED AREA, BACKFILL THE EXCAVATED AREA WITH SELECT NATIVE MATERIAL, AND RESURFACE WITH THE APPROPRIATE MATERIALS. (REQUIRED)

SEWER LINE
DISCONNECT & SEAL DETAIL

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0468	TITLE: SEWER DETAILS DESCRIPTION: SEWER LINE DISCONNECT AND SEAL	DATE: APRIL 2015 REVISED	SHEET: S14
	DRAWN BY: / CHECKED BY: / FILE: S14-Sewer Line Disconnect and Seal.dwg		

4/16/2015 10:58:01 AM

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

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"

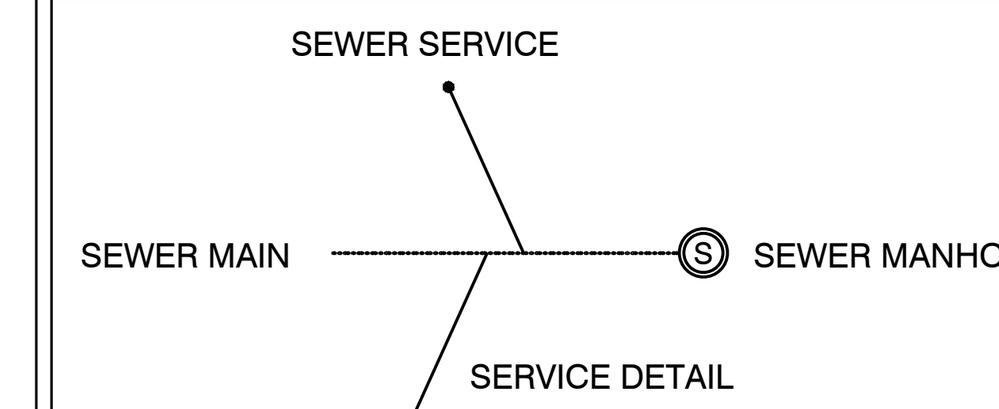
WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND/OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.

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.

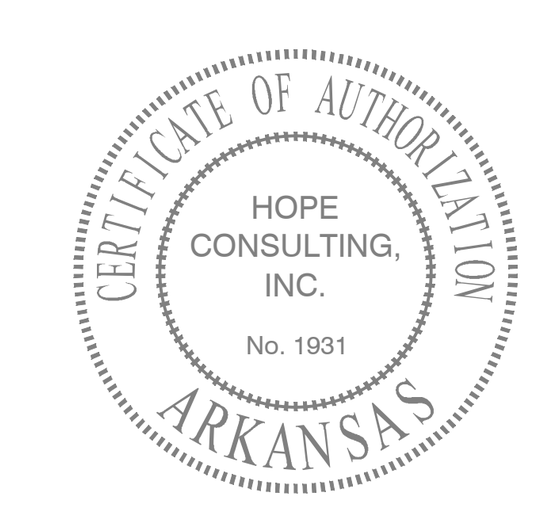
SEWER LEGEND:



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
- FH FIRE HYDRANT





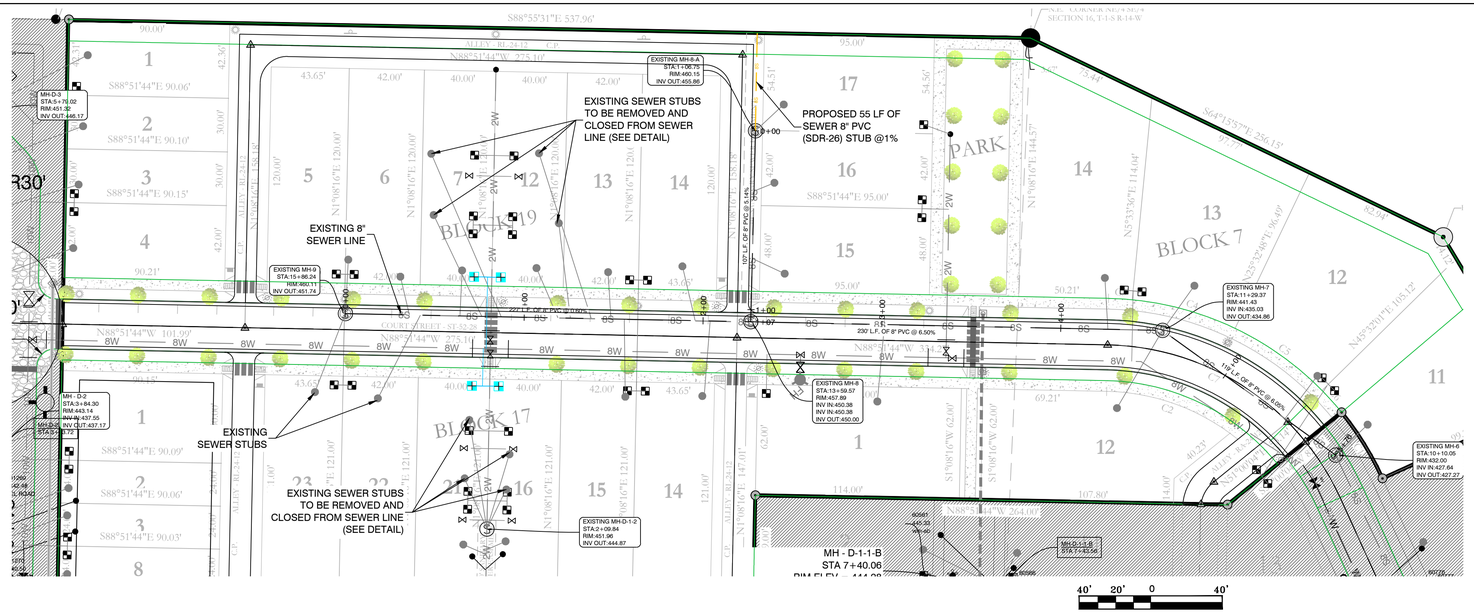
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ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

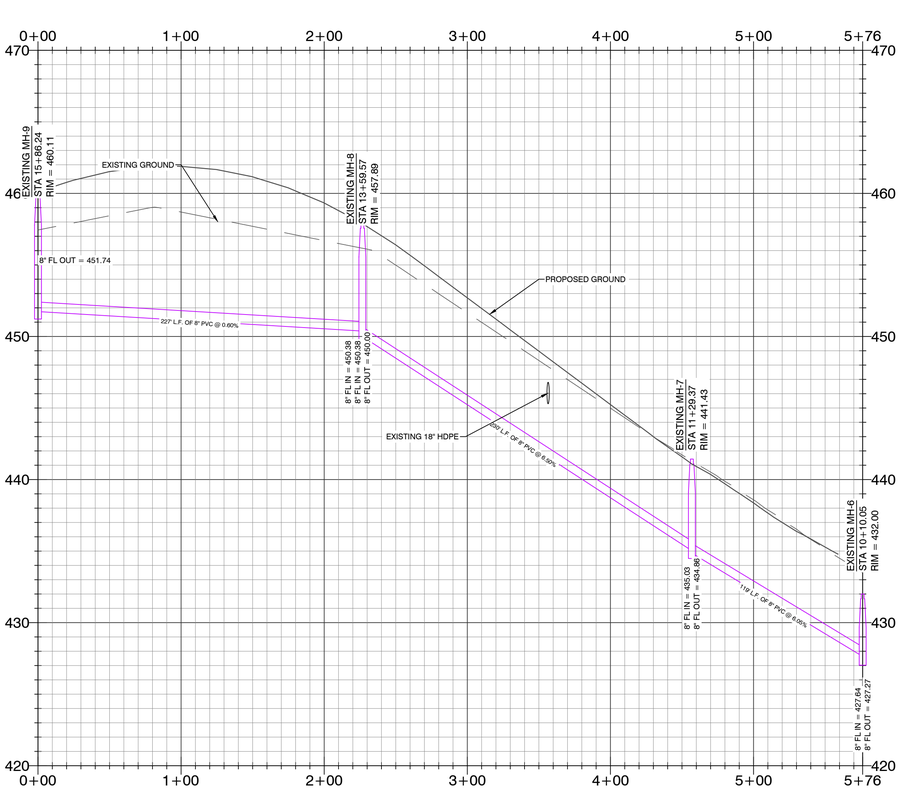
FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

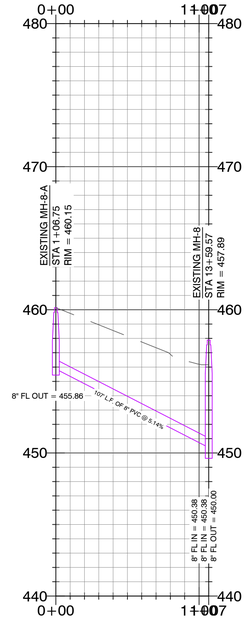
MIDTOWN BRYANT, PHASE-3
UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

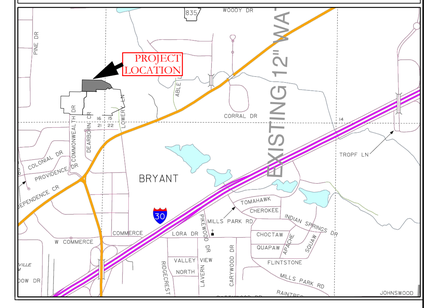
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REVISED:		CHECKED BY:		07-0032
SHEET:	C-2.0	SCALE:		

K:\LAND PROJECTS 2004\SUBDIVISIONS\2007\07-0032 MIDTOWN BRYANT (AARON JONES)\DWG\AS BUILT\07-0032_MIDTOWN PHASE-3 CONSTRUCTION PLANS_06-09-2022.DWG









WATER LEGEND:

- DUAL WATER METERS
- SINGLE WATER METER
- GATE VALVE
- 45º FITTING
- 90º FITTING
- TEE FITTING
- CROSS FITTING
- FIRE HYDRANT

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

50 25 0 50

Know what's below. Call before you dig.

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
6-24-22

HOPE CONSULTING
ENGINEERS - SURVEYORS
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Benton, Arkansas 72015
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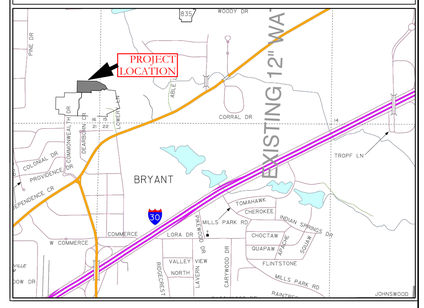
MIDTOWN BRYANT, PHASE-3
SEWER PLAN AND PROFILE
BRYANT, SALINE COUNTY, ARKANSAS

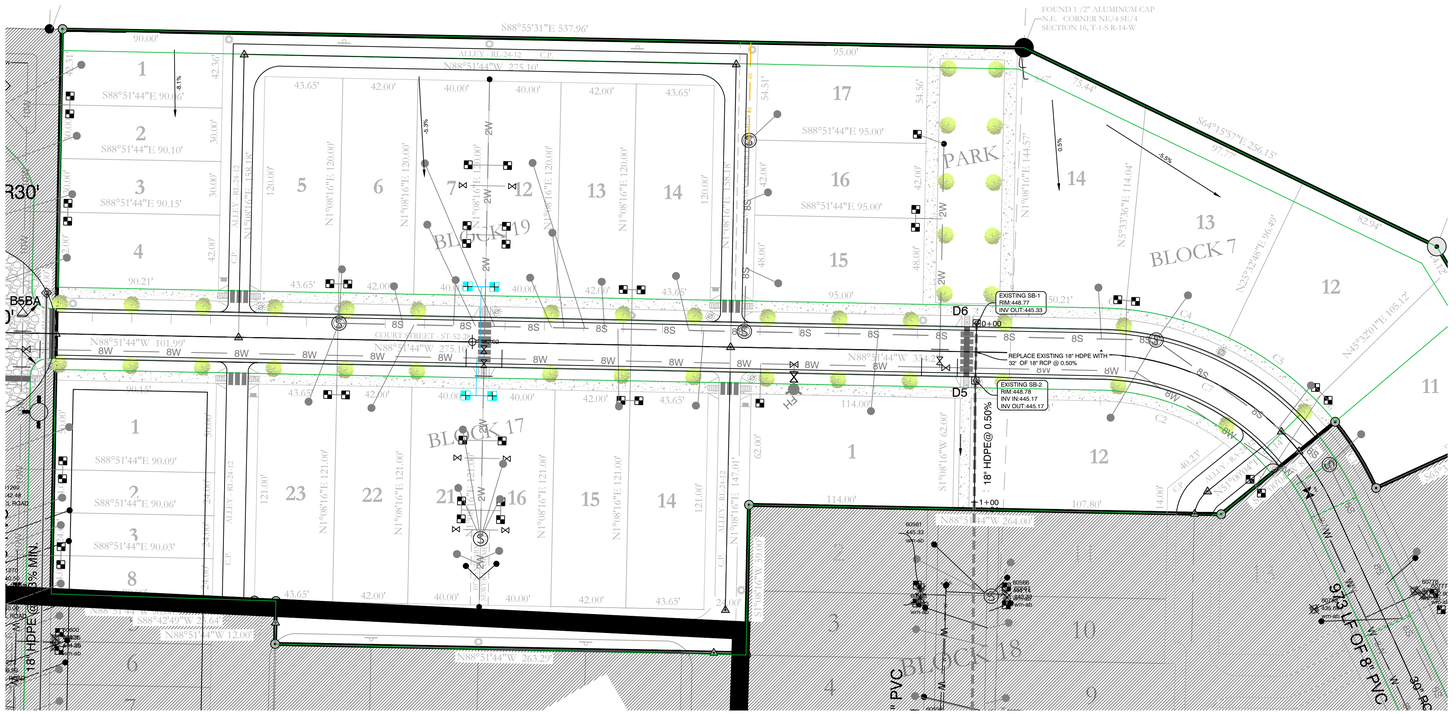
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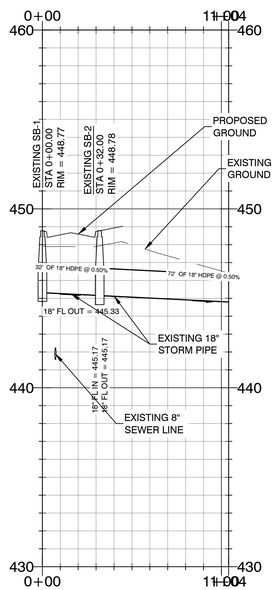
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VICINITY MAP:







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.

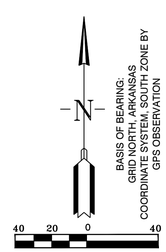
All drainage ditches and swales that are not concreted will be required to be stabilized with solid sod stabilization per the Stormwater Management Manual.

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).

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

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20828 ZAMZIDUR RASHID



WATER LEGEND:

- DUAL WATER METERS
- SINGLE WATER METER
- GATE VALVE
- 45º FITTING
- 90º FITTING
- TEE FITTING
- CROSS FITTING
- FIRE HYDRANT

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FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

MIDTOWN BRYANT, PHASE-3
STORM DRAINAGE PLAN AND PROFILE
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	6/22/2022	C.A.D. BY:	DRAWING NUMBER:
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500	1S	15W	0	34	230	62	1807

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SUBGRADE MATERIAL

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

BASE COURSE

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

SURFACE COURSE

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

CURB AND GUTTER

A. Curb and gutter shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi. Concrete shall be air-entrained with a maximum of 4-inch slump.
B. Compaction requirements under curb and gutter shall conform to the requirements for street subgrade materials. Compaction requirements shall extend to a minimum of 1 foot 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.

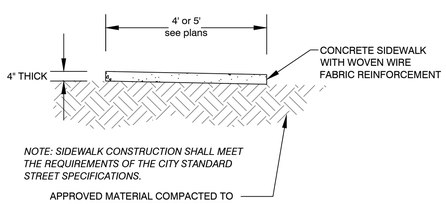
Subgrade

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.

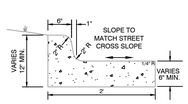
QUALITY CONTROL TESTING AND INSPECTIONS

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

STATE OF ARKANSAS
JAMES T. WILLIAMS
LICENSED PROFESSIONAL ENGINEER
No. 20876
6/22/2022

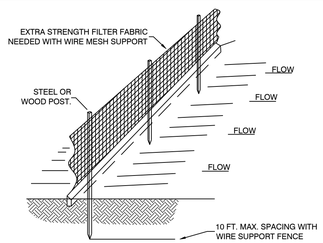
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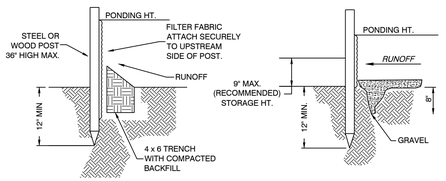
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GRAHAM SMITH CONSTRUCTION, LLC

MIDTOWN BRYANT, PHASE-3
CIVIL SPECIFICATIONS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	6/22/2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	07-0032
SHEET:	C-5.0	SCALE:	

CONSTRUCTION PLANS
DRAWINGS\07-0032 BRYANT PH 3\CAD\07-0032 CIVIL SHEETS.DWG
DRAWN BY: JAMES T. WILLIAMS
DRAWINGS\07-0032 BRYANT PH 3\CAD\07-0032 CIVIL SHEETS.DWG
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STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

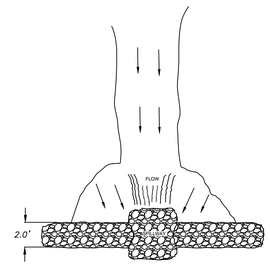
ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

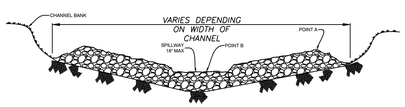
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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

SILT FENCE



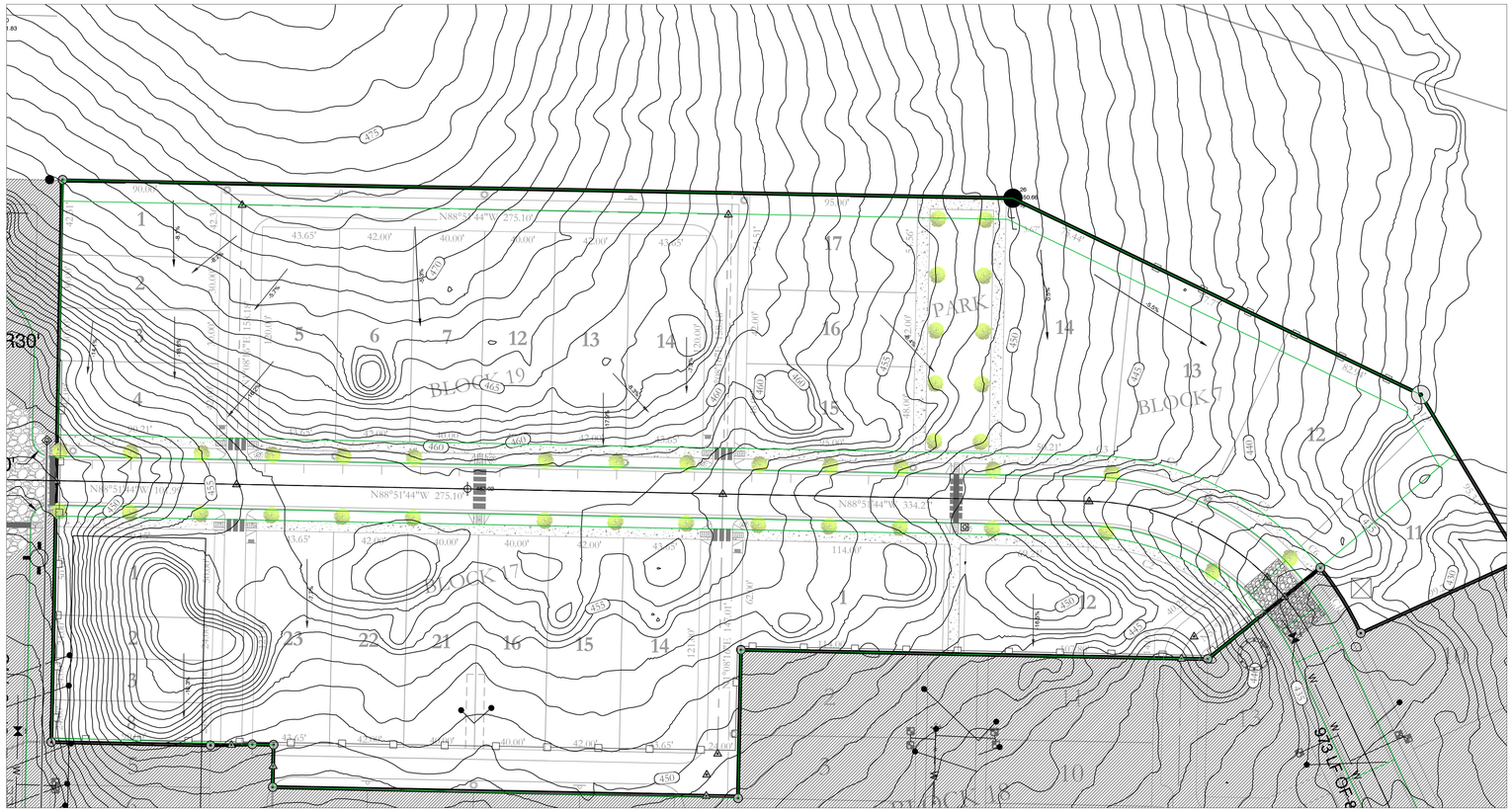
PLAN



VIEW LOOKING UPSTREAM

NOTES:
1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING.
3.) PLACE FILTER FABRIC UNDER RIP-RAP AND EXTEND INTO THE DAM.
BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXEED 18"-24".
4.) INSPECT AFTER EACH SIGNIFICANT STORM. MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM



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

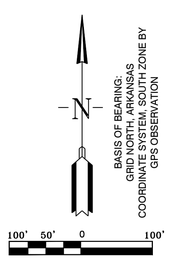
RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

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

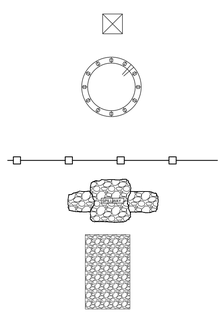
SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS

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.

STABILIZATION PROCEDURES WILL BE INITIATED AFTER 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED.



ERC LEGEND



SITE POSTING

CONC. WASHOUT DETENTION AREA

SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

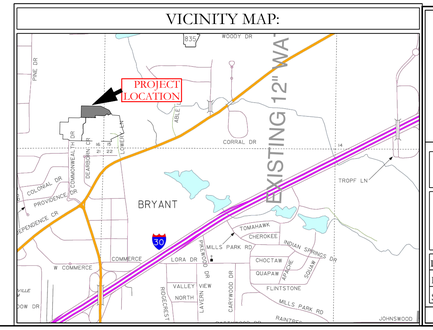
DISTURBED AREA

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

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20826
07/26/2022
KAZI TAMZIDUL ISLAM

VICINITY MAP:



HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

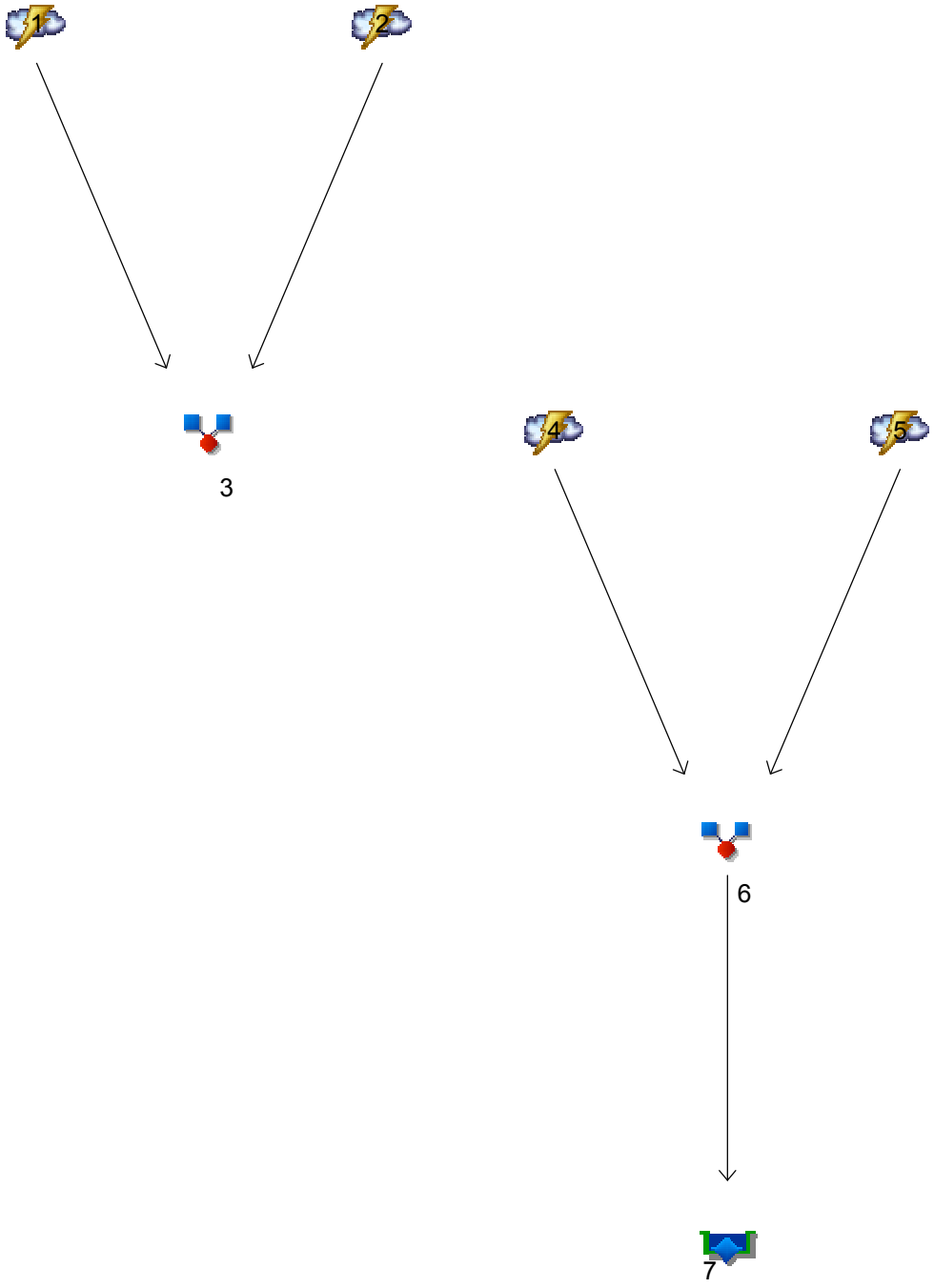
MIDTOWN BRYANT, PHASE-3
EROSION CONTROL PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	6/22/2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	07-0032
SHEET:	C-5.0	SCALE:	

K:\LAND PROJECTS 2004\SUBDIVISIONS\2007\07-0032 MIDTOWN BRYANT (CARON JONES)\DWG\AS BUILT\07-0032_MIDTOWN PHASE-3 CONSTRUCTION PLANS 2022.DWG

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

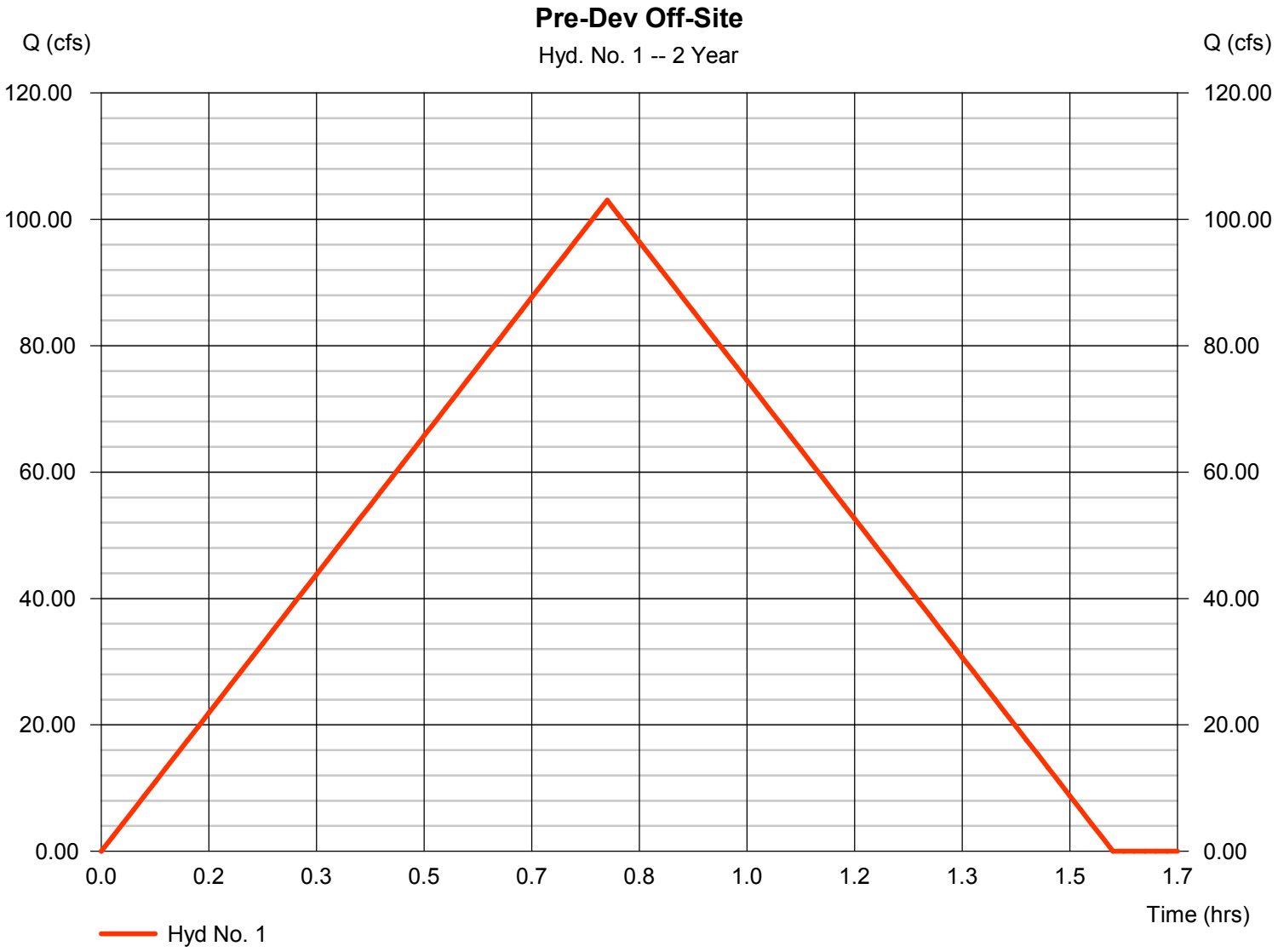
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	103.02	1	47	290,504	------	------	------	Pre-Dev Off-Site
2	Rational	9.854	1	47	27,789	------	------	------	Pre-Dev On-Site
3	Combine	112.87	1	47	318,293	1, 2	------	------	Pre-Development
4	Rational	103.02	1	47	290,504	------	------	------	Post-Dev Off-Site
5	Rational	23.03	1	47	64,945	------	------	------	Post-Dev On-Site
6	Combine	126.05	1	47	355,449	4, 5	------	------	Post-Development
7	Reservoir	101.53	1	56	355,456	6	405.29	53,783	Post-Dev Through Pond

Hydrograph Report

Hyd. No. 1

Pre-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 103.02 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 290,504 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 2.164 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1

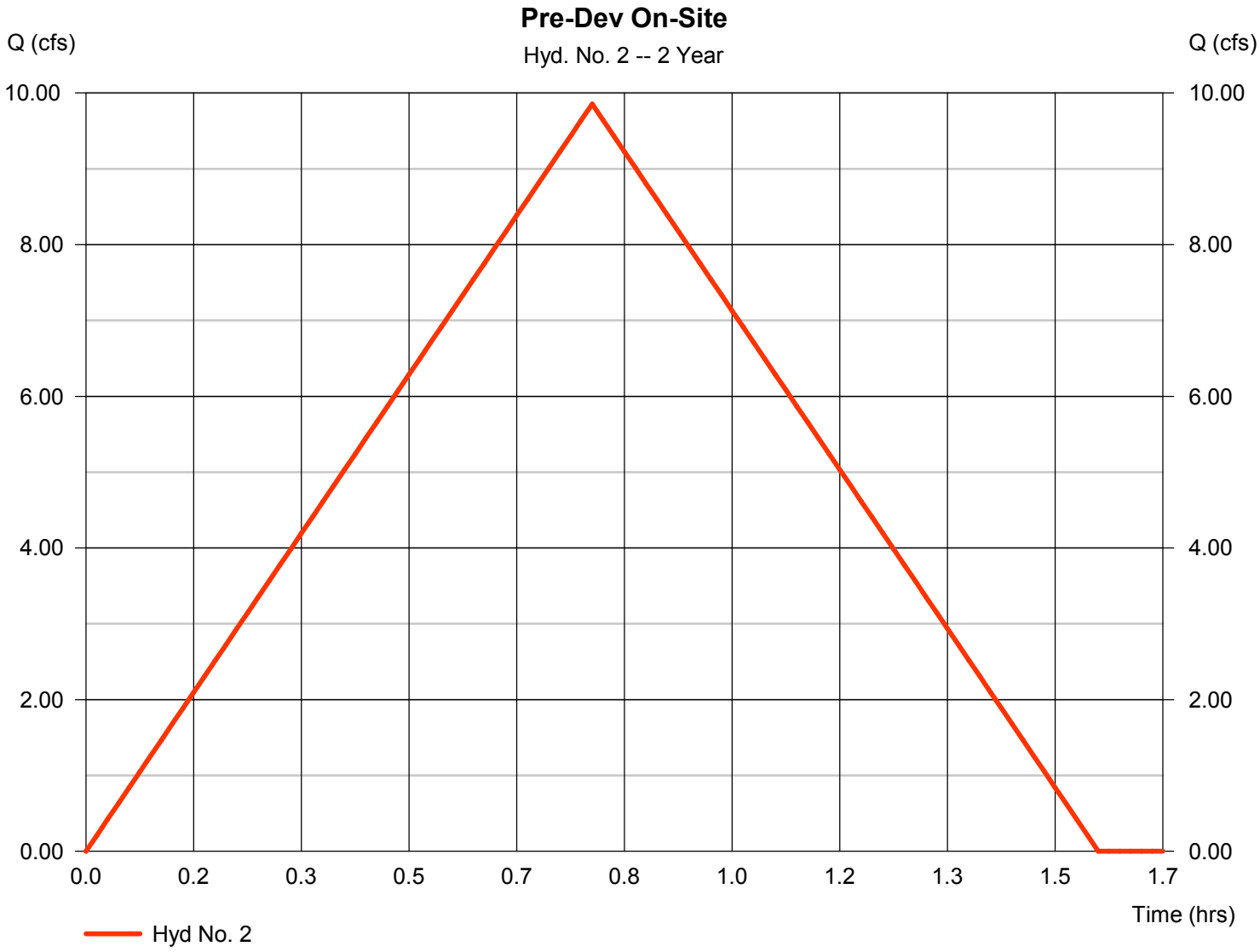


Hydrograph Report

Hyd. No. 2

Pre-Dev On-Site

Hydrograph type	=	Rational	Peak discharge	=	9.854 cfs
Storm frequency	=	2 yrs	Time to peak	=	0.78 hrs
Time interval	=	1 min	Hyd. volume	=	27,789 cuft
Drainage area	=	13.800 ac	Runoff coeff.	=	0.33
Intensity	=	2.164 in/hr	Tc by User	=	47.00 min
IDF Curve	=	Benton.IDF	Asc/Rec limb fact	=	1/1

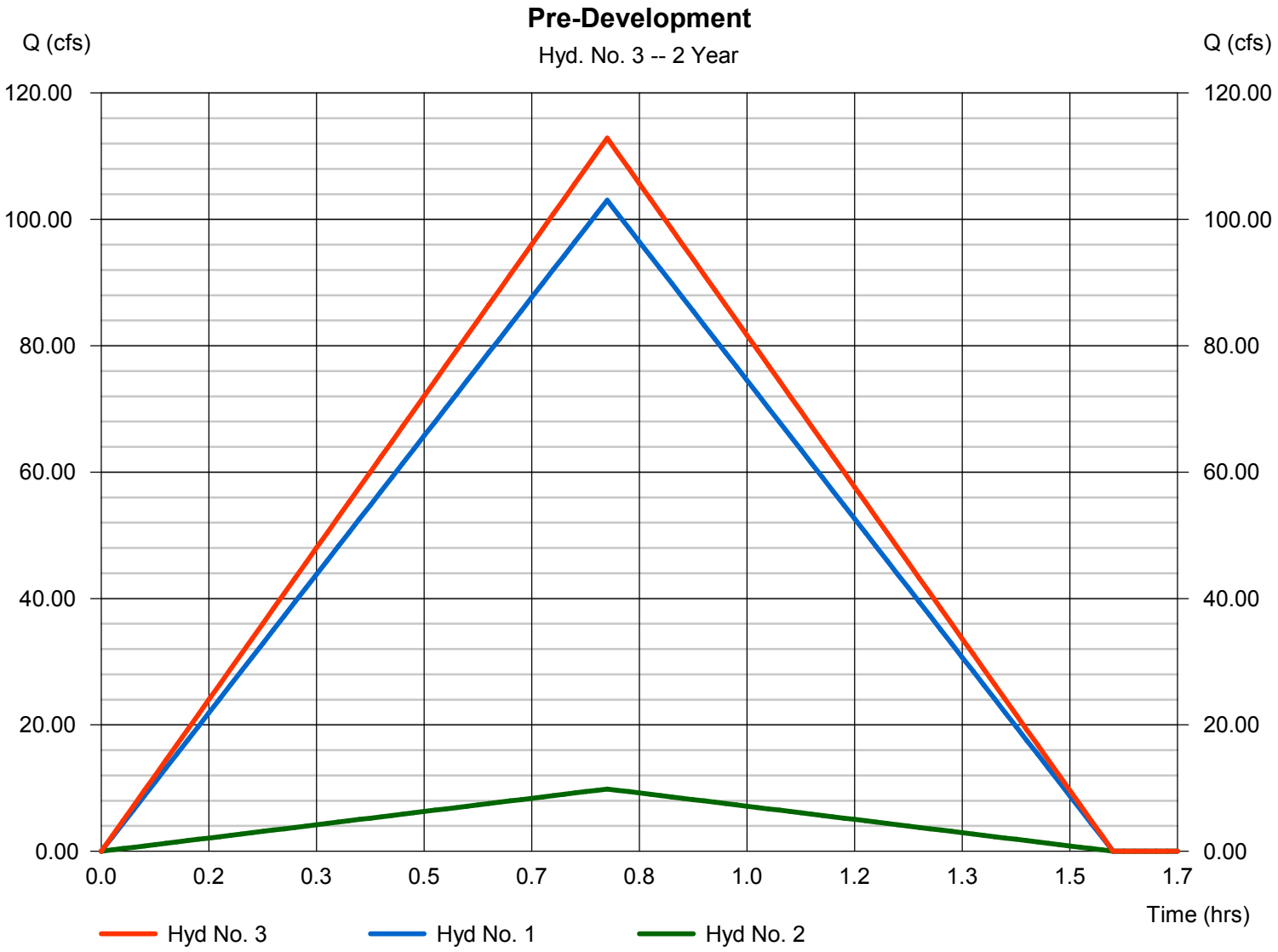


Hydrograph Report

Hyd. No. 3

Pre-Development

Hydrograph type	= Combine	Peak discharge	= 112.87 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 318,293 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 122.000 ac



Hydrograph Report

Hyd. No. 4

Post-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 103.02 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 290,504 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 2.164 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1

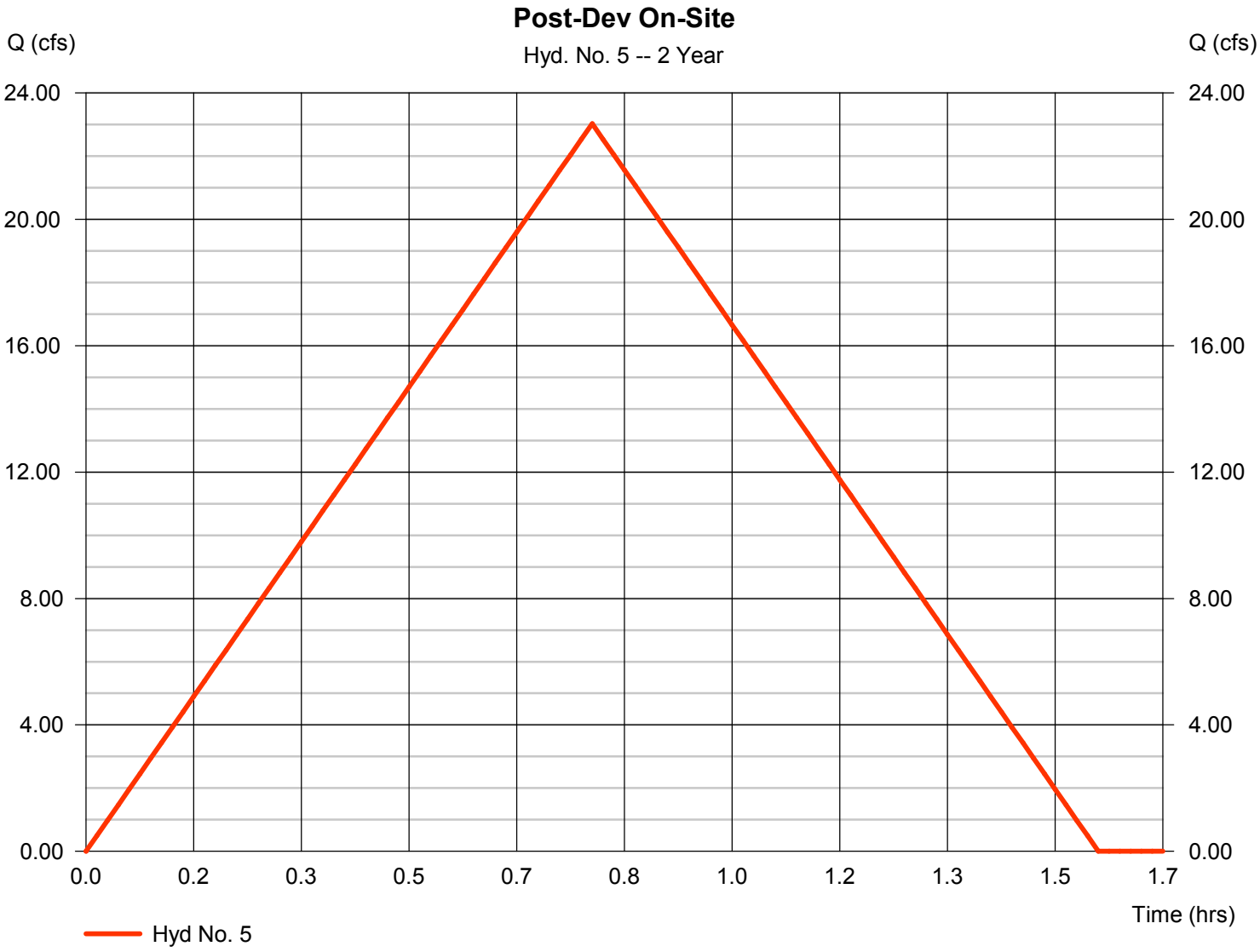


Hydrograph Report

Hyd. No. 5

Post-Dev On-Site

Hydrograph type	=	Rational	Peak discharge	=	23.03 cfs
Storm frequency	=	2 yrs	Time to peak	=	0.78 hrs
Time interval	=	1 min	Hyd. volume	=	64,945 cuft
Drainage area	=	16.630 ac	Runoff coeff.	=	0.64
Intensity	=	2.164 in/hr	Tc by User	=	47.00 min
IDF Curve	=	Benton.IDF	Asc/Rec limb fact	=	1/1

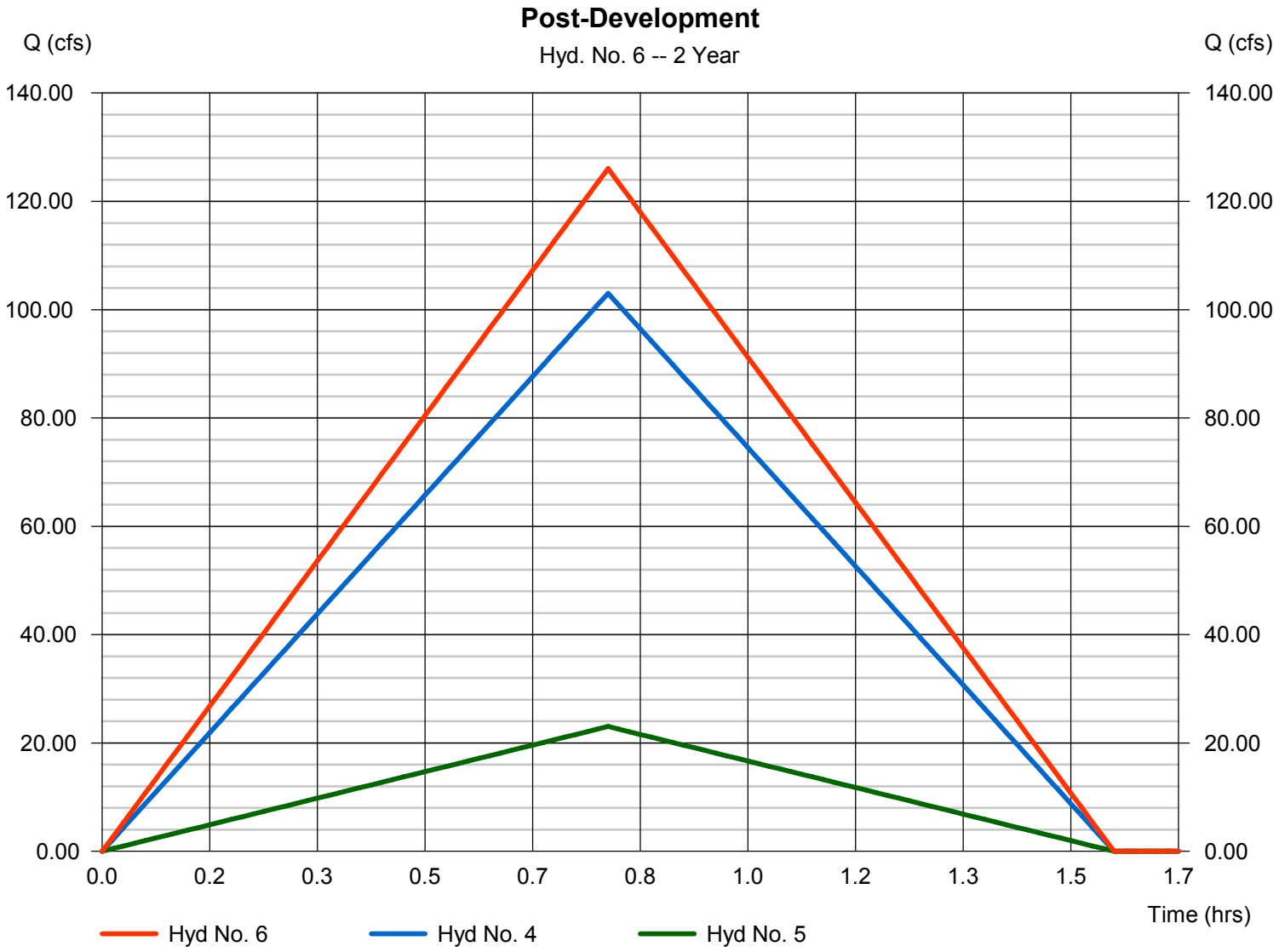


Hydrograph Report

Hyd. No. 6

Post-Development

Hydrograph type	= Combine	Peak discharge	= 126.05 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 355,449 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 124.830 ac



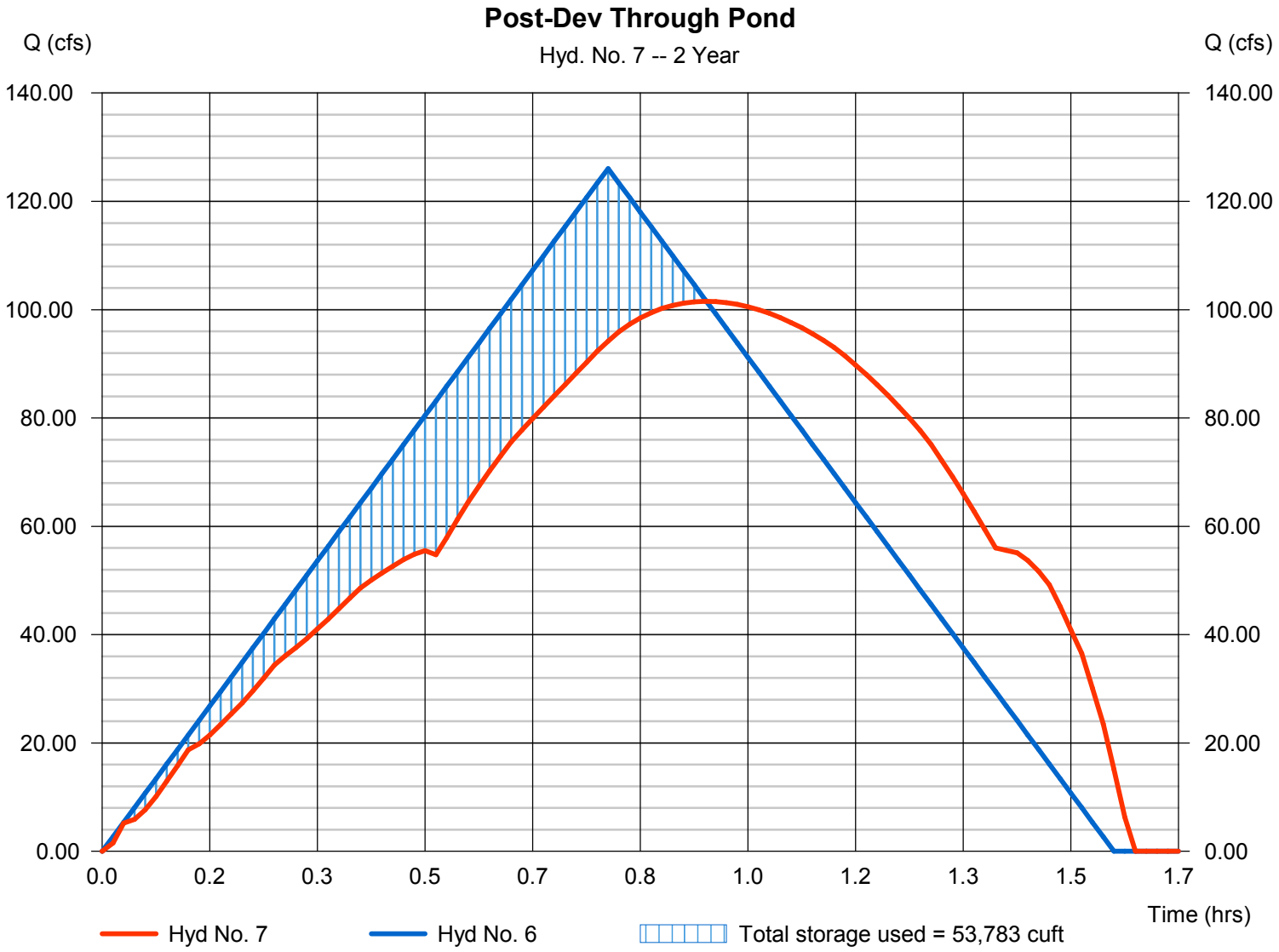
Hydrograph Report

Hyd. No. 7

Post-Dev Through Pond

Hydrograph type	=	Reservoir	Peak discharge	=	101.53 cfs
Storm frequency	=	2 yrs	Time to peak	=	0.93 hrs
Time interval	=	1 min	Hyd. volume	=	355,456 cuft
Inflow hyd. No.	=	6 - Post-Development	Max. Elevation	=	405.29 ft
Reservoir name	=	East Det Pond	Max. Storage	=	53,783 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - East Det Pond

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 401.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	401.50	00	0	0
0.50	402.00	255	64	64
1.00	402.50	3,653	977	1,041
1.50	403.00	9,474	3,282	4,323
2.00	403.50	14,595	6,017	10,340
2.50	404.00	20,306	8,725	19,065
3.00	404.50	25,788	11,524	30,589
3.50	405.00	29,963	13,938	44,526
4.00	405.50	33,298	15,815	60,342
4.50	406.00	36,162	17,365	77,707
5.00	406.50	38,653	18,704	96,410
5.50	407.00	40,595	19,812	116,222
6.00	407.50	42,385	20,745	136,967
6.50	408.00	44,136	21,630	158,598
7.00	408.50	45,894	22,508	181,105
7.50	409.00	47,673	23,392	204,497

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	Inactive	30.00	0.00	0.00
Span (in)	= 44.00	30.00	0.00	0.00
No. Barrels	= 1	3	0	0
Invert El. (ft)	= 401.50	401.50	0.00	0.00
Length (ft)	= 0.00	105.00	0.00	0.00
Slope (%)	= 0.00	0.50	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

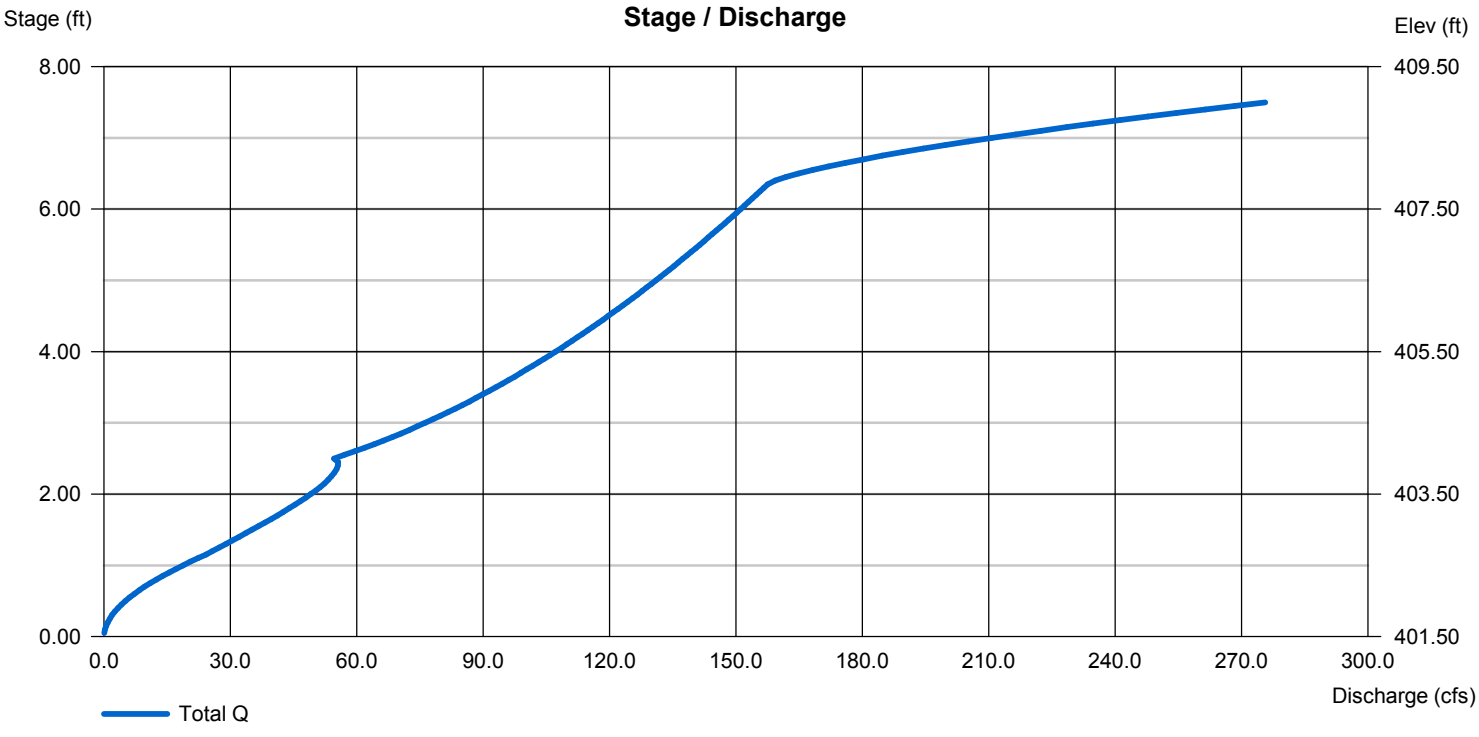
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 24.00	0.00	0.00	0.00
Crest El. (ft)	= 407.85	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

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

TW Elev. (ft) = 0.00

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



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

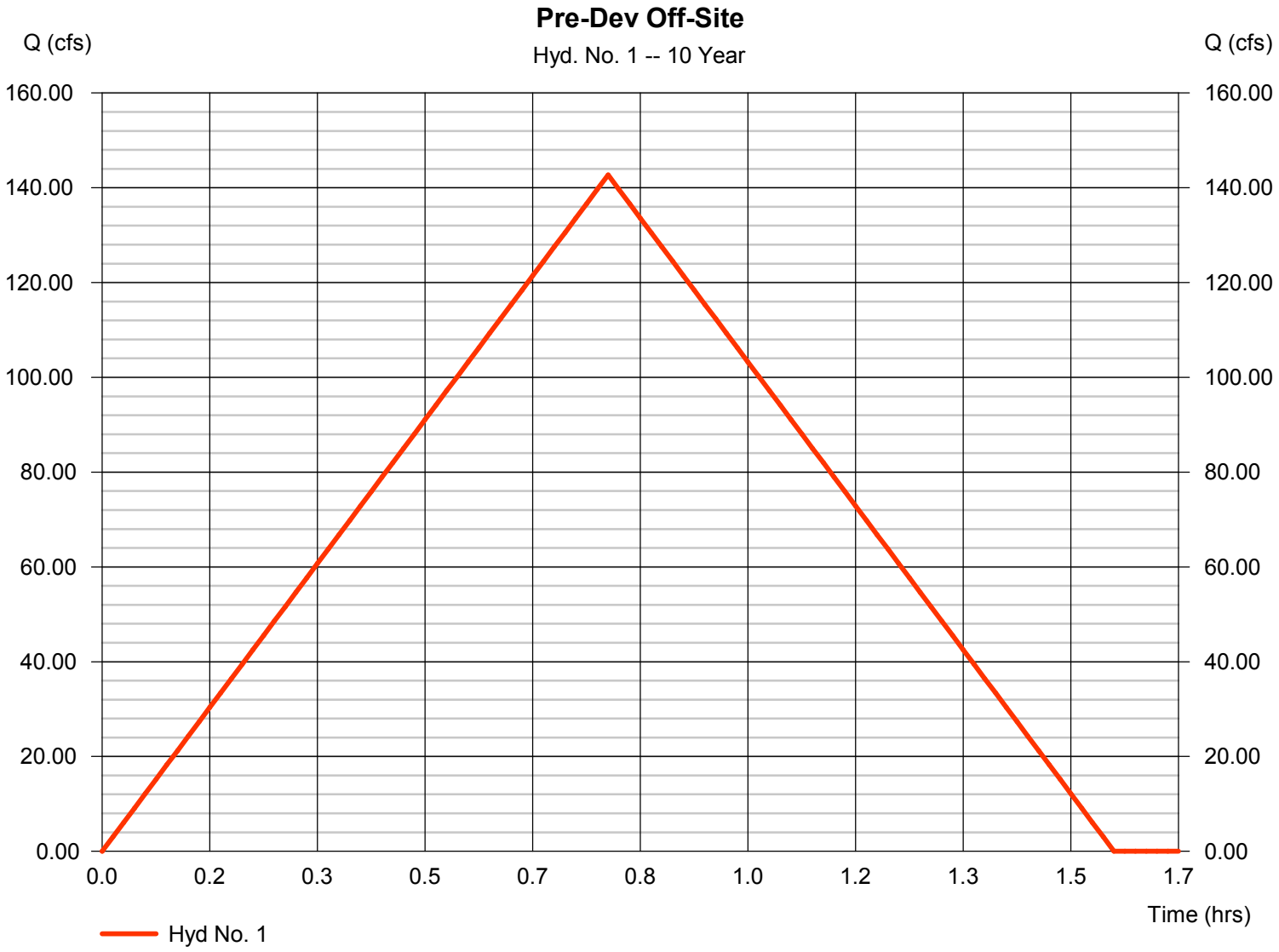
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	142.70	1	47	402,404	------	------	------	Pre-Dev Off-Site
2	Rational	13.65	1	47	38,492	------	------	------	Pre-Dev On-Site
3	Combine	156.35	1	47	440,896	1, 2	------	------	Pre-Development
4	Rational	142.70	1	47	402,404	------	------	------	Post-Dev Off-Site
5	Rational	31.90	1	47	89,961	------	------	------	Post-Dev On-Site
6	Combine	174.60	1	47	492,365	4, 5	------	------	Post-Development
7	Reservoir	130.10	1	59	492,392	6	406.46	94,896	Post-Dev Through Pond

Hydrograph Report

Hyd. No. 1

Pre-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 142.70 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 402,404 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 2.997 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1

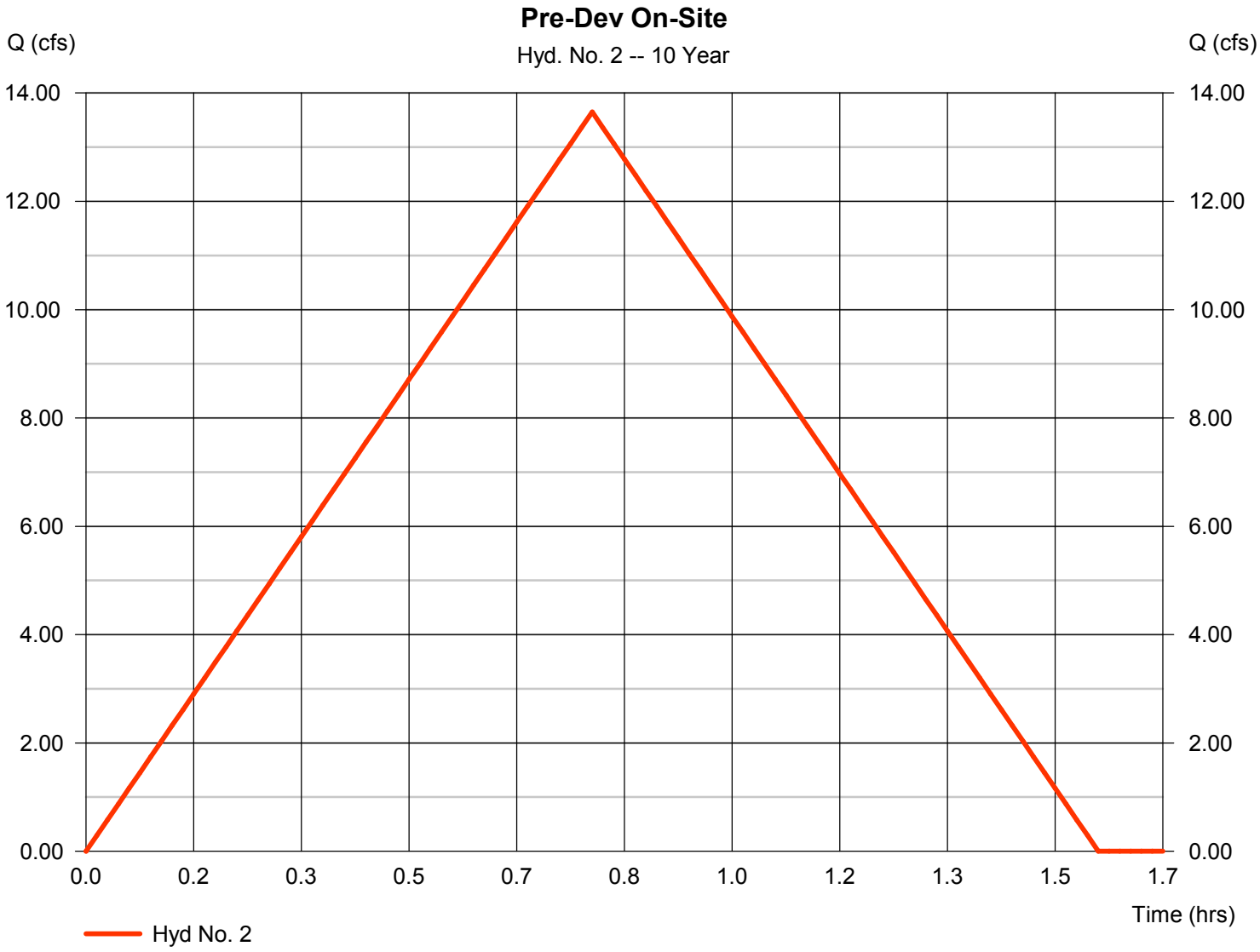


Hydrograph Report

Hyd. No. 2

Pre-Dev On-Site

Hydrograph type	=	Rational	Peak discharge	=	13.65 cfs
Storm frequency	=	10 yrs	Time to peak	=	0.78 hrs
Time interval	=	1 min	Hyd. volume	=	38,492 cuft
Drainage area	=	13.800 ac	Runoff coeff.	=	0.33
Intensity	=	2.997 in/hr	Tc by User	=	47.00 min
IDF Curve	=	Benton.IDF	Asc/Rec limb fact	=	1/1

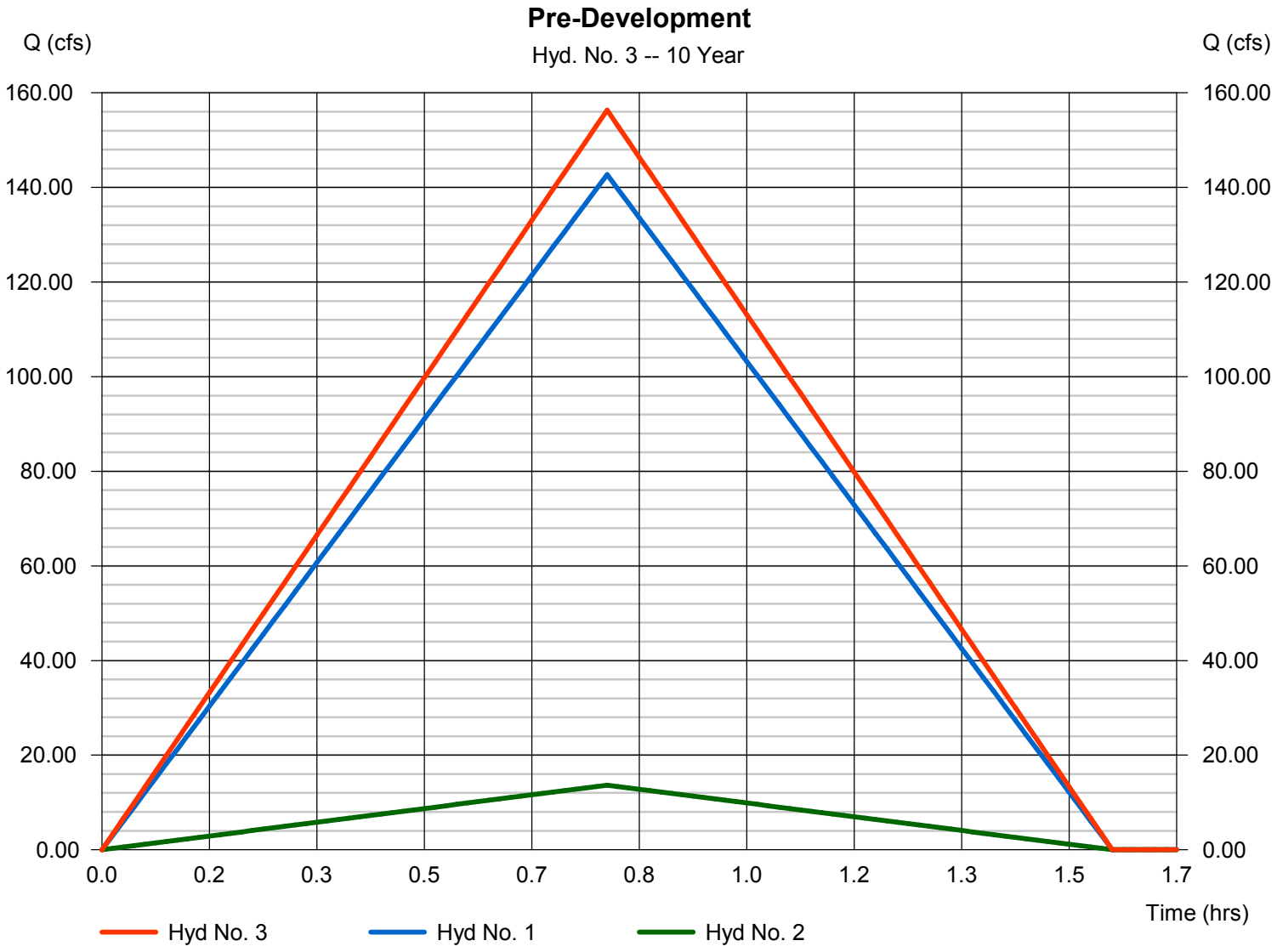


Hydrograph Report

Hyd. No. 3

Pre-Development

Hydrograph type	= Combine	Peak discharge	= 156.35 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 440,896 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 122.000 ac

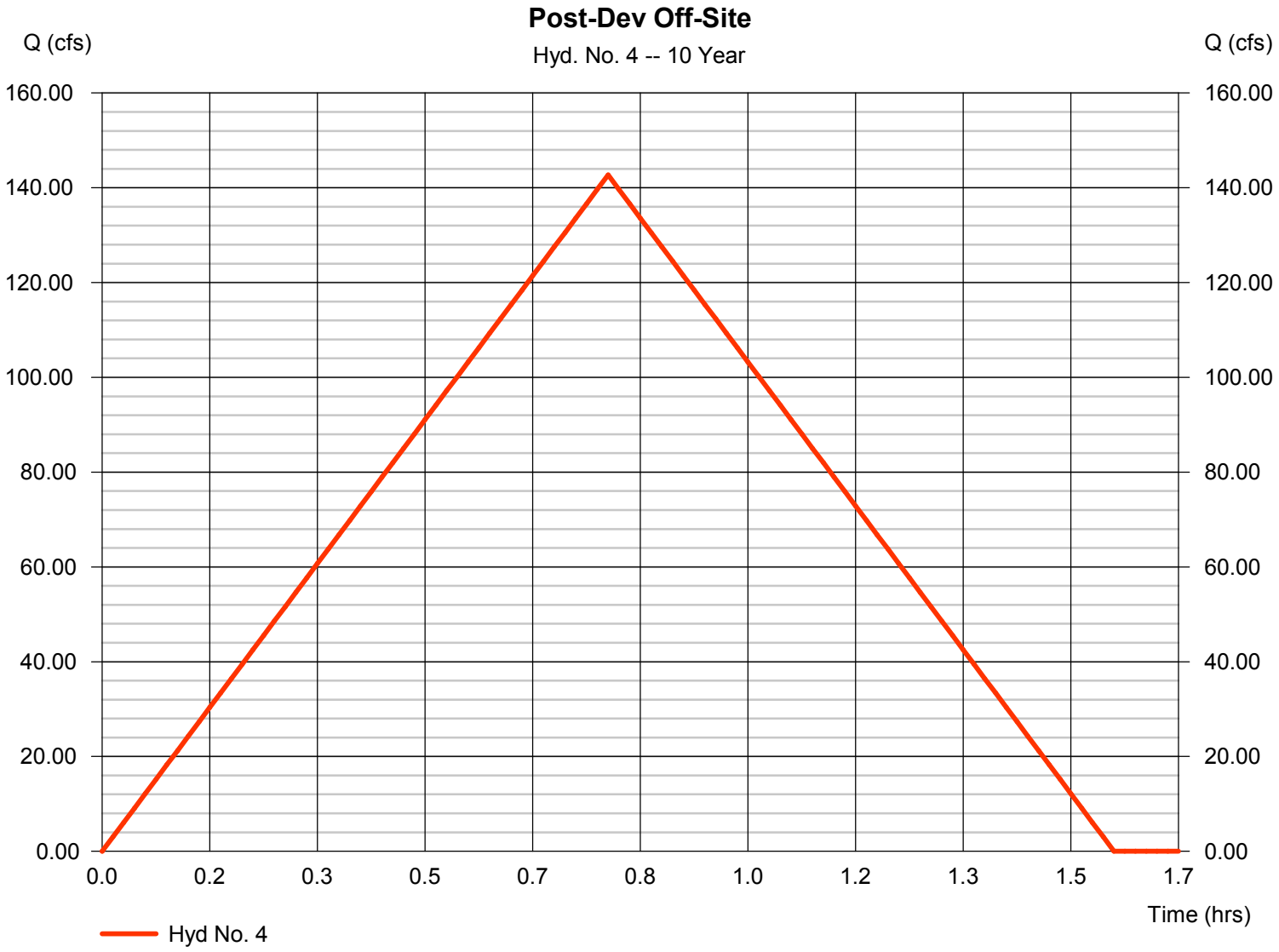


Hydrograph Report

Hyd. No. 4

Post-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 142.70 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 402,404 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 2.997 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1

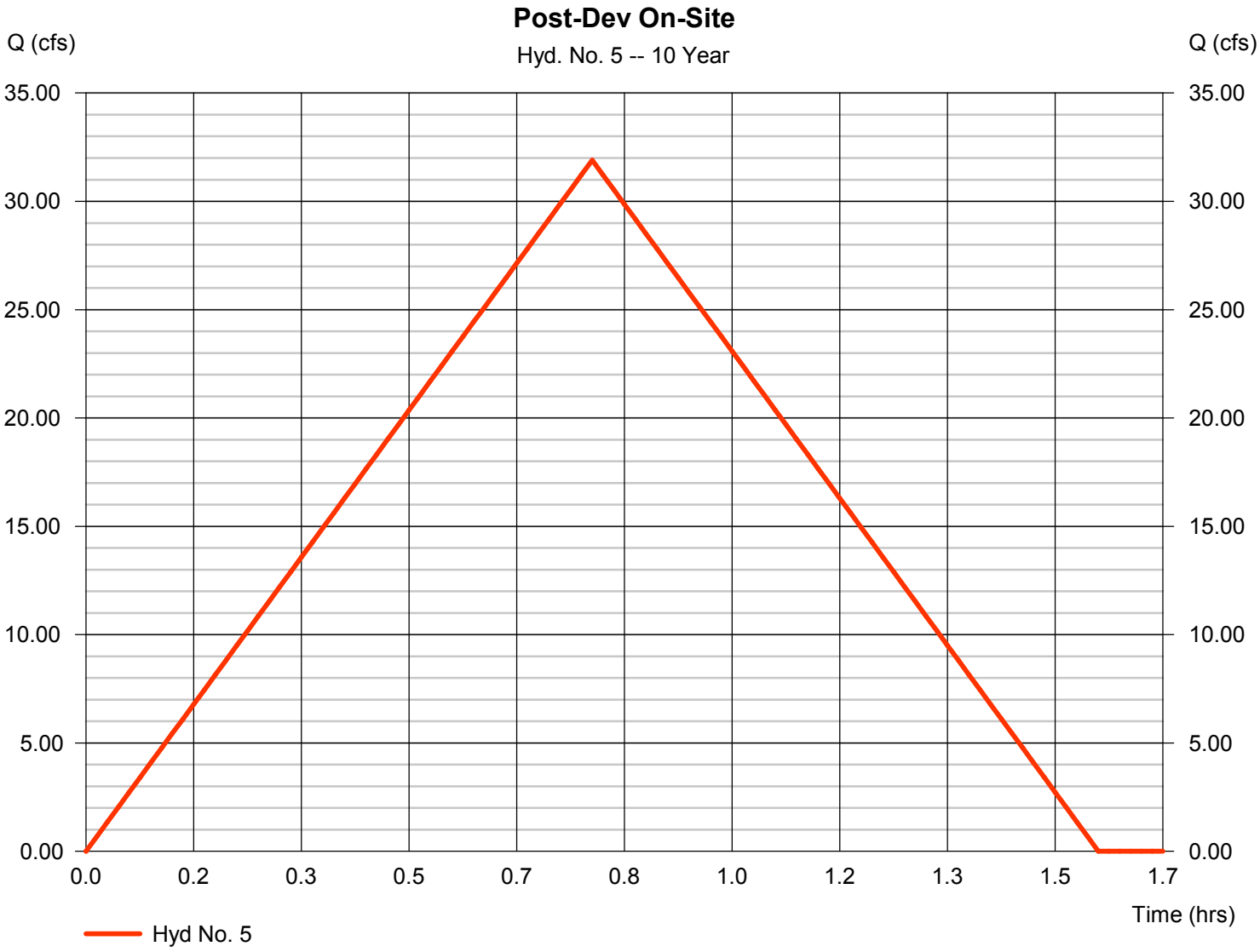


Hydrograph Report

Hyd. No. 5

Post-Dev On-Site

Hydrograph type	=	Rational	Peak discharge	=	31.90 cfs
Storm frequency	=	10 yrs	Time to peak	=	0.78 hrs
Time interval	=	1 min	Hyd. volume	=	89,961 cuft
Drainage area	=	16.630 ac	Runoff coeff.	=	0.64
Intensity	=	2.997 in/hr	Tc by User	=	47.00 min
IDF Curve	=	Benton.IDF	Asc/Rec limb fact	=	1/1

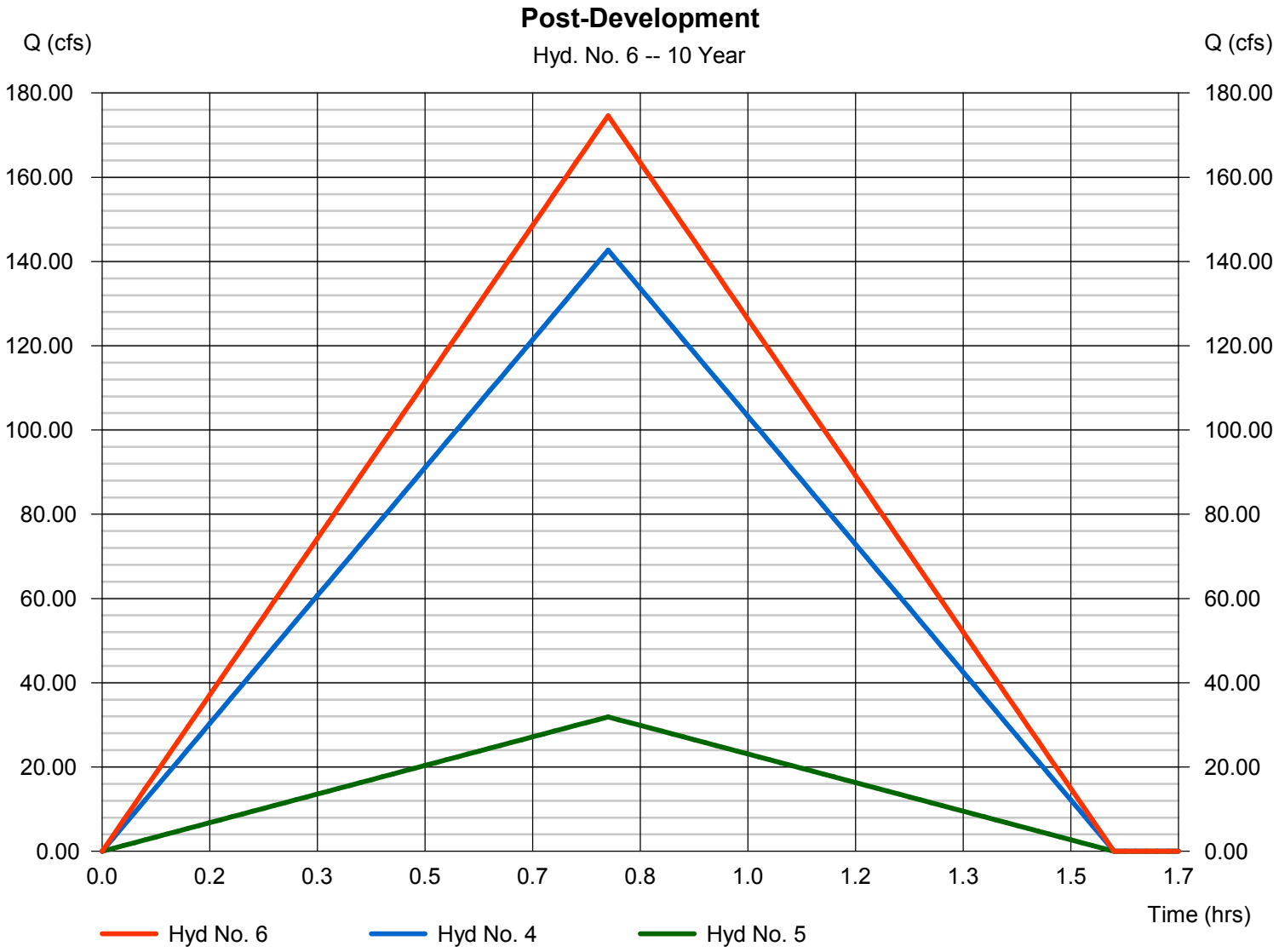


Hydrograph Report

Hyd. No. 6

Post-Development

Hydrograph type	= Combine	Peak discharge	= 174.60 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 492,365 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 124.830 ac



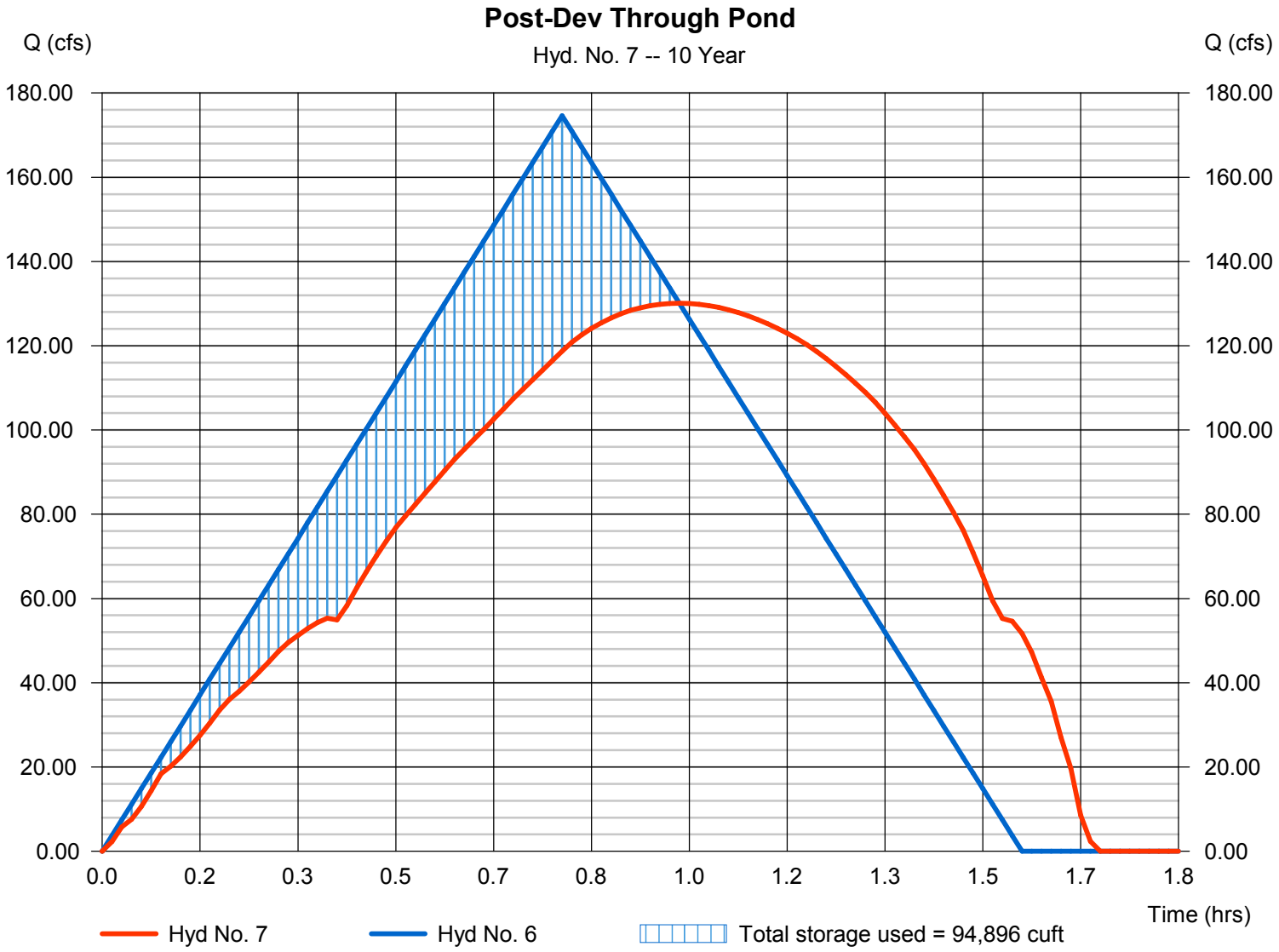
Hydrograph Report

Hyd. No. 7

Post-Dev Through Pond

Hydrograph type	=	Reservoir	Peak discharge	=	130.10 cfs
Storm frequency	=	10 yrs	Time to peak	=	0.98 hrs
Time interval	=	1 min	Hyd. volume	=	492,392 cuft
Inflow hyd. No.	=	6 - Post-Development	Max. Elevation	=	406.46 ft
Reservoir name	=	East Det Pond	Max. Storage	=	94,896 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

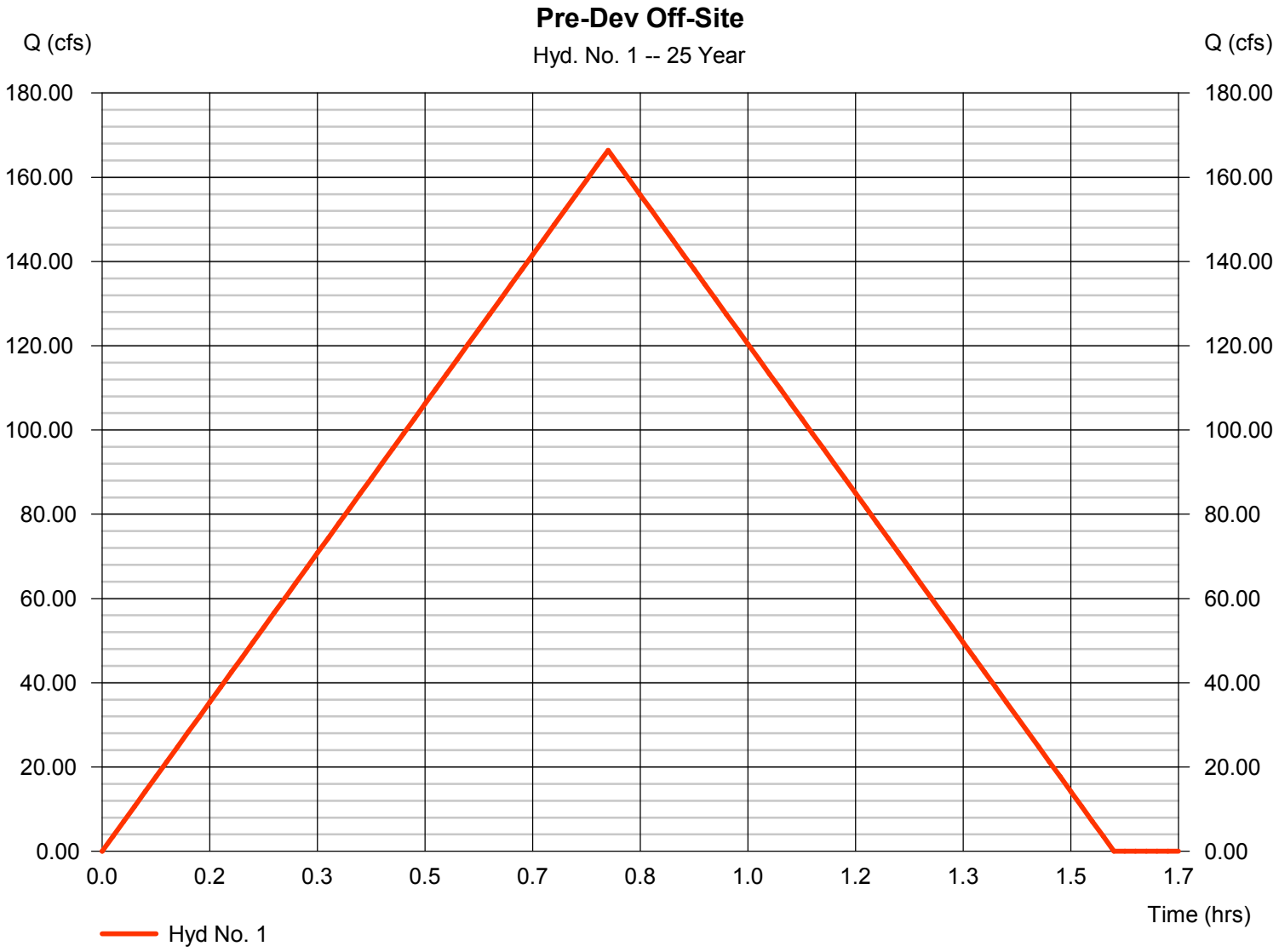
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	166.41	1	47	469,284	------	------	------	Pre-Dev Off-Site
2	Rational	15.92	1	47	44,890	------	------	------	Pre-Dev On-Site
3	Combine	182.33	1	47	514,174	1, 2	------	------	Pre-Development
4	Rational	166.41	1	47	469,284	------	------	------	Post-Dev Off-Site
5	Rational	37.20	1	47	104,913	------	------	------	Post-Dev On-Site
6	Combine	203.62	1	47	574,197	4, 5	------	------	Post-Development
7	Reservoir	145.21	1	60	574,201	6	407.19	124,214	Post-Dev Through Pond

Hydrograph Report

Hyd. No. 1

Pre-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 166.41 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 469,284 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 3.495 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1

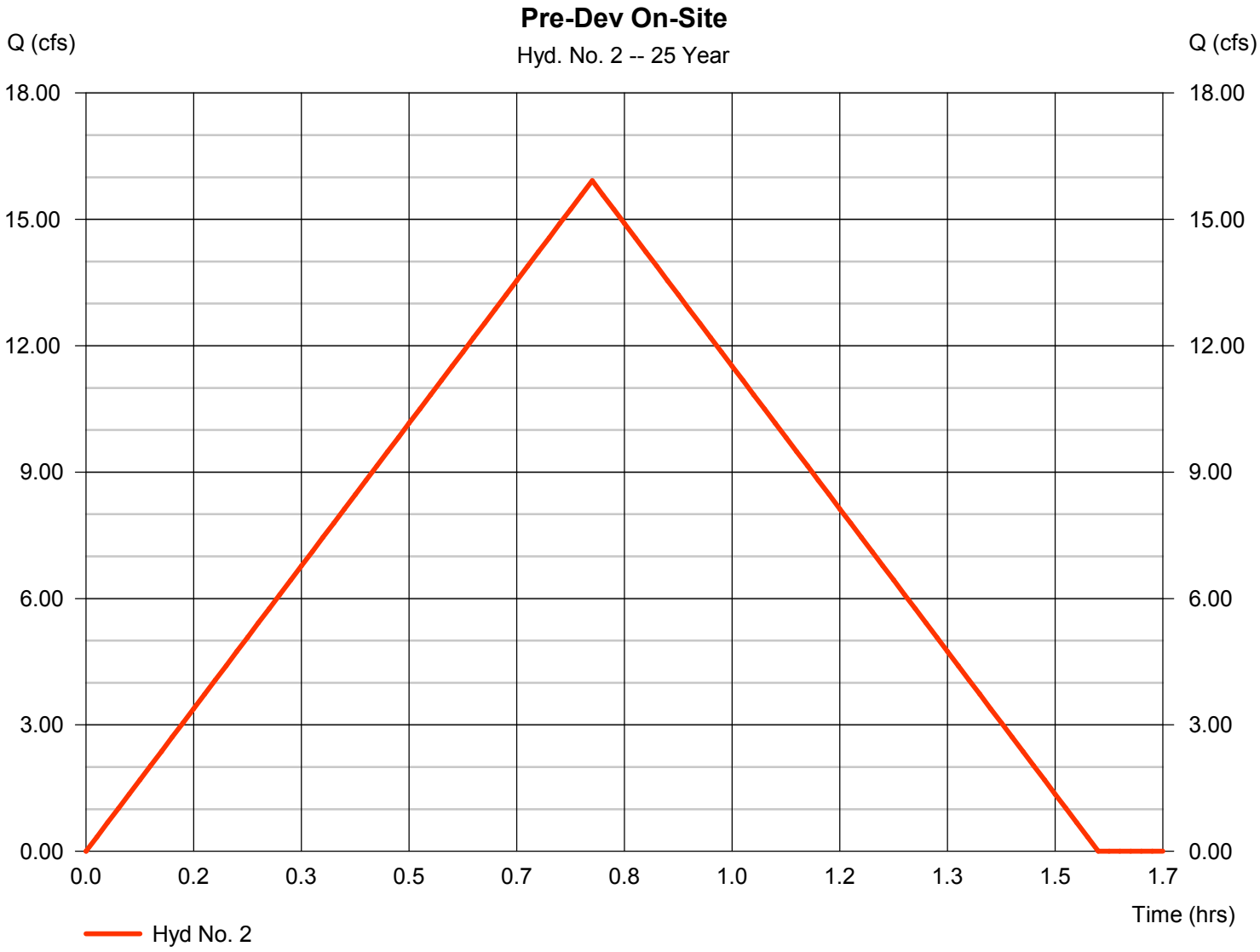


Hydrograph Report

Hyd. No. 2

Pre-Dev On-Site

Hydrograph type	=	Rational	Peak discharge	=	15.92 cfs
Storm frequency	=	25 yrs	Time to peak	=	0.78 hrs
Time interval	=	1 min	Hyd. volume	=	44,890 cuft
Drainage area	=	13.800 ac	Runoff coeff.	=	0.33
Intensity	=	3.495 in/hr	Tc by User	=	47.00 min
IDF Curve	=	Benton.IDF	Asc/Rec limb fact	=	1/1

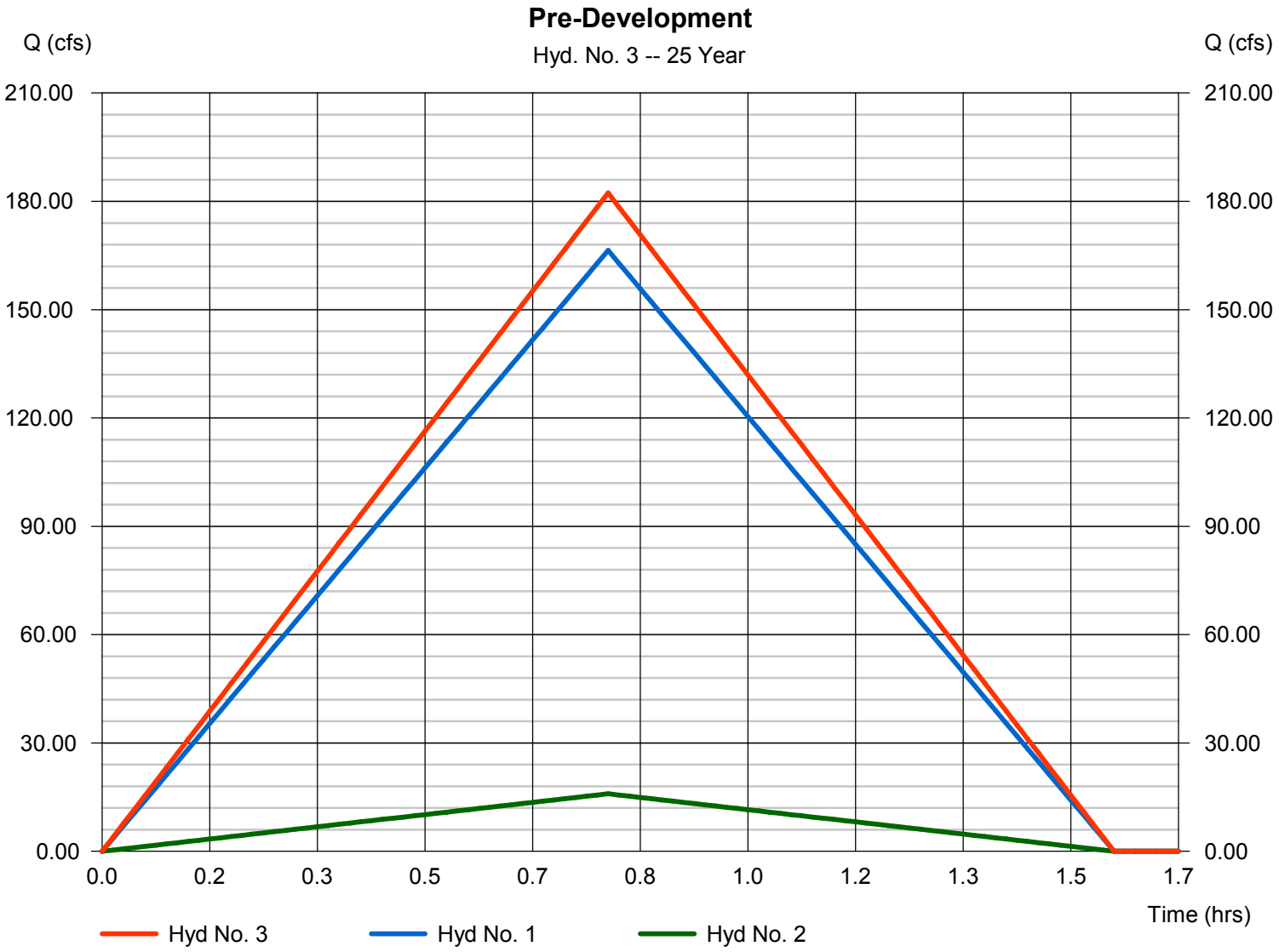


Hydrograph Report

Hyd. No. 3

Pre-Development

Hydrograph type	= Combine	Peak discharge	= 182.33 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 514,174 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 122.000 ac



Hydrograph Report

Hyd. No. 4

Post-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 166.41 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 469,284 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 3.495 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1

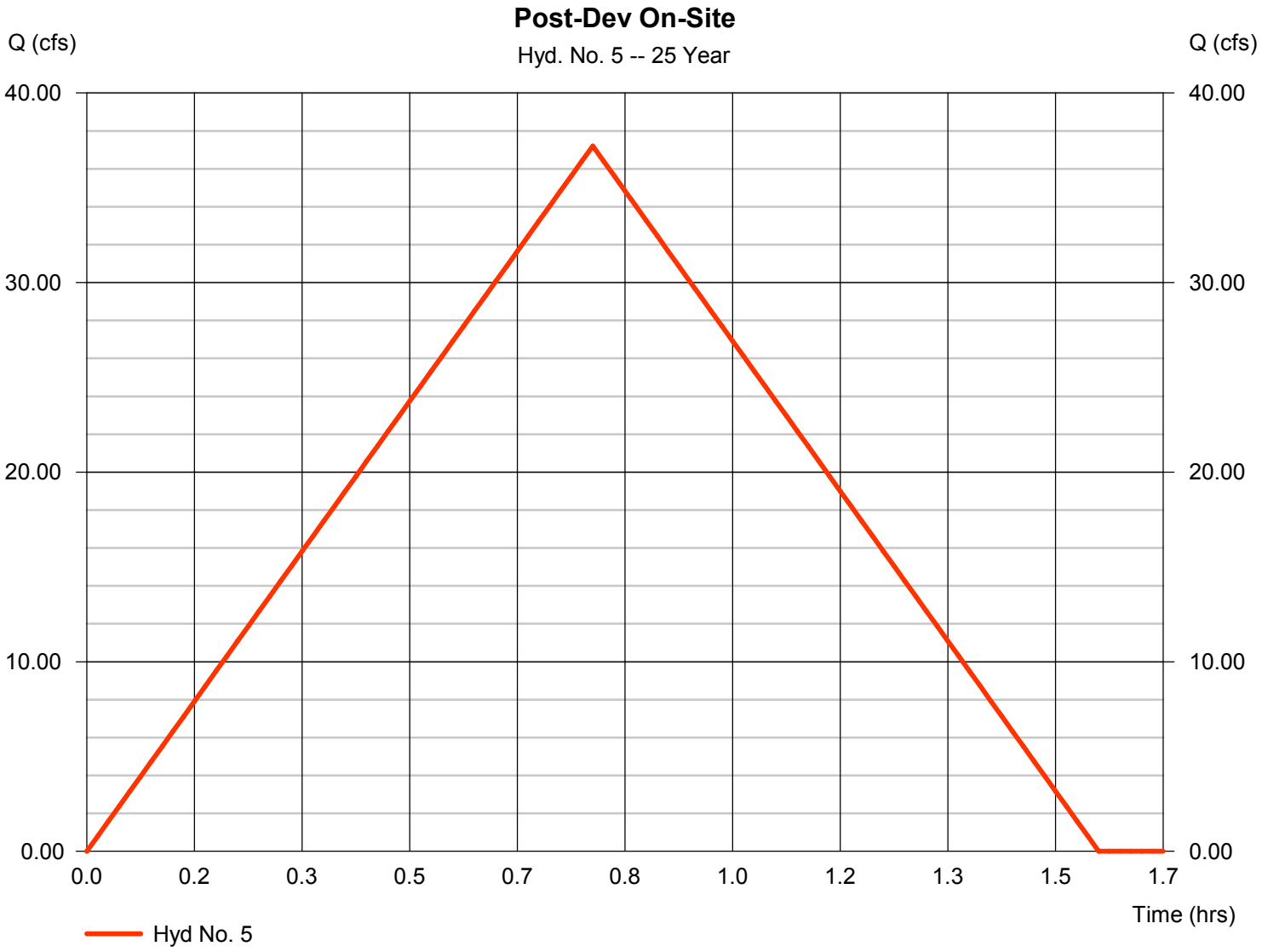


Hydrograph Report

Hyd. No. 5

Post-Dev On-Site

Hydrograph type	=	Rational	Peak discharge	=	37.20 cfs
Storm frequency	=	25 yrs	Time to peak	=	0.78 hrs
Time interval	=	1 min	Hyd. volume	=	104,913 cuft
Drainage area	=	16.630 ac	Runoff coeff.	=	0.64
Intensity	=	3.495 in/hr	Tc by User	=	47.00 min
IDF Curve	=	Benton.IDF	Asc/Rec limb fact	=	1/1

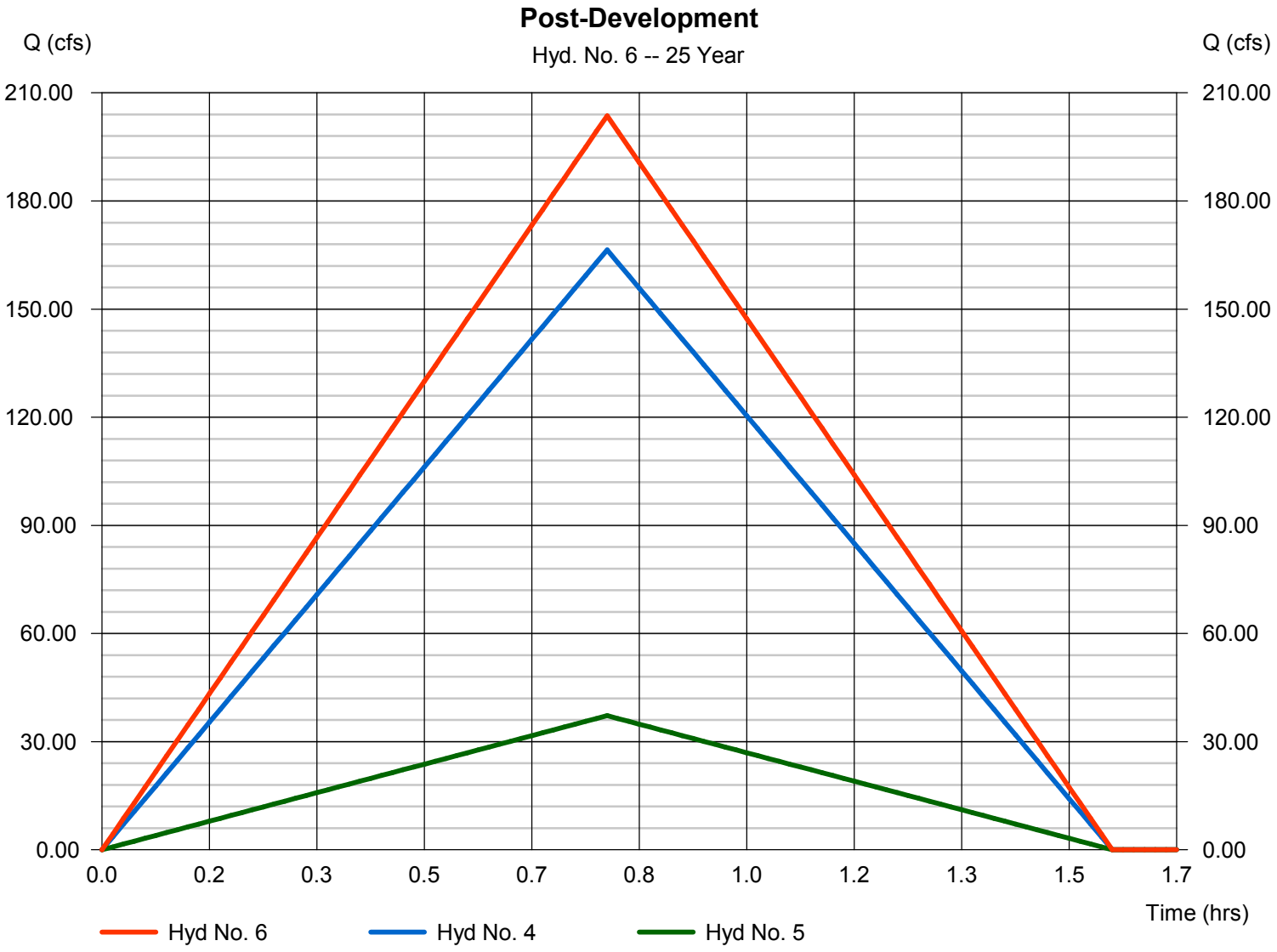


Hydrograph Report

Hyd. No. 6

Post-Development

Hydrograph type	= Combine	Peak discharge	= 203.62 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 574,197 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 124.830 ac



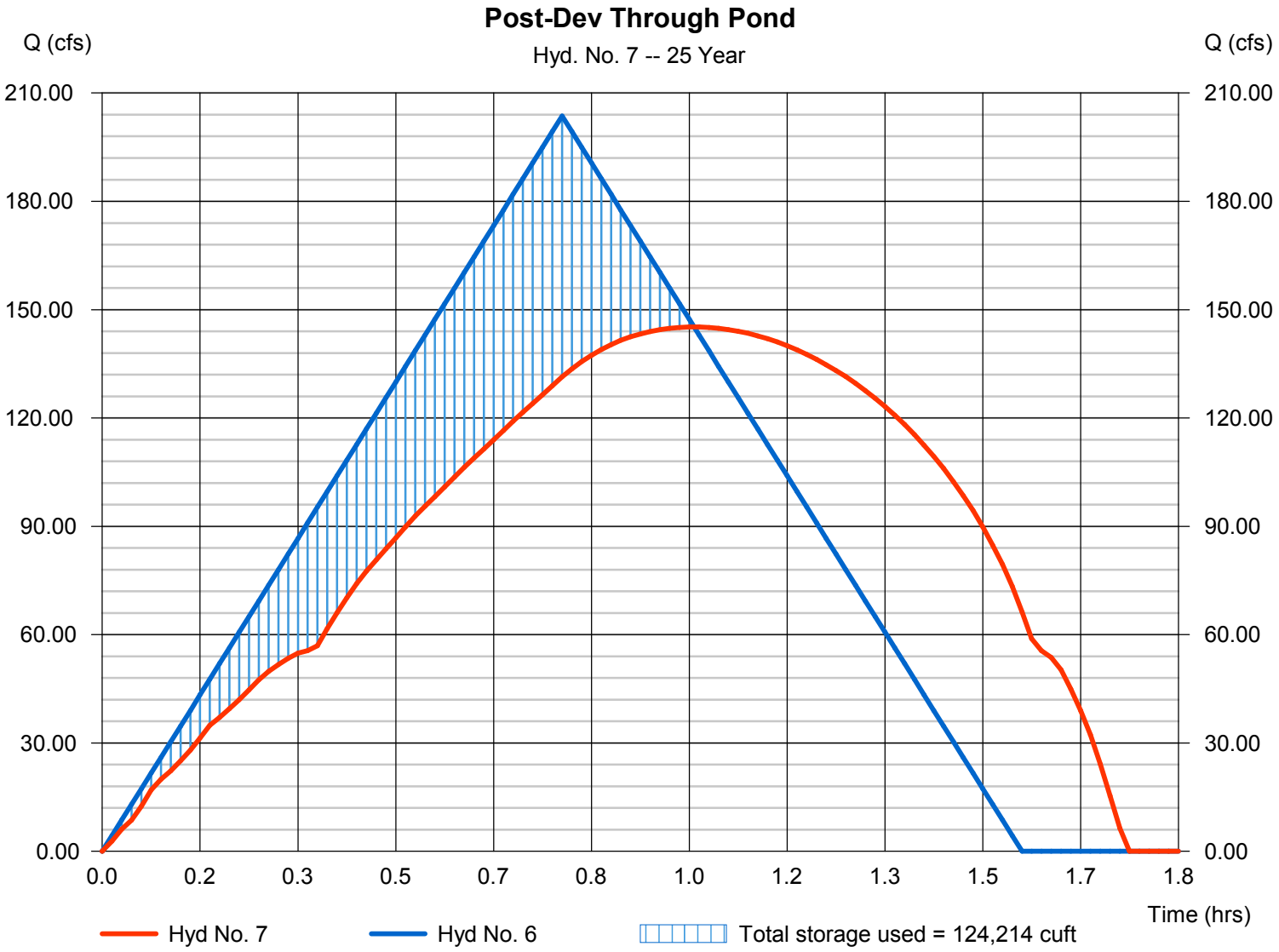
Hydrograph Report

Hyd. No. 7

Post-Dev Through Pond

Hydrograph type	=	Reservoir	Peak discharge	=	145.21 cfs
Storm frequency	=	25 yrs	Time to peak	=	1.00 hrs
Time interval	=	1 min	Hyd. volume	=	574,201 cuft
Inflow hyd. No.	=	6 - Post-Development	Max. Elevation	=	407.19 ft
Reservoir name	=	East Det Pond	Max. Storage	=	124,214 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

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	203.26	1	47	573,197	------	------	------	Pre-Dev Off-Site
2	Rational	19.44	1	47	54,830	------	------	------	Pre-Dev On-Site
3	Combine	222.70	1	47	628,027	1, 2	------	------	Pre-Development
4	Rational	203.26	1	47	573,197	------	------	------	Post-Dev Off-Site
5	Rational	45.44	1	47	128,143	------	------	------	Post-Dev On-Site
6	Combine	248.70	1	47	701,341	4, 5	------	------	Post-Development
7	Reservoir	182.38	1	60	701,341	6	408.22	168,656	Post-Dev Through Pond

Hydrograph Report

Hyd. No. 1

Pre-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 203.26 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 573,197 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 4.269 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1

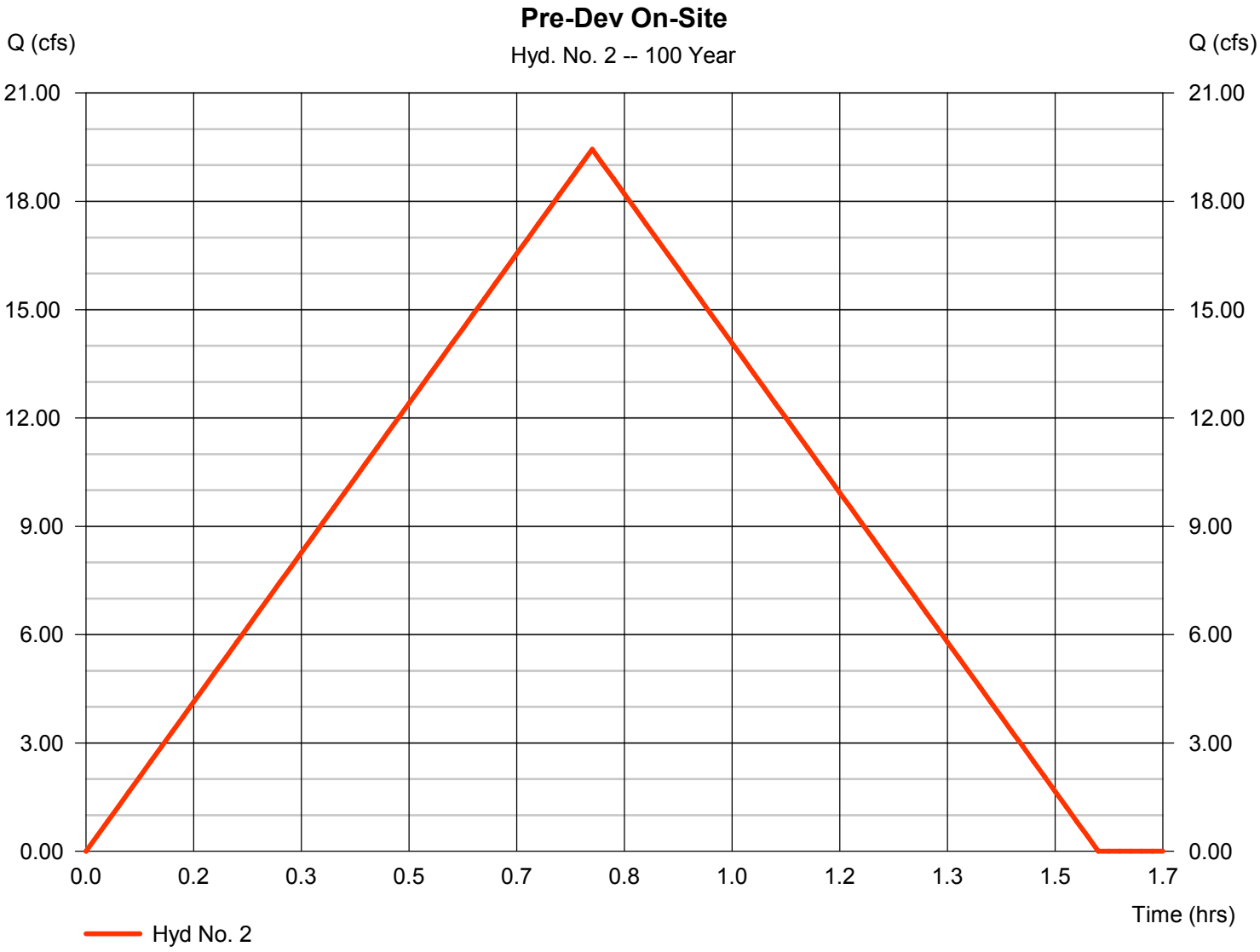


Hydrograph Report

Hyd. No. 2

Pre-Dev On-Site

Hydrograph type	=	Rational	Peak discharge	=	19.44 cfs
Storm frequency	=	100 yrs	Time to peak	=	0.78 hrs
Time interval	=	1 min	Hyd. volume	=	54,830 cuft
Drainage area	=	13.800 ac	Runoff coeff.	=	0.33
Intensity	=	4.269 in/hr	Tc by User	=	47.00 min
IDF Curve	=	Benton.IDF	Asc/Rec limb fact	=	1/1

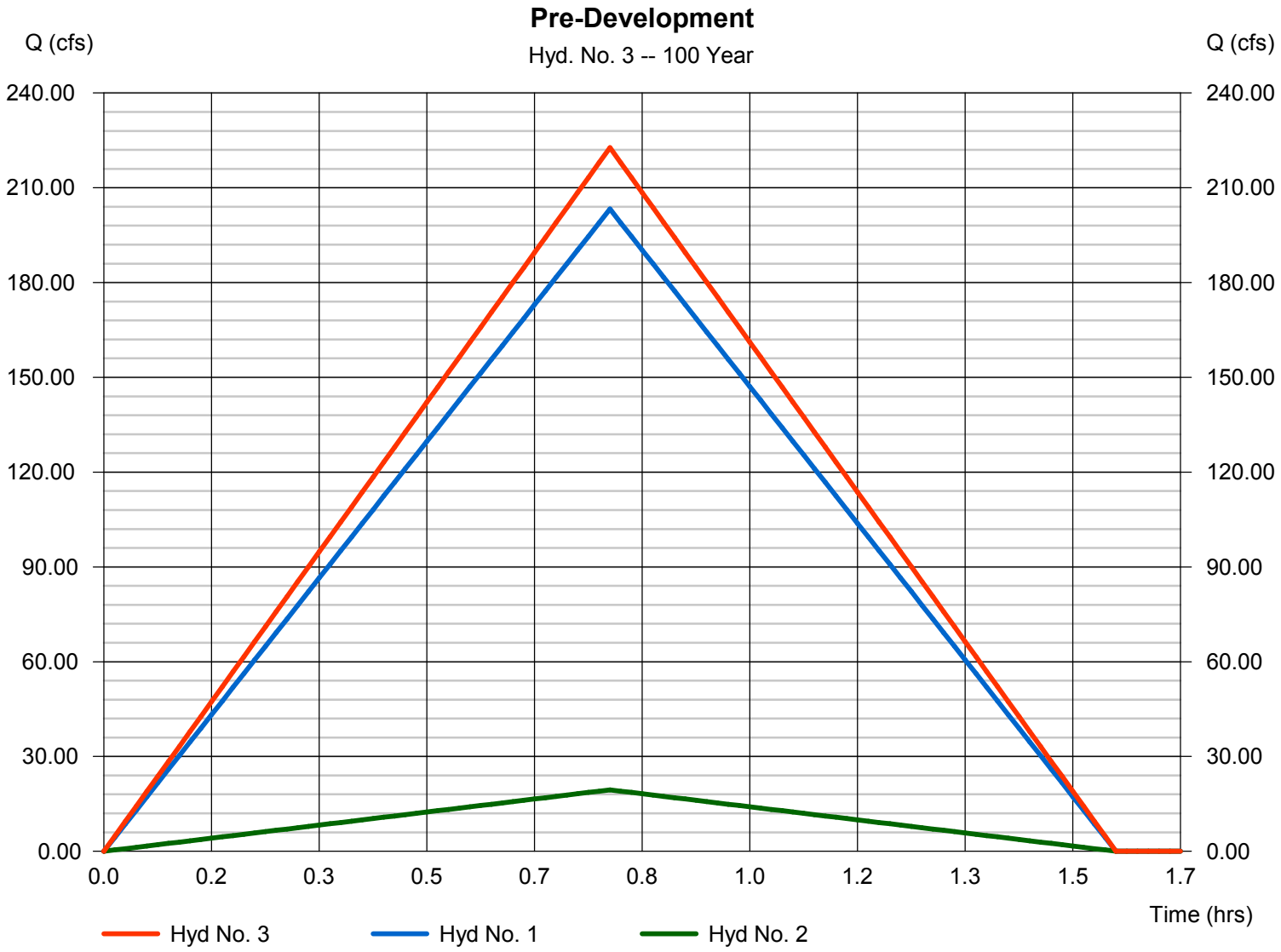


Hydrograph Report

Hyd. No. 3

Pre-Development

Hydrograph type	= Combine	Peak discharge	= 222.70 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 628,027 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 122.000 ac

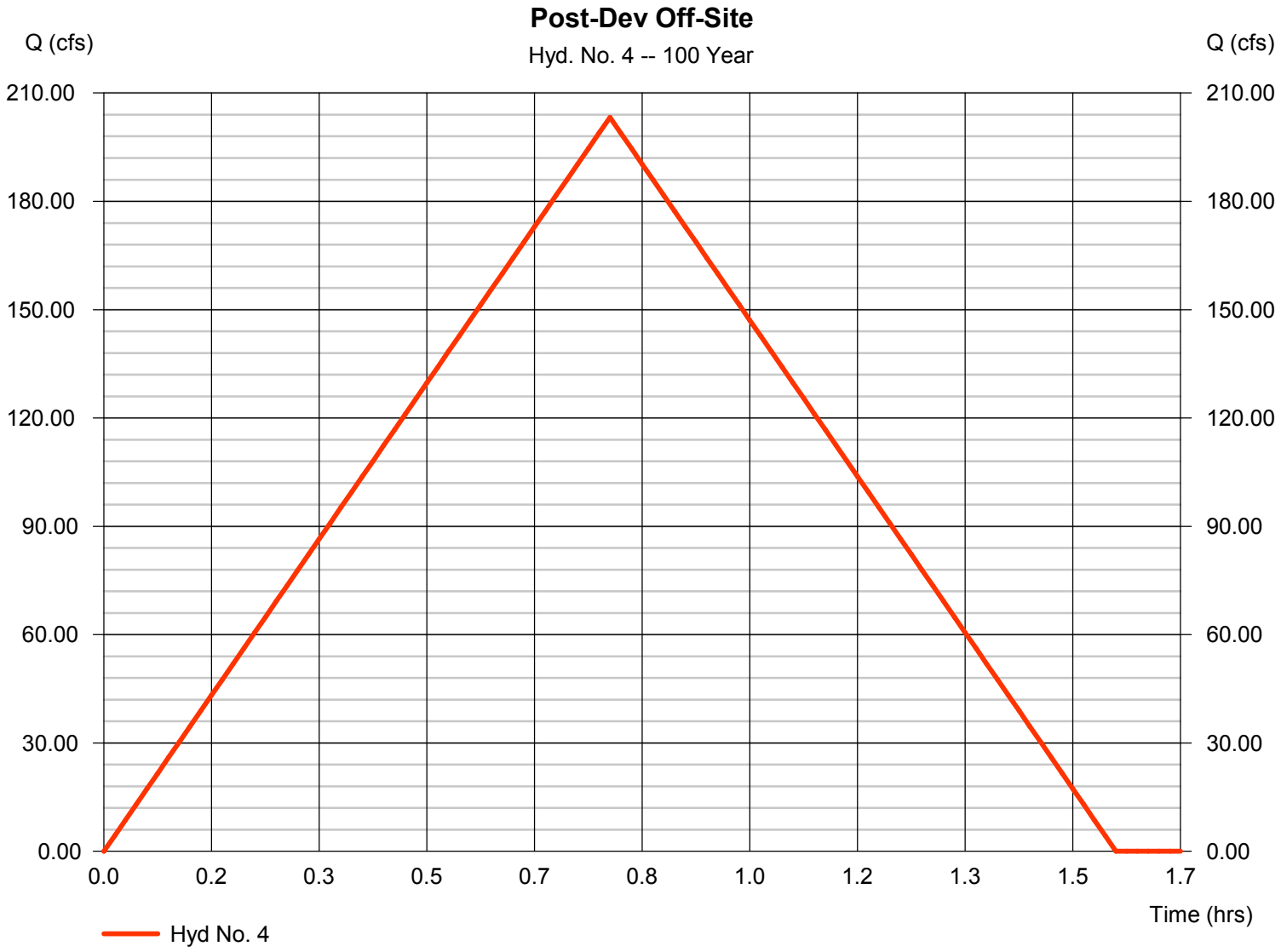


Hydrograph Report

Hyd. No. 4

Post-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 203.26 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 573,197 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 4.269 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1

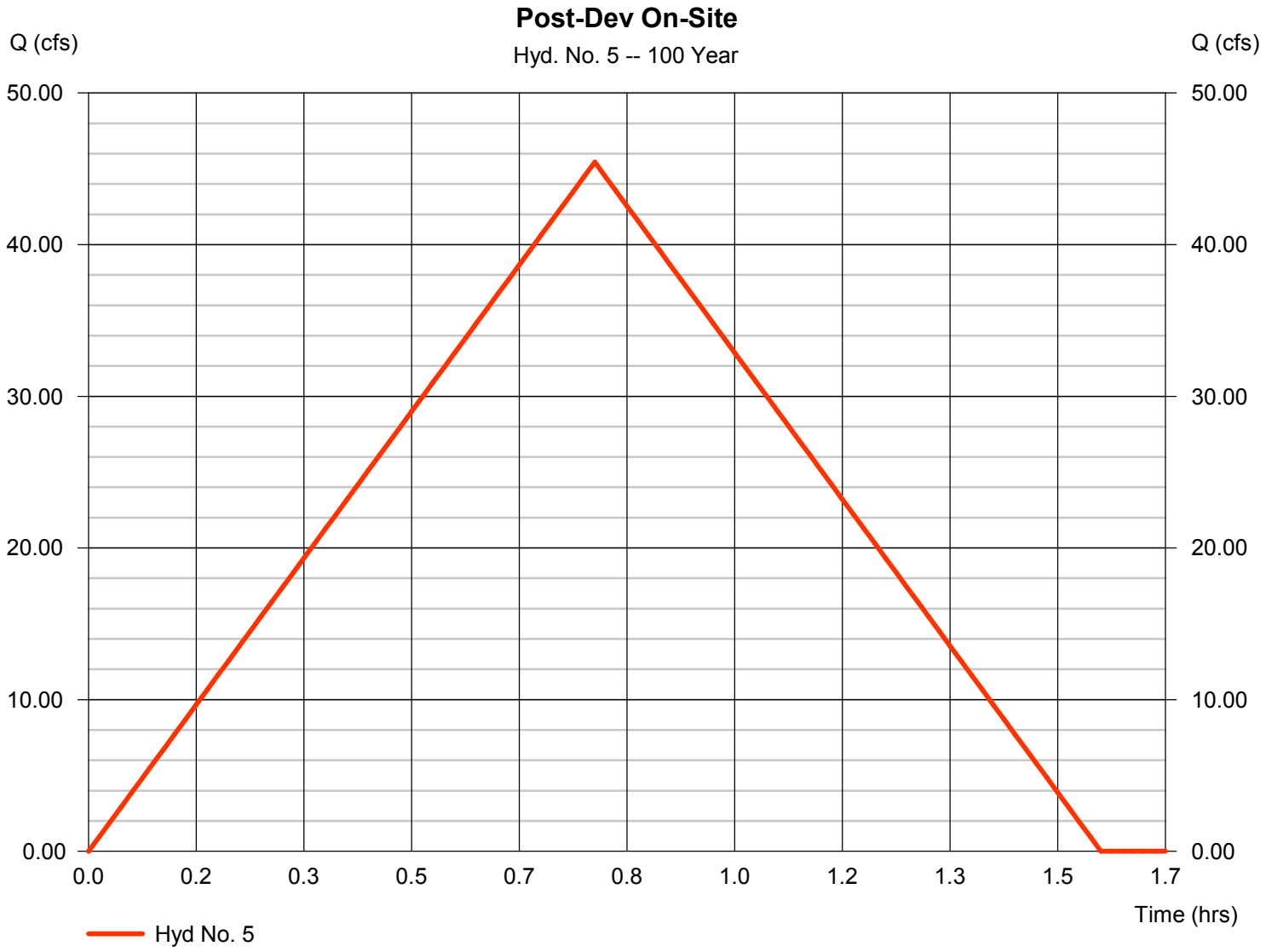


Hydrograph Report

Hyd. No. 5

Post-Dev On-Site

Hydrograph type	= Rational	Peak discharge	= 45.44 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 128,143 cuft
Drainage area	= 16.630 ac	Runoff coeff.	= 0.64
Intensity	= 4.269 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1

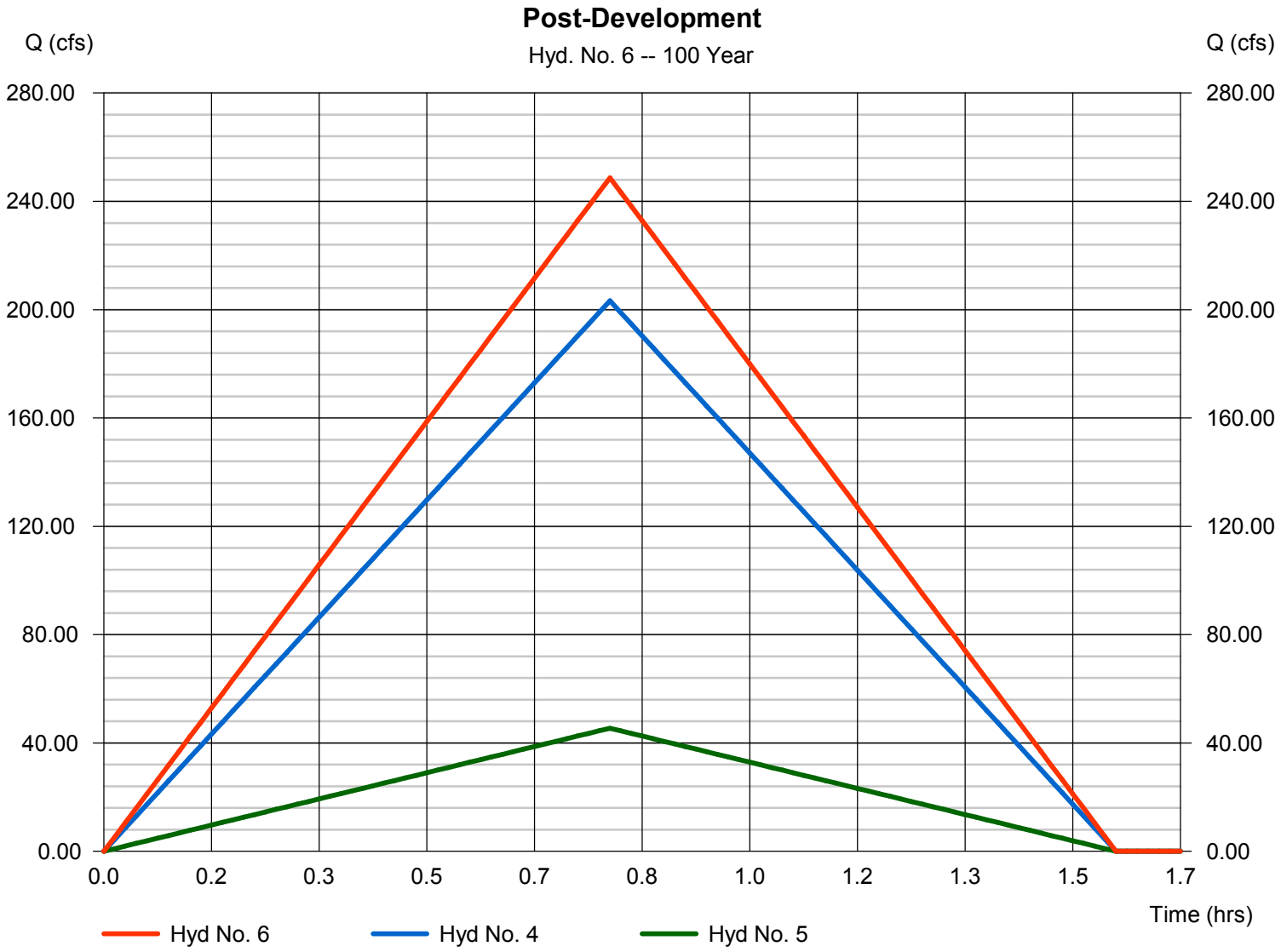


Hydrograph Report

Hyd. No. 6

Post-Development

Hydrograph type	= Combine	Peak discharge	= 248.70 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 701,341 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 124.830 ac



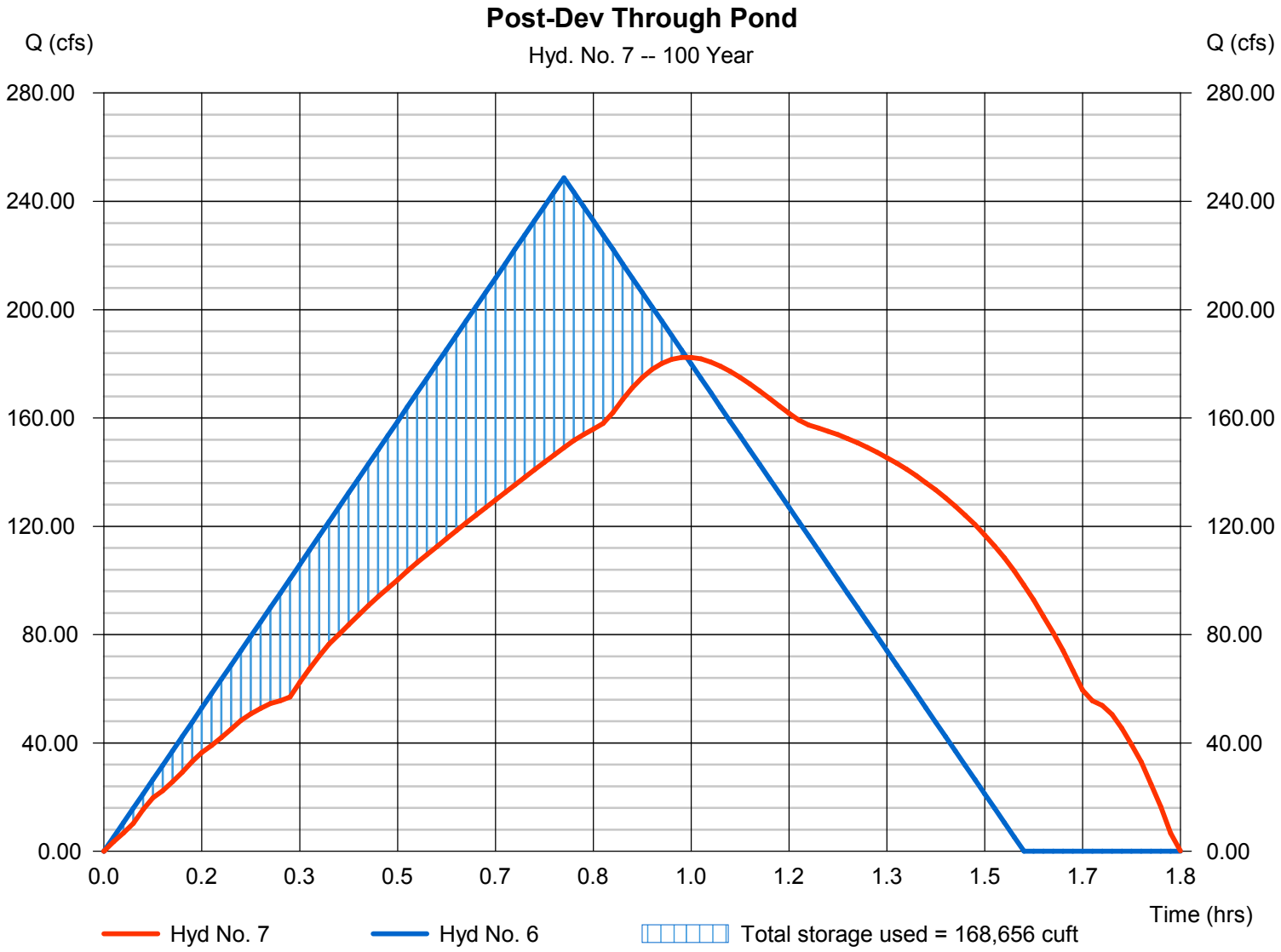
Hydrograph Report

Hyd. No. 7

Post-Dev Through Pond

Hydrograph type	=	Reservoir	Peak discharge	=	182.38 cfs
Storm frequency	=	100 yrs	Time to peak	=	1.00 hrs
Time interval	=	1 min	Hyd. volume	=	701,341 cuft
Inflow hyd. No.	=	6 - Post-Development	Max. Elevation	=	408.22 ft
Reservoir name	=	East Det Pond	Max. Storage	=	168,656 cuft

Storage Indication method used.



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	58.0677	11.2000	0.8095	--------
3	0.0000	0.0000	0.0000	--------
5	0.0000	0.0000	0.0000	--------
10	87.5862	15.1000	0.8174	--------
25	111.0416	17.7000	0.8294	--------
50	0.0000	0.0000	0.0000	--------
100	162.9833	22.4000	0.8590	--------

File name: Benton.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	6.09	4.90	4.13	3.58	3.18	2.86	2.61	2.40	2.23	2.08	1.95	1.84
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	7.54	6.29	5.42	4.78	4.29	3.89	3.57	3.31	3.08	2.88	2.71	2.57
25	8.33	7.06	6.16	5.47	4.93	4.50	4.14	3.84	3.59	3.37	3.17	3.00
50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100	9.49	8.21	7.26	6.52	5.92	5.44	5.03	4.68	4.38	4.12	3.89	3.68

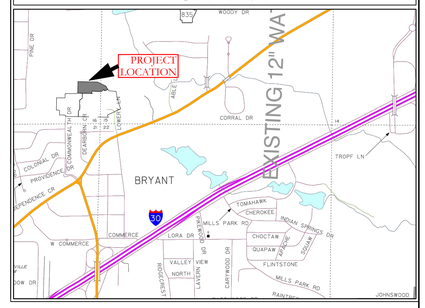
Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.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	2.20	0.00	3.30	4.25	5.77	6.80	7.95
SCS 6-Hr	0.00	1.80	0.00	0.00	2.60	0.00	0.00	4.00
Huff-1st	0.00	1.55	0.00	2.75	4.00	5.38	6.50	8.00
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	1.55	0.00	2.75	4.00	5.38	6.50	8.00
Custom	0.00	1.75	0.00	2.80	3.90	5.25	6.00	7.10



VICINITY MAP:



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

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

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

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

N

50' 25' 0 50'

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

MIDTOWN BRYANT, PHASE-3
AS BUILT POND
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	6/9/2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	07-0032
SHEET:	C-1.0	SCALE:	

K:\LAND PROJECTS 2004\SUBDIVISIONS\2007\07-0032 MIDTOWN BRYANT (AARON JONES)\DWG\AS BUILT\07-0032_MIDTOWN PHASE-3 CONSTRUCTION PLANS_6-9-2022.DWG

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

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

NPDES GENERAL PERMIT NO. ARR150000

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

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

Permit Number	ARR150000
Contact Name: Phone Number:	Graham Smith 501-217-8400
Project Description (Name, Location, etc.): Start Date: End Date: Total Acres:	Midtown Ph 3, approx. 150' north of B street Bryant, AR June 6, 2022 to Dec. 6, 2022 4.82 acres
Location of Stormwater Pollution Prevention Plan:	In site mailbox

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

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

Wm McFadden Engineer — Signature and Title

06/06/22 — Date

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

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

Prepared for:
Graham Smith
Midtown Ph 3 Subdivision

B street
Bryant, Saline County

Date:
6 June 2022
Prepared by:

HOPE
CONSULTING
ENGINEERS - SURVEYORS

Revised date: 10/20/2016

Project Name and Location: **Midtown Ph 3; B street, Bryant,Saline County, AR**

Property Parcel Number (*Optional*): 001-xxxxx-xxx

Owner: **Graham Smith**
15100 Pride Valley Rd, Little Rock, AR 72223
501-217-8400

Developer/Contractor/Operator: Graham Smith **15100 Pride Valley Rd, Little Rock, AR**
501-217-8400

A. Site Description
   a. Project description, intended use after NOI is filed: **29 lot subdivision**
   b. Sequence of major activities which disturb soils: **Construction entrance, site clearing, silt fence, drainage channels, trenching for utilities, rock check dams, grading, road construction, lot grading, home construction.**
   c. Total Area[1]: **4.82 Ac±** Disturbed Area[2]: **4.82 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: **Soil is gravelly with sand and clay. Discharge will be filtered to maintain quality.**

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
Graham Smith	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 Crooked , thence Crooked Creek, thence Fouche 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 ☐ White River
      ☒ Arkansas River ☐ St. Francis River
      ☐ Ouachita 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: Arkansas River
      ii. Pollutant addressed on 303(d) list or TMDL: **Turbidity**
      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: **None. erosion Control measures will prevent sediment from leaving the site.**

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: **Existing tree-line natural vegetation will be left alone as much as possible during site clearing utility installation, and road construction. Individual builders will be responsible for ensuring silt remains on lots during construction of homes.**

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 immediately 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 = : _____

   ☐ 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:

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: Will M Fobb

Title: Engineer

Date: 2-2-22

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		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

PROJECT TITLE

Midtown Bryant Phase-3

PROJECT LOCATION

Midtown , Bryant, AR

PROJECT DESCRIPTION

The proposed sub divisional development is on Court St. Bryant, AR . Total development site area is 4.82 acres.

DRAINAGE ANALYSIS

Rational method was used to determine the existing and proposed flows from proposed site. Detailed drainage calculations considering the future expected development has been conducted to determine the Pre and Post development flows. Summary of the calculations are below:

- Pre-development area 4.82 acres.
- Post-development area 4.82 acres.
- Pre-development runoff coefficient - 0.50.
- Post-development runoff coefficient - 0.65
- Pre-development time of concentration 11 minutes.
- Post-development time of concentration 9.5 minutes.

Peak flows for Pre and post development phase of onsite area have been tabulated below-

	Pre-development	Post-development
	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	11.07	14.93
5-Year	12.34	16.69
10-Year	14.18	19.05
25-Year	16.19	21.74
50-Year	18.40	24.67
100-Year	19.50	26.14

Bryant Planning Commission

Subdivision Checklist

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 $300+(29*$3)=$387
- $250.00 or $25.00 per lot (**whichever is greater**) - Stormwater Detention and Drainage Plan Engineering Fee 29*$25.00=$725
- 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

Subdivision Review= $387
Stormwater Review= $725
Total Fee Required= $1,112

City of Bryant Subdivision Checklist

Subdivision/Project Name Midtown Phase 3

Contact Person Jonathan Hope **Phone** 501-860-0467

Mailing Address 117 South Market Street Benton, Arkansas

I. Basic Information Needed On The Plat

√ ▲ 1. Name of Subdivision/Project
√ ▲ 2. Current zoning PUD
√ ▲ 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)**

_____ Jonathan Hope

Name of Subdivision _____ 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.

_____ William McFadden

Owner Signature _____ Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____

AGREEMENT
BY
SUBDIVISION DEVELOPER
TO PROVIDE ASSURANCE TO
THE CITY OF BRYANT
ARKANSAS
PER ORDINANCE #98-35

I _____, developer for the _____ subdivision located in the City of Bryant city limits or planning jurisdiction agree to provide a surety bond or cashier's check in the amount of 10% of the development cost estimated to be $_____ but not less than $10,000 or more than $50,000 within 10 calendar days after preliminary plat approval by the Bryant Planning Commission in accordance with the terms of Ordinance Number 98-35.

_____ Date

_____ Developer Signature

_____ Witness

_____ Printed Name

_____ Address

_____ Phone Number

ORDINANCE NO. 98-35

ASSURANCES FOR COMPLIANCE, INSTALLATION, ETC.

a.) Upon preliminary approval of subdivision construction plans and specifications for improvements, the Developer shall enter into an agreement with the City of Bryant to install or ensure the completion of the improvements as designed and to (repair or replace), (pay the cost to the city of repairing or replacing) all city property damaged or destroyed in connection therewith. The city will accept the subdivision and issue the certificate of final plat approval subject to the assurance of performance of the obligations of the Developer under the agreement.

b.) One of the following assurances assigned to the city shall be utilized by the Developer to assure performance of the Developer's obligations under the agreement:

1. Surety Bond in the amount of ten percent (10%) of the estimated development cost and recorded at the Saline County Courthouse.

2. Cashier's check(s) in the amount of ten percent (10%) of the estimated development cost on which no interest will be paid by the city.

Any cashier's check or certificate of deposit allowed by this section shall be insured by a financial institution insured by the Federal Deposit Insurance Corporation and licensed to business in Arkansas. Further, each instrument of assurance shall be payable to the City of Bryant, and shall be in principal amount no less that $10,000 or no greater than $50,000. All instruments of assurance or the city's check in the amount equal to the principal amount of the instrument less any deductions for failure to perform by the Developer shall be returned to the Developer one-year after completion of the Developers performance under the agreement.

Forfeiture of the assurance for compliance does not relieve the Developer of his responsibility to complete the subdivisions improvements to the satisfaction of the City.

Developer's of large projects that could have an adverse impact on the City's infrastructure may be required to have an assurance for compliance if so directed by the Planning Commission.

All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

Should any portion of this ordinance be unconstitutional or invalid and so declared by a court of competent jurisdiction, then the remainder of this Ordinance, and any remaining applications of the Ordinance, shall not be affected by such partial unconstitutionality or invalidity.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED THIS 28th DAY OF September, 1998.

Ron Bailey
APPROVED

Wanda Smith, City Clerk
ATTEST

No Emergency Clause

HOPE
CONSULTING
ENGINEERS • SURVEYORS

May 25, 2022

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

RE: Midtown Phase 3 (Hope Job# 07-0032)

Dear Truett:

On behalf of the property owner, Hope Consulting is requesting the review of the next phase of Midtown. We would like to be placed June 2nd, 2022 DRC Agenda. It is our goal to be on the July 11th Planning Commission meeting.

The developer of this project is Graham Smith Construction, LLC

Contact information:
Graham Smith Construction, LLC
15100 Pride Valley Road, Little Rock, Arkansas 72223
501-217-8400
graham@grahamsmithcompanies.com

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

Sincerely,

Jonathan Hope