



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: 02-03-2022 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. 103 S. Walnut - Live/Work Unit

Angie Stevens - Requesting Approval for New Addition for Live Work Unit

- [0522-PLN-01.pdf](#)

2. Market Place Center - Marketplace II Subdivision - Updated Site Plan

GarNat Engineering - Requesting Approval for Updates to Site Plan

- [0524-PLN-02.pdf](#)
- [0524-PLN-01.pdf](#)

3. Bryant Street Specifications - Amendment for Boring Specifications

Public Works - Requesting Recommendation for Approval of Proposed Amendments to Street Specifications

- [Boring Specifications Amendment - Min. Standard Street Spec..pdf](#)

4. Jacob's Corner Subdivision - Preliminary Plat

Hope Consulting - Requesting Recommendation for Approval of Preliminary Plat

- [0377-DRN-04.pdf](#)
- [0377-DRN-03.pdf](#)
- [0377-DRN-02.pdf](#)
- [0377-PLN-08.PDF](#)
- [0377-PLN-07.pdf](#)

5. REQUEST TO ADD - Springhill Estates Subdivision - Modification from Code

Requesting Recommendation for Approval of Modification from Code for Sidewalk Spec.

Staff Approved

Permit Report

Adjournments

Mr. Smith,

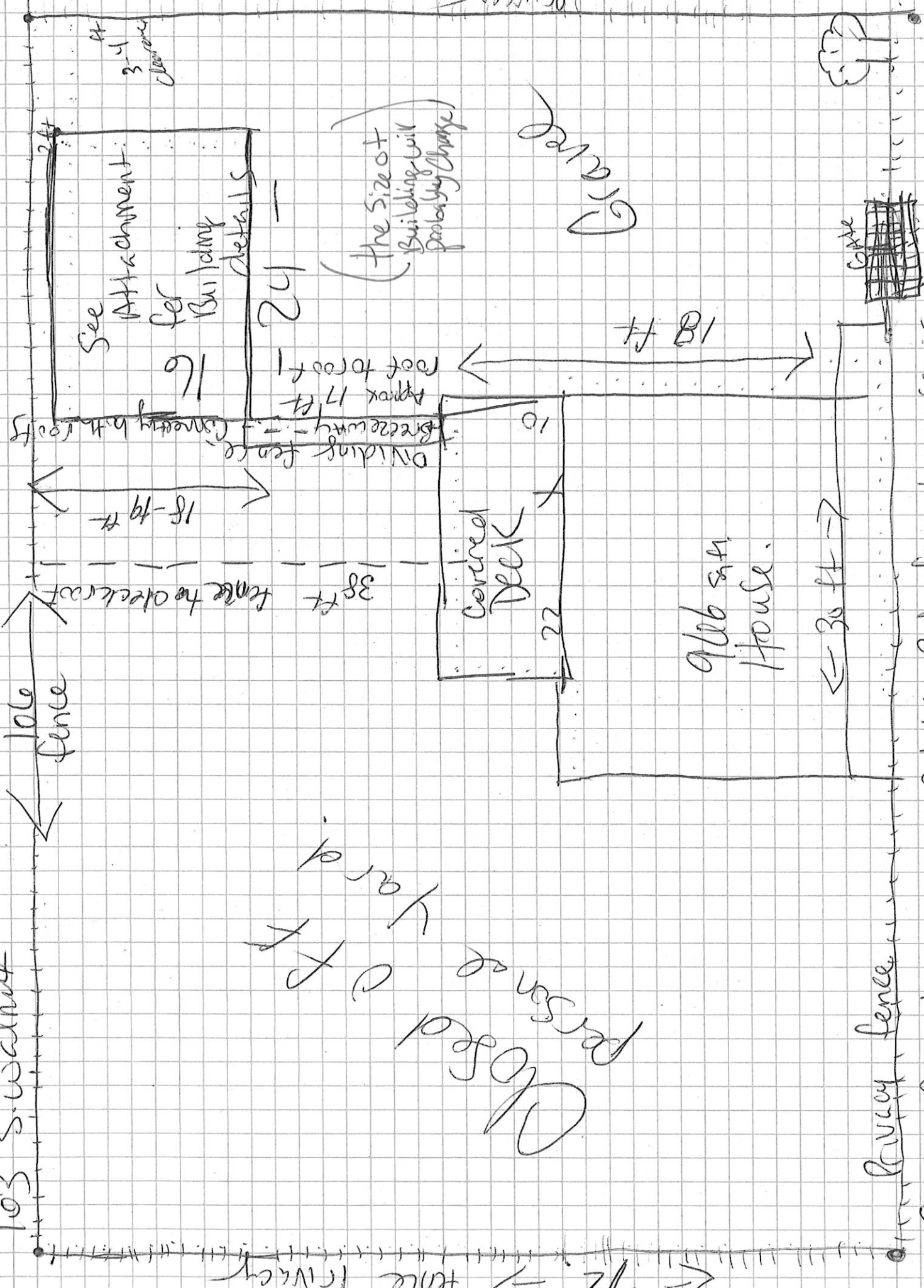
Here is the graphing you suggested. The building is probably going to be a little bigger more like a 12x40 or 14x36. I'm not doing a slab anymore it will be either built on site or built & moved to property. I emailed you earlier because I don't have a direct phone number for you. I'm trying to follow up with you to find out the details you were checking into. I'm off today so if you could contact me at your earliest convenience.

Thank you,

Angie Stevens
Sol 762 3156

10'5" S. W. Walnut

106 fence



Open Yard
Personae

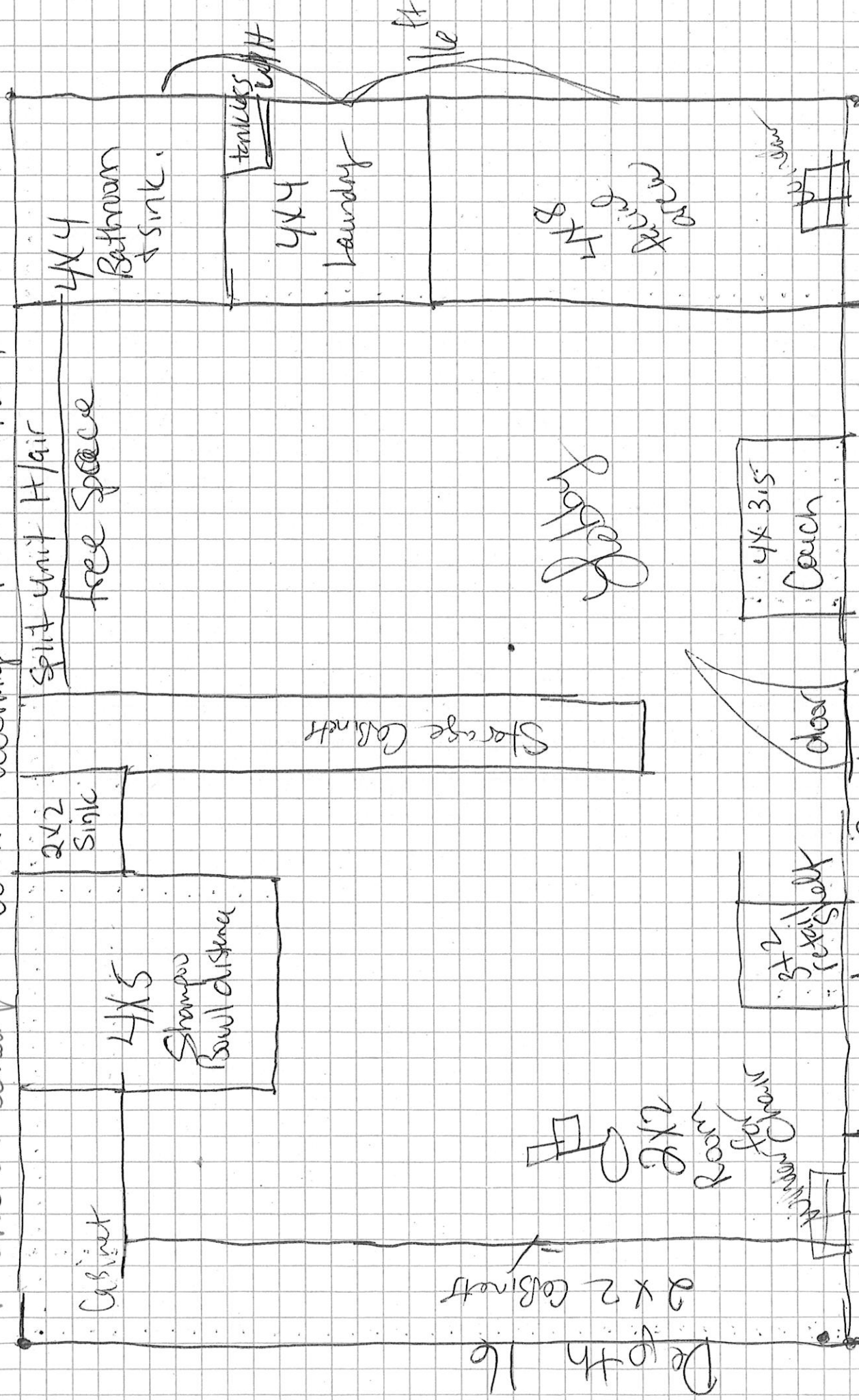
Sq ft = Approx
entire Sq ft = 2 ft

2 lots But fenced in area is
106 X 77 = 7480

24 x 16

Probably Changing Size of Building

With awning & porch 16 x 4



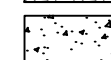
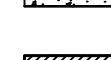
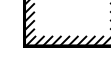


18 Sq = 1/2 ft
Buddy is 24 x 16

16 x 4 porch awning
Length 24

Approx 384 Sq. Ft.

LEGEND:

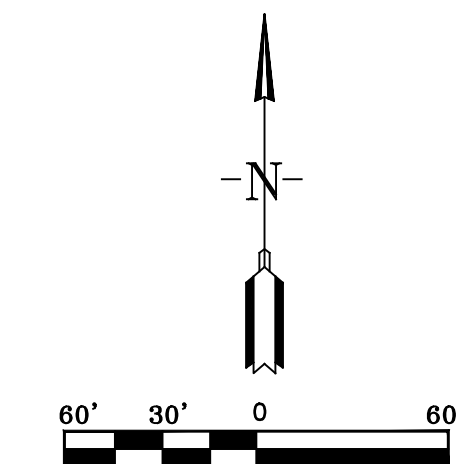
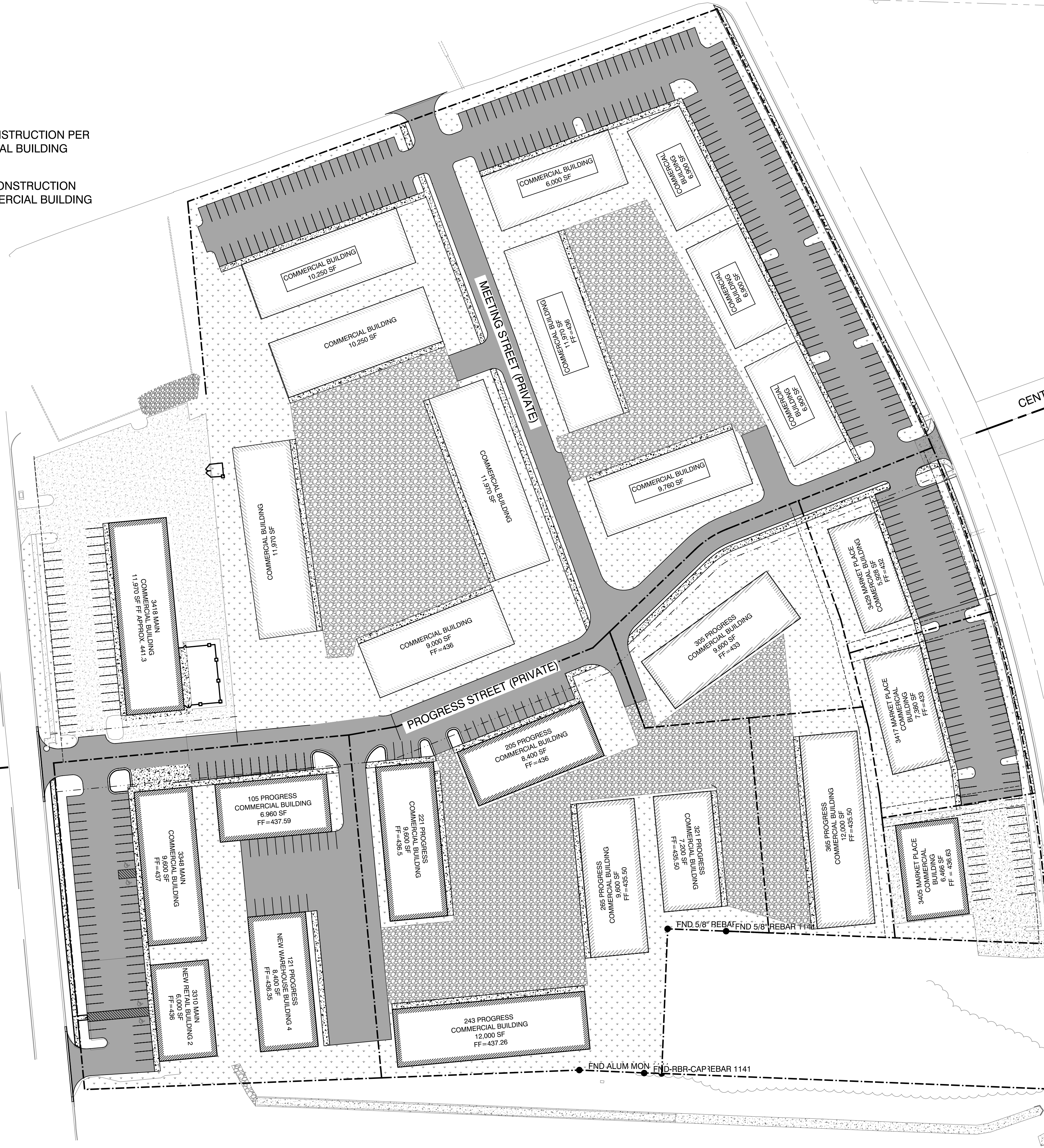
-  GREEN SPACE
-  GRAVEL
-  ASPHALT
-  EXISTING COMMERCIAL CONSTRUCTION PER CITY OF BRYANT COMMERCIAL BUILDING REQUIREMENTS.
-  PROPOSED COMMERCIAL CONSTRUCTION PER CITY OF BRYANT COMMERCIAL BUILDING REQUIREMENTS.

CENTERLINE EXISTING COMMERCIAL DRIVEWAY

CENTERLINE EXISTING COMMERCIAL DRIVEWAY

CENTERLINE EXISTING ROAD



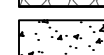
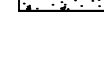
CENTERLINE EXISTING COMMERCIAL DRIVEWAY

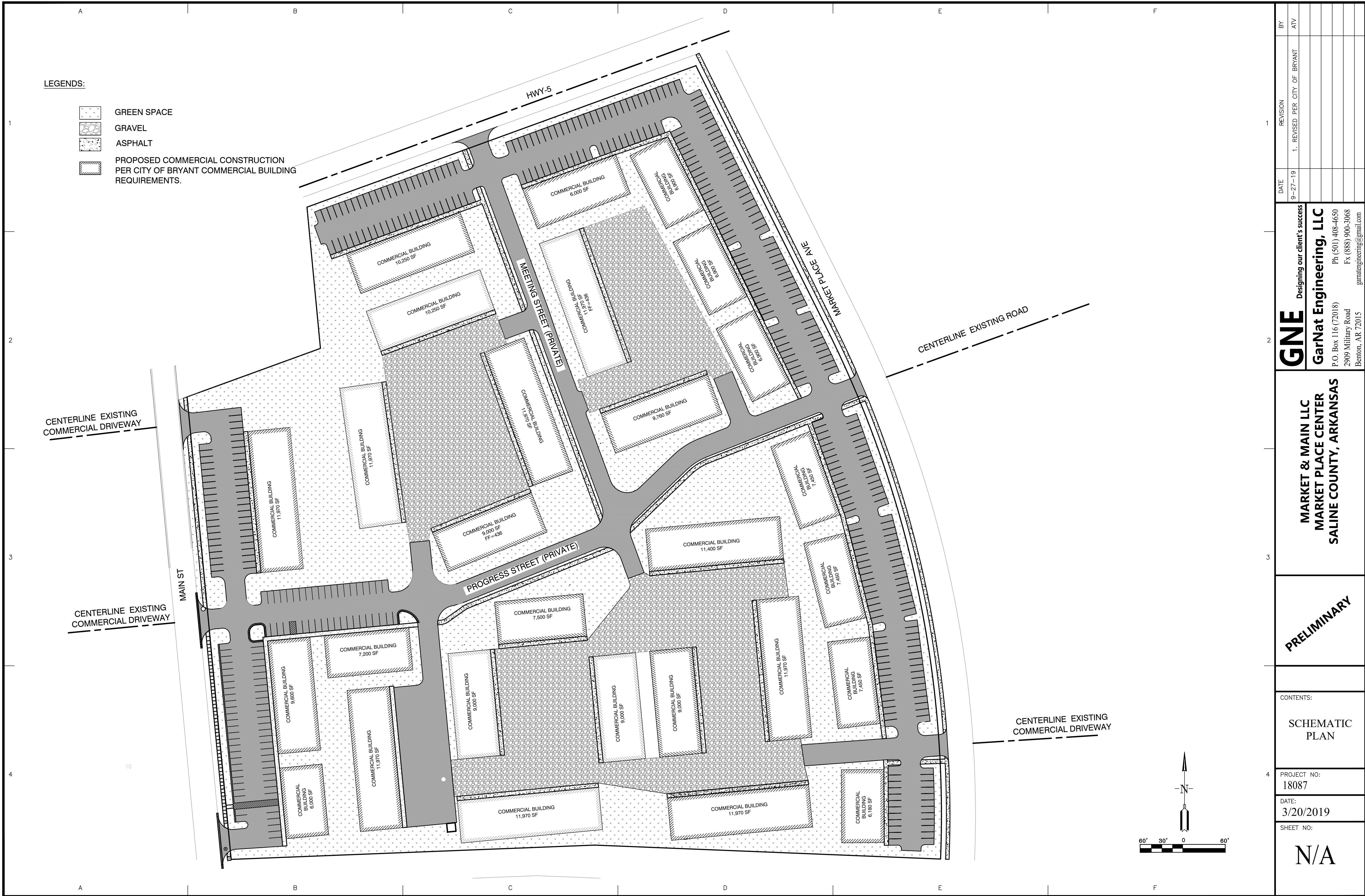


	REVISION		DATE		BY
	REVISED PER AS-BUILT		01-25-22		GPW
<p>Designing our client's success</p> <p>GNE GarNat Engineering, LLC</p> <p>P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650</p> <p>3825 Mt Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com</p>					
<p>MARKET PLACE CENTER CITY OF BRYANT SALINE COUNTY, ARKANSAS</p>					
PRELIMINARY					
<p>CONTENTS:</p> <p>SCHEMATIC PLAN</p>					
<p>PROJECT NO: 18087</p>					
<p>DATE: JANUARY 2022</p>					
<p>SHEET NO: N/A</p>					

J:\Projects\2018 Projects\18087_Bart_Engstrom - Market Place Center\Drawings\DWG\18087 - Schematic - 01-19-22-14.dwg

LEGENDS:

-  GREEN SPACE
-  GRAVEL
-  ASPHALT
-  PROPOSED COMMERCIAL CONSTRUCTION PER CITY OF BRYANT COMMERCIAL BUILDING REQUIREMENTS.



REVISION	DATE	BY
1. REVISED PER CITY OF BRYANT	9-27-19	ATV

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018) Ph (501) 408-4650
 2909 Military Road Fx (888) 900-1068
 Benton, AR 72015 gmatengineering@gmail.com

MARKET & MAIN LLC
MARKET PLACE CENTER
SALINE COUNTY, ARKANSAS

PRELIMINARY

CONTENTS:
 SCHEMATIC PLAN

PROJECT NO:
 18087
 DATE:
 3/20/2019
 SHEET NO:

N/A

A:\Projects\2018 Projects\18087_Bart_Engeman - Market Place Center\Drawings\18087_Schematic Plan.dwg - Market Place Center - 03/20/2019

JACOB'S CORNER

Subdivision

DRAINAGE REPORT

FOR

City of Bryant, AR

DATE

10 Dec. 2020

Rudolph Road Bryant, AR

for

The City of Bryant

By:

HOPE
CONSULTING
ENGINEERS - SURVEYORS

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

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	12.11	1	27	19,620	-----	-----	-----	PRE-development- IN BOUNDRY
2	Rational	13.66	1	27	22,125	-----	-----	-----	POST-development- IN BOUNDARY
Pond.gpw					Return Period: 2 Year			Monday, 12 / 21 / 2020	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

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	16.31	1	27	26,416	-----	-----	-----	PRE-development- IN BOUNDRY
2	Rational	18.39	1	27	29,789	-----	-----	-----	POST-development- IN BOUNDARY
Pond.gpw					Return Period: 10 Year			Monday, 12 / 21 / 2020	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

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	18.85	1	27	30,534	-----	-----	-----	PRE-development- IN BOUNDRY
2	Rational	21.25	1	27	34,432	-----	-----	-----	POST-development- IN BOUNDARY
Pond.gpw					Return Period: 25 Year			Monday, 12 / 21 / 2020	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

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	21.45	1	27	34,749	-----	-----	-----	PRE-development- IN BOUNDRY
2	Rational	24.19	1	27	39,185	-----	-----	-----	POST-development- IN BOUNDARY
Pond.gpw					Return Period: 50 Year			Monday, 12 / 21 / 2020	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

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	23.08	1	27	37,393	-----	-----	-----	PRE-development- IN BOUNDARY
2	Rational	26.03	1	27	42,166	-----	-----	-----	POST-development- IN BOUNDARY
Pond.gpw					Return Period: 100 Year			Monday, 12 / 21 / 2020	

Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	59.0467	11.8000	0.8167	-----
3	0.0000	0.0000	0.0000	-----
5	0.0000	0.0000	0.0000	-----
10	46.3641	10.0000	0.6781	-----
25	48.6541	9.8000	0.6523	-----
50	79.0516	13.3000	0.7326	-----
100	54.7483	10.0000	0.6279	-----

File name: bryant.idf

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.89	4.76	4.03	3.50	3.11	2.80	2.55	2.35	2.18	2.03	1.91	1.80
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	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	7.39	6.08	5.23	4.62	4.16	3.80	3.51	3.27	3.06	2.89	2.73	2.60
25	8.39	6.94	5.99	5.31	4.80	4.40	4.07	3.80	3.57	3.37	3.20	3.05
50	9.40	7.87	6.83	6.06	5.47	5.00	4.62	4.29	4.02	3.79	3.58	3.40
100	10.00	8.34	7.25	6.47	5.87	5.40	5.02	4.69	4.42	4.19	3.98	3.80

Tc = time in minutes. Values may exceed 60.

Precip. file name: C:\Documents and Settings\Will\Desktop\Fleming\fleming.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	3.50	0.00	0.00	4.80	5.40	0.00	6.70

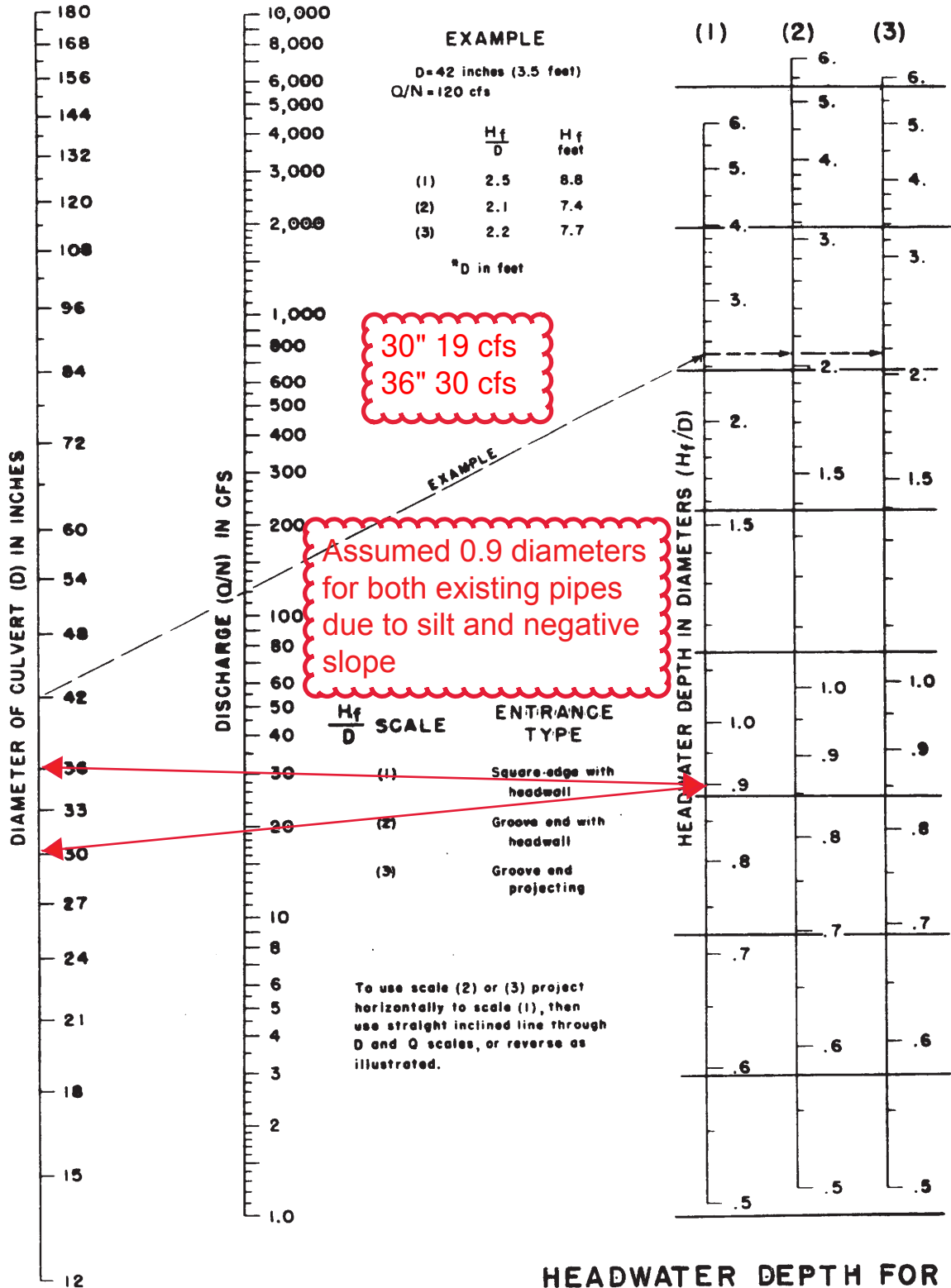
time of concentration, tc (min)	REGION 3 IDF		
Jacob's Corner (pre and post tc)			
Channel Dimensions and Time of Concentration, tc			
Area (ft ²)	377229.6		
Area (Acre)	8.66		
Length, L (ft)	558.0		
Change in Elevation (ft)	15.1		
Slope, S (ft/ft)	0.027		
N	0.600	h (ft)	S
L(overland, ft)	50	12	0.060
L(channel 1, ft)	508	3.1	0.006
L(channel 2, ft)	0.0		
t _i	16.6	v	
t _{t1}	9.9	0.853581	
t _{t2}	0.0	8495.905	
time of concentration, tc (min)	26.5	or min. of 5 minutes	

TABLE 400-3 Values of N for Use in the Kerby Formula

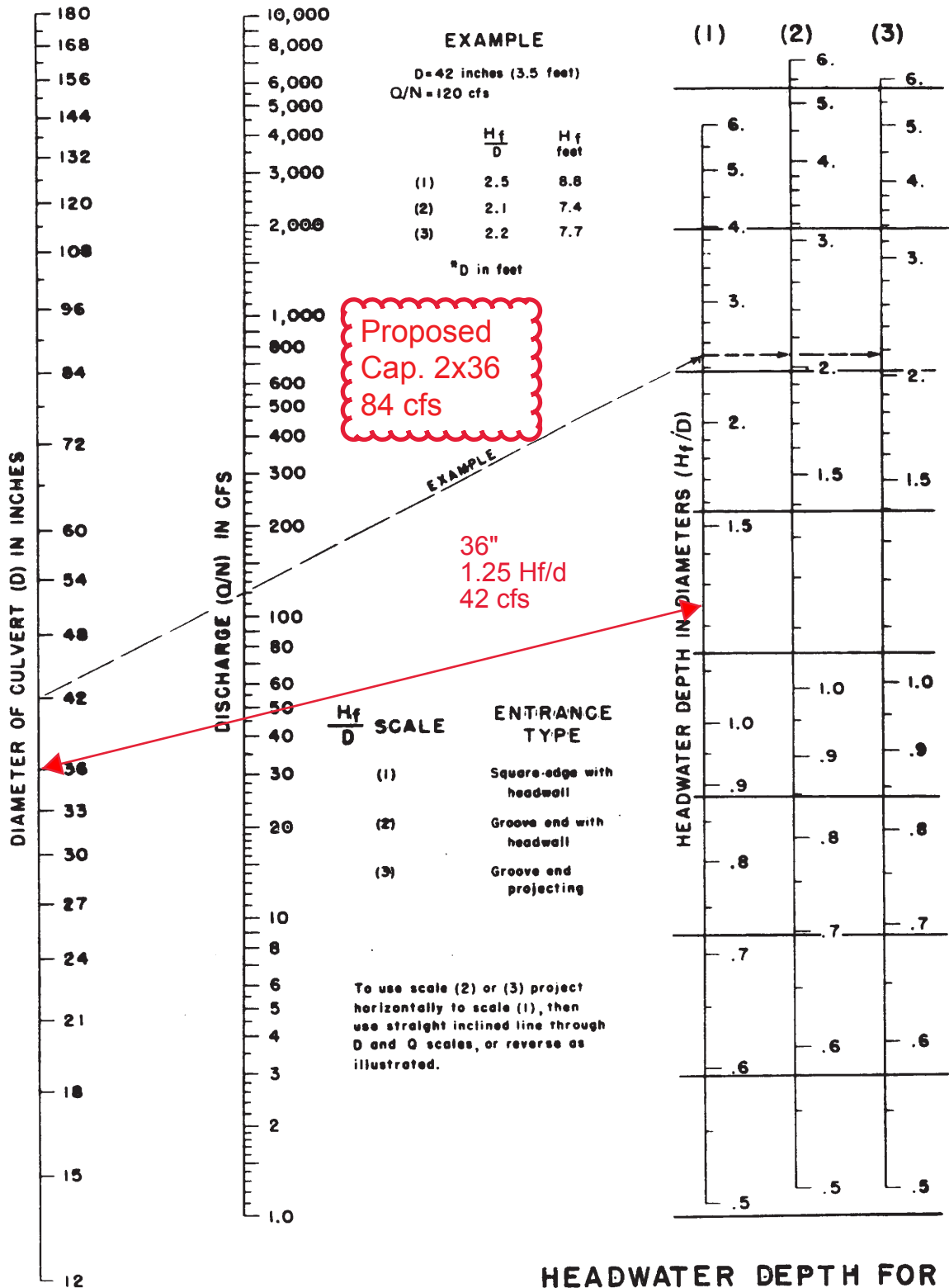
N	Type of Surface
0.02	smooth impervious surfaces
0.10	smooth bare packed soil, free of stones
0.20	poor grass, cultivated row crops or moderately bare surfaces
0.40	pasture or average grass cover
0.60	deciduous timberland
0.80	conifer timberland, deciduous timberland with deep forest litter or dense grass cover

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	6.80	4.68	3.85	3.35	2.98	2.70	2.48	2.29	2.14	2.01	1.90	1.80
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	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	7.39	6.08	5.23	4.62	4.16	3.80	3.51	3.27	3.06	2.89	2.73	2.60
25	8.39	6.98	6.03	5.34	4.82	4.40	4.06	3.78	3.54	3.34	3.16	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	10.00	8.34	7.25	6.47	5.87	5.40	5.02	4.69	4.42	4.19	3.98	3.80

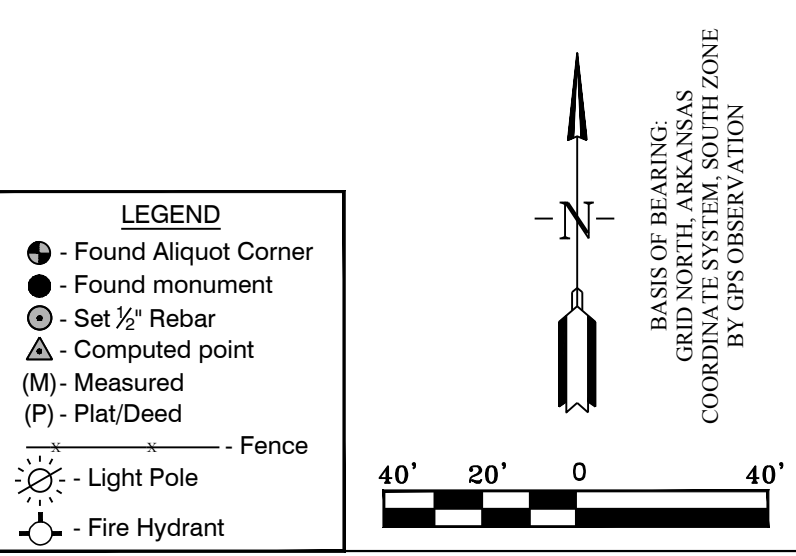
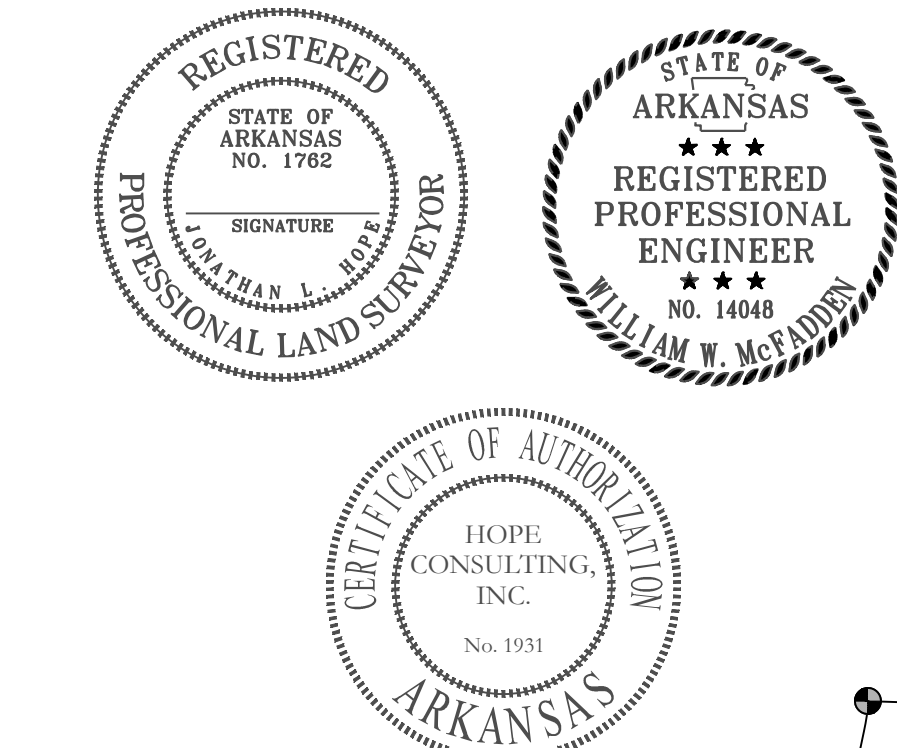
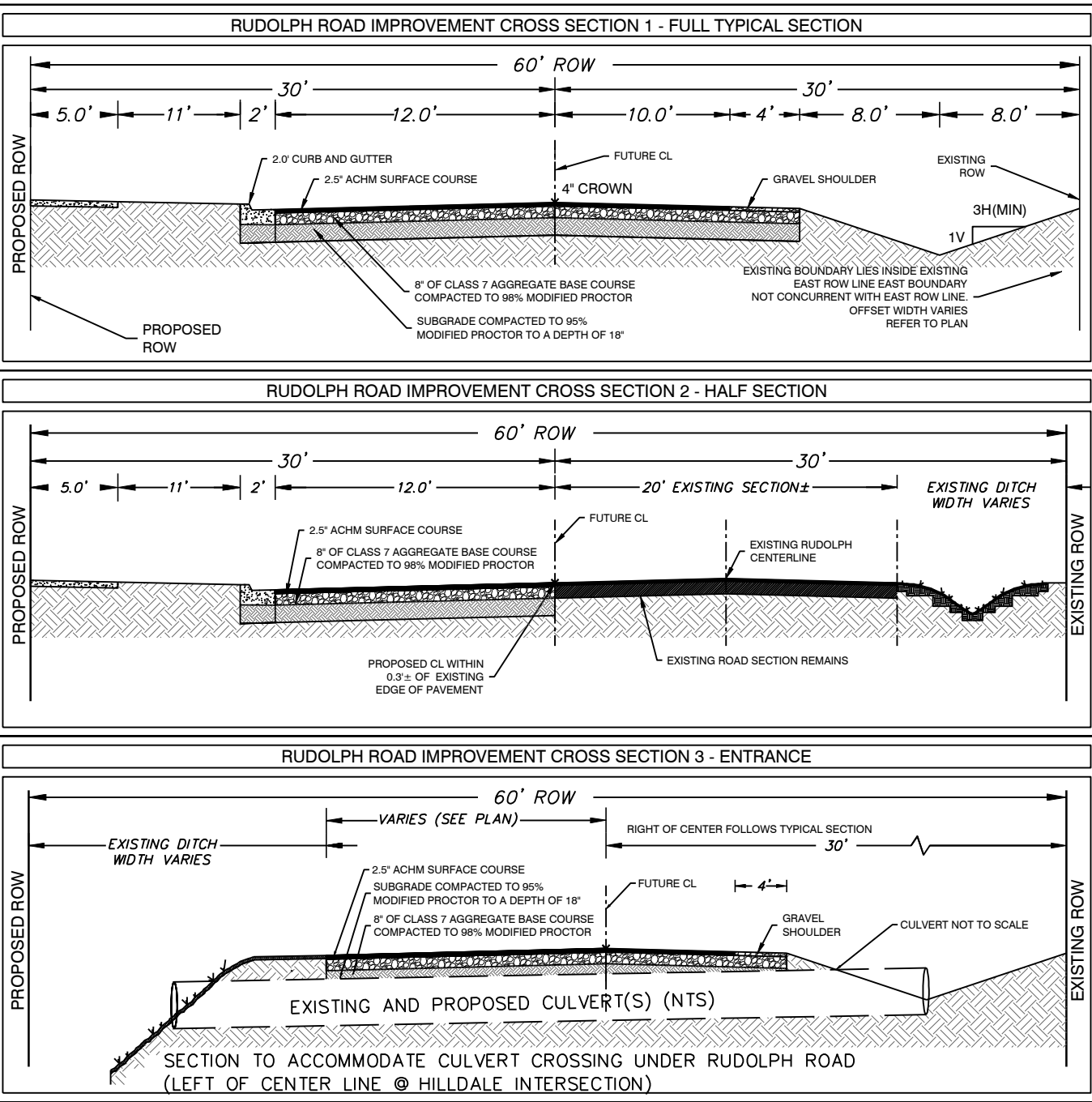
Tc = time in minutes. Values may exceed 60.



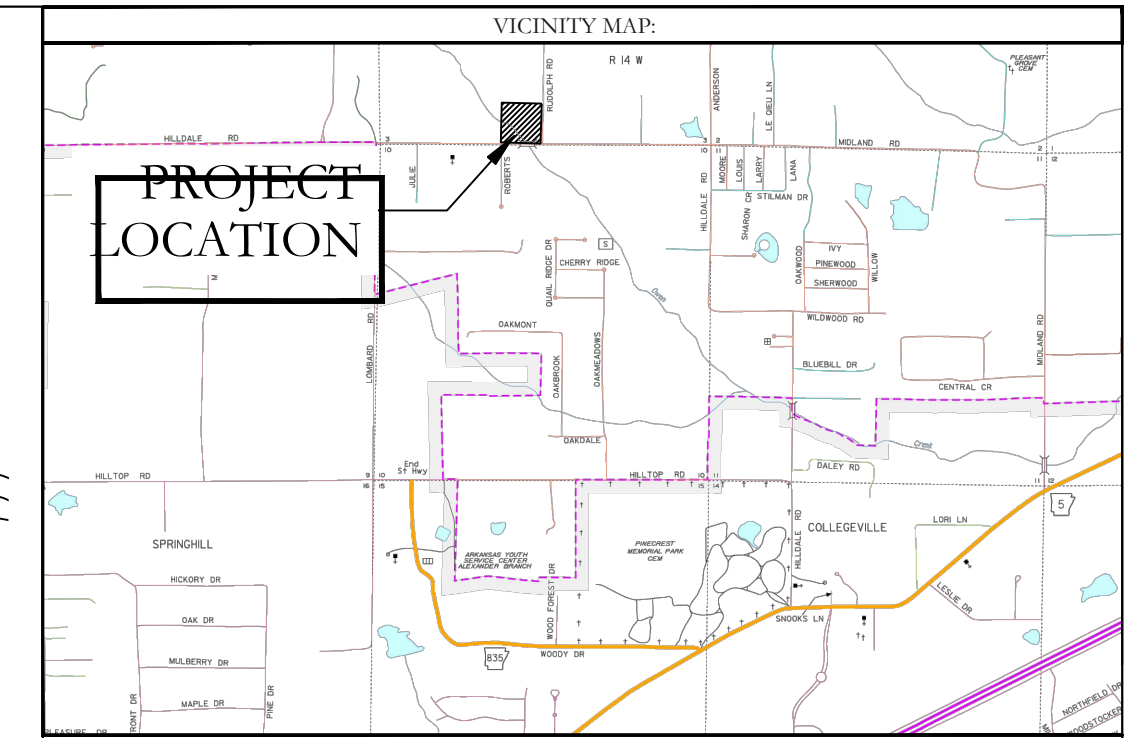
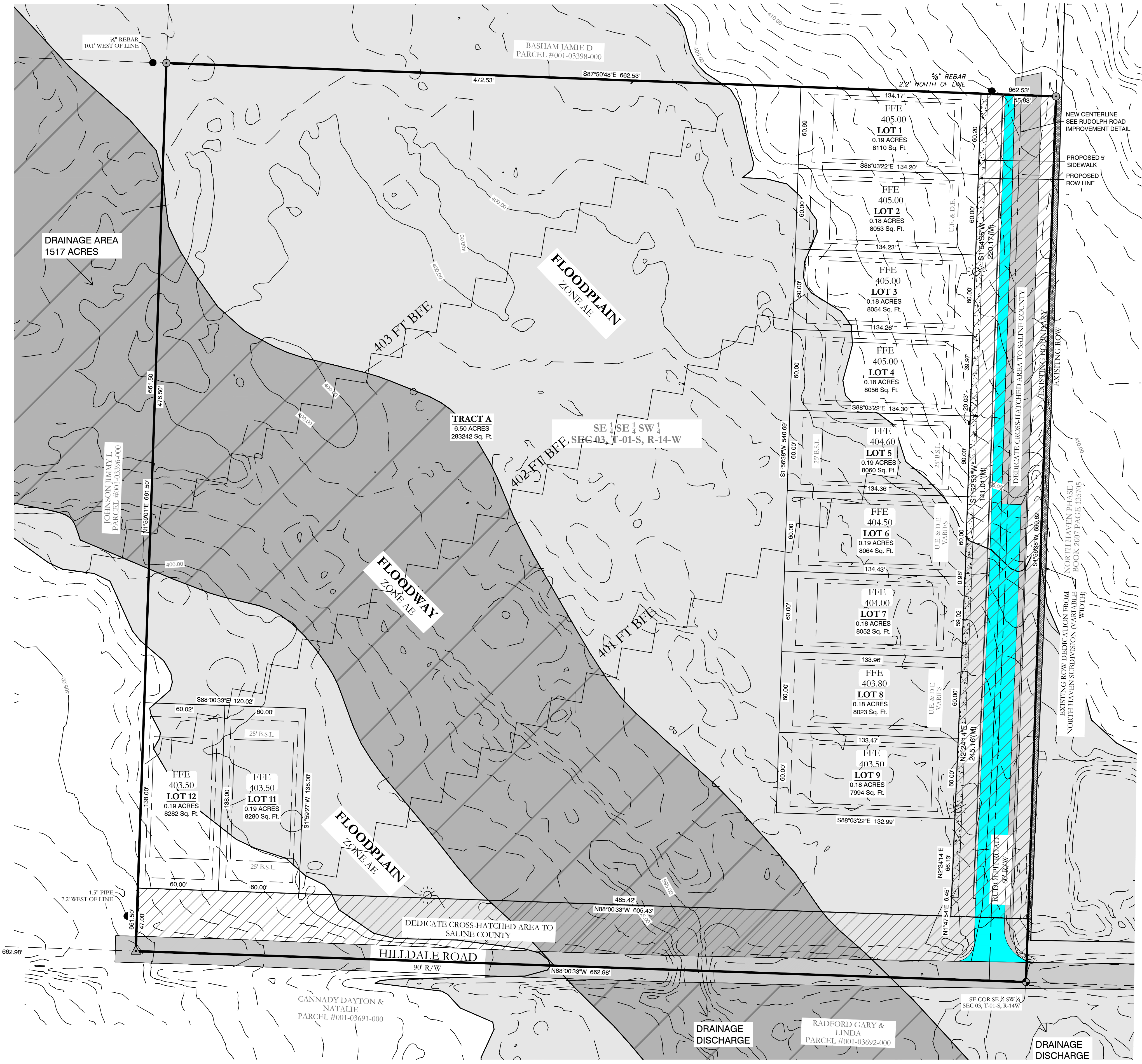
HEADWATER DEPTH FOR
 CONCRETE PIPE CULVERTS
 WITH INLET CONTROL



HEADWATER DEPTH FOR
CONCRETE PIPE CULVERTS
WITH INLET CONTROL



LEGAL DESCRIPTION:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 03, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY ARKANSAS.
CONTAINING 437,787.7 SQUARE FEET, OR 10.05 ACRES, MORE OR LESS.
SUBJECT TO BUILDING LINES, EASEMENTS, MINERAL RESERVATIONS AND/OR CONVEYANCES, AND RESTRICTIONS OF RECORD, IF ANY.



CITY OF BRYANT CERTIFICATIONS:
OWNER: GIRON BUILDERS INC.
Address: 3420 HILDALE ROAD, ALEXANDER, AR 72002
DEVELOPER: GIRON BUILDERS INC.
Address: 3420 HILDALE ROAD, ALEXANDER, AR 72002

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.
Date of Execution: _____ Name: _____
Source of Title: D.R. BOOK 2020 PAGE 006574

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on 20/20, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located.
Date of Execution: _____ Signed: 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 survey and 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: _____ Signed: William W. McFadden, Registered Professional Engineer, No. 14048, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.
Date of Execution: _____ Signed: Name, Chairman, Bryant Planning Commission

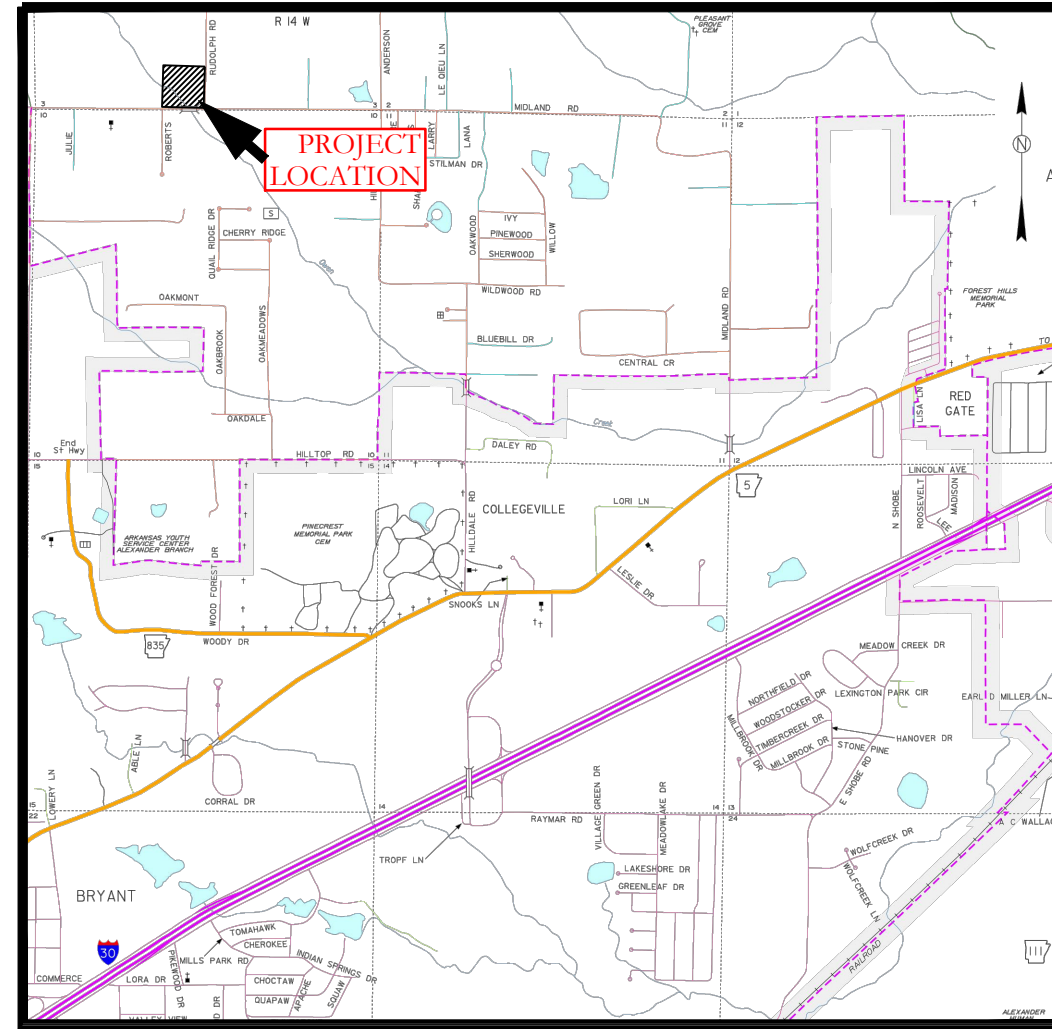
FLOODPLAIN CERTIFICATION:
By affixing my seal and signature, I Jonathan L. Hope, PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 051250240E, dated 06/05/2020, a portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY SPECIFICATIONS:	
OWNER: GIRON BUILDERS INC. 3420 HILDALE ROAD ALEXANDER, AR 72002	MIN. LOT SIZE: 8,000 S.F. NUMBER OF LOTS: 11 SOURCE OF WATER: SALEM WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
DEVELOPER: GIRON BUILDERS INC. 3420 HILDALE ROAD ALEXANDER, AR 72002	BUILDING SETBACKS: FRONT - 25' OR AS SHOWN REAR - 25' OR AS SHOWN SIDE - 8' OR AS SHOWN
ENGINEERS: HOPE CONSULTING INC. 117 S MARKET STREET BENTON, AR 72015	EASEMENTS UTILITY & DRAINAGE (D.E. & U.E): FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
NAME OF SUBDIVISION: JACOBS CORNER	ZONING CLASSIFICATION: PROPOSED R-2
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2020/PAGE 006574	LOT CORNERS: SET 1/2" REBAR WITH CAP

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: GIRON BUILDERS INC.		
PRELIMINARY PLAT JACOBS CORNER A SUBDIVISION IN SALINE COUNTY, ARKANSAS		
DATE: 1/11/2022	C.A.D. BY:	DRAWING NUMBER: 20-0722
REVISED:	CHECKED BY:	SCALE: 1" = 40'
500	01S 14W 0 03 320 62 1762	

CONSTRUCTION PLANS JACOB'S CORNER SALINE COUNTY, AR



VICINITY MAP

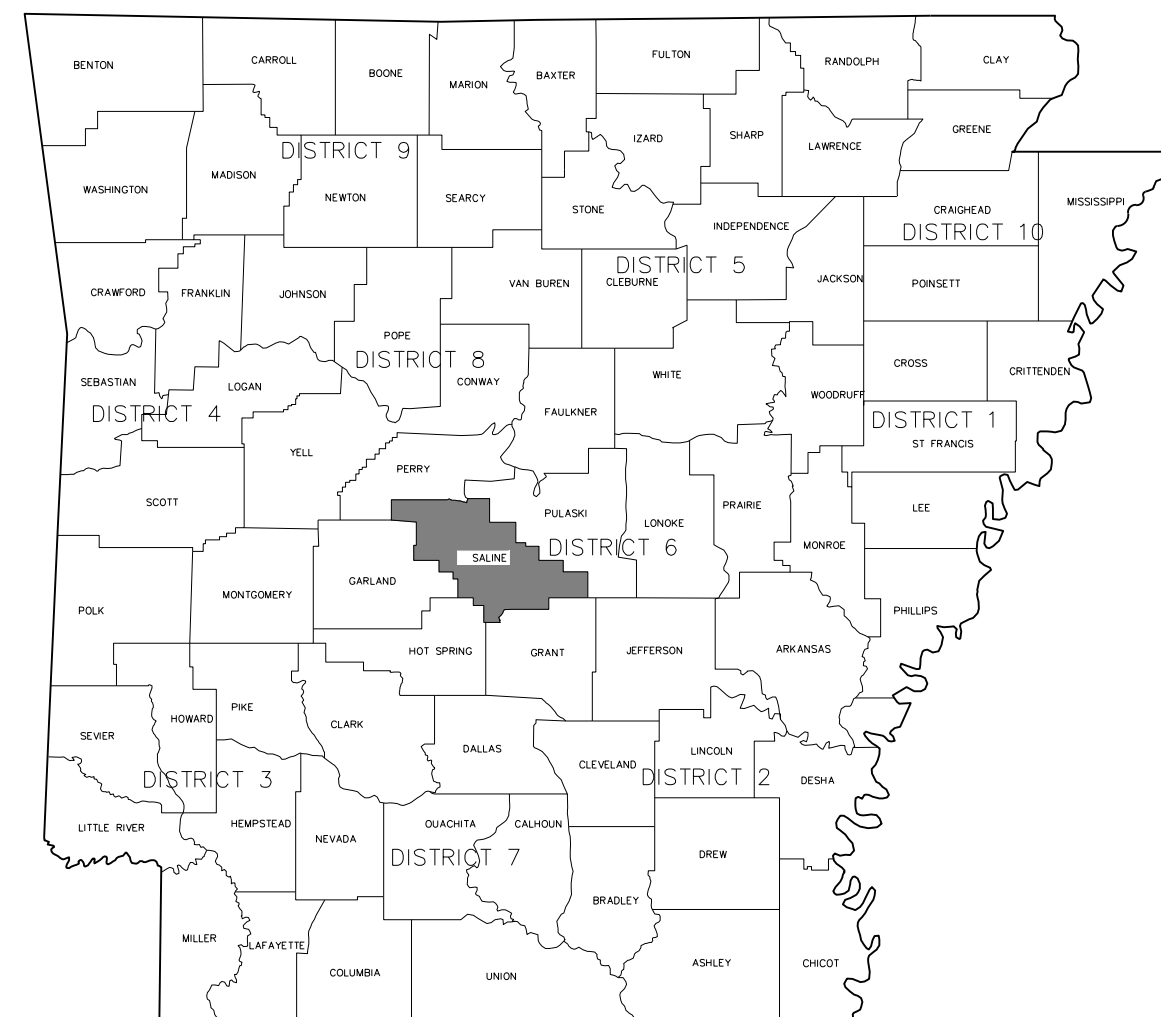
PREPARED BY:

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	RUDOLPH IMPROVEMENT
C-2.0	STREET PLAN & PROFILE
C-2.1	RUDOLPH IMPROVEMENT PAVEMENT PLAN VIEW
C-3.1	UTILITY PLAN AND PROFILE
C-4.0	UTILITY DETAILS 1
C-4.1	UTILITY DETAILS 2
C-5.0	CIVIL SPECS
C-6.0	DRAINAGE PLAN
C-7.0	EROSION CONTROL PLAN



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

ARCHITECT
N/A

STRUCTURAL ENGINEER
N/A

GEOTECHNICAL ENGINEER

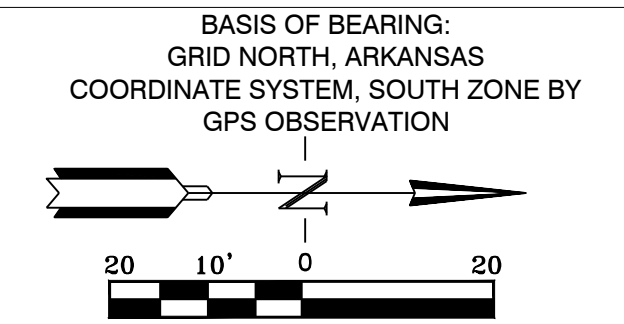
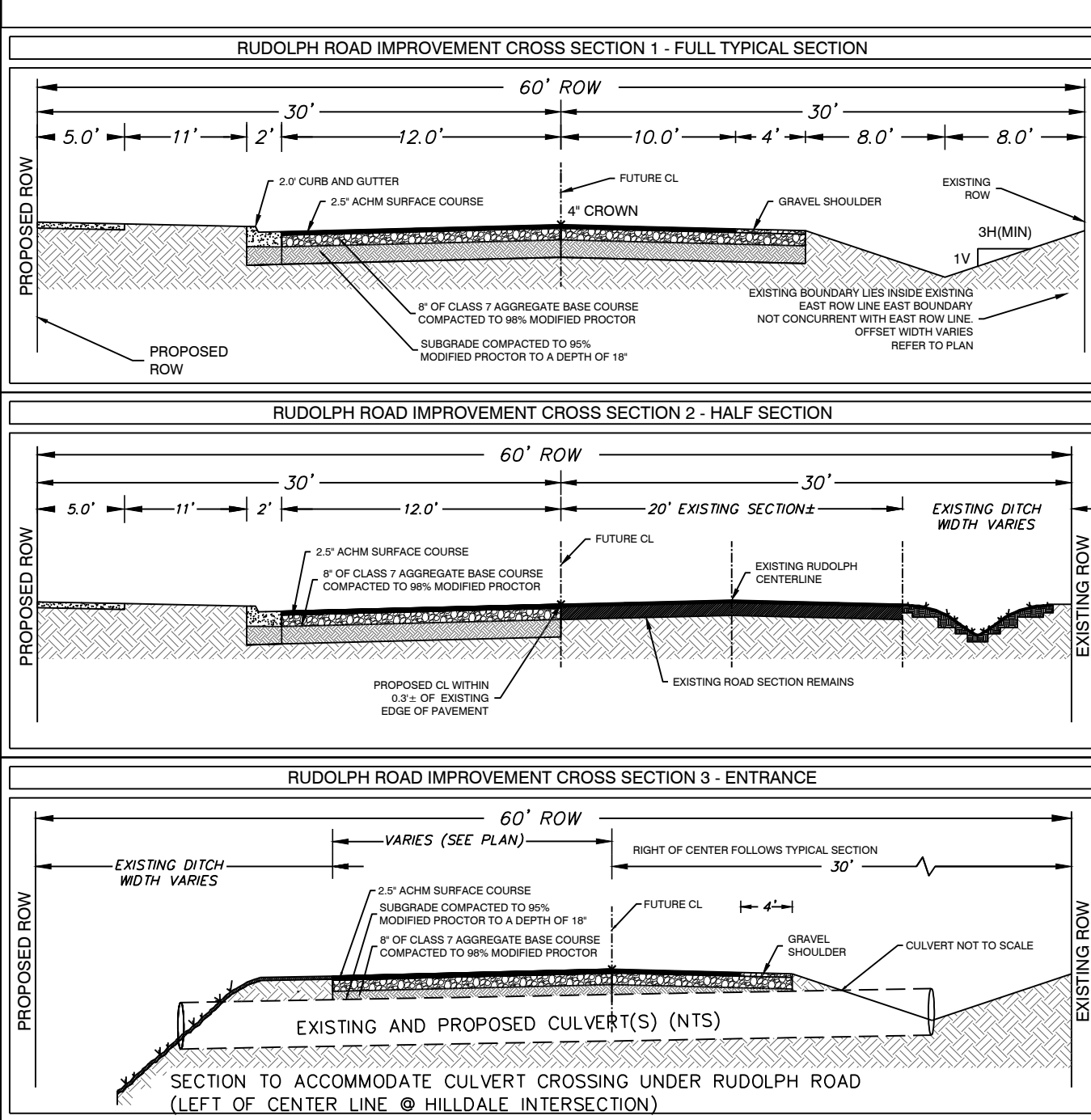
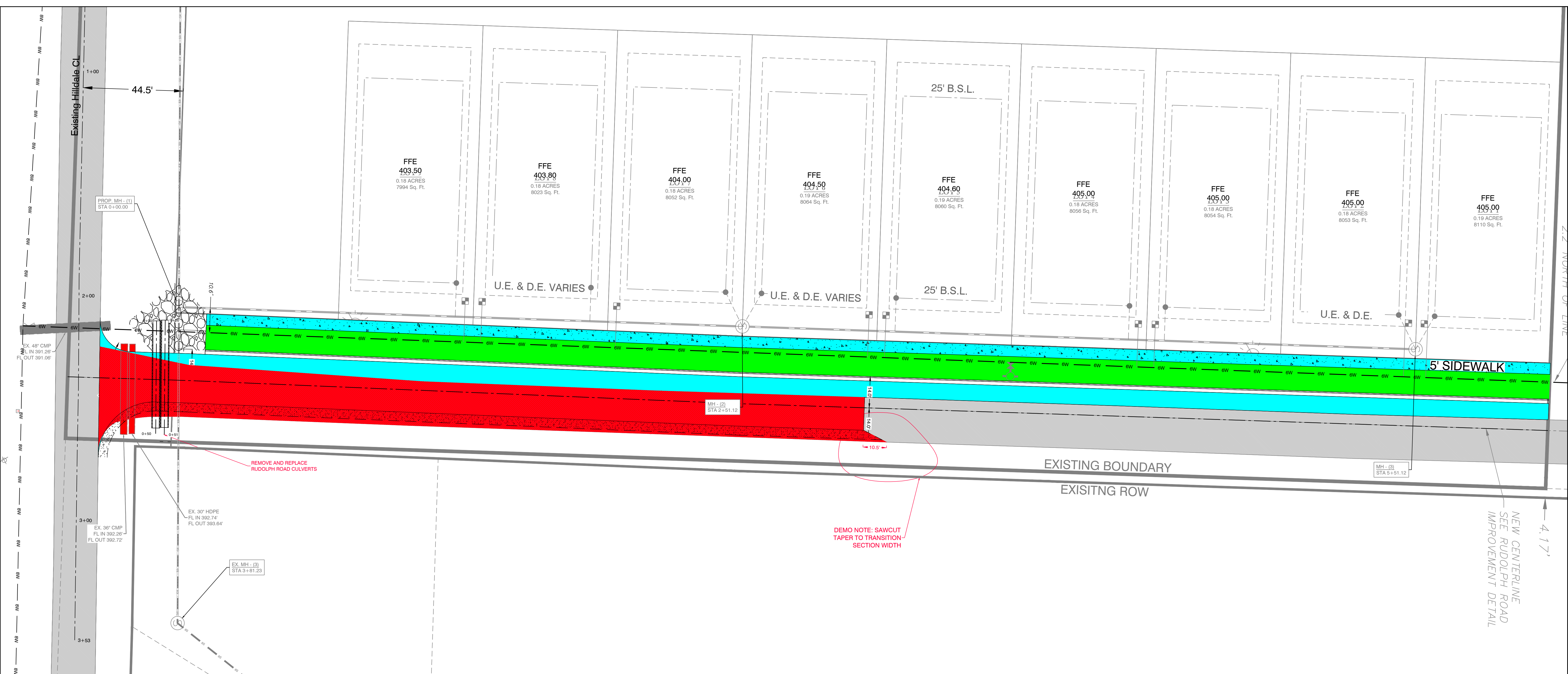
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ENGINEERS - SURVEYORS

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Benton, Arkansas 72015
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
GIRON BUILDERS INC.

JACOB'S CORNER

DATE:	01-27-2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		20-0722
SHEET:		SCALE:		



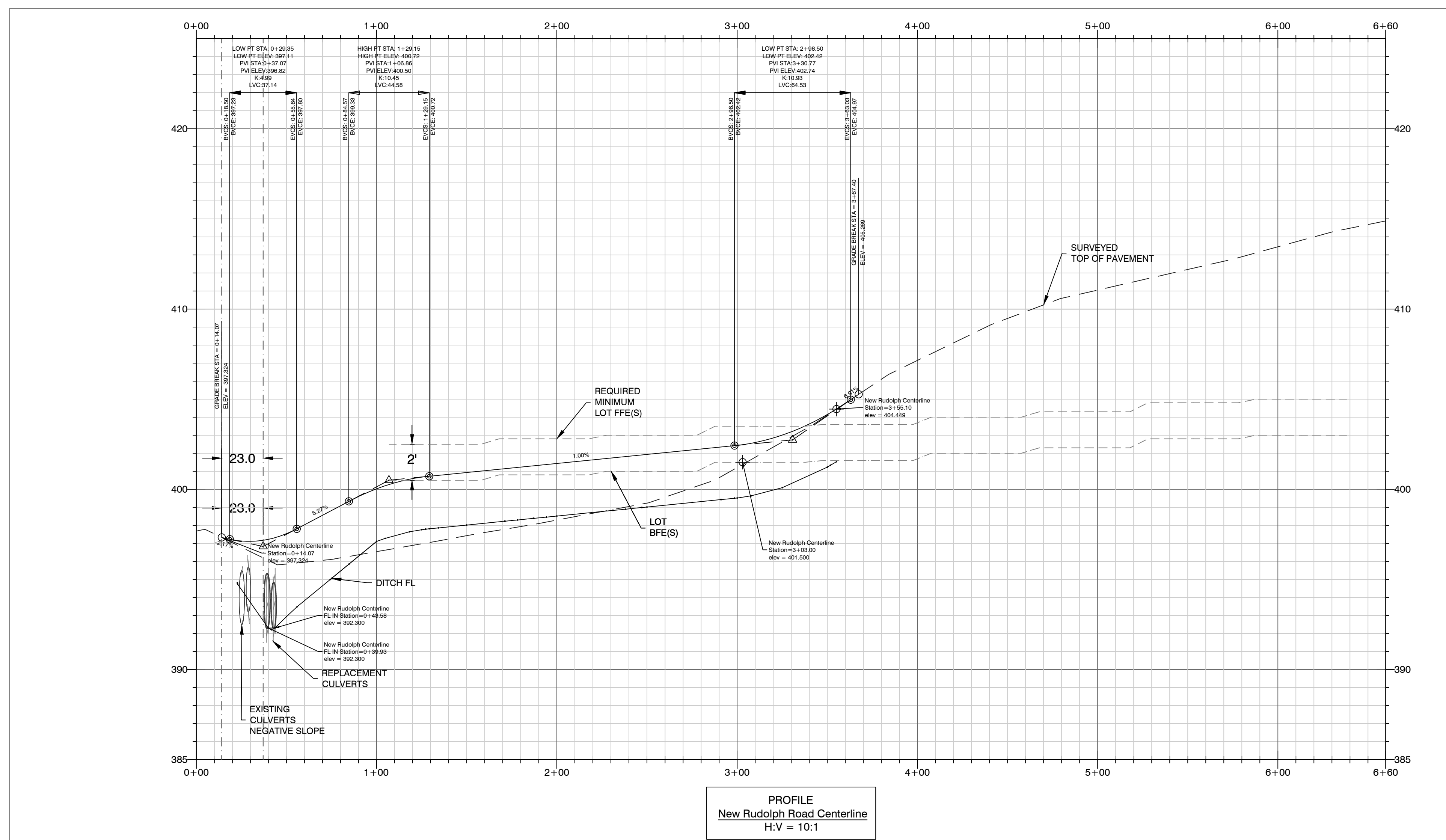
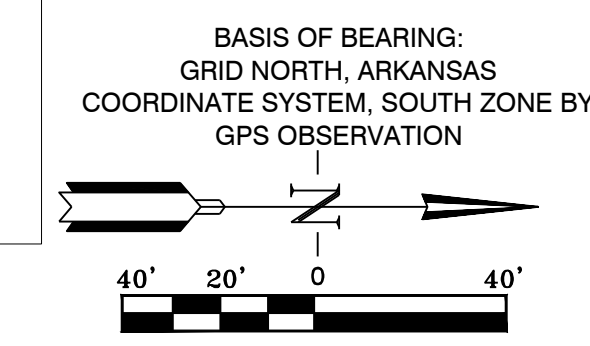
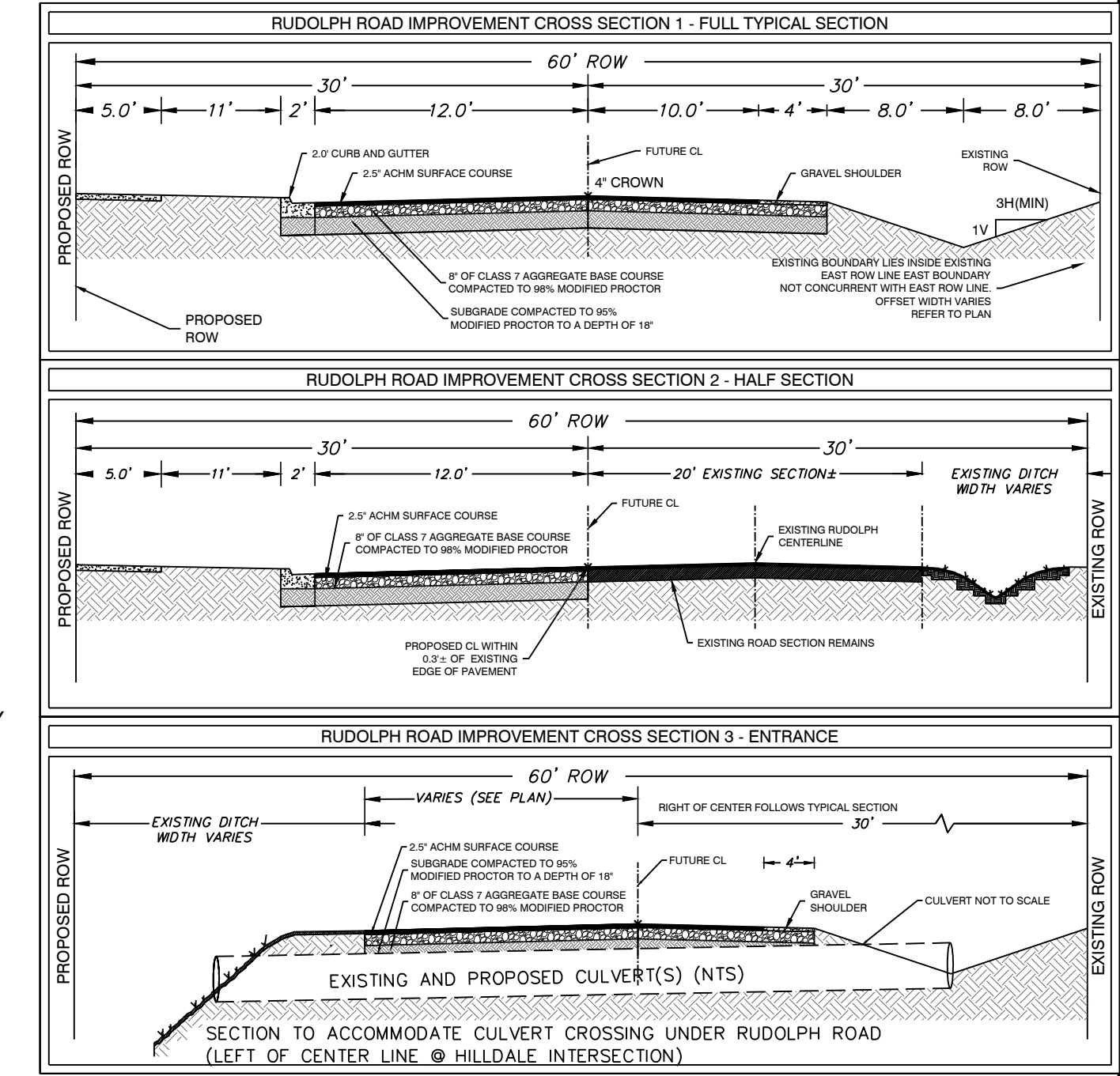
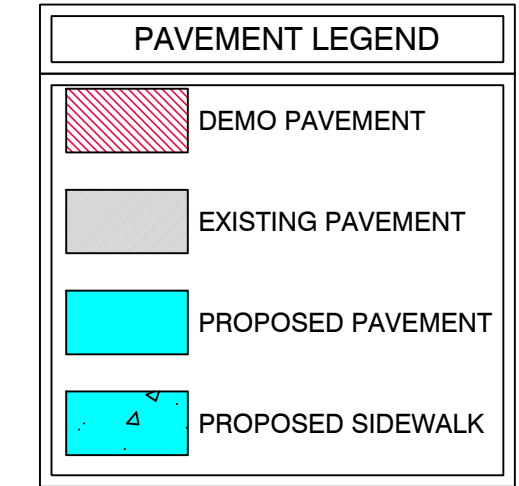
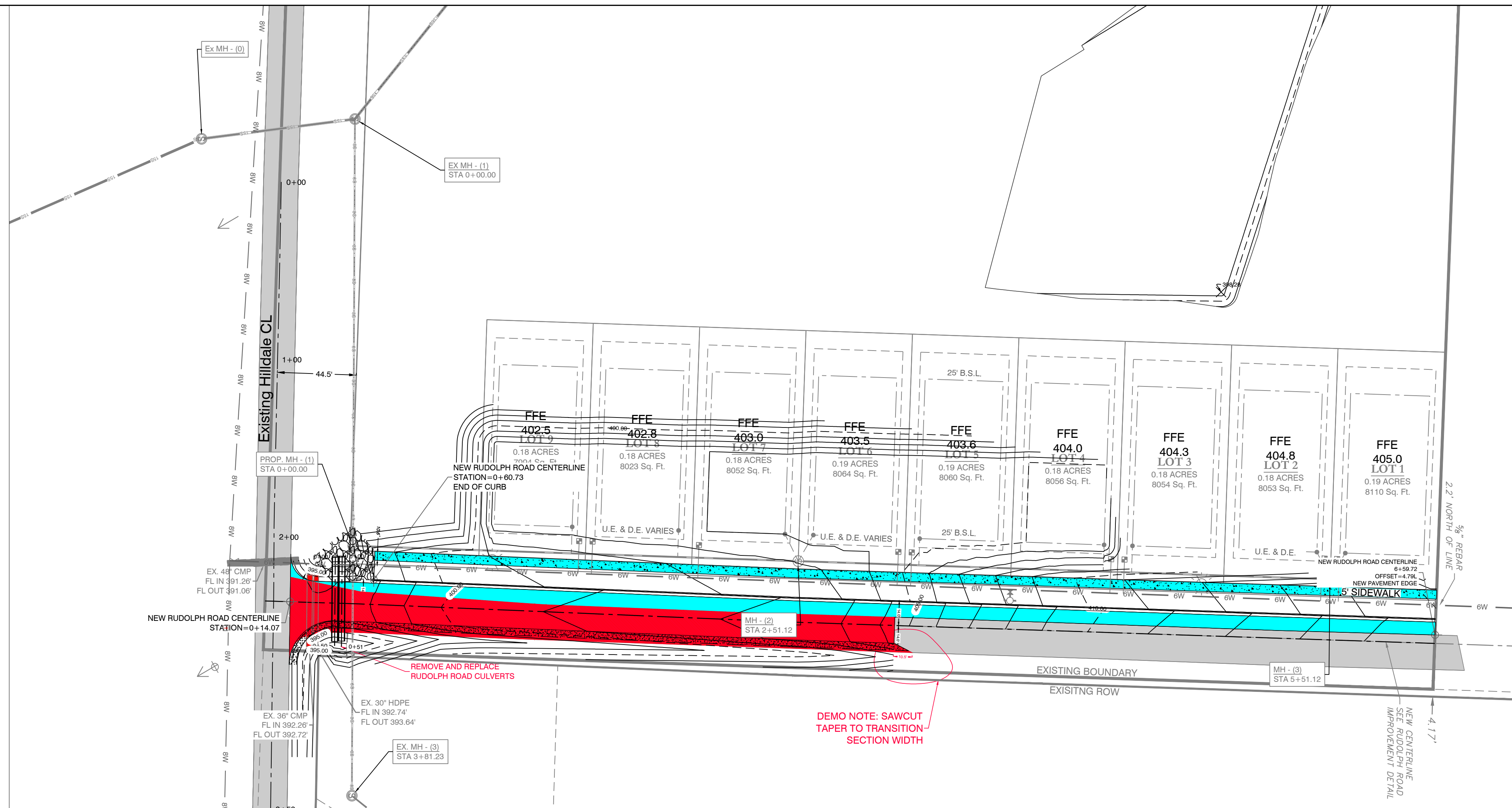
HATCH LEGEND

- PROPOSED RIP RAP 630 SF
- PROPOSED GREEN STRIP 6571
- DEMO PAVEMENT 7242
- EXISTING PAVEMENT
- PROPOSED ASPHALT 9941 SF
- PROPOSED SHOULDER 1424 SF
- PROPOSED SIDEWALK (5' WIDTH)

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 117 S. Market Street,
 Benton, Arkansas 72015
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 FAX (501) 315-0024
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FOR USE AND BENEFIT OF: GIRON BUILDERS INC.			
JACOB'S CORNER			
RUDOLPH ROAD IMPROVEMENT PLAN			
SALINE COUNTY, ARKANSAS			
DATE: 01-27-2022	C.A.D. BY:	DRAWING NUMBER:	
REVISIONS:	CHECKED BY:	20-0722	
SHEET: C-1.0	SCALE:		
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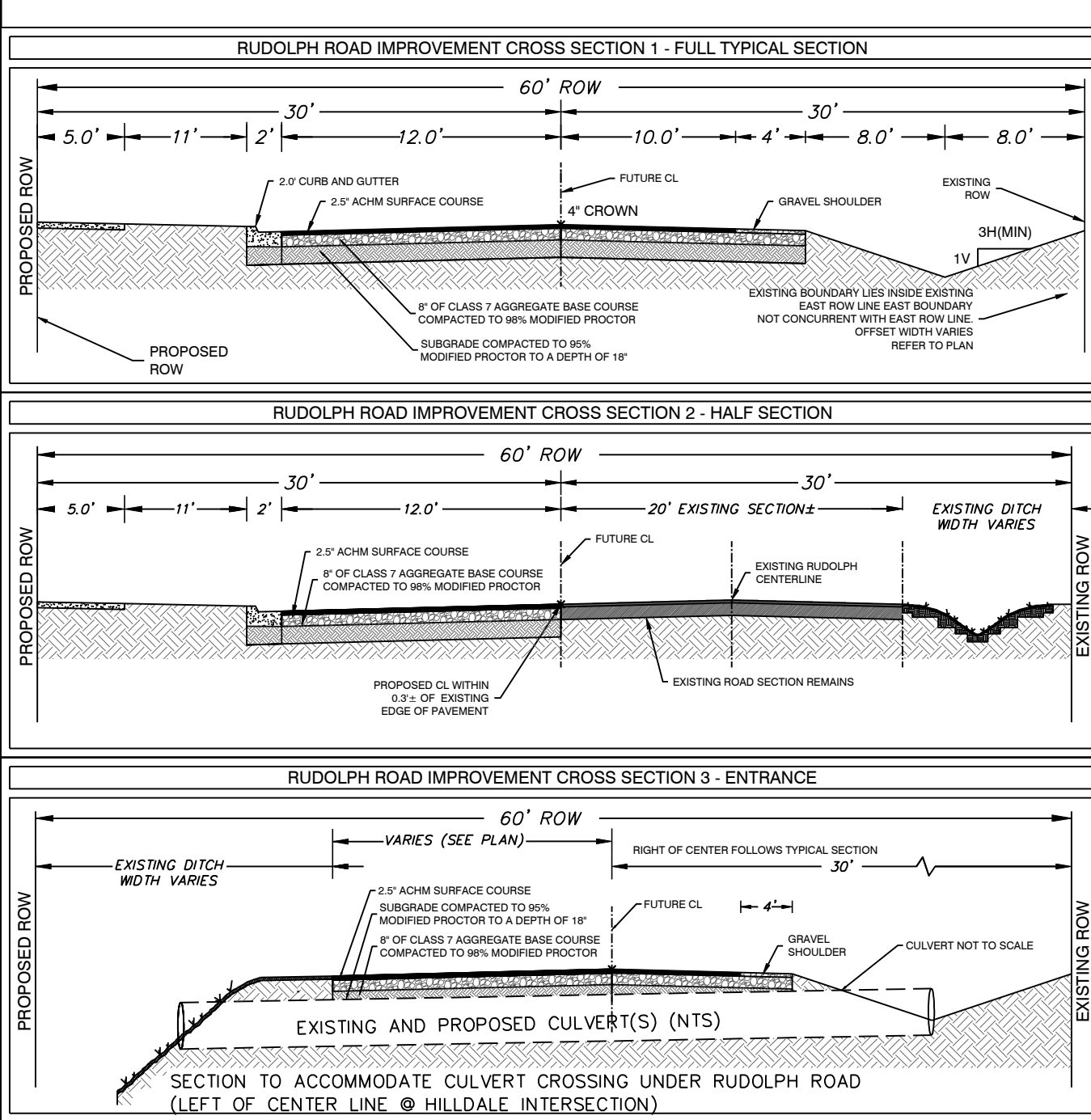
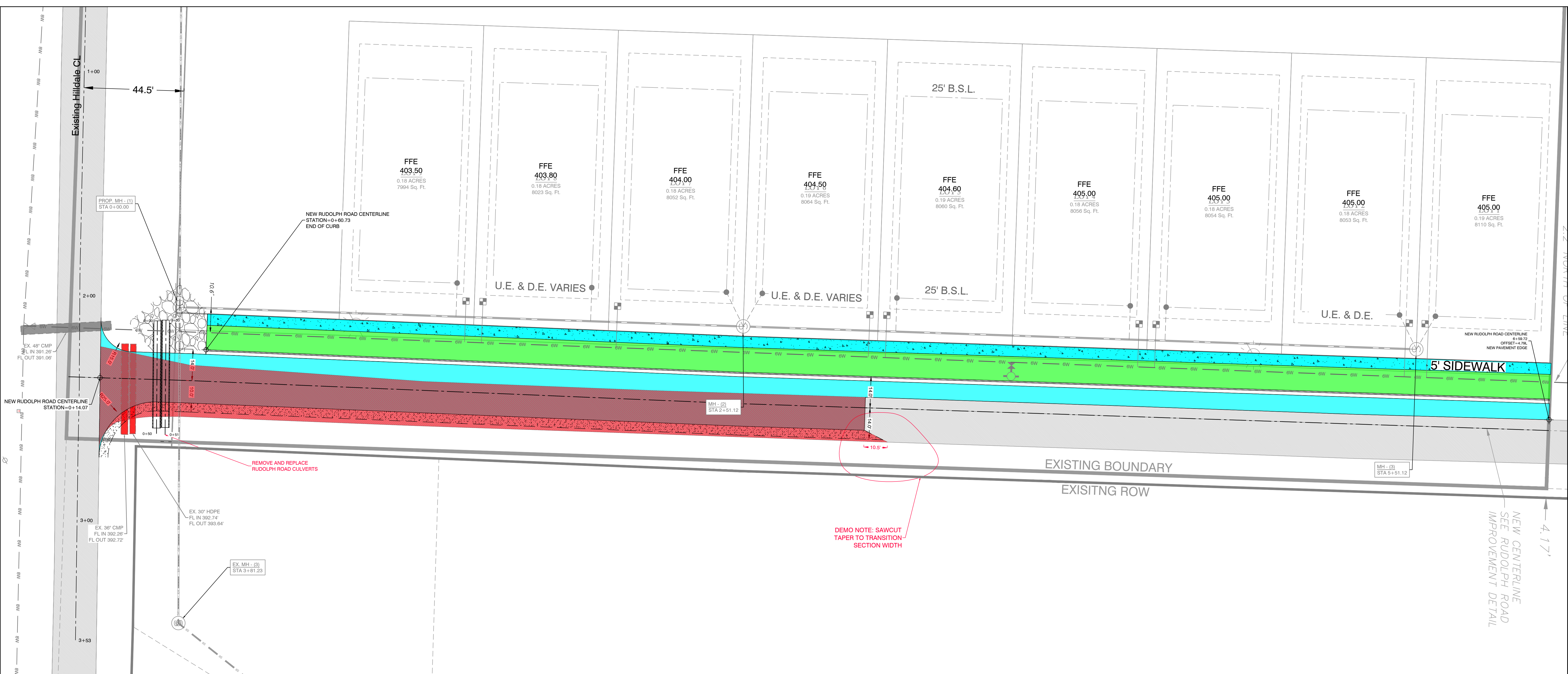
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FOR USE AND BENEFIT OF:
GIRON BUILDERS INC.

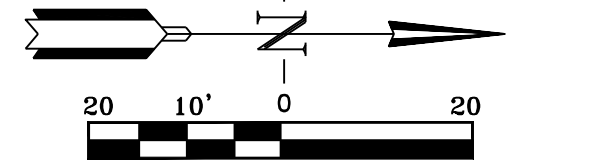
JACOB'S CORNER
 STREET PLAN AND PROFILES
 SALINE COUNTY, ARKANSAS

DATE: 01-27-2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	20-0722
SHEET: C-2.0	SCALE:	
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BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION



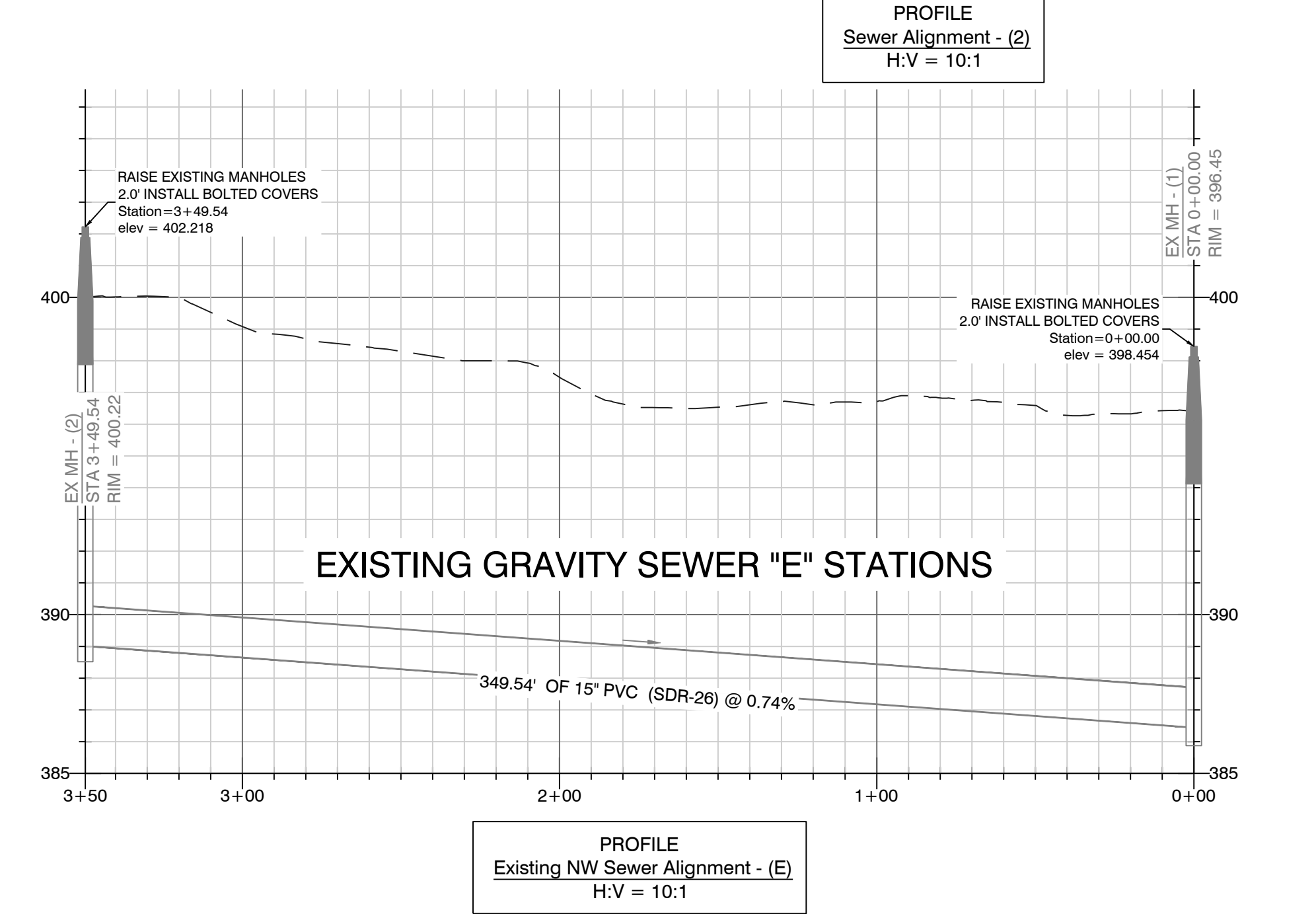
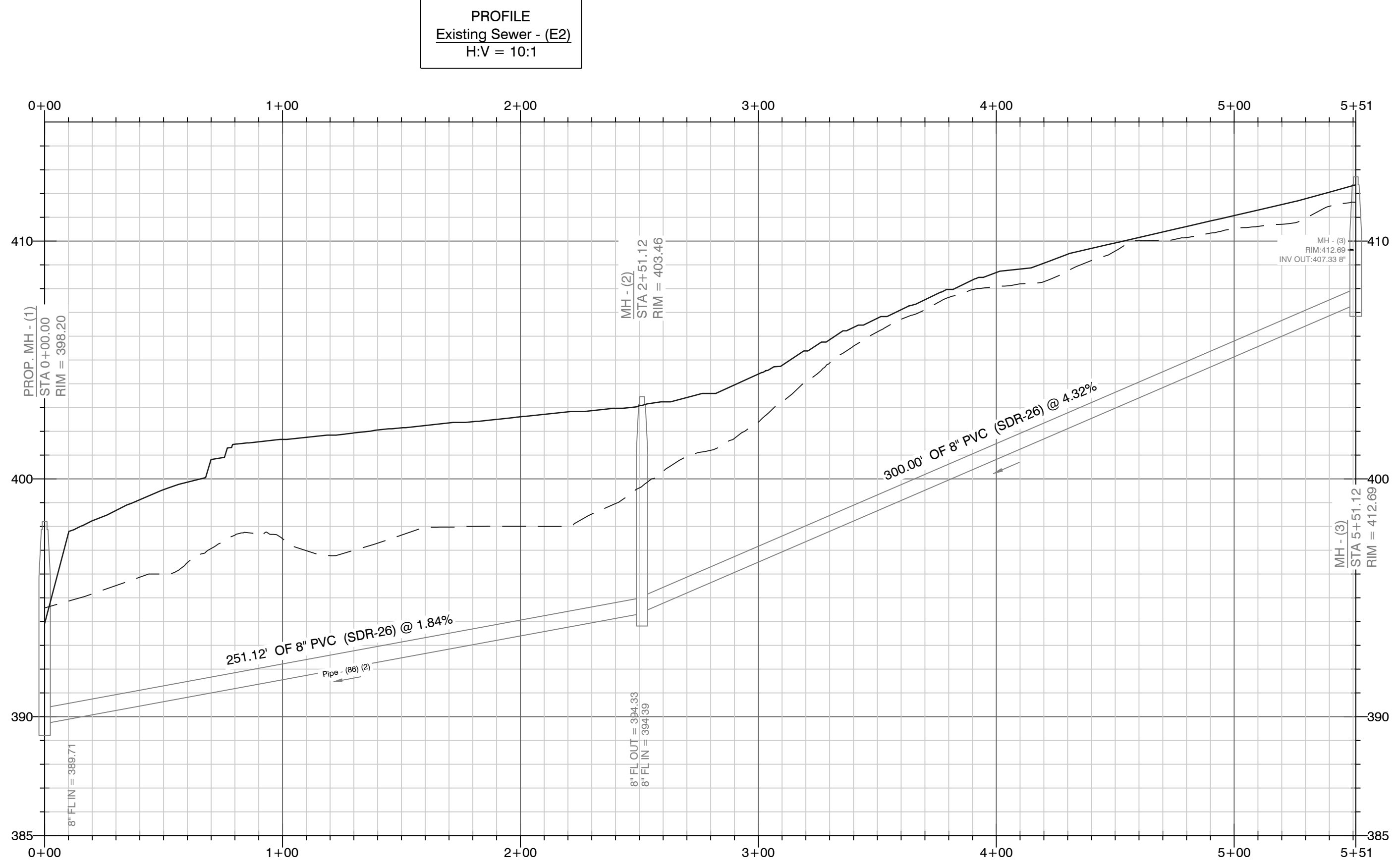
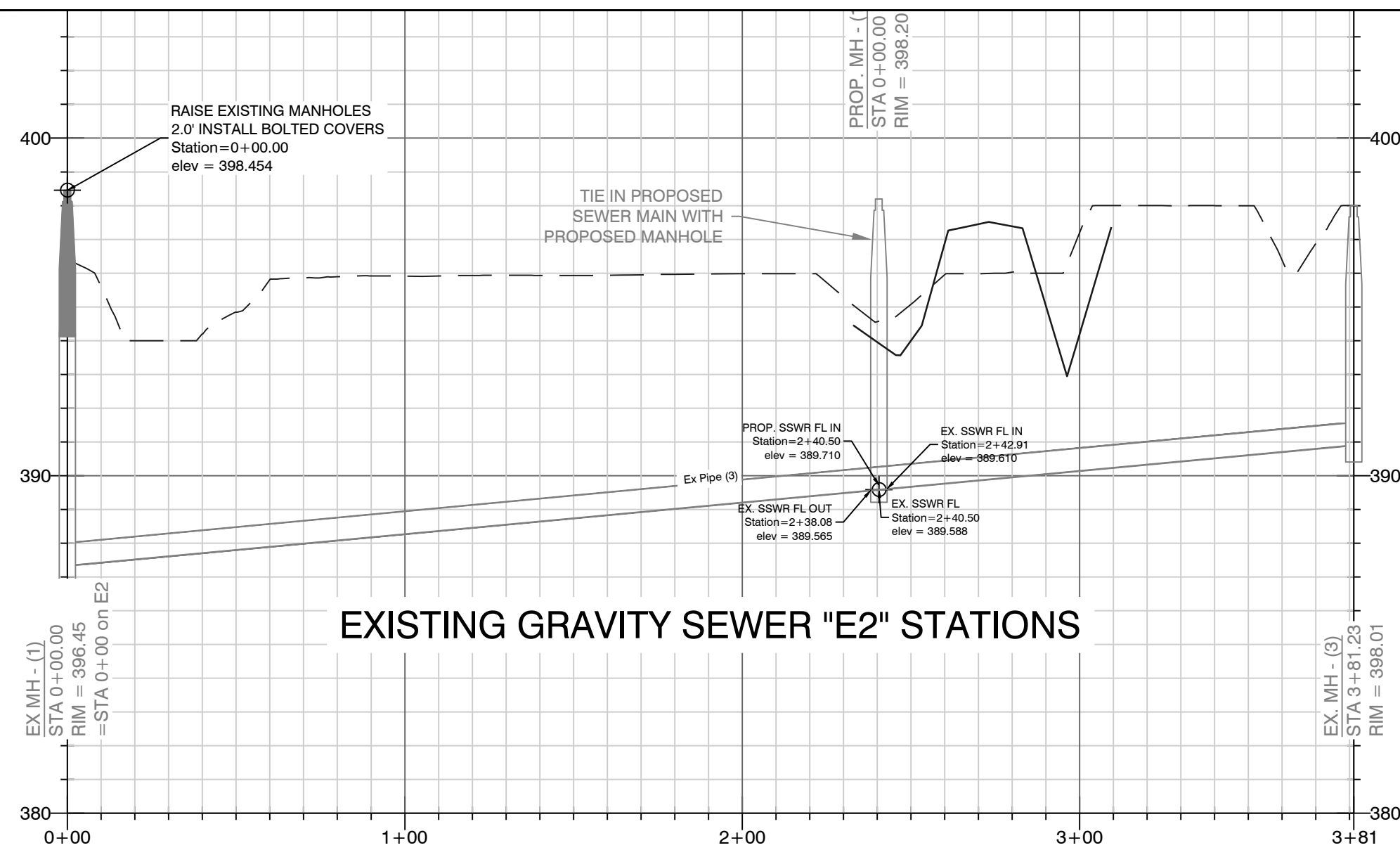
HATCH LEGEND

[Pattern]	PROPOSED RIP RAP 630 SF
[Pattern]	PROPOSED GREEN STRIP 6571
[Pattern]	DEMO PAVEMENT 7242
[Pattern]	EXISTING PAVEMENT
[Pattern]	PROPOSED ASPHALT 9941 SF
[Pattern]	PROPOSED SHOULDER 1424 SF
[Pattern]	PROPOSED SIDEWALK (5' WIDTH)

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JACOB'S CORNER		
RUDOLPH ROAD PAVEMENT PLAN VIEW		
SALINE COUNTY, ARKANSAS		
DATE: 01-27-2022	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	20-0722
SHEET: C-2.1	SCALE:	
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WATER LEGEND

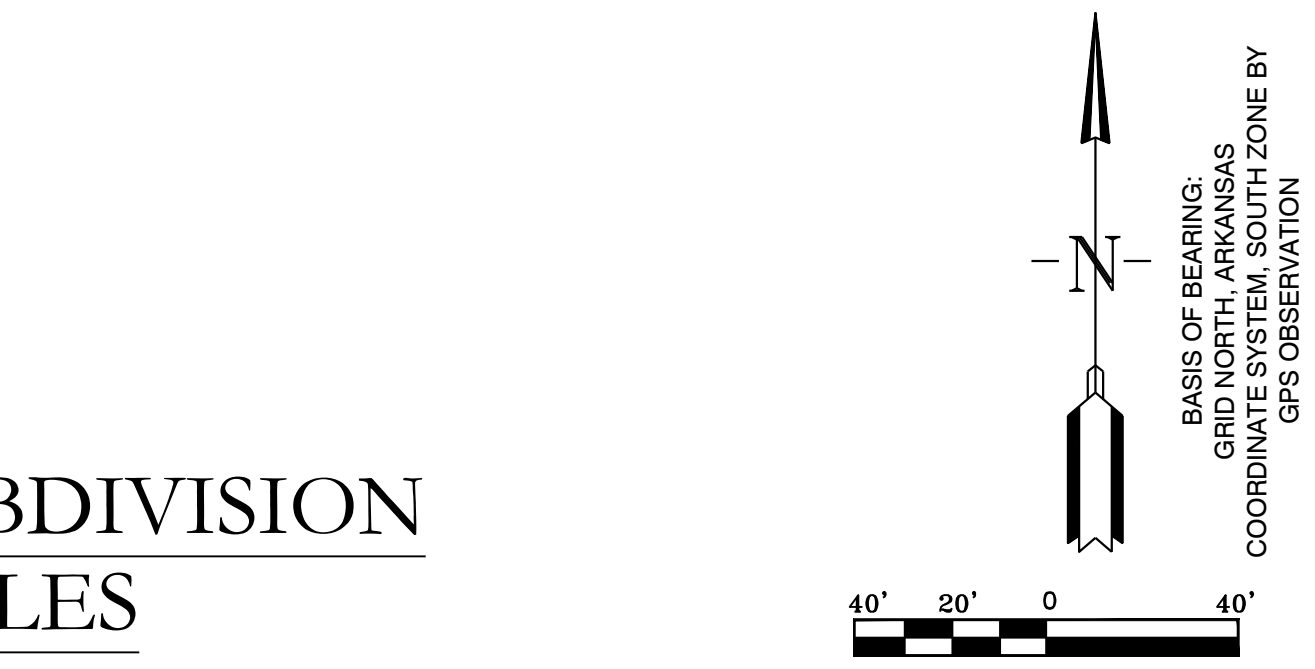
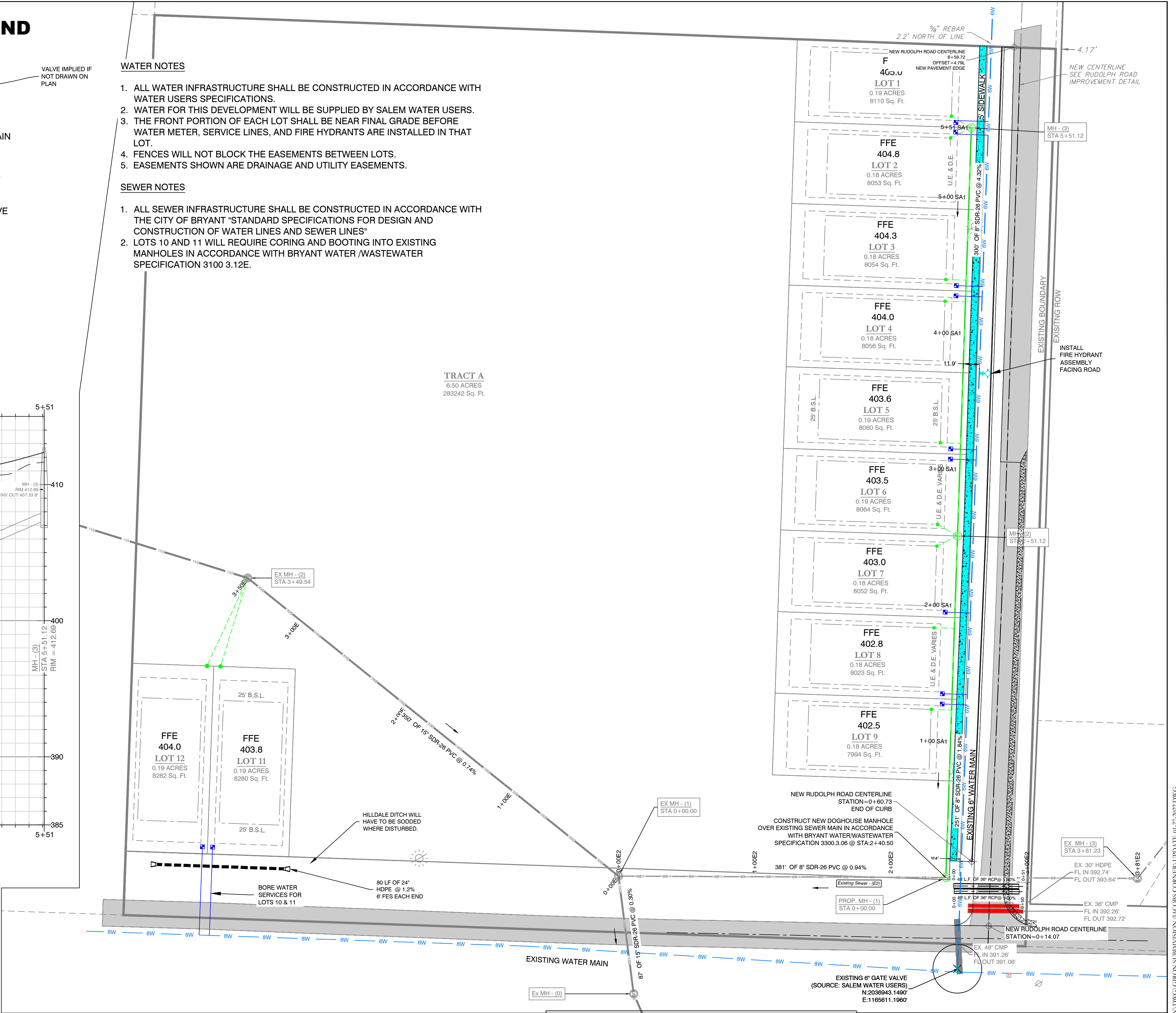
- FIRE HYDRANT ASSEMBLY
 - EXISTING WATER MAIN BY PIPE DIAMETER
 - EXISTING BLOW OFF
 - EXISTING GATE VALVE
 - WATER METER
- VALVE IMPLIED IF NOT DRAWN ON PLAN

WATER NOTES

1. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH WATER USERS SPECIFICATIONS.
2. WATER FOR THIS DEVELOPMENT WILL BE SUPPLIED BY SALEM WATER USERS.
3. THE FRONT PORTION OF EACH LOT SHALL BE NEAR FINAL GRADE BEFORE WATER METER, SERVICE LINES, AND FIRE HYDRANTS ARE INSTALLED IN THAT LOT.
4. FENCES WILL NOT BLOCK THE EASEMENTS BETWEEN LOTS.
5. EASEMENTS SHOWN ARE DRAINAGE AND UTILITY EASEMENTS.

SEWER NOTES

1. ALL SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES"
2. LOTS 10 AND 11 WILL REQUIRE CORING AND BOOTING INTO EXISTING MANHOLES IN ACCORDANCE WITH BRYANT WATER /WASTEWATER SPECIFICATION 3100 3.12E.



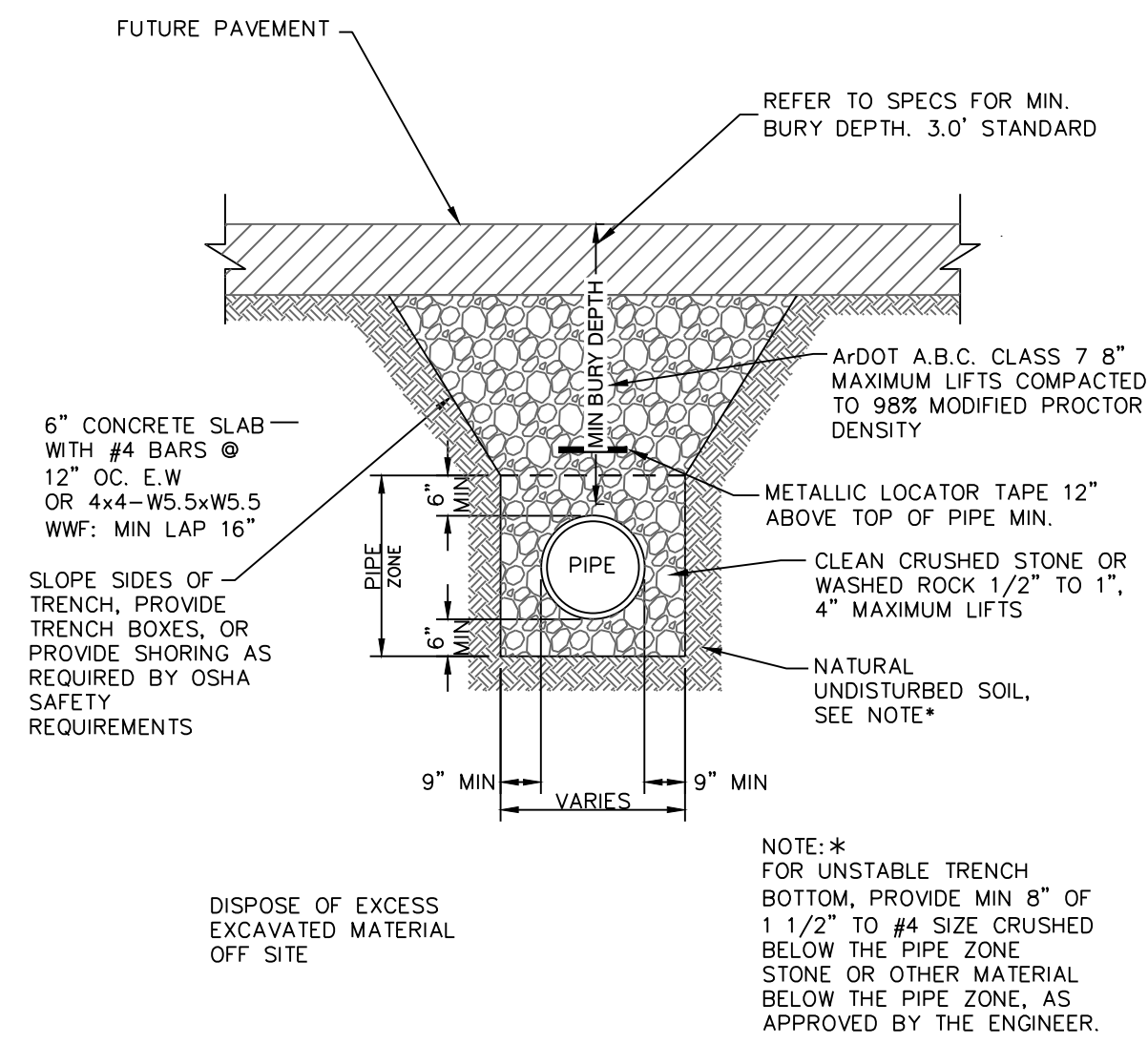
JACOB'S CORNER SUBDIVISION SEWER PROFILES

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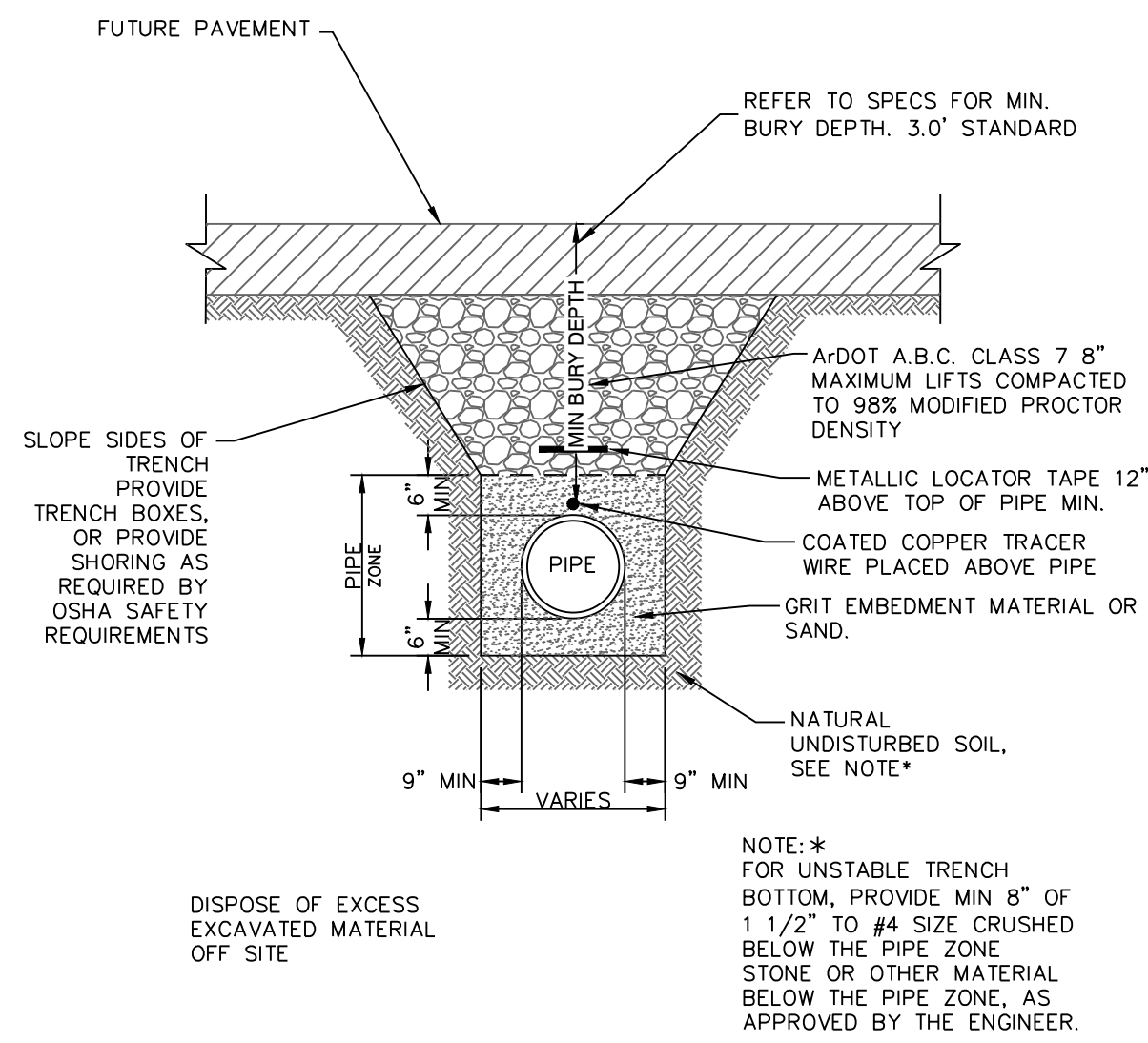
FOR USE AND BENEFIT OF: GIRON BUILDERS INC.		
JACOB'S CORNER		
UTILITY PLAN AND PROFILE		
SALINE COUNTY, ARKANSAS		
DATE: 01-27-2022	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	20-0722
SHEET: C-3.1	SCALE:	
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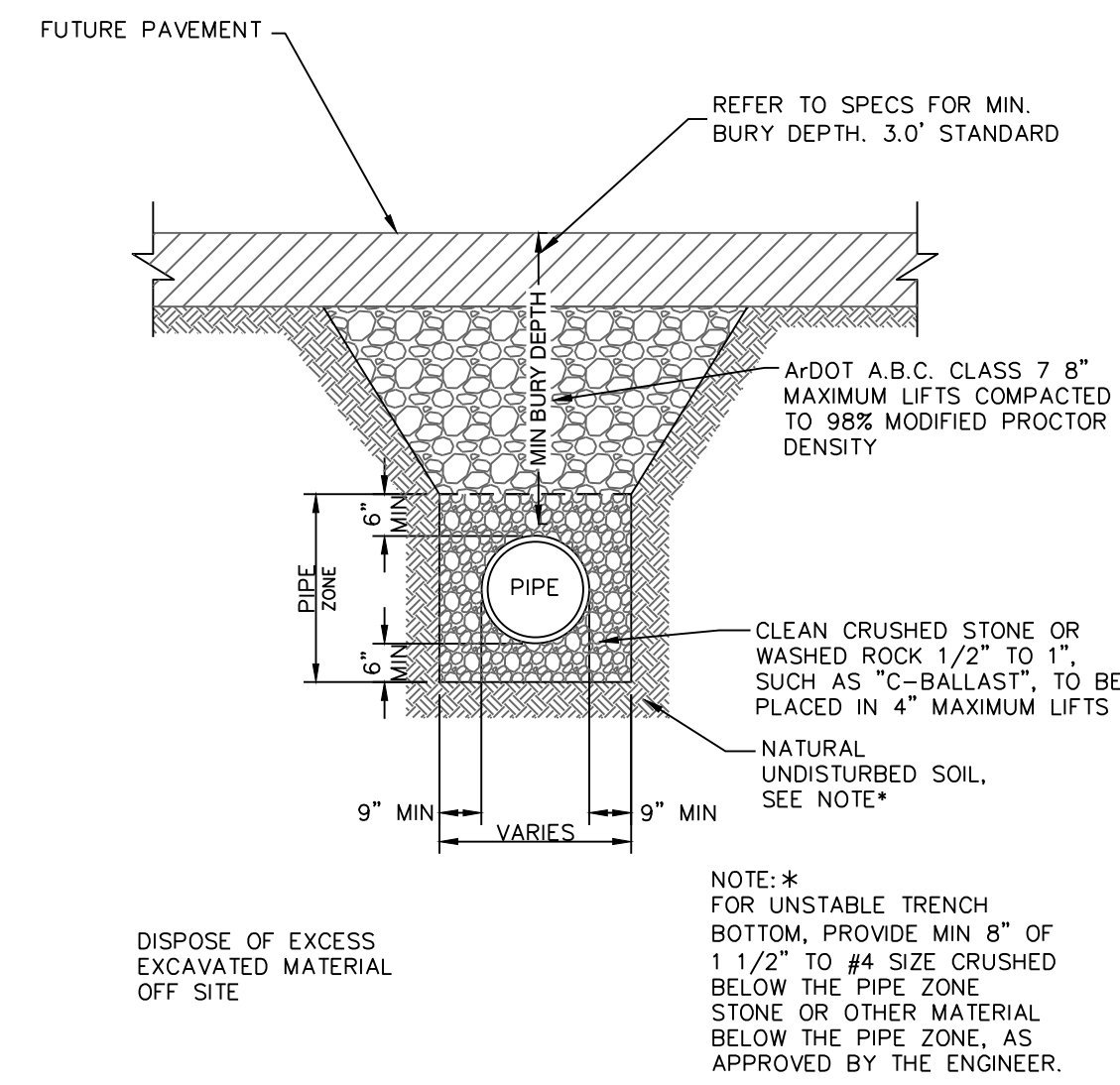
PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.



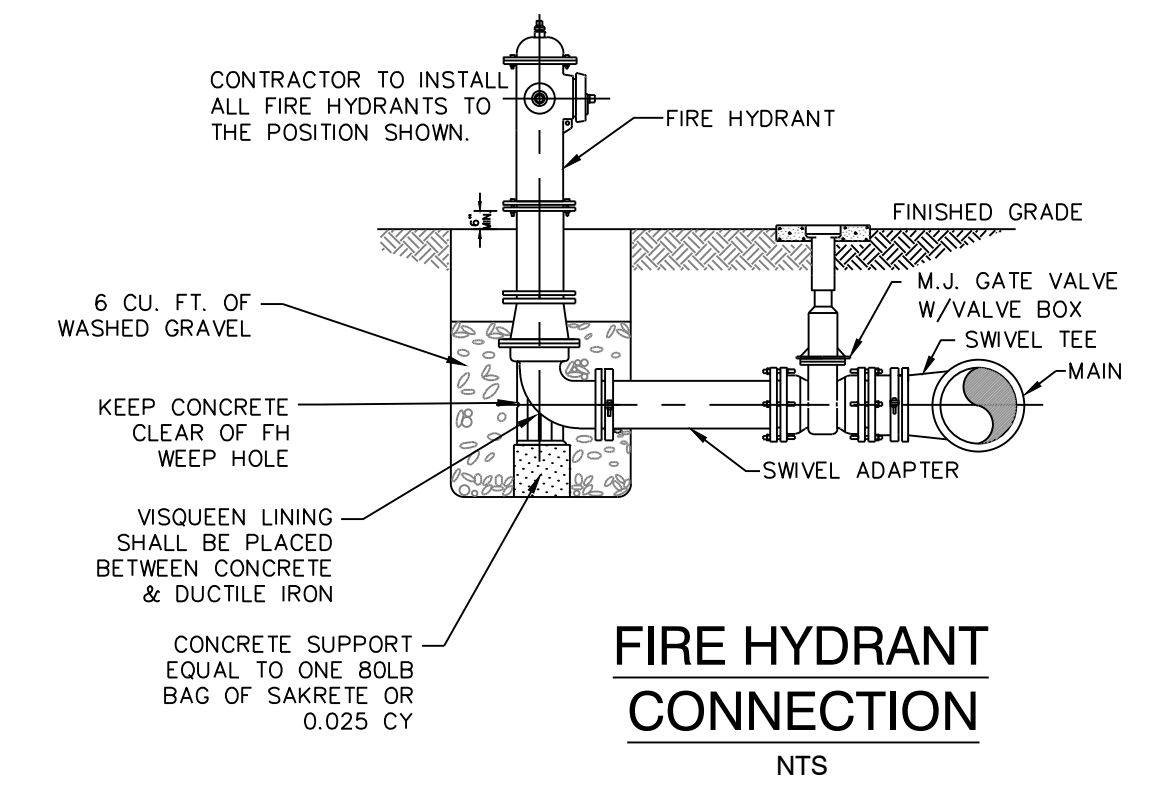
PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

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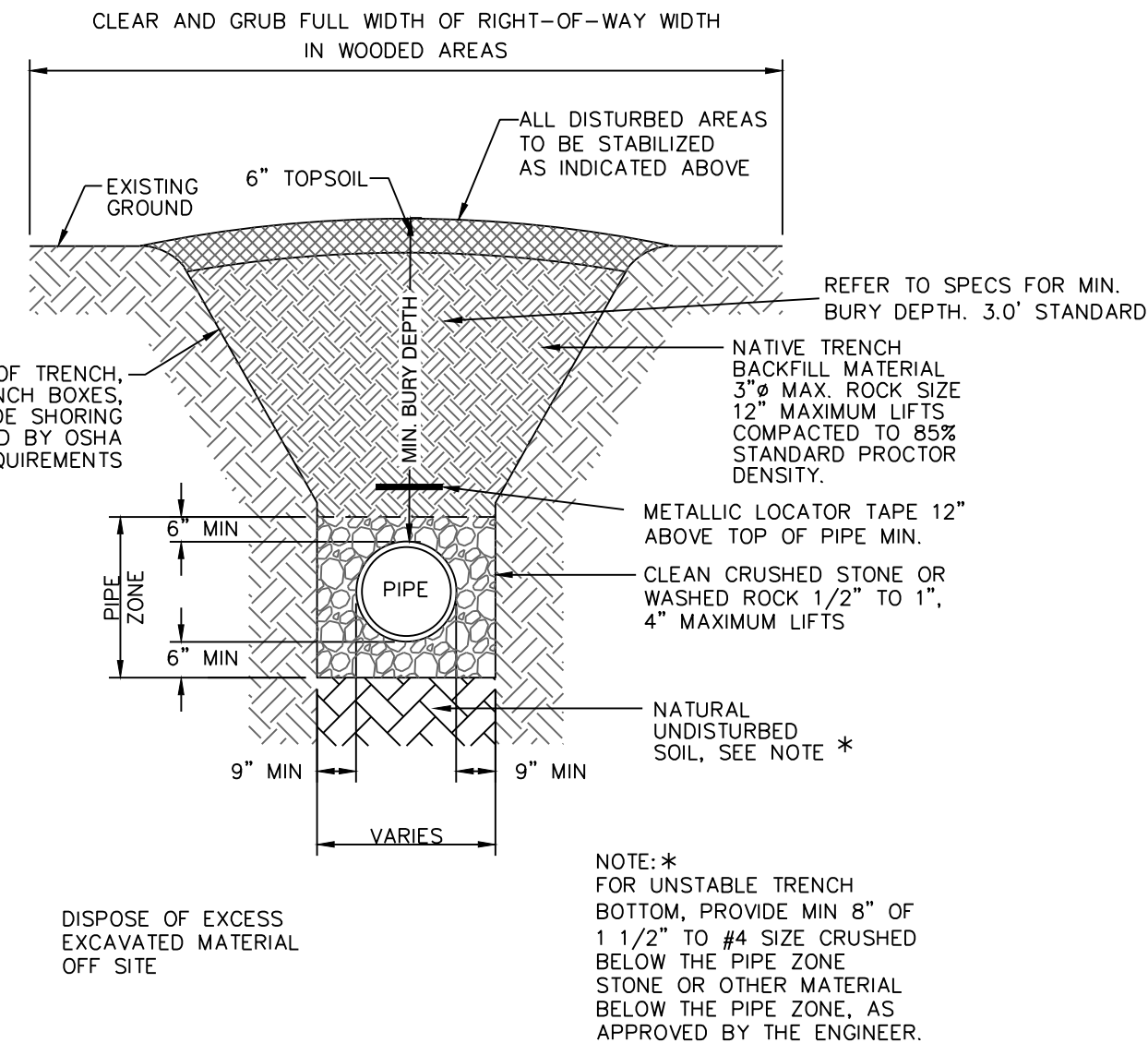
DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

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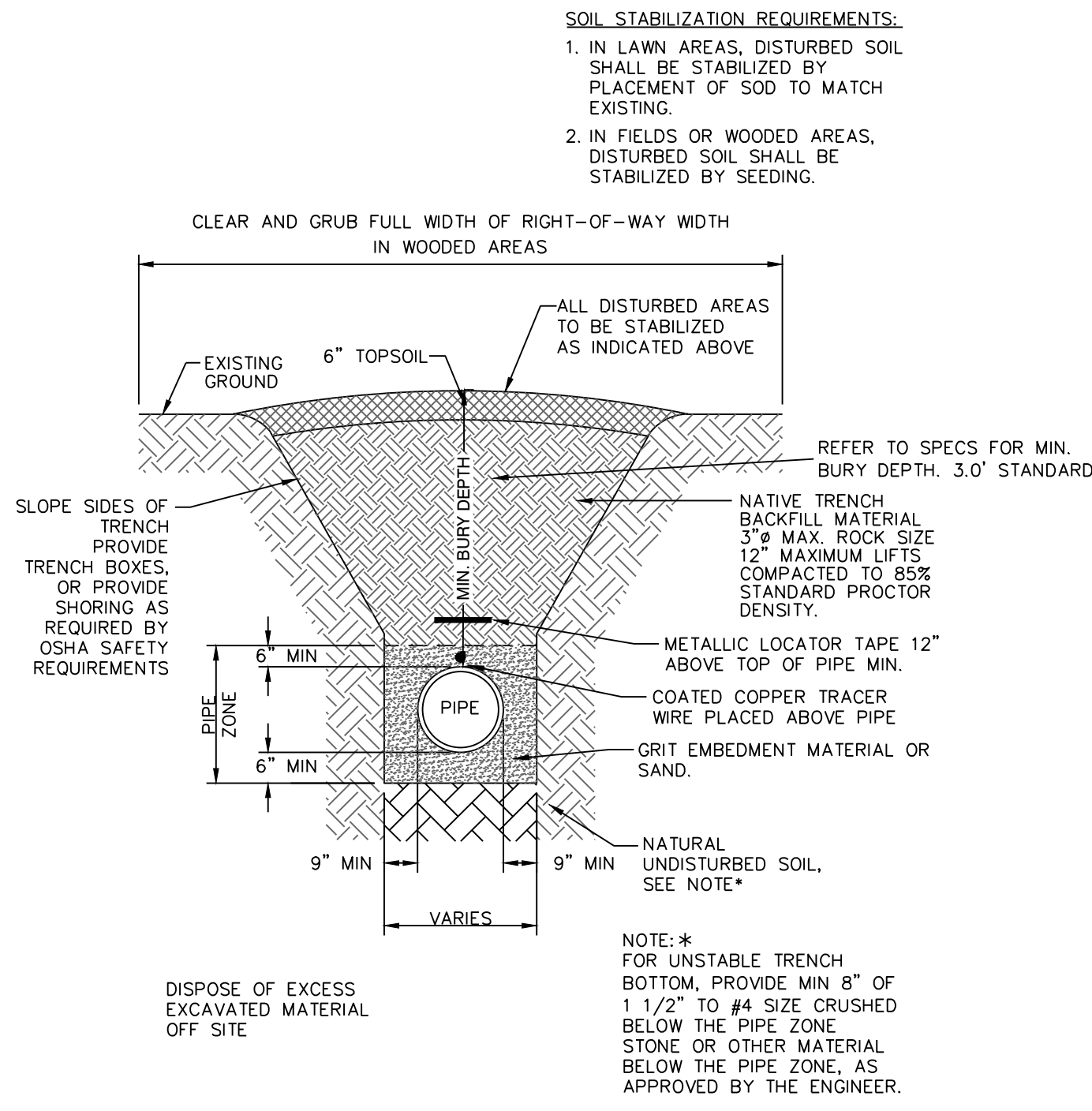
FIRE HYDRANT CONNECTION

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



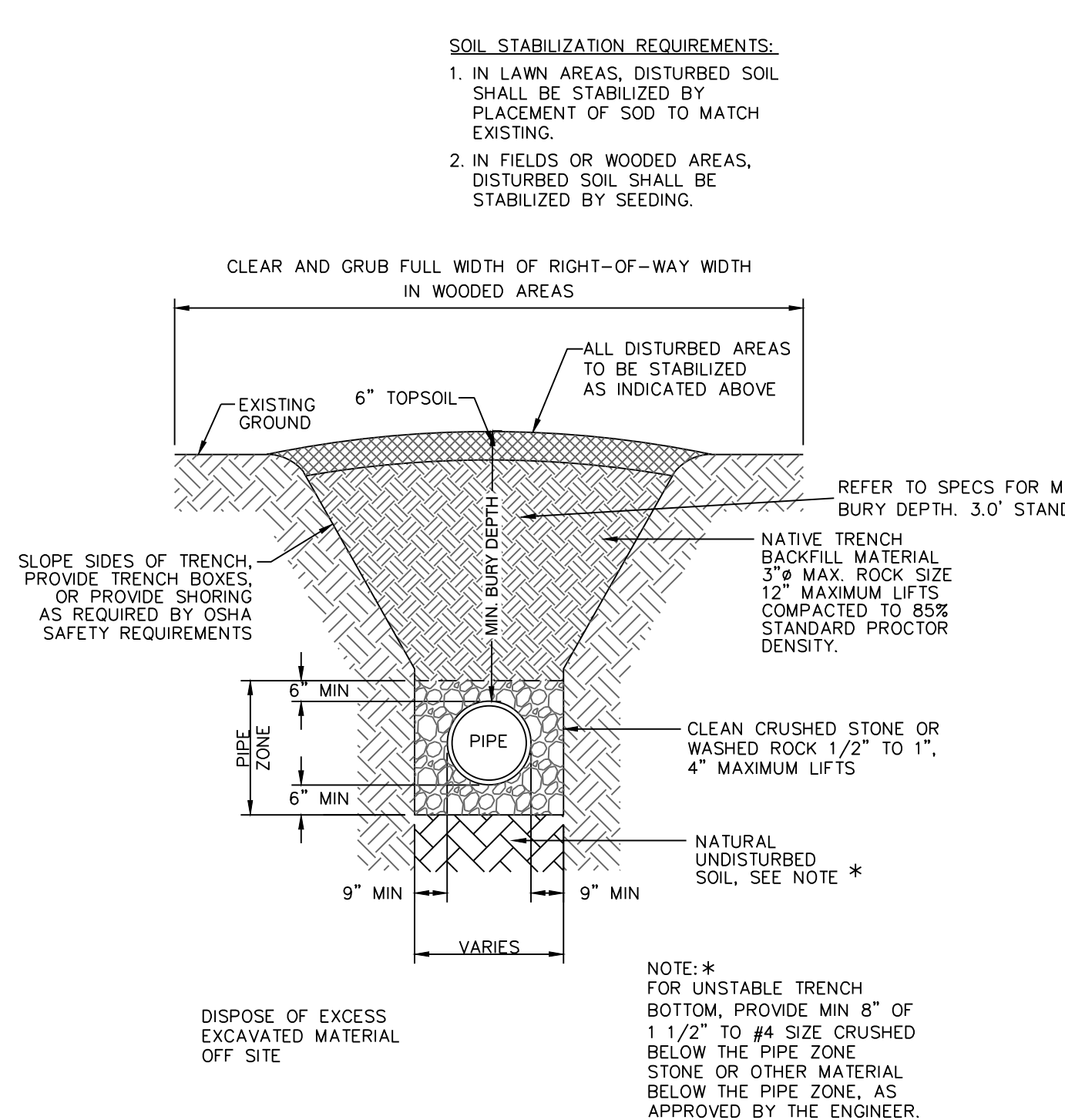
PVC SEWER TRENCH IN UNPAVED AREAS

N.T.S.



PVC WATER LINE TRENCH IN UNPAVED AREAS

N.T.S.



DRAINAGE PIPES IN UNPAVED AREAS

N.T.S.

VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	BEND ANGLE	45'	22 1/2'	11 1/4'
4	0.4	0.2	0.1	0.1
6	0.8	0.4	0.2	0.2
8	1.4	0.7	0.4	0.4
10	2.2	1.1	0.6	0.6
12	3.2	1.6	0.8	0.8
14	4.4	2.2	1.1	1.1
16	5.7	2.9	1.5	1.5
18	7.2	3.7	1.8	1.8
20	8.9	4.5	2.3	2.3
24	12.8	6.5	3.3	3.3

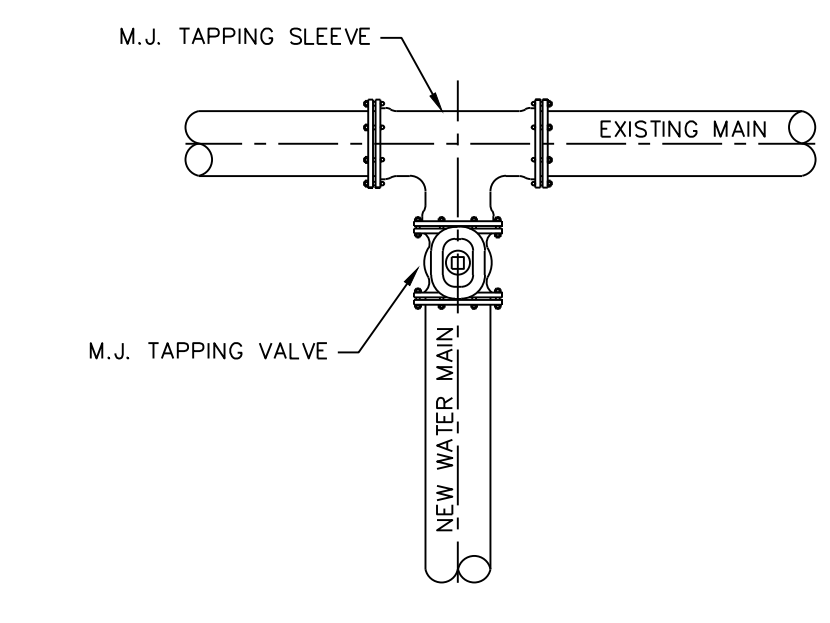


BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	TEE, WYE, PLUG, OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		BEND ANGLE		
			A1	A2	45'	22 1/2'	11 1/4'
4	1.0	1.4	1.0	1.4	1.0	-	-
6	2.1	3.0	2.1	3.0	1.6	1.0	-
8	3.8	5.3	3.8	5.4	2.9	1.5	1.0
10	5.9	8.4	5.9	8.4	4.6	2.4	1.2
12	8.5	12.0	8.5	12.0	6.6	3.4	1.7
14	11.5	16.3	11.5	16.3	8.9	4.6	2.3
16	15.0	21.3	15.0	21.3	11.6	6.0	3.0
18	19.0	27.0	19.0	27.0	14.6	7.6	3.8
20	23.5	33.3	23.5	33.3	18.1	9.4	4.7
24	34.0	48.0	34.0	48.0	26.7	13.6	6.8

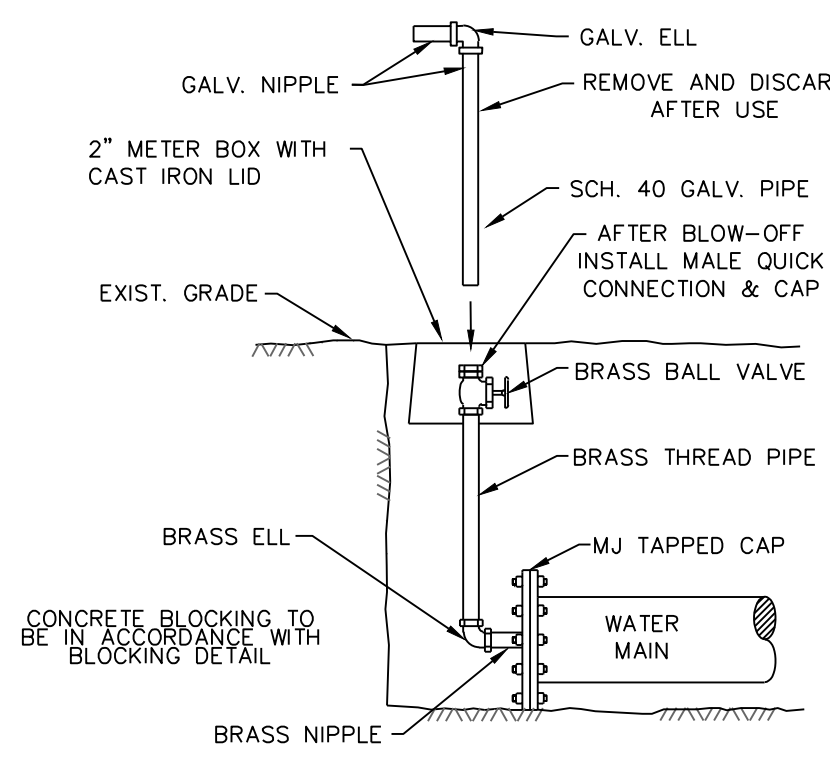
VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	BEND ANGLE	45'	22 1/2'	11 1/4'
4	0.4	0.2	0.1	0.1
6	0.8	0.4	0.2	0.2
8	1.4	0.7	0.4	0.4
10	2.2	1.1	0.6	0.6
12	3.2	1.6	0.8	0.8
14	4.4	2.2	1.1	1.1
16	5.7	2.9	1.5	1.5
18	7.2	3.7	1.8	1.8
20	8.9	4.5	2.3	2.3
24	12.8	6.5	3.3	3.3



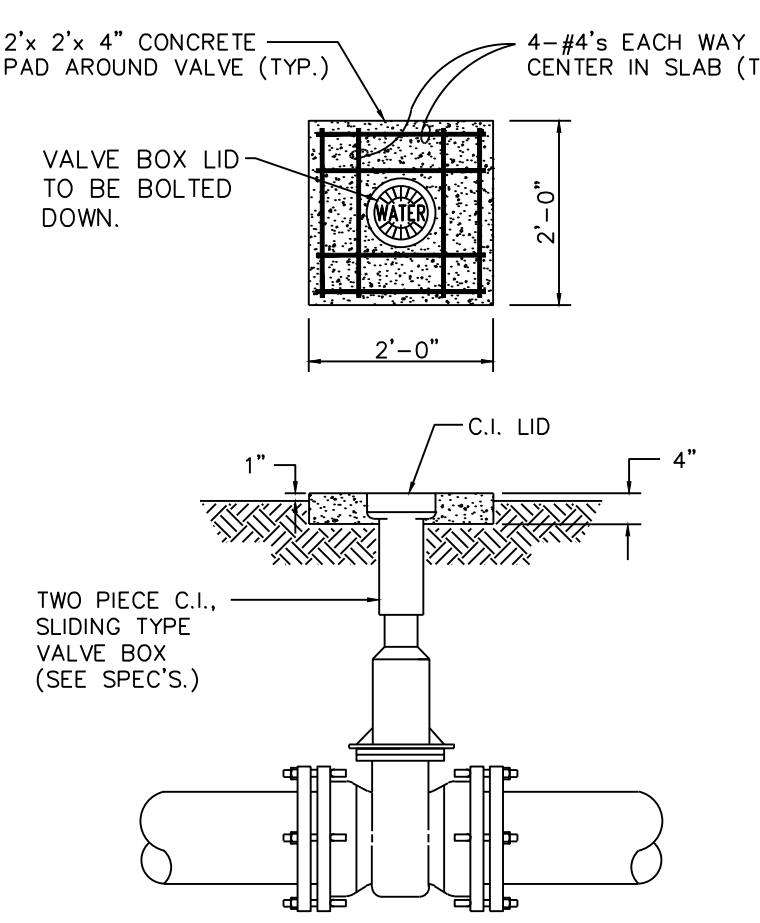
WATER MAIN CONNECTION DETAIL

N.T.S.



2" BLOW-OFF RISER

N.T.S.



DETAIL-VALVE BOX

N.T.S.

TYPICAL BLOCKING DETAILS

N.T.S.

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FOR USE AND BENEFIT OF:
GIRON BUILDERS INC.

JACOB'S CORNER
UTILITY DETAILS 1
SALINE COUNTY, ARKANSAS

DATE: 01-27-2022	C.A.D. BY:	DRAWING NUMBER:
REVISID:	CHECKED BY:	20-0722
SHEET: C-4.0	SCALE:	

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SUBGRADE MATERIAL.

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

SIDEWALKS

General

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

Minimum thickness and reinforcement

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

Contraction and expansion joints

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

Quality control testing and inspection by the City

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

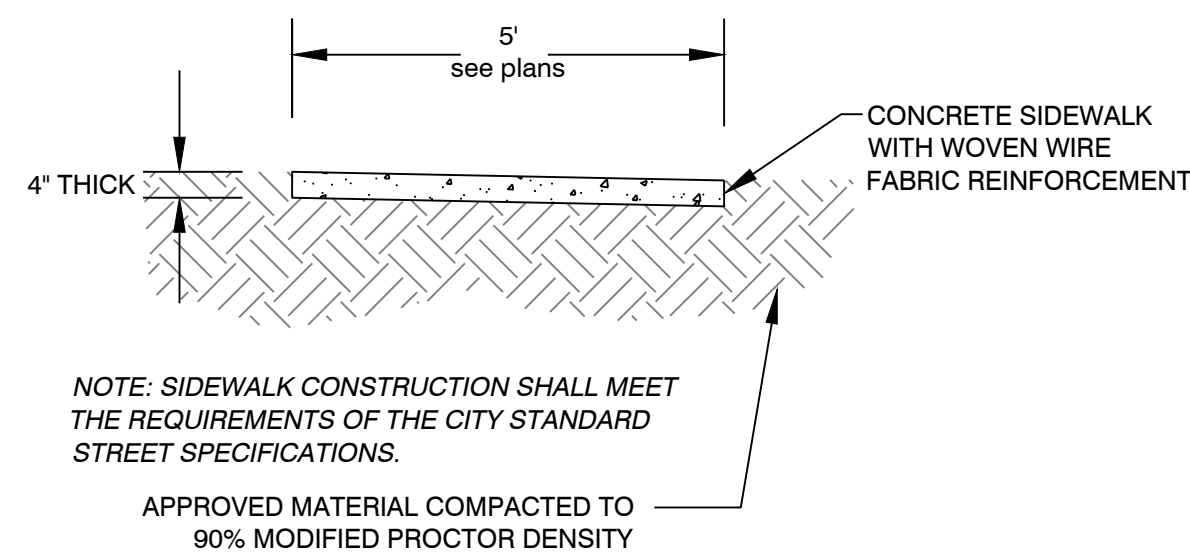
Subgrade

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

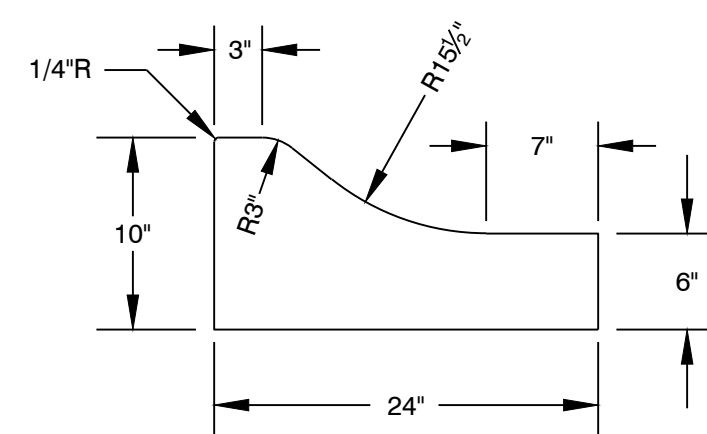
QUALITY CONTROL TESTING AND INSPECTIONS

General

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

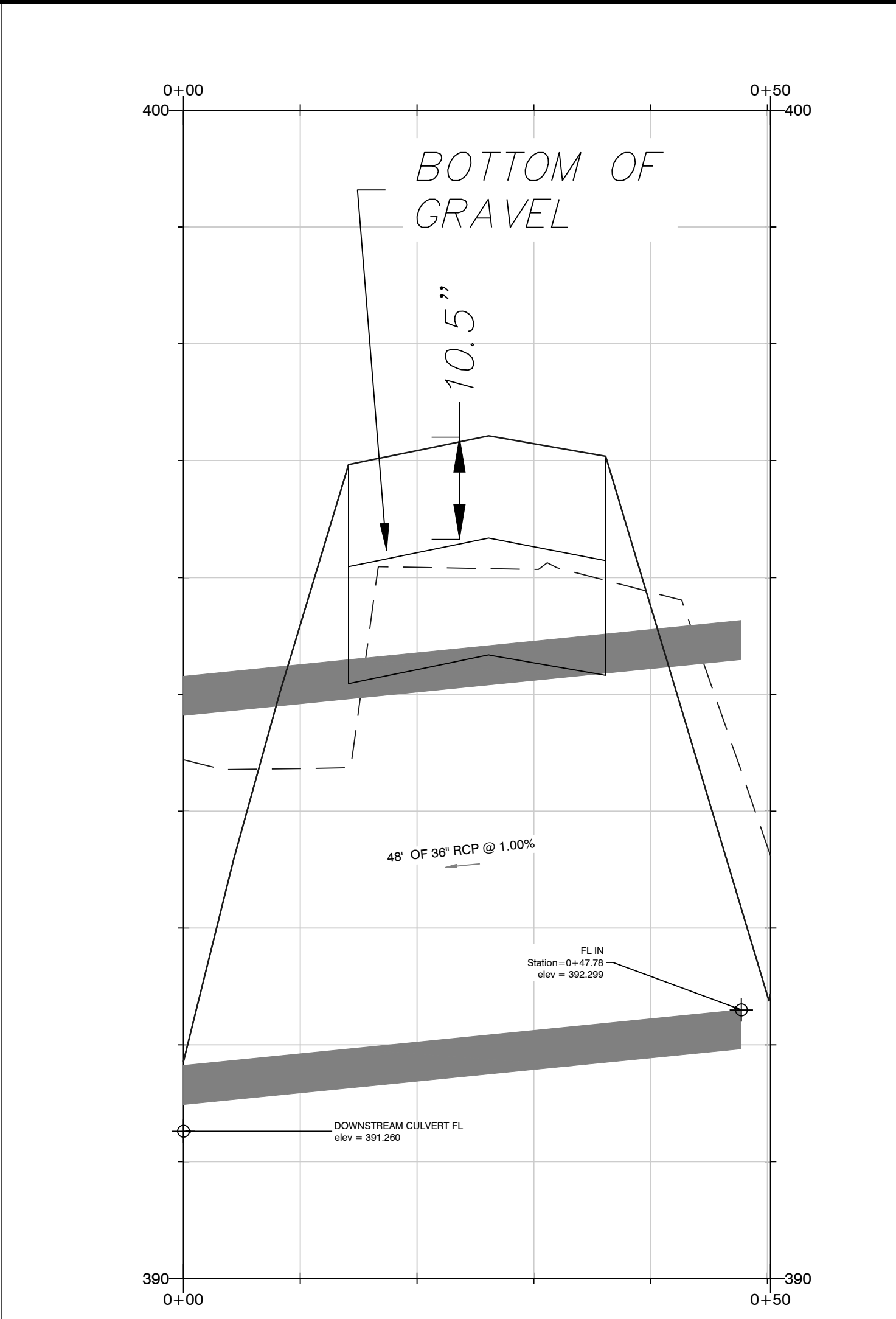
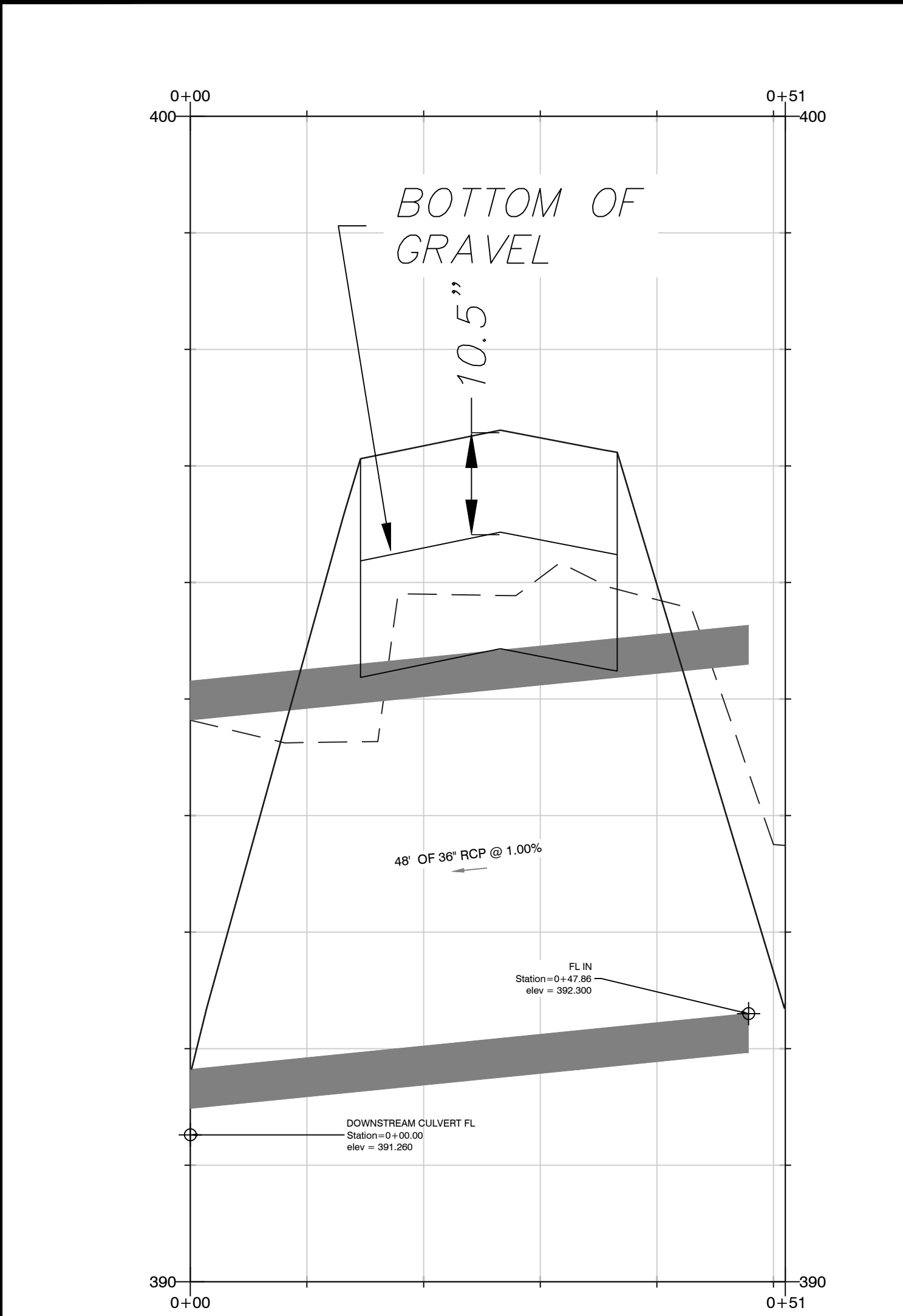
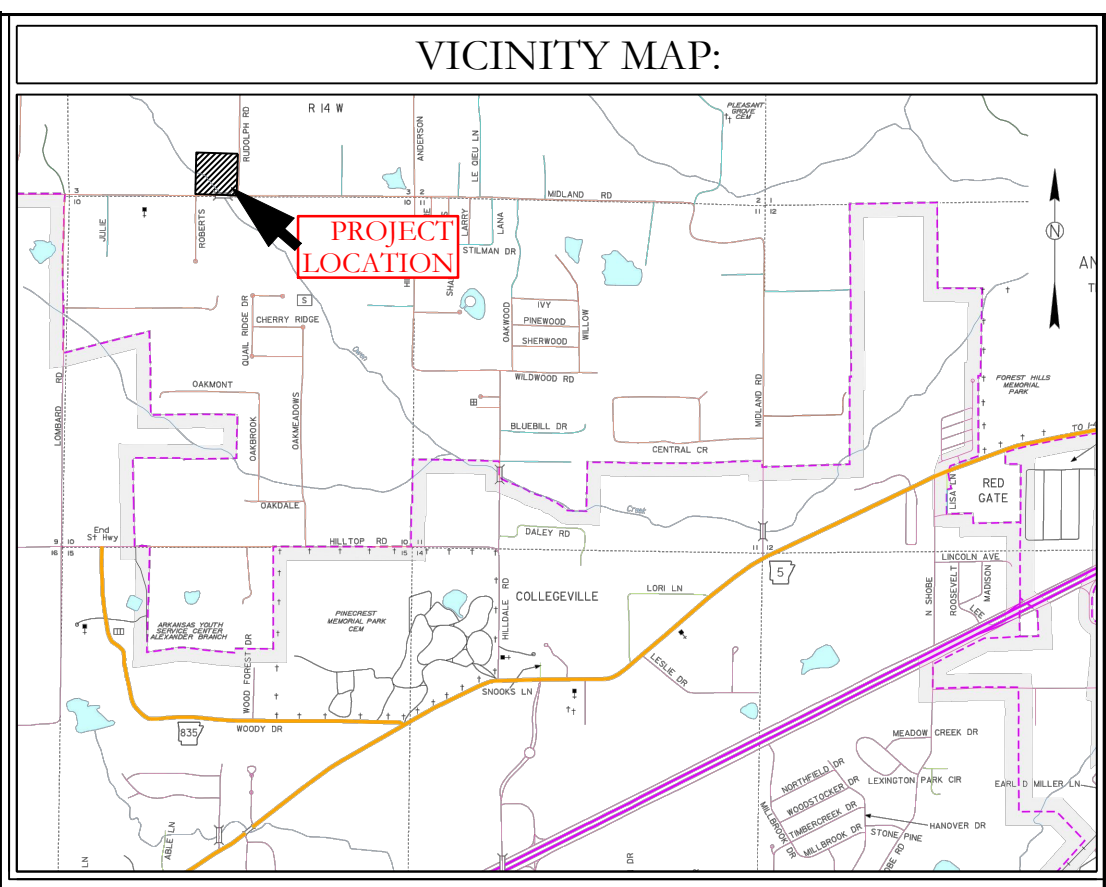
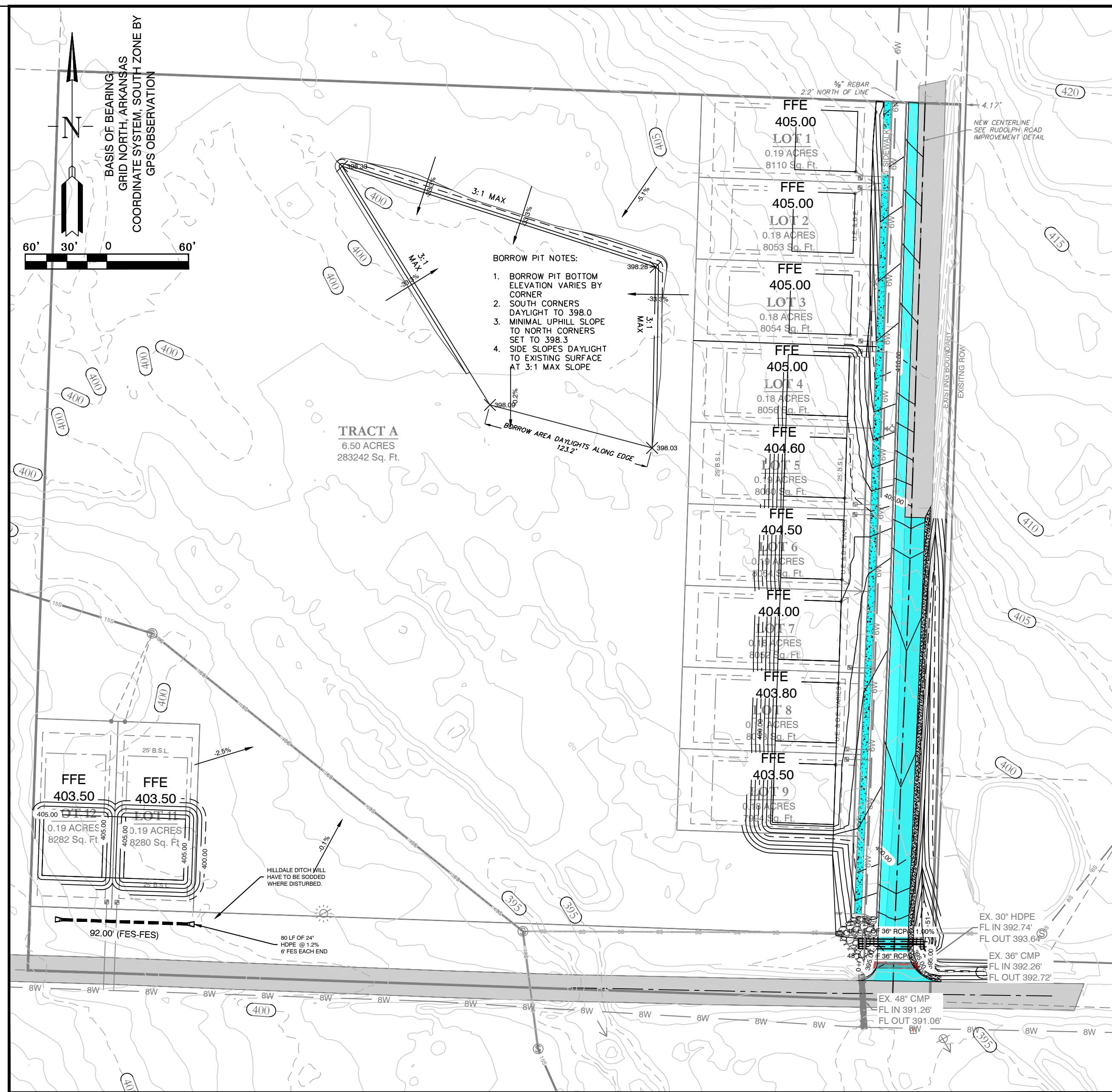
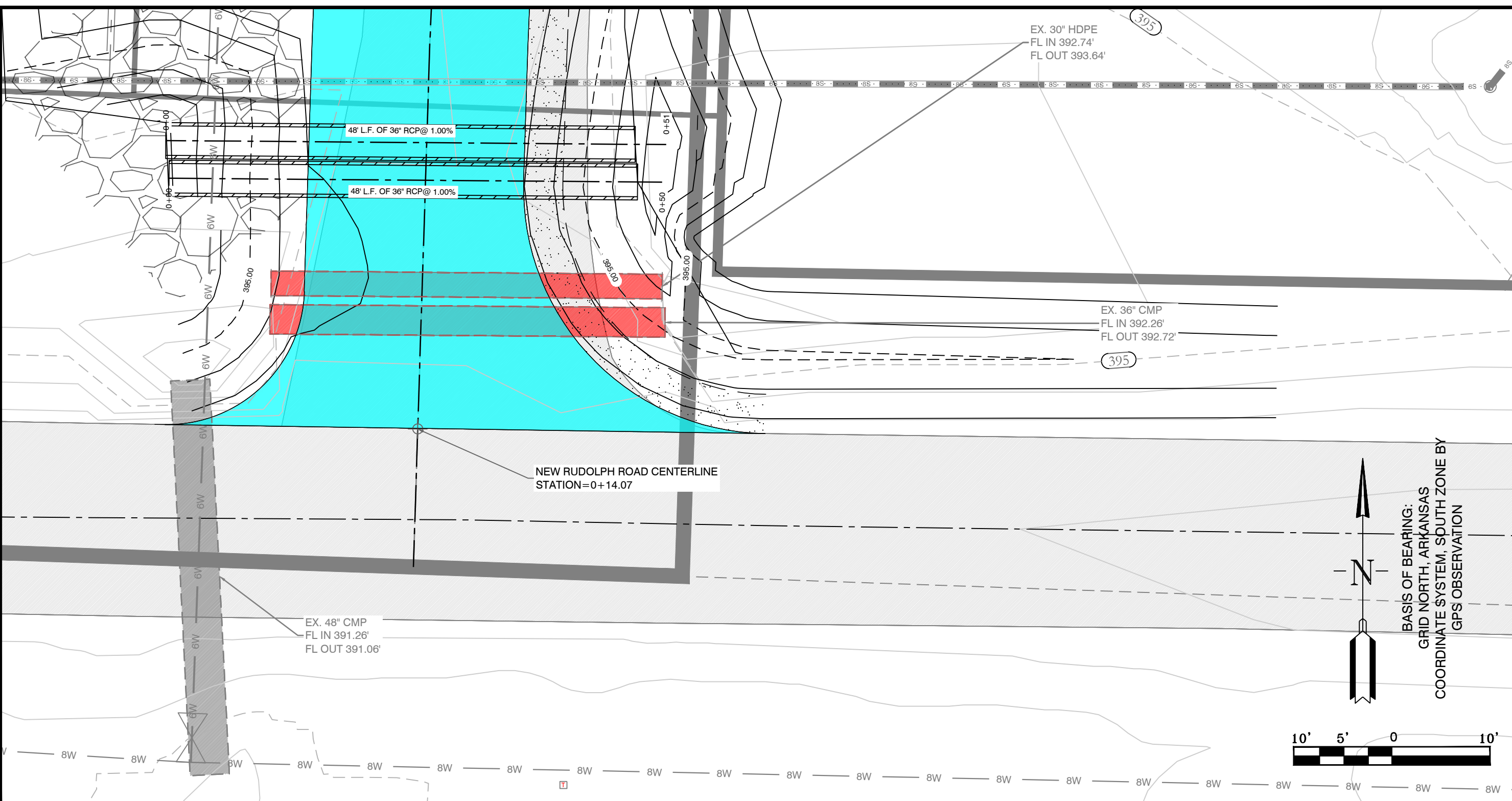


Typical Sidewalk Detail



Typical Curb & Gutter Detail
4,000 psi concrete

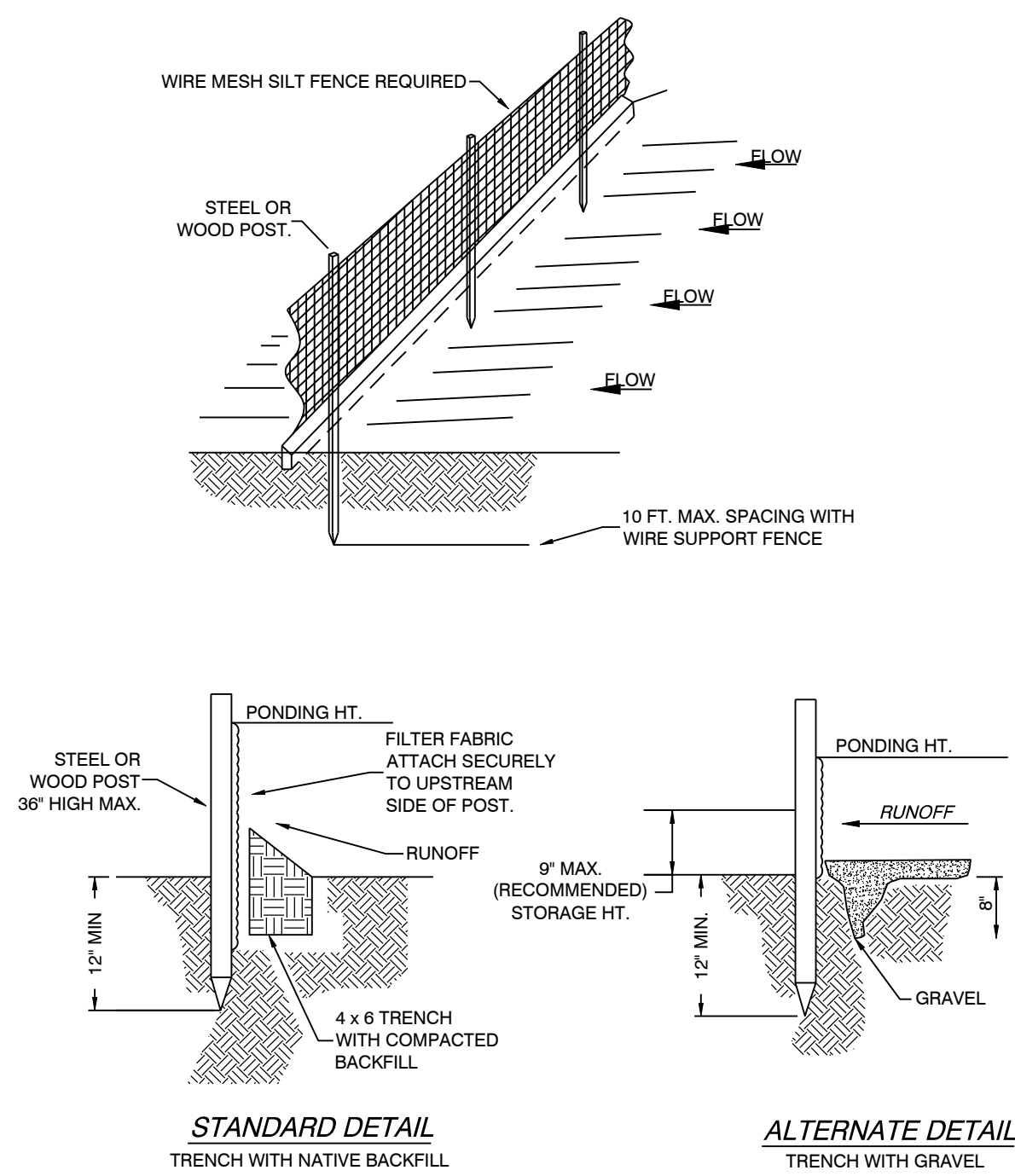
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FOR USE AND BENEFIT OF: GIRON BUILDERS INC.			
JACOB'S CORNER CIVIL SPECS SALINE COUNTY, ARKANSAS			
DATE:	01-27-2022	C.A.D. BY:	DRAWING NUMBER:
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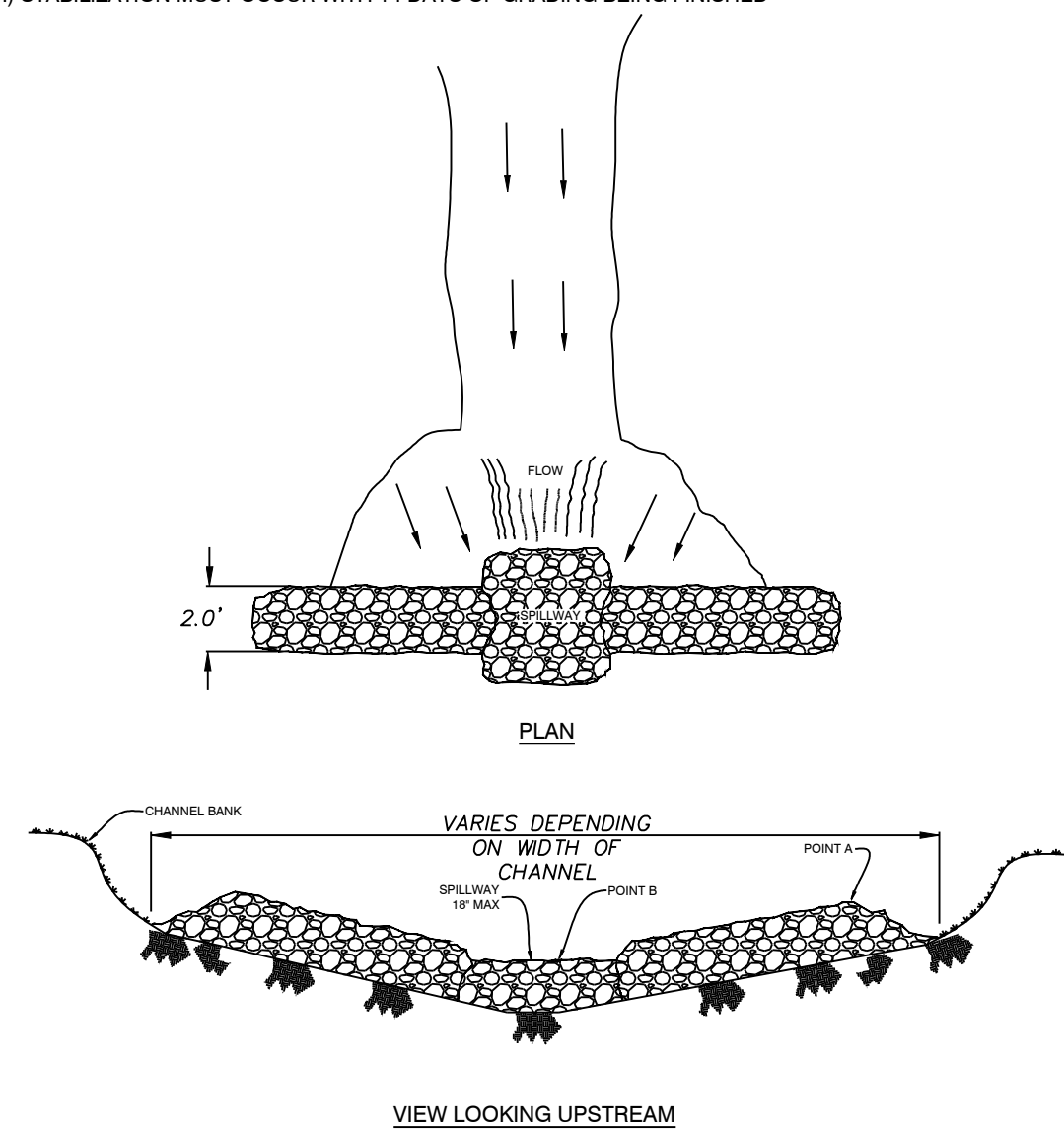
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JACOB'S CORNER GRADING AND DRAINAGE SALINE COUNTY, ARKANSAS		
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SHEET: C-2.0	SCALE:	
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- NOTE:
- 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT 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.
 - 4) STABILIZATION MUST OCCUR WITH 14 DAYS OF GRADING BEING FINISHED.

SILT FENCE



- NOTES:
- 1) POINT A MUST BE HIGHER THAN POINT B (SPILLWAY HEIGHT).
 - 2) PLACE RIP-RAP BARRIERS PERPENDICULAR TO THE FLOW WITH TIGHT GROUPINGS.
 - 3) USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP.
 - 4) CHECK SPILLWAY TO PREVENT EXCESSIVE FLOW HEIGHT THROUGH DAM.
 - 5) SPILLWAY HEIGHT SHALL NOT EXCEED 18" HIGHER.
 - 6) INSPECT AFTER EACH SIGNIFICANT STORM. MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP CHECK DAM

EROSION CONTROL NOTES

SOD DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

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

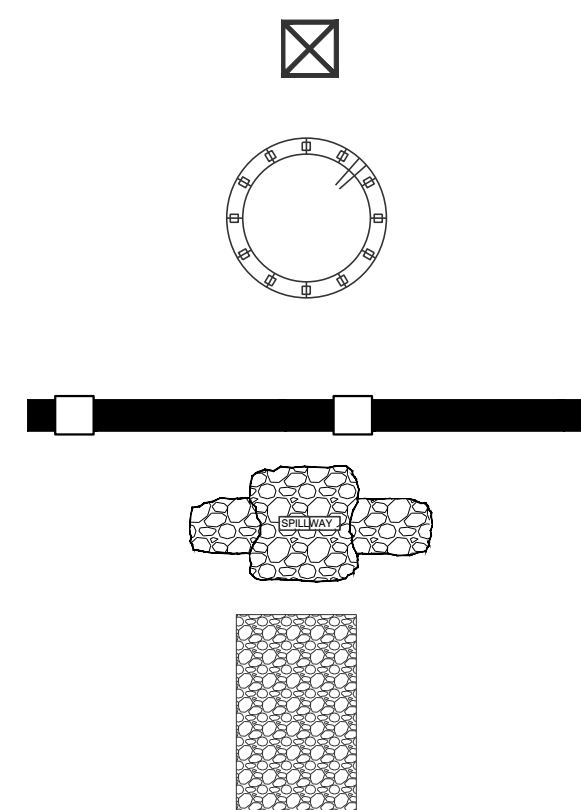
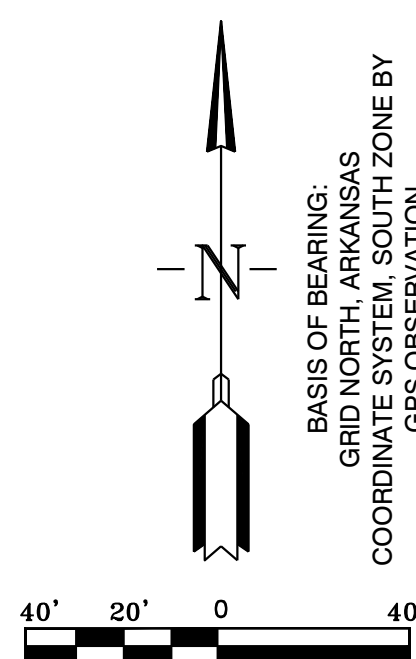
CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE.

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.



ERC LEGEND

SITE POSTING

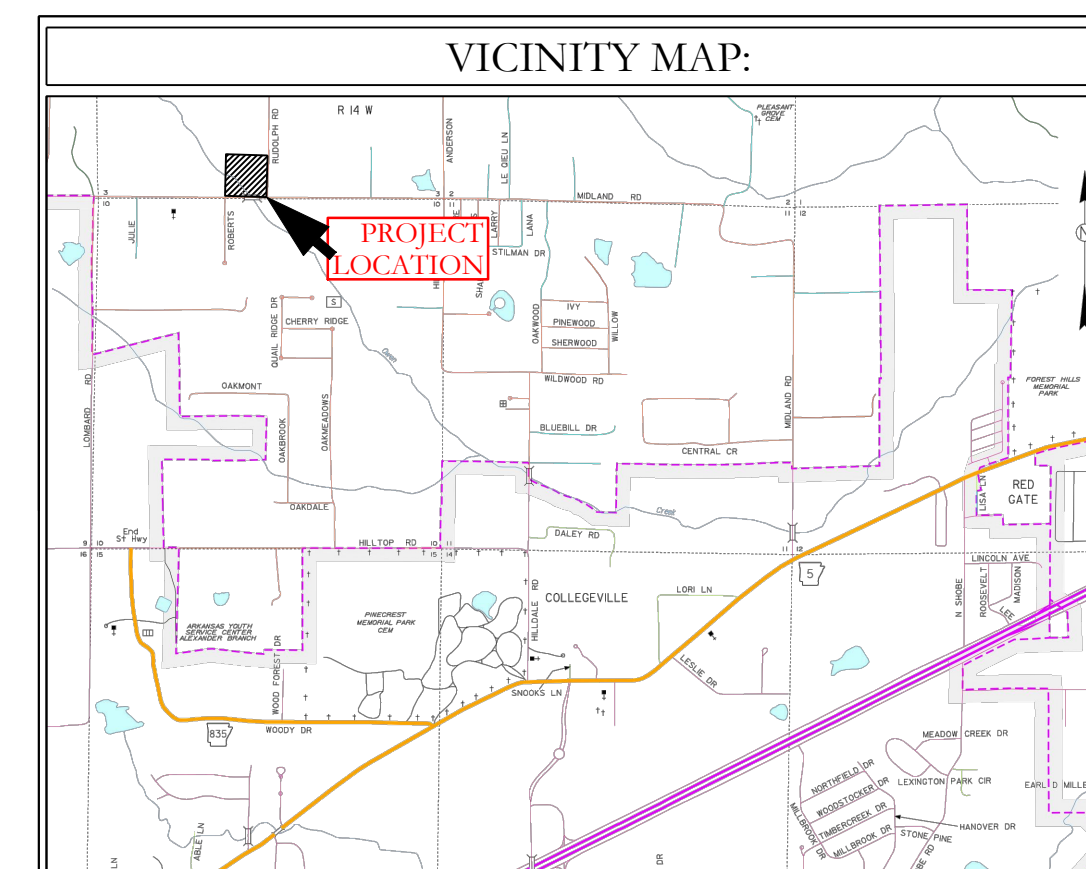
DIAGONAL HATCHED AREA: DISTURBED AREA

CONC. WASHOUT DETENTION AREA

SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE



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FOR USE AND BENEFIT OF: GIRON BUILDERS INC.		
JACOB'S CORNER EROSION CONTROL PLAN SALINE COUNTY, ARKANSAS		
DATE: 01-27-2022	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	20-0722
SHEET: C-7.0	SCALE:	
500	S	0
		62