



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: January 29, 2026 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Raising Canes - 23115 I-30 - Site Plan

Benchmark Design Group - Requesting Site Plan Approval

- [1016-PLN-02.pdf](#)
- [1016-RSP-01.pdf](#)

2. 10 Pine Chapel Dr. - Conditional Use Permit

Roger Woodall - Requesting Recommendation for Approval of CUP for an Accessory Structure that is larger than the allotted 25% of the Primary Structure.

- [1017-APP-01.pdf](#)
- [1017-PLOT-01.pdf](#)

3. Hilltop Road - Subdivision Plat - 840-11625-125

Hope Consulting - Requesting Recommendation for Approval of Subdivision Plat

- [1015-ESM-01.pdf](#)
- [1015-PLT-02.pdf](#)

4. Cornerstone Montessori Christian Academy - 4910 Springhill Rd - Half Street Improvements

Richardson Engineering - Requesting Approval for Half-Street Improvement Plans

- [0990-PLN-02.pdf](#)

5. 111 NE 2nd St - Replat and Residential Development

Zane Robbins - Requesting Discussion on Replat of lots and New Residential Development (Attachment Pending)

Staff Approved

Permit Report

Adjournments

RAISING CANE'S

CONTACT INFORMATION

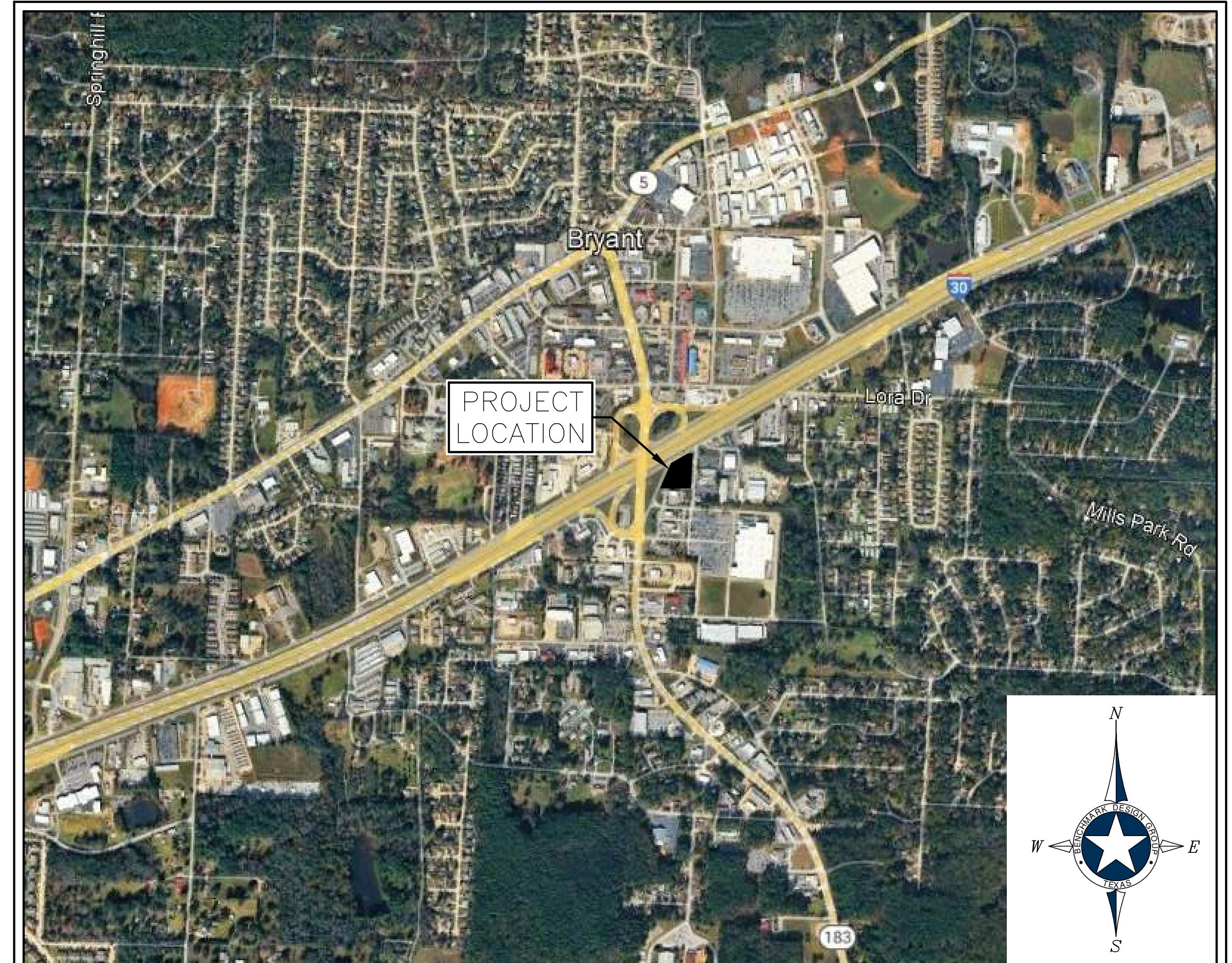
CIVIL ENGINEER:
BENCHMARK DESIGN GROUP, LLC
2301 THREE LAKES PARKWAY
TYLER, TEXAS 75703
ATTN: ED SNODGRASS, P.E.
PHONE: 903-534-5353

SURVEYOR:
SMITH & GOODSON, PLLC.
7509 CANTRELL RD. STE 227
LITTLE ROCK, ARKANSAS 72207
ATTN: SEAN GOODSON, R.P.L.S.
PHONE: 501-749-2850

ARCHITECT:
CSRS INC.
15950 DALLAS PARKWAY, SUITE 210
DALLAS, TEXAS 75248
ATTN: MICHAEL CONTRERAS
PHONE: 833-523-2526

PROJECT MANAGER
FREDCO DEVELOPMENT SERVICES
ATTN: FELICIA BIVENS
PHONE: 931-993-5258

23115 I-30 CITY OF BRYANT, SALINE COUNTY, ARKANSAS



VICINITY MAP
N.T.S.

INDEX OF SHEETS

C-1.0	COVER SHEET
C-1.1	ALTA SURVEY
C-3.0	SWPPP SITE PLAN
C-3.1	SWPPP SITE DETAILS
C-4.0	DEMOLITION PLAN
C-5.0	SITE KEYNOTE PLAN
C-5.1	DIMENSIONAL CONTROL PLAN
C-5.2	STRIPING AND SIGNAGE PLAN
C-5.3	PAVING AND JOINT LAYOUT PLAN (NOT INCLUDED)
C-6.0	GRADING PLAN
C-6.1	PRE-DEVELOPED DRAINAGE PLAN
C-6.2	POST-DEVELOPED DRAINAGE PLAN
C-7.0	UTILITY PLAN
C-8.0	CONSTRUCTION DETAILS



*** STOP! CALL BEFORE YOU DIG! ***
AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS 811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS. BENCH MARK DESIGN GROUP IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS 811 AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

- These plans are subject to review and approval by all jurisdictions having jurisdiction.
- Contractor shall appropriately notify all relevant entities prior to digging on this project.
- The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
- The topographic information shown herein is a reflection of the information provided by the engineer. If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be informed of any problems and/or associated costs resulting from lack of notification.
- The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable Conduits Pipes
Stormsewer lines Water lines Gas lines
Television cables Sanitary Sewer lines
Sewer lines Oil Production lines

No part of this document occurs before that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.



DRAWN BY: RWD

CHECKED BY: ELS

DATE: JANUARY 2026

JOB NO: 2025.047

SHEET NO.

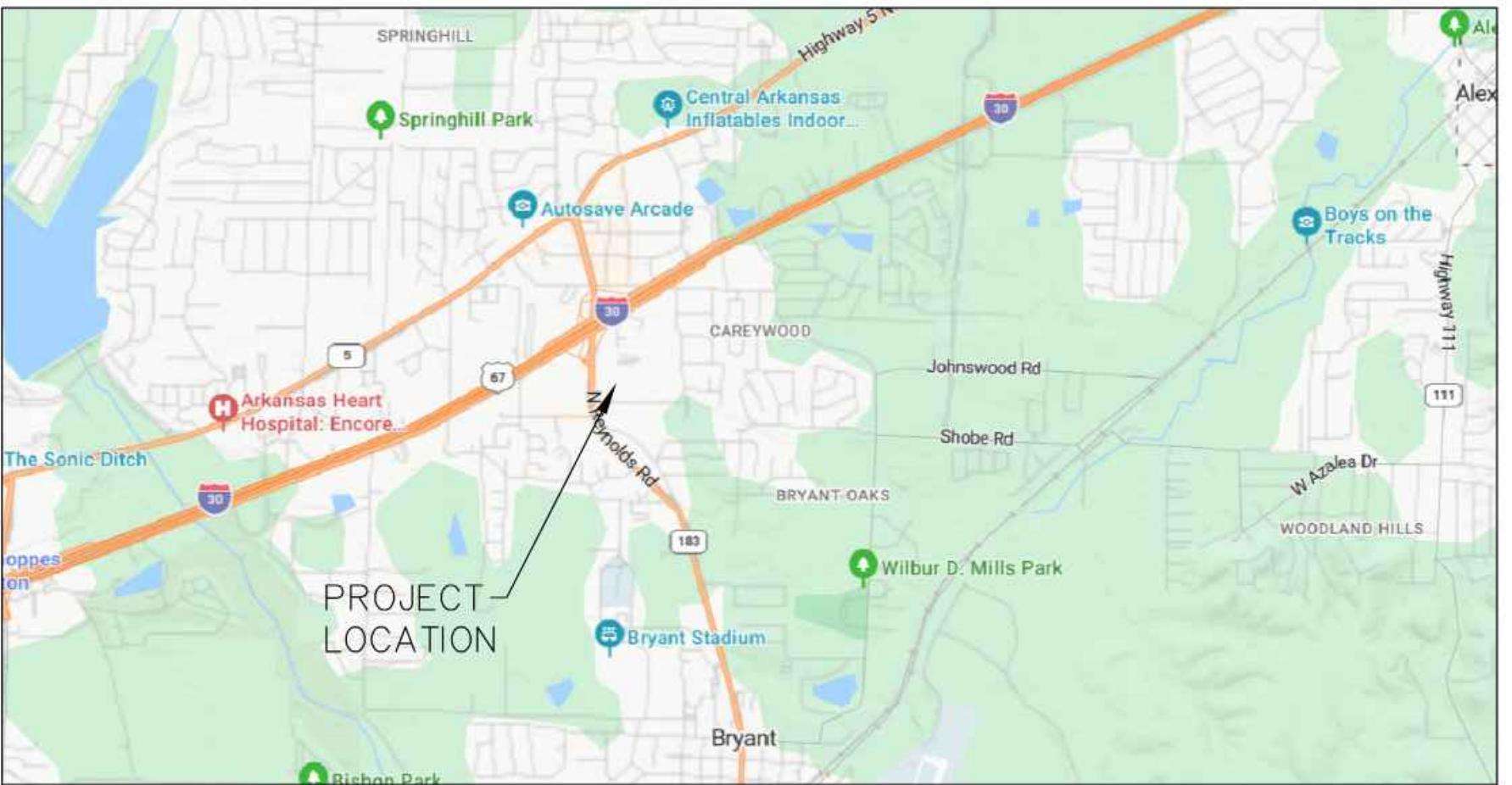
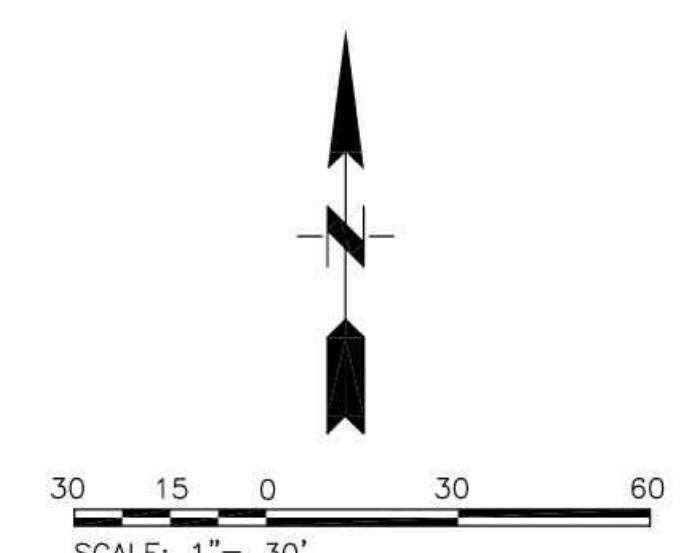
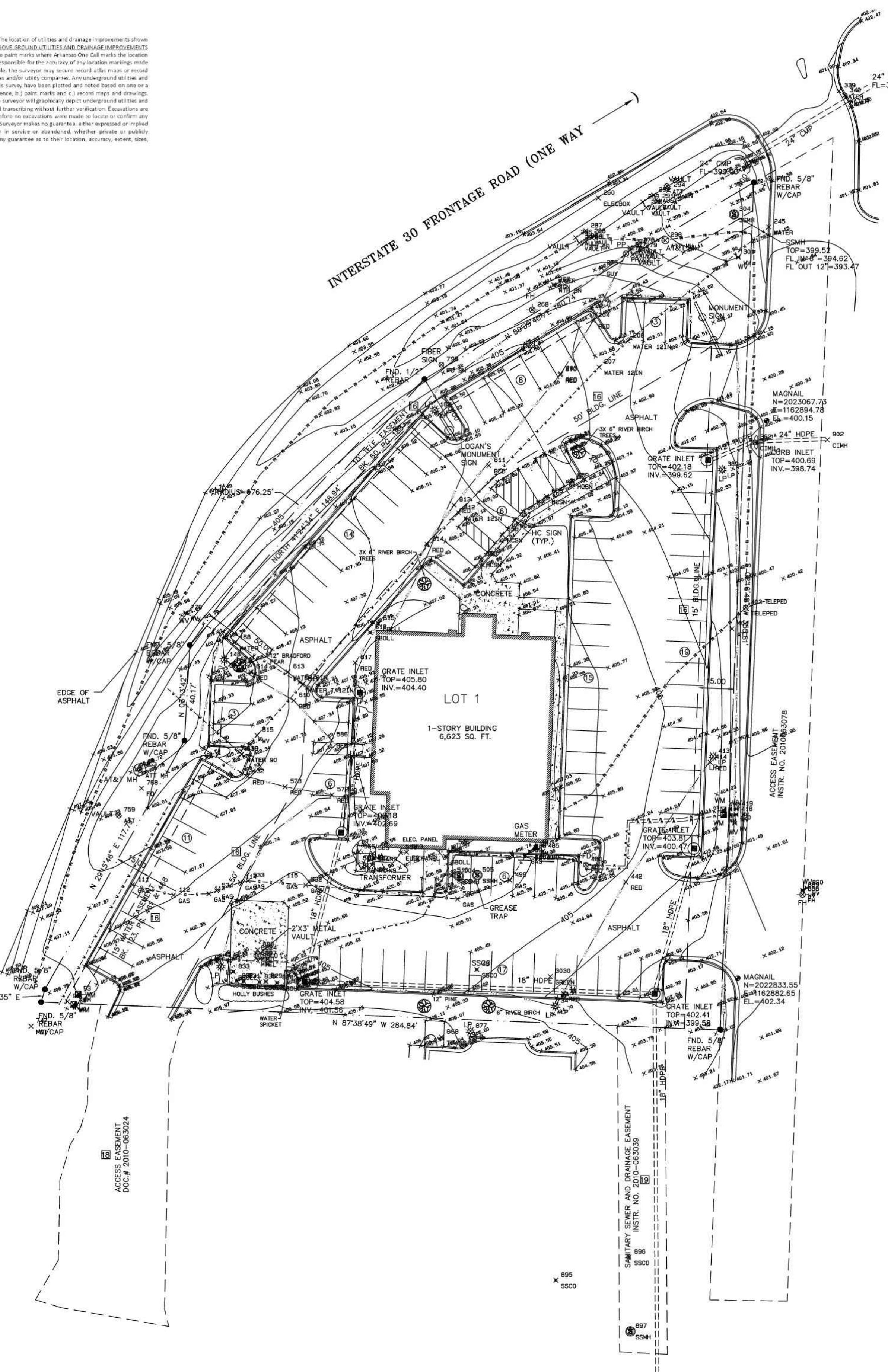
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2301 THREE LAKES PARKWAY TYLER TEXAS 75703-1903 903-534-5353 FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

SUBSURFACE IMPROVEMENTS DISCLAIMER: The location of trees and drainage improvements shown on this plat or drawing is limited to VISIBLE ABOVE GROUND UTILITIES AND DRAINAGE IMPROVEMENTS ONLY. The surveyor, will when available, locate paint marks where deacons One Call marks the location of utility lines. The surveyor will when available, locate utility lines where deacons One Call marks the location of utility lines. The surveyor may venture record utility marks or record drawings if ready available from municipalities and utility companies. Any underground utility and drainage improvement is not shown on this plat or drawing. The surveyor will only record utility and drainage improvement if visible above ground. The surveyor will only record utility and drainage improvement if visible above ground. The surveyor makes no guarantee, either expressed or implied, that the utility lines or drainage, either in service or abandoned, whether private or publicly owned, are fully shown, nor does he make any guarantee as to their location, location, extent, type, types, depths, condition or capacity.



VICINITY MAP/N.T.S.

Title Commitment File No. 6-90038-JC having an Effective Date and Time of: April 23, 2025, 8:00 a.m.

Schedule B – Section II Exceptions:

16. Reservations, restrictions, dedications, easements, right-of-way and setback lines as may be shown on the plat of said Logan's Roadhouse, an addition to the City of Bryant, Arkansas, recorded as Instrument #2010-55439 in the official records of the Saline County Circuit Clerk. **As shown on survey.** References final plat of Lot 1, Logan's Roadhouse Addition.
17. Subject to the Right Of Way in favor of the City of Bryant, recorded on March 18, 2002 as Instrument #2002-19846 in the official records of the Saline County Circuit Clerk.
18. Subject to the Access Easement Agreement between Coco Bryant Holdings, LLC and Logan's Roadhouse, Inc., recorded on August 6, 2010 as Instrument #2010-063024 in the official records of the Saline County Circuit Clerk. **As shown on survey.**
19. Subject to the Sewer Easement Agreement between Coco Bryant Holdings, LLC and Logan's Roadhouse, Inc., recorded on August 6, 2010 as Instrument #2010-063039 in the official records of the Saline County Circuit Clerk. **As shown on survey.**
20. Subject to the Easement, Covenants, Conditions and Restrictions, recorded on October 21, 2005 as Instrument #2005-116451, as affected by the First Amendment recorded as Instrument #2007-019196, the Second Amendment recorded as Instrument #2015-004777, and the Third Amendment recorded as Instrument #2020-025579, in the official records of the Saline County Circuit Clerk. **Not plottable.** 10' easement as waterline was constructed.

GENERAL NOTES

1. No encroachments were observed.
2. There was no apparent evidence observed of current earth moving work, building construction or building additions.
3. There was no apparent evidence observed of recent changes in street right-of-way lines or of street sidewalk construction or repairs.
4. There was no apparent evidence observed of site use as a solid waste dump, dump or sanitary landfill.

UTILITY SERVICE PROVIDERS

1. Water City of Bryant
2. Sanitary Sewer City of Bryant
3. Electricity Entergy of Arkansas
4. Natural Gas Centerpoint Energy
5. Telephone AT&T
6. CATV Comcast

ZONING CLASSIFICATION

Zoned C-2 Highway Commercial
Setback requirements: Front Yard: 50 feet
Side Yard: 15 feet
Rear Yard: 0 feet
Maximum Bldg. Height: 45 feet

PARKING SPACES

Regular Spaces= 102
Handicap Spaces= 5
Total Spaces = 107

FLOOD STATEMENT

No portion of the subject properties lies within a flood zone as shown on the Flood Insurance Rate Map Community Panel Number 05125C0380E, having an effective date of June 5, 2020, as published by the Federal Emergency Management Agency (FEMA).

CERTIFICATION

To: KASASA, L.L.C., a Louisiana limited liability company, and Stuart Title Guaranty Company. This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6(a), 8, 9, 11, 13, 16, 17, 18, and 20 of Table A thereof. The field work was completed on November 10, 2025.

Wm. Allen Smith
SMITH AND GOODSON, PLLC
Wm. Allen Smith, Professional Surveyor #1095 (Arkansas)

11-12-2025
DATE

PROPERTY DESCRIPTION

Lot 1, Logan's Roadhouse, an addition to the City of Bryant, Arkansas.

Project #	047	Rating	
Date	2025-04-07		
Notes		By	

Designed	WAS
Checked	SDG
Drawn	SDG
Approved	WAS

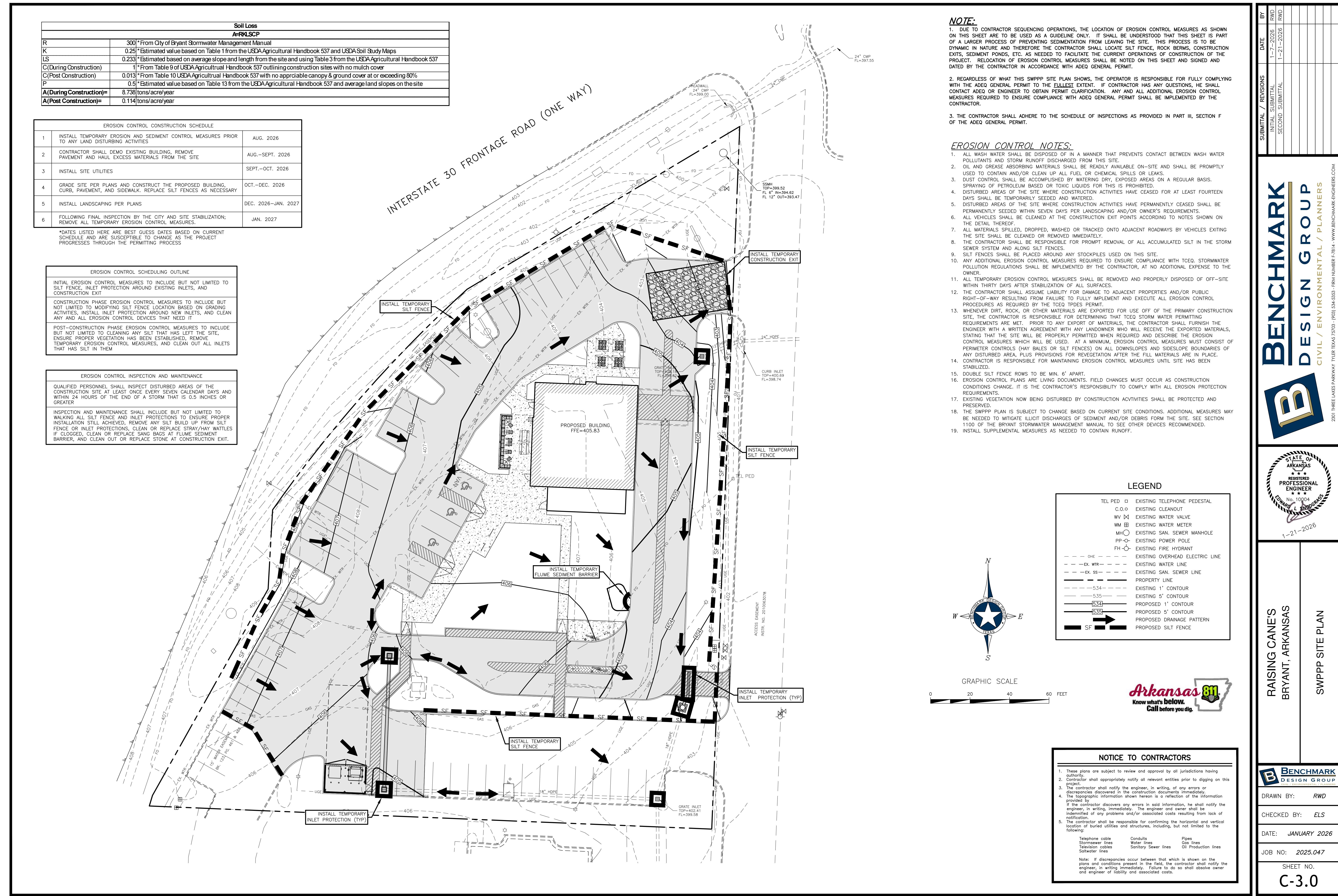


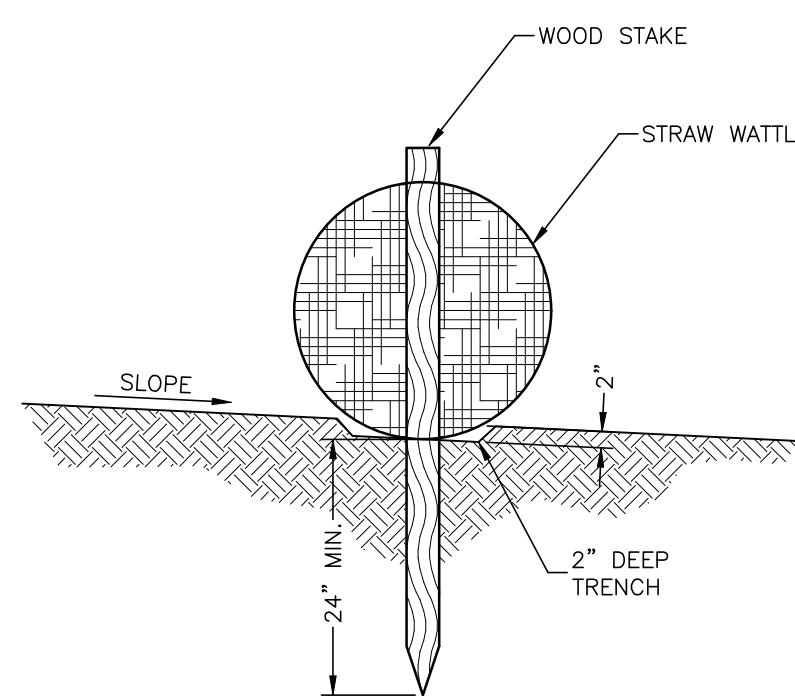
SMITH AND GOODSON
PLLC
CIVIL ENGINEERING AND LAND SURVEYING
7509 CANTRELL ROAD, SUITE 227
LITTLE ROCK, ARKANSAS 72207
501-414-8498

ALTA/NSPS LAND TITLE SURVEY

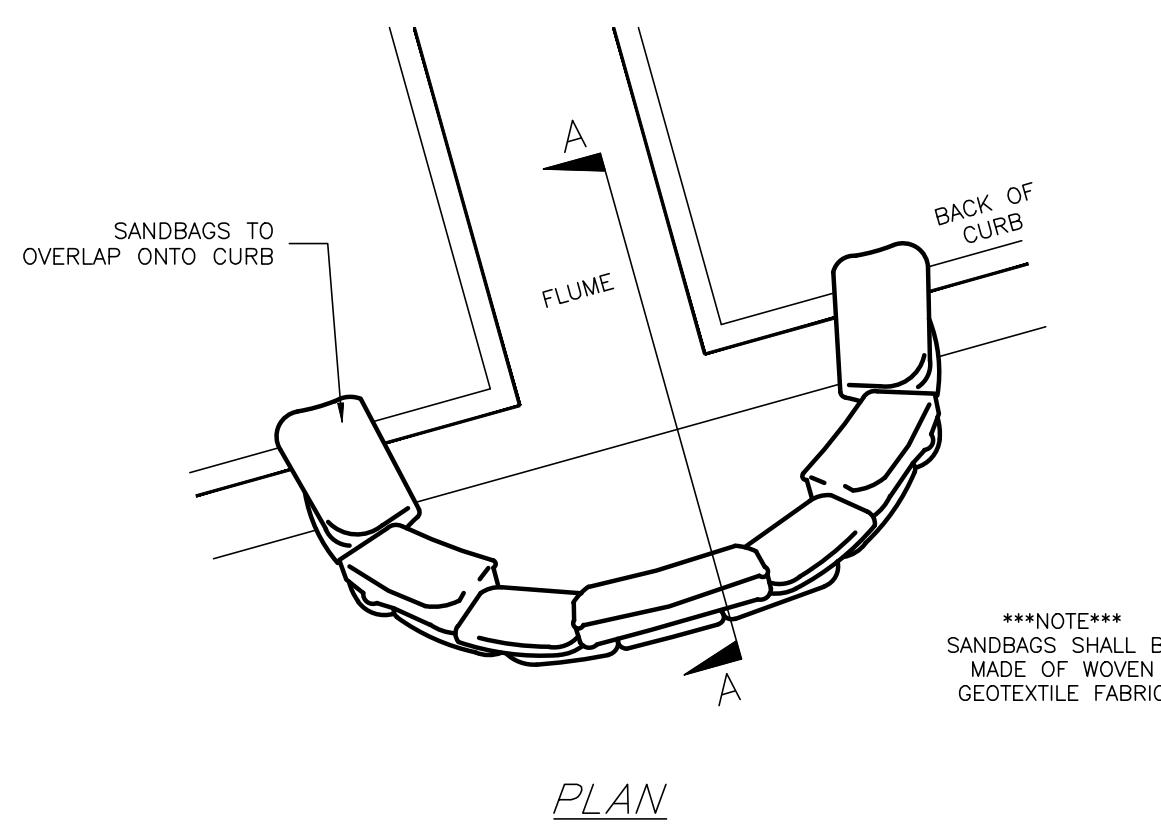
FOR THE USE AND BENEFIT OF:
KASASA, LLC
&
Stuart Title Guaranty Company

Job: 25-089
Scale: 1"=30'
Date: 11-12-2025
Sheet: 1-1

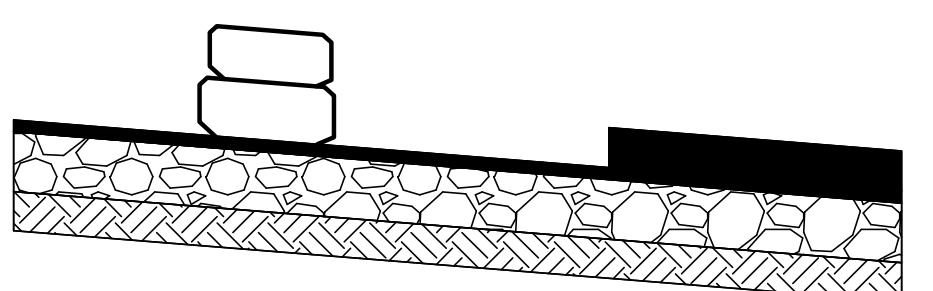




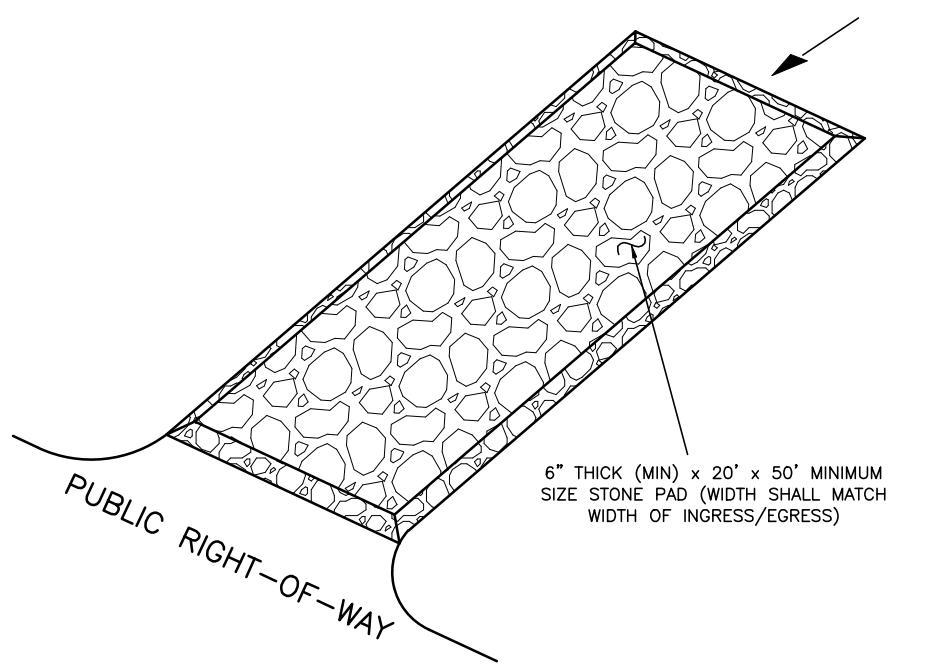
STRAW WATTLE DETAIL
N.T.S.



PLAN



SECTION 'A-A'

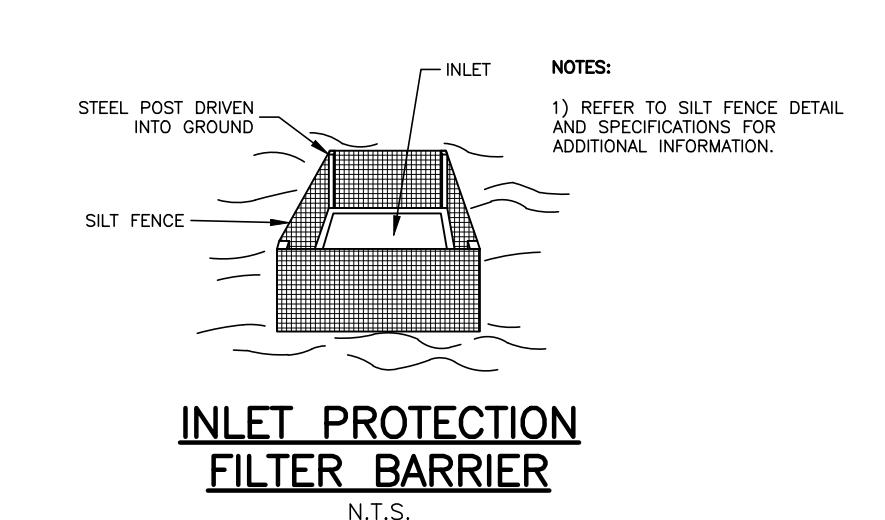


**TEMPORARY CONSTRUCTION
EXIT POINT DETAIL**

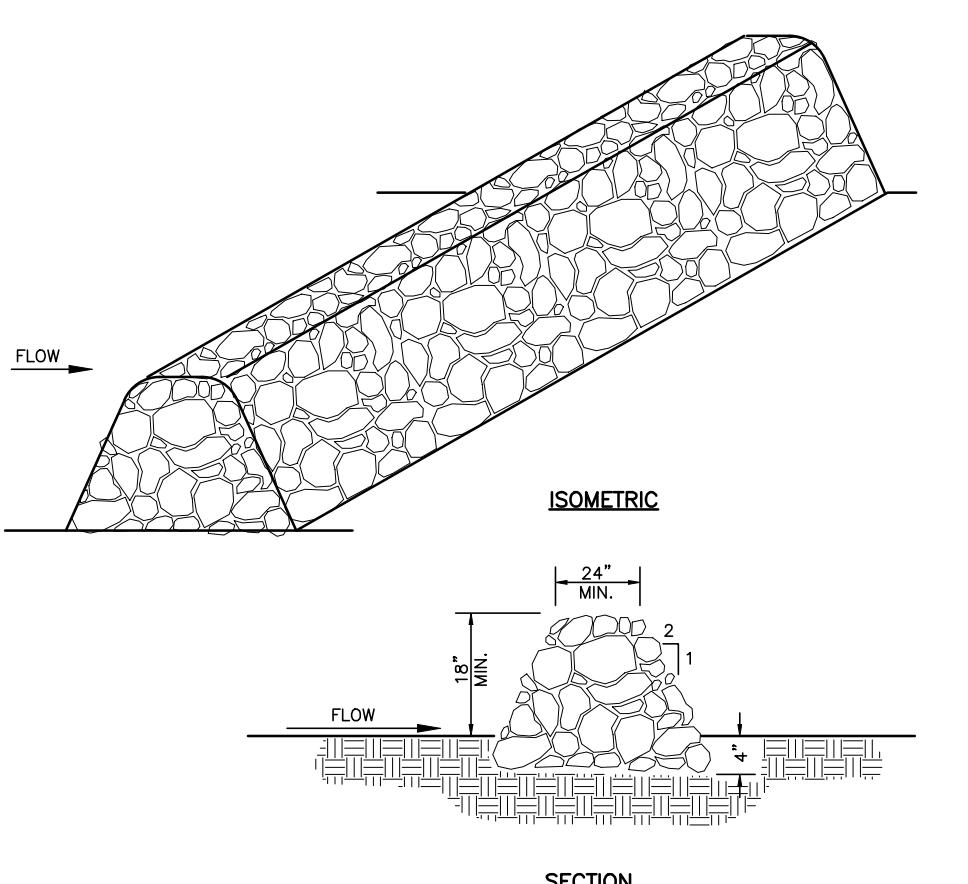
CONSTRUCTION NOTES:		
1) GRADATION OF ROCK	SIZE OF ROCK LBS.	% SMALLER BY WEIGHT
	200	100
	50	30-55
	3	0

- 2) THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE DRESSING WITH ADDITIONAL STONE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- 3) WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WASHING SHALL BE DONE ON AN AREA STABILIZED BY ROCK, GRAVEL, OR OTHER APPROVED SEDIMENT CONTROLLING STRUCTURE. USE SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE.
- 4) ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 5) ROCK SIZE SHALL BE A MINIMUM OF 2-INCH WITH NO FINES AND A MINIMUM OF 6" DEEP

FLUME SEDIMENT BARRIER
N.T.S.



**INLET PROTECTION
FILTER BARRIER**
N.T.S.



ROCK BERM DETAILS

1. USE ONLY OPEN-GRADED ROCK, WITH MOST OF THE FINES REMOVED.
2. STONE SHALL BE CRUSHED, MIN. 3" DIAMETER, MAX. 1 CU. FT. IN VOLUME.
3. THE ROCK BERM SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF 4 INCHES.
4. INSPECT ROCK BERM FOR STABILITY AND STRENGTH. REMOVE IF IT FAILS TO SERVE ITS PURPOSE DUE TO SILT ACCUMULATION, WASHOUT OR DAMAGE.
5. REMOVE SITE WHEN IT REACHES A DEPTH OF 12 INCHES, OR ONE-THIRD OF THE HEIGHT OF THE ROCK BERM, OR 4 FEET, WHICHEVER IS LESS.
6. REMOVE BERM ONLY WHEN SITE IS COMPLETELY STABILIZED.

TABLE 1100-1 Silt Fence Slope Criteria	
Source: Knoxville BMP Manual - Erosion & Sediment	
Land Slope	Maximum Slope Length
Less than 2%	75 feet
From 2 to 5%	50 feet
From 5 to 10%	50 feet
From 10 to 20%	25 feet
More than 20%	15 feet

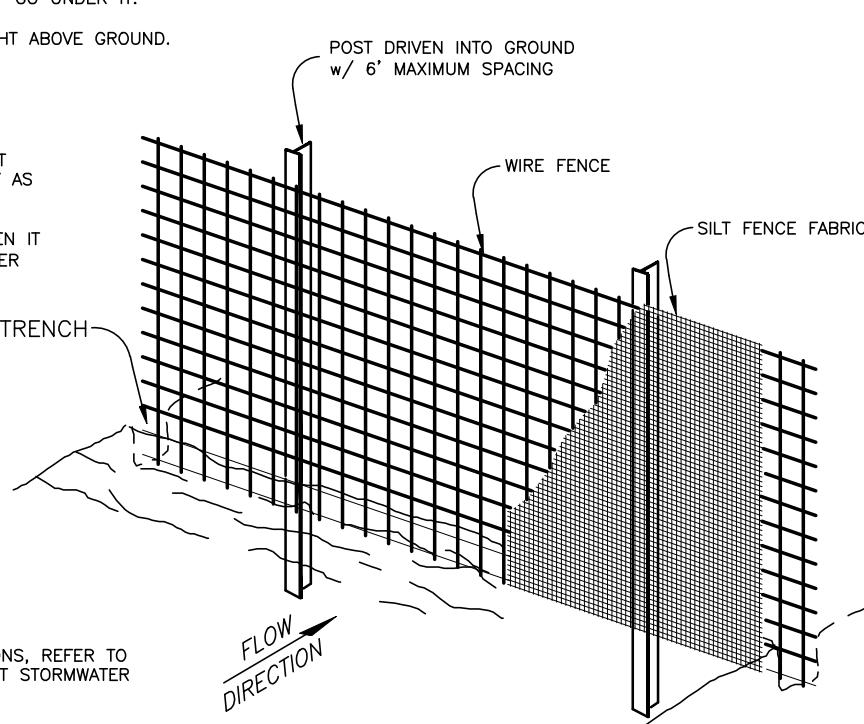
- 1) Burlap shall be 10 ounces per square yard fabric.
- 2) Posts for silt fences shall be either 4x6 inch diameter wood or 1.33 pounds per linear foot steel with a minimum length of 6 feet. Steel posts shall have notches for fastening wire to them.
- 3) Silt fence filter fabric shall be 42 gauge monofilament or equivalent metal with a minimum length of 3 feet.
- 4) Wire fence reinforcement of silt fence using standard strength filter cloth shall have a maximum height of 42 inches or 14 gauge and shall have a maximum mesh spacing of 6 inches.
- 5) The silt fence fabric shall meet the specifications in Table 1100-2. Type W fabric is a non-supported fence. Type NW fabric is a fence that is supported in a net-supported fence. Filter fabric may be manufactured from polyester, polypropylene or polyamide and shall be resistant to ultraviolet degradation, mildew or rot. The edges of woven fabric shall be sealed or salvaged to prevent raveling.

TABLE 1100-2 Silt Fence Fabric Criteria		
Fabric Properties	Minimum Acceptable Value	Test Method
Tensile Strength, lb	100	90 ASTM D4632
Elongation at Yield, %	10-40	100 Max ASTM D4632
Trapezoidal Tear, lb	50	35 ASTM D4533
Permeability, 1/sec	0.1	1.0 ASTM D4491
Apparent Opening Size	20-50	50-80 ASTM D4751
Unloaded Stability, %	80	80 ASTM D4355

- 1) DRIVE POST INTO GROUND AND EXCAVATE A 6"x6" TRENCH UPHILL ALONG THE LINE OF POST.
- 2) ATTACH WIRE FENCE TO THE POST AND EXTEND BOTTOM OF FENCE 6" INTO THE EXCAVATED TRENCH.
- 3) ATTACH THE SILT FABRIC TO THE WIRE FENCE AND EXTEND THE BOTTOM OF THE FABRIC 6" INTO THE TRENCH.
- 4) BACKFILL THE TRENCH WITH SOIL & COMPACT OR PLACE ROCK BERM. THE BOTTOM OF THE FENCE MUST BE ANCHORED SO THAT RUNOFF IS FORCED THROUGH THE FENCE AND CAN NOT GO UNDER IT.
- 5) SILT FENCE SHALL NOT EXCEED 3' IN HEIGHT ABOVE GROUND.

INSPECTION & MAINTENANCE:

- 1) INSPECTION OF FENCES SHALL BE FREQUENT AND REPAIR OR REPLACEMENT MADE PROMPTLY AS NEEDED.
- 2) ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" AND DISPOSED OF PER OWNER/ENGINEER.



SILT FENCE DETAIL

NOTES:

- 1) FOR ANY DISCREPANCIES OR QUESTIONS, REFER TO SECTION 1105.2 OF THE CITY OF BRYANT STORMWATER MANAGEMENT MANUAL

**RAISING CANE'S
BRYANT, ARKANSAS**

SWPPP SITE DETAILS

BENCHMARK
DESIGN GROUP

DRAWN BY: RWD

CHECKED BY: ELS

DATE: JANUARY 2026

JOB NO: 2025.047

SHEET NO.

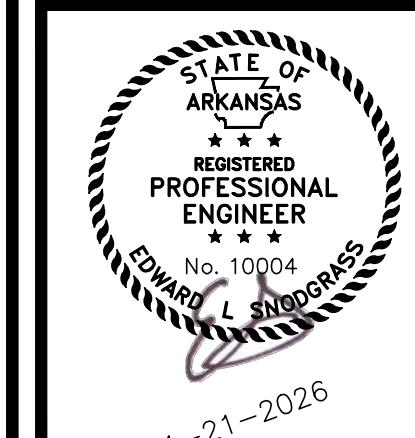
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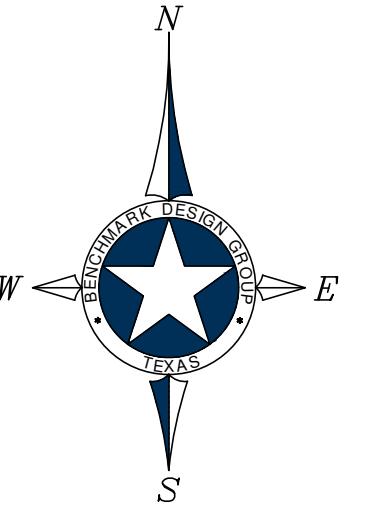
SUBMITTAL / REVISIONS	DATE	BY
INITIAL SUBMITTAL	1-7-2026	RWD
SECOND SUBMITTAL	1-21-2026	RWD

BENCHMARK
DESIGN GROUP

CIVIL / ENVIRONMENTAL PLANNERS

2301 THREE LAKES PARKWAY TYLER TEXAS 75703 (903) 534-5333 FIRM NUMBER F7814 - www.benchmark-engineers.com





GRAPHIC SCALE

DEMOLITION NOTES:

CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.

CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH TXDOT SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITWORK SPECIFICATIONS.

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

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING CONSTRUCTION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, TRAFFIC CONTROL DEVICES, ETC.

CONTRACTOR SHALL COORDINATE WITH OWNER'S CONSTRUCTION MANAGER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTEANCES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTEANCES.

CONTRACTOR SHALL COORDINATE TERMINATION AND REMOVAL OF ALL EXISTING UTILITY SERVICES AND APPURTEANCES WITH LOCAL AND JURISDICTIONAL ENTITIES.

- . APPLICABLE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES. REFER TO STORM WATER POLLUTION PREVENTION SITE PLAN FOR LOCATION OF SAID MEASURES.
- . CONTRACTOR SHALL NOT INTERFERE WITH OR IMPEDE THE NORMAL OPERATIONS OF SURROUNDING BUSINESSES.
- . CONTRACTOR SHALL VERIFY AND COORDINATE THE REMOVAL OF ANY EXISTING APPURTEANCES WHICH ARE IN CLOSE PROXIMITY TO BOUNDARY LINES AND/OR RIGHT-OF-WAY.
- . THE LIMITS OF CONSTRUCTION SHOWN ON THESE PLANS ARE FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION STAKING. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF QUESTIONABLE MATERIALS WITH THE APPROPRIATE PARTIES PRIOR TO DEMOLITION ACTIVITIES.
- . CONTRACTOR TO PROTECT ALL REGULATORY SIGNS ON SITE. REMOVAL OF SAID SIGNS TO BE COORDINATED WITH APPROPRIATE ENTITIES.

FGEND

TEL PED <input type="checkbox"/>	EXISTING TELEPHONE PEDESTAL
C.O.O	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
— — OHE — — —	EXISTING OVERHEAD ELECTRIC LINE
— — EX. WTR — — —	EXISTING WATER LINE
— — EX. SS — — —	EXISTING SAN. SEWER LINE
— — — — —	PROPERTY LINE



RAISING CANE'S RYANT, ARKANSAS

DEMOLITION PLAN



NOTICE TO CONTRACTORS

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BENCHMARK
DESIGN GROUP

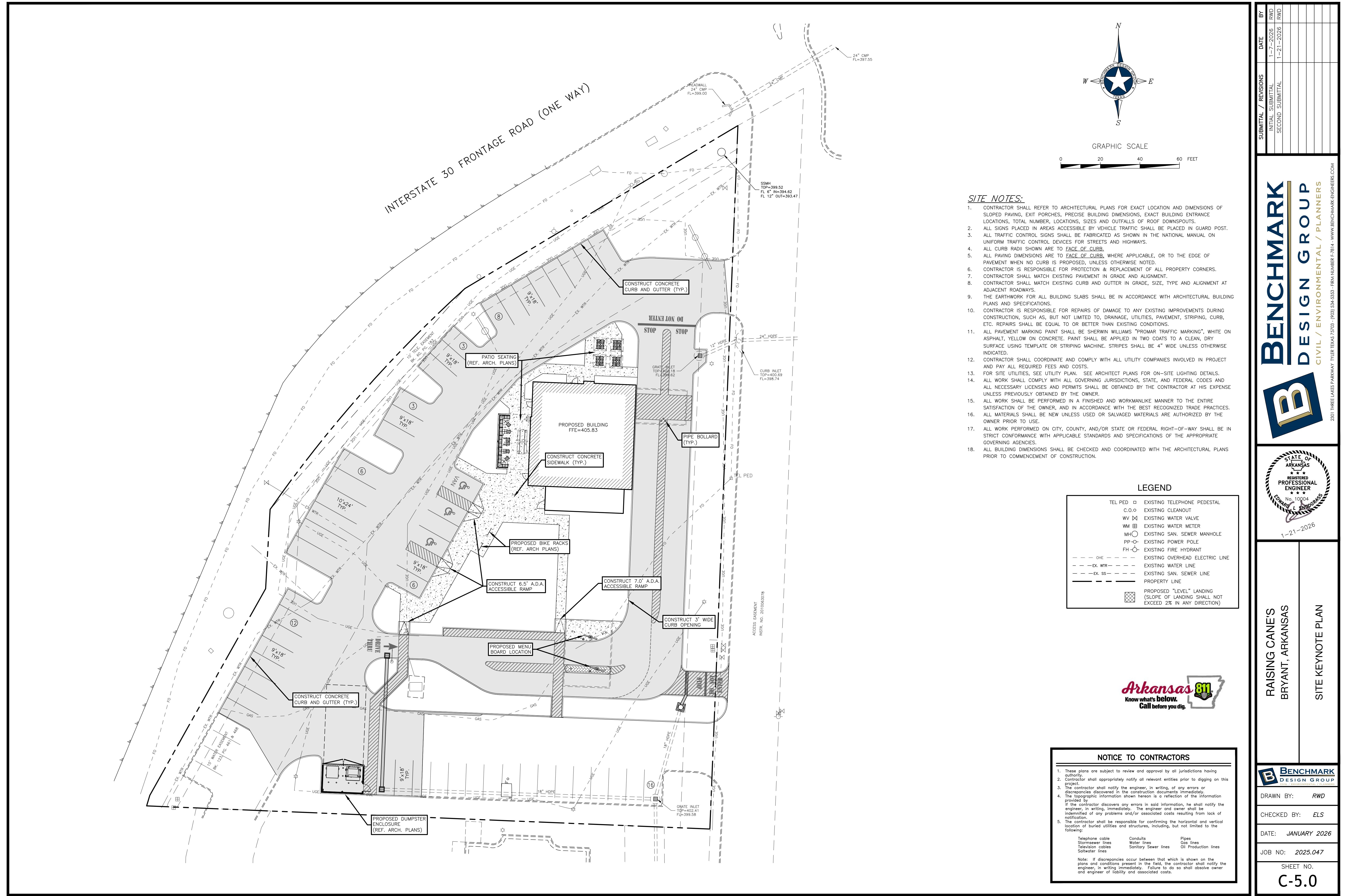
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CHECKED BY: *ELS*

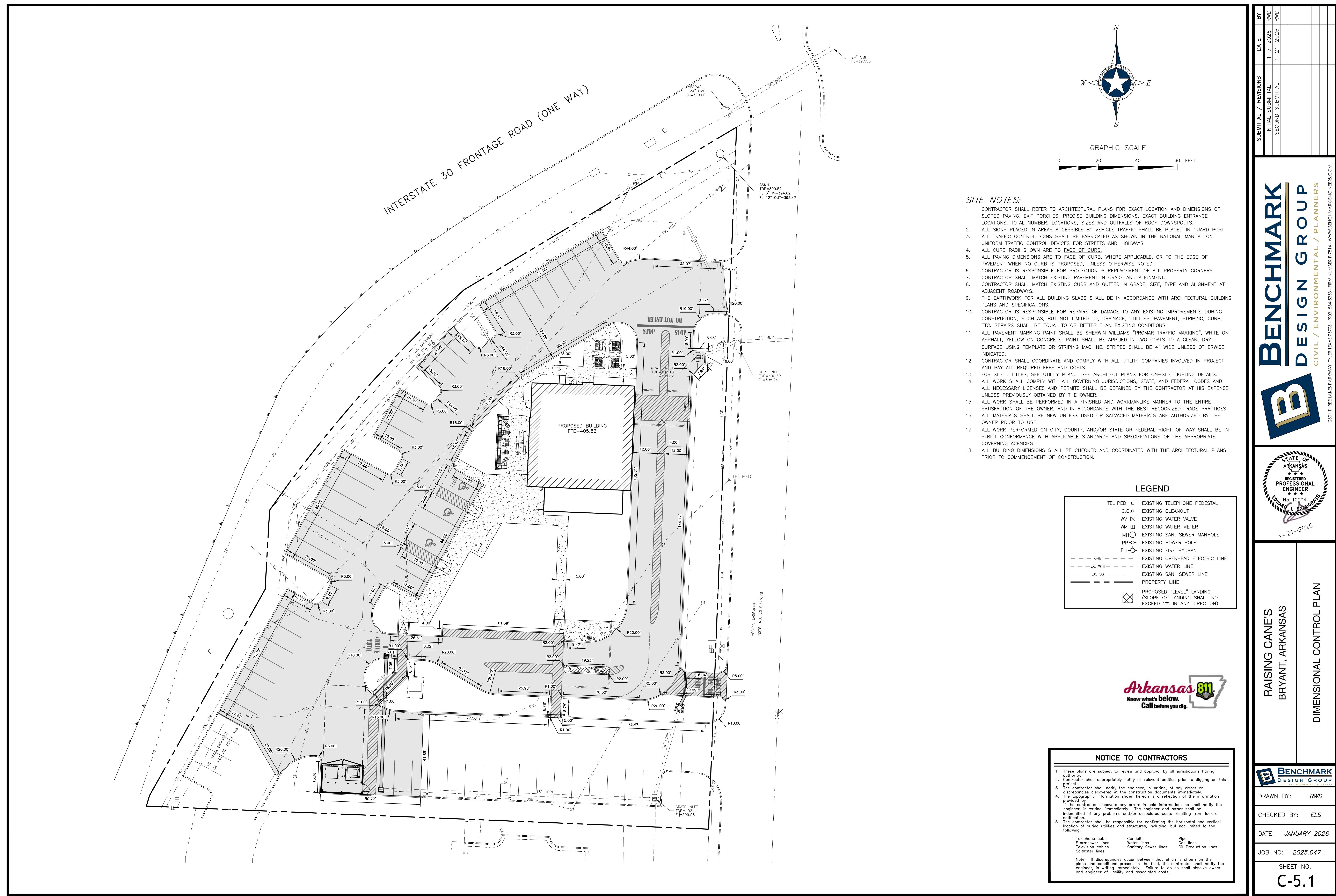
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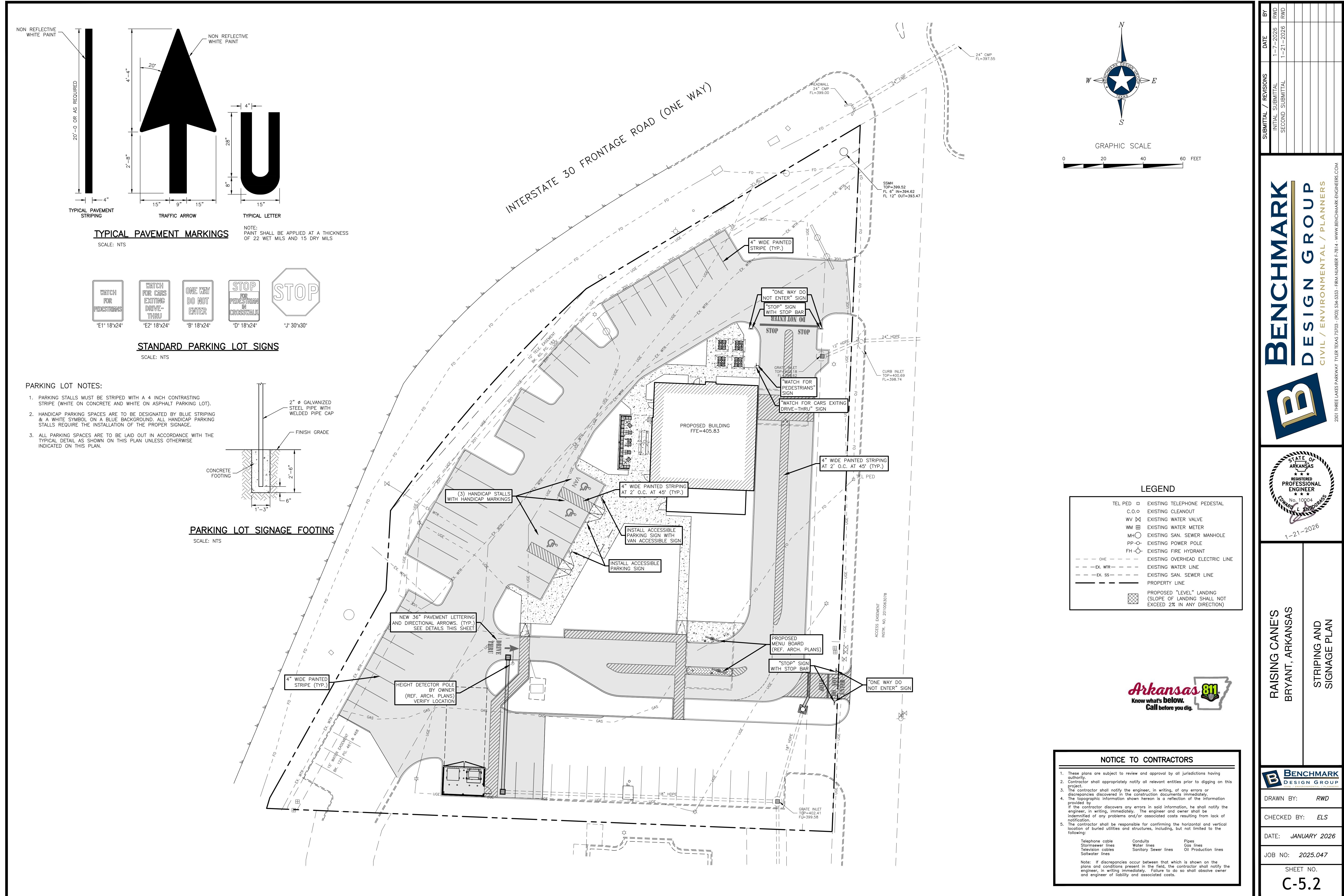
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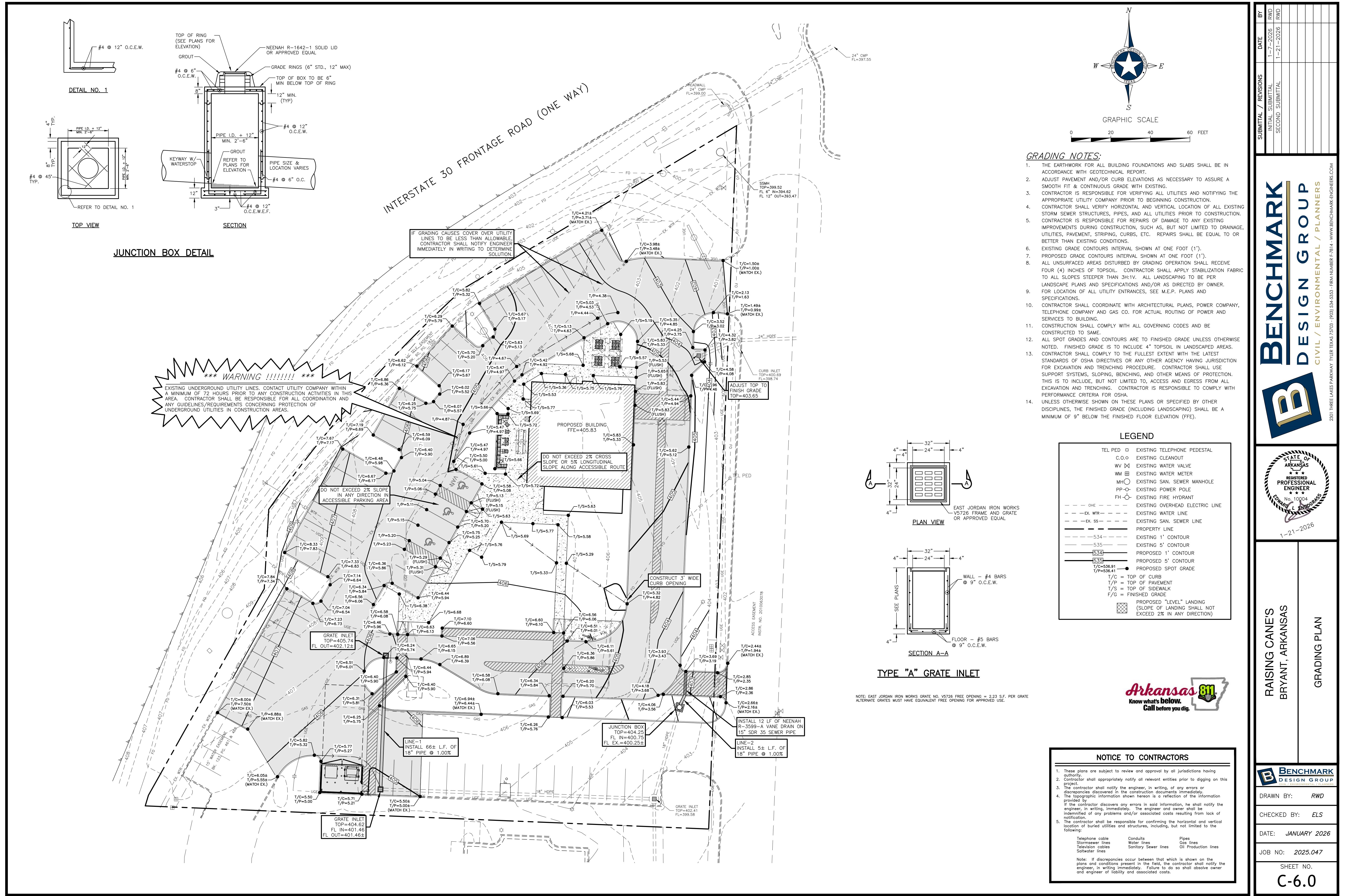
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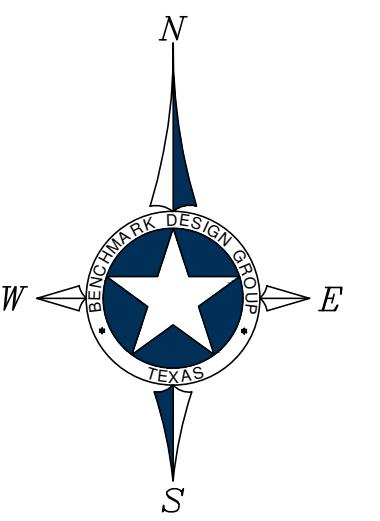
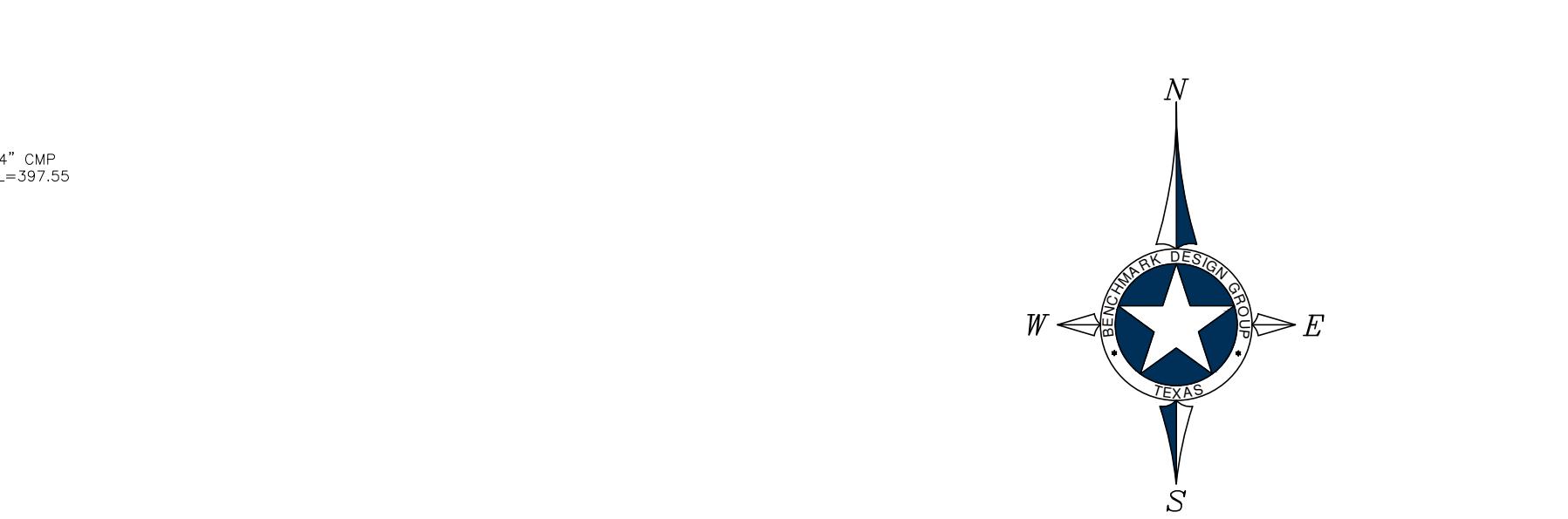
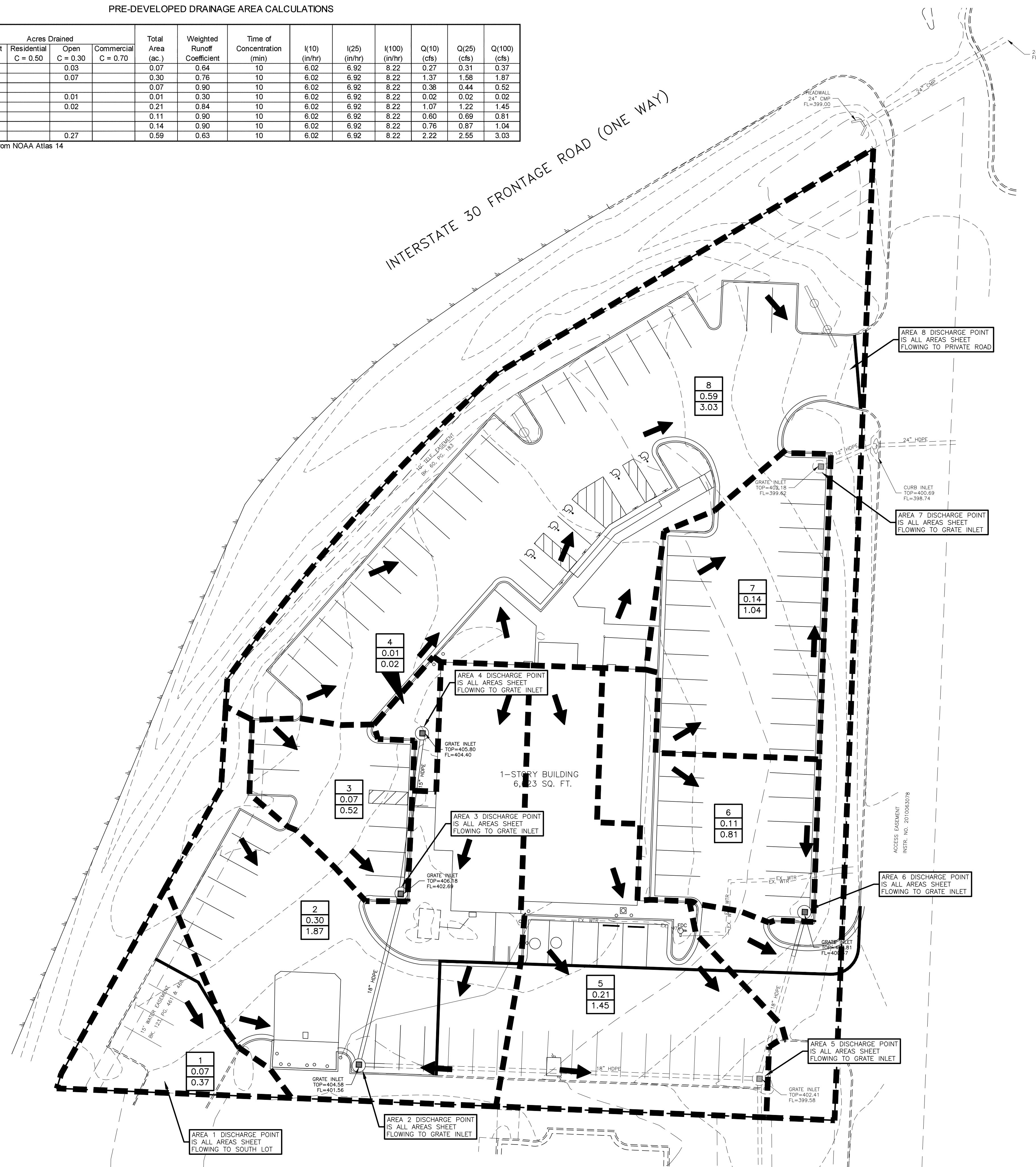




PRE-DEVELOPED DRAINAGE AREA CALCULATIONS

Drainage Area No.	Acres Drained				Total Area (ac.)	Weighted Runoff Coefficient	Time of Concentration (min)	I(10) (in/hr)	I(25) (in/hr)	I(100) (in/hr)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
	Pavement C = 0.90	Residential C = 0.50	Open C = 0.30	Commercial C = 0.70									
1	0.04		0.03		0.07	0.64	10	6.02	6.92	8.22	0.27	0.31	0.37
2	0.23		0.07		0.30	0.76	10	6.02	6.92	8.22	1.37	1.58	1.87
3	0.07				0.07	0.90	10	6.02	6.92	8.22	0.38	0.44	0.52
4			0.01		0.01	0.30	10	6.02	6.92	8.22	0.02	0.02	0.02
5	0.19		0.02		0.21	0.84	10	6.02	6.92	8.22	1.07	1.22	1.45
6	0.11		0.01		0.11	0.90	10	6.02	6.92	8.22	0.60	0.69	0.81
7	0.14		0.01		0.14	0.90	10	6.02	6.92	8.22	0.76	0.87	1.04
8	0.32		0.01		0.59	0.63	10	6.02	6.92	8.22	2.22	2.55	3.03

*Intensities are pulled from NOAA Atlas 14

GRAPHIC SCALE
0 20 40 60 FEET

HYDRAULIC CAPACITIES FOR STORMSEWER PIPES WERE CALCULATED USING A MANNING'S n VALUE OF 0.013.

A PARTIAL LIST OF ACCEPTABLE STORMSEWER PIPES CAPABLE OF PROVIDING THE REQUIRED HYDRAULIC EFFICIENCY FOR THIS APPLICATION ARE AS FOLLOWS:

A.) CONTECH "A-2000" PVC STORMSEWER PIPE
B.) ADS HP STORM - DUAL WALL - PP
C.) HANSON CONCRETE REINFORCED CONCRETE PIPE

* CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER PIPE INSTALLATION AND EMBEML

ALL PIPES MAY BE ONE OF THE ABOVE STATED CHOICES, UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER PRIOR TO SUBSTITUTING OR ORDERING ALTERNATE PIPE AND FITTINGS

LEGEND

TEL PED	□	EXISTING TELEPHONE PEDESTAL
C.O.O	□	EXISTING CLEANOUT
WV	△	EXISTING WATER VALVE
WM	□	EXISTING WATER METER
MH	○	EXISTING SAN. SEWER MANHOLE
PP-O	○	EXISTING POWER POLE
FH	○	EXISTING FIRE HYDRANT
OHE	- - -	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	- - -	EXISTING WATER LINE
EX. SS	- - -	EXISTING SAN. SEWER LINE
534	- - -	EXISTING PROPERTY LINE
535	- - -	EXISTING 1' CONTOUR
	- - -	EXISTING 5' CONTOUR
	- - -	EXISTING DRAINAGE PATTERN
	████████	EXISTING DRAINAGE DELINEATION
X	□	= DRAINAGE AREA NUMBER
XXX	□	= DRAINAGE AREA (AC.)
X.XX	□	= 100-YR RUNOFF (CFS)



NOTICE TO CONTRACTORS

- These plans are subject to review and approval by all jurisdictions having jurisdiction.
- Contractor shall appropriately notify all relevant entities prior to digging on this project.
- The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
- The topographic information shown herein is a reflection of the information provided by the engineer. If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be informed of any problems and/or associated costs resulting from lack of notification.
- The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable
Stormsewer lines
Television cables
Sewer lines
Conduits
Water lines
Pipes
Gas lines
Sanitary Sewer lines
Oil Production lines
Sewer lines

No utility or pipe occurs between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

B
BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL PLANNERS

DRAWN BY: RWD

CHECKED BY: ELS

DATE: JANUARY 2026

JOB NO: 2025.047

SHEET NO.

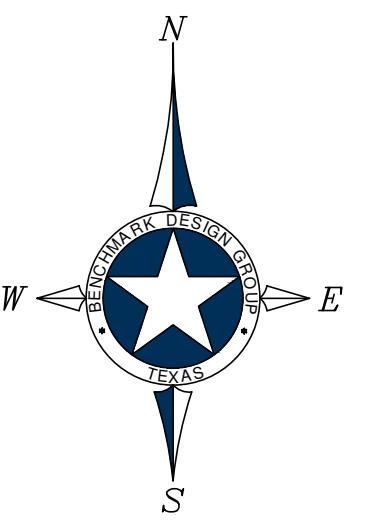
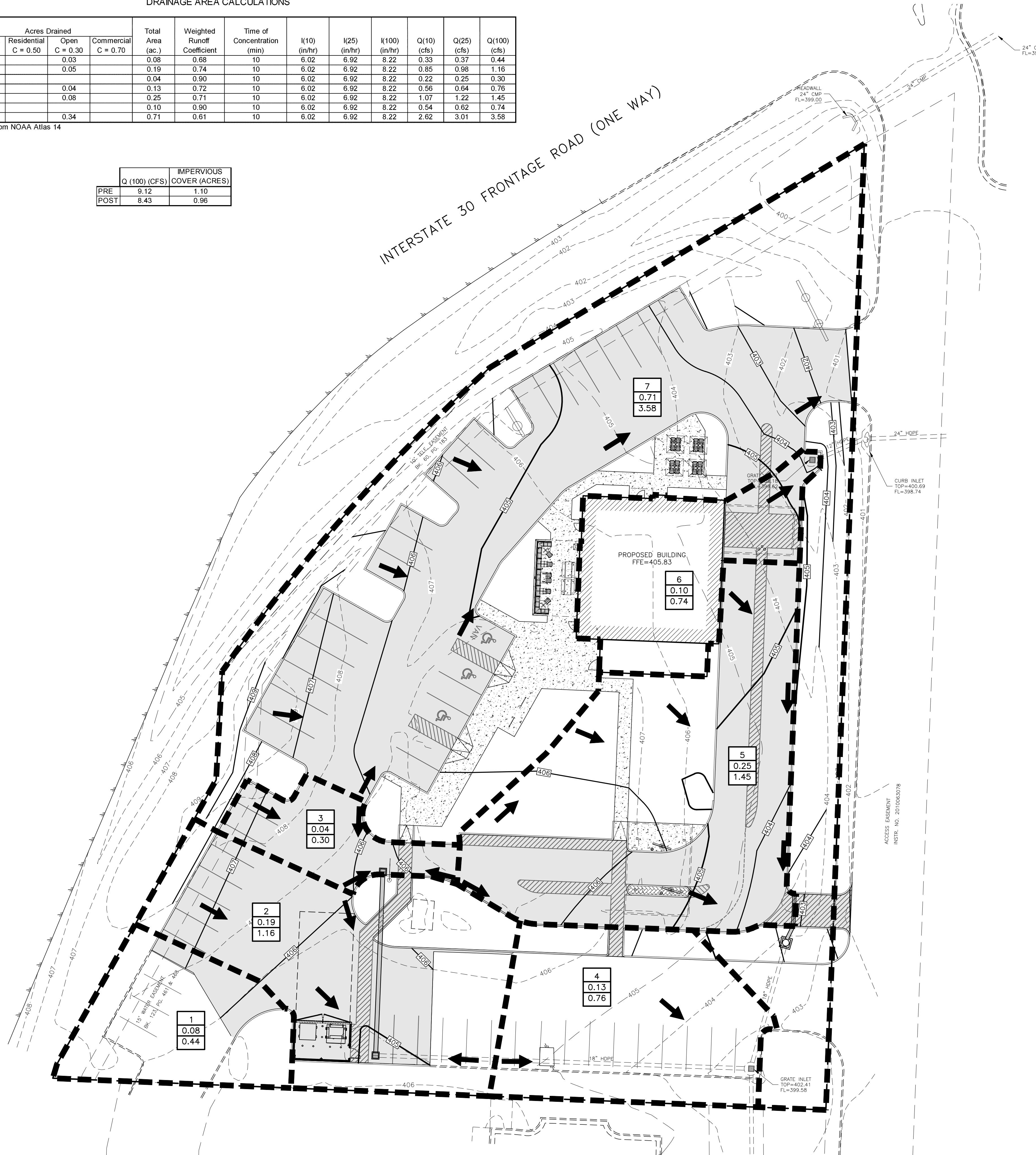
C-6.1

DRAINAGE AREA CALCULATIONS

Drainage Area No.	Acres Drained				Total Area (ac.)	Weighted Runoff Coefficient	Time of Concentration (min)	I(10) (in/hr)	I(25) (in/hr)	I(100) (in/hr)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
	Pavement C = 0.90	Residential C = 0.50	Open C = 0.30	Commercial C = 0.70									
1	0.05		0.03		0.08	0.68	10	6.02	6.92	8.22	0.33	0.37	0.44
2	0.14		0.05		0.19	0.74	10	6.02	6.92	8.22	0.85	0.98	1.16
3	0.04				0.04	0.90	10	6.02	6.92	8.22	0.22	0.25	0.30
4	0.09		0.04		0.13	0.72	10	6.02	6.92	8.22	0.56	0.64	0.76
5	0.17		0.08		0.25	0.71	10	6.02	6.92	8.22	1.07	1.22	1.45
6	0.10				0.10	0.90	10	6.02	6.92	8.22	0.54	0.62	0.74
7	0.37		0.34		0.71	0.61	10	6.02	6.92	8.22	2.62	3.01	3.58

*Intensities are pulled from NOAA Atlas 1

	Q (100) (CFS)	IMPERVIOUS COVER (ACRES)
PRE	9.12	1.10
POST	8.43	0.96



GRAPHIC SCALE

A horizontal scale line with tick marks at 20, 40, and 60. The segment between 40 and 60 is broken, indicated by a vertical line and a gap in the scale line.

HYDRAULIC CAPACITIES FOR STORMSEWER PIPES WERE CALCULATED
USING A MANNING'S "n" VALUE OF 0.013

PARTIAL LIST OF ACCEPTABLE STORMSEWER PIPES CAPABLE OF PROVIDING
THE REQUIRED HYDRAULIC EFFICIENCY FOR THIS APPLICATION ARE AS FOLLOWS:

- A.) CONTECH "A-2000" PVC STORMSEWER PIPE
- B.) ADS HP STORM - DUAL WALL - PP
- C.) HANSON CONCRETE REINFORCED CONCRETE PIPE

CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS
FOR PROPER PIPE INSTALLATION AND EMBEDMENT

PIPES MAY BE ONE OF THE ABOVE STATED CHOICES, UNLESS
OTHERWISE SPECIFICALLY NOTED ON PLANS. CONTRACTOR SHALL COORDINATE
WITH THE ENGINEER PRIOR TO SUBSTITUTING OR ORDERING ALTERNATE PIPE AND FITTINGS

AGENDA

TEL PED □	EXISTING TELEPHONE PEDESTAL			
C.O.O	EXISTING CLEANOUT			
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	PROPOSED DRAINAGE DELINEATION			
<table border="1" data-bbox="5536 2866 5626 2995"> <tr> <td>X</td> </tr> <tr> <td>X.XX</td> </tr> <tr> <td>X.XX</td> </tr> </table>	X	X.XX	X.XX	X = DRAINAGE AREA NUMBER X.XX = DRAINAGE AREA (AC.) X.XX = 100-YR RUNOFF (CFS)
X				
X.XX				
X.XX				



RAISING CANE'S BRYANT, ARKANSAS



NOTICE TO CONTRACTORS

plans are subject to review and approval by all jurisdictions having
city.

actor shall appropriately notify all relevant entities prior to digging on this
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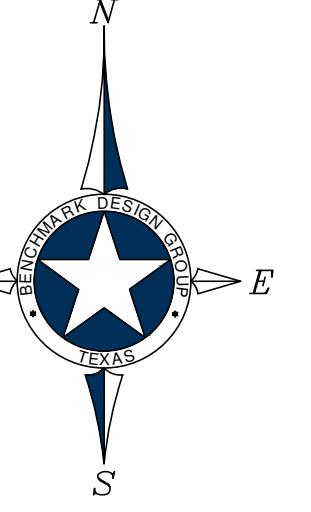
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Telephone cable Conduits Pipes
Stormsewer lines Water lines Gas lines
Television cables Sanitary Sewer lines Oil Production lines
Saltwater lines

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and contractor of liability.

and engineer of liability and associated costs.

© Copyright



NOTE: UTILITY TAPS TO BE PAID FOR BY THE CONTRACTOR AND PERFORMED BY THE CITY. DOMESTIC WATER AND IRRIGATION METERS LESS THAN 3" TO BE SET BY CITY OF TYLER AT CONTRACTOR'S EXPENSE. BACKFLOW PREVENTORS SHALL BE INSTALLED BY THE CONTRACTOR. CALL DEVELOPMENT SERVICES FOR COST AND COORDINATION OF TAPS AND METERS (903) 531-1171

GRAPHIC SCALE

UTILITY CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, SIDEWALKS, DRIVEWAYS, FENCES, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

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

CONTRACTOR SHALL, ON ALL UTILITIES, COORDINATE INSPECTION WITH APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES.

CONSTRUCTION SHALL COMPLY WITH GOVERNING CODES AND REQUIREMENTS.

CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.

ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.

ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V. REFER TO OWNER FOR EXACT AREAS, DETAILS, AND SPECS.

CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY AND GAS COMPANY FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING.

CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.

CONTRACTOR TO REFER TO LANDSCAPING/ARCHITECTURAL PLANS AND/OR OWNER FOR LOCATIONS OF PROPOSED LIGHT STANDARDS AND UTILITY SLEEVING.

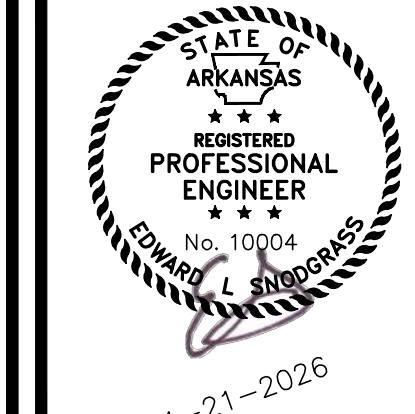
REFER TO M.E.P. PLANS FOR ELECTRIC, GAS, TELEPHONE, CABLE AND ANY OTHER NECESSARY UTILITIES SERVICES, OTHER THAN WATER AND SANITARY SEWER.

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DESIGN GOALS

DESIGN GROUP

CIVIL / ENVIRONMENTAL / PLANNERS



RYANT, ARKANSAS



NOTICE TO CONTRACTORS

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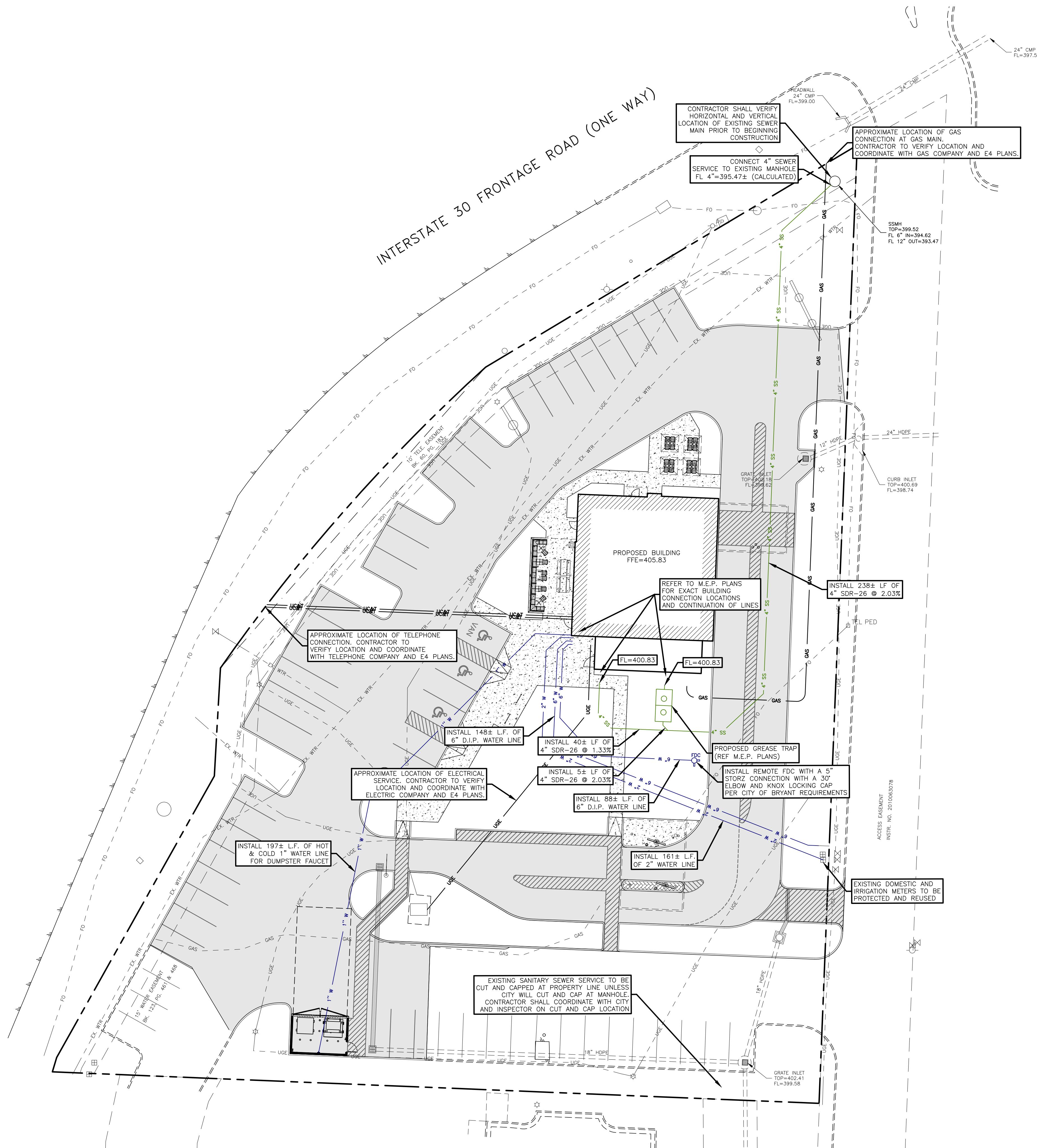
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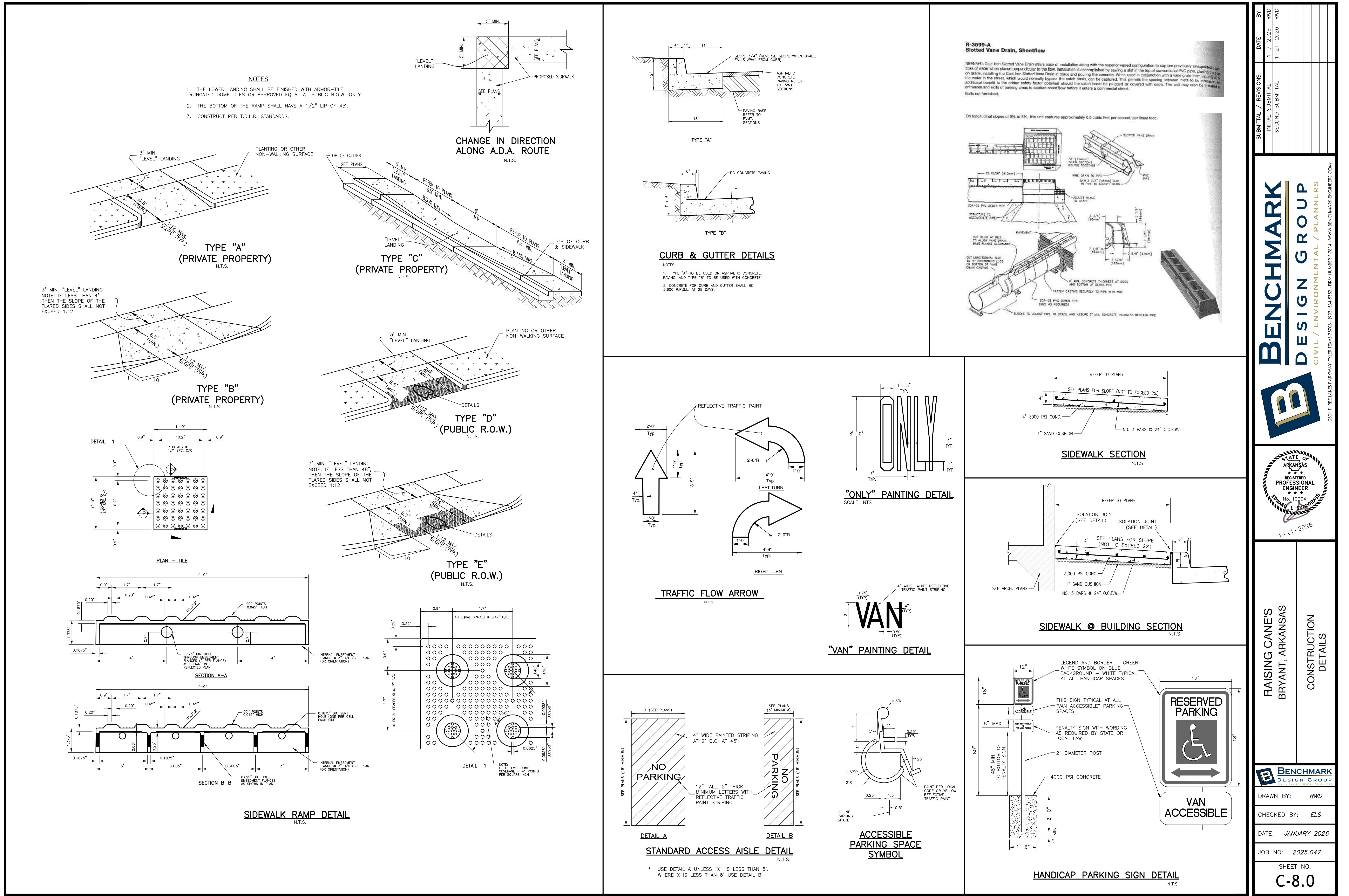
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 BENCHMARK DESIGN GROUP CIVIL / ENVIRONMENTAL / PLANNER	DRAWN BY: RWD
	CHECKED BY: ELS
	DATE: JANUARY 2026
	JOB NO: 2025.047
	SHEET NO. C-7.0







1-21-2026

City of Bryant
210 SW 3rd St.
Bryant, Arkansas 72022
Attn: Colton Leonard

phone 501-943-0301
leonard@cityofbryant.com

RE: **Comment Response Letter**
Bryant, Arkansas
Benchmark project number 2025.047

Mr. Leonard

Benchmark Design Group (Benchmark) is the Engineer of Record for the above project. Benchmark received comments on January 15th, 2026 and is pleased to respond with the following. Original comments provided with responses.

Raising Canes - 23115 I-30

Utilities

1. The plans show a new service coming out of the building and going to a manhole to the north. The existing 6" service line to the south should be capped or plugged at the manhole (#4502).
[Noted added to plans](#)

Streets

1. All Streets associated are private.
[Noted](#)

Stormwater

1. ADEQ small site SWPPP submitted to City of Bryant
[Team is currently preparing SWPPP booklet and will provide once finalized.](#)
2. Post NOC on site
[NOC will be posted prior to construction start.](#)
3. Construction entrance shall be no less than the width of all ingress/egress with a 20' minimum width and a 50' minimum length
[Noted. Detail and plan view updated.](#)
4. Rock used on entrance shall be a minimum of 2-inch with no fines with a minimum depth of 6 inches
[Detail updated](#)
5. \$250.00 Stormwater Engineering Review Fee
[Noted, will get this paid.](#)

“Achieving Goals by Design”

Engineering

1. Pay engineering review fee.
Noted
2. Drawing C-6.1
 - a. Show point(s) of discharge which the drainage basin is based upon.
Discharge points added
3. Drawing C-3.0 - Submit erosion control plan(s) per the City's Stormwater Management Design Manual, Section 1100. Drawing(s) per the following.
 - a. *Provide a copy of the SWPPP as the site is larger than 1 acre*
Team is currently preparing SWPPP booklet and will provide once finalized.
 - b. *Pay any fees required for stormwater, if applicable*
Noted. Will get this paid
 - c. *Erosion control planning is in phases. For this drawing, indicate which measures are being taken for the initial phase, the construction phase, and the post-construction phase. Label erosion and sediment control structures as either Permanent or Temporary (See Section 1102.2)*
Table added to C-3.0
 - d. *The notes should show a reference to the SWPPP.*
Notes already on C-3.0
 - e. *Show a schedule or sequence of construction on the plan (See Sections 1102.2, 1104.4.9 and 1105.13)*
Added
 - f. *Show soil loss calculations (See Section 1103) on the Erosion control plan or submit them on a separate document.*
Added to C-3.0
 - g. *Include an inspection and maintenance plan (Section 1104.4.7)*
Added to C-3.0
 - h. *Verify proper application of silt fencing is shown on the plan. (Maximum 3 ft height) See Section 1105.2 in the Stormwater Management Manual.*
Detail updated to meet this section with note pointing contractor to this section for additional clarification
 - i. *Maximum allowable slope lengths contributing runoff to a silt fence (Table 1100-1)*
Noted and added to detail
 - j. *Maximum drainage area contributing flow to a silt fence shall not exceed 0.5 acres per 100-ft of fence.*
Noted. This site should meet this requirement.
 - k. *Place silt fences below the toe of exposed and erodible slopes*
Added
 - l. *Show the replacement schedule for silt fences in the schedule / sequence.*
Added
 - m. *Show material specifications for silt fence, wire mesh, etc*
Added to detail on C-3.1
 - n. *Add notes on the silt fence detail which shows compliance with Section 1100.5.*
Added
 - o. *Show materials specifications for the silt fence, posts, etc.*
Added

- p. What materials are planned to be utilized during construction for areas that require temporary stabilization (any areas that are not worked for more than 14 calendar days)? Vegetation and mulching
Current plan will not have areas that exceed 14 days of no work, but if that does occur, contractor will ensure some form of temporary stabilization that meets the Stormwater Management Manual's specifications.
- q. Show in the notes that existing vegetation that is established will be preserved.
Added
- r. Show a list of any other erosion control structures / materials that may be utilized during the construction phase as required to minimize soil loss.
No additional methods currently planned unless those shown on the plans do not sufficiently capture the soil or issues arrive.
- s. Add a note that the ECP is subject to change based on current site conditions. Additional measures may be needed to mitigate illicit discharges of sediment and/or debris from the site. See Section 1100 of the Bryant Stormwater Management Manual to see what other devices are recommended. Added note to "install supplemental measures as needed to contain runoff" but does not list specific erosion control measures.
Added

4. Drawing C-3.1

- a. Show minimum diameter of stone to be used on the temporary construction exit point detail.
Added to detail on C-3.1
- b. In the Flume Sediment Barrier, sandbags may cause the parking area to flood and overflow the curb, causing an illicit discharge of sediment. Sandbags must be changed out frequently due to clogging.
Noted and shown in construction inspection notes on C-3.0. FYI, the flume sediment barrier is to prevent silted water from entering the parking lot from the grassed/open area behind the curb. We have found it is easier to manage soil loss if it can be kept off pavement.
- c. On the Inlet Protection Filter Barrier detail show a reference to the requirements for silt fence on the detail.
Added
- d. Straw wattles clog easily and will require frequent maintenance or replacement.
Noted and shown in construction inspection notes on C-3.0.
- e. Show the specifications for the silt fence materials which meet the requirements in Section 1100 of the Stormwater Manual.
Added

Planning

1. Site notes on multiple sheets reference complying with State of Texas Codes. That can just be changed to just say state codes.
Updated
2. Demolition permit will need to be obtained before demo of the existing building.
Noted
3. All metal paneling used must have concealed fasteners.
Noted
4. All signage will need to be approved through the Sign Permit Application Process.
Noted

Fire

1. Fire Department Access Roads must be able to support the imposed load of a fire apparatus weighing up to 75,000 lbs. [D102.1]
Noted and will comply. Main drive aisle running through site will meet this requirement.

2. Remote FDC connection shall be 5" storz connection with a 30 degree elbow and Knox locking cap. [912.3, 912.4.1]
Note updated.
3. Include a Knox Box near the main entrance at a height of 60" - 66". [AFPC, 506.1]
Noted and final location to be determined near end of construction onsite with Fire Marshal.

Benchmark appreciates this opportunity to be of service and welcome any questions or comments.

Respectfully submitted,
BENCHMARK DESIGN GROUP, LLC



Ryan Davis, PE



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

Conditional Use Permit Application

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

Date: 1/13/2026

Applicant or Designee:

Name Rodger Woodall
Address 10 Pine Chapel Dr
Phone 501-658-2086
Email Address: _____

Project Location:

Property Address 10 Pine Chapel Dr
Bryant, AR 72022
Parcel Number 847-09517-000
Zoning Classification Residential

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

Lot 10 Tanglewood Acres, Subdivision to the City of Bryant,
Saline Co, Arkansas

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

To build a Shop for Storage, Wood working and Parking of
Automobile 30'x30' Shop Proposed - 900SF. Allowed 745 SF

Proposed/Current Use of Property Home / Residence

Application Checklist

Requirements for Submission

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

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

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

READ CAREFULLY BEFORE SIGNING

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

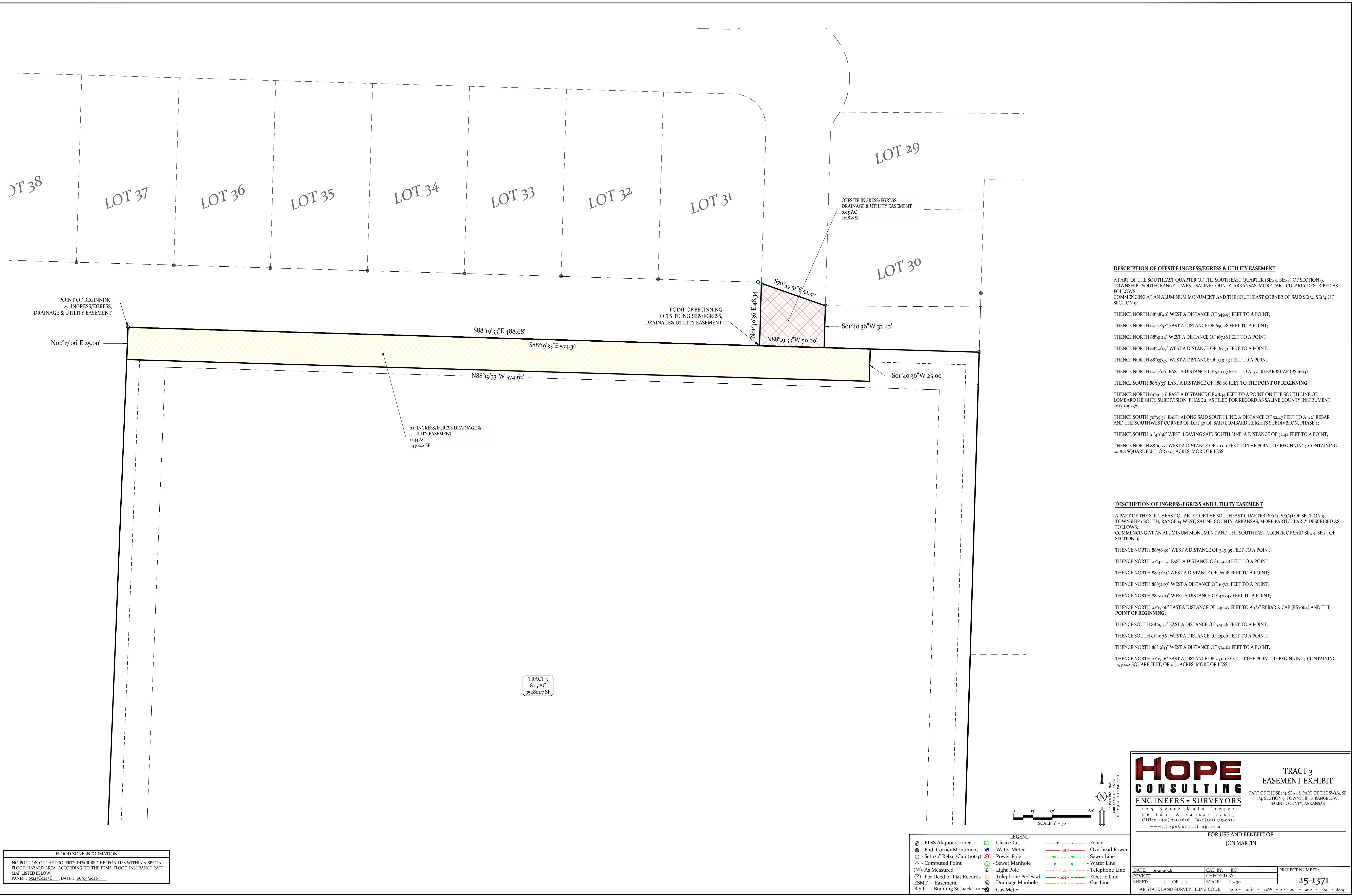


30.0'
30.0' 30.0'
30.0' 10.0'

840-09517-000

840

Pine Chapel Dr.



DETAILED PLANS:
*CORNERSTONE MONTESSORI
HALF STREET IMPROVEMENTS*

4910 SPRINGHILL RD
BRYANT, ARKANSAS

PART OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, SECTION
16, TOWNSHIP 1 SOUTH, RANGE 14 WEST,
SALINE COUNTY ARKANSAS

8-20-2025
REV: 01/22/2026

PREPARED FOR

STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

PRE-CONSTRUCTION COPY -

*PLANS FOR BIDDING PURPOSES.
QUANTITIES TO BE VERIFIED PRIOR
TO CONSTRUCTION. CONTRACTOR
TO VERIFY GRADES WITH ENGINEER
PRIOR TO CONSTRUCTION.*

Prepared By:

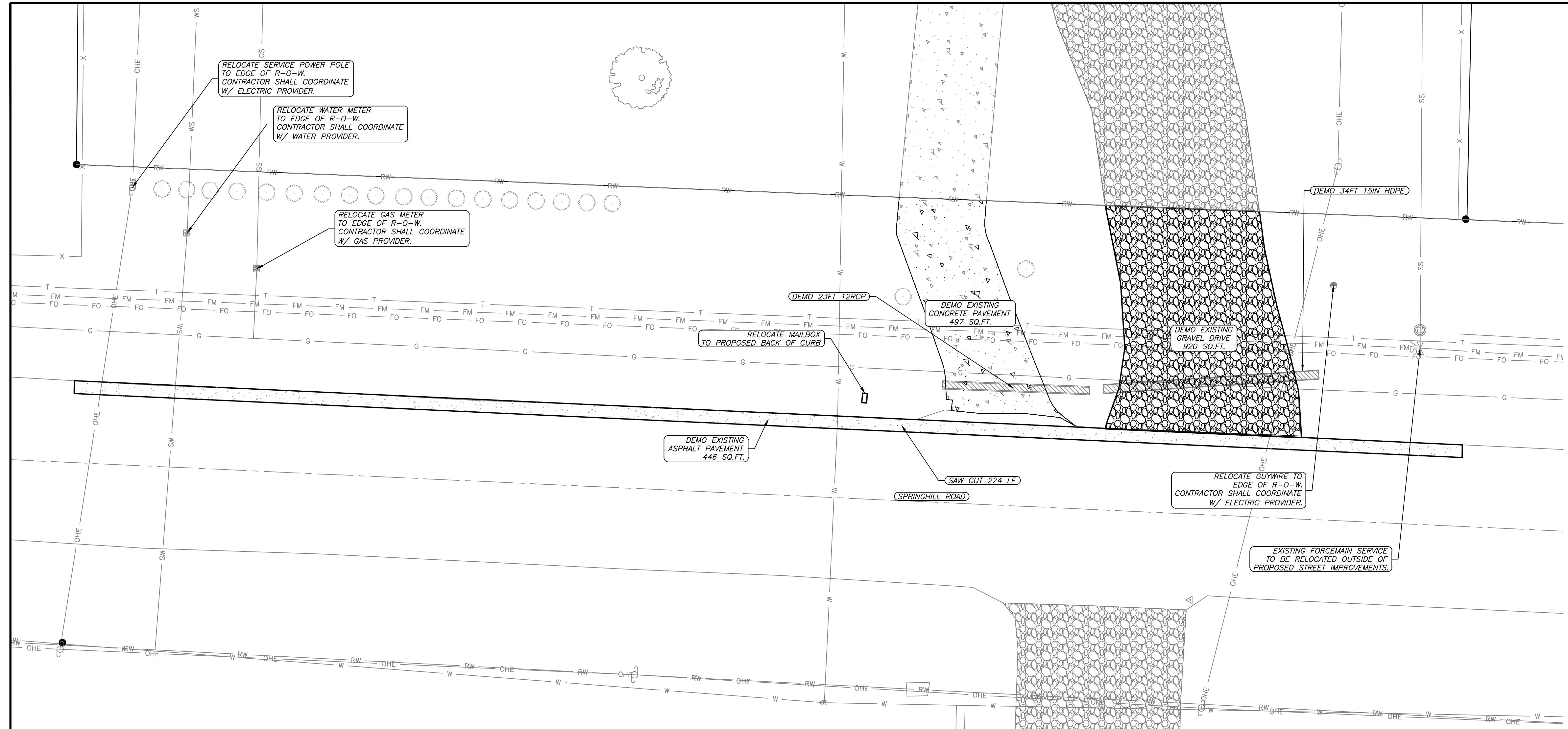


325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225



INDEX OF SHEETS

<i>INDEX OF SHEETS</i>	
	<i>COVER SHEET</i>
	<i>SWPPP</i>
	<i>DEMOLITION PLAN</i>
	<i>SITE PLAN/DIMENSION PLAN</i>
	<i>UTILITY PLAN</i>
	<i>GRADING PLAN</i>
	<i>STORM DETIALS</i>



GENERAL CONSTRUCTION NOTES

- A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.
- B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.
- C. ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT UTILITIES STANDARD SPECIFICATIONS.
- D. THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, SERVICE CONNECTIONS, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
- E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY CITY OF BRYANT. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.
- H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.
- I. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.
- J. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.
- K. CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.

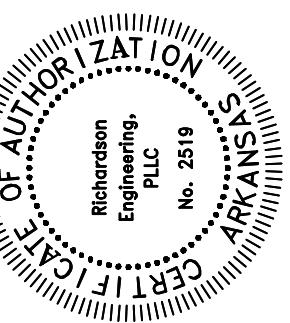
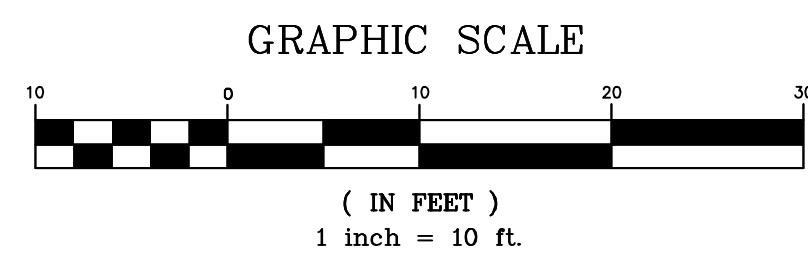
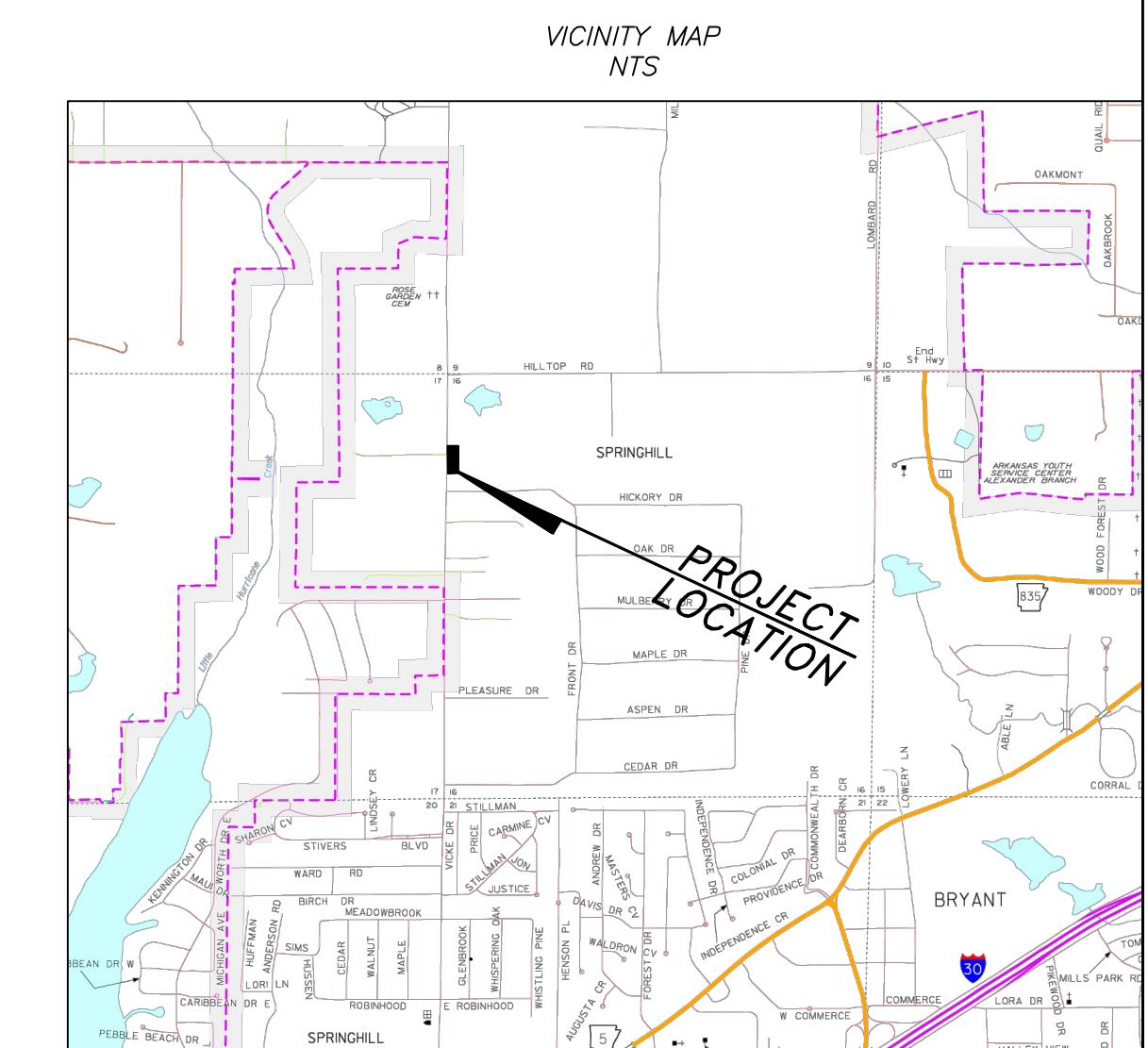


Know what's below.
Call before you dig.

DEMO NOTES:
1) QUANTITATIVE AREAS ARE APPROXIMATE, TO BE VERIFIED BY THE DEMOLITION CONTRACTOR.

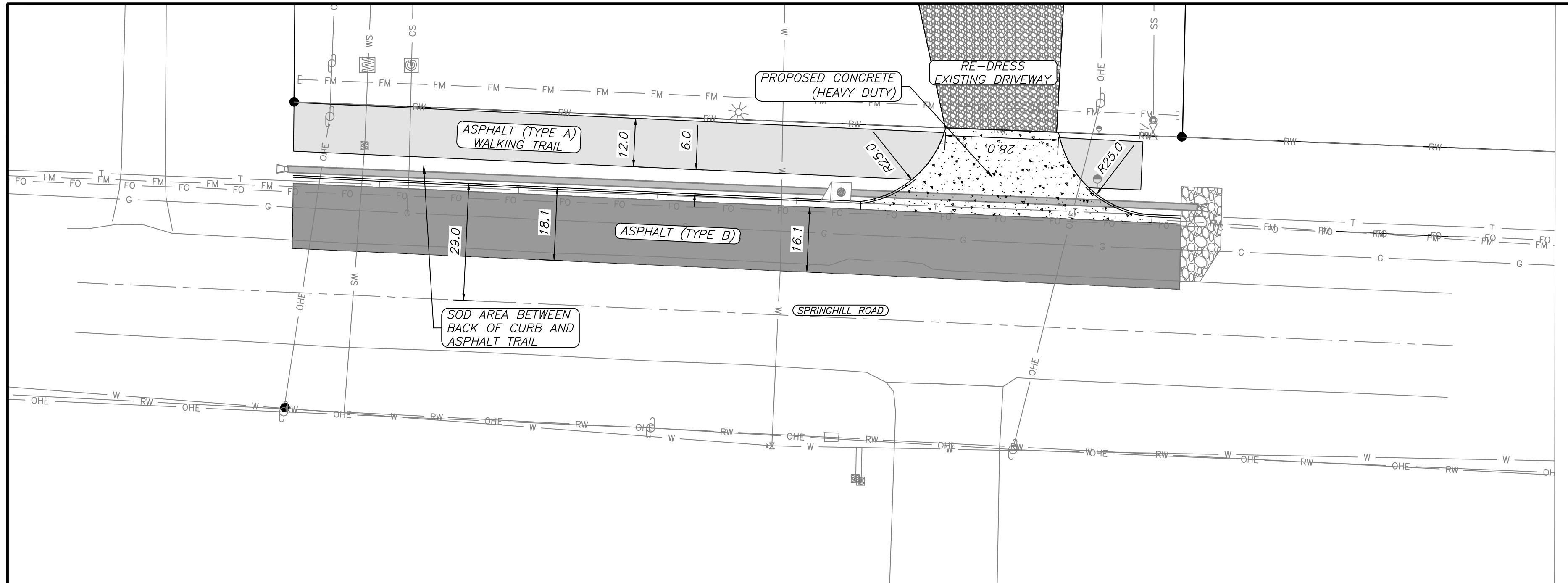
DEMOLITION PLAN
CORNERSTONE MONTESSORI HALF
STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

Legend	
RW	Right of Way
T	Property Boundary
FO	Telephone
FO	Fiber Optic Line
FO	Road Center line
X	Wire / Chainlink Fence
G	Gas Line
GS	Gas Service Line
SS	Sanitary Sewer Service
FM	Force Main
FM	Road Center line
W	Water Line
WS	Water Service Line
OHE	Overhead Powerline
W	Water Meter
⑤	Sanitary Sewer Manhole
⑥	Storm Sewer Manhole
T	Telephone Pedestal
SV	Force Main Gate Valve
⑦	Utility Pole
PROPOSED CONTOUR	
EXISTING CONTOUR	



Prepared for:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

PROJECT #:	025-026	Revised	Date
No.	1	FORCEMAIN REROUTE	12/08/2023
Date	8-20-2025		
REV	01/22/2026		
Sheet	3	of	7



GENERAL NOTES:

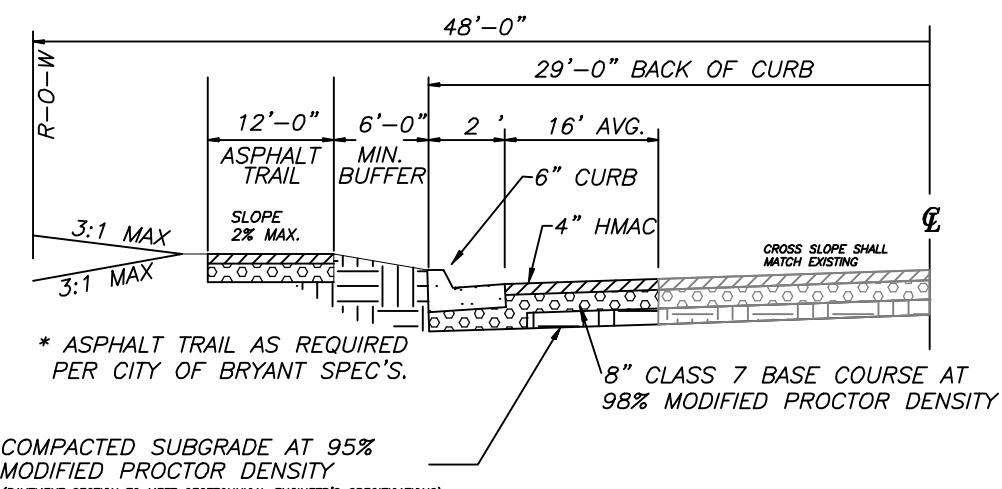
- 1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
- 2.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 3.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
- 4.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
- 5.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 6.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

SITE NOTES

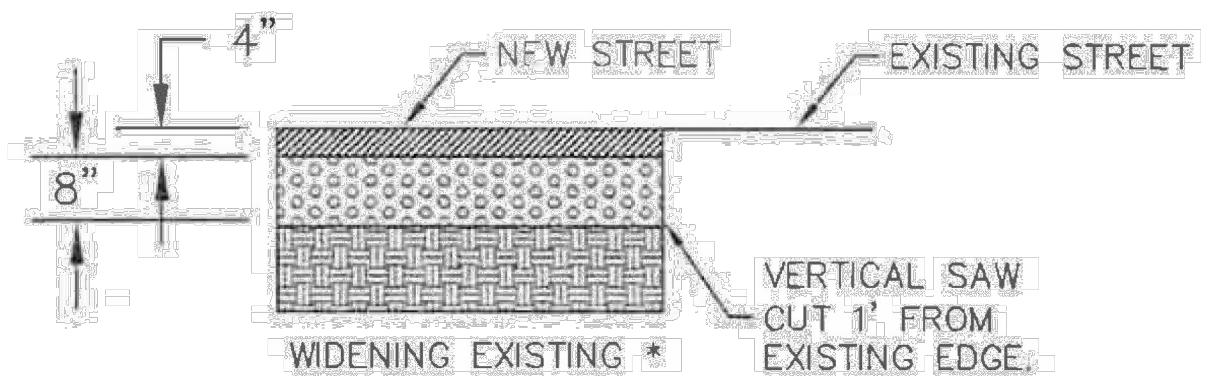
- 1.) PROJECT SITE AREA: 1.02 ACRES (44,466 SQUARE FEET)
- 2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE, ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD DEPT. SPECS.
- 3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
- 4.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEERS SPECS.
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- 9.) THIS PROJECT IS NOT IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0225E EFFECTIVE 06/05/2020
- 10.) CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.

SITE PLAN NOTES:

- 1.) THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.
- 2.) THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
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TYPICAL ROAD CROSS SECTION (HALF STREET)
N.T.S.



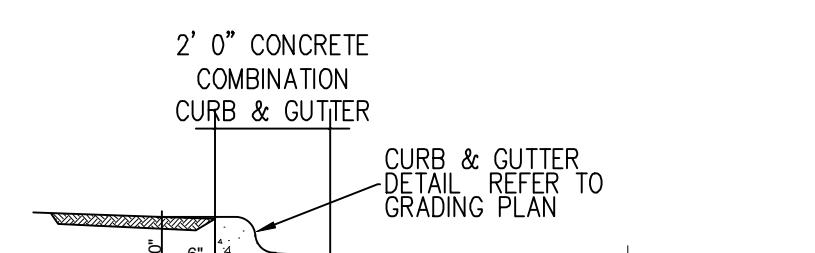
GENERAL NOTES
1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.

2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO DENSITY OF 90% MAXIMUM MODIFIED DENSITY.

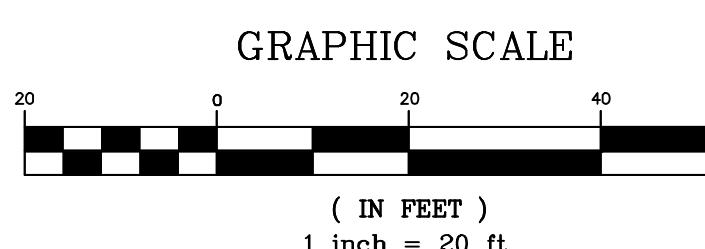
3. CRUSHED STONE = MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.

PAVEMENT SECTION

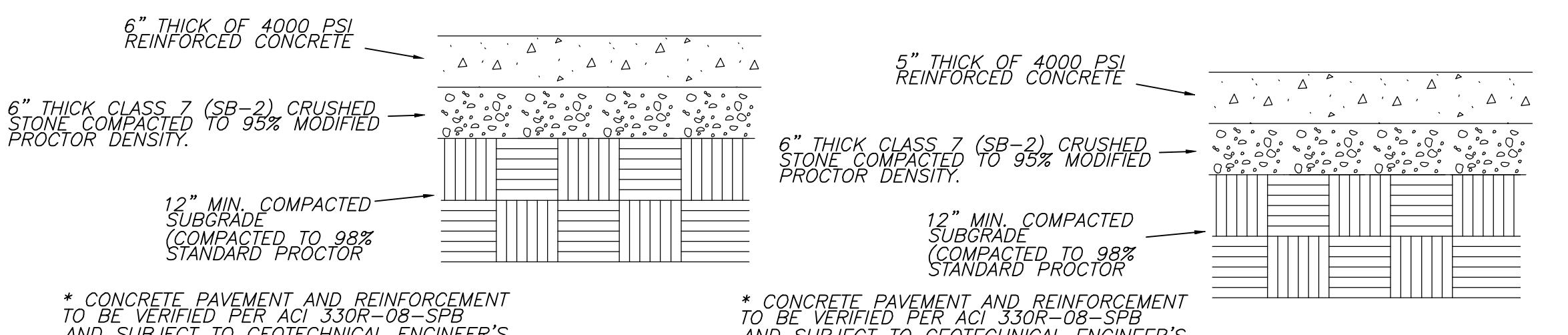
LIGHT DUTY SECTION
TYPE 'A' ASPHALT
2 INCHES SURFACE COURSE
6 INCHES CRUSHED STONE BASE COURSE (98% MP) (AHTD CLASS 7)
12" MIN SUBGRADE COMPACTED TO 95% MODIFIED DENSITY
(SUBGRADE MATERIAL AND THICKNESS SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS)



TYPICAL CURB & GUTTER DETAIL
N.T.S.



CONCRETE PAVEMENT NOTES:
1. CONCRETE TO BE 4000 PSI, SLUMP 4" +/- 1".
2. INSTALL 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS AT CONTROL JOINTS.
3. SAW CUT CONTROL JOINTS 15' MAX. EACH WAY AT A DEPTH OF 25% (4" PER 1") OF CONCRETE SECTION THICKNESS.
4. AIR ENTRAINMENT 3-5%.
5. FINISH TO BE MEDIUM BROOM FINISH.
6. INSTALL EXPANSION JOINTS WHERE ABUTTING STRUCTURES AND AT A MAX. OF 200 LF OF PAVING. USE 1/2" EXPANSION JOINT MATERIAL WHERE EXPANSION JOINTS ARE SPECIFIED. USE 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS IN EXPANSION JOINTS BETWEEN PAVEMENT SECTIONS.



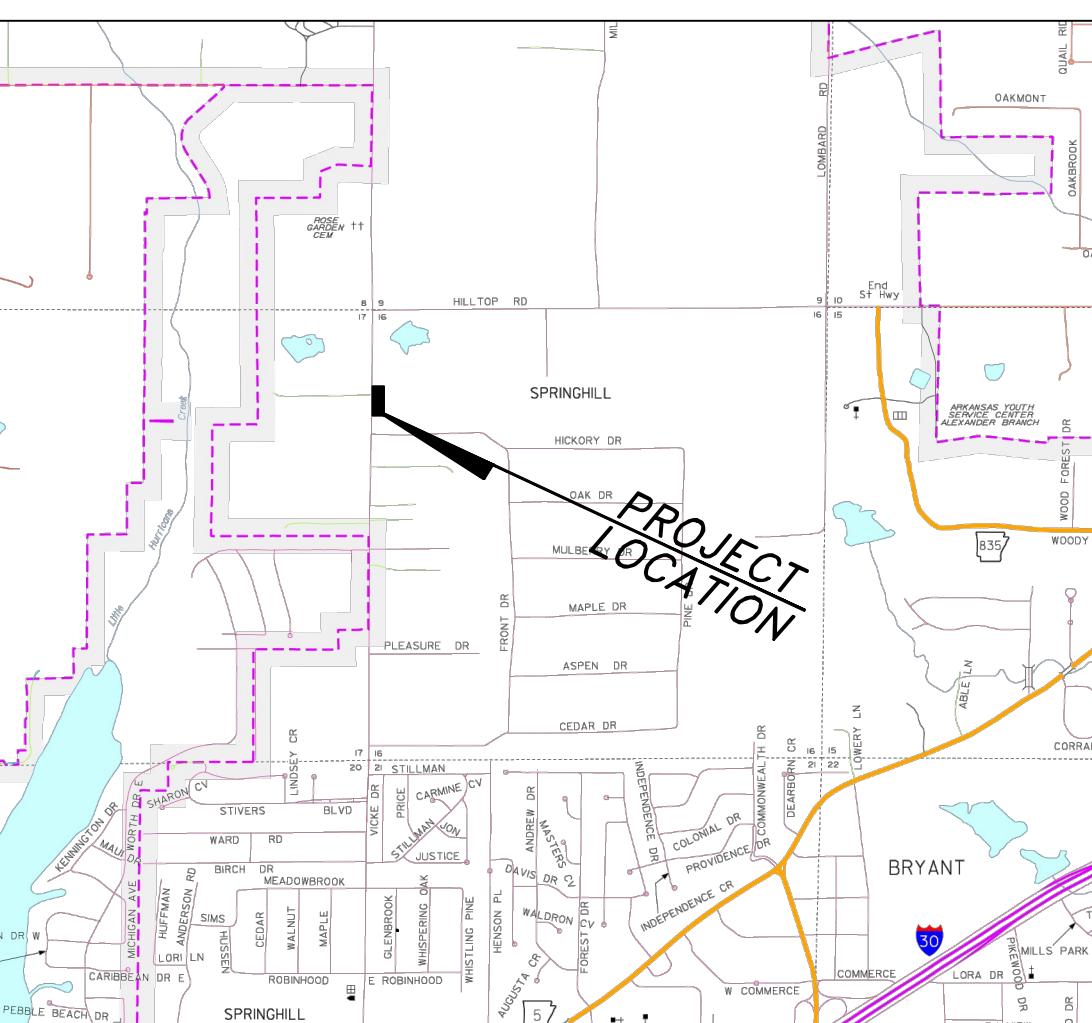
HEAVY DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
N.T.S.

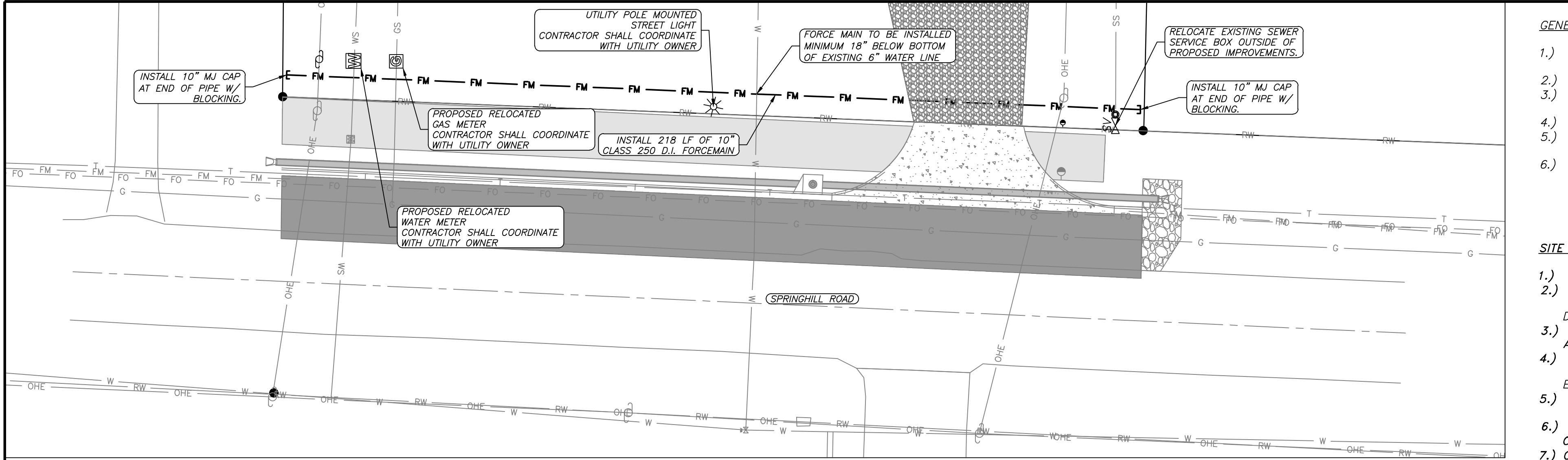
LIGHT DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
N.T.S.

ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
TRISTIN PHILLIPS, P.E.

DEVELOPERS
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

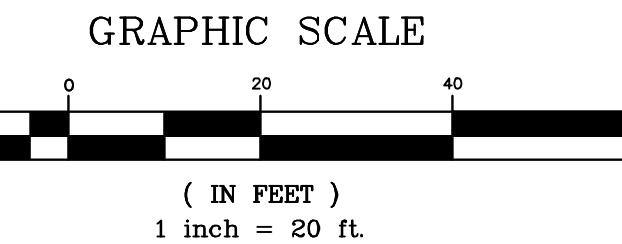
VICINITY MAP
NTS





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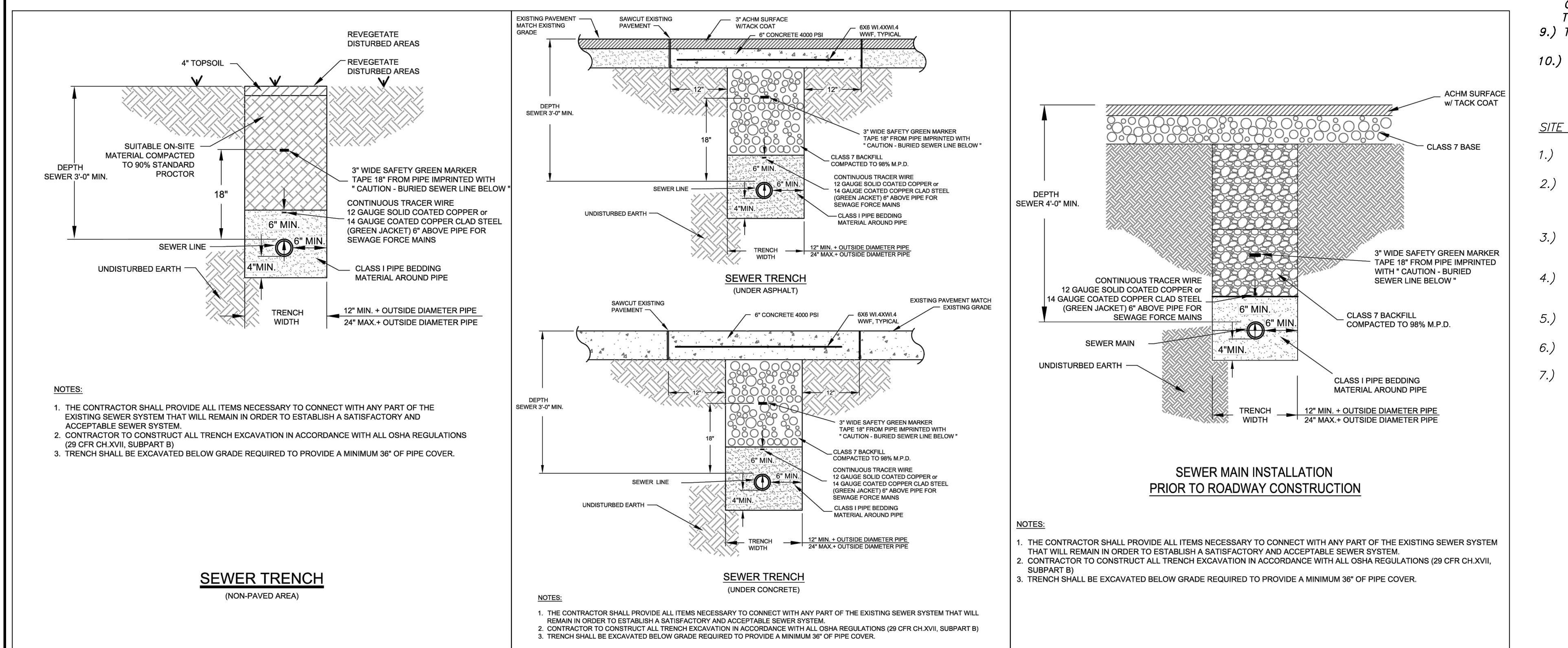
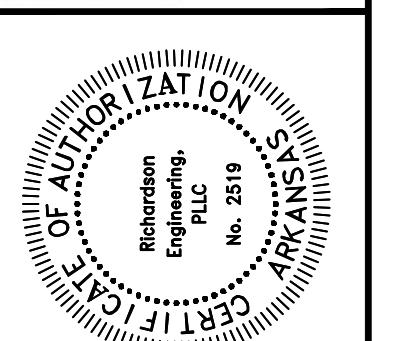


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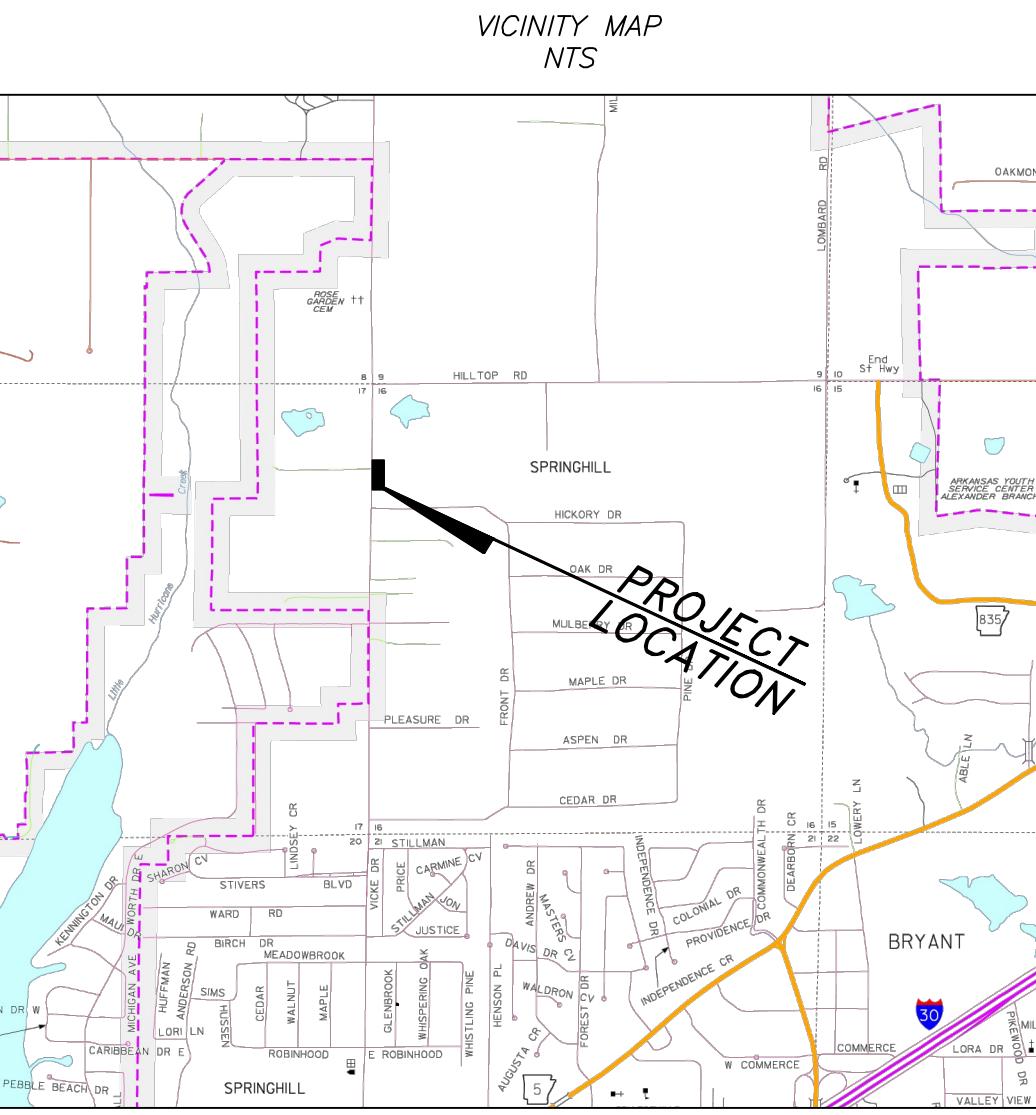
ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W. SOUTH ST.
BENTON, AR 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
TRISTIN PHILLIPS, P.E.

DEVELOPERS
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

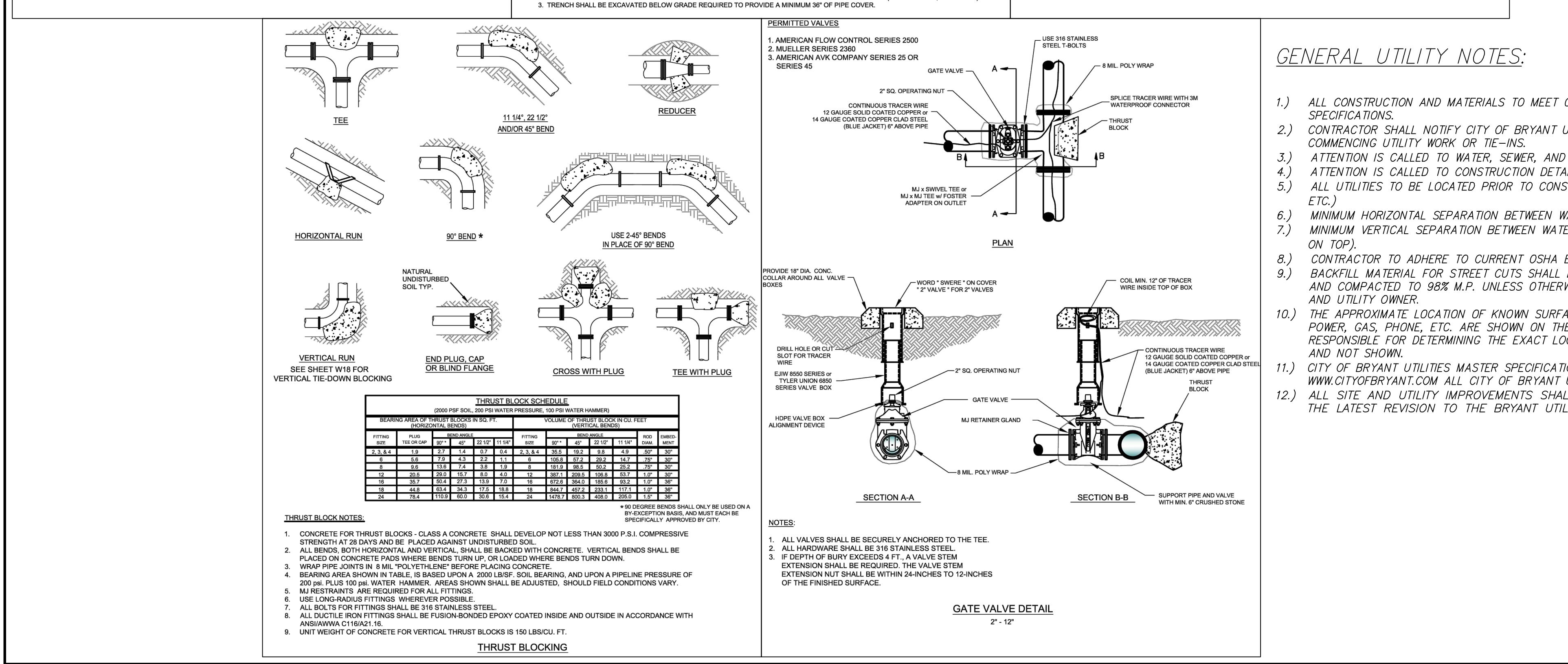


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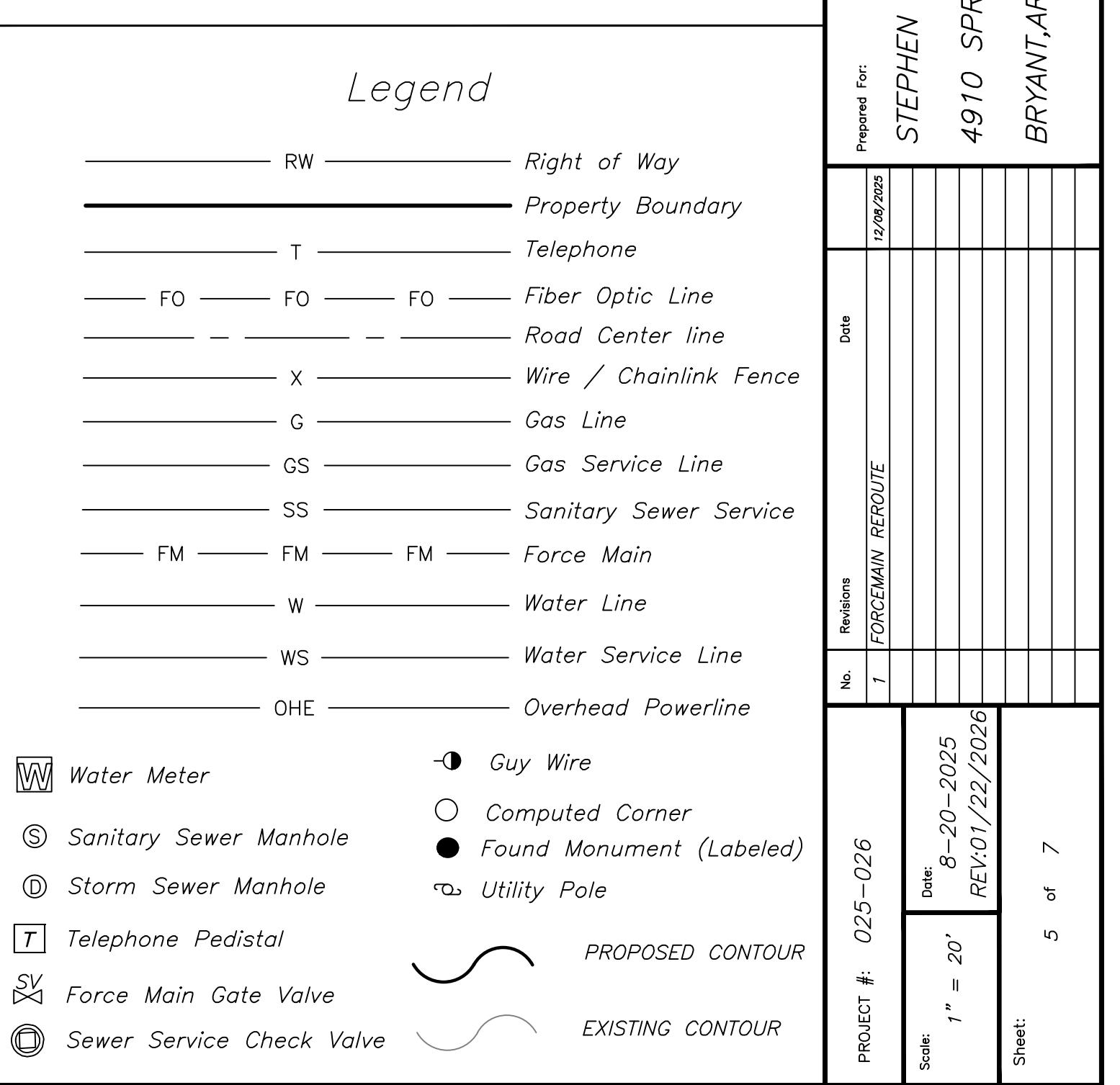


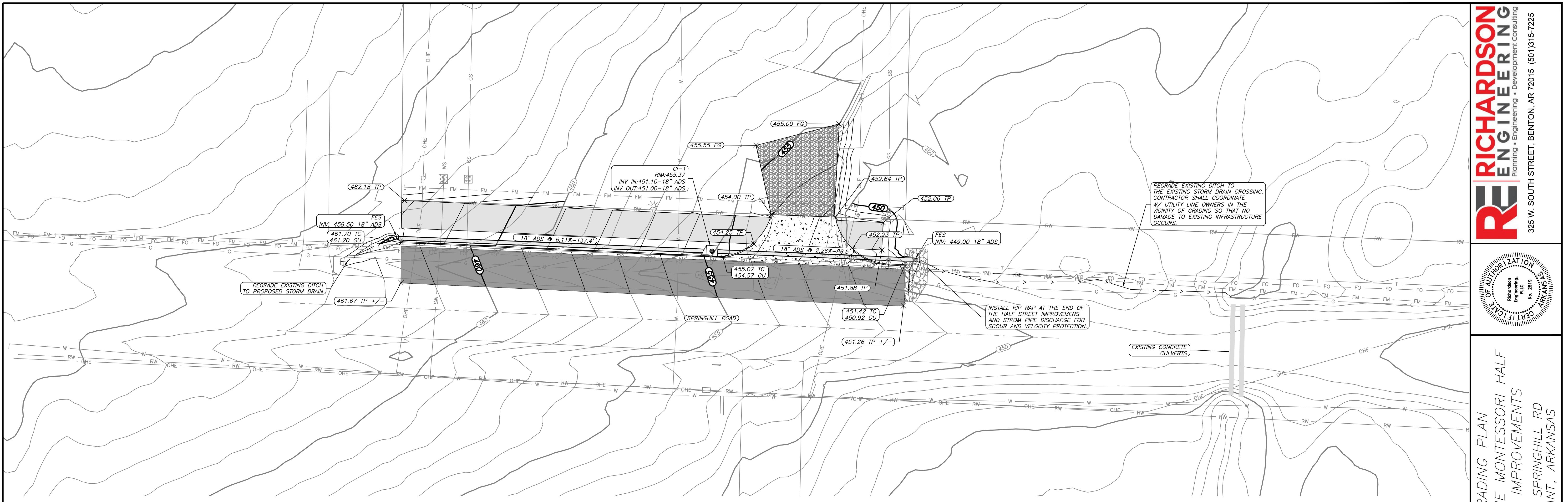
SITE PLAN
CORNERSTONE MONTESSORI HALF
STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS



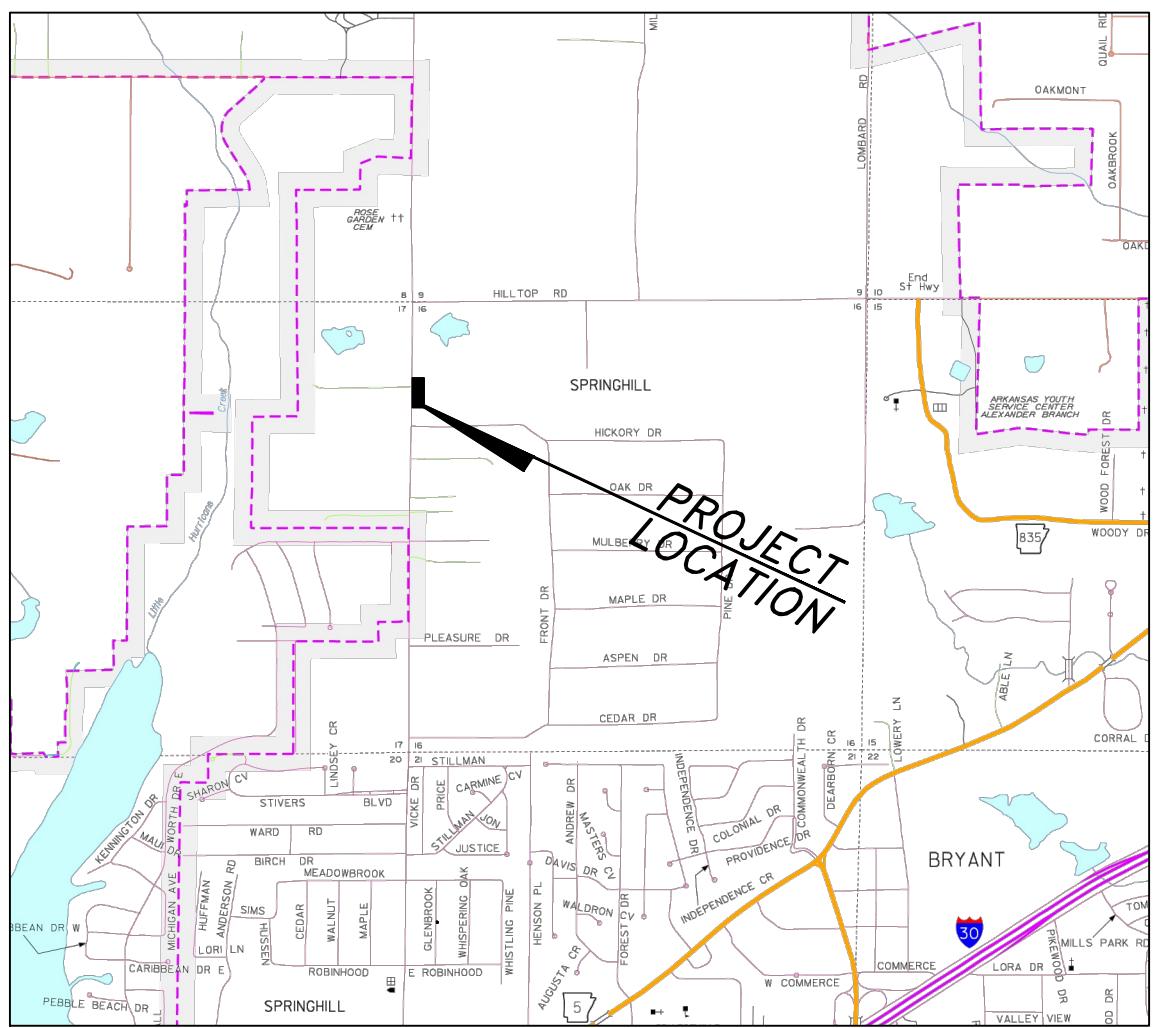
GENERAL UTILITY NOTES:

- ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT UTILITIES' SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY CITY OF BRYANT UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCING UTILITY WORK OR TIE-INS.
- ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
- ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
- MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
- MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
- CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
- BACKFILL MATERIAL FOR STREET CUTS SHALL BE ACCORDING TO BRYANT STREET DEPT SPECS AND COMPACTION TO 98% M.P. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND UTILITY OWNER.
- THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
- CITY OF BRYANT UTILITIES MASTER SPECIFICATIONS APPLY AND ARE AVAILABLE AT WWW.CITYOFBRYANT.COM ALL CITY OF BRYANT UTILITIES SPECIFICATIONS APPLY.
- ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT UTILITIES STANDARD SPECIFICATIONS.





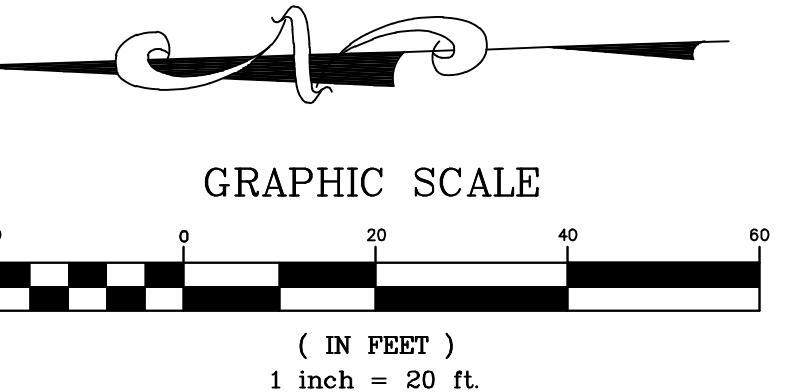
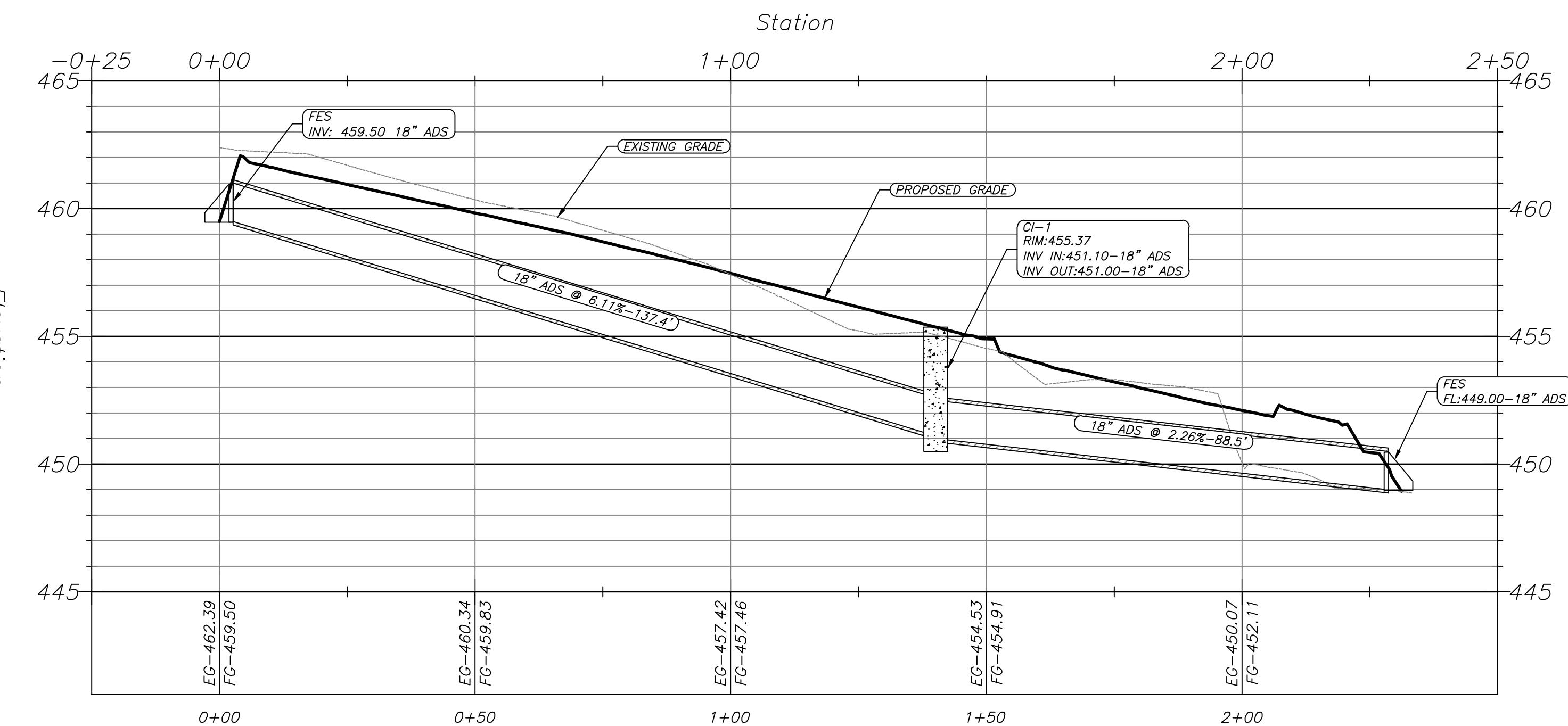
VICINITY MAP
NTS



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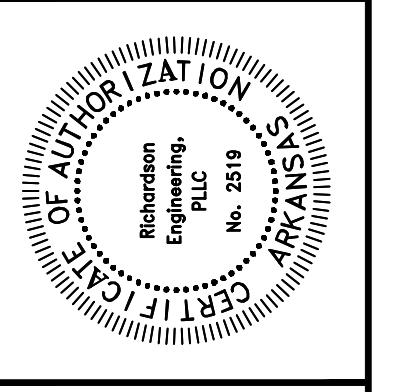
PROPOSED STORM PROFILE

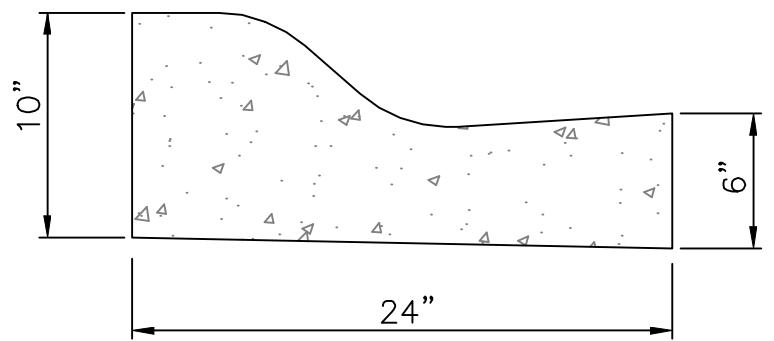


Legend

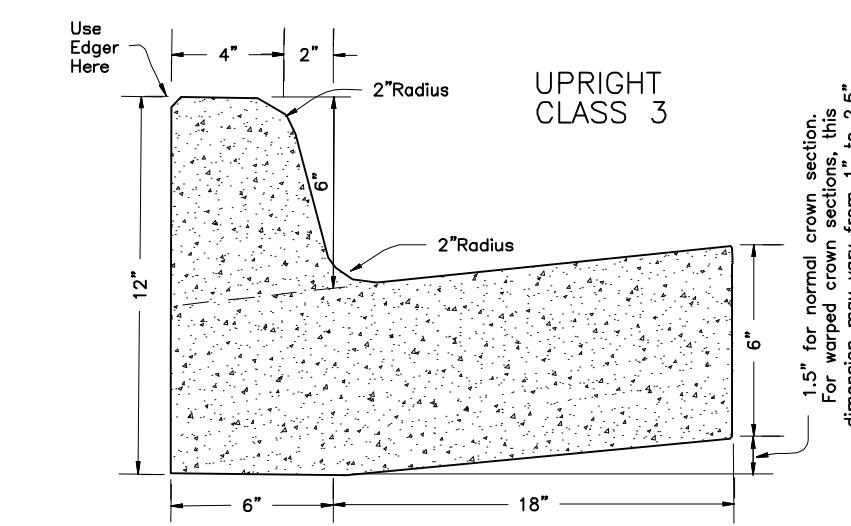
RW	Right of Way
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FO	Road Center line
X	Wire / Chainlink Fence
G	Gas Line
GS	Gas Service Line
SS	Sanitary Sewer Service
FM	Force Main
FM	Water Line
W	Water Service Line
WS	Overhead Powerline
OHE	
Water Meter	
Computed Corner	
Found Monument (Labeled)	
Utility Pole	
Telephone Pedestal	
Force Main Gate Valve	
Sewer Service Check Valve	

PROJECT #: 025-026	Revisions	Prepared for:
No. 1	1	STEPHEN NUCKOLS
FORCEMAN REROUTE		4910 SPRINGHILL RD
Date: 12/06/2025		BRYANT, AR
Scale: 1" = 20'		
REV: 01/22/2026		
Sheet: 6 of 7		

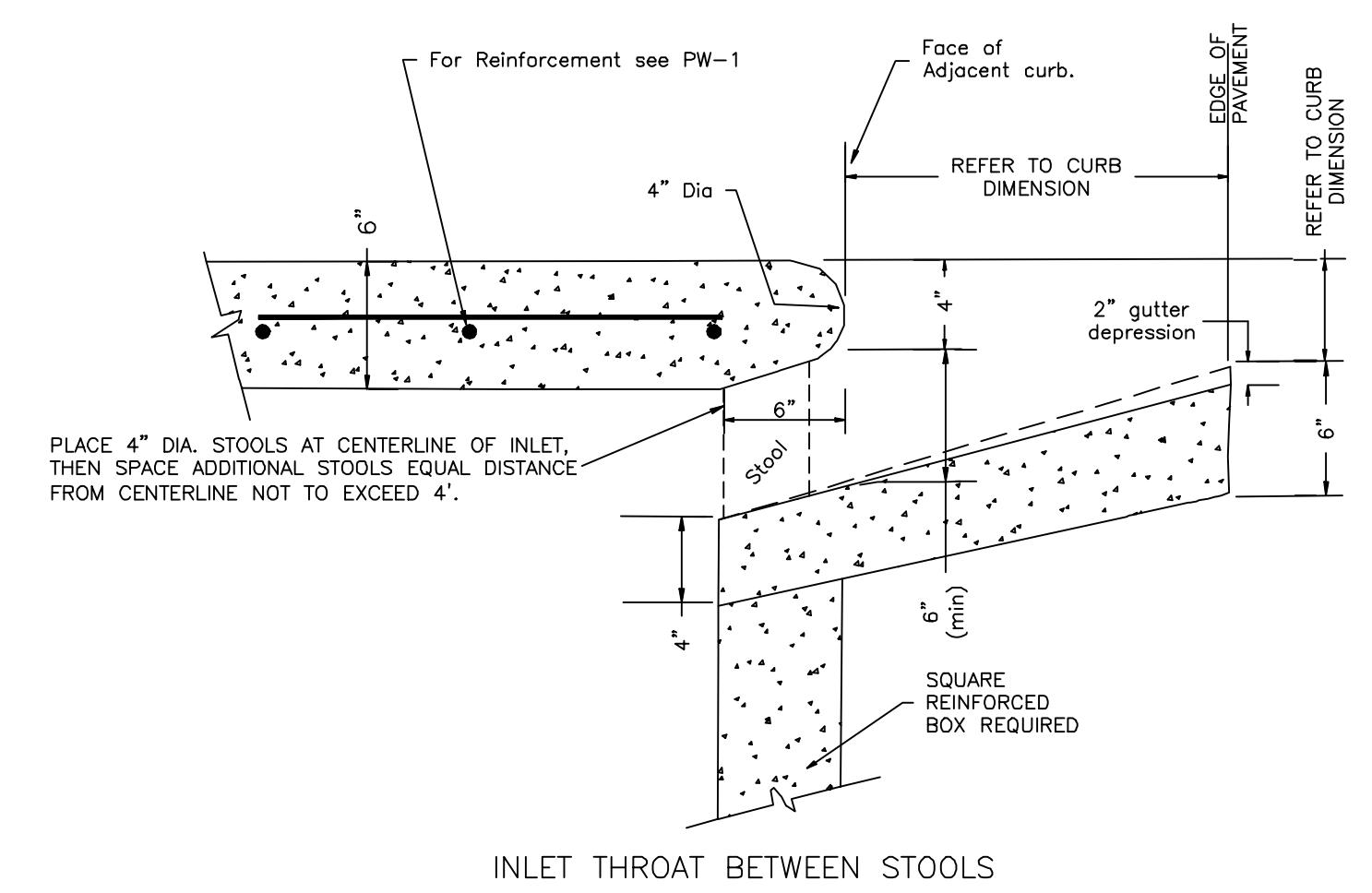




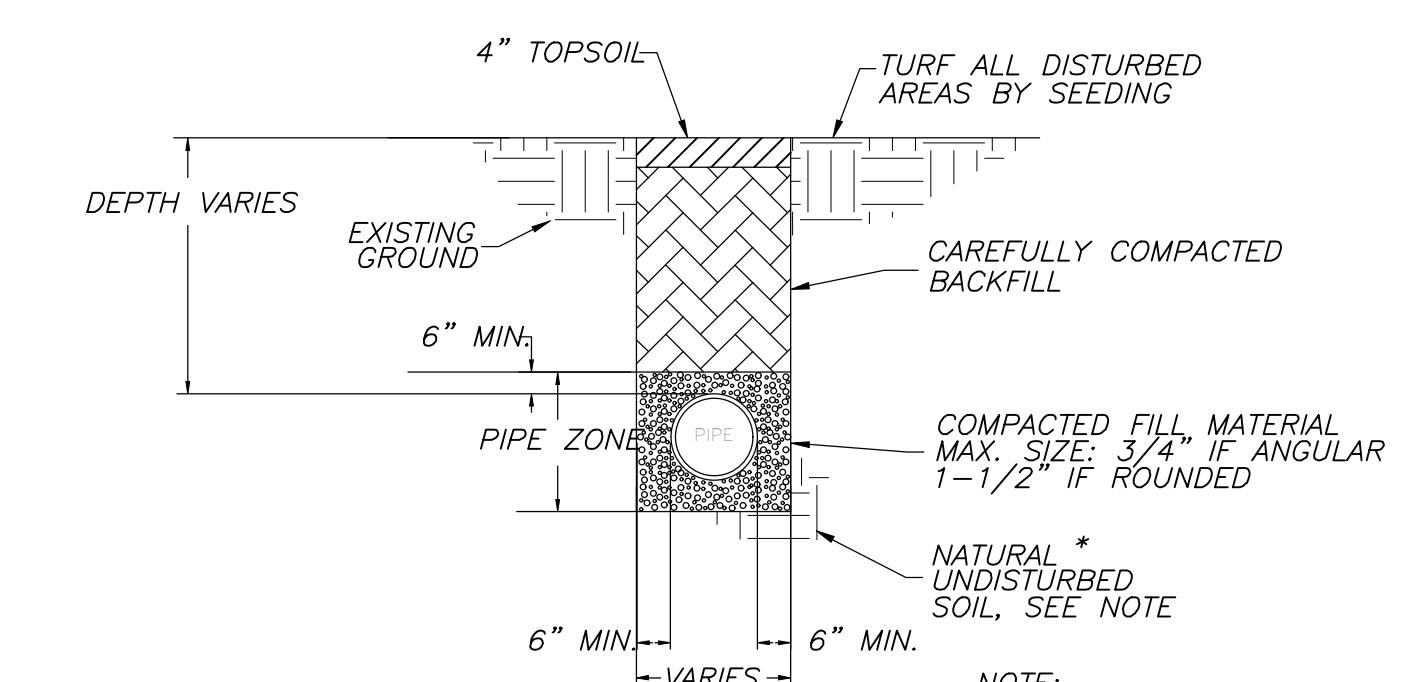
TYPICAL - 4" CONC. CURB/GUTTER
NTS



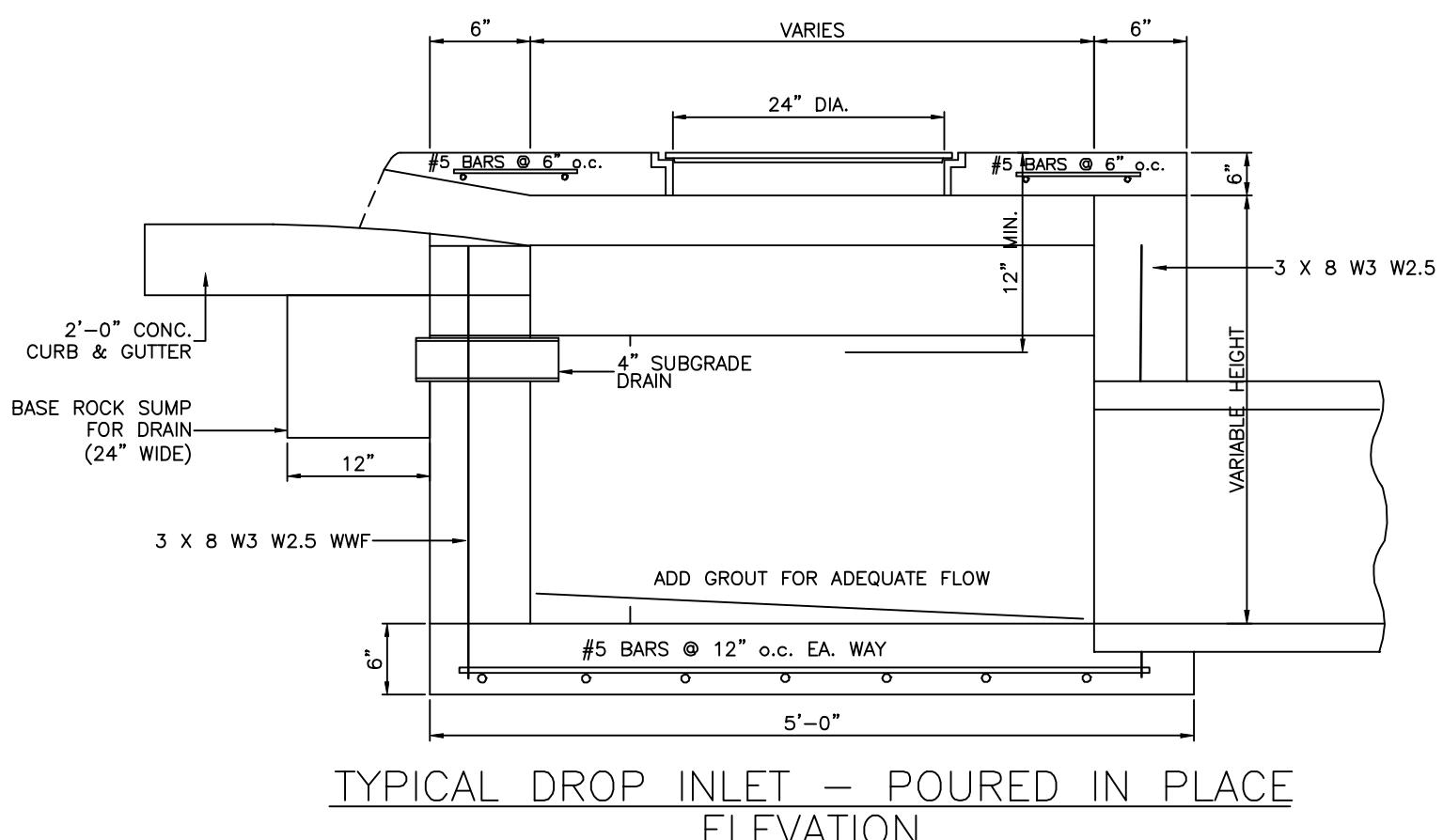
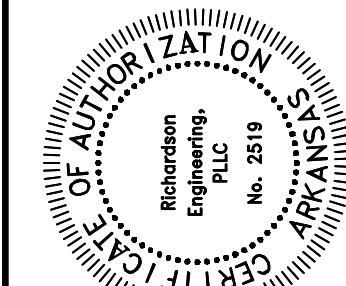
TYPICAL 6" PARKING CURB SECTION
NTS



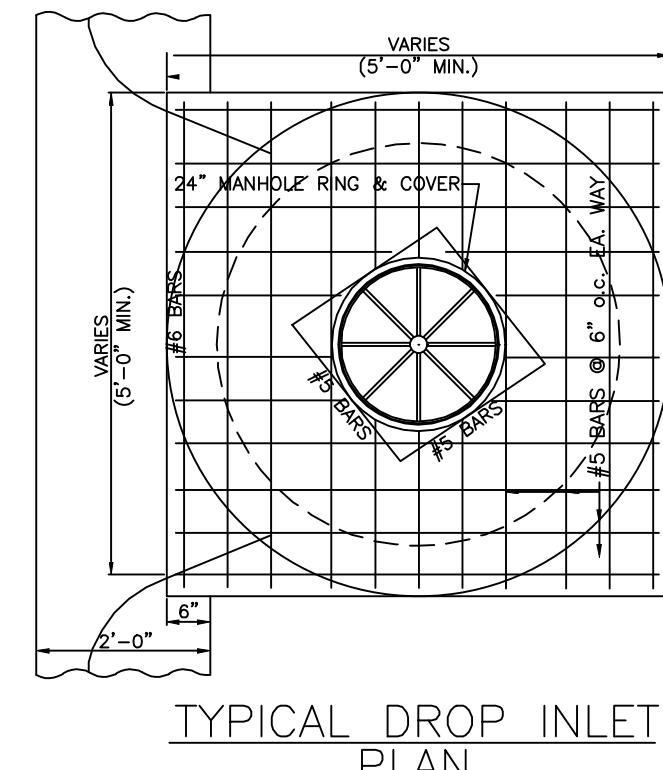
NOTE: This detail is not to be used for inlets in curb radius.
See PW-10 for detail of inlet top in curb radius.



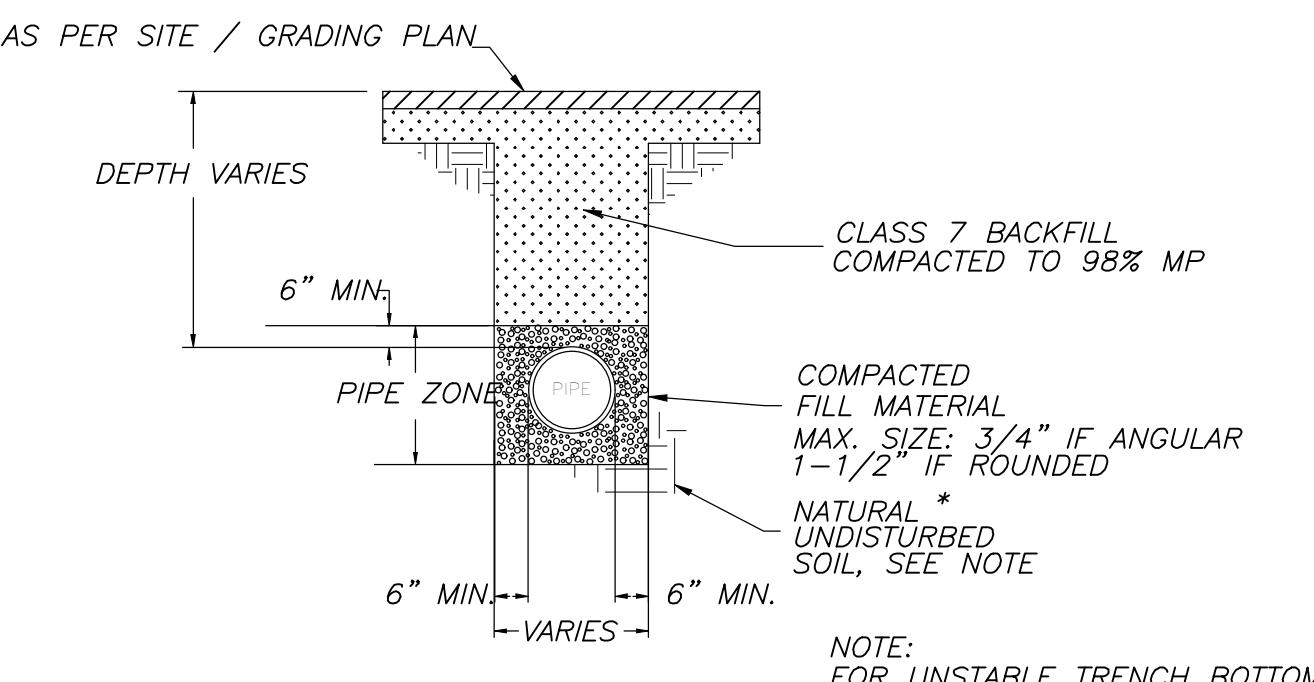
STORM DRAINAGE PIPE TRENCH (UNPAVED AREA)
NTS



TYPICAL DROP INLET - Poured in Place
ELEVATION

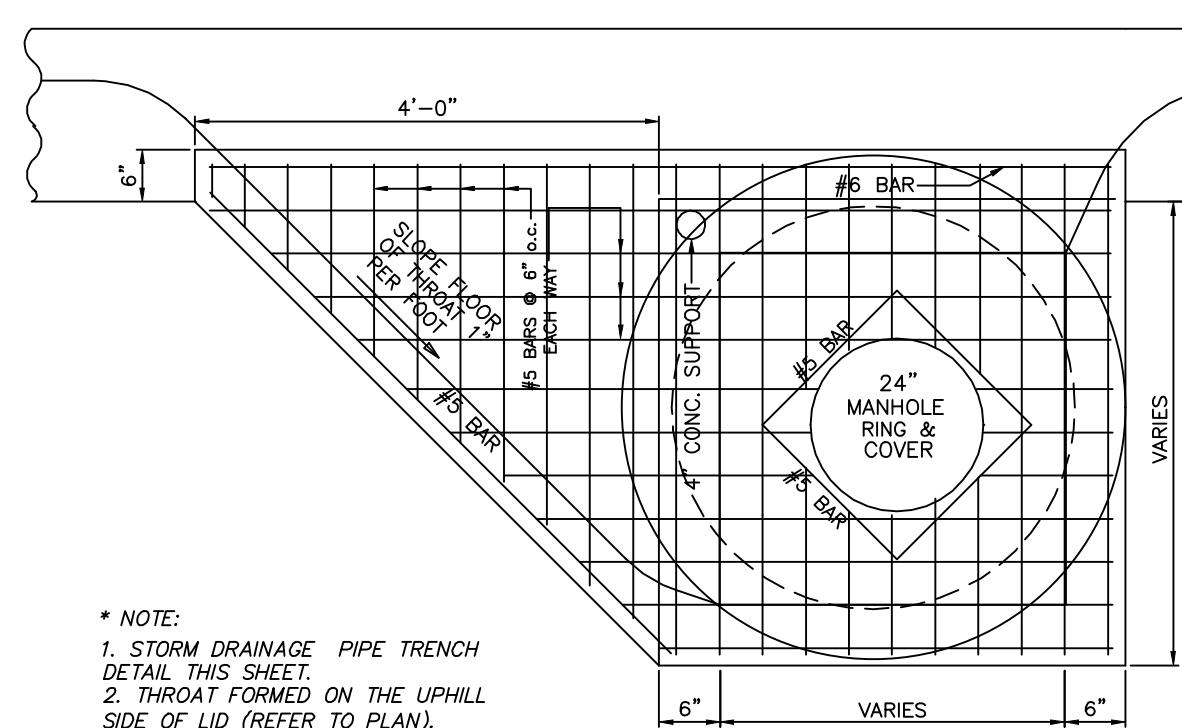


TYPICAL DROP INLET
PLAN



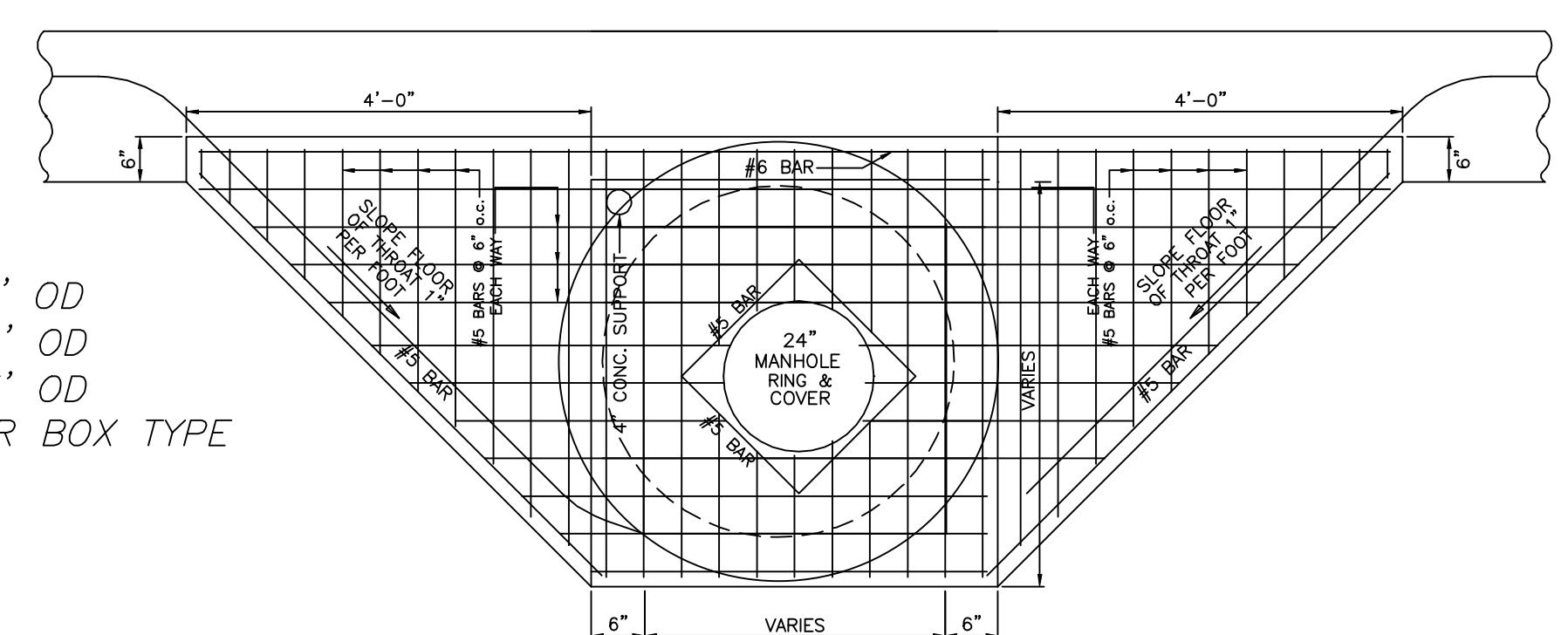
STORM DRAINAGE PIPE TRENCH (UNDER ASPHALT)
NTS

REFER TO CITY OF BENTON, ARKANSAS PUBLIC WORKS
STREET AND DRAINAGE STANDARD DETAILS FOR ADDITIONAL
DETAILS AND INFORMATION.

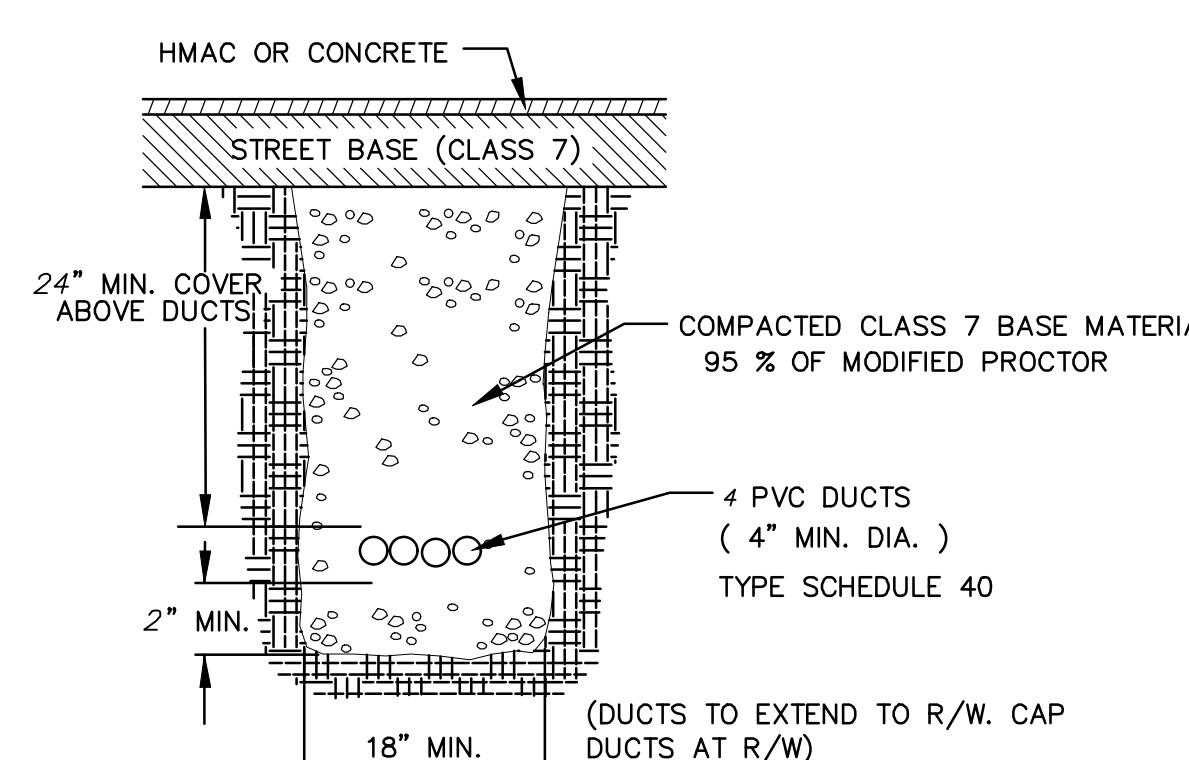


DETAIL - STORM DRAIN MAHOLE
TYPE 1 THROAT

* NOTE:
1. STORM DRAINAGE PIPE TRENCH
DETAIL THIS SHEET.
2. THROAT FORMED ON THE UPHILL
SIDE (LID REFER TO PLAN).
3. ID= INSIDE DIAMETER
OD= OUTSIDE DIAMETER



DETAIL - STORM DRAIN MAHOLE
TYPE 2 THROAT



TYPICAL SECTION
4-4" UTILITY DUCTS

NOT TO SCALE