



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: February 16, 2023 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Aria Oil C-Store - Lowery Lane & Hwy 5

Hope Consulting - Requesting Recommendation for Site Plan Approval

- [0656-PLN-01.pdf](#)

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

GarNat Engineering - Requesting Recommendation for Approval of Conditional Use Permits for Duplexes

- [0663-PLT-01.pdf](#)
- [0663-NOT-01.pdf](#)
- [0663-LTR-01.pdf](#)

3. Creekside Addition Lots 83, 84, & Tract C - Replat

GarNat Engineering - Requesting Recommendation for Approval of Replat

- [0660-PLN-02.pdf](#)
- [0660-PLN-01.pdf](#)

4. Marketplace East Subdivision Phase 1 - Preliminary Plat

GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval

- [0662-PLN-01.pdf](#)
- [0662-PLT-01.pdf](#)
- [0662-LTR-01.pdf](#)
- [0662-DRN-01.pdf](#)

5. Diamond Estates Subdivision Phase 1 - Preliminary Plat

GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval

- [0664-PLN-01.pdf](#)
- [0664-PLT-01.pdf](#)
- [0664-LTR-01.pdf](#)
- [0664-DRN-01.pdf](#)

6. Indian Springs Baptist Church - 23581 I-30 - Sign Permit

Ace Sign Company - Requesting Sign Permit Approval

- [0661-APP-01.pdf](#)

Staff Approved

7. Athletico - 3231 Main St, Ste 3 - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0659-APP-01.pdf](#)

Permit Report

Adjournments

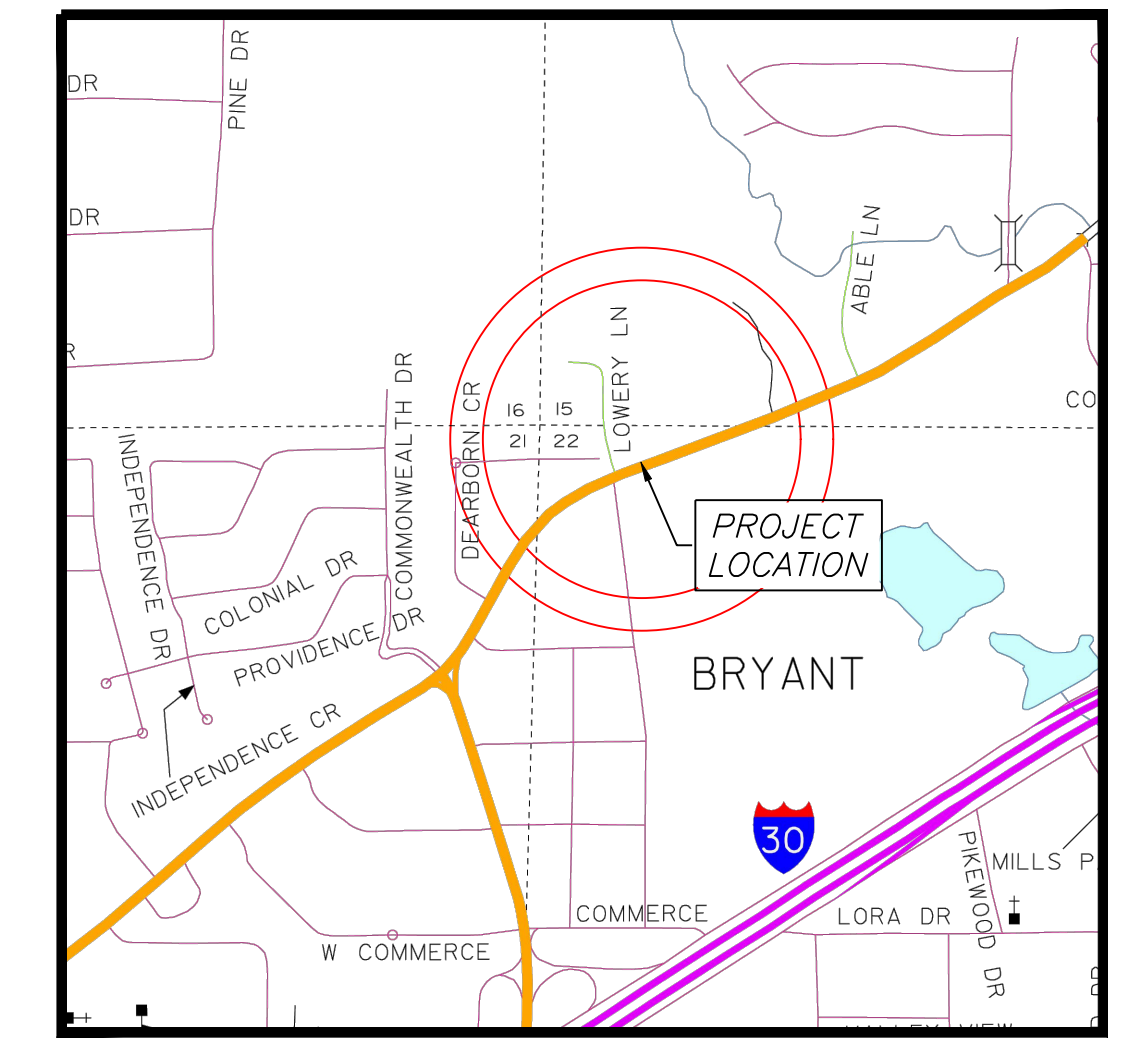
LEGAL DESCRIPTION

THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, ALL IN T-1-S, R-14-2, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW 1/4 OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET A FOUND 1/2" REBAR (PS #1141) TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID NORTH LINE, N70°07'03"E, A DISTANCE OF 32.82 FEET TO A FOUND 1/2" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 200.89 FEET TO A FOUND 1/2" REBAR (PS #1141); THENCE S10°42'55"E, A DISTANCE OF 274.60 FEET TO A FOUND 1/2" REBAR (PS #1141); ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 5; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S70°15'40"W, A DISTANCE OF 275.04 FEET TO A FOUND 1/2" REBAR; THENCE S70°18'52"W, A DISTANCE OF 66.65 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING NORTH RIGHT-OF-WAY LINE, N01°58'50"E, A DISTANCE OF 272.07 FEET TO A PK-NAIL IN ASPHALT; THENCE N00°59'52"W, A DISTANCE OF 23.07 FEET TO THE POINT OF BEGINNING, CONTAINING 78,864 SQUARE FEET, OR 1.81 ACRES, MORE OR LESS.

CONSTRUCTION PLANS BRYANT, AR C-STORE

STANDARD DEVELOPMENT CO, LLC

HIGHWAY 5 NORTH OLD STAGECOACH
CITY OF BRYANT



VICINITY MAP

PREPARED BY:



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

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

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

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

STRUCTURAL ENGINEER
N/A

ZONING INFORMATION	
CURRENT ZONING	C-2 (HIGHWAY COMMERCIAL)
MINIMUM LOT AREA (SF)	N/A
MINIMUM LOT WIDTH (FT)	N/A
FRONT YARD SETBACK (FT)	50'
EXTERIOR SIDE YARD SETBACK (FT)	NOT REQ UNLESS ADJUT ROAD OR RESIDENTIAL LOT LINE THEN 25'
REAR YARD (NORTH) SETBACK (FT)	15'
MAXIMUM HEIGHT (FT)	45' OR NO MORE THAN 3 STORIES
MAXIMUM LOT COVERAGE	PRINCIPAL & ACCESSORY BLDG 35% OF THE TOTAL AREA OF THE SITE

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

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



DRAWING INDEX

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

FLOODPLAIN CERTIFICATION:

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

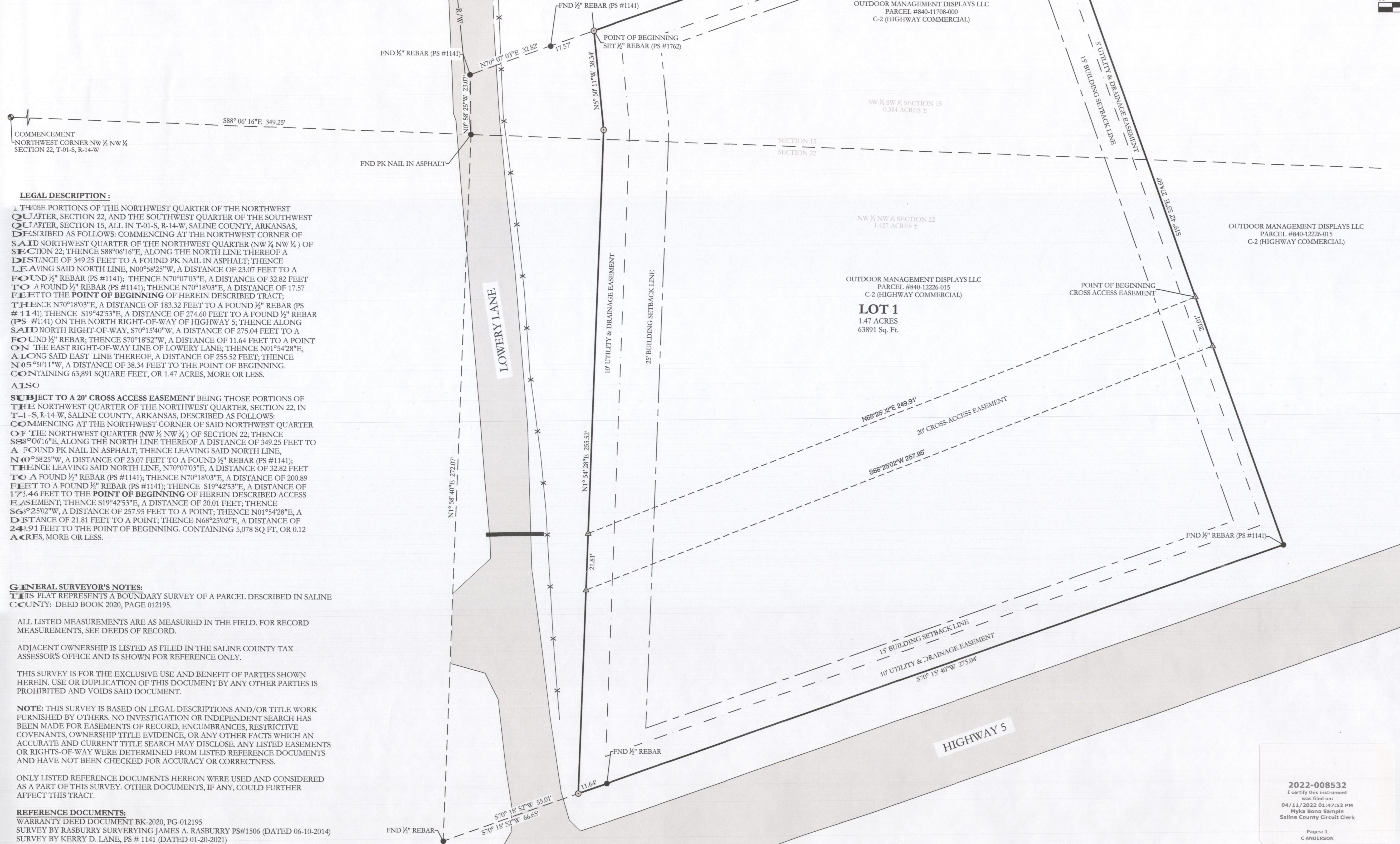
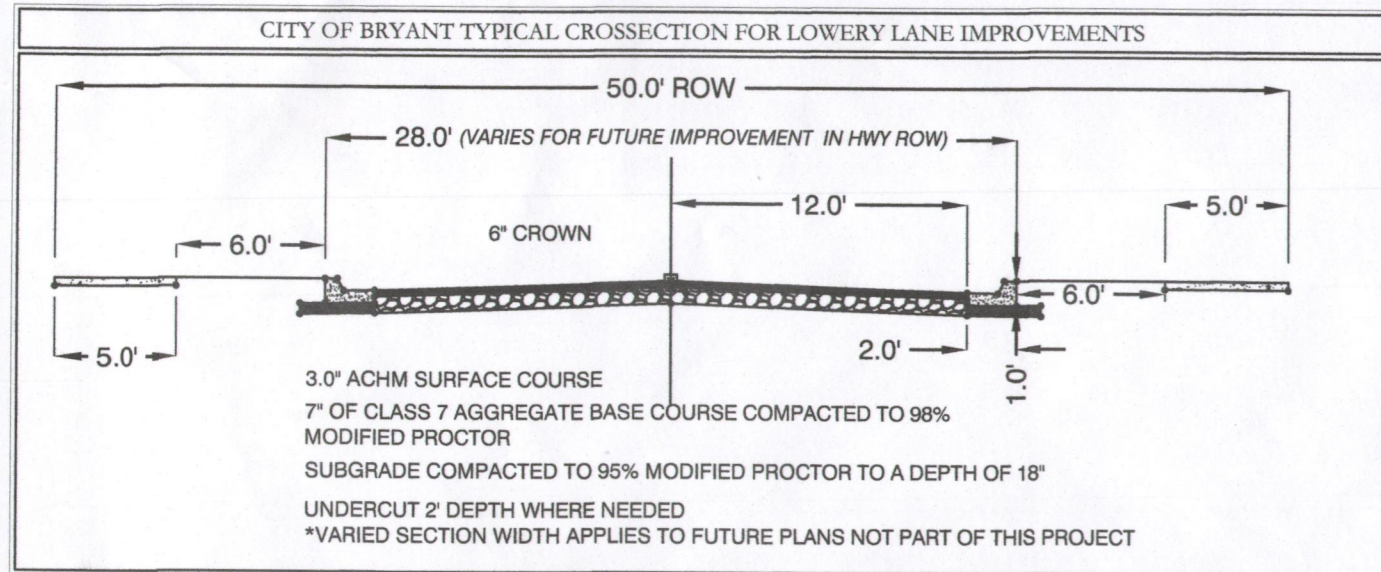
NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

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

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

FOR USE AND BENEFIT OF: STANDARD DEVELOPMENT COMPANY, LLC			
BRYANT C-STORE CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	09-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:	21-0275
SHEET:		SCALE:	
500	01S	14W	0 15/22 304 04 1762

K:\LAND PROJECTS\2004\COMMERCIAL\2021\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE REVISIT 2023\18-21-2022.DWG



LEGAL DESCRIPTION:
 1. THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, ALL IN T-01-S, R-14-W, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET TO A FOUND PK NAIL IN ASPHALT; THENCE LEAVING SAID NORTH LINE, N00°58'25"W, A DISTANCE OF 23.07 FEET TO A FOUND 1/2" REBAR (PS #1141); THENCE N70°07'03"E, A DISTANCE OF 32.82 FEET TO A FOUND 1/2" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 17.57 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N70°18'03"E, A DISTANCE OF 183.32 FEET TO A FOUND 1/2" REBAR (PS #1141); THENCE S19°42'53"E, A DISTANCE OF 274.60 FEET TO A FOUND 1/2" REBAR (PS #1141) ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 5; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S70°15'40"W, A DISTANCE OF 275.04 FEET TO A FOUND 1/2" REBAR; THENCE S70°18'52"W, A DISTANCE OF 11.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LOWERY LANE; THENCE N01°54'28"E, ALONG SAID EAST LINE THEREOF, A DISTANCE OF 255.52 FEET; THENCE N05°59'11"W, A DISTANCE OF 38.34 FEET TO THE POINT OF BEGINNING, CONTAINING 63,891 SQUARE FEET, OR 1.47 ACRES, MORE OR LESS.

ALSO
SUBJECT TO A 20' CROSS ACCESS EASEMENT BEING THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, IN T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET TO A FOUND PK NAIL IN ASPHALT; THENCE LEAVING SAID NORTH LINE, N40°58'25"W, A DISTANCE OF 23.07 FEET TO A FOUND 1/2" REBAR (PS #1141); THENCE LEAVING SAID NORTH LINE, N70°07'03"E, A DISTANCE OF 32.82 FEET TO A FOUND 1/2" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 200.89 FEET TO A FOUND 1/2" REBAR (PS #1141); THENCE S19°42'53"E, A DISTANCE OF 173.46 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED ACCESS EASEMENT; THENCE S19°42'53"E, A DISTANCE OF 20.01 FEET; THENCE S68°25'02"W, A DISTANCE OF 257.95 FEET TO A POINT; THENCE N01°54'28"E, A DISTANCE OF 21.81 FEET TO A POINT; THENCE N68°25'02"E, A DISTANCE OF 244.91 FEET TO THE POINT OF BEGINNING, CONTAINING 5,078 SQ FT, OR 0.12 ACRES, MORE OR LESS.

GENERAL SURVEYOR'S NOTES:
 THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN SALINE COUNTY; DEED BOOK 2020, PAGE 012195.

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

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

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

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

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

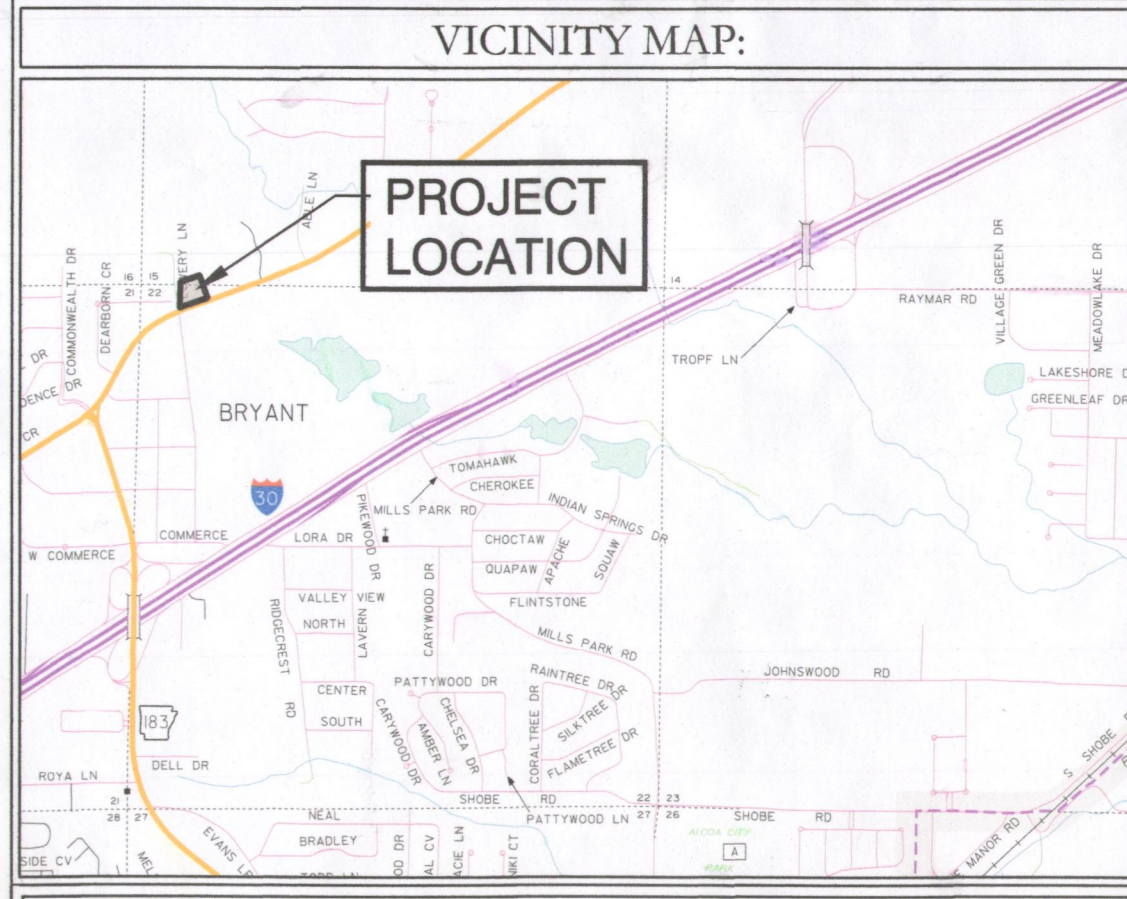
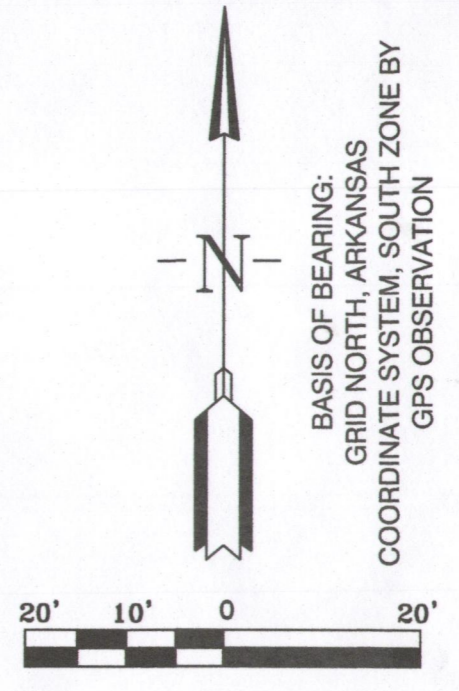
REFERENCE DOCUMENTS:
 WARRANTY DEED DOCUMENT BK-2020, PG-012195
 SURVEY BY RASBURY SURVEYING JAMES A. RASBURY PS#1506 (DATED 06-10-2014)
 SURVEY BY KERRY D. LANE, PS # 1141 (DATED 01-20-2021)
 GLO NOTES AND PLATS T-1-S, R-14-W, SECTION 22

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

OUTDOOR MANAGEMENT DISPLAYS LLC
 PARCEL #840-11708-000
 C-2 (HIGHWAY COMMERCIAL)

OUTDOOR MANAGEMENT DISPLAYS LLC
 PARCEL #840-11708-000
 C-2 (HIGHWAY COMMERCIAL)

OUTDOOR MANAGEMENT DISPLAYS LLC
 PARCEL #840-12226-015
 C-2 (HIGHWAY COMMERCIAL)

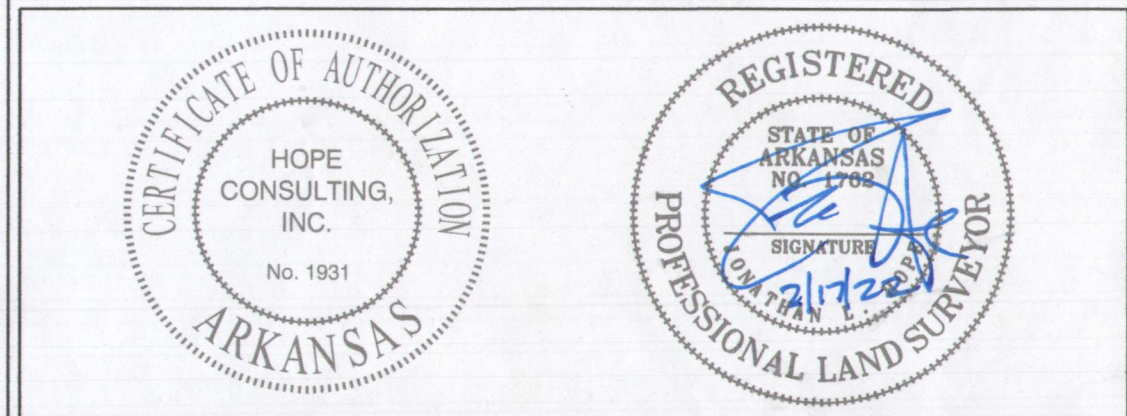


OWNER: Name: STANDARD OIL, LLC Address: 2917 KAVANAUGH BOULEVARD LITTLE ROCK, AR 72205	DEVELOPER: Name: STANDARD OIL, LLC Address: 2917 KAVANAUGH BOULEVARD LITTLE ROCK, AR 72205
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CERTIFICATE OF OWNER:
 We, the undersigned, owners of the real estate 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: 2/17/2022
 Source of Title: Saline County Deed Book 2020, Page 012195.

CERTIFICATE OF FINAL SURVEYING ACCURACY:
 I, Jonathan L. Hope, hereby certify that this plat correctly represents a survey completed by me, or under my supervision, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Titles; and that all monuments which were found or placed on the property are correctly described and located.
 Date of Execution: 2/17/2022
 Name: Jonathan L. Hope, Registered Professional Land Surveyor, No. 1762 Arkansas

CERTIFICATE OF FINAL APPROVAL:
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held on 2/17/2022. All documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.
 Date of Execution: 2/17/2022
 Name: Rick Johnson, Bryant Planning Commission



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 # 05125C0240E, dated 06/05/2020, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY SPECIFICATIONS:	
OWNER: STANDARD OIL, LLC 2917 KAVANAUGH BOULEVARD LITTLE ROCK, AR 72205	SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC
DEVELOPER / SUBDIVIDER: STANDARD OIL, LLC 2917 KAVANAUGH BOULEVARD LITTLE ROCK, AR 72205	BUILDING SETBACKS: FRONT - 15' OR AS SHOWN REAR - 15' OR AS SHOWN SIDE - 25' 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: GOLDEN ACRES ZONING CLASSIFICATION: C-2 (HIGHWAY COMMERCIAL)	LOT CORNERS: SET 1/2" REBAR WITH CAP

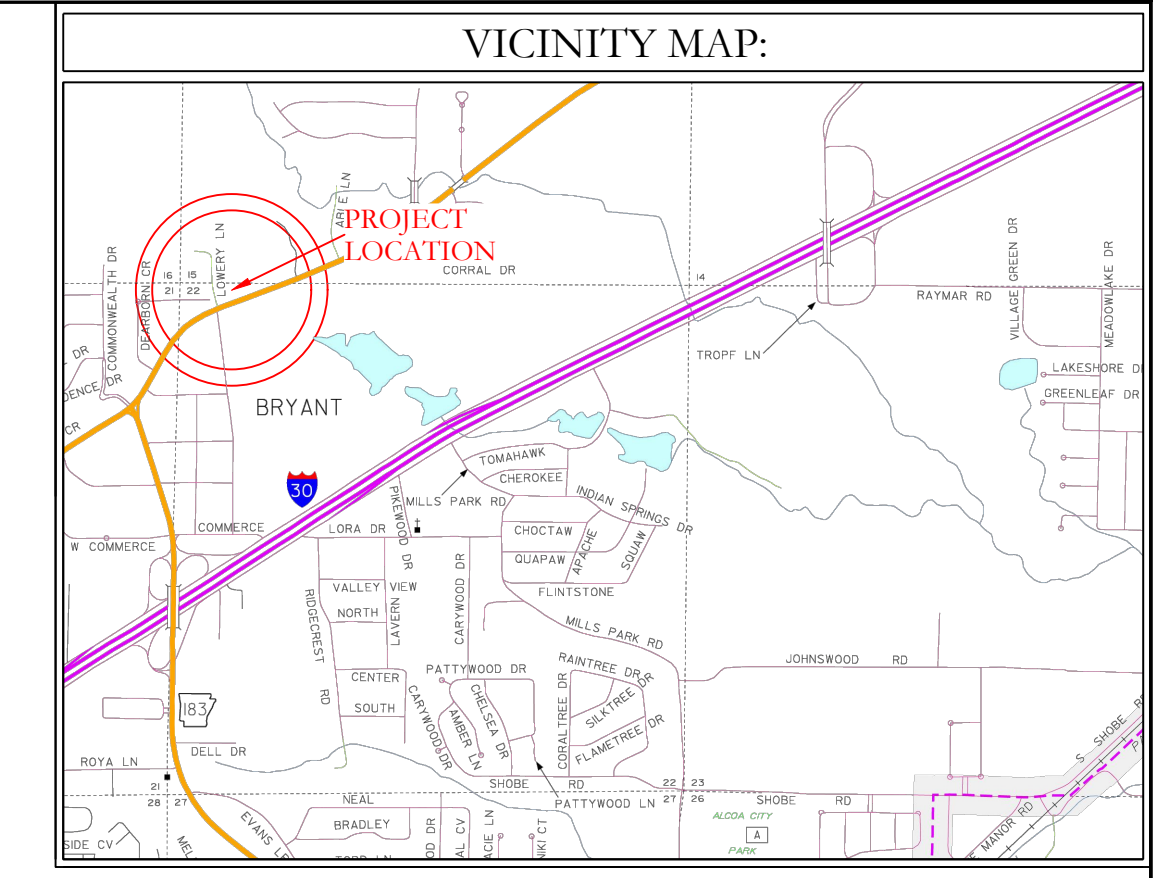
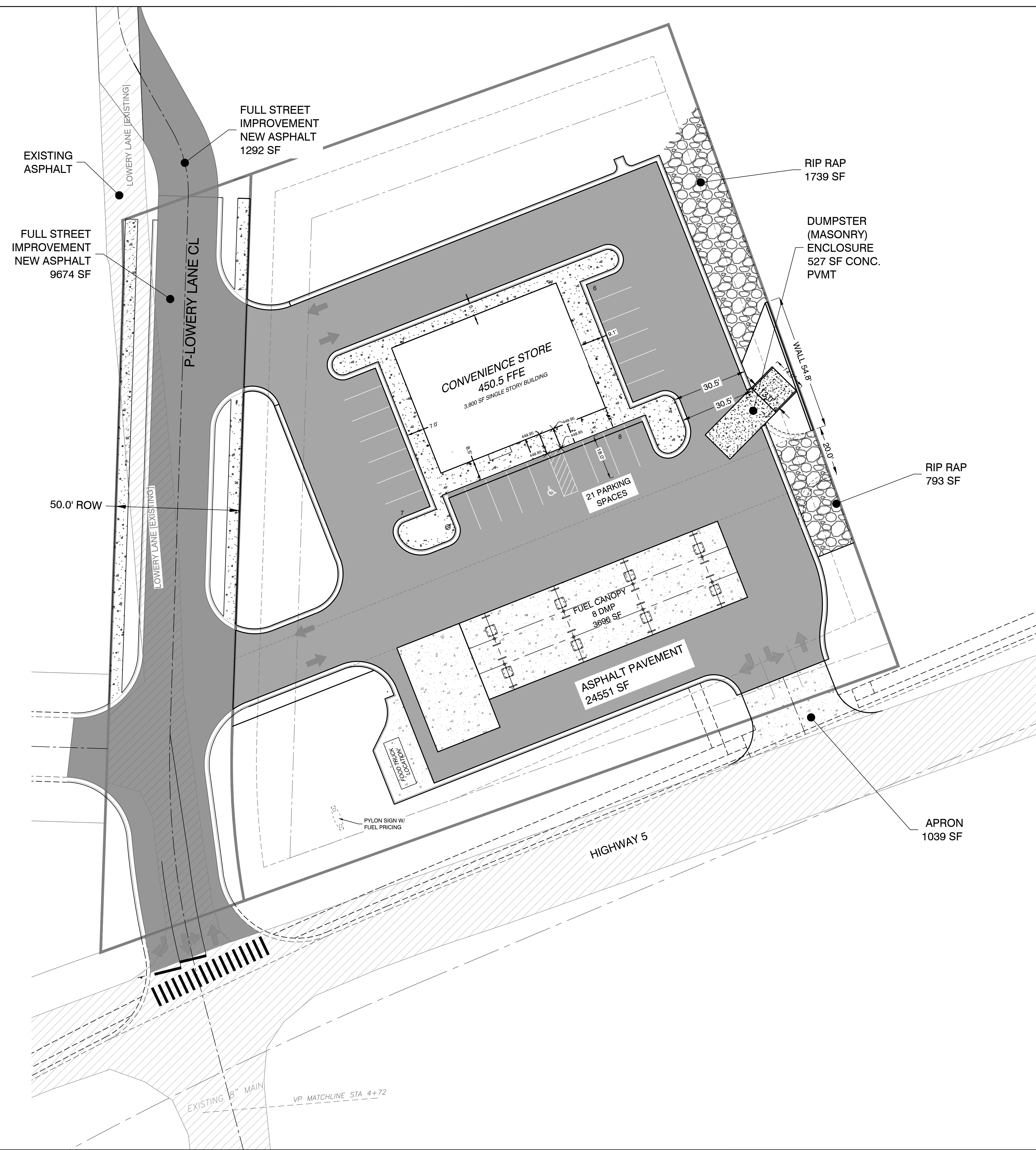
2022-008532
 I certify this instrument was filed on:
 04/11/2022 01:47:53 PM
 Myka Bono Sample
 Saline County Circuit Clerk
 Pages: 1
 C ANDERSON



FINAL PLAT OF GOLDEN ACRES
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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: STANDARD OIL, LLC			
FINAL PLAT OF GOLDEN ACRES A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 11/24/2021	C.A.D. BY: JPP	DRAWING NUMBER:	
REVISED:	CHECKED BY:		21-0275
SHEET:	SCALE: 1" = 20'		



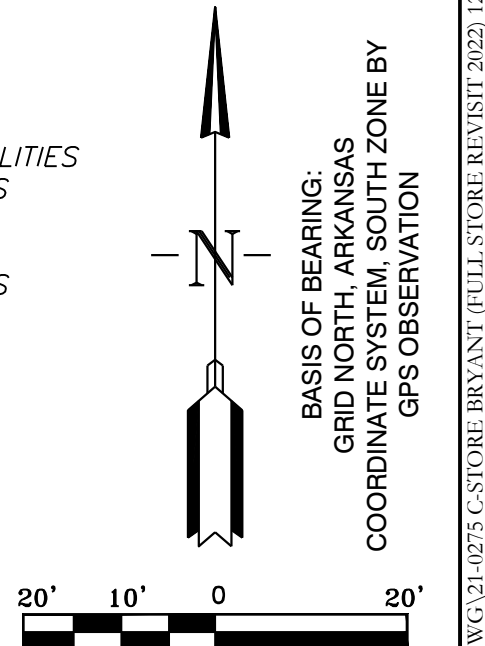
PAVEMENT LEGEND

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



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

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



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 ENGINEERS - SURVEYORS

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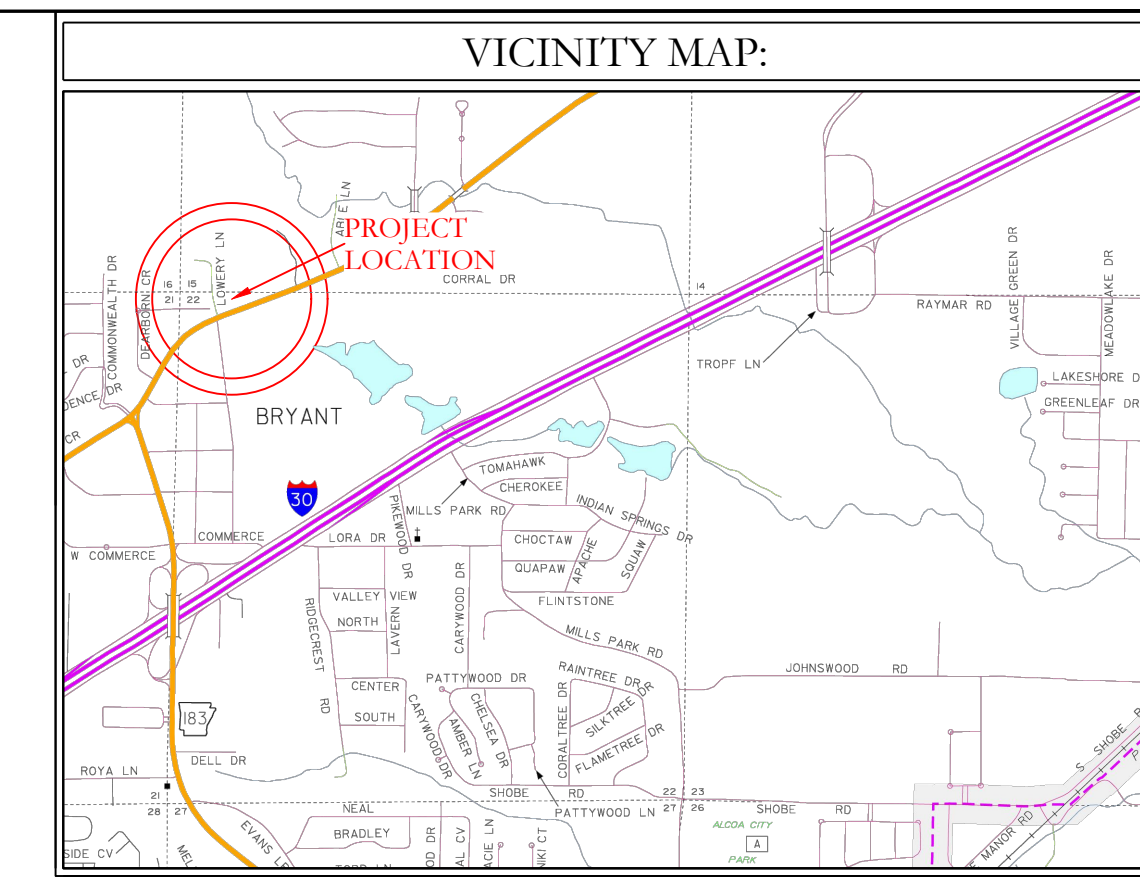
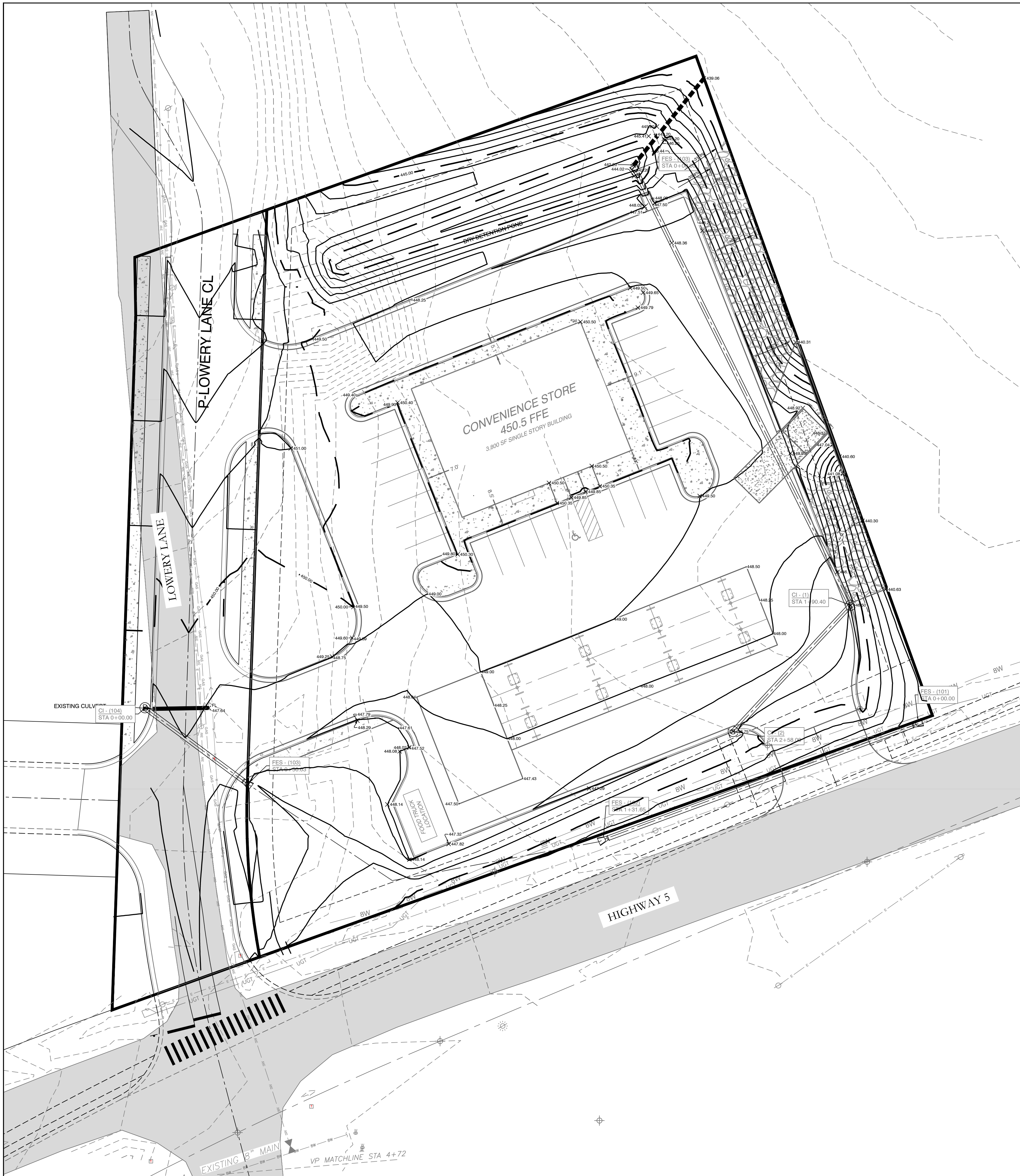
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

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

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

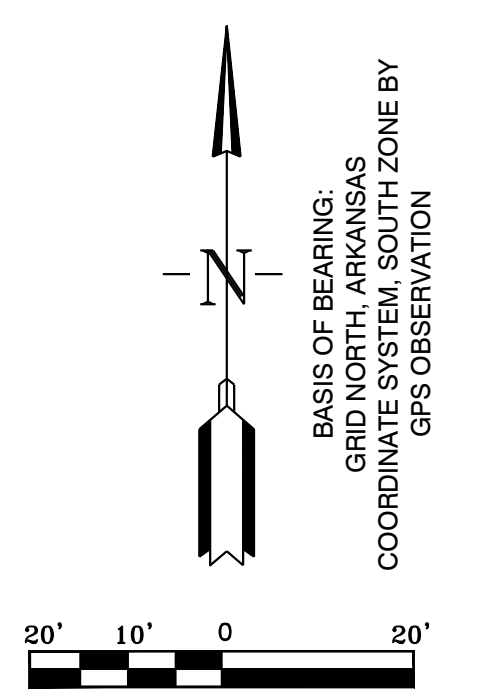
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K:\LAND PROJECTS\2024\COMMERCE\2021-21-0275\C-STORE_BRYANT\DWG\21-0275-C-STORE_BRYANT (FULL STORE REVISION) 2022.12.21.2022.DWG



GRADING PLAN NOTES

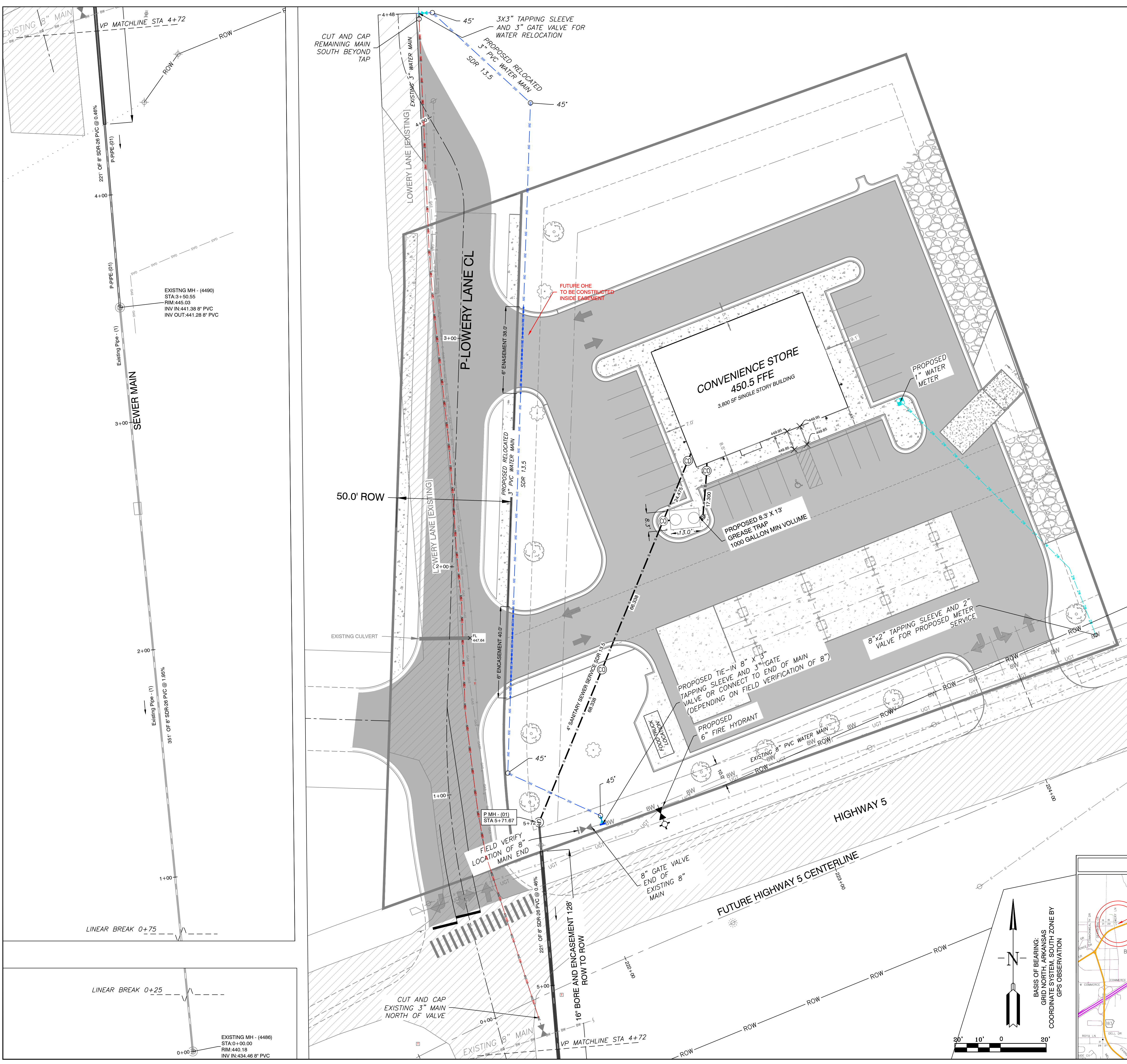
1. DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
2. SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS.
3. CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
4. MAXIMUM SLOPE IN ANY DIRECTION IN ADA PARKING AREA IS 2%. IF SLOPES IN THESE AREAS EXCEED 2%, NOTIFY THE DESIGNER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







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

HOPE CONSULTING ENGINEERS - SURVEYORS		129 N. Main Street, Benton, Arkansas 72015 PH. (501) 315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: STANDARD DEVELOPMENT COMPANY, LLC			
BRYANT C-STORE GRADING PLAN BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	9/20/2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:	21-0275
SHEET:	C-1.0	SCALE:	
500	01S	14W	0 15/22 304 62 1762

K:\LAND PROJECTS\2024\COMMERCIAL\2021-09-20\21-0275\C-STORE_BRYANT\DWG\21-0275-C-STORE_BRYANT (FULL STORE REVISION 2022).DWG



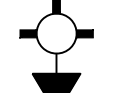
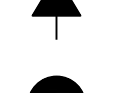





SEWER LEGEND

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

SEWER NOTES

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

WATER LEGEND

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

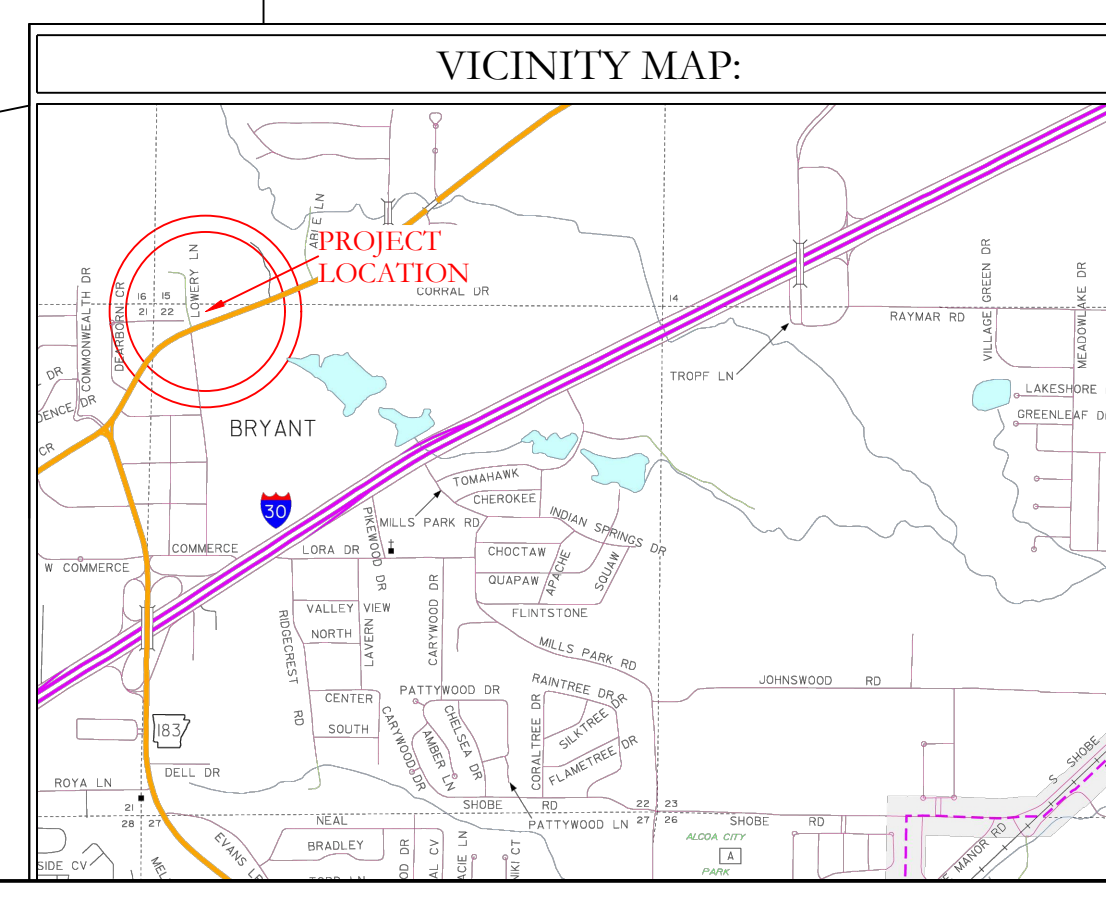
WATER NOTES

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

ELECTRIC/TELECOMMUNICATION NOTES

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

 PROPOSED OVER HEAD POWER



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ENGINEERS - SURVEYORS

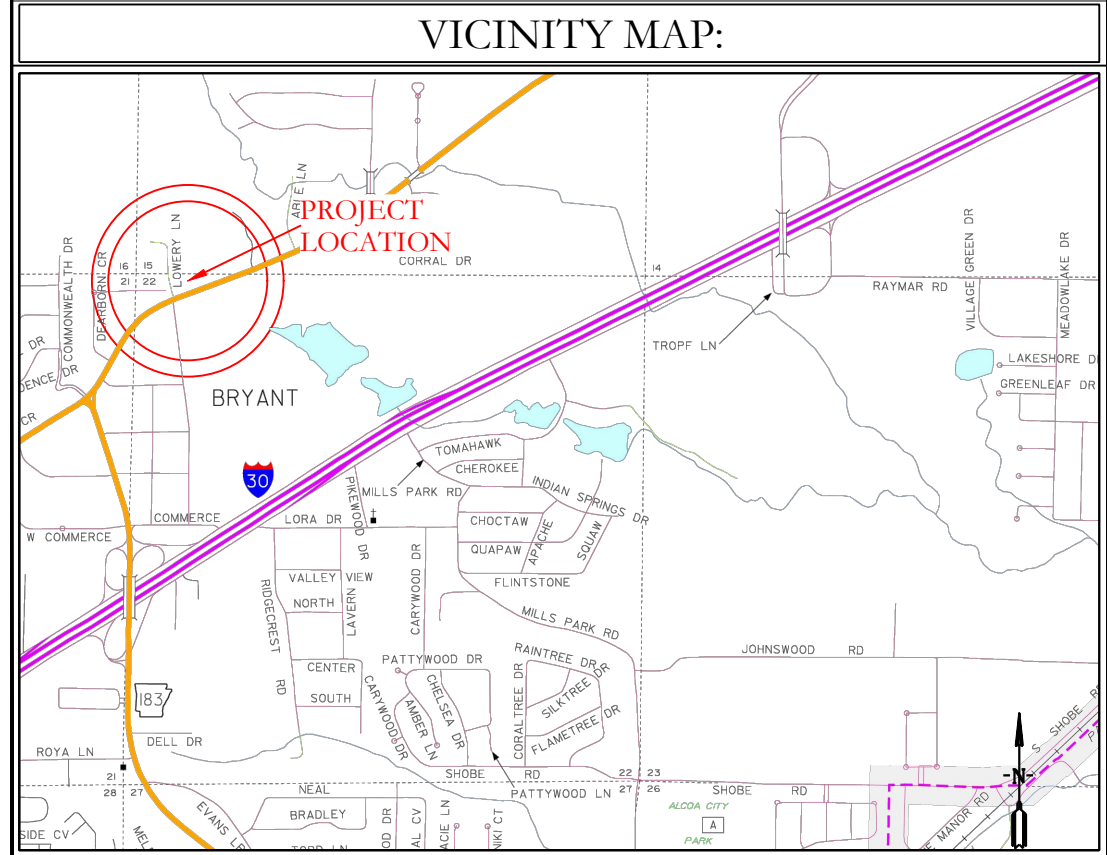
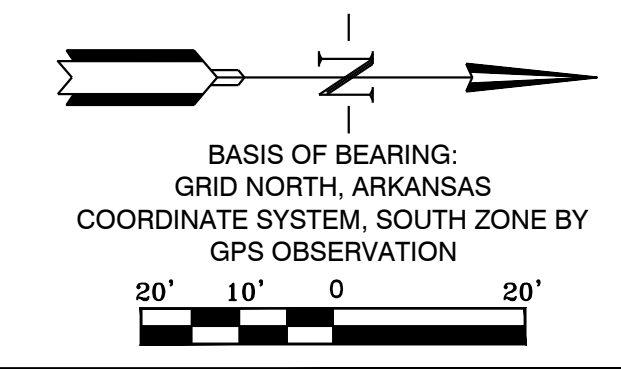
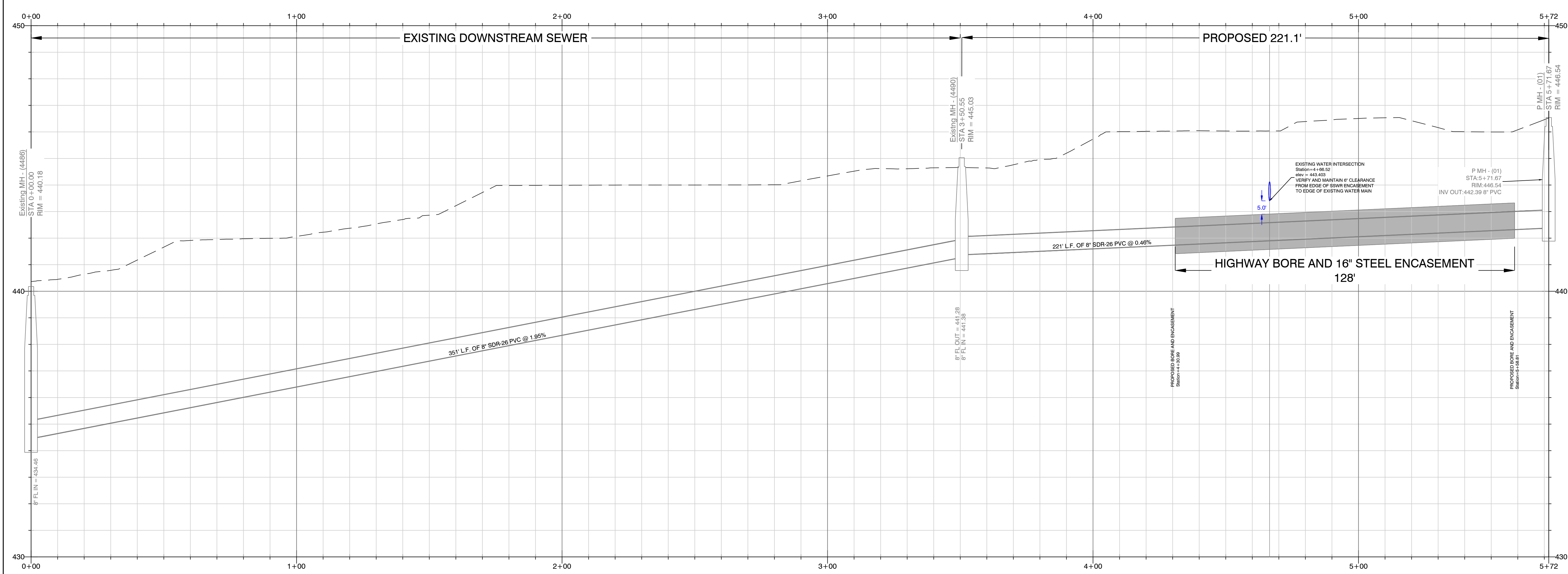
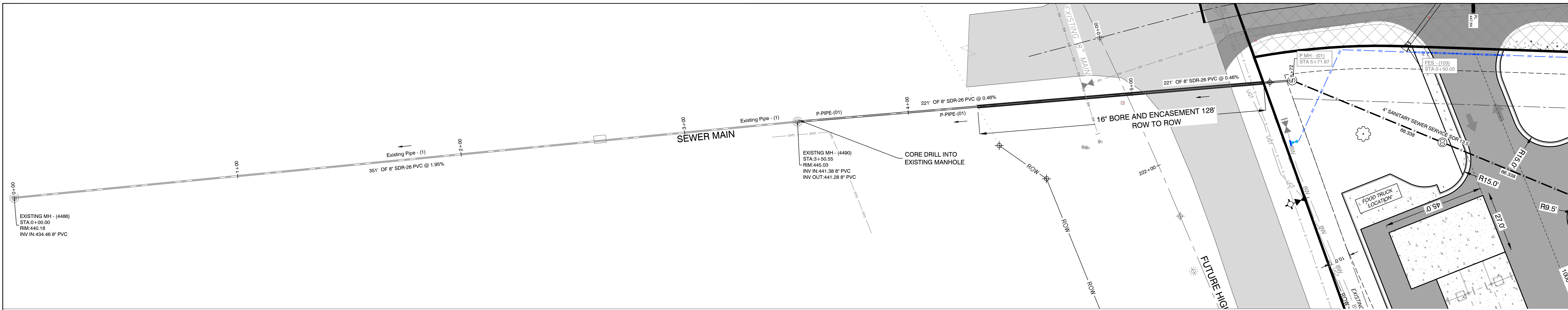
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

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

DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED: 01/05/2023	CHECKED BY:	21-0275
SHEET: C-30	SCALE:	
500	01S	14W
0	15/22	304
62		1762

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- WATER LEGEND**
- FIRE HYDRANT
 - BLOW OFF
 - PROPOSED GATE VALVE
 - PROPOSED WATER METER
 - PROPOSED WATER MAIN
 - 3/4" PROPOSED WATER SERVICE LINE

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

- SEWER LEGEND**
- SANITARY SEWER MANHOLE
 - CLEANOUT
 - PROPOSED SEWER SERVICE

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

HOPE CONSULTING
ENGINEERS - SURVEYORS

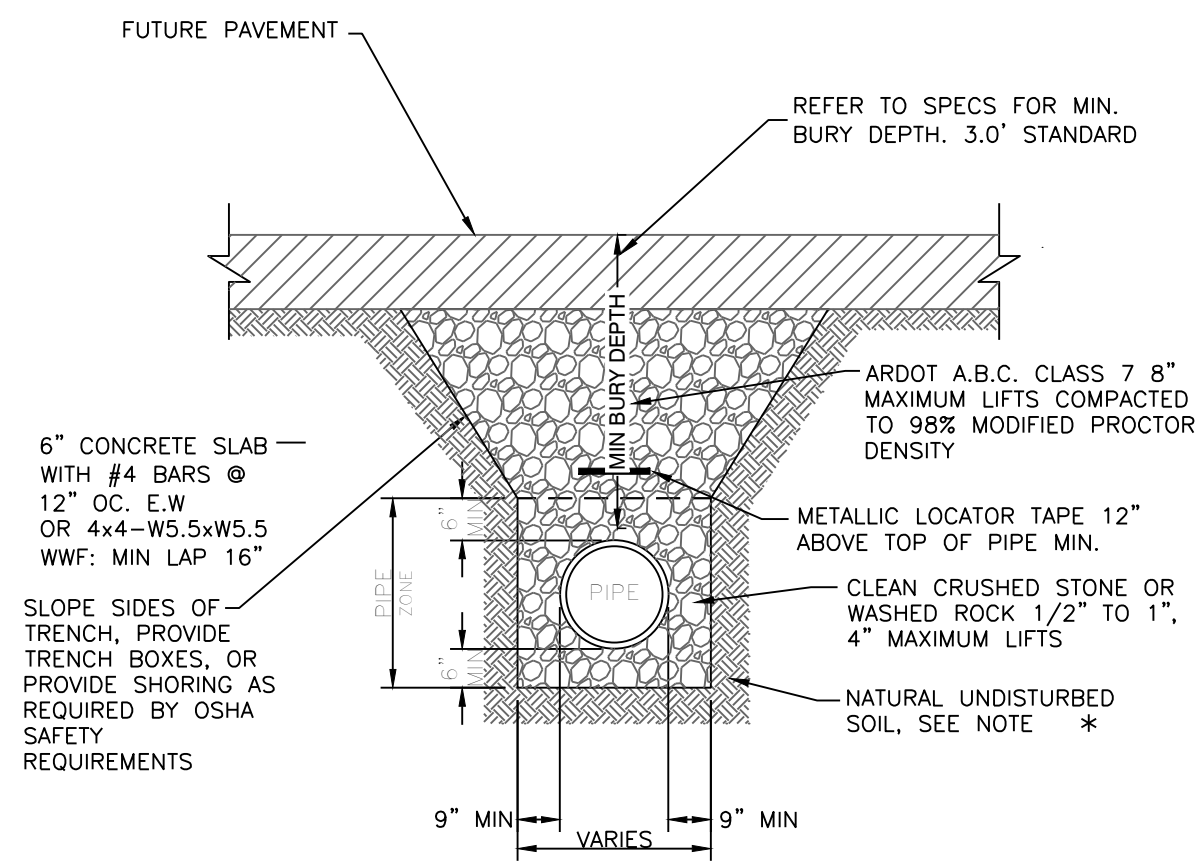
129 N. Main Street,
Benton, Arkansas 72015
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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

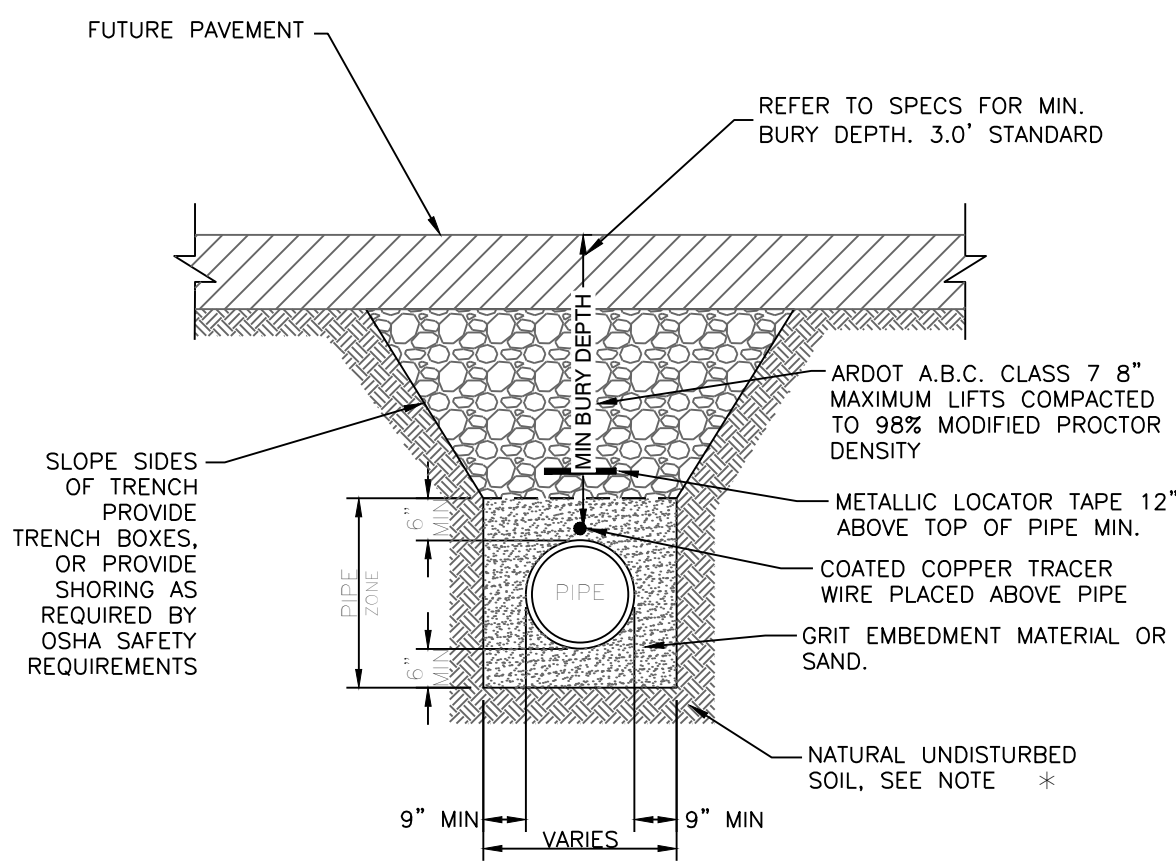
**BRYANT C-STORE
SEWER UTILITY PLAN**
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED: 01/05/2023	CHECKED BY:	21-0275
SHEET: C-3.1	SCALE:	
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0	15/22	304
62		1762

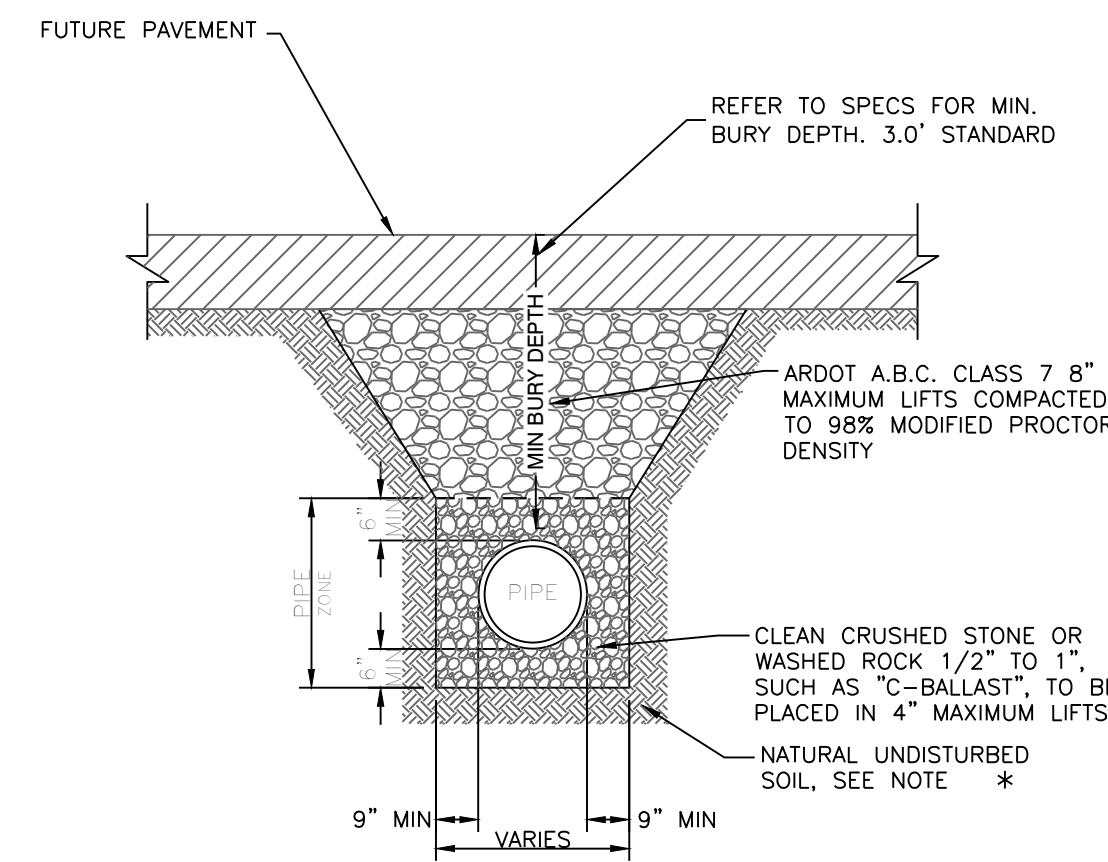
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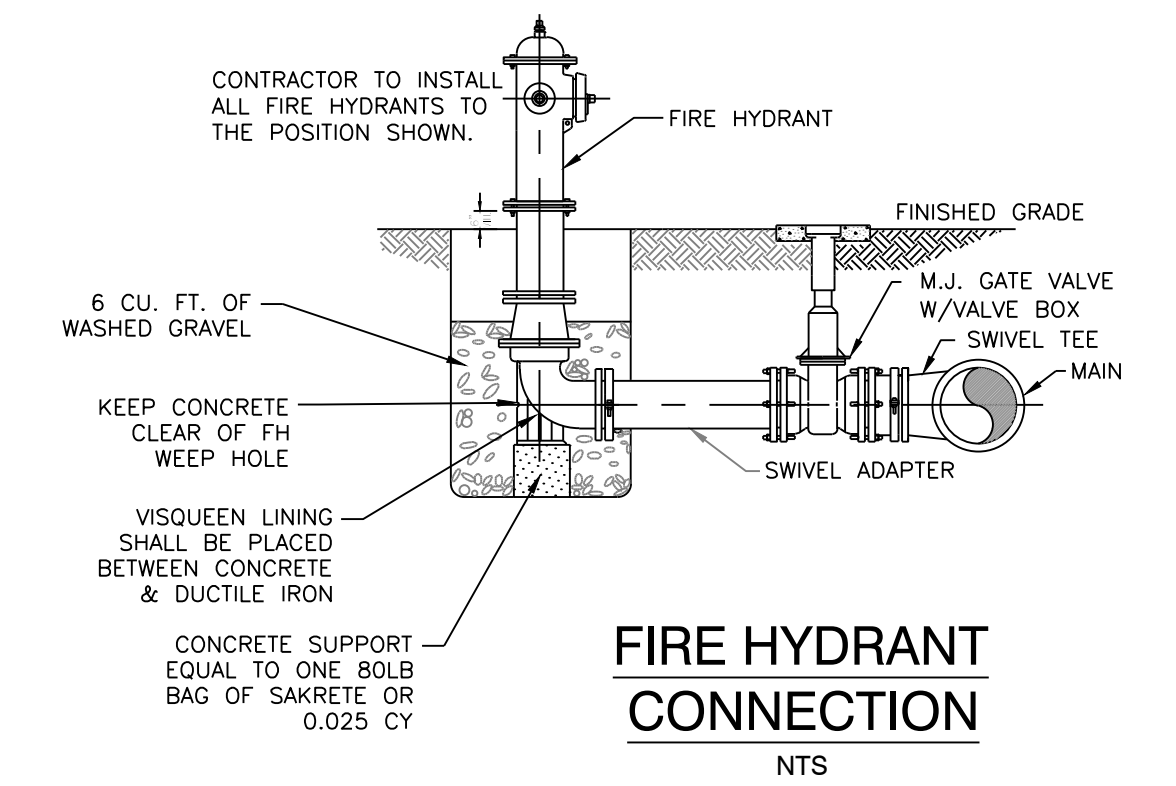
PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.



PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.



DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.



FIRE HYDRANT CONNECTION
N.T.S.

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

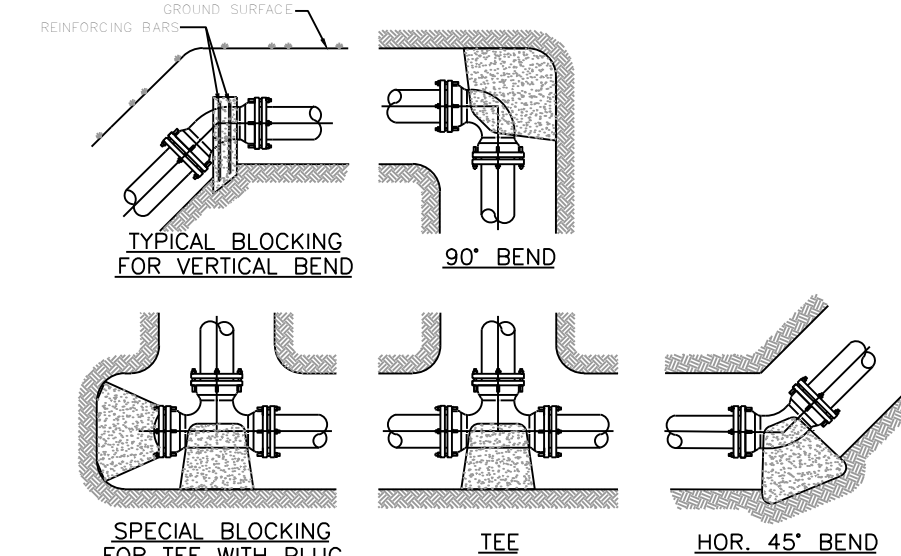
NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

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

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

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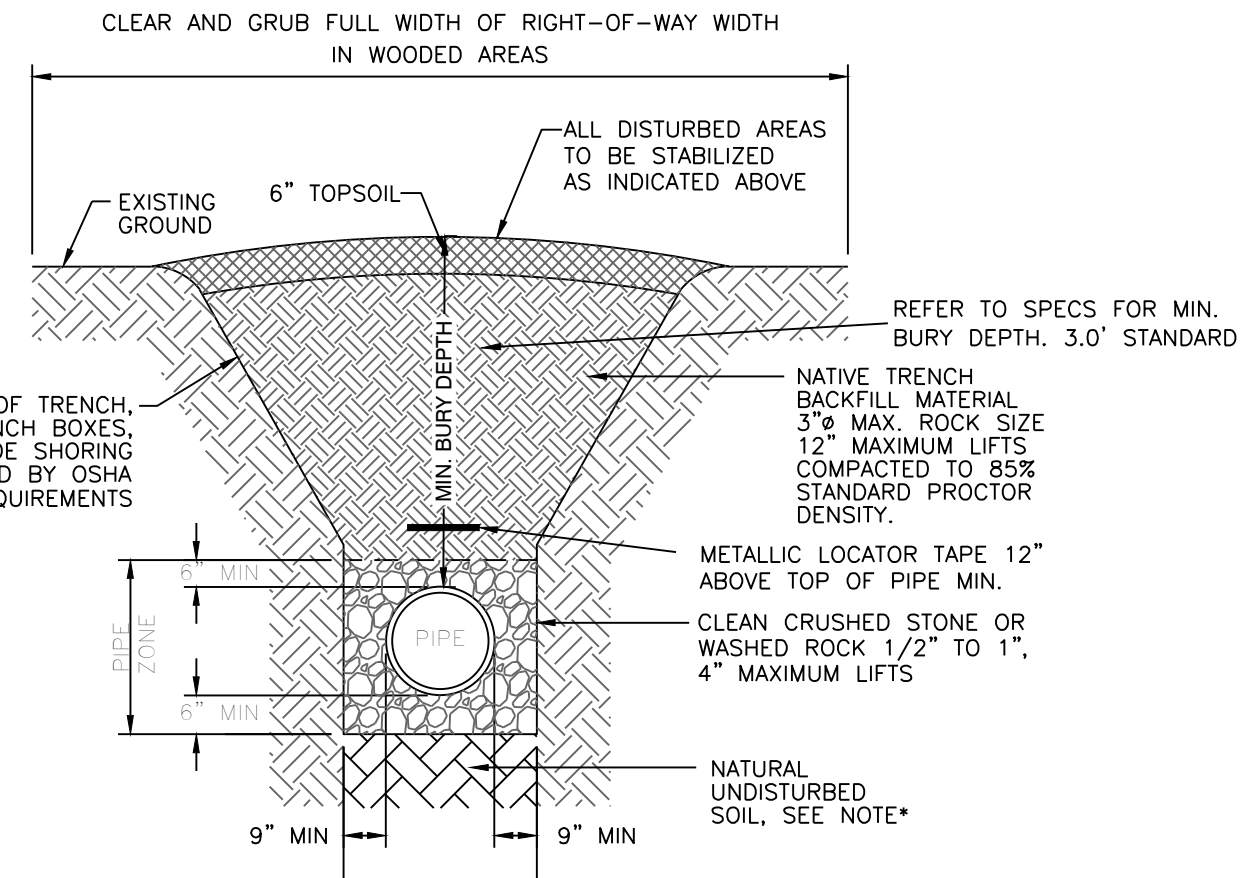
FITTING SIZE	BEND ANGLE
4"	22/2'
6"	0.4 0.2 0.1
8"	0.8 0.4 0.2
10"	1.2 0.7 0.4
12"	2.2 1.1 0.6
14"	3.2 1.6 0.8
16"	4.4 2.2 1.1
18"	5.7 2.9 1.5
20"	7.2 3.7 1.8
24"	8.9 4.5 2.3

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

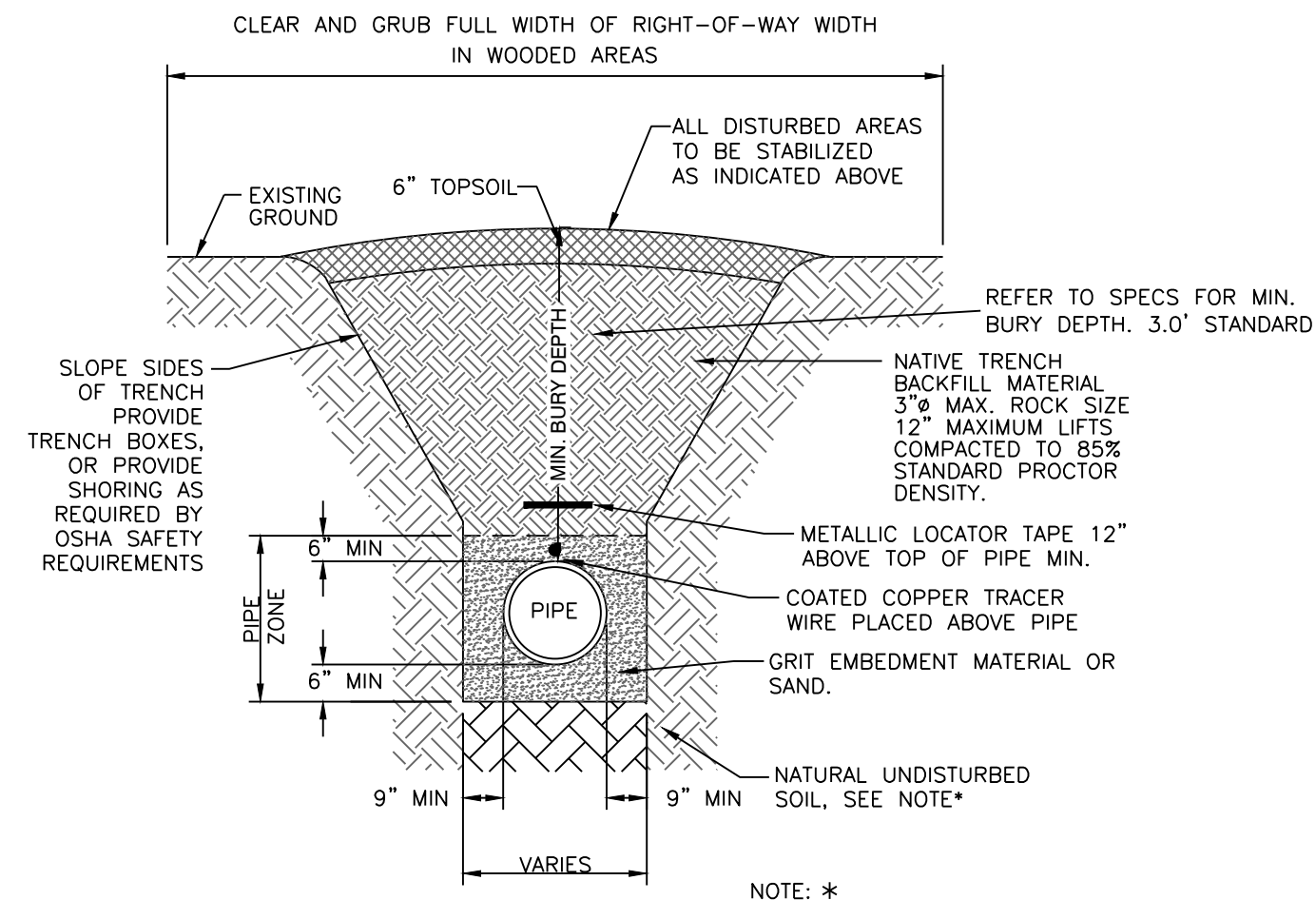
FITTING SIZE	TEE, WYE, PLUG, OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN				BEND ANGLE	
			A1	A2	22/2'	11/4'		
4"	1.0	1.4	1.0	1.4	1.0	-	-	
6"	2.1	3.0	2.1	3.0	1.6	1.0	-	
8"	3.8	5.3	3.8	5.4	2.9	1.5	1.0	
10"	5.9	8.4	5.9	8.4	4.6	2.4	1.2	
12"	8.5	12.0	8.5	12.0	6.6	3.4	1.7	
14"	11.5	16.3	11.5	16.3	8.9	4.6	2.3	
16"	15.0	21.3	15.0	21.3	11.8	6.0	3.0	
18"	19.0	27.0	19.0	27.0	14.6	7.6	3.8	
20"	23.5	33.3	23.5	33.3	18.1	9.4	4.7	
24"	34.0	48.0	34.0	48.0	26.2	13.6	6.8	

FITTING SIZE	BEND ANGLE	FITTING SIZES		ROD SIZES	EMBEDMENT
		45'	22/2'		
4"	0.4 0.2 0.1			#6 S	30"
6"	0.8 0.4 0.2			#6 S	30"
8"	1.4 0.7 0.4			#6 S	30"
10"	2.2 1.1 0.6			#6 S	30"
12"	3.2 1.6 0.8			#6 S	30"
14"	4.4 2.2 1.1			#6 S	30"
16"	5.7 2.9 1.5			#6 S	30"
18"	7.2 3.7 1.8			#6 S	30"
20"	8.9 4.5 2.3			#6 S	30"
24"	12.8 6.5 3.3			#6 S	30"

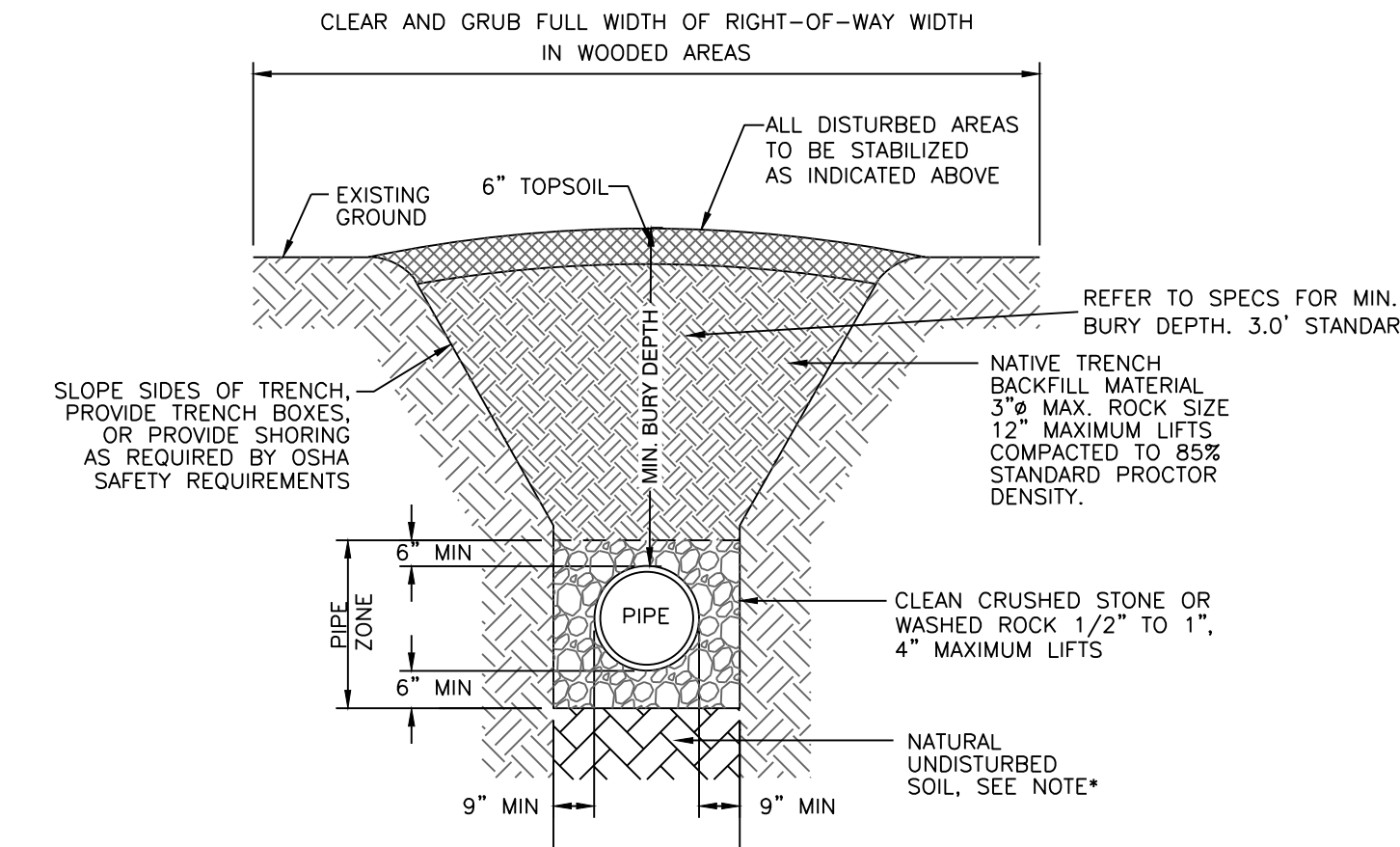
FITTING SIZES	ROD SIZES	EMBEDMENT
12" AND LESS	#6 S	30"
14" - 24"	#8 S	36"



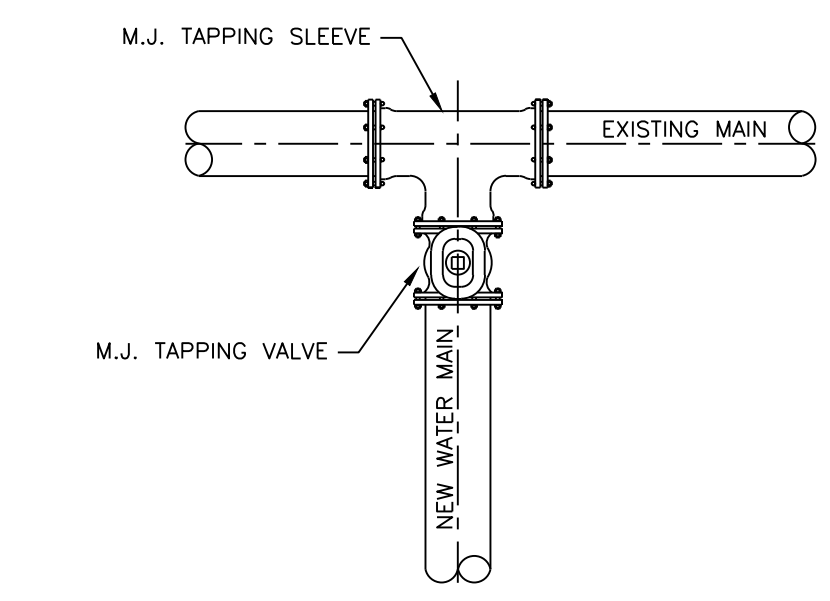
PVC SEWER TRENCH IN UNPAVED AREAS
N.T.S.



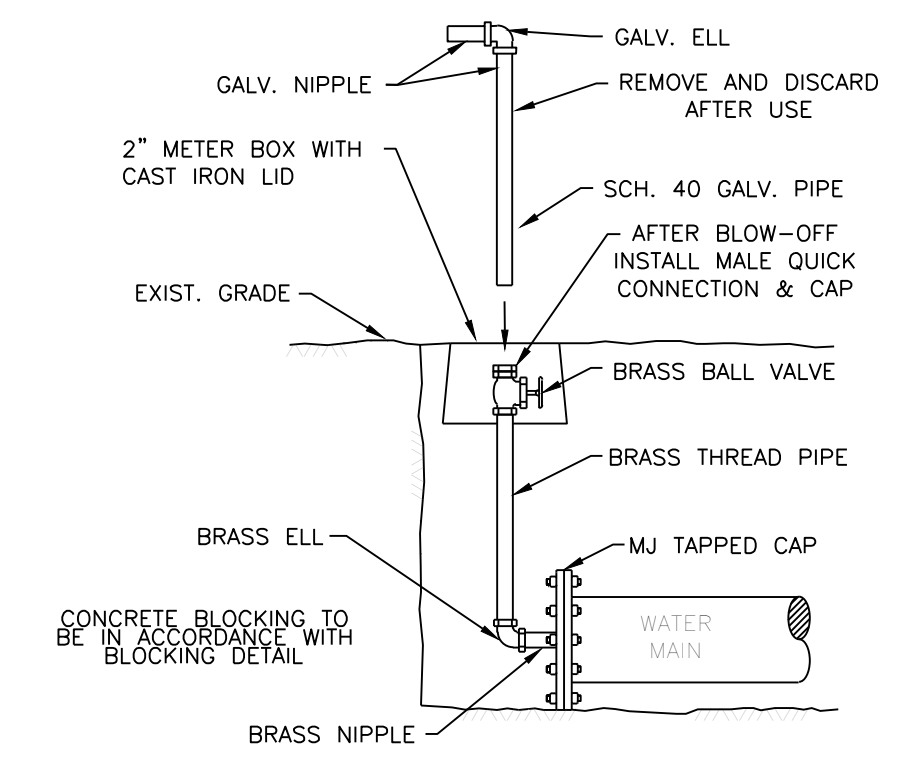
PVC WATER LINE TRENCH IN UNPAVED AREAS
N.T.S.



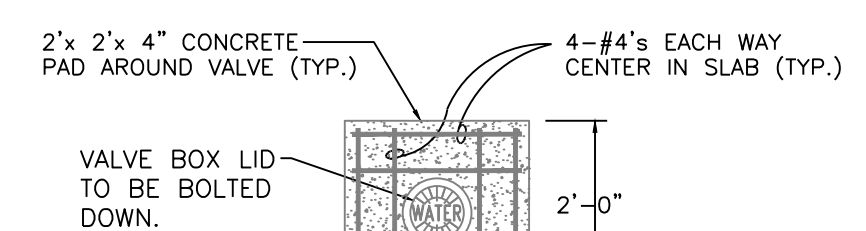
DRAINAGE PIPES IN UNPAVED AREAS
N.T.S.



WATER MAIN CONNECTION DETAIL
N.T.S.



2" BLOW-OFF RISER
N.T.S.



DETAIL-VALVE BOX
N.T.S.

TYPICAL BLOCKING DETAILS
N.T.S.

HOPE CONSULTING
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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

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

DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED: 01/05/2023	CHECKED BY:	21-0275
SHEET: C-4.0	SCALE:	

500	01S	14W	0	15/22	304	62	1762
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KULAND PROJECTS 2048 COMMERCIAL BLVD #210275 C-STORE BRYANT FULL STORE REVISION 2022 12-21-2022.DWG

SUBGRADE MATERIAL

- A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
- B. 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 beyond the back of curb and gutter removing all soft spots and replacing with suitable material.
- C. Curb and gutter shall conform to the typical detail within these specifications or ArDOT Standard Roadway Drawing Details for curbing.
- D. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at intervals not exceeding 195 feet, intersection radii, driveways, stationary structures, and sidewalks.
- E. Contraction joints shall be sawed or formed at intervals not greater than 20 feet. Depth of saw-cut 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.

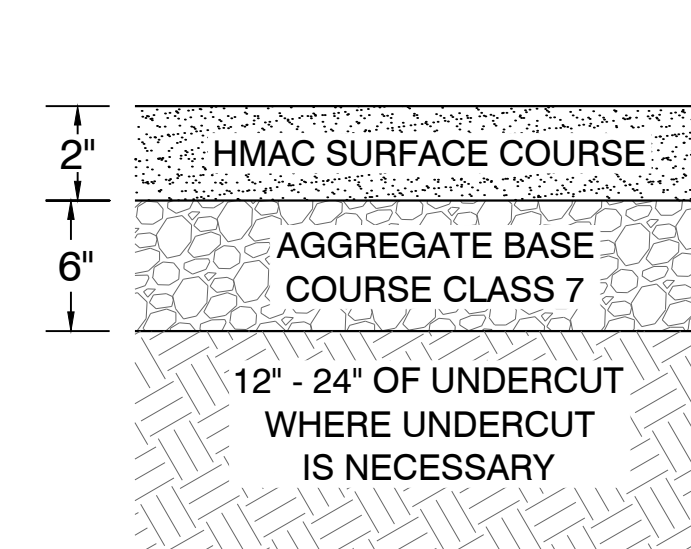
Subgrade

- 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.

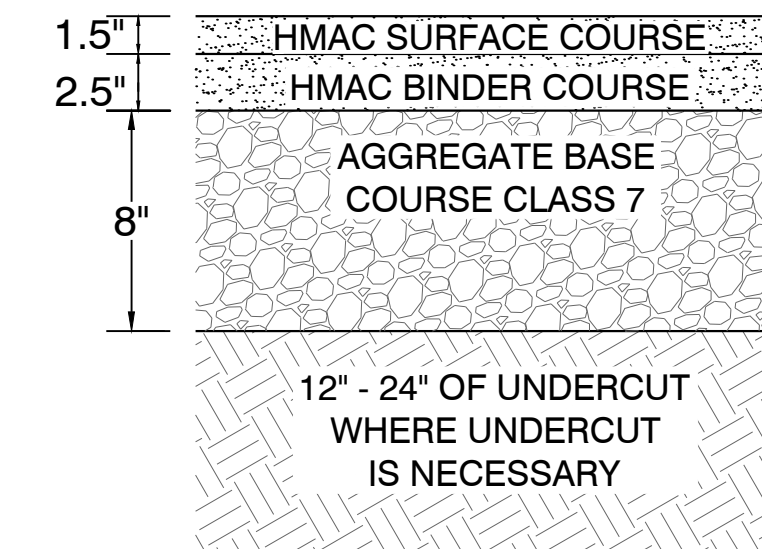
QUALITY CONTROL TESTING AND INSPECTIONS

General

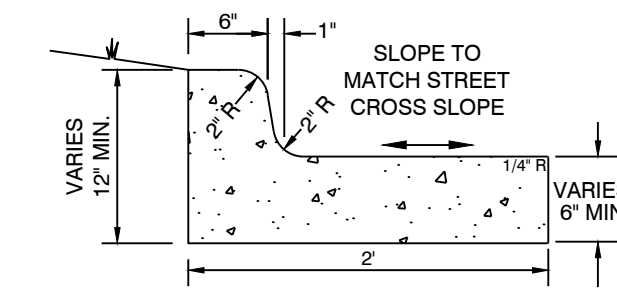
- A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- B. The Developer/Owner shall provide for inspections of street improvements during 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.



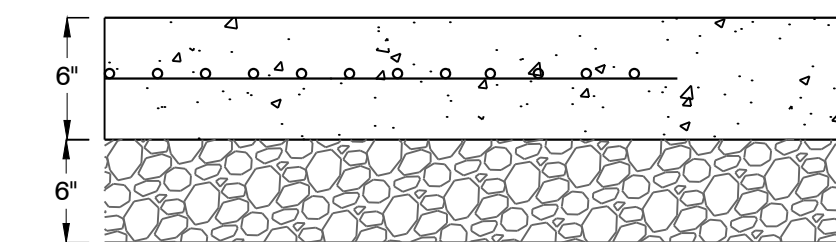
STANDARD PAVEMENT SECTION
NOT TO SCALE



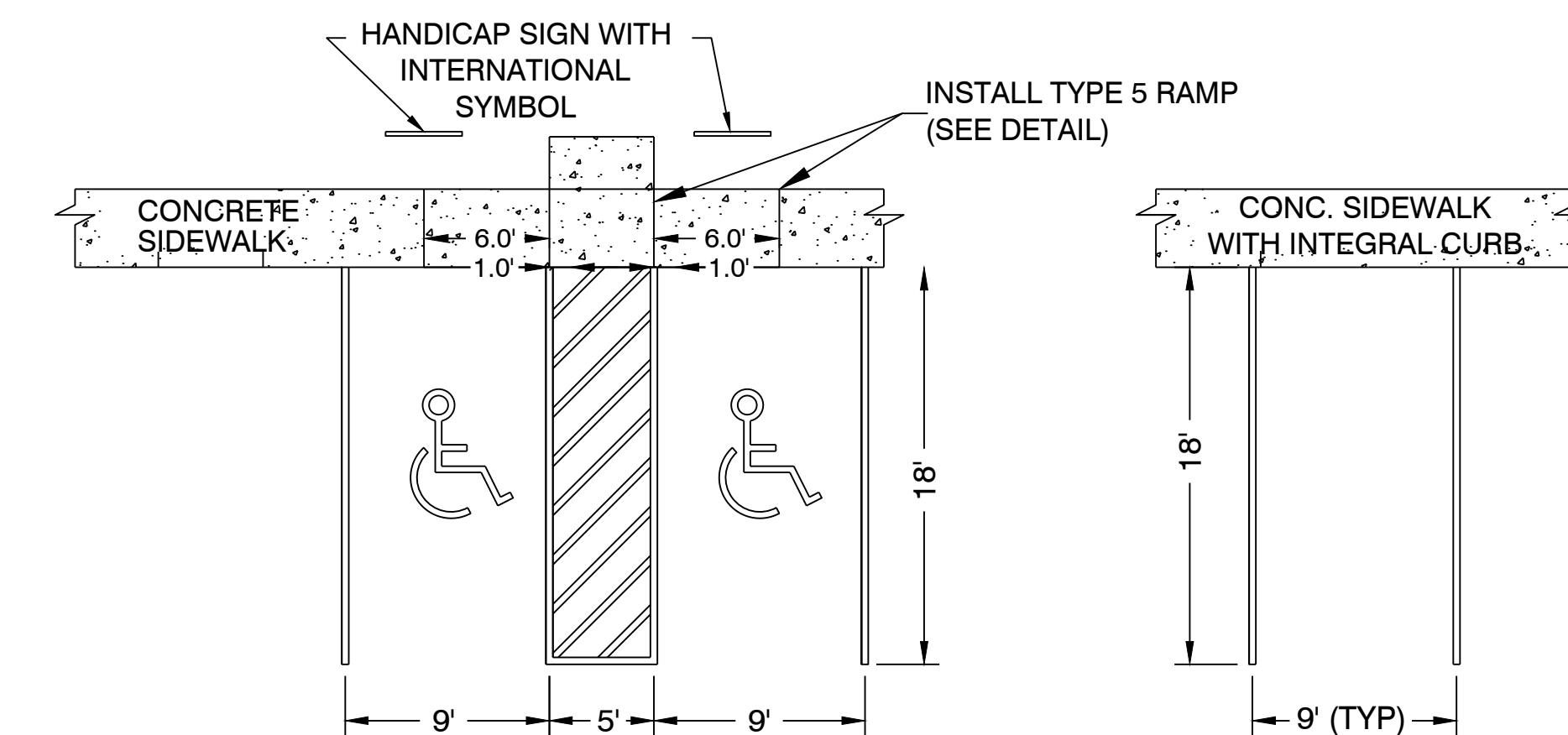
HEAVY PAVEMENT SECTION
NOT TO SCALE



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



CONCRETE PAVEMENT SECTION DETAIL
4,000 PSI
NOT TO SCALE

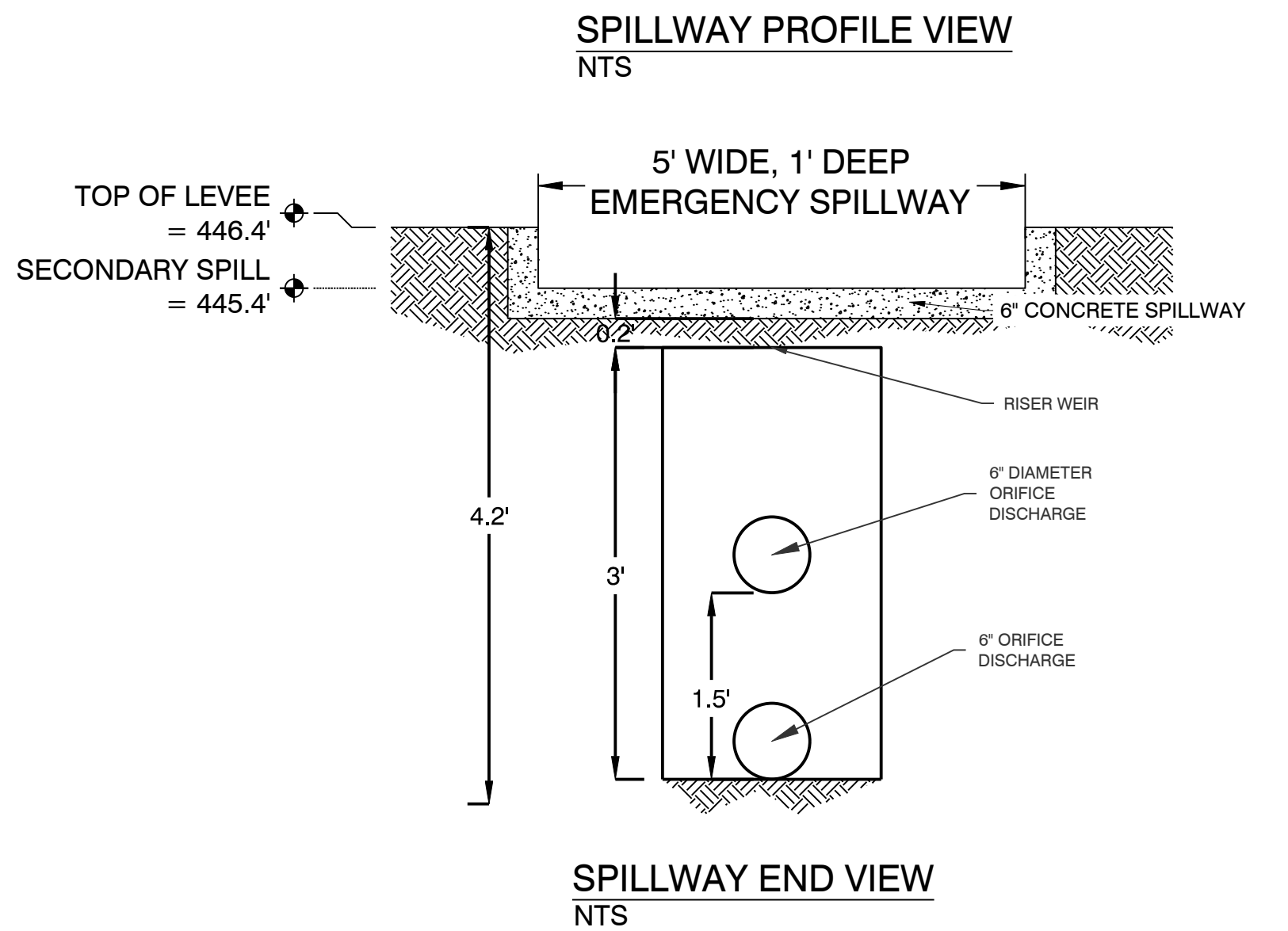
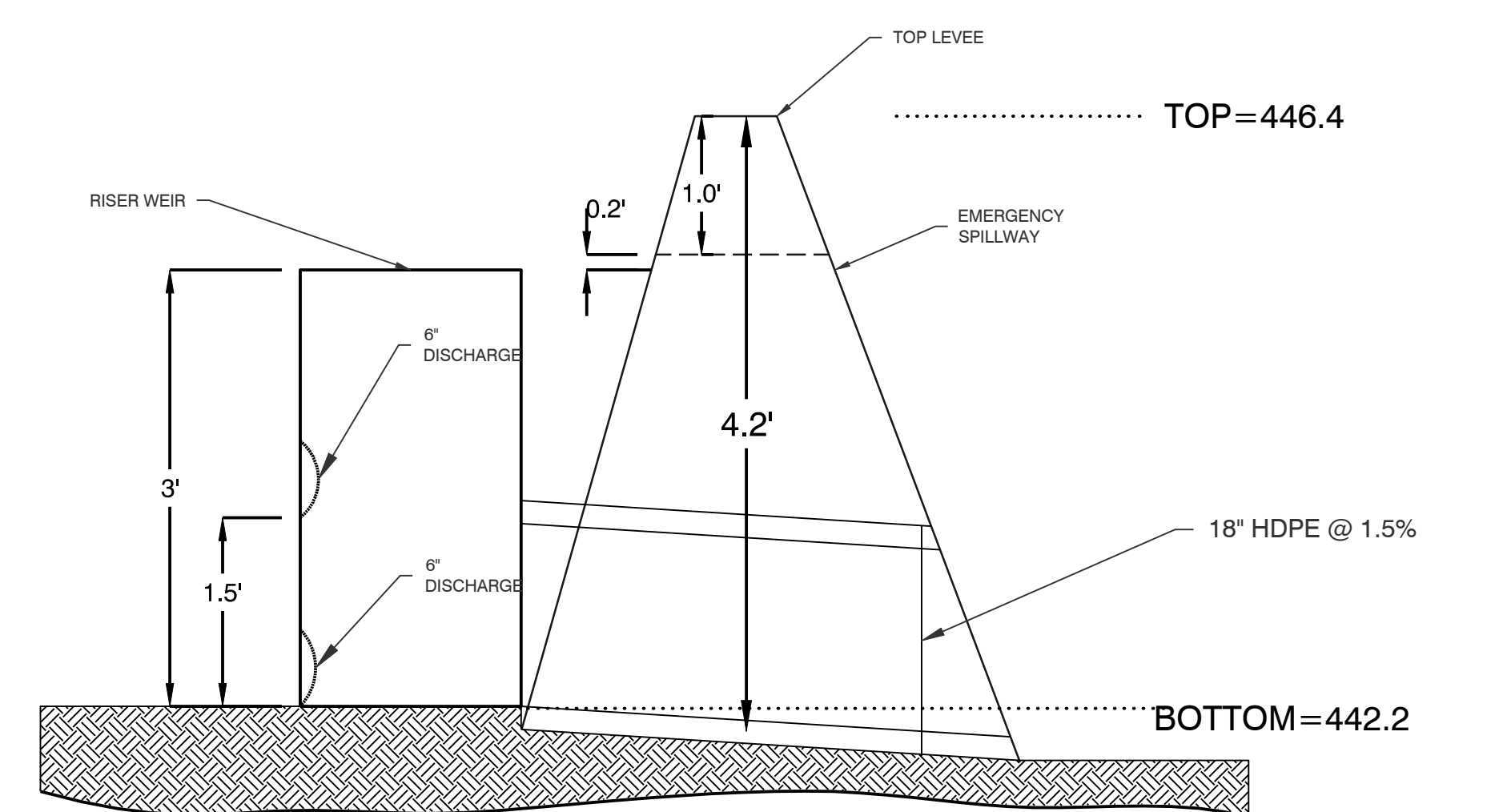
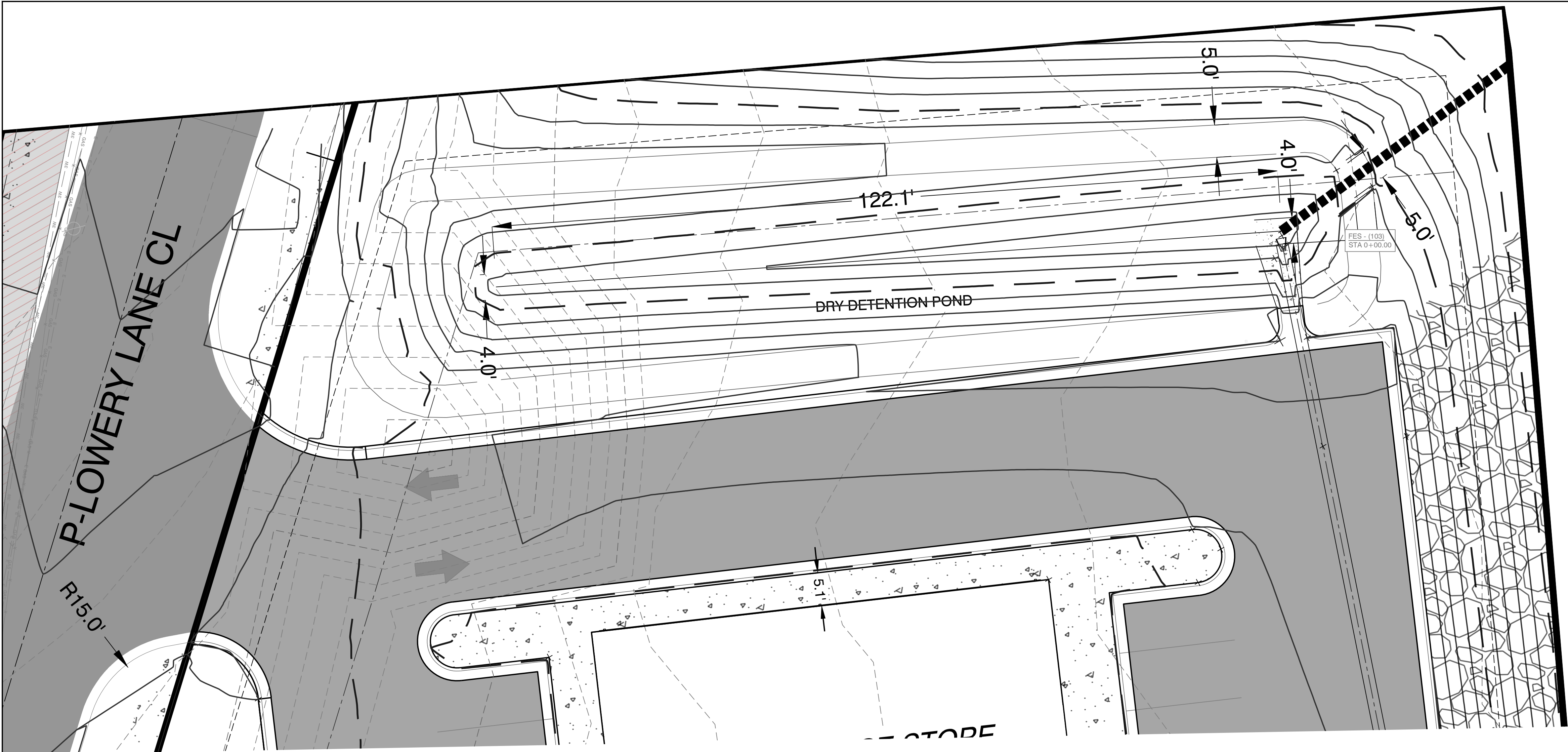


USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED

PARKING STALL & SIDEWALK DETAIL
NOT TO SCALE

HOPE CONSULTING ENGINEERS - SURVEYORS		129 N. Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: STANDARD DEVELOPMENT COMPANY, LLC		
BRYANT C-STORE CIVIL SPECS BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
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500	01S	14W 0 15/22 304 62 1762

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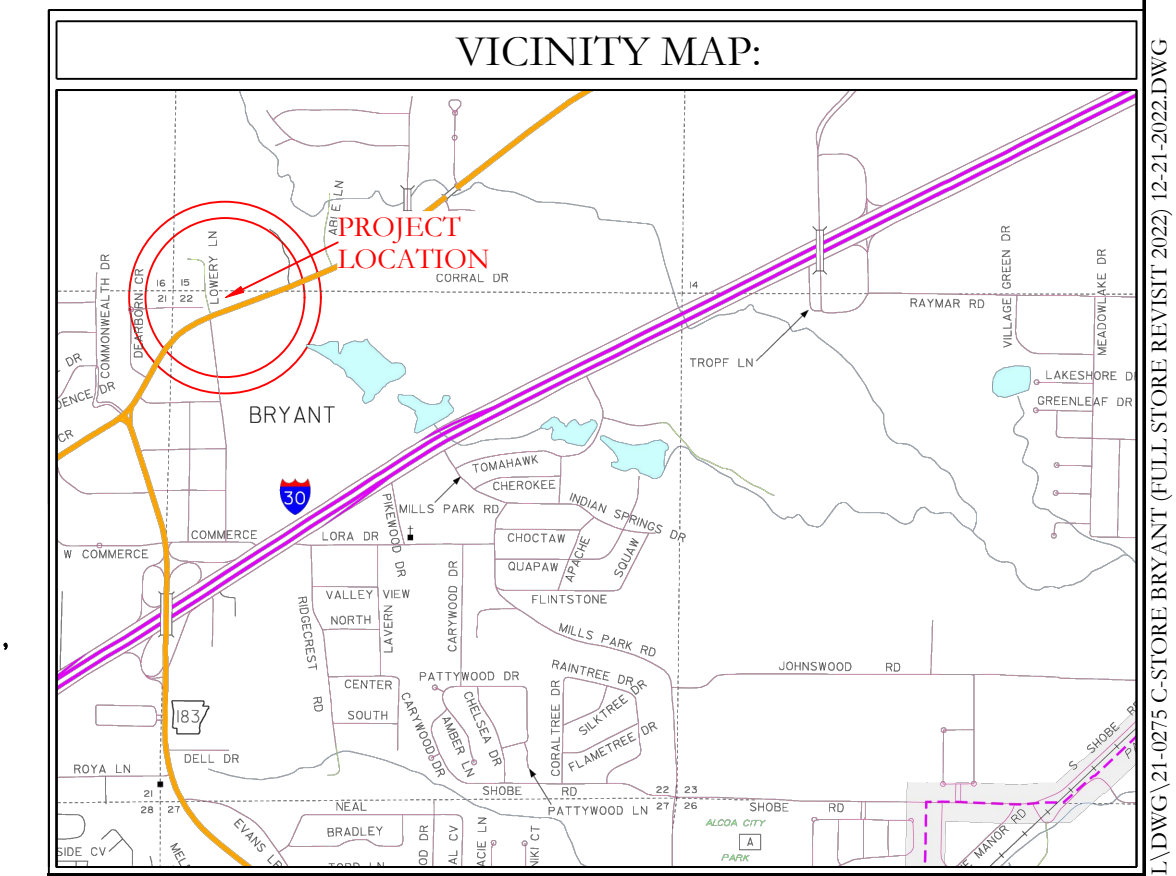
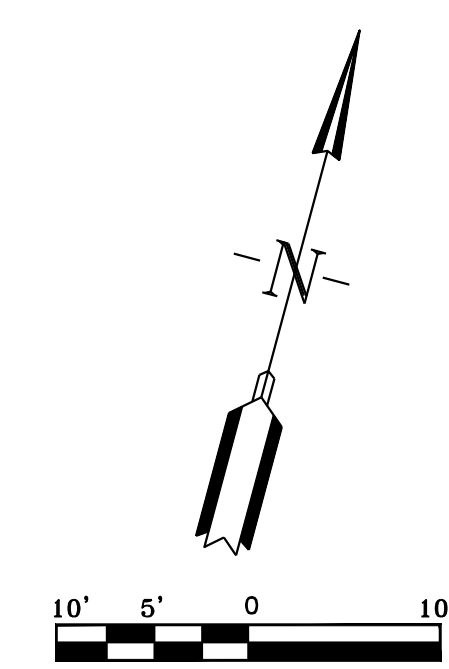
DETENTION POND MAINTENANCE PLAN

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

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

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

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



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 ENGINEERS - SURVEYORS

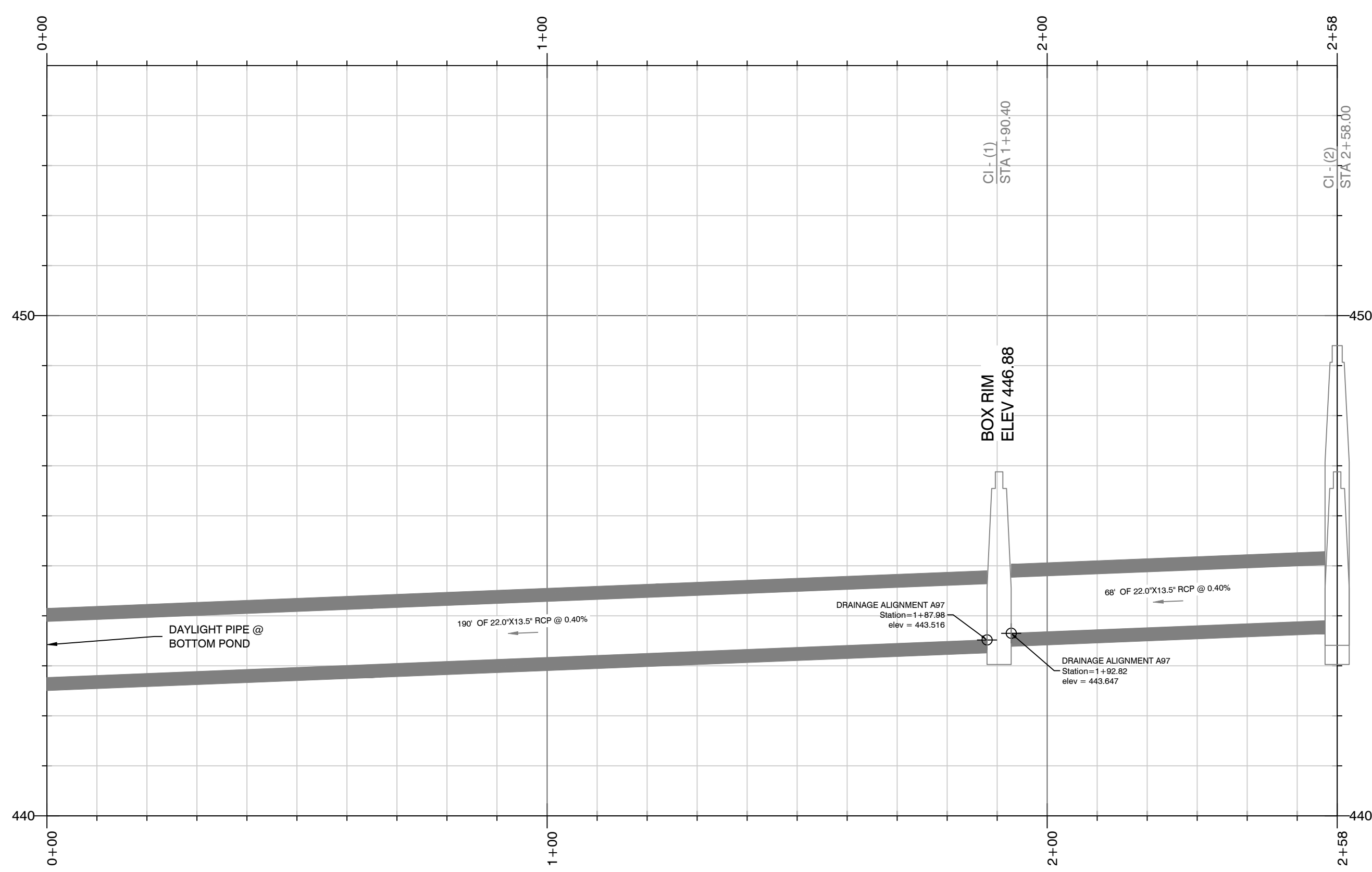
129 N. Main Street,
 Benton, Arkansas 72015
 PH. (501)315-2626
 FAX (501) 315-0024
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

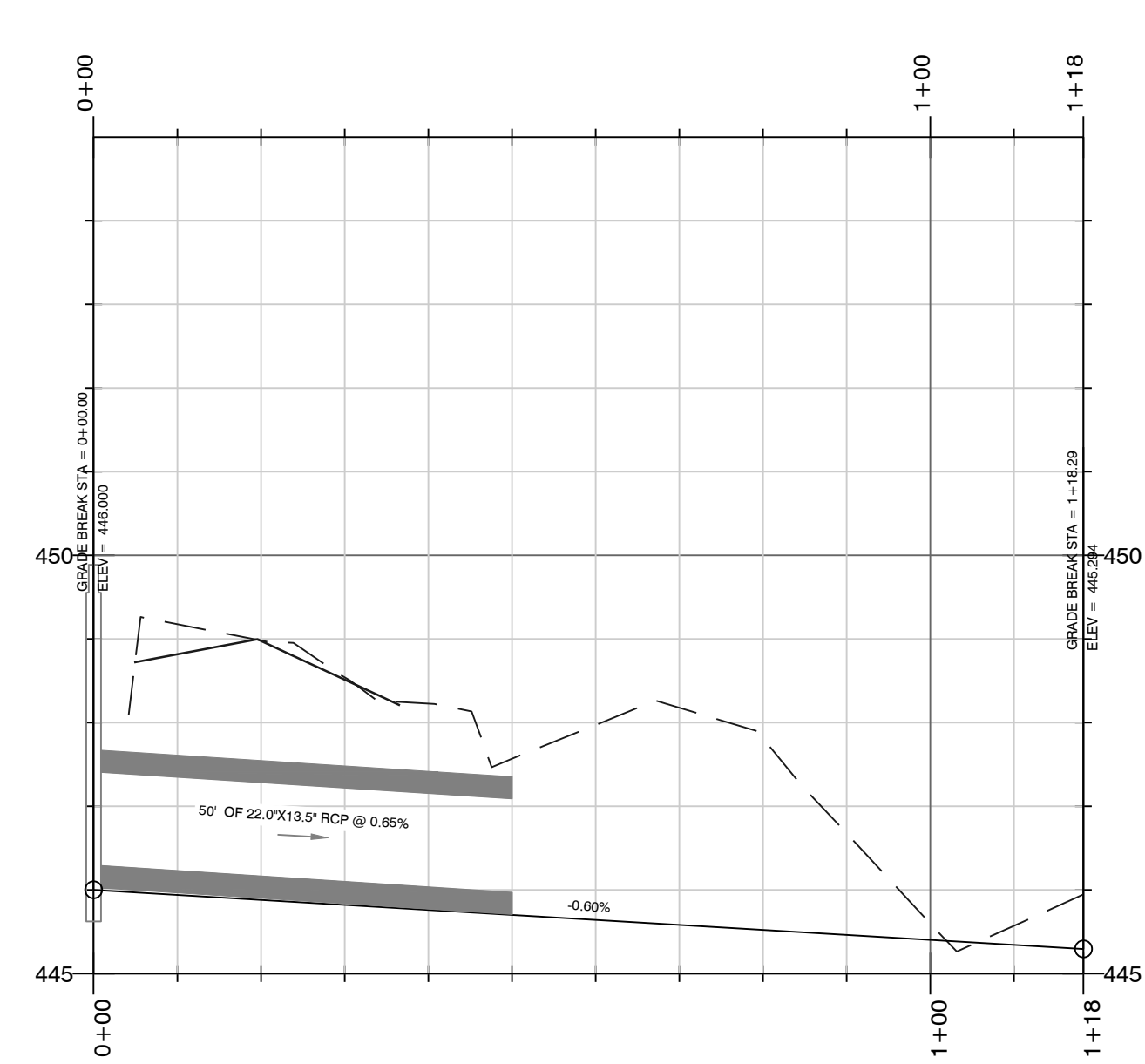
BRYANT C-STORE
DETENTION PLAN
 BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:
REVISD:	01/05/2023	CHECKED BY:		21-0275
SHEET:	C-6.0	SCALE:		
500	01S	14W	0 15/22	304 62 1762

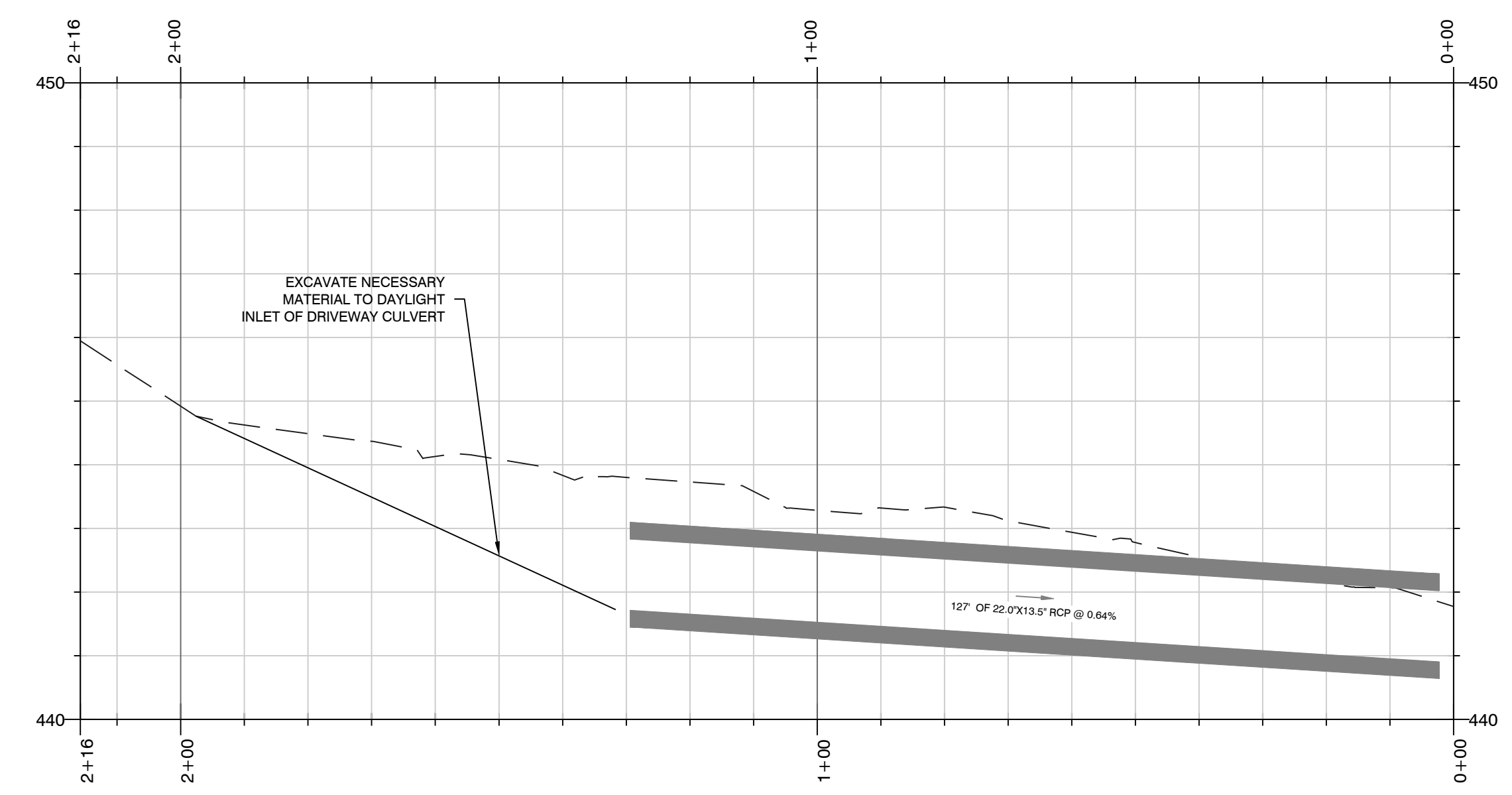
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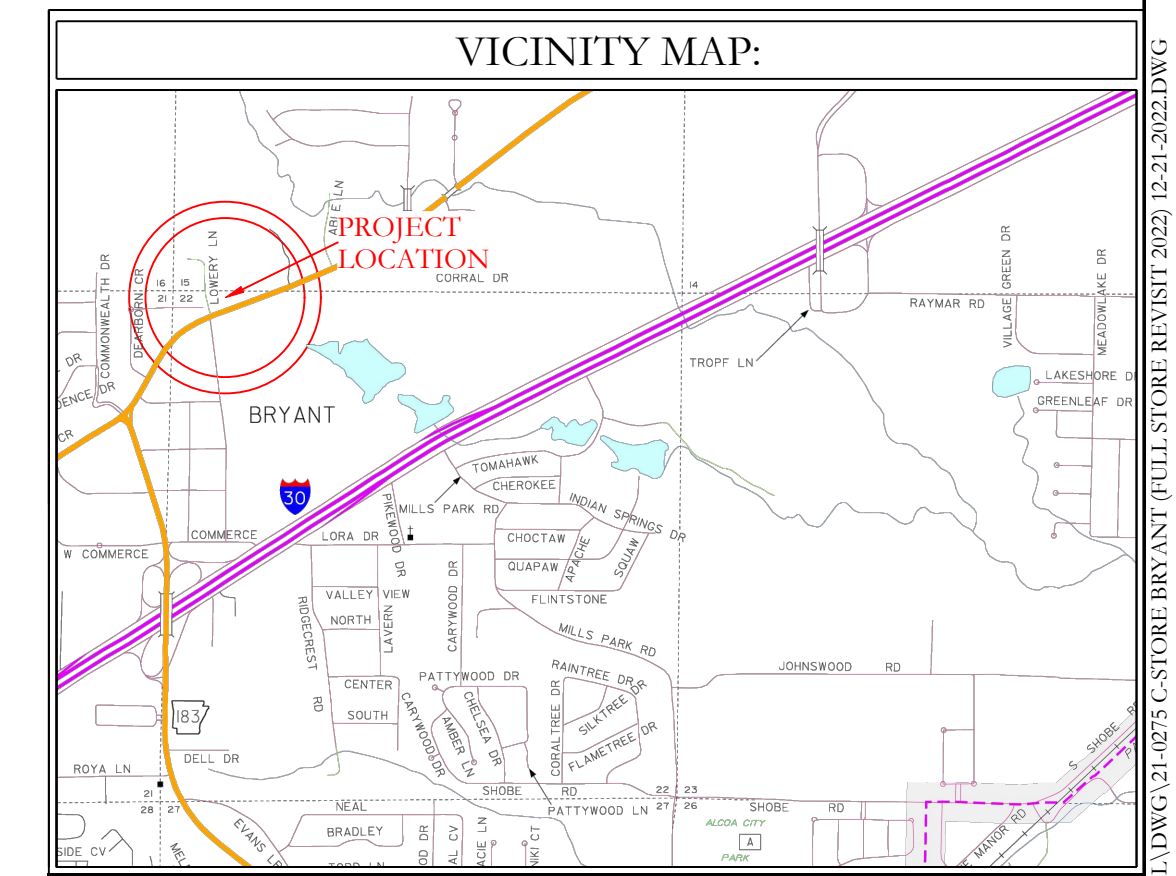
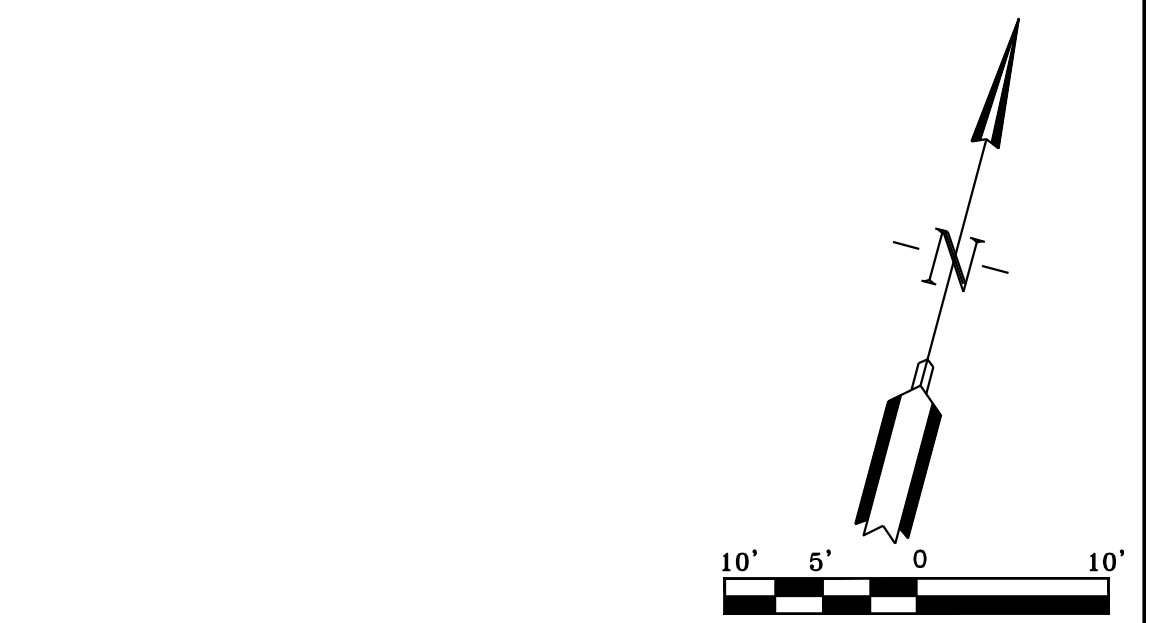
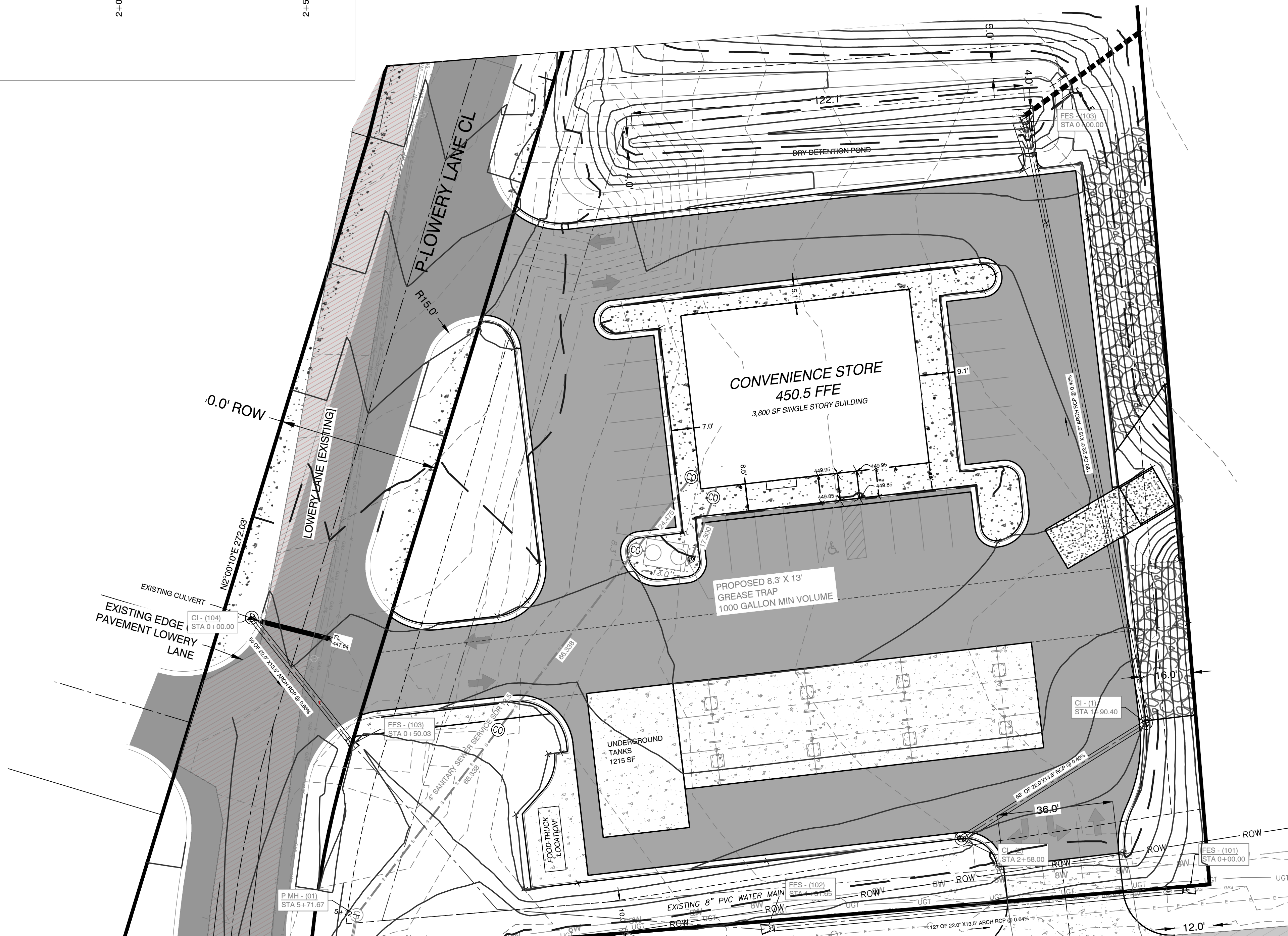
PROFILE [H:V 10:1]
DRAINAGE ALIGNMENT A (1)



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



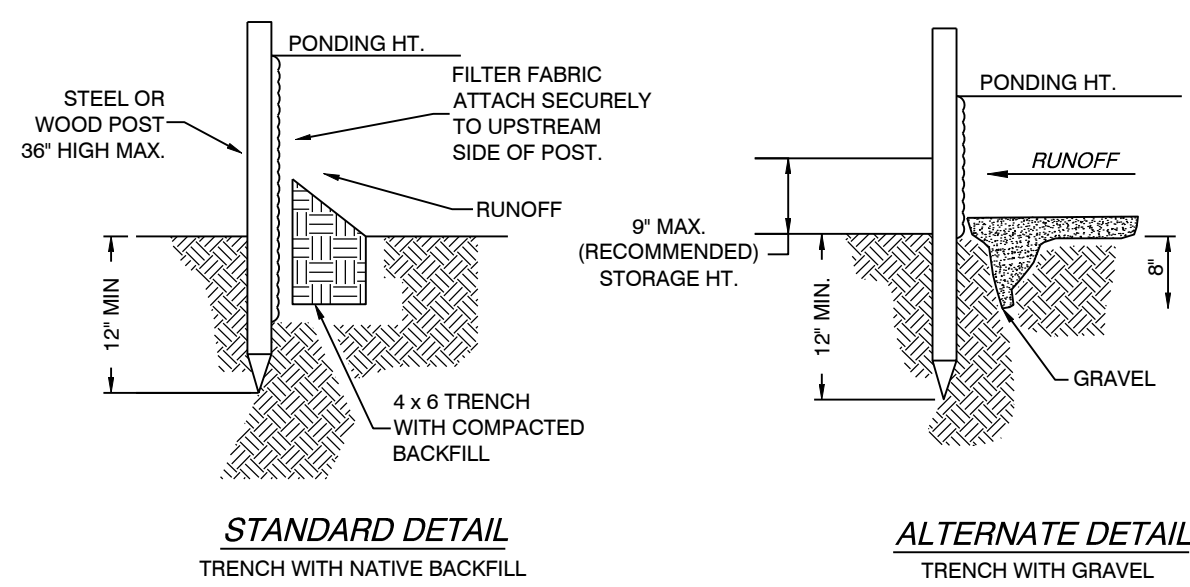
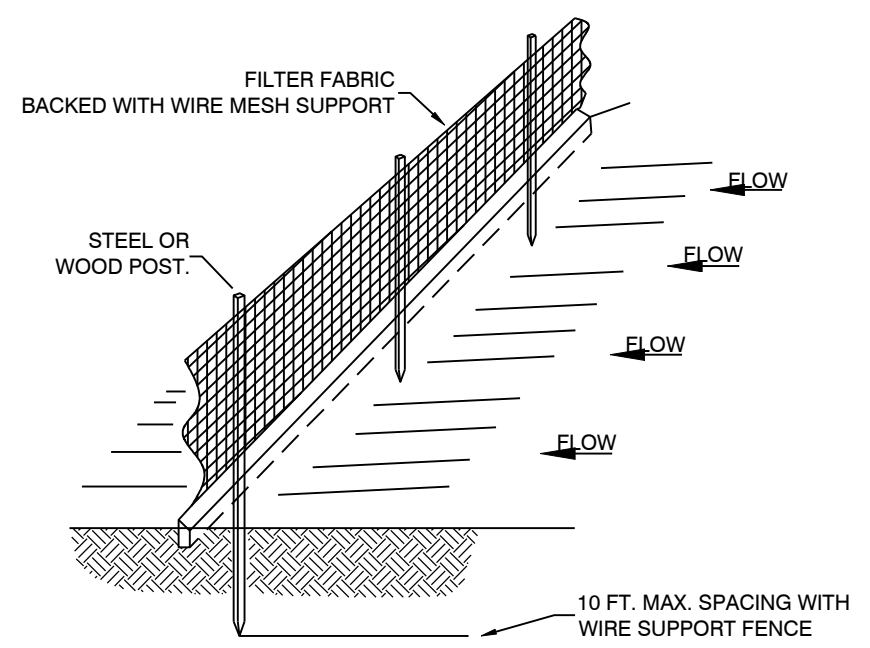
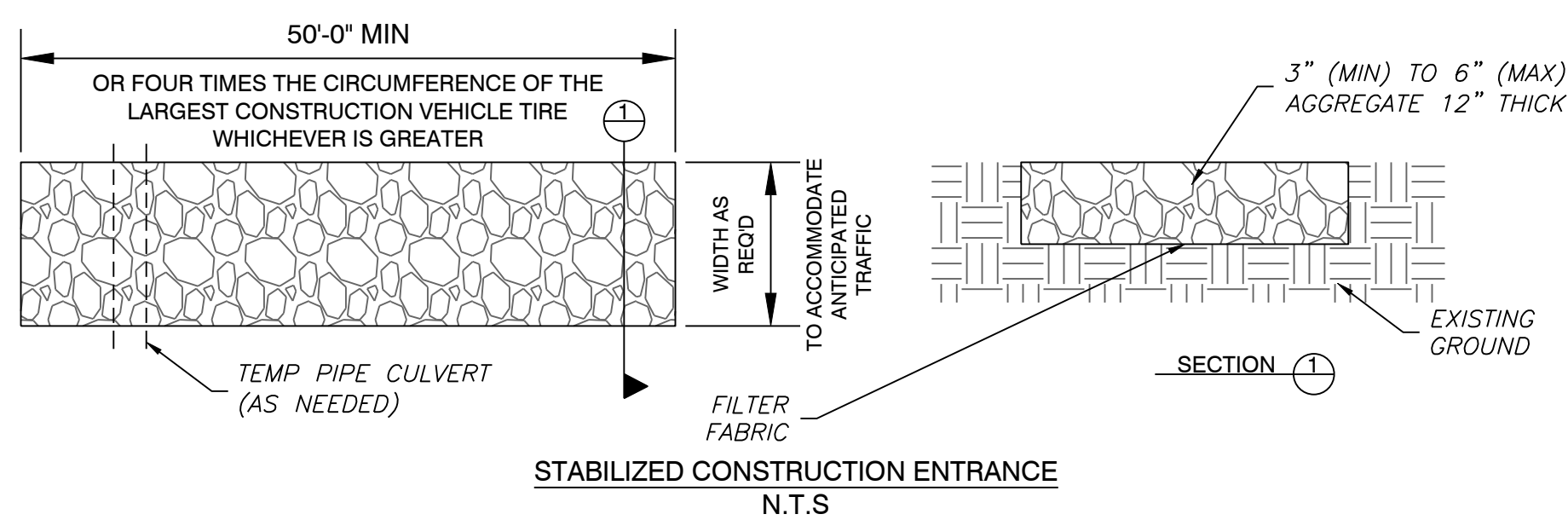
PROFILE [H:V 10:1]
DRIVEWAY CULVERT ALIGNMENT- (1)



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ENGINEERS - SURVEYORS

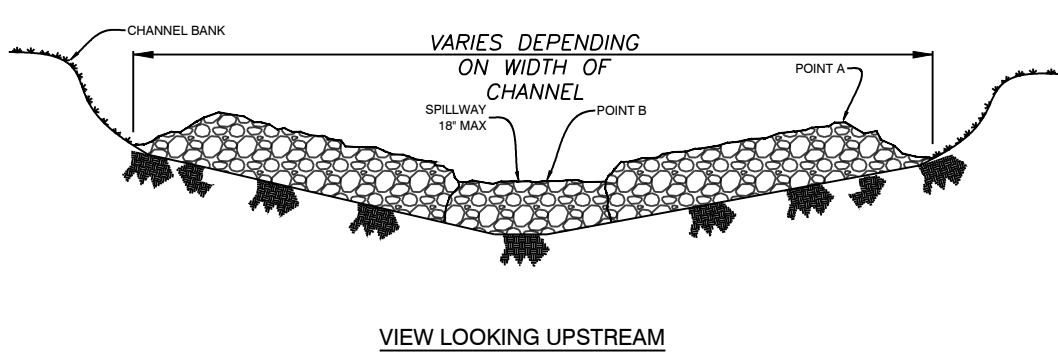
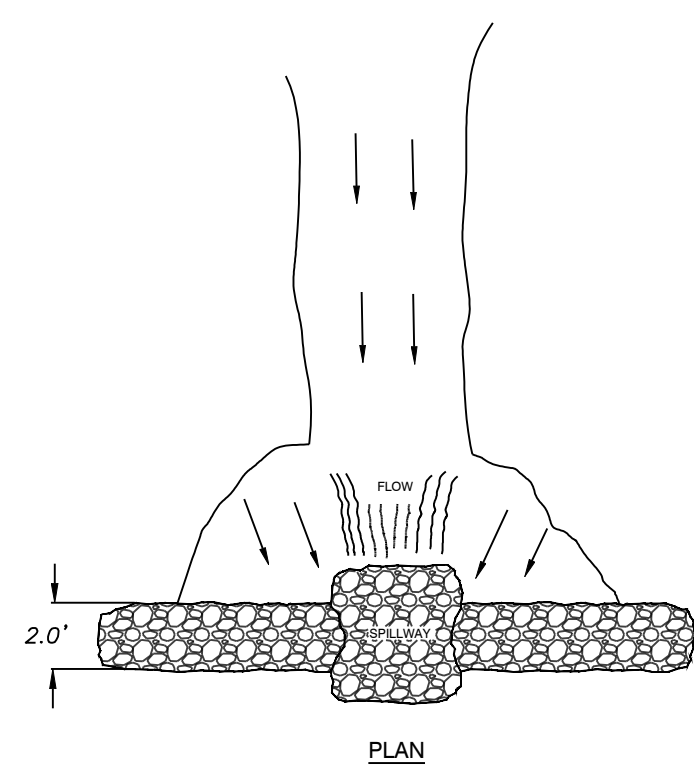
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF: STANDARD DEVELOPMENT COMPANY, LLC			
BRYANT C-STORE DRAINAGE PLAN BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISID:	01/05/2023	CHECKED BY:	21-0275
SHEET:	C-6.1	SCALE:	
500	01S	14W	0 15/22 304 62 1762



- NOTE:
- 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - 2) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - 3) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE



- NOTES:
- 1) POINT A MUST BE HIGHER THAN POINT B (ELEVATION HEIGHT)
 - 2) PLACE RIP RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPINGS
 - 3) USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT SEDIMENT FROM PASSING THROUGH
 - 4) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY

RIP-RAP CHECK DAM

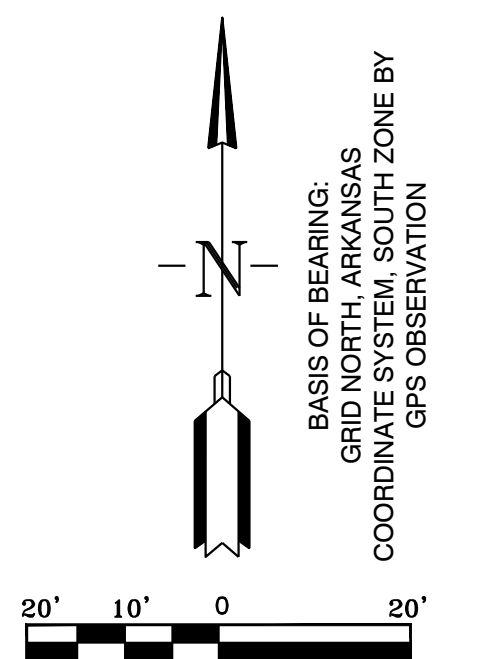
ERC LEGEND

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

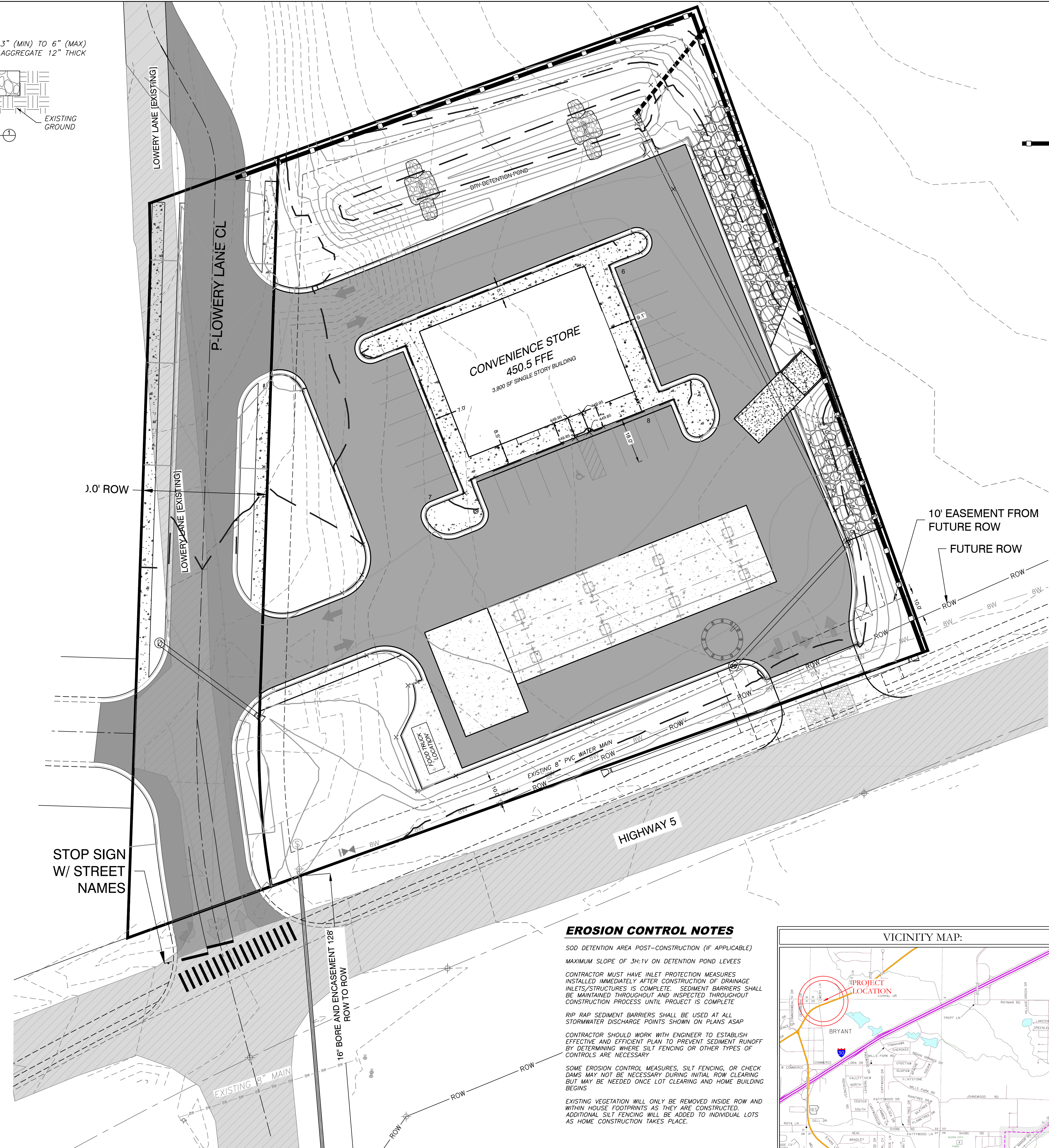
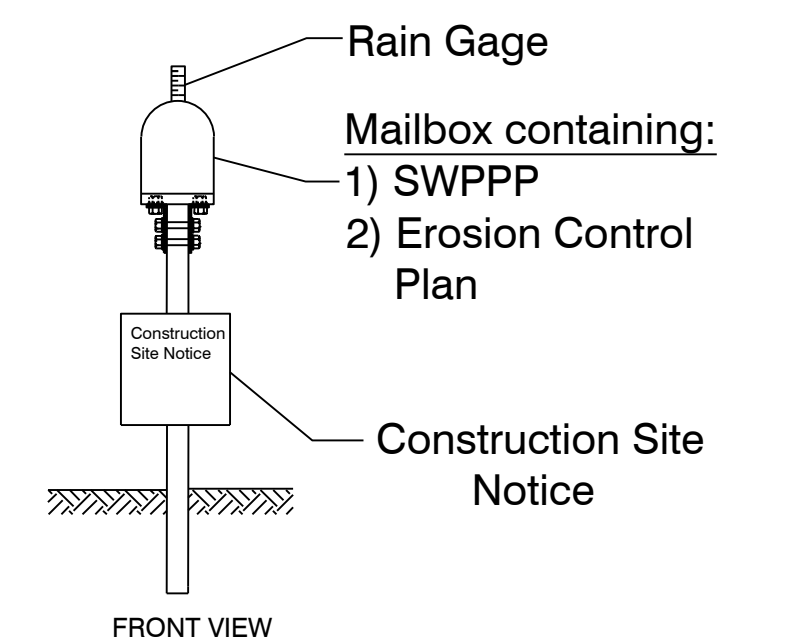
ORDINANCE NO. 2019-32 ARTICLE IV. (2)(J):

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

DEADLINE FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES: STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.



TYPICAL SITE POSTING:



EROSION CONTROL NOTES

SOD DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)
MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEEVES

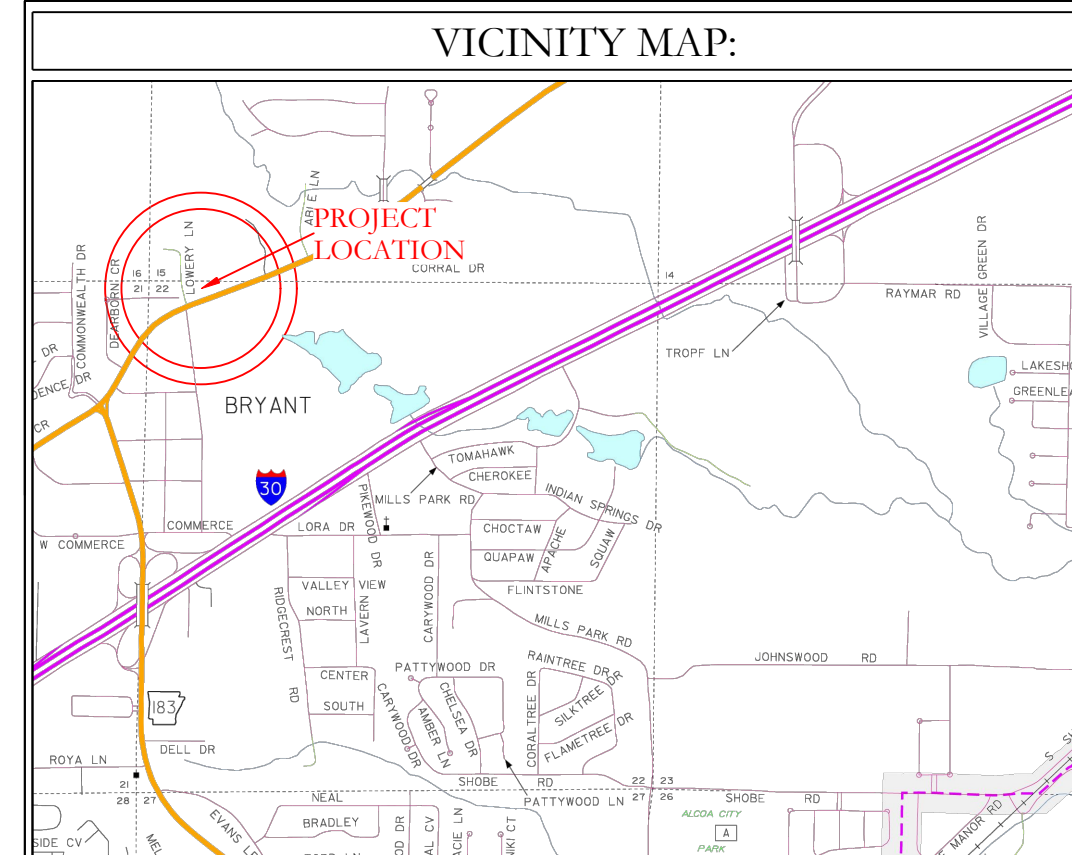
CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE.

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.



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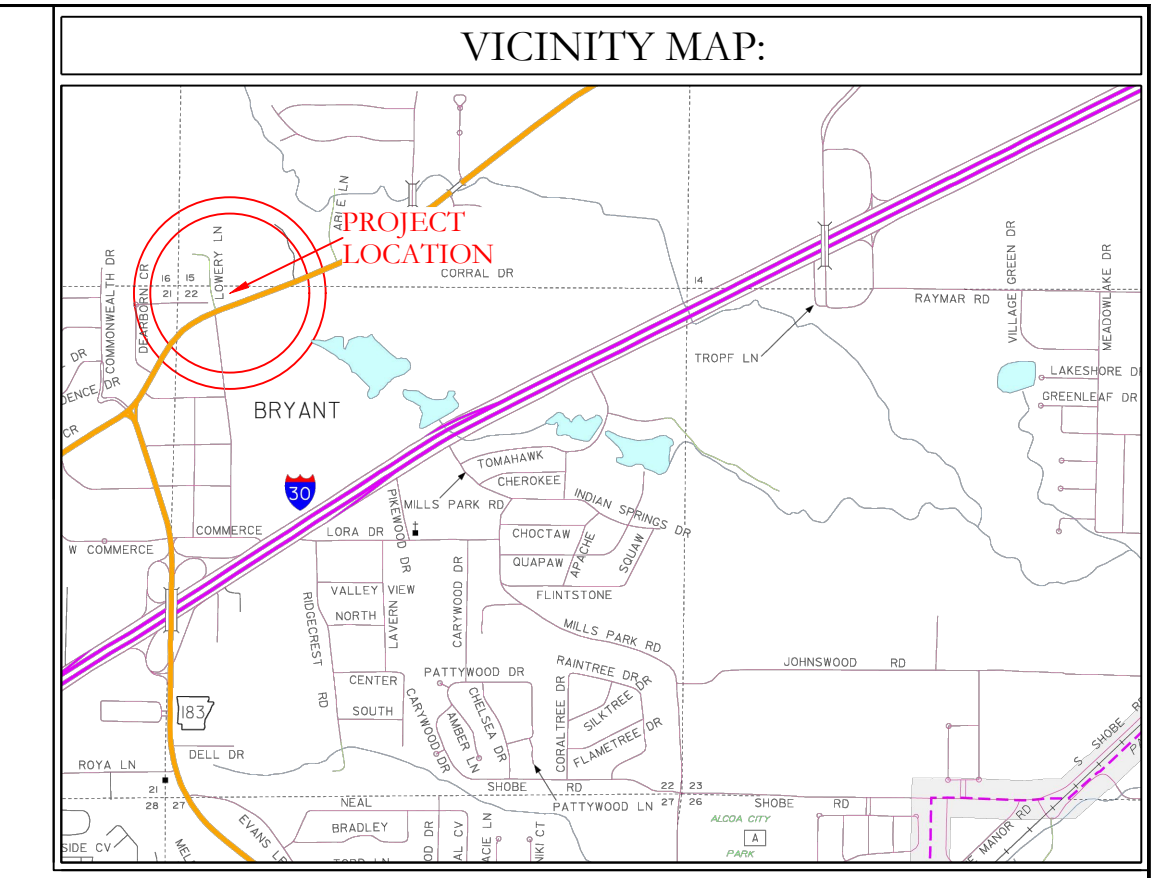
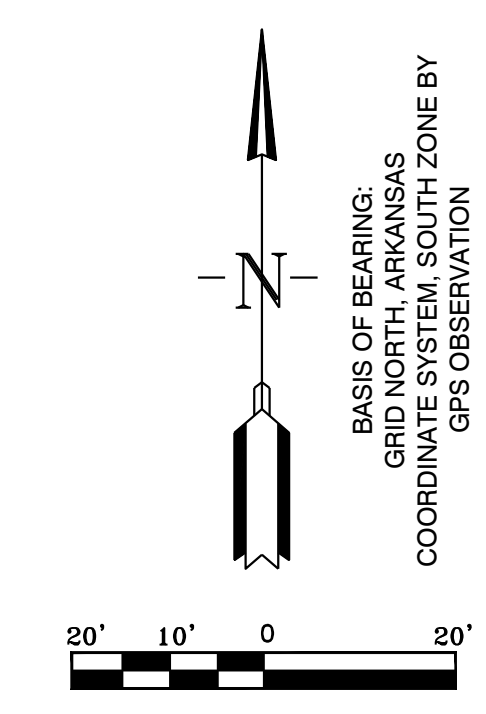
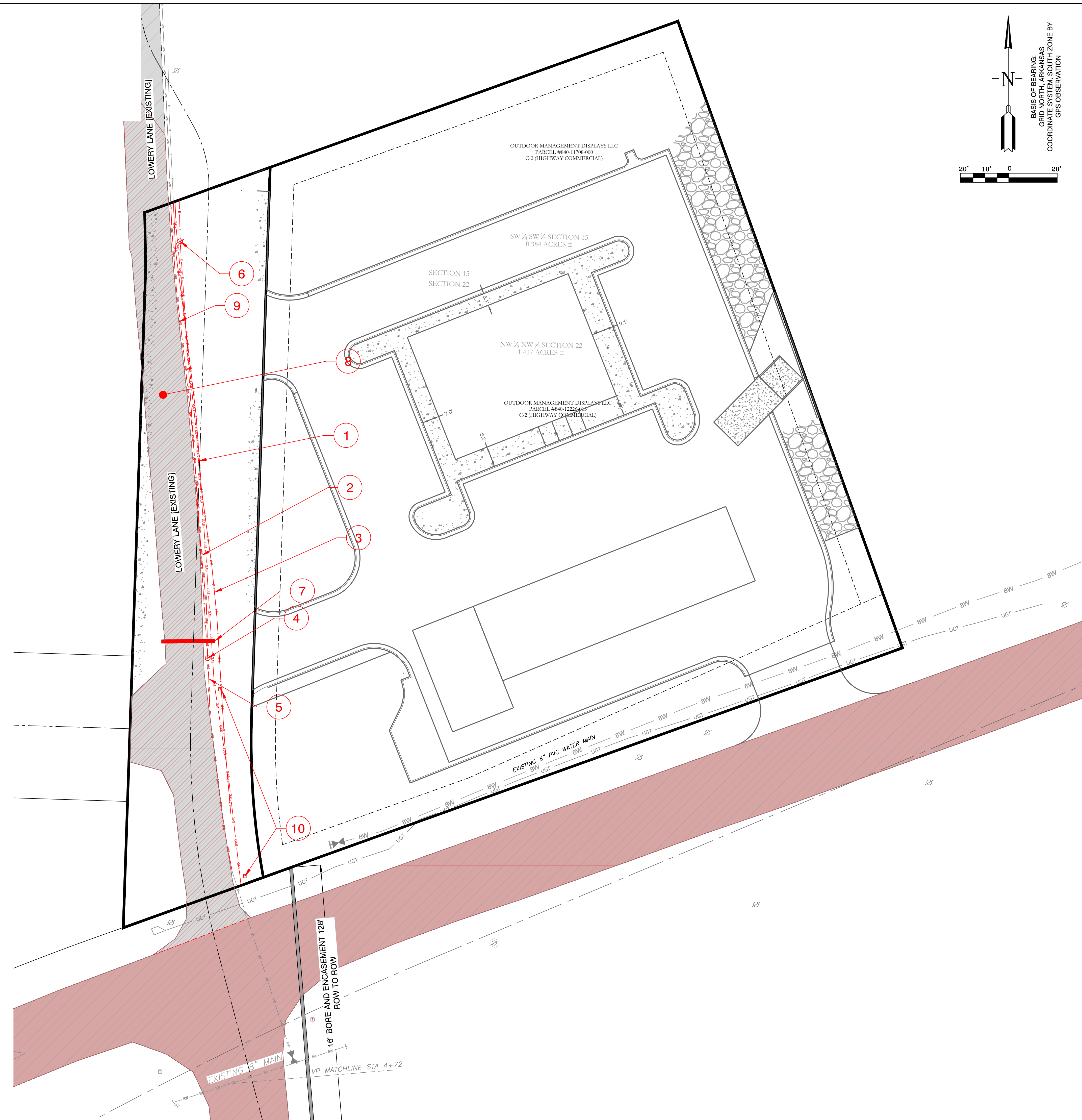
129 N. Main Street,
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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

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

DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED: 01/05/2023	CHECKED BY:	21-0275
SHEET: C-7.0	SCALE:	
500	01S	14W 0 15/22 304 62 1762

K:\LAND PROJECTS\2044\COMMERCE\2021\21-0275-C-STORE\BRYANT\FULL STORE\REVISED 2022\12-21-2022.DWG



DEMOLITION KEY NOTES

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

GENERAL UTILITY LEGEND

- — — — — OVERHEAD POWER
- — — — — WATER MAIN
- SS — SS — SS — EXISTING SEWER
- ⊗ POWER POLE REMOVE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING SEWER
- + — + — + — REMOVE FENCE
- W — W — W — WATER LINE TO BE REMOVED/REPLACED
- GAS — GAS — GAS — OVERHEAD POWER REMOVE GAS
- ☒ TELEPHONE/COMMUNICATIONS

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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

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

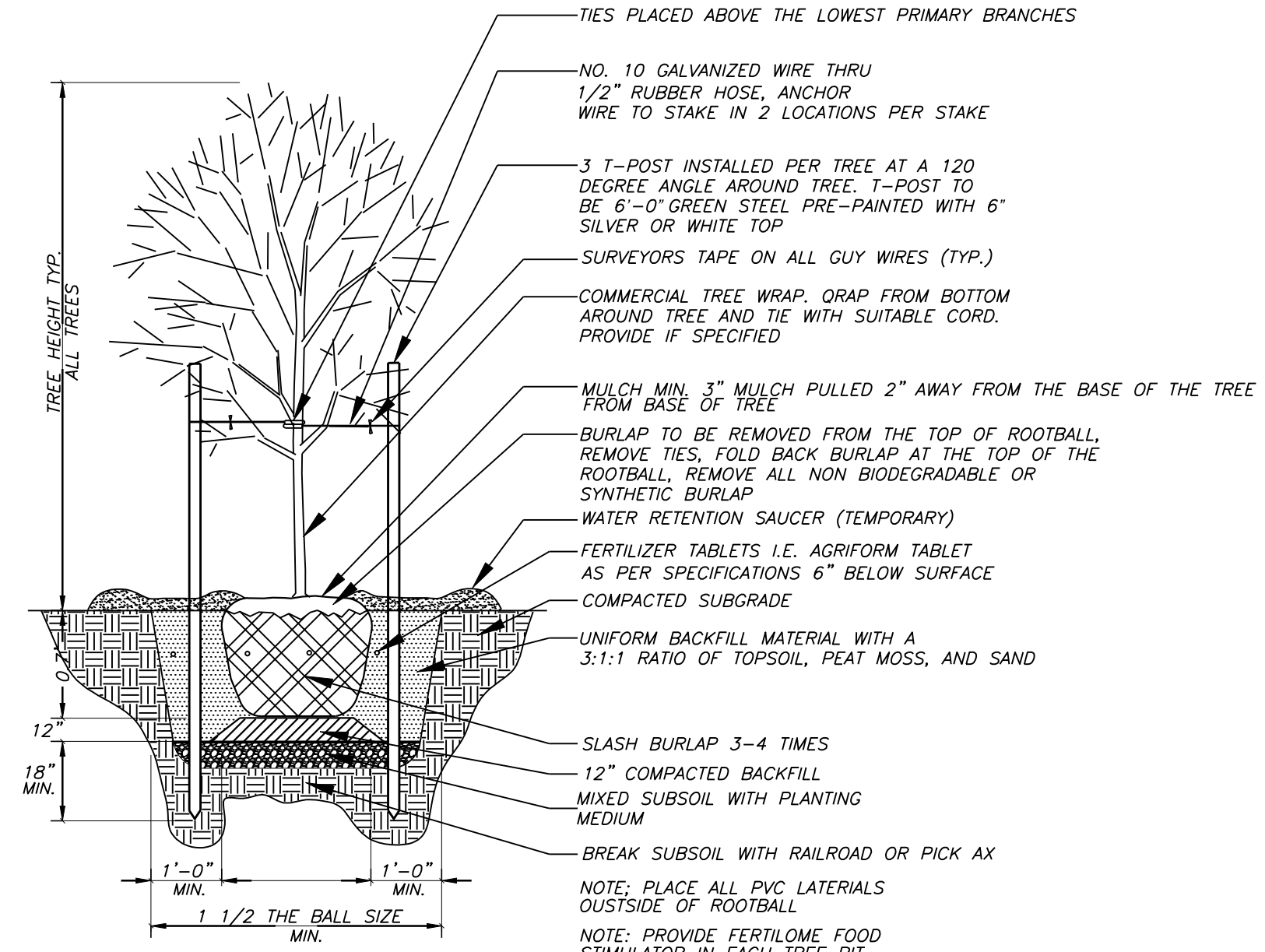
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REVISED:	01/05/2023	CHECKED BY:		21-0275
SHEET:	C-8.0	SCALE:		
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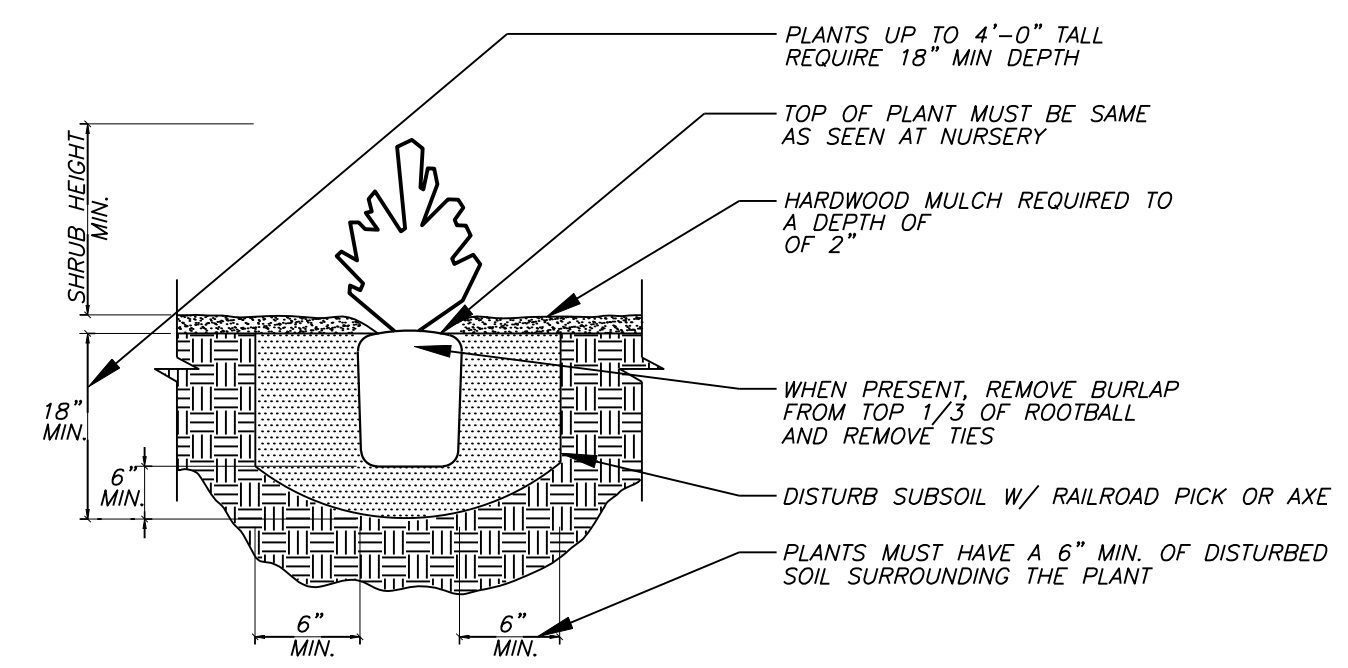
LANDSCAPE LEGEND

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

NOTE: PLANTS TO BE INSTALLED SLIGHTLY HIGHER THAN GRADE ALLOWING FOR POSITIVE DRAINAGE AND SETTLING



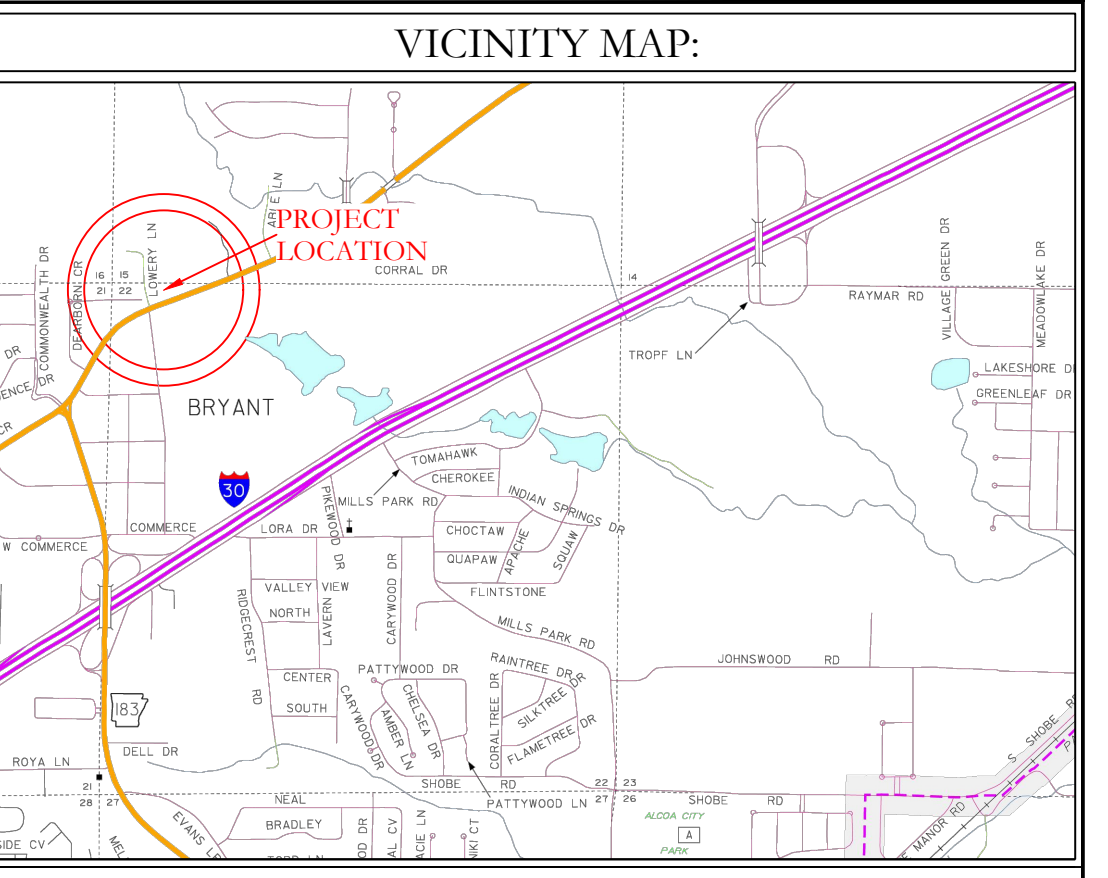
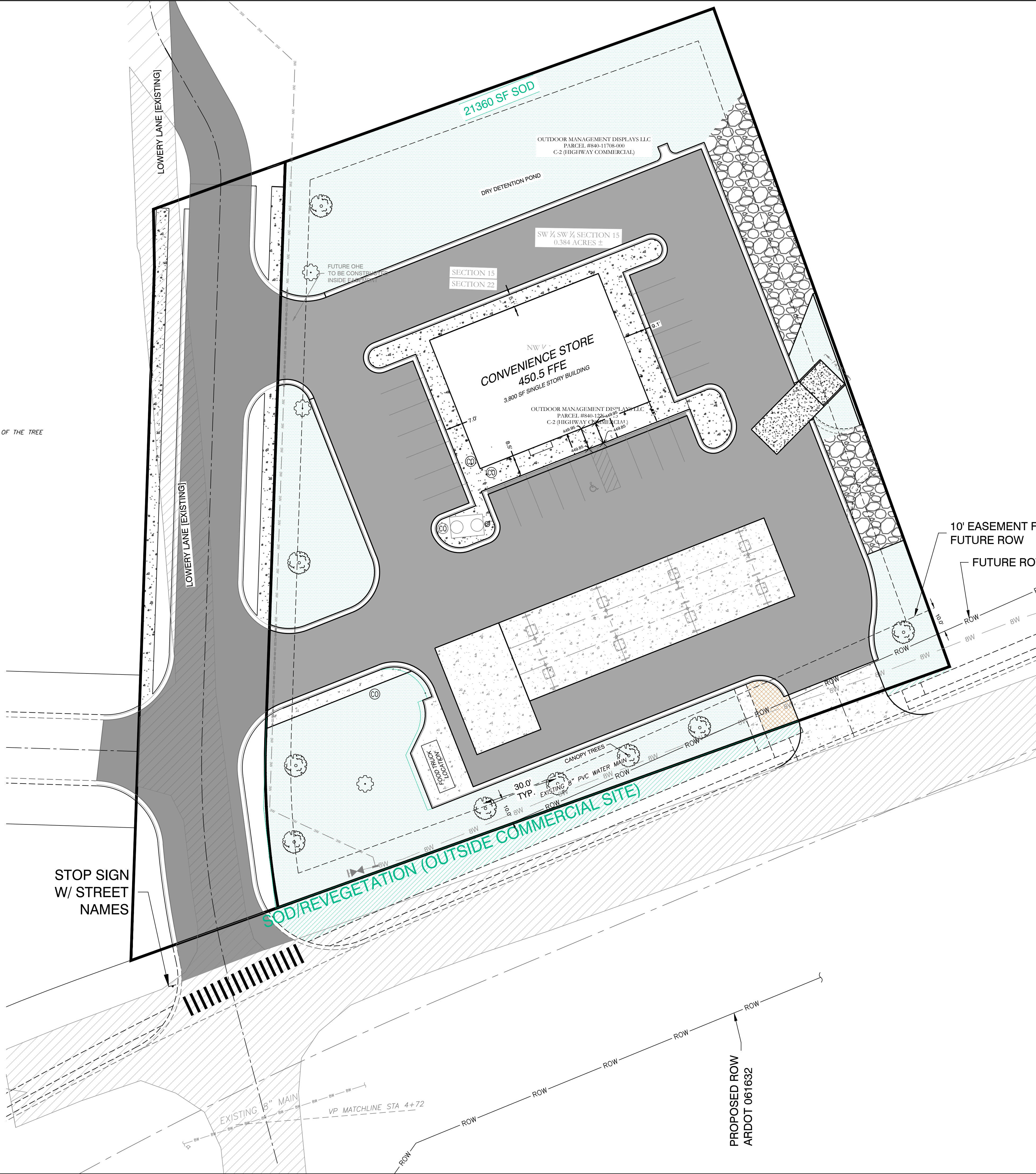
1 TREE PLANTING DETAIL
NO SCALE



2 SHRUB PLANTING DETAIL
NTS

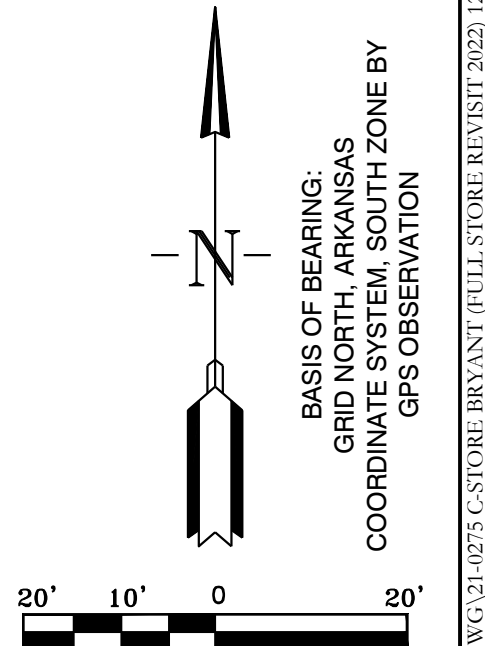
MAINTENANCE OF LANDSCAPING

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



- PLANTING REQUIREMENTS/CALCS (APPLICABLE)**
- PLANTING MINIMUM**
TOTAL TREES 172 ACRES (PROPERTY) 3.0 ACRES
EVERGREENS 2000 SF BUILDING FOOTPRINT
- PLANTER/GROUND COVERAGE**
150 SF CONTAINED BEDS OR GROUND COVER
- LS BUFFER**
10' WIDE BUFFER BETWEEN PARKING AND ADJ. LOTS
- TOTAL PROPERTY SIZE OF 1.5 ACRES USED FOR CALCULATIONS
- PLANTING NOTES**
- QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.
 - ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.
 - ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.
 - TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.
 - ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
 - ALL NON-PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.
 - NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.

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



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ENGINEERS - SURVEYORS

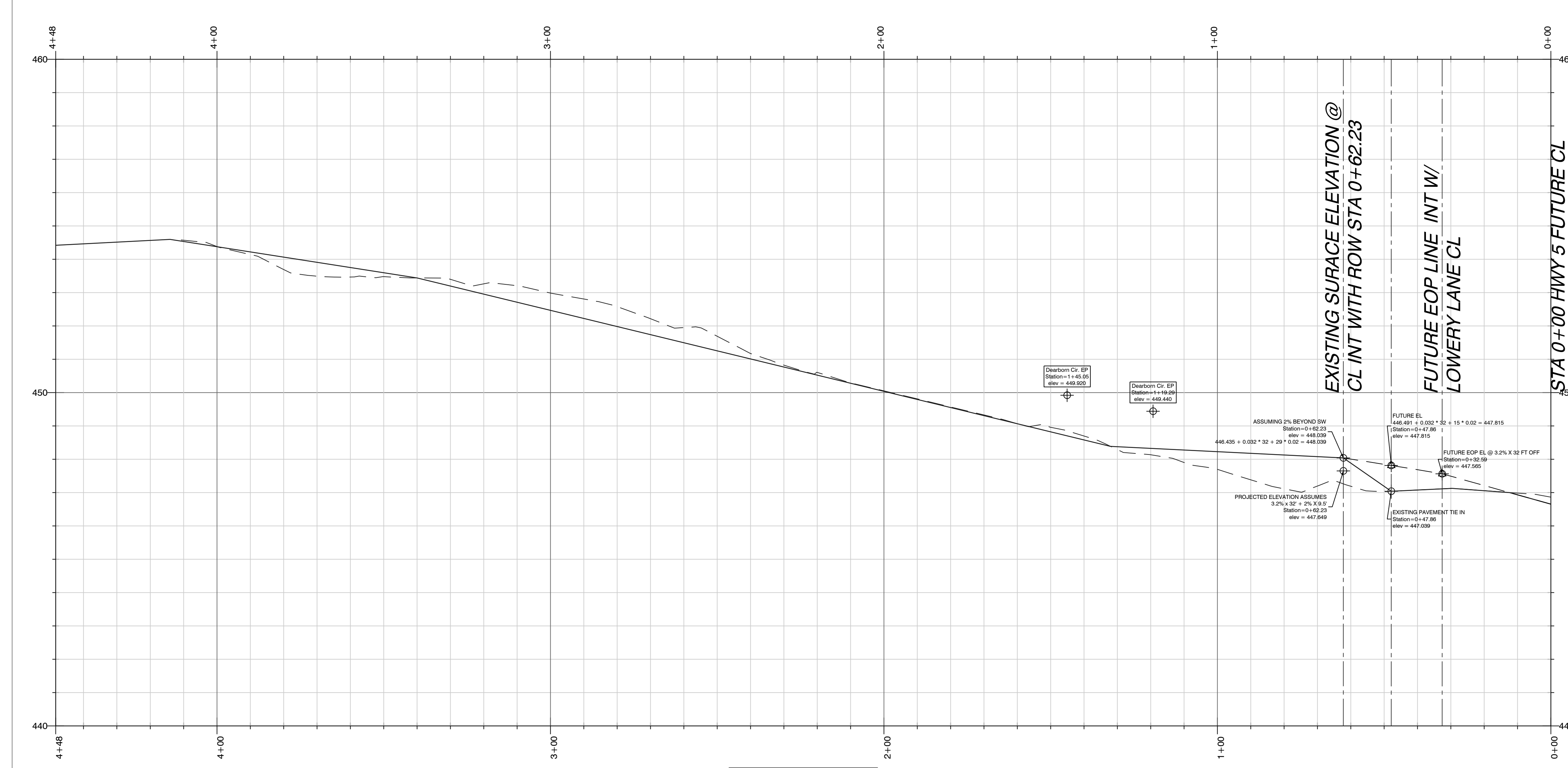
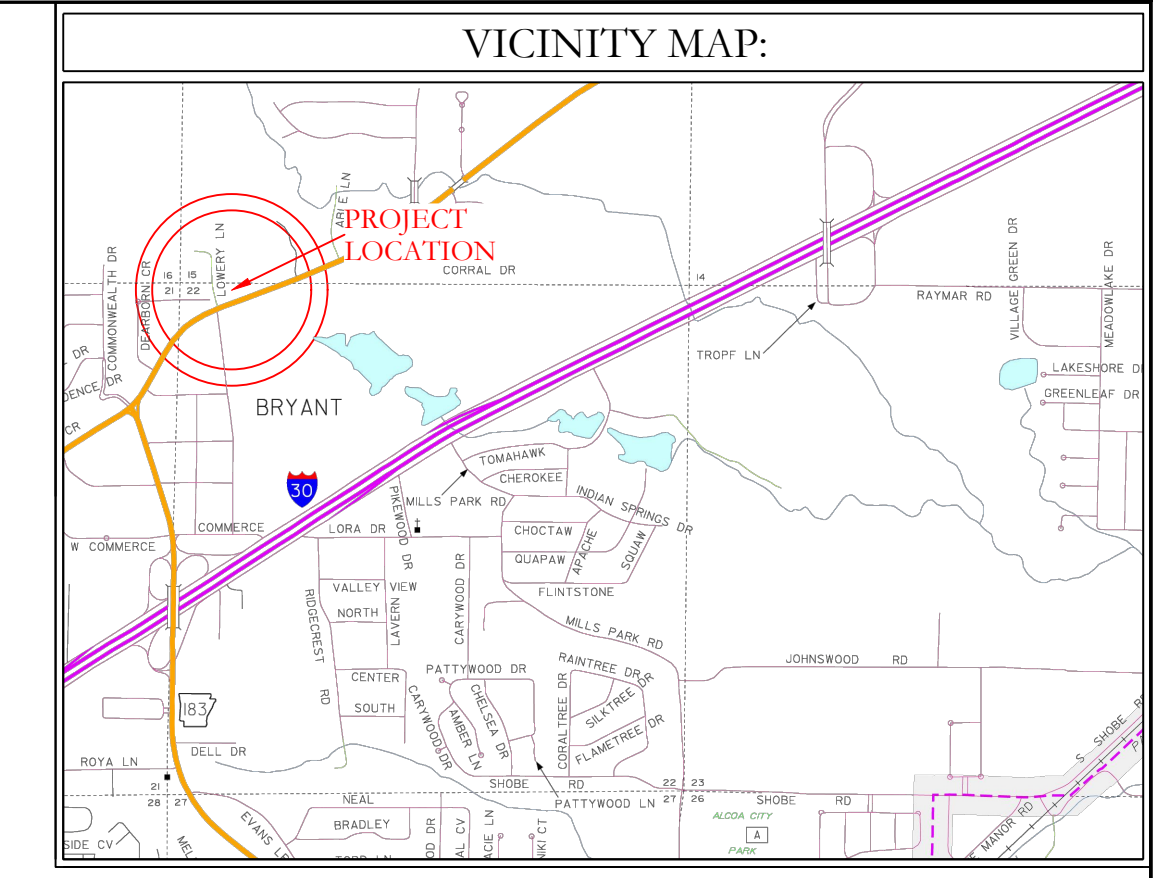
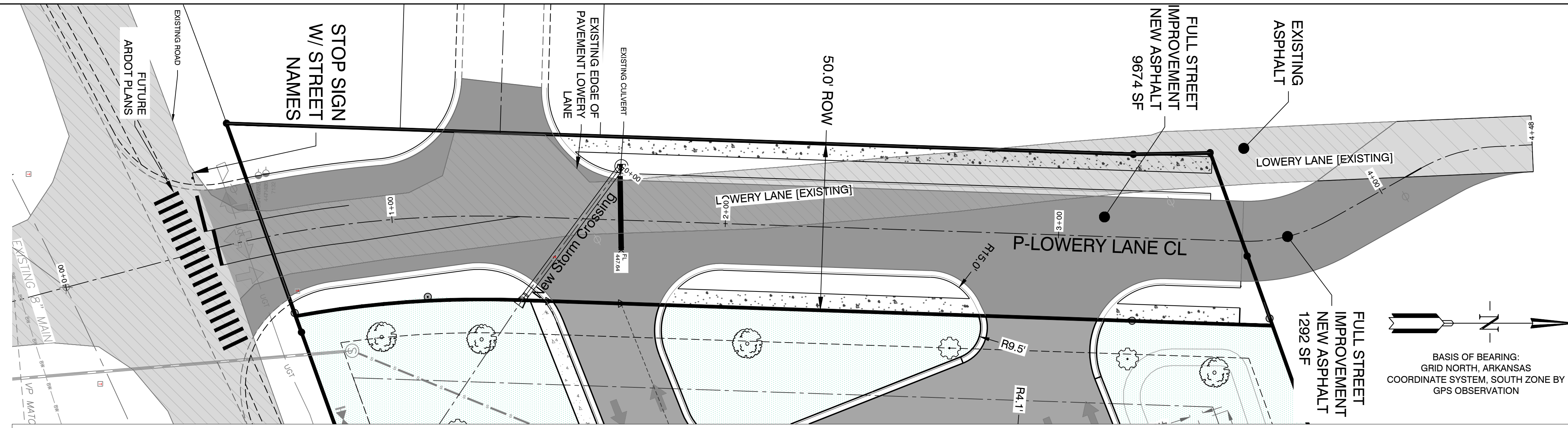
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FAX (501) 315-0024
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FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

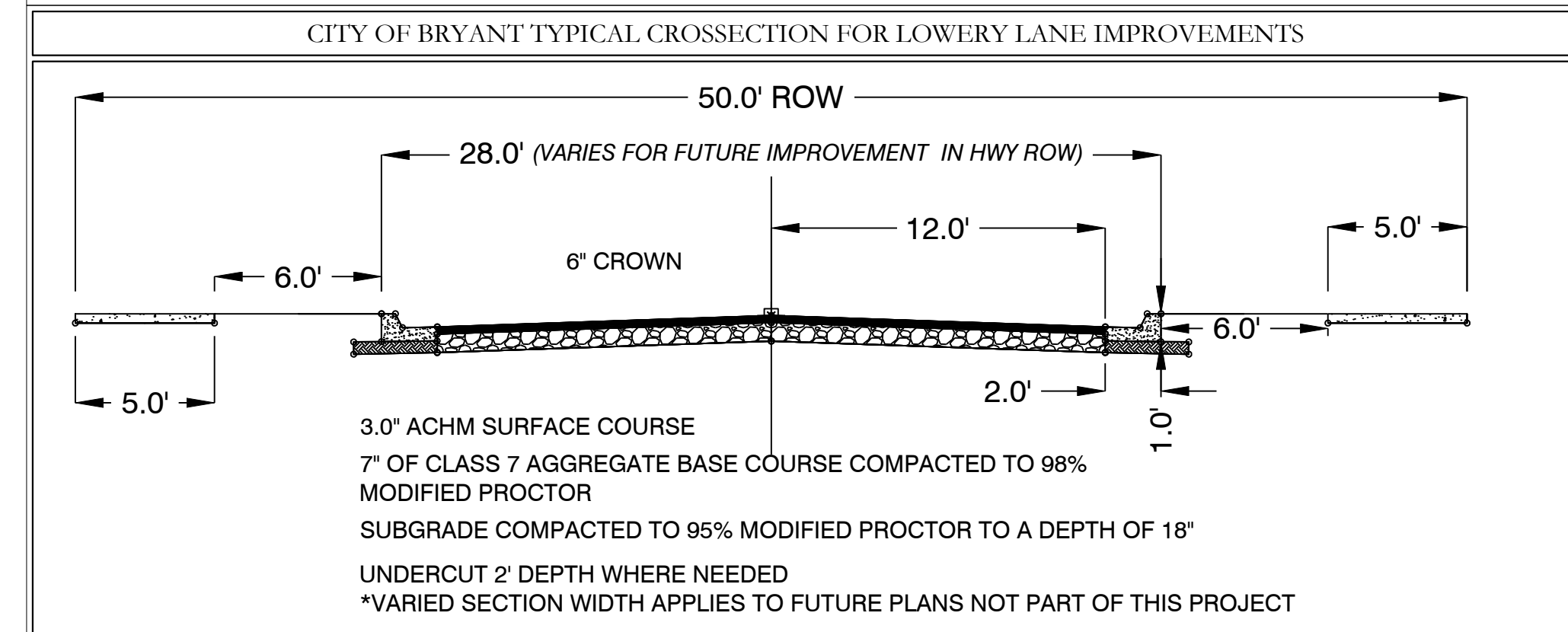
**BRYANT C-STORE
LANDSCAPE PLAN**
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:	01/04/2023	CHECKED BY:		21-0275
SHEET:	1-10	SCALE:		

500	01S	14W	0	15/22	304	62	1762
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PROFILE [H:V 10:1]
Alignment - Main and Lowery

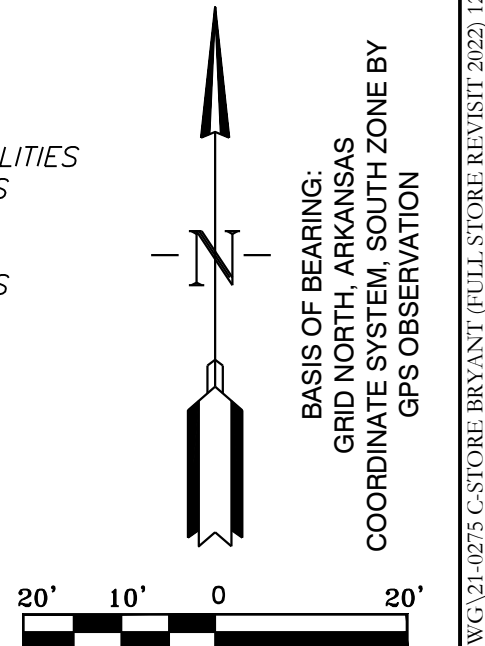


DISCLAIMER

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

FLOOD STATEMENT

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



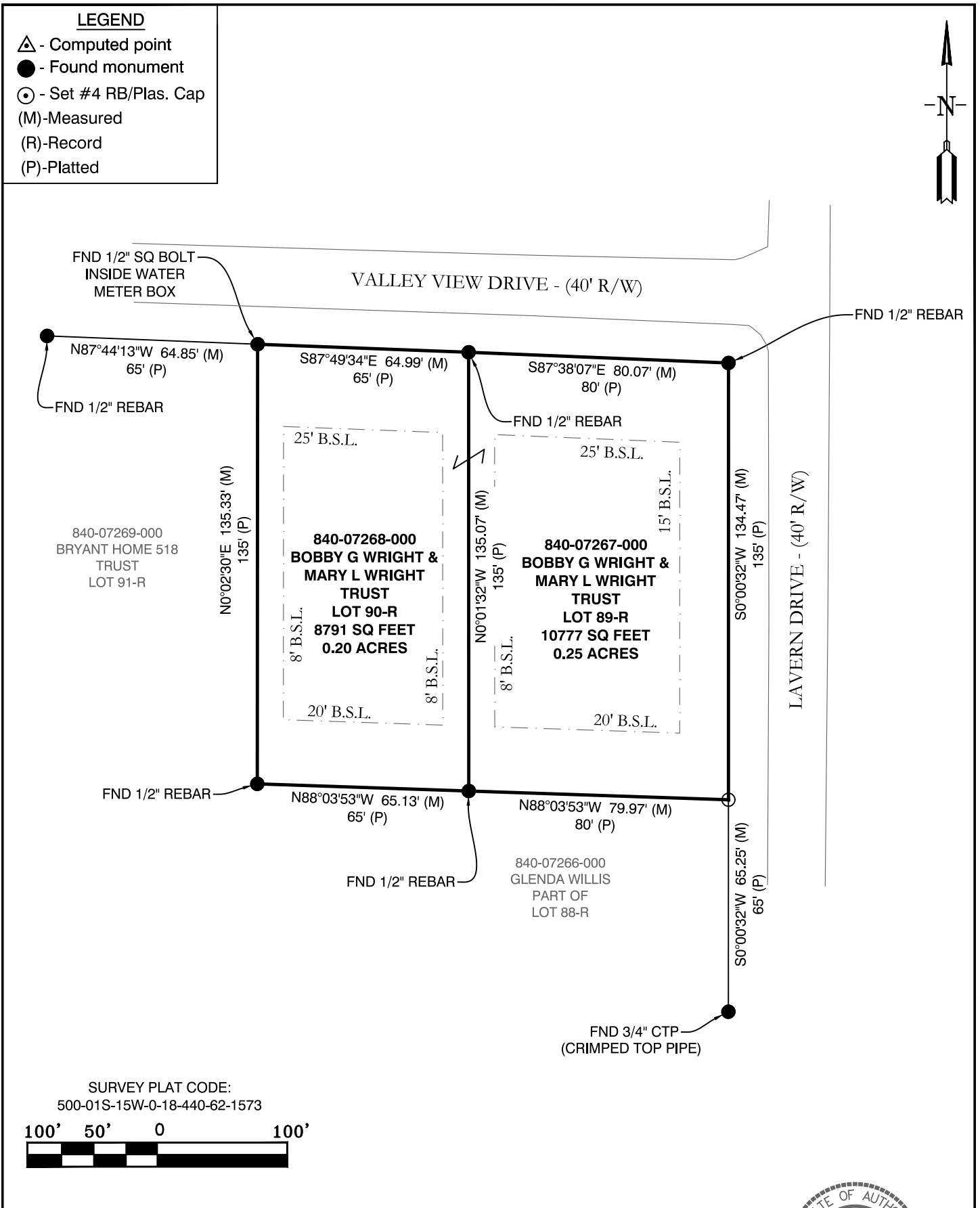
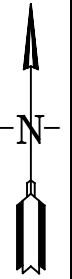
HOPE CONSULTING ENGINEERS - SURVEYORS
 129 N. Main Street, Benton, Arkansas 72015
 PH. (501) 315-2626 FAX (501) 315-0024
 www.hopeconsulting.com

FOR USE AND BENEFIT OF: STANDARD DEVELOPMENT COMPANY, LLC			
BRYANT C-STORE LOWERY PROFILE - EXISTING EDGE OF PAVEMENT BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 9/20/2022	C.A.D. BY:	DRAWING NUMBER:	
REVISED: 01/05/2023	CHECKED BY:	21-0275	
SHEET: C-9.0	SCALE:		
500	01S	14W	0 15/22 304 62 1762

K:\LAND PROJECTS\2024\COMMERCE\2021-0275\C-STORE.BRYANT (FULL) DWG 21-0275-C-STORE.BRYANT (FULL) STORE REVISION 2022, 12-21-2022.DWG

LEGEND

- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted



<p>DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:</p> <ul style="list-style-type: none"> • REPLAT OF LOTS 88, 89, 90, AND 91, PIKEWOOD SUBDIVISION 	<p>PROPERTY DESCRIPTION:</p> <ul style="list-style-type: none"> • LOTS 89-R AND 90-R OF THE JANUARY 1991 REPLAT OF LOTS 88, 89, 90, AND 91 AND THE EAST 10 FEET OF LOT 92, PIKEWOOD SUBDIVISION, TO SALINE COUNTY, ARKANSAS
--	---



<p>CERTIFICATIONS:</p> <p>BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON FEB 03, 2023.</p> <p>THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.</p> <p>THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0380E EFFECTIVE DATE JUNE 05, 2020.</p>	<p>BASIS OF BEARINGS:</p> <p>BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).</p>
---	--



2-3-23

<p>GNE Designing our client's success</p> <p>GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph (501) 408-4650</p> <p>3825 Mt Carmel Rd Bryant, AR 72022 gamatengineering@gmail.com</p>	<p>CONTENTS: LOT SURVEY</p> <p>520 & 522 VALLEY VIEW DRIVE BRYANT, ARKANSAS 72022 SALINE COUNTY</p>	<p>FOR THE USE & BENEFIT OF:</p> <p>BOBBY WRIGHT</p>
<p>PROJECT NO: 23016</p>		<p>DATE: FEB. 03, 2023</p>

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, March 13, 2023 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at 520 and 522 Valley View Drive. A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson

Chairman Board of Zoning Adjustment

City of Bryant

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

February 8, 2023

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

Re: Conditional Use Application – Lots 89R and 90R of Pikewood Subdivision

Dear Mr. Smith:

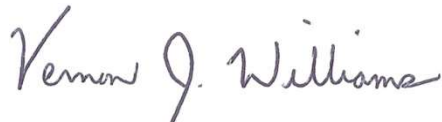
Please allow this letter and following list of enclosures to serve as my application for conditional use of the referenced lots located at 520 and 522 Valley View Drive. We are seeking conditional use to build duplexes on the property. It is my desire that this matter be included on the agenda for your March 2023 City of Bryant Planning Commission Meeting.

List of Enclosures

- Affidavit
- Conditional Use Application
- Conditional Use Application Fees \$250.00
- Conditional Use – Public Notice
- Property Survey

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

Sincerely,
GarNat Engineering, LLC



Vernon J. Williams, P.E., President

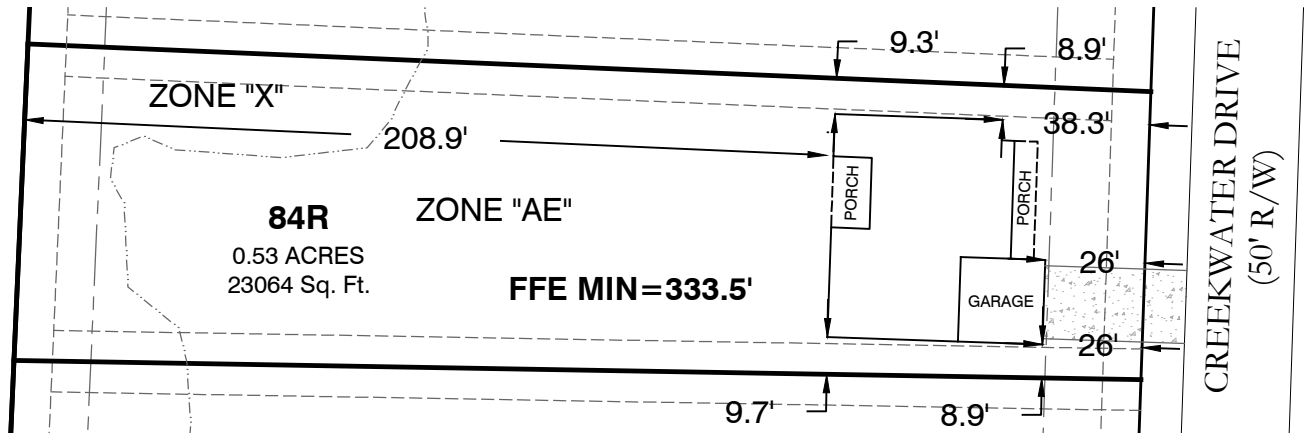
P.O. Box 116 3825 Mt Carmel Rd
 Benton, AR 72018 Bryant, AR 72022
 Ph (501) 408-4650 garnatengineering@gmail.com

FOR EXCLUSIVE USE & BENEFIT OF:

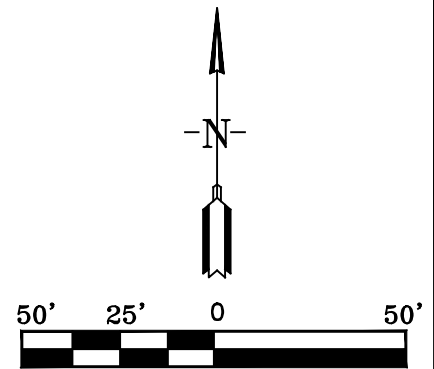
Name: MIKE LAKE

LEGEND

- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted



PROPERTY DESCRIPTION:
 LOT 84R, CREEKSIDE ADDITION,
 PHASE 1, SALINE COUNTY, ARKANSAS



JOB NUMBER:

**18054
 LOT 84R
 CREEKSIDE
 ADDITION
 PHASE 1**

1/26/23

PLOT PLAN

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

According to the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0240E dated 06/05/20, a portion of the property described hereon does lie within the 100 year flood hazard boundary.

LEGEND

- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (D)-Deeded

CERTIFICATE OF OWNER:

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

Date _____ Jim Hastings

 Date _____ Michael A. Lake

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a lot survey made by me or under my supervision on 12/27/2022; that the lot lines shown hereon correspond with the description in Lots 83, 84, and Tract C, Creekside Addition, Phase 1; and that all monuments which were found or placed on the property are correctly described and located.

Date _____ George P. Wooden
 Registered Land Surveyor
 No. 1573, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

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

Date: _____ Rick Johnson, Chairman
 Bryant Planning Commission

CERTIFICATE OF ENGINEERING ACCURACY:

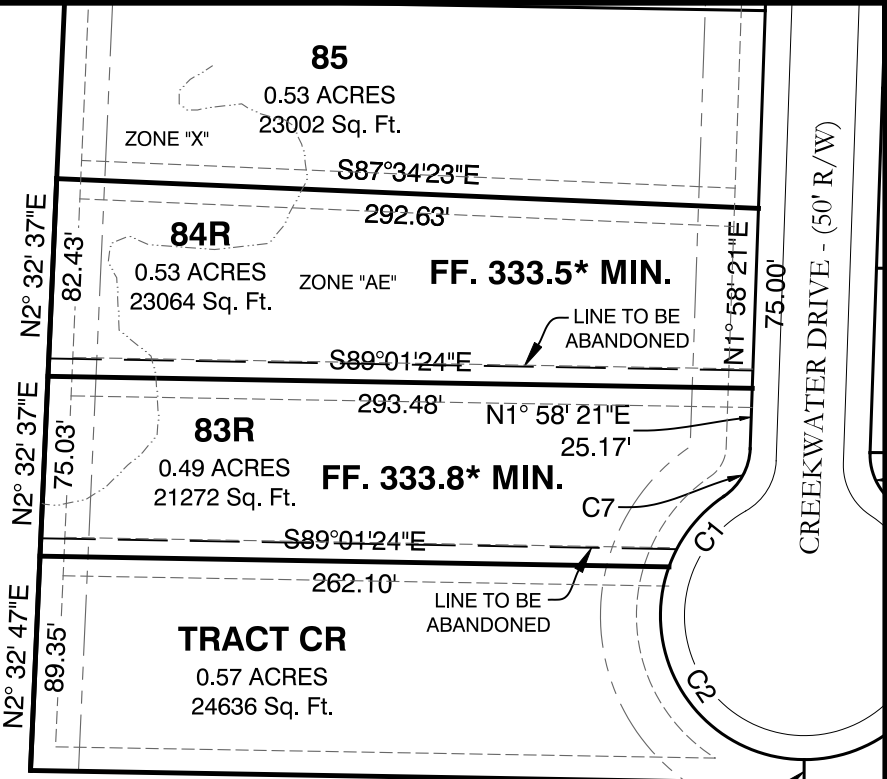
I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision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

Date: _____ Signed: _____
 Vernon J. Williams
 Registered Professional Engineer
 No. 9551, Arkansas

Source of Title: SALINE COUNTY, ARKANSAS
 Saline County Document# 2014-25641 & 2004-112595

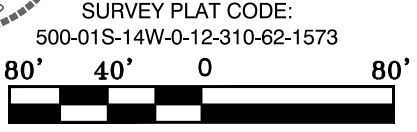


Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	37.88'	60.00'	S37° 51' 19"W	37.25'
C2	114.81'	60.00'	S35° 02' 53"E	98.08'
C7	23.55'	25.00'	S28° 57' 24"W	22.69'



N89°01'24"W 322.37'

S0°08'02"W 10.00'



SURVEY PLAT CODE:
 500-01S-14W-0-12-310-62-1573

DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:
<ul style="list-style-type: none"> • PLAT OF CREEKSIDE ADDITION, PHASE 1, BY GNE DATED 6/29/18

ORIGINAL DESCRIPTIONS:
<ul style="list-style-type: none"> • LOT 84, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS • LOT 83, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS • TRACT C, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS

REPLAT DESCRIPTIONS:
<ul style="list-style-type: none"> • LOT 84R, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS • LOT 83R, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS • TRACT CR, CREEKSIDE ADDITION, PHASE 1, SALINE COUNTY, ARKANSAS

CERTIFICATIONS:
 BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON DEC. 27, 2022.
 THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.
 PART OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. PART OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "AE" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

BASIS OF BEARINGS:
 BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).

REPLAT
 LOTS 83, 84, & TRACT C,
 CREEKSIDE ADDITION,
 PHASE 1
 SALINE COUNTY, AR

FOR THE USE & BENEFIT OF:
DIAMOND DEVELOPMENT II

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

PROJECT NO:
 18054
 DATE:
 JAN. 5, 2023

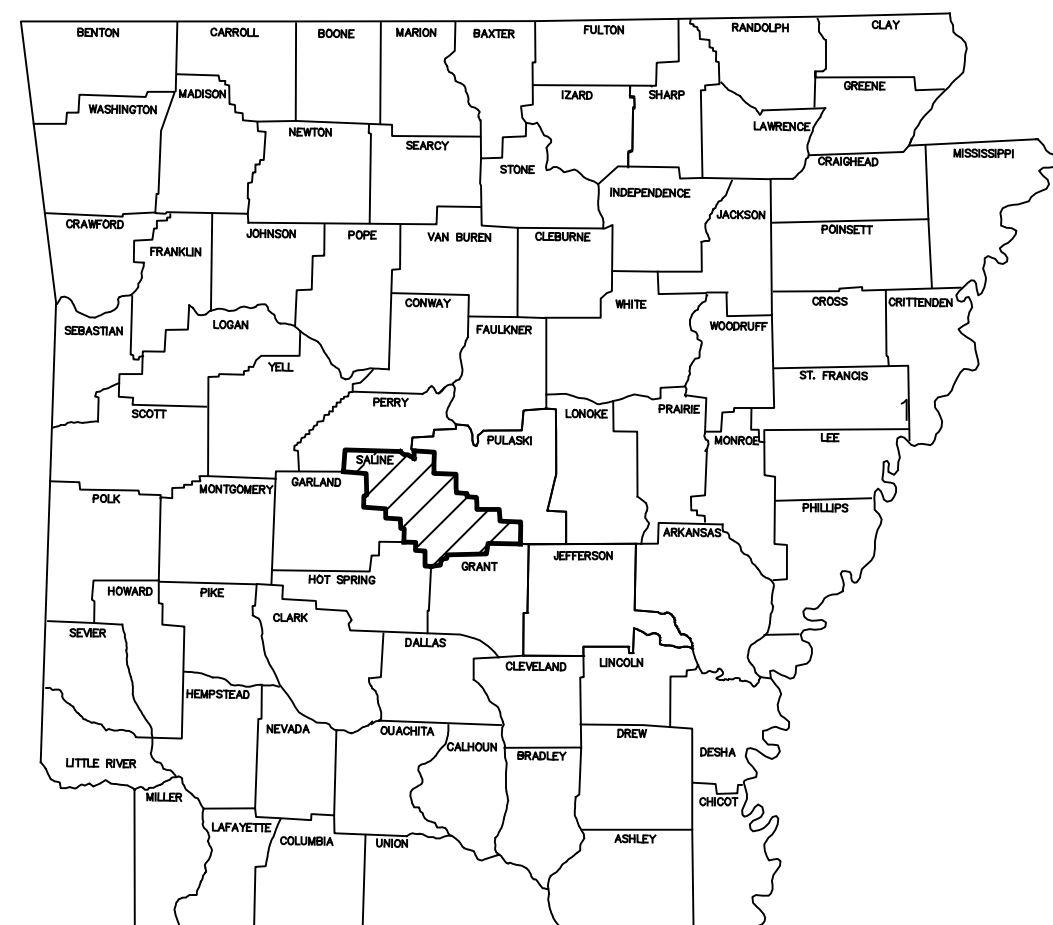
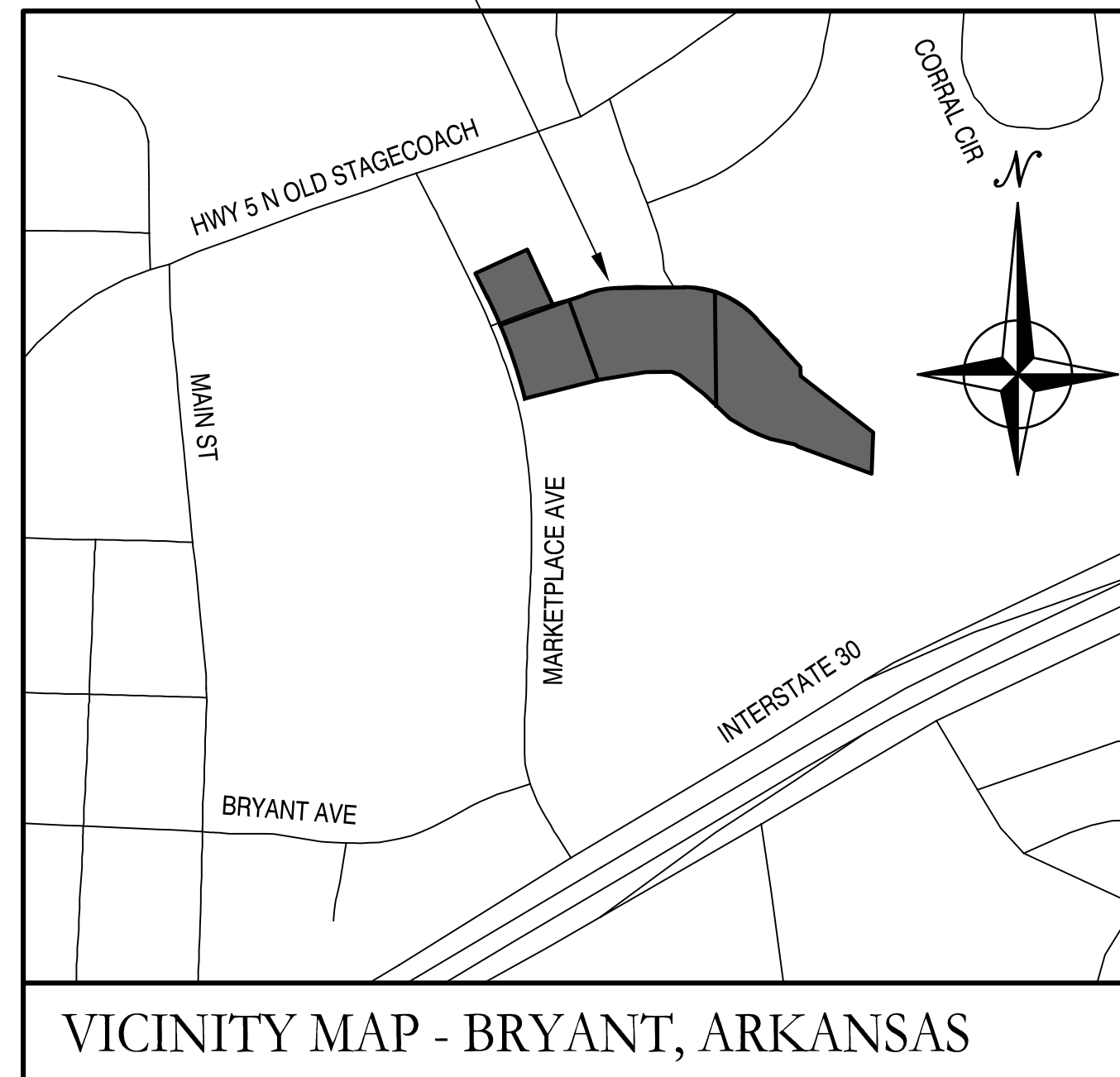
CONSTRUCTION PLANS FOR

MARKETPLACE EAST SUBDIVISION

PHASE 1

BRYANT, ARKANSAS

PROJECT LOCATION



ARKANSAS

Prepared by:
GarNat Engineering, LLC

Designing our client's success
www.garnatengineering.com

P.O. Box 116
 Benton, AR 72018
 Ph (501) 408-4650

3825 Mt Carmel Road
 Bryant, AR 72022
 Fx (888) 900-3068

DRAWING INDEX:

G1.0	GENERAL NOTES
V1.0	PRELIMINARY PLAT
C2.0	GRAVITY SEWER MAIN A PLAN AND PROFILE
C3.0	GRAVITY SEWER MAIN B PLAN AND PROFILE
C4.0	PROGRESS WAY PLAN AND PROFILE
C5.0	WATER PLAN



A	B	C	D	E	F	BY
<p>1. SAFETY</p> <p>1.1. JOBSITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR.</p> <p>1.2. THIS RESPONSIBILITY COVERS THEIR OWN WORK FORCE, ALL SUBCONTRACTORS, VISITING PERSONNEL, OFFICIALS, AND THE GENERAL PUBLIC WHICH MAY HAVE ACCESS TO THE JOBSITE.</p> <p>1.3. THE CONTRACTOR SHALL EXERCISE COMPLETE CONTROL OVER WHO HAS ACCESS TO THE JOBSITE TO ENSURE JOBSITE SAFETY.</p> <p>1.4. THE CONTRACTOR SHALL CONFORM TO ALL SECURITY AND SAFETY REQUIREMENTS OF THE OWNER.</p> <p>1.5. ANY SAFETY OR OTHER TRAINING REQUIRED BY THE OWNER FOR THE WORK FORCE MUST BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.</p>		<p>7. STRUCTURES</p> <p>7.1. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT IN TO INVERT OUT.</p> <p>7.2. BEDDING FOR STORM STRUCTURES SHALL CONSIST OF A MINIMUM OF 6-INCHES OF COMPACTED #57 STONE ON TOP OF COMPACTED SUBGRADE.</p> <p>7.3. AREAS EXPOSED BY EXCAVATION OR STRIPPING AND ON WHICH SUBGRADE PREPARATIONS ARE TO BE PERFORMED SHALL BE SCARIFIED TO MINIMUM DEPTH OF 0'-8" AND COMPACTED TO MINIMUM OF 95% OPTIMUM DENSITY. ANY AREAS THAT FAIL COMPACTION ARE TO BE STABILIZED AS DIRECTED BY THE ENGINEER.</p>		<p>12. ENVIRONMENTAL</p> <p>12.1. THE CONTRACTOR IS TO MEET ALL ENVIRONMENTAL REQUIREMENTS OF THE OWNER AND ANY REGULATORY AGENCY HAVING AUTHORITY OVER THIS SITE.</p> <p>12.2. THE CONTRACTOR IS TO UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) FOR CONTROL OF EROSION DURING ALL CONSTRUCTION PHASES OF THIS PROJECT.</p> <p>12.3. MINIMUM BMP'S REQUIRED FOR THE PROJECT ARE LISTED ON SHEET THESE PLANS. CONTRACTOR SHALL PROVIDE THESE BMP'S AND ANY OTHERS REQUIRED FOR THE PROJECT.</p> <p>12.4. IF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THE CONSTRUCTION PHASE OF THIS PROJECT, THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS FOR EROSION CONTROL INCLUDED IN THE SWPPP DOCUMENTS.</p>	<p>REVISION</p> <p>DATE</p>	
<p>2. PERMITS</p> <p>2.1. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS REQUIRED BY REGULATING AUTHORITIES OR BY THE OWNER. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE TERMS AND CONDITIONS ASSOCIATED WITH EACH REQUIRED PERMIT, AS WELL AS ADHERING TO THE RULES AND REGULATIONS OF EACH REGULATING AUTHORITY</p> <p>3. CONTRACT DOCUMENTS</p> <p>3.1. ALL WORK SHALL CONFORM TO THE PLANS, THESE NOTES, AND SPECIFICATIONS IN ALL RESPECTS AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.</p>		<p>8. PRIOR TO PLACING FILL IN LOW AREAS, SUCH AS PREVIOUSLY EXISTING CREEKS, PONDS, OR LAKES, PERFORM FOLLOWING PROCEDURES:</p> <p>8.1. DRAIN WATER OUT BY GRAVITY WITH DITCH HAVING FLOW LINE LOWER THAN LOWEST ELEVATION IN LOW AREA. IF DRAINAGE CANNOT BE PERFORMED BY GRAVITY DITCH, USE ADEQUATE PUMP TO OBTAIN THE SAME RESULTS.</p> <p>8.2. AFTER DRAINAGE OF LOW AREA IS COMPLETE, REMOVE MULCH, MUD DEBRIS, AND OTHER UNSUITABLE MATERIAL BY USING ACCEPTABLE EQUIPMENT AND METHODS THAT WILL KEEP NATURAL SOILS UNDERLYING LOW AREA DRY AND UNDISTURBED.</p>		<p>12.5. CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF ACCUMULATED TRASH AND DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING MEASURES TO AVOID TRACKING OF MUD, DIRT, ROCKS, AND DEBRIS ONTO AREAS OUTSIDE THE PROJECT AREA. CONTRACTOR SHALL CLEAN PAVEMENTS WHEN NECESSARY OR AS OTHERWISE DIRECTED, AND SHALL CONTROL DUST BY SWEEPING AND WATERING AS NEEDED. DE-TRACKING MAY BE REQUIRED AT ALL ENTRANCES.</p> <p>13. FINAL SITE CONDITIONS</p> <p>13.1. ALL DISTURBED AREAS NOT RECEIVING PAVEMENT OR LANDSCAPING SHALL HAVE VEGETATION ESTABLISHED AT TIME OF FINAL INSPECTION.</p> <p>13.2. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPE 2H:1V OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.</p> <p>13.3. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.</p> <p>13.4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS</p> <p>13.5. UPON PARTIAL OR FINAL COMPLETION OF GRADING WORK, SPREAD TOPSOIL, SEED, FERTILIZER, AND MULCH IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STORM WATER POLLUTION PREVENTION PLAN.</p>		
<p>4. INDEMNITY</p> <p>4.1. BY ACCEPTING THE CONTRACT FOR THIS WORK, THE CONTRACTOR, AT THEIR OWN EXPENSE AND RISK, HEREBY RELEASES AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, GARNAT ENGINEERING, THEIR OFFICERS, AGENTS, EMPLOYEES, CONSULTANTS, AND REPRESENTATIVES FOR DAMAGE TO THE PROPERTY OR INJURY TO, OR DEATH, OF ANY PERSONS, FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS OF ANY KIND WHATSOEVER ARISING OUT OF AND IN CONNECTION WITH THE AGREEMENT OR PROSECUTION OF WORK UNDER IT, WHETHER SUCH CLAIMS, DEMANDS, ACTIONS, OR LIABILITY ARE CAUSED BY THE CONTRACTOR, ITS AGENTS, EMPLOYEES, SUBCONTRACTORS, PRODUCTS INSTALLED ON THE PROJECT OR CAUSED BY ANY OTHER PARTY.</p> <p>5. CONSTRUCTION PROCEDURES, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS UNLESS OTHERWISE MODIFIED ON THE DRAWINGS OR IN THESE NOTES OR SPECIFICATIONS.</p> <p>5.1. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION - ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT</p> <p>5.2. INTERNATIONAL BUILDING CODE</p> <p>5.3. ACI 315 MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES</p> <p>5.4. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.</p>		<p>9. UTILITIES</p> <p>9.1. AN ATTEMPT HAS BEEN MADE TO APPROXIMATELY LOCATE UTILITIES ON THE DRAWINGS.</p> <p>9.2. UTILITIES SHOWN ON THE DRAWINGS WERE LOCATED BY VISUAL OBSERVATION, AND BY TRANSCRIBING FROM RECORD MAPS AND PLANS.</p> <p>9.3. NO EXCAVATIONS WERE MADE TO CONFIRM SUB-SURFACE UTILITIES. NEITHER THE SURVEYOR NOR PROJECT ENGINEER GUARANTEES THAT ALL UTILITIES HAVE BEEN SHOWN, OR THAT THOSE SHOWN ARE FULLY ACCURATE.</p> <p>9.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS AND/OR RELOCATION OF EXISTING UTILITIES THAT ARE DAMAGED AS A RESULT OF WORK OF THIS PROJECT.</p> <p>9.5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PROPERLY DISCONNECTING, ABANDONING, RELOCATING, AND/OR ADJUSTING ALL AFFECTED UTILITIES WITHIN THE PROJECT AREA.</p> <p>9.6. ALL UTILITY WORK SHALL BE COORDINATED AND EXECUTED IN ACCORDANCE WITH THE OWNER AND/OR GOVERNING UTILITY COMPANY CODES, SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.</p> <p>9.7. DESIGN AND ALIGNMENT OF UNDERGROUND TELEPHONE, TV CABLE, GAS AND ELECTRIC SERVICES SHALL BE PROVIDED BY THE INDIVIDUAL UTILITIES AND ARE NOT NECESSARILY SHOWN WITH THESE PLANS. CONTRACTOR SHALL PROVIDE CONDUITS SIZED TO ACCOMMODATE UTILITY ROUTING WITH PULL STRINGS WHERE NECESSARY.</p> <p>9.8. CONTRACTOR TO PROVIDE ALL NECESSARY APPURTENANCES NECESSARY FOR COMPLETE UTILITY SERVICES WHICH ARE NOT PROVIDED BY THE UTILITY COMPANY.</p>				<p>MARKETPLACE EAST PHASE 1 BRYANT REALTY COMPANY, LLC CITY OF BRYANT SALINE COUNTY, ARKANSAS</p>
<p>6. SITE</p> <p>6.1. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.</p> <p>6.2. CONTRACTOR IS NOT TO PERFORM WORK BEYOND THE DESIGNATED WORK LIMITS WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER OR OWNER.</p> <p>6.3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.</p> <p>6.4. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL ITEMS, SHOWN TO BE REMOVED OR RELOCATED AND NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE REQUIRED TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.</p> <p>6.5. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED MANHOLES, VALVE BOXES, ETC. TO FINISH GRADE, WHERE REQUIRED.</p>		<p>10. DISPOSAL OF DEBRIS, WASTE OR SPOIL</p> <p>10.1. BURNING OF DEBRIS AND WASTE IS NOT ALLOWED. CONTRACTOR MAY BE REQUIRED TO PROPERLY HAUL AWAY AND DISPOSE OF ANY WASTE MATERIAL REMOVED FROM THE SITE.</p> <p>10.2. ANY WASTE OR SPOIL MATERIAL WHICH IS EXCAVATED FROM THE JOB SITE IS TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER OR OWNER.</p> <p>10.3. REMOVAL AND DISPOSAL OF EXCAVATED WASTE MATERIAL IS CONSIDERED SUBSIDIARY TO ALL OTHER ITEMS IN THE PROJECT, AND WILL NOT BE PAID FOR SEPARATELY.</p> <p>10.4. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIAL REMOVED FROM THIS SITE.</p> <p>10.5. CONTRACTOR SHALL REMOVE FROM SITE AND DISPOSE OF MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN OPINION OF THE ENGINEER, IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING OR SUBGRADE PURPOSES. DISPOSE OF IN A MANNER SATISFACTORY TO ENGINEER. BACKFILL UNDERCUT AREAS WITH LAYERS OF SUITABLE MATERIAL AND COMPACT AS SPECIFIED HEREIN.</p>				<p>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 9551 P. WILLIAMS</p>
		<p>11. SUBSTITUTIONS</p> <p>11.1. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL FROM THE PROJECT ENGINEER.</p>				<p>CONTENTS:</p> <p>GENERAL NOTES</p> <p>PROJECT NO: 20022</p> <p>DATE: FEB. 8, 2023</p> <p>SHEET NO: G1.0</p>

Designing our client's success

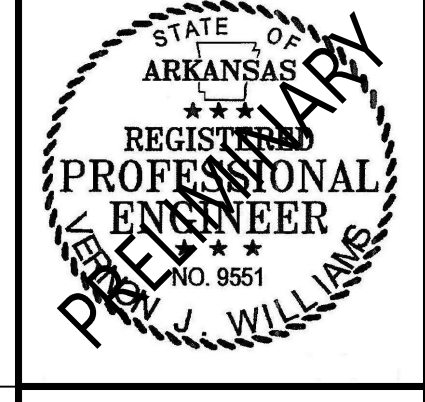
GNE

GarNat Engineering, LLC

3825 Mt Carmel Road
Bryant, AR 72022
gmatengineering@gmail.com

P.O. Box 116
Benton, AR 72018
Ph. (501) 408-4650

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



CONTENTS:

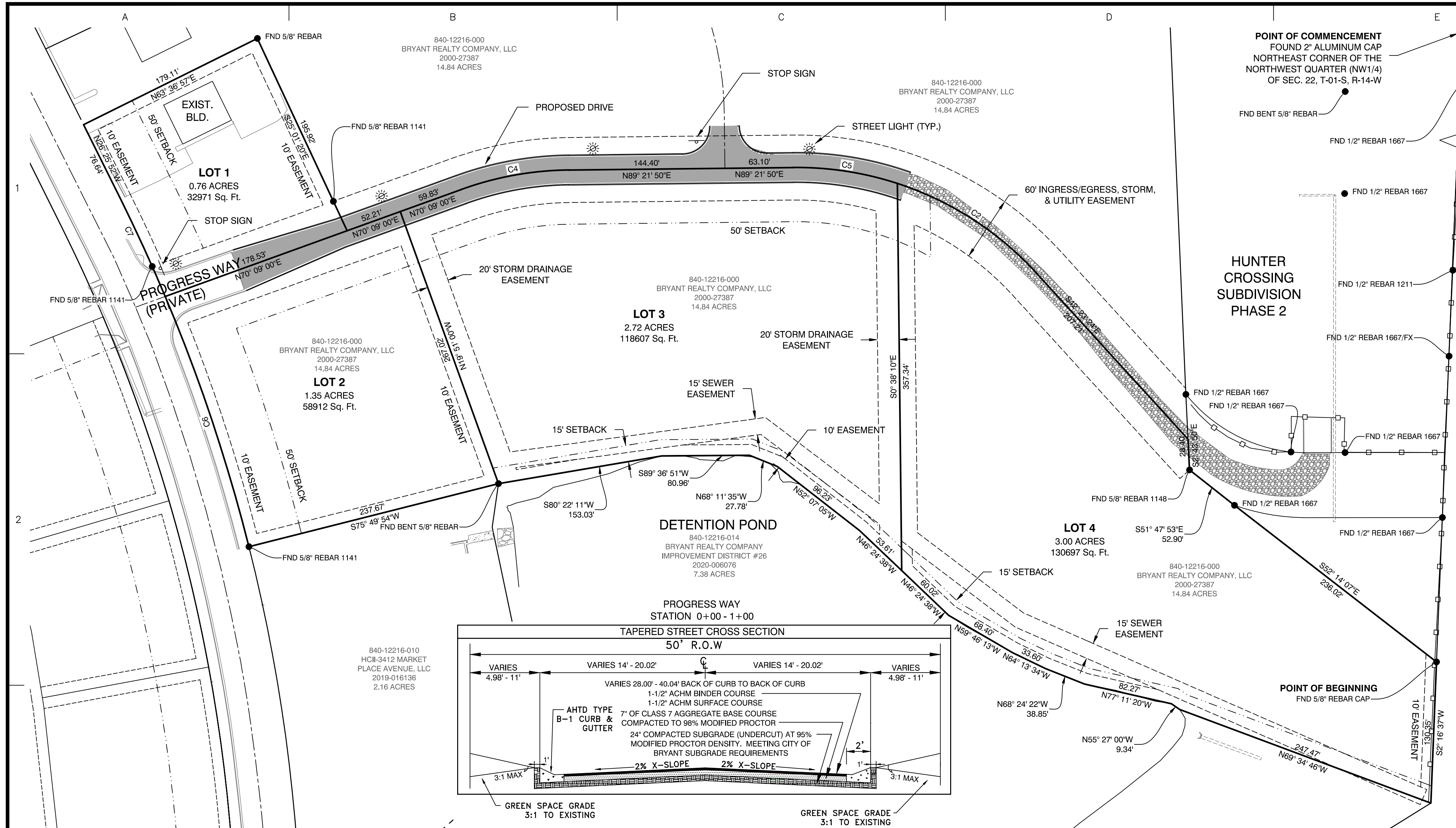
GENERAL NOTES

PROJECT NO:
20022

DATE:
FEB. 8, 2023

SHEET NO:
G1.0

A:\Projects\2023\Projects\2023\Bart_Ferguson - John Dandrea - 1_south_inlet - Bryant City - City\Drawings\DWG\2023\Bart_Ferguson_Marketplace East_Subdivisor_GENERAL NOTES.dwg



PLAT CERTIFICATES:

OWNER: Bryant Realty Company, LLC
DEVELOPER: Bryant Realty Company, LLC

Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

CERTIFICATE OF OWNER:
 We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: _____ Signed: Fred Briner
 Name: Fred Briner
 Address: 422 North Main Street, Benton, Arkansas 72015

Source of Title Saline County: Deed Book 2000, Page 27387

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

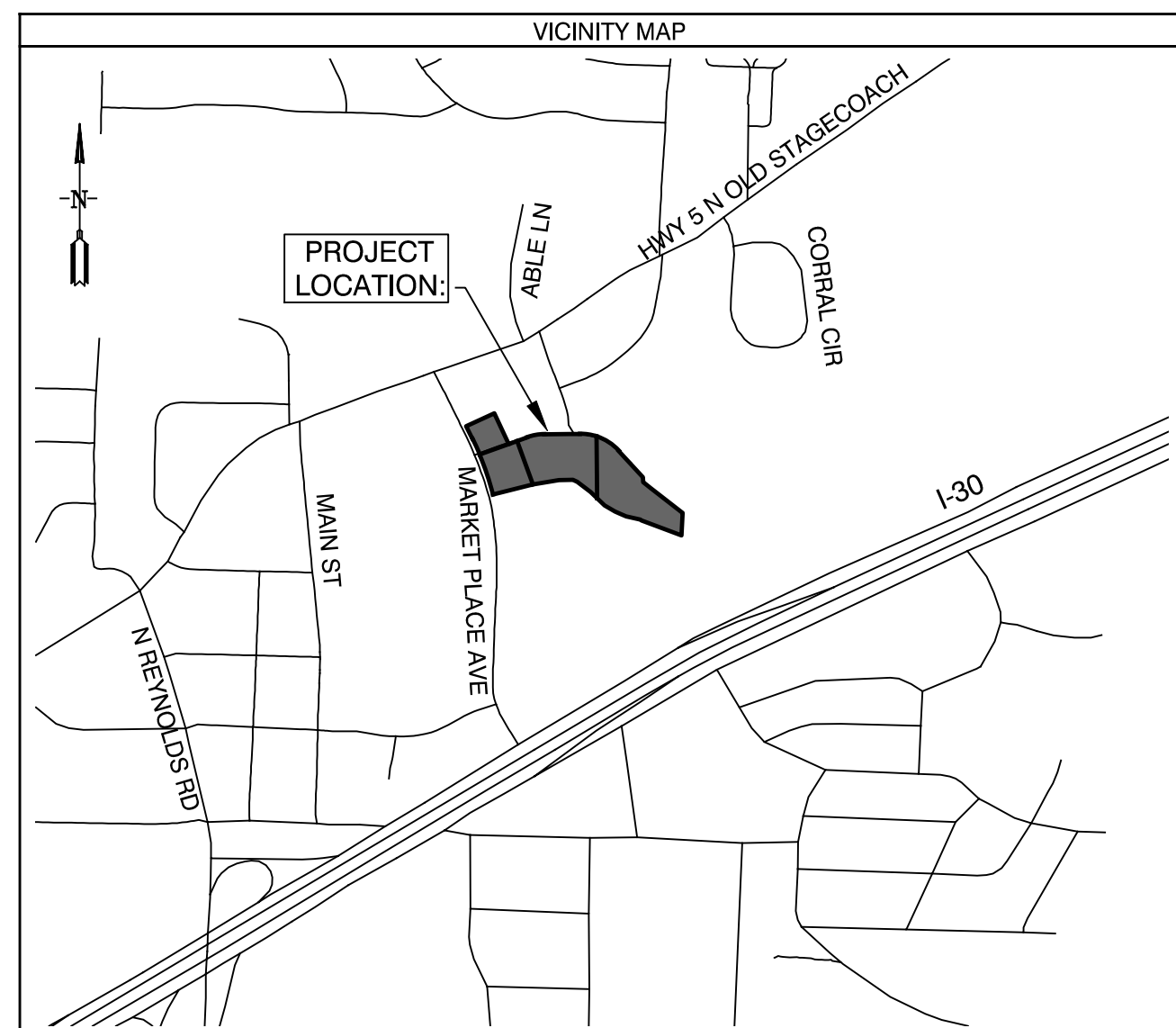
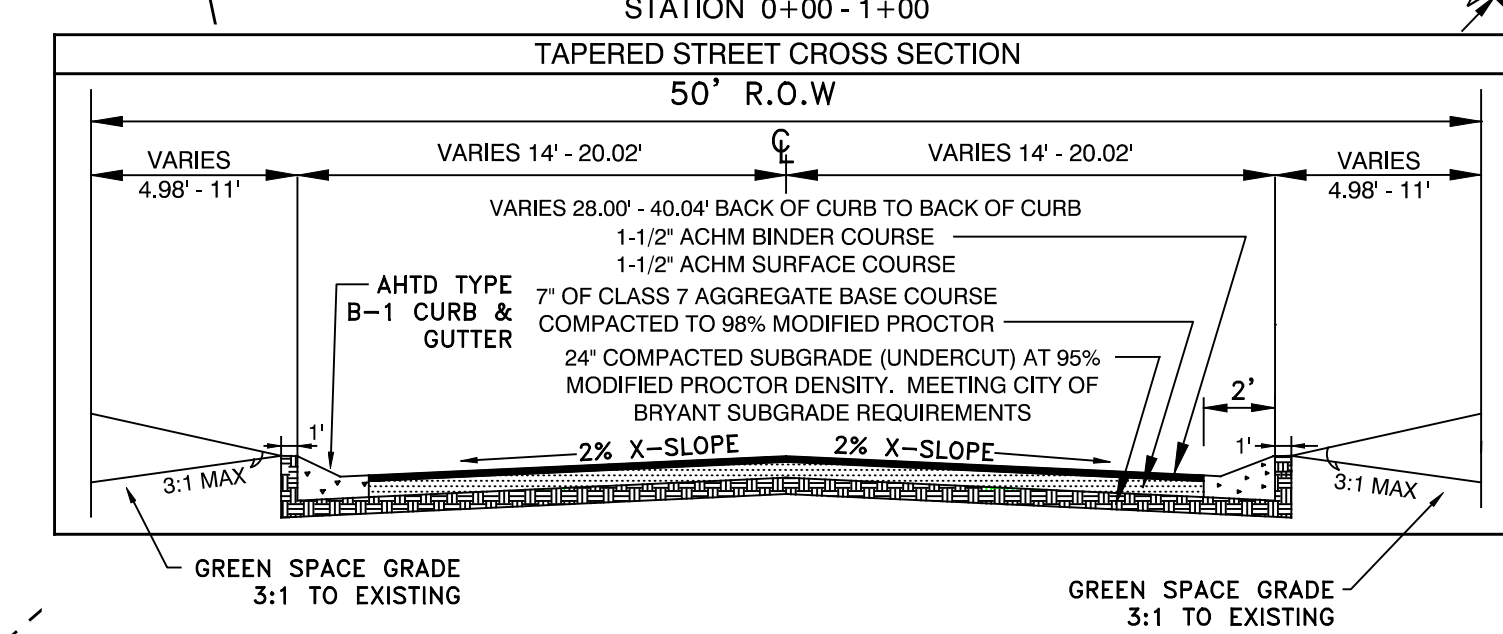
Date: _____ Signed: Vernon J. Williams
 Registered Professional Engineer
 No. 9551, Arkansas

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
 I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: George P. Wooden
 Registered Land Surveyor
 No. 1573, Arkansas

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

Date: _____ Signed: Rick Johnson, Chairman
 Bryant Planning Commission



SUBDIVISION DESCRIPTION:

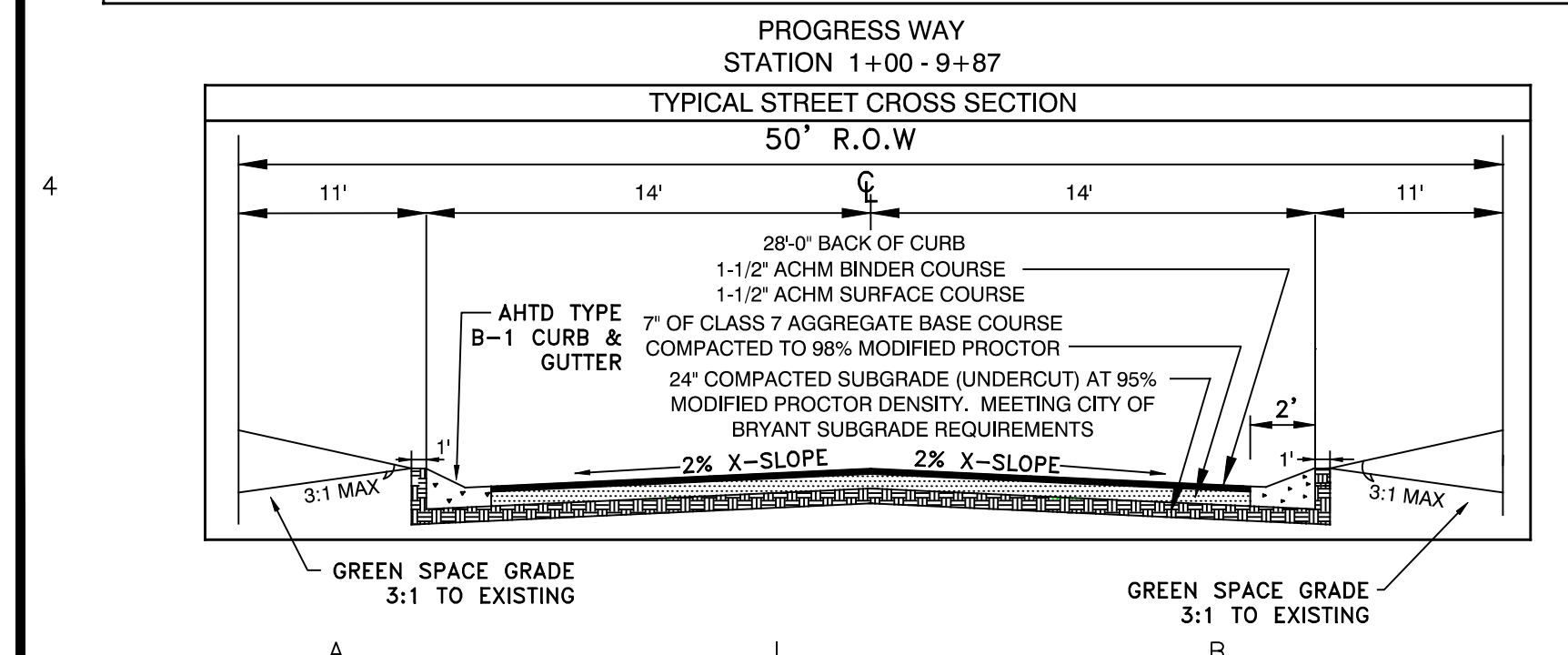
LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION; THENCE S 2°19'11" W ALONG THE EAST LINE OF SAID NW1/4 AND SAID SUBDIVISION FOR A DISTANCE OF 740.62 FEET TO A FOUND 5/8" REBAR WITH CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SUBDIVISION FOR THE POINT OF BEGINNING; THENCE S 2°16'37" W, LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID EAST LINE OF THE NW1/4 FOR A DISTANCE OF 130.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 69°34'46" W, LEAVING SAID EAST LINE, A DISTANCE OF 247.47 FEET TO A POINT ON A DETENTION POND WATER ELEVATION LINE SHOT ON JANUARY 10, 2023; THENCE CONTINUING ALONG SAID DETENTION POND THE FOLLOWING COURSES: THENCE N 55°27'03" W - 9.34 FEET, THENCE N 77°11'20" W - 82.27 FEET, THENCE N 68°24'22" W - 38.85 FEET, THENCE N 64°13'34" W - 33.60 FEET, THENCE N 59°46'13" W - 68.40 FEET, THENCE N 46°24'38" W - 113.63 FEET, THENCE N 52°07'05" W - 96.23 FEET, THENCE N 68°11'35" W - 27.78 FEET, THENCE S 89°36'51" W - 80.96 FEET, THENCE S 80°22'11" W, LEAVING SAID DETENTION POND A DISTANCE OF 153.03 FEET TO A FOUND BENT 5/8" REBAR; THENCE S 75°49'54" W FOR A DISTANCE OF 237.67 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE EAST RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1596.45 FEET AND A LENGTH OF 342.77 FEET, WHOSE CHORD BEARS N 20°19'00" W - 342.11 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 26°25'52" W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 76.64 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°36'57" E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 179.11 FEET TO A FOUND 5/8" REBAR; THENCE S 25°01'20" E FOR A DISTANCE OF 195.92 FEET TO A POINT THAT IS LOCATED AT THE CENTERLINE OF PROGRESS WAY (PRIVATE STREET); THENCE ALONG THE CENTERLINE OF PROGRESS WAY THE FOLLOWING COURSES: THENCE N 70°09'00" E - 112.04 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 101.27 FEET, WHOSE CHORD BEARS N 79°41'39" E - 100.78 FEET, THENCE N 89°21'50" E - 207.50 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 252.62 FEET, WHOSE CHORD BEARS S 66°30'47" E - 245.22 FEET, THENCE S 42°23'24" E - 207.21 FEET TO A POINT LOCATED ON THE WEST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°43'50" E, LEAVING SAID CENTERLINE OF PROGRESS WAY AND ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 51°47'53" E, ALONG SAID SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 52.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S 52°14'07" E, CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 238.02 FEET TO THE POINT OF BEGINNING, CONTAINING 7.38 ACRES MORE OR LESS.

PRELIMINARY PLAT - MARKETPLACE EAST PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PROGRESS WAY STATION 1+00 - 9+87

TYPICAL STREET CROSS SECTION 50' R.O.W.



DOCUMENTS USED:

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 9/11/2015 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/27/2009 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/21/2022 KERRY LANE PLS #1141
- WARRANTY DEED 2020 PAGE 006076 BRYANT REALTY COMPANY, LLC TO BRYANT REALTY COMPANY IMPROVEMENT DISTRICT NO. 26
- SPECIAL WARRANTY DEED 2000 PAGE 27387 HIGHWAY 5 INVESTMENTS, LLC TO BRYANT REALTY COMPANY, LLC
- WARRANTY DEED 2019 PAGE 004456 FRED E. BRINER TO FRED BRINER PROPERTIES, LLC
- SPECIAL WARRANTY DEED 2019 PAGE 016136 FERGUSON-BRINER, LLC TO HCII-3412 MARKET PLACE AVENUE, LLC
- WARRANTY DEED 2000 PAGE 27385 HIGHTOWER TO HIGHWAY 5 INVESTMENTS, LLC
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 1
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 2

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS' "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JANUARY 10, 2023.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.



PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2
 SOURCE OF WATER: CITY OF BRYANT
 SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
 FRONT - 5'
 REAR - 15'
 SIDE - 0'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT, SIDE AND REAR - 10' OR AS SHOWN
 INGRESS/EGRESS (I/E)
 LOT CORNERS: SET #4 REBAR WITH CAP

SURVEY LEGEND

- △ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap or Mag Nail with Shiner
- (M) - Measured
- (R) - Record
- (P) - Platted

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	146.93'	300.00'	28°03'44"	S56°25'16"E	145.47'
C4	101.27'	300.00'	19°20'26"	N79°41'39"E	100.79'
C5	97.73'	300.00'	18°39'54"	S81°18'13"E	97.30'
C6	243.80'	1596.45'	8°44'59"	N18°29'44"W	243.56'
C7	98.97'	1596.45'	3°33'07"	N24°39'30"W	98.95'

SURVEY PLAT CODE:
 500-01S-14W-0-22-400-62-1573

BY: _____

REVISION: _____

DATE: _____

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

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

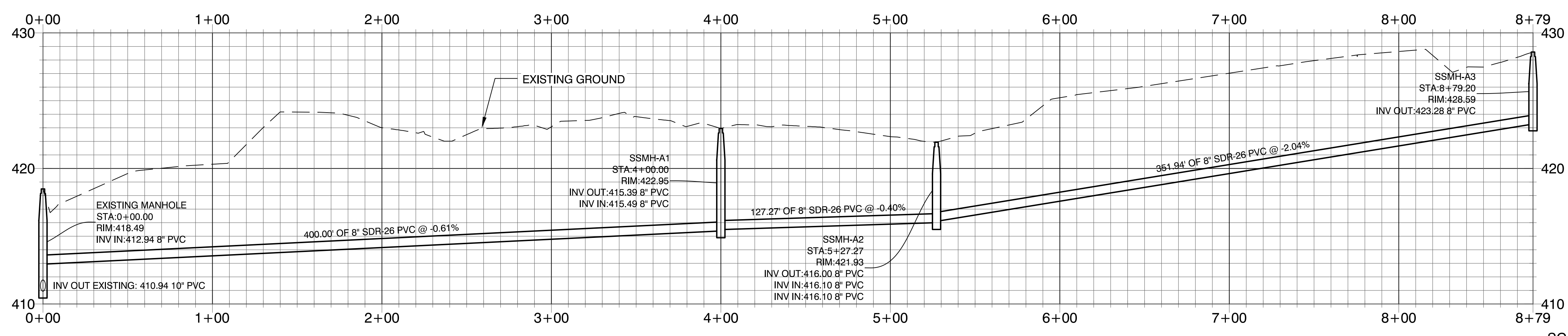
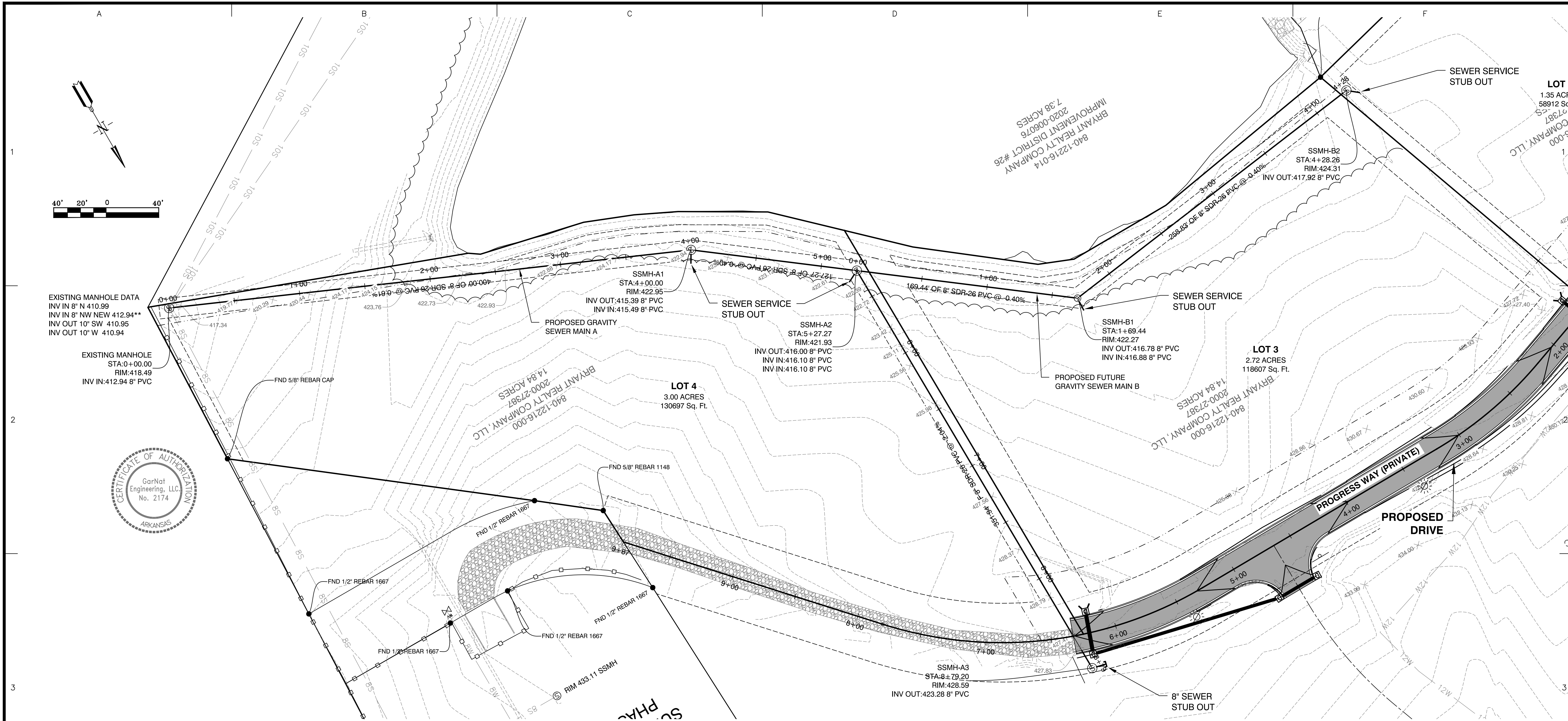
REGISTERED PROFESSIONAL ENGINEER
 STATE OF ARKANSAS
 NO. 9551
 VERNON J. WILLIAMS

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
20022

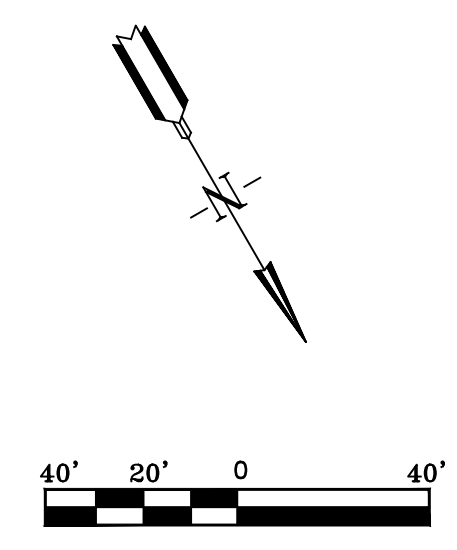
DATE:
FEB. 8, 2023

SHEET NO:
V1.0



GRAVITY SEWER PROFILE MAIN A

SCALE: H 1" = 40'
V 1" = 5'

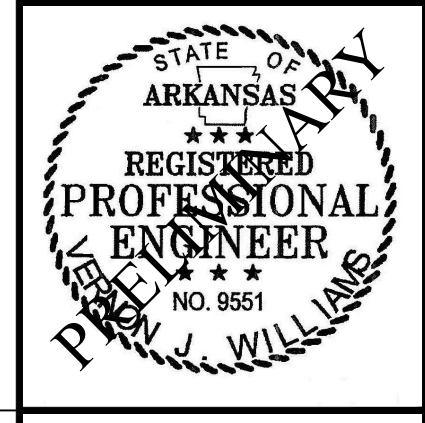


REVISION	DATE	BY
1. REVISED PER CITY OF BRYANT	3-23-20	GPW
2. REVISED PER ADH	4-2-20	GPW

Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650

3825 Mt Carmel Road
 Bryant, AR 72022
 garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



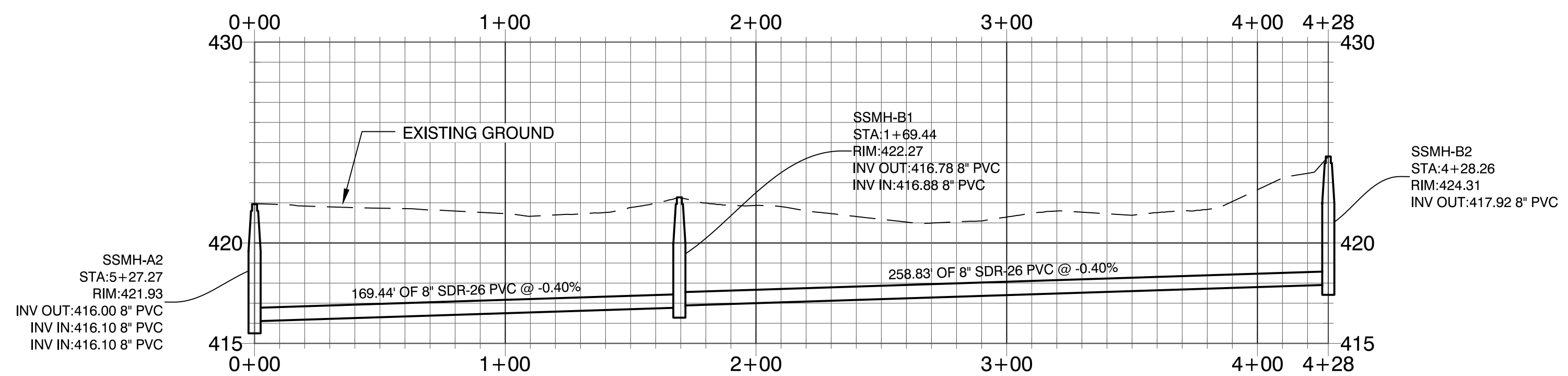
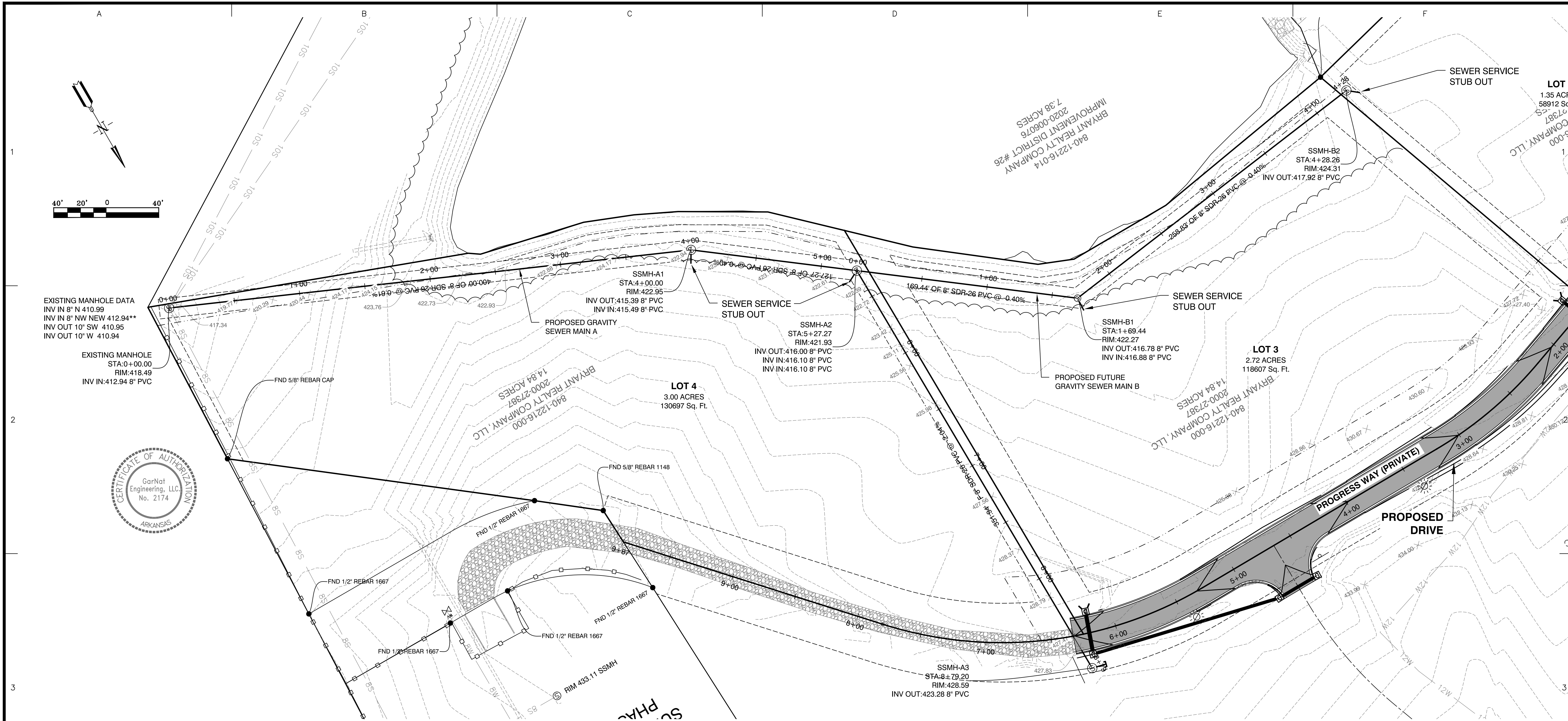
CONTENTS:
GRAVITY SEWER MAIN A
PLAN & PROFILE

PROJECT NO:
20022

DATE:
FEB. 8, 2023

SHEET NO:
C2.0

A:\Projects\2023\Project\20022\Bart_Ferguson - Job\1\Drawings - 1 - Sewer - Plan - Gravity Sewer Main A.dwg, 03/08/2023, Bart Ferguson, MarketPlace East, Substation Sheet - 1, 14-00001.dwg



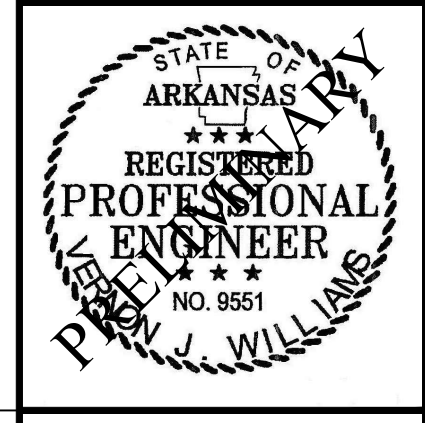
SCALE: H 1" = 40'
 V 1" = 5'

BY	REVISION	DATE

Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650

GarNat Engineering, LLC
 3825 Mt Carmel Road
 Bryant, AR 72022
 garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



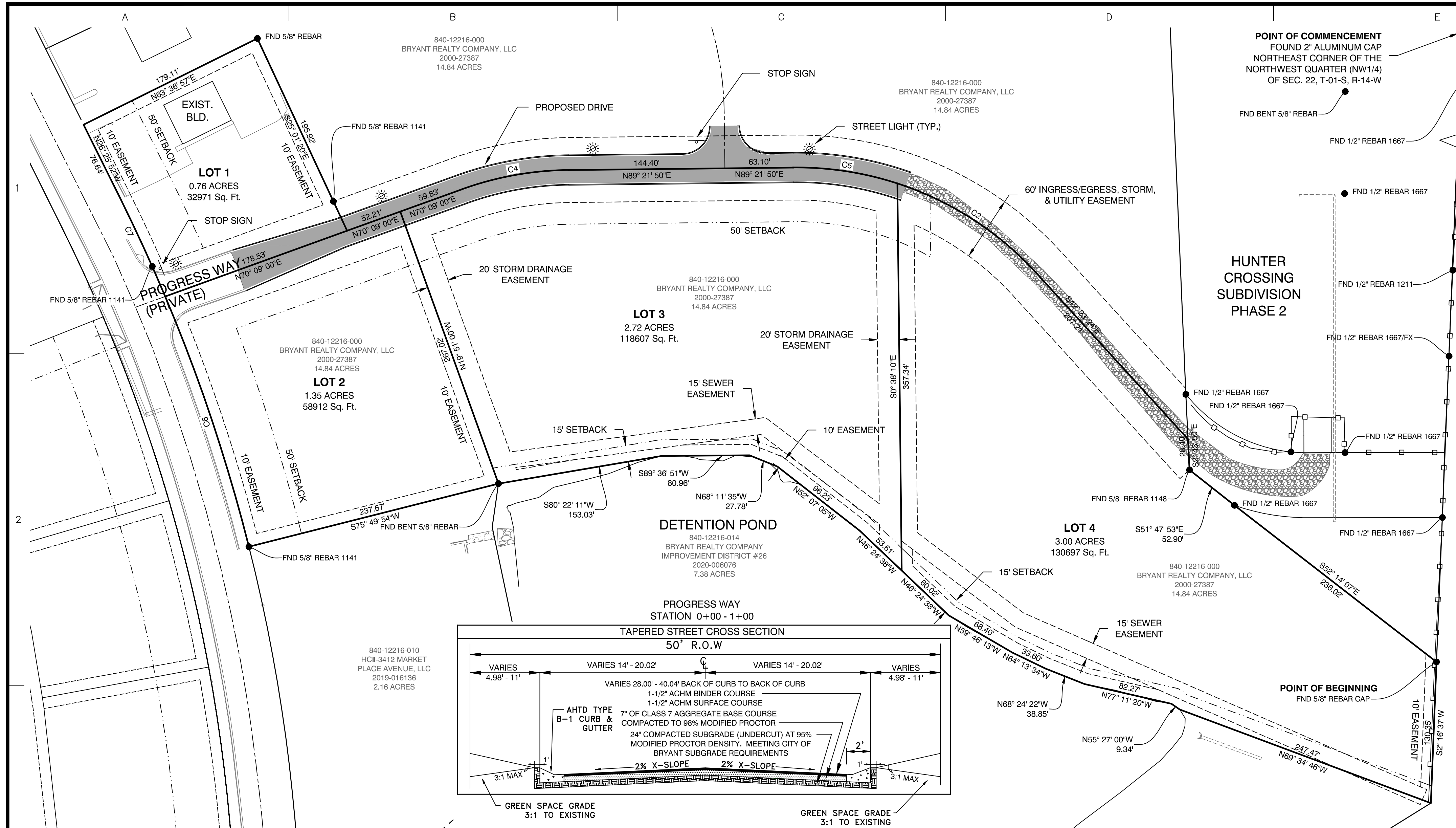
CONTENTS:
GRAVITY SEWER MAIN B
PLAN & PROFILE

PROJECT NO:
20022

DATE:
FEB. 8, 2023

SHEET NO:
C3.0

A:\Projects\2022\Projects\2022_Bart_Ferguson - John Dabala - 1.com - Issue - Bryant Office - City of Bryant\Marketplace East\Substation Phase 1 - C3.0023.dwg



PLAT CERTIFICATES:

OWNER: Bryant Realty Company, LLC
DEVELOPER: Bryant Realty Company, LLC

Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

CERTIFICATE OF OWNER:
 We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: _____ Signed: Fred Briner
 Name: Fred Briner
 Address: 422 North Main Street, Benton, Arkansas 72015

Source of Title Saline County: Deed Book 2000, Page 27387

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

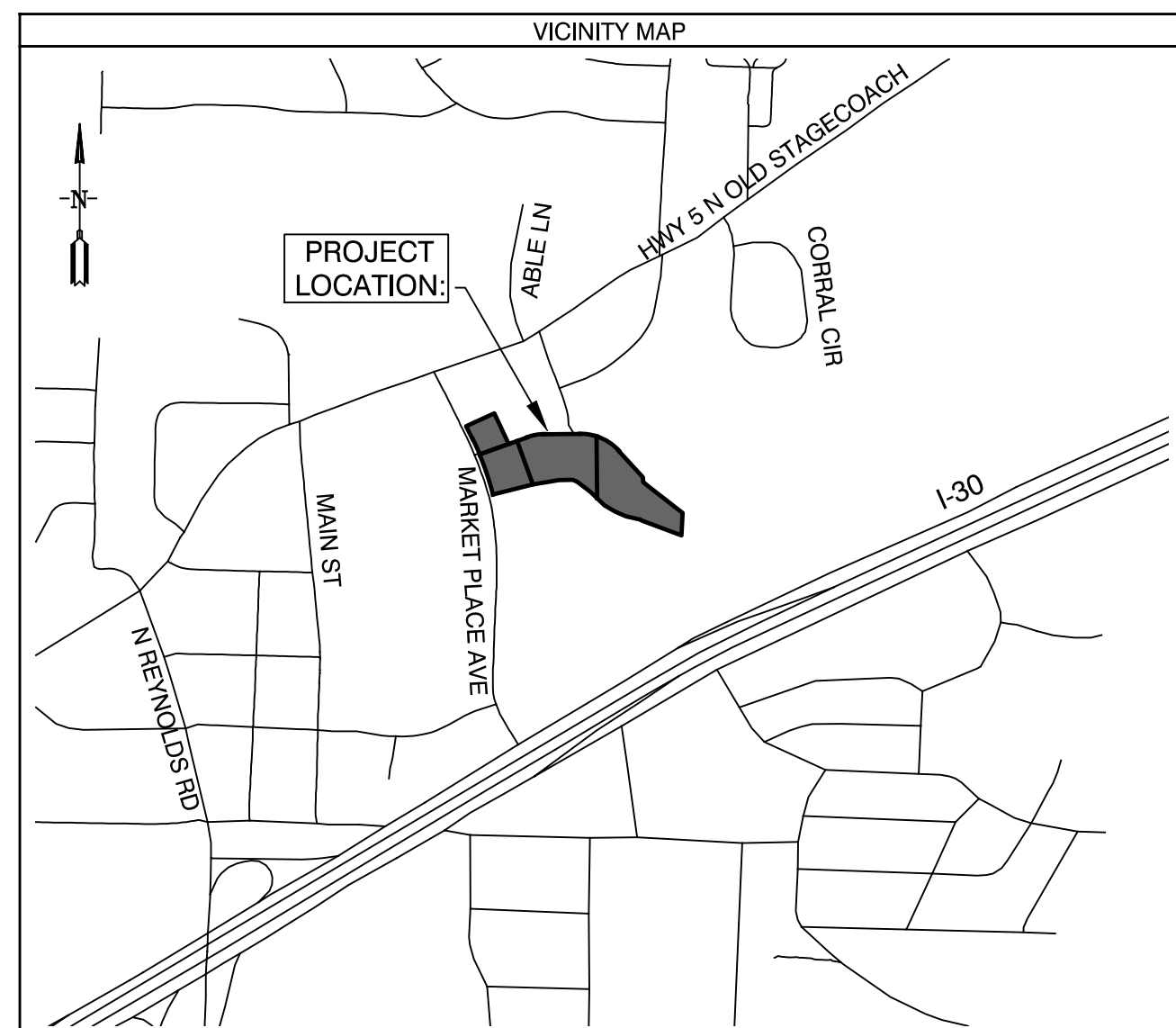
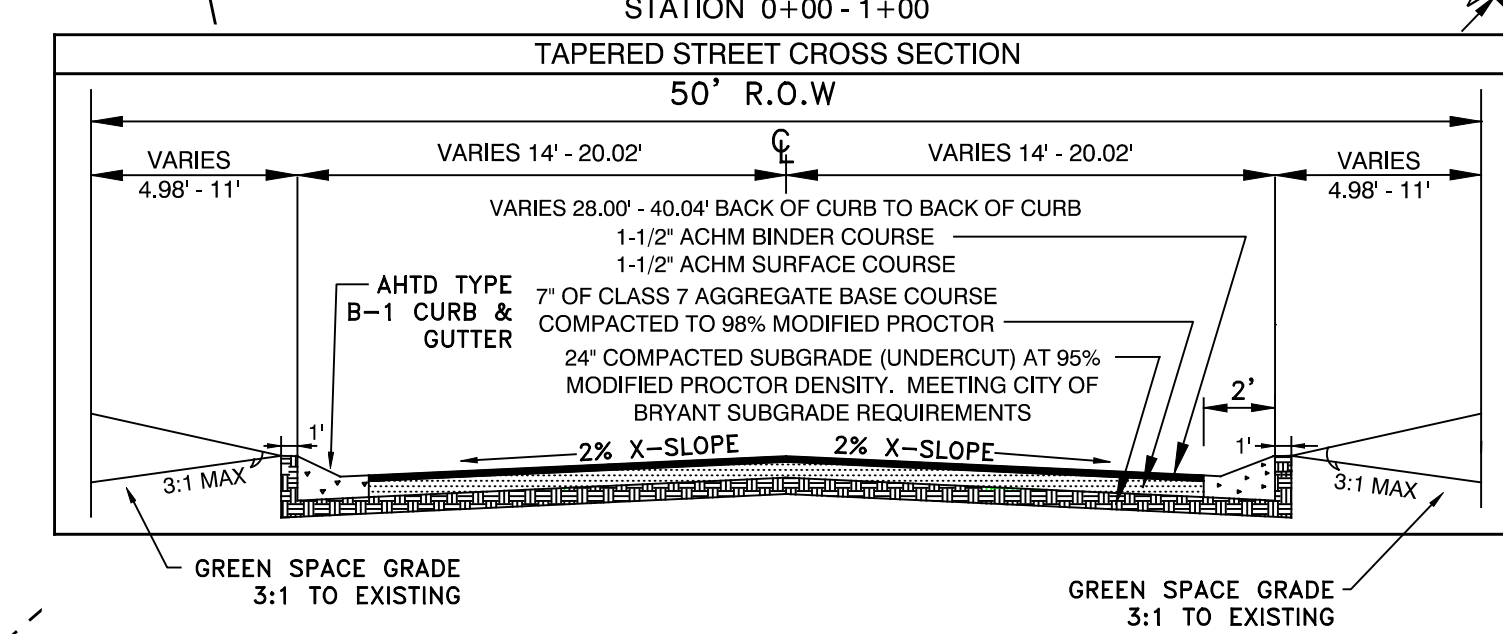
Date: _____ Signed: Vernon J. Williams
 Name: Vernon J. Williams
 Address: Registered Professional Engineer No. 9551, Arkansas

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
 I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: George P. Wooden
 Name: George P. Wooden
 Address: Registered Land Surveyor No. 1573, Arkansas

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

Date: _____ Signed: Rick Johnson, Chairman
 Name: Rick Johnson, Chairman
 Address: Bryant Planning Commission



SUBDIVISION DESCRIPTION:

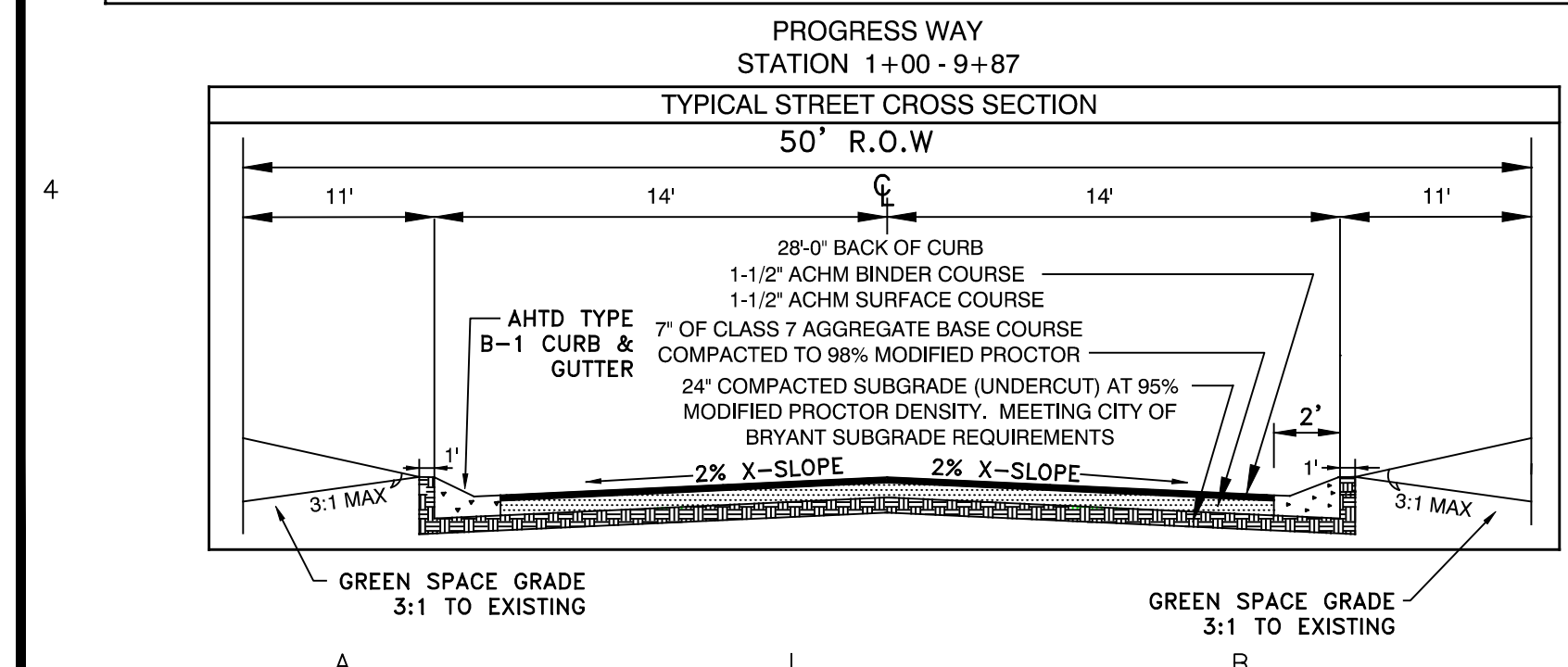
LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION; THENCE S 2°19'11" W ALONG THE EAST LINE OF SAID NW1/4 AND SAID SUBDIVISION FOR A DISTANCE OF 740.62 FEET TO A FOUND 5/8" REBAR WITH CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SUBDIVISION FOR THE POINT OF BEGINNING; THENCE S 2°16'37" W, LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID EAST LINE OF THE NW1/4 FOR A DISTANCE OF 130.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 69°34'46" W, LEAVING SAID EAST LINE, A DISTANCE OF 247.47 FEET TO A POINT ON A DETENTION POND WATER ELEVATION LINE SHOT ON JANUARY 10, 2023; THENCE CONTINUING ALONG SAID DETENTION POND THE FOLLOWING COURSES: THENCE N 55°27'03" W - 9.34 FEET, THENCE N 77°11'20" W - 82.27 FEET, THENCE N 68°24'22" W - 38.85 FEET, THENCE N 64°13'34" W - 33.60 FEET, THENCE N 59°46'13" W - 68.40 FEET, THENCE N 46°24'38" W - 113.63 FEET, THENCE N 52°07'05" W - 96.23 FEET, THENCE N 68°11'35" W - 27.78 FEET, THENCE S 89°36'51" W - 80.96 FEET, THENCE S 80°22'11" W, LEAVING SAID DETENTION POND A DISTANCE OF 153.03 FEET TO A FOUND BENT 5/8" REBAR; THENCE S 75°49'54" W FOR A DISTANCE OF 237.67 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE EAST RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1596.45 FEET AND A LENGTH OF 342.77 FEET, WHOSE CHORD BEARS N 20°19'00" W - 342.11 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 26°25'52" W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 76.64 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°36'57" E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 179.11 FEET TO A FOUND 5/8" REBAR; THENCE S 25°01'20" E FOR A DISTANCE OF 195.92 FEET TO A POINT THAT IS LOCATED AT THE CENTERLINE OF PROGRESS WAY (PRIVATE STREET); THENCE ALONG THE CENTERLINE OF PROGRESS WAY THE FOLLOWING COURSES: THENCE N 70°09'00" E - 112.04 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 101.27 FEET, WHOSE CHORD BEARS N 79°41'39" E - 100.78 FEET, THENCE N 89°21'50" E - 207.50 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 252.62 FEET, WHOSE CHORD BEARS S 66°30'47" E - 245.22 FEET, THENCE S 42°23'24" E - 207.21 FEET TO A POINT LOCATED ON THE WEST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°43'50" E, LEAVING SAID CENTERLINE OF PROGRESS WAY AND ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 51°47'53" E, ALONG SAID SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 52.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S 52°14'07" E, CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 238.02 FEET TO THE POINT OF BEGINNING, CONTAINING 7.38 ACRES MORE OR LESS.

PRELIMINARY PLAT - MARKETPLACE EAST PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PROGRESS WAY STATION 1+00 - 9+87

TYPICAL STREET CROSS SECTION 50' R.O.W



DOCUMENTS USED:

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 9/11/2015 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/27/2009 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/21/2022 KERRY LANE PLS #1141
- WARRANTY DEED 2020 PAGE 006076 BRYANT REALTY COMPANY, LLC TO BRYANT REALTY COMPANY IMPROVEMENT DISTRICT NO. 26
- SPECIAL WARRANTY DEED 2000 PAGE 27387 HIGHWAY 5 INVESTMENTS, LLC TO BRYANT REALTY COMPANY, LLC
- WARRANTY DEED 2019 PAGE 004456 FRED E. BRINER TO FRED BRINER PROPERTIES, LLC
- SPECIAL WARRANTY DEED 2019 PAGE 016136 FERGUSON-BRINER, LLC TO HCII-3412 MARKET PLACE AVENUE, LLC
- WARRANTY DEED 2000 PAGE 27385 HIGHTOWER TO HIGHWAY 5 INVESTMENTS, LLC
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 1
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 2

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS' "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JANUARY 10, 2023.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.



PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2
 SOURCE OF WATER: CITY OF BRYANT
 SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
 FRONT - 5'
 REAR - 15'
 SIDE - 0'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT, SIDE AND REAR - 10' OR AS SHOWN
 INGRESS/EGRESS (I/E)
 LOT CORNERS: SET #4 REBAR WITH CAP

SURVEY LEGEND

- △ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap or Mag Nail with Shiner
- (M) - Measured
- (R) - Record
- (P) - Platted

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	146.93'	300.00'	28°03'44"	S56°25'16"E	145.47'
C4	101.27'	300.00'	19°20'26"	N79°41'39"E	100.79'
C5	97.73'	300.00'	18°39'54"	S81°18'13"E	97.30'
C6	243.80'	1596.45'	8°44'59"	N18°29'44"W	243.56'
C7	98.97'	1596.45'	3°33'07"	N24°39'30"W	98.95'

SURVEY PLAT CODE:
 500-01S-14W-0-22-400-62-1573

BY: _____

REVISION: _____

DATE: _____

GNE Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Road
 Bryant, AR 72022
 garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL ENGINEER
 STATE OF ARKANSAS
 NO. 9551
 GEORGE P. WOODEN

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
20022

DATE:
FEB. 8, 2023

SHEET NO:
V1.0

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

February 8, 2023

Mr. Truett Smith
Planning and Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Preliminary Plat – Marketplace East Phase 1

Dear Mr. Smith:

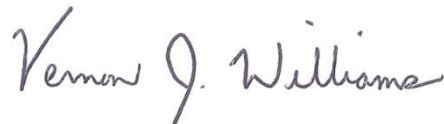
Please allow this letter and the following list of documents uploaded to your portal to serve as my application for approval of the referenced preliminary plat. It is my desire that this matter be included on the agenda for your March 2023 City of Bryant Planning Commission Meeting. The developer for the project is Bryant Realty Company, LLC, 422 North Main Street, Bryant, Arkansas 72022 (501) 840-2282.

List of Enclosures

- Letter from Property Owner
- Affidavit from Property Owner
- Preliminary Plat
- Subdivision Plans
- Bryant Subdivision Checklist
- Storm Drainage Calculations
- Review Fees of \$309.00

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

Sincerely,
GarNat Engineering, LLC



Vernon J. Williams, P.E., President

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
DRAINAGE CALCULATIONS – SUMMARY
2/6/2023

DESCRIPTION OF PROJECT

Marketplace east phase 1 is an approximately 7.11 Acre development located in the City of Bryant, Arkansas approximately a quarter mile north of Market Place Avenue. There are two ridges that run through the site creating three main drainage basins. There is one large drainage basin among three basins that flows to pond on south side. There is an existing gravel road and 635 linear feet of gravel road is replaced by paved road.

Stormwater Calculations were prepared with the intent to comply with the City of Bryant's Drainage Code. Hydraulic calculations were made using the Rational Method. Design frequencies were analyzed for 2, 5, 10, 25, 50, and 100 year return periods.

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Inlets

Summary of Pipes

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
DRAINAGE CALCULATIONS – SUMMARY
2/6/2023

SUMMARY OF DRAINAGE BASINS

Basin 1 drains to western side and Basin 3 drains to eastern side of the site. Basin 3 and 4 is developed. Basin 2 is drained to a pond which is located in the south side of the site. There is no significant change between pre and post development discharges.

SUMMARY OF INLETS

On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 10-year return storm. The distance from the face of the curb to the center of the street is 15 feet.

SUMMARY OF PIPES

All pipes used in this project are HDPE or RCP. Therefore, a manning's of 0.012 was used on all pipes in the analysis.

**Stormwater Calcs - Marketplace East Phase 1
Using Rational Method**

Pre-development

Calculated Tc values - Drainage Basin 1, 2 & 3

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 285 feet
n1 = 0.03
S1 = 0.032 ft/ft
I_{assumed} = 8.40 inches
T_c_{calculated} = 243 seconds
T_c_{calculated} = 4.05 minutes

T_c = 4.05 minutes
I = 8.40 inches

Use T_c = **5.00** minutes

T_c for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I ₁₀₀ =	10 Inches	I ₁₀ =	7.2 Inches
I ₅₀ =	9.2 Inches	I ₅ =	6.5 Inches
I ₂₅ =	8.40 Inches	I ₂ =	5.6 Inches

**Stormwater Calcs - Marketplace East Phase 1
Using Rational Method**

Post-development

Calculated Tc values - Drainage Basin 1, 2 & 3

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 285 feet
n1 = 0.03
S1 = 0.032 ft/ft
I_{assumed} = 8.40 inches
T_{Ccalculated} = 243 seconds
T_{Ccalculated} = 4.05 minutes

Tc = 4.05 minutes
I = 8.40 inches

Use Tc = **5.00** minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I ₁₀₀ =	10 Inches	I ₁₀ =	7.2 Inches
I ₅₀ =	9.2 Inches	I ₅ =	6.5 Inches
I ₂₅ =	8.40 Inches	I ₂ =	5.6 Inches

**Stormwater Calcs - Marketplace East Phase 1
using Rational Method**

Pre-development

Calculated C values - Drainage Basin 1

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Greenspace	0.15	0.49	0.45	0.42	0.38	0.36	0.33
Road	0.01	0.97	0.92	0.88	0.83	0.8	0.75
Total Area =	0.16	0.52	0.48	0.45	0.41	0.39	0.36

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Pasture, Average 2-7%

Road

Calculated C values - Drainage Basin 2

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Greenspace	6.35	0.47	0.43	0.4	0.36	0.34	0.31
Gravel	0.16	0.65	0.55	0.5	0.35	0.3	0.25
Total Area =	6.51	0.47	0.43	0.40	0.36	0.34	0.31

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Forest/Woodlands, Average 2-7%

Gravel

Calculated C values - Drainage Basin 3

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Greenspace	0.44	0.47	0.43	0.4	0.36	0.34	0.31
Total Area =	0.44	0.47	0.43	0.40	0.36	0.34	0.31

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Forest/Woodlands, Average 2-7%

Stormwater Calcs - Marketplace East Phase 1
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Greenspace	0.15	0.49	0.45	0.42	0.38	0.36	0.33
Road	0.01	0.97	0.92	0.88	0.83	0.8	0.75
Total Area =	0.16	0.52	0.48	0.45	0.41	0.39	0.36

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Pasture, Average 2-7%

Road

Calculated C values - Drainage Basin 2

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Greenspace	6.34	0.47	0.43	0.4	0.36	0.34	0.31
Gravel	0.04	0.65	0.55	0.5	0.35	0.3	0.25
Road	0.13	0.97	0.92	0.88	0.83	0.8	0.75
Total Area =	6.51	0.48	0.44	0.41	0.37	0.35	0.32

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Forest/Woodlands, Average 2-7%

Gravel

Road

Calculated C values - Drainage Basin 3

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Greenspace	0.44	0.47	0.43	0.4	0.36	0.34	0.31
Total Area =	0.44	0.47	0.43	0.40	0.36	0.34	0.31

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Forest/Woodlands, Average 2-7%

Stormwater Calcs - Marketplace East Phase 1
using Rational Method

Pre-development

Drainage Basin 1

Q₁₀₀ = 0.83 CFS
c = 0.52
i = 10.00 in/hr
A = 0.16 acres

Q₆₀ = 0.71 CFS
c = 0.48
i = 9.20 in/hr
A = 0.16 acres

Q₂₅ = 0.60 CFS
c = 0.45
i = 8.40 in/hr
A = 0.16 acres

Q₁₀ = 0.47 CFS
c = 0.41
i = 7.20 in/hr
A = 0.16 acres

Q₅ = 0.40 CFS
c = 0.39
i = 6.50 in/hr
A = 0.16 acres

Q₂ = 0.32 CFS
c = 0.36
i = 5.60 in/hr
A = 0.16 acres

Drainage Basin 2

Q₁₀₀ = 30.89 CFS
c = 0.47
i = 10.00 in/hr
A = 6.51 acres

Q₆₀ = 28.71 CFS
c = 0.48
i = 9.20 in/hr
A = 6.51 acres

Q₂₅ = 22.01 CFS
c = 0.40
i = 8.40 in/hr
A = 6.51 acres

Q₁₀ = 16.86 CFS
c = 0.36
i = 7.20 in/hr
A = 6.51 acres

Q₅ = 14.35 CFS
c = 0.34
i = 6.50 in/hr
A = 6.51 acres

Q₂ = 11.25 CFS
c = 0.31
i = 5.60 in/hr
A = 6.51 acres

Drainage Basin 3

Q₁₀₀ = 2.07 CFS
c = 0.47
i = 10.00 in/hr
A = 0.44 acres

Q₆₀ = 1.74 CFS
c = 0.43
i = 9.20 in/hr
A = 0.44 acres

Q₂₅ = 1.48 CFS
c = 0.40
i = 8.40 in/hr
A = 0.44 acres

Q₁₀ = 1.14 CFS
c = 0.36
i = 7.20 in/hr
A = 0.44 acres

Q₅ = 0.97 CFS
c = 0.34
i = 6.50 in/hr
A = 0.44 acres

Q₂ = 0.76 CFS
c = 0.31
i = 5.60 in/hr
A = 0.44 acres

Post-development

Drainage Basin 1

Q₁₀₀ = 0.83 CFS
c = 0.52
i = 10.00 in/hr
A = 0.16 acres

Q₆₀ = 0.71 CFS
c = 0.48
i = 9.20 in/hr
A = 0.16 acres

Q₂₅ = 0.60 CFS
c = 0.45
i = 8.40 in/hr
A = 0.16 acres

Q₁₀ = 0.47 CFS
c = 0.41
i = 7.20 in/hr
A = 0.16 acres

Q₅ = 0.40 CFS
c = 0.39
i = 6.50 in/hr
A = 0.16 acres

Q₂ = 0.32 CFS
c = 0.36
i = 5.60 in/hr
A = 0.16 acres

Drainage Basin 2

Q₁₀₀ = 31.32 CFS
c = 0.48
i = 10.00 in/hr
A = 6.51 acres

Q₆₀ = 26.38 CFS
c = 0.44
i = 9.20 in/hr
A = 6.51 acres

Q₂₅ = 22.43 CFS
c = 0.41
i = 8.40 in/hr
A = 6.51 acres

Q₁₀ = 17.31 CFS
c = 0.37
i = 7.20 in/hr
A = 6.51 acres

Q₅ = 14.77 CFS
c = 0.35
i = 6.50 in/hr
A = 6.51 acres

Q₂ = 11.61 CFS
c = 0.32
i = 5.60 in/hr
A = 6.51 acres

Drainage Basin 3

Q₁₀₀ = 2.07 CFS
c = 0.47
i = 10.00 in/hr
A = 0.44 acres

Q₆₀ = 1.74 CFS
c = 0.43
i = 9.20 in/hr
A = 0.44 acres

Q₂₅ = 1.48 CFS
c = 0.40
i = 8.40 in/hr
A = 0.44 acres

Q₁₀ = 1.14 CFS
c = 0.36
i = 7.20 in/hr
A = 0.44 acres

Q₅ = 0.97 CFS
c = 0.34
i = 6.50 in/hr
A = 0.44 acres

Q₂ = 0.76 CFS
c = 0.31
i = 5.60 in/hr
A = 0.44 acres

Stormwater Calcs - Bryant Ortho Clinic
Using Rational Method

Post-development Basin

Calculated Tc values - Drainage Basin CI-1-2 & CI 1-3

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 525 feet
n1 = 0.075 Sluggish reaches, weedy, deep pools
S1 = 0.04 ft/ft
I_{assumed} = 6.80 inches
T_{calculated} = 619 seconds
T_{calculated} = 10.32 minutes

Tc = 10.32 minutes
I = 6.80 inches

Use Tc = 10.00 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Calculated Tc values - Drainage Basin CI-1-4

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 275 feet
n1 = 0.033 Gravel
S1 = 0.04 ft/ft
I_{assumed} = 8.40 inches
T_{calculated} = 236 seconds
T_{calculated} = 3.93 minutes

Tc = 3.93 minutes
I = 8.40 inches

Use Tc = 5.00 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Calculated Tc values - Drainage Basin CI-2-2

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 440 feet
n1 = 0.075 Sluggish reaches, weedy, deep pools
S1 = 0.04 ft/ft
I_{assumed} = 7.00 inches
T_{calculated} = 550 seconds
T_{calculated} = 9.17 minutes

Tc = 9.17 minutes
I = 7.00 inches

Use Tc = 9.00 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Stormwater Calcs - Bryant Ortho Clinic
 using Rational Method
 POST-DEV C VALUES

CI-1-1					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
0.17	0.36	0.4	0.47	Forest/Woodlands, Average 2-7%	
0.07	0.35	0.5	0.65	Gravel	
Total Area =	0.24	0.36	0.43	0.52	

CI-1-2					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
0.07	0.35	0.5	0.65	Gravel	
2.67	0.36	0.4	0.47	Forest/Woodlands, Average 2-7%	
Total Area =	2.74	0.36	0.40	0.47	

CI-1-3					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
0.23	0.35	0.5	0.65	Gravel	
2.02	0.36	0.4	0.47	Forest/Woodlands, Average 2-7%	
Total Area =	2.25	0.36	0.41	0.49	

CI-1-4

Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
0.23	0.35	0.5	0.65	Gravel
0.30	0.36	0.4	0.47	Forest/Woodlands, Average 2-7%
Total Area = 0.53	0.36	0.44	0.55	

CI-2-1

Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
0.22	0.43	0.46	0.53	Poor Condition, Average 2-7%
0.10	0.81	0.86	0.95	Asphalt
Total Area = 0.32	0.55	0.59	0.66	

CI-2-2

Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
0.10	0.81	0.86	0.95	Asphalt
3.67	0.36	0.4	0.47	Forest/Woodlands, Average 2-7%
Total Area = 3.77	0.37	0.41	0.48	

Stormwater Calcs - Bryant Ortho Clinic
using Rational Method
Post Development Flowrates

CI-1-1

$Q_{10} =$ 0.62 CFS
 $c =$ 0.36
 $i =$ 7.20 in/hr
 $A =$ 0.24 acres

CI-1-2

$Q_{10} =$ 5.91 CFS
 $c =$ 0.36
 $i =$ 6.00 in/hr
 $A =$ 2.74 acres

CI-1-3

$Q_{10} =$ 4.85 CFS
 $c =$ 0.36
 $i =$ 6.00 in/hr
 $A =$ 2.25 acres

CI-1-4

$Q_{10} =$ 1.36 CFS
 $c =$ 0.36
 $i =$ 7.20 in/hr
 $A =$ 0.53 acres

CI-2-1

$Q_{10} =$ 1.21 CFS
 $c =$ 0.55
 $i =$ 6.90 in/hr
 $A =$ 0.32 acres

CI-2-2

$Q_{10} =$ 8.69 CFS
 $c =$ 0.37
 $i =$ 6.20 in/hr
 $A =$ 3.77 acres

BRYANT ORTHO CLINIC GUTTER SPREAD 10-YR STORM

CI 1-1

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.62 cfs
n	0.012
k _u	0.56
S _x	0.03
S _L	0.03
T	<u>3.43</u> ft

Q= Flowrate(cfs)
n=manning's number
k=0.56
S_x= cross slope
S_L= longitudinal slope
T= Gutter Spread

CI 1-2

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	5.91 cfs
n	0.012
k _u	0.56
S _x	0.03
S _L	0.03
T	<u>8.00</u> ft

CI 1-3

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	4.85 cfs
n	0.012
k _u	0.56
S _x	0.03
S _L	0.03
T	<u>7.52</u> ft

CI 1-4

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	1.36 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>4.66</u> ft

CI 2-1

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	1.21 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>4.41</u> ft

CI 2-2

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	8.69 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>9.36</u> ft

Stormwater Calcs - Bryant Ortho Clinic

10-YEAR STORM

Area #	Area	I	C	Weir			Required L (ft)	Actual L (ft)	
				Q (cfs)	Q=3.0LY ^{1.5} Q (cfs)	Y (ft)			
CI-1-1	0.24	7.20	0.36	0.62	0.62	0.49	0.60	4	4' box
CI-1-2	2.74	6.00	0.36	5.91	5.91	0.49	5.75	7	4' box with 3' wing
CI-1-3	2.25	6.00	0.36	4.85	4.85	0.49	4.71	7	4' box with 3' wing
CI-1-4	0.53	7.20	0.36	1.36	1.36	0.49	1.32	4	4' box
CI-2-1	0.32	6.90	0.55	1.21	1.21	0.49	1.18	4	4' box
CI-2-2	3.77	6.20	0.37	8.69	8.69	0.49	8.45	10	4' box with 2-3' wing

Bryant Ortho Clinic - Culvert Capacity

ON SITE DRAINAGE

Pipe Name	From	To	Design Flow (cfs)	Slope (ft/ft)	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
PIPE 119	CI 1-2	CI 1-1	12.12	0.0100	24	1	0.012	3.14	6.283	0.5	24.51	49%
PIPE 120	CI 1-3	CI 1-2	6.20	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	55%
PIPE 121	CI 1-4	CI 1-3	1.36	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	12%
PIPE 122	CI 2-2	CI 2-1	8.69	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	76%

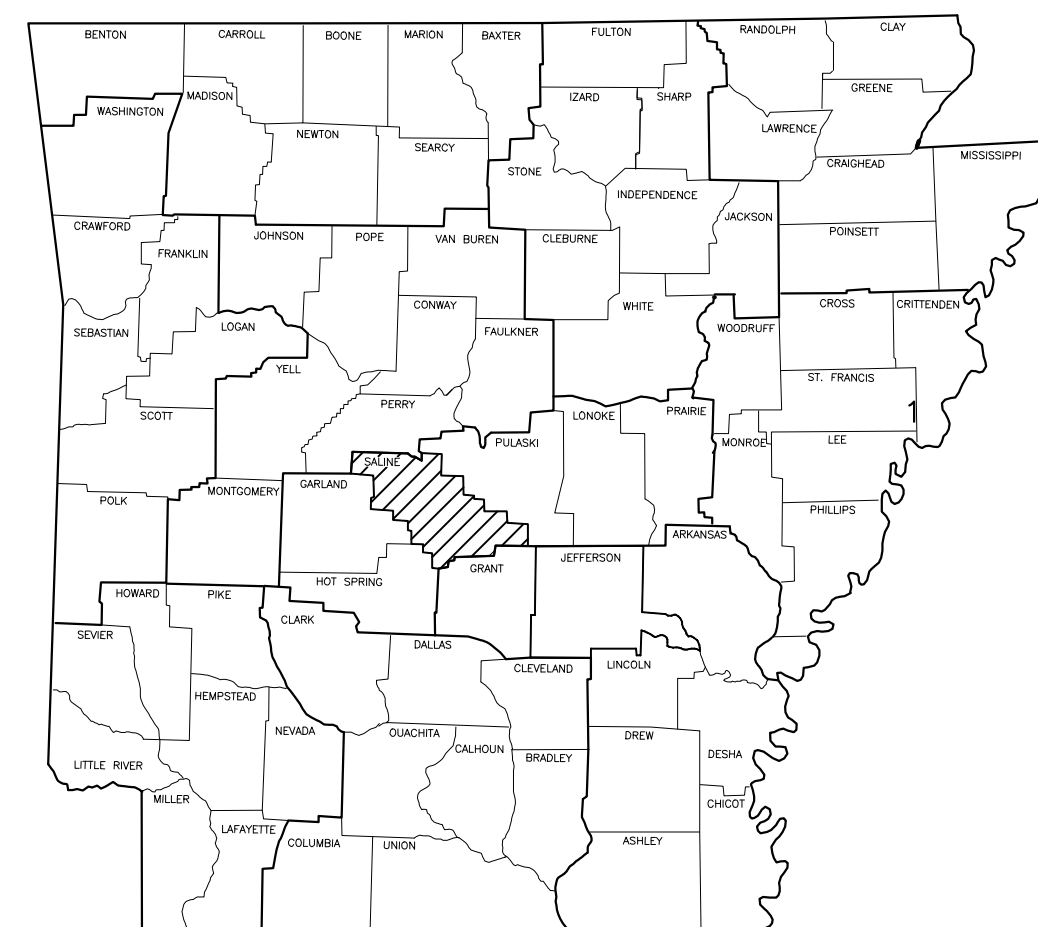
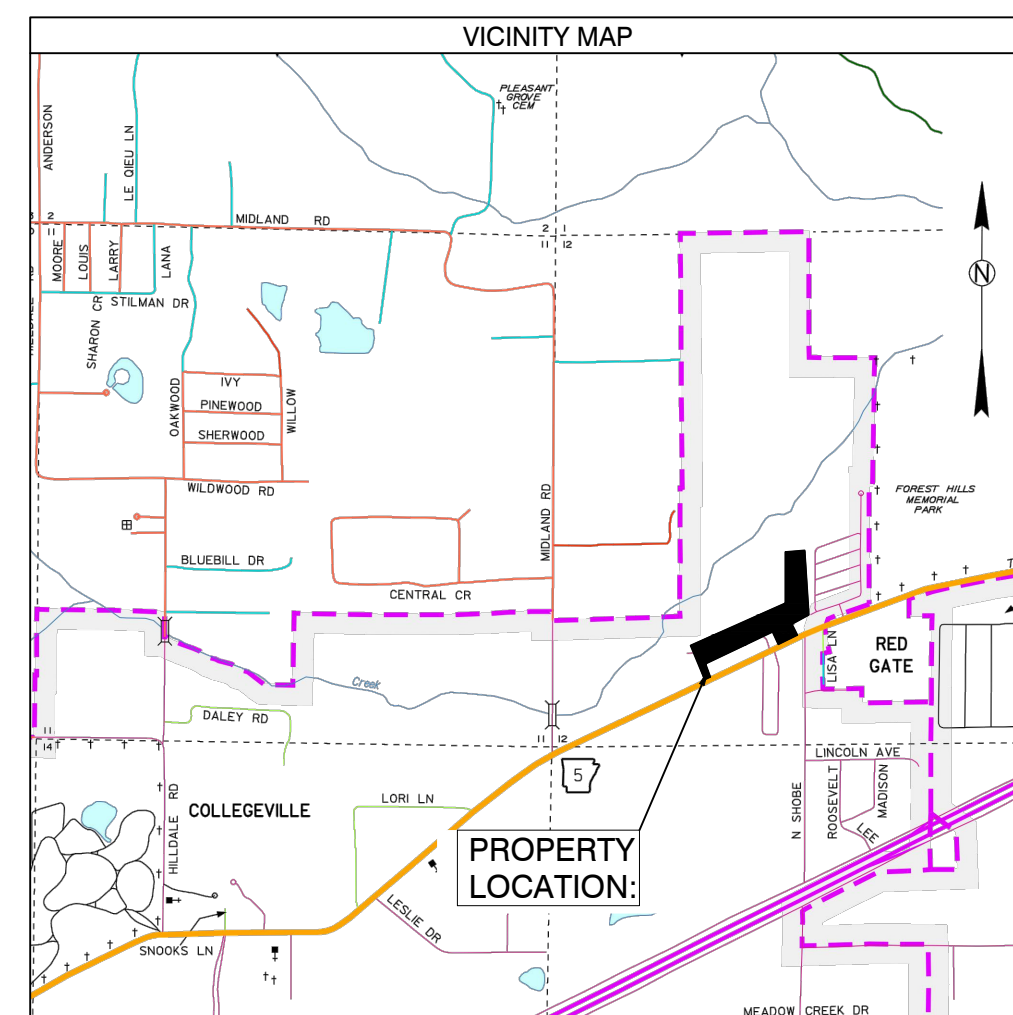
DIAMOND ESTATES SUBDIVISION BRYANT, ARKANSAS

Prepared by:
GarNat Engineering, LLC

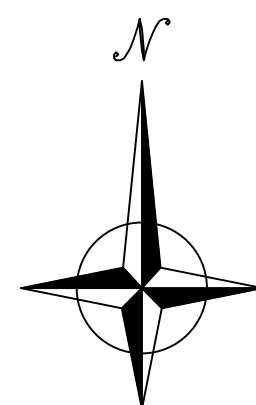
Designing our client's success
www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068

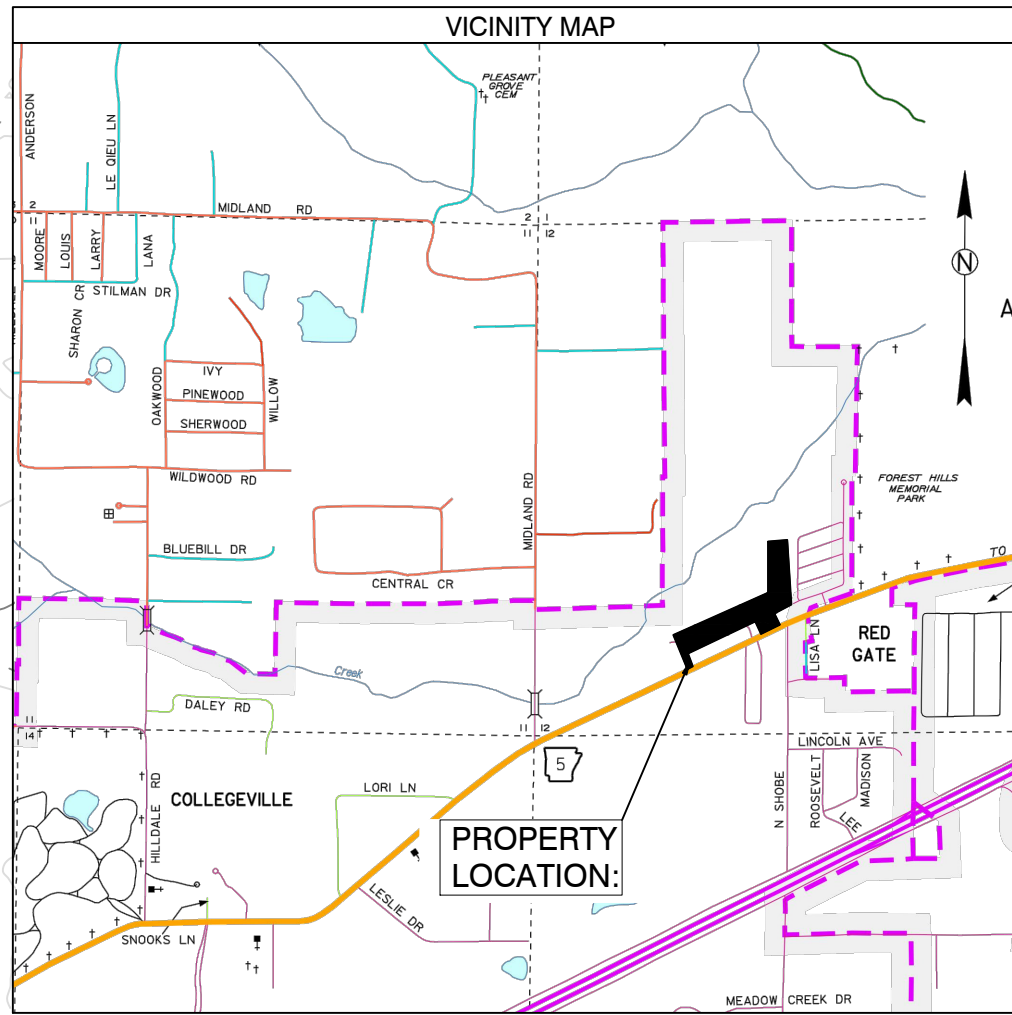
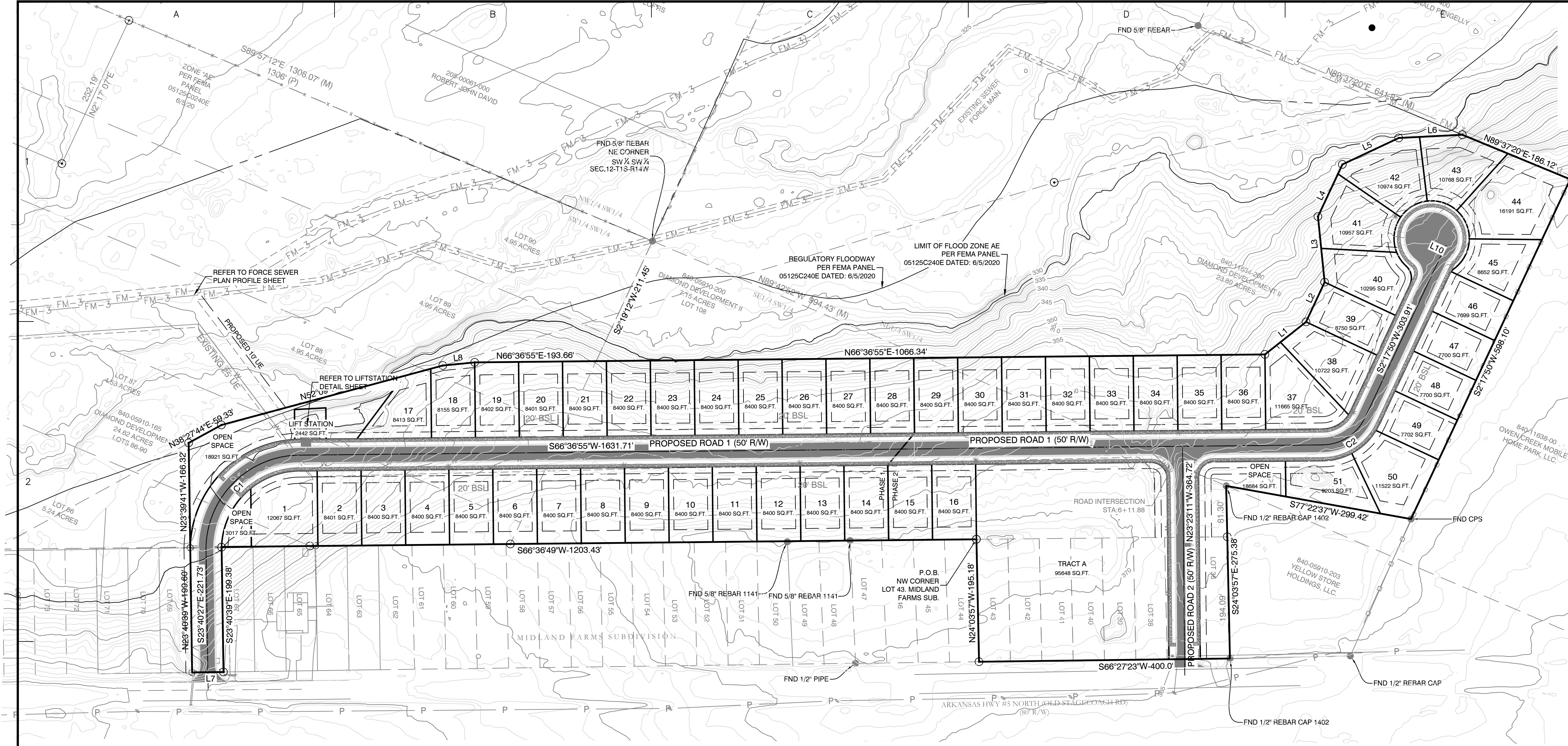


ARKANSAS



- 1 PRELIMINARY PLAT OVERALL
- 2 PRELIMINARY PLAT WEST HALF
- 3 PRELIMINARY PLAT EAST HALF
- 4 DRAINAGE PLAN
- 5-7 ROAD PROFILES
- 8 OVERALL SEWER & WATER PLANS
- 9-10 SEWER PLAN PROFILES
- 11 LIFT STATION PLAN & PROFILE
- 12 LIFT STATION DETAILS
13. EROSION CONTROL PLAN

PRELIMINARY PLAT DIAMOND ESTATES TO CITY OF BRYANT, SALINE COUNTY, ARKANSAS



BY _____

REVISION _____

DATE _____

GNE Designing our client's success

GarNat Engineering, LLC
Ph (501) 408-4650
P.O. Box 116 (72018) Fx (888) 900-3068
3925 Mt. Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

PLAT CERTIFICATES:

OWNER: Name: Diamond Development II, Address: 1599 Lawson Oaks, Little Rock, AR 72210

DEVELOPER: Name: Diamond Development II, Address: 1599 Lawson Oaks, Little Rock, AR 72210

CERTIFICATE OF RECORDING:

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 the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided said real estate in accordance with the within plat.

Date: _____ Signed: _____ DIAMOND DEVELOPMENT II

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2004-112595 & 2022-027151

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

Date: _____ Signed: _____ Vernon J. Williams, Registered Professional Engineer, No. 9551, Arkansas

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 7699 S.F.
MAX. LOT SIZE: 16191 S.F.
NUMBER OF LOTS: 51
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' 50C TO BCC
LOT CORNERS: SET #4 REBAR WITH CAP

ROAD CURVE TABLE

Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21° 28' 14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34° 27' 22"W

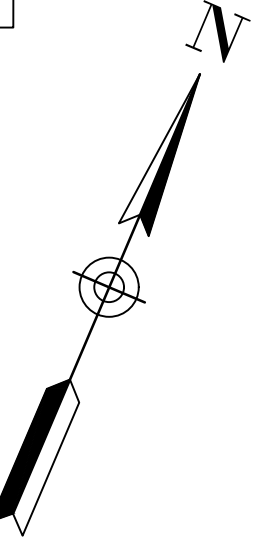
LINE TABLE

Line #	Length	Direction
L1	83.57	N28° 45' 19"E
L2	70.00	N2° 17' 50"E
L3	105.07	N28° 36' 30"W
L4	91.72	N2° 23' 44"E
L5	99.23	N41° 57' 13"E
L6	101.46	N64° 16' 35"E
L7	50.00	S66° 21' 31"W
L8	51.05	N61° 33' 49"E
L10	25.00	N87° 41' 21"W

SURVEY LEGEND

- ▲ - Computed point
- - Found monument
- - Set #4 RB/Plas, Cap
- (M) - Measured
- (R) - Record
- (P) - Platted

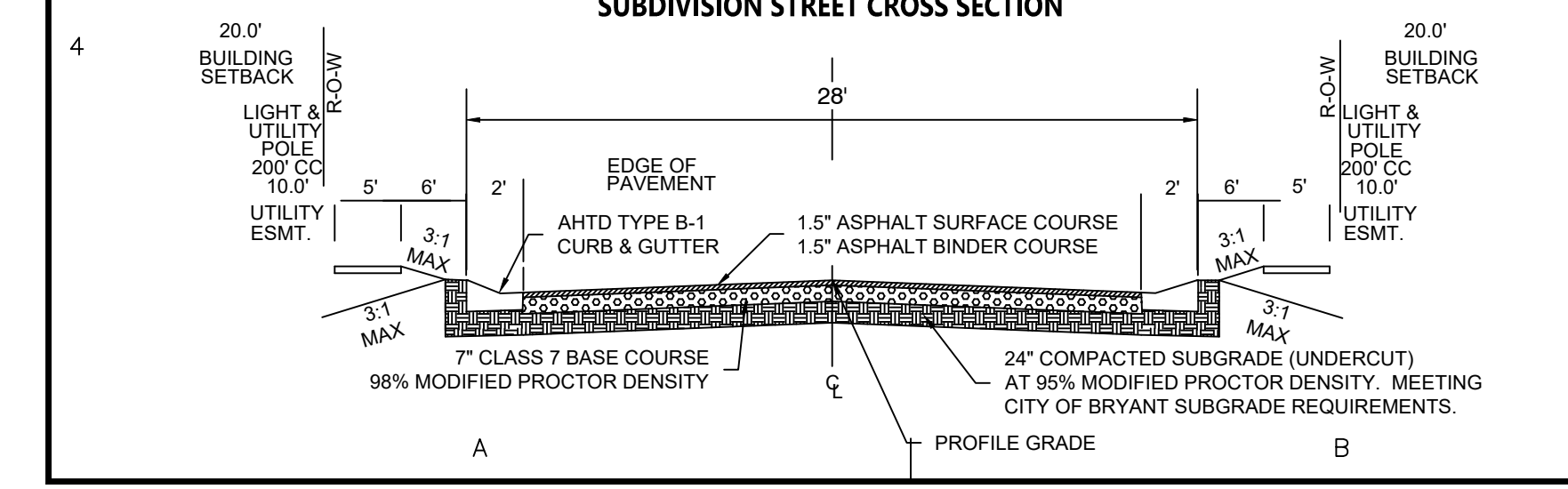
SURVEY PLAT CODE:
500-01S-14W-0-12-300-62-1573



PROPERTY DESCRIPTION:

LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST AND PART OF LOTS 36, 37, 38, 39, 40, 41, 42, 43, 68, 86, 87, 88, 89, 90 AND 108 MIDLAND FARMS SUBDIVISION, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 43 MIDLAND FARMS SUBDIVISION, SALINE COUNTY, ARKANSAS; THENCE S 66°36'49" W A DISTANCE OF 1203.43 FEET TO THE NORTHEAST CORNER OF LOT 68 OF SAID MIDLAND FARMS SUBDIVISION; THENCE S 23°40'39" E ALONG THE EAST LINE OF SAID LOT 68 A DISTANCE OF 199.38 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS HIGHWAY 5; THENCE S 66°21'31" W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 68; THENCE N 23°40'39" W ALONG THE WEST LINE OF SAID LOT 68 A DISTANCE OF 199.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 68; THENCE N 23°39'41" W A DISTANCE OF 166.32 FEET; THENCE N 38°27'44" E A DISTANCE OF 59.33 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 52°09'42" E A DISTANCE OF 365.56 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 61°33'49" E A DISTANCE OF 61.05 FEET; THENCE N 66°38'55" E A DISTANCE OF 193.66 FEET TO A POINT ON THE EAST LINE OF LOT 89 OF SAID MIDLAND FARMS SUBDIVISION; THENCE N 66°38'55" E A DISTANCE OF 1066.34 FEET; THENCE N 28°45'19" E A DISTANCE OF 83.57 FEET; THENCE N 2°17'50" E A DISTANCE OF 70.00 FEET; THENCE N 28°36'30" W A DISTANCE OF 105.07 FEET; THENCE N 2°23'44" E A DISTANCE OF 91.72 FEET; THENCE N 41°57'13" E A DISTANCE OF 99.23 FEET; THENCE N 64°16'35" E A DISTANCE OF 101.46 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 NE1/4 SW1/4) OF SAID SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE N 89°37'20" E, ALONG SAID SOUTH LINE, A DISTANCE OF 186.12 FEET TO A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF THE SAID NE1/4 NE1/4 SW1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE S 2°17'50" W FOR A DISTANCE OF 598.10 FEET TO A FOUND COTTON PICKER SPINDLE (CPS) AT THE NORTHEAST CORNER OF LOT 1, DOLLAR GENERAL ADDITION TO THE CITY OF BRYANT, PLAT RECORDED IN BOOK 2010 PAGE 93434; THENCE S 77°22'37" W, ALONG SAID LOT 1 NORTH LINE, 299.42 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 24°03'57" E, ALONG SAID LOT 1 WEST LINE, 275.38 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 5 (STAGECOACH ROAD); THENCE S 66°27'23" W, ALONG SAID NORTHERLY RIGHT OF WAY, 400.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 24°03'57" W, LEAVING SAID RIGHT OF WAY, 195.18 FEET TO THE POINT OF BEGINNING, CONTAINING 17.04 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF ARKANSAS HIGHWAY 5 NORTH AND ANY EASEMENTS OF RECORD.



DOCUMENTS USED:

- PLAT OF CREEKSIDE SUBDIVISION
- PLAT OF MIDLAND FARMS SUBDIVISION
- BOOK 2004 PAGE 112595 TD THORP TO DIAMOND DEVELOPMENT II

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET. GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS' 'ONLINE POSITIONING USER SERVICE' (OPUS).

3

REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551

2-8-2023

CONTENTS:

PRELIMINARY PLAT OVERALL

PROJECT NO: 21206

DATE: FEB 2023

SHEET NO: 1



PROPERTY SPECIFICATIONS:

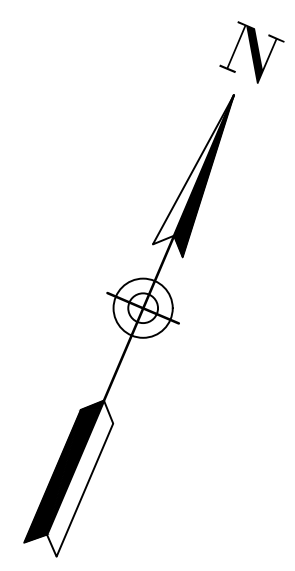
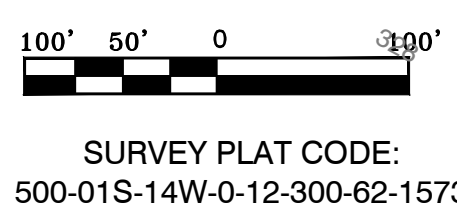
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 SIDE - 8' OR AS SHOWN

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

SURVEY LEGEND

- ▲ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M) - Measured
- (R) - Record
- (P) - Platted



DOCUMENTS USED:

- PLAT OF CREEKSIDE SUBDIVISION
- PLAT OF MIDLAND FARMS SUBDIVISION
- BOOK 2004 PAGE 112595 TD THORP TO DIAMOND DEVELOPMENT II

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET. GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS' 'ONLINE POSITIONING USER SERVICE' (OPUS).

LINE TABLE

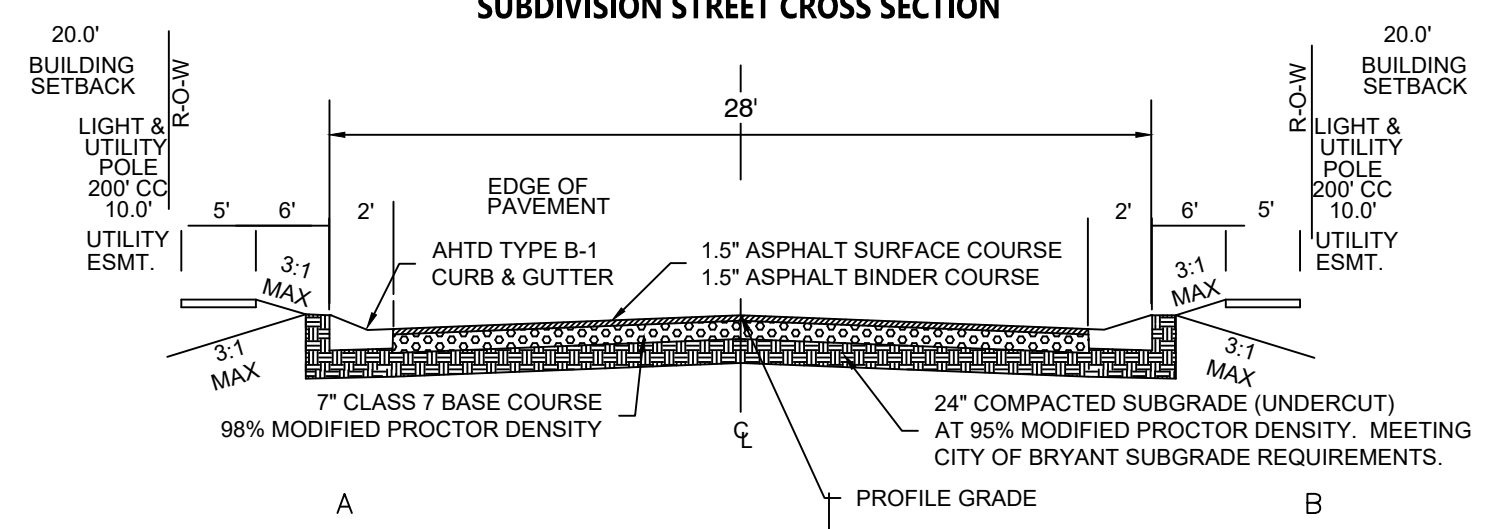
Line #	Length	Direction
L1	83.57	N28° 45' 19"E
L2	70.00	N2° 17' 50"E
L3	105.07	N28° 36' 30"W
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L5	99.23	N41° 57' 13"E
L6	101.46	N64° 16' 35"E
L7	50.00	S66° 21' 31"W
L8	51.05	N61° 33' 49"E
L10	25.00	N87° 41' 21"W

ROAD CURVE TABLE

Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21° 28' 14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34° 27' 22"W

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C3	39.27	25.00	N68° 23' 11"W	35.36
C4	39.27	25.00	S21° 36' 49"W	35.36
C5	47.69	100.00	S52° 57' 01"W	47.24
C6	53.76	100.00	S23° 53' 13"W	53.11
C7	10.80	100.00	S5° 23' 32"W	10.80
C8	5.35	25.00	S8° 25' 44"W	5.34
C9	6.90	25.00	S22° 27' 54"W	6.88
C10	55.06	60.00	S4° 04' 55"W	366.87
C11	50.97	60.00	S46° 32' 33"E	49.45
C12	51.00	60.00	N84° 46' 11"E	49.48
C13	50.98	60.00	N36° 04' 45"E	49.46
C14	58.78	60.00	N16° 19' 32"W	56.46
C15	27.44	60.00	N57° 29' 40"W	364.02
C16	31.81	25.00	N34° 09' 02"W	29.70
C17	6.81	50.00	N6° 11' 51"E	6.80
C18	49.32	50.00	N38° 21' 21"E	47.34
C19	7.13	175.63	S65° 25' 52"W	340.57
C20	84.27	125.70	S47° 22' 03"W	82.70
C21	108.07	125.70	S3° 31' 58"W	104.77
C22	258.53	175.63	S22° 05' 57"W	414.18



BY _____

REVISION _____

DATE _____

GNE Designing our client's success

GarNat Engineering, LLC
 P.O. Box 116 (72018) Ph (501) 408-4650
 3925 Mt. Carmel Road Fx (888) 900-3068
 Bryant, AR 72022 gnatengineering@gmail.com

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER
 SECTION 12, T-1-S, R-14-W,
 SALINE COUNTY, ARKANSAS



2-8-2023

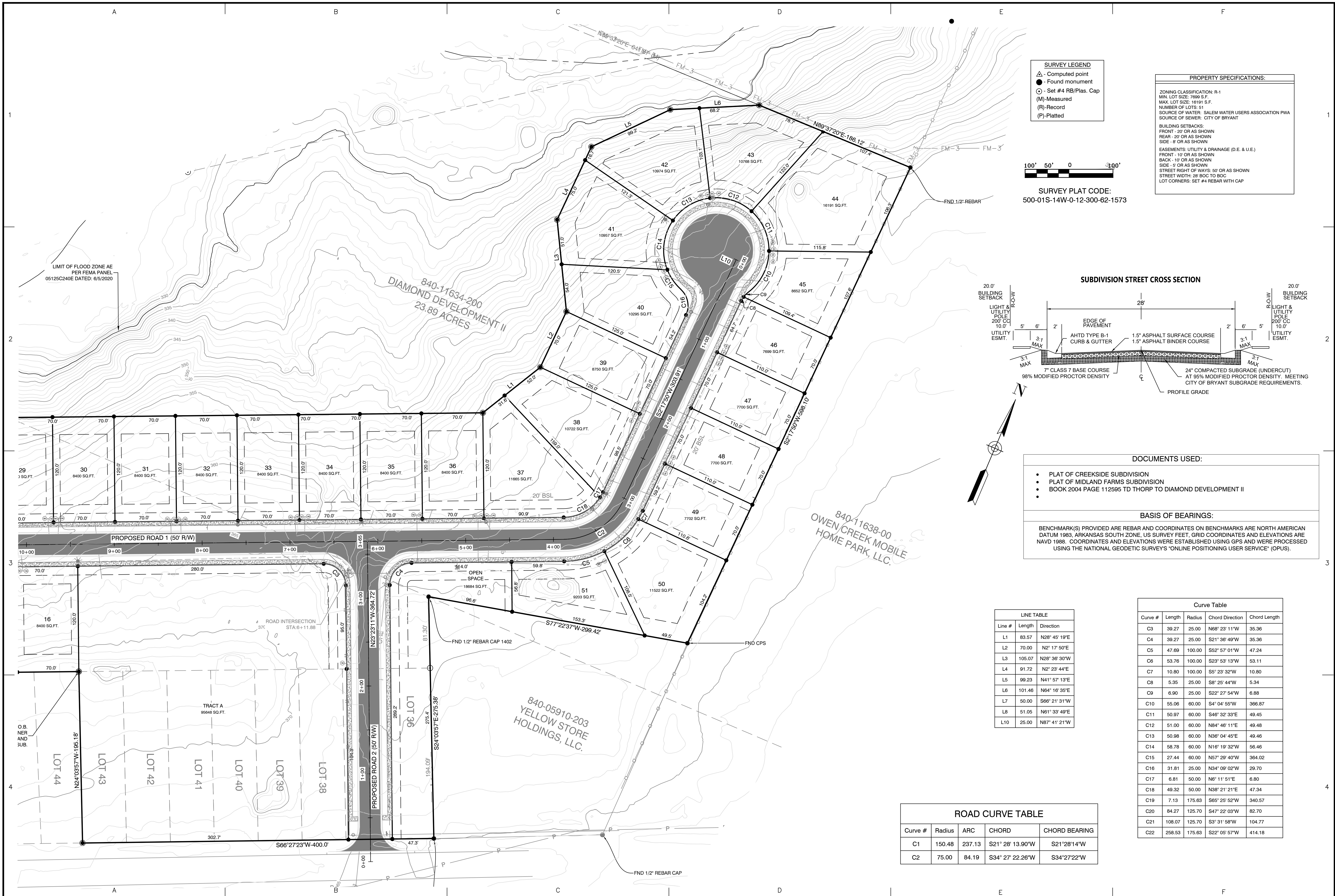
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PRELIMINARY PLAT SOUTH HALF DIMENSIONS

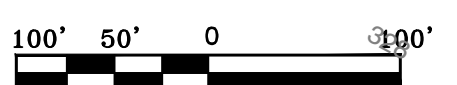
PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
2

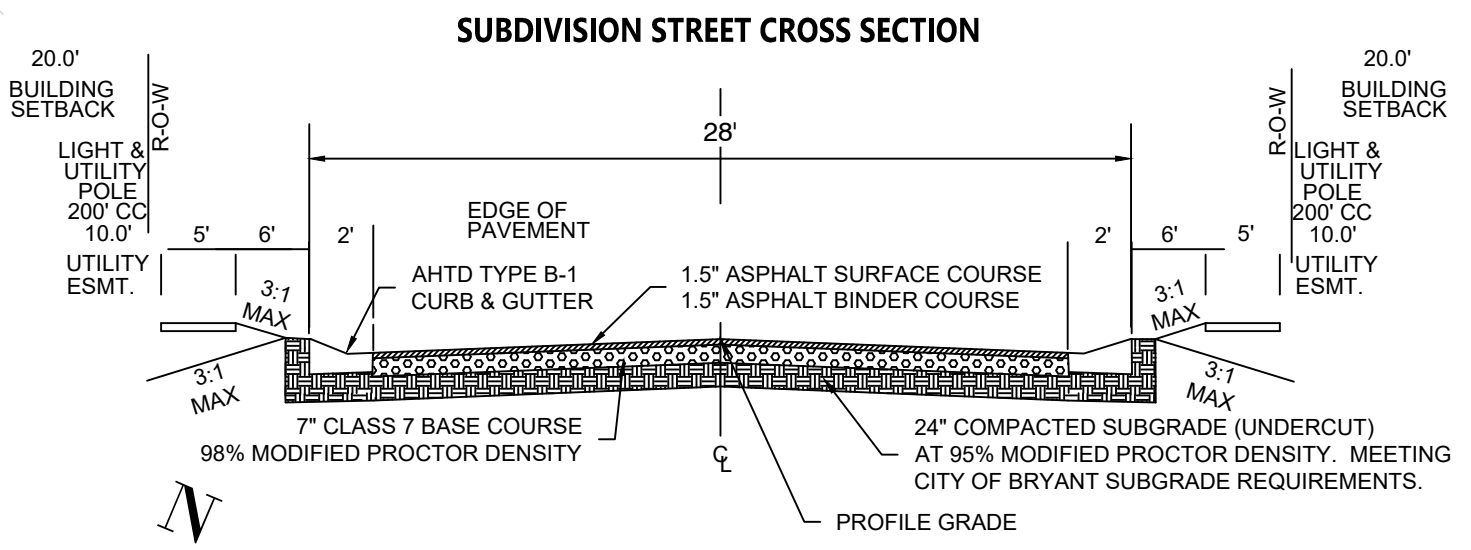


SURVEY LEGEND
 Δ - Computed point
 ● - Found monument
 ○ - Set #4 RB/Plas. Cap
 (M) - Measured
 (R) - Record
 (P) - Platted



SURVEY PLAT CODE:
 500-01S-14W-0-12-300-62-1573

PROPERTY SPECIFICATIONS:
 ZONING CLASSIFICATION: R-1
 MIN. LOT SIZE: 7699 S.F.
 MAX. LOT SIZE: 16191 S.F.
 NUMBER OF LOTS: 51
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
 SOURCE OF SEWER: CITY OF BRYANT
 BUILDING SETBACKS:
 FRONT - 20' OR AS SHOWN
 REAR - 20' OR AS SHOWN
 SIDE - 8' OR AS SHOWN
 EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
 BACK - 10' OR AS SHOWN
 SIDE - 5' OR AS SHOWN
 STREET RIGHT OF WAYS: 50' OR AS SHOWN
 STREET WIDTH: 38' SOC TO SOC TO BCC
 LOT CORNERS: SET #4 REBAR WITH CAP



- DOCUMENTS USED:**
- PLAT OF CREEKSIDE SUBDIVISION
 - PLAT OF MIDLAND FARMS SUBDIVISION
 - BOOK 2004 PAGE 112595 TD THORP TO DIAMOND DEVELOPMENT II

BASIS OF BEARINGS:
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LINE TABLE

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BY: _____

REVISION: _____

DATE: _____

GNE Designing our client's success

GarNat Engineering, LLC
 Ph (501) 408-4650
 P.O. Box 116 (72018)
 3925 Mt. Carmel Road
 Bryant, AR 72022
 Fax (888) 900-3068
 gnatengr@gmail.com

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER
 SECTION 12, T-1-S, R-14-W,
 SALINE COUNTY, ARKANSAS

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

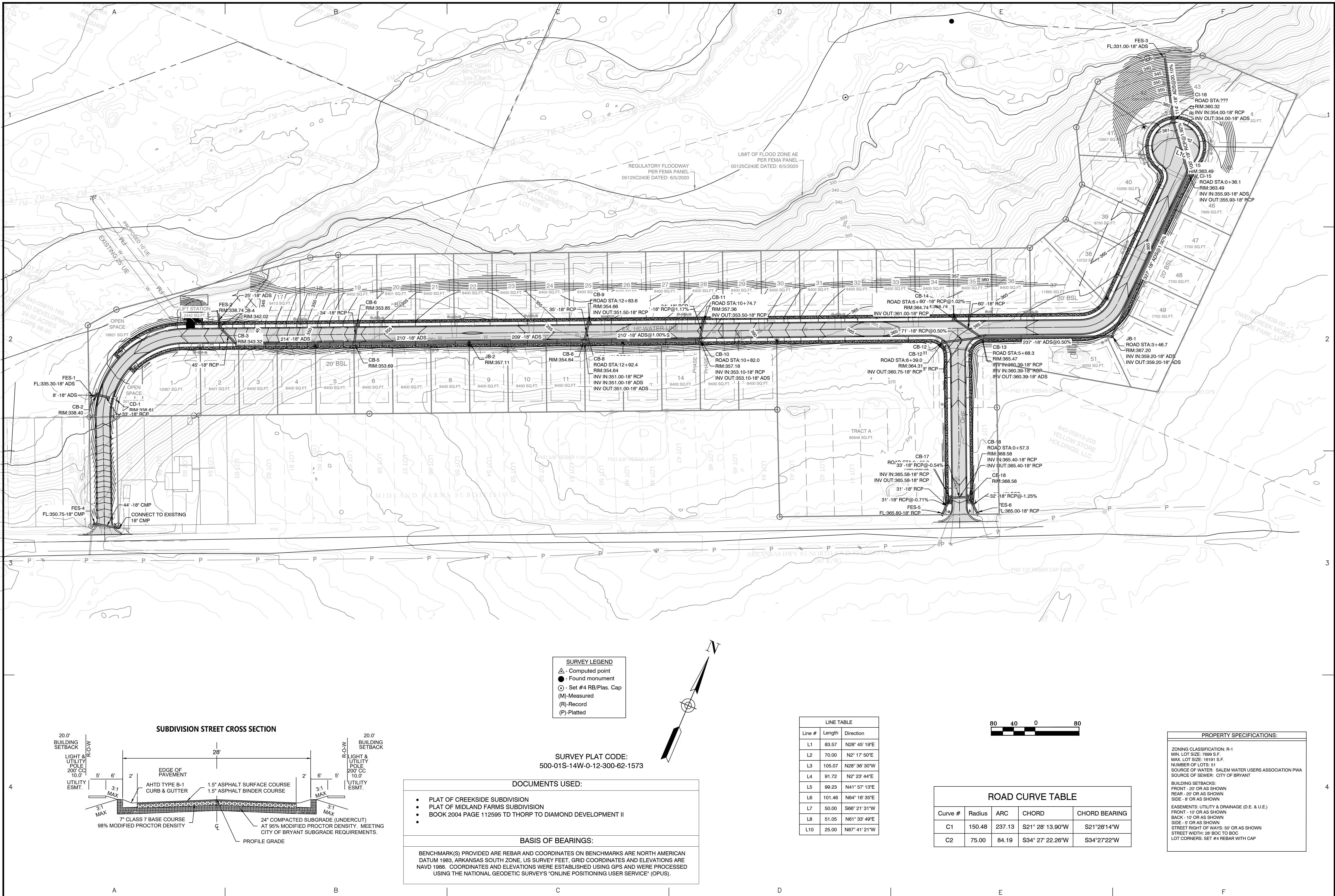
2-8-2023

CONTENTS:
 PRELIMINARY PLAT
 NORTH HALF DIMENSIONS

PROJECT NO:
 21206

DATE:
 FEB 2023

SHEET NO:
 2



BY	REVISION	DATE

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GarNat Engineering, LLC
 P.O. Box 116 (72018) Ph (501) 408-4650
 3925 Mt. Carmel Road Fx (888) 900-3068
 Bryant, AR 72222 gnatengineering@gmail.com

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 SECTION 12, T-1-S, R-14-W,
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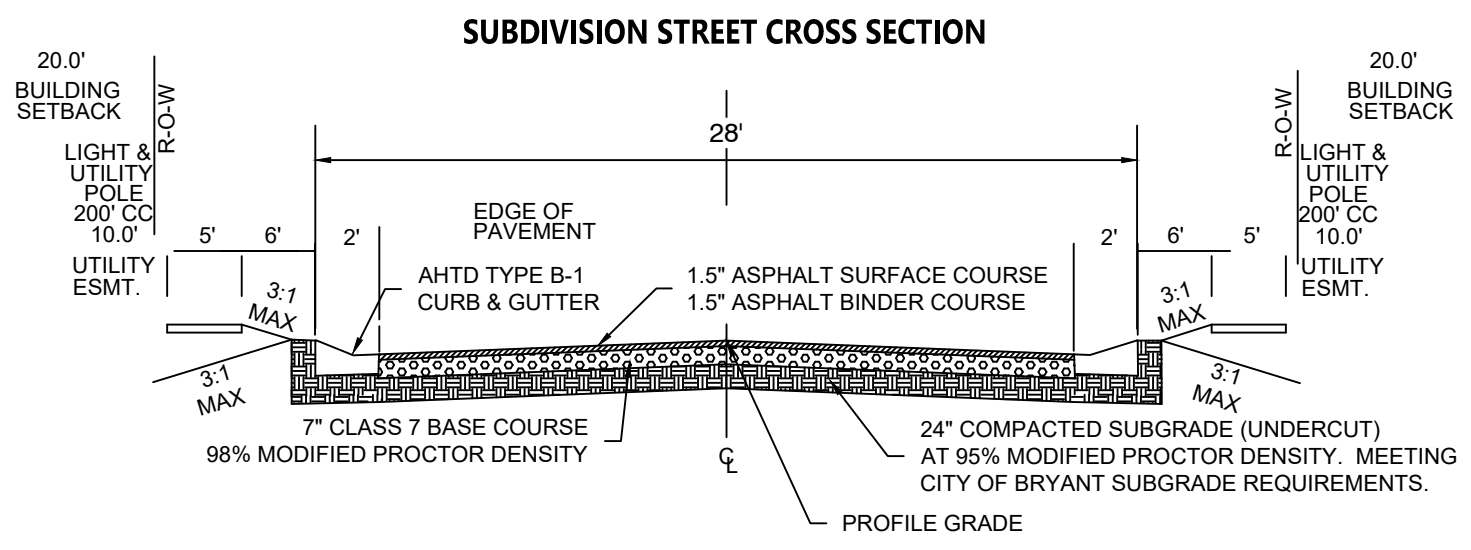


2-8-2023

CONTENTS:
OVERALL DRAINAGE PLAN

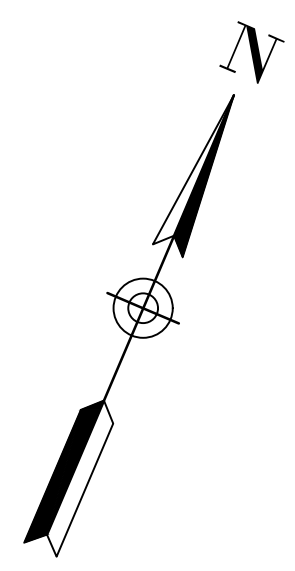
PROJECT NO:
21206
 DATE:
FEB 2023
 SHEET NO:

4



SURVEY LEGEND

- △ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap
- (M) - Measured
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SURVEY PLAT CODE:
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L7	50.00	S66° 21' 31"W
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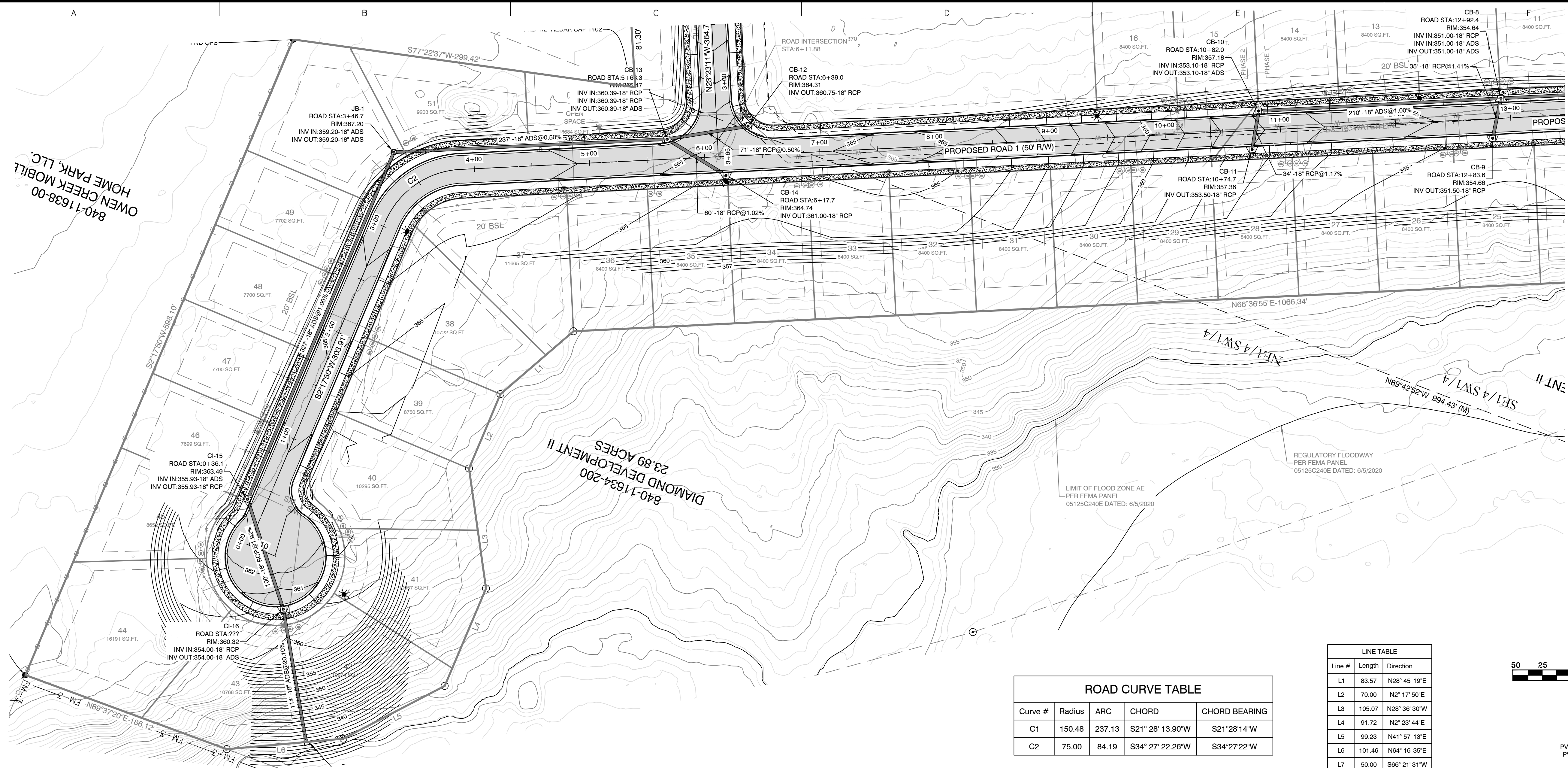
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 MAX. LOT SIZE: 16191 S.F.
 NUMBER OF LOTS: 51
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
 SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
 FRONT - 20' OR AS SHOWN
 REAR - 20' OR AS SHOWN
 SIDE - 8' OR AS SHOWN

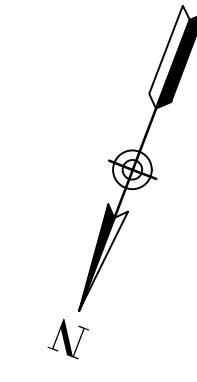
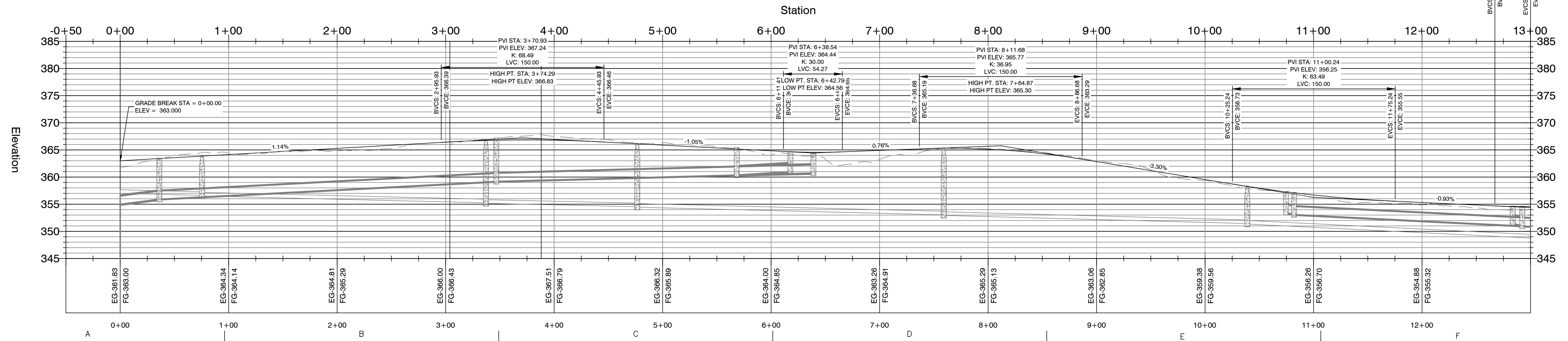
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
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 SIDE - 5' OR AS SHOWN
 STREET RIGHT OF WAYS: 50' OR AS SHOWN
 STREET WIDTH: 28' BOC TO BOC
 LOT CORNERS: SET #4 REBAR WITH CAP



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PROPOSED ROAD 1 PROFILE



BY	REVISION	DATE
	1	
	2	
	3	
	4	

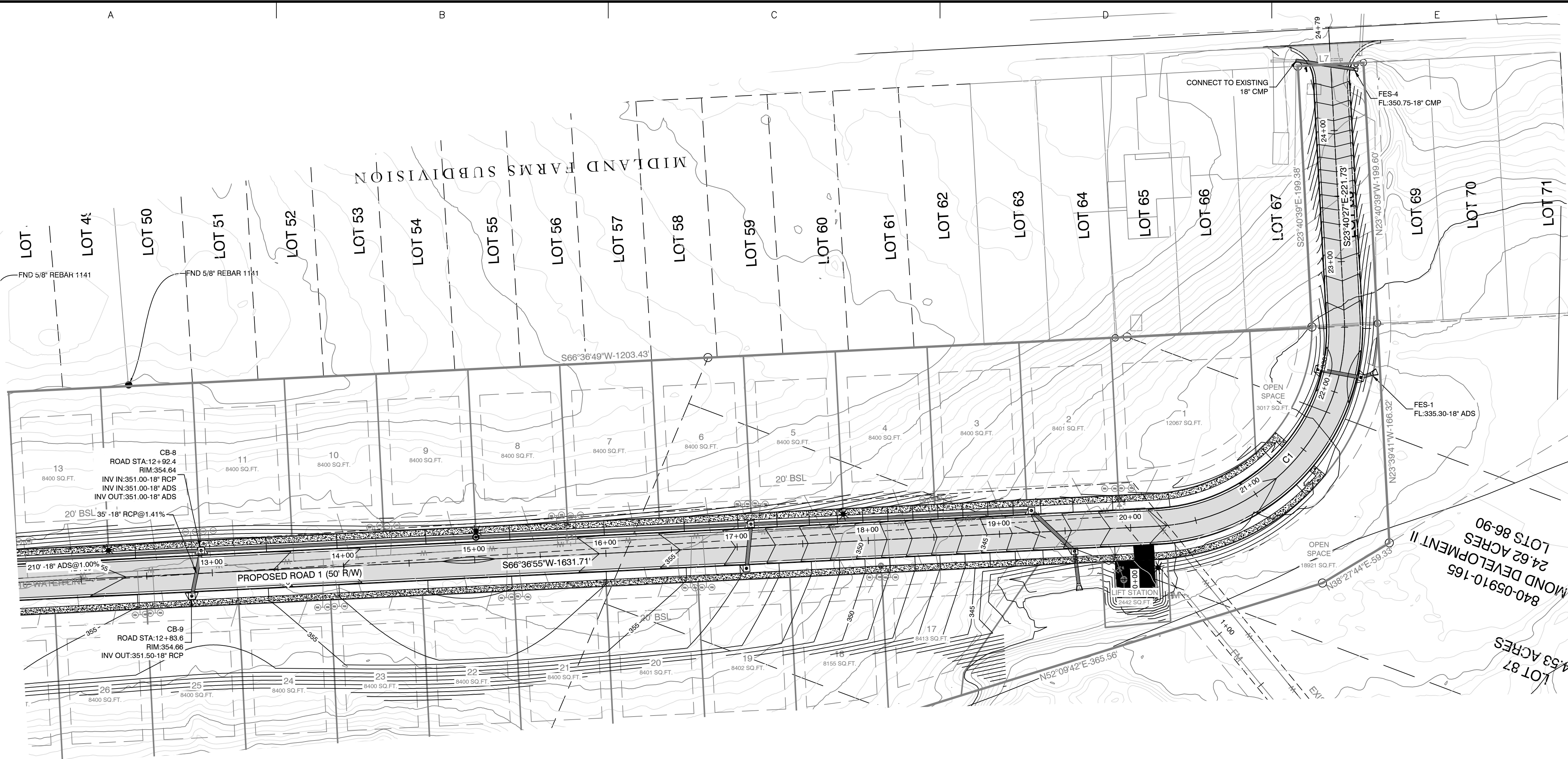
GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018) Ph (501) 408-4650
 3925 Mt. Carmel Road Fx (888) 900-3068
 Bryant, AR 72022 gnatengineering@gmail.com

DIAMOND ESTATES
 FOR USE & BENEFIT OF
 SAID PRON GUARANTEES
 JAMES CARTER



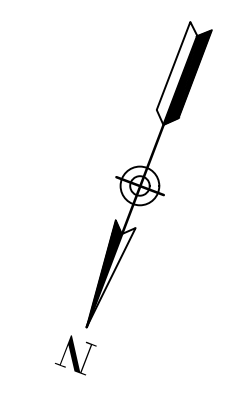
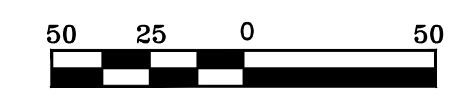
2-8-2023
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 PROFILE
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PROJECT NO:
 21206
 DATE:
 FEB 2023
 SHEET NO:
5

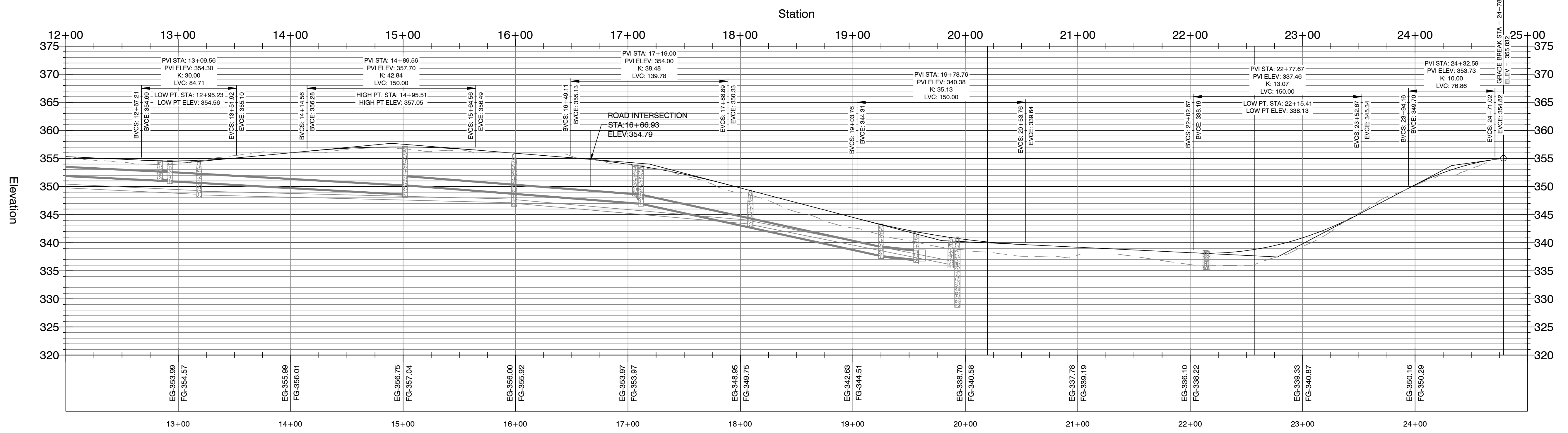


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L10	25.00	N87° 41' 21"W



PROPOSED ROAD 1 PROFILE



BY: _____

REVISION: _____

DATE: _____

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GarNat Engineering, LLC
 P.O. Box 116 (72018) Ph (501) 408-4650
 392.5 Mt. Carmel Road Fx (888) 900-3068
 Bryant, AR 72022 gnatengineering@gmail.com

DIAMOND ESTATES

FOR USE & BENEFIT OF
 SAULRON GIBBERTS
 JAMES CARTER

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

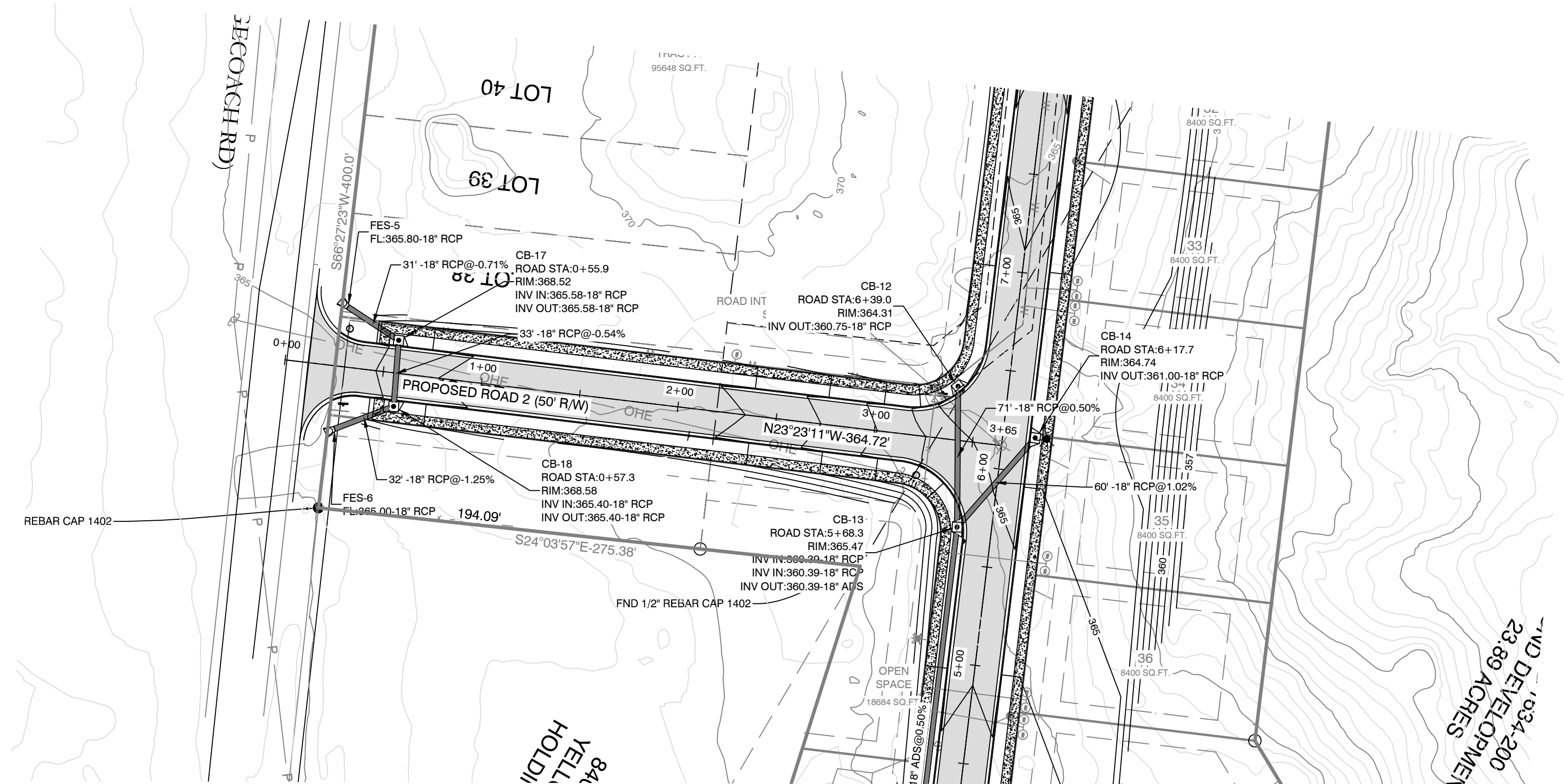
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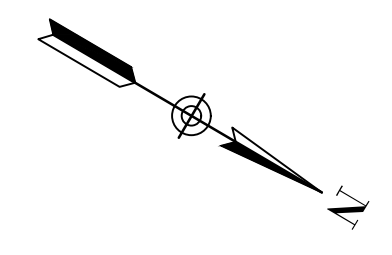
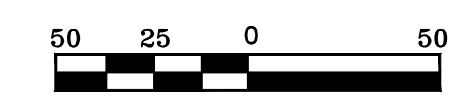
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DATE:
 FEB 2023

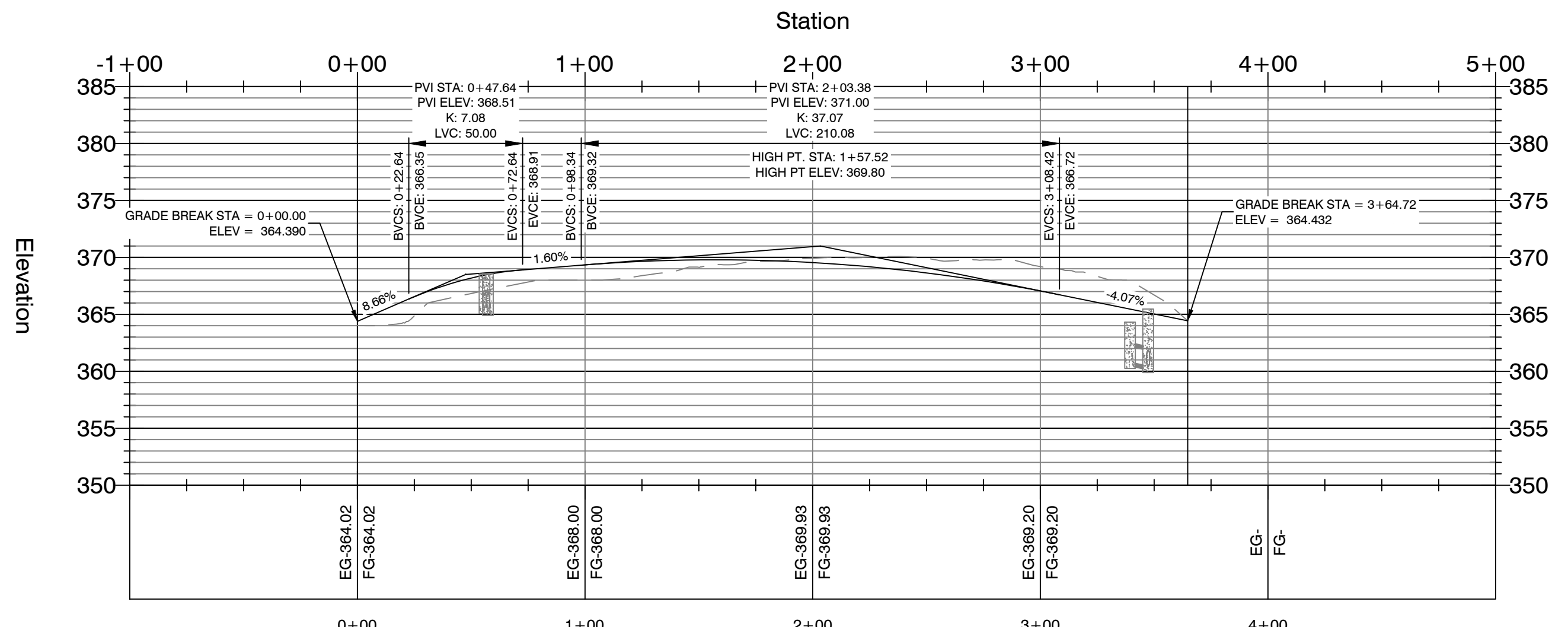
SHEET NO:
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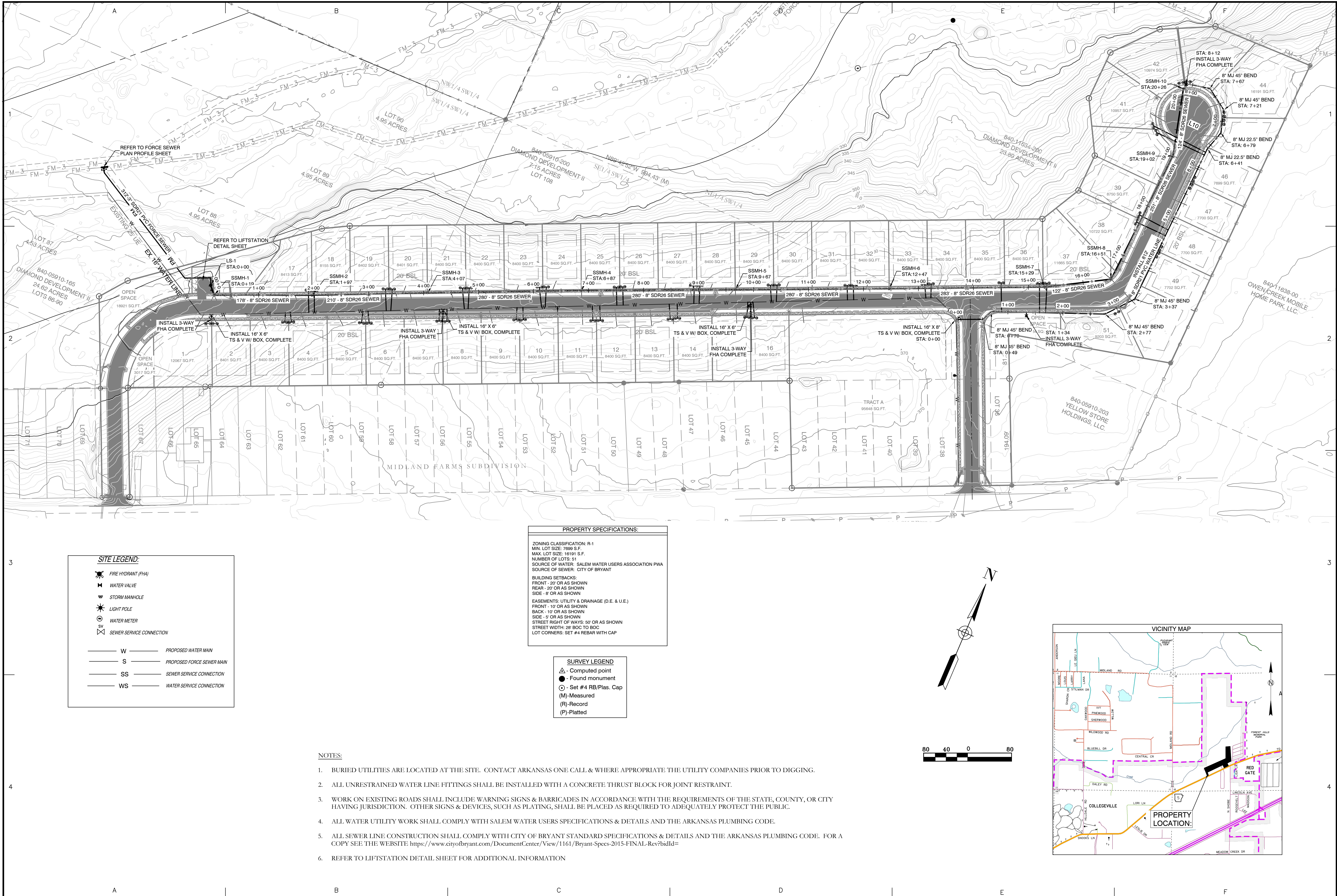
PROPOSED ROAD 2 PROFILE



Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21° 28' 14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34° 27' 22"W

DATE		REVISION		BY	
GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 3825 Mt. Carmel Road Fx (888) 900-3068 Bryant, AR 72022 gnatengineering@gmail.com					
DIAMOND ESTATES FOR USE & BENEFIT OF SAULSON GIBBERT JAMES CARTER					
2-8-2023					
CONTENTS:					
ROAD 2 PLAN & PROFILE					
PROJECT NO: 21206					
DATE: FEB 2023					
SHEET NO: 7					

J:\Projects\21206 Diamond Estates\Main\08 Plan & Profile.dwg



SITE LEGEND:

- FIRE HYDRANT (FHA)
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- WATER METER
- SEWER SERVICE CONNECTION

W — PROPOSED WATER MAIN
 S — PROPOSED FORCE SEWER MAIN
 SS — SEWER SERVICE CONNECTION
 WS — WATER SERVICE CONNECTION

PROPERTY SPECIFICATIONS:

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 MAX. LOT SIZE: 16191 S.F.
 NUMBER OF LOTS: 51
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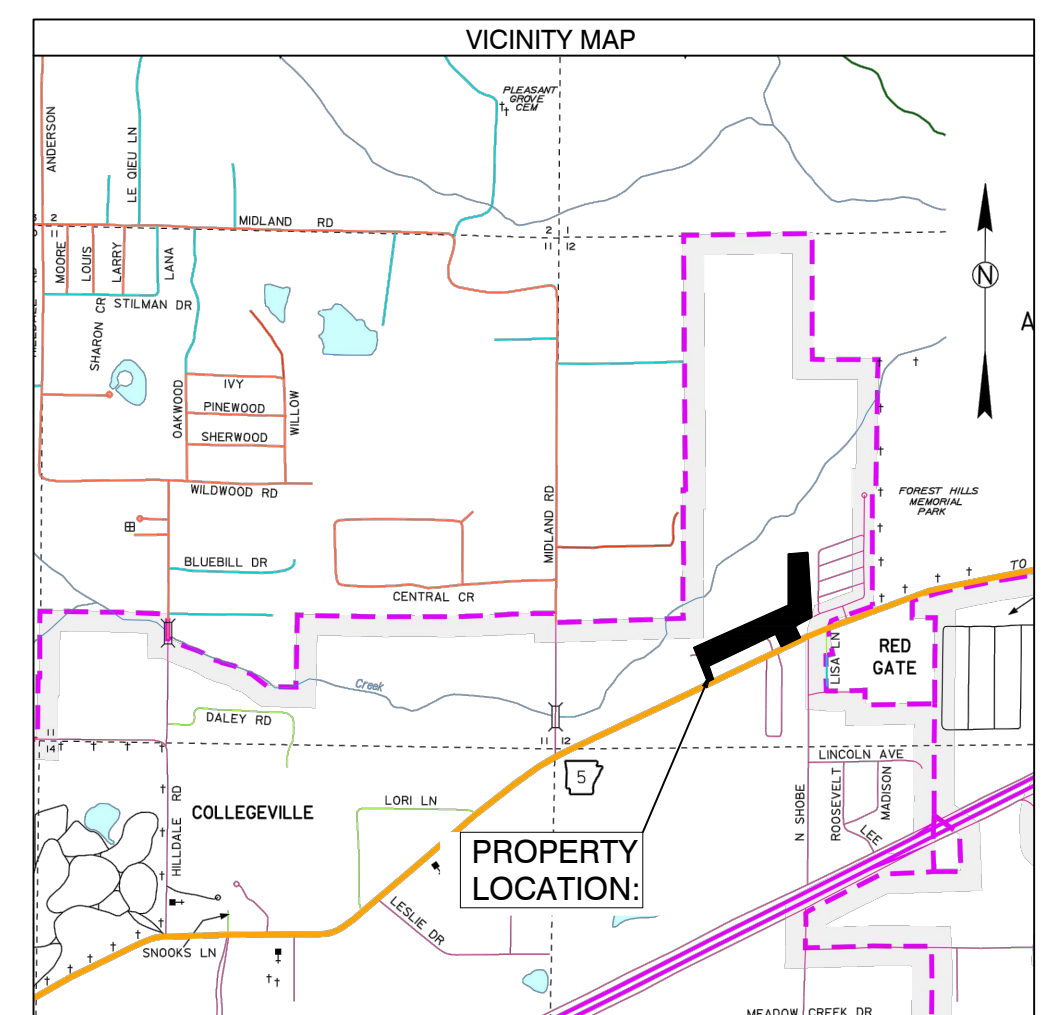
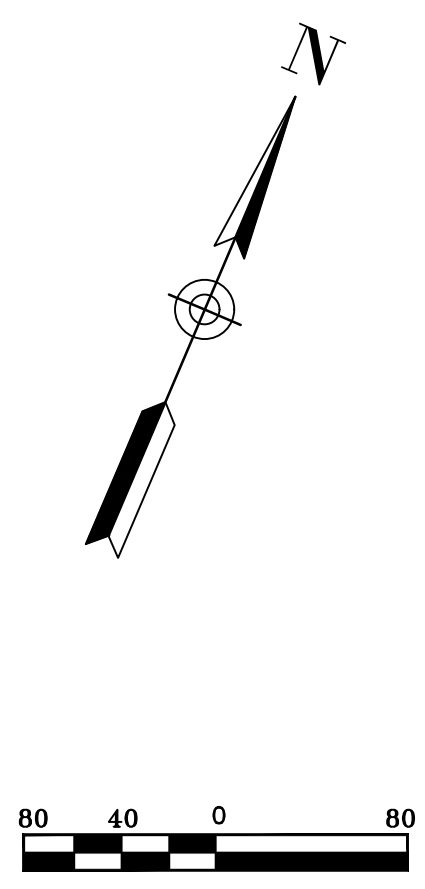
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 SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
 STREET WIDTH: 28' SOC TO BOC
 LOT CORNERS: SET #4 REBAR WITH CAP

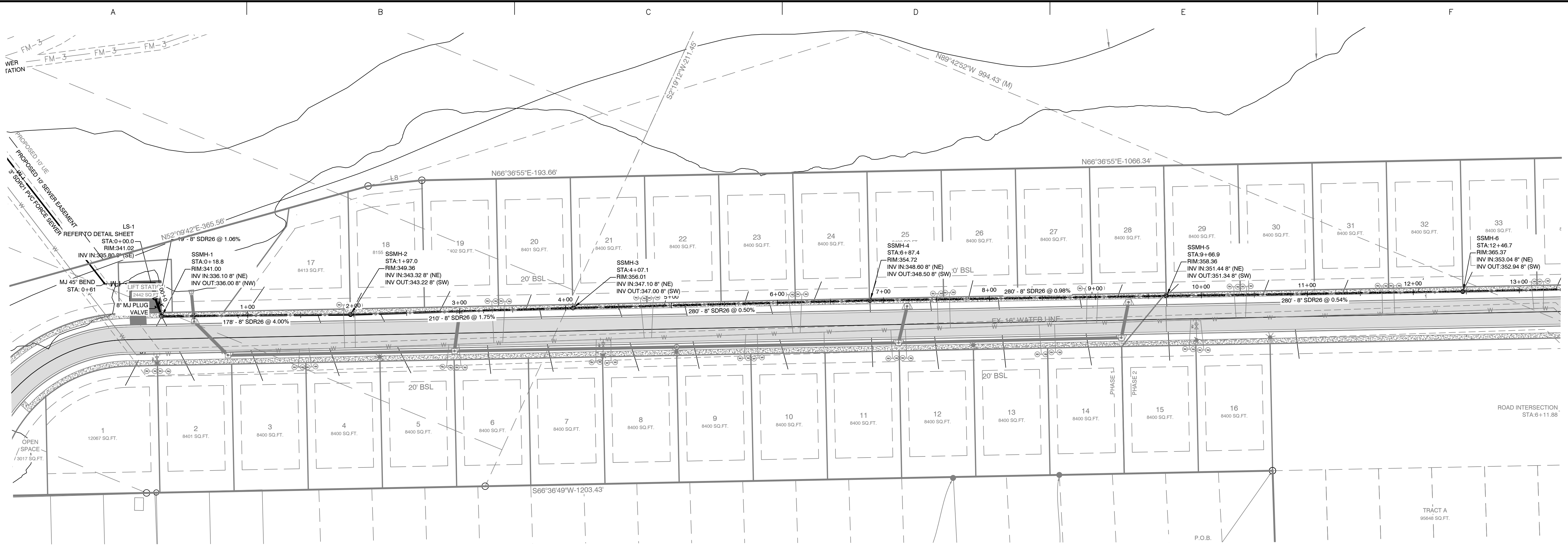
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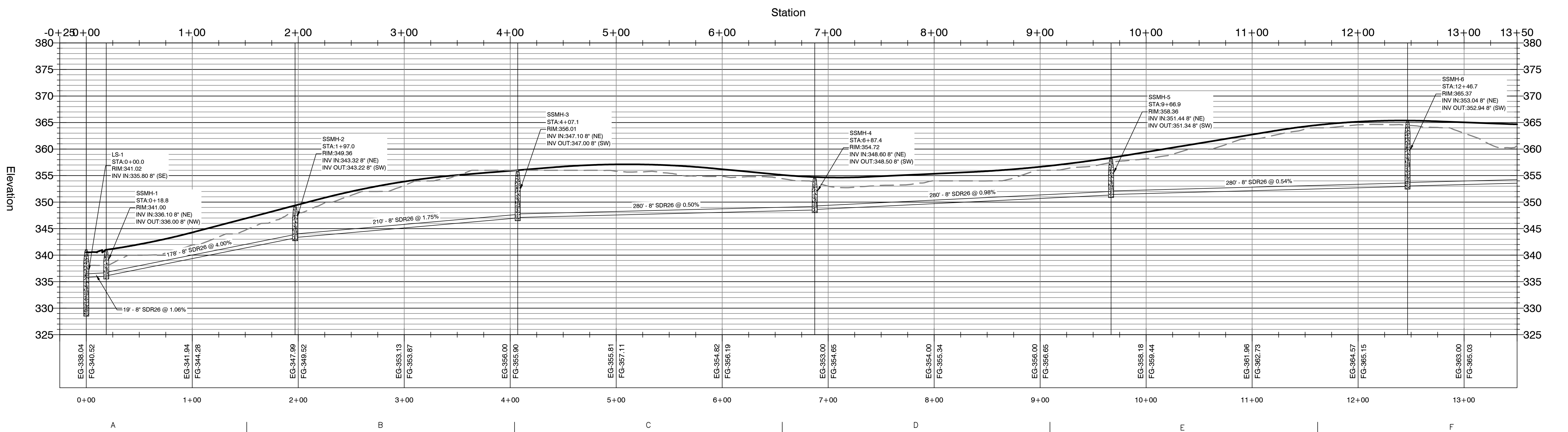
- NOTES:**
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
 - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
 - WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
 - ALL WATER UTILITY WORK SHALL COMPLY WITH SALEM WATER USERS SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
 - ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE. FOR A COPY SEE THE WEBSITE: <https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=>
 - REFER TO LIFTSTATION DETAIL SHEET FOR ADDITIONAL INFORMATION



BY		REVISION		DATE	
<p>GNE Designing our client's success</p> <p>GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 3925 Mt. Carmel Road Fx (888) 900-3068 Bryant, AR 72022 gnatengineering@gmail.com</p>					
<p>DIAMOND ESTATES</p> <p>PART OF THE SOUTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS</p>					
<p>2-8-2023</p> <p>CONTENTS:</p> <p style="text-align: center;">UTILITY PLAN OVERALL</p>					
<p>PROJECT NO: 21206</p> <p>DATE: FEB 2023</p> <p>SHEET NO: 8</p>					



SEWERMAIN-1 PROFILE



BY	REVISION	DATE

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GarNat Engineering, LLC
 P.O. Box 116 (72018) Ph (501) 408-4650
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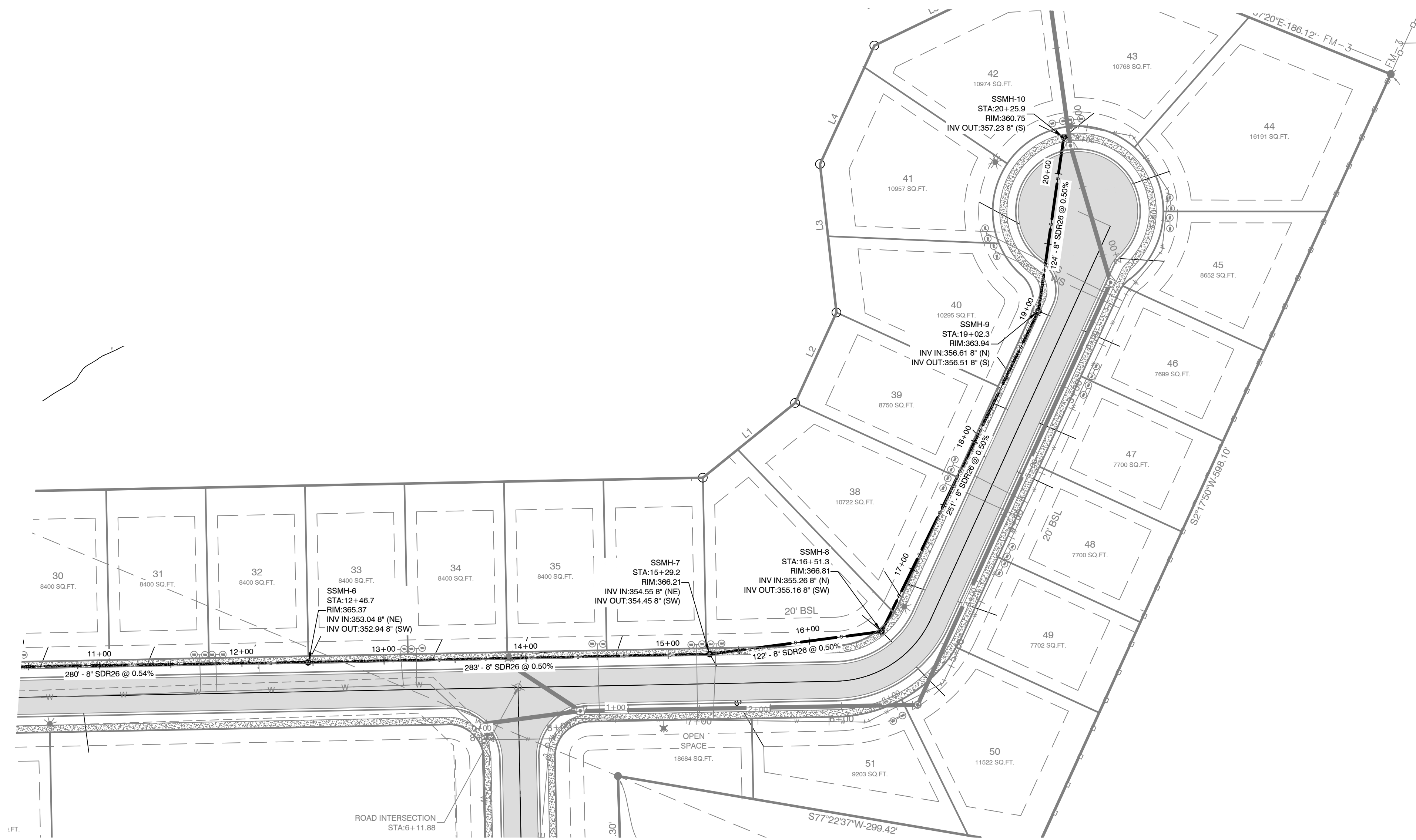
2-8-2023

CONTENTS:
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 PLAN &
 PROFILE
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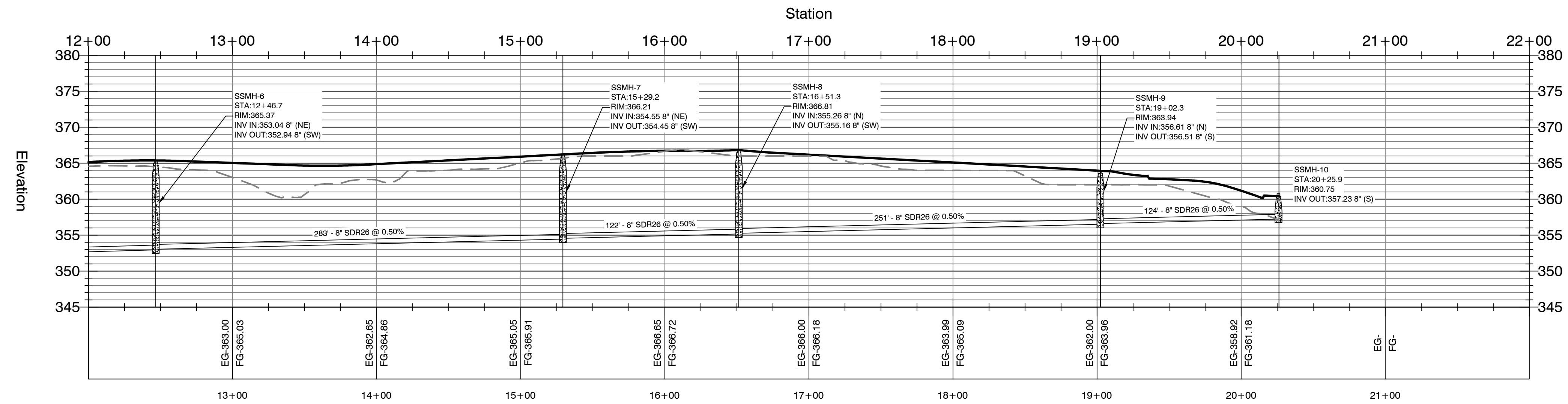
PROJECT NO:
 21206

DATE:
 FEB 2023

SHEET NO:
9



SEWERMAIN-1 PROFILE



BY	REVISION	DATE

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 P.O. Box 116 (72018) Ph (501) 408-4650
 3925 Mt. Carmel Road Fx (888) 900-3068
 Bryant, AR 72022 gnatengineering@gmail.com

DIAMOND ESTATES
 PART OF THE SOUTHWEST QUARTER
 SECTION 12, T-1-S, R-14-W,
 SALINE COUNTY, ARKANSAS



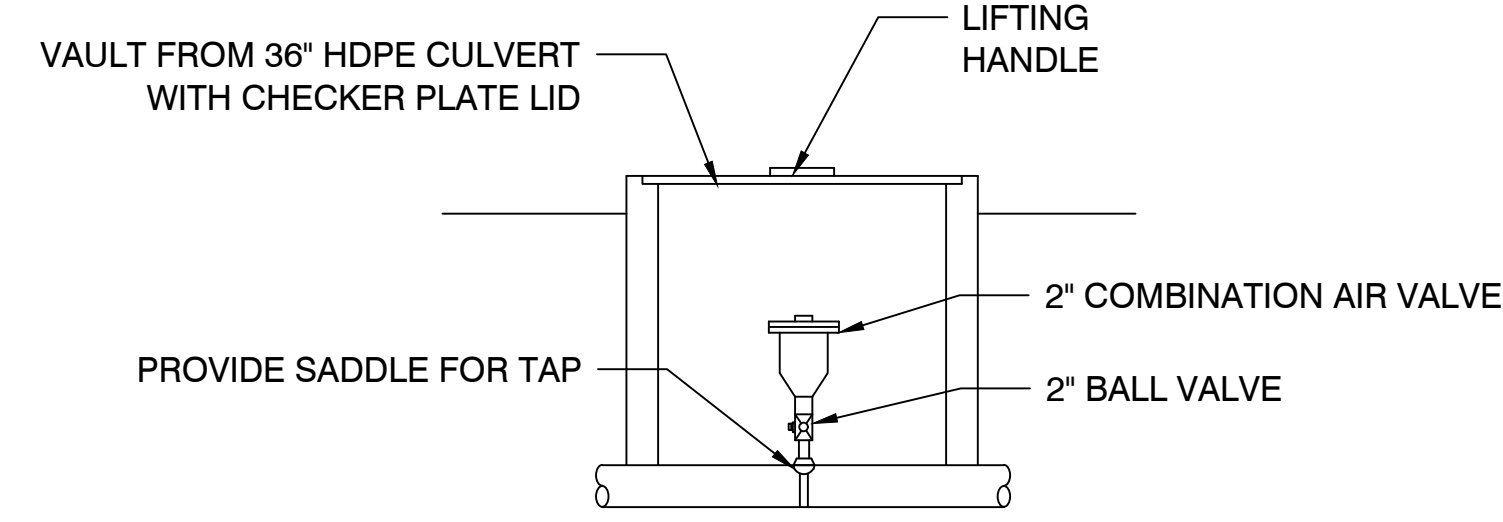
2-8-2023

CONTENTS:
**SEWER MAIN 1
 PLAN &
 PROFILE
 12+00-END**

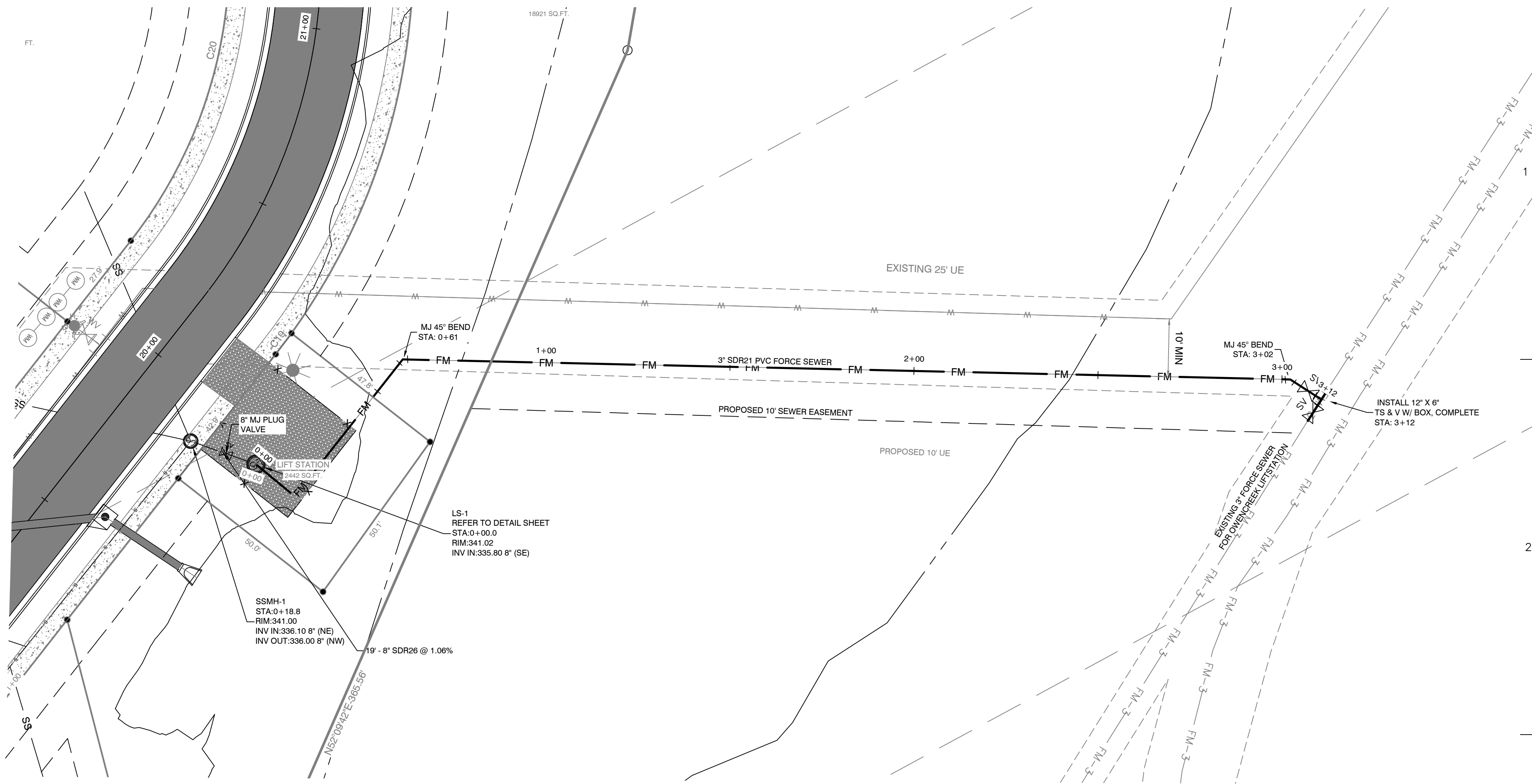
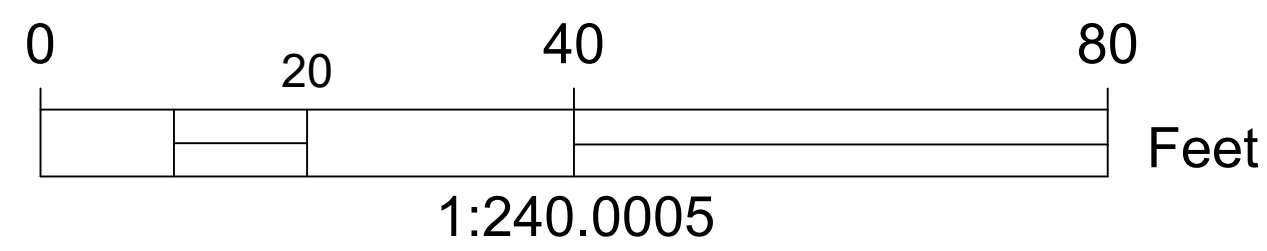
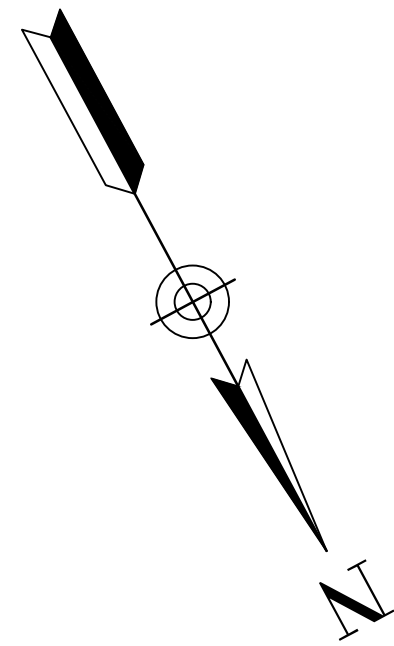
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21206

DATE:
FEB 2023

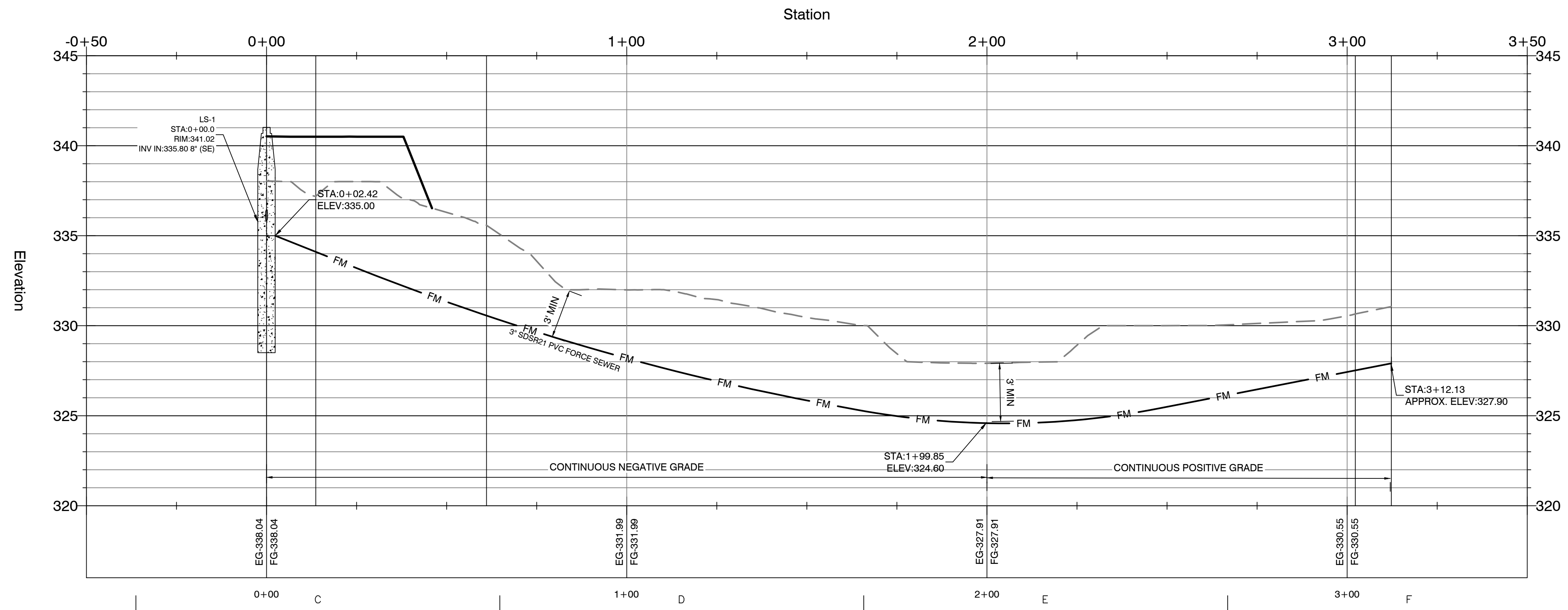
SHEET NO:
10



**2" COMB. AIR VALVE -
DETAIL**
N.T.S.



FORCESEWER PROFILE



BY	REVISION	DATE

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 P.O. Box 116 (72018) Ph (501) 408-4650
 2909 Military Road Fx (888) 900-3068
 Benton, AR 72015 gmatengineer@gmail.com

LIFTSTATION AREA
 FORCE SEWER PLAN & PROFILE

PRELIMINARY

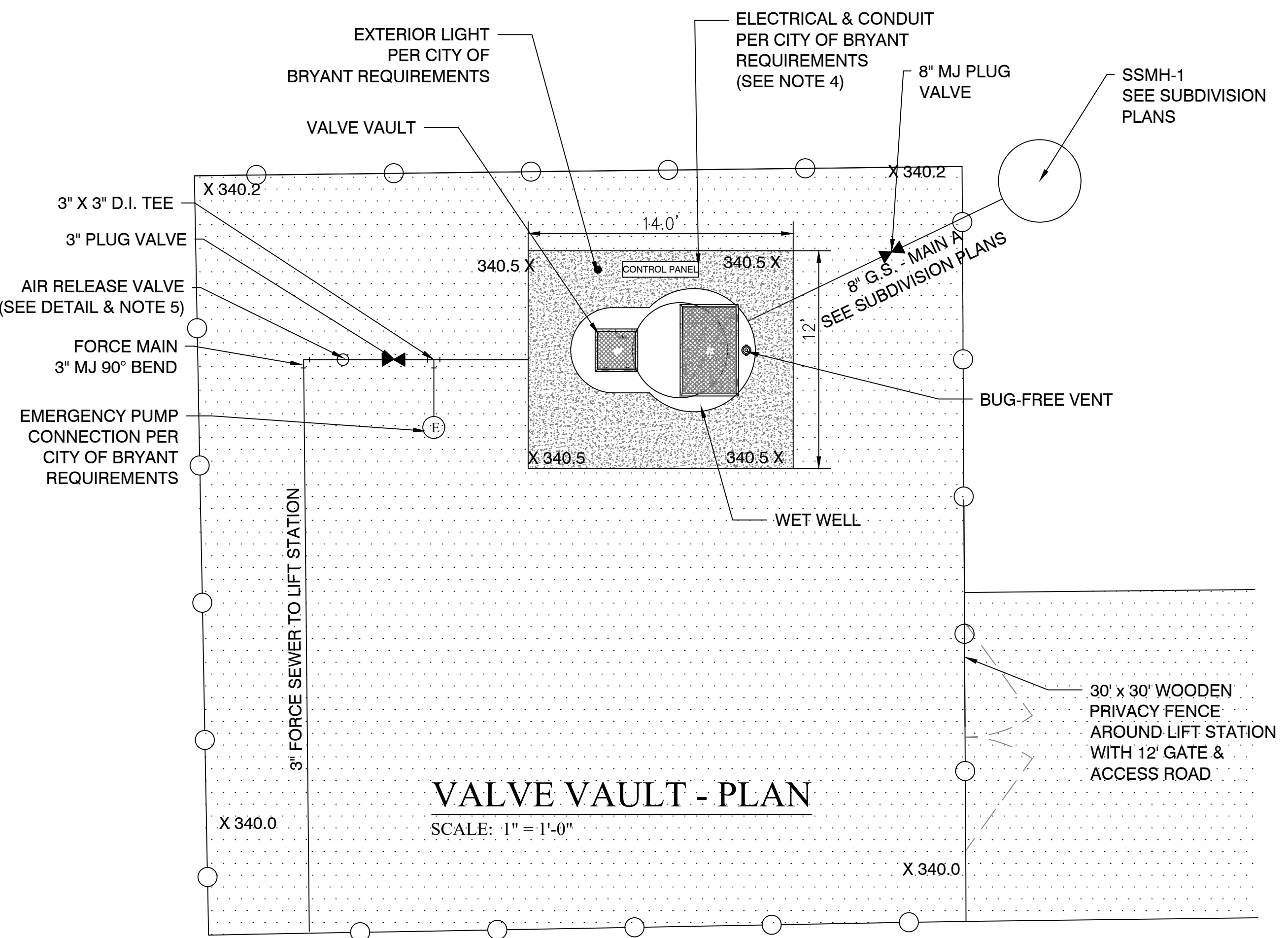
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 LIFTSTATION
 PLAN &
 PROFILE

PROJECT NO:
 21206

DATE:
 FEB 2023

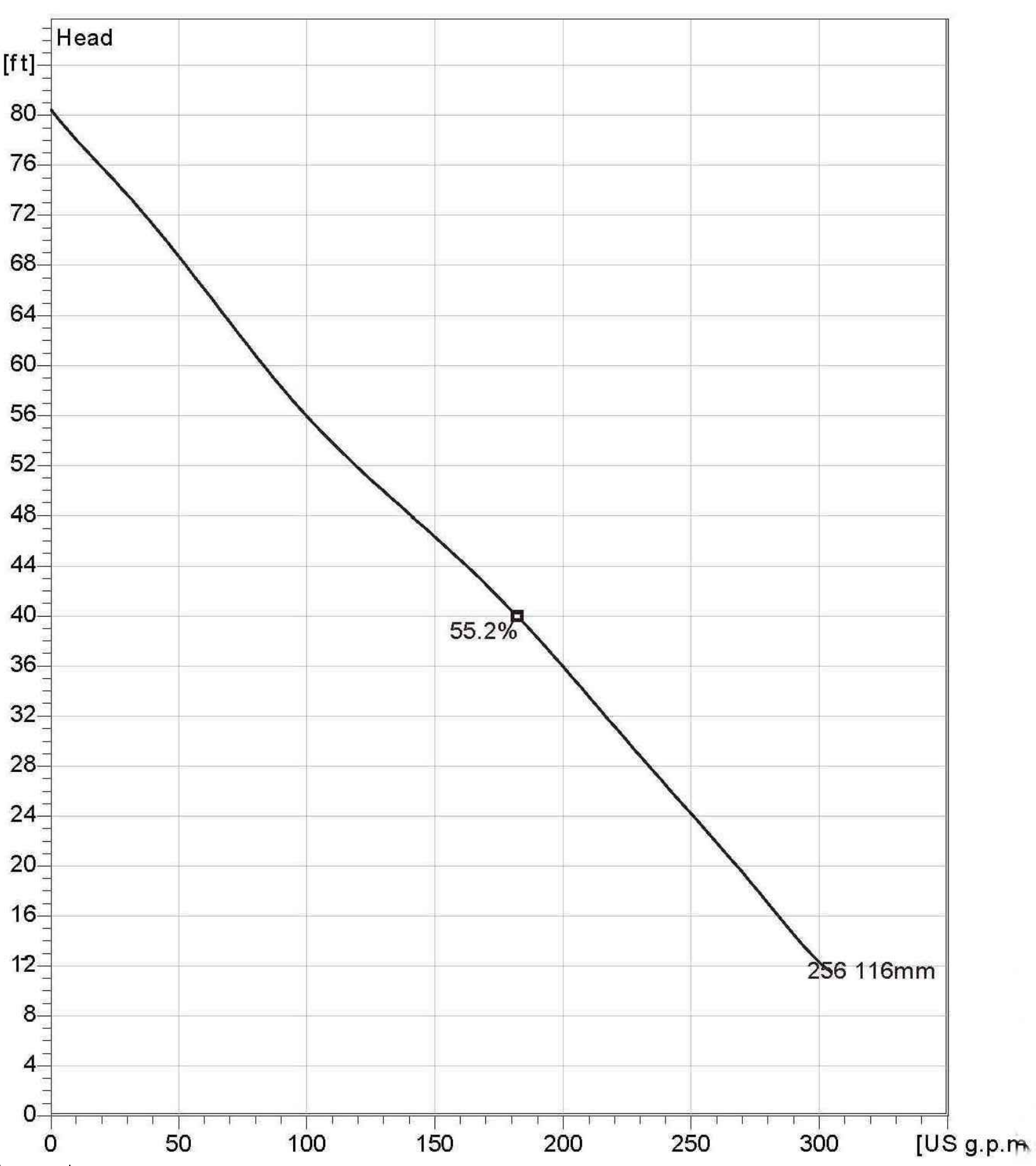
SHEET NO:

10



VALVE VAULT - PLAN
SCALE: 1" = 1'-0"

NP 3085 SH 3~ 256
Technical specification



PUMP INFORMATION
N.T.S.



Note: Picture might not correspond to the current configuration.

General
Patented self cleaning semi-open channel impeller, ideal for pumping in waste water applications. Possible to be upgraded with Guide-pin® for ev en better clogging resistance. Modular based design with high adaptation grade.

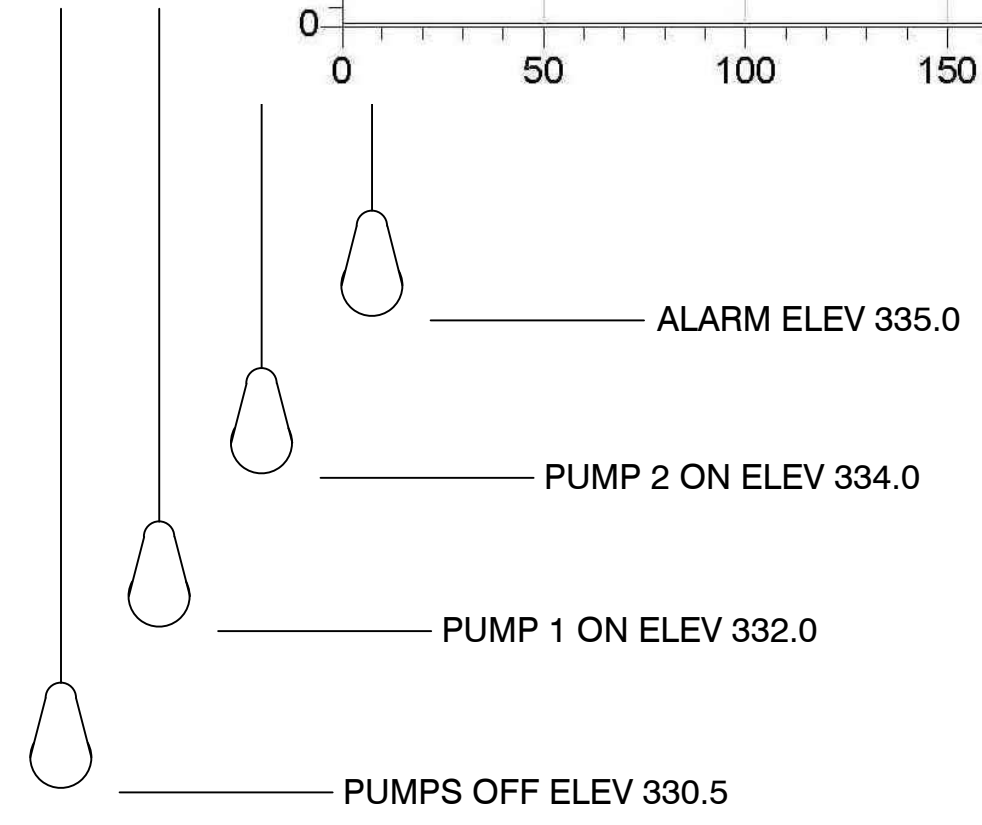
Impeller

Impeller material	Grey cast iron
Discharge Flange Diameter	3 1/8 inch
Suction Flange Diameter	80 mm
Impeller diameter	116 mm
Number of blades	2

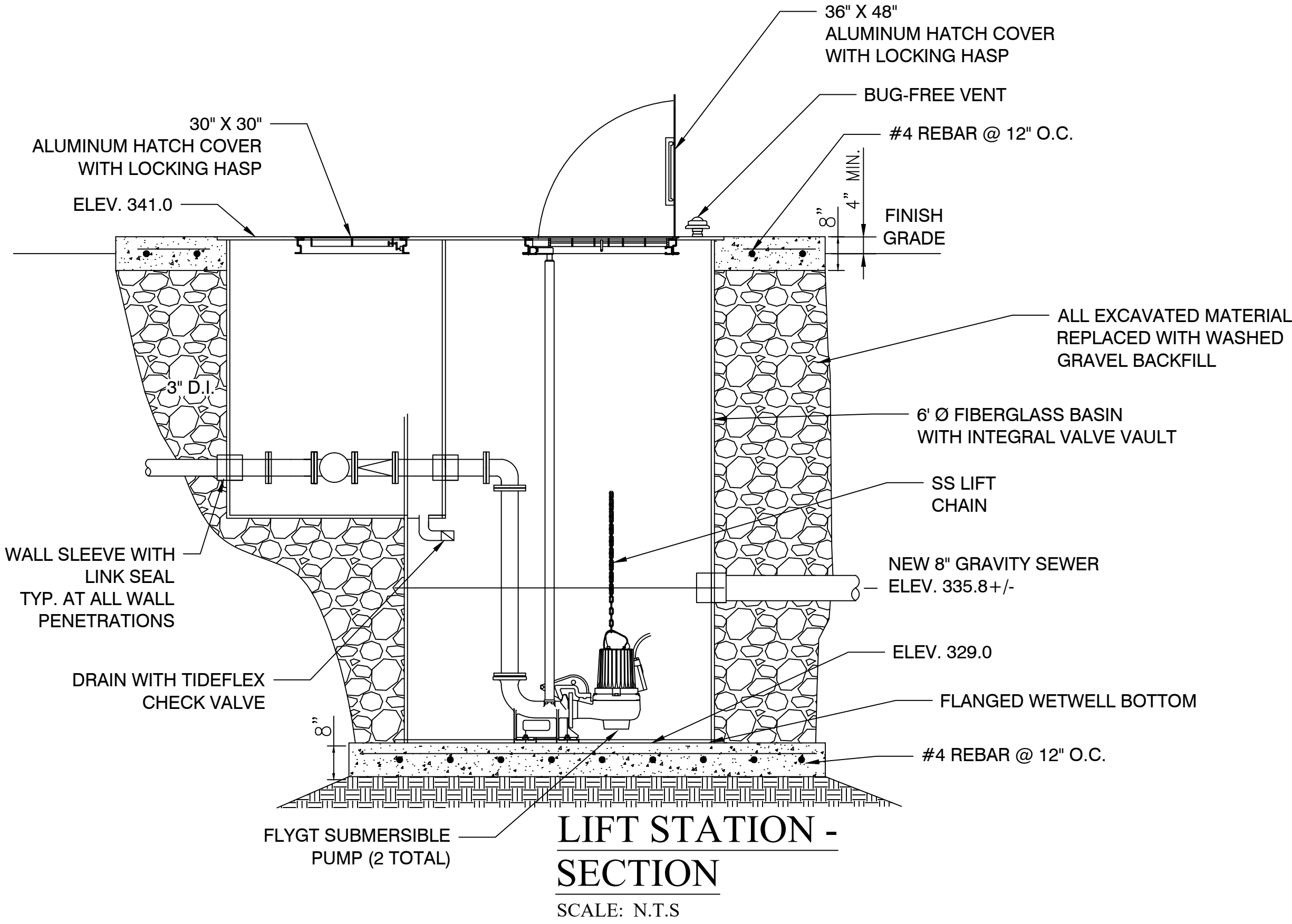
Motor

Motor #	N3085.183 15-09-2AL-W 4hp
Stator v ariant	12
Frequency	60 Hz
Rated v oltagge	460 V
Number of poles	2
Phases	3~
Rated power	4 hp
Rated current	5.1 A
Starting current	30 A
Rated speed	3415 rpm
Power factor	
1/1 Load	0.91
3/4 Load	0.88
1/2 Load	0.81
Efficiency	
1/1 Load	80.5 %
3/4 Load	82.5 %
1/2 Load	82.5 %

Configuration



LEVEL CONTROLS
N.T.S.

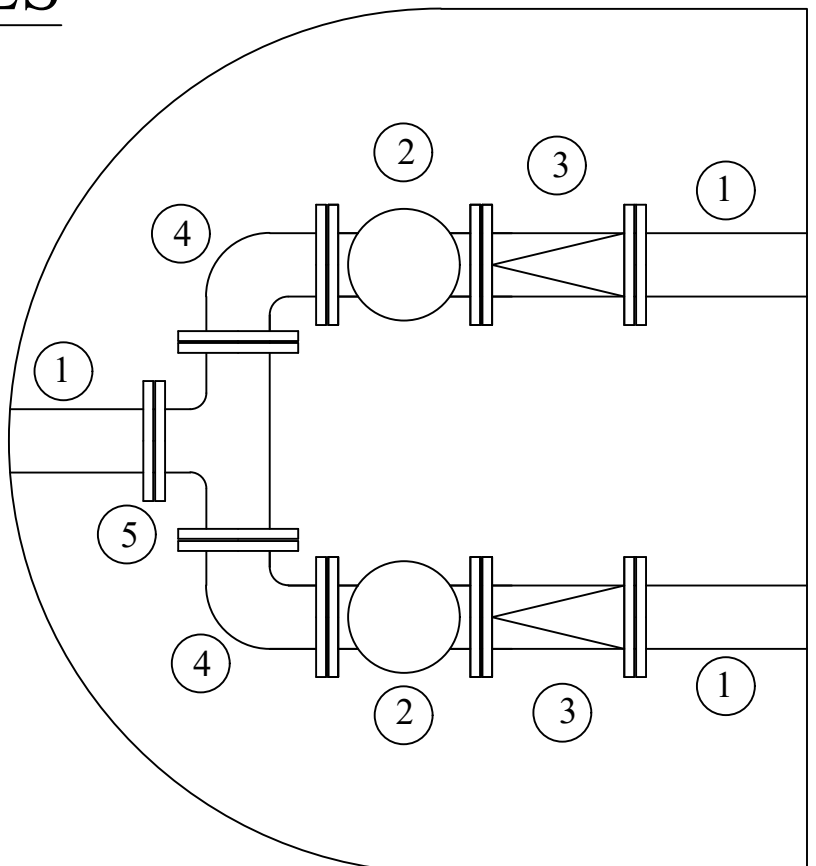


LIFT STATION - SECTION
SCALE: N.T.S.

LIFT STATION - PLAN
SCALE: 1" = 5'

KEYED NOTES

1. 3" FLANGED SPOOL
2. 3" FLANGED PLUG VALVE
3. 3" FLANGED CHECK VALVE
4. 3" FLANGED 90° BEND
5. 3" FLANGED TEE



LIFT STATION NOTES

1. LIFT STATION SHALL BE COMPLETELY SHOP FABRICATED INCLUDING WETWELL, VALVE VAULT, ACCESS HATCHES, INTERNAL PIPING & VALVES, PUMP RAILS, LEVEL CONTROLS AND APPURTENANCES
2. ALL INTERNAL PIPING SHALL BE CONSTRUCTED OF FLANGED SCHEDULE 40 304L STAINLESS STEEL
3. ALL EQUIPMENT SHALL BE CONSTRUCTED PER CITY OF BRYANT REQUIREMENTS.
4. PROVIDE CANOPY OVER ELECTRICAL CABINETS AND CONCRETE HOUSEKEEPING PAD UNDER PANELS PER CITY OF BRYANT REQUIREMENTS.
5. INSTALL FORCE MAIN TO ENSURE AIR VALVE IS AT HIGH POINT. RELOCATE AIR VALVE AS REQUIRED.

BY		REVISION		DATE		<p style="font-size: 24px; font-weight: bold;">GNE</p> <p style="font-size: 10px;">Designing our client's success</p> <p style="font-size: 12px; font-weight: bold;">GarNat Engineering, LLC</p> <p style="font-size: 8px;">P.O. Box 116 (72018) 406 W. South Street Benton, AR 72015</p> <p style="font-size: 8px;">Ph (501) 425-2771 Fx (888) 900-3068 garnatengineering@gmail.com</p>
VAV		1		3/18/15	REVISE PER HEALTH DEPT.	
		2				
		3				
CREEK SIDE COTTAGES & OLDE SALEM TOWNSHIP SEWER IMPROVEMENTS SALINE COUNTY, ARKANSAS						<p style="font-size: 24px; font-weight: bold;">4</p>
CONTENTS:						<p style="font-size: 12px;">PROJECT NO:</p> <p style="font-size: 14px; font-weight: bold;">15005</p> <p style="font-size: 12px;">DATE:</p> <p style="font-size: 14px; font-weight: bold;">FEB 2015</p> <p style="font-size: 12px;">SHEET NO:</p>

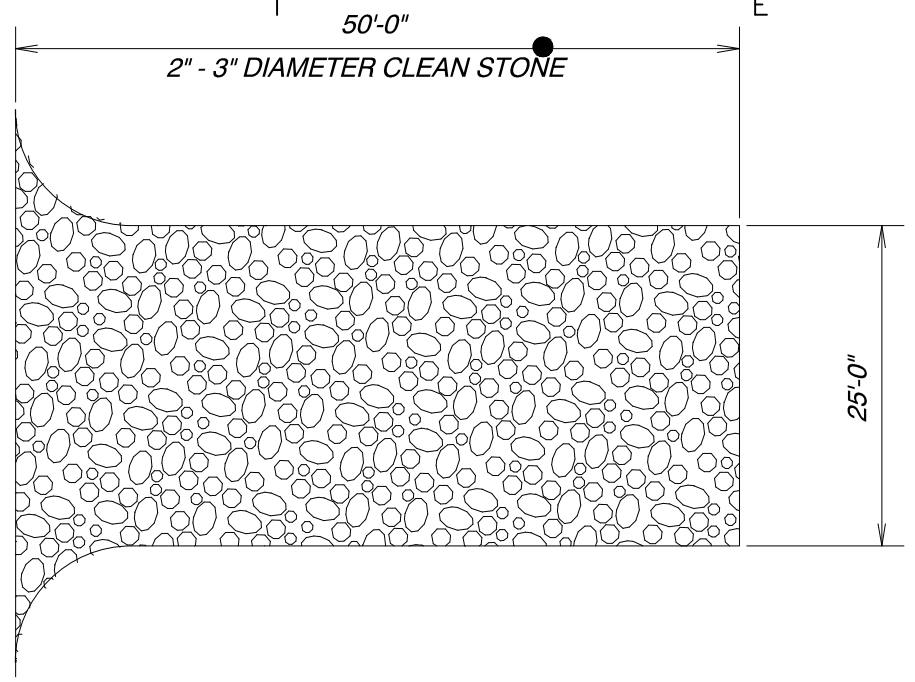
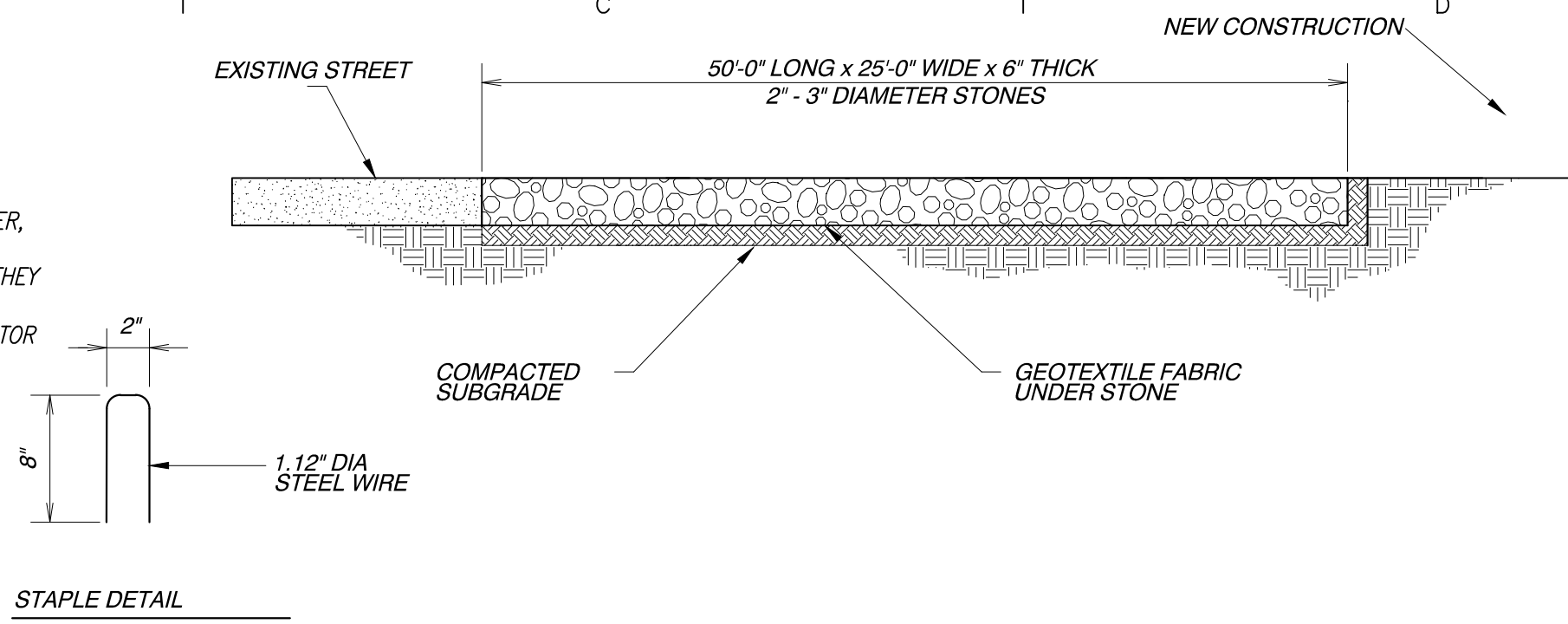
SEQUENCE OF CONSTRUCTION:

PHASE I

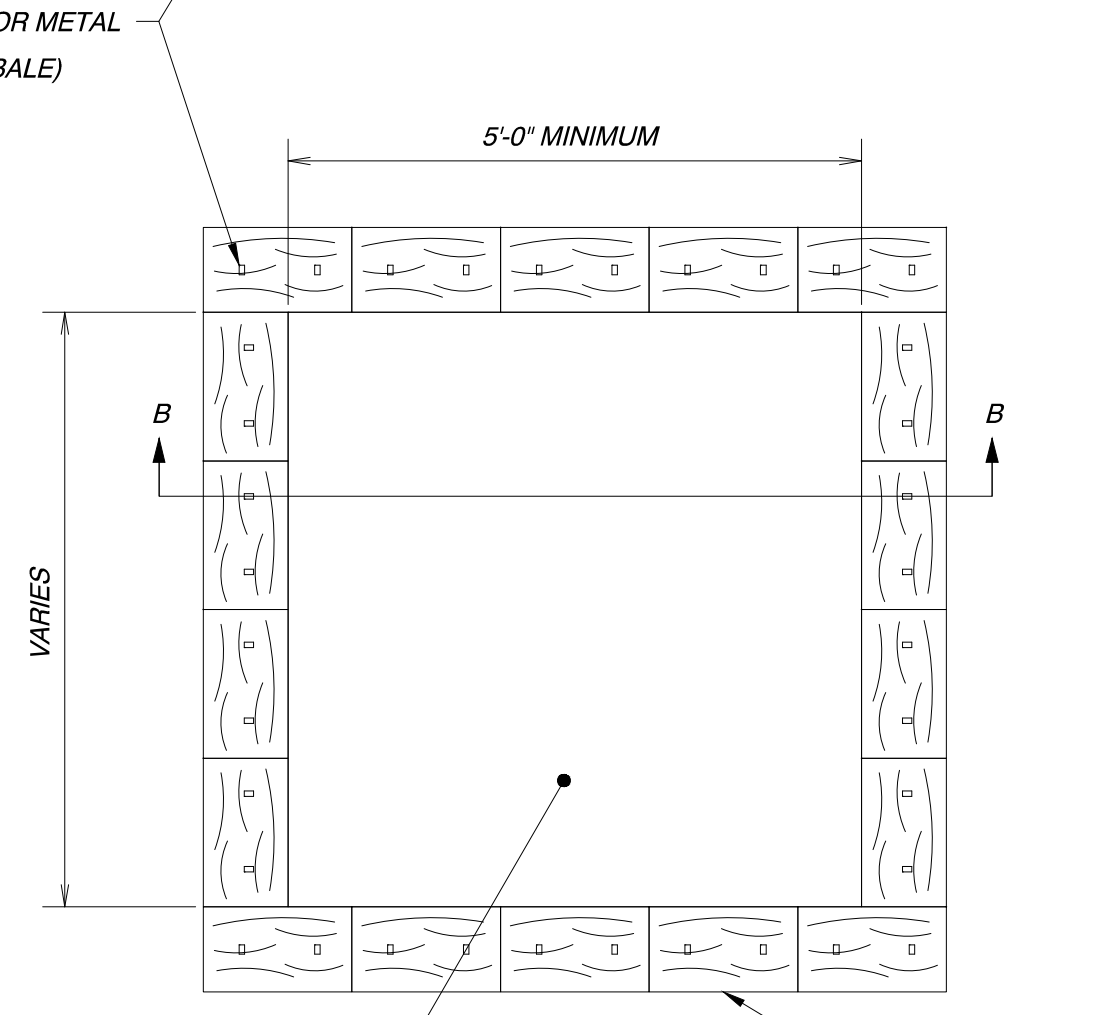
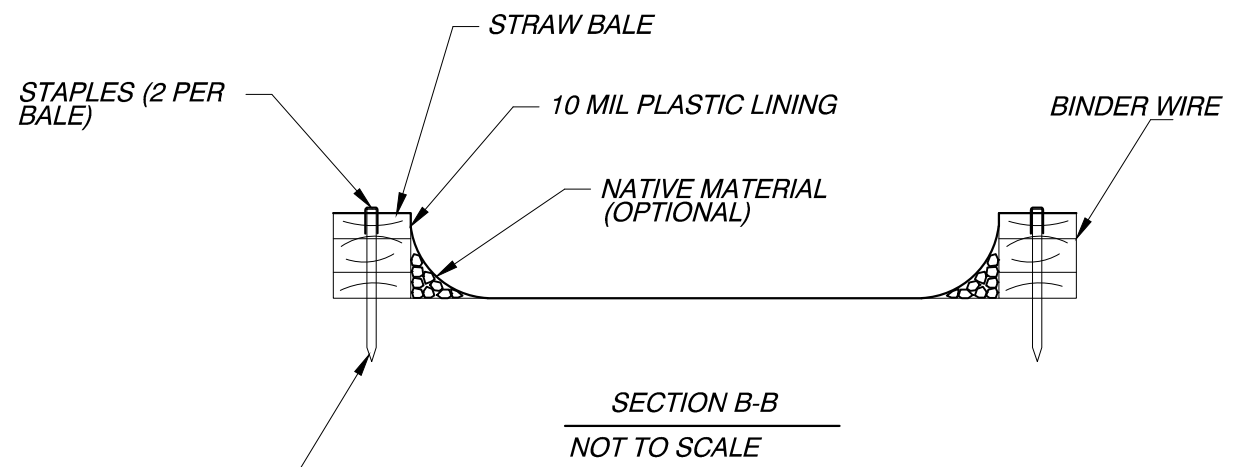
1. CONSTRUCT THE SILT FENCES ON THE SITE.
2. CONSTRUCT THE ROCK CHECK DAMS AND SEDIMENT TRAP BASINS.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
4. CLEAR AND GRUB THE SITE.
5. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP(S). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRECONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. BEGIN GRADING THE SITE.

PHASE II

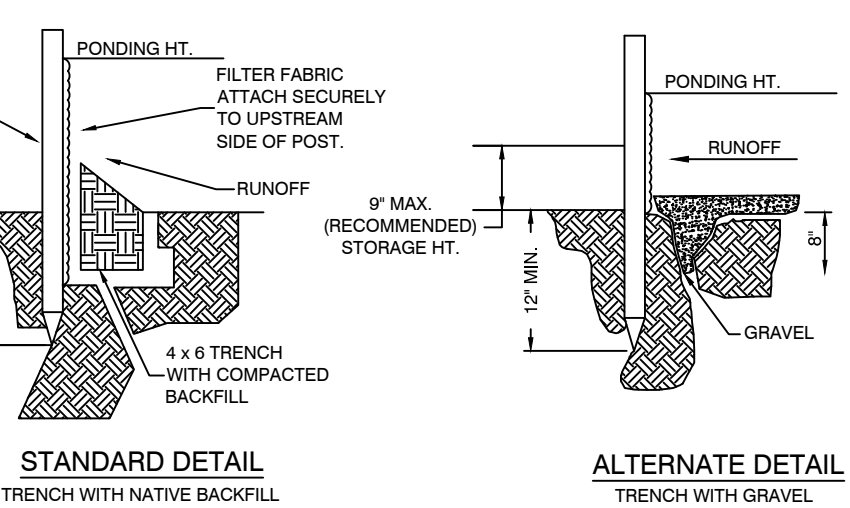
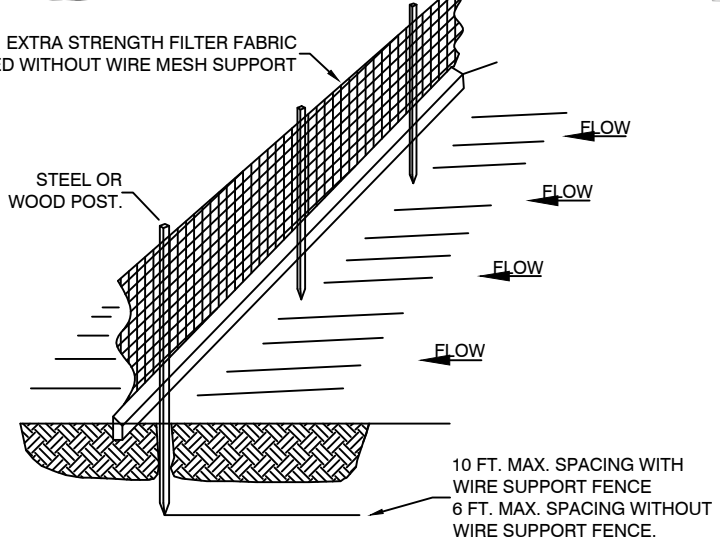
1. TEMPORARILY SEED DENUDEED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND ROAD IMPROVEMENTS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)



CONSTRUCTION ENTRANCE
NOT TO SCALE



CONCRETE WASHOUT
NOT TO SCALE



SILT FENCE

GENERAL EROSION NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF A SITE MAP, STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OF MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF OF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

- 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 CONTIGUOUS TO MAXIMIZE PONDING EFFICIENCY.

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 Bryant, AR 72022 gnatengineering@gmail.com

DIAMOND ESTATES
 PART OF THE SOUTHWEST QUARTER
 SECTION 12, T-1-S, R-14-W,
 SALINE COUNTY, ARKANSAS

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

2-8-2023
 CONTENTS:
EROSION CONTROL PLAN
 PROJECT NO: 21206
 DATE: FEB 2023
 SHEET NO: 13

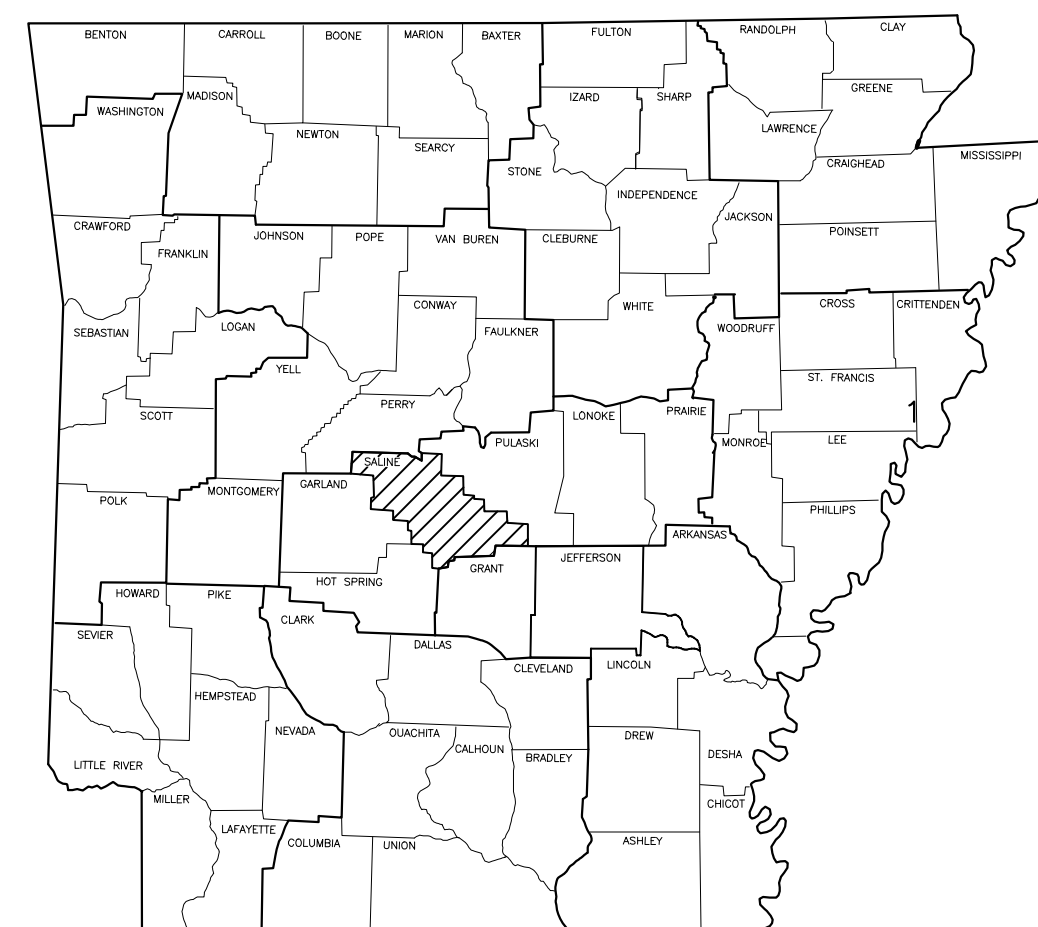
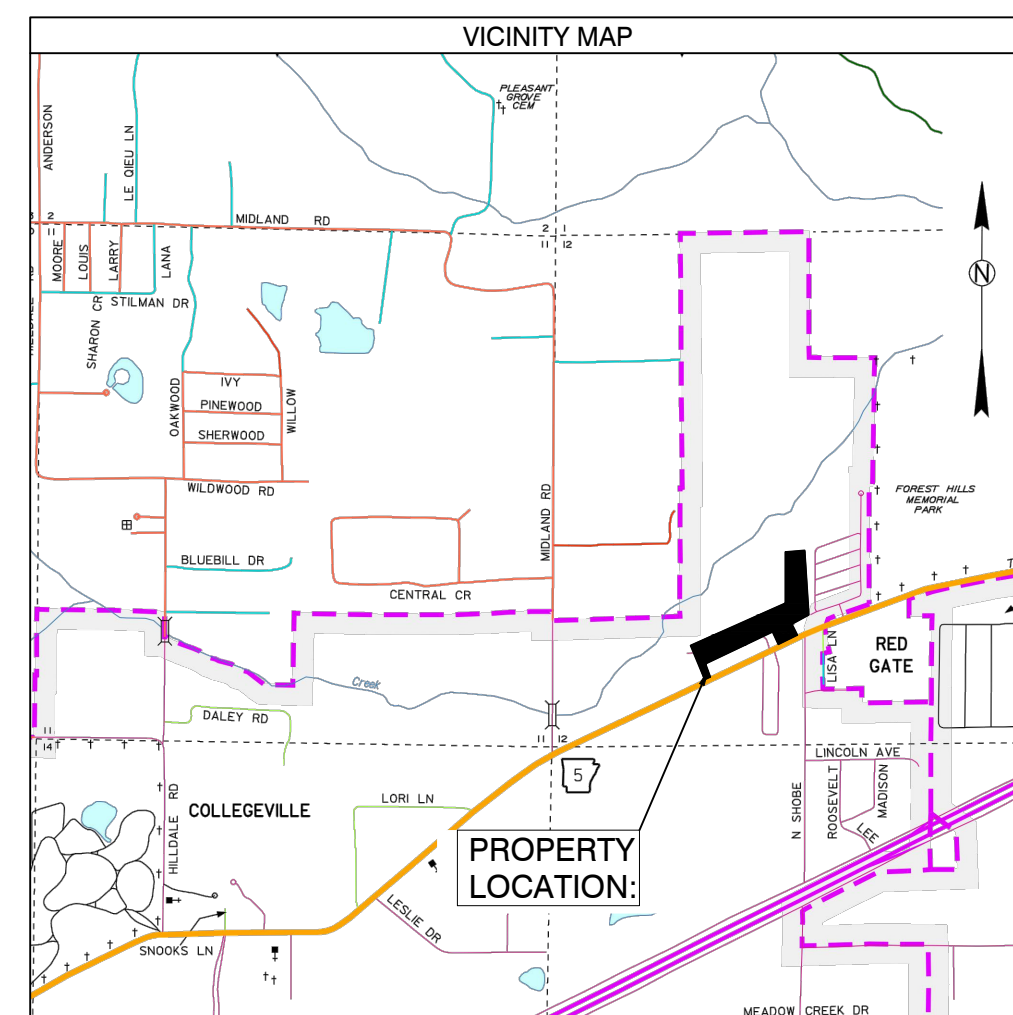
PRELIMINARY PLAT DIAMOND ESTATES SUBDIVISION BRYANT, ARKANSAS

Prepared by:
GarNat Engineering, LLC

Designing our client's success
www.garnatengineering.com

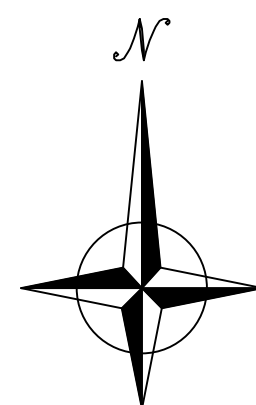
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
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Fx (888) 900-3068

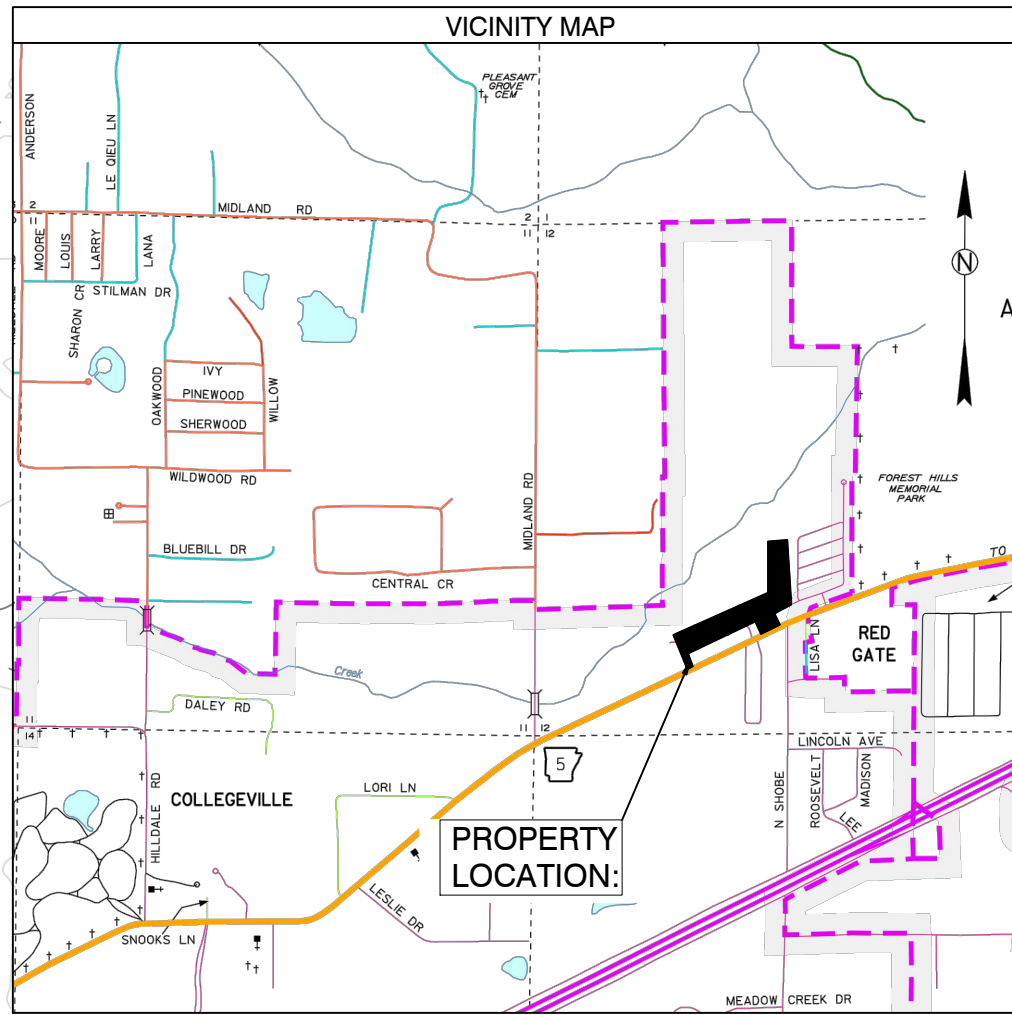
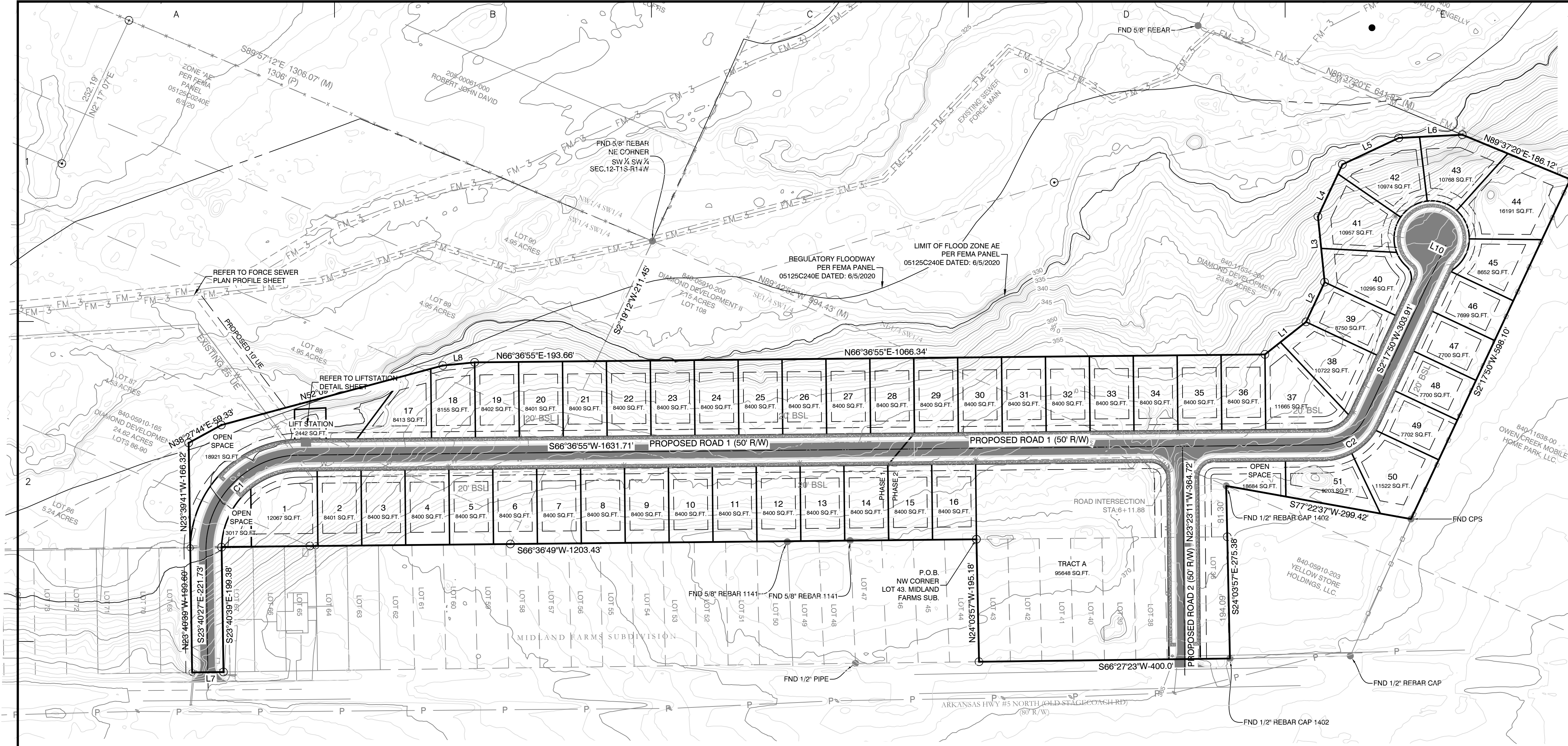


ARKANSAS

- 1 PRELIMINARY PLAT OVERALL
- 2 PRELIMINARY PLAT WEST HALF
- 3 PRELIMINARY PLAT EAST HALF



PRELIMINARY PLAT DIAMOND ESTATES TO CITY OF BRYANT, SALINE COUNTY, ARKANSAS



BY _____

REVISION _____

DATE _____

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 Ph (501) 408-4650
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 3925 Mt. Carmel Road
 Bryant, AR 72022
 gnatengineering@gmail.com

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER
 SECTION 12, T-1-S, R-14-W,
 SALINE COUNTY, ARKANSAS



2-8-2023

CONTENTS:

PRELIMINARY PLAT OVERALL

PROJECT NO: 21206

DATE: FEB 2023

SHEET NO: 1

PLAT CERTIFICATES:

OWNER: Name: Diamond Development II, Address: 1599 Lawson Oaks, Little Rock, AR 72210

DEVELOPER: Name: Diamond Development II, Address: 1599 Lawson Oaks, Little Rock, AR 72210

CERTIFICATE OF RECORDING:

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 the real estate, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: _____ Signed: _____ DIAMOND DEVELOPMENT II

Source of Title: SALINE COUNTY, ARKANSAS
 Saline County Document# 2004-112595 & 2022-027151

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

Date: _____ Signed: _____ Vernon J. Williams, Registered Professional Engineer, No. 9551, Arkansas

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
 MIN. LOT SIZE: 7699 S.F.
 MAX. LOT SIZE: 16191 S.F.
 NUMBER OF LOTS: 51
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
 SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
 FRONT - 20' OR AS SHOWN
 REAR - 20' OR AS SHOWN
 SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
 BACK - 10' OR AS SHOWN
 SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
 STREET WIDTH: 28' 50C TO BCC
 LOT CORNERS: SET #4 REBAR WITH CAP

SURVEY LEGEND

- ▲ - Computed point
- - Found monument
- - Set #4 RB/Plas, Cap
- (M) - Measured
- (R) - Record
- (P) - Platted

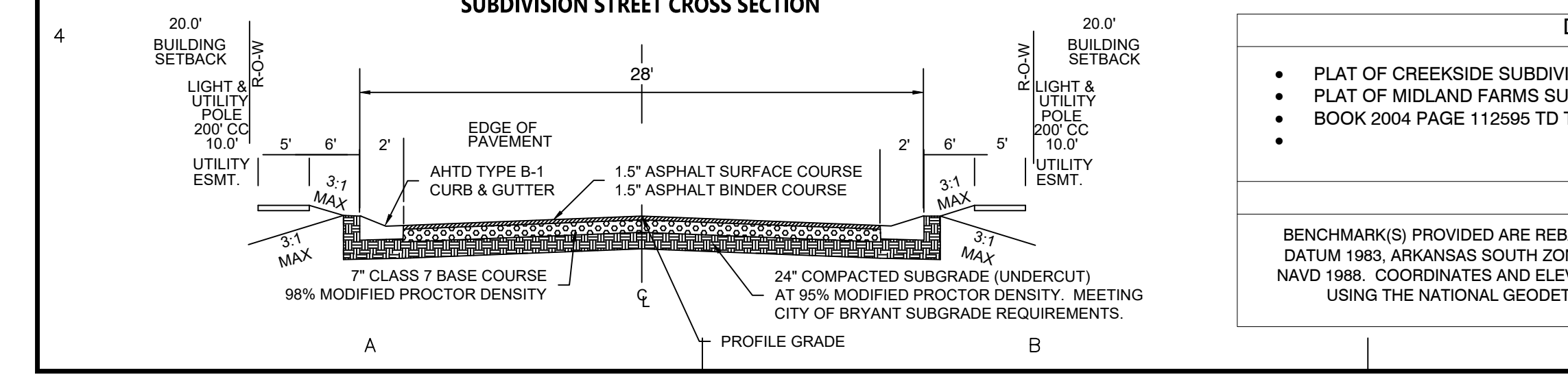
SURVEY PLAT CODE:
 500-01S-14W-0-12-300-62-1573

ROAD CURVE TABLE

Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21° 28' 14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34° 27' 22"W

LINE TABLE

Line #	Length	Direction
L1	83.57	N28° 45' 19"E
L2	70.00	N2° 17' 50"E
L3	105.07	N28° 36' 30"W
L4	91.72	N2° 23' 44"E
L5	99.23	N41° 57' 13"E
L6	101.46	N64° 16' 35"E
L7	50.00	S66° 21' 31"W
L8	51.05	N61° 33' 49"E
L10	25.00	N87° 41' 21"W



DOCUMENTS USED:

- PLAT OF CREEKSIDE SUBDIVISION
- PLAT OF MIDLAND FARMS SUBDIVISION
- BOOK 2004 PAGE 112595 TD THORP TO DIAMOND DEVELOPMENT II

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET. GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS' 'ONLINE POSITIONING USER SERVICE' (OPUS).

PROPERTY DESCRIPTION:

LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST AND PART OF LOTS 36, 37, 38, 39, 40, 41, 42, 43, 68, 86, 87, 88, 89, 90 AND 108 MIDLAND FARMS SUBDIVISION, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 43 MIDLAND FARMS SUBDIVISION, SALINE COUNTY, ARKANSAS; THENCE S 66°36'49" W A DISTANCE OF 1203.43 FEET TO THE NORTHEAST CORNER OF LOT 68 OF SAID MIDLAND FARMS SUBDIVISION; THENCE S 23°40'39" E ALONG THE EAST LINE OF SAID LOT 68 A DISTANCE OF 199.38 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS HIGHWAY 5; THENCE S 66°21'31" W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 68; THENCE N 23°40'39" W ALONG THE WEST LINE OF SAID LOT 68 A DISTANCE OF 199.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 68; THENCE N 23°39'41" W A DISTANCE OF 166.32 FEET; THENCE N 38°27'44" E A DISTANCE OF 59.33 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 52°09'42" E A DISTANCE OF 365.56 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 61°33'49" E A DISTANCE OF 61.05 FEET; THENCE N 66°38'55" E A DISTANCE OF 193.66 FEET TO A POINT ON THE EAST LINE OF LOT 89 OF SAID MIDLAND FARMS SUBDIVISION; THENCE N 66°38'55" E A DISTANCE OF 1066.34 FEET; THENCE N 28°45'19" E A DISTANCE OF 83.57 FEET; THENCE N 2°17'50" E A DISTANCE OF 70.00 FEET; THENCE N 28°36'30" W A DISTANCE OF 105.07 FEET; THENCE N 2°23'44" E A DISTANCE OF 91.72 FEET; THENCE N 41°57'13" E A DISTANCE OF 99.23 FEET; THENCE N 64°16'35" E A DISTANCE OF 101.46 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 NE1/4 SW1/4) OF SAID SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE N 89°37'20" E, ALONG SAID SOUTH LINE, A DISTANCE OF 186.12 FEET TO A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF THE SAID NE1/4 NE1/4 SW1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE S 2°17'50" W FOR A DISTANCE OF 598.10 FEET TO A FOUND COTTON PICKER SPINDLE (CPS) AT THE NORTHEAST CORNER OF LOT 1, DOLLAR GENERAL ADDITION TO THE CITY OF BRYANT, PLAT RECORDED IN BOOK 2010 PAGE 93434; THENCE S 77°22'37" W, ALONG SAID LOT 1 NORTH LINE, 299.42 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 24°03'57" E, ALONG SAID LOT 1 WEST LINE, 275.38 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 5 (STAGECOACH ROAD); THENCE S 66°27'23" W, ALONG SAID NORTHERLY RIGHT OF WAY, 400.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 24°03'57" W, LEAVING SAID RIGHT OF WAY, 195.18 FEET TO THE POINT OF BEGINNING, CONTAINING 17.04 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF ARKANSAS HIGHWAY 5 NORTH AND ANY EASEMENTS OF RECORD.



PROPERTY SPECIFICATIONS:

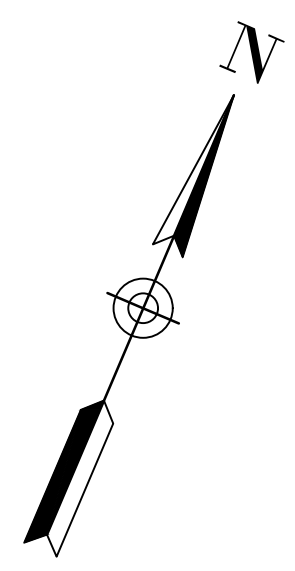
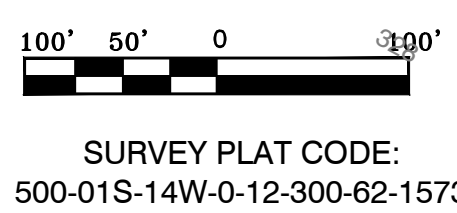
ZONING CLASSIFICATION: R-1
 MIN. LOT SIZE: 7699 S.F.
 MAX. LOT SIZE: 16191 S.F.
 NUMBER OF LOTS: 51
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
 SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
 FRONT - 20' OR AS SHOWN
 REAR - 20' OR AS SHOWN
 SIDE - 8' OR AS SHOWN

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

SURVEY LEGEND

- ▲ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M) - Measured
- (R) - Record
- (P) - Platted



LINE TABLE

Line #	Length	Direction
L1	83.57	N28° 45' 19"E
L2	70.00	N2° 17' 50"E
L3	105.07	N28° 36' 30"W
L4	91.72	N2° 23' 44"E
L5	99.23	N41° 57' 13"E
L6	101.46	N64° 16' 35"E
L7	50.00	S66° 21' 31"W
L8	51.05	N61° 33' 49"E
L10	25.00	N87° 41' 21"W

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C3	39.27	25.00	N68° 23' 11"W	35.36
C4	39.27	25.00	S21° 36' 49"W	35.36
C5	47.69	100.00	S52° 57' 01"W	47.24
C6	53.76	100.00	S23° 53' 13"W	53.11
C7	10.80	100.00	S5° 23' 32"W	10.80
C8	5.35	25.00	S8° 25' 44"W	5.34
C9	6.90	25.00	S22° 27' 54"W	6.88
C10	55.06	60.00	S4° 04' 55"W	366.87
C11	50.97	60.00	S46° 32' 33"E	49.45
C12	51.00	60.00	N84° 46' 11"E	49.48
C13	50.98	60.00	N36° 04' 45"E	49.46
C14	58.78	60.00	N16° 19' 32"W	56.46
C15	27.44	60.00	N57° 29' 40"W	364.02
C16	31.81	25.00	N34° 09' 02"W	29.70
C17	6.81	50.00	N6° 11' 51"E	6.80
C18	49.32	50.00	N38° 21' 21"E	47.34
C19	7.13	175.63	S65° 25' 52"W	340.57
C20	84.27	125.70	S47° 22' 03"W	82.70
C21	108.07	125.70	S3° 31' 58"W	104.77
C22	258.53	175.63	S22° 05' 57"W	414.18

ROAD CURVE TABLE

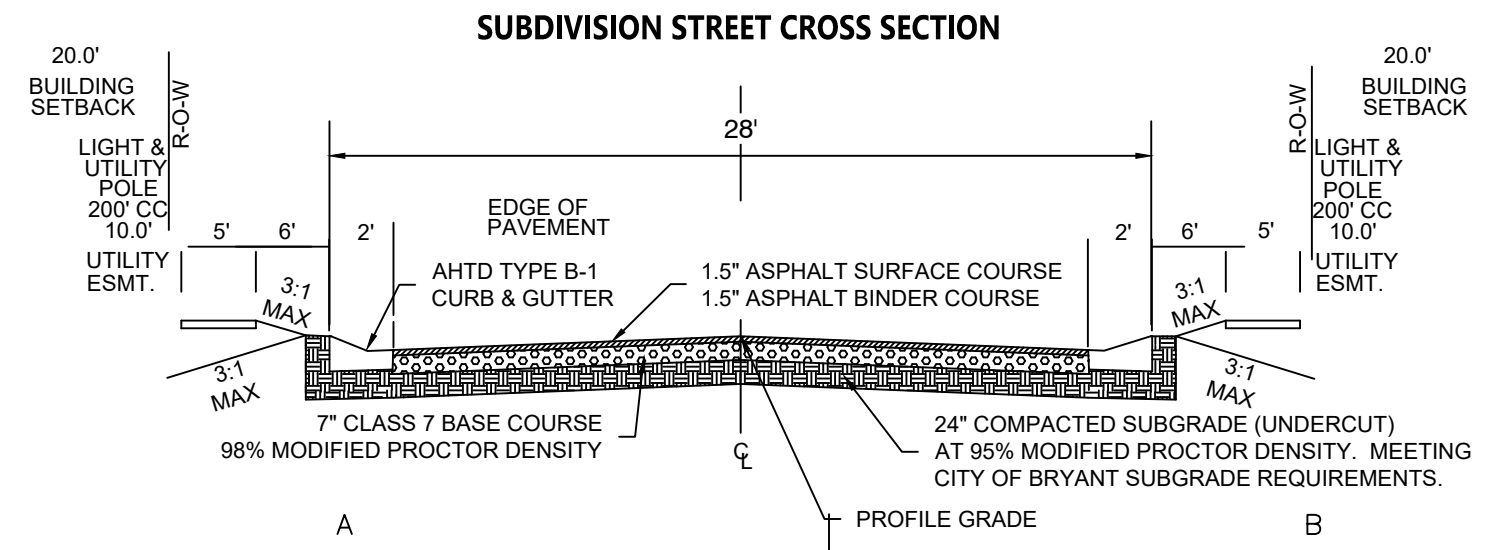
Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21° 28' 14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34° 27' 22"W

DOCUMENTS USED:

- PLAT OF CREEKSIDE SUBDIVISION
- PLAT OF MIDLAND FARMS SUBDIVISION
- BOOK 2004 PAGE 112595 TD THORP TO DIAMOND DEVELOPMENT II

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET. GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).



BY _____

REVISION _____

DATE _____

GNE Designing our client's success

GarNat Engineering, LLC
 P.O. Box 116 (72018) Ph (501) 408-4650
 3925 Mt. Carmel Road Fx (888) 900-3068
 Bryant, AR 72022 gnatengr@gmail.com

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER
 SECTION 12, T-1-S, R-14-W,
 SALINE COUNTY, ARKANSAS



2-8-2023

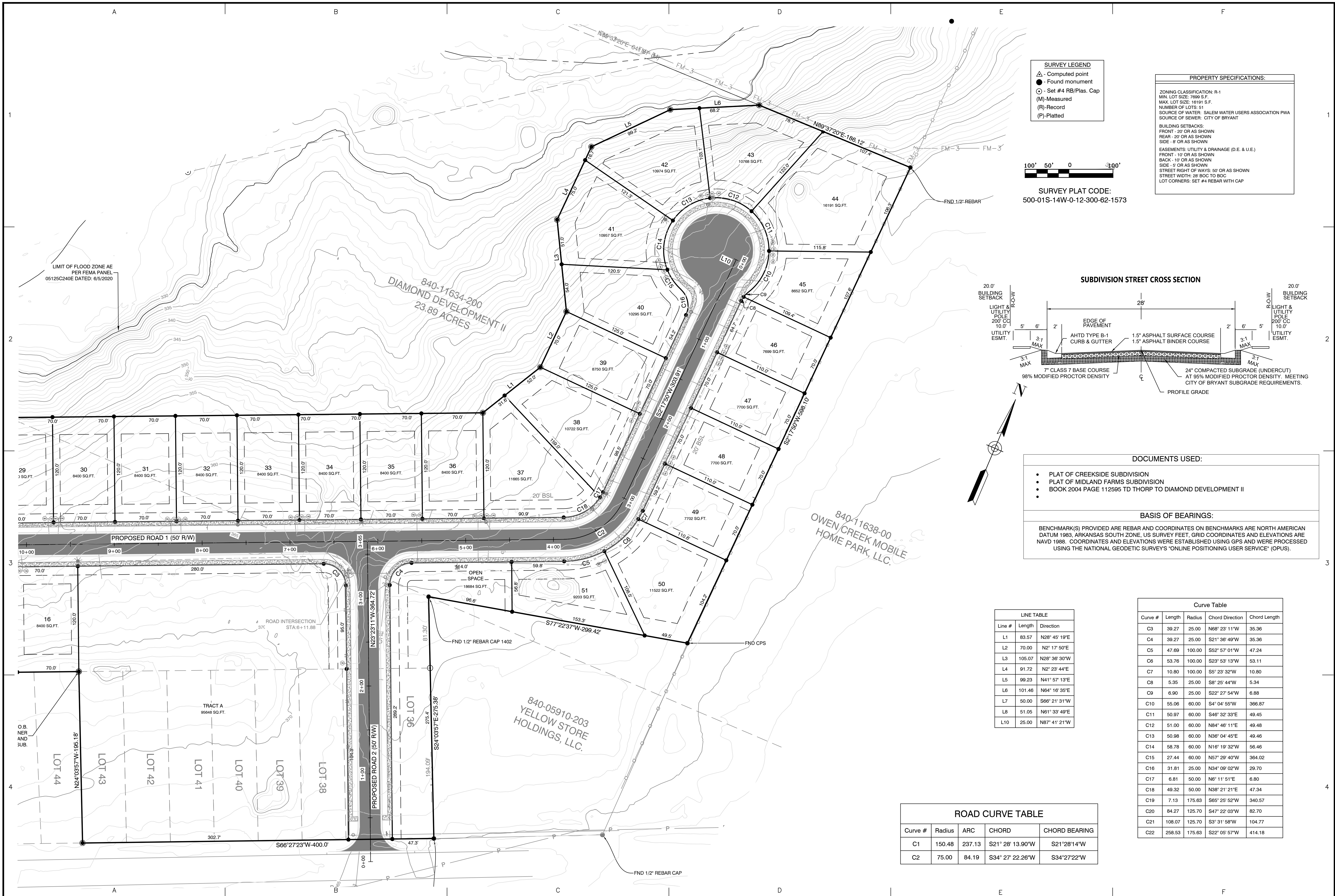
CONTENTS:

**PRELIMINARY
 PLAT
 SOUTH HALF
 DIMENSIONS**

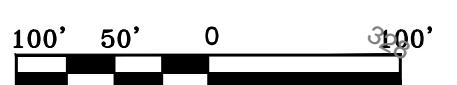
PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
2



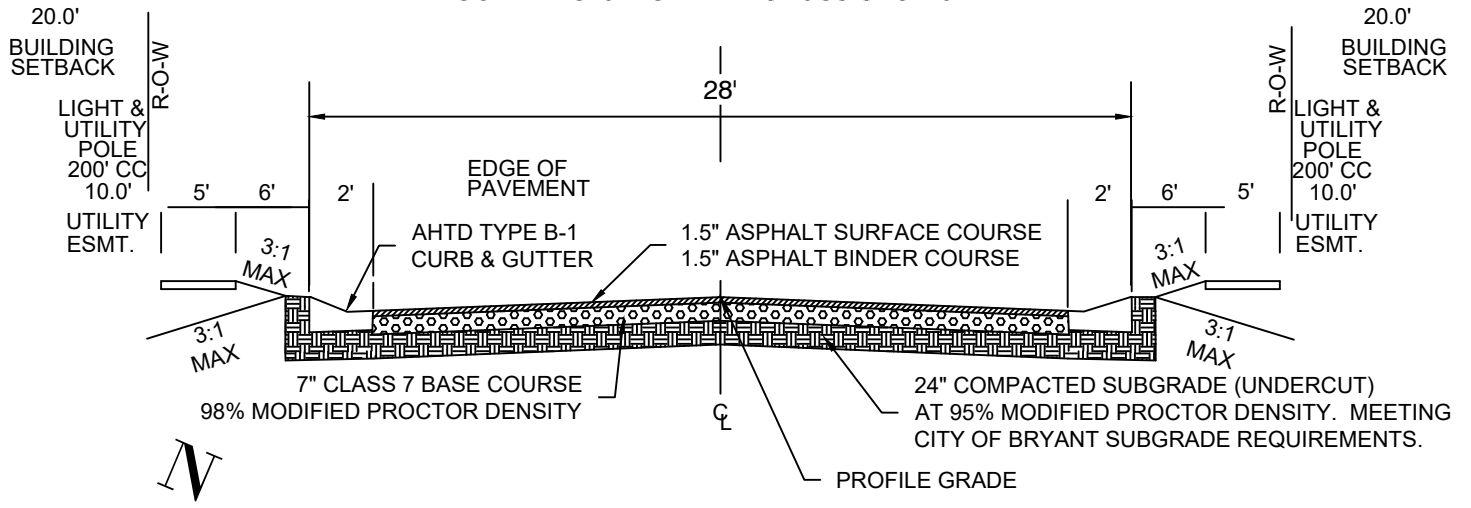
SURVEY LEGEND
 Δ - Computed point
 ● - Found monument
 ○ - Set #4 RB/Plas. Cap
 (M) - Measured
 (R) - Record
 (P) - Platted



SURVEY PLAT CODE:
 500-01S-14W-0-12-300-62-1573

PROPERTY SPECIFICATIONS:
 ZONING CLASSIFICATION: R-1
 MIN. LOT SIZE: 7699 S.F.
 MAX. LOT SIZE: 16191 S.F.
 NUMBER OF LOTS: 51
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
 SOURCE OF SEWER: CITY OF BRYANT
 BUILDING SETBACKS:
 FRONT - 20' OR AS SHOWN
 REAR - 20' OR AS SHOWN
 SIDE - 8' OR AS SHOWN
 EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
 BACK - 10' OR AS SHOWN
 SIDE - 5' OR AS SHOWN
 STREET RIGHT OF WAYS: 50' OR AS SHOWN
 STREET WIDTH: 38' SOC TO SOC TO BCC
 LOT CORNERS: SET #4 REBAR WITH CAP

SUBDIVISION STREET CROSS SECTION



DOCUMENTS USED:

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- PLAT OF MIDLAND FARMS SUBDIVISION
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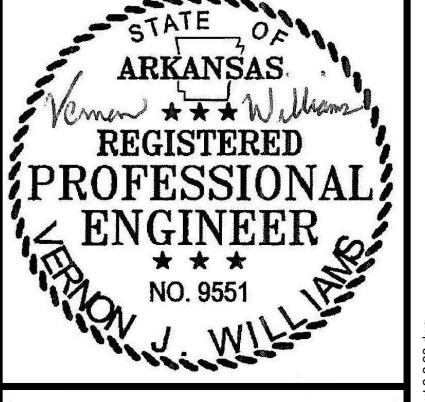
ROAD CURVE TABLE

Curve #	Radius	ARC	CHORD	CHORD BEARING
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C2	75.00	84.19	S34° 27' 22.26"W	S34° 27' 22"W

BY: _____
 REVISION: _____
 DATE: _____

GNE Designing our client's success
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DIAMOND ESTATES
 PART OF THE SOUTHWEST QUARTER
 SECTION 12, T-1-S, R-14-W,
 SALINE COUNTY, ARKANSAS



2-8-2023

CONTENTS:
PRELIMINARY PLAT
NORTH HALF DIMENSIONS

PROJECT NO:
21206

DATE:
FEB 2023

SHEET NO:
2

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

February 2, 2023

Mr. Truett Smith
Planning and Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Preliminary Plat – Diamond Estates Subdivision

Dear Mr. Smith:

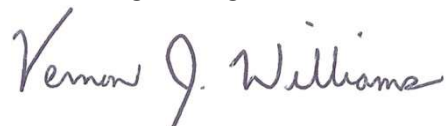
Please allow this letter and the following list of enclosures to serve as my application for approval of the referenced preliminary plat. It is my desire that this matter be included on the agenda for your March 2023 City of Bryant Planning Commission Meeting. The developer for the project is Diamond Development II, 1599 Lawson Oaks, Little Rock, Arkansas 72210 (501) 590-5549.

List of Enclosures

- Letter from Property Owner
- Affidavit from Property Owner
- 8 Copies of the Preliminary Plat
- 2 Full Sets of Subdivision Plans
- Bryant Subdivision Checklist
- Disk with Digital Copy of Documents
- Storm Drainage Calculations
- Maintenance Plan
- Review Fees of \$465.00

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

Sincerely,
GarNat Engineering, LLC



Vernon J. Williams, P.E., President

Diamond Estates Subdivision
DRAINAGE CALCULATIONS – SUMMARY
2/8/2023

DESCRIPTION OF PROJECT

Diamond Estates Subdivision is an approximately 14.90 Acre development located in the City of Bryant, Arkansas, north of Highway 5 and east of Midland Road. There is one large drainage basin that flows to north. Discharges will not be detained and in-lieu-fee will be provided for this detention.

Stormwater Calculations were prepared with the intent to comply with the City of Bryant's Drainage Code. Hydraulic calculations were made using the Rational Method. Design frequencies were analyzed for 2, 5, 10, 25, 50, and 100 year return periods.

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Inlets

Summary of Pipes

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

Diamond Estates Subdivision
DRAINAGE CALCULATIONS – SUMMARY
2/8/2023

SUMMARY OF DRAINAGE BASINS

There is only a drainage basin that flows to north. This discharge will not be captured. In-Lieu-fee is provided for detention. In-lieu-fee calculation is prepared based on the City of Bryant's Drainage Code.

SUMMARY OF INLETS

On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 10-year return storm. The distance from the face of the curb to the center of the street is 15 feet.

SUMMARY OF PIPES

All pipes used in this project are HDPE or RCP. Therefore, a manning's of 0.012 was used on all pipes in the analysis.

**Stormwater Calcs - Diamond Estates Subdivision
Using Rational Method**

Pre-development

Calculated Tc values - Drainage Basin 1, 2 & 3

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 485 feet
 n1 = 0.05 Sluggish Reaches
 S1 = 0.031 ft/ft
 I_{assumed} = 7.20 inches
 T_c_{calculated} = 488 seconds
 T_c_{calculated} = 8.14 minutes

Tc = 8.14 minutes
 I = 7.20 inches

Use Tc = **8.15** minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
 i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I ₁₀₀ =	9 Inches	I ₁₀ =	6.5 Inches
I ₅₀ =	8 Inches	I ₅ =	5.8 Inches
I ₂₅ =	7.20 Inches	I ₂ =	5 Inches

Stormwater Calcs - Diamond Estates Subdivision
Using Rational Method

Post-development

Calculated Tc values - Drainage Basin 1, 2 & 3

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 285 feet
 n1 = 0.02 Clean, recently constructed
 S1 = 0.031 ft/ft
 I_{assumed} = 8.40 inches
 T_{Ccalculated} = 193 seconds
 T_{Ccalculated} = 3.21 minutes

Tc = 3.21 minutes
 I = 8.40 inches

Use Tc = **5.00** minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
 i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I ₁₀₀ =	10 Inches	I ₁₀ =	7.2 Inches
I ₅₀ =	9.2 Inches	I ₅ =	6.5 Inches
I ₂₅ =	8.40 Inches	I ₂ =	5.6 Inches

**Stormwater Calcs - Diamond Estates Subdivision
using Rational Method**

Pre-development

Calculated C values - Drainage Basin 1

	Area	C₁₀₀	C₅₀	C₂₅	C₁₀	C₅	C₂
Greenspace	14.90	0.47	0.43	0.4	0.36	0.34	0.31
Total Area =	14.90	0.47	0.43	0.40	0.36	0.34	0.31

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Forrest/Woodlands, Average 2-7%

Stormwater Calcs - Diamond Estates Subdivision
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Residential	14.90	0.7	0.65	0.6	0.5	0.4	0.35
Total Area =	14.90	0.70	0.65	0.60	0.50	0.40	0.35

(C values taken from Table 2.1 of City of Little Rock Drainage Manual)

Single Family, Residential

Stormwater Calcs - Diamond Estates Subdivision
using Rational Method

Pre-development

Drainage Basin 1

$Q_{300} =$	63.03 CFS	$Q_{60} =$	51.26 CFS	$Q_{25} =$	42.91 CFS	$Q_{10} =$	34.87 CFS	$Q_5 =$	29.38 CFS	$Q_2 =$	23.10 CFS
$c =$	0.47	$c =$	0.43	$c =$	0.40	$c =$	0.36	$c =$	0.34	$c =$	0.31
$i =$	9.00 in/hr	$i =$	8.00 in/hr	$i =$	7.20 in/hr	$i =$	6.50 in/hr	$i =$	5.80 in/hr	$i =$	5.00 in/hr
$A =$	14.90 acres	$A =$	14.90 acres	$A =$	14.90 acres	$A =$	14.90 acres	$A =$	14.90 acres	$A =$	14.90 acres

Post-development

Drainage Basin 1

$Q_{300} =$	104.30 CFS	$Q_{60} =$	89.10 CFS	$Q_{25} =$	75.10 CFS	$Q_{10} =$	53.64 CFS	$Q_5 =$	38.74 CFS	$Q_2 =$	29.20 CFS
$c =$	0.70	$c =$	0.65	$c =$	0.60	$c =$	0.50	$c =$	0.40	$c =$	0.35
$i =$	10.00 in/hr	$i =$	9.20 in/hr	$i =$	8.40 in/hr	$i =$	7.20 in/hr	$i =$	6.50 in/hr	$i =$	5.60 in/hr
$A =$	14.90 acres	$A =$	14.90 acres	$A =$	14.90 acres	$A =$	14.90 acres	$A =$	14.90 acres	$A =$	14.90 acres

Detention Volume

Pond-1 for Q100	
Cundev=	0.47
lundev=	9.00 in/hr
Cdev=	0.70
ldev=	10.00 in/hr
R=	2.77
A=	14.90 acres
Tc=	5.00 minutes
	60 sec/min
Detention Volume=	12,382 cubic feet

$$R = (Cdev * ldev) - (Cundev * lundev)$$

$$\text{Detention Volume} = R * A * Tc * 60$$

**Stormwater Calcs - Diamond Estates Subdivision
using Rational Method**

Total Detention= 12381.90 cubic feet

In-Lieu Detention (\$10,000/ac-ft) Ratio = Vol (100-yr)/43,560 sq ft /ac

In-Lieu-Fee = 0.284249 ac-ft
= **\$2,842.49**

Note - \$500 minimum

Stormwater Calcs - Diamond Estates Subdivision
Using Rational Method

Post-development Basin

Calculated Tc values - Drainage Basin CI-1

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	700	feet
n1 =	0.013	Smooth Concrete/Asphalt
S1 =	0.031	ft/ft
I _{assumed} =	7.20	inches
T _c _{calculated}	271	seconds
T _c _{calculated}	4.52	minutes
Tc =	4.52	minutes
I =	7.20	inches
Use Tc =	5.00	minutes

Stormwater Calcs - Diamond Estates Subdivision
 using Rational Method
 POST-DEV C VALUES

CI-1					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
0.80	0.5	0.6	0.7	Residential	
Total Area = 0.80	0.50	0.60	0.70		

CI-2					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
0.16	0.81	0.86	0.95	Asphalt	
Total Area = 0.16	0.81	0.86	0.95		

CI-3					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.66	0.5	0.6	0.7	Residential
Total Area =	0.66	0.50	0.60	0.70	

CI-4					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.14	0.81	0.86	0.95	Asphalt
Total Area =	0.14	0.81	0.86	0.95	

CI-5					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.58	0.5	0.6	0.7	Residential
Total Area =	0.58	0.50	0.60	0.70	

CI-6					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.11	0.81	0.86	0.95	Asphalt
Total Area =	0.11	0.81	0.86	0.95	

JB-2					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.01	0.5	0.6	0.7	Residential
Total Area =	0.01	0.50	0.60	0.70	

CI-8					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.66	0.5	0.6	0.7	Residential
Total Area =	0.66	0.50	0.60	0.70	

CI-9					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.12	0.81	0.86	0.95	Asphalt
Total Area =	0.12	0.81	0.86	0.95	

CI-10					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	1.75	0.5	0.6	0.7	Residential
Total Area =	1.75	0.50	0.60	0.70	

CI-11					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.30	0.81	0.86	0.95	Asphalt
Total Area =	0.30	0.81	0.86	0.95	

CI-12					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.50	0.5	0.6	0.7	Residential
Total Area =	0.50	0.50	0.60	0.70	

CI-13					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.12	0.81	0.86	0.95	Asphalt
Total Area =	0.12	0.81	0.86	0.95	

CI-14					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.09	0.81	0.86	0.95	Asphalt
Total Area =	0.09	0.81	0.86	0.95	

CI-15					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.32	0.81	0.86	0.95	Asphalt
Total Area =	0.32	0.81	0.86	0.95	

CI-16					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.56	0.81	0.86	0.95	Asphalt
Total Area =	0.56	0.81	0.86	0.95	

JB-1					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	1.37	0.5	0.6	0.7	Residential
Total Area =	1.37	0.50	0.60	0.70	

Stormwater Calcs - Diamond Estates Subdivision
using Rational Method
Post Development Flowrates

CI-1	$Q_{10} =$	2.88 CFS
	$c =$	0.50
	$i =$	7.20 in/hr
	$A =$	0.80 acres

CI-2	$Q_{10} =$	0.93 CFS
	$c =$	0.81
	$i =$	7.20 in/hr
	$A =$	0.16 acres

CI-3	$Q_{10} =$	2.38 CFS
	$c =$	0.50
	$i =$	7.20 in/hr
	$A =$	0.66 acres

CI-4

$Q_{10} = 0.82$ CFS
 $c = 0.81$
 $i = 7.20$ in/hr
 $A = 0.14$ acres

CI-5

$Q_{10} = 2.09$ CFS
 $c = 0.50$
 $i = 7.20$ in/hr
 $A = 0.58$ acres

CI-6

$Q_{10} = 0.64$ CFS
 $c = 0.81$
 $i = 7.20$ in/hr
 $A = 0.11$ acres

CI-7

$Q_{10} = 0.04$ CFS
 $c = 0.50$
 $i = 7.20$ in/hr
 $A = 0.01$ acres

CI-8

$Q_{10} =$ 2.38 CFS
 $c =$ 0.50
 $i =$ 7.20 in/hr
 $A =$ 0.66 acres

CI-9

$Q_{10} =$ 0.70 CFS
 $c =$ 0.81
 $i =$ 7.20 in/hr
 $A =$ 0.12 acres

CI-10

$Q_{10} =$ 6.30 CFS
 $c =$ 0.50
 $i =$ 7.20 in/hr
 $A =$ 1.75 acres

CI-11

$Q_{10} =$ 1.75 CFS
 $c =$ 0.81
 $i =$ 7.20 in/hr
 $A =$ 0.30 acres

CI-12

$Q_{10} =$ 1.80 CFS
 $c =$ 0.50
 $i =$ 7.20 in/hr
 $A =$ 0.50 acres

CI-13

$Q_{10} =$ 0.70 CFS
 $c =$ 0.81
 $i =$ 7.20 in/hr
 $A =$ 0.12 acres

CI-14

$Q_{10} =$ 0.52 CFS
 $c =$ 0.81
 $i =$ 7.20 in/hr
 $A =$ 0.09 acres

CI-15

$Q_{10} =$ 1.87 CFS
 $c =$ 0.81
 $i =$ 7.20 in/hr
 $A =$ 0.32 acres

CI-16

$Q_{10} =$ 3.27 CFS
 $c =$ 0.81
 $i =$ 7.20 in/hr
 $A =$ 0.56 acres

JB-1

$Q_{10} =$ 4.93 CFS
 $c =$ 0.50
 $i =$ 7.20 in/hr
 $A =$ 1.37 acres

Diamond Estates Subdivision - GUTTER SPREAD 10-YR STORM

CI-1

	T=	$\left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$	
Q	2.88 cfs		Q= Flowrate(cfs)
n	0.012		n=manning's number
k _u	0.56		k=0.56
S _x	0.028		S _x = cross slope
S _L	0.031		S _L = longitudinal slope
T	<u>6.33</u> ft		T= Gutter Spread

CI-2

	T=	$\left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$	
Q	0.93 cfs		
n	0.012		
k _u	0.56		
S _x	0.03		
S _L	0.017		
T	<u>4.45</u> ft		

CI-3

	T=	$\left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$	
Q	2.38 cfs		
n	0.012		
k _u	0.56		
S _x	0.028		
S _L	0.03		
T	<u>6.01</u> ft		

CI-4

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	0.82 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>3.85</u> ft

CI-5

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	2.09 cfs
n	0.012
k_u	0.56
S_x	0.028
S_L	0.03
T	<u>5.65</u> ft

CI-6

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	0.64 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>3.52</u> ft

CI-7

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	0.04 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>1.18</u> ft

CI-8

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	2.38 cfs
n	0.012
k_u	0.56
S_x	0.028
S_L	0.03
T	<u>5.93</u> ft

CI-9

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	0.70 cfs
n	0.012
k_u	0.56
S_x	0.028
S_L	0.03
T	<u>3.75</u> ft

CI-10

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	6.30 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>8.19</u> ft

CI-11

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	1.75 cfs
n	0.012
k_u	0.56
S_x	0.02
S_L	0.02
T	<u>7.04</u> ft

CI-12

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	1.80 cfs
n	0.012
k _u	0.56
S _x	0.03
S _L	0.03
T	<u>5.12</u> ft

CI-13

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	0.70 cfs
n	0.012
k _u	0.56
S _x	0.03
S _L	0.03
T	<u>3.59</u> ft

CI-14

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	0.52 cfs
n	0.012
k _u	0.56
S _x	0.03
S _L	0.03
T	<u>3.22</u> ft

CI-15

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	1.87 cfs
n	0.012
k _u	0.56
S _x	0.03
S _L	0.03
T	<u>5.19</u> ft

CI-16

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	3.27 cfs
n	0.012
k _u	0.56
S _x	0.03
S _L	0.03
T	<u>6.40</u> ft

CI-17

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	4.93 cfs
n	0.012
k _u	0.56
S _x	0.03
S _L	0.03
T	<u>7.47</u> ft

Diamond Estates Subdivision - CURB INLETS

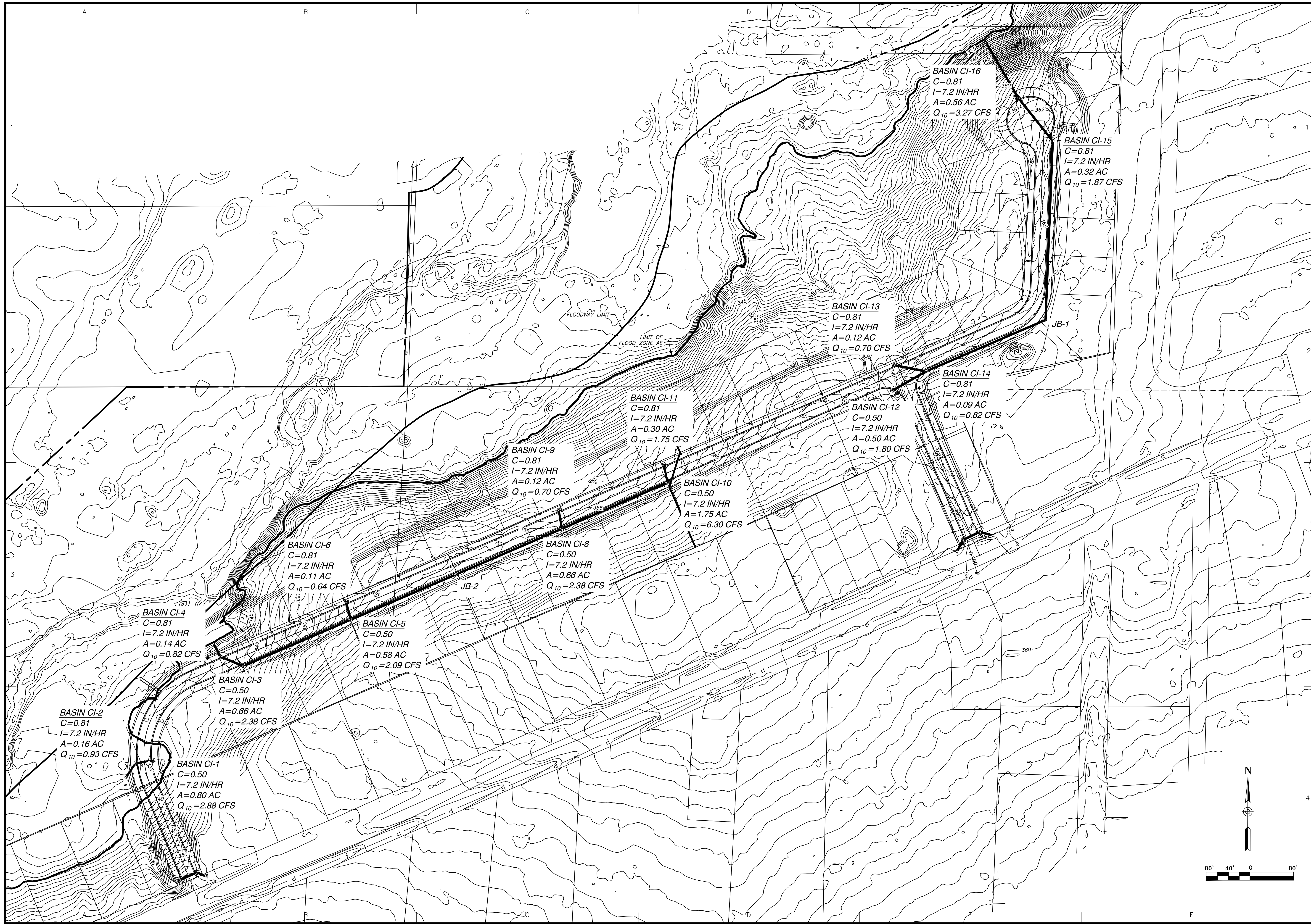
10-YEAR STORM

Area #	Area	I	C	Weir			Required L (ft)	Actual L (ft)	
				Q	Q=3.0LY ^{1.5}	Y (ft)			
				(cfs)	Q (cfs)				
CI-1	0.80	7.20	0.50	2.88	2.88	0.49	2.80	4	4' box
CI-2	0.16	7.20	0.81	0.93	0.93	0.49	0.91	4	4' box
CI-3	0.66	7.20	0.81	3.85	3.85	0.49	3.74	4	4' box
CI-4	0.14	7.20	0.50	0.50	0.50	0.49	0.49	4	4' box
CI-5	0.58	7.20	0.81	3.38	3.38	0.49	3.29	4	4' box
CI-6	0.11	7.20	0.50	0.40	0.40	0.49	0.38	4	4' box
JB-2	0.01	7.20	0.50	0.04	0.04	0.49	0.03	4	4' box
CI-8	0.66	7.20	0.50	2.38	2.38	0.49	2.31	4	4' box
CI-9	0.12	7.20	0.81	0.70	0.70	0.49	0.68	4	4' box
CI-10	1.75	7.20	0.50	6.30	6.30	0.49	6.12	7'-6"	4' box with 3'-6" wing
CI-11	0.30	7.20	0.81	1.75	1.75	0.49	1.70	4	4' box
CI-12	0.50	7.20	0.50	1.80	1.80	0.49	1.75	4	4' box
CI-13	0.12	7.20	0.81	0.70	0.70	0.49	0.68	4	4' box
CI-14	0.09	7.20	0.81	0.52	0.52	0.49	0.51	4	4' box
CI-15	0.32	7.20	0.81	1.87	1.87	0.49	1.81	4	4' box
CI-16	0.56	7.20	0.81	3.27	3.27	0.49	3.17	4	4' box

Diamond Estates Subdivision - Culvert Capacity

ON SITE DRAINAGE

Pipe Name	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
Pipe 56	CI-1	CI-2	2.88	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	36%
Pipe 55	CI-2	FES-1	3.81	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	34%
Pipe 7	CI-5	CI-3	11.48	0.0150	18	1	0.012	1.77	4.712	0.375	13.94	82%
Pipe 5	CI-4	FES-2	13.11	0.0200	18	1	0.012	1.77	4.712	0.375	16.09	81%
Pipe 6	CI-3	CI-4	12.30	0.0150	18	1	0.012	1.77	4.712	0.375	13.94	88%
Pipe 10	JB-2	CI-5	8.75	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	77%
Pipe 9	CI-6	CI-5	0.64	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	8%
Pipe 10(1)	CI-8	JB-2	8.75	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	77%
Pipe 11	CI-9	CI-8	0.70	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	9%
Pipe 47	CI-10	CI-8	8.05	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	71%
Pipe 48	CI-11	CI-10	1.75	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	22%
Pipe 45	CI-12	CI-13	1.80	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	22%
Pipe 42	CI-15	CI-16	4.89	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	61%
Pipe 46	CI-14	CI-13	0.52	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	7%
Pipe 43	JB-1	CI-15	3.02	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	27%
Pipe 41	CI-16	FES-3	8.16	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	72%
Pipe 44(1)	CI-13	JB-1	3.02	0.0050	18	1	0.012	1.77	4.712	0.375	8.05	38%



BY:		REVISION:		DATE:	
<p>Designing our client's success</p> <p>GNE GarNat Engineering, LLC</p> <p>P.O. Box 116 (72018) Ph (501) 408-4650 2909 Military Road Fx (888) 900-3068 Benton, AR 72015 gmatengineer@gmail.com</p>					
<p>FOR USE & BENEFIT:</p> <p>DIAMOND DEVELOPMENT</p>					
<p>PRELIMINARY</p>					
<p>CONTENTS:</p> <p>INLET BASIN MAP</p>					
<p>PROJECT NO:</p> <p>21206</p>					
<p>DATE:</p> <p>FEB 2023</p>					
<p>SHEET NO:</p> <p>1.0</p>					

A:\Projects\2023\Project\21206\Diamond\Diamond.dwg, 2/1/2023, 10:05 AM, GNE



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

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form.

The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

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

Date: January 31, 2023

Sign Co. or Sign Owner

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

Property Owner

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

GENERAL INFORMATION

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

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a **Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

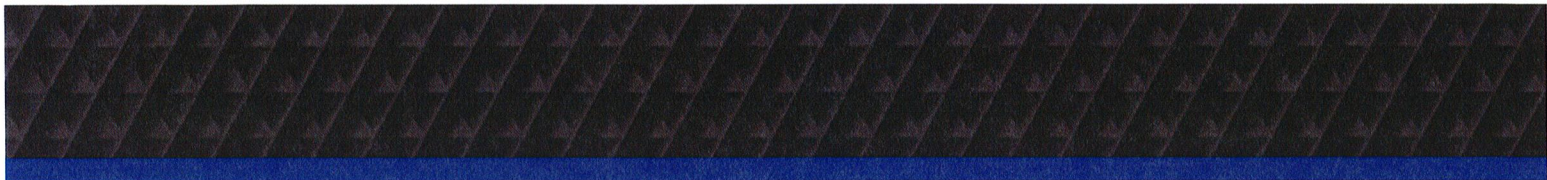
READ CAREFULLY BEFORE SIGNING

I Tonya Hulett, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

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

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

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
1	Post and Panel	2' x 3'	6	5'	2'	
2	Post and Panel	3' x 3'	9	5'	2'	
3	Post and Panel	3' x 3'	9	5'	2'	
4	Post and Panel	3' x 3'	9	5'	2'	
5	Post and Panel	3' x 3'	9	5'	2'	
6	Post and Panel	2' x 3'	6	5'	2'	



PROPERTY BRAND/EXTENSION:

Indian Springs Baptist Church

PROPERTY LOCATION:

23581 Interstate 30 S. Bryant, AR 72022

PROPERTY CODE:

TBD

DATE:

12/08/2022

SALES REP:

Tonya Hulett

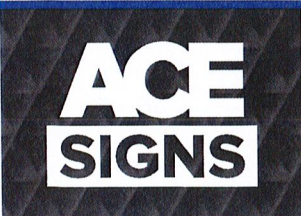
PREPARED BY:

VP

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INITIALS: _____

LOCATION MAP



PROPERTY BRAND/EXTENSION:
Indian Springs Baptist Church

PROPERTY LOCATION:
23581 Interstate 30 S. Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
12/08/2022

SALES REP:
Tonya Hulett

PREPARED BY:
VP

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INITIALS: _____

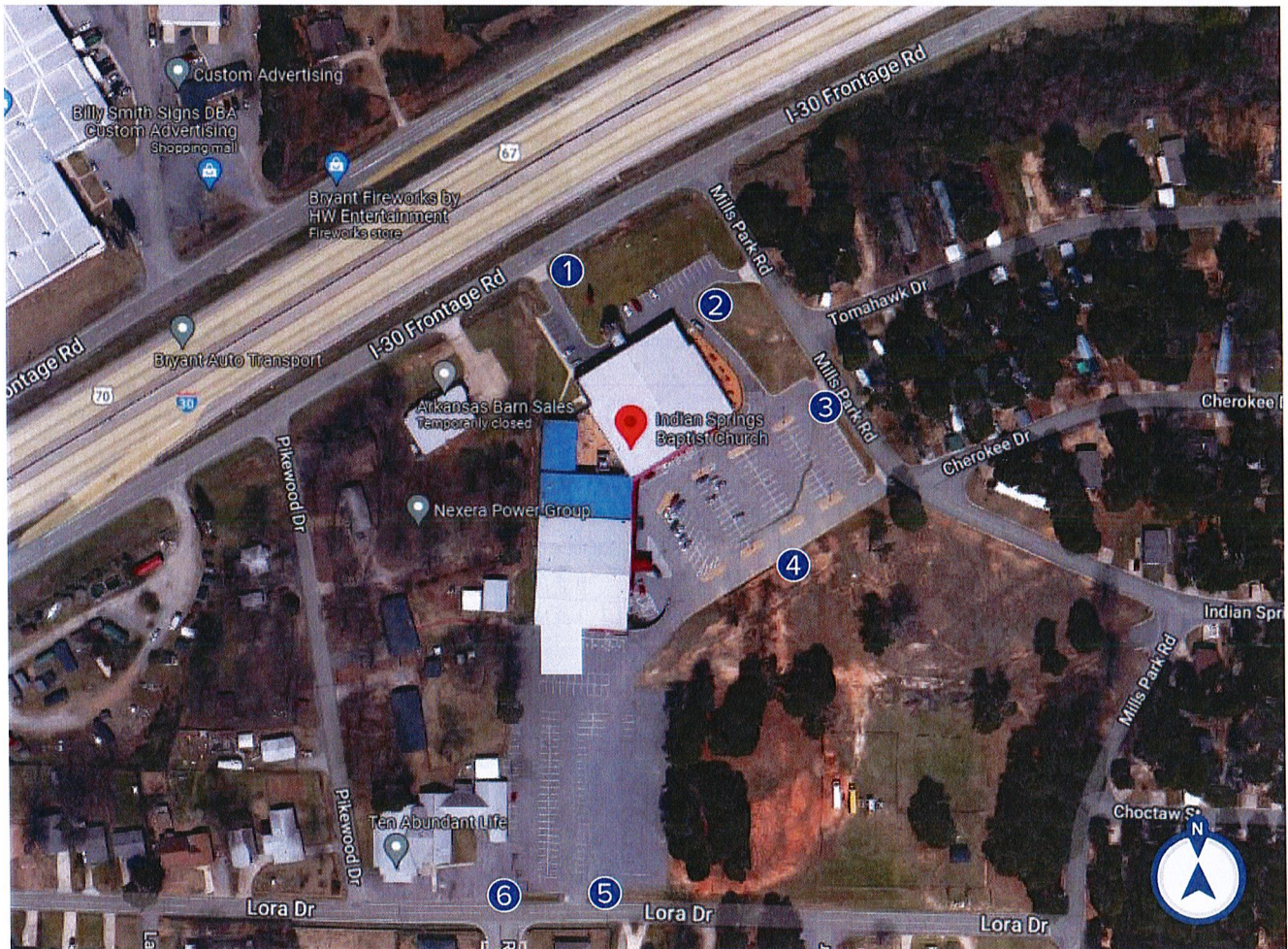
SITE PLAN

PROPOSED SIGNS:

- ① DIRECTIONAL
- ② DIRECTIONAL
- ③ DIRECTIONAL
- ④ DIRECTIONAL
- ⑤ DIRECTIONAL
- ⑥ DIRECTIONAL

EXISTING SIGNS:

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



PROPERTY BRAND/EXTENSION:
Indian Springs Baptist Church

PROPERTY LOCATION:
23581 Interstate 30 S. Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
12/19/2022

SALES REP:
Tonya Hulett

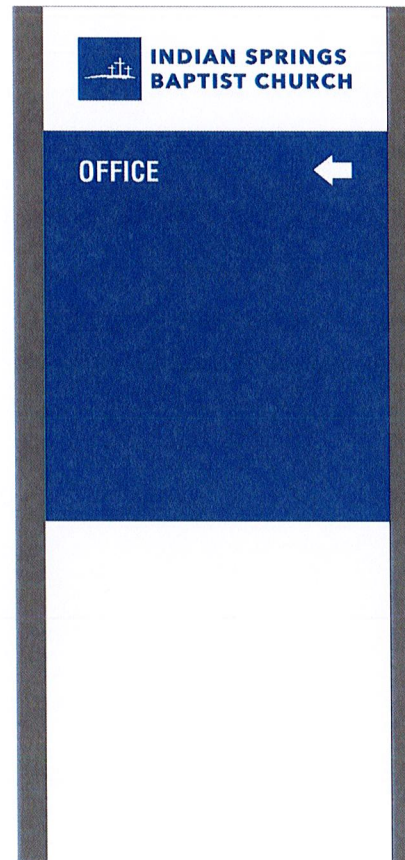
PREPARED BY:
VP

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INITIALS: _____

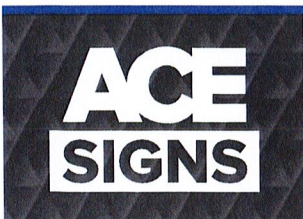
FRONT

BACK



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

- PANTONE WHITE
- PANTONE 288 C



PROPERTY BRAND/EXTENSION:
Indian Springs Baptist Church

PROPERTY LOCATION:
23581 Interstate 30 S. Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
1/4/2022

SALES REP:
Tonya Hulett

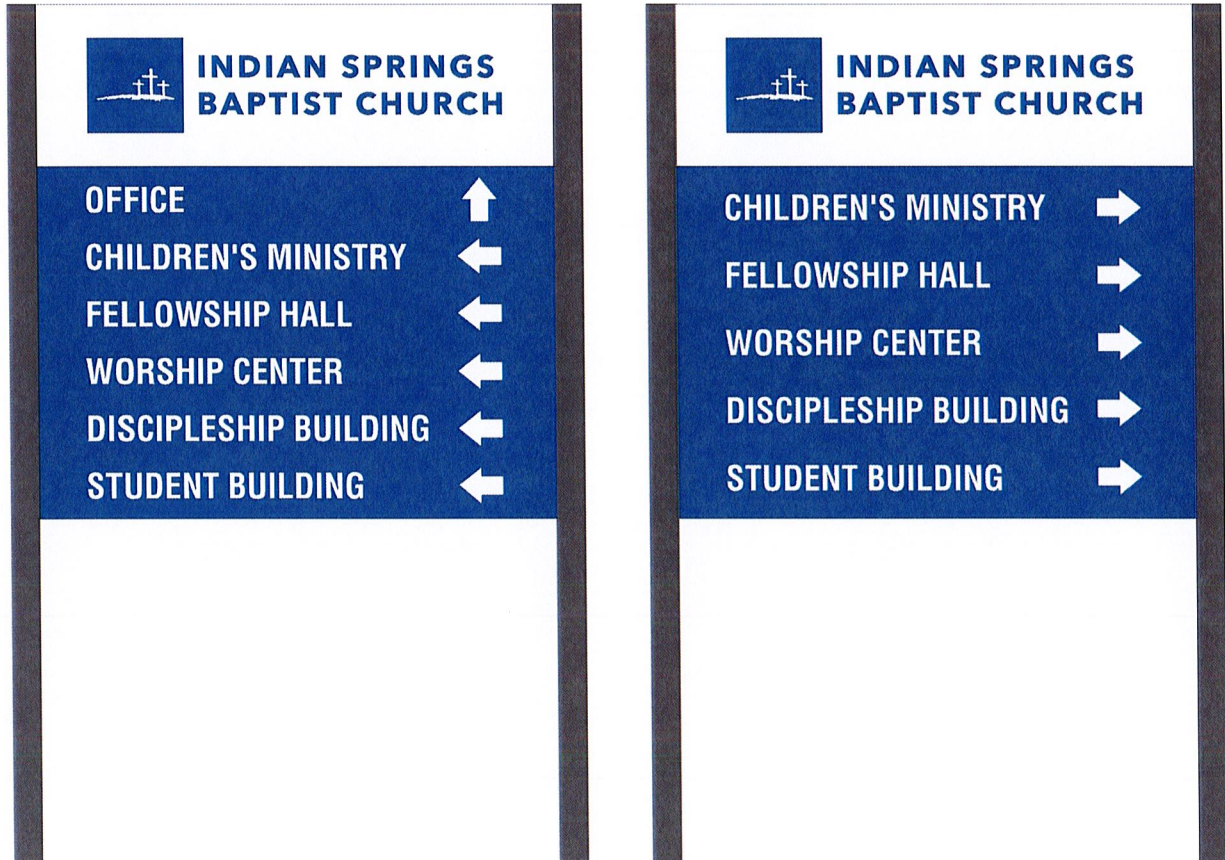
PREPARED BY:
Kayla Haydar

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INITIALS: _____

FRONT

BACK



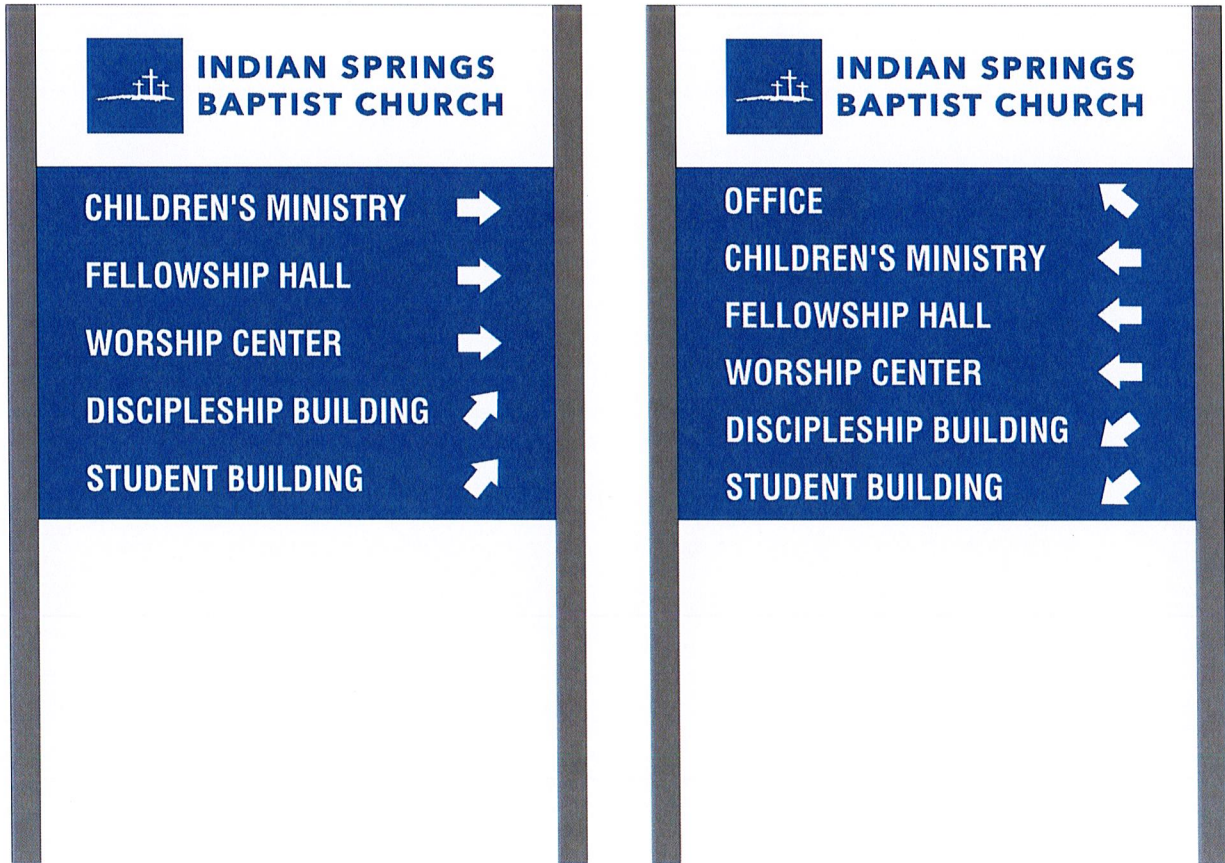
3' x 3' double sided ACM panel with applied graphics
5' overall height with posts

- PANTONE WHITE
- PANTONE 288 C

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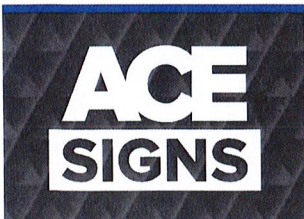
FRONT

BACK



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

- PANTONE WHITE
- PANTONE 288 C



PROPERTY BRAND/EXTENSION:
Indian Springs Baptist Church

PROPERTY LOCATION:
23581 Interstate 30 S. Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
12/28/2022

SALES REP:
Tonya Hulett

PREPARED BY:
Kayla Haydar

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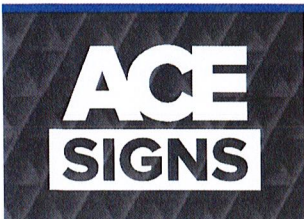
FRONT

BACK



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

- PANTONE WHITE
- PANTONE 288 C



PROPERTY BRAND/EXTENSION:
Indian Springs Baptist Church

PROPERTY LOCATION:
23581 Interstate 30 S. Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
12/19/2022

SALES REP:
Tonya Hulett

PREPARED BY:
Kayla Haydar

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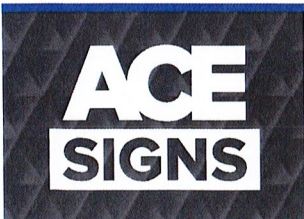
FRONT

BACK



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

-  PANTONE WHITE
-  PANTONE 288 C



PROPERTY BRAND/EXTENSION:
Indian Springs Baptist Church

PROPERTY LOCATION:
23581 Interstate 30 S. Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
12/28/2022

SALES REP:
Tonya Hulett

PREPARED BY:
Kayla Haydar

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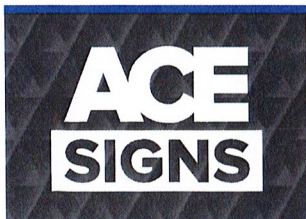
FRONT

BACK



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

- PANTONE WHITE
- PANTONE 288 C



PROPERTY BRAND/EXTENSION:
Indian Springs Baptist Church

PROPERTY LOCATION:
23581 Interstate 30 S. Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
1/4/2022

SALES REP:
Tonya Hulett

PREPARED BY:
Kayla Haydar

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INITIALS: _____



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

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form.
 The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

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

Date: 01/24/2022

Sign Co. or Sign Owner

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

Property Owner


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

GENERAL INFORMATION

Name of Business Athletico
 Address/Location of sign 3231 Maint St, Ste 3, Bryant, AR 72022
 Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I , do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

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

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

Sign	Sign Location	Dimensions (H x W)	Sign Height (ft)	Height of Sign		Comments (Sign Content Approval)
				Top of Sign	Bottom of Sign	
A	Facade	27"H, 404"W	75.75	216"	189"	
B	Facade	27"H, 404"W	75.75	180"	153"	
C						
E						
F						
G						

SIGN A



Building Face Size: 1439.8 Sqft

Sign Size: 75.75 Sqft

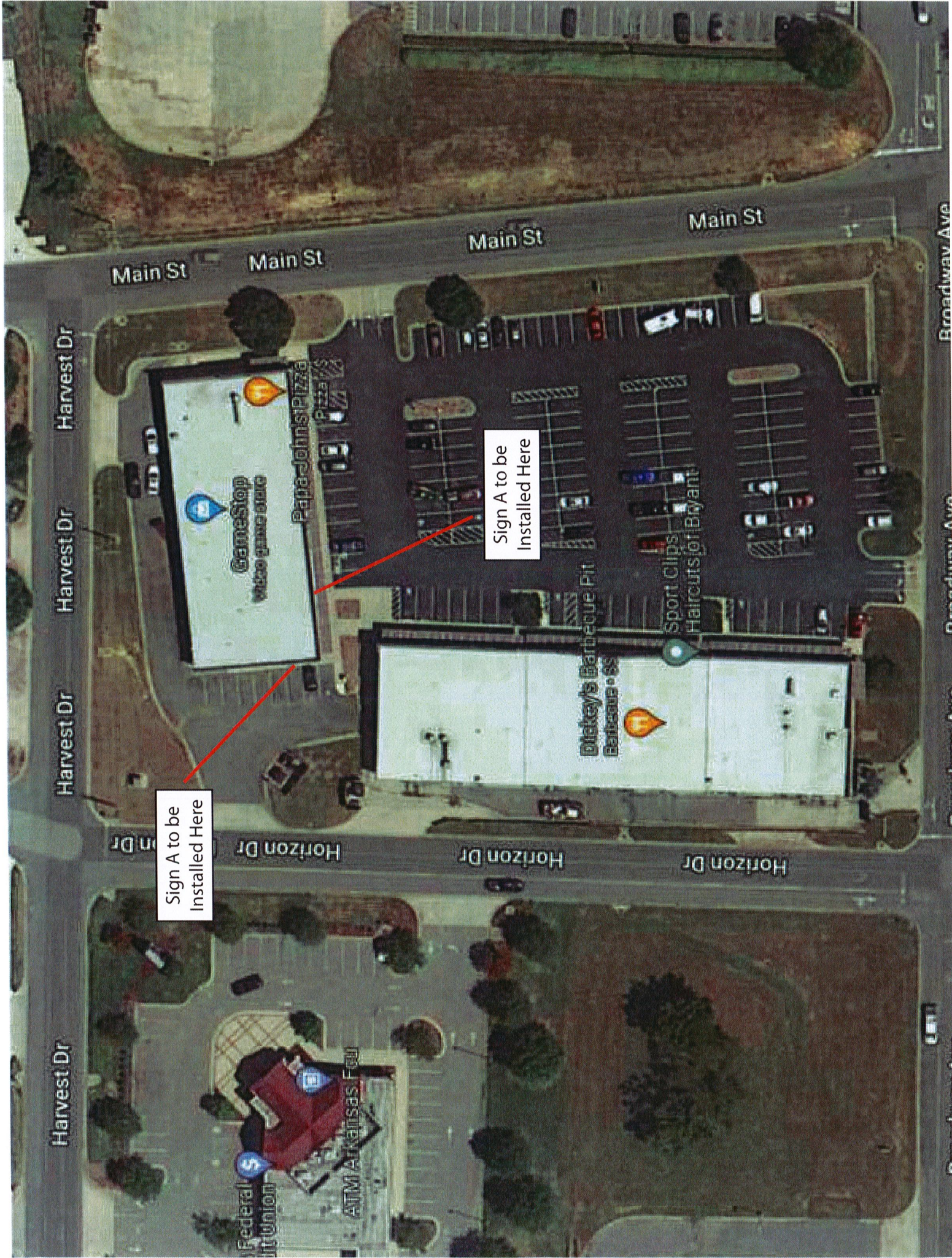
SIGN B

A photograph of a large, tan-colored building facade with a sign that reads "ATHLETICO PHYSICAL THERAPY" in blue, bold, sans-serif capital letters. The sign is mounted on a light-colored wall. The building has a dark brown wooden trim along the top edge. In the foreground, there is a paved parking lot with several cars parked. The sky is overcast and grey.

ATHLETICO PHYSICAL THERAPY

Building Face Size: 1647 Sqft

Sign Size: 75.75 Sqft



Sign A to be Installed Here

Sign A to be Installed Here