



# Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

**Date:** October 20, 2022 - **Time:** 9:00 AM

## Call to Order

## Old Business

## New Business

### 1. Scooter's Coffee - 1816 N Reynolds Road

*Sherill Associates - Requesting Site Plan Approval*

- [0603-PLN-02.pdf](#)

### 2. Hamilton Family Dentistry - 2422 Springhill Rd - Sign Permit

*Siez Sign Company - Requesting Sign Permit Approval*

- [0605-APP-01.pdf](#)

### 3. Discussion on Sign Code

### 4. 406 NW 4th Street - Replat

*GarNat Engineering - Requesting Recommendation for Approval of Replat*

- [0610-PLN-01.pdf](#)

### 5. Custom Advertising - New Site Additions - 23738 I-30

*GarNat Engineering - Requesting Recommendation for Site Plan Approval*

- [0608-DRN-01.pdf](#)
- [0608-PLN-03.pdf](#)
- [0608-PLT-01.pdf](#)
- [0608-PLN-02.pdf](#)
- [0608-PLN-01.pdf](#)
- [0608-APP-01.pdf](#)
- [0608-AFD-01.pdf](#)
- [0608-LTR-01.pdf](#)

### 6. Market Place II Commerical Subdivison Phase 2 - Final Plat

*GarNat Engineering - Requesting Recommendation for Approval of Final Plat*

- [0607-PLN-01.pdf](#)
- [0607-APP-01.pdf](#)
- [0607-LTR-01.pdf](#)

**7. Cornerstone Montessori Christian Academy - 4910 Springhill Road**

*Hope Consulting - Requesting Site Plan Approval*

- [0545-PLN-04.pdf](#)

**8. Hilltop Manor - PUD - Hilltop Rd and Lombard Rd**

*Hope Consulting - Requesting Recommendation for Approval of PUD Rezoning*

- [0606-LTR-01.pdf](#)
- [0606-PLN-01.pdf](#)
- [0606-RZN-01.pdf](#)

**9. 2008 Johnswood Rd - Rezoning from R-E to R-2**

*Sergio Martinez - Requesting Recommendation for Rezoning from R-E to R-2*

- [0609-SRVY-01.pdf](#)
- [0609-APP-01.pdf](#)

**10. Target - 7377 Alcoa Road - Exterior and Parking Lot Changes**

*Kimley-Horn - Requesting Approval for Changes to Site*

- [0598-PLN-01.pdf](#)

**11. Target - 7377 Alcoa Road - Sign Permit**

*Kimley-Horn - Requesting Sign Permit Approval*

- [0611-APP-01.pdf](#)

**Staff Approved**

**Permit Report**

**Adjournments**



**SUMMARY TABLE**

JURISDICTION: CITY OF BRYANT, AR  
 ZONING: C-2 HIGHWAY COMMERCIAL DISTRICT (HCD)  
 PERMITTED USES: RESTAURANTS PERMITTED  
 BUILDING COVERAGE: 35% MAXIMUM  
 HEIGHT: THREE STORIES OR 45' MAXIMUM  
 FRONT SETBACK: 50' MINIMUM  
 SIDE SETBACK: 0' UNLESS ABUTS RESIDENTIAL DISTRICT, THENCE 25' MINIMUM  
 REAR SETBACK: 15' MINIMUM UNLESS ABUTS RESIDENTIAL DISTRICT, THENCE 55' MINIMUM  
 REQUIRED PARKING: ONE SPACE PER 300 SF OF OCCUPIED SPACE=664/300=2 SPACES  
 PROPOSED PARKING: 7 STALLS INCLUDING 1 HANDICAP  
 IMPERVIOUS AREA COVERAGE: 90% MAXIMUM

# CONSTRUCTION DRAWINGS

## PROPOSED SCOOTER'S COFFEE

### 1816 N REYNOLDS ROAD

### BRYANT, ARKANSAS 72022

**PROJECT INFORMATION**

OWNER/FRANCHISEE: MEAN BEAN COFFEE LLC  
 118 VERONA CIRCLE  
 SHERWOOD, AR 72120

PREPARED BY: SHERRILL ASSOCIATES, INC.  
 316 N. MAIN STREET  
 EDWARDSVILLE, IL 62025  
 618-656-9251

ARCHITECT: GERDES, HENRICHSON & ASSOCIATES  
 14901 QUORUM DRIVE, SUITE 300  
 DALLAS, TX 75254

ENGINEER: SHERRILL ASSOCIATES, INC.  
 WILSON D. WAGGONER, P.E.

SITE INFORMATION: PARCEL: 840-14249-000  
 1816 N REYNOLDS ROAD  
 BRYANT, ARKANSAS 72022

SURVEYOR: MCALISTER ENGINEERING  
 4508 STADIUM BLVD, SUITE D  
 JONESBORO, AR 72404

**PROPERTY DESCRIPTION**

LEGAL DESCRIPTION OF RECORD SALINE COUNTY INSTRUMENT #2015-06625:  
 PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1  
 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID N. 1/2 OF THE NW 1/4 SECTION 27,  
 TOWNSHIP 1 SOUTH, RANGE 14 WEST, THENCE WEST, ALONG THE SOUTH LINE OF SAID N. 1/2  
 OF THE NW 1/4, 862.4 FEET TO THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD, 59 FEET  
 FROM CENTERLINE OF PAVEMENT, THENCE NORTH 50 DEG. 13 MIN. WEST, ALONG SAID ROAD  
 RIGHT OF WAY, FOR 764.5 FEET, THENCE NORTH 50 DEG. 30 MIN. WEST, ALONG SAID ROAD  
 RIGHT OF WAY, 349.3 FEET, THENCE NORTH 50 DEG. EAST 14.1 FEET TO REYNOLDS ROAD  
 RIGHT OF WAY AS OF JUNE 7, 1993 AND THE POINT OF BEGINNING, THENCE CONTINUE  
 NORTH 50 DEG. EAST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY  
 DEED RECORD BOOK 205 AT PAGE 351, FOR 262.2 FEET TO THE SOUTHWEST CORNER OF  
 LANDS DESCRIBED IN SALINE COUNTY DEED RECORD BOOK 264 AT PAGE 794, THENCE  
 NORTH 55 DEG. 55 MIN. WEST 123.2 FEET, ALONG THE WEST LINE OF LANDS DESCRIBED IN  
 SALINE COUNTY DEED RECORD BOOK 265 AT PAGE 794 TO A FENCE, SAID FENCE BEING THE  
 PROPERTY LINE AS SET FORTH IN PROPERTY LINE AGREEMENT DATED DECEMBER 8, 1978  
 AND FILED IN SALINE COUNTY MISCELLANEOUS RECORD BOOK 55 AT PAGE  
 54, THENCE SOUTH 50 DEG. 16 MIN. 31 SEC. WEST, ALONG SAID FENCE, 242 FEET TO THE  
 RIGHT OF WAY OF REYNOLDS ROAD AS OF JUNE 7, 1993, THENCE SOUTH 52 DEG. 30 MIN. EAST,  
 ALONG SAID ROAD RIGHT OF WAY, 126.8 FEET TO THE POINT OF BEGINNING, CONTAINING  
 0.68 ACRES, MORE OR LESS.

**DRAWING INDEX**

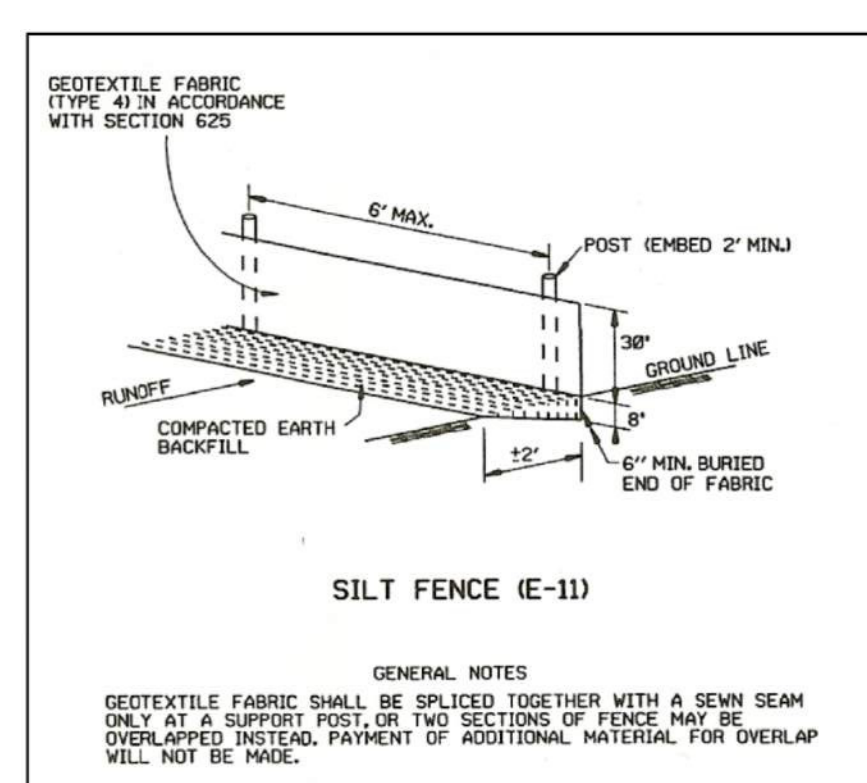
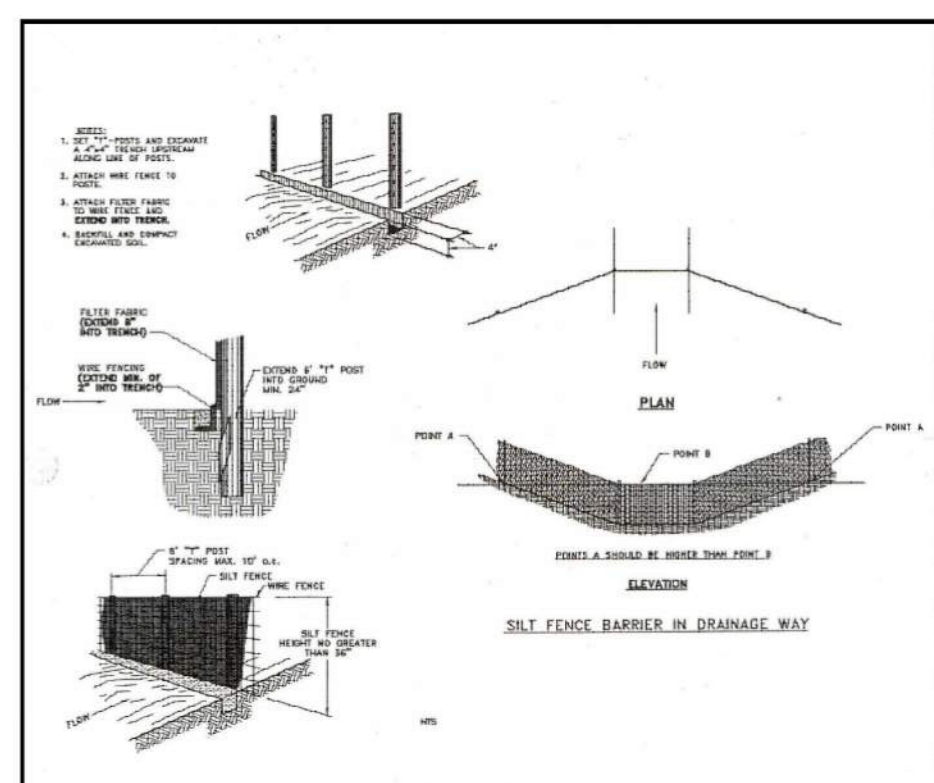
C0.0 COVER SHEET  
 C1.0 PROPOSED SITE PLAN  
 C2.0 STORMWATER MANAGEMENT PLAN  
 C3.0 SEDIMENT AND EROSION CONTROL PLAN  
 C4.0 LANDSCAPE PLAN  
 C5.0 ALTA SURVEY

**LOT AREA**  
 27,806± SQ.FT.  
 0.64± AC.

**UTILITIES**  
 WATER: CITY OF BRYANT  
 SEWER: CITY OF BRYANT  
 ELECTRIC: ENTERGY



VICINITY MAP (NTS)



CITY SILT FENCE DETAILS

**UTILITIES NOTE**

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.

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

**ENGINEER'S CERTIFICATE**

THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC. AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF MEAN BEAN COFFEE LLC HAS PREPARED THIS SHEET FROM RECORD SOURCES AND ACTUAL FIELD SURVEY DURING THE MONTH OF JULY 2022.

*Wilson D. Waggoner* 10/12/22

WILSON D. WAGGONER, P.E. 21001  
 IN THE STATE OF ARKANSAS  
 EXPIRES 12-31-2022



COVER SHEET  
 1816 N REYNOLDS RD  
 BRYANT, AR 72022  
 MEAN BEAN COFFEE LLC  
 818 S 193RD STREET  
 GRENA, NE 68028



**SHERRILL ASSOCIATES**

Surveyors - Engineers  
 - Planners  
 ILLINOIS DESIGN FIRM  
 #184-001238

MISSOURI DESIGN FIRM  
 #001332  
 316 N Main Street  
 Edwardsville, IL 62025  
 TEL: (618) 656-9251

DISCLAIMER OF RESPONSIBILITY  
 I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

NO.	DATE	REVISION	CITY COMMENTS
1	10/12/22		

PROJECT NO. 2235801

DRAWN	WDW	SCALE	SEE PLAN
CHECKED	WDW	DATE	8/17/2022

C0.0

SHEET 1 OF 5















**LANDSCAPE CODE**

**SECTION IV. MINIMUM LANDSCAPING CRITERIA**

Residential Subdivision	C-1	C-2	PUD
Trees	N/A	1/4 each 1/3 acre or fraction	1/4 each 1/3 acre or fraction
Evergreen	N/A	12,000 SF	12,000 SF
Bedding Plants Or Ground Cover in Containment	Must be Landscaped	100 Square Foot Minimum	100 Square Foot Minimum
Lawn (Grass)	N/A	Options	Options
Open Space Natural or Landscaping	100 SF/lot	N/A	N/A

(X=Landscape design must be approved)

No planting within 5 feet of a fire hydrant.  
Spacing will be 40' between trees.  
Tree must be a minimum 3" in diameter @ the base and 12' tall.  
Existing trees meeting the minimum size can be counted to meet the criteria.  
No trees can be planted within thirty-foot (30') of a property corner or driveway.  
Shrubs along street right-of-way lines cannot exceed thirty inches (30") in height.  
Separators noted in the zoning regulations must be bermed or covered with landscaping and ground cover or grass.

**SECTION V. PLANT MATERIAL SELECTION**

A. The following list of trees are those which have been found to be best suited to the central Arkansas area. There are many more trees that are strong growth trees but the ones in the following lists require the least amount of maintenance. Additional trees may be selected for use in required landscape areas when proven to be hearty in this area.

- Primary List:
 

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
Bald Cypress	Taxodium distichum
Chinese Elm	Ulmus parviflora
Flowering Bradford Pear	Pyrus Calleryana "Bradford"
Shumard Oak	Quercus shumardii
Ginkgo (male)	Ginkgo biloba
Honey Locust	Gleditsia triacanthos
Loblolly Pine*	Pinus taeda
Pin Oak	Quercus palustris
Sawtooth Oak	Quercus scutellaria
Sugar Hackberry	Celtis laevigata
Willow Oak	Quercus phellos
- \*Evergreen trees
- Secondary List:
 

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
American Holly*	Ilex opaca
Crab Apple	Malus spp.
Crape Myrtle	Lagerstroemia indica
Dogwood	Cornus florida
Hawthorn	Crataegus opaca
Redbud	Cercis canadensis
River Birch	Betula nigra
Southern Magnolia*	Magnolia grandiflora
Swamp Red Maple	Acer rubrum
Water Oak	Quercus nigra
Weeping Willow	Salix babingtonia
- \*Evergreen Trees

2. The Grasses listed in subsection (1) above are the more commonly used grasses adjacent to vehicular use areas.

**E. Ground Covers**

1. The following primary list of ground covers are recommended for use to comply with this ordinance.

Common Name	Scientific Name
Dwarf Nandina	N. domestica "Harbour Dwarf"
Juniper	Juniperus species
Liriodie	Liriodie Maunzi
Memorial Rose	Rosa Wichiriana
Mondo Grass	Ophiopogon japonicus
Periwinkle	Viola minor
Spreading Eucalyptus	E. fortunei "Radicans"

2. Secondary List: (This list can be used but must be confined to a bed)

Common Name	Scientific Name
Carolina Jasmine	Coleman sempervirens
Dwarf Bamboo	Acadocladia pyramis
English Ivy	Hedera Helix
Honeyuckle	Lonicera sempervirens

**SECTION VI. MAINTENANCE**

1. The developer, his successor and the property owner shall be responsible for regular weeding, irrigating, fertilizing, pruning and other maintenance of all planting on private property of a development. Plant materials which are installed for compliance with this ordinance, both on private property and the public right-of-way, which exhibit evidence of insect pests, disease and/or damage, shall be appropriately treated and dead plant materials shall be replaced.

2. The owner of land abutting a constructed public right-of-way shall be responsible for the tree planting strip lying between the private property line and the curbline or backstop line and shall be required to regularly weed, mow, prune and maintain plantings in compliance with good horticultural practices.

3. If the owner of land thus situated as in (2) above, neglects or refuses to maintain the area as prescribed, after having been given ten (10) days notice in writing to maintain by the City, the owner shall be guilty of a misdemeanor.

**SECTION VII. PLANNING COMMISSION APPROVAL**

The City of Bryant Planning Commission will review and act on all landscaping.

**B. Trees/shrubs on public right-of-way**

All tree/shrub species listed in A, 1-2 and C, 1-2 may be used in the public right-of-way.

**C. Shrub Species**

The following list of shrubs are those which have been found to be best suited to this area and yet requiring the least amount of maintenance. This list along with the secondary list are those shrubs which may be planted in the required landscape area. Additional selective shrubs may be substituted when proven to be hearty in this region.

- Primary List:
 

<b>Common Name</b>	<b>Scientific Name</b>
Evergreen Hollies	Ilex species
Nandina	Nandina domestica
  - Secondary List:
 

<b>Common Name</b>	<b>Scientific Name</b>
Abelia	Abelia grandiflora
Boxwood	Buxus sempervirens
Chinese Photinia	Photinia serrulata
- Note: Secondary listed shrubs require increased maintenance

**D. Grasses**

- The following grasses may be used to comply with this ordinance:
 

Mayer Z-52	Zoysia	Fescue
Bermuda Grass	Bermuda Grass hybrids	
Centipede	St. Augustine	

**UTILITIES NOTE**

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Know what's below. 811 before you dig.

**GENERAL NOTES**

THE OWNER MAY CONTRACT WITH A LOCAL LANDSCAPER TO SUBSTITUTE SPECIES AND LOCATIONS OF THE PLANTINGS BUT THE CODE SHALL BE FOLLOWED FOR THE BUFFERS AND INTERNAL PLANTINGS PER CITY CODE.

**LOT AREA**  
27,806± SQ.FT.  
0.64± AC.

**PLANTING SUMMARY**

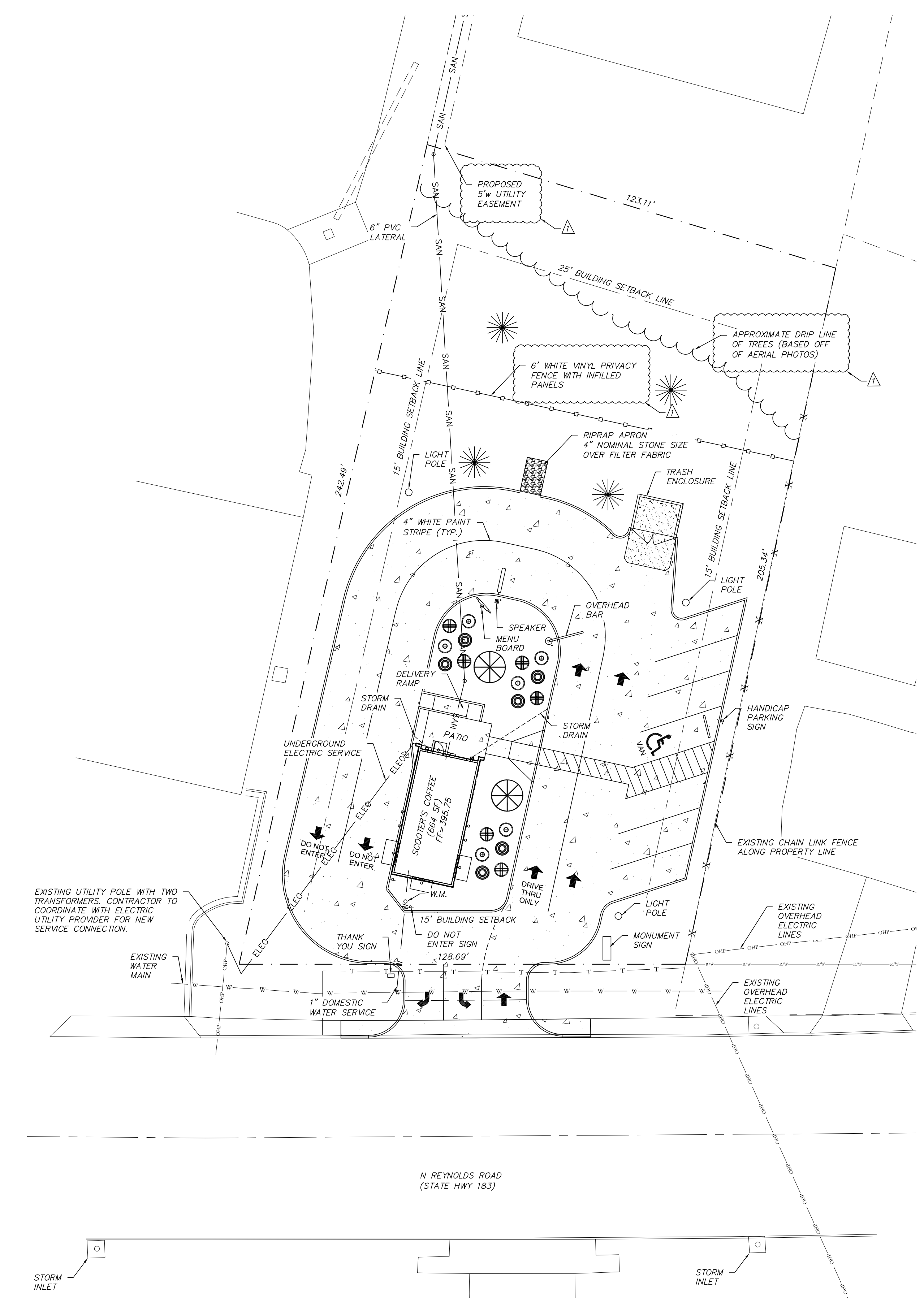
EVERGREEN TREES	QTY	SIZE	COMMENTS
LLEX OPACA AMERICAN HOLLY	14	24" BOX	8" HT. 2" CAL. MIN.

CANOPY TREES	QTY	SIZE	COMMENTS
BETULA NIGRA RIVER BIRCH	2	24" BOX	8" HT. 2" CAL. MIN.

SHRUBS	QTY	SIZE	COMMENTS
BUSUS SEMPERVIRENS BOXWOOD	6	5 GAL	24"-30" HT.
NANDINA DOMESTICA NANDINA	6	5 GAL	24"-30" HT.
LLEX SPECIES EVERGREEN HOLLY	6	5 GAL	24"-30" HT.



**LEGEND**

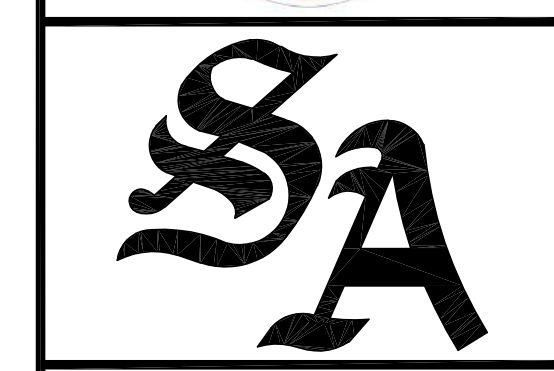
- PROPOSED CONCRETE PAVEMENT
- ELEG - PROPOSED ELECTRIC SERVICE
- W - PROPOSED WATER SERVICE
- SAN - PROPOSED SANITARY SERVICE
- ST - PROPOSED STORM DRAIN
- SF - EROSION CONTROL SILT FENCE

**ENGINEER'S CERTIFICATE**  
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Wilson D. Waggoner 10/12/22  
WILSON D. WAGGONER, P.E. 21001 IN THE STATE OF ARKANSAS EXPIRES 12-31-2022

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 21001 WILSON D. WAGGONER

**LANDSCAPE PLAN**  
1816 N REYNOLDS RD  
BRYANT, AR 72022  
MEAN BEAN COFFEE LLC  
8118 S 193RD STREET  
GRENA, NE 68028



**SHERRILL ASSOCIATES**

Surveyors - Engineers - Planners  
ILLINOIS DESIGN FIRM #184-001238

MISSOURI DESIGN FIRM #001332  
316 N Main Street  
Edwardsville, IL 62025  
TEL: (618) 656-9251

DISCLAIMER OF RESPONSIBILITY  
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

NO.	DATE	REVISION	CITY COMMENTS
1	10/12/22		

PROJECT NO.	2235801
DRAWN	WDW
CHECKED	WDW
SCALE	SEE PLAN
DATE	8/17/2022

**C4.0**  
SHEET 5 OF 6









**A NEW FACILITY FOR: CUSTOM ADVERTISING**  
**DRAINAGE CALCULATIONS – SUMMARY**  
**10/6/2022**

**DESCRIPTION OF PROJECT**

Custom Advertising is an approximately 15.45 Acre development located in the City of Bryant, Arkansas at the north Portion of I-30 N Frontage Rd. There is a ridge that runs through the site creating four main drainage basins. Basin 3 will be detained in a ditch located in the east of the site. The detention of the basin will be detained by a 19 ft. wide ditch. Basin 1 and 2 will not be detained. Basin 4 runs to west of the site and in-lieu-fee provided for this basin.

Stormwater Calculations were prepared with the intent to comply with the City of Bryant's Drainage Code. The primary intent of this analysis is to produce a drainage system adequately sized to convey post development runoff while attenuating post development discharge levels equal to or less than pre development flows.

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 Pipes**

**Detention Summary**

**Appendices**

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins



**A NEW FACILITY FOR: CUSTOM ADVERTISING**  
**DRAINAGE CALCULATIONS – SUMMARY**  
**10/6/2022**

**SUMMARY OF DRAINAGE BASINS**

**PRE-DEVELOPMENT CONDITIONS**

The existing site contains four drainage basins. The existing site is a mixture of grass and clay soil with moderate slopes. Basin 1 drains to the south western side of the property, basin 2 drains to the south eastern side of the property, basin 3 drains to the north eastern side of the property and basin 4 drains to the south side of the property.

**POST-DEVELOPMENT CONDITIONS**

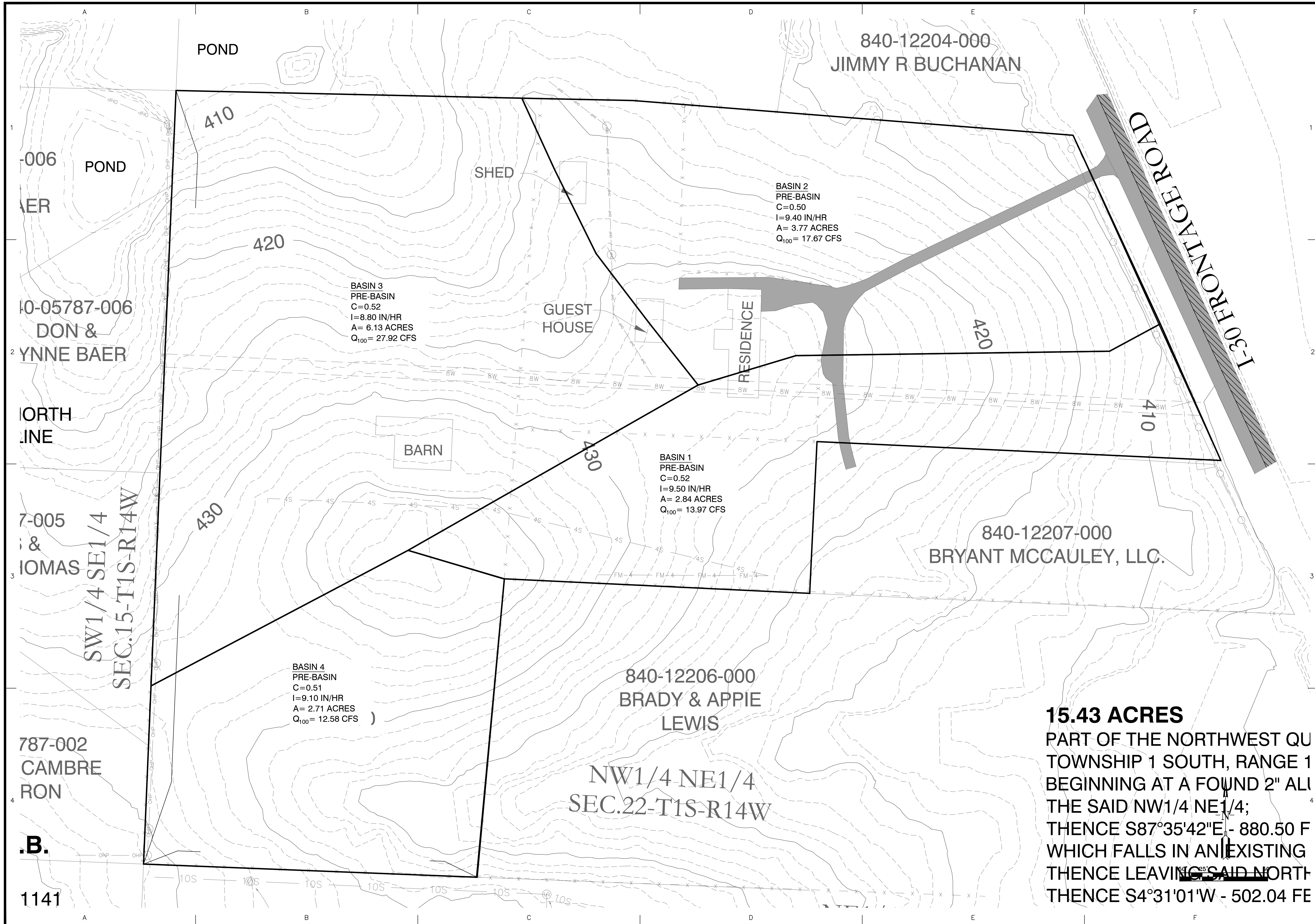
As previously described, this site is being developed into a commercial office. Slopes range from 2% to 6%. Runoff from the developed areas of basin 3 collects by a ditch and finally detained in the eastern corner of the property. Runoff from basin 1, 2 and 4 will not be captured.

**SUMMARY OF PIPES**

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

**DETENTION BASIN 1 SUMMARY**

The ditch storage in these calculations detains flows from the basin 3. The ditch storage is located in the eastern portion of the property. The ditch storage is made of 300 linear feet of 1' concrete bottom trickle channel and has a volume of 4,800 cf. A concrete control structure is constructed on the east side of the ditch. This control structure uses a slotted weir to limit the discharge through the structure to that of the 2, 5, 10, 25, 50, and 100-year pre-development flow. The ditch storage is designed to hold the 100-year storm event.



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&  
IOMAS

787-002  
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1141

840-12204-000  
JIMMY R BUCHANAN

840-12207-000  
BRYANT MCCAULEY, LLC.

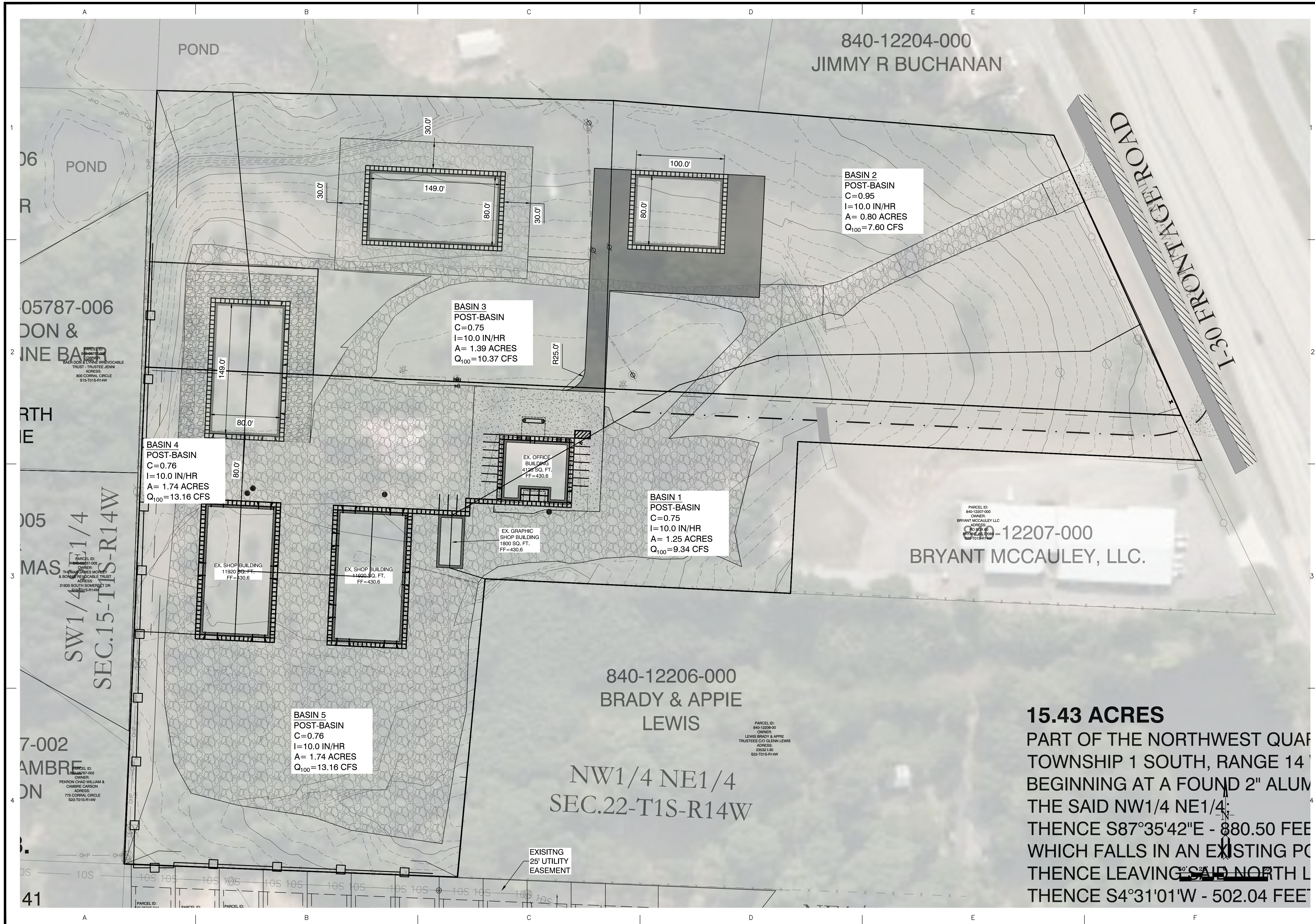
840-12206-000  
BRADY & APPIE  
LEWIS

NW1/4 NE1/4  
SEC.22-T1S-R14W

**15.43 ACRES**  
PART OF THE NORTHWEST QU  
TOWNSHIP 1 SOUTH, RANGE 1  
BEGINNING AT A FOUND 2" ALL  
THE SAID NW1/4 NE1/4;  
THENCE S87°35'42"E - 880.50 F  
WHICH FALLS IN AN EXISTING  
THENCE LEAVING SAID NORTH  
THENCE S4°31'01"W - 502.04 FE

BY	
REVISION	
DATE	
<p><b>GNE</b> Designing our client's success  <b>GarNat Engineering, LLC</b>          P.O. Box 116          Benton, AR 72018          Ph: (501) 408-4650          garnatengineering@gmail.com</p>	
<p><b>A NEW FACILITY FOR:          CUSTOM ADVERTISING          JIMMY PARKER          BRYANT, AR</b></p>	
<p>CONTENTS:          PRE          DRAINAGE          BASIN</p>	
PROJECT NO:	21069
DATE:	JULY 2021
SHEET NO:	1





840-12204-000  
JIMMY R BUCHANAN

**BASIN 2**  
POST-BASIN  
C=0.95  
I=10.0 IN/HR  
A= 0.80 ACRES  
Q<sub>100</sub>=7.60 CFS

**BASIN 3**  
POST-BASIN  
C=0.75  
I=10.0 IN/HR  
A= 1.39 ACRES  
Q<sub>100</sub>=10.37 CFS

**BASIN 4**  
POST-BASIN  
C=0.76  
I=10.0 IN/HR  
A= 1.74 ACRES  
Q<sub>100</sub>=13.16 CFS

**BASIN 1**  
POST-BASIN  
C=0.75  
I=10.0 IN/HR  
A= 1.25 ACRES  
Q<sub>100</sub>=9.34 CFS

**BASIN 5**  
POST-BASIN  
C=0.76  
I=10.0 IN/HR  
A= 1.74 ACRES  
Q<sub>100</sub>=13.16 CFS

840-12207-000  
BRYANT MCCAULEY, LLC.

840-12206-000  
BRADY & APPIE  
LEWIS

NW1/4 NE1/4  
SEC.22-T1S-R14W

**15.43 ACRES**  
PART OF THE NORTHWEST QUARTER  
TOWNSHIP 1 SOUTH, RANGE 14  
BEGINNING AT A FOUND 2" ALUM  
THE SAID NW1/4 NE1/4;  
THENCE S87°35'42"E - 880.50 FEET  
WHICH FALLS IN AN EXISTING PO  
THENCE LEAVING SAID NORTH L  
THENCE S4°31'01"W - 502.04 FEET

BY	
REVISION	
DATE	
<b>Designing our client's success</b> <b>GarNat Engineering, LLC</b> 3825 Mt Carmel Rd Bryant, AR 72022 P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 gnatengineering@gmail.com	
<b>A NEW FACILITY FOR:</b> <b>CUSTOM ADVERTISING</b> <b>JIMMY PARKER</b> <b>BRYANT, AR</b>	
CONTENTS:	
POST DRAINAGE BASIN	
PROJECT NO:	21069
DATE:	JULY 2021
SHEET NO:	2

A:\Projects\2021\Projects\21069 - 21069 - Jimmy Parker\Drawings\DWG\Sheet\21069 - Basin 12.dwg



**Stormwater Calcs - 23738 I-30 N**  
**Using Rational Method**

Pre-development

**Calculated Tc values - Drainage Basin 1**

$$T_c = \frac{56 * L^{1.48} * n^{1.49}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 220 feet  
 n1 = 0.033 Gravel  
 S1 = 0.036 ft/ft  
 I<sub>assumed</sub> = 6.90 inches  
 T<sub>Ccalculated</sub> = 230 seconds  
 T<sub>Ccalculated</sub> = 3.84 minutes

Tc = 10.07 minutes  
 I = 6.90 inches

Use Tc = **10.00** minutes

I - 100 yr = 8.2  
 I - 50 yr = 7.6  
 I - 25 yr = 6.90  
 I - 10 yr = 6  
 I - 5 yr = 5.5  
 I - 2 yr = 4.7

L1 = 465 feet  
 n1 = 0.035 Streams on plain, more stones & weeds  
 S1 = 0.036 ft/ft  
 I<sub>assumed</sub> = 6.90 inches  
 T<sub>Ccalculated</sub> = 374 seconds  
 T<sub>Ccalculated</sub> = 6.23 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 2**

$$T_c = \frac{56 * L^{1.48} * n^{1.49}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 100 feet  
 n1 = 0.15 Sheet flow  
 S1 = 0.033 ft/ft  
 I<sub>assumed</sub> = 6.00 inches  
 T<sub>Ccalculated</sub> = 386 seconds  
 T<sub>Ccalculated</sub> = 6.44 minutes

Tc = 14.65 minutes  
 I = 6.00 inches

Use Tc = **14.50** minutes

I - 100 yr = 7.5  
 I - 50 yr = 6.8  
 I - 25 yr = 6.00  
 I - 10 yr = 5.5  
 I - 5 yr = 4.9  
 I - 2 yr = 4.2

L1 = 500 feet  
 n1 = 0.045 Grass, some weeds  
 S1 = 0.033 ft/ft  
 I<sub>assumed</sub> = 6.00 inches  
 T<sub>Ccalculated</sub> = 493 seconds  
 T<sub>Ccalculated</sub> = 8.21 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 3**

$$T_c = \frac{56 * L^{1.48} * n^{1.49}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 829 feet  
 n1 = 0.045 Grass, some weeds  
 S1 = 0.034 ft/ft  
 I<sub>assumed</sub> = 6.80 inches  
 T<sub>Ccalculated</sub> = 630 seconds  
 T<sub>Ccalculated</sub> = 10.51 minutes

Tc = 10.51 minutes  
 I = 6.80 inches  
 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

Use Tc = **10.50** minutes

I - 100 yr = 8.1  
 I - 50 yr = 7.4  
 I - 25 yr = 6.80  
 I - 10 yr = 6  
 I - 5 yr = 5.4  
 I - 2 yr = 4.7

**Calculated Tc values - Drainage Basin 4**

$$T_c = \frac{56 * L^{1.48} * n^{1.49}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 491 feet  
 n1 = 0.045 Grass, some weeds  
 S1 = 0.028 ft/ft  
 I<sub>assumed</sub> = 7.70 inches  
 T<sub>Ccalculated</sub> = 464 seconds  
 T<sub>Ccalculated</sub> = 7.73 minutes

Tc = 7.73 minutes  
 I = 7.70 inches  
 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

Use Tc = **7.70** minutes

I - 100 yr = 9.1  
 I - 50 yr = 8.8  
 I - 25 yr = 7.70  
 I - 10 yr = 6.9  
 I - 5 yr = 6.1  
 I - 2 yr = 5.2

**Stormwater Calcs - 23738 I-30 N  
Using Rational Method**

Post-development

**Calculated Tc values - Drainage Basin 1**

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 220 feet  
n1 = 0.033 Gravel  
S1 = 0.035 ft/ft  
I<sub>assumed</sub> = 6.90 inches  
T<sub>calculated</sub> = 232 seconds  
T<sub>calculated</sub> = 3.87 minutes

Tc = 10.10 minutes  
I = 6.90 inches

Use Tc = 10.00 minutes

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}}$$

L1 = 465 feet  
n1 = 0.035 Streams on plain, more stones & weeds  
S1 = 0.036 ft/ft  
I<sub>assumed</sub> = 6.90 inches  
T<sub>calculated</sub> = 374 seconds  
T<sub>calculated</sub> = 6.23 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 <sub>100</sub> = 8.2 Inches	I <sub>10</sub> = 6.0 Inches
I <sub>50</sub> = 7.5 Inches	I <sub>5</sub> = 5.5 Inches
I <sub>25</sub> = 6.9 Inches	I <sub>2</sub> = 4.7 Inches

**Calculated Tc values - Drainage Basin 2**

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 100 feet  
n1 = 0.15 Sheet Flow  
S1 = 0.033 ft/ft  
I<sub>assumed</sub> = 6.30 inches  
T<sub>calculated</sub> = 379 seconds  
T<sub>calculated</sub> = 6.32 minutes

Tc = 13.24 minutes  
I = 6.30 inches

Use Tc = 13.20 minutes

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 500 feet  
n1 = 0.035 Streams on plain, more stones & weeds  
S1 = 0.033 ft/ft  
I<sub>assumed</sub> = 6.30 inches  
T<sub>calculated</sub> = 416 seconds  
T<sub>calculated</sub> = 6.93 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 <sub>100</sub> = 7.8 Inches	I <sub>10</sub> = 5.8 Inches
I <sub>50</sub> = 7 Inches	I <sub>5</sub> = 5.0 Inches
I <sub>25</sub> = 6.3 Inches	I <sub>2</sub> = 4.3 Inches

**Calculated Tc values - Drainage Basin 3**

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 170 feet  
n1 = 0.033 Gravel  
S1 = 0.058 ft/ft  
I<sub>assumed</sub> = 6.80 inches  
T<sub>calculated</sub> = 172 seconds  
T<sub>calculated</sub> = 2.87 minutes

Tc = 10.58 minutes  
I = 6.80 inches

Use Tc = 10.50 minutes

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 285 feet  
n1 = 0.035 Streams on plain, more stones ;  
S1 = 0.058 ft/ft  
I<sub>assumed</sub> = 6.80 inches  
T<sub>calculated</sub> = 243 seconds  
T<sub>calculated</sub> = 4.05 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 <sub>100</sub> = 8.1 Inches	I <sub>10</sub> = 6.0 Inches
I <sub>50</sub> = 7.4 Inches	I <sub>5</sub> = 5.4 Inches
I <sub>25</sub> = 6.8 Inches	I <sub>2</sub> = 4.7 Inches

L1 = 175 feet  
n1 = 0.02 Earth, straight and uniform ditch  
S1 = 0.01 ft/ft  
I<sub>assumed</sub> = 6.80 inches  
T<sub>calculated</sub> = 220 seconds  
T<sub>calculated</sub> = 3.66 minutes

**Calculated Tc values - Drainage Basin 4**

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 491 feet  
n1 = 0.045 Grass, some weeds  
S1 = 0.028 ft/ft  
I<sub>assumed</sub> = 7.70 inches  
T<sub>calculated</sub> = 463 seconds  
T<sub>calculated</sub> = 7.72 minutes

Tc = 7.72 minutes  
I = 7.70 inches

Use Tc = 7.70 minutes

I <sub>100</sub> = 9.1 Inches	I <sub>10</sub> = 6.9 Inches
I <sub>50</sub> = 8.8 Inches	I <sub>5</sub> = 6.1 Inches
I <sub>25</sub> = 7.7 Inches	I <sub>2</sub> = 5.2 Inches

Stormwater Calcs - 23738 I-30 N  
**using Rational Method**

**Pre-development**

**Calculated C values - Drainage Basin 1**

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	
Roof	0.02	0.97	0.92	0.88	0.83	0.8	0.75	(C values taken from Bryant Drainage Manual) Developed - Concrete/Roof -Table 400-2
Asphalt	0.03	0.95	0.9	0.86	0.81	0.77	0.73	Developed - Asphaltic -Table 400-2
Grass	2.79	0.51	0.48	0.44	0.41	0.38	0.35	Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
<b>Total</b>	<b>2.84</b>	<b>0.52</b>	<b>0.49</b>	<b>0.45</b>	<b>0.42</b>	<b>0.39</b>	<b>0.36</b>	

**Calculated C values - Drainage Basin 2**

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	
Roof	0.14	0.97	0.92	0.88	0.83	0.8	0.75	(C values taken from Bryant Drainage Manual) Developed - Concrete/Roof -Table 400-2
Asphalt	0.21	0.95	0.9	0.86	0.81	0.77	0.73	Developed - Asphaltic -Table 400-2
Grass	3.42	0.51	0.48	0.44	0.41	0.38	0.35	Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
<b>Total</b>	<b>3.77</b>	<b>0.50</b>	<b>0.47</b>	<b>0.43</b>	<b>0.40</b>	<b>0.37</b>	<b>0.35</b>	

**Calculated C values - Drainage Basin 3**

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	
Roof	0.10	0.97	0.92	0.88	0.83	0.8	0.75	(C values taken from Bryant Drainage Manual) Developed - Concrete/Roof -Table 400-2
Grass	6.03	0.51	0.48	0.44	0.41	0.38	0.35	Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
<b>Total</b>	<b>6.13</b>	<b>0.52</b>	<b>0.49</b>	<b>0.45</b>	<b>0.42</b>	<b>0.39</b>	<b>0.36</b>	

**Calculated C values - Drainage Basin 4**

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	
Grass	2.71	0.51	0.48	0.44	0.41	0.38	0.35	(C values taken from Bryant Drainage Manual) Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
<b>Total</b>	<b>2.71</b>	<b>0.51</b>	<b>0.48</b>	<b>0.44</b>	<b>0.41</b>	<b>0.38</b>	<b>0.35</b>	

Stormwater Calcs - 23738 I-30 N  
 using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	(C values taken from Bryant Drainage Manual)
Concrete/Roof	0.41	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Grass	1.57	0.46	0.42	0.39	0.35	0.32	0.29	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
Gravel	0.81	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel -Table 2.2 City of Little Rock Drainage Manual
<b>Total</b>	<b>2.79</b>	<b>0.59</b>	<b>0.53</b>	<b>0.49</b>	<b>0.42</b>	<b>0.38</b>	<b>0.35</b>	

Calculated C values - Drainage Basin 2

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	(C values taken from Bryant Drainage Manual)
Concrete/Roof	0.11	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Grass	2.24	0.46	0.42	0.39	0.35	0.32	0.29	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
Gravel	0.39	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel -Table 2.2 City of Little Rock Drainage Manual
Asphalt	0.20	0.95	0.90	0.86	0.81	0.77	0.73	Developed - Asphaltic - Table 400-2
<b>Total</b>	<b>2.94</b>	<b>0.54</b>	<b>0.49</b>	<b>0.45</b>	<b>0.40</b>	<b>0.37</b>	<b>0.33</b>	

Calculated C values - Drainage Basin 3

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	(C values taken from Bryant Drainage Manual)
Concrete/Roof	1.34	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Asphalt	0.25	0.95	0.90	0.86	0.81	0.77	0.73	Developed - Asphaltic - Table 400-2
Grass	2.83	0.46	0.42	0.39	0.35	0.32	0.29	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
Gravel	2.33	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel -Table 2.2 City of Little Rock Drainage Manual
<b>Total</b>	<b>6.74</b>	<b>0.64</b>	<b>0.58</b>	<b>0.54</b>	<b>0.46</b>	<b>0.42</b>	<b>0.38</b>	

Calculated C values - Drainage Basin 4

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	(C values taken from Bryant Drainage Manual)
Concrete/Roof	0.35	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Gravel	1.81	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel -Table 2.2 City of Little Rock Drainage Manual
Grass	0.81	0.46	0.42	0.39	0.35	0.32	0.29	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
<b>Total</b>	<b>2.97</b>	<b>0.64</b>	<b>0.56</b>	<b>0.51</b>	<b>0.41</b>	<b>0.36</b>	<b>0.32</b>	

Stormwater Calcs -23738 I-30 N  
using Rational Method

Pre-development

Drainage Basin 1

Q<sub>100</sub> = 12.06 CFS  
c = 0.52  
i = 8.20 in/hr  
A = 2.84 acres

Q<sub>30</sub> = 10.52 CFS  
c = 0.49  
i = 7.60 in/hr  
A = 2.84 acres

Q<sub>25</sub> = 8.77 CFS  
c = 0.45  
i = 6.90 in/hr  
A = 2.84 acres

Q<sub>10</sub> = 7.11 CFS  
c = 0.42  
i = 6.00 in/hr  
A = 2.84 acres

Q<sub>5</sub> = 6.05 CFS  
c = 0.39  
i = 5.50 in/hr  
A = 2.84 acres

Q<sub>2</sub> = 4.76 CFS  
c = 0.36  
i = 4.70 in/hr  
A = 2.84 acres

Drainage Basin 2

Q<sub>100</sub> = 14.10 CFS  
c = 0.50  
i = 7.50 in/hr  
A = 3.77 acres

Q<sub>30</sub> = 12.04 CFS  
c = 0.47  
i = 6.80 in/hr  
A = 3.77 acres

Q<sub>25</sub> = 9.77 CFS  
c = 0.43  
i = 6.00 in/hr  
A = 3.77 acres

Q<sub>10</sub> = 8.35 CFS  
c = 0.40  
i = 5.50 in/hr  
A = 3.77 acres

Q<sub>5</sub> = 6.92 CFS  
c = 0.37  
i = 4.90 in/hr  
A = 3.77 acres

Q<sub>2</sub> = 5.47 CFS  
c = 0.35  
i = 4.20 in/hr  
A = 3.77 acres

Drainage Basin 3

Q<sub>100</sub> = 25.70 CFS  
c = 0.52  
i = 8.10 in/hr  
A = 6.13 acres

Q<sub>30</sub> = 22.10 CFS  
c = 0.49  
i = 7.40 in/hr  
A = 6.13 acres

Q<sub>25</sub> = 18.64 CFS  
c = 0.45  
i = 6.80 in/hr  
A = 6.13 acres

Q<sub>10</sub> = 15.33 CFS  
c = 0.42  
i = 6.00 in/hr  
A = 6.13 acres

Q<sub>5</sub> = 12.81 CFS  
c = 0.39  
i = 5.40 in/hr  
A = 6.13 acres

Q<sub>2</sub> = 10.27 CFS  
c = 0.36  
i = 4.70 in/hr  
A = 6.13 acres

Drainage Basin 4

Q<sub>100</sub> = 12.58 CFS  
c = 0.51  
i = 9.10 in/hr  
A = 2.71 acres

Q<sub>30</sub> = 11.45 CFS  
c = 0.48  
i = 8.80 in/hr  
A = 2.71 acres

Q<sub>25</sub> = 9.18 CFS  
c = 0.44  
i = 7.70 in/hr  
A = 2.71 acres

Q<sub>10</sub> = 7.67 CFS  
c = 0.41  
i = 6.90 in/hr  
A = 2.71 acres

Q<sub>5</sub> = 6.28 CFS  
c = 0.38  
i = 6.10 in/hr  
A = 2.71 acres

Q<sub>2</sub> = 4.93 CFS  
c = 0.35  
i = 5.20 in/hr  
A = 2.71 acres

Total 64.44 CFS

56.11 CFS

46.36 CFS

38.46 CFS

32.05 CFS

25.44 CFS

Post-development

Drainage Basin 1

Q<sub>100</sub> = 13.50 CFS  
c = 0.59  
i = 8.20 in/hr  
A = 2.79 acres

Q<sub>30</sub> = 11.12 CFS  
c = 0.53  
i = 7.50 in/hr  
A = 2.79 acres

Q<sub>25</sub> = 9.51 CFS  
c = 0.49  
i = 6.90 in/hr  
A = 2.79 acres

Q<sub>10</sub> = 7.04 CFS  
c = 0.42  
i = 6.00 in/hr  
A = 2.79 acres

Q<sub>5</sub> = 5.90 CFS  
c = 0.38  
i = 5.50 in/hr  
A = 2.79 acres

Q<sub>2</sub> = 4.54 CFS  
c = 0.35  
i = 4.70 in/hr  
A = 2.79 acres

Drainage Basin 2

Q<sub>100</sub> = 12.33 CFS  
c = 0.54  
i = 7.80 in/hr  
A = 2.94 acres

Q<sub>30</sub> = 10.06 CFS  
c = 0.49  
i = 7.00 in/hr  
A = 2.94 acres

Q<sub>25</sub> = 8.43 CFS  
c = 0.45  
i = 6.30 in/hr  
A = 2.94 acres

Q<sub>10</sub> = 6.81 CFS  
c = 0.40  
i = 5.80 in/hr  
A = 2.94 acres

Q<sub>5</sub> = 5.38 CFS  
c = 0.37  
i = 5.00 in/hr  
A = 2.94 acres

Q<sub>2</sub> = 4.20 CFS  
c = 0.33  
i = 4.30 in/hr  
A = 2.94 acres

Drainage Basin 3

Q<sub>100</sub> = 35.21 CFS  
c = 0.64  
i = 8.10 in/hr  
A = 6.74 acres

Q<sub>30</sub> = 29.02 CFS  
c = 0.58  
i = 7.40 in/hr  
A = 6.74 acres

Q<sub>25</sub> = 24.86 CFS  
c = 0.54  
i = 6.80 in/hr  
A = 6.74 acres

Q<sub>10</sub> = 18.69 CFS  
c = 0.46  
i = 6.00 in/hr  
A = 6.74 acres

Q<sub>5</sub> = 15.46 CFS  
c = 0.42  
i = 5.40 in/hr  
A = 6.74 acres

Q<sub>2</sub> = 12.15 CFS  
c = 0.38  
i = 4.70 in/hr  
A = 6.74 acres

Drainage Basin 4

Q<sub>100</sub> = 17.19 CFS  
c = 0.64  
i = 9.10 in/hr  
A = 2.97 acres

Q<sub>30</sub> = 14.59 CFS  
c = 0.56  
i = 8.80 in/hr  
A = 2.97 acres

Q<sub>25</sub> = 11.77 CFS  
c = 0.51  
i = 7.70 in/hr  
A = 2.97 acres

Q<sub>10</sub> = 8.33 CFS  
c = 0.41  
i = 6.90 in/hr  
A = 2.97 acres

Q<sub>5</sub> = 6.60 CFS  
c = 0.36  
i = 6.10 in/hr  
A = 2.97 acres

Q<sub>2</sub> = 4.94 CFS  
c = 0.32  
i = 5.20 in/hr  
A = 2.97 acres

Total 78.22 CFS

64.78 CFS

54.57 CFS

40.87 CFS

33.35 CFS

25.82 CFS

Detention Volume

Pond-1 for Q100	
Cundev=	0.52
lundev=	8.20 in/hr
cdev=	0.59
lddev=	8.20 in/hr
R=	0.592
A=	2.79 acres
Tc=	10.00 minutes
	60 sec/min
Detention Volume=	991 cubic feet

Pond-2 for Q100	
Cundev=	0.50
lundev=	7.50 in/hr
cdev=	0.54
lddev=	7.80 in/hr
R=	0.453
A=	2.94 acres
Tc=	13.20 minutes
	60 sec/min
Detention Volume=	1056 cubic feet

Pond-3 for Q100	
Cundev=	0.52
lundev=	8.10 in/hr
cdev=	0.64
lddev=	8.10 in/hr
R=	1.031
A=	6.74 acres
Tc=	10.50 minutes
	60 sec/min
Detention Volume=	4,378 cubic feet

Pond-4 for Q100	
Cundev=	0.51
lundev=	9.10 in/hr
cdev=	0.64
lddev=	9.10 in/hr
R=	1.146
A=	2.97 acres
Tc=	7.70 minutes
	60 sec/min
Detention Volt	1,572 cubic feet



**Stormwater Calcs - 23738 I-30 N**  
**using Rational Method**  
**Ditch Detention Volume**

Required Detention Volume = 4378.204 cft

Ditch Bottom	1	ft
Ditch Height	3	ft
Ditch Slope	3	:1
Ditch Top	19	ft
Ditch Cross Sectional Area	30	sft

**EAST Side**

Ditch Length 320 ft  
 Ditch Volume 4800 cft

Total Volume = 4837.5 cft

Required Detention Volume = 0 cft

Ditch Bottom	0	ft
Ditch Height	0.5	ft
Ditch Slope	3	:1
Ditch Top	3	ft
Ditch Cross Sectional Area	0.75	sft

**EAST Side**

Ditch Length 100 ft  
 Ditch Volume 37.5 cft

Stormwater Calcs - 23738 I-30 N  
 using Rational Method  
 Weir-1 Sizing

Storm Event	Flow (cfs)
Q2 - Pre	10.27
Q10 - Pre	15.33
Q25 - Pre	18.64
Q100 - Pre	25.70
Q2 - Post	12.15
Q10 - Post	18.69
Q25 - Post	24.86
Q100 - Post	35.21

**Rectangular Weir**

Q100

Q (cfs)	CLH <sup>1.5</sup>
C	2.5
L	1.917
H	3
Q (cfs)	24.90

23 INCHES

Q25

Q (cfs)	CLH <sup>1.5</sup>
C	2.5
L	1.917
H	2.4
Q (cfs)	17.82

23 INCHES

Q10

Q (cfs)	CLH <sup>1.5</sup>
C	2.5
L	1.917
H	2.1
Q (cfs)	14.58

23 INCHES

Q2

Q (cfs)	CLH <sup>1.5</sup>
C	2.5
L	1.917
H	1.6
Q (cfs)	9.70

23 INCHES

# CUSTOM ADVERTISING OFFICE & SHOPS ADDITION BRYANT, ARKANSAS

Prepared by:

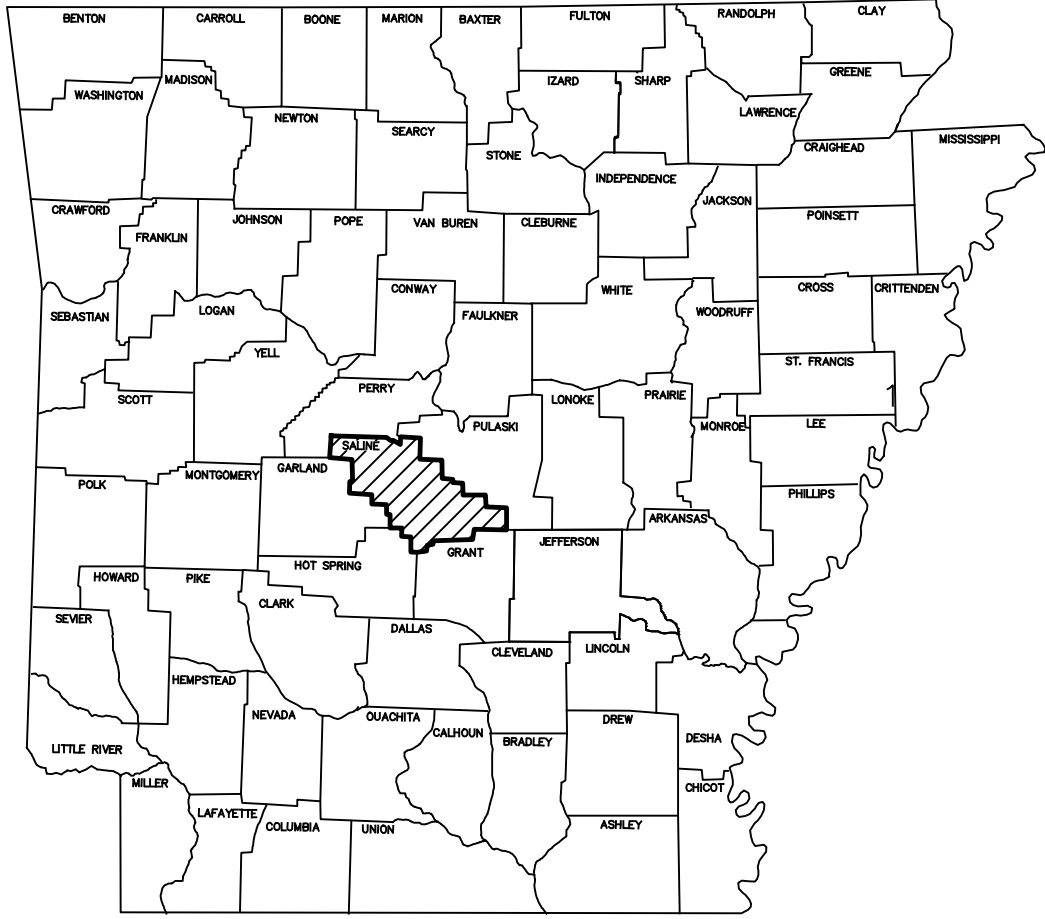
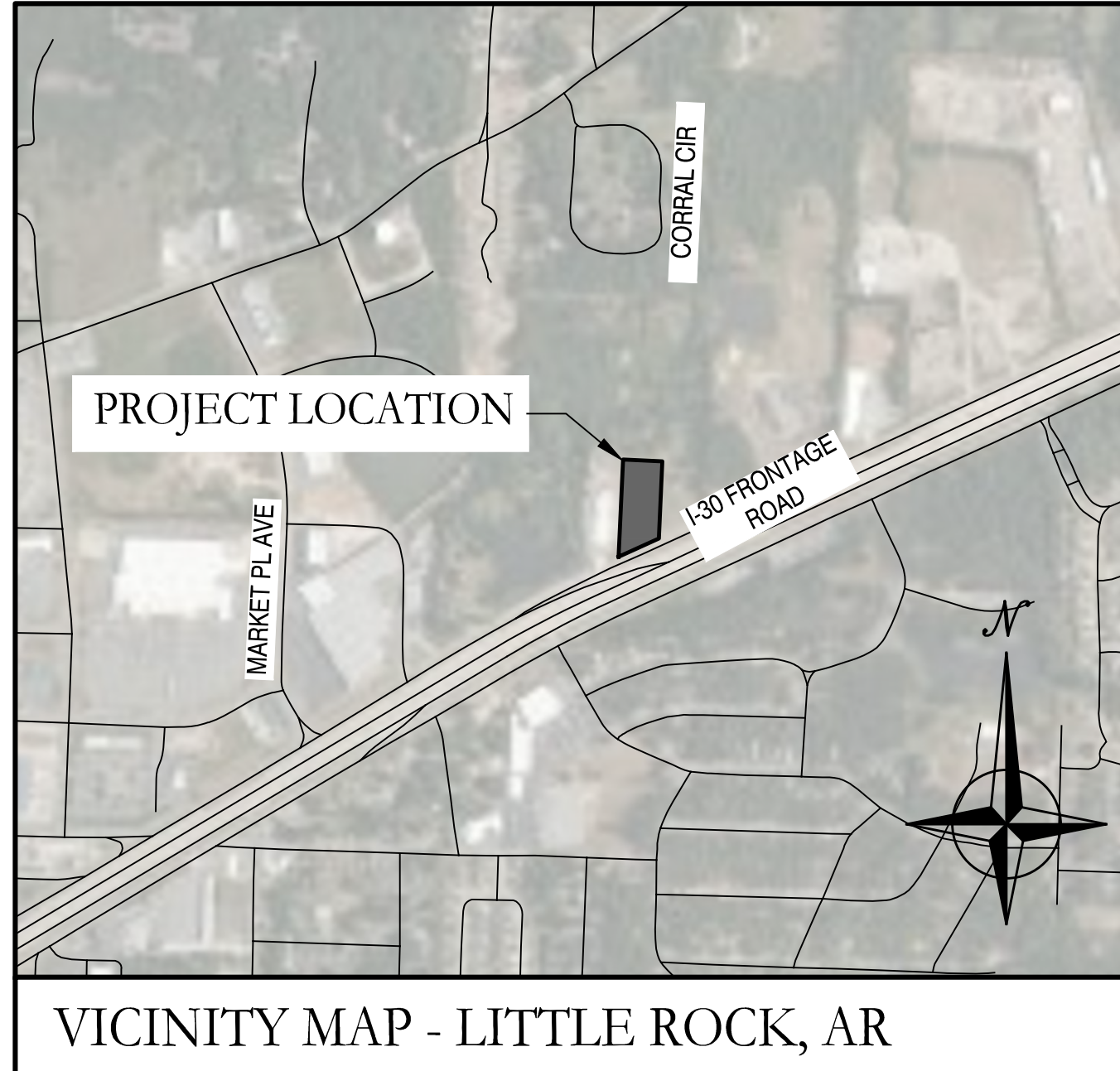
## GarNat Engineering, LLC

Designing our client's success

[www.garnatengineering.com](http://www.garnatengineering.com)

P.O. Box 116  
Benton, AR 72018  
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3825 Mt Carmel Road  
Bryant, AR 72022  
Fx (888) 900-3068



ARKANSAS



10-5-2022




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A	B	C	D	E	F
<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>11. SUBSTITUTIONS</p> <p>11.1. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL FROM THE PROJECT 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>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>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>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>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>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>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>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. <b>CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS AND/OR RELOCATION OF EXISTING UTILITIES THAT ARE DAMAGED AS A RESULT OF WORK OF THIS PROJECT.</b></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>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>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>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>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>					

<table border="1"> <tr> <th>BY</th> <td></td> </tr> <tr> <th>REVISION</th> <td></td> </tr> <tr> <th>DATE</th> <td></td> </tr> </table>	BY		REVISION		DATE		<p><b>Designing our client's success</b></p> <p><b>GarNat Engineering, LLC</b></p> <p>P.O. Box 116 (72018) Ph (501) 408-4650  2909 Military Road Fx (888) 900-3068  Benton, Arkansas 72015 gnatengineering@gmail.com</p>
BY							
REVISION							
DATE							
<p><b>CUSTOM ADVERTISING OFFICE &amp; SHOPS ADDITION BRYANT, ARKANSAS</b></p>							
<p>10-5-2022</p> <p>CONTENTS:</p> <p>GENERAL NOTES</p>	<p>PROJECT NO: 21069</p> <p>DATE: JULY 2021</p> <p>SHEET NO: <b>G1.0</b></p>						

A:\Projects\2021\Projects\21069\21069.dwg 1:20 11 - Army Base (Unavail) (DWG) (Sheet) (10/26/2021)

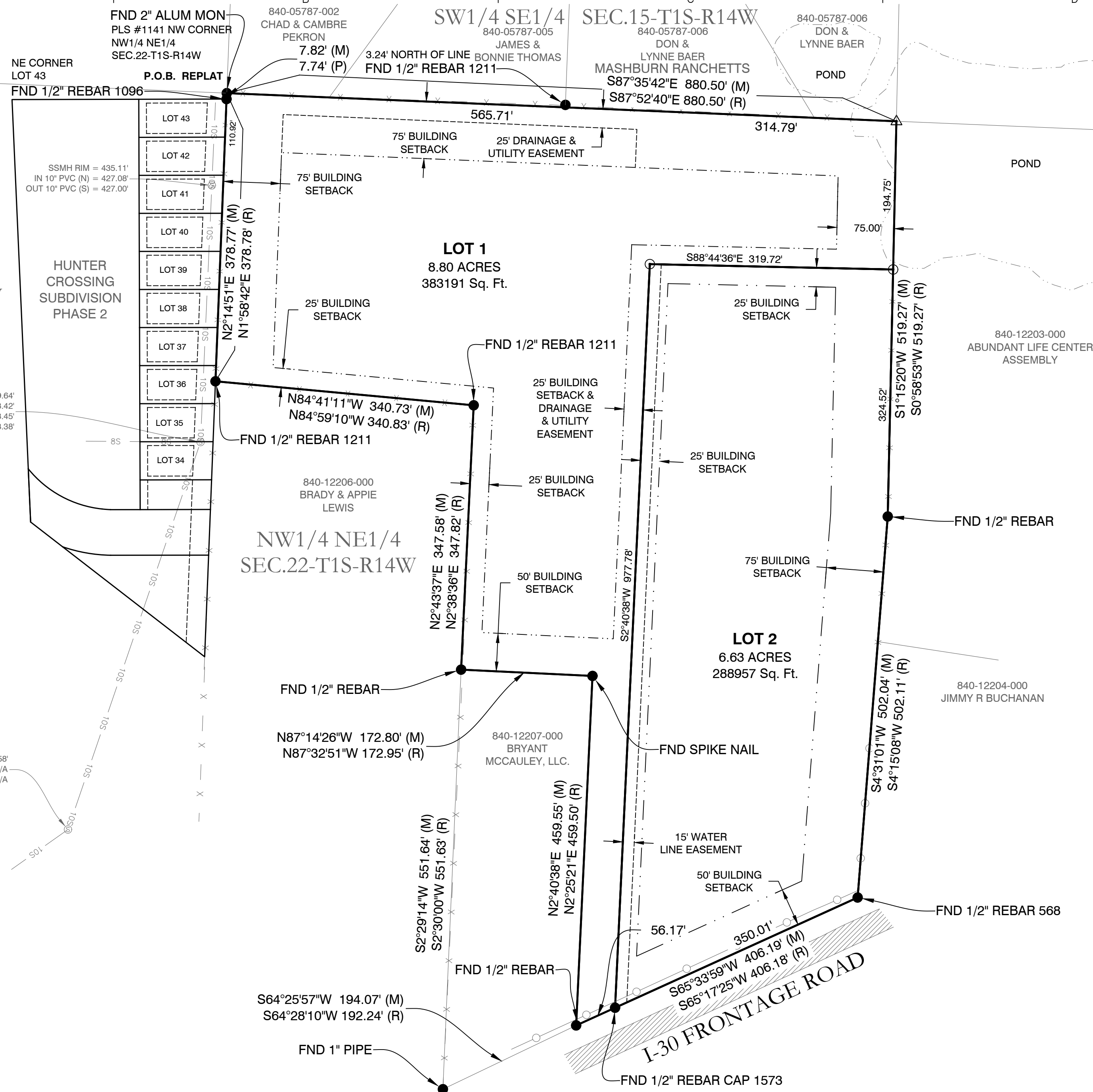


SE1/4 SW1/4  
SEC.15-T1S-R14W

NE1/4 NW1/4  
SEC.22-T1S-R14W

SW1/4 SE1/4  
SEC.15-T1S-R14W

NW1/4 NE1/4  
SEC.22-T1S-R14W

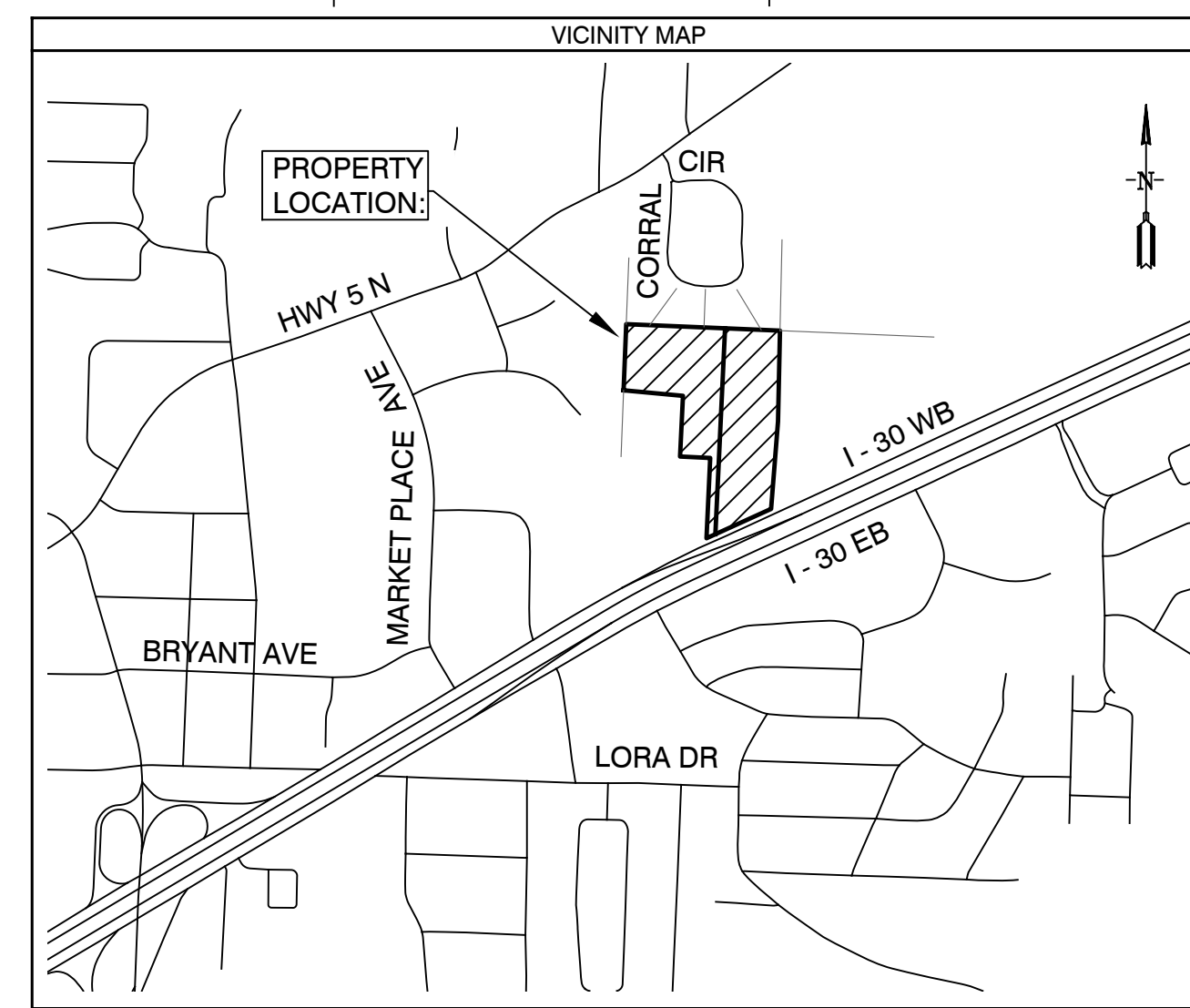


**PROPERTY SPECIFICATIONS:**

ZONING CLASSIFICATION: C-3  
 LOT SIZE: 320,404 SQUARE FEET  
 NUMBER OF LOTS: 1  
 SOURCE OF WATER: CITY OF BRYANT  
 SOURCE OF SEWER: CITY OF BRYANT  
 BUILDING SETBACKS:  
 FRONT - 50'  
 REAR - 75'  
 SIDE - 25' OR AS SHOWN  
 LOT CORNERS: SET #4 REBAR WITH CAP

**SURVEY LEGEND**

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



**PROPERTY DESCRIPTION:**

**OVERALL SUBDIVISION DESCRIPTION**  
 PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**BEGINNING** AT A FOUND 2" ALUMINUM MONUMENT PLS#1141 FOR THE NORTHWEST CORNER OF THE SAID NW1/4 NE1/4; THENCE S87°35'42"E - 880.50 FEET ALONG THE NORTH LINE THEREOF TO A COMPUTED POINT WHICH FALLS IN AN EXISTING POND THEREOF; THENCE LEAVING SAID NORTH LINE S1°15'20"W - 519.27 FEET TO A FOUND 1/2" REBAR; THENCE S4°31'01"W - 502.04 FEET TO A FOUND 1/2" REBAR W/CAP 568 LOCATED ON THE NORTHERLY RIGHT OF WAY OF THE WESTBOUND I-30 FRONTAGE ROAD; THENCE ALONG SAID RIGHT OF WAY S65°33'59"W - 406.19 FEET TO 1/2" REBAR; ; THENCE LEAVING SAID RIGHT OF WAY N2°40'38"E - 459.55 FEET TO A FOUND SPIKE NAIL; THENCE N87°14'26"W - 172.80 FEET TO A FOUND 1/2" REBAR; THENCE N2°43'37"E - 347.58 FEET TO A FOUND 1/2" REBAR W/CAP 1211; THENCE N84°41'11"W - 340.73 FEET TO A FOUND 1/2" REBAR W/CAP #1211 LOCATED ON THE WEST LINE OF THE SAID NW1/4 NE1/4; THENCE ALONG SAID WEST LINE N2°14'51"E - 378.77 FEET TO THE POINT OF BEGINNING, CONTAINING 15.43 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF THE WESTBOUND I-30 FRONTAGE ROAD.

**DOCUMENTS USED:**

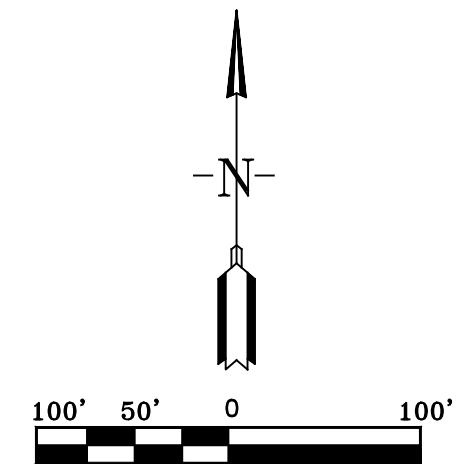
- DEED BOOK 1998 PAGE 11732 QCD WILLIAMS
- PREVIOUS SURVEY BY BROWN DATED 9/14/08
- NEIGHBORING SURVEY BY RASBURY DATED 2/4/05

**BASIS OF BEARINGS:**

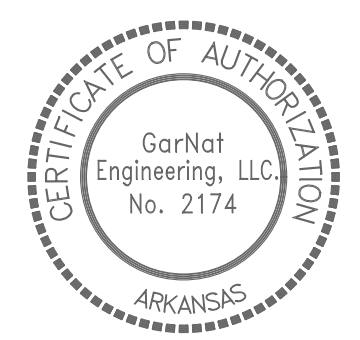
BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING 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 MAY 17, 2021.  
 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.



SURVEY PLAT CODE:  
500-01S-14W-0-22-140-62-1573



09-26-2022

**FINAL PLAT  
 CUSTOM ADVERTISING  
 SUBDIVISION TO THE  
 CITY OF BRYANT,  
 SALINE COUNTY, ARKANSAS**

**PLAT CERTIFICATES:**

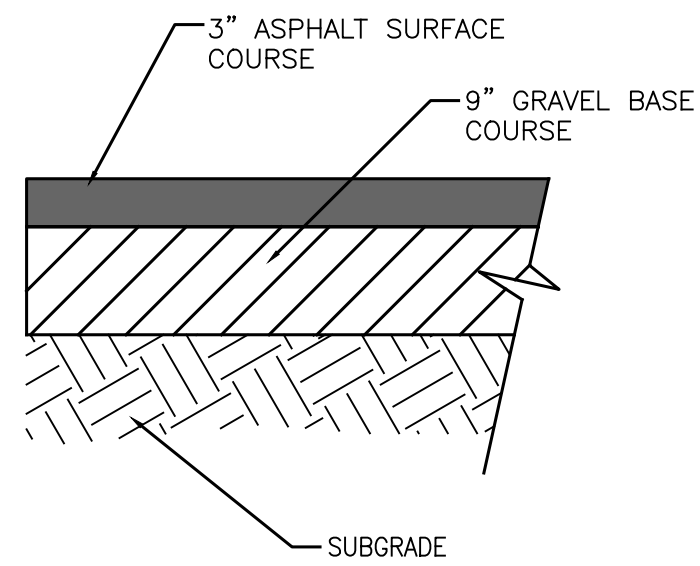
<p><b>OWNER:</b>                  Name: Northside Center LLC &amp; So Diggin, Inc. d/b/a Custom Advertising of AR                  Address: P.O. Box 91, Alexander, AR 72002</p>	<p><b>DEVELOPER:</b>                  Name: Northside Center LLC                  Address: P.O. Box 91, Alexander, AR 72002</p>	<p><b>CERTIFICATE OF RECORDING:</b>                  I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on 9/26/2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.</p>
<p><b>CERTIFICATE OF OWNER:</b>                  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: _____                  William Smith                  P.O. Box 91, Alexander, AR 72002</p>	<p><b>CERTIFICATE OF SURVEYING ACCURACY:</b>                  Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____                  All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.                  Date: _____ Signed: _____                  Rick Johnson, Chairman                  Bryant Planning Commission</p>	<p><b>CERTIFICATE OF FINAL PLAT APPROVAL:</b>                  Approval of the final plat shall become null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.</p>
<p><b>CERTIFICATE OF ENGINEERING ACCURACY:</b>                  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</p>		

BY	
REVISION	
DATE	
Designing our client's success <b>GarNat Engineering, LLC</b> 3825 Mt. Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com P.O. Box 116 Benton, AR 72015 Ph: (501) 408-4650	
FOR: CUSTOM ADVERTISING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST CITY OF BRYANT, ARKANSAS	
9-26-22	
CONTENTS: <b>FINAL PLAT</b>	
PROJECT NO:	21069
DATE:	SEPT. 26 2022
SHEET NO:	V1.0









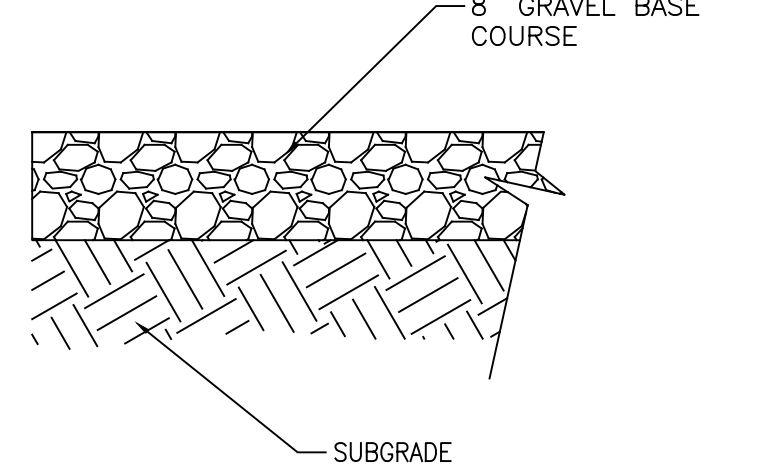
### ASPHALT PAVING

NOT TO SCALE

NOTES:

- ASPHALT SURFACE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS OF SECTION 407 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- ASPHALT BINDER COURSE SHALL MEET MATERIAL & INSTALLATION REQUIREMENTS OF SECTION 406 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- GRAVEL BASE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS FOR AHTD CLASS 7 AGGREGATE BASE COURSE IN SECTION 303 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- SUBGRADE SHALL BE COMPACTED TO A UNIFORM DENSITY OF NOT LESS THAN 95% OF THE MODIFIED PROCTOR.

1



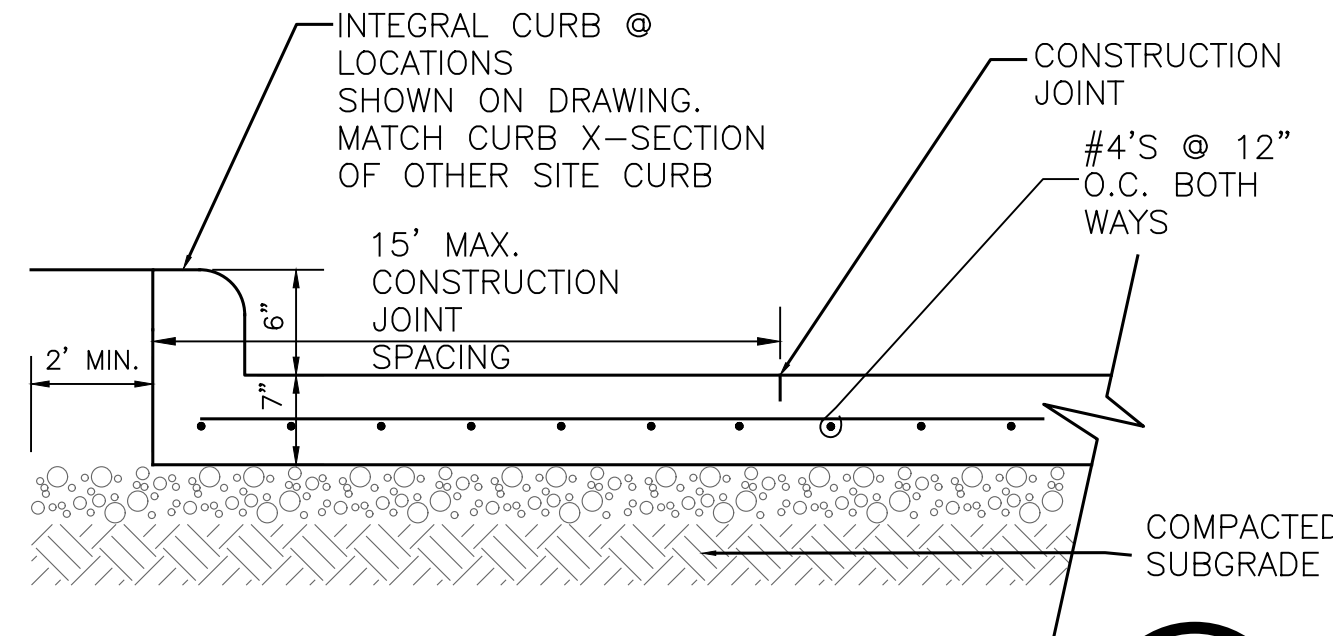
### GRAVEL PAVING DETAIL

NOT TO SCALE

NOTES:

- GRAVEL BASE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS FOR AHTD CLASS 7 AGGREGATE BASE COURSE IN SECTION 303 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- SUBGRADE SHALL BE COMPACTED TO A UNIFORM DENSITY OF NOT LESS THAN 95% OF THE MODIFIED PROCTOR.
- CONTRACTOR TO REMOVE 8" OF MATERIAL TO REACH SUBGRADE.
- CONTRACTOR TO COORDINATE WITH OWNER'S GEOTECHNICAL ENGINEER ON APPROVAL OF SUBGRADE. SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH GRAVEL BASE.

2



### CONCRETE PAVING

NOT TO SCALE

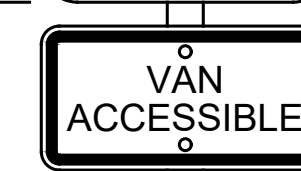
NOTES:

- CONCRETE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS OF SECTION 501 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- REINFORCED STEEL SHALL MEET MATERIAL & INSTALLATION REQUIREMENTS OF SECTION 502 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. USE OF EPOXY COATED STEEL IS NOT REQUIRED.
- GRAVEL BASE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS FOR AHTD CLASS 7 AGGREGATE BASE COURSE IN SECTION 303 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- SUBGRADE SHALL BE COMPACTED TO A UNIFORM DENSITY OF NOT LESS THAN 95% OF THE MODIFIED PROCTOR.

3



12" x 18" 0.080 ALUMINUM HANDICAP SYMBOL SIMILAR TO 09A345 SARGENT-SOWELL, INC. GRAND PRARIE, TEXAS



6" x 12" VAN ACCESSIBLE SIGNAGE WHERE APPROPRIATE, SIMILAR TO 09A626 SARGENT-SOWELL, INC. GRAND PRARIE, TEXAS

60" ABOVE WALKING SURFACE

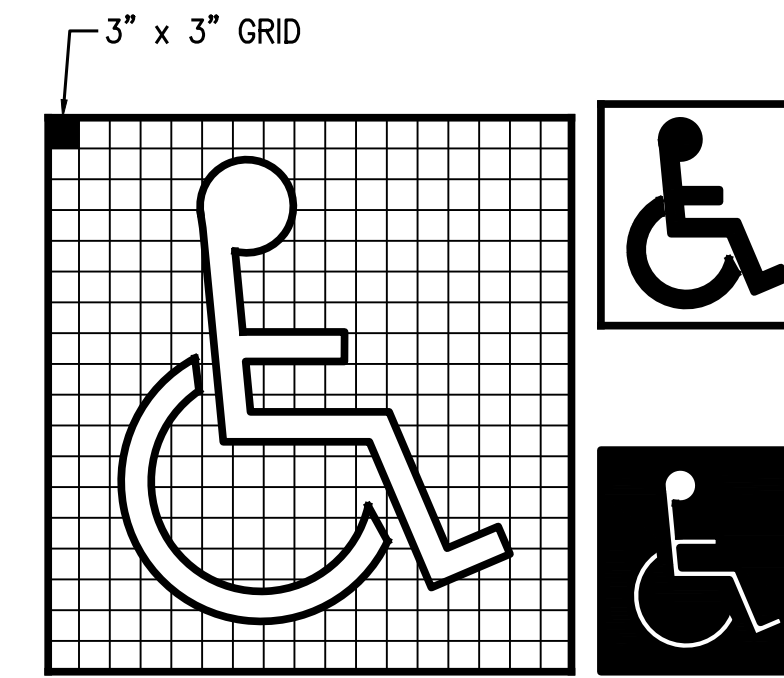
2 3/8" O.D. GALV. STEEL TUBING SIMILAR TO Q3C097, SARGENT-SOWELL, INC. GRAND PRARIE, TEXAS - ANCHOR 18" INTO CONCRETE

SIGN TO BE CENTERED ON HANDICAP PARKING SPACE

### TYP. H.C. SIGN

NOT TO SCALE

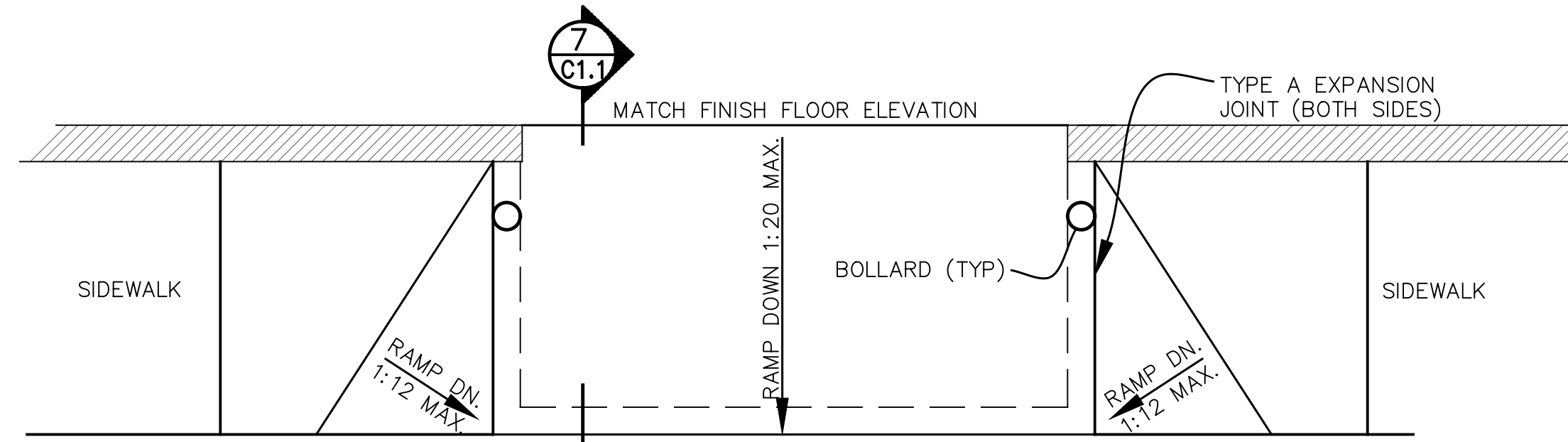
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### H.C. PAVEMENT EMBLEM

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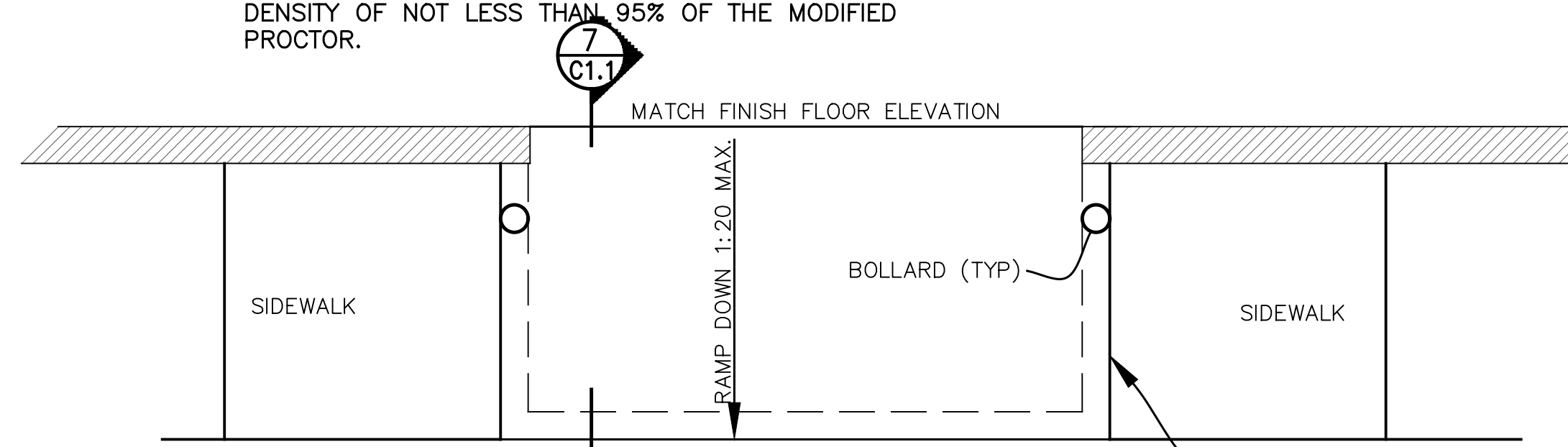
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### APRON (TYPE 1)

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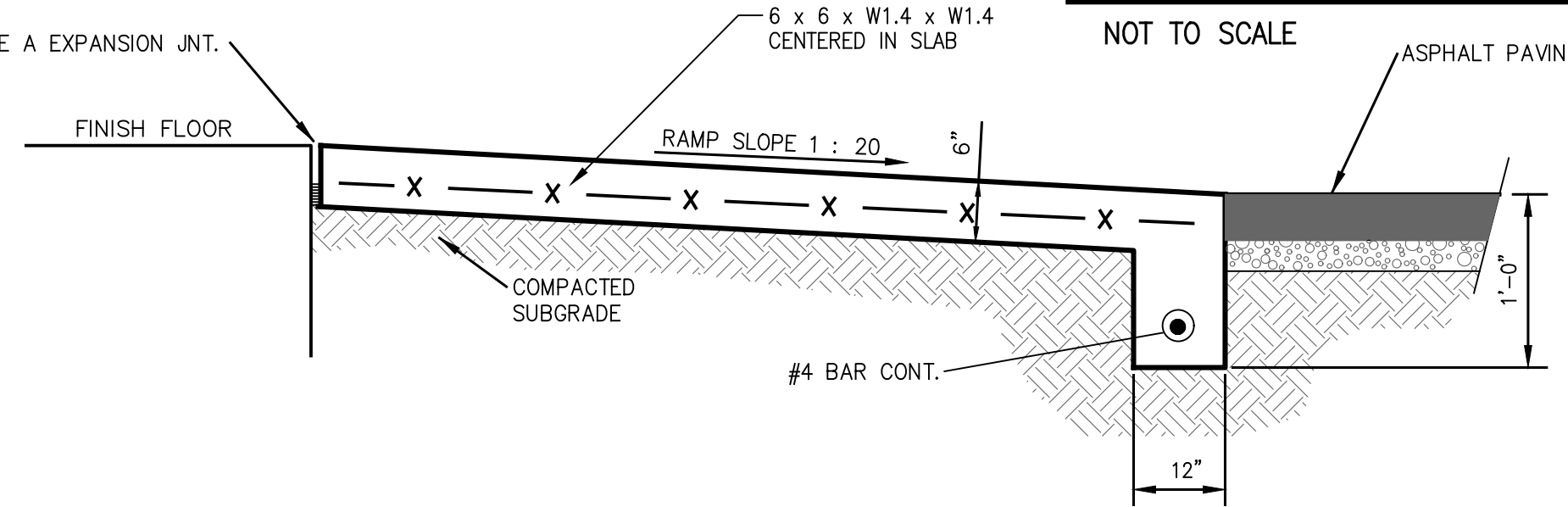
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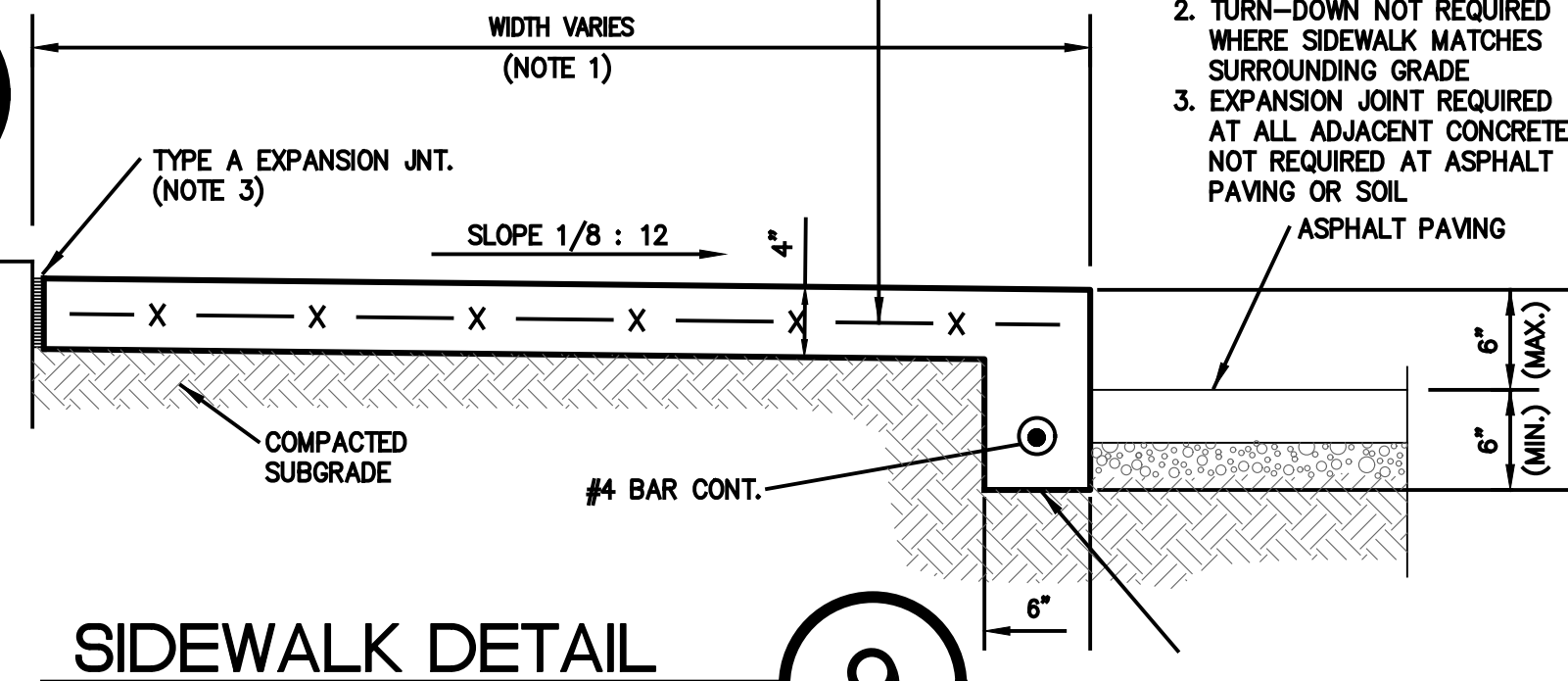
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### SECTION AT APRON

NOT TO SCALE

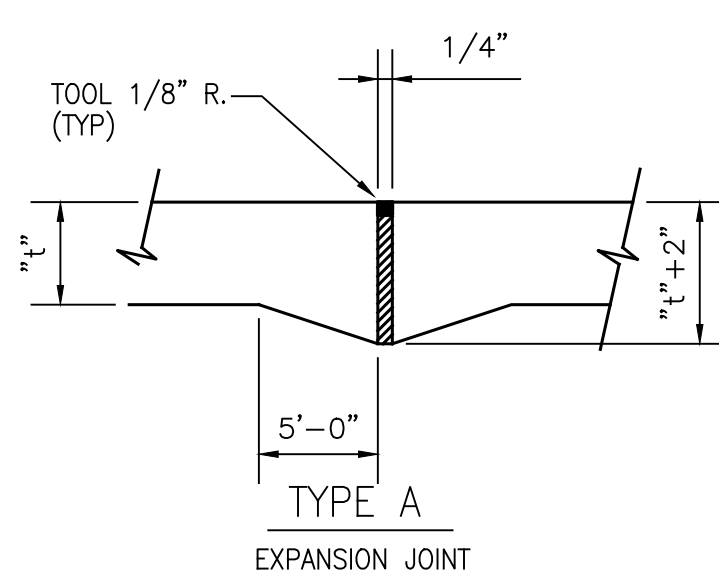
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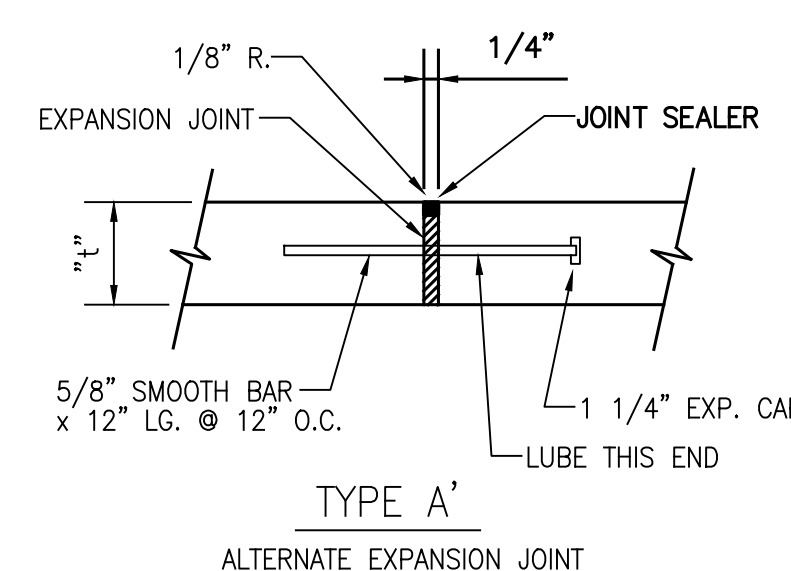
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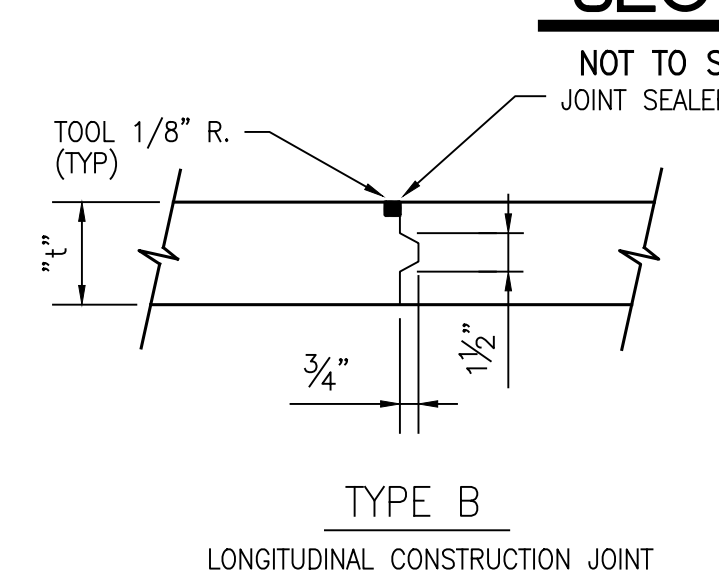
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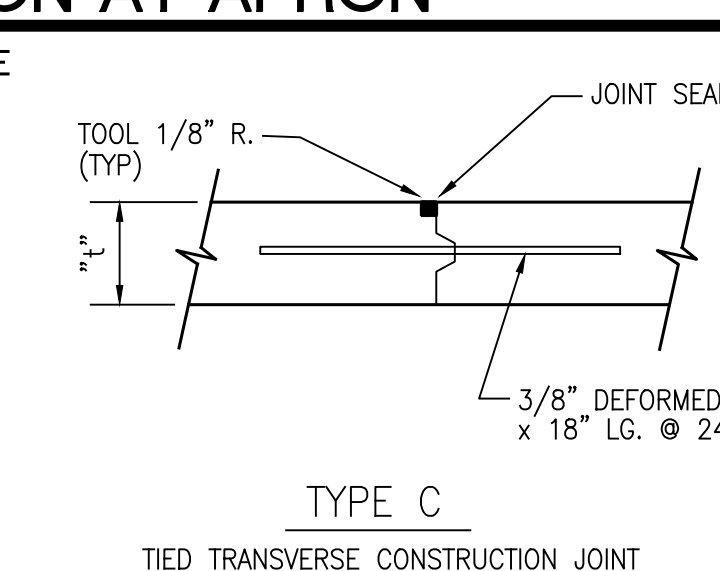
TYPE A EXPANSION JOINT



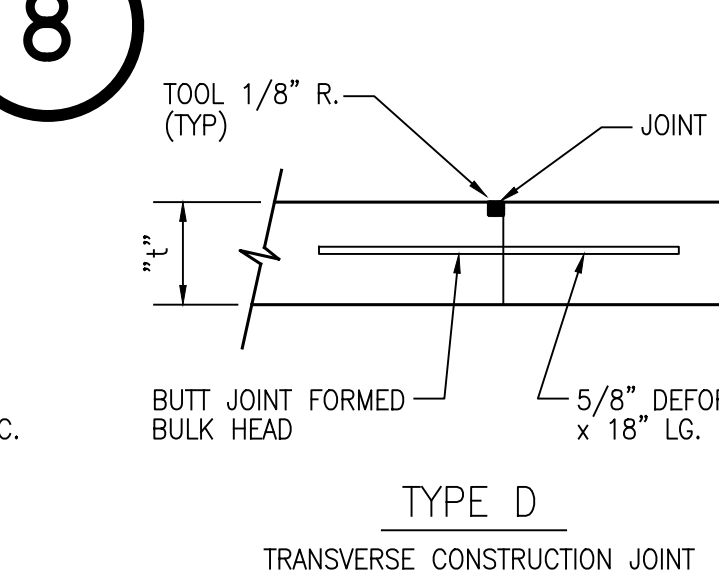
TYPE A' ALTERNATE EXPANSION JOINT



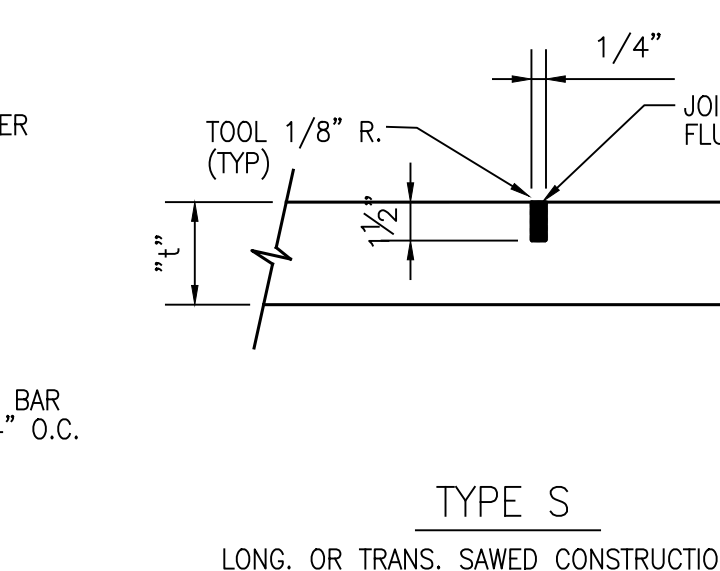
TYPE B LONGITUDINAL CONSTRUCTION JOINT



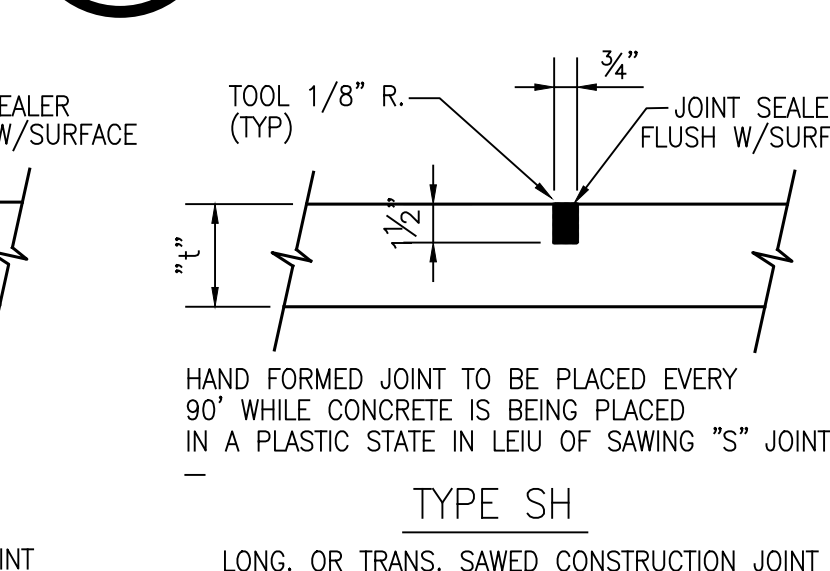
TYPE C TIED TRANSVERSE CONSTRUCTION JOINT



TYPE D TRANSVERSE CONSTRUCTION JOINT



TYPE S LONG. OR TRANS. SAWED CONSTRUCTION JOINT



TYPE SH LONG. OR TRANS. SAWED CONSTRUCTION JOINT

### CONCRETE JOINTING DETAILS

NOT TO SCALE

10

NOTE: ALL JOINT SPACING NOT TO EXCEED 15'-0" INTERVALS

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

10-5-2022

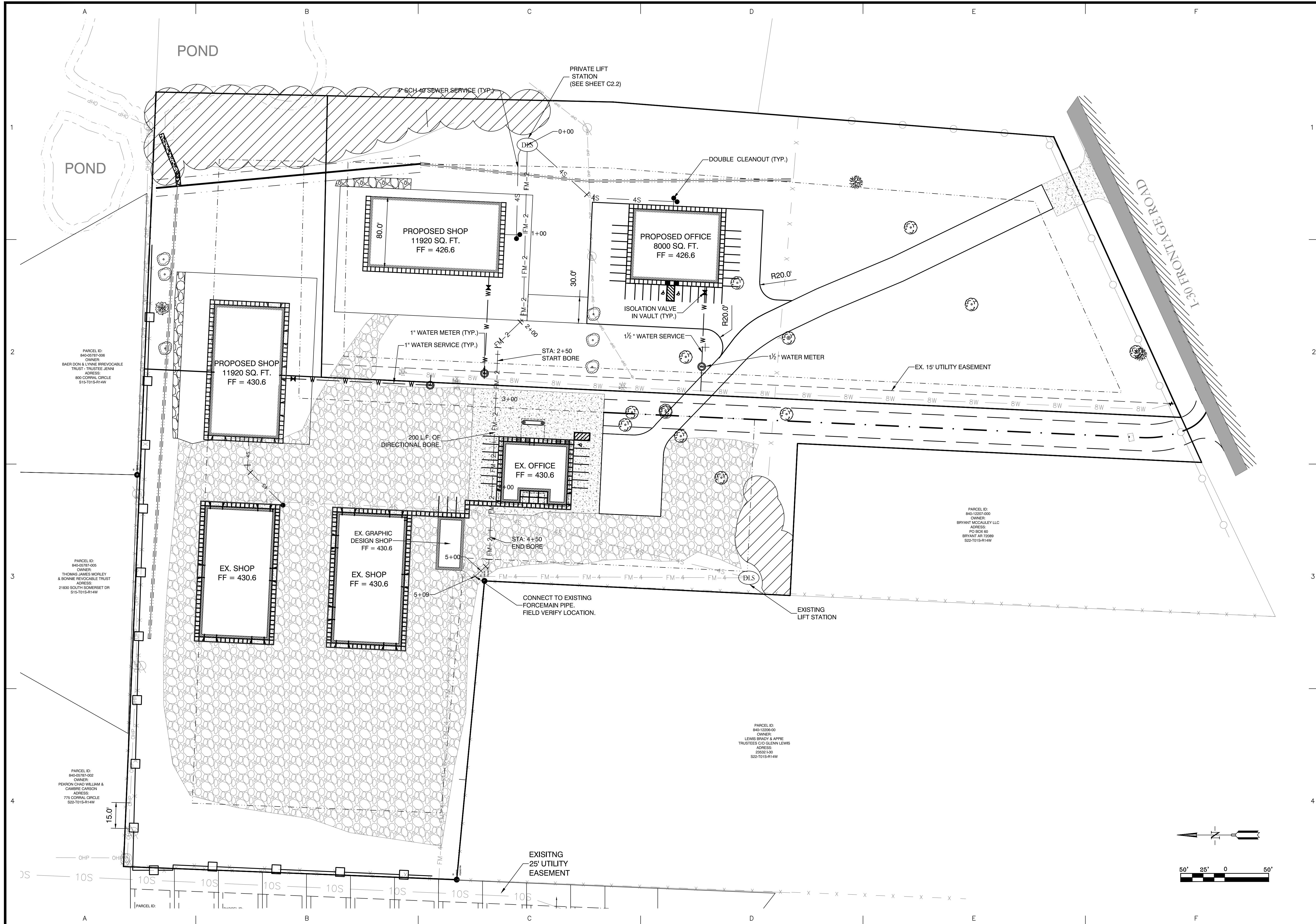
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 SITE DETAILS

PROJECT NO:  
 21069

DATE:  
 AUGUST 2022

SHEET NO:

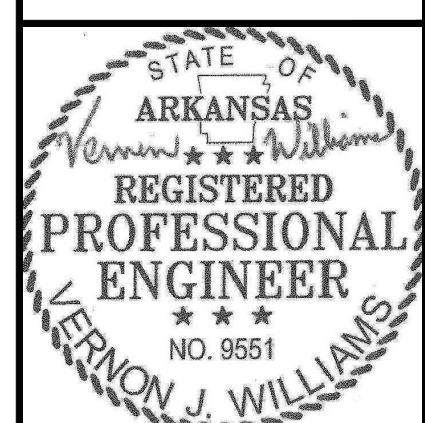
C1.1



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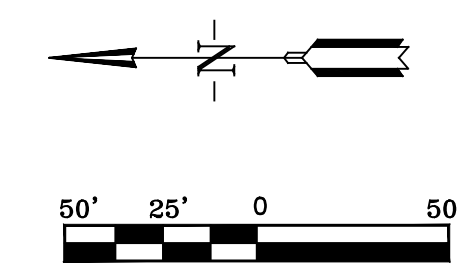
10-5-2022

CONTENTS:  
 UTILITY PLAN

PROJECT NO:  
 21069

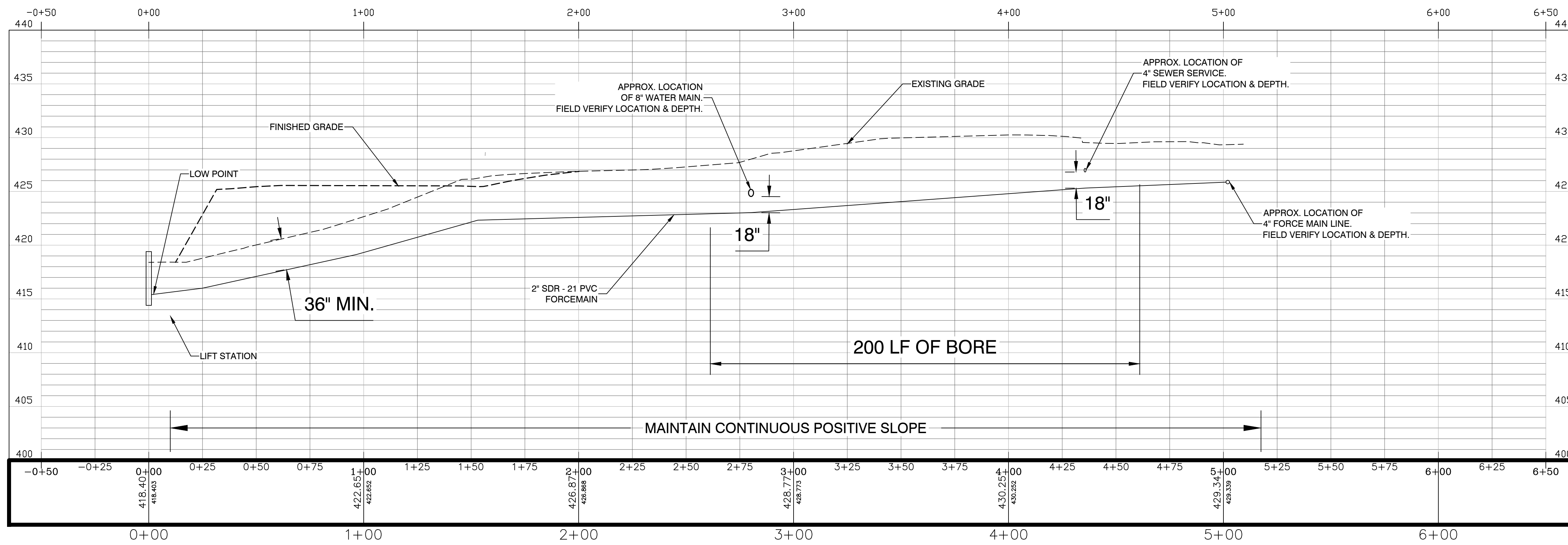
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 AUGUST 2022

SHEET NO:  
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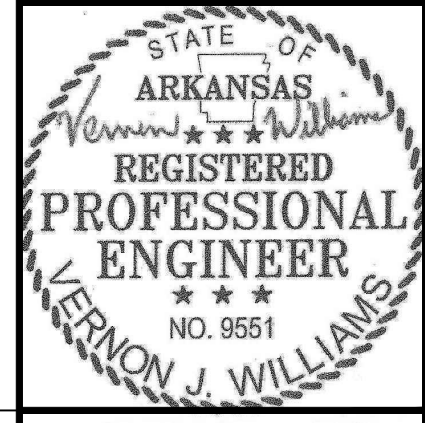




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**PROFILE**

PROJECT NO:  
**21069**

DATE:  
**AUGUST 2022**

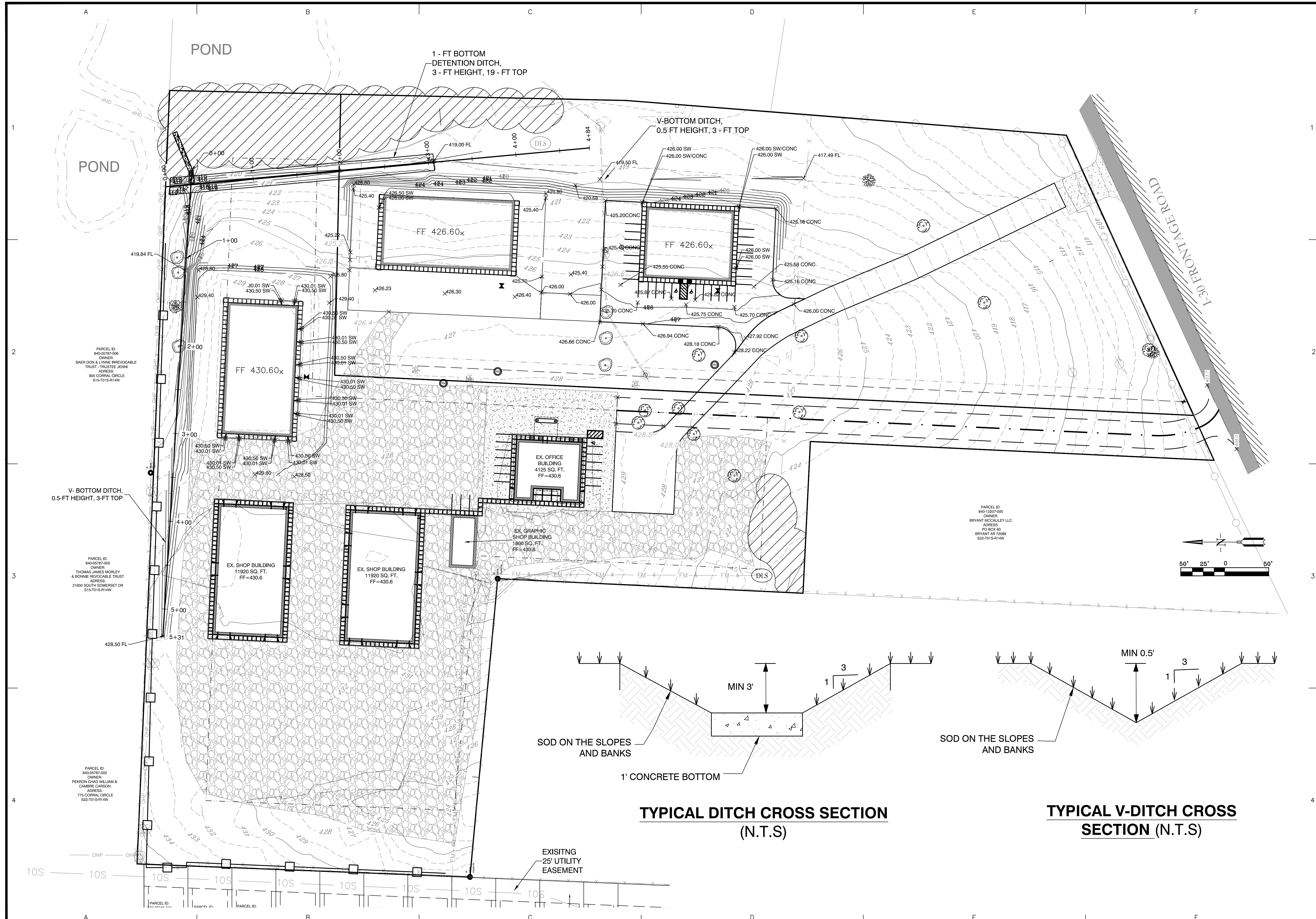
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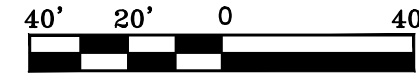
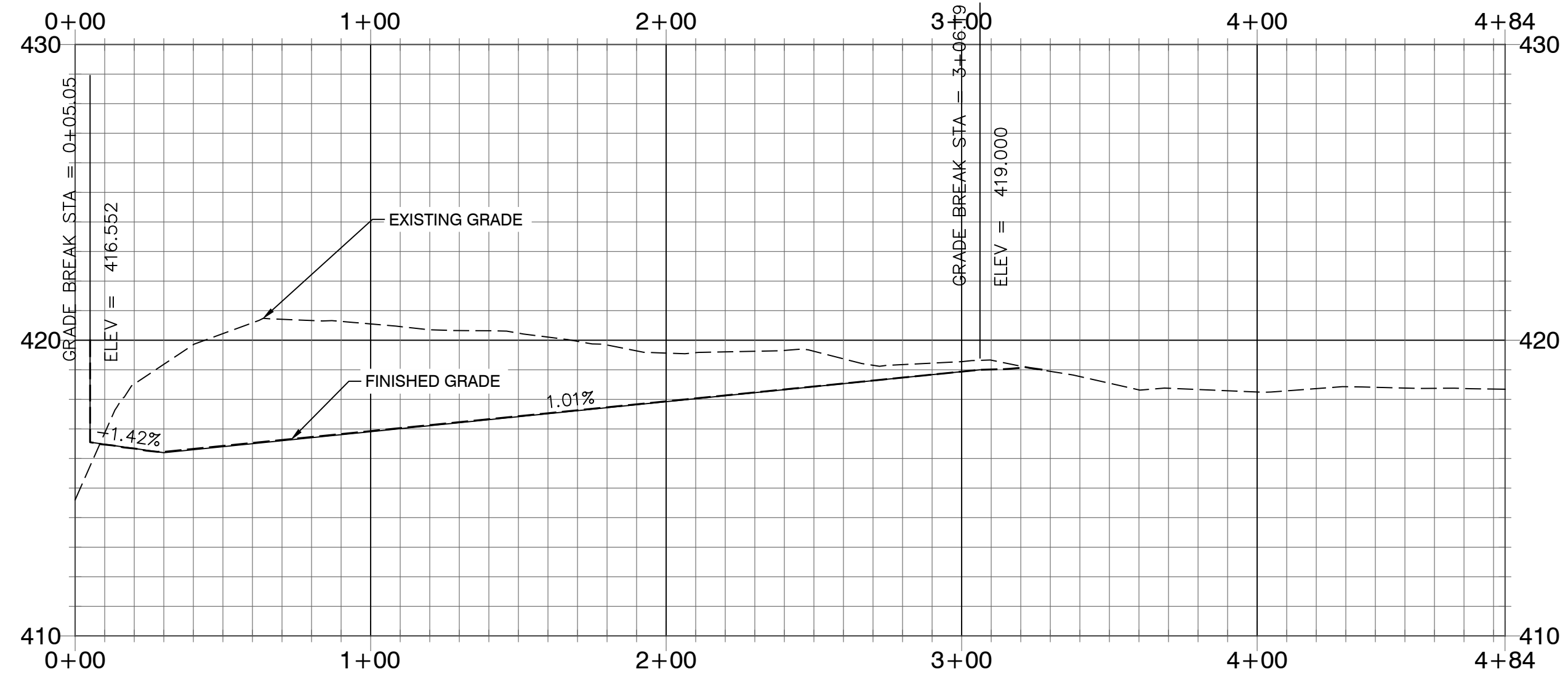


**TYPICAL DITCH CROSS SECTION (N.T.S)**

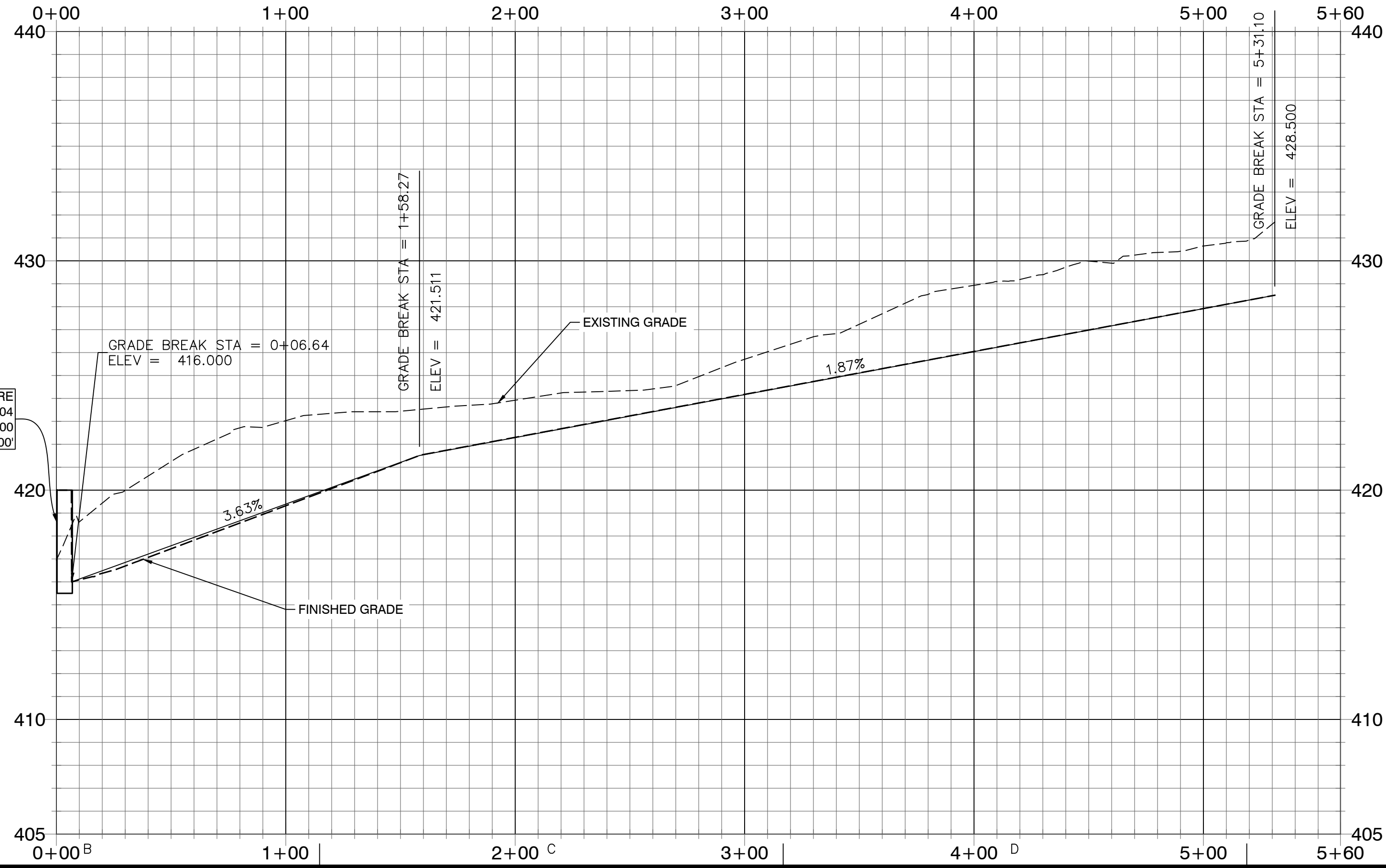
**TYPICAL V-DITCH CROSS SECTION (N.T.S)**

BY	
REVISION	
DATE	
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<p><b>CUSTOM ADVERTISING</b>  <b>OFFICE &amp; SHOPS ADDITION</b>  <b>BRYANT, AR</b></p>	
<p>STATE OF ARKANSAS  <i>Vernon J. Williams</i>  <b>REGISTERED PROFESSIONAL ENGINEER</b>          NO. 9551          10-5-2022</p>	
<p>CONTENTS:  <b>GRADING &amp; DRAINAGE PLAN</b></p>	
<p>PROJECT NO:          21069</p>	
<p>DATE:          AUGUST 2022</p>	
<p>SHEET NO:  <b>C3.0</b></p>	

EAST DITCH PROFILE



NORTH DITCH PROFILE

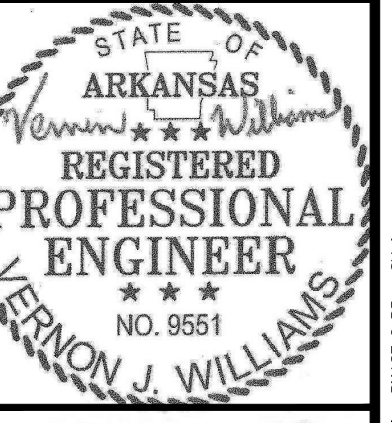


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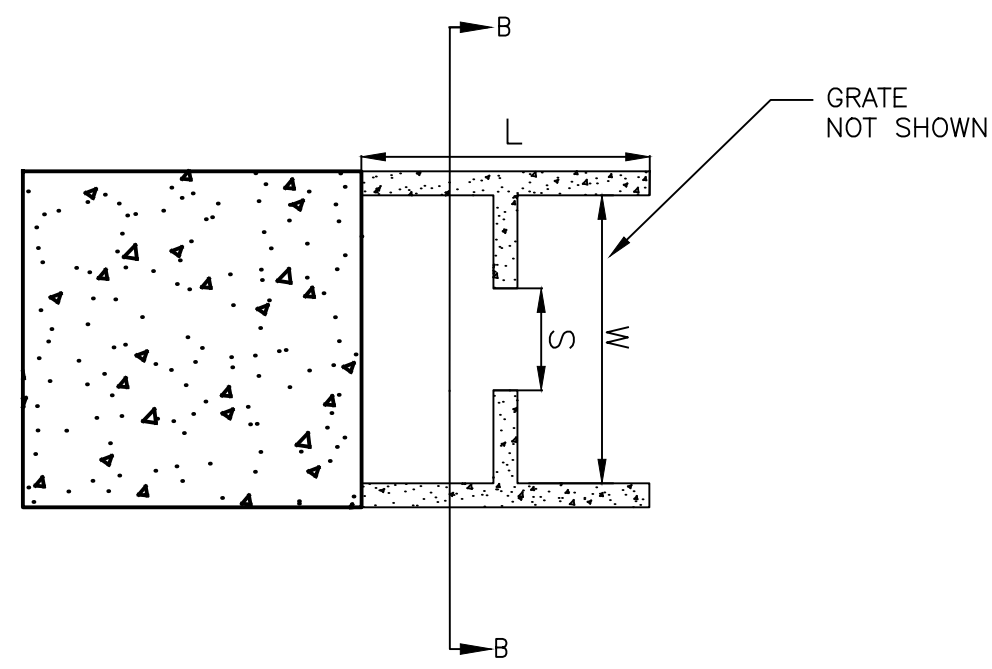
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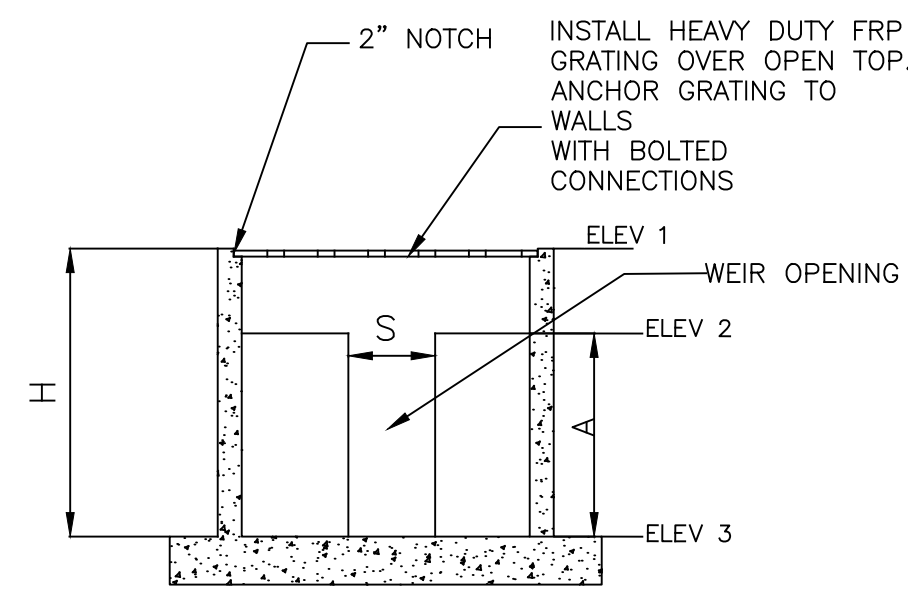
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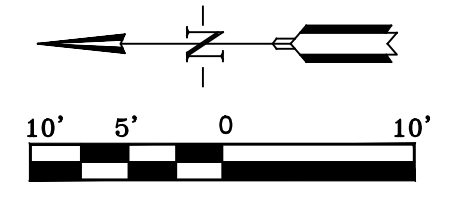
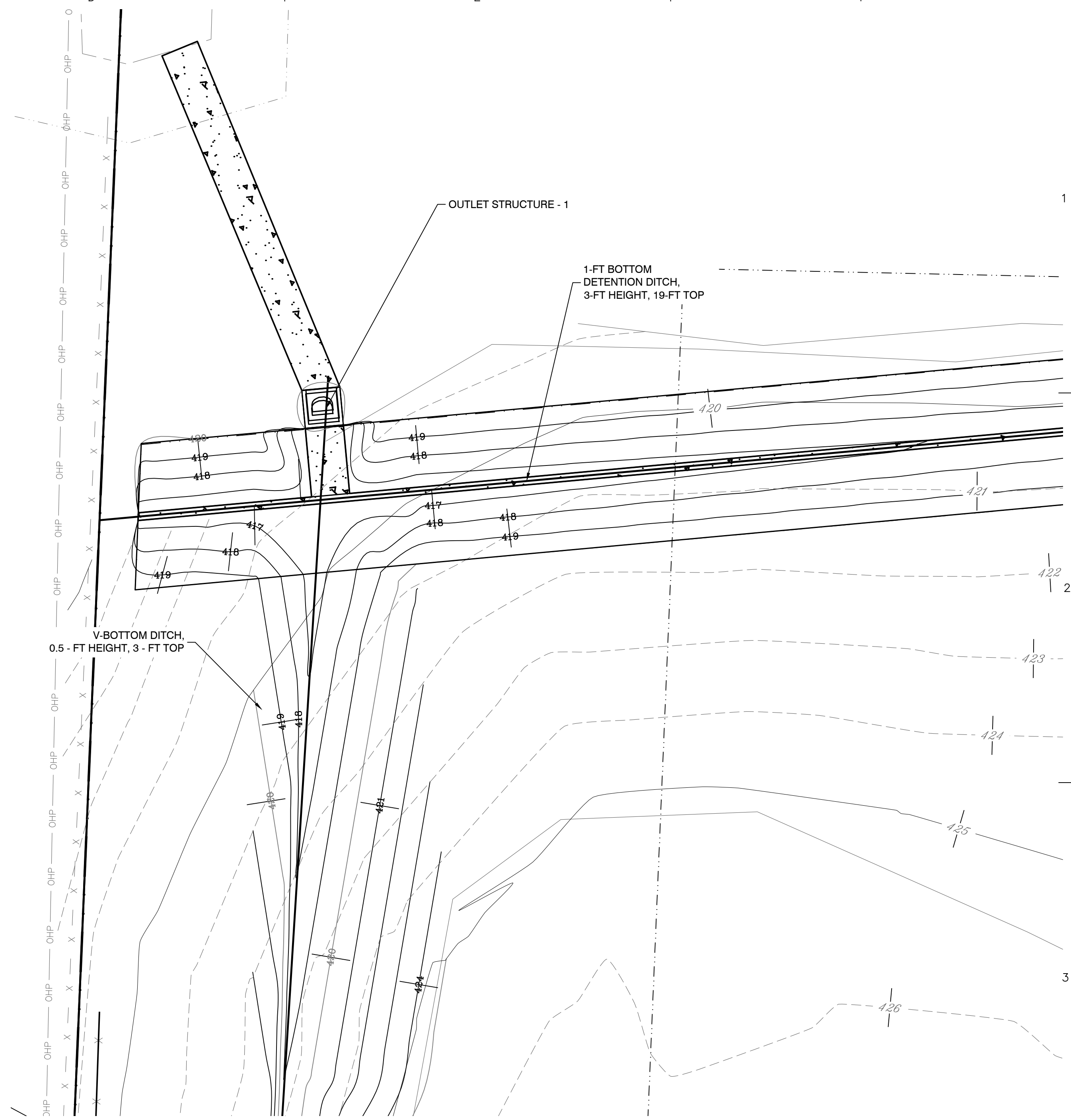


**DITCH OUTLET STRUCTURE  
PLAN VIEW**  
NOT TO SCALE



**DITCH OUTLET STRUCTURE  
SECTION B-B**  
NOT TO SCALE

OUTLET STRUCTURE								
OUTLET STRUCTURE	L	W	H	ELEV 1	ELEV 2	ELEV 3	S	A
1	5'-0"	5'-0"	4'-0"	420.00	419.00	416.00	1'-11"	3'-0"



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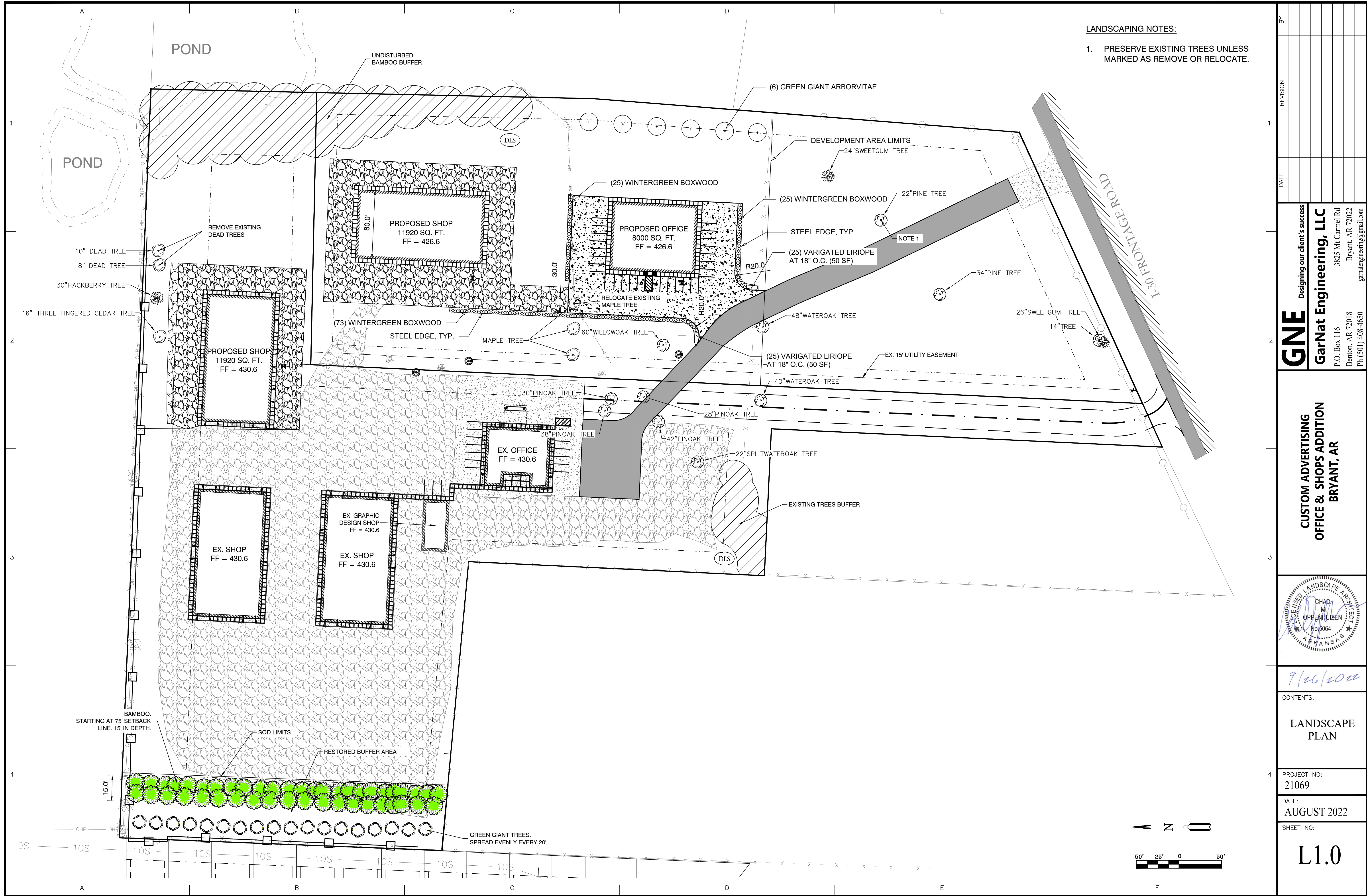
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**LANDSCAPING NOTES:**  
 1. PRESERVE EXISTING TREES UNLESS MARKED AS REMOVE OR RELOCATE.

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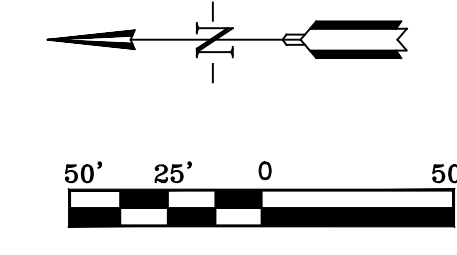
9/26/2022

CONTENTS:  
 LANDSCAPE PLAN

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 21069

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 AUGUST 2022

SHEET NO:  
**L1.0**



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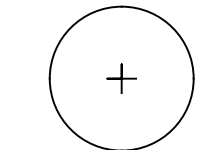
## LANDSCAPING NOTES:

- REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE DESIGNER OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- THE NUMBER OF PLANTS OR INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES. TREE LOCATIONS ARE DIAGRAMMATIC.
- ALL PLANT MATERIALS MUST BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL PRIOR TO DELIVERY OR INSTALLATION.
- ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION. REPLACE ANY DAMAGED, DESTROYED, OR REMOVED PLANT MATERIALS WITH THE SAME VARIETY AND SIZE PRIOR TO FINAL ACCEPTANCE.
- PLANT STORAGE TO BE LOCATED OUT OF VEHICULAR USE AREAS AND NEAR A WATERING SYSTEM TO OPTIMIZE SURVIVAL.
- ALL PLANTING BEDS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3-INCHES SHREDDED HARDWOOD OR CYPRESS MUGH.
- ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 POUNDS 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.
- ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
- TREES SHALL NOT BE TOPPED AT ANY TIME. PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 STANDARDS FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE.
- SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, AND WATER FEATURES. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
- TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FROM PLANT GROWTH.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING FINAL ACCEPTANCE.
- CALIPER OF TREES TO BE MEASURED 6-INCHES ABOVE GROUND LEVEL FOR TREES UP TO 4-INCH CALIPER SIZE.
- GENERAL CONTRACTOR SHALL PROVIDE 6-INCH DIAMETER MINIMUM SCHEDULE 40 PVC SLEEVING FOR IRRIGATION TO ALL CURB ISLANDS AND UNDER ALL DRIVE ISLE CROSSINGS.
- CONTRACTOR TO REFER TO THE UTILITY PLAN SHEET FOR RECENT FIRE FLOW INFORMATION.

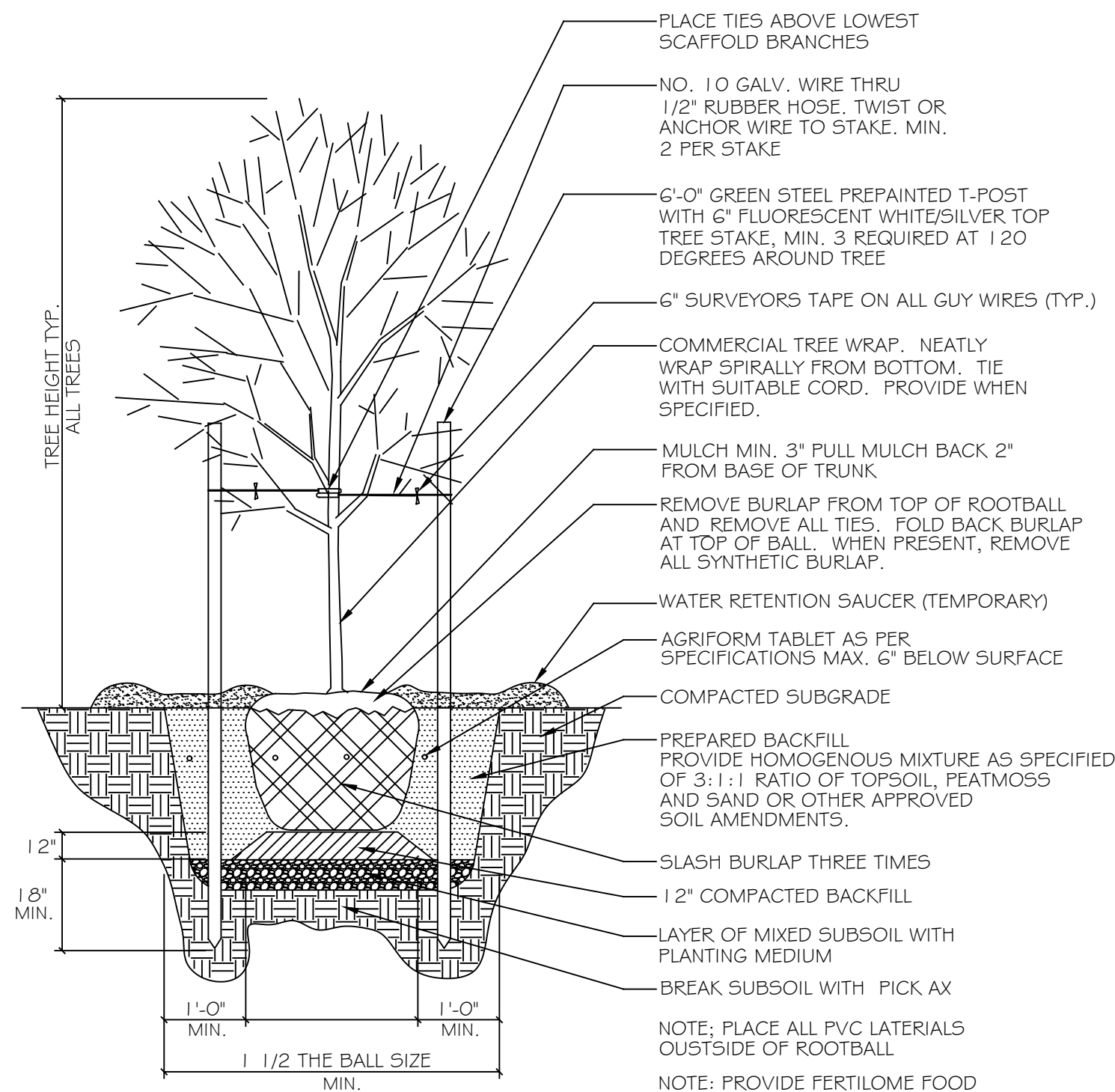
## LEGEND:

## PLAN QUANTITIES:

Quantity	Common Name/Botanical Name	Size	Remarks
6	Green Giant Arborvitae <i>Thuja standishii x plicata 'Green Giant'</i>	6 - 8'	Specimen, Full to Ground
123	Wintergreen Boxwood <i>Buxus sinica var. Insularis 'Wintergreen'</i>	3 gallon, 18" HT	Full well branched shrub with uniform shape, Space plants 4' o.c.
50	Varigated Liriope <i>Liriope muscari 'Variegata'</i>	1 gallon	Space plant at 18" o.c.
	Bermuda Tifway 419 <i>Cynodon Dactylon var. Tifway 419</i>	Sod	Solid sod, all areas indicated with close knit joints



NOTE: PLANTS SHALL BE SET SLIGHTLY HIGHER THAN GRADE TO ALLOW FOR SETTLING & POSITIVE DRAINAGE.



**TREE PLANTING DETAIL**  
No Scale

## SODDING OF DISTURBED AREAS

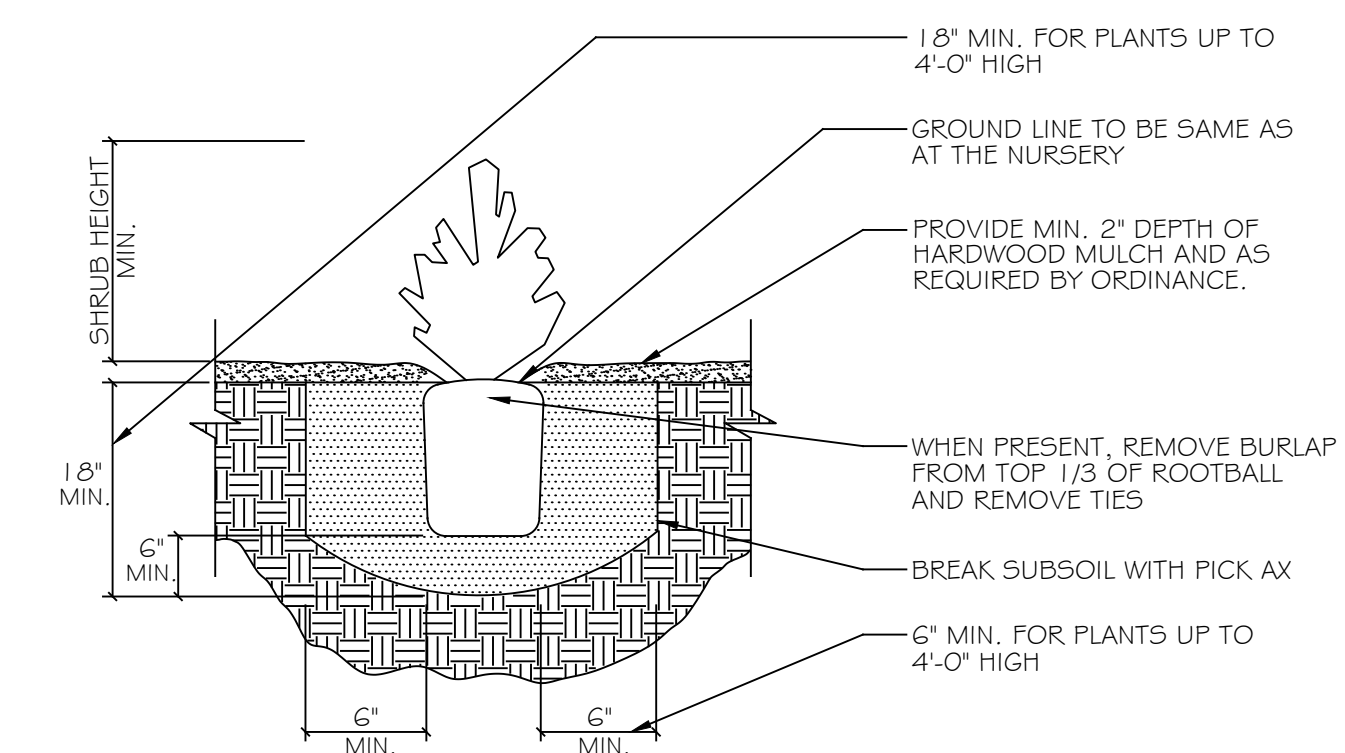
AREAS AND LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. EXCAVATE AND REMOVE ANY REMAINING TURF AND SOIL TO A 4-INCH MINIMUM DEPTH WITHIN NEW SOD AREAS. HAND EXCAVATION REQUIRED WITHIN DRIP LINES OF TREE AREAS TO AVOID DAMAGE TO EXISTING ROOTS.

## MAINTENANCE AND WARRANTY

CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE AND IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ADDITIONALLY, CONTRACTOR TO PROVIDE ONE YEAR WARRANTY FOR ALL LANDSCAPE AND IRRIGATION WORK FROM THE DATE OF FINAL ACCEPTANCE.

## IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR ALL NEW LANDSCAPE AND TURF AREAS SHOWN ON THE PLANS. SYSTEM WILL REQUIRE PROVIDING BACKFLOW PREVENTER, PERMITTING, POWER CONNECTION, CONTROLLER, AND ALL OTHER WORK REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM THAT PROVIDES 100% COVERAGE. COORDINATE LOCATION OF CONTROLLER WITH OWNER, GENERAL CONTRACTOR, AND ELECTRICAL CONTRACTOR. COORDINATE LOCATION OF IRRIGATION SLEEVES WITH GENERAL CONTRACTOR PRIOR TO FULLY MOBILIZING TO SITE. CONTRACTOR TO REFER TO THE UTILITY PLAN SHEET FOR CURRENT FIRE FLOW INFORMATION.



- NOTES:
- PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
  - WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
  - PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
  - PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL AMENDMENTS.
  - PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
  - APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUND COVER BEDS.

**SHRUB PLANTING DETAIL**  
No Scale

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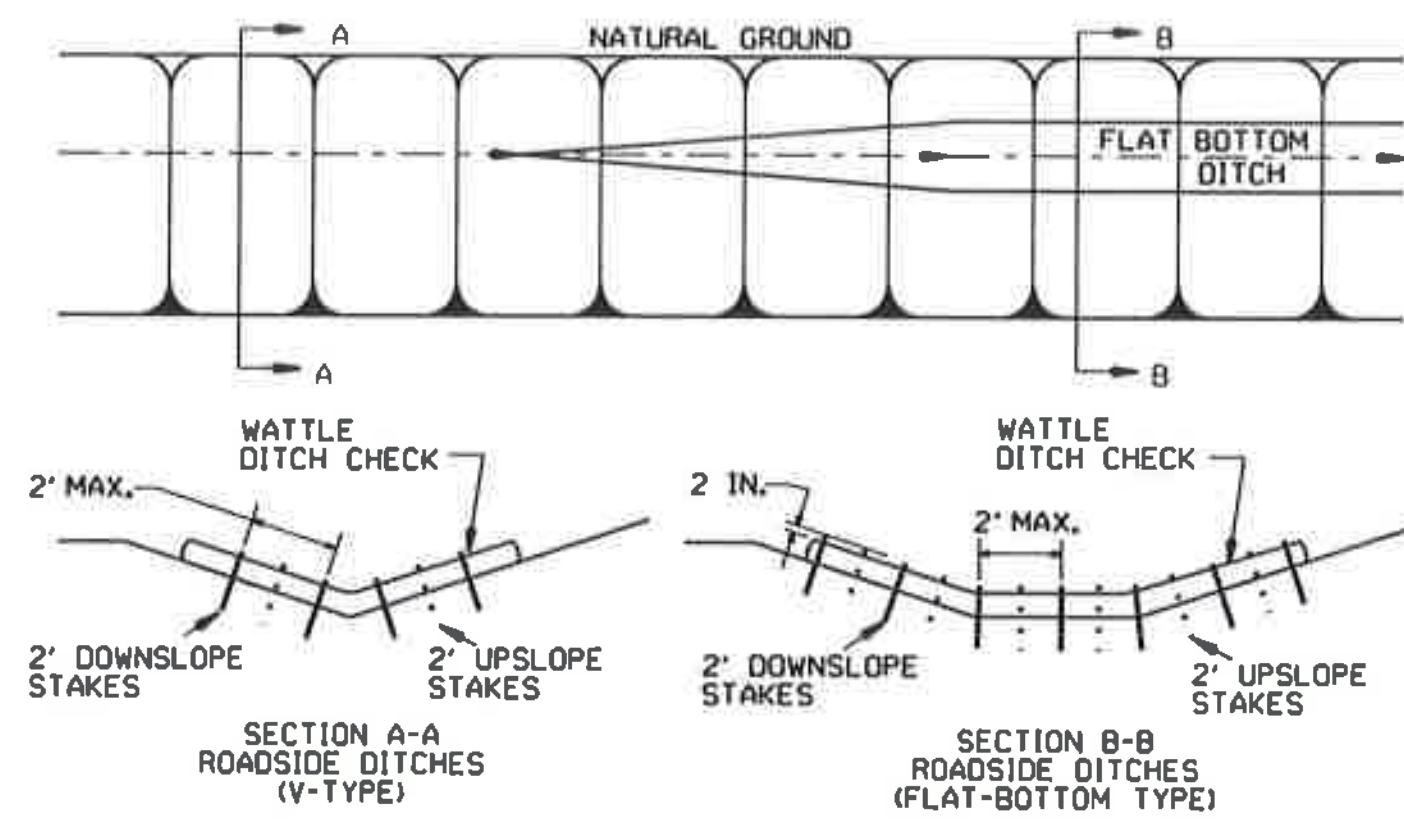
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**L1.1**



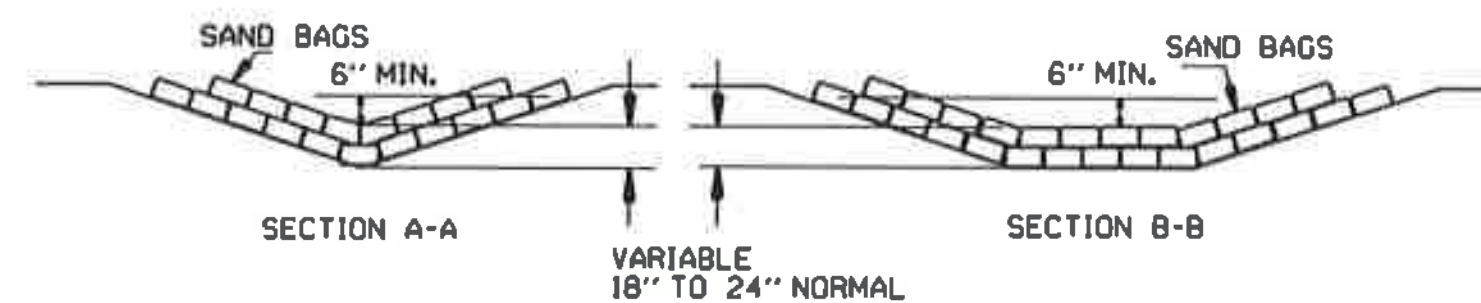
**GENERAL NOTES**

INSTALL A MINIMUM OF 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.

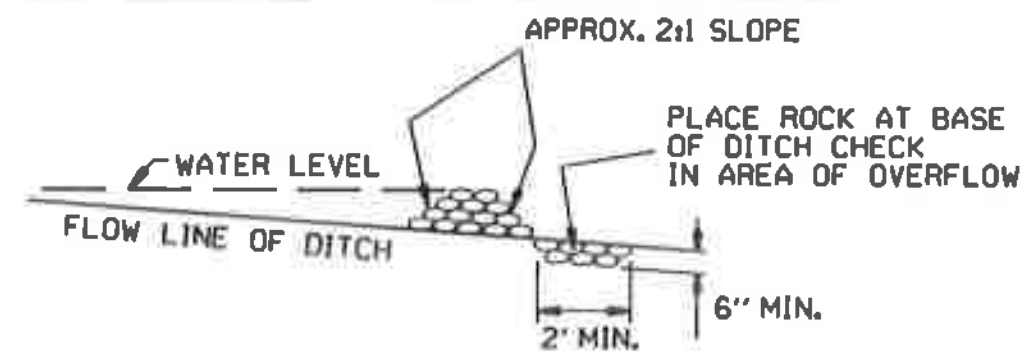


**WATTLE DITCH CHECK (E-1)**

NUMBER OF SAND BAGS AND ARRANGEMENT VARIABLE WITH ON-SITE CONDITIONS. PLACE SAND BAGS AT BASE OF DITCH CHECK IN AREA OF OVERFLOW.

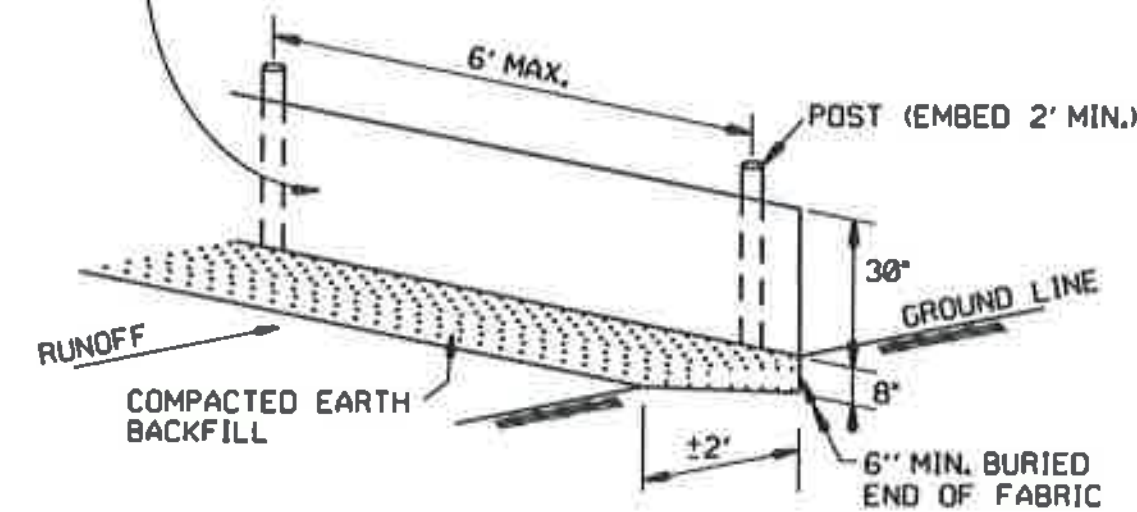


**SAND BAG DITCH CHECK (E-5)**

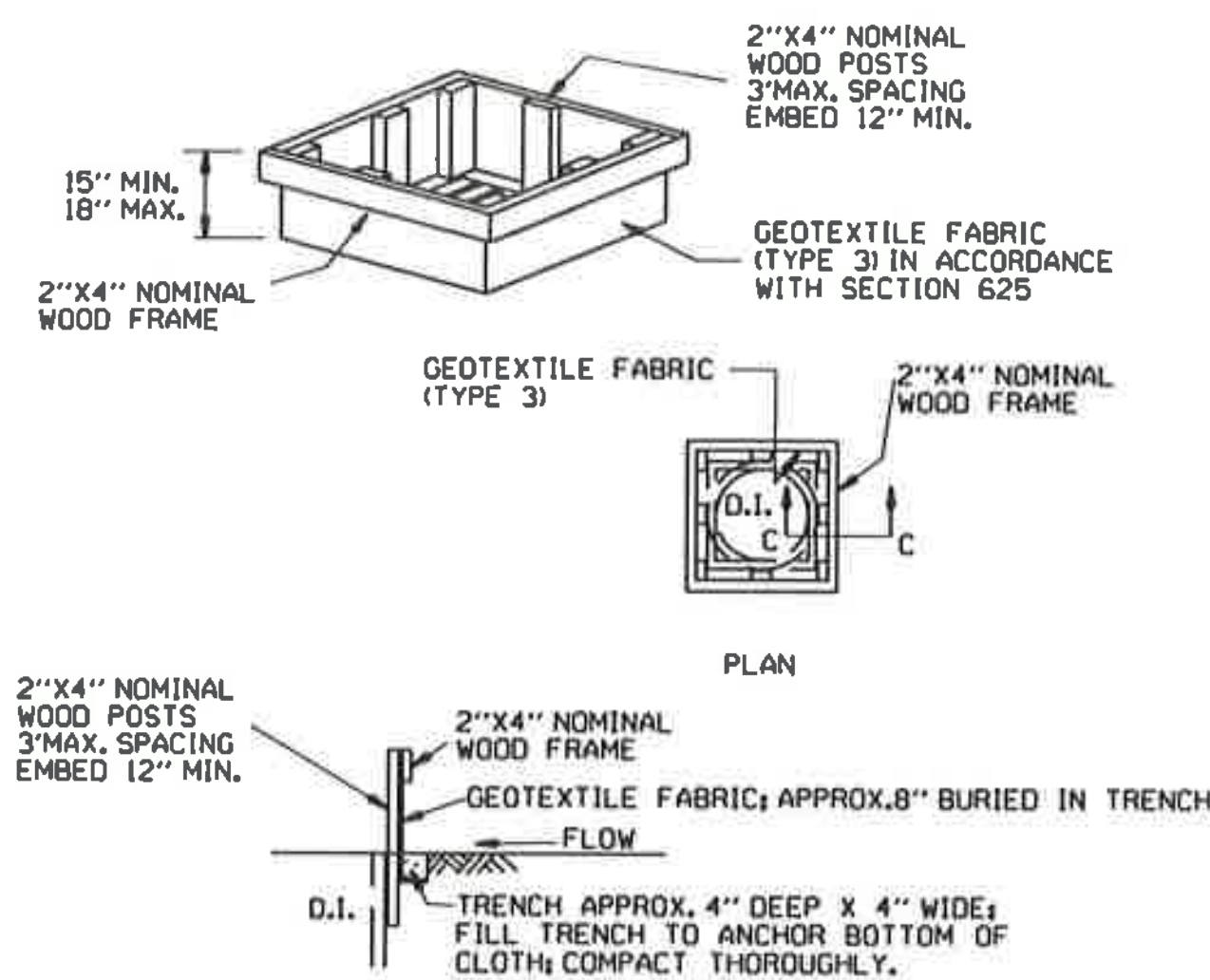


**ROCK DITCH CHECK (E-6)**

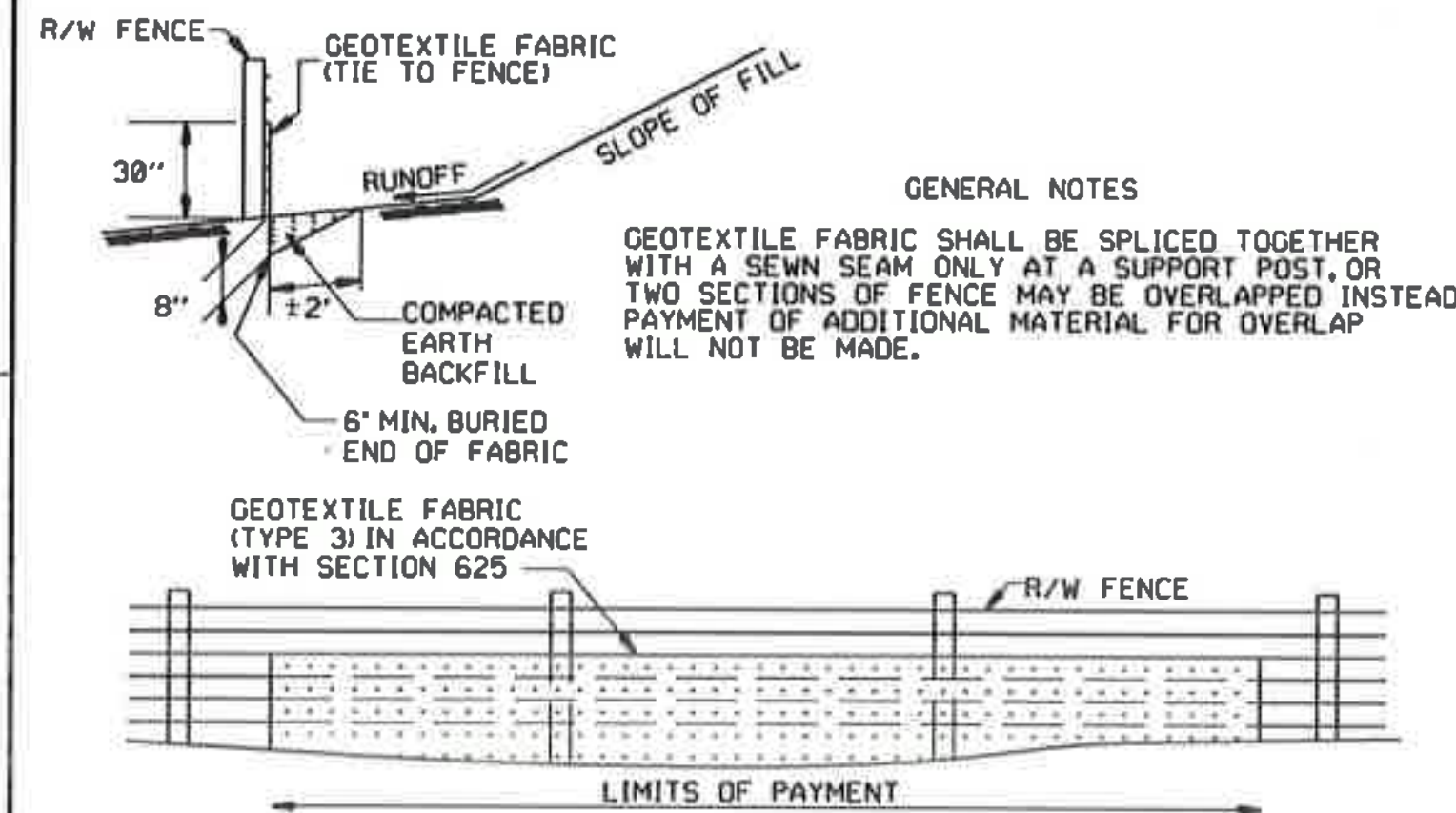
**GENERAL NOTES**  
 GEOTEXTILE FABRIC (TYPE 4) IN ACCORDANCE WITH SECTION 625  
 GEOTEXTILE FABRIC SHALL BE SPLICED TOGETHER WITH A SEWN SEAM ONLY AT A SUPPORT POST OR TWO SECTIONS OF FENCE MAY BE OVERLAPPED INSTEAD. PAYMENT OF ADDITIONAL MATERIAL FOR OVERLAP WILL NOT BE MADE.



**SILT FENCE (E-11)**

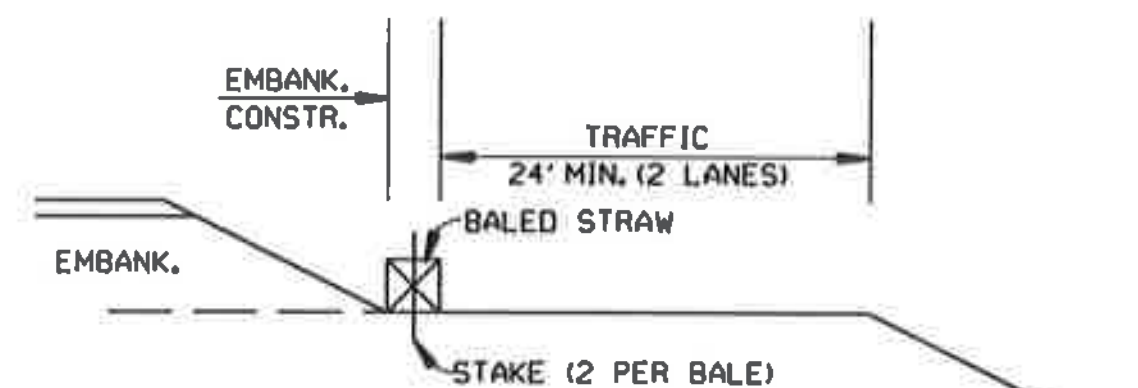


**DROP INLET SILTS FENCE (E-7)**

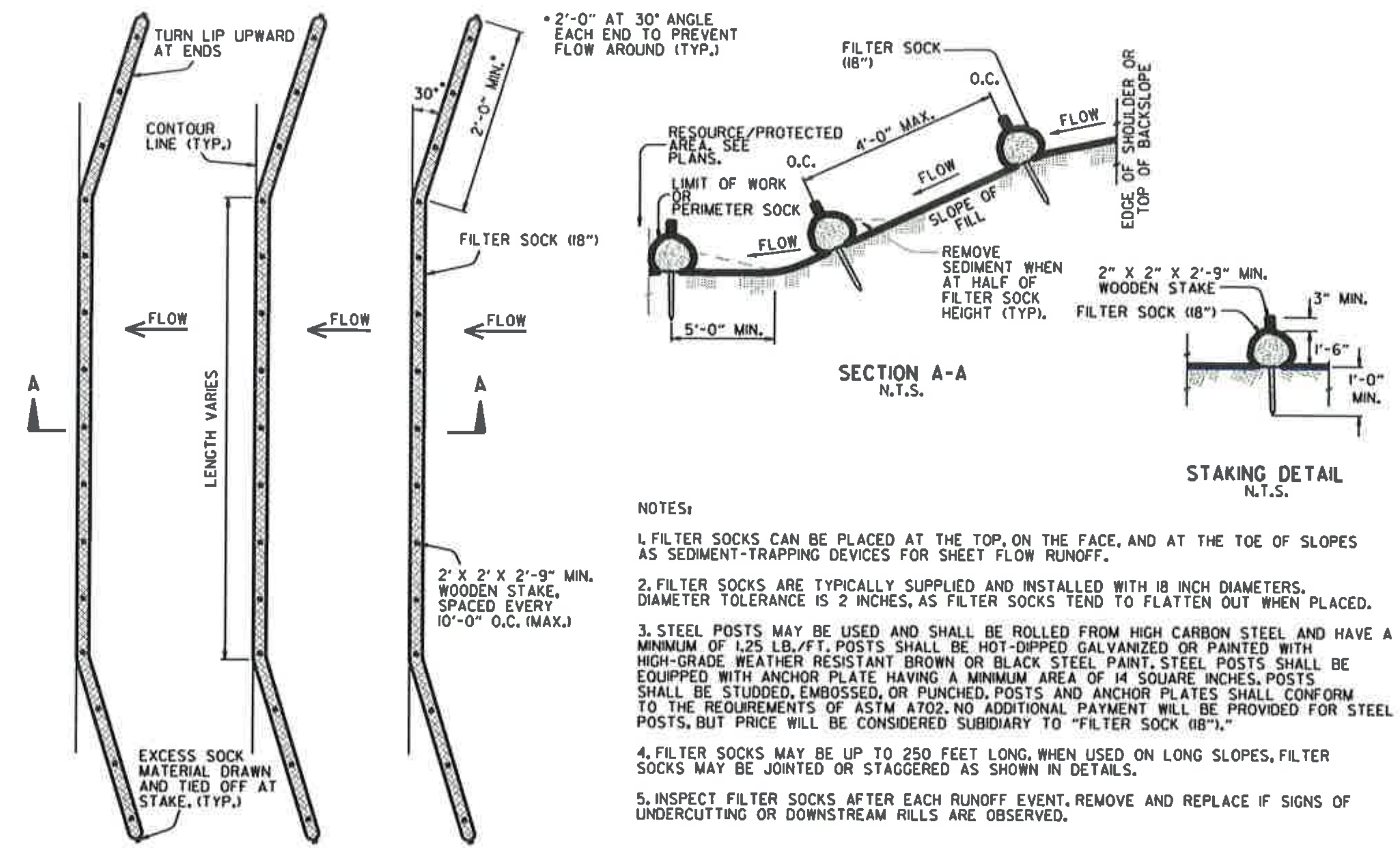


**SILT FENCE ON R/W FENCE (E-4)**

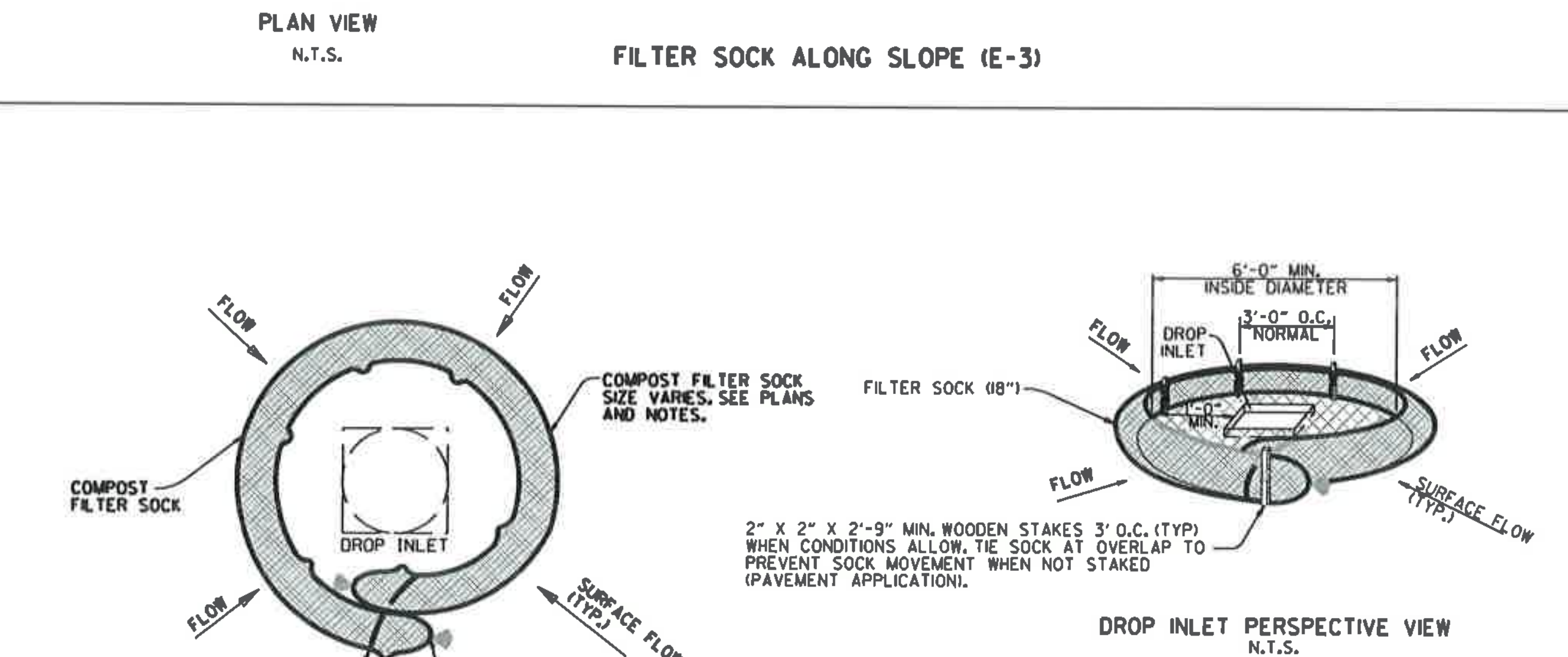
**GENERAL NOTES**  
 1. STRAW BALES SHALL BE INSTALLED SO THAT THE BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES. THE BALES SHALL BE A MINIMUM OF 30 INCHES IN LENGTH.  
 2. NO GAPS SHALL BE LEFT BETWEEN BALES.  
 3. BALED STRAW FILTER BARRIERS COMPLETED AND ACCEPTED WILL BE MEASURED BY THE BALE IN PLACE AS AUTHORIZED BY THE ENGINEER AND WILL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER BALE FOR BALED STRAW DITCH CHECKS.



**BALED STRAW FILTER BARRIER (E-2)**



**NOTES:**  
 1. FILTER SOCKS CAN BE PLACED AT THE TOP, ON THE FACE, AND AT THE TOE OF SLOPES AS SEDIMENT-TRAPPING DEVICES FOR SHEET FLOW RUNOFF.  
 2. FILTER SOCKS ARE TYPICALLY SUPPLIED AND INSTALLED WITH 18 INCH DIAMETERS. DIAMETER TOLERANCE IS 2 INCHES, AS FILTER SOCKS TEND TO FLATTEN OUT WHEN PLACED.  
 3. STEEL POSTS MAY BE USED AND SHALL BE ROLLED FROM HIGH CARBON STEEL AND HAVE A MINIMUM OF 1.25 LB./FT. POSTS SHALL BE HOT-DIPPED GALVANIZED OR PAINTED WITH HIGH-GRADE WEATHER RESISTANT BROWN OR BLACK STEEL PAINT. STEEL POSTS SHALL BE EQUIPPED WITH ANCHOR PLATE HAVING A MINIMUM AREA OF 14 SQUARE INCHES. POSTS SHALL BE STUDDED, EMBOSSED, OR PUNCHED. POSTS AND ANCHOR PLATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A702. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR STEEL POSTS, BUT PRICE WILL BE CONSIDERED SUBSIDIARY TO "FILTER SOCK (18\"/>



**NOTES:**  
 1. OVERLAP ENDS OF SOCK (1' MIN. 3' MAX.).  
 2. USE 18" DIA. SOCK IN NON-TRAFFIC AREAS OR AREAS WHERE SAFETY IS NOT A CONCERN.

**COMPOST FILTER SOCK DROP INLET PROTECTION (E-13)**

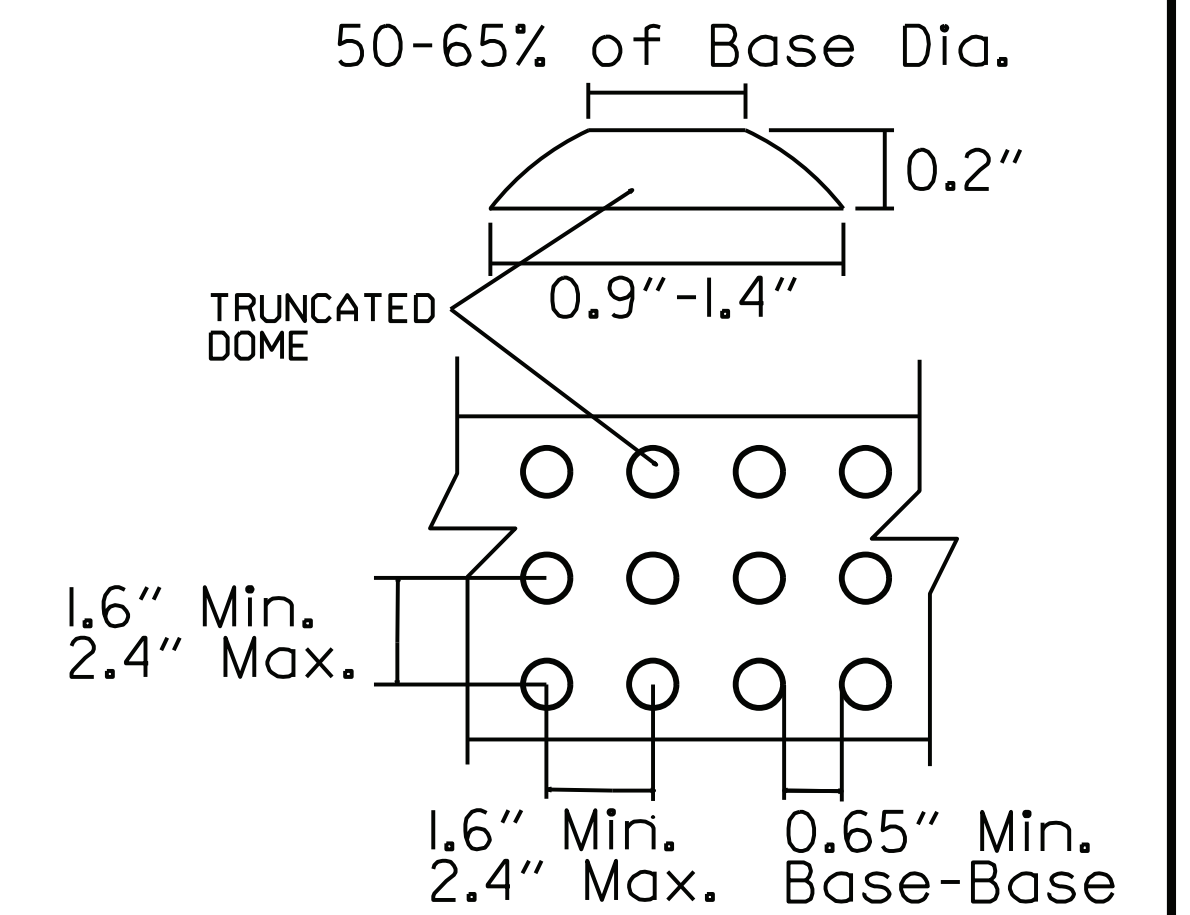
DATE	REVISION	
11-16-17	ADDED FILTER SOCK E-3 AND E-13	
12-15-11	DELETED BALED STRAW DITCH CHECK & ADDED WATTLE DITCH CHECK	
1-18-98	ADDED NOTES	
07-02-98	ADDED BALED STRAW FILTER BARRIER (E-2)	
07-20-95	REVISED SILT FENCE E-4 AND E-11	7-20-95
07-15-94	REV. E-4 & E-11 MIN. 13" BURIED END OF FABRIC	
06-02-94	REVISED E-1, 4, 7 & 11 DELETED E-2 & 3	6-2-94
04-01-93	REDRAWN	
10-01-92	REDRAWN	
08-02-76	ISSUED R.O.M.	298-7-28-76
		FILMED

ARKANSAS STATE HIGHWAY COMMISSION  
 TEMPORARY EROSION CONTROL DEVICES  
 STANDARD DRAWING TEC-1



GENERAL NOTES FOR DETECTABLE WARNING DEVICES

THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF THE CURB. TRUNCATED DOMES IN THE DETECTABLE WARNING SURFACE SHALL MEET THE REQUIREMENTS OF THE GEOMETRIC CONFIGURATION SHOWN. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNING DEVICE SHALL BE ON THE ARDOT QUALIFIED PRODUCTS LIST FOR CAST-IN-PLACE TACTILE PANELS (ADA DETECTABLE WARNING).



DETECTABLE WARNING DEVICE DETAIL

GENERAL NOTES:

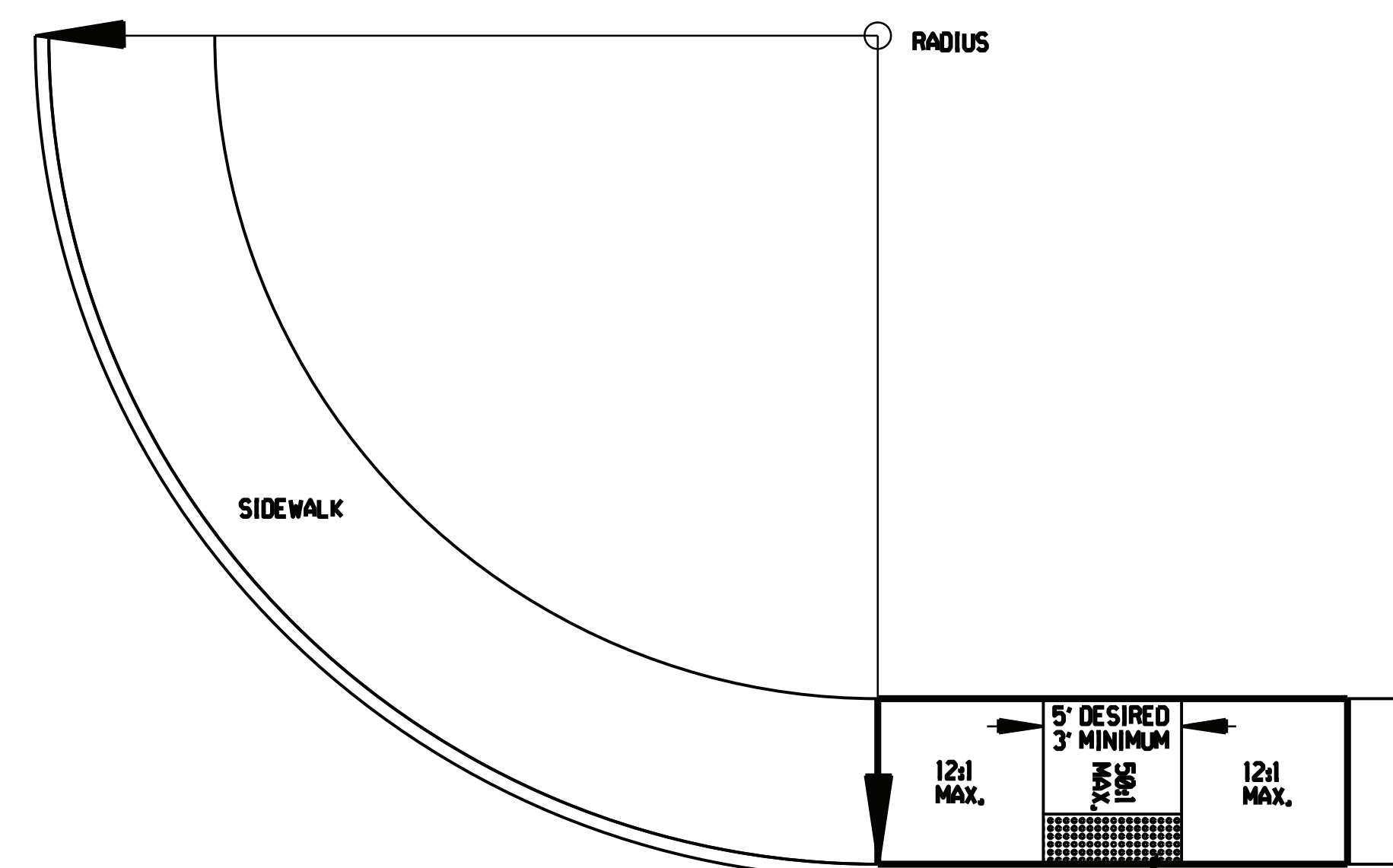
IN ALTERATIONS WHEELCHAIR RAMP ARE TO BE PROVIDED AT CURBED STREET INTERSECTIONS WITH PEDESTRIAN TRAFFIC AND MID-BLOCK CROSSWALK LOCATIONS. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1. THE SURFACE TEXTURE OF THE RAMP SHALL CONFORM TO A CLASS 6 FINISH ACCORDING TO SECTION 802.19. THE NORMAL GUTTER GRADE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. ALL PAYMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THE MINIMUM THICKNESS OF THE RAMP, WALK, & LANDING SHALL BE 4". THE MINIMUM WIDTH OF THE RAMP SHALL BE THE EXISTING WALK WIDTH OR 36", WHICHEVER IS GREATER. MINOR MODIFICATIONS OF THESE DETAILS, AS APPROVED BY THE ENGINEER, MAY BE MADE TO ADJUST TO LOCAL CONDITIONS.

RAMP SELECTION CRITERIA

FIRST CHOICE	TYPE 1	CORNER LOCATIONS WITH THE WALK ADJACENT TO THE CURB (BOTH NEW CONSTRUCTION AND ALTERATIONS).
	TYPE 2	CORNER LOCATIONS WITH THE WALK OFFSET FROM THE CURB A DISTANCE INSUFFICIENT TO ALLOW THE REQUIRED RAMP SLOPE (BOTH NEW CONSTRUCTION AND ALTERATIONS).
	TYPE 3	CORNER LOCATIONS WITH THE WALK OFFSET FROM THE CURB A DISTANCE SUFFICIENT TO ALLOW THE REQUIRED RAMP SLOPE (BOTH NEW CONSTRUCTION AND ALTERATIONS).
	TYPE 4	TANGENT LOCATIONS (BOTH NEW CONSTRUCTION AND ALTERATIONS).
SECOND CHOICE	TYPE 5	TANGENT LOCATIONS (ALTERATIONS ONLY).
THIRD CHOICE	TYPE 6	CORNER LOCATIONS (ALTERATIONS ONLY). THIS RAMP MAY BE USED ONLY IF THE TYPE 5 RAMPS CANNOT BE PLACED AT THE ENDS OF THE RADIUS.
FOURTH CHOICE		IF SITE CONSTRAINTS PREVENT THE CONSTRUCTION OF ANY OF THE TYPES LISTED, THEN AND ONLY THEN CAN THE 12:1 MAX. SLOPE ON THE RAMP BE EXCEEDED TO PROVIDE ACCESS TO THE STREET LEVEL (ALTERATIONS ONLY). THE SLOPE CAN BE STEEPENED TO A 10:1 MAX. FOR A MAX. LENGTH OF 5' OR A 8:1 MAX. FOR A MAX. LENGTH OF 2'. SLOPES STEEPER THAN 8:1 ARE NOT ALLOWED UNDER ANY CIRCUMSTANCES.

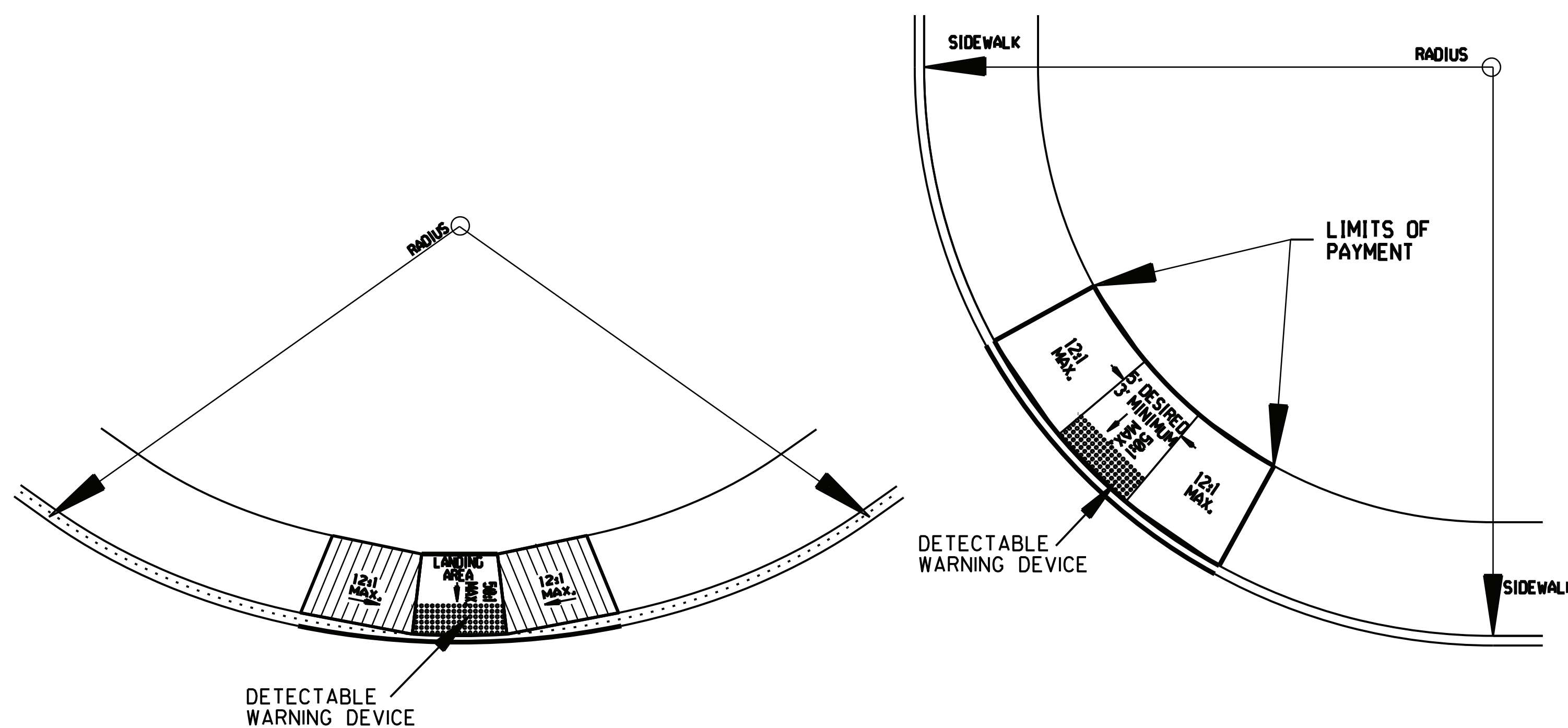
NOTE: IN ALTERATIONS, THE SELECTION OF THE TYPE OF WHEELCHAIR RAMP TO BE CONSTRUCTED SHALL BE BASED ON THE AMOUNT OF RIGHT-OF-WAY AVAILABLE, AND ON THE PRESENCE OF OTHER SITE CONSTRAINTS (UTILITIES, BUILDINGS, ETC.). THE TABLE ABOVE LISTS THE ORDER IN WHICH THE RAMPS ARE TO BE CONSIDERED.

AN ALTERATION IS DEFINED AS A PROJECT THAT CHANGES OR AFFECTS THE USE OF A PEDESTRIAN PATHWAY (OVERLAYS, SIGNALIZATION PROJECTS, ETC.) BUT DOES NOT REQUIRE THE PURCHASE OF ADDITIONAL RIGHT-OF-WAY. ALL PROJECTS THAT REQUIRE THE PURCHASE OF ADDITIONAL RIGHT-OF-WAY WILL USUALLY BE CONSIDERED NEW CONSTRUCTION FOR THE PURPOSES OF THE CHART ABOVE.



TYPE 5 RAMP

NOTE: THE CROSS SLOPE OF THE RAMPS AND SIDEWALKS SHALL NOT EXCEED 2.0% UNLESS REQUIRED TO MATCH STREET LONGITUDINAL GRADE.



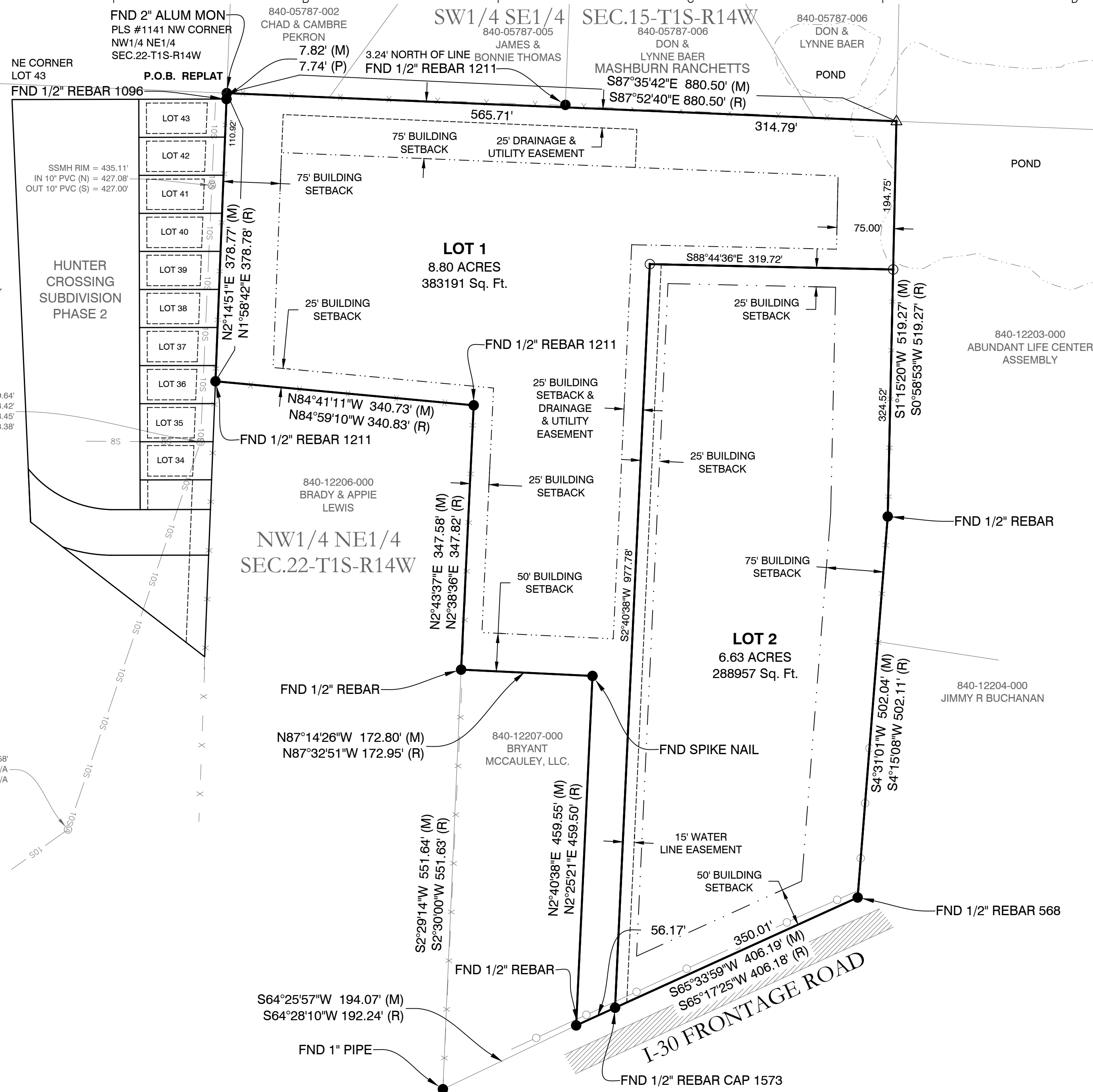
TYPE 6 RAMP

			ARKANSAS STATE HIGHWAY COMMISSION
10-9-03	REVISED GENERAL NOTES & ADDED NOTE.		WHEELCHAIR RAMPS ALTERATIONS ONLY
4-10-03	REVISED DETECTABLE WARNING DEVICE DETAIL		
8-22-02	ADDED DETECTABLE WARNING DEVICES DETAILS		STANDARD DRAWING WR-2
11-18-98	REV. FOURTH CHOICE NOTE		
8-12-98	REVISED TEXTURE		
7-02-98	ISSUED		
DATE	REVISION	DATE FILM	



SE1/4 SW1/4  
SEC.15-T1S-R14W

NE1/4 NW1/4  
SEC.22-T1S-R14W

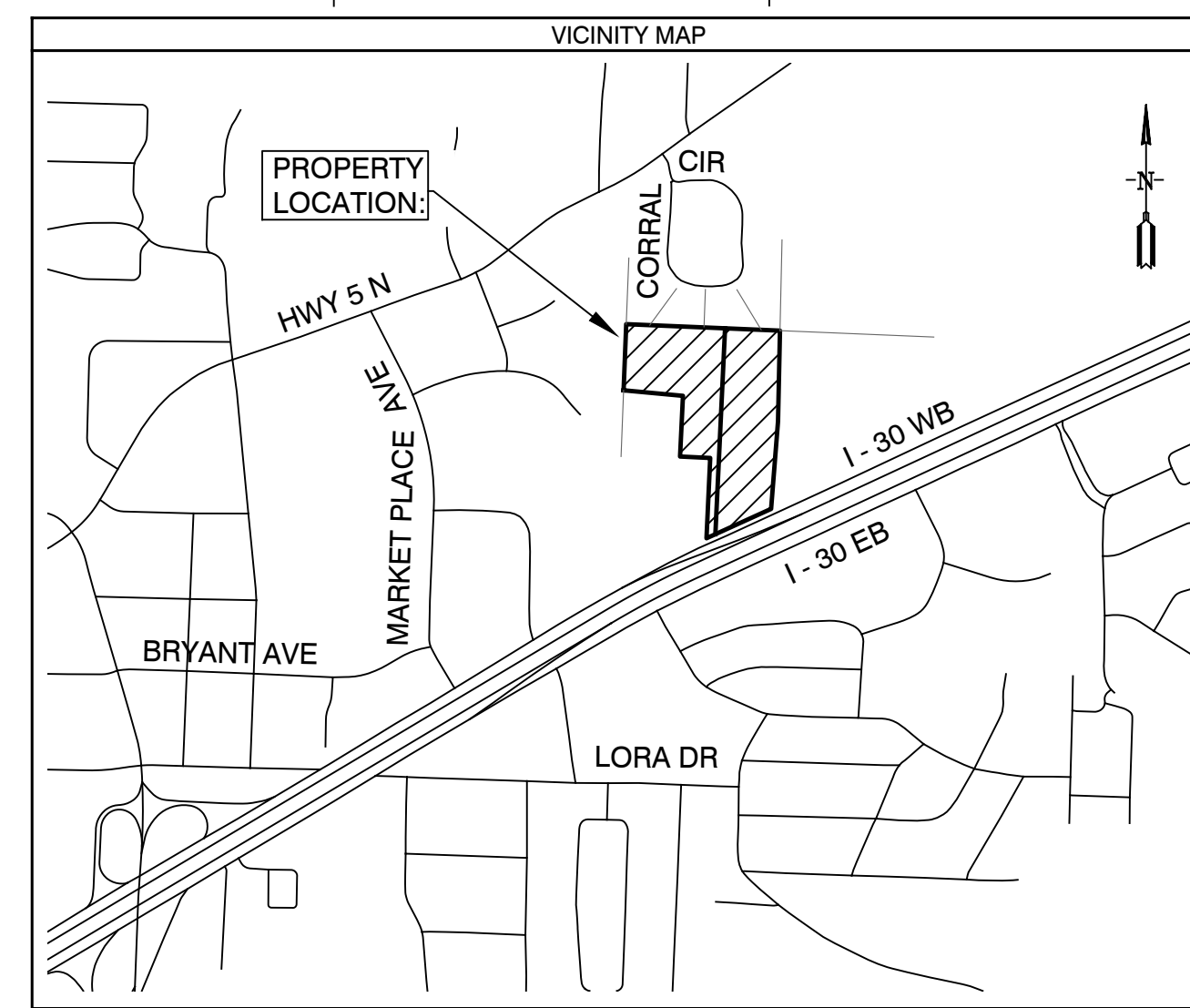


**PROPERTY SPECIFICATIONS:**

ZONING CLASSIFICATION:	C-3
LOT SIZE:	320,404 SQUARE FEET
NUMBER OF LOTS:	1
SOURCE OF WATER:	CITY OF BRYANT
SOURCE OF SEWER:	CITY OF BRYANT
BUILDING SETBACKS:	
FRONT:	50'
REAR:	75'
SIDE:	25' OR AS SHOWN
LOT CORNERS:	SET #4 REBAR WITH CAP

**SURVEY LEGEND**

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



**PROPERTY DESCRIPTION:**

**OVERALL SUBDIVISION DESCRIPTION**  
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**BEGINNING** AT A FOUND 2" ALUMINUM MONUMENT PLS#1141 FOR THE NORTHWEST CORNER OF THE SAID NW1/4 NE1/4; THENCE S87°35'42"E - 880.50 FEET ALONG THE NORTH LINE THEREOF TO A COMPUTED POINT WHICH FALLS IN AN EXISTING POND THEREOF; THENCE LEAVING SAID NORTH LINE S1°15'20"W - 519.27 FEET TO A FOUND 1/2" REBAR; THENCE S4°31'01"W - 502.04 FEET TO A FOUND 1/2" REBAR W/CAP 568 LOCATED ON THE NORTHERLY RIGHT OF WAY OF THE WESTBOUND I-30 FRONTAGE ROAD; THENCE ALONG SAID RIGHT OF WAY S65°33'59"W - 406.19 FEET TO 1/2" REBAR; ; THENCE LEAVING SAID RIGHT OF WAY N2°40'38"E - 459.55 FEET TO A FOUND SPIKE NAIL; THENCE N87°14'26"W - 172.80 FEET TO A FOUND 1/2" REBAR; THENCE N2°43'37"E - 347.58 FEET TO A FOUND 1/2" REBAR W/CAP 1211; THENCE N84°41'11"W - 340.73 FEET TO A FOUND 1/2" REBAR W/CAP #1211 LOCATED ON THE WEST LINE OF THE SAID NW1/4 NE1/4; THENCE ALONG SAID WEST LINE N2°14'51"E - 378.77 FEET TO THE POINT OF BEGINNING, CONTAINING 15.43 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF THE WESTBOUND I-30 FRONTAGE ROAD.

**DOCUMENTS USED:**

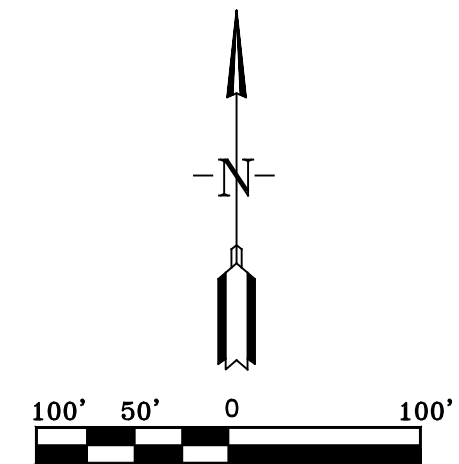
- DEED BOOK 1998 PAGE 11732 QCD WILLIAMS
- PREVIOUS SURVEY BY BROWN DATED 9/14/08
- NEIGHBORING SURVEY BY RASBURY DATED 2/4/05

**BASIS OF BEARINGS:**

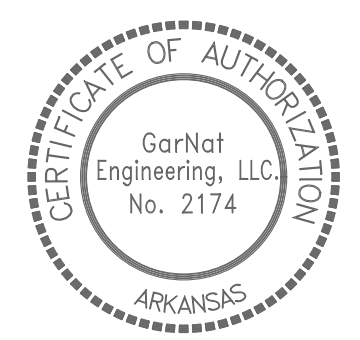
BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING 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 MAY 17, 2021.  
  
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.



SURVEY PLAT CODE:  
500-01S-14W-0-22-140-62-1573



09-26-2022

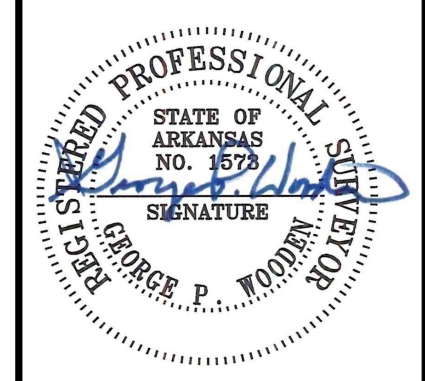
**FINAL PLAT  
CUSTOM ADVERTISING  
SUBDIVISION TO THE  
CITY OF BRYANT,  
SALINE COUNTY, ARKANSAS**

**PLAT CERTIFICATES:**

<p><b>OWNER:</b> Name: Northside Center LLC &amp; So Diggin, Inc. d/b/a Custom Advertising of AR Address: P.O. Box 91, Alexander, AR 72002</p>	<p><b>DEVELOPER:</b> Name: Northside Center LLC Address: P.O. Box 91, Alexander, AR 72002</p>	<p><b>CERTIFICATE OF RECORDING:</b>  <b>CERTIFICATE OF SURVEYING ACCURACY:</b> I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on 9/26/2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.  Date: _____ Signed: _____ George P. Wooden Registered Land Surveyor No. 1573, Arkansas</p>
<p><b>CERTIFICATE OF OWNER:</b> 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: _____ William Smith P.O. Box 91, Alexander, AR 72002</p>	<p><b>CERTIFICATE OF FINAL PLAT APPROVAL:</b> Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____ All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.  Date: _____ Signed: _____ Rick Johnson, Chairman Bryant Planning Commission</p>	<p>Approval of the final plat shall become null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.</p>
<p><b>CERTIFICATE OF ENGINEERING ACCURACY:</b> 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</p>		

BY	
REVISION	
DATE	
<p>FOR: CUSTOM ADVERTISING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST CITY OF BRYANT, ARKANSAS</p>	
<p>9-26-22</p>	
<p>CONTENTS: <b>FINAL PLAT</b></p>	
PROJECT NO:	21069
DATE:	SEPT. 26 2022
SHEET NO:	V1.0

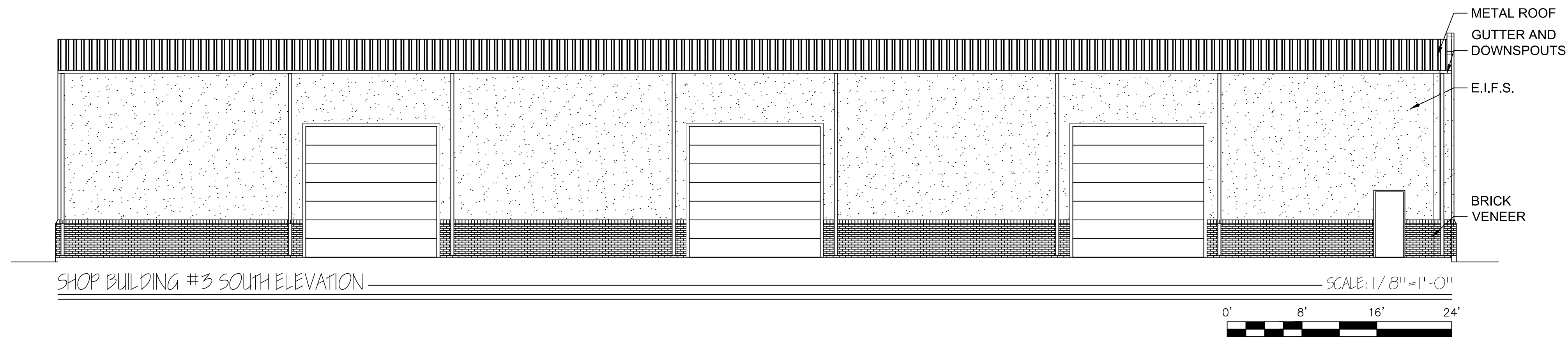
**Designing our client's success**  
**GarNat Engineering, LLC**  
3825 Mt. Carmel Rd  
Bryant, AR 72022  
garnatengineering@gmail.com  
P.O. Box 116  
Benton, AR 72015  
Ph: (501) 408-4650



J:\Projects\2021 Projects\1569 - 23738 - 12-31 - Jimmy\_Peavey\Drawings\Subdivision\_FINAL\_PLAT\_23738\_12-31-21 - Jimmy\_Peavey-2021-090222.dwg

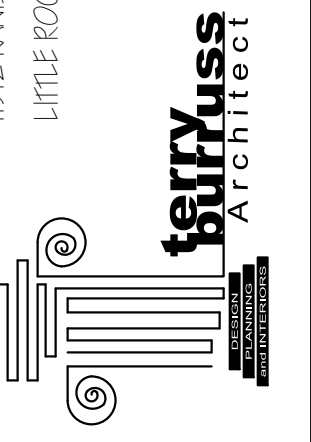


#2147



COPYRIGHT, TBA

1192 MANIS ROAD, SUITE F-8  
LITTLE ROCK, ARKANSAS, 72211  
OFFICE: 501-576-3676  
FAX: 501-576-3766  
thead@planning@shopdub.net



SHEET TITLE:

SHOP BUILDING #3

A NEW DEVELOPMENT FOR:  
**CUSTOM ADVERTISING**  
 BRYANT, ARKANSAS

PROJECT # 2267

DATE: 09/28/2022

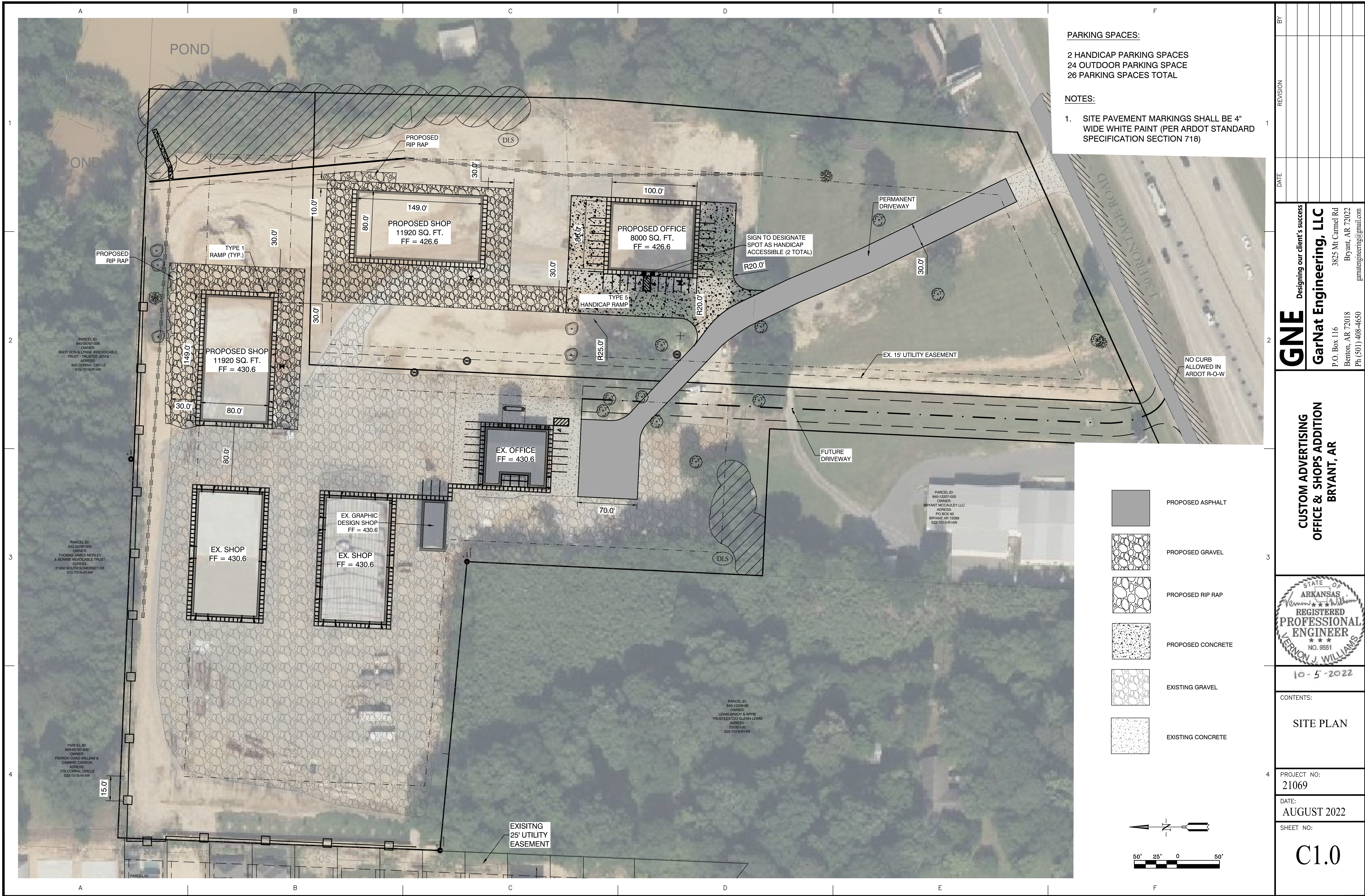
SHEET #

A1.0

FILE #


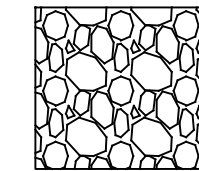
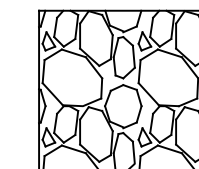
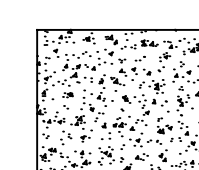
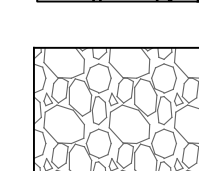
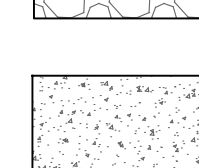
OF

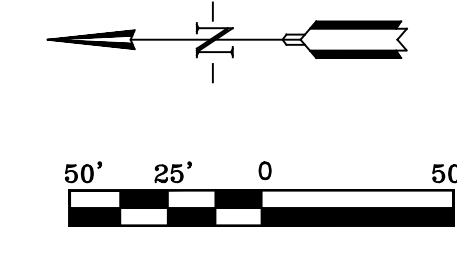




**PARKING SPACES:**  
2 HANDICAP PARKING SPACES  
24 OUTDOOR PARKING SPACE  
26 PARKING SPACES TOTAL

**NOTES:**  
1. SITE PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINT (PER ARDOT STANDARD SPECIFICATION SECTION 718)

-  PROPOSED ASPHALT
-  PROPOSED GRAVEL
-  PROPOSED RIP RAP
-  PROPOSED CONCRETE
-  EXISTING GRAVEL
-  EXISTING CONCRETE



REVISION	DATE	BY

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

**CUSTOM ADVERTISING  
OFFICE & SHOPS ADDITION  
BRYANT, AR**



10-5-2022

CONTENTS:  
**SITE PLAN**

PROJECT NO:  
21069

DATE:  
AUGUST 2022

SHEET NO:  
**C1.0**

C:\Projects\2022 Projects\21069 - 250' N - Jimmy Parker (Ownership) (GarNat) (Phase 2) - SITE DESIGN (R2.dwg)



# Bryant Planning Commission

## LARGE SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

CITY OF BRYANT  
210 SW 3<sup>RD</sup> STREET  
BRYANT, AR 72022  
501-943-0309

**PC MEETING DATE:** SECOND MONDAY OF EACH MONTH  
**TIME:** 6:00 P.M.  
**PLACE:** COURTROOM - BRYANT OFFICE COMPLEX  
**AGENDA DEADLINE:** 5:00 P.M. THREE WEEKS PRIOR TO THE REGULARLY SCHEDULED MEETING DATE

### REQUIREMENTS FOR SUBMISSION

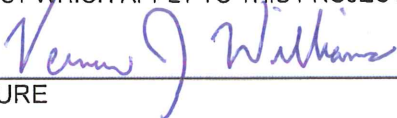
LETTER TO PLANNING COMMISSION STATING YOUR REQUEST  
COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)  
ADA/ABA FORM COMPLETED  
TWO FULL SETS OF BUILDING PLANS  
20 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:  
VICINITY MAP - LEGAL DESCRIPTION - LANDSCAPING PLAN  
20 FOLDED COPIES OF FLOOR PLAN  
20 COPIES OF FRONT AND REAR BUILDING ELEVATIONS  
AN IBM COMPATIBLE DISKETTE IN PDF FORMAT  
COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.  
COPY OF STORMWATER DETENTION APPROVAL BY ENGINEER  
\$250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

### ALL REQUIREMENTS LISTED ABOVE MUST BE COMPLETED AND ATTACHED BEFORE SUBMITTING APPLICATION TO BE PLACED ON THE PLANNING COMMISSION AGENDA.

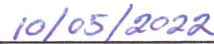
NOTE: WHEN MAKING CHANGES TO AN APPROVED SITE PLAN, A REVISED SITE PLAN MUST BE SUBMITTED TO THE BRYANT PLANNING COMMISSION FOR APPROVAL. THIS MUST BE DONE PRIOR TO IMPLEMENTATION. FAILURE TO COMPLY WILL RESULT IN PENALTIES/FINES BEING IMPOSED IN ACCORDANCE WITH CITY ORDINANCES.

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

SIGNATURE



DATE





**IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS**

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

	<u>YES</u>	<u>NO</u>
<b>1. C-1 Zoning - Neighborhood Commercial</b>		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet	_____	_____
Front Yard: none required	_____	_____
Side Yard: minimum of 5 feet each side	_____	_____
Rear Yard: minimum of 55 feet	_____	_____
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.	_____	_____
Parking: one space per each 200 sq. ft. of commercial use	_____	_____
Loading areas: physically separated from all streets with 10 ft grassy area	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
 <b>2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183</b>		
Front Yard: not less than 50 feet from front property line	_____	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	_____	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	_____	_____
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings	_____	_____
Parking: one space per each 300 sq. ft. of occupied space	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
 <b>3. C-2 Zoning - Lots fronting along roadways designated as interior local.</b>		
Front Yard: none required	_____	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension	_____	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	_____	_____
A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking	_____	_____
Parking: one space per each 300 sq. ft. of occupied space	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____



# City of Bryant Commercial Building Checklist

Name of Development Custom Advertising Phase 2  
Site Location 23738 I-30 N Current zoning C-3  
Owner William Smith Phone 501-607-2677

## I. BASIC INFORMATION NEEDED ON THE SITE PLAN

- ▲ 1. Name of Development
- ▲ 2. Current zoning
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Name and address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan
- ▲ 5. Date of preparation of the plan
- ▲ 6. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 7. Legal description of the property with exact boundary lines
- ▲ 8. North arrow & Scale
- ▲ 9. Identification of any land areas within the 100 year floodplain and within the 100 year floodway
- ▲ 10. Lot area in square feet
- ▲ 11. Show scale (not less than 1" = 100') (paper size minimum 17" X 34")
- ▲ 12. Existing streams, drainage channels, and other bodies of water
- ▲ 13. Drainage easements for stormwater run-off and detention shown & labeled
- ▲ 14. Location and name of existing streets
- ▲ 15. Show source of water supply
- ▲ 16. Show location of waste water connection to municipal system & sanitary sewer layout
- ▲ 17. Fire Hydrant placement
- ▲ 18. Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets
- ▲ 19. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- ▲ 20. Extent and character of proposed landscaping. Common and/or Botanical plant names and sizes of new vegetation must be clearly indicated.
- ▲ 21. Location, massing and pattern of existing vegetation to be retained
- ▲ 22. Existing structures on the site
- ▲ 23. Pedestrian and vehicular access points, sidewalks, crosswalks, etc.
- ▲ 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context.
- ▲ 25. Any variance approvals



II. ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan		
Proposed improvement is within building line setbacks Front <u>50</u> ft. Side <u>25</u> ft. CNR Side <u>N/A</u> ft. Back <u>25</u> ft.	✓	
Parking requirements can be satisfied		
Floor Space <u>8,000</u> sq.ft. divided by 300 = <u>26.6</u> (no. of parking spaces required)	✓	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	✓	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation		
Will there be a dumpster located on the site?		
Will there be a construction site office?		✓
Have you made "One Call"?		✓
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	✓	
Design complies with <del>Arkansas Plumbing Code</del> and National Electric Code requirements	✓	
Foundation and structure meet earthquake requirements for Zone 1.	✓	
Structure meets Arkansas Energy Code for specified use.	✓	
Complies with Arkansas Fire Prevention Code	✓	
Complies with International Code Council regulations	✓	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)	✓	
Are you granted any variances by the Board of Adjustment?		
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

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



**V. SITE PLAN ATTACHMENTS**

**(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)**

- ▲ 26. Letter to Planning Commission stating your request
- ▲ 27. Completed Checklist
- ▲ 28. Completed ADA/ABA Form
- ▲ 29. Two full sets of Building Plans
- ▲ 30. 20 copies of Site Plan (folded to no larger than 8 ½ X 14 size) that includes vicinity map and landscaping plan (minimum size 17" X 34" paper)
- ▲ 31. 20 copies of Landscaping Plan (folded to no larger than 8 ½ X 14 size)
- ▲ 32. 20 copies of building floor plan (folded to no larger than 8 ½ X 14 size)
- ▲ 33. Copy of Stormwater Detention approval
- ▲ 34. Copy of ADEQ Stormwater Pollution Prevention Plan for property containing one acre or larger.
- ▲ 35. IBM compatible diskette or CD with data in PDF format.
- ▲ 36. Receipt for \$250.00 for Stormwater Detention and Drainage Plan review

I CERTIFY that the design of Custom Advertising Phase 2 in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Vernon J Williams  
Owner Agent  
P.O. Box 91  
Mailing Address  
Alexander, AR, 72002  
City

Vernon J Williams  
Engineer/Architect  
501-408-4650  
Phone #  
10/05/2022  
Date

**CITY USE**

Action Taken:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Special Conditions:

\_\_\_\_\_  
\_\_\_\_\_

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

Construction Completed Certified For Occupancy: Date: _____
Inspector: _____



Permit No. \_\_\_\_\_

## BUILDING PERMIT

### ADA/ABA ACCESSIBILITY STANDARDS

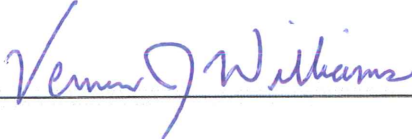
The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. **All new construction, remodeling,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

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

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

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

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

Signature of Contractor or Authorized Agent  Date 10/05/2022

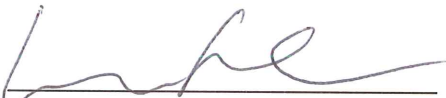
Signature of Owner (if owner-builder) \_\_\_\_\_ Date \_\_\_\_\_

Application of Permit Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Commission - Chairman

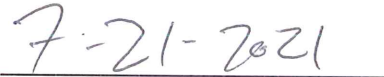


AFFIDAVIT

I, William Smith, Owner of Northside Center, LLC certify by my signature below that I hereby authorize Vernon Williams of GarNat Engineering, LLC to act as Northside Center, LLC's agent regarding the Large Scale Development Commercial Building for the Custom Advertising's Project.

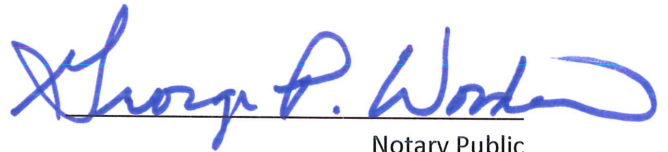


William Smith  
Owner  
Northside Center, LLC



Date

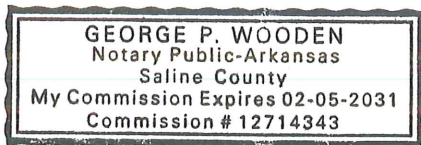
Subscribed and sworn to me a Notary Public on this 21 day of JULY, 2021.



Notary Public

My Commission Expires:

02-05-2031





Designing our client's success

P.O. Box 116 (72018)  
3825 Mt. Carmel Rd  
Bryant, Arkansas 72022  
PH: (501) 408-4650  
FX: (888) 900-3068  
garnatengineering@gmail.com

October 5, 2022

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

Re: Large Scale Development Commercial Building – Custom Advertising Phase 2

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced site plan. It is my desire that this matter be included on the agenda for your November, 2022 City of Bryant planning Commission meeting.

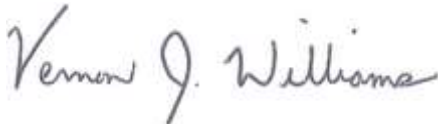
List of Enclosures

- 2 Full Set Plans
- Affidavit
- 8 Copies of Site Plan
- 8 Copies of Final Plat
- 1 Copy of Shop Building Elevation
- Bryant Large Development Checklist
- ADA/ABA Accessibility Standards Form
- Drainage Study (Sent Separately by Email)
- Review fee of \$250.00

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







# Bryant Planning Commission

## Subdivision Checklist

Approved by  
Bryant Planning Commission  
07/14/2003 Revised 6/18/2007

### Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

**No changes or alterations can be made to the approved Preliminary Plat Plan** without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

#### **Fees due to City of Bryant upon submission of Preliminary Plat application**

- \$300.00 + \$3.00 per lot - for Subdivision preliminary plat review
- \$250.00 or \$25.00 per lot (**whichever is greater**) - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

#### **Fees due to Bryant Water and Sewer Department upon submission of Final Plat application**

- \$100 per lot - Water/Sewer Impact Fee
- \$100 per Subdivision Phase - Water/Sewer Flushing Fee

#### **Fees due to City of Bryant upon submission of Final Plat application**

- \$25.00 + \$1.00 per lot - for Subdivision Final Plat review



## City of Bryant Subdivision Checklist

MARKET PLACE II SUBDIVISION

Subdivision/Project Name PHASE II LOTS 12 THROUGH 16

Contact Person VERNON WILLIAMS Phone (501) 408-4650

Mailing Address 3825 MT CARMEL ROAD, BRYANT, AR  
72022

### I. BASIC INFORMATION NEEDED ON THE PLAT

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning C-2
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- ▲ 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement



- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
- ▲ 42. The drainage area of all water courses above the points of entry.
- ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ▲ 44. Show source of water supply
- ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ▲ 46. A phasing plan outlining the boundaries for each phase

## II. ADDITIONAL INFORMATION NEEDED, BUT NOT NECESSARILY ON THE PLAT

- ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
- 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- ▲ 53. ADA Accessibility Standard Form completed (and attached)
- ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

## III. PRELIMINARY PLAT ATTACHMENTS

**(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)**

- ▲ 58. Letter to Planning Commission stating your request
- ▲ 59. Completed Checklist
- ▲ 60. Completed agreement to provide performance assurance
- ▲ 61. Subdivider Performance Bond or Cashier's Check for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. Draft of Bill of Assurance proposed for the subdivision (if applicable)
- ▲ 64. 20 copies of Preliminary Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of Stormwater Detention approval
- ▲ 67. 2 copies Plan and profile of all streets
- ▲ 68. Receipt for \$300.00 + \$3.00 per lot for preliminary Subdivision fee
- ▲ 69. Receipt for \$250.00 or \$25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review
- ▲ 70. Copy of ADEQ Stormwater Pollution Prevention Plan for property parcel containing one acre or larger.



III. FINAL PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 71. Letter to Planning Commission stating your request
- ▲ 72. Completed Checklist
- ▲ 73. 20 copies of Final Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 74. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. Bill of Assurance including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of Water & Sewer Commission approval or....
- ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ▲ 78. Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ▲ 80. Check for \$25.00 + \$1.00 per lot for final Subdivision fee
- ▲ 81. Check for Water Sewer impact fees (\$100.00 Flushing Fee and \$100.00 impact fee per lot)

MARKET PLACE II  
 PHASE II  
 \_\_\_\_\_  
 Name of Subdivision

*George Woodson*  
 \_\_\_\_\_  
 Surveyor

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

*[Signature]*  
 \_\_\_\_\_  
 Owner Signature

*Vernon J. Williams*  
 \_\_\_\_\_  
 Engineer Signature

---

CITY USE

Preliminary Plat Approved \_\_\_\_\_

Planning Commission Date \_\_\_\_\_

---

Final Plat Approved \_\_\_\_\_

Planning Commission Date \_\_\_\_\_

---

Proof of Recording - County \_\_\_\_\_

County Clerk \_\_\_\_\_

Date \_\_\_\_\_



# GNE

3825 Mt Carmel Rd.  
Bryant, AR 72022

**GarNat Engineering, LLC**

P.O. Box 116  
Benton, AR 72018

October 5, 2022

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

Re: Final Plat – Market Place II Subdivision Phase II Lots 12 through 16

Dear Mr. Smith:

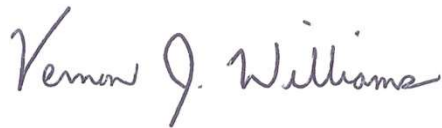
Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your October 10 ,2022 City of Bryant Planning Commission meeting. The developer for the project is Bryant Realty Company, LLC, 422 North Main Street, Benton, Arkansas 72015 [bferg620@gmail.com](mailto:bferg620@gmail.com) (501) 840-2282.

#### List of Enclosures

- 8 Copies of the Final Plat
- Bryant Subdivision Checklist
- Digital copy of documents- transmitted by email
- Final Plat review fees of \$30.00

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

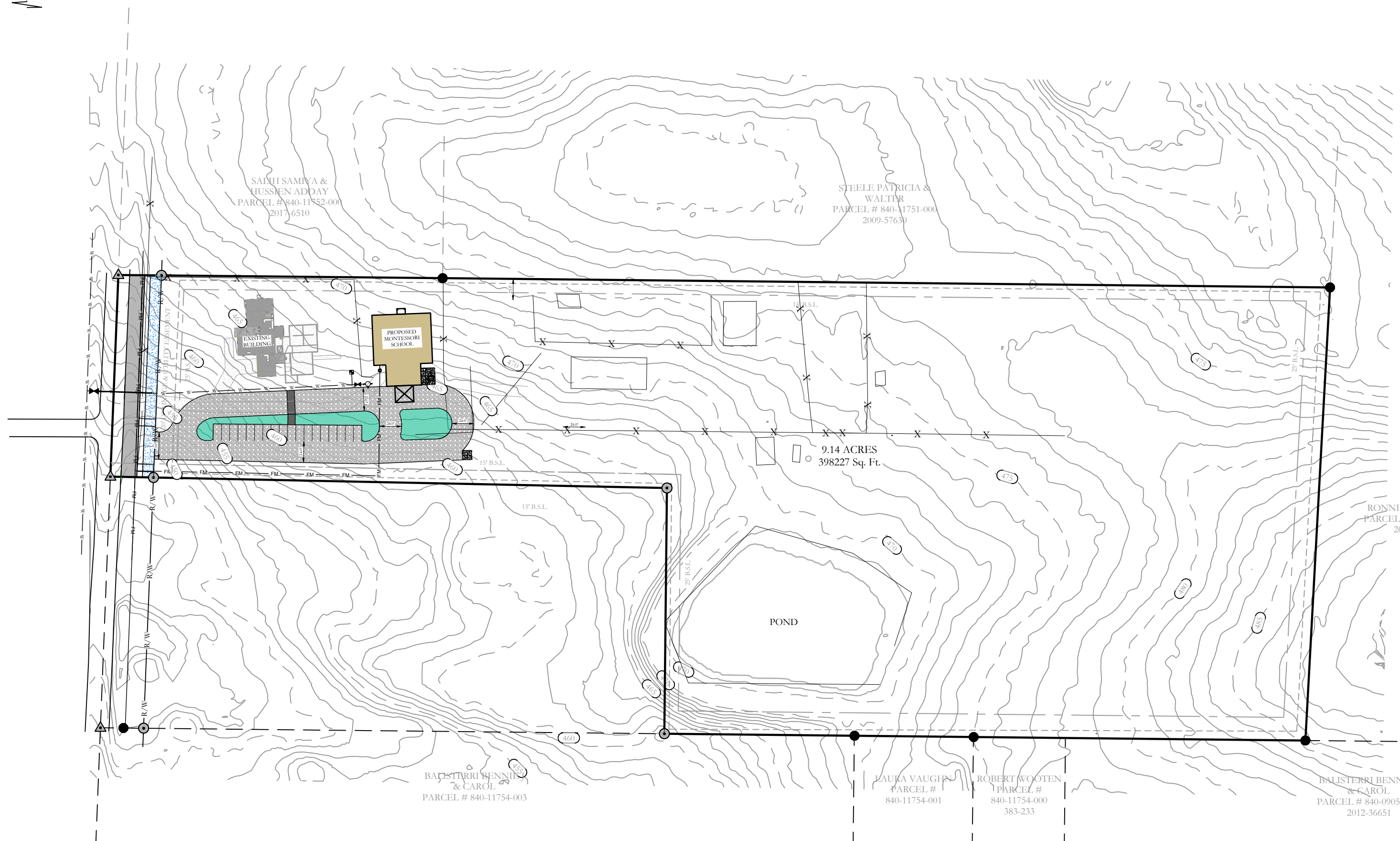
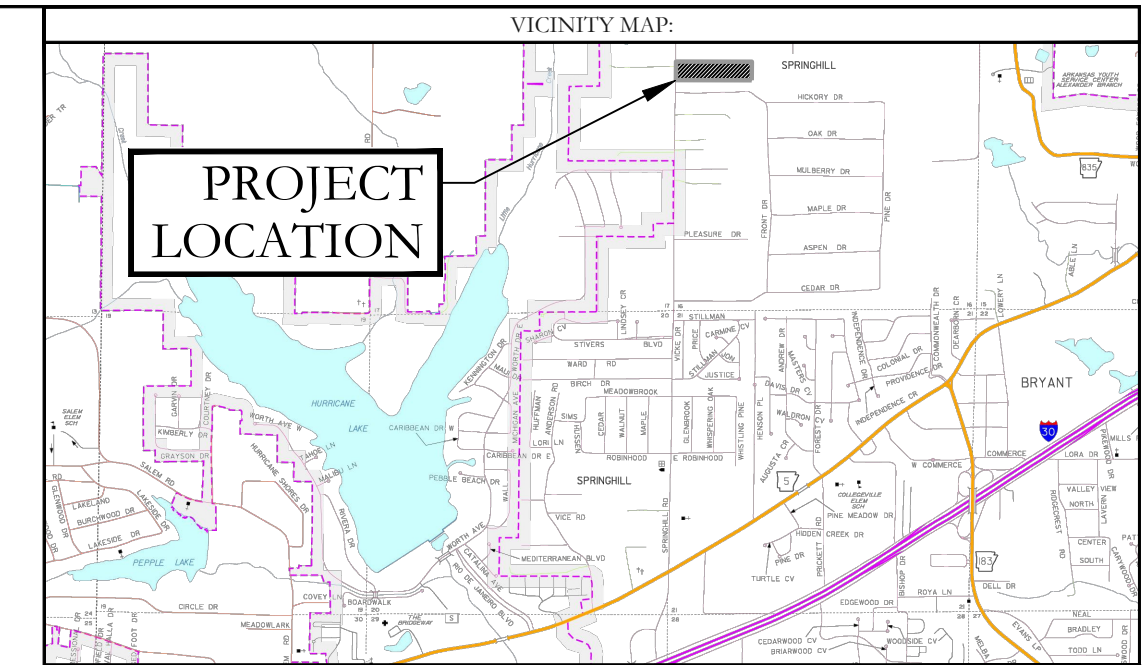
Sincerely,  
GarNat Engineering, LLC



Vernon J. Williams, P.E., President



FIP  
NW CORNER NW 1/4 NW 1/4  
SECTION 16, T-01-S, R-14-W



UTILITY PLAN LEGEND	
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER LINE
	WATER LINE
	SEWER MANHOLE
	SANITARY SEWER CLEANOUT

SOUND IN PAVEMENT  
SW CORNER SW 1/4 SW 1/4  
SECTION 16, T-01-S, R-14-W

**LEGAL DESCRIPTION:**  
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S2°15'35"W ALONG WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 819.14 FEET TO THE **POINT OF BEGINNING**; THENCE S89°26'33"E, A DISTANCE OF 353.66 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT #2017-006510 FILED IN SALINE COUNTY, ARKANSAS; THENCE ALONG THE SOUTH PROPERTY LINE OF LAND DESCRIBED IN INSTRUMENT #2009-57630 FILED IN SALINE COUNTY, ARKANSAS, S89°23'57"E, A DISTANCE OF 967.93 FEET TO A 3/4" FOUND IRON PIN WITH CAP #128 ON THE WEST PROPERTY LINE OF LANDS OWNED BY RONNY BROADWAY DESCRIBED INSTRUMENT #2020-017777 FILED IN SALINE COUNTY, ARKANSAS; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF BROADWAY, S03°06'57"W, A DISTANCE OF 494.53 FEET TO A 3/4" REBAR AND THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DOCUMENT #2012-36651; THENCE N89°23'43"W, A DISTANCE OF 1313.94 FEET ALONG THE NORTH LINE OF LANDS OWNED BY BALISTERRI, WOOTEN AND VAUGH; THENCE N02°15'55"E, A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING, CONTAINING 14.71 ACRES, MORE OR LESS.

A PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL #05125C0225E, DATED: 6/5/2020.

**BUILDING SETBACKS:**  
FRONT - 25' OR AS SHOWN  
REAR - 25' OR AS SHOWN  
SIDE - 15' OR AS SHOWN

**EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)**  
FRONT - 15' OR AS SHOWN  
REAR - 10' OR AS SHOWN  
SIDE - 5' OR AS SHOWN  
LOT CORNERS: SET 1/2" REBAR WITH CAP

BASIS OF BEARINGS:  
GRID NORTH ARKANSAS  
COORDINATE SYSTEM,  
SOUTH ZONE BY G.P.S.  
OBSERVATIONS



**SITE PLAN**  
**NUCKOLS ESTATES**  
A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

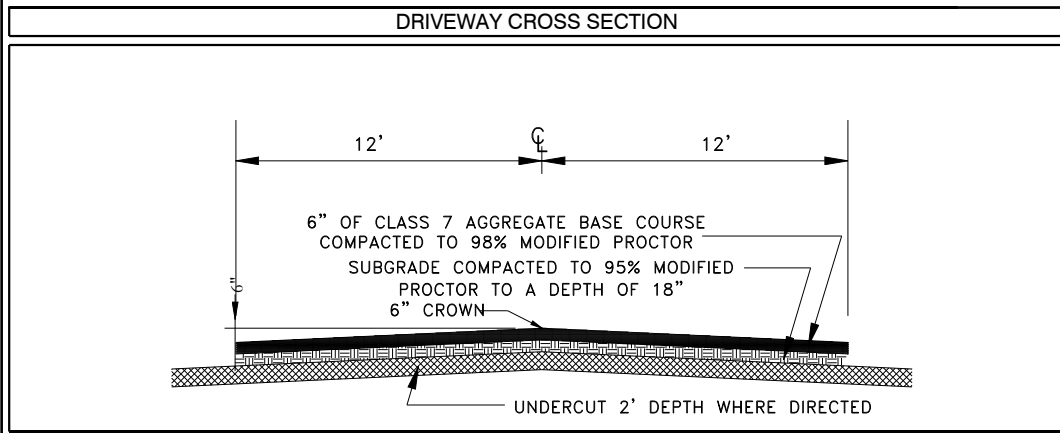
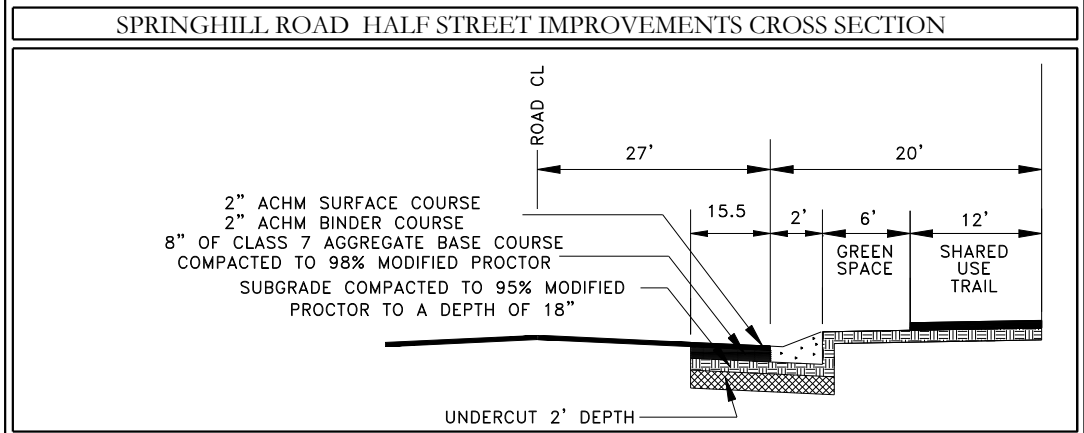
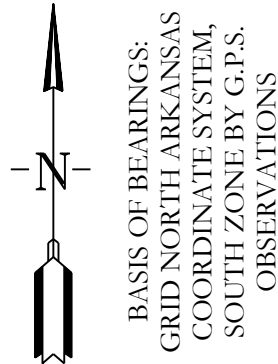
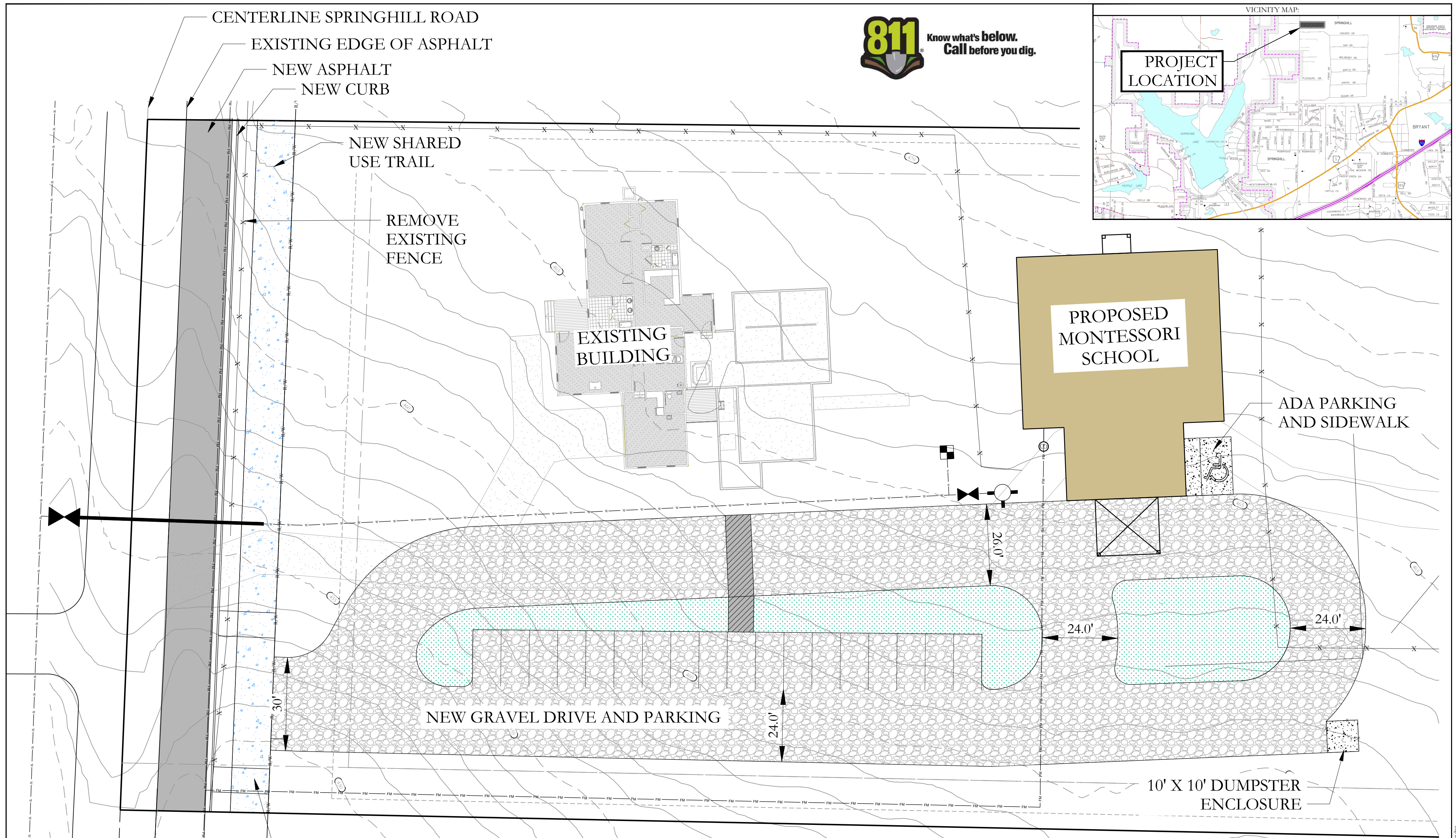
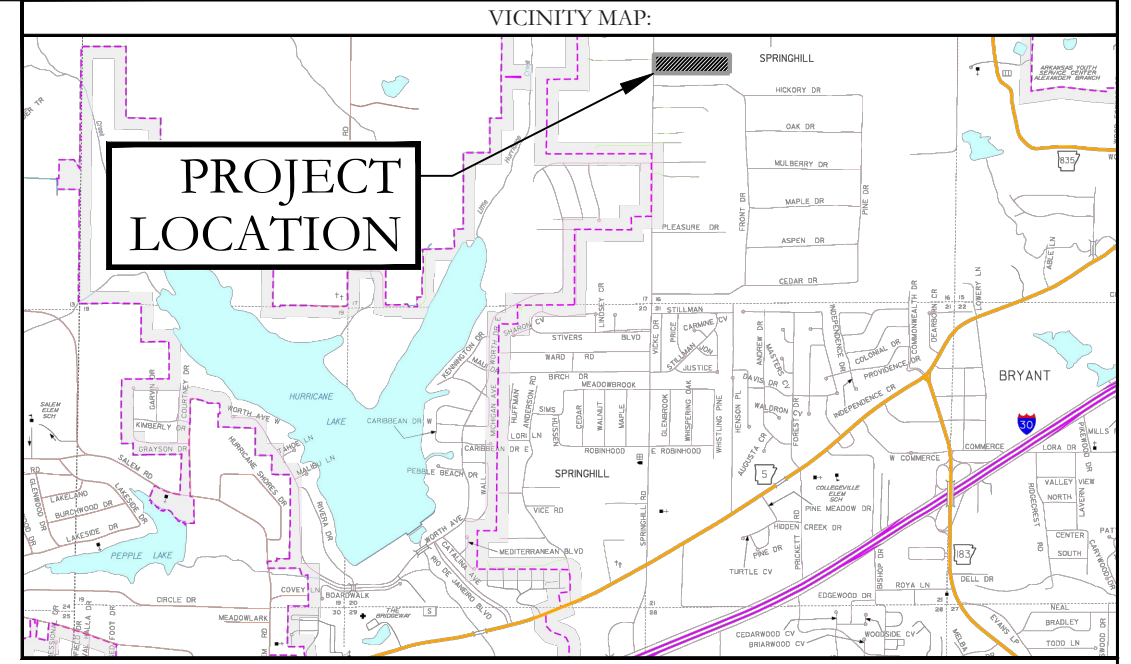


LEGEND	
	Found Aliquot Corner
	Found monument
	Set 1/2" Rebar
	Computed point
	Measured
	Plat/Deed
	Fence

<b>HOPE CONSULTING</b> 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: <b>SHANNON NUCKOLS</b>		
SITE PLAN <b>NUCKOLS ESTATES</b> A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 08/10/2022	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	20-0673
SHEET: 500	SCALE: 1" = 100'	
01S	14W	0 16 400 62 1762

K:\Land Projects\2019\Survey\2020\20-0673 M&H\Site\_0110\Springhill Road\20-0673\_Site\_Plan-08-22-Phase 1.dwg





**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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

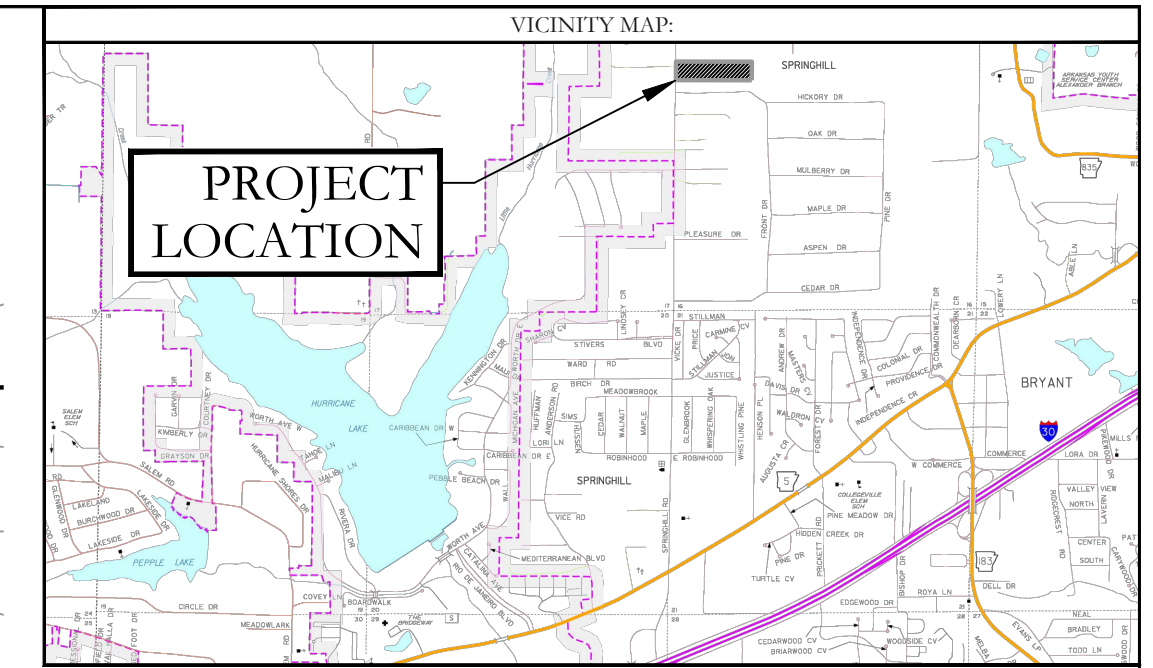
FOR USE AND BENEFIT OF:  
**SHANNON NUCKOLS**

CONSTRUCTION PLAN  
NUCKOLS ESTATES  
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08/10/2022	C.A.D. BY:	B. JOHNSON	DRAWING NUMBER:	
REVISED:	08/24/2022	CHECKED BY:		20-0673	
SHEET:		SCALE:	1" = 100'		
500	01S	14W	0 16	400	62 1762

K:\Land Projects\2010\Survey\2020\206073 M&S\Site\_010 Springhill Road\206073\_Site\_Plan-06-28-22.dwg - 1: recovery.dwg





6X6 TAPPING SLEEVE  
AND 6" GATE VALVE

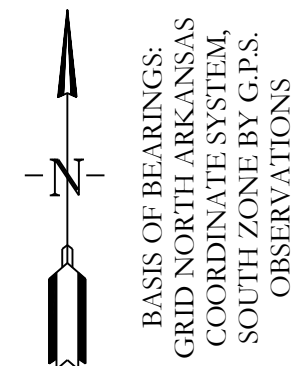
60 LF 12" STEEL  
ENCASEMENT

DUPLEX GRINDER  
PUMP STATION AND  
1-1/4" FORCE MAIN

PROPOSED  
MONTESSORI  
SCHOOL








NEW GRAVEL DRIVE AND PARKING

8X2 TAPPING SLEEVE  
AND 2" GATE VALVE  
AND 2X1-1/4 REDUCER



BASIS OF BEARINGS:  
GRID NORTH ARKANSAS  
COORDINATE SYSTEM,  
SOUTH ZONE BY G.P.S.  
OBSERVATIONS

UTILITY PLAN LEGEND

-  WATER METER
-  WATER VALVE
-  FIRE HYDRANT
-  SANITARY SEWER LINE
-  WATER LINE
-  SEWER MANHOLE
-  SANITARY SEWER CLEANOUT

**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:  
**SHANNON NUCKOLS**

UTILITY PLAN  
NUCKOLS ESTATES  
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08/10/2022	C.A.D. BY:	B. JOHNSON	DRAWING NUMBER:	
REVISED:		CHECKED BY:		20-0673	
SHEET:	500	SCALE:	1" = 100'		
	01S	14W	0 16	400	62 1762



# HOPE

## CONSULTING

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### ENGINEERS - SURVEYORS

September 28, 2022

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

RE: Rezone Request from R2 to PUD (Planned Unit Development)  
Parcel #: 840-11625-125

Dear Mr. Truett Smith,


I represent NXT Gen Homes LLC, in the above-captioned matter. This 54 acre piece of property is located inside the City of Bryant. This property has access to Bryant water and sewer. This development will be for single family residential homes.

Hilltop Manor will create a mixture of lot and home sizes in a unique neighborhood. This neighborhood will feature abundant green space for the neighborhood to gather. Our clients neighborhoods have been extremely successful in West Little Rock. They are excited to bring their unique neighborhood to Bryant.

It is our goal to be included on the November 14th, 2022 Planning Commission agenda.

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

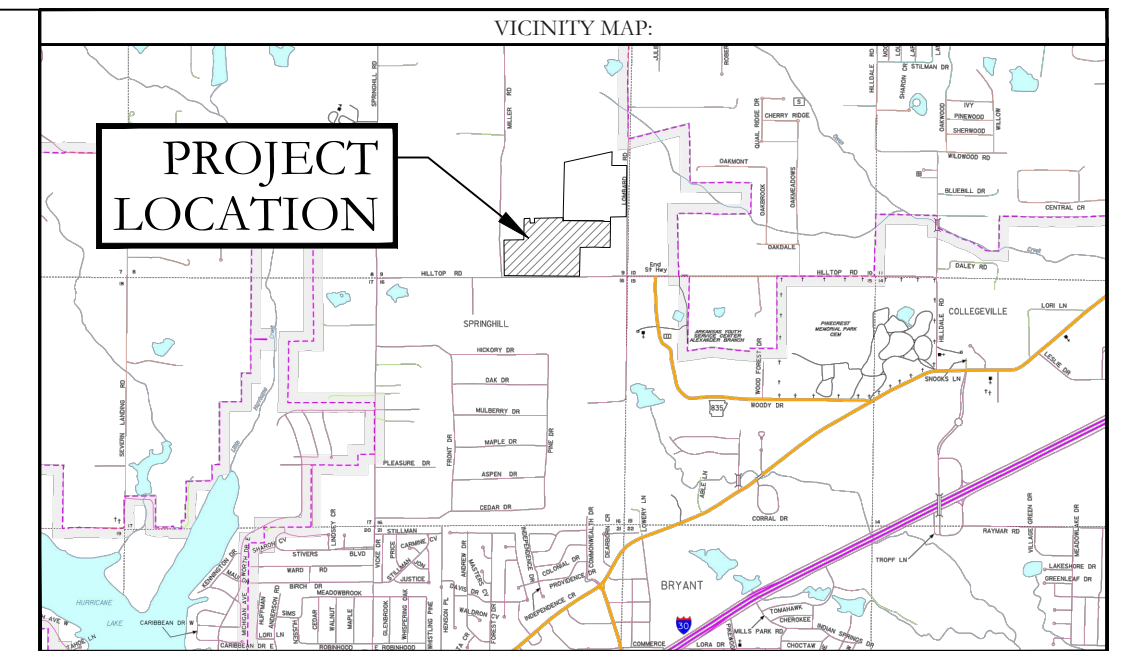
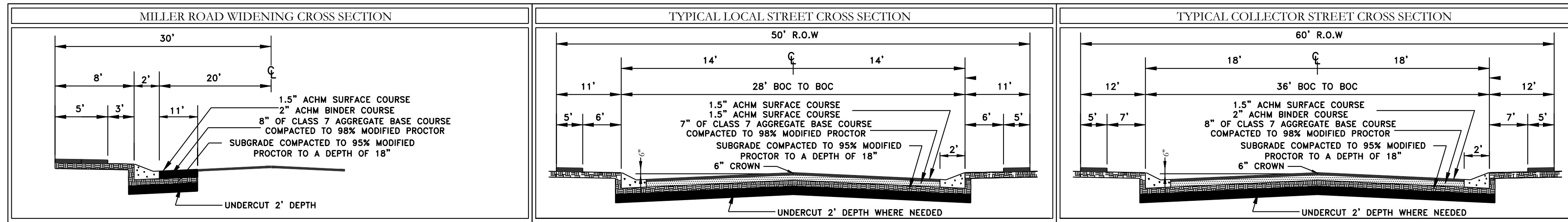
Sincerely,



Jonathan Hope  
Hope Consulting, Inc.

117 SOUTH MARKET ST. BENTON, ARKANSAS 72015  
501-315-2626  
WWW.HOPECONSULTING.COM





**OWNER:** NXT GEN HOMES LLC  
**Address:** 19218 SUMMERSHADE DRIVE  
 BRYANT, AR 72022

**DEVELOPER:** NXT GEN HOMES LLC  
**Address:** 19218 SUMMERSHADE DRIVE  
 BRYANT, AR 72022

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

Date of Execution \_\_\_\_\_ Name: \_\_\_\_\_  
 Source of Title: D.R. BOOK \_\_\_\_\_ PAGE: \_\_\_\_\_

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

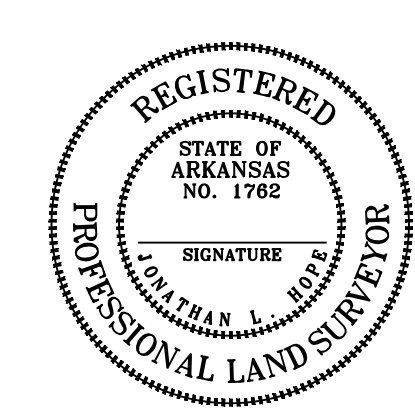
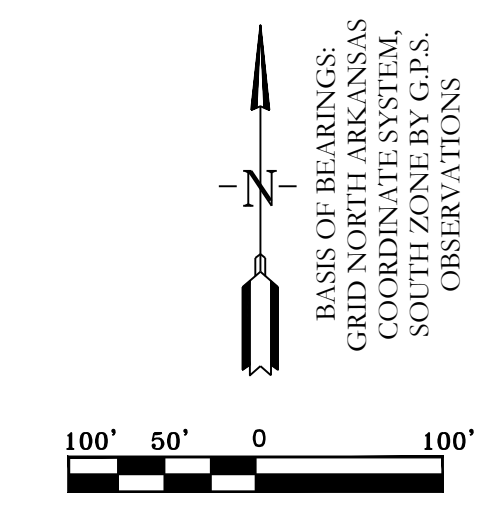
Date of Execution \_\_\_\_\_ Signed: Jonathan L. Hope  
 Registered Professional Land Surveyor No. 1762  
 Arkansas

**CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:**  
 I, William W. McFadden, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, 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 of Execution \_\_\_\_\_ Signed: William W. McFadden  
 Registered Professional Engineer, No. 14048 Arkansas

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

This Certificate shall expire \_\_\_\_\_  
 Date of Execution \_\_\_\_\_ Signed: Rick Johnson, Chairman  
 Bryant Planning Commission



**PLANNED UNIT DEVELOPMENT (PUD)  
 HILLTOP MANOR SUBDIVISION**  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

**LEGEND**

- - Aliquot Corner
- - Found monument
- ⊙ - Set 1/2" Rebar
- △ - Computed point
- (M) - Measured
- (P) - Plat/Deed
- - Fence

**PROPERTY SPECIFICATIONS:**

OWNER: NXT GEN HOMES LLC 19218 SUMMERSHADE DRIVE BRYANT, AR 72022	NUMBER OF LOTS: 208
DEVELOPER/SUBDIVIDER: NXT GEN HOMES LLC 19218 SUMMERSHADE DRIVE BRYANT, AR 72022	SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: ENTERGY SOURCE OF GAS: CENTERPOINT
ENGINEERS: HOPE CONSULTING, INC. 117 S MARKET STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT: 25' OR AS SHOWN REAR: 15' OR AS SHOWN SIDE: 8' OR AS SHOWN
NAME OF SUBDIVISION: HILLTOP MANOR	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
SOURCE OF TITLE: DEED BOOK 209, PAGE 02892 DEED BOOK 209, PAGE 02892	

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

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0225E, Dated: 06/05/2020

**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:  
**NXT GEN HOMES LLC**

**PLANNED UNIT DEVELOPMENT (PUD)  
 HILLTOP MANOR SUBDIVISION**  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 09/28/2022	C.A.D. BY: BJOHNSON	DRAWING NUMBER: 20-1341
REVISED:	CHECKED BY:	
SHEET:	SCALE: 1"=100'	
500	01S	14W 0 09 200 62 1762





**City of Bryant, Arkansas**  
Community Development  
210 SW 3<sup>rd</sup> Street Bryant, AR 72022  
501-943-0943

## Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at [www.cityofbryant.com](http://www.cityofbryant.com) under the Planning and Community Development tab.

Date: 9/27/2022

### Applicant or Designee:

Name Jonathan Hope  
Address 117 S. Market Street  
Phone 501-315-2626  
Email Address jonathan@hopeconsulting.com

### Property Owner (If different from Applicant):

Name NXT GEN Homes, LLC  
Address 19218 SUMMERSHADE DR  
Phone 501-240-0049  
Email Address scott@arlr.et

### Property Information:

Address \_\_\_\_\_  
Parcel Number 840-11625-125  
Existing Zoning Classification R-2  
Requested Zoning Classification PUD

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)  
54 Acres See Exhibit Attached

### Application Submission Checklist:

- Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- Completed Rezoning Application
- Rezoning Application Fee (\$40 fee for lot and block descriptions or \$125 for acreage or metes and bound descriptions)
- If someone, other than the owner, will be handling the zoning process, we will require a



letter from the owner of said property, giving him or her authority to do so.

- Recent surveyed plat of the property including vicinity map

**Additional Requirements:**

*Items below **must be completed before the public hearing can occur.** Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.*

- Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)
- Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)
- Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

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

**READ CAREFULLY BEFORE SIGNING**

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



## NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, November 14th, 2022 at 6:00 P.M.  
at the Bryant City Office Complex, 210 Southwest 3<sup>rd</sup> Street, City of Bryant, Saline  
County, for the purpose of public comment on a rezone request at the site of  
Parcel #840-11625-125 (address).

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

*This notice is to be run in the legal notices section of the Saline Courier  
no less than 15 days prior to the public hearing.*



September 27, 2022

RE: Rezoning Petition

The property located at NE Corner f Miller and Hilltop is being considered for rezoning from R2 to PUD. The property is more particularly described as follows:

Parcel # 840-11625-125

An application has been filed with the City of Bryant Planning Commission to rezone the property. As part of this process, a public hearing will be held on Monday November 14th, 2022 at 6:00 PM in the Boswell Community Center Courtroom, 210 SW 3<sup>rd</sup> Street, Bryant, AR 72022.

Public comments will be accepted at that time regarding this rezoning. Since you own property within 300 feet of the property in consideration, you have been sent this letter via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0857 or by contacting me at 501-860-0467.

Thank you for your consideration in this matter.

Sincerely,

  
Jonathan Hope  
Hope Consulting





PROPERTY DESCRIPTION DOCUMENT NUMBER 2019-015717

THE PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:  
 BEGINNING 370 FEET EAST OF THE NORTHWEST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER AND RUN THENCE EAST 71 FEET; THENCE SOUTH 420 FEET; THENCE WEST 71 FEET; THENCE NORTH 420 FEET TO THE POINT OF BEGINNING;

SUBJECT TO THE RIGHT OF WAY OF JOHNSWOOD ROAD

1" X 2" STEEL BAR  
 NW CORNER  
 W 1/2 SW 1/4 SE 1/4  
 SECTION 23  
 T-1-S, R-14-W

P.O.C. S 87°53'25" E 370.15' (MEAS.)  
 370.00' (DEED)

P.O.B. L1

JOHNSWOOD ROAD (60' R/W)

S 87°53'33" E 878.44'

NE CORNER  
 SW 1/4 SE 1/4  
 SECTION 23  
 T-1-S, R-14-W

REBAR W/CAP# 128  
 NE CORNER  
 LOT 28,  
 CAMBRIDGE PLACE S/D  
 PHASE 2

S 88°01'20" E 218.72'

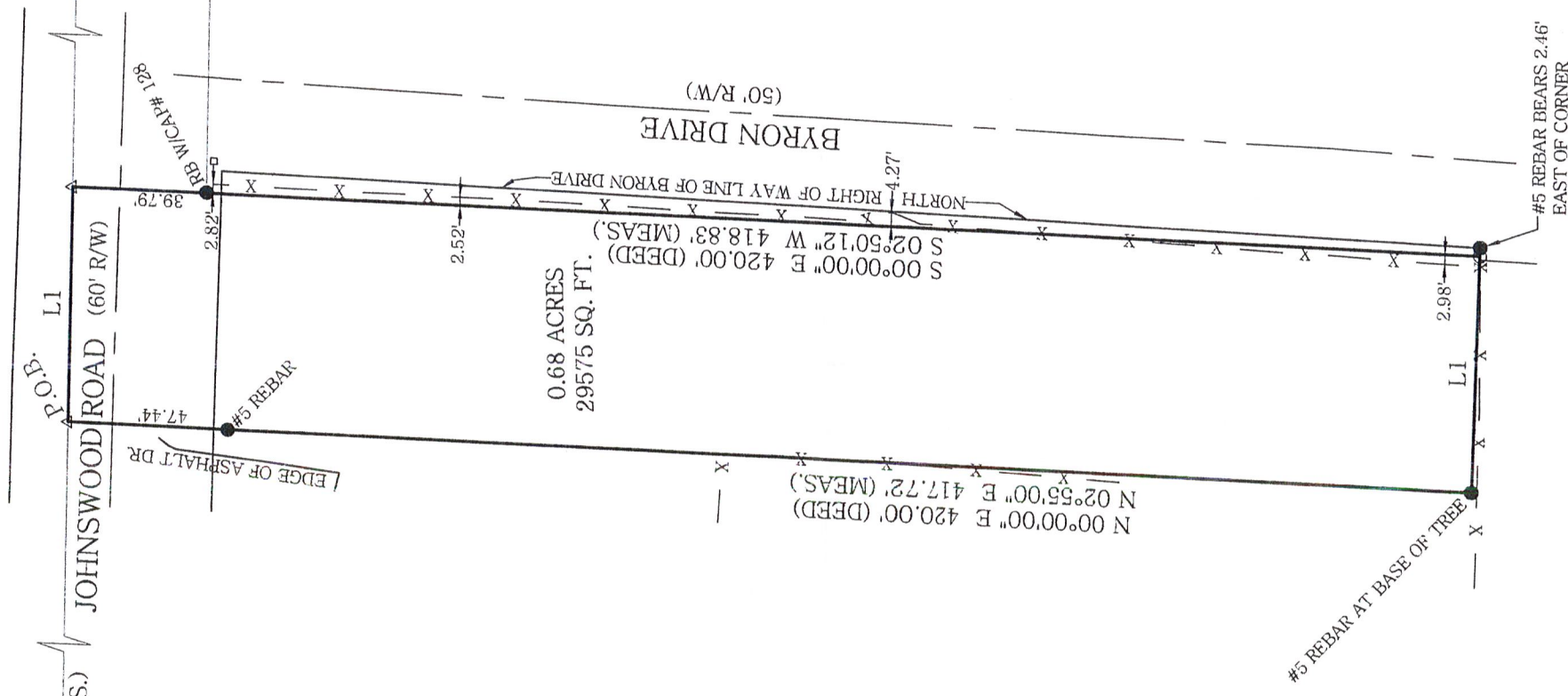
0.68 ACRES  
 29575 SQ. FT.

LINE TABLE CHART (MEAS.)

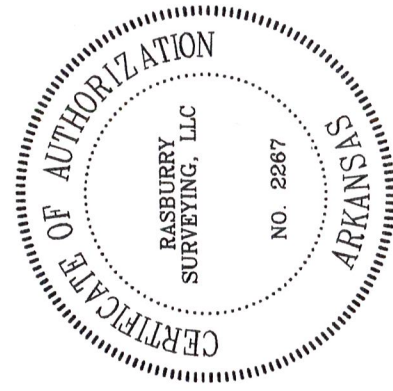
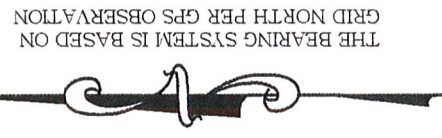
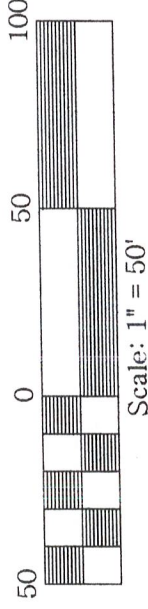
LINE	BEARING	DISTANCE
L1	S 87°53'33" E	70.42'
L2	N 86°59'40" W	71.00'

LINE TABLE CHART (DEED)

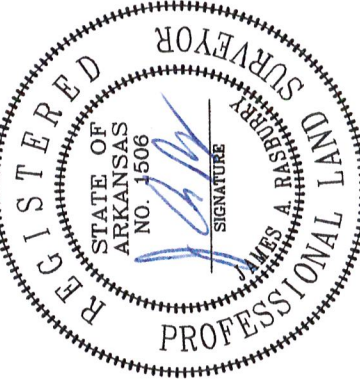
LINE	BEARING	DISTANCE
L1	S 90°00'00" E	71.00'
L2	N 90°00'00" W	71.00'



- LEGEND**
- - FOUND MONUMENT
  - - SET #5 REBAR/CAP #1506
  - △ - COMPUTED POINT
  - ⊕ - CONTROLLING CORNER
  - \* - FENCE



308 W. South Street  
 Benton, AR 72015  
 Office/Fax: (501) 860-6893  
 E-Mail: aaron@razsurvey.com



FOR USE AND BENEFIT OF:  
**SERGIO MARTINEZ**

PROPERTY ADDRESS:  
 2008 JOHNSWOOD ROAD  
 BRYANT, AR.

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FILE: C:\DRAWINGS\1S-14WS 23 SERGIO MARTINEZ

FIELDWORK DATE: 8-22-22  
 PLAT DATE: 9-26-22

STATE CODE: 500-01S-14W-0-23-230-62-1506

DRAWN BY: DCR

JOB#: 22-245

CHECKED BY: JAR





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

## Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at [www.cityofbryant.com](http://www.cityofbryant.com) under the Planning and Community Development tab.

Date: 10/05/2022

### Applicant or Designee:

Name Sergio R Martinez  
Address 2008 Johnswood rd  
Phone \_\_\_\_\_  
Email Address \_\_\_\_\_

### Property Owner (If different from Applicant):

Name Sergio R Martinez  
Address 15611 Lindsey Dr Alexander, Ar 72002  
Phone (501) 765-1726  
Email Address martinez055@outlook.com

### Property Information:

Address 2008 Johnswood rd  
Parcel Number 2019-015717  
Existing Zoning Classification R4  
Requested Zoning Classification R2

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

\_\_\_\_\_

### Application Submission Checklist:

- Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- Completed Rezoning Application
- Rezoning Application Fee (\$40 fee for lot and block descriptions or \$125 for acreage or metes and bound descriptions)
- N/A If someone, other than the owner, will be handling the zoning process, we will require a



- letter from the owner of said property, giving him or her authority to do so.
- Recent surveyed plat of the property including vicinity map


**Additional Requirements:**

*Items below **must be completed before the public hearing can occur.** Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.*

- Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)
- Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)
- Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

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

**READ CAREFULLY BEFORE SIGNING**

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



## NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, November 14th, 2022 at 6:00 P.M.  
at the Bryant City Office Complex, 210 Southwest 3<sup>rd</sup> Street, City of Bryant, Saline  
County, for the purpose of public comment on a conditional use request at the site of  
2008 Johnswood Rd, Bryant, AR 72022 (address).

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

*This notice is to be run in the legal notices section of the Saline Courier  
no less than 15 days prior to the public hearing.*



## SAMPLE LETTER

*Date*

*Name*

*Address*

RE: Rezoning Petition

The property located at 2008 Johnsonwood rd is being considered for rezoning from RE to R2. The property is more particularly described as follows:

### INSERT LEGAL DESCRIPTION OF PROPERTY

An application has been filed with the City of Bryant Planning Commission to rezone the property. As part of this process, a public hearing will be held on Monday \_\_\_\_\_, 2021 at 6:00 PM in the Boswell Community Center Courtroom, 210 SW 3<sup>rd</sup> Street, Bryant, AR 72022.

Public comments will be accepted at that time regarding this rezoning. Since you own property within 300 feet of the property in consideration, you have been sent this letter via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0857 or by contacting me at \_\_\_\_\_.

Thank you for your consideration in this matter.

Sincerely,

*Your Signature*

*Your Name*

*Sergio Martinez*  
Sergio Martinez



October 12, 2022

City of Bryant  
Community Development  
210 SW 3<sup>rd</sup> Street  
Bryant, AR 72022

RE: **Target Building Signage and Drive Up Parking Variance Application**

Mr. Leonard:

Please accept this justification letter in response to the City of Bryant’s sign variance application, revised parking layout, and front walk/site sustainability improvements.

**Building Signage and Exterior Improvements**

The applicant is seeking a variance in the number of signs allowed per street frontage (Section 3.04 – Signs in Commercial C-2 District). The building is situated on a corner lot, allowing for one additional sign on the east frontage of the building, facing Mt. Carmel Road.

Target is proposing 4 signs on the frontage of the building facing northwest toward Mt. Carmel Road. The store currently has one large bullseye sign with “Target” underneath and a CVS Pharmacy sign. The proposed signage on the front of the building includes the following:

- 13’-0” bullseye 132.73 sf
  - 1’-2” “Order Pickup” sign 24.59 sf
  - “Drive Up” sign with 24” letters 77.10 sf
  - CVS Pharmacy sign (existing to remain) 36.62 sf
- 271.04 sf total**

Section 3.04 of the signage code for Commercial C-2 districts allows for two square feet per one linear foot of building façade. The front of the building is approximately 404’ in width, allowing for 808 square feet of total sign area. The proposed sign area is well below this threshold at approximately 271 square feet. The additional “Drive Up” sign is intended to be used as a wayfinding sign to direct customers utilizing the drive-up service to the correct location within the parking lot. The proposed “Order Pickup” sign near the entrance of the building is intended to direct customers to the front entrance for order pickup. Target has found that including these signs reduces customer confusion and circulating the parking lot, reducing the potential for collisions or other incidents. The existing CVS Pharmacy sign is intended to remain in place. All signs are of high quality and are intended to maintain a subtle but effective presence.

The east side of the store will also include one bullseye with “Target” sign (195.7 sf). The street frontage along the eastern side of the building is 347’-5” yielding an allowable signage area of approximately 695 square feet; the proposed signage area is well within the limits at approximately 196 sf. This sign is allowable as stated in Section 3.04 of the signage code for buildings fronting multiple streets.

In addition to the building signage, the proposed façade improvements include the installation of EIFS panelling along the front and east side of the store frontage.



**Drive Up Parking Modifications**

Target is proposing relocating and expanding the existing Drive-Up area including wayfinding signage. Wayfinding signage on the building is desired to give Target patrons an easy and identifiable location to pick up their online orders. As part of Target's "Drive Up" program, they are expanding the number of stalls at this store location. Along with expanding the total number of stalls, the drive up location is being relocated and a curb ramp installed to align with a proposed doorway from the building utilized by team members (doorway under separate permit). The relocation is proposed to provide a safer and more direct route for team members.

**Exterior Site Sustainability and Front Walk Modifications**

The existing parking lot islands contain mostly mulch and an unsustainable sod mix. Target is proposing to improve the planting materials within the parking lot islands, replacing the existing planting material with groundcover plant material to reduce urban heat island effect, amend soil in landscape area near critical root zone to create a healthier environment for tree species, and encourage pollinators prosperity. The design impact is anticipated to reduce CO2 with site vegetation and intercept additional rainwater runoff.

In addition to the revised planting within the parking lot, Target is proposing to improve a portion of the front entry walk with the installation of cart storage, bike racks, and benches with planter walls and plantings. Plans and a narrative for the site sustainability are provided with this submittal.

**Additional Site Lighting – Drive Up Area**

As part of the Drive Up expansion, the applicant is proposing to install two additional site lights for employee and customer safety in the drive up area. The proposed site lights will match existing site lights on site in type, size, color, and finish. Preliminary lighting plans are provided with this submittal.

Should you have any questions or require additional information, please do not hesitate to contact me at [christian.jones@kimley-horn.com](mailto:christian.jones@kimley-horn.com)

Sincerely,



Christian Jones, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC





# T 2 2 0 4 Bryant, AR

09.23.2022

Exterior Site Sustainability

Haley Maitre

---

## Summary:

The Bryant design focuses on promoting biodiversity, while stewarding in the natural heritage of the central Arkansas region and maintaining a high-level of guest experience. With the implantation of native vegetation, pollinators are supported through the supply of additional food and shelter. Native plants are the best foundation for diversity and ecological growth within a community. Native plants are also more likely to establish quickly and provide year-round beauty. Cleaner air is also a byproduct of species restoration, as plants absorb the carbon dioxide emitted by cars. These native species showcase horticultural appeal at the front of each store and add economic value through the transformation of a parking area.

## Site Challenges:

- Existing plant material lacks diversity and abundance within the parking islands
- The reoccurrence of plant species creates a mono-culture and the subsequent lack of biodiversity is not beneficial to pollinator species
- Existing parking islands consist of mostly mulch and an unsustainable sod mix

## Design Response:

- Add groundcover plant material to reduce urban heat island effect and encourage pollinators prosperity
- Amended soil in landscape areas near critical root zone to create a healthier environment for the tree species
- Convert the turf area in the large linear landscape island to a regenerative landscape area.

## Design Impact:

- Total Amended Soil Area: 18,276 SF
- Total Number of Parking Island Modified: 28
- Total Amount of CO<sub>2</sub> Sequestered Annually by Site Vegetation: 7,780 lbs of CO<sub>2</sub>
- Runoff Intercepted by Site Vegetation: 57,800 gallons/year

## Recommendations & Future Opportunities: Low to Medium Scope

- Utilize areas within landscape islands as potential rain gardens and stormwater filtration efforts
- Install additional landscape islands to minimize existing paving field and reduce the urban heat island effect
- Increase pollinator garden species in sodded perimeter areas to increase sustainability, biodiversity, and aesthetic qualities
- Add landscape islands at catch basins to mitigate stormwater and improve water quality.

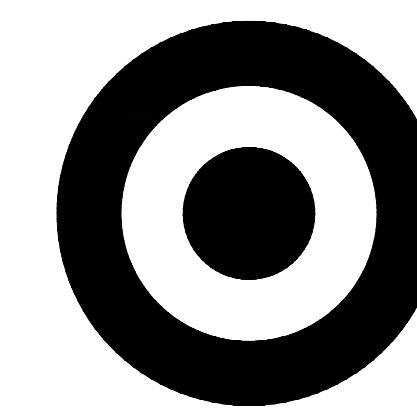












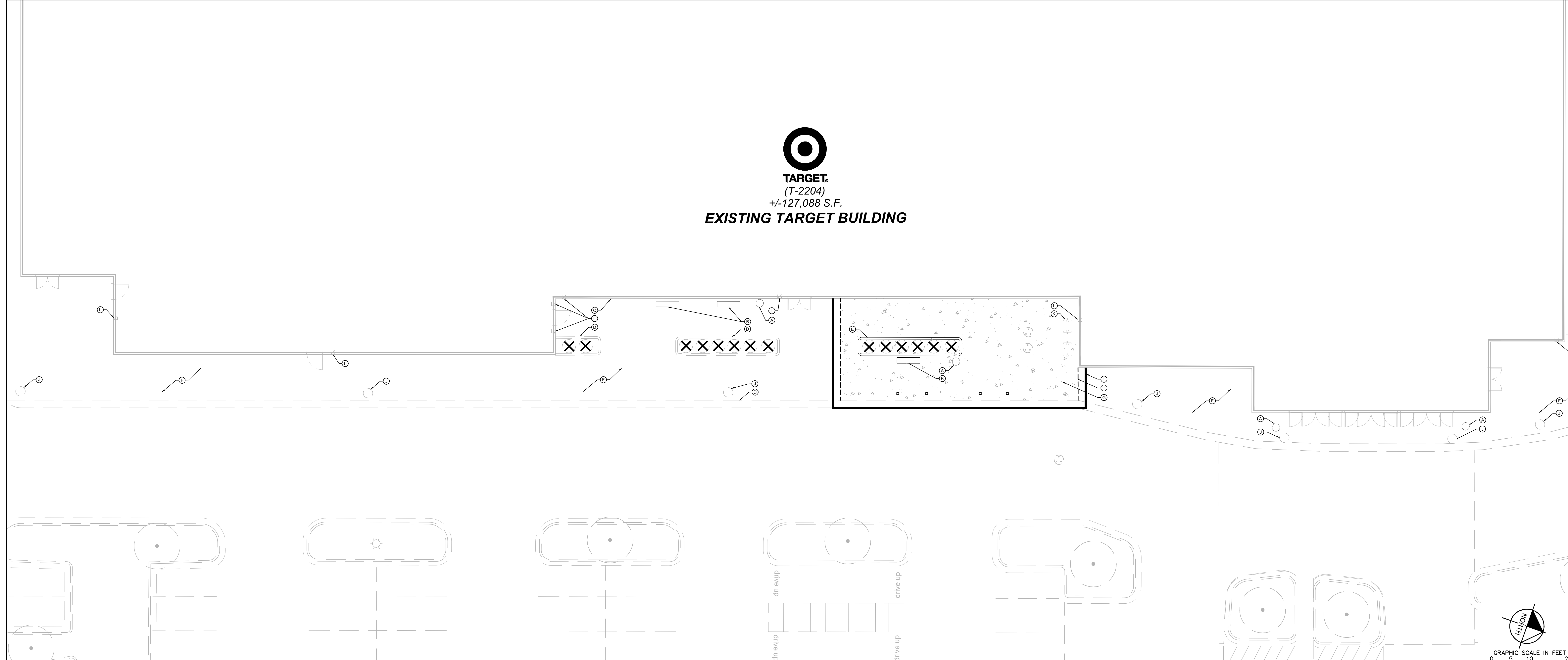
**TARGET**  
1000 NICOLLET MALL  
MINNEAPOLIS, MN 55403

**TARGET**  
(T-2204)  
+/-127,088 S.F.  
**EXISTING TARGET BUILDING**

**Kimley»Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
401 B STREET, SUITE 600  
SAN DIEGO, CA 92101  
PHONE: 619-234-9411  
WWW.KIMLEY-HORN.COM

Date	No.	Description
09/23/2022	0	DESIGN DEVELOPMENT SUBMITTAL



**1 DEMO PLAN**  
SCALE: 1"=10'

L100

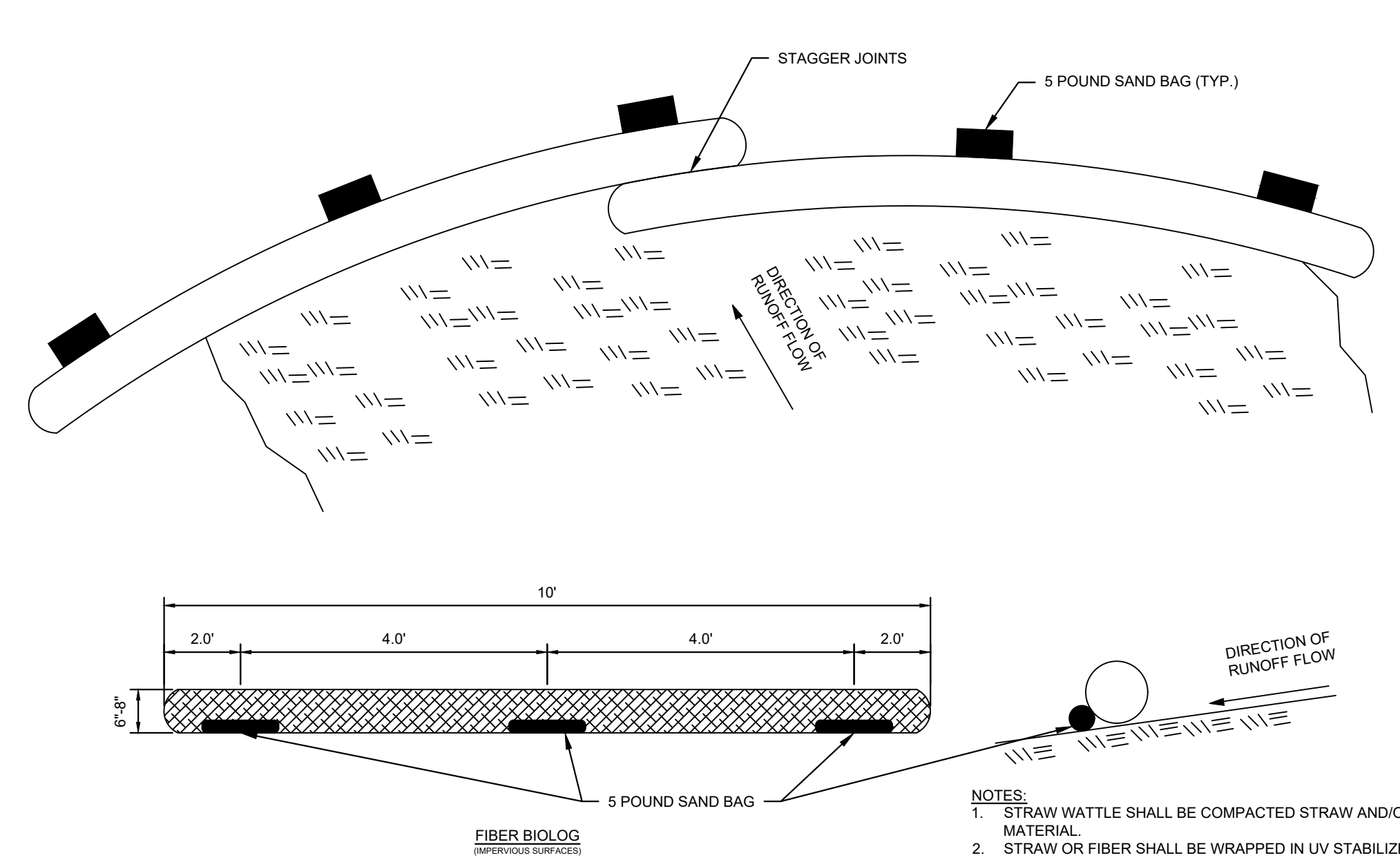
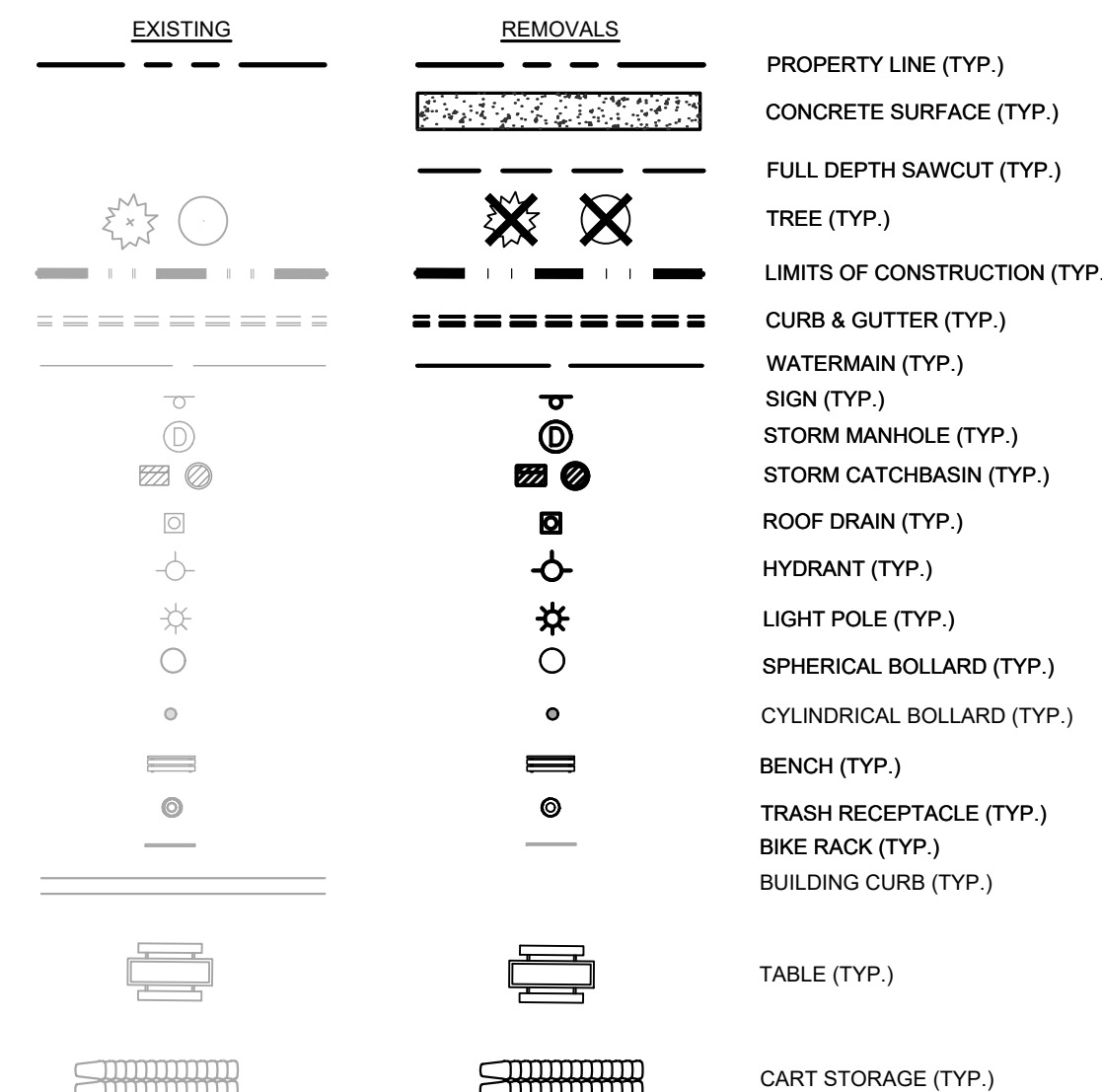
**DEMOLITION PLAN NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVEWAYS, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNER'S REPRESENTATIVE.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEEDING WITH THE WORK.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY OF MANSFIELD, RICHLAND COUNTY AND ODOT.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY EXISTING DRAIN TILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAIN TILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

**KEYNOTE LEGEND**

- ⓪ REMOVE TRASH RECEPTACLE (TYP.)
- Ⓛ REMOVE BENCH (TYP.)
- Ⓜ BUILDING CURB TO REMAIN (TYP.)
- Ⓝ CONCRETE CURBS TO REMAIN (TYP.)
- Ⓞ REMOVE CONCRETE CURB (TYP.)
- Ⓟ CONCRETE SIDEWALK TO REMAIN (TYP.)
- Ⓠ REMOVE CONCRETE SIDEWALK (TYP.)
- Ⓡ SAWCUT LINE (TYP.)
- Ⓢ FIBER BIO-LOG
- Ⓣ SPHERICAL BOLLARD TO REMAIN (TYP.)
- Ⓤ REMOVE BIKE RACK (TYP.)
- Ⓥ SECURITY CAMERA TO REMAIN (TYP.)

**LEGEND**

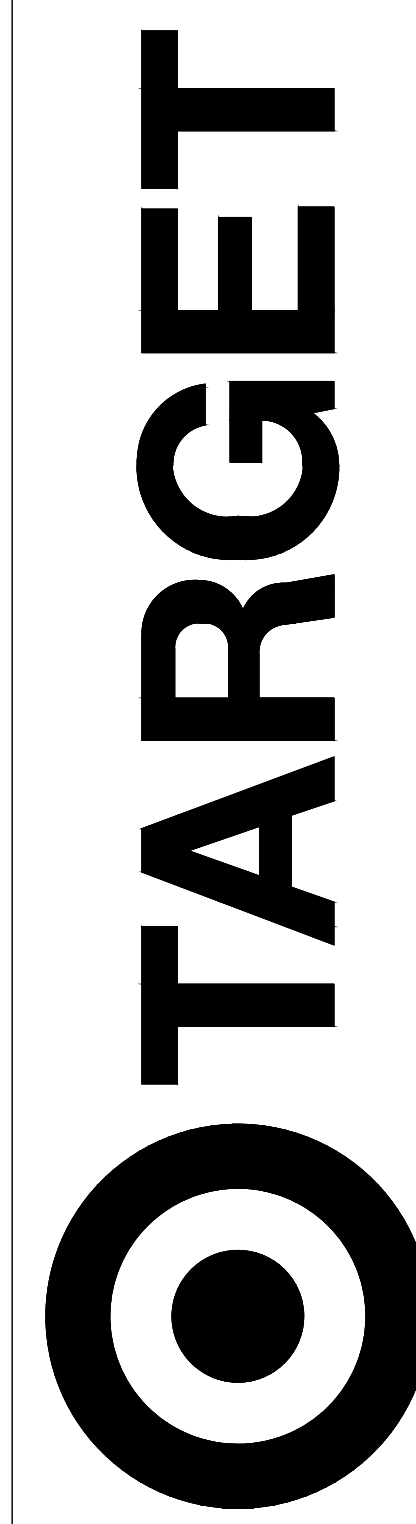


**2 FIBER BIO-LOG**  
SCALE: N.T.S.

L100



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



**BRYANT, AR**  
7377 ALCOA RD,  
BRYANT, AR 72022

PROJECT NUMBER **T-2204**

CONFIG:

DRAWN BY: CDE

CHECKED BY: EIW

DEMO PLAN  
FRONT WALK

**L100**





















EXISTING TARGET BUILDING

LEGEND

EXISTING



PROPERTY LINE (TYP.)

TREES TO BE PROTECTED (TYP.)

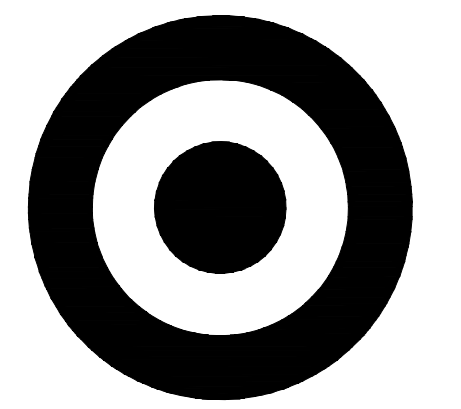
SHRUBS AND GROUNDCOVER TO REMAIN AND ENHANCED WITH NEW PLANTING

STORM CATCHBASIN (TYP.)

HYDRANT (TYP.)

LIGHT POLE (TYP.)

CART STORAGE (TYP.)



TARGET  
1000 NICOLLETT MALL  
MINNEAPOLIS, MN 55403

Kimley»Horn

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401 B STREET, SUITE 600  
SAN DIEGO, CA 92101  
PHONE: 619-234-2411  
WWW.KIMLEY-HORN.COM

Date No. Description

09/23/2022 0 DESIGN DEVELOPMENT SUBMITTAL

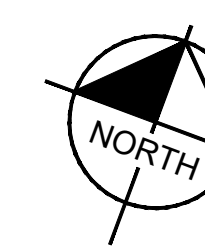
PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CAL.	HT.
	2	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B # B	3' CAL
	2	NYSSA SYLVATICA / BLACK GUM	B # B	3' CAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	
	47	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	3 GAL	
	184	ILEX GLABRA / INKBERY HOLLY	3 GAL	
	57	ITEA VIRGINICA / VIRGINIA SKEETSPIRE	3 GAL	
	51	RHUS AROMATICA / FRAGRANT SUMAC	3 GAL	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	
	326	CALYPTOCARPUS VIALIS / HORSEHERB	1 GAL	24" o.c.
	1278	IRIS VERSICOLOR / BLUE FLAG	1 GAL	12" o.c.
	1912	RUDBECKIA X 'AMERICAN GOLD RUSH' / AMERICAN GOLD RUSH CONEFLOWER	1 GAL	12" o.c.
	619	SOLIDAGO RUSOSA / WRINKLELEAF GOLDENROD	1 GAL	24" o.c.
	1261	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL	30" o.c.
GROUND COVER AREAS	QTY	BOTANICAL / COMMON NAME	CONT.	
	204	SHREDDED HARDWOOD MULCH	MULCH	

NOTE:

TOTAL SOIL AREA TO BE AMENDED: 18,276 SF  
 AMENDED SOIL PROFILE FROM TOP TO BOTTOM:  
 • 3" DEPTH SHREDDED HARDWOOD MULCH  
 • 18"-24" DEPTH AMENDED SOIL PER SPECIFICATIONS  
 • FILTER FABRIC WRAPPING FREE DRAINING AGGREGATE  
 • 4" DEPTH FREE DRAINING AGGREGATE BASE  
 • 3" WIDE PERFORATED PIPE WITH DRAIN AND SOCK FOR SOIL AERATION THROUGH DEPTH OF AMENDED SOIL PROFILE. PIPE LOCATIONS TO BE DETERMINE BY LANDSCAPE ARCHITECT IN CONSTRUCTION DOCUMENT SET.

PROPOSED PLANT LOCATIONS IN EXISTING SHRUB AND GROUNDCOVER AREAS TO REMAIN ARE APPROXIMATE. THESE PROPOSED PLANTS SHALL BE LOCATED WITHIN OPEN SPACES BETWEEN EXISTING SHRUB AND GROUNDCOVER PLANTS TO ENHANCE THE AREA AND PLANTED IN THE FIELD AS DIRECTED BY THE LANDSCAPE ARCHITECT.



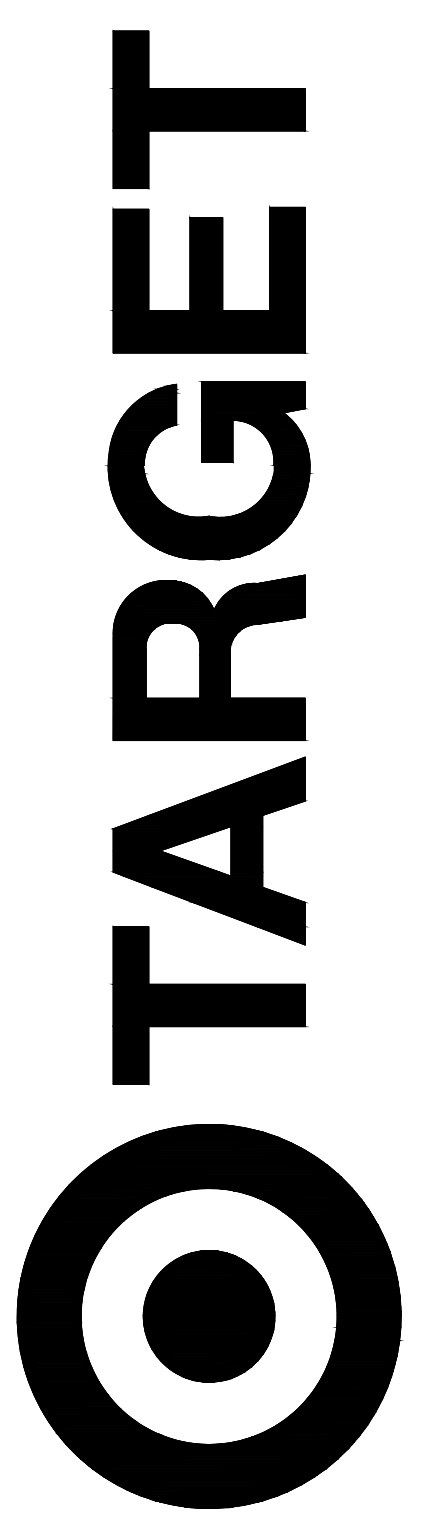
GRAPHIC SCALE IN FEET  
0 15 30 60



Know what's below.  
Call before you dig.



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



BRYANT, AR  
7377 ALCOA RD,  
BRYANT, AR 72022

PROJECT NUMBER T-2204

CONFIG:

DRAWN BY: OS

CHECKED BY: KSS/HM

LANDSCAPE PLAN  
EXTERIOR SITE

L301









TARGET.  
1000 NICOLLET MALL  
MINNEAPOLIS, MN 55403

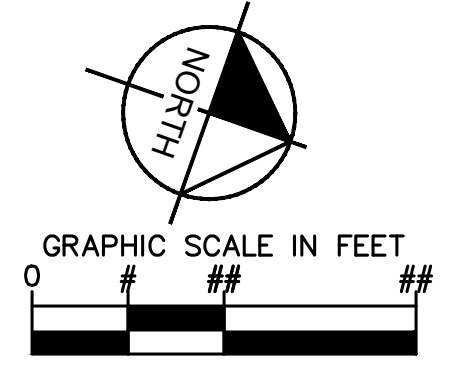
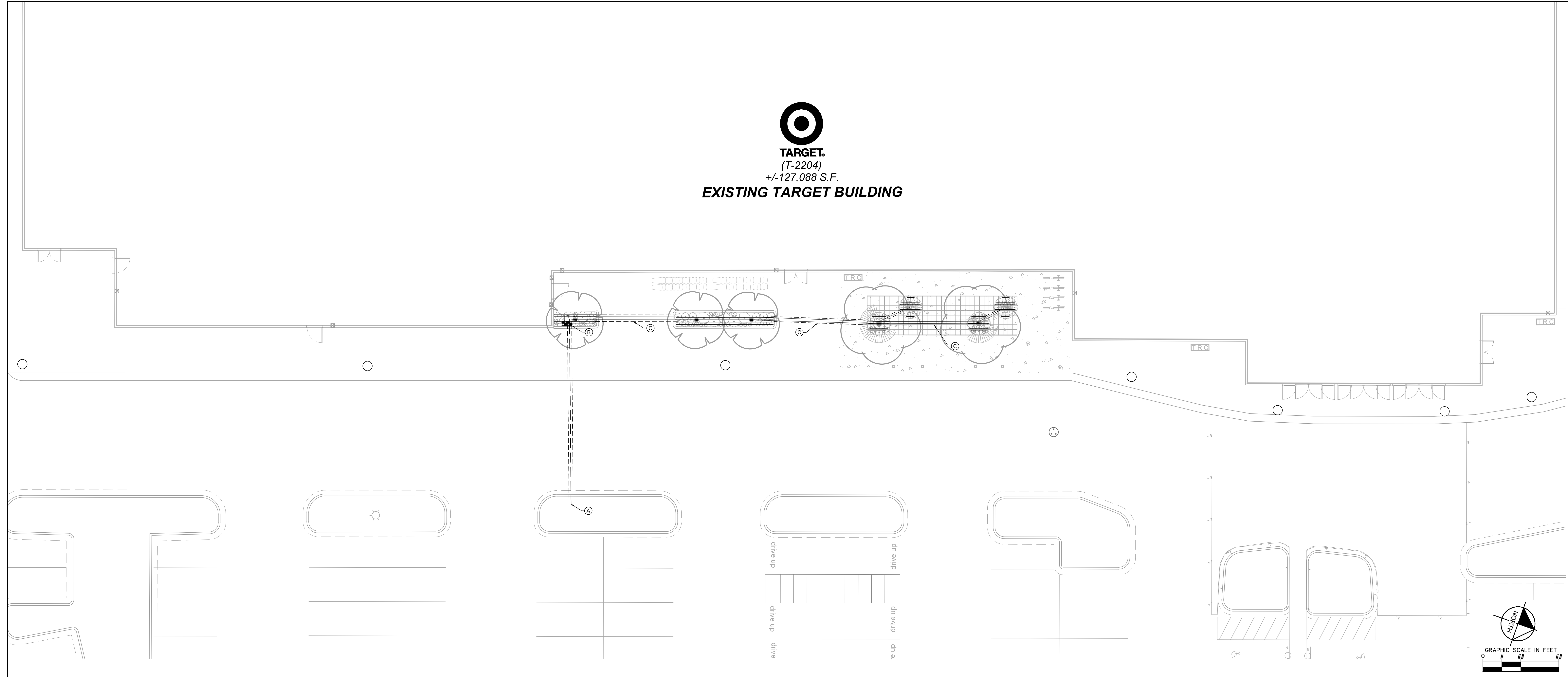
TARGET.  
(T-2204)  
+/-127,088 S.F.  
EXISTING TARGET BUILDING

Kimley»Horn

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401 B STREET, SUITE 600  
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WWW.KIMLEY-HORN.COM

Date No. Description

09/23/2022 0 DESIGN DEVELOPMENT SUBMITTAL



1 IRRIGATION PLAN  
SCALE: 1"=10'

IRRIGATION NOTES

- 1. IRRIGATION SYSTEM IS DIAGRAMMATIC. CONTRACTOR TO VERIFY AND DESIGN PER ACTUAL PRESSURE, PER LOCAL CODES, AND PER SITE REQUIREMENTS. FIELD VERIFY LOCATION OF COMPONENTS WITH ACTUAL CONDITIONS PRIOR TO INSTALLATION. ADJUST AS NEEDED FOR COMPLETE COVERAGE. SYSTEM TO INCLUDE ALL PLUMBING AND ELECTRICAL, INCLUDING CONDUIT, SLEEVING, AND WEATHER-PROOF ENCLOSURES. SYSTEM SHALL BE COMPLETE CONTRACTOR TO PROVIDE SHOP DRAWINGS, DESIGN PRESSURE DESIGN CALCULATIONS, AND RELATED PRODUCT SHEETS FOR OWNER OR LANDSCAPE ARCHITECT APPROVAL. CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS OF IRRIGATION SYSTEM AT THE COMPLETION OF THE PROJECT. SYSTEM SHALL HAVE A ONE-YEAR WARRANTY ON PARTS AND LABOR. THE IRRIGATION SYSTEM SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION. SEE SITE IRRIGATION SPECIFICATION SECTION FOR ADDITIONAL REQUIREMENTS. IF APPLICABLE, ZONE PARAMETERS: TURF AREAS SHALL HAVE SPRAYS/ROTORS, SHRUBS/PERENNIAL AREAS SHALL HAVE DRIP, AND TREES SHALL HAVE BUBBLERS.
- 2. ALL PIPE 1.5" OR GREATER SHALL BE SDR 26 CLASS 200 FOR MAINLINE AND CLASS 160 FOR LATERAL PVC PIPE (DO NOT EXCEED 35 GPM FOR 1.5" AND 58 GPM FOR 2"). ALL PIPE 1.25" OR 1" SHALL BE 100 POLY PIPE OR CLASS 160 PVC PIPE, AS INDICATED (DO NOT EXCEED 15 GPM FOR 1" AND 22 GPM FOR 1.25"). PIPE SIZE TO BE IDENTIFIED BY CONTRACTOR PER ZONE REQUIREMENTS. DEPTH OF PIPE TO BE APPROXIMATELY 18" FOR MAINLINE AND 12" FOR LATERAL LINES, OR AS REQUIRED. FIELD VERIFY. LOCATE IRRIGATION PIPE AWAY FROM PLANT MATERIAL.
- 3. ALL WIRING, BACKFLOW PREVENTOR, AND PLUMBING AS PER LOCAL CODE. WATER CONNECTION BY MECHANICAL AND UTILITY CONTRACTOR. VERIFY AND ADD BOOSTER PUMP AS REQUIRED. VERIFY POWER CONNECTION WITH ELECTRICAL.
- 4. ALL VALVES, FLOW SENSORS, AND QUICK COUPLERS SHALL BE LOCATED IN VALVE BOXES (SIZED FOR NORMAL MAINTENANCE, FLUSH WITH FINAL GRADE. PROVIDE (2) QUICK COUPLER KEYS AND HOSE SWIVELS. PROVIDE DECODERS FOR 2-WIRE SYSTEM AT EACH VALVE. FOR DRIP ZONES, PROVIDE DRIP KIT OF VALVE, PRESSURE REDUCER, AND FILTER WITHIN ONE VALVE BOX. DRIP ZONE AIR RELIEF VALVE AND FLUSH VALVE TO BE IN SEPARATE VALVE BOXES.
- 5. CONTROLLER TO BE COMMERCIAL TYPE, SIZED FOR NUMBER OF ZONES, CAPABLE OF 2-WIRE TECHNOLOGY, INCLUDING DECODER MODULE AND SURGE PROTECTION. SYSTEM TO BE 2-WIRE TECHNOLOGY WITH REQUIRED GROUNDING/LIGHTNING PROTECTION). MOUNT AND CONNECT CONTROLLER AND OTHER CONTROLLER ACCESSORIES, SUCH AS HAND HELD REMOTE, WEATHERRAINFREEZE SENSOR, FLOW SENSOR, AND OTHER RELATED ITEMS. THIS ALSO INCLUDES PAINTED CONDUIT AND MOUNTING BORDERS AND HARDWARE FOR ALL EXPOSED AREA, AS DIRECTED BY OWNER. INSTALL WEATHERRAINFREEZE SENSOR ON EXTERIOR WEATHER EXPOSED VERTICAL SURFACE(S) PER OWNER'S APPROVAL.
- 6. FIRST YEAR WINTERIZATION AND SPRING START UP OF SYSTEM SHALL BE PERFORMED BY IRRIGATION CONTRACTOR, UNLESS INDICATED OTHERWISE.
- 7. MINIMUM 4" PVC SCHEDULE 40 SLEEVING SHALL BE REQUIRED UNDER ALL WALKS AND PAVEMENTS FOR IRRIGATION PIPE AND WIRES. PROVIDE 12" LENGTH OF #8 REBAR AT EACH TEMPORARILY SEALED END, STAND PIPE, OR OTHER APPROVED METHODS FOR FUTURE LOCATING. EXTEND SLEEVING AT LEAST 1 FOOT BEYOND EDGE OF PAVEMENT. PROVIDE PVC STAND PIPE FOR LOCATING ENDS OF SLEEVING. PROVIDE MINIMUM TWO SIZES LARGER THAN PIPE SIZE. PROVIDE ADDITIONAL SLEEVING FOR WIRING, AS NEEDED. SLEEVE DEPTH IS

- 8. BIDDING CONTRACTORS SHOULD BECOME THOROUGHLY FAMILIAR WITH ALL FACETS OF THE PROPOSED IRRIGATION SYSTEM. FAILURE TO CLARIFY MISUNDERSTANDINGS, OR INTENT OF THESE DRAWINGS AND SPECIFICATIONS BEFORE SUBMITTAL OF BID SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 9. THE IRRIGATION CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES AND SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB UTILITIES OR EXISTING CONDITIONS. CONTRACTOR SHALL REPAIR/RESTORE ANY DAMAGE INVOLVING IRRIGATION INSTALLATION.
- 10. INSTALL WEATHERRAINFREEZE SENSOR(S) ON EXTERIOR WEATHER EXPOSED VERTICAL SURFACE(S). COORDINATE WITH OWNER'S AUTHORIZED REPRESENTATIVE AS TO FINAL LOCATION.
- 11. CONTROL WIRE WILL BE SOLID COPPER WIRE U.L. APPROVED FOR DIRECT BURIAL IN GROUND. MINIMUM GAUGE: MINIMUM #14 U.L. FOR EITHER MULTI-STRAND OR TWO-WIRE. COMMON GROUND WIRE, IF APPLICABLE, SHALL BE MINIMUM #12 GAUGE WHITE. FOR MULTI-STRAND SYSTEMS, PROVIDE TWO EXTRA CIRCUIT WIRES AND ONE EXTRA COMMON GROUND WIRE FOR ENTIRE MAINLINE LENGTH. MARK AS APPROPRIATE. 24 VAC WIRE SPLICING MATERIAL WILL BE DIRECT BURIAL SPLICE KIT AS MANUFACTURED BY 3M.
- 12. SOME AREAS MAY REQUIRE RISER EXTENSIONS FOR SPRINKLERS OR A FIXED RISER WITH A SHRUB HEAD OR SHRUB ADAPTER TO OBTAIN PROPER COVERAGE. ROTOR NOZZLES TO PROVIDE PROPER COVERAGE AND MATCH PRECIPITATION, AS REQUIRED. FIELD ADJUST AS NEEDED. SPRAY HEADS IN TURF AREAS TO BE 6" POP-UPS AND IN LANDSCAPE BEDS TO BE 12" POP-UPS. INSTALL ROTOR AND SPRAY HEADS TO LATERAL LINE WITH FLEX TUBING OR SWING JOINTS. BUBBLERS TO BE ON 6" POP-UP.
- 13. VERIFY AND COORDINATE FINAL LOCATION OF WATER SOURCE AND ELECTRICAL POWER CONNECTION.
- 14. COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH OTHER IMPROVEMENTS.
- 15. PROVIDE 1" VALVES FOR SPRAY AND ROTOR ZONES FOR 30 GPM OR LESS, AND 1.5" VALVE FOR ZONES GREATER THAN 31 GPM. DRIP ZONES PROVIDE 3/4" OR 1" VALVES PER DEMAND OF ZONE.
- 16. CONTRACTOR TO SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS. VERIFY WITH OWNER AS TO TIME AND SPECIFIC REQUIREMENTS.
- 17. DRIP IRRIGATION TO FOLLOW MANUFACTURER'S RECOMMENDATION FOR TYPE, SIZE, AND LOCATION PER LANDSCAPE CONDITION. EACH DRIP ZONE SHALL HAVE ZONE VALVE, PRESSURE REDUCER, AND FILTER, AIR RELIEF VALVE, FLUSH VALVE, SUPPLY LATERAL LINES, DRIP TUBING WITH EMBEDDED EMITTERS, AND OTHER RELATED ITEMS. DRIP TUBING SHALL BE ANCHORED AND UNDER LANDSCAPE MULCH, HIDDEN FROM VIEW, WITH EMITTERS LOCATED AT PLANT LOCATIONS. DRIP TUBING SHALL ALSO BE LOOPED AND INTERCONNECTED, WITH NO DEAD-ENDS. ANY ADDITIONAL EMITTERS, AS NOTED ON PLAN.

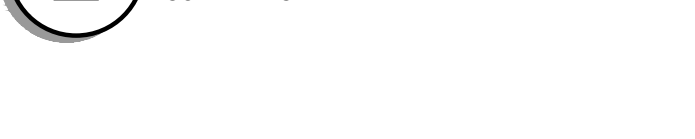
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402	RAIN BRD RWS-M-B-C W/ RWS-SOCK 1401 MINI ROTOR WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BRD 1401 0.25 GPM OR 1402 0.5 GPM (BUBBLER AS INDICATED). WITH CHECK VALVE AND SAND SOCK FOR SANDY SOIL.	5	30
1403	RAIN BRD RWS-M-B-C W/ RWS-SOCK 1401 MINI ROTOR WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BRD 1401 0.25 GPM OR 1402 0.5 GPM (BUBBLER AS INDICATED). WITH CHECK VALVE AND SAND SOCK FOR SANDY SOIL.	2	
1404	AREA TO RECEIVE DRIPLINE RAIN BRD XFCV-04-02 XFCV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3PSI CHECK VALVE, 0.4 GPM EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY 1/2" INSERT FITTINGS.	215.6 L.F.	
1405	IRRIGATION LATERAL LINE, PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" SIZE.	237.6 L.F.	
1406	IRRIGATION MAINLINE, PVC SCHEDULE 40	48.9 L.F.	
1407	PIPE SLEEVE, PVC SCHEDULE 40	120.1 L.F.	

IRRIGATION KEYNOTES

- 1. POINT OF CONNECTION, VERIFY LOCATION WITH OWNER
- 2. MAINLINE & VALVES SHOWN FOR CLARITY. INSTALL MAINLINE AND VALVE WITHIN THE PROPERTY LINE, 6" FROM B.O.C. WHEN POSSIBLE, AND IN GREEN SPACE. COORDINATE WITH OTHER DISCIPLINES TO AVOID CONFLICTS (TYP.)
- 3. ALL DRIP ZONES TO HAVE MINIMUM 12" SETBACK (CLEAR ZONE) BETWEEN DRIPLINE AND SOD EDGE OR PAVEMENT EDGE. (TYP.)

2 TYPICAL SLEEVE DETAIL  
SCALE: N.T.S.



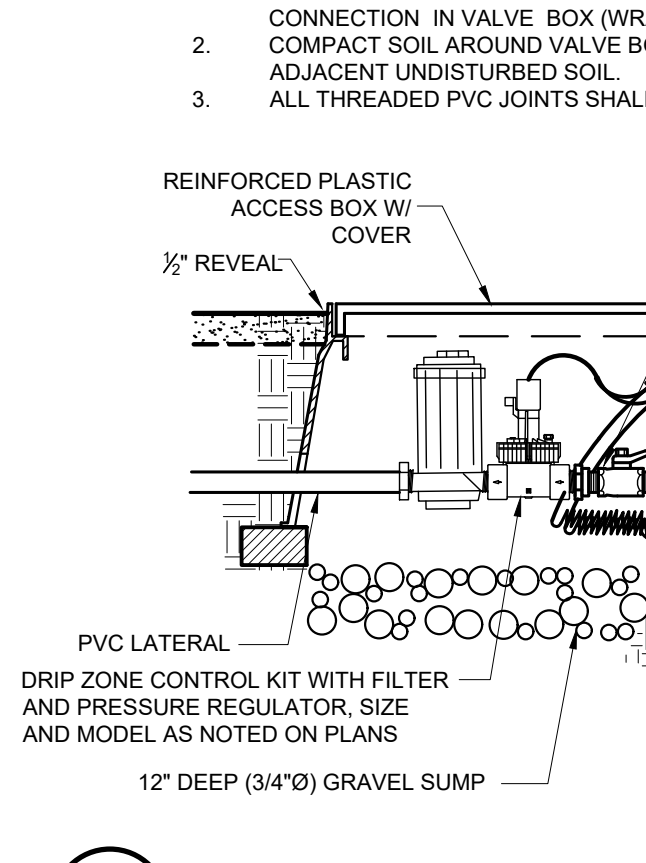
3 DRIP FLUSH VALVE  
SCALE: 1 1/2" = 1'-0"



4 PIPE TRENCHING AND BACKFILL - MAINLINE, LATERALS, AND MARKING TAPE  
SCALE: N.T.S.



5 DRIP ZONE CONTROL KIT  
SCALE: N.T.S.



6 XFCV ON-SURFACE DRIPLINE - QUICK LAYOUT  
SCALE: N.T.S.



- 1. PVC EXHAUST HEADER
- 2. PVC DRIP MANIFOLD FROM RAIN BRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 3. PVC SCH 40 TEE OR EL (TYPICAL)
- 4. BARB MALE FITTING: RAIN BRD XFF-MA FITTING (TYPICAL)
- 5. PERIMETER OF AREA
- 6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2" FROM PERIMETER OF AREA
- 7. ON-SURFACE DRIPLINE: RAIN BRD XF SERIES DRIPLINE (TYPICAL) PORTABLE SCH DRIPLINE
- 8. FLUSH POINT (TYPICAL): XFCV FLUSH POINT
- 9. PVC SCH 40 RISER PIPE

1/2" Spacing	18" Spacing
10	15
20	30
30	45
40	60
50	75
60	90
70	105
80	120
90	135
100	150



TARGET  
BRYANT, AR  
7377 ALCOA RD,  
BRYANT, AR 72022

PROJECT NUMBER T-2204

CONFIG:

DRAWN BY: CDE

CHECKED BY: EIW

IRRIGATION PLAN  
FRONT WALK

L400































