



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: July 28, 2022 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Take 5 Carwash - 3017 Market Place - Signage

Arkansas Signs and Neon - Requesting Approval for Pole Sign and Sign Variance on Facade Sign "C"

- [0574-VAR-01.pdf](#)
- [0574-PLN-01.pdf](#)

2. Road Runner - 23190 I-30 N - Sign Variance

Fennell Purifoy Architects - Requesting Sign Variance for two facade signs on one building facade

- [0577-APP-01.pdf](#)

3. Lombard Heights Ph 1 - Final Plat

Hope Consulting - Requesting Recommendation for Approval of Final Plat

- [0578-ASB-01.pdf](#)
- [0578-PLN-01.pdf](#)
- [0578-APP-01.pdf](#)
- [0578-LTR-01.pdf](#)

4. All Paws Petwash - 1400 N Reynolds Road

Hope Consulting - Requesting Site Plan Approval

- [0579-PLN-02.pdf](#)
- [0579-PLN-01.pdf](#)
- [0579-LTR-01.pdf](#)

5. Abby Road Shopping Center - Reynolds Road

Phillip Lewis Engineering - Requesting Site Plan Approval

- [0560-PLN-02.pdf](#)

6. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting PUD Zoning Plan Review, Recommendation for Approval, and Recommendation for Approval of Rezoning

- [0571-SWR-01.pdf](#)

- [0571-DRN-01.pdf](#)
- [0571-PLN-03.pdf](#)
- [0571-RZN-01.pdf](#)
- [0571-CMT-02.pdf](#)

7. Grace Village Ph 3 - Final Plat

GarNat Engineering - Requesting Recommendation for Approval of Final Plat

- [0570-ELF-01.pdf](#)
- [0570-MTN-01.pdf](#)
- [0570-ASB-01.pdf](#)

Staff Approved

Permit Report

Adjournments



July 14, 2022

Ref:

Take 5 Car Wash #65
3017 Market Place Ave.
Bryant, AR 72022
Sign C

Whom it Concerns,

We are seeking a sign variance for our Take 5 Car Wash located at 3017 Market Place Ave., Bryant, AR 72022. We would like to replace the existing sign in this location with our "Car Wash" signage. This sign gives us the exposure needed driving eastbound on both Bryant Avenue and I-30 Frontage Rd. The pylon sign located in the front is not visible to patrons of the shopping center. This sign provides us with the exposure we need for anyone entering the shopping center from the east side. We are not looking to add additional signage, but simply looking to bring the existing sign up to our brand standards

Sincerely,

A handwritten signature in black ink that reads "Jeffrey T. Thumm".

Jeffrey T. Thumm
Sr. Manager, Construction



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

*CL Signs "A+B" Approved 6/30/2022
 Pole Sign "D" to DRC on 7/14/2022
 for Approval*

SIGN PERMIT APPLICATION

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

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

Date: 06/21/2022

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
 Address 8525 DISTRIBUTION DR
 City, State, Zip LITTLE ROCK AR 72209
 Phone 501.562.3942
 Email Address lora@arkansassign.com

Property Owner

Name TAKE 5 CAR WASH (CURRENTLY CARWASH USA)
 Address 3017 MARKET PLACE
 City, State, Zip BRYANT AR 72022
 Phone _____
 Email Address _____

GENERAL INFORMATION

Name of Business TAKE 5 CAR WASH
 Address/Location of sign 3017 MARKET PLACE
 Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

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

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

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

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	WALL	90" X 99"	62.1	21' 7"	14'	<i>eL</i>
B	WALL	90" X 99"	62.1	21'7"	14'	<i>eL</i>
C	WALL	76" X 130.9"	69.1	20'	14'	
E						
F		JOB COSTS \$50000.00				
G						

Approved 6/30/2022

Cannot Approve ↗

To DRC For Approval →

D	PYLON	135" X 149.2"	139.9	25'	165"
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SIGNS E, F, G & H ARE DIRECTIONAL ONLY AND LESS THAN THE ALLOWED 6SF EACH

** Directional Signs do Not Need to be Permitted.*



Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

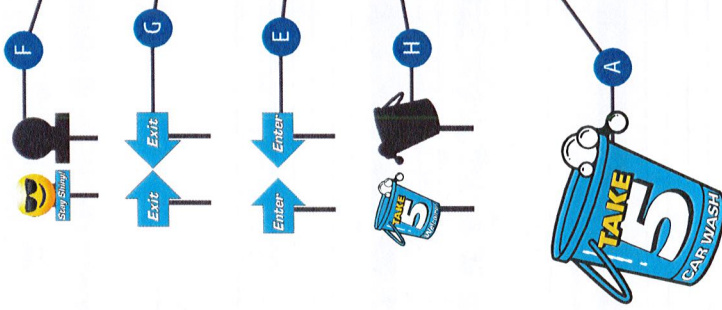
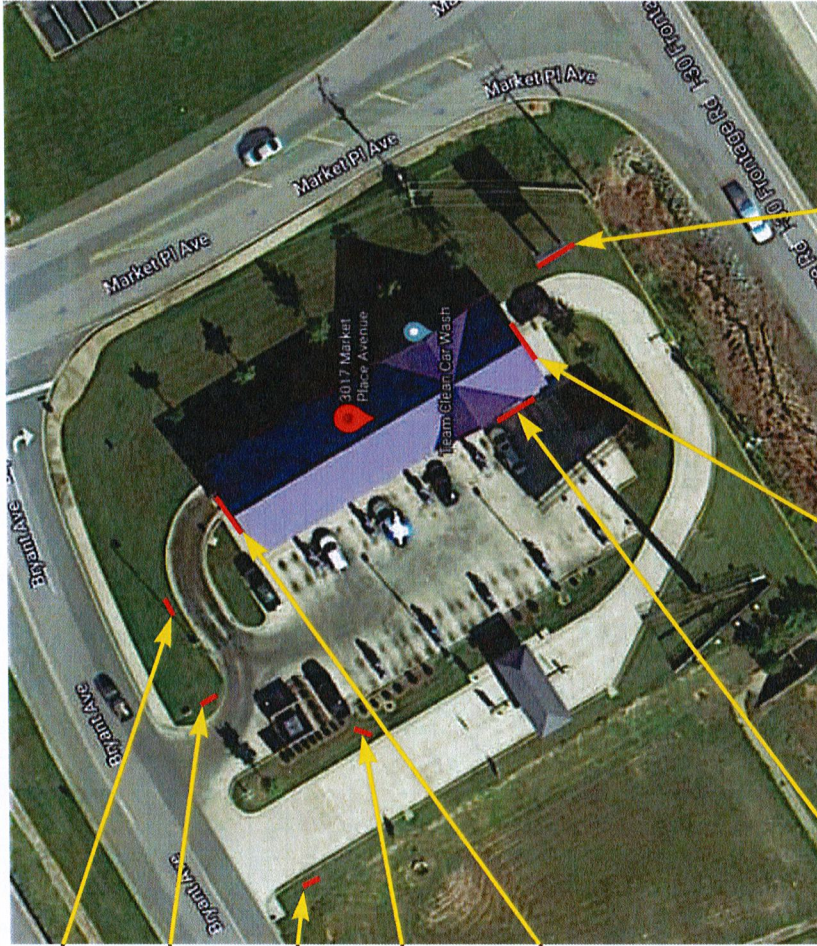
Description:
Site Plan

Color Key:

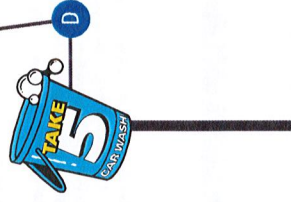
Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

File Name:
28104_Bryant.pdf
Project Number: 28104



CAR
WASH



C

Site & Sign Location Plan



Scale: NTS

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This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple



VICINITY MAP:





Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Sign Code

Color Key:

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/JAR
04/29/2022 - SK
05/12/2022 - SK/JAR
06/09/2022 - SK

File Name:
28104_Bryant.pdf
Project Number: 28104

PRE-PERMIT SIGN INFO - Additional Notes	Property ID:	CWUSAE	VARIANCE
1. Variance Meeting: <u>2nd Mondays</u> App. Deadline: <u>15 days</u> prior to meeting date Est. Fees: <u>\$165</u>			
2. Processing Time: <u>Allow 80-90 days</u> Waiting Period after approval & how long? <u>Allow 30 days</u>			
3. Attorney or expediter required? <input type="checkbox"/> Yes <input type="checkbox"/> No			
4. Probability of obtaining variance? <u>50%</u> Other: <u>Mailing labels for all abutters within 300 ft radius</u>			
5. Documents Required: <input type="checkbox"/> Engineering Seal <input type="checkbox"/> Ut. Number <input type="checkbox"/> Building Elevation <input type="checkbox"/> Overl Authorization Ltr <input type="checkbox"/> Property/D# <input type="checkbox"/> Site Plan <input type="checkbox"/> Legal Description <input type="checkbox"/> Add'l Prof. Seals			
NOTES			
Follow allowances above, up to aggregate max:			
5) The maximum aggregate surface area of all permitted signs for any establishment shall not exceed 300 square feet. In the case of a corner lot fronting on two public streets, a business may display one sign on each street frontage and will be allowed to add an additional 100 square feet to the total maximum aggregate surface area of permitted signs, to be used only for signs on one of the street frontages. No single sign may utilize more than 50% the total maximum aggregate surface footage allowed under this ordinance.			
6) Pole signs will be spaced no closer than 60 feet from any other pole sign.			

PRE-PERMIT SIGN INFO	Property ID:	CWUSAE
A.) Project Name: <u>CWUSAE</u> Date Completed: <u>1/9/20</u>		
B.) Street Address: <u>3017 Marketplace</u>		
C.) City / State / Zip: <u>Bryant, AR 72022</u>		
D.) Municipal Contact: <u>Colton Leonard</u>		
E.) Contact Phone: <u>501-943-9301</u> Email: <u>cleonard@silverbryant.com</u>		
F.) Address/City/ST/Zip: <u>210 SW 3rd St. Bryant, AR 72022</u>		
G.) Jurisdiction: <u>Bryant</u> City/Town of: <u>Bryant</u> Fax: <u>(501) 943-0992</u>		
H.) Zoning Category: <u>C2 Commercial</u>		
I.) Permit app fee: <u>\$50</u> Masker Sign Plan: <u>No</u>		
J.) Permit Process time: <u>Allow 2 weeks</u> If <u>yes</u> is copy available? <u>No</u>		
K.) Permit required if only relocating? <u>No</u>		
L.) Property Owner approval needed? <u>Yes</u>		
M.) Temporary/coming-soon Banners allowed? <u>Yes</u>		
N.) Temporary Freestanding Signs allowed? <u>Yes</u>		
O.) Temporary Signs require Permit? Time allowed: <u>Permit is only required if displayed for more than 7 days (up to 30 max w/perm)</u> Yes, Applications may be mailed		
P.) Can app be mailed or must it be submitted in person? <u>Yes, Applications may be mailed</u>		
ATTACHED SIGNS		
1.) Formula for sq ft: <u>Follow aggregate max below in notes for ALL signs. Wall signs cannot exceed 2 sq ft per lineal foot of street frontage facing wall.</u>		
2.) Set Ft for bldg sides/rear: <u>Formula above, must face street.</u>		
3.) Does Each elevation have own calc, or is allowance based on Main Elevation? <u>street frontage facing elevations, up to aggregate max.</u>		
4.) Transferable allowances? <u>No</u>		
5.) # allowed: <u>1 per street frontage</u> Illumination: <u>Internal & External</u>		
6.) Calculation Method: <u>Box Entire letter set/Cabinet, including Backer Panel</u>		
7.) Max. Overall Height: <u>cannot exceed roofline/height of wall</u>		
8.) Exposed raceway for Channel Letters allowed? <u>Yes</u>		
9.) Special Wall sign codes-this property: <u>No</u>		
10.) Special storefront building colors: <u>No</u>		
FREESTANDING SIGNS		
1.) Formula for sq ft: <u>Follow aggregate max below in notes for all signs. Allowance includes wall and F/S & Secondary.</u>		
2.) # allowed: <u>1 per street frontage</u> Illumination: <u>Internal & External</u>		
3.) Height Max: <u>25 ft or height of building (whichever is lower)</u> Grade-to-sign Clearance: <u>10 ft, cannot obstruct vision</u>		
4.) Set-back: <u>10 ft from curbline</u> Calculation Method: <u>Count only largest sign face</u>		
DIRECTIONAL SIGNS		
1.) # Allowed: <u>as needed</u> Illumination: <u>Internal & External</u>		
2.) Max. SqFt: <u>6 sf</u> Max. Height: <u>not regulated</u>		
3.) Permit: <u>No</u> Custom Logo: <u>Yes</u>		
DOOR/WINDOW VINYL		
1.) # Allowed: <u>No limit, not regulated</u> Max Sq Ft: <u>Not regulated</u>		
2.) Logos counted in sign area? <u>Not regulated</u>		
3.) Included in wall sign allowance? <u>No</u>		
4.) Sign permit required? <u>No</u>		
Note: <small>is required as permitted in our sign Code Check. This sign may not be regulated by local authority. If a permit is required, it is the responsibility of the applicant to obtain a permit from the appropriate local authority. If a permit is required, it is the responsibility of the applicant to obtain a permit from the appropriate local authority.</small>		



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Sign Management Made Simple



Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

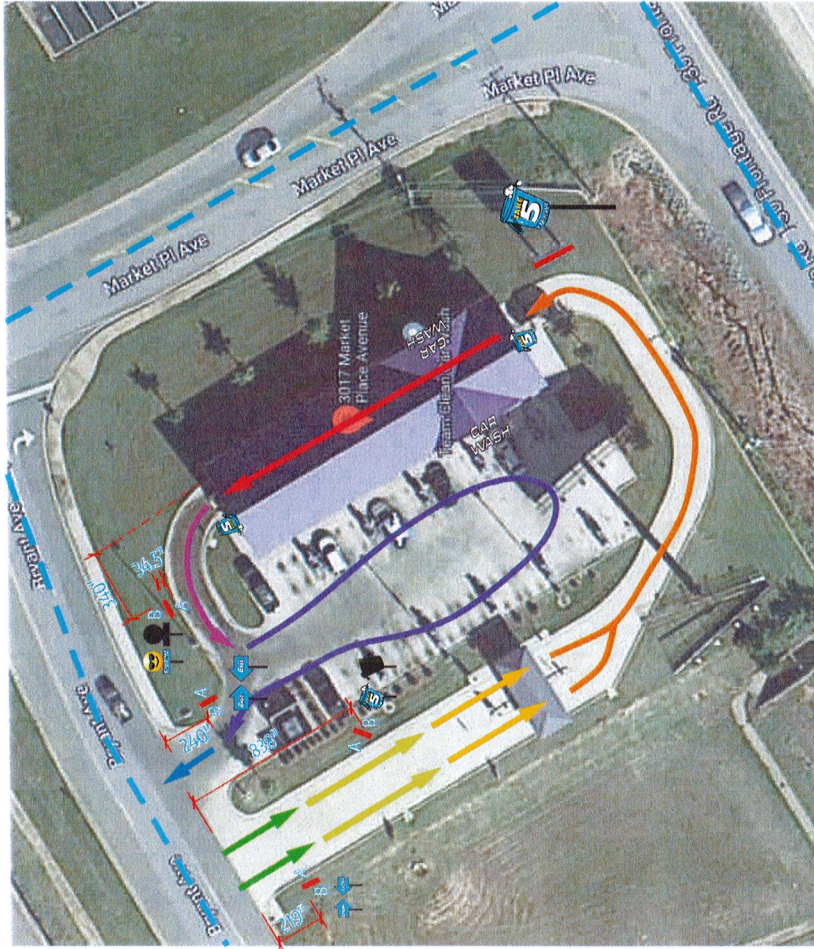
Description:
Journey Plan

Color Key:

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

File Name:
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MESSAGE MAPPING	
ZONE 1	ROADSIDE LOCATION VISIBILITY
ZONE 2	ENTRANCE/EXIT SELECTION / HYDROPHOBIC
ZONE 3	THE APPROACH TO THE SERVICE AREA / PRE-SALE OPTIONS
ZONE 4	PAID STATION / MENU - WASH SELECTION
ZONE 5	PRE WASH / REINFORCEMENT CONFERENCE
ZONE 6	WASH / COMPRESSION
ZONE 7	WASH EXIT / THANK YOU
ZONE 8	VICIOUS EXPERIENCE GUARANTEE
ZONE 9	EXIT: THANK YOU / WELCOME BACK

Journey Plan

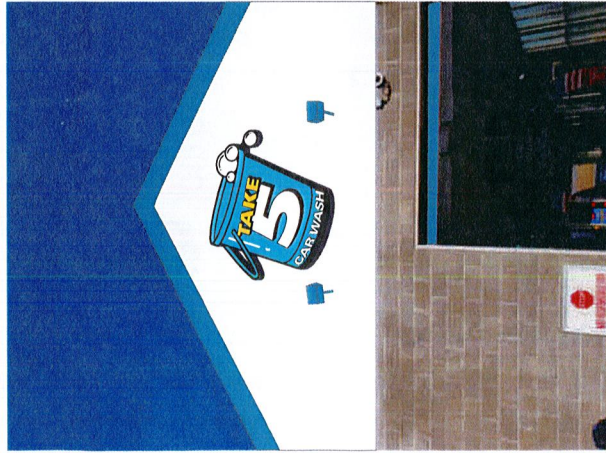


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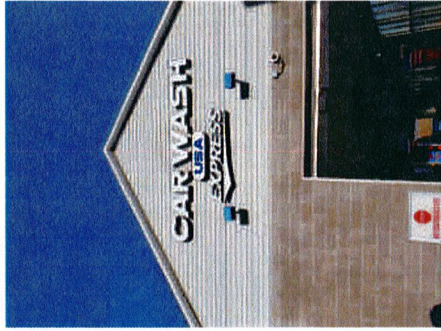
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Sign Management Made Simple

EGAN
SIGN



Proposed



Existing

Square Footage Calculation:

Code: 2 sf per linear feet of street frontage facing wall; max of 400 sf
 Calculation: $2 * 263 = 526$ sf

Allowed: 400 sf total

Used: 62.1 sf

Existing: 59.4 sf

Sign A - 62.1 sf

Sign B - 62.1 sf

Sign C - 69.1 sf

Sign D - 139.9 sf

Sign E - 3.8 sf

Sign F - 3.8 sf

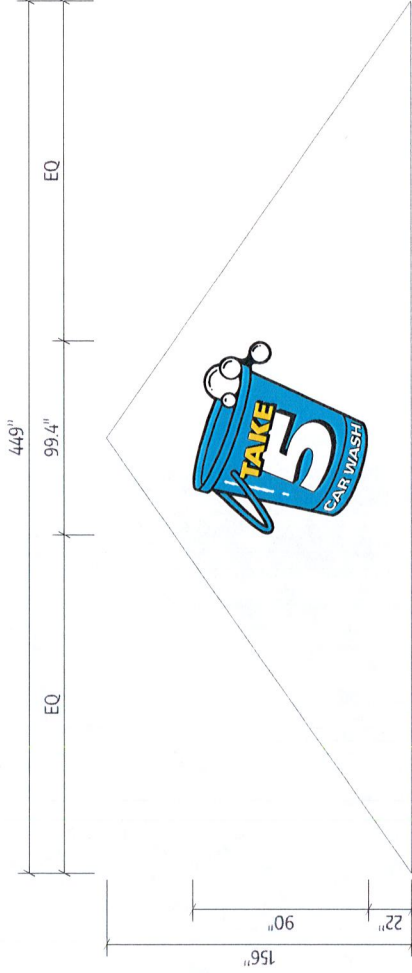
Sign G - 4.4 sf

Total Used: 348.8 sf total

Illuminated Channel Letters



Scale: 3/16" = 1'-0"



Client:

Boing US Holdco, Inc
 6300 S. Syracuse Way
 Suite 205
 Centennial, CO 80111

Location Address:

Take 5 Car Wash #65

Description:

T5-ILCL-90
 Illuminated Channel Letters
 (62.1 sq ft)

Remove existing signage.

Color Key:

- PMS 2191 C
- PMS 107 C
- Black
- White

Layout Date:

04/21/2022 - AR

Revision Date:

- 04/25/2022 - SK/AR
- 04/29/2022 - SK
- 05/12/2022 - SK/AR
- 06/09/2022 - SK

File Name:

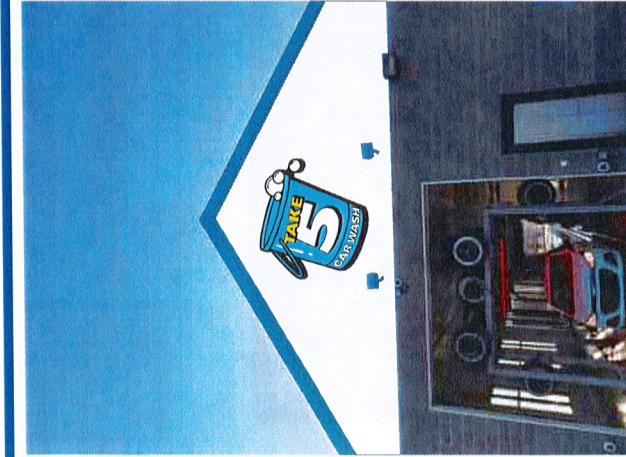
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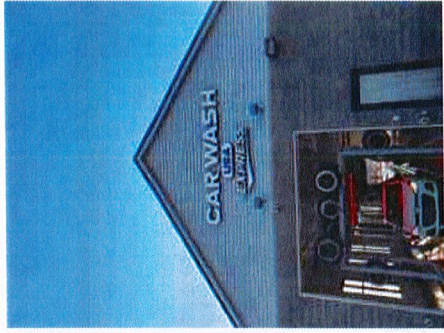
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Proposed



Existing

Square Footage Calculation:

Code: 2 sf per linear feet of street
frontage facing wall; max of 400 sf

Calculation: $2 * 263 = 526$ sf

Allowed: 400 sf total

Used: 62.1 sf

Existing: 59.4 sf

Sign A - 62.1 sf

Sign B - 62.1 sf

Sign C - 69.1 sf

Sign D - 139.9 sf

Sign E - 3.8 sf

Sign F - 3.6 sf

Sign G - 3.8 sf

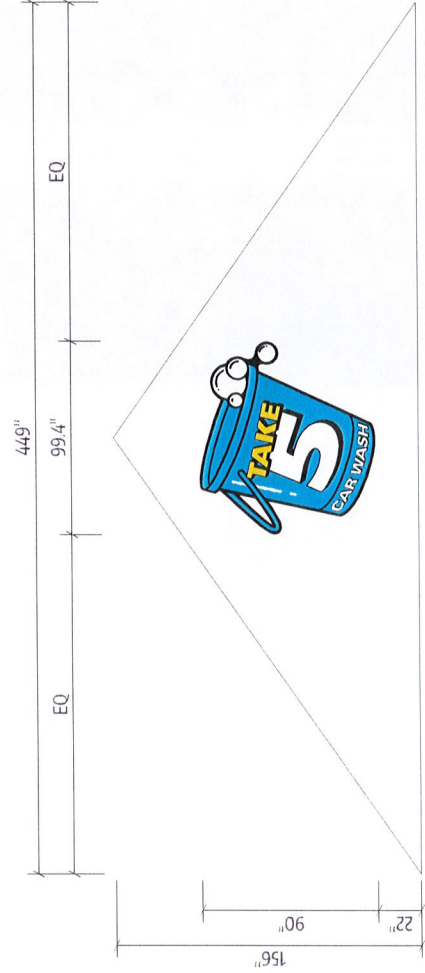
Sign H - 4.4 sf

Total Used: 348.8 sf total

Illuminated Channel Letters

B

Scale: 3/16" = 1'-0"



Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
T5-ILCL-90
Illuminated Channel Letters
(62.1 sq ft)

Remove existing signage.

Color Key:

- PMS 2791 C
- PMS 107 C
- Black
- White

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
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NIGHT RENDERING

Illuminated Channel Letters

Scale: NTS



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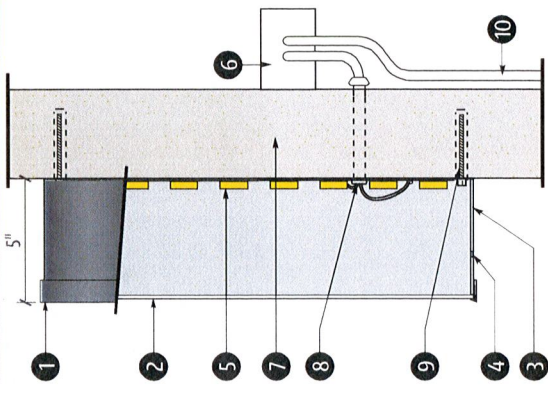
Illuminated Channel Letters	X	X1	Y	Total Square Feet
T5-ILCL-31.5	31.5	4.2	34.8	7.6
T5-ILCL-40	40	5.3	44.2	12.3
T5-ILCL-41	41	5.5	45.3	12.9
T5-ILCL-48	48	6.4	53	17.7
T5-ILCL-55	55	7.3	60.8	23.2
T5-ILCL-56	56	7.5	61.9	24.1
T5-ILCL-59	59	7.9	65.2	26.7
T5-ILCL-60	60	8	66.3	27.6
T5-ILCL-66	66	8.8	73	33.5
T5-ILCL-68	68	9.1	75.1	35.5
T5-ILCL-72	72	9.6	79.6	39.8
T5-ILCL-76	76	10.1	84	44.3
T5-ILCL-80	80	10.7	88.4	49.1
T5-ILCL-84	84	11.2	92.8	54.1
T5-ILCL-90	90	12	99.4	62.1

CROSS SECTION OF UL LISTED CHANNEL LETTERS W/ LEDS

- (1) 1" PLASTIC TRIM CAP PAINTED BLACK
- (2) 3/16 PLEXIGLAS FACE W/ DIGITALLY PRINTED GRAPHICS TO MATCH COLOR KEY
- (3) .040 ALUMINUM RETURN PAINTED BLACK (.063 BACK)
- (4) 1/4" DRAIN HOLES (Min. 2 per letter)
- (5) LED ILLUMINATION
- (6) LED POWER SUPPLY
- (7) FACADE
- (8) LOW VOLTAGE CLASS 2 POWER LINE
- (9) MOUNTING HARDWARE (3/8"x5" Bolts)
- (10) EXISTING 120 VOLT SERVICE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.

This includes proper grounding and bonding of the sign.



Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
T5-ILCL-90
Illuminated Channel Letters
(62.1 sq ft)

QTY: 2

Provide LED illuminated channel letters w/ digitally printed graphics; installed flush to facade.

Color Key:

- PMS 2191 C
- PMS 107 C
- Black
- White

Layout Date:
04/21/2022 - AR

Revision Date:
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Client:
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6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Illuminated Channel Letters
(69.1 Sq Ft)

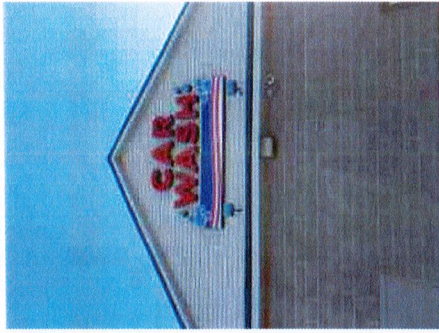
Remove existing signage.

Color Key:

Layout Date:
04/21/2022 - AR

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05/12/2022 - SK/AR
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Existing



Proposed

Square Footage Calculation:

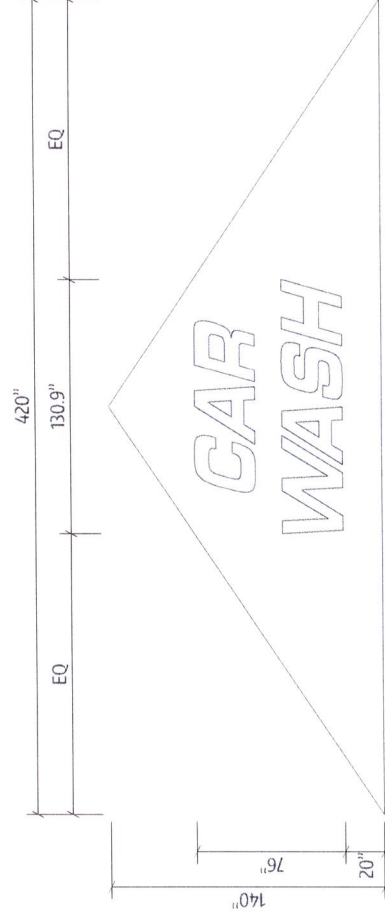
Code: 2 sf per linear feet of street
frontage facing wall; max of 400 sf
Calculation: 2 * 263 = 526 sf

Allowed: 400 sf total

Used: 69.1 sf

- Existing: 59.4 sf
- Sign A - 62.1 sf
- Sign B - 62.1 sf
- Sign C - 69.1 sf
- Sign D - 139.9 sf
- Sign E - 3.8 sf
- Sign F - 3.8 sf
- Sign G - 4.4 sf

Total Used: 348.8 sf total



Illuminated Channel Letters



Scale: 3/16" = 1'-0"

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Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Illuminated Channel Letters
(69.1 Sq Ft)

Qty: 1

Provide 5" deep LED illuminated channel letters mounted flush to facade per detail.

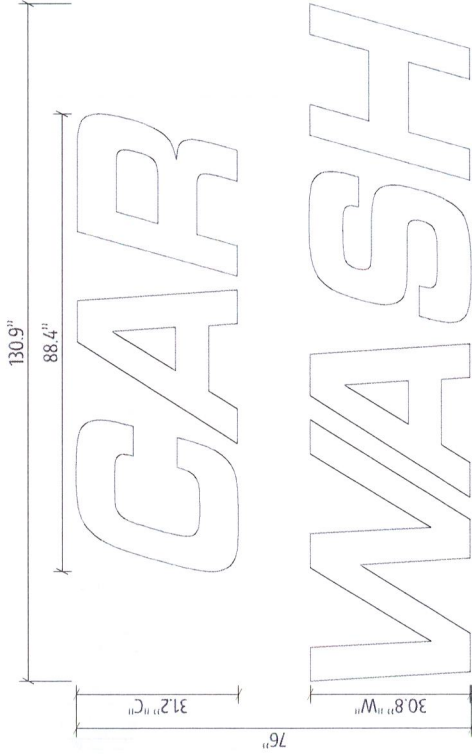
Color Key:

- White
- Black

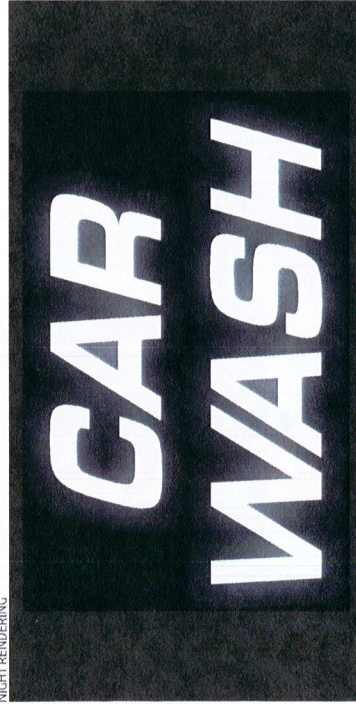
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04/27/2022 - AR

Revision Date:
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06/09/2022 - SK

File Name:
28104_Bryant.pcf
Project Number: 28104



NIGHT RENDERING



Illuminated Channel Letters

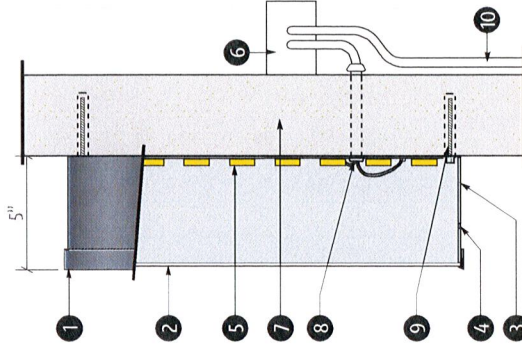


Scale: 1/2"=1'-0"

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CROSS SECTION OF UL LISTED CHANNEL LETTERS W/ LEDS



- (1) 1" PLASTIC TRIM CAP PAINTED BLACK
- (2) 3/16 WHITE POLYCARBONATE FACES
- (3) .040 ALUMINUM RETURN PAINTED BLACK (.063 BACK)
- (4) 1/4" DRAIN HOLES (Min. 2 per letter)
- (5) LED ILLUMINATION
- (6) LED POWER SUPPLY
- (7) FACADE
- (8) LOW VOLTAGE CLASS 2 POWER LINE
- (9) MOUNTING HARDWARE (3/8"x5" Bolts)
- (10) EXISTING 120 VOLT SERVICE

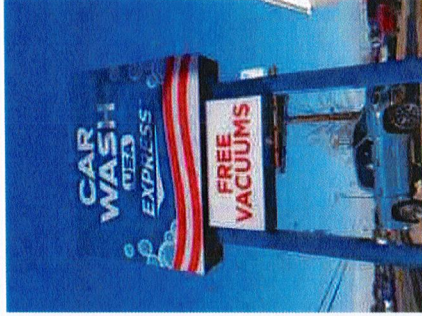
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.

Sign Management Made Simple





Proposed



Existing

Square Footage Calculation:

Code: 2 sf per linear feet of street frontage facing wall; max of 400 sf freestanding signs NTE 25' h
 Calculation: 2 * 263 = 526 sf

Allowed: 400 sf total

Used: 139.9 sf

Existing: 182.2 sf

Sign A - 62.1 sf

Sign B - 62.1 sf

Sign C - 69.1 sf

Sign D - 139.9 sf

Sign E - 3.8 sf

Sign F - 3.8 sf

Sign G - 4.4 sf

Total Used: 348.8 sf total



Client:
 Boing US Holdco, Inc
 6300 S. Syracuse Way
 Suite 205
 Centennial, CO 80111

Location Address:
 Take 5 Car Wash #65

Description:

T5-PYLON
 Illuminated Pylon Sign
 (139.9 Sq Ft)

Qty: 1

Provide LED internally illuminated pylon sign per layout.

Remove existing sign and posts.

Color Key:

- PMS 2191 C
- PMS 107 C
- Black
- White
- Digitally Printed Gradient

Layout Date:

04/21/2022 - AR

Revision Date:

04/25/2022 - SK/AR
 04/29/2022 - SK
 05/12/2022 - SK/AR
 06/09/2022 - SK

File Name:
 28104_Bryant.pdf
Project Number: 28104

Sign Management Made Simple

1100 Berkshire Blvd, Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

D Pylon Sign

Scale: NTS

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.





Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
T5-PYLON
Illuminated Pylon Sign
(139.9 Sq Ft)

Qty: 1

Provide LED internally illuminated pylon sign per layout.

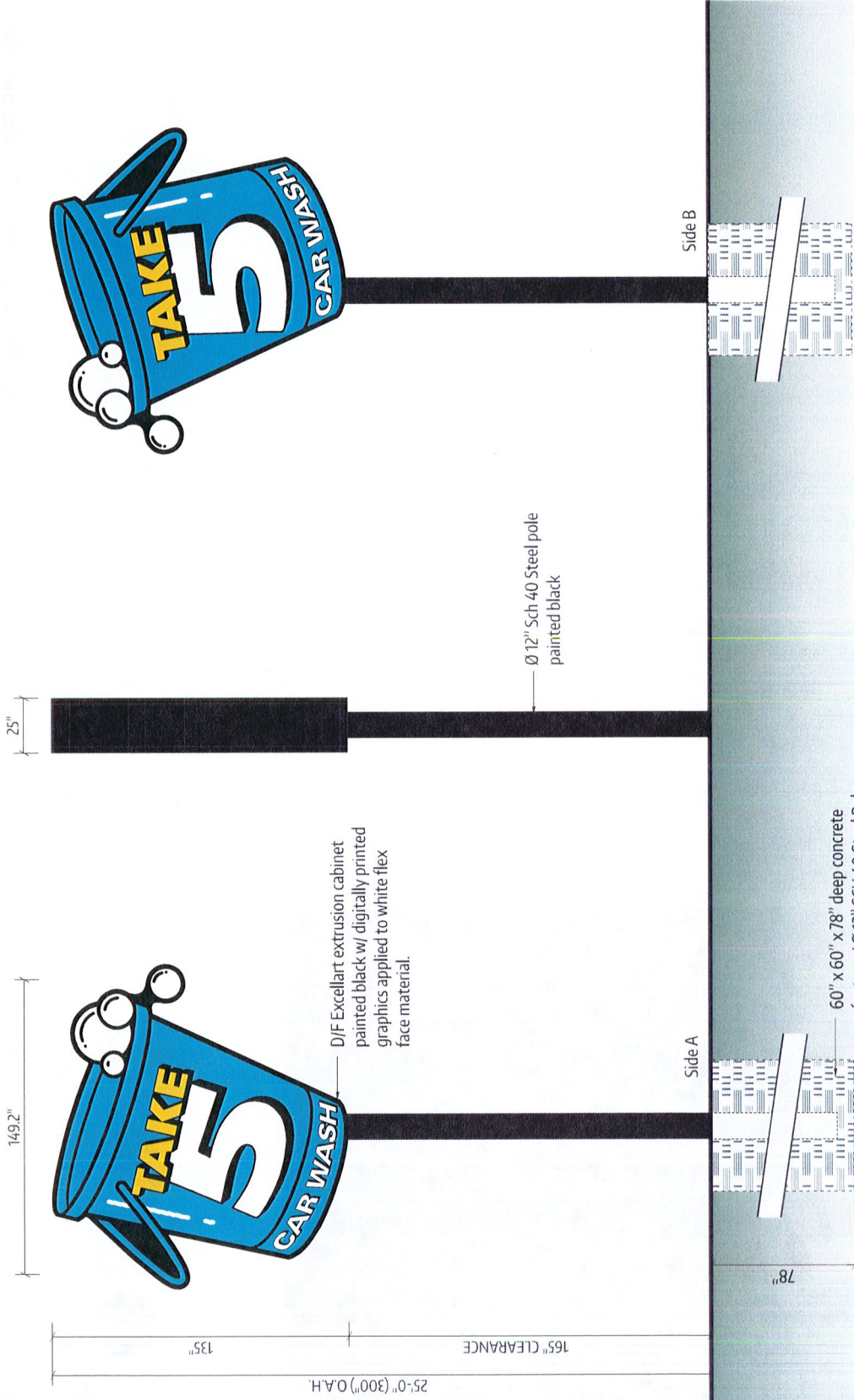
Color Key:

- PMS 2191 C
- PMS 107 C
- Black
- White

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

File Name:
28104_Bryant.pdf
Project Number: 28104



Illuminated Pylon Sign

Scale: 1/4" = 1'-0"

1100 Berkshire Blvd, Suite 200, Wyomissing, PA | Toll Free: 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client; named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

EGAN
SIGN

Sign Management Made Simple

Square Footage Calculation:

Allowed: 6 sf

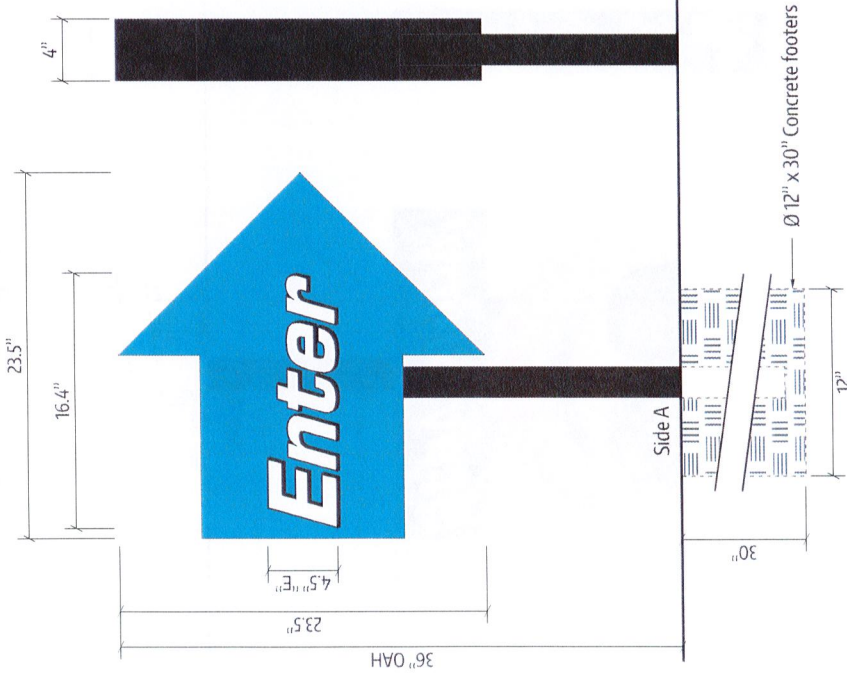
Used: 3.8 sf



Existing



Proposed



Non-illuminated aluminum fabricated cabinet w/ 1" trimcap painted black w/ acrylic faces w/ computer vinyl to match color key



Client:

Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:

Take 5 Car Wash #65

Description:

Directional Sign
(3.8 sq ft)

Qty: 1

Provide dual-faced non-illuminated directional sign per layout.

Color Key:

- PMS 2791 C
- White
- Black

Layout Date:

04/21/2022 - AR

Revision Date:

- 04/25/2022 - SK/AR
- 04/29/2022 - SK
- 05/12/2022 - SK/AR
- 06/09/2022 - SK

File Name:

28104_Bryant.pdf
Project Number: 28104

D/F Directional

E

Scale: 1 1/2" = 1'-0"

Note: All directionals holes must be hand dug. To avoid damaging unmarked underground lines, do not use power equipment.

1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

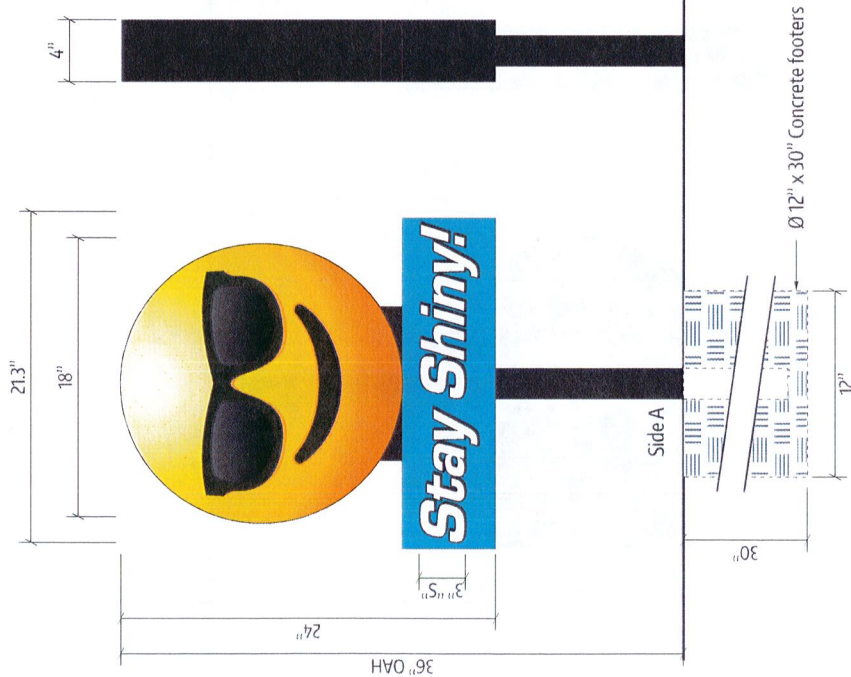
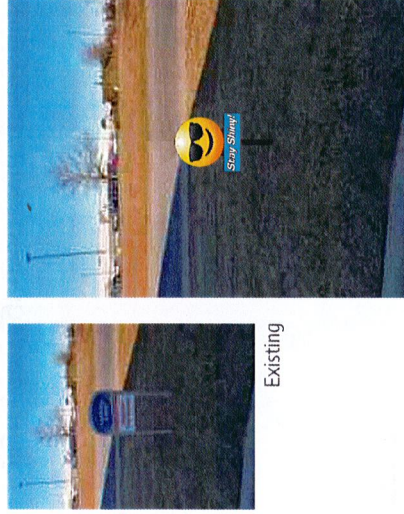


Sign Management Made Simple

Square Footage Calculation:

Allowed: 6 sf

Used: 3.6 sf



Non-illuminated aluminum fabricated cabinet w/ 1" trimcap painted black w/ acrylic faces w/ computer & digitally printed vinyl to match color key

2" Square aluminum tube frame painted black

Side B

Side A

Ø 12" x 30" Concrete footers

S/F Wayfinding



Scale: 1/12" = 1'-0"

Note: All wayfinding holes must be hand dug. To avoid damaging unmarked underground lines, do not use power equipment.



Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Wayfinding Sign
(3.6 sq ft)

Qty: 1

Provide single-faced wayfinding sign per layout.

Remove existing sign.

Color Key:

■ PMS 2191 C

■ Digitally Printed Gradient

□ White

■ Black

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

File Name:
28104_Bryant.pdf
Project Number: 28104

1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

EGAN SIGN

Sign Management Made Simple



Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Directional Sign
(3.8 sq ft)

Qty: 1

Provide dual-faced non-illuminated directional sign per layout.

Remove existing sign.

Color Key:

- PMS 2191 C
- White
- Black

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

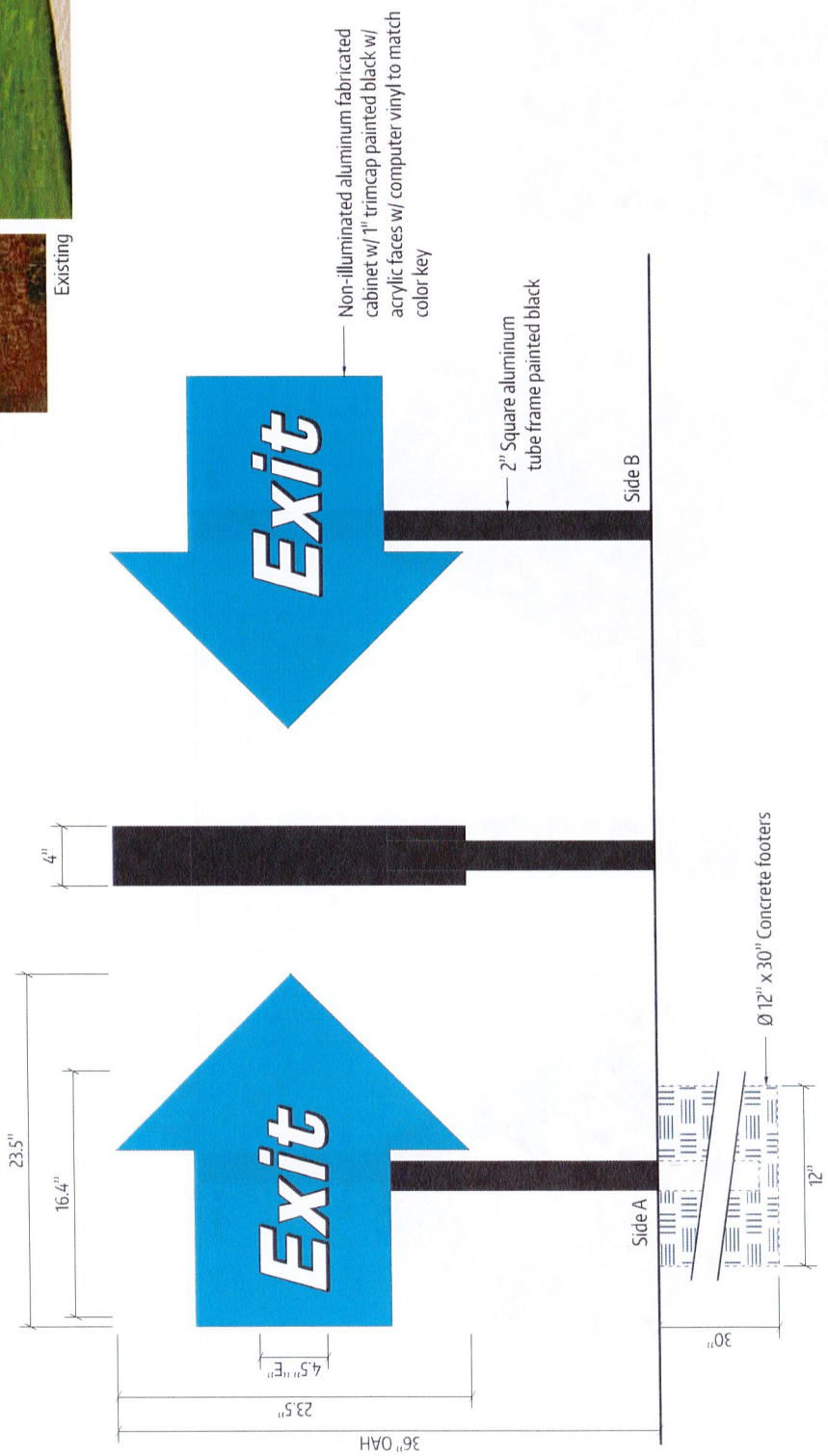
File Name:
28104_Bryant.pdf
Project Number: 28104



Proposed



Existing



D/F Directional



Scale: 1 1/2" = 1'-0"

Note: All directionals holes must be hand dug. To avoid damaging unmarked underground lines, do not use power equipment.

Square Footage Calculation:

Allowed: 6 sf

Used: 3.8 sf

1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

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Sign Management Made Simple

Square Footage Calculation:

Allowed: 6 sf

Used: 4.4 sf



Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Wayfinding Sign
(4.4 sq ft)

Qty: 1

Provide single-faced wayfinding sign per layout.

Remove existing sign.

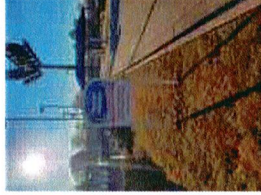
Color Key:

- PMS 2191 C
- PMS 107 C
- White
- Black

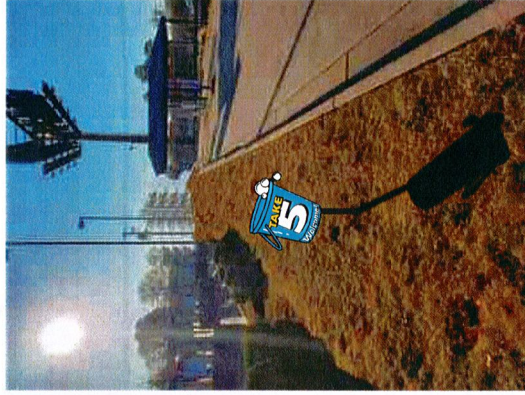
Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

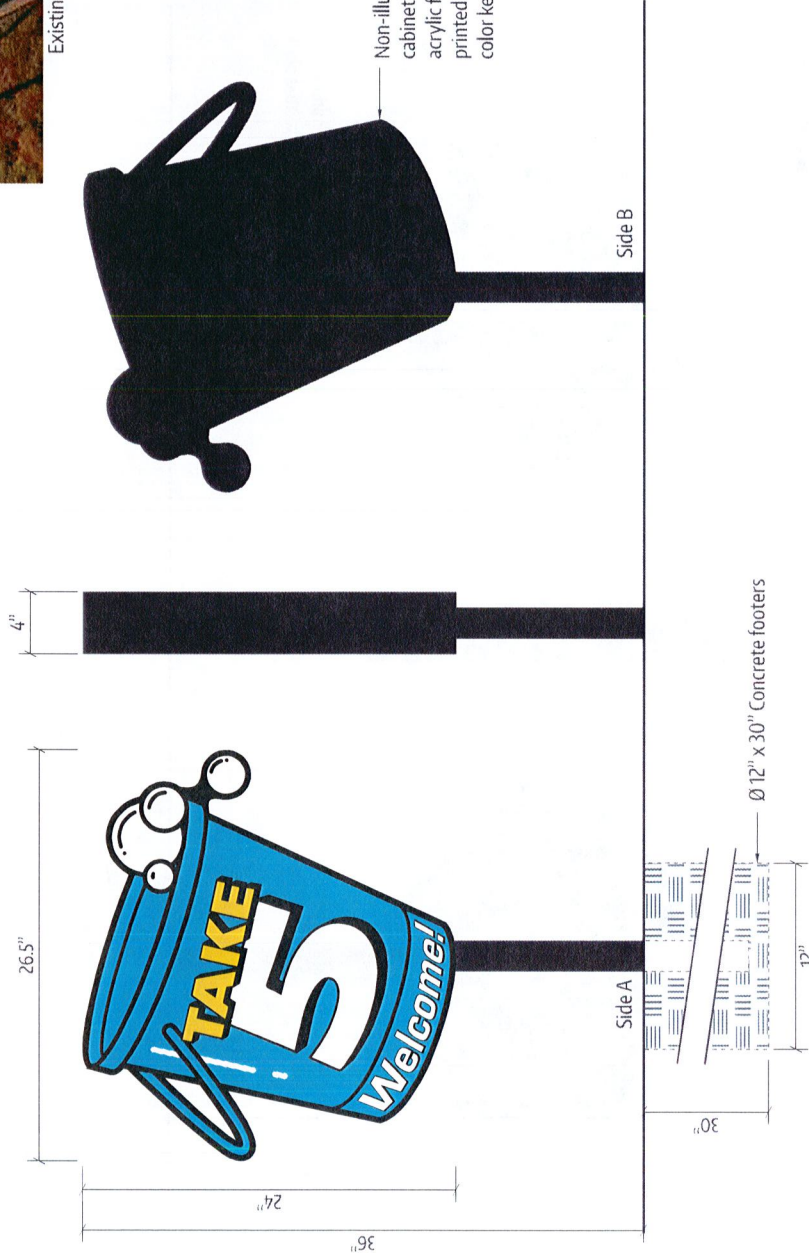
File Name:
28104_Bryant.pdf
Project Number: 28104



Existing



Proposed



Non-illuminated aluminum fabricated cabinet w/ 1" trimcap painted black w/ acrylic faces w/ computer & digitally printed vinyl to match color key

S/F Wayfinding

H

Scale: 1 1/2" = 1'-0"

Note: All wayfinding holes must be hand dug. To avoid damaging unmarked underground lines, do not use power equipment.

1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour



Sign Management Made Simple

Sign Variance

Date: 07.13.22
Project: Road Runner Bryant - Store #1043

Excerpts from Section 6.06 – Variances and Special Permits for Signs

- 1) *Variances*
“Such request shall demonstrate that special conditions or circumstances exist that are not applicable to other lands, structures, or building such that a literal interpretation of the ordinance would result in undue hardship.”
- 2) *Special Sign Permit:*
The following criteria shall be used in the review and approval of requests:
 - a) *Conditions exists which are unique to the property or type and size of development, which would cause hardship under a literal interpretation of the sign code.*
 - b) *The proposed sign will not adversely affect other sing in the area*
 - c) *The proposed sings will not be detrimental to the properties located in the vicinity.*
 - d) *The proposed sign will not obscure fire hydrants, traffic signs or traffic signals, block motorist’s line of sight, or otherwise inhibit or interfere with vehicular or pedestrian traffic.*
 - e) *Approval of the special sign permit will not constitute a grant of special privileges which is inconsistent with the limitations placed upon other properties in the vicinity having similar circumstances.*

Special Conditions and Circumstances

- 1) We are not using our permitted signage on the eastern façade.
We understand that we are on a corner lot and are permitted to have a sign on the southern building façade and the eastern building facade. The eastern building façade is not as visually prominent as the southern building façade, due to the existing gas canopy. As such, the existing SuperStop sign on the eastern building façade is going to be removed and not replaced.
- 2) The Road Runner Logo is made up of two parts.
The Superstop convenience store is being converted to a Road Runner Convenience store. Road Runner has two pieces of their logo, their emblem, “Rudy” the Road Runner and their name text “Road Runner”. Road Runner Branding has these two pieces of the emblem spaced apart from one another.¹

¹ When the emblem and logo are placed close together in order to count them as one sign, which we are willing to do, if necessary (although this is a deviation from branding), more than half of the square footage of the “whole as a rectangle” doesn’t contain signage, due to the emblem and logo being dramatically different proportions.

- 3) Request to use the signage allowed on the eastern building façade on the southern building façade.

We propose the Road Runner Logo (emblem and text) on the southern façade facing the interstate. This will result in two signs on the southern building façade, which together are well within the allowed square footage for signage on the south building facade.

- 4) Also attached are our previous three signage applications, that I hope will show a sincere desire to comply with the City of Bryant's Sign Ordinance.

J a m i e H o l t , A I A , L E E D A P B D + C

FENNELL | PURIFOY
ARCHITECTS

100 River Bluff Dr., Suite 320

Little Rock, Arkansas 72202

P. 501.372.6734



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

SIGN PERMIT APPLICATION

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

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

Date: 07/13/2022

Sign Co. or Sign Owner

Name Coulson Oil Company, Inc.
Address 5101 Northshore Lane
City, State, Zip North Little Rock, AR
Phone 501-813-4109
Email Address john.h@coulsonoil.com

Property Owner

Name Coulson Oil Company, Inc.
Address 5101 Northshore Lane
City, State, Zip North Little Rock, AR
Phone 501-813-4109
Email Address john.h@coulsonoil.com

GENERAL INFORMATION

Name of Business Road Runner - Bryant Store #1043
Address/Location of sign 23190 1-30 Frontage Rd, Bryant AR, 72022
Zoning Classification C-3

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

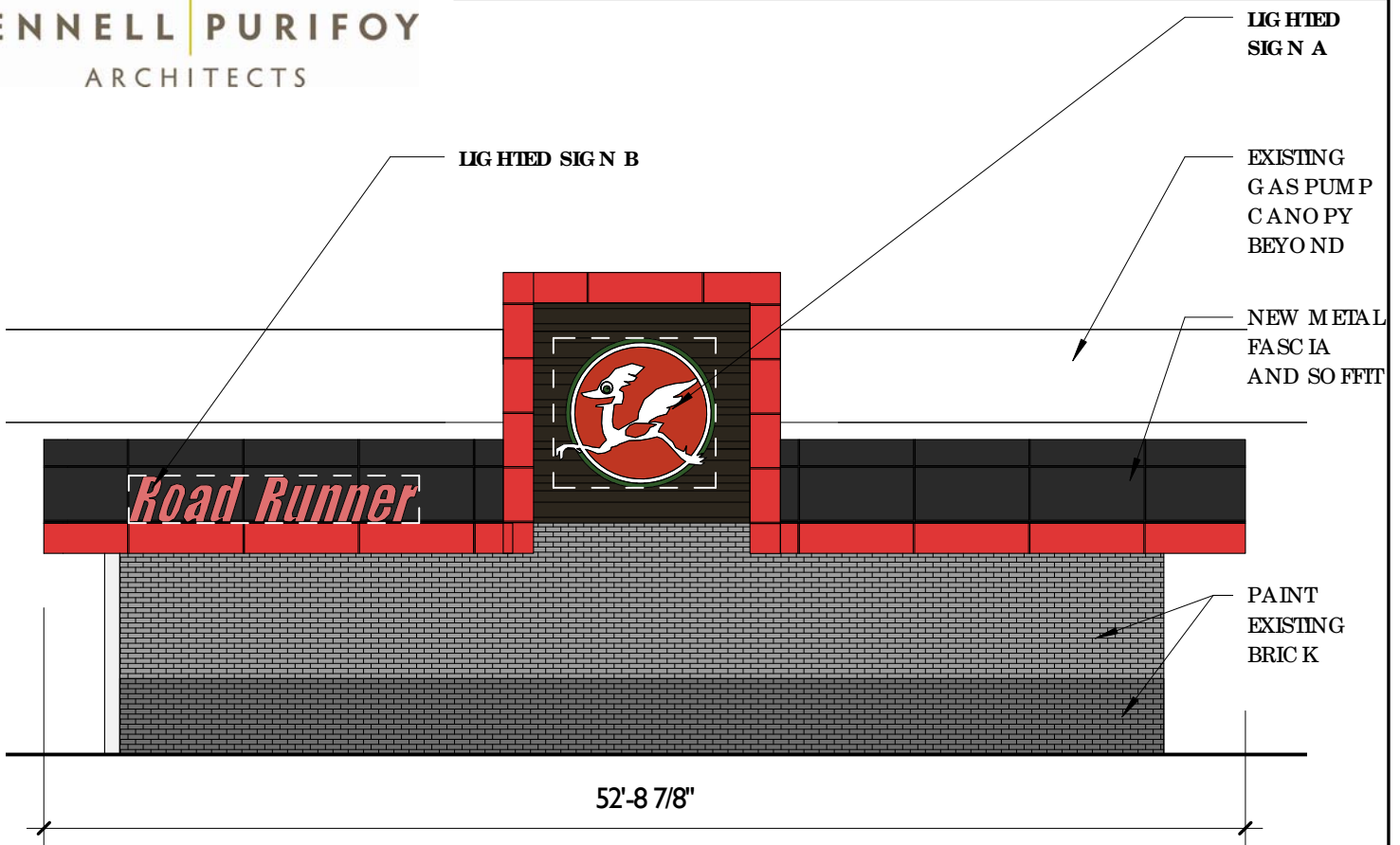
READ CAREFULLY BEFORE SIGNING

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

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

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

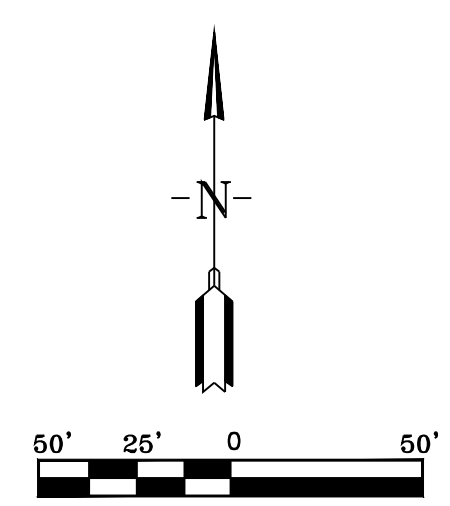
SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Facade	6'-7"H x 7'-1 1/2"L	47 SF	18'-3 1/2"	11'-8 1/2"	
B	Facade	2'-1" H x 12'-9" L	27 SF	12'-3"	10'-2"	
C						
E						
F						
G						



SO UTH ELEVATION
1/8" = 1'-0"

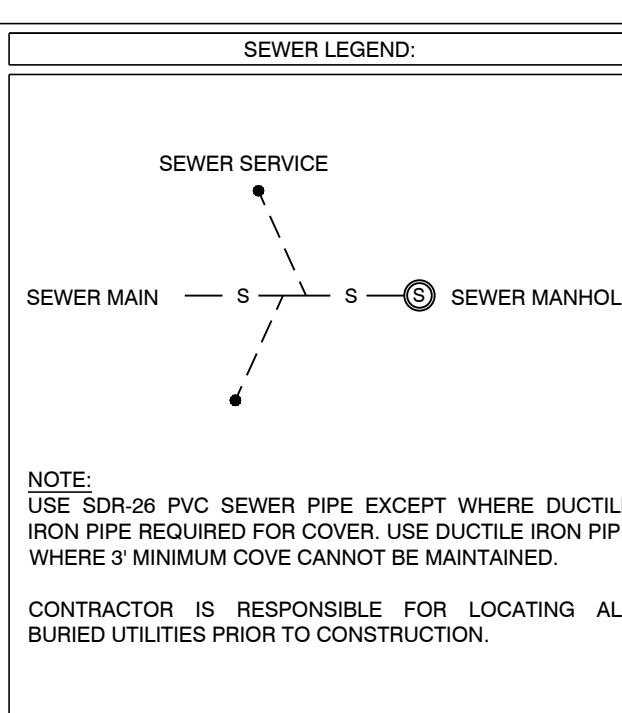
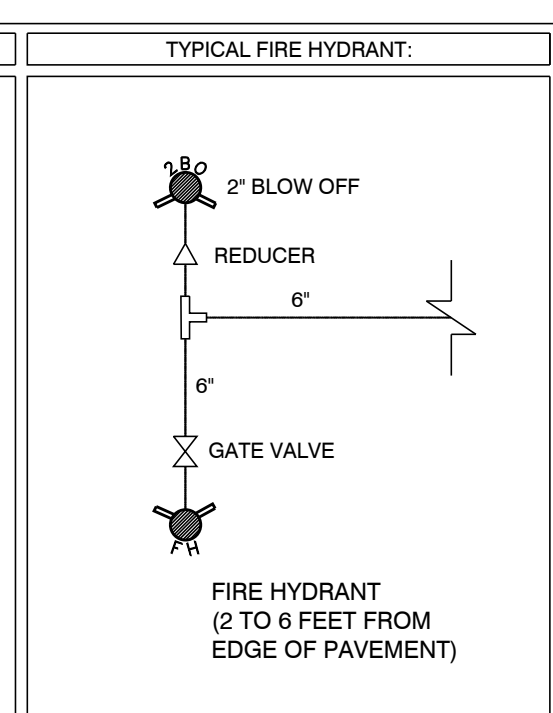
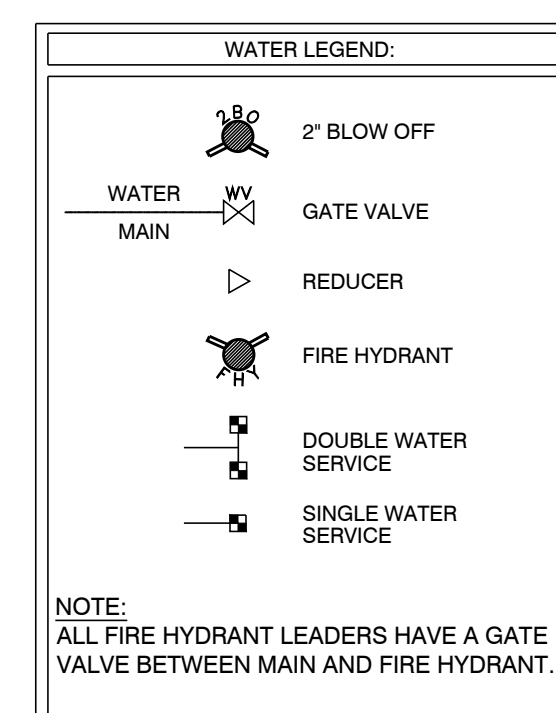


SITE PLAN



BRYANT WATER & WASTE WATER SEWER NOTES:

1. ALL PVC PIPE SHALL BE SDR-26 PIPE. SDR-35 SHALL NOT BE ALLOWED.
2. ALL MANHOLES INTERIORS SHALL BE COATED WITH A CORROSION-RESISTANT EPOXY LINER.



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:
LOMBARD HEIGHTS

WATER & SEWER ASBUILTS
LOMBARD HEIGHTS, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 07/13/2022	C.A.D. BY: B. JOHNSON	DRAWING NUMBER:
REVISED: _____	CHECKED BY: _____	20-1388
SHEET: _____	SCALE: AS SHOWN	

500 01S 14W 16 201 62 128



Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	91°41'32"	S42°28'31"E 35.88	40.01	25.00
C2	11°27'21"	S82°35'47"E 45.91	45.99	230.00
C3	4°59'05"	S74°22'34"E 20.00	20.01	230.00
C4	7°31'55"	S68°07'04"E 30.21	30.24	230.00
C5	20°07'22"	S74°24'47"E 94.34	94.83	270.00
C6	3°50'59"	S86°23'58"E 18.14	18.14	270.00
C7	89°08'20"	N47°06'22"E 35.09	38.89	25.00
C8	90°51'40"	S42°53'37"E 35.62	39.65	25.00
C9	89°08'20"	N47°06'38"E 35.09	38.90	25.00
C10	90°51'41"	S42°53'42"E 35.62	39.64	25.00
C11	11°11'16"	S82°43'50"E 62.38	62.48	320.00
C12	12°47'06"	S70°44'39"E 71.26	71.40	320.00
C13	23°58'21"	S76°29'17"E 74.76	75.31	180.00
C14	85°57'31"	N48°41'47"E 34.09	37.51	25.00
C15	23°58'21"	S76°29'17"E 74.76	75.31	205.00
C16	23°58'21"	N76°29'17"W 122.53	123.43	205.00

CERTIFICATIONS:

OWNER: Name: SOUTHERN GENERAL CONTRACTORS Address: BOX 242146, LITTLE ROCK, AR 72223

DEVELOPER: Name: SOUTHERN GENERAL CONTRACTORS Address: BOX 242146, LITTLE ROCK, AR 72223

CERTIFICATE OF OWNER:

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

Date of Execution _____ Name _____

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision, that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution _____ Jonathan L. Hope
Registered Professional Land Surveyor No. 1762
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

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

Date of Execution _____ William W. McFadden
Registered Professional Engineer, No. 14048
Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution _____ Rick Johnson
Bryant Planning Commission

PROPERTY SPECIFICATIONS:	
OWNER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	MIN. LOT SIZE: 6000 SQ. FT. NUMBER OF LOTS: 24 SOURCE OF WATER: SALEM WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
DEVELOPER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 8' OR AS SHOWN
ENGINEERS: HOPE CONSULTING INC. 117 S MARKET STREET BENTON, AR 72015	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN STREET RIGHT OF WAYS: 50' OR AS SHOWN STREET WIDTH: 28' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP
NAME OF SUBDIVISION: LOMBARD HEIGHTS SUBDIVISION	ZONING CLASSIFICATION: R-1.5
SOURCE OF TITLE: 2017-11245	

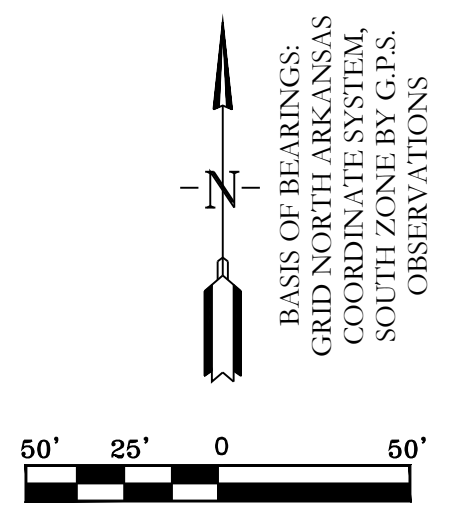
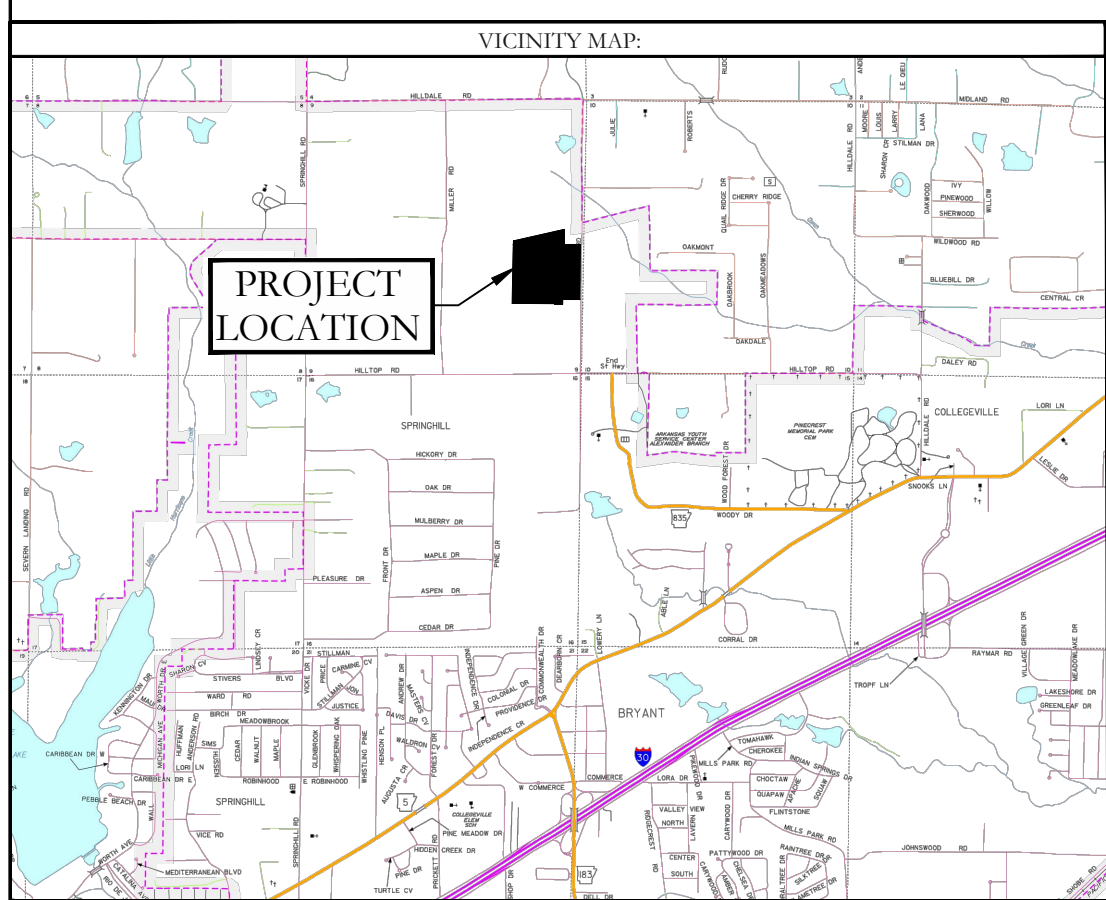
FINAL PLAT LOMBARD HEIGHTS SUBDIVISION, PHASE 1

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

PROPERTY DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4), PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4), PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4), ALL IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SE 1/4 OF THE SE 1/4, SAID POINT BEING A FOUND 1/2" REBAR WITH A CAP; THENCE, ALONG THE NORTH LINE OF SAID SE 1/4, SE 1/4 S 89°29'36" W A DISTANCE OF 40.65 FEET TO THE POINT OF BEGINNING; THENCE, N 00°30'26" E A DISTANCE OF 152.28 FEET; THENCE, N 63°32'06" W A DISTANCE OF 196.51 FEET; THENCE, N88°19'27"W A DISTANCE OF 613.43 FEET; THENCE, N 01°40'33" E A DISTANCE OF 175.01 FEET; THENCE, N13°18'33"E A DISTANCE OF 51.05 FEET; THENCE, N 02°22'03" E A DISTANCE OF 80.00 FEET; THENCE, S 88°19'27" E A DISTANCE OF 410.05 FEET; THENCE, N 70°39'30" E A DISTANCE OF 53.88 FEET; THENCE, S 87°27'57" E A DISTANCE OF 169.40 FEET; THENCE, S 64°38'17" E A DISTANCE OF 228.48 FEET; THENCE, S 88°19'27" E A DISTANCE OF 210.44 FEET TO A POINT THE WEST RIGHT OF WAY OF LOMBARD HEIGHTS ROAD; THENCE ALONG SAID RIGHT OF WAY S01°13'12"W A DISTANCE 19.44 FEET; THENCE S02°46'04"W A DISTANCE OF 71.03 FEET; THENCE S04°06'35"W A DISTANCE OF 110.40 FEET; THENCE S05°06'02"W A DISTANCE OF 55.48 FEET; THENCE S03°10'56"W A DISTANCE OF 203.50 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 8.50ACRES (370,381 SQUARE FEET).



LEGEND

- (P) - No Parking Sign
- - Stop Sign
- - Street light
- ▲ - Fire Hydrant
- ◆ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap (SIP)
- (D) - Deeded
- (M) - Measured
- (P) - Platted

FOR USE AND BENEFIT OF:
SOUTHERN GENERAL CONTRACTORS

**FINAL PLAT
LOMBARD HEIGHTS, PHASE 1**
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 01/07/2022	C.A.D. BY: RJOHNSON	DRAWING NUMBER:
REVISION:	CHECKED BY:	19-0238
500	01S	14W
0	29	300
62	1762	

P:\LAND PRODUCTS\2022\BRYANT\2022-01-07\19-0238\19-0238.PDW

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

$\$2400 + \$100 = \$2,500$

$\$25 + \$24 = \$49$

Total Fee Required= \$2,549

City of Bryant Subdivision Checklist

Subdivision/Project Name Lombard Heights

Contact Person Jonathan Hope Phone 501-860-0467

Mailing Address 117 South Market Street Benton, Arkansas

I. BASIC INFORMATION NEEDED ON THE PLAT

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

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

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

- √ ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- √ ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- √ ▲ 49. 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)

Lombard Heights

Jonathan Hope

Name of Subdivision

Surveyor

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

William McFadden

Owner Signature

Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____

Date _____

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

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

Date

Developer Signature

Witness

Printed Name

Address

Phone Number

ASSURANCES FOR COMPLIANCE, INSTALLATION, ETC.

- a.) Upon preliminary approval of subdivision construction plans and specifications for improvements, the Developer shall enter into an agreement with the City of Bryant to install or ensure the completion of the improvements as designed and to (repair or replace), (pay the cost to the city of repairing or replacing) all city property damaged or destroyed in connection therewith. The city will accept the subdivision and issue the certificate of final plat approval subject to the assurance of performance of the obligations of the Developer under the agreement.
- b.) One of the following assurances assigned to the city shall be utilized by the Developer to assure performance of the Developer's obligations under the agreement:
 - 1. Surety Bond in the amount of ten percent (10%) of the estimated development cost and recorded at the Saline County Courthouse.
 - 2. Cashier's check(s) in the amount of ten percent (10%) of the estimated development cost on which no interest will be paid by the city.

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

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

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

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

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

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

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


APPROVED


ATTEST

No Emergency Clause

HOPE
CONSULTING
ENGINEERS - SURVEYORS

July 13, 2022

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

RE: Lombard Heights Final Plat (Hope Job# #20-1388)

Dear Truett:

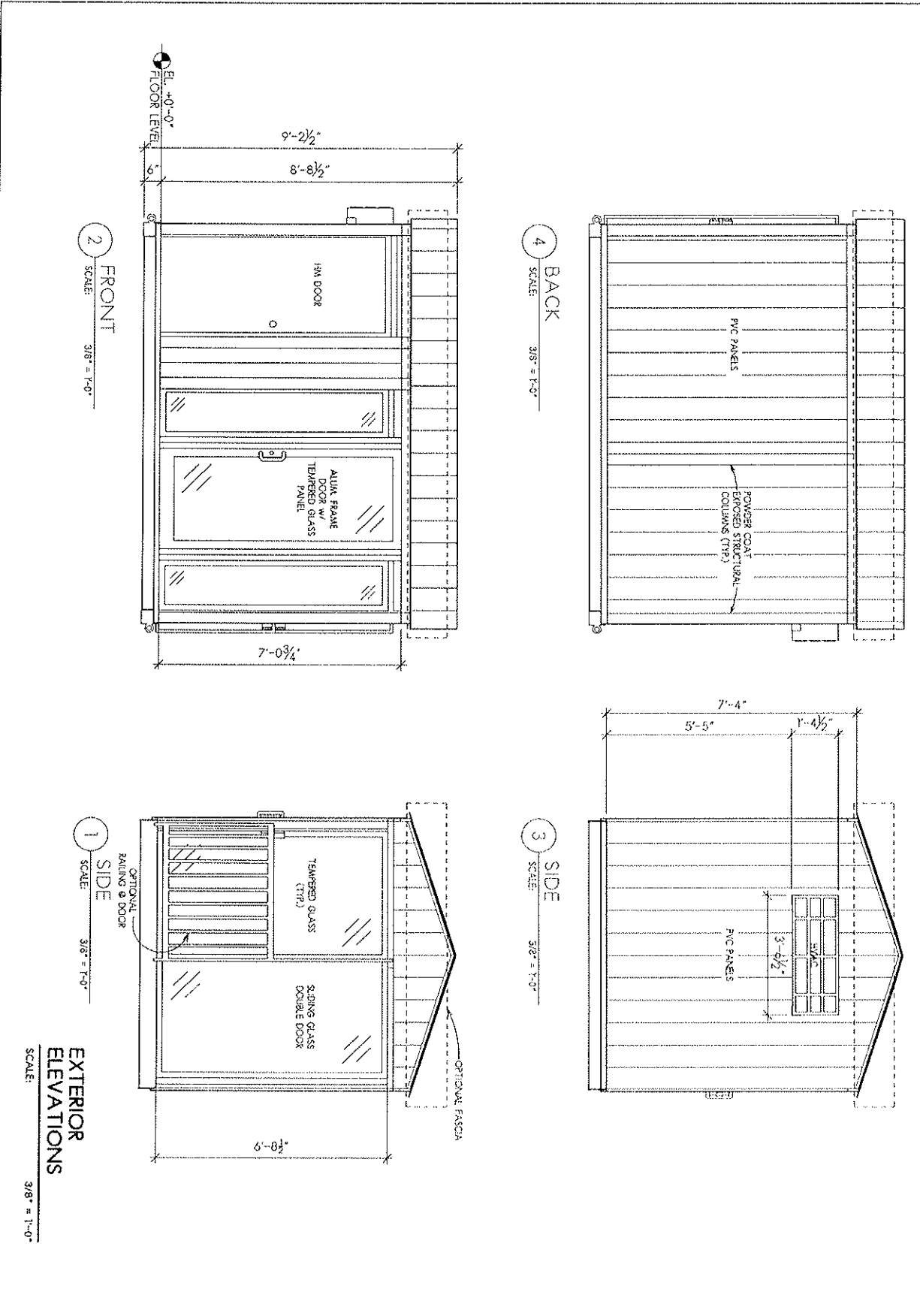
On behalf of the property owner, we are formally requesting that Bryant and Community Development review and forward the Final Plat of Lombard Heights Subdivision to the Bryant Planning Commission for Final Plat Approval.

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

Sincerely,


Jonathan Hope

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



EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

DATE: 07-10-2015
PROJECT NUMBER: 25118
SHEET NUMBER: A2.1

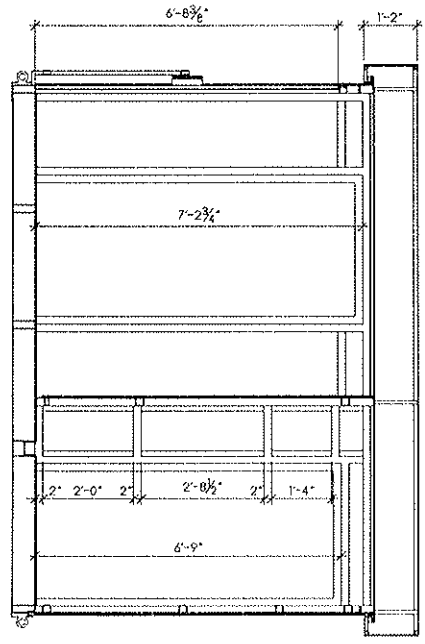
ISSUED FOR:	DATE:
DRAWN:	APPROVED:

© COPYRIGHT 2015
Larson & Darby Group
All Rights Reserved

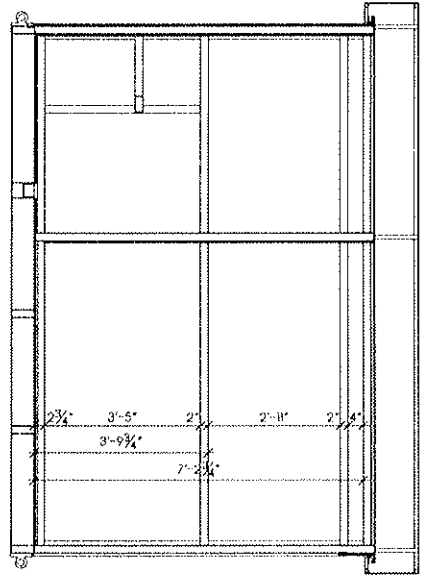
ADA PETWASH VENDING STATION
ALL PAWS PET WASH
VARIOUS LOCATIONS



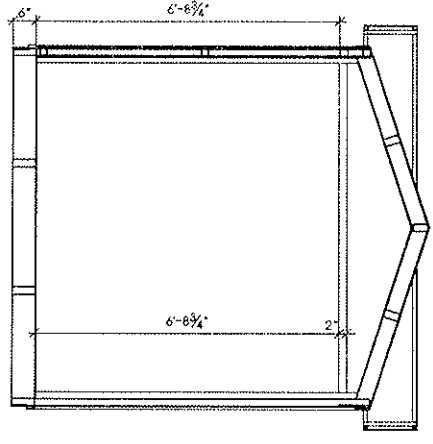
Larson & Darby Group
Architects Engineers Interiors
10000 10th Avenue, Suite 1000, Denver, CO 80202
Tel: 303.733.1100 Fax: 303.733.1101



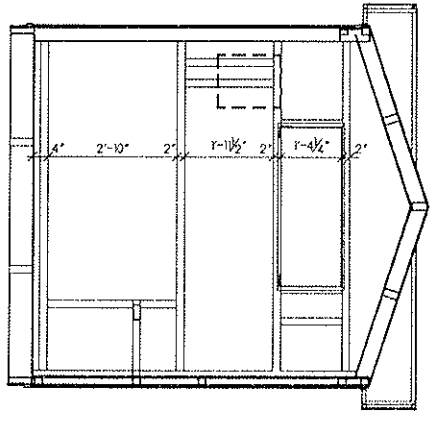
5 BUILDING SECTION
SCALE: 3/8" = 1'-0"



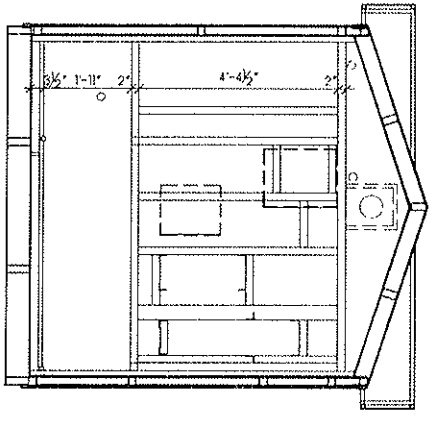
4 BUILDING SECTION
SCALE: 3/8" = 1'-0"



3 BUILDING SECTION
SCALE: 3/8" = 1'-0"



2 BUILDING SECTION
SCALE: 3/8" = 1'-0"



1 BUILDING SECTION
SCALE: 3/8" = 1'-0"

NOTE: INTERIOR EQUIPMENT DELETED OR SHOWN AS DASHED LINES FOR CLARITY

STRUCTURE BUILDING SECTIONS
SCALE: 3/8" = 1'-0"

DATE: 07-10-2019
PROJECT NUMBER: 25118
SHEET NUMBER: A3.1

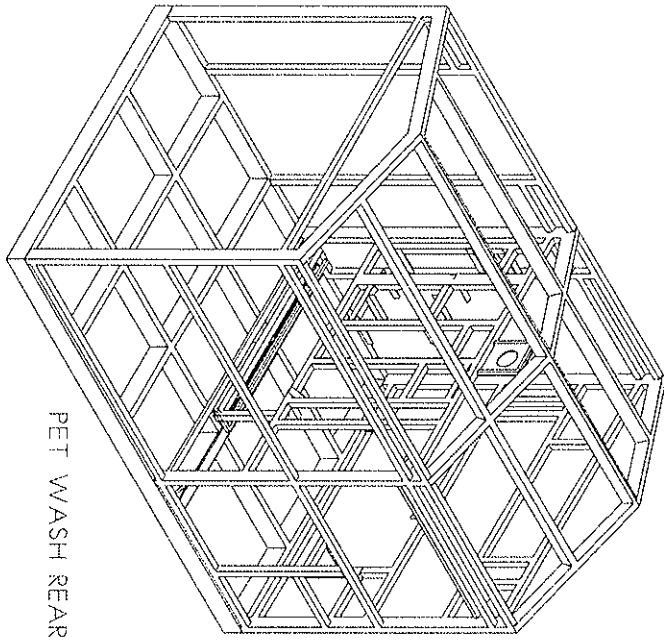
ISSUED FOR:	DATE:
DRAWN:	APPROVED:

CONTRACTOR'S USE
DATE: 07-10-2019
PROJECT NUMBER: 25118
SHEET NUMBER: A3.1

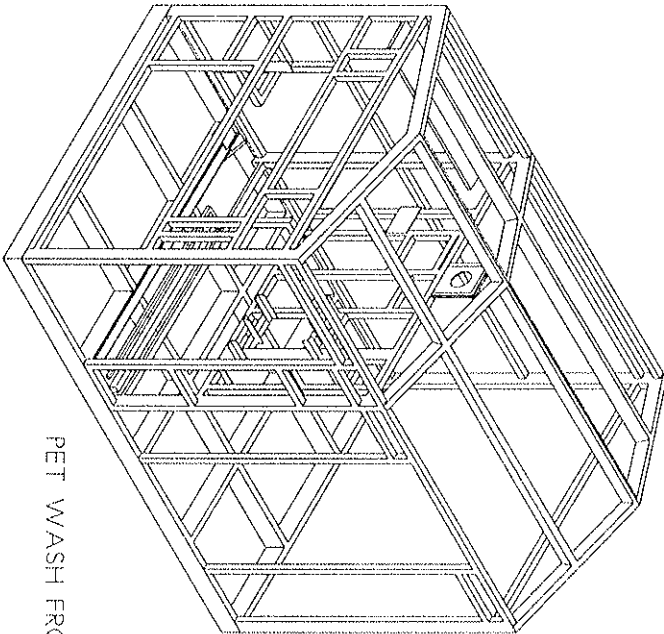
ADA PETWASH VENDING STATION
ALL PAWS PET WASH
VARIOUS LOCATIONS



Larson & Darby Group
Architects Engineers Interiors
1000 W. 10th Street, Suite 100, Fargo, ND 58102-4100



PET WASH REAR



PET WASH FRONT

FOR ILLUSTRATIVE
PURPOSES ONLY

STRUCTURE
AXONOMETRIC VIEWS
SCALE: NONE

DATE: 07-10-2015
PROJECT NUMBER 25118
SHEET NUMBER A3.2

ISSUED FOR:	DATE:
DRAWN:	APPROVED:

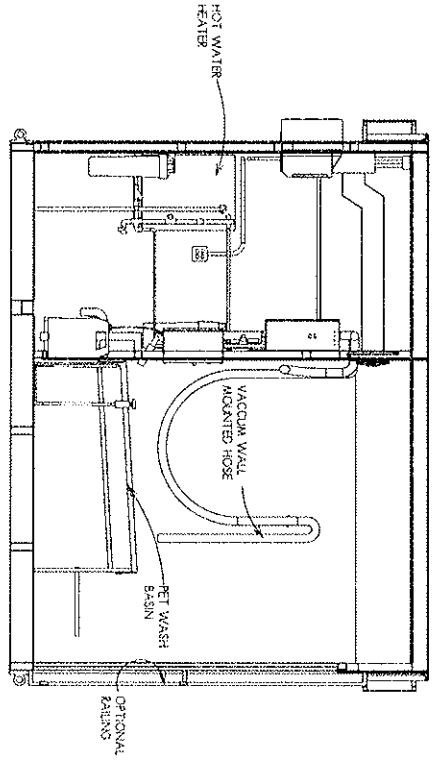
REVISIONS		
NO.	DATE	DESCRIPTION

ADA PETWASH VENDING STATION
ALL PAWS PET WASH
VARIOUS LOCATIONS

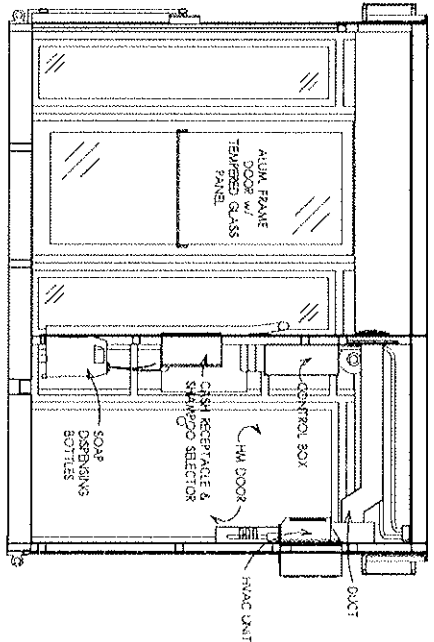


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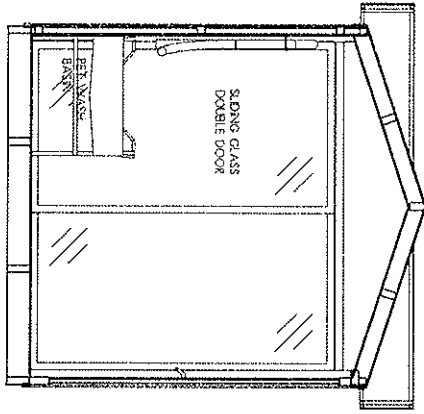
10000 10th Avenue, Suite 200, Golden, CO 80401 Tel: 303.440.4400 Fax: 303.440.4401



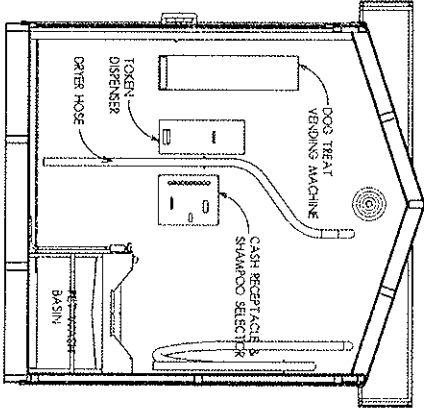
6 ELEVATION FACING BACK
SCALE: 3/8" = 1'-0"



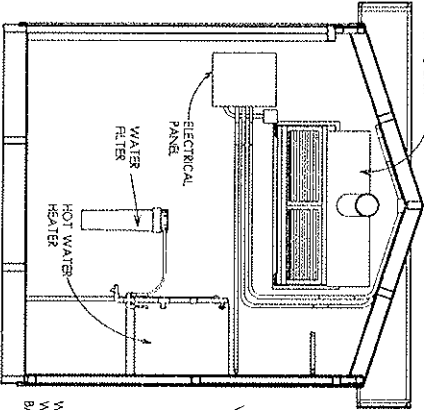
5 ELEVATION FACING FRONT
SCALE: 3/8" = 1'-0"



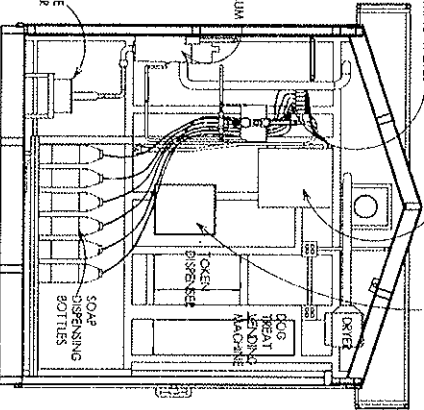
4 PET WASHING ROOM
SCALE: 3/8" = 1'-0"



3 PET WASHING ROOM
SCALE: 3/8" = 1'-0"



2 UTILITY ROOM
SCALE: 3/8" = 1'-0"



1 UTILITY ROOM
SCALE: 3/8" = 1'-0"

INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

DATE: 07-10-2015
PROJECT NUMBER: 25118
SHEET NUMBER: A4.1

ISSUED FOR:	DATE:
DRAWN:	APPROVED:

CONTRACTOR'S SEAL
Larson & Darby Group

ADA PETWASH VENDING STATION
ALL PAWS PET WASH
VARIOUS LOCATIONS



Larson & Darby Group
Architects Engineers Interiors

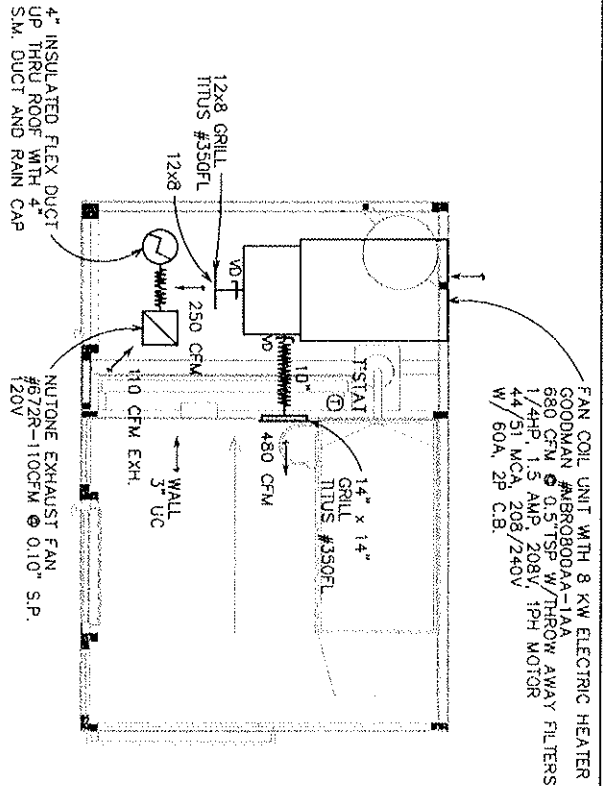
1000 North 10th Street, Suite 100, Minneapolis, MN 55412

HVAC PLAN NOTES:

- ALL SUPPLY AIR DUCTS SHALL BE FABRICATED FROM PRIME GRADE GALVANIZED SHEET METAL IN ACCORDANCE WITH THE SMACNA DESIGN MANUAL.
- ALL DUCTWORK IS EXPOSED WITH-IN CONDITIONED SPACE.
- ALL DUCT DIMENSIONS SHOWN ARE ACTUAL DIMENSIONS OF AIRWAY;
- ALL GRILLES ARE BASED UPON TITUS WITH BAKED OFF-WHITE ENAMEL FINISH.
- ALL FLEX DUCT SHALL BE WITH FLAME SPREAD OF 25 OR LESS. MAXIMUM LENGTH SHALL BE 5 LINEAR FEET.
- THE MANUFACTURER SHALL ADJUST ALL DRIVES AND REGULATE ALL SUPPLY AIR GRILL DAMPERS TO DELIVER THE AIR QUANTITY SHOWN ON THE PLAN.
- WHERE FLEXIBLE DUCTS ARE CONNECTED TO MAIN TRUNK DUCT, SPIN COLLARS WITH MANUAL VOLUME DAMPER SHALL BE PROVIDED.

MECHANICAL SPECIFICATIONS

- THESE DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL ARRANGEMENTS, SIZES, AND LOCATIONS OF EQUIPMENT. ALL EQUIPMENT SHALL BE INSTALLED COMPLETE WITH FURNISHING ALL REQUIRED COMPONENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ASHRAE STANDARDS FOR THE STATE OF ILLINOIS.
- CONFORMANCE TO LOCAL CODE, AND ANY OTHER REQUIREMENTS APPLICABLE TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE END USER. THE END USER SHALL SUBMIT ALL REQUIRED DRAWINGS FOR APPROVAL TO ANY AGENCIES REQUIRING THEM AND OBTAIN NECESSARY PERMITS.
- ALL MATERIAL SHALL BE NEW AND OF FIRST QUALITY. ALL WORKMANSHIP SHALL BE FIRST CLASS AND DONE ACCORDING TO STANDARD PRACTICE.
- WHERE UNDERWRITERS' LABORATORY STANDARDS EXIST, EQUIPMENT FURNISHED SHALL BEAR THE UL LABEL AND BE OF THE APPROPRIATE NEMA TYPE.
- NOTWITHSTANDING THE LOCAL CODE AUTHORITY REQUIREMENTS, THE LATEST NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) AND NFPA (NATIONAL BOARD OF FIRE UNDERWRITERS) REQUIREMENTS ARE A PART OF THIS CONTRACT. IF REQUIRED BY LOCAL AUTHORITIES, THE MANUFACTURER WILL FURNISH AND INSTALL AUTOMATIC HEAT AND/OR SMOKE DETECTORS.
- ALL DUCT CONSTRUCTION AND INSTALLATION SHALL CONFORM TO LATEST APPLICABLE ASHRAE (AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS) AND SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION) STANDARDS.
- MANUFACTURER SHALL PROVIDE ALL VOLUME DAMPERS THAT SHALL BE SELF INDICATING WITH AN EXTERIOR ADJUSTING AND LOCKING MECHANISM. DAMPERS SHALL CLOSE AGAINST THE AIR STREAM.
- ALL DUCTS SHALL BE CLEANED PRIOR TO INSTALLATION OF GRILLES, REGISTERS, DIFFUSERS, ETC. PAINT INTERIOR OF DUCTS BEHIND GRILLES, DIFFUSERS, REGISTERS, ETC.
- MANUFACTURER SHALL PROVIDE VIBRATION ISOLATION TO PREVENT TRANSMISSION OF VIBRATION AND SOUND FROM MOTORIZED AND/OR ROTATING EQUIPMENT TO STRUCTURE.
- THESE DRAWINGS ARE NOT SITE SPECIFIC NOR ARE THEY DESIGNED TO LOCAL CODE REQUIREMENTS BUT SHALL BE MODIFIED FOR A SPECIFIC ORDER AND LOCAL CODE REQUIREMENTS.



HVAC PLAN

SCALE: 3/8" = 1'-0"

VENTILATION SYMBOL LIST

SINGLE LINE	DESCRIPTION
	DUCT, WIDTH X DEPTH, AIRWAY DIMENSIONS
	FLEXIBLE DUCT
	SIDE WALL SUPPLY REGISTER
	VOLUME DAMPER WITH QUADRANT LOCKING
	UNDERCUT MINIMUM AT DOOR OR WALL
	THERMOSTAT

DATE: 07-07-2015	ISSUED FOR: DATE
PROJECT NUMBER: 25118	
SHEET NUMBER: M1.1	
DRAWN: _____	APPROVED: _____

STANDARD BORDER SHEET FOR LARSON & DARBY GROUP ROCKFORD, ILLINOIS

STANDARD BORDER SHEET FOR LARSON & DARBY GROUP ROCKFORD, ILLINOIS



Larson & Darby Group Architects Engineers Interiors

1100 North State Street, Rockford, IL 61103-1400

ELECTRICAL SPECIFICATIONS

- THESE DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL ARRANGEMENTS, SIZES, AND LOCATIONS OF EQUIPMENT. ALL EQUIPMENT SHALL BE INSTALLED COMPLETE WITH FINISHING ALL REQUIRED COMPONENTS.
- ALL WORK INDICATED IS BASED UPON CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE AND IS SUBJECT TO LOCAL CODE INTERPRETATION AND IS CONSIDERED TO BE IN THE FOOTPRINT OF THE UNIT.
- CONFORMANCE TO LOCAL CODE, AND ANY OTHER REQUIREMENTS APPLICABLE TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE END USER. THE END USER SHALL SUBMIT ALL REQUIRED DRAWINGS FOR APPROVAL TO ANY AGENCIES REQUIRING THEM AND OBTAIN NECESSARY PERMITS.
- ALL EQUIPMENT PROVIDED SHALL BE NECA STANDARD, NEMA AND UL LISTED.
- UNLESS OTHERWISE SPECIFIED, THE MANUFACTURER SHALL FURNISH AND INSTALL CONDUIT, WIRING, AND ACCESSORIES FOR ALL ELECTRICALLY OPERATED EQUIPMENT INCLUDING FINAL CONNECTIONS TO SAME WITHIN THE FOOTPRINT OF THE UNIT. DISCONNECTS NOT REQUIRED FOR PLUG IN EQUIPMENT.
- ALL EXIT CONDUIT FITTINGS SHALL BE COMPRESSION TYPE AS MANUFACTURED BY APPLICABLE CROSSING HINDS OR PANDA.
- ALL CONDUCTORS SHALL BE COPPER TYPE THHN/THWN, MINIMUM SIZE #12 AWG, AS MANUFACTURED BY HAYWARD, COLLIER OR ALUMINUM.
- JOINT IN ONE CONDUIT BOXES SHALL BE A 4" X 4" CONDUIT BOX NOT LESS THAN 1/2" DEEP. TOGGLE SWITCH, RECEPTACLE OUTLET BOXES SHALL BE 2" SQUARE, NOT LESS THAN 1-1/2" DEEP. CROWN DRINK COFFERS SHALL BE USED FOR EXPOSED JUNCTION BOX INSTALLATIONS. JUNCTION BOXES SHALL BE AS MANUFACTURED BY ABBEY OR ABBEY OR STEEL ONLY.
- GAST SWITCH, GATE AND JUNCTION BOXES OR CONDUIT FITTINGS SHALL BE USED IN ALL DAMP OR WET LOCATIONS. THEY SHALL HAVE THREADED HOLES AND GASKETED COVERS. THEY SHALL BE AS MANUFACTURED BY HOFFMAN, QUALITY OR APPLITION.
- ALL LOCAL SWITCHES FOR CONTROL OF LIGHTING SHALL BE RATED 20 AMPERE, 277 VOLT, 1-PHASE, 3-POLE, 3-THROW, (COLOR AS SELECTED BY MANUFACTURER), SINGLE POLE BREAKER, #221.
- APPROXIMATELY 20% OF THE BREAKERS SHALL BE APPROVED EQUAL.
- SPECIFICATION GRADE DUPLEX RECEPTACLES SHALL BE 20 AMPERE, 125 VOLT 3 WIRE GROUNDING TYPE EQUAL TO HUBBELL 5882, A-4 OR 5885 APPROVED EQUAL. DEVICE COLOR AS SELECTED BY MANUFACTURER. OFF. RECEPTACLES SHALL BE EQUAL TO HUBBELL 4055322. SPECIAL RECEPTACLES SHALL BE AS NOTED ON THE DRAWINGS.
- ALL PANELBOARD'S SHALL HAVE COPPER BUSBARS AND SHALL BE AS MANUFACTURED BY H. I. E. SQUARE D OR WESTINGHOUSE. ALL CIRCUIT BREAKERS SHALL BE BOLT-ON TO AND 20 AMP SINGLE POLE BREAKERS SHALL BE RATED FOR SWITCHING 30 FT.
- MINIMUM UL LISTED INTERLOCKING RAINING (RMS 300 AWG) SHALL BE AS FOLLOWS:
 - 240 VOL. MAXIMUM BREAKERS
 - 15-120 AMP = 10,000 AIC
 - 110-225 AMP = 22,000 AIC
 - INSULATED WIRING SHALL BE FINISHED COMPLETE WITH LAMPS, LENSES, END CAPS, JOINTING HARDWARE, ETC. TO PROVIDE A COMPLETE AND WORKING SYSTEM.
- THESE DRAWINGS ARE NOT SITE SPECIFIC NOR ARE THEY DESIGNED TO LOCAL CODE REQUIREMENTS BUT ENTER THE GENERAL DESIGN CONCEPT COMPONENTS, MATERIALS AND SHALL BE MODIFIED FOR A SPECIFIC ORDER AND LOCAL CODE REQUIREMENTS.

DATE:	01-01-2015
PROJECT NUMBER	25118
SHEET NUMBER	E3.1
ISSUED FOR:	DATE:
DRAWN:	APPROVED:

STANDARD BORDER SHEET FOR
LARSON & DARBY GROUP
 ROCKFORD, ILLINOIS

Larson & Darby Group
 Architects Engineers Interiors

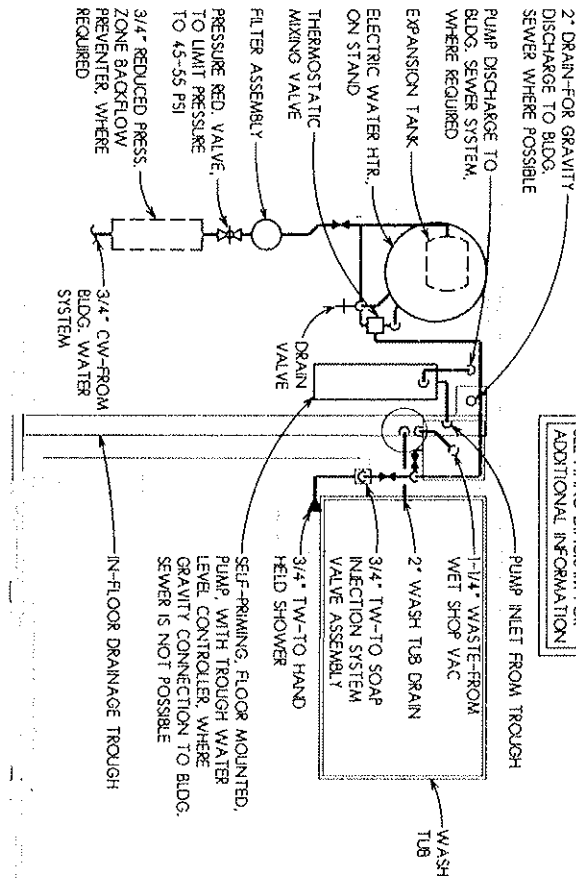
604 N. Olive - 2nd Floor - Rockford, IL 61101-2607 - Phone: 815.398.1200 - Fax: 815.398.1201

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
—○	PIPE TURNED UP
—○	PIPE TURNED DOWN
⊗	SHUT-OFF VALVE
⊗	PRESSURE REDUCING VALVE

PLUMBING ABBREVIATIONS

MARK	DESCRIPTION
CW	COLD WATER
HW	HOT WATER
TW	TEMPERED WATER



SEE PIPING DIAGRAM FOR ADDITIONAL INFORMATION

- NOTES:**
1. END USER SHALL BE RESPONSIBLE FOR CONNECTING SYSTEM WATER SUPPLY AND SANITARY SEWER TO BUILDING WATER AND SANITARY SEWER SYSTEMS.
 2. ALL WATER PIPING SHALL BE PEY MATERIAL AND ALL WASTE PIPING SHALL BE SCHEDULE 40 PVC.

PLUMBING PLAN

SCALE: 1/2" = 1'-0"

DATE: 07-10-2018	ISSUED FOR: DATE
PROJECT NUMBER 25118	
SHEET NUMBER P1.1	
DRAWN TW	APPROVED EAS

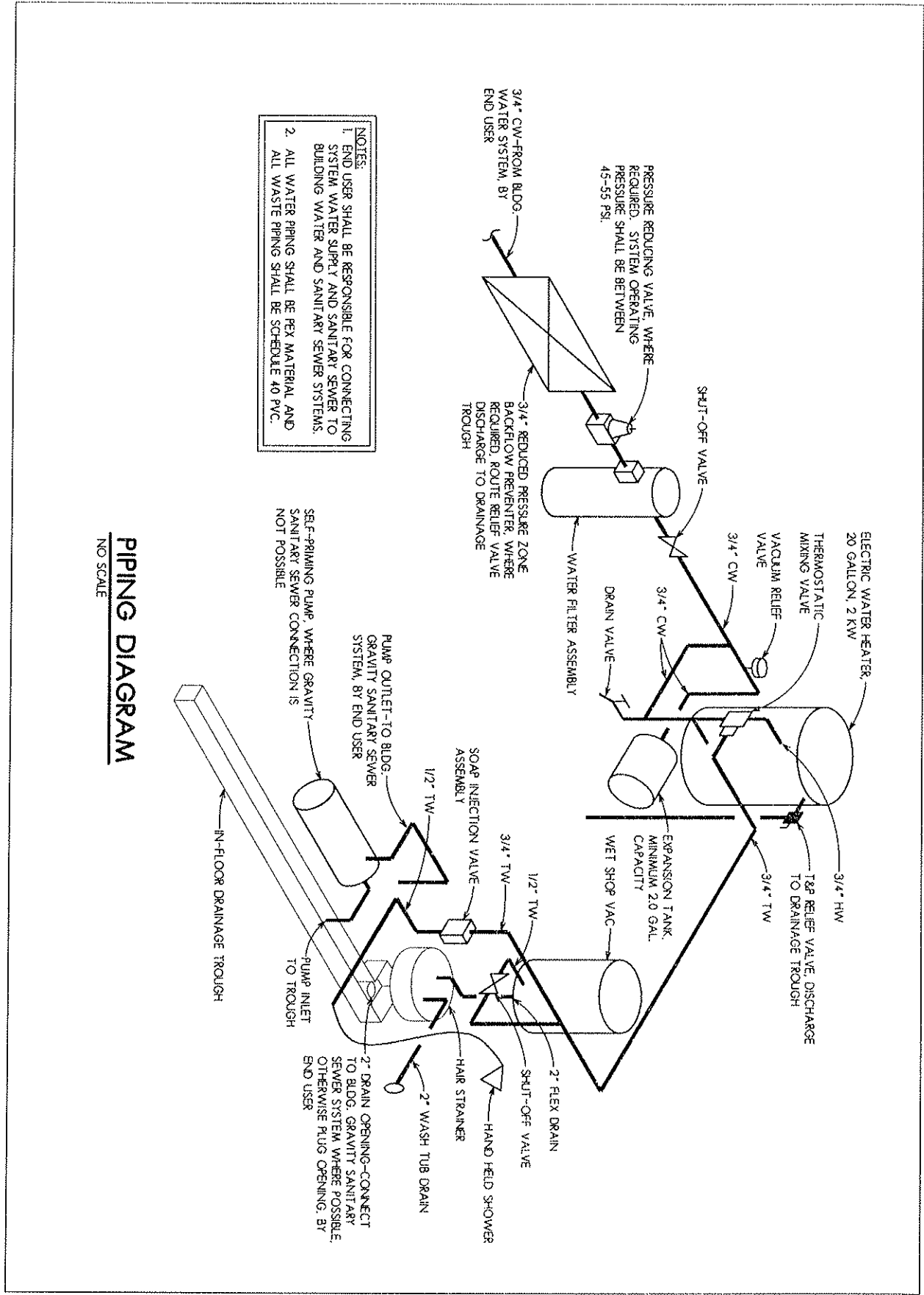
CONTRACT NO.
DATE
PROJECT NO.
SHEET NO.

ADA PETWASH VENDING STATION
ALL PAWS PET WASH
VARIOUS LOCATIONS



Larson & Darby Group
Architects Engineers Interiors

10000 Old Orchard Road, Suite 100, Dallas, TX 75243-1000



NOTES:
 1. END USER SHALL BE RESPONSIBLE FOR CONNECTING SYSTEM WATER SUPPLY AND SANITARY SEWER TO BUILDING WATER AND SANITARY SEWER SYSTEMS.
 2. ALL WATER PIPING SHALL BE PEX MATERIAL AND ALL WASTE PIPING SHALL BE SCHEDULE 40 PVC.

3/4" CW-FROM BLDG. WATER SYSTEM, BY END USER
 PRESSURE REDUCING VALVE, WHERE REQUIRED. SYSTEM OPERATING PRESSURE SHALL BE BETWEEN 45-55 PSI.
 SHUT-OFF VALVE
 THERMOSTATIC MIXING VALVE
 VACUUM RELIEF VALVE
 3/4" CW
 3/4" CW
 DRAIN VALVE
 WATER FILTER ASSEMBLY
 ELECTRIC WATER HEATER, 20 GALLON, 2 KW
 3/4" HW
 1/2" TW
 3/4" TW
 EXPANSION TANK, MINIMUM 2.0 GAL. CAPACITY
 WET SHOP VAC
 2" FLEX DRAIN
 SHUT-OFF VALVE
 HAND HELD SHOWER
 HAIR STRAINER
 2" WASH TUB DRAIN
 2" DRAIN OPENING-CONNECT TO BLDG. GRAVITY SANITARY SEWER SYSTEM, WHERE POSSIBLE. OTHERWISE PLUG OPENING, BY END USER
 PUMP INLET TO TROUGH
 PUMP OUTLET--TO BLDG. GRAVITY SANITARY SEWER SYSTEM, BY END USER
 SOAP INJECTION VALVE ASSEMBLY
 1/2" TW
 3/4" TW
 1/2" TW
 IN-FLOOR DRAINAGE TROUGH
 SELF-PRIMING PUMP, WHERE GRAVITY SANITARY SEWER CONNECTION IS NOT POSSIBLE

PIPING DIAGRAM
 NO SCALE

DATE: 07-10-2015	ISSUED FOR: DATE
PROJECT NUMBER 25118	
SHEET NUMBER P1.2	

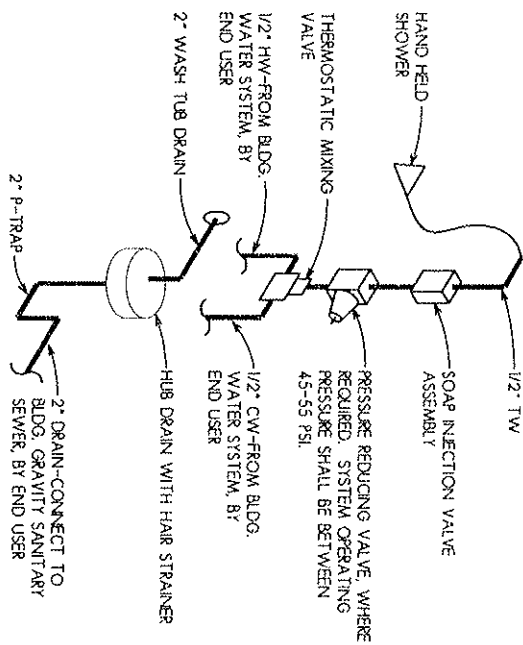
DRAWN TW	APPROVED EAS
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CONTRACTOR USE
 PROJECT NO.
 SHEET NO.
 DATE

ADA PETWASH VENDING STATION
ALL PAWS PET WASH
 VARIOUS LOCATIONS



Larson & Darby Group
 Architects Engineers Interiors
 1000 North Ave., Suite 300, Tallahassee, FL 32302-4000
 Tel: 904.944.4444 Fax: 904.944.4444



- NOTES:**
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PIPING DIAGRAM-FLIP TUB STYLE
NO SCALE

DATE: 07-10-2015
PROJECT NUMBER
25118
SHEET NUMBER
P1.3

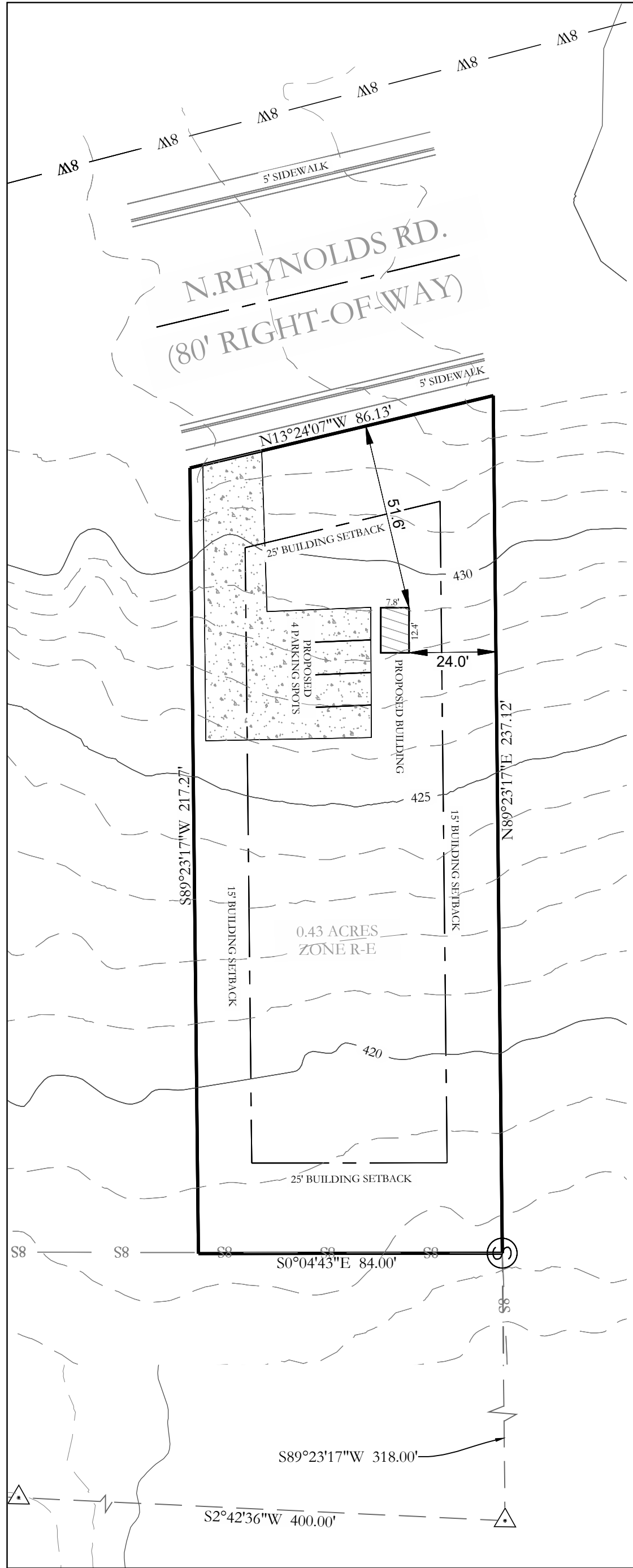
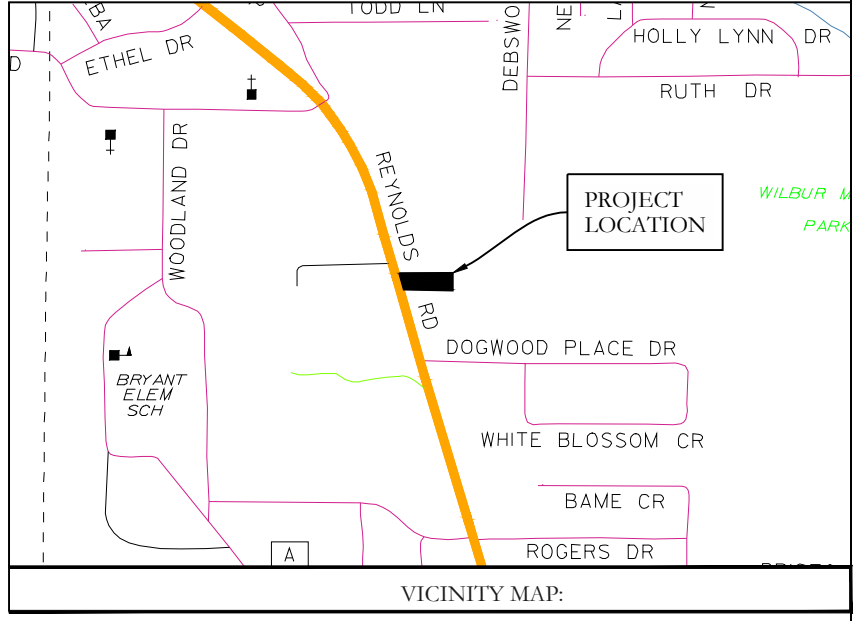
ISSUED FOR:	DATE:
DRAWN	APPROVED
TW	ES

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ADA PETWASH VENDING STATION
ALL PAWS PET WASH
VARIOUS LOCATIONS



Larson & Darby Group
Architects Engineers Interiors
10000 10th Ave, Ste 100, Golden, CO 80401, USA



BASIS OF BEARINGS:
GRID NORTH, ARK SPCS
(NAD83), SOUTH ZONE (0302)

30' 15' 0' 30'

HOPE
CONSULTING
ENGINEERS - SURVEYORS

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

SITEPLAN

LEGEND

- Found Aliquot Corner
- Found Monument
- Set 1/2" Rebar w. Cap
- Computed point
- (M)-Measured
- (P)-Platted
- Fence

For the Exclusive Use and Benefit of:

Justin Denny
Denny Construction Inc.

Address 1400 N. Reynolds Rd.
Bryant, AR 72022 Date 7/19/2022

500	01S	14W	0	27	120	62	1664
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Drawn By: MD Checked: _____

HOPE

CONSULTING

ENGINEERS - SURVEYORS

July 20, 2022

Truett Smith

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

RE: All Paws Pet Wash (Hope Job# 22-0982)

Dear Truett:

On behalf of the property owner, Hope Consulting is requesting the review of the Site Plan for this property. We would like to be placed July 28th DRC Agenda.

The developer of this project is Deir, Inc

Contact information:

Justin Denney
870-917-0007
Kdenney1977@gmail.com

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

Sincerely,



Jonathan Hope

ABBY ROAD DEVELOPMENT

Reynolds Road
Bryant, AR

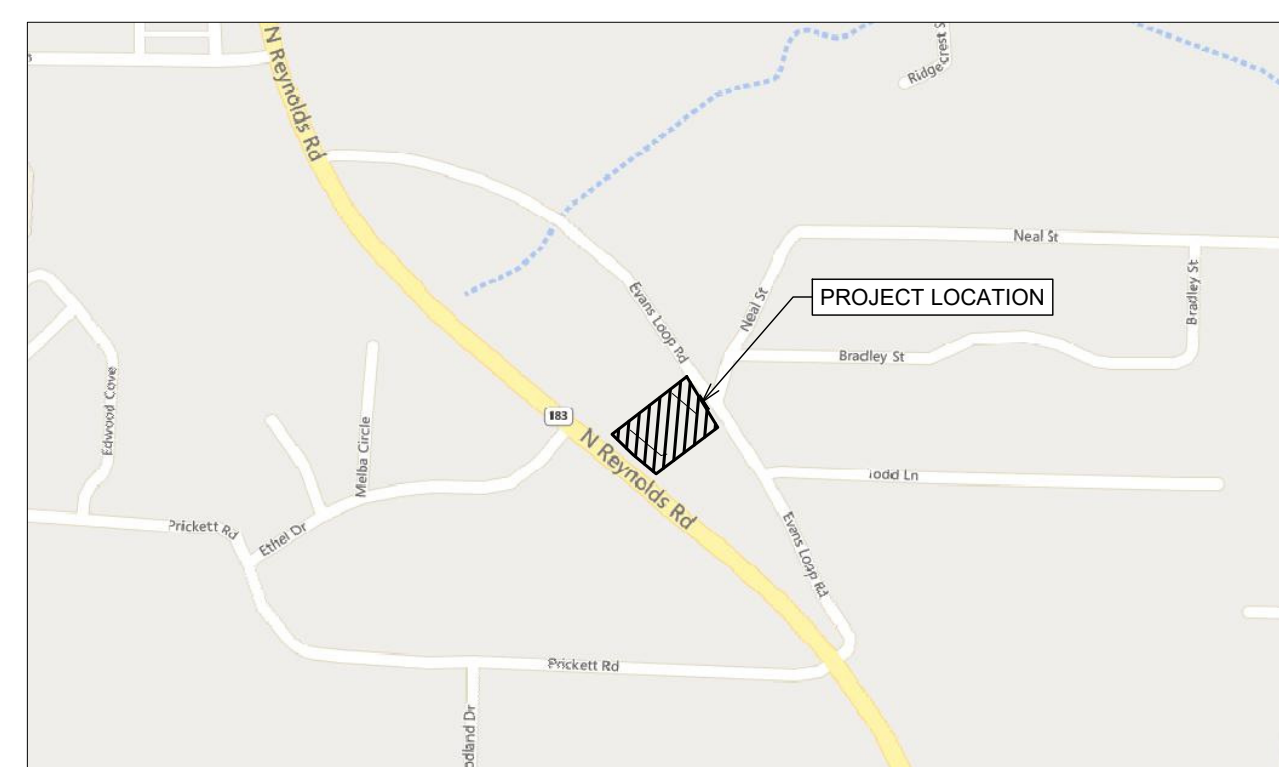
GENERAL CONSTRUCTION NOTES

- A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.
- B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF BRYANT TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.
- D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT WATER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.
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- J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONCALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

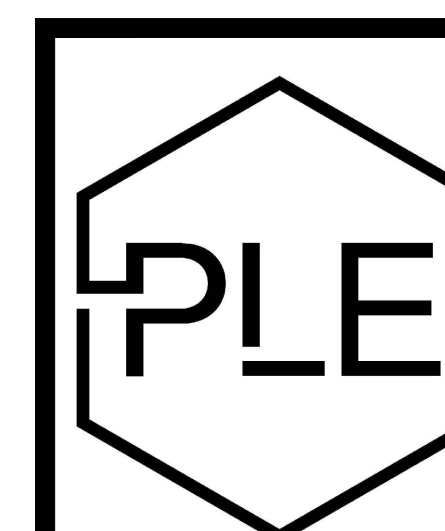
SHEET INDEX

C1.1	SITE PLAN
C1.2	SITE DETAILS
C1.3	GRADING PLAN
C1.4	UTILITY PLAN
C1.5	WATER & SEWER DETAILS
C1.6	LANDSCAPE PLAN
C1.7	SWPPP



Vicinity Map

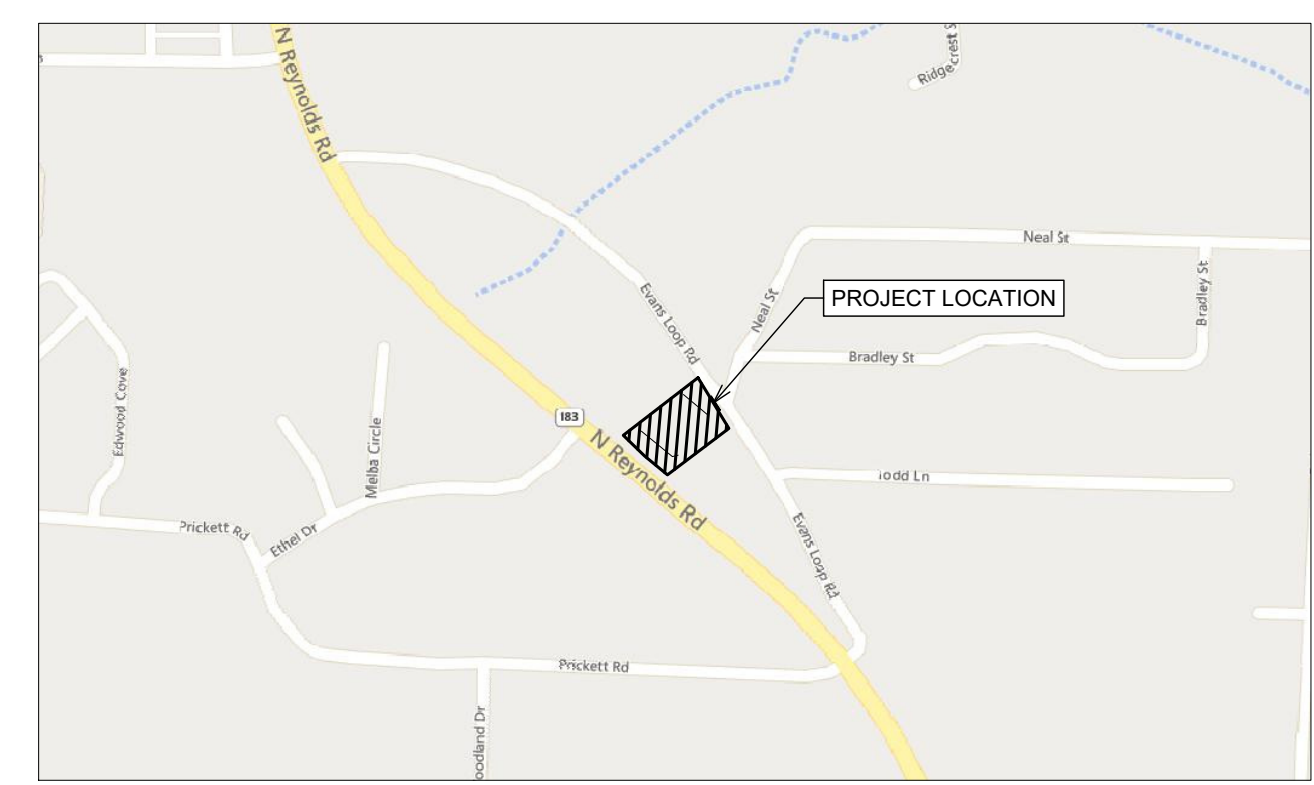
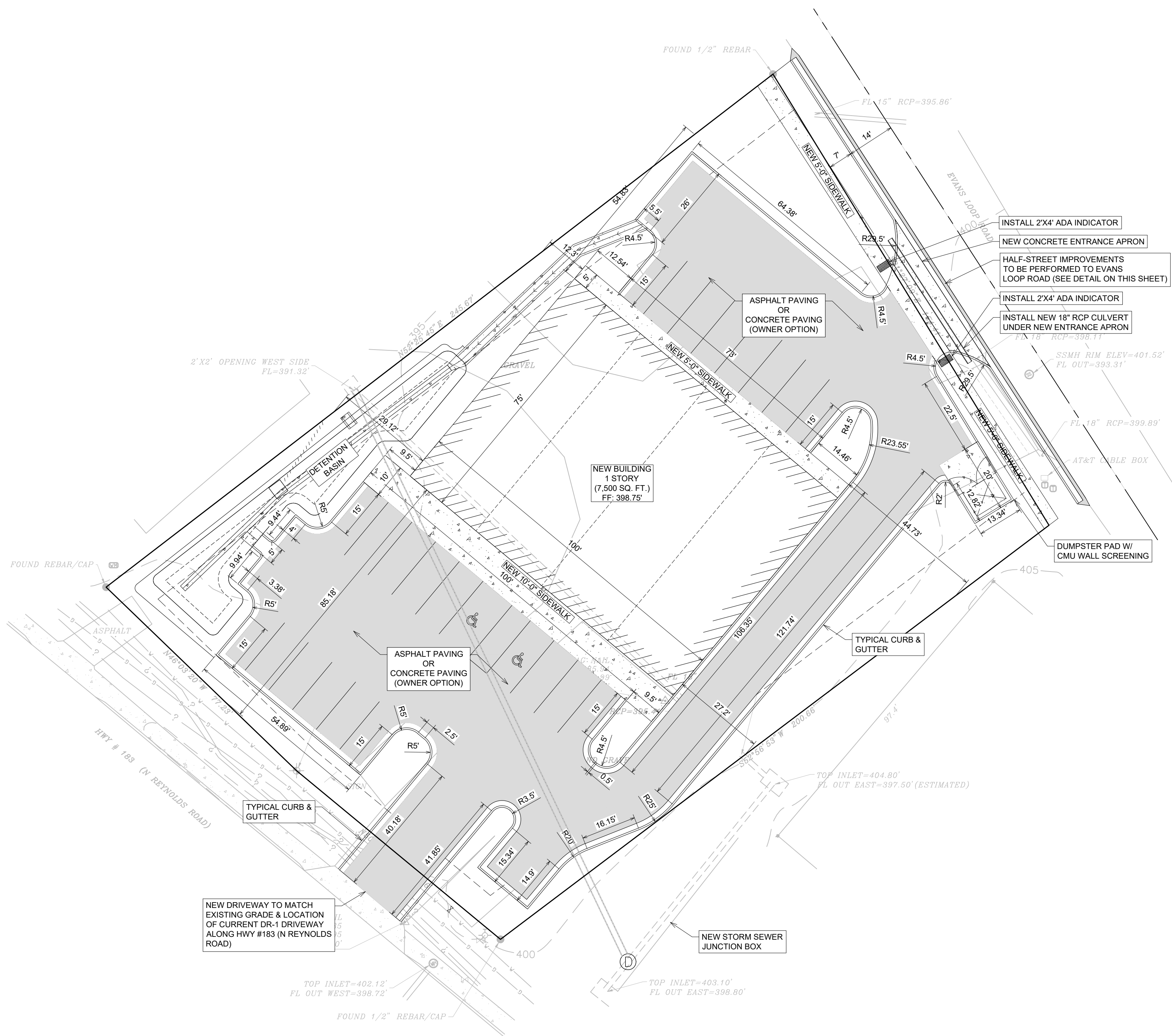
SCALE 1" = 500'



PHILLIP LEWIS ENGINEERING, INC.

Structural + Civil Consultants

23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840



Vicinity Map

SCALE 1" = 500'

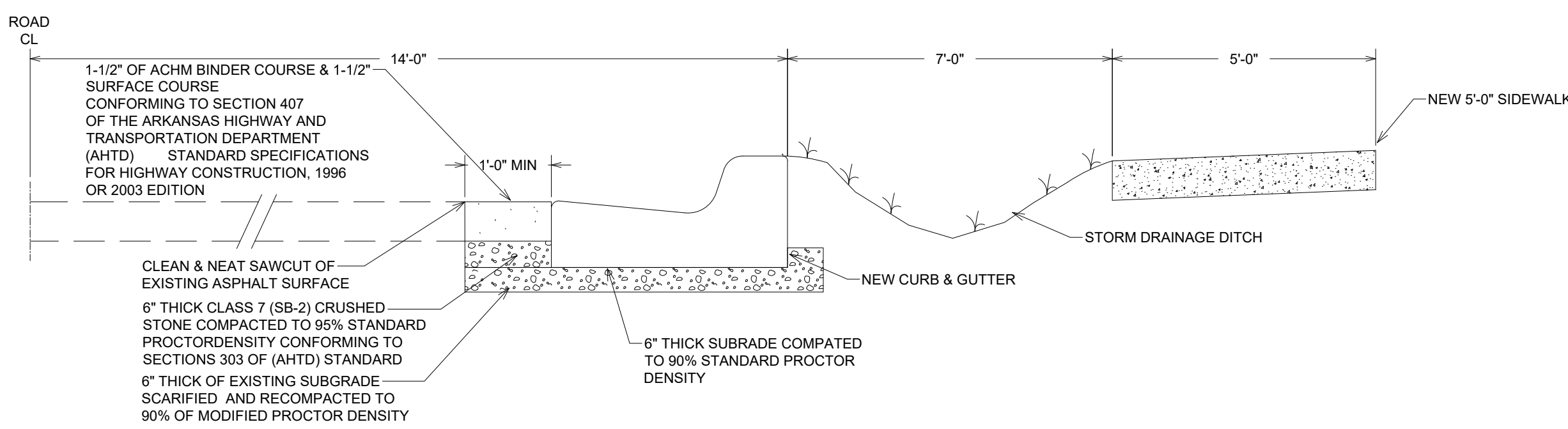
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SITE LAYOUT PLAN

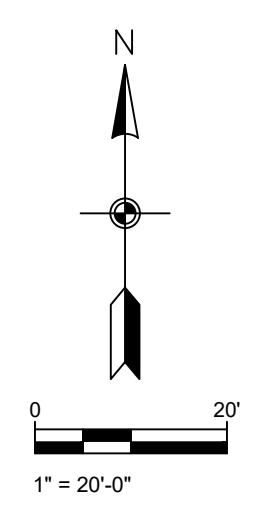
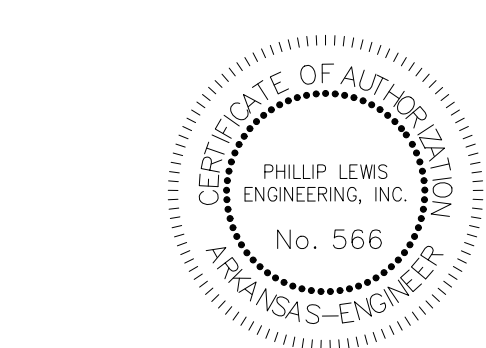
SCALE 1" = 20'

1. TOTAL NEW DEVELOPMENT AREA = (+/-) 0.79 ACRES
2. 26 PARKING SPACES PROVIDED INCLUDING 2 ADA ACCESSIBLE PARKING SPACES
3. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
4. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
6. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

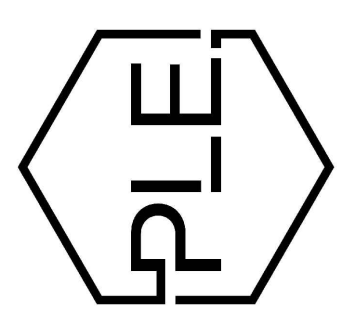


HALF-STREET IMPROVEMENT CROSS-SECTION (EVANS LOOP)

NOT TO SCALE

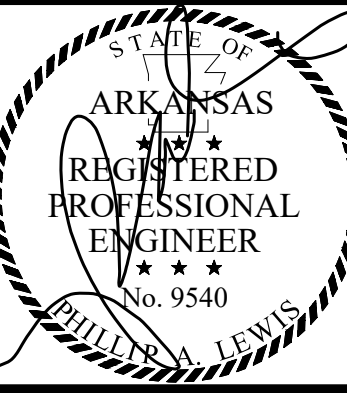


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PH: 501-350-9840

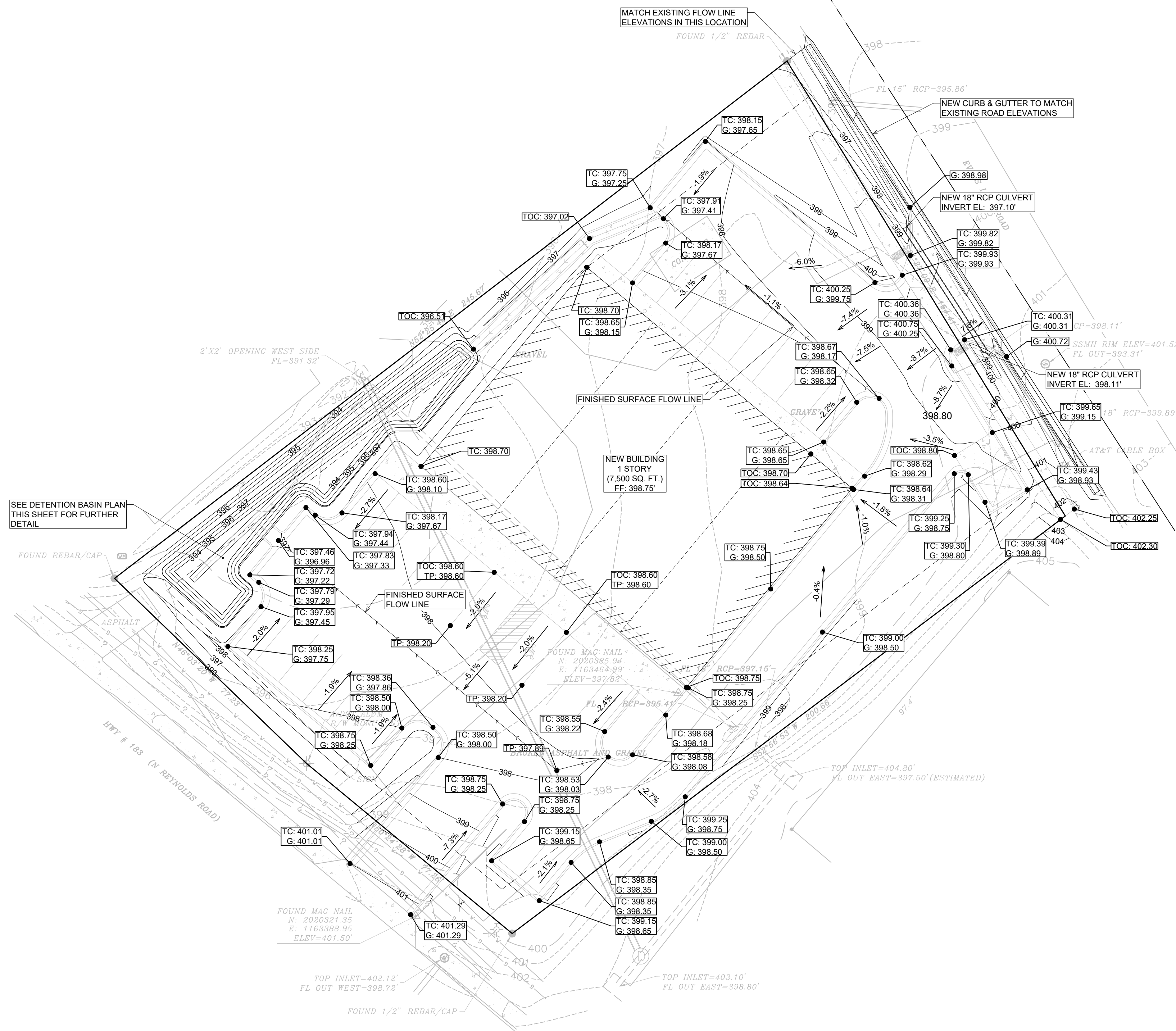


REVISION:

ABBY ROAD DEVELOPMENT
BRYANT, ARKANSAS



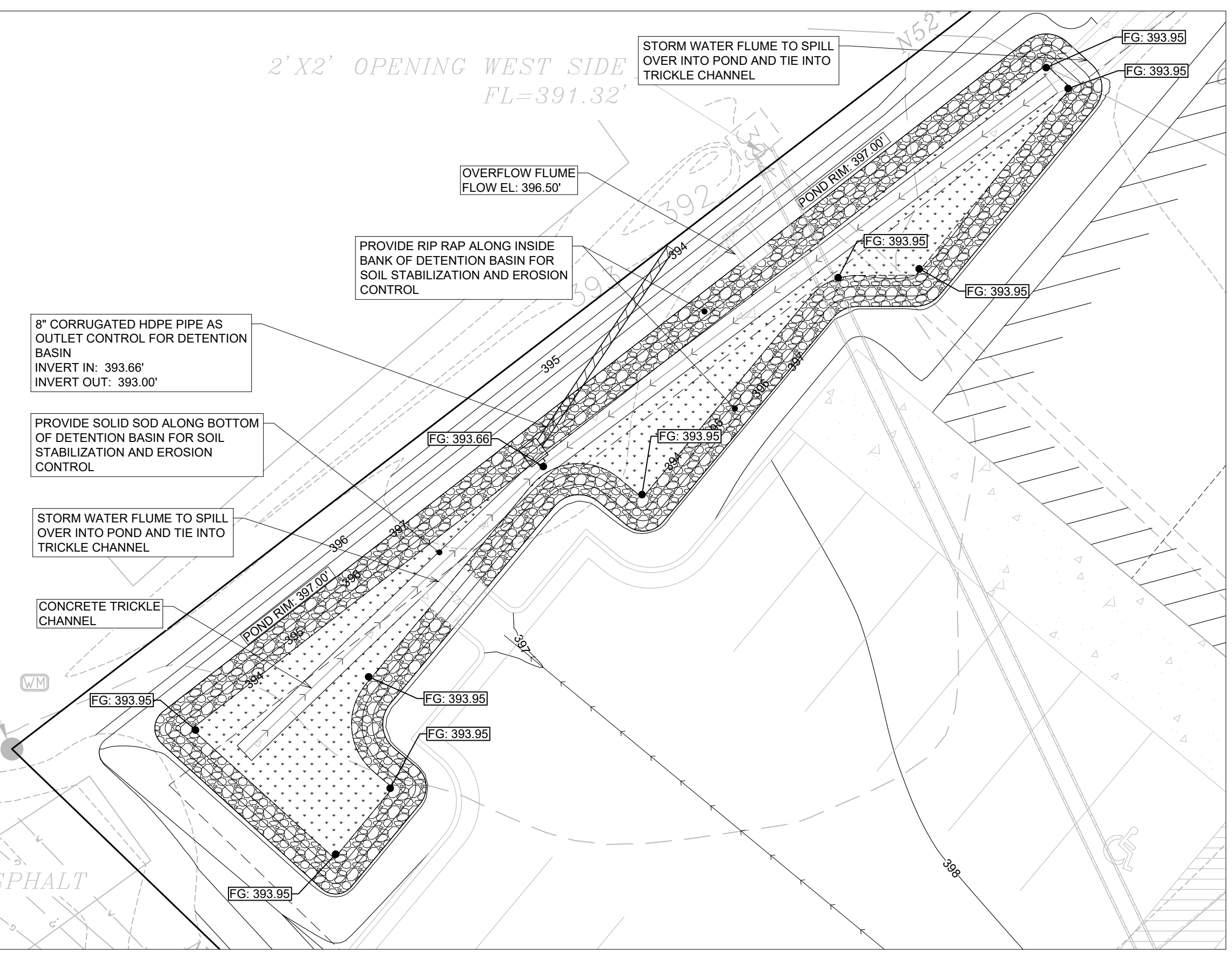
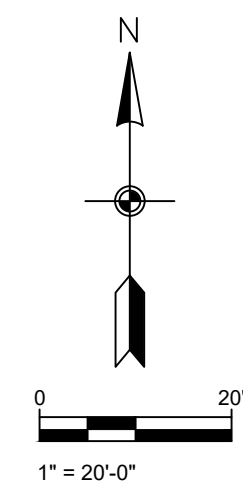
PROJECT NUMBER:
SHEET ISSUE DATE: JULY 20, 2022
PAGE TITLE: SITE LAYOUT PLAN
SHEET NUMBER: C1.1



SITE GRADING PLAN

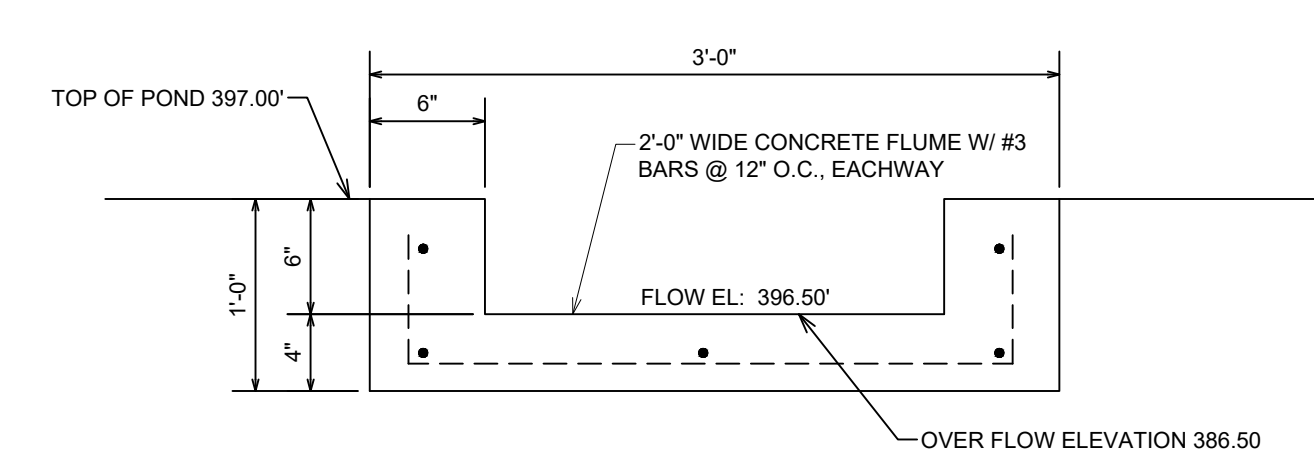
G = GUTTER ELEVATION
 TC = TOP OF CURB ELEVATION
 TOC = TOP OF CONCRETE
 TP = TOP OF PAVEMENT

SCALE 1" = 20'

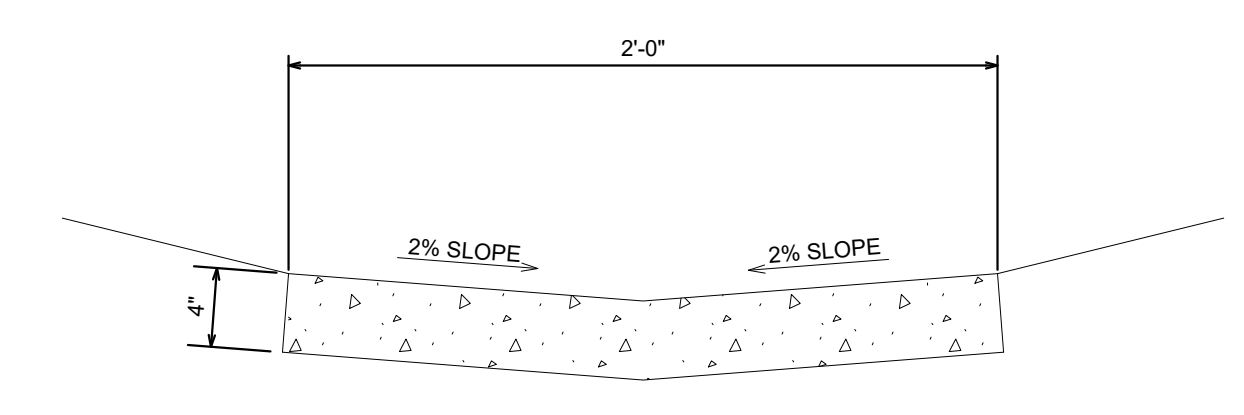


DETENTION BASIN PLAN

SCALE 1" = 10'



OVERFLOW STRUCTURE DETAIL NOT TO SCALE

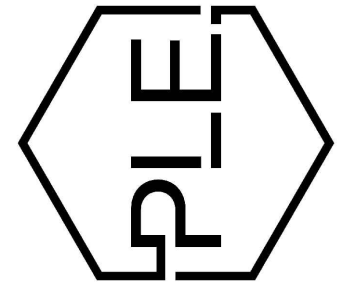


CONCRETE TRICKLE CHANNEL NOT TO SCALE

GENERAL CONSTRUCTION NOTES

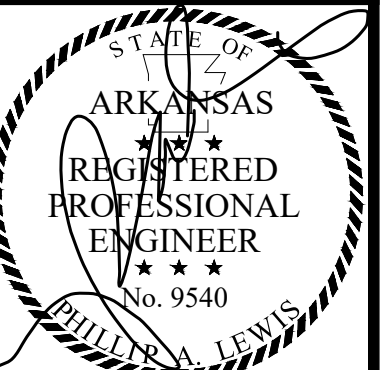
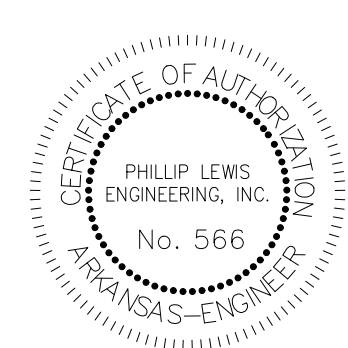
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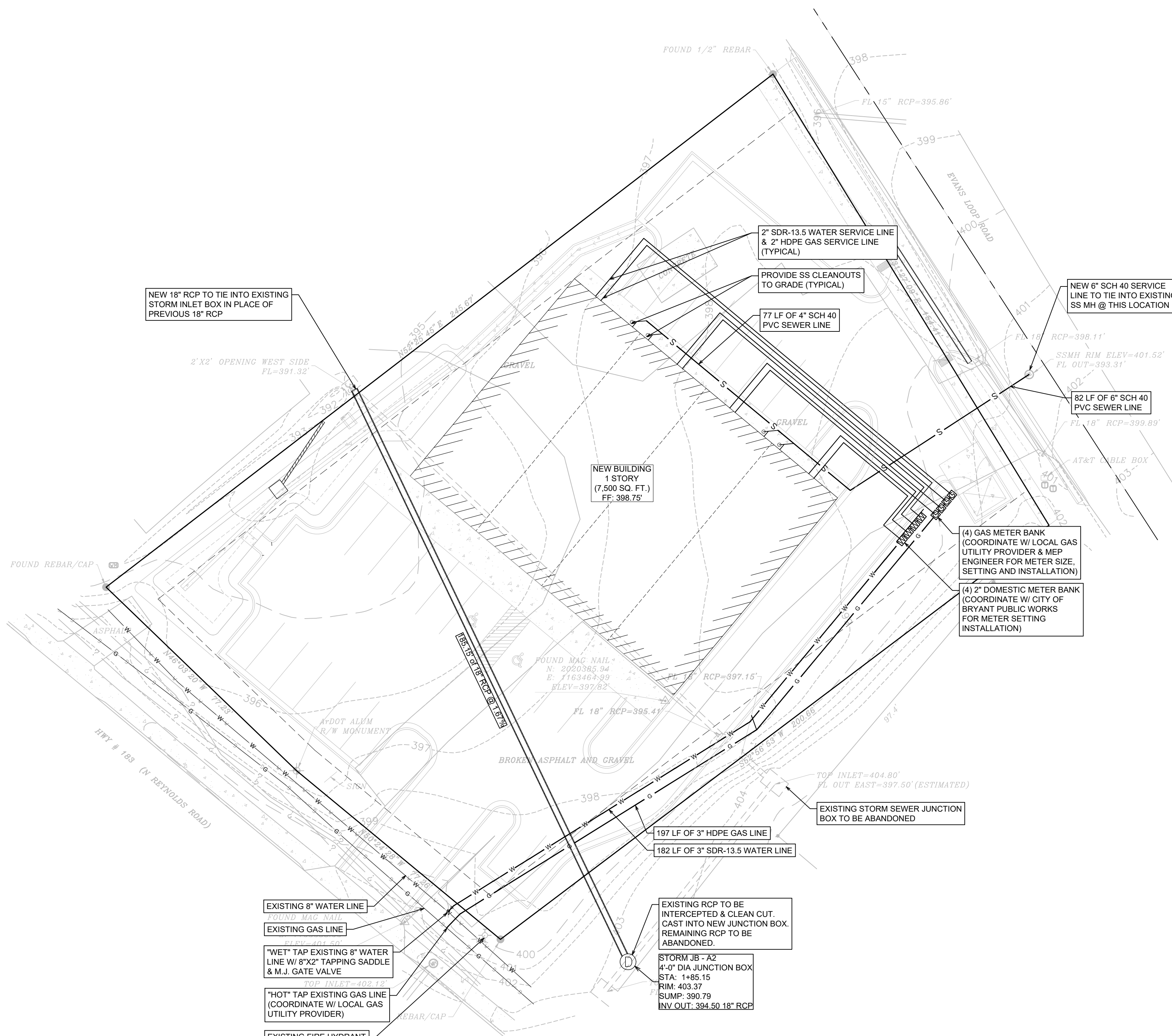


REVISION:

ABBY ROAD DEVELOPMENT
 BRYANT, ARKANSAS



PROJECT NUMBER:
 SHEET ISSUE DATE:
 JULY 20, 2022
 PAGE TITLE:
GRADING PLAN
 SHEET NUMBER:
C1.3

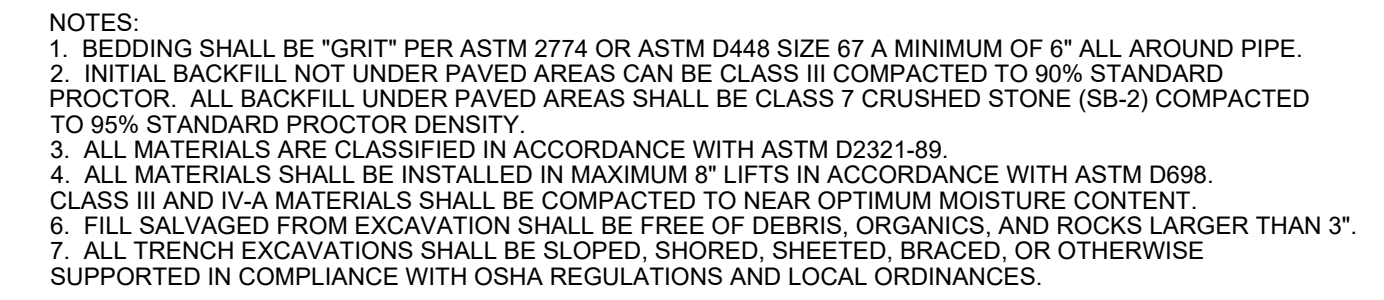


UTILITY PLAN

- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING SITE UTILITIES
- CONTRACTOR RESPONSIBLE FOR COORDINATION W/ LOCAL UTILITY PROVIDERS REGARDING TAP LOCATIONS AND METER SIZING.

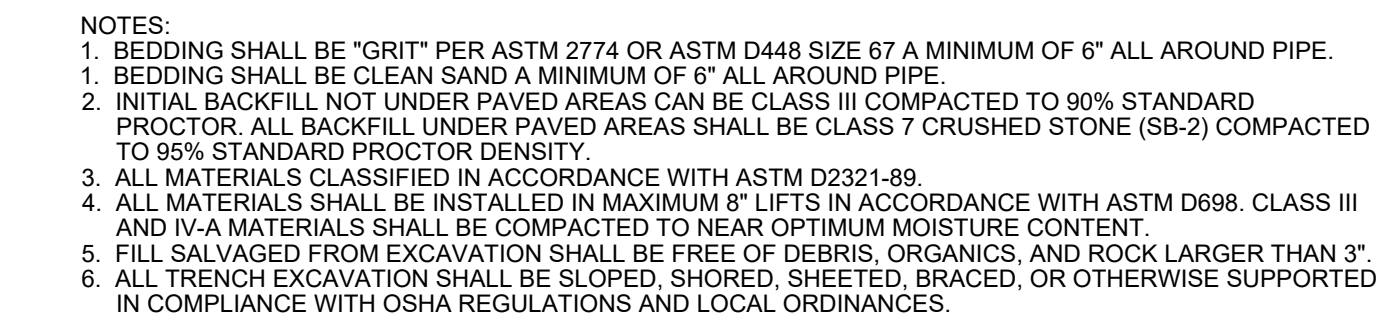
SCALE 1" = 20'

WATER AND SEWER LINES BEDDING DETAIL

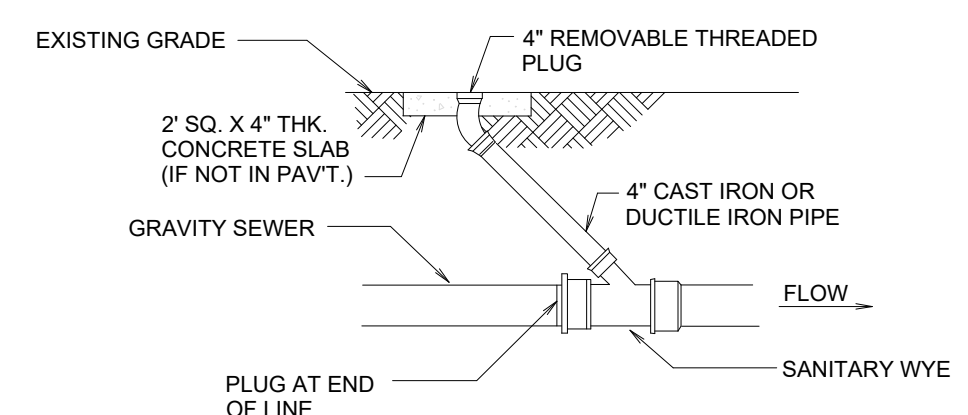


- NOTES:
- BEDDING SHALL BE "GRIT" PER ASTM 2774 OR ASTM D448 SIZE 67 A MINIMUM OF 6" ALL AROUND PIPE.
 - INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR. ALL BACKFILL UNDER PAVED AREAS SHALL BE CLASS 7 CRUSHED STONE (SB-2) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D2321-89.
 - ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LIFTS IN ACCORDANCE WITH ASTM D698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED TO NEAR OPTIMUM MOISTURE CONTENT.
 - FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS, AND ROCKS LARGER THAN 3".
 - ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.

GAS LINE BEDDING DETAIL

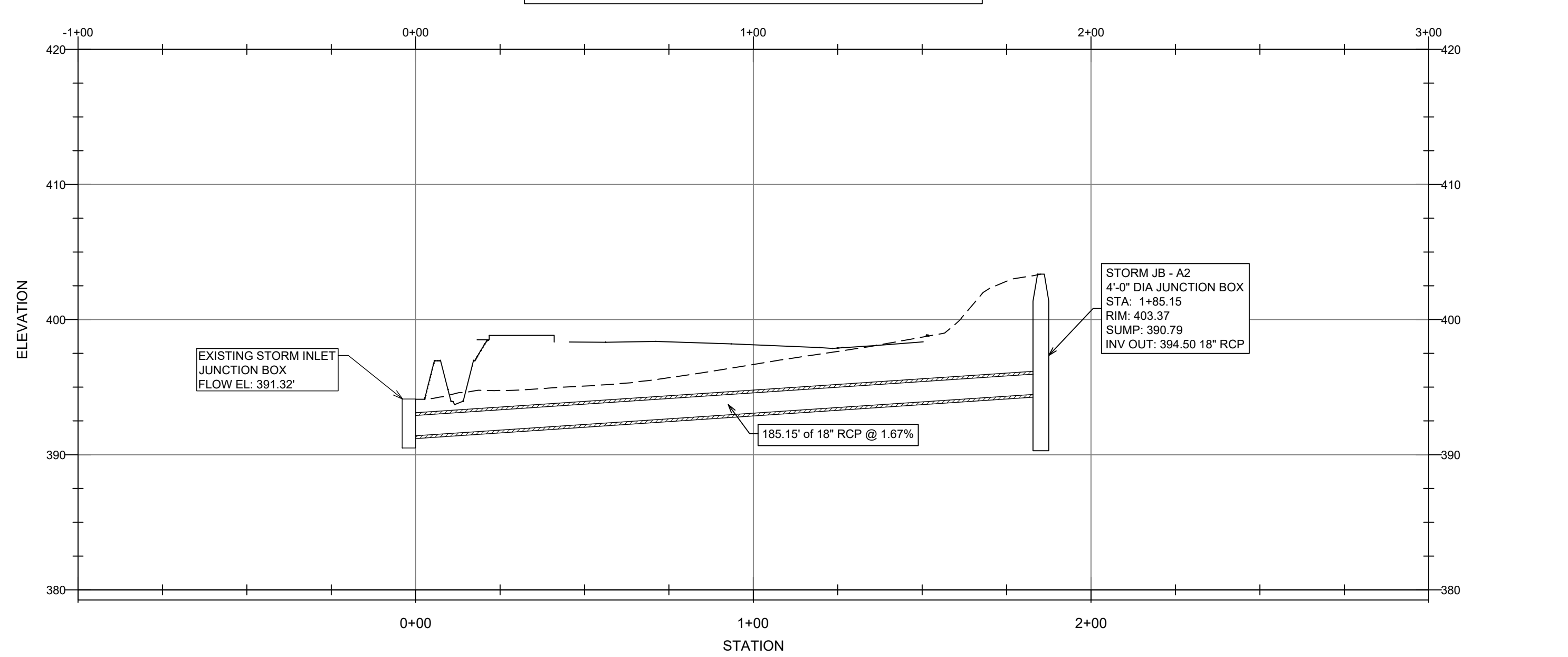


- NOTES:
- BEDDING SHALL BE "GRIT" PER ASTM 2774 OR ASTM D448 SIZE 67 A MINIMUM OF 6" ALL AROUND PIPE.
 - BEDDING SHALL BE CLEAN SAND A MINIMUM OF 6" ALL AROUND PIPE.
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 - ALL TRENCH EXCAVATION SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.



THROUGH FLOW CLEANOUT

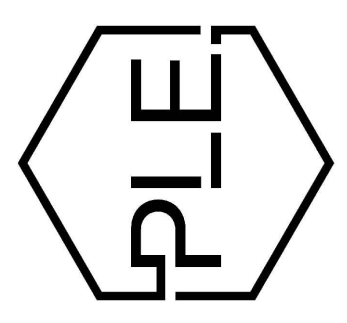
STORM SEWER LINE A PROFILE



GENERAL CONSTRUCTION NOTES

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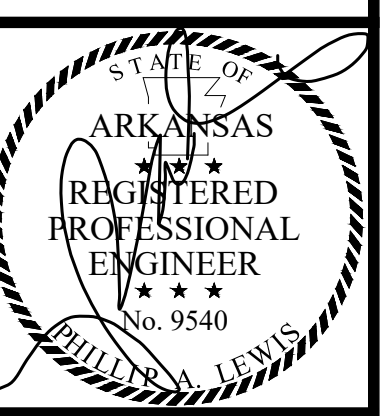
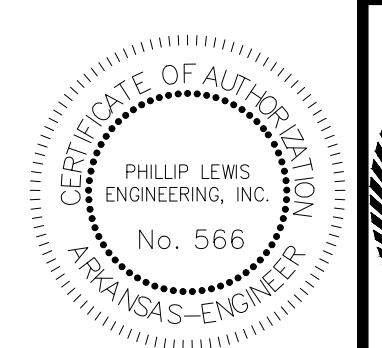
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ABBY ROAD DEVELOPMENT
BRYANT, ARKANSAS

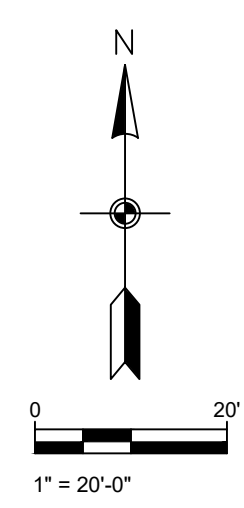


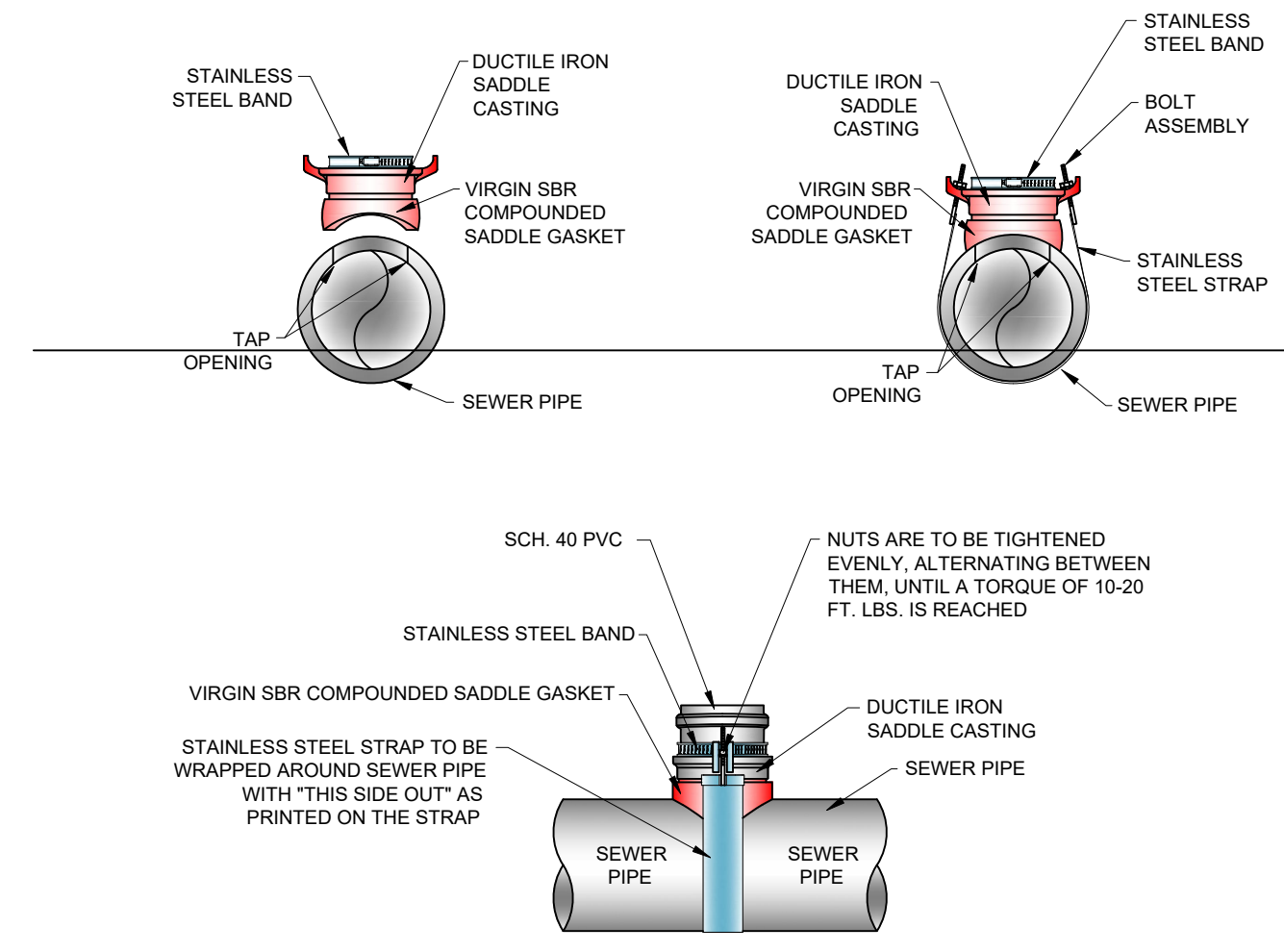
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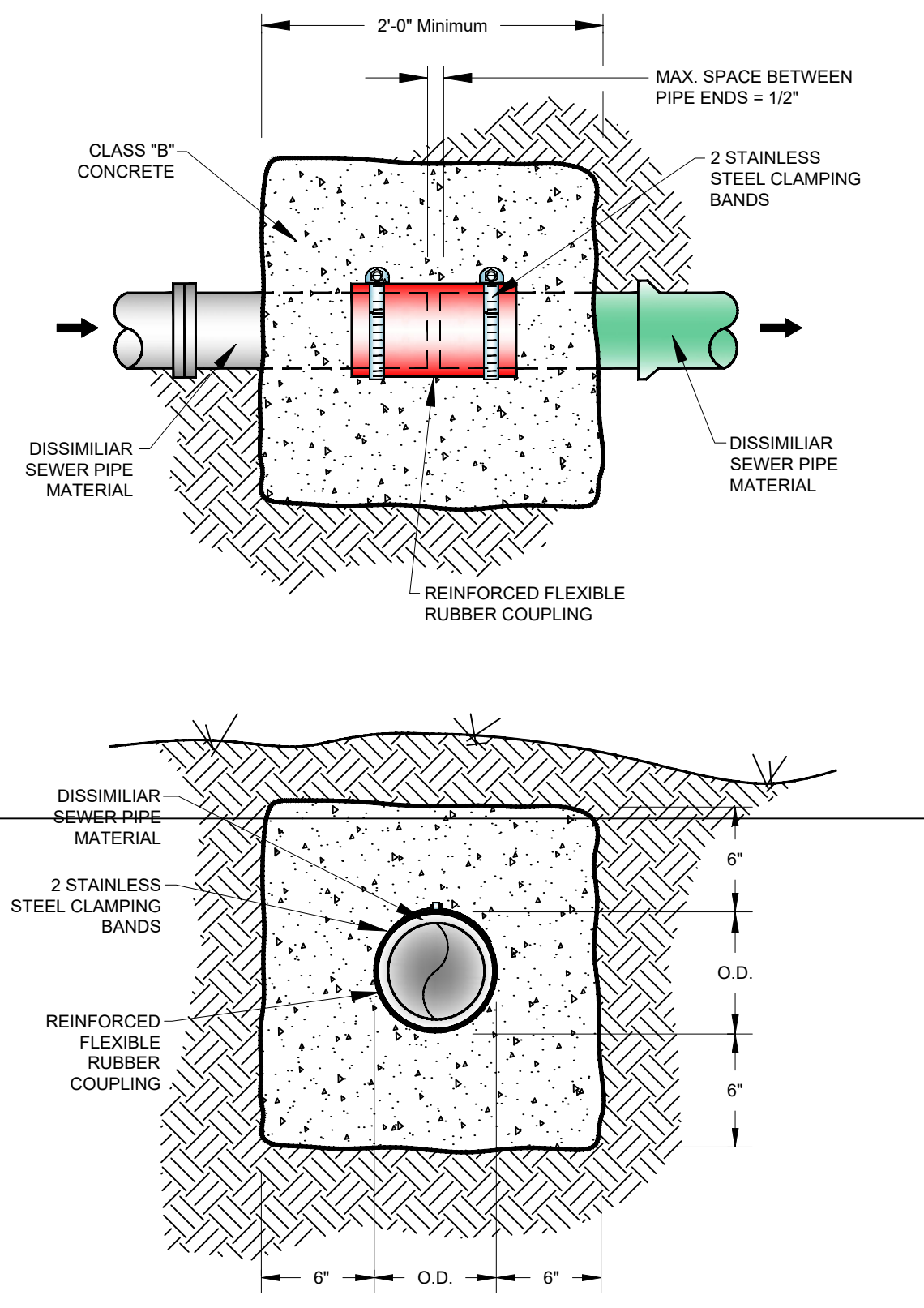
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UTILITY PLAN

SHEET NUMBER:
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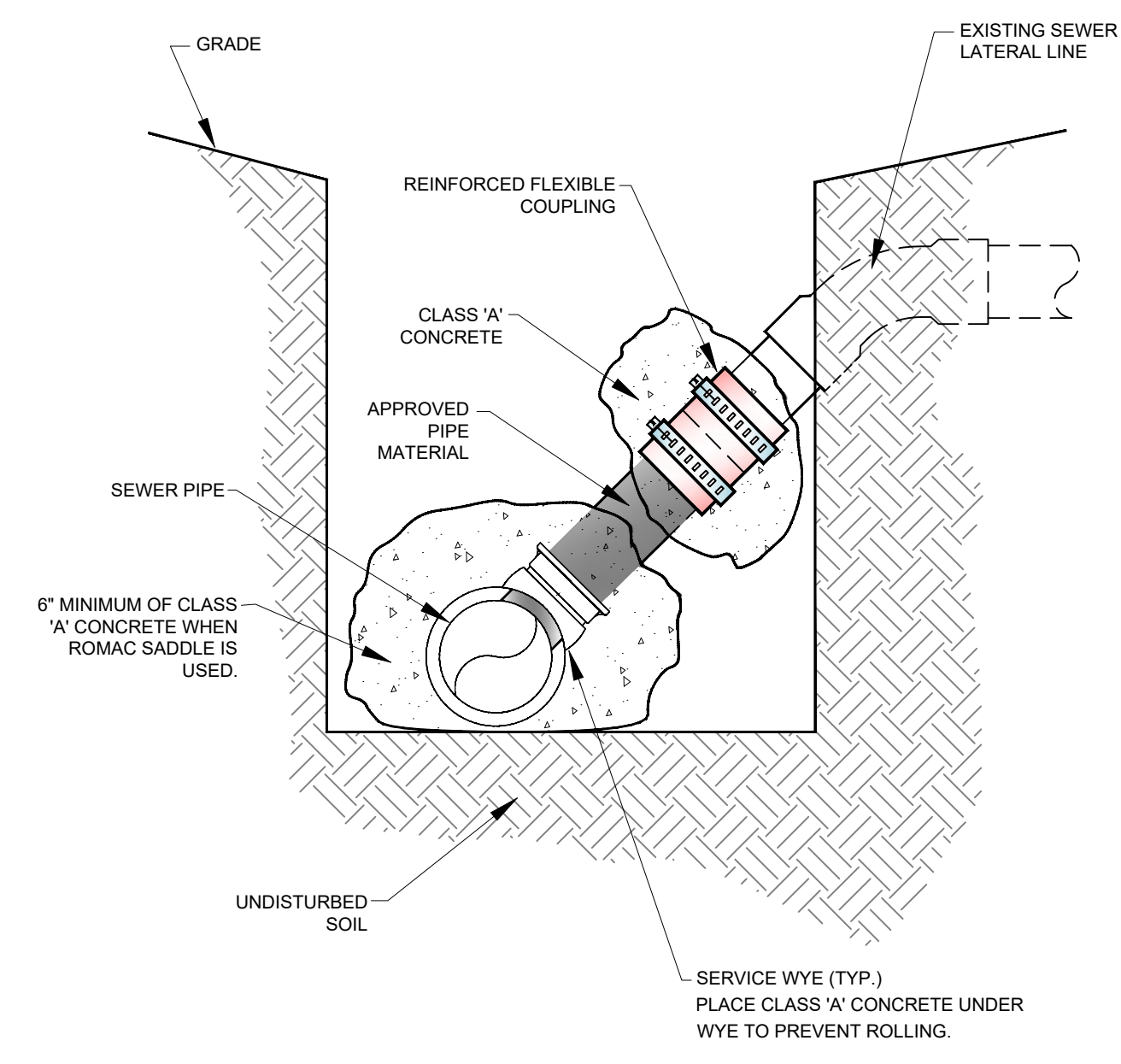




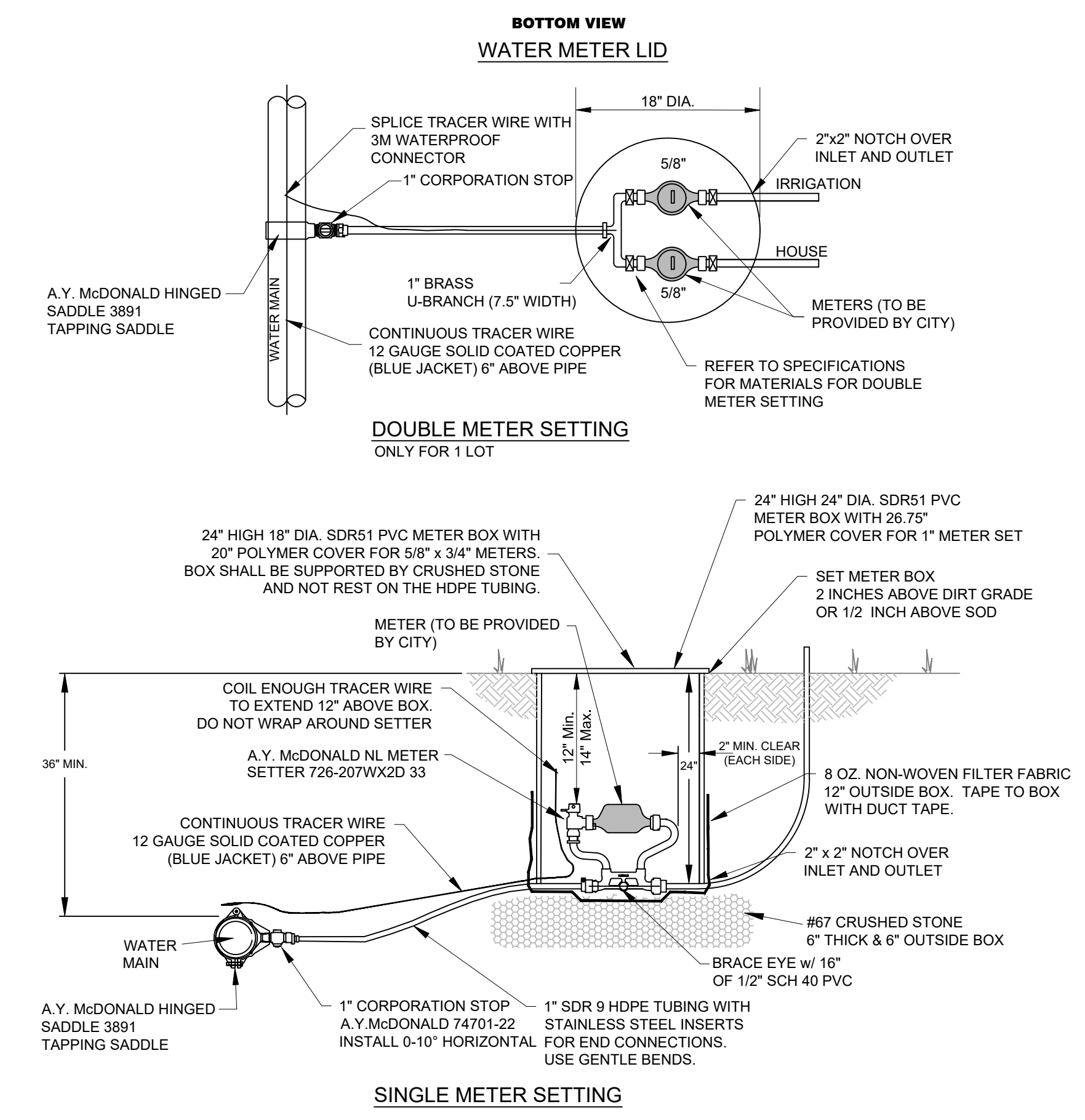
SEWER SERVICE SADDLE



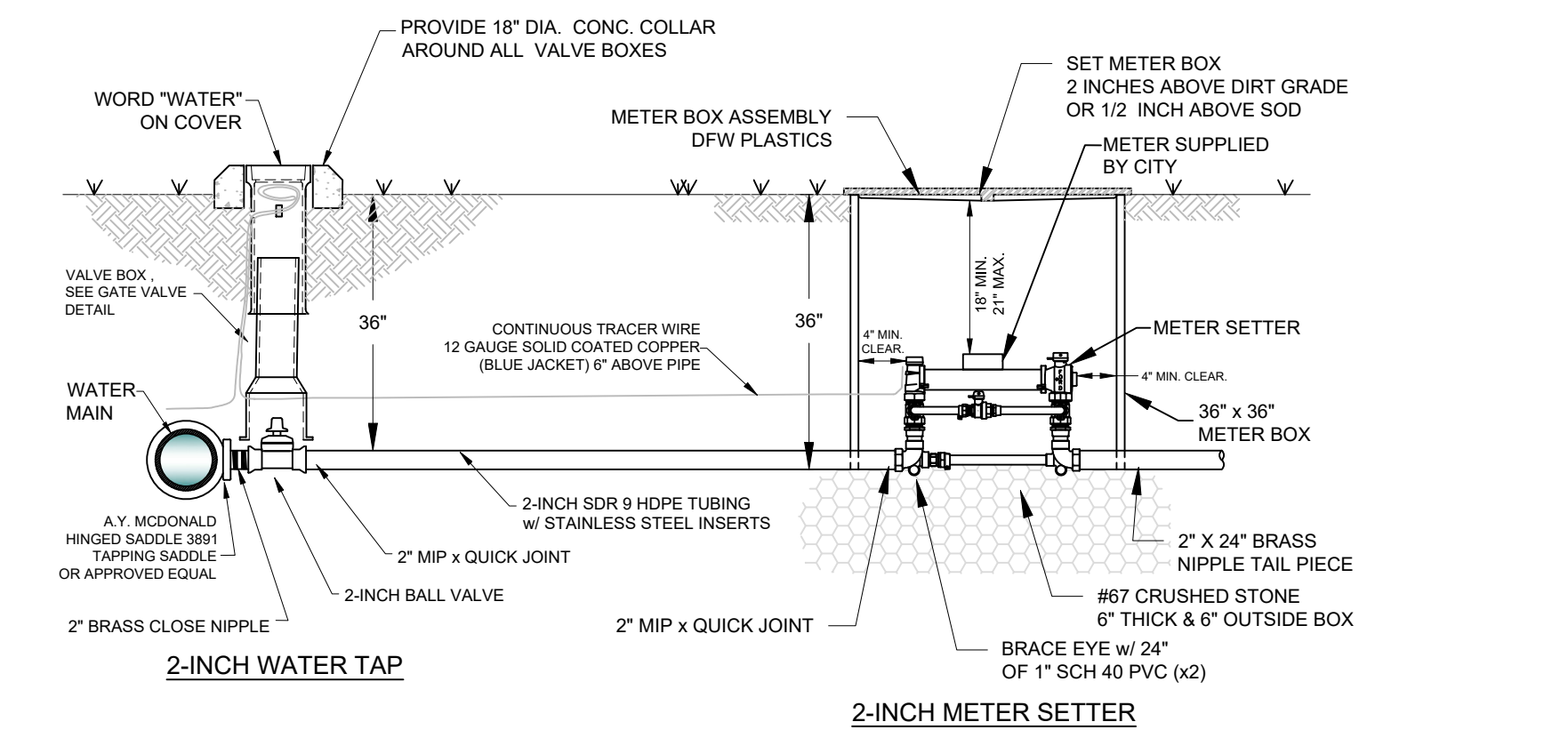
REINFORCE FLEXIBLE COUPLING



CONNECTION TO EXISTING SERVICE

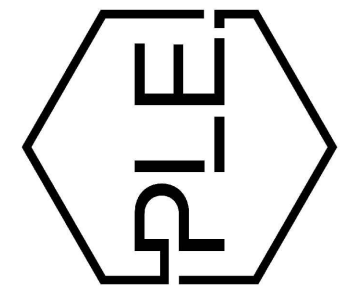


SINGLE METER SETTING



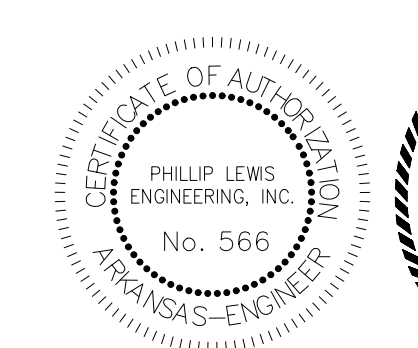
2" WATER SERVICE AND WATER METER

- NOTES:
1. COORDINATE INSTALLATION AND CONFIGURATION OF ALL 1-1/2" AND LARGER METER SETTINGS WITH THE CITY.
 2. ALL METER BOXES SHALL BE INSTALLED IN NON-PAVED AREAS. ANY METER BOX THAT GETS PLACED IN A PAVED AREA SHALL BE RELOCATED AT THE OWNER'S EXPENSE BEFORE A WATER METER WILL BE INSTALLED.
 3. SUPPORT METER INSTALLATION WITH 1"x24" SCH40 PVC THROUGH EACH BRACE EYE.



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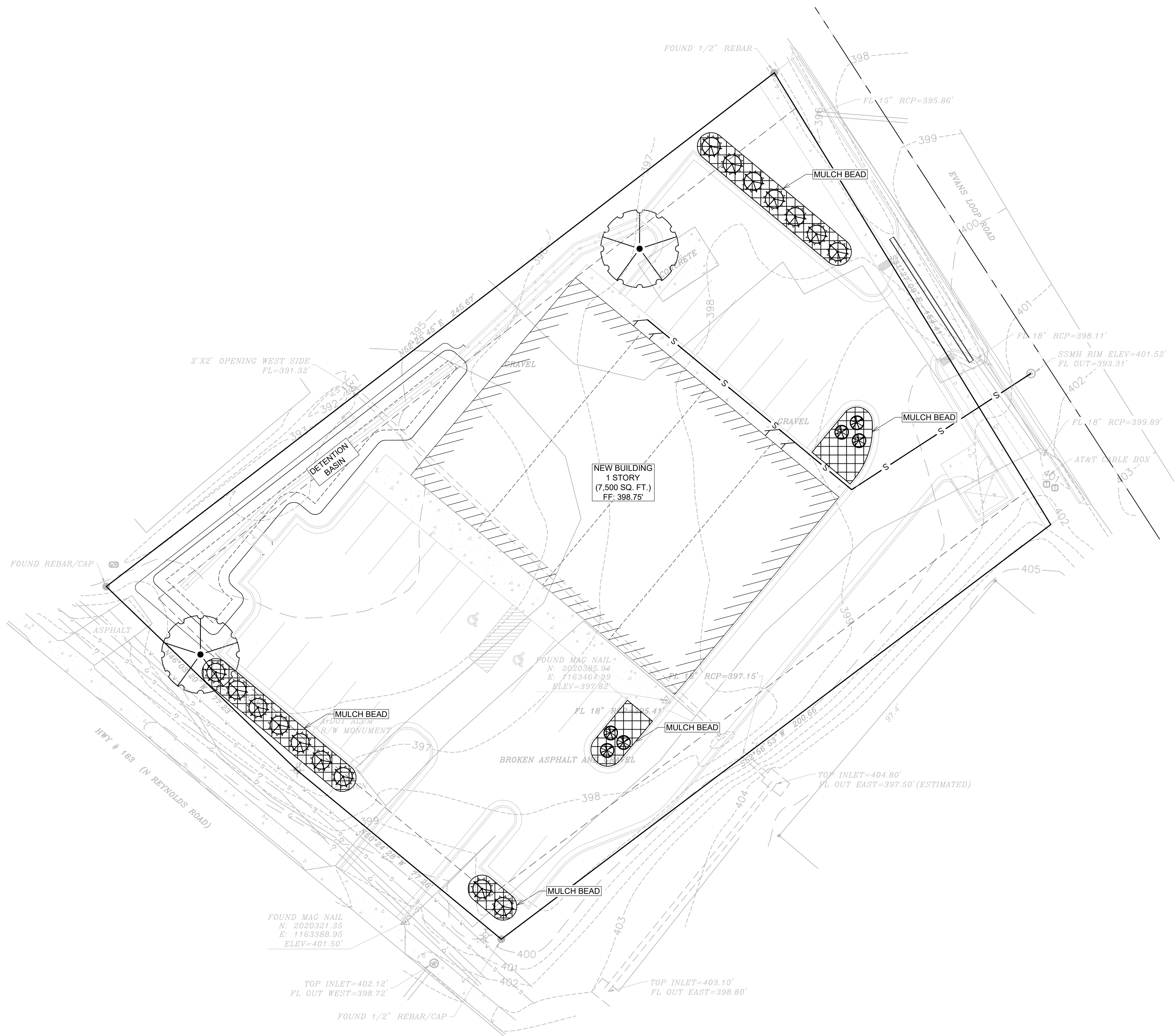
SHEET ISSUE DATE:
JULY 20, 2022

PAGE TITLE:

WATER AND SEWER DETAILS

SHEET NUMBER:

C1.5



LANDSCAPE PLAN

SCALE 1" = 20'

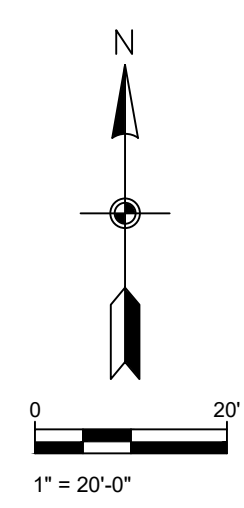
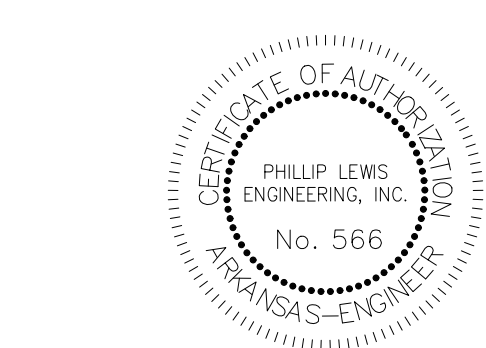
- ALL LANDSCAPED AREAS OF THE SITE SHALL BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER IRRIGATION SYSTEM AS PART OF THE LANDSCAPING SUBCONTRACT.
- GENERAL CONTRACTOR SHALL PROVIDE SCHEDULE 40 PVC SLEEVING 4" OR 6" UNDER ALL DRIVES AND PAVED AREAS FOR IRRIGATION SLEEVING SHALL BE BURIED A MINIMUM OF 18" BELOW GRADE AND THE ENDS OF THE SLEEVES CLEARLY MARKED BY THE GENERAL CONTRACTOR AND SHALL EXTEND OUT A MINIMUM OF 18" PAST ANY CURB OR PAVING.
- PROVIDE 3" DEPTH OF MULCH IN ALL LANDSCAPED ISLANDS AND BEDS LOCATED ALONG THE BUILDING.
- PROVIDE 3" DEPTH OF MULCH AND METAL EDGING FOR LANDSCAPE NOT ADJACENT TO THE BUILDING.
- LANDSCAPED AREAS TO BE AMENDED WITH 4" OF TOPSOIL. SCARIFY SOIL 3" PRIOR TO APPLICATION. ALL TOP SOIL SHALL BE PLACED IN COORDINATION WITH GRADING AND DRAINAGE PLANS TO ENSURE THAT THE GRADING AND DRAINAGE DESIGN FOR THE SITE IS MAINTAINED AFTER BEING SODDED OR SEEDED. EXISTING SOIL FROM THE SITE CAN BE STOCK PILED AND REUSED AS LONG AS IT IS OF QUALITY THAT ENCOURAGES ADEQUATE GROWTH OF PLANTING MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL TESTING THAT MAY BE REQUIRED.
- ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDED, FERTILIZED, AND WATERED.

GENERAL CONSTRUCTION NOTES

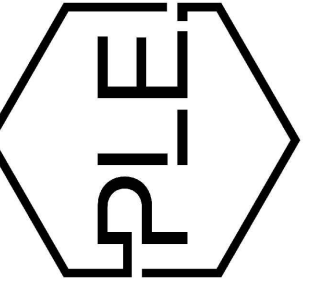
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PLANT SCHEDULE						
PLANT TYPE	SYMBOL	CODE	QTY	COMMON	SCIENTIFIC NAME	CAL / SIZE
TREES		WO	2	WILLOW OAK	QUERCUS PHELLOS	MIN. 3" DIAMETER @ BASE AND 12' TALL
SHRUBS		BW	19	BOXWOOD	BUSUS SEMPERVIRENS	5 GAL (MAX 30" TALL AT INSTALLATION)
GROUND COVER		DN	6	DWARF NANDINA	N. DOMESTICA "HARBOUR DWARF"	3 GAL
BEDDING		MU	1,392	WOOD CHIP	MULCH	

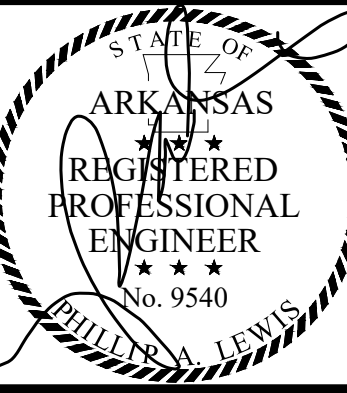


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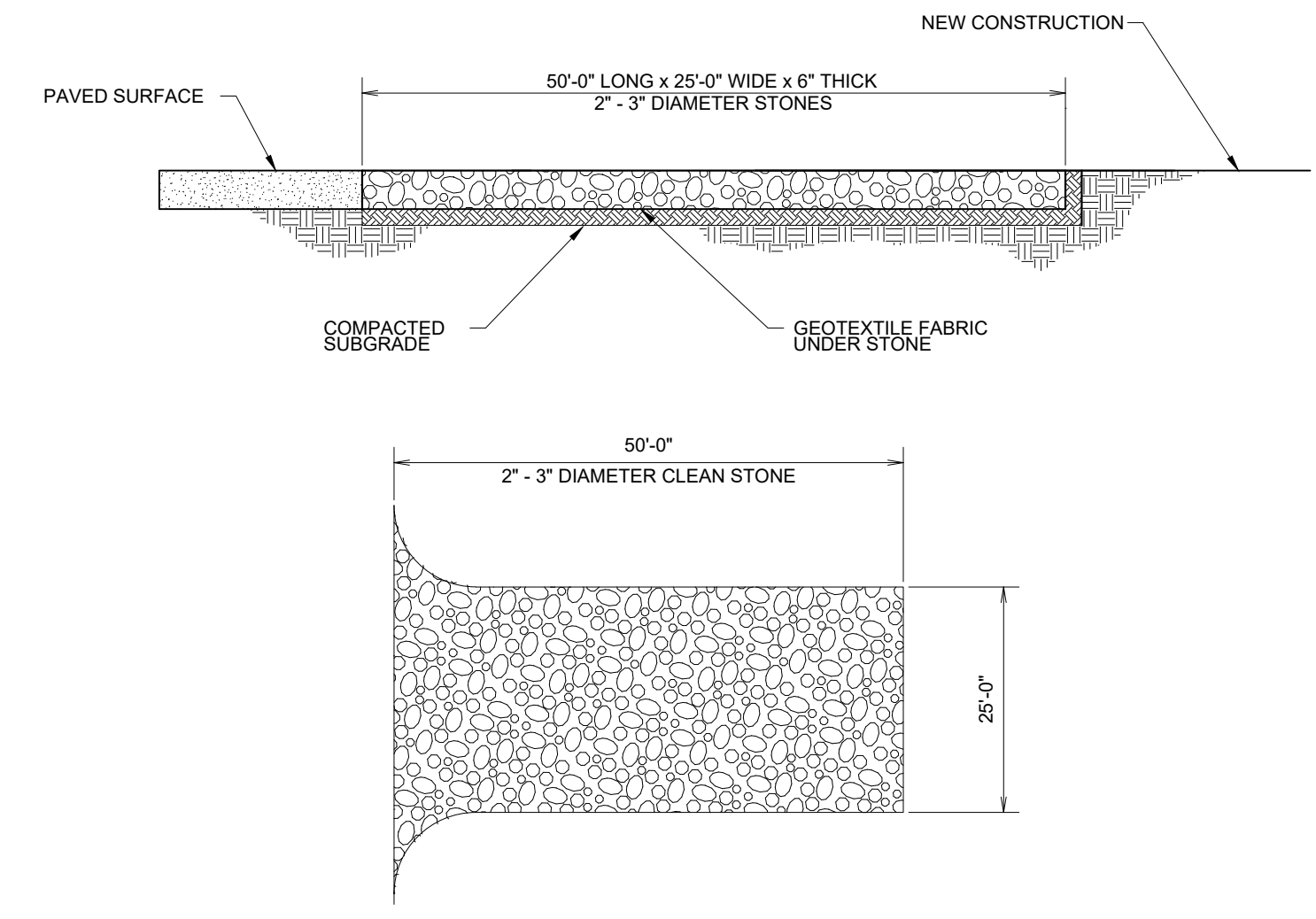
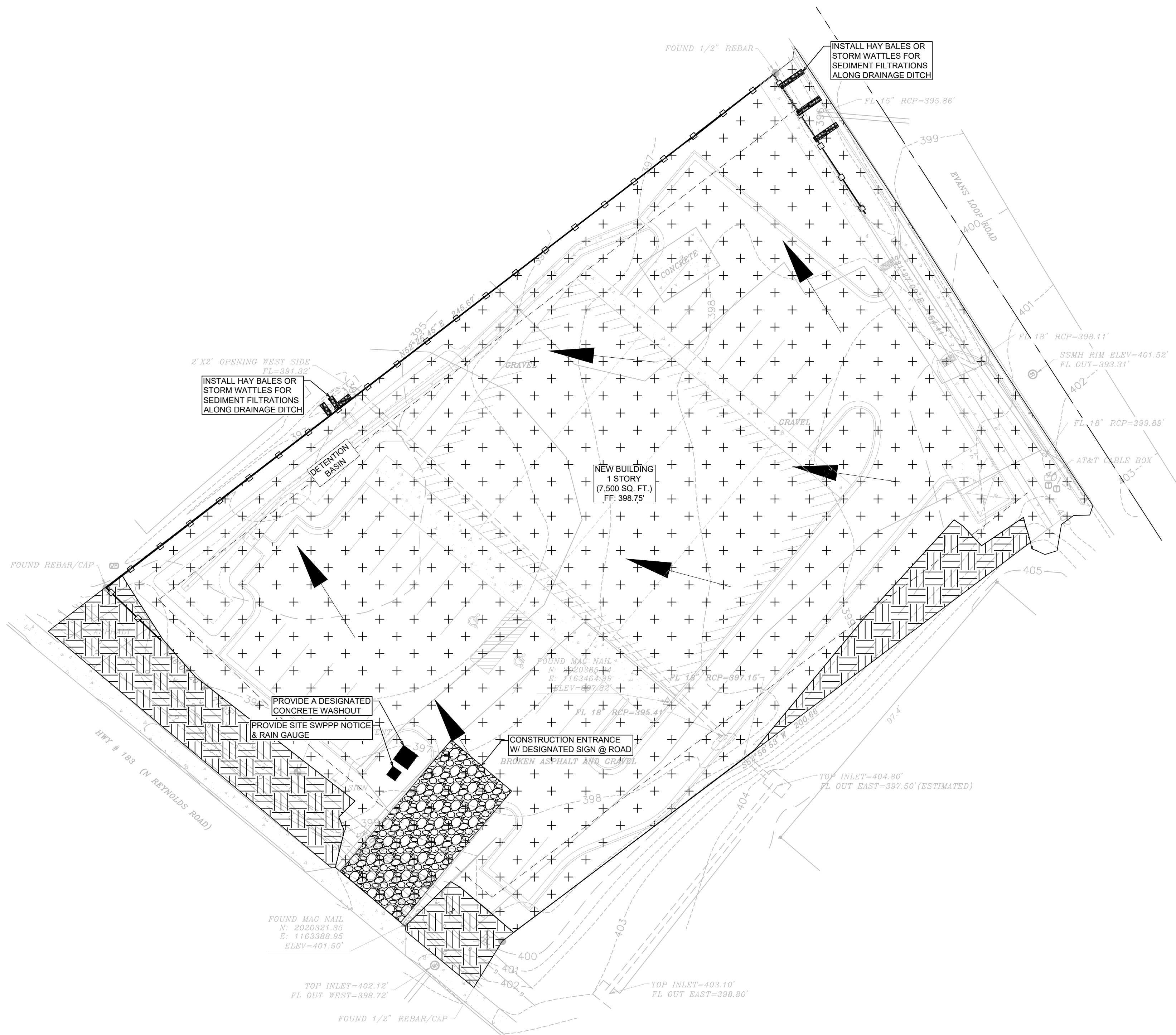


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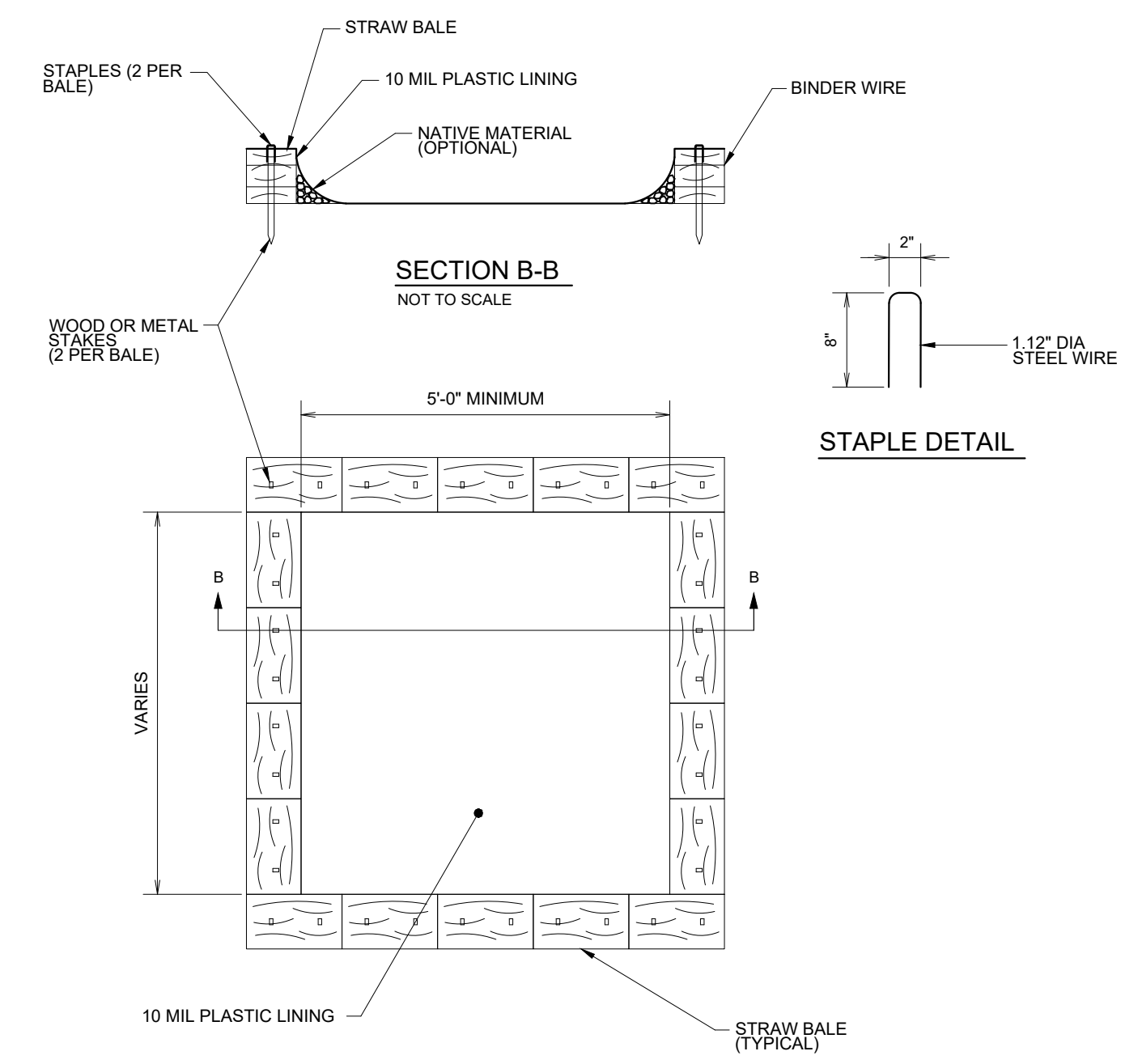
SHEET ISSUE DATE:
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PAGE TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
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CONSTRUCTION ENTRANCE NOT TO SCALE



CONCRETE WASHOUT NOT TO SCALE

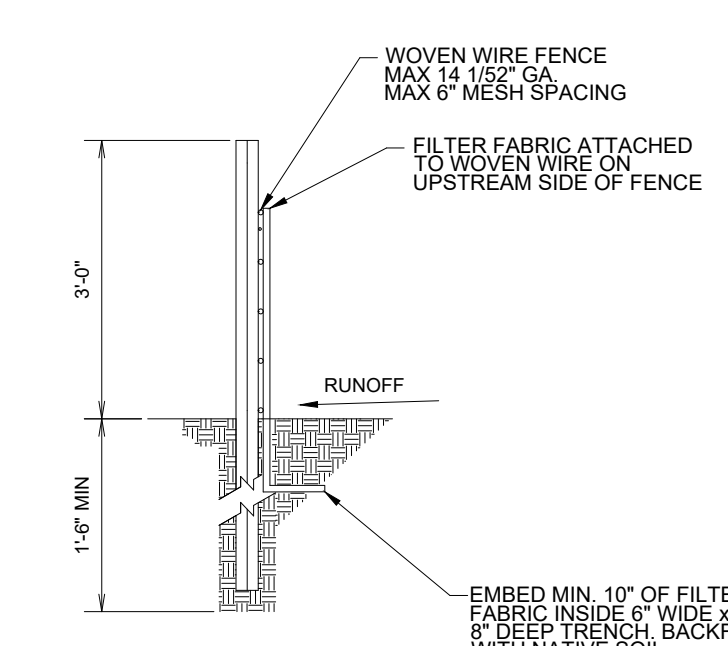
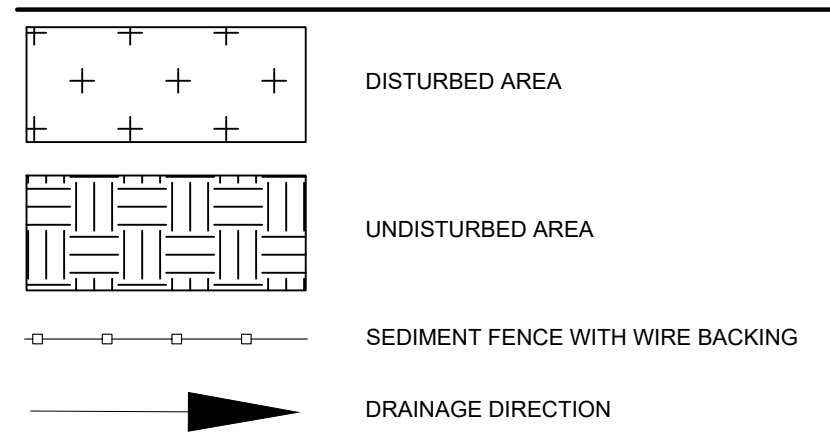
EROSION & SEDIMENT CONTROL PLAN

1. TEMPORARY STABILIZATION PRACTICES WILL NOT BE REQUIRED. WORK WILL BE CONTINUOUS AND DISTURBED AREA REVEGETATED IN A TIMELY MANNER. SEE SWPPP FOR SEEDING MIXES.
2. PERMANENT STABILIZATION OF ALL DISTURBED AREAS ARE TO BE PADDED, FERTILIZED, WATERED AND COVERED WITH STRAW UNLESS OTHERWISE NOTED ON PLANS TO BE HYDROSEED.
3. CONTRACTOR TO SHOW CONCRETE WASH OUT SUMP, ENTRANCE/EXIT PAD AND OTHER CONTROLS AS REQUIRED/NEEDED AS SWPPP SITE MAP IS UPDATED THROUGHOUT THE DURATION OF THE PROJECT.

NOTES (GENERAL):

1. SEE EROSION CONTROL DETAILS IN SWPPP FOR EROSION CONTROL FACILITIES.
2. SEE SWPPP FOR INSTALLATION, MAINTENANCE, INSPECTION, AND RECORD KEEPING REQUIREMENTS.
3. CONTRACTOR SHALL SHOW EROSION CONTROL MEASURE ON SITE MAP.
4. EROSION AND SEDIMENT CONTROL STRUCTURES TO MEET SWPPP DETAILS - APPENDIX D
5. INSTALL ROCK DITCH, CHECK, OR SAND BAG CHECKS AS NECESSARY TO PREVENT SCOUR UNTIL LANDSCAPING IS ESTABLISHED.
6. CONTRACTOR MUST PLACE SEDIMENT BASIN WITH SEDIMENT FENCE OUTLET FOR ANY SEDIMENT CONTAMINATED DEWATERING DISCHARGE.
7. FINAL SLOPE WILL BE SAME DIRECTION AS EXISTING SLOPE.

LEGEND



SILT FENCE NOT TO SCALE

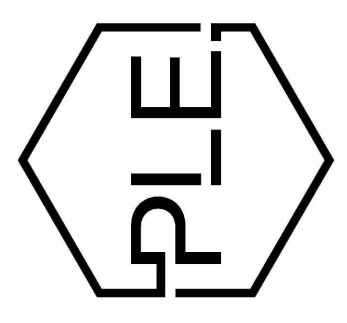
NOTES AND SPECIFICATIONS:

1. POSTS SHALL BE A MINIMUM OF 36 INCHES CONSTRUCTED OF EITHER OF THE FOLLOWING MATERIALS: STEEL "T" OR "U" TYPE, OR 2" x 2" HARDWOOD.
2. WOVEN WIRE USED AS ADDITIONAL FENCE SUPPORT SHALL BE MINIMUM 14.5 GA. WITH 6" MAXIMUM SPACING.
3. WOVEN WIRE SHALL BE PLACED ALONG THE UPHILL SIDE OF THE FENCE AND FASTENED WITH WIRE TIES OR 1" STAPLES ALONG THE UPHILL SIDE OF THE POSTS.
4. FILTER FABRIC SHALL BE FASTENED TO WOVEN WIRE ACCORDING TO MANUFACTURER'S RECOMMENDATION, OR WITH TIES EVERY 24" AT THE TOP AND MID-SECTIONS.
5. WHERE TWO PIECES OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED TOGETHER.
6. WHERE TWO POSTS MEET TO JOIN FENCE SECTIONS, THE TOPS OF THE POSTS SHALL BE SECURED TOGETHER WITH WIRE.
7. THE FENCE SHALL BE CONSTRUCTED ALONG THE CONTOUR AS MUCH AS POSSIBLE.
8. ENDS OF FENCES SHALL BE EXTENDED UP THE SLOPE TO PREVENT RUNOFF FROM MIGRATING AROUND THE END OF THE FENCE.
9. INSPECTION OF THE FENCE SHALL BE PERFORMED WEEKLY, OR IMMEDIATELY AFTER A RAIN EVENT, OR WHEN BULGES APPEAR IN THE FENCE. ACCUMULATED SILT SHALL NOT BE ALLOWED TO EXCEED HALF THE HEIGHT OF THE FABRIC. REPAIR AND OR REPLACEMENT OF DAMAGED FENCE SHALL BE COMPLETED PROMPTLY.
10. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE IN SUCH A MANNER THAT IT WILL NOT CONTRIBUTE TO OFF-SITE SILTATION.
11. ALL FENCING SHALL BE REMOVED WITH THE CONSTRUCTION SITE IS FULLY STABILIZED SO AS TO NOT IMPEDE STORM FLOW OR DRAINAGE.
12. PRE-FABRICATED UNITS DO NOT REQUIRE THE USE OF WOVEN WIRE FENCE.

GENERAL CONSTRUCTION NOTES

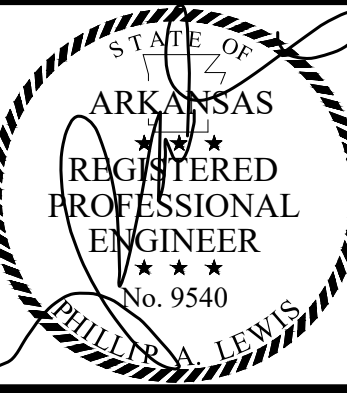
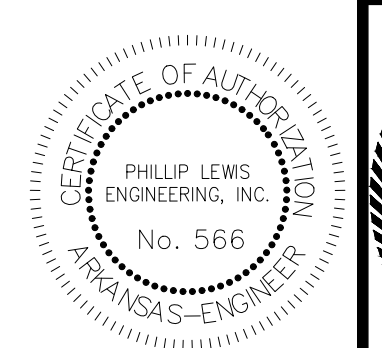
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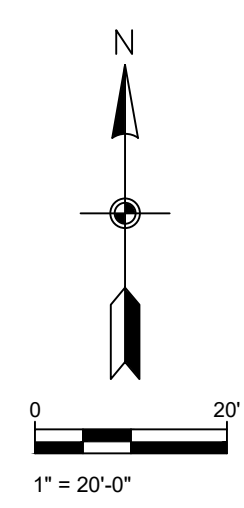
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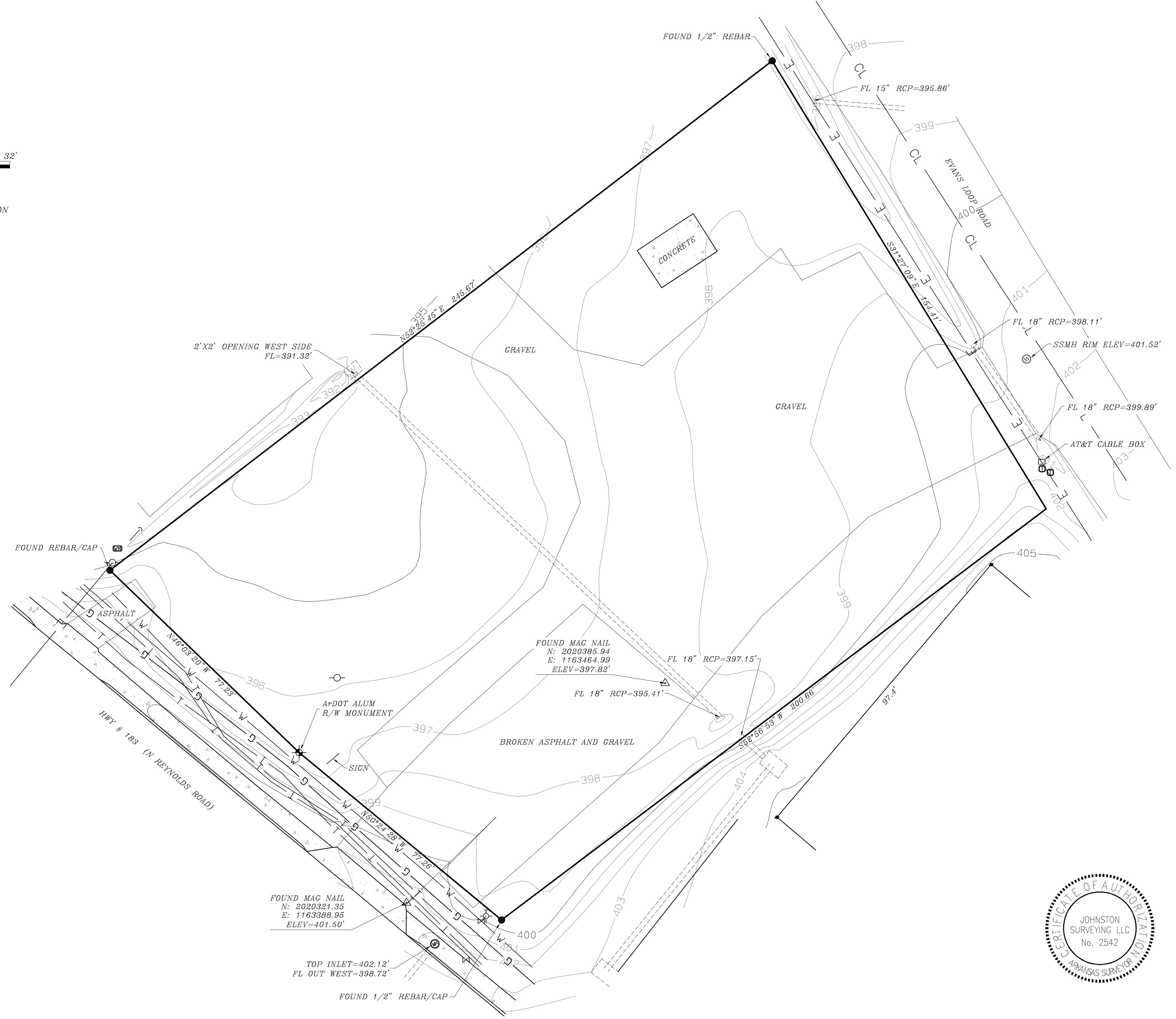
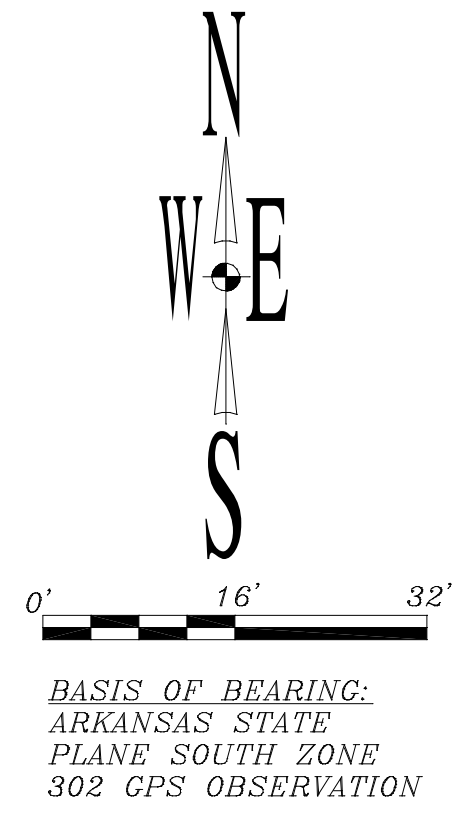
SHEET ISSUE DATE:
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PAGE TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER:

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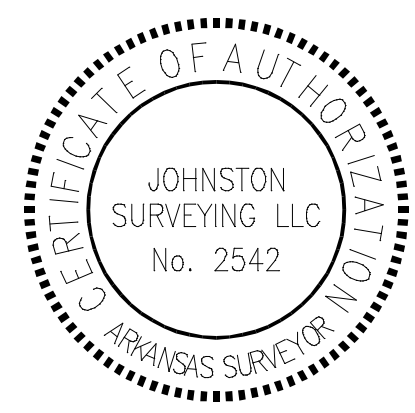




VICINITY MAP

LEGEND

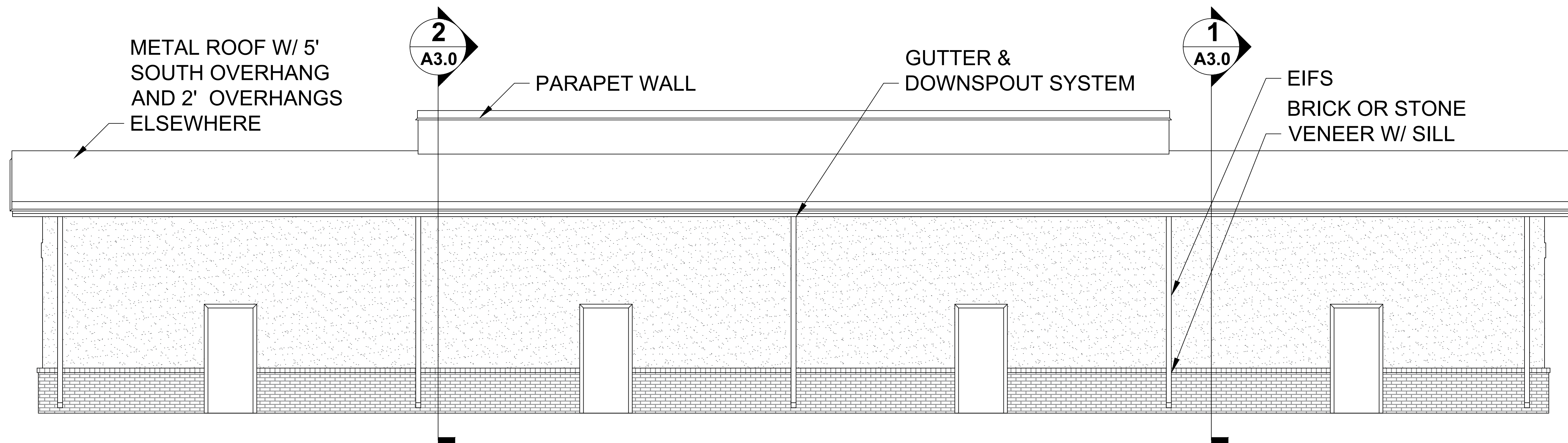
- ◆ Right of Way Monument
- ▲ Control Points
- Set Iron Pin
- Found Monument
- ⊕ Gas Regulator
- ⊕ Gas Riser
- ⊕ Gas Meter
- ⊕ Clean Out
- ⊕ Sanitary Sewer Manhole
- ⊕ Telephone Pedestal
- ⊕ Electric Meter
- ⊕ Electric Box
- Power Pole
- Guy Wire Anchor
- ⊕ Light Pole
- ⊕ Center Line
- ⊕ Flag Pole
- ⊕ Fire Hydrant
- ⊕ Water Hydrant
- ⊕ Down Spout
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Metal Drainage Grate
- ⊕ Gate Post
- ⊕ Ground Light
- ⊕ Sign
- ⊕ Junction Box
- ⊕ Handicap Parking
- ⊕ Manhole
- ⊕ Bollard
- ⊕ Mailbox
- ⊕ RPZ Valve
- ⊕ Tree
- ⊕ Vault
- ⊕ Air Conditioner
- Flow Direction
- ⊕ Flared End Section
- T — Telephone Line
- S — Sanitary Sewer Main
- E — Electric Line
- G — Underground Gas
- W — Waterline
- X — Fence
- F — Fiber Optic
- ~ Treeline
- Concrete



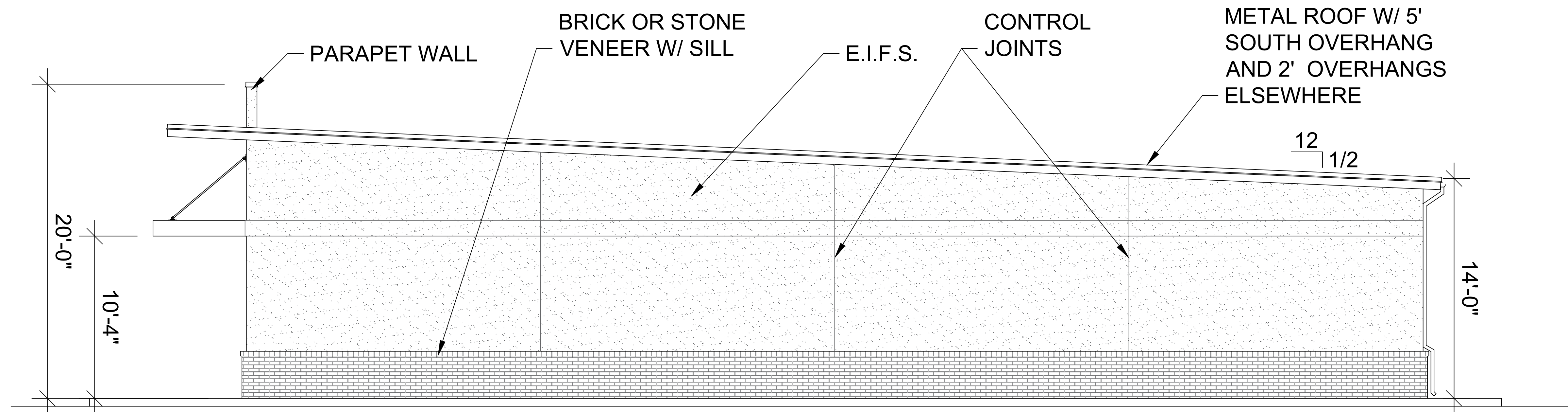
Flood Information
 This property lies within Zone X according to Federal Flood Insurance Rate Map Community Panel No. 05125C0380E, effective June 5, 2020.

Note:
 All utilities shown per visible field evidence, lines marked on the ground, or verbal communication from onsite utility personnel. Surveyor is not responsible for existing underground utilities that are incorrectly located, omitted from or added to this plat.

DATE: 5/27/2022	TOPOGRAPHIC SURVEY
SCALE: 1:16	1812 N REYNOLDS ROAD
DRAWN BY: H. CRAFTENREED	BRYANT, AR
CHECKED BY: M. JOHNSTON	JOB # 732
FILE NAME: EVANS ROAD BRYANT	
JOHNSTON SURVEYING, INC	37027 HWY 300 ROLAND, AR 72135 501-837-5643 MJohnstonsurveying@gmail.com



NORTH ELEVATION SCALE: 1/4" = 1'-0"

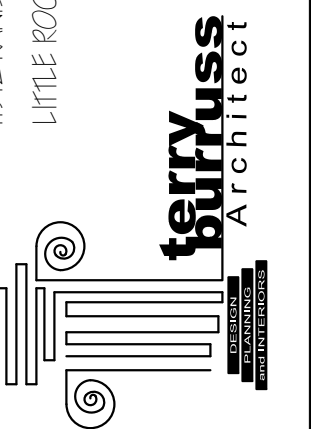


EAST ELEVATION SCALE: 1/4" = 1'-0"

#2215

COPYRIGHT, TBA

1192 KANIS ROAD, SUITE F-8
LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-2676
(FAX) 501-516-2166
thead@planning.com



SHEET TITLE:
ELEVATIONS

ARKANSAS

A PRELIMINARY SITE PLAN FOR:
ABBY ROAD
BRYANT, ARKANSAS

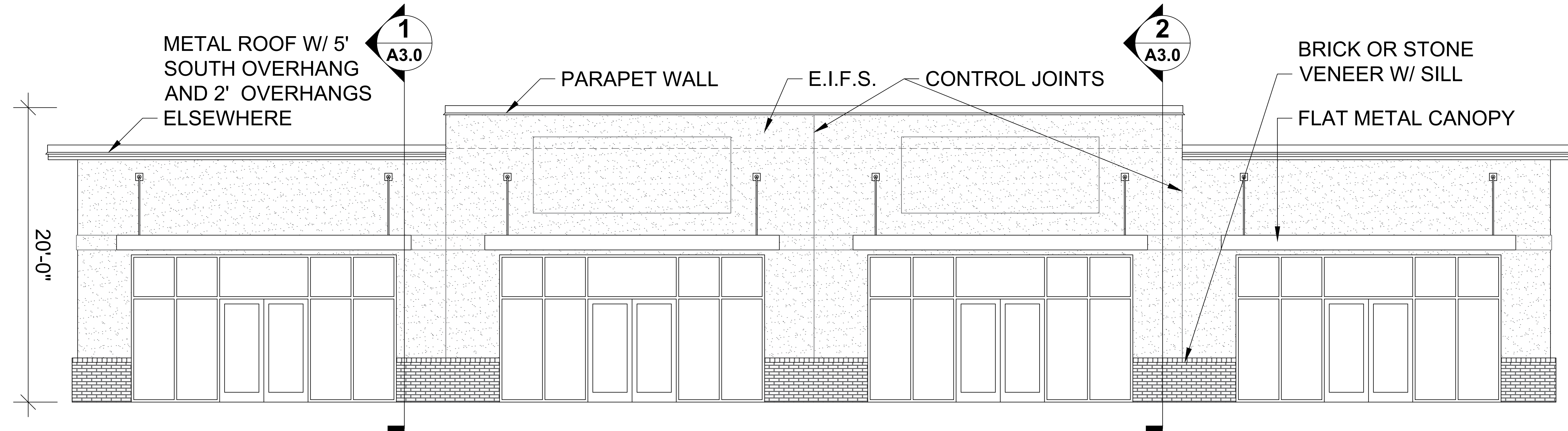
PROJECT # 2215

DATE: 5/31/2022

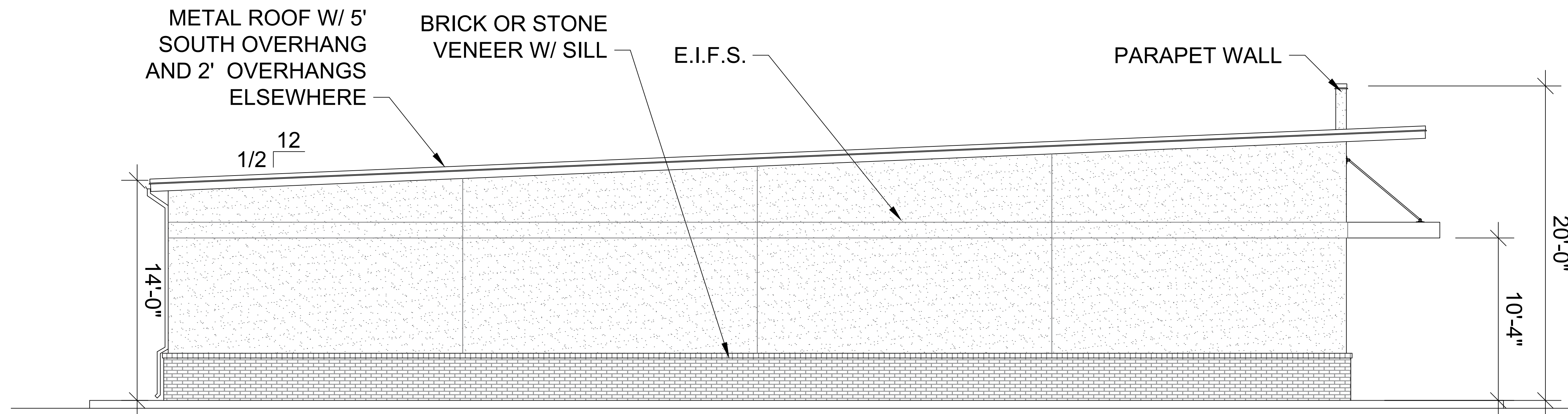
SHEET #

A2.0
REV. 07/20/2022

1 OF 1



SOUTH ELEVATION SCALE: 1/4" = 1'-0"

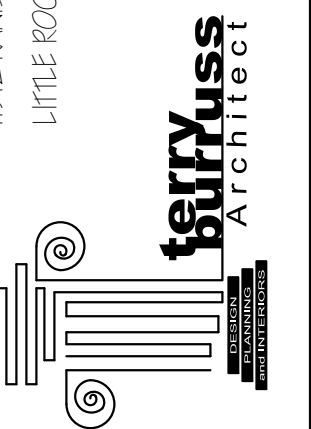


WEST ELEVATION SCALE: 1/4" = 1'-0"

#2215

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1192 MAINS ROAD, SUITE F-6
LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-5676
(FAX) 501-516-5166
thead@planning.com



SHEET TITLE:
ELEVATIONS

ARKANSAS

A PRELIMINARY SITE PLAN FOR:
ABBY ROAD
BRYANT, ARKANSAS

PROJECT # 2215

DATE: 6/1/2022

SHEET #

A 2.1
REV. 07/20/2022

1 OF 1

Stone Luxary Living Lift Station
Sewage Lift Station
Lift Station Capacity

Pump Design Flowrate **75 gpm** **Per Holloway As-builts**

Estimate Average Flowrate

of Sewer Customers = 54
Equivalent Population = 135 People
Estimated Average Flow = 13500 gpd
Estimated Average Flow = 9.38 gpm
Calculated Peaking Factor = 4.21 gpm
Peak Flow = 39.43 gpm
I & I allowance 0 gpm
Design Flowrate = 39.43

Say Average Flowrate = 10 gpm
Say Design Flowrate = 75 gpm

Average Flowrate = 10.00 gpm

Wetwell Diameter = 6 feet
Pump On Level = 338.4 feet
Pump Off Level = 336.85 feet
Volume to Pump Start = 328 gallons

Filling Time for Average Flow = 32.79 min

Calculate Min Pump Cycle Time - Tmin

P = 75 gpm (Pump Design Flowrate)

Minimum cycle time will be reached when sewage flow rate is half of the pumping rate.

$T_{min} = 2V/P$
V = 328 gallons (Volume to Pump Start)
Tmin = 8.74 minutes

Alternating Pumps are used, so Tmin per pump = 2* Tmin

Tmin per Pump = 17.49 minutes

STONE LUXURY LIVING
DRAINAGE CALCULATIONS – SUMMARY
7/20/2022

DESCRIPTION OF PROJECT

Stone Luxury Living is an approximately 7.74 Acre development located in the City of Bryant, Arkansas south of Hwy.5/N old Stagecoach road. There is one large drainage basin on the site.

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 Inlets

Summary of Pipes

Storage Summary

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

STONE LUXURY LIVING
DRAINAGE CALCULATIONS – SUMMARY
7/20/2022

SUMMARY OF DRAINAGE BASINS

PRE-DEVELOPMENT CONDITIONS

The entire area for pre-existing drainage area of the site drains to a ditch to the southwest. This site has concrete paved roads and mobile homes.

POST-DEVELOPMENT CONDITIONS

This site is being developed into duplex houses. Slopes range from 1% to 4%. Post-developed runoff coefficient is lower than pre-developed runoff coefficient.

SUMMARY OF INLETS

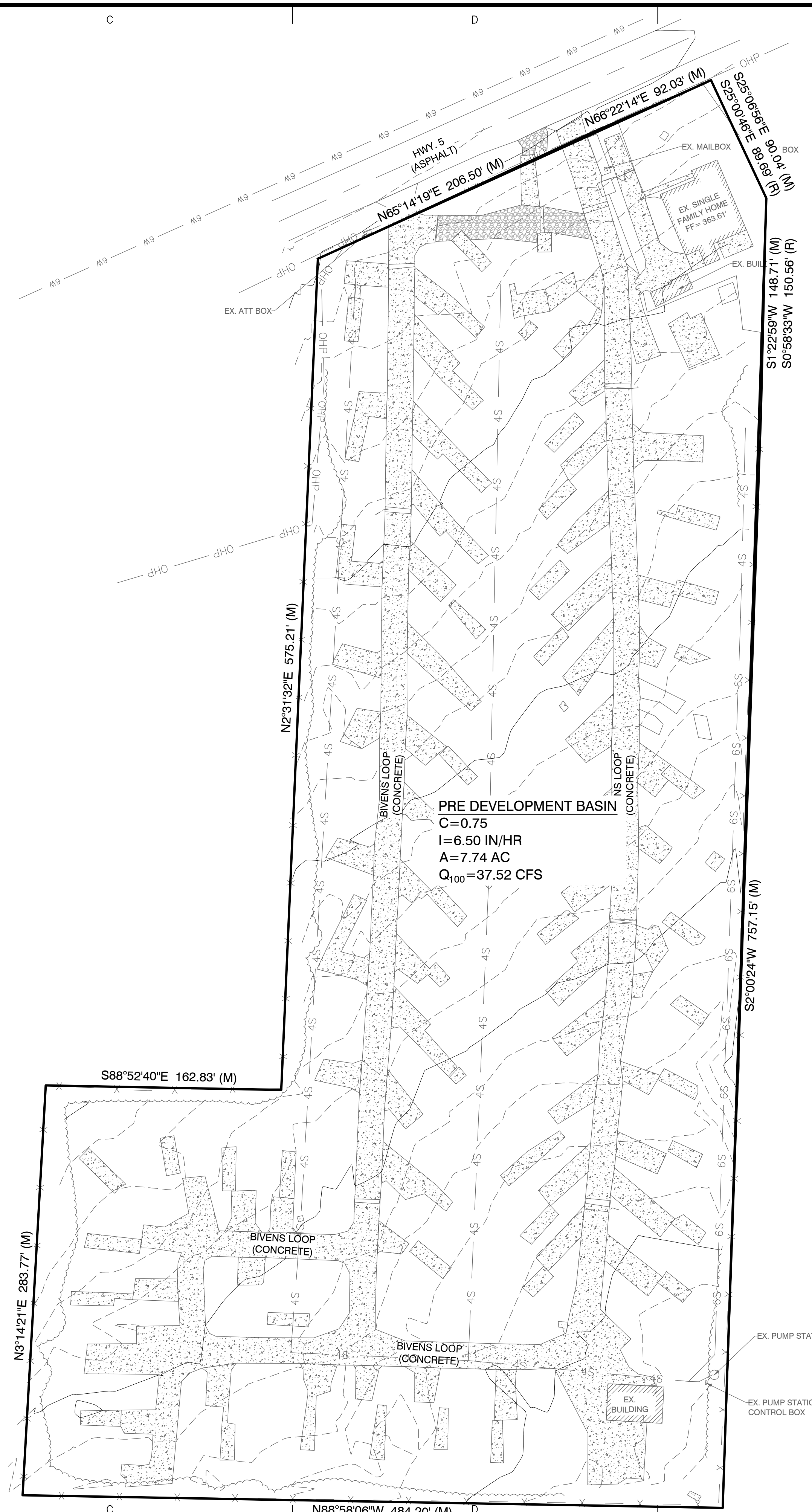
On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 25-year return storm. The distance from the face of the curb to the center of the street is 15 feet.

SUMMARY OF PIPES

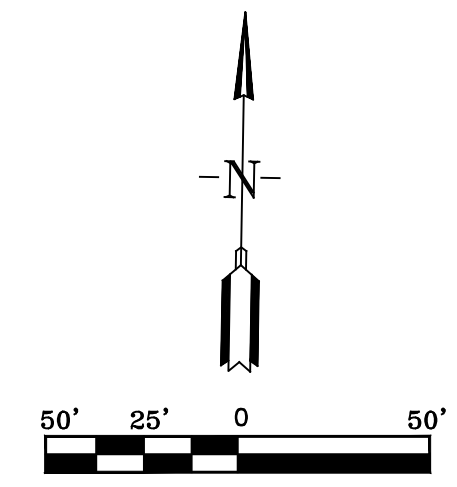
All pipes used in this project are HDPE and RCP. Therefore, a Manning's of 0.012 was used on all pipes in the analysis.

STORAGE SUMMARY

Storage is not required.



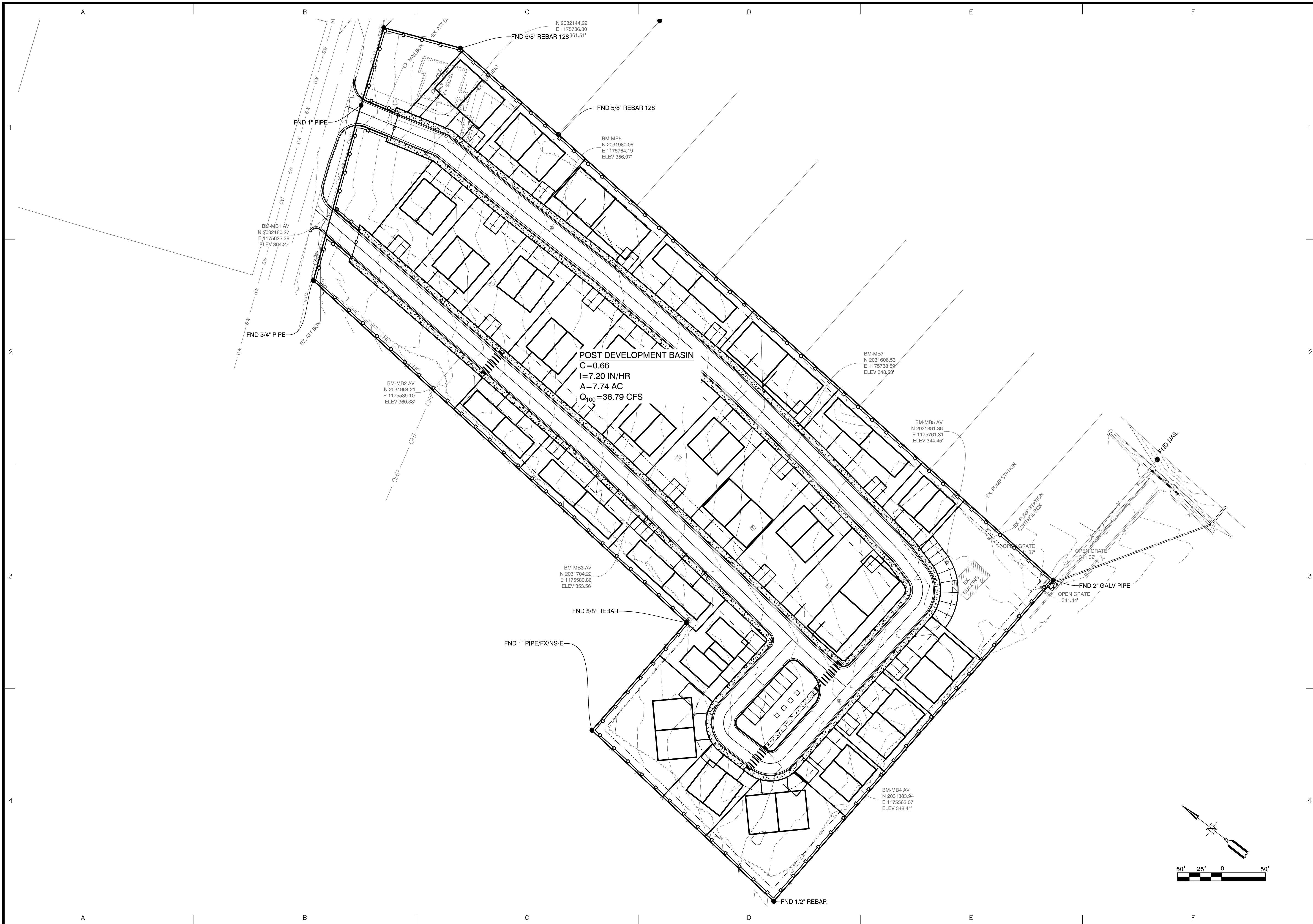
PRE DEVELOPMENT BASIN
 C=0.75
 I=6.50 IN/HR
 A=7.74 AC
 Q₁₀₀=37.52 CFS



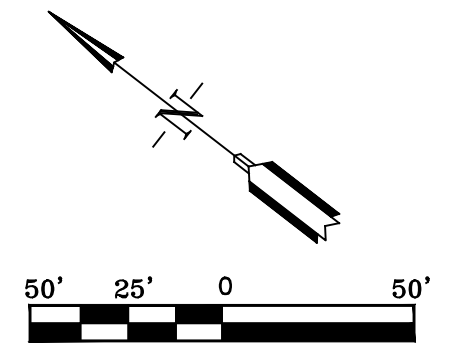
A	B	C	D	E	F	
1						2
3						
4						
A						B

BY	REVISION	DATE
<p>Designing our client's success GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph. (501) 408-4650 gnatengineering@gmail.com</p>		
<p>STONE LUXURY LIVING BRYANT, ARKANSAS</p>		
<p>CONTENTS: PRE DEVELOPMENT BASIN</p>		
<p>PROJECT NO: 22070</p>		
<p>DATE: JUNE 2, 2022</p>		
<p>SHEET NO: 1.0</p>		

A:\Projects\22070 - Stone Luxury Living Manufactured Park, CCI Reserve EBMH, Condeli Enterprises, Inc. 8/18 Hwy 5\Drawings\DWG\22070 Stone Luxury Living - Predevel Basin.dwg - 8/18/22



POST DEVELOPMENT BASIN
 C=0.66
 I=7.20 IN/HR
 A=7.74 AC
 Q₁₀₀=36.79 CFS



BY	
REVISION	
DATE	
Designing our client's success GarNat Engineering, LLC	P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650
	3825 Mt Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com
STONE LUXURY LIVING PLANNED UNIT DEVELOPMENT CITY OF BRYANT SALINE COUNTY, ARKANSAS	
PRELIMINARY	
CONTENTS: <div style="text-align: center;"> POST DEVELOPMENT BASIN </div>	
PROJECT NO: 22070	DATE: JUNE 2022
SHEET NO: <div style="text-align: center; font-size: 2em;"> 2.0 </div>	

A:\Projects\2022 Projects\22070 Stone Luxury Living Manufactured Park_C2I Rezone EIRs_Consolidated Enterprises Inc. 2218 Hwy 5\Drawings\GDMA\Design\22070 Stone Luxury Living_Salvag 3218 Rev 3 Bases Loop Design 02-20-2022.dwg

Stormwater Calcs - Stone Luxury Living Manufactured Park
Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1

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

L1 = 100 feet
n1 = 0.15 Sheet Flow
S1 = 0.02 ft/ft
I_{assumed} = 5.30 inches
T_{Ccalculated} = 472 seconds
T_{Ccalculated} = 7.86 minutes

Tc = 20.88 minutes
I = 5.30 inches

Use Tc = 21.00 minutes

L1 = 185 feet
n1 = 0.03 Grass, Natural S
S1 = 0.03 ft/ft
I_{assumed} = 5.30 inches
T_{Ccalculated} = 230 seconds
T_{Ccalculated} = 3.84 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

I₁₀₀ = 6.5 Inches
I₅₀ = 5.9 Inches
I₂₅ = 5.30 Inches

L1 = 100 feet
n1 = 0.013 Concrete
S1 = 0.03 ft/ft
I_{assumed} = 5.30 inches
T_{Ccalculated} = 96 seconds
T_{Ccalculated} = 1.61 minutes

I₁₀₀ = 4.8 Inches
I₅₀ = 4.3 Inches
I₂₅ = 3.6 Inches

L1 = 575 feet
n1 = 0.03 Grass, Natural Streams More Stones & Weeds
S1 = 0.03 ft/ft
I_{assumed} = 5.30 inches
T_{Ccalculated} = 454 seconds
T_{Ccalculated} = 7.57 minutes

**Stormwater Calcs - Stone Luxury Living Manufactured Park
Using Rational Method**

Post-development

Calculated Tc values - Drainage Basin 1

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

L1 = 100 feet
 n1 = 0.15 Sheet Flow
 S1 = 0.02 ft/ft
 I_{assumed} = 6.00 inches
 T_{Ccalculated} = 449 seconds
 T_{Ccalculated} = 7.48 minutes

Tc = 14.97 minutes
 I = 6.00 inches

Use Tc = **15.00** minutes

$$T_c = \frac{16 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 710 feet
 n1 = 0.013 Asphalt
 S1 = 0.025 ft/ft
 I_{assumed} = 6.00 inches
 T_{Ccalculated} = 314 seconds
 T_{Ccalculated} = 5.23 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

I₁₀₀ = 7.2 Inches
 I₅₀ = 6.6 Inches
 I₂₅ = 6.0 Inches

L1 = 140 feet
 n1 = 0.013 Culvert
 S1 = 0.016 ft/ft
 I_{assumed} = 6.00 inches
 T_{Ccalculated} = 135 seconds
 T_{Ccalculated} = 2.26 minutes

I₁₀ = 5.4 Inches
 I₅ = 4.8 Inches
 I₂ = 4.1 Inches

Stormwater Calcs - Stone Luxury Living Manufactured Park
using Rational Method

Pre-development

Calculated C values - Drainage Basin 1

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Gravel	0.04	0.65	0.55	0.5	0.35	0.3	0.25
Greenspace	3.59	0.49	0.45	0.42	0.38	0.36	0.33
Roof	1.94	0.97	0.92	0.88	0.83	0.8	0.75
Concrete	2.17	0.97	0.92	0.88	0.83	0.8	0.75
Total Area =	7.74	0.75	0.70	0.66	0.62	0.59	0.55

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

Pasture/Range, Average, 2-7%

Mobile Home/Roof

Concrete/Roof

Stormwater Calcs - Stone Luxury Living Manufactured Park
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂		
Sidewalk and Parking Area	1.13	0.97	0.92	0.88	0.83	0.8	0.75	Concrete
Roof	1.31	0.7	0.65	0.6	0.5	0.45	0.4	Roof
Green Space	3.96	0.46	0.42	0.39	0.35	0.32	0.29	Grass-Good Condition, Average 2-7%
Road	1.34	0.95	0.9	0.86	0.81	0.77	0.73	Asphalt
Total Area =	7.74	0.66	0.62	0.58	0.53	0.49	0.45	

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

Stormwater Calcs - Stone Luxury Living Manufactured Park
Existing Culverts Capacity

OUTLET CULVERT

Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	
16" HDPE	North	South		0.0106		16	1	0.012	1.40	4.189	0.33333333	8.55

GRAVEL DRIVEWAY CULVERT

Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	
18" CMP	North	South		0.0188		18	1	0.024	1.77	4.712	0.375	7.79
REVERSE GRADE												

SHOBE ROAD

Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	
24" RCP	WEST	EAST		0.0389		24	1	0.012	3.14	6.283	0.5	48.34

Stormwater Calcs - Stone Luxury Living Manufactured Park

Existing Ditch Capacity

Mannings equation for ditch **Last Section**

n= 0.022 based on n for open channel earth with short grass, few weeds

Width							
Depth (ft)	Bottom (ft)	Top (ft)	area (ft ²)	rH	slope (ft/ft)	Velocity (ft/s)	Q (cfs)
1.18	0.00	6.60	3.89	0.52	1.250%	4.91	19.11

Mannings equation for ditch **First Section**

n= 0.022 based on n for open channel earth with short grass, few weeds

Width							
Depth (ft)	Bottom (ft)	Top (ft)	area (ft ²)	rH	slope (ft/ft)	Velocity (ft/s)	Q (cfs)
1.4	0.00	6.50	4.55	0.51	1.500%	5.32	24.21

Mannings equation for ditch **Gravel Driveway Culvert**

n= 0.022 based on n for open channel earth with short grass, few weeds

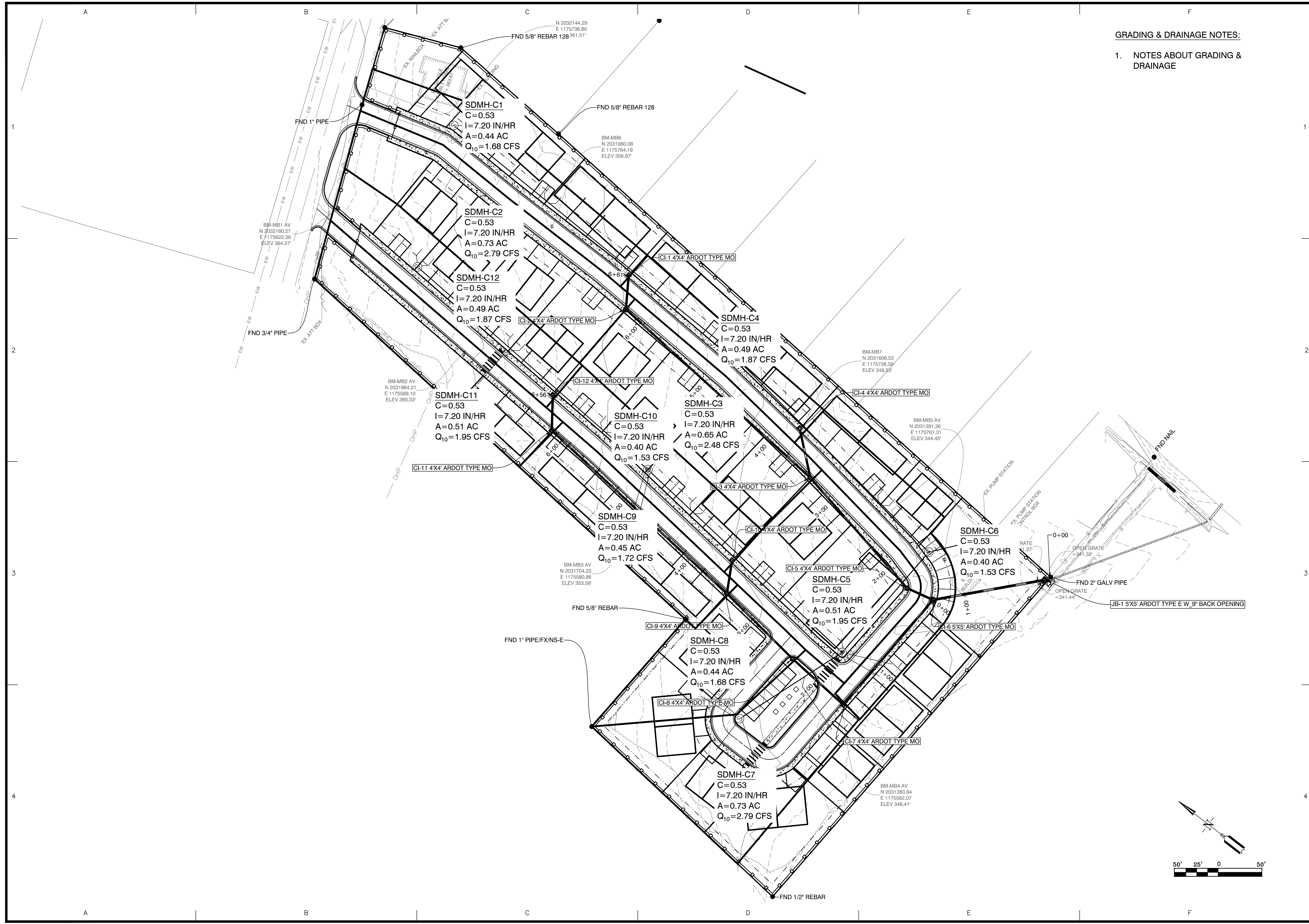
Width							
Depth (ft)	Bottom (ft)	Top (ft)	area (ft ²)	rH	slope (ft/ft)	Velocity (ft/s)	Q (cfs)
1.5	0.00	8.00	6.00	0.63	1.500%	6.11	36.67

Stormwater Calcs - Stone Luxury Living Manufactured Park
Proposed Culverts

Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
18" HDPE	CI-12	CI-11	1.87	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	16%
18" HDPE	CI-11	CI-9	3.82	0.0220	18	1	0.012	1.77	4.712	0.375	16.88	23%
18" HDPE	CI-10	CI-9	1.53	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	13%
18" HDPE	CI-9	CI-8	7.03	0.0170	18	1	0.012	1.77	4.712	0.375	14.84	47%
18" HDPE	CI-8	CI-7	9.03	0.0110	18	1	0.012	1.77	4.712	0.375	11.94	76%
18" HDPE	CI-7	CI-6	13.63	0.0190	18	1	0.012	1.77	4.712	0.375	15.69	87%
18" HDPE	CI-1	CI-2	1.68	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	15%
18" HDPE	CI-2	CI-3	4.47	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	25%
18" HDPE	CI-4	CI-3	1.87	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	16%
18" HDPE	CI-3	CI-5	6.34	0.0120	18	1	0.012	1.77	4.712	0.375	12.47	51%
18" HDPE	CI-5	CI-6	8.29	0.0150	18	1	0.012	1.77	4.712	0.375	13.94	59%
24" HDPE	CI-6	JB-1	27.27	0.0130	24	1	0.012	3.14	6.283	0.5	27.94	98%

GRAVEL DRIVEWAY CULVERT

29"X18" RCAP	NORTH	SOUTH	27.27	0.0150	24	1	0.012	3.14	6.283	0.5	30.02	91%
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GRADING & DRAINAGE NOTES:

1. NOTES ABOUT GRADING & DRAINAGE

BY	REVISION
DATE	
<p>Designing our client's success GNE GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 garnatengineering@gmail.com</p>	
<p>STONE LUXURY LIVING PLANNED UNIT DEVELOPMENT CITY OF BRYANT SALINE COUNTY, ARKANSAS</p>	
<p>PRELIMINARY</p>	
<p>CONTENTS: INLET BASIN MAP</p>	
<p>PROJECT NO: 22070</p>	
<p>DATE: JUNE 2022</p>	
<p>SHEET NO: 1.0</p>	

\P:\projects\2022\Projects\22070 Stone Luxury Living Manufactured Park_C2I Release (Bent. Condit. Enterprise, Inc. 2018 Hwy. 5\Drawings\Grading\Design\22070 Stone Luxury Living_5 Bent. Loop Design - 2D\Grading - Design\4-

Stormwater Calcs - Stone Luxury Living Manufactured Park
using Rational Method
Post Development Flowrates

CI-1

$Q_{10} =$ 1.68 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.44 acres

CI-2

$Q_{10} =$ 2.79 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.73 acres

CI-3

$Q_{10} =$ 2.48 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.65 acres

CI-4

$Q_{10} =$ 1.07 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.28 acres

CI-5

$Q_{10} =$ 2.52 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.66 acres

CI-6

$Q_{10} =$ 1.72 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.45 acres

CI-7

$Q_{10} =$ 2.79 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.73 acres

CI-8

$Q_{10} =$ 1.68 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.44 acres

CI-9

$Q_{10} =$ 1.72 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.45 acres

CI-10

$Q_{10} =$ 1.53 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.40 acres

CI-11

$Q_{10} =$ 1.95 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.51 acres

CI-12

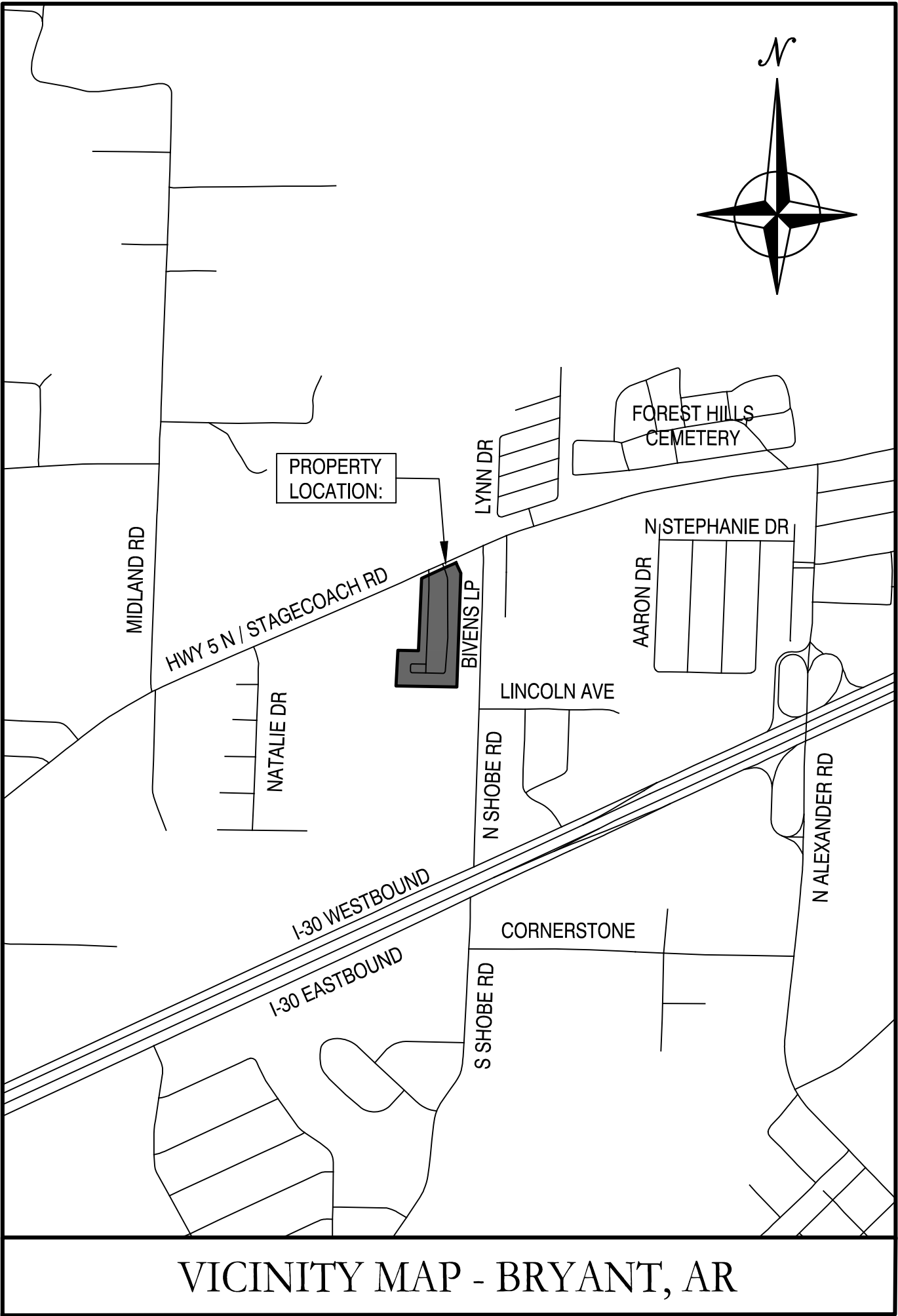
$Q_{10} =$ 1.87 CFS
 $c =$ 0.53
 $i =$ 7.20 in/hr
 $A =$ 0.49 acres

Stormwater Calcs - Stone Luxury Living Manufactured Park - CURB INLETS

10-YEAR STORM

Area #	Area	I	C	Weir			Required L (ft)	Actual L (ft)	
				Q	Q=3.0LY ^{1.5}	Y (ft)			
				(cfs)	Q (cfs)				
CI-1	0.44	7.20	0.53	1.68	1.68	0.49	1.63	4	4' box
CI-2	0.73	7.20	0.53	2.79	2.79	0.49	2.71	4	4' box
CI-3	0.65	7.20	0.53	2.48	2.48	0.49	2.41	4	4' box
CI-4	0.49	7.20	0.53	1.87	1.87	0.49	1.82	4	4' box
CI-5	0.51	7.20	0.53	1.95	1.95	0.49	1.89	4	4' box
CI-6	0.40	7.20	0.53	1.53	1.53	0.49	1.48	4	4' box
CI-7	0.73	7.20	0.53	2.79	2.79	0.49	2.71	4	4' box
CI-8	0.44	7.20	0.53	1.68	1.68	0.49	1.63	4	4' box
CI-9	0.45	7.20	0.53	1.72	1.72	0.49	1.67	4	4' box
CI-10	0.40	7.20	0.53	1.53	1.53	0.49	1.48	4	4' box
CI-11	0.51	7.20	0.53	1.95	1.95	0.49	1.89	4	4' box
CI-12	0.49	7.20	0.53	1.87	1.87	0.49	1.82	4	5' box

STONE LUXURY LIVING CITY OF BRYANT SALINE COUNTY, ARKANSAS



Prepared by:
GarNat Engineering, LLC

Designing our client's success
www.garnatengineering.com

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

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



ARKANSAS

DRAWING INDEX:

V1.0	PRELIMINARY PLAT
V2.0	BOUNDARY SURVEY
C1.0	SITE PLAN
C2.0	UTILITY PLAN
C2.1	SANITARY SEWER PROFILES
C3.0	GRADING & DRAINAGE PLAN
C3.1	DRAINAGE PROFILES
L1.0	TYPICAL LANDSCAPING PLAN
A2.0	CONCEPT ELEVATION
A2.1	CONCEPT ELEVATION
A2.2	CONCEPT ELEVATION
A2.3	CONCEPT ELEVATION



07-20-2022

PLAT CERTIFICATES:

OWNER: Elaine Cordelia Enterprises, Inc.
DEVELOPER: Elaine Cordelia Enterprises, Inc.
Name: Elaine Cordelia Enterprises, Inc.
Address: 206 West Dallas Street, Conroe, TX 77301

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

Date: _____ Signed: _____
 James Carter
 Elaine Cordelia Enterprises, Inc.

Source of Title: SALINE COUNTY, ARKANSAS
 Saline County Document# 2021-016880

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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

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

CERTIFICATE OF RECORDING:

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 6/07/2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

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

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION CURRENT: MHP
 SEEKING: PLANNED UNIT DEVELOPMENT (PUD)

SOURCE OF WATER: CITY OF BRYANT
 SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
 FRONT - 20'
 EXTERIOR - 10'

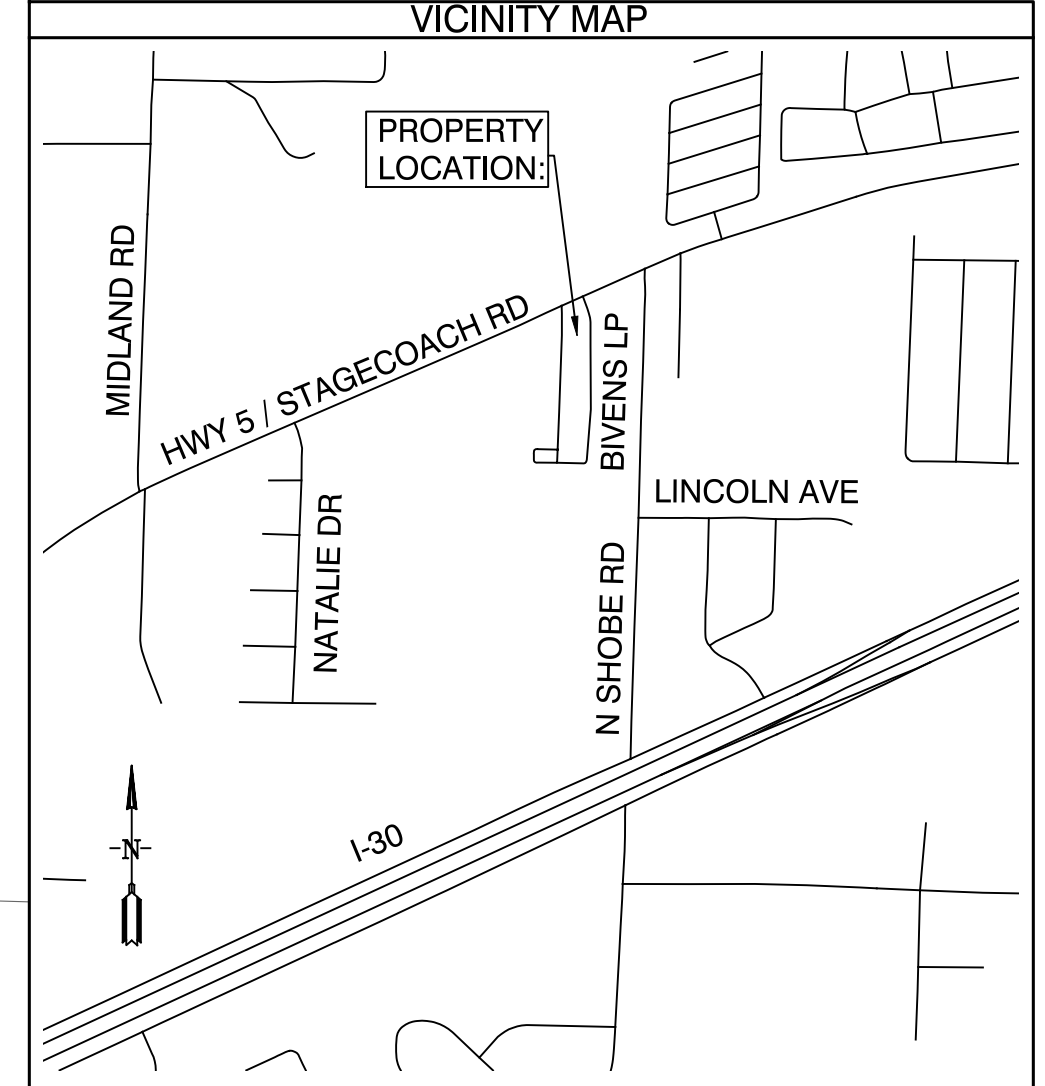
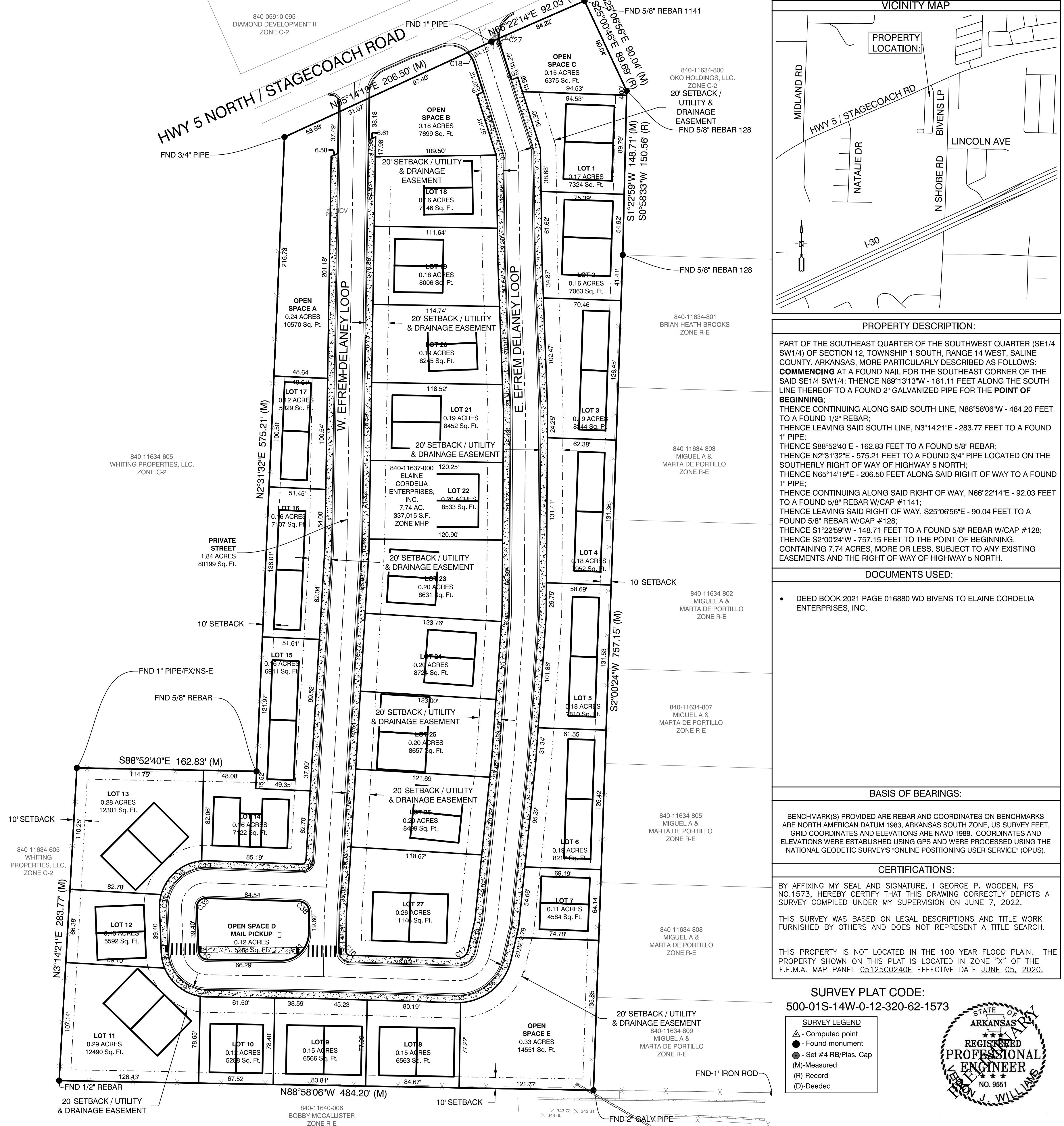
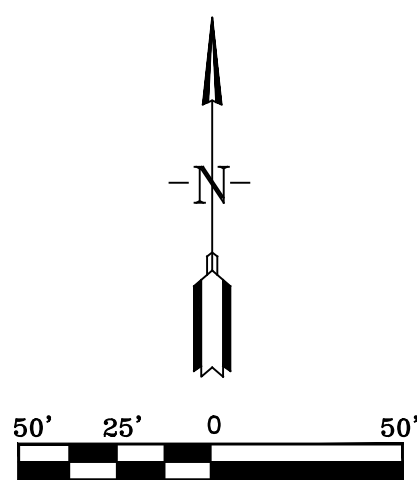
EASEMENTS:
 FRONT - 20'

LOT CORNERS: SET #4 REBAR WITH CAP

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	6.23	4.00	89°13'41"	S43°42'00"E	5.62
C17	13.74	10.00	78°43'27"	N52°19'26"E	12.68
C18	11.67	23.00	29°04'59"	S32°09'04"E	11.55
C27	6.19	23.00	15°25'45"	N9°53'42"W	6.18
C28	6.18	4.00	88°35'14"	S47°45'38"W	5.59
C29	5.23	42.00	7°08'28"	S88°29'01"W	5.23
C30	50.73	42.00	69°12'03"	S50°18'45"W	47.70
C31	13.22	42.00	18°02'15"	S6°41'35"W	13.17
C32	14.63	42.00	19°57'39"	S12°18'22"E	14.56
C33	42.96	42.00	58°36'14"	S51°35'19"E	41.11
C34	6.04	42.00	8°14'10"	S85°00'30"E	6.03
C35	4.49	50.00	5°08'47"	N89°06'46"E	4.49
C36	64.21	50.00	73°34'40"	N49°45'02"E	59.89
C38	13.96	9.00	88°51'35"	N43°30'58"W	12.60
C39	13.18	8.00	94°22'47"	S44°51'51"W	11.74
C40	12.12	8.00	86°48'03"	S45°43'34"E	10.99
C41	39.25	25.00	89°57'35"	N45°53'37"E	35.34

PRELIMINARY PLAT
 STONE LUXURY LIVING
 PLANNED UNIT
 DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY,
 ARKANSAS



PROPERTY DESCRIPTION:
 PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR;
 THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE;
 THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR;
 THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH;
 THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE;
 THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141;
 THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128;
 THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR #128;
 THENCE S2°00'24"W - 757.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

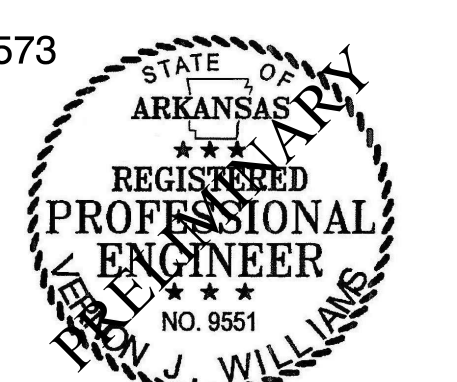
DOCUMENTS USED:
 • DEED BOOK 2021 PAGE 016880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

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 JUNE 7, 2022.
 THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.
 THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL Q5125C0240E EFFECTIVE DATE JUNE 05, 2020.

SURVEY PLAT CODE:
 500-01S-14W-0-12-320-62-1573

SURVEY LEGEND
 ● - Computed point
 ▲ - Found monument
 ○ - Set #4 RB/Plas. Cap
 (M) - Measured
 (R) - Record
 (D) - Deeded



BY _____

REVISION _____

DATE _____

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

**STONE LUXURY LIVING
 PLANNED UNIT DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF ARKANSAS
 NO. 1573
 GEORGE P. WOODEN

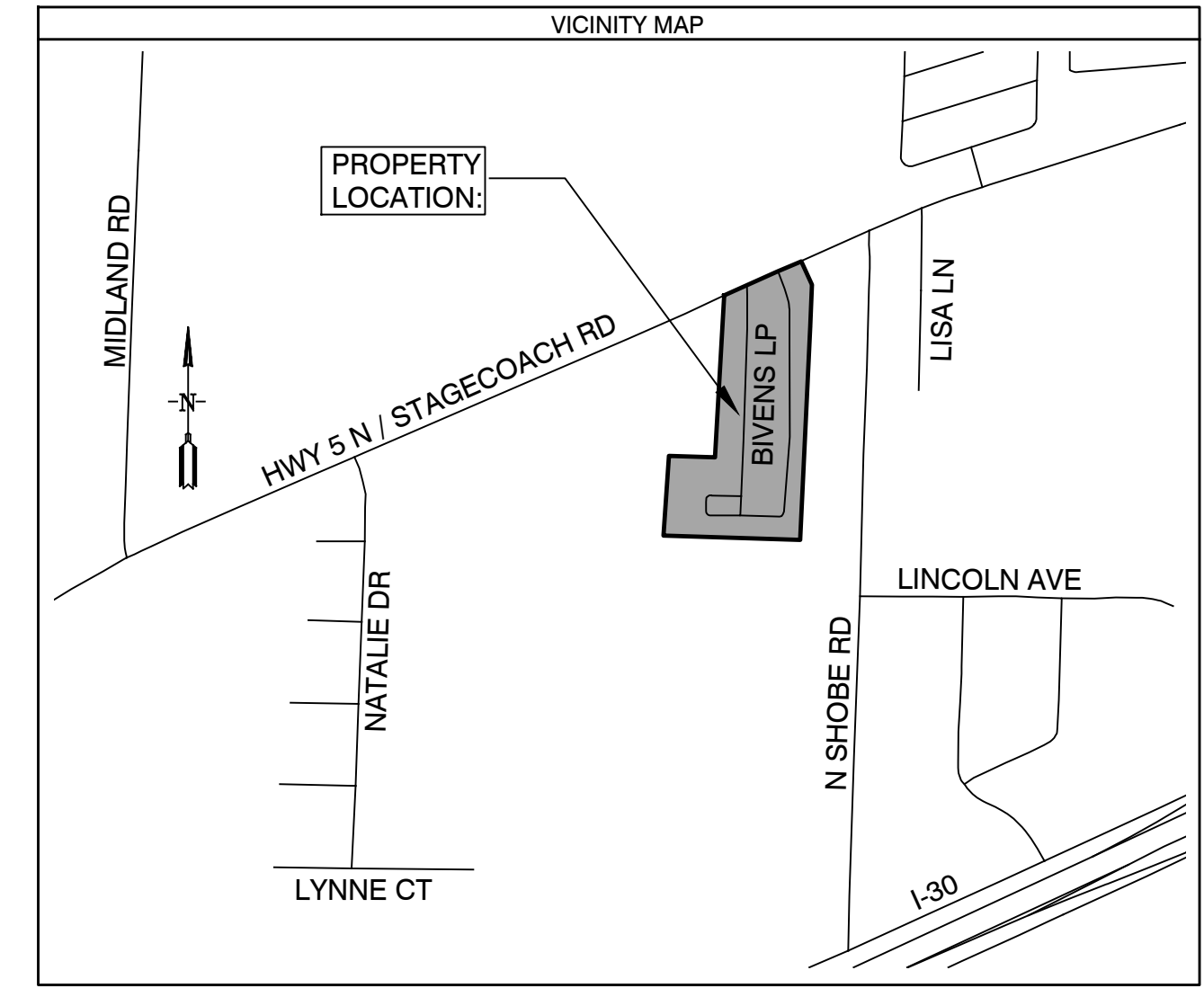
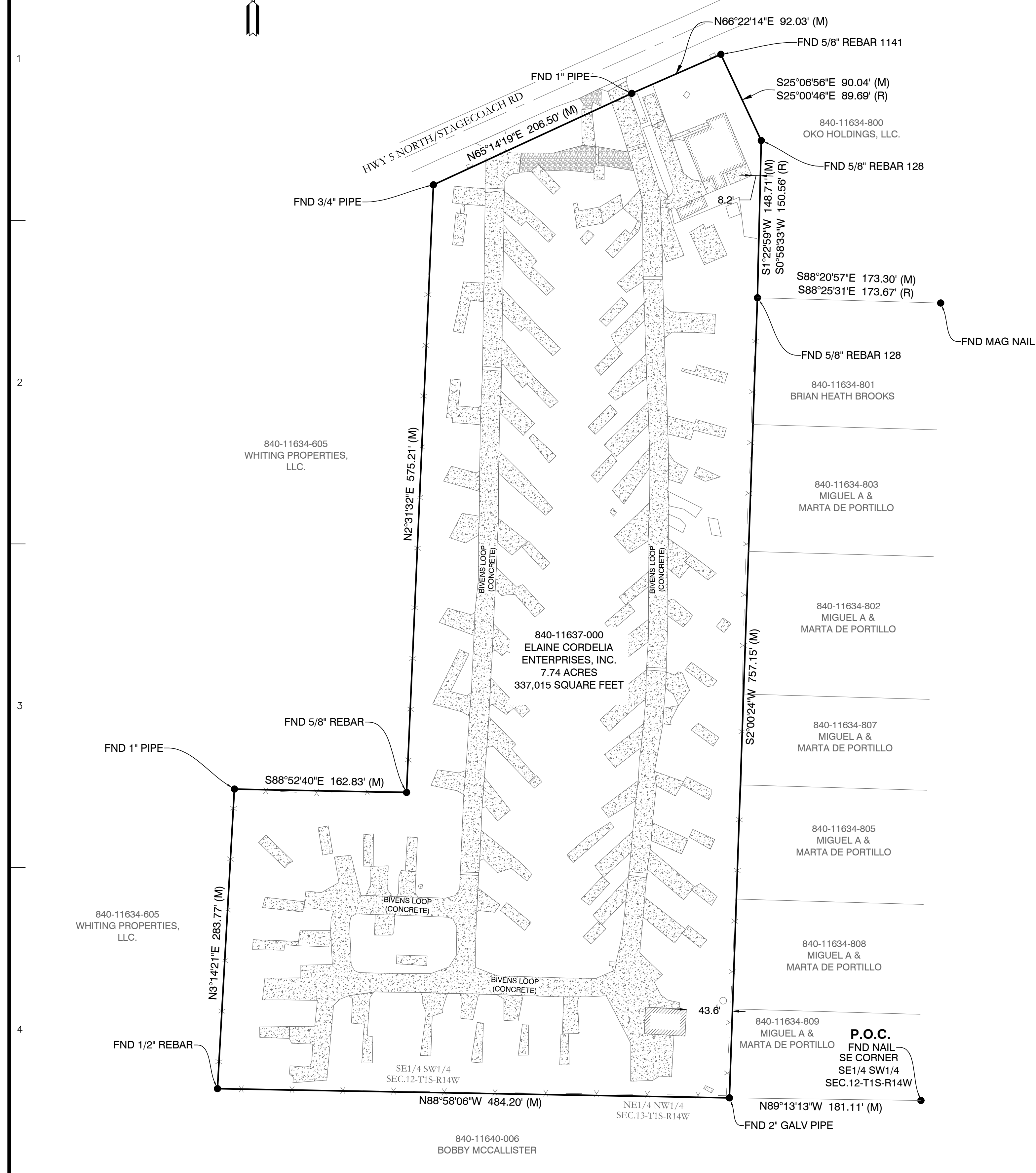
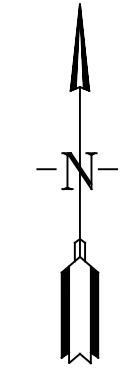
CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
 22070

DATE:
 JUNE 2022

SHEET NO:
V1.0

SURVEY LEGEND	
▲	Found monument
●	Computed point
○	Set #4 RB/Plas. Cap
(M)	Measured
(R)	Recorded Survey
(P)	Platted



PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°31'3\"/>

DOCUMENTS USED:

- BOOK 2021 PAGE 16880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

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 JUNE 7, 2022.

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

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



SURVEY PLAT CODE:
500-01S-14W-0-12-320-62-1573

BY	REVISION	DATE

Designing our client's success

GarNat Engineering, LLC

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

FOR USE & BENEFIT OF:

ELAINE CORDELIA ENTERPRISES, INC.

PROFESSIONAL SURVEYOR

STATE OF ARKANSAS
NO. 1573

GEORGE P. WOODEN
SIGNATURE

6-7-22

CONTENTS:

BOUNDARY SURVEY

PROJECT NO:
22070

DATE:
JUNE 7, 2022

SHEET NO:
V2.0

HOUSING UNITS (DEVELOPABLE LAND - STREET AREA) = RESIDENTIAL (9 D.U.A. MAX.) DENSITY

HOUSING UNITS = 9
7.474 ACRES DEVELOPABLE LAND - 1.376 ACRES STREET

HOUSING UNITS = 9 X 6.098

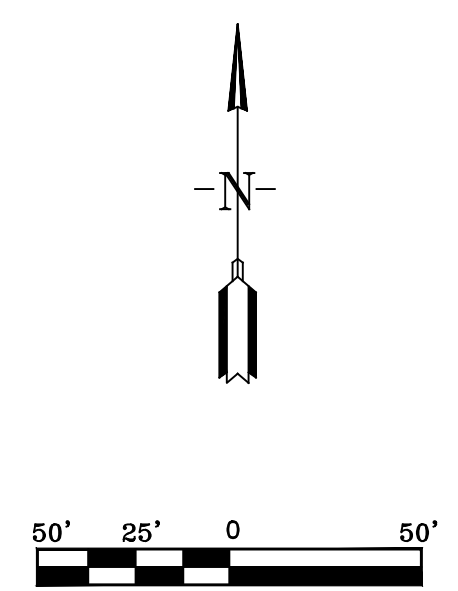
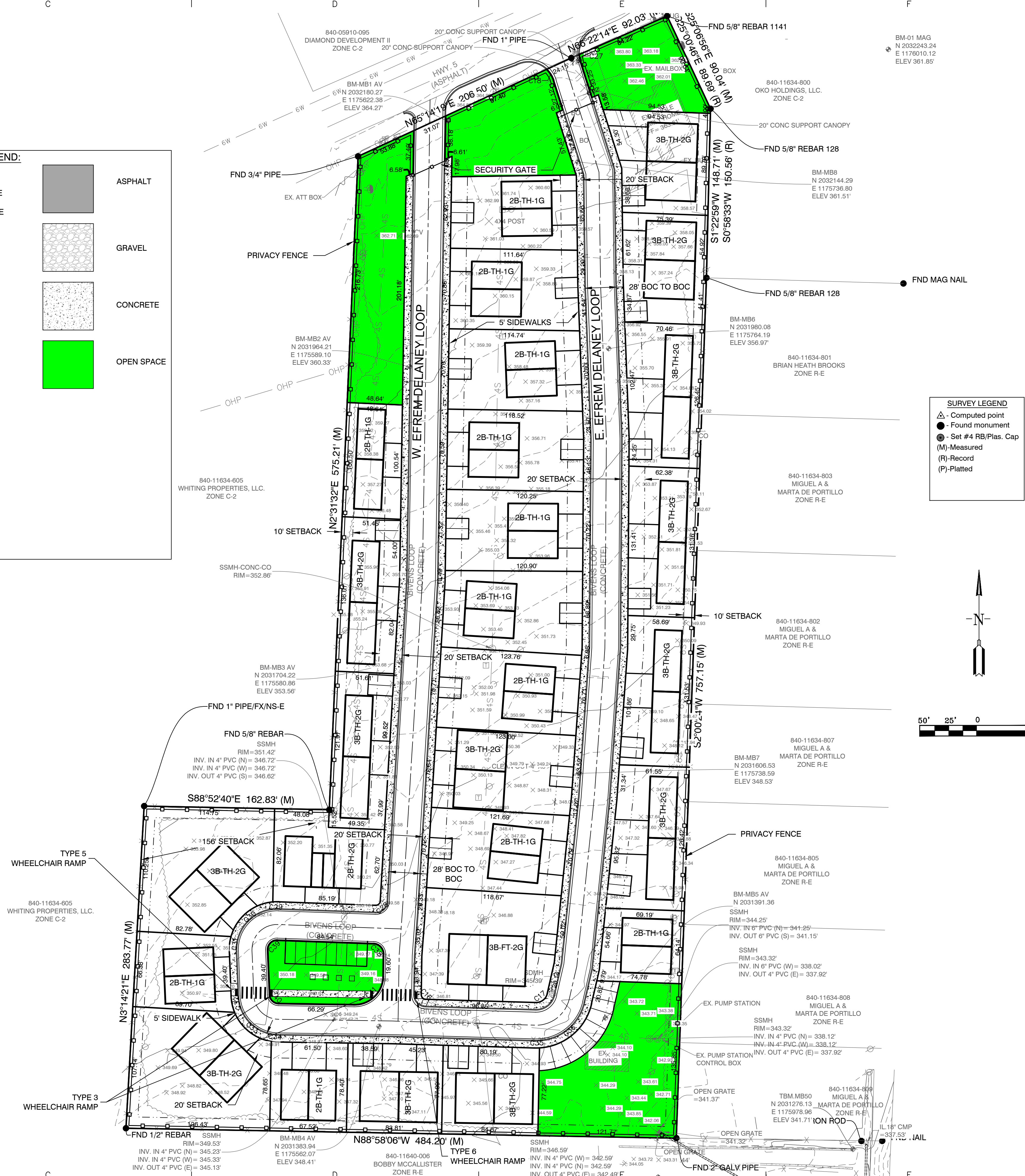
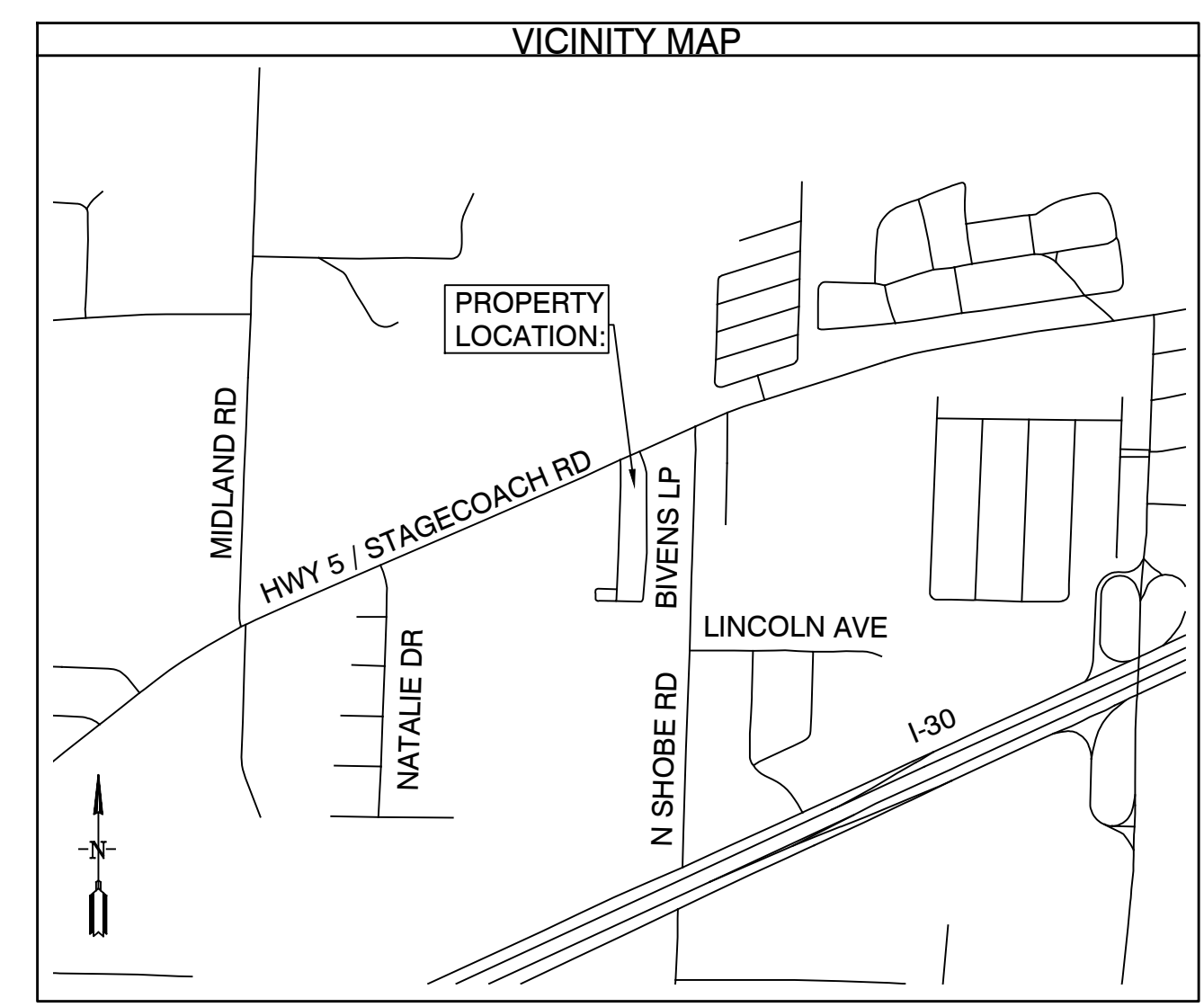
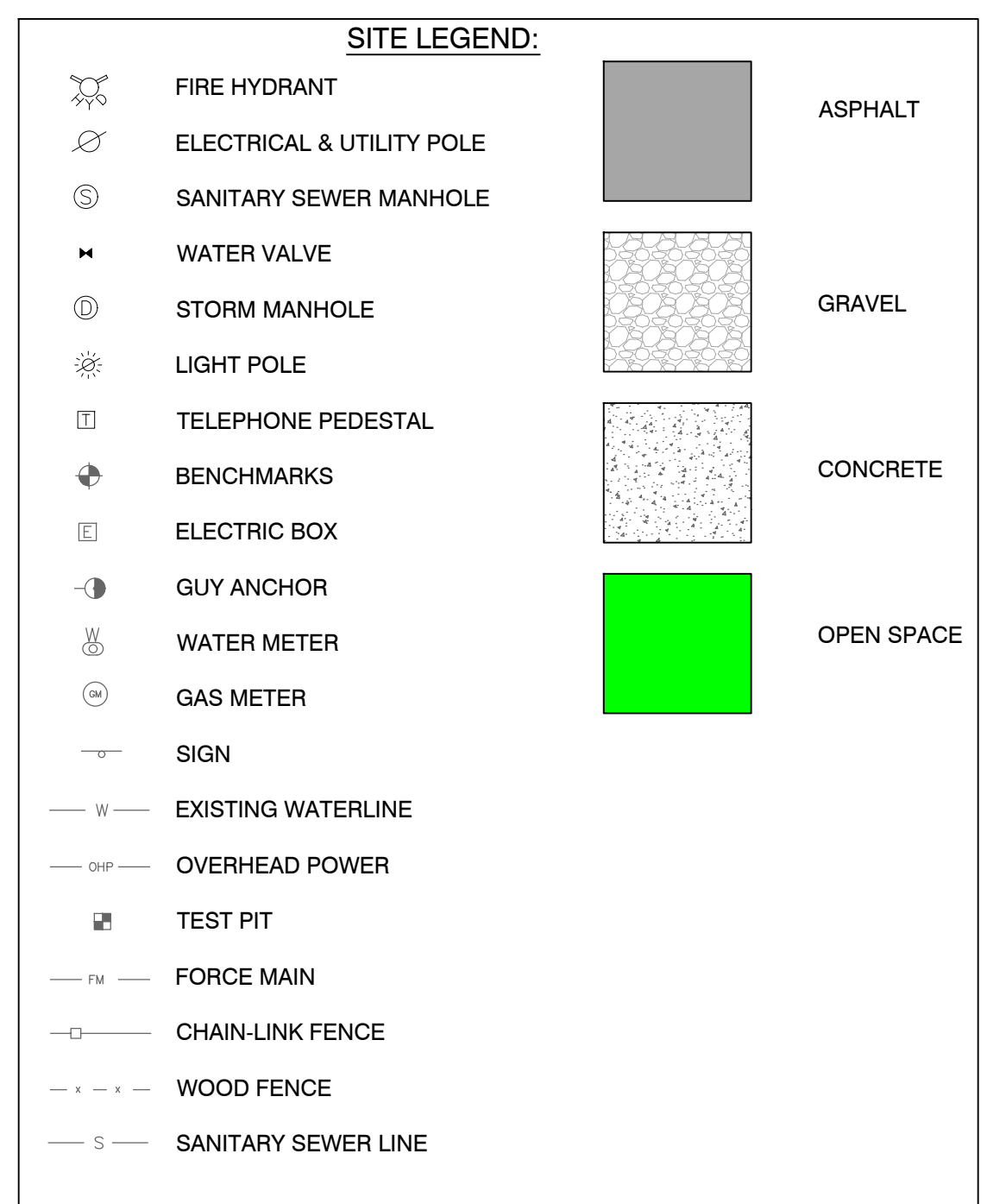
HOUSING UNITS = 54.882 ≈ 54

OPEN SPACE NEEDED = 7.474 X 0.15 ≈ 1.12 ACRES

ACTUAL OPEN SPACE = 1.48 ACRES

PROPERTY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE; THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR; THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH; THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141; THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S2°00'24"W - 757.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.



BY	REVISION	DATE

Designing our client's success
GarNat Engineering, LLC
 3825 Mt. Carmel Rd
 Bryant, AR 72018
 (501) 408-4650
 garnatengineering@gmail.com

**STONE LUXURY LIVING
 PLANNED UNIT DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**

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

07-20-2022

CONTENTS:
SITE PLAN

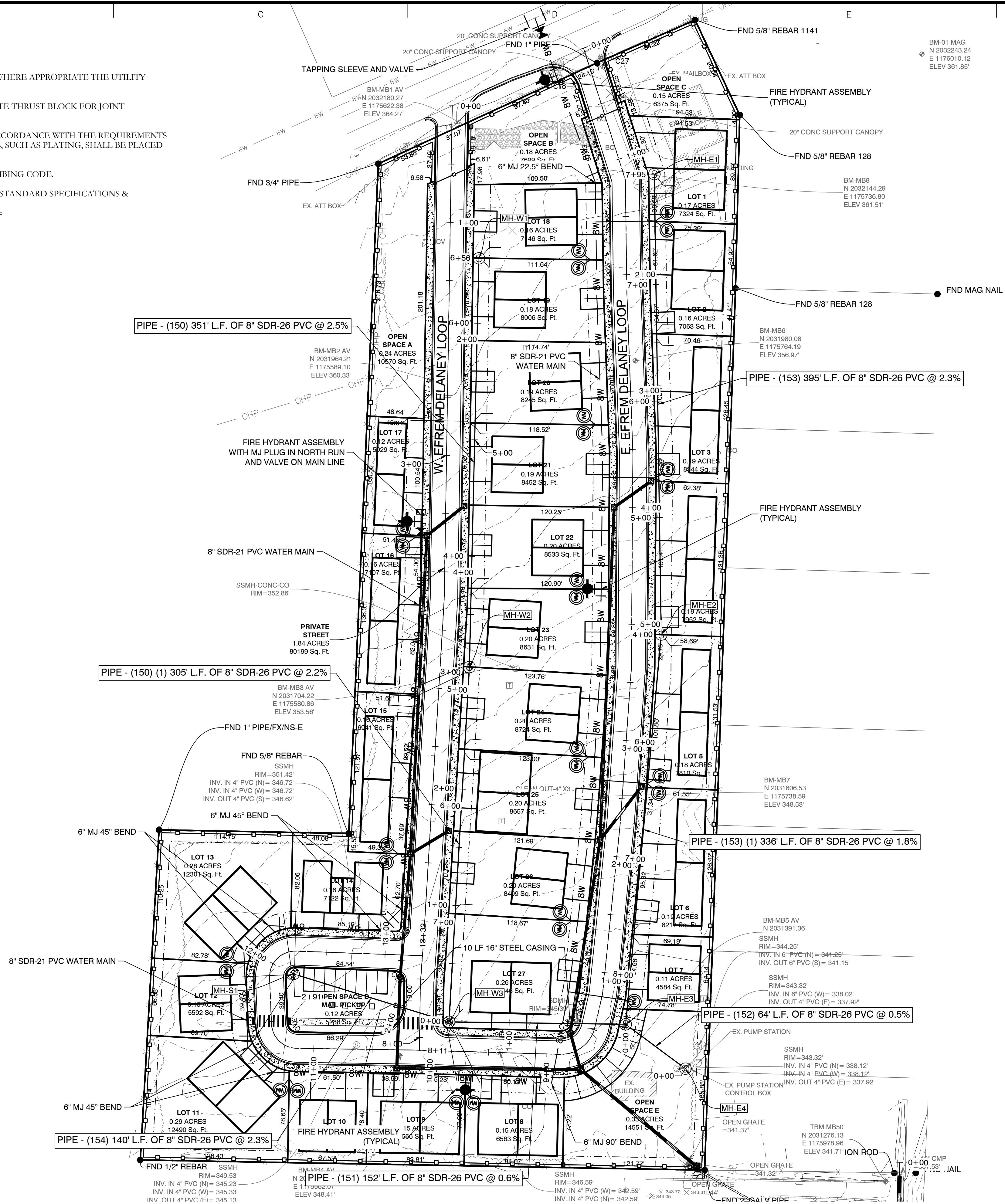
PROJECT NO:
 22070

DATE:
 JUNE 2022

SHEET NO:
C1.0

NOTES:

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



BM-01 MAG
 N 2032243.24
 E 1176010.12
 ELEV 361.85'

BM-MB8
 N 2032144.29
 E 1175736.80
 ELEV 361.51'

BM-MB6
 N 2031980.08
 E 1175764.19
 ELEV 356.97'

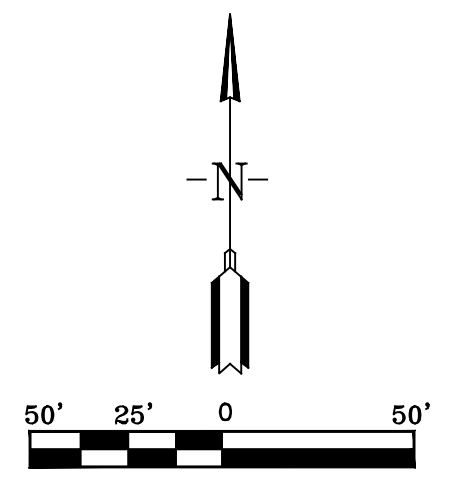
BM-MB7
 N 2031606.53
 E 1175738.59
 ELEV 348.53'

BM-MB5 AV
 N 2031391.36
 SSMH
 RIM=344.25'
 INV. IN 6" PVC (N)= 341.25'
 INV. OUT 6" PVC (S)= 341.15'

SSMH
 RIM=343.32'
 INV. IN 6" PVC (W)= 338.02'
 INV. OUT 4" PVC (E)= 337.92'

SSMH
 RIM=343.32'
 INV. IN 4" PVC (N)= 338.12'
 INV. IN 4" PVC (W)= 338.12'
 INV. OUT 4" PVC (E)= 337.92'

TBM MB50
 N 2031276.13
 E 1175978.98
 ELEV 341.71'



BY	REVISION	DATE

GNE Designing our client's success
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 garmatengineering@gmail.com

**STONE LUXURY LIVING
 PLANNED UNIT DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**



07-20-2022

CONTENTS:
 UTILITY PLAN

PROJECT NO:
 22070

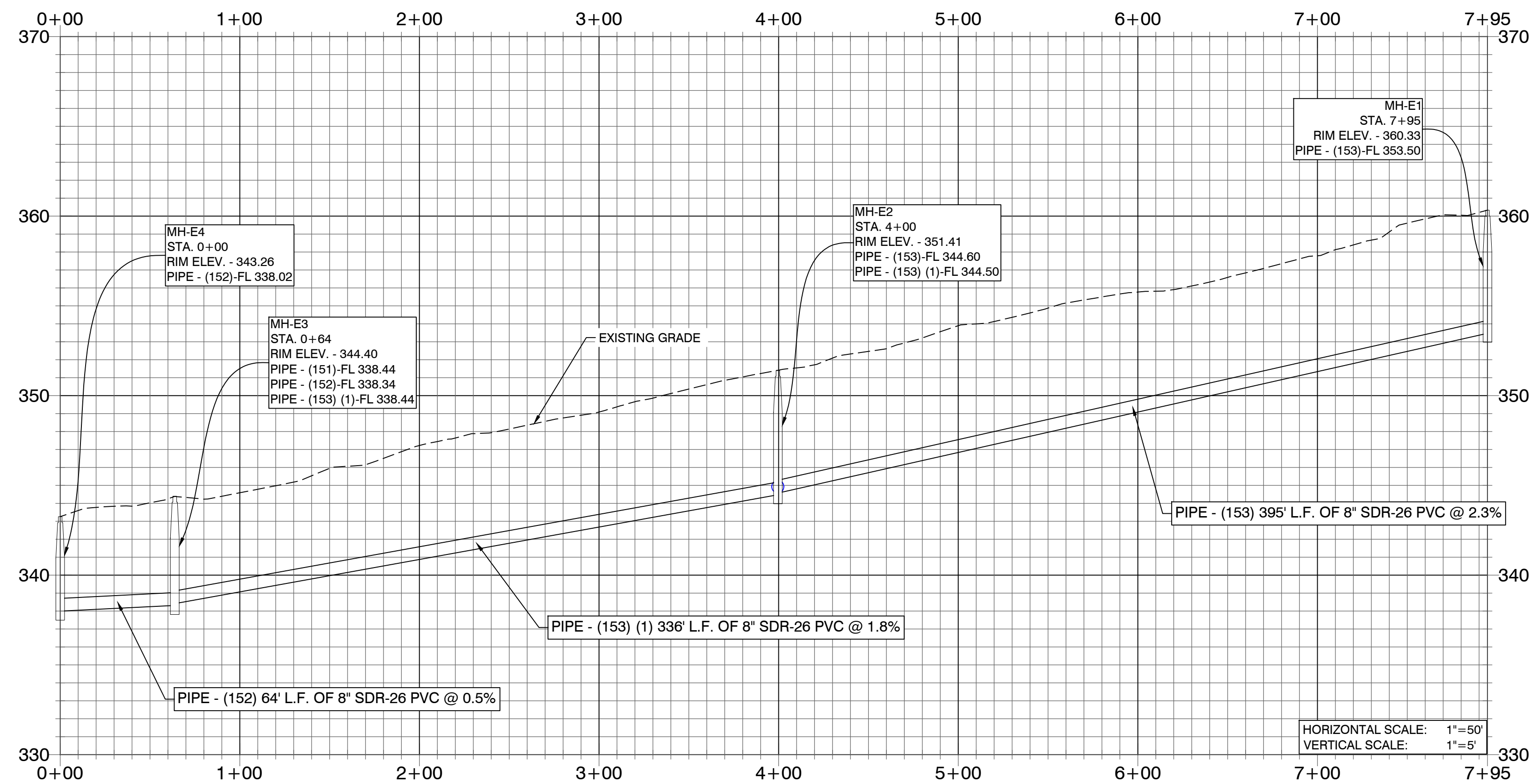
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SHEET NO:

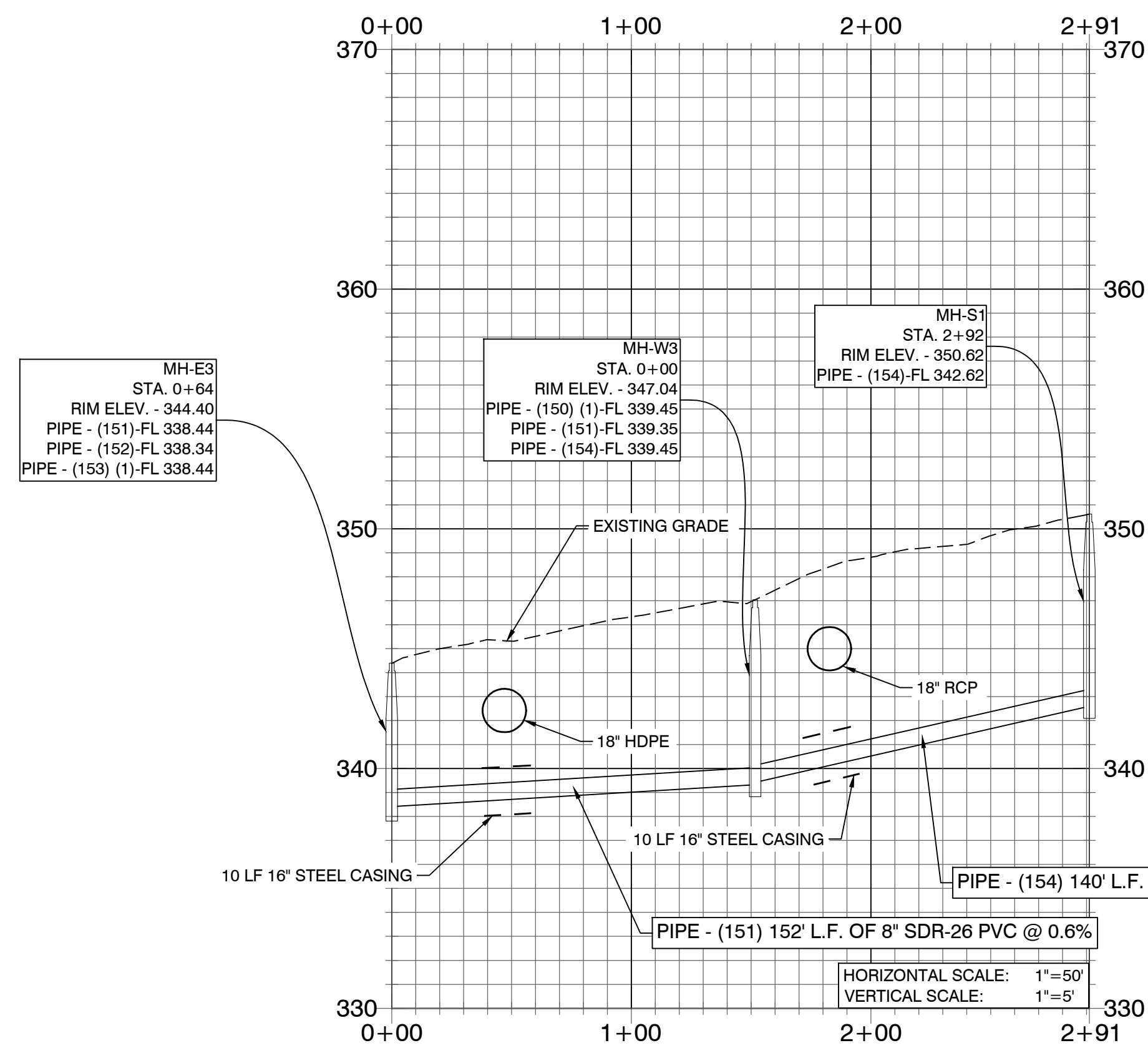
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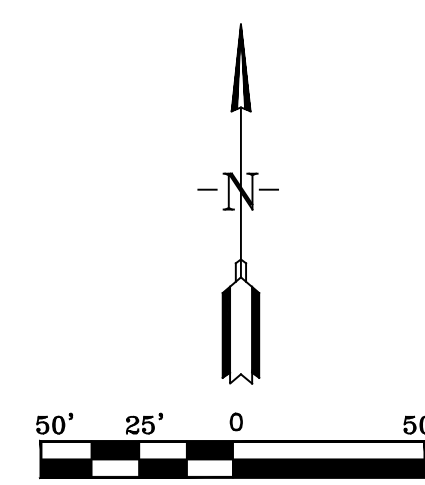
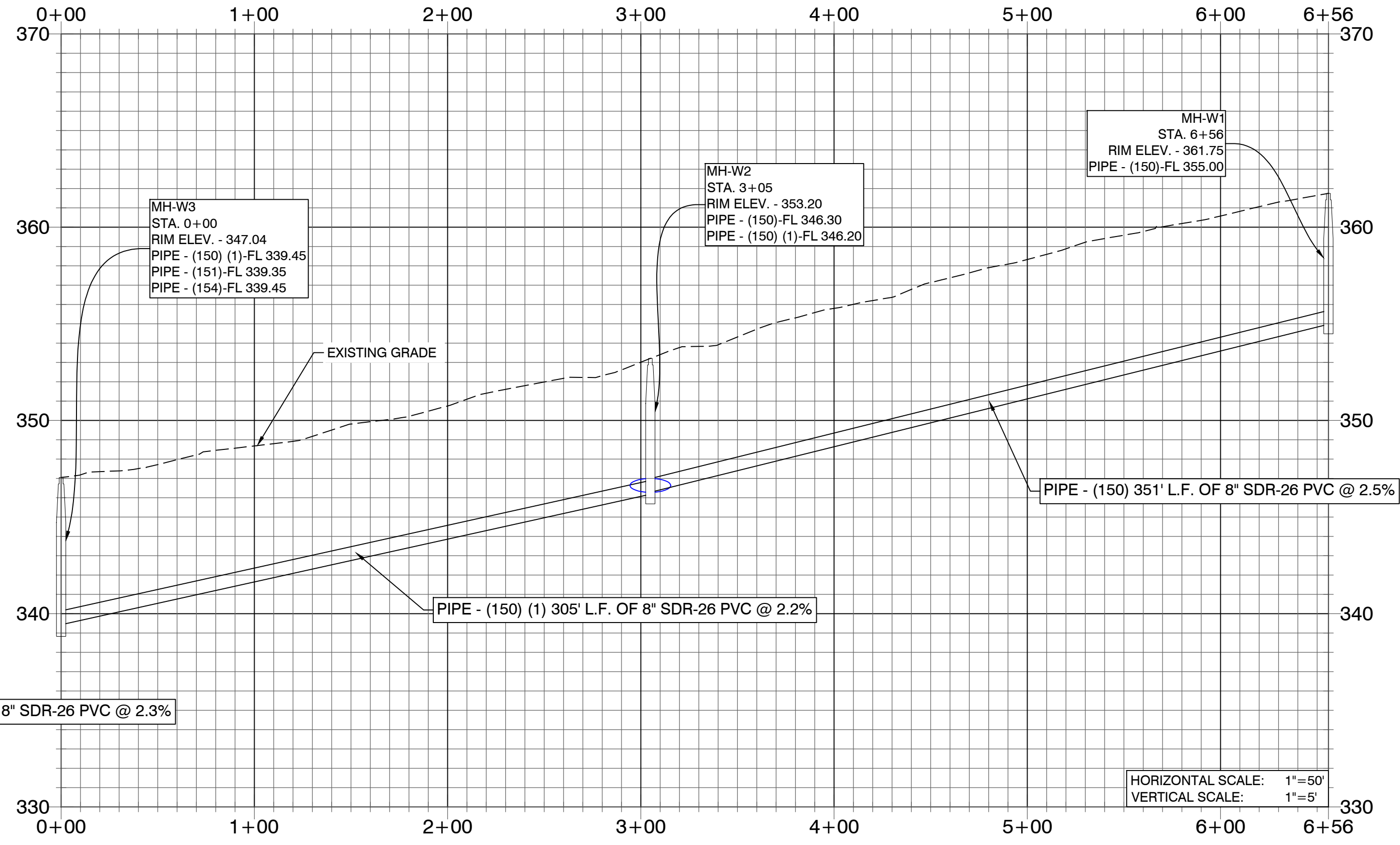
EAST SANITARY SEWER PROFILE



SOUTH SANITARY SEWER PROFILE



WEST SANITARY SEWER PROFILE

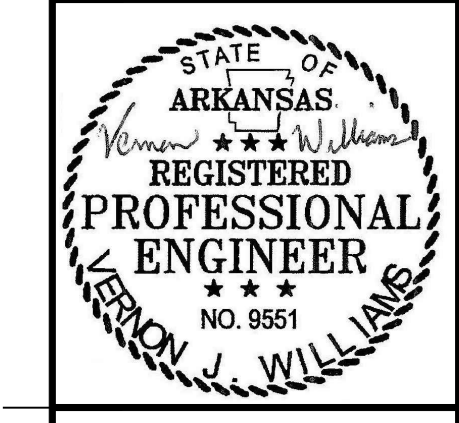


BY	DATE	REVISION

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 Ph (501) 408-4650

3825 Mt Carmel Rd
 Bryant, AR 72022
 gnatengineering@gmail.com

STONE LUXURY LIVING
 PLANNED UNIT DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS



07-20-2022

CONTENTS:
 SANITARY SEWER PROFILES

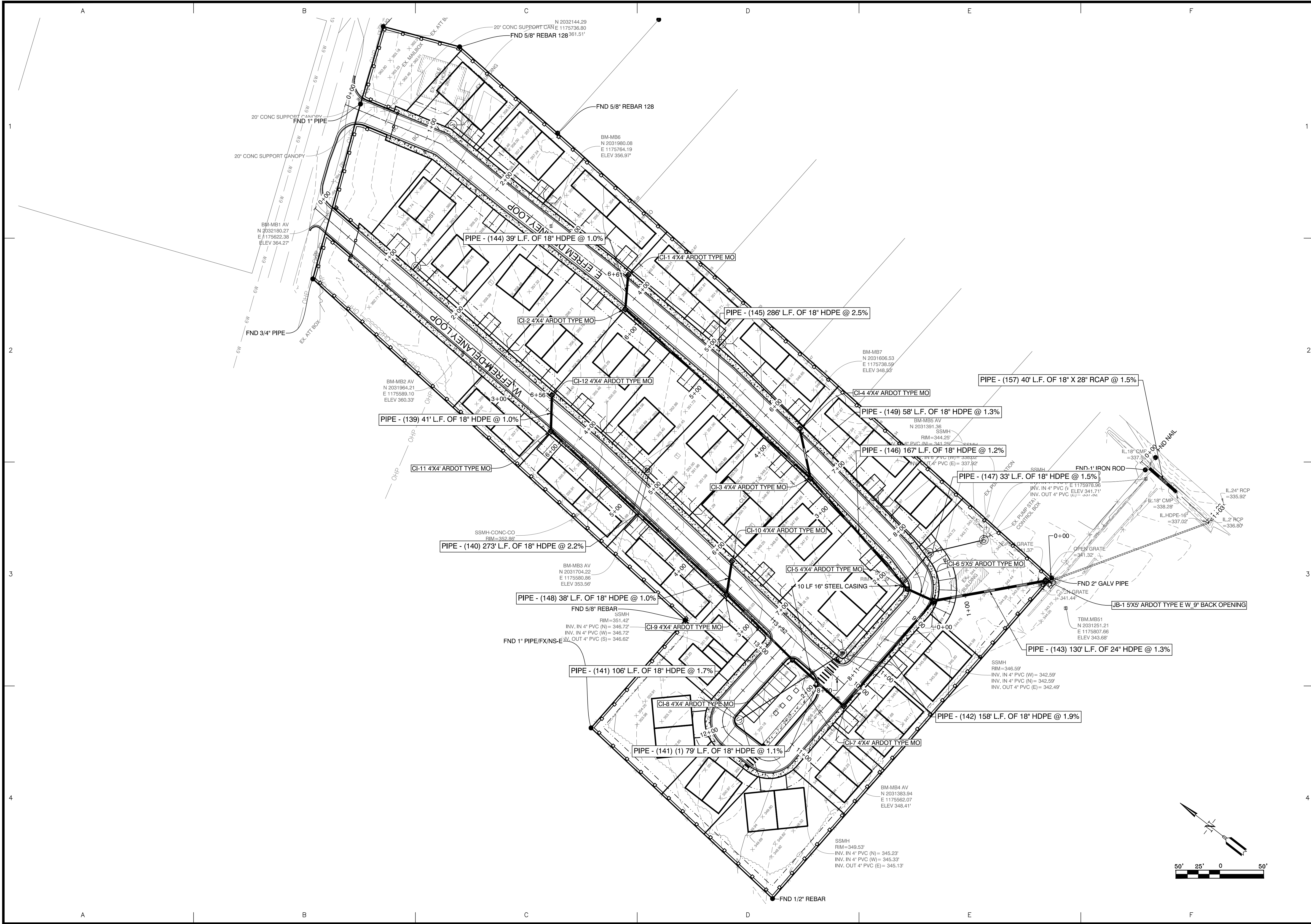
PROJECT NO:
 22070

DATE:
 JUNE 2022

SHEET NO:

C2.1

Small vertical text at the bottom right corner, likely a project or drawing reference number.



BY	REVISION	DATE

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

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

**STONE LUXURY LIVING
 PLANNED UNIT DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**



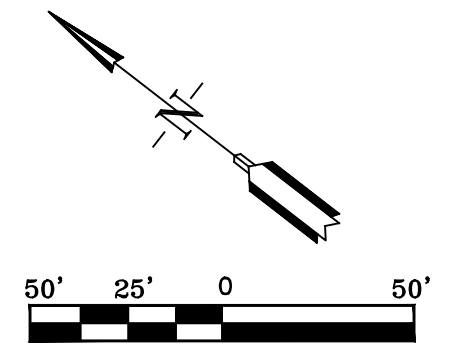
07-20-2022

CONTENTS:
**GRADING &
 DRAINAGE
 PLAN**

PROJECT NO:
22070

DATE:
JUNE 2022

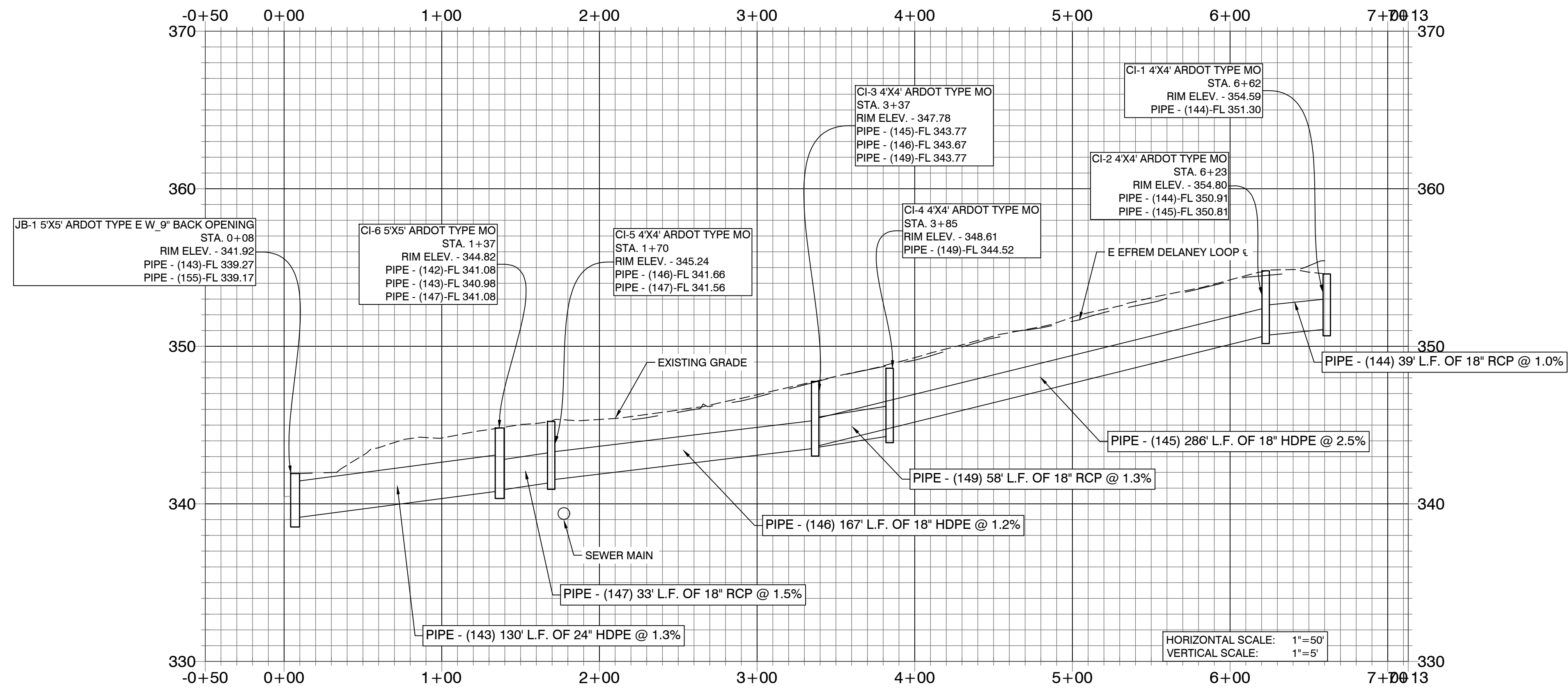
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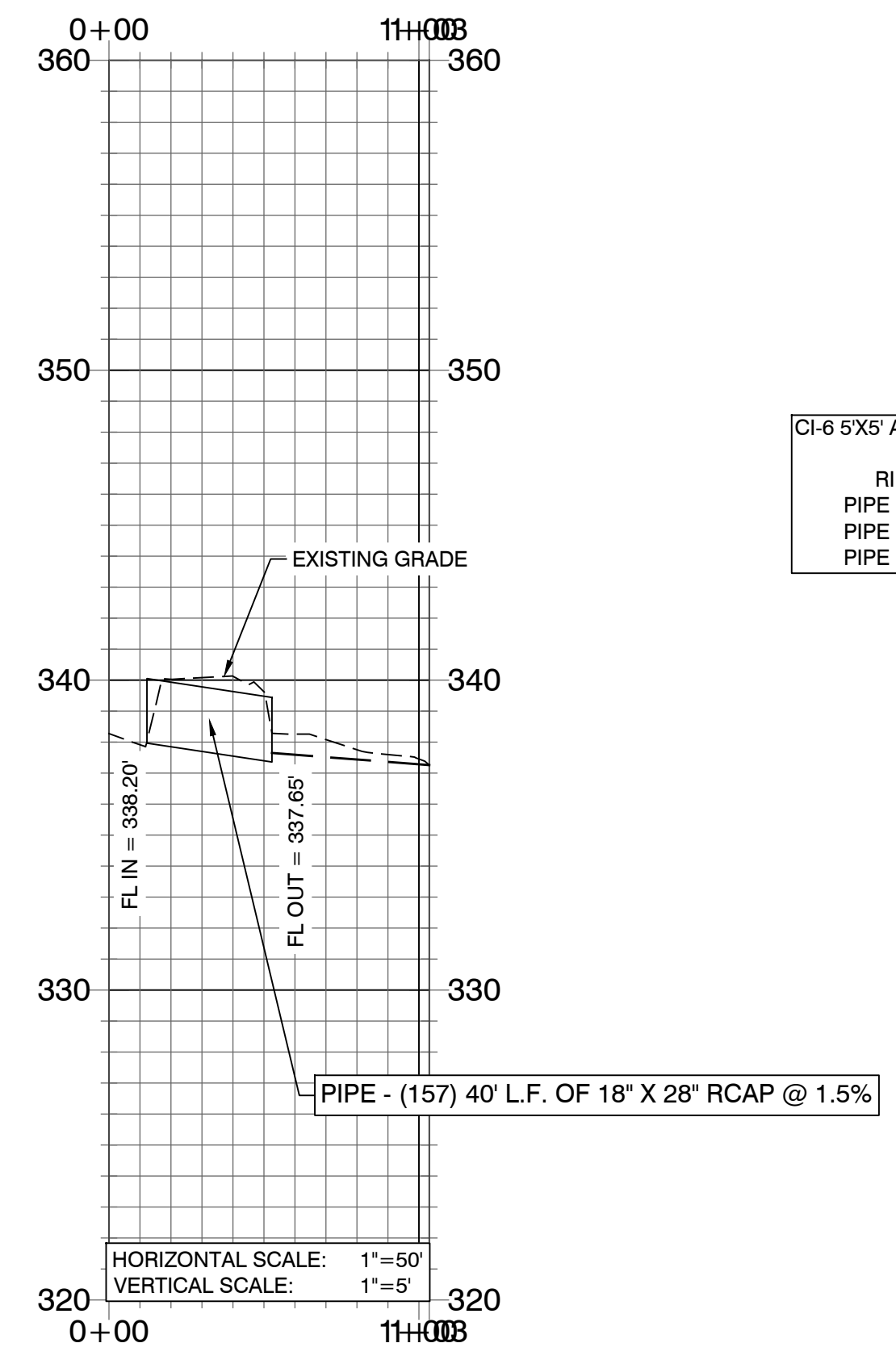
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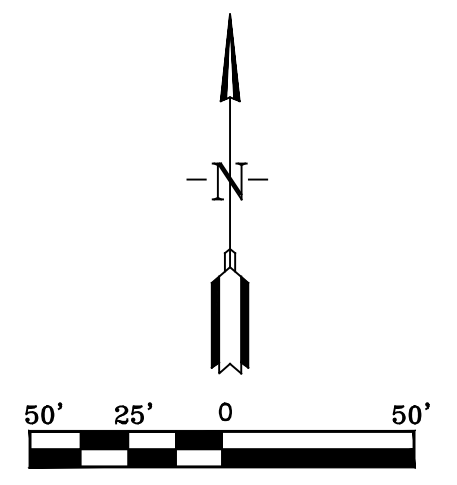
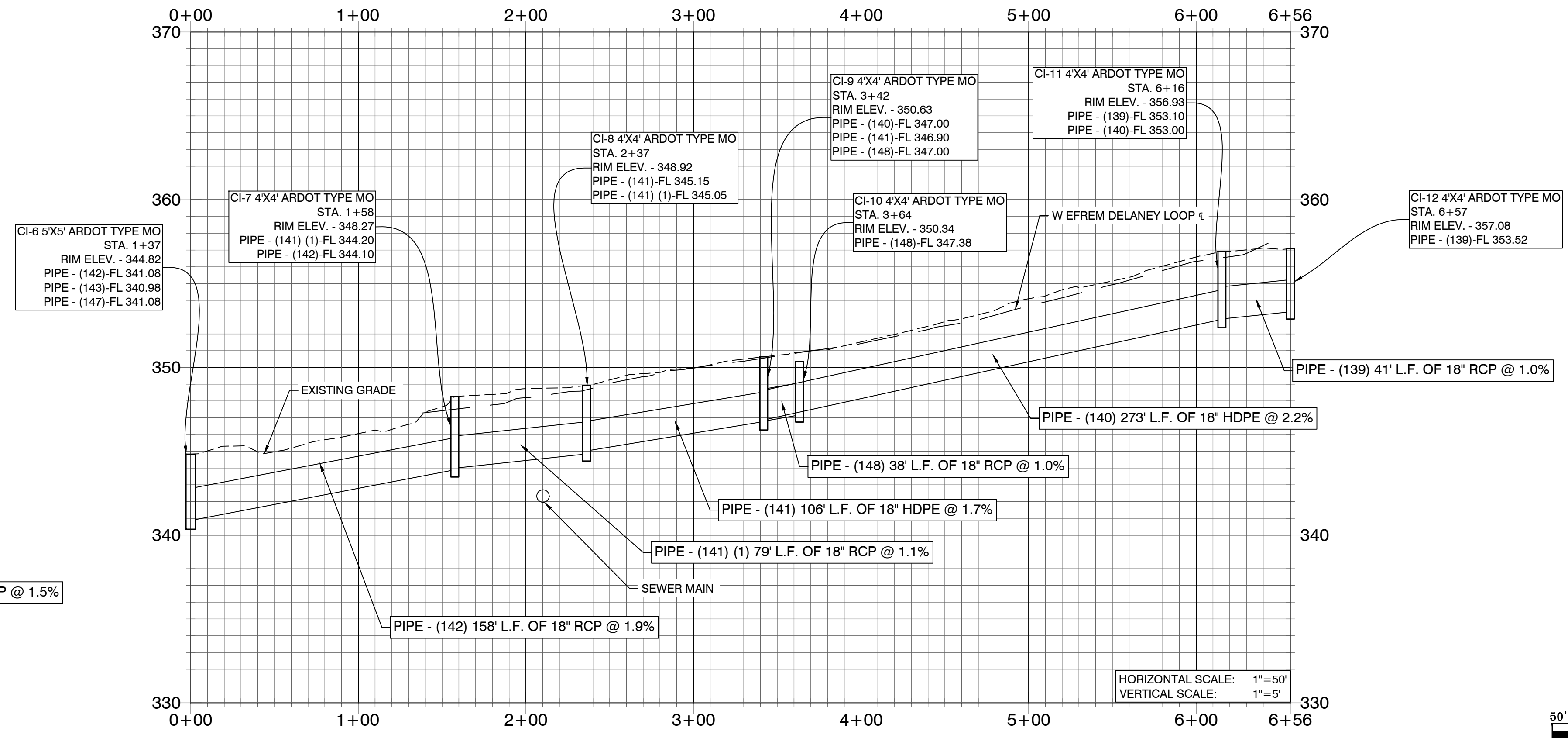
EAST SIDE PROFILE



GRAVEL DRIVEWAY CULVERT PROFILE



WEST SIDE PROFILE



A B C D E F

BY	REVISION
DATE	

GNE Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
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 Benton, AR 72018
 Ph (501) 408-4650
 gnatengineering@gmail.com

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

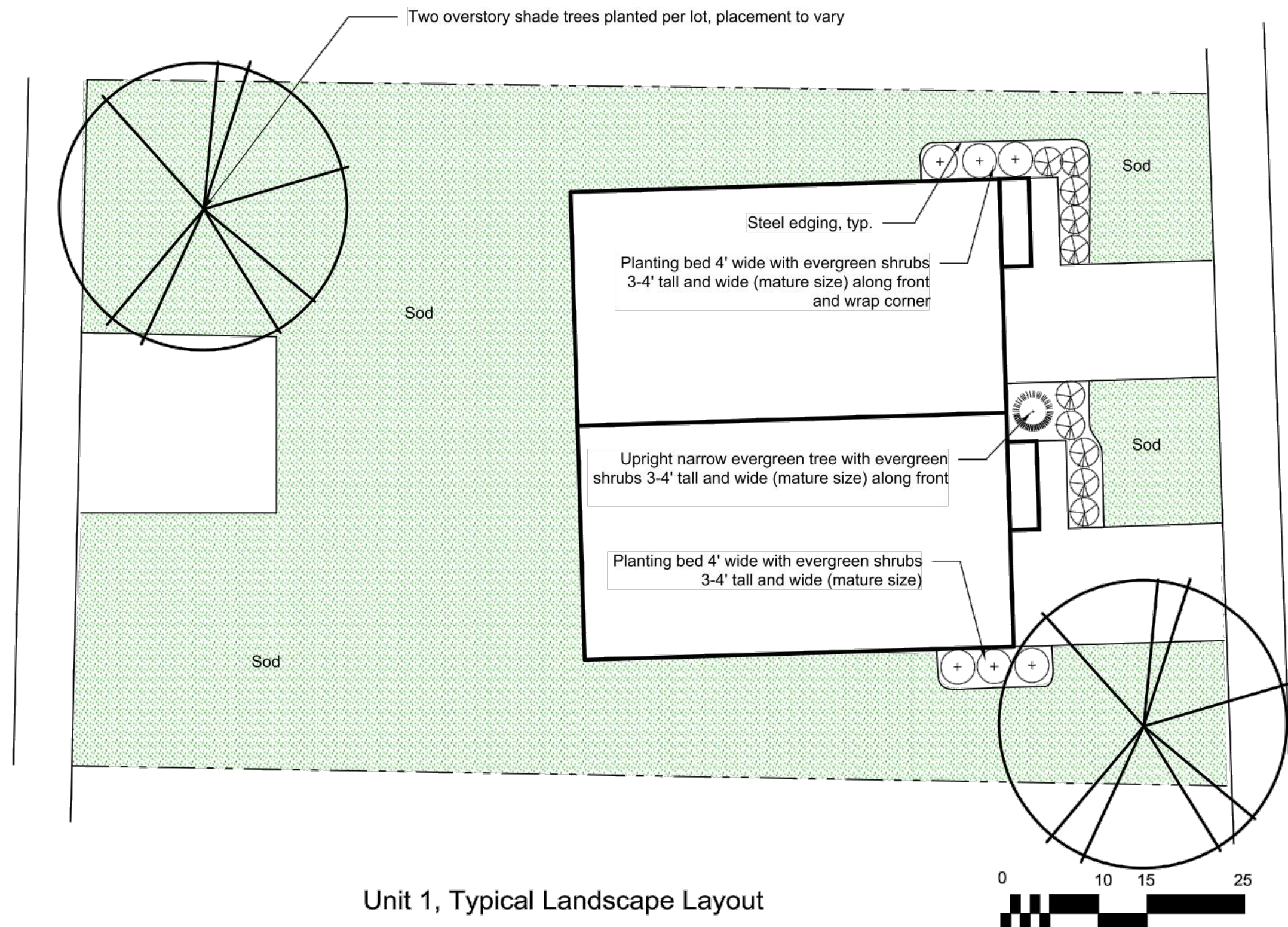
STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 VERNON J. WILLIAMS
 NO. 9551

07-20-2022
 CONTENTS:
DRAINAGE PROFILES

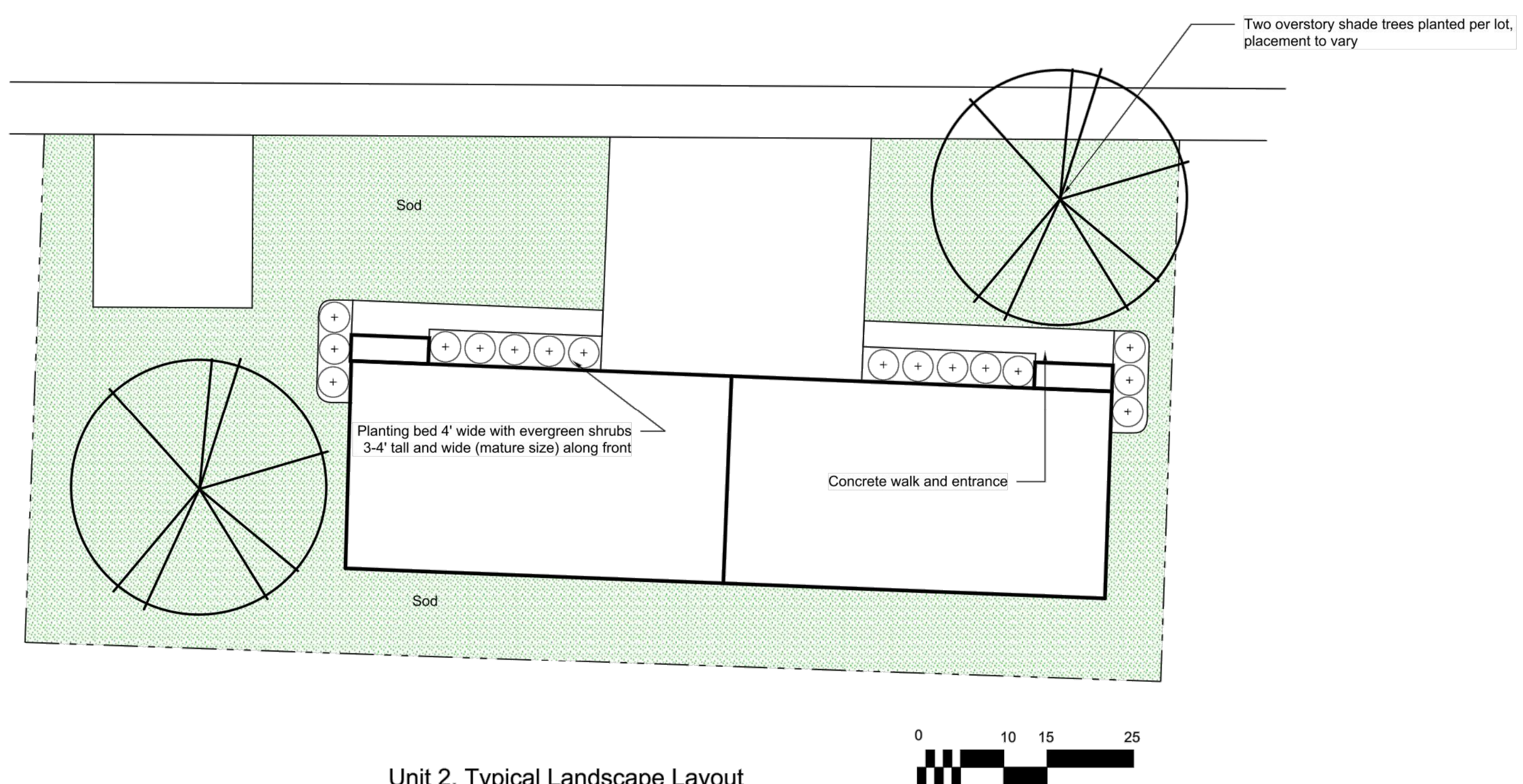
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 DATE:
 JUNE 2022

SHEET NO:
C3.1

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Unit 1, Typical Landscape Layout



Unit 2, Typical Landscape Layout

REVISION	DATE	BY

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

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 Bryant, AR 72022
 garnatengineering@gmail.com

**STONE LUXURY LIVING
 PLANNED UNIT DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**



07-20-2022

CONTENTS:
**TYPICAL
 LANDSCAPING
 PLAN**

PROJECT NO:
 22070

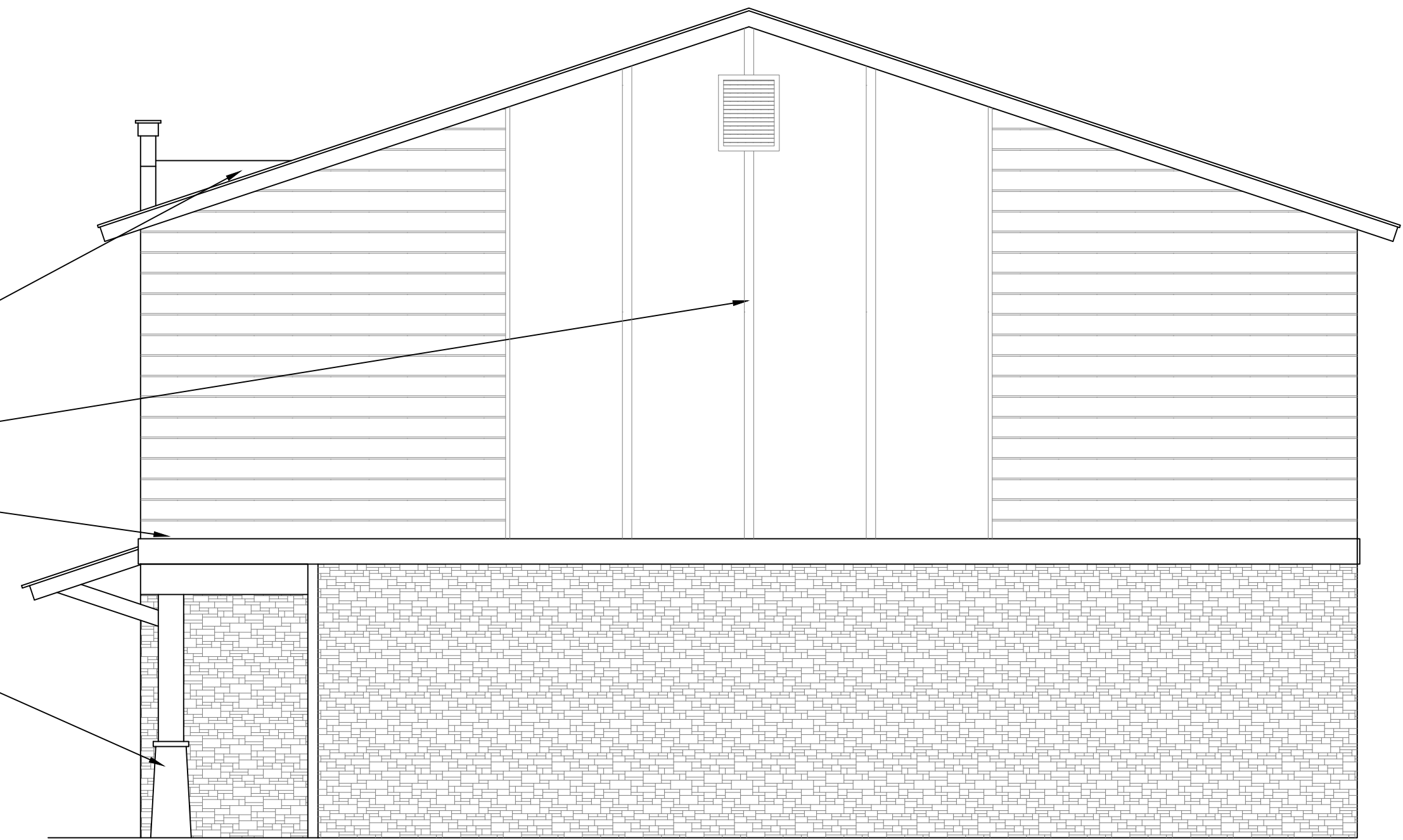
DATE:
 JUNE 2022

SHEET NO:
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2B - 1H - 1G FRONT ELEVATION ————— SCALE: 1/4" = 1'-0"

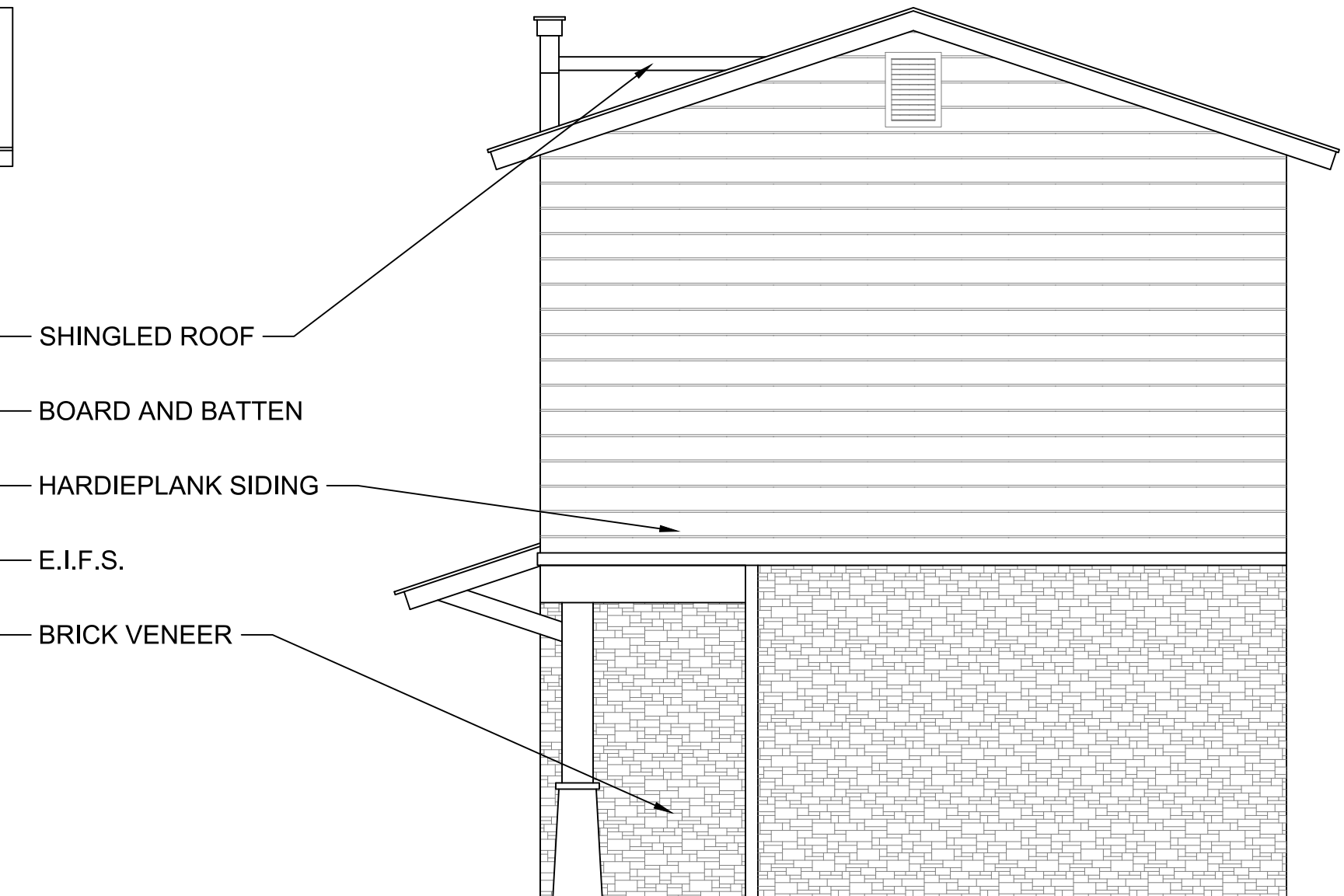


2B - 1H - 1G SIDE ELEVATION ————— SCALE: 1/4" = 1'-0"

SHINGLED ROOF
BOARD AND BATTEN
HARDIEPLANK SIDING
BRICK VENEER



2B - 1H - 1G FRONT ELEVATION ————— SCALE: 1/4" = 1'-0"



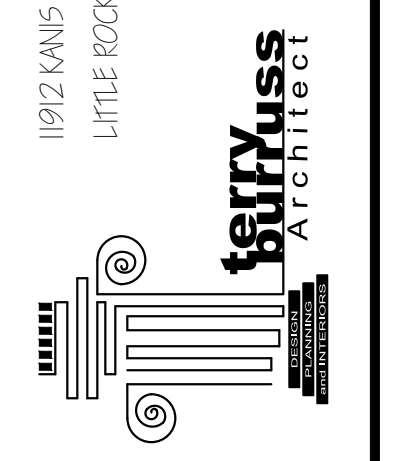
————— SCALE: 1/4" = 1'-0" SIDE ELEVATION ————— SCALE: 1/4" = 1'-0"

SHINGLED ROOF
BOARD AND BATTEN
HARDIEPLANK SIDING
E.I.F.S.
BRICK VENEER

#2217

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LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-5676
(FAX) 501-516-5166
thead@terryjuss.com



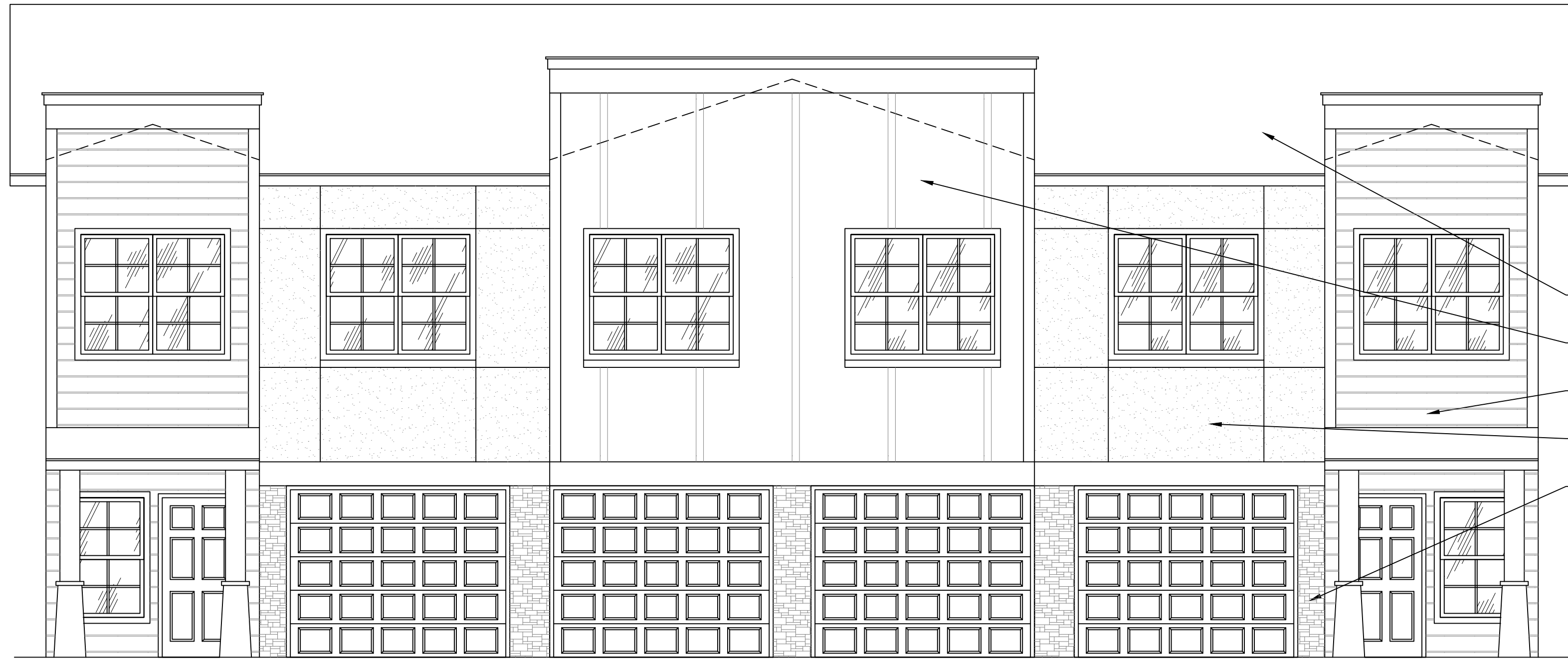
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CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
BRYANT, ARKANSAS

PROJECT # 2217
DATE: 07/19/2022

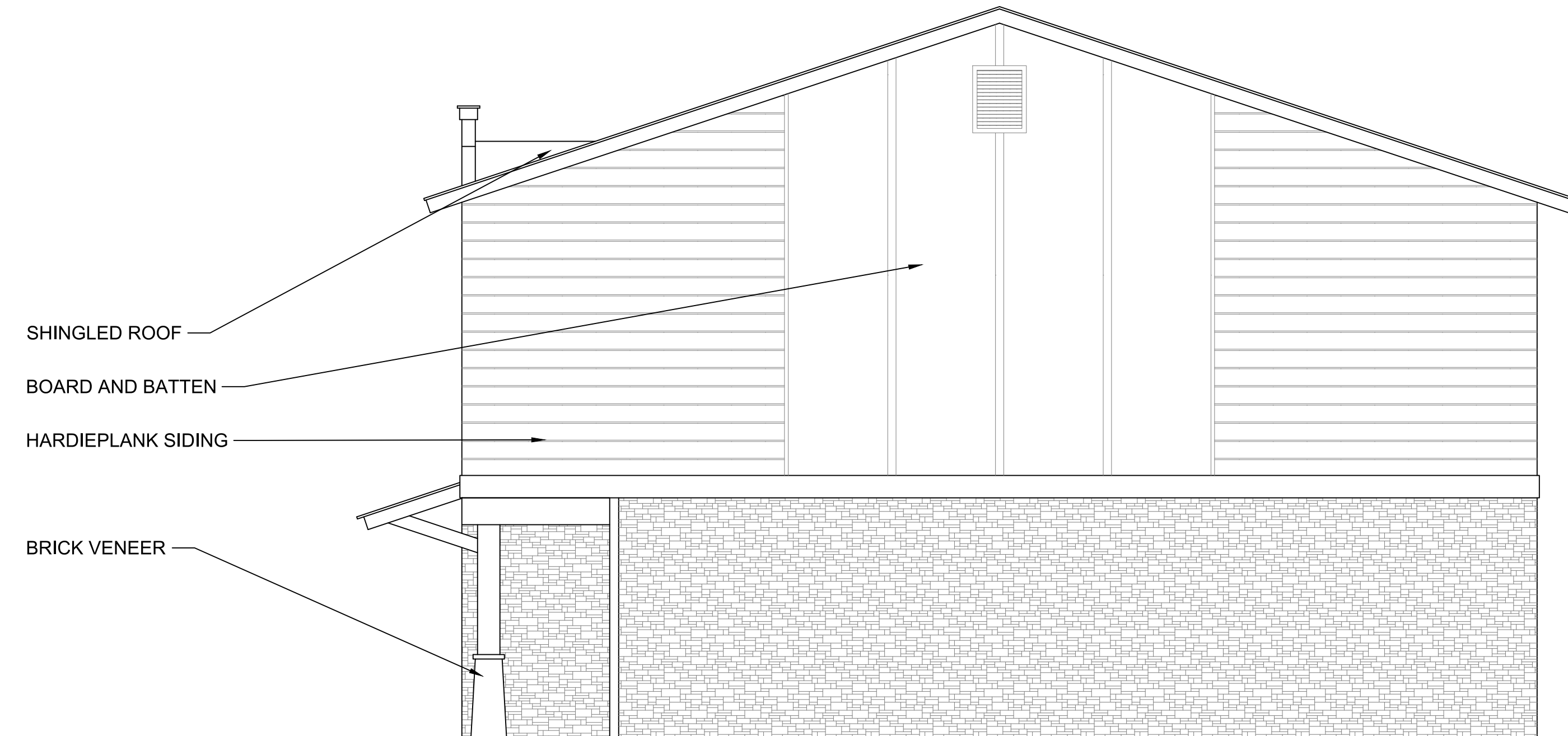
SHEET #
A 2.0

1 OF 2



- SHINGLED ROOF
- BOARD AND BATTEN
- HARDIEPLANK SIDING
- E.I.F.S.
- BRICK VENEER

3B - 1H - 2G FRONT ELEVATION _____ SCALE: 1/4" = 1'-0"



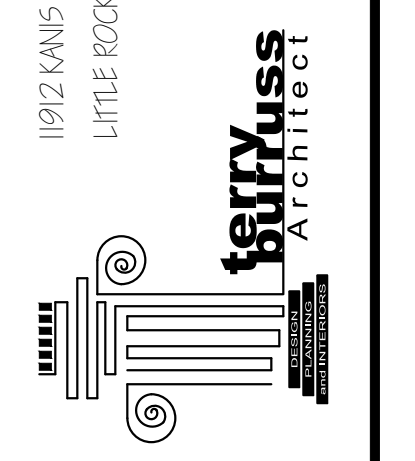
- SHINGLED ROOF
- BOARD AND BATTEN
- HARDIEPLANK SIDING
- BRICK VENEER

3B - 1H - 2G SIDE ELEVATION _____ SCALE: 1/4" = 1'-0"

#2217

COPYRIGHT, TBA

1192 KANIS ROAD, SUITE F-8
LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-5676
(FAX) 501-516-5166
thead@terryjuss.com



SHEET TITLE:

CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
BRYANT, ARKANSAS

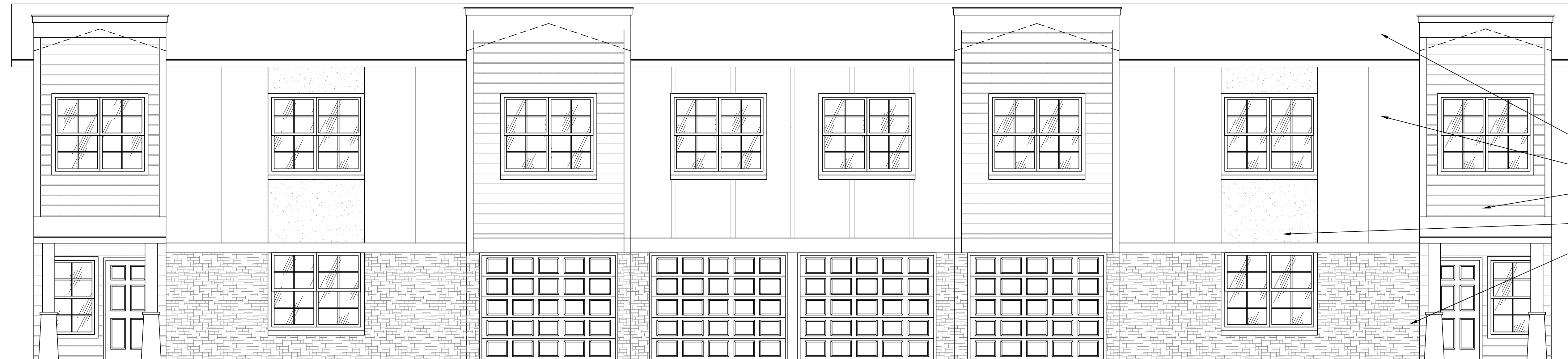
PROJECT # 2217

DATE: 07/19/2022

SHEET #

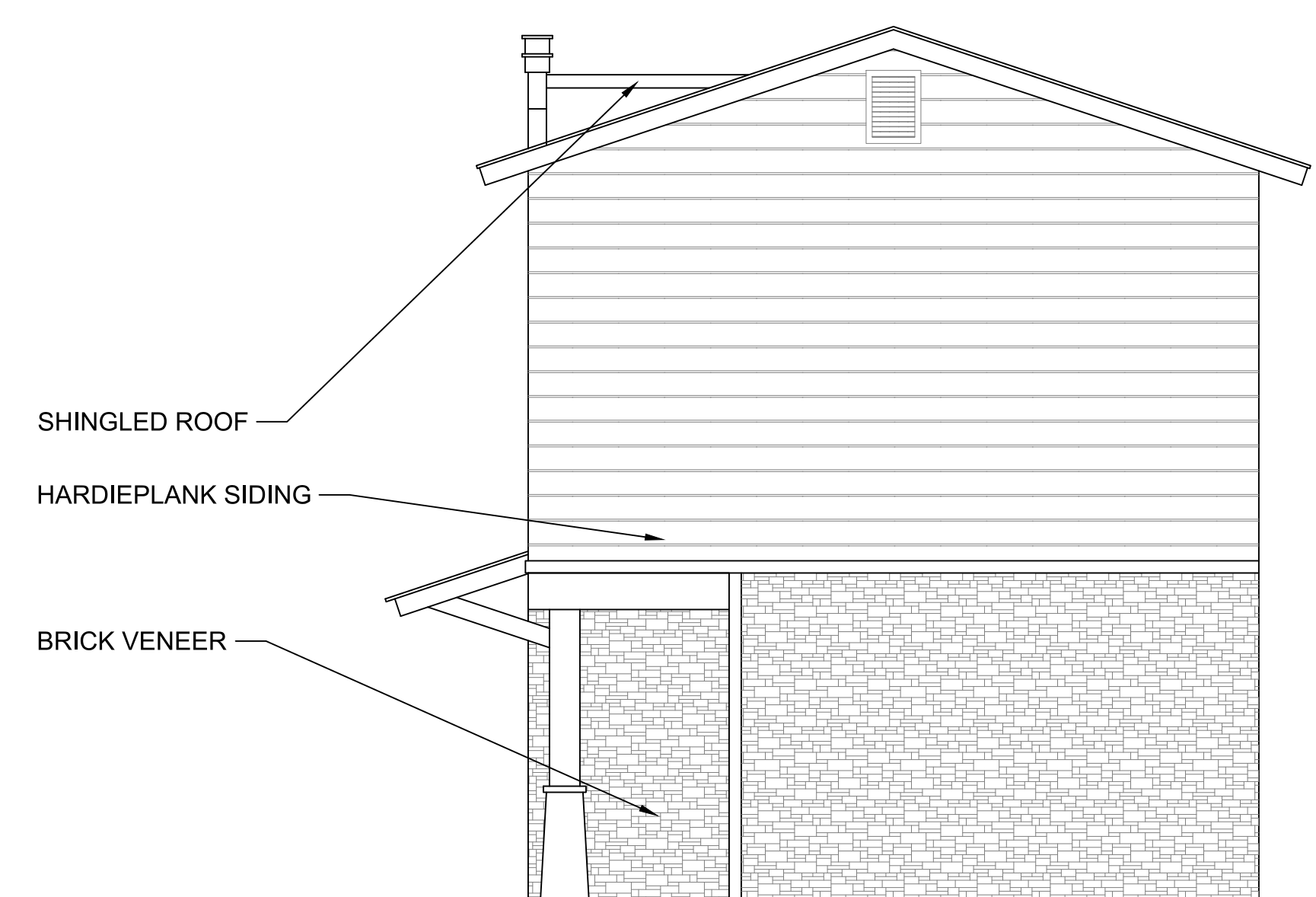
A 2.1

PAGE # OF



3B - 1H - 2G FRONT ELEVATION

SCALE: 1/4" = 1'-0"



3B - 1H - 2G SIDE ELEVATION - SCALE: 1/4" = 1'-0"

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1192 KANIS ROAD, SUITE F-8
LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-5676
(FAX) 501-516-5166
theadexplains@thead.net

thead
Architects

SHEET TITLE:
CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING

ARKANSAS
BRYANT

PROJECT # 2217

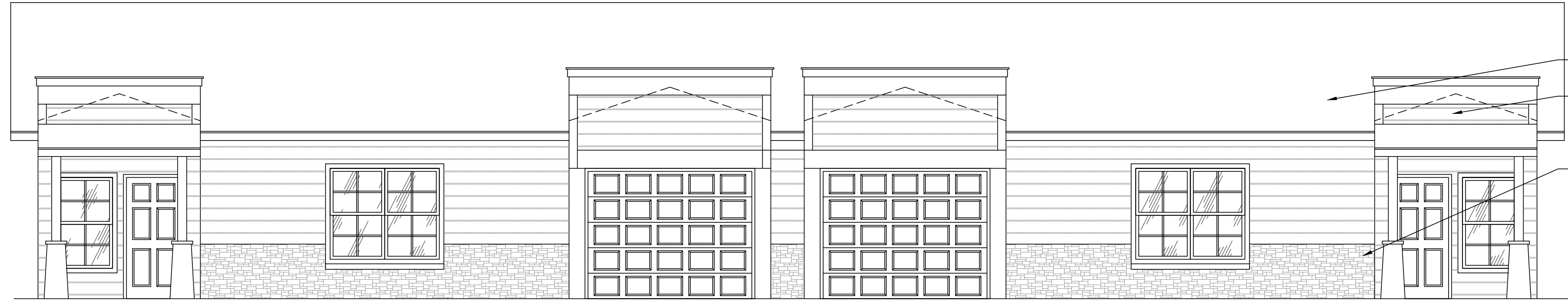
DATE: 07/19/2022

SHEET #

A 2.2

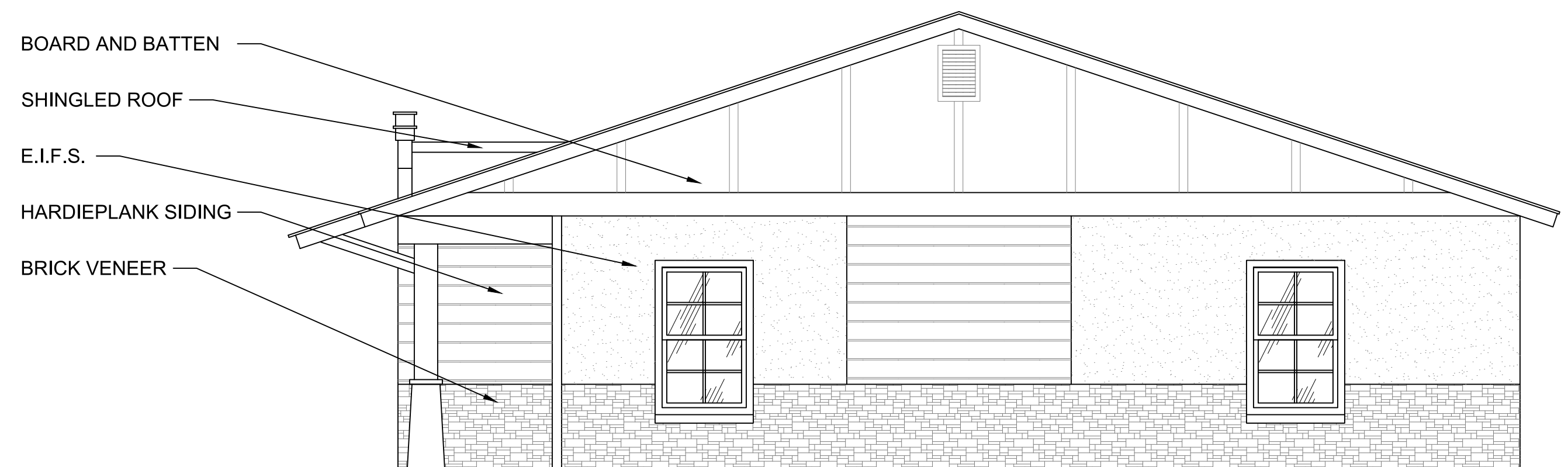
1 OF 2

#2217



2B FT - 1G FRONT ELEVATION

SCALE: 1/4" = 1'-0"

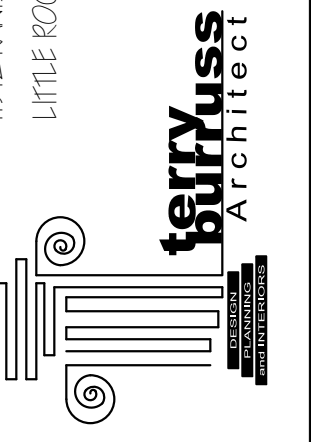


2B FT - 1G SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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1192 MANIS ROAD, SUITE F-8
LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-3676
(FAX) 501-516-3766
theades@planning.com



SHEET TITLE:
CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
PRYANT, ARKANSAS

PROJECT # 2217

DATE: 07/19/2022

SHEET #
A 23

PAGE #
OF

#2217



City of Bryant, Arkansas
Community Development
210 SW 3rd 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 under the Planning and Community Development tab.

Date: 7/20/22

Applicant or Designee:

Name VERNON J. WILLIAMS

Address 3825 MT CARMEL RD

Phone (501) 408-4650

Email Address GARNATENGINEERING

@GMAIL.COM

Property Owner (If different from Applicant):

Name ELAINE CORDELIA ENTERPRISES,

Address 206 WEST DALLAS STREET INC.

Phone (501) 590-6616 CONROE, TX 77301

Email Address CARTERLDANS@ATT.NET

Property Information:

Address 9318 HIGHWAY 5 NORTH

Parcel Number 840-11637-000

Existing Zoning Classification MHP

Requested Zoning Classification PUD

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

SEE 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, August 8, 2022 at 6:00 P.M.

at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline

County, for the purpose of public comment on a conditional use request at the site of

9318 Hwy 5 Bivens Loop, Alexander, AR (address).
72002.

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.*

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

The property located at 9318 Hwy 5 Bivens Loop, approximately 500 feet southwest of Old Stage Coach Road and N Shobe Rd intersection is being considered for re-zoning from MHP to PUD .The property is more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS.

An application has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held on Monday August 8, 2022 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

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

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 or by contacting me at the information listed below.

Thank you for your consideration in this matter.

Sincerely,

Vernon Williams, P.E.
GarNat Engineering, LLC
501-408-4650
garnatengineering@gmail.com

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE **POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR;
THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE;
THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR;
THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH;
THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE;
THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141;
THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S2°00'24"W - 757.15 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.74 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

The property located at 9318 Hwy 5 Bivens Loop, approximately 500 feet southwest of Old Stage Coach Road and N Shobe Rd intersection is being considered for re-zoning from MHP to PUD .The property is more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS.

An application has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held on Monday August 8, 2022 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

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

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 or by contacting me at the information listed below.

Thank you for your consideration in this matter.

Sincerely,

Vernon Williams, P.E.
GarNat Engineering, LLC
501-408-4650
garnatengineering@gmail.com

SAMPLE LETTER

Date

Name

Address

RE: Rezoning Petition

The property located at _____ is being considered for rezoning from _____ to _____. 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 3rd 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

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 8, 2022 at 6:00 P.M.

at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline

County, for the purpose of public comment on a conditional use request at the site of

9318 Hwy 5 Bivens Loop, Alexander, AR (address).
72002.

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.*

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

The property located at 9318 Hwy 5 Bivens Loop, approximately 500 feet southwest of Old Stage Coach Road and N Shobe Rd intersection is being considered for re-zoning from MHP to PUD .The property is more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS.

An application has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held on Monday August 8, 2022 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

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

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 or by contacting me at the information listed below.

Thank you for your consideration in this matter.

Sincerely,

Vernon Williams, P.E.
GarNat Engineering, LLC
501-408-4650
garnatengineering@gmail.com

OWNERSHIP/ZONE SEARCH

Date: July 5, 2022
File Number: 22-019151-050
Prepared For: GarNat Engineering

Lenders Title Company has searched the records of the Real Estate Records of Saline County, Arkansas to determine the apparent ownership of property within 300 feet of the perimeter of the following described property as of June 10, 2022 at 8:00 a.m.

Tract 1:

That part of the SE ¼ of the SW ¼ of Section 12, T-1-S, R-14-W, Saline County, Arkansas, more particularly described as follows: Beginning 287 feet North and 492.5 feet West of the SE corner of the SW ¼ of said Sec. 12, thence East 142.1 feet; thence North 637.5 feet to the Southerly right of way of State Highway No. 5; thence South-West along said right of way 150 feet; thence Southerly 576 feet to the point of beginning.

Tract 2:

Part of the SW ¼ of Sec.12, T-1-S, R-14-W, described as follows: Starting at a point 657.2 ft. west of the Quarter Sect. between Sects's. 12 & 13 for a point of beginning; thence run North 287 ft. thence East 306.8 ft.; thence South 287 ft; thence West 306.8 ft. to the point of beginning, containing 2 acres, more or less, being the South 2 acres of Tract 7 of an Unrecorded survey of W. F. Ault's Subdivision.

Tract 3:

All that part of the Southeast Quarter of Southwest Quarter, Sec. 12, T-1-S, R-14-W, described as follows: Beginning on the South line of said Southeast Quarter, Southwest Quarter at a point that is 175.2 ft. West of the Southeast corner of said Southeast Quarter, Southwest Quarter, run, thence North 919.5 ft. to a point that is 132.5 feet South of the center of state Highway #70, thence North 26° West 119.5 feet to the center of said Highway #70, thence Southwesterly along center of said Highway, 135 feet; thence South 963.7 feet to the South line of the Southeast Quarter, Southwest Quarter, thence East 175.2 feet to the point of beginning.

Following is a list of apparent owners of property within 300 feet of the perimeter of the above described property as reflected by the records of the Real Estate Records of Saline County, Arkansas:

* Elaine Cordelia Enterprises, Inc.
206 W Dallas Street
Conroe, TX, 77301

** - Owner of the property.*

| OKO Holdings, LLC
2206 Richland Park Road
Bryant, AR, 72022

- 2 Anna International, LLC
P.O. Box 716
Little Rock, AR, 72203
- 3 Brian H or Katie Brooks
5225 North Shobe Road
Alexander, AR, 72002
- 4 Gleason F. McGuire
5224 N Shobe Road
Alexander, AR, 72002
- 5 Miguel A. and Marta Portillo
600 SW Third Street
Bryant, AR, 72022
- 6 T & T Properties, LLC
5218 N Shobe Road
Bryant, AR, 72022
- 7 Terry Lee or Shelly Marie Martin
5206 N Shobe Road
Alexander, AR, 72022
- 8 Henry Rusty and Chris F. Hatfield
5210 N Shobe Road
Alexander, AR, 72002
- 9 Marsha G. Dorman-Fleming
1015 Kenwood
Benton, AR, 72019
- 10 Ashley Vargas
5112 N Shobe Road
Alexander, AR, 72002
- 11 Bobby Glenn McCallister
5023 North Shobe Road
Alexander, AR, 72002
- 12 Gary C. McCallister
5003 North Shobe Road
Alexander, AR, 72002
- 13 Jose Bueco
53 Biverns Loop
Alexander, AR, 72002
- 14 Wilson A and Delmi Veliz

- 14 9922 Reed Street
Alexander, AR, 72002
- 15 Rachel J. Boyle
5004 N Shobe Road
Alexander, AR, 72002
- 16 Whiting Properties, LLC
9100 Highway 5 North
Alexander, AR, 72002
- 17 Quincy W. Singleton
9220 Highway 5 North
Little Rock, AR, 72002
- 18 Allen E & Lavette Shivers
1112 Woodland Park Road
Bryant, AR, 72002
- 19 Marilyn K. Scott
9117 Highway 5 North
Alexander, AR, 72002
- 20 Bobby R & Linda L. Carter
12604 Sardis Road
Mabelvale, AR, 721033
- 21 Diamond Development, II
1599 Lawson Oaks
Little Rock, AR, 72210
- 22 Tyler D & Amanda L. Tarver
P.O. Box 41
Bauxite, AR, 72011
- 23 Yellow Store Holdings, LLC
C/O Colliers International
P. O. Box 3546
Little Rock, AR, 72203

This Ownership/Zone Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property or property noted as being within 300 feet thereof (collectively referred to as "the property"), the accuracy of the addresses, nor as to the validity of any interests or encumbrances, both recorded and unrecorded, that pertain to the property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the property, addressee should obtain a title insurance commitment/policy.

Sincerely,

Lenders Title Company
Arkansas License No. IA-82
By: Ryan T. Harrell
Title Agent License Number: 16170328

7016 0910 0001 4532 3741

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Little Rock, AR 72203

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To
Anna International, LLC
Street and Apt. No., or PO Box No.
P.O. Box 716
City, State, ZIP+4®
Little Rock, AR, 72203

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To
Gleason F. McGuire
Street and Apt. No., or PO Box No.
5224 N. Shobe Road
City, State, ZIP+4®
Alexander, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3789

U.S. Postal Service™
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Byrant, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To
T & T Properties LLC
Street and Apt. No., or PO Box No.
5218 N Shobe Road
City, State, ZIP+4®
Byrant, AR 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3734

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Byrant, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To
OKO Holdings, LLC
Street and Apt. No., or PO Box No.
2206 Richland Park Road
City, State, ZIP+4®
Byrant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3758

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To
Brian H or Katie Brooks
Street and Apt. No., or PO Box No.
5225 North Shobe Road
City, State, ZIP+4®
Alexander, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3772

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Byrant, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To
Miguel A. and Mauda Portillo
Street and Apt. No., or PO Box No.
600 SW Third Street
City, State, ZIP+4®
Byrant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3802

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

Postmark
Here

07/14/2022

Sent To
Henry Rusty and Chris F. Hatfield
Street and Apt. No., or PO Box No.
5210 N Shobe Road
City, State, ZIP+4®
Alexander, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3826

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

Postmark
Here

07/14/2022

Sent To
Ashley Vaughn
Street and Apt. No., or PO Box No.
5112 N Shobe Road
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Alexander, AR, 72002

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

Postmark
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Sent To
Gary C. McCallister
Street and Apt. No., or PO Box No.
5003 North Shobe Road
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Benton, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

Postmark
Here

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Sent To
Terry Lee or Shelly Marie Martin
Street and Apt. No., or PO Box No.
5206 N Shobe Road
City, State, ZIP+4®
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Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

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Here

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Sent To
Maxsha G. Dorman - Fleming
Street and Apt. No., or PO Box No.
1015 Kenwood
City, State, ZIP+4®
Benton, AR, 72019

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Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

Postmark
Here

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Sent To
Bobby Glenn McCallister
Street and Apt. No., or PO Box No.
5023 North Shobe Road
City, State, ZIP+4®
Alexander, AR, 72002

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DUXIE, AR 72011

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To **Tyler D & Amanda L. Tauwen**
Street and Apt. No., or PO Box No.
P.O. Box 41
City, State, ZIP+4®
Bauxite, AR, 72011

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Little Rock, AR 72203

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Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To **Yellow Stone Holdings, LLC**
Street and Apt. No., or PO Box No.
P.O. Box 3546
City, State, ZIP+4®
Little Rock, AR, 72203

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Hubertville, AR 72443

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Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To **Bobby R & Linda L. Causee**
Street and Apt. No., or PO Box No.
12604 Sandis Rd
City, State, ZIP+4®
Mabelvale, AR, 721033

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Little Rock, AR 72210

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Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To **Diamond Development, II**
Street and Apt. No., or PO Box No.
1599 Lawson Oaks
City, State, ZIP+4®
Little Rock, AR, 72210

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Bryant, AR 72022

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To **Allen E & Lavette Shivers**
Street and Apt. No., or PO Box No.
1112 Woodland Park Road
City, State, ZIP+4®
Bryant, AR, 72022

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Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To **Marilyn K. Scott**
Street and Apt. No., or PO Box No.
9117 Highway 5 North
City, State, ZIP+4®
Alexandria, AR, 72002

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Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	

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Sent To
Wilson A and Delmi Veliz
Street and Apt. No., or PO Box No.
9922 Reed Street
City, State, ZIP+4®
Alexander, AR, 72002

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Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	

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Sent To
Jose Bueco
Street and Apt. No., or PO Box No.
53 Bivens Loop
City, State, ZIP+4®
Alexander, AR, 72002

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Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	

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Sent To
Whiting Properties, LLC
Street and Apt. No., or PO Box No.
9100 Highway 5 North
City, State, ZIP+4®
Alexander, AR, 72002

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Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	

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07/14/2022

Sent To
Rachel J. Boyle
Street and Apt. No., or PO Box No.
5004 N Shore Road
City, State, ZIP+4®
Alexander, AR, 72002

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Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	

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07/14/2022

Sent To
Quincy W. Singleton
Street and Apt. No., or PO Box No.
9220 Highway 5 North
City, State, ZIP+4®
Little Rock, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Tariq Morshed <tariqgarnat@gmail.com>

Fwd: DRC today

1 message

Vernon Williams <garnatengineering@gmail.com>
To: Tariq Morshed <tariqgarnat@gmail.com>

Tue, Jul 12, 2022 at 7:26 AM

Vernon J. Williams, P.E.
GarNat Engineering, LLC
Mailing Address: Physical Address:
P.O. Box 116 3825 Mt Carmel Road
Benton, AR 72018 Bryant, AR 72022
Ph: (501) 408-4650 Cell: (501) 425-2771
Fax: (888) 900-3068 www.garnatengineering.com

----- Forwarded message -----

From: **Colton Leonard** <cleonard@cityofbryant.com>
Date: Thu, Jun 30, 2022 at 8:50 AM
Subject: Re: DRC today
To: Vernon Williams <garnatengineering@gmail.com>
Cc: George Wooden <georgewooden98@gmail.com>, Truett Smith <tsmith@cityofbryant.com>

Vernon,

Also here are the comments we will be discussing during today's meeting. If you have any questions please let me know.

1. Stone Luxury Living - PUD

Engineering

LIFT STATION CAPACITY CALCULATION PROVIDED.

1. Verify lift station capacity to match usage. **STATING THAT THE PREVIOUS PROPERTY OWNER HAD MORE LOTS DOES NOT GUARANTEE CAPACITY. PROVIDE PUMP AND WET WELL FLOWS AND VOLUME. THIS INFORMATION CAN BE PROVIDED AT SITE PLAN SUBMITTAL.**
2. Verify ownership of lift station (to remain private?) **PROVIDED - PRIVATE**
3. Verify ownership of Wastewater Collection System. **PROVIDED - PRIVATE**
4. Provide utility plan. To include Water and Wastewater in accordance with Bryant Water and Wastewater specifications. **TO BE PROVIDED WHEN SUBMITTING FOR SITE PLAN APPROVAL** PROVIDED
5. Verify ownership of water distribution system. **PROVIDED - PRIVATE** PUBLIC
6. Streets are gated and private. **VERIFIED**
7. Provide sidewalk plan. **PROVIDED**
8. Give an accounting of impervious area of proposed versus existing. **TO BE PROVIDED WHEN SUBMITTING FOR SITE PLAN APPROVAL** DRAINAGE CALCULATION PROVIDED.
9. Verify ArDOT Right-of-way for proposed Hwy 5 widening (2024). **TO BE PROVIDED WHEN SUBMITTING FOR SITE PLAN APPROVAL** APPROXIMATE LOCATION SHOWN ON PLAT & SITE PLAN.

Public Works

Planning

1. 15% of the total development is 1.12ac. That is the total amount of open space that would be required. **UPDATED**
2. Pedestrian access must be given to each lot within the development - Sidewalk system - **PEDESTRIAN CROSSING WOULD BE NEEDED FROM SW TO MAILBOX AREA** [ADDED TO SITE PLAN.](#)
3. See 15.4.3 Application Requirements - See table for requirements of submission - Long form Zoning plan must all be included in the submittal. **ITEMS REMAINING:**
 - Proposed/Final Bill of Assurance, Restrictive Covenants, or other legal instruments [PROPOSED BILL OF ASSURANCE PROVIDED.](#)
 - Architectural Elevation Renderings for Front, Side, and Rear facades for all structures, excluding single family residential. List or Allowable facade materials for single-family residential. [INCLUDED ON PLAN SET.](#)
 - Proposed permitted uses and location of permitted uses [SHOWN ON PRELIMINARY PLAT.](#)
 - Existing Structures and general indication of any significant vegetation. [TYPICAL LANDSCAPE PLAN ADDED TO PLAN SET.](#)
Structures are shown, is there any significant vegetation?
 - Existing Significant drainage features on site? [N/A](#)
 - Landscaping Plan indicating the size, location, and proposed types of plantings on the site. [TYPICAL LANDSCAPE PLAN ADDED TO PLAN SET.](#)
4. Is it possible to make the lot dimensions a different color where it overlaps the sidewalk? Or possibly bold font, it is hard to read without zooming in. [UPDATED](#)
5. PUD Rezoning Application will need to be filled out and submitted. [PROVIDED](#)

Fire

1. No fire hydrants listed on plans. A Fire hydrant shall be required at the main entrance and hydrants shall continue along the road around the complex. Maximum distance between hydrants shall not exceed 500 ft. [PROVIDED](#)
2. Entire road shall meet the requirements of a Fire Dept. Access Road per 2012 Arkansas Fire Prevention Code Appendix D. [ROAD IS 28' WIDE @ BACK OF CURB.](#)

On Thu, Jun 30, 2022 at 8:40 AM Colton Leonard <cleonard@cityofbryant.com> wrote:

No problem, we can have your item first this morning.

Best,

Colton

On Thu, Jun 30, 2022 at 6:59 AM Vernon Williams <garnatengineering@gmail.com> wrote:

I have a trip to Harrison today. Is there anyway I could go first?--

Vernon J. Williams, P.E.

GarNat Engineering, LLC

Mailing Address:	Physical Address:
P.O. Box 116	3825 Mt Carmel Road
Benton, AR 72018	Bryant, AR 72022
Ph: (501) 408-4650	Cell: (501) 425-2771
Fax: (888) 900-3068	www.garnatengineering.com

--
Colton Leonard
City Planner

210 SW 3rd Street
City of Bryant, Arkansas
(501) 943-0301
(501)943-0992 (Fax)
cleonard@cityofbryant.com
Web: www.CityofBryant.com

--

Colton Leonard
City Planner

210 SW 3rd Street
City of Bryant, Arkansas
(501) 943-0301
(501)943-0992 (Fax)
cleonard@cityofbryant.com
Web: www.CityofBryant.com



First Electric Cooperative Corporation

P.O. Box 5018
Jacksonville, Arkansas 72078-5018
(501) 982-4545 • (800) 489-7405

July 19, 2022

Mr. Truett-Smith
Planning Director
City of Bryant Planning and Development
210 S.W. Third Street
Bryant, Arkansas 72022

RE: Electrical facilities for Grace Village Subdivision Phase Four

Dear Mr. Smith

This letter is to inform you that the developer for the above referenced subdivision has paid First Electric Cooperative all fees associated with the installation of electric facilities for the above referenced development. The underground conduits have been installed. The installation of the conductors, transformers, and street lighting will be completed as soon as contract crews become available. First Electric has requested that our contractor provide additional crews. The electric utility industry is currently experiencing a severe labor shortage.

We anticipate that the installation of the remaining equipment will take two to three weeks to complete.

If you need additional information, please let me know.

Sincerely

Randy Jones
Field Engineer



SALINE COUNTY PLANNING BOARD
SALINE COUNTY COURTHOUSE
200 N. MAIN, ROOM 112
BENTON, AR 72015
(501) 303-5701 PHONE
(501) 315-1338 FAX
EMAIL: John.Wofford@salinecounty.org

July 19, 2022

Barker Excavating
Mr. Roger Barker
10085 Old Congo Road
Benton, AR 72019

Ref: Maintenance Bond to Cover Grace Village Phase 3

Dear Mr. Barker,

After our inspections of the newly constructed roads and drainage facilities and satisfactory results of a representative measurements to determine final in place base gravel (minimum of 8") and observing the laying of asphalt (minimum of 3") thick and satisfactory results of a roll test of the sub-grade and base gravel density test (minimum 98% modified), the roads are deemed to be complete and constructed to County standards.

At this time, a maintenance bond to ensure Barker Excavating either will correct any defects that arise or Saline County is compensated for costs resulting from repairs of any defects identified for a period of one year is required. The amount of bond is calculated as \$25.00 per constructed feet of road. Based on the preliminary Plat, the total footage of constructed road is 1152 feet.

Required Maintenance Bond is $1152 \times \$25.00 = \$28,800.0$

The date of expiration of this bond will be one year from the date the bond is issued.

Thanks,

John Wofford
Saline County Engineer

CONSTRUCTION PLANS FOR

GRACE VILLAGE SUBDIVISION - PHASE 3

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REVISED AS CONSTRUCTED 7/20/22

Prepared by:
GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

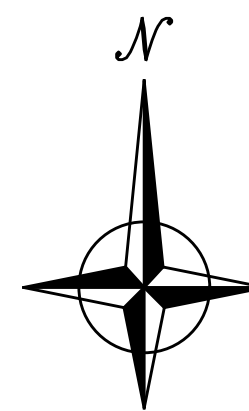
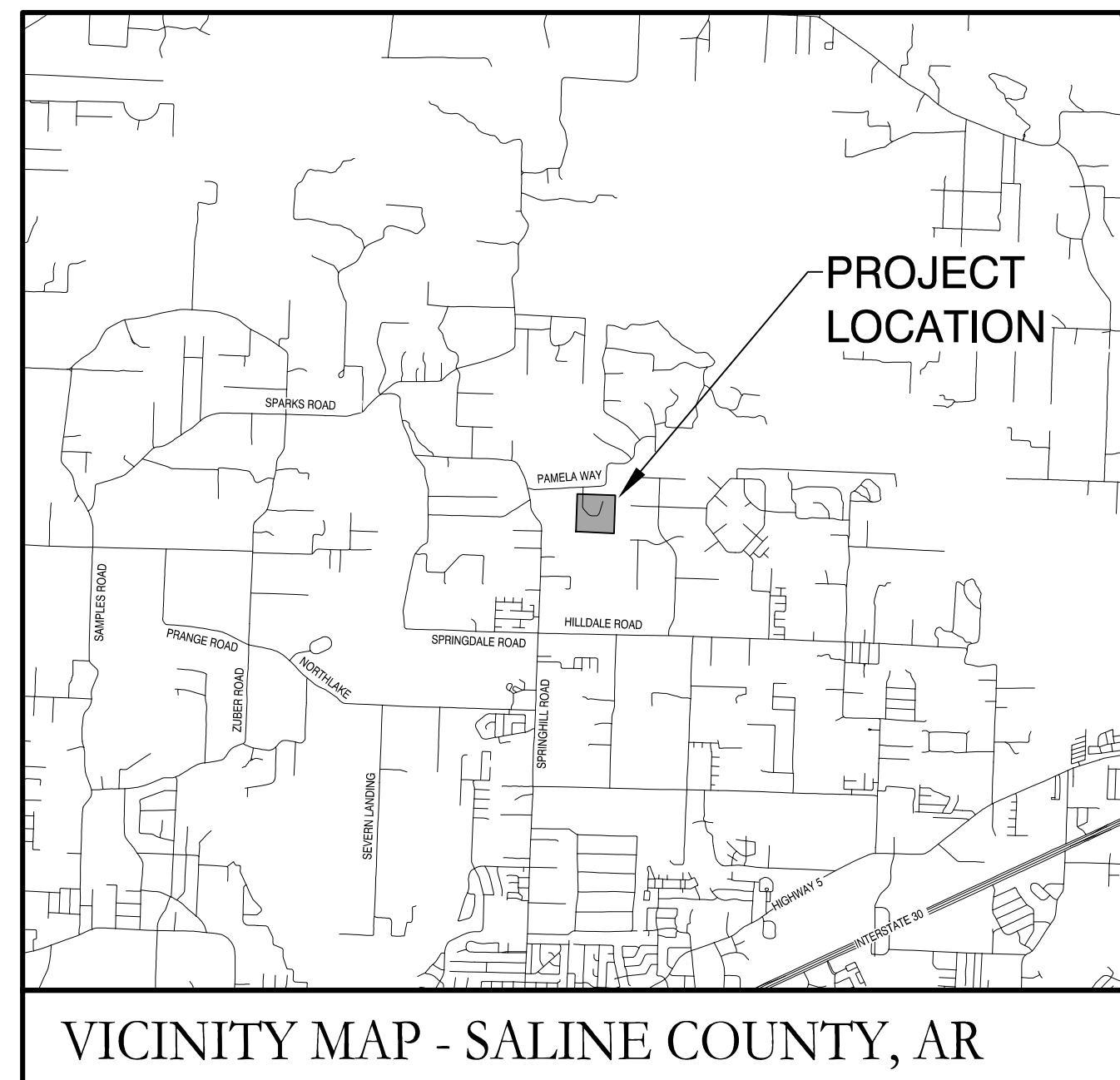
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

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

**RECORD
DRAWING**

DRAWING INDEX:

- 1 FINAL PLAT
- 2 OVERALL WATER & SEWER PLAN
- 3 STREET & DRAINAGE PLAN
- 4 PEACE LANE PROFILE
- 5 KINDNESS COURT PROFILE
- 6 SANITARY SEWER PROFILE SSMH-1 TO SSMH-2
- 7 DRAINAGE PROFILES
- 8 SPILLWAY DETAILS

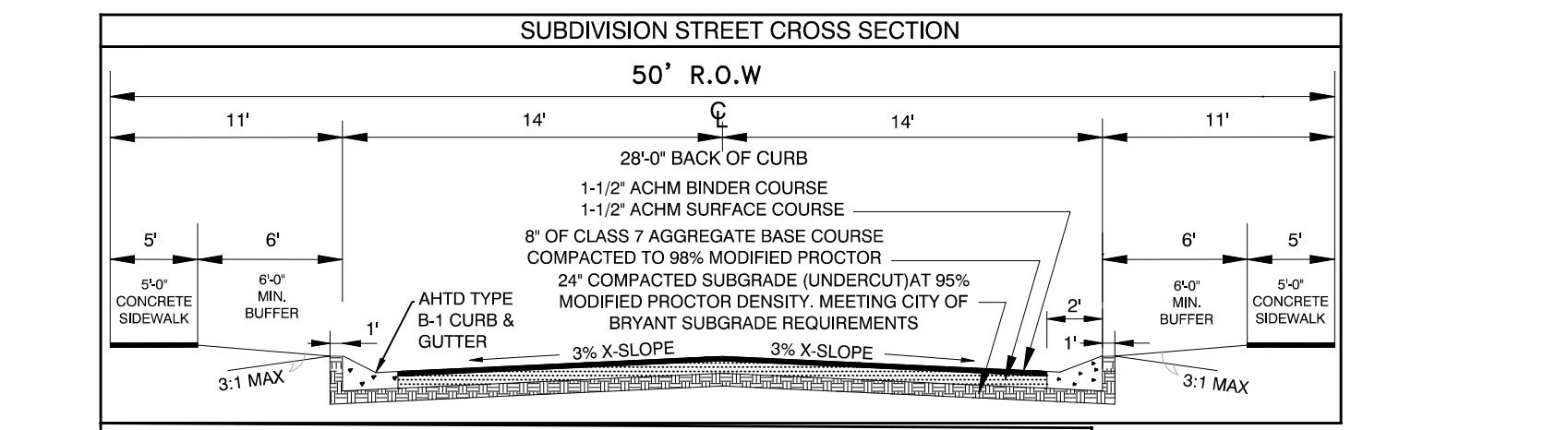
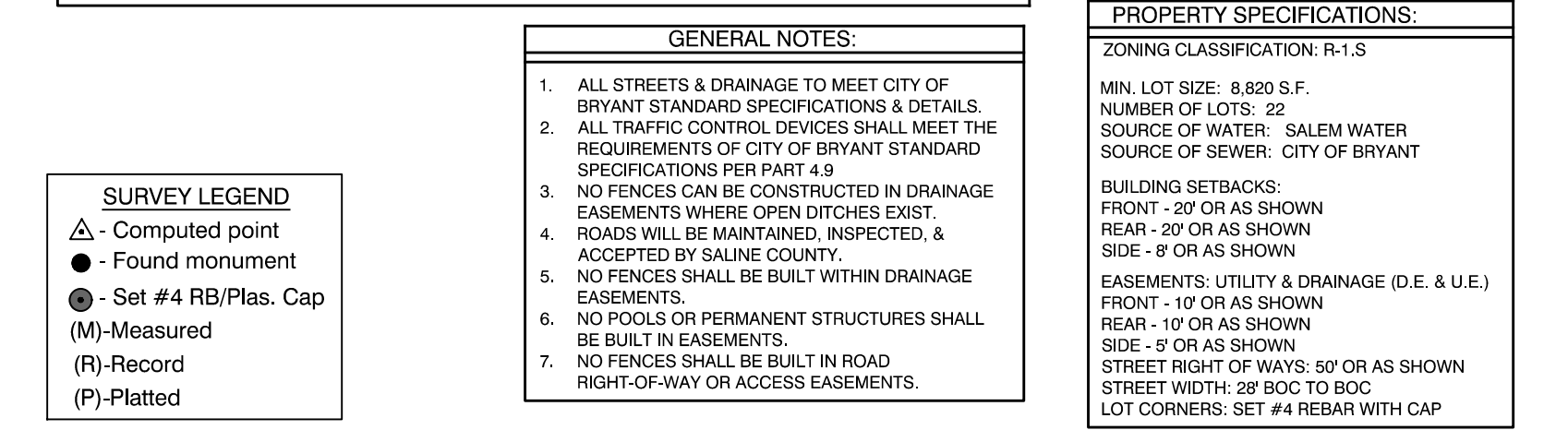
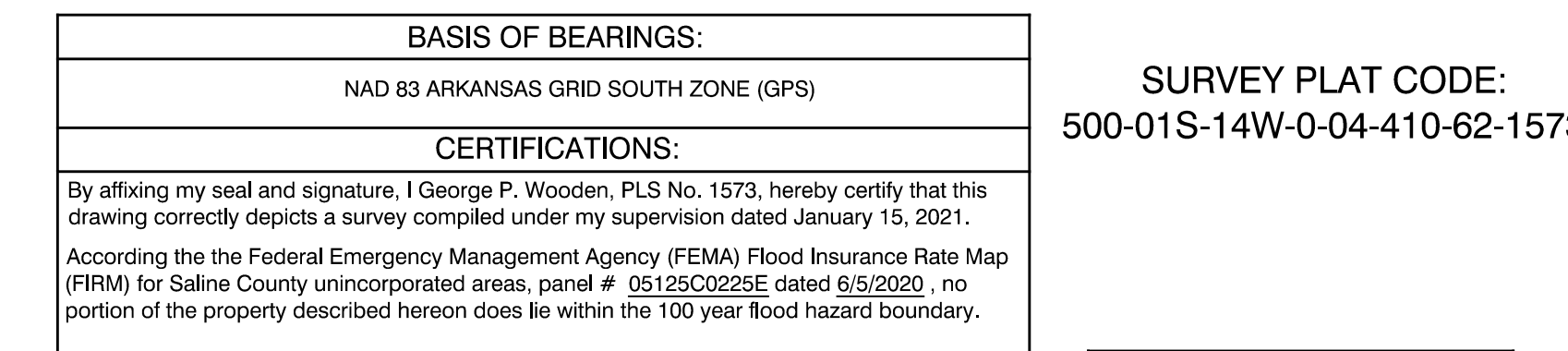
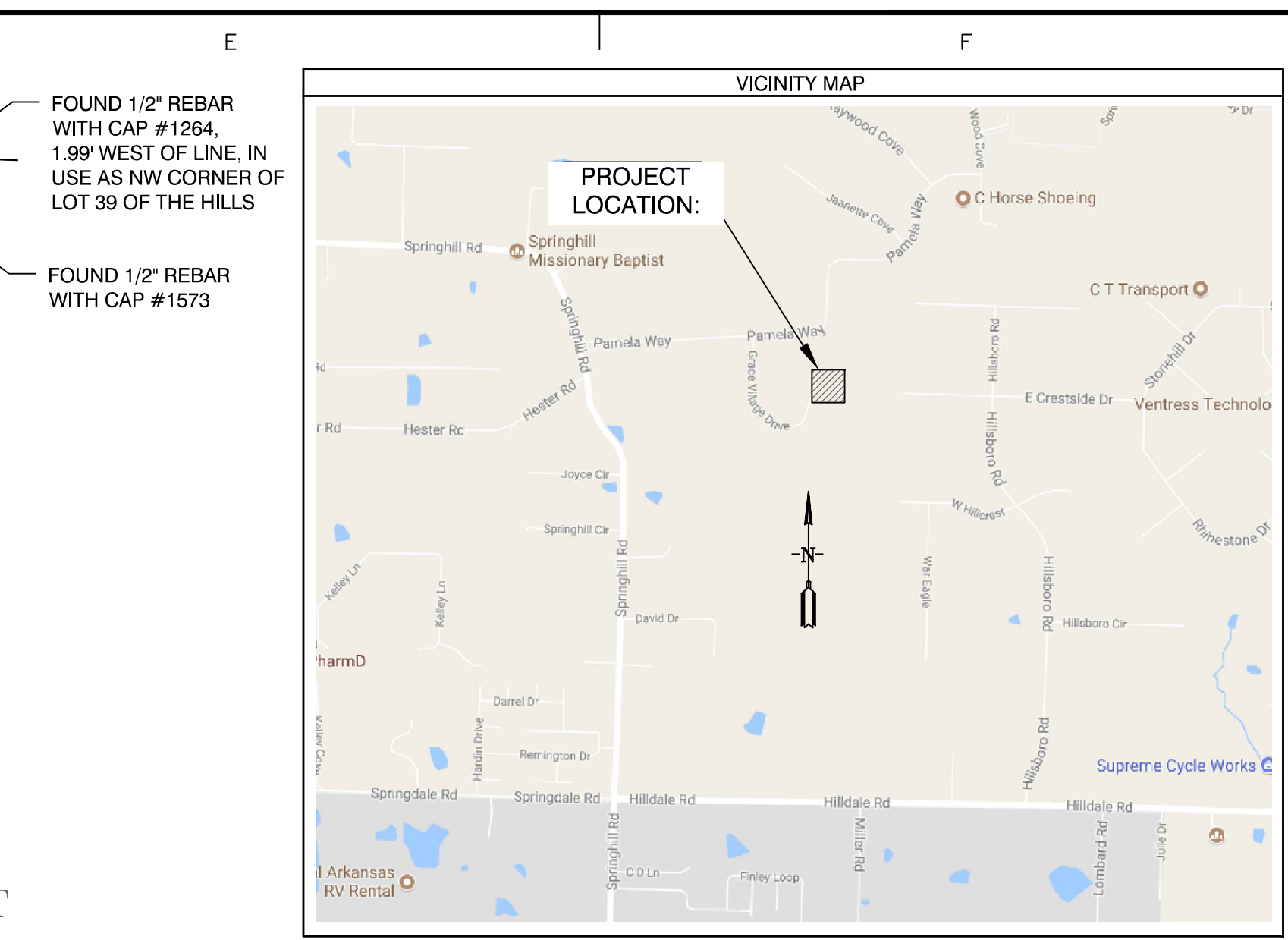
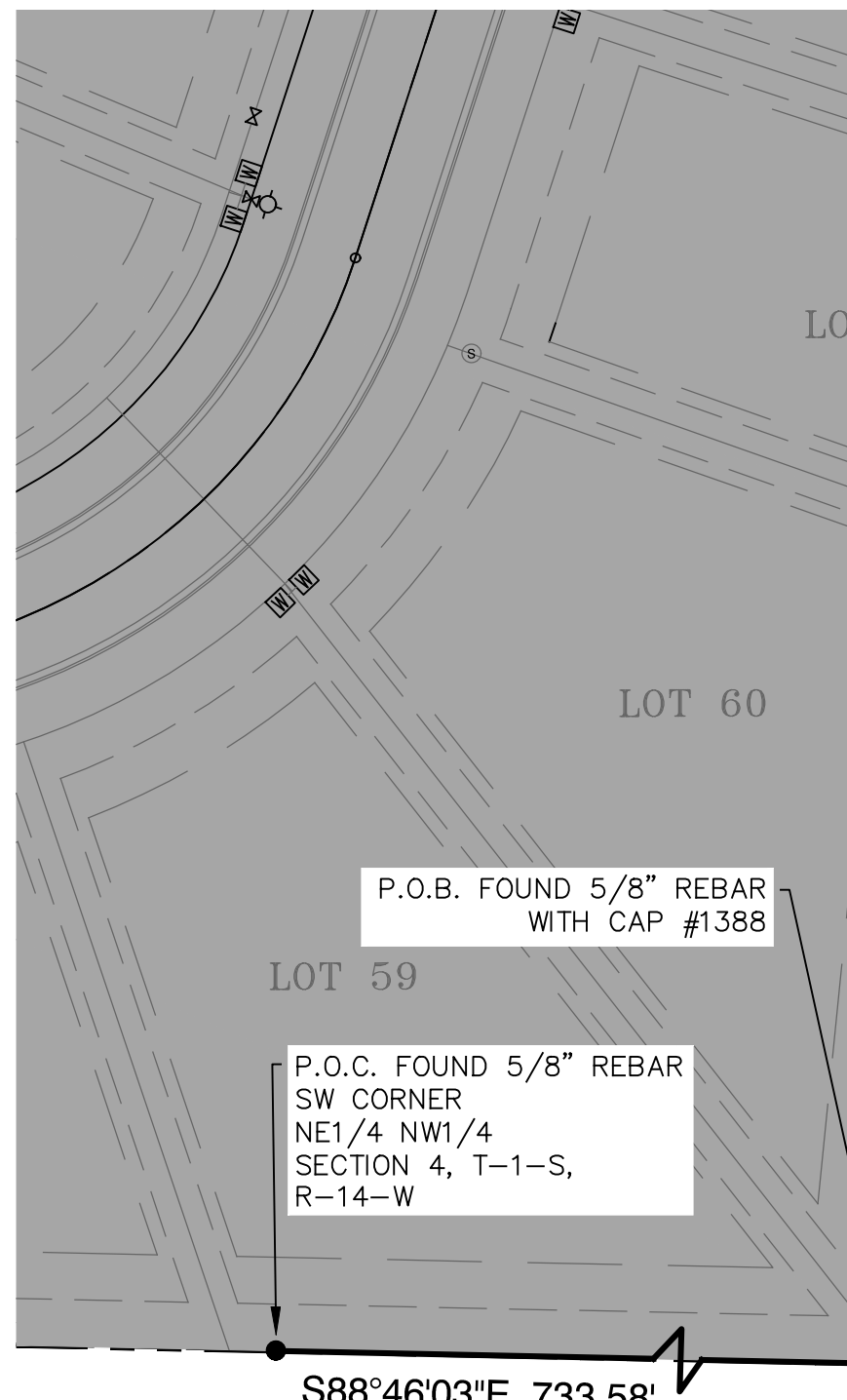


ARKANSAS



1-20-2021

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	45.27	50.00	51°52'21"	S79°41'37"E	43.74
C6	38.82	25.00	88°58'11"	S46°43'48"W	35.04
C7	46.60	25.00	106°48'37"	N35°22'48"W	40.14
C9	11.63	25.00	26°38'52"	N31°20'56"E	11.52
C10	52.20	50.00	59°49'00"	N14°45'52"E	49.86
C11	59.04	50.00	67°39'07"	N48°58'12"W	55.67
C12	69.17	50.00	79°16'01"	S57°34'14"W	63.79
C13	55.71	50.00	63°50'12"	S13°58'53"E	52.87
C14	27.89	25.00	63°55'29"	S13°56'14"E	26.47
C15	18.55	25.00	42°30'30"	S39°16'45"W	18.13
C16	59.62	50.00	68°19'24"	S26°22'19"W	56.15
C17	40.11	50.00	45°58'04"	S30°46'25"E	39.05
C18	22.40	50.00	25°39'48"	N61°32'18"E	22.21
C19	18.55	25.00	42°30'30"	N69°57'39"E	18.13
C20	39.72	25.00	91°02'15"	S43°15'59"E	35.67
C21	93.21	50.00	106°48'37"	S35°22'48"E	80.29



PLAT CERTIFICATES:

OWNER:
Name: James H. Brown
Address: #9 Mountain View Court, Little Rock, Arkansas 72212

DEVELOPER:
Name: Broken Bow Development, Inc.
Address: #9 Mountain View Court, Little Rock, Arkansas 72212

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

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

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

CERTIFICATE OF FINAL PLAT APPROVAL:
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.

OWNER SIGNATURE: _____
DEVELOPER SIGNATURE: _____
ENGINEER SIGNATURE: _____
PLANNING COMMISSION SIGNATURE: _____

**FINAL PLAT
 GRACE VILLAGE SUBDIVISION
 PHASE 3
 SALINE COUNTY, ARKANSAS**

PROPERTY DESCRIPTION:
 GRACE VILLAGE PHASE 3 LEGAL DESCRIPTION:
 PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 4, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, BEING A FOUND 5/8" REBAR; THENCE S88°46'03"E A DISTANCE OF 733.58 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 FOR THE POINT OF BEGINNING; THENCE N5°44'43"E A DISTANCE OF 178.51 FEET TO A FOUND 5/8" REBAR WITH CAP #1388; THENCE N18°01'30"E A DISTANCE OF 307.92 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 AT THE SOUTHWEST CORNER OF LOT 65 OF GRACE VILLAGE PHASE 2; THENCE N13°36'45"E, ALONG SAID EAST LINE OF GRACE VILLAGE PHASE 2, A DISTANCE OF 48.27 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHEAST CORNER OF LOT 65 AND THE SOUTHWEST CORNER OF LOT 66 OF GRACE VILLAGE SUBDIVISION PHASE 2B; THENCE S87°52'37"E, ALONG THE SOUTH LINE OF SAID PHASE 2B, 331.54 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S87°44'51"E, CONTINUING ALONG SOUTH LINE OF SAID PHASE 2B, 170.04 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST LINE OF LOT 39 OF THE HILLS PHASE 5; A DISTANCE OF 511.61 FEET TO A FOUND DRILL STEM IN A STONE COLLAR AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE N88°47'06"W, ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 605.76 FEET TO THE POINT OF BEGINNING; CONTAINING 291,688 SQUARE FEET (6.70 ACRES), MORE OR LESS.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER
 VERNON J. WILLIAMS, No. 9551

CERTIFICATE OF AUTHORIZATION
 GarNat Engineering, LLC, No. 2174

CONTENTS:
FINAL PLAT

PROJECT NO: 16072
DATE: MAY 18, 2022
SHEET NO: 1

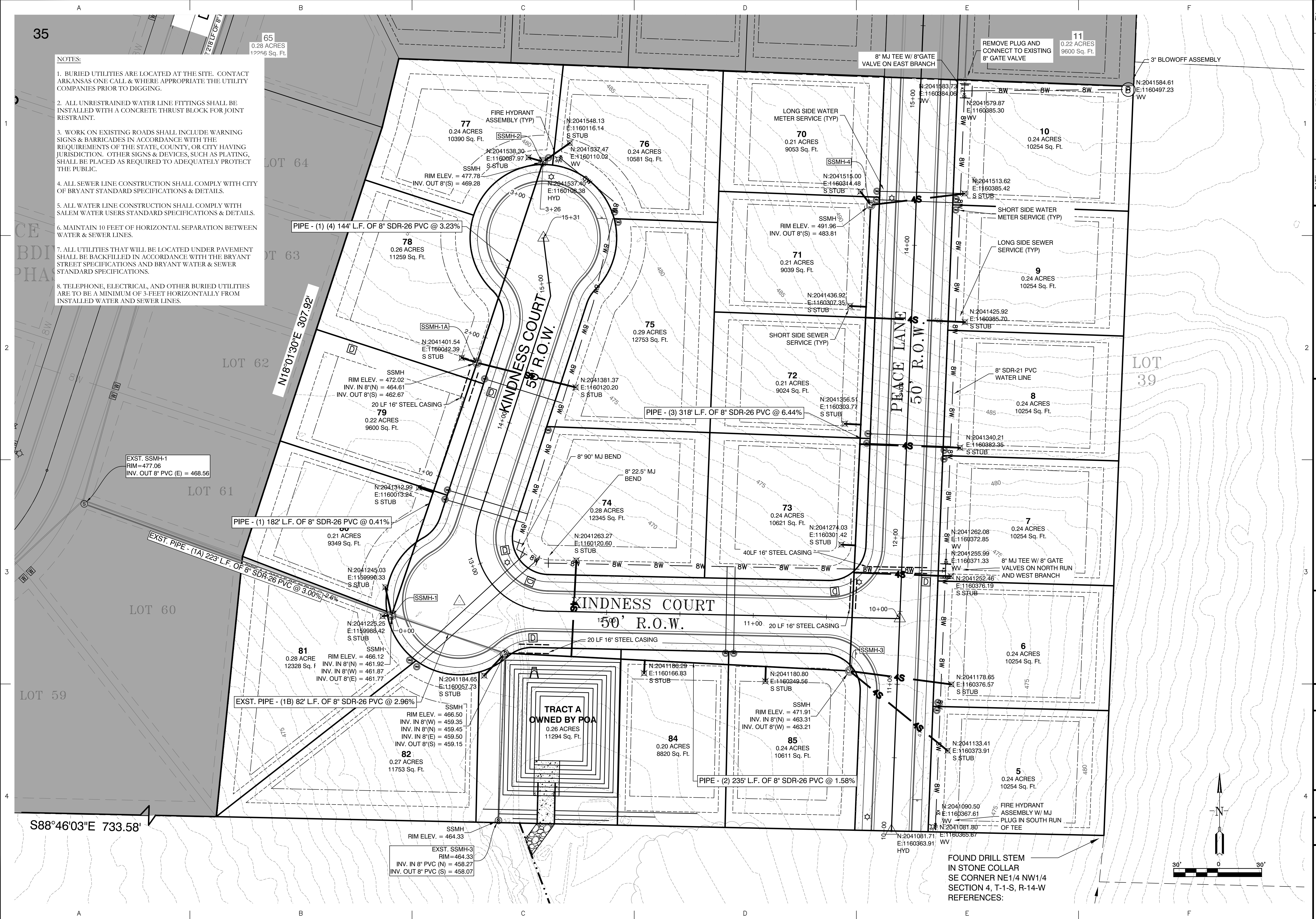
GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650
 garnatengineering@gmail.com

REVISION
 1. REVISED PER CITY OF BRYANT.
 2. REVISED PER CITY OF BRYANT.

DATE
 2/11/21
 2/25/21

BY
 ATY
 GPW

- NOTES:
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
 - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
 - WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
 - ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 - ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.
 - TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.



BY	REVISION	DATE
GPW	2. REVISED PER CITY OF BRYANT.	2/25/21

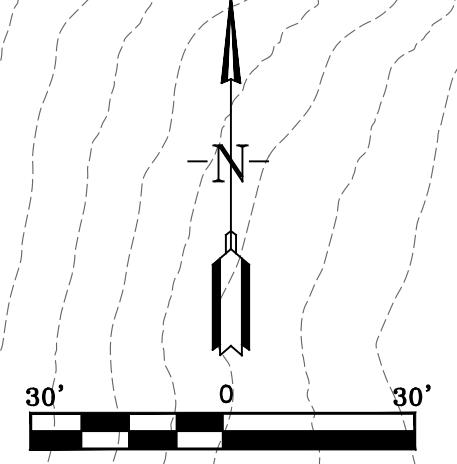
GNE Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 P.O. Box 116
 Benton, AR 72018
 Phi (501) 408-4650
 gnatengineering@gmail.com

GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

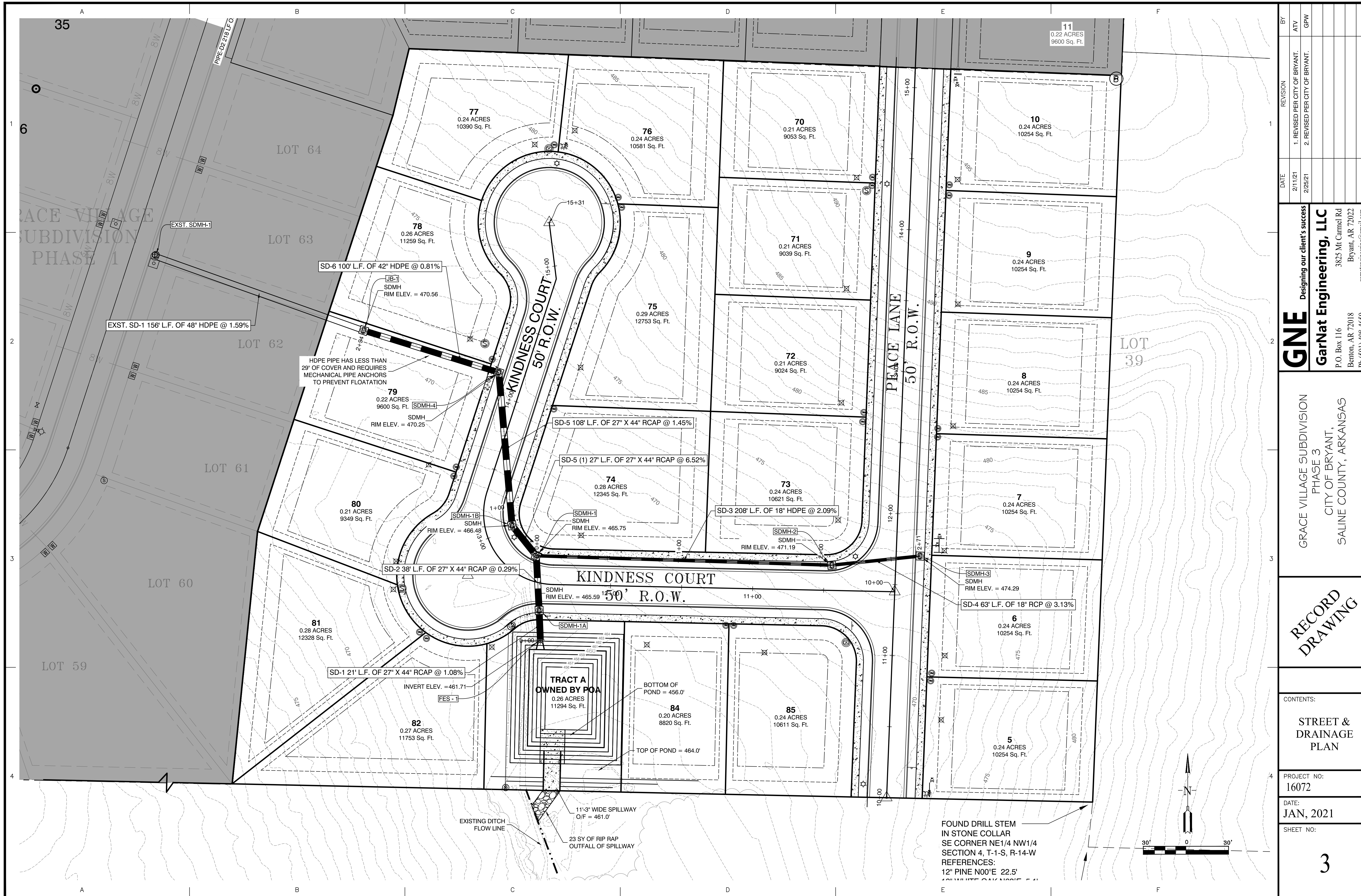
**RECORD
 DRAWING**

CONTENTS:
 OVERALL
 WATER &
 SEWER PLAN

PROJECT NO:
 16072
 DATE:
 JAN, 2021
 SHEET NO:



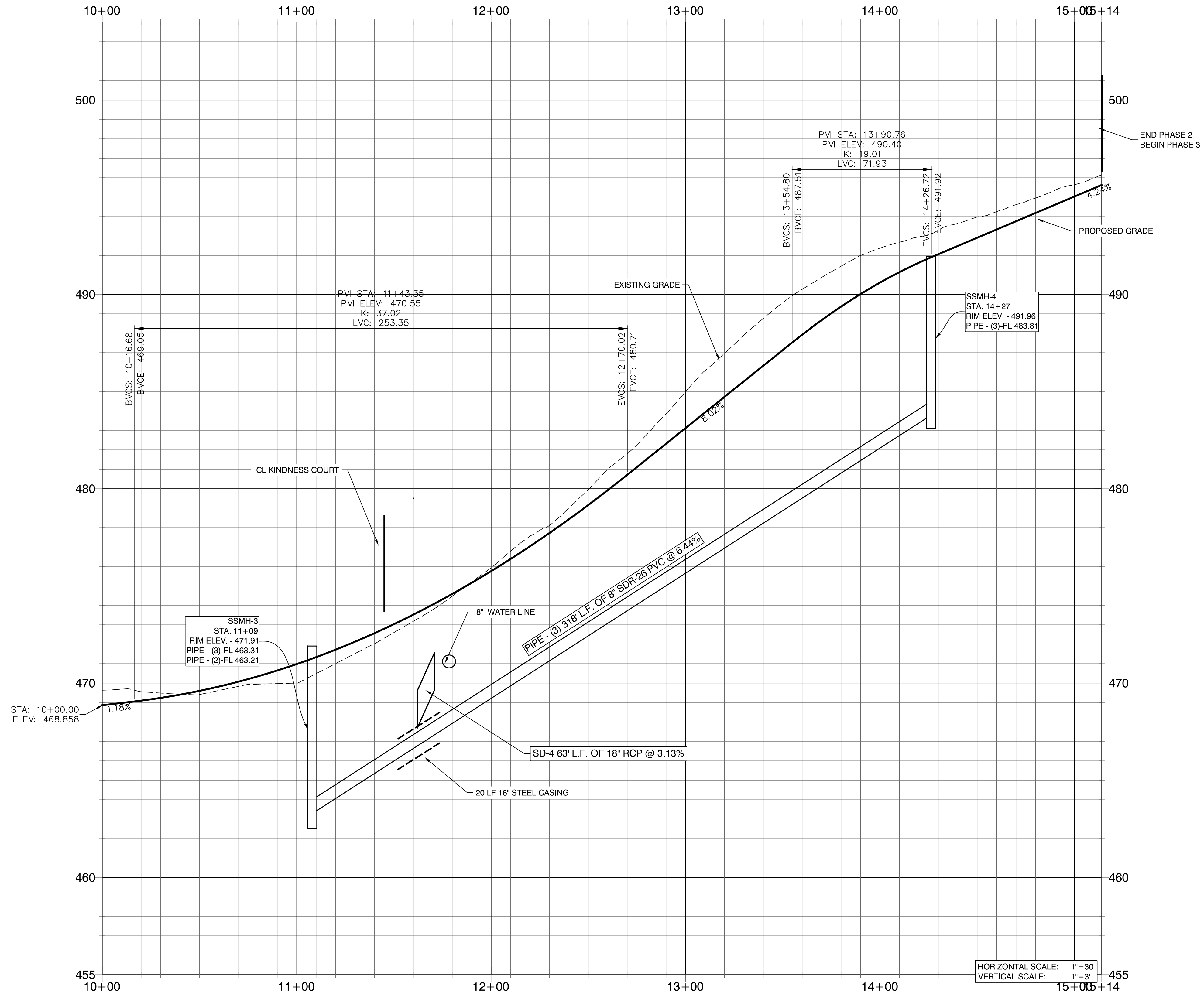
FOUND DRILL STEM
 IN STONE COLLAR
 SE CORNER NE1/4 NW1/4
 SECTION 4, T-1-S, R-14-W
 REFERENCES:



BY	ATV	
	GPW	
REVISION	1. REVISED PER CITY OF BRYANT.	
	2. REVISED PER CITY OF BRYANT.	
DATE	2/11/21	
	2/25/21	
Designing our client's success GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 garnatengineering@gmail.com		
GRACE VILLAGE SUBDIVISION PHASE 3 CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
RECORD DRAWING		
CONTENTS: STREET & DRAINAGE PLAN		
PROJECT NO:	16072	
DATE:	JAN, 2021	
SHEET NO:	3	

J:\Projects\2018 Projects\Phase 3\Drawings\DWG\PHASE 3\SUB-PHASE 3\RESUB-RS-071822.dwg

PEACE LANE PROFILE



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



REVISION	DATE	BY

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GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
 PEACE LANE
 PROFILE

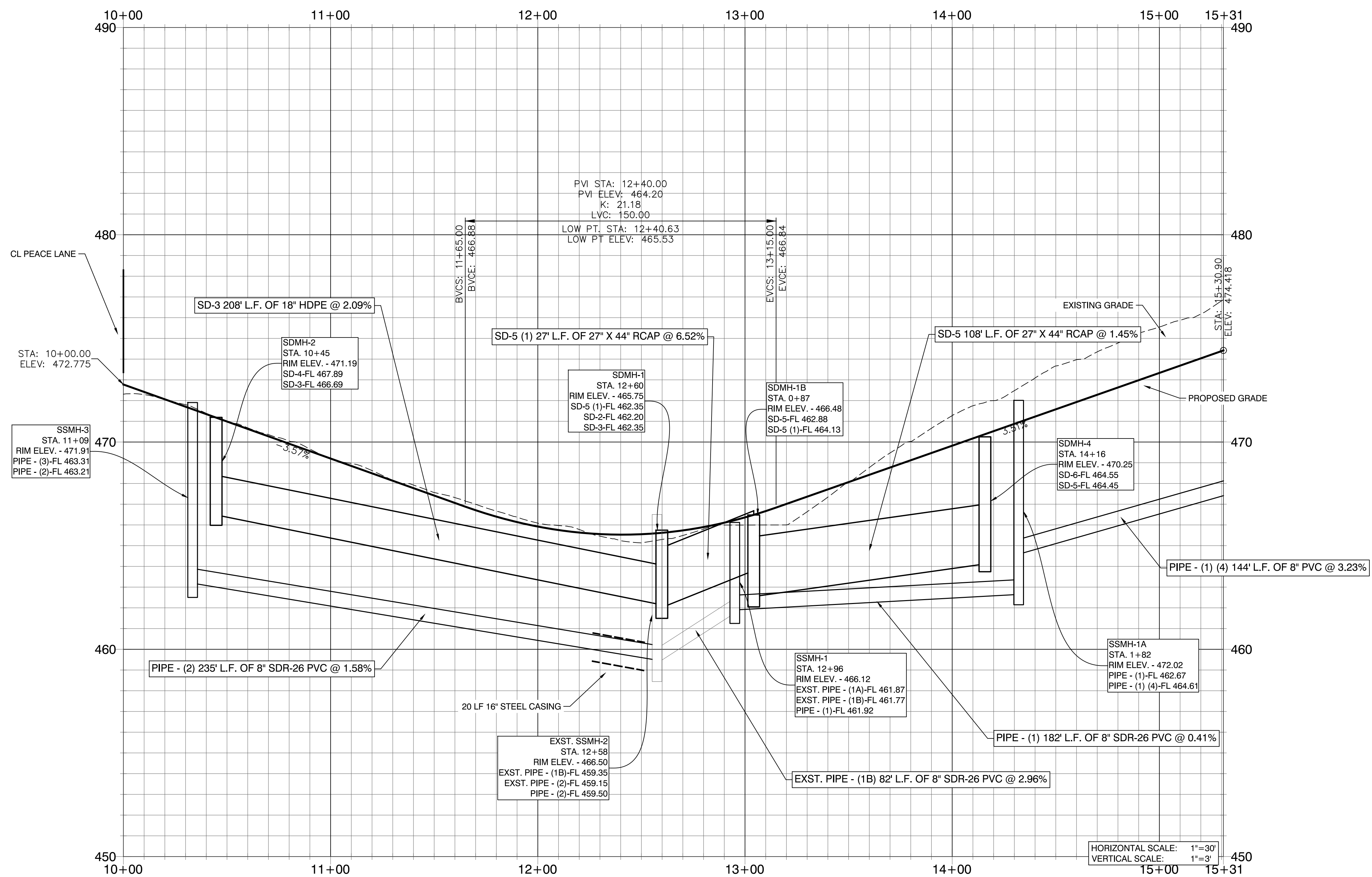
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 16072

DATE:
 JAN, 2021

SHEET NO:
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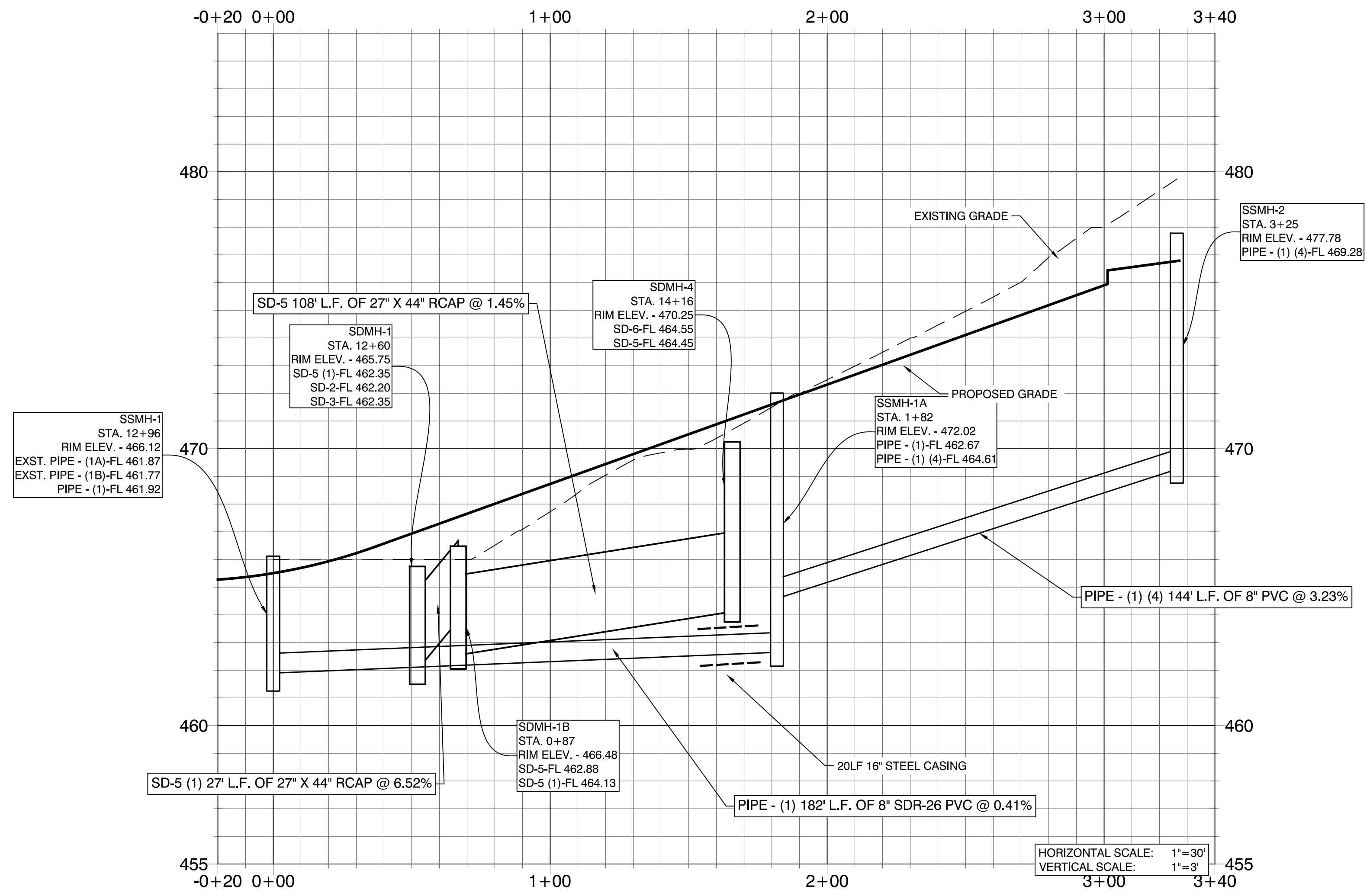
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KINDNESS COURT PROFILE



BY	REVISION
GPW	2. REVISED PER CITY OF BRYANT.
DATE	2/25/21
Designing our client's success GNE GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 3825 Mt Carmel Rd Bryant, AR 72022 gnatengineering@gmail.com	
GRACE VILLAGE SUBDIVISION PHASE 3 CITY OF BRYANT, SALINE COUNTY, ARKANSAS	
RECORD DRAWING	
CONTENTS: KINDNESS COURT PROFILE	
PROJECT NO: 16072	
DATE: JAN, 2021	
SHEET NO: 5	

SANITARY SEWER SSMH-1 TO SSMH-2 PROFILE



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



DATE	REVISION	BY
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

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GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
 SANITARY SEWER PROFILE SSMH-1 TO SSMH-2

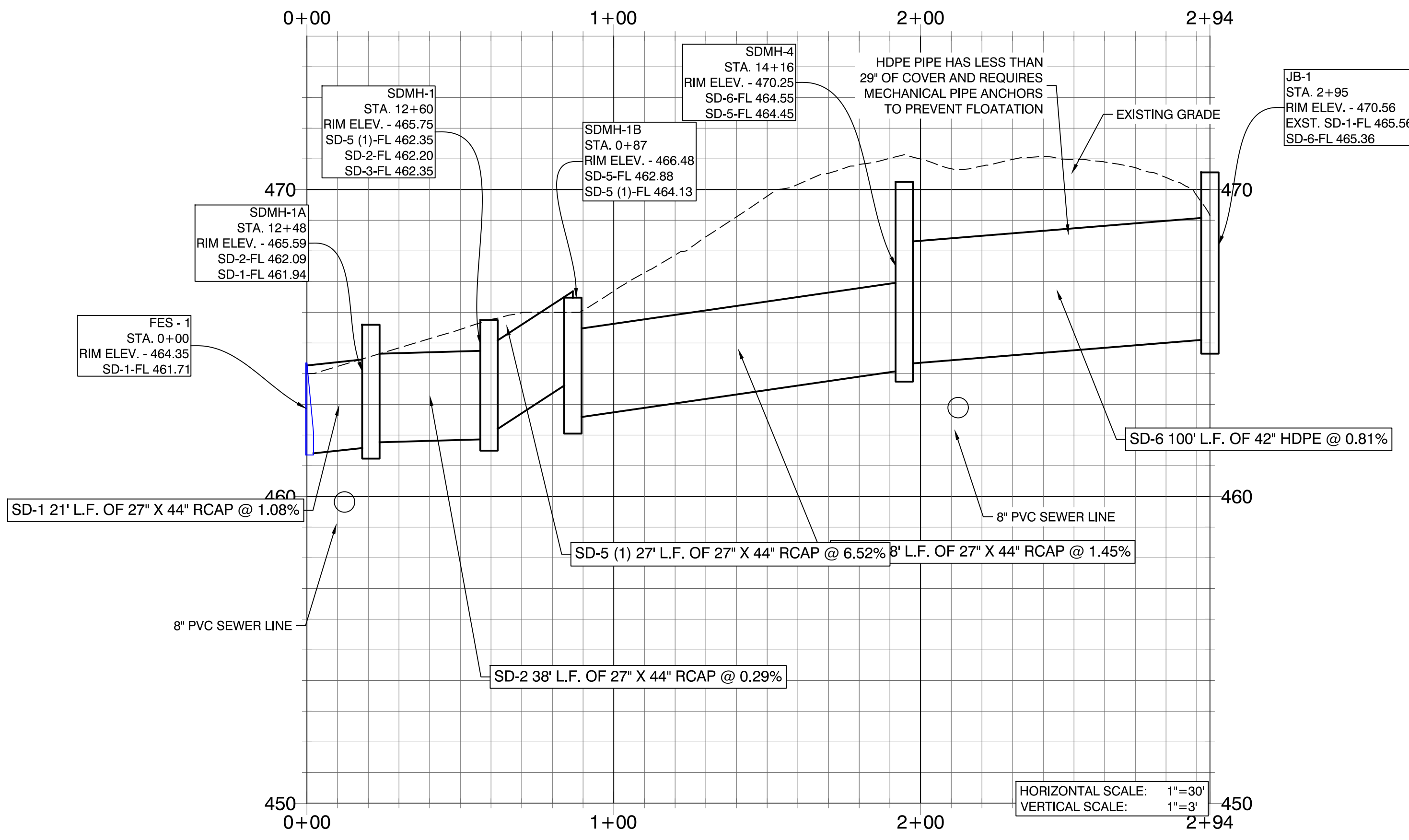
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 16072

DATE:
 JAN, 2021

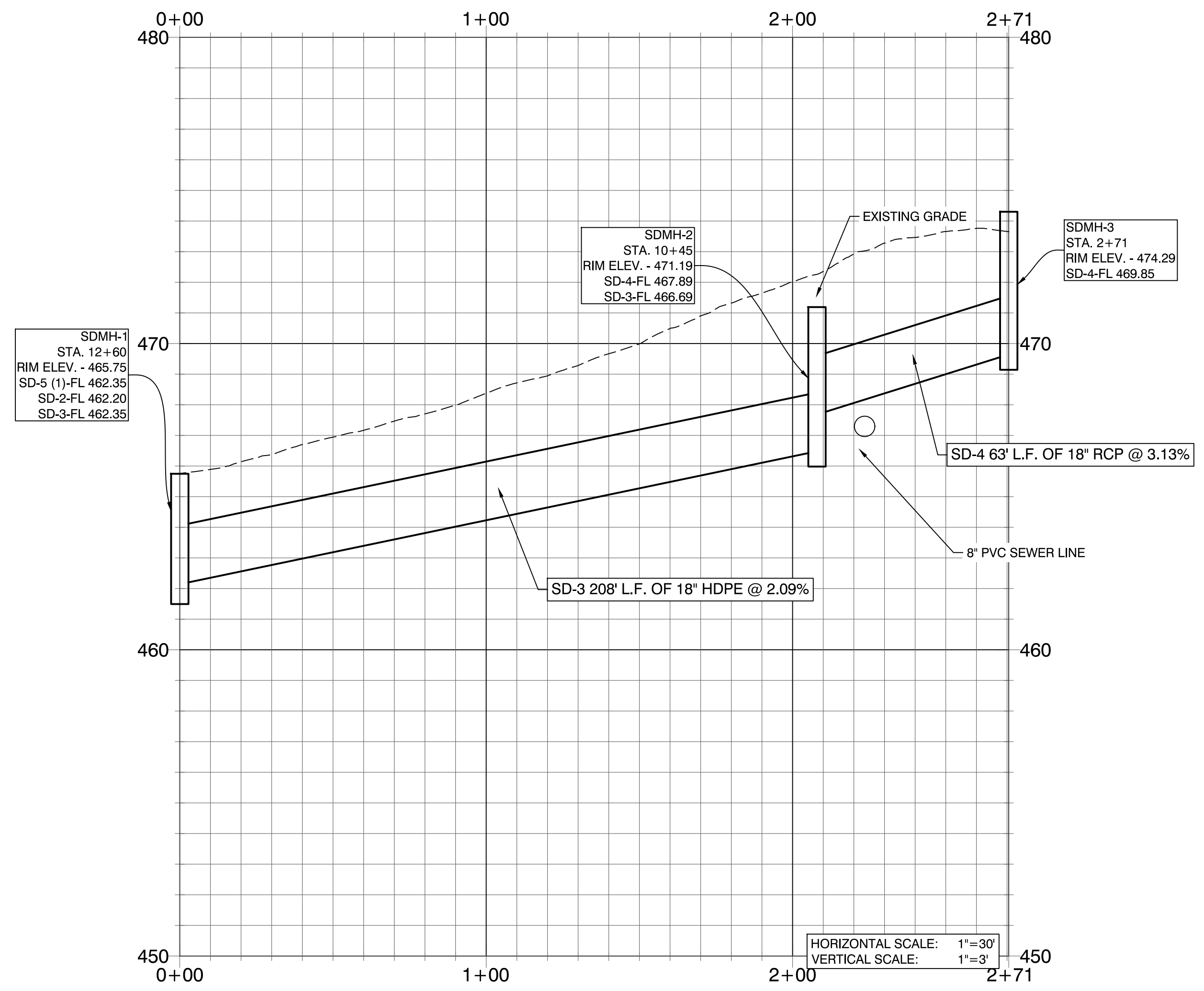
SHEET NO:
 6

A:\Projects\2018 Projects\16072 - Grace Village Phase 3\Drawings\DWG\Phase 3\SSW-Profile 3 (SSW)-Phase 3 (SSW)-R12-071822.dwg

OUTLET STRUCTURE - JB-1 PROFILE



SDMH-1 - SDMH-3 PROFILE



DATE	REVISION	BY
2/11/21	1. REVISED PER CITY OF BRYANT.	ATV
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

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GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

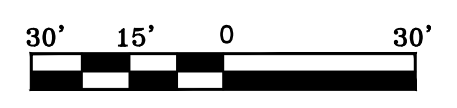
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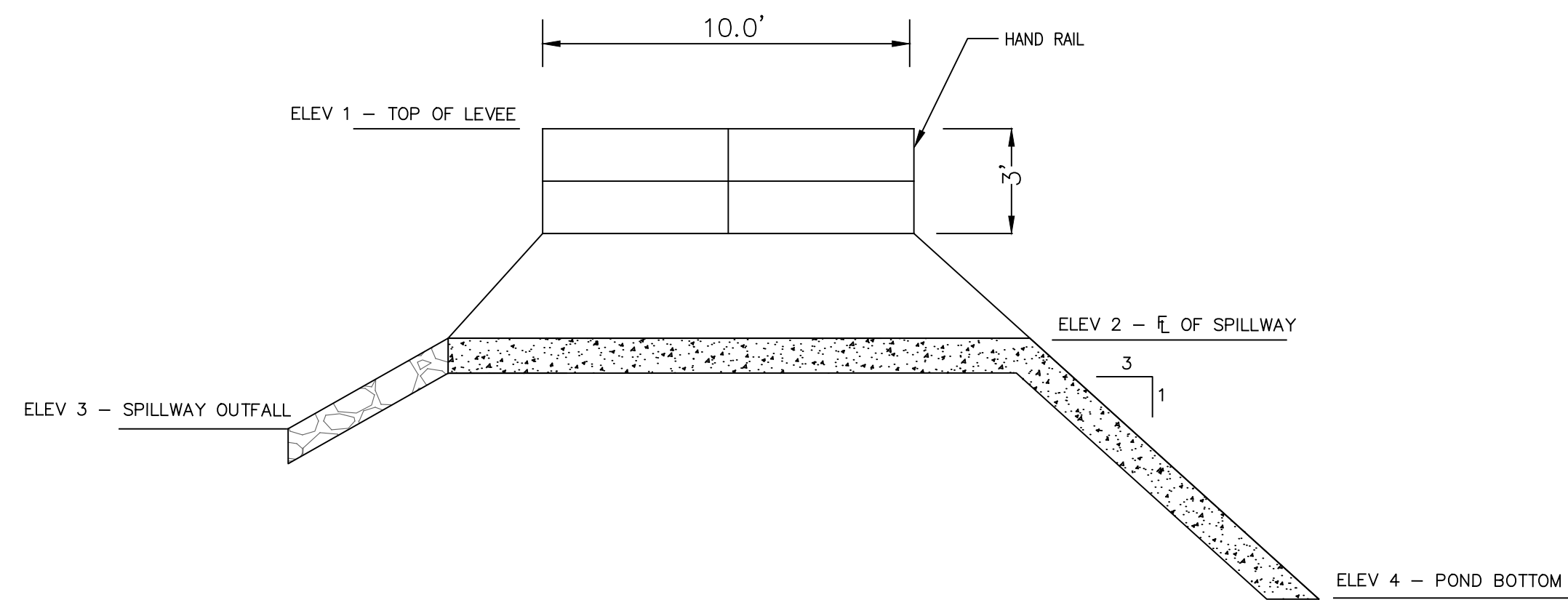
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 PROFILES

PROJECT NO:
 16072

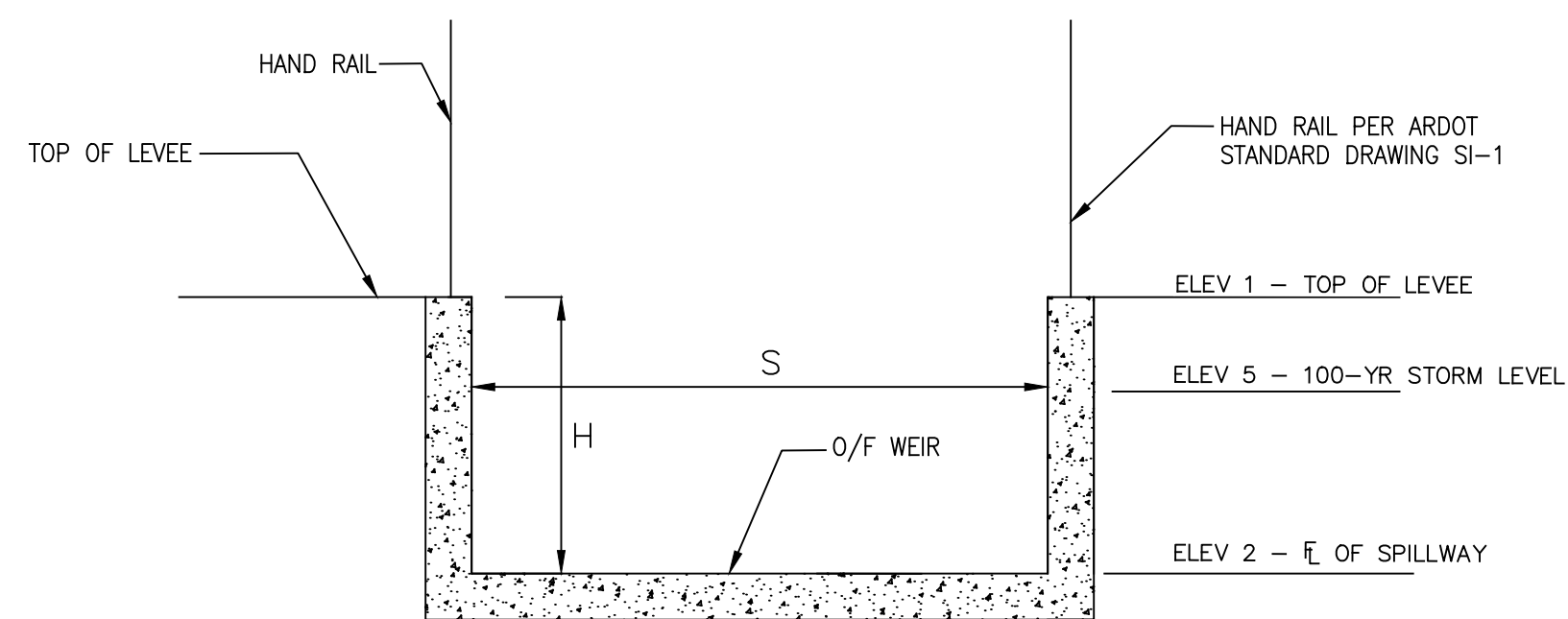
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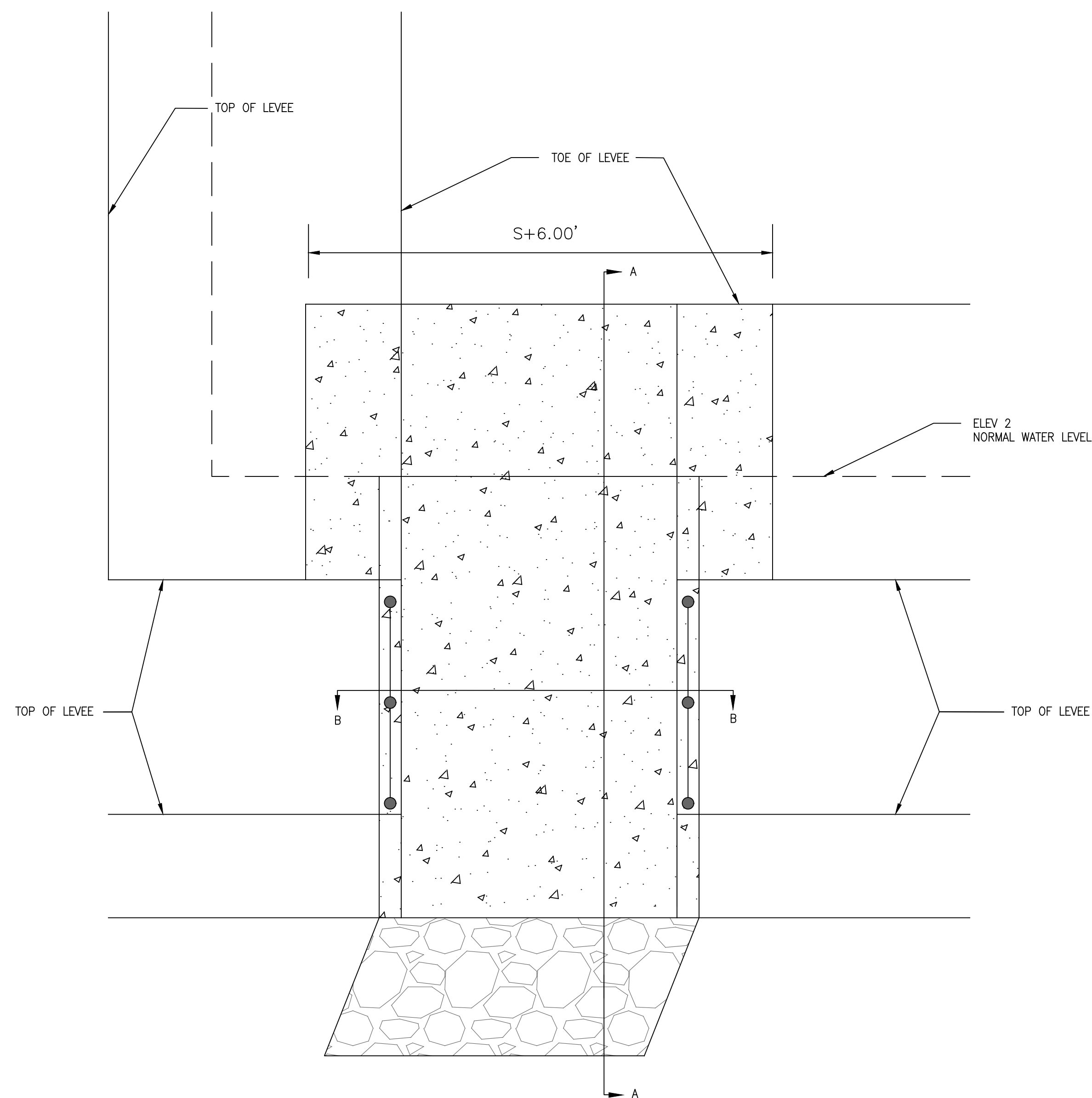




SPILLWAY SECTION A-A
NOT TO SCALE



SPILLWAY SECTION B-B
NOT TO SCALE



SPILLWAY PLAN VIEW
NOT TO SCALE

CONTROL STRUCTURE							
SPILLWAY	H	ELEV 1	ELEV 2	ELEV 3	ELEV 4	ELEV 5	S
1	3'-0"	464.00	461.00	460.95	456.00	463.00	11'-3"

DETENTION OUTLET NOTES:

- ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.

BY	
REVISION	
DATE	
<p>GNE Designing our client's success GarNat Engineering, LLC 3825 Mt. Camel Rd Bryant, AR 72022 P.O. Box 116 Benton, AR 72018 Ph (501) 408-4650 gnatengineering@gmail.com</p>	
<p>GRACE VILLAGE SUBDIVISION PHASE 3 CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p>	
<p>RECORD DRAWING</p>	
<p>CONTENTS: SPILLWAY DETAILS</p>	
PROJECT NO:	16072
DATE:	JAN, 2021
SHEET NO:	8