LEGAL DESCRIPTION

THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, ALL IN T-1-S, R-14-2, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW ¼ OF NW ¼ OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET A FOUND ½" REBAR (PS #1141)

TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID NORTH LINE, N70°07'03"E, A DISTANCE OF 32.82 FEET TO A FOUND ½" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 200.89 FEET TO A FOUND ½" REBAR (PS #1141); THENCE S19°42'57"E, A DISTANCE OF 274.60 FEET TO A FOUND ½" REBAR (PS #1141) ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 5; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S70°15'40"W, A DISTANCE OF 275.04 FEET TO A FOUND ½" REBAR; THENCE S70°18'52"W, A DISTANCE OF 66.65 FEET TO A FOUND ½" REBAR; THENCE LEAVING NORTH RIGHT-OF-WAY LINE, N01°58'40"E, A DISTANCE OF 272.07 FEET TO A PK NAIL IN ASPHALT; THENCE N00°58'25"W, A DISTANCE OF 23.07 FEET TO THE POINT OF BEGINNING. CONTAINING 78,864 SQUARE FEET, OR 1.81 ACRES, MORE OR LESS.

CONSTRUCTION PLANS BRYANT, AR
C-STORE

ARIA OIL, LLC

HIGHWAY 5 NORTH OLD STAGECOACH
CITY OF BRYANT

PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

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HOPE CONSULTING INC
117 S. MARKET STREET
BENTON, AR 72015
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ARCHITECT
WILLIAMS & DEAN
18 CORPORATE HILL DRIVE #210
LITTLE ROCK, AR 72205
CONTACT: JOHN JOHNSON
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EMAIL: jjohnson@williamsdean.com

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

STRUCTURAL ENGINEER
N/A

ZONING INFORMATION	
CURRENT ZONING	C-2 (HIGHWAY COMMERCIAL)
MINIMUM LOT AREA (SF)	N/A
MINIMUM LOT WIDTH (FT)	N/A
FRONT YARD SETBACK (FT)	50'
EXTERIOR SIDE YARD SETBACK (FT)	NOT REQ UNLESS ABUT ROAD OR RESIDENTIAL LOT LINE THEN 25'
REAR YARD (NORTH) SETBACK (FT)	15'
MAXIMUM HEIGHT (FT)	45' OR NO MORE THAN3 STORIES
MAXIMUM LOT COVERAGE	PRINCIPAL & ACCESSORY BLDG 35% OF THE TOTAL AREA OF THE SITE

OWNER:
Name: ARIA OIL, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205

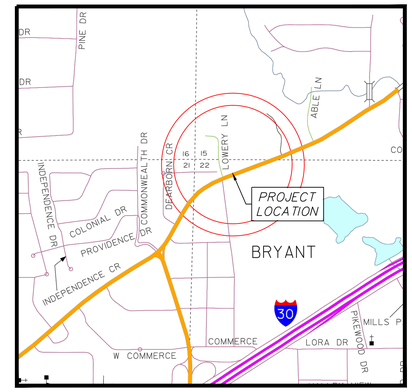
DEVELOPER:
Name: ARIA OIL, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205

FLOODPLAIN CERTIFICATION:

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

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

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



VICINITY MAP

DRAWING INDEX

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

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
ARRA OIL, LLC

BRYANT C-STORE

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	8-26-21	C.A.D. BY:	DRAWING NUMBER:
REVISED:	10-29-21	CHECKED BY:	21-0275
SHEET:		SCALE:	

500	01S	14W	0	15/22	304	04	1626

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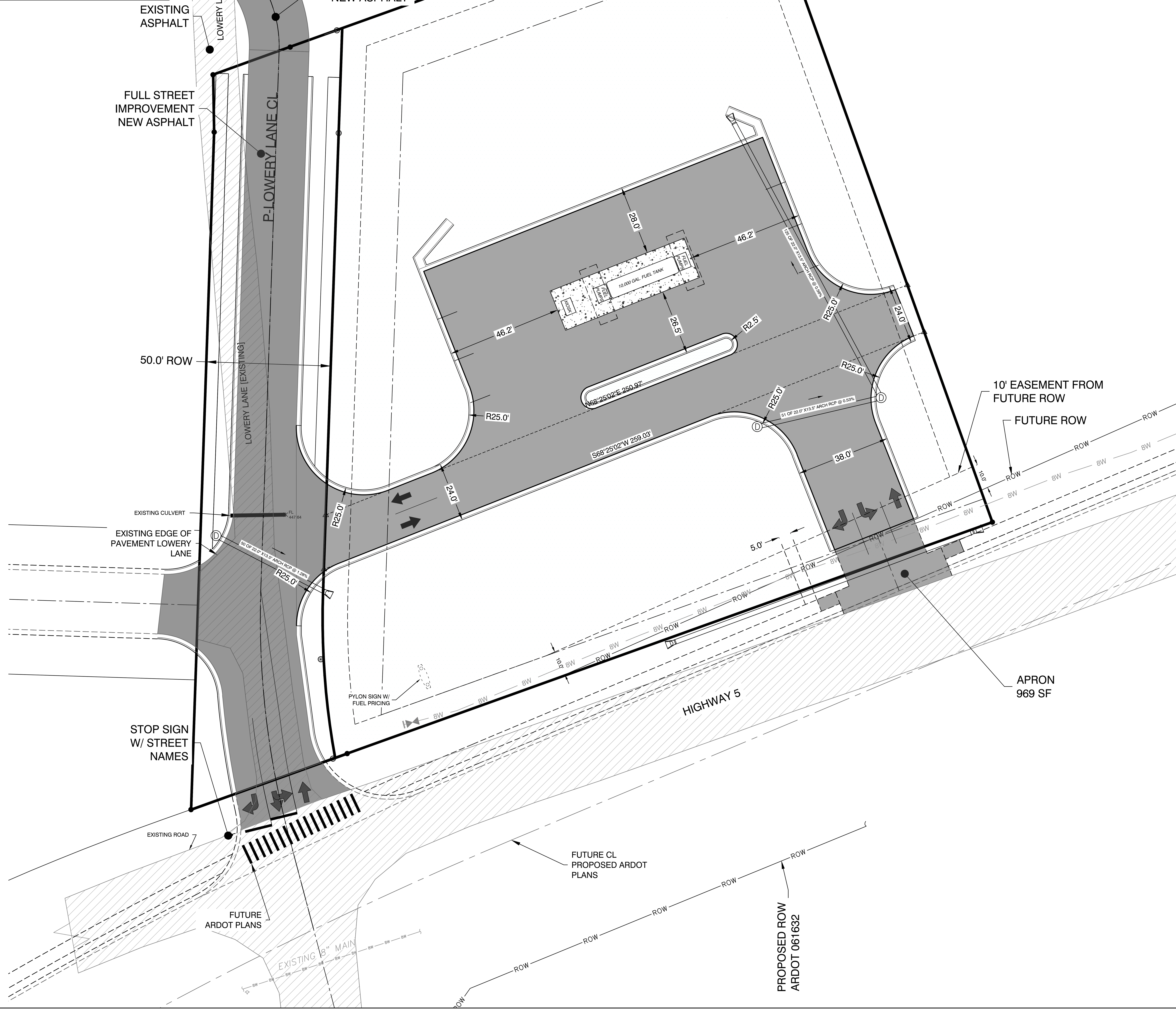
CONTACTS UTILITIES AND CITY AND STATE AGENCIES

AGENCY	TITLE	NAME	CONTACT
BRYANT PUBLIC WORKS	DIRECTOR	TIM FOURNIER	501-366-0343
BRYANT PUBLIC WORKS	ENGINEER	TED TAYLOR	501-366-0343
BRYANT WATER	INSPECTOR	JOE HENRY	501-246-0516
ENTERGY	CONTACT	JEREMY HENDERSON	800-368-3749
CENTERPOINT (GAS)	CONTACT	ADAM GOBER	501-541-7509
ARDOT	PERMIT OFFICER DISTRICT SIX	CORY SUTTON	501 551-5207



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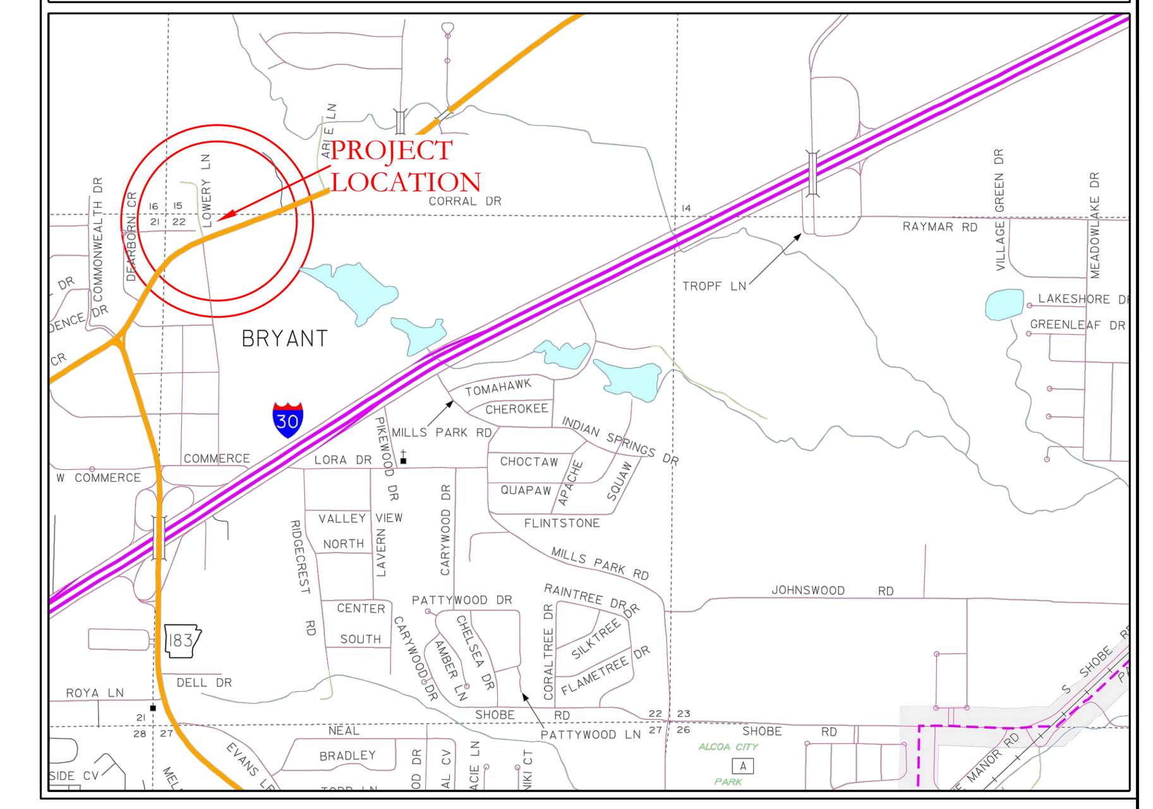

SITE PLAN NOTES

PARKING REQUIREMENTS:

TOTAL: 4 SPACES

TOTAL AREA:	78,850	SF
PROPOSED PAVEMENT:	43,310	SF
PROPOSED GREEN SPACE:	43,412	SF
BUILDING SF	980	SF

ZONING AND SETBACKS

ZONING:	C2
FRONT	10'
SIDE	NONE (25' FOR RESIDENTIAL NEIGHBORS)
REAR	25' (55 RESIDENTIAL NEIGHBORS)

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

DISCLAIMER

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

FLOOD STATEMENT

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

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

N

20' 10' 0 20'

HOPE CONSULTING ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
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FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
ARIA OIL, LLC

GAS POS
SITE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08-26-2022	C.A.D. BY:		DRAWING NUMBER:	
REVISED:		CHECKED BY:		21-0275	
SHEET:	C-1.0	SCALE:			

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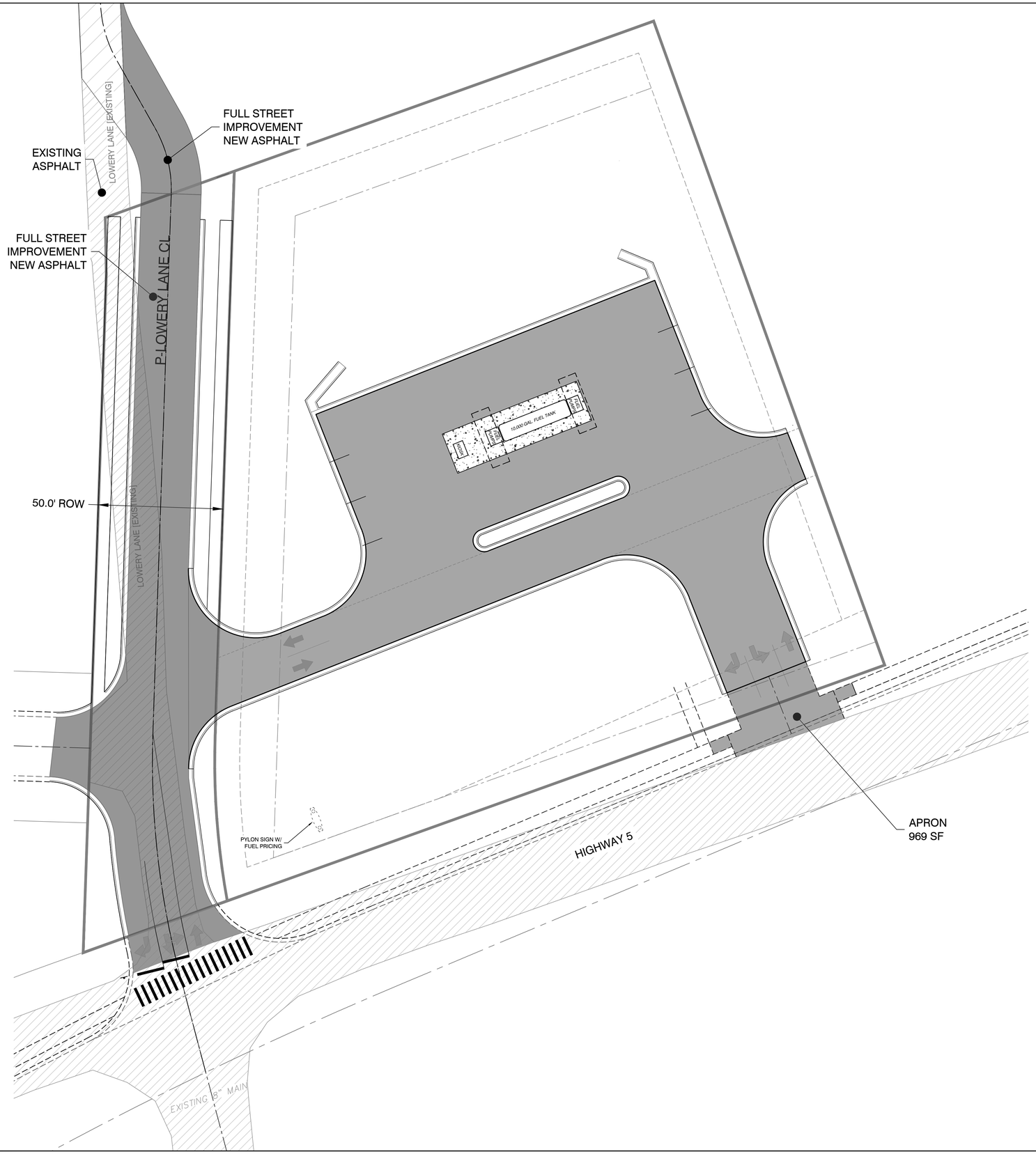

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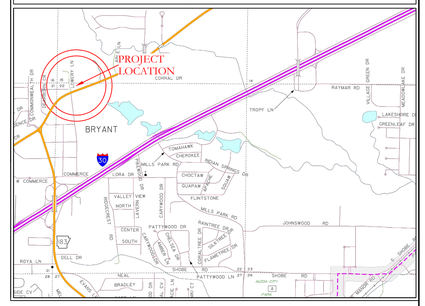

PAVEMENT LEGEND

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

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N

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

20' 10' 0 20'

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FOR USE AND BENEFIT OF:
ARIA OIL, LLC

GAS POS
PAVING PLAN

BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08-26-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	21-0275
SHEET:	C-1.2	SCALE:	

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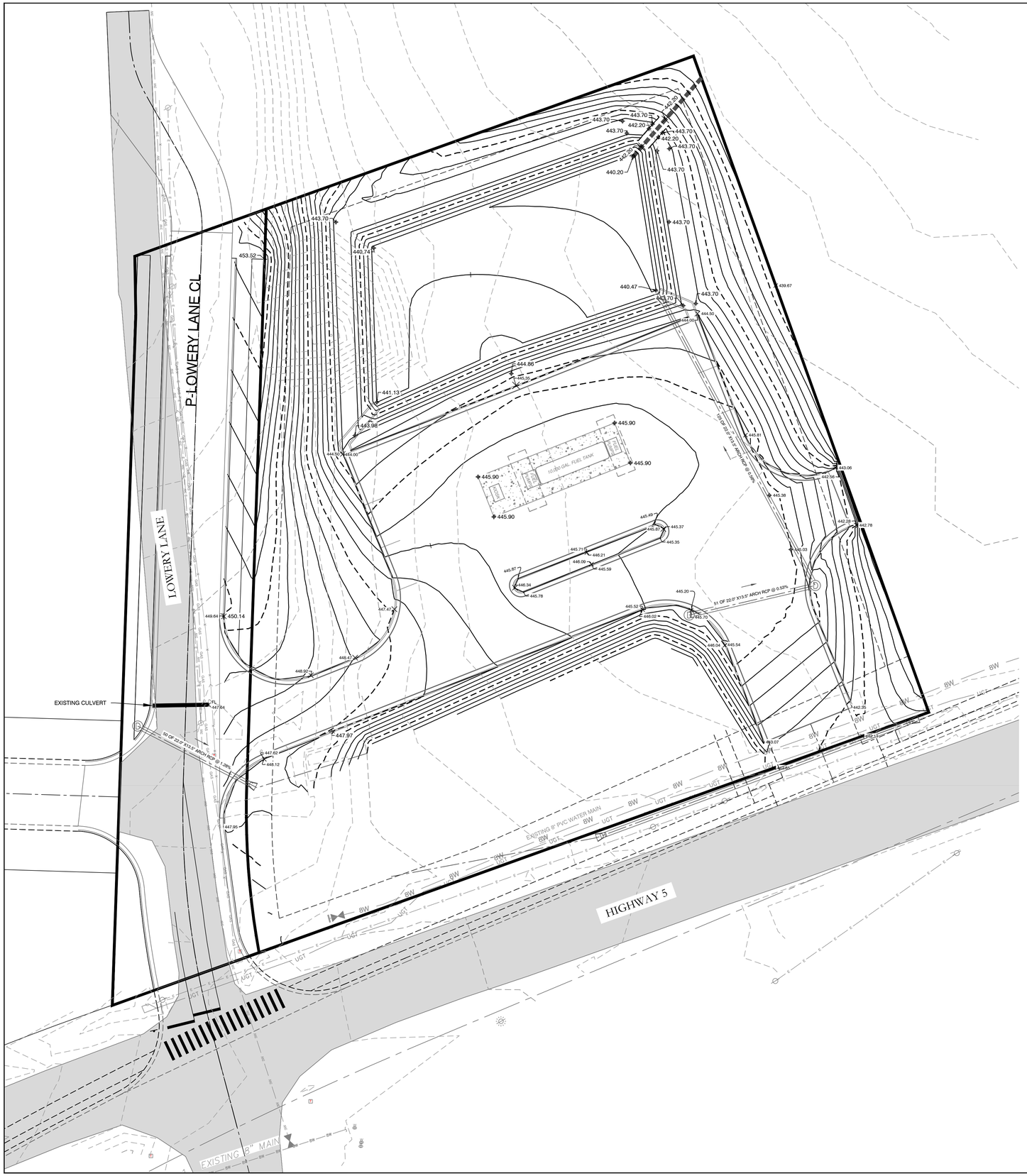
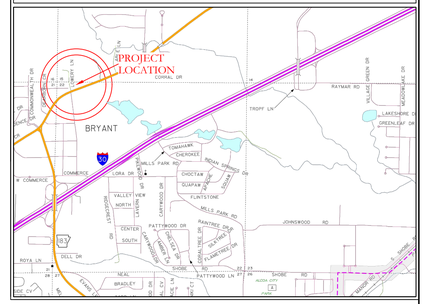


VICINITY MAP:



GRADING PLAN NOTES

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

CONTOUR NOTES

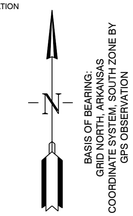
1. EXISTING CONTOUR INTERVAL 0.50'
2. PROPOSED CONTOUR INTERVAL 0.25'

SPOT ELEVATION LEGEND

1. GUTTER LEVEL/PAVEMENT — GUTTER ELEVATION
2. TOP OF CURB LEVEL — TOP CURB ELEVATION
3. GENERIC SPOT ELEVATION (TOP PAVEMENT, DIRT, ETC.) — GENERIC SPOT SURFACE ELEVATION

NOTE:

1. DIFFERING SYMBOLS ONLY USED IN CERTAIN AREAS WHEN NEEDED TO DISTINGUISH BETWEEN TWO ELEVATIONS WITH A STEP OR OFFSET SUCH AS A CURB ETC.



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FOR USE AND BENEFIT OF:
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GAS POS
GRADING PLAN

BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08-26-2022	C.A.D. BY:	DRAWING NUMBER:
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SHEET:	C-1.0	SCALE:	

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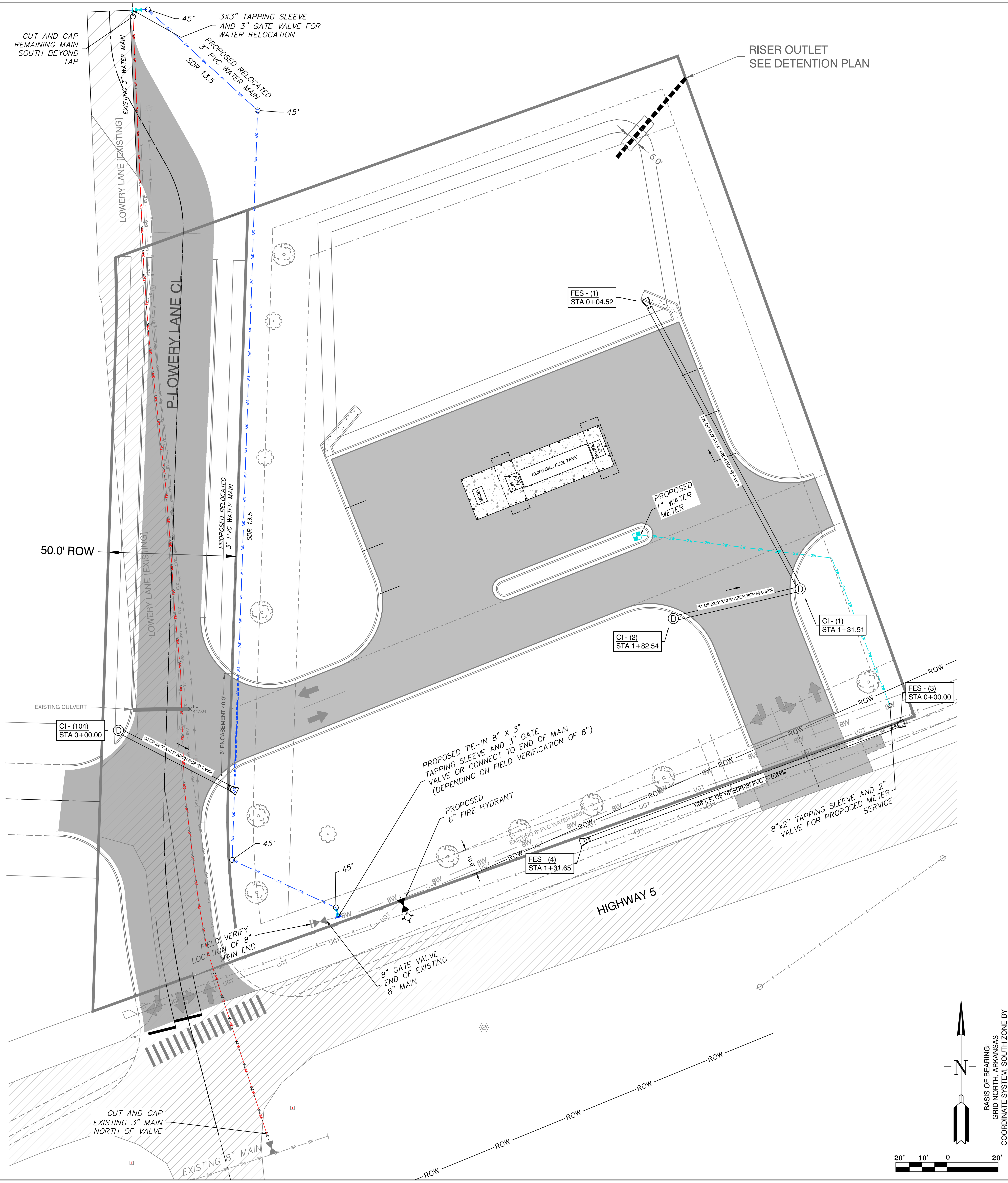

WATER LEGEND

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

WATER NOTES

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

ELECTRIC/TELECOMMUNICATION NOTES

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

PROPOSED OVER HEAD POWER

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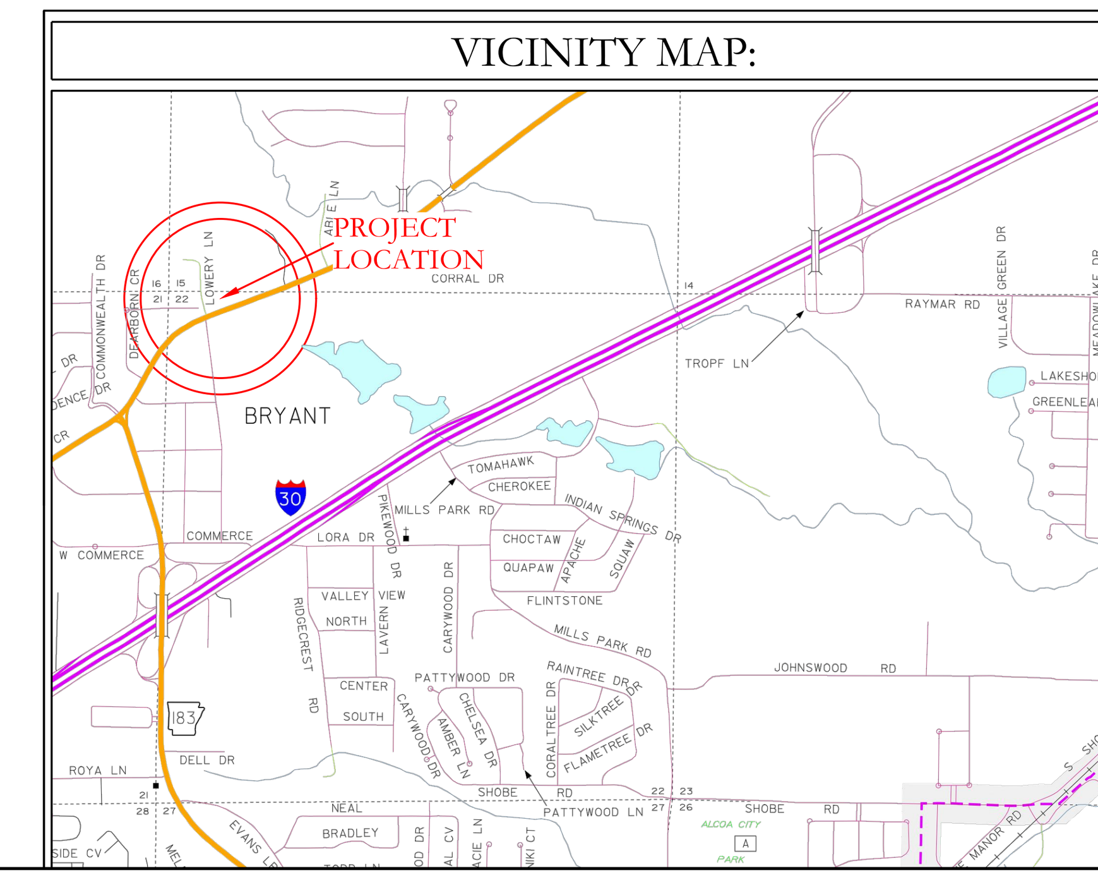
VICINITY MAP:



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GAS POS
UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08-26-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	21-0275
SHEET: C-3.0	SCALE:	

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SUBGRADE MATERIAL

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subrades for pavement shall be stabilized by mechanical compaction. Stabilization methods such as fabrics and chemical stabilization may be submitted for approval when supported by engineering data and calculations to substantiate the adequacy of the stabilized procedure.
C. Subgrade shall be compacted to 95 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
D. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
E. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.
F. In-situ soils meeting the requirements outlined in these specifications may be utilized as subgrade material. In-situ soils used as subgrade shall be scarified to a minimum depth of 8-inches below finish subgrade, recompacted and tested as described below. Fill material for subgrade shall be placed in lifts not to exceed 8-inches compacted depth.
G. Methods and procedures for establishing the total depth of soil replacement and/or modification shall be as specified by the design engineer and geotechnical investigations. The adequacy of in-situ soils and fill materials as pavement subgrade shall be evaluated based upon the soils classification, liquid limit, and plasticity index.
H. Soils with a liquid limit greater than 40, or a plasticity index greater than 15 shall be undercut and removed from the street section or improved by a design method of stabilization approved by the City.
I. Quality control testing shall be as specified below.
J. Undercut 24" of soil below finished street base course. Proof roll to verify stability.
K. Backfill the undercut subgrade with Class 7 aggregate or soil meeting the requirements of this section and compact in lifts not exceeding 8".

BASE COURSE

A. Base course material shall be crushed stone meeting the requirements of ArDOT Class 7 aggregate base course as specified in the latest edition of ArDOT Standard Specifications.
B. Base course shall be compacted to 98 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture.

SURFACE COURSE

A. Surface course for flexible pavement designs shall utilize plant mix bituminous base and binder courses conforming to ArDOT Standard Specifications.

CURB AND GUTTER

A. Curb and gutter shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi. Concrete shall be air-entrained with a maximum of 4-inch slump.
B. Compaction requirements under curb and gutter shall conform to the requirements for street subgrade materials. Compaction requirements shall extend to a minimum of 1 foot beyond the back of curb and gutter removing all soft spots and replacing with suitable material.
C. Curb and gutter shall conform to the typical detail within these specifications or ArDOT Standard Roadway Drawing Details for curbing.
D. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at intervals not exceeding 195 feet, intersection radii, driveways, stationary structures, and sidewalks.
E. Contraction joints shall be sawed or formed at intervals not greater than 20 feet. Depth of saw-cut hall be 1 1/2-inch and have a width of 1/4-inch. Contraction joints shall be sealed in accordance with ArDOT Standard Specifications.
F. Forms shall be made of metal or wood and shall be properly braced. The minimum length of each section of form used shall be 10 feet. Each section of form shall be uniform and free from undesirable bends or warps. Forms shall be of such cross section and strength and so secured as to resist the pressure of the impact and vibration on any equipment which they support without springing or settlement.
G. Curb and gutter placed with slip form or extruding equipment will be acceptable providing it complies with all of the above requirements.
H. After curing, the curb shall be immediately backfilled to within 4 inches of the top curb to eliminate the possibility of washing beneath the curb. The remaining 4 inches shall be topsoil.
I. Cold weather protection shall meet the requirements of the latest edition of ArDOT Standard Specifications.

SIDEWALKS

General

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

Minimum thickness and reinforcement

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

Contraction and expansion joints

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

Quality control testing and inspection by the City

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

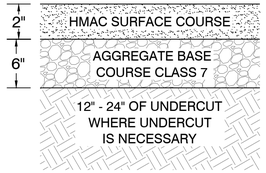
Subgrade

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

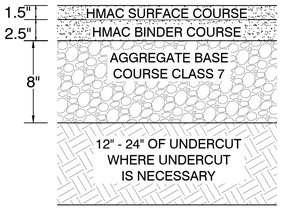
QUALITY CONTROL TESTING AND INSPECTIONS

General

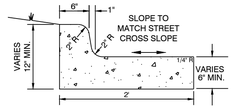
A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
B. The Developer/Owner shall provide for inspections of street improvements during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



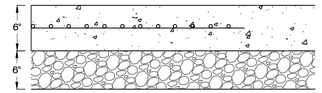
STANDARD PAVEMENT SECTION
NOT TO SCALE



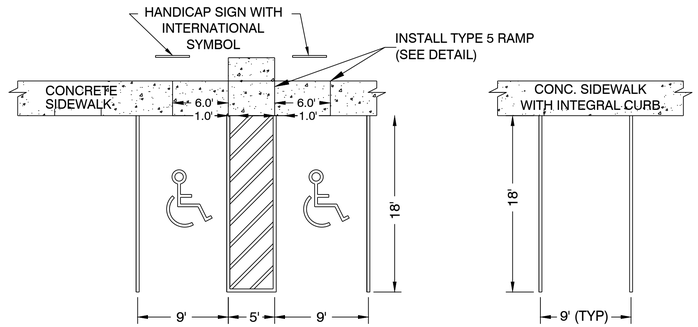
HEAVY PAVEMENT SECTION
NOT TO SCALE



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



CONCRETE PAVEMENT SECTION DETAIL
4,000 PSI
NOT TO SCALE



USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED

10' FOR END STALLS

PARKING STALL & SIDEWALK DETAIL
NOT TO SCALE

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

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FOR USE AND BENEFIT OF:
ARIA OIL, LLC

GAS POS
CIVIL SPECS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08-26-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	21-0275
SHEET:	C-5.0	SCALE:	

500	01S	14W	0	15/22	304	62	1626

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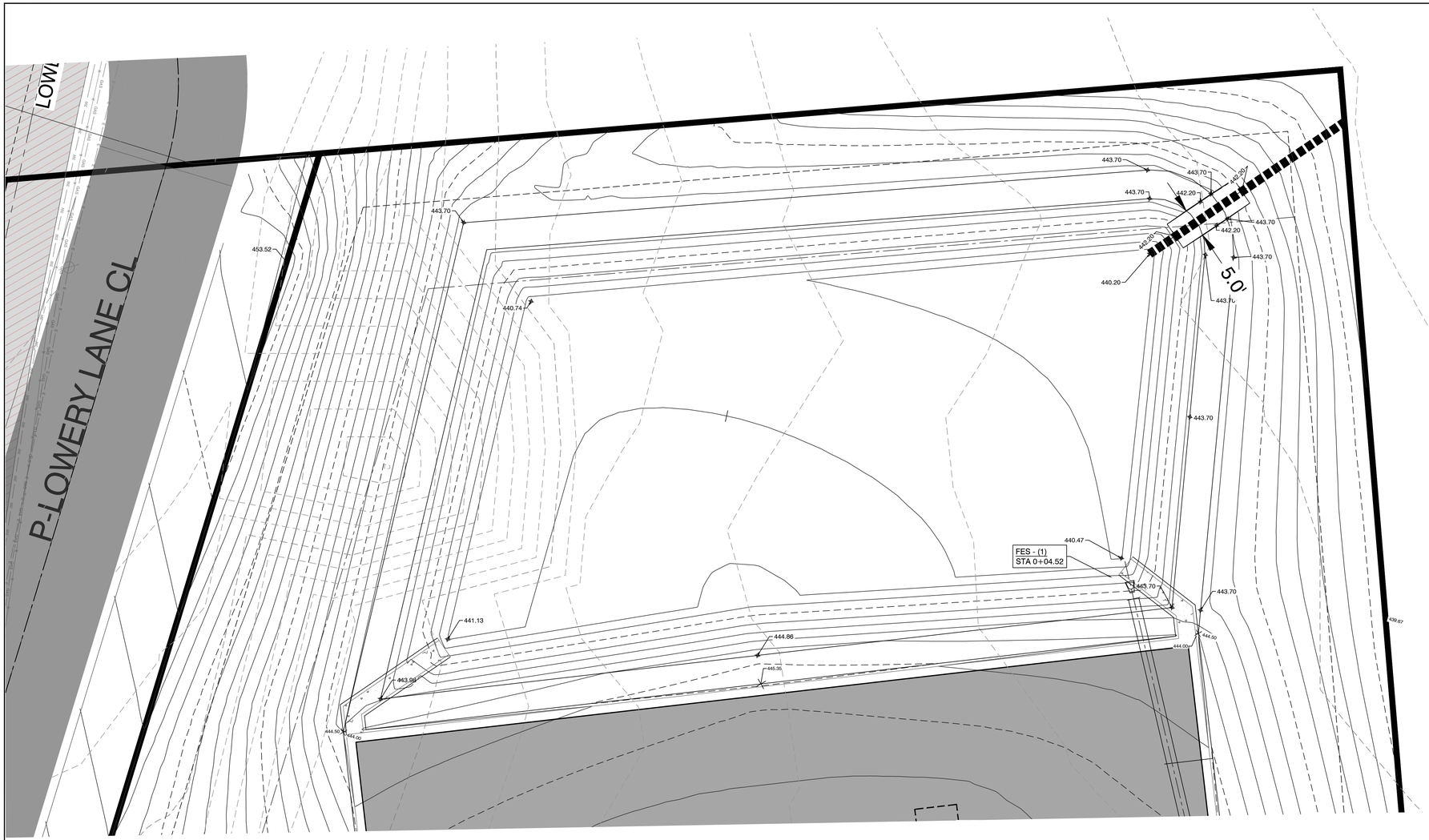
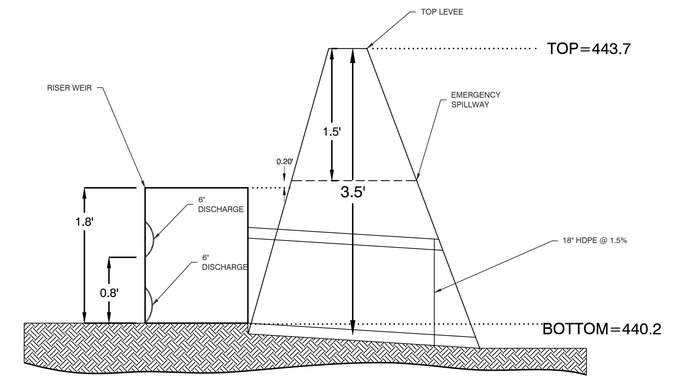
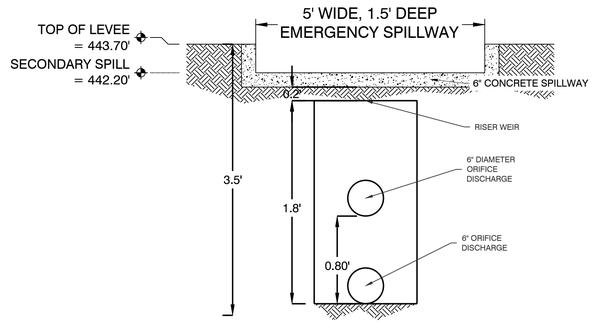
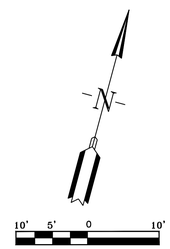




SPILLWAY PROFILE VIEW
NTS



SPILLWAY END VIEW
NTS



DETENTION POND MAINTENANCE PLAN

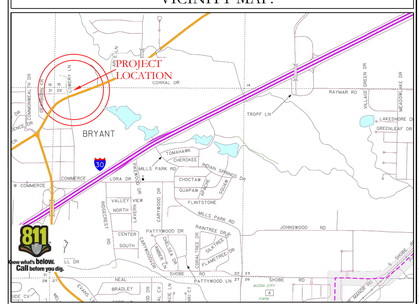
Background
The detention pond is located along the north boundary of the property. The modifications are designed to temporarily detain stormwater to meet the City of Bryant's water quantity criteria before discharging from the pond.

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

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

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

VICINITY MAP:



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GAS POS
DETENTION PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08-26-2022	C.A.D. BY:		DRAWING NUMBER:	
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SHEET:	C-6.0	SCALE:			

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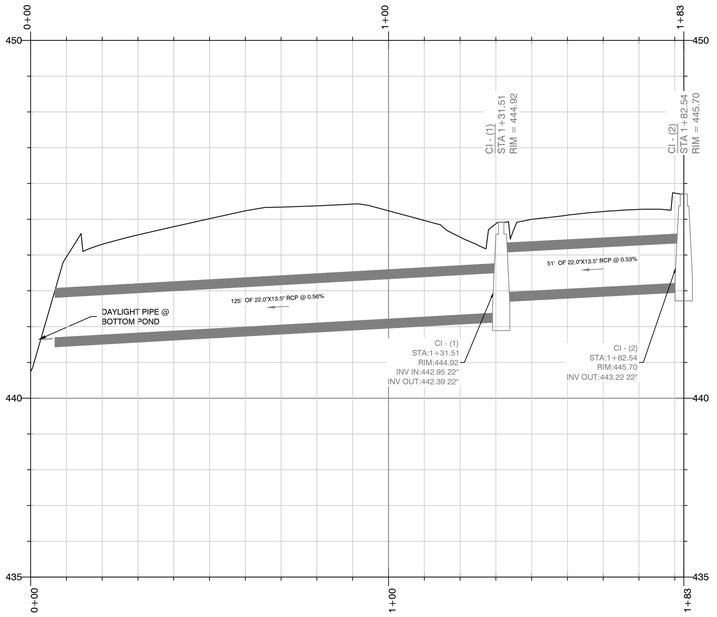
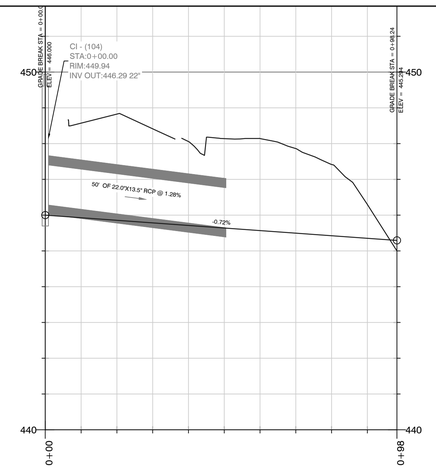
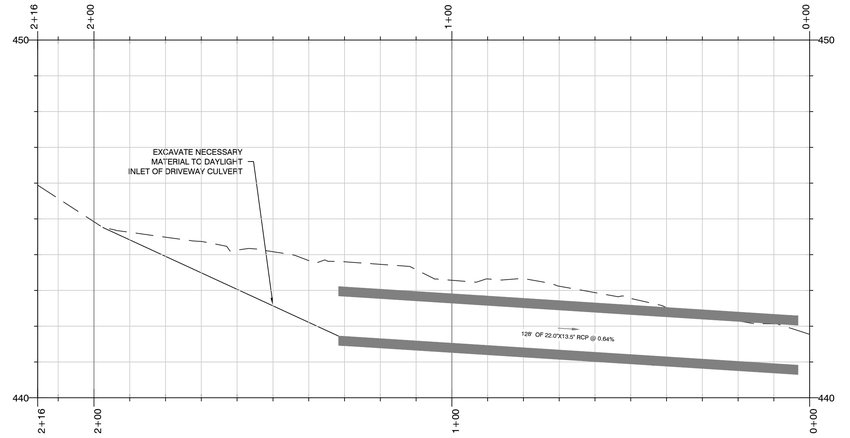


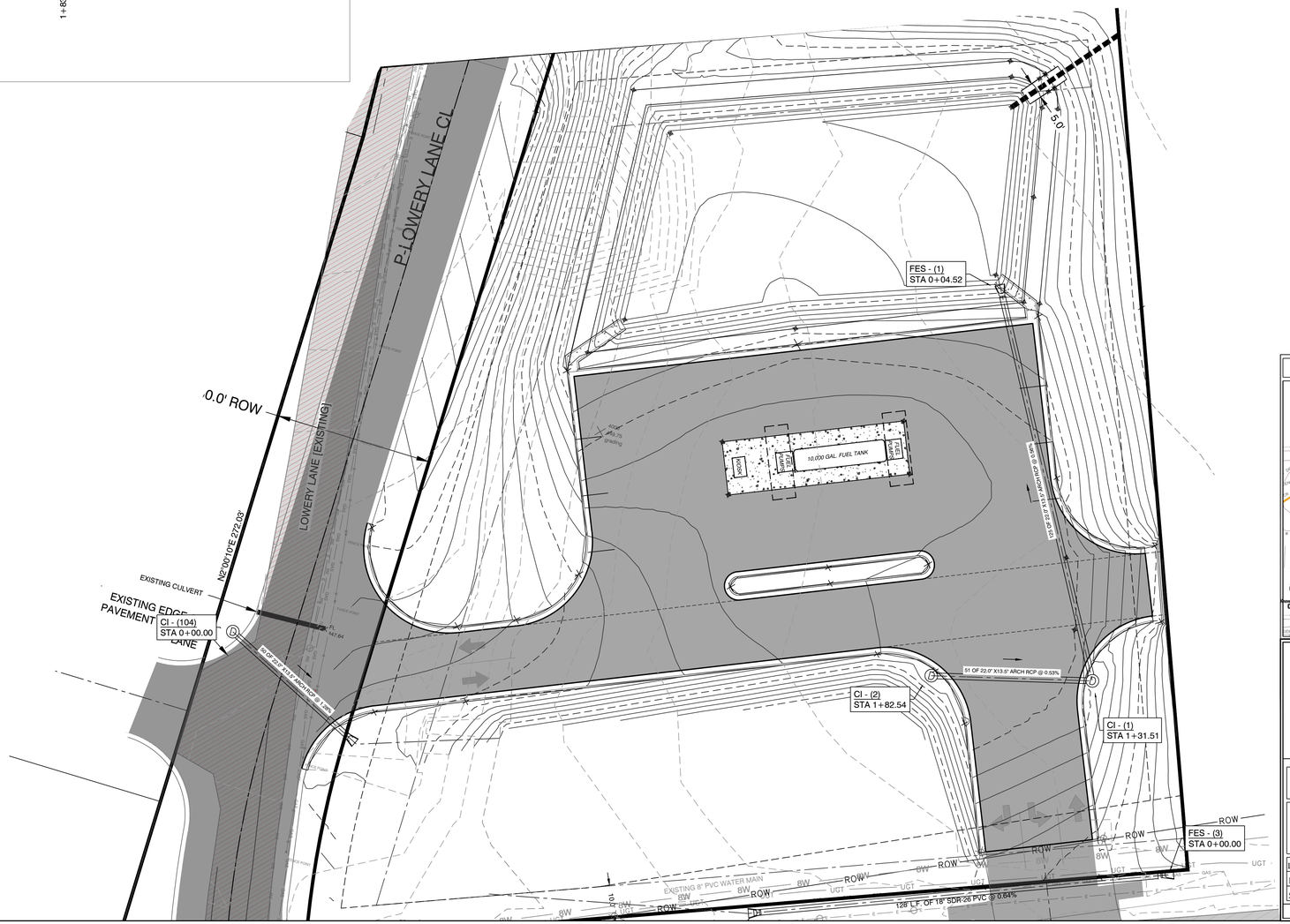
PROFILE [H:V 10:1]
DRAINAGE ALIGNMENT A



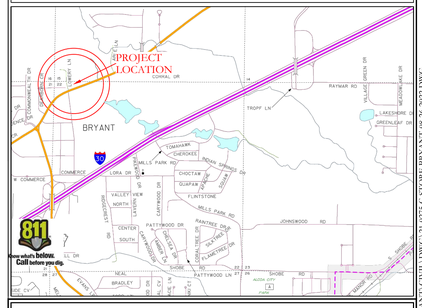
PROFILE [H:V 10:1]
New Storm Crossing



PROFILE [H:V 10:1]
DRIVEWAY CULVERT ALIGNMENT



VICINITY MAP:



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GAS POS
DRAINAGE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

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SHEET:	C-6.1	SCALE:	

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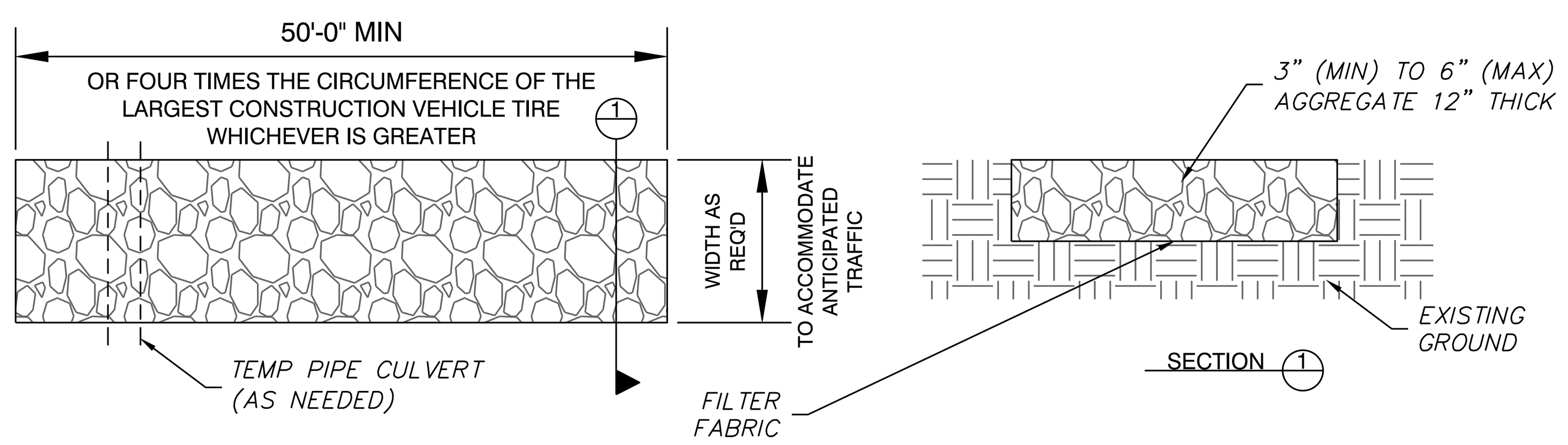
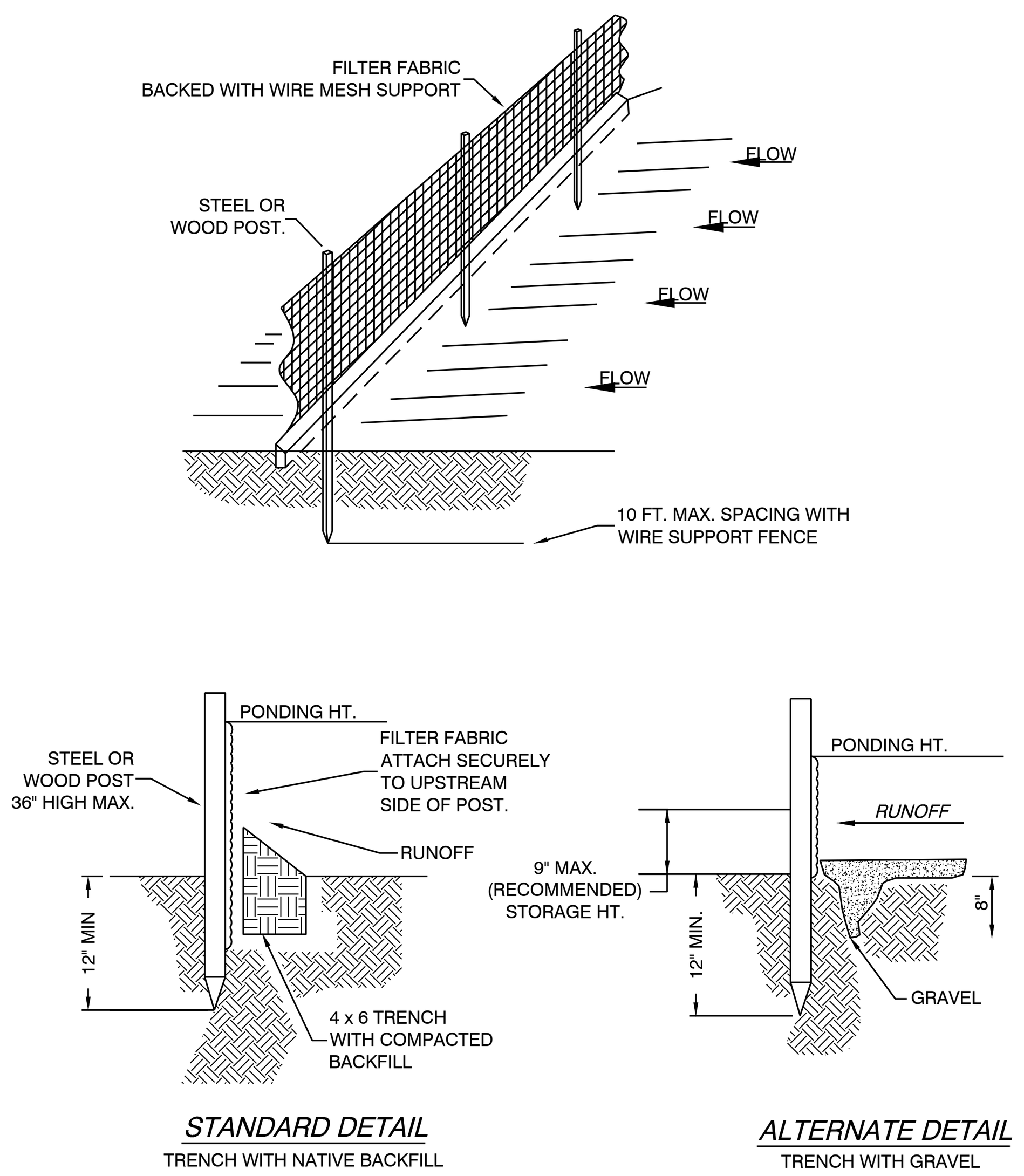


STABILIZED CONSTRUCTION ENTRANCE
N.T.S

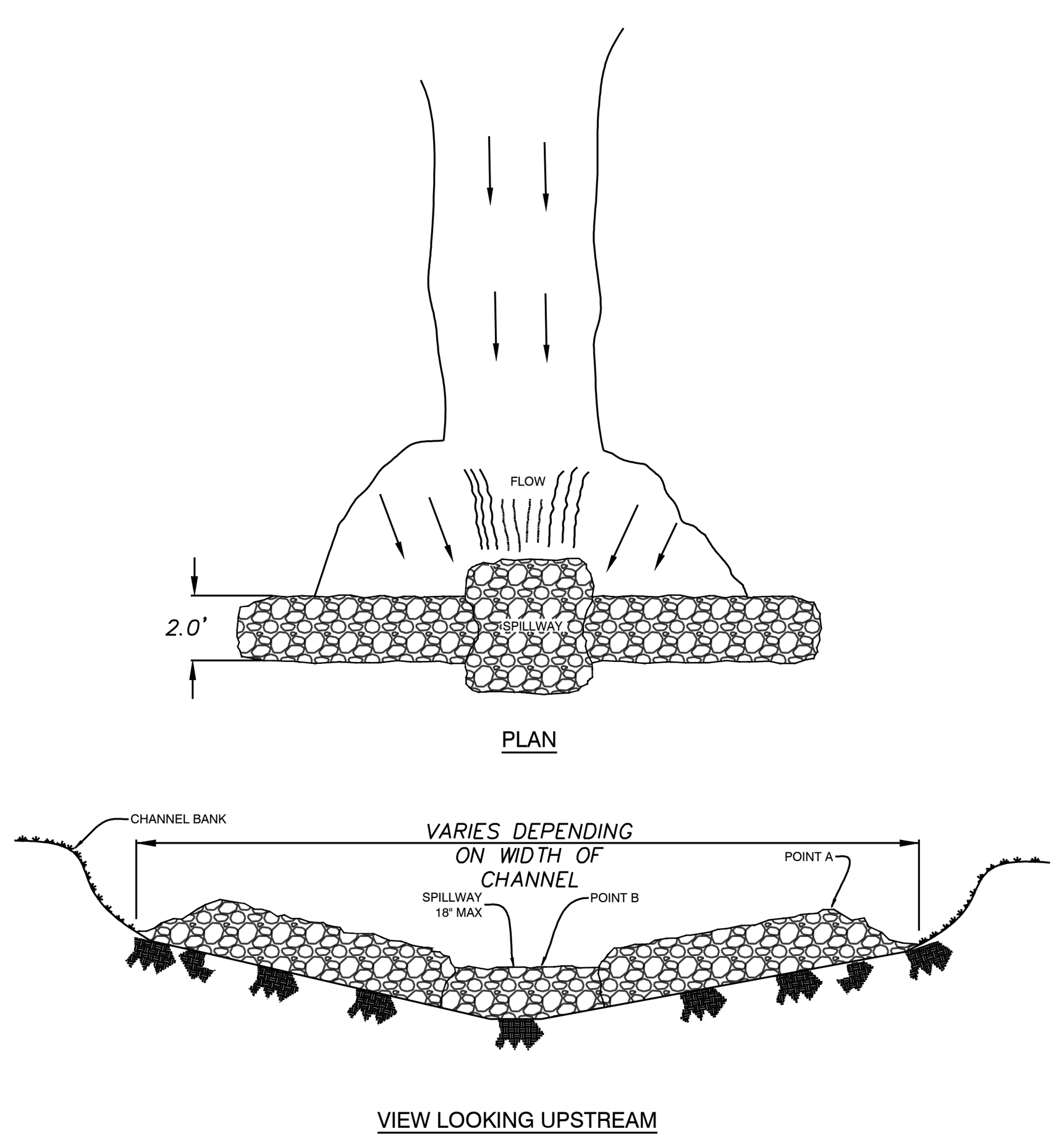


NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

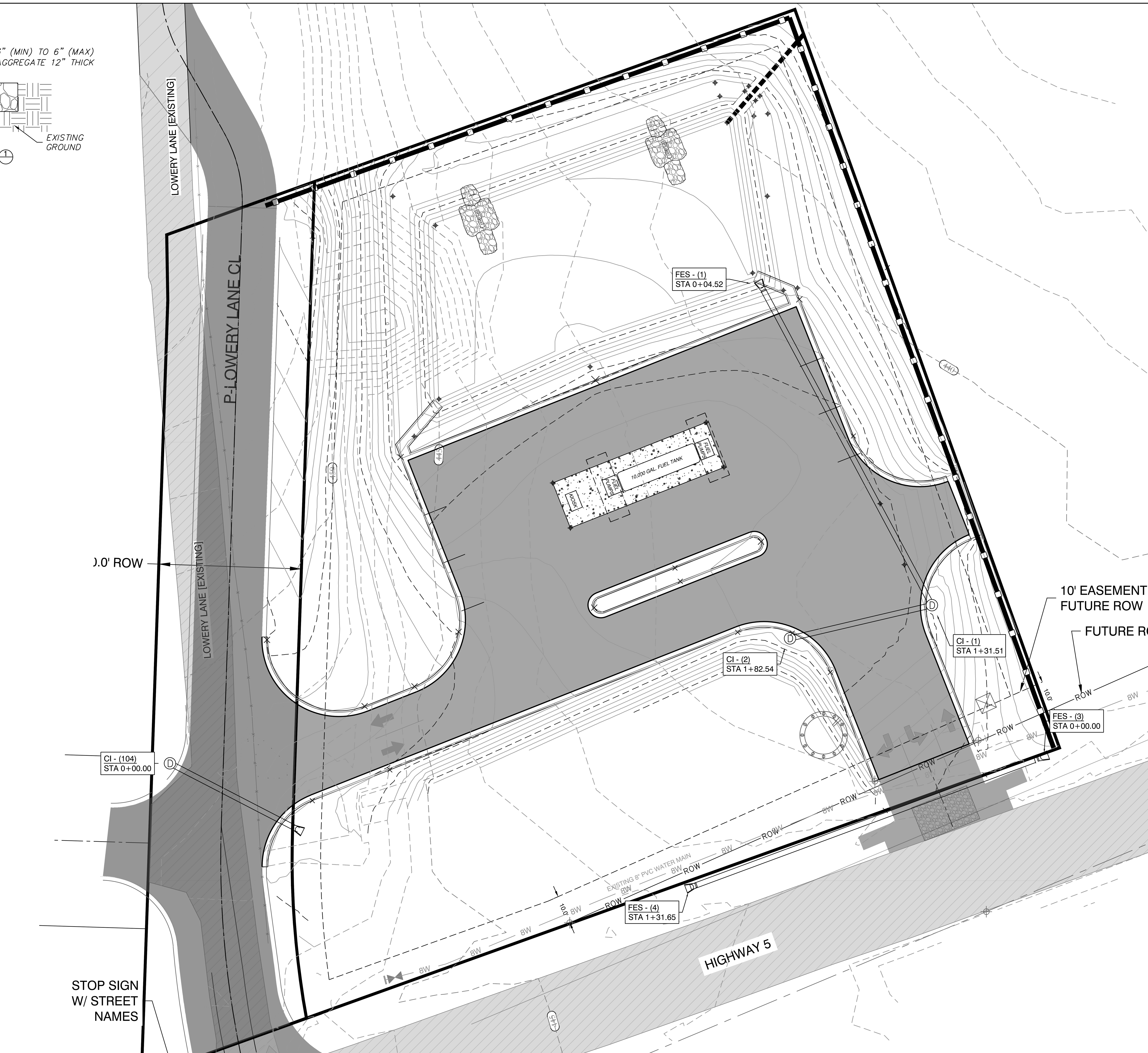
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

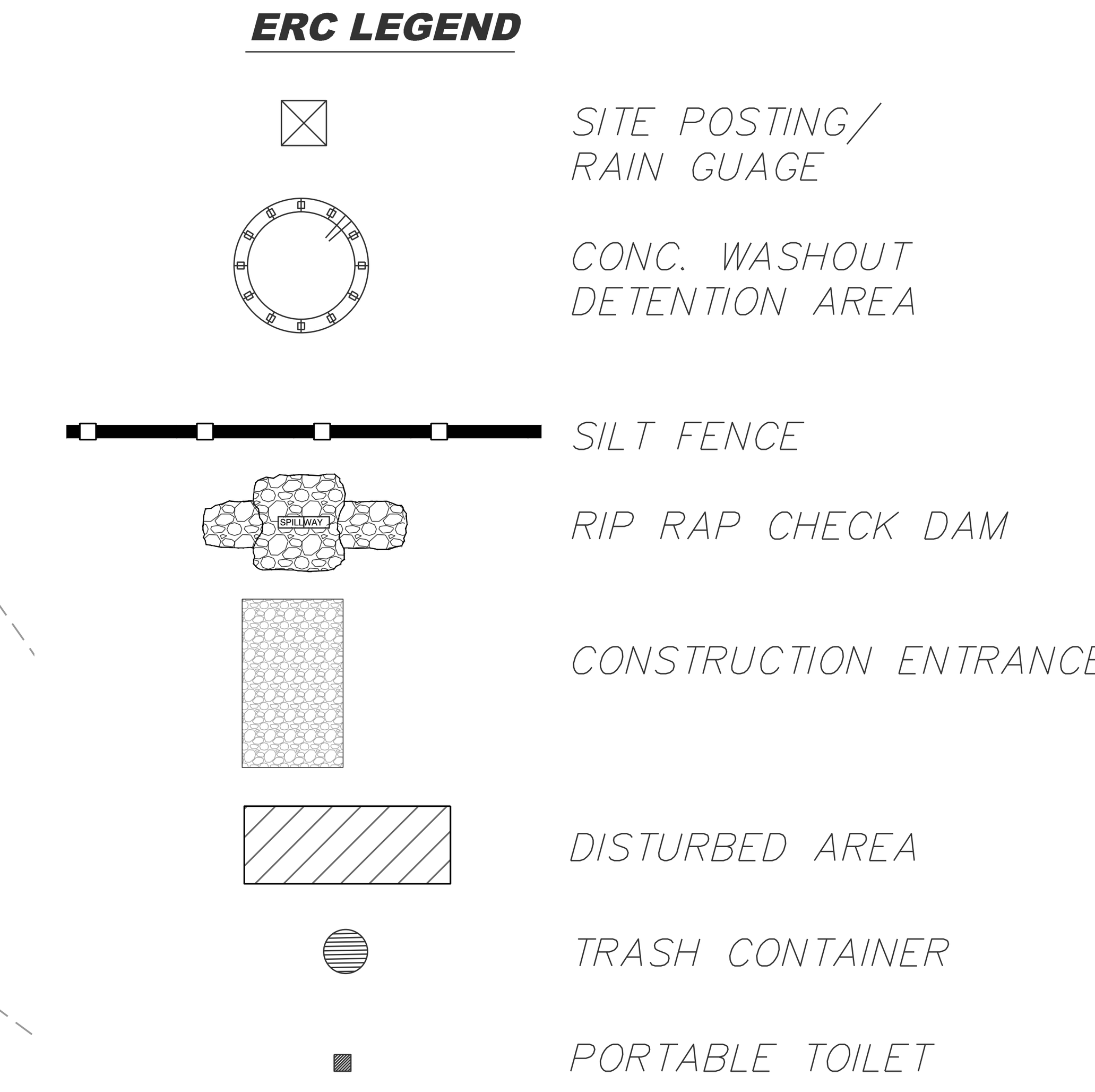
3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE



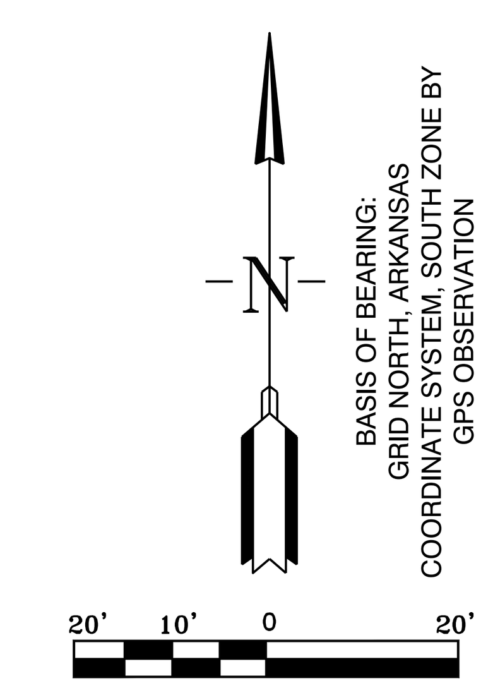
RIP-RAP
CHECK DAM



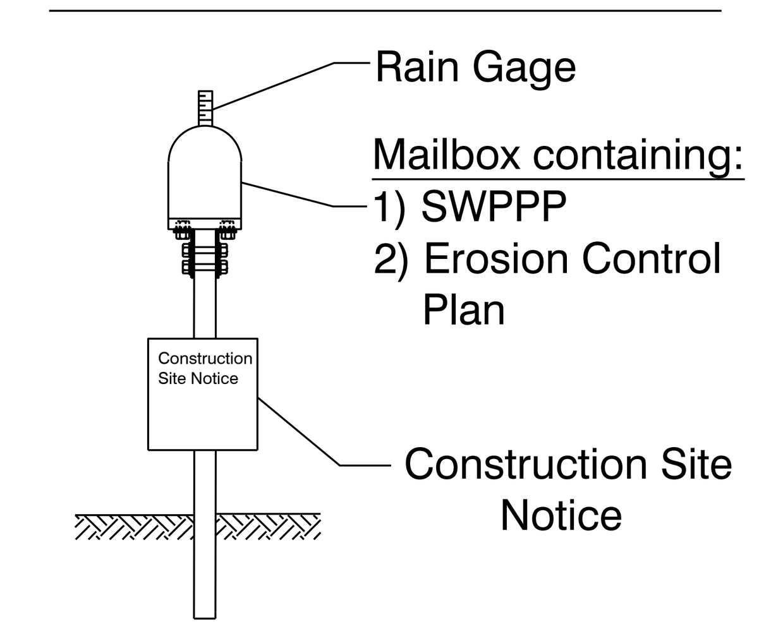


ORDINANCE NO. 2019-32 ARTICLE IV. (2)(J):

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



TYPICAL SITE POSTING:



FRONT VIEW

EROSION CONTROL NOTES

SOD DETENTION AREA POST–CONSTRUCTION (IF APPLICABLE)

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

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

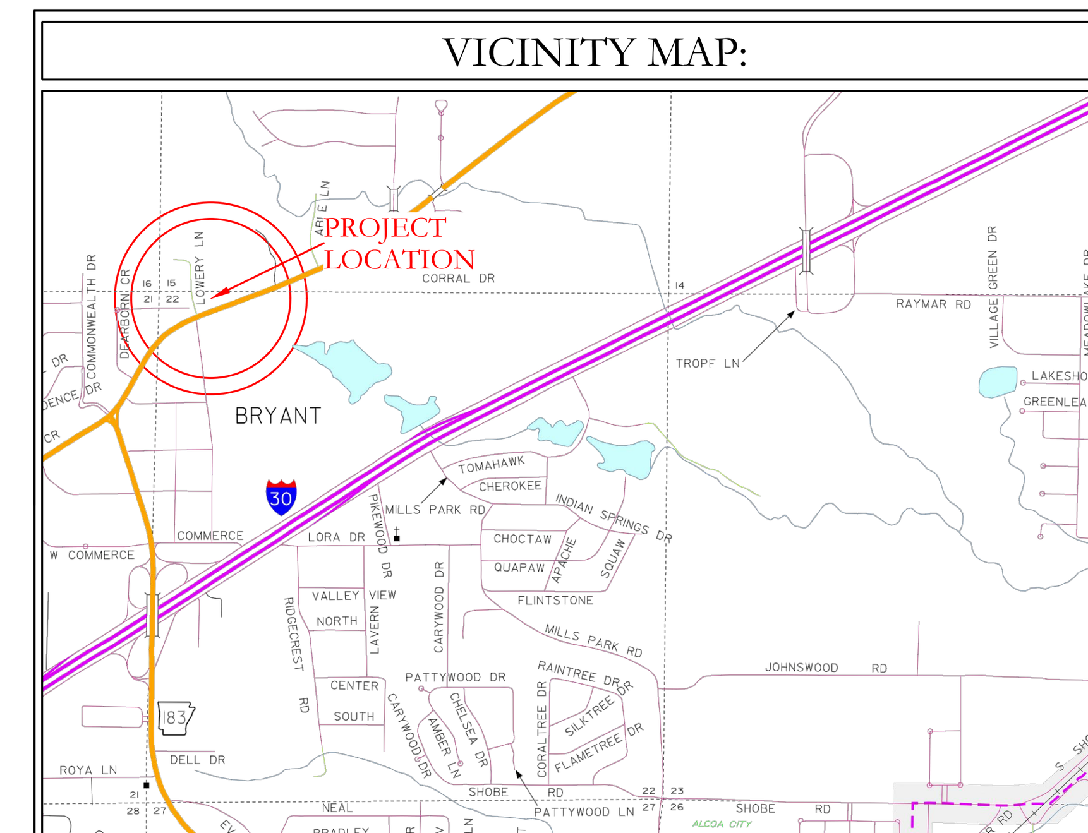
RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS

EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.

VICINITY MAP:



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FOR USE AND BENEFIT OF:
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GAS POS
EROSION CONTROL PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08-26-2022	C.A.D. BY:	DRAWING NUMBER:
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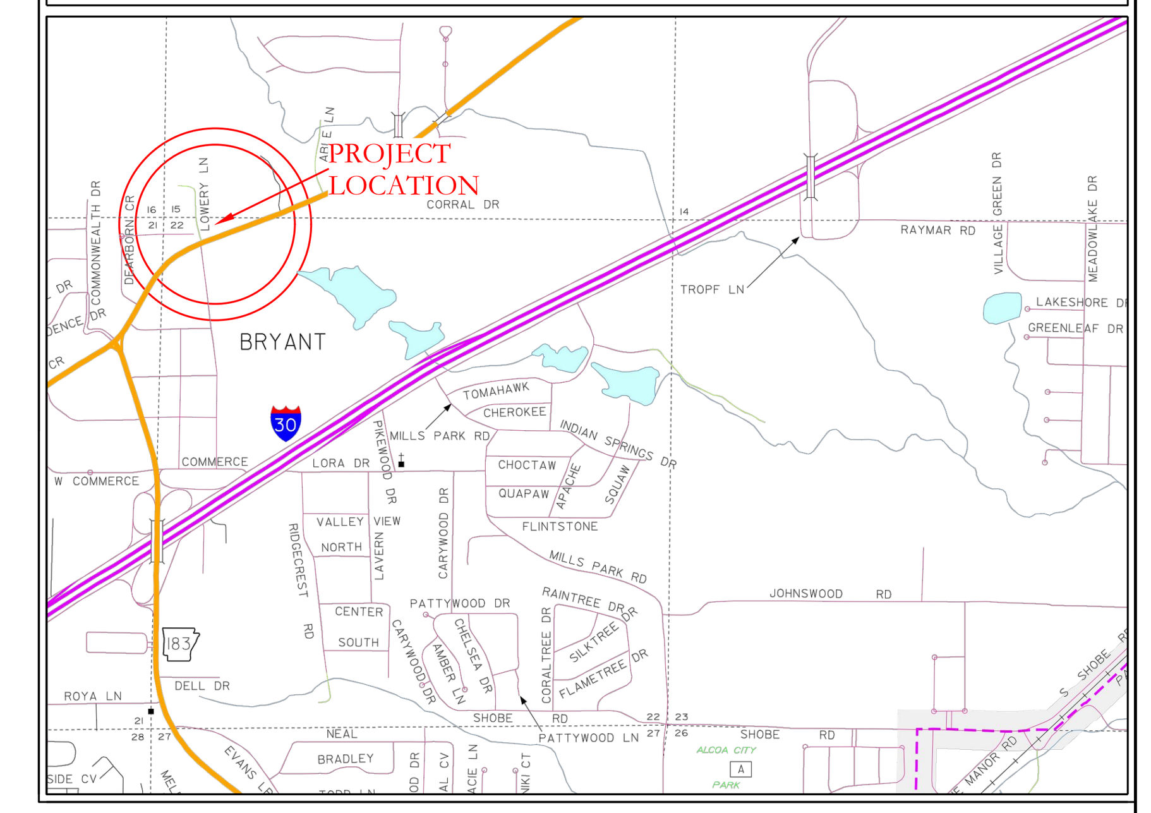
VICINITY MAP:



DEMOLITION KEY NOTES

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

GENERAL UTILITY LEGEND

OHP — OVERHEAD POWER
W — WATER MAIN
SS — EXISTING SEWER
POWER POLE REMOVE
EXISTING LIGHT POLE
(S) EXISTING SEWER
X — REMOVE FENCE
W — WATER LINE TO BE REMOVED/REPLACED
GAS — OVERHEAD POWER REMOVE GAS
T — TELEPHONE/COMMUNICATIONS
DEMO PAVEMENT
AR-DOT FUTURE DEMO PAVEMENT

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GAS POS
DEMO PLAN
BRYANT, SALINE COUNTY, ARKANSAS

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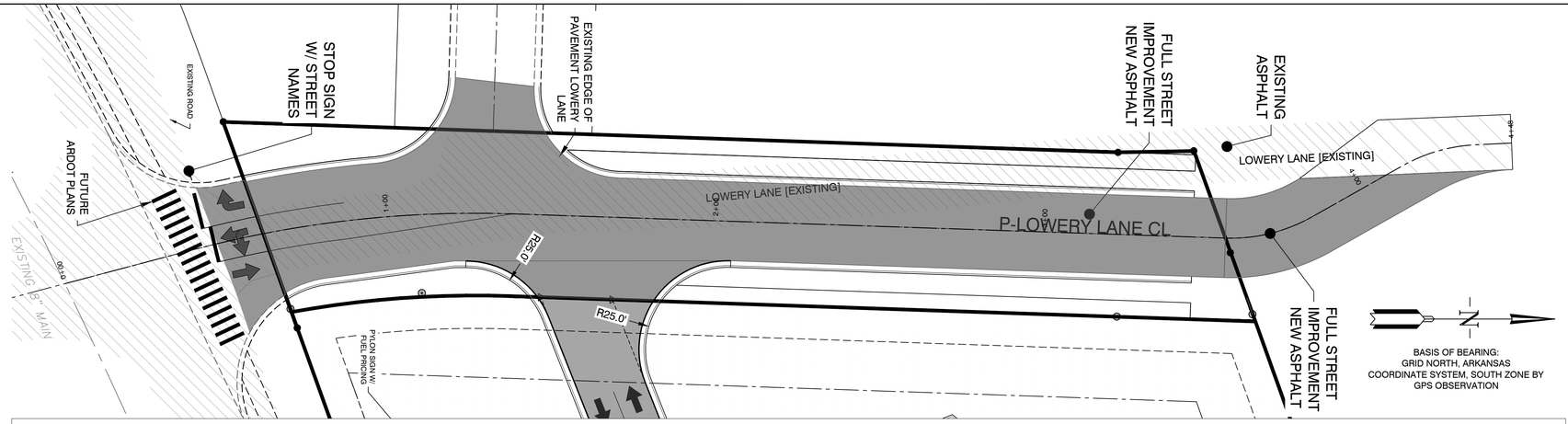
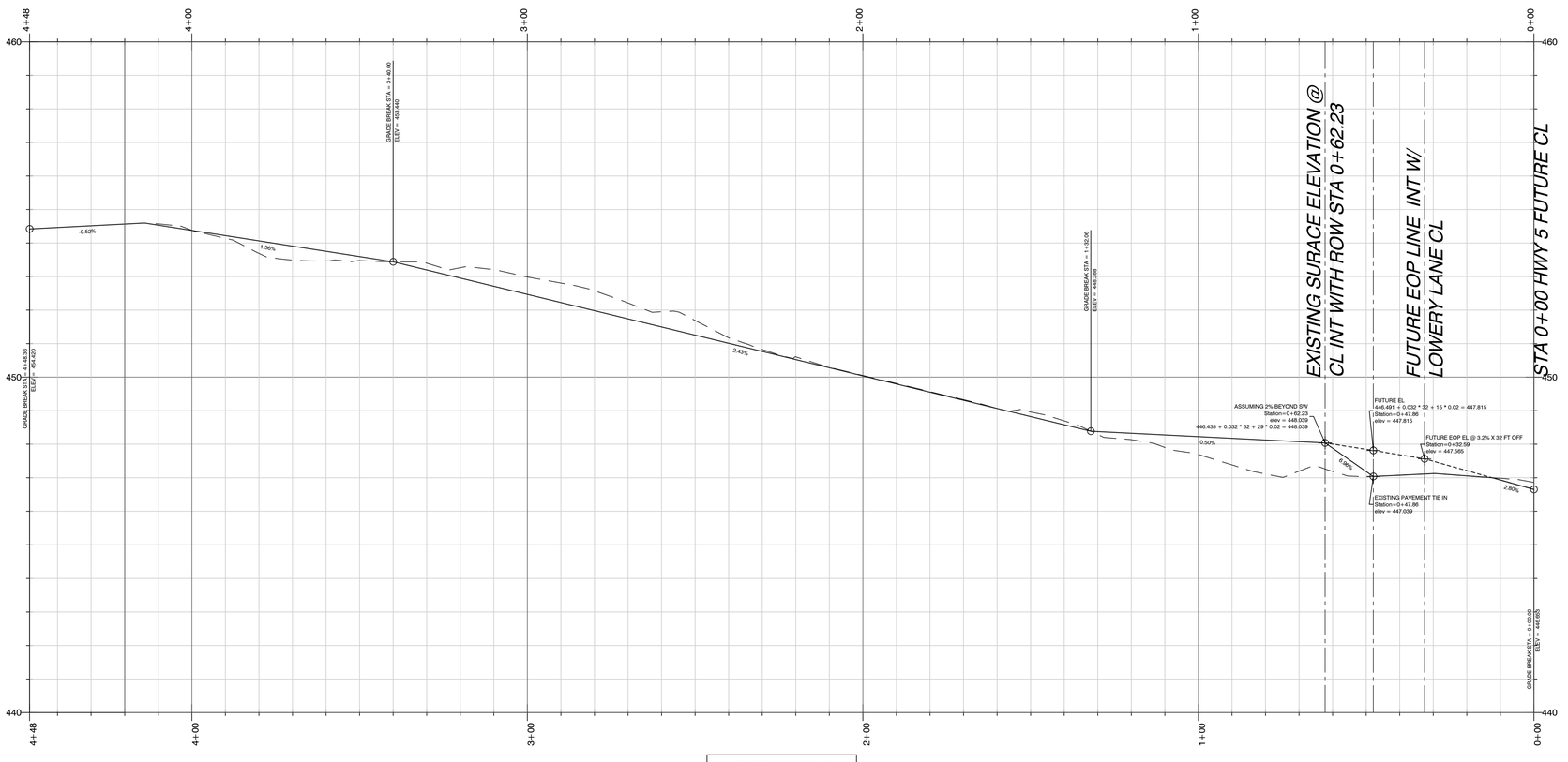
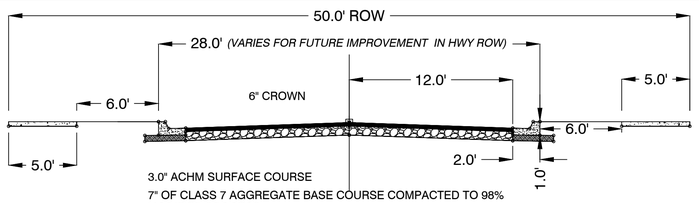




PROFILE [H:V 10:1]
Alignment - Main and Lowery

CITY OF BRYANT TYPICAL CROSSECTION FOR LOWERY LANE IMPROVEMENTS



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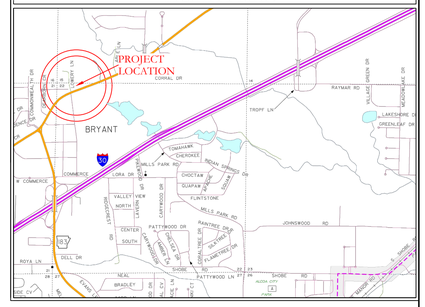

SITE PLAN NOTES

PARKING REQUIREMENTS:

TOTAL: 21 SPACES (16 REQUIRED)
1 HANDICAP (1 REQUIRED)

TOTAL AREA:	78,850	SF
PROPOSED PAVEMENT/ROOF:	43,309.8	SF
PROPOSED GREEN SPACE:	35,562.5	SF
PROPOSED BUILDING:	3,500	SF

ZONING AND SETBACKS

ZONING:	C2
FRONT	10'
SIDE	NONE (25' FOR RESIDENTIAL NEIGHBORS)
REAR	25' (55 RESIDENTIAL NEIGHBORS)

Know what's below. Call before you dig.

DISCLAIMER

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

FLOOD STATEMENT

A PORTION OF THIS PROPERTY IS IN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06-05-2020.

20' 10' 0 20'

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GAS POS
LOWERY PROFILE - EXISTING EDGE OF PAVEMENT
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08-26-2022	C.A.D. BY:	DRAWING NUMBER:
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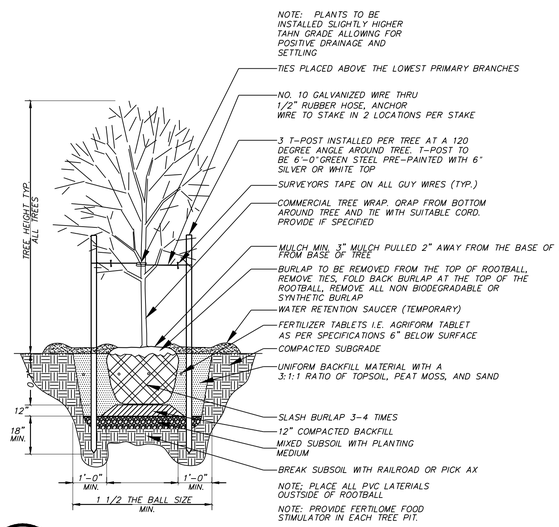
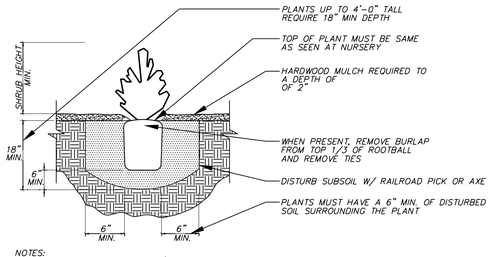
LANDSCAPE LEGEND

	COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QTY.: (REQUIRED)
	1 EVERGREEN/ 2000SF	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE	–	3
	SHURBS COMPACTA HOLLY – 6' O.C. – 5 GAL.	ILEX CRENATA	6'–0"	0
	CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE		9
	SOD	BERMUDA		21,360.0 SF
	PLANTERS	N/A		247 SF (150)



1 TREE PLANTING DETAIL

No Scale



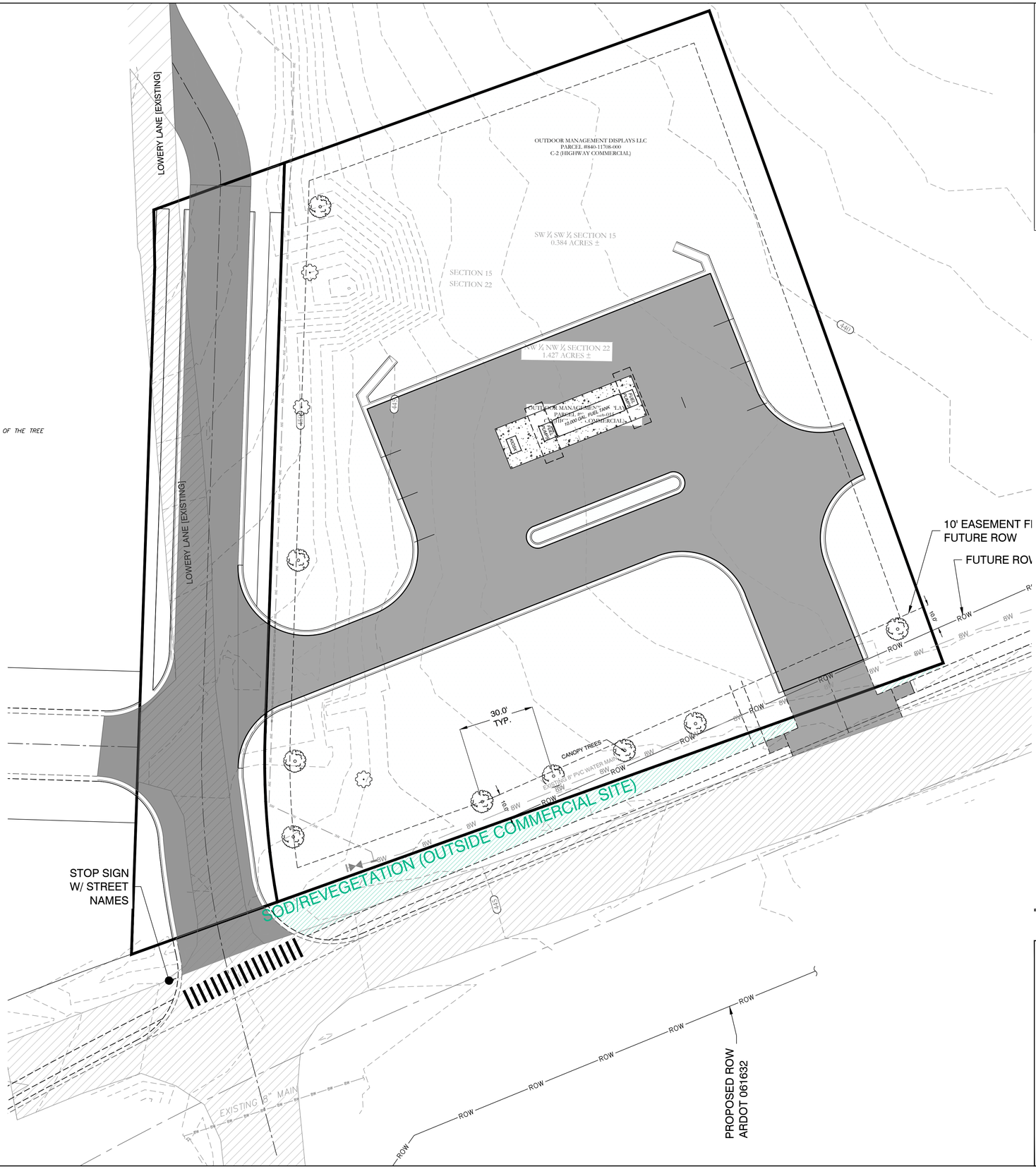
NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE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

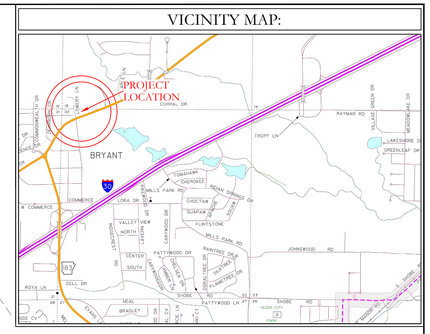
2 SHRUB PLANTING DETAIL

NTS

MAINTENANCE OF LANDSCAPING

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





PLANTING REQUIREMENTS/CALCS(APPLICABLE)

PLANTING MINIMUM
TOTAL TREES 1 / 1/2 ACRE (PROPERTY) 3.0 ACRES
EVERGREENS 1 / 2000 SF BUILDING FOOTPRINT

PLANTER/GROUND COVERAGE
150 SF CONTAINED BEDS OR GROUND COVER

LS BUFFER
10' WIDE BUFFER BETWEEN PARKING AND ADJ. LOTS

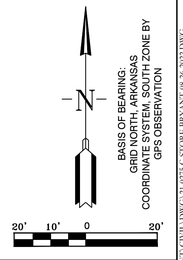
TOTAL PROPERTY SIZE OF 1.5 ACRES USED FOR CALUCULATIONS

PLANTING NOTES

1. *QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.*
2. *ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14–14–14 TIMED–RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.*
3. *ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.*
4. *TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.*
5. *ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.*
6. *ALL NON–PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.*
7. *NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.*

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

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



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FOR USE AND BENEFIT OF:
ARIA OIL, LLC

GAS POS
LANDSCAPE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08-26-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	21-0275
SHEET:	L-1.0	SCALE:	

500	01S	14W	0	15/22	304	62	1626

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