DETAILED PLANS: COLLECTIVE CHURCH

PROPOSED BUILDING & PARKING BRYANT, ARKANSAS

> LEGAL DESCRIPTION LOT 4, MARKETPLACE EAST SUBDIVISION TO THE CITY OF BRYANT, ARKANSAS

> > 4/3/2025 REV: 4/21/2025

PREPARED FOR:

COLLECTIVE CHURCH 3230 MARKET PLACE AVE, SUITE 2 BRYANT, AR 72022



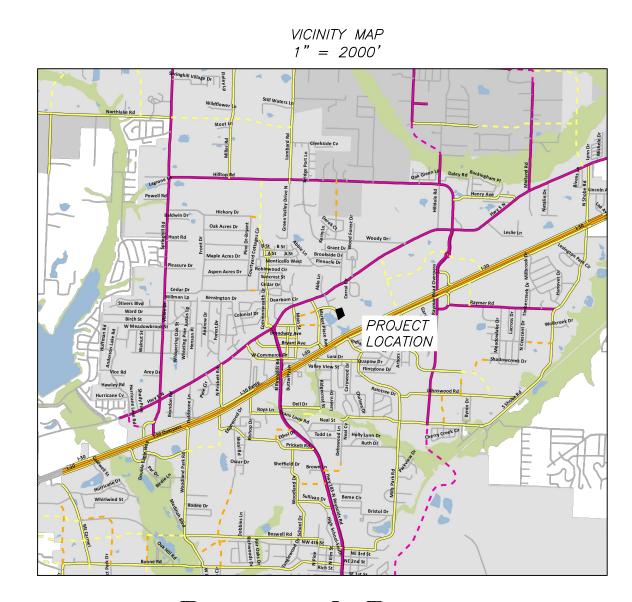
PRE-CONSTRUCTION COPY -

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

INDEX OF SHEETS

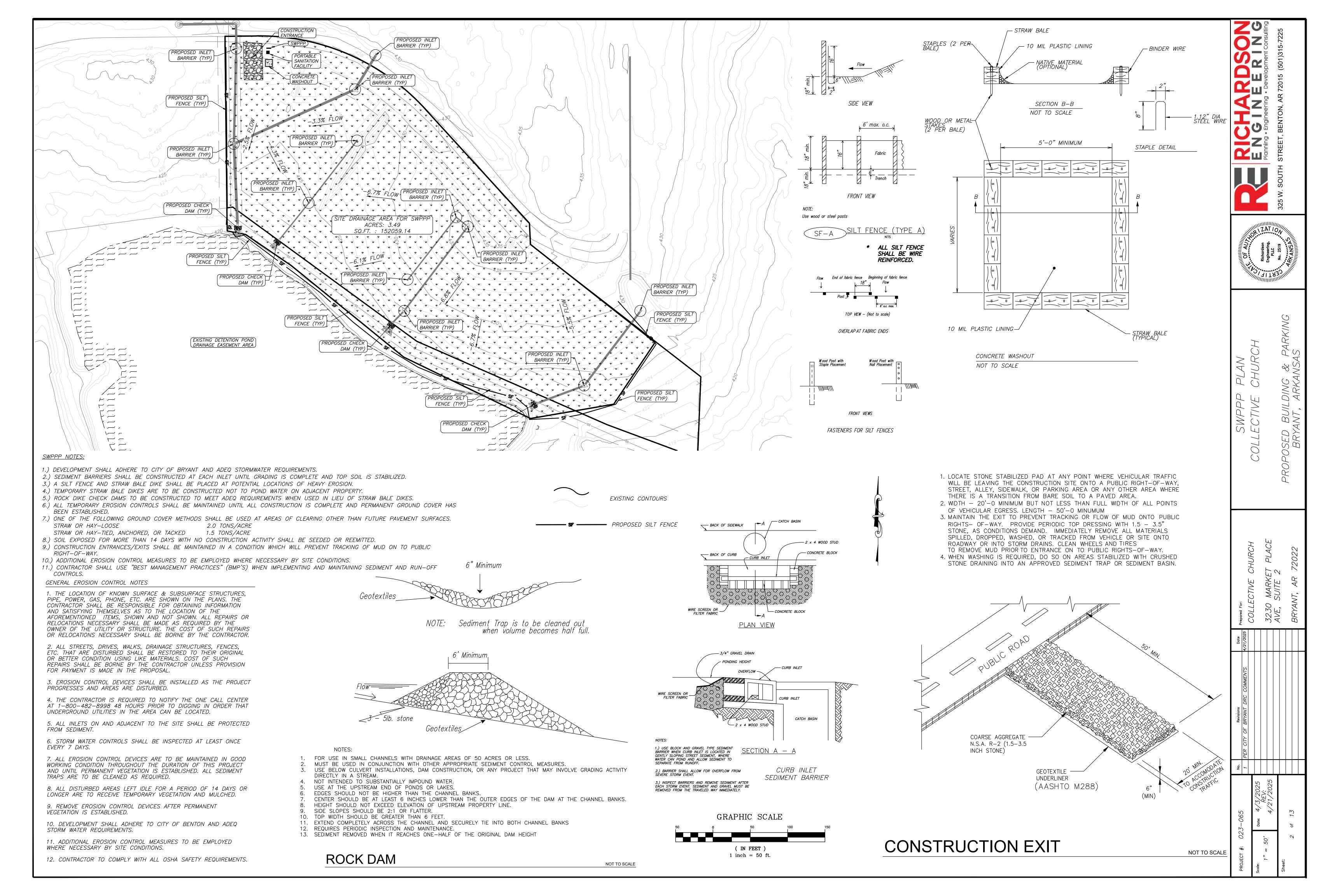


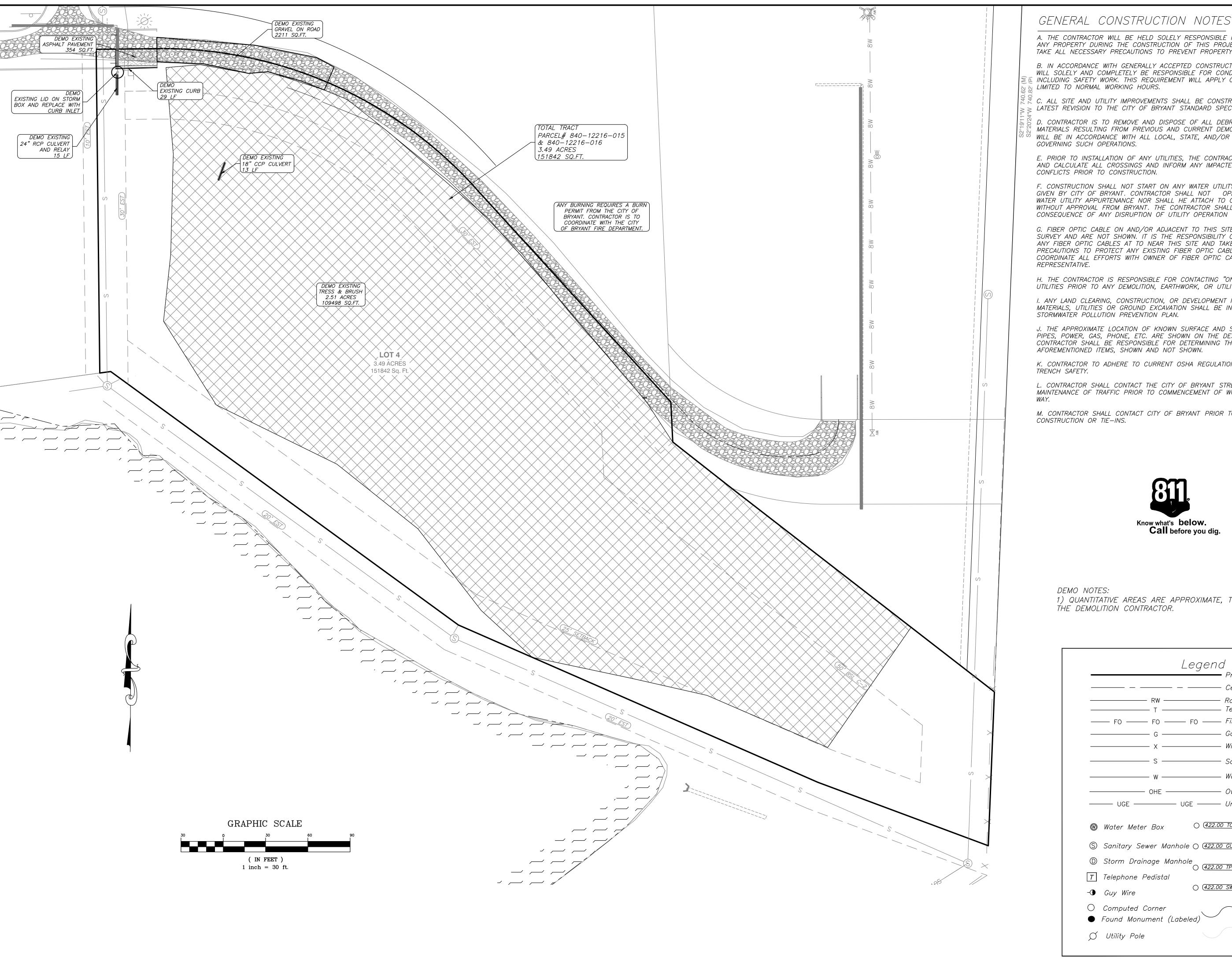
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Prepared By:







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, oxine INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE

C. ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT STANDARD SPECIFICATIONS.

D. 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

E. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM ANY IMPACTED UTILITY OWNERS OF ANY

F. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY CITY OF BRYANT. CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL FROM BRYANT. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

G. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES AT TO NEAR THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED

H. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

I. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF MATERIALS, UTILITIES OR GROUND EXCAVATION SHALL BE IN ACCORDANCE WITH THE

J. THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE

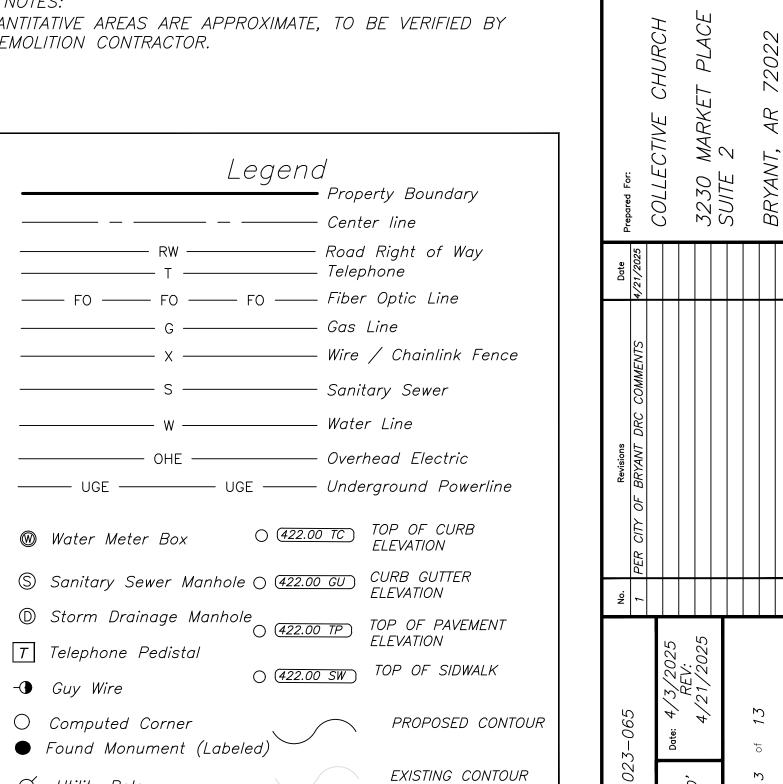
K. CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS, INCLUDING EXCAVATION &

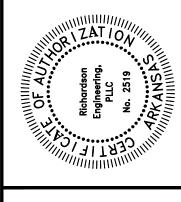
L. CONTRACTOR SHALL CONTACT THE CITY OF BRYANT STREET DEPARTMENT IN REGARD TO MAINTENANCE OF TRAFFIC PRIOR TO COMMENCEMENT OF WORK WITHIN STREET RIGHT OF

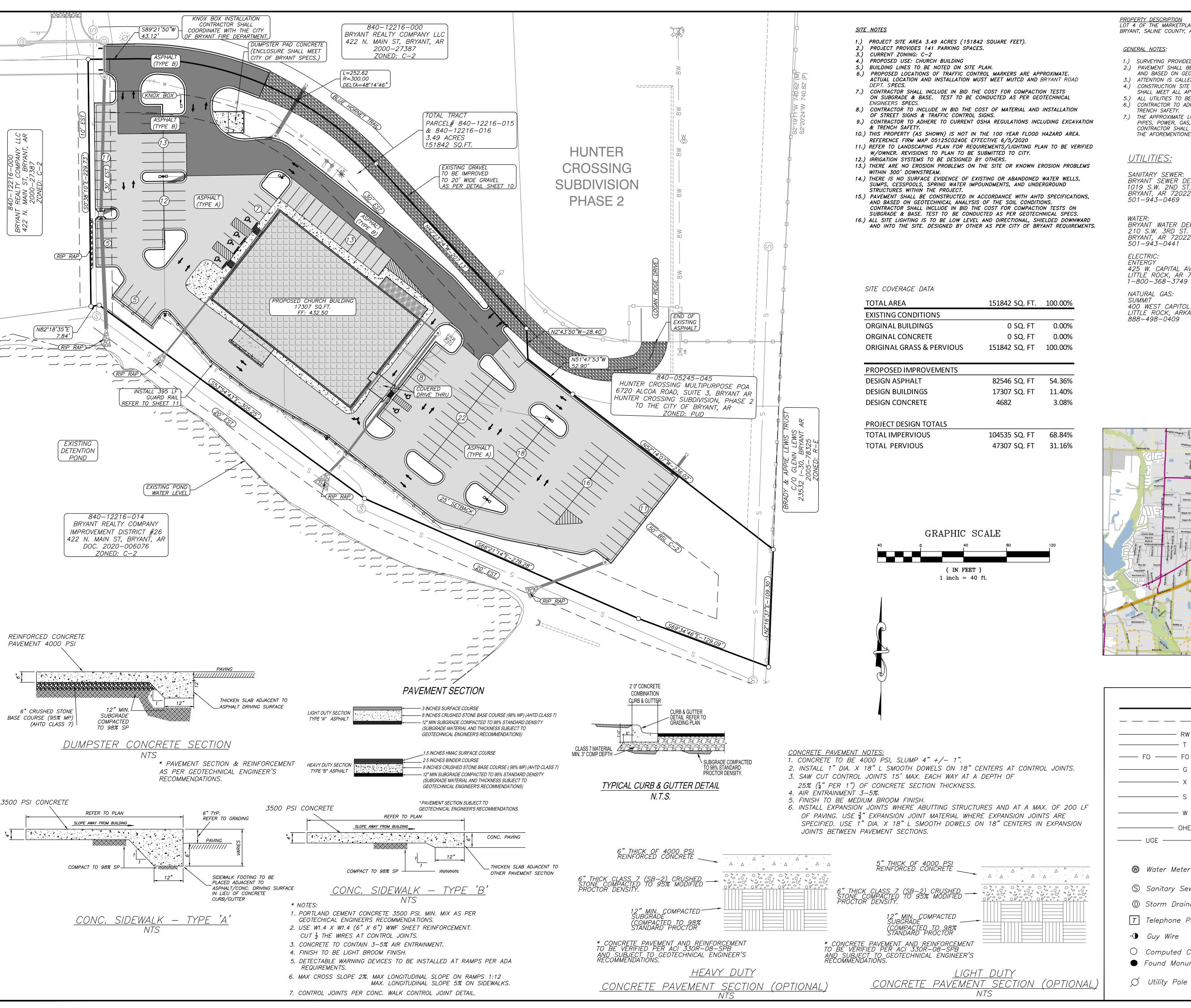
M. CONTRACTOR SHALL CONTACT CITY OF BRYANT PRIOR TO COMMENCEMENT OF UTILITY



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







PROPERTY DESCRIPTION

LOT 4 OF THE MARKETPLACE EAST SUBDIVISION, PHASE 2 TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

GENERAL NOTES:

1.) SURVEYING PROVIDED BY RASBURRY SURVEYING LLC.

2.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN

AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS. 3.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION. 4.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS. AND

SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES. 5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.) 6.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION &

7.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

<u>UTILITIES:</u>

SANITARY SEWER: BRYANT SEWER DEPARTMENT 1019 S.W. 2ND S RRYANT. AR 72022

BRYANT WATER DEPARTMENT 210 S.W. 3RD ST

ELECTRIC: ENTERGY 425 W. CAPITAL AVE. LITTLE ROCK. AR 72201

NATURAL GAS: 400 WEST CAPITOL #600 LITTLE ROCK, ARKAŃSAS 888-498-0409

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

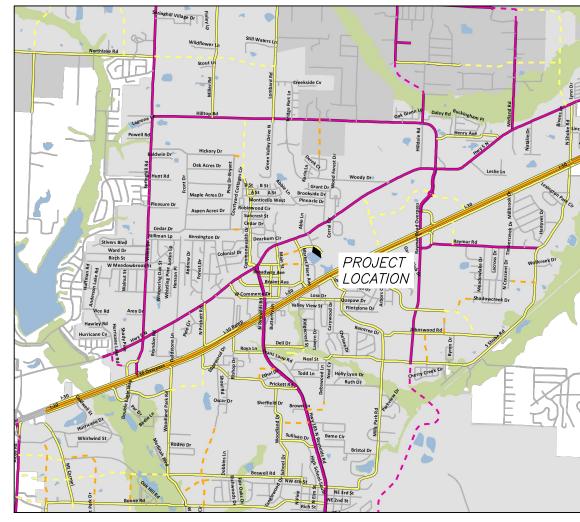
RASBURRY SURVEYING LLC 308 W. SOUTH STREET BENTON, AR 72015 (501)860-6893

DEVELOPERS COLLECTIVE CHURCH 3230 MARKET PLACE AVE, SUITE 2

BRYANT, AR 72022



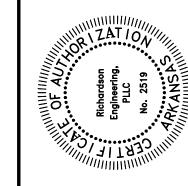
VICINITY MAP 1" = 2000'



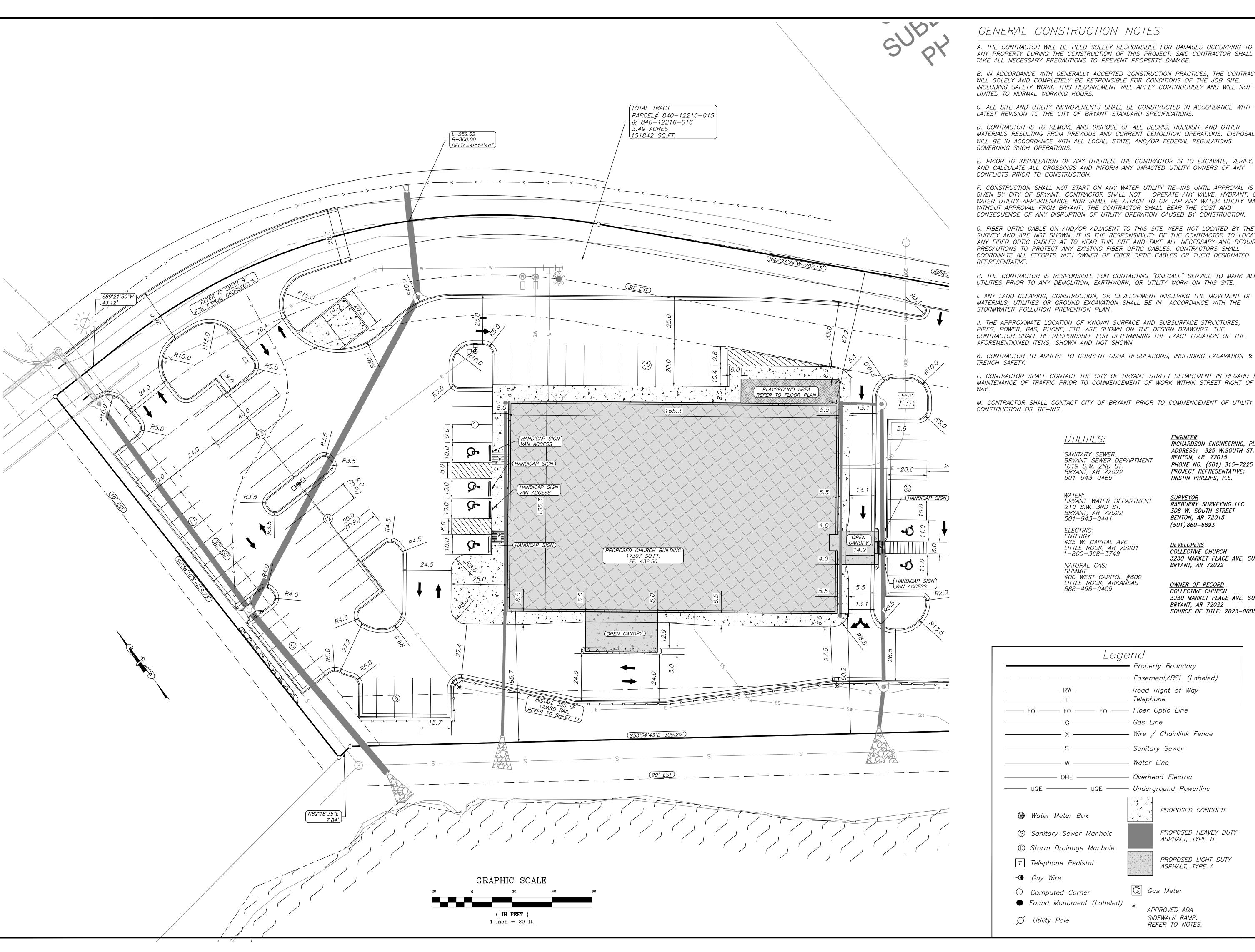
9	end - Property Boundary	Prepared For:		_	SUITE 2	BRYANT
	— Easement/BSL (Labeled)		4/21/2025			
——————————————————————————————————————	-		4		+	+
—— FO —— FO ——	— Fiber Optic Line		2			
G	— Gas Line	Date	COMMENTS			
X	— Wire / Chainlink Fence		COM			
s	— Sanitary Sewer		DRC			
———— W	— Water Line		BRYANT			
OHE	— Overhead Electric		OF BI			
——————————————————————————————————————	— Underground Powerline	sus	C/1/2			
₩ Water Meter Box	PROPOSED CONCRETE		PER ($\frac{1}{1}$	
		No.	7		$\perp \perp$	
S Sanitary Sewer Manhole	PROPOSED HEAVEY DUTY ASPHALT, TYPE B			.5 25		
D Storm Drainage Manhole	The second secon			72025 REV: 1/2025		
T Telephone Pedistal	PROPOSED LIGHT DUTY ASPHALT, TYPE A	5.5)	4/3 1/4		13
- ① Guy Wire		02.3-06.5		Date:		o
O Computed Corner	G Gas Meter	02.	2),	1	4
Found Monument (Labeled)	* APPROVED ADA	·# _	. "	= 40,		

SIDEWALK RAMP.

REFER TO NOTES.



◯ Utility Pole



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

C. ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS. RUBBISH. AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL

E. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM ANY IMPACTED UTILITY OWNERS OF ANY

F. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY CITY OF BRYANT. CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN

G. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES AT TO NEAR THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED

H. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL

I. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF MATERIALS, UTILITIES OR GROUND EXCAVATION SHALL BE IN ACCORDANCE WITH THE

CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE

K. CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS, INCLUDING EXCAVATION &

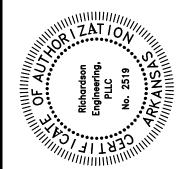
L. CONTRACTOR SHALL CONTACT THE CITY OF BRYANT STREET DEPARTMENT IN REGARD TO MAINTENANCE OF TRAFFIC PRIOR TO COMMENCEMENT OF WORK WITHIN STREET RIGHT OF

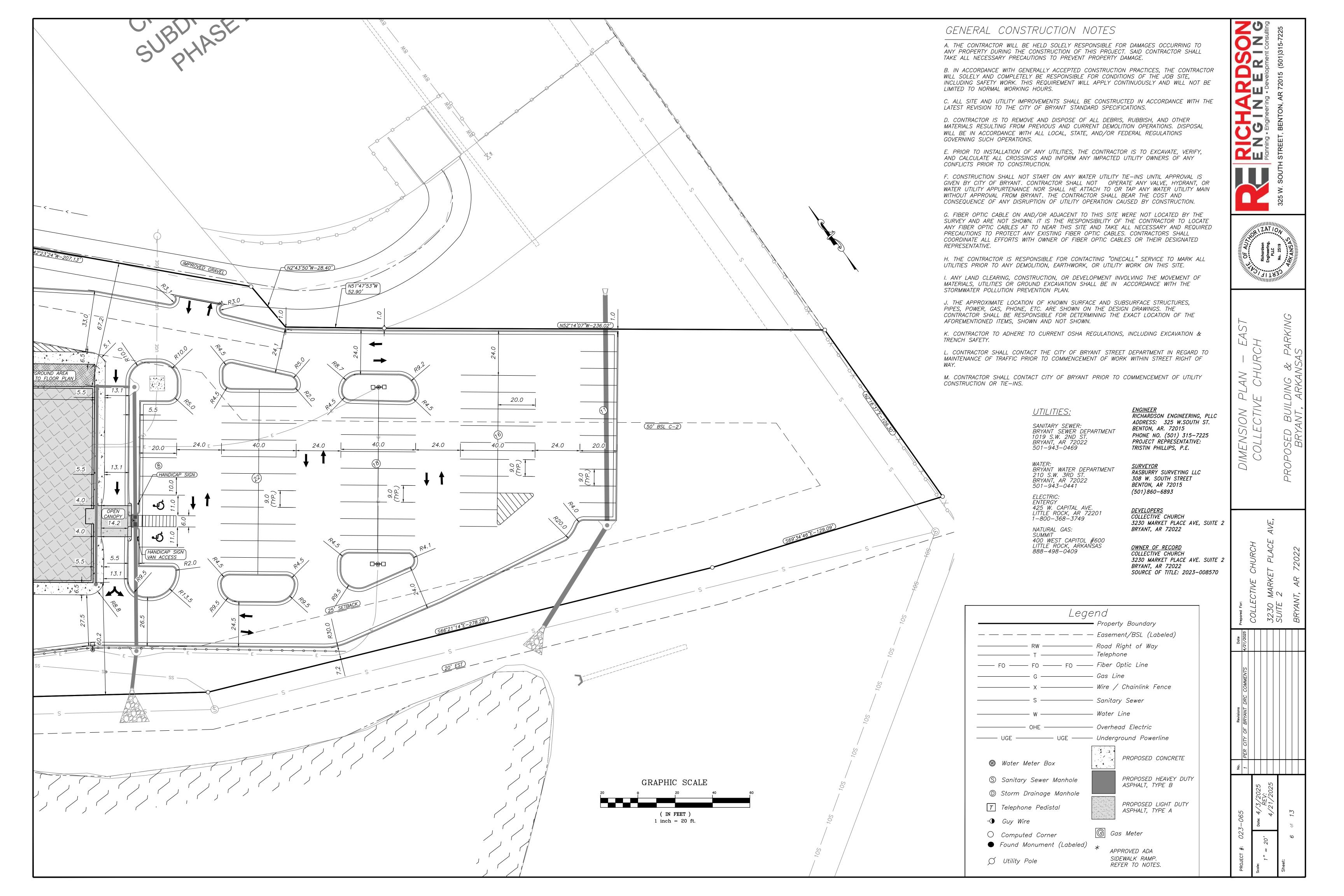
RICHARDSON ENGINEERING, PLLC ADDRESS: 325 W.SOUTH ST. PHONE NO. (501) 315-7225 PROJECT REPRESENTATIVE:

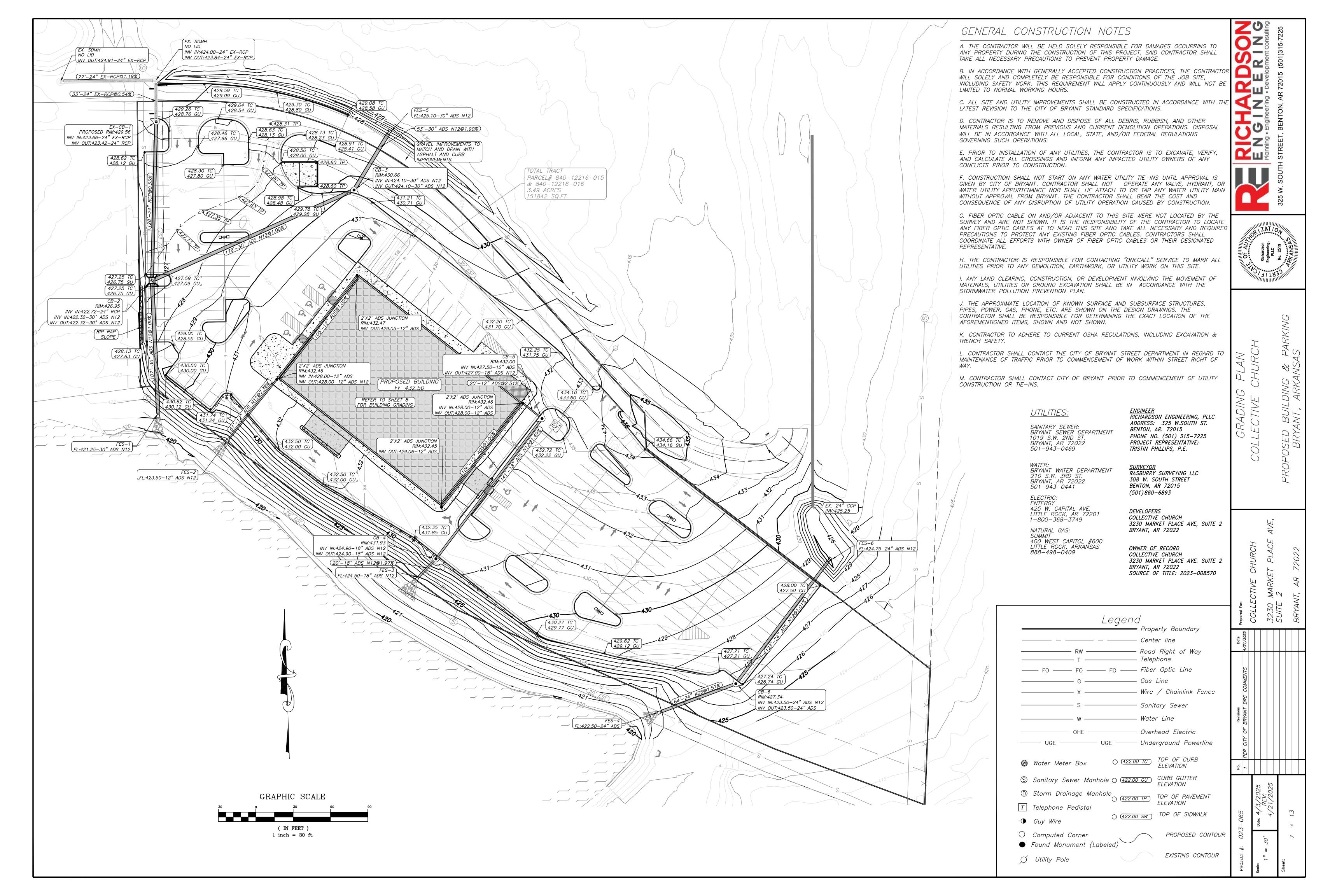
<u>DEVELOPERS</u> COLLECTIVE CHURCH 3230 MARKET PLACE AVE, SUITE 2

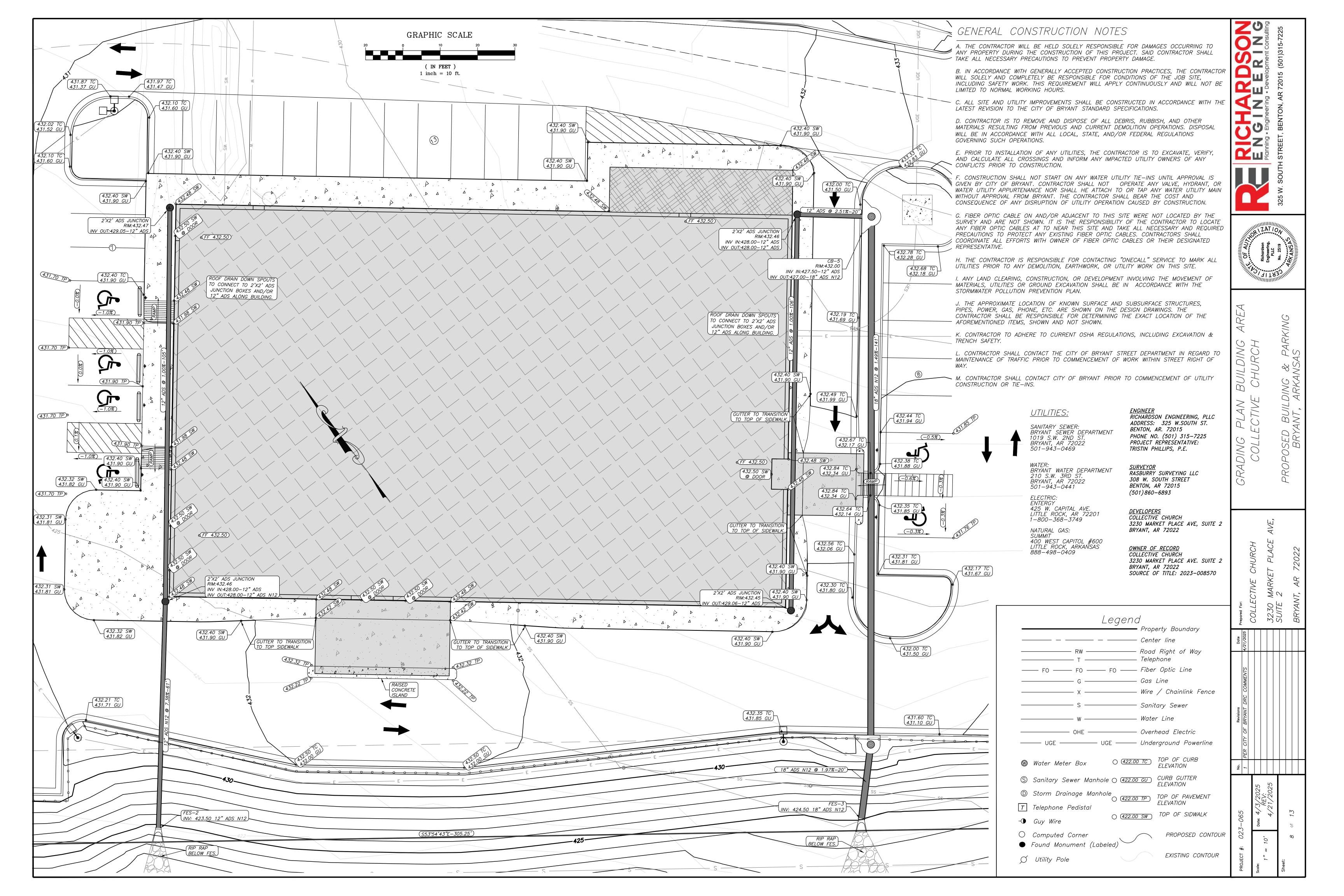
3230 MARKET PLACE AVE. SUITE 2 SOURCE OF TITLE: 2023-008570 PROPOSED HEAVEY DUTY

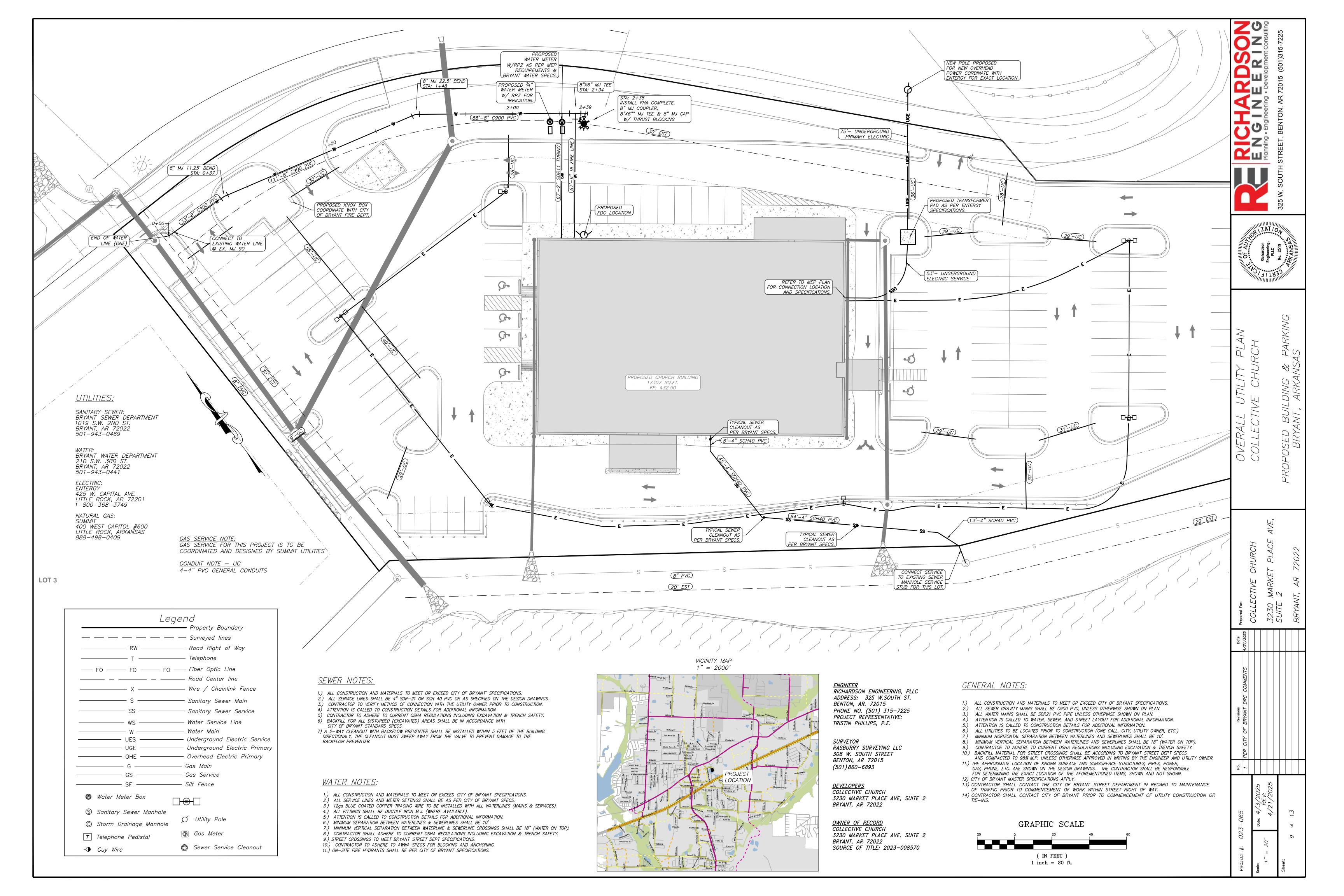
Sonsulting Consulting 2

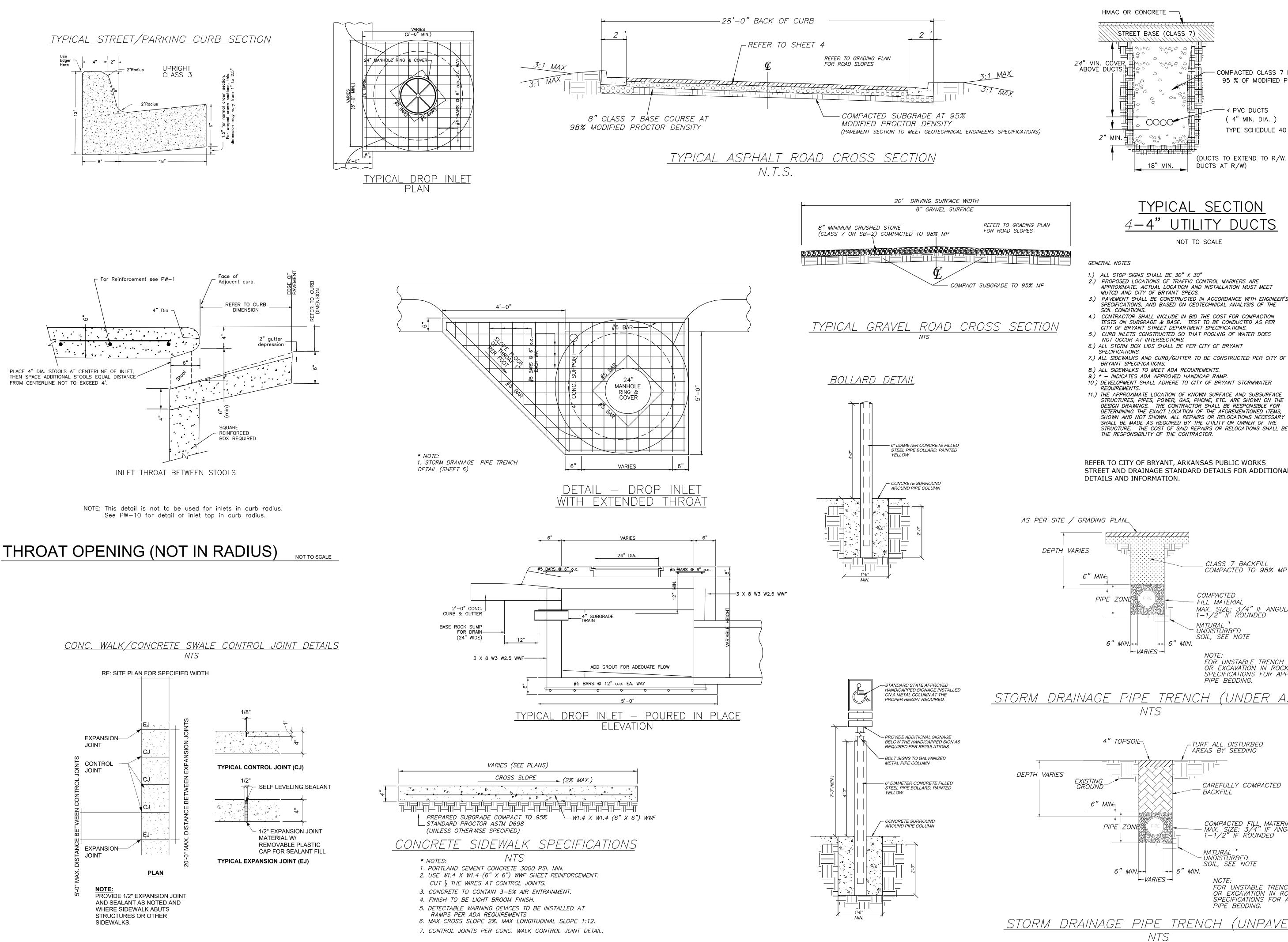


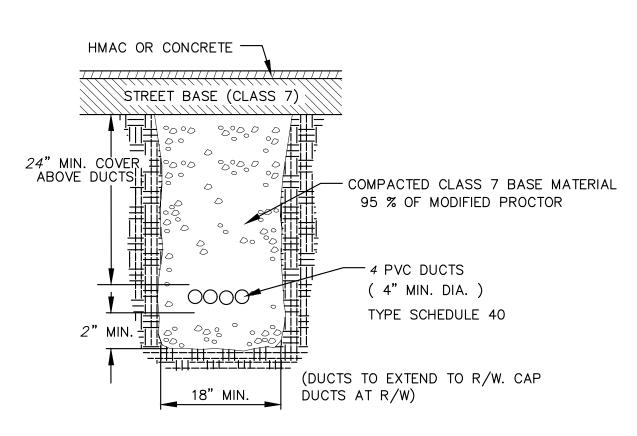












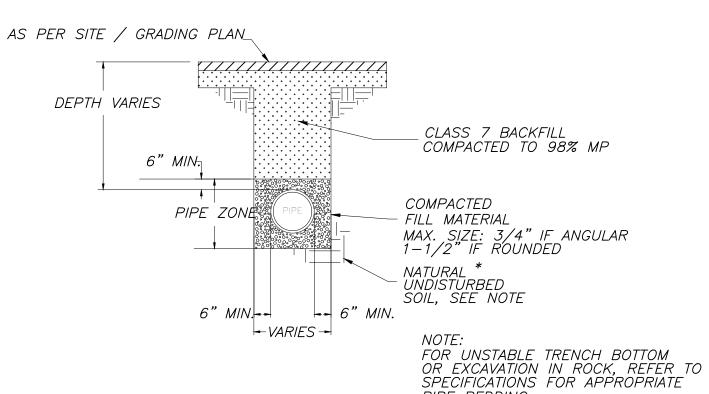
TYPICAL SECTION 4-4" UTILITY DUCTS

NOT TO SCALE

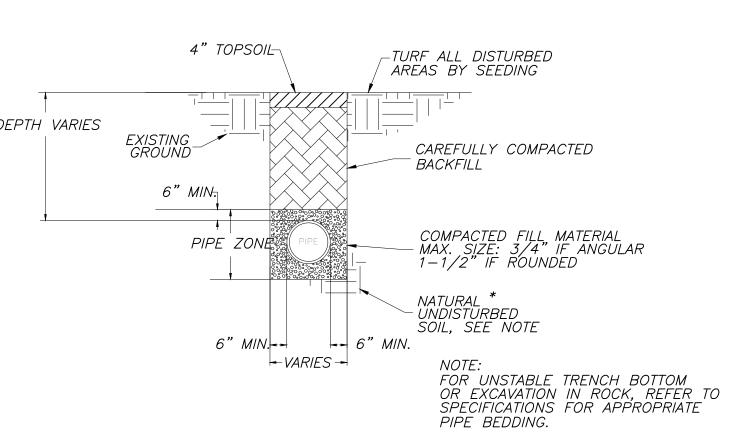
GENERAL NOTES

- 1.) ALL STOP SIGNS SHALL BE 30" X 30" 2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET
- MUTCD AND CITY OF BRYANT SPECS. 3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE
- SOIL CONDITIONS. 4.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER
- CITY OF BRYANT STREET DEPARTMENT SPECIFICATIONS.
- 5.) CURB INLETS CONSTRUCTED SO THAT POOLING OF WATER DOES NOT OCCUR AT INTERSECTIONS.
- 6.) ALL STORM BOX LIDS SHALL BE PER CITY OF BRYANT
- 7.) ALL SIDEWALKS AND CURB/GUTTER TO BE CONSTRUCTED PER CITY OF
- BRYANT SPECIFICATIONS. 8.) ALL SIDEWALKS TO MEET ADA REQUIREMENTS.
- 9.) * INDICATES ADA APPROVED HANDICAP RAMP. 10.) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT STORMWATER
- REQUIREMENTS. 11.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE UTILITY OR OWNER OF THE

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



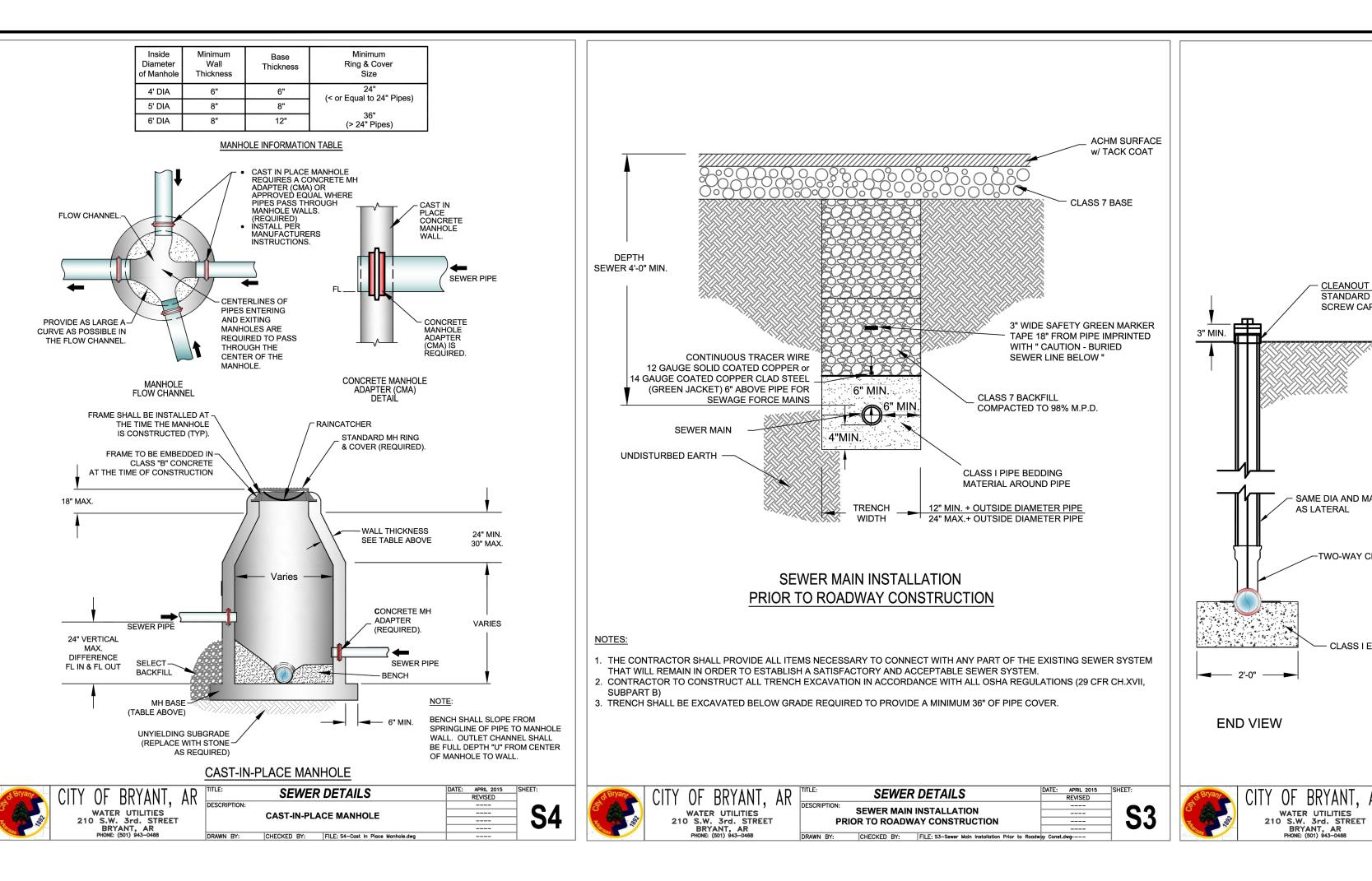


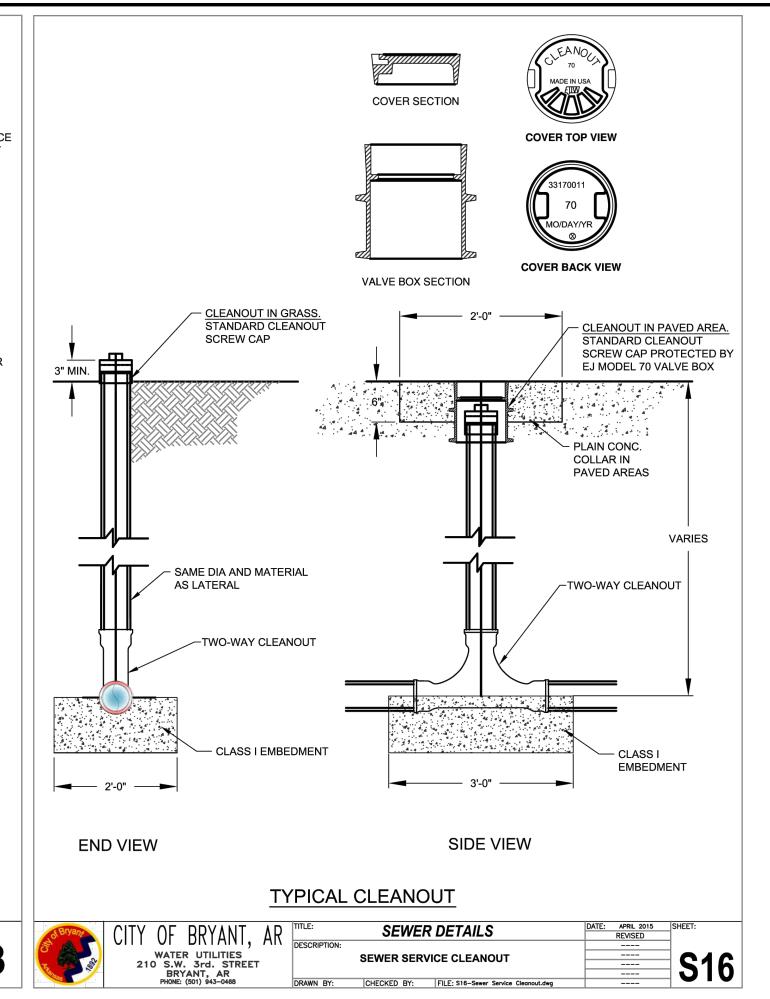


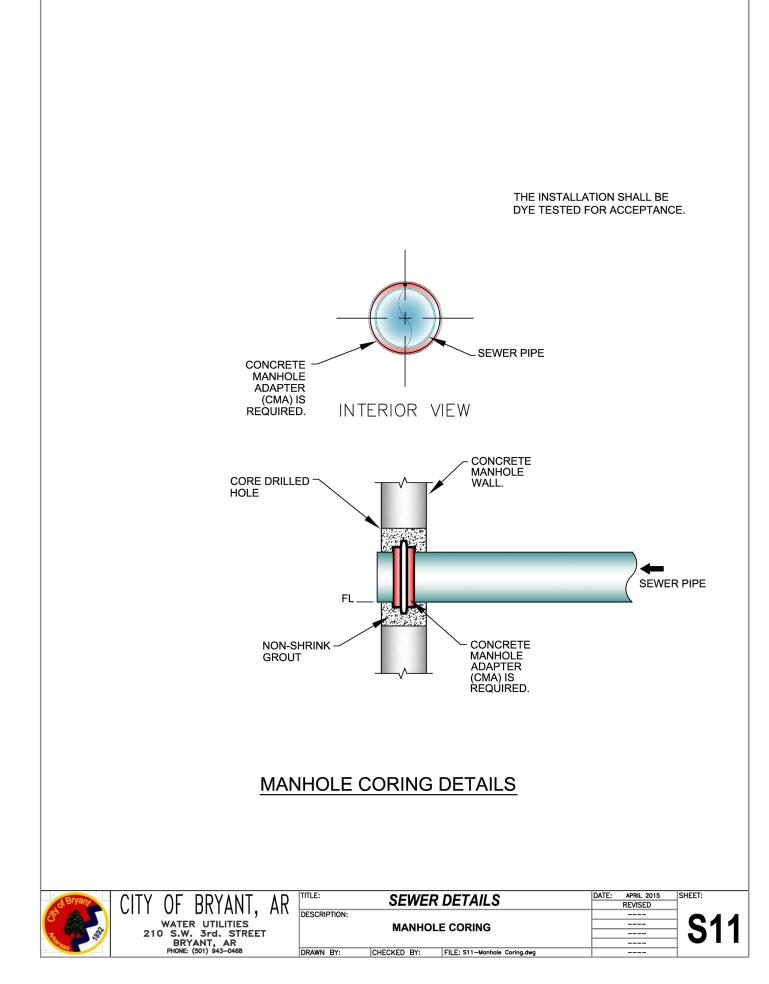
STORM DRAINAGE PIPE TRENCH (UNPAVED AREA

HANDICAP SIGN DETAIL



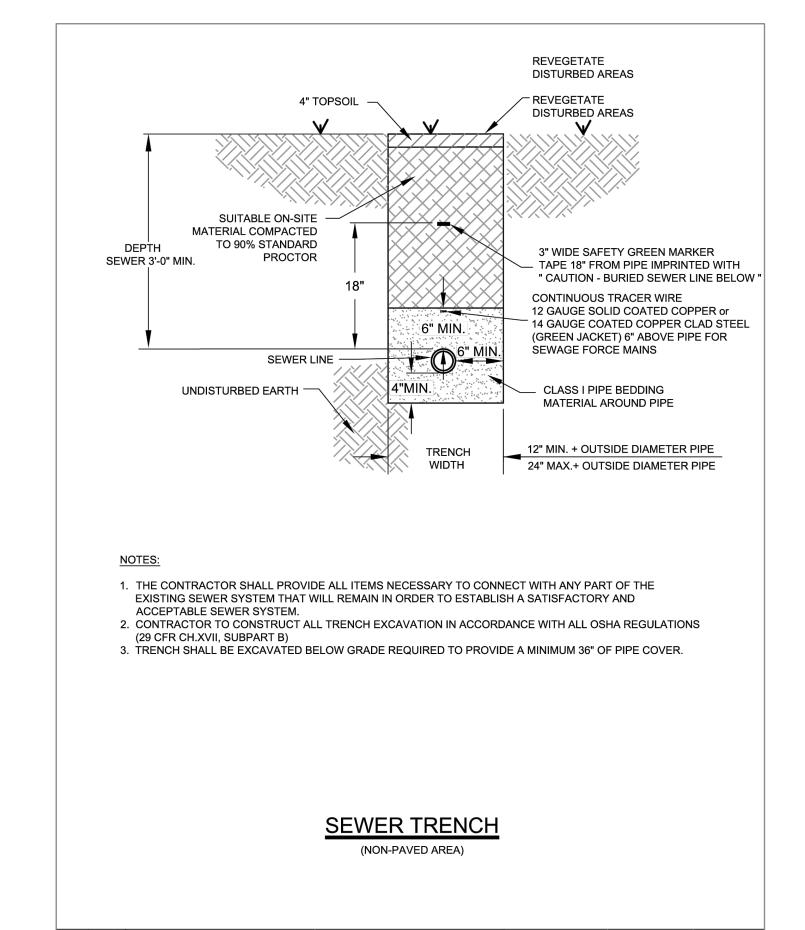






SEWER NOTES:

- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT' SPECIFICATIONS.
- 2.) ALL SERVICE LINES SHALL BE 4" SDR—21 OR SCH 40 PVC OR AS SPECIFIED ON THE DESIGN DRAWINGS. CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION. ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY. 6) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS SHALL BE IN ACCORDANCE WITH
- CITY OF BRYANT STANDARD SPECS. 7) A 2—WAY CLEANOUT WITH BACKFLOW PREVENTER SHALL BE INSTALLED WITHIN 5 FEET OF THE BUILDING.

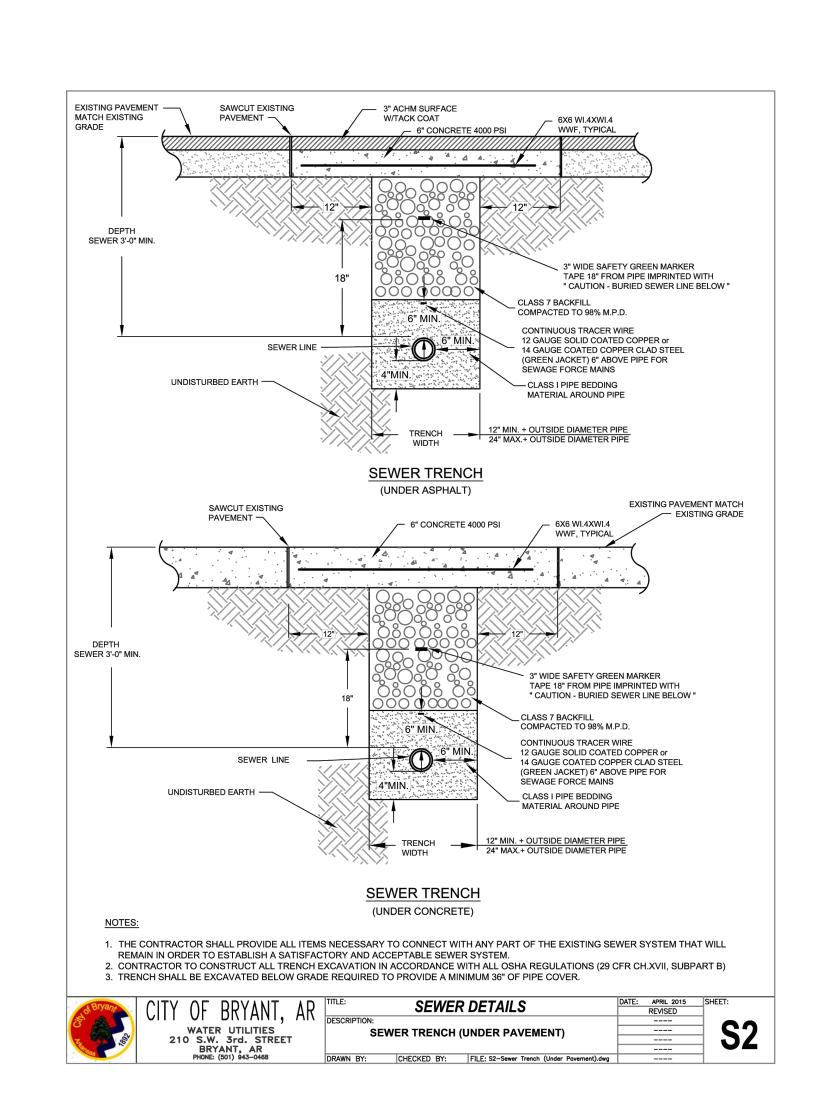


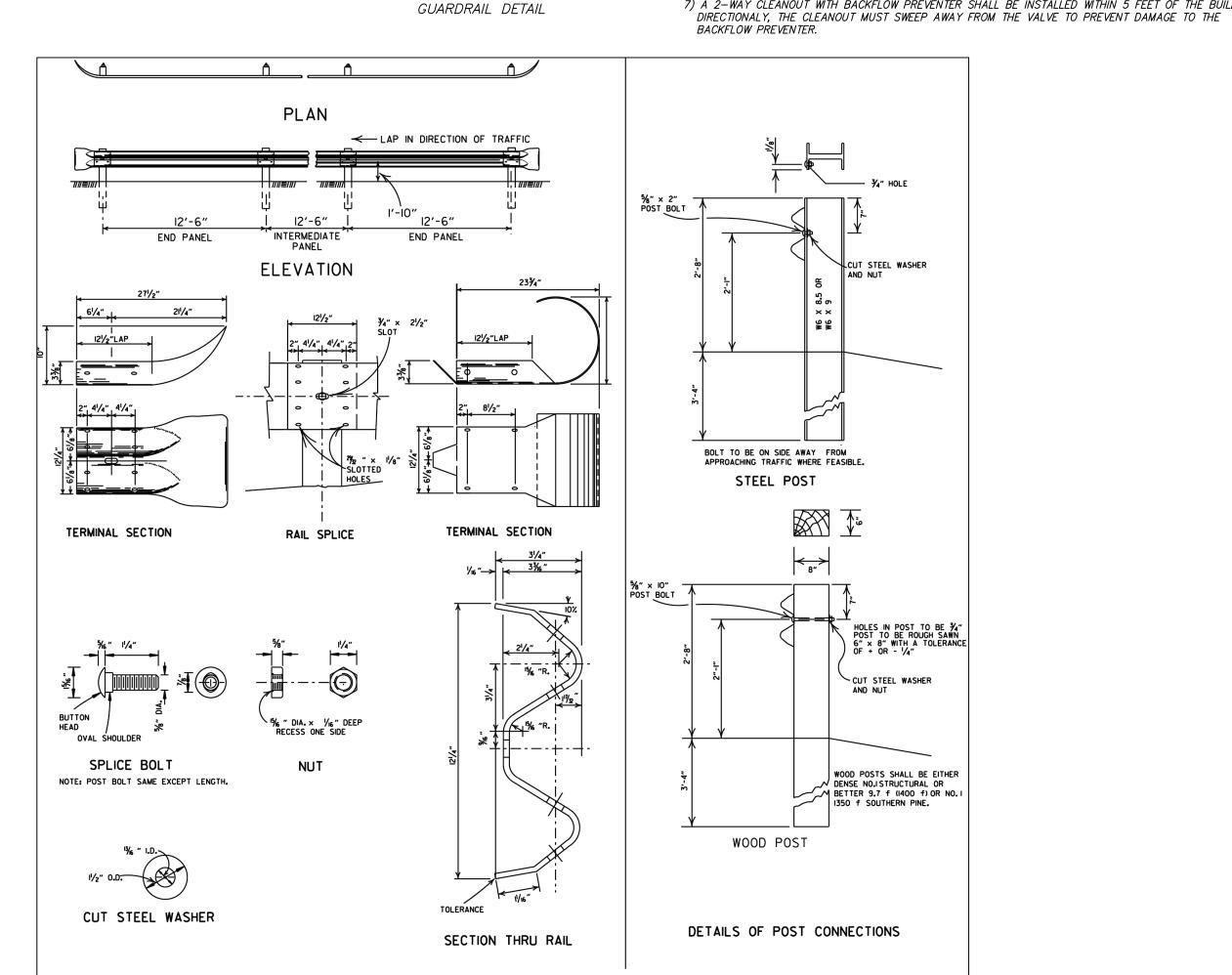
SEWER DETAILS

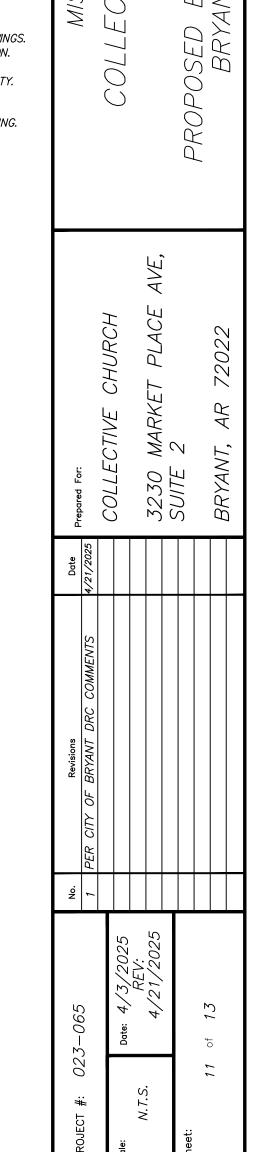
SEWER TRENCH (NON-PAVED AREA)

DRAWN BY: CHECKED BY: FILE: S1-Sewer Trench (Non-Paved Area).dwg

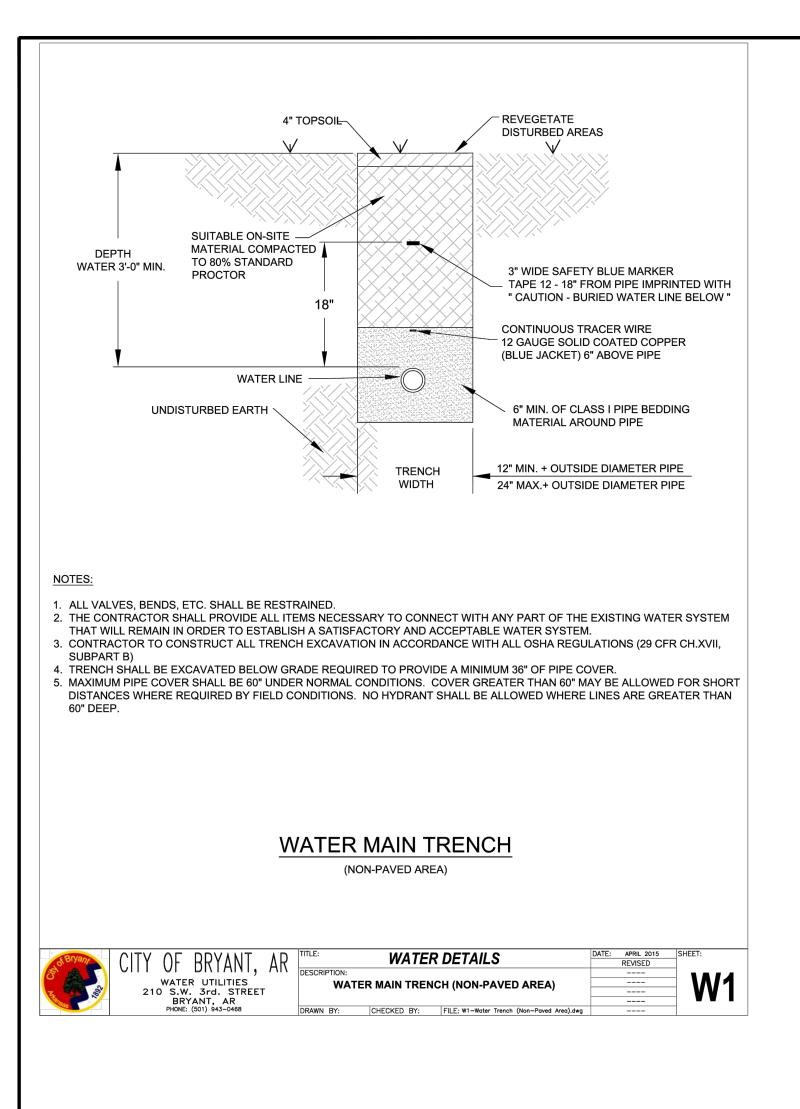
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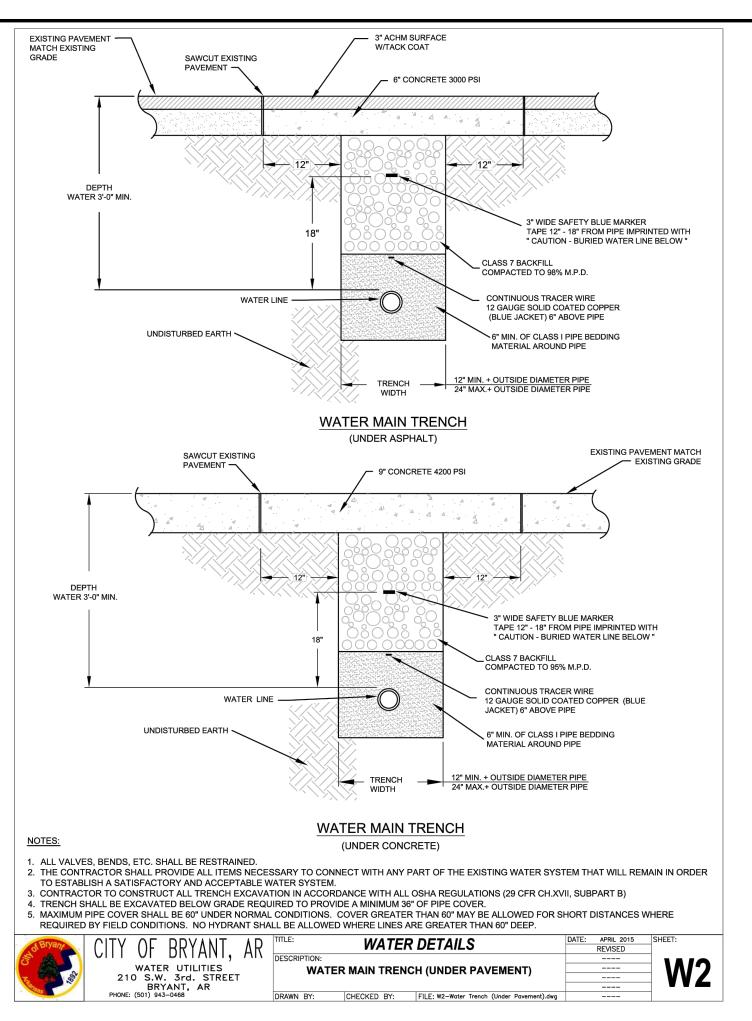


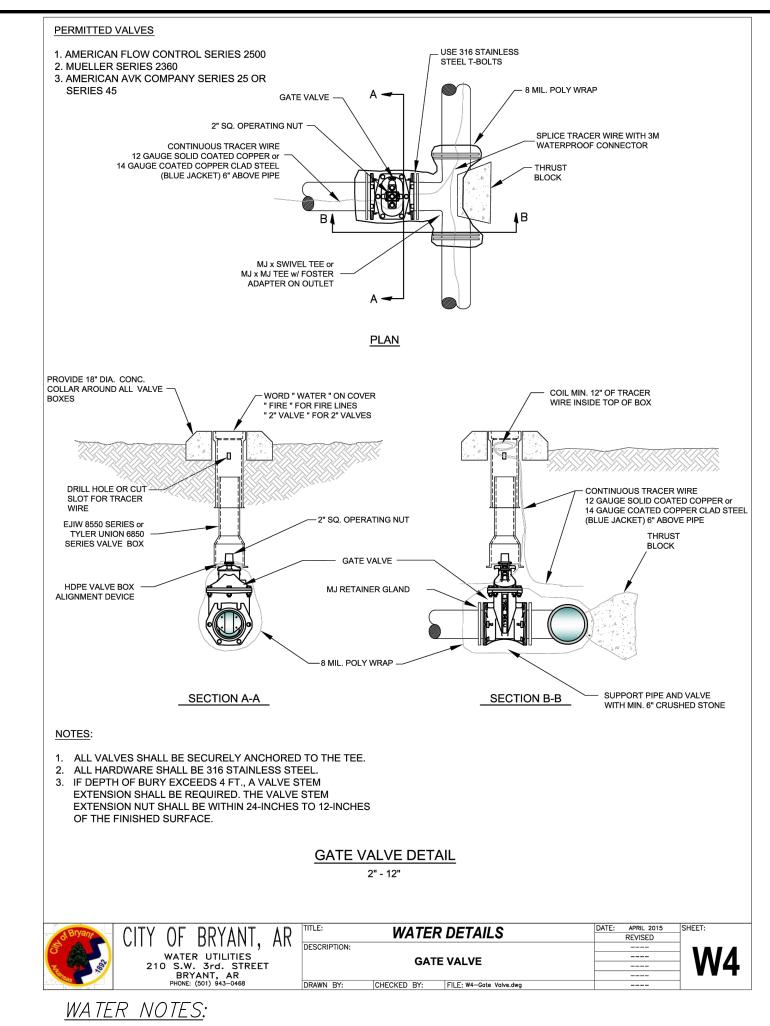




ZAT 10







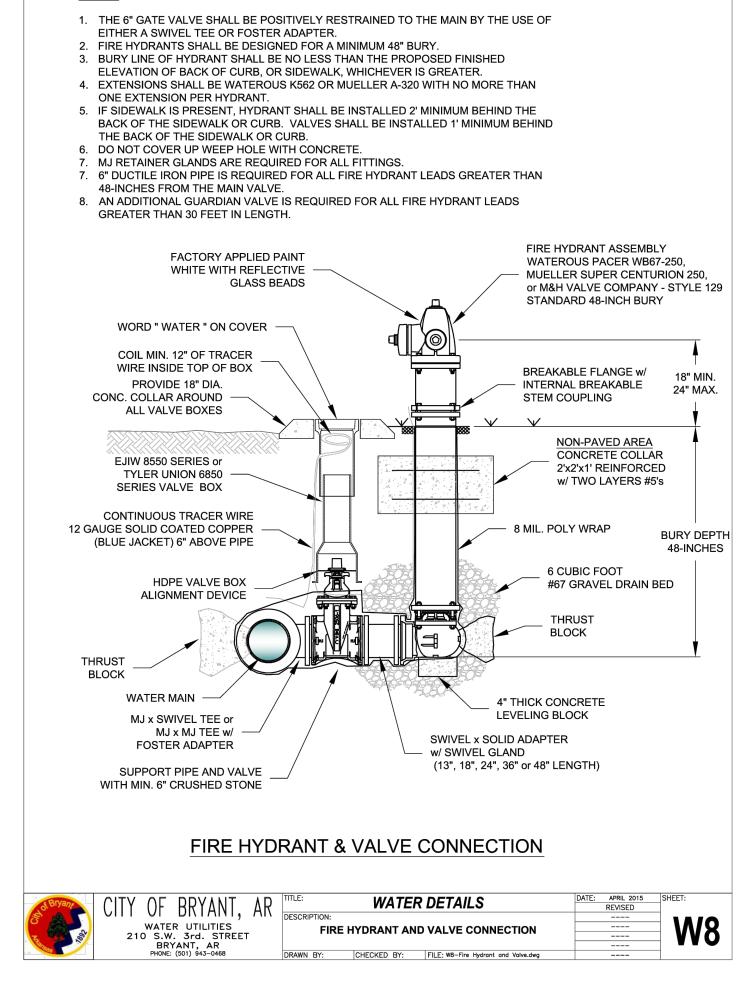
1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS. 2.) ALL SERVICE LINES AND METER SETTINGS SHALL BE AS PER CITY OF BRYANT SPECS.

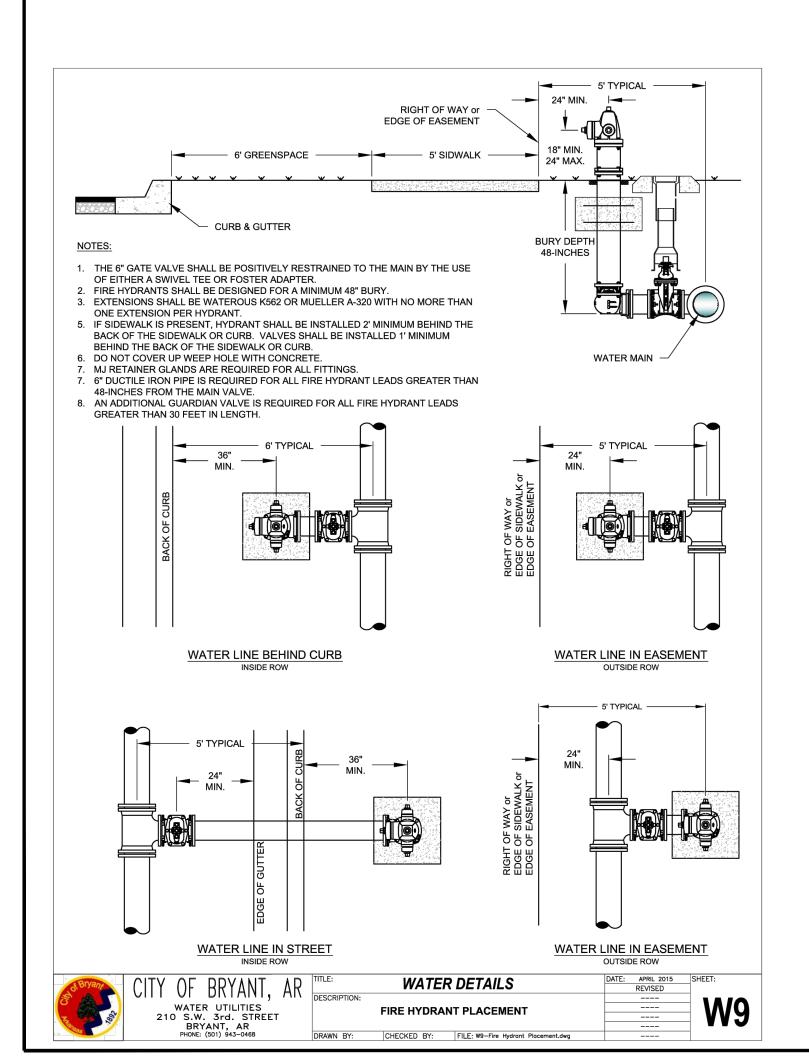
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION. 6.) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'.

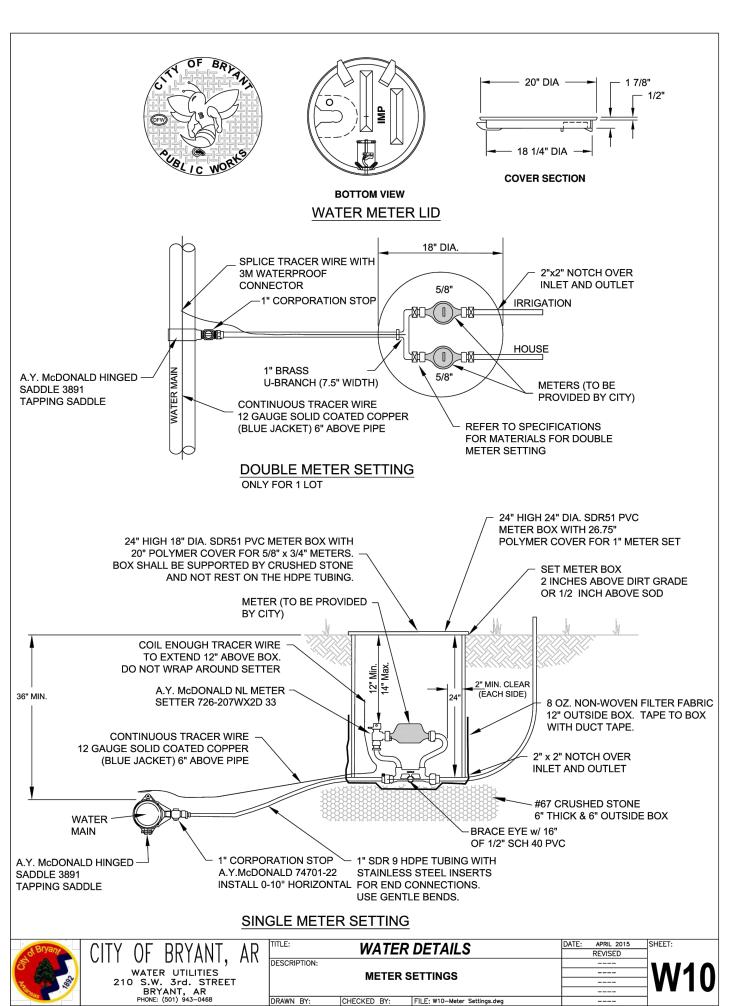
4.) ALL FITTINGS SHALL BE DUCTILE IRON M.J. (WHERE AVAILABLE).

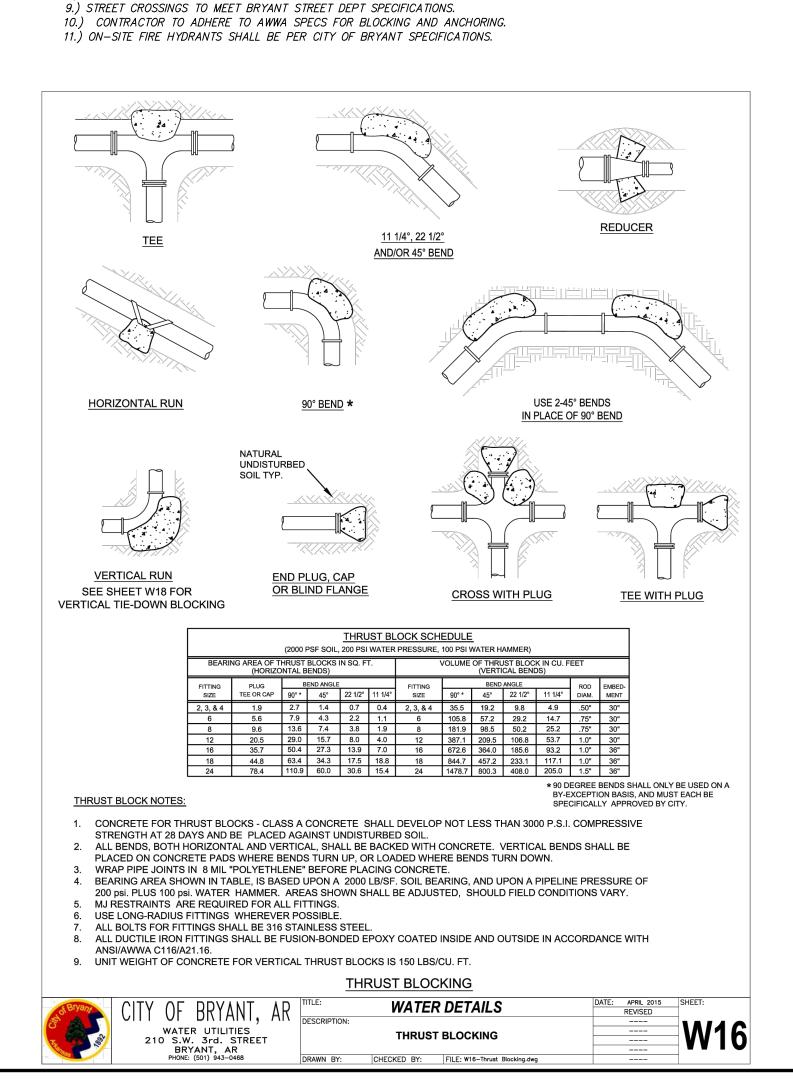
3.) 12ga BLUE COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL WATERLINES (MAINS & SERVICES).

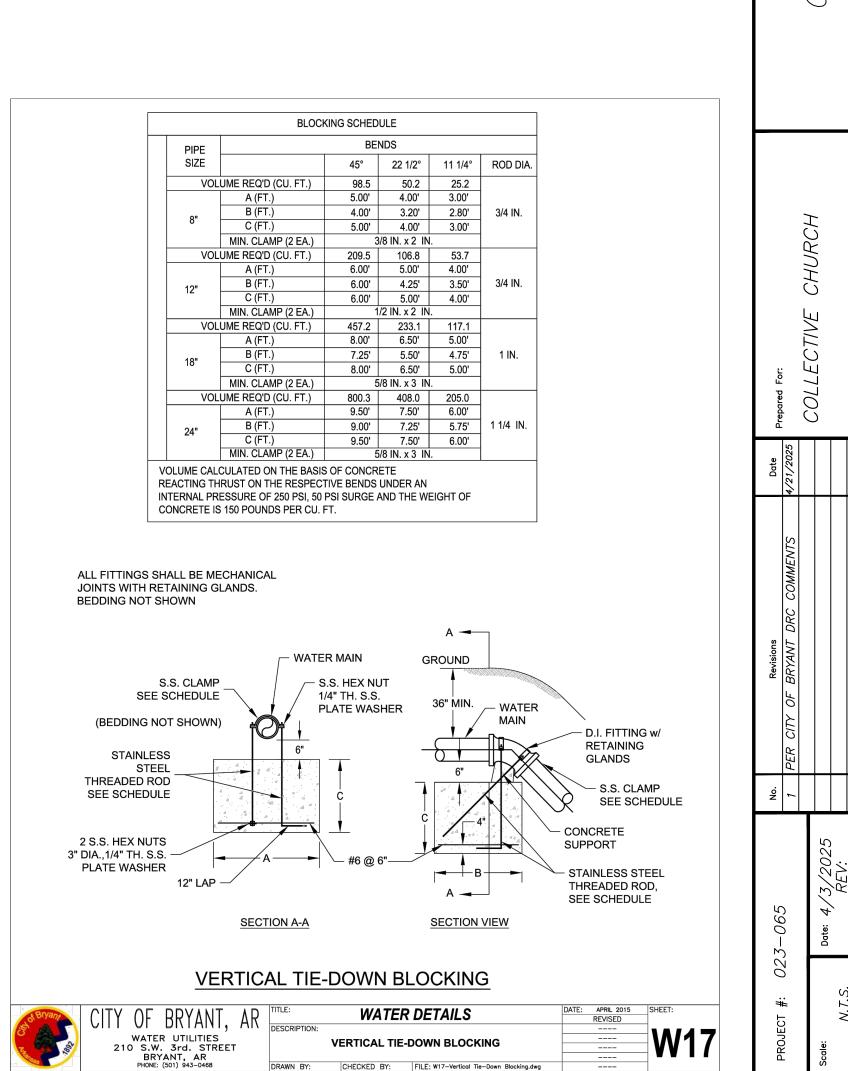
MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE & SEWERLINE CROSSINGS SHALL BE 18" (WATER ON TOP). 8.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.

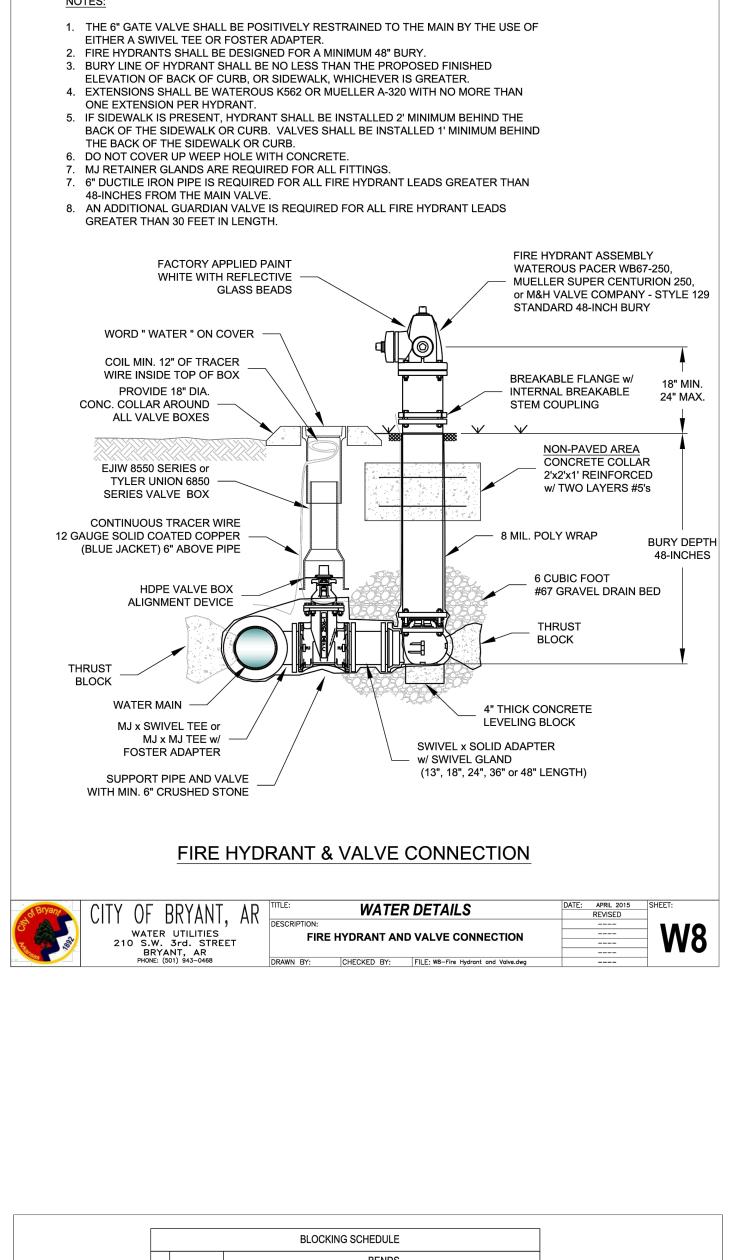














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