

## DETAILED PLANS:

# SHOPPES AT DOGWOOD SPRINGS

## *PHASE 1*

BRYANT PARKWAY  
BRYANT, ARKANSAS

LEGAL DESCRIPTION

LOT 1 AND 2 OF THE SHOPPES AT DOGWOOD SPRINGS, A REPLAT OF ALL OF BLOCK 4, THE EAST HALF BLOCK 5, LOT 1 OF BLOCK 8, AND LOTS 1 AND 2 OF BLOCK 9, TOGETHER WITH A PORTION OF NORTHERN AVENUE, NORTH STREET, AND LIBERTY STREET ABANDONED RIGHT OF WAYS ADJACENT TO SAID BLOCKS, AS SHOWN ON THE PLAT OF THE TOWN OF COLLEGEVILLE, DATED JUNE 21, 1838.

10/20/2025

**PREPARED FOR:**

*JON MARTIN*



PRE-CONSTRUCTION COPY -

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

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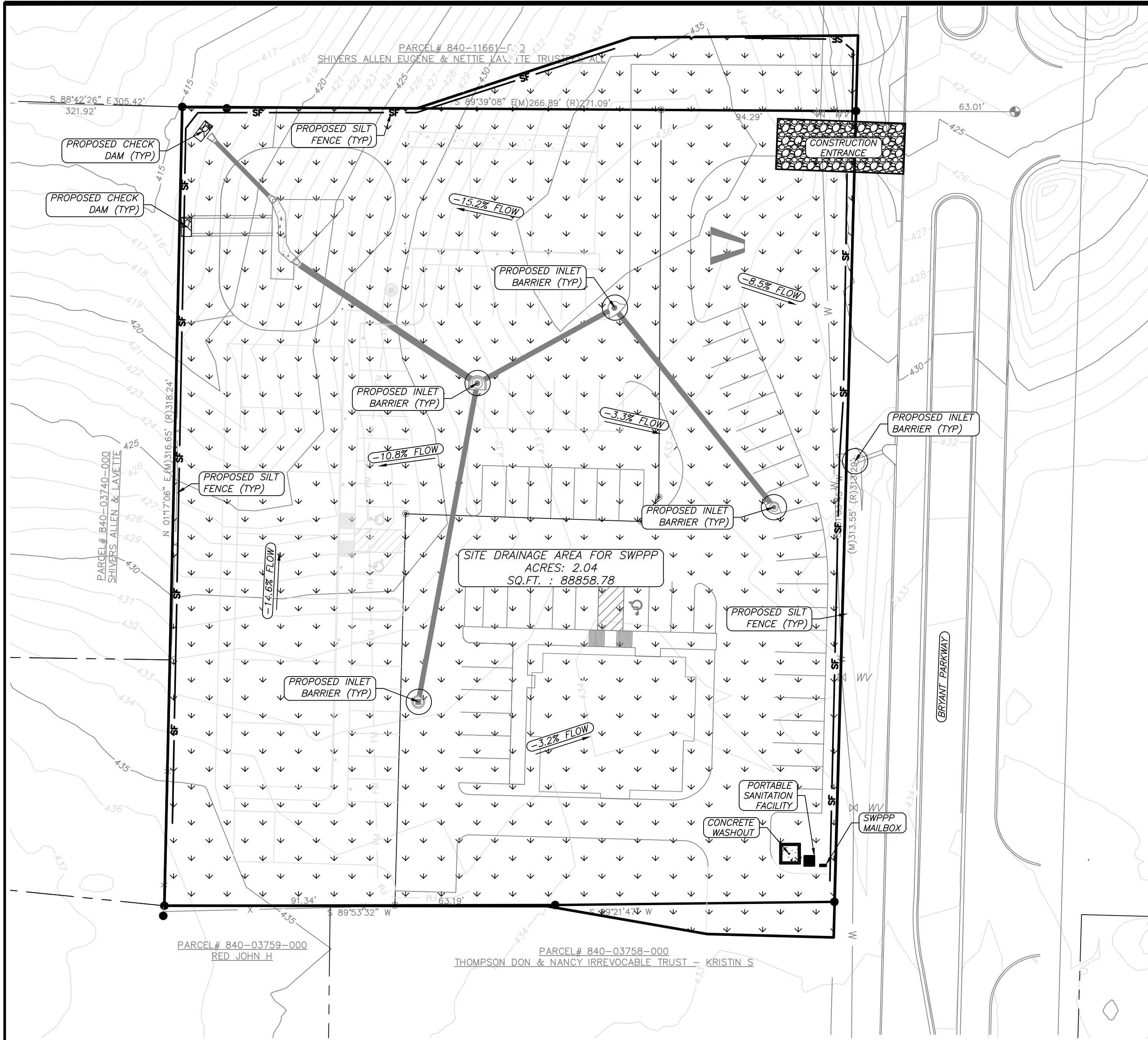
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**Prepared By:**



325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

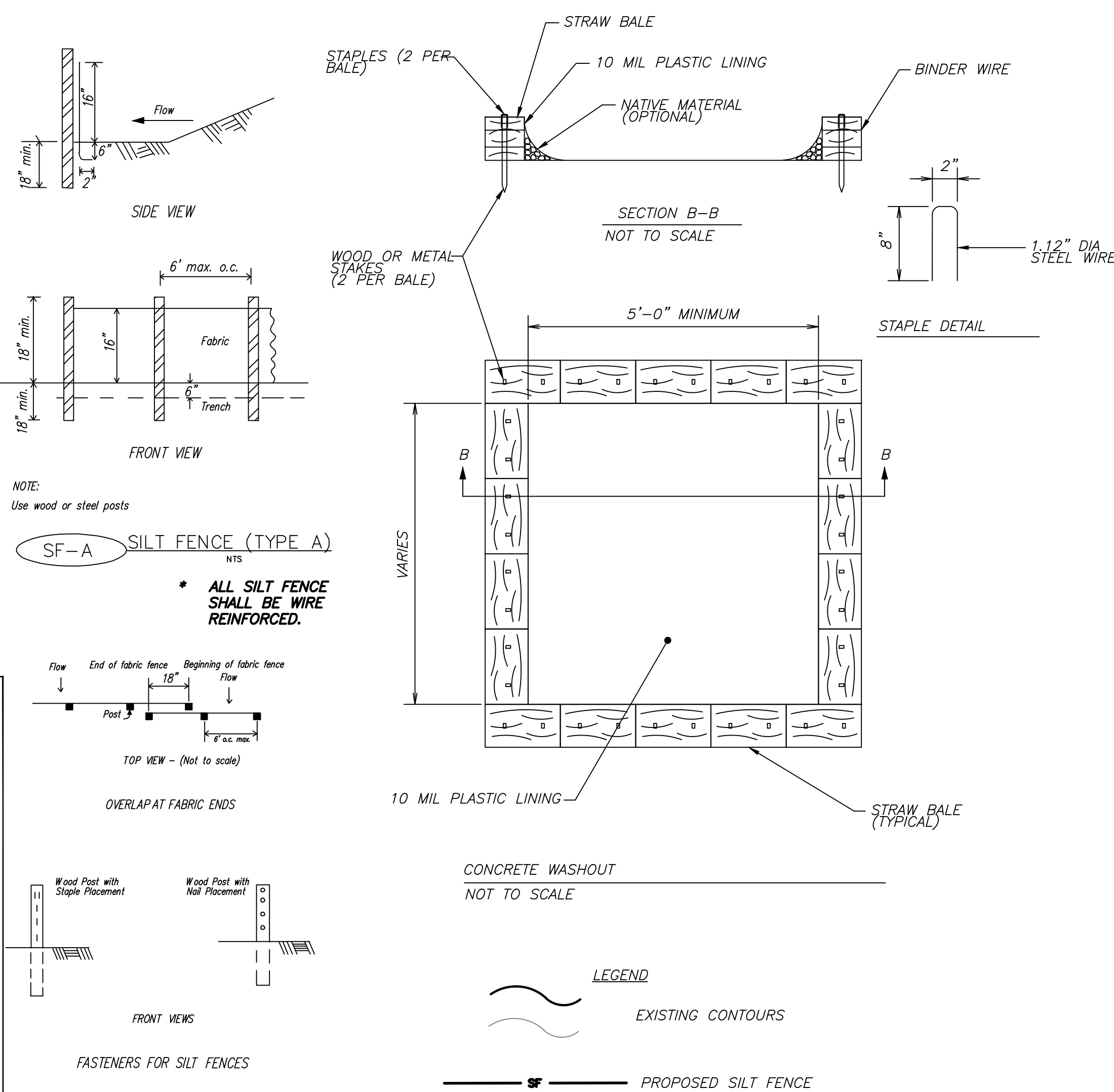




SWPPP NOTES:

- 1.) DEVELOPMENT SHALL ADHERE TO BRYANT AND ADEQ STORMWATER REQUIREMENTS.
- 2.) SEDIMENT BARRIERS SHAL BE CONSTRUCTED AT EACH INLET UNTIL GRADING IS COMPLETE AND TOP SOIL IS STABILIZED.
- 3.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
- 4.) TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.
- 5.) ROCK DIKE CHECK DAMS TO BE CONSTRUCTED TO MEET ADEQ REQUIREMENTS WHEN USED IN LIEU OF STRAW BALE DIKES.
- 6.) ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE AND PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- 7.) ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES.  
STRAW OR HAY-LOOSE 2.0 TONS/ACRE  
STRAW OR HAY-TIED, ANCHORED, OR TACKED 1.5 TONS/ACRE
- 8.) SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR REEMITTED.
- 9.) CONSTRUCTION ENTRANCES/EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ON TO PUBLIC RIGHT-OF-WAY.
- 10.) ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
- 11.) CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMPs) WHEN IMPLEMENTING AND MAINTAINING SEDIMENT AND RUN-OFF CONTROLS.
- 12.) CONTRACTOR SHALL CONTACT THE CITY OF BRYANT STREET DEPARTMENT IN REGARD TO MAINTENANCE OF TRAFFIC PRIOR TO COMMENCEMENT OF WORK WITHIN STREET RIGHT OF WAY.

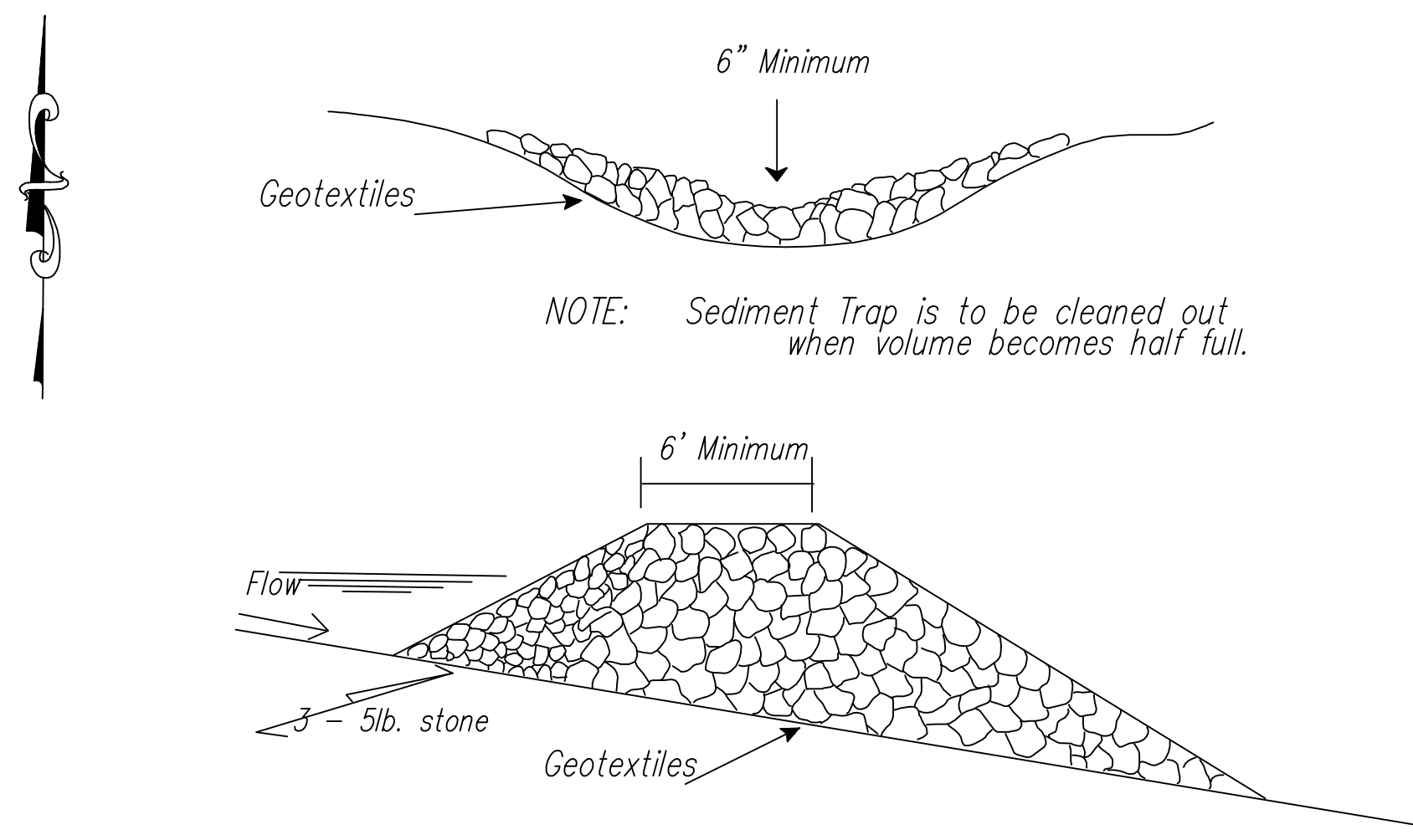
| Legend |                              |
|--------|------------------------------|
| ---    | Property Boundary            |
| ---    | Surveyed lines               |
| ---    | Road Right of Way            |
| T      | Telephone                    |
| FO     | Fiber Optic Line             |
| ---    | Road Center line             |
| X      | Wire / Chainlink Fence       |
| S      | Sanitary Sewer Main          |
| SS     | Sanitary Sewer Service       |
| WS     | Water Service Line           |
| W      | Water Main                   |
| UES    | Underground Electric Service |
| UGE    | Underground Electric Primary |
| OHE    | Overhead Electric Primary    |
| G      | Gas Main                     |
| FM     | Force Sewer line             |
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| ⊙      | Guy Wire                     |
| ○      | Computed Corner              |
| ●      | Found Monument (Labeled)     |
| ⊙      | Utility Pole                 |
| ⊙      | Gas Meter                    |
| ⊙      | Sewer Service Cleanout       |



1. LOCATE STONE STABILIZED PAD AT ANY POINT WHERE VEHICULAR TRAFFIC WILL BE LEAVING THE CONSTRUCTION SITE ONTO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.
2. WIDTH - 20'-0" MINIMUM BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS. LENGTH - 50'-0" MINIMUM
3. MAINTAIN THE EXIT TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS- OF-WAY. PROVIDE PERIODIC TOP DRESSING WITH 1.5 - 3.5" STONE, AS CONDITIONS DEMAND. IMMEDIATELY REMOVE ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAINS. CLEAN WHEELS AND TIRES TO REMOVE MUD PRIOR TO ENTRANCE ON TO PUBLIC RIGHTS-OF-WAY.
4. WHEN WASHING IS REQUIRED, DO SO ON AREAS STABILIZED WITH CRUSHED STONE DRAINING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GENERAL EROSION CONTROL NOTES

1. THE LOCATION OF KNOWN SURFACE & SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING THEMSELVES AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.
4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
5. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.
6. STORM WATER CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 DAYS.
7. ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD WORKING CONDITION THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED. ALL SEDIMENT TRAPS ARE TO BE CLEANED AS REQUIRED.
8. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.
9. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.
10. DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORM WATER REQUIREMENTS.
11. ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
12. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.



NOTES:

1. FOR USE IN SMALL CHANNELS WITH DRAINAGE AREAS OF 50 ACRES OR LESS.
2. MUST BE USED IN CONJUNCTION WITH OTHER APPROPRIATE SEDIMENT CONTROL MEASURES.
3. USE BELOW CULVERT INSTALLATIONS, DAM CONSTRUCTION, OR ANY PROJECT THAT MAY INVOLVE GRADING ACTIVITY DIRECTLY IN A STREAM.
4. NOT INTENDED TO SUBSTANTIALLY IMPOUND WATER.
5. USE AT THE UPSTREAM END OF PONDS OR LAKES.
6. EDGES SHOULD NOT BE HIGHER THAN THE CHANNEL BANKS.
7. CENTER SHOULD BE AT LEAST 6 INCHES LOWER THAN THE OUTER EDGES OF THE DAM AT THE CHANNEL BANKS.
8. HEIGHT SHOULD NOT EXCEED ELEVATION OF UPSTREAM PROPERTY LINE.
9. SIDE SLOPES SHOULD BE 2:1 OR FLATTER
10. TOP WIDTH SHOULD BE GREATER THAN 6 FEET.
11. EXTEND COMPLETELY ACROSS THE CHANNEL AND SECURELY TIE INTO BOTH CHANNEL BANKS
12. REQUIRES PERIODIC INSPECTION AND MAINTENANCE.
13. SEDIMENT REMOVED WHEN IT REACHES ONE-HALF OF THE ORIGINAL DAM HEIGHT

ROCK DAM

NOT TO SCALE

CONSTRUCTION EXIT

NOT TO SCALE

**RICHARDSON**  
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325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

SEAL

Professional Engineer

Richardson

Engineering

No. 2519

Arkansas

SWPPP PLAN

SHOPPES AT DOGWOOD SPRINGS

PHASE 1

BRYANT PARKWAY

BRYANT, ARKANSAS

Prepared For:

JON MARTIN

Date:

Revisions:

No.:

PROJECT #:

025-029

Scale:

1" = 30'

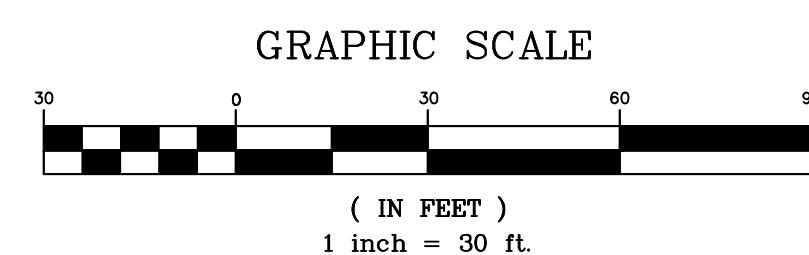
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1" = 30'

Date:

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Sheet:

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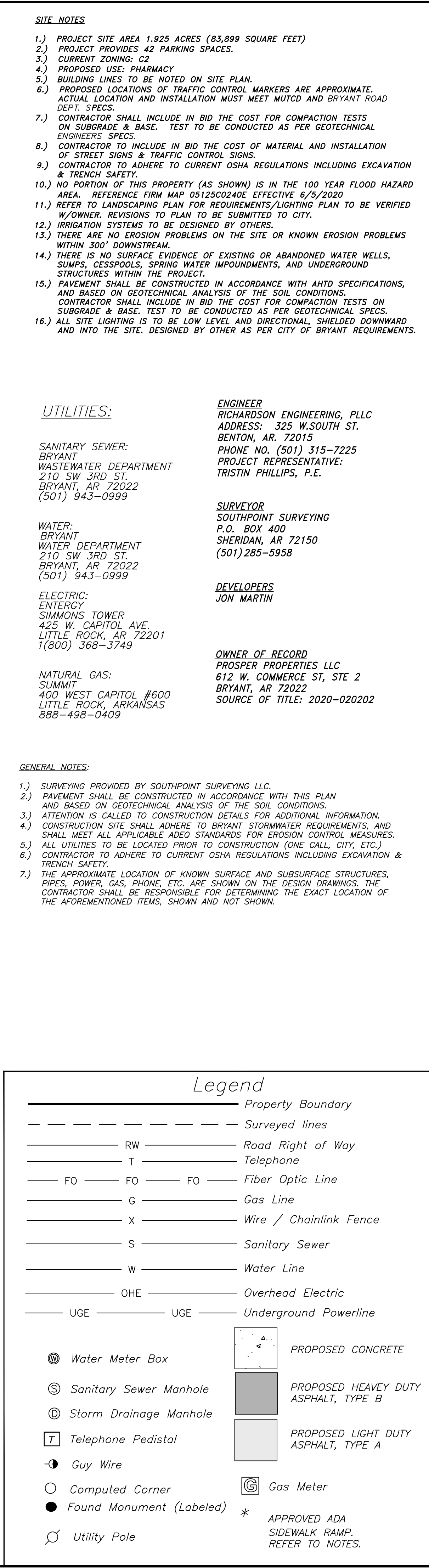


\* CONCRETE PAVEMENT AND REINFORCEMENT  
 TO BE VERIFIED PER ACI 330R-08-SPB  
 AND SUBJECT TO GEOTECHNICAL ENGINEER'S  
 RECOMMENDATIONS.

LIGHT DUTY

(OPTIONAL) CONCRETE PAVEMENT SECTION (OPTIONAL)  
 NTS





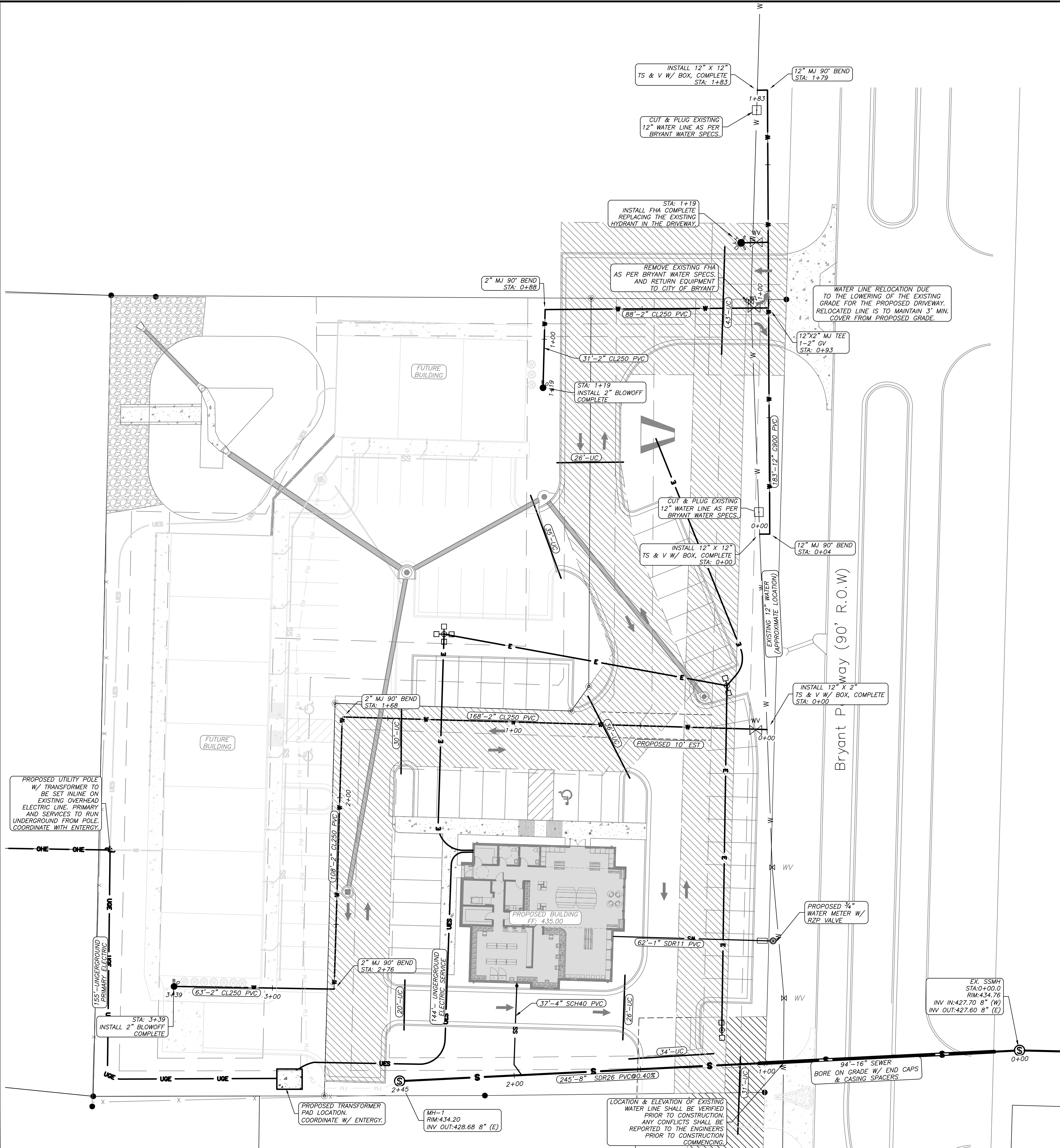


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| PROJECT #: | 025-029  |            |
| Scale:     | 1" = 20' | Date:      |
|            |          | 10/20/2025 |
| Sheet:     | 6 of 14  |            |









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

SURVEYOR  
SOUTHPOINT SURVEYING  
P.O. BOX 400  
SHERIDAN, AR 72150  
(501) 285-5958

DEVELOPERS  
JON MARTIN

OWNER OF RECORD  
PROSPER PROPERTIES LLC  
612 W. COMMERCE ST, STE 2  
BRYANT, AR 72022  
SOURCE OF TITLE: 2020-020202

UTILITIES:

SANITARY SEWER:  
BRYANT  
WASTEWATER DEPARTMENT  
210 SW 3RD ST.  
BRYANT, AR 72022  
(501) 943-0999

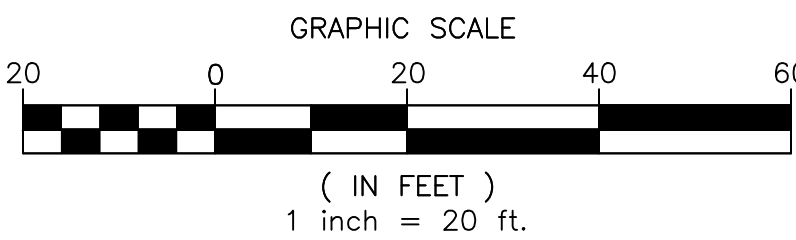
WATER:  
BRYANT  
WATER DEPARTMENT  
210 SW 3RD ST.  
BRYANT, AR 72022  
(501) 943-0999

ELECTRIC:  
ENTERGY  
SIMMONS TOWER  
425 W. CAPITOL AVE.  
LITTLE ROCK, AR 72201  
(800) 368-3749

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

GAS SERVICE NOTE:  
GAS SERVICE FOR THIS PROJECT IS TO BE  
COORDINATED AND DESIGNED BY SUMMIT UTILITIES

CONDUIT NOTE - UC  
4-4" PVC GENERAL CONDUITS



GENERAL NOTES:

- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
- 2.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN ON PLAN.
- 3.) ALL WATER MAINS SHALL BE SDR21 PVC PIPE UNLESS OTHERWISE SHOWN ON PLAN.
- 4.) ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
- 5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
- 7.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
- 8.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
- 9.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 10.) BACKFILL MATERIAL FOR STREET CROSSINGS SHALL BE ACCORDING TO CITY OF BRYANT STREET DEPT SPECS. AND COMPACTED TO 98% M.P. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND UTILITY OWNER.
- 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 FOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
- 12.) CITY OF BRYANT MASTER SPECIFICATIONS APPLY.
- 13.) CONTRACTOR SHALL CONTACT THE CITY OF BRYANT STREET DEPARTMENT IN REGARD TO MAINTENANCE OF TRAFFIC PRIOR TO COMMENCEMENT OF WORK WITHIN STREET RIGHT OF WAY.
- 14.) CONTRACTOR SHALL CONTACT CITY OF BRYANT PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION OR RE-INS.

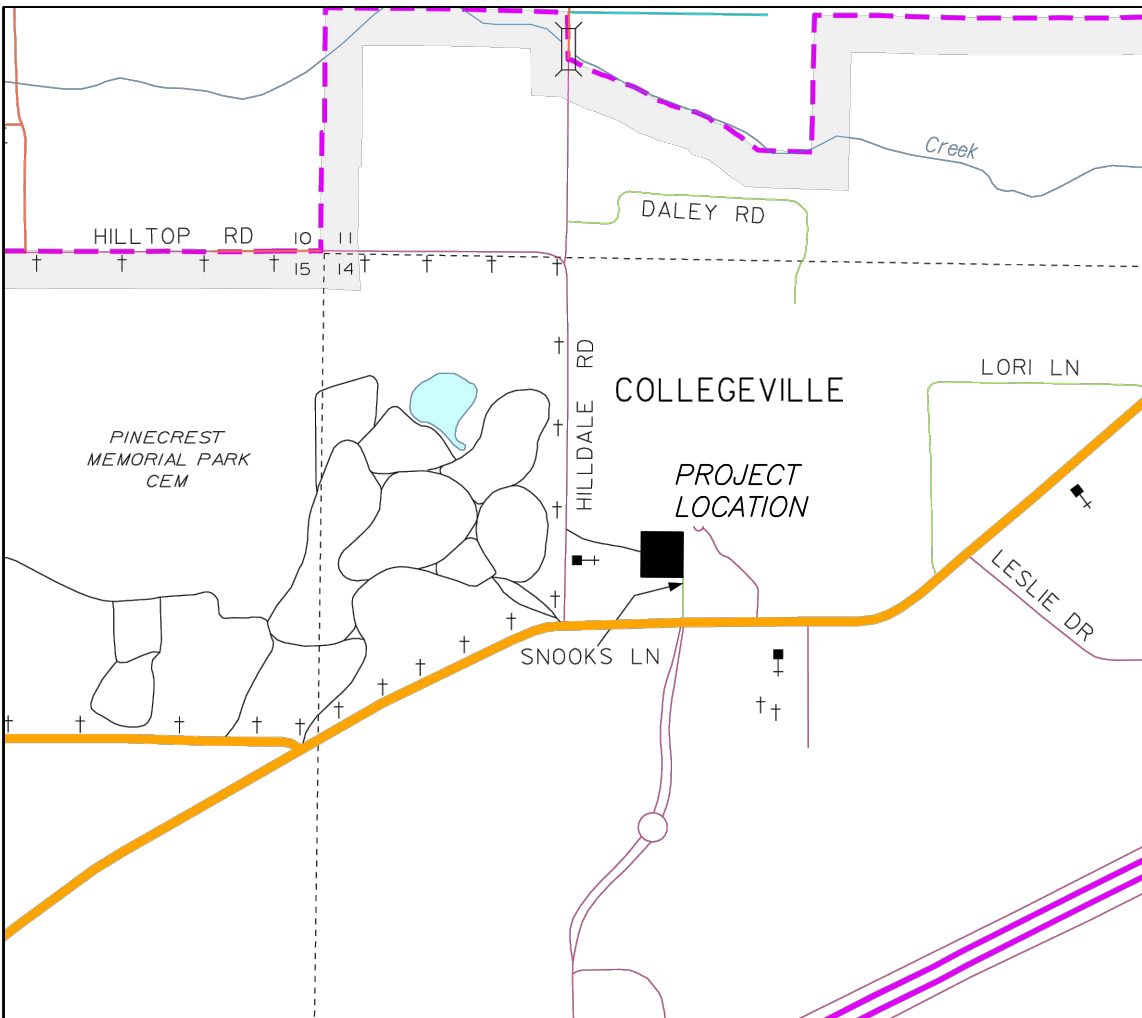
SEWER NOTES:

- 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.
- 3.) CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
- 4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 5.) 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 CLEANOUP WITH BACKFLOW PREVENTER SHALL BE INSTALLED WITHIN 5 FEET OF THE BUILDING. DIRECTIONALLY, THE CLEANOUP MUST SWEEP AWAY FROM THE VALVE TO PREVENT DAMAGE TO THE BACKFLOW PREVENTER.

WATER NOTES:

- 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.
- 3.) 12ga BLUE COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL WATERLINES (MAINS & SERVICES).
- 4.) ALL FITTINGS SHALL BE DUCTILE IRON M.I. (WHERE AVAILABLE).
- 5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 6.) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'.
- 7.) 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.
- 9.) STREET CROSSINGS TO MEET CITY OF BRYANT STREET DEPT SPECIFICATIONS.
- 10.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING AND ANCHORING.
- 11.) ON-SITE FIRE HYDRANTS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.

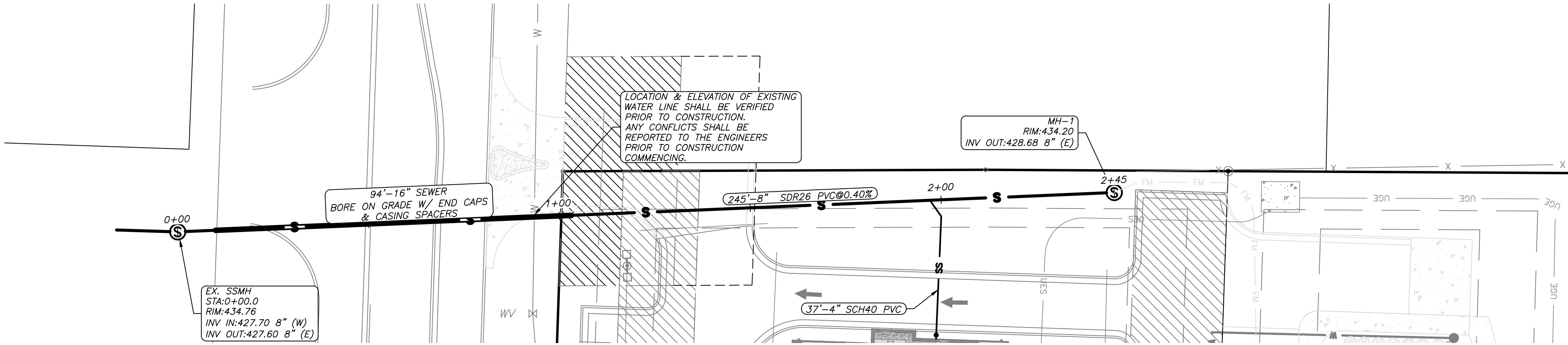
VICINITY MAP



Legend

|     |                              |
|-----|------------------------------|
| --- | Property Boundary            |
| --- | Surveyed lines               |
| --- | Road Right of Way            |
| --- | Telephone                    |
| --- | Fiber Optic Line             |
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| --- | Wire / Chainlink Fence       |
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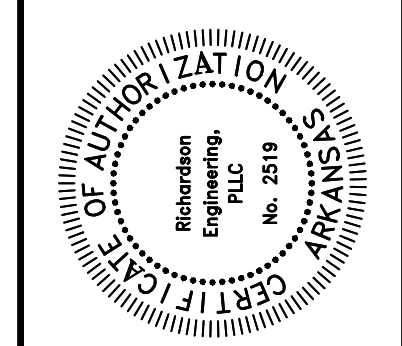
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400 WEST CAPITOL #600  
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888-498-0409

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- 9.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 10.) BACKFILL MATERIAL FOR STREET CROSSINGS SHALL BE ACCORDING TO CITY OF BRYANT STREET DEPT SPECS. AND COMPACTED TO 98% M.F. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND UTILITY OWNER.
- 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.
- 12.) CITY OF BRYANT MASTER SPECIFICATIONS APPLY.
- 13.) CONTRACTOR SHALL CONTACT THE CITY OF BRYANT STREET DEPARTMENT IN REGARD TO MAINTENANCE OF TRAFFIC PRIOR TO COMMENCEMENT OF WORK WITHIN STREET RIGHT OF WAY.
- 14.) CONTRACTOR SHALL CONTACT CITY OF BRYANT PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION OR TIE-INS.

SEWER NOTES:

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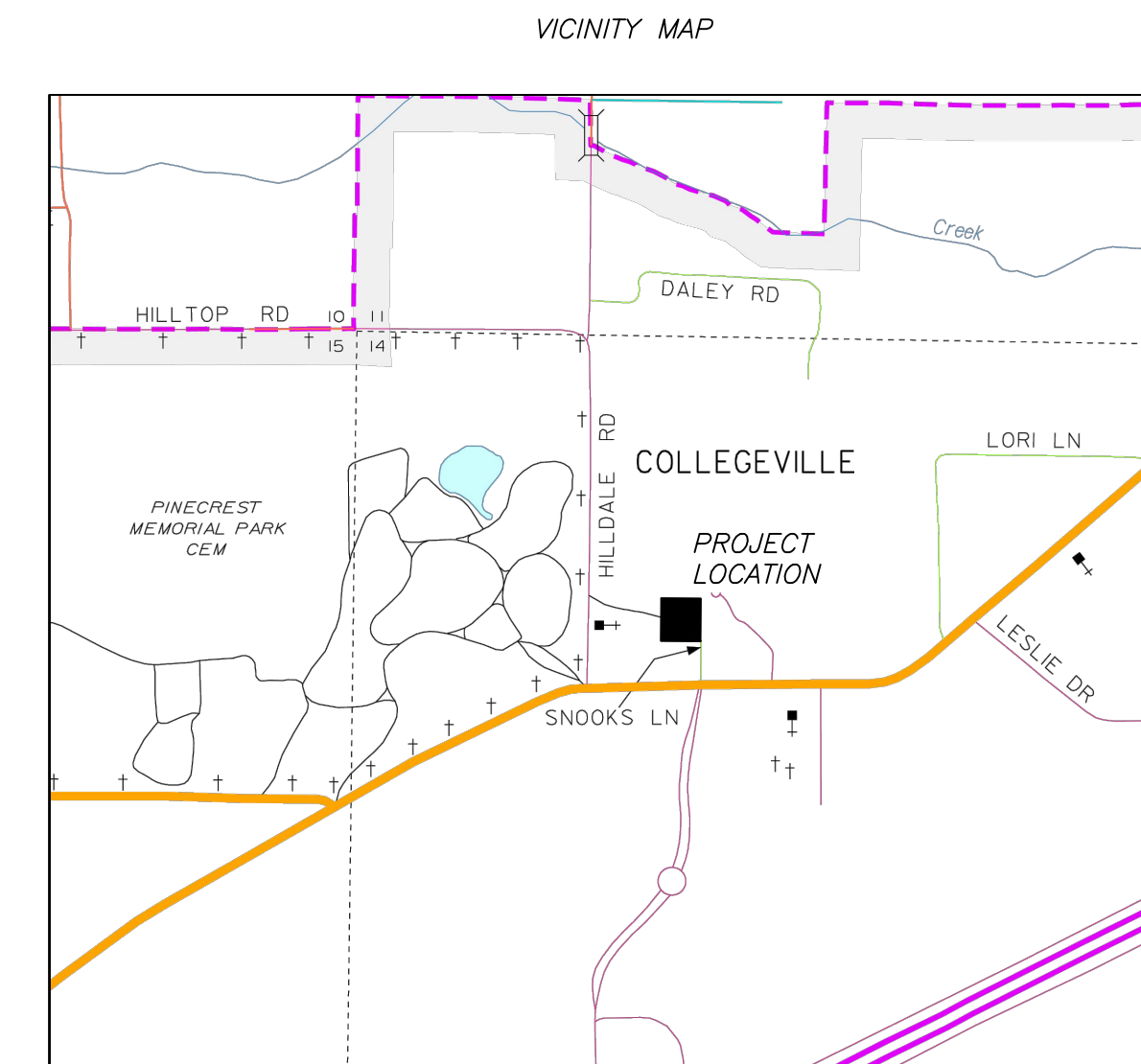
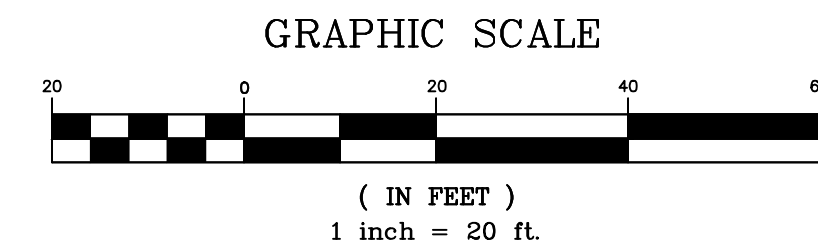
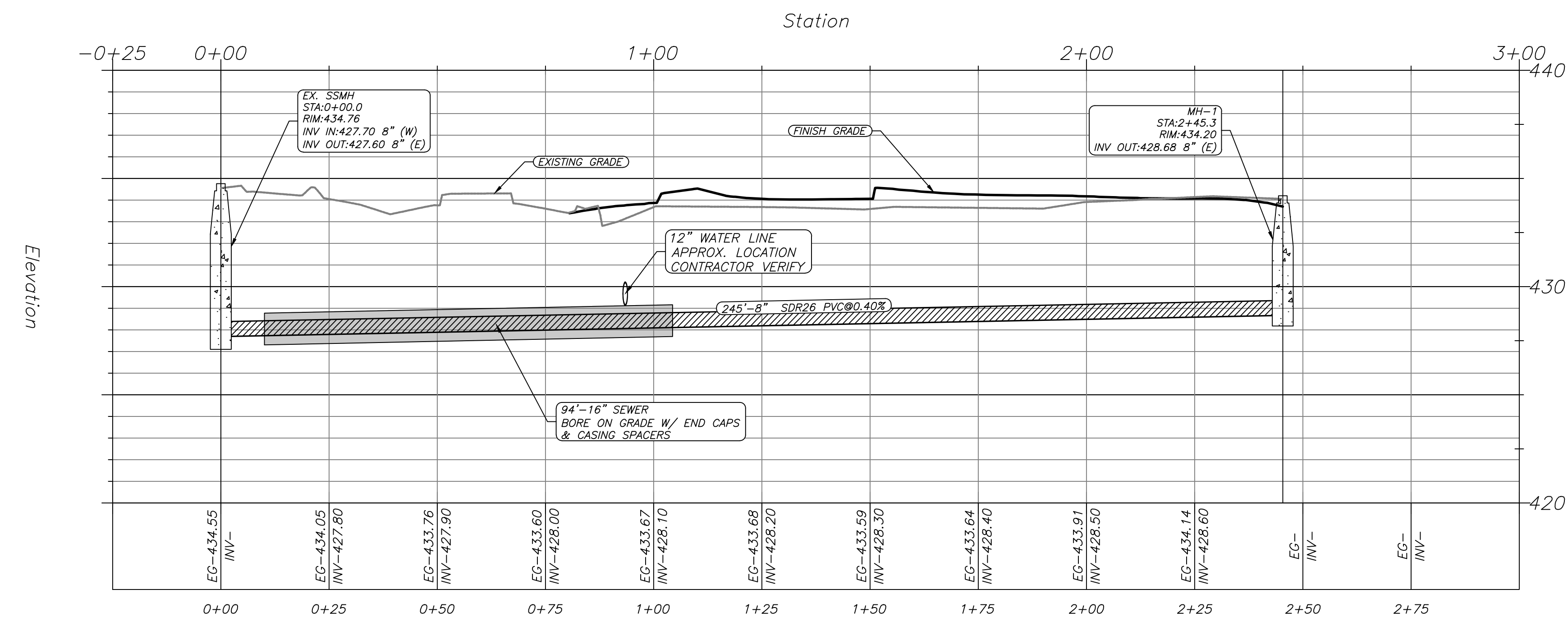


SEWER MAIN PLAN/PROFILE  
SHOPPES AT DOGWOOD SPRINGS  
PHASE 1  
BRYANT PARKWAY  
BRYANT, ARKANSAS

Prepared For:  
JON MARTIN

| Date      |  |
|-----------|--|
| Revisions |  |
| No.       |  |

SEWER MAIN 1 PROFILE

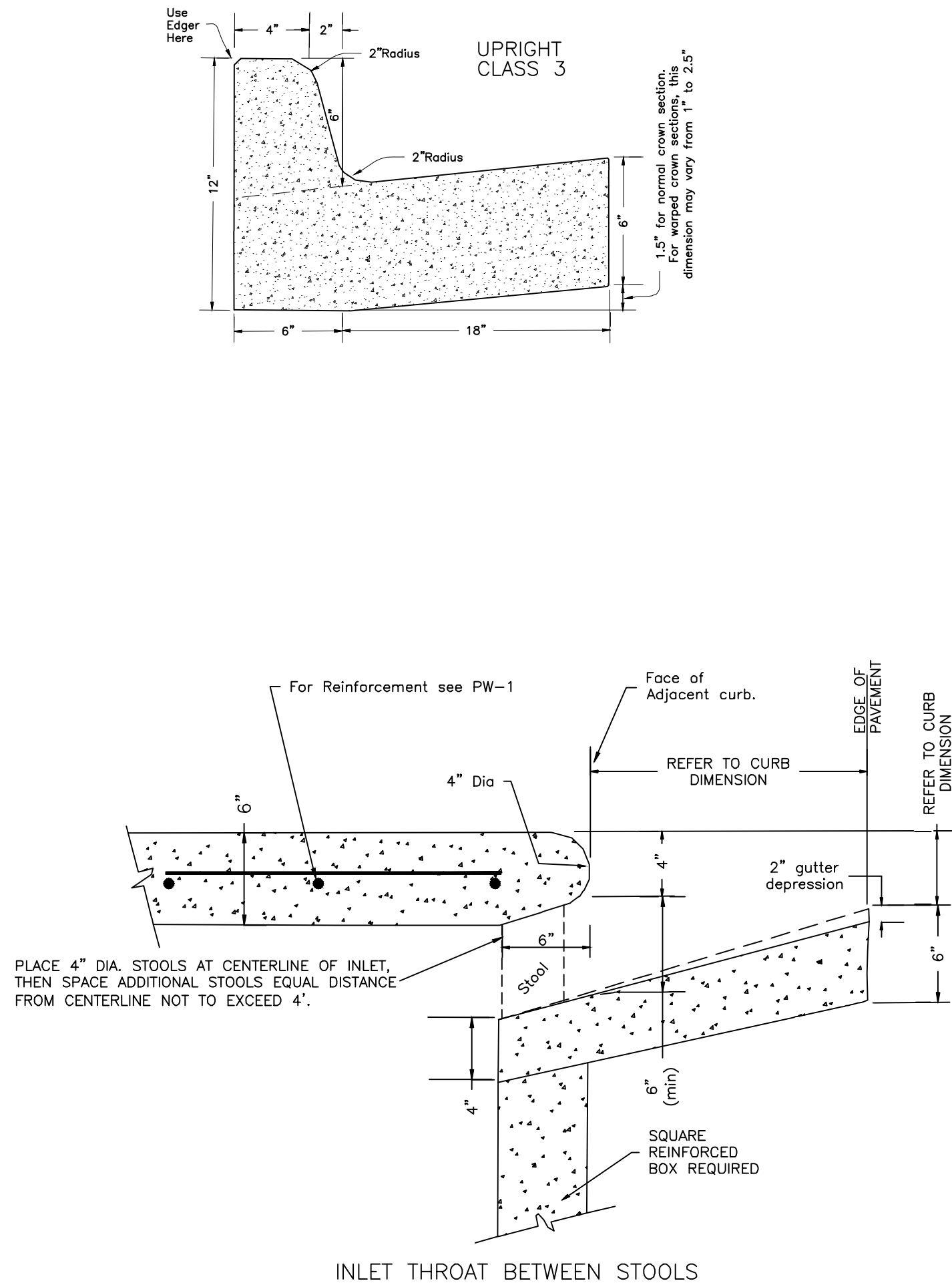


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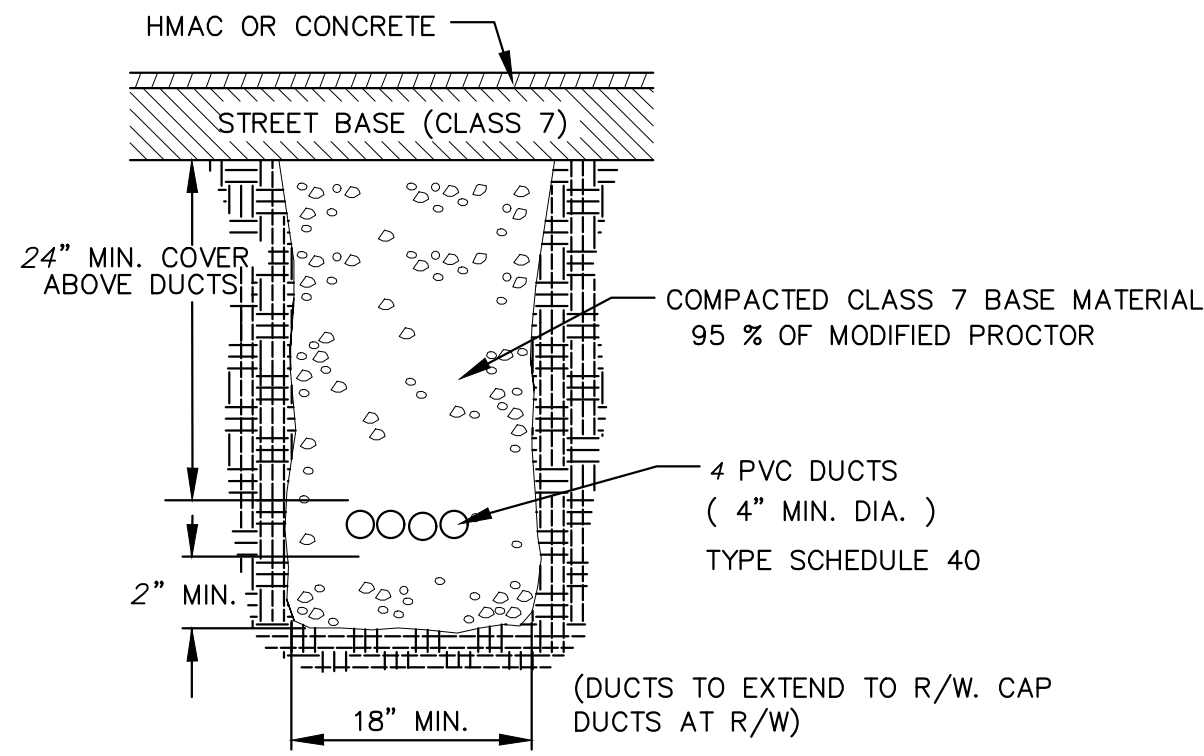
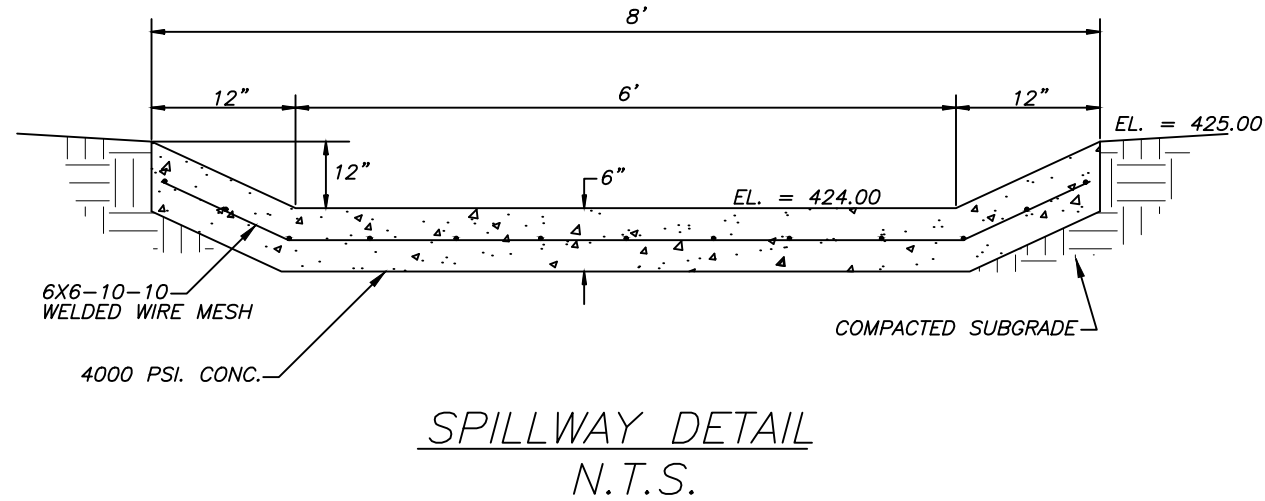
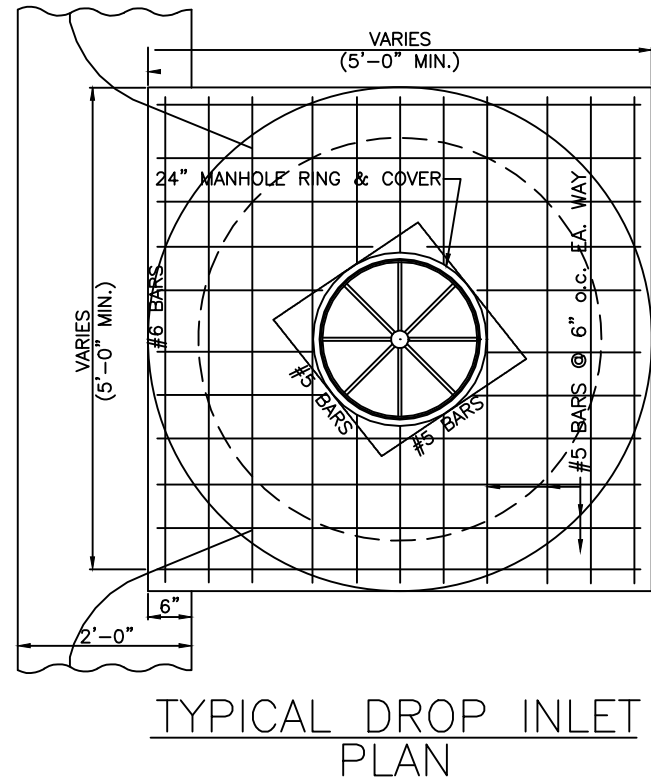
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- W Water Main
- UES Underground Electric Service
- UGE Underground Electric Primary
- OHE Overhead Electric Primary
- G Gas Main
- FM Force Sewer line
- SF Silt Fence
- Water Meter Box
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- Storm Drainage Manhole
- Telephone Pedestal
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- Gas Meter
- Sewer Service Cleanout



TYPICAL STREET/PARKING CURB SECTION



NOTE: This detail is not to be used for inlets in curb radius. See PW-10 for detail of inlet top in curb radius.



TYPICAL SECTION 4-4" UTILITY DUCTS

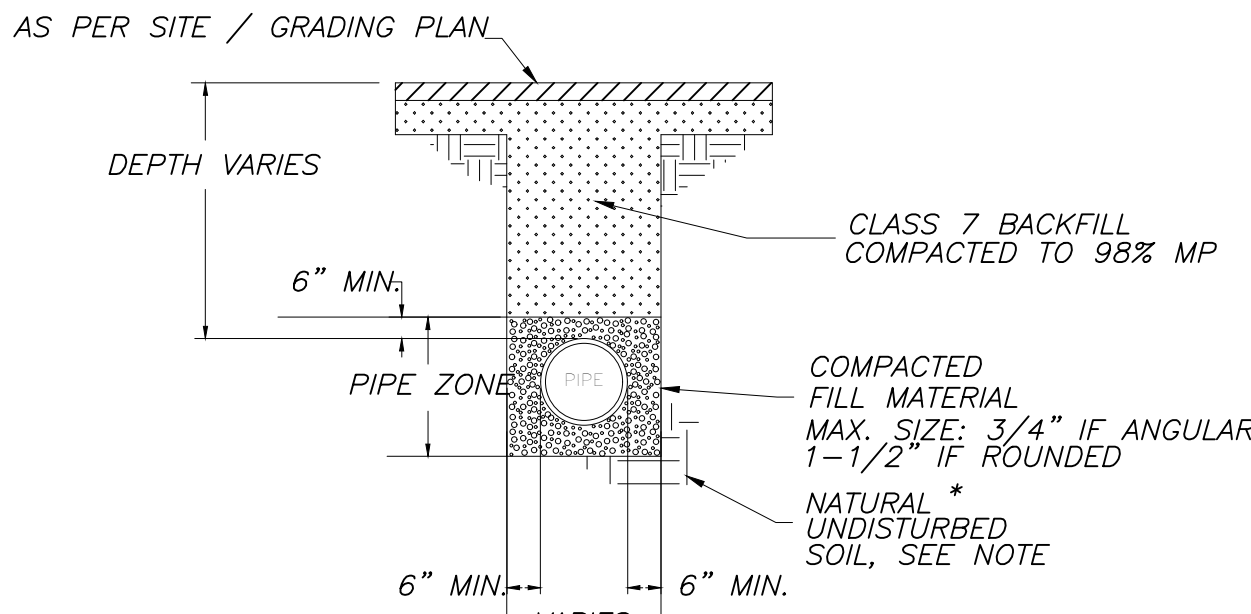
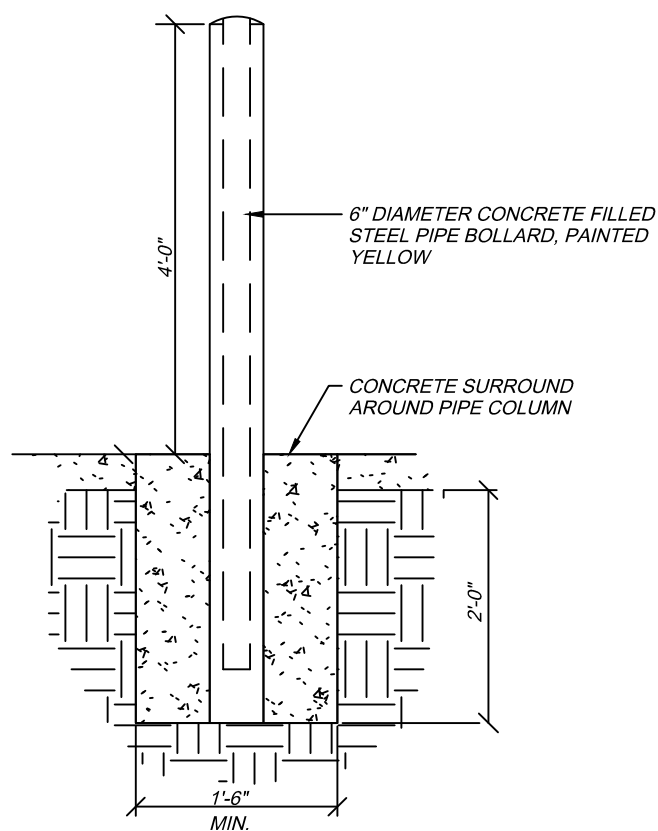
NOT TO SCALE

GENERAL NOTES

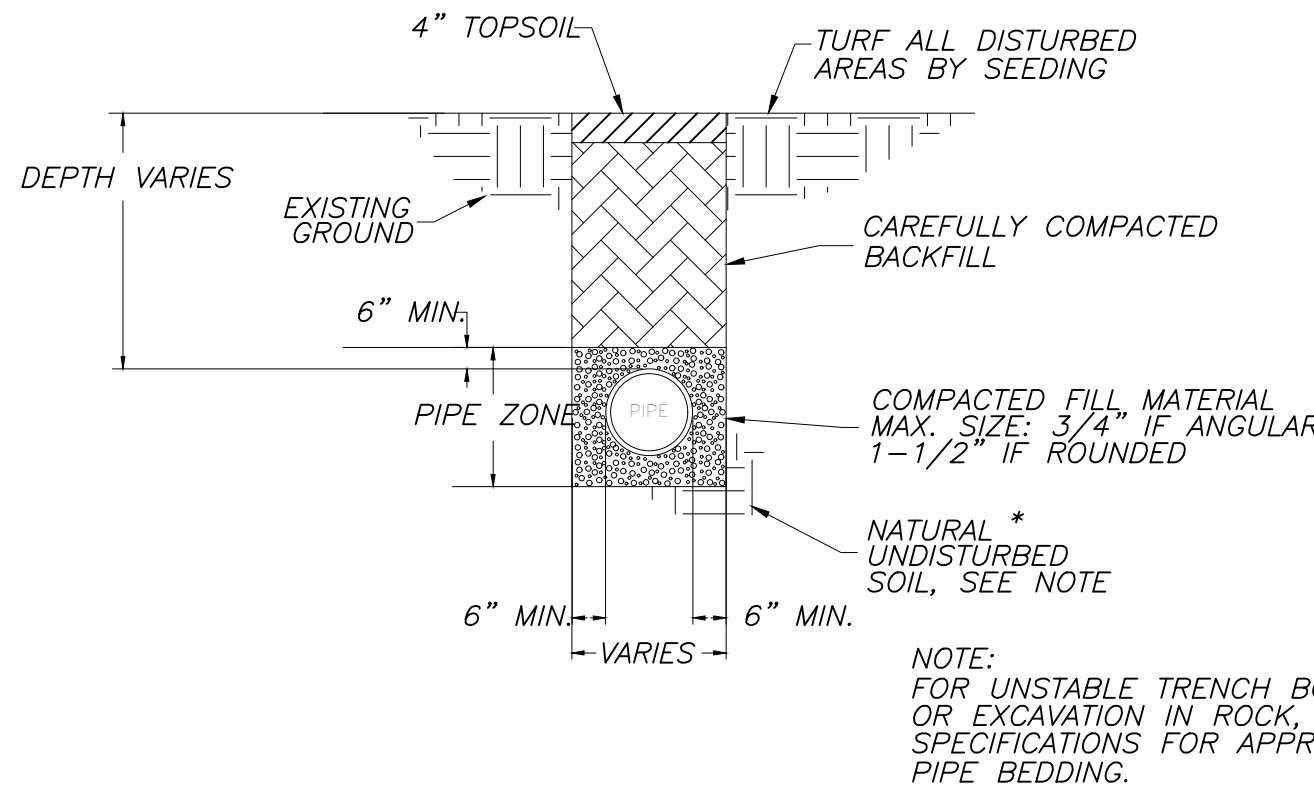
- 1.) ALL STOP SIGNS SHALL BE 30" X 30".
- 2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND CITY OF BRYANT SPECS.
- 3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS 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 SPECIFICATIONS.
- 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 STRUCTURE. THE COST OF SAID REPAIRS OR RELOCATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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

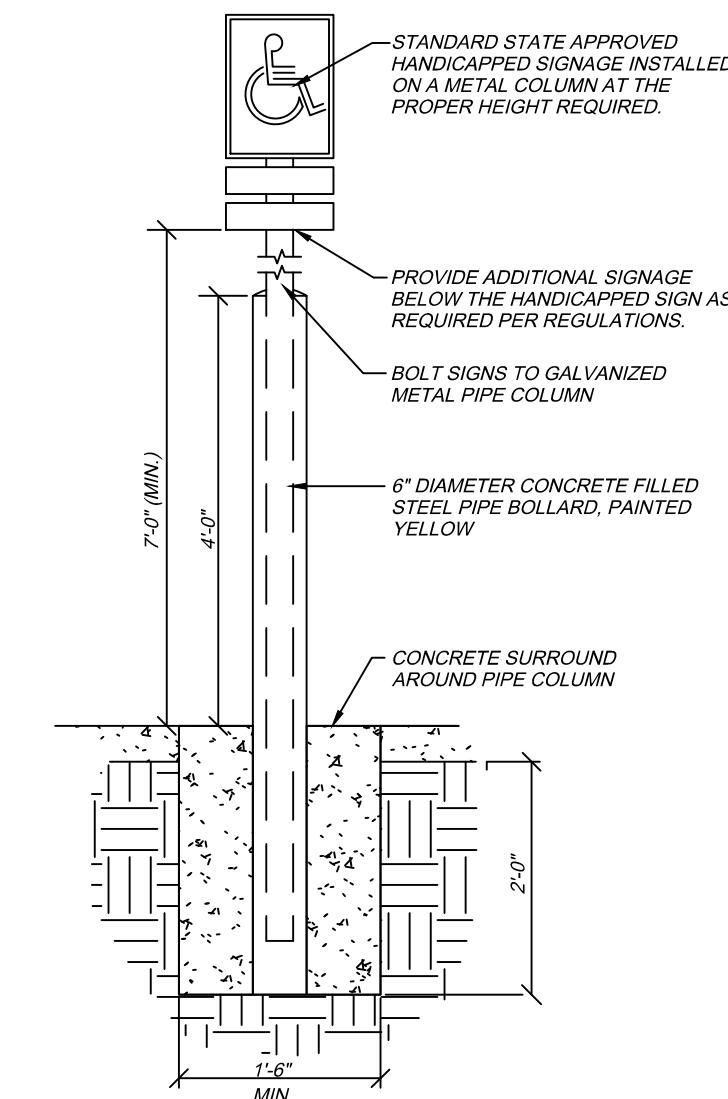
BOLLARD DETAIL



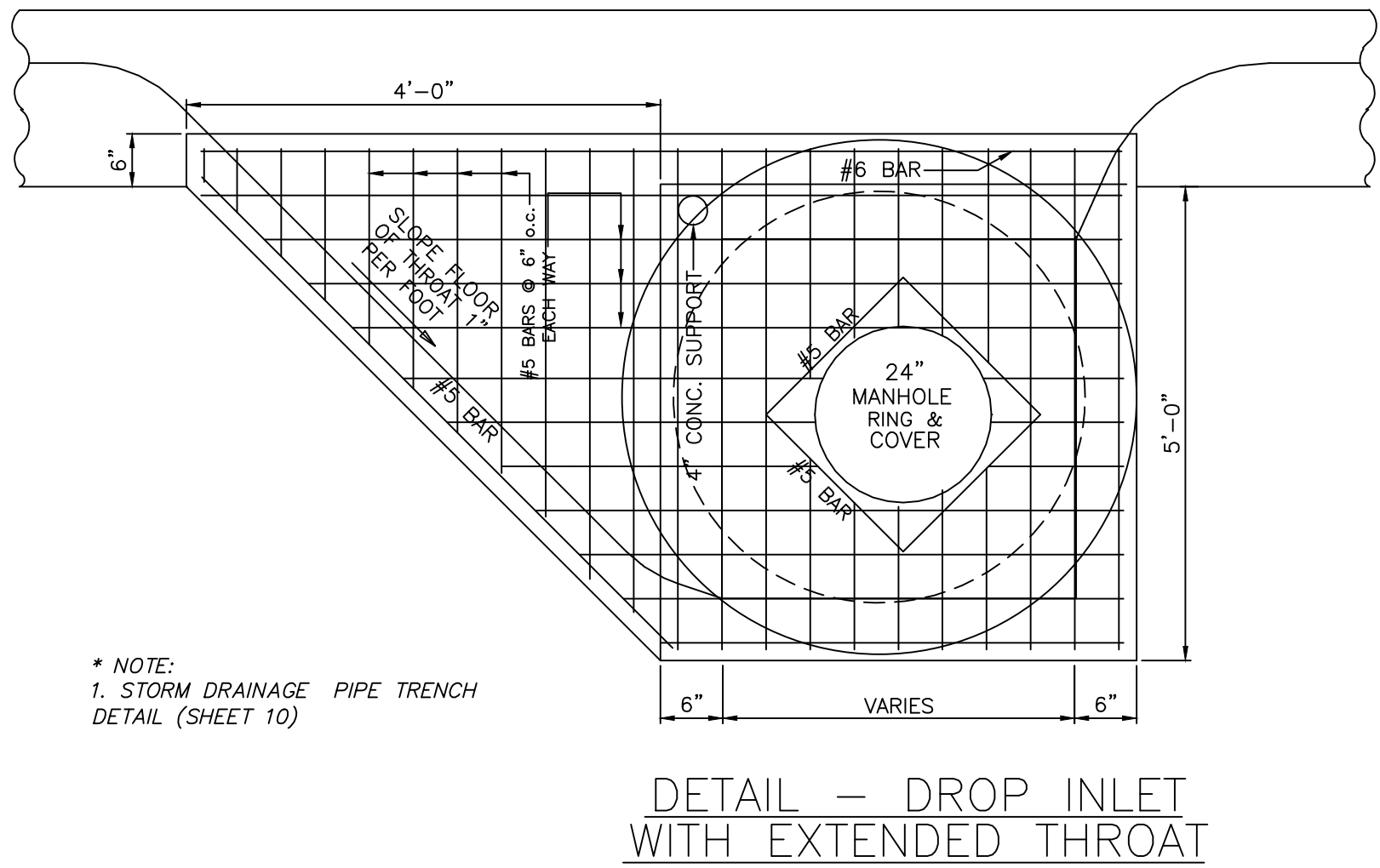
STORM DRAINAGE PIPE TRENCH (UNPAVED AREA) NTS



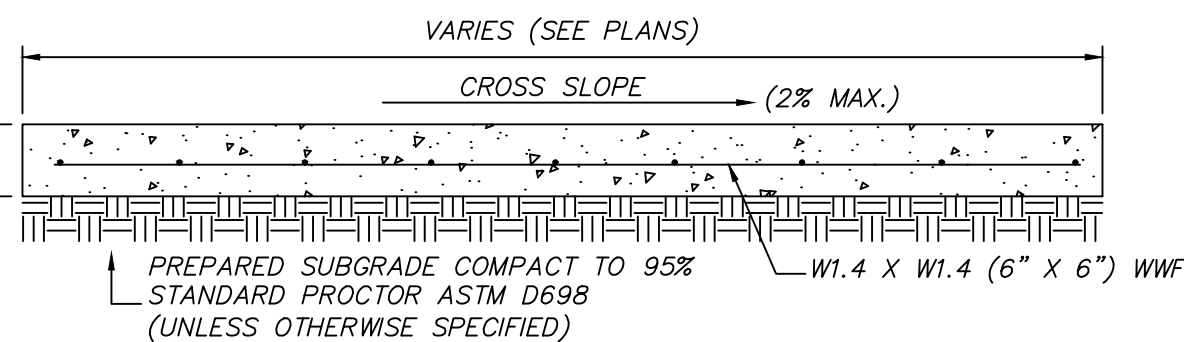
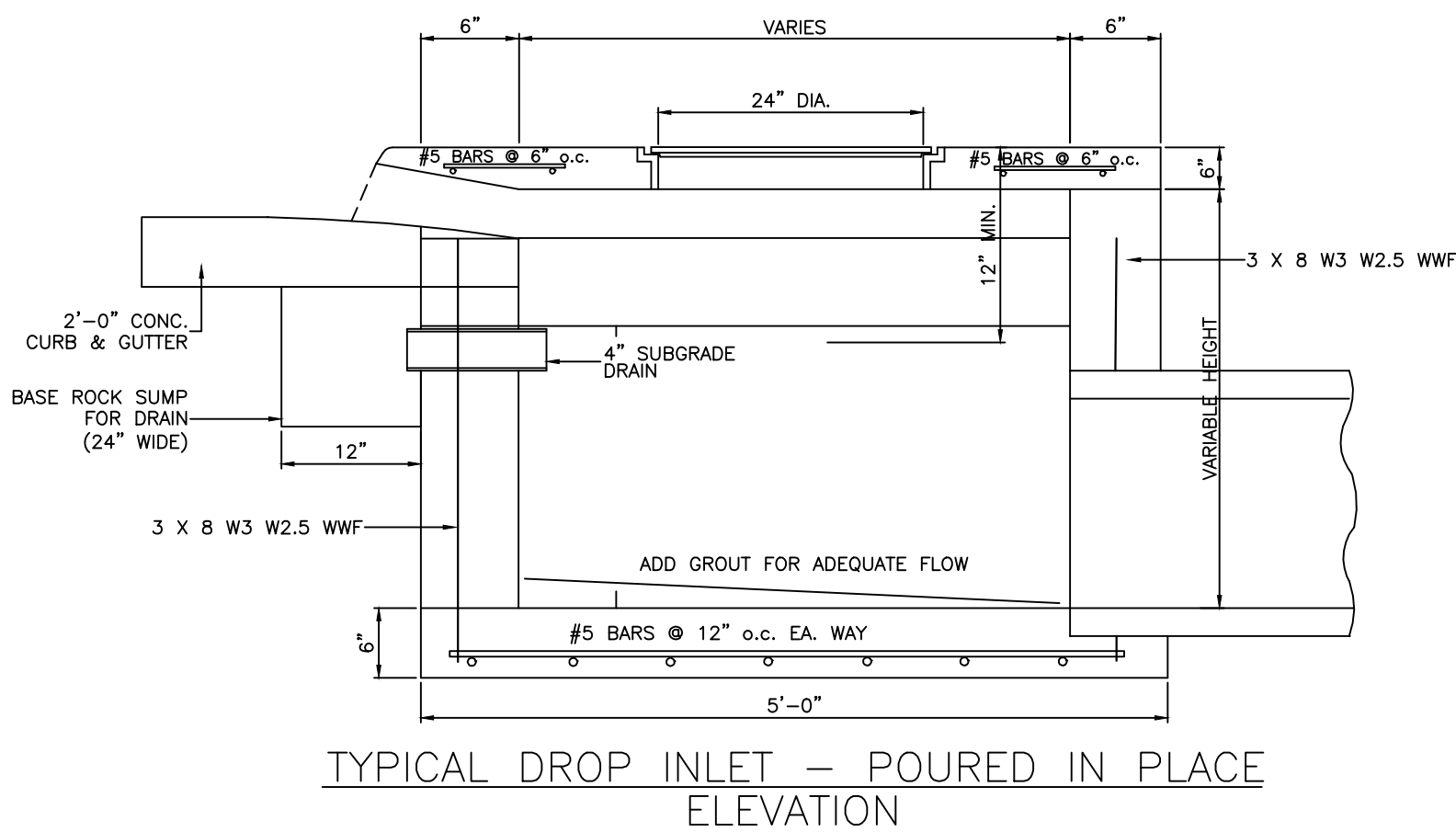
STORM DRAINAGE PIPE TRENCH (UNPAVED AREA) NTS



HANDICAP SIGN DETAIL

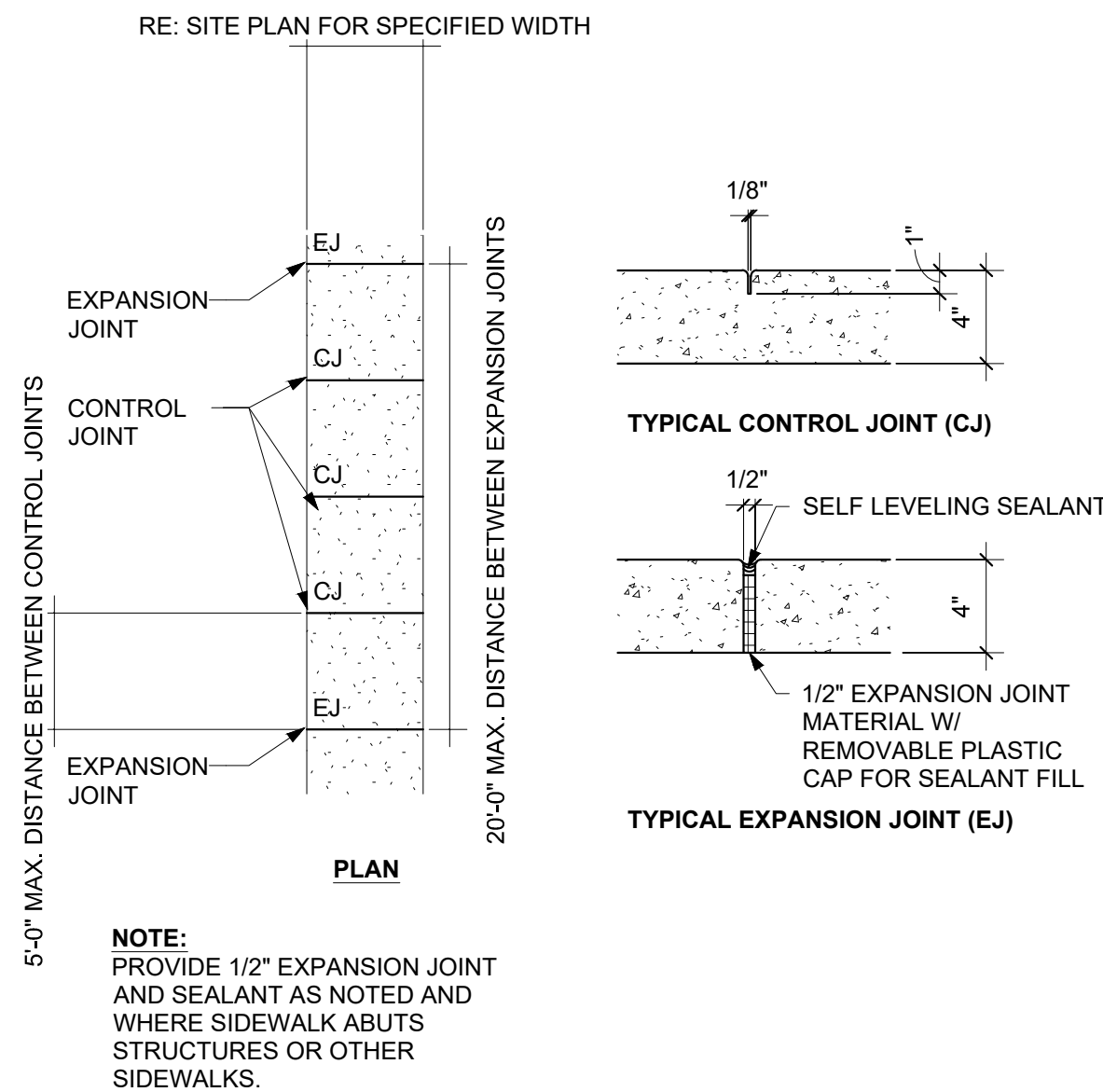


DETAIL - DROP INLET WITH EXTENDED THROAT



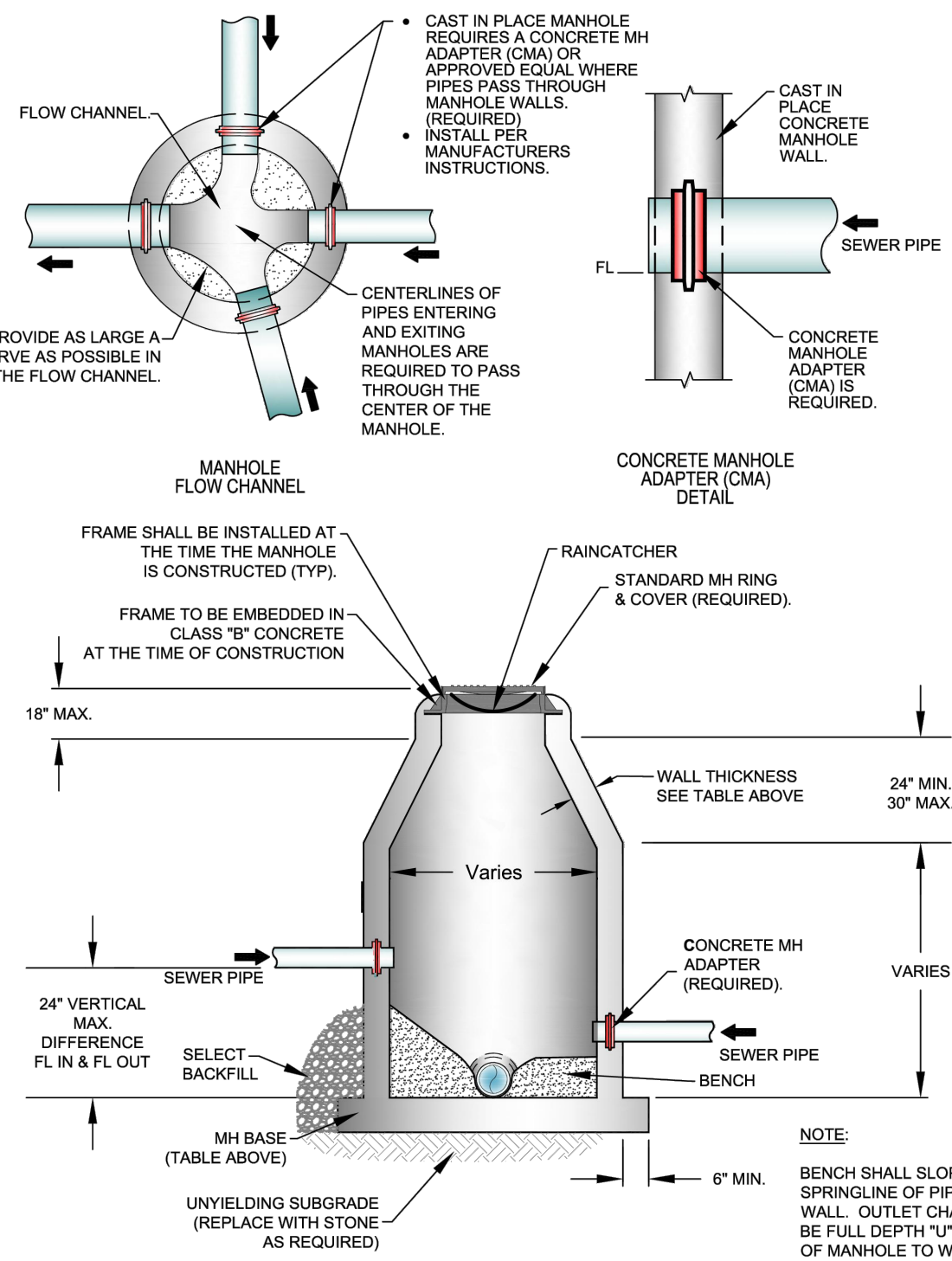
- \* NOTES:
1. PORTLAND CEMENT CONCRETE 3000 PSI. MIN.
  2. USE W1.4 X W1.4 (6" X 6") WWF SHEET REINFORCEMENT. CUT 1/2 THE WIRES AT CONTROL JOINTS.
  3. CONCRETE TO CONTAIN 3-5% AIR ENTRAINMENT.
  4. FINISH TO BE LIGHT BROOM FINISH.
  5. DETECTABLE WARNING DEVICES TO BE INSTALLED AT RAMPS PER ADA REQUIREMENTS.
  6. MAX CROSS SLOPE 2% MAX LONGITUDINAL SLOPE 1:12.
  7. CONTROL JOINTS PER CONC. WALK CONTROL JOINT DETAIL.

CONC. WALK/CONCRETE SWALE CONTROL JOINT DETAILS NTS





### MANHOLE INFORMATION TABLE



|                                                                                   |                                                                                                            |                                                                                           |                                                                      |                                                            |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------|
|  | <b>CITY OF BRYANT, AR</b><br>WATER UTILITIES<br>210 S.W. 3rd. STREET<br>BRYANT, AR<br>PHONE (501) 443-0468 | <b>TITLE: SEWER DETAILS</b><br><br><b>DESCRIPTION: CAST-IN-PLACE MANHOLE</b>              | <b>DATE:</b> APRIL 2015<br>_____<br>_____<br>_____<br>_____<br>_____ | <b>SHEET:</b><br>_____<br>_____<br>_____<br>_____<br>_____ |
|                                                                                   |                                                                                                            |                                                                                           |                                                                      | S4                                                         |
|                                                                                   |                                                                                                            |                                                                                           |                                                                      |                                                            |
|                                                                                   |                                                                                                            |                                                                                           |                                                                      |                                                            |
|                                                                                   |                                                                                                            | <b>DRAWN BY:</b> _____ <b>CHECKED BY:</b> _____ <b>FILE:</b> S4-Cast In Place Manhole.dwg |                                                                      |                                                            |



1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

|                                                                                   |                                                                                                        |                     |                                                                  |                                                                   |                  |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------|-------------------------------------------------------------------|------------------|
|  | <b>CITY OF BRYANT, AR</b><br>WATER UTILITIES<br>210 S.W. STREET<br>BRYANT, AR<br>PHONE: (501) 845-0468 | <b>TITLE:</b>       | <b>SEWER DETAILS</b>                                             | <b>DATE:</b> APRIL 2015                                           | <b>SHEET:</b>    |
|                                                                                   |                                                                                                        | <b>DESCRIPTION:</b> | <b>SEWER MAIN INSTALLATION<br/>PRIOR TO ROADWAY CONSTRUCTION</b> | <b>REVISED</b>                                                    | <b>REVISIONS</b> |
|                                                                                   |                                                                                                        | <b>DRAWN BY:</b>    | <b>CHECKED BY:</b>                                               | <b>FILE C3-Sewer Main Installation Prior to Roadway Const.dwg</b> |                  |

S3



|                                                                                     |                           |              |                                      |       |            |        |            |
|-------------------------------------------------------------------------------------|---------------------------|--------------|--------------------------------------|-------|------------|--------|------------|
|  | <b>CITY OF BRYANT, AR</b> | TITLE:       | <b>SEWER DETAILS</b>                 | DATE: | APRIL 2015 | SHEET: |            |
|                                                                                     | WATER UTILITIES           | DESCRIPTION: |                                      |       | REVISED    |        |            |
|                                                                                     | 210 S.W. 3rd. STREET      |              | <b>SEWER SERVICE CLEANOUT</b>        |       | .....      |        |            |
|                                                                                     | BRYANT, AR                |              |                                      |       | .....      |        |            |
|                                                                                     | PHONE: (501) 343-0408     |              |                                      |       | .....      |        |            |
|                                                                                     |                           |              |                                      |       | .....      |        |            |
|                                                                                     | DRAWN BY:                 | CHECKED BY:  | FILE: S16-Sewer Service Cleanout.dwg |       |            |        | <b>S16</b> |



|                                                                                     |                                                                                                            |              |                       |       |                        |        |                                                            |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------|-----------------------|-------|------------------------|--------|------------------------------------------------------------|
|  | <b>CITY OF BRYANT, AR</b><br>WATER UTILITIES<br>210 S.W. 3rd. STREET<br>BRYANT, AR<br>PHONE (501) 463-0468 | TITLE:       | <b>SEWER DETAILS</b>  | DATE: | APRIL 2015             | SHEET: | <div style="font-size: 48pt; font-weight: bold;">S11</div> |
|                                                                                     |                                                                                                            | DESCRIPTION: | <b>MANHOLE CORING</b> |       | REVISED                |        |                                                            |
|                                                                                     |                                                                                                            | DRAWN BY:    | CHECKED BY:           | FILE: | S11-Manhole Coring.dwg |        |                                                            |
|                                                                                     |                                                                                                            |              |                       |       |                        |        |                                                            |

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.
- 3.) CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
- 4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 5.) CONTRACTOR TO PROVIDE ALL NECESSARY 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. DIRECTIONAL CLEANOUT MUST SWEEP AWAY FROM THE VALVE TO PREVENT DAMAGE TO THE BACKFLOW PREVENTER.



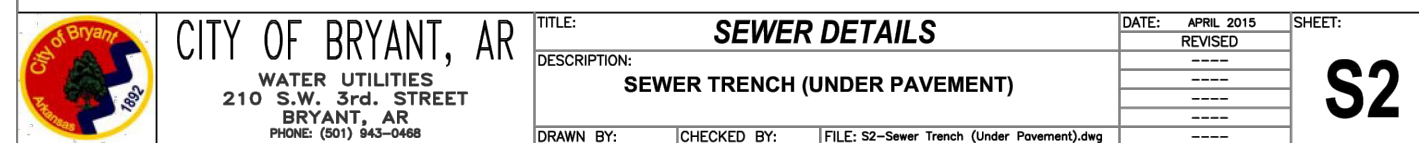
1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

|                                                                                     |                                                                                                            |                                                                                                                                                                    |                                                                                       |                                                                                              |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
|  | <b>CITY OF BRYANT, AR</b><br>WATER UTILITIES<br>210 S.W. 3rd STREET<br>BRYANT, AR<br>PHONE: (501) 443-0488 | <b>TITLE: SEWER DETAILS</b><br><b>DESCRIPTION: SEWER TRENCH (NON-PAVED AREA)</b><br>DRAWING BY: _____ CHECKED BY: _____ FILE: S1-Sewer Trench (Non-Paved Area).dwg | <b>DATE:</b> APRIL 2015<br>REVISED _____<br>_____<br>_____<br>_____<br>_____<br>_____ | <b>SHEET:</b><br><div style="font-size: 48pt; font-weight: bold; margin-top: 20px;">S1</div> |
|                                                                                     |                                                                                                            |                                                                                                                                                                    |                                                                                       |                                                                                              |
|                                                                                     |                                                                                                            |                                                                                                                                                                    |                                                                                       |                                                                                              |
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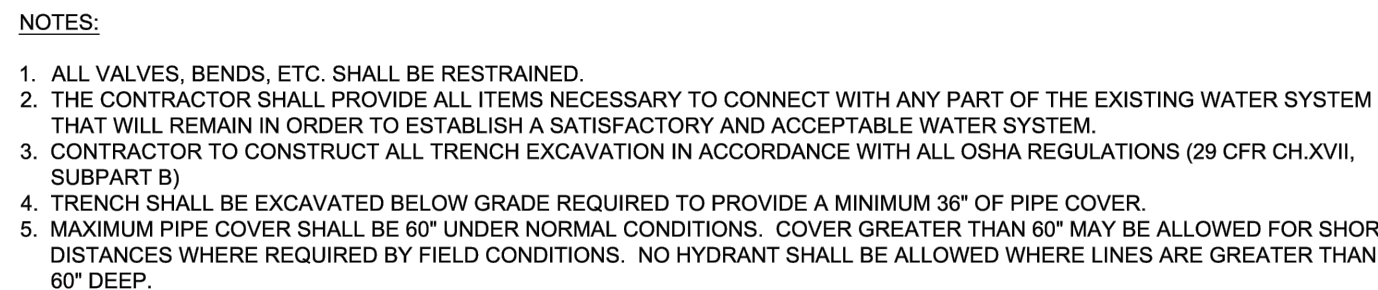


1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

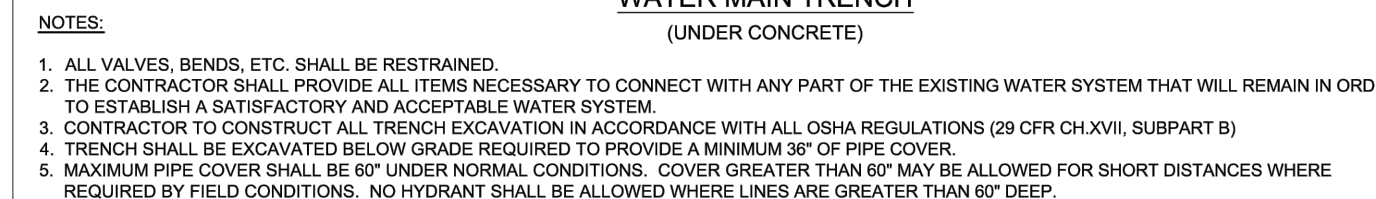
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|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|  | <b>CITY OF BRYANT, AR</b><br>WATER UTILITIES<br>210 S.W. 3rd. STREET<br>BRYANT, AR<br>PHONE: (501) 843-0468 | <b>TITLE: SEWER DETAILS</b><br><b>DESCRIPTION: SEWER TRENCH (UNDER PAVEMENT)</b><br>DRAWN BY: _____ CHECKED BY: _____ FILE: S2-Sewer Trench (Under Pavement).org | <b>DATE:</b> APRIL 2015<br>REVISED _____<br>_____<br>_____<br>_____ | <b>SHEET:</b><br><div style="font-size: 2em; font-weight: bold; text-align: center;">S2</div> |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|



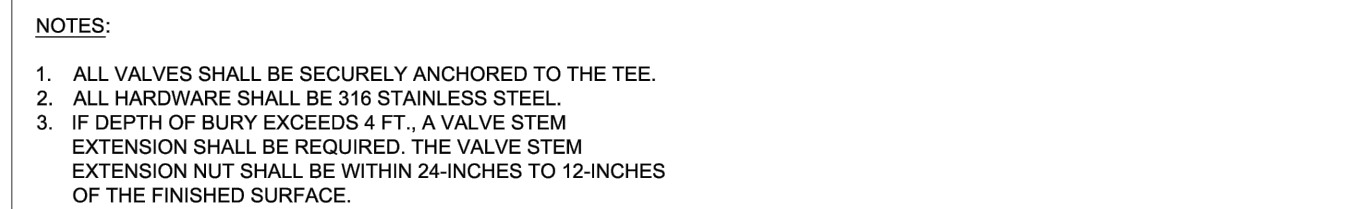




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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------|---------------------------------------------------|---------------|
|  <p><b>CITY OF BRYANT, AR</b></p> <p>WATER UTILITIES<br/>210 S.W. 3RD STREET<br/>BRYANT, AR<br/>PHONE: (501) 643-0468</p> | <b>TITLE:</b> WATER DETAILS               |                    | <b>DATE:</b> APRIL 2015                           | <b>SHEET:</b> |
|                                                                                                                                                                                                            | <b>DESCRIPTION:</b>                       |                    | REVISED                                           | W1            |
|                                                                                                                                                                                                            | <b>WATER MAIN TRENCH (NON-PAVED AREA)</b> |                    | REVISIONS                                         |               |
|                                                                                                                                                                                                            | <b>DRAWN BY:</b>                          | <b>CHECKED BY:</b> | <b>FILE:</b> W1-Water Trench (Non-Paved Area).dwg |               |

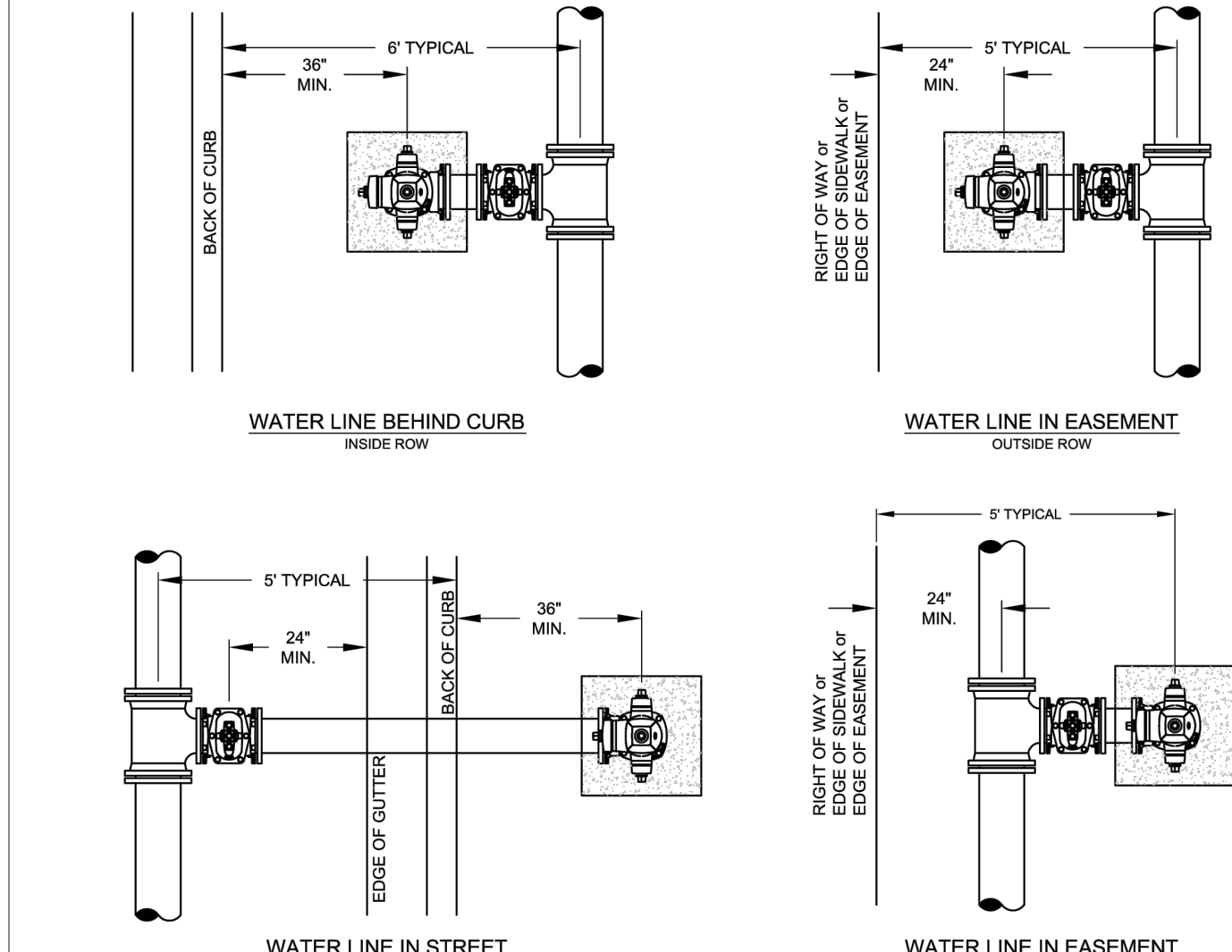


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|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------|--------|
|  | <b>CITY OF BRYANT, AR</b><br><br>WATER UTILITIES<br>210 S.W. 3RD. STREET<br>BRYANT, AR | TITLE: <b>WATER DETAILS</b>                            | DATE: APRIL 2015                                   | SHEET: |
|                                                                                   |                                                                                        | DESCRIPTION: <b>WATER MAIN TRENCH (UNDER PAVEMENT)</b> | REVISED                                            |        |
| PHONE: (501) 463-0606                                                             | DRAWN BY:                                                                              | CHECKED BY:                                            | FILED BY: <u>Water Trench (Under Pavement).dgn</u> | W      |

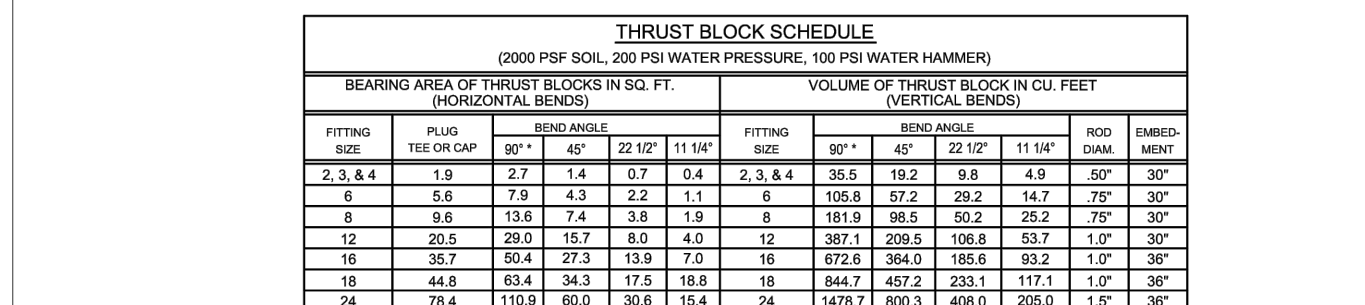
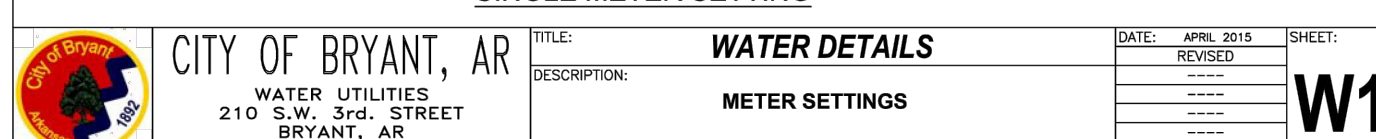


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|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------|------------------|--------|
|  | <h1 style="margin: 0;">CITY OF BRYANT, AR</h1>                                 | <h2 style="margin: 0;">TITLE: <b>WATER DETAILS</b></h2>    | DATE: APRIL 2015 | SHEET: |
|                                                                                     | WATER UTILITIES<br>210 S.W. 3rd. STREET<br>BRYANT, AR<br>PHONE: (501) 945-0468 | <h3 style="margin: 0;">DESCRIPTION: <b>GATE VALVE</b></h3> | REVISED          |        |
|                                                                                     |                                                                                |                                                            |                  |        |
|                                                                                     |                                                                                |                                                            |                  |        |
|                                                                                     |                                                                                | DRAWN BY:      CHECKED BY:      FILE: WA-City Valves.dwg   |                  |        |

- 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.
- 3) 1200 PSI COATED STEEL PIPE (CSP) TO BE USED WITH ALL WATERLINES (MANS & SERVICES).
- 4) ALL FITTINGS SHALL BE DUCTILE IRON M.J. (WHERE AVAILABLE).
- 5) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 6) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'.
- 7) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 18" (WATER ON TOP).
- 8) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 9) STREET CROSSINGS TO MEET CITY OF BRYANT STREET DEPT SPECIFICATIONS.
- 10) CONTRACTOR TO ADHERE TO ANNA SPEC FOR ALL PAVING & CURBWORK.
- 11) ON-SITE FIRE HYDRANTS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.



|                                                                                     |                                                                                        |                                            |                             |        |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------|--------|
|  | <b>CITY OF BRYANT, AR</b><br><br>WATER UTILITIES<br>210 S.W. 3rd. STREET<br>BRYANT, AR | TITLE: <b>WATER DETAILS</b>                | DATE: APRIL 2015<br>REVISED | SHEET: |
|                                                                                     |                                                                                        | DESCRIPTION: <b>FIRE HYDRANT PLACEMENT</b> |                             |        |
|                                                                                     |                                                                                        |                                            |                             |        |
|                                                                                     |                                                                                        |                                            |                             |        |
|                                                                                     |                                                                                        |                                            |                             |        |



|                                                                                       |                                                                            |              |                        |                  |          |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------|------------------------|------------------|----------|
|  | CITY OF BRYANT, AR<br>WATER UTILITIES<br>210 S.W. 3rd STREET<br>BRYANT, AR | TITLE:       | <b>WATER DETAILS</b>   | DATE: APRIL 2015 | SHEET:   |
|                                                                                       |                                                                            | DESCRIPTION: | <b>THRUST BLOCKING</b> | REVISED          | <b>W</b> |
|                                                                                       |                                                                            |              |                        | REVISIONS        |          |
|                                                                                       |                                                                            |              |                        | REVISIONS        |          |
|                                                                                       |                                                                            |              |                        | REVISIONS        |          |
|                                                                                       |                                                                            |              |                        | REVISIONS        |          |

FIRE HYDRANT ASSEMBLY  
 WATEROUS PACER WB67-250,  
 MUELLER SUPER CENTURION 250,  
 or M&H VALVE COMPANY - STYLE 121  
 STANDARD 48-INCH BURY

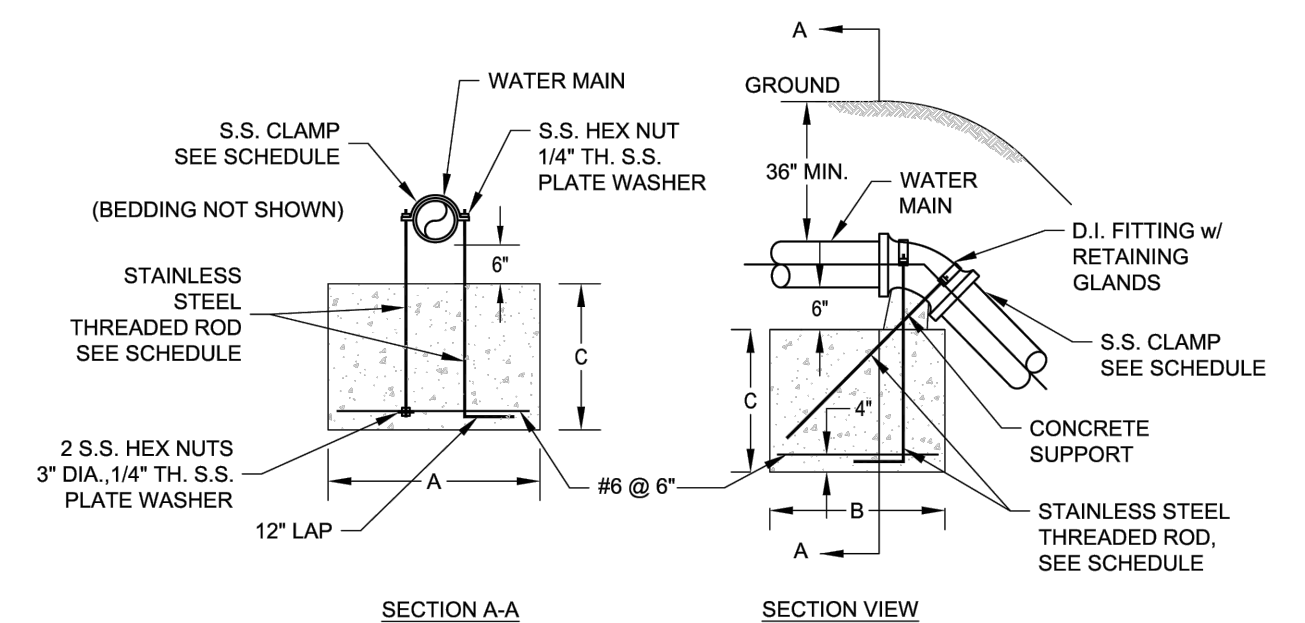
WORD "WATER" ON COVER  
 COIL MIN. 12" OF TRACER  
 WIRE INSIDE TOP OF BOX  
 PROVIDE 18" DIA.  
 CONC. COLLAR AROUND  
 ALL VALVE BOXES  
 EJIW 8550 SERIES or  
 TYLER UNION 8550  
 SERIES VALVE BOX  
 CONTINUOUS TRACER WIRE  
 12 GAUGE SOLID COATED COPPER  
 (BLUE JACKET) 6" ABOVE PIPE  
 HDPE VALVE BOX  
 ALIGNMENT DEVICE  
 THRUST  
 BLOCK  
 WATER MAIN  
 MJ x SWIVEL TEE or  
 MJ x MJ TEE w/  
 FOSTER ADAPTER  
 SUPPORT PIPE AND VALVE  
 WITH MIN. 6" CRUSHED STONE

BREAKABLE FLANGE w/  
 INTERNAL BREAKABLE  
 STEM COUPLING  
 18" MIN.  
 24" MAX.  
 NON-PAVED AREA  
 CONCRETE COLLAR  
 2x2x1' REINFORCED  
 w/ TWO LAYERS #9's  
 8 MIL. POLY WRAP  
 6 CUBIC FOOT  
 #67 GRAVEL DRAIN BED  
 THRUST  
 BLOCK  
 4" THICK CONCRETE  
 FILING BLOCK  
 SWIVEL x SOLID ADAPTER  
 w/ SWIVEL GLAND  
 (13", 18", 24", 36" or 48" LENGTH)

BURY DEP.  
 48-INCHES

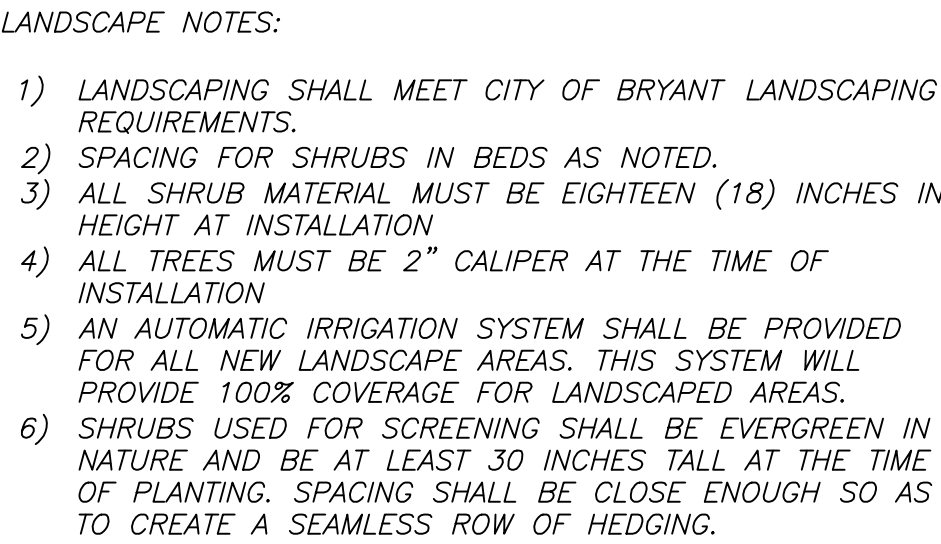
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|  | <b>CITY OF BRYANT, AR</b>                      | TITLE: <b>WATER DETAILS</b>              | DATE: APRIL 2015 | SHEET:    |
|                                                                                     | WATER UTILITIES                                | DESCRIPTION:                             | REVISED          | <b>W8</b> |
|                                                                                     | 210 S.W. 3rd. STREET                           | <b>FIRE HYDRANT AND VALVE CONNECTION</b> |                  |           |
|                                                                                     | BRYANT, AR                                     |                                          |                  |           |
|                                                                                     | PROJECT NO.                                    |                                          |                  |           |
|                                                                                     | DRAWN BY: [ ] CHECKED BY: [ ] DESIGNED BY: [ ] |                                          |                  |           |

ALL FITTINGS SHALL BE MECHANICAL  
JOINTS WITH RETAINING GLANDS.  
BEDDING NOT SHOWN



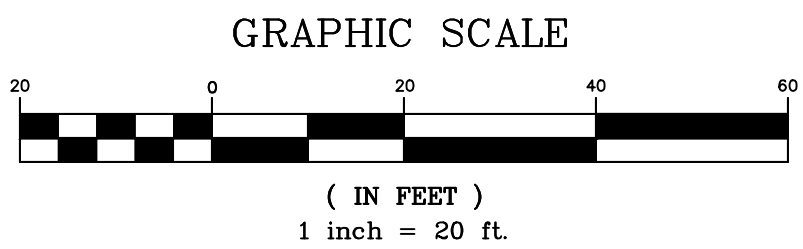
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|--|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------|
|  | <h1 style="margin: 0;">CITY OF BRYANT, AR</h1>                              | <p><b>TITLE:</b> <span style="font-size: 1.2em; font-weight: bold;">WATER DETAILS</span></p> <p><b>DESCRIPTION:</b> <span style="font-size: 1.2em; font-weight: bold;">VERTICAL TIE-DOWN BLOCKING</span></p> | <p><b>DATE:</b> <span style="font-size: 1.2em;">APRIL, 2015</span></p> | <p><b>SHEET:</b></p> |
|  | <p><b>WATER UTILITIES</b></p> <p>210 S.W. 3rd. STREET</p> <p>BRYANT, AR</p> |                                                                                                                                                                                                              | <p><b>REVISED</b></p>                                                  |                      |
|  |                                                                             |                                                                                                                                                                                                              |                                                                        |                      |
|  |                                                                             |                                                                                                                                                                                                              |                                                                        |                      |
|  |                                                                             |                                                                                                                                                                                                              |                                                                        |                      |





- 
- ACER PALMATUM - JAPANESE MAPLE  
(OR APPROVED EQUIVALENT)
- 
- ILEX CRENATA "COMPACTA" DWARF  
JAPANESE HOLLY (OR APPROVED  
EQUIVALENT)
- 
- ILEX CORNUTA "ROTUNDA" DWARF  
ROTUNDA HOLLY (OR APPROVED  
EQUIVALENT)
- 
- HYDRANGEA ARBORESCENS 'ANNABELLE'  
/ ANNABELLE HYDRANGEA (OR APPROVED  
EQUIVALENT)
- 
- ACER SACCHARINUM - SILVER  
MAPLE (OR APPROVED  
EQUIVALENT)

-  PROPOSED BERMUDA GRASS IN SOD AREA
-  PROPOSED MULCH/BED AREA / INTERIOR LANDSCAPING
-  PROPOSED BUFFER AREAS



UTILITIES:

SANITARY SEWER:  
BRYANT  
WASTEWATER DEPARTMENT  
210 SW 3RD ST.  
BRYANT, AR 72022  
(501) 943-0999

WATER:  
BRYANT  
WATER DEPARTMENT  
210 SW 3RD ST.  
BRYANT, AR 72022  
(501) 943-0999

ELECTRIC:  
ENERGY  
SIMMONS TOWER  
125 W. CAPITOL AVE.  
LITTLE ROCK, AR 72201  
(800) 368-3749

NATURAL GAS:  
SUMMIT  
400 WEST CAPITOL #600  
LITTLE ROCK, ARKANSAS  
388-498-0409

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

**SURVEYOR**  
**SOUTHPOINT SURVEYING**  
**P.O. BOX 400**  
**SHERIDAN, AR 72150**  
**(501) 285-5958**

**DEVELOPERS**  
**JOHN MARTIN**

OWNER OF RECORD  
PROSPER PROPERTIES LLC  
612 W. COMMERCE ST, STE 2  
BRYANT, AR 72022  
SOURCE OF TITLE: 2020-02020

GENERAL NOTES:

- 1.) SURVEYING PROVIDED BY SOUTHPONT SURVEYING LLC.
- 2.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN
- 3.) AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
- 4.) ANYTHING CALLED OUT FOR HERE IS AN ADDITIONAL INFORMATION.
- 5.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS,
- 6.) AND SHALL MEET ALL APPLICABLE ADOPTED STANDARDS FOR EROSION CONTROL MEASURES.
- 7.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
- 8.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION
- 9.) & TRENCH SAFETY.
- 10.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES,
- 11.) PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE
- 12.) CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT LOCATION OF THE
- 13.) ABOVEMENTIONED ITEMS, SHOWN AND NOT SHOWN.

SITE NOTES

- PROJECT SITE AREA 1.925 ACRES (83,899 SQUARE FEET)  
PROJECT PROVIDES 42 PARKING SPACES.  
CURRENT ZONING: C2  
PROPOSED USE: PHARMACY  
BUILDING LINE TO BE NOTED ON SITE PLAN.  
PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE.  
ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD  
DEPT. SPECS.  
CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS  
ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL  
ENGINEERS SPECS.  
CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION  
OF STREET SIGNS & TRAFFIC CONTROL DEVICES.  
CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION  
& TRENCH SAFETY.  
NO PORTION OF THIS PROPERTY (AS SHOWN) IS IN THE 100 YEAR FLOOD HAZARD  
AREA. PER COPIES OF FLOOD INSURANCE EFFECTIVE 6/5/2020  
REFER TO LANDSCAPING PLAN FOR REQUIREMENTS/LIGHTING PLAN TO BE VERIFIED  
W/OWNER. REVISIONS TO PLAN TO BE SUBMITTED TO CITY.  
IRRIGATION SYSTEMS TO BE DESIGNED BY OTHERS.  
WITHIN 500' DOWNSTREAM  
THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS  
WITHIN 500' DOWNSTREAM  
THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS,  
SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND  
STRUCTURES WITHIN THE PROJECT.  
FARMER SHALL BE COMPACTION TESTS IN ACCORDANCE WITH AHTD SPECIFICATIONS,  
AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.  
CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON  
SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.  
TRENCHES TO BE AT LOW LEVEL DIRECTION. SHIELDED DOWNWARD  
AND INTO THE SITE. DESIGNED BY OTHER AS PER CITY OF BRYANT REQUIREMENTS

**VICINITY MAP**