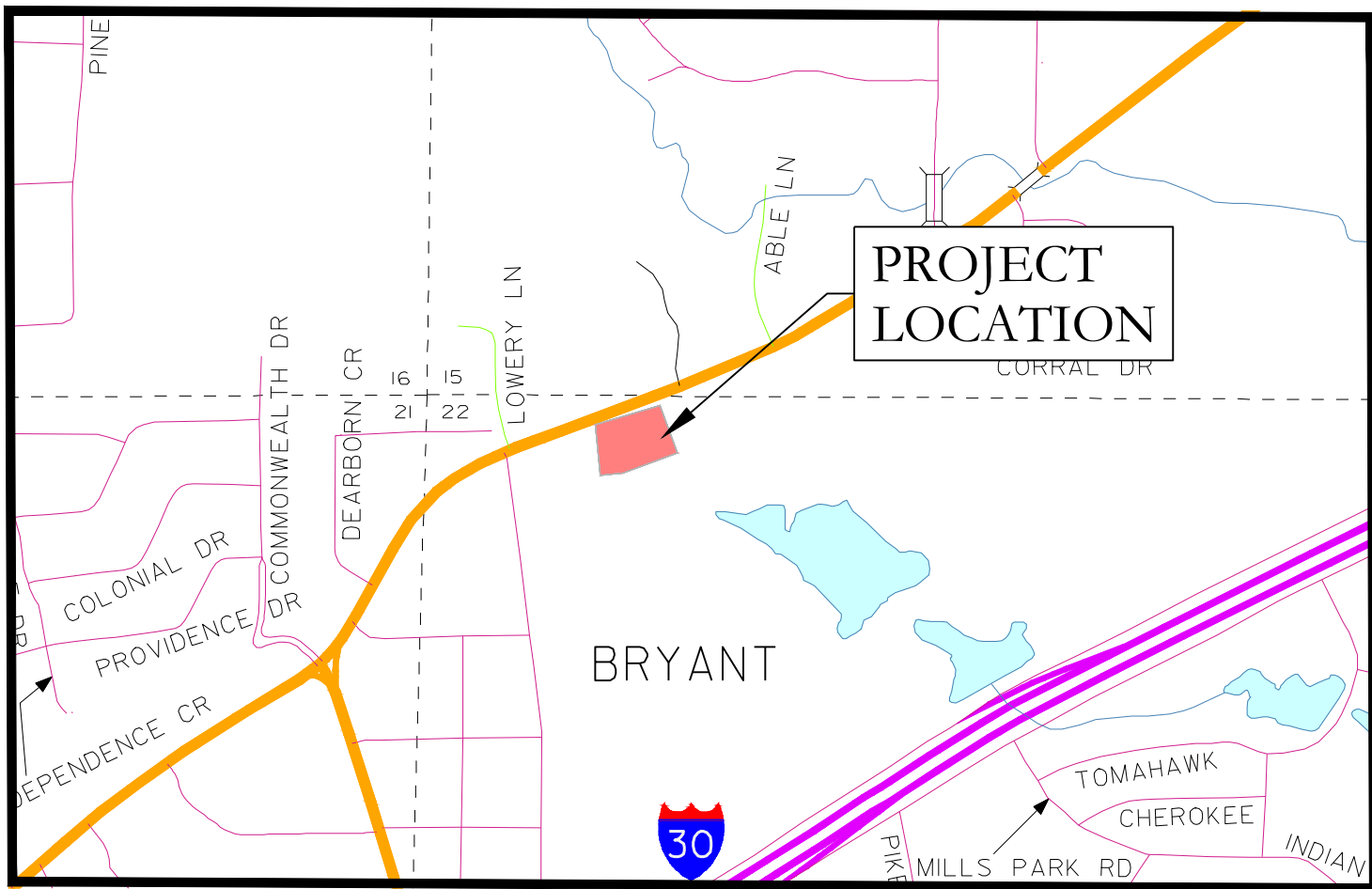


CONSTRUCTION PLANS
MARKET PLACE II
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, AR



VICINITY MAP

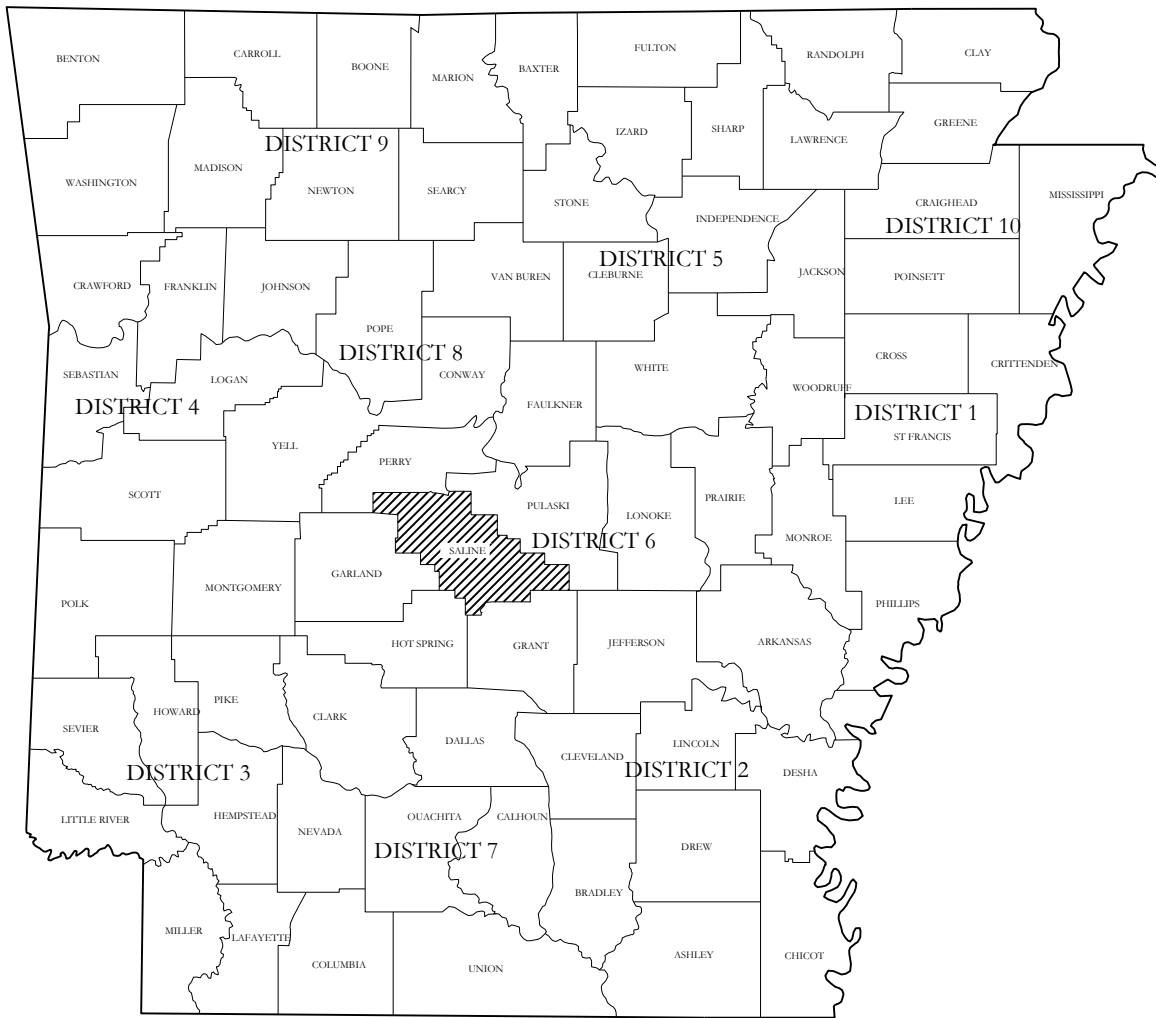
PREPARED BY:

HOPE
CONSULTING
ENGINEERS - SURVEYORS

129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

DRAWING INDEX

SHEET NO.	TITLE
C-1.0	SITE PLAN
C-2.0	GRADING PLAN
C-3.0	UTILITY PLAN
C-3.1-3.6	SEWER DETAILS
C-3.7-3.11	WATER DETAILS
C-4.1-4.2	PRE & POST DEV. CALCULATION
C-4.3	DRAINAGE CALCULATION
C-4.4	DRAINAGE PATH
C-5.0	EROSION CONTROL PLAN
C-6.0	LANDSCAPE PLAN



CIVIL ENGINEER

HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015

ARCHITECH

N/A

STRUCTURAL ENGINEER

N/A

GEOTECHNICAL ENGINEER

N/A



HOPE
CONSULTING
ENGINEERS - SURVEYORS

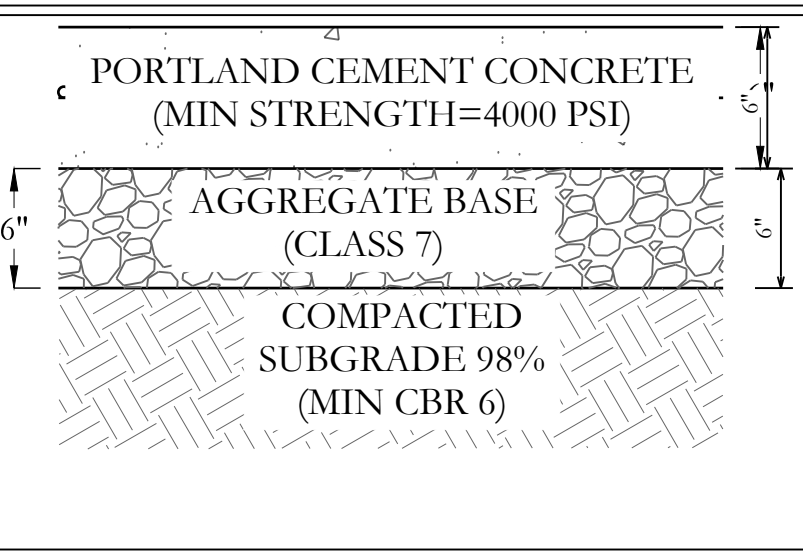
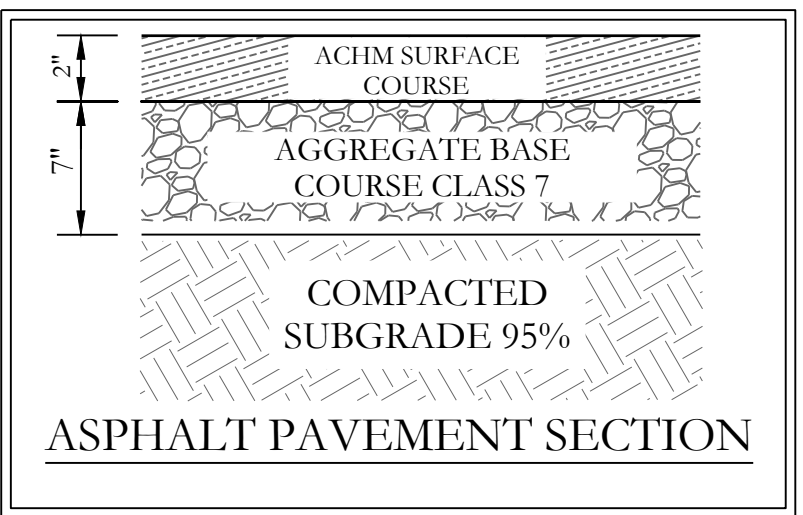
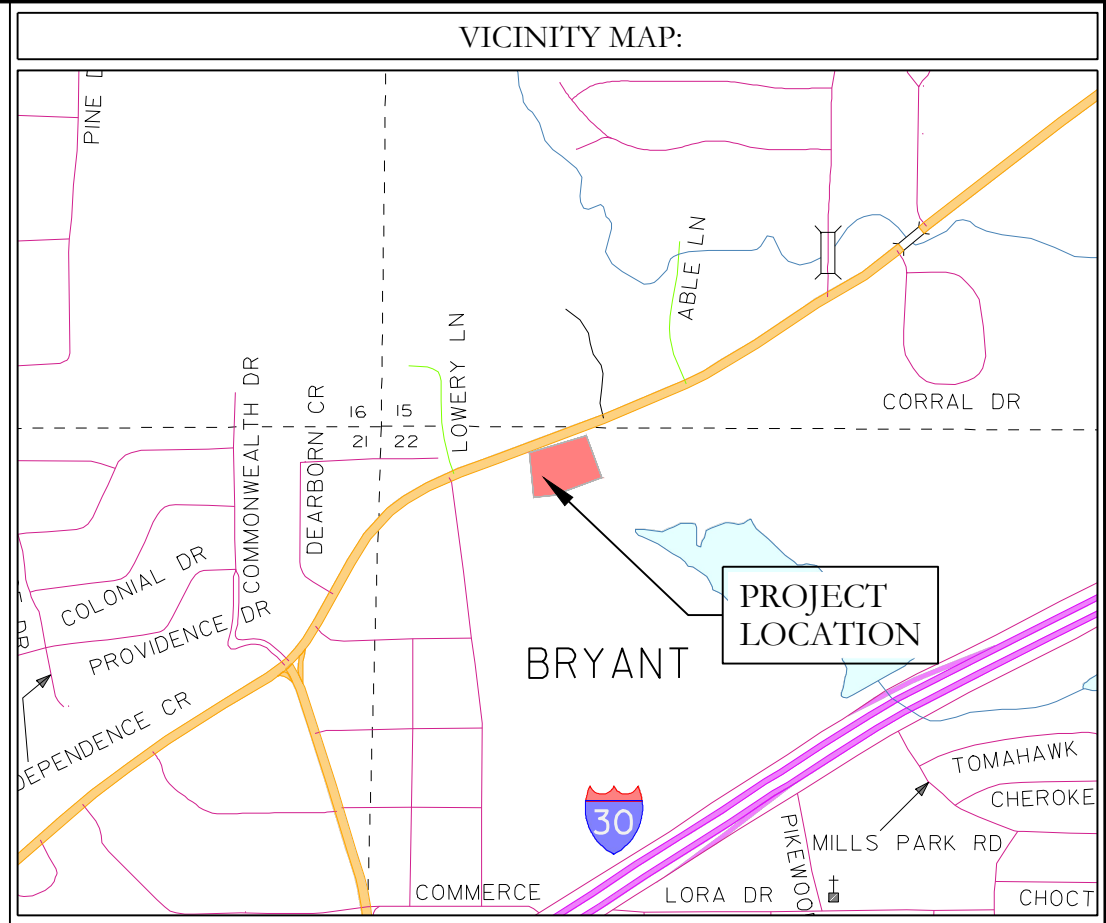
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FOR USE AND BENEFIT OF:
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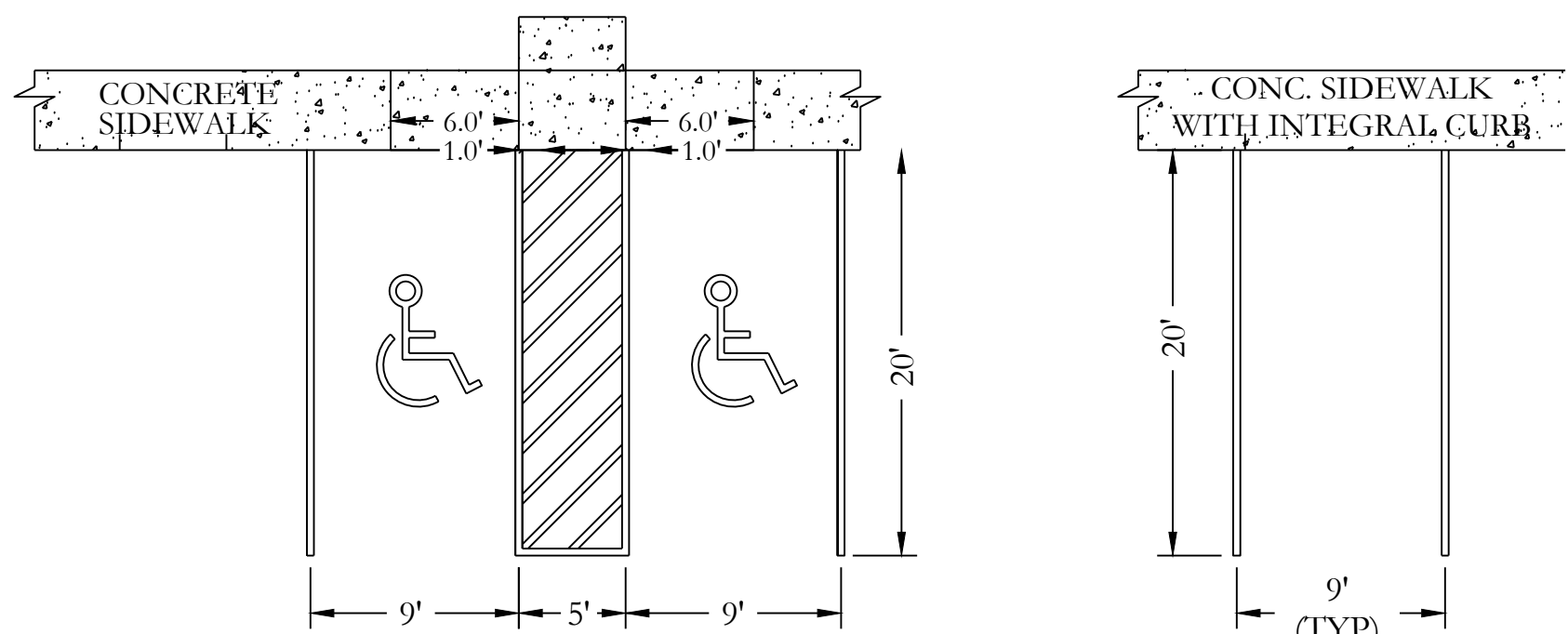
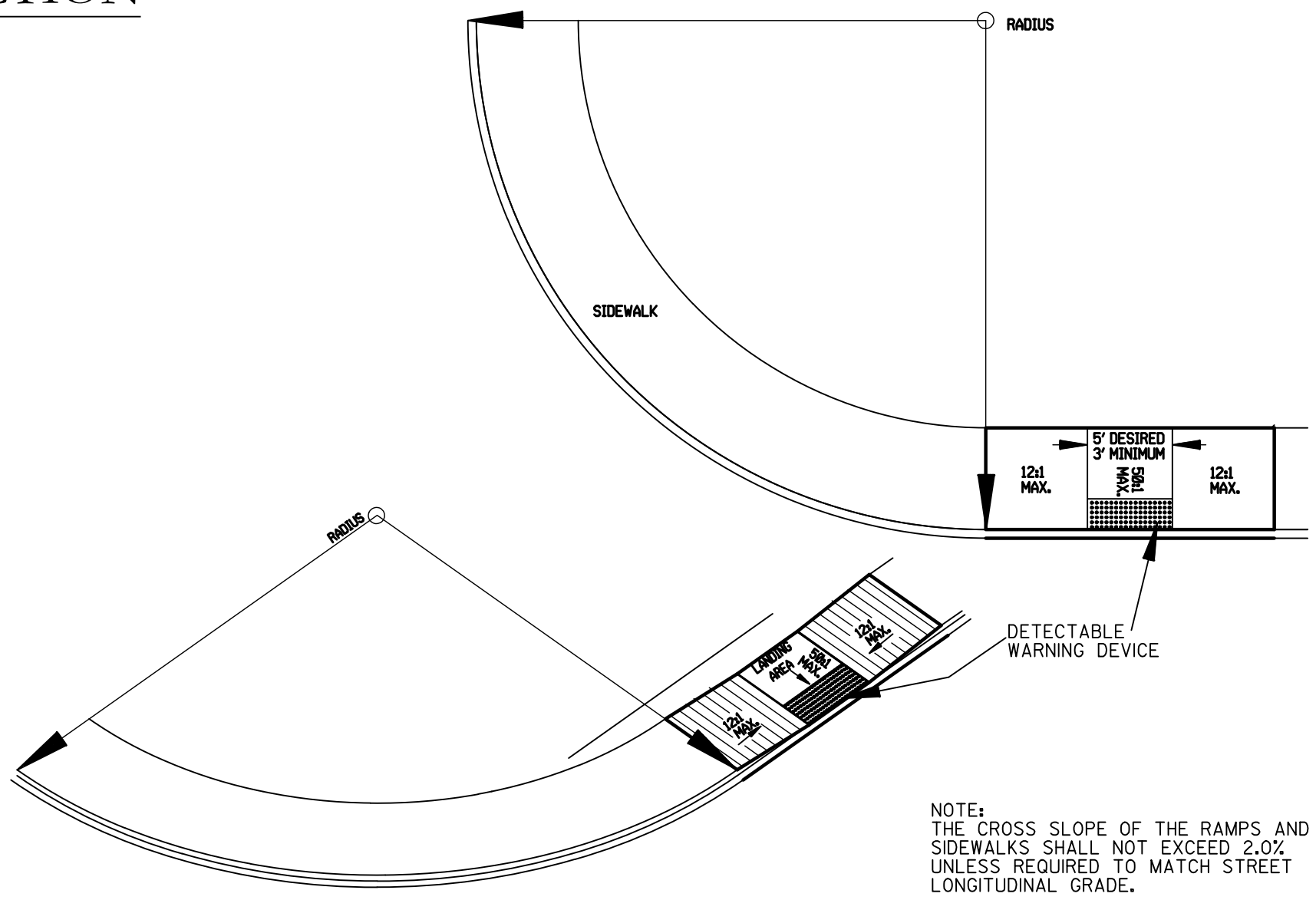
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REVISED:	date	CHECKED BY:		25-0608
SHEET:	C-0.0	SCALE:		

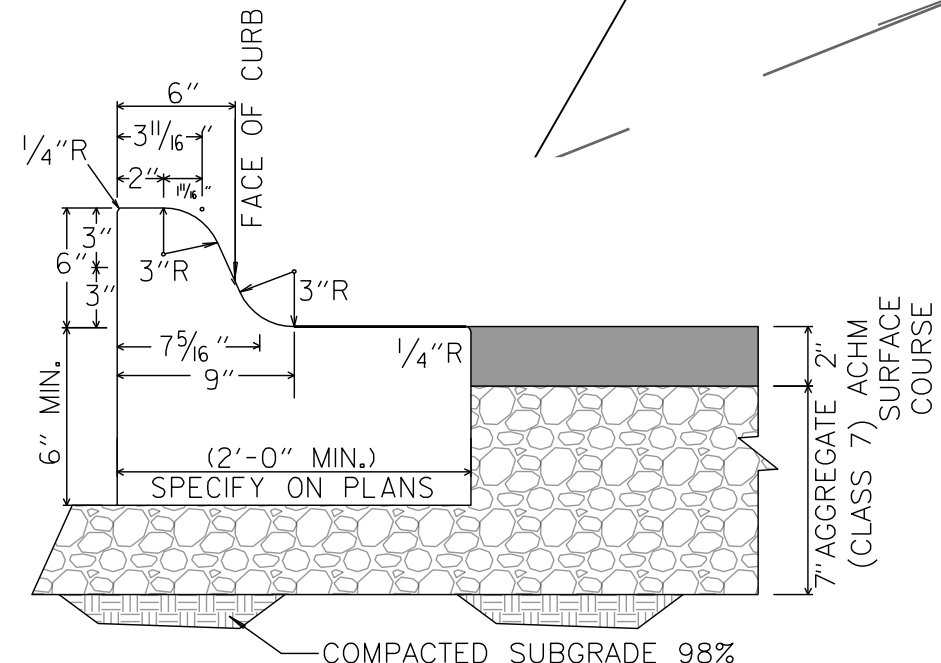
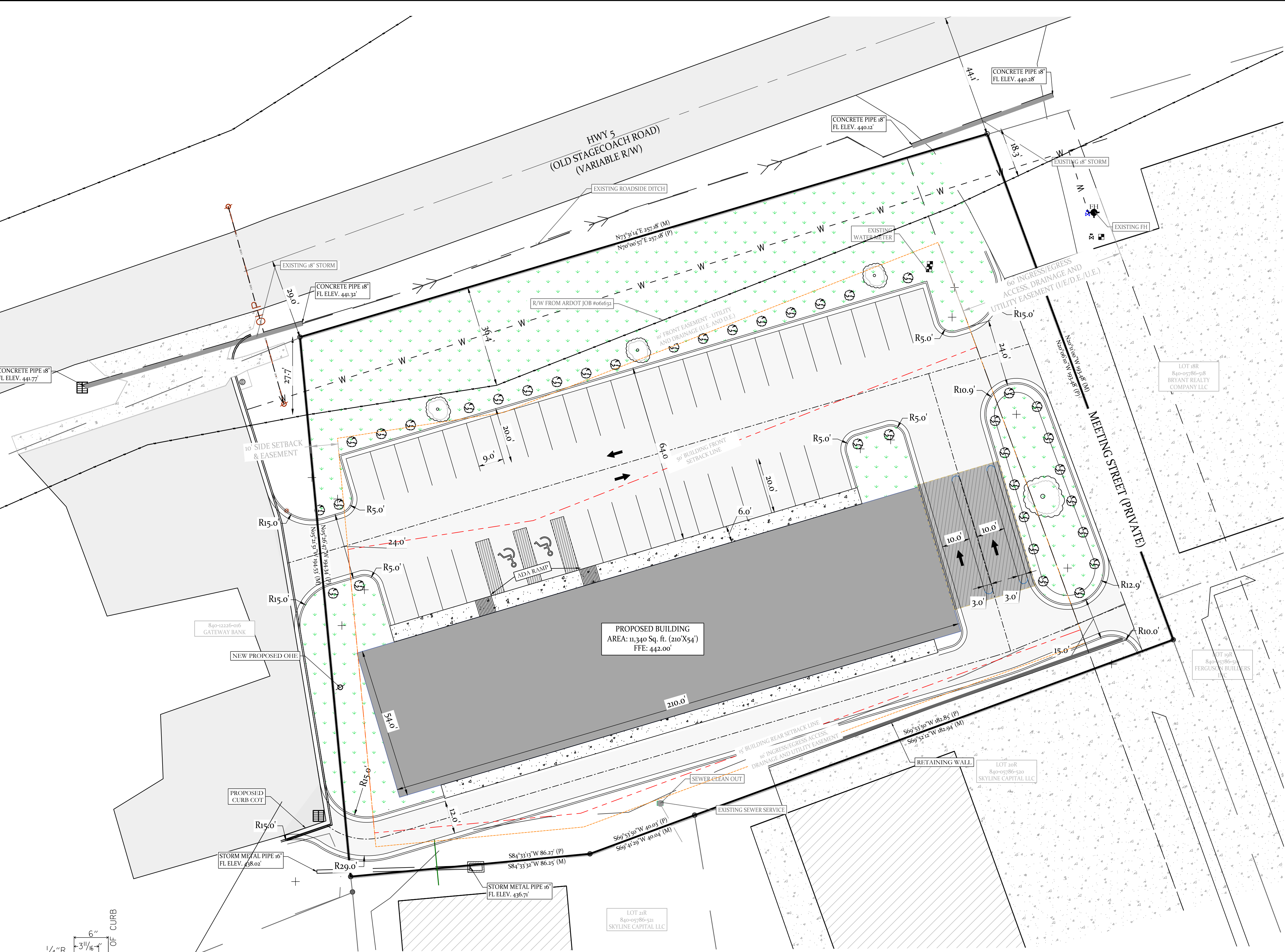
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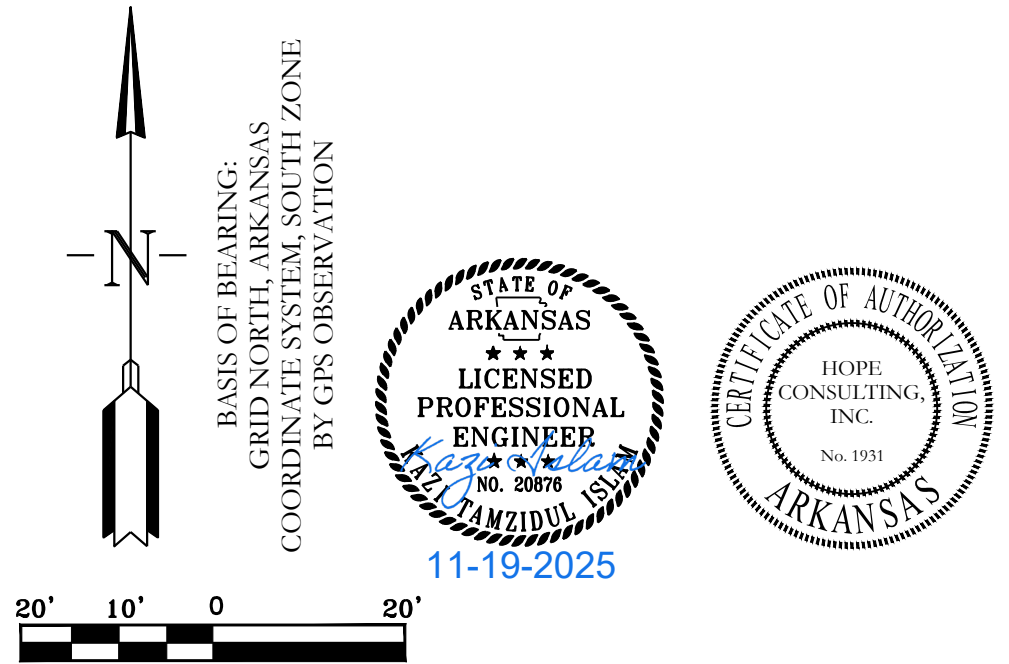
HEAVY DUTY CONCRETE PAVEMENT SECTION



USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED
PARKING STALL & SIDEWALK DETAIL
NOT TO SCALE



OWNER:	DEVELOPER:
Name: PHILLIP RYE	Name: RYE GENERAL CONTRACTORS
Address: 7416 PALM BEACH, BENTON AR 72019	Address: 6128 HIGHWAY 5 NORTH AR 72022
Phone: 501-317-9883	Phone:
Email: philliprye@philliprye.com	Email:



SITE DATA	
TOTAL SITE AREA	1.30 ACRES
TOTAL DEVELOPMENT AREA	1.30 ACRES
GROSS BUILDING AREA	BUILDING 111340 SQ. FT.
BUILDING SETBACKS	FRONT SETBACK LINE: 30' RIGHT SIDE SETBACK LINE: AS SHOWN REAR SETBACK LINE: 15' LEFT SIDE SETBACK LINE: 10'
BUILDING HEIGHTS	1 STORY
BUSINESS TYPE	RETAIL
PARKING CALCULATION (PROVIDED)	PROVIDED PARKING SPACES 41 (2 ADA SPACES)

ZONING INFORMATION	
CURRENT ZONING	C-2 HIGHWAY COMMERCIAL

LEGEND	
● - PLSS Aliquot Corner	□ - Clean Out
● - Find Corner Monument	□ - Water Meter
○ - Set 1/2" Rebar/Cap (664)	□ - Power Pole
△ - Computed Point	□ - Water Line
(M) - As Measured	□ - Light Pole
(P) - Per Deed or Plat Records	□ - Telephone Line
ESMT - Easement	□ - Electric Line
B.S.L. - Building Setback Lines	□ - Drainage Manhole
	□ - Gas Meter
	□ - Fence
	□ - Overhead Power
	□ - Sewer Line
	□ - Existing Access Agreement
	□ - Public Right-of-Way Dedication

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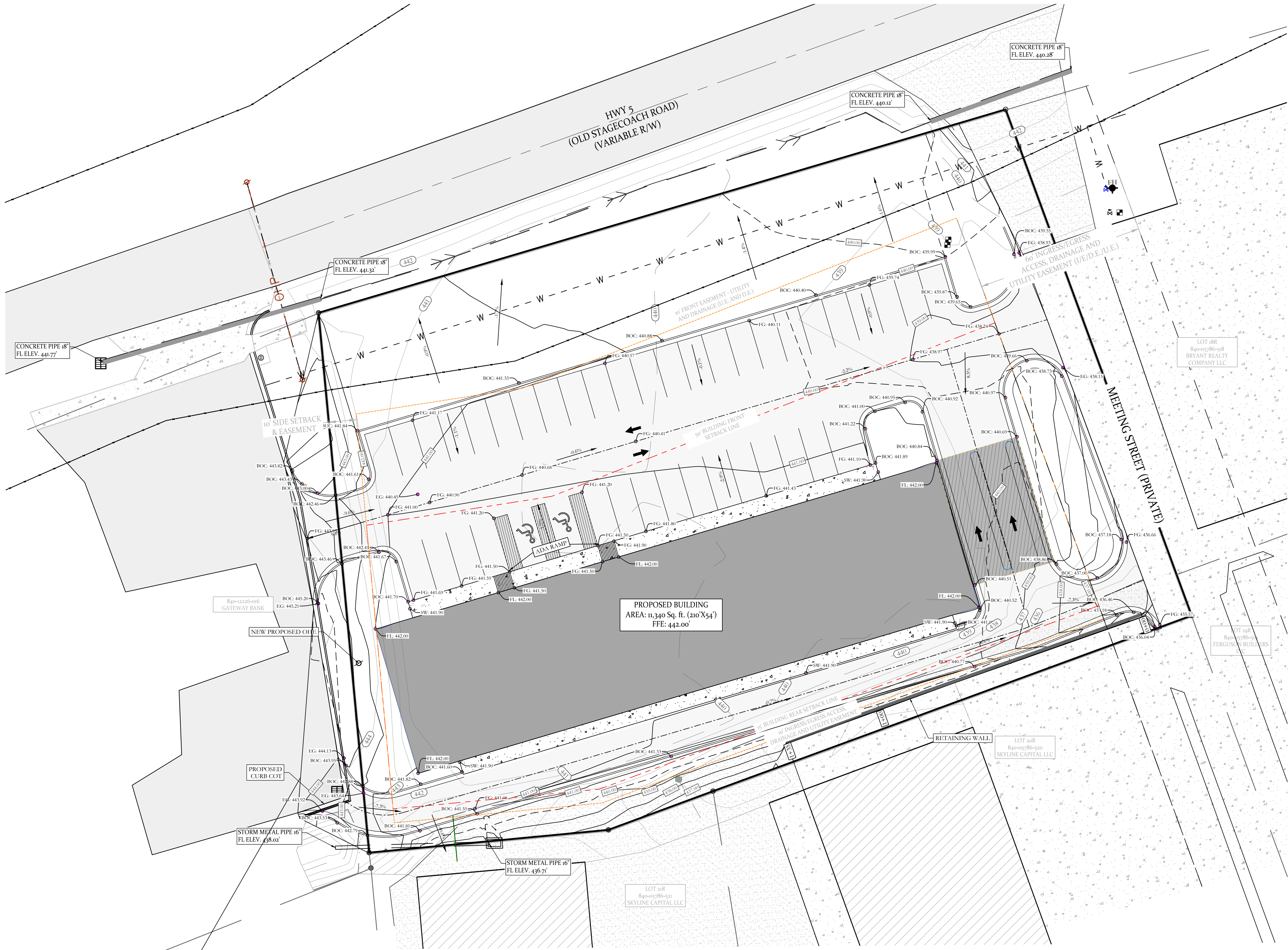
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PH. (501) 315-2626
FAX (501) 315-0024
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FOR USE AND BENEFIT OF:
RYE GENERAL CONTRACTORS

MARKET PLACE II
PRELIMINARY SITE PLAN
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

DATE:	11.11.25	C.A.D. BY:		DRAWING NUMBER:	
REVISED:		CHECKED BY:		25-0608	
SHEET:	C-1.0	SCALE:			
500	01S	14W	0	22	440
				62	1762

\\S:\HOPE CONSULTING\PROJECTS\FILES\25-0608 LOT 22R MARKET PLACE II PRELIMINARY SITE PLAN.dwg 25-0608 LOT 22R MARKET PLACE II PRELIMINARY SITE PLAN.dwg

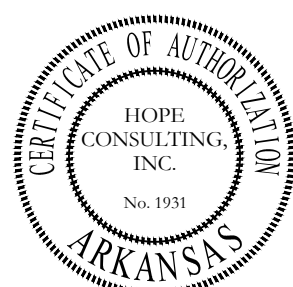
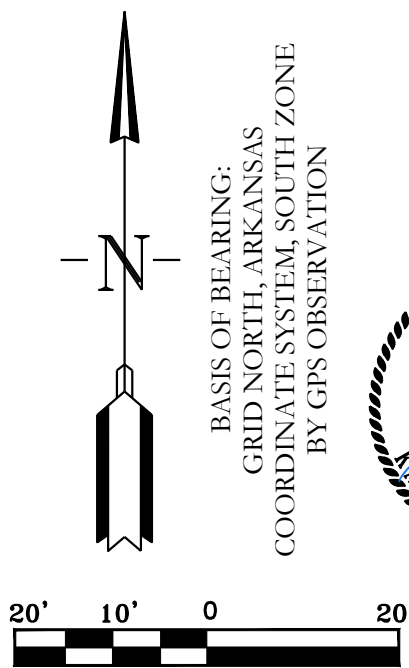


GRADING PLAN NOTES

MARKET PLACE-II PHASE 3

PRELIMINARY SITE PLAN

- DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
- SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS.
- CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
- FILL SHALL BE COMPACTED AT LEAST 98% OF THE MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY.
- THE MOISTURE CONTENT OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
- SUB-GRADES 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.
- ALL UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
- PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT.

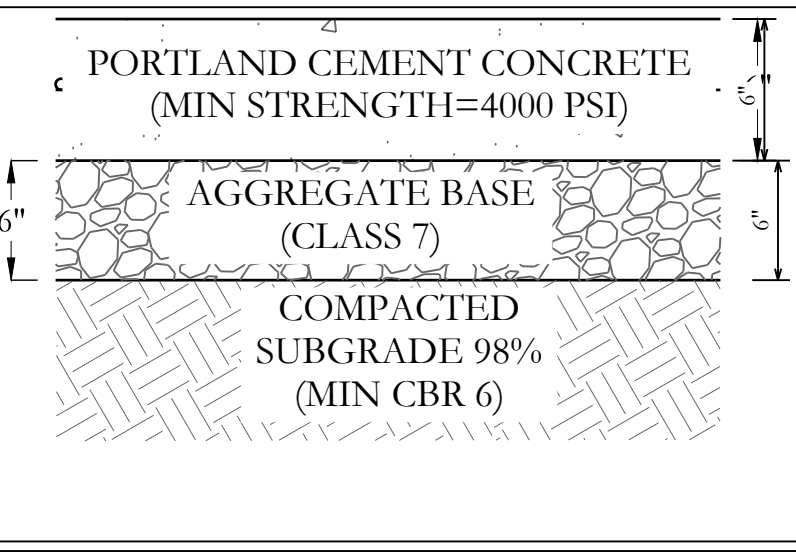
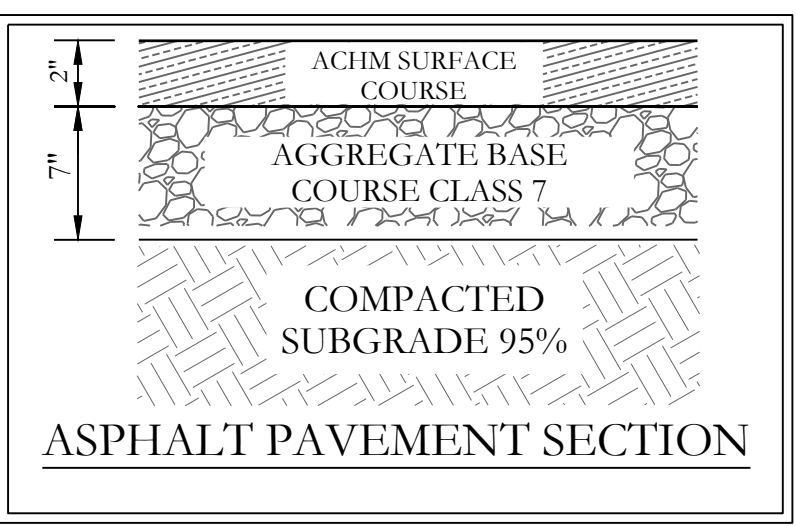


LEGEND
BOC = TOP OF BACK OF CURB
FG = FINISHED GRADE
EG = EXISTING GRADE
SW = TOP OF SIDEWALK

SITE DATA	
TOTAL SITE AREA	1.30 ACRES
TOTAL DEVELOPMENT AREA	1.30 ACRES
GROSS BUILDING AREA	BUILDING 10476 SQ. FT.
BUILDING SETBACKS	FRONT SETBACK LINE: 50' RIGHT SIDE SETBACK LINE: AS SHOWN REAR SETBACK LINE: 12' LEFT SIDE SETBACK LINE: 15'
BUILDING HEIGHTS	1 STORY
BUSINESS TYPE	RETAIL
PARKING CALCULATION (PROVIDED)	PROVIDED PARKING SPACES 31 (3 ADA SPACES)

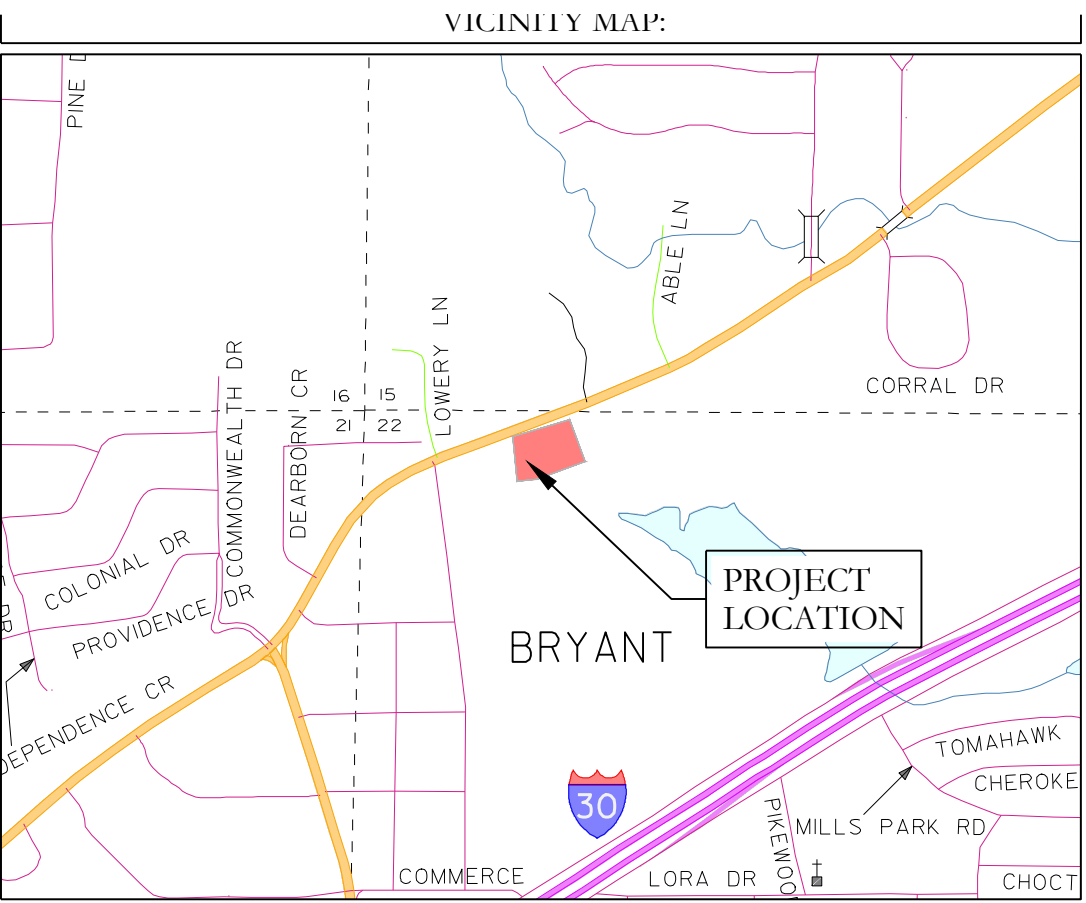
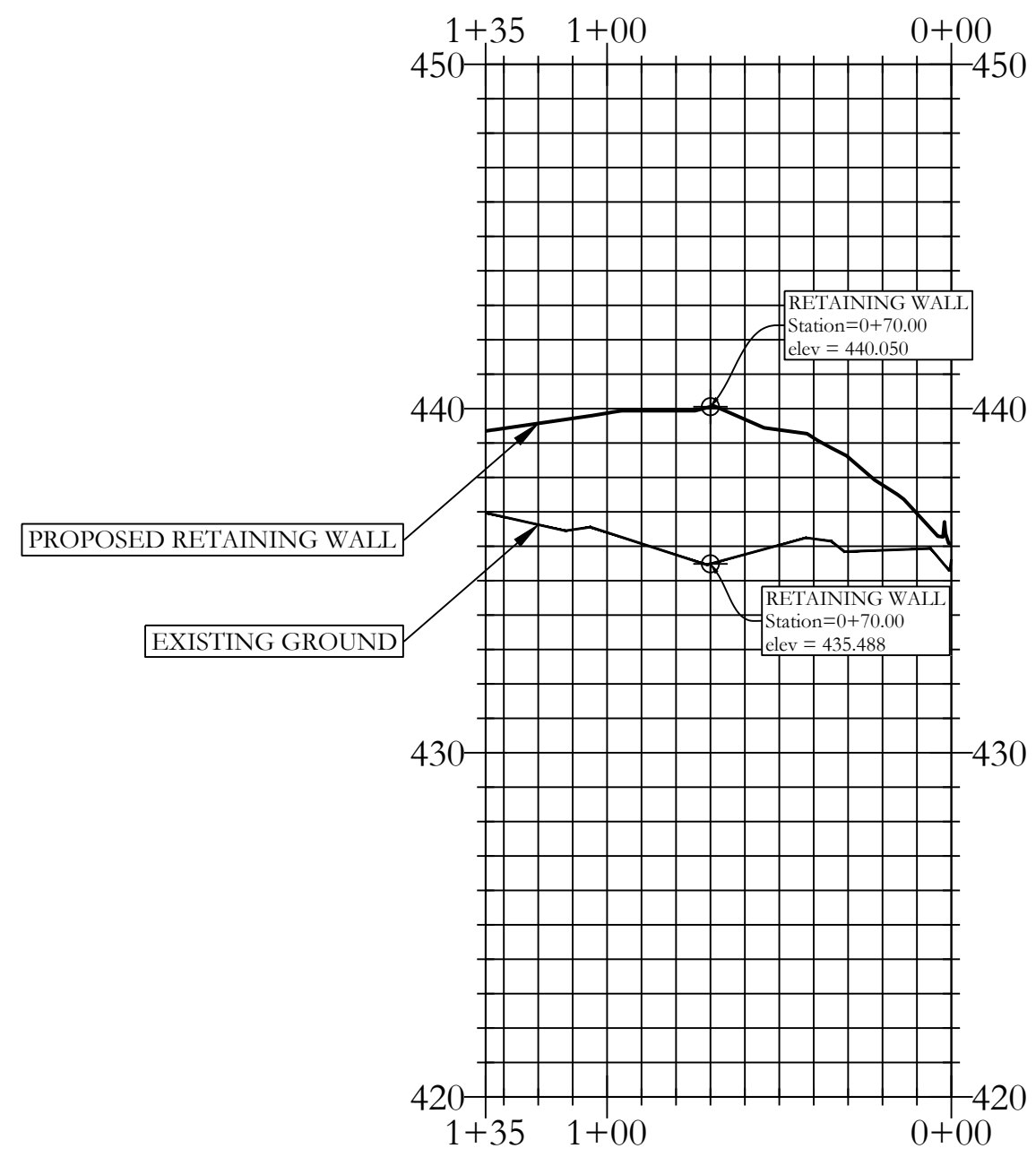
OWNER:	DEVELOPER:
Name: PHILLIP RYE	Name: RYE GENERAL CONTRACTORS
Address: 7416 PALM BEACH, BENTON, AR 72019	Address: 6128 HIGHWAY 5 NORTH, AR 72022
Phone: 501-317-9883	Phone:
Email: philliprye@philliprye.com	Email:

LEGEND	
PLSS Aliquot Corner	Clean Out
Fnd. Corner Monument	Water Meter
Set 1/2" Rebar/Cap (1664)	Sewer Line
Computed Point	Water Line
As Measured	Light Pole
Per Deed or Plat Records	Telephone Pedestal
ESMT - Easement	Drainage Manhole
B.S.L. - Building Setback Lines	Gas Meter
Fence	Overhead Power
Power Pole	Electric Line
Sewer Manhole	Gas Line
Light Pole	Existing Access Agreement
Telephone Pedestal	Public Right-of-Way Dedication
Drainage Manhole	
Gas Meter	



HEAVY DUTY CONCRETE PAVEMENT SECTION

RETAINING WALL PROFILE



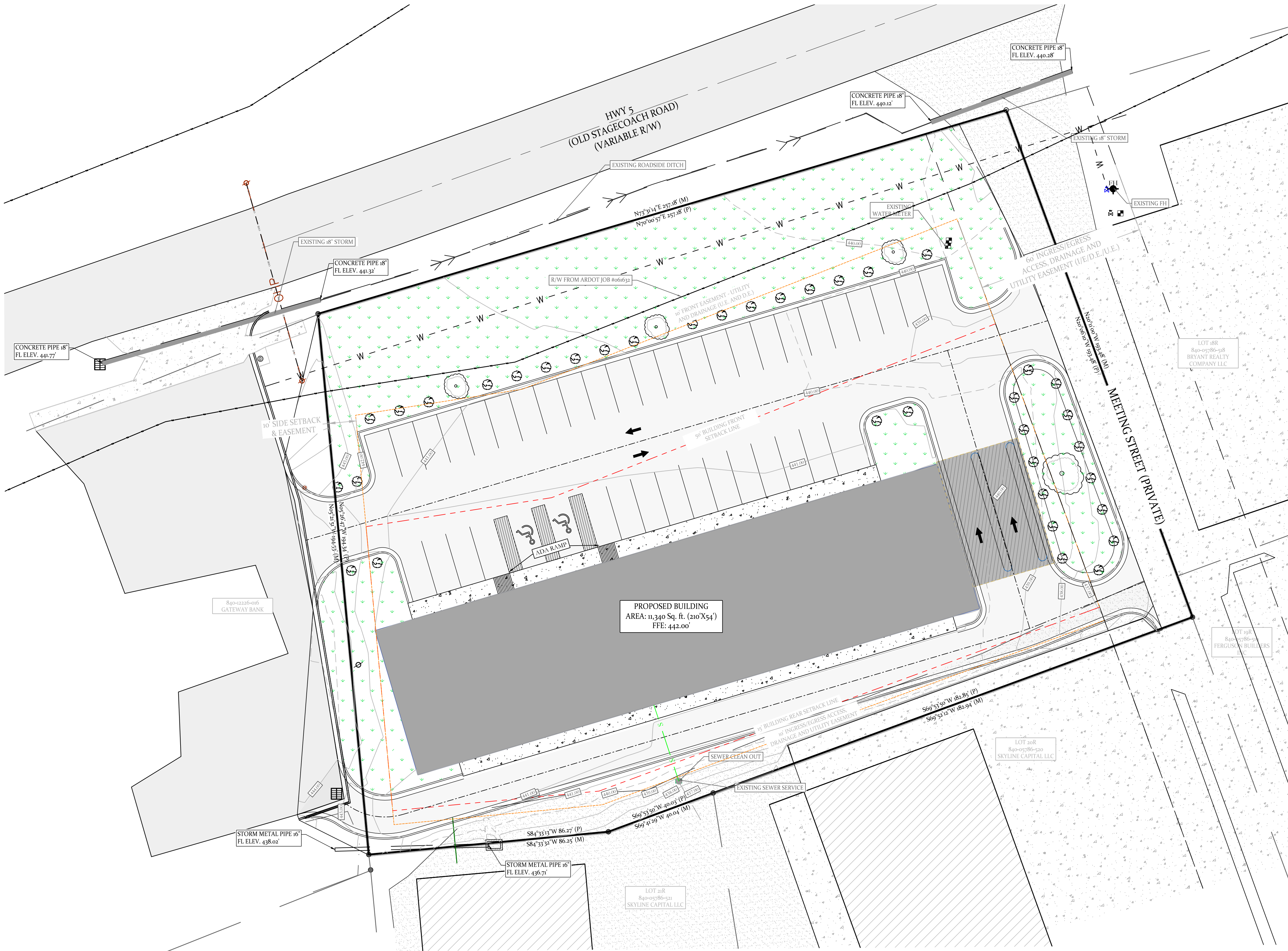
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PH. (501)315-2626
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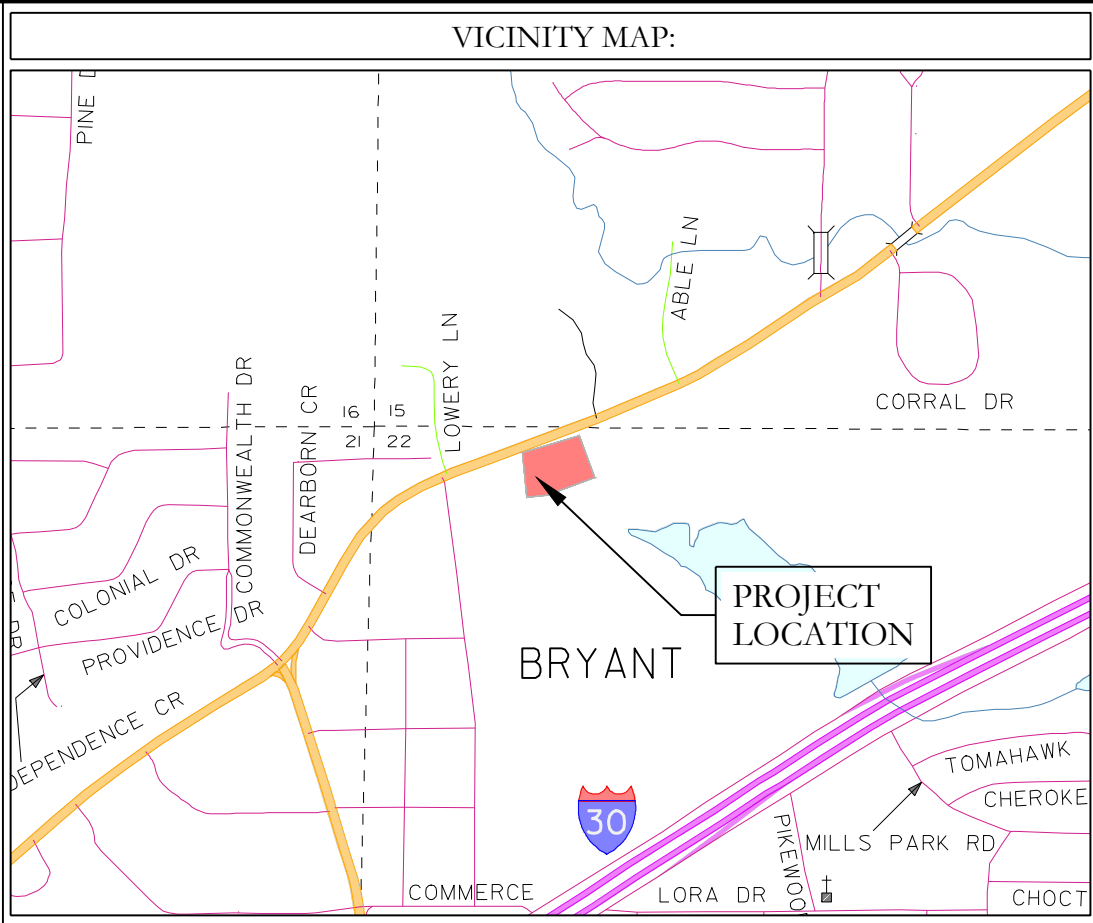
FOR USE AND BENEFIT OF:
RYE GENERAL CONTRACTORS

MARKET PLACE II
GRADING PLAN
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 11.11.25	C.A.D. BY:	DRAWING NUMBER: 25-0608
REVISED:	CHECKED BY:	
SHEET: C-20	SCALE:	
500	01S	14W
0	22	440
62	1762	



MARKET PLACE-II PHASE 3
UTILITY PLAN



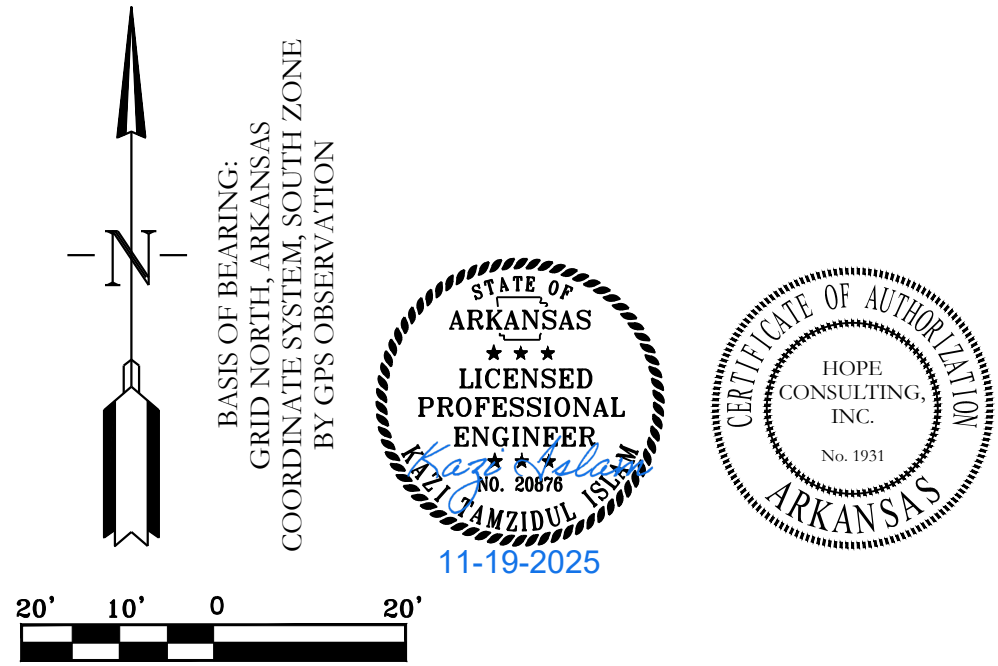
- SEWER CONSTRUCTION NOTES:
1. ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION FOR WATER LINES AND SEWER LINES" 2015 EDITION.
- WATER CONSTRUCTION NOTES:
1. ALL WATER INSTALLATION SHALL BE DONE IN ACCORDANCE WITH CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION FOR WATER LINES AND SEWER LINES" 2015 EDITION.

ADH NOTES:
ADH RULES PERTAINING TO PUBLIC WATER SYSTEMS, SECTION XIV. DISTRIBUTION SYSTEM, PART A SANITARY AND SAFETY HAZARDS. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS.

EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES OF A NON SANITARY NATURE (GAS, ELECTRIC, ETC.).

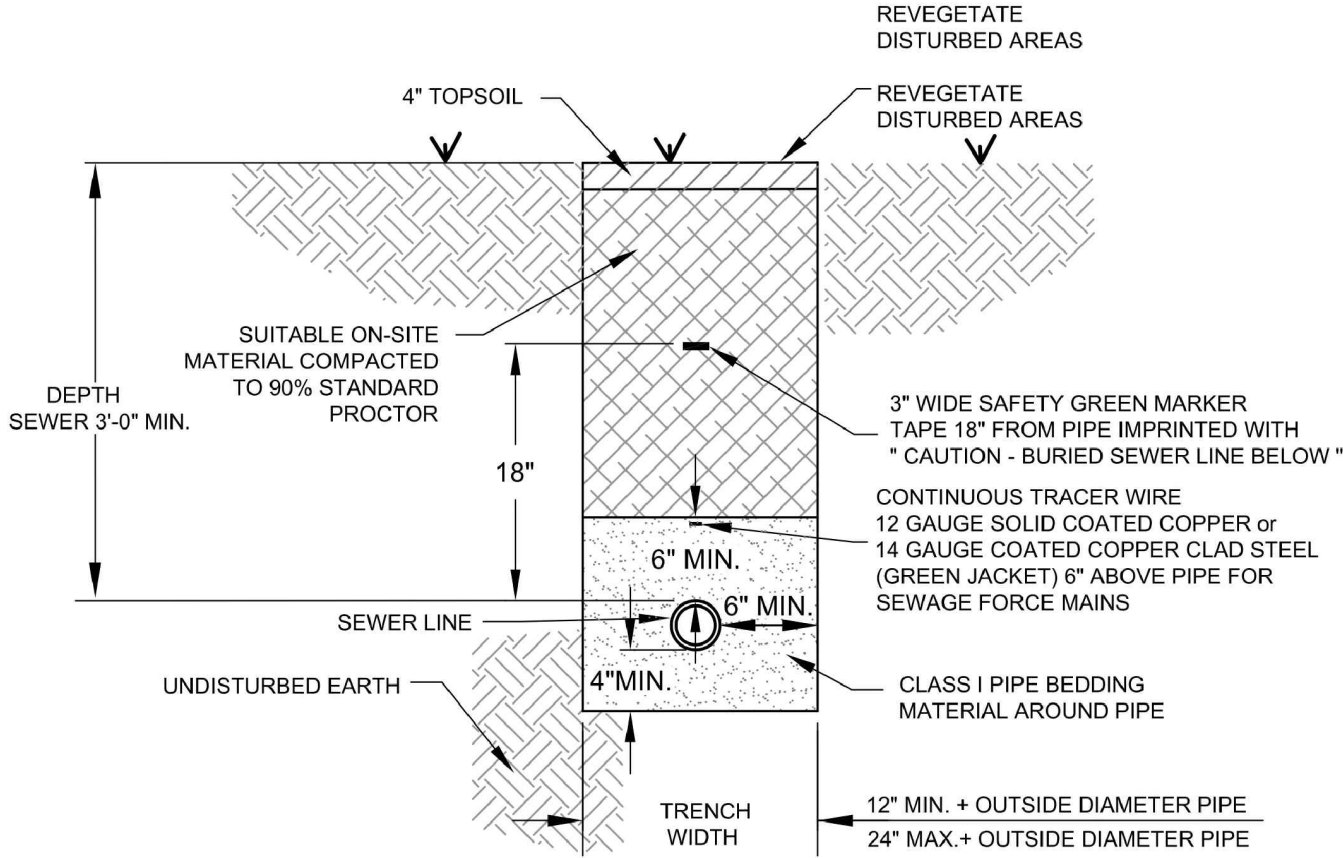
SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE SEWER MAIN SEWER MANHOLE NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVER CANNOT BE MAINTAINED. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	DUAL WATER METERS SINGLE WATER METER GATE VALVE 45° FITTING 90° FITTING TEE FITTING CROSS FITTING FIRE HYDRANT



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MARKET PLACE II UTILITY PLAN						
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS						
DATE:	11.11.25	C.A.D. BY:	DRAWING NUMBER:			
REVISED:		CHECKED BY:	25-0608			
SHEET:	C-3.0	SCALE:				
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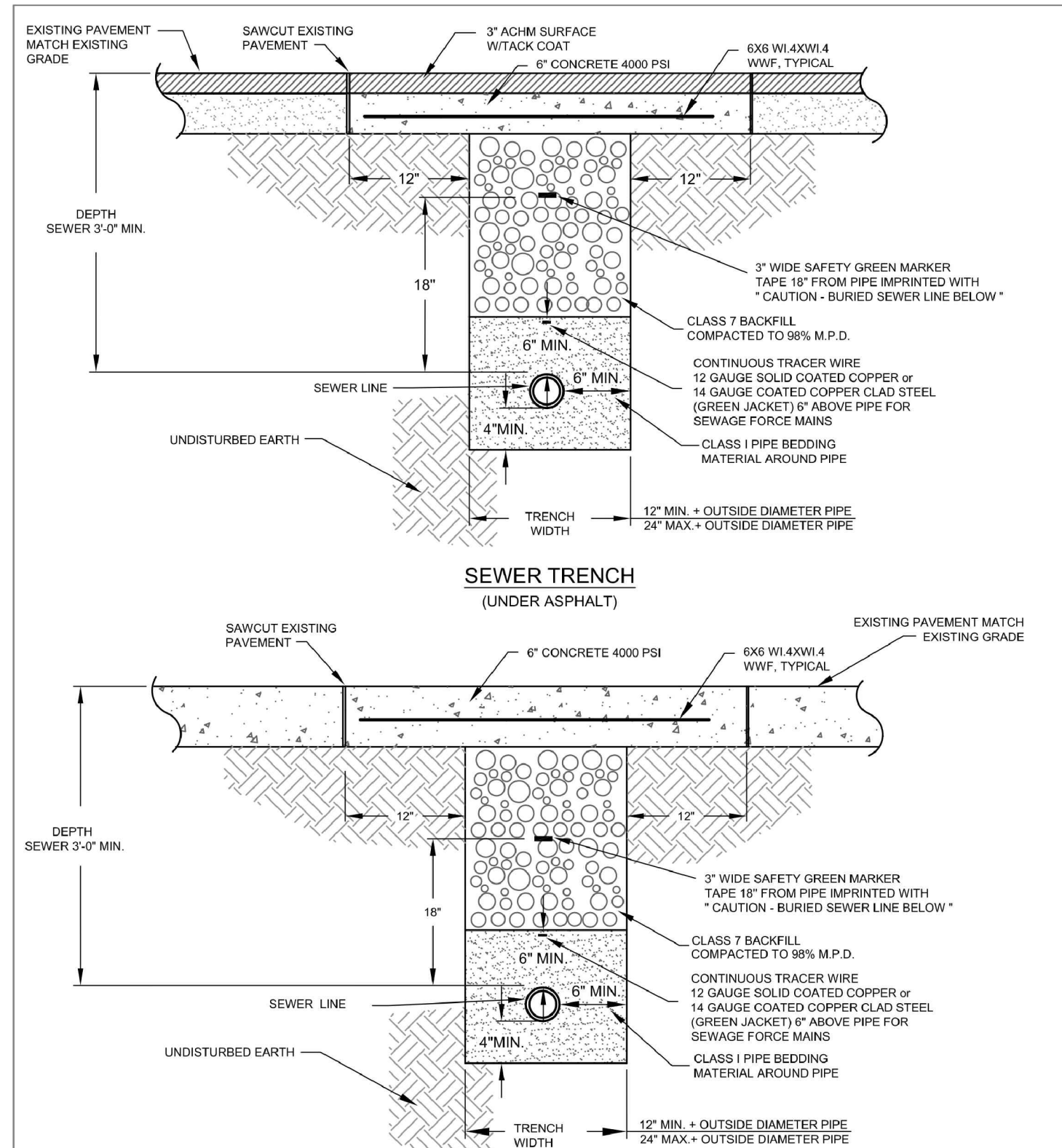


- NOTES:**
1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
 2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII,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

SEWER TRENCH (NON-PAVED AREA)

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0488	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
	DESCRIPTION: SEWER TRENCH (NON-PAVED AREA)	REVISED	
	DRAWN BY: []	CHECKED BY: []	FILE: S1-Sewer Trench (Non-Paved Area).dwg

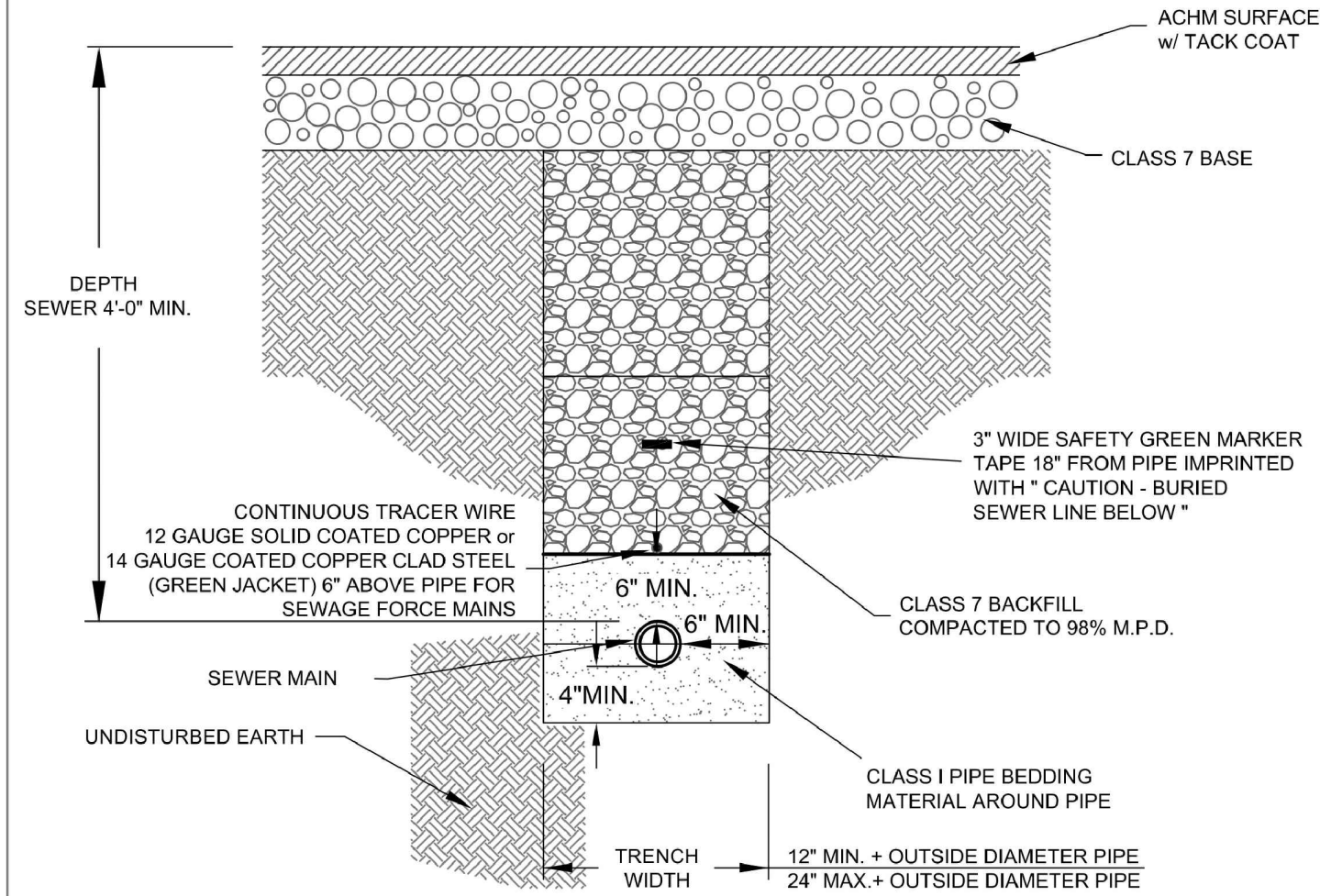
S1



- NOTES:**
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.

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0488	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
	DESCRIPTION: SEWER TRENCH (UNDER PAVEMENT)	REVISED	
	DRAWN BY: []	CHECKED BY: []	FILE: S2-Sewer Trench (Under Pavement).dwg

S2

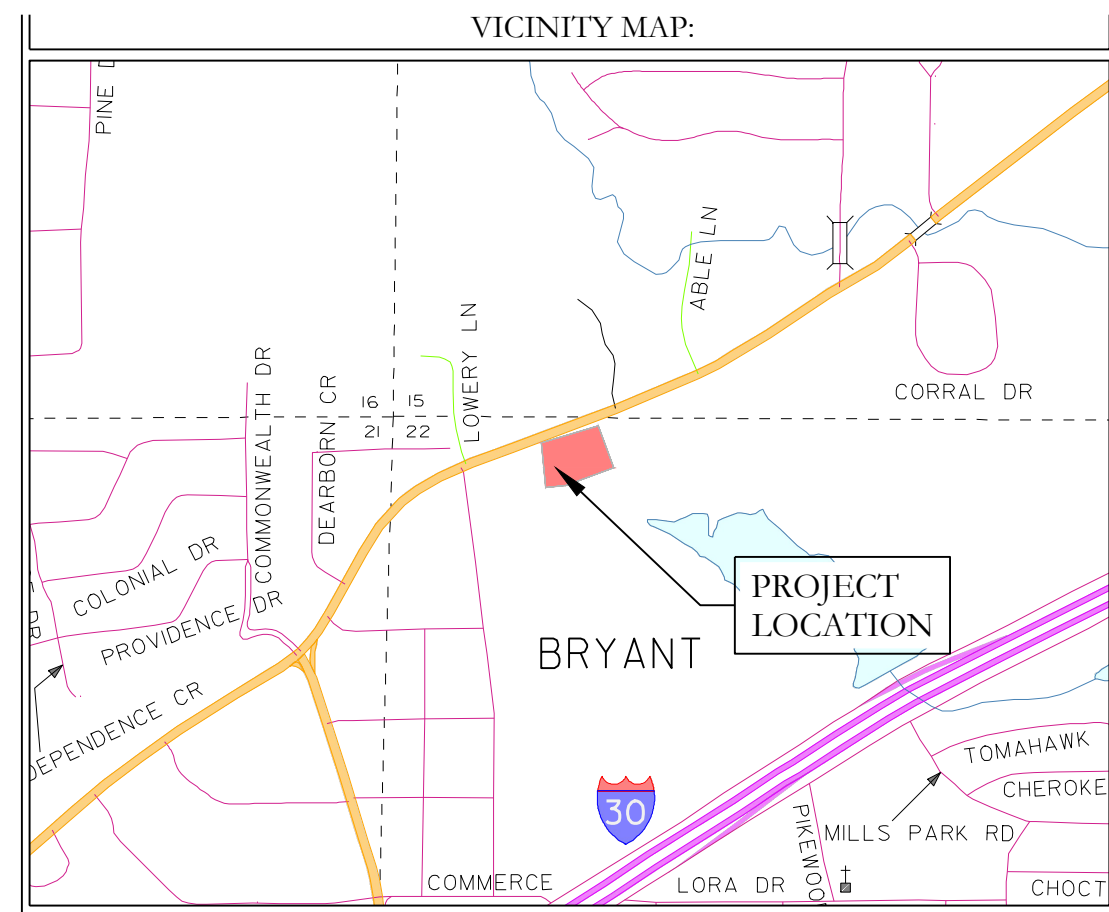


SEWER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION

- NOTES:**
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.

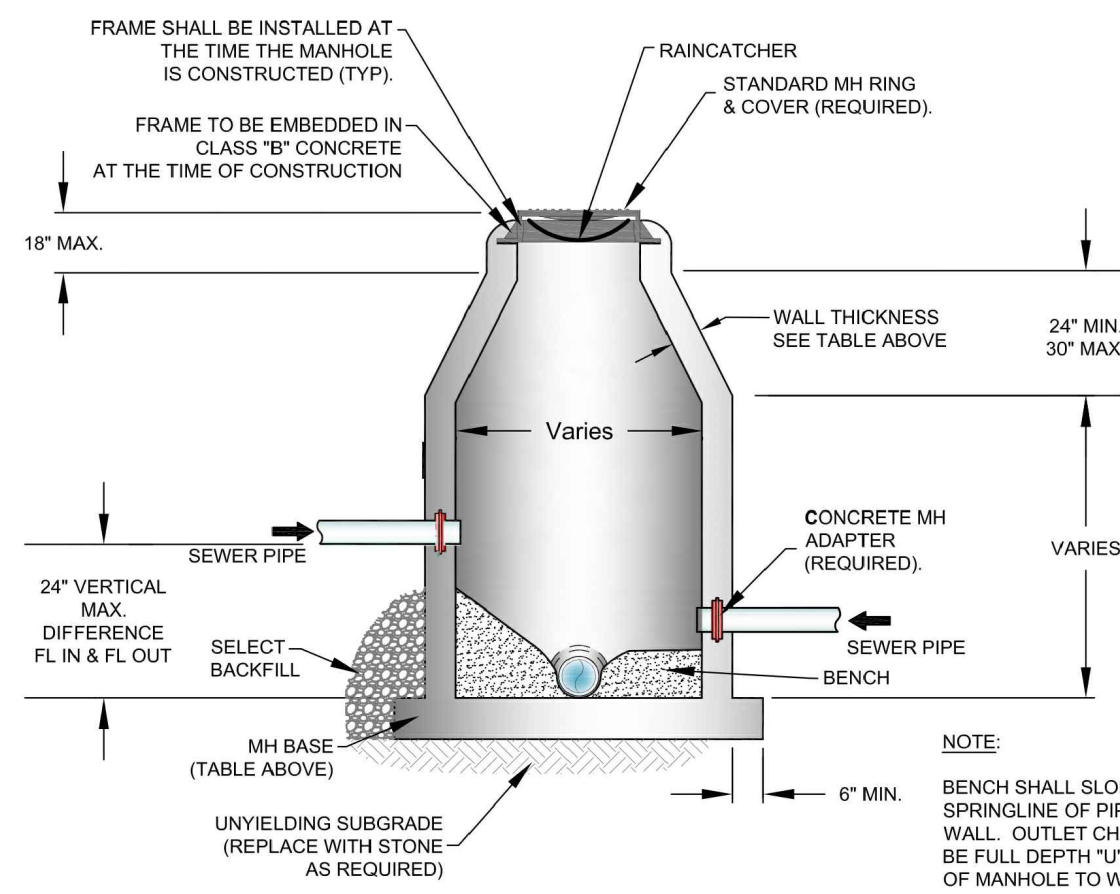
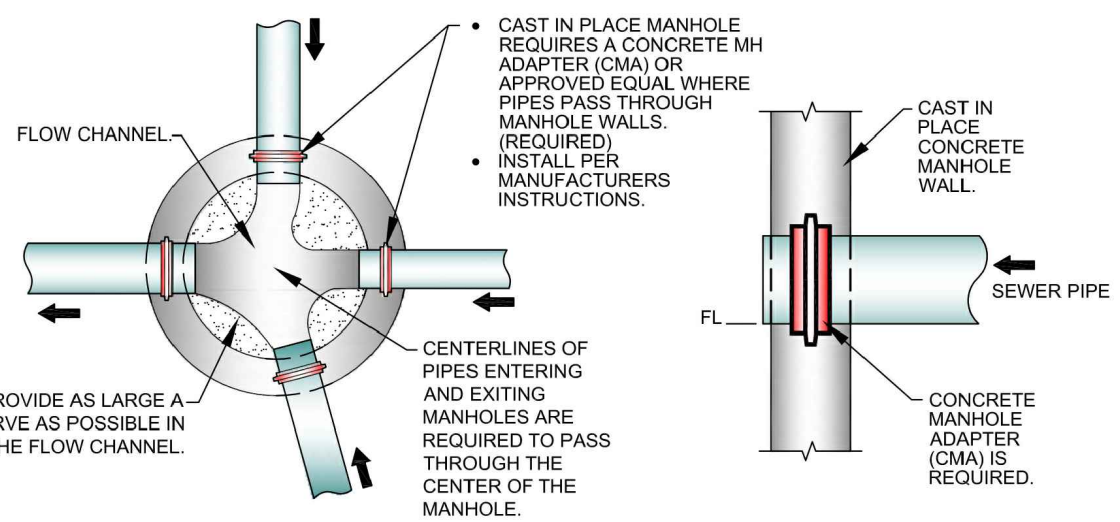
CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0488	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
	DESCRIPTION: SEWER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION	REVISED	
	DRAWN BY: []	CHECKED BY: []	FILE: S3-Sewer Main Installation Prior To Roadway Const.dwg

S3



Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	6"	24"
5' DIA	8"	8"	(< or Equal to 24" Pipes)
6' DIA	8"	12"	36"
			(> 24" Pipes)

MANHOLE INFORMATION TABLE



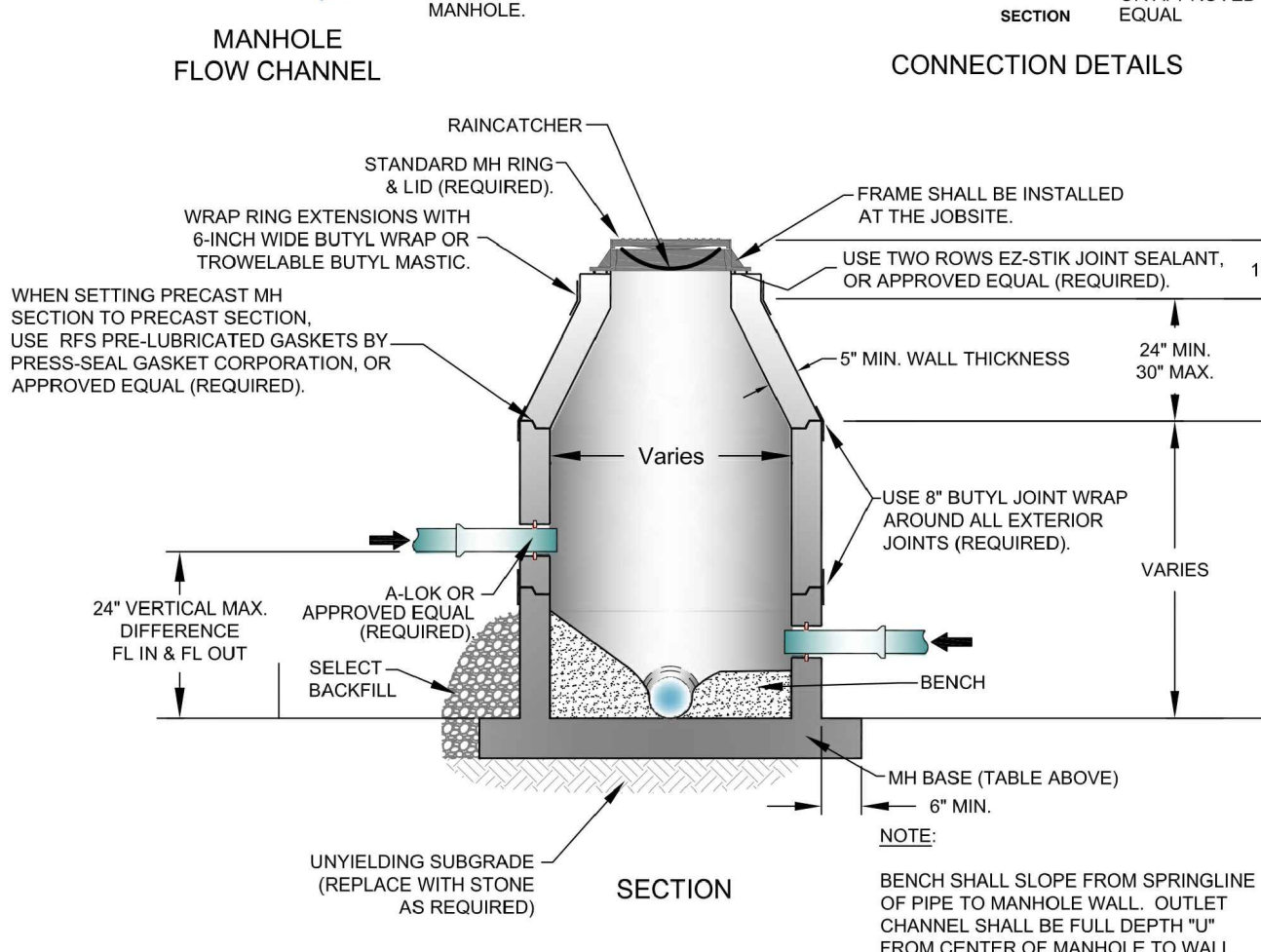
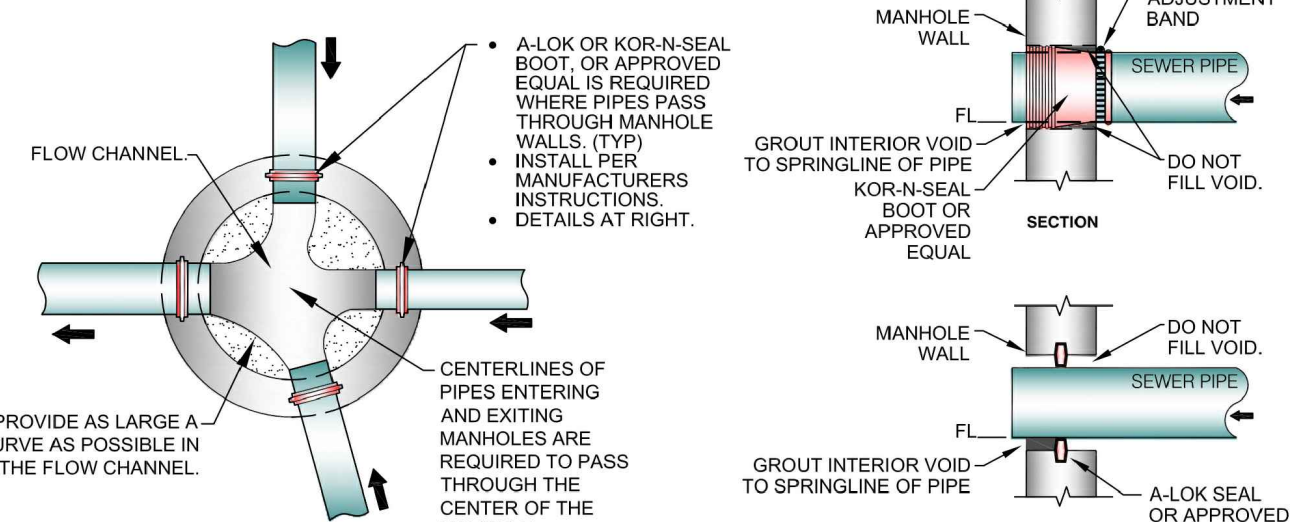
CAST-IN-PLACE MANHOLE

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0488	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
	DESCRIPTION: CAST-IN-PLACE MANHOLE	REVISED	
	DRAWN BY: []	CHECKED BY: []	FILE: S4-Cast In Place Manhole.dwg

S4

Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	5"	6"	24"
5' DIA	7"	8"	(< or Equal to 24" Pipes)
6' DIA	7"	8"	36"
			(> 24" Pipes)

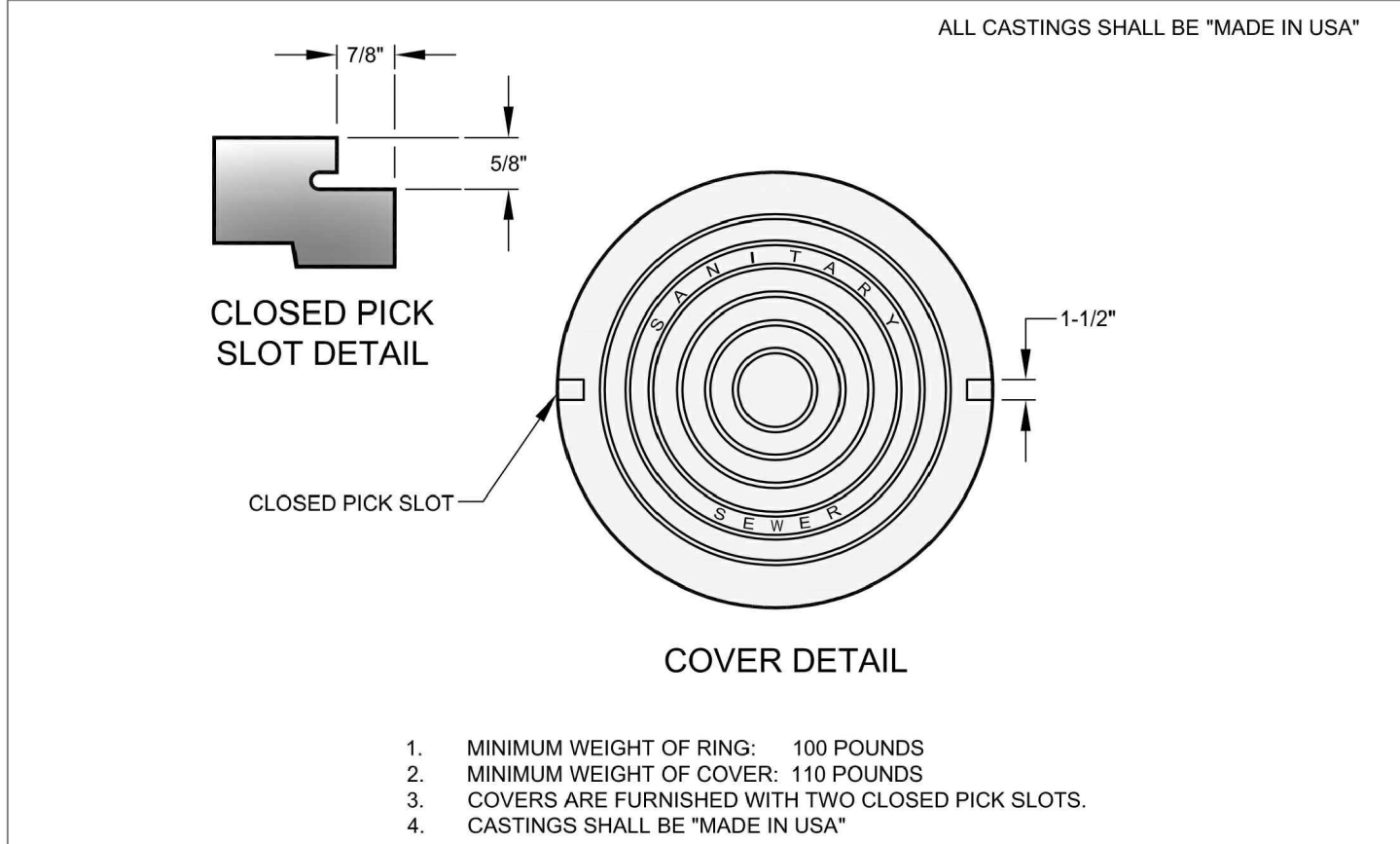
MANHOLE INFORMATION TABLE



PRECAST MANHOLE

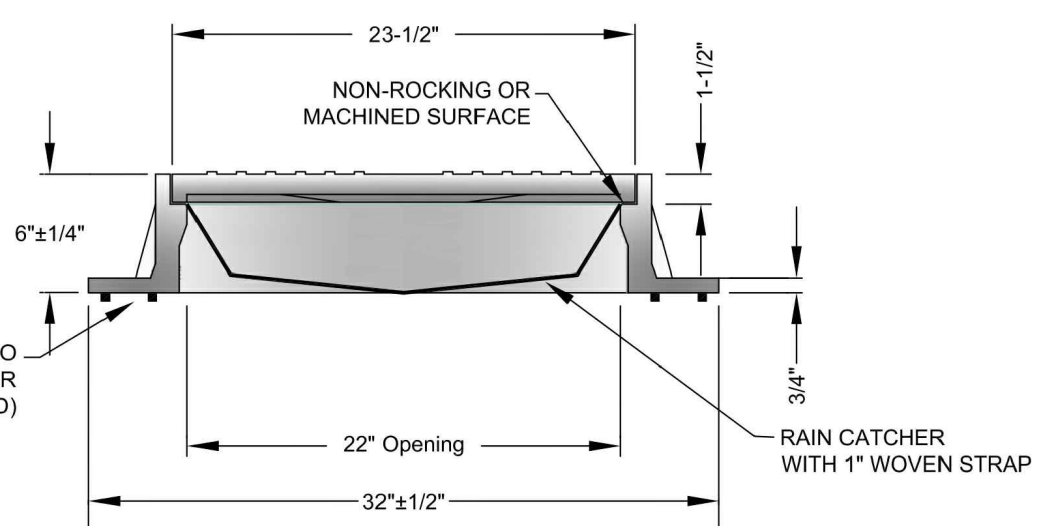
CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0488	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
	DESCRIPTION: PRECAST MANHOLE	REVISED	
	DRAWN BY: []	CHECKED BY: []	FILE: S5-Precast Manhole.dwg

S5



1. MINIMUM WEIGHT OF RING: 100 POUNDS
2. MINIMUM WEIGHT OF COVER: 110 POUNDS
3. COVERS ARE FURNISHED WITH TWO CLOSED PICK SLOTS.
4. CASTINGS SHALL BE "MADE IN USA"

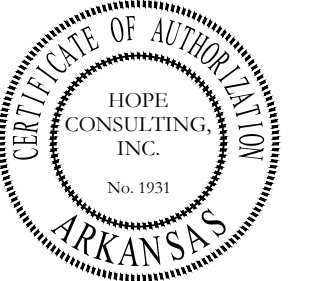
* DIMENSIONAL TOLERANCES SHALL NOT EXCEED 1/16 INCH PER FOOT



FRAME AND COVER DETAIL

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0488	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
	DESCRIPTION: MANHOLE FRAME AND COVER	REVISED	
	DRAWN BY: []	CHECKED BY: []	FILE: S6-Manhole Frame and Cover.dwg

S6



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129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
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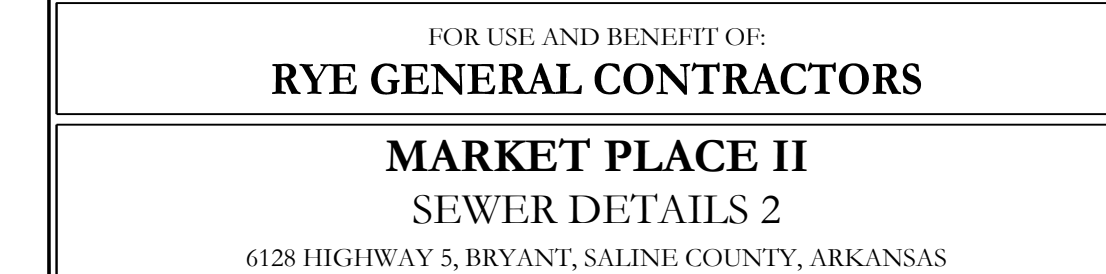
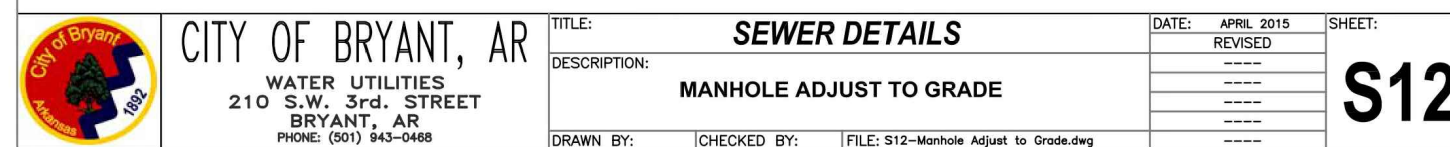
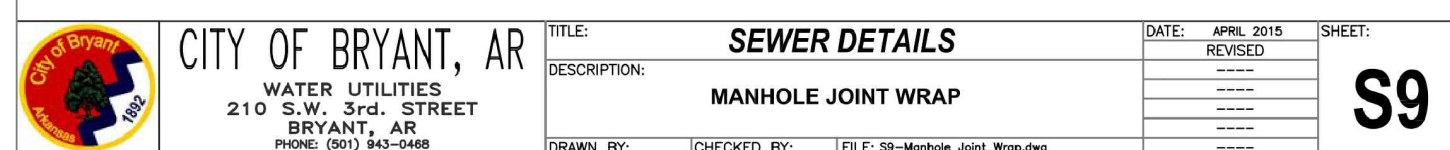
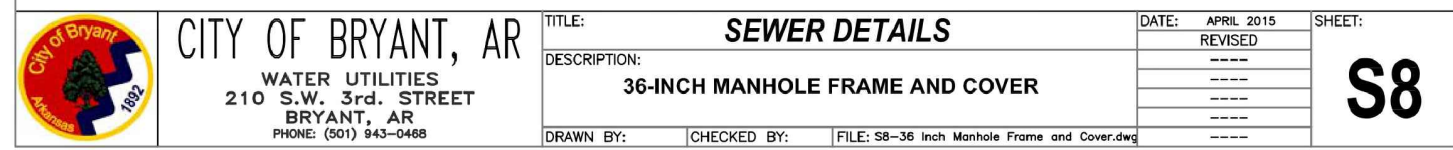
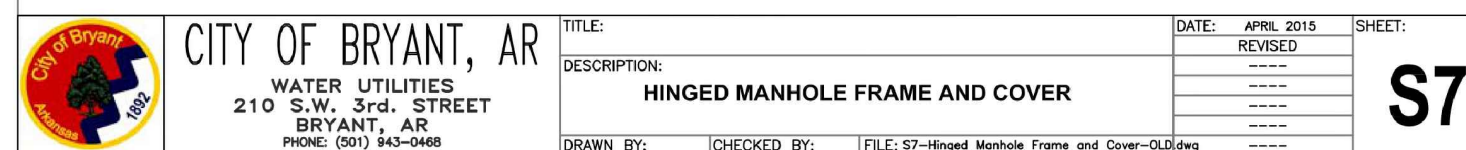
FOR USE AND BENEFIT OF:
RYE GENERAL CONTRACTORS

MARKET PLACE II SEWER DETAILS 1

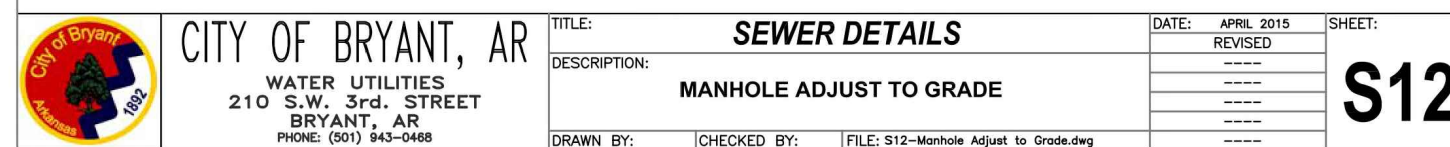
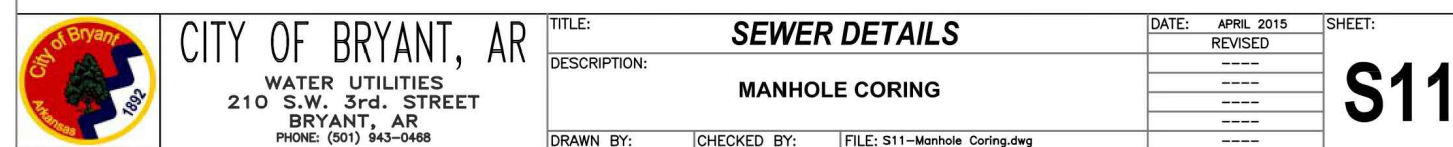
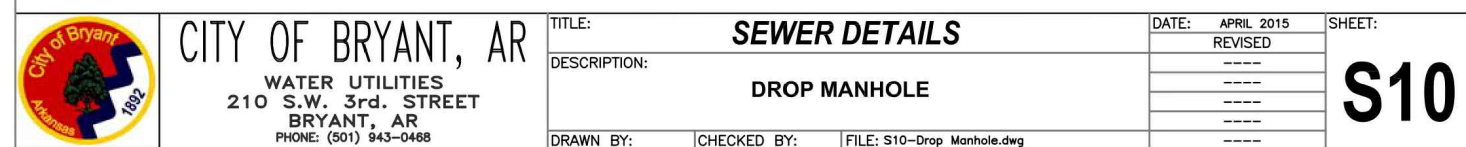
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

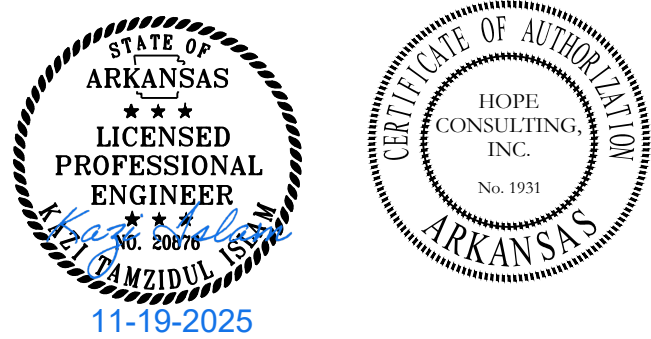
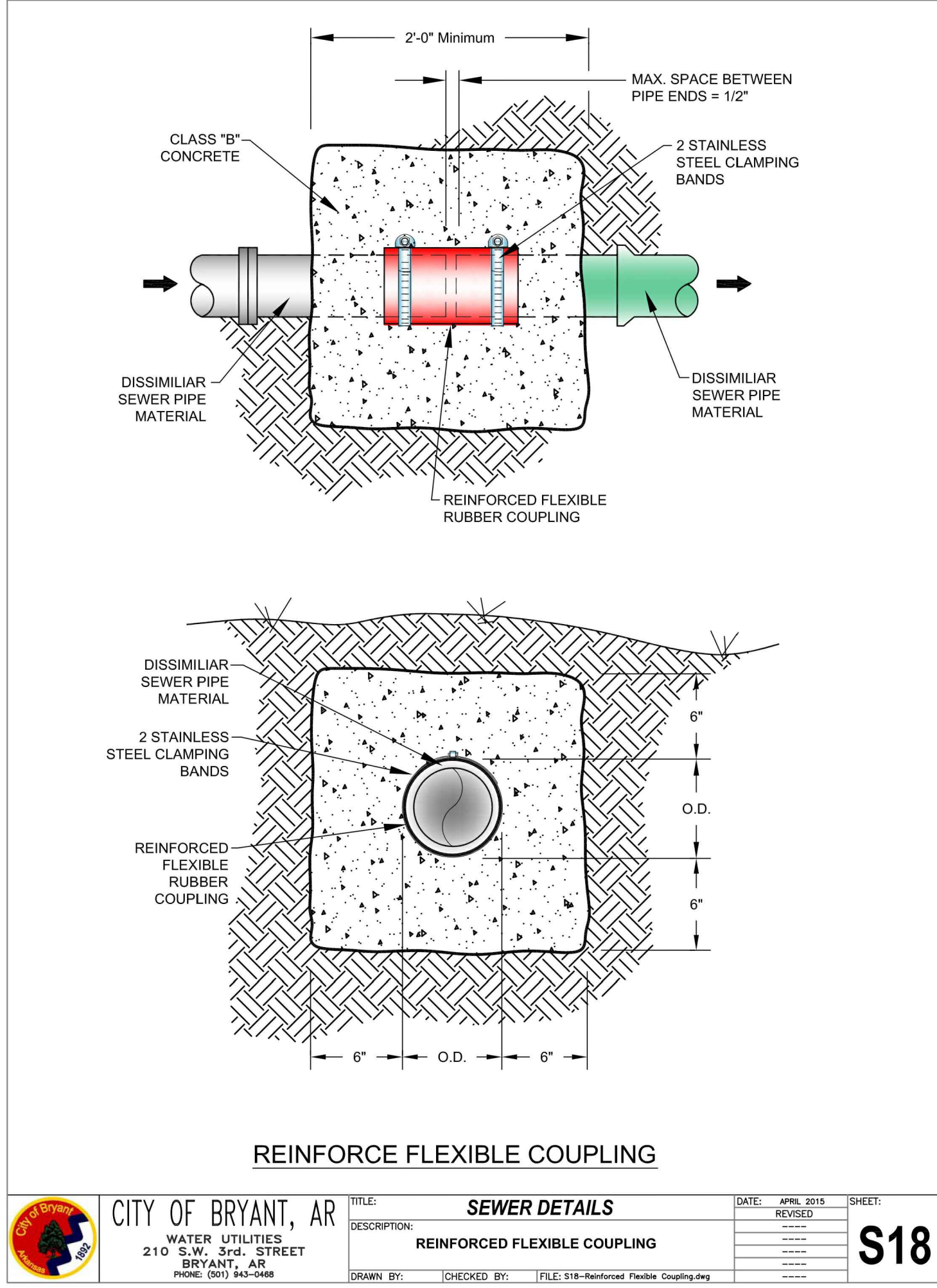
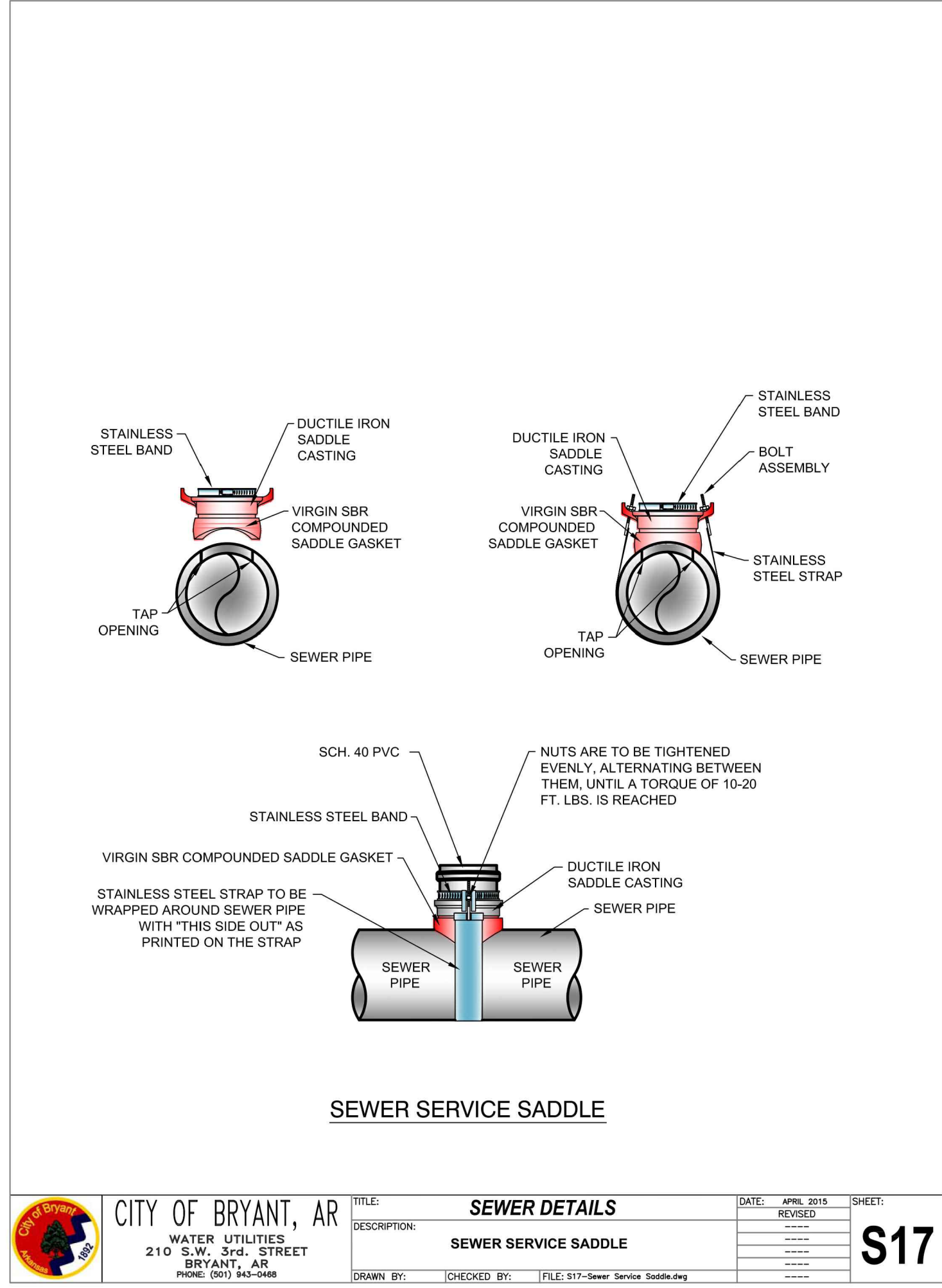
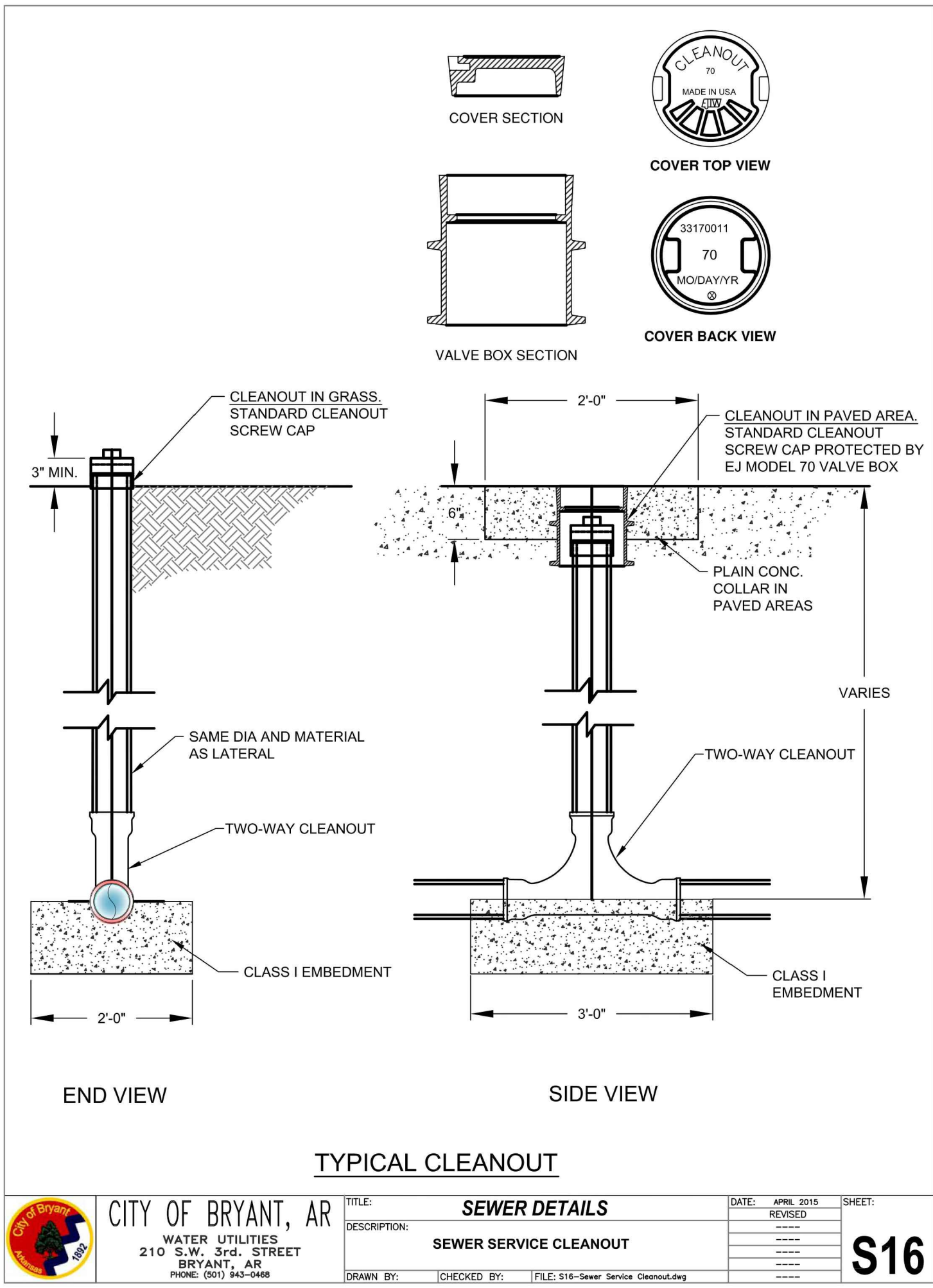
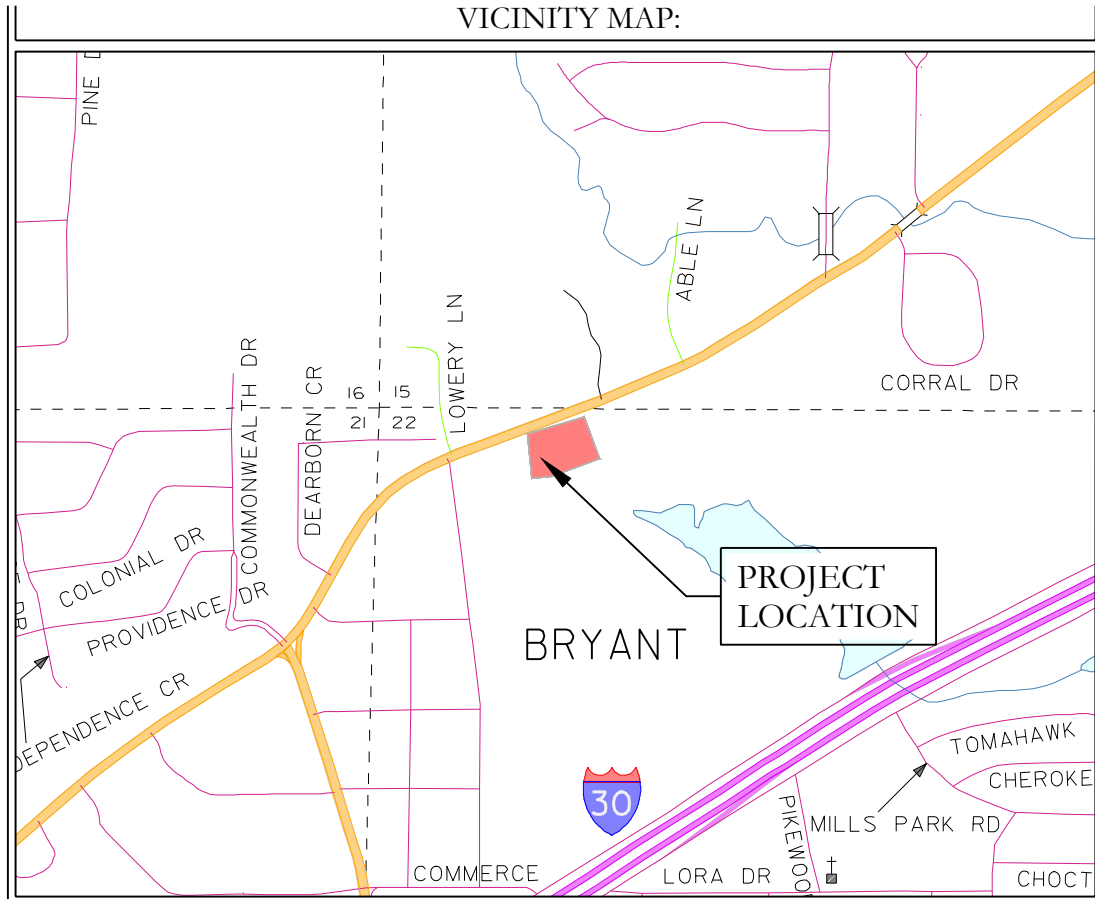
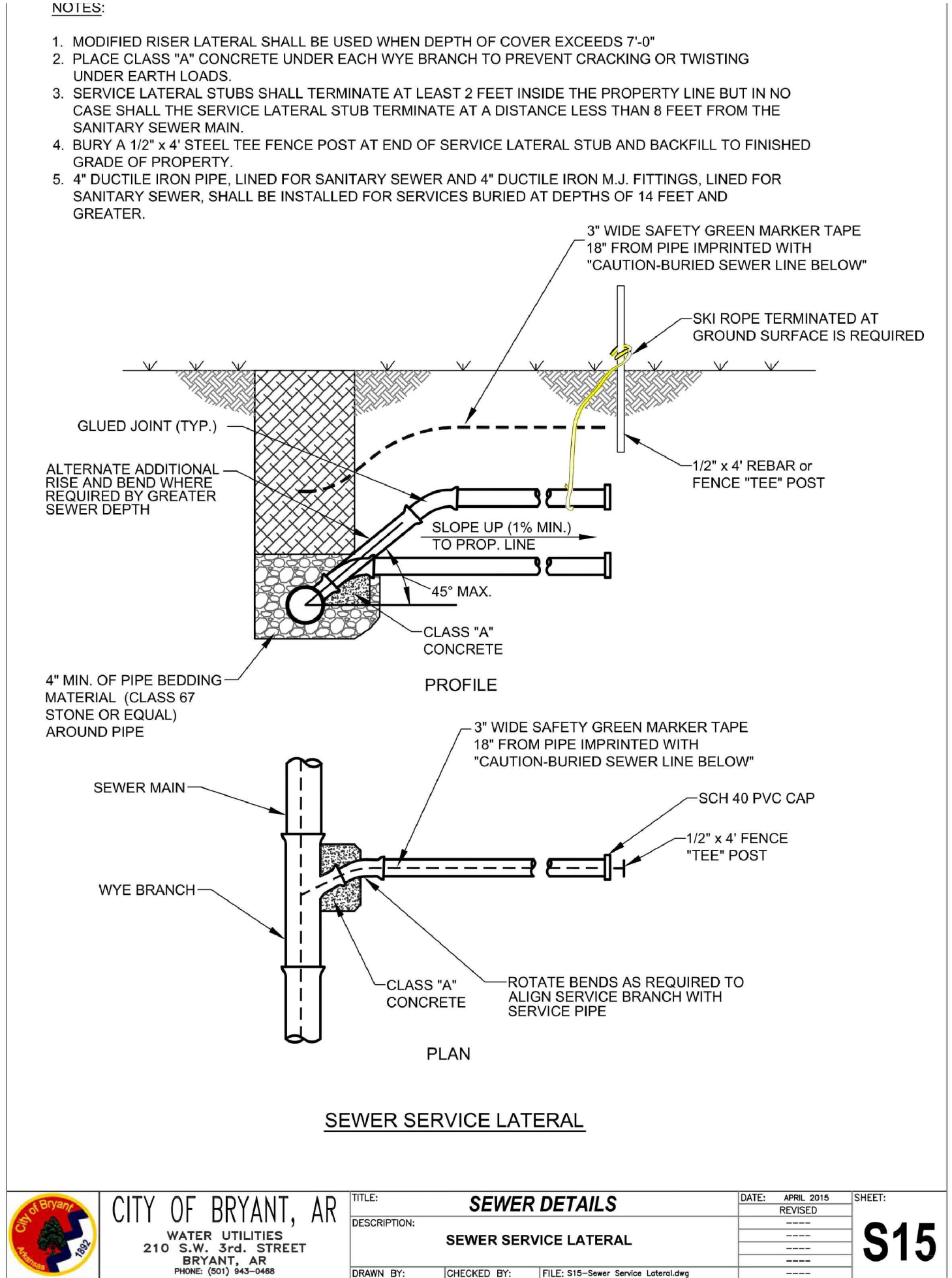
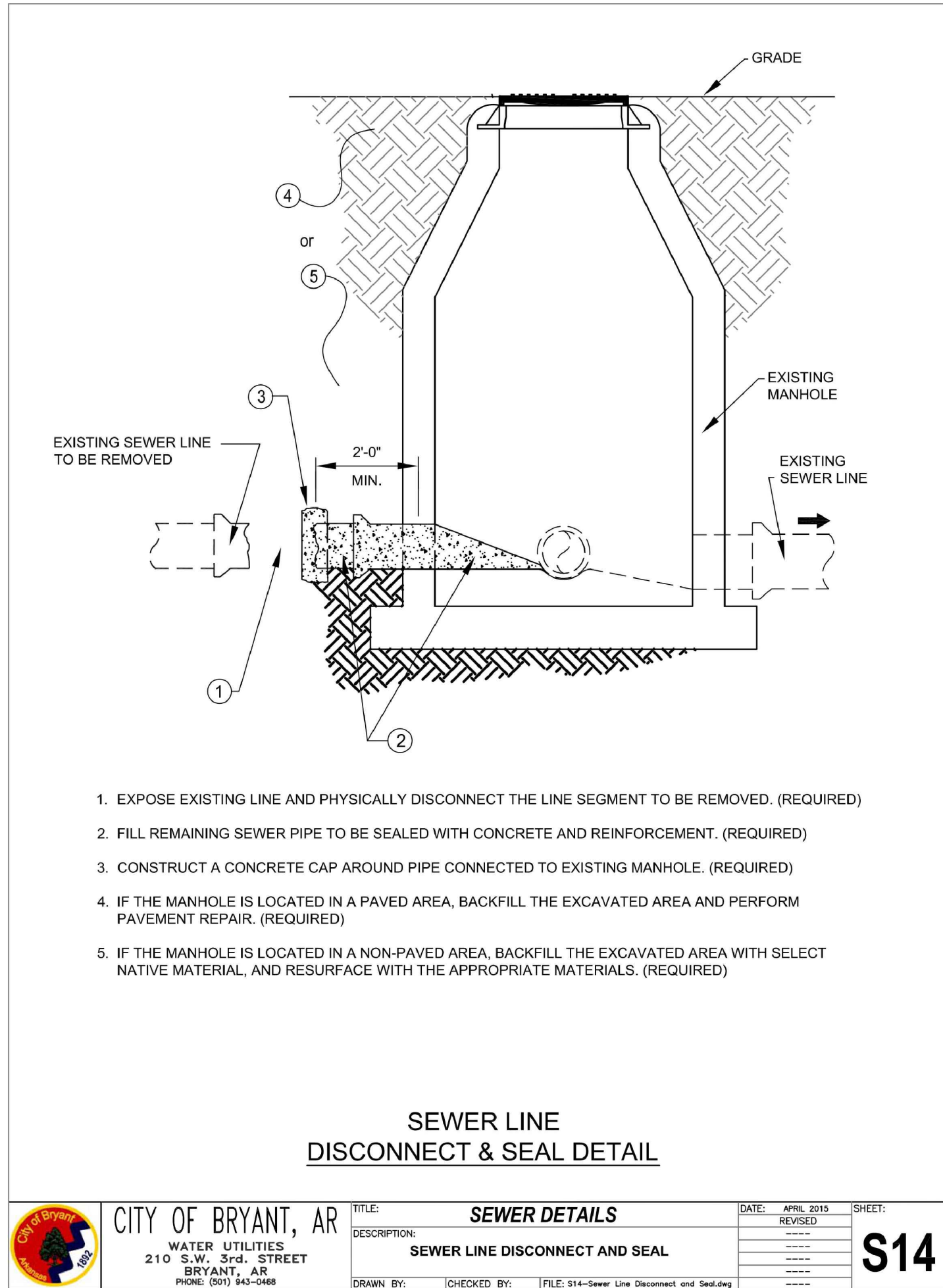
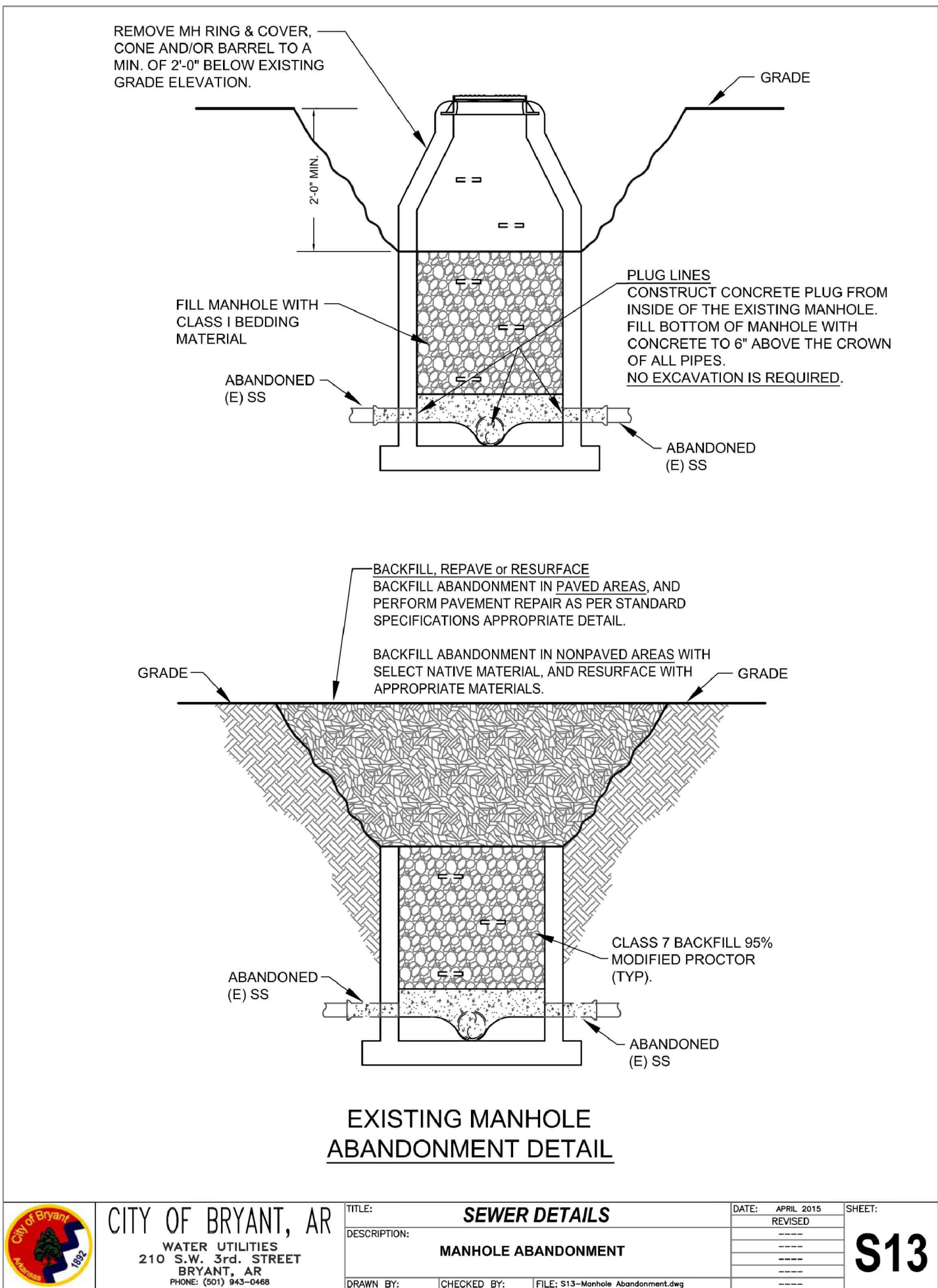
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REVISED:	CHECKED BY:	25-0608
SHEET: C-3.1	SCALE:	

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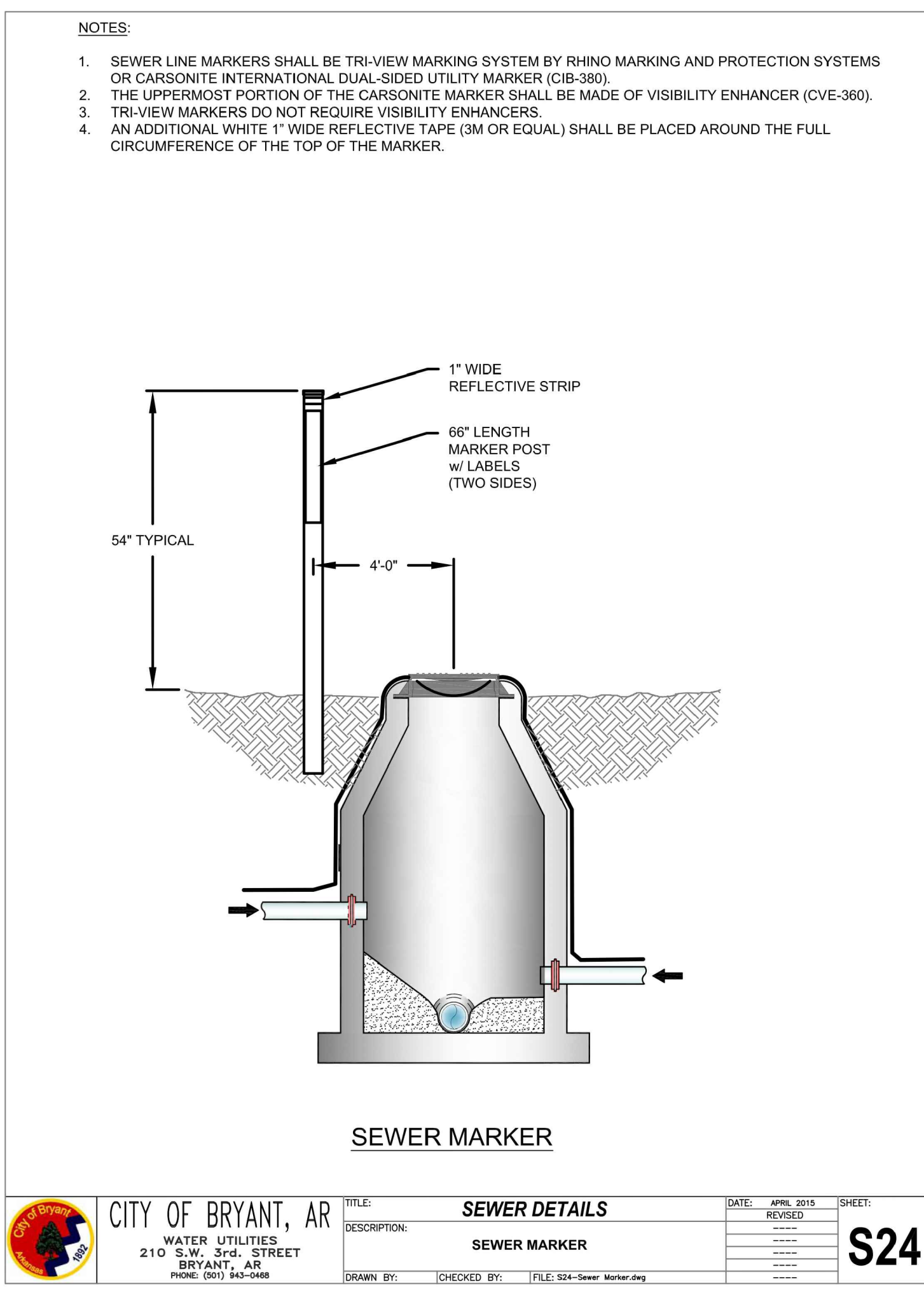
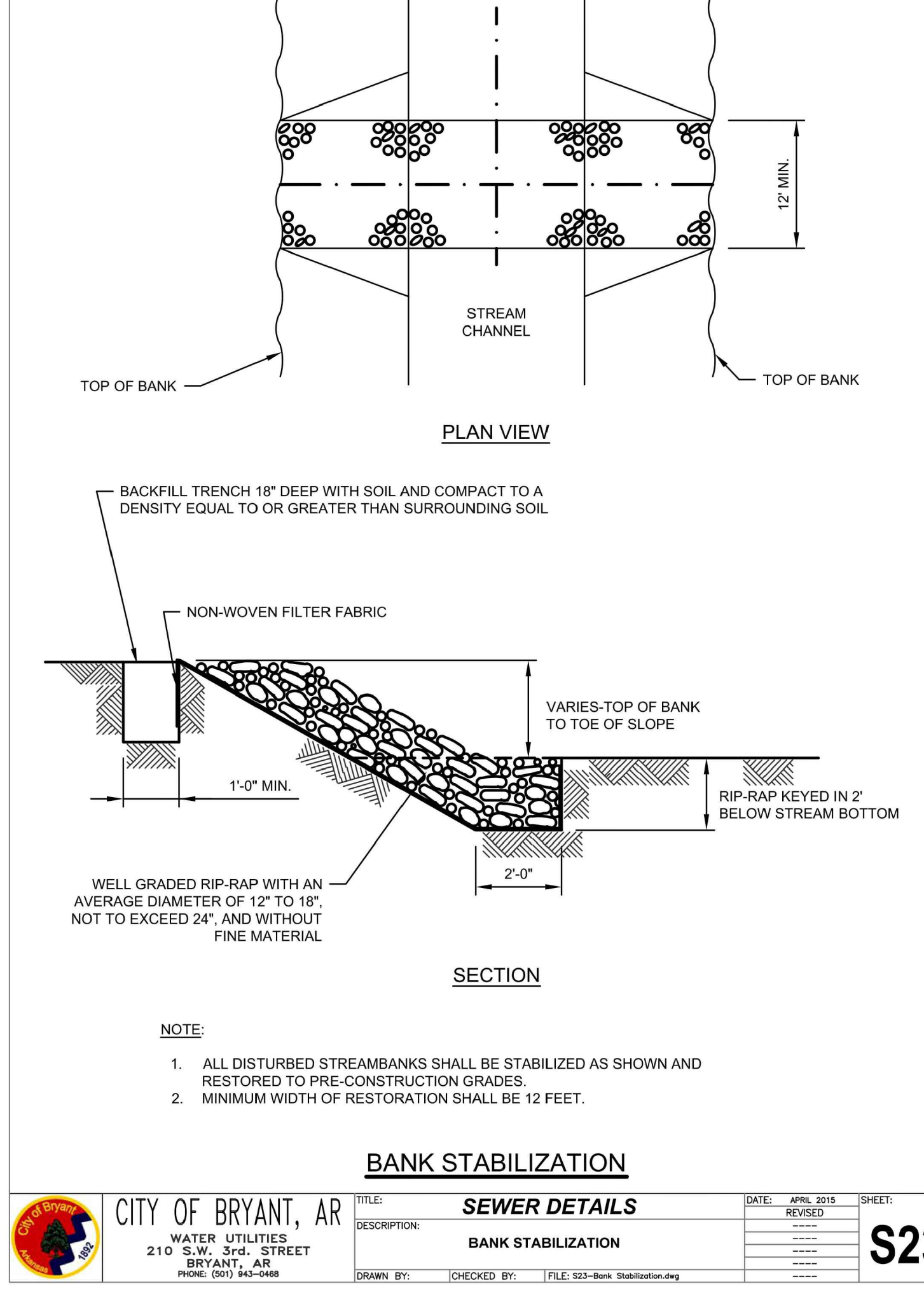
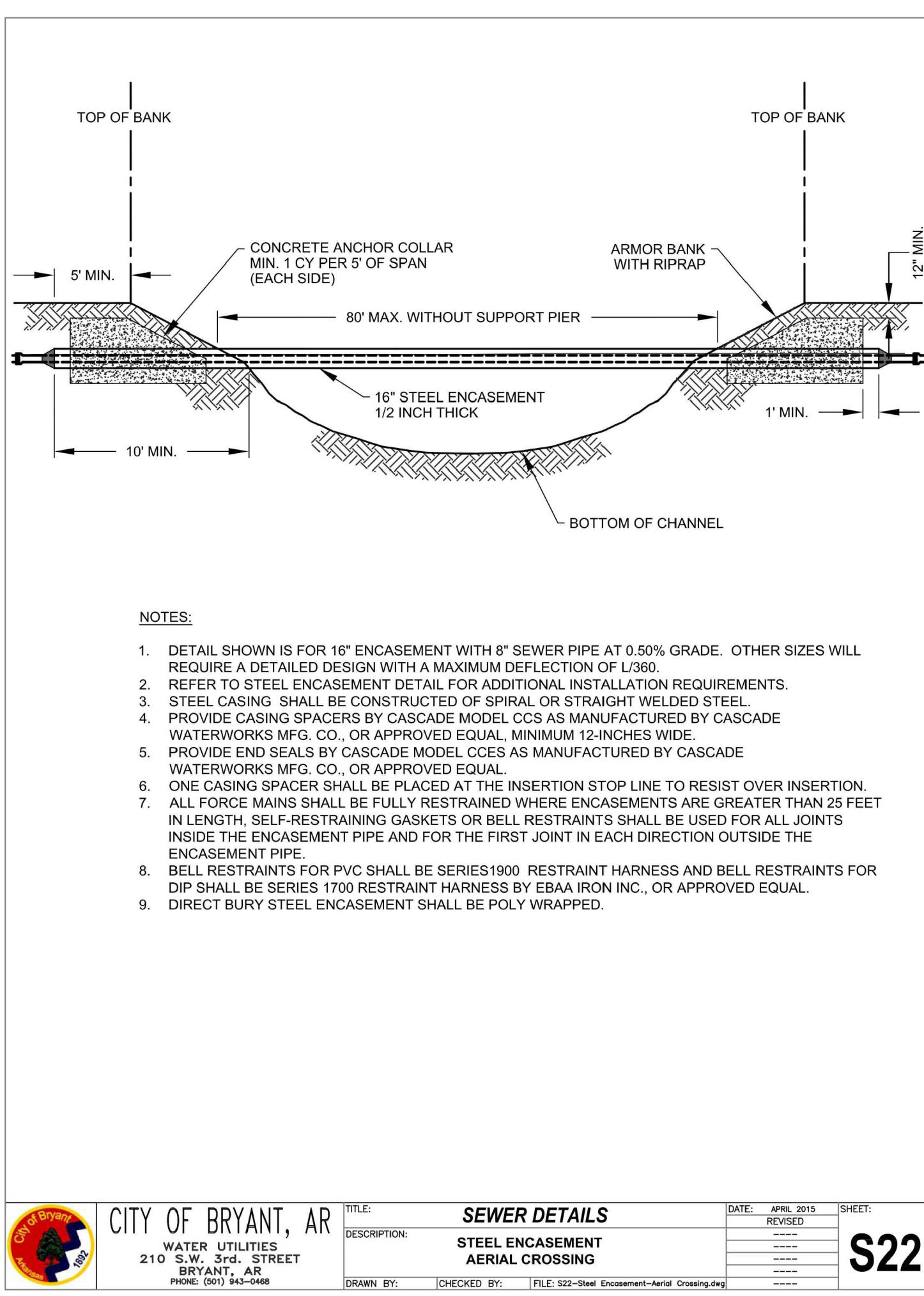
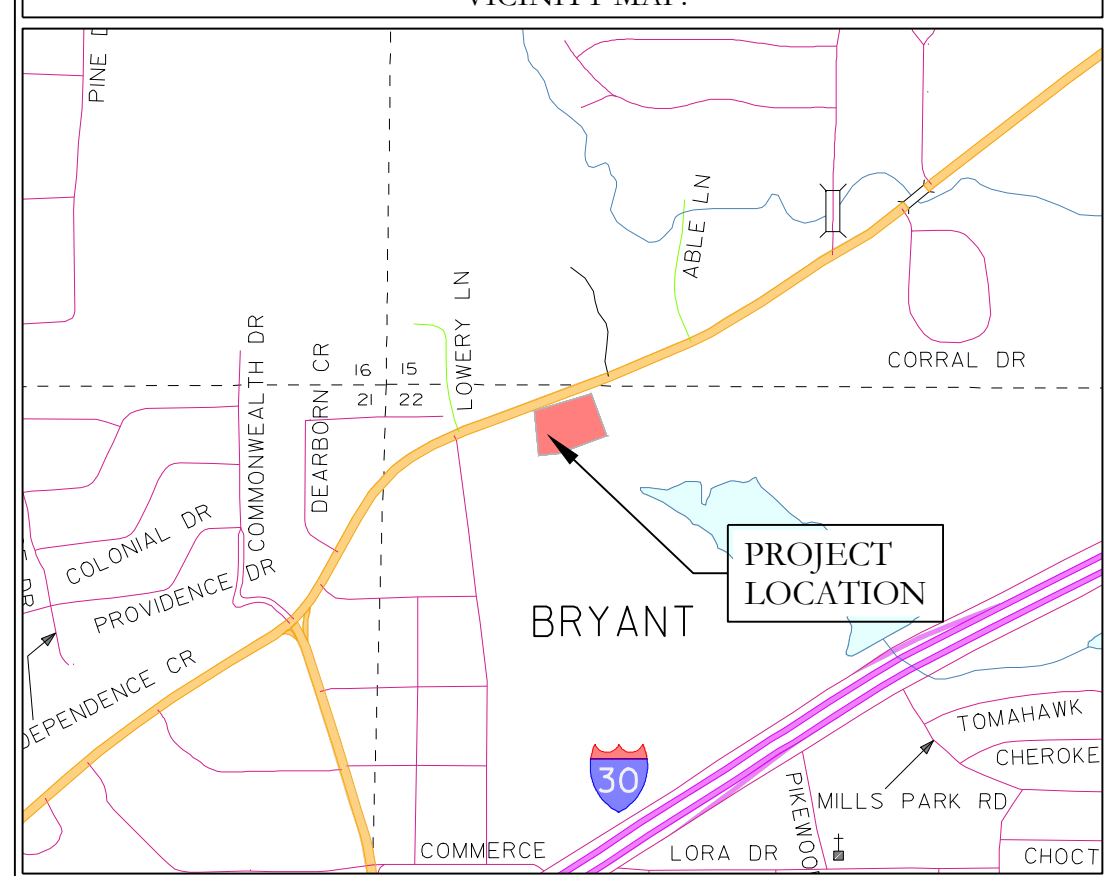
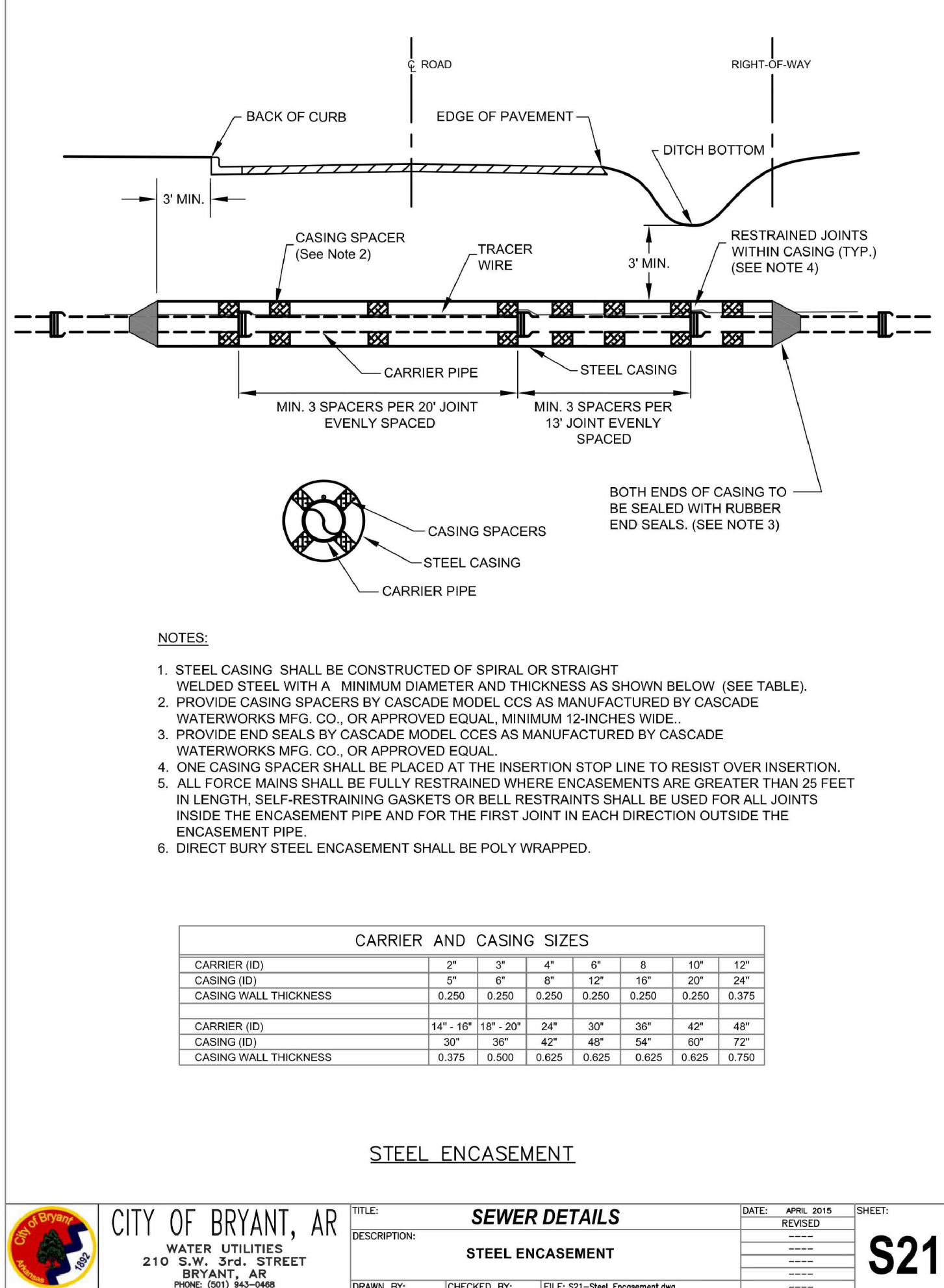
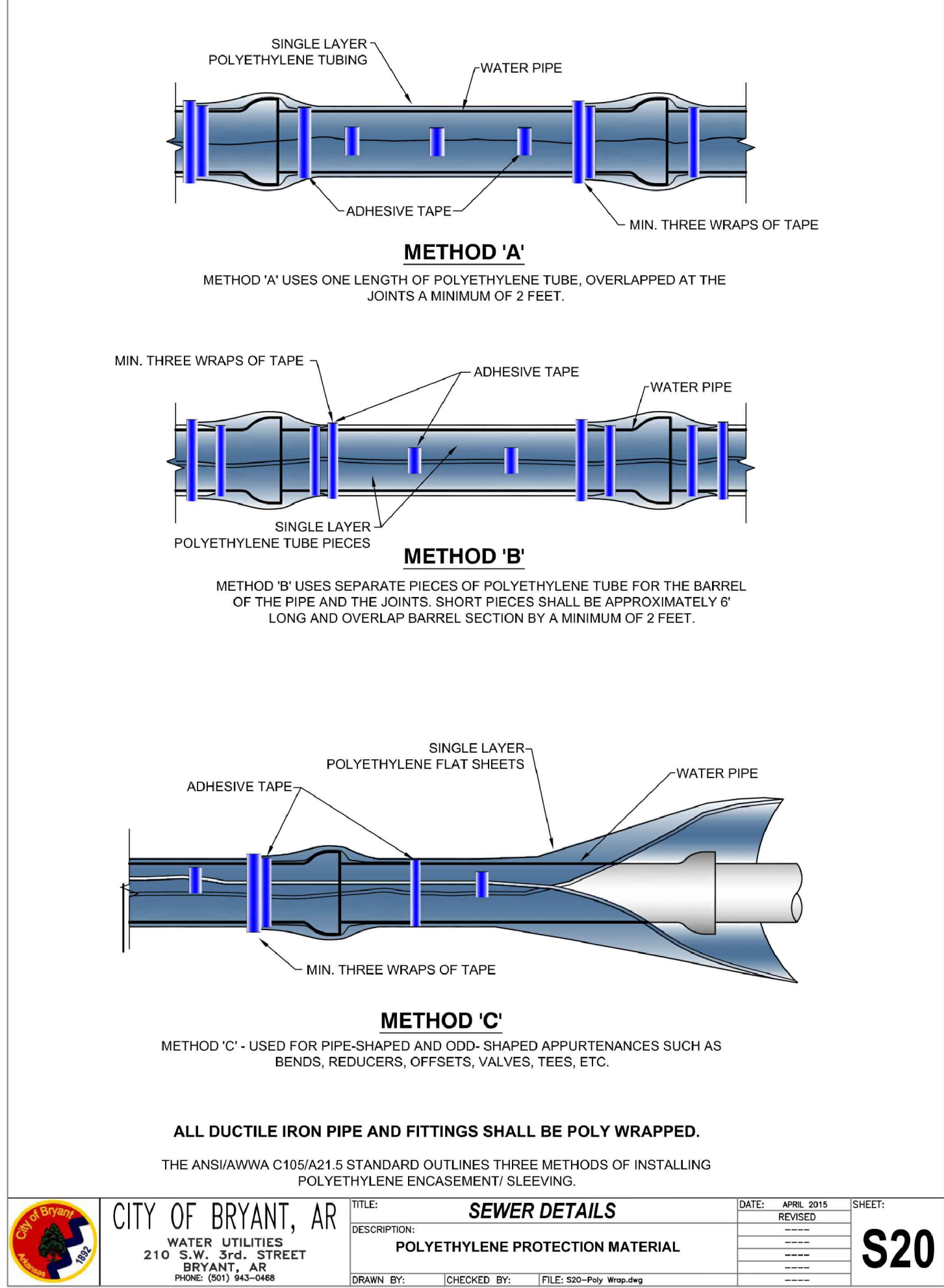
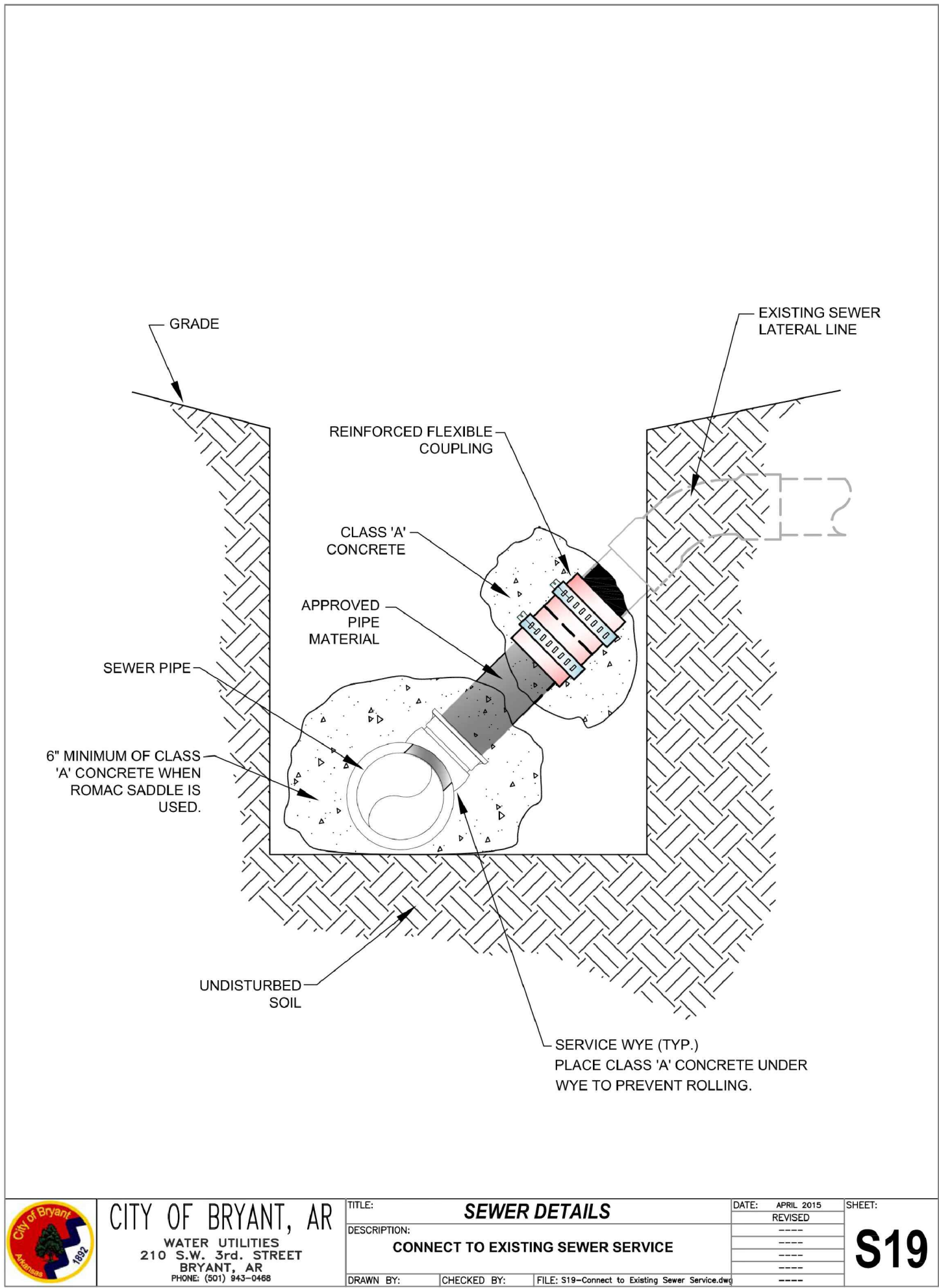


DATE: 11.11.25		C.A.D. BY:		DRAWING NUMBER: 25-0608			
REVISED:		CHECKED BY:					
SHEET:	C-3.2	SCALE:					
500	01S	14W	0	22	440	62	1762





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FOR USE AND BENEFIT OF: RYE GENERAL CONTRACTORS			
MARKET PLACE II SEWER DETAILS 3 6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 11.11.25	C.A.D. BY:	DRAWING NUMBER:	
REVISED:	CHECKED BY:	25-0608	
SHEET: C-3.3	SCALE:		
500	01S	14W	0 22 440 62 1762



VICINITY MAP:

PROJECT LOCATION

CITY OF BRYANT, AR

WATER UTILITIES

210 S.W. 3rd. STREET

BRYANT, AR

PHONE: (501) 843-0468

TITLE: SEWER DETAILS

DESCRIPTION: STEEL ENCASEMENT

DATE: APRIL 2015

REVISED

SHEET: S21

STATE OF ARKANSAS

LICENSED PROFESSIONAL ENGINEER

HOPE CONSULTING, INC.

No. 19351

11-19-2025

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MARKET PLACE II

SEWER DETAILS 4

6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 11-11-25

C.A.D. BY:

DRAWING NUMBER:

REVISED:

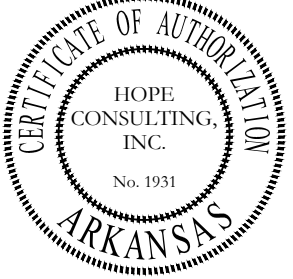
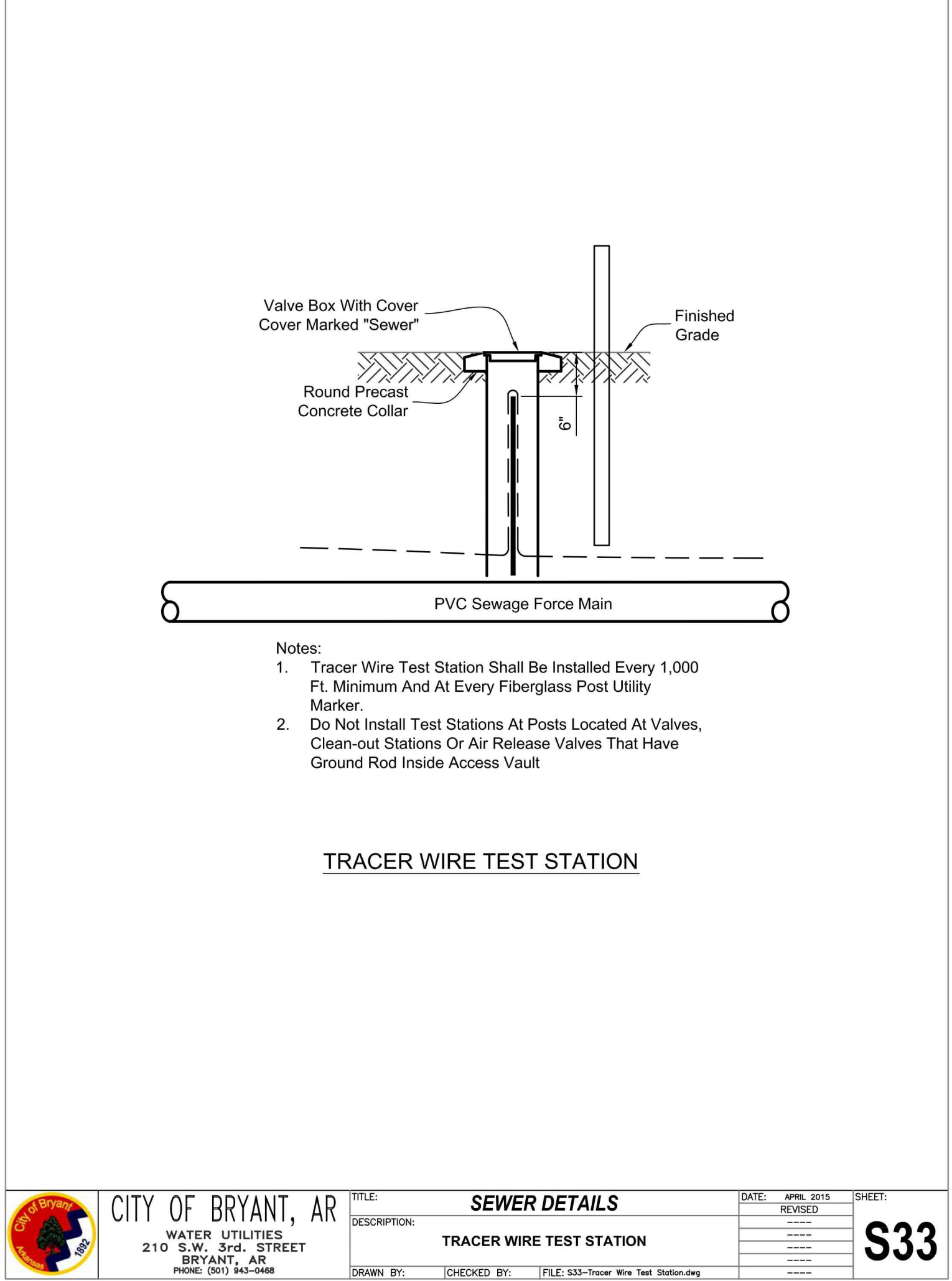
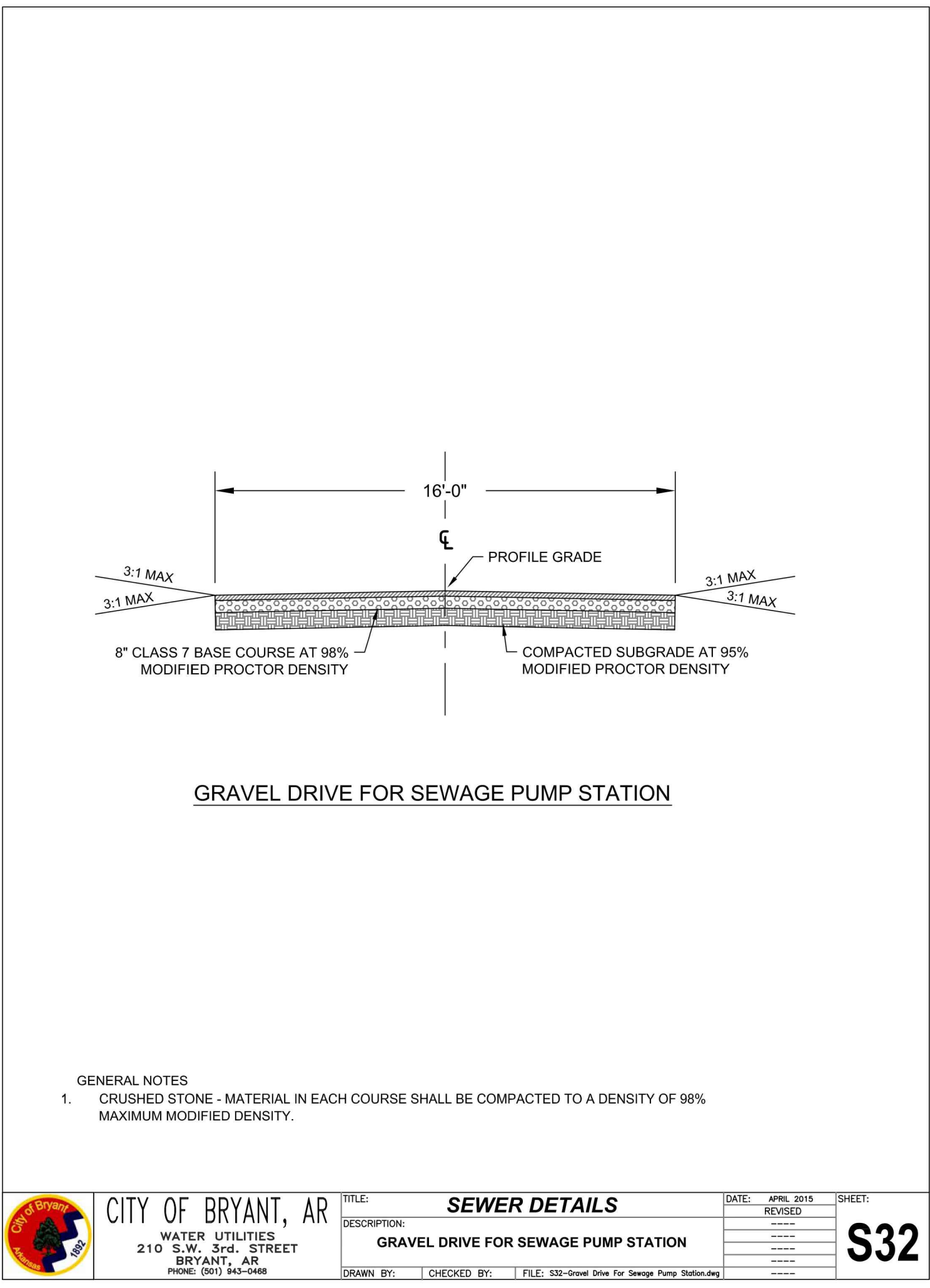
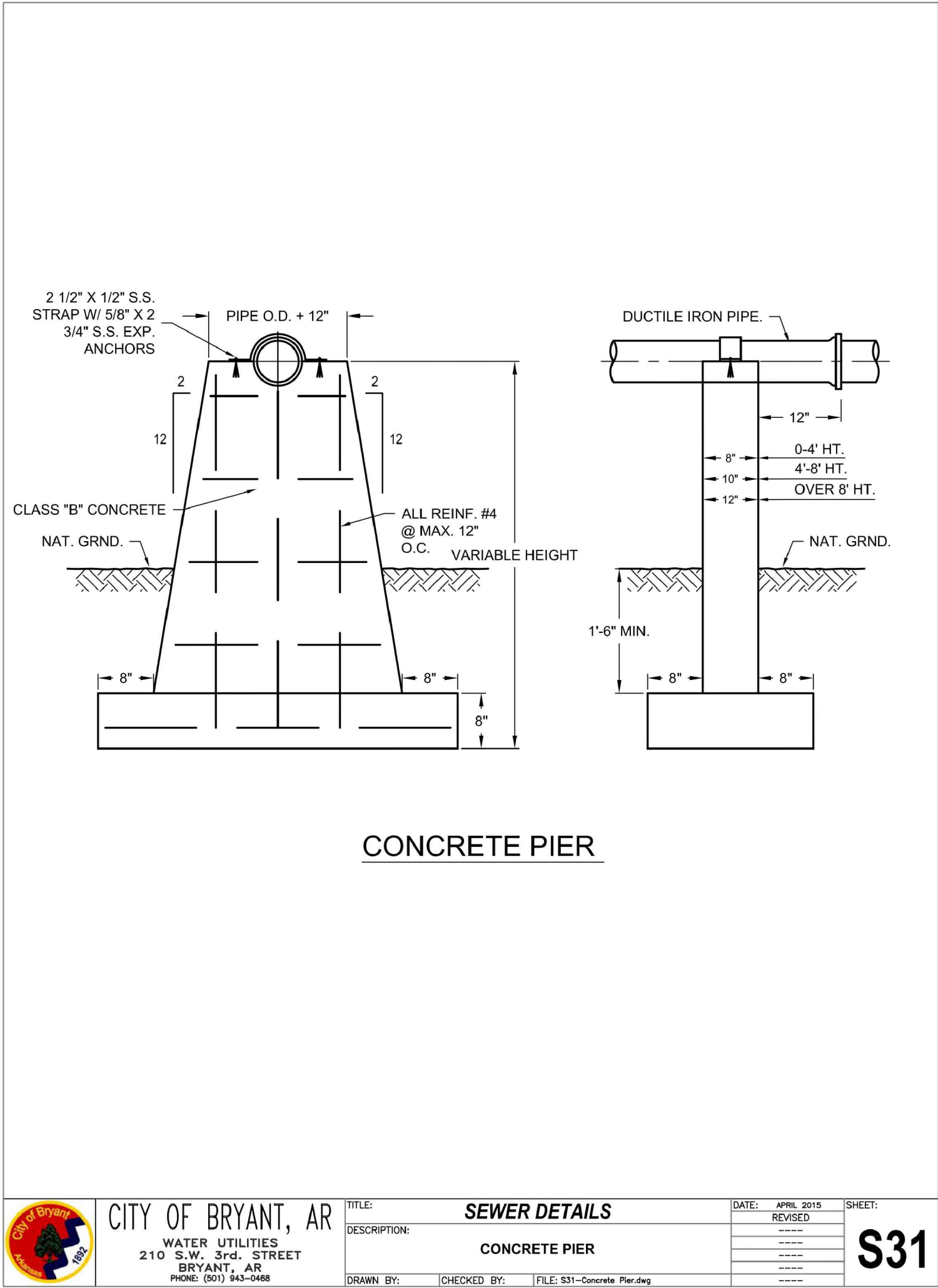
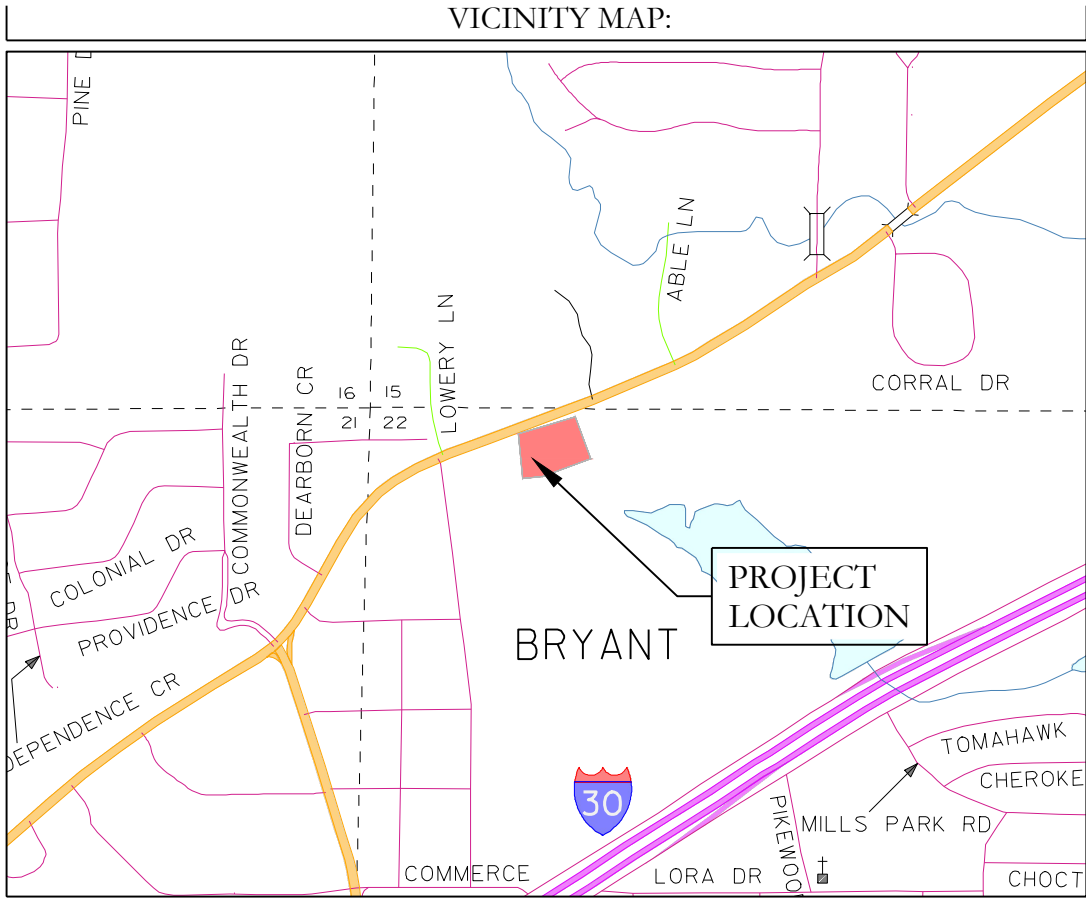
CHECKED BY:

25-0608

SHEET: C-3.4

SCALE:

500 01S 14W 0 22 440 62 1762



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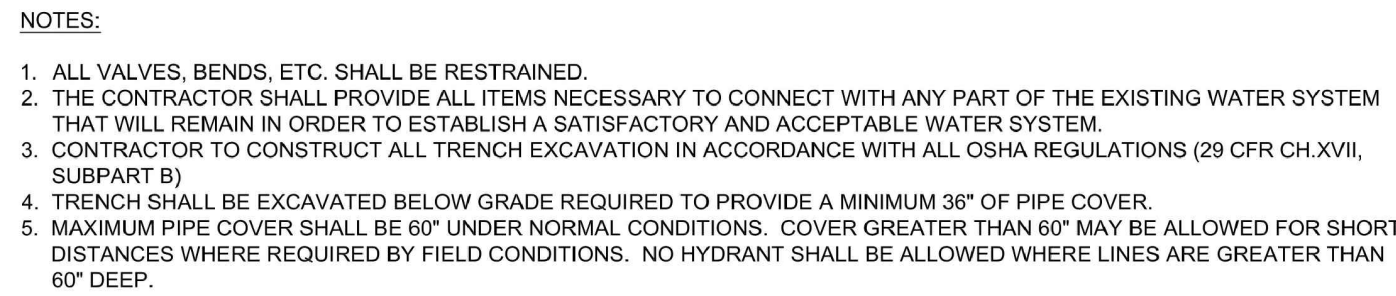
FOR USE AND BENEFIT OF:
RYE GENERAL CONTRACTORS

MARKET PLACE II
SEWER DETAILS 6

6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

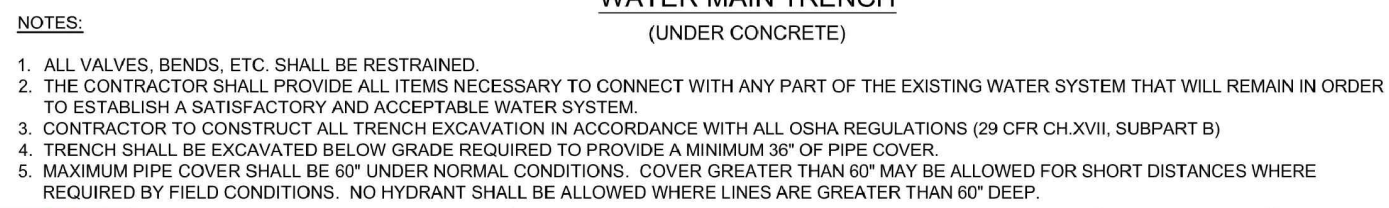
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REVISED:		CHECKED BY:		25-0608	
SHEET:	C-3.6	SCALE:			

500	01S	14W	0	22	440	62	1762
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(NON-PAVED AREA)

	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3RD STREET BRYANT, AR PHONE: (501) 443-0468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:	
		DESCRIPTION: WATER MAIN TRENCH (NON-PAVED AREA)	REVISED	W1	
		DRAWN BY:	CHECKED BY:		FILE: W1-Water Trench (Non-Paved Area).dwg
		DATE:	DATE:		DATE:
		DATE:	DATE:		DATE:



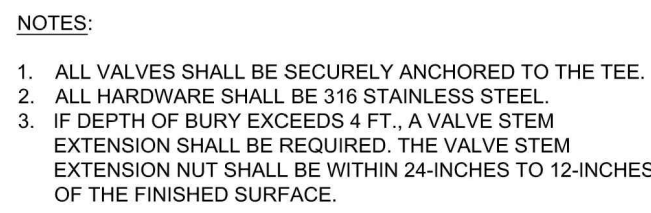
	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0446	TITLE: WATER DETAILS		DATE: APRIL 2015 REVISED	SHEET:
		DESCRIPTION: WATER MAIN TRENCH (UNDER PAVEMENT)		W2	
		DRAWN BY:	CHECKED BY:	FILE: W2-Water Trench (Under Pavement).dwg	



NOTES:

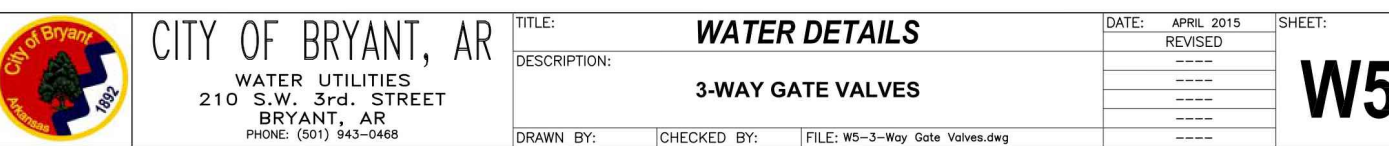
1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B).
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

 CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (210) 943-0448	TITLE: WATER DETAILS DESCRIPTION: WATER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION	DATE: APRIL 2015 SHEET:
	DRAWN BY: _____ CHECKED BY: _____ FILE: W3-Water Main Installation Prior to Roadway Const.dwg	W3

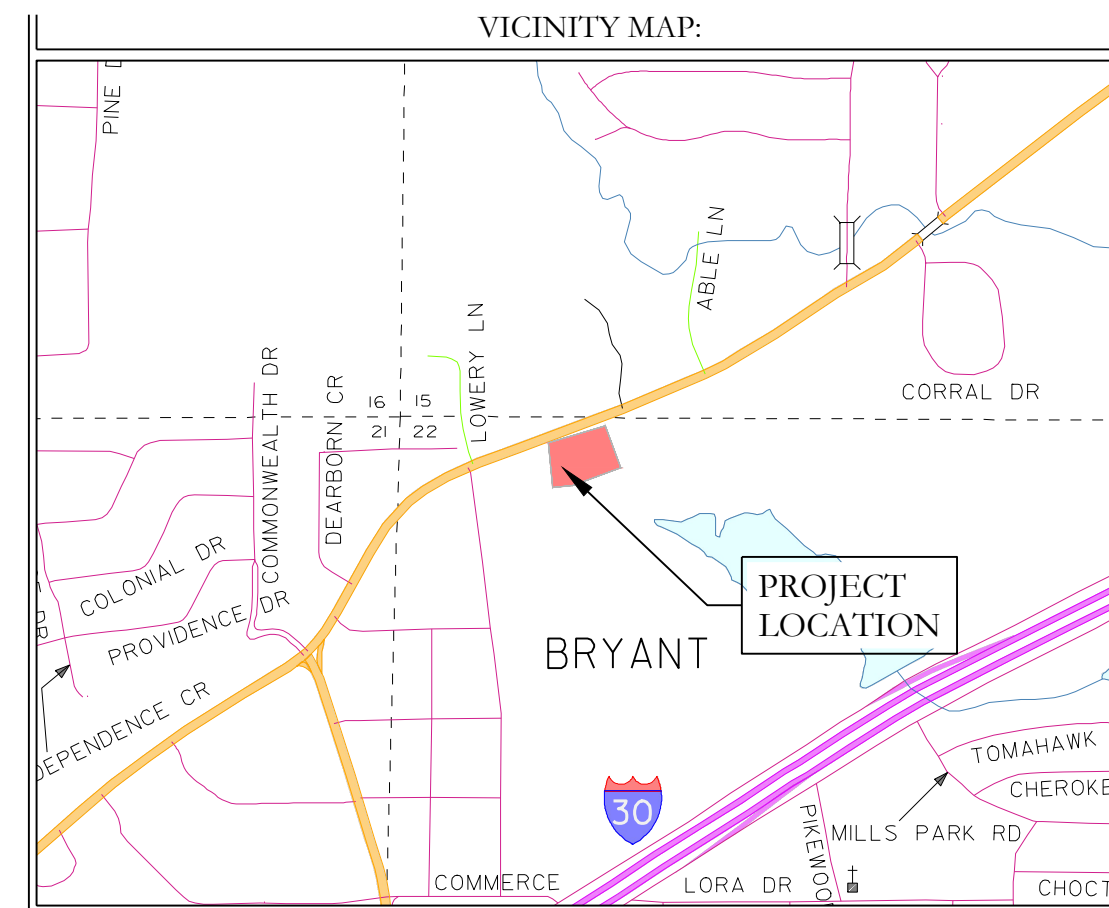


2° - 12°

	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 443-0468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:	
		DESCRIPTION:	REVISED		
		GATE VALVE			
		DRAWN BY:	CHECKED BY:	FILE: W4-Gate Valve.dwg	



	CITY OF BRYANT, AR	TITLE:	WATER DETAILS	DATE:	APRIL 2015	SHEET:	W6
	WATER UTILITIES	DESCRIPTION:			REVISED		
	210 S.W. 3RD. STREET		BUTTERFLY VALVE				
	BRYANT, AR						
	PHONE: (913) 843-0468						
		DRAWN BY:	CHECKED BY:	FILE: W6-Butterfly Valve.dwg			



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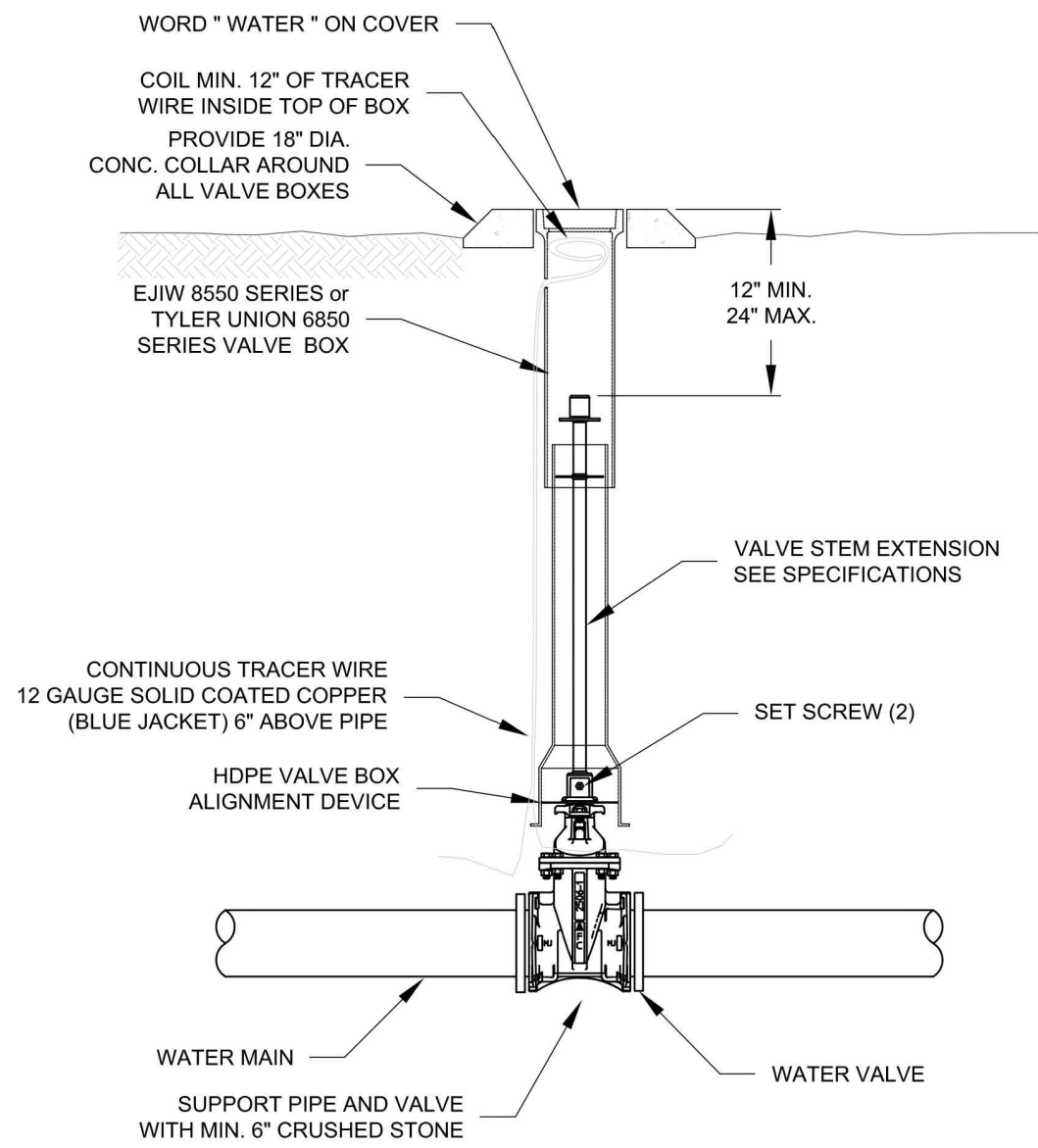
MARKET PLACE II

6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 11.11.25		C.A.D. BY:		DRAWING NUMBER: 25-0608			
REVISED:		CHECKED BY:					
SHEET: C-3.7		SCALE:					
500	01S	14W	0	22	440	62	1762

NOTES:

1. OPERATING NUT EXTENSIONS SHALL BE USED WHEN THE TOP OF THE OPERATING NUT IS GREATER THAN 4 FEET FROM THE TOP OF FINISHED SURFACE.
2. THE STEM EXTENSION SHALL BE OF ADEQUATE LENGTH TO REACH FROM THE VALVE OPERATING NUT TO A POINT WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.

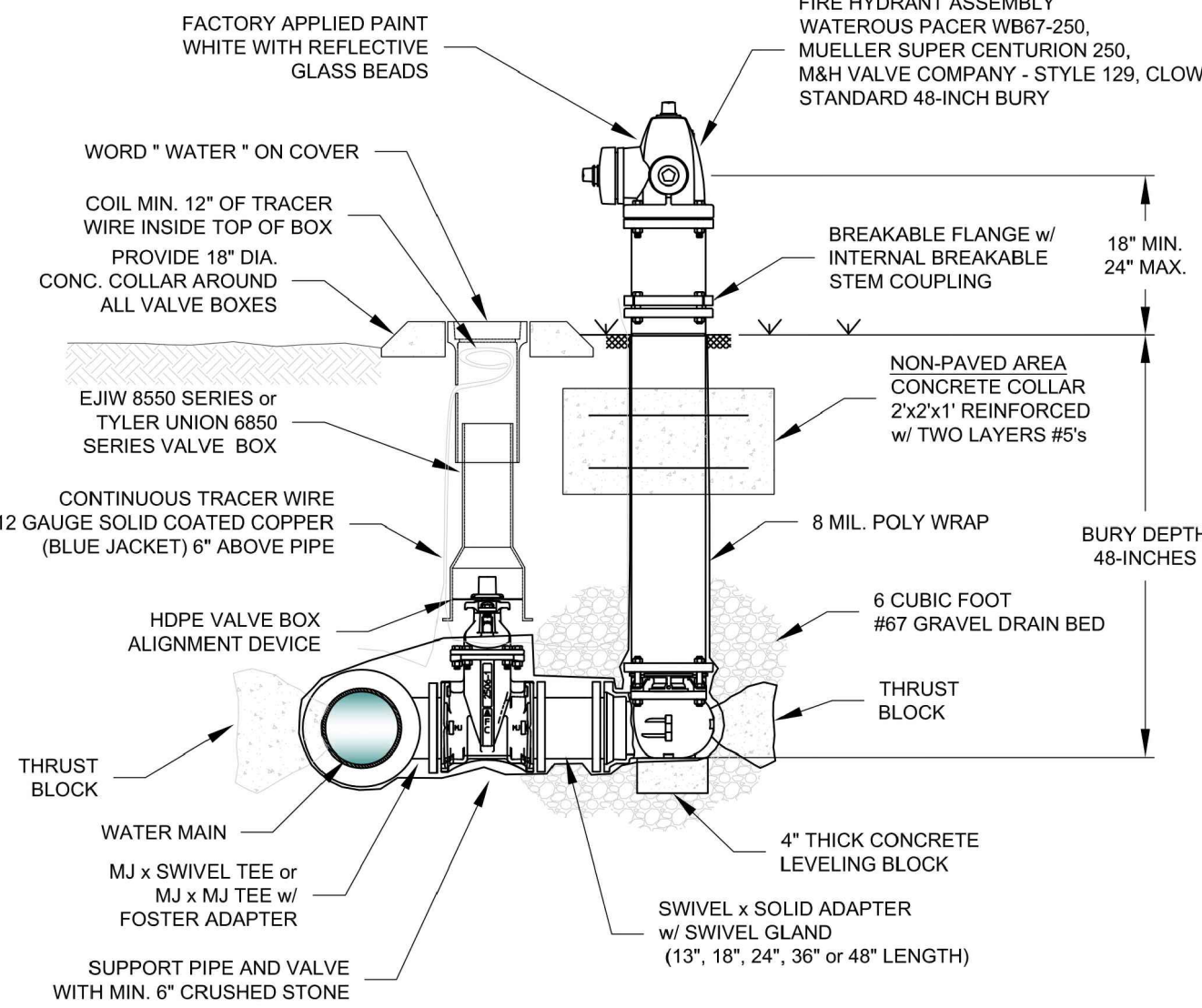


VALVE WITH STEM EXTENSION

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET: W7
	DESCRIPTION: VALVE STEM EXTENSION	REVISIONS:	
DRAWN BY: []	CHECKED BY: []	FILE: W7-Valve Stem Extension.dwg	

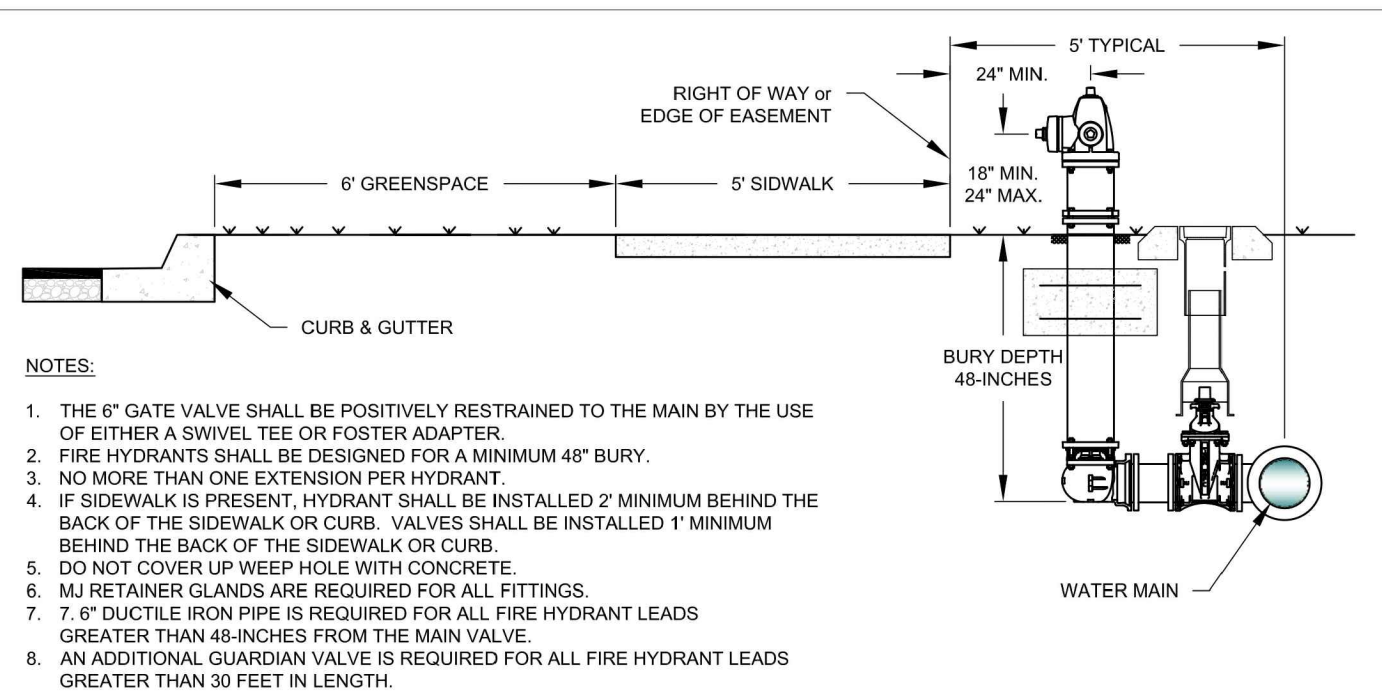
NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. BURY LINE OF HYDRANT SHALL BE NO LESS THAN THE PROPOSED FINISHED ELEVATION OF BACK OF CURB, OR SIDEWALK, WHICHEVER IS GREATER.
4. NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 2' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. VALVES SHALL BE INSTALLED 1' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB.
6. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
7. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
8. 7.6" DUCTILE IRON PIPE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 48-INCHES FROM THE MAIN VALVE.
9. AN ADDITIONAL GUARDIAN VALVE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 30 FEET IN LENGTH.

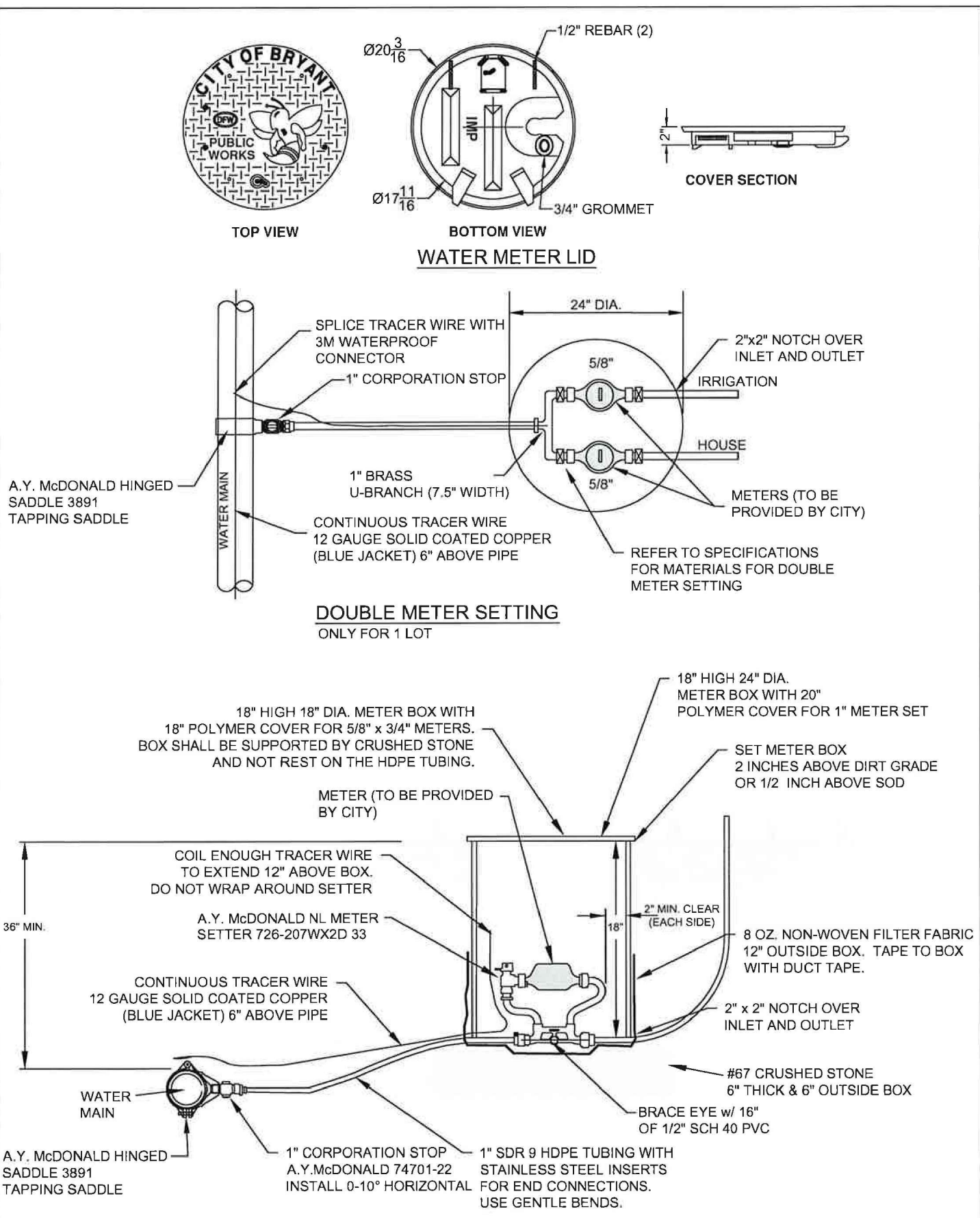
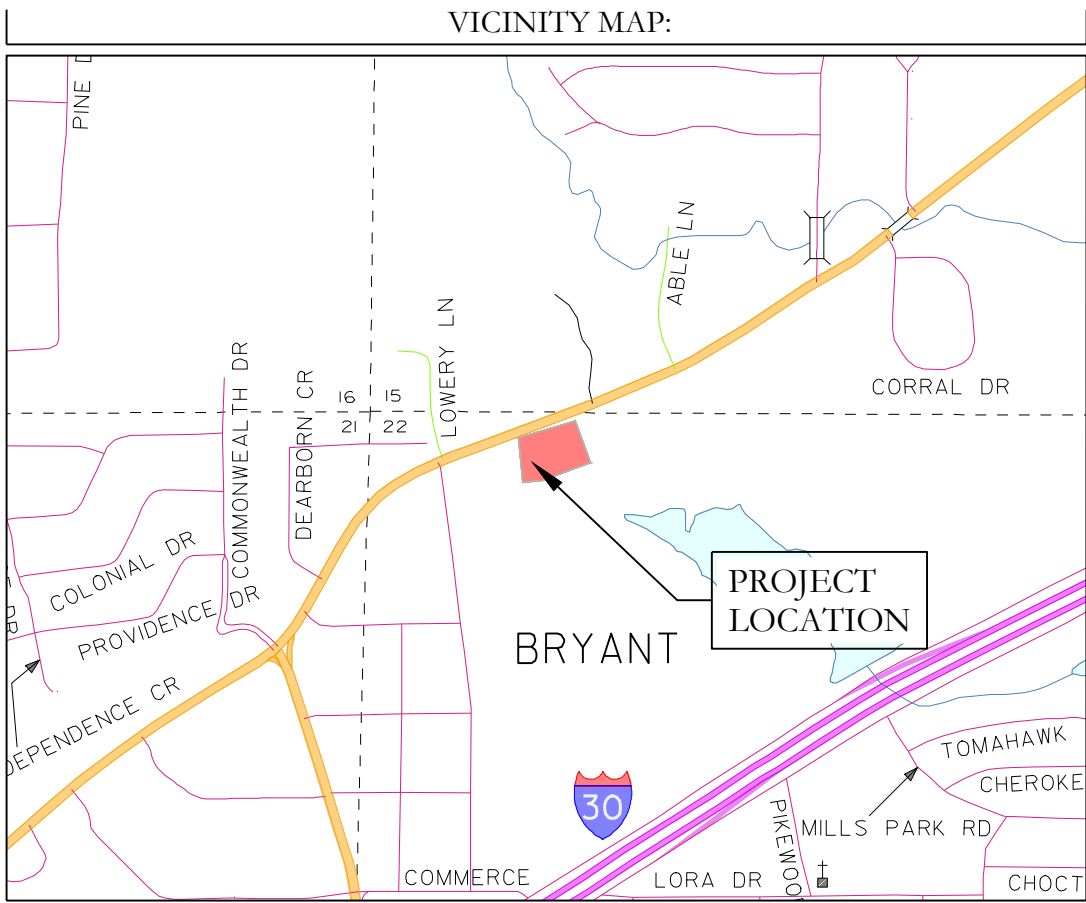


FIRE HYDRANT & VALVE CONNECTION

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET: W8
	DESCRIPTION: FIRE HYDRANT AND VALVE CONNECTION	REVISIONS:	
DRAWN BY: []	CHECKED BY: []	FILE: W8-Fire Hydrant and Valve.dwg	

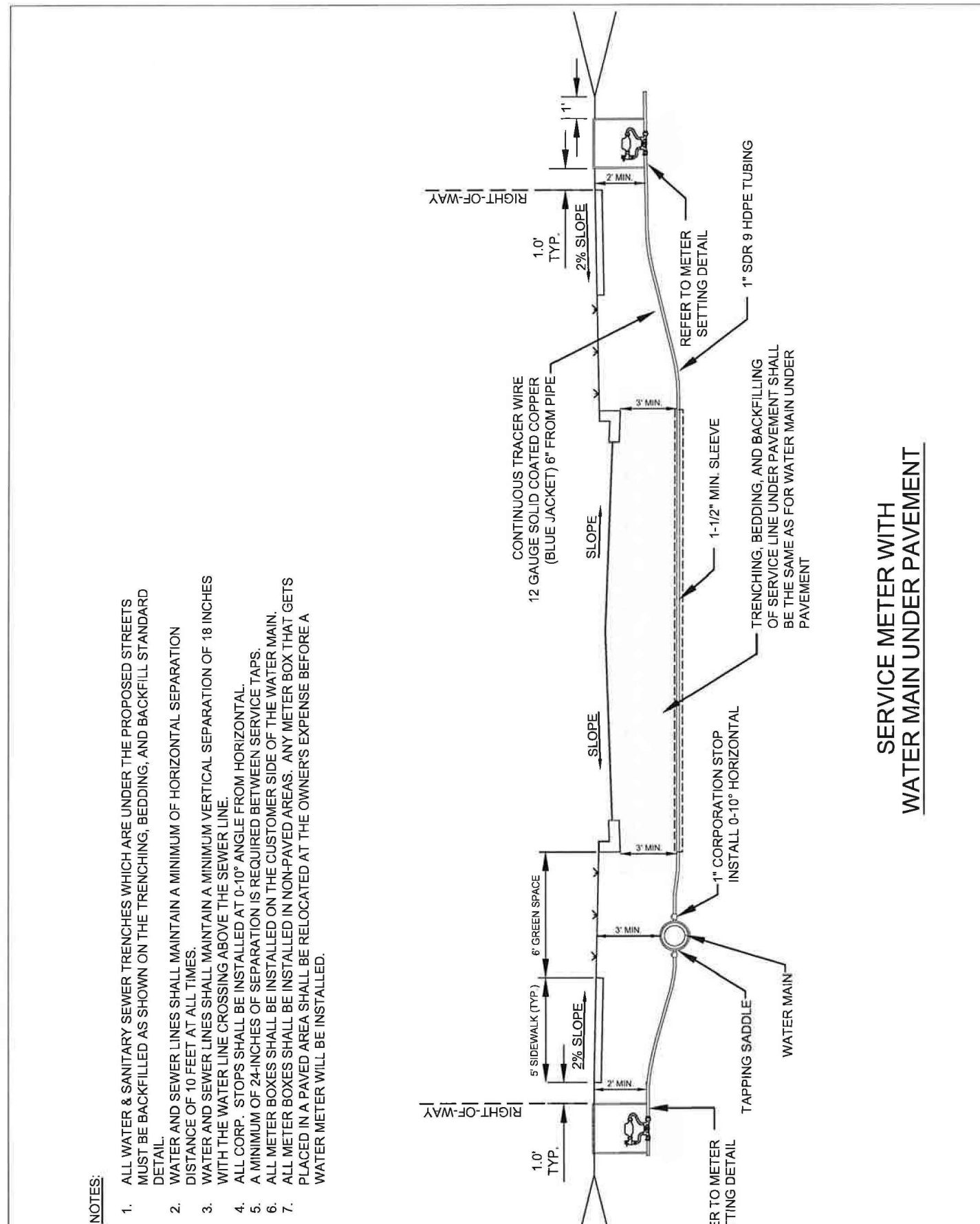


CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET: W9
	DESCRIPTION: FIRE HYDRANT PLACEMENT	REVISIONS:	
DRAWN BY: []	CHECKED BY: []	FILE: W9-Fire Hydrant Placement.dwg	

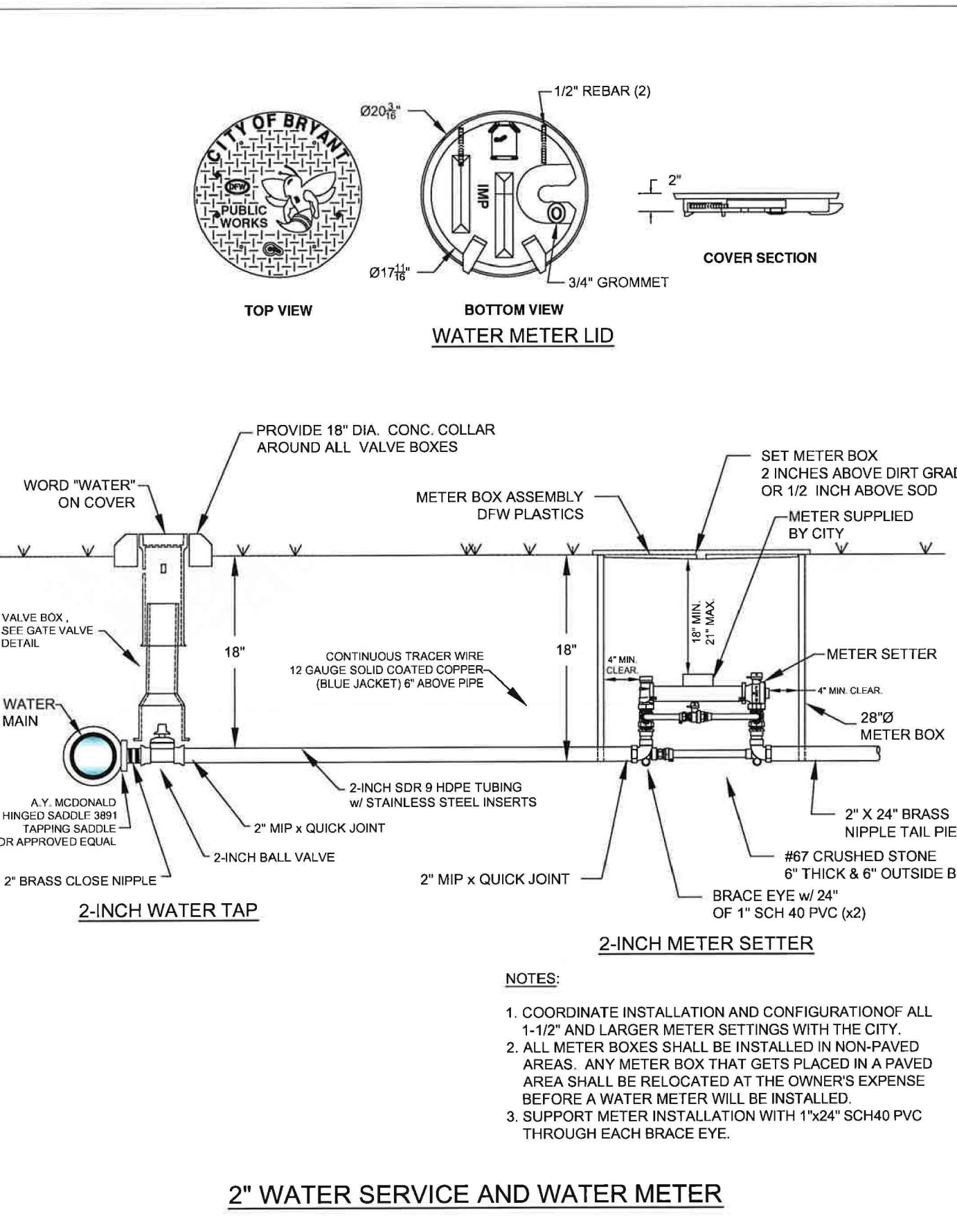


SINGLE METER SETTING

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET: W10
	DESCRIPTION: METER SETTINGS	REVISIONS:	
DRAWN BY: []	CHECKED BY: []	FILE: W10-Water Settings.dwg	



CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET: W11
	DESCRIPTION: METER SERVICE LINE UNDER PAVEMENT	REVISIONS:	
DRAWN BY: []	CHECKED BY: []	FILE: W11-Water Service Line Under Pavement.dwg	



2" WATER SERVICE AND WATER METER

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET: W12
	DESCRIPTION: 2" WATER METER	REVISIONS:	
DRAWN BY: []	CHECKED BY: []	FILE: W12-2 inch Water Meter.dwg	



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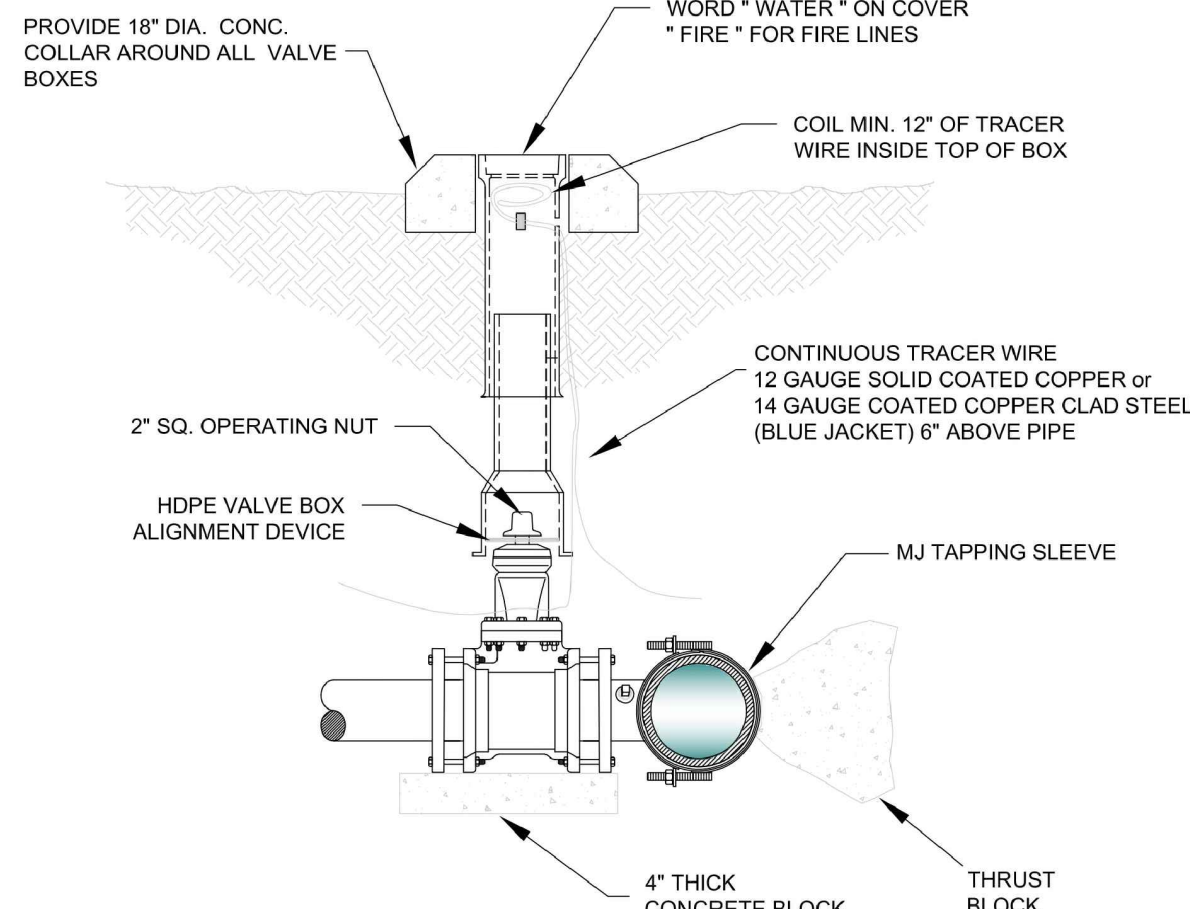
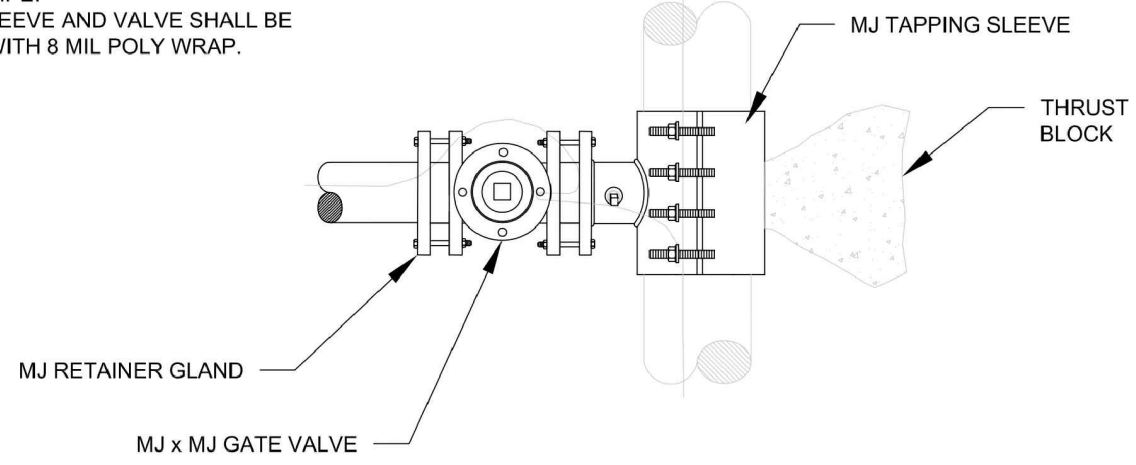
MARKET PLACE II
WATER DETAILS 2

6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 11.11.25	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	25-0608
SHEET: C-3.8	SCALE:	
500	01S	14W
0	22	440
62	1762	

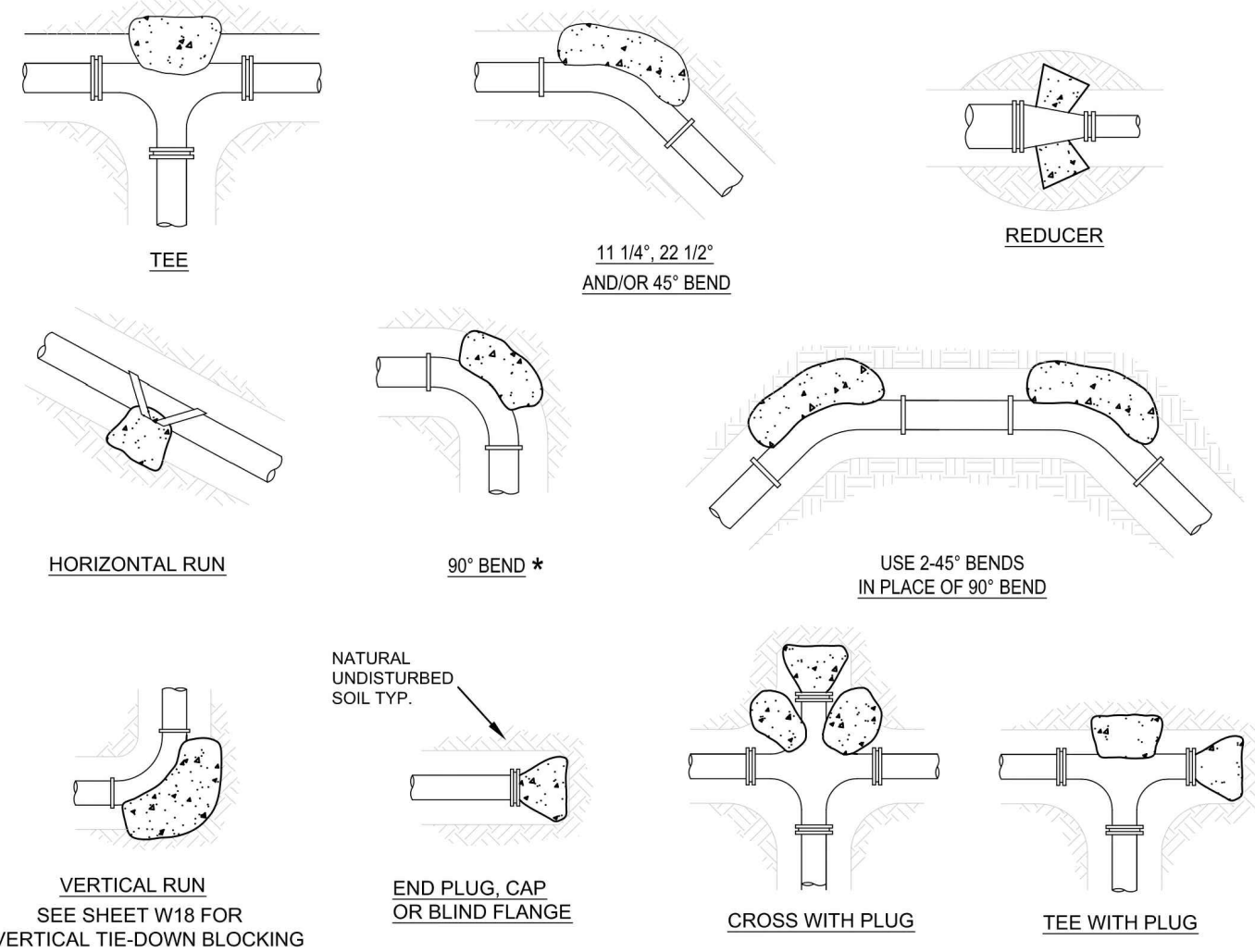
NOTES:

1. TAPPING SLEEVE SHALL BE SMITH-BLAIR 662 OR FORD FAST.
2. AFTER THE TAP IS MADE, RE-TORQUE BOLTS ON SLEEVE TO SEAL TO FINAL SHAPE OF PIPE.
3. TAPPING SLEEVE AND VALVE SHALL BE WRAPPED WITH 8 MIL POLY WRAP.



PROFILE VIEW

	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE:	WATER DETAILS	DATE:	APRIL 2015	SHEET:	W13
		DESCRIPTION:	TAPPING SLEEVE AND VALVE	REVISED:			
DRAWN BY:		CHECKED BY:	FILE: W13-Tapping Sleeve and Valve.dwg				



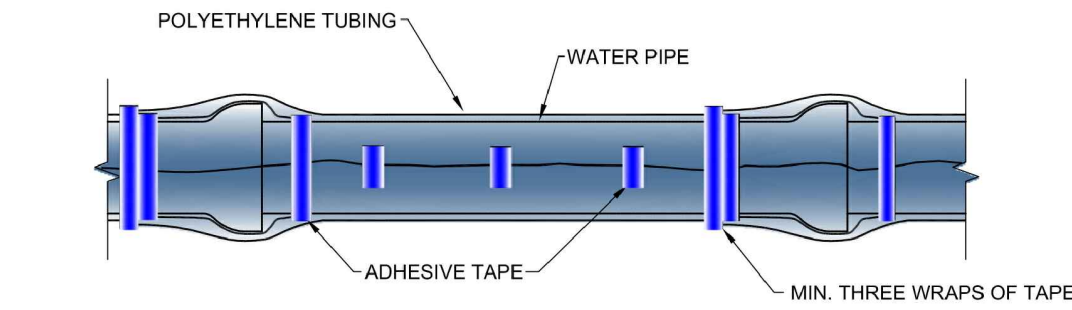
THRUST BLOCK SCHEDULE											
BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS)						VOLUME OF THRUST BLOCK IN CU. FEET					
FITTINGS	PIPE OR GLOBE	45°	60°	75°	90°	FITTINGS	45°	60°	75°	90°	ROD DIAMETER
2, 3, 4, 5	1.5	2.7	1.4	0.7	0.4	2, 3, 4, 5	35.5	19.2	9.8	4.9	3/4"
6	5.6	7.9	4.3	2.2	1.1	6	105.9	57.2	29.2	14.7	3/4"
8	9.6	13.9	7.4	3.8	1.9	8	161.9	86.9	43.2	22.2	3/4"
10	13.6	20.0	10.7	5.4	2.7	10	242.9	127.9	64.2	32.2	3/4"
12	17.6	26.0	13.7	7.0	3.5	12	323.9	167.9	85.2	42.2	3/4"
14	21.6	32.0	16.7	8.6	4.3	14	404.9	207.9	105.2	52.2	3/4"
16	25.6	38.0	19.7	10.2	5.0	16	485.9	247.9	125.2	62.2	3/4"
18	29.6	44.0	22.7	11.8	5.8	18	566.9	287.9	145.2	72.2	3/4"
20	33.6	50.0	25.7	13.4	6.6	20	647.9	327.9	165.2	82.2	3/4"
22	37.6	56.0	28.7	15.0	7.4	22	728.9	367.9	185.2	92.2	3/4"
24	41.6	62.0	31.7	16.6	8.2	24	809.9	407.9	205.2	102.2	3/4"

THRUST BLOCK NOTES:

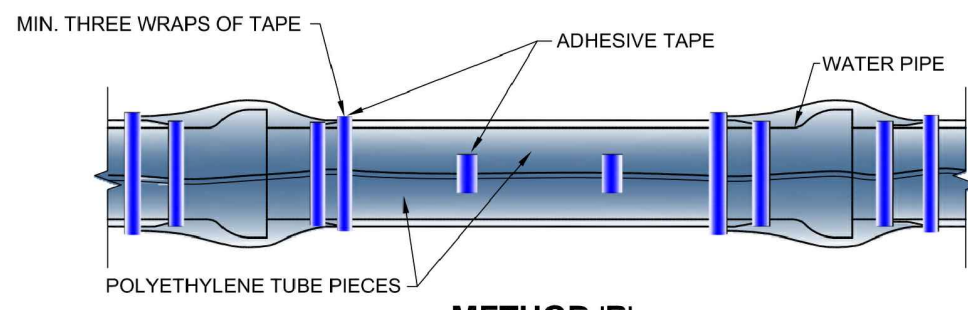
1. CONCRETE FOR THRUST BLOCKS - CLASS A CONCRETE. SHALL DEVELOP NOT LESS THAN 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL.
2. ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE PLACED ON CONCRETE PADS WHERE BENDS TURN UP, OR LOADED WHERE BENDS TURN DOWN.
3. WRAP PIPE JOINTS IN 8 MIL POLYETHYLENE BEFORE PLACING CONCRETE.
4. BEARING AREA SHOWN IN TABLE, IS BASED UPON A 2000 LB/SF. SOIL BEARING, AND UPON A PIPELINE PRESSURE OF 200 PSI. PLUS 100 PSI. WATER HAMMER. AREAS SHOWN SHALL BE ADJUSTED, SHOULD FIELD CONDITIONS VARY.
5. MJ RESTRAINTS ARE REQUIRED FOR ALL FITTINGS.
6. USE LONG-RADIUS FITTINGS WHEREVER POSSIBLE.
7. ALL BOLTS FOR FITTINGS SHALL BE 316 STAINLESS STEEL.
8. ALL DUCTILE IRON FITTINGS SHALL BE FUSION-BONDED EPOXY COATED INSIDE AND OUTSIDE IN ACCORDANCE WITH ANSIAWWA C116/A21.16.
9. UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LBS/CU. FT.

THRUST BLOCKING

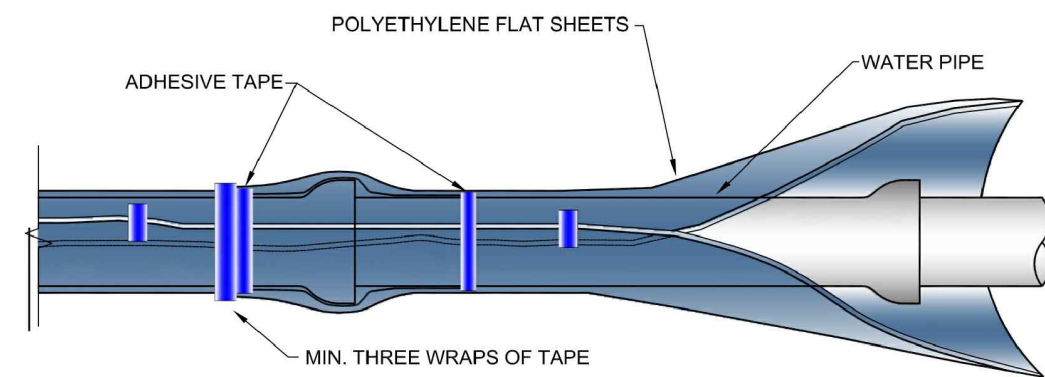
	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE:	WATER DETAILS	DATE:	APRIL 2015	SHEET:	W16
		DESCRIPTION:	THRUST BLOCKING	REVISED:			
DRAWN BY:		CHECKED BY:	FILE: W16-Thrust Blocking.dwg				



METHOD 'A' USES ONE LENGTH OF POLYETHYLENE TUBE, OVERLAPPED AT THE JOINTS A MINIMUM OF 2 FEET.



METHOD 'B' USES SEPARATE PIECES OF POLYETHYLENE TUBE FOR THE BARREL OF THE PIPE AND THE JOINTS. SHORT PIECES SHALL BE APPROXIMATELY 6' LONG AND OVERLAP BARREL SECTION BY A MINIMUM OF 2 FEET.

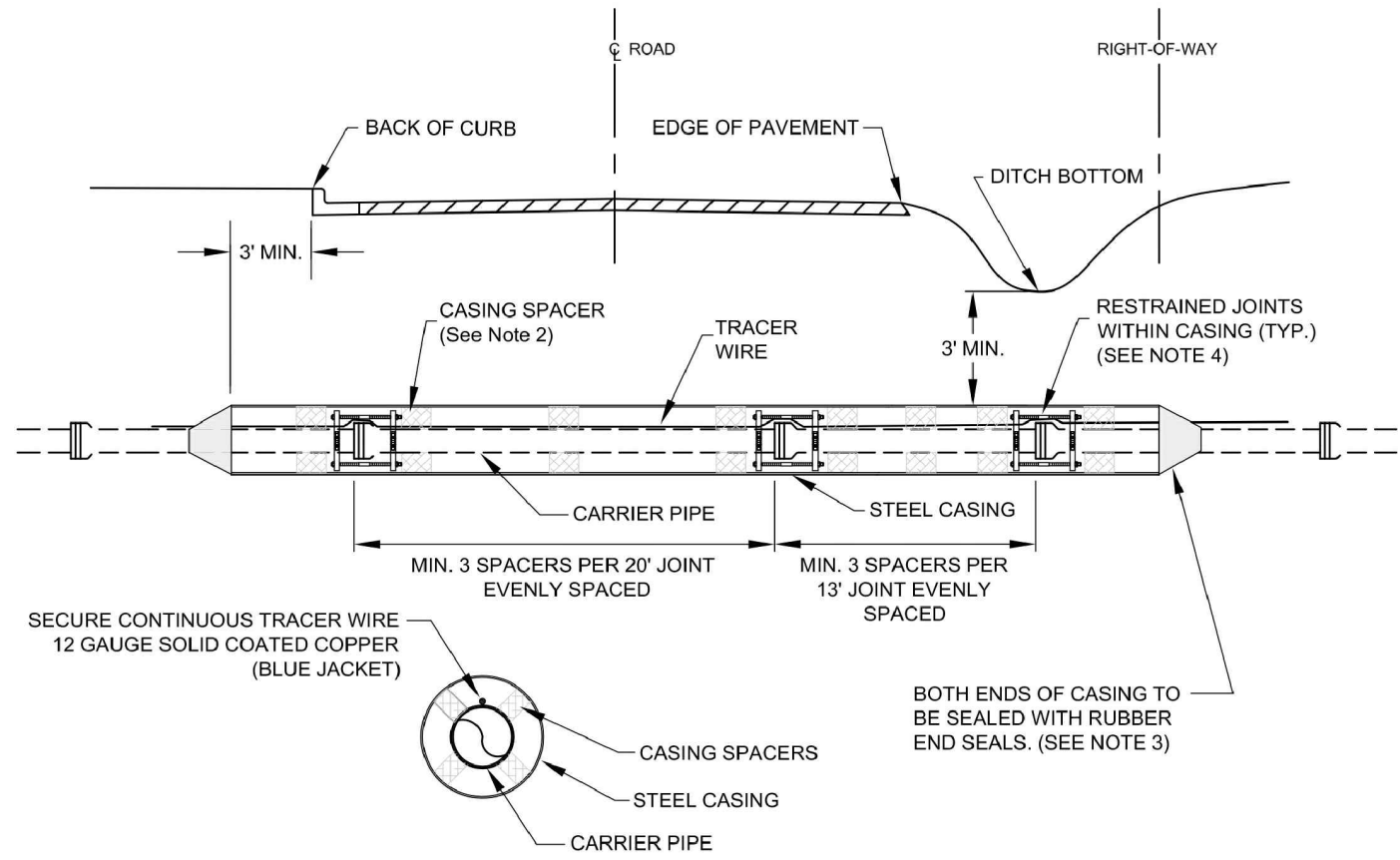


METHOD 'C' - USED FOR PIPE-SHAPED AND ODD-SHAPED APPURTENANCES SUCH AS BENDS, REDUCERS, OFFSETS, VALVES, TEES, ETC.

ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLY WRAPPED.

THE ANSIAWWA C105/A21.5 STANDARD OUTLINES THREE METHODS OF INSTALLING POLYETHYLENE ENCASEMENT/ SLEEVEING.

	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE:	WATER DETAILS	DATE:	APRIL 2015	SHEET:	W14
		DESCRIPTION:	POLYETHYLENE PROTECTION MATERIAL	REVISED:			
DRAWN BY:		CHECKED BY:	FILE: W14-Poly Wrap.dwg				



NOTES:

1. STEEL CASING SHALL BE CONSTRUCTED OF SPIRAL OR STRAIGHT WELDED STEEL WITH A MINIMUM DIAMETER AND THICKNESS AS SHOWN BELOW (SEE TABLE).
2. PROVIDE CASING SPACERS BY CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATERWORKS MFG. CO., OR APPROVED EQUAL.
3. PROVIDE END SEALS BY CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATERWORKS MFG. CO., OR APPROVED EQUAL.
4. WHERE ENCASEMENTS ARE GREATER THAN 25 FEET IN LENGTH, SELF-RESTRAINING GASKETS OR BELL RESTRAINTS SHALL BE USED FOR ALL JOINTS INSIDE THE ENCASEMENT PIPE AND FOR THE FIRST JOINT IN EACH DIRECTION OUTSIDE THE ENCASEMENT PIPE.
5. BELL RESTRAINTS FOR PVC SHALL BE SERIES 1900. RESTRAINT HARNES AND BELL RESTRAINTS FOR DIP SHALL BE SERIES 1700 RESTRAINT HARNES BY EBAA IRON INC., OR APPROVED EQUAL.
6. DIRECT BURY STEEL ENCASEMENT SHALL BE POLY WRAPPED.
7. JACK AND BORE STEEL ENCASEMENT SHALL HAVE 17# HP MAGNESIUM ANODES CAD WELDED TO THE END OF THE ENCASEMENT PIPE.

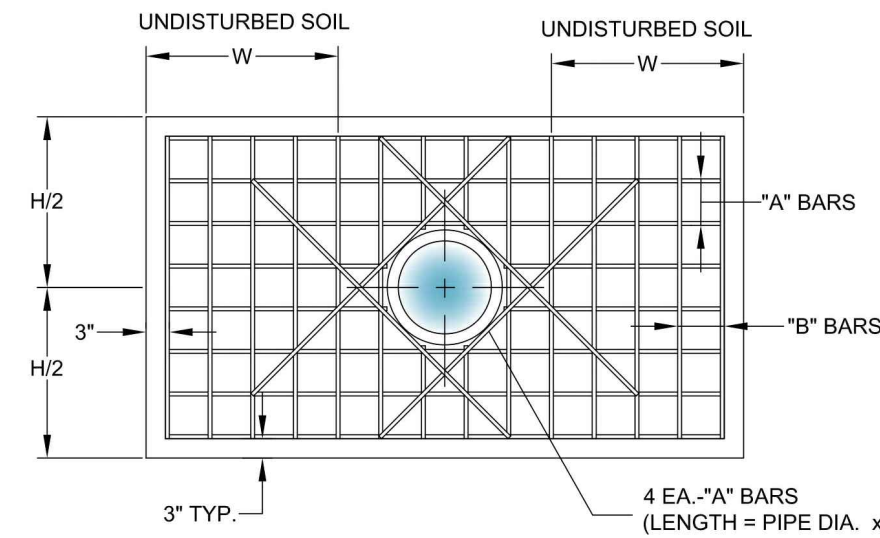
CARRIER AND CASING SIZES									
CARRIER (ID)	2"	3"	4"	6"	8"	10"	12"	14"	16"
CASING (ID)	5"	6"	8"	12"	16"	20"	24"	28"	32"
CASING WALL THICKNESS	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.375

CARRIER (ID)	14"	16"	18"	20"	24"	30"	36"	42"	48"
CASING (ID)	30"	36"	42"	48"	54"	60"	66"	72"	78"
CASING WALL THICKNESS	0.375	0.500	0.625	0.625	0.625	0.625	0.625	0.625	0.750

STEEL ENCASEMENT

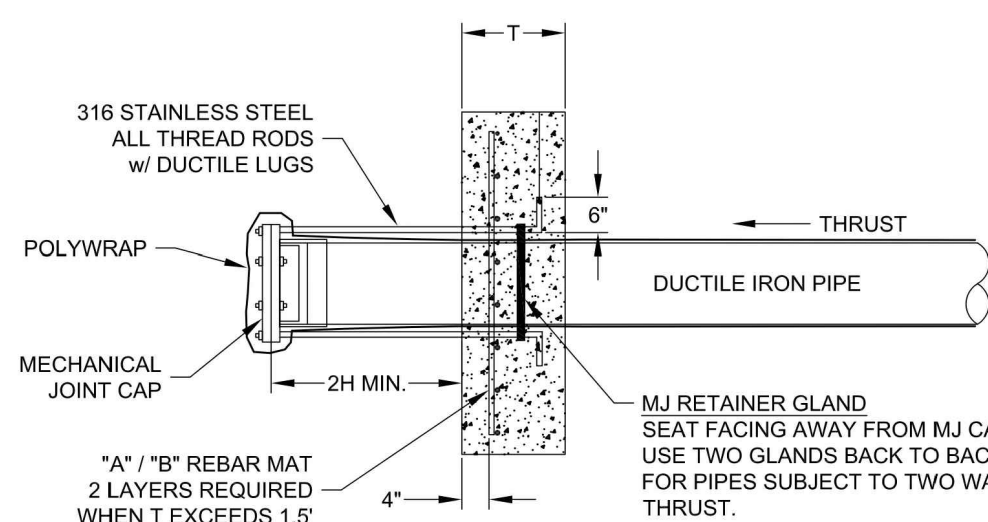
	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE:	WATER DETAILS	DATE:	APRIL 2015	SHEET:	W15
		DESCRIPTION:	STEEL ENCASEMENT	REVISED:			
DRAWN BY:		CHECKED BY:	FILE: W15-Steel Encasement.dwg				

ANCHOR COLLAR SCHEDULE									
PIPE SIZE	MINIMUM DIMENSIONS				REINFORCING BARS				
	W	H	T		*A* BARS	*B* BARS			
6"	1.5"	2.0"	1.0"		#6 @ 6"	#6 @ 6"			
8"	2.0"	2.5"	1.0"		#6 @ 6"	#6 @ 6"			
12"	2.5"	4.0"	1.5"		#6 @ 6"	#6 @ 6"			
16"	3.5"	5.0"	1.5"		#6 @ 6"	#6 @ 6"			
20"	5.0"	5.5"	2.0"		#6 @ 6"	#6 @ 6"			
24"	6.5"	6.0"	2.0"		#7 @ 6"	#7 @ 10"			

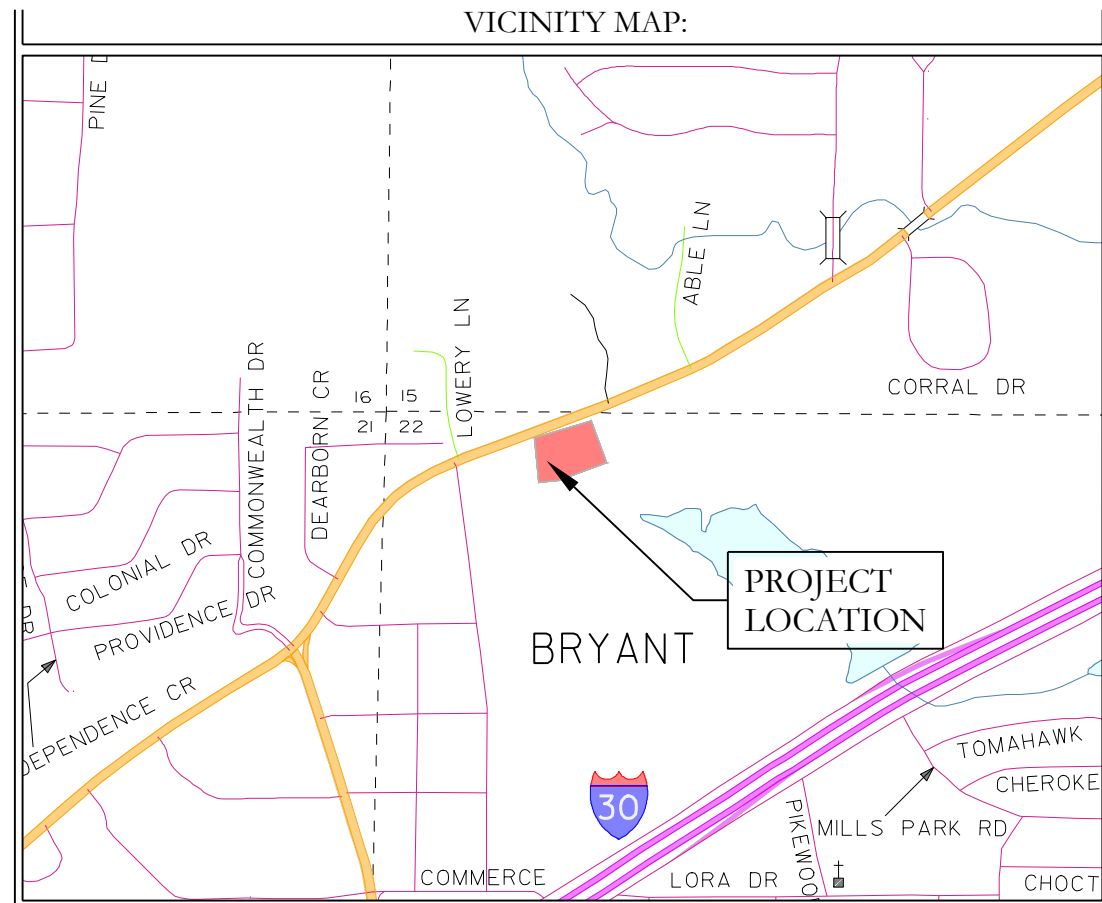


NOTES:

1. DESIGN PRESSURE IS 200 PSI PLUS 100 PSI SURGE AND 2,000 PSI SOIL BEARING.
2. ALL DIMENSIONS ARE MINIMUM REQUIREMENTS. ACTUAL FIELD CONDITIONS MAY REQUIRE LARGER DIMENSIONS.
3. ALL RETAINER GLANDS SHALL BE MEGA-LUG BY EBAA IRON.



	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE:	WATER DETAILS	DATE:	APRIL 2015	SHEET:	W18
		DESCRIPTION:	ANCHOR COLLAR	REVISED:			
DRAWN BY:		CHECKED BY:	FILE: W18-Anchor Collar.dwg				



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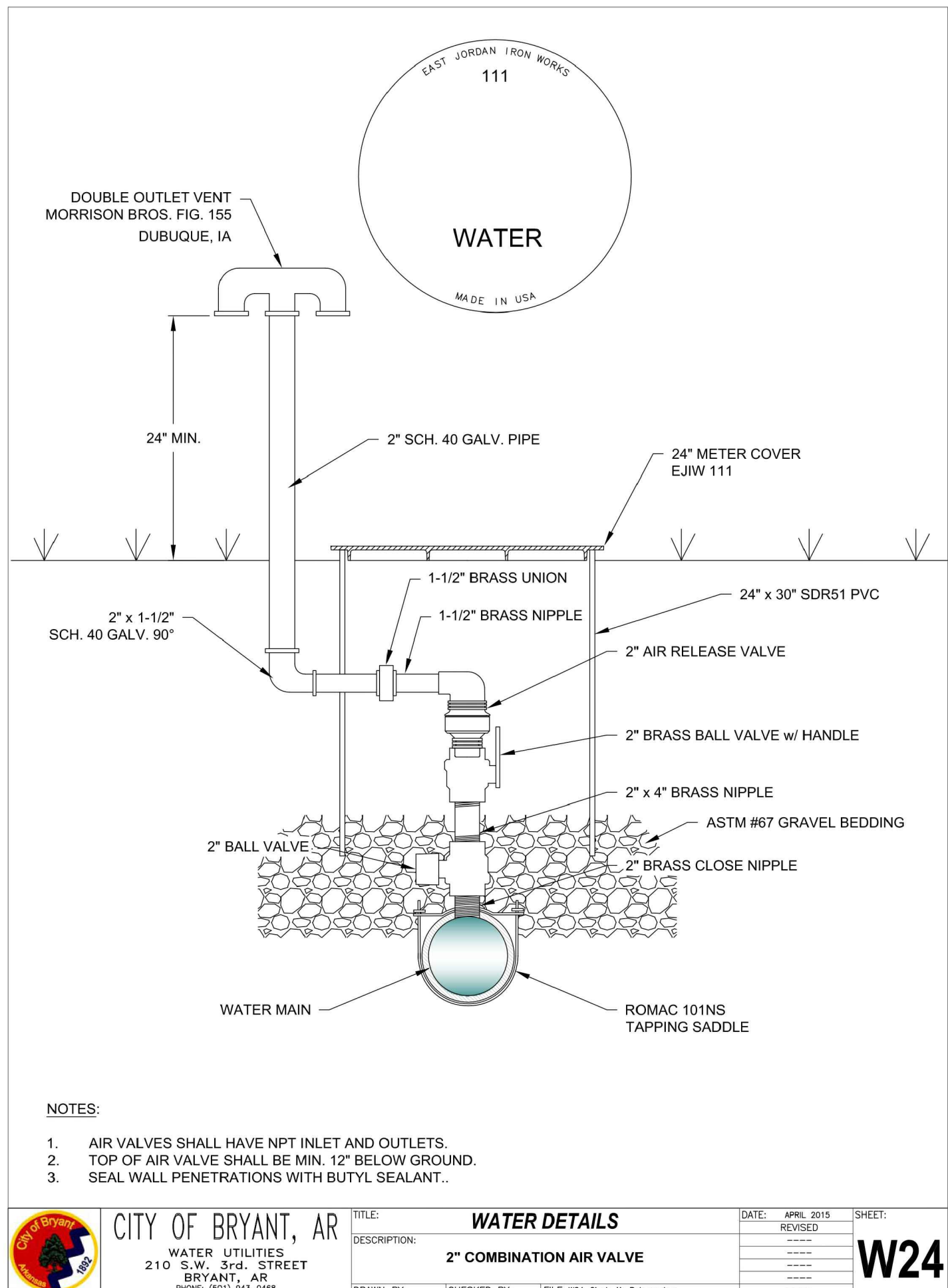
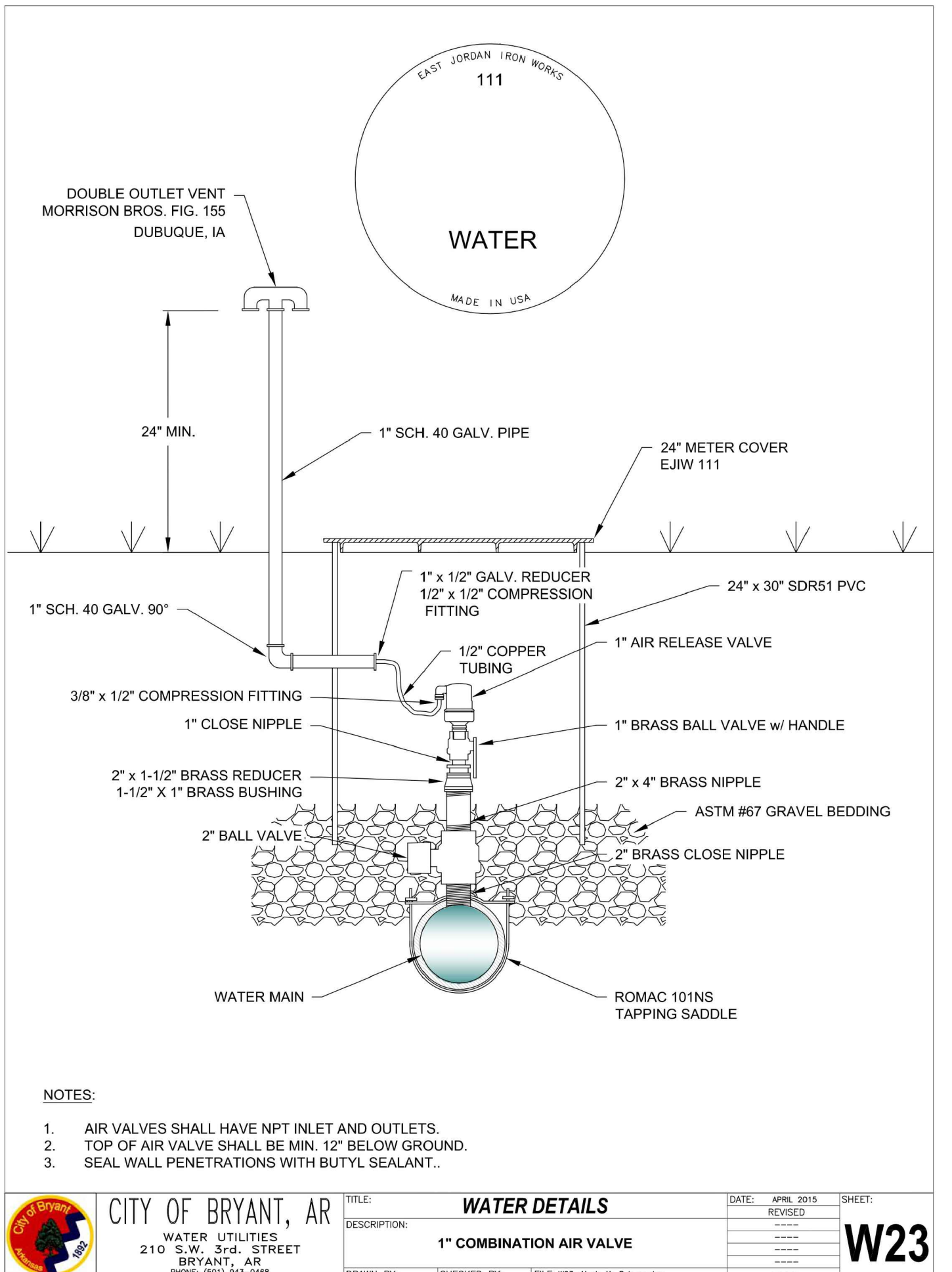
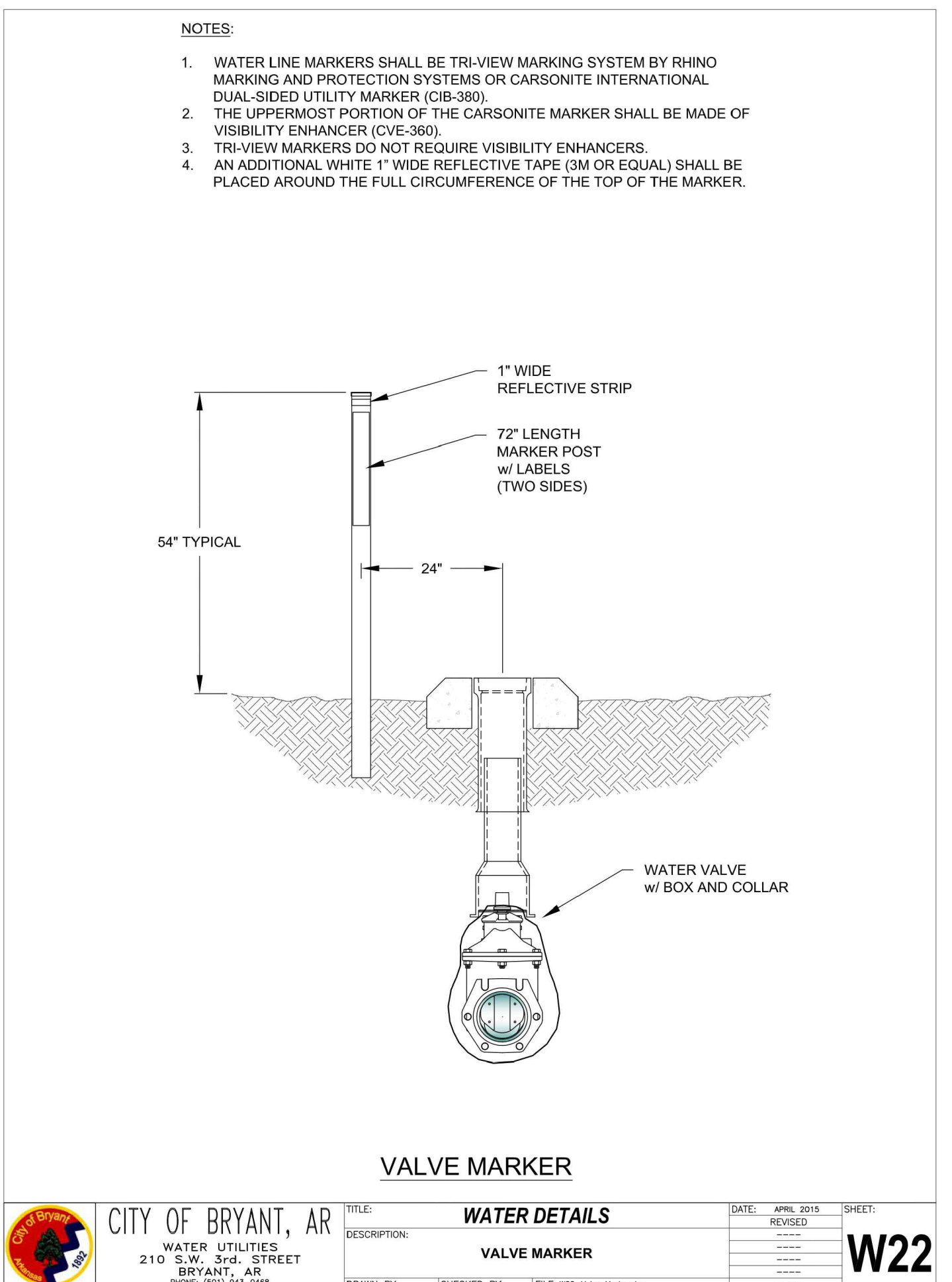
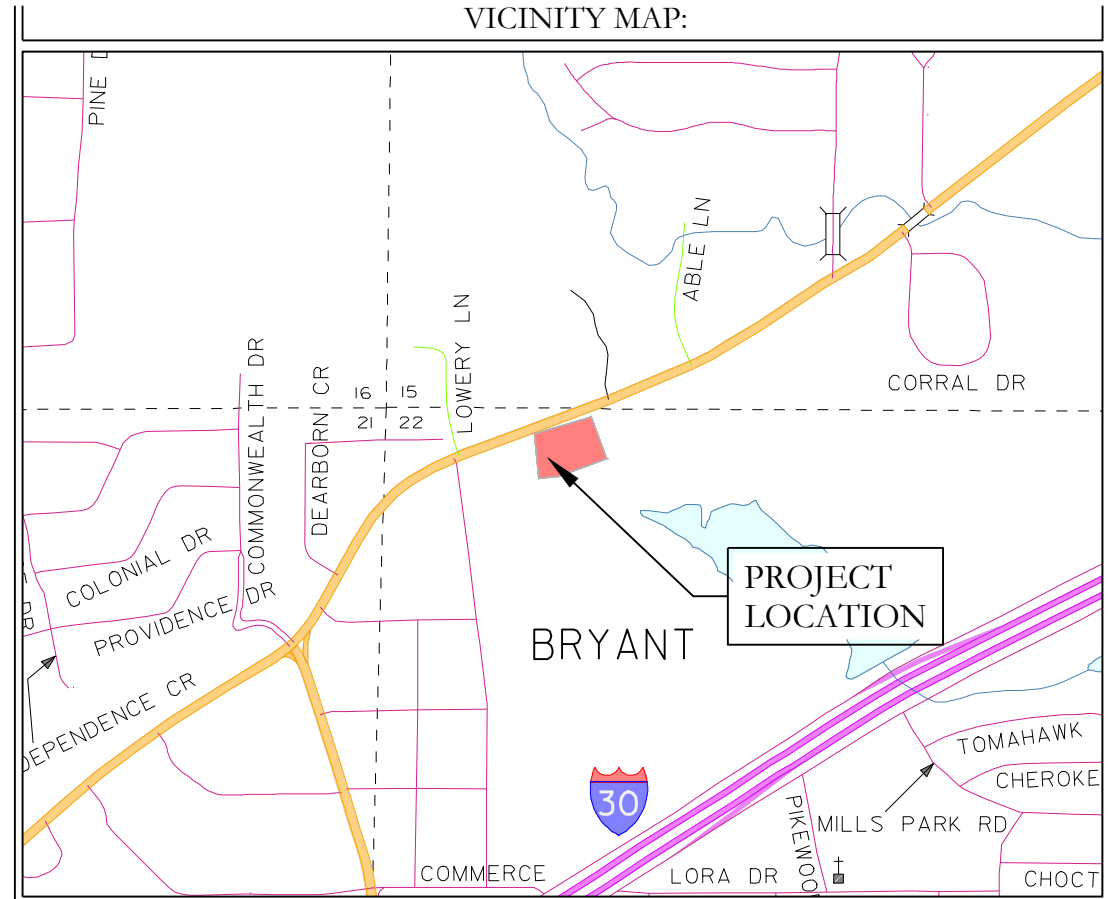
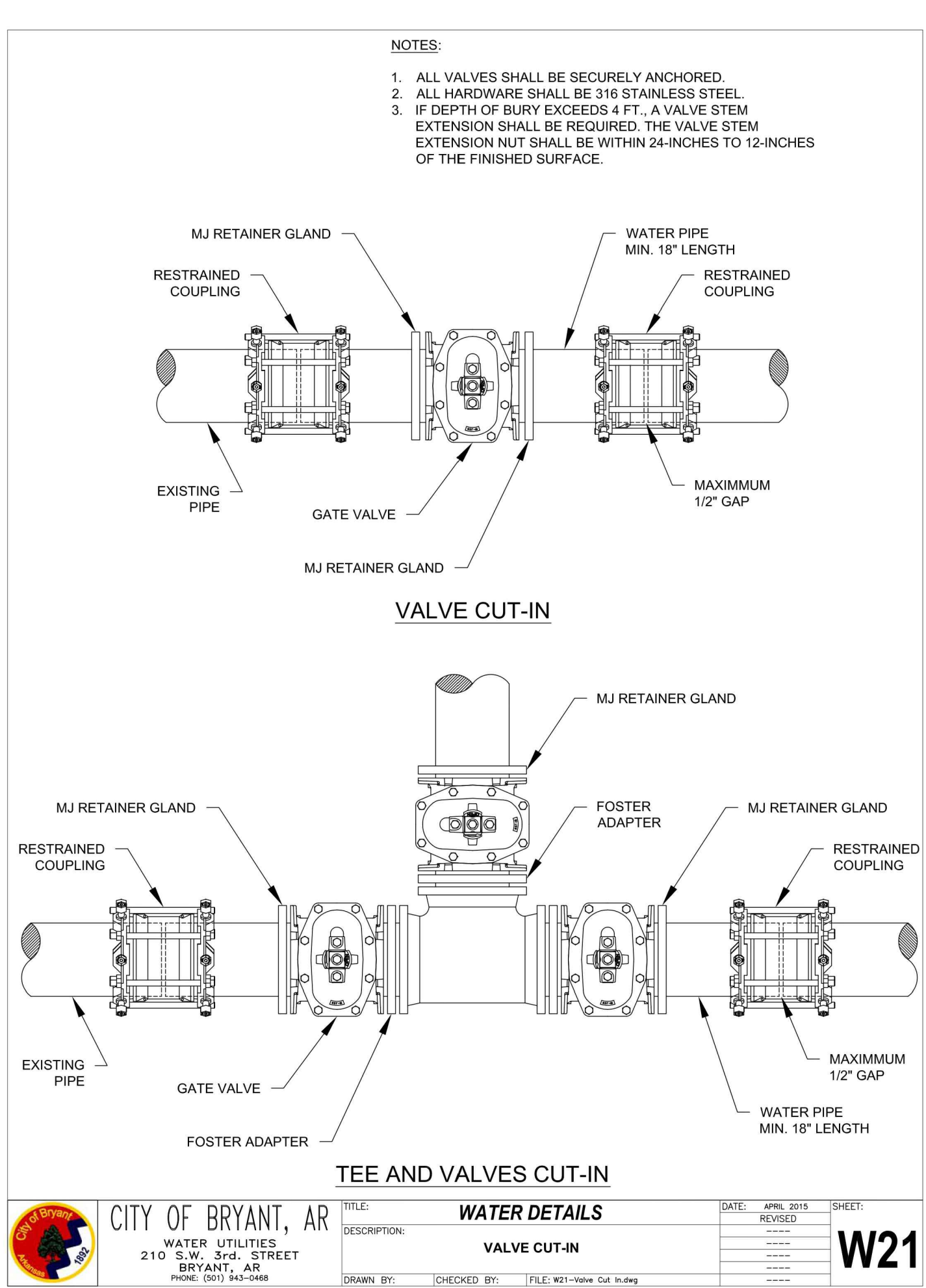
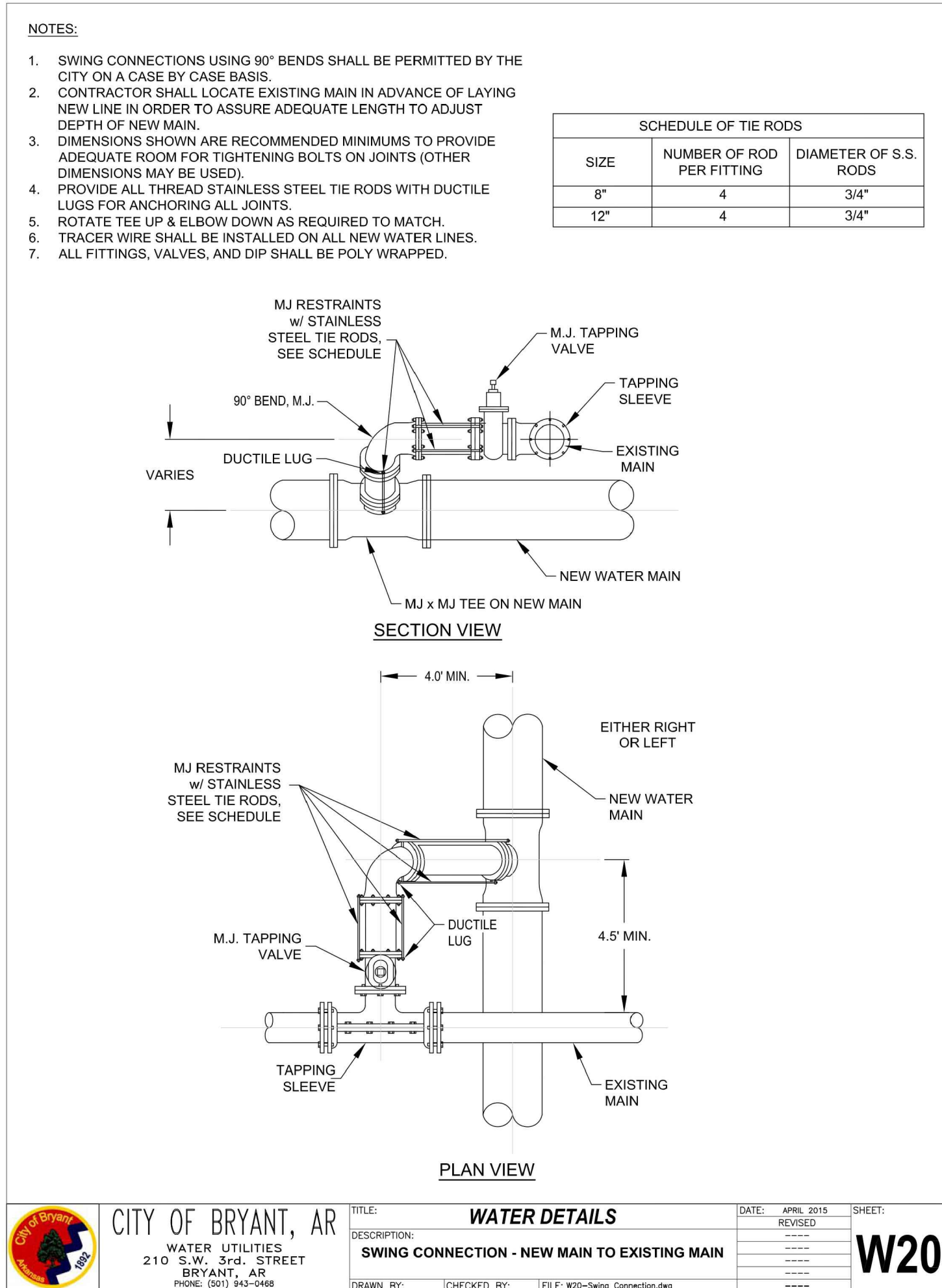
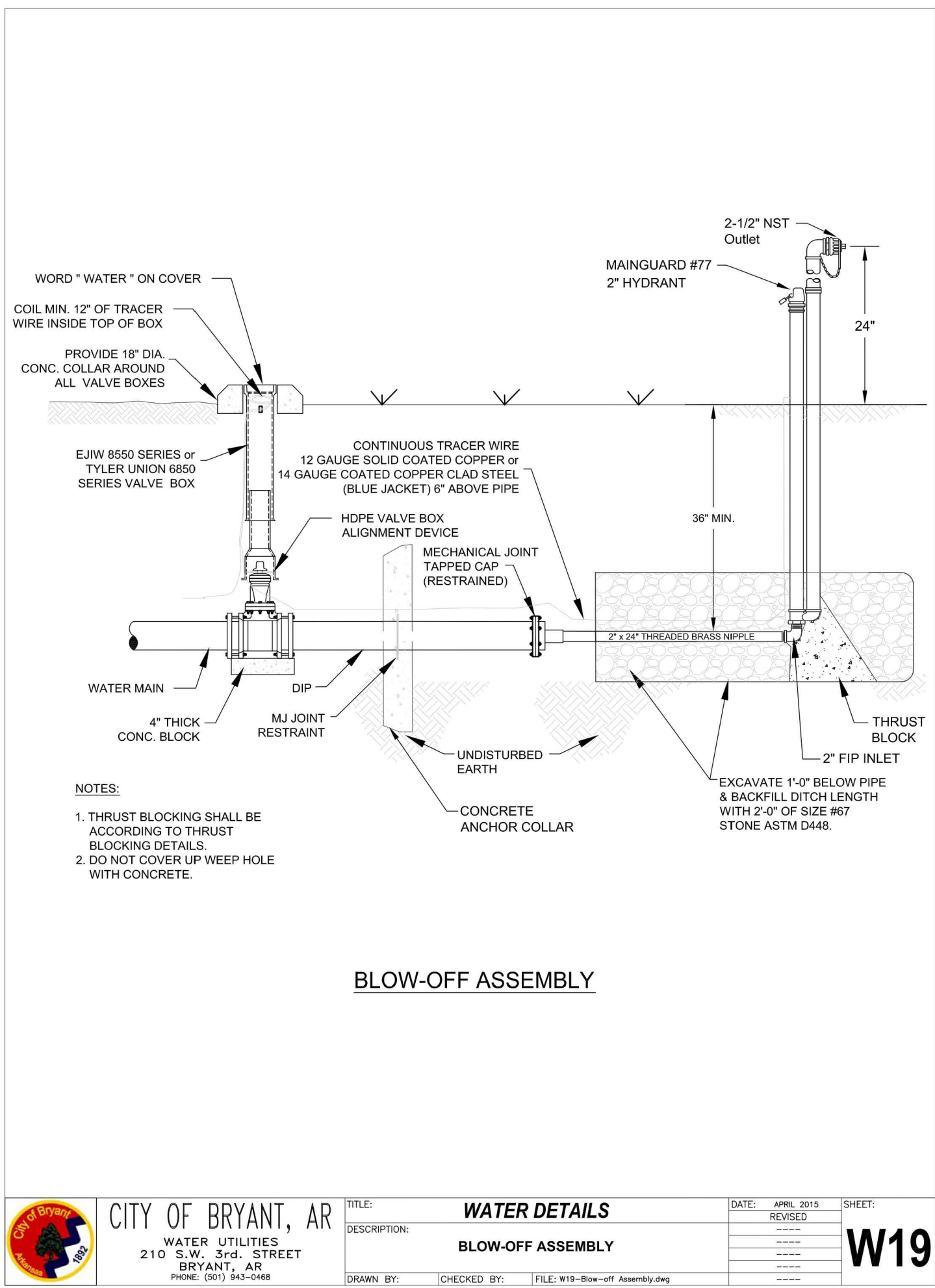
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
RYE GENERAL CONTRACTORS

MARKET PLACE II
WATER DETAILS 3

6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

DATE:	11.11.25	C.A.D. BY:		DRAWING NUMBER:	
REVISED:		CHECKED BY:			25-0608
SHEET:	C-3.9	SCALE:			
500	01S	14W	0	22	440
				62	1762



STATE OF ARKANSAS
HOPE CONSULTING, INC.
LICENSED PROFESSIONAL ENGINEER
No. 28076
TAMZIDUL
11-19-2025

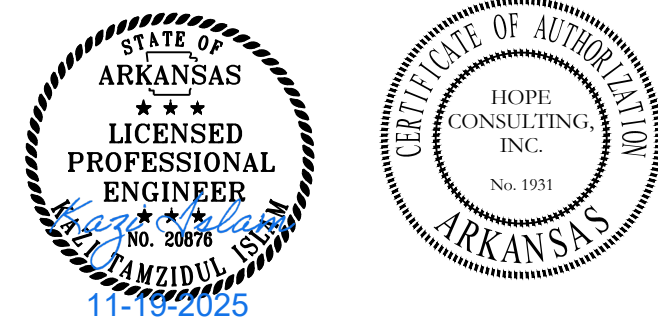
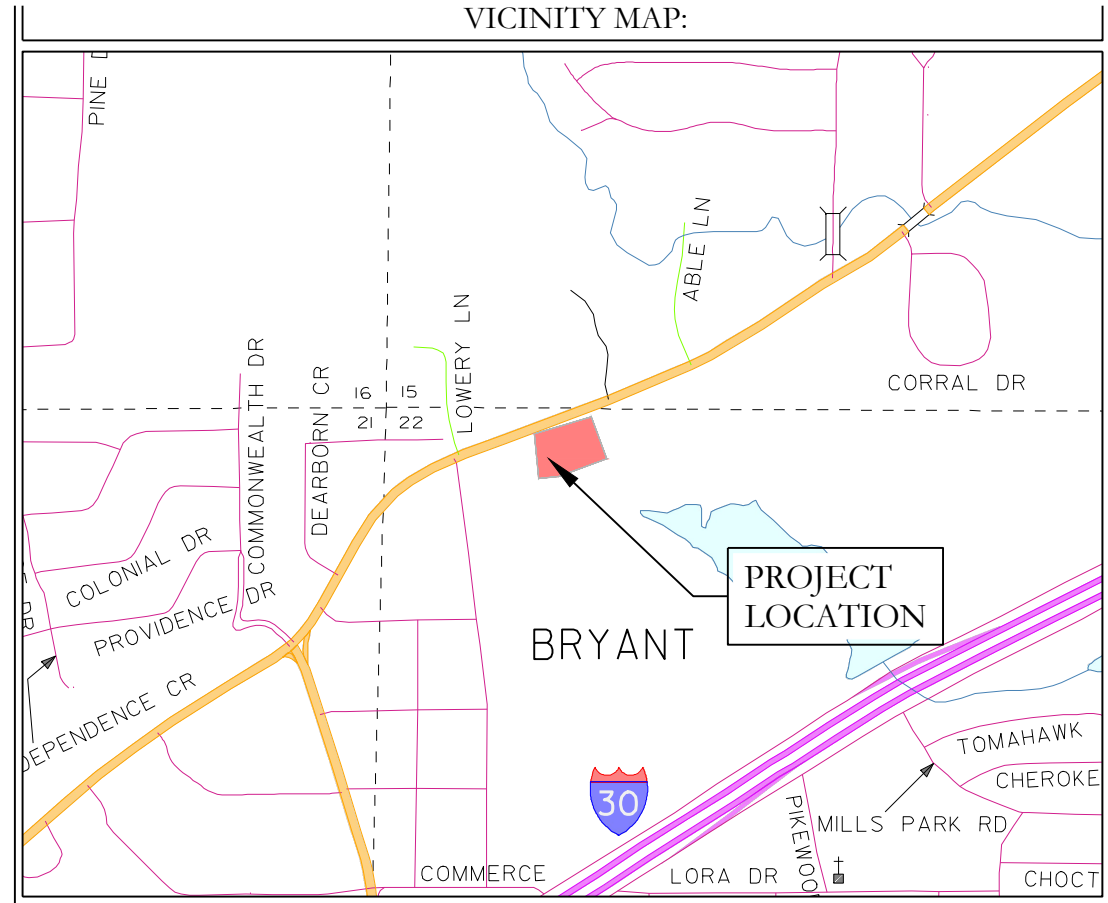
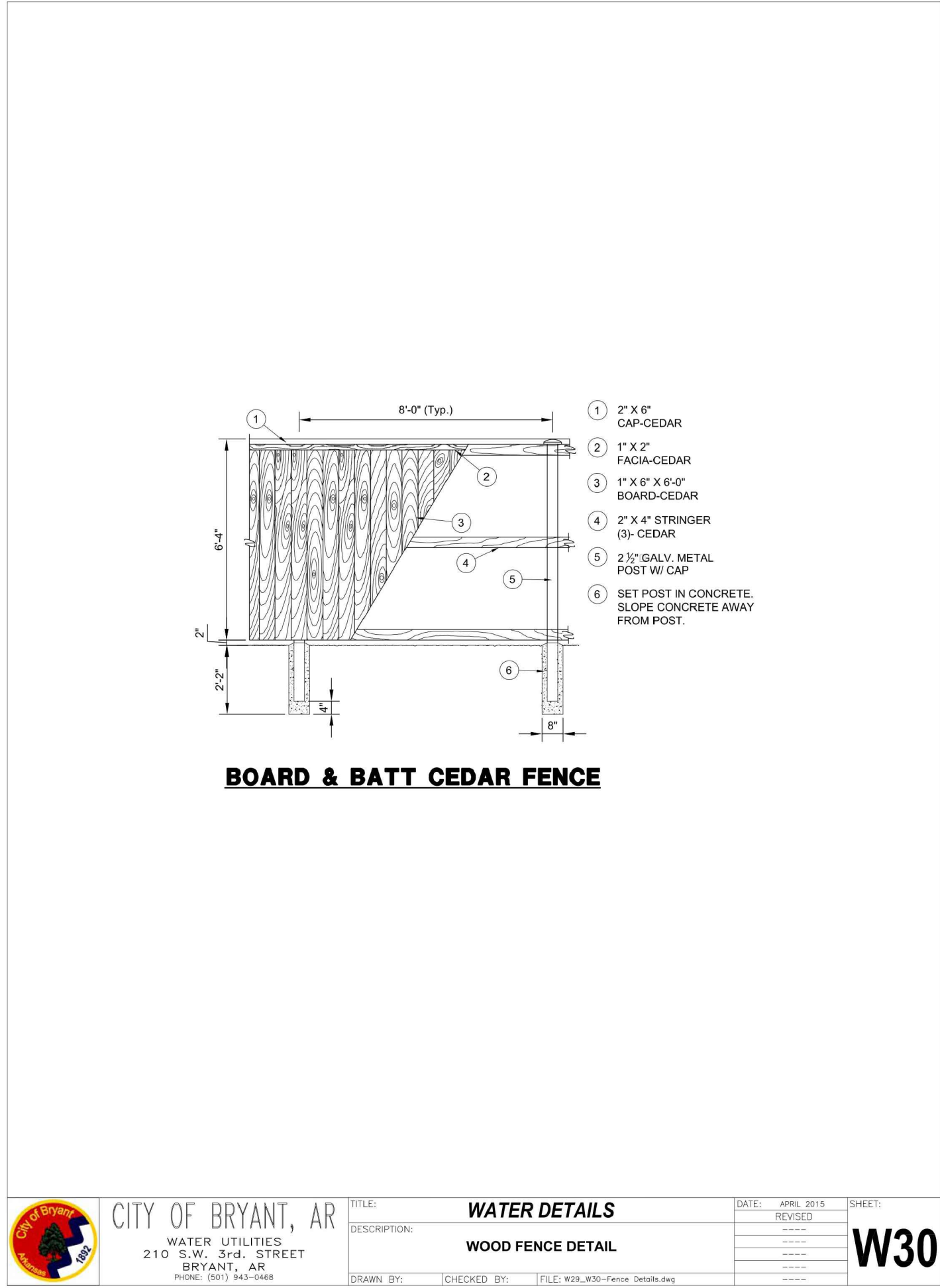
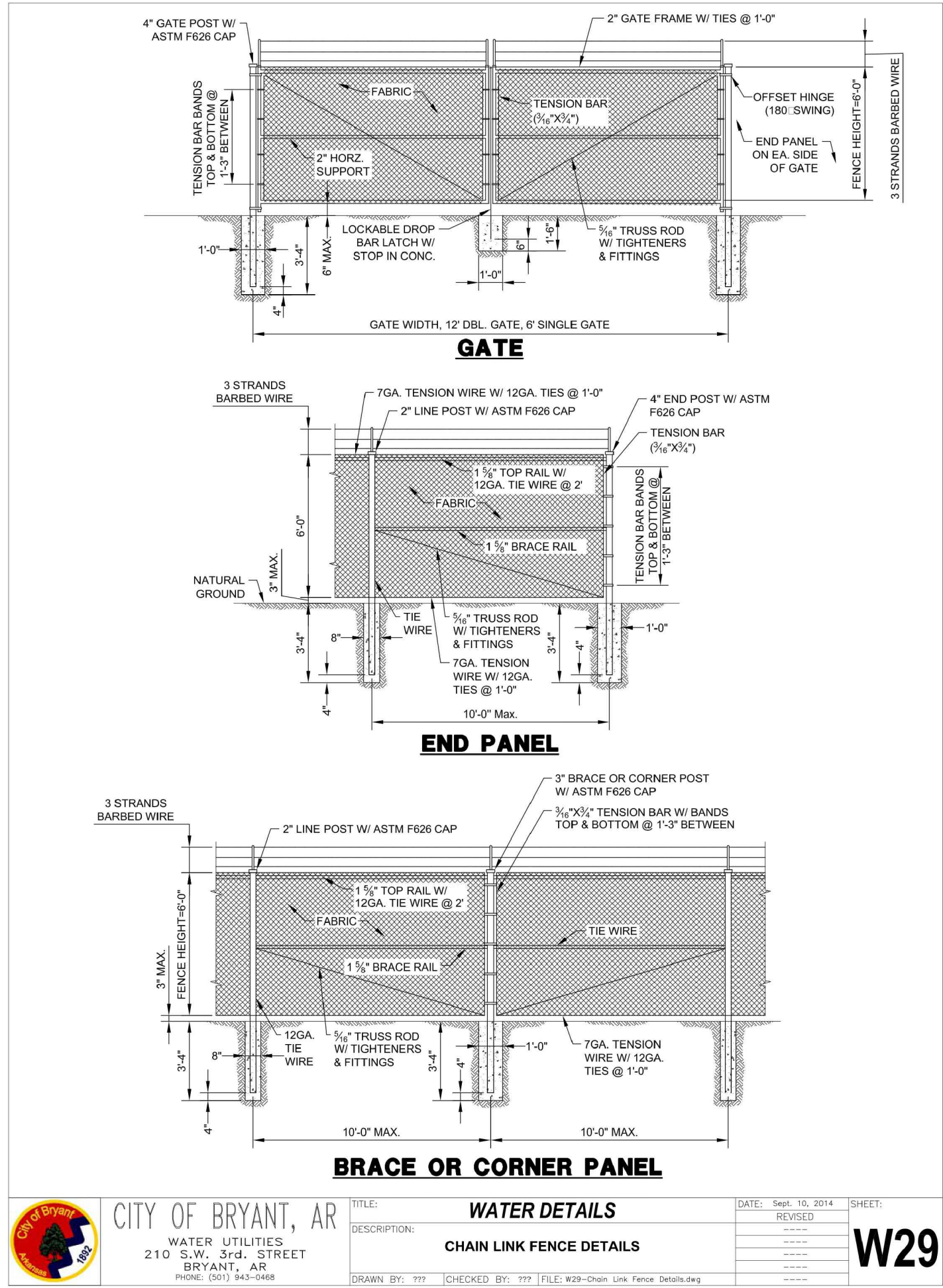
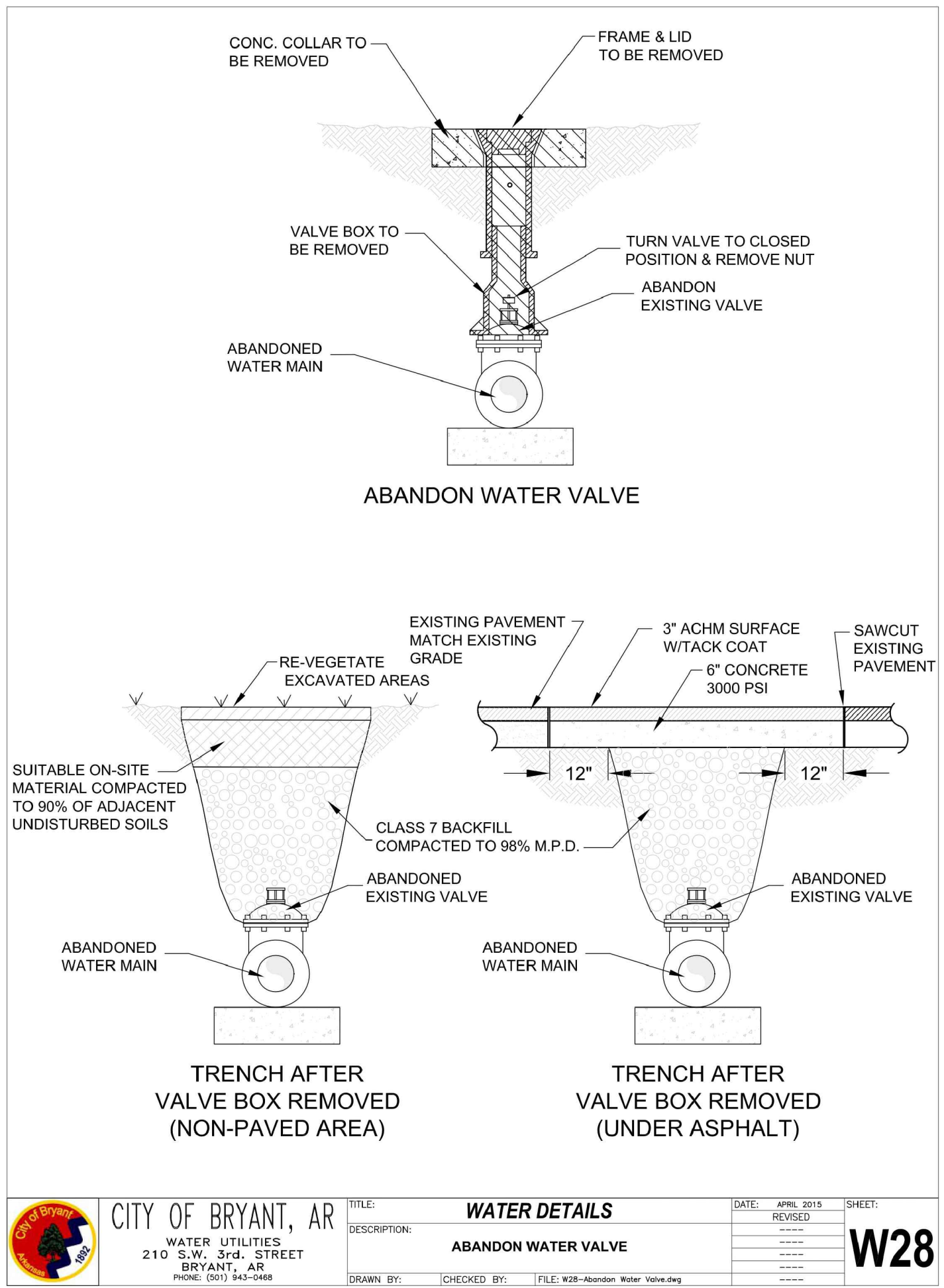
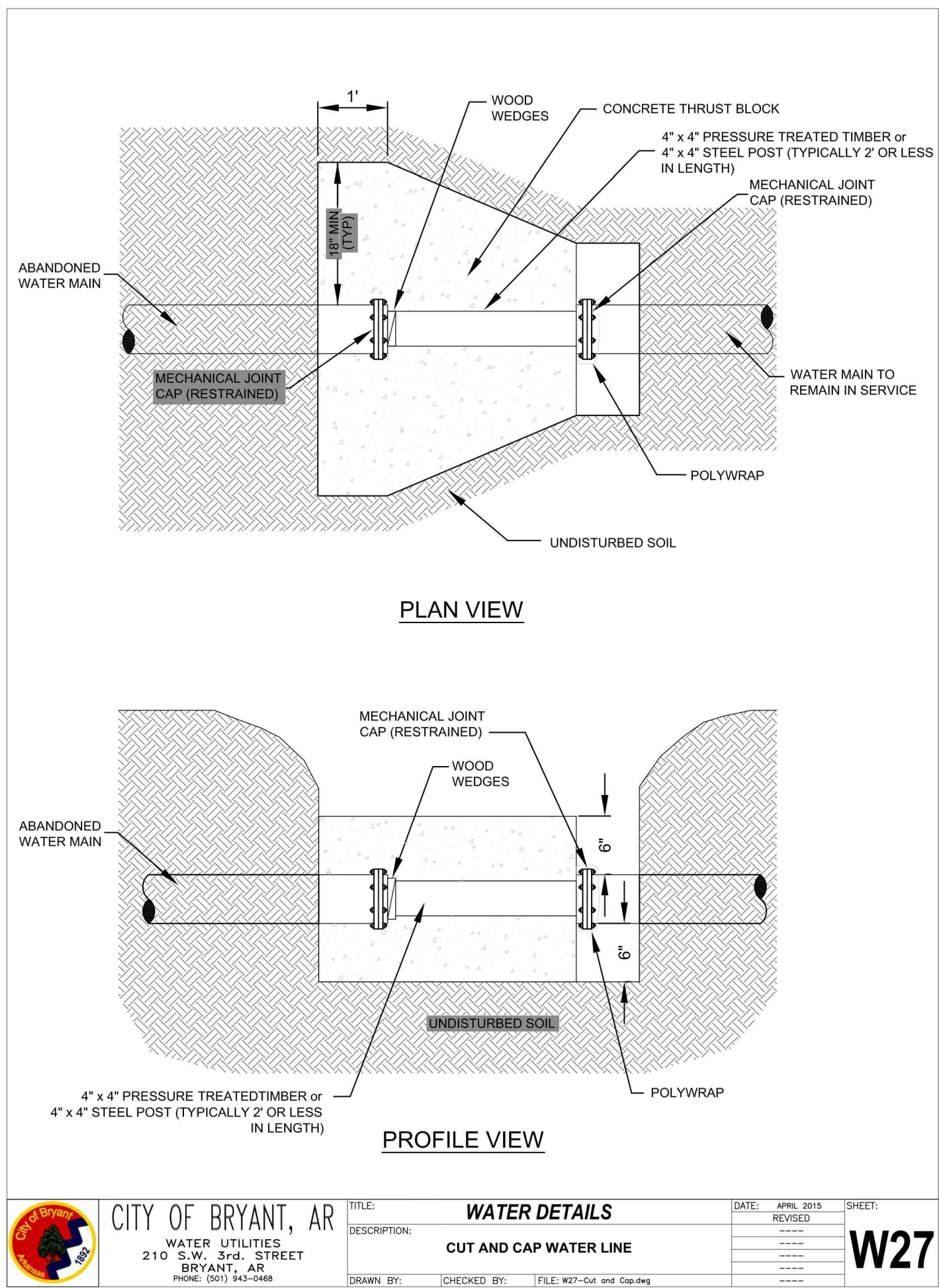
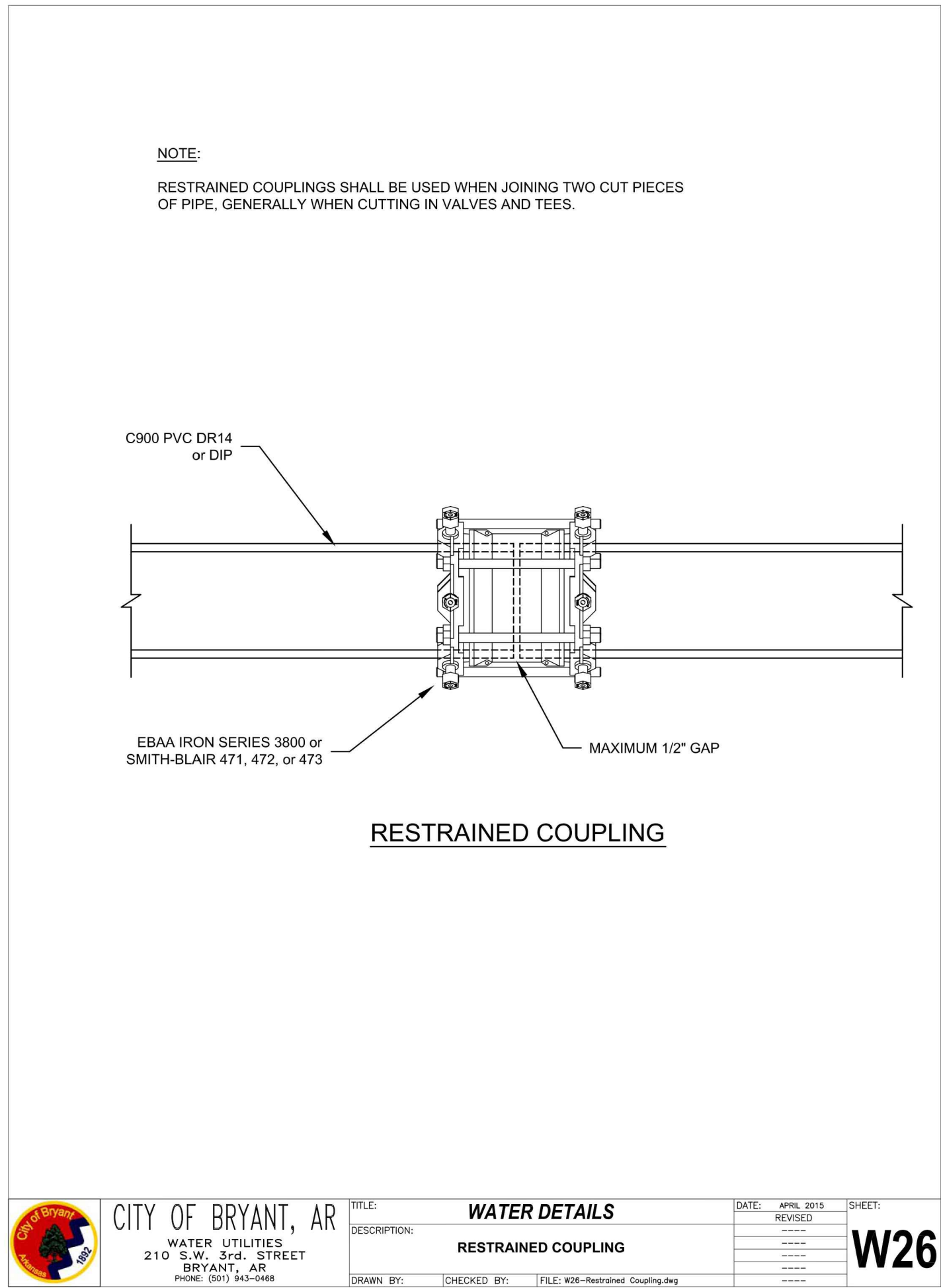
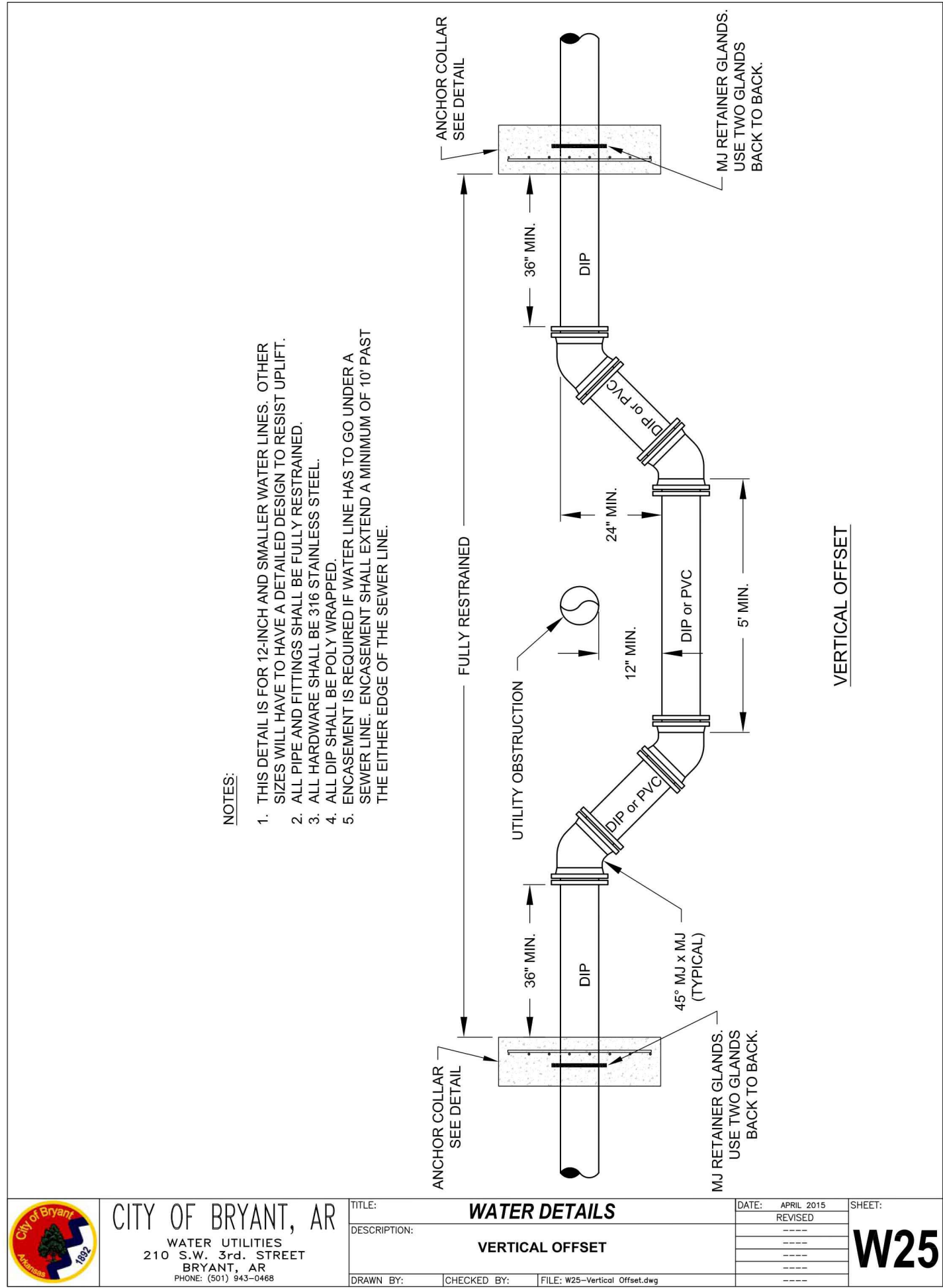
CERTIFICATE OF ADOPTION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

FOR USE AND BENEFIT OF:
RYE GENERAL CONTRACTORS

MARKET PLACE II
WATER DETAILS 4
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 11.11.25 C.A.D. BY: [] DRAWING NUMBER: 25-0608
REVISED: [] CHECKED BY: []
SHEET: C-3.10 SCALE: []

500 01S 14W 0 22 440 62 1762



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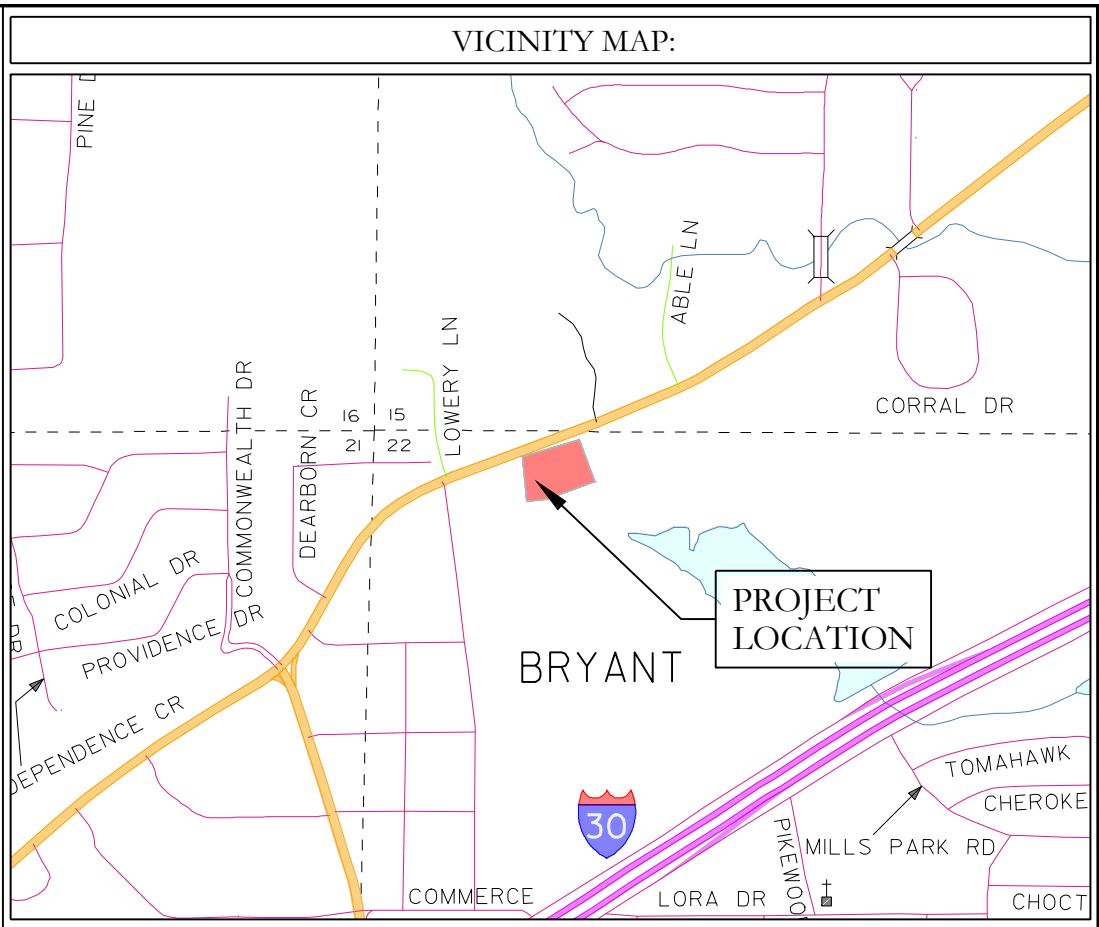
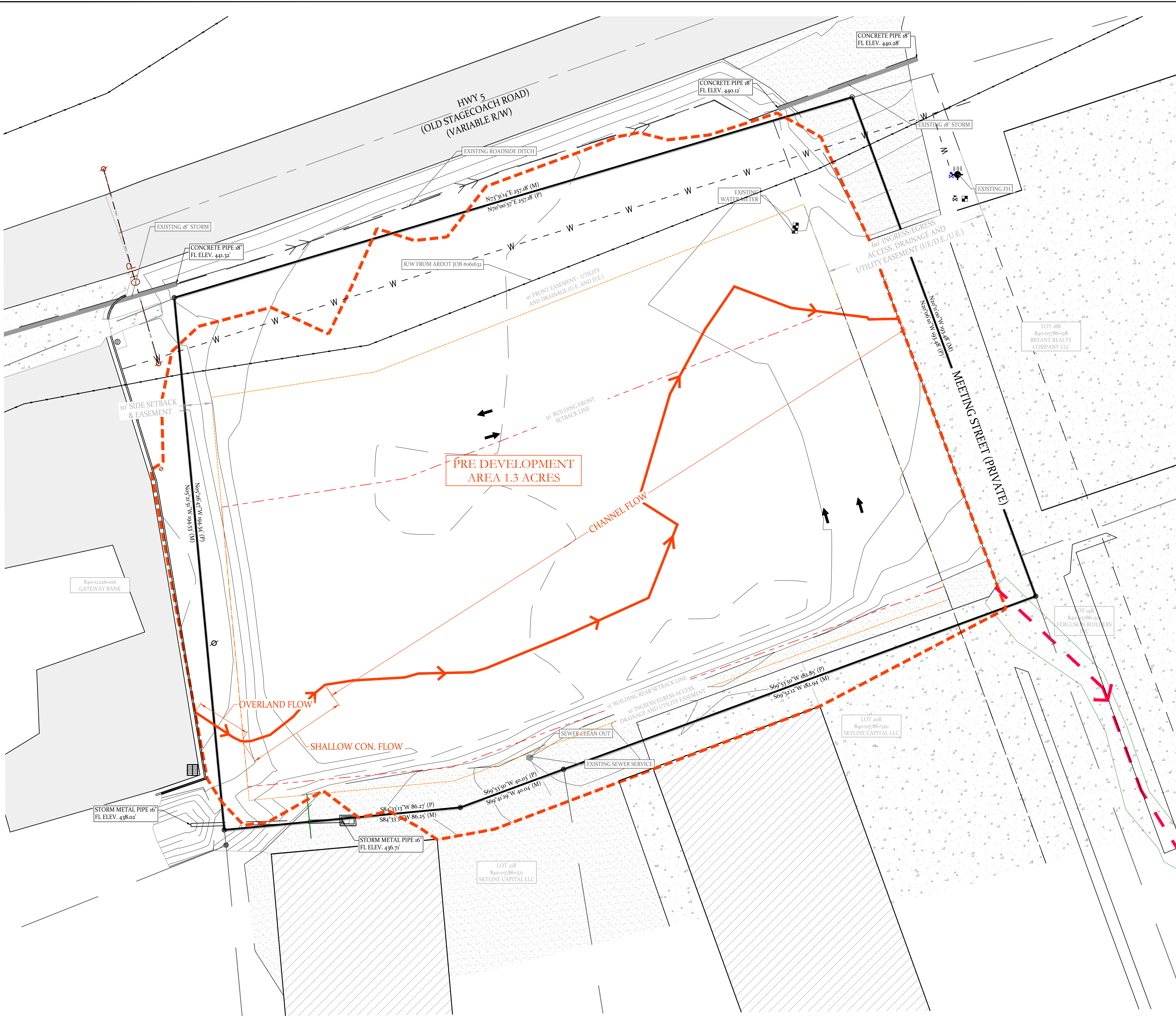
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FAX (501) 315-0024
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FOR USE AND BENEFIT OF:
RYE GENERAL CONTRACTORS

MARKET PLACE II
WATER DETAILS 5
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 11.11.25 C.A.D. BY: [blank] DRAWING NUMBER: 25-0608
REVISED: [blank] CHECKED BY: [blank]
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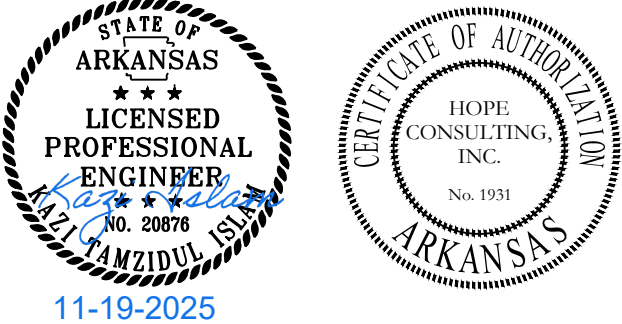
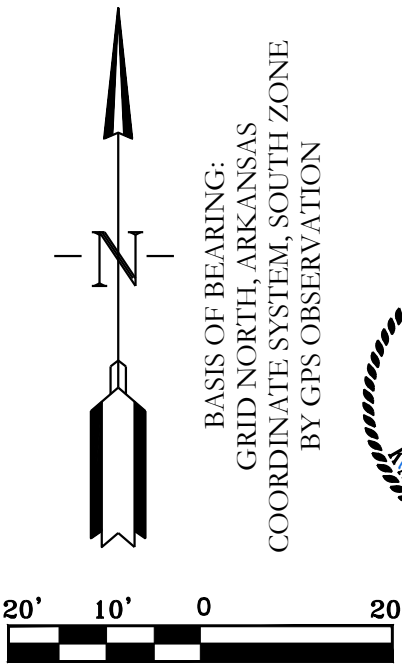


PRE DEVELOPMENT AREA TOC:

Area A												
Time of Concentration, tc (min)												
Area (ft2)	56814.3	Velocity, V (ft/sec)	Length, L (ft)	Height, h (ft)	Slope, S (ft/ft)	Mannings, n	Hydraulic Radius, R					
Area (Acre)	1.30											
Total Length, L (ft)	374.3											
Change in Elevation (ft)	5.5											
Slope, S (ft/ft)	0.015											
N (Coeff. Of roughness, Table 400-3)	0.100	4.03	40.0	2.5	0.063	0.050	0.333					
L _i (overland/sheet flow, ft)	10.0											
L _{scs} (shallow concentrated, ft)	40.0											
L _{cs} (channel , ft)	324.3											
$t_i = 0.83 \frac{(N L_i)^{0.467}}{S^{0.5}}$, (min)	2.62											
$t_{scs} = \frac{L_{scs}}{60 V}$, (min) , unpaved $V=16.1345(S^{0.5})$	0.17	1.12	324.3	2.0	0.006	0.050	0.333					
$t_{cs} = \frac{L_{cs}}{60 V}$, (min) $V = \frac{1.49}{n} R^{\frac{2}{3}} S^{\frac{1}{2}}$	4.80											
Total time of concentration, tc (min)	7.59											
	USE	7.50										

MARKET PLACE-II PHASE 3
PRE DEVELOPMENT DRAINAGE AREA

OWNER:	DEVELOPER:
Name: PHILLIP RYE	Name: RYE GENERAL CONTRACTORS
Address: 7416 PALM BEACH, BENTON	Address: 6128 HIGHWAY 5 NORTH
AR 72019	AR 72022
Phone: 501-317-9883	Phone:
Email: philliprye@philliprye.com	Email:



SITE DATA	
TOTAL SITE AREA	1.30 ACRES
TOTAL DEVELOPMENT AREA	1.30 ACRES
GROSS BUILDING AREA	BUILDING 111340 SQ. FT.
BUILDING SETBACKS	FRONT SETBACK LINE: 30' RIGHT SIDE SETBACK LINE: AS SHOWN REAR SETBACK LINE: 15' LEFT SIDE SETBACK LINE: 10'
BUILDING HEIGHTS	1 STORY
BUSINESS TYPE	RETAIL
PARKING CALCULATION (PROVIDED)	PROVIDED PARKING SPACES 41 (2 ADA SPACES)

LEGEND	
● - PLSS Aliquot Corner	■ - Clean Out
● - Fnd. Corner Monument	■ - Water Meter
○ - Set 1/2" Rebar/Cap (1664)	■ - Power Pole
△ - Computed Point	○ - Sewer Manhole
(M) - As Measured	○ - Light Pole
(P) - Per Deed or Plat Records	○ - Telephone Pedestal
ESMT - Easement	○ - Drainage Manhole
B.S.L. - Building Setback Lines	○ - Gas Meter
— - Fence	— - Overhead Power
— - Sewer Line	— - Water Line
— - Telephone Line	— - Electric Line
— - Gas Line	— - Public Right-of-Way Dedication

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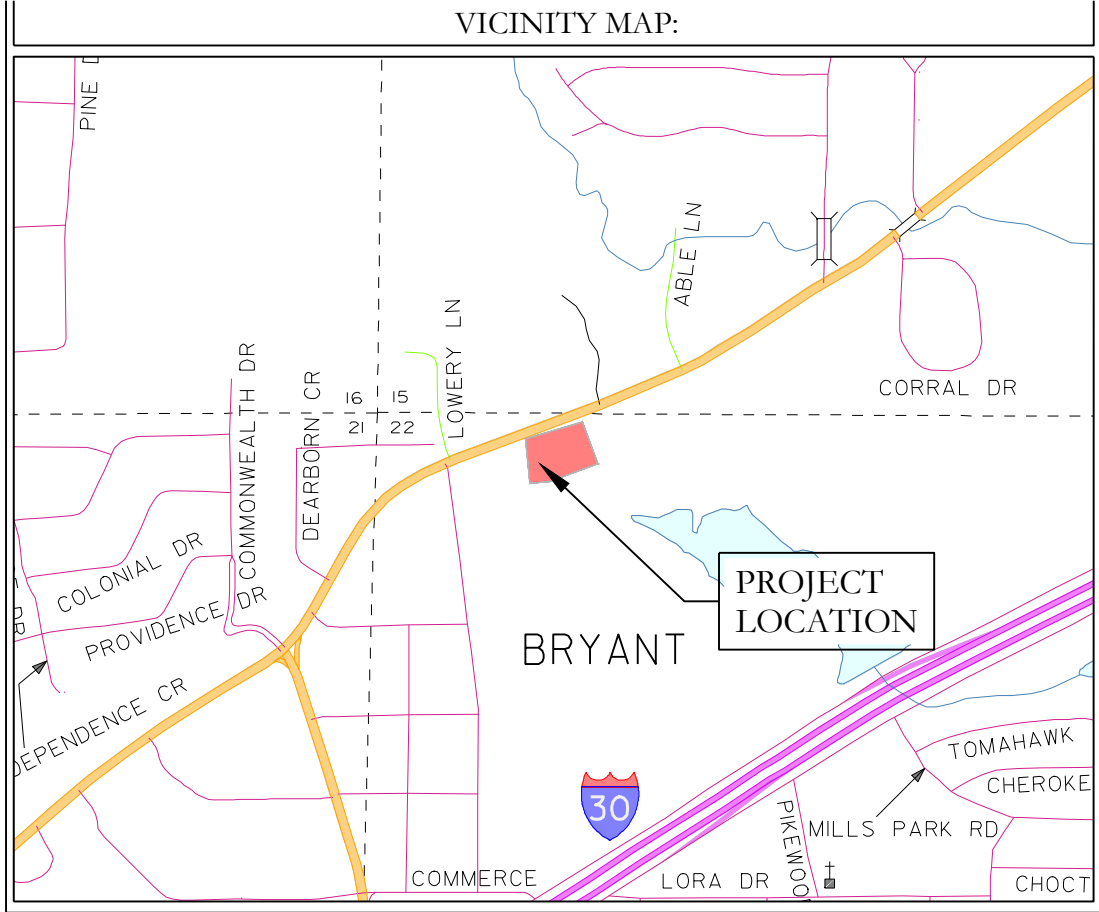
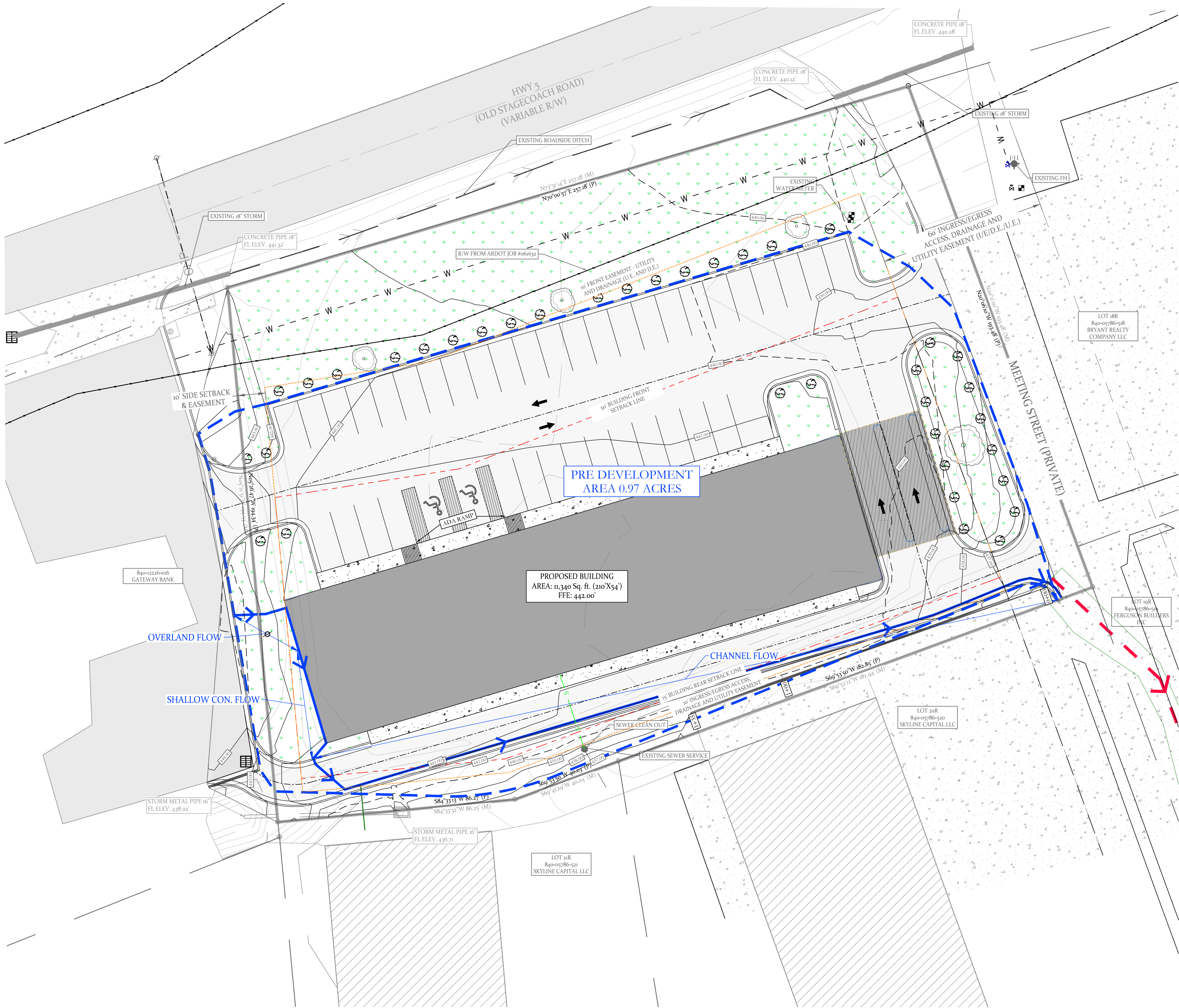
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
RYE GENERAL CONTRACTORS

MARKET PLACE II
PRE DEVELOPMENT AREA TOC CALCULATION
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

DATE:	11.11.25	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	25-0608
SHEET:	C-4.1	SCALE:	
500	01S	14W	0 22 440 62 1762

E:\3 - HOPE CONSULTING\PROJECTS\FILES\19_25-0608 LOT 22R MARKET PLACE-II PREDEV\DWG\25-0608 LOT 22R MARKET PLACE-II PH1116.25.DWG



POST DEVELOPMENT AREA TOC:

Time of Concentration, tc (min)						
Area (ft2)	42090.7	Velocity, V (ft/sec)	Length, L (ft)	Height, h (ft)	Slope, S (ft/ft)	Mannings, n
Area (Acre)	0.97					
Total Length, L (ft)	370.0					
Change in Elevation (ft)	10.8					
Slope, S (ft/ft)	0.029					
N (Coeff. Of roughness, Table 400-3)	0.400	Hydraulic Radius, R				
L _i (overland/sheet flow, ft)	30.0					
L _{scs} (shallow concentrated, ft)	40.0					
L _{cs} (channel , ft)	300.0					
$t_i = 0.42 \frac{(N L_i)^{0.8}}{p^{0.5} S^{0.4}}$, (min)	3.72					
$t_{scs} = \frac{L_{scs}}{60 V}$, (min) , unpaved $V = 16.1345 (S^{0.5})$	0.83	0.81	40.0	0.1	0.003	
$t_{cs} = \frac{L_{cs}}{60 V}$, (min) $V = \frac{1.49}{n} R^{\frac{2}{3}} S^{\frac{1}{2}}$ Ch1	0.54	9.35	300.0	7.1	0.024	0.011
Total time of concentration, tc (min)	5.08					
USE	5.00	min				

MARKET PLACE-II PHASE 3
POST DEVELOPMENT AREA

OWNER:

Name: PHILLIP RYE

Address: 7416 PALM BEACH, BENTON
AR 72019

Phone: 501-317-9883

Email: philiprye@philiprye.com

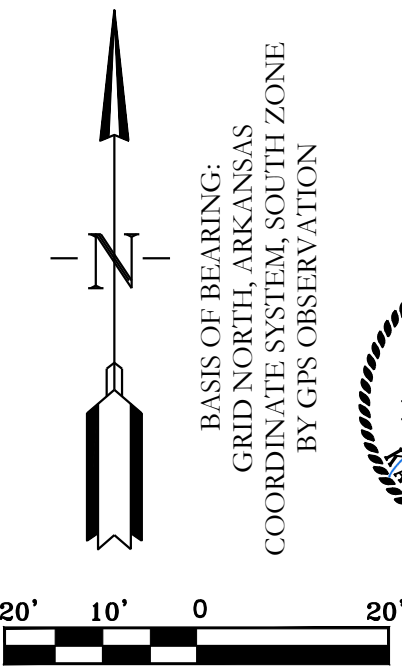
DEVELOPER:

Name: RYE GENERAL CONTRACTORS

Address: 6128 HIGHWAY 5 NORTH
AR 72022

Phone:

Email:



SITE DATA	
TOTAL SITE AREA	1.30 ACRES
TOTAL DEVELOPMENT AREA	1.30 ACRES
GROSS BUILDING AREA	BUILDING 111340 SQ. FT.
BUILDING SETBACKS	FRONT SETBACK LINE: 30' RIGHT SIDE SETBACK LINE: AS SHOWN REAR SETBACK LINE: 15' LEFT SIDE SETBACK LINE: 10'
BUILDING HEIGHTS	1 STORY
BUSINESS TYPE	RETAIL
PARKING CALCULATION (PROVIDED)	PROVIDED PARKING SPACES 41 (2 ADA SPACES)

LEGEND	
PLSS Aliquot Corner	Clean Out
Fnd. Corner Monument	Water Meter
Set 1/2" Rebar/Cap (1664)	Power Pole
Computed Point	Sewer Manhole
As Measured	Light Pole
Per Deed or Plat Records	Telephone Pedestal
Easement	Drainage Manhole
Building Setback Lines	Gas Meter
Fence	Overhead Power
Sewer Line	Water Line
Telephone Line	Electric Line
Gas Line	
Existing Access Agreement	Public Right-of-Way Dedication

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FOR USE AND BENEFIT OF:
RYE GENERAL CONTRACTORS

MARKET PLACE II
POST DEVELOPMET AREA TOC CALCULATION
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 11.11.25

C.A.D. BY:

DRAWING NUMBER: 25-0608

REVISED:

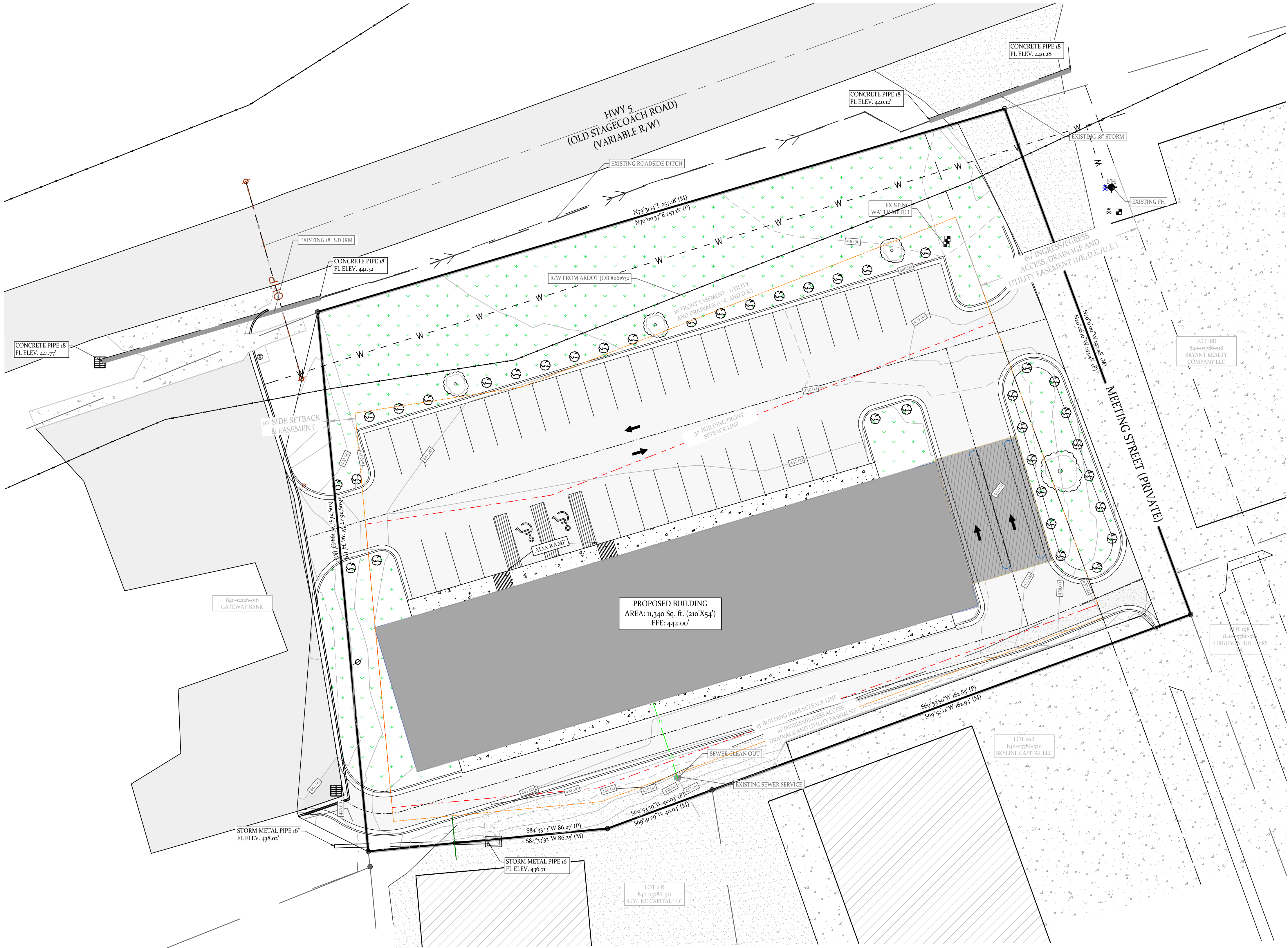
CHECKED BY:

SHEET: C-4.2

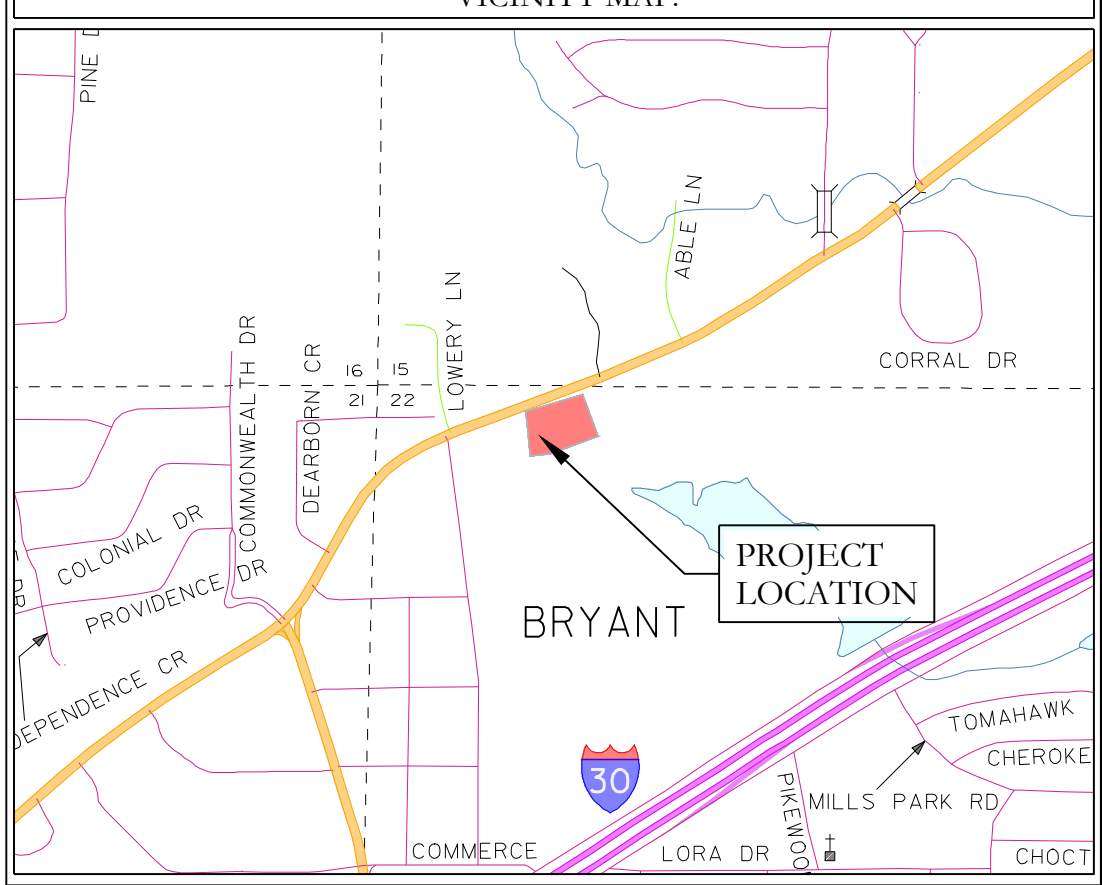
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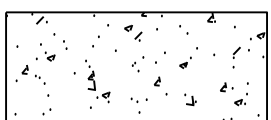
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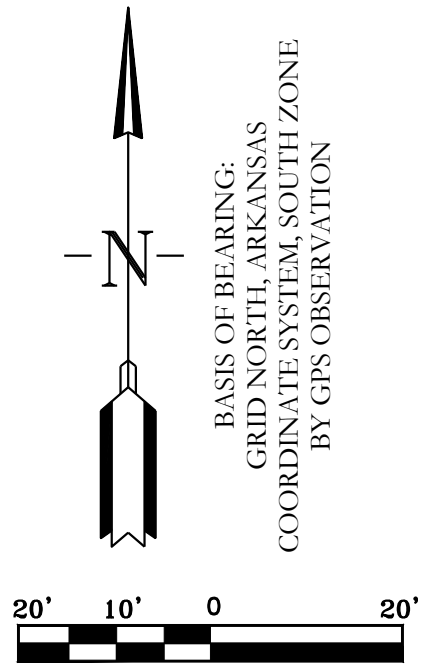
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MARKET PLACE-II PHASE 3

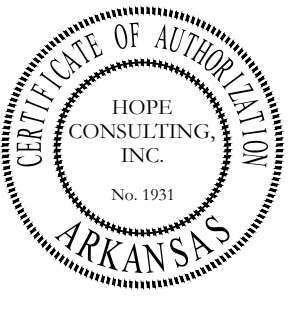


RUNOFF CO-EFFICIENT FOR SURFACE TYPE		
HATCH TYPE	SURFACE TYPE	RUNOFF CO-EFFICIENTS
	ASPHALTIC	0.95
	GREEN AREA	0.46
	ROOF	0.97
	CONCRETE	0.97



DRAINAGE CALCULATION

SURFACE TYPE	RUNOFF CO-EFFICIENT	AREA (ha)	TOTAL AREA (ha), A	AVG. RUNOFF CO-EFFICIENT, C	5 YEAR	10 YEAR	25 YEAR	100 YEAR
ASPHALTIC	0.95	0.6	0.99	0.88	7.28	8.21	9.43	11.2
GREEN AREA	0.46	0.15						
ROOF	0.97	0.2						
CONCRETE	0.97	0.04						
		PEAK DISCHARGE,Q = CIA			6.35 cfs	7.16 cfs	8.22 cfs	9.76 cfs



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FOR USE AND BENEFIT OF:
RYE GENERAL CONTRACTORS

MARKET PLACE II
DRAINAGE CALCULATION
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 11.11.25
REVISED:
SHEET: C-4.3

C.A.D. BY:
CHECKED BY:
SCALE:

DRAWING NUMBER:
25-0608

500

01S

14W

0

22

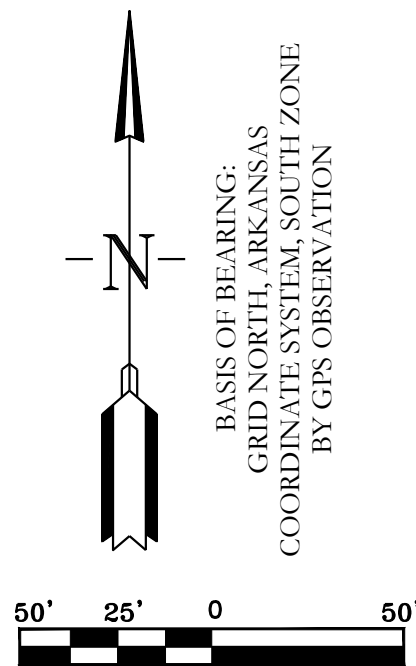
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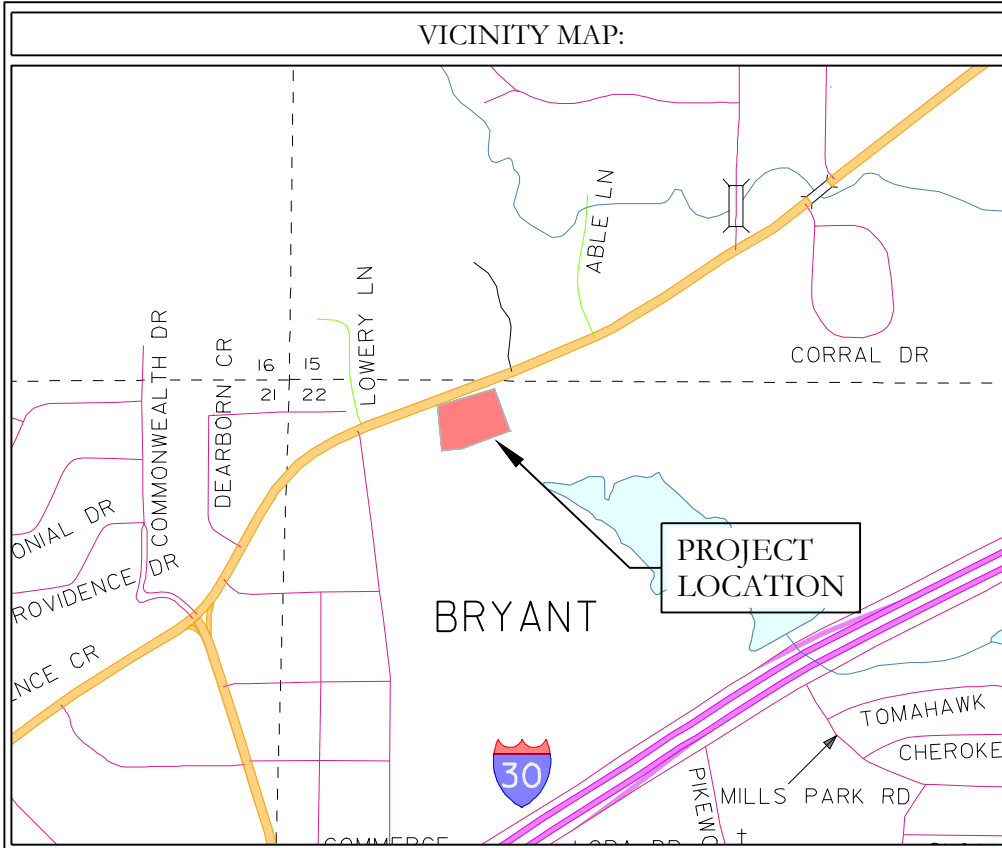
1762



MARKET PLACE-II PHASE 3
DRAINAGE FLOW PATH



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



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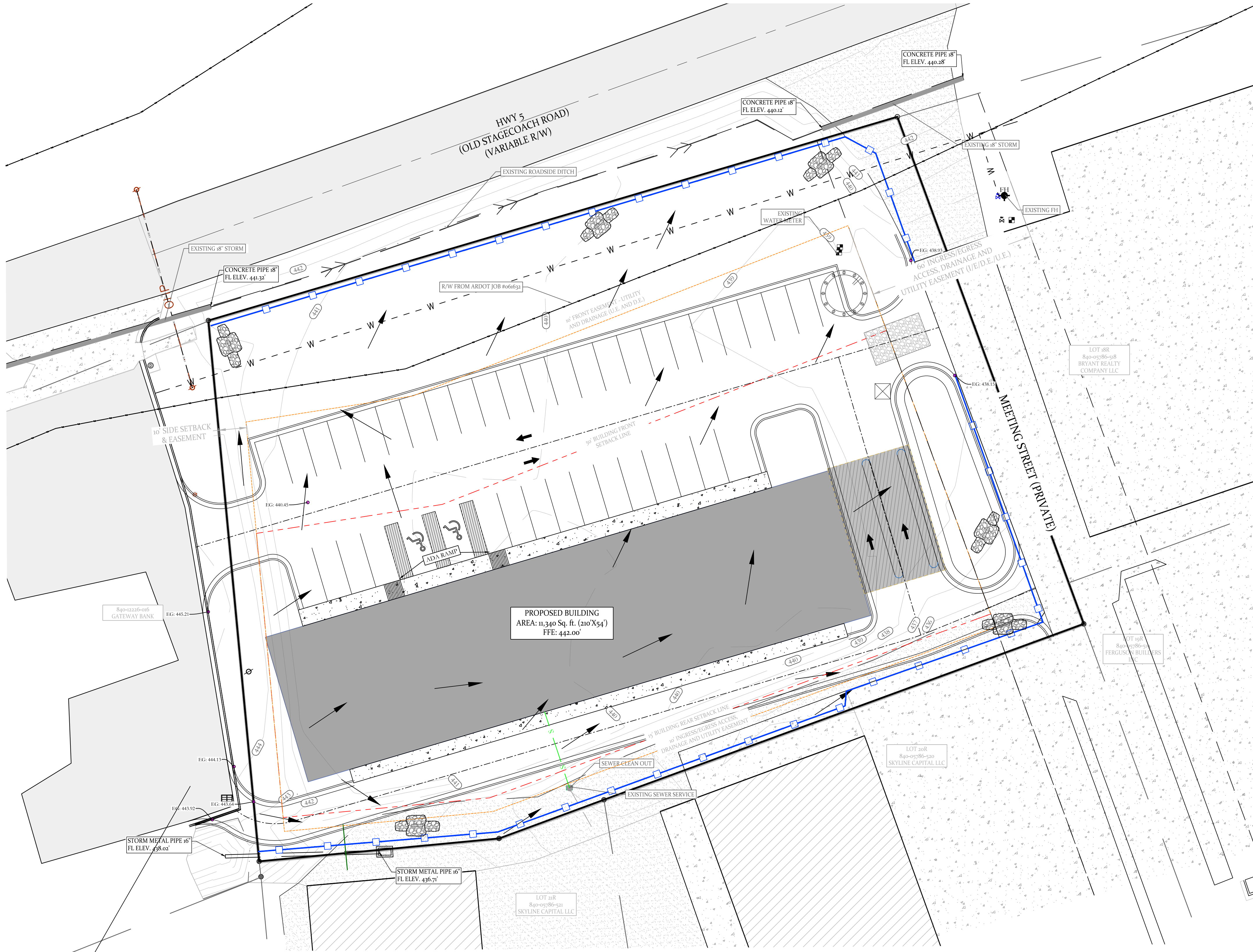
FOR USE AND BENEFIT OF:
RYE GENERAL CONTRACTORS

MARKET PLACE II
DRAINAGE FLOW PATH
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS

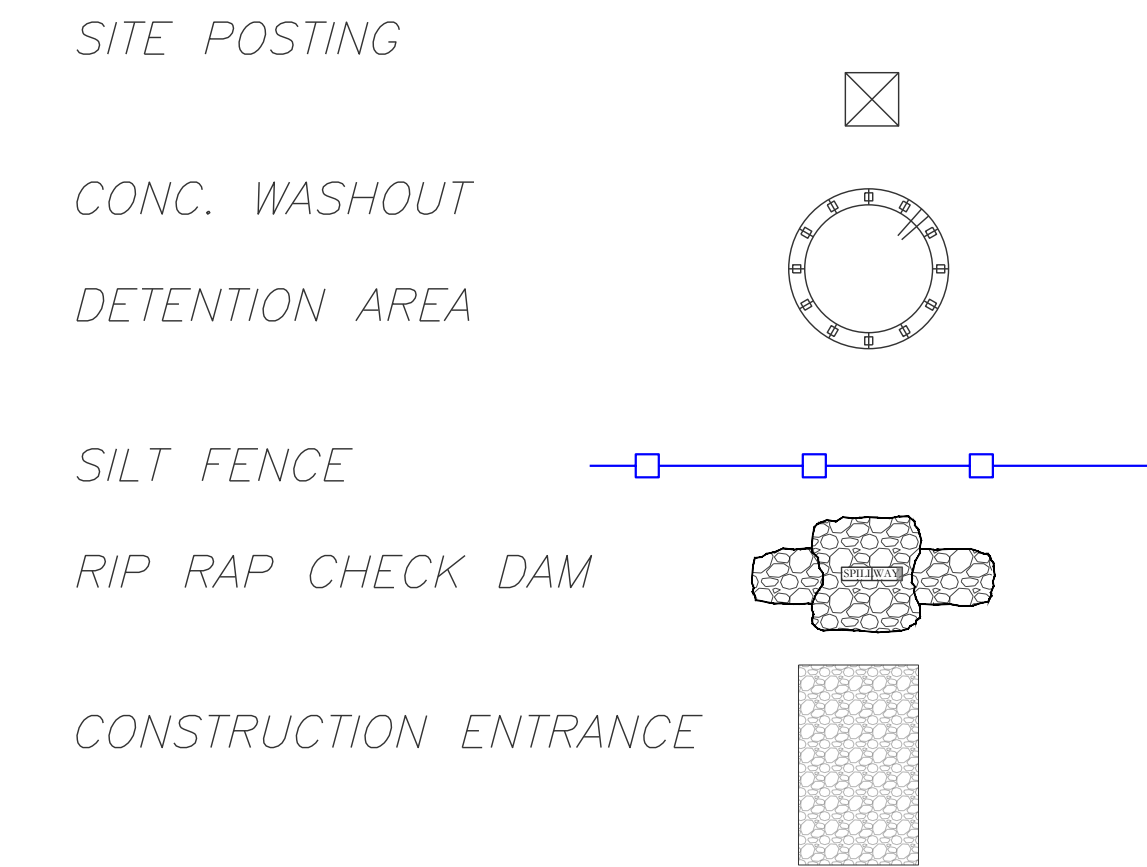
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REVISED:		CHECKED BY:			
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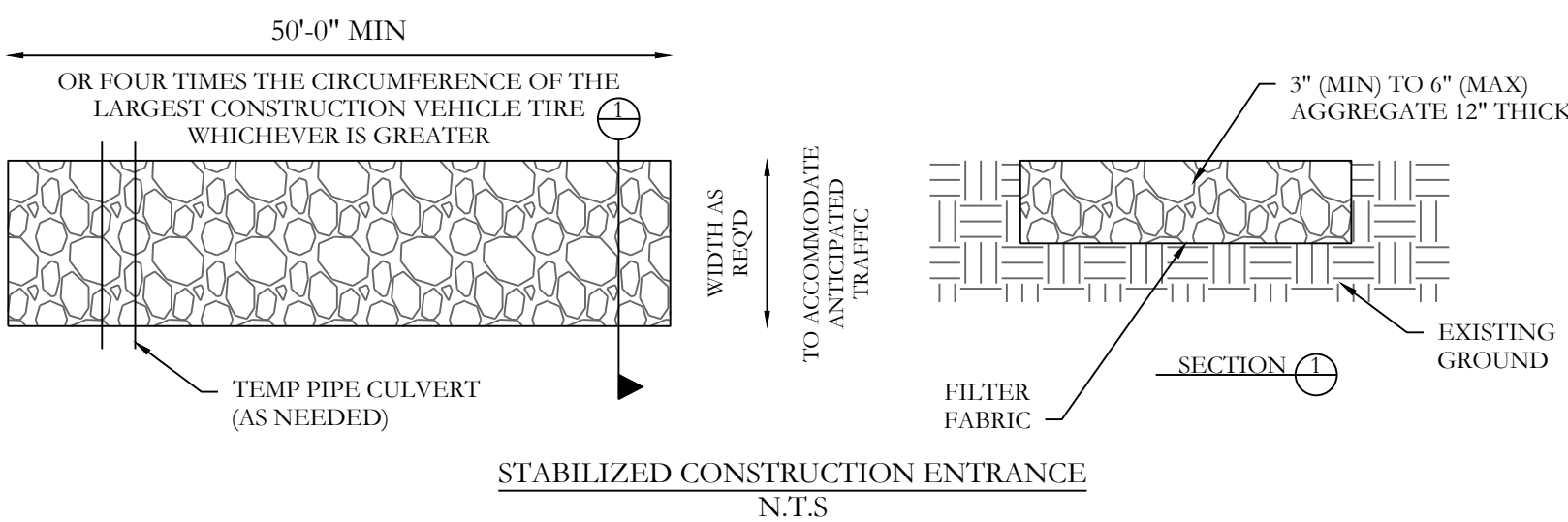
HOPE CONSULTING, INC. 129 N. MAIN STREET, BENTON, ARKANSAS 72015
PROJECT: MARKET PLACE II PHASE 3 DRAINAGE FLOW PATH
SHEET: C-4.4 OF 4
DATE: 11/11/25



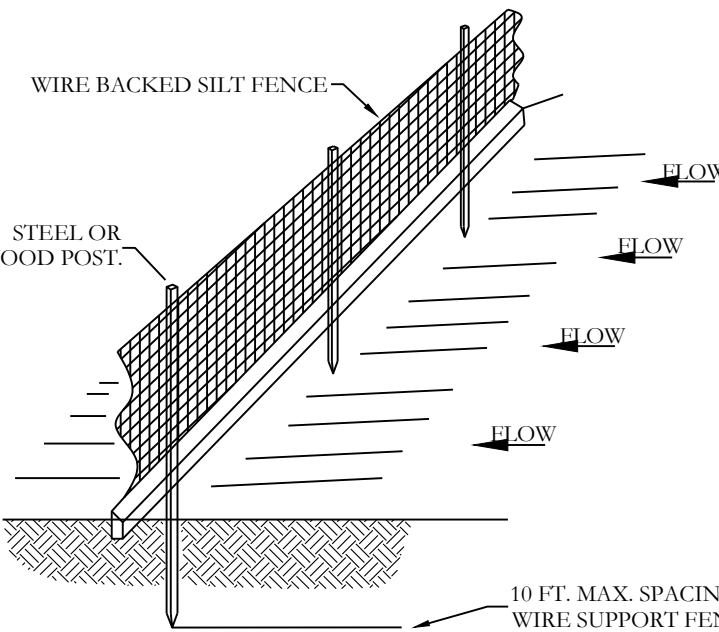
ERC LEGEND



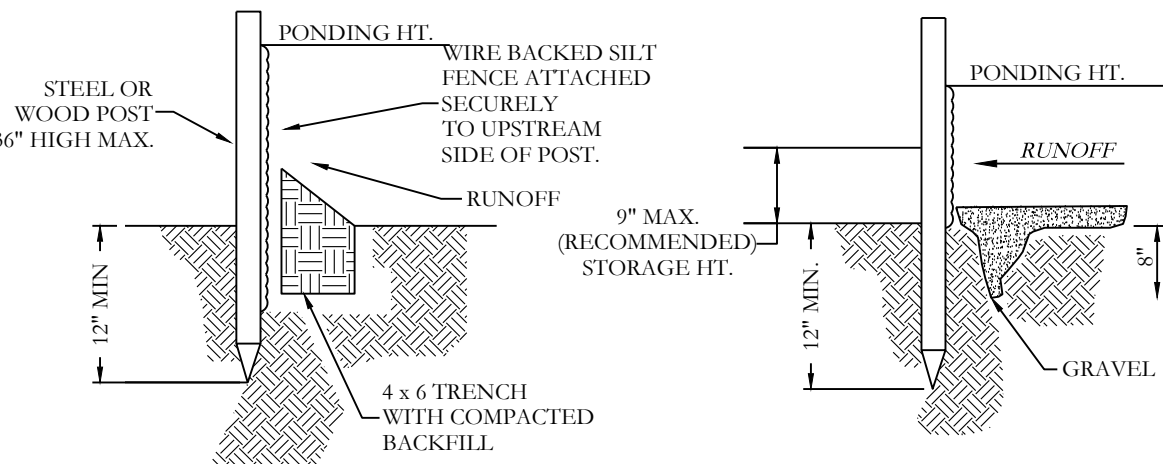
MARKET PLACE-II PHASE 3



- 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.
 - 4) USE ONLY WIRE BACKED SILT FENCE.



SILT FENCE



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

EROSION CONTROL NOTES

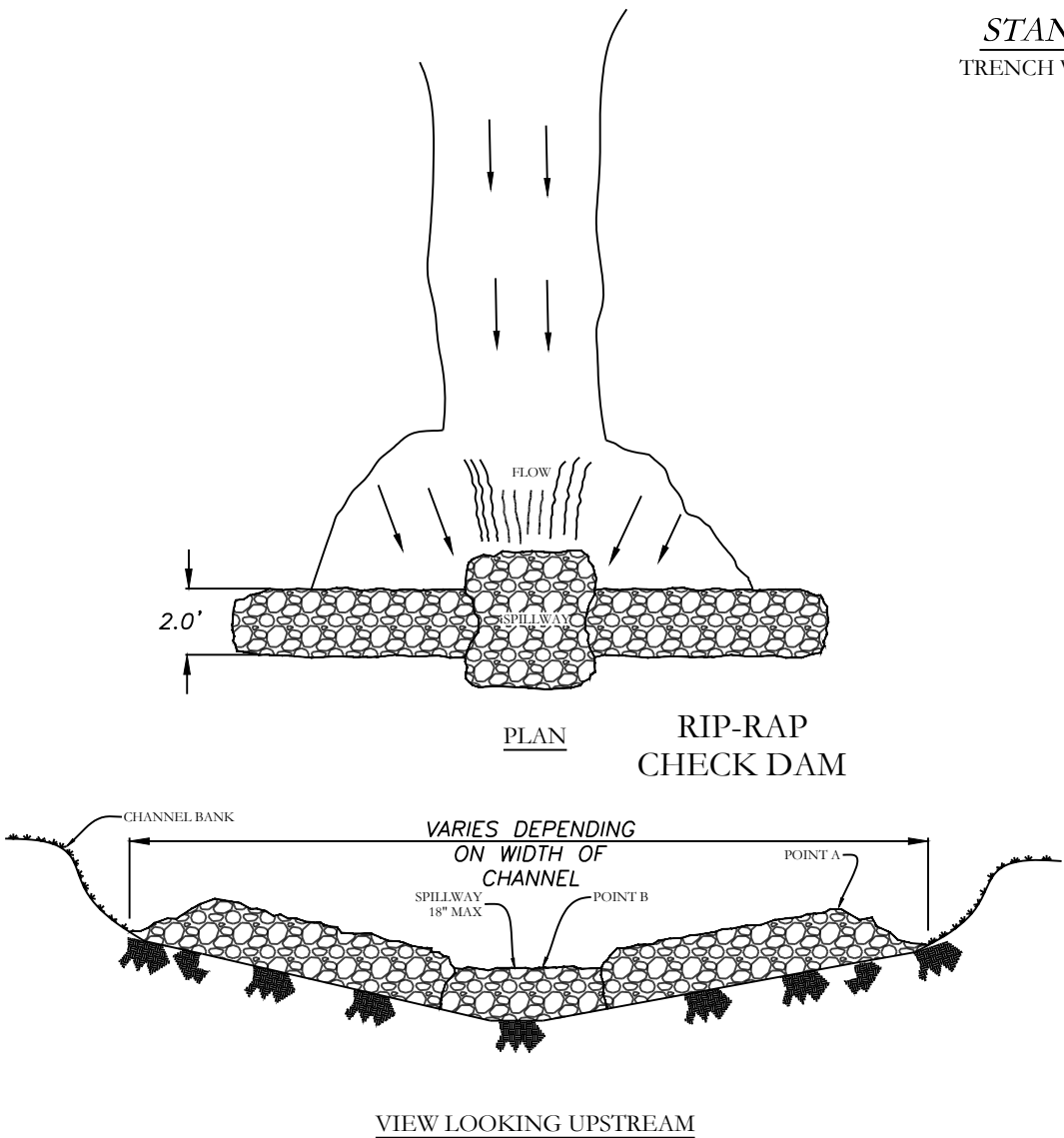
SOD DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)
MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES
CONTRACTOR MUST HAVE INLET PROTECTION MEASURES
INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE
INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL
BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT
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 WIRE-BACKED SILT FENCING WILL BE ADDED TO
INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.



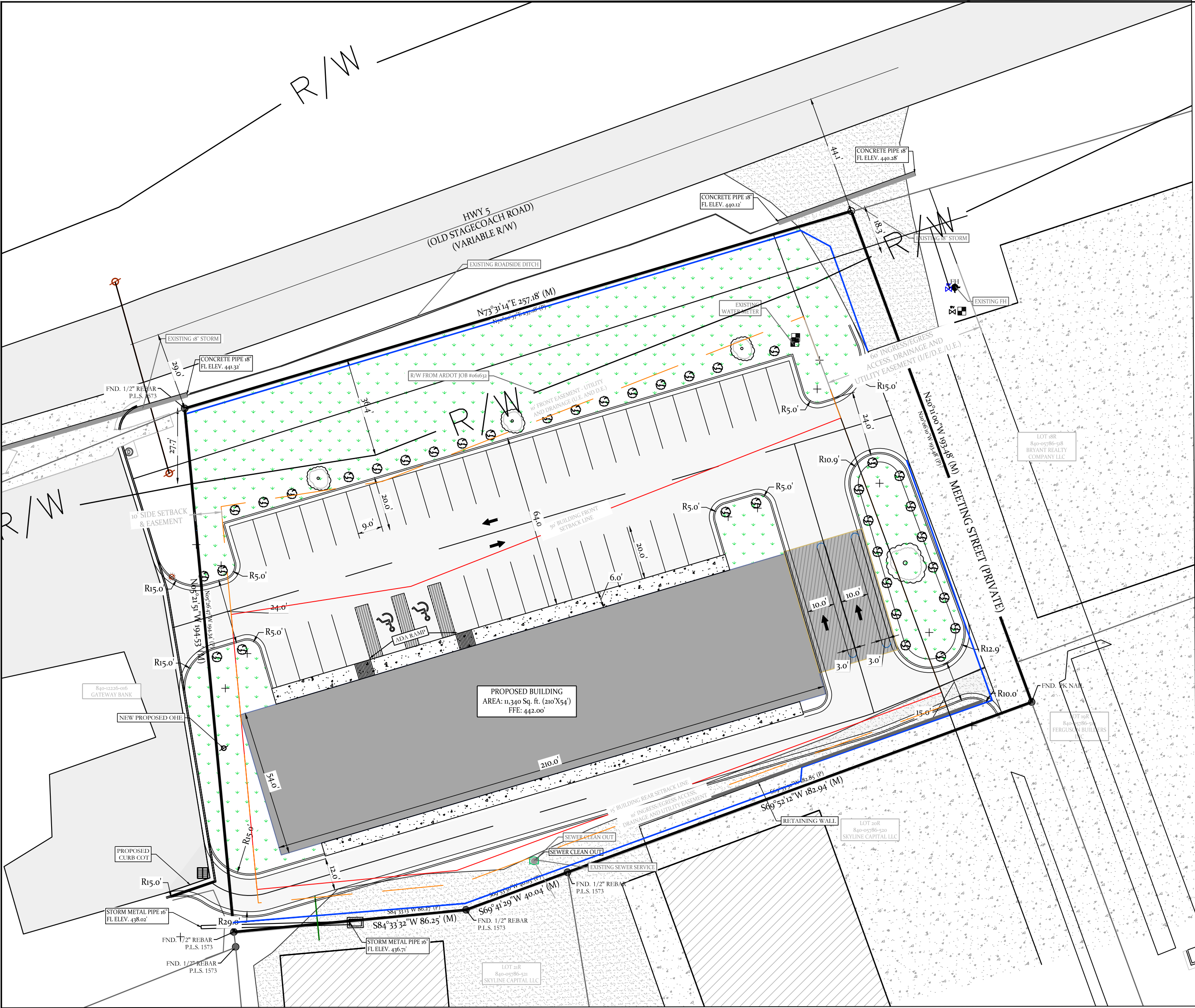
- NOTES:
- 1) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
 - 2) PLACE RIP-RAP BARRIERS PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
 - 3) SPILLWAY HEIGHT SHALL NOT EXCEED 18"-24"
 - 4) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.



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FOR USE AND BENEFIT OF: RYE GENERAL CONTRACTORS						
MARKET PLACE II EROSION CONTROL PLAN						
6128 HIGHWAY 5, BRYANT, SALINE COUNTY, ARKANSAS						
DATE:	11.11.25	C.A.D. BY:		DRAWING NUMBER:	25-0608	
REVISED:		CHECKED BY:				
SHEET:	C-5.0	SCALE:				
500	01S	14W	0	22	440	1762



GENERAL NOTES:

- NO PLANTING WITHIN 5 FEET OF A FIRE HYDRANT.
- SPACING WILL BE 40' BETWEEN TREES.
- TREE MUST BE A MINIMUM 3" IN DIAMETER @ THE BASE AND 12'+ TALL.
- EXISTING TREES MEETING THE MINIMUM SIZE CAN BE COUNTED TO MEET THE CRITERIA.
- NO TREES CAN BE PLANTED WITHIN THIRTY-FOOT (30') OF A PROPERTY COMER OR DRIVEWAY.
- SHRUBS ALONG STREET FIGHT-OF-WAY LINES CANNOT EXCEED THIRTY INCHES (30") IN HEIGHT.

SEPARATIONS NOTED IN THE ZONING REGULATIONS MUST BE BERMED OR SCREENED WITH LANDSCAPING AND GROUND COVER OR GRASS.

MAINTENANCE:

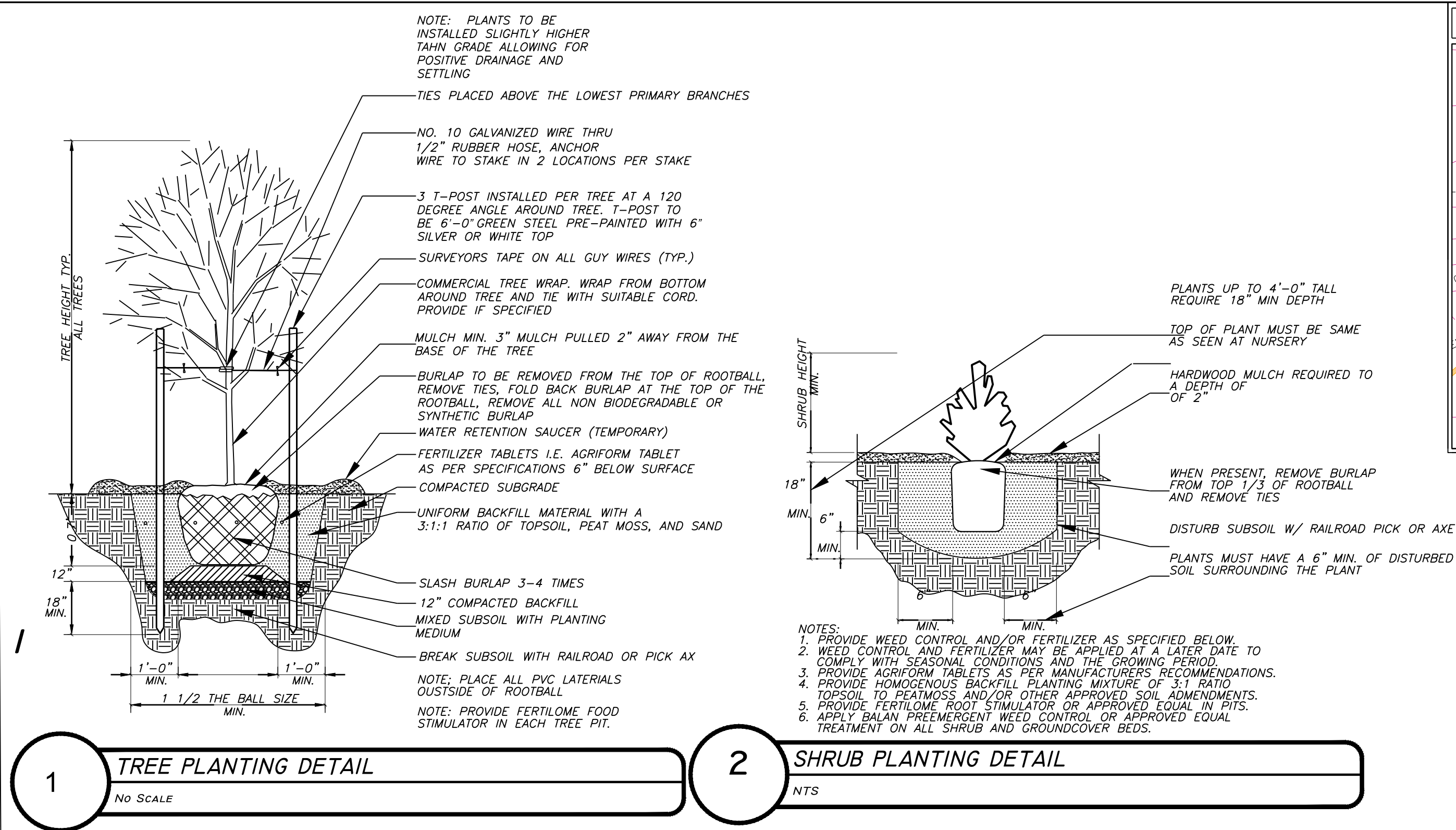
THE DEVELOPER, HIS SUCCESSOR AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REGULAR WEEDING, IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTING ON PRIVATE PROPERTY OF A DEVELOPMENT. PLANT MATERIALS WHICH ARE INSTALLED FOR COMPLIANCE WITH THIS ORDINANCE, BOTH ON PRIVATE PROPERTY AND THE PUBLIC RIGHT-OF-WAY, WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE, SHALL BE APPROPRIATELY TREATED AND DEAD PLANT MATERIALS SHALL BEREPLACED.

THE OWNER OF LAND ABUTTING A CONSTRUCTED PUBLIC RIGHT-OF-WAY SHALL BE RESPONSIBLE FOR THE TREE PLANTING STRIP LYING BETWEEN THE PRIVATE PROPERTY LINE AND THE CURBLINE OR BACKSLOPE LINE AND SHALL BE REQUIRED TO REGULARLY WEED, MOW, PRUNE AND MAINTAIN PLANTINGS IN COMPLIANCE WITH GOOD HORTICULTURAL PRACTICES.

IF THE OWNER OF LAND THUS SITUATED AS IN ABOVE, NEGLECTS OR REFUSES TO MAINTAIN THE AREAS AS PROSCRIBED, AFTER HAVING BEEN GIVEN TEN (10) DAYS NOTICE IN WRITING TO MAINTAIN BY THE CITY, THE OWNER SHALL BE GUILTY OF A MISDEMEANOR.

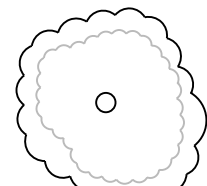
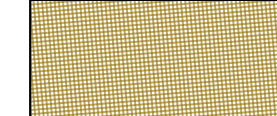
THE CITY OF BRYANT PLANNING COMMISSION WILL REVIEW AND ACT ON ALL LANDSCAPING PROPOSALS AT THE TIME BUILDING PLANS ARE SUBMITTED AND IN THE CASE OF SUBDIVISION AT THE PRELIMINARY PLAT SUBMITTAL.

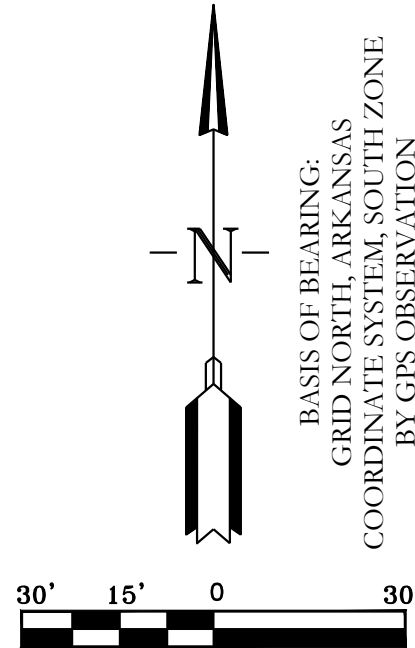
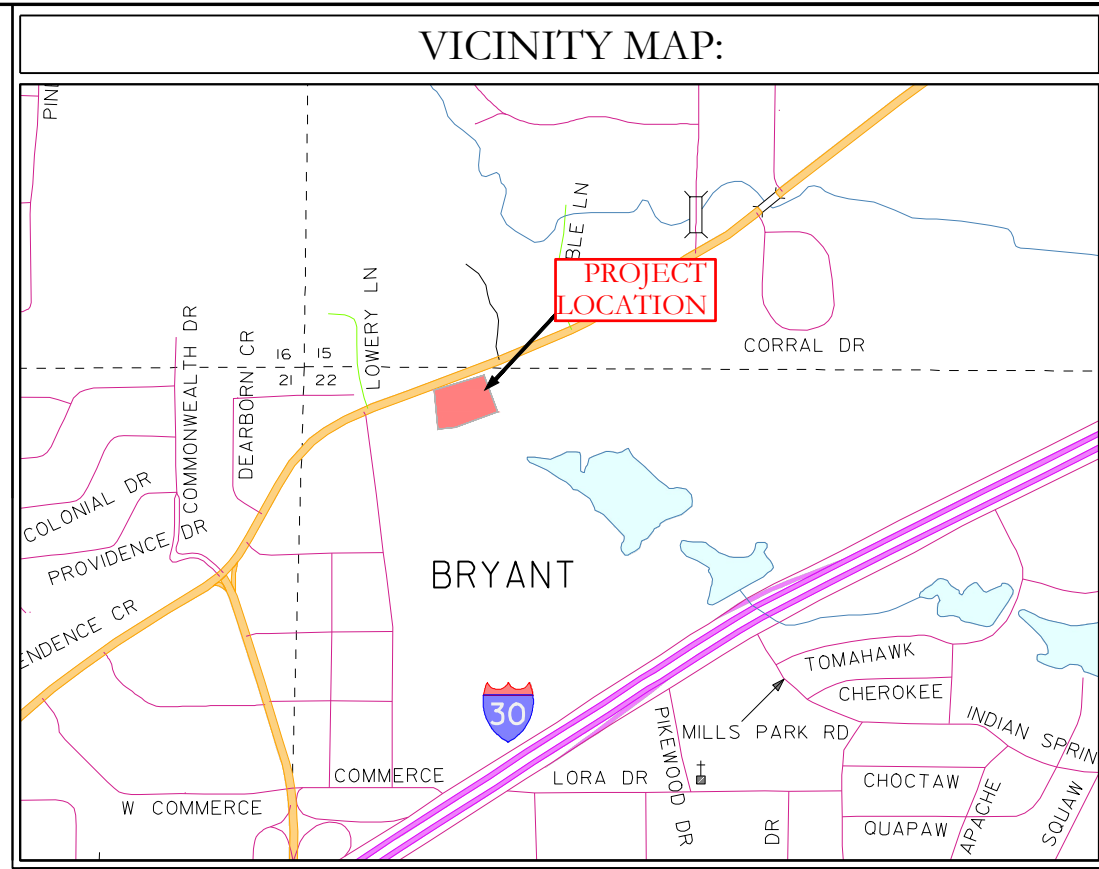
A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR A COMMERCIAL ESTABLISHMENT NOR WILL THE FINAL SUBDIVISION PLAT BE APPROVED UNTIL LANDSCAPING REQUIREMENTS ARE SATISFIED.



LANDSCAPE CALCULATION:	
GREEN SPACE	TOTAL DEVELOPMENT AREA: 56621.2 SF OR 1.3 AC GREEN SPACE: 15995.3 SF (15995.3 / 56621.2 = 0.282=28.2%)
LANDSCAPE (REQUIRED)	TREE REQUIRED FOR EACH 1/3 ACRE (56621.2 SF OR 1.3 AC/0.5 = 2.6=3 NOS OF TREES) SHRUB REQUIRED FOR EACH 2,000 SF OF TOTAL LAND AREA FOR DEVELOPMENT (56621.2 SF / 2000 SF =48.64 =28)
LANDSCAPE (PROVIDED)	TREE PROVIDED = 5 TREES. SHRUB PROVIDED = 28

TREE LEGENDS

COMMON NAME:	BOTANICAL NAME:	HEIGHT OF PLANTING	QTY.:
 <u>SHURBS</u> GLOSSY ABELIA	ABELIA GRANIFLORA		38
 <u>TREE</u> AMERICAN HOLLY	ILEX OPACA	12'-0"	4
 SOD (INCLUDES MULCH BEDS)	BERMUDA		
 MULCH BEDS (OPTIONAL) PLANTER/FLOWER BED			



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E:\2. HOPE CONSULTING\1. PROJECT FILES\9. 25-0608\LOT 22B MARKET PLACE-II\HYD\CIVIL.DWG 25-0608 LOT 22B MARKET PLACE-II P103 11.05.25.DWG