

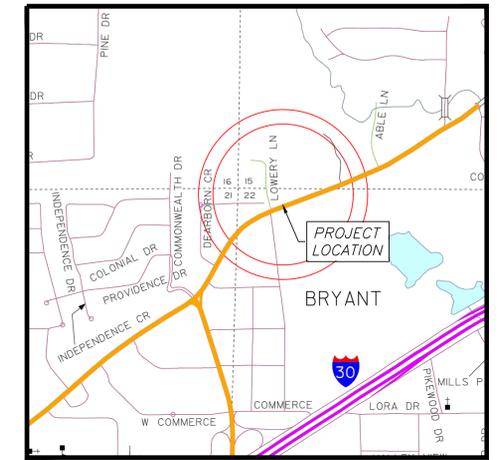
LEGAL DESCRIPTION

THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 22, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, ALL IN T-1-S, R-14-2, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW 1/4 OF SECTION 22; THENCE S88°06'16"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 349.25 FEET A FOUND 1/2" REBAR (PS #1141); TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID NORTH LINE, N70°07'03"E, A DISTANCE OF 32.82 FEET TO A FOUND 1/2" REBAR (PS #1141); THENCE N70°18'03"E, A DISTANCE OF 200.89 FEET TO A FOUND 1/2" REBAR (PS #1141); THENCE S10°42'25"E, A DISTANCE OF 274.60 FEET TO A FOUND 1/2" REBAR (PS #1141); ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 5; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S70°15'40"W, A DISTANCE OF 275.04 FEET TO A FOUND 1/2" REBAR; THENCE S70°18'52"W, A DISTANCE OF 66.65 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING NORTH RIGHT-OF-WAY LINE, N01°58'50"E, A DISTANCE OF 272.07 FEET TO A PK-NAIL IN ASPHALT; THENCE N00°59'52"W, A DISTANCE OF 23.07 FEET TO THE POINT OF BEGINNING, CONTAINING 78,864 SQUARE FEET, OR 1.81 ACRES, MORE OR LESS.

CONSTRUCTION PLANS BRYANT, AR C-STORE

STANDARD DEVELOPMENT CO, LLC

HIGHWAY 5 NORTH OLD STAGECOACH
CITY OF BRYANT



VICINITY MAP

PREPARED BY:



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

CIVIL ENGINEER
HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015
CONTACT: KAZI ISLAM
PHONE: 501.315.2626
EMAIL: kazi@hopeconsulting.com

ARCHITECT
WILLIAMS & DEAN
18 CORPORATE HILL DRIVE #210
LITTLE ROCK, AR 72205
CONTACT: JOHN JOHNSON
PHONE: 501.224.1900
EMAIL: jjohnson@williamsdean.com

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

STRUCTURAL ENGINEER
N/A

ZONING INFORMATION	
CURRENT ZONING	C-2 (HIGHWAY COMMERCIAL)
MINIMUM LOT AREA (SF)	N/A
MINIMUM LOT WIDTH (FT)	N/A
FRONT YARD SETBACK (FT)	50'
EXTERIOR SIDE YARD SETBACK (FT)	NOT REQ UNLESS ADJUT ROAD OR RESIDENTIAL LOT LINE THEN 25'
REAR YARD (NORTH) SETBACK (FT)	15'
MAXIMUM HEIGHT (FT)	45' OR NO MORE THAN 3 STORIES
MAXIMUM LOT COVERAGE	PRINCIPAL & ACCESSORY BLDG 35% OF THE TOTAL AREA OF THE SITE

OWNER: STANDARD DEVELOPMENT CO, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205

DEVELOPER: STANDARD DEVELOPMENT CO, LLC
Address: 2917 KAVANAUGH BOULEVARD
LITTLE ROCK, AR 72205



DRAWING INDEX

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

FLOODPLAIN CERTIFICATION:

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

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

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

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

FOR USE AND BENEFIT OF: STANDARD DEVELOPMENT COMPANY, LLC		
BRYANT C-STORE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 09-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED: 02/09/2023	CHECKED BY:	21-0275
SHEET:	SCALE:	
500	01S 14W 015/22	304 04 1762

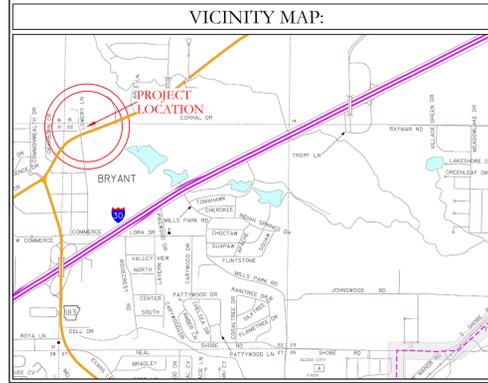
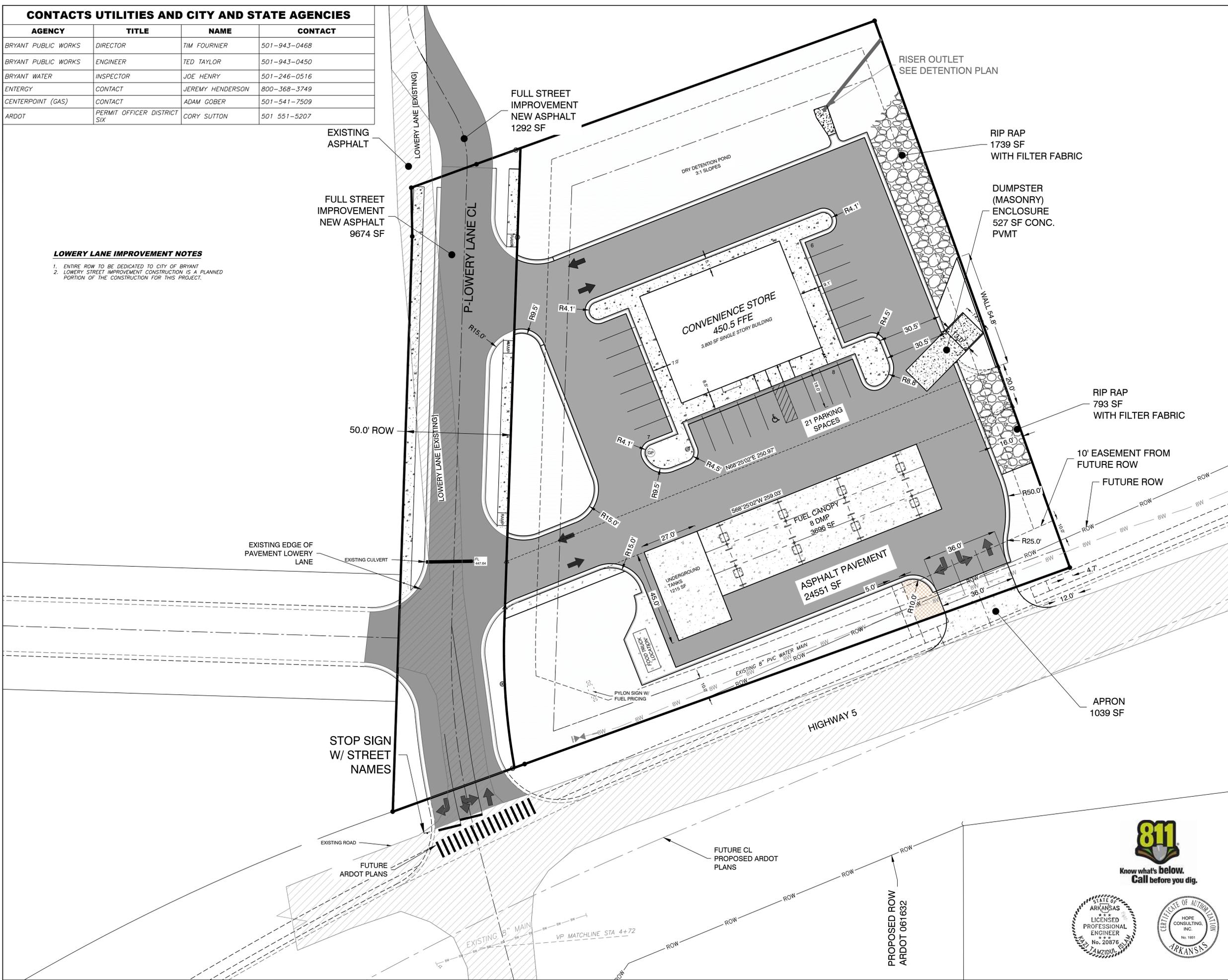
K:\LAND PROJECTS\2004\COMMERCIAL\2021\21-0275 C-STORE BRYANT\CIVIL\DWG\21-0275 C-STORE BRYANT_12-07-2023.DWG

CONTACTS UTILITIES AND CITY AND STATE AGENCIES

AGENCY	TITLE	NAME	CONTACT
BRYANT PUBLIC WORKS	DIRECTOR	TIM FOURNIER	501-943-0468
BRYANT PUBLIC WORKS	ENGINEER	TED TAYLOR	501-943-0450
BRYANT WATER	INSPECTOR	JOE HENRY	501-246-0516
ENTERGY	CONTACT	JEREMY HENDERSON	800-368-3749
CENTERPOINT (GAS)	CONTACT	ADAM GOBER	501-541-7509
ARDOT	PERMIT OFFICER DISTRICT SIX	CORY SUTTON	501 551-5207

LOWERY LANE IMPROVEMENT NOTES

- ENTIRE ROW TO BE DEDICATED TO CITY OF BRYANT
- LOWERY STREET IMPROVEMENT CONSTRUCTION IS A PLANNED PORTION OF THE CONSTRUCTION FOR THIS PROJECT.



SITE PLAN NOTES

PARKING REQUIREMENTS:

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

TOTAL AREA: 78,850 SF

PROPOSED PAVEMENT/ROOF: 55,589 SF

RIP RAP: 2,532 SF

PROPOSED GREEN SPACE: 20,729 SF

PROPOSED BUILDING: 3,500 SF

ZONING AND SETBACKS

ZONING: C2

FRONT: 10'

SIDE: NONE (25' FOR RESIDENTIAL)

NEIGHBORS:

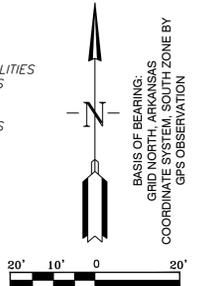
REAR: 25' (55 RESIDENTIAL NEIGHBORS)

DISCLAIMER

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

FLOOD STATEMENT

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



HOPE CONSULTING ENGINEERS - SURVEYORS

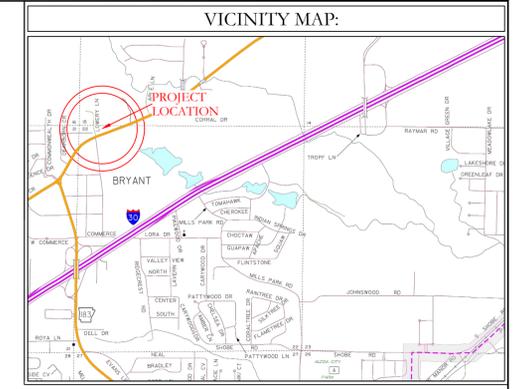
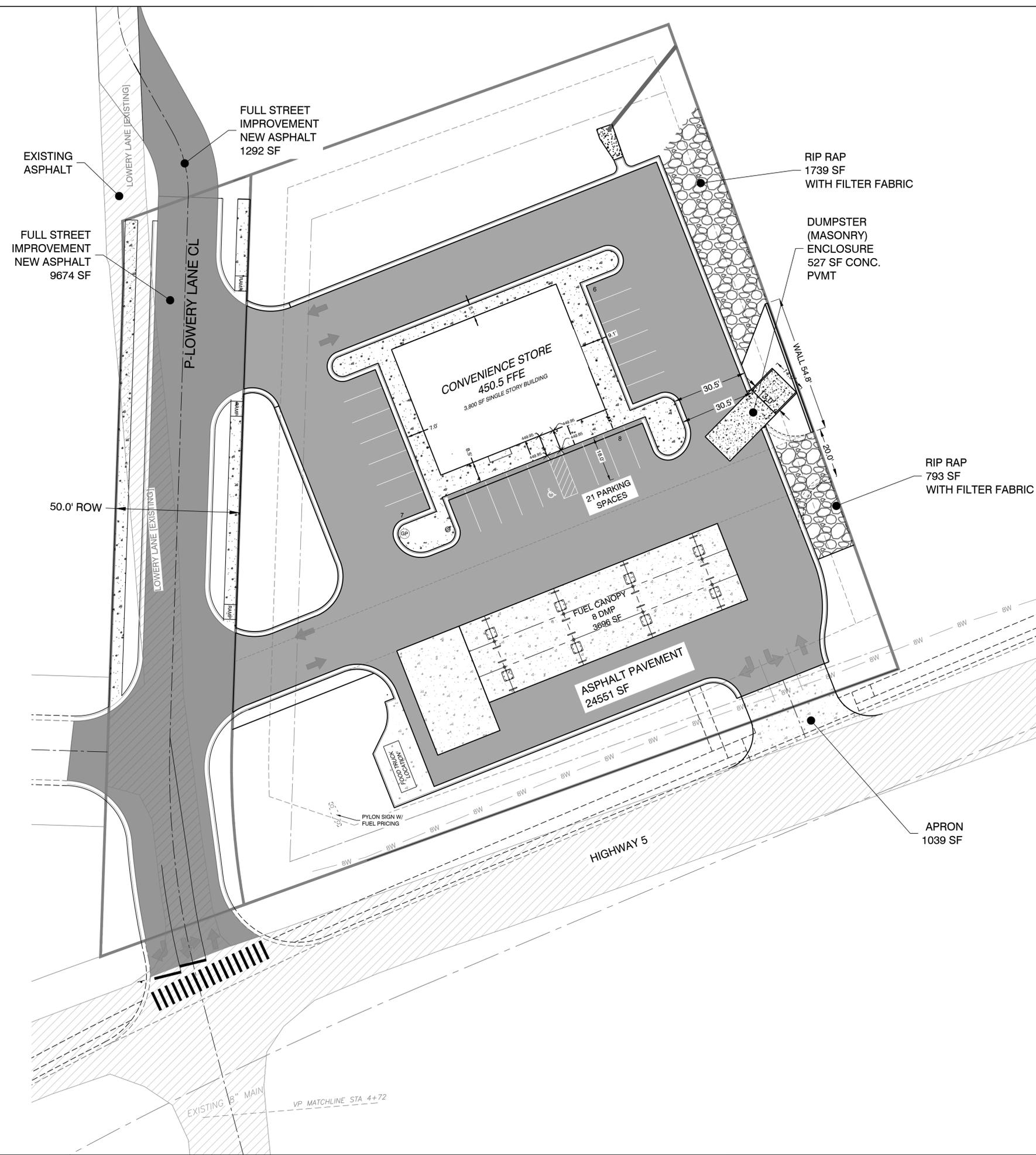
129 N. Main Street, Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF: STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
SITE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISION: 02/09/2023	CHECKED BY:	21-0275
SHEET: C-1.0	SCALE:	

500 01S 14W 0 15/22 304 62 1762



PAVEMENT LEGEND

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

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

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

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

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

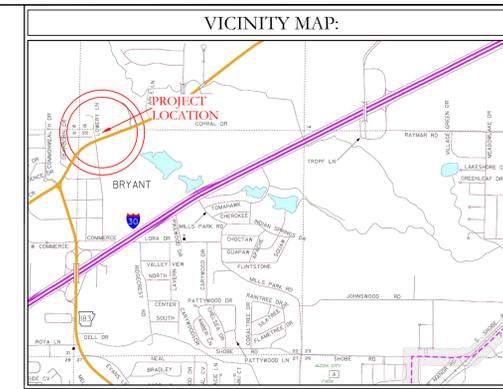
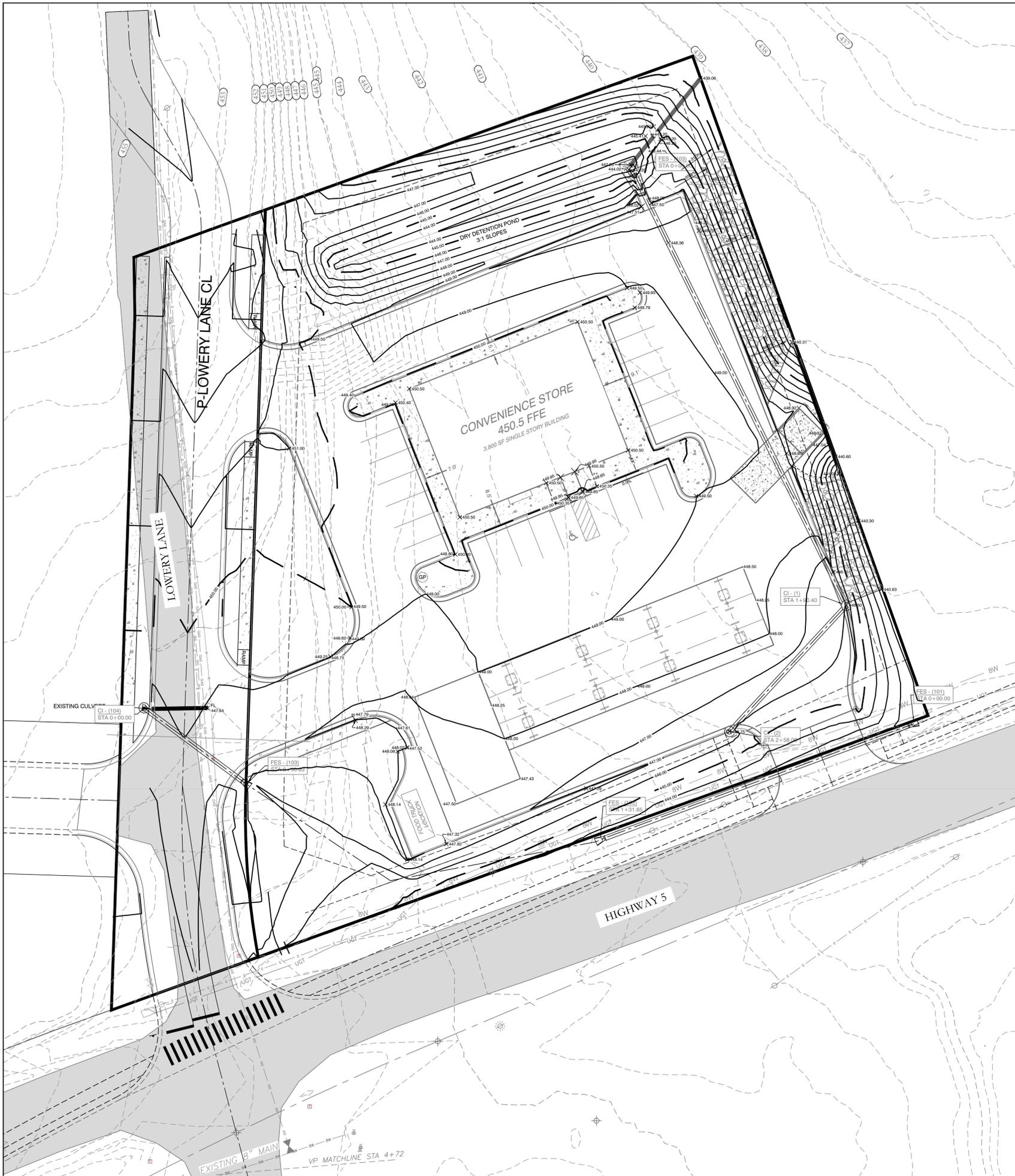
HOPE CONSULTING ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

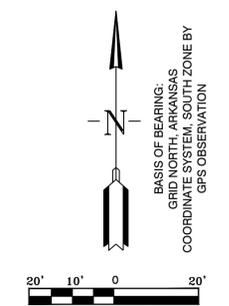
BRYANT C-STORE
PAVING PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED: 02/09/2023	CHECKED BY:	21-0275
SHEET: C-1.2	SCALE:	

500 01S 14W 0 15/22 304 62 1762



- GRADING PLAN NOTES**
- 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.
 - MAXIMUM SLOPE IN ANY DIRECTION IN ADA PARKING AREA IS 2%. IF SLOPES IN THESE AREAS EXCEED 2%, NOTIFY THE DESIGNER IMMEDIATELY. THE MAXIMUM LONGITUDINAL SLOPE OF SIDEWALKS IS 5% WITH A 2% MAXIMUM CROSS SLOPE.
 - STORM DRAINAGE PIPES ARE TO BE HDPE.
 - FILL SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY.
 - THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE WITHIN THE RANGE OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
 - SUBGRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
 - 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.



HOPE CONSULTING
ENGINEERS - SURVEYORS

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

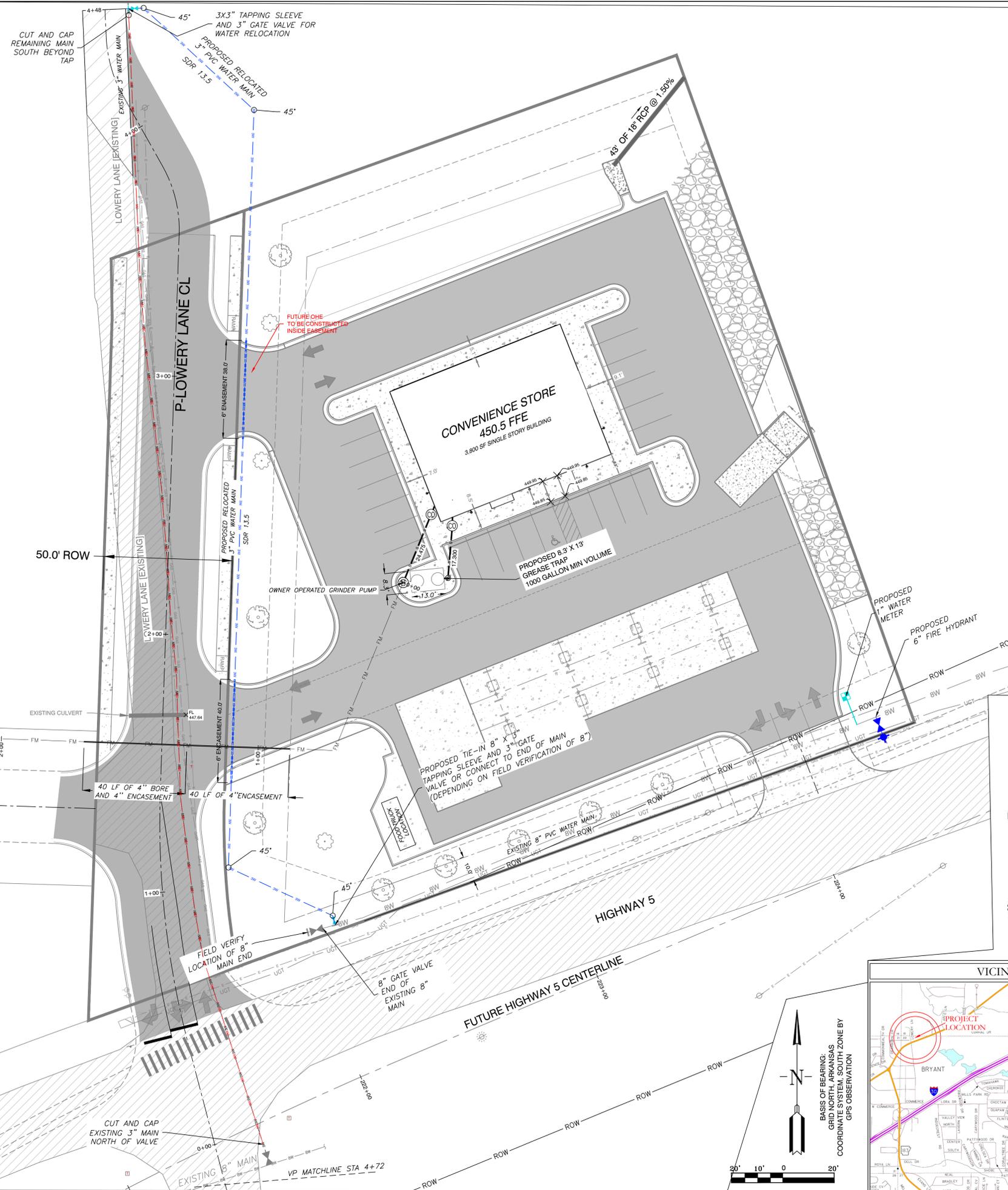
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE GRADING PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:	02/09/2023	CHECKED BY:		21-0275
SHEET:	C-2.0	SCALE:		
500	01S	14W	0 15/22	304 62 1762



K:\LAND PROJECTS\2024\COMMERCE\2021-0275\C-STORE\BRYANT\UTL\DWG\21-0275-C-STORE-BRYANT.dwg 02/07/2023 DWG



SEWER LEGEND

- SANITARY SEWER MANHOLE PROP.*
- SANITARY SEWER MANHOLE EXIST.
- CLEANOUT
- PROPOSED SEWER SERVICE

SEWER NOTES

1. ALL SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. INFORMATION ON DEPTH OF EXISTING TIE IN MANHOLE AND DOWNSTREAM MH OBTAINED FROM EFS EDGE GIS DATA.
3. 16" BORE AND ENCASEMENT FOR HIGHWAY 5 CROSSING OF 8" MAIN EXTENSION.
4. CASING SPACERS SHALL BE STAINLESS STEEL
5. THERE IS ONE PROPOSED SANITARY SEWER MH

WATER LEGEND

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

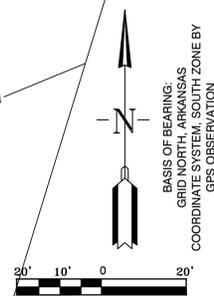
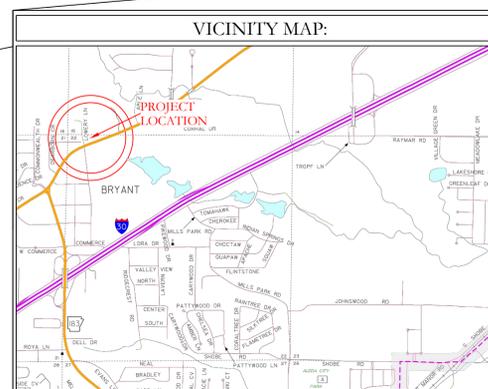
WATER NOTES

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

ELECTRIC/TELECOMMUNICATION NOTES

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

PROPOSED OVER HEAD POWER

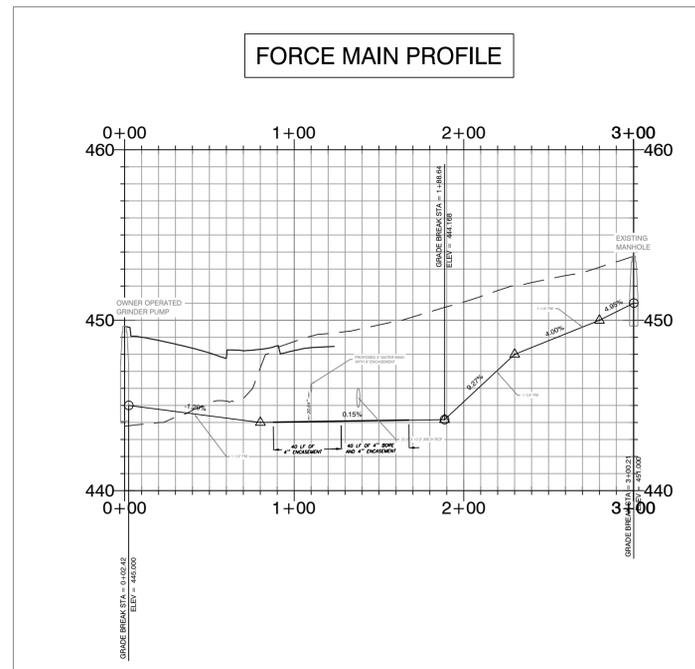
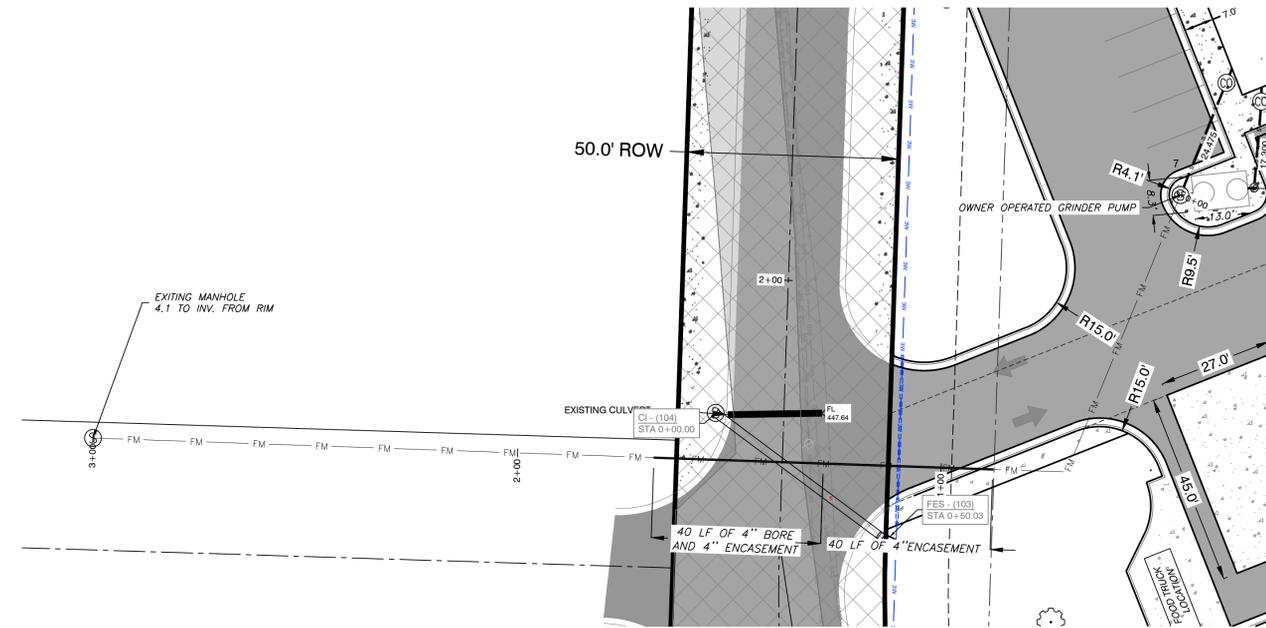


HOPE CONSULTING
ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF: STANDARD DEVELOPMENT COMPANY, LLC			
BRYANT C-STORE UTILITY PLAN BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	01/26/2023	CHECKED BY:	21-0275
SHEET:	C-30	SCALE:	
500	01S	14W	0 15/22 304 62 1762

K:\LAND PROJECTS\2021\COMMERCE\2021-02-25\C-STORE\BRYANT\UTILITY.DWG 21-0275-C-STORE-BRYANT_08-07-2023.DWG

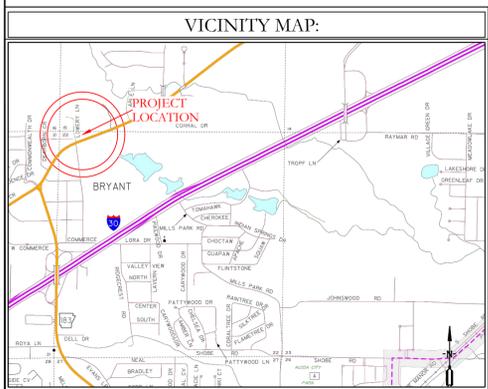


BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
TAMZIDAH ISMAIL

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931

20' 10' 0 20'



WATER LEGEND

- FIRE HYDRANT
- BLOW OFF
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED WATER MAIN
- 3/4" PROPOSED WATER SERVICE LINE

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

SEWER LEGEND

- SANITARY SEWER MANHOLE
- CLEANOUT
- PROPOSED SEWER SERVICE

- SEWER NOTES**
- ALL WATER AND SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
 - INFORMATION ON DEPTH OF EXISTING TIE IN MANHOLE AND DOWNSTREAM MH OBTAINED FROM EFS EDGE GIS DATA.
 - 4" BORE AND ENCASEMENT FOR LOWERY LANE OF 1-1/4" FORCE MAIN.
 - CASING SPACERS SHALL BE STAINLESS STEEL

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

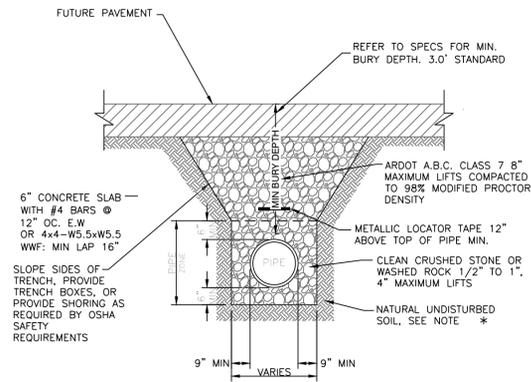
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
SEWER UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

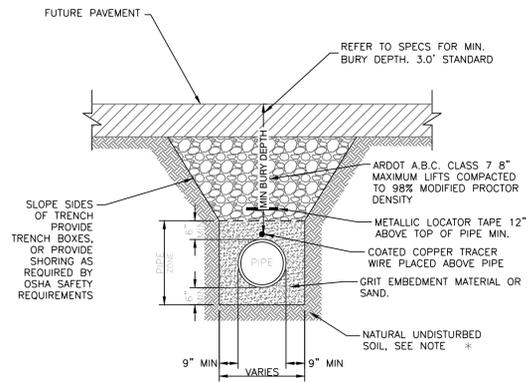
DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:	01/05/2023	CHECKED BY:		21-0275
SHEET:	C-3.1	SCALE:		

500	01S	14W	0	15/22	304	62	1762
-----	-----	-----	---	-------	-----	----	------

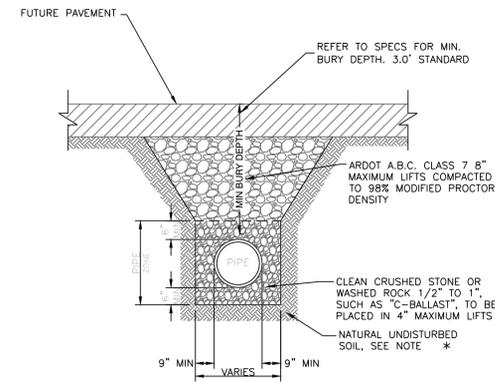
K:\LAND PROJECTS\2021\COMMERCE\2021-0275\C-STORE\BRYANT_C-STORE\DWG\21-0275-C-STORE-BRYANT.dwg 06/07/2023.DWG



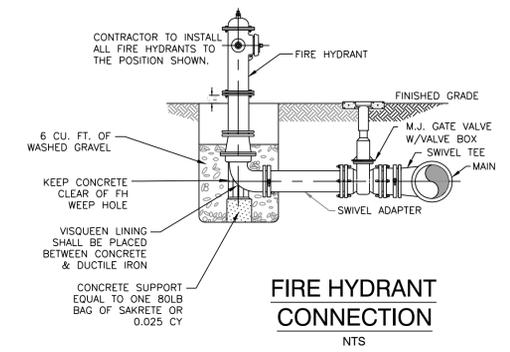
PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.



PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.



DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.



NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

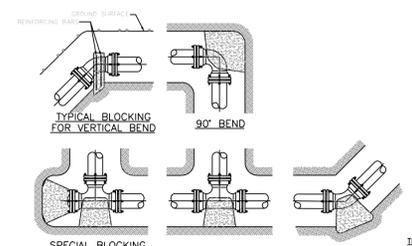
NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

SOIL STABILIZATION REQUIREMENTS:
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOIL TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.

SOIL STABILIZATION REQUIREMENTS:
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOIL TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.

SOIL STABILIZATION REQUIREMENTS:
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOIL TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



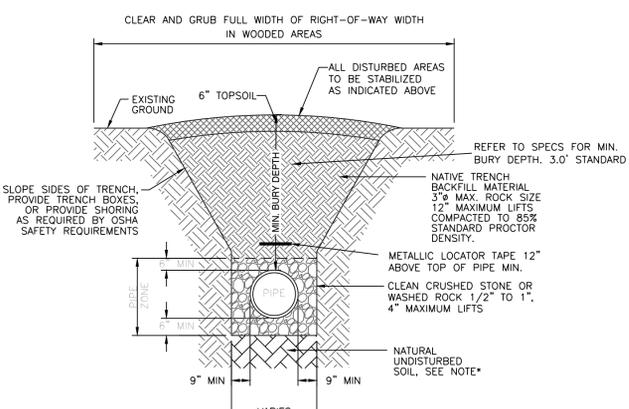
FITTING SIZE	BEND ANGLE	45°	22 1/2°	11 1/4°
4	0.4	0.2	0.1	-
6	0.8	0.4	0.2	-
8	1.4	0.7	0.4	-
10	2.2	1.1	0.6	-
12	3.2	1.6	0.8	-
14	4.4	2.2	1.1	-
16	5.7	2.9	1.5	-
18	7.2	3.7	1.8	-
20	8.9	4.5	2.3	-
24	12.8	6.5	3.3	-

- THRUST BLOCK NOTES:**
- KEEP CONCRETE CLEAR OF JOINT ACCESSORIES.
 - CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
 - REQUIRED VOLUMES OF BEARING AREAS AT FITTINGS SHALL BE AS INDICATED IN THE TABLES PROVIDED AND ADJUSTED, IF NECESSARY, TO CONFORM TO THE TEST PRESSURES AND ALLOWABLE SOIL BEARING STRESSES STATED IN THE SPECIFICATIONS.
 - THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUST ARE BASED ON TEST PRESSURE OF 150 PSIG AND THE WEIGHT OF CONCRETE (4,000 LB/CY). TO COMPUTE VOLUMES FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION: VOLUME = (TEST PRESSURE / 150) x (TABLE VALUE).
 - BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 150 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2,000 LB/SF TO COMPUTE BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE / 150) x (2,000 / SOIL BEARING STRESS) x (TABLE VALUE).
 - THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUST SHALL BE THE SAME AS FOR HORIZONTAL BENDS.
 - BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
 - BEARING AREA OF THRUST BLOCK SHALL NOT BE LESS THAN 1.0 SF.
 - VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CY REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS.

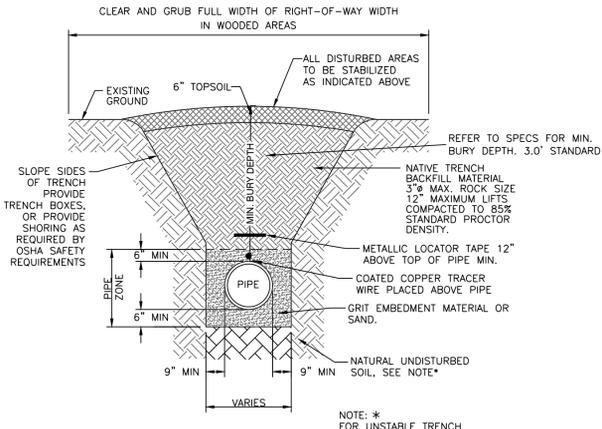
FITTING SIZE	TEE, WYE, PLUG, OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN				BEND ANGLE		
			A1	A2	45°	22 1/2°	11 1/4°		
4	1.0	1.4	1.0	1.4	1.0	-	-	-	-
6	2.1	3.0	2.1	3.0	1.6	1.0	-	-	-
8	3.8	5.3	3.8	5.4	2.9	1.5	1.0	-	-
10	5.9	8.4	5.9	8.4	4.6	2.4	1.2	-	-
12	8.5	12.0	8.5	12.0	6.6	3.4	1.7	-	-
14	11.5	16.3	11.5	16.3	8.9	4.6	2.3	-	-
16	15.0	21.3	15.0	21.3	11.8	6.0	3.0	-	-
18	19.0	27.0	19.0	27.0	14.6	7.6	3.8	-	-
20	23.5	33.3	23.5	33.3	18.1	9.4	4.7	-	-
24	34.0	48.0	34.0	48.0	26.7	13.6	6.8	-	-

FITTING SIZE	BEND ANGLE	45°	22 1/2°	11 1/4°
4	0.4	0.2	0.1	-
6	0.8	0.4	0.2	-
8	1.4	0.7	0.4	-
10	2.2	1.1	0.6	-
12	3.2	1.6	0.8	-
14	4.4	2.2	1.1	-
16	5.7	2.9	1.5	-
18	7.2	3.7	1.8	-
20	8.9	4.5	2.3	-
24	12.8	6.5	3.3	-

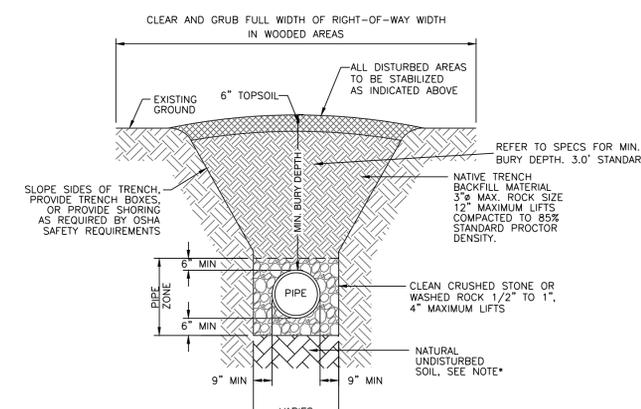
FITTING SIZES	ROD SIZES	EMBEDMENT
12" AND LESS	#6'S	30"
14" - 24"	#8'S	36"



PVC SEWER TRENCH IN UNPAVED AREAS
N.T.S.

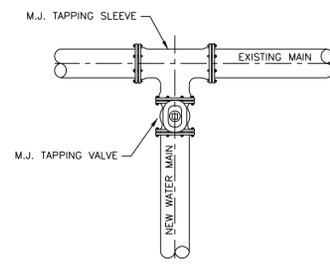


PVC WATER LINE TRENCH IN UNPAVED AREAS
N.T.S.

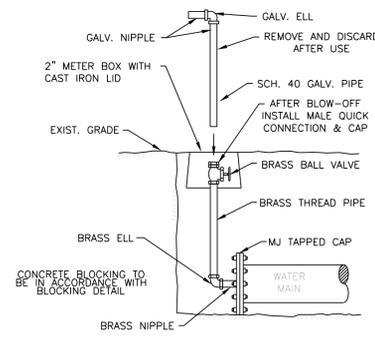


DRAINAGE PIPES IN UNPAVED AREAS
N.T.S.

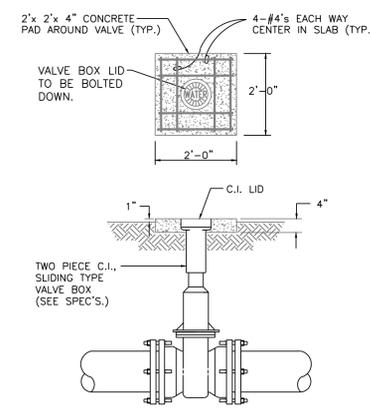
TYPICAL BLOCKING DETAILS
N.T.S.



WATER MAIN CONNECTION DETAIL
N.T.S.



2" BLOW-OFF RISER
N.T.S.



DETAIL-VALVE BOX
N.T.S.

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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE TRENCH DETAILS
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED: 01/05/2023	CHECKED BY:	21-0275
SHEET: C-4.0	SCALE:	

500	01S	14W	0	15/22	304	62	1762
-----	-----	-----	---	-------	-----	----	------

KULAND PROJECTS 2048 COMMERCIAL BLVD #210275 C-STORE BRYANT FULL STORE REVISED 2022 12-21-2022.DWG

SUBGRADE MATERIAL

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

BASE COURSE

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

SURFACE COURSE

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

CURB AND GUTTER

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

SIDEWALKS

General

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

Minimum thickness and reinforcement

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

Contraction and expansion joints

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

Quality control testing and inspection by the City

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

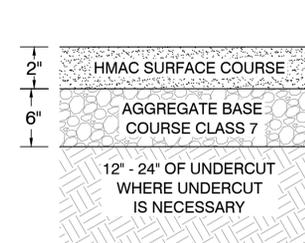
Subgrade

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

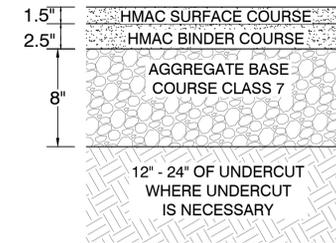
QUALITY CONTROL TESTING AND INSPECTIONS

General

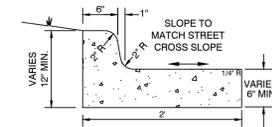
- A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- B. The Developer/Owner shall provide for inspections of street improvements during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



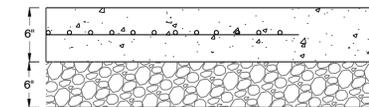
STANDARD PAVEMENT SECTION
NOT TO SCALE



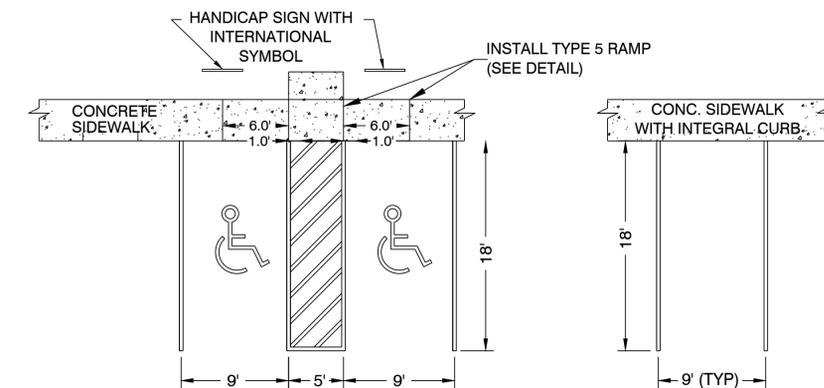
HEAVY PAVEMENT SECTION
NOT TO SCALE



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



CONCRETE PAVEMENT SECTION DETAIL
4,000 PSI
NOT TO SCALE

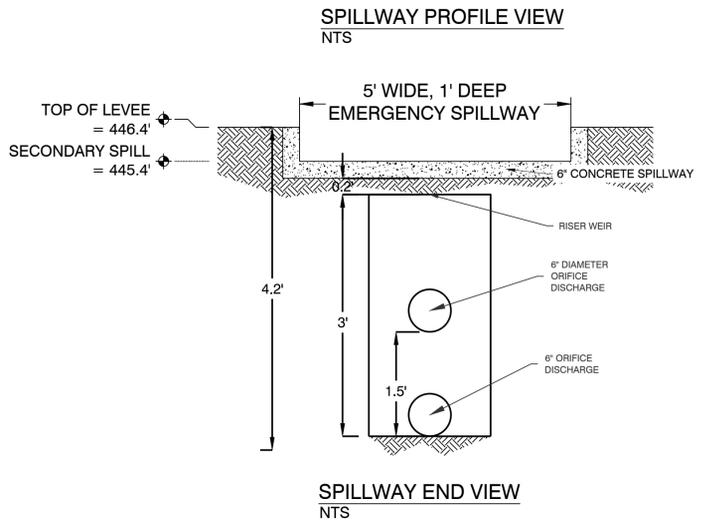
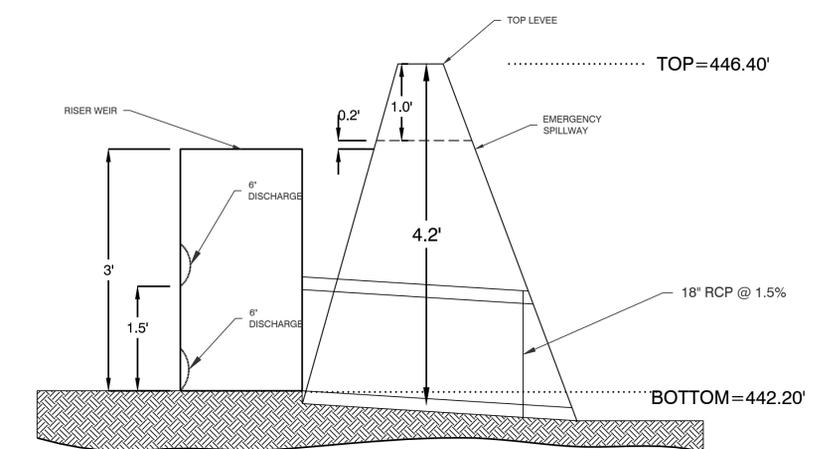
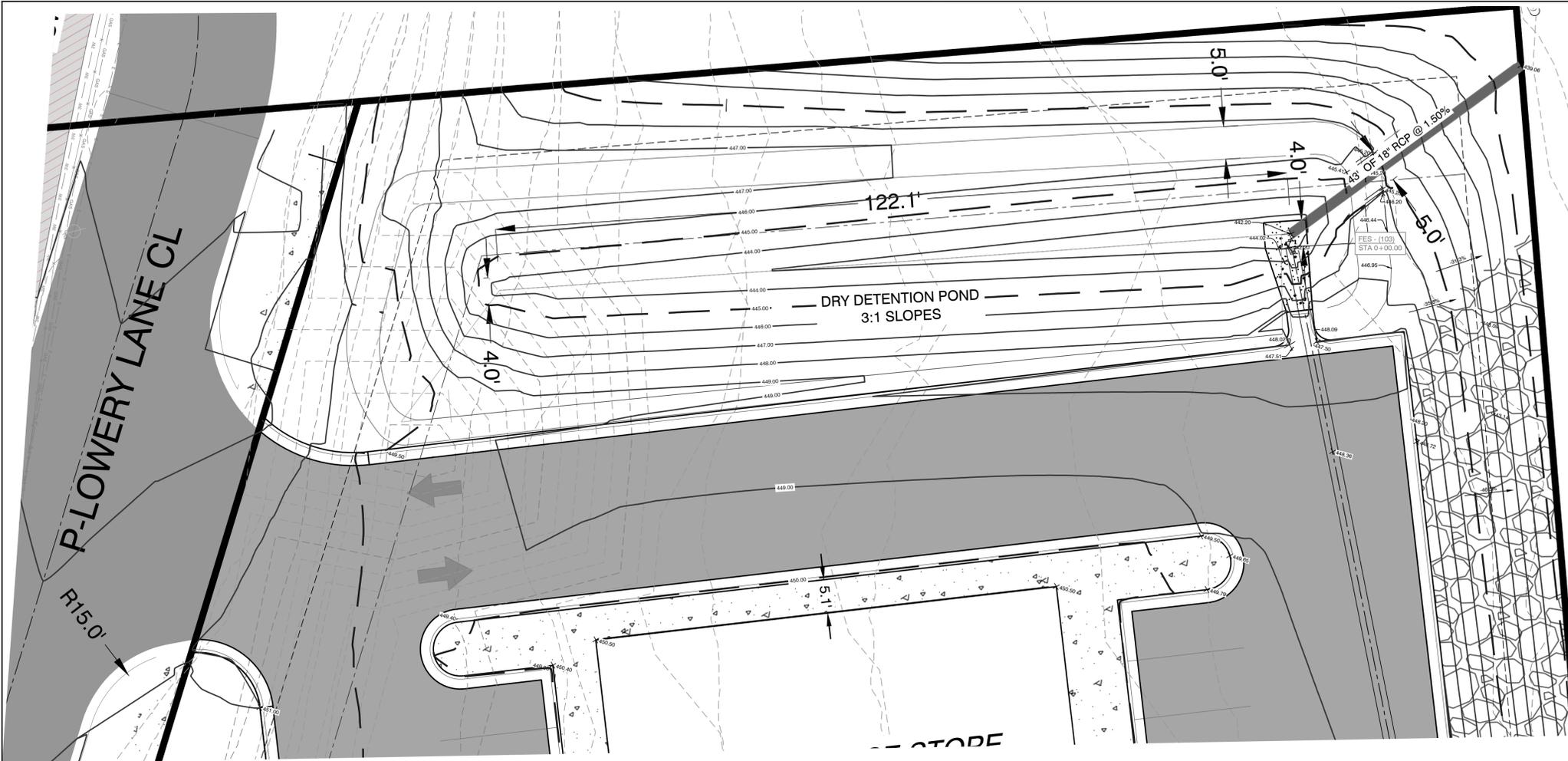


USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED

PARKING STALL & SIDEWALK DETAIL
NOT TO SCALE

HOPE CONSULTING ENGINEERS - SURVEYORS		129 N. Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: STANDARD DEVELOPMENT COMPANY, LLC		
BRYANT C-STORE CIVIL SPECS BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED: 01/05/2022	CHECKED BY:	21-0275
SHEET: C-5.0	SCALE:	
500	01S	14W
0	15/22	304
62	1762	

K:\LAND PROJECTS\2041\COMMERCIAL\2021\21-0275 C-STORE\BRYANT\CIVIL\DWG\21-0275 C-STORE - BRYANT (FULL STORE REVISION) 2022\12-21-2022.DWG



DETENTION POND MAINTENANCE PLAN

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

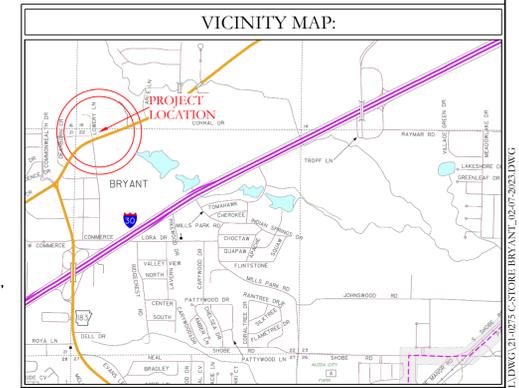
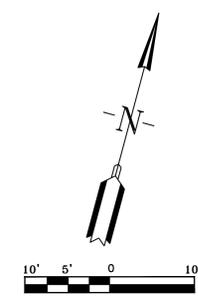
Routine Maintenance
 Routine maintenance will include but not be limited to:
 -The primary discharge (1 HDPE Pipe) from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a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

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

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

EARTHEN SLOPE NOTE:
 ALL EARTHEN DETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

- NOTE:**
1. DETENTION POND WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.
 2. DETENTION POND WILL HAVE A 5' WIDE LEVEE.
 3. DRAINAGE DITCH LEADING TO NEW DETENTION POND WILL REQUIRE SOLID SOD STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.
 4. DETENTION POND WILL REQUIRE CONCRETE TRICKLE CHANNELS.



HOPE CONSULTING
 ENGINEERS - SURVEYORS

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

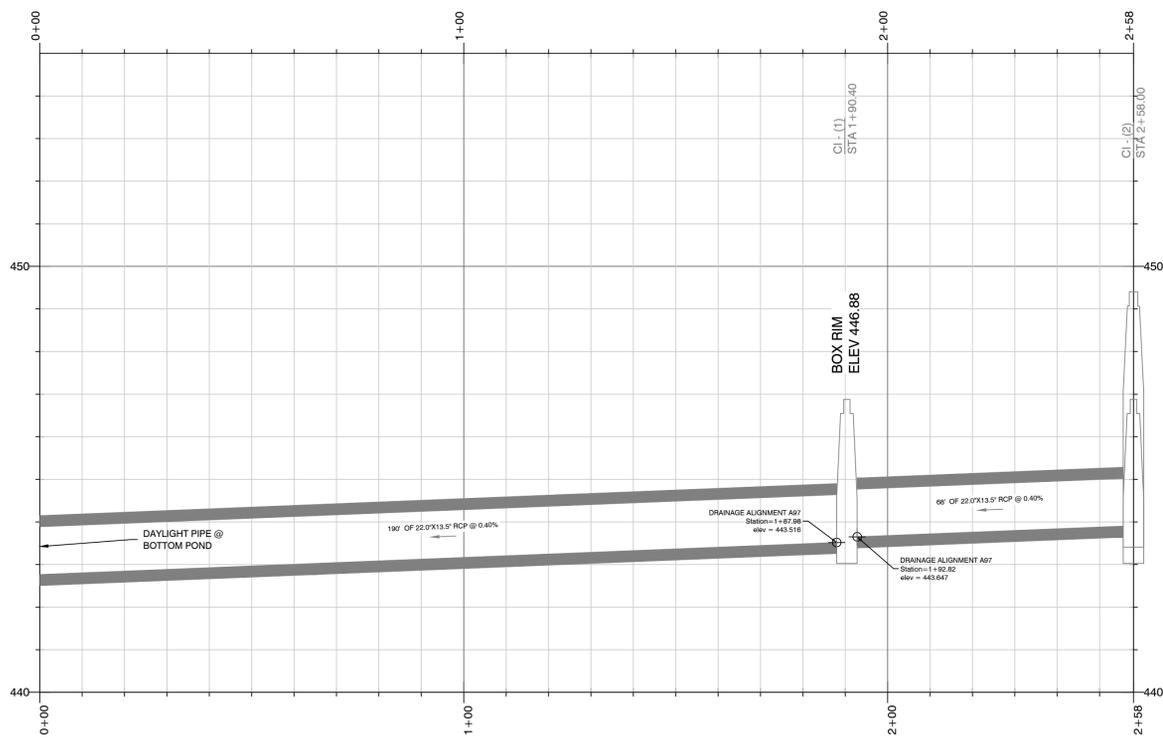
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
DETENTION PLAN
 BRYANT, SALINE COUNTY, ARKANSAS

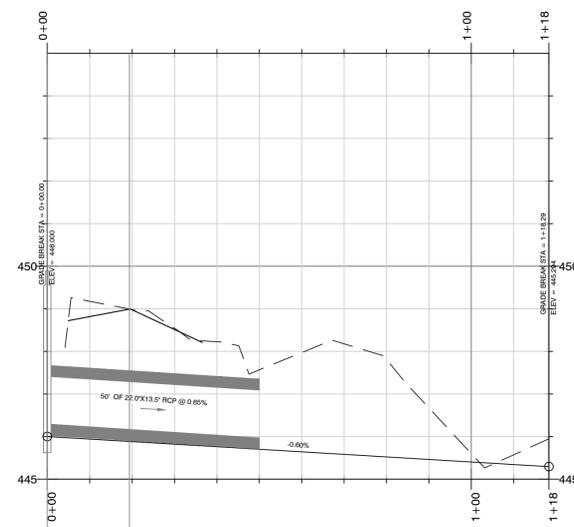
DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:
REVISION:	01/26/2023	CHECKED BY:		21-0275
SHEET:	C-6.0	SCALE:		
500	01S	14W	0 15/22	304 62 1762



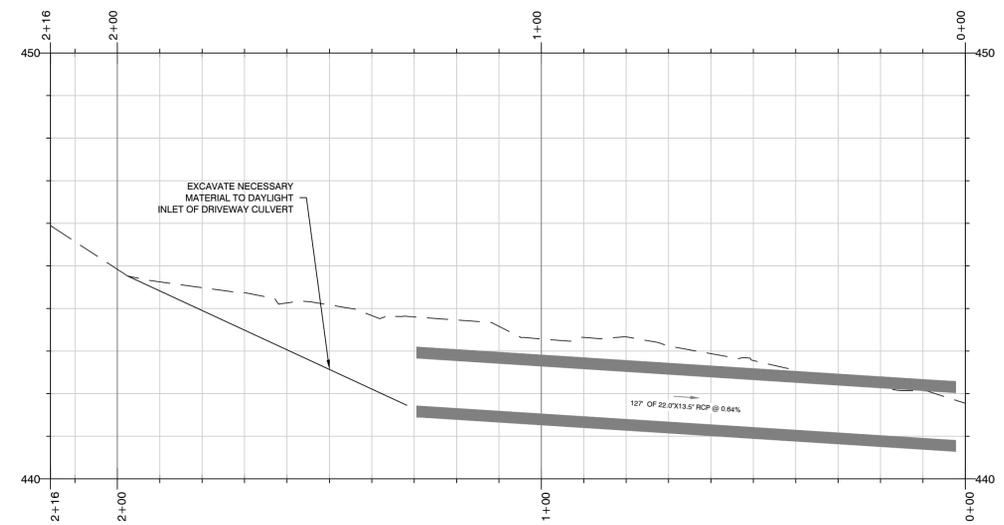
K:\LAND PROJECTS\2044\COMMERCE\2021\21-0275-C-STORE\BRYANT\CV\DWG\21-0275-C-STORE\BRYANT_02-07-2023.DWG



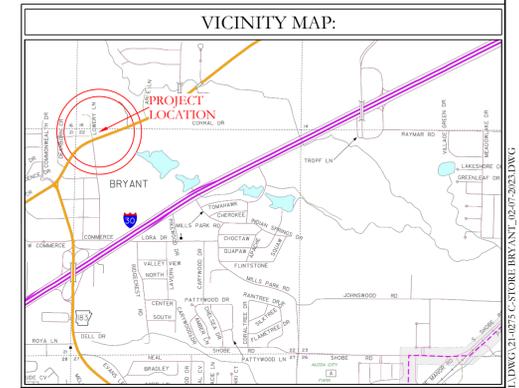
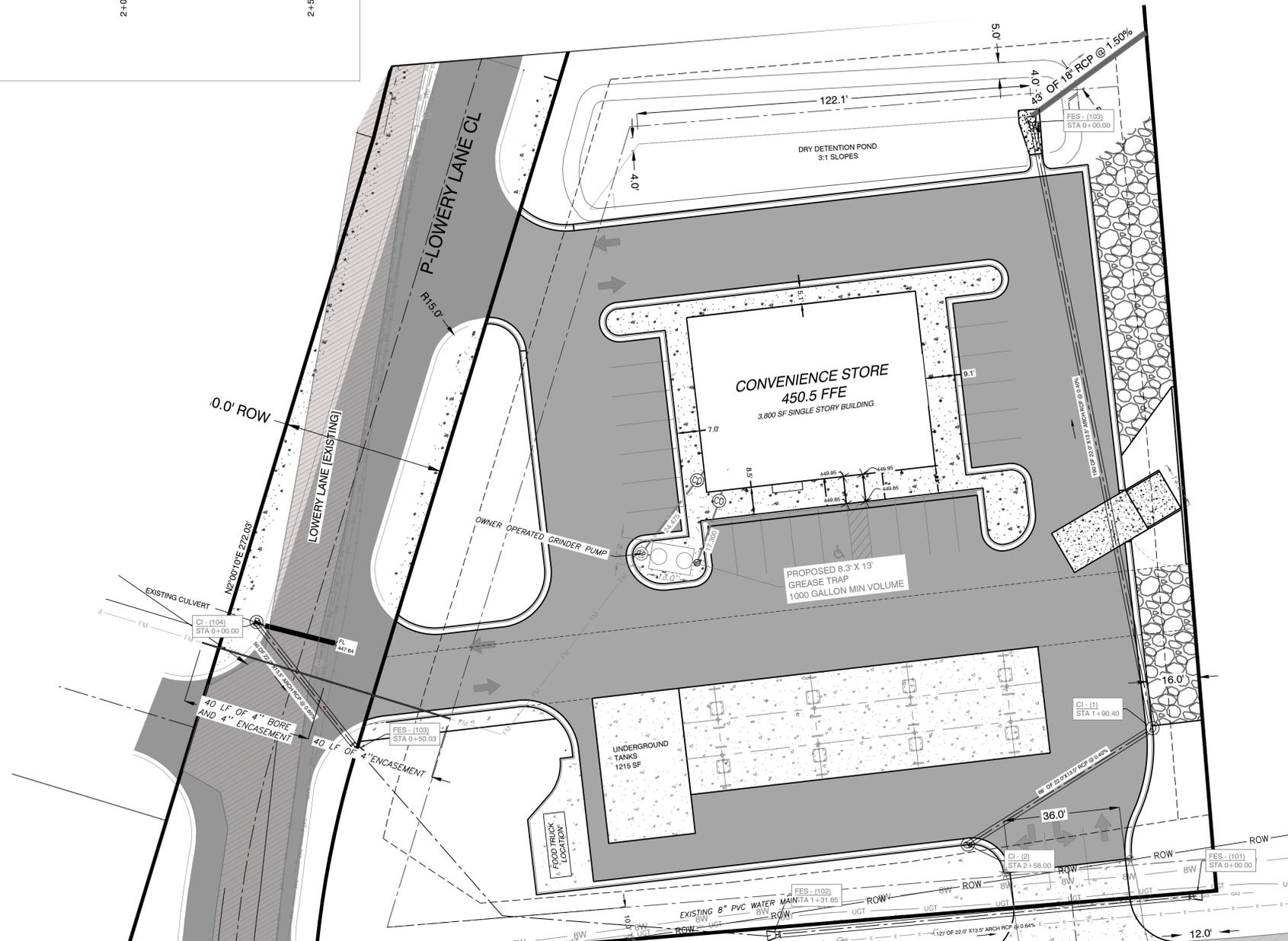
PROFILE [H:V 10:1]
DRAINAGE ALIGNMENT A (1)



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



PROFILE [H:V 10:1]
DRIVEWAY CULVERT ALIGNMENT- (1)



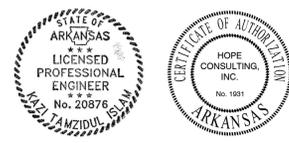
HOPE CONSULTING
ENGINEERS - SURVEYORS

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

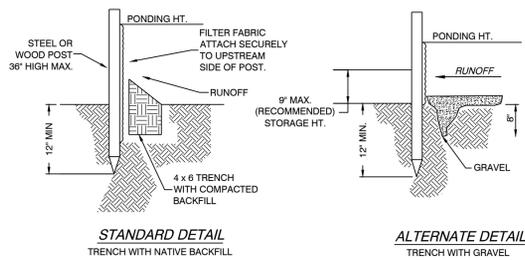
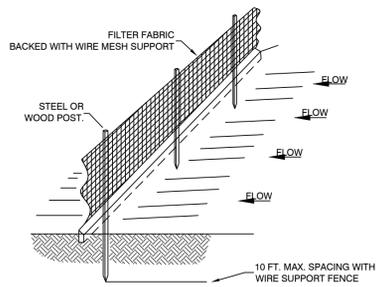
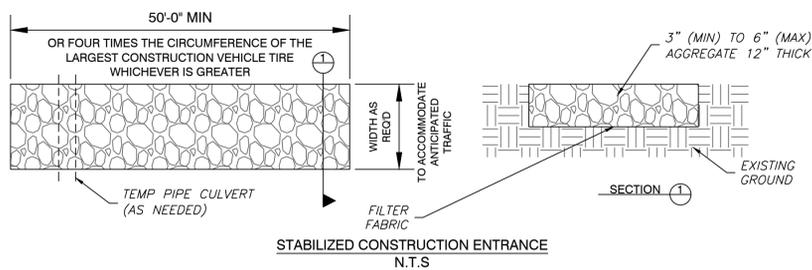
FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

**BRYANT C-STORE
DRAINAGE PLAN**
BRYANT, SALINE COUNTY, ARKANSAS

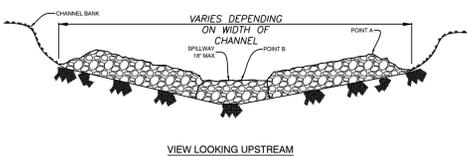
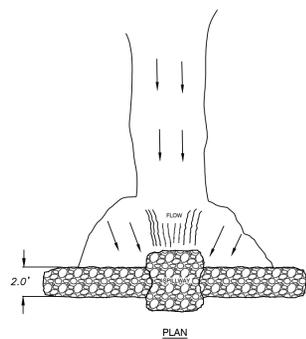
DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISID: 01/26/2023	CHECKED BY:	21-0275
SHEET: C-6.1	SCALE:	
500	01S	14W
0	15/22	304
62		1762



K:\LAND PROJECTS\2044\COMMERCE\2021\21-0275-C-STORE\BRYANT\CVL\DWG\21-0275-C-STORE\BRYANT_02-07-2023.DWG

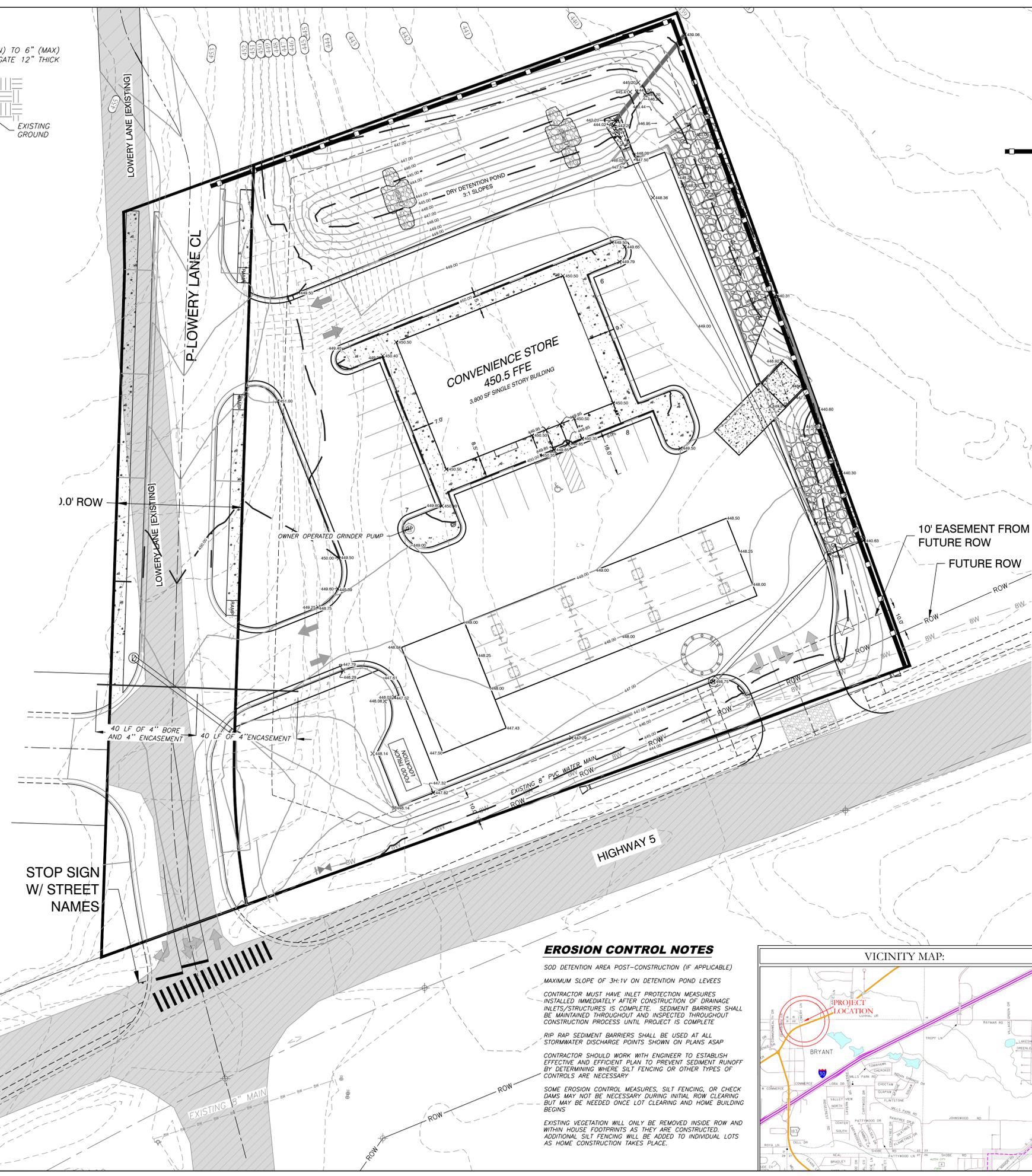


- NOTE:**
- 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - 2) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - 3) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



- NOTES:**
- 1) POINT A MUST BE HIGHER THAN POINT B (ELEVATION HEIGHT)
 - 2) PLACE RIP RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPINGS. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION ON DOWN AND UP BANKS.
 - 3) SPILLWAY HEIGHT SHALL NOT EXCEED 18" OF
 - 4) INSPECT AFTER EACH SIGNIFICANT STORM. MAINTAIN AND REPAIR PROPERLY.

RIP-RAP CHECK DAM



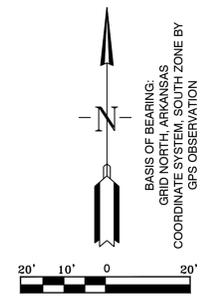
ERC LEGEND

- SITE POSTING/
RAIN GAUGE
- CONC. WASHOUT
DETENTION AREA
- SILT FENCE
- RIP RAP CHECK DAM
- CONSTRUCTION ENTRANCE
- DISTURBED AREA
- TRASH CONTAINER
- PORTABLE TOILET

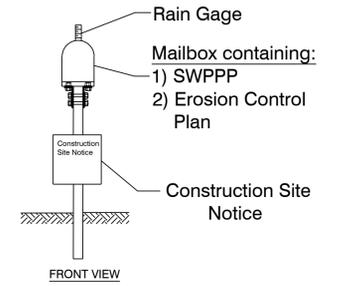
ORDINANCE NO. 2019-32 ARTICLE IV. (2)(J):

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

DEADLINE FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

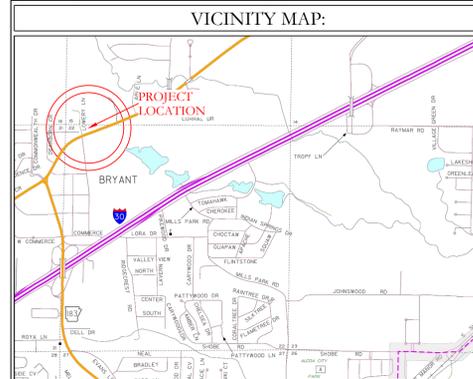


TYPICAL SITE POSTING:



EROSION CONTROL NOTES

- SOD DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)
- MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVES
- CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE.
- RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP
- CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY
- SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS
- EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.



HOPE CONSULTING
ENGINEERS - SURVEYORS

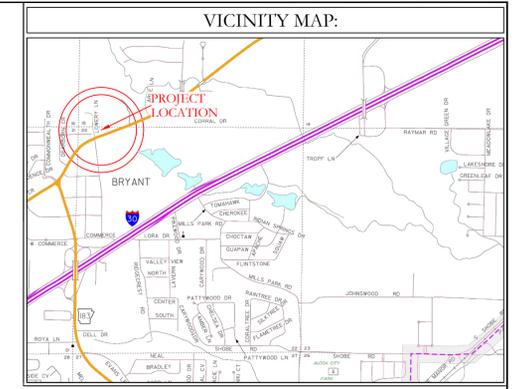
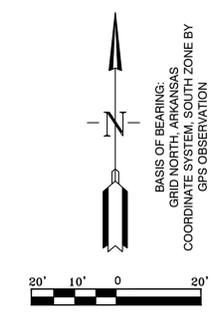
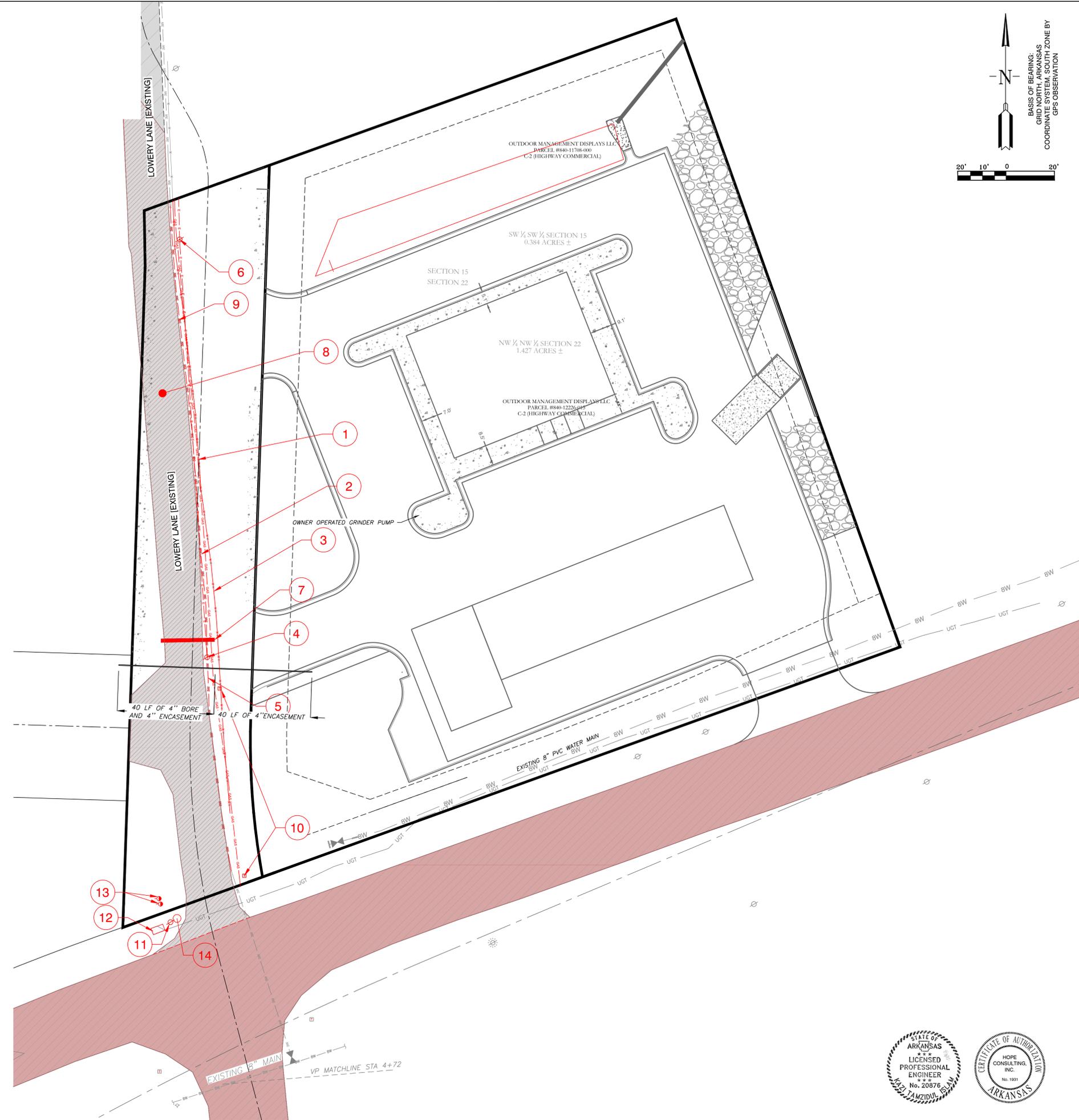
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
EROSION CONTROL PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED: 01/05/2023	CHECKED BY:	21-0275
SHEET: C-7.0	SCALE:	
500	01S	14W
0	15/22	304
62		1762

K:\LAND PROJECTS\2024\COMMERCE\2021\21-0275-C-STORE\BRYANT\DWG\21-0275-C-STORE-BRYANT-02-07-2023.DWG



DEMOLITION KEY NOTES

1. GAS MAIN REMOVAL: COORDINATE WITH GAS MAIN
2. REMOVE EXISTING 3" WATER MAIN
3. REMOVE EXISTING FENCE
4. REMOVE POWER POLE
5. REMOVE 3" WATER MAIN
6. REMOVE POWER POLE
7. REMOVE EXISTING 18" CULVERT
8. OVERLAY EXISTING ASPHALT OR DEMO AND REMOVE WHERE NECESSARY
9. HWY 5 PAVEMENT WILL BE DEMOLISHED AND REPLACED BY ARDOT IN UPCOMING IMPROVEMENT PROJECT
10. REMOVE EXISTING TELEPHONE BOX
11. REMOVE POWER POLE - COORDINATE LOCATION
12. REMOVE GUY WIRE ANCHORS
13. REMOVE COMMUNICATION PULL BOX & FIBER RISER - COORDINATE LOCATION
14. REMOVE & RELOCATE STOP STOP SIGN

GENERAL UTILITY LEGEND

- — — — — OVERHEAD POWER
- — — — — WATER MAIN
- SS — SS — SS — EXISTING SEWER
- ⊗ POWER POLE REMOVE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING SEWER
- — — — — REMOVE FENCE
- W — W — W — WATER LINE TO BE REMOVED/REPLACED
- GAS — GAS — GAS — OVERHEAD POWER REMOVE GAS
- ☐ TELEPHONE/COMMUNICATIONS



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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE DEMO PLAN
 BRYANT, SALINE COUNTY, ARKANSAS

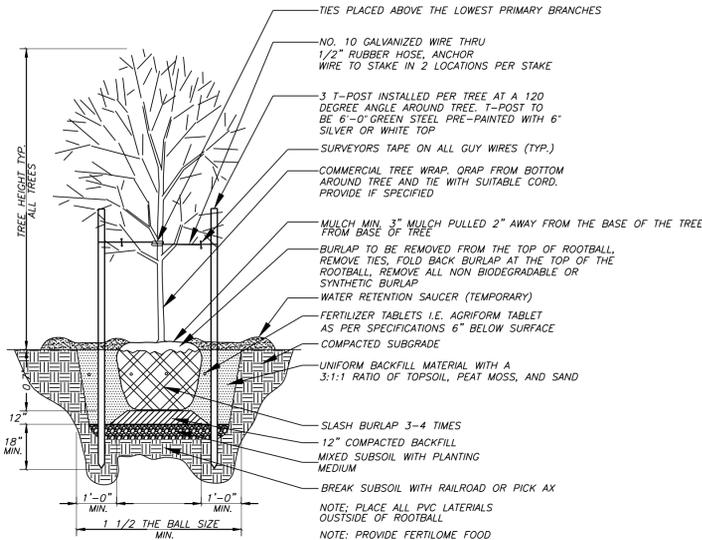
DATE:	9-20-2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:	01/26/2023	CHECKED BY:		21-0275
SHEET:	C-8.0	SCALE:		
500	01S	14W	0 15/22	304 62 1762

K:\LAND PROJECTS\2011\COMMERCIAL\2021\21-0275\C-STORE\BRYANT\21-0275-C-STORE-BRYANT.dwg 08/07/2023.DWG

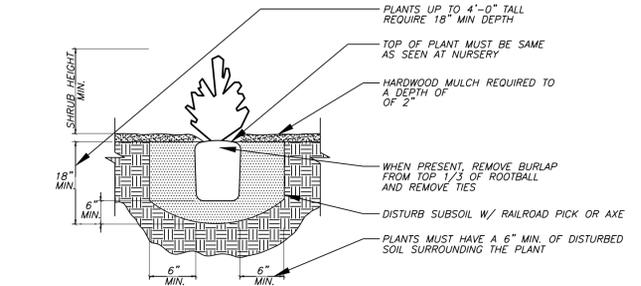
LANDSCAPE LEGEND

COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QTY. (REQUIRED)
EVERGREEN/2000SF	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE	-	3
SHURBS			
COMPACTA HOLLY - 6" O.C. - 5 GAL.	ILEX CRENATA	6'-0"	0
CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE		9
SOD	BERMUDA		21360.0 SF
PLANTERS	N/A		247 SF (150)

NOTE: PLANTS TO BE INSTALLED SLIGHTLY HIGHER THAN GRADE ALLOWING FOR POSITIVE DRAINAGE AND SETTLING



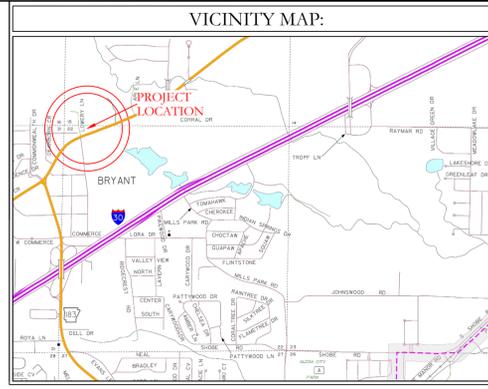
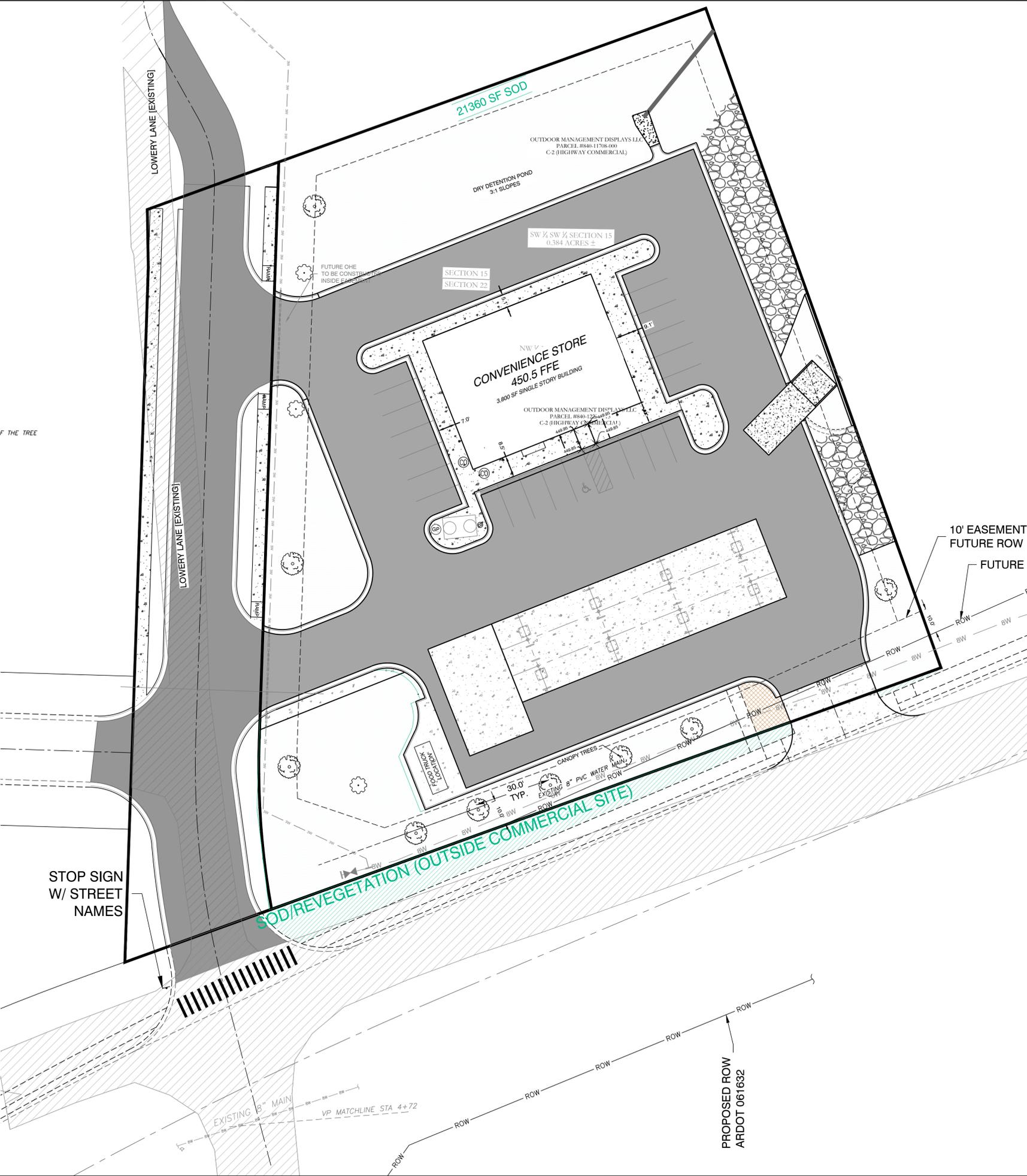
1 TREE PLANTING DETAIL
NO SCALE



2 SHRUB PLANTING DETAIL
NTS

MAINTENANCE OF LANDSCAPING

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



- PLANTING REQUIREMENTS/CALCS (APPLICABLE)**
- PLANTING MINIMUM**
TOTAL TREES 172 ACRES (PROPERTY) 3.0 ACRES
EVERGREENS 2000 SF BUILDING FOOTPRINT
- PLANTER/GROUND COVERAGE**
150 SF CONTAINED BEDS OR GROUND COVER
- LS BUFFER**
10' WIDE BUFFER BETWEEN PARKING AND ADJ. LOTS
- TOTAL PROPERTY SIZE OF 1.5 ACRES USED FOR CALCULATIONS
- PLANTING NOTES**
- QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.
 - ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.
 - ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.
 - TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.
 - ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
 - ALL NON-PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TRIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.
 - NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
MAJ. TANZIDUL ISLAM

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING INC.
No. 1931
ARKANSAS

20' 10' 0' 20'

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

HOPE CONSULTING
ENGINEERS - SURVEYORS

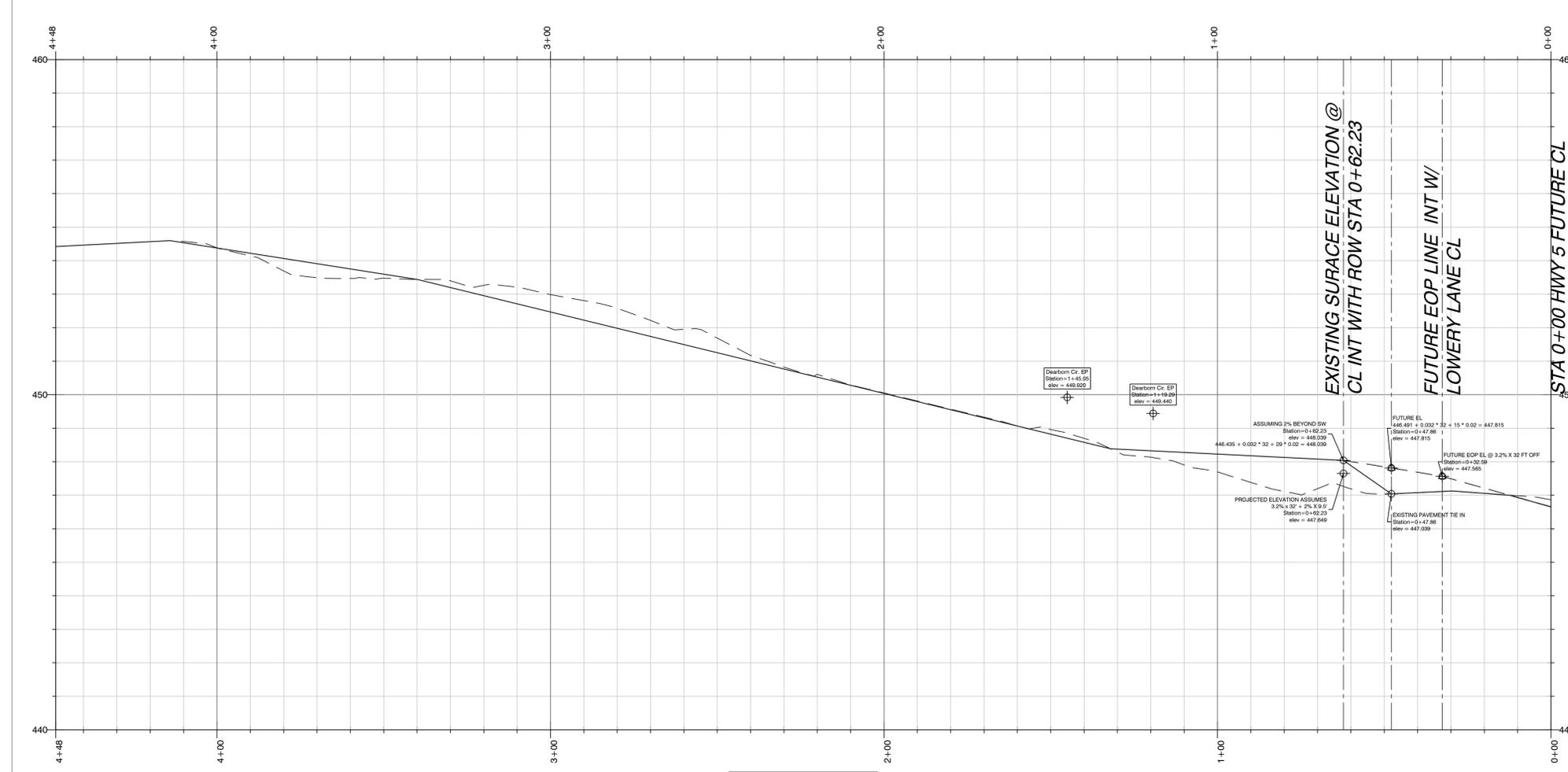
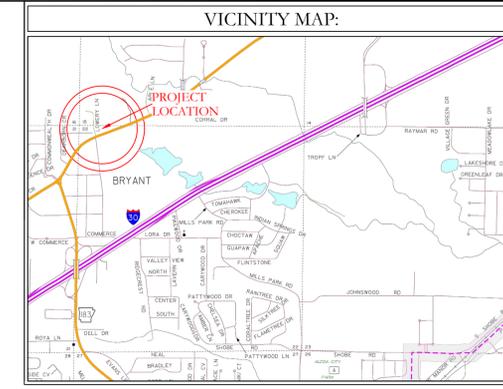
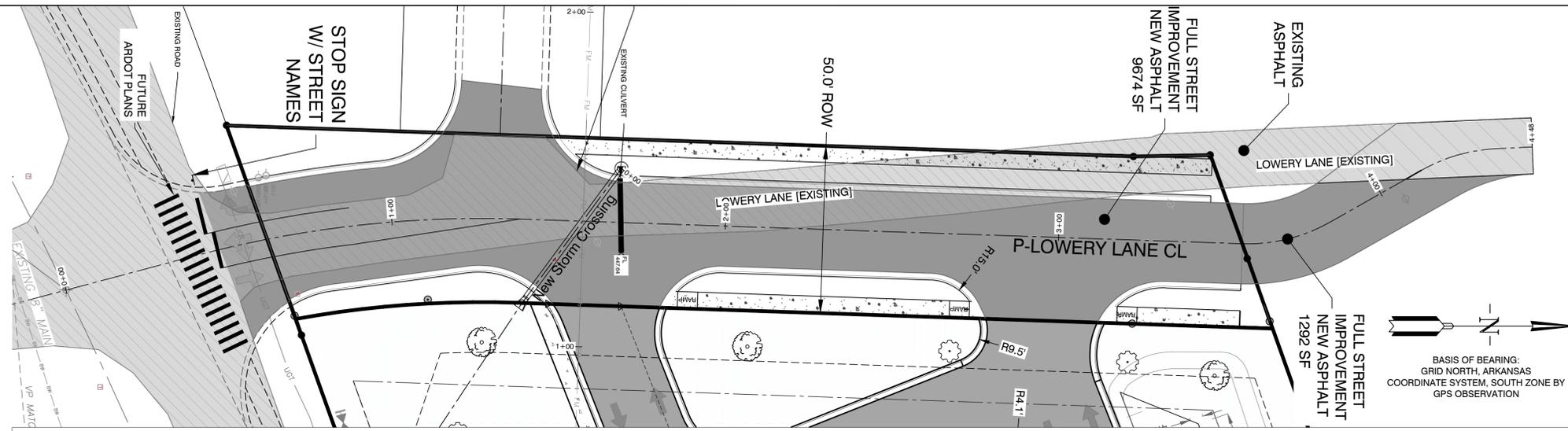
129 N. Main Street,
Benton, Arkansas 72015
PH. (501) 315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

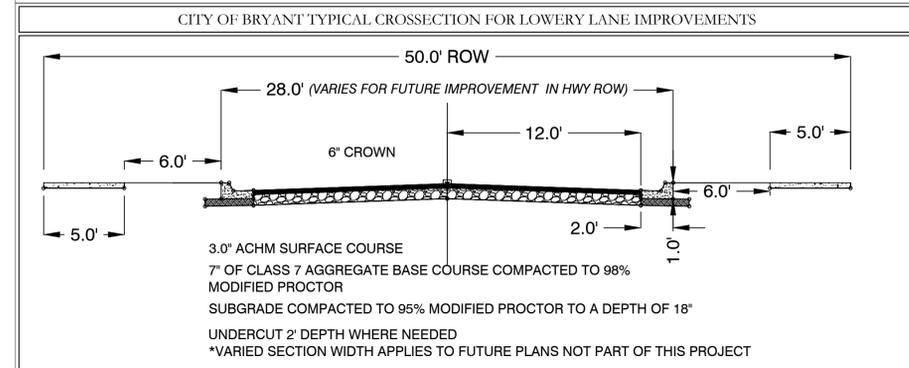
BRYANT C-STORE LANDSCAPE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED: 02/10/2023	CHECKED BY:	21-0275
SHEET: 1-10	SCALE:	

500	01S	14W	0	15/22	304	62	1762
-----	-----	-----	---	-------	-----	----	------

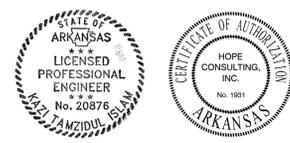
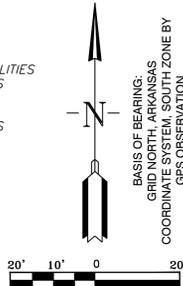


PROFILE [H:V 10:1]
Alignment - Main and Lowery



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

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



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

FOR USE AND BENEFIT OF:
STANDARD DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
LOWERY PROFILE - EXISTING EDGE OF PAVEMENT
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9/20/2022	C.A.D. BY:	DRAWING NUMBER:
REVISED: 02/10/2023	CHECKED BY:	21-0275
SHEET: C-9.0	SCALE:	

500	01S	14W	0	15/22	304	62	1762
-----	-----	-----	---	-------	-----	----	------