Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: February 09, 2026 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 1/12/2026

- 2026-01-12 Planning Commission Minutes.pdf

Announcements

2. Bryant Leap Forward Update

Presented by Mayor Treat

DRC Report

3. Raising Cane's - 23115 I-30 - Site Plan

Benchmark Design Group - Requesting Site Plan Approval - APPROVED, Contingent upon remaining Stormwater Comments being addressed.

- 1016-PLN-02.pdf
- 1016-LTR-01.pdf
- 1016-ADA-01.pdf
- 1016-BLD-01.pdf
- 1016-PLN-01.pdf
- 1016-LND-01.pdf

4. 10 Pine Chapel Dr. - Conditional Use Permit

Roger Woodall - Requesting Recommendation for Approval of CUP for an Accessory Structure that is larger than the Allotted 25% of the primary structure. - RECOMMENDED APPROVAL

5. Hilltop Road - Subdivision Plat - 840-11625-125

Hope Consulting - Requesting Recommendation for Approval of Subdivision Plat - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed.

6. Cornerstone Montessori Christian Academy - 4910 Springhill Road - Half-Street Improvements

Richardson Engineering - Requesting Approval for Half-street Improvment Plans - APPROVED, Contingent upon remaining comments being addressed

- 0990-PLN-02.pdf
- 0990-DRN-01.pdf

7. Villages at Magnolia Lane - Rezoning - R-2 to PUD

Hope Consulting - Requesting Recommendation for Approval of PUD Zoning Plan and Rezoning from R-2 to PUD - NO RECOMMENDATION

Public Hearing

8. 10 Pine Chapel Dr. - Conditional Use Permit

Roger Woodall - Requesting Approval of CUP for an Accessory Structure that is larger than the Allotted 25% of the primary structure.

- 1017-APP-01.pdf
- 1017-PLOT-01.pdf

9. Villages at Magnolia Lane - Rezoning - R-2 to PUD

Hope Consulting - Requesting Approval of PUD Zoning Plan and Rezoning from R-2 to PUD

- 0985-TRS-01.pdf
- 0985-EVG-01.pdf
- 0985-LND-01.pdf
- 0985-RSP-01.pdf
- 0985-PLN-03.pdf
- 0985-POP-01.pdf

Old Business

New Business

10. Hilltop Road - Subdivision Plat - 840-11625-125

Hope Consulting - Requesting Approval for Subdivision Plat

- 1015-ESM-01.pdf
- 1015-PLT-02.pdf

Adjournments

Bryant Planning Commission Meeting Minutes
Monday, January 12, 2026
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Vice-Chairman Andrea Hooten calls the meeting to order.
- Commissioners Present: Hooten, Penfield, Johnson, Thompson, Edwards, Speed
- Commissioners Absent: Penfield

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 12/08/2025**

   Motion to Approve Minutes made by Commissioner Johnson, Seconded by Commission Speed. Voice Vote, 6 Yays, 0 Nays, 1 Absent

ANNOUNCEMENTS

Colton Leonard, Director of Planning and Development, reported that work on the Comprehensive Growth Plan is ongoing. A public survey and press release are expected to be released soon. The Comprehensive Growth Plan is anticipated to be completed by the end of 2026.

Commissioner Edwards read the DRC Report.

DRC REPORT

2. **A-1 Fireworks - 25612 I-30 -** Temporary Business
   Joan Rey - Requesting Approval for Temporary Business License for Firework Tent - APPROVED

3. **Five Star Fireworks -** Temporary Business
   Mark Bradford - Requesting Approval for Temporary Business License for Firework

tents at the following locations: 1) 23393 I-30, 2) 5407 HWY 5 -APPROVED

4. **Marketplace Shopping Center -** Signage Plan
   Bart Ferguson - Requesting Signage Plan Approval for certain buildings in the Marketplace Shopping Center - APPROVED the allowance of metal cut out awning signs up to 40SF in size for businesses with awning within the Marketplace Shopping Center. Instead of a new business submitting a sign permit application, if the sign follows that criteria, the business would only be required to come to the permitting office to pay for the sign permit fee.

5. **3492 Marketplace Ave -** Site Plan
   GarNat Engineering - Requesting Site Plan Approval - APPROVED

6. **Win Within Therapy Group Counseling - 3531 Market Place Ave -** Sign Permit
   L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

7. **VN Nails Spa - 3310 Main St STE 200 -** Sign Permit
   L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

8. **Pho and More Express - 1812 N Reynolds Rd -** Sign Permit
   L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

9. **Marketplace Veterinary Clinic - 3116 Horizon Ave #1 -** Sign Permit
   Ryan Berry - Requesting Sign Permit Approval - STAFF APPROVED

10. **Ascend Body Therapy and Wellness - 22461 I-30 STE 1000 -** Sign Permit
    Jacob Knoedl - Requesting Sign Permit Approval - STAFF APPROVED

11. **Tahiti Tans - 3316 Horizon Ave #2 -** Sign Permit
    Ryan Berry - Requesting Sign Permit Approval - STAFF APPROVED

12. **Jiffy Lube - 1900 N Reynolds Road -** Sign Permit
    Rocky River LLC - Requesting Sign Permit Approval - STAFF APPROVED

13. **Elliot Electrical - 22095 I-30, BLDG 300 -** Sign Permit
    Chris Coffman - Requesting Sign Permit Approval - STAFF APPROVED

14. **Honey Baked Hams - 3213 Main Ste -** Sign Permit
    Cuerden Sign - Requesting Sign Permit Approval - STAFF APPROVED

15. **501 Tattoo and Piercing - 5311 Hwy 5, STE 310 -** Sign Permit
    Rods Signs - Requesting Sign Permit Approval - STAFF APPROVED

16. **Diamond State Pyro - 23920 I-30 -** Conditional Use Permit
    Ryan Vaught - Requesting Recommendation for Approval of CUP for Hazardous Materials Storage in a C-3 District - RECOMMENDED APPROVAL

17. **Vernia Park Phase 2 -** Commercial Subdivision Plat
    Zane Robbins - Requesting Recommendation for Approval of Commercial Subdivision Plat - RECOMMENDED APPROVAL, Contingent upon adjusting setback for portion of property line.

18. **203 NE 2nd St - Lots 7 and 8, Block 14 Original Town of Bryant -** Replat
    Zane Robbins - Requesting Recommendation for Approval for Replat - RECOMMENDED APPROVAL

PUBLIC HEARING

19. **Diamond State Pyro - 23920 I-30 -** Conditional Use Permit
    Ryan Vaught - Requesting Approval of CUP for Hazardous Materials Storage in a C-3 District

    Walter Burgess spoke in favor of the Condition Use Permit.

    Vice-Chairman Hooten called for a roll call vote to approve. 6 Yays, 0 Nays, 1 Absent.

Motion to close public comment made by Commissioner Johnson, seconded by Commissioner Statton. Voice Vote, 6 Yays, 0 Nays, 1 Absent.

OLD BUSINESS

None

NEW BUSINESS

20. **Vernia Park Phase 2 -** Commercial Subdivision Plat
    Zane Robbins - Requesting Approval for Commercial Subdivision Plat

    After discussion on the item, Vice-Chairman Hooten called for a roll call vote to approve. 6 Yays, 0 Nays, 1 Absent.

21. **203 NE 2nd St - Lots 7 and 8, Block 14 Original Town of Bryant -** Replat
    Zane Robbins - Requesting Approval for Replat

    After discussion on the item, Vice-Chairman Hooten called for a roll call vote to approve. 6 Yays, 0 Nays, 1 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 Nays, 1 Absent. The meeting was adjourned.

_____ _____

Vice-Chairman, Andrea Hooten *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

RAISING CANE'S

CONTACT INFORMATION

CIVIL ENGINEER:
BENCHMARK DESIGN GROUP, LLC
2301 THREE LAKES PARKWAY
TYLER, TEXAS 75703
ATTN: ED SNODGRASS, P.E.
PHONE: 903-534-5353

SURVEYOR:
SMITH & GOODSON, PLLC.
7509 CANTRELL RD. STE 227
LITTLE ROCK, ARKANSAS 72207
ATTN: SEAN GOODSON, R.P.L.S.
PHONE: 501-749-2850

ARCHITECT:
CSRS INC.
15950 DALLAS PARKWAY, SUITE 210
DALLAS, TEXAS 75248
ATTN: MICHAEL CONTRERAS
PHONE: 833-523-2526

PROJECT MANAGER
FREDCO DEVELOPMENT SERVICES
ATTN: FELICIA BIVENS
PHONE: 931-993-5258

23115 I-30
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

VICINITY MAP
N.T.S.

INDEX OF SHEETS

C-1.0	COVER SHEET
C-1.1	ALTA SURVEY
C-3.0	SWPPP SITE PLAN
C-3.1	SWPPP SITE DETAILS
C-4.0	DEMOLITION PLAN
C-5.0	SITE KEYNOTE PLAN
C-5.1	DIMENSIONAL CONTROL PLAN
C-5.2	STRIPING AND SIGNAGE PLAN
C-5.3	PAVING AND JOINT LAYOUT PLAN (NOT INCLUDED)
C-6.0	GRADING PLAN
C-6.1	PRE-DEVELOPED DRAINAGE PLAN
C-6.2	POST-DEVELOPED DRAINAGE PLAN
C-7.0	UTILITY PLAN
C-8.0	CONSTRUCTION DETAILS

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

*** STOP! CALL BEFORE YOU DIG! ***
AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.
THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

1. These plans are subject to review and approval by all jurisdictions having authority.
2. Contractor shall appropriately notify all relevant entities prior to digging on this project.
3. The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
4. The topographic information shown hereon is a reflection of the information provided by
   If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
5. The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormsewer lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

SUBMITTAL / REVISIONS	DATE	BY
INITIAL SUBMITTAL	1-7-2026	RWD
SECOND SUBMITTAL	1-21-2026	RWD

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2301 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-5353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SNODGRASS
1-21-2026

RAISING CANE'S
BRYANT, ARKANSAS

COVER SHEET

BENCHMARK DESIGN GROUP

DRAWN BY: *RWD*
CHECKED BY: *ELS*
DATE: *JANUARY 2026*
JOB NO: *2025.047*
SHEET NO.
C-1.0

F:\Projects\2025.2025.047 Raising Cane's - Bryant, AR\dwg\2025.047.dwg, 1/21/2026 11:55:42 AM, Ryan

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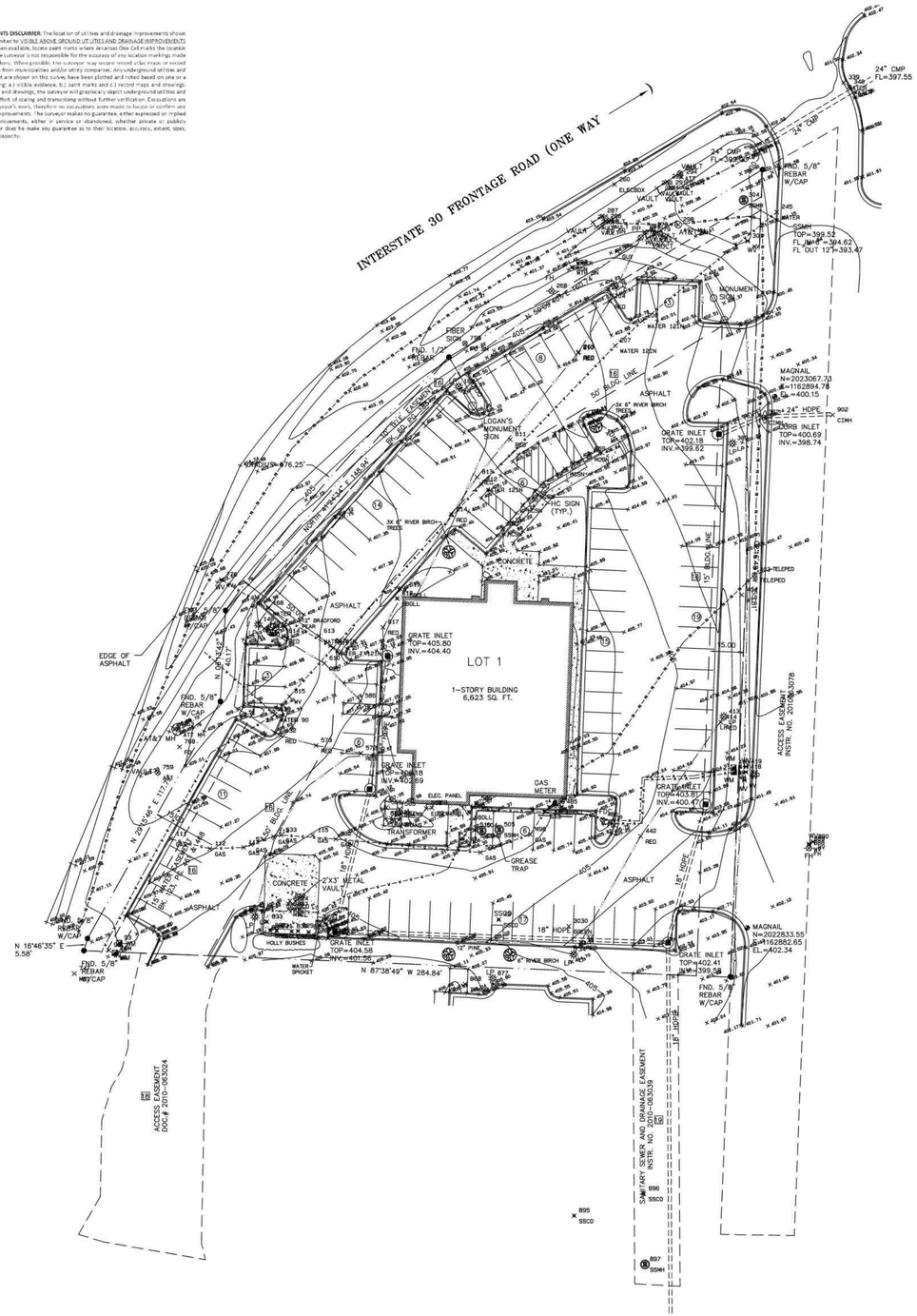
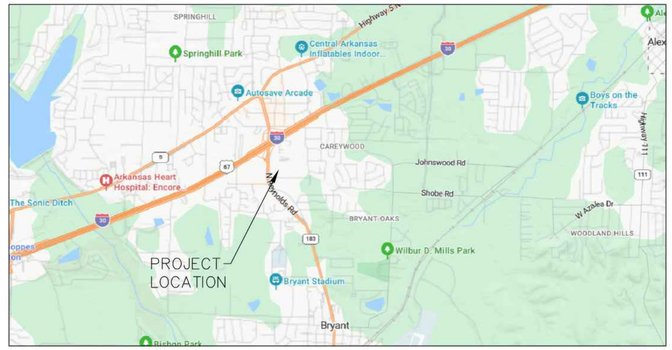
SUBSURFACE IMPROVEMENTS DISCLAIMER: The location of utilities and drainage improvements shown on this plat or drawing is limited to VISIBLE ABOVE GROUND UTILITIES AND DRAINAGE IMPROVEMENTS ONLY. The surveyor, well when available, locate paint marks where Arkansas One Call marks the location of utilities and drainage. The surveyor is not responsible for the accuracy of any location markings made by Arkansas One Call or others. Where possible, the surveyor may acquire record utilities maps or record drawings if readily available from municipalities and/or utility companies. Any underground utilities and drainage improvements that are shown on this survey have been plotted and noted based on one or a combination of the following: a.) visible evidence, b.) paint marks and c.) record maps and drawings. Where utilizing record maps and drawings, the surveyor will graphically depict underground utilities and drainage by a reasonable effort of scaling and transcribing without further verification. Excavations are not in the scope of the surveyor's work, therefore no excavations were made to locate or confirm any sub-surface conditions or improvements. The surveyor makes no guarantee, either expressed or implied that any underground improvements, either in service or abandoned, whether private or publicly owned, are fully shown, nor does he make any guarantee as to their location, accuracy, extent, sizes, types, depths, condition or capacity.





VICINITY MAP/N.T.S.

Title Commitment File No. 6-90038-JC having an Effective Date and Time of: April 23, 2025, 8:00 a.m.

Schedule B – Section II Exceptions:

16. Reservations, restrictions, dedications, easements, right-of-way and setback lines as may be shown on the plat of said Logan's Roadhouse, an addition to the City of Bryant, Arkansas, recorded as Instrument #2010-55439 in the official records of the Saline County Circuit Clerk. **As shown on survey. References finalplat of Lot 1, Logan's Roadhouse Addition.**
17. Subject to the Right Of Way in favor of the City of Bryant, recorded on March 18, 2002 as Instrument #2002-19846 in the official records of the Saline County Circuit Clerk.
18. Subject to the Access Easement Agreement between Coco BryantHoldings, LLC and Logan's Roadhouse, Inc., recorded on August 6, 2010 as Instrument #2010-063024 in the official records of the Saline County Circuit Clerk. **As shown on survey.**
19. Subject to the Sewer Easement Agreement between Coco Bryant -Holdings, LLC and Logan's Roadhouse, Inc., recorded on August 6, 2010 as Instrument #2010-063039 in the official records of the Saline County Circuit Clerk. **As shown on survey.**
20. Subject to the Easement, Covenants, Conditions and Restrictions, recorded on October 21, 2005 as Instrument #2005-116451 , as affected by the First Amendment recorded as Instrument #2007-019196 , the Second Amendment recorded as Instrument #2015-004777 , and the Third Amendment recorded as Instrument #2020-025579 , in the official records of the Saline County Circuit Clerk. **Not plottable. 10' easement as waterline was constructed.**

GENERAL NOTES

1. No encroachments were observed.
2. There was no apparent evidence observed of current earth moving work, building construction or building additions.
3. There was no apparent evidence observed of recent changes in street right-of-way lines or of street sidewalk construction or repairs.
4. There was no apparent evidence observed of site use as a solid waste dump, sump or sanitary landfill.

UTILITY SERVICE PROVIDERS

1. Water: City of Bryant
2. Sanitary Sewer: City of Bryant
3. Electricity: Entergy of Arkansas
4. Natural Gas: Centerpoint Energy
5. Telephone: AT&T
6. CATV: Comcast

ZONING CLASSIFICATION

Zoned C-2 Highway Commercial
Setback requirements: Front Yard: 50 feet
Side Yard: 15 feet
Rear Yard: 0 feet
Maximum Bldg. Height: 45 feet

PARKING SPACES

Regular Spaces= 102
Handicap Spaces= 5
Total Spaces = 107

FLOOD STATEMENT

No portion of the subject properties lies within a flood zone as shown on the Flood Insurance Rate Map Community Panel Number 05125C0380E, having an effective date of June 5, 2020, as published by the Federal Emergency Management Agency (FEMA).

CERTIFICATION

To: KASASA, L.L.C., a Louisiana limited liability company, and Stuart Title Guaranty Company. This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6(a), 6(b), 8, 9, 11, 13, 16, 17, 18, and 20 of Table A thereof. The field work was completed on November 10, 2025.
Date of Plat: November 12, 2025.

Wm. Allen Smith — 11-12-2025
SMITH AND GOODSON, PLLC. — DATE
Wm. Allen Smith, Professional Surveyor #1095 (Arkansas)

REGISTERED STATE OF ARKANSAS NO. 1095 SIGNATURE WILLIAM ALLEN SMITH PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION SMITH AND GOODSON, PLLC No.2082 ARKANSAS SURVEYOR

30 15 0 30 60
SCALE: 1"= 30'

PROPERTY DESCRIPTION

Lot 1, Logan's Roadhouse, an addition to the City of Bryant, Arkansas.

Date	Notes	By

Designed
Checked WAS
Drawn SDG
Approved WAS

SMITH AND GOODSON PLLC
CIVIL ENGINEERING AND LAND SURVEYING
7509 CANTRELL ROAD, SUITE 227
LITTLE ROCK, ARKANSAS 72207
501-414-8498

ALTA/NSPS LAND TITLE SURVEY

FOR THE USE AND BENEFIT OF:
KASASA, LLC
&
Stuart Title Guaranty Company

Job: 25-089
Scale: 1"=30'
Date: 11-12-2025
Sheet: 1-1

P:\Projects\2025\25089\047 Railing\Cad\S - Bryant, AR.dwg, 2025.047.dwg, 1/21/2026 11:50:37 AM, Ryan

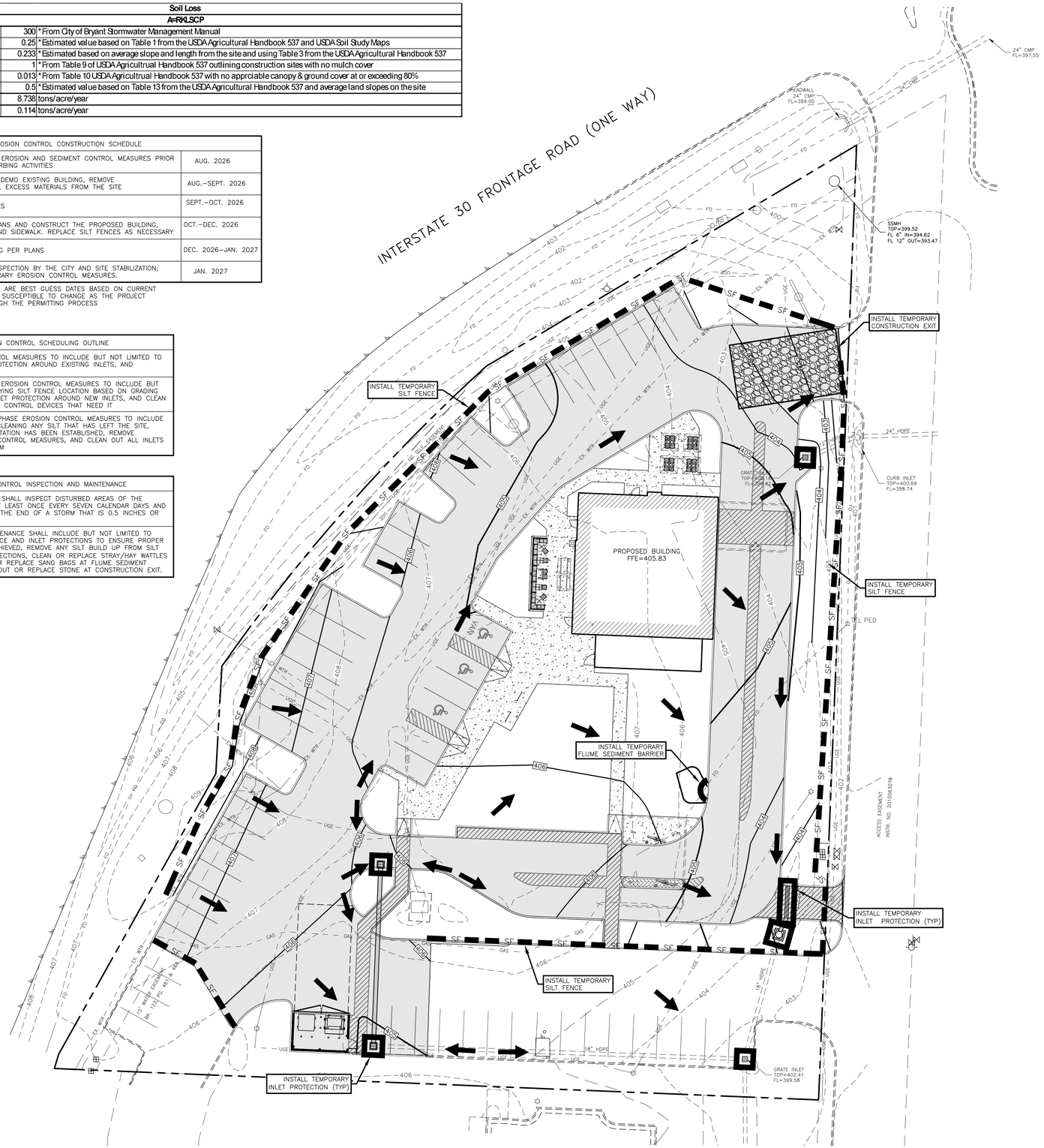
Soil Loss	
A=RKLSCP	
R	300 * From City of Bryant Stormwater Management Manual
K	0.25 * Estimated value based on Table 1 from the USDA Agricultural Handbook 537 and USDA Soil Study Maps
LS	0.233 * Estimated based on average slope and length from the site and using Table 3 from the USDA Agricultural Handbook 537
C(During Construction)	1 * From Table 9 of USDA Agricultrual Handbook 537 outlining construction sites with no mulch cover
C(Post Construction)	0.013 * From Table 10 USDA Agricultrual Handbook 537 with no appriciable canopy & ground cover at or exceeding 80%
P	0.5 * Estimated value based on Table 13 from the USDA Agricultural Handbook 537 and average land slopes on the site
A(During Construction)=	8.738 tons/acre/year
A(Post Construction)=	0.114 tons/acre/year

EROSION CONTROL CONSTRUCTION SCHEDULE		
1	INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY LAND DISTURBING ACTIVITIES	AUG. 2026
2	CONTRACTOR SHALL DEMO EXISTING BUILDING, REMOVE PAVEMENT AND HAUL EXCESS MATERIALS FROM THE SITE	AUG.–SEPT. 2026
3	INSTALL SITE UTILITIES	SEPT.–OCT. 2026
4	GRADE SITE PER PLANS AND CONSTRUCT THE PROPOSED BUILDING, CURB, PAVEMENT, AND SIDEWALK. REPLACE SILT FENCES AS NECESSARY	OCT.–DEC. 2026
5	INSTALL LANDSCAPING PER PLANS	DEC. 2026–JAN. 2027
6	FOLLOWING FINAL INSPECTION BY THE CITY AND SITE STABILIZATION; REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.	JAN. 2027

*DATES LISTED HERE ARE BEST GUESS DATES BASED ON CURRENT SCHEDULE AND ARE SUSCEPTIBLE TO CHANGE AS THE PROJECT PROGRESSES THROUGH THE PERMITTING PROCESS

EROSION CONTROL SCHEDULING OUTLINE
INITIAL EROSION CONTROL MEASURES TO INCLUDE BUT NOT LIMITED TO SILT FENCE, INLET PROTECTION AROUND EXISTING INLETS, AND CONSTRUCTION EXIT
CONSTRUCTION PHASE EROSION CONTROL MEASURES TO INCLUDE BUT NOT LIMITED TO MODIFYING SILT FENCE LOCATION BASED ON GRADING ACTIVITIES, INSTALL INLET PROTECTION AROUND NEW INLETS, AND CLEAN ANY AND ALL EROSION CONTROL DEVICES THAT NEED IT
POST–CONSTRUCTION PHASE EROSION CONTROL MEASURES TO INCLUDE BUT NOT LIMITED TO CLEANING ANY SILT THAT HAS LEFT THE SITE, ENSURE PROPER VEGETATION HAS BEEN ESTABLISHED, REMOVE TEMPORARY EROSION CONTROL MEASURES, AND CLEAN OUT ALL INLETS THAT HAS SILT IN THEM

EROSION CONTROL INSPECTION AND MAINTENANCE
QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER
INSPECTION AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO WALKING ALL SILT FENCE AND INLET PROTECTIONS TO ENSURE PROPER INSTALLATION STILL ACHIEVED, REMOVE ANY SILT BUILD UP FROM SILT FENCE OR INLET PROTECTIONS, CLEAN OR REPLACE STRAY/HAY WATTLES IF CLOGGED, CLEAN OR REPLACE SANG BAGS AT FLUME SEDIMENT BARRIER, AND CLEAN OUT OR REPLACE STONE AT CONSTRUCTION EXIT.



NOTE:

1. DUE TO CONTRACTOR SEQUENCING OPERATIONS, THE LOCATION OF EROSION CONTROL MEASURES AS SHOWN ON THIS SHEET ARE TO BE USED AS A GUIDELINE ONLY. IT SHALL BE UNDERSTOOD THAT THIS SHEET IS PART OF A LARGER PROCESS OF PREVENTING SEDIMENTATION FROM LEAVING THE SITE. THIS PROCESS IS TO BE DYNAMIC IN NATURE AND THEREFORE THE CONTRACTOR SHALL LOCATE SILT FENCE, ROCK BERMS, CONSTRUCTION EXITS, SEDIMENT PONDS, ETC. AS NEEDED TO FACILITATE THE CURRENT OPERATIONS OF CONSTRUCTION OF THE PROJECT. RELOCATION OF EROSION CONTROL MEASURES SHALL BE NOTED ON THIS SHEET AND SIGNED AND DATED BY THE CONTRACTOR IN ACCORDANCE WITH ADEQ GENERAL PERMIT.

2. REGARDLESS OF WHAT THIS SWPPP SITE PLAN SHOWS, THE OPERATOR IS RESPONSIBLE FOR FULLY COMPLYING WITH THE ADEQ GENERAL PERMIT TO THE FULLEST EXTENT. IF CONTRACTOR HAS ANY QUESTIONS, HE SHALL CONTACT ADEQ OR ENGINEER TO OBTAIN PERMIT CLARIFICATION. ANY AND ALL ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO ENSURE COMPLIANCE WITH ADEQ GENERAL PERMIT SHALL BE IMPLEMENTED BY THE CONTRACTOR.

3. THE CONTRACTOR SHALL ADHERE TO THE SCHEDULE OF INSPECTIONS AS PROVIDED IN PART III, SECTION F OF THE ADEQ GENERAL PERMIT.

EROSION CONTROL NOTES:

1. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
2. OIL AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE ON–SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND/OR CLEAN UP ALL FUEL OR CHEMICAL SPILLS OR LEAKS.
3. DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS IS PROHIBITED.
4. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR AT LEAST FOURTEEN DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
5. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE PERMANENTLY SEEDED WITHIN SEVEN DAYS PER LANDSCAPING AND/OR OWNER'S REQUIREMENTS.
6. ALL VEHICLES SHALL BE CLEANED AT THE CONSTRUCTION EXIT POINTS ACCORDING TO NOTES SHOWN ON THE DETAIL THEREOF.
7. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPT REMOVAL OF ALL ACCUMULATED SILT IN THE STORM SEWER SYSTEM AND ALONG SILT FENCES.
9. SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILES USED ON THIS SITE.
10. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO ENSURE COMPLIANCE WITH TCEQ. STORMWATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF–SITE WITHIN THIRTY DAYS AFTER STABILIZATION OF ALL SURFACES.
12. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT–OF–WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES AS REQUIRED BY THE TCEQ TPDES PERMIT.
13. WHENEVER DIRT, ROCK, OR OTHER MATERIALS ARE EXPORTED FOR USE OFF OF THE PRIMARY CONSTRUCTION SITE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT TCEQ STORM WATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO ANY EXPORT OF MATERIALS, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A WRITTEN AGREEMENT WITH ANY LANDOWNER WHO WILL RECEIVE THE EXPORTED MATERIALS, STATING THAT THE SITE WILL BE PROPERLY PERMITTED WHEN REQUIRED AND DESCRIBE THE EROSION CONTROL MEASURES WHICH WILL BE USED. AT A MINIMUM, EROSION CONTROL MEASURES MUST CONSIST OF PERIMETER CONTROLS (HAY BALES OR SILT FENCES) ON ALL DOWNSLOPES AND SIDESLOPE BOUNDARIES OF ANY DISTURBED AREA, PLUS PROVISIONS FOR REVEGETATION AFTER THE FILL MATERIALS ARE IN PLACE.
14. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES UNTIL SITE HAS BEEN STABILIZED.
15. DOUBLE SILT FENCE ROWS TO BE MIN. 6' APART.
16. EROSION CONTROL PLANS ARE LIVING DOCUMENTS. FIELD CHANGES MUST OCCUR AS CONSTRUCTION CONDITIONS CHANGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL EROSION PROTECTION REQUIREMENTS.
17. EXISTING VEGETATION NOW BEING DISTURBED BY CONSTRUCTION ACVTIVITIES SHALL BE PROTECTED AND PRESERVED.
18. THE SWPPP PLAN IS SUBJECT TO CHANGE BASED ON CURRENT SITE CONDITIONS. ADDITIONAL MEASURES MAY BE NEEDED TO MITIGATE ILLICIT DISCHARGES OF SEDIMENT AND/OR DEBRIS FORM THE SITE. SEE SECTION 1100 OF THE BRYANT STORMWATER MANAGEMENT MANUAL TO SEE OTHER DEVICES RECOMMENDED.
19. INSTALL SUPPLEMENTAL MEASURES AS NEEDED TO CONTAIN RUNOFF.

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.O	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
534	EXISTING 1' CONTOUR
535	EXISTING 5' CONTOUR
534	PROPOSED 1' CONTOUR
535	PROPOSED 5' CONTOUR
	PROPOSED DRAINAGE PATTERN
SF	PROPOSED SILT FENCE

N W E S

GRAPHIC SCALE
0 20 40 60 FEET

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

NOTICE TO CONTRACTORS

1. These plans are subject to review and approval by all jurisdictions having authority.
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3. The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
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Telephone cable	Conduits	Pipes
Stormsewer lines	Water lines	Gas lines
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SUBMITTAL / REVISIONS	DATE	BY
INITIAL SUBMITTAL	1–7–2026	RWD
SECOND SUBMITTAL	1–21–2026	RWD

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STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 10004 EDWARD L. SANDBASS
1–21–2026

RAISING CANE'S
BRYANT, ARKANSAS

SWPPP SITE PLAN

BENCHMARK DESIGN GROUP

DRAWN BY: *RWD*
CHECKED BY: *ELS*
DATE: *JANUARY 2026*
JOB NO: *2025.047*
SHEET NO.
C-3.0

F:\Projects\2025\2025.047 Raising Cane's - Bryant, AR\dwg\2025.047.dwg, 1/21/2026 11:56:15 AM, Ryan

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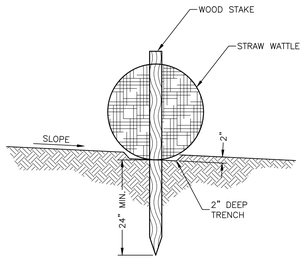
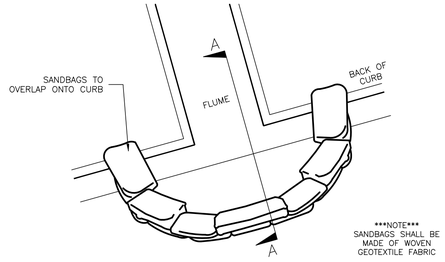
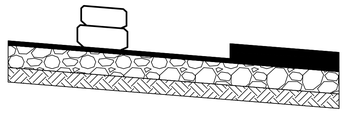


STRAW WATTLE DETAIL
N.T.S.

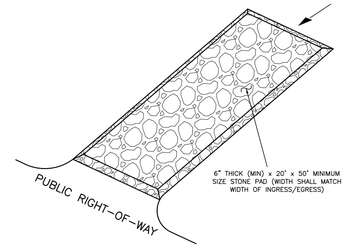


PLAN



SECTION 'A-A'

FLUME SEDIMENT BARRIER
NTS



TEMPORARY CONSTRUCTION EXIT POINT DETAIL

CONSTRUCTION NOTES:

1) GRADATION OF ROCK

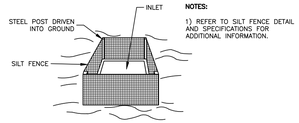
SIZE OF ROCK LBS.	% SMALLER BY WEIGHT
200	100
50	35-65
3	0

2) THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE DRESSING WITH ADDITIONAL STONE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

3) WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT CONTROLLING STRUCTURE. USE SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE.

4) ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

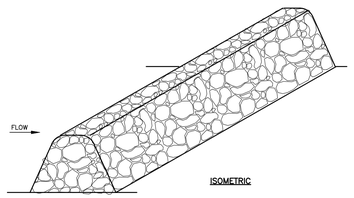
5) ROCK SIZE SHALL BE A MINIMUM OF 2-INCH WITH NO FINES AND A MINIMUM OF 6" DEEP



NOTES:

1) REFER TO SILT FENCE DETAIL AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

INLET PROTECTION FILTER BARRIER
N.T.S.



ISOMETRIC

SECTION

ROCK BERM DETAILS

1. USE ONLY OPEN-GRADED ROCK, WITH MOST OF THE FINES REMOVED.
2. STONE SHALL BE CRUSHED, MIN. 3" DIAMETER, MAX. 1 CU. FT. IN VOLUME.
3. THE ROCK BERM SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF 4 INCHES.
4. INSPECT BERM AFTER EACH RAIN. REPLACE STONE WHEN THE STRUCTURE FAILS TO SERVE ITS PURPOSE DUE TO SILT ACCUMULATION, WASHOUT OR DAMAGE.
5. REMOVE SILT WHEN IT REACHES A DEPTH OF 12 INCHES, OR ONE-THIRD OF THE HEIGHT OF THE BERM, WHICHEVER IS LESS. DISPOSE OF SILT IN APPROVED LOCATIONS.
6. REMOVE BERM ONLY WHEN SITE IS COMPLETELY STABILIZED.

TABLE 1100-1 Silt Fence Slope Criteria

Source: Knoxville HMP Manual – Erosion & Sediment

Maximum Slope Lengths for Silt Fence Installations	
Land Slope	**Maximum Slope Length**
Less than 2 %	100 feet
From 2 to 5 %	75 feet
From 5 to 10 %	50 feet
From 10 to 20 %	25 feet
More than 20 %	15 feet

STEPS FOR CONSTRUCTION:

1) DRIVE POST INTO GROUND AND EXCAVATE A 6"x6" TRENCH UPHILL ALONG THE LINE OF POST.

2) ATTACH WIRE FENCE TO THE POST AND EXTEND BOTTOM OF FENCE 6" INTO THE EXCAVATED TRENCH.

3) ATTACH THE SILT FABRIC TO THE WIRE FENCE AND EXTEND THE BOTTOM OF THE FABRIC 6" INTO THE TRENCH.

4) BACKFILL THE TRENCH WITH SOIL & COMPACT OR PLACE WASHED STONE TO THE HEIGHT OF 6" ABOVE GROUND LEVEL. BOTTOM OF FENCE MUST BE ANCHORED SO THAT RUNOFF IS FORCED THROUGH THE FENCE AND CAN NOT GO UNDER IT.

5) SILT FENCE SHALL NOT EXCEED 3' IN HEIGHT ABOVE GROUND.

INSPECTION & MAINTENANCE:

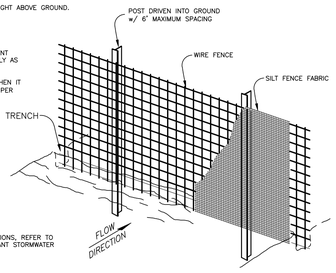
1) INSPECTION OF FENCES SHALL BE FREQUENT AND REPAIR OR REPLACEMENT MADE PROMPTLY AS NEEDED.

2) ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" AND DISPOSED OF PER OWNER/ENGINEER.

1. Burlap shall be 10 ounce per square yard fabric.
2. Posts for silt fences shall be either 4-inch diameter wood or 1.33 pounds per linear foot steel with a minimum length of 6 feet. Shod posts shall have projections for fastening wire to them.
3. Stakes for filter barriers shall be 1" x 2" wood or equivalent metal with a minimum length of 3 feet.
4. Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.
5. The silt fence fabric shall meet the specifications in Table 1100-2. Type W fabric is a self-supported fence. Type NW is a non-woven fabric which is used in a net-reinforced fence. Either fabric may be manufactured from polyester, polypropylene or polyamide and shall be resistant to ultraviolet degradation, mildew or rot. The edges of woven fabric shall be sealed or salvaged to prevent raveling.

TABLE 1100-2 Silt Fence Fabric Criteria

Fabric Properties	Minimum Acceptable Value		Test Method
	Type W	Type NW	
Tensile Strength, lb	100	90	ASTM D4632
Elongation at Yield, %	10-40	100 Max	ASTM D4632
Trapezoidal Tear, lb	50	35	ASTM D4533
Permittivity, 1/sec	0.1	1.0	ASTM D4491
Apparent Opening Size	20-50	50-80	ASTM D4751
Ultraviolet Stability, %	80	80	ASTM D4355



NOTES:

1) FOR ANY DISCREPENCIES OR QUESTIONS, REFER TO SECTION 1105.2 OF THE CITY OF BRYANT STORMWATER MANAGEMENT MANUAL

SILT FENCE DETAIL

SUBMITTAL / REVISIONS	DATE	BY
INITIAL SUBMITTAL	1-7-2026	RWD
SECOND SUBMITTAL	1-21-2026	RWD

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SIMMONS
1-21-2026

RAISING CANE'S
BRYANT, ARKANSAS

SWPPP SITE DETAILS

BENCHMARK DESIGN GROUP

DRAWN BY: *RWD*

CHECKED BY: *ELS*

DATE: *JANUARY 2026*

JOB NO: *2025.047*

SHEET NO.
C-3.1

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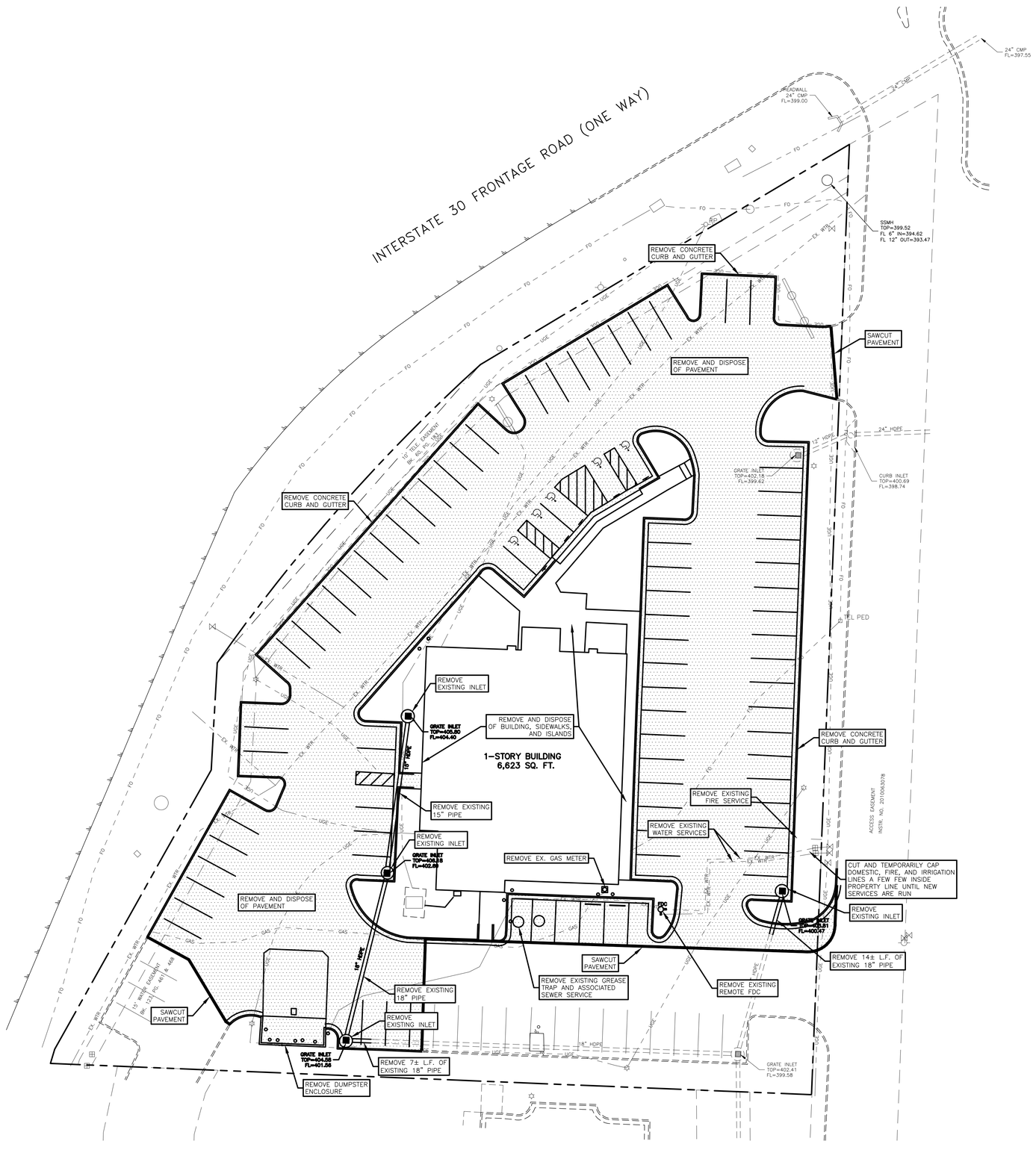

GRAPHIC SCALE

0 20 40 60 FEET

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
2. CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH TXDOT SPECIFICATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
4. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITEWORK SPECIFICATIONS.
5. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL PERFORMANCE CRITERIA FOR OSHA.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING CONSTRUCTION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, TRAFFIC CONTROL DEVICES, ETC.
7. CONTRACTOR SHALL COORDINATE WITH OWNER'S CONSTRUCTION MANAGER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
9. CONTRACTOR SHALL COORDINATE TERMINATION AND REMOVAL OF ALL EXISTING UTILITY SERVICES AND APPURTENANCES WITH LOCAL AND JURISDICTIONAL ENTITIES.
10. APPLICABLE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES. REFER TO STORM WATER POLLUTION PREVENTION SITE PLAN FOR LOCATION OF SAID MEASURES.
11. CONTRACTOR SHALL NOT INTERFERE WITH OR IMPEDE THE NORMAL OPERATIONS OF SURROUNDING BUSINESSES.
12. CONTRACTOR SHALL VERIFY AND COORDINATE THE REMOVAL OF ANY EXISTING APPURTENANCES WHICH ARE IN CLOSE PROXIMITY TO BOUNDARY LINES AND/OR RIGHT-OF-WAY.
13. THE LIMITS OF CONSTRUCTION SHOWN ON THESE PLANS ARE FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION STAKING. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF QUESTIONABLE MATERIALS WITH THE APPROPRIATE PARTIES PRIOR TO DEMOLITION ACTIVITIES.
14. CONTRACTOR TO PROTECT ALL REGULATORY SIGNS ON SITE. REMOVAL OF SAID SIGNS TO BE COORDINATED WITH APPROPRIATE ENTITIES.

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE

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SECOND SUBMITTAL	1-21-2026	RWD

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. KINGCRASS
1-21-2026

RAISING CANE'S
BRYANT, ARKANSAS

DEMOLITION PLAN

BENCHMARK DESIGN GROUP

DRAWN BY:	RWD
CHECKED BY:	ELS
DATE:	JANUARY 2026
JOB NO:	2025.047
SHEET NO.	C-4.0

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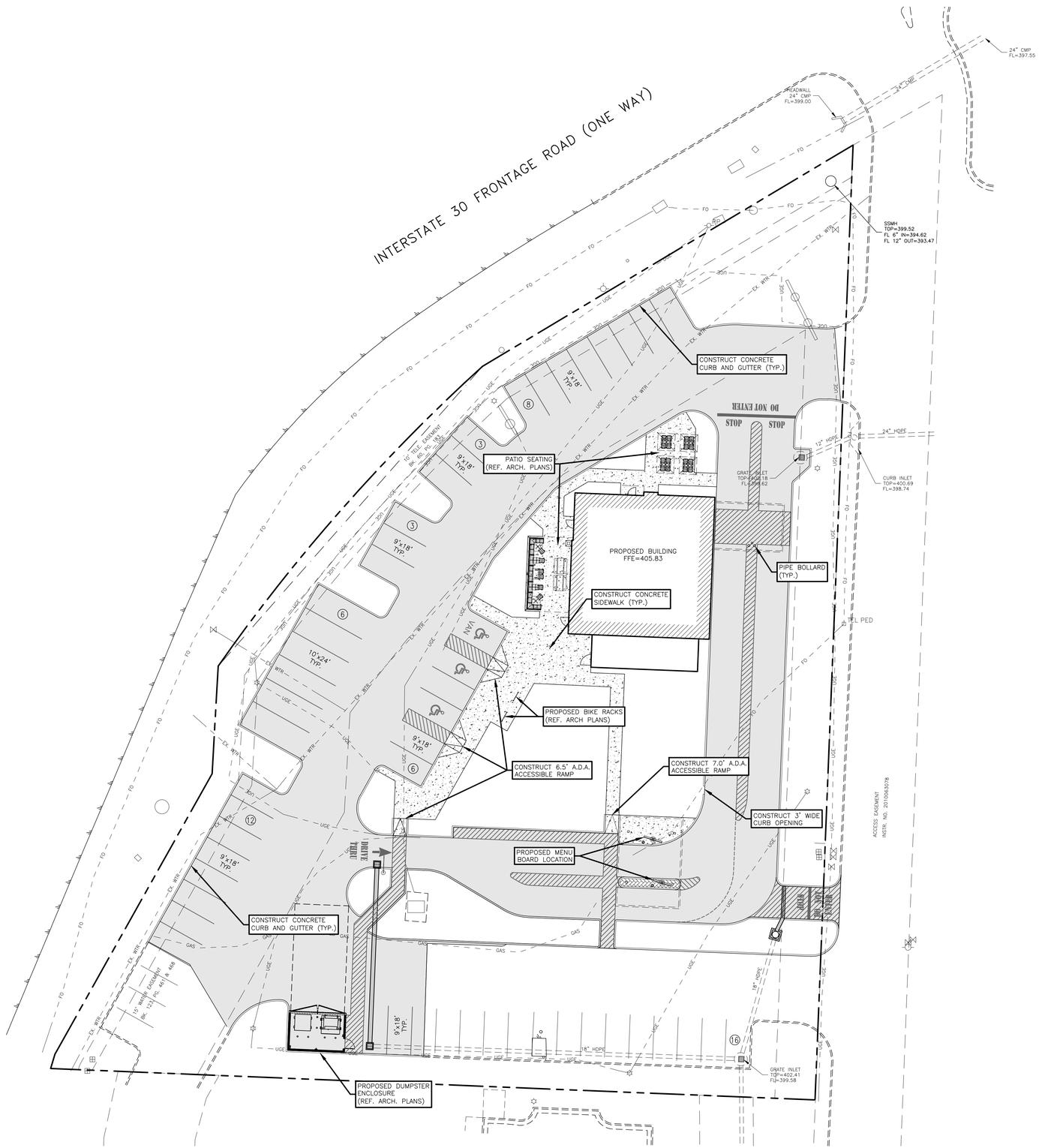

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GRAPHIC SCALE

0 20 40 60 FEET

SITE NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS.
2. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
4. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
5. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. THE EARTHWORK FOR ALL BUILDING SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
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18. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND

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C.O.	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
	PROPOSED "LEVEL" LANDING (SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION)

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SNODGRASS
1-21-2026

RAISING CANE'S
BRYANT, ARKANSAS

SITE KEYNOTE PLAN

BENCHMARK DESIGN GROUP

DRAWN BY:	RWD
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DATE:	JANUARY 2026
JOB NO:	2025.047
SHEET NO.	C-5.0

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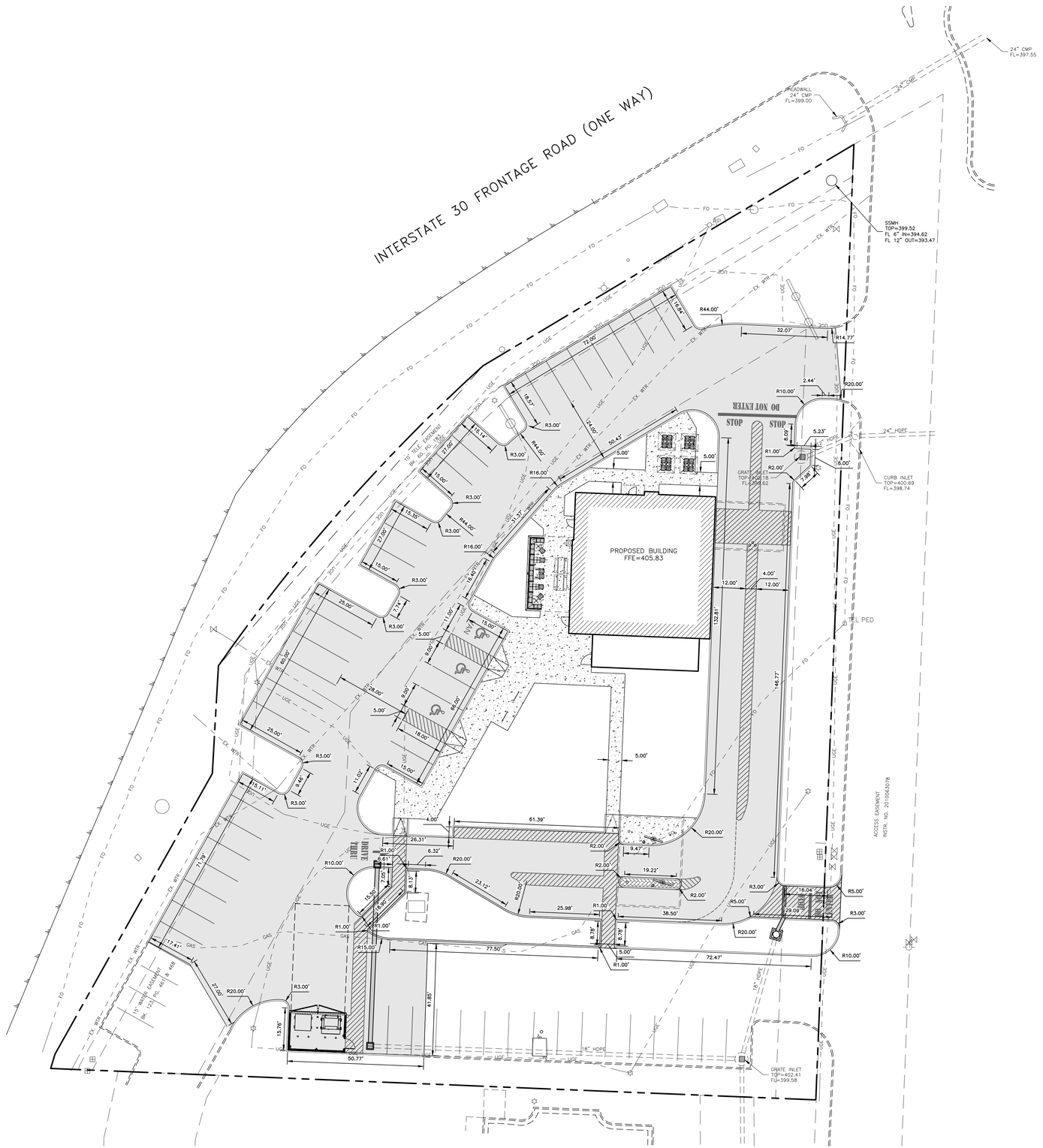

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W E

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EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
	PROPOSED "LEVEL" LANDING (SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION)

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

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SUBMITTAL / REVISIONS	DATE	BY
INITIAL SUBMITTAL	1-7-2026	RWD
SECOND SUBMITTAL	1-21-2026	RWD

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2201 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-5353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SINGGRESS
1-21-2026

RAISING CANE'S
BRYANT, ARKANSAS

DIMENSIONAL CONTROL PLAN

BENCHMARK DESIGN GROUP

DRAWN BY: RWD

CHECKED BY: ELS

DATE: JANUARY 2026

JOB NO: 2025.047

SHEET NO.
C-5.1

F:\Projects\2025\2025.047 Raising Cane's - Bryant, AR\dwg\2025.047.dwg, 1/21/2026 12:04:52 PM, Ryan

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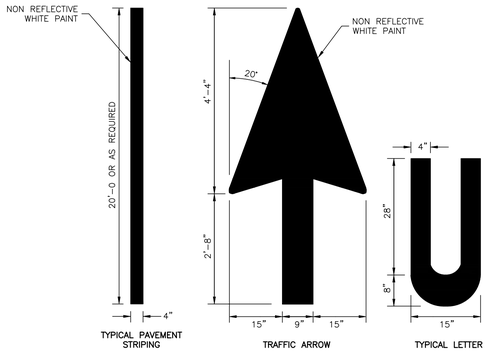


TYPICAL PAVEMENT MARKINGS

SCALE: NTS

NOTE:
PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS

STANDARD PARKING LOT SIGNS

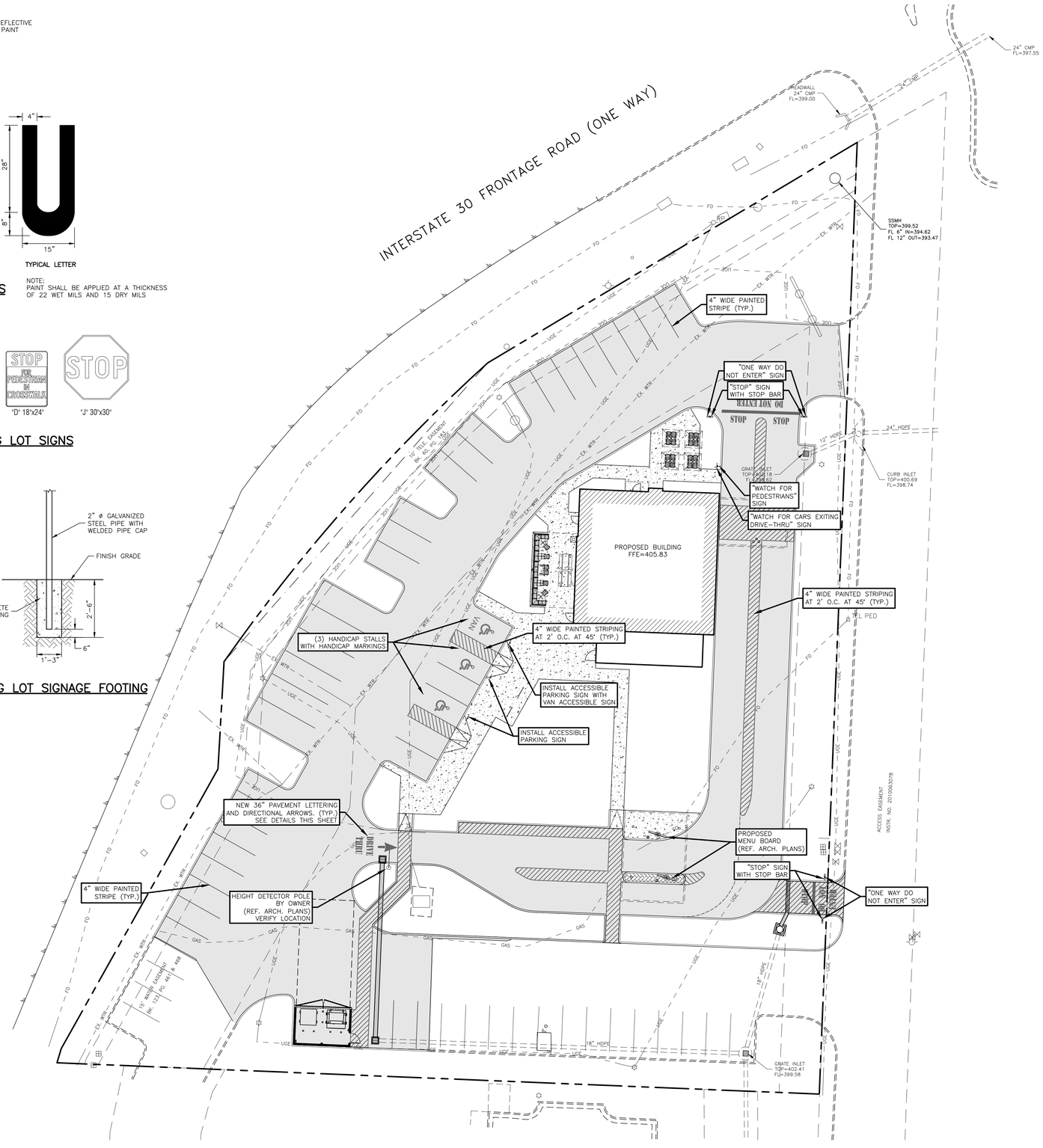
SCALE: NTS

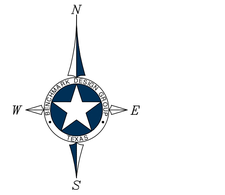
PARKING LOT NOTES:

1. PARKING STALLS MUST BE STRIPED WITH A 4 INCH CONTRASTING STRIPE (WHITE ON CONCRETE AND WHITE ON ASPHALT PARKING LOT).
2. HANDICAP PARKING SPACES ARE TO BE DESIGNATED BY BLUE STRIPING & A WHITE SYMBOL ON A BLUE BACKGROUND. ALL HANDICAP PARKING STALLS REQUIRE THE INSTALLATION OF THE PROPER SIGNAGE.
3. ALL PARKING SPACES ARE TO BE LAID OUT IN ACCORDANCE WITH THE TYPICAL DETAIL AS SHOWN ON THIS PLAN UNLESS OTHERWISE INDICATED ON THIS PLAN.

PARKING LOT SIGNAGE FOOTING

SCALE: NTS





LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
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OHE	EXISTING OVERHEAD ELECTRIC LINE
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	PROPOSED "LEVEL" LANDING (SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION)

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INITIAL SUBMITTAL	1-7-2026	RWD
SECOND SUBMITTAL	1-21-2026	RWD

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 10004 EDWARD L. SPROCKS
1-21-2026

RAISING CANE'S
BRYANT, ARKANSAS

STRIPING AND SIGNAGE PLAN

BENCHMARK DESIGN GROUP

DRAWN BY:	RWD
CHECKED BY:	ELS
DATE:	JANUARY 2026
JOB NO:	2025.047
SHEET NO.	C-5.2

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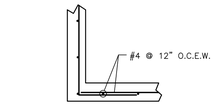
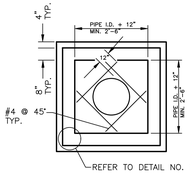


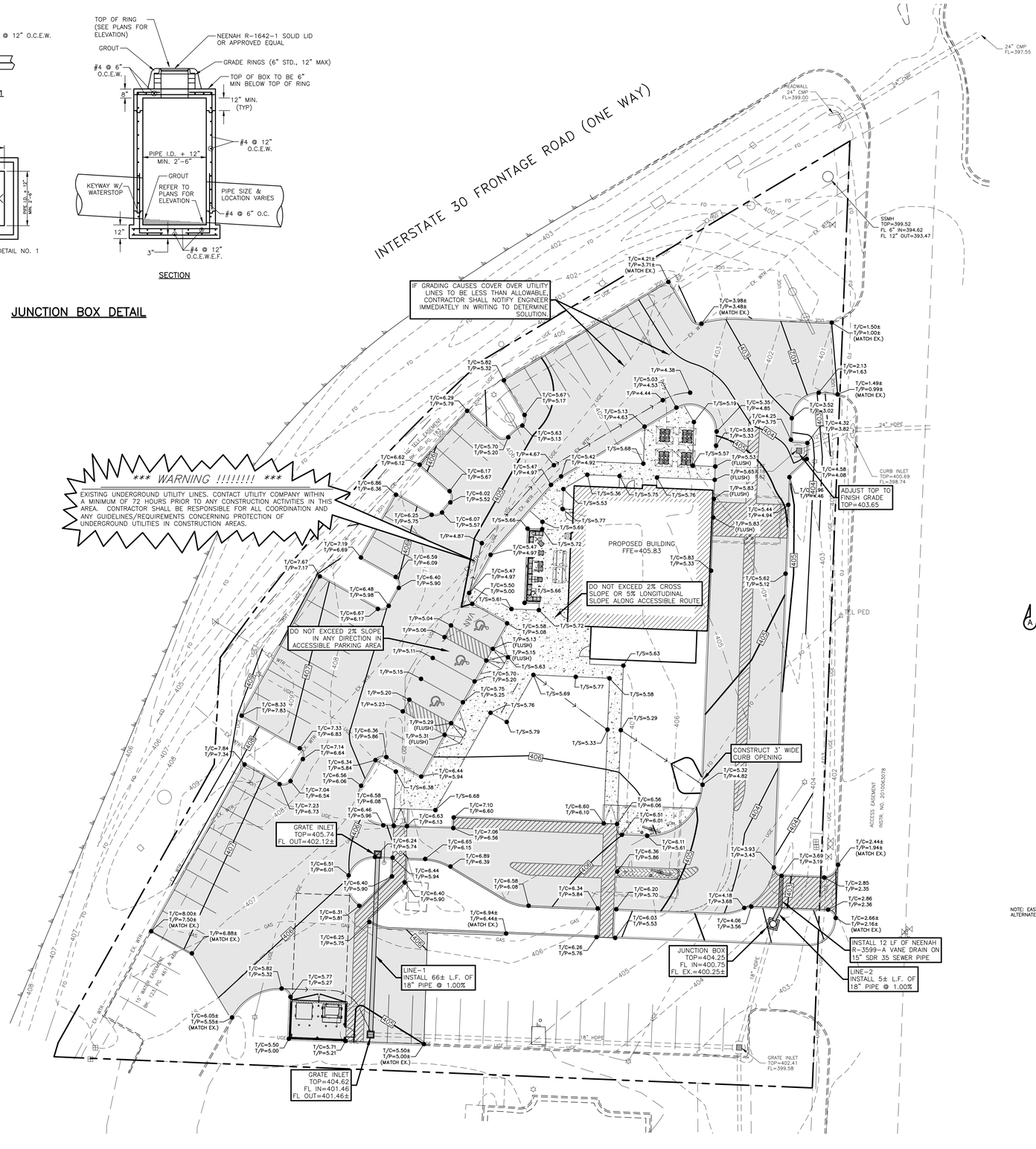
DETAIL NO. 1

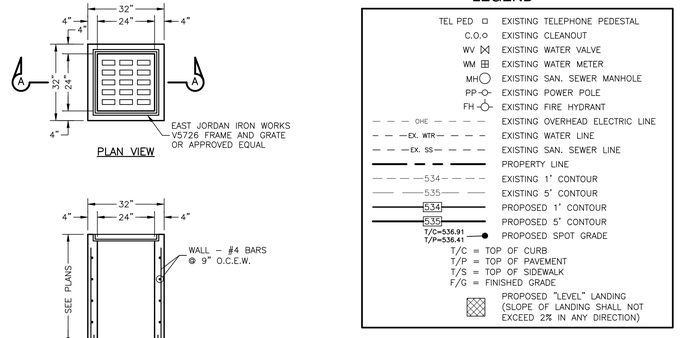


TOP VIEW

SECTION

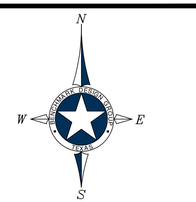
JUNCTION BOX DETAIL





TYPE "A" GRATE INLET

NOTE: EAST JORDAN IRON WORKS GRATE NO. V5726 FREE OPENING = 2.23 S.F. PER GRATE ALTERNATE GRATES MUST HAVE EQUIVALENT FREE OPENING FOR APPROVED USE.



GRAPHIC SCALE

0 20 40 60 FEET

GRADING NOTES:

1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT.
2. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT & CONTINUOUS GRADE WITH EXISTING.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
6. EXISTING GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
7. PROPOSED GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
8. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V. ALL LANDSCAPING TO BE PER LANDSCAPE PLANS AND SPECIFICATIONS AND/OR AS DIRECTED BY OWNER.
9. FOR LOCATION OF ALL UTILITY ENTRANCES, SEE M.E.P. PLANS AND SPECIFICATIONS.
10. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY AND GAS CO. FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING.
11. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. ALL SPOT GRADES AND CONTOURS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED. FINISHED GRADE IS TO INCLUDE 4" TOPSOIL IN LANDSCAPED AREAS.
13. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
14. UNLESS OTHERWISE SHOWN ON THESE PLANS OR SPECIFIED BY OTHER DISCIPLINES, THE FINISHED GRADE (INCLUDING LANDSCAPING) SHALL BE A MINIMUM OF 9" BELOW THE FINISHED FLOOR ELEVATION (FFE).

LEGEND

TEL PED ◻	EXISTING TELEPHONE PEDESTAL
C.O.○	EXISTING CLEANOUT
WV ⋈	EXISTING WATER VALVE
WM ⊞	EXISTING WATER METER
MH ◯	EXISTING SAN. SEWER MANHOLE
PP ○	EXISTING POWER POLE
FH ○	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
534	EXISTING 1' CONTOUR
535	EXISTING 5' CONTOUR
534	PROPOSED 1' CONTOUR
535	PROPOSED 5' CONTOUR
T/C=536.91 T/P=536.41	PROPOSED SPOT GRADE
T/C = TOP OF CURB	
T/P = TOP OF PAVEMENT	
T/S = TOP OF SIDEWALK	
F/G = FINISHED GRADE	
	PROPOSED "LEVEL" LANDING (SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION)

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SECOND SUBMITTAL	1-21-2026	RWD

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 10004 EDWARD L. SIMMONS
1-21-2026

RAISING CANE'S
BRYANT, ARKANSAS

GRADING PLAN

BENCHMARK DESIGN GROUP

DRAWN BY:	RWD
CHECKED BY:	ELS
DATE:	JANUARY 2026
JOB NO:	2025.047
SHEET NO.	C-6.0

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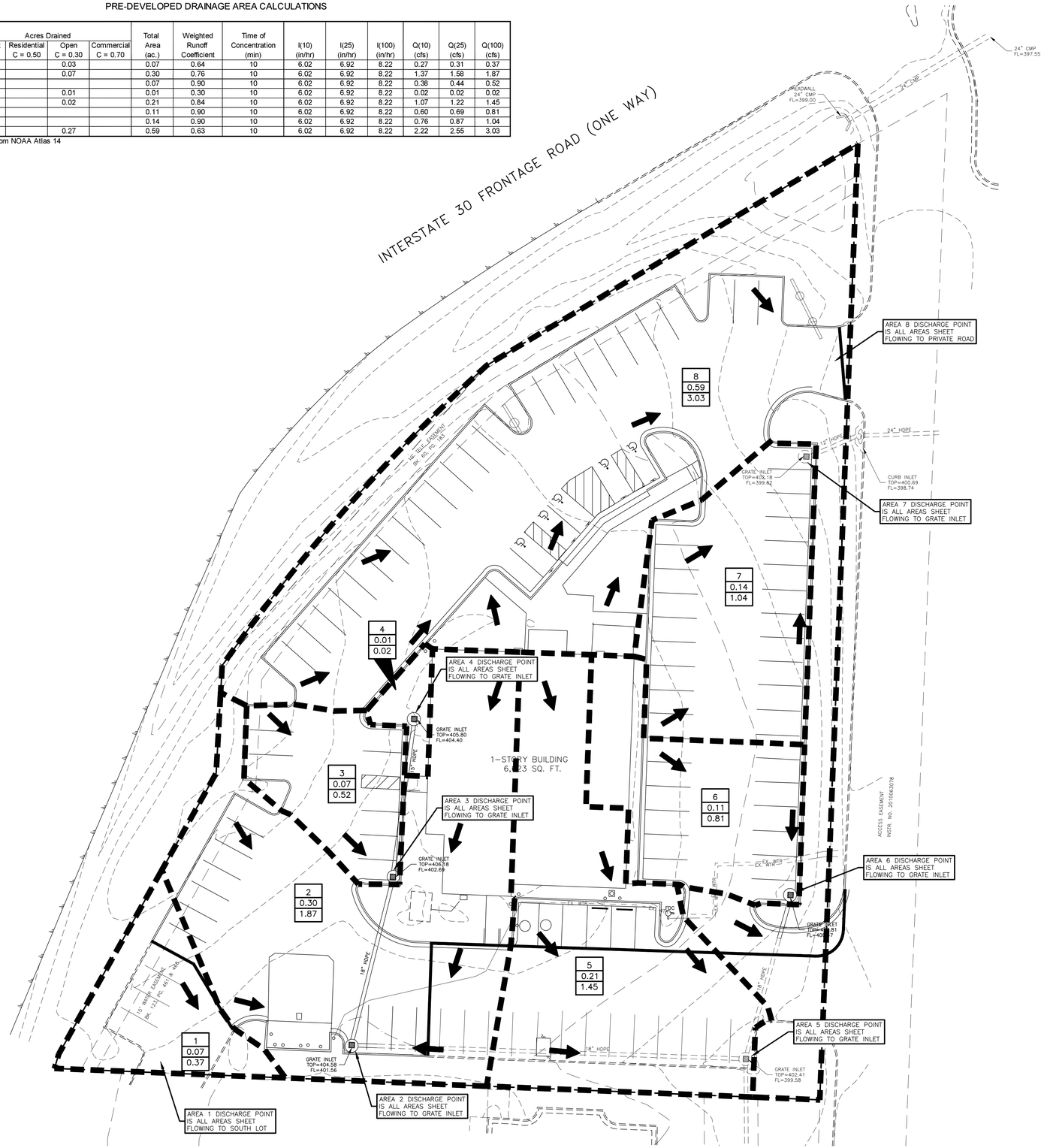
PRE-DEVELOPED DRAINAGE AREA CALCULATIONS

Drainage Area No.	Acres Drained				Total Area (ac.)	Weighted Runoff Coefficient	Time of Concentration (min)	I(10) (in/hr)	I(25) (in/hr)	I(100) (in/hr)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
	Pavement C = 0.90	Residential C = 0.50	Open C = 0.30	Commercial C = 0.70									
1	0.04		0.03		0.07	0.64	10	6.02	6.92	8.22	0.27	0.31	0.37
2	0.23		0.07		0.30	0.76	10	6.02	6.92	8.22	1.37	1.58	1.87
3	0.07				0.07	0.90	10	6.02	6.92	8.22	0.38	0.44	0.52
4			0.01		0.01	0.30	10	6.02	6.92	8.22	0.02	0.02	0.02
5	0.19		0.02		0.21	0.84	10	6.02	6.92	8.22	1.07	1.22	1.45
6	0.11				0.11	0.90	10	6.02	6.92	8.22	0.60	0.69	0.81
7	0.14				0.14	0.90	10	6.02	6.92	8.22	0.76	0.87	1.04
8	0.32		0.27		0.59	0.63	10	6.02	6.92	8.22	2.22	2.55	3.03

*Intensities are pulled from NOAA Atlas 14



GRAPHIC SCALE

0 20 40 60 FEET

HYDRAULIC CAPACITIES FOR STORMSEWER PIPES WERE CALCULATED USING A MANNING'S "n" VALUE OF 0.013

A PARTIAL LIST OF ACCEPTABLE STORMSEWER PIPES CAPABLE OF PROVIDING THE REQUIRED HYDRAULIC EFFICIENCY FOR THIS APPLICATION ARE AS FOLLOWS:

A.) CONTECH "A-2000" PVC STORMSEWER PIPE

B.) ADS HP STORM – DUAL WALL – PP

C.) HANSON CONCRETE REINFORCED CONCRETE PIPE

** CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER PIPE INSTALLATION AND EMBEDMENT*

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C.O.	EXISTING CLEANOUT
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WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
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OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
534	EXISTING 1' CONTOUR
535	EXISTING 5' CONTOUR
	EXISTING DRAINAGE PATTERN
	EXISTING DRAINAGE DELINEATION

X = DRAINAGE AREA NUMBER
X.XX = DRAINAGE AREA (AC.)
X.XX = 100-YR RUNOFF (CFS)

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SECOND SUBMITTAL	1-21-2026	RWD

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CIVIL / ENVIRONMENTAL / PLANNERS
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 10004 EDWARD L. SNODGRASS
1-21-2026

RAISING CANE'S
BRYANT, ARKANSAS

PRE-DEVELOPED DRAINAGE PLAN

DRAWN BY: RWD
CHECKED BY: ELS
DATE: JANUARY 2026
JOB NO: 2025.047
SHEET NO. C-6.1

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DRAINAGE AREA CALCULATIONS

Drainage Area No.	Acres Drained: Pavement C = 0.90	Residential C = 0.50	Open C = 0.30	Commercial C = 0.70	Total Area (ac.)	Weighted Runoff Coefficient	Time of Concentration (min)	I(10) (in/hr)	I(25) (in/hr)	I(100) (in/hr)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
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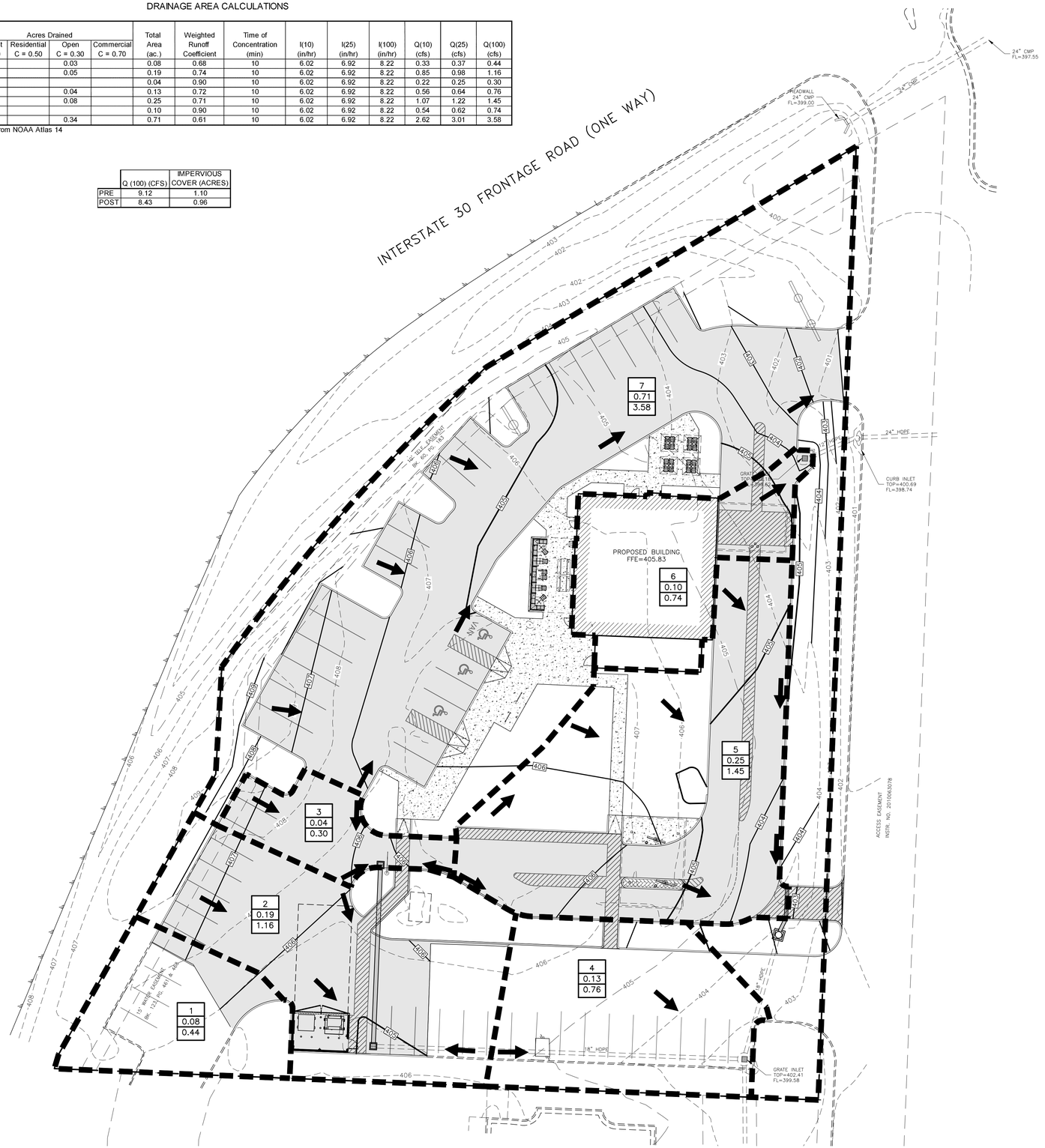
3	0.04				0.04	0.90	10	6.02	6.92	8.22	0.22	0.25	0.30
4	0.09		0.04		0.13	0.72	10	6.02	6.92	8.22	0.56	0.64	0.76
5	0.17		0.08		0.25	0.71	10	6.02	6.92	8.22	1.07	1.22	1.45
6	0.10				0.10	0.90	10	6.02	6.92	8.22	0.54	0.62	0.74
7	0.37		0.34		0.71	0.61	10	6.02	6.92	8.22	2.62	3.01	3.58

*Intensities are pulled from NOAA Atlas 14

	Q (100) (CFS)	IMPERVIOUS COVER (ACRES)
PRE	9.12	1.10
POST	8.43	0.96



GRAPHIC SCALE

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- C.O. — EXISTING CLEANOUT
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- MH — EXISTING SAN. SEWER MANHOLE
- PP — EXISTING POWER POLE
- FH — EXISTING FIRE HYDRANT
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX. WTR — EXISTING WATER LINE
- EX. SS — EXISTING SAN. SEWER LINE
- PROPERTY LINE
- 534 — EXISTING 1' CONTOUR
- 535 — EXISTING 5' CONTOUR
- 534 — PROPOSED 1' CONTOUR
- 535 — PROPOSED 5' CONTOUR
- PROPOSED DRAINAGE PATTERN
- PROPOSED DRAINAGE DELINEATION

X = DRAINAGE AREA NUMBER
X.XX = DRAINAGE AREA (AC.)
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SUBMITTAL / REVISIONS	DATE	BY
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SECOND SUBMITTAL	1-21-2026	RWD

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CIVIL / ENVIRONMENTAL / PLANNERS
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 10004 EDWARD L. SANDBASS
1-21-2026

RAISING CANE'S
BRYANT, ARKANSAS

POST-DEVELOPED DRAINAGE PLAN

BENCHMARK DESIGN GROUP

DRAWN BY: *RWD*

CHECKED BY: *ELS*

DATE: *JANUARY 2026*

JOB NO: *2025.047*

SHEET NO.
C-6.2

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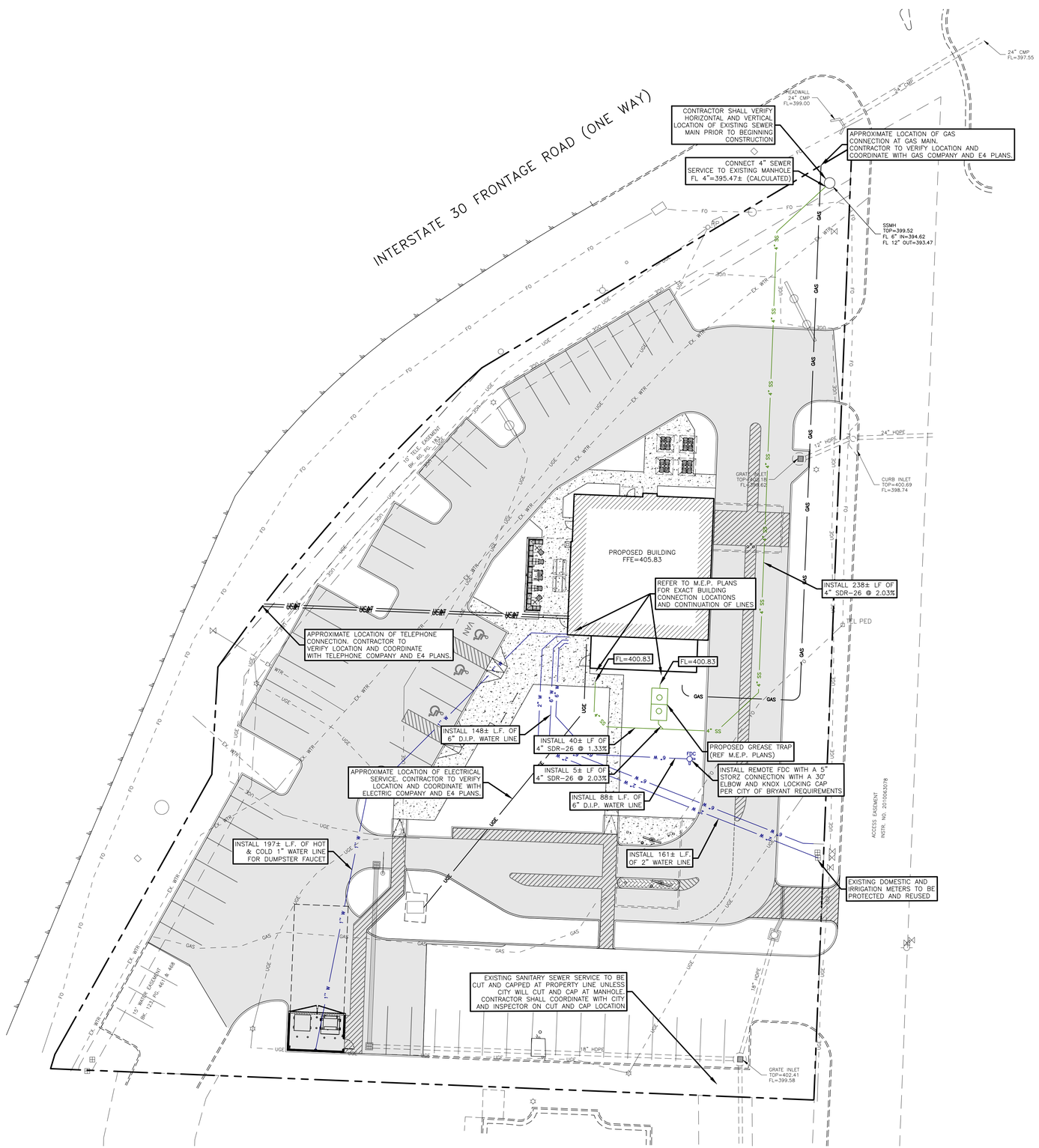

NOTE:
UTILITY TAPS TO BE PAID FOR BY THE CONTRACTOR AND PERFORMED BY THE CITY. DOMESTIC WATER AND IRRIGATION METERS LESS THAN 3" TO BE SET BY CITY OF TYLER AT CONTRACTOR'S EXPENSE. BACKFLOW PREVENTORS SHALL BE INSTALLED BY THE CONTRACTOR. CALL DEVELOPMENT SERVICES FOR COST AND COORDINATION OF TAPS AND METERS (903) 531-1171

GRAPHIC SCALE

0 20 40 60 FEET

UTILITY CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, SIDEWALKS, DRIVEWAYS, FENCES, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
2. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
3. CONTRACTOR SHALL, ON ALL UTILITIES, COORDINATE INSPECTION WITH APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES.
4. CONSTRUCTION SHALL COMPLY WITH GOVERNING CODES AND REQUIREMENTS. CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
5. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
8. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V. REFER TO OWNER FOR EXACT AREAS, DETAILS, AND SPECS.
9. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY AND GAS COMPANY FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING.
10. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. CONTRACTOR TO REFER TO LANDSCAPING/ARCHITECTURAL PLANS AND/OR OWNER FOR LOCATIONS OF PROPOSED LIGHT STANDARDS AND UTILITY SLEEVING.
12. REFER TO M.E.P. PLANS FOR ELECTRIC, GAS, TELEPHONE, CABLE AND ANY OTHER NECESSARY UTILITIES SERVICES, OTHER THAN WATER AND SANITARY SEWER.

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.O	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
WV	PROPOSED WATER VALVE
WM	PROPOSED WATER METER
FH	PROPOSED FIRE HYDRANT
W	PROPOSED WATER LINE
SS	PROPOSED SAN. SEWER LINE

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

NOTICE TO CONTRACTORS

1. These plans are subject to review and approval by all jurisdictions having authority.
2. Contractor shall appropriately notify all relevant entities prior to digging on this project.
3. The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
4. The topographic information shown hereon is a reflection of the information provided by
   If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
5. The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormsewer lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

SUBMITTAL / REVISIONS	DATE	BY
INITIAL SUBMITTAL	1-7-2026	RWD
SECOND SUBMITTAL	1-21-2026	RWD

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2201 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-3353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 10004 EDWARD L. SHADDOCK
1-21-2026

RAISING CANE'S
BRYANT, ARKANSAS

UTILITY PLAN

BENCHMARK DESIGN GROUP

DRAWN BY: *RWD*
CHECKED BY: *ELS*
DATE: *JANUARY 2026*
JOB NO: *2025.047*

SHEET NO.
C-7.0

F:\Projects\2025\2025.047 Raising Cane's - Bryant, AR\dwg\2025.047.dwg, 1/21/2026 12:07:09 PM, Ryan

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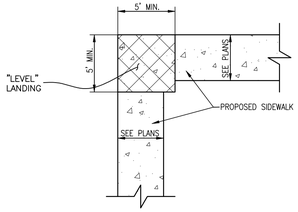
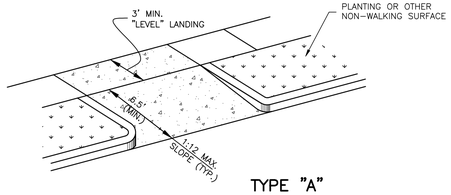
NOTES

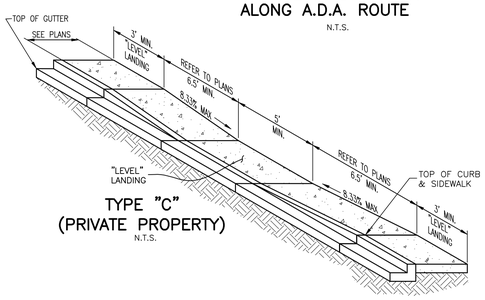
1. THE LOWER LANDING SHALL BE FINISHED WITH ARMOR-TILE TRUNCATED DOME TILES OR APPROVED EQUAL AT PUBLIC R.O.W. ONLY.
2. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP OF 45°.
3. CONSTRUCT PER T.D.L.R. STANDARDS.



CHANGE IN DIRECTION ALONG A.D.A. ROUTE
N.T.S.



TYPE "A"
(PRIVATE PROPERTY)
N.T.S.



TYPE "C"
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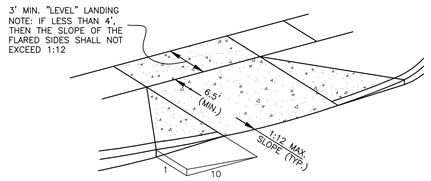

TYPE "B"
(PRIVATE PROPERTY)
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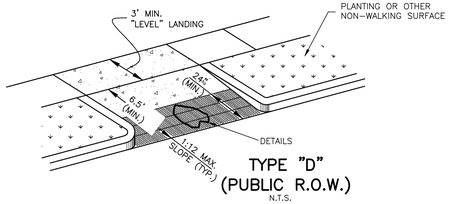
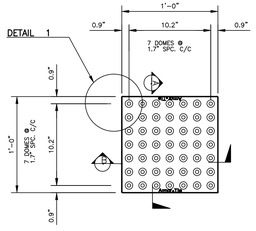
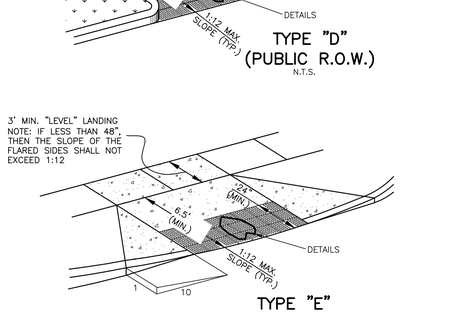


TYPE "D"
(PUBLIC R.O.W.)
N.T.S.



PLAN - TILE



TYPE "E"
(PUBLIC R.O.W.)
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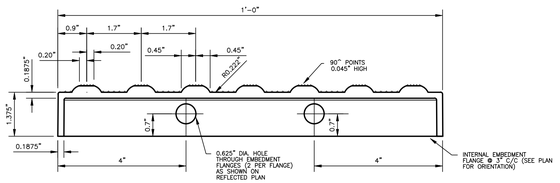
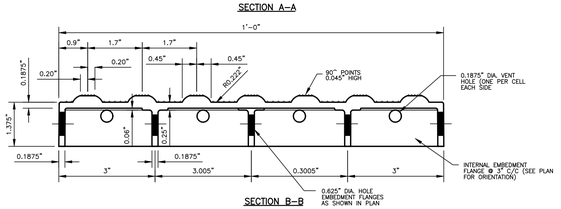
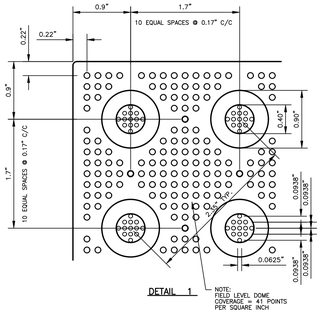


SECTION A-A

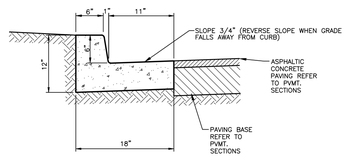


SECTION B-B

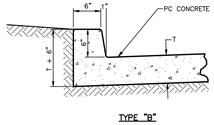


DETAIL 1

SIDEWALK RAMP DETAIL
N.T.S.



TYPE "A"

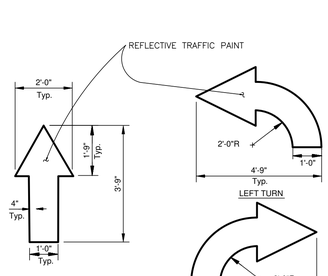


TYPE "B"

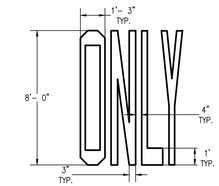
CURB & GUTTER DETAILS

NOTES:

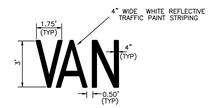
1. TYPE "A" TO BE USED ON ASPHALTIC CONCRETE PAVING, AND TYPE "B" TO BE USED WITH CONCRETE.
2. CONCRETE FOR CURB AND GUTTER SHALL BE 3,600 P.P.S.I., AT 28 DAYS.



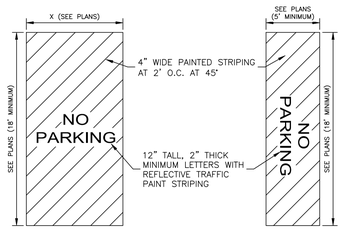
TRAFFIC FLOW ARROW
N.T.S.



"ONLY" PAINTING DETAIL
SCALE: NTS



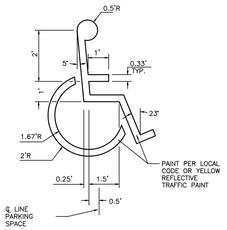
"VAN" PAINTING DETAIL



DETAIL A DETAIL B

STANDARD ACCESS AISLE DETAIL
N.T.S.

* USE DETAIL A UNLESS "X" IS LESS THAN 8', WHERE X IS LESS THAN 8' USE DETAIL B.



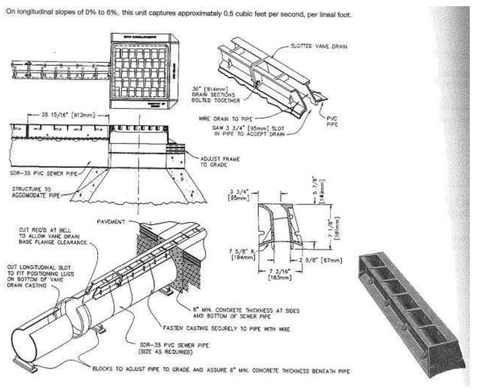
ACCESSIBLE PARKING SPACE SYMBOL

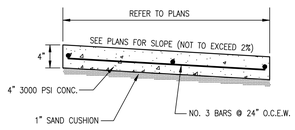
R-3599-A
Slotted Vane Drain, Sheetflow

NEENAH's Cast Iron Slotted Vane Drain offers ease of installation along with the superior vaned configuration to capture previously unexpected quantities of water when placed perpendicular to the flow. Installation is accomplished by sawing a slot in the top of conventional PVC pipe, placing the pipe on grade, installing the Cast Iron Slotted Vane Drain in place and pouring the concrete. When used in conjunction with a vane grate inlet, virtually all of the water in the street, which would normally bypass the catch basin, can be captured. This permits the spacing between inlets to be increased. An additional benefit is the added safety factor obtained should the catch basin be plugged or covered with snow. The unit may also be installed at entrances and exits of parking areas to capture sheet flow before it enters a commercial street.

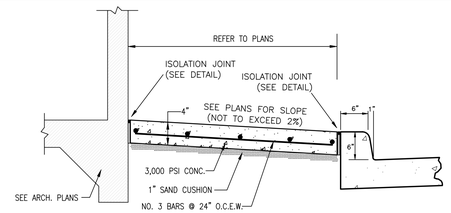
Bolts not furnished.

On longitudinal slopes of 0% to 8%, this unit captures approximately 0.5 cubic feet per second, per lineal foot.

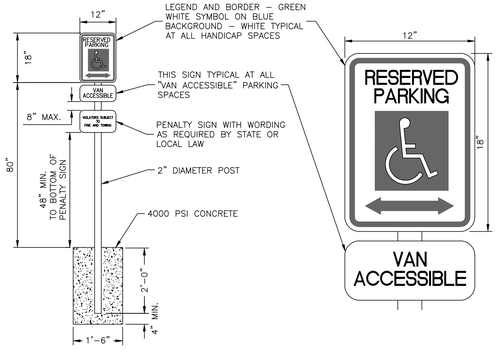




SIDEWALK SECTION
N.T.S.



SIDEWALK @ BUILDING SECTION
N.T.S.



HANDICAP PARKING SIGN DETAIL
N.T.S.

SUBMITTAL / REVISIONS | DATE | BY
INITIAL SUBMITTAL | 1-7-2026 | RWD
SECOND SUBMITTAL | 1-21-2026 | RWD

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2201 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-3353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SANDERS
1-21-2026

RAISING CANE'S
BRYANT, ARKANSAS

CONSTRUCTION DETAILS

BENCHMARK DESIGN GROUP

DRAWN BY: RWD
CHECKED BY: ELS
DATE: JANUARY 2026
JOB NO: 2025.047
SHEET NO.
C-8.0

F:\Projects\2025\2025.047 Raising Cane's - Bryant, AR\dwg\2025.047.dwg, 1/21/2026 12:07:52 PM, Ryan

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BENCHMARK DESIGN GROUP
CIVIL | ENVIRONMENTAL | PLANNERS

1-7-2026

City of Bryant
210 SW 3rd. St.
Bryant, Ar. 72022 phone 501-943-0999
Attn: Contact person

RE: **Planning Commission Request Letter**
Bryant, Arkansas
Benchmark project number 2025.047

Mr. Leonard,

Benchmark Design Group (Benchmark) is the engineer of record for the above-mentioned project located at 23115 I-30 S. Please accept this letter as the formal request for the commercial site plan review process through the planning commission.

Benchmark appreciates this opportunity to be of service and welcome any questions or comments.

Respectfully submitted,
BENCHMARK DESIGN GROUP, LLC

Ryan Davis

Ryan Davis, PE

Permit No. _____

BUILDING PERMIT

ADA/ABA ACCESSIBILITY STANDARDS

The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. **All new construction, remodeling, and modifications must conform to these building standards** for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

The Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)
(800) 872-2253 (v) (800) 993-2822 (TTY)
email: info@access-board.gov

Signature of Contractor or Authorized Agent Sarah Allen **Date** 1/6/26

Signature of Owner (if owner-builder) _____ **Date** _____

Application of Permit Approved: _____ **Date** _____
Commission - Chairman

Bryant Water & Sewer Department

GREASE TRAP STANDARDS

The City of Bryant requires all commercial buildings comply with plumbing codes found in the Arkansas State Plumbing Code, Latest Edition. **All new construction, remodeling, and modifications must conform** to these plumbing standards for places of public accommodation and commercial facilities. These guidelines contain general design standards for construction and site elements relating to plumbing.

As of 7/27/04, the Bryant Sewer & Water Commission requires stringent specification standards for commercial or public businesses that involve any food preparation on the premise. The new standard requires calculations, and associated data to be submitted to the Bryant Water Utilities General Manager concurrent with the proposed building plumbing plans along with a grease trap calculation form. Building Permits will not be issued until this form has been received and approved by the Bryant Water Utilities General Manager.

All new buildings or strip centers containing sections designated for commercial enterprise are encouraged to provide a stub-out for a separate waste line for future grease interceptor installation. The owner of a new strip center shall consider suitable physical property space and sewer gradient that will be conducive for the installation of an exterior, in-ground grease interceptor(s) for any flex space contained within the strip center. Physical Property Restrictions and sewer gradient shall not be a defense for failure to install an exterior, in-ground grease interceptor.

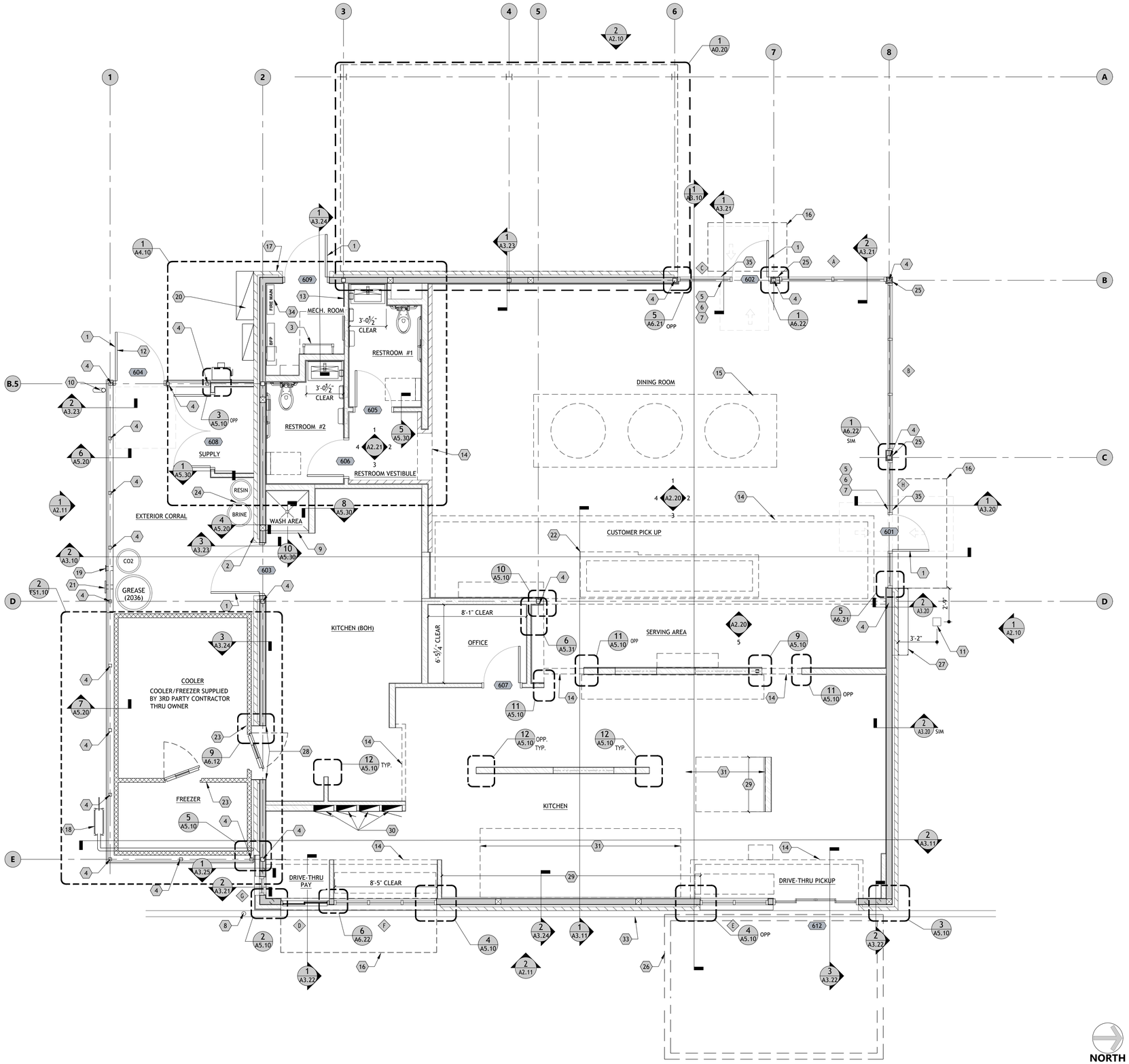
I hereby certify that I have read and examined the above notice and will comply with all guidelines of the City of Bryant Water & Sewer Department. I further understand that copies of the Grease Interceptor Design and Structural Criteria regulations will be available from the Bryant Water/Wastewater Plant (501-847-8083) during business hours.

Project Name _____

Signature of Contractor or Authorized Agent Sarah Ahren Date 1/6/26

Signature of Owner (if owner-builder) _____ Date _____

Calculations Approved: _____ Date _____
Bryant Water Utilities General Manager



ANNOTATED FLOOR PLAN

1/4" = 1'-0" | 1

SHEET NOTES

A. REFER TO SHEET G0.01 FOR GENERAL NOTES.

B. ALL KITCHEN AREA AND WET WALLS TO HAVE "DUROCK" BRAND CEMENT BOARD FROM F.F. TO EITHER 6" A.F.F. W/ 1/2" PLYWOOD ABOVE, FINISH AS SCHEDULED.

C. ALL AREAS OTHER THAN KITCHEN AND WET WALLS TO HAVE "DUROCK" BRAND CEMENT BOARD FROM F.F. TO EITHER 6" A.F.F. W/ 1/2" PLYWOOD ABOVE, FINISH AS SCHEDULED.

D. REFER TO SHEET FS1 FOR ADDITIONAL OWNER PROVIDED MILLWORK, INSTALLED BY G.C.

E. ALL EXTERIOR LANDINGS TO BE FLUSH WITH FINISH FLOOR, TYPICAL.

F. PROVIDE BRAILLE AND RAISED LETTERING EXIT SIGNAGE PER 2/A1.10 AND ACCESSIBLE DETAIL SHEETS.

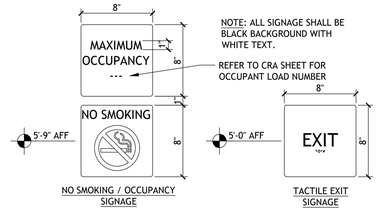
G. PROVIDE SOUND ATTENUATION BATT INSULATION AT RESTROOM WALLS.

H. REFER TO SHEET A3.30 FOR WALL TYPES.

I. REFER TO SHEET A6.10 FOR DOOR SCHEDULE AND A6.20 FOR WINDOW SCHEDULE.

KEYED NOTES

1. INSTALL DOOR STOP TO ALLOW 90 DEGREE SWING MINIMUM. VERIFY MAXIMUM SWING WILL NOT IMPACT ADJACENT FINISHES OR EQUIPMENT
2. PROVIDE BUZZER
3. ROOF ACCESS LADDER, **RE: 1/A3.24**
4. COLUMN OR POST, **RE: STRUCTURAL**
5. BRAILLE & RAISED LETTERING EXIT SIGNAGE, **RE: 2/A1.10**
6. MAXIMUM OCCUPANCY SIGN. **RE: 2/A1.10**
7. NO SMOKING SIGN. **RE: 2/A1.10**
8. PIPE BOLLARD, **RE: 2/A0.50**
9. EDGE OF MOP SINK SLOPE 1:3
10. 3" PVC DRAIN LINE TO CURB OUTLET. DO NOT DISCHARGE TO LANDSCAPING
11. SQUARE UPLIGHT RECESSED INTO PAVING, **RE: ELEC. FOR INSTALLATION DETAIL**
12. DOOR MOUNTED SIGN "EGRESS PATH MUST REMAIN CLEAR AT ALL TIMES
13. UNIT HEATER, **RE: MECHANICAL**
14. LINE OF SOFFIT ABOVE, **RE: A1.40**
15. LINE OF CEILING CLOUD AND DISCO BALL ABOVE (BY OTHERS) **RE: A1.40**
16. PREFABRICATED AWNING BY OTHERS. G.C. SHALL COORDINATE WITH VENDOR'S DRAWINGS
17. KNOX BOX PER LOCAL FIRE DEPARTMENT JURISDICTION
18. GAS METER. **RE: MECHANICAL**
19. PROVIDE BULK CO2 TANK FILL CONNECTION. G.C. TO COORDINATE WITH CO2 SUPPLIER
20. EXTERIOR ELECTRICAL EQUIPMENT. PRIME AND PAINT TO MATCH BUILDING, **RE: ELECTRICAL**
21. PROVIDE GREASE STORAGE TANK EVACUATION CONNECTION. G.C. TO COORDINATE WITH VENDOR. - TANK BASE CONNECTION: 5/8" Ø A.B. W/ 4 1/2" MIN. EMBEDMENT INTO CONCRETE (TYP. EA. LEG) - REFER TO VENDOR'S CALCULATIONS
22. LINE OF COUNTERTOP/CASEWORK. **RE: MILLWORK**
23. INSTALL A HARDWIRED COMMUNICATION DEVICE IN WALK-IN FREEZER FOR EMERGENCY ASSISTANCE IN THE EVENT OF A LOCK-IN
24. WATER SOFTENER. **RE: PLUMBING**
25. BRAKE METAL TO MATCH DOOR FRAME. **RE: 1/A6.22**
26. LINE OF EXPO CANOPY BY OTHER
27. METAL PANELS BY OWNER, **RE: EXTERIOR ELEVATIONS**
28. DOOR JAMB ENCLOSURE AT WALK-IN DOORS BY COOLER MANUFACTURER
29. 1" NON-COMBUSTIBLE WALL PANEL AT HOOD. REFER TO FOOD SERVICE EQUIPMENT AND VENDOR'S DRAWINGS.
30. INTERIOR ELECTRICAL PANELS
31. EXHAUST HOOD ABOVE
32. LINE OF PATIO/CANOPY ROOF, **RE: SHEET A0.20 & STRUCTURAL**
33. 6" CURB, **RE: CIVIL**
34. FIRE RISER - UNDER DEFERRED SUBMITTAL
35. METAL PLATE TO HIDE BACK OF SIGNS



SIGNAGE DETAILS

1 1/2" = 1'-0" | 2

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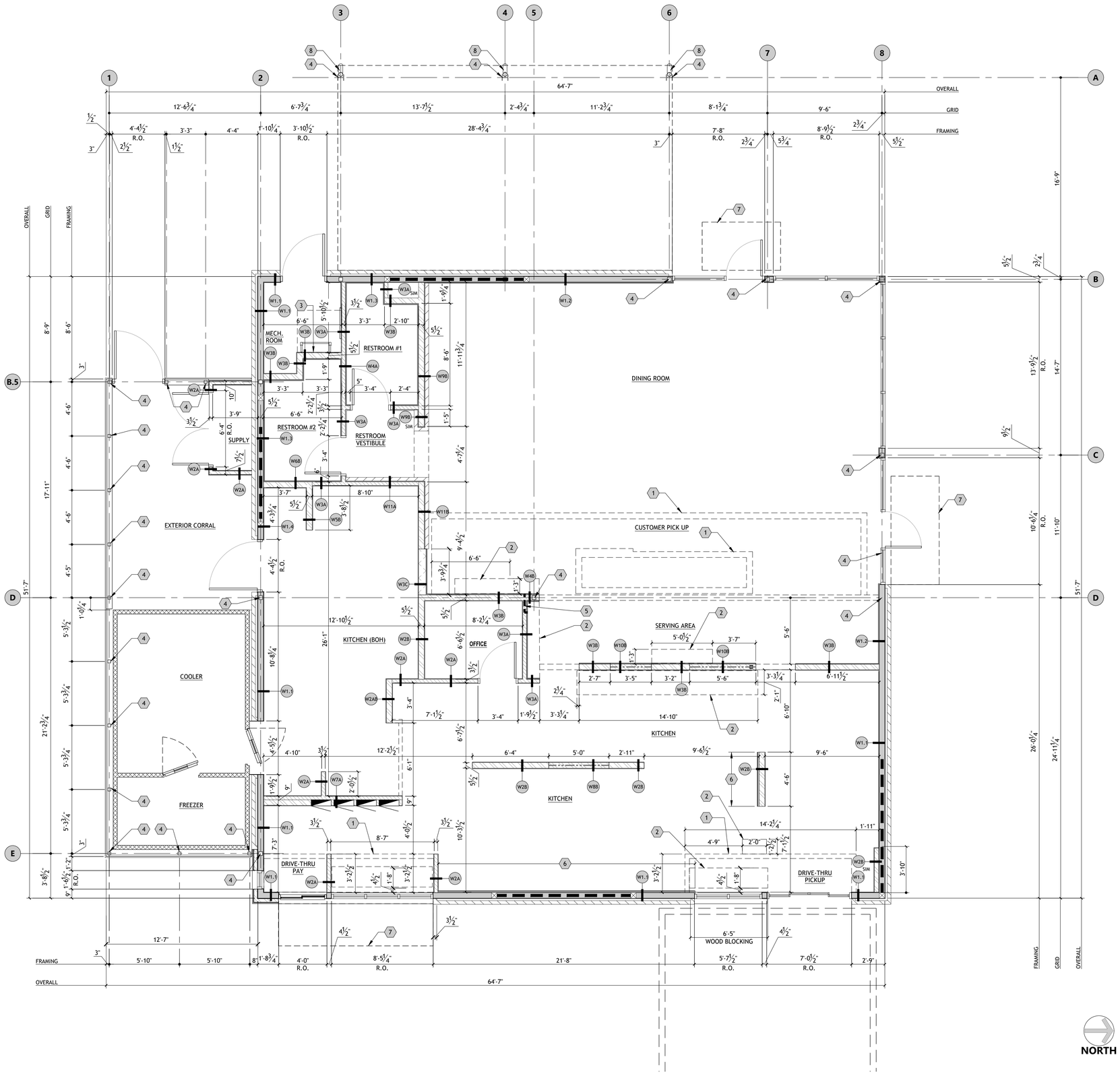
PROTOTYPE P6-AV
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1507
(I-30 & REYNOLDS)
BRYANT, AR 72022

REV	DATE	DESCRIPTION

DRAWN BY: X
CHECKED BY: XX
ARCH. PROJECT NO.: 225000.01.507
SHEET NAME: ANNOTATED FLOOR PLAN
SHEET NUMBER: **A1.10**

SITE PLAN REVIEW



FRAMING PLAN

1/4" = 1'-0"

1

SHEET NOTES

A. REFER TO SHEET G0.01 FOR GENERAL NOTES.

B. ALL EXTERIOR STUD DIMENSIONS ARE TAKEN FROM FACE OF STUD, FACE OF MASONRY OR CMU TYPICAL U.N.O. - SEE A1.30 FOR SLAB DIMENSIONS & FOUNDATION PLAN.

C. ALL INTERIOR STUDS DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

D. ALL STUDS ARE TO BE 16" O.C. UNLESS NOTED OTHERWISE.

E. REFER TO G0.10 AND SPECIFICATIONS FOR INSULATION.

F. REFER TO FOOD SERVICE ELEVATIONS FOR LOCATIONS OF ADDITIONAL BLOCKING LOCATIONS.

G. REFER TO SHEET A1.40 FOR HEADER AND SOFFIT LOCATIONS AND HEIGHTS.

H. FINISH MATERIALS AND THICKNESS NOT SHOWN FOR CLARITY. REFER TO SHEET A1.70 FINISH FLOOR PLAN.

I. REFER TO STRUCTURAL FRAMING PLAN, SHEAR WALL PLAN, AND SCHEDULES FOR EXTERIOR SHEATHING SPECIFICATIONS AND FRAMING DETAILS.

J. FOR ALL AIR CONDITIONING, EXHAUST & SUPPLY FANS, HVAC & REFRIGERATION EQUIPMENT CURBS; GENERAL CONTRACTOR SHALL PROVIDE & INSTALL SUITABLE BLOCKING IN WALLS & CEILINGS TO SUPPORT FIXTURES, EQUIPMENT & CANOPIES.

K. RE: STRUCTURAL DETAIL 1/S5.02 FOR NON-BEARING WALL CONNECTION TO ROOF TRUSS.

KEYED NOTES

1. EDGE OF CEILING SOFFIT FRAMING ABOVE
2. 2x BLOCKING SUSPENDED FROM TRUSS BOTTOM CHORD
3. BLOCKING FOR ROOF ACCESS LADDER. COORDINATE WITH MANUFACTURER.
4. COLUMN, **RE: STRUCTURAL**
5. 3" PVC PIPE CHASE TO RUN HORIZONTAL FOR KETCHUP LINES. **RE: 6/A5.31**
6. 1" NON-COMBUSTIBLE WALL PANEL AT HOOD. REFER TO FOOD SERVICE EQUIPMENT AND VENDOR'S DRAWINGS
7. PREFAB AWNING BY OTHERS

WALL TYPES

KEY	HATCH	DESCRIPTION
		EXTERIOR WALL - REFER TO WALL SECTIONS
		SHEAR WALL
W1		**WALL TYPE W-1** REFER TO A3.30 FOR .1 - .4 INFO
W2	A B	**WALL TYPE W-2** w/ PLYWOOD SHEATHING BOTH SIDES
W3	A B C	**WALL TYPE W-3** w/ PLYWOOD SHEATHING BOTH SIDES & CEMENT BOARD AT TILE FINISH SIDE
W4	A B	**WALL TYPE W-4** w/ PLYWOOD SHEATHING AND CEMENT BOARD BOTH SIDES
W5	A B	**WALL TYPE W-5** w/ PLYWOOD SHEATHING ON B.O.H. SIDE & CEMENT BOARD AT WASH AREA SIDE
W6	A B	**WALL TYPE W-6** w/ CEMENT BOARD BOTH SIDES, PLYWOOD SHEATHING BEHIND CEMENT BD. AT R.R.
W7	A & B	**WALL TYPE W-7** w/ PLYWOOD SHEATHING BOTH SIDES
W8	A B	**WALL TYPE W-8** w/ PLYWOOD SHEATHING BOTH SIDES
W9	B	**WALL TYPE W-9** w/ BRICK VENEER, PLYWOOD SHEATHING BOTH SIDES AND CEMENT BOARD AT REST ROOM SIDE
W10	A B	**WALL TYPE W-10** w/ PLYWOOD SHEATHING ON BOTH SIDES & CEMENT BOARD AT TILE FINISH SIDE
W11	A B	**WALL TYPE W-9** w/ BRICK VENEER, PLYWOOD SHEATHING BOTH SIDES

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RAISING CANE'S
RESTAURANT NO.: #1507
(I-30 & REYNOLDS)
BRYANT, AR 72022

REV	DATE	DESCRIPTION

DRAWN BY: X
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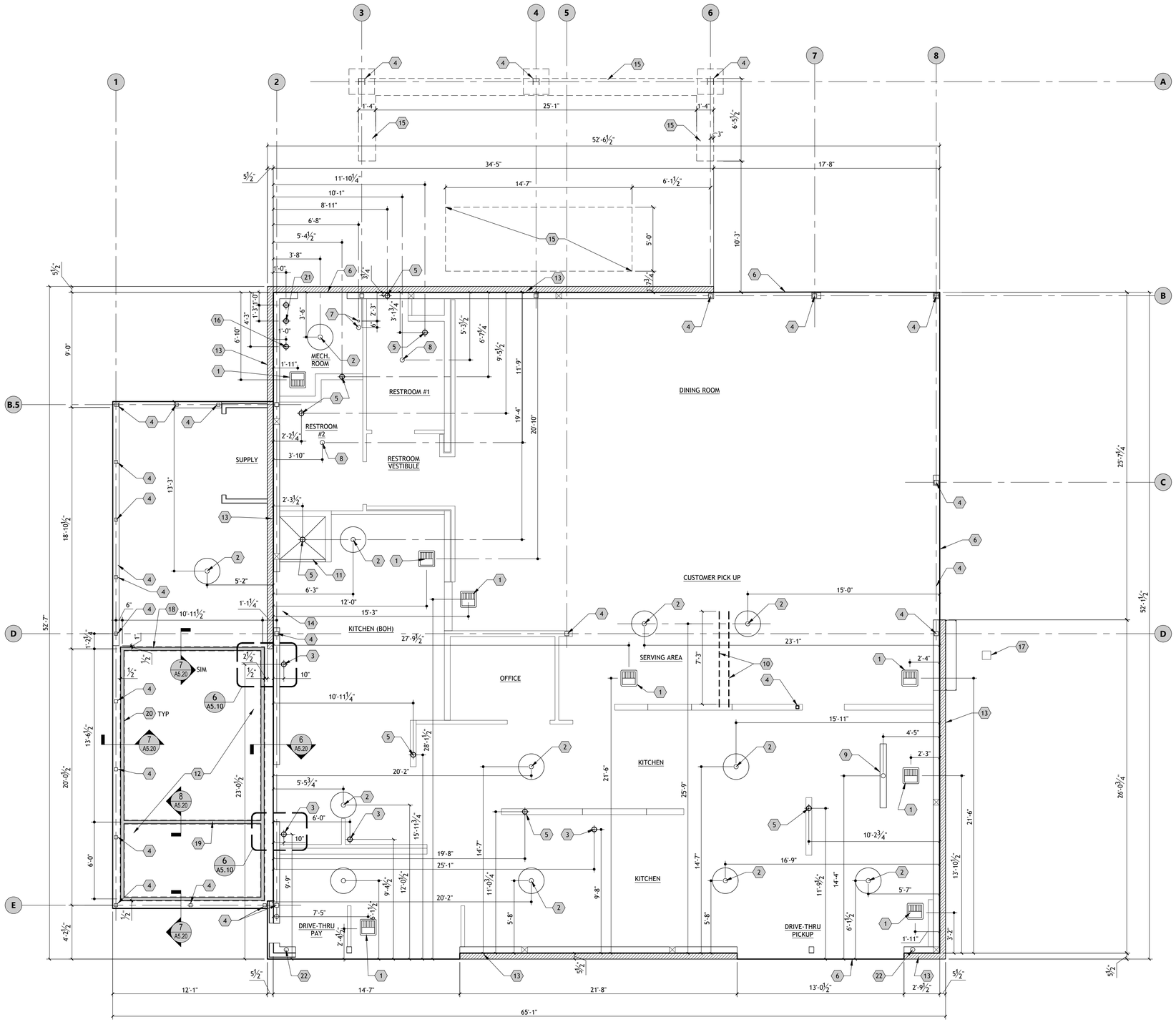
ARCH. PROJECT NO.:
225000.01.507

SHEET NAME:
FRAMING PLAN

SHEET NUMBER:
A1.20

SITE PLAN REVIEW



SLAB COORDINATION PLAN

1/4" = 1'-0"

1

SHEET NOTES

A. REFER TO SHEET G0.01 FOR GENERAL NOTES.

B. CONTRACTOR SHALL LOCATE SLAB CONTROL JOINTS IN THE FIELD AT 8'-0" O.C. MAX. COORDINATE WITH ALL DRAINS, RECESSES, SLOPES, CURBS, ETC.

C. VERIFY & COORDINATE LOCATION OF FLOOR SINKS & FLOOR DRAINS W/EQUIPMENT SUPPLIERS ROUGH-IN DRAWINGS.

D. ALL CONCRETE SHALL BE 3000 PSI NORMAL WT CONCRETE OR GREATER AS SPECIFIED ON THE FOUNDATION PLAN AND GEO REPORT. NO FLY ASH IS TO BE USED, IF FLY ASH IS REQUIRED BY LOCAL MUNICIPALITY, FLY ASH SHALL BE USED IN ADDITION TO REQUIRED STRENGTH.

E. BY ALL MEANS POSSIBLE, WATER SHALL BE PREVENTED FROM STANDING WITHIN 10 FEET OF THIS SLAB.

F. PREPARE BUILDING PAD PER GEOTECHNICAL REPORT RECOMMENDATIONS OR STRUCTURAL ENGINEER'S DRAWINGS, WHICHEVER IS THE GREATER. A COPY OF THE REPORT MAY BE OBTAINED FROM THE ARCHITECT. SEE SPECIAL SITE PREPARATIONS IN THE STRUCTURAL DRAWINGS.

G. ALL DIMENSIONS OF FLOOR DRAINS, FLOOR SINKS, HUB DRAINS, ETC ARE TO THE CENTERLINE AND ARE TAKEN FROM THE EDGE OF SLAB, NOT BRICK LEDGE.

H. FLOOR DRAINS SHALL BE SET 1/4" BELOW FINISH FLOOR U.N.O., SLOPE TO DRAIN 1/4" PER FOOT MAX.

KEYED NOTES

1. FLOOR SINK, **RE: PLUMBING**
2. FLOOR DRAIN, **RE: PLUMBING**
3. HUB DRAIN, **RE: PLUMBING**
4. COLUMN OR POST, **RE: STRUCTURAL**
5. PLUMBING FIXTURE DRAIN ROUGH-IN
6. DOWEL CONNECTION TO SIDEWALK PAVING AT ENTRY
7. DATA AND PHONE STUB-UPS
8. FLOOR DRAIN TO BE FLUSH WITH FINISH FLOOR TILE
9. TRENCH DRAIN, **RE: PLUMBING**
10. ROUTE CONDUITS FOR REGISTERS UNDER SLAB, **RE: ELECTRICAL**
11. EDGE OF MOP SINK SLOPE 1:3, **RE: 10/A5.30**
12. INSULATED COOLER / FREEZER SLAB
13. BRICK LEDGE
14. NOT USED
15. THICKENED SLAB FOR FURNITURE ANCHORING
16. WATER RISER, **RE: PLUMBING**
17. SQUARE UPLIGHT RECESSED INTO PAVING, **RE: ELECTRICAL**
18. 2x PRESSURE TREATED WOOD BLOCKING
19. 2x PRESSURE TREATED WOOD BLOCKING THERMAL BREAK
20. DASHED LINE INDICATES COOLER PANEL
21. FIRE RISER
22. PRIMARY STORM DRAIN

LEGEND

KEY	DESCRIPTION
	BRICK LEDGE

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REV	DATE	DESCRIPTION

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ARCH. PROJECT NO.:
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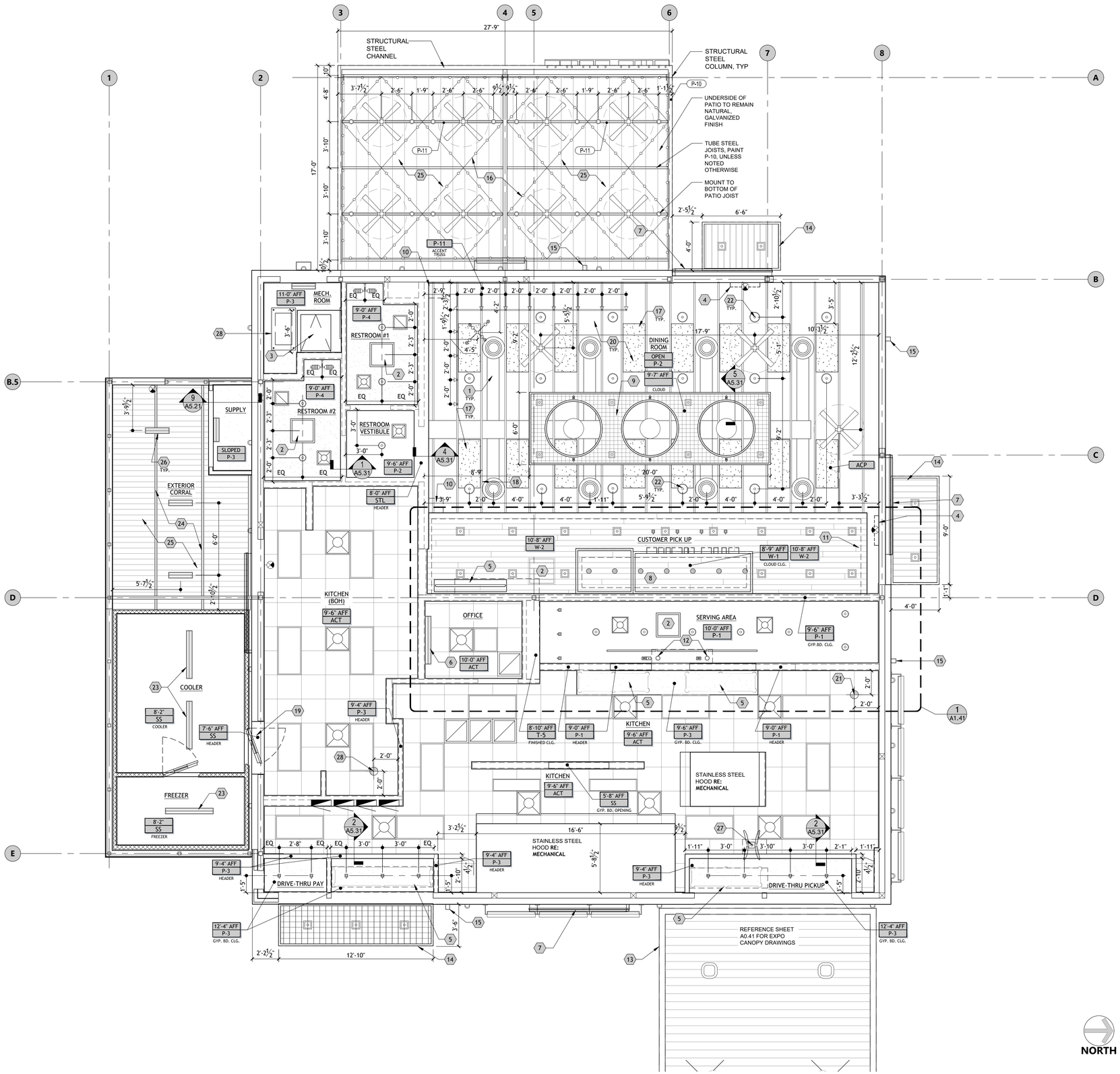
SHEET NAME:
SLAB COORDINATION PLAN

SHEET NUMBER:
A1.30

SITE PLAN REVIEW



REFLECTED CEILING PLAN

1/4" = 1'-0" AFF

1

SHEET NOTES

A. REFER TO SHEET G0.01 FOR GENERAL NOTES

B. REFER TO SHEET G0.02 FOR SYMBOL LEGENDS

C. REFER TO MECHANICAL DRAWINGS FOR HVAC PLAN, SECTIONS, DUCT SIZES, SUPPLY & RETURN AIR GRILLE SIZES

D. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING LAYOUT REQUIREMENTS & ADDITIONAL INFORMATION

E. REFER TO LIGHTING FLOOR PLAN FOR LIGHTS ON BATTERY BACK-UP

F. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR MATERIALS

G. ALL BLOCKING FOR FIXTURES SUSPENDED FROM CEILING IS SHOWN IN THE FRAMING PLAN

H. BACK OF HOUSE DIFFUSERS (KITCHEN) AND RETURN AIR GRILLES TO BE WHITE ENAMEL FINISH. FRONT-OF-HOUSE DIFFUSERS (FRONT COUNTER AREA, DINING, RESTROOM VESTIBULES, RESTROOMS) TO BE ALUMINUM FINISH. FRONT-OF-HOUSE RETURN AIR GRILLES TO BE PAINTED TO MATCH ADJACENT WALL. EXPOSED DUCTWORK TO BE UNPAINTED GALVANIZED MILL FINISH

I. PROVIDE 2 x 4 WOOD PURLINS ON FLAT TO TIE DINING ROOM TRUSSES TOGETHER ON TOP OF BOTTOM CHORD. GC TO COORDINATE SPACING OF PURLINS WITH MECHANICAL INSTALLATION AND LIGHTING LAYOUT

J. CENTER LIGHTS, DIFFUSERS, FANS, ETC. BETWEEN OPEN CEILING TRUSSES UNLESS OTHERWISE NOTED

K. CENTER DIFFUSERS BETWEEN LIGHTS IN SOLID CEILING CONDITIONS

L. LIGHT FIXTURES IN OPEN CEILING AREA SHALL BE BLACK FINISH. LIGHT FIXTURES IN SOLID CEILING AREA, INCLUDING CEILING CLOUDS SHALL BE ANODIZED ALUMINUM FINISH

M. WHEN APPLICABLE, SPRINKLER HEADS IN OPEN CEILING AREA SHALL BE BLACK FINISH. SPRINKLER HEADS IN SOLID CEILING AREAS SHALL BE CHROME FINISH

N. WOOD CEILING PLANKS SHALL BE INSTALLED AT RANDOM LENGTHS. END JOINT SPACING SHALL BE OFFSET A MINIMUM OF 12" BETWEEN ADJACENT PLANKS

KEYED NOTES

1. EXPOSED DUCTWORK WITH GALVANIZED FINISH
2. CEILING ACCESS PANEL, **RE: 9/A5.31** - GYPSUM BOARD CLG, **3/A1.41** - WOOD CLG
3. ROOF ACCESS HATCH
4. WINDOW SIGN, **RE: ELECTRICAL**
5. SHELVING UNITS SUSPENDED FROM CEILING, PROVIDE BLOCKING AS INDICATED, **RE: 5/A1.41**
6. LIGHT MOUNTED UNDER CABINET TO UPPER SHELF, **RE: ELECTRICAL**
7. WALL MOUNTED LOGO SIGN BY OTHERS, **RE: EXTERIOR ELEVATIONS**
8. FRONT COUNTER CEILING CLOUD
9. DINING ROOM CEILING CLOUD
10. MUSICAL SPEAKER SHELVES PROVIDE BLOCKING IN WALL . REFER TO FOOD SERVICE ELEVATIONS
11. LINE OF GYP. BULKHEAD ABOVE CEILING CLOUD
12. MENU BOARD CEILING MOUNTED, BLOCKING REQUIRED
13. LINE OF EXPO CANOPY
14. PREFABRICATED AWNINGS BY OTHER (AGI) G.C. SHALL COORDINATE BLOCKING AS REQUIRED
15. EXTERIOR SPEAKERS, **RE: EXTERIOR ELEVATIONS & ELECTRICAL**
16. CABLE TO ATTACH TO EYELETS SPACED 5' MAX. FESTOON LIGHTING TO ATTACH TO CABLE: PART # HF2-EY90QC ORDER FROM LIGHTING SUPPLIER. **RE: 1/A0.21**
17. 2' x 4' ACOUSTICAL CEILING PANELS SPACED 8' O.C. MEASURED PARALLEL TO TRUSSES AND 4'-0" O.C. MEASURED PERPENDICULAR TO TRUSSES. FASTEN PANELS TO UNDERSIDE OF ROOF DECK
18. FULLY PAINT 3RD TRUSS FROM FROM WALL P-11
19. COOLER TRIM
20. TRUSS, DECKING AT DINING AREA PAINT P-2
21. CEILING ORIGIN POINT
22. PROVIDE BLOCKING BETWEEN TRUSSED FOR LIGHT FIXTURE, **RE: ELECTRICAL**
23. LIGHTS SHOWN FOR COORDINATION. VERIFY WITH COOLER MANUFACTURER
24. STRUCTURAL STEEL TUBE FRAMING, PAINTED P-10
25. UNDERSIDE OF DECKING TO REMAIN NATURAL, GALVANIZED FINISH
26. LIGHT FIXTURE MOUNTED TO STRUCTURE
27. CEILING MOUNTED MONITORS. REFER TO FRAMING PLAN FOR BLOCKING
28. CANOPY MISTER PUMP, SUSPENDED FROM CEILING, **RE: 10/A5.31**

CLG. FINISH LEGEND

KEY	DESCRIPTION	KEY	DESCRIPTION
ACP	2 x 4 ACOUSTICAL CEILING PANEL	P-4	RESTROOM CEILING PAINT, PAINT TO BE EPOXY FINISH
ACT	2 x 2 ACOUSTICAL CEILING TILE	P-10	PATIO PAINT
P-1	CEILING PAINT	P-11	TRUSS ACCENT PAINT
P-2	TRUSS & DECKING PAINT	W-2	CYPRESS WOOD CEILING PLANKS
P-3	SERVING AREA CEILING PAINT, PAINT TO BE EPOXY FINISH		

*NOTE: REFER TO CEILING KEYNOTES FOR ADDITIONAL FINISH OPTIONS

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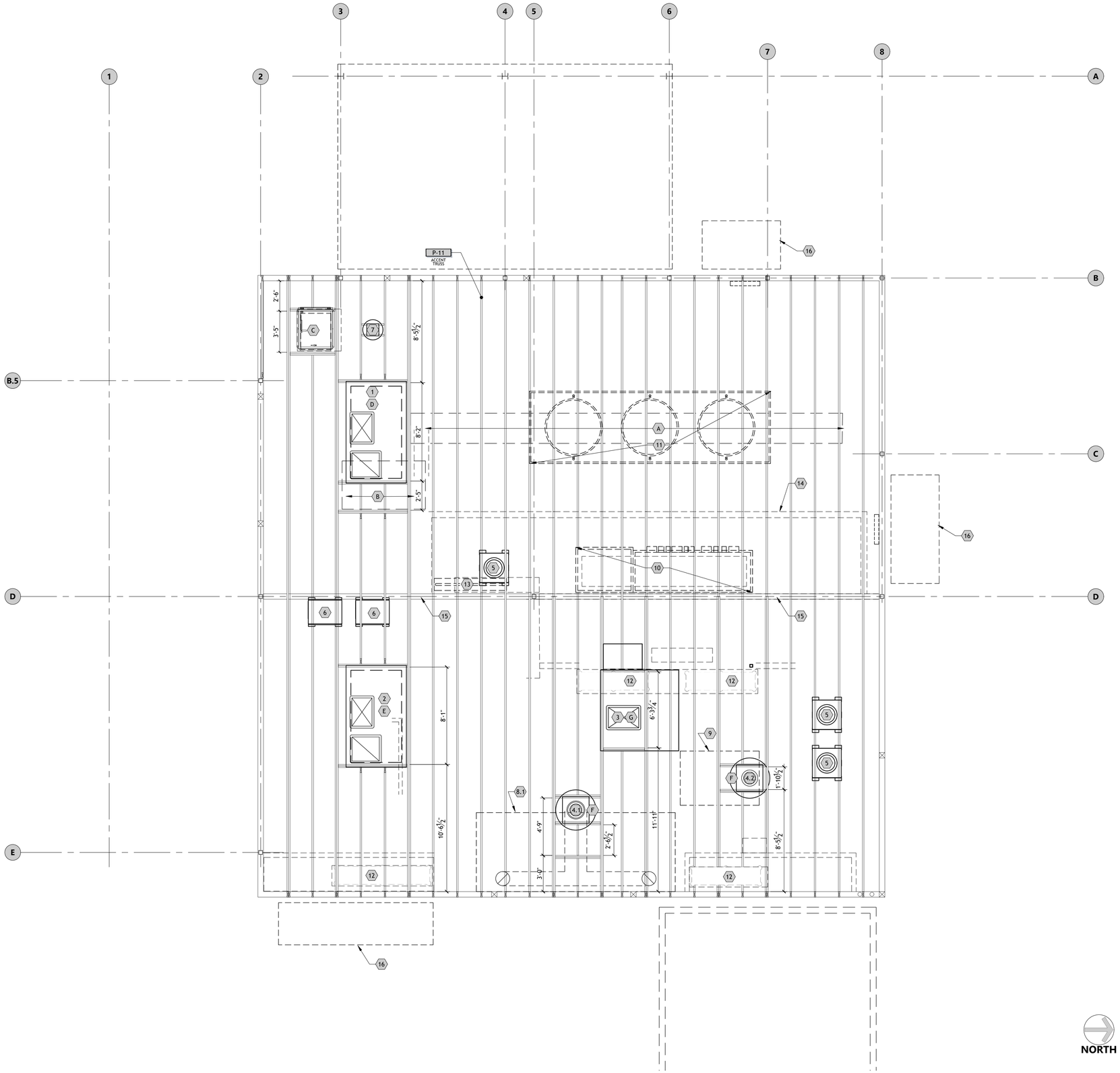
RAISING CANE'S
RESTAURANT NO.: #1507
(I-30 & REYNOLDS)
BRYANT, AR 72022

REV	DATE	DESCRIPTION

DRAWN BY: X
CHECKED BY: XX
ARCH. PROJECT NO.: 225000.01.507
SHEET NAME: REFLECTED CEILING PLAN
SHEET NUMBER: **A1.40**

SITE PLAN REVIEW



TRUSS COORDINATION PLAN

1/4" = 1'-0"

1

SHEET NOTES

A. REFER TO SHEET G0.01 FOR GENERAL NOTES.

B. ALL WEIGHTS ARE IN POUNDS.

C. REFER TO SHEET A3.30 FOR WALL TYPES.

FRAMING KEYED NOTES

A. LATERAL DUCT CHASE, SEE TRUSS PROFILE FOR DIMENSIONS AND LOCATIONS

B. ROUGH OPENING FOR RETURN AIR PLENUM / DUCTWORK

C. ROUGH OPENING FOR ROOF ACCESS HATCH

D. ROUGH OPENING FOR RTU-1 DUCT RISERS

E. ROUGH OPENING FOR RTU-2 DUCT RISERS

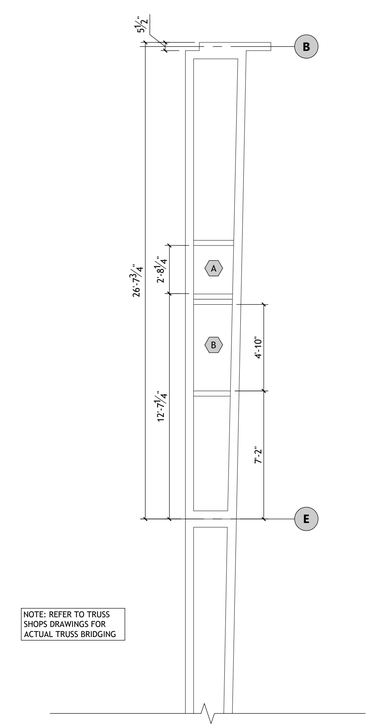
F. ROUGH OPENING FOR HOOD EXHAUST RISER

G. ROUGH OPENING FOR MAU RISER

LOADING KEYED NOTES

KEY	WEIGHT	DESCRIPTION
1	2,400	RTU-1
2	2,400	RTU-2
3	2,065	MAKE-UP AIR UNIT
4.1	400	HOOD EXHAUST FAN ON CURB
4.2	183	HOOD EXHAUST FAN ON CURB
5	200	ICE MACHINE CONDENSER
6	200	COOLER/FREEZER CONDENSER
7	100	EXHAUST FAN
8.1	2500	KITCHEN EXHAUST HOOD (8 FRYERS)
9	600	KITCHEN EXHAUST HOOD (GRIDDLE)
10	1,600	FRONT COUNTER CEILING CLOUD
11	900	DINING ROOM CLOUD
12	1,000	SUSPENDED SHELVING
13	600	HELMET SHELVING
14	-	WOOD CEILING
15	-	BEAM. PROVIDE TRUSS POCKET SUCH THAT BOTTOM OF TRUSS HEIGHT IS EQUAL TO BOTTOM OF BEAM
16	-	PRE-ENGINEERED CANOPY

TRUSS OPENING DETAIL



NOTE: REFER TO TRUSS SHOPS DRAWINGS FOR ACTUAL TRUSS BRIDGING

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RESTAURANT NO.: #1507

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BRYANT, AR 72022

REV	DATE	DESCRIPTION

DRAWN BY: X

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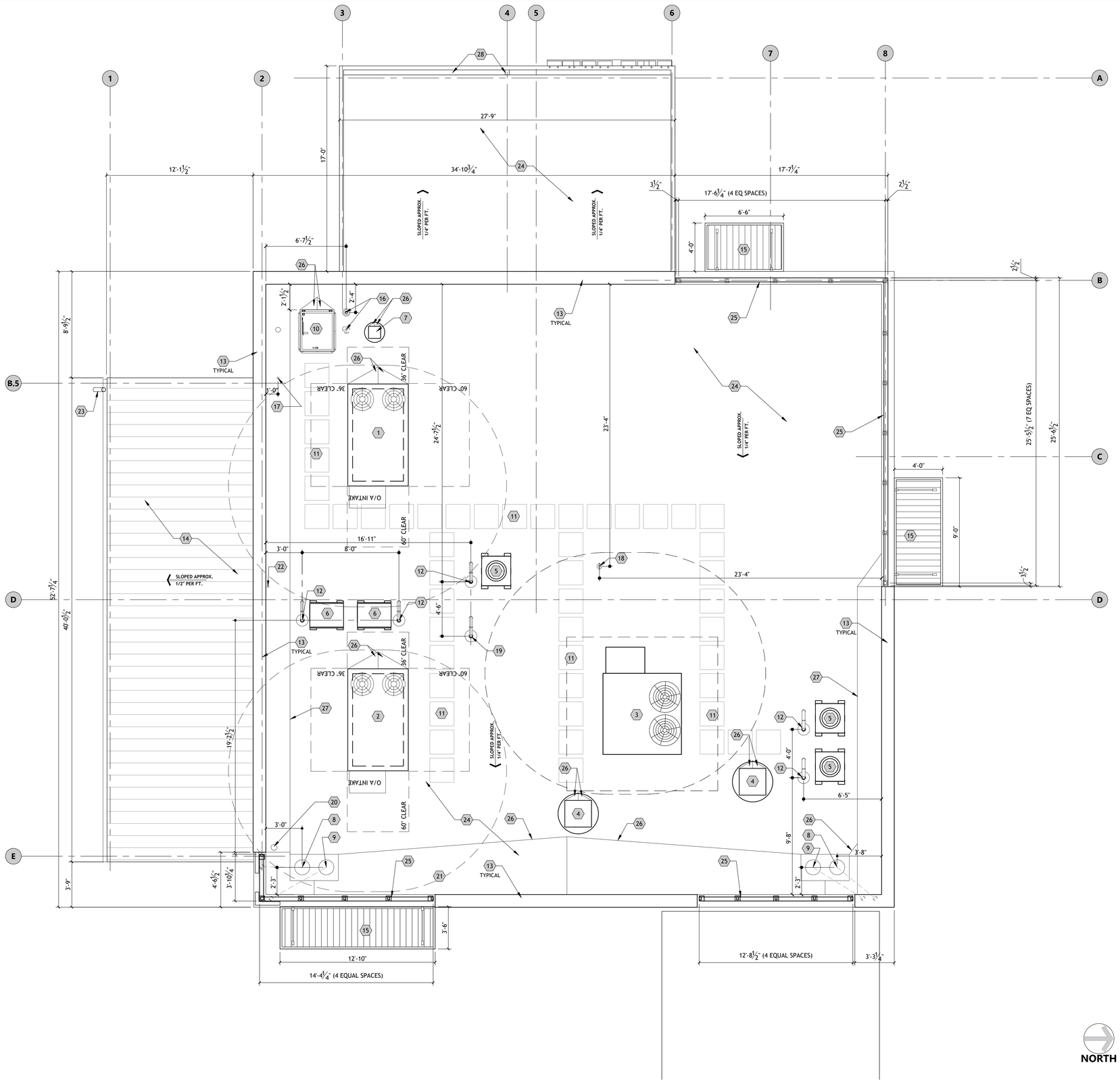
ARCH. PROJECT NO.:
225000.01.507

SHEET NAME:
TRUSS COORDINATION PLAN

SHEET NUMBER:
A1.50

SITE PLAN REVIEW



NORTH

ROOF PLAN

1/4" = 1'-0"

1

SHEET NOTES

A. REFER TO SHEET G0.01 FOR GENERAL NOTES.

B. THE DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED SCHEMATIC. ITEMS SUCH AS PARAPET FLASHING, CANTS, BLOCKING,ROOF PENETRATIONS AND EXPANSION JOINTS ARE TO BE INSTALLED PER MANUFACTURERS STANDARD ROOF DETAILS PRIOR TO THE BEGINNING OF THE WORK.

C. REFER TO STRUCTURAL FOR DECK BEARING ELEVATION @ ROOF.

D. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL ITEMS ON OR THROUGH ROOF.

E. CLEAN ROOF OF ALL CONSTRUCTION DEBRIS AT PROJECT COMPLETION.

F. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE STRAPPED AND SECURED TO THE ROOF PER EQUIPMENT MANUFACTURER STANDARDS.

G. CONTRACTOR TO VERIFY WEIGHT AND LOADING REQUIREMENTS OF ALL ROOF TOP EQUIPMENT WITH DATA SHEETS PRIOR TO TRUSS DESIGN.

H. IN ADDITION, VERIFY WEIGHT AND LOADING OF WOOD MILLWORK ITEMS SUSPENDED FROM BOTTOM CHORD IN DINING ROOM.

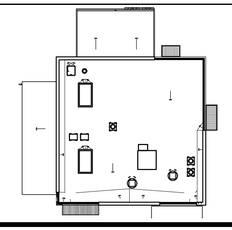
I. GENERAL CONTRACTOR TO VERIFY REQUIREMENTS OF ALL ROOFTOP EQUIPMENT WITH SPECIFICATION SHEETS PRIOR TO TRUSS DESIGN.

J. GENERAL CONTRACTOR TO COORDINATE FREEZER EQUIPMENT PER MANUFACTURER SPECIFICATIONS.

KEYED NOTES

1. ROOFTOP UNIT 1, **RE: MECHANICAL**
2. ROOFTOP UNIT 2, **RE: MECHANICAL**
3. MAKE-UP AIR UNIT, **RE: MECHANICAL**
4. HOOD EXHAUST FAN ON CURB, **RE: MECHANICAL**
5. ICE MACHINE CONDENSER, **RE:12/A5.21** FOR CURB DETAIL, **RE: MECHANICAL**
6. COOLER/FREEZER CONDENSERS FURNISHED BY EQUIPMENT CONTRACTOR INSTALLED BY G.C. IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS FOR ROOF MOUNTING, INCLUDING ALL TREATED BLOCKING
7. RESTROOM EXHAUST FAN, **RE: MECHANICAL AND ELECTRICAL**
8. INTERNAL PRIMARY ROOF DRAIN, **RE: CIVIL FOR CONTINUATION, RE: 6/A5.21**
9. OVERFLOW DRAIN, **RE: 5/A5.21**
10. ROOF ACCESS HATCH AS SPECIFIED
11. NOT USED
12. UTILITY PENETRATION THRU ROOF, **RE: MECHANICAL, PLUMBING, AND 10/A5.21**
13. PRE-FINISHED METAL CAP FLASHING AND CORNICE PROFILE, TYPICAL @ PERIMETER. G.C. TO COORDINATE INSTALLATION OF COVE LIGHTING, WHERE OCCURS; PROVIDED AND INSTALLED BY OWNER, **RE: EXTERIOR ELEVATIONS AND WALL SECTIONS**
14. METAL ROOF DECK WITH 5/8" PLYWOOD DECKING AND STANDING SEAM METAL ROOFING
15. PREFABRICATED METAL AWNING (BY OTHERS)
16. GAS WH EXHAUST, **RE: PLUMBING**
17. PLUMBING STACK VENT, **RE: 11/A5.21 & PLUMBING**
18. ROOF HYDRANT, **RE: PLUMBING**
19. ROOF PENETRATION FOR IT EQUIPMENT, **RE: 10/A5.21 & ELECTRICAL**
20. LOCATION OF GAS PIPING DOWN TO METER
21. LOCATION OF GAS PIPING DOWN TO KITCHEN
22. CONDENSATE TO HUB DRAIN BELOW
23. 3" DOWNSPOUT, COORDINATE WITH CIVIL FOR CONTINUATION
24. SINGLE PLY MEMBRANE ROOFING
25. PREFABRICATED ALUMINUM PARAPET SCREENS WITH TRANSLUCENT PANELS AND INTEGRAL LED STRIPS LIGHT FIXTURES BY OWNER
26. TAPERED INSULATION CRICKET
27. PARAPET BRACES, **RE: STRUCTURAL**
28. **INTERNAL GUTTER AND DOWNSPOUT**

ROOF PITCHES PLAN



ROOF DRAIN CALC.

- ROOF AREA: 2,915 SQ FT
- RAINFALL RATE: 4.25 IN/HR
- CALCULATED FLOW RATE: 2,915 x (4.25/12) x (7.481/60) = 90.1 GPM
- HORIZONTAL DRAIN SLOPE: ¼" PER FOOT
- PER 2024 IPC TABLE 1106.2 THE MIN. DOWNSPOUT SIZE SHOULD BE 3". REFER TO PLUMBING DRAWINGS.

ROOF DRAIN NOTES

1. THE PRIMARY DRAINAGE CONSISTS OF 2 INTERNAL ROOF DRAINS THAT TRANSFER STORM WATER RUN OFF TO EQUALLY SIZED RAIN LEADERS.
2. EACH ROOF DRAIN IS 8" DIA. WITH A 3" MIN. DIA. PIPE.
3. THE EMERGENCY DRAINAGE SYSTEM CONSISTS OF 2 OVERFLOW DRAINS AS SHOWN WHICH DISCHARGE THROUGH WALL AS SHOWN ON ELEVATIONS.

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REV	DATE	DESCRIPTION

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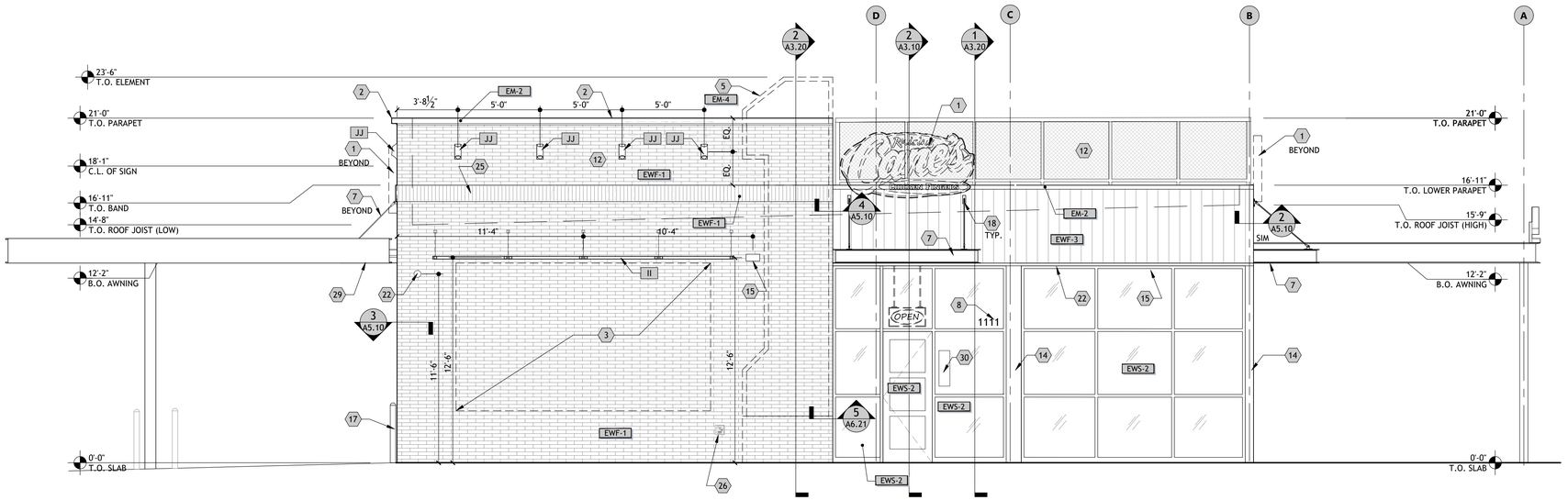
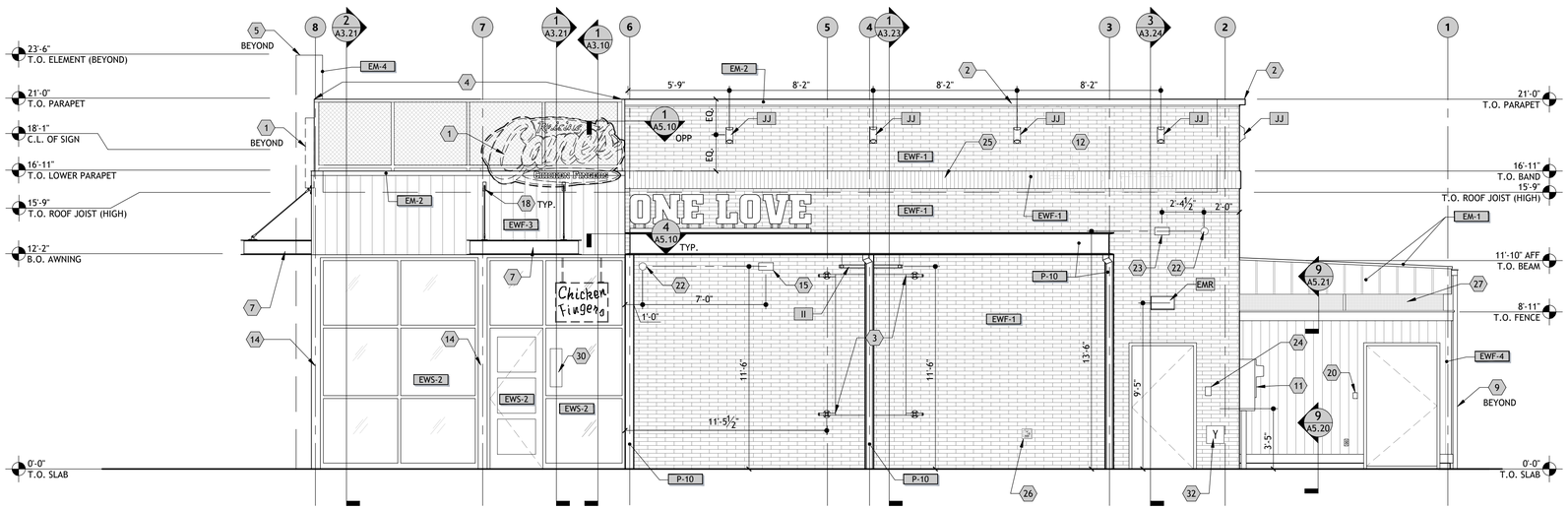
CHECKED BY: XX
ARCH. PROJECT NO.:
225000.01.507
SHEET NAME:
ROOF PLAN
SHEET NUMBER:
A1.60

SITE PLAN REVIEW



FRONT ELEVATION (NORTH)

1/4" = 1'-0" | 1



SIDE ELEVATION (WEST)

1/4" = 1'-0" | 2

SHEET NOTES

A. REFER TO SHEET G0.01 FOR GENERAL NOTES.

B. REFER TO SHEET A6.30 FOR FINISH SCHEDULES.

C. SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.

D. AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET G0.00. G.C. TO SUBMIT AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS FOR APPROVAL

E. CONFIRM OUTDOOR SPEAKERS, CAMERAS AND WI-FI LOCATIONS WITH I.T.

F. VERIFY LOGO SIGNS, PAINTED MURAL, ARTWORK W/ SIGNAGE VENDOR.

SEALANT NOTES

A. PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.

B. MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

KEYED NOTES

1. SIGN, BY OWNER. PROVIDE BLOCKING AS REQUIRED (4'-0" x 8'-0" OVAL).
2. LED COVE LIGHTING BY OTHERS
3. WALL ART BY OWNER
4. MESH PARAPET ASSEMBLY BY OWNER
5. METAL PANELS BY OWNER
6. METAL COUNTER FLASHING AT SLOPED ROOF
7. CANOPY, **RE: RCP**
8. ADDRESS NUMBERS IN 6" CHARACTERS, SIZE AND LOCATION AS REQUIRED BY AHJ
9. METAL, GUTTER & DOWNSPOUT, FINISH AS NOTED, **RE: CIVIL FOR CONTINUATION.**
10. BREAK METAL SILL
11. ELECTRICAL EQUIPMENT, PAINT TO MATCH ADJACENT CLADDING MATERIAL
12. ROOFTOP EQUIPMENT BEHIND SCREEN, REFER TO ROOF PLAN.
13. GAS METER - PAINTED TO MATCH ADJACENT CLADDING MATERIAL
14. BRAKE METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT
15. EXTERIOR SPEAKERS
16. OVERFLOW DRAIN DOWNSPOUT COVER, **RE: PLUMBING**
17. 4" **BOLLARD** W/ BLACK PLASTIC SLEEVE **RE: 2/A0.50**
18. 2x WOOD BLOCKING REQUIRED IN WALL CAVITY. REFER TO WALL SECTIONS
19. DARPRO OUTLET AND SECURITY BOX
20. ORIA 4-DIGIT KEY STORAGE BOX
21. CO2 PORT
22. PENETRATION FOR SECURITY CAMERAS
23. PENETRATION FOR WIFI EQUIPMENT
24. KNOX BOX - COORDINATE LOCATION WITH FIRE MARSHAL
25. 8" ACCENT BAND, 1" PROJECTION, ALIGN TOP OF BAND WITH LOWER PARAPET
26. WALL HYDRANT, **RE: PLUMBING**
27. 1" x 1" 14 ga BLACK WIRE MESH INFILL
28. PRIMARY DRAIN RAIN LEADER CLEAN-OUT
29. EXPO CANOPY, RE: SHEET A0.41
30. BLANK PLATE INSTALLED ON EXTERIOR SIDE OF GLASS TO HIDE SIGNAGE
31. NOT USED
32. FDC

MATERIAL LEGEND

TAG	DESCRIPTION
EM-1	STANDING SEAM METAL ROOF/ METAL FASCIA
EM-2	METAL CAP FLASHING
EM-3	POWDER COATED ALUMINUM
EM-4	METAL ACCENT PANELS
EWF-1	BRICK CLADDING
EWF-2	BRICK CLADDING
EWF-3	ARCHITECTURAL PANELS
EWF-4	COMPOSITE LUMBER
EWS-1	DRIVE-THRU WINDOW
EWS-2	ALUMINUM STOREFRONT
EWS-3	ALUMINUM SLIDING DOOR
P-5	EXTERIOR PAINT
P-10	EXTERIOR PAINT

CSRS
8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

SEAL:

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CONSULTANT:

PROTOTYPE P6-AV
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1507
(I-30 & REYNOLDS)
BRYANT, AR 72022

REV	DATE	DESCRIPTION

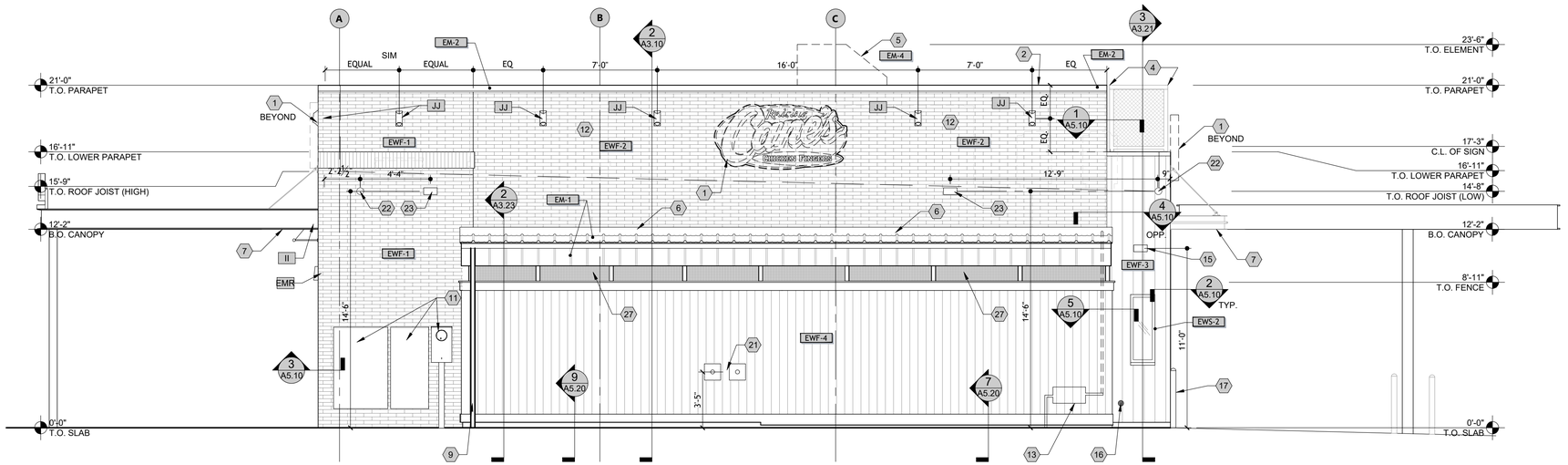
DRAWN BY: MC
CHECKED BY: CJ

ARCH. PROJECT NO.:
225000.01.507

SHEET NAME:
EXTERIOR ELEVATIONS

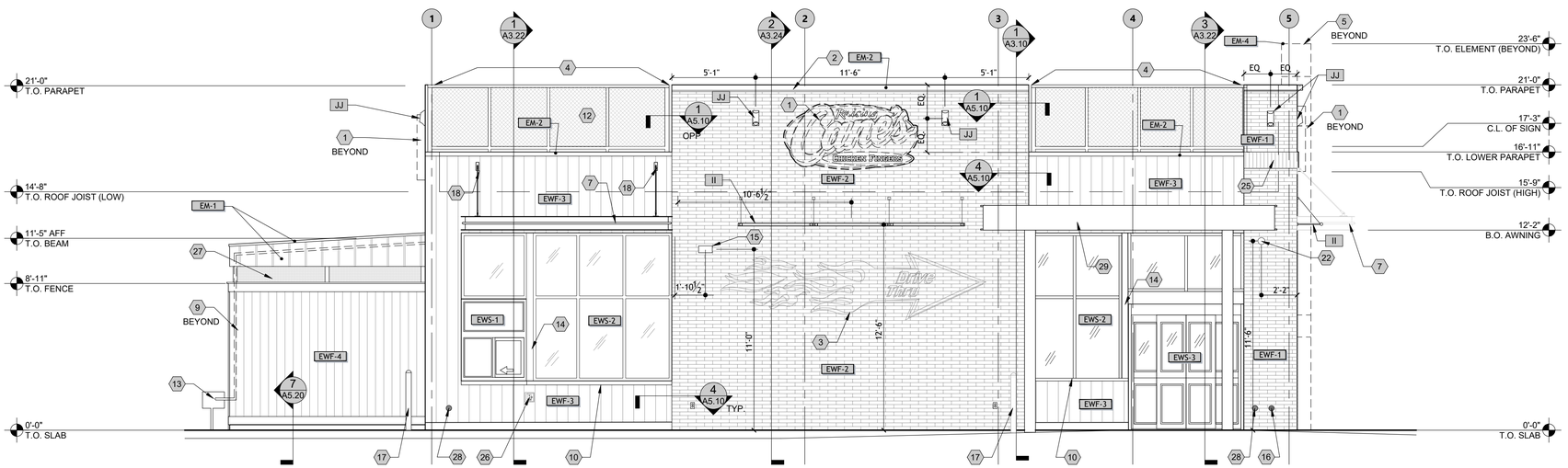
SHEET NUMBER:
A2.10

SITE PLAN REVIEW



REAR ELEVATION (NORTH)

1/4" = 1'-0" | 1



DRIVE-THRU ELEVATION (WEST)

1/4" = 1'-0" | 2

SHEET NOTES

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TAG	DESCRIPTION
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CONSULTANT:

Raising Cane's Chicken Fingers

PROTOTYPE P6-AV
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1507
(I-30 & REYNOLDS)
BRYANT, AR 72022

REV	DATE	DESCRIPTION

DRAWN BY: MC
CHECKED BY: CJ

ARCH. PROJECT NO.:
225000.01.507

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.11

SITE PLAN REVIEW

RAISING CANE'S

CONTACT INFORMATION

CIVIL ENGINEER:
BENCHMARK DESIGN GROUP, LLC
2301 THREE LAKES PARKWAY
TYLER, TEXAS 75703
ATTN: ED SNODGRASS, P.E.
PHONE: 903-534-5353

SURVEYOR:
SMITH & GOODSON, PLLC.
7509 CANTRELL RD. STE 227
LITTLE ROCK, ARKANSAS 72207
ATTN: SEAN GOODSON, R.P.L.S.
PHONE: 501-749-2850

ARCHITECT:
CSRS INC.
15950 DALLAS PARKWAY, SUITE 210
DALLAS, TEXAS 75248
ATTN: MICHAEL CONTRERAS
PHONE: 833-523-2526

PROJECT MANAGER
FREDCO DEVELOPMENT SERVICES
ATTN: FELICIA BIVENS
PHONE: 931-993-5258

23115 I-30
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

VICINITY MAP
N.T.S.

INDEX OF SHEETS	
C-1.0	COVER SHEET
C-1.1	ALTA SURVEY
C-3.0	SWPPP SITE PLAN
C-3.1	SWPPP SITE DETAILS
C-4.0	DEMOLITION PLAN
C-5.0	SITE KEYNOTE PLAN
C-5.1	DIMENSIONAL CONTROL PLAN
C-5.2	STRIPING AND SIGNAGE PLAN
C-5.3	PAVING AND JOINT LAYOUT PLAN (NOT INCLUDED)
C-6.0	GRADING PLAN
C-6.1	PRE-DEVELOPED DRAINAGE PLAN
C-6.2	POST-DEVELOPED DRAINAGE PLAN
C-7.0	UTILITY PLAN
C-8.0	CONSTRUCTION DETAILS

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

*** STOP! CALL BEFORE YOU DIG! ***
AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

1. These plans are subject to review and approval by all jurisdictions having authority.
2. Contractor shall appropriately notify all relevant entities prior to digging on this project.
3. The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
4. The topographic information shown hereon is a reflection of the information provided by
   If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
5. The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormsewer lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2301 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-5353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SNODGRASS
1-7-2025

RAISING CANE'S
BRYANT, ARKANSAS

COVER SHEET

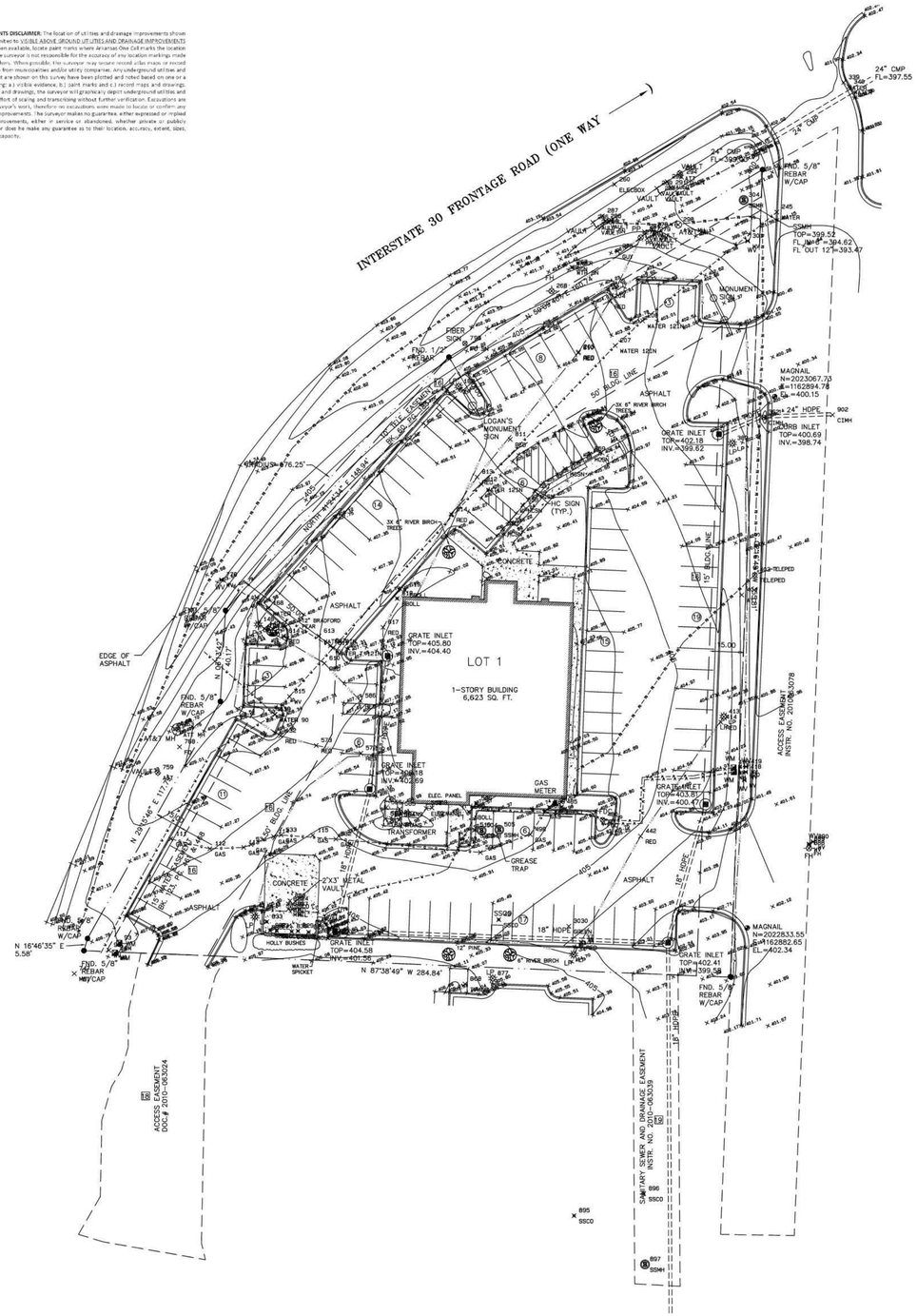
BENCHMARK DESIGN GROUP

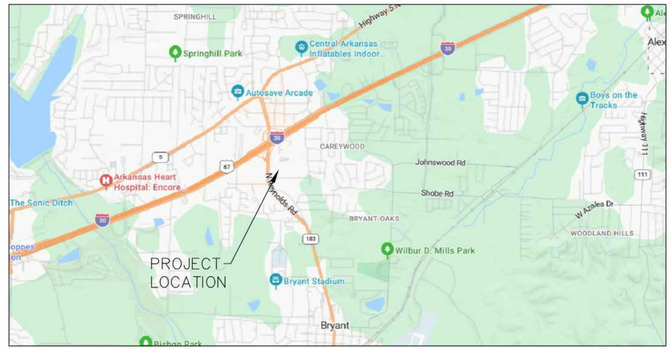
DRAWN BY:	*RWD*
CHECKED BY:	*ELS*
DATE:	*JANUARY 2026*
JOB NO:	*2025.047*
SHEET NO.	C-1.0

F:\Projects\2025.2025.047 Raising Cane's - Bryant, AR\dwg\2025.047.dwg, 1/7/2026 4:02:12 PM, Ryan

© Copyright 2004, Benchmark Design Group, LLC

SUBSURFACE IMPROVEMENTS DISCLAIMER: The location of utilities and drainage improvements shown on this plat or drawing is limited to VISIBLE ABOVE GROUND UTILITIES AND DRAINAGE IMPROVEMENTS ONLY. The surveyor, well when available, locate paint marks where Arkansas One Call marks the location of utilities and drainage. The surveyor is not responsible for the accuracy of any location markings made by Arkansas One Call or others. Where possible, the surveyor may secure record utilities maps or record drawings if readily available from municipalities and/or utility companies. Any underground utilities and drainage improvements that are shown on this survey have been plotted and noted based on one or a combination of the following: a.) visible evidence, b.) paint marks and c.) record maps and drawings. Where utilizing record maps and drawings, the surveyor will graphically depict underground utilities and drainage by a reasonable effort of scaling and transcribing without further verification. Excavations are not in the scope of the surveyor's work, therefore no excavations were made to locate or confirm any sub-surface conditions or improvements. The surveyor makes no guarantee, either expressed or implied that any underground improvements, either in service or abandoned, whether private or publicly owned, are fully shown, nor does he make any guarantee as to their location, accuracy, extent, sizes, types, depths, condition or capacity.





VICINITY MAP/N.T.S.

Title Commitment File No. 6-90038-JC having an Effective Date and Time of: April 23, 2025, 8:00 a.m.

Schedule B – Section II Exceptions:

16. Reservations, restrictions, dedications, easements, right-of-way and setback lines as may be shown on the plat of said Logan's Roadhouse, an addition to the City of Bryant, Arkansas, recorded as Instrument #2010-55439 in the official records of the Saline County Circuit Clerk. **As shown on survey. References finalplat of Lot 1, Logan's Roadhouse Addition.**
17. Subject to the Right Of Way in favor of the City of Bryant, recorded on March 18, 2002 as Instrument #2002-19846 in the official records of the Saline County Circuit Clerk.
18. Subject to the Access Easement Agreement between Coco BryantHoldings, LLC and Logan's Roadhouse, Inc., recorded on August 6, 2010 as Instrument #2010-063024 in the official records of the Saline County Circuit Clerk. **As shown on survey.**
19. Subject to the Sewer Easement Agreement between Coco Bryant -Holdings, LLC and Logan's Roadhouse, Inc., recorded on August 6, 2010 as Instrument #2010-063039 in the official records of the Saline County Circuit Clerk. **As shown on survey.**
20. Subject to the Easement, Covenants, Conditions and Restrictions, recorded on October 21, 2005 as Instrument #2005-116451 , as affected by the First Amendment recorded as Instrument #2007-019196 , the Second Amendment recorded as Instrument #2015-004777 , and the Third Amendment recorded as Instrument #2020-025579 , in the official records of the Saline County Circuit Clerk. **Not plottable. 10' easement as waterline was constructed.**

GENERAL NOTES

1. No encroachments were observed.
2. There was no apparent evidence observed of current earth moving work, building construction or building additions.
3. There was no apparent evidence observed of recent changes in street right-of-way lines or of street sidewalk construction or repairs.
4. There was no apparent evidence observed of site use as a solid waste dump, sump or sanitary landfill.

UTILITY SERVICE PROVIDERS

1. Water: City of Bryant
2. Sanitary Sewer: City of Bryant
3. Electricity: Entergy of Arkansas
4. Natural Gas: Centerpoint Energy
5. Telephone: AT&T
6. CATV: Comcast

ZONING CLASSIFICATION

Zoned C-2 Highway Commercial
Setback requirements: Front Yard: 50 feet
Side Yard: 15 feet
Rear Yard: 0 feet
Maximum Bldg. Height: 45 feet

PARKING SPACES

Regular Spaces= 102
Handicap Spaces= 5
Total Spaces = 107

FLOOD STATEMENT

No portion of the subject properties lies within a flood zone as shown on the Flood Insurance Rate Map Community Panel Number 05125C0380E, having an effective date of June 5, 2020, as published by the Federal Emergency Management Agency (FEMA).

CERTIFICATION

To: KASASA, L.L.C., a Louisiana limited liability company, and Stuart Title Guaranty Company. This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6(a), 6(b), 8, 9, 11, 13, 16, 17, 18, and 20 of Table A thereof. The field work was completed on November 10, 2025.
Date of Plat: November 12, 2025.

Wm Allen Smith — 11-12-2025
SMITH AND GOODSON, PLLC. — DATE
Wm. Allen Smith, Professional Surveyor #1095 (Arkansas)

REGISTERED STATE OF ARKANSAS NO. 1095 SIGNATURE — WM. ALLEN SMITH — PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION — SMITH AND GOODSON, PLLC No.2082 — ARKANSAS SURVEYOR

30 15 0 30 60
SCALE: 1" = 30'

PROPERTY DESCRIPTION

Lot 1, Logan's Roadhouse, an addition to the City of Bryant, Arkansas.

Date	Notes	By

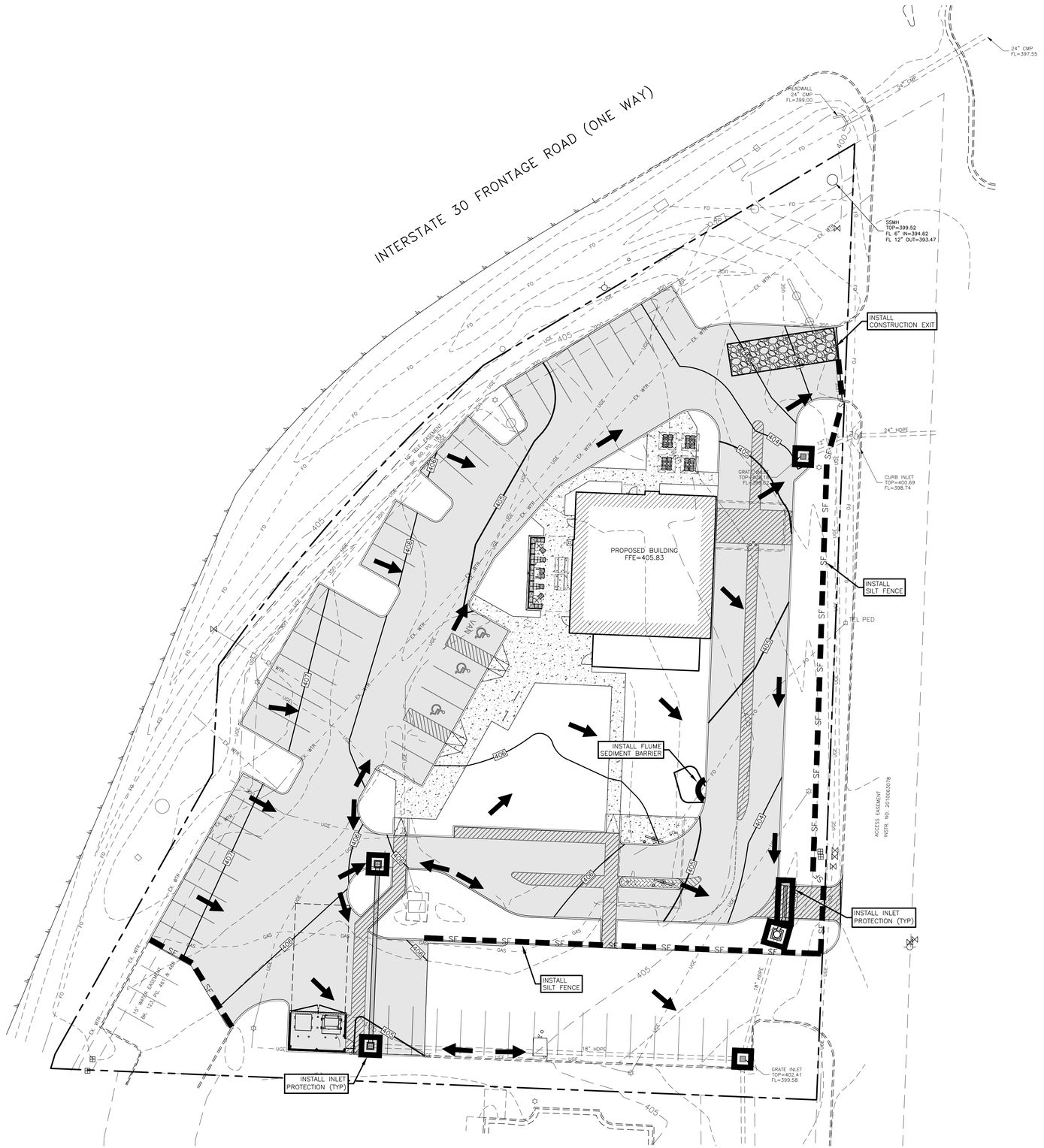
Designed
Checked WAS
Drawn SDG
Approved WAS

SMITH AND GOODSON PLLC
CIVIL ENGINEERING AND LAND SURVEYING
7509 CANTRELL ROAD, SUITE 227
LITTLE ROCK, ARKANSAS 72207
501-414-8498

ALTA/NSPS LAND TITLE SURVEY

FOR THE USE AND BENEFIT OF:
KASASA, LLC
&
Stuart Title Guaranty Company

Job: 25-089
Scale: 1"=30'
Date: 11-12-2025
Sheet: 1-1



NOTE:

1. DUE TO CONTRACTOR SEQUENCING OPERATIONS, THE LOCATION OF EROSION CONTROL MEASURES AS SHOWN ON THIS SHEET ARE TO BE USED AS A GUIDELINE ONLY. IT SHALL BE UNDERSTOOD THAT THIS SHEET IS PART OF A LARGER PROCESS OF PREVENTING SEDIMENTATION FROM LEAVING THE SITE. THIS PROCESS IS TO BE DYNAMIC IN NATURE AND THEREFORE THE CONTRACTOR SHALL LOCATE SILT FENCE, ROCK BERMS, CONSTRUCTION EXITS, SEDIMENT PONDS, ETC. AS NEEDED TO FACILITATE THE CURRENT OPERATIONS OF CONSTRUCTION OF THE PROJECT. RELOCATION OF EROSION CONTROL MEASURES SHALL BE NOTED ON THIS SHEET AND SIGNED AND DATED BY THE CONTRACTOR IN ACCORDANCE WITH ADEQ GENERAL PERMIT.

2. REGARDLESS OF WHAT THIS SWPPP SITE PLAN SHOWS, THE OPERATOR IS RESPONSIBLE FOR FULLY COMPLYING WITH THE ADEQ GENERAL PERMIT TO THE FULLEST EXTENT. IF CONTRACTOR HAS ANY QUESTIONS, HE SHALL CONTACT ADEQ OR ENGINEER TO OBTAIN PERMIT CLARIFICATION. ANY AND ALL ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO ENSURE COMPLIANCE WITH ADEQ GENERAL PERMIT SHALL BE IMPLEMENTED BY THE CONTRACTOR.

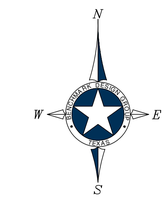
3. THE CONTRACTOR SHALL ADHERE TO THE SCHEDULE OF INSPECTIONS AS PROVIDED IN PART III, SECTION F OF THE ADEQ GENERAL PERMIT.

EROSION CONTROL NOTES:

1. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
2. OIL AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE ON-SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND/OR CLEAN UP ALL FUEL OR CHEMICAL SPILLS OR LEAKS.
3. DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS IS PROHIBITED.
4. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR AT LEAST FOURTEEN DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
5. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE PERMANENTLY SEEDED WITHIN SEVEN DAYS PER LANDSCAPING AND/OR OWNER'S REQUIREMENTS.
6. ALL VEHICLES SHALL BE CLEANED AT THE CONSTRUCTION EXIT POINTS ACCORDING TO NOTES SHOWN ON THE DETAIL THEREOF.
7. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPT REMOVAL OF ALL ACCUMULATED SILT IN THE STORM SEWER SYSTEM AND ALONG SILT FENCES.
9. SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILES USED ON THIS SITE.
10. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO ENSURE COMPLIANCE WITH TCEQ. STORMWATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE WITHIN THIRTY DAYS AFTER STABILIZATION OF ALL SURFACES.
12. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES AS REQUIRED BY THE TCEQ TPDES PERMIT.
13. WHENEVER DIRT, ROCK, OR OTHER MATERIALS ARE EXPORTED FOR USE OFF OF THE PRIMARY CONSTRUCTION SITE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT TCEQ STORM WATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO ANY EXPORT OF MATERIALS, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A WRITTEN AGREEMENT WITH ANY LANDOWNER WHO WILL RECEIVE THE EXPORTED MATERIALS, STATING THAT THE SITE WILL BE PROPERLY PERMITTED WHEN REQUIRED AND DESCRIBE THE EROSION CONTROL MEASURES WHICH WILL BE USED. AT A MINIMUM, EROSION CONTROL MEASURES MUST CONSIST OF PERIMETER CONTROLS (HAY BALES OR SILT FENCES) ON ALL DOWNSLOPES AND SIDESLOPE BOUNDARIES OF ANY DISTURBED AREA, PLUS PROVISIONS FOR REVEGETATION AFTER THE FILL MATERIALS ARE IN PLACE.
14. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES UNTIL SITE HAS BEEN STABILIZED.
15. DOUBLE SILT FENCE ROWS TO BE MIN. 6' APART.
16. EROSION CONTROL PLANS ARE LIVING DOCUMENTS. FIELD CHANGES MUST OCCUR AS CONSTRUCTION CONDITIONS CHANGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL EROSION PROTECTION REQUIREMENTS.

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.O	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
534	EXISTING 1' CONTOUR
535	EXISTING 5' CONTOUR
534	PROPOSED 1' CONTOUR
535	PROPOSED 5' CONTOUR
	PROPOSED DRAINAGE PATTERN
SF	PROPOSED SILT FENCE



GRAPHIC SCALE

0 20 40 60 FEET

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

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5. The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

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Stormsewer lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2201 THREE LAKES PARKWAY TYLER TEXAS 75703 · (903) 534-3353 · FIRM NUMBER F-7814 · WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SIMMONS
1-7-2025

RAISING CANE'S
BRYANT, ARKANSAS

SWPPP SITE PLAN

BENCHMARK DESIGN GROUP

DRAWN BY:	RWD
CHECKED BY:	ELS
DATE:	JANUARY 2026
JOB NO:	2025.047
SHEET NO.	C-3.0

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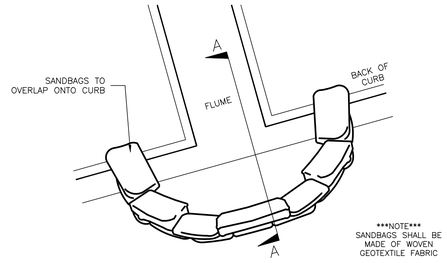
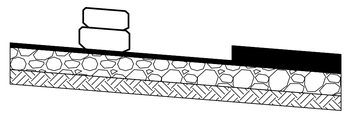


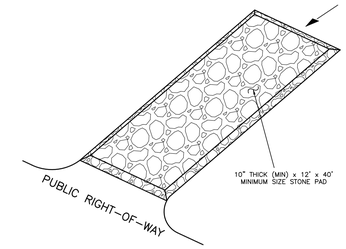
PLAN



SECTION 'A-A'

FLUME SEDIMENT BARRIER

NTS



TEMPORARY CONSTRUCTION EXIT POINT DETAIL

CONSTRUCTION NOTES:

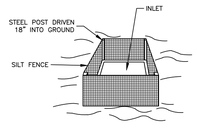
1) GRADATION OF ROCK

SIZE OF ROCK LBS.	% SMALLER BY WEIGHT
200	100
50	35-65
3	0

2) THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE DRESSING WITH ADDITIONAL STONE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

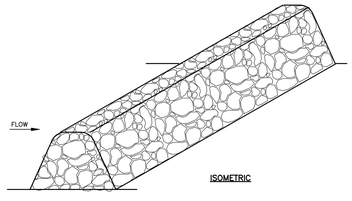
3) WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT CONTROLLING STRUCTURE. USE SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE.

4) ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



INLET PROTECTION FILTER BARRIER

N.T.S.



ROCK BERM DETAILS

1. USE ONLY OPEN-GRADED ROCK, WITH MOST OF THE FINES REMOVED.
2. STONE SHALL BE CRUSHED, MIN. 3" DIAMETER, MAX. 1 CU. FT. IN VOLUME.
3. THE ROCK BERM SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF 4 INCHES.
4. INSPECT BERM AFTER EACH RAIN. REPLACE STONE WHEN THE STRUCTURE FAILS TO SERVE ITS PURPOSE DUE TO SILT ACCUMULATION, WASHOUT OR DAMAGE.
5. REMOVE SILT WHEN IT REACHES A DEPTH OF 12 INCHES, OR ONE-THIRD OF THE HEIGHT OF THE BERM, WHICHEVER IS LESS. DISPOSE OF SILT IN APPROVED LOCATIONS.
6. REMOVE BERM ONLY WHEN SITE IS COMPLETELY STABILIZED.

STEPS FOR CONSTRUCTION:

1) DRIVE POST 18" INTO GROUND AND EXCAVATE A 6"x6" TRENCH UPHILL ALONG THE LINE OF POST.

2) ATTACH WIRE FENCE TO THE POST AND EXTEND BOTTOM OF FENCE 6" INTO THE EXCAVATED TRENCH.

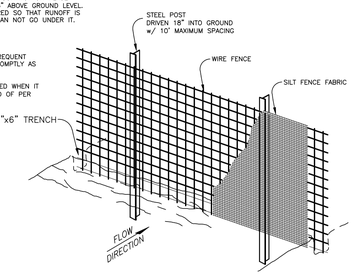
3) ATTACH THE SILT FABRIC TO THE WIRE FENCE AND EXTEND THE BOTTOM OF THE FABRIC 6" INTO THE TRENCH.

4) BACKFILL THE TRENCH WITH SOIL & COMPACT OR PLACE WASHED STONE TO THE HEIGHT OF 6" ABOVE GROUND LEVEL. BOTTOM OF FENCE MUST BE ANCHORED SO THAT RUNOFF IS FORCED THROUGH THE FENCE AND CAN NOT GO UNDER IT.

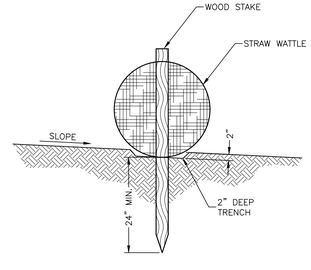
INSPECTION & MAINTENANCE:

1) INSPECTION OF FENCES SHALL BE FREQUENT AND REPAIR OR REPLACEMENT MADE PROMPTLY AS NEEDED.

2) ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" AND DISPOSED OF PER OWNER/ENGINEER.



SILT FENCE DETAIL



STRAW WATTLE DETAIL

N.T.S.

SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2201 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-5353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SIMPKINS
1-7-2025

RAISING CANE'S
BRYANT, ARKANSAS

SWPPP SITE DETAILS

BENCHMARK DESIGN GROUP

DRAWN BY:	RWD
CHECKED BY:	ELS
DATE:	JANUARY 2026
JOB NO:	2025.047
SHEET NO.	C-3.1

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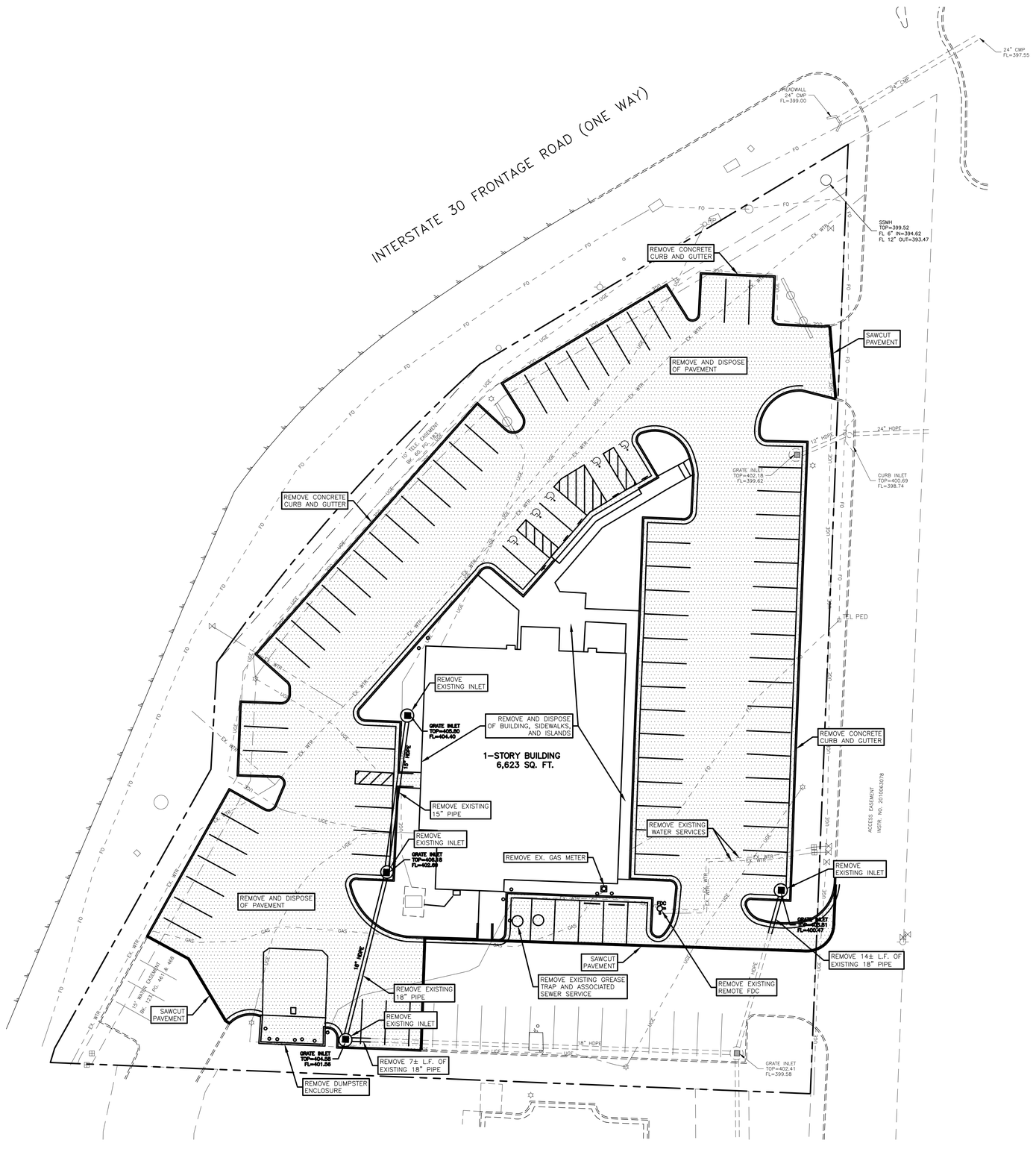

GRAPHIC SCALE

0 20 40 60 FEET

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
2. CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH TXDOT SPECIFICATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
4. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITEWORK SPECIFICATIONS.
5. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL PERFORMANCE CRITERIA FOR OSHA.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING CONSTRUCTION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, TRAFFIC CONTROL DEVICES, ETC.
7. CONTRACTOR SHALL COORDINATE WITH OWNER'S CONSTRUCTION MANAGER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
9. CONTRACTOR SHALL COORDINATE TERMINATION AND REMOVAL OF ALL EXISTING UTILITY SERVICES AND APPURTENANCES WITH LOCAL AND JURISDICTIONAL ENTITIES.
10. APPLICABLE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES. REFER TO STORM WATER POLLUTION PREVENTION SITE PLAN FOR LOCATION OF SAID MEASURES.
11. CONTRACTOR SHALL NOT INTERFERE WITH OR IMPEDE THE NORMAL OPERATIONS OF SURROUNDING BUSINESSES.
12. CONTRACTOR SHALL VERIFY AND COORDINATE THE REMOVAL OF ANY EXISTING APPURTENANCES WHICH ARE IN CLOSE PROXIMITY TO BOUNDARY LINES AND/OR RIGHT-OF-WAY.
13. THE LIMITS OF CONSTRUCTION SHOWN ON THESE PLANS ARE FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION STAKING. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF QUESTIONABLE MATERIALS WITH THE APPROPRIATE PARTIES PRIOR TO DEMOLITION ACTIVITIES.
14. CONTRACTOR TO PROTECT ALL REGULATORY SIGNS ON SITE. REMOVAL OF SAID SIGNS TO BE COORDINATED WITH APPROPRIATE ENTITIES.

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE

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Saltwater lines		

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SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2001 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-3353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. KINGCRAS
1-7-2025

RAISING CANE'S
BRYANT, ARKANSAS

DEMOLITION PLAN

BENCHMARK DESIGN GROUP

DRAWN BY:	RWD
CHECKED BY:	ELS
DATE:	JANUARY 2026
JOB NO:	2025.047
SHEET NO.	C-4.0

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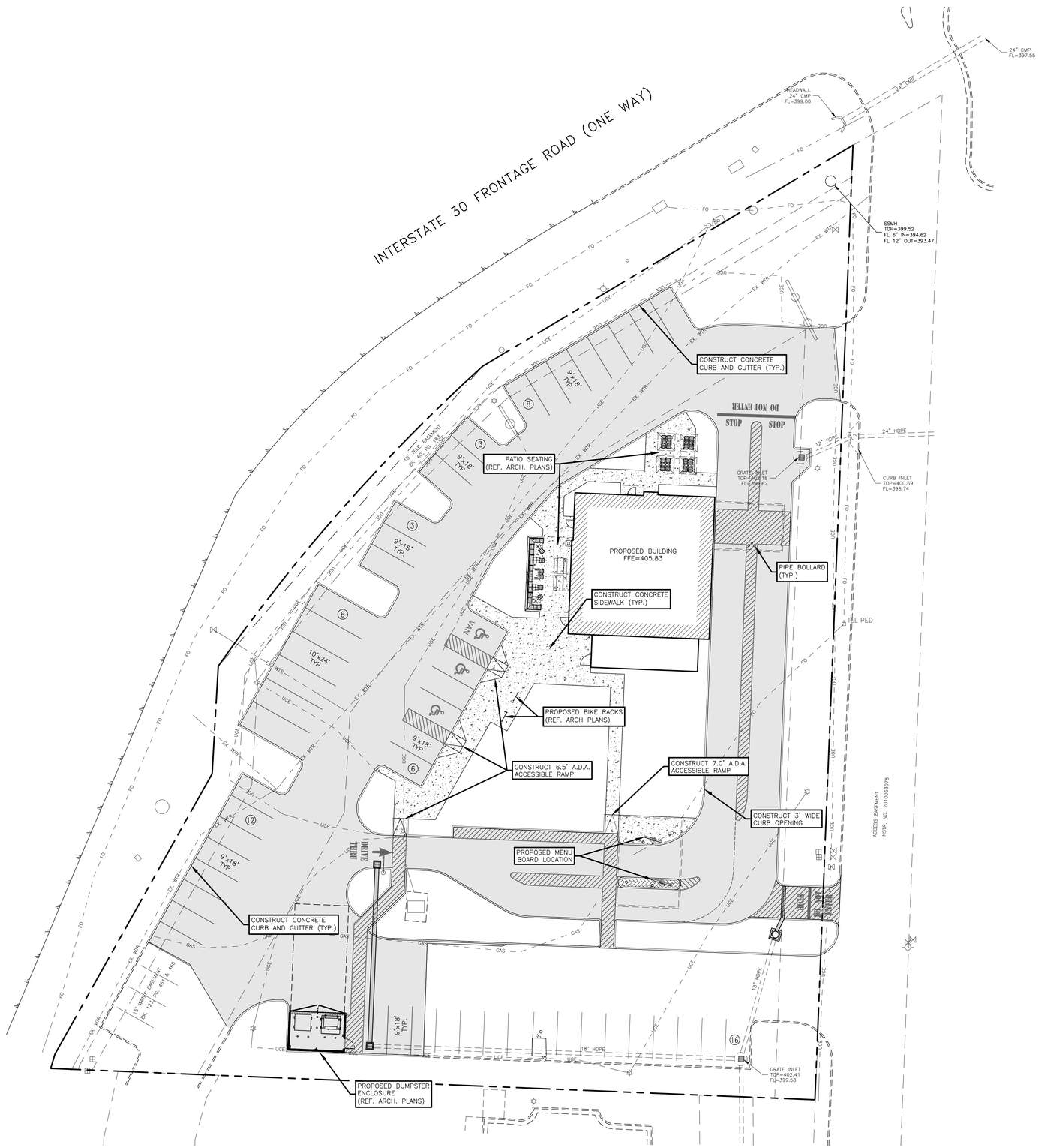

N

W E

S

GRAPHIC SCALE

0 20 40 60 FEET

SITE NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS.
2. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
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6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
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14. ALL WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
15. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
16. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
17. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
18. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND

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C.O.	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
	PROPOSED "LEVEL" LANDING (SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION)

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L SANDERS
1-7-2025

RAISING CANE'S
BRYANT, ARKANSAS

SITE KEYNOTE PLAN

BENCHMARK DESIGN GROUP

DRAWN BY:	RWD
CHECKED BY:	ELS
DATE:	JANUARY 2026
JOB NO:	2025.047
SHEET NO.	C-5.0

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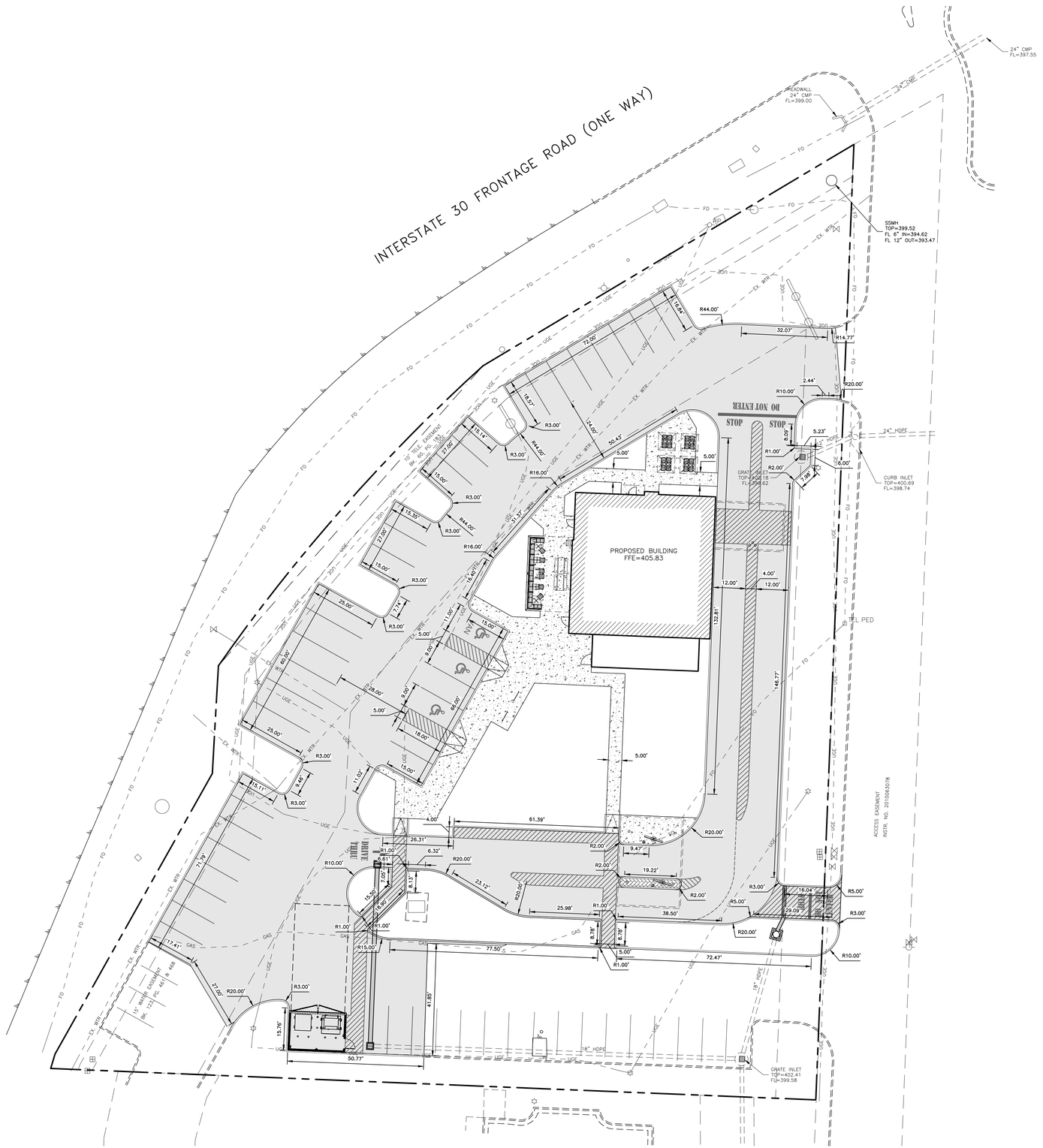
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24" CMP
FL=397.55
HEADWALL
24" CMP
FL=399.00
SSMH
TOP=399.52
FL 6" IN=394.62
FL 12" OUT=393.47
24" HDPE
CURB INLET
TOP=400.69
FL=398.74
DO NOT ENTER
STOP
STOP
GRATE INLET
TOP=402.18
FL=398.62
PROPOSED BUILDING
FFE=405.83
TEL PED
GRATE INLET
TOP=402.41
FL=399.58
18" HDPE
ACCESS EASEMENT
INSTR. NO. 2010063078
15' WATER EASEMENT
BK. 1231 PG. 1411 & 1418
UGE
OHE
EX. WTR
GAS
R44.00'
R14.77'
R20.00'
R10.00'
R3.00'
R44.00'
R16.00'
R44.00'
R3.00'
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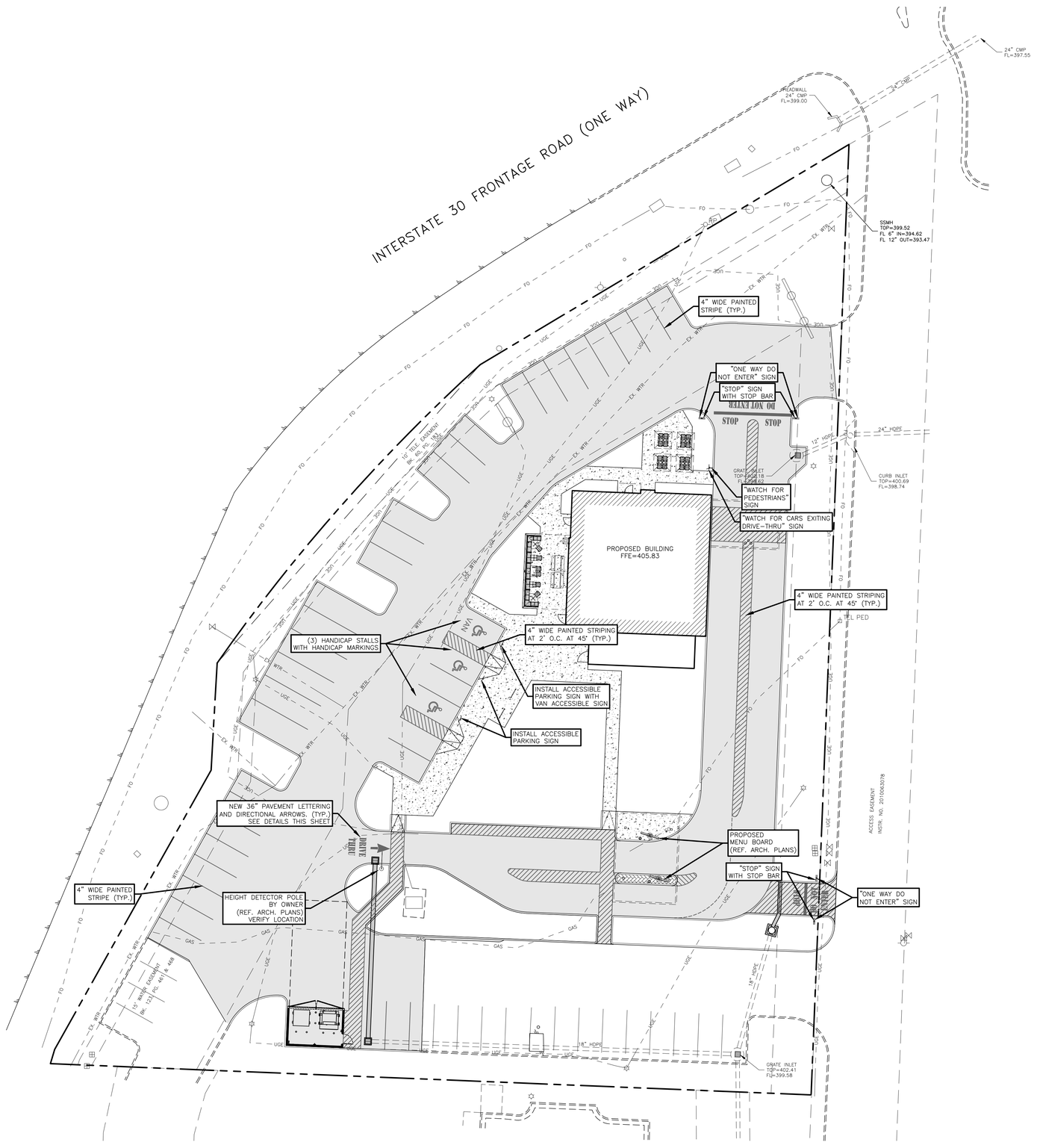

GRAPHIC SCALE

0 20 40 60 FEET

SITE NOTES:

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13. FOR SITE UTILITIES, SEE UTILITY PLAN. SEE ARCHITECT PLANS FOR ON-SITE LIGHTING DETAILS.
14. ALL WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
15. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
16. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
17. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
18. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.o	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
	PROPOSED "LEVEL" LANDING (SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION)

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

NOTICE TO CONTRACTORS

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4. The topographic information shown hereon is a reflection of the information provided by
   If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
5. The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormsewer lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2201 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-5353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SIDDERS
1-7-2025

RAISING CANE'S
BRYANT, ARKANSAS

STRIPING AND SIGNAGE PLAN

BENCHMARK DESIGN GROUP

DRAWN BY:	RWD
CHECKED BY:	ELS
DATE:	JANUARY 2026
JOB NO:	2025.047

SHEET NO.
C-5.2

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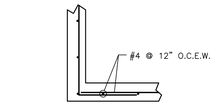
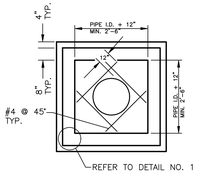


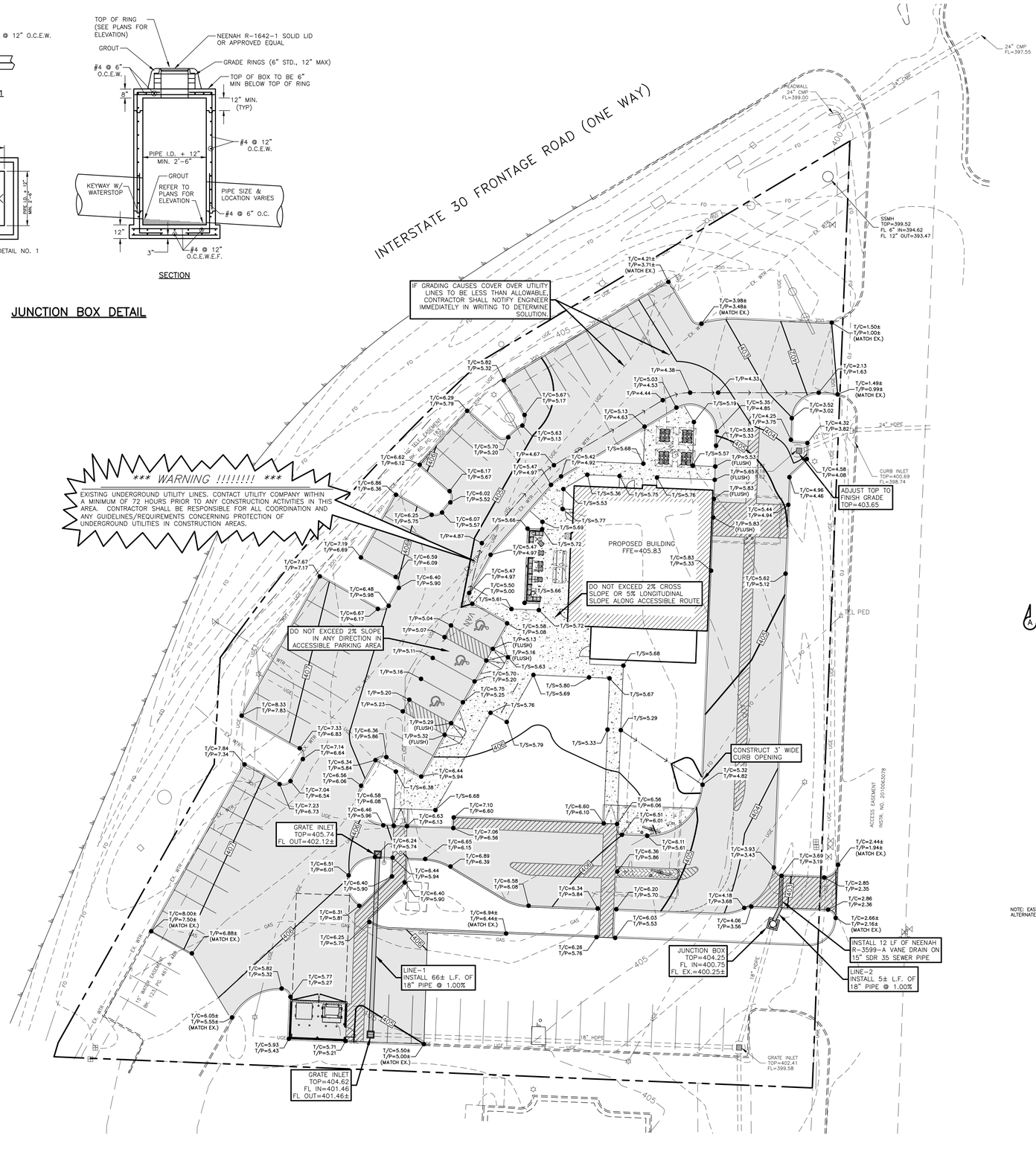
DETAIL NO. 1

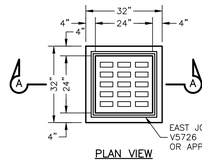


TOP VIEW

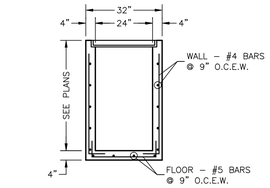
SECTION

JUNCTION BOX DETAIL





PLAN VIEW



SECTION A-A

TYPE "A" GRATE INLET

NOTE: EAST JORDAN IRON WORKS GRATE NO. V5726 FREE OPENING = 2.23 S.F. PER GRATE ALTERNATE GRATES MUST HAVE EQUIVALENT FREE OPENING FOR APPROVED USE.

GRAPHIC SCALE

0 20 40 60 FEET

GRADING NOTES:

1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT.
2. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT & CONTINUOUS GRADE WITH EXISTING.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
6. EXISTING GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
7. PROPOSED GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
8. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V. ALL LANDSCAPING TO BE PER LANDSCAPE PLANS AND SPECIFICATIONS AND/OR AS DIRECTED BY OWNER.
9. FOR LOCATION OF ALL UTILITY ENTRANCES, SEE M.E.P. PLANS AND SPECIFICATIONS.
10. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY AND GAS CO. FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING.
11. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. ALL SPOT GRADES AND CONTOURS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED. FINISHED GRADE IS TO INCLUDE 4" TOPSOIL IN LANDSCAPED AREAS.
13. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
14. UNLESS OTHERWISE SHOWN ON THESE PLANS OR SPECIFIED BY OTHER DISCIPLINES, THE FINISHED GRADE (INCLUDING LANDSCAPING) SHALL BE A MINIMUM OF 9" BELOW THE FINISHED FLOOR ELEVATION (FFE).

LEGEND

TEL PED ◻	EXISTING TELEPHONE PEDESTAL
C.O.○	EXISTING CLEANOUT
WV ⋈	EXISTING WATER VALVE
WM ⊞	EXISTING WATER METER
MH ◯	EXISTING SAN. SEWER MANHOLE
PP ○—	EXISTING POWER POLE
FH ○—	EXISTING FIRE HYDRANT
— — OHE — —	EXISTING OVERHEAD ELECTRIC LINE
— — EX. WTR — —	EXISTING WATER LINE
— — EX. SS — —	EXISTING SAN. SEWER LINE
	PROPERTY LINE
534	EXISTING 1' CONTOUR
535	EXISTING 5' CONTOUR
534	PROPOSED 1' CONTOUR
535	PROPOSED 5' CONTOUR
T/C=536.91 T/P=536.41	PROPOSED SPOT GRADE
T/C = TOP OF CURB	
T/P = TOP OF PAVEMENT	
T/S = TOP OF SIDEWALK	
F/G = FINISHED GRADE	
	PROPOSED "LEVEL" LANDING (SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION)

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NOTICE TO CONTRACTORS

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Telephone cable	Conduits	Pipes
Stormsewer lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

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SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2201 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-3353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 10004 EDWARD L. SIMMONS
1-7-2025

RAISING CANE'S
BRYANT, ARKANSAS

GRADING PLAN

BENCHMARK DESIGN GROUP

DRAWN BY:	RWD
CHECKED BY:	ELS
DATE:	JANUARY 2026
JOB NO:	2025.047
SHEET NO.	C-6.0

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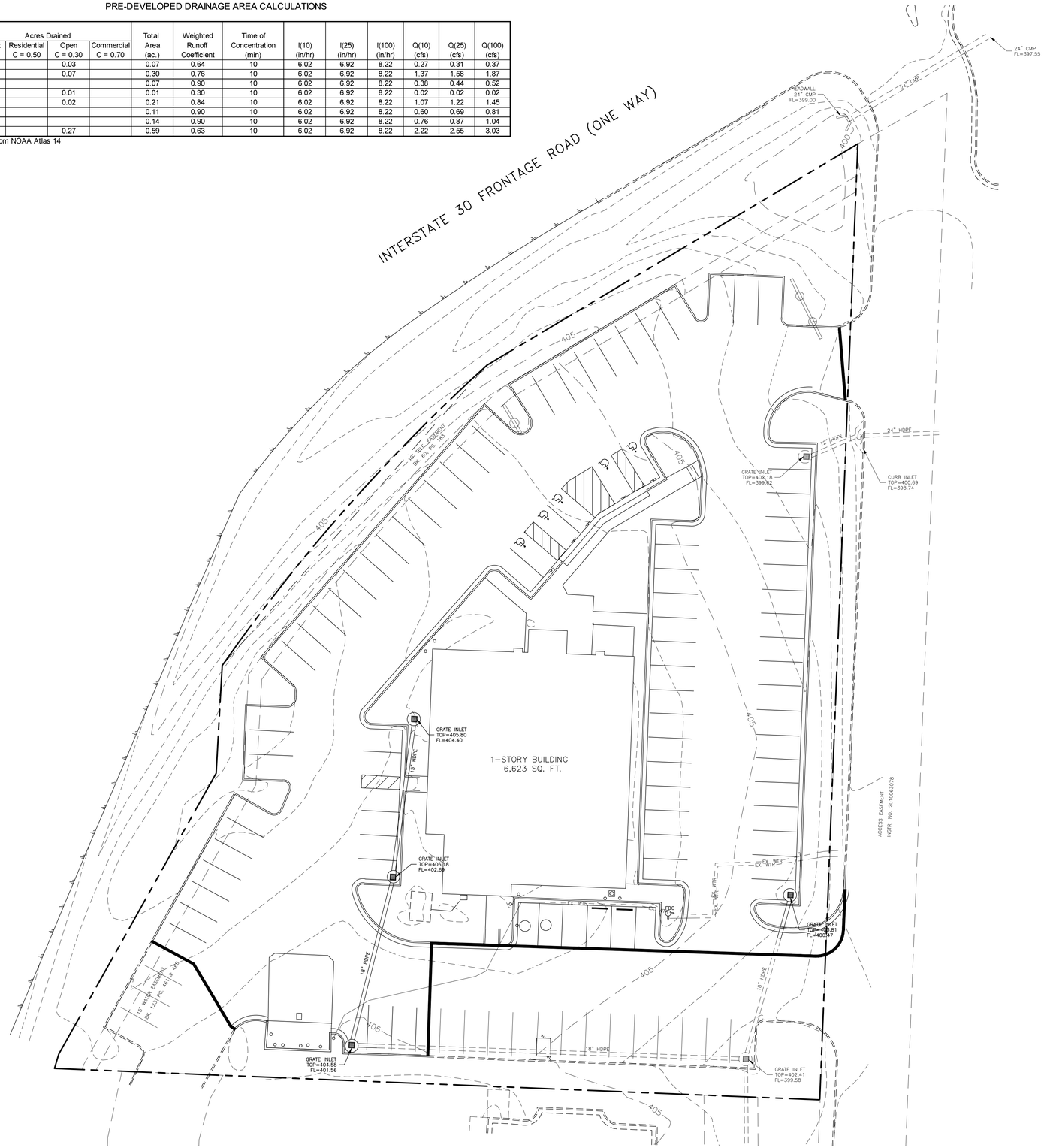
PRE-DEVELOPED DRAINAGE AREA CALCULATIONS

Drainage Area No.	Acres Drained				Total Area (ac.)	Weighted Runoff Coefficient	Time of Concentration (min)	I(10) (in/hr)	I(25) (in/hr)	I(100) (in/hr)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
	Pavement C = 0.90	Residential C = 0.50	Open C = 0.30	Commercial C = 0.70									
1	0.04		0.03		0.07	0.64	10	6.02	6.92	8.22	0.27	0.31	0.37
2	0.23		0.07		0.30	0.76	10	6.02	6.92	8.22	1.37	1.58	1.87
3	0.07				0.07	0.90	10	6.02	6.92	8.22	0.38	0.44	0.52
4			0.01		0.01	0.30	10	6.02	6.92	8.22	0.02	0.02	0.02
5	0.19		0.02		0.21	0.84	10	6.02	6.92	8.22	1.07	1.22	1.45
6	0.11				0.11	0.90	10	6.02	6.92	8.22	0.60	0.69	0.81
7	0.14				0.14	0.90	10	6.02	6.92	8.22	0.76	0.87	1.04
8	0.32		0.27		0.59	0.63	10	6.02	6.92	8.22	2.22	2.55	3.03

*Intensities are pulled from NOAA Atlas 14



GRAPHIC SCALE

0 20 40 60 FEET

HYDRAULIC CAPACITIES FOR STORMSEWER PIPES WERE CALCULATED USING A MANNING'S "n" VALUE OF 0.013

A PARTIAL LIST OF ACCEPTABLE STORMSEWER PIPES CAPABLE OF PROVIDING THE REQUIRED HYDRAULIC EFFICIENCY FOR THIS APPLICATION ARE AS FOLLOWS:

A.) CONTECH "A-2000" PVC STORMSEWER PIPE

B.) ADS HP STORM – DUAL WALL – PP

C.) HANSON CONCRETE REINFORCED CONCRETE PIPE

** CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER PIPE INSTALLATION AND EMBEDMENT*

ALL PIPES MAY BE ONE OF THE ABOVE STATED CHOICES, UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER PRIOR TO SUBSTITUTING OR ORDERING ALTERNATE PIPE AND FITTINGS

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
534	EXISTING 1' CONTOUR
535	EXISTING 5' CONTOUR
	EXISTING DRAINAGE PATTERN
	EXISTING DRAINAGE DELINEATION

X	= DRAINAGE AREA NUMBER
X.XX	= DRAINAGE AREA (AC.)
X.XX	= 100-YR RUNOFF (CFS)

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Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

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SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2201 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-5353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SNODGRASS
1-7-2025

RAISING CANE'S
BRYANT, ARKANSAS

PRE-DEVELOPED DRAINAGE PLAN

BENCHMARK DESIGN GROUP

DRAWN BY: *RWD*

CHECKED BY: *ELS*

DATE: *JANUARY 2026*

JOB NO: *2025.047*

SHEET NO.
C-6.1

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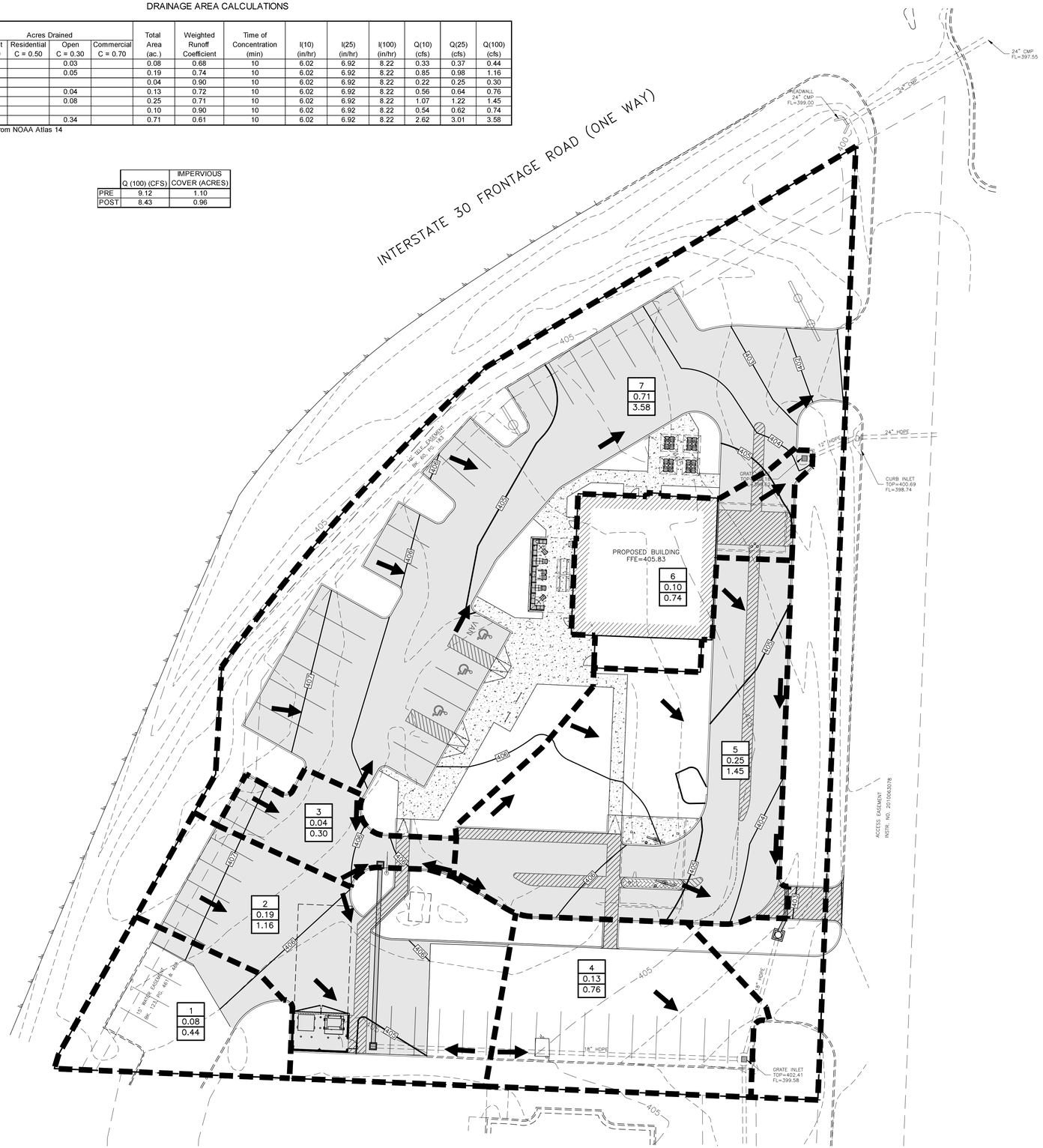
DRAINAGE AREA CALCULATIONS

Drainage Area No.	Acres Drained				Total Area (ac.)	Weighted Runoff Coefficient	Time of Concentration (min)	I(10) (in/hr)	I(25) (in/hr)	I(100) (in/hr)	Q(10) (cfs)	Q(25) (cfs)	Q(100) (cfs)
	Pavement C = 0.90	Residential C = 0.50	Open C = 0.30	Commercial C = 0.70									
1	0.05		0.03		0.08	0.68	10	6.02	6.92	8.22	0.33	0.37	0.44
2	0.14		0.05		0.19	0.74	10	6.02	6.92	8.22	0.85	0.98	1.16
3	0.04				0.04	0.90	10	6.02	6.92	8.22	0.22	0.25	0.30
4	0.09		0.04		0.13	0.72	10	6.02	6.92	8.22	0.56	0.64	0.76
5	0.17		0.08		0.25	0.71	10	6.02	6.92	8.22	1.07	1.22	1.45
6	0.10				0.10	0.90	10	6.02	6.92	8.22	0.54	0.62	0.74
7	0.37		0.34		0.71	0.61	10	6.02	6.92	8.22	2.62	3.01	3.58

*Intensities are pulled from NOAA Atlas 14

	Q (100) (CFS)	IMPERVIOUS COVER (ACRES)
PRE	9.12	1.10
POST	8.43	0.96



GRAPHIC SCALE

0 20 40 60 FEET

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B.) ADS HP STORM – DUAL WALL – PP

C.) HANSON CONCRETE REINFORCED CONCRETE PIPE

** CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER PIPE INSTALLATION AND EMBEDMENT*

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LEGEND

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C.O.	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
534	EXISTING 1' CONTOUR
535	EXISTING 5' CONTOUR
534	PROPOSED 1' CONTOUR
535	PROPOSED 5' CONTOUR
	PROPOSED DRAINAGE PATTERN
	PROPOSED DRAINAGE DELINEATION

X = DRAINAGE AREA NUMBER
X.XX = DRAINAGE AREA (AC.)
X.XX = 100-YR RUNOFF (CFS)

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Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2201 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-3353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SANDERS
1-7-2025

RAISING CANE'S
BRYANT, ARKANSAS

POST-DEVELOPED DRAINAGE PLAN

BENCHMARK DESIGN GROUP

DRAWN BY: *RWD*
CHECKED BY: *ELS*
DATE: *JANUARY 2026*
JOB NO: *2025.047*
SHEET NO. C-6.2

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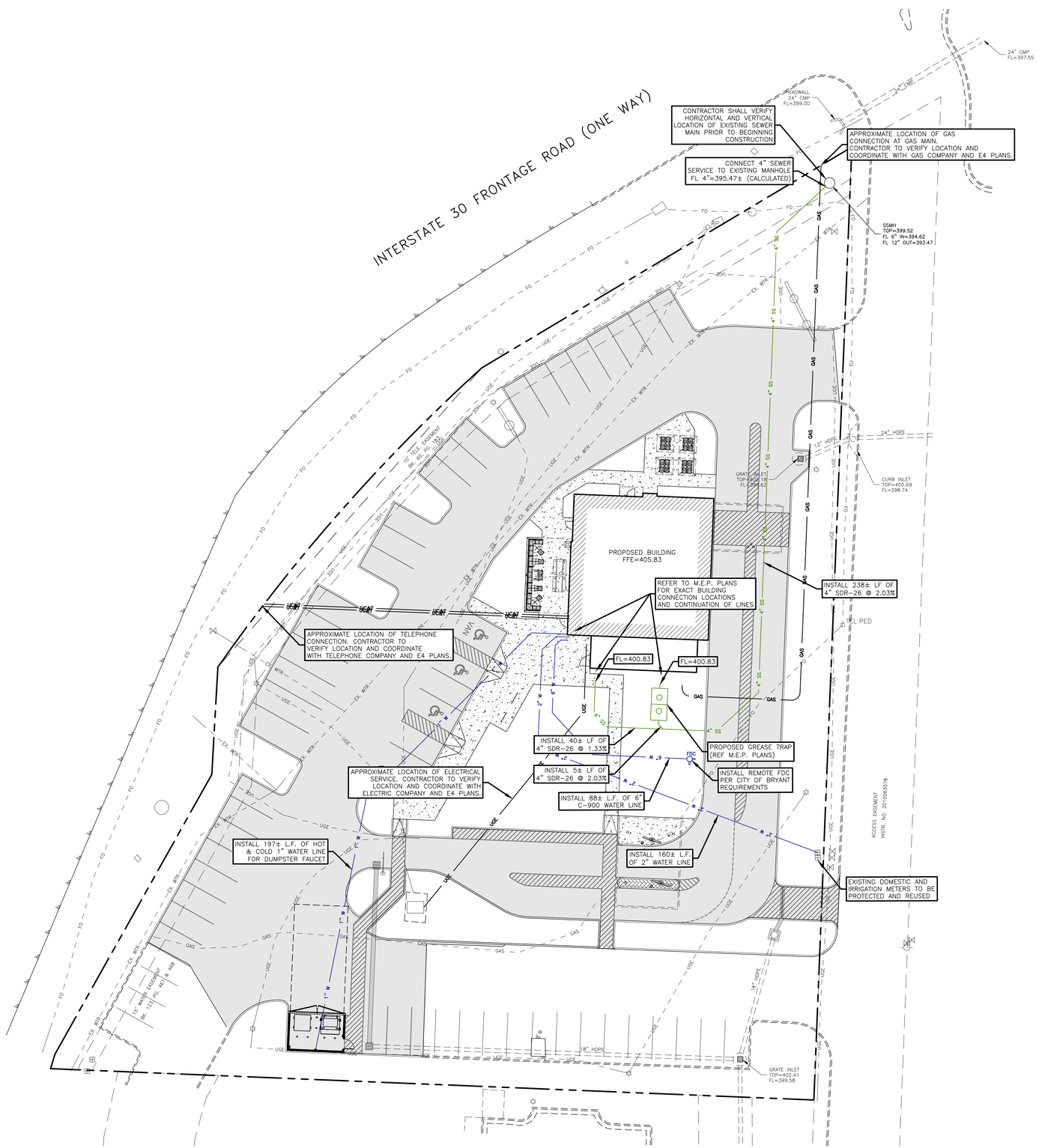

NOTE:
UTILITY TAPS TO BE PAID FOR BY THE CONTRACTOR AND PERFORMED BY THE CITY. DOMESTIC WATER AND IRRIGATION METERS LESS THAN 3" TO BE SET BY CITY OF TYLER AT CONTRACTOR'S EXPENSE. BACKFLOW PREVENTORS SHALL BE INSTALLED BY THE CONTRACTOR. CALL DEVELOPMENT SERVICES FOR COST AND COORDINATION OF TAPS AND METERS (903) 531-1171

N
W E
S

GRAPHIC SCALE

0 20 40 60 FEET

UTILITY CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, SIDEWALKS, DRIVEWAYS, FENCES, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
2. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
3. CONTRACTOR SHALL, ON ALL UTILITIES, COORDINATE INSPECTION WITH APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES.
4. CONSTRUCTION SHALL COMPLY WITH GOVERNING CODES AND REQUIREMENTS. CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
5. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
8. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V. REFER TO OWNER FOR EXACT AREAS, DETAILS, AND SPECS.
9. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY AND GAS COMPANY FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING.
10. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. CONTRACTOR TO REFER TO LANDSCAPING/ARCHITECTURAL PLANS AND/OR OWNER FOR LOCATIONS OF PROPOSED LIGHT STANDARDS AND UTILITY SLEEVING.
12. REFER TO M.E.P. PLANS FOR ELECTRIC, GAS, TELEPHONE, CABLE AND ANY OTHER NECESSARY UTILITIES SERVICES, OTHER THAN WATER AND SANITARY SEWER.

LEGEND

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C.O.O	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
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WM	PROPOSED WATER METER
FH	PROPOSED FIRE HYDRANT
W	PROPOSED WATER LINE
SS	PROPOSED SAN. SEWER LINE

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

NOTICE TO CONTRACTORS

1. These plans are subject to review and approval by all jurisdictions having authority.
2. Contractor shall appropriately notify all relevant entities prior to digging on this project.
3. The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
4. The topographic information shown hereon is a reflection of the information provided by
   If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
5. The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormsewer lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall obsolve owner and engineer of liability and associated costs.

SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
2201 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-3353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 10004 EDWARD L. SHOCKLEY
1-7-2025

RAISING CANE'S
BRYANT, ARKANSAS

UTILITY PLAN

BENCHMARK DESIGN GROUP

DRAWN BY: RWD
CHECKED BY: ELS
DATE: JANUARY 2026
JOB NO: 2025.047

SHEET NO.
C-7.0

F:\Projects\2025\2025.047 Raising Cane's - Bryant, AR\dwg\2025.047.dwg, 1/7/2026 3:43:41 PM, Ryan

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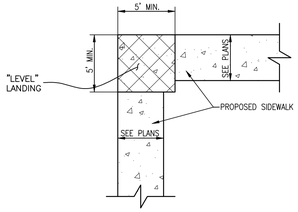
NOTES

1. THE LOWER LANDING SHALL BE FINISHED WITH ARMOR-TILE TRUNCATED DOME TILES OR APPROVED EQUAL AT PUBLIC R.O.W. ONLY.
2. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP OF 45°.
3. CONSTRUCT PER T.D.L.R. STANDARDS.



CHANGE IN DIRECTION ALONG A.D.A. ROUTE
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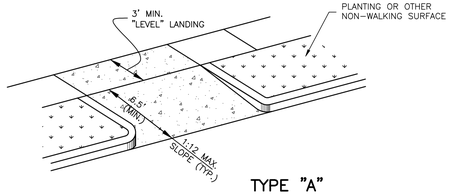

TYPE "A"
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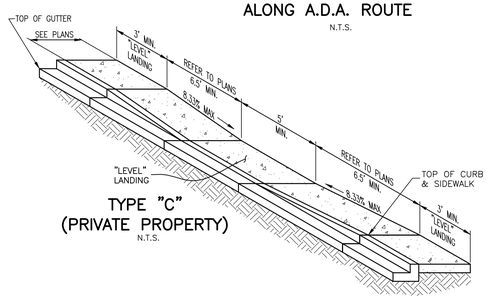

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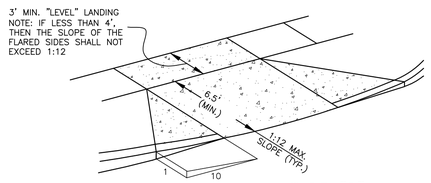

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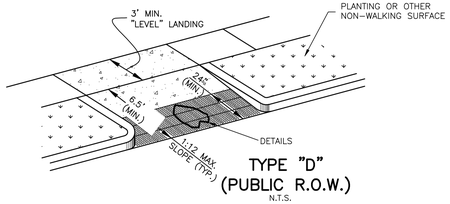

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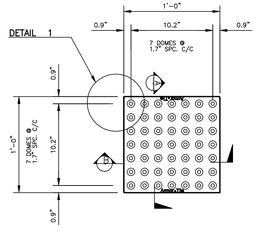
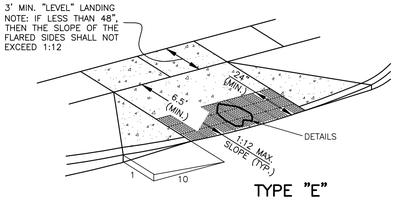


PLAN - TILE



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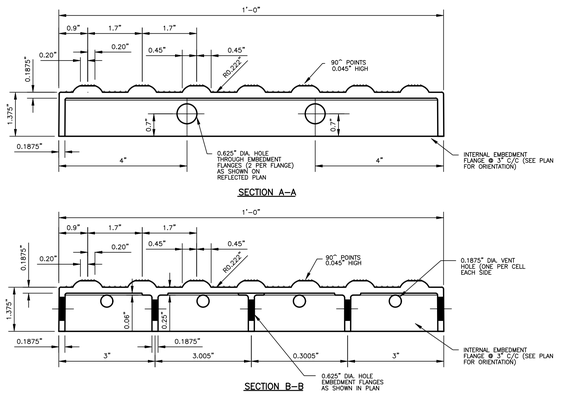
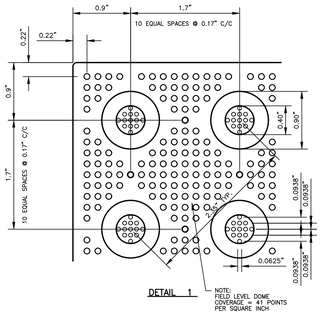
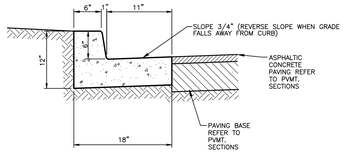




SIDEWALK RAMP DETAIL
N.T.S.



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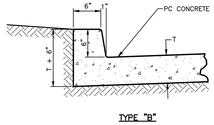


TYPE "B"

CURB & GUTTER DETAILS

NOTES:

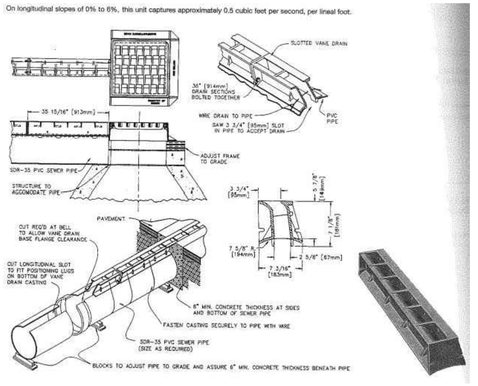
1. TYPE "A" TO BE USED ON ASPHALTIC CONCRETE PAVING, AND TYPE "B" TO BE USED WITH CONCRETE.
2. CONCRETE FOR CURB AND GUTTER SHALL BE 3,600 P.P.S.I., AT 28 DAYS.

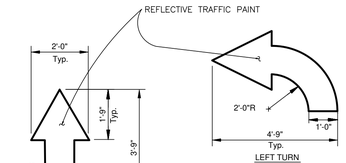
R-3599-A
Slotted Vane Drain, Sheetflow

NEENAH's Cast Iron Slotted Vane Drain offers ease of installation along with the superior vaned configuration to capture previously unexpected quantities of water when placed perpendicular to the flow. Installation is accomplished by sawing a slot in the top of conventional PVC pipe, placing the pipe on grade, installing the Cast Iron Slotted Vane Drain in place and pouring the concrete. When used in conjunction with a vane grate inlet, virtually all of the water in the street, which would normally bypass the catch basin, can be captured. This permits the spacing between inlets to be increased. An additional benefit is the added safety factor obtained should the catch basin be plugged or covered with snow. The unit may also be installed at entrances and exits of parking areas to capture sheet flow before it enters a commercial street.

Bolts not furnished.

On longitudinal slopes of 0% to 8%, this unit captures approximately 0.5 cubic feet per second, per lineal foot.





TRAFFIC FLOW ARROW
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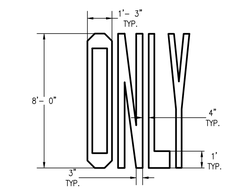
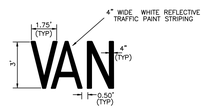
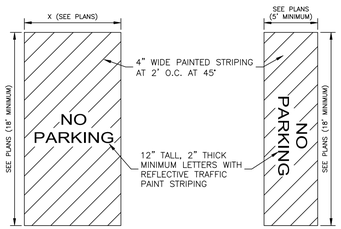


"ONLY" PAINTING DETAIL
SCALE: NTS

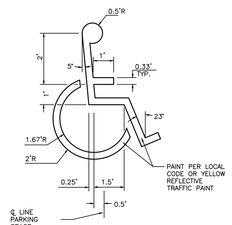


"VAN" PAINTING DETAIL

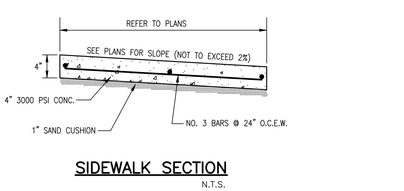


STANDARD ACCESS AISLE DETAIL
N.T.S.

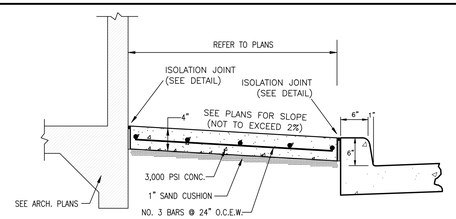
* USE DETAIL A UNLESS "X" IS LESS THAN 8', WHERE X IS LESS THAN 8' USE DETAIL B.



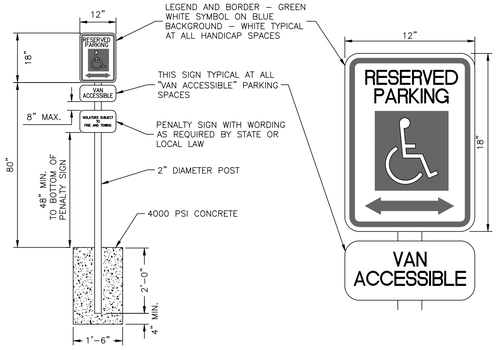
ACCESSIBLE PARKING SPACE SYMBOL



SIDEWALK SECTION
N.T.S.



SIDEWALK @ BUILDING SECTION
N.T.S.



HANDICAP PARKING SIGN DETAIL
N.T.S.

SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP
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2201 THREE LAKES PARKWAY TYLER TEXAS 75703 - (903) 534-3353 - FIRM NUMBER F-7814 - WWW.BENCHMARK-ENGINEERS.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10004
EDWARD L. SINGGRESS
1-7-2025

RAISING CANE'S
BRYANT, ARKANSAS

CONSTRUCTION DETAILS

BENCHMARK DESIGN GROUP

DRAWN BY:	*RWD*
CHECKED BY:	*ELS*
DATE:	*JANUARY 2026*
JOB NO:	*2025.047*
SHEET NO.	C-8.0

F:\Projects\2025\2025.047 Raising Cane's - Bryant, AR\dwg\2025.047.dwg, 1/7/2026 4:01:38 PM, Ryan

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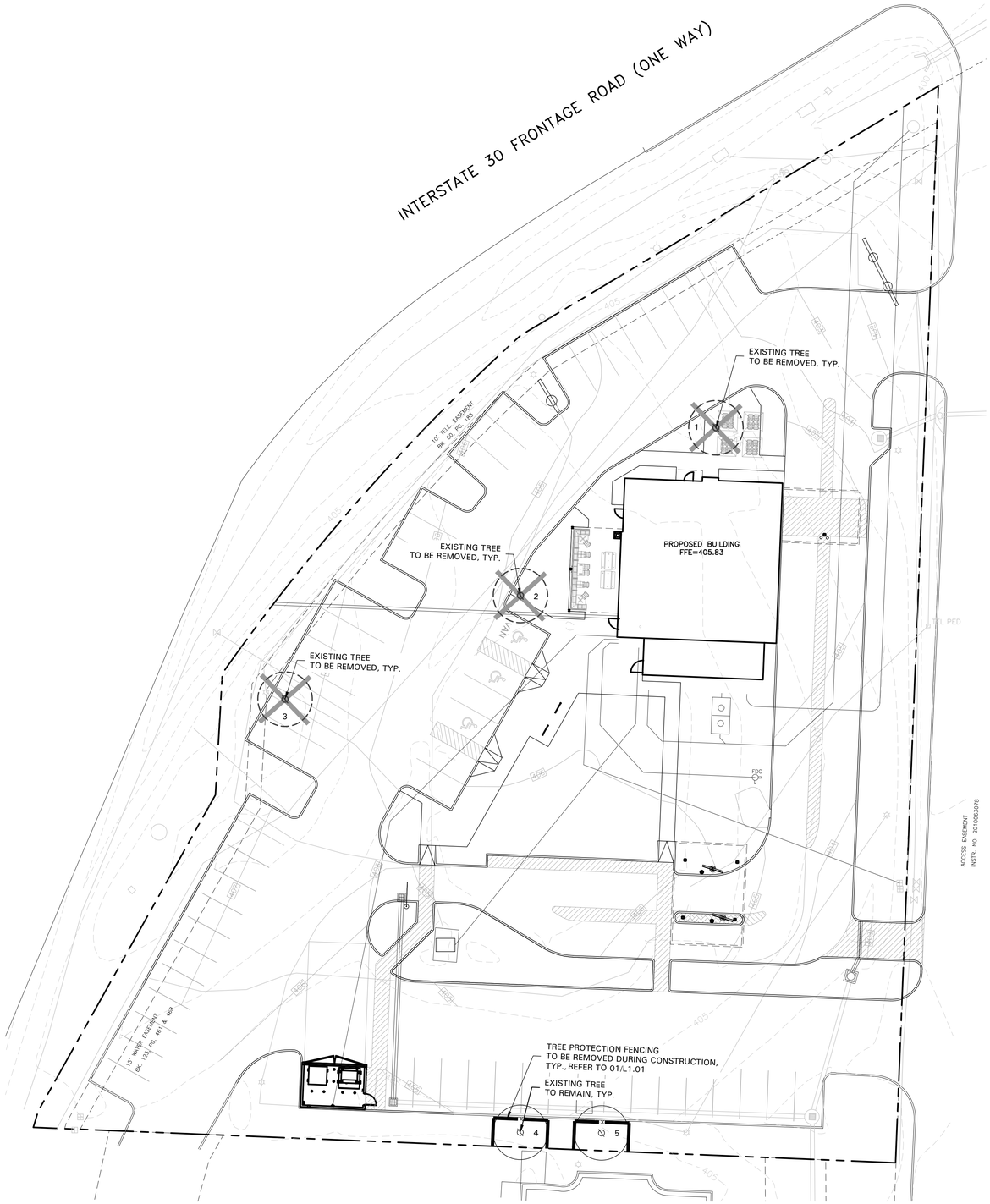
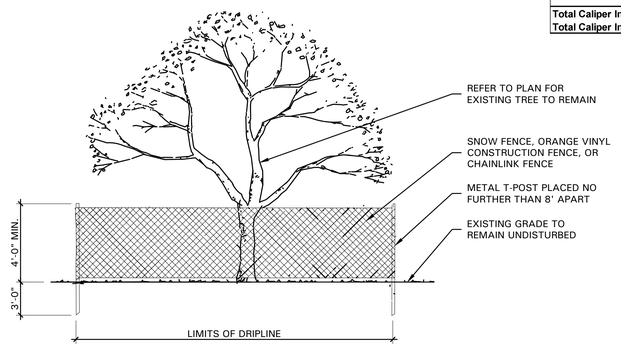


TREE SURVEY FIELD DATA				
No.	**Dia. (inches)**	**Species (common name)**	**Status**	**Remarks**
1	6	RIVER BIRCH	TO BE REMOVED	
2	6	RIVER BIRCH	TO BE REMOVED	
3	12	BRADFORD PEAR	TO BE REMOVED	
4	12	PINE	TO REMAIN	
5	6	RIVER BIRCH	TO REMAIN	
Total Caliper Inches on Site				**42**
Total Caliper Inches Removed				**24**



01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

N

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
12801 N. Central Expy
Suite 1760
Dallas, Texas 75243
(214) 865-7192

CSRS
8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

SEAL:

REGISTERED LANDSCAPE ARCHITECT
KORI ANN HAUG
License Number
OF ARKANSAS
01.07.26

CONSULTANT:

Raising Cane's Chicken Fingers

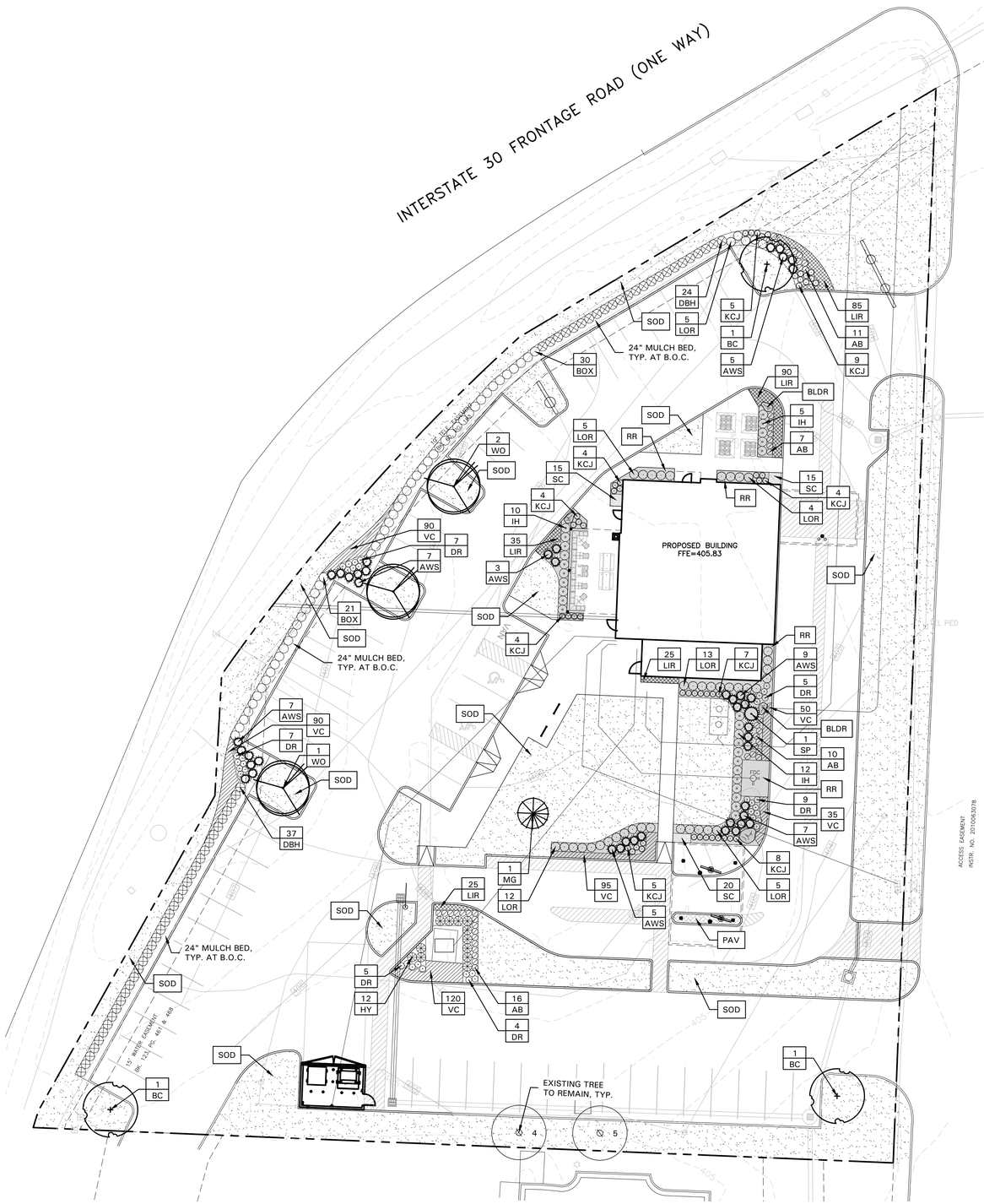
PROTOTYPE P6-AV
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1507
(I-30 & REYNOLDS)
BRYANT, AR 72022

REV	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
ARCH. PROJECT NO.:
225000.01.507
SHEET NAME:
TREE PRESERVATION PLAN
SHEET NUMBER:
L1.01

SITE PLAN REVIEW



CONCRETE PAVER NOTES

1. CONTRACTOR SHALL ADHERE TO THE MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND ANY OTHER REQUIREMENTS OUTLINED BY THE MANUFACTURER FOR ALL PAVER INSTALLATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO COMMENCING ANY WORK.
3. CONCRETE PAVERS SHALL BE:
   - TECHO-BLOC®
   - MODEL: VICTORIEN
   - PATTERN: HERRINGBONE
   - COLOR: ONYX BLACK
4. CONTRACTOR SHALL SUBMIT A STANDARD COLOR SAMPLE BOARD TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR FINAL COLOR SELECTION PRIOR TO PLACING ORDER.
5. THE FINAL COLOR SELECTION SHALL BE MADE BY THE OWNER'S AUTHORIZED REPRESENTATIVE ON-SITE.
6. CONCRETE PAVERS AVAILABLE FROM:

   WWW.TECHO-BLOC.COM
7. THE CONTRACTOR SHALL CONSTRUCT A SAMPLE PANEL 4'-0" BY 4'-0" ON-SITE, AT NO EXPENSE TO THE OWNER, FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
8. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL WORK EXECUTED BY THE CONTRACTOR WHICH DOES NOT MEET HIS/HER EXPECTATIONS AND THE MANUFACTURER'S SPECIFICATIONS.
9. THE CONTRACTOR SHALL MAKE ANY MODIFICATIONS REQUIRED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AT NO EXPENSE TO THE OWNER.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

THE CITY OF BRYANT, ARKANSAS

C-2 LANDSCAPING CRITERIA
1. One (1) tree, each 1/2 acre or fraction of.
2. One (1) evergreen per 2,000 square feet.
3. 100 square feet minimum of bedding plants or ground cover in containment.

Site Area: 65,465 s.f. (1.50 ac)

Required	Provided
(3) trees	(6) trees, 3" cal.
(33) evergreens	(112) evergreens
100 s.f. planting min.	3,120 s.f. planting

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
MG	*Magnolia grandiflora 'Little Gem'*	Little Gem Magnolia	1	6' ht.	container grown, full to base, 30" spread
WO	*Quercus phellos*	Willow Oak	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Rose Creek'*	Dwarf Abelia 'Rose Creek'	44	5 gal.	container full, 20" spread, 24" o.c.
AWS	*Spiraea spp. 'Anthony Waterer'*	Anthony Waterer Spiraea	43	5 gal.	container full, 20" spread, 36" o.c.
BOX	*Buxus sempervirens 'Green Mountain'*	Green Mountain Boxwood	51	5 gal.	container full, 20" spread, 36" o.c.
DBH	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	61	5 gal.	container full, 24" spread, 36" o.c.
DR	*Rosa 'Red Drift'*	Red Drift Rose	37	5 gal.	container full, 20" spread, 24" o.c.
HY	*Taxus x media 'Hicksii'*	Hicks Yew	12	5 gal.	container full, 24" spread, 36" o.c.
IH	*Rhaphiolepis indica 'Clara'*	Indian Hawthorn 'Clara'	27	5 gal.	container full, 20" spread, 36" o.c.
KCJ	*Juniperus x media 'Kallay's Compact'*	Kallay's Compact Juniper	50	5 gal.	container full, 20" spread, 24" o.c.
LIR	*Liriope muscari 'Big Blue'*	Liriope 'Big Blue'	260	4" pots	container full top of container, 12" o.c.
LOR	*Loropetalum chinense 'Purple Diamond'*	Loropetalum 'Purple Diamond'	44	3 gal.	container full, 18" spread, 36" o.c.
SC		Seasonal Color	50	4" pots	container full, 12" o.c., selection by Owner
SP	*Juniperus chinensis 'Spartan'*	Spartan Juniper	1	5' ht.	B&B or container grown, full to base, 3' spread
VC	*Vinca minor*	Periwinkle	480	4" pots	container full top of container, 12" o.c.
SOD	*Cynodon dactylon*	Common Bermudagrass			solid sod, refer to Solid Sod Notes
	MISCELLANEOUS				
BLDR		Landscape Boulder	4		native boulder, irregular finish; smooth and weathered edges; 1.5-ton min.
PAV		Concrete Pavers			refer to Concrete Paver Notes and 03/L2.02
RR		Native River Rock			2" - 4" dia., 4" depth rock mulch, typ.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

N

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
12801 N. Central Expy
Suite 1760
Dallas, Texas 75243
(214) 865-7192

CSRS
8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

SEAL:

REGISTERED LANDSCAPE ARCHITECT
KORI ANN HAUG
License Number
OF ARKANSAS
01.07.26

CONSULTANT:

PROTOTYPE P6-AV
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1507
(I-30 & REYNOLDS)
BRYANT, AR 72022

REV	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
ARCH. PROJECT NO.:
225000.01.507
SHEET NAME:
LANDSCAPE PLAN
SHEET NUMBER:
L2.01

SITE PLAN REVIEW

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Arkansas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.

2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.

2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.

3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.

6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.

7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.

2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.

3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.

5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.

6. Remove rejected plant material immediately from job site.

7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.

2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent

3. Organic matter shall be 3%-10% of total dry weight.

4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

D. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown.

E. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

F. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

G. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

2. All planting areas shall receive a three (3") inch layer of specified mulch.

3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails. Percolation test to be completed at each tree or grouping of trees.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least three (3") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of three (3") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

2. Pruning shall be done with clean, sharp tools.

3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

2. All steel curbing shall be free of kinks and abrupt bends.

3. Top of curbing shall be ½" maximum height above final finished grade.

4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

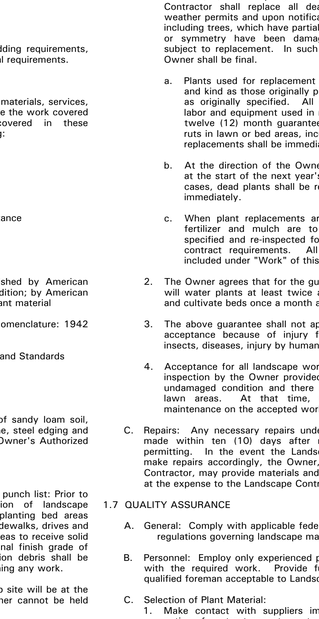
5. Do not install steel edging along sidewalks or curbs.

6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. 'U' BRACKET.

G. "S"-HOOK: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

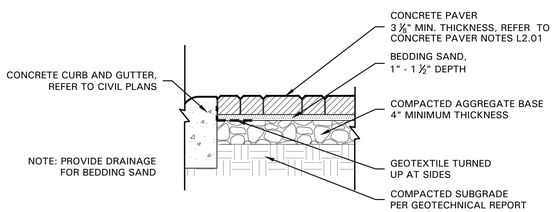
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 3 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

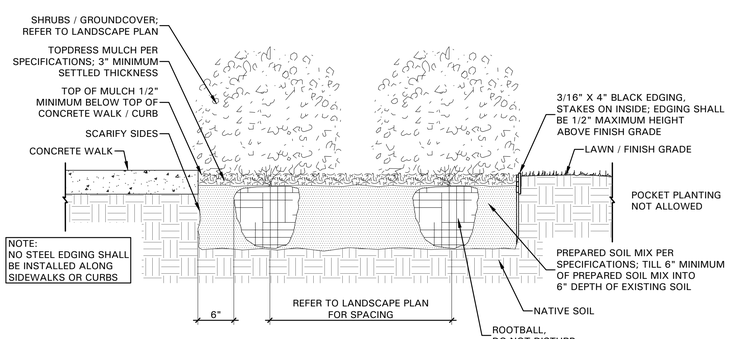
J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



03 CONCRETE PAVERS DETAIL
NOT TO SCALE



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

BELLE FIRMA
12801 N. Central Expy
Suite 1760
Dallas, Texas 75243
(214) 865-7192

CSRS
8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

SEAL:

REGISTERED LANDSCAPE ARCHITECT
KORI ANN HAUG
License Number 2211
OF ARKANSAS
01.07.26

CONSULTANT:

PROTOTYPE P6-AV
SCHEME A or B
VERSION 2025-1.0

RAISING CANE'S
RESTAURANT NO.: #1507
(I-30 & REYNOLDS)
BRYANT, AR 72022

REV	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
ARCH. PROJECT NO.: 225000.01.507
SHEET NAME: LANDSCAPE SPECIFICATIONS AND DETAILS
SHEET NUMBER: L2.02

SITE PLAN REVIEW

DETAILED PLANS:

CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS

4910 SPRINGHILL RD
BRYANT, ARKANSAS

PART OF THE NW ¼ OF THE NW ¼, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY ARKANSAS

8-20-2025
REV: 01/22/2026

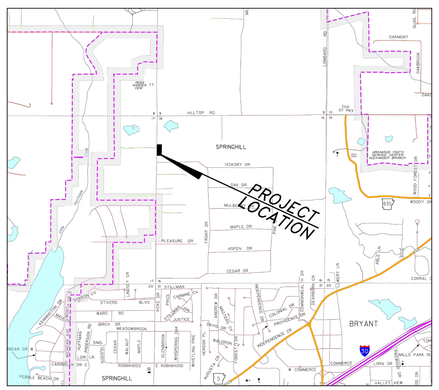
PREPARED FOR:

STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

PRE-CONSTRUCTION COPY -

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

VICINITY MAP
NTS



Prepared By:

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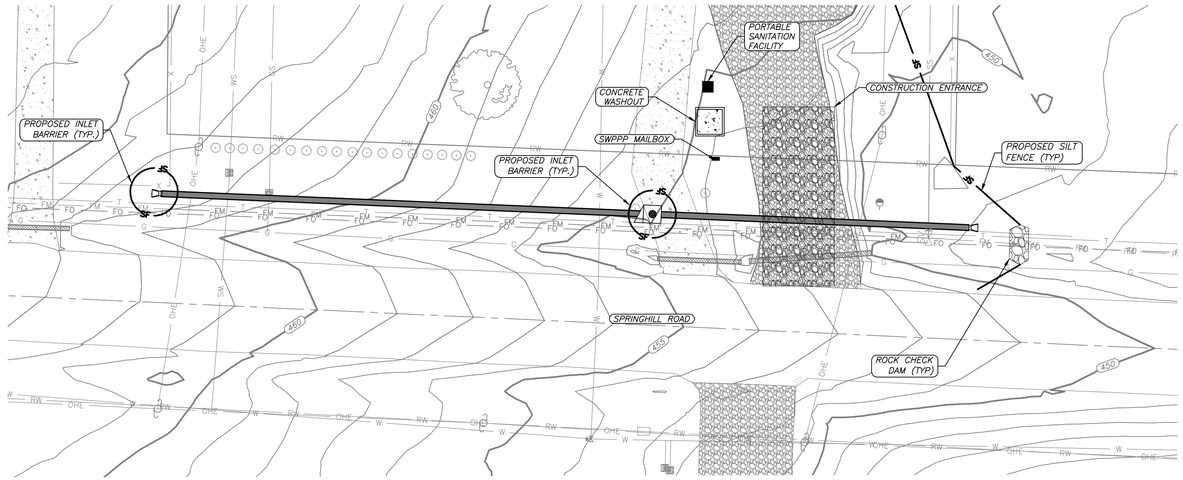
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21954
TRISTIN SCOTT PHILLIPS

	Revisions	Date
1	*FORCEMAIN REROUTE*	*12/08/2025*

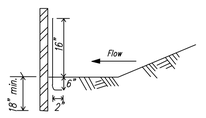
INDEX OF SHEETS

COVER SHEET	*1*
SWPPP	*2*
DEMOLITION PLAN	*3*
SITE PLAN/DIMENSION PLAN	*4*
UTILITY PLAN	*5*
GRADING PLAN	*6*
STORM DETIALS	*7*

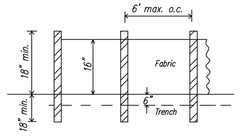


PHASE 1:
*INSTALL SILT FENCE AND ROCK CHECK DAM AT SOUTHERN EDGE OF THE PROJECT
*INSTALL CONSTRUCTION ENTRANCE
*INSTALL SWPPP MAILBOX
*INSTALL CONCRETE WASHOUT
*PROVIDE PORTABLE SANITATION FACILITY

PHASE 2:
*INSTALL INLET BARRIERS ONCE STORM DRAIN HAS BEEN INSTALLED



SIDE VIEW

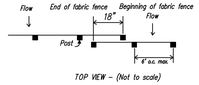


FRONT VIEW

NOTE:
Use wood or steel posts

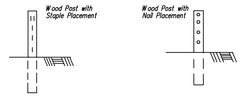
SF-A SILT FENCE (TYPE A)
NTS

* ALL SILT FENCE SHALL BE WIRE REINFORCED.



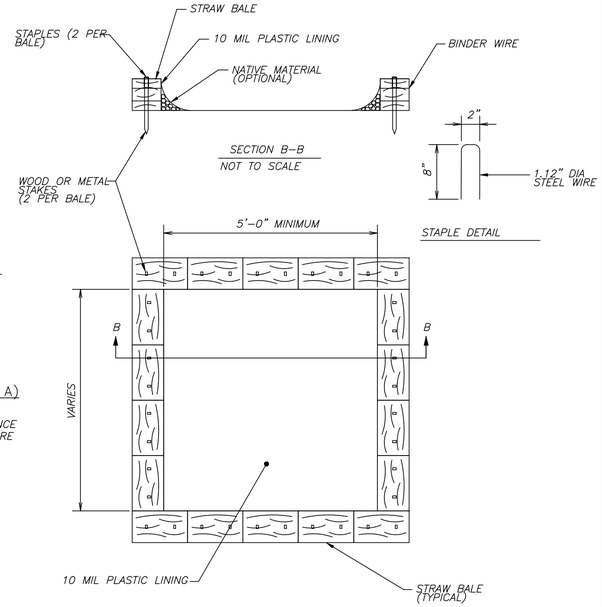
TOP VIEW – (Not to scale)

OVERLAP AT FABRIC ENDS

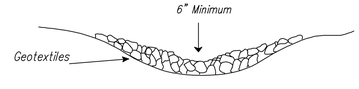


FRONT VIEWS

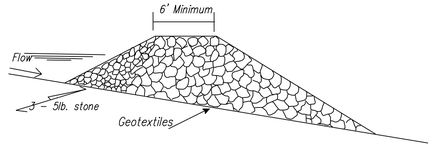
FASTENERS FOR SILT FENCES



CONCRETE WASHOUT
NOT TO SCALE



NOTE: Sediment Trap is to be cleaned out when volume becomes half full.



GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

Point Table				
Point #	Elevation	Northing	Easting	Description
2316	465.41	2031164.61	1157422.58	CP
2347	448.66	2030636.21	1157397.02	CP
2532	452.53	2030846.01	1157407.05	CP

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

GENERAL EROSION CONTROL NOTES

1. THE LOCATION OF KNOWN SURFACE & SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING THEMSELVES AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.

2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.

3. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.

4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1–800–482–8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.

5. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.

6. STORM WATER CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 DAYS.

7. ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD WORKING CONDITION THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED. ALL SEDIMENT TRAPS ARE TO BE CLEANED AS REQUIRED.

8. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.

9. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

10. DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORM WATER REQUIREMENTS.

11. ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.

12. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.

13. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.

14. EROSION CONTROL PLAN SHALL BE MODIFIED SHOULD ANY CHANGE BECOME NECESSARY DURING CONSTRUCTION.

15. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE NOT EXHAUSTIVE. OTHER EROSION CONTROL MEASURES AND BMP'S MAY BE REQUIRED TO PROVIDE ADEQUATE REDUCTION OF SOIL LOSS.

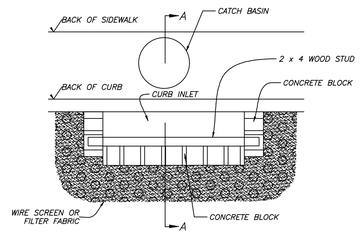
16. THE CURRENT SWPPP PERMIT AND EROSION CONTROL SITE PLAN SHALL BE KEPT ON SITE IN A DRY AND ACCESSIBLE LOCATION ON SITE SO THAT IT MAY BE INSPECTED BY CITY OF BRYANT AND ADEQ OFFICAILS.

SWPPP NOTES:

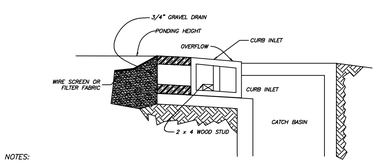
1.) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORMWATER REQUIREMENTS.
2.) SEDIMENT BARRIERS SHALL BE CONSTRUCTED AT EACH INLET UNTIL GRADING IS COMPLETE AND TOP SOIL IS STABILIZED.
3.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
4.) TEMPORARY STRAW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

LEGEND

- SS — EX. SANITARY SEWER SERVICE LINE
- S — EX. SEWER MAIN
- WS — EX. WATER SERVICE
- W — EX. WATER LINE
- EX. CULVERT
- OHE — EX. OVERHEAD ELECTRIC SERVICE
- GS — EX. GAS SERVICE
- G — EX. GAS LINE
- SEWER MANHOLE
- FES
- POWER POLE
- WV — EX. WATER GATE VALVE
- SV — EX. FORCE MAIN GATE VALVE
- EX. SEWER CHECK VALVE



PLAN VIEW

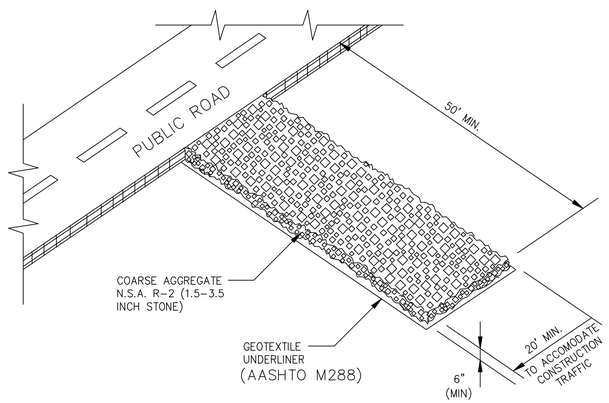


NOTES:
1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

SECTION A – A

CURB INLET SEDIMENT BARRIER

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



CONSTRUCTION EXIT

NOT TO SCALE

EXISTING CONTOURS

RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

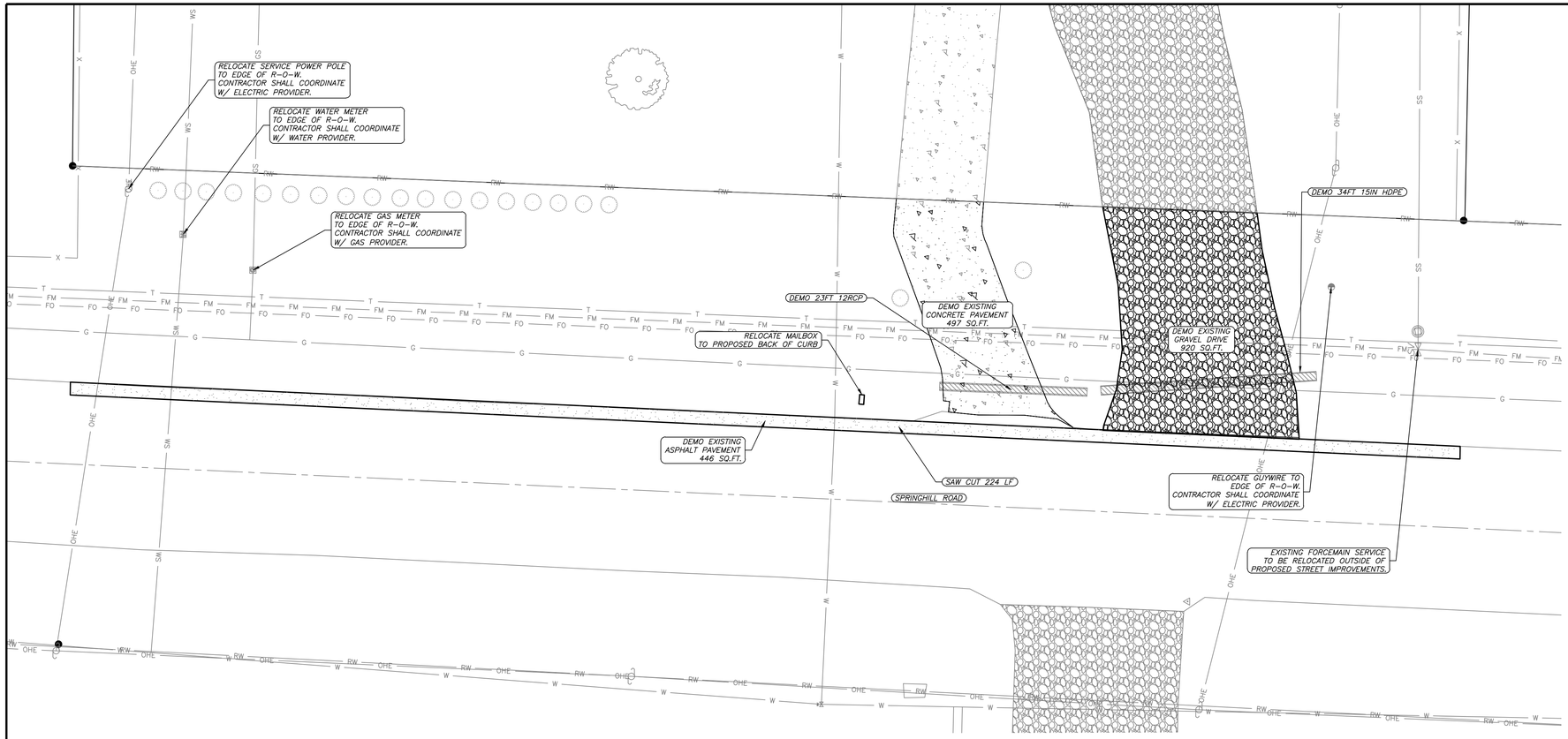
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

SWPPP PLAN
CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

No.	Revisions	Date
1	FORCEMAIN REROUTE	12/08/2025

PROJECT #: 025-026
Date: 8-20-2025 REV:01/22/2026
Scale: 1" = 20'
Sheet: 2 of 7



GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

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

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

E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

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

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

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

J. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.

K. CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.

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

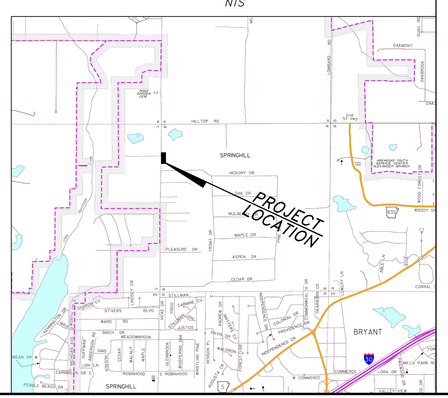
DEMO NOTES:
1) QUANTITATIVE AREAS ARE APPROXIMATE, TO BE VERIFIED BY THE DEMOLITION CONTRACTOR.

GRAPHIC SCALE

10 0 10 20 30

(IN FEET)
1 inch = 10 ft.

VICINITY MAP
NTS



Legend

RW	Right of Way
	Property Boundary
T	Telephone
FO FO FO	Fiber Optic Line
– – –	Road Center line
X	Wire / Chainlink Fence
G	Gas Line
GS	Gas Service Line
SS	Sanitary Sewer Service
FM FM FM	Force Main
W	Water Line
WS	Water Service Line
OHE	Overhead Powerline

- Water Meter
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Pedistal
- Force Main Gate Valve
- Sewer Service Check Valve
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- PROPOSED CONTOUR
- EXISTING CONTOUR

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

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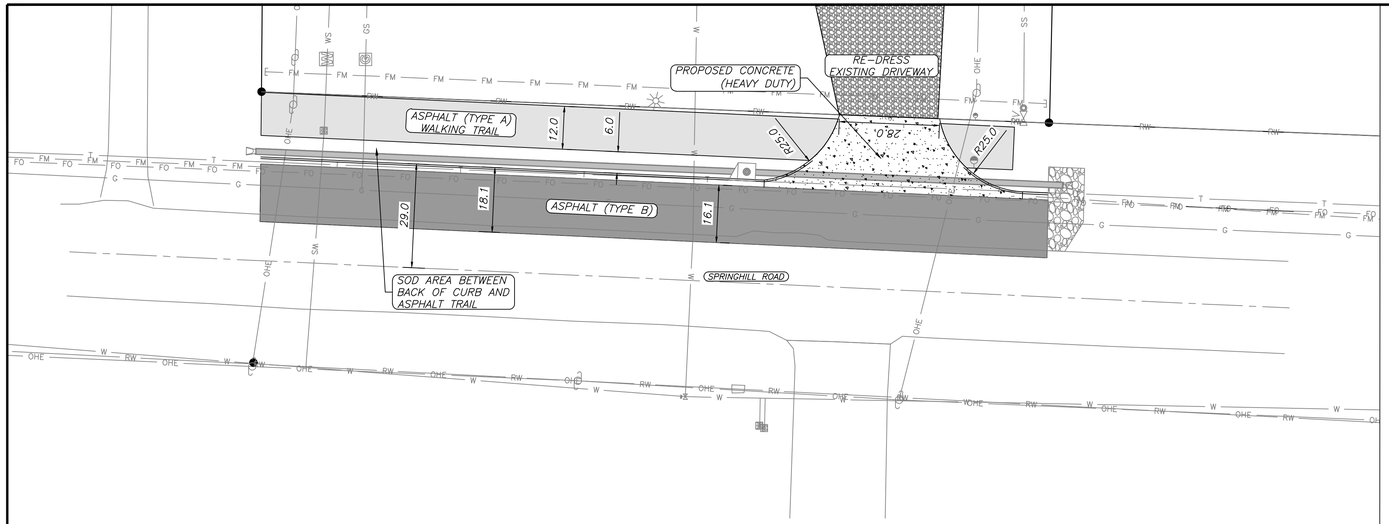
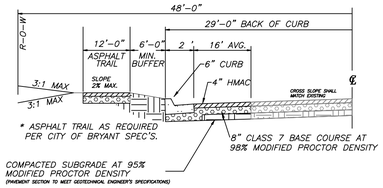
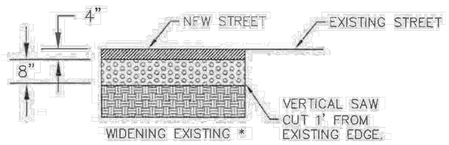




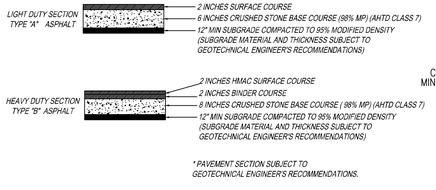
TYPICAL ROAD CROSS SECTION (HALF STREET)
N.T.S.



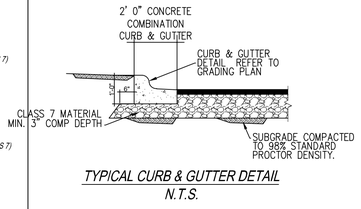
GENERAL NOTES

1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO DENSITY OF 90% MAXIMUM MODIFIED DENSITY.
3. CRUSHED STONE – MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.

PAVEMENT SECTION



*PAVEMENT SECTION SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



TYPICAL CURB & GUTTER DETAIL
N.T.S.

PROPERTY DESCRIPTION AS SURVEYED

LOT 2 OF NUCKOLS ESTATES. A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKNASAS. PLAT BOOK/PAGE 2021/020486.

LEGAL DESCRIPTION OF NUCKOLS ESTATES

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S2°15'35"W ALONG WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 819.14 FEET TO THE POINT OF BEGINNING; THENCE S89°26'33"E, A DISTANCE OF 353.66 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT #2017-006510 FILED IN SALINE COUNTY, ARKANSAS; THENCE ALONG THE SOUTH PROPERTY LINE OF LAND DESCRIBED IN INSTRUMENT #2009-57630 FILED IN SALINE COUNTY, ARKANSAS, S89°23'57"E, A DISTANCE OF 967.93 FEET TO A ⅝" FOUND IRON PIN WITH CAP #128 ON THE WEST PROPERTY LINE OF LANDS OWNED BY RONNY BROADWAY DESCRIBED IN INSTRUMENT #2020-017777 FILED IN SALINE COUNTY, ARKANSAS; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF BROADWAY, S03°06'57"W, A DISTANCE OF 494.53 FEET TO A ⅝" REBAR AND THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DOCUMENT #2012-36651; THENCE N89°23'43"W, A DISTANCE OF 1313.94 FEET ALONG THE NORTH LINE OF LANDS OWNED BY BALISTERRI, WOOTEN AND VAUGH; THENCE N02°15'55"E, A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING, CONTAINING 14.71 ACRES, MORE OR LESS.

GENERAL NOTES:

1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
2.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
3.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
4.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
5.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
6.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

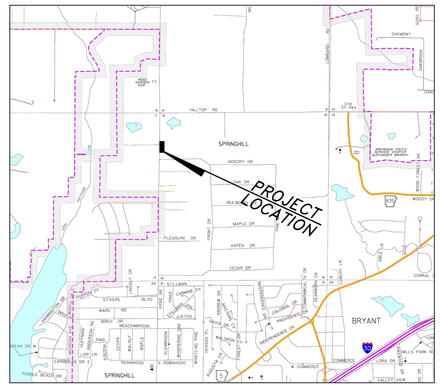
SITE NOTES

1.) PROJECT SITE AREA: 1.02 ACRES (44,466 SQUARE FEET)
2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD DEPT. SPECS.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEERS SPECS.
5.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
7.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
8.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
9.) THIS PROJECT IS NOT IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0225E EFFECTIVE 06/05/2020
10.) CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.

SITE PLAN NOTES:

1.) THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.
2.) THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR CONPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.
5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
6.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
7.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPOSIBLE FOR AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

VICINITY MAP
NTS



GRAPHIC SCALE

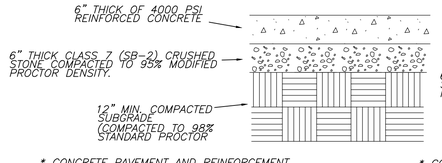
20 0 20 40 60
(IN FEET)
1 inch = 20 ft.

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

DEVELOPERS
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

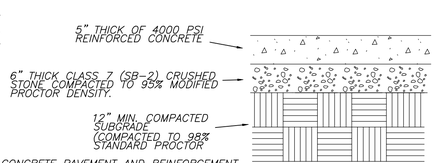
CONCRETE PAVEMENT NOTES:

1. CONCRETE TO BE 4000 PSI, SLUMP 4" +/- 1".
2. INSTALL 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS AT CONTROL JOINTS.
3. SAW CUT CONTROL JOINTS 15' MAX. EACH WAY AT A DEPTH OF 25% (¼" PER 1") OF CONCRETE SECTION THICKNESS.
4. AIR ENTRAINMENT 3-5%.
5. FINISH TO BE MEDIUM BROOM FINISH.
6. INSTALL EXPANSION JOINTS WHERE ABUTTING STRUCTURES AND AT A MAX. OF 200 LF OF PAVING. USE ¾" EXPANSION JOINT MATERIAL WHERE EXPANSION JOINTS ARE SPECIFIED. USE 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS IN EXPANSION JOINTS BETWEEN PAVEMENT SECTIONS.



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

HEAVY DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS



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LIGHT DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS

Legend

- RW — Right of Way
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- GS — Gas Service Line
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- PROPOSED CONTOUR
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SITE PLAN
CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

No.	Revisions	Date
1	FORCEMAIN REROUTE	12/16/2025

PROJECT #: 025-026
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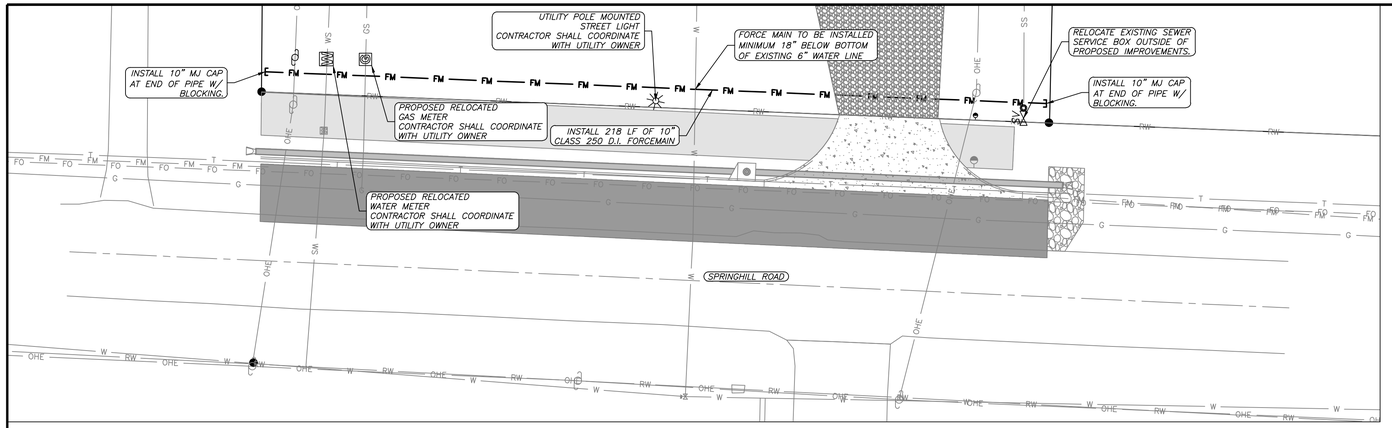
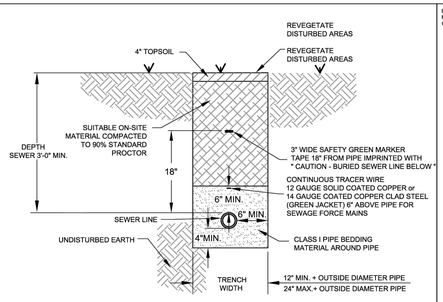
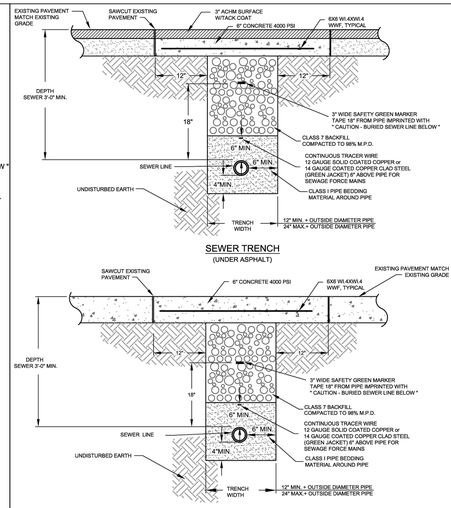




NOTES:

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)



SEWER TRENCH
(UNDER ASPHALT)

NOTES:

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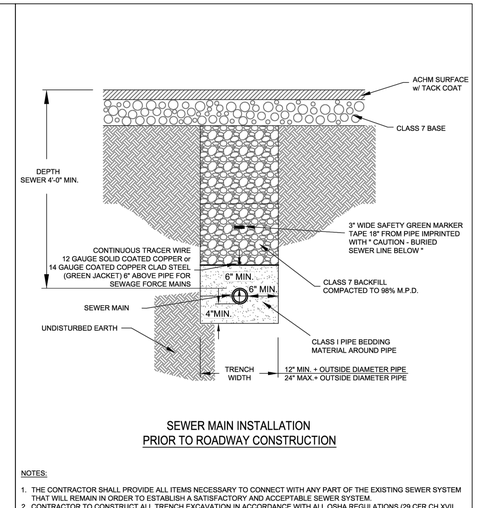
SEWER TRENCH
(UNDER CONCRETE)



SEWER MAIN INSTALLATION
PRIOR TO ROADWAY CONSTRUCTION

NOTES:

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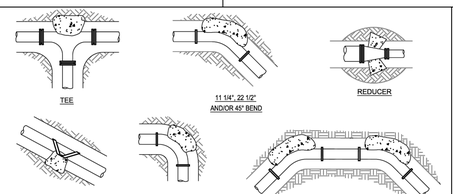


THRUST BLOCK SCHEDULE

(2000 PSF SOIL, 200 PSI WATER PRESSURE, 150 PSI WATER HAMMER)

	BEARING AREA OF THRUST BLOCKS IN SQ FT (HORIZONTAL BENDS)						VOLUME OF THRUST BLOCK IN CU. FEET (VERTICAL BENDS)					
FITTING SIZE	PLUG 150 OR DIP	BEND ANGLE				FITTING SIZE	BEND ANGLE				NOD CONC	TAMPED MIN.*
		90° *	45°	22 1/2°	11 1/4°		90° *	45°	22 1/2°	11 1/4°		
2, 3, & 4	1.9	3.7	1.4	0.7	0.4	2, 3, & 4	35.5	10.2	5.5	4.8	30"	30"
6	5.8	7.9	4.3	2.3	1.1	6	106.8	57.2	29.2	14.7	29"	30"
8	9.6	13.9	7.4	3.8	1.9	8	181.8	95.5	50.2	25.2	29"	30"
12	20.5	29.5	15.7	8.0	4.0	12	387.1	209.5	106.8	53.7	1.0'	30"
16	35.7	50.4	27.3	13.9	7.0	16	672.6	364.0	185.6	93.2	1.0'	30"
18	44.8	63.4	34.3	17.4	18.8	18	844.7	457.2	233.1	117.1	1.0'	36"
24	79.4	113.9	60.0	30.8	15.4	25	1476.7	805.5	408.0	205.0	1.0'	36"

* 90 DEGREE BENDS SHALL ONLY BE USED ON A BY-EXCEPTION BASIS, AND MUST EACH BE SPECIFICALLY APPROVED BY CITY.

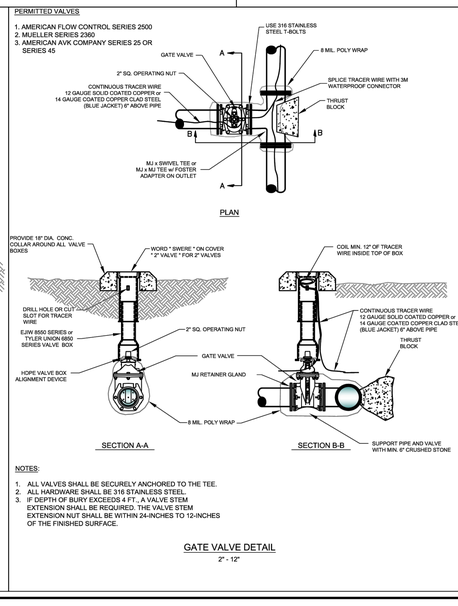
THRUST BLOCK NOTES:

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 "POLYETHLENE" 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 ANSI/AWWA C116/A21.16.
9. UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LBS/CU. FT.

THRUST BLOCKING

PERMITTED VALVES

1. AMERICAN FLOW CONTROL SERIES 2500
2. MUELLER SERIES 2360
3. AMERICAN AVK COMPANY SERIES 25 OR SERIES 45



NOTES:

1. ALL VALVES SHALL BE SECURELY ANCHORED TO THE TEE.
2. ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
3. IF DEPTH OF BURY EXCEEDS 4 FT., A VALVE STEM EXTENSION SHALL BE REQUIRED. THE VALVE STEM EXTENSION NUT SHALL BE WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.

GATE VALVE DETAIL
2" - 12"

GENERAL NOTES:

1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
2.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
3.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
4.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
5.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
6.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

SITE NOTES

1.) PROJECT SITE AREA: 1.02 ACRES (44,466 SQUARE FEET)
2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD DEPT. SPECS.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEERS SPECS.
5.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
7.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
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SITE PLAN NOTES:

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2.) THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
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TRISTIN PHILLIPS, P.E.

DEVELOPERS
STEPHEN NUCKOLS
4910 SPRINGHILL RD
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VICINITY MAP
NTS

Legend

RW	Right of Way
	Property Boundary
T	Telephone
FO FO FO	Fiber Optic Line
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- Water Meter
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- Telephone Pedistal
- Force Main Gate Valve
- Sewer Service Check Valve
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- PROPOSED CONTOUR
- EXISTING CONTOUR

GENERAL UTILITY NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT UTILITES' SPECIFICATIONS.
2.) CONTRACTOR SHALL NOTIFY CITY OF BRYANT UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCING UTILITY WORK OR TIE-INS.
3.) ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
6.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
7.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
8.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
9.) BACKFILL MATERIAL FOR STREET CUTS SHALL BE ACCORDING TO BRYANT STREET DEPT SPECS AND COMPACTED TO 98% M.P. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND UTILITY OWNER.
10.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS.THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
11.) CITY OF BRYANT UTILITIES MASTER SPECIFICATIONS APPLY AND ARE AVAILABLE AT WWW.CITYOFBRYANT.COM ALL CITY OF BRYANT UTILITIES SPECIFICATIONS APPLY.
12.) ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT UTILITIES STANDARD SPECIFICATIONS.

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CERTIFICATE OF AUTHORIZATION — Richardson Engineering, PLLC — No. 2519 — ARKANSAS

SITE PLAN
CORNERSTONE MONTESSORI HALF
STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

No.	Revisions	Date
1	FORCEMAIN REROUTE	12/08/2025

PROJECT #: 025-026
Date: 8-20-2025 REV01/22/2026
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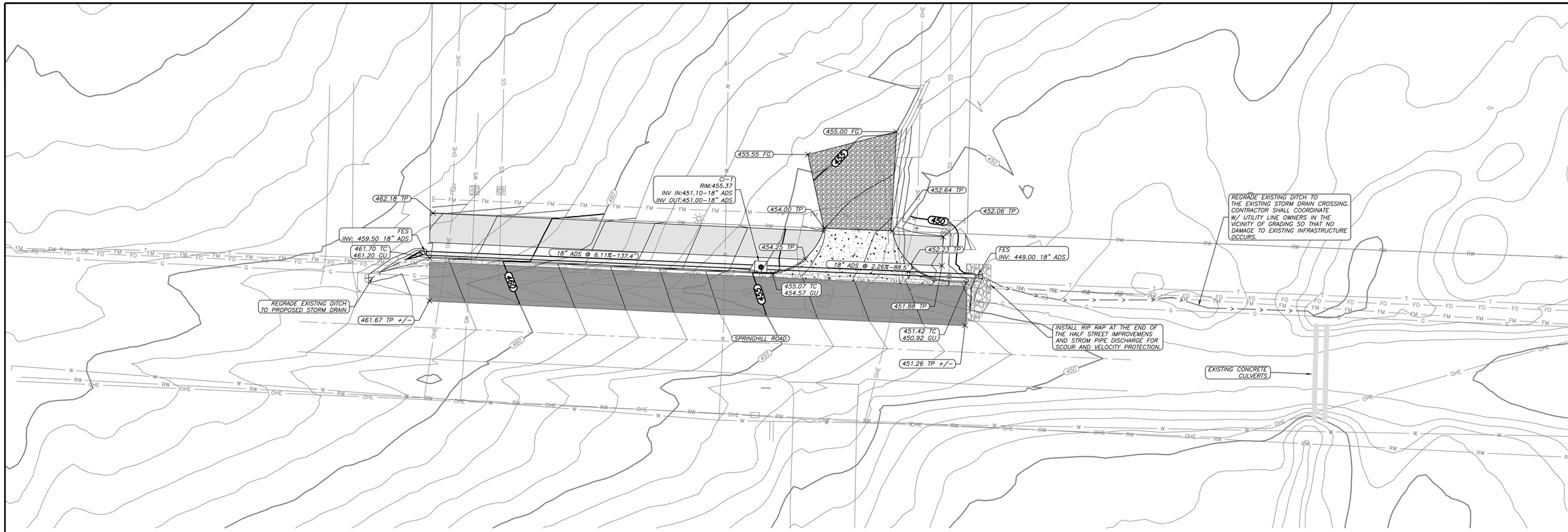

VICINITY MAP
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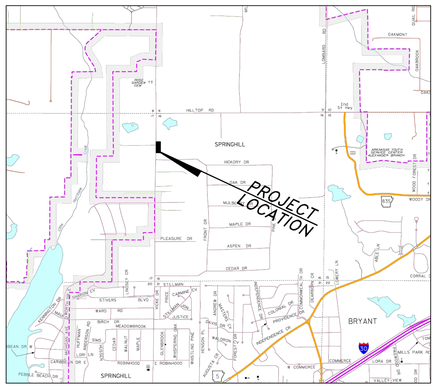
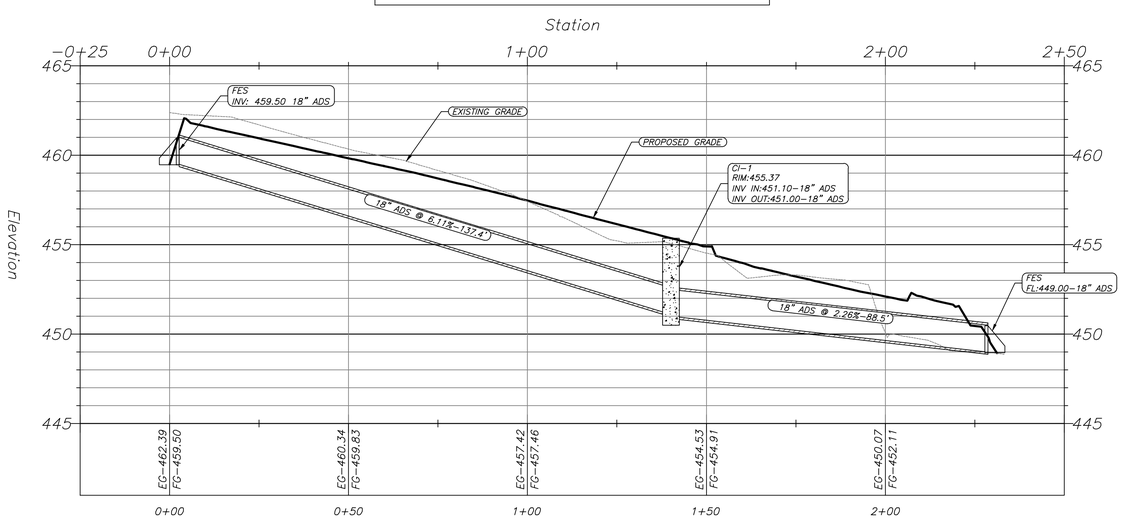


PROPOSED STORM PROFILE



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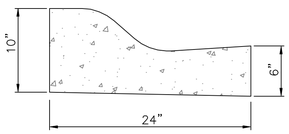
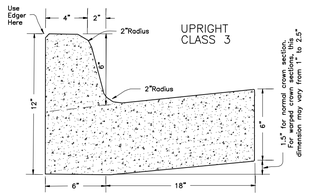
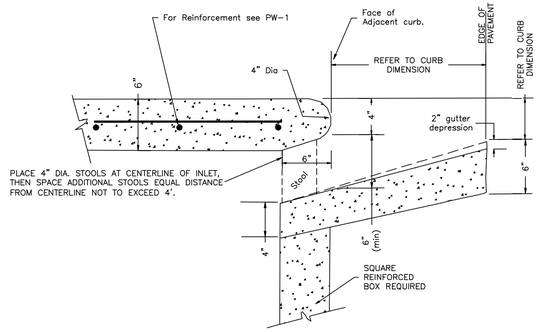


TYPICAL – 4" CONC. CURB/GUTTER
NTS



TYPICAL 6" PARKING CURB SECTION
NTS

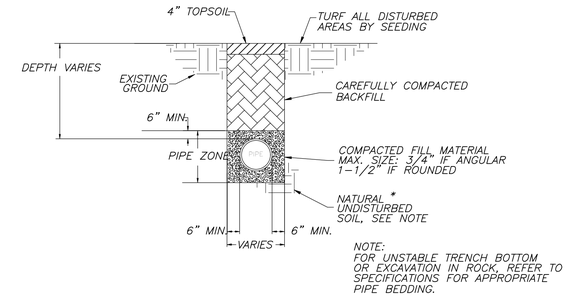


INLET THROAT BETWEEN STOOLS

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

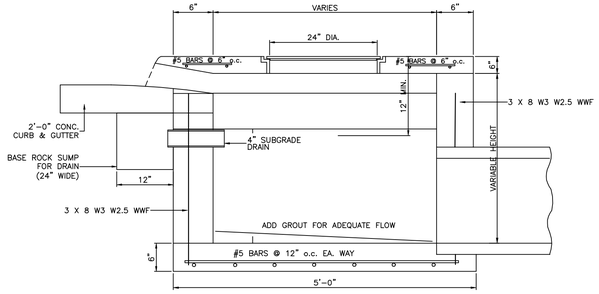
THROAT OPENING (NOT IN RADIUS)

NOT TO SCALE

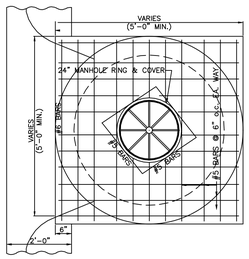


NOTE:
FOR UNSTABLE TRENCH BOTTOM OR EXCAVATION IN ROCK, REFER TO SPECIFICATIONS FOR APPROPRIATE PIPE BEDDING.

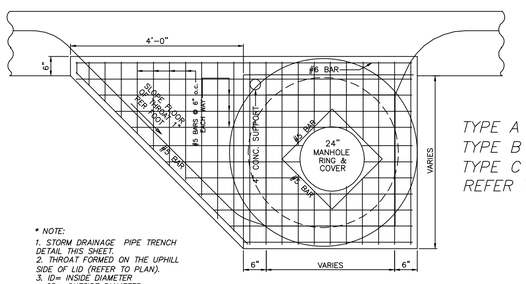
STORM DRAINAGE PIPE TRENCH (UNPAVED AREA)
NTS



TYPICAL DROP INLET – POURED IN PLACE
ELEVATION



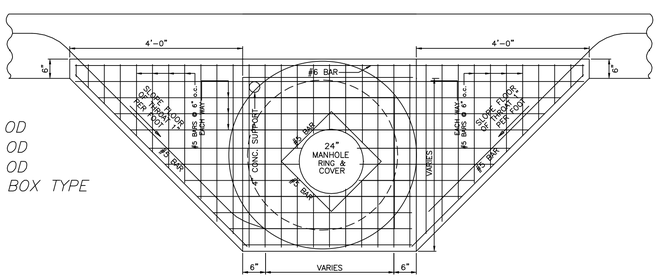
TYPICAL DROP INLET
PLAN



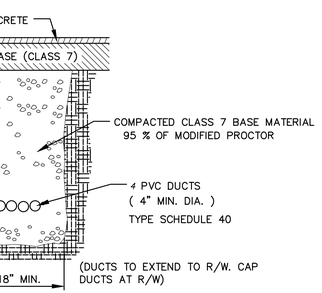
TYPE A = 4' ID/ 5' OD
TYPE B = 5' ID/ 6' OD
TYPE C = 6' ID/ 7' OD
REFER TO PLAN FOR BOX TYPE

* NOTE:
1. STORM DRAINAGE PIPE TRENCH DETAIL THIS SHEET.
2. THROAT FORMED ON THE UPHILL SIDE OF I/D (REFER TO PLAN).
3. ID= INSIDE DIAMETER
OD= OUTSIDE DIAMETER

DETAIL – STORM DRAIN MAHOLE
TYPE 1 THROAT

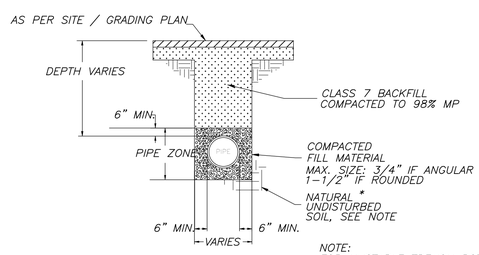


DETAIL – STORM DRAIN MANHOLE
TYPE 2 THROAT



TYPICAL SECTION
4–4" UTILITY DUCTS

NOT TO SCALE



NOTE:
FOR UNSTABLE TRENCH BOTTOM OR EXCAVATION IN ROCK, REFER TO SPECIFICATIONS FOR APPROPRIATE PIPE BEDDING.

STORM DRAINAGE PIPE TRENCH (UNDER ASPHALT)
NTS

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

RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
210 W. SEVIER STREET, BENTON, AR 72015 (501)315-7225

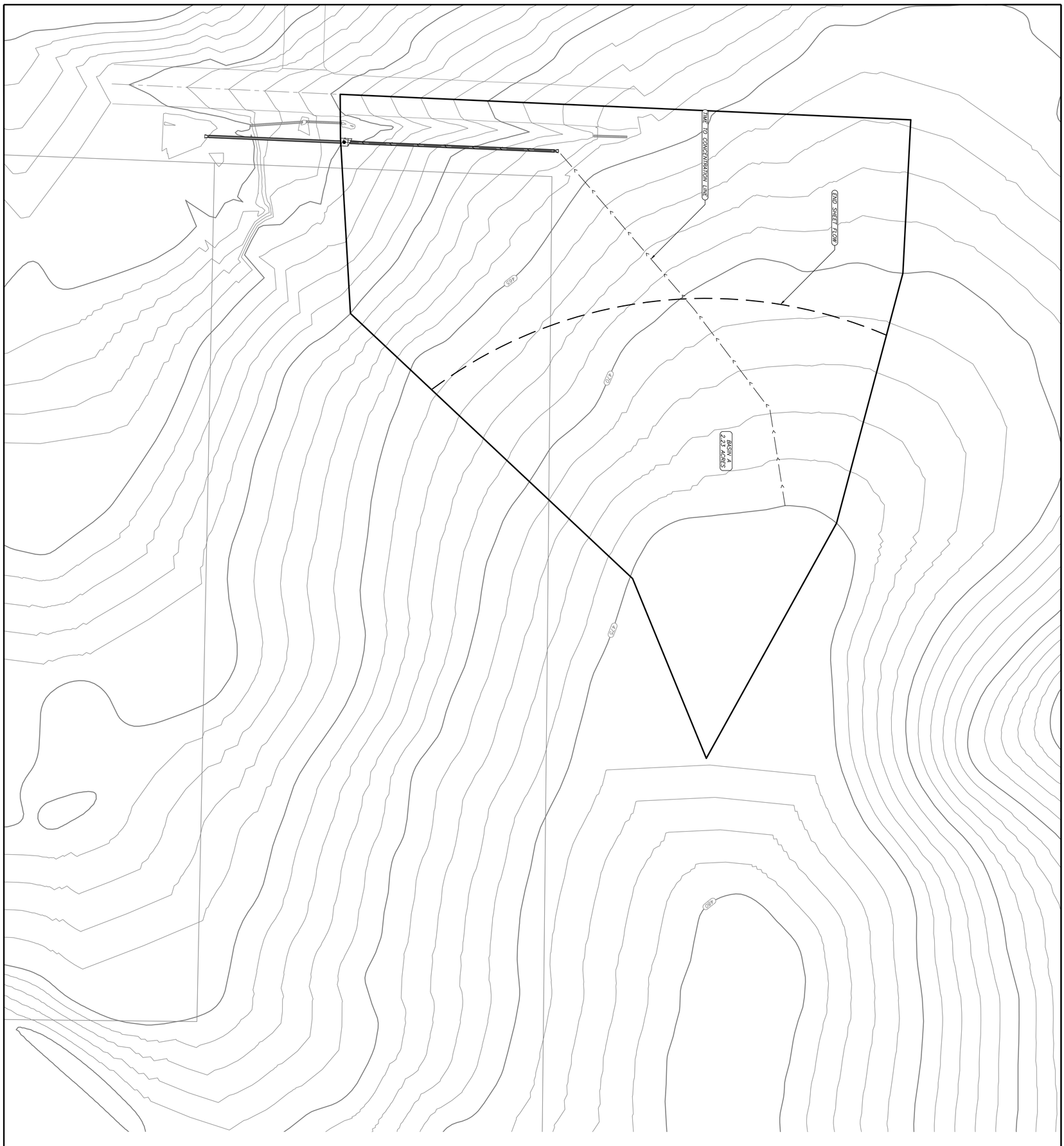
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

STORM DRAIN DETAILS
CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

No.	Revisions	Date
1	FORCEMAIN REROUTE	12/08/2025

PROJECT #: 025-026
Date: 8-20-2025 REV:01/22/2026
Scale: N.T.S.
Sheet: 7 of 7



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
30 0 30 60 90

PROJECT #: 025-026	No. / Revisions / Date	Prepared For: STEPHEN NUCKOLS, 4910 SPRINGHILL RD, BRYANT,AR	STORM SEWER BASIN MAP CORNERSTONE MONTESSORI 4910 SPRINGHILL RD BRYANT, ARKANSAS
Scale: 1" = 30' Date: 8-20-2025			
Sheet: 1 of 1			

CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

325 West South Street
Benton, AR 72015
(501) 315-7225

PROJECT Cornerstone Montessori DATE 9-4-25

18 inch Pipe Selected (1.5 ft)

Basin A

96,934 ft² ≈ 2.23 acres

TC = 20.46 min I = 6.08 in/hr

C = 0.40

Rational Method

$$Q = CIA$$

$$0.40(6.08 \text{ in/hr})\ 2.23 \text{ acres} = 5.42 \text{ cfs}$$

Minimum Pipe Diameter

$$D = \left[\frac{C_o\, Q\, n}{\sqrt{S}}\right]^{3/8}$$ (PE Civil Ref Handbook Version 2.0.2 pg 348)

C_o = 2.16 for USCS units Q = cfs n = manning roughness

S = slope (ft/ft) D = minimum pipe size in feet

$$\left[\frac{2.16\,(5.42 \text{ cfs})\,0.012}{\sqrt{0.0226}}\right]^{3/8} = 0.97 \text{ Feet} < 1.5 \text{ Feet}$$

minimum pipe selected pipe

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 1/13/2026

Applicant or Designee:

Name Rodger Woodall
Address 10 Pine Chapel Dr
Phone 501-658-2086
Email Address: [redacted]

Project Location:

Property Address 10 Pine Chapel dr Bryant, AR 72022
Parcel Number 847-09517-000
Zoning Classification Residential

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)
Lot 10 Tanglewood Acres, Subdivision to the City of Bryant, Saline Co, Arkansas

Description of Conditional Use Request (Attach any necessary drawings or images)
To build a Shop for Storage, wood working and Parking of Automobile 30'x30' Shop Proposed – 900SF. Allowed 745 SF

Proposed/Current Use of Property Home/ Residence

Application Checklist

Requirements for Submission

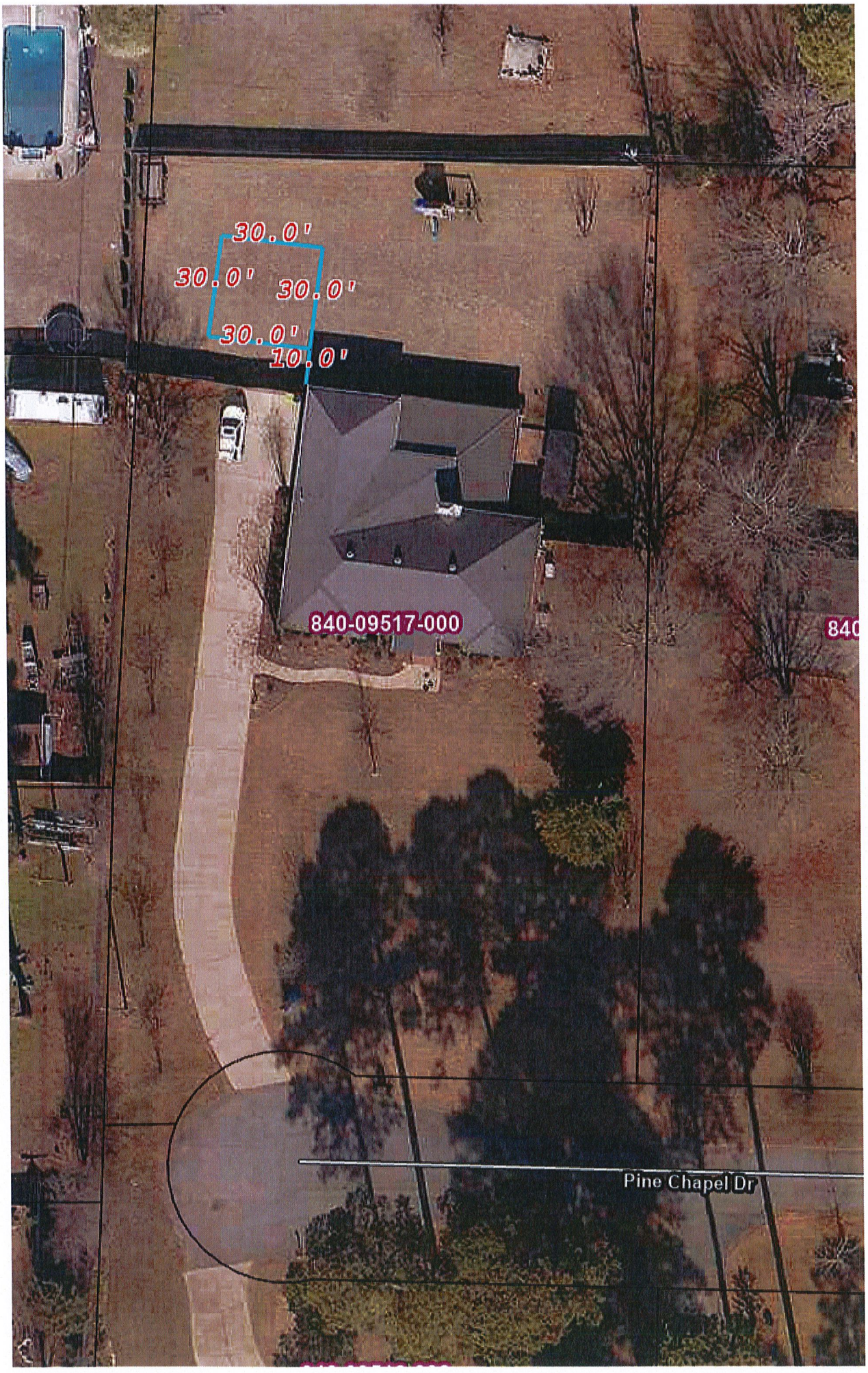
- ☐ Letter stating request of Conditional Use and reasoning for request
- ☐ Completed Conditional Use Permit Application
- ☐ Submit Conditional Use Permit Application Fee ($125)
- ☐ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- ☐ Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☐ Submit eight (8) Copies of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I Rodger Woodard, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.


30.0'
30.0'
30.0'
30.0'
10.0'
840-09517-000
840
Pine Chapel Dr

HOPE CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

Traffic Impact Analysis

The Villages at Magnolia Lane Subdivision

Boone Road and Mount Carmel Road
Bryant, Arkansas

Prepared by Arkansas Registered Professional Engineer Kazi Islam No. 20876

Prepared By:

November 5, 2025

COA Seal Here

Engineer Seal Here (signed)

11-05-2025

Traffic Impact Analysis

1.0 INTRODUCTION

We completed a traffic impact analysis (TIA) for the proposed residential subdivision development in Bryant, Arkansas. The analysis was requested to determine the effects the proposed development would have on the adjacent roadway network, including the intersection of Boone Road and Mount Carmel Road, and to provide recommendations for improvements that may be necessary to accommodate the additional traffic generated by the development while maintaining acceptable levels of service.

This TIA follows the guidelines outlined in the City of Bryant's Minimum Standard Specifications for Streets, which require a formal traffic study for developments expected to generate significant traffic volumes, such as this subdivision with 231 single-family homes. The analysis utilizes methodologies from the Highway Capacity Manual (HCM) 7th Edition for level of service (LOS) calculations and the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, for estimating site-generated trips.

2.0 BACKGROUND

2.1 PROPOSED DEVELOPMENT

The proposed development, known as The Villages at Magnolia Lane, is located at the intersection of Boone Road and Mount Carmel Road in Bryant, Arkansas, as shown in Figure 1. The subdivision encompasses approximately 65.32 acres and includes 231 single-family dwelling units, along with associated infrastructure such as internal roadways, detention areas, green spaces, and a park area totaling 12.35 acres (21.25% open space). The residential density is approximately 3.98 dwelling units per acre.

Access to the development is proposed via multiple points: primary access from Boone Road to the south and secondary access from Mount Carmel Road to the west. The internal roadway network consists of local streets (50' right-of-way) and a collector street (60' right-of-way) designed to City of Bryant standards. The site plan is shown in Figure 2. The development is expected to be built out over a 5-year horizon, with full occupancy by 2030.

2.2 ADJACENT ROADWAY NETWORK

The intersection of Boone Road and Mount Carmel Road is an unsignalized T-intersection, with Boone Road serving as the through street (east-west) and Mount Carmel Road as the north leg. Boone Road is classified as a collector street in the City of Bryant's Master Street Plan, downgraded from minor arterial in 2015. It is a two-lane undivided roadway with a posted speed limit of 35 mph, featuring shoulders and drainage ditches. The roadway has a typical width of 24 feet and carries approximately 5,000 vehicles per day (ADT) based on recent ARDOT counts.

Mount Carmel Road is classified as a local street, serving primarily residential traffic. It is a two-lane undivided roadway with a posted speed limit of 30 mph, approximately 20-22 feet wide, with grassy shoulders and sidewalks in some sections. Recent ARDOT counts indicate an ADT of 3,000 vehicles per day. Nearby land uses include residential subdivisions to the north and south, with commercial areas also to the north.

Historical traffic data from ARDOT shows stable volumes on Boone Road, with ADTs ranging from 4,500 in 2018 to 5,000 in 2023, indicating no significant growth. Similarly, Mount Carmel Road has maintained ADTs around 2,800-3,000 over the past five years. Truck percentages are low (less than 5%) on both roads, primarily consisting of local delivery vehicles.

3.0 EXISTING CONDITIONS

3.1 TRAFFIC VOLUMES

Existing traffic volumes were obtained from ARDOT's Average Daily Traffic (ADT) estimates and supplemented with assumed peak hour factors based on typical suburban patterns (8-10% of ADT for peak hours). For Boone Road, the ADT is 5,000 vehicles per day, with an estimated AM peak hour volume of 450 vehicles per hour (vph) and PM peak of 500 vph. Directional splits are approximately 50/50 east-west.
For Mount Carmel Road, the ADT is 3,000 vph, with AM peak of 270 vph and PM peak of 300 vph, primarily northbound in the AM and southbound in the PM due to commuter patterns toward Interstate 30. Turning movement counts at the intersection are estimated as follows (based on proportional distribution):

- AM Peak: 200 vph through on Boone (EB), 200 (WB); 50 left from Mt Carmel to Boone WB; 20 right to Boone EB.
- PM Peak: 250 vph through on Boone (EB), 250 (WB); 60 left from Mt Carmel; 40 right.

No recent turning movement counts were available, but these estimates are conservative for analysis purposes.

The following table summarizes the existing traffic conditions:

Time Period	Boone Rd (vpd/vph)	Mt. Carmel (vpd/vph)	Intersection LOS(Overall)	Minor Approach LOS (Mount Carmel)	Volume-to-Capacity Ratio (v/c)	Average Delay (sec/veh)
Daily (ADT)	5,000 vpd	3,000 vpd	N/A	N/A	N/A	N/A
AM Peak	450 vph	270 vph	B	C	0.65	12
PM Peak	500 vph	300 vph	C	D	0.72	18

3.2 LEVEL OF SERVICE ANALYSIS

Level of service (LOS) for the unsignalized intersection was calculated using HCM methodologies. Under existing conditions:

- The intersection operates at LOS B during AM peak (average delay 12 seconds per vehicle) and LOS C during PM peak (delay 18 seconds).
- The minor approach (Mount Carmel Road) experiences higher delays (LOS C AM, LOS D PM) due to gaps in Boone Road traffic.

No capacity issues are present, with volume-to-capacity (v/c) ratios below 0.75 for all movements.

4.0 TRIP GENERATION

Trip generation for the proposed 231 single-family detached homes (ITE Land Use Code 210) was estimated using the ITE Trip Generation Manual, 11th Edition. The rates are as follows:

- Weekday Daily: Average 9.43 trips per dwelling unit (DU)
- AM Peak Hour: Average 0.70 trips per DU (26% entering, 74% exiting)
- PM Peak Hour: Average 0.90 trips per DU (63% entering, 37% exiting)

For 231 DU:

- Daily Trips: 2,178
- AM Peak: 162 trips (42 entering, 120 exiting)
- PM Peak: 208 trips (131 entering, 77 exiting)

Table 1 summarizes the trip generation.

Table 1 - Trip Generation Summary

Land Use	ITE Code	Size	Daily Trips	AM Peak Trips	PM Peak Trips
Single Family Housing	210	231 DU	2,178	162 (42/120)	208 (131/77)

No pass-by or internal capture reductions were applied, as this is a residential development.

5.0 TRIP DISTRIBUTION AND ASSIGNMENT

Trips were distributed based on existing traffic patterns and regional connectivity:

- 60% to/from east on Boone Road (toward Reynolds Road and I-30)
- 30% to/from west on Boone Road (toward residential areas)
- 10% to/from north on Mount Carmel Road

Assigned turning movements at the study intersection:

- AM Entering: 25 left from Boone EB, 10 right from Boone WB, 7 from Mt Carmel.
- AM Exiting: 70 left to Boone WB, 40 right to Boone EB, 10 to Mt Carmel.
- Similar proportional assignment for PM.

6.0 FUTURE CONDITIONS

This section evaluates the future traffic conditions at the intersection of Boone Road and Mount Carmel Road, considering both background growth and the impact of the proposed Villages at Magnolia Lane Subdivision over a 5-year horizon to 2030

6.1 BACKGROUND GROWTH

A 1% annual growth rate was applied to existing volumes over a 5-year horizon (to 2030), based on historical ARDOT data showing minimal increases. This results in future no-build ADTs of 5,255 on Boone Road and 3,153 on Mount Carmel Road.

6.2 WITH DEVELOPMENT

- Future AM Peak: Intersection volumes increase by 162 vph, resulting in LOS C (delay 18 sec).
- Future PM Peak: Increase by 208 vph, LOS D (delay 23 sec).
- With future extension of asphalt a center two-way left-turn lane (TWLTL) for both street increase the over all capacity 10-12% as per HCM.

The minor approach on Mount Carmel experiences LOS D and overall LOS will still keep the same LOS grading with slight increase of intersection waiting time.

Time Period	Boone Rd (vpd/vph)	Mt. Carmel (vpd/vph)	Intersection LOS(Overall)	Minor Approach LOS (Mount Carmel)	Volume-to-Capacity Ratio (v/c)	Average Delay (sec/veh)
Daily (ADT)	7,433 vpd	3,471 vpd	N/A	N/A	N/A	N/A
AM Peak	595 vph	322 vph	B	C	0.75	18
PM Peak	677 vph	331 vph	C	D	0.82	23

7.0 ANALYSIS AND RECOMMENDATIONS

The development will add moderate traffic, but the intersection will be at acceptable traffic capacity. Peak PM 15 minutes will expect some queuing on Mt. Carmel. Peak AM will still be comfortable.

Recommendations:

- Install a left-turn lane on Boone Road eastbound at Mount Carmel Road (warrants met based on projected volumes >100 vph left turns).
- Consider signalization if volumes exceed MUTCD warrants (projected peak hour >750 vph on major, >150 on minor).
- Add signage and striping for improved safety.
- Maintain proper sight distances at intersection.

HOPE CONSULTING
129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

Figure 1:
Location Map (Aerial map showing site at Boone/Mt Carmel intersection)

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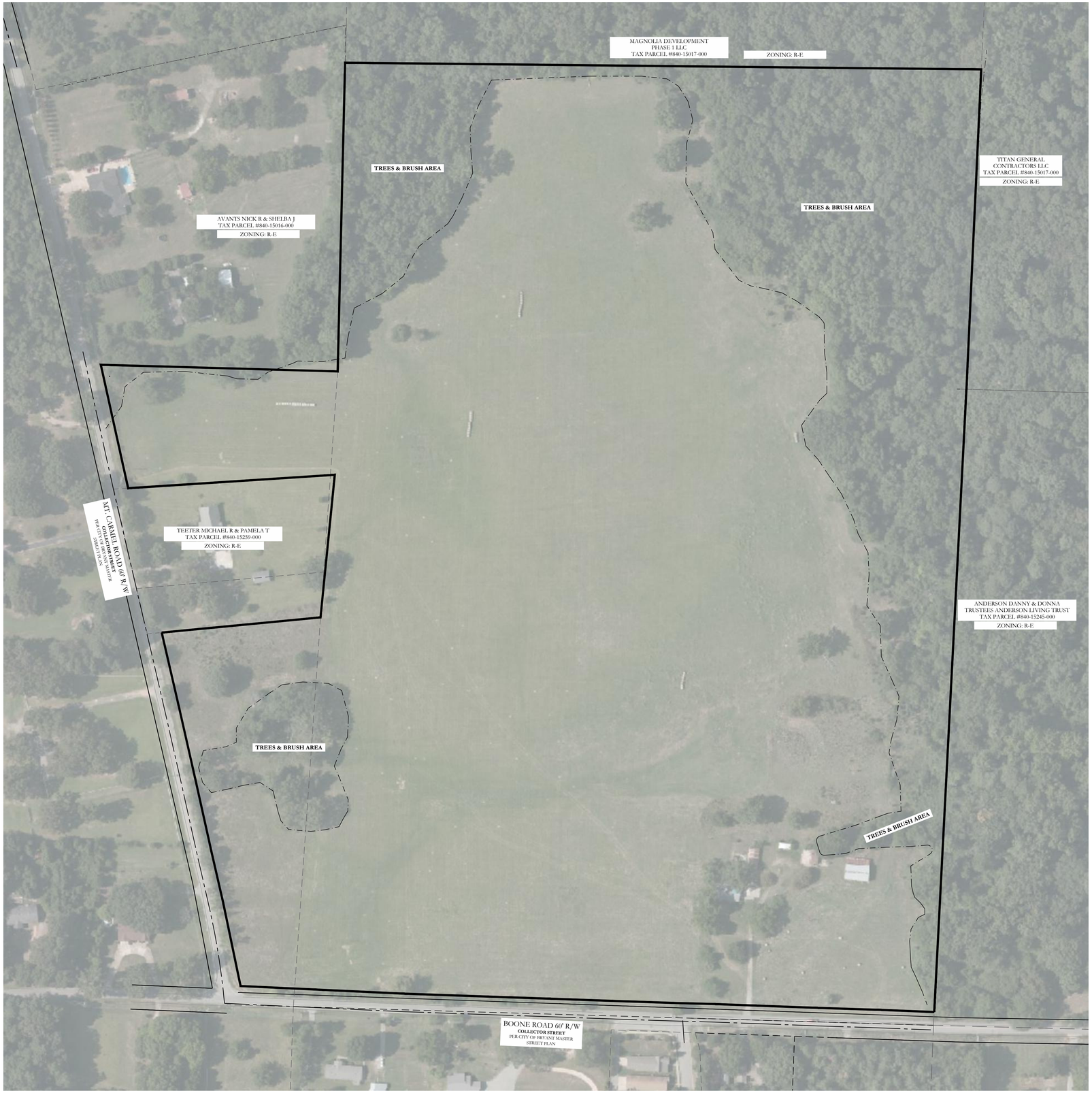
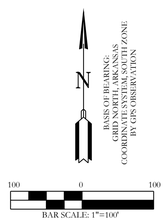
129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

Figure 2:
Site Plan (Plat showing site at Boone/Mt Carmel intersection)





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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:

WIGGINS FAMILY REAL ESTATES HOLDING, LLC

PLANNED UNIT DEVELOPMENT (PUD)
EXISTING VEGETATION
THE VILLAGES AT MAGNOLIA LANE

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	12/18/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	01/15/2026	CHECKED BY:	21-1175
SHEET:		SCALE: 1" = 100'	

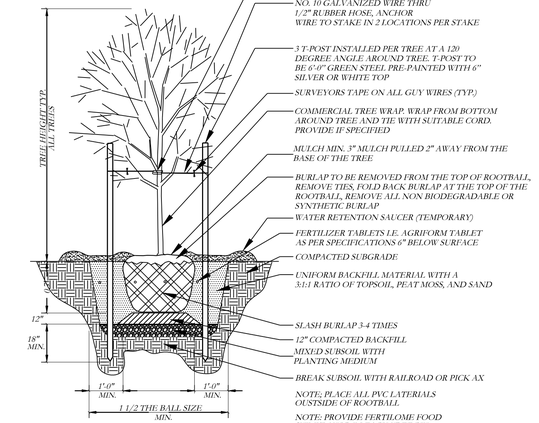
500	1S	14W	0	17	330	62	1762

R:\Land Projects\2021\21-1175\Dgn\21-1175 Existing Vegetation.dwg 1/15/2026 8:20:42 AM

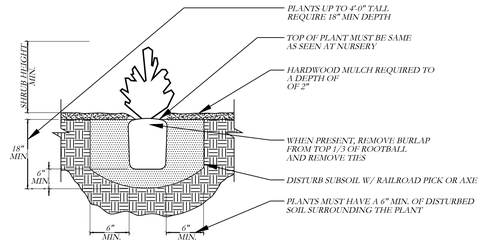
TREE TYPES	TREE SPECIES	QUANTITIES	HEIGHT AT MATURITY	CALIPER
SHRUBS	DWARF YAUPON HOLLY	36	3'-5'	Wide 3'-6'
EVERGREEN TREE	TAYLOR JUNIPER	38	15'	>2"

LANDSCAPE LEGEND

	COMMON NAME:	BOTANICAL NAME:	HEIGHT AT MATURITY:	QTY.:
	SHURBS			
	COMPACTA HOLLY - 6' O.C. - 5 GAL.	GLOSSY ABELIA/ ABELIA X GRANDIFLORA	6'-0"	REFER TO PLAN
	EVERGREEN TREES	CHOOSE FROM LIST OF SPECIES INCLUDED IN THE CITY OF BRYANT LANDSCAPING CODE		-
	SOD (INCLUDES MULCH BEDS)	BERMUDA		



1 TREE PLANTING DETAIL
NO SCALE



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

2 SHRUB PLANTING DETAIL
NTS

GENERAL 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 TIFWAY 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.

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.

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
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FOR USE AND BENEFIT OF:

WIGGINS FAMILY REAL ESTATES HOLDING, LLC

PLANNED UNIT DEVELOPMENT (PUD)
LANDSCAPE PLAN
THE VILLAGES AT MAGNOLIA LANE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	05/22/2024	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	01/05/2026	CHECKED BY:	21-1175
SHEET:		SCALE: 1" = 100'	

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	PUD Application Requirements	Type of Submission	
		Long Form	
		Zoning Plan	Final Development
?	Letter of Transmittal: Name of Development; Names, addresses, and contact information of the owner, authorized agent, and developer; Written description of the character and intent of the development.	✔	✔
X	Legend/Key for the plans	✔	✔
?	Proposed/Final Bill of Assurance, Restrictive Covenants, or other legal instruments	✔	✔
X	Vicinity Map	✔	✔
✓	Names, addresses, zoning, and property lines of all property owners adjacent to the exterior boundaries of the project (including individual lot across streets and right-of-way).	✔	✔
✓	North arrow, scale, date of preparation, and existing zoning classification.	✔	✔
X	Boundary Survey of the property and written legal description of the property.	✔	✔
?	Source of title to property giving deed record book page number or instrument number	✔	✔
N/A	Location of all existing and proposed easements.		✔
X	Area and dimensioned length and width for each lot in the proposed development.	✔	✔
✓	Proposed building footprint(s) with all proposed setbacks dimensioned. *Setback/Building "Box" needs to be shown. There is a variation on Rear setbacks throughout the development.*	✔	✔
✓	Architectural elevation renderings for the front, side, and rear facades for all structures, excluding single-family residential. List of allowable façade materials for single-family residential. *Show list on plat as a note.*	✔	✔
N/A	Lighting plan showing street lighting and exterior lighting quantity, direction, and pattern.		✔

✓	Proposed permitted uses and location of permitted uses. *Note uses on plat, Tracts are already called out, but describe use of all other lots. Ex. Single family residential.*	✔	✔
X	Proposed Density	✔	✔
N/A	Proposed setbacks and buffer areas shown with dimensions. *For Commercial buildings. Not needed for residential lots.*	✔	✔
✓	Existing structure(s) and general indication of any significant vegetation.	✔	✔
N/A	Existing and proposed topographic information including two-foot contour interval for areas with a slope of less than 10%, five-foot contour interval for areas with a slope of more than 10%.		✔
	Existing significant drainage features on the site.	✔	✔
N/A	Location of all flood hazard areas within a 100-year floodplain and/or floodway. Reference the FIRM panel number and effective date. Note regarding wetland, if applicable. Note if Corps of Engineers determination is in progress.		✔
N/A	Drainage improvements and drainage runoff quantities (cubic feet per second), prepared by a Professional Engineer, with points of entry and exit for the development, show flood hazard area.		✔
N/A	Soil tests, as may be required or requested.		✔
N/A	Location, size, and materials of all proposed utilities.		✔
N/A	Location of all existing fire hydrants within 500 ft. of the property.		✔
✓	Location of parking areas, vehicle maneuvering areas, and any proposed access drives. *Any parking areas for the large middle park? If there are plans for that it needs to be shown.*	✔	✔
✓	Location of access drives for adjacent properties, including those across the street, street intersections. Items dimensioned relative to each other.	✔	✔
✓	Proposed sidewalks and streets.	✔	✔
✓	Street names, class per Master Street Plan, rights-of-way (existing and proposed), centerlines, and easements bordering or traversing the property.	✔	✔
X	Open Space Plan indicating the size and proposed use for common useable open space areas.	✔	✔
✓	Landscaping Plan indicating the size, location, and proposed types of plantings on the site. *Landscaping for parks and for entrances to the subdivision should be shown.*	✔	✔
X	Certificate of Owner	✔	✔

X	Certificate of Surveying Accuracy	✔	✔
N/A	Certificate of Engineering Accuracy		✔
N/A	Static pressure and flow of the nearest hydrant		✔
N/A	As-built drawings		✔

Other Comments not listed in the Application requirements PUD Section of the Zoning Code:

1. Application fee will need to be paid. ($125)
2. Please use the new public hearing notice form when running the ad in the newspaper. The property will need to be posted with signage every 200ft along the roadways. Signage will need to be posted and newspaper ad run one time by December 28th in order to meet the hearing requirements for the January meeting.

OPEN SPACE CALCULATION

TRACT A	PARK AREA	3.76 ACRES
TRACT B	RETENTION AREA/WET PONDS	0.82 ACRES
TRACT C	GREEN SPACE	0.24 ACRES
TRACT D	GREEN SPACE	0.39 ACRES
TRACT E	GREEN SPACE	0.39 ACRES
TRACT F	RETENTION AREA/WET PONDS	0.98 ACRES
TRACT G	RETENTION AREA/WET PONDS	0.82 ACRES
TRACT H	GREEN SPACE	0.32 ACRES
	GREEN SPACE BETWEEN BOC & SIDEWALK	4.63 ACRES
	TOTAL	12.35 ACRES OR 21.25%

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	231 UNITS
TOTAL DEVELOPABLE AREA	58.11 ACRES
TOTAL COMMON USABLE OPEN SPACE	12.35 ACRES
RESIDENTIAL DENSITY	231/58.11=3.98 DUA

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C2	51°54'29"	S64°55'33"W 21.88'	22.65'	25.00'
C3	13°46'58"	S45°51'47"W 12.00'	12.03'	50.00'
C4	76°02'56"	N89°13'16"W 61.60'	66.37'	50.00'
C5	77°43'04"	N12°20'16"W 62.74'	67.82'	50.00'
C6	12°23'53"	N32°43'12"E 10.80'	10.82'	50.00'
C7	51°54'29"	N12°57'54"E 21.88'	22.65'	25.00'
C8	90°00'00"	N57°59'21"W 35.36'	39.27'	25.00'
C9	51°13'46"	N51°23'49"E 21.62'	22.35'	25.00'
C10	16°03'27"	N33°48'42"E 13.97'	14.01'	50.00'
C11	73°50'08"	N78°45'30"E 60.07'	64.43'	50.00'
C12	56°13'10"	N36°12'51"W 47.12'	49.06'	50.00'
C13	46°20'35"	S15°04'01"W 39.35'	40.44'	50.00'
C14	51°13'46"	S12°37'29"W 21.62'	22.35'	25.00'
C15	44°59'26"	S35°29'04"E 38.26'	39.26'	50.00'
C16	31°08'25"	N73°32'59"W 26.84'	27.18'	50.00'
C17	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C18	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C19	6°37'44"	N85°48'20"W 8.67'	8.68'	75.00'
C20	33°15'11"	N63°51'52"W 42.92'	43.53'	75.00'
C21	34°54'55"	N31°46'49"W 45.00'	45.70'	75.00'
C22	15°12'10"	N6°43'17"W 19.84'	19.90'	75.00'
C23	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C24	4°05'28"	N88°56'04"E 73.53'	73.54'	1030.00'
C25	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C26	44°04'45"	N22°55'11"E 56.29'	57.70'	75.00'
C27	45°55'15"	N67°55'11"E 58.51'	60.11'	75.00'
C28	90°16'45"	N45°44'26"E 35.44'	39.39'	25.00'
C29	89°43'15"	N44°15'34"W 35.27'	39.15'	25.00'
C30	58°22'49"	N59°55'48"W 73.16'	76.42'	75.00'
C31	31°37'11"	N14°55'48"W 40.87'	41.39'	75.00'
C32	118°35'09"	N58°24'46"W 42.99'	51.74'	25.00'
C33	29°19'53"	S76°57'36"W 116.46'	117.74'	230.00'
C34	31°28'50"	N73°41'47"E 92.23'	93.40'	170.00'
C35	57°04'34"	N29°25'05"E 23.89'	24.90'	25.00'
C36	51°13'46"	N24°44'02"W 21.62'	22.35'	25.00'
C37	57°13'12"	N21°44'16"W 47.88'	49.93'	50.00'
C38	47°25'27"	N30°35'03"E 40.21'	41.39'	50.00'
C39	49°57'07"	N79°16'21"E 42.22'	43.59'	50.00'
C40	37°51'33"	S56°49'19"E 32.44'	33.04'	50.00'
C41	51°13'46"	S63°36'22"E 21.62'	22.35'	25.00'
C42	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C43	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C44	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C45	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C46	48°11'23"	N65°01'31"W 20.41'	21.03'	25.00'
C47	40°54'10"	N61°22'54"W 34.94'	35.69'	50.00'
C48	194°34'26"	S0°52'48"W 99.19'	169.80'	50.00'
C49	40°54'10"	N63°08'30"E 34.94'	35.69'	50.00'
C50	48°11'23"	N66°47'07"E 20.41'	21.03'	25.00'
C51	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C52	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C53	2°44'59"	S89°36'18"W 11.04'	11.04'	230.00'
C54	23°03'46"	S76°35'56"W 91.96'	92.58'	230.00'
C55	115°48'45"	N57°01'35"W 42.36'	50.53'	25.00'

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C56	57°04'34"	N29°25'05"E 23.89'	24.90'	25.00'
C57	8°13'30"	N62°04'07"E 24.38'	24.40'	170.00'
C58	17°35'29"	N74°58'37"E 51.99'	52.19'	170.00'
C59	7°96'27"	N87°19'35"E 21.07'	21.09'	170.00'
C60	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C61	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C62	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C63	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C64	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C65	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C66	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C67	38°03'56"	S70°05'14"E 48.92'	49.83'	75.00'
C68	38°03'56"	S32°01'19"E 48.92'	49.83'	75.00'
C69	45°00'00"	N35°29'21"W 38.27'	39.27'	50.00'
C70	45°00'00"	N80°29'21"W 38.27'	39.27'	50.00'
C71	45°00'00"	N68°22'48"E 38.27'	39.27'	50.00'
C72	45°00'00"	N23°22'48"E 38.27'	39.27'	50.00'
C73	33°46'10"	S74°47'27"W 115.84'	117.53'	200.00'
C74	32°55'26"	N74°25'05"E 113.35'	114.93'	200.00'
C75	4°05'28"	S88°56'04"W 71.39'	71.40'	1000.00'
C76	90°00'00"	S45°52'48"W 70.71'	78.54'	50.00'
C77	90°00'00"	N44°07'12"W 70.71'	78.54'	50.00'

Line Table		
Line #	Direction	Length
L1	S57°57'22"W	62.34'
L2	S57°57'22"W	75.42'
L3	N44°07'12"W	25.00'
L4	N38°56'43"E	25.00'
L5	N32°00'39"E	25.00'

AS-SURVEYED DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/2 NE 1/2) IN SECTION 32 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) IN SECTION 29, ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH ALUMINUM CAP BEING THE NE CORNER OF THE NW 1/4, NE 1/4 SECTION 29 AND 34.61 FEET NORTH OF A 4 X 4 CONCRETE POST; **THENCE**, S 02° 57' 52" W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1285.53 TO A RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4, SAID POINT BEING 8.11 FEET SOUTH OF AN EXISTING 1/2" REBAR; **THENCE**, ALONG THE SOUTH LINE OF SAID NW 1/4 NE 1/4, N 88° 19' 44" W, A DISTANCE OF 1272.20 FEET TO AN EXISTING RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4; **THENCE**, ALONG THE SOUTH LINE OF THE NE 1/4 NW 1/4, N 88° 23' 01" W A DISTANCE OF 179.93 FEET TO A NAIL SET AT THE INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE OF MT. CARMEL ROAD; **THENCE**, ALONG SAID CENTERLINE, N 09° 58' 11" W, A DISTANCE OF 97.38 FEET TO A POINT; **THENCE** N 10° 02' 44" W, A DISTANCE OF 89.82 FEET TO A POINT; **THENCE**, N 12° 47' 37" W, A DISTANCE OF 213.29 FEET TO A POINT; **THENCE**, N 12° 18' 58" W, A DISTANCE OF 131.22 FEET TO A POINT; **THENCE**, N 13° 06' 12" W, A DISTANCE OF 247.42 FEET TO AN EXISTING SPIKE; **THENCE**, LEAVING SAID CENTERLINE, N 84° 33' 08" E, A DISTANCE OF 357.44 FEET TO A SET 1/2" REBAR (PS# 1121) POINT BEING ON THE WEST LINE OF THE NW 1/4, NE 1/4; **THENCE**, N 05° 43' 37" E, A DISTANCE OF 294.27 FEET TO A 5/8" REBAR SET IN CONCRETE; THENCE, S 86° 18' 15" W, A DISTANCE OF 454.67 FEET TO A SPIKE FOUND IN THE CENTERLINE OF MT CARMEL ROAD; **THENCE**, ALONG SAID CENTERLINE, N 12° 42' 57" W, A DISTANCE OF 262.83 FEET TO A SPIKE SET ON THE NORTH LINE OF THE NE 1/4 NW 1/4; **THENCE**, ALONG SAID NORTH LINE, S 88° 22' 28" E, A DISTANCE OF 517.66 FEET TO A 1/2" REBAR WITH ALUMINUM CAP MARKING THE NW CORNER OF THE NW 1/4 NE 1/4; **THENCE**, N 01° 22' 55" E, ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 29, A DISTANCE OF 634.28 FEET TO AN EXISTING 4" ANGLE IRON; **THENCE**, S 89° 23' 57" E, A DISTANCE OF 1306.74 FEET TO A SET 1/2" REBAR WITH AN ALUMINUM CAP ON THE EAST LINE OF THE SW 1/4 SE 1/4 SECTION 29; **THENCE**, ALONG SAID EAST LINE, S 02° 39' 14" W, A DISTANCE OF 657.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 65.32 ACRES (2,845,277 Sq Ft).

NOTES:

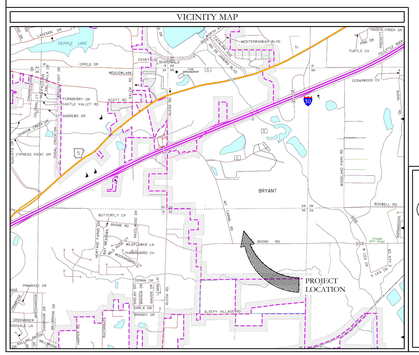
1. TRACT A, C, D, E, AND H WILL BE USE FOR RECREATIONAL USE AND WALKING TRAILS AND WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
2. TRACT B, F AND G WILL BE UTILIZED AS A RETENTION AREA/WET PONDS AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

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

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER KAZI TAMZIDUL ISLAM NO. 20876

REGISTERED STATE OF ARKANSAS NO. 1762 SIGNATURE JONATHAN L. HOPE PROFESSIONAL LAND SURVEYOR

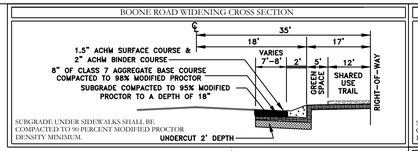
VICINITY MAP



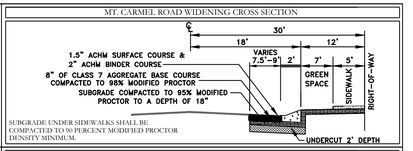
LEGEND

- (P) – No Parking Sign
- – Stop Sign
- – Street light
- – Fire Hydrant
- – Computed point
- – Found monument
- – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted

BOONE ROAD WIDENING CROSS SECTION

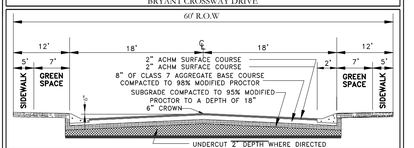


MT. CARMEL ROAD WIDENING CROSS SECTION



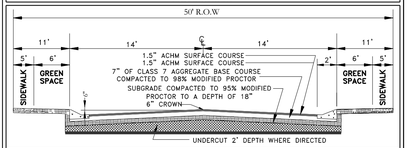
BRYANT CROSSWAY DRIVE

60' R.O.W.



LOCAL STREET

50' R.O.W.



CERTIFICATIONS:

OWNER:

Name: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

Address: 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223

DEVELOPER:

Name: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

Address: 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

Address: 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223

Source of Tile: D.R. BOOK _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines are accurately described in terms of length and direction of the property sides.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

Kazi Tamzidul Islam
Registered Professional Engineer
Arkansas No. 20876

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Lance Penfield
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223

DEVELOPER/ SUBDIVIDER: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223

ENGINEERS: HOPE CONSULTING INC. 129 S MAIN STREET BENTON, AR 72015

NAME OF SUBDIVISION: THE VILLAGES AT MAGNOLIA LANE.

SINGLE FAMILY RESIDENTIAL HOMES ONLY.

ALLOWABLE FACADE: BRICK, VINYL, GLASS & WOOD

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK PAGE

MIN. LOT SIZE:
NUMBER OF LOTS: 231

EXISTING ZONING: R-E (RESIDENTIAL-NO SEWER)
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 25' OR AS SHOWN
SIDE - 5' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50'OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

TYPICAL LOT SETBACKS & EASEMENTS NTS

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:

WIGGINS FAMILY REAL ESTATES HOLDING, LLC

PLANNED UNIT DEVELOPMENT (PUD) THE VILLAGES AT MAGNOLIA LANE

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	12/18/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	01/15/2026	CHECKED BY:	21-1175
SHEET:		SCALE: 1" = 100'	

500	1S	14W	0	17	330	62	1762

Order Receipt

Saline Courier

321 N. Market St.
Benton, AR 72015

Phone: 501-315-8228

URL: https://www.bentoncourier.com/

Melanie Gentry
Hope Consulting, Inc (28)
129 N. Main Street
Benton, AR 72015

Acct #: 01119461
Phone: (501)315-2626
Date: 01/14/2026
Ad #: 00196464
Salesperson: SCL Ad Taker: SC5

Class: 101

Ad Notes:

Sort Line: NOTICE A public hearing will b

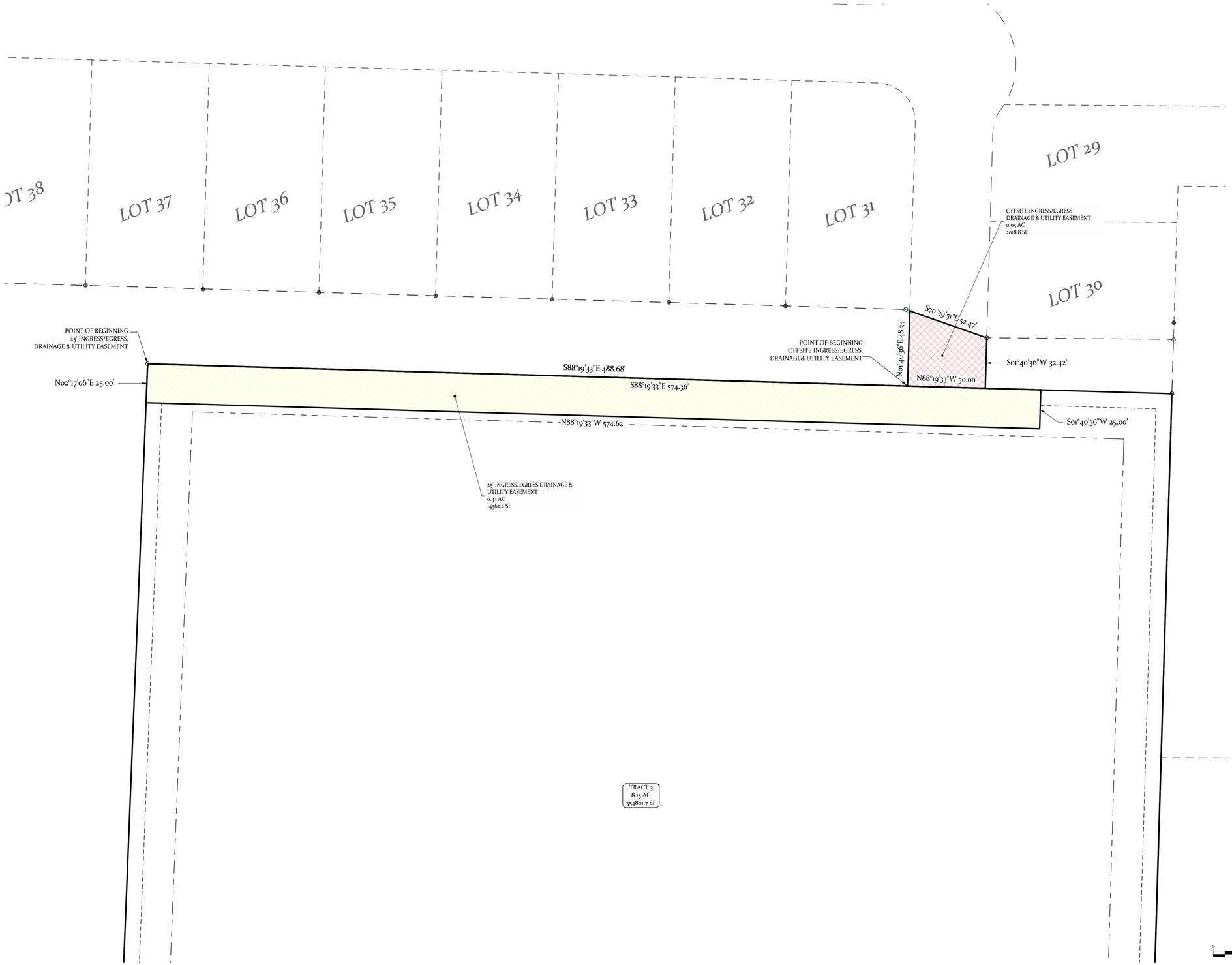
Description	Amount
AVDT LEGAL AFFIDAVIT	4.50
28 Saline Courier 2026-01-16	44.20

Ad Text:

NOTICE
A public hearing will be held on Monday, February 9th, 2026, at 6:00 P.M.at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, SalineCounty, for the purpose of public comment on a Rezone request at the site of 5592 Boone Road, Bryant, AR 72022 (Parcels 840-15246-000, and 840-15020-000.) We will be requesting to Rezone the property from its current zoning, R-2, to PUD zoning. A legal description of this property can be obtained by contacting the Bryant Department of Community Development at (501)-943-0488. Please contact Hope Consulting, Inc., 129 N. Main Street, City of Benton, Saline County, Arkansas. (501)-315-2626 with any other questions.

Payment Reference:

Total:	48.70
Tax:	0.00
Net:	48.70
Prepaid:	0.00
Total Due	**48.70**



DESCRIPTION OF OFFSITE INGRESS/EGRESS & UTILITY EASEMENT

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9;

THENCE NORTH 88°58'40" WEST A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A POINT;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A POINT;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A POINT;

THENCE NORTH 88°59'05" WEST A DISTANCE OF 329.43 FEET TO A POINT;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A 1/2" REBAR & CAP (PS 1664)

THENCE SOUTH 88°19'33" EAST A DISTANCE OF 488.68 FEET TO THE **POINT OF BEGINNING;**

THENCE NORTH 01°40'36" EAST A DISTANCE OF 48.34 FEET TO A POINT ON THE SOUTH LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS SALINE COUNTY INSTRUMENT 2023-019236;

THENCE SOUTH 70°39'51" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 52.47 FEET TO A 1/2" REBAR AND THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS SUBDIVISION, PHASE 2;

THENCE SOUTH 01°40'36" WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 32.42 FEET TO A POINT;

THENCE NORTH 88°19'33" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2018.8 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS

DESCRIPTION OF INGRESS/EGRESS AND UTILITY EASEMENT

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9;

THENCE NORTH 88°58'40" WEST A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A POINT;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A POINT;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A POINT;

THENCE NORTH 88°59'05" WEST A DISTANCE OF 329.43 FEET TO A POINT;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE **POINT OF BEGINNING;**

THENCE SOUTH 88°19'33" EAST A DISTANCE OF 574.36 FEET TO A POINT;

THENCE SOUTH 01°40'36" WEST A DISTANCE OF 25.00 FEET TO A POINT;

THENCE NORTH 88°19'33" WEST A DISTANCE OF 574.62 FEET TO A POINT;

THENCE NORTH 02°17'16" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; CONTAINING 14,362.2 SQUARE FEET, OR 0.33 ACRES, MORE OR LESS.

FLOOD ZONE INFORMATION
NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW: PANEL # 05125C0225E , DATED: 06/05/2020 .

0 15' 30' 60'
SCALE: 1" = 30'

BASIS OF BEARINGS
GRID NORTH, NAD 83,
(NAD83), SOUTH ZONE (1301)

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
x——x——	- Fence
——OHP——	- Overhead Power
——ss——ss——	- Sewer Line
——w——w——	- Water Line
——UGT——UGE——	- Telephone Line
——UGE——	- Electric Line
——G——	- Gas Line

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

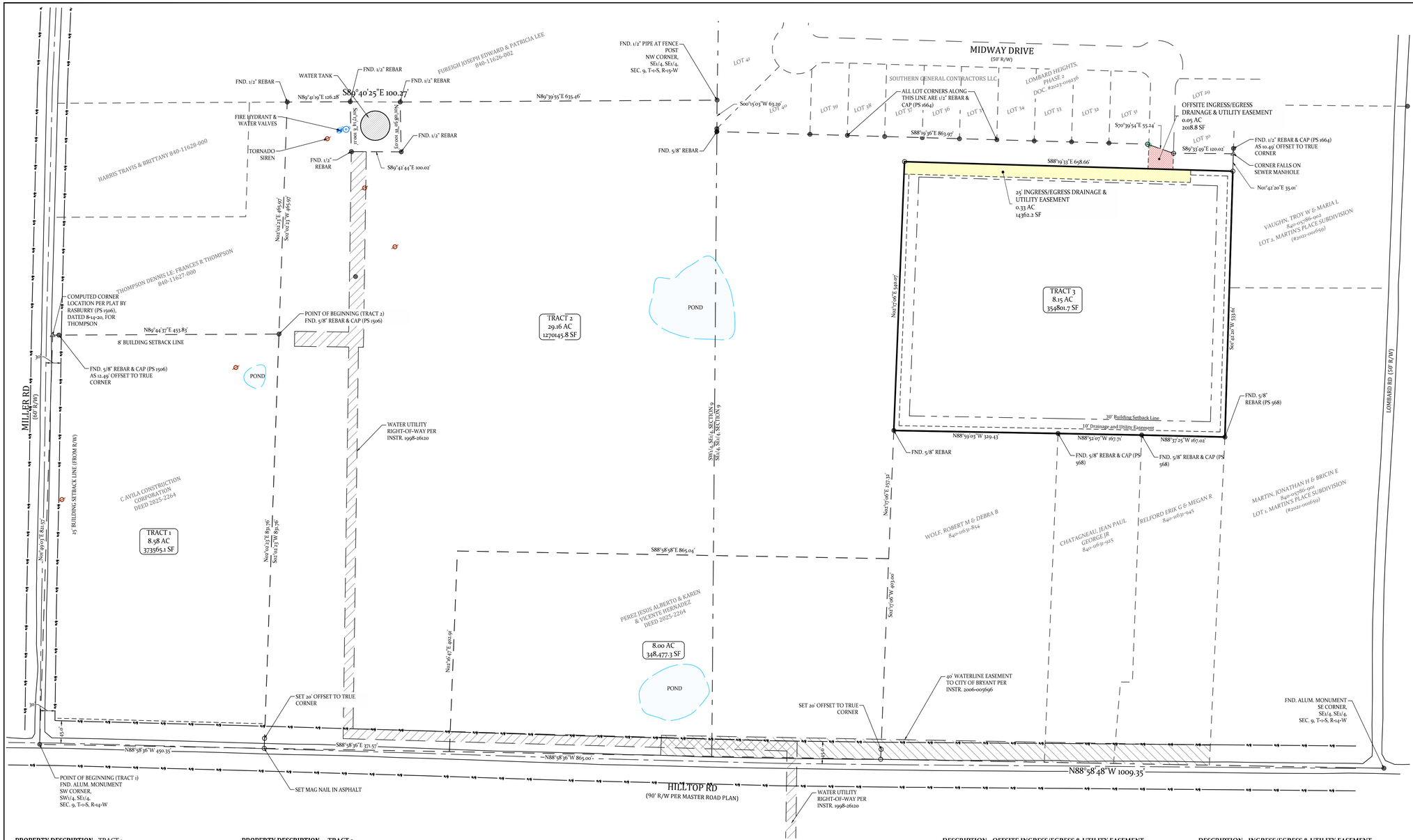
TRACT 3
EASEMENT EXHIBIT

PART OF THE SE 1/4, SE1/4 & PART OF THE SW1/4, SE 1/4, SECTION 9, TOWNSHIP 1S, RANGE 14 W, SALINE COUNTY, ARKANSAS

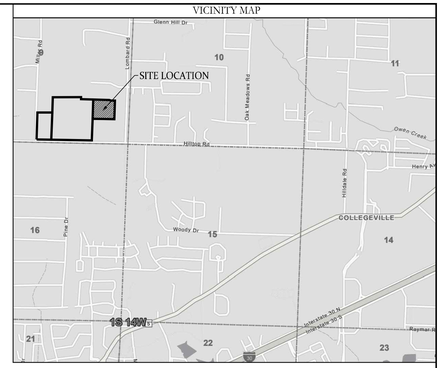
FOR USE AND BENEFIT OF:
JON MARTIN

DATE: 01-21-2026	CAD BY: BKJ	PROJECT NUMBER:
REVISED:	CHECKED BY:	25-1371
SHEET: 1 OF 1	SCALE: 1" = 30'	
AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 09 - 200 - 62 - 1664		

C:\Land Projects\2025\25-1371 Jon Martin\Survey\25-1371 Jon Martin.dwg, 1/21/2026 2:58:38 PM, Brian Hope, Hope Consulting, Inc.



VICINITY MAP



CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Address: _____

Source of Title: BOOK ____ PAGE ____

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Corbitt R. Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution

Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY DESCRIPTION - TRACT 3

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9;

THENCE NORTH 88°58'40" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A 5/8" REBAR AND THE POINT OF BEGINNING;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE SOUTH 88°19'33" EAST A DISTANCE OF 698.67 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE WESTERLY LINE OF LOT 2, MARTIN'S PLACE SUBDIVISION AS FILED FOR RECORD AS SALINE COUNTY DOCUMENT 2021-001659;

THENCE SOUTH 00°41'22" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 533.61 FEET TO THE POINT OF BEGINNING; CONTAINING 354,846.8 SQUARE FEET, OR 8.15 ACRES, MORE OR LESS.

PARENT RECORD PROPERTY DESCRIPTION
A PORTION OF SALINE COUNTY INSTRUMENT DEED 2020-008135

REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
RASBURRY (PS 1906), DATED 8-14-20, FOR THOMPSON
SHAMBARGER (PS 1388), DATED 6-22-07, FOR JONES

TYPICAL LOT SETBACKS:
FRONT: 25 FEET
SIDE (EXTERIOR): 15 FEET
SIDE: 8 FEET
REAR: 25 FEET

TYPICAL UTILITY & DRAINAGE EASEMENTS:
FRONT: 5 FEET
SIDE: 5 FEET
REAR: 5 FEET

SURVEY DETAILS AND NOTES

OWNER OF RECORD:	NXT GEN HOMES, LLC
PHYSICAL ADDRESS:	HILLTOP RD AND MILLER RD
COUNTY PARCEL TAX ID:	PART OF 840-11631-125
COUNTY PARCEL TAX ID:	840-11631-130
CURRENT ZONING:	R-2 RESIDENTIAL DISTRICT

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

BASIS OF BEARINGS: GRID NORTH (NAD83, SOUTH ZONE 0502)

0 50' 100' 200'
SCALE: 1" = 100'

PROPERTY DESCRIPTION - TRACT 1

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;

THENCE NORTH 00°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT;

THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1906);

THENCE SOUTH 02°02'23" WEST A DISTANCE OF 831.76 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9;

THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 450.35 FEET TO THE POINT OF BEGINNING; CONTAINING 373,565.14 SQUARE FEET, OR 8.58 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHTS-OF-WAY OF MILLER ROAD AND HILLTOP ROAD.

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

FLOOD ZONE INFORMATION

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
PANEL # 05125C0225E , DATED: 06/05/2020 .

PROPERTY DESCRIPTION - TRACT 2

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;

THENCE NORTH 00°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT;

THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1906) AND THE POINT OF BEGINNING;

THENCE NORTH 02°02'23" EAST A DISTANCE OF 465.97 FEET TO A FND. 1/2" REBAR;

THENCE NORTH 89°41'19" EAST A DISTANCE OF 126.28 FEET TO A FND. 1/2" REBAR;

THENCE SOUTH 00°15'14" EAST A DISTANCE OF 100.11 FEET TO A FND. 1/2" REBAR;

THENCE SOUTH 89°42'44" EAST A DISTANCE OF 100.02 FEET TO A FND. 1/2" REBAR;

THENCE NORTH 00°08'50" WEST A DISTANCE OF 100.03 FEET TO A FND. 1/2" REBAR;

THENCE NORTH 89°39'55" EAST A DISTANCE OF 635.46 FEET TO A FND. 1/2" PIPE AND THE NORTHWEST CORNER OF SAID, SE1/4, SE1/4, OF SECTION 9 ON THE WEST LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS INSTRUMENT 2023-019236;

THENCE ALONG SAID WEST LINE SOUTH 00°15'03" WEST A DISTANCE OF 63.20 FEET TO A FND. 5/8" REBAR AND THE SOUTHWESTERN-MOST CORNER OF LOT 40 OF SAID LOMBARD HEIGHTS, PHASE 2;

THENCE ALONG THE SOUTH LINE OF SAID LOMBARD HEIGHTS, PHASE 2, SOUTH 88°19'36" EAST A DISTANCE OF 863.97 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF LOT 31 OF SAID LOMBARD HEIGHTS, PHASE 2;

THENCE SOUTH 70°39'54" EAST A DISTANCE OF 55.24 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AT THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS, PHASE 2;
THENCE ALONG THE SOUTH LINE OF SAID LOT 30 SOUTH 89°33'49" EAST A DISTANCE OF 120.02 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE LEAVING SAID SOUTH LINE SOUTH 01°42'20" WEST A DISTANCE OF 568.81 FEET TO A 5/8" REBAR & CAP (PS 568);

THENCE NORTH 88°37'25" WEST A DISTANCE OF 167.02 FEET TO A FND. 5/8" REBAR & CAP (PS 568);

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR & CAP (PS 568);

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR;

THENCE SOUTH 02°17'06" WEST A DISTANCE OF 660.32 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF SAID SE1/4, SE1/4, OF SECTION 9;

THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 1,236.57 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD;

THENCE LEAVING SAID SOUTH LINE NORTH 02°02'23" EAST A DISTANCE OF 831.76 FEET TO THE POINT OF BEGINNING; CONTAINING 1,973,470.21 SQUARE FEET, OR 45.30 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY OF HILLTOP ROAD.

SUBJECT TO A EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1998-26120.

SUBJECT TO A 30 FOOT ROAD EASEMENT ALONG THE SOUTH LINE HEREIN AS DESCRIBED IN SALINE COUNTY INSTRUMENT 2006-005696.

SUBJECT TO A 40 FOOT EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1999-061944.

LESS AND EXCEPT:

PROPERTY DESCRIPTION - TRACT 3

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9; THENCE NORTH 88°58'40" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A 5/8" REBAR AND THE POINT OF BEGINNING;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE SOUTH 88°19'33" EAST A DISTANCE OF 658.67 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE WESTERLY LINE OF LOT 2, MARTIN'S PLACE SUBDIVISION AS FILED FOR RECORD AS SALINE COUNTY DOCUMENT 2021-001659;

THENCE SOUTH 00°41'22" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 533.61 FEET TO THE POINT OF BEGINNING; CONTAINING 354,846.8 SQUARE FEET, OR 8.15 ACRES, MORE OR LESS.

AND

PROPERTY DESCRIPTION - DEED 2025-002264

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 88°58'58" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 822.03 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 02°16'47" EAST LEAVING SAID SOUTH LINE A DISTANCE OF 403.00 FEET; THENCE SOUTH 88°58'58" EAST A DISTANCE OF 865.00 FEET;

THENCE SOUTH 02°16'47" WEST A DISTANCE OF 403.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER;

THENCE NORTH 88°58'58" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 865.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY OF HILLTOP ROAD.

DESCRIPTION - OFFSITE INGRESS/EGRESS & UTILITY EASEMENT

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9;

THENCE NORTH 88°58'40" WEST A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A POINT;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A POINT;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A POINT;

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A POINT;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A 1/2" REBAR & CAP (PS 1664)

THENCE SOUTH 88°19'33" EAST A DISTANCE OF 488.68 FEET TO THE **POINT OF BEGINNING;**

THENCE NORTH 00°40'36" EAST A DISTANCE OF 58.34 FEET TO A POINT ON THE SOUTH LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS SALINE COUNTY INSTRUMENT 2023-019236;

THENCE SOUTH 70°39'51" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 52.47 FEET TO A 1/2" REBAR AND THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS SUBDIVISION, PHASE 2;

THENCE SOUTH 00°40'36" WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 32.42 FEET TO A POINT;

THENCE NORTH 88°19'33" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2088.8 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS

DESCRIPTION - INGRESS/EGRESS & UTILITY EASEMENT

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9;

THENCE NORTH 88°58'40" WEST A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A POINT;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A POINT;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A POINT;

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A POINT;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE **POINT OF BEGINNING;**

THENCE SOUTH 88°19'33" EAST A DISTANCE OF 574.36 FEET TO A POINT;

THENCE SOUTH 01°40'36" WEST A DISTANCE OF 25.00 FEET TO A POINT;

THENCE NORTH 88°19'33" WEST A DISTANCE OF 574.62 FEET TO A POINT;

THENCE NORTH 02°17'16" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; CONTAINING 14,362.2 SQUARE FEET, OR 0.33 ACRES, MORE OR LESS.

LEGEND

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

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www.HopeConsulting.com

FOR USE AND BENEFIT OF:
JON MARTIN

TRACT 3

PART OF THE SE 1/4, SE1/4 & PART OF THE SW1/4, SE 1/4, SECTION 9, TOWNSHIP 1S, RANGE 14 W, SALINE COUNTY, ARKANSAS

DATE: 01-21-2026	CAD BY: BKJ	PROJECT NUMBER:
REVISED:	CHECKED BY:	25-1371
SHEET: 1 OF 1	SCALE: 1" = 100'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 09 - 200 - 62 - 1664

I:\Land projects\2025\2025-1371 Jon Martin\2025-1371 Jon Martin.dwg, 1/21/2026 3:48:08 PM, Brian Kelley, plotted by: Brian Kelley