

Bryant City Development Review Committee

Thursday, January 19th, 2017

9:00 a.m.

Bryant City Complex/Administration Conference Room

AGENDA

Cricket Wireless - 5311 HWY 5, Suite 210

Cricket Wireless - Requesting Sign Permit Approval

Documents:

[Cricket Wireless.pdf](#)

CrossRoads Wine And Spirits - 2223 North Reynolds Road

CrossRoads Wine and Spirits - Requesting Sign Permits Approval

Documents:

[CrossRoads Wine and Spirits Pole Sign.pdf](#)
[CrossRoads Wine and Spirits.pdf](#)

Crush Wine And Spirits - 3345 Hwy 5 North

Crush Wine and Spirits - Requesting Sign Permit Approval

Documents:

[Crush Wine and Spirits.pdf](#)

Crye - Leiki Commercial: Hope Job #16.0380

Jonathan Hope - Requesting Site Plan Approval

Documents:

[16-0380 ALL.pdf](#)
[A2 West Floor Plan Layout1 \(1\)\(1\).pdf](#)

Permit Report

Greg Huggs

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections

312 Roya Lane
Bryant, Ar 72022
501-847-6031

TINA DAVIS-PLANNING
tdavis@cityofbryant.com

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.org.

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 01/17/17

Note: Electrical permits may be Required, Please contact the Permits Office at 847-6031 for more information.

SIGN CO. OR

SIGN OWNER

Name ARKANSAS SIGN & NEON

Address 8525 DISTRIBUTION DR

City, State, Zip LITTLE ROCK, AR 72209

Phone 501-562-3942

Alternate Phone _____

PROPERTY OWNER

Name CRICKET

Address 5311 HWY 5, SUITE 210
BRYANT, AR

City, State, Zip _____

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business CRICKET

Address/Location of sign 5311 HWY 5, SUITE 1210

Sign dimensions (height, length, width) 3' X 13'3"

Zoning Classification _____

Height of sign from lot surface: Bottom 14'

SIGN TYPE

Pole Monument

W Wall

Other (type) _____
Total sq. ft. 39.89

Aggregate Surface Area (total all signs) 39.89 SIGNAGE WALL 25 X 25'8"W

Top 17'

READ CAREFULLY BEFORE SIGNING

COSTS=5000.00

LORA A. RAND

I, _____, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Lora A. Rand
Applicant's Signature

01/17/17
Date

Sign Administrator(or Designee) Approval Date



UID: 80079102

Client: Cricket

Project: BAU

Title: Exterior Signage

Site address: 5311 Highway 5 North, Suite 210
Bryant, AR

Project manager: Kyle Ericksen

Drawn by: EBD

Date: 01/05/17

Revision: Initial

As the Owner/Lessor/Mortgage or Security interest holder, I hereby acknowledge and accept the installation of signs as illustrated within the renderings shown within this brand proposal. By signing below I consent to the installation of signs at the premises and property address listed within this brand proposal and acknowledge that I have reviewed all details of this brand proposal in its entirety.

Signature of (Owner/Lessor/Mortgage or Security Interest Holder)

Print Name

Date



NOTE: Quote does not include removal of any existing signage, patching or painting of the existing façade. Cricket requires that any existing signs be removed and that façade is patched and painted by the dealer, or landlord to match the color of existing fascia prior to the new Cricket signs being installed by Principle USA Inc. Please contact your Field Activity Manager if you would like Principle to quote removal of any existing signage, or patching and painting of the façade.

Sign	Existing Sign	SF	Recommended Sign	SF
N-01	No Existing	N/A	Tenant Panel	7.73
N-02	No Existing	N/A	CR-FL-36B-R	39.89
N-03	No Existing		AR-DV-SD Transom Bar Hours of Operation	




2035 Lakeside Centre Way Suite 250
 Knoxville, TN 37922
T+865 692 4056 **F**+865 692 4104

Revision notes:

Client:	Cricket	Drawn by:	EBD
Project:	As Bujlt	Checked by:	
Title:	TBD	Scale:	NTS
Date:	01.05.2017	Revision:	-
		Page:	2

cricket

Cricket Wireless Code Check Form

Customer Name: Bramble Condominium Inc
 Site ID #: 80079102
 Address: 5311 Highway 5 N Ste 210
 City: Bryant State: AR Zip: 72022
 Contact Name: Greg Huggs - Building Official
 Phone: 501-943-0488
 Fax: _____
 Email: _____

Zoning: DU Planned Unit Development (Per Dog and other C 2 sign structure)
 Jurisdiction: City of Bryant
 Contact Name: Greg Huggs - Building Official
 Phone: 501-943-0488
 Fax: _____
 Email: _____

Are ground signs allowed? Yes No Monument
 Private Monument
 Number of signs allowed: See Notes
 Maximum JFF allowed: See Notes, Size Notes
 Minimum setback: See Notes
 Maximum Overall Height: See Notes
 Lighting Restrictions: See Notes
 How many faces count toward sign area? See Notes

Distance to adjacent ground sign: See Notes
 Mobility Triangle: See Notes

Notes: - Multi-tenant site. Contact LL to replace a panel on existing sign.

Wall Signs

Are wall signs allowed? Yes No
 Square footage based on: 300 sq ft max 500 sq ft max % of wall area
 Maximum Projection: 3 feet
 Maximum SF allowed: N/A (N/A if wall signs are not allowed)
 Max. Letter Height: Not regulated
 Max. Logo Height: Not regulated
 Max. Sign Width: Not regulated
 Max. Sign Area: Not regulated
 If yes, how much? N/A
 Lighting Restrictions: No illuminated signs facing or within 50' of a residential lot.
 UL Label required on sign? Yes No
 Is area transferable to another elevation? Yes No
 How is sign area calculated? Smallest rectangle to enclose entire sign face area.

Notes: _____

Face Replacements

Can grandfathered status remain if faces are replaced? Yes No
 Are permits required if only replacing the sign? Yes No
 Are permits required if remodeling or repainting the sign? Yes No

Window Signs

Are window signs allowed? Yes No
 Signs count towards allowed wall sign SF? No
 Distance setback from glass to not count as a window sign: Not regulated
 Maximum SF allowed: Not regulated
 Permit required for illuminated window signs: Yes No
 % of glass allowed: _____

Notes: Window signs are exempt.

Permit Requirements

Permits can be applied for by: Mail Authorized Agent Contractor
 License Required: Business Contractor
 Signature Required on Application: Owner Agent
 Documents Required: Site Plan Sign Details Scaled Engineering Additional Professional Seals
 Number of Document Copies: 1
 Document Size: Standard Cost of Permit: \$35/sign
 Length of time to receive permit: 1-2 weeks Other permit costs / fees: N/A
 Is there a design review board that approves signs? Yes No

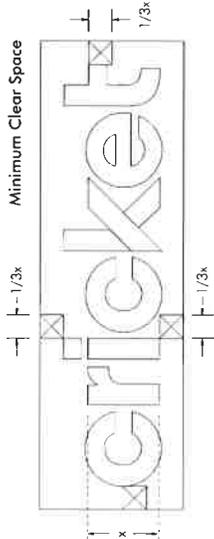
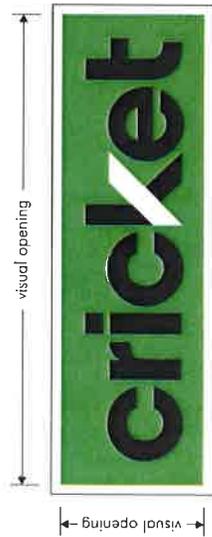
Notes: All signs must be approved by the Development Review Committee. Committee meets on Thursdays.

2035 Lakeside Centre Way Suite 250
 Knoxville, TN 37922
 T+865 692 4056 F+865 692 4104

Revision notes:

<h1>cricket</h1>		Client: <u>Cricket</u>	Drawn by: <u>ESD</u>
		Project: <u>As Built</u>	Checked by: _____
		Title: <u>TBD</u>	Scale: <u>NTS</u>
		Date: <u>01.05.2017</u>	Revision: _____
			Page: <u>3</u>

Exterior Site Plan | Tenant Panel



Visual opening dimensions are 1'-6 3/4" x 4'-4 1/4".

Proposed



Existing



Sign Height: 1'-8 1/2" Sign Width: 4'-6 1/4"

*Cut Size Dimensions Provided

N-01

2035 Lakeside Centre Way Suite 250
Knoxville, TN 37922
T +865 692 4058 F +865 692 4104

Revision notes:

		Client:	Cricket	Drawn by:	EBD
		Project:	As Built	Checked by:	-
		Title:	TSD	Scale:	NTS
		Date:	01.05.2017	Revision:	-
				Page:	4



Product Code	A	B	C	SF
CR-FL-36B-R	3'-0"	13'-3 9/16"	2'-2 3/4"	39.89

Per land lord, it will be Cricket's responsibility to remove the TPB sign.

Sign band color is PMS Cool Gray 1u.

NOTE: Quote does not include removal of any existing signage, patching or painting of the existing facade. Cricket requires that any existing signs be removed and that facade is patched and painted by the dealer, or landlord to match the color of existing fascia prior to the new Cricket signs being installed by Principle USA Inc. Please contact your Field Activity Manager if you would like Principle to quote removal of any existing signage, or patching and painting of the facade.

Proposed



Existing



N-02

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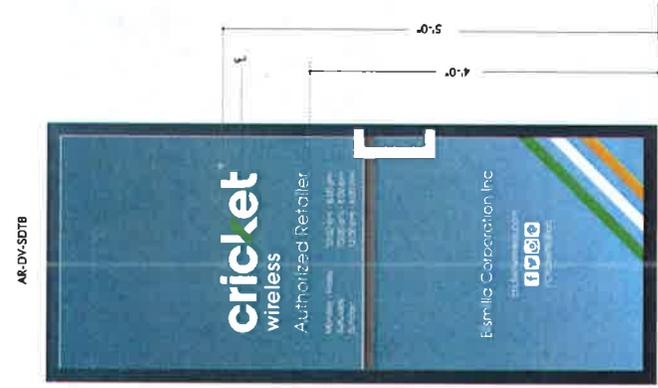
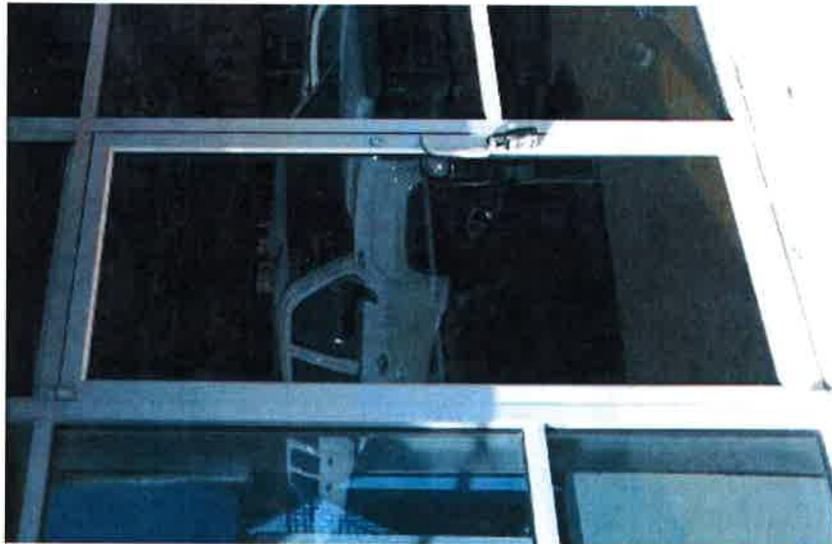
Revision notes:

		Client:	Origin:	Drawn by:	EBD
		Project:	As Built	Checked by:	-
		Title:	TED	Scale:	NTS
		Date:	01.05.2017	Revision:	-
				Page:	5

Exterior Site Plan | Logo Vinyl with Store Hours



N-03



2035 Lakeside Centre Way Suite 250
 Knoxville, TN 37922
 T +865 692 4058 F +865 692 4104

Revision notes:

Client:	Cricket	Drawn by:	EED
Project:	As Built	Checked by:	-
Title:	TBD	Scale:	NIS
Date:	01-05-2017	Revision:	-
		Page:	6



City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 1/12/2017

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR SIGN OWNER L GRAPHICS
Name INDOOR - outdoor signs
Address 701 N. Reynold Rd
City, State, Zip Bryant, AR 72022
Phone 501-653-4444
Alternate Phone 501-773-0544

PROPERTY OWNER
Name Bill & Debbie Gosby
Address 2223 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone 501-454-8162
Alternate Phone _____

GENERAL DETAILS
Name of Business CROSSROAD WINE & SPIRITS
Address/Location of sign 2223 N. Reynolds Rd
Sign dimensions (height, length, width) 12 Feet x 12"
Zoning Classification C3

SIGN TYPE
 Pole Monument
 Wall
 Other (type) 96 sqft.
Total sq. ft. _____

Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom Monument Top 12'
note: Removing "Bryant Cafe pole sign" and Removing "Farmer Union" sign.

READ CAREFULLY BEFORE SIGNING

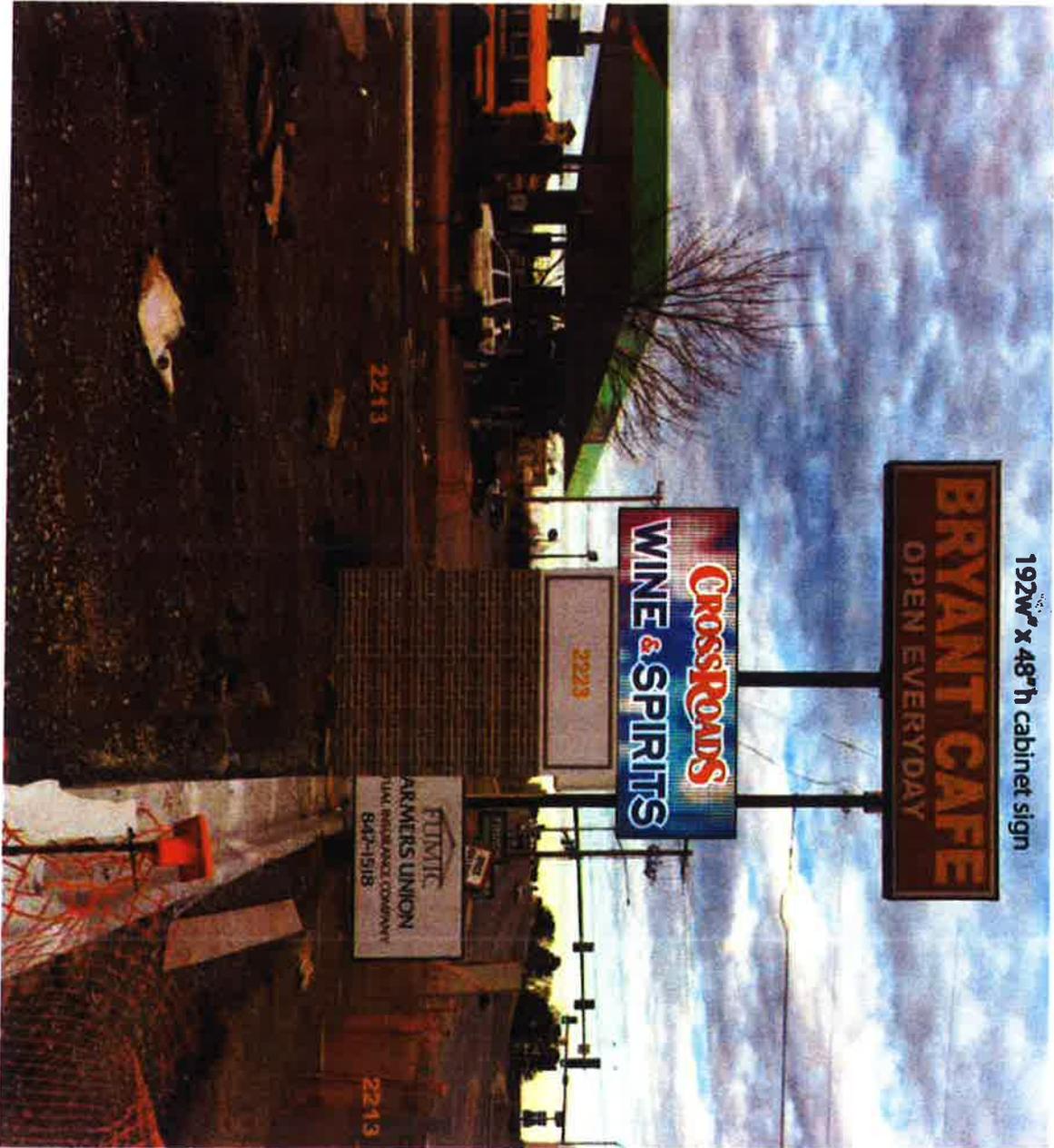
I JOE LAM, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Applicant's Signature [Signature]

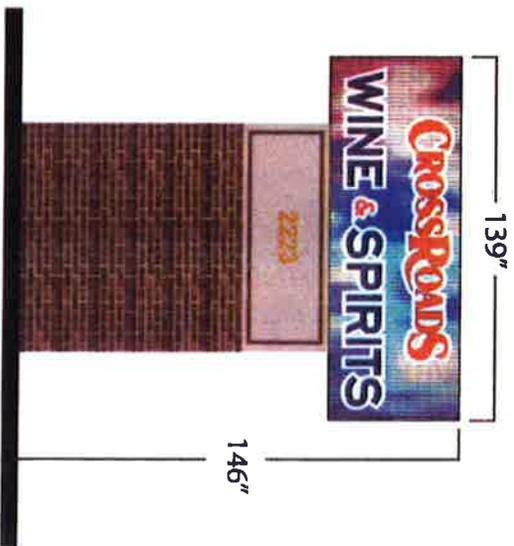
Date 1/12/2017

Sign Administrator(or Designee) Approval _____

Date _____



192w" x 48"h cabinet sign



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Date: 1/12/2017

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR SIGN OWNER

Name L. GRAPHICS ^{INDOOR} & ^{INDOOR} outdoor signs
Address 701 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone 501-653-4444
Alternate Phone 501-773-0544

PROPERTY OWNER

Name Bill & Debbie Geosky
Address 2223 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone 501-454-8162
Alternate Phone _____

GENERAL DETAILS

Name of Business CROSS ROAD WINE & SPIRITS
Address/Location of sign 2223 N. Reynolds Rd
Sign dimensions (height, length, width) 12' 11" x 22" h
18' x 18.5 h
Zoning Classification C3
Height of sign from lot surface: Bottom 16'

SIGN TYPE

Pole Monument
 Wall
 Other (type) _____
Total sq. ft. 56 SQFT

Aggregate Surface Area (total all signs) _____
Top 20'6"

READ CAREFULLY BEFORE SIGNING

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Applicant's Signature [Signature] Date 1/12/2017
Sign Administrator(or Designee) Approval _____ Date _____

12' x 11'
CrossROADS
12' x 11'
WINE & SPIRITS
18' x 11'

HALE'S STEEL LLC
501-856-6177
www.halessteel.com



City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roy Lane
Bryant, Ar 72022
501-943-0943

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Date: Jan 17 2017

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

**SIGN CO. OR
SIGN OWNER**

Name CUSTOM Advertising

Address 23478 I-30

City, State, Zip Bryant AR 72022

Phone 501-847-1000

Alternate Phone 501-209-2307

PROPERTY OWNER

Name CRUSH Wine & SPIITS

Address 3345 Hwy 5N.

City, State, Zip Bryant AR 72022

Phone 501-841-1308

Alternate Phone _____

GENERAL DETAILS

Name of Business CRUSH Wine & SPIITS

Address/Location of sign 3345 Hwy 5N.

Sign dimensions (height, length, width) 8' x 8' 64 MONUMENT

Zoning Classification C

SIGN TYPE

Pole Monument

Wall

Other (type) _____
Total sq. ft. 64 SQ FT MONUMENT
120 SQ FT WALL

Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 15' Top 21' (Wall)

READ CAREFULLY BEFORE SIGNING

Jimmy Parker, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Applicant's Signature

1-17-17
Date

Sign Administrator(or Designee) Approval

Date

4'

12'

4'

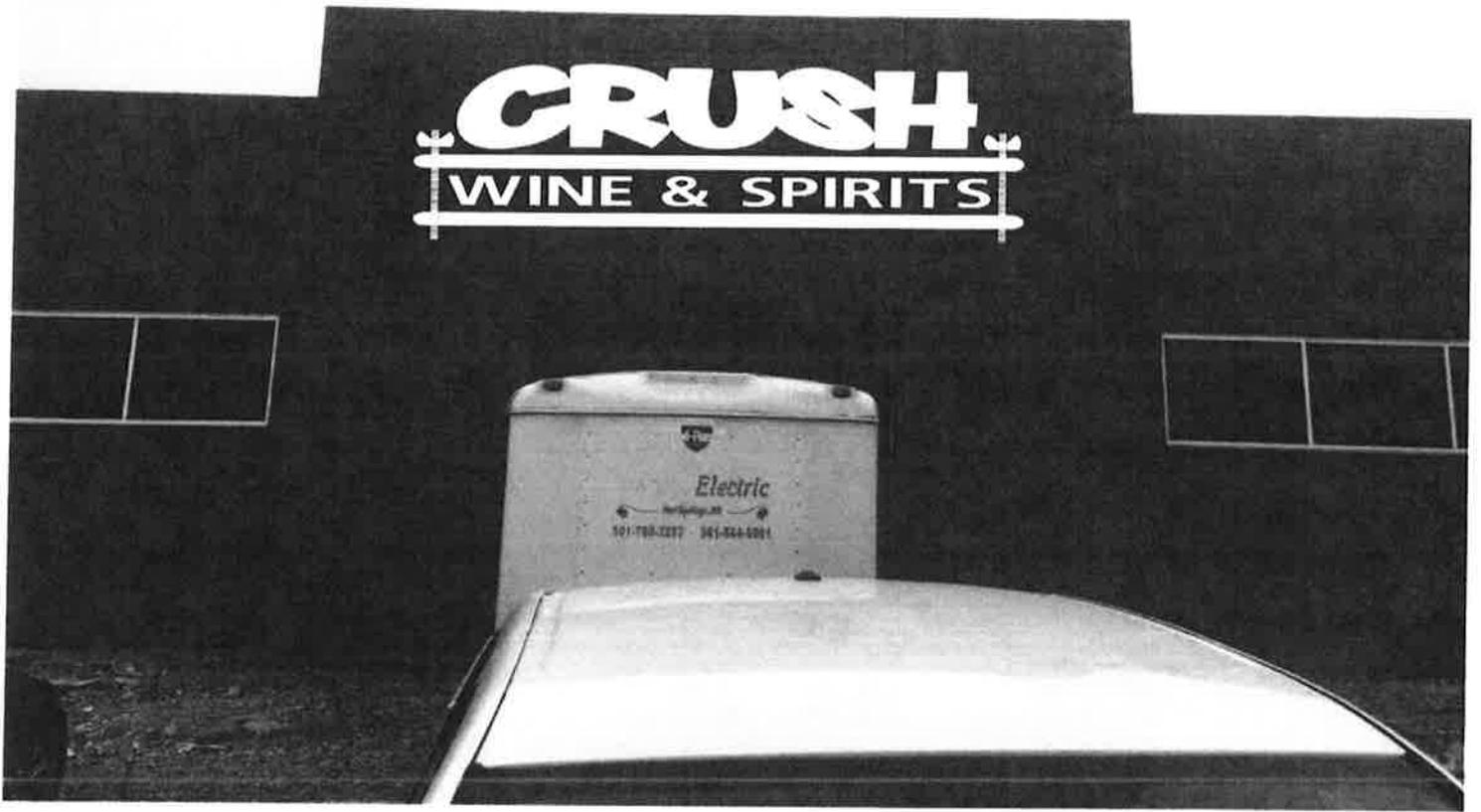
4'

8'

CRUSH

WINE & SPIRITS!





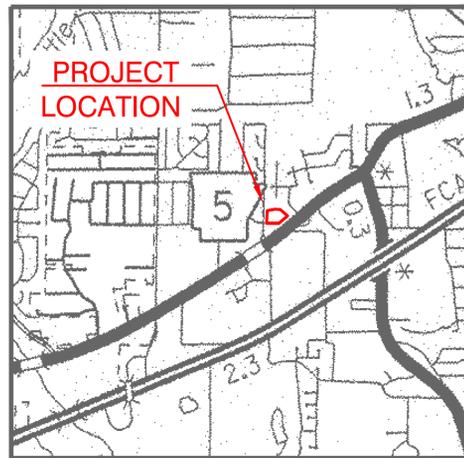
6' x 20'

3345 Hwy 5 N.

Bryant

CONSTRUCTION PLANS CRYE-LEIKE COMMERCIAL RETAIL

BRYANT, ARKANSAS



VICINITY MAP
SCALE: 1" = 2000'



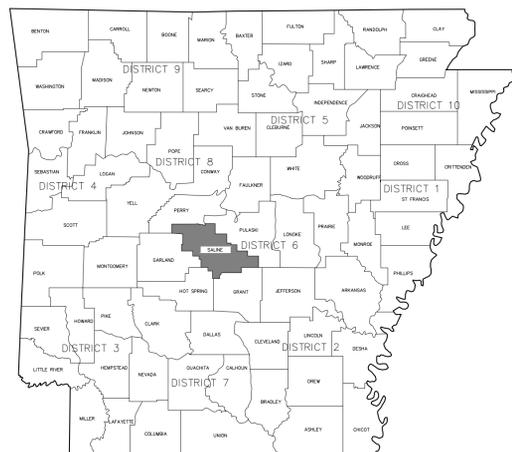
PREPARED BY:



117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

DRAWING INDEX

SHEET NO.	TITLE
	BOUNDARY & TOPO SURVEY
C-1.0	SITE PLAN
C-2.0	GRADING PLAN
C-3.0	UTILITY PLAN
C-4.0	CIVIL SPECIFICATIONS
C-5.0	TRENCH DETAILS
C-6.0	DRAINAGE PLAN AND DETENTION DETAILS
A-1.0	FLOOR PLAN
L-1.0	LANDSCAPE PLAN
P-1.0	NOT YET RECEIVED
P-1.1	NOT YET RECEIVED
P-1.2	NOT YET RECEIVED
S-1.0	NOT YET RECEIVED
S-1.1	NOT YET RECEIVED
S-2.0	NOT YET RECEIVED
S-3.0	NOT YET RECEIVED
S-3.1	NOT YET RECEIVED
S-4.0	NOT YET RECEIVED

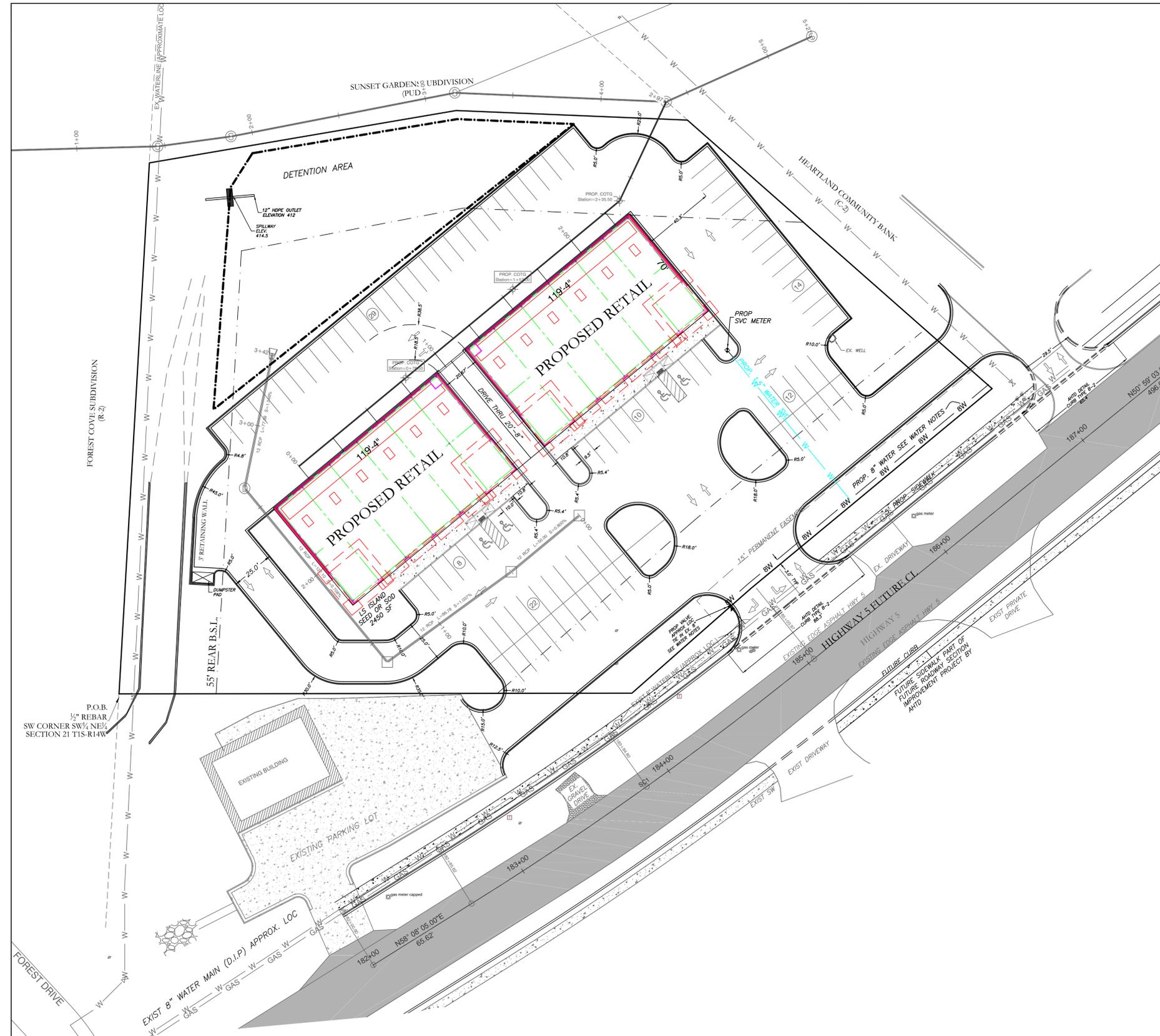


CIVIL ENGINEER
HOPE CONSULTING INC
117 S. MARKET STREET
BENTON, AR 72015

OWNER
HAROLD E. CRYE
11600 KANIS RD SUITE 40
LITTLE ROCK, AR 72211

ARCHITECT
DON JOHNSON
JOHNSON ARCHITECTS, PLC
275 CANTRELL RD, SUITE 107
LITTLE ROCK, AR 72202

GEOTECHNICAL ENGINEER
MTA ENGINEERS
LITTLE ROCK, AR
P.O. BOX 23715
LITTLE ROCK, AR 72221



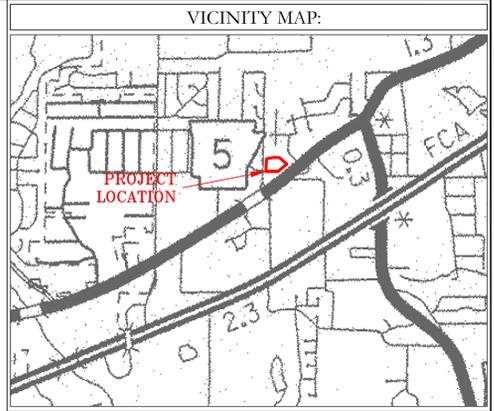
WATER NOTES

APPROX. LOCATION OF UTILITY EASEMENT AND PROPOSED 8" WATER LINE AND GATE VALVE ARE SHOWN ON PLANS AS PER CRIST ENGINEERS.

PROPOSED 8" MAIN AND GATE VALVE PART OF A SEPARATE WATER RELOCATION PROJECT AND ONLY SHOWN FOR PURPOSES OF TYING PROPOSED 1.5" SERVICE FOR THIS INTO WATER SYSTEM

GAS NOTES

MEP TO VERIFY PROP GAS LOCATION AND METER



SCALE:
1"=2000'

PROPERTY DETAILS
 CURRENT ZONING: C-2 (HIGHWAY COMMERCIAL)
 PARKING SPACE REQUIREMENTS
 REQUIRED SPACES: 1 SPACE PER 300 SQUARE FEET OF OCCUPIED SPACE (70 SPACES)
 PROPOSED SPACES: 96 (INCLUDES 4 HC SPACES)
 Legal Description was taken from survey completed on June 16, 2016 by Scott Foster PLS # 1467

Property Description:
 Part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas. Being more Particularly Described as Follows: Beginning at the Southwest Corner of the Said Southwest Quarter of the Northeast Quarter; Thence North 03 Degrees 16 Minutes 36 Seconds East Along the East Line of Forest Cove Subdivision 296.35 Feet to a Found Five Eights Inch Rebar; Thence Departing Said East Line North 79 Degrees 08 Minutes 23 Seconds East 177.43 Feet to a Point; Thence South 87 Degrees 35 Minutes 58 Seconds East 131.11 Feet to a Found Five Eights Inch Rebar; Thence South 48 Degrees 42 Minutes 58 Seconds East 229.78 Feet to a Set One Half Inch Rebar on the Northern Right of Way Line of Arkansas State Highway Number 5; Thence Along Said Right of Way Line the Following Two Courses and Distances; Thence South 50 Degrees 29 Minutes 58 Seconds West 177.09 Feet to a Set One Half Inch Rebar; Thence South 48 Degrees 48 Minutes 29 Seconds West 89.77 Feet to a Set One Half Inch Rebar; Thence Departing Said Right of Way Line South 89 Degrees 54 Minutes 56 Seconds West 290.66 Feet to the Point of Beginning Containing 124.648 Square Feet or 2.86 acres More or Less.

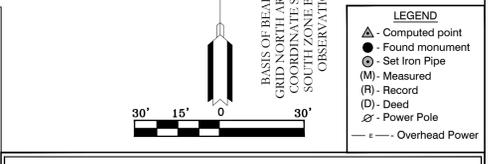


UTILITY NOTES
 1. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHOULD ALWAYS CALL ONE CALL BEFORE DIGGING.



SEWER LEGEND:	WATER LEGEND:
⊙ SEWER MANHOLE	⊙ PROP. GATE VALVE
	⊙ 2" BLOW OFF
	▶ REDUCER
	⬇ FIRE HYDRANT
	⊕ DOUBLE WATER SERVICE
	⊕ SINGLE WATER SERVICE

EXISTING UTILITY LEGEND:	
⊙	EXIST POWER POLE
⊙	GATE VALVE
▶	REDUCER
⊕	GAS METER
⊕	TELEPHONE PED.
⊕	EXISTING WATER METER
⊕	FIRE HYDRANT

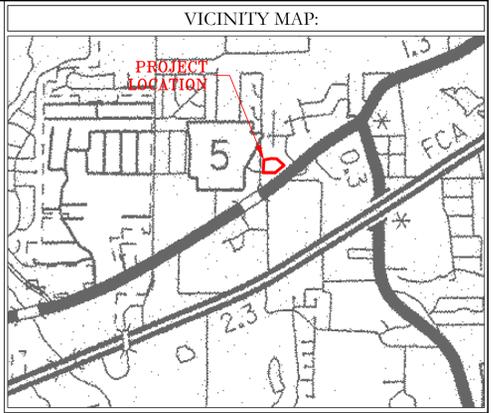
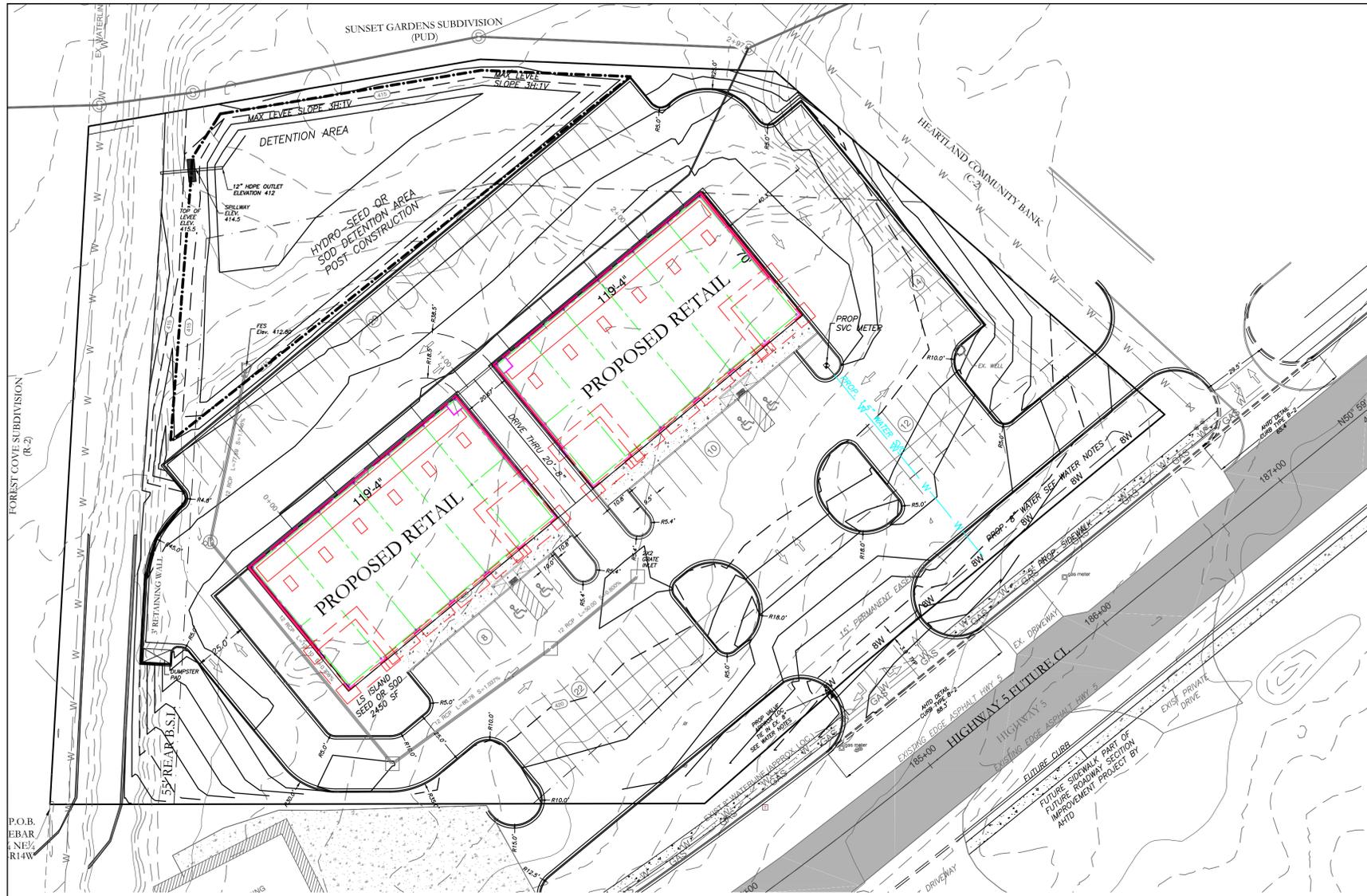


HOPE CONSULTING
 ENGINEERS - SURVEYORS
 117 S. Market Street,
 Benton, Arkansas 72015
 PH. (501)315-2626
 FAX (501) 315-0024
 www.hopeconsulting.com

FOR USE AND BENEFIT OF: HAROLD CRYE			
CRYE-LEIKE COMMERCIAL RETAIL SITE PLAN BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 1/16/2017	C.A.D. BY: WM	DRAWING NUMBER:	
REVISIONS: n/a	CHECKED BY:	16-0380	
SHEET: C-10	SCALE: AS SHOWN	500	1762



KSLAND PROJECTS 2044 COMMERCIAL 2016160880 JEFF BELL (DWG 5) 160880 RASH DRAWING REV 1-16-17.DWG



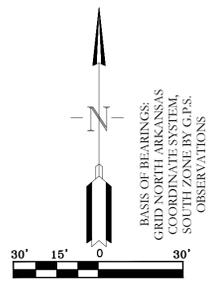
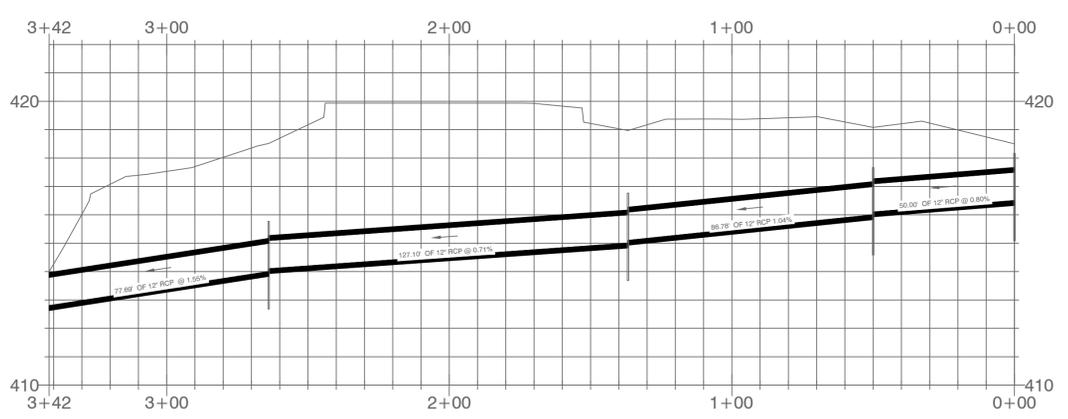
SCALE:
1"=2000'

UTILITY NOTES

- EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHOULD ALWAYS CALL ONE CALL BEFORE DIGGING.



Storm pipe PROFILE

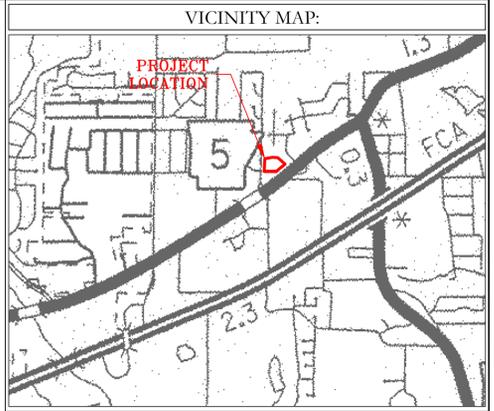
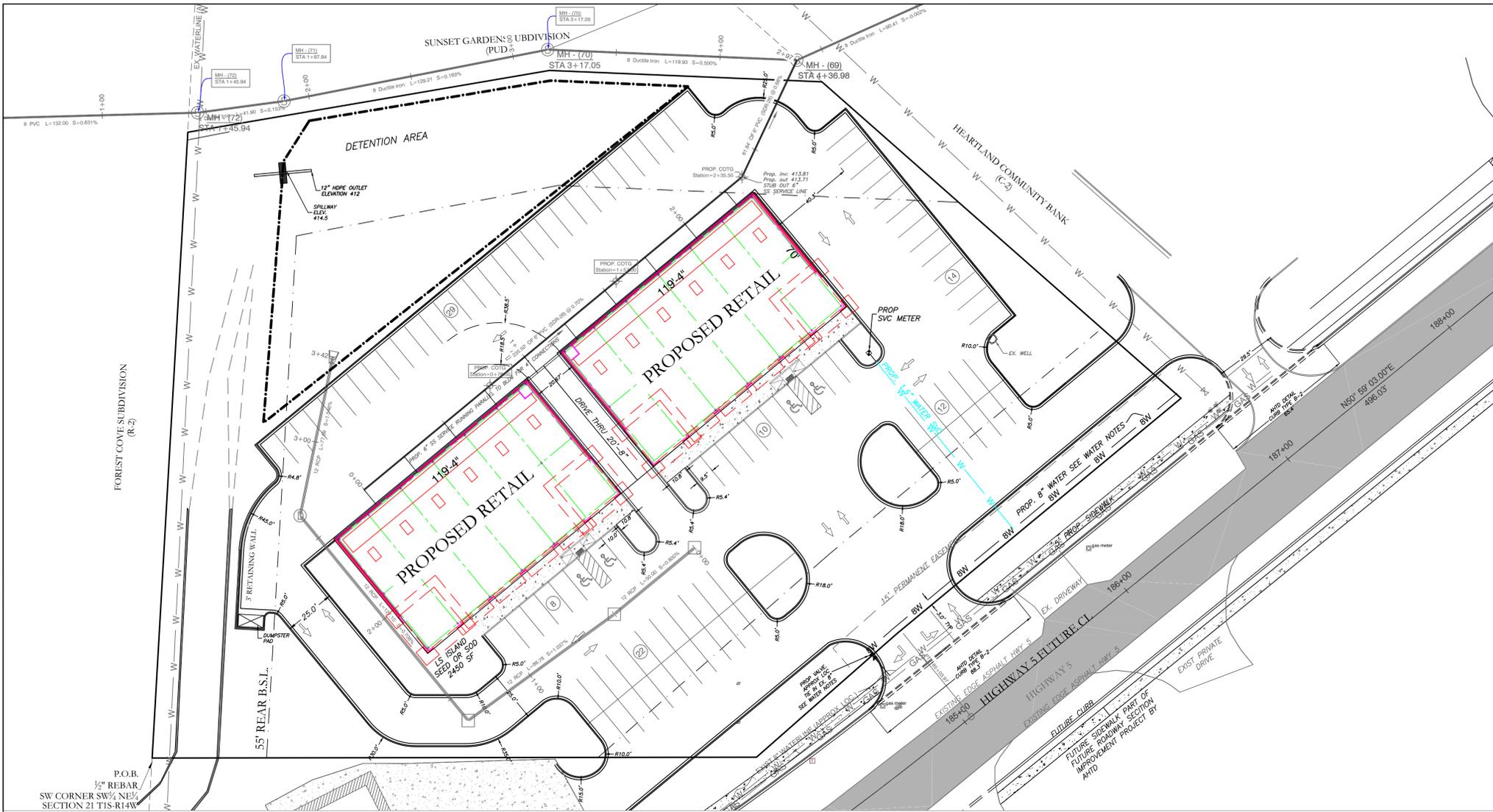


HOPE CONSULTING
ENGINEERS - SURVEYORS

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FOR USE AND BENEFIT OF: HAROLD CRYE						
CRYE-LEIKE COMMERCIAL RETAIL GRADING PLAN BRYANT, SALINE COUNTY, ARKANSAS						
DATE:	1/16/2017	C.A.D. BY:	WM	DRAWING NUMBER:	16-0380	
REVISED:	n/a	CHECKED BY:				
SHEET:	C-2.0	SCALE:	AS SHOWN			
500	01S	14W	0 19	440	62	1762

KSLAND PROJECTS, 2044 COMMERCIAL, 2016/16-0380/JEFF BELL, FWY 5, 16-0380 BASE DRAWING (REV. 11-16-17).DWG



SCALE:
1"=2000'

SEWER NOTES

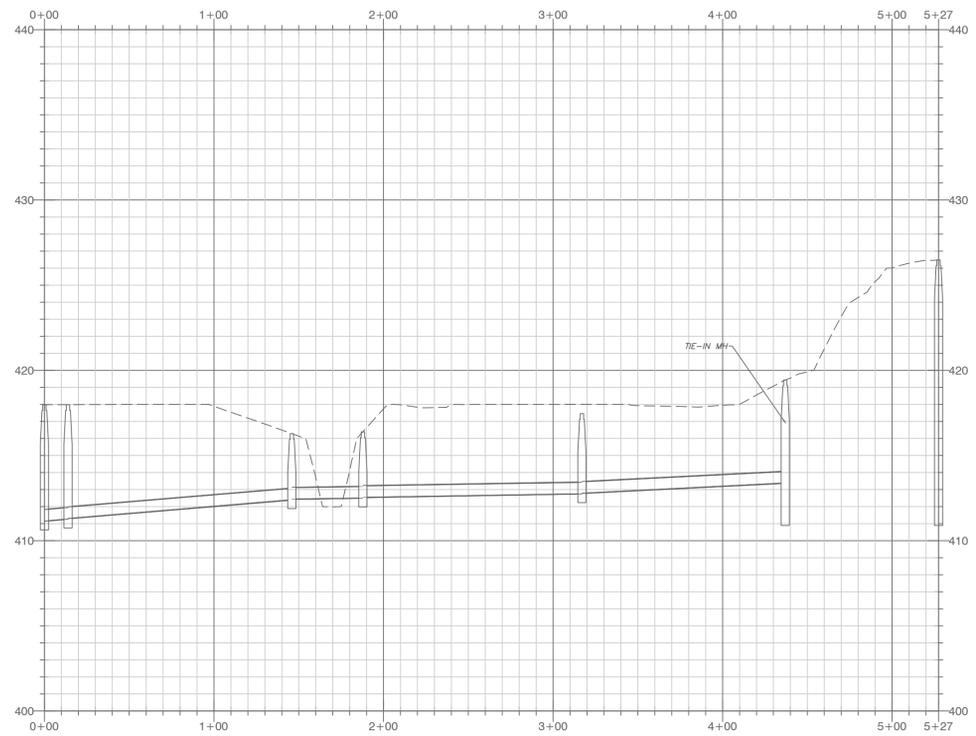
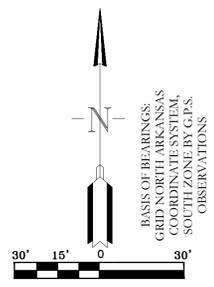
6" SEWER SERVICE SHOWN RUNNING PARALLEL TO PROPOSED BUILDING ON REAR SIDE OF BUILDING.

EACH INDIVIDUAL UNIT OF PROPOSED BUILDING WILL TIE INTO THIS 6" SEWER SERVICE

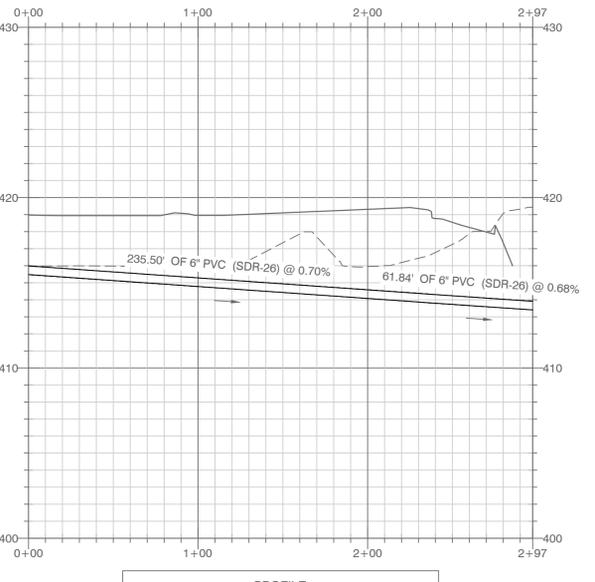
PROPOSED CLEANOUTS ALONG 6" SERVICE AS SHOWN

UTILITY NOTES

- EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHOULD ALWAYS CALL ONE CALL BEFORE DIGGING.



PROFILE
EXIST SANITARY SEWER
HORIZONTAL SCALE 1" = 50'



PROFILE
PROPOSED SEWER (MANHOLE North corner pin)
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

SEWER LEGEND:	
	EXISTING
	PROPOSED

WATER LEGEND:	
	2" BLOW OFF
	WATER MAIN
	GATE VALVE
	REDUCER
	FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE

NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 30" MINIMUM COVER CANNOT BE MAINTAINED.
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

NOTE:
ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.

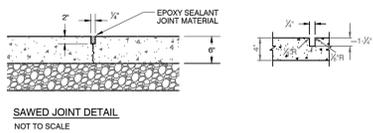
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117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
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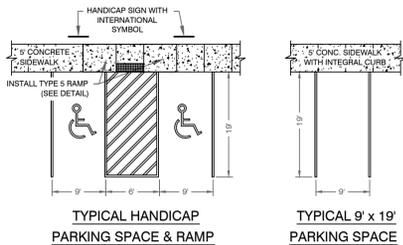
FOR USE AND BENEFIT OF: HAROLD CRYE			
CRYE-LEIKE COMMERCIAL RETAIL UTILITY PLAN/SEWER PROFILE BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	1/16/2017	C.A.D. BY:	WM
REVISIONS:	N/A	CHECKED BY:	
SHEET:	C-30	SCALE:	AS SHOWN
500	01S	14W	0 19 440 62 1762
DRAWING NUMBER: 16-0380			

K:\LAND PROJECTS\2014\COMMERCIAL\2016\16-0380\JEFF BELL.DWG (REV. 1/16/17).DWG

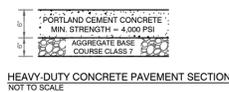
- CURB NOTES:**
1. PARKING LOT SHALL HAVE 18" STANDARD CURB AND GUTTER (TYPE A-1), EXCEPT WHERE PAVING ABUTS A SIDEWALK WITH INTEGRAL CURB & EXCEPT WHERE OTHERWISE SPECIFIED AS TYPE B-1.
 2. CONCRETE FOR CURBS AND GUTTER TO BE CLASS A, 4000 PSI, 6.0 BAG MIX WITH 4-7% AIR ENTRAINMENT.
 3. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
 4. CONCRETE CURB TO BE SAWCUT AT 12" INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT.
 5. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL BETWEEN CONCRETE CURB AND STATIONARY STRUCTURES, SUCH AS DROP INLETS, MANHOLES, ENDS OF CURB, DRIVEWAYS, ETC. (SEE DETAIL).
 6. EXPANSION JOINTS SHALL BE PROVIDED AT APPROXIMATELY 50 FOOT SPACINGS IN CONCRETE PAVING AND WHERE CURB AND CONCRETE PAVING MEET.
- PAVEMENT NOTES:**
1. CONCRETE FOR HEAVY DUTY PAVING SHALL BE CLASS A, 4000 PSI, 6.0 BAG MIX WITH 4-7% AIR ENTRAINMENT.
 2. ALL CONCRETE PAVEMENT SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
 3. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL BETWEEN CONCRETE PAVEMENT AND STATIONARY STRUCTURES, SUCH AS DROP INLETS, MANHOLES, ENDS OF CURB, DRIVEWAYS, ETC. (SEE DETAIL).
 4. CONCRETE PAVEMENT SHALL HAVE 1- 3/4" DEEP SAW-CUT CONTROL JOINTS AT 12' SPACINGS, WHERE POSSIBLE, NOT TO EXCEED 15' IN ANY DIRECTION, AND SEALED WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT.
 5. WHERE KEYWAY IS USED, CONTROL JOINTS SHALL STILL BE SAW CUT, AS NECESSARY, TO ACHIEVE THE REQUIRED SPACING.
 6. EXPANSION JOINTS SHALL BE PROVIDED AT APPROXIMATELY 50 FOOT SPACINGS IN CONCRETE PAVING AND WHERE CURB AND CONCRETE PAVING MEET.



CURB AND PAVEMENT DETAILS & NOTES
NOT TO SCALE



PARKING SPACE DETAILS - TYPICAL & HANDICAP-ACCESSIBLE
NOT TO SCALE



SUBGRADE MATERIAL

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

BASE COURSE

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

SURFACE COURSE

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

CURB AND GUTTER

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

SIDEWALKS

General

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

Minimum thickness and reinforcement

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

Contraction and expansion joints

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

Quality control testing and inspection by the City

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

Subgrade

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

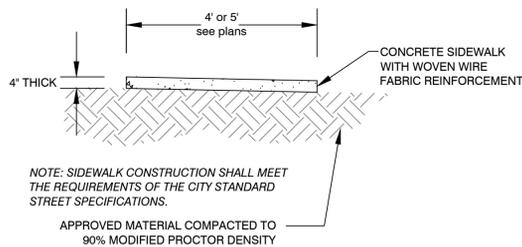
QUALITY CONTROL TESTING AND INSPECTIONS

General

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

UTILITY NOTES

1. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHOULD ALWAYS CALL ONE CALL BEFORE DIGGING.



NOTE: SIDEWALK CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY STANDARD STREET SPECIFICATIONS.

APPROVED MATERIAL COMPACTED TO 90% MODIFIED PROCTOR DENSITY

Typical Sidewalk Detail



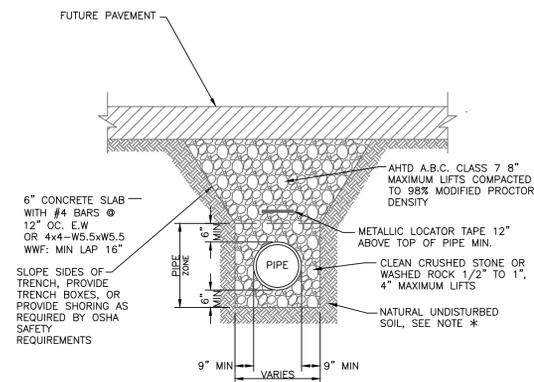
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117 S. Market Street, Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
HAROLD CRYE

CRYE-LEIKE COMMERCIAL RETAIL GENERAL SPECIFICATIONS
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

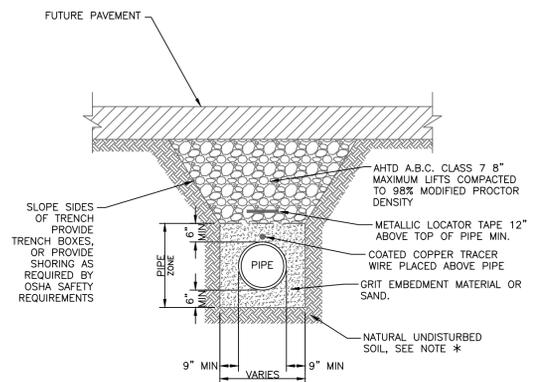
DATE: 1/16/2017	C.A.D. BY: WM	DRAWING NUMBER:
REVISION:	CHECKED BY:	16-0380
SHEET: C-4.0	SCALE: AS SHOWN	

500	01S	14W	0	19	440	62	1762
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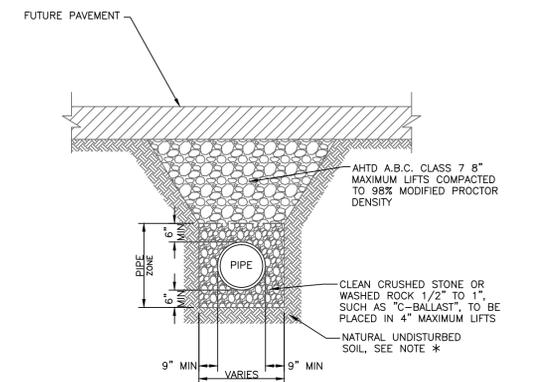
PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.

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



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

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



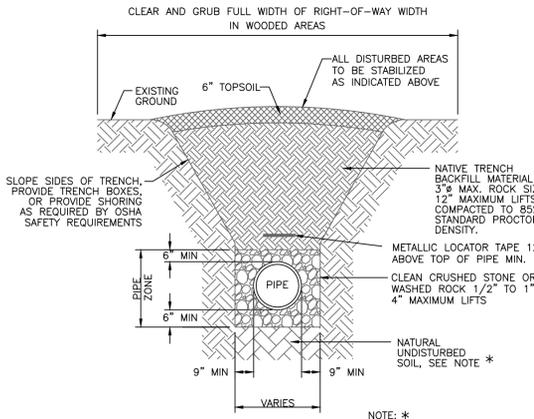
DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.

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

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

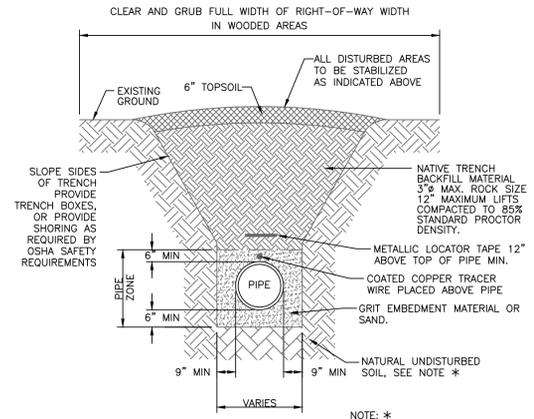
SOIL STABILIZATION REQUIREMENTS:
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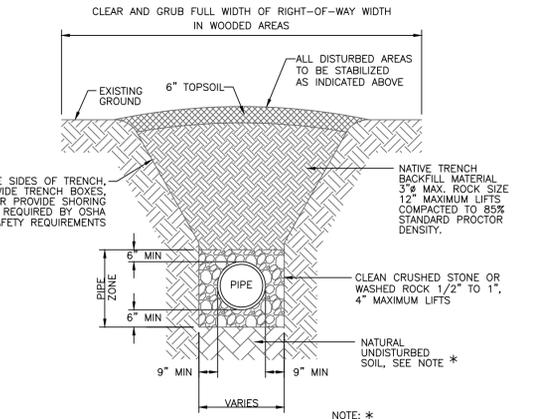
PVC SEWER TRENCH IN UNPAVED AREAS
N.T.S.

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



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

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



DRAINAGE PIPES IN UNPAVED AREAS
N.T.S.

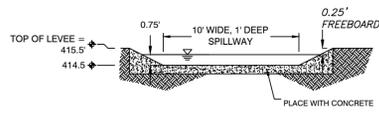
NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

Trench Details of Highway 5 Commercial Retail



HOPE CONSULTING ENGINEERS - SURVEYORS		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: HAROLD CRYE			
CRYE-LEIKE COMMERCIAL RETAIL TYPICAL TRENCH DETAILS CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	1/16/2017	C.A.D. BY:	WM
REVISION:		CHECKED BY:	
SHEET:	C-5.0	SCALE:	AS SHOWN
500		14W 0 19 440 62 1762	
		DRAWING NUMBER: 16-0380	

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SPILLWAY END VIEW
N/S

$$Q = 3.247 * L * H^{1.48} - 0.566 * L^{1.9} / 1 + 2^{1.87}$$

OVERFLOW SPILLWAY SIZED FOR HUNDRED YEAR FLOOD WITH 0.25' AVAILABLE FREEBOARD

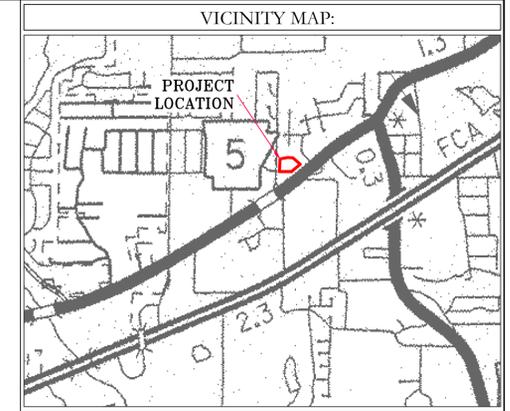
H=0.75'
L=10'
Q=21 CFS

LEGEND

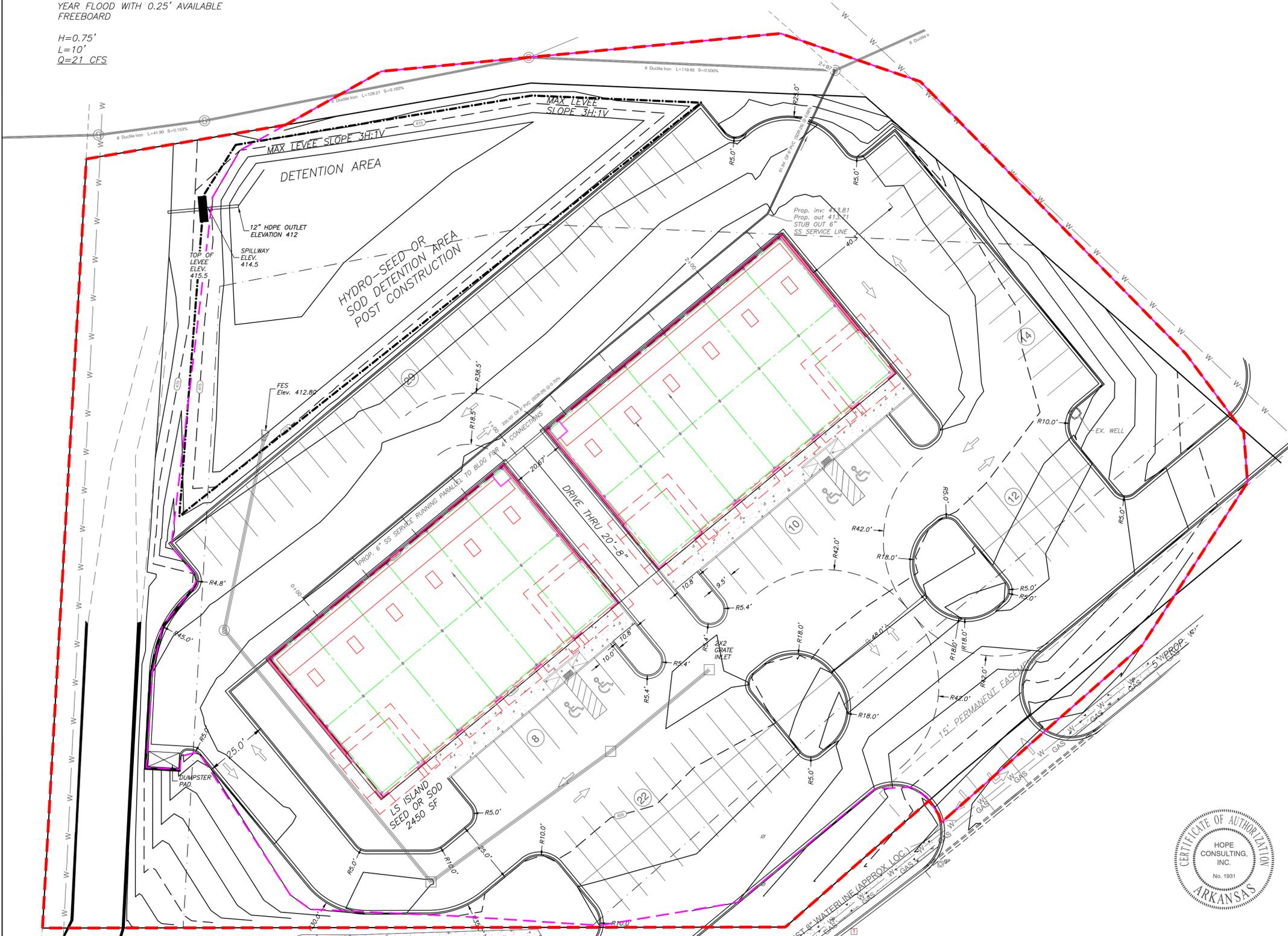
- DETENTION DRAINAGE AREA DELINEATION
- OVERALL STUDY AREA
- DETENTION AREA

DRAINAGE/DETENTION NOTES

- HYDRO-SEED OR SOD DETENTION AREA POST-CONSTRUCTION
- MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES
- STUDY AREA LIMITED TO PROPERTY BOUNDARY 3.00 AC±
- DRAINAGE DELINEATION AREA APPROX. 2.58 AC±



SCALE: 1"=2000'

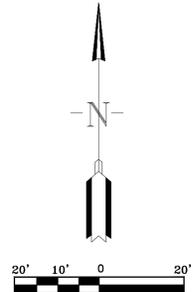


DETENTION POND MAINTENANCE PLAN

- Background**
The detention pond is located at the northwest corner of the subject property. It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.
- Routine Maintenance**
The property owners association will maintain the detention pond. Routine maintenance will include but not be limited to:
-Mowing of the bottom, bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.
-The outlet pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.
-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.
-Inspect the pond and outlet pipe for non-routine maintenance need.
- Periodic or Non-Routine Maintenance**
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.
- For questions or concerns about the detention pond, contact at 501-

UTILITY NOTES

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FOR USE AND BENEFIT OF: HAROLD CRYE						
CRYE-LEIKE COMMERCIAL RETAIL DRAINAGE PLAN CITY OF BRYANT, SALINE COUNTY, ARKANSAS						
DATE:	1/16/2017	C.A.D. BY:	WM	DRAWING NUMBER:		
REVISED:		CHECKED BY:		16-0380		
SHEET:	C-6.0	SCALE:	AS SHOWN			
500	01S	14W	0 19 440	62	1762	

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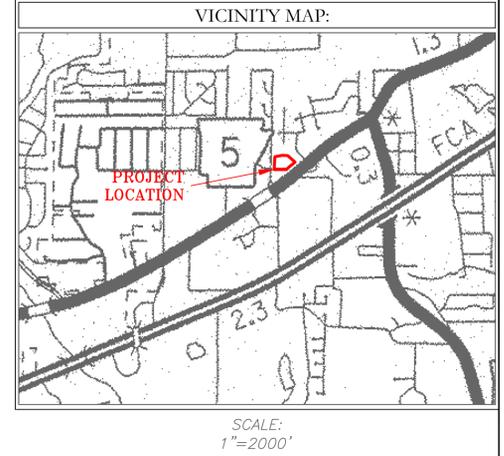
WATER NOTES

APPROX. LOCATION OF UTILITY EASEMENT AND PROPOSED 8" WATER LINE AND GATE VALVE ARE SHOWN ON PLANS AS PER CRIST ENGINEERS.

PROPOSED 8" MAIN AND GATE VALVE PART OF A SEPARATE WATER RELOCATION PROJECT AND ONLY SHOWN FOR PURPOSES OF TYING PROPOSED 1.5" SERVICE FOR THIS INTO WATER SYSTEM

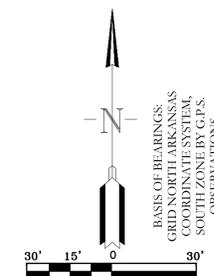
GAS NOTES

MEP TO VERIFY PROP GAS LOCATION AND METER



UTILITY NOTES

1. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHOULD ALWAYS CALL ONE CALL BEFORE DIGGING.



BASIS OF BEARINGS:
GRID NORTH ARKANSAS
MAGNETIC NORTH ARKANSAS
SOUTH PLUMB LINE
OBSERVATIONS

LS LEGEND

- 2" RED MAPLE - 4
- 2" WILLOW OAK - 4
- 2" FOSTER HOLLY - 2
- BERMUDA SOD
- MULCHED PLANTING BED (3 GAL AND GAL PLANTS)



EXISTING UTILITY LEGEND:

- EXIST POWER POLE
- GATE VALVE
- REDUCER
- GAS METER
- TELEPHONE PED.
- EXISTING WATER METER
- FIRE HYDRANT

LEGEND

- Computed point
- Found monument
- Set Iron Pipe
- Measured
- Record
- Deed
- Power Pole
- Overhead Power

SEWER LEGEND:

- SEWER MANHOLE

NOTE:
USE SDR-36 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 30" MINIMUM COVER CANNOT BE MAINTAINED.
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

WATER LEGEND:

- PROP. GATE VALVE
- 2" BLOW OFF
- REDUCER
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE

NOTE:
ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.

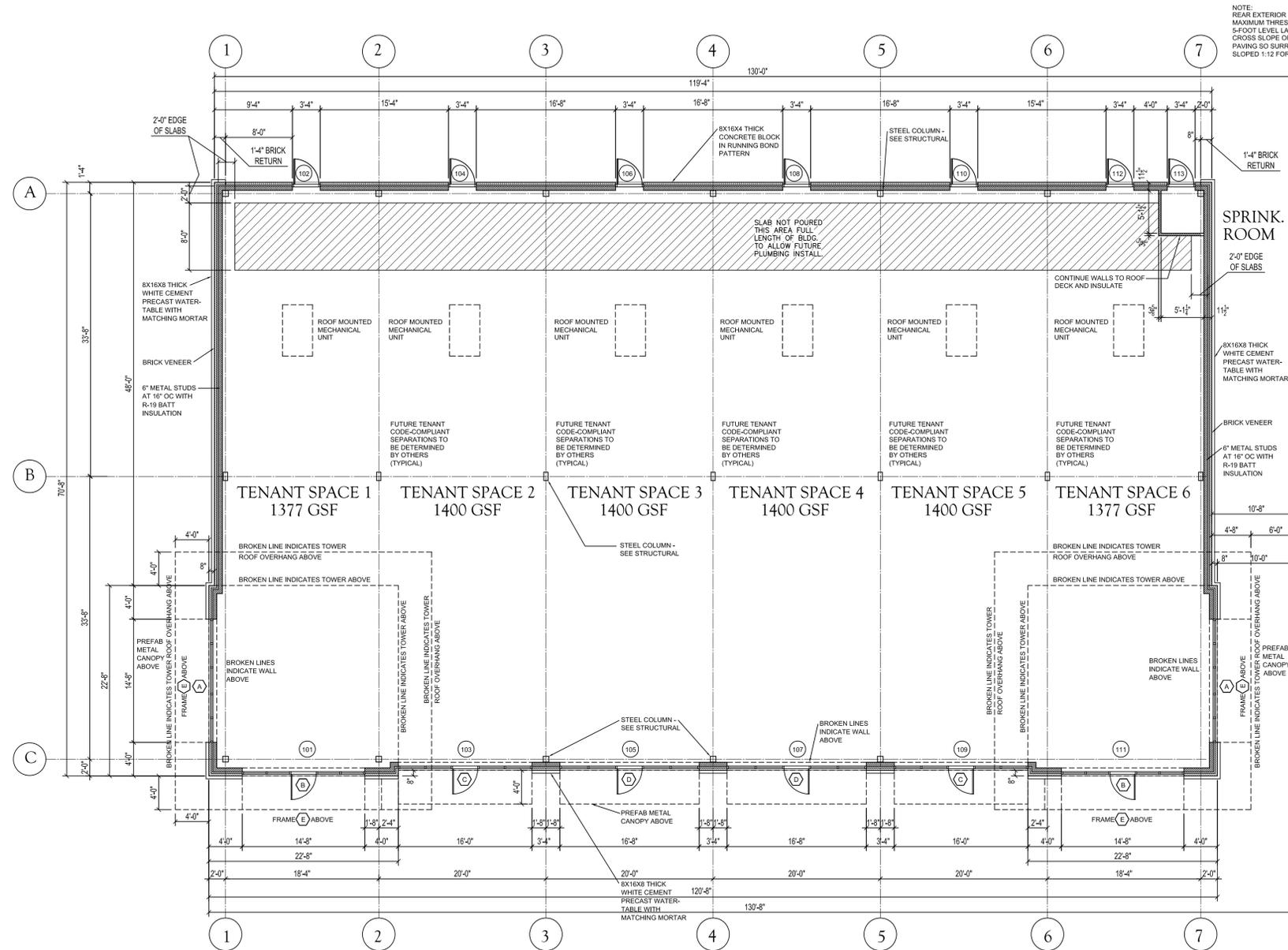
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HAROLD CRYE

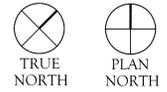
CRYE-LEIKE COMMERCIAL RETAIL LANDSCAPE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 1/16/2017	C.A.D. BY: WM	DRAWING NUMBER:
REVISION:	CHECKED BY:	16-0380
SHEET: L-10	SCALE: AS SHOWN	
500	01S	14W
		0 19
		440
		62
		1762

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WEST BUILDING
FLOOR PLAN
SCALE 1/8" = 1'-0"



CRYE-LEIKE COMMERCIAL
HIGHWAY 5 COMMERCIAL RETAIL CENTER
BRYANT, ARKANSAS

Date
22 DECEMBER 2016
Revisions

Sheet Title
WEST BUILDING
FLOOR PLAN AND
DOOR AND WINDOW
SCHEDULES

Sheet Number

A2