Bryant Planning Commission Meeting
Tuesday, November 13th, 2018
6:00 p.m.
Boswell Municipal Complex-City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman to call the meeting to order.
- Secretary calls roll

APPROVAL OF MINUTES

. **Minutes**

1. Approval of minutes from September 10th, 2018 meeting
2. Approval of minutes from October 25th, 2018 special meeting

Documents:

Bryant Planning Commission Meeting Minutes 9-10-18.pdf
Special Bryant Planning Commission Meeting 10-25-18.pdf

ANNOUNCEMENTS

DRC REPORT

. **2625 Springhill Road**
Requesting Rezoning from C-1 and R-M to C-1

Documents:

0055-APP-01.pdf

. **601 North Reynolds Road**
601 North Reynolds Road - Requesting Site Plan Approval - **Approved**

Documents:

combined revised.pdf

. **Arkansas Heart Hospital**
Arkansas Heart Hospital - Requesting Site Plan Approval **- Approved**

Documents:

AR-Heart-Hospital.pdf

- **Big Red Collegeville**
  Big Red Collegeville - Requesting Site Plan Approval -**Approved**

  Documents:

  Big Red Collegevill Plan Sheets.pdf

- **Culin Warehouse**
  Culin Subdivision - Requesting Subdivision Plat Approval - **Approved**

  Documents:

  0090-PLN-01.pdf
  0090-APP-01.pdf

- **Indian Cafe - 2615 North Prickett Road**
  Indian Cafe - Requesting Sign Approval - **Approved**

  Documents:

  0088-APP-01_02.pdf

- **Jimmy's Jerk Chicken & BBQ**
  Jimmy's Jerk Chicken & BBQ - Requesting Temporary Business Approval **- Approved**

  Documents:

  0086-APP-01.pdf

- **Parks/Fire Station #3 - Springhill**
  Requesting Site Plan Approval - **Approved**

  Documents:

  2- C1.0 SITE PLAN (1).pdf

- **Sherwood Park Lots 15 & 16**
  Barbara Eldridge - Requesting Re-plat of lots 15 & 16 of Sherwood Park Subdivision - **Approved**

  Documents:

  0092-APP-01.pdf
  0092-PLN-01.pdf

- **Taste Of D-Light**
  Mr. & Mrs. Jones - Requesting Approval of Revised Site Plan **- Approved**

  Documents:

  Taste of Dlight Site Plan.pdf
  3760.pdf

- **Walmart**
  Requesting Sign Permit Application Approval - **Approved**

Documents:

0094-APP-01.pdf

. **Yummy Donuts - 7301 Alcoa Road**
Yummy Donuts - Requesting Sign Approval - **Approved**

Documents:

0087-APP-01.pdf

. **2707 Jonhswood Village Drive**
Requesting approval for Variance - **Recommend Approval**

. **Pinnacle Point**
Requesting revision of Master Transportation Plan - **Recommend Approval**

. **Lexington Business Park**
Requesting Sit Plan Approval - **Recommend Approval**

DIRECTOR'S REPORT
Truett Smith - Director of Planning and Community Development

PUBLIC HEARING

. **Pinnacle Point**
Pinnacle Point- Requesting revision approval of Master Transportation

Documents:

0089-PLN-03.pdf
0089-APP-02.pdf

NEW BUSINESS

. **Lexington Park I-30 Business Park**
Lexington Park I-30 Business Park - Requesting Site Plan Approval

Documents:

I-30 Business Park - Plan Review Set - 10 24 2018.pdf
0099-DRN-02.pdf
0099-PLN-03.pdf
0099-DRN-03.pdf

. **Bryant Planning And Community Development Department**
Zoning Code Change - Removal of plant species from landscaping list

Documents:

20181106164913.pdf

. **Nominating Committee**
Creation of Nominating Committee for next years Chair and Vice-Chair

ADJOURNMENT

Bryant Planning Commission Meeting
Monday, August 13th, 2018
6:00 p.m.
Boswell Municipal Complex-City Hall Courtroom

UNAPPROVED MINUTES FOR 9/10/18 MEETING
3 Pages

CALL TO ORDER:

- Chairman Jim Erwin Calls Meeting To Order
- Commissioners Present: Brunt, Erwin, Burgess, Poe, Johnson, and Mayfield
- Commissioners Absent: Statton, Penfield

APPROVAL OF MINUTES:

Approval of the August 13, 2018 Planning Commission Minutes.
Action taken: Motion made to approve minutes by Commissioner Mayfield and seconded by Commissioner Brunt Voice vote: 6yeas and 0 nay. Commissioner Statton and Penfield *Absent.*

DRC REPORT

Time Square
Hope - Requesting Site Plan Approval - **Approved**
Documents:

1. 18-0222 Times Square Parking Lot Exhibit-JS_R3-C-1.0 SITE PLAN.pdf

Parkway Elementary Sign
Ace Signs of Arkansas - Requesting Sign Permit Application Approval - **Approved**
Documents:

1. 0084-APP-001.pdf

Comfort Inn and Suites
Requesting Sign Permit Application Approval - **Approved**
Documents:

1. 0082-APP-001.pdf

. .

Pikewood Subdivision Lot 56 And 57
Jeff Porter - Requesting Conditional Use Permits for Duplex - **Recommending Approval**

DIRECTOR'S REPORT
Truett Smith - Director of Planning and Community Development

PUBLIC HEARING

Pikewood Subdivision Lot 56 And 57

Jeff Porter - Requesting Conditional Use Permits for Duplex

Documents:

1. 0080-PLN-01.pdf
2. 0081-PLN-01.pdf

NEW BUSINESS

Bryant Parks Administration and Maintenance Building

Requesting Approval for Non-Standard Building

Chairman Erwin Calls for a roll call vote to approve. 6 yeas and 0 nay. Commissioner Poe, Statton and Penfield absent.

ADJOURNMENT

Motion made to adjourn by Commissioner Burgess, seconded by Commissioner Penfield.

Approval of the minutes for August 13, 2018 Bryant Planning Commission meeting was approved on September 10, 2018.

_____ Date: _____2018
Chairman Jim Erwin

_____ Date: _____2018
Secretary Truett Smith

Special Bryant Planning Commission Meeting
Thursday, October 25th, 2018
Bryant Parks Department Administration Building Conference Room

Agenda

CALL TO ORDER

- Chairman Erwin calls the meeting to order.
- Commissioners Present: Brunt, Erwin, Johnson, Mayfield, Penfield, Poe, Statton
- Commissioners Absent: Burgess

NEW BUSINESS

Bryant Parks Administration And Maintenance Building
Requesting Approval as a Non-Standard Building. Recommended Approval by Parks Committee

Chairman Erwin calls for a roll call vote. 7 yeas and 0 nay with Burgess absent.

Update On Bryant Parkway
Mayor Dabbs gives update on the Construction of Bryant Parkway

ADJOURNMENT

Motion made to adjourn by Commissioner Mayfield, seconded by Commissioner Brunt.

_____ Date: _____2018

Chairman Jim Erwin

_____ Date: _____2018

Secretary Truett Smith

May 20, 2018

Bryant Planning Commission
City of Bryant
210 SW 3rd Street
Bryant, AR 72022

RE: Request for Zoning Change for 2625 Springhill Road, Bryant, AR 72019

Dear Planning Commission:

My wife, Carla Arey, and I, Albert Arey own 4 acres located at 2625 Springhill Road, Bryant, AR 72019 that has 417 feet of frontage along Springhill Road. The property is currently zoned C1 and RM. We are requesting all 4 acres to be zoned C1.

We currently have electric service through Entergy Arkansas above ground with 3 phase available; natural gas service through Centerpoint Energy; and water service through Salem Water. Connection to Bryant Sewer Service is approximately 250 feet from SE corner of property.

Thank you for your consideration of this matter,

Albert Arey

Carla Arey

APPLICATION
FOR CHANGE IN
ZONING DISTRICT BOUNDARIES

Applicant Name: Albert M Arey

Spouse Name: Carla Y Arey

Property Address: 2625 & 2703 Springhill Rd Bryant, Arkansas

Legal Description:

LEGAL DESCRIPTION.
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4 OF SE1/4, RUN THENCE NORTH 02°23'55" EAST, ALONG THE EAST LINE THEREOF A DISTANCE OF 634.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°32'52" WEST, A DISTANCE OF 417.42 FEET; THENCE NORTH 02°34'55" EAST, A DISTANCE OF 417.42 FEET; THENCE SOUTH 88°32'52" EAST, A DISTANCE OF 417.42 FEET; THENCE SOUTH 02°34'55" WEST, A DISTANCE OF 417.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.

Existing Zoning Classification: C1 & Rm

Requested Change: C1

Plat of Property is Attached yes

Vicinity Map of property is attached yes

The undersigned designates the following process agent or attorney to represent the applicant at all hearings:

N/A

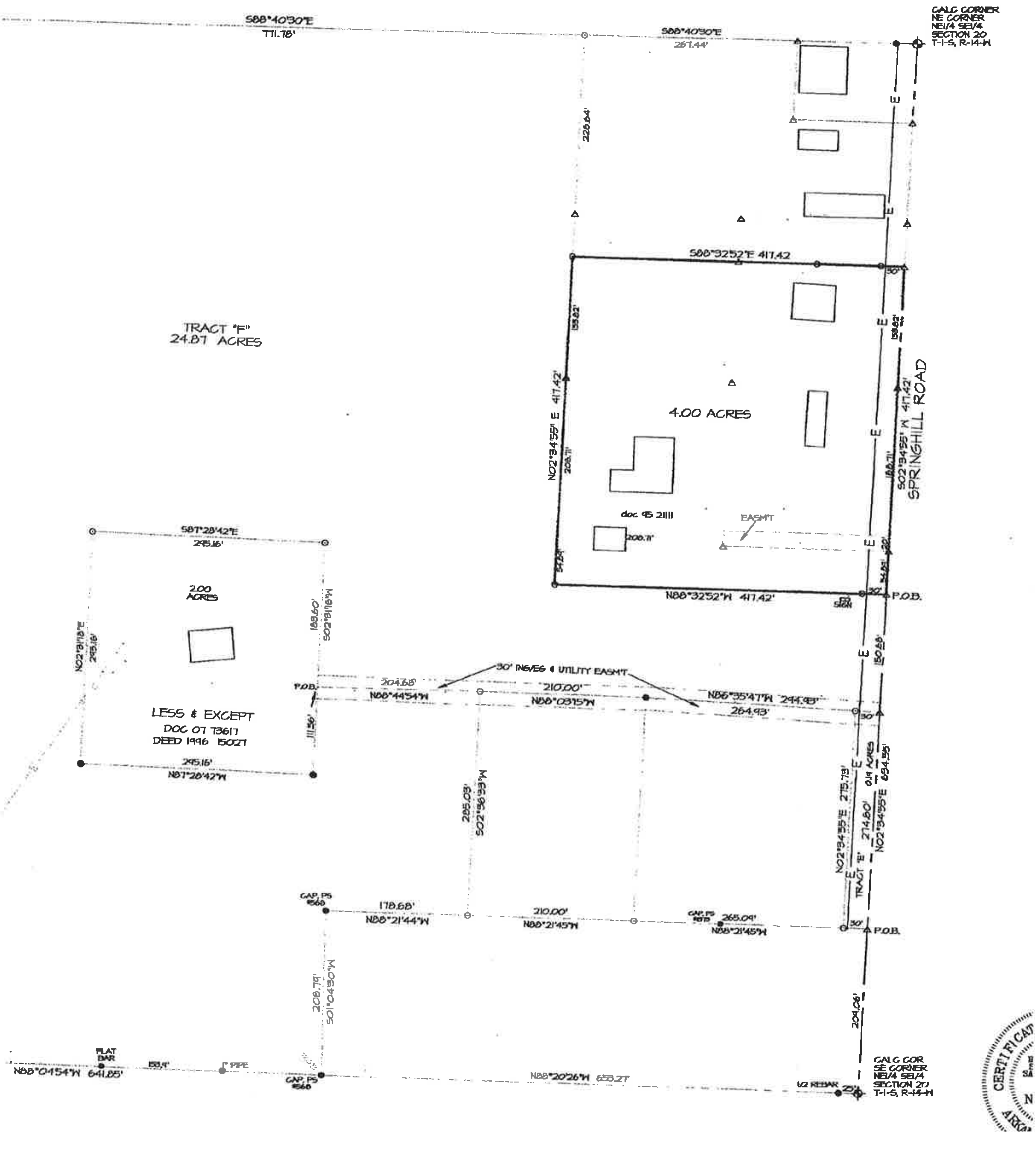
This 21 day of May, 2018

Albert M Arey
Applicant

Carla Y. Arey
Spouse of Applicant

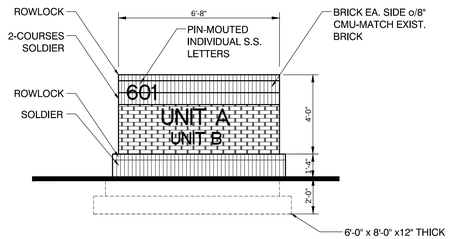
2625 Springhill Rd
Address
Bryant, Arkansas 72019

501-454-1252
Phone

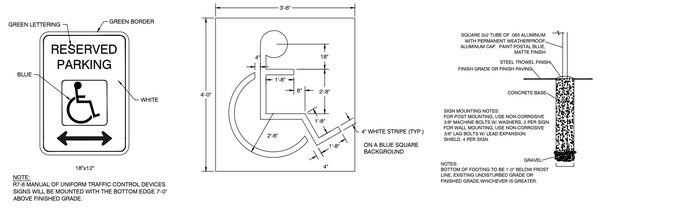


S88°40'30"E
771.78'
S88°40'30"E
267.44'
CALC CORNER
NE CORNER
NE1/4 SE1/4
SECTION 20
T-1-S, R-14-W
228.64'
S88°32'52"E 417.42
TRACT "F"
24.87 ACRES
4.00 ACRES
N02°34'55" E 417.42'
S02°34'55" W 417.42'
SPRINGHILL ROAD
doc 95 21111
EASM'T
N88°32'52"W 417.42'
P.O.B.
S87°28'42"E
295.16'
2.00 ACRES
N02°31'18"E
295.16'
S02°31'18"W
188.60'
30' ING/EG & UTILITY EASM'T
204.68'
210.00'
N88°44'54"W
N88°03'15"W
N86°35'47"W 244.93'
264.93'
LESS & EXCEPT
DOC 07 73617
DEED 1996 15027
111.56'
295.16'
N87°28'42"W
285.03'
S02°56'33"W
N02°34'55"E 275.73'
TRACT "E"
274.80'
0.14 ACRES
N02°34'55"E 694.55'
CAP, PS 1560
178.68'
N88°21'44"W
210.00'
N88°21'45"W
265.09'
N88°21'45"W
P.O.B.
208.79'
S01°04'30"W
209.06'
PLAT BAR
N88°04'54"W 641.85'
1" PIPE
N88°20'26"W 653.27'
1/2 REBAR
CALC COR
SE CORNER
NE1/4 SE1/4
SECTION 20
T-1-S, R-14-W
CERTIFICATE
N

LEGAL DESCRIPTION.
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4 OF SE1/4, RUN THENCE NORTH 02°23'55" EAST, ALONG THE EAST LINE THEREOF A DISTANCE OF 634.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°32'52" WEST, A DISTANCE OF 417.42 FEET; THENCE NORTH 02°34'55" EAST, A DISTANCE OF 417.42 FEET; THENCE SOUTH 88°32'52" EAST, A DISTANCE OF 417.42 FEET; THENCE SOUTH 02°34'55" WEST, A DISTANCE OF 417.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.



4 MONUMENT SIGN ELEVATION
N.T.S.



3 HANDICAPPED SPACE (SIGN AND PAINTING)

HANDICAPPED SPACE (SIGN POST)

2 CONCRETE STEPS & HANDRAIL
N.T.S.

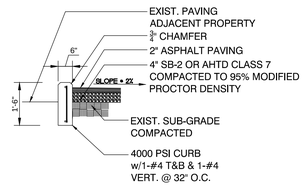
PARKING LOT NOTES
CONTRACTOR SHALL CLEAR AND GRUB THE EXISTING GRADE, COMPACT THE EXISTING SOIL, AND INSTALL 4" NEW GRAVEL BASE FOR THE ENTIRE AREA. INSTALL 2 1/2" ASPHALT AS SHOWN IN THE PLAN AND AS DESCRIBED BELOW. THE NEW ASPHALT GRADE SHOULD MATCH OR HAVE SMOOTH TRANSITION WITH THE SURROUNDING GRADE.

1. CLEAR AND GRUB THE EXISTING GRADE.
2. COMPACT THE EXISTING GRADE.
3. INSTALL 4" COMPACTED GRAVEL BASE OVER THE ENTIRE AREA.
4. INSTALL 2" ASPHALTIC SURFACE COURSE OVER THE ENTIRE PARKING LOT.

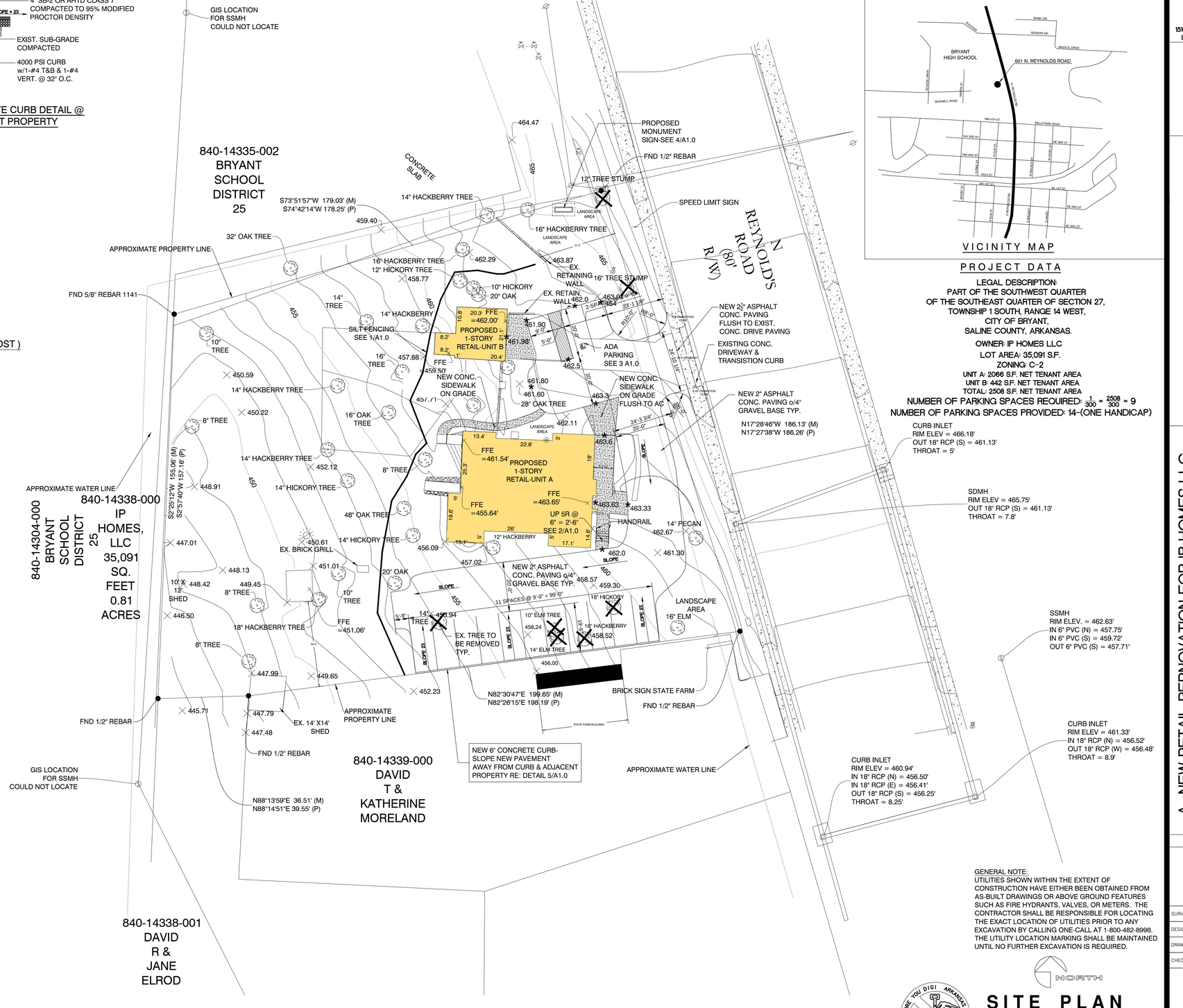
EROSION & SEDIMENT CONTROL NOTES.

1. HAVE THE EROSION CONTROL PLAN AVAILABLE ON-SITE.
2. TEMPORARY SILT FENCE (1/C101) SHALL BE INSTALLED AS SHOWN ON THE PLAN AND MAINTAINED UNTIL THE AREA IS STABILIZED.
3. THE SILT FENCES SHOULD BE INSPECTED REGULARLY AND AFTER EACH STORM. THE SEDIMENT SHOULD BE REMOVED AND MAKE SURE EACH STAKE IS FIRMLY IN THE GROUND.
4. USE MULCHES ON CUT AND EMBANKMENT SLOPES WHICH HAVE NOT BEEN COMPLETED TO PLAN GRADE OR WHEN THE WEATHER OR SOIL CONDITIONS WILL NOT PERMIT COMPLETING THEM WITHIN REASONABLE TIME.
5. USE MULCHES ON CLEARED AREAS WHERE SOIL EROSION IS LIKELY TO OCCUR.
6. USE MULCH WITH TEMPORARY SEEDING
7. AFTER FINAL GRADING, INSTALL SOD AS PERMANENT EROSION CONTROL, EXCLUDING PAVED AREAS.
8. MAINTAIN A DESIGNATED CONCRETE WASHOUT AREA FOR ALL CONCRETE WASH.

1 SILT FENCE
N.T.S.



5 CONCRETE CURB DETAIL @ ADJACENT PROPERTY
N.T.S.



VICINITY MAP

PROJECT DATA

LEGAL DESCRIPTION:
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

OWNER: IP HOMES LLC
LOT AREA: 35,091 S.F.
ZONING: C-2
UNIT A: 2066 S.F. NET TENANT AREA
UNIT B: 442 S.F. NET TENANT AREA
TOTAL: 2508 S.F. NET TENANT AREA
NUMBER OF PARKING SPACES REQUIRED: $\frac{1}{300} = \frac{2508}{300} = 9$
NUMBER OF PARKING SPACES PROVIDED: 14-(ONE HANDICAP)

GENERAL NOTE:
UTILITIES SHOWN WITHIN THE EXTENT OF CONSTRUCTION HAVE EITHER BEEN OBTAINED FROM AS-BUILT DRAWINGS OR ABOVE GROUND FEATURES SUCH AS FIRE HYDRANTS, VALVES, OR METERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE EXACT LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION BY CALLING ONE-CALL AT 1-800-482-8998. THE UTILITY LOCATION MARKING SHALL BE MAINTAINED UNTIL NO FURTHER EXCAVATION IS REQUIRED.

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

NORTH

SITE PLAN
SCALE: 1" = 20'-0"

0 10 5 25 50

GERALD AVERY ARCHITECT
501-538-0418
1510 SOUTH BROADWAY ST.
LITTLE ROCK, AR72202

A NEW RETAIL REBNOVATION FOR IP HOMES LLC
601 NORTH REYNOLDS ROAD,
BRYANT, ARKANSAS
SALINE COUNTY ARKANSAS

REVISION

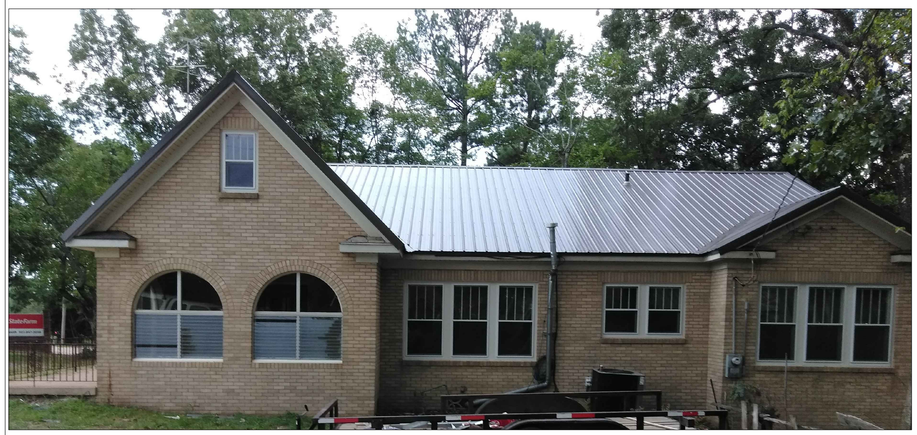
SURVEY BY:
DESIGN BY: GLA
DRAWN BY: GLA
CHECKED BY: GLA

SEPT. 25, 2018

JOB NO:

PROPOSED SITE PLAN
SHEET
A1.0

STREET VIEW OF EXISTING SOUTHEAST CORNER OF BUILDING



STREET VIEW OF EXISTING EAST ELEVATION OF BUILDING

UNIT A
EXISTING FLOOR PLAN

1" = 1'-0"

0 5 10 30

GERALD AVERY
ARCHITECT

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REVISION

SURVEY BY:
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CHECKED BY: GLA

SEPT. 25, 2018

JOB NO:

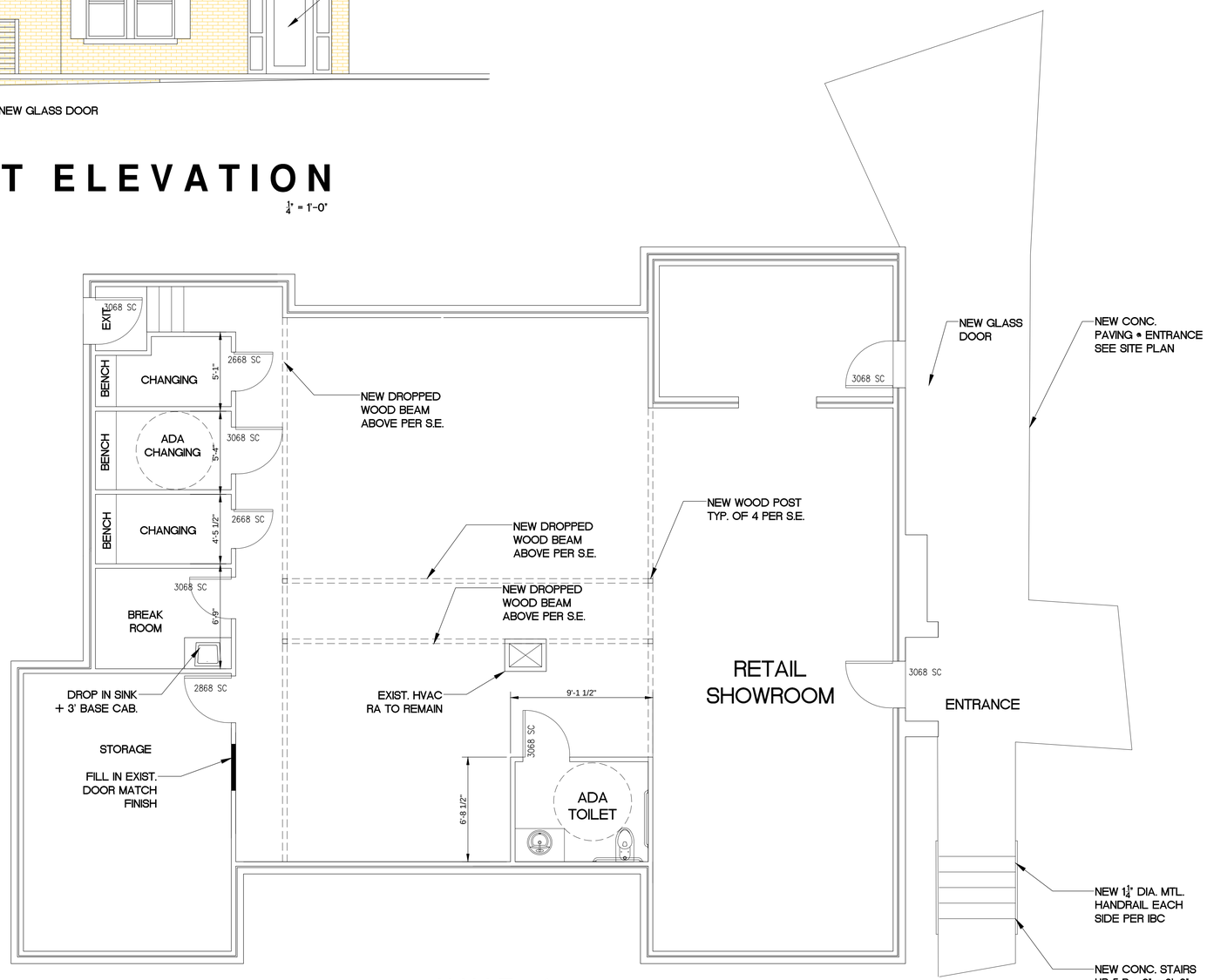
UNIT A-EXISTING
FLOOR PLAN
+ STREET ELEVATIONS

SHEET
A1.1

2066 S.F. NET TENANT AREA

PROPOSED EAST ELEVATION

1/4" = 1'-0"



UNIT A
PROPOSED FLOOR PLAN

1/4" = 1'-0"

0 5 10 30

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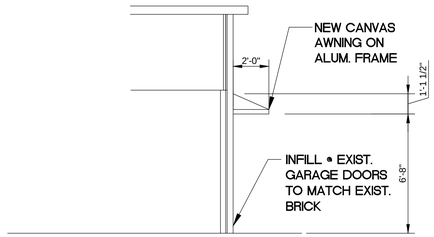
SEPT. 25, 2018

JOB NO:

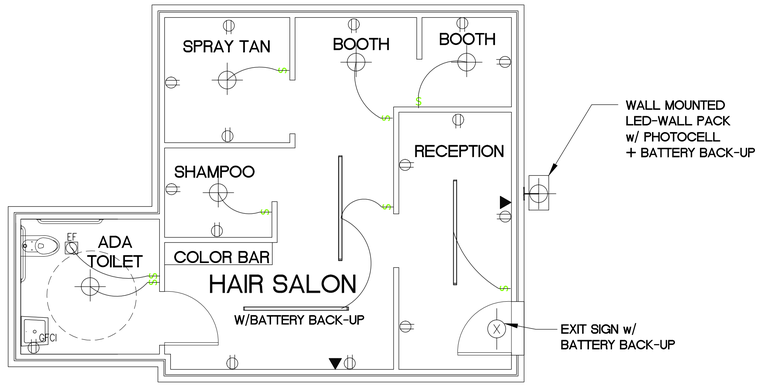
UNIT A
PROPOSED
FLOOR PLAN
SHEET
A1.2

442 S.F. NET TENANT AREA



WALL SECTION

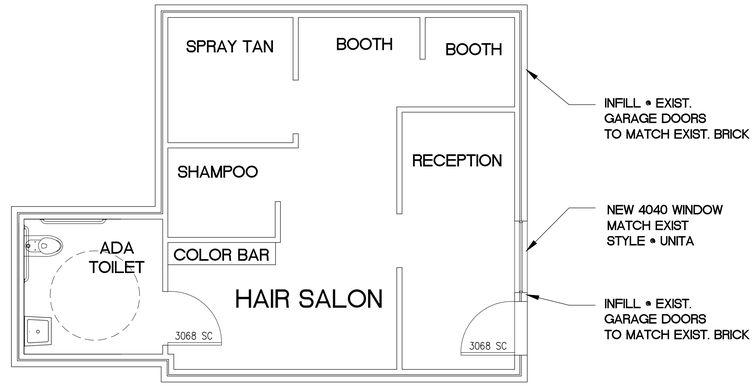
$\frac{1}{4}$" = 1'-0"



UNIT B

PROPOSED ELECTRICAL/LIGHTING P L A N

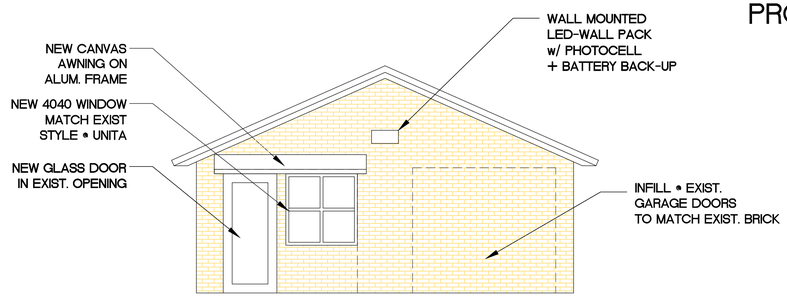
$\frac{1}{4}$" = 1'-0"



UNIT B

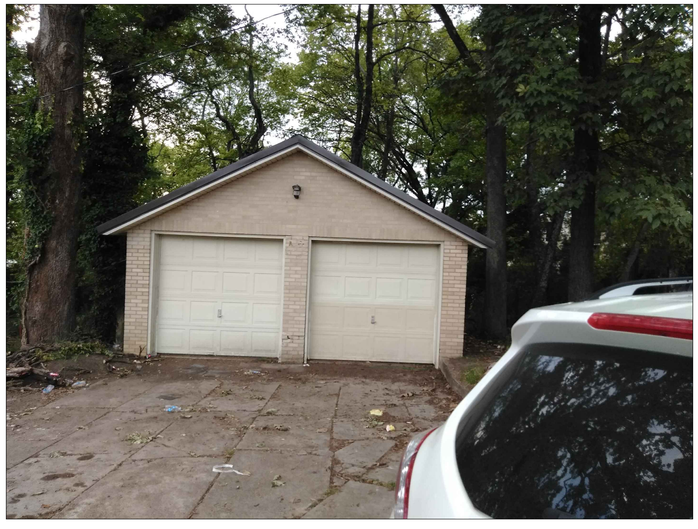
PROPOSED FLOOR PLAN

$\frac{1}{4}$" = 1'-0"

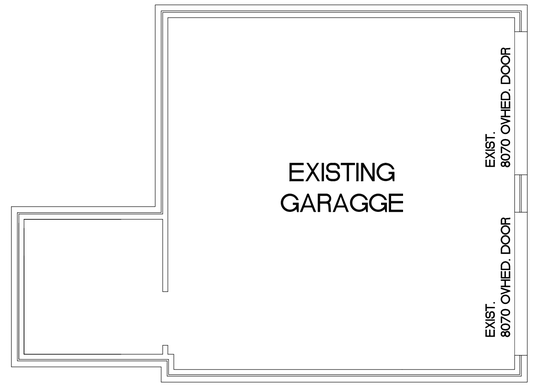


PROPOSED EAST ELEVATION

$\frac{1}{4}$" = 1'-0"



EXISTING EAST ELEVATION



NORTH

UNIT B

EXISTING FLOOR PLAN

$\frac{1}{4}$" = 1'-0"

10

0 5 30

GERALD AVERY
ARCHITECT

501-538-0418
1510 SOUTH BROADWAY ST.
LITTLE ROCK, AR72202

A NEW RETAIL REBNOVATION FOR IP HOMES LLC
601 NORTH REYNOLDS ROAD,
BRYANT, ARKANSAS
SALINE COUNTY ARKANSAS

REVISION

SURVEY BY:
DESIGN BY: GLA
DRAWN BY: GLA
CHECKED BY: GLA

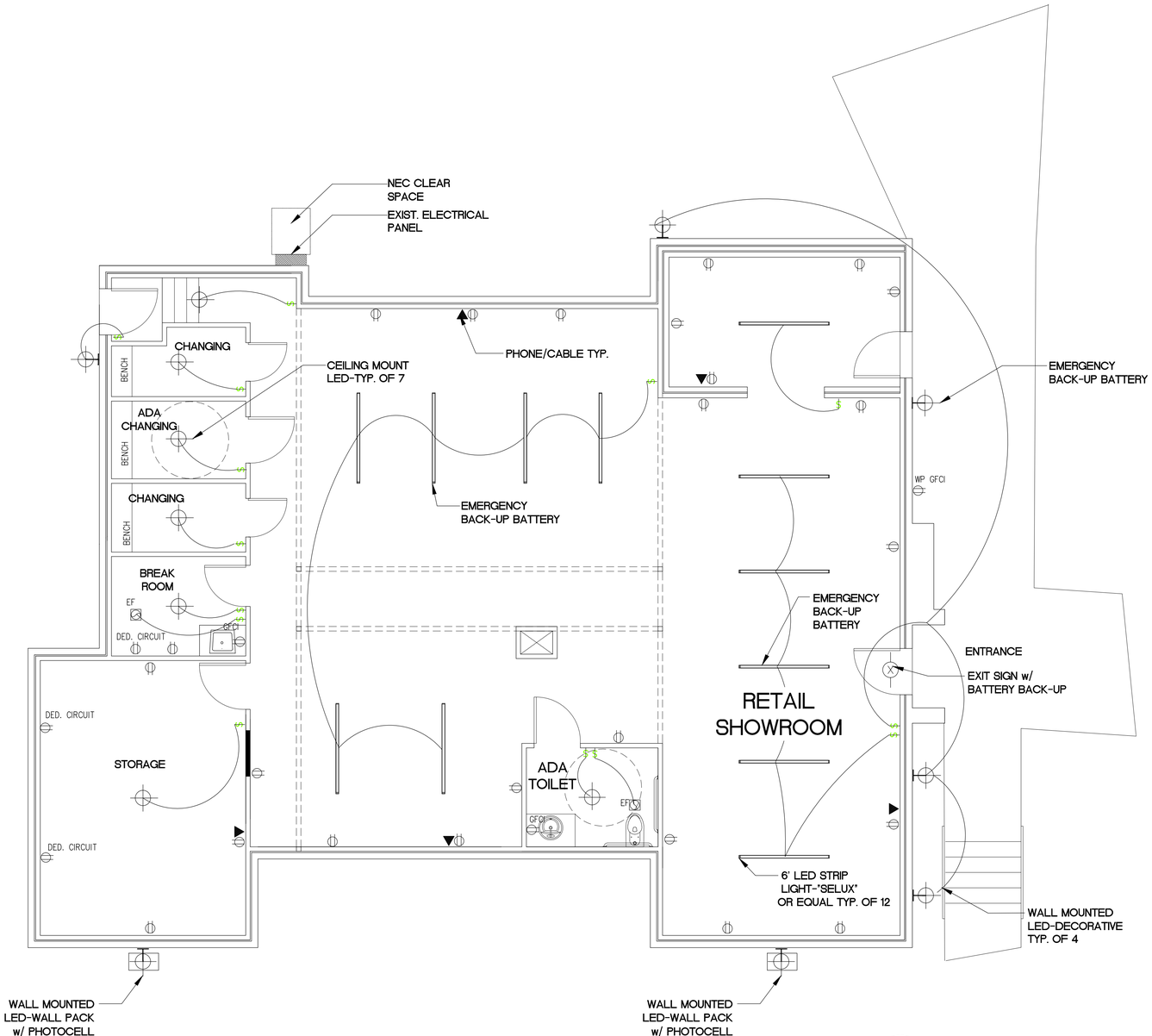
SEPT. 25, 2018

JOB NO:

UNIT B
FLOOR PLANS/
ELECTRICAL/LIGHTING PLAN
EAST ELEVATION

SHEET
A1.3

2066 S.F. NET TENANT AREA



UNIT A
PROPOSED ELECTRICAL/LIGHTING P L A N

1" = 1'-0"

10

0 5 30

GERALD AVERY ARCHITECT

501-538-0418

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LITTLE ROCK, AR72202

A NEW RETAIL REBNOVATION FOR IP HOMES LLC
601 NORTH REYNOLDS ROAD,
BRYANT, ARKANSAS
SALINE COUNTY ARKANSAS

REVISION

SURVEY BY:
DESIGN BY: GLA
DRAWN BY: GLA
CHECKED BY: GLA

SEPT. 25, 2018

JOB NO:

UNIT A-PROPOSED ELECTRICAL / LIGHTING PLAN

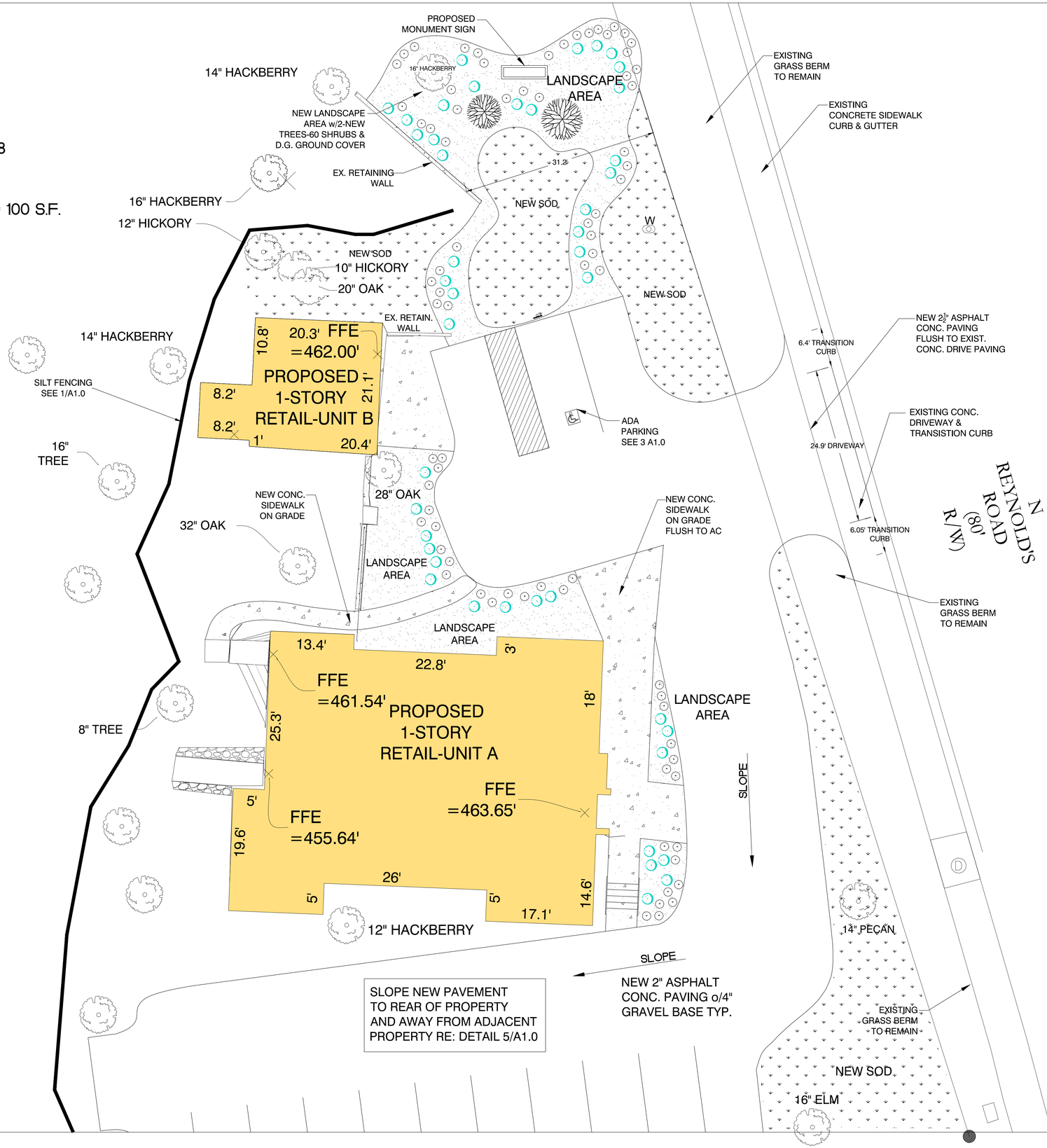
SHEET
E1.1

LANDSCAPE CALCULATIONS

LOT AREA: 35,091 S.F. = .08 ACRES
ZONING: C-2

NUMBER OF TREES REQUIRED = 1 PER $\frac{1}{2}$ ACRE = 2
NUMBER OF REMAINING EXISTING TREES (FRONTAGE ONLY) = 8
NUMBER OF PROPOSED NEW TREES = 2

AREA OF CONTAINED LANDSCAPING INCLUDING SHRUBS REQUIRED = 100 S.F.
ACTUAL AREA OF PROPOSED NEW LANDSCAPING : 1170 S.F.



NORTH

LANDSCAPE PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

5 25
0 10 50

GERALD AVERY ARCHITECT
501-538-0418
1510 SOUTH BROADWAY ST. LITTLE ROCK, AR72202

A NEW RETAIL REBNOVATION FOR IP HOMES LLC
601 NORTH REYNOLDS ROAD,
BRYANT, ARKANSAS
SALINE COUNTY ARKANSAS

REVISION

SURVEY BY:
DESIGN BY: GLA
DRAWN BY: GLA
CHECKED BY: GLA

SEPT. 25, 2018

JOB NO:

LANDSCAPE PLAN

SHEET
L1.1

LANDSCAPE CALCULATIONS

LOT AREA: 35,091 S.F. = .08 ACRES
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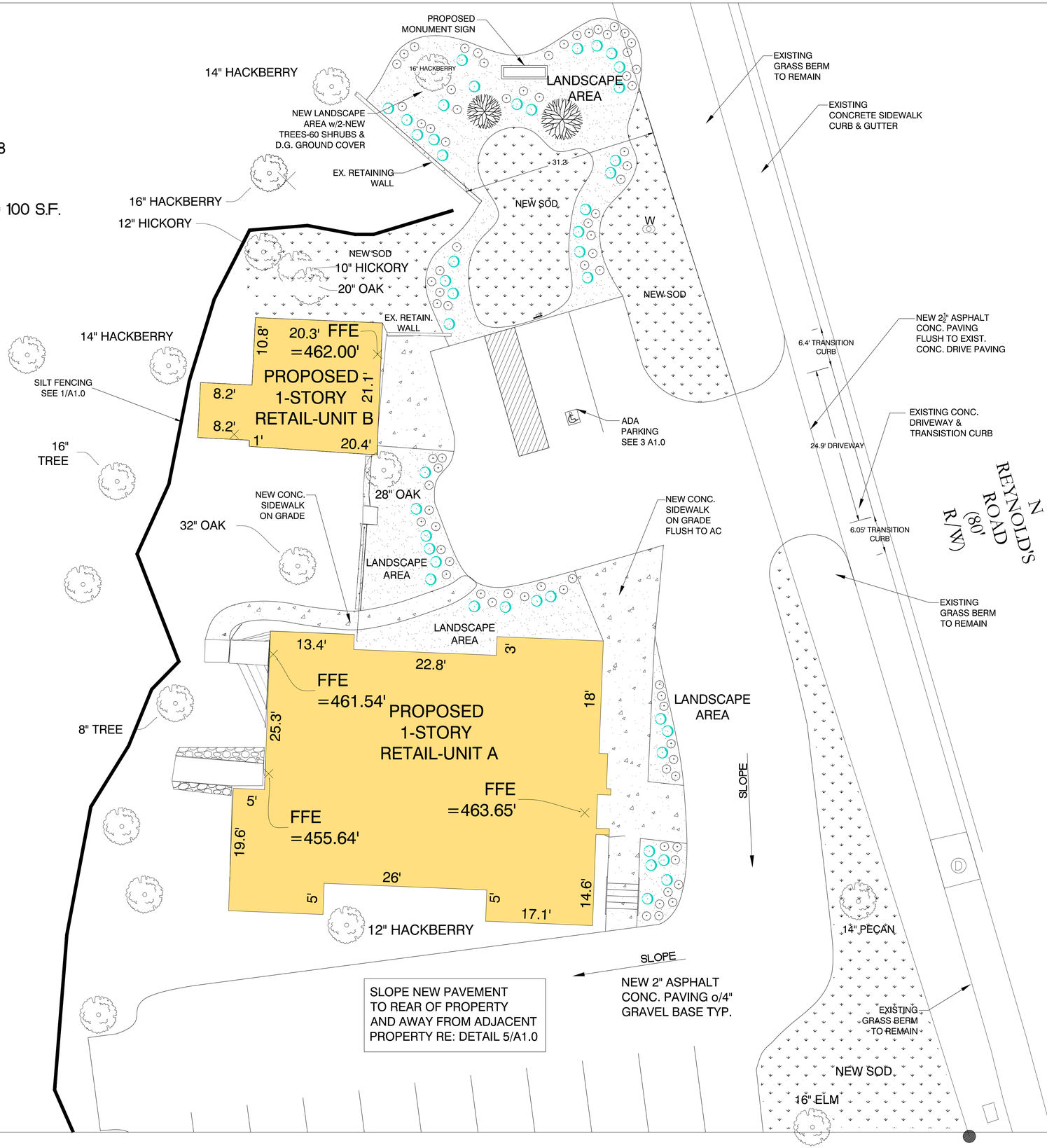


NORTH

LANDSCAPE PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

5 25
0 10 50

GERALD AVERY ARCHITECT
501-538-0418
1510 SOUTH BROADWAY ST. LITTLE ROCK, AR72202

A NEW RETAIL REBNOVATION FOR IP HOMES LLC
601 NORTH REYNOLDS ROAD,
BRYANT, ARKANSAS
SALINE COUNTY ARKANSAS

REVISION

SURVEY BY:
DESIGN BY: GLA
DRAWN BY: GLA
CHECKED BY: GLA

SEPT. 25, 2018

JOB NO:

LANDSCAPE PLAN

SHEET
L1.1

ACCEPTABLE PLANT LIST

TREE SPECIES DECIDUOUS:

COMMON NAME	SCIENTIFIC NAME
HONEY LOCUST	GLEDITSIA TRIACANTHOS
PIN OAK	QUERCUS PALUSTRIS
SAWTOOTH OAK	QUERCUS ACUTISSIMA
WILLOW OAK	QUERCUS PHELLOS
CREPE MYRTLE	LAGERSTROEMIA INDICA
REDBUD	CERCOS CANADENSIS
RIVER BIRCH	BETULA NIGRA
WATER OAK	QUERCUS NIGRA

TREE SPECIES EVERGREEN:

COMMON NAME	SCIENTIFIC NAME
LOBLOLLY PINE	PINUS TAEDA
YAUPON HOLLY	ILEX VOMITORIA

SHRUB SPECIES DECIDUOUS:

COMMON NAME	SCIENTIFIC NAME
NANDINA	NANDIAN DOMESTICA
DWARF CREPE MYRTLE	LAGERSTROEMIA INDIC
YEW	DWARF PURPLELEAF
JAPANESE BARBERRY	BERBERIS THUNBERGI ATROPURPUREA

SHRUB SPECIES EVERGREEN:

COMMON NAME	SCIENTIFIC NAME
EVERGREEN HOLLIES	ILEX SPECIES NANDIAN DOMESTICA
JUNIPER SPECIES	JUNIPERIUS SPECIES PRIMARY

IRRIGATION NOTES

1. ALL NEW SOD AND MULCH AREAS SHALL BE IRRIGATED BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM. CONTRACTOR SHALL PROVIDE IRRIGATION PLAN FOR ENGINEER / ARCHITECTS APPROVAL.

2. ALL NEW TREES AND SHRUBS SHALL HAVE AN AUTOMATIC DRIP IRRIGATION SYSTEM.

LEGEND

EXISTING TREE TO REMAIN

2" DECOMPOSED GRANITE OVER COMPACTED SOIL

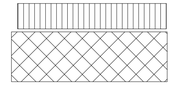
SOD

DECIDUOUS TREE

EVERGREEN TREE

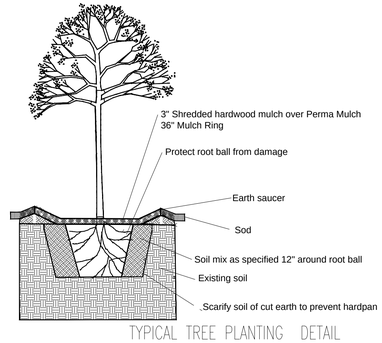
DECIDUOUS SHRUB

EVERGREEN SHRUB



2" Prepared soil, as specified, under all sod. Eliminate all vegetative undergrowth and weeds from the sodded areas prior to installation of prepared soil. Till original soil after eliminating vegetative growtn prior to installation of prepared soil. Lay sod with tight joints and roll thoroughly to produce a smooth surface.

SOD DETAIL

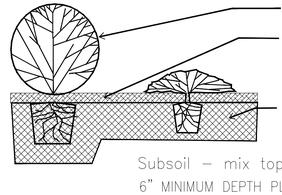


TYPICAL TREE PLANTING DETAIL

N.T.S.

Soil mix shall be enriched with generous amounts of weed-free composted organic material, such as rice hulls, manure, compost, etc. Except for on steep slopes where 100% compost shall be applied, planting medium shall consist of 50% compost and 50% concrete sand, and mixed or tilled in thoroughly. If clay soil exists, it must be amended with generous amounts of sand and compost to improve soil drainage. Subsoil must be scarified to a depth of at least 3" to avoid drainage problems (hardpan).
All areas shall have positive drainage away from any building. 36" diameter Perma Mulch rings shall be installed at the base of all newly planted trees. All mulch rings shall have a 3" layer of shredded hardwood mulch, per detail above.

PLANTING DETAILS



Subsoil – mix top 3" of loosened soil into prepared soil mix to prevent hardpan
6" MINIMUM DEPTH PLANTING SOIL MIXTURE, AS SPECIFIED, UNDER ALL ROOT BALLS.

TYPICAL SHRUB AND GROUND COVER DETAIL
N.T.S.

GERALD AVERY ARCHITECT

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LITTLE ROCK, AR72202

A NEW RETAIL REBNOVATION FOR IP HOMES LLC
601 NORTH REYNOLDS ROAD,
BRYANT, ARKANSAS
SALINE COUNTY ARKANSAS

REVISION

SURVEY BY:
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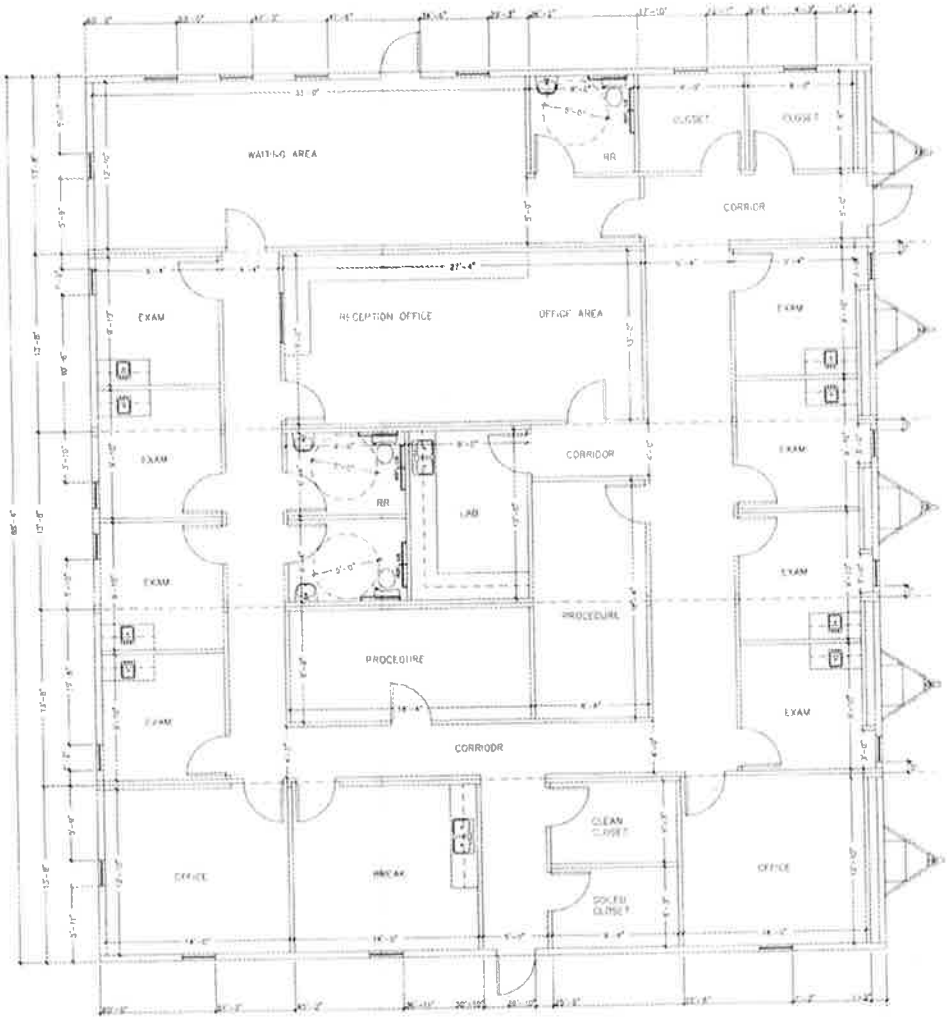
SEPT. 25, 2018

JOB NO:

LANDSCAPE LEGEND
PLANTING DETAILS

SHEET
L1.2



INTERIOR WALLS ..... x2 = ...

EXTERIOR WALLS .....

(SALES AND PURCHASING TO VERIFY)

DATE: **10/10/2018**

CUSTOMER APPROVAL

Order 32500

\\192.168.1.2\drafting\Shared DWG\BRANDON'S DRAWINGS\ORDERS\Order 32500.dwg

SPECIFICATIONS FOR: Arkansas Heart Hospital

Module Dimensions / Complex Base
(5) 13'-8" x 60' Modules
Occupancy: Business
State/Code Requirements/Insignias IBC/AR
130 MPH Wind Speed
Destination: Bryant, AR

CHASSIS:
300 96" On Center outriggers (UT14)
300 (UT14-5460) Outrigger with 95.5" I-Beam Spacing
"I"-Beam Will Be Sized As Required****12" I-Beam****
New Tires
Hitches are Detachable
Under-slung Axles Are Included(Includes box-out for under-slung axles)
New Axles

FLOOR
Bottom Board Material Has Nylon Impregnation
2" x 8" Floor Joist @ 16" O.C.
3/4" Plywood / Advantech Floor Sheathing/Decking
VCT (ARMSTRONG) Installed Per The Print****Thru-out****ARMSTRONG BLOCKTILE

WALL SECTION:
550 Interior Wall Height: 8'6"
1 Double Top-Plate On Exterior Walls
260 2" x 6" Exterior Wall Height: 8'-6"
5/8" VCG (Type "X" Gypsum)
Interior Trim Package: Standard Battens(UNLESS OTHERWISE NOTED)
1360 4" VCB (Vinyl Cove Base)****Thru-out****
Tie Down Straps Are Sidewall Type

INTERIOR DOORS SECTION:
25 36"x80" 20 Minute Rated Flush Door
(Includes Timely or Redi-Frames, Lever, Self Closing; Door Frame
Will Be Painted The Standard Finish Color (Bronze) & door is Imperial Oak)
22 Passage Locks
3 Privacy Locks for Restrooms

ROOF/CEILING SECTION:
1 Truss Spacing @ 24" O.C.
(UT14w) Transverse Truss (Engineered Truss)
Snow Load Only as Required**** 20 PSF ****
Roof Load Only as Required**** 20 PSF ****
7/16" x 4 x 8 EPDM underlayment
Roof Covering: 45 mil. Black EPDM (COMPLEX)
9"peel & stick Black mate-line tape
Ceiling Finish: 2' x 2' T-grid (Acoustical)
(FOIL FACED INSULATION unless specified otherwise in the insulation section - Also Note that the Ceiling Height is Assumed 6"lower Than The Interior wall height On All Standard Applications /MC Cabling Is The Minimum Raceway Required For A T-Grid Ceiling Application And Will be Used Unless A More Stringent Option Is Listed In The Electrical Section)Ceiling Finish Is 8'0" Above Finished Floor
120 2-Layer 24" Ridge-Beam Construction: (This Beam Will Be Constructed From 2-Layers Of 3/4" Structural

Grade Plywood Installed as Required And Fastened as Per Approved Fastening Schedule)
120 3-Layer 24" Ridge-Beam Construction:
(This Beam Will Be Constructed From 3-Layers Of 3/4" Structural
Grade Plywood Installed as Required And Fastened as Per Approved Fastening Schedule)
1 No Overhang/Projection on the Roof
1-Hour Rated Ceiling In The Corridor (Dropped)
(This Ceiling Assembly Consist Of Two Layers Of 5/8: Type "X" (Fire Rated) Gypsum That Are Separated By A 2" Memeber Sized as Required to for the Span; Please note Also that Different States Also Require Additional Layers Of Gypsum To Meet Their assembly Requirements;
No attic ventilation is included
(No attic ventilation is required)

PLUMBING SECTION:
3 Restroom Description: Single-Station Handicap RR
3 Standard Lavatory (Wall Mount Type)
(Includes A Standard Faucet & Mirror)
3 Handicap Sink Protection - Sock for P-trap
3 Water Closet Type: HC Accessible W/ Std. Grab Bars
(Includes a Standard Toilet Paper Holder; Unless An Upgraded Toilet Paper Holder Is Listed)
1 40 Gallon Water Heater
1 PVC Utility Sink With Legs & STD Faucet
1 Hi-Lo Water Cooler (Handicap accessible)
Supply Lines Are CPVC
Drain/Waste Lines Are PVC
(Please Note That All Manifolding Is Done On-Site By Others)

ELECTRICAL SECTION:
5 Panel Type: Standard 125 AMP 240V
39 Standard "T-Grid Type" 232 Fluorescent Lights (Electronic Ballast & T-8 Bulbs)
3 Standard 60 Watt Porch Light With Photo-Cell
25 OCCUPANCY SENSOR
30 2" x 4" Junction Box With 3/4" Conduit (Standard)
(These Junction Boxes Will Be Stubbed-up Into The Attic Cavity for T-grid Unless Otherwise Instructed By The Customer On The Print & Stubbed Into The Crawl Space On All Other Ceiling Types Unless Otherwise Instructed; All Boxes & Conduit Are Empty, All Wiring & Devices For Monitoring, Alarms & Security Are Entirely By Others)
3 Combination- 100CFM Exhaust Fan With 60 Watt Light
110 Volt Receptacles @ Approximately 12' O.C.(Standard)
Receptacles / Switches / Covers are White
15 GFI Receptacles As Required (See Prnt) (GFI= Ground Fault Interupter)
5 Exterior Use GFI With Weather-Proof Cover(In Use Type)
1 Heat Tape Receptacle
Standard Race-Way: 12-2 Romex Wiring
Race-Way: M.C. Cable Wiring Only Above The T-Grid
Race-Way: M.C. Cable Wiring @ Patient Room Recepts
Note: The wire must be the green metalic cable and have redundant ground (2 grounds) per code.

HVAC SECTION
5 3 Ton Wall Mounted Unit With 10kw Heat Strip
280 Linear Feet of Fiberglass Supply Duct with Grilles(Oversized as Needed)
250 Linear Feet of Fiberglass Return Duct with Grilles
70 Plenum / Chase Wall Per The Print
5 7-Day Programmable T-Stat (HVAC)
30 2' x 2' FLB Supply Grilles for T-grid Ceiling
Fixed Linear Blade Type T-grid supply
3 6" Supply Grille for T-Grid Ceiling RR
28 2' x 2' Return Air Grilles for T-grid Ceiling

CABINETS & FURNISHINGS
44 Linear Foot Of "Formica" Base Cabinets
****Installed @ (4) Exam Rooms, Breakroom, & Lab Area**** PER PRINT ****
(Includes an integrated backsplash countertop)
44 Linear Foot Of "Formica" Overhead Cabinets
****Installed @ (4) Exam Rooms, Breakroom, & Lab Area ****PER PRINT****(Includes Center Shelf)
60 Linear Feet Of Formica Desktop
****Installed @ Check-in/Check-out Area & Business Office********No back splash****
4 Bar Sink With Gooseneck faucet
****Installed @ (4) Exam Rooms****
2 Double Stainless Steel Sink With Faucet
****Lab Area & Break Room****

EXTERIOR SECTION:
Stucco Embossed Hardi Panel Siding (Complex)(Hardi Panel Trim)
260 Stucco Embossed Hardi Mansard****False Mansard****(20"-24" Average Height)
Sheathing Installed As Per Applicable Requirements
Standard House Wrap Installed 100%
(All wrap installed right side up & in a shingled fashion)
Skirting with vents to match exterior

WINDOWS SECTION:
20 Vinyl Mini-Blinds
(Standard Colors Only)
1 Interior Walk-up Style Pass-Thru Window (48"x36")
This is a clear glass roller bearing window mounted in a mill frame 36"AFF.
20 24x54 VS Bronze Metal Frame & Low E Ins Glass
Vertical Sliding Low E Insulated

EXTERIOR DOORS:
3 36"x80" Steel/ Steel Exterior Door w/ 6"x30" VB
3 Standard Lever
3 Standard Closure

INSULATION SECTION:
2210 Exterior Wall Includes R -19
(Requires 2" x 6" minimum exterior walls)
4200 Floor Includes R-30
4200 Roof Includes R-38
4400 R-11 Sound Reduction Batts In All Interior Walls

OPTIONS:
(Unless "Specifically" stated otherwise on this quotation, this skirting price is for a 36" average and is only for the portion of the perimeter of the building that we are including skirting for. If a portion of our building will be against another structure, if the average height required is greater than 36" "OR" if an additional element of your project requires additional skirting, then ask for a specific skirting price to meet your special needs.)

OWNER OF RECORD & CLIENT NAME & DEVELOPER

AF PARTNERS LLC
1511 N. REYNOLDS ROAD
BRYANT, AR 72022

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

LEGEND

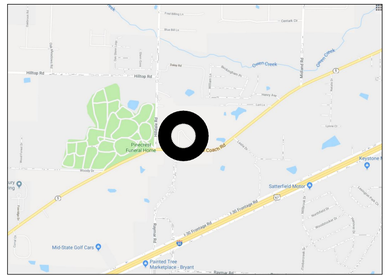
- SET 1/2" REBAR W/ CAP
- FOUND MONUMENT
- COMPUTED CORNER (NOT SET)
- R/W — RIGHT-OF-WAY
- OHU — OVERHEAD UTILITIES
- x — x — FENCE
- ROADWAY CENTERLINE
- POWER/LIGHT POLE
- (M) MEASURED
- (P) PER PLAT
- (D) PER DEED
- BUILDING SETBACK LINE
- UTILITY EASEMENT

CONC. SWLK

EASTERN RED BUD
3" CALIPER MIN.

BURFORD HOLLY
NOTE PROVIDE PLANTINGS THAT WILL MEET OR EEXCEED MIN. HEIGHT REQ. PLANT MATERIAL ADJACENT TO HWY 5 ROW MUST BE NO GREATER THAN 30" IN HEIGHT AT INST. ALL OTHER SHRUBS OF THE SAME SPECIES SHALL BE A MIN. OF 18"

EHCORE AZALEA
NOTE PROVIDE PLANTINGS THAT WILL MEET OR EEXCEED MIN. HEIGHT REQ. PLANT MATERIAL ADJACENT TO HWY 5 ROW MUST BE NO GREATER THAN 30" IN HEIGHT AT INST. ALL OTHER SHRUBS OF THE SAME SPECIES SHALL BE A MIN. OF 18"



VICINITY MAP
N.T.S.

Parking Requirements: 1 space per 300 sf bldg. $\frac{4116}{300}$=14 spaces
Landscaping Requirements: C-2
Trees: 1 each $\frac{1}{2}$ acre or fraction. 1.47*.5 = 3 trees
Evergreens: $\frac{1}{2000}$ sq ft 1.7*$\frac{43560}{2000}$ = 37 evergreens
Bedding Plants or Ground Cover 100 sq ft min.
Detention Pond Designed for Lot 1 and adjacent Private Access Roads

S88° 10' 18"E - 5.25'

CROSS ACCESS AGREEMENT & UTILITY/DRAINAGE EASEMENT

S88° 10' 18"E - 215.62

S88°10'18"E - 405.25'

SANITARY SEWER FROM NEW LINE BEING CONSTRUCTED FROM HENRY DRIVE

New Sanitary Sewer Main from Henry DriveService

S88°10'18"E - 184.38'

S2°45'03"W - 60.41'

5/8" REB

N1°24'17"E - 59.15'

HOPE

25.0

15' SETBACK

BIG RED
C-STORE
4,116 SF
F.F. 434.00

New Water Service

CROSS ACCESS AGREEMENT

S1°15'23"W - 298.78'

N5°59'52"E - 213.69'

WALKWAY

GRASS MEDIAN

BRYANT PARKWAY
ROW VARIES

N0° 24' 18"E - 301.00'

25.0' DRAINAGE & UTILITY EASEMENT & SETBACK

New Water Main Ext.

181.9'
1.76%

ZONED C-2

[433]

[432]

[431]

[430]

[429]

10' Utility & Drainage Easement

FUTURE DEVELOPMENT

S2°47'08"W - 236.34'

JEFF
PARC
840-0
C-2

FUTURE DEDICATION TO BE DEEDED TO THE CITY

HOPE

CONC. FLUME TO DETENTION

50' SETBACK

12' Multiuse Path

10' Utility & Drainage Easement

N10°00'47"W - 29.53'

HOPE

N88°45'14"W - 211.13'

N88°44'04"W - 176.53'

R/W

PK ASPHALT

N88° 45' 14"W - 21.87

117'

EDGE EXIST. RDWY

℄ HWY 5 - 80' ROW

80.0'

EDGE EXIST. RDWY

CITY OF BRYANT WATER
SOUTH SIDE OF HWY 5

DISCLAIMER

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

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05119C0339G, DATED JULY 6, 2015, THIS PROPERTY LIES IN ZONE "X," WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

REVISIONS	DATE
Review	10-24-2018

Big Red Collegeville
Hwy 5 and Snooks Lane
Bryant, Saline County, Arkansas

Small Commercial Site Plan

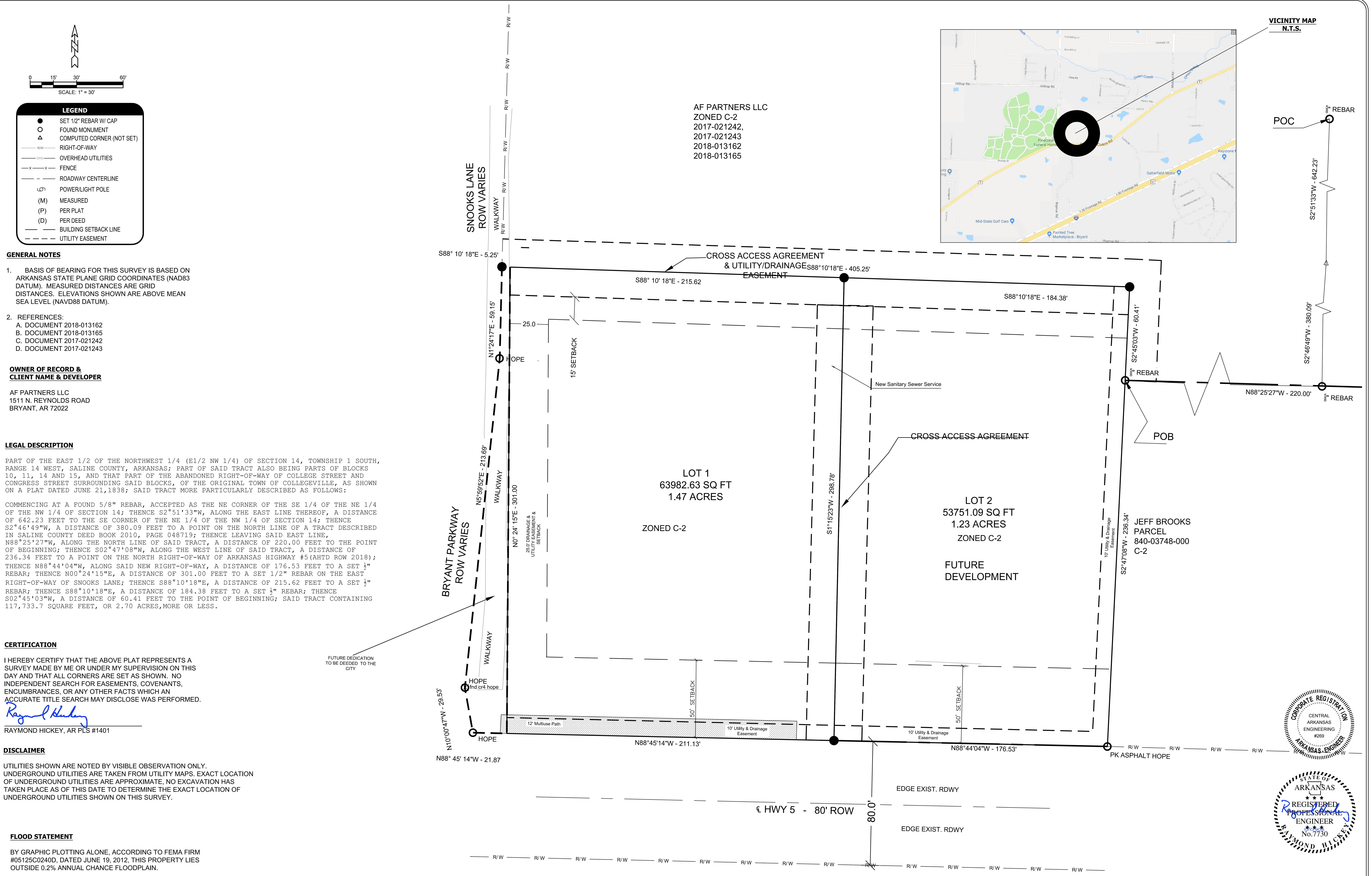
CENTRAL ARKANSAS ENGINEERING
A PROFESSIONAL LIMITED LIABILITY COMPANY
CIVIL ENGINEERING | SURVEYING | GIS
3912 AUTUMN ROAD, SUITE #2 | LITTLE ROCK, ARKANSAS 72211
OFFICE: 501.227.4469 | FAX: 501.227.3620 | EMAIL: CENGR@SBCGLOBAL.NET
WWW.CENTRALARKANSASENGINEERING.COM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.7730
RAYMOND HICKS

CORPORATE REGISTRATION
CENTRAL ARKANSAS ENGINEERING
#269
ARKANSAS - ENGINEERS

DRAWN BY	ZR
DESIGNED	RH
CHECKED	RH
DATE	10-24-2018
SCALE	1" = 20'
PROJECT NO.	2018215
SHEET NO.	1

F:\2013-2014 PROJECTS\2018215 Big Red Collegeville\2018215 South.dwg, Small Commercial Site Plan, 10/24/2018 11:55:59 PM, _DWG To PDF.pc3, 1:1, , ® CENTRAL ARKANSAS ENGINEERING PLLC 2018



GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GRID DISTANCES. ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (NAVD88 DATUM).

2. REFERENCES:
   A. DOCUMENT 2018-013162
   B. DOCUMENT 2018-013165
   C. DOCUMENT 2017-021242
   D. DOCUMENT 2017-021243

OWNER OF RECORD & CLIENT NAME & DEVELOPER

AF PARTNERS LLC
1511 N. REYNOLDS ROAD
BRYANT, AR 72022

LEGAL DESCRIPTION

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 (E1/2 NW 1/4) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; PART OF SAID TRACT ALSO BEING PARTS OF BLOCKS 10, 11, 14 AND 15, AND THAT PART OF THE ABANDONED RIGHT-OF-WAY OF COLLEGE STREET AND CONGRESS STREET SURROUNDING SAID BLOCKS, OF THE ORIGINAL TOWN OF COLLEGEVILLE, AS SHOWN ON A PLAT DATED JUNE 21,1838; SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR, ACCEPTED AS THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14; THENCE S2°51'33"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 642.23 FEET TO THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14; THENCE S2°46'49"W, A DISTANCE OF 380.09 FEET TO A POINT ON THE NORTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 2010, PAGE 048719; THENCE LEAVING SAID EAST LINE, N88°25'27"W, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; THENCE S02°47'08"W, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 236.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #5(AHTD ROW 2018); THENCE N88°44'04"W, ALONG SAID NEW RIGHT-OF-WAY, A DISTANCE OF 176.53 FEET TO A SET ½" REBAR; THENCE N00°24'15"E, A DISTANCE OF 301.00 FEET TO A SET 1/2" REBAR ON THE EAST RIGHT-OF-WAY OF SNOOKS LANE; THENCE S88°10'18"E, A DISTANCE OF 215.62 FEET TO A SET ½" REBAR; THENCE S88°10'18"E, A DISTANCE OF 184.38 FEET TO A SET ½" REBAR; THENCE S02°45'03"W, A DISTANCE OF 60.41 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 117,733.7 SQUARE FEET, OR 2.70 ACRES,MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

RAYMOND HICKEY, AR PLS #1401

DISCLAIMER

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FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240D, DATED JUNE 19, 2012, THIS PROPERTY LIES OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

REVISIONS	DATE
Review	10-24-2018

Big Red Collegeville
Hwy 5 and Snooks Lane
Bryant, Saline County, Arkansas

Replat
LOT 1 & LOT 2
AF PARTNERS SUBDIVISION

CENTRAL ARKANSAS ENGINEERING
A PROFESSIONAL LIMITED LIABILITY COMPANY
CIVIL ENGINEERING | SURVEYING | GIS

CORPORATE REGISTRATION CENTRAL ARKANSAS ENGINEERING #269 ARKANSAS ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1401 RAYMOND HICKEY 10-10-2018

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.7730 RAYMOND HICKEY

DRAWN BY
ZR

DESIGNED
RH

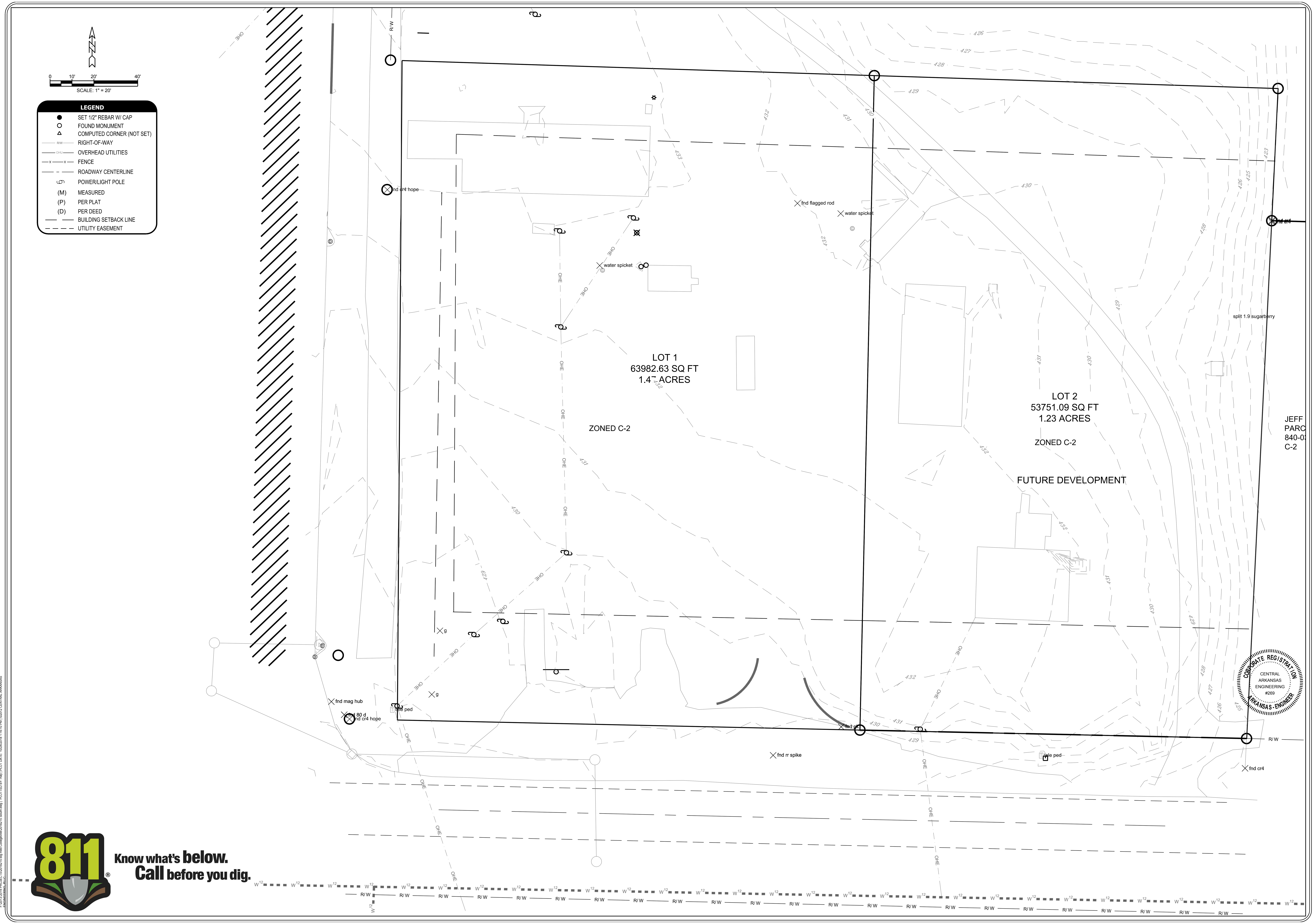
CHECKED
RH

DATE
10-24-2018

SCALE
1" = 30'

PROJECT NO.
2018215

SHEET NO.
2



REVISIONS	DATE
	10-24-2018

Big Red Collegeville
Hwy 5 and Snooks Lane
Bryant, Saline County, Arkansas

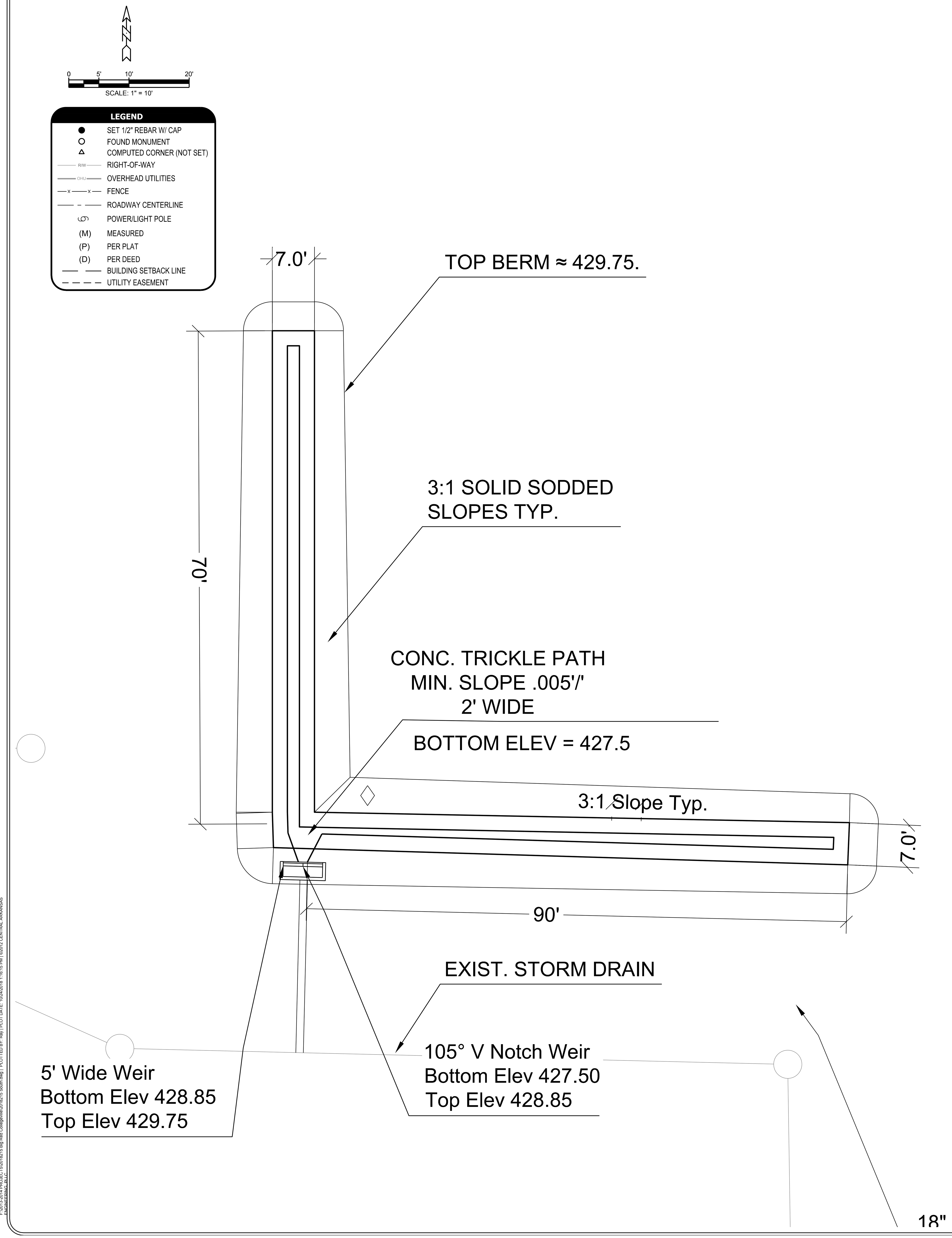
TOPOGRAPHIC SURVEY

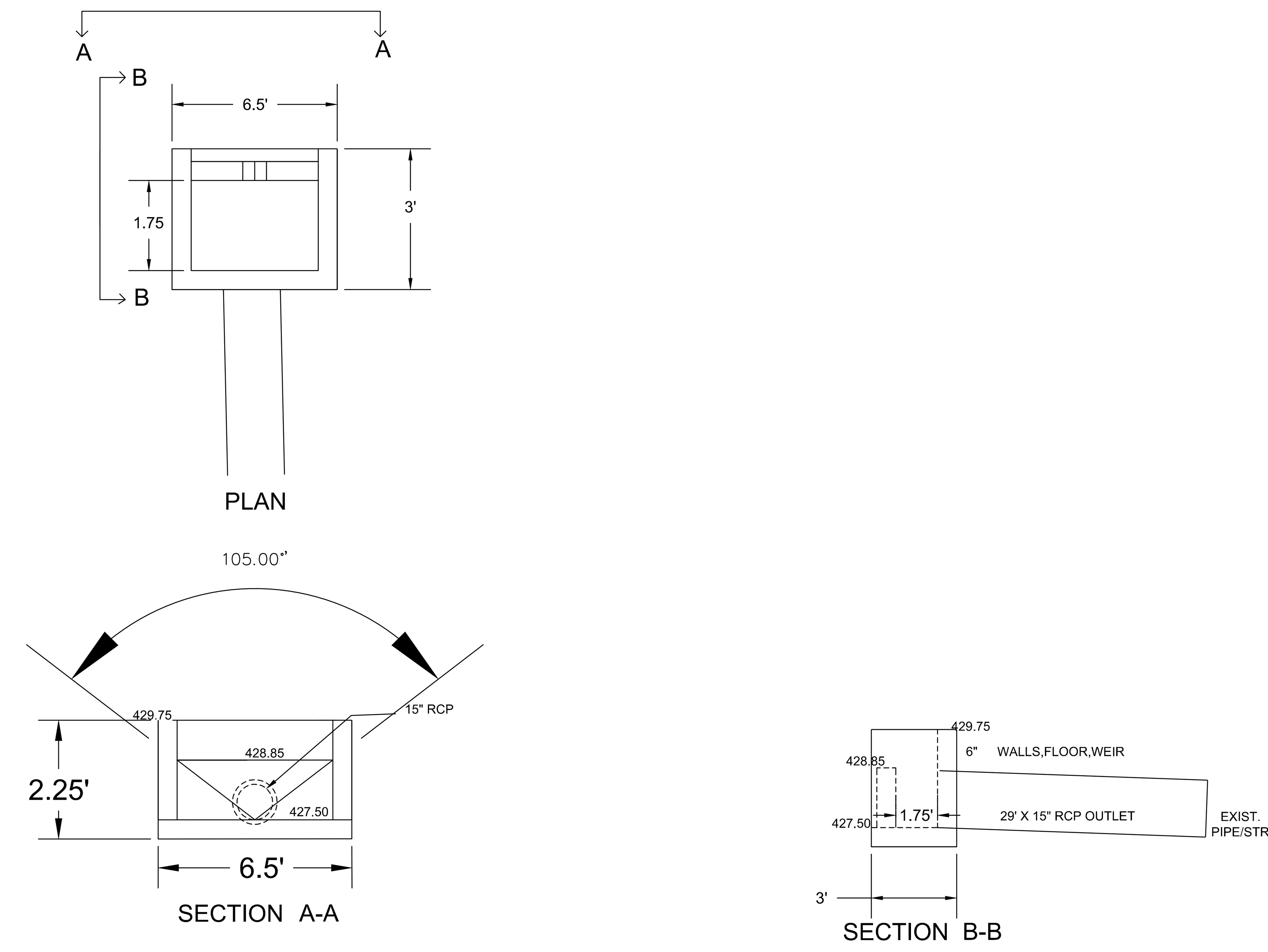
CENTRAL ARKANSAS ENGINEERING
A PROFESSIONAL LIMITED LIABILITY COMPANY
CIVIL ENGINEERING | SURVEYING | GIS
1012 AUTUMN ROAD, SUITE #2 | LITTLE ROCK, ARKANSAS 72211
OFFICE: 501.227.4459 | FAX: 501.227.3820 | EMAIL: CAENGR@SBCGLOBAL.NET
www.CentralArkansasEngineering.com

CORPORATE REGISTRATION CENTRAL ARKANSAS ENGINEERING #269 ARKANSAS - ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.7730 RAYMOND HICKEY

DRAWN BY	ZR
DESIGNED	RH
CHECKED	RH
DATE	10-24-2018
SCALE	N.T.S.
PROJECT NO.	2018215
SHEET NO.	3





DETENTION STRUCTURE DETAILS

#4 12" ON CENTER EACH FACE
WALLS / ONE MAT IN FLOOR
1 ½" CLEAR

N.T.S.

CORPORATE REGISTRATION
CENTRAL ARKANSAS ENGINEERING #269
ARKANSAS - ENGINEER

REVISIONS	DATE
Review	10-24-2018

Big Red Collegeville
Hwy 5 and Snooks Lane
Bryant, Saline County, Arkansas

Detention Details

CENTRAL ARKANSAS ENGINEERING
A PROFESSIONAL LIMITED LIABILITY COMPANY
CIVIL ENGINEERING | SURVEYING | GIS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.7730
RAYMOND HICKEY

DRAWN BY	ZR
DESIGNED	RH
CHECKED	RH
DATE	10-24-2018
SCALE	1" = 20'
PROJECT NO.	2018215
SHEET NO.	4

SCALE: 1" = 20'

GRASS AREA

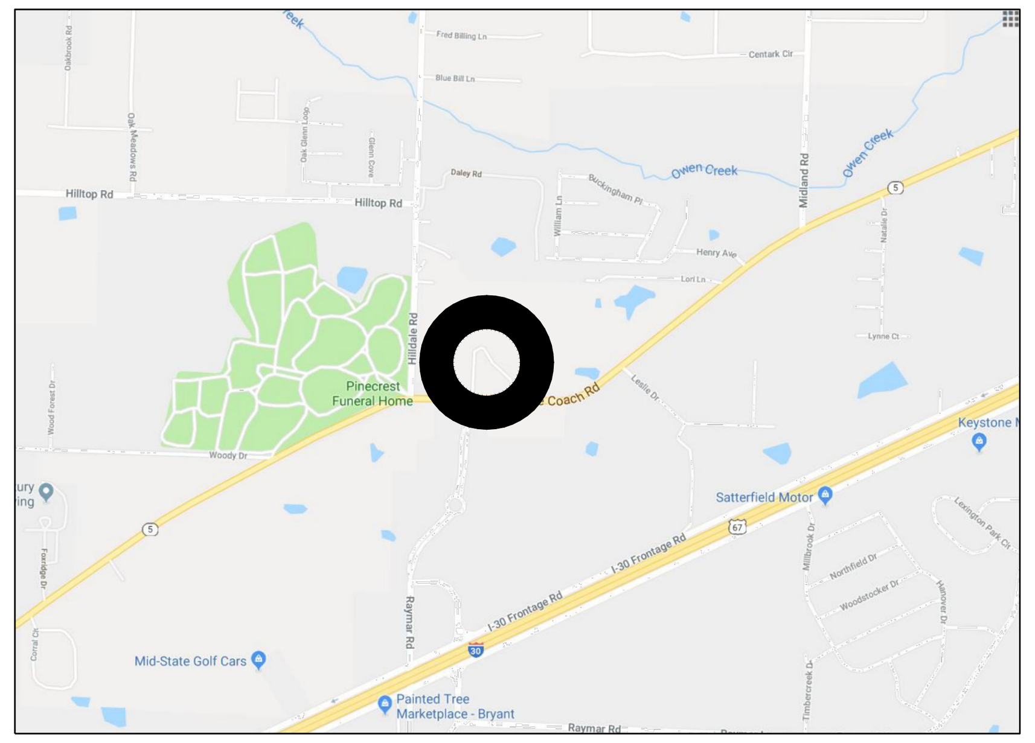
LEGEND

- SET 1/2" REBAR W/ CAP
- FOUND MONUMENT
- COMPUTED CORNER (NOT SET)
- RIGHT-OF-WAY
- OVERHEAD UTILITIES
- FENCE
- ROADWAY CENTERLINE
- POWER/LIGHT POLE
- (M) MEASURED
- (P) PER PLAT
- (D) PER DEED
- BUILDING SETBACK LINE
- UTILITY EASEMENT

EASTERN RED BUD
3" CALIPER MIN.

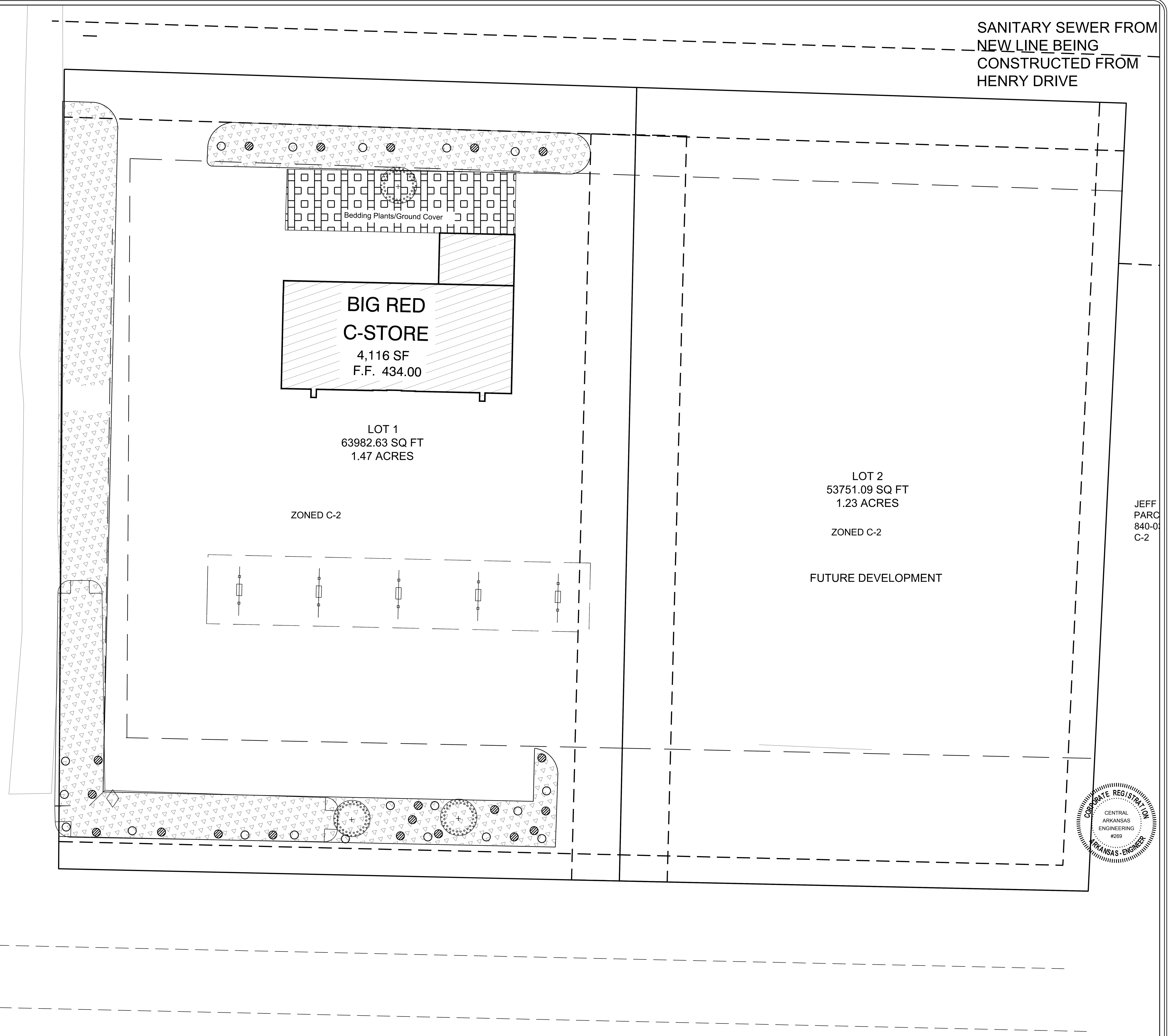
BURFORD HOLLY
NOTE PROVIDE PLANTINGS THAT WILL MEET OR EEXCEED MIN. HEIGHT REQ. PLANT MATERIIAL ADJACENT TO HWY 5 ROW MUST BE NO GREATER THAN 30" IN HEIGHT AT INST. ALL OTHER SHRUBS OF THE SAME SPECIES SHALL BE A MIN. OF 18"

EHCORE AZALEA
NOTE PROVIDE PLANTINGS THAT WILL MEET OR EEXCEED MIN. HEIGHT REQ. PLANT MATERIIAL ADJACENT TO HWY 5 ROW MUST BE NO GREATER THAN 30" IN HEIGHT AT INST. ALL OTHER SHRUBS OF THE SAME SPECIES SHALL BE A MIN. OF 18"



VICINITY MAP
N.T.S.

Parking Requirements: 1 space per 300 sf bldg. $\frac{4116}{300}$=14 spaces
Landscaping Requirements: C-2
Trees: 1 each $\frac{1}{2}$ acre or fraction. 1.47*.5 = 3 trees
Evergreens: $\frac{1}{2000}$ sq ft 1.7*$\frac{43560}{2000}$ = 37 evergreens
Bedding Plants or Ground Cover 100 sq ft min.
Detention Pond Designed for Lot 1 and adjacent Private Access Roads



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

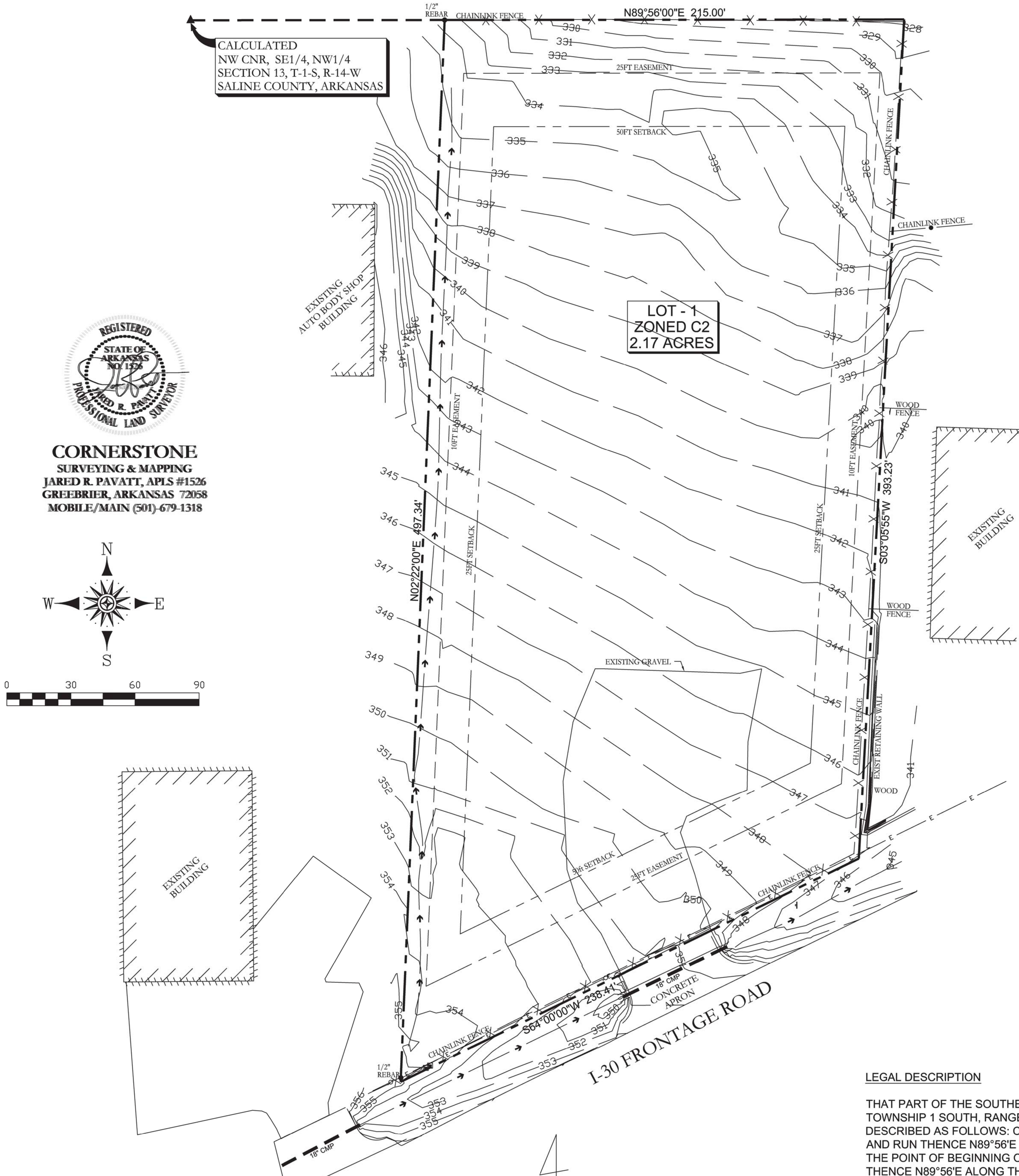
REVISIONS	DATE
Review	10-24-2018

Big Red Collegeville
Hwy 5 and Snooks Lane
Bryant, Saline County, Arkansas
Landscape Plan

CENTRAL ARKANSAS ENGINEERING
A PROFESSIONAL LIMITED LIABILITY COMPANY
CIVIL ENGINEERING | SURVEYING | GIS
1012 AUTUMN ROAD, SUITE #2 | LITTLE ROCK, ARKANSAS 72211
OFFICE: 501.227.4459 | FAX: 501.227.3820 | EMAIL: CAENGR@SBCGLOBAL.NET
www.CentralArkansasEngineering.com

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.7730 RAYMOND HICKEY

DRAWN BY	ZR
DESIGNED	RH
CHECKED	RH
DATE	10-24-2018
SCALE	1" = 20'
PROJECT NO.	2018215
SHEET NO.	5



SITE PLAN

1"=30'

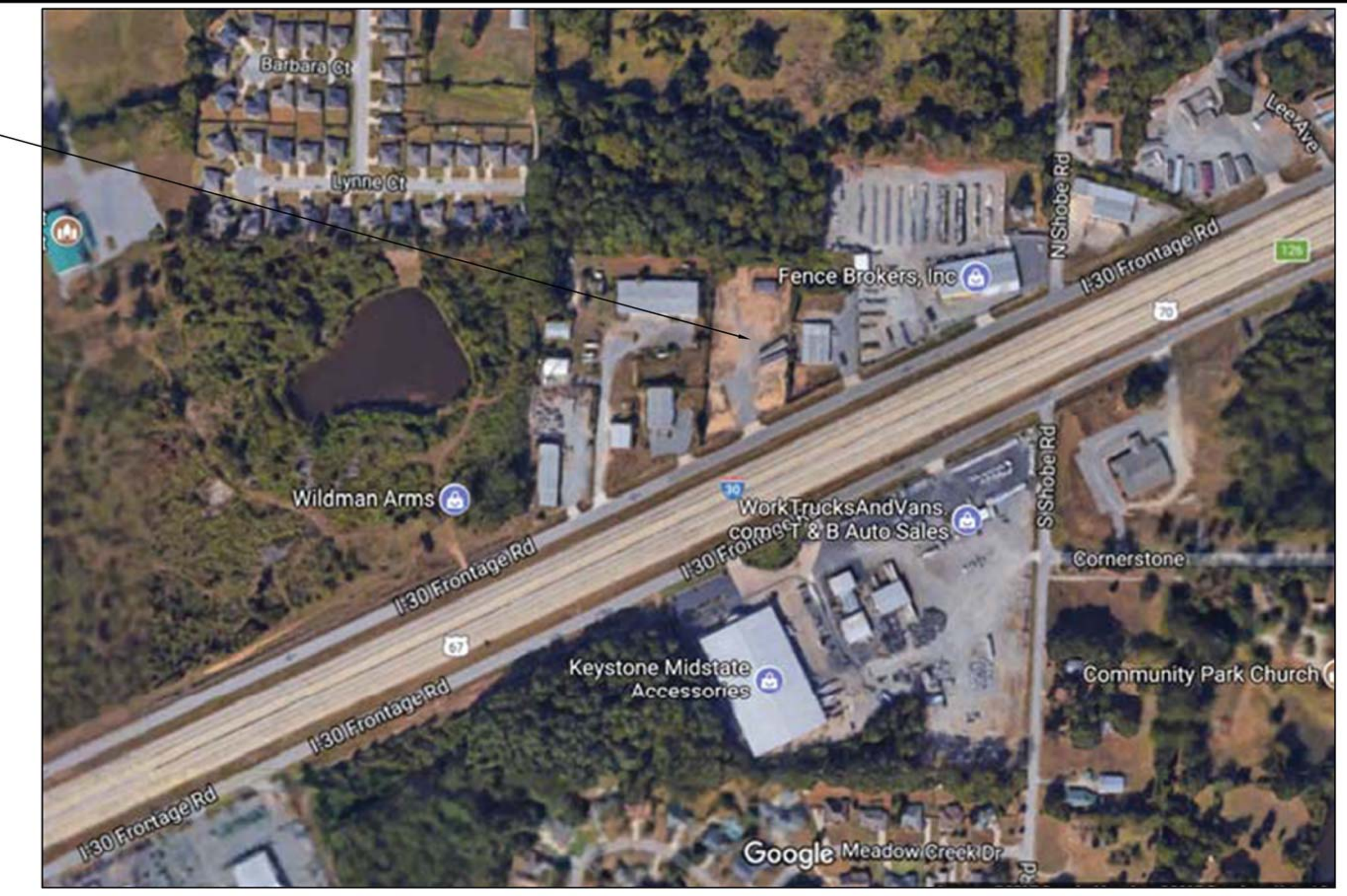
CORNERSTONE

SURVEYING & MAPPING
JARED R. PAVATT, APLS #1526
GREEBRIER, ARKANSAS 72058
MOBILE/MAIN (501)-679-1318

LEGEND

- ● FOUND 1/2" REBAR(UNLESS NOTED)
- ○ SET IRON PIN
- ▲ CALCULATED OR ANGLE POINT
- ■ FOUND STONE/CONC CORNER
- POWER POLE (OVER-HEAD ELECTRIC)
- GUY WIRE ANCHOR
- LIGHT POLE
- WARNING OR INFO SIGN

SITE LOCATION



PROPERTY ADDRESS

25612 I-30
BRYANT, AR 72022

FLOOD CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON; THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, #05125C0240D, EFFECTIVE DATE JUNE 19, 2012.

GENERAL NOTES:

1. TRACT IS SUBJECT TO RESTRICTIVE COVENANTS, SUBDIVISION, PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT, ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
3. THIS PROPERTY IS SUBJECT TO ALL ROADWAYS, EASEMENTS AND/OR RESERVATIONS THAT ARE OF RECORD OR ARE PHYSICALLY IN PLACE.
4. THE PROPERTY IS ZONED AS A PLANNED UNIT DEVELOPMENT (P.U.D.) AND AS SUCH COORESPONDS WITH THE PLAT FILED IN THE SALINE COUNTY COURTHOUSE IN PLAT BOOK PAGE 2003, PAGE 46027.
5. THE PROPERTY IS ALSO SUBJECT TO THE PLANNED UNIT DEVELOPMENT PLAT AS FILED IN PLAT BOOK 2003, PAGE 46027, SALINE COUNTY, ARKANSAS. THIS PLAT WAS ALSO USED IN DETERMINING THE APPROXIMATE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. GAS LINE LOCATIONS WERE NOT RECORDED AND AS SUCH THE GAS SERVICES ARE SHOWN WHERE ABOVE GROUND EVIDENCE WAS AVAILABLE.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF NW1/4 AND RUN THENCE N89°56'E ALONG THE NORTH LINE OF SAID SE1/4 OF NW1/4 FOR 441.8 FEET TO THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING RUN THENCE N89°56'E ALONG THE NORTH LINE OF SAID SE1/4 OF NW1/4 FOR 215.0 FEET; RUN THENCE SOUTH 03°05'55"W FOR 393.22 FEET TO THE NORTH LINE OF INTERSTATE HIGHWAY NO. 30; RUN THENCE S64°00'W, ALONG SAID NORTH LINE OF INTERSTATE HIGHWAY NO. 30 FOR 238.41 FEET; RUN THENCE N02°22'E FOR 497.34 FEET TO THE POINT OF BEGINNING. CONTAINING 2.17 ACRES, MORE OR LESS.

CERTIFICATE OF OWNER

I, the undersigned, owner of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat.

__________ Signed:__________
Date of Execution — Edward A. Culin, Bryant, AR 72022

CERTIFICATE OF RECORDING

This Document— Number:________;
Filed for Record— Date:________2018;
Plat Book— Book: ______, Page _____.

Signed __________
Circuit Clerk

CERTIFICATE OF FINAL PLAT APPROVAL

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held __________. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

__________ Signed:__________
Date of Execution — Bryant Planning Commission

CERTIFICATE OF SURVEYING ACCURACY

I, Jared Pavatt, hereby certify that this proposed preliminary plat represents a survey completed by me on AUGUST 29, 2017 ; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on teh property are correctly described and located.

__________ Signed:__________
Date of Execution — Jared R. Pavatt, Professional Surveyor, #1526, Greenbrier, AR 72058

CERTIFICATE OF ENGINEERING ACCURACY

I hereby certify that this plat represents a replat reviewed by me and that all engineering requirements of the Bryant Subdivision Rules and Regulations have been fully complied with.

__________ Signed:__________
Date of Execution — Eric Warford, Professional Engineer, #13226, Benton, AR 72018

CERTIFICATE OF SURVEYING ACCURACY

I hereby certify that this plat represents a survey made by me and that all monuments shown herein actually exist and their location, size, type and material are correctly shown.

__________ Signed:__________
Date of Execution — Jared R. Pavatt, Professional Surveyor, #1526, Greenbrier, AR 72058

HE
ENGINEERING EXCELLENCE
Heritage Engineering
P.O. BOX 505
Benton, Arkansas 72018
(501)939-2303
FAX (501)939-2016

PROJECT: CULIN SUBDIVISION
I-30 BRYANT, ARKANSAS

SHEET TITLE: PLAT

HE JOB NO.:	2017–0446
FILE NAME:	CULIN_SUBDIVISION.DWG
PLOT SCALE:	1:30
ISSUE 1:	14 JUNE 18

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE

SCALE:	1"=30'
DESIGNED BY:	EAW
DRAWN BY:	JP
CHECKED BY:	JP

SHEET No.
PLAT

D Simpson
Bryant, Arkansas
501-847-2468

Wednesday September 19, 2018

Truett Smith
Director of Planning and Community Development
Bryant, Arkansas

RE: Proposed Culin Subdivision Plat Review Submittal
Located off I-30 Frontage road near 25550 I-30, Bryant, AR

Mr. Smith

The Plat is submitted for the requirement of plating the unplanted parcel of land to obtain an building permit for the proposed building (Phase 1) for the property located at 25612 I-30 in Bryant, AR

If there is any questions, please feel free to call D Simpson at 501-847-2468 and I will be happy to discuss any and all questions.

90

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: 9/19/2018

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
Address 701 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone 501-773-0544
Alternate Phone

PROPERTY OWNER
Name Jimmy
Address 2615 N. Prickett Rd #1
City, State, Zip Bryant, AR 72022
Phone 501-773-0544.
Alternate Phone

GENERAL DETAILS
Name of Business INDIAN CAFE
Address/Location of sign 2615 N. Prickett Rd #1
Sign dimensions (height, length, width) 36" X 192"

SIGN TYPE
___ Pole ___ Monument
X Wall
___ Other (type)
Total sq. ft. 48

Zoning Classification ___ Aggregate Surface Area (total all signs) ___

Height of sign from lot surface: Bottom 14' Top 17'

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 — Date: 9/19/18 — Sign Administrator(or Designee) Approval — Date

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

SIGN PERMIT APPLICATION

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Date: 9/19/2018

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
Address 701 N. Reynolds Rd
City, State, Zip Bryant, AR
Phone 501-773-0544
Alternate Phone

PROPERTY OWNER
Name Jimmy
Address 2615 N. Pricket Rd #1
City, State, Zip Bryant,
Phone 501-773-0544
Alternate Phone

GENERAL DETAILS
Name of Business INDIAN CAFE
Address/Location of sign 2615 N. Pricket Rd #1
Sign dimensions (height, length, width) 5'X5'

SIGN TYPE
___ Pole ___ Monument
X Wall
___ Other (type) ___
Total sq. ft. 25

Note: Replace New pan face To Existing sign.

Zoning Classification ___ Aggregate Surface Area (total all signs) ___

Height of sign from lot surface: Bottom 14 Top 19

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.

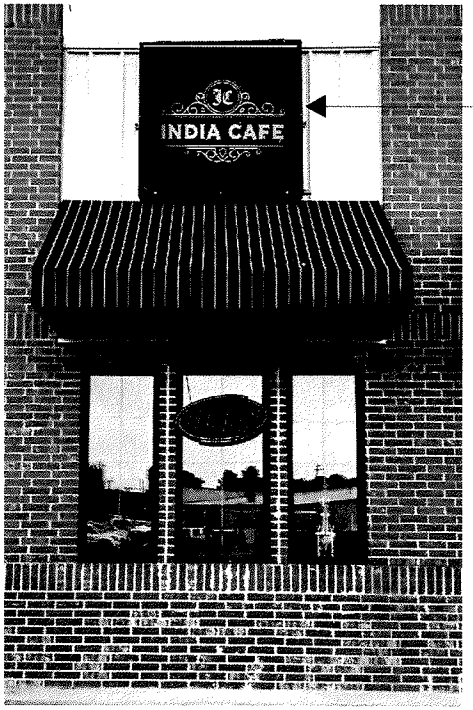
Applicant's Signature 9/19/18 Date

Sign Administrator(or Designee) Approval Date

65 feet

3'x16' wall mounted cabinet w/ LED lighting

2615 N Prickett Rd #1
Bryant, AR 72022



5'x5' pan face
to existing sign

Bryant Planning Commission

Temporary Business Application & Information

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
PHONE: 501-943-0301
FAX: 501-943-0993
EMAIL: tsmith@cityofbryant.com

MEETING DATE:	EVERY OTHER THURSDAY
TIME:	9:00 A.M.
PLACE:	CITY HALL/ADMINISTRATION CONFERENCE ROOM
APPLICATION DEADLINE:	5:00 P.M. WEDNESDAY THE WEEK BEFORE THE MEETING

REQUIREMENTS FOR SUBMISSION TO THE DEVELOPMENT REVIEW COMMITTEE

1. A letter stating your request
2. A complete Temporary Business Application
3. $25.00 application fee
4. 5 copies of site plan showing:
   a. Property boundaries and the exact location of the proposed temporary business including the setbacks from streets or highway right-of-ways.
   b. Clearly identify open display areas, and
   c. Show the parking spaces to be dedicated by the owner of the property for use by this temporary business.
5. Submit a letter from the property owner stating that they are in agreement with the temporary use and site plan.
6. If a food establishment - approval from Arkansas Department of Health must be submitted
7. Provide $1,000 Surety Bond made payable to City of Bryant conditioned for faithful performance of the payment of all applicable fees and penalties.
8. After approval of the Temporary Business (Planning Department), submit Business License Fee (Permit Office - **312 Roya Lane**).
   - $175.00 - for 1-10 employees
   - $325.00 - for 11-25 employees

To whom it may concern:

I am requesting a business/privilege license for the operation of my food truck business "Jimmy's Jerk Chicken & BBQ". If you have any questions or concerns, regarding this request, please contact the undersigned via phone at 501-749-1993 or via email at jimmyjerkbbq@gmail.com. Thank you in advance for your assistance.

Jaquez Morrison

Temporary Business Application

City of Bryant

Date 8-20-18

Name of Business Jimmy's Jerk Chicken & BBQ

Federal Tax Employer Identification Number 83-1027563

Arkansas State Sales Tax Number _____

Type of Business Food Service - Jerk Chicken & BBQ Food Trailer

Location of proposed Temporary Business Food Trailer - 1022 Hwy 5, Bryant, AR 72022

Applicants Mailing Address 1453 Pierce Marie, 2009, Benton, AR 72019

Contact Person Jaquez Morrison or Ricardo Morrison

Daytime Phone No. 501 749 1993

Evening Phone No. 501 749 1993

Email Address jimmyjerkbbq@gmail.com

Last Two Cities Worked In: 1. _____ **2.** _____

Please check the category you are applying for. Permits cannot exceed the following time limits:

____	Carnivals	30 Days
____	Fireworks stands or tents	30 Days
____	Christmas tree stands, tents or lots	60 Days
____	General commercial sales stands, tents or lots	90 Days
✓	Concession/Refreshment stands/Food Service	180 Days

Beginning Date Requested 8-20-18 **Ending Date Requested** 2-1-19

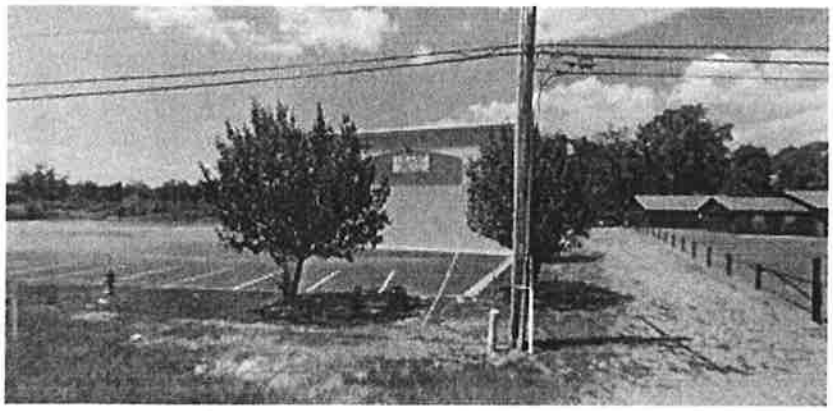
I hereby certify the above to be true and correct and state that I am operating a business in accordance with the city zoning regulations and/or any other city, state or federal laws, which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 & 2016-24 is a misdemeanor punishable by a fine of up to $500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature _____


JERK CHICKEN
Jimmys
&BBQ
Jerk Chicken
Ribs & Pulled Pork

Google Maps 6221 AR-5

Imagery ©2018 Google, Map data ©2018 Google 50 ft



6221 AR-5
Bryant, AR 72022

At this location

August 20, 2018

To whom it mat concern,

I, Rick Jones, give Jaquez Morrison permission to utilize the property located at: 6221 Hwy 5, Bryant, AR 72022 for the purpose of operating his concession trailer. Mr. Morrison is able to utilize my property, as long as, the lease agreement terms are adhered to.

Rick Jones

Respectfully,
Rick Jones
6221 Hwy 5
Bryant, AR 72022

Customer # ADH13200376

County: SALINE

Arkansas Department of Health

This is to certify that

JIMMY'S JERK CHICKEN&BBQ

Is hereby granted a license by the Arkansas Department of Health to maintain and operate a

RETAIL FOOD ESTABLISHMENT

On the premises located at

6453 PIERCE MANSE LOOP,BENTON,AR 72019

The annual fee is due upon receipt of the invoice to be mailed.

ALL FEES ARE NON-REFUNDABLE AND NON-TRANSFERABLE TO A NEW OWNER OR LOCATION.

This permit is to be displayed in the place of business at a location conspicuous to the consumer.

Kayleigh N Wilson #559

EHS Name & #

July 23RD, 2018

Date

This permit is valid for one year

Power of Attorney

STATE FARM FIRE AND CASUALTY COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That STATE FARM FIRE AND CASUALTY COMPANY, an Illinois corporation, with its principal office in Bloomington, Illinois, does hereby constitute and appoint: Eugina Brant, Amanda J. Clifton, Pamela Chancellor, Julie Fehrman, Kim Filter, Mark Fink, Julie Freed, Matthew J. Gibbons, Jay W. Hendren, John R. Horton, Jeanette Hughes, Jerry Jacek, Julia Klinzing, Connie S. Knox, Leann Lemmel, Lori McDowell, Thomas P. Miller, Melissa L. Morris, Carey J Rice, Suzanne M. Robertson, Alice Schuler, Heidi Simmons, Heidi Stevens, Steven M. Straub, Perry Tracy, Kathy J. Walker, Karen Weber, Karli Yoder of Bloomington, Illinois its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in the nature of a bond as follows:

Any such obligation in any amount

This appointment is made under and by the authority of a resolution which was passed by the Executive Committee of the Board of Directors of State Farm Fire and Casualty Company on the 14th day of March, 2018, as is duly authorized by the Board of Directors in Article II, Section 6 of the By-Laws of the Company, which resolution is:

Resolved, that the Officer of the Company who works regularly with surety bonds is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-in-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in the nature of a bond, which the Company might execute through its officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-in-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected or appointed officers of the Company. Any Attorney-in-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of any Officer of the Company noted above and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the any Officer of the Company noted above, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, STATE FARM FIRE AND CASUALTY COMPANY has caused this instrument to be signed by its Assistant Secretary Treasurer, and its Corporate Seal to be affixed this 14th day of March, 2018.

This APPOINTMENT SHALL CEASE AND TERMINATE AUTOMATICALLY AS OF DECEMBER 31, 2021, UNLESS SOONER REVOKED AS PROVIDED.

STATE FARM FIRE AND CASUALTY COMPANY

By: _____
John R. Horton - Assistant Secretary Treasurer

STATE OF ILLINOIS
COUNTY OF McLEAN

On this 14th day of March, 2018, before me personally came John R. Horton to me known, who being duly sworn, did depose and say that he is Assistant Secretary Treasurer of STATE FARM FIRE AND CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such Corporate Seal; and that he executed said instrument on behalf of the corporation by authority of his office under the By-Laws of said corporation.

OFFICIAL SEAL
Pamela Chancellor
NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires August 30, 2021

_____
Notary Public
My commission expires August 30, 2021

CERTIFICATE

I, the undersigned Assistant Secretary Treasurer of STATE FARM FIRE AND CASUALTY COMPANY, do hereby certify that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and sealed at Bloomington, Illinois. Dated this **23RD** day of **AUGUST, 2018**.

_____
Julia Klinzing – Assistant Treasurer

If you have a question concerning the validity of this Power of Attorney, call (309) 766-2090.

FB6-9045.R
(06-19-2018)

Printed in U.S.A.

Bond No. **94 BM D667 8**

FB-9006.1

LICENSE AND PERMIT BOND

StateFarm

STATE FARM FIRE AND CASUALTY COMPANY

BLOOMINGTON, ILLINOIS

KNOW ALL PERSONS BY THESE PRESENTS, That we, **JAQUEZ MORRISON DBA JIMMY'S CHICKEN & BBQ** of **BENTON AR** as Principal, and STATE FARM FIRE AND CASUALTY COMPANY, a corporation organized under the laws of the State of Illinois, having its principal office in the city of Bloomington, Illinois, as Surety, are held and firmly bound unto **CITY OF BRYANT** in the full and aggregate sum of **ONE THOUSAND AND NO/100** Dollars (**$1,000.00**) lawful money of the United States, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that whereas the said Principal has been granted a **TEMPORARY BUSINESS-FOOD TRUCK LICENSE**

for a term beginning **AUGUST 27, 2018** and ending **AUGUST 27, 2019**

NOW, THEREFORE, if the above Principal shall indemnify and save harmless the Obligee, against loss by reason of said Principal's breach of any ordinance, rule or regulation relating to the above described license or permit, then this obligation shall be null and void, otherwise to remain in full force and effect.

Provided, that if the Surety shall so elect, this bond may be cancelled by giving thirty (30) days notice in writing to the said Obligee and this bond shall be deemed cancelled at the expiration of said thirty (30) days; but said Surety so filing said notice shall not be discharged from any liability already incurred under this bond or which shall accrue hereunder before the expiration of said thirty (30) day period.

This bond may be continued from year to year by means of a continuation certificate.

Signed, sealed and dated this **23RD** day of **AUGUST**, **2018**.

Jaquez Morrison
Principal

By: Jaquez Morrison

STATE FARM FIRE AND CASUALTY COMPANY

By: Suzanne M. Robertson
Attorney-in-fact

STATE FARM FIRE AND CASUALTY COMPANY CORPORATE SEAL BLOOMINGTON, ILLINOIS

City of Bryant
Planning and Community Development
210 SW 3rd St
Bryant, AR 72022
(501) 943-0857

Permit #86

Address		Payment Info	
	Address	Receipt #	47
	City	Date	9/12/2018
	State	Paid By	
	Zip	Description	
		Payment Type	Cash
		Accepted By	Truett Smith

Fees Paid

Fee	Fee Description	Factor		Total Fee Amount	Amount Paid
Temp-App	Temporary Business Permit - Application Fee - 001-0120-4250		0	25.00	25.00

Total Payment: 25.00

2 ADDENDUM 2 : DELETE SIDEWALK AND ADD ASPHALT TRAIL.

LEGEND:

PROPOSED CONCRETE PAVING

PROPOSED ASPHALT PAVING

ADDENDUM 2

BLACK CORLEY OWENS + HUGHES
ARCHITECTS
219 W SOUTH ST
BENTON, AR 72015
[501] 315-7686 PH
[501] 315-0487 FX

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
2909 Military Road
Benton, AR 72015
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

A NEW FACILITY FOR:
SPRING HILL FIRE STATION
BRYANT, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551
10-23-17

CONTENTS:
SITE PLAN

PROJECT NO: 17061

DATE: AUG 2017

SHEET NO: C1.0

City of Bryant Subdivision Replat Checklist

Subdivision Name Sherwood Park Subdivision

Contact Person Barbara Eldridge **Phone** 501-213-6673

Mailing Address #2 Certero Circle, Hot Springs Village, ar. 71909

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision
- ▲ 2. Name and Address of owner of Record
- ▲ 3. Date of Survey
- ▲ 4. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 5. New lot and block numbers
- ▲ 6. Lot area in square feet
- ▲ 7. Lot lines with appropriate dimensions
- ▲ 8. Building setback lines
- ▲ 9. Certificate of Surveying Accuracy
- ▲ 10. Certificate of Owner
- ▲ 11. Certificate of Final Plat Approval
- ▲ 12. Certificate of Recording
- ▲ 13. Show scale (not less than 1" = 100')
- ▲ 14. North Arrow
- ▲ 15. Show Title block
- ▲ 16. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- ▲ 17. Layout of all proposed sidewalk systems
- ▲ 18. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 19. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 20. Any proposed open space must be shown
- ▲ 21. Show the direction and flow of all water courses entering the tract
- ▲ 22. Show the direction and flow of all water courses leaving the tract

III. Final Plat Attachments

(Application will not be accepted until all attachment requirements are met)

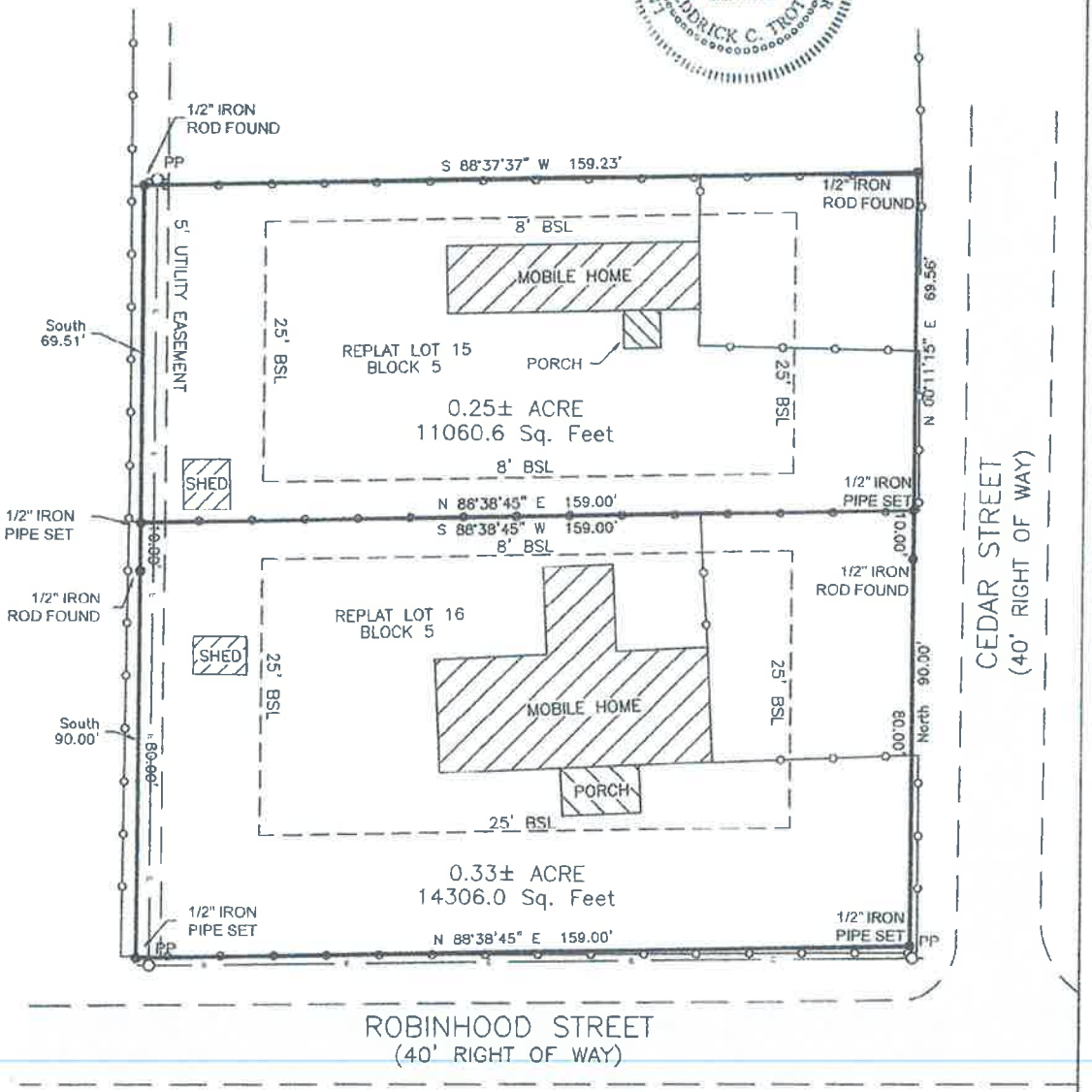
- ▲ 23. **Letter to Planning Commission** stating your request
- ▲ 24. Completed **Checklist**
- ▲ 25. **20 copies of current lot Plan (folded)**
- ▲ 26. **20 copies of Final replat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 27. Check for **$25.00 + $1.00 per lot for final Subdivision Replat fee**

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Barbara Eldridge

Owner Signature

Engineer Signature



PRELIMINARY SURVEYING ACCURACY

I, Freddrick C Trotter, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on September 10, 2018; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which where found or placed on the property are correctly described and located.

9-10-18

Date of Execution

Freddrick C. Trotter
Registered Land Surveyor
No. 1761, Arkansas

DESCRIPTION: Lots 15 and 16 of Block 5 of the Replat of Lots 15 and 16 of Block 5 of Sherwood Park Subdivision, located in Section 20, Township 1 South, Range 14 West, Saline County, Arkansas.

SCALE: *1"=30'*

DATE OF FIELD SURVEY
09/08/2018

BASIS OF BEARING
WEST OF LINE OF SHERWOOD PARK SUBDIVISION AS SOUTH

CLASS "C" SURVEY

REFERENCE MATERIAL
BOOK 101, PAGE 313
SURVEY BY BEN KITTLER JR.
DATED 4/30/1991
DOCUMENT 2000-029985
DOCUMENT 2000-029981

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

This Certificate shall expire _____

Bryant Planning Commission

Date of Execution

LEGEND

E — OVERHEAD ELECTRIC
BUILDING SETBACK LINE
CHAIN LINK FENCE

N
W E
S

0 30 60

DRAWING FILE C:\Carlson Projects\2018\18-Saline-01-Eldridge

BOUNDARY SURVEY

FOR USE & BENEFIT OF:
BARBARA ELDRIDGE
REPLAT OF LOTS 15 & 16, BLOCK 5, SHERWOOD PARK SUBDIVISION
SE 1/4 OF NE 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST
BRYANT, SALINE COUNTY, ARKANSAS

CERTIFICATE:
TO ALL THE PARTIES INTERESTED IN THE ABOVE SURVEYED PARCEL I, FREDDRICK C TROTTER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE HEREON PLAT AND DESCRIBED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY.

TROTTER SURVEYING
Servicing Agricultural, Commercial and Residential Properties in Arkansas and Mississippi
10 CAMBAY COURT
LITTLE ROCK, AR 72211
PHONE: (662) 822-5609
EMAIL: clarke@trottersurveying.com

SCALE: 1" = 30' | DATE: 09/10/18 | DRAWN BY: FCT

Utilities:

Water - Salem Water Uses Asso.
Sewer - City of Bryant
Power - Entergy
Gas - Centerpoint

Engineer:

Hurricane Valley Inc.
P.O. Box 118 Bryant, AR
501-847-7282

Surveyor:

Raseburry Surveying
308 W. South Street
Benton, AR 72015
501-860-6893

Owner:

Oriental Cuisine, Inc.
5903 Worth Ave.
Benton, AR 72019

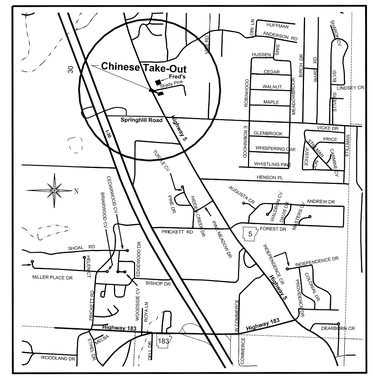
Legal Description:

Part of the SE 1/4, SE 1/4, Section 20, T-1-S, R-14-W

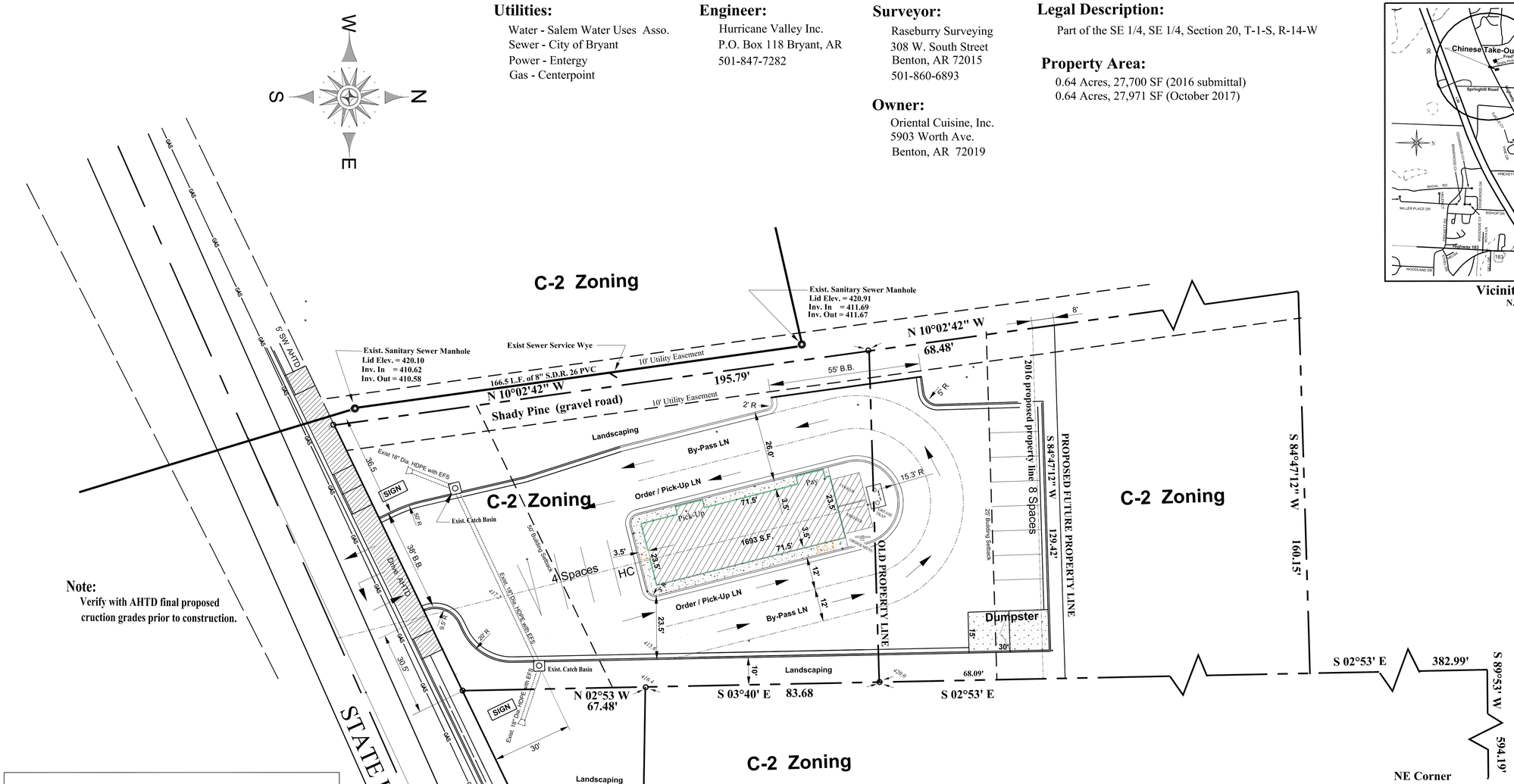
Property Area:

0.64 Acres, 27,700 SF (2016 submittal)
0.64 Acres, 27,971 SF (October 2017)

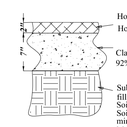
REVISED ON:		
NO.	DATE OF REVISION	BY



Vicinity Map
N.T.S.

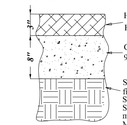


Paving Details



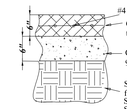
Hot Mix Asphalt Concrete (AHTD)
Hot Mix Surface Course
Class 7 Base Compacted to 92% Modified Proctor Density
Subgrade to be compacted with select fill as recommended & approved by Soils Engineer. Soils should be compacted to a minimum of 92 percent of the maximum Modified Proctor (ASTM D-1557) dry density.

Type 1 Paving
Light Traffic Asphalt Pavement



Hot Mix Asphalt Concrete (AHTD)
Hot Mix Surface Course
Class 7 Base Compacted to 92% Modified Proctor Density
Subgrade to be compacted with select fill as recommended & approved by Soils Engineer. Soils should be compacted to a minimum of 92 percent of the maximum Modified Proctor (ASTM D-1557) dry density.

Type 2 Paving
Heavy Traffic Asphalt Pavement



#4 @ 18" c.c. Ea. Way
6" Concrete - 3500 P.S.I. @ 28 day concrete.
Class 7 Base Compacted to 92% Modified Proctor Density
Subgrade to be compacted with select fill as recommended & approved by Soils Engineer. Soils should be compacted to a minimum of 95 percent of the maximum Modified Proctor (ASTM D-1557) dry density.

Type 3 Paving
Concrete Pavement

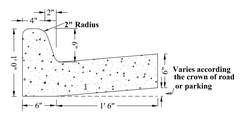
N.T.S.

General Site Construction Notes:

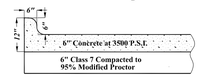
1. See Architectural Drawings for grading details at buildings.
2. Finish contours and grades shown are for finished surfaces; allowances shall be made for pavements, slabs, topsoil, sod, etc. Uniform planes and surfaces shall be shaped between finished spot elevations and/or finish contours shown. Minimum pavement slopes shall be 1% minimum. Concrete curb & gutter slope shall not be less than 0.5% spill-out curb shall be used on the high side of pavement.
3. The contractor shall control erosion as shown in the SWPPP.
4. All areas to be cut or filled shall be cleared and grubbed. The maximum fill slope shall be 3:1. All fills shall be made in 8" lifts and compacted at optimum moisture content to 95% of modified proctor density (ASTM D-1557), as determined by in-place density tests. fill material shall be tested and approved by the engineer prior to placement. Cut areas shall be tested and approved by the engineer prior to placement of additional subgrade material or base.
5. The contractor shall coordinate with each utility company prior to any excavation. Any damage to utility lines caused by the contractors operations shall be repaired at the contractor's expense. The contractor shall verify the horizontal and vertical alignment of existing and proposed storm sewer, sanitary sewer and water lines to ensure that they are installed with adequate cover and clearance. All rough grading shall be complete before installation of storm sewer, sanitary sewer and appurtenances, water mains, services and appurtenances. All utility trenches shall be backfilled and compacted with select material as specified in note #4 above.
6. The contractor shall comply with all applicable laws, codes and ordinances governing work of this type.
7. The installations of all culvert pipes are to be in accordance with City of Bryant specifications
8. All existing improvements that interfere with the work, and are not to be saved shall be removed and disposed of. The contractor shall protect improvements in the right-of-way that are to remain.
9. All water mains, sewer mains and the appurtenances including installation, shall comply with the Plans and Specifications. Connections shall not be made to existing lines until new construction has been tested and approved.
10. The contractor's attention is specifically called to the location of the existing improvements. The contractor shall be solely responsible for damaging any existing improvements that are to remain. Prior to submitting his bid, the contractor shall review the plans and specifications. He shall visit the site and inspect the condition of the site and the adjacent improvements.
11. The contractor shall call "One-Call" for location of all utilities prior to commencement of any excavation.
12. Any excess excavated material, not required for construction of fills shall be hauled off the site.
13. Materials:
    - 13.1 Concrete:
      - 13.1.1 Ready-mix concrete to be used with a minimum compressive strength at 28 days of 3500 psi.
      - 13.1.2 Unless otherwise authorized by the Engineer, the slump shall not exceed 4 inches.
      - 13.1.3 Ready-mix concrete shall be obtained from the same approved source in order to minimize color differences in the concrete where used for sidewalks, curbing and paving.
    - 13.2 Concrete Reinforcing Materials:
      - 13.2.1 Bars shall conform to "Specifications for Deformed Billet-Steel Bars for Concrete Reinforcement", ASTM A-615, grade 60.
      - 13.2.2 Wire fabric shall conform to "Specifications for Wire Fabric for Concrete Reinforcement", ASTM A-185.
      - 13.2.3 Supports, Spacers and Chairs: Types which will hold reinforcement in position shown in accordance with requirements of ACI 318 except as specified.
14. Saw-cut Control Joints:
    - 14.1 Depth of cut: ¼ of slab thickness
    - 14.2 Maximum spacing based upon thickness, unless noted otherwise:
      - 14.2.1 4-inch slab 10ft c.c. or as shown
      - 14.2.2 5-inch or larger slab 15ft c.c.

Note:
Verify with AHTD final proposed cruction grades prior to construction.

Typical Curb Section



Typical Concrete Paving Detail with Curb



Note: Control Joints w/ Dowels, #6 - 18" lg. @ 24" c.c. or approved alternate load transfer system. Maximum control joint spacing 18' each way. Preferred spacing to be 15' where possible.

N.T.S.

Graphic Scale

1"=20'

0' 20' 40' 60'

ADDRESS	Hwy. 5 & Shady Pine	DSGN BY	
CLIENT	Jerry & Phan Thi Jones	DWN BY	
JOB #	15060	APPR BY	
T-R-S	T-1-S, R-14-W, Sec. 20	FILE	
DATE DWG. MADE	10-19-2017	SCALE	1" = 20'

HURRICANE VALLEY INC.
PROFESSIONAL ENGINEERING CONSULTANTS
P.O. BOX 118
BRYANT, ARKANSAS
501-847-7282
FAX: 501-847-2431

Oriental Cuisine Take-Out

Site Plan

Bryant, Arkansas

DWG. NO.

SHEET 1 OF 1

TIM LANDRETH
HOME DESIGNS, LLC
WWW.TIMLANDRETHHD.COM
RESIDENTIAL DESIGN & DRAFTING
CUSTOM PLAN SERVICE
(501) 317-5090

Designed for:

Sheet
5

JERRY JONES Jarrott Thursday, September 20, 2018 4:25:57 PM

TIM LANDRETH
HOME DESIGNS, LLC

(501) 317-5090

WWW.TIMLANDRETHHD.COM
RESIDENTIAL DESIGN & DRAFTING
CUSTOM PLAN SERVICE

Designed for:

Sheet
6

JERRY JONES layout Thursday, September 20, 2018 3:59:54 PM

TIM LANDRETH
HOME DESIGNS, LLC
(501) 317-5090
WWW.TIMLANDRETHHD.COM
RESIDENTIAL DESIGN & DRAFTING
CUSTOM PLAN SERVICE

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Sheet
7

JERRY JONES, Inroute Thursday, September 20, 2018 4:25:57 PM

TIM LANDRETH
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Designed for:

Sheet
7

JERRY JONES, Issued Thursday, September 20, 2018 3:59:54 PM

TIM LANDRETH
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CUSTOM PLAN SERVICE

Designed for:

Sheet
6

JERRY JONES layout Thursday, September 20, 2018 4:25:57 PM

TIM LANDRETH
HOME DESIGNS, LLC

(501) 317-5090

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RESIDENTIAL DESIGN & DRAFTING
CUSTOM PLAN SERVICE

Designed for:

Sheet
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JERRY JONES, Revised: Thursday, September 20, 2018 4:11:20 PM

94

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: 9.20.2018

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

SIGN CO. OR SIGN OWNER
Name ACE Sign Company
Address 11935 I-30
City, State, Zip LR. AR. 72209
Phone 501.562.0800
Alternate Phone 501.492.8265

PROPERTY OWNER
Name Walmart Super Center
Address 400 Bryant Ave.
City, State, Zip Bryant, AR. 72022
Phone 865. 692.1242
Alternate Phone

GENERAL DETAILS
Name of Business Walmart Super Center
Address/Location of sign 400 Bryant Ave.
Sign dimensions (height, length, width) [redacted] X [redacted] 4.39ft X 15.19ft
Total sq. ft. 66.68 sq. ft
Zoning Classification
Aggregate Surface Area (total all signs)
Height of sign from lot surface: Bottom Top

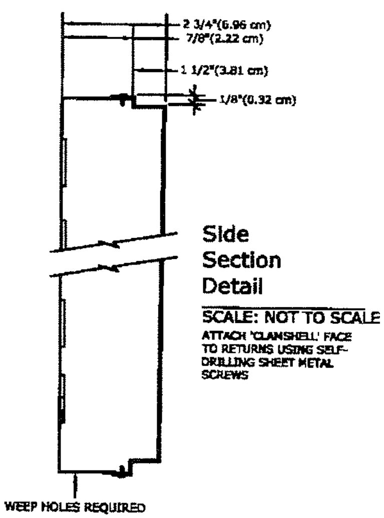
SIGN TYPE
___ Pole ___ Monument
✓ Wall
___ Other (type)

READ CAREFULLY BEFORE SIGNING

I Brandy Ellison / Ace Signs, 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.

Brandy Ellison 9.20.18
Applicant's Signature Date

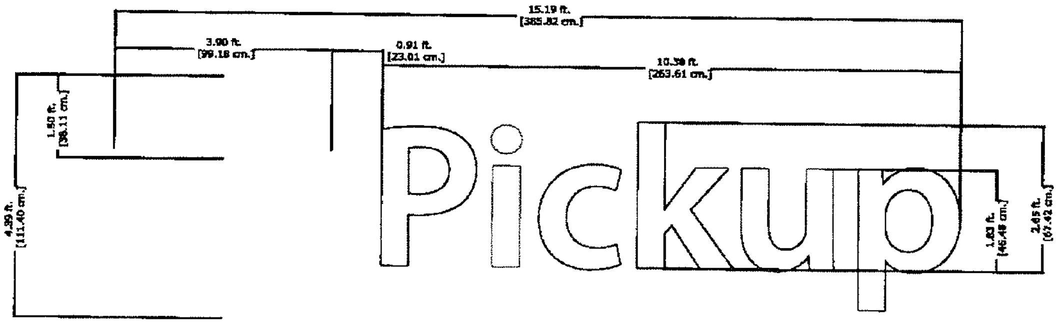
Sign Administrator(or Designee) Approval Date



Side Section Detail

SCALE: NOT TO SCALE

ATTACH 'CLAMSHELL' FACE TO RETURNS USING SELF-DRILLING SHEET METAL SCREWS



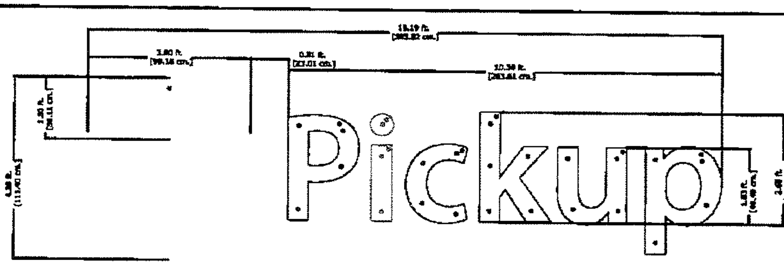
30" Formed Face LED Illuminated Channel Letters w/Logo

SCALE: 1"=1' 0"

- LETTER FACES - 'CLAMSHELL TYPE' FORMED 4mm WHITE CELLULOSE ACETATE BUTYRATE (GEMINI 1838 WHITE)
- LOGO FACES - 'CLAMSHELL TYPE' FORMED FACE 4mm MANGO CELLULOSE ACETATE BUTYRATE (GEMINI MANGO)
- LETTER AND LOGO RETURNS - 'CLAMSHELL TYPE' FORMED RETURNS 4mm WHITE CELLULOSE ACETATE BUTYRATE (GEMINI 5687 WHITE)
- INTERNAL ILLUMINATION - AGILIGHT LS-PRO260-65K-2G4 POWER SUPPLY SEPERATE
- UL E16382

30" Channel Letters

Letter	# of Modules	# LEDs	Watts per Letter	Amps 120V	Lumens/Letter	Weight lbs.
P	13	39	19.8	0.18	4550	5.5
	2	8	4.4	0.04	5170	0.5
i	5	15	8.8	0.08	4800	1.85
c	8	28	12.1	0.11	4040	3
k	11	19	18.7	0.17	4470	4.65
u	11	43	16.5	0.15	4440	3.9
p	14	42	20.9	0.19	4290	4.6
Spark1	4	12	7.7	0.08	2240	1.4
Spark2	4	12	7.7	0.08	2240	1.4
Spark3	4	12	7.7	0.08	2240	1.4
Spark4	4	12	7.7	0.08	2240	1.4
Spark5	4	12	7.7	0.08	2240	1.4
Spark6	4	12	7.7	0.08	2240	1.4
Total	80	270	147.4	1.4	N/A	32



Letter Backs/LED Layout Detail

SCALE: 3/4"=1'0"

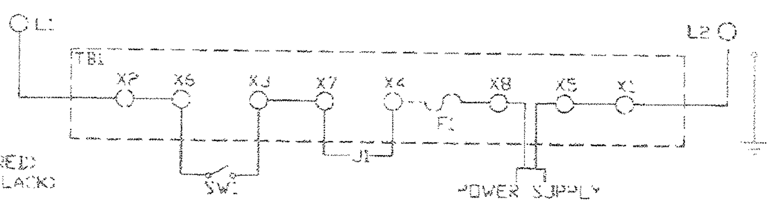
Watts/Module	1.36
Lumens/Module	130
Color	7500
Modules/PS12-180W-3-A Driver	90
Wire	Paige P/N 988182

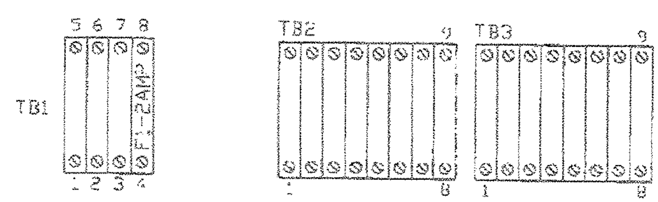
Wind Load Analysis	
Max. Wind Speed	144 mph
Ave. Wind Face Load per Letter	75 lb
Anchor Strength Hilti HPS-1 1/4x2-5/8	160 lb. shear
Ave. Number of Anchors	4
Resulting Safety Factor	8.5

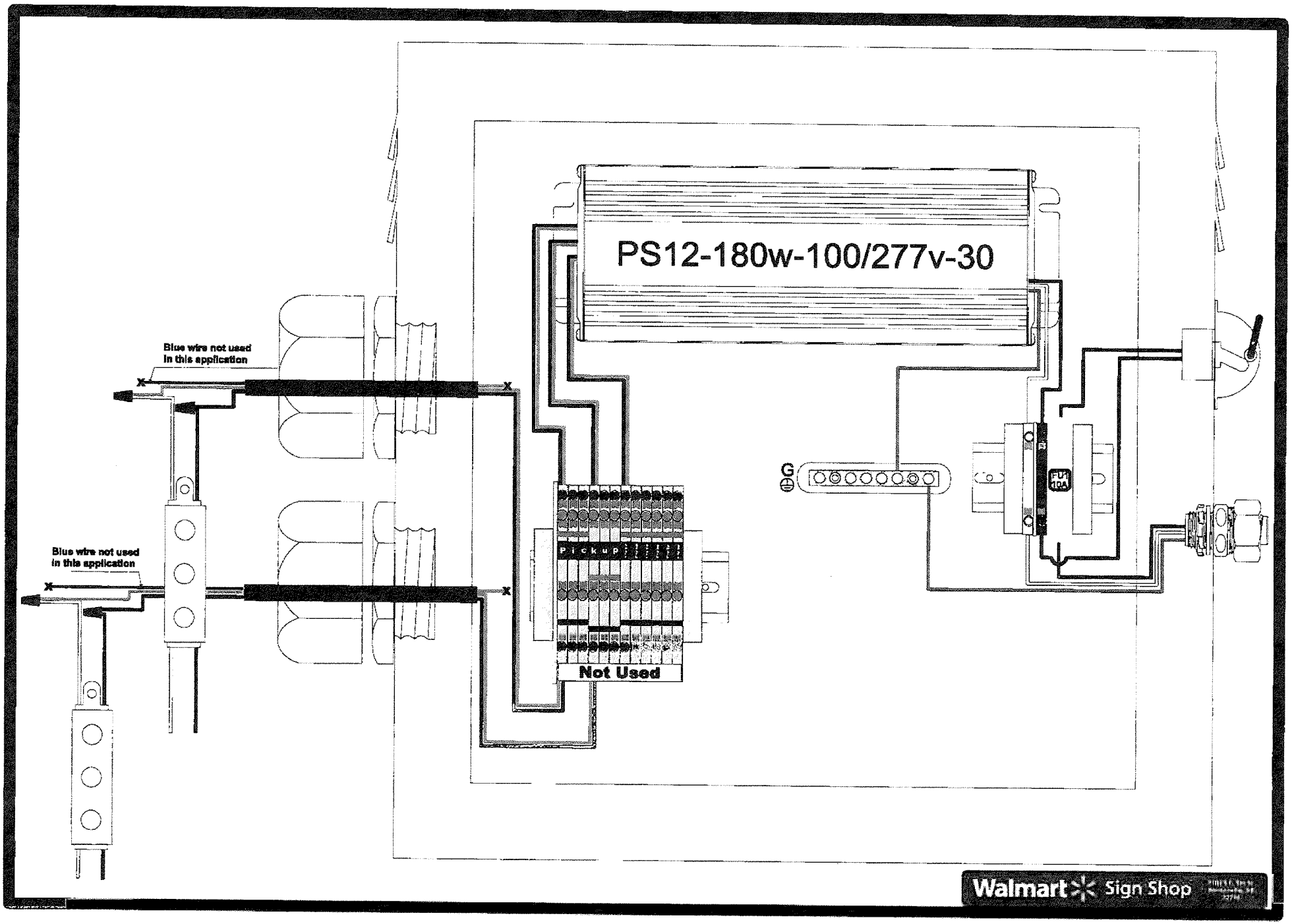
LOW VOLTAGE

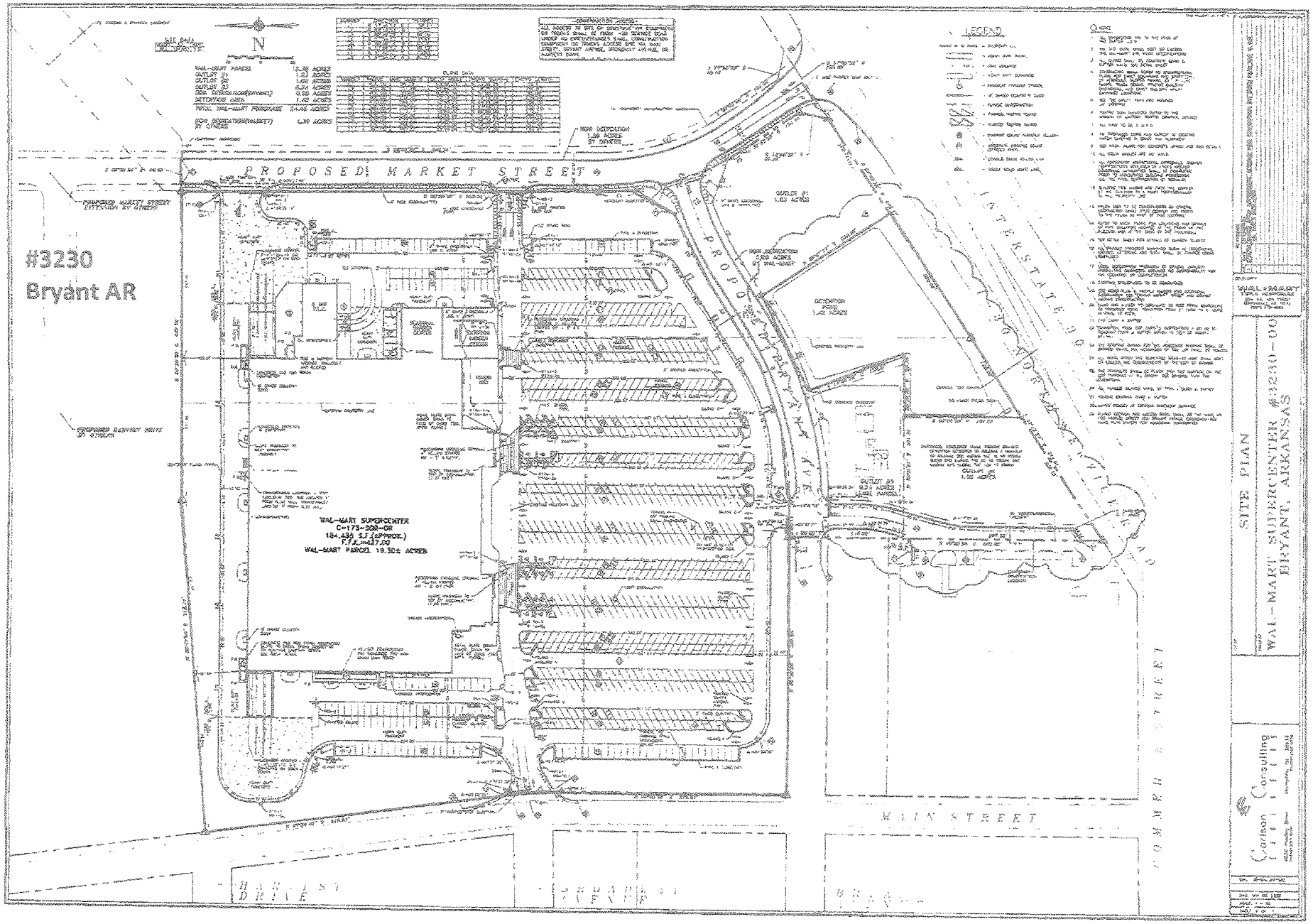
TB1=TERMINAL BLOCK 1
SW1=SWITCH ON/OFF
J1= JUMPER
F1=FUSE1-217-2AMP

POWER SUPPLY → +12VDC-TB2X8(RED)
→ -12VDC-TB3X1(BLACK)






PS12-180w-100/277v-30
Blue wire not used
in this application
Blue wire not used
in this application
Pickup
Not Used
G
FU1
10A
Walmart
Sign Shop


#3230
Bryant AR
PROPOSED MARKET STREET
PROPOSED MARKET STREET
INTERSTATE 30 NORTHBOUND
MAIN STREET
LEGEND
SITE PLAN
WAL-MART SUPERCENTER #3230-00
BRYANT, ARKANSAS
WAL-MART
Carlson Consulting

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: 9-18-18

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

SIGN CO. OR SIGN OWNER
Name YUMMY DONUTS (SOKPHY SIM)
Address 7301 ALCOA RD #3
City, State, Zip BRYANT, AR 72022
Phone 501-574-6006
Alternate Phone 501-442-1621 (SALINA)

PROPERTY OWNER
Name HALL EQUITIES GROUP
Address 1855 OLYMPIC BLVD #300
City, State, Zip WALNUT CREEK, CA 94596
Phone 925-933-4000 EXT 22)
Alternate Phone 925-933-4150 (FAX)

GENERAL DETAILS
Name of Business YUMMY DONUTS
Address/Location of sign 7301 ALCOA RD #3
Sign dimensions (height, length, width) 3'X14'

SIGN TYPE
____ Pole ____ Monument
X Wall
____ Other (type)____
Total sq. ft. 42 SQ FT

Zoning Classification ____ Aggregate Surface Area (total all signs) WALL AREA APPX 450 SQ FT

Height of sign from lot surface: Bottom ____ Top ____

READ CAREFULLY BEFORE SIGNING

I, Tom Holladay, 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 | 9-18-18 Date | Sign Administrator(or Designee) Approval | Date

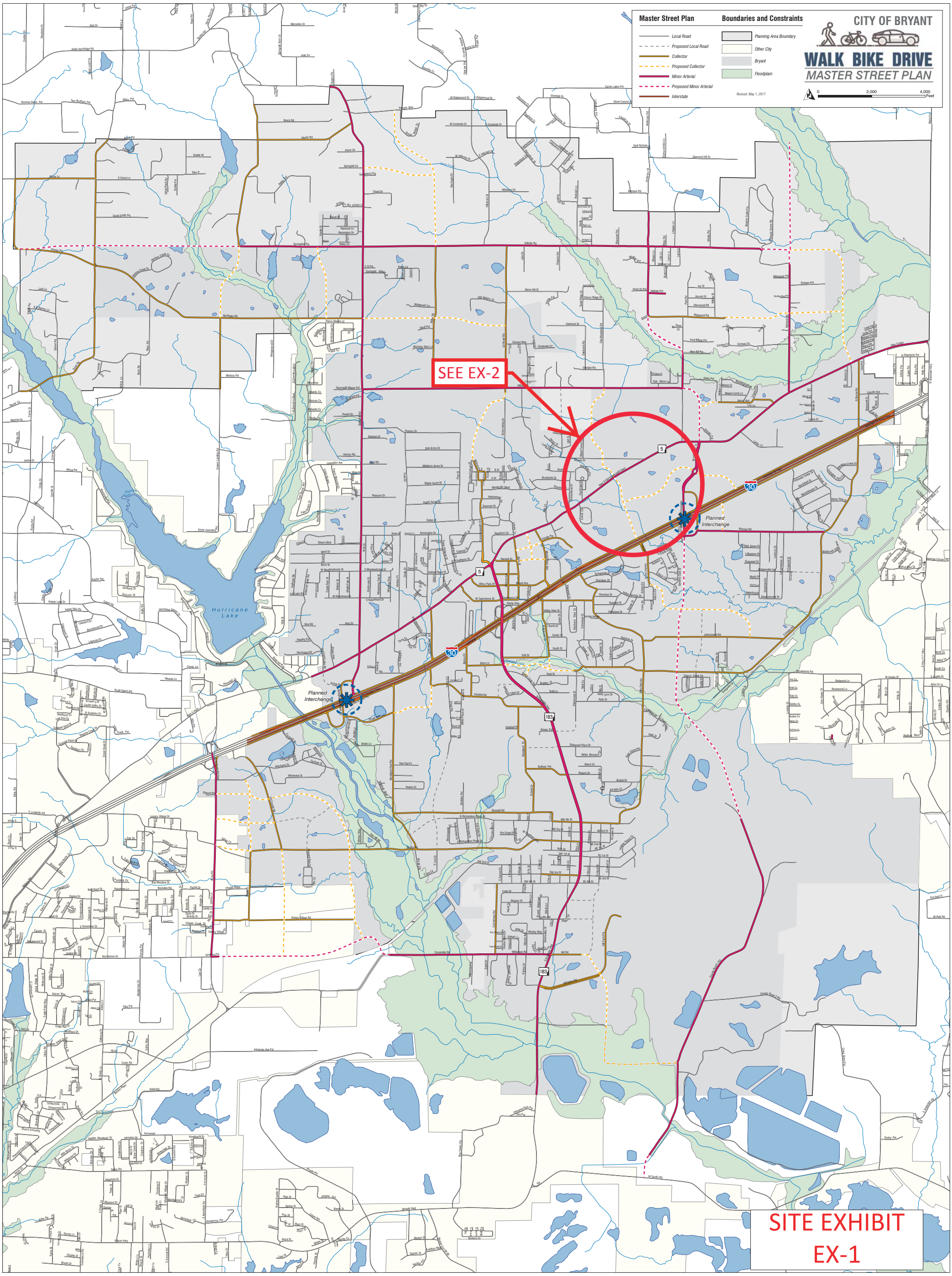
Tom-501-514-4440

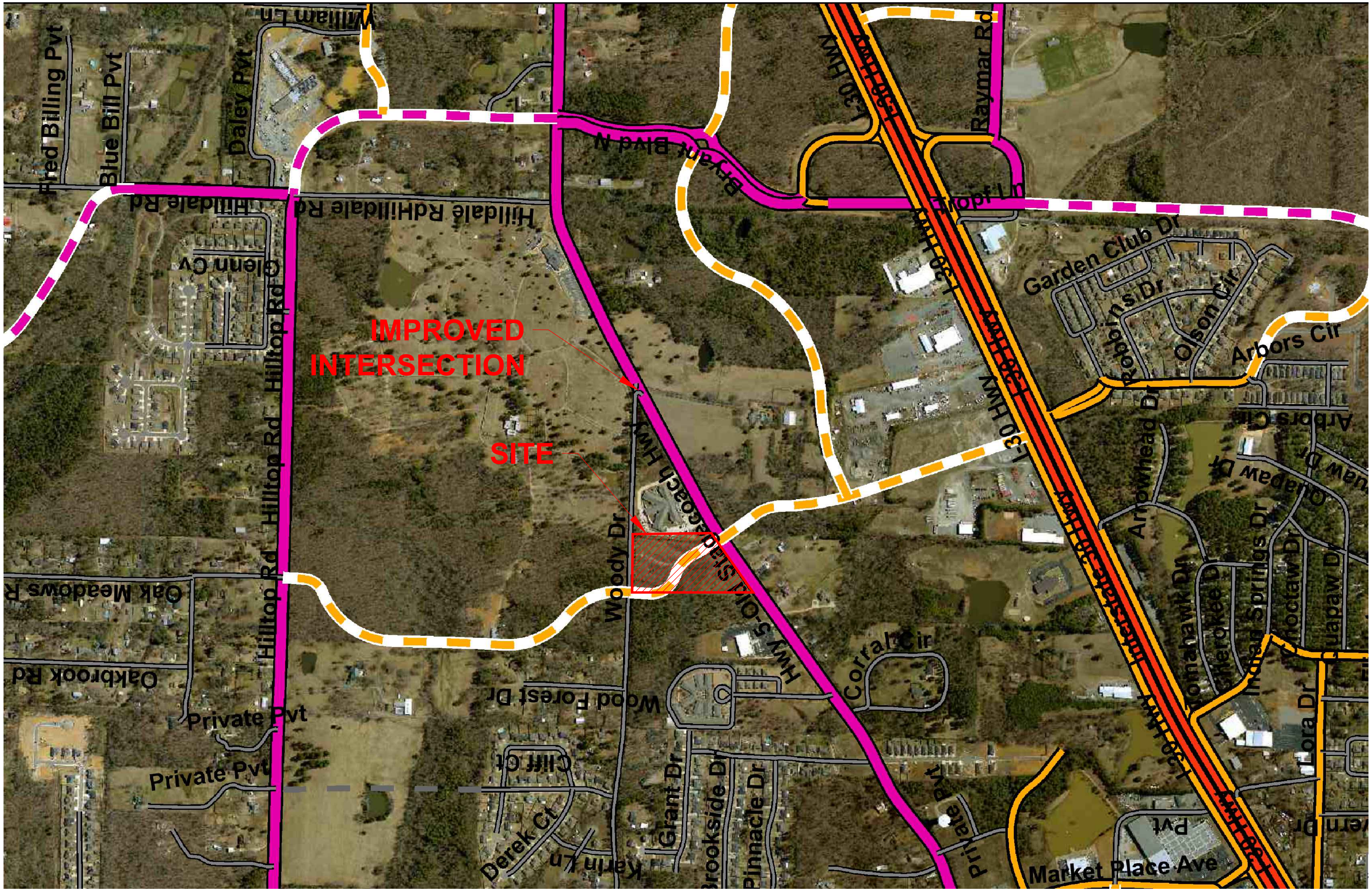
Family
DONUTS
36"
14'

Yummy DONUTS

36 x 77

77


Master Street Plan
Local Road
Proposed Local Road
Collector
Proposed Collector
Minor Arterial
Proposed Minor Arterial
Interstate
Boundaries and Constraints
Planning Area Boundary
Other City
Bryant
Floodplain
Revised: May 1, 2017
CITY OF BRYANT
WALK BIKE DRIVE
MASTER STREET PLAN
0
2,000
4,000
Feet
SEE EX-2
Planned Interchange
Planned Interchange
Hurricane Lake
SITE EXHIBIT
EX-1



NORTH

Pickering

Pickering Firm, Inc.
Facility Design • Civil Engineering • Surveying •
Transportation • Natural / Water Resources

317 South Church Street
Jonesboro, AR 72401
870.336.6663

PINNACLE POINT AT BRYANT
ASSISTED LIVING FACILITY
STATE HIGHWAY #5 - BRYANT, ARKANSAS

PROJECT # 25526

DATE SEP, 2018

DESCRIPTION VICINITY MAP

SCALE N.T.S.

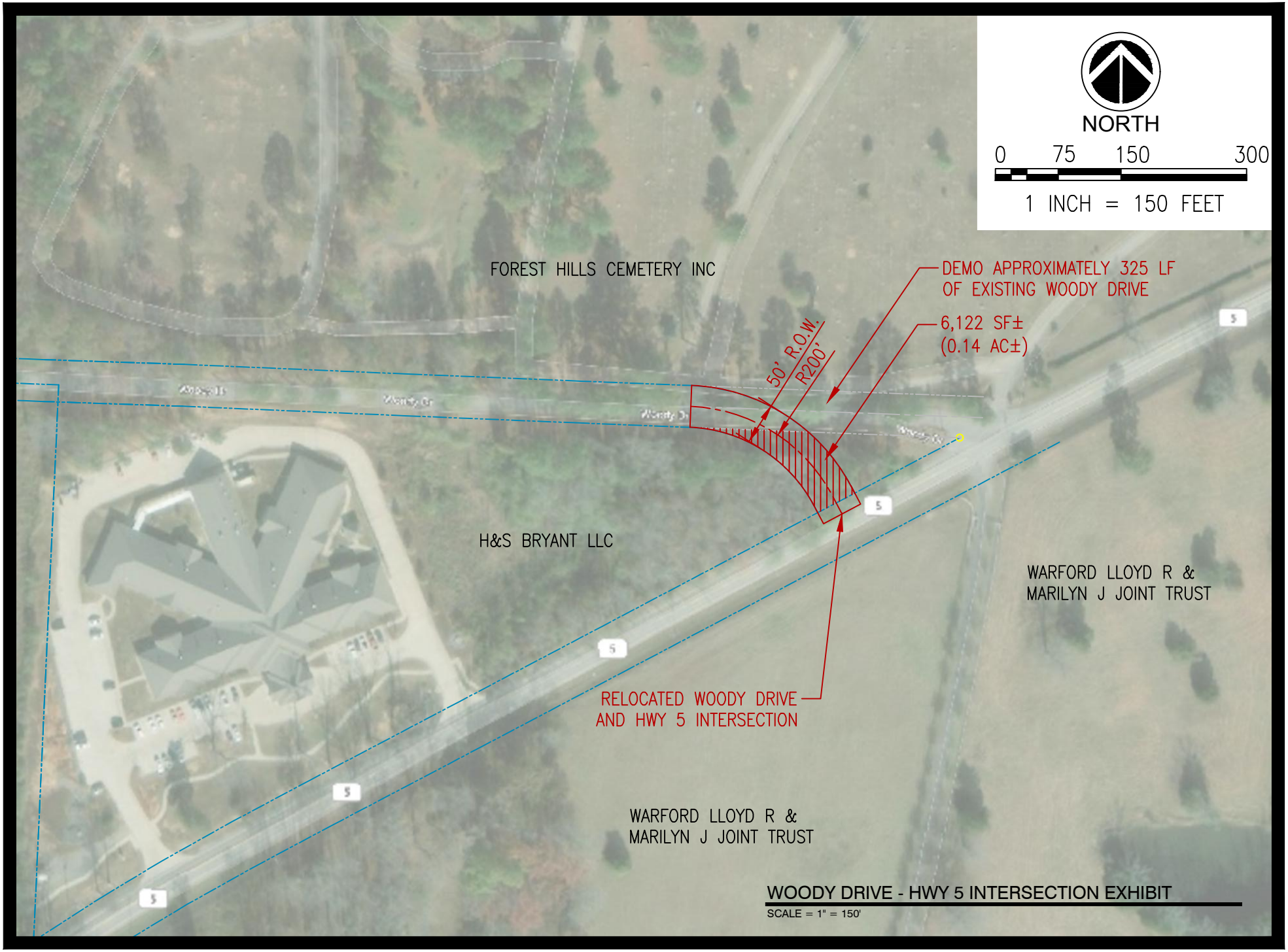
TITLE

MASTER STREET PLAN VICINITY MAP

SHEET #

EX-2

PLAN WAS GENERATED FROM CITY OF BRYANT GIS MAP


NORTH
0 75 150 300
1 INCH = 150 FEET
FOREST HILLS CEMETERY INC
DEMO APPROXIMATELY 325 LF
OF EXISTING WOODY DRIVE
6,122 SF±
(0.14 AC±)
50' R.O.W.
R200'
H&S BRYANT LLC
WARFORD LLOYD R &
MARILYN J JOINT TRUST
RELOCATED WOODY DRIVE
AND HWY 5 INTERSECTION
WARFORD LLOYD R &
MARILYN J JOINT TRUST
WOODY DRIVE - HWY 5 INTERSECTION EXHIBIT
SCALE = 1" = 150'

Pinnacle Point at Bryant, LLC
1020 N. Gloster St #110
Tupelo, MS 38804

October 16, 2018

Re: Donation of Property and Public Improvement Agreement
H&S Bryant LLC & Pinnacle Point at Bryant LLC

Narrative:
The City of Bryant, Arkansas – Master Transportation Plan currently shows a proposed collector running through Parcel 840-11719-000, owned by Pinnacle Point at Bryant LLC. In lieu of this collector, a public improvement project at the intersection of Woody Drive and HWY 5 (Old Stagecoach N) will be performed. A new intersection and accompanying demolition of the existing intersection will be proposed to the city.

This new intersection will require Woody Drive to be rerouted across Parcel 840-11718-000, owned by H&S Bryant LLC. The proposed section of Woody Drive would consist of a 50' wide right-of-way.

Agreement:
By signing below H&S Bryant LLC agrees to dedicate all property, required for construction of the intersection and road improvements, to the City of Bryant, Arkansas.

H& S Bryant LLC Signature Date

Printed Name Title

H& S Bryant LLC Signature Date

Printed Name Title

By signing below Pinnacle Point at Bryant, LLC agrees to perform all public improvements, for the proposed Woody Drive and HWY 5 intersection, required by the City of Bryant, Arkansas.

10-16-2018

Signature Date

Bhupender Patel Manager

Printed Name Title

Pickering
Service and Good Work...
Our Foundation, Our Future
Since 1946

October 23, 2018

To: **Mr. Truett Smith**
Director of Planning and Community Development
City of Bryant, Arkansas
210 SW 3rd Street
Bryant, AR 72022

Re: **Pinnacle Point at Bryant**
Proposed Collector Removal through Parcel 840-11719-000
Hwy 5 (Old Stagecoach N)
Bryant, AR

Mr. Smith,

On Behalf of Pinnacle Point at Bryant, LLC (Pinnacle), Pickering Firm Inc. (Pickering) is submitting this narrative along with 8 copies of the supporting exhibits to request a proposed minor collector road running through the parcel referenced above be removed from the Master Transportation Plan. Digital copies of all exhibits will be sent in a separate email to you.

Per the direction of the DRC, from the September 27, 2018 meeting, Pinnacle is proposing to have the proposed minor collector removed from the Master Transportation Plan. In lieu of this collector, Pinnacle will finance and construct off-site improvements to the Woody Drive and Highway 5 (Old Stage Coach Road) intersection. These improvements will enhance overall safety and traffic movement at the intersection. An intersection improvement exhibit is attached for reference. Once approval of the changes to the Master Transportation Plan are made, a fully designed set of plans will be submitted to the city for review.

Since the proposed intersection improvements will be on H&S Bryant's property, an ownership agreement was made between Pinnacle and H&S Bryant. A copy of this agreement is attached.

The proposed changes to the Master Transportation Plan is based on several factors described below:

1. *Burden on Pinnacle Property and First Baptist Property:*
   The proposed collector alignment causes the above mentioned parcel to be dissected into what amounts to two different pieces of property. This constricts development on the Pinnacle Point parcel. The road alignment necessary to facilitate the construction of the Pinnacle Point Assisted Living Center would shift approximately 500 linear feet of road onto the shared property line with First Baptist Church of Bryant. Since the Master Transportation Plan was not approved when the church was built, this alignment would create an unplanned burden on the church property.

2. *Proximity to existing north to south roads:*
   The existing transportation network in this area appears to be adequate without this collector. The proposed intersection improvements for Woody Drive and Hwy 5 would be approximately 1,100 feet east of the proposed collector through the Pinnacle and First Baptist property.

Also, the Hilldale Road intersection and the Echo Lake Boulevard intersection are approximately 2,800 feet and 3,500 feet east of the proposed collector, respectively. These existing roadways provide connectivity to the north and south, and Echo Lake Boulevard becomes Raymar Road which connects with Interstate 30.

3. *Limited development potential north of Woody Drive:*
   Currently most of the land use to the north and west along Woody Drive is comprised of Pinecrest Funeral Home / cemetery and Alexander Youth Services Center. Given the nature of these land uses, future development and traffic generation on the north side of Woody Drive and south of Hilltop Road is limited.

Given the burden to the Pinnacle Point site development and First Baptist Church of Bryant, proximity to existing intersections providing north/south access, and limited future development and traffic generation north of Woody Drive, Pinnacle requests that the proposed minor collector north of Highway 5 be removed from the Master Transportation Plan. Pinnacle proposes to improve the intersection of Woody Drive and Highway 5 in lieu of the minor collector improvements through the site.

If you require any additional information or have any additional questions feel free to contact me at hmatheny@pickeringfirm.com (901-729-5509) or Greg Carrico at gcarrico@pickeringifrm.com (901-726-0810).

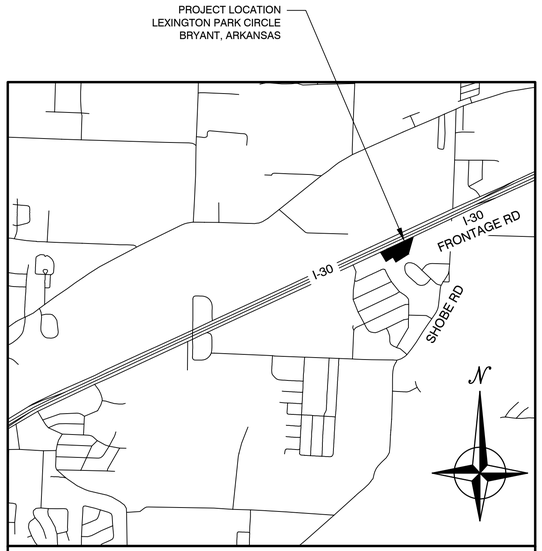
Sincerely,
PICKERING FIRM INCORPORATED

Harvey W. Matheny, P.E.
Associate Principal / Senior Project Manager

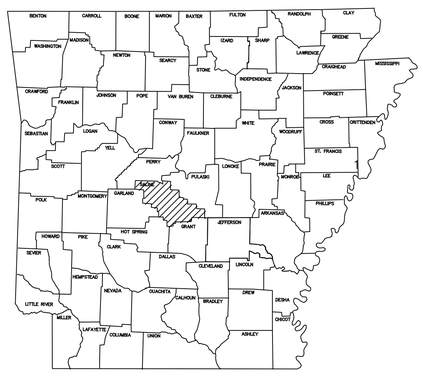
cc: Bruce Patel, Pinnacle Point at Bryant, LLC

CONSTRUCTION PLANS FOR

LEXINGTON PARK CORP CENTER INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS



VICINITY MAP - LITTLE ROCK, AR



ARKANSAS

Prepared by:

GarNat Engineering, LLC

P.O. Box 116 (72018)
2909 Military Road
Benton, AR 72015

Ph (501) 408-4650
Fx (888) 900-3068
www.garnatengineering.com

Designing our client's success

STATE OF ARKANSAS
Vernon Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS
10-10-18

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

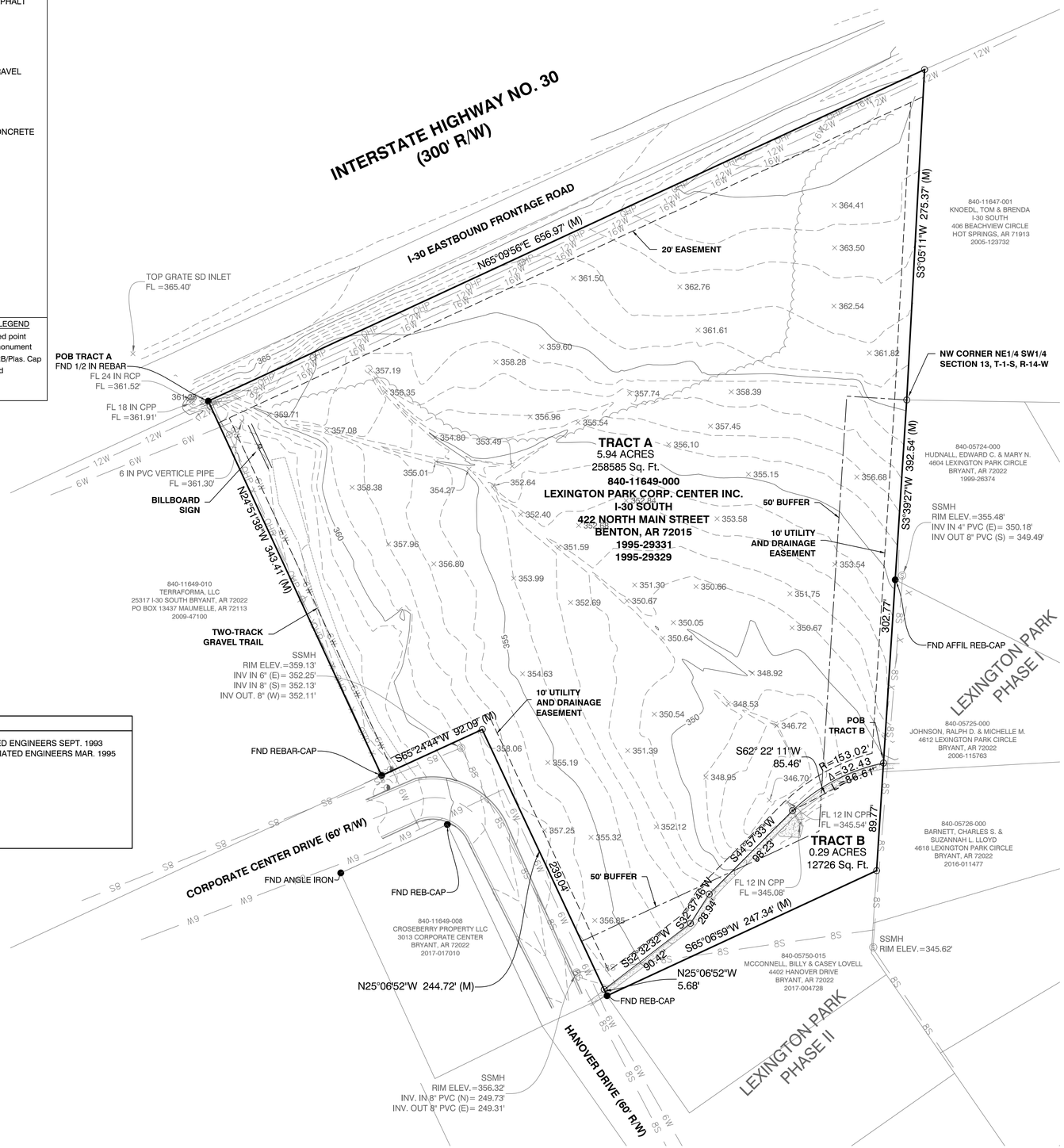
DRAWING INDEX:

SITE LEGEND:

- FIRE HYDRANT
- ELECTRICAL & UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- BENCHMARKS
- ELECTRIC BOX
- GUY ANCHOR
- WATER METER
- GAS METER
- SIGN
- EXISTING WATERLINE
- OVERHEAD POWER
- TEST PIT
- FORCE MAIN
- CHAIN-LINKE FENCE
- WOOD FENCE
- SANITARY SEWER LINE

- ASPHALT
- GRAVEL
- CONCRETE

SURVEY LEGEND
- Computed point
- Found monument
- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted



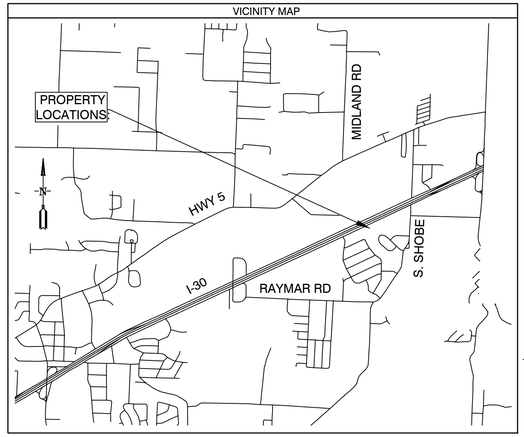
DOCUMENTS USED:

- PLAT LEXINGTON PARK PHASE I DOC. 379 PAGE 170 AFFILIATED ENGINEERS SEPT. 1993
- PLAT LEXINGTON PARK PHASE II DOC. 1995 PAGE 13293 AFFILIATED ENGINEERS MAR. 1995
- DEED BOOK 1995 PAGE 29329
- DEED BOOK 1995 PAGE 29331
- DEED BOOK 2005 PAGE 123732
- DEED BOOK 2005 PAGE 125362
- DEED BOOK 2009 PAGE 47100
- DEED BOOK 2017 PAGE 017010
- AHTD PLANS JOB NUMBER 6516
- AHTD PLANS JOB NUMBER 6611

50' 25' 0 50'

SURVEY PLAT CODE:
500-01S-14W-0-13-430-62-1573
500-01S-14W-0-13-340-62-1573

VICINITY MAP



PROPERTY DESCRIPTION:

TRACT A
A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 13, TOWNSHIP 01 SOUTH, RANGE 14 WEST; THENCE S 0°15'13" E 282.61 FEET TO POINT; THENCE N 89°44'47" E 171.62 FEET TO A FOUND 5/8" REBAR LOCATED ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE 30 SERVICE ROAD; THENCE N 65°07'01" E, ALONG SAID RIGHT-OF-WAY 600.33 FEET TO A FOUND 1/2" REBAR FOR THE POINT OF BEGINNING; THENCE N 65°09'56" E, CONTINUING ALONG SAID RIGHT-OF-WAY 656.97 FEET TO A SET REBAR WITH CAP #1573 LOCATED ON THE EAST LINE OF THE SAID SW1/4 NW1/4; THENCE S 3°05'11" W, LEAVING SAID RIGHT-OF-WAY 275.37 FEET TO A SET REBAR WITH CAP #1573 AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 14 WEST; THENCE S 3°39'27" W, CONTINUING ALONG WEST LINE OF SAID NE1/4 SW1/4 AND ALONG WEST LINE OF LEXINGTON PARK PHASE 1 302.77 FEET TO A SET REBAR WITH CAP #1573; THENCE ALONG SIDEWALK AND CURVE TO THE LEFT, WITH A RADIUS OF 153.02 FEET AND LENGTH OF 86.61 FEET, CHORD BEARING S 62°22'11" W 85.46 FEET TO A SET REBAR WITH CAP #1573; THENCE S 44°57'33" W 98.23 FEET ALONG SIDEWALK TO A SET REBAR WITH CAP #1573; THENCE S 32°37'46" W 28.94 FEET ALONG SAID SIDEWALK TO A SET REBAR WITH CAP #1573; THENCE S 52°32'32" W, CONTINUING ALONG SIDEWALK 90.42 FEET TO A SET REBAR WITH CAP #1573; LOCATED ON THE EAST RIGHT-OF-WAY OF CORPORATE CENTER DRIVE; THENCE N 25°06'52" W, ALONG THE SAID RIGHT-OF-WAY 239.04 FEET TO A SET REBAR WITH CAP #1573; THENCE S 65°24'44" W, CONTINUING ALONG SAID RIGHT-OF-WAY 92.09 FEET TO A FOUND REBAR AND CAP; THENCE N 24°51'38" W, LEAVING SAID RIGHT-OF-WAY 343.41 FEET TO THE POINT OF BEGINNING, AND CONTAINING 258,585 SQUARE FEET OR 5.94 ACRES, MORE OR LESS.

TRACT B
A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 13, TOWNSHIP 01 SOUTH, RANGE 14 WEST; THENCE S 0°15'13" E 282.61 FEET TO POINT; THENCE N 89°44'47" E 171.62 FEET TO A FOUND 5/8" REBAR LOCATED ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE 30 SERVICE ROAD; THENCE N 65°07'01" E, ALONG SAID RIGHT-OF-WAY 600.33 FEET TO A FOUND 1/2" REBAR; THENCE N 65°09'56" E, CONTINUING ALONG SAID RIGHT-OF-WAY 656.97 FEET TO A SET REBAR WITH CAP #1573 LOCATED ON THE EAST LINE OF THE SAID SW1/4 NW1/4; THENCE S 3°05'11" W, LEAVING SAID RIGHT-OF-WAY 275.37 FEET TO A SET REBAR WITH CAP #1573 AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 14 WEST; THENCE S 3°39'27" W, CONTINUING ALONG WEST LINE OF SAID NE1/4 SW1/4 AND ALONG WEST LINE OF LEXINGTON PARK PHASE 1 302.77 FEET TO A SET REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE CONTINUING S 3°39'27" W ALONG SAID WEST LINE 89.77 FEET TO A SET REBAR WITH CAP #1573; THENCE S 65°06'59" W, ALONG NORTH LINE OF LEXINGTON PARK PHASE 2 247.34 FEET TO A FOUND 1/2" REBAR LOCATED ON THE EAST RIGHT-OF-WAY OF CORPORATE CENTER DRIVE; THENCE N 25°06'52" W, ALONG THE SAID RIGHT-OF-WAY 5.68 FEET TO A SET REBAR WITH CAP #1573 ON NORTHWESTERLY SIDE OF SIDEWALK; THENCE LEAVING SAID RIGHT OF WAY N 52°32'32" E, CONTINUING ALONG SIDEWALK 90.42 FEET TO A SET REBAR WITH CAP #1573; THENCE N 32°37'46" E 28.94 FEET ALONG SAID SIDEWALK TO A SET REBAR WITH CAP #1573; THENCE N 44°57'33" E 98.23 FEET ALONG SIDEWALK TO A SET REBAR WITH CAP #1573; THENCE ALONG SAID SIDEWALK AND CURVE TO THE RIGHT, WITH A RADIUS OF 153.02 FEET AND LENGTH OF 86.61 FEET, CHORD BEARING N 62°22'11" E 85.46 FEET TO A SET REBAR WITH CAP #1573 AND THE POINT OF BEGINNING, AND CONTAINING 12,726 SQUARE FEET OR 0.29 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON AUGUST 22, 2018.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240D EFFECTIVE DATE JUNE 19, 2012.

CERTIFICATE OF AUTHORIZATION — GarNat Engineering, LLC No. 2174 — ARKANSAS

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
2909 Military Rd
Benton, AR 72015
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

LEXINGTON PARK CORP CENTER INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS NO. 1573 — SIGNATURE — GEORGE P. WOODEN

08-22-18

CONTENTS:
LOT SPLIT / PROPERTY LINE ADJUSMENT

PROJECT NO:
18092

DATE:
AUG 22, 2018

SHEET NO:
V1.0

J:\Projects\2018 Projects\18092 Bart Ferguson I-30 Business Park Boundary and Topo\Drawings\Working\18092 I-30 Business Park Boundary and Topo Bart Ferguson – R2-WC.dwg

PARKING:

CUSTOMER PARKING SPACES =106
ACCESSIBLE PARKING = 5
TOTAL PARKING SPACES = 111

LEGEND:

PROPOSED ASPHALT

PROPOSED CONCRETE

EXISTING CONCRETE

FND 5/8 REBAR

N

50' 25' 0 50'

DATE	REVISION	BY

GNE Designing our client's success

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garnatengineering@gmail.com

LEXINGTON PARK CORP CENTER INC
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

10-10-18

SITE PLAN

PROJECT NO: 18092

DATE: OCT, 2018

SHEET NO: C1.0

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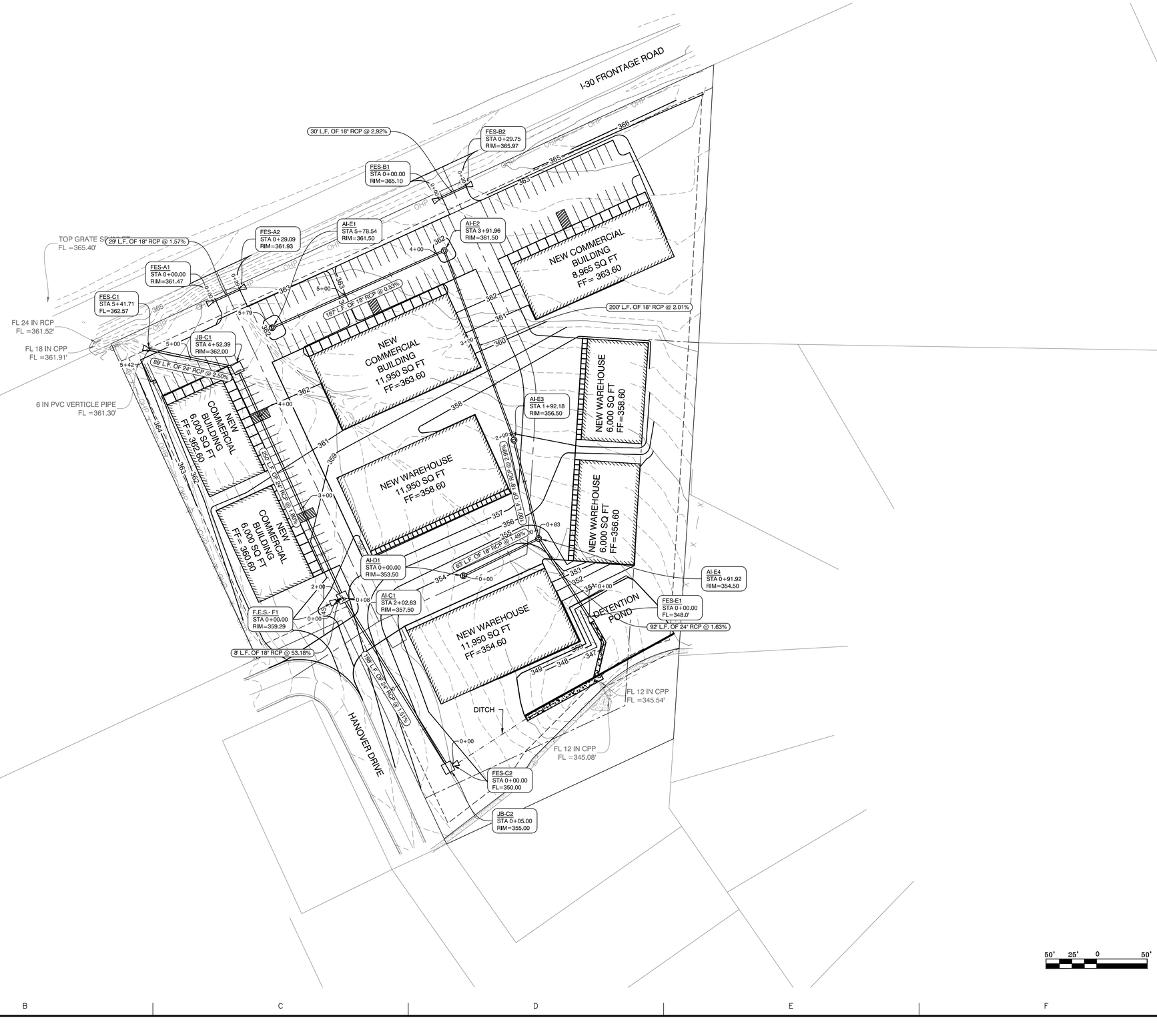

BY	REVISION	DATE

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SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

10-10-18

GRADING AND DRAINAGE PLAN

PROJECT NO:
18093

DATE:
SEPTEMBER,2018

SHEET NO:
C2.0

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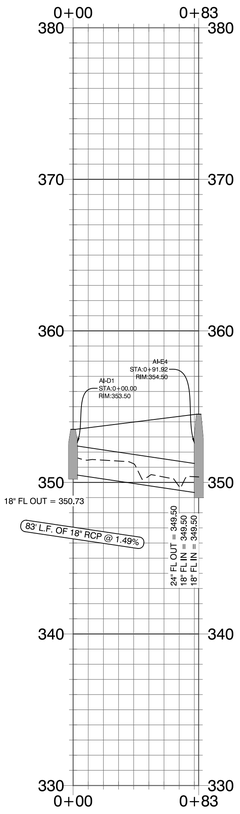

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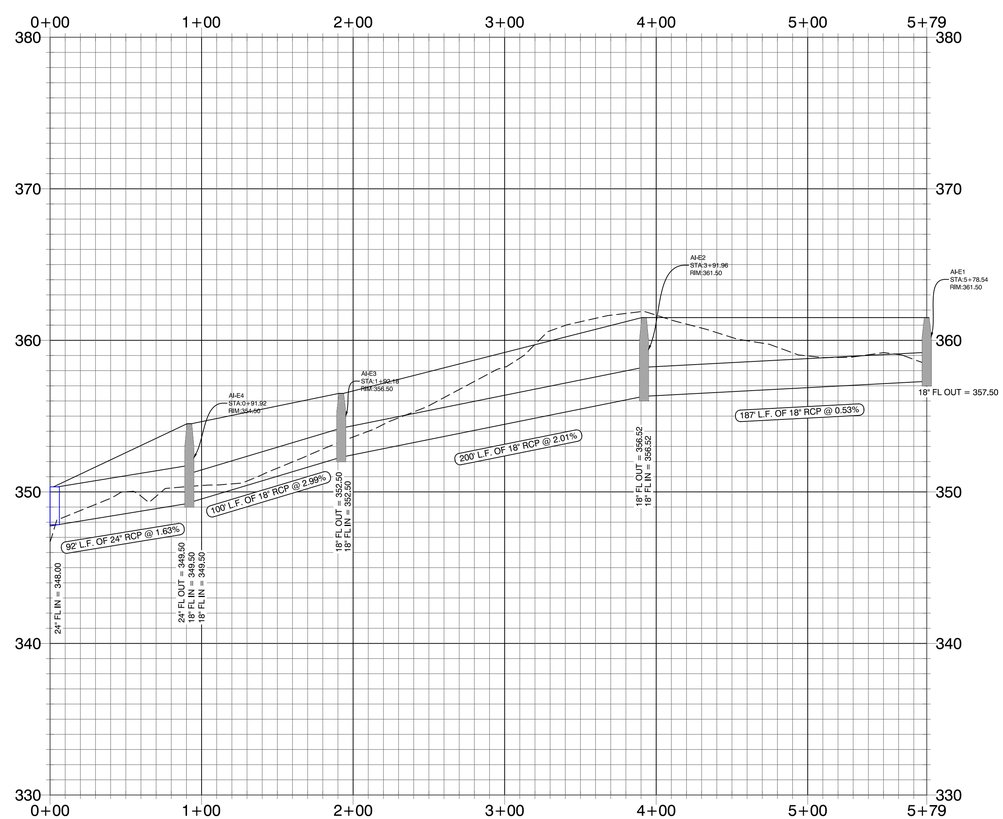

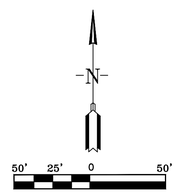

BY	REVISION	DATE

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Benton, AR 72015

Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

LEXINGTON PARK CORP CENTER INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

10-10-18

CONTENTS:

GRADING & DRAINAGE PROFILE-1

PROJECT NO:
18092

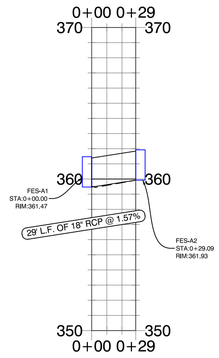
DATE:
OCTOBER,2018

SHEET NO:

C2.1A

J:\Projects\2018 Projects\18092 Bart Ferguson I-30 Business Park Boundary and Topo\Drawings\DWGs Drawings\18092 Bart Ferguson I-30 Business Park-GRADING AND DRAINAGE PROFILE-1.dwg

ALIGNMENT A PROFILE



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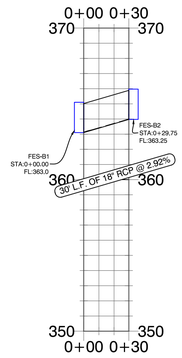

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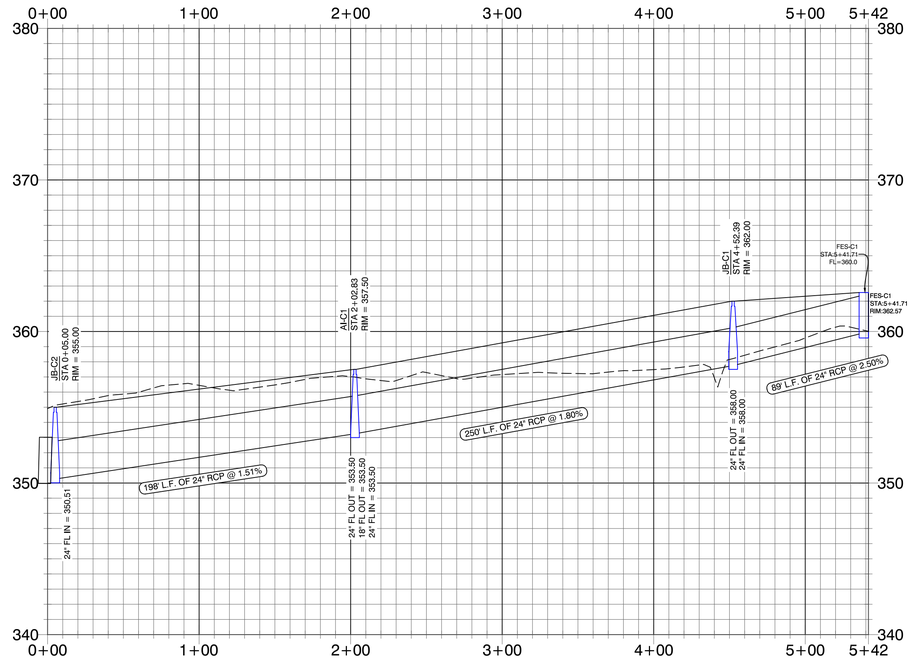

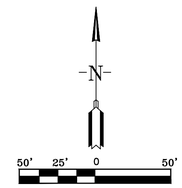

DATE	REVISION	BY

GNE Designing our client's success
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Benton, AR 72015
Ph (501) 408-4650
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LEXINGTON PARK CORP CENTER INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
VERNON J. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
10-10-18

CONTENTS:
GRADING & DRAINAGE PROFILE-1

PROJECT NO:
18092

DATE:
OCTOBER,2018

SHEET NO:
C2.1B

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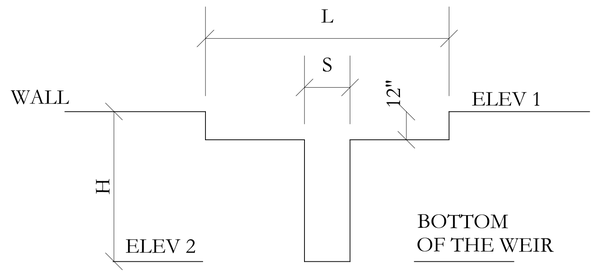

WEIR DIMENSIONS					
POND	L	H	ELEV 1	ELEV 2	S
A	48"	48"	350.0	346.0	1'-3 1/2"

DETENTION POND WEIR
N.T.S

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
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Benton, AR 72015
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garnatengineering@gmail.com

LEXINGTON PARK CORP INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

10-10-18

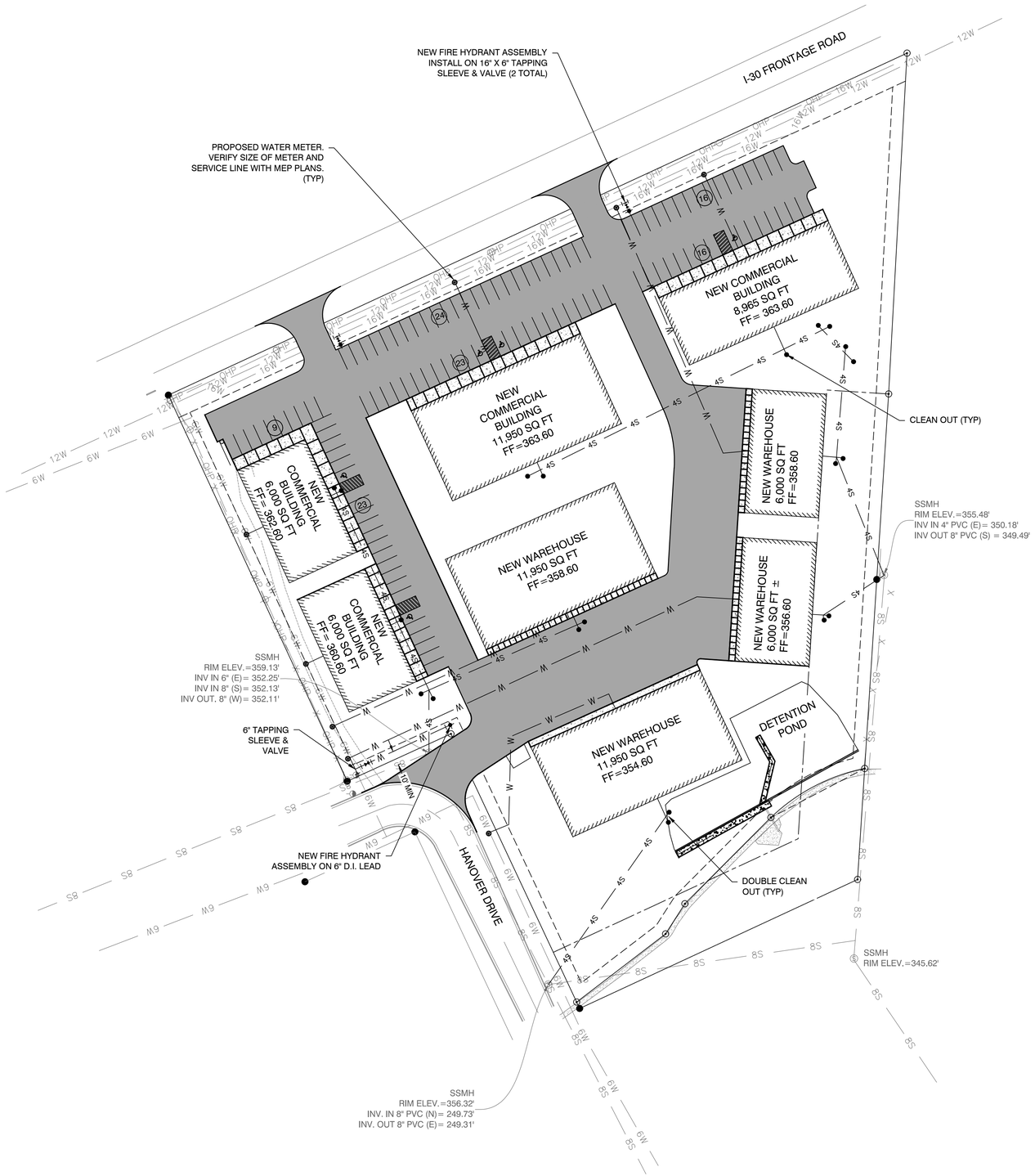
CONTENTS:
DRAINAGE DETAILS

PROJECT NO:
18092

DATE:
OCTOBER, 2018

SHEET NO:
C2.2

J:\Projects\2018 Projects\18092 Bart Ferguson I-30 Business Park Boundary and Topo\Drawings\GNE\Design\18092 Bart Ferguson I-30 Business Park- Drainage Details.dwg



NOTES:

ALL WATER AND SEWER WORK SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATION AND DETAILS AND ARKANSAS PLUMBING CODE.

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC

P.O. Box 116 (72018) Ph (501) 408-4650
2909 Military Road Fx (888) 900-3068
Benton, AR 72015 garnatengineering@gmail.com

LEXINGTON PARK CORP CENTER INC
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

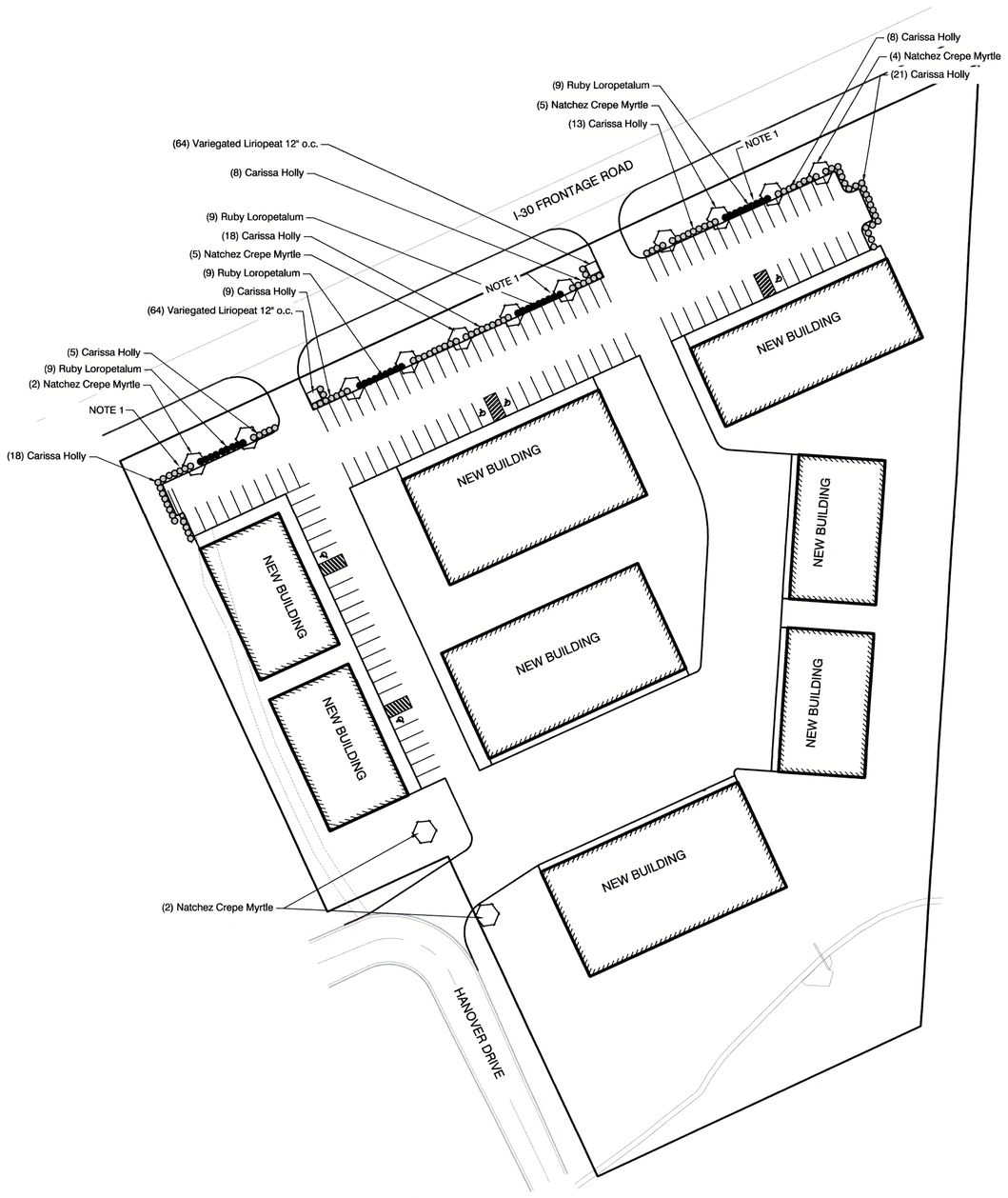
10-10-18

UTILITY PLAN

PROJECT NO: 18092

DATE: OCTOBER, 2018

SHEET NO: C3.0



N

LANDSCAPE PLAN

SCALE: 1" = 50'-0"

LEGEND:

PLAN QUANTITIES:

	QUANTITY:	COMMON NAME / BOTANICAL NAME:	SIZE:	REMARKS:
	13	Natchez Crepe Myrtle Lagerstroemia 'Natchez'	15 gallon	Specimen with positive upright form and symmetrical. Well branched canopies.
	100	Carissa Holly Ilex cornuta 'Carissa'	3 gallon	Specimen with positive upright form and symmetrical. Well branched canopies.
	36	Ruby Loropetalum Loropetalum	3 gallon	Specimen with positive upright form and symmetrical. Well branched canopies.
	128	Variegated Liriope Lirope Muscari	1 gallon	Specimen with positive upright form and symmetrical. Well branched canopies.

NOTE:

1. PROVIDE STEEL EDGING AT ALL BEDS.
2. PROVIDE BERMUDA SOD AT ALL AREAS.

LANDSCAPE CALCULATIONS
SITE AREA 271,068 SF / 6.22 ACRES
1 TREE PER 1/2 ACRE = 13 TREES
1 EVERGREEN SHRUB PER 2000 SF = 136 SHRUBS
MIN 100 SQ. FT. OF GROUNDCOVER

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
2909 Military Road
Benton, AR 72015
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

LEXINGTON PARK CORP CENTER INC.
I-30 BUSINESS PARK SALINE COUNTY, ARKANSAS

LICENSED LANDSCAPE ARCHITECT
CHAD M. OPPENHUIZEN
No. 5064
ARKANSAS

10/11/18

LANDSCAPING PLAN

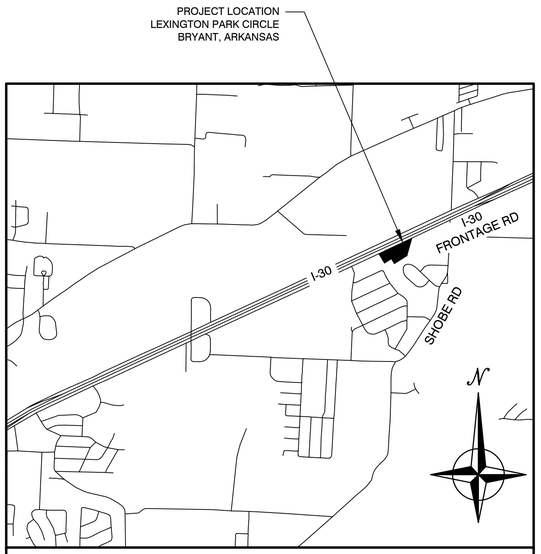
PROJECT NO: 18092

DATE: OCT, 2018

SHEET NO: L1.0

CONSTRUCTION PLANS FOR

LEXINGTON PARK CORP CENTER INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS



VICINITY MAP - LITTLE ROCK, AR

ARKANSAS

Prepared by:

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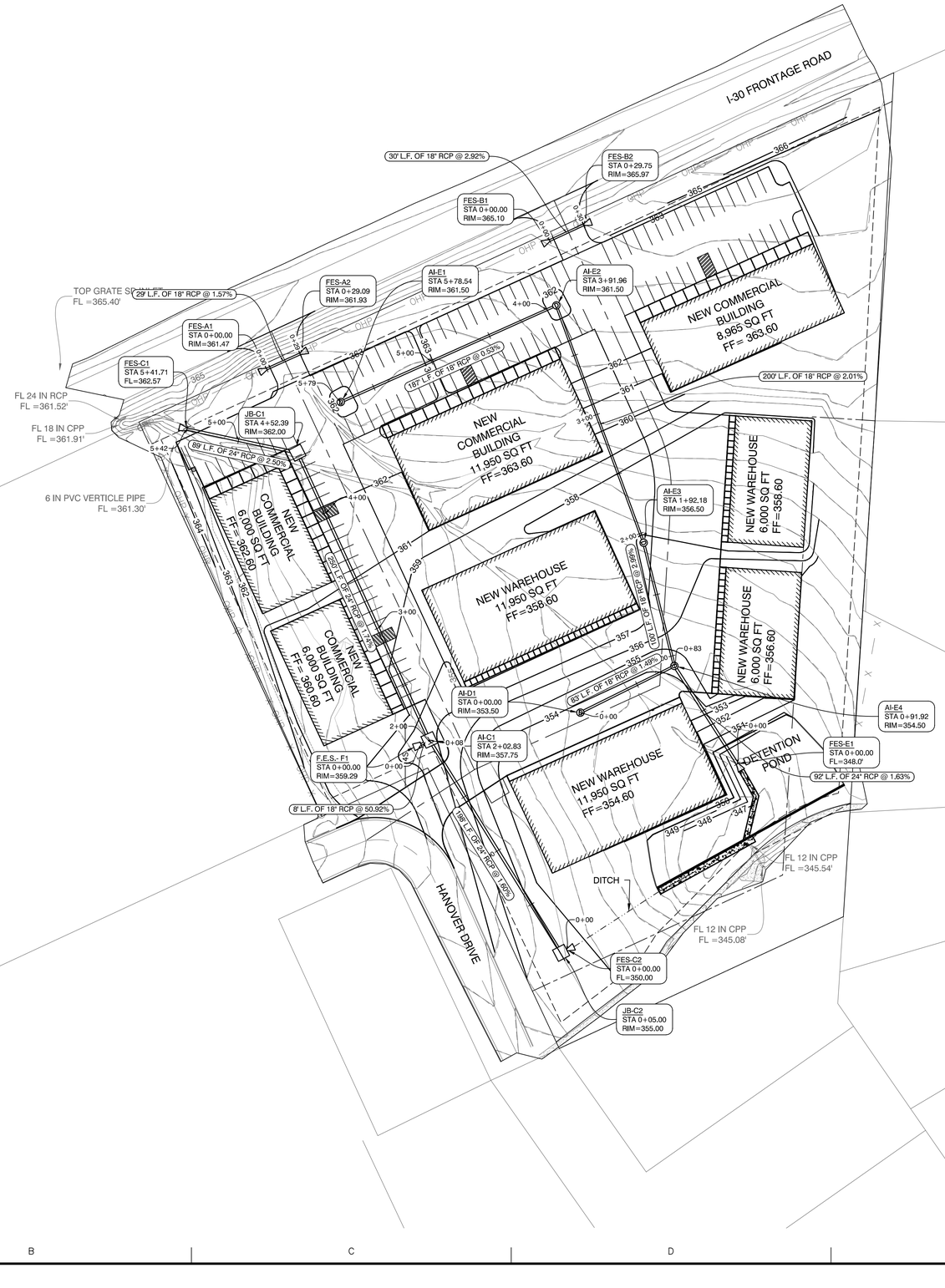
Designing our client's success

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551
10-10-18

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

DRAWING INDEX:



BY	REVISION	DATE

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I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

10-10-18

GRADING AND DRAINAGE PLAN

PROJECT NO:
18093

DATE:
SEPTEMBER,2018

SHEET NO:
C2.0

J:\Projects\2018 Projects\18092 Bart Ferguson I-30 Business Park Boundary and Topo\Drawings\Utility\Design\18092 Bart Ferguson I-30 Business Park-GCSDN_R9.dwg

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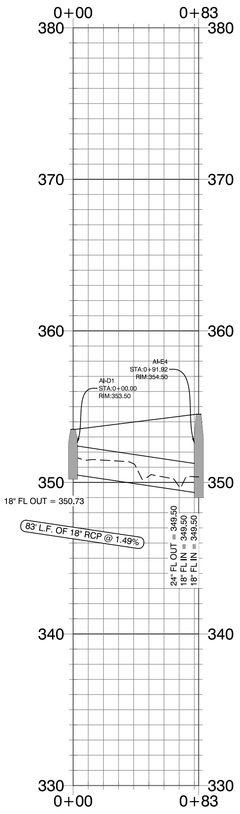

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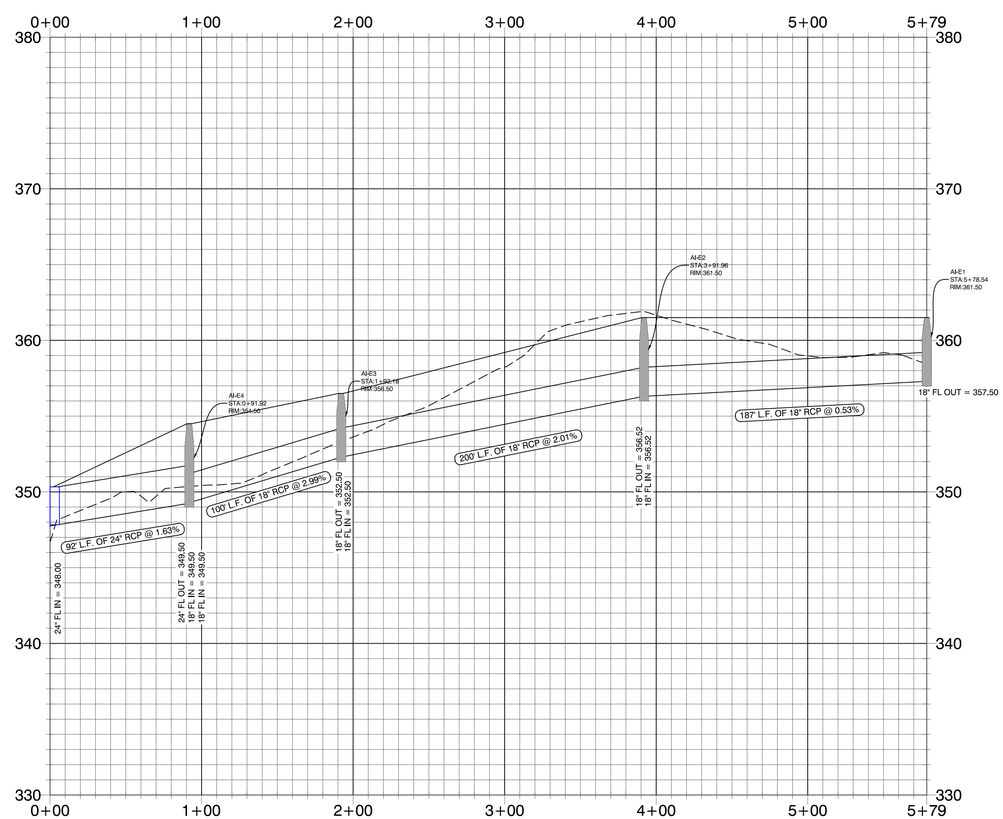

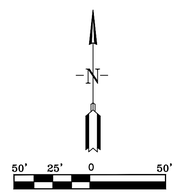

BY	REVISION	DATE

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LEXINGTON PARK CORP CENTER INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

10-10-18

CONTENTS:

GRADING & DRAINAGE PROFILE-1

PROJECT NO:
18092

DATE:
OCTOBER,2018

SHEET NO:

C2.1A

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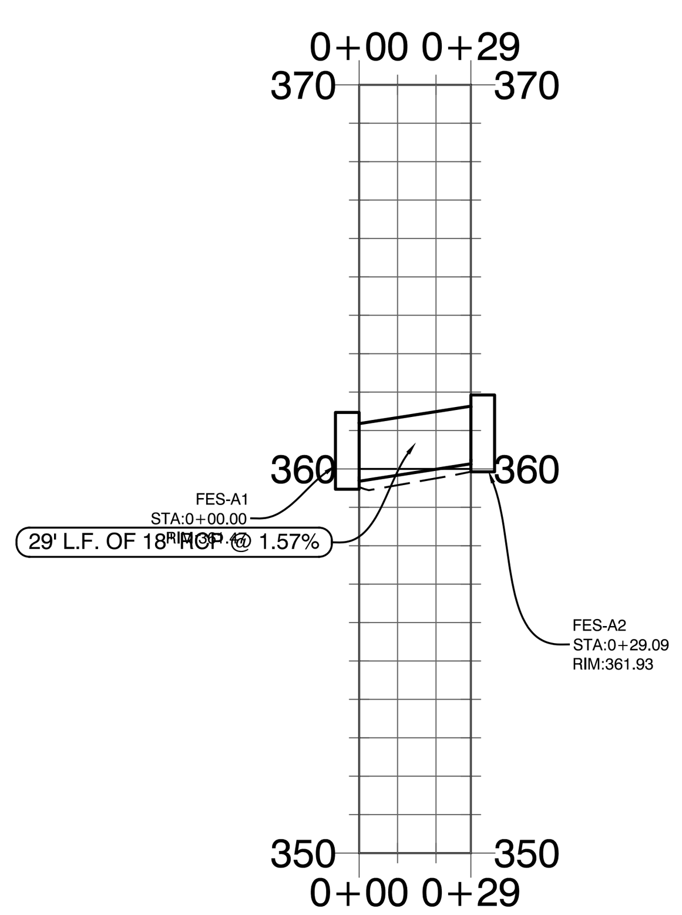
ALIGNMENT A PROFILE



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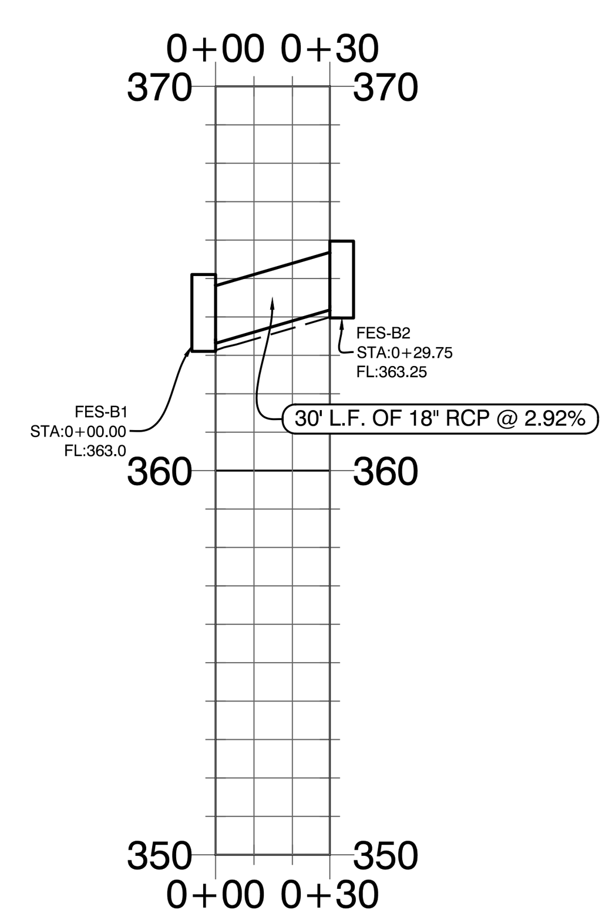

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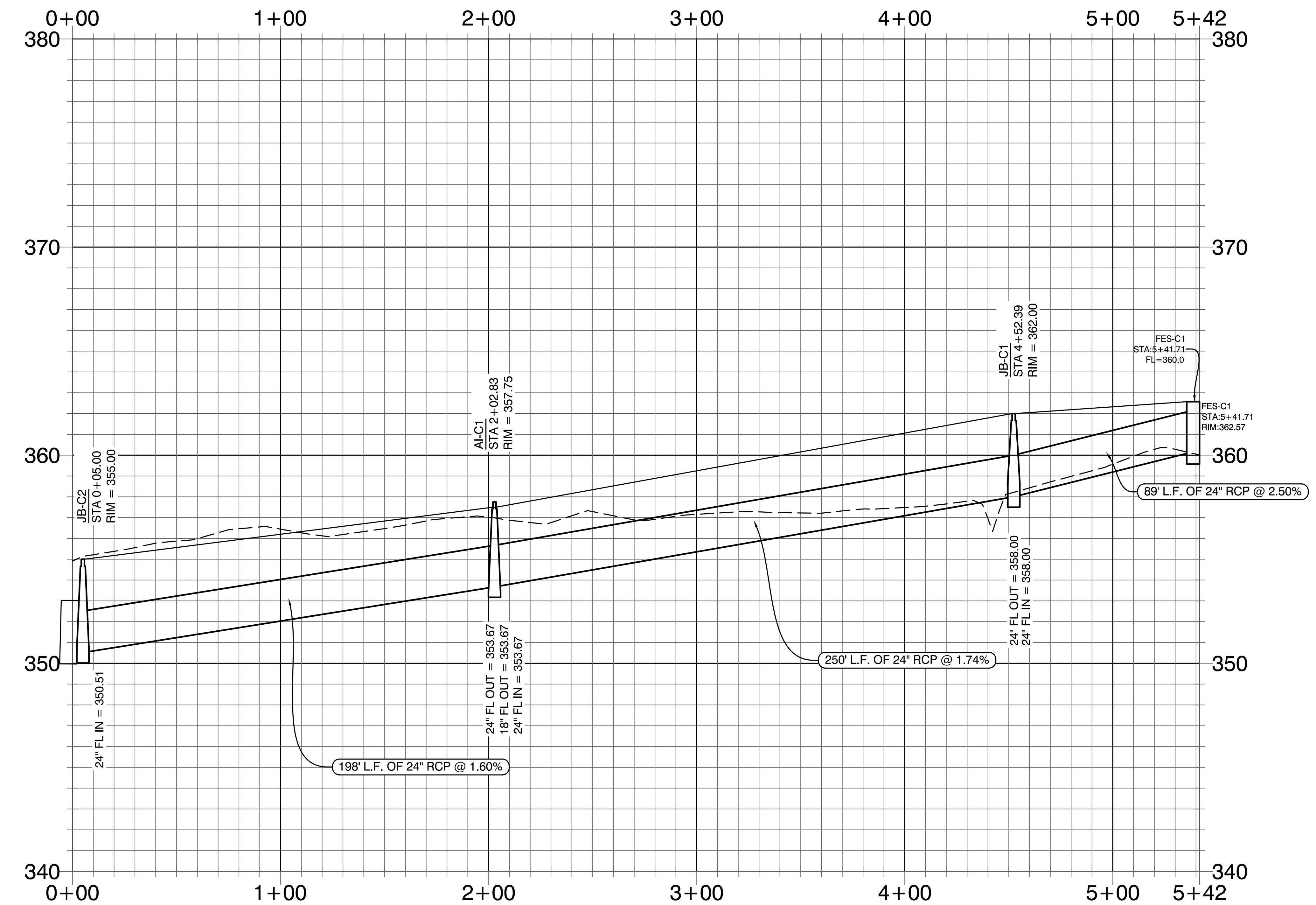

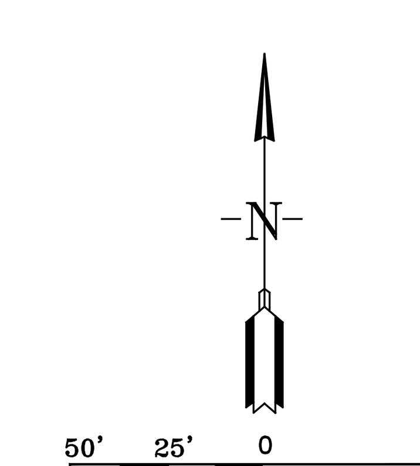

BY	REVISION	DATE

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LEXINGTON PARK CORP CENTER, INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

10-10-18

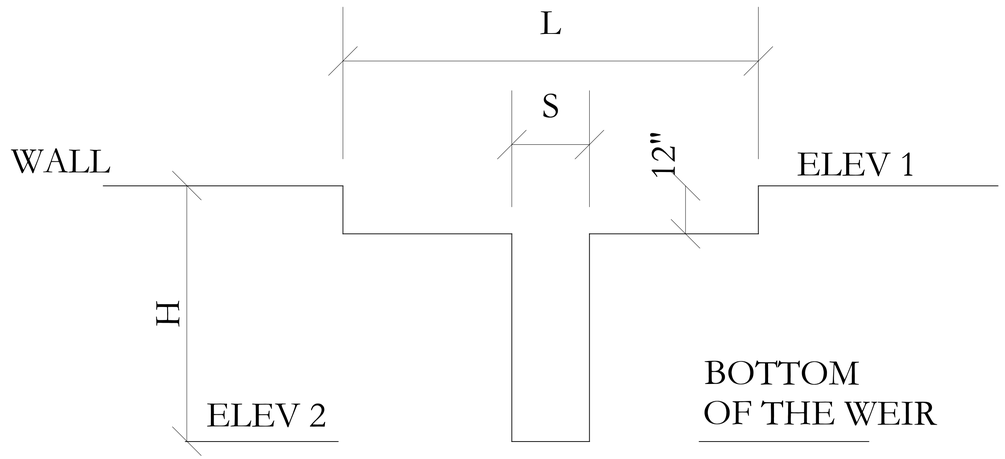
CONTENTS:

GRADING & DRAINAGE PROFILE-1

PROJECT NO: 18092

DATE: OCTOBER,2018

SHEET NO: C2.1B



WEIR DIMENSIONS					
POND	L	H	ELEV 1	ELEV 2	S
A	12'-0"	4'-0"	350.0	346.0	1'-2 7/8"

DETENTION POND WEIR
N.T.S

DATE	REVISION	BY

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LEXINGTON PARK CORP INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS
10-11-18

CONTENTS:
DRAINAGE DETAILS

PROJECT NO:
18092

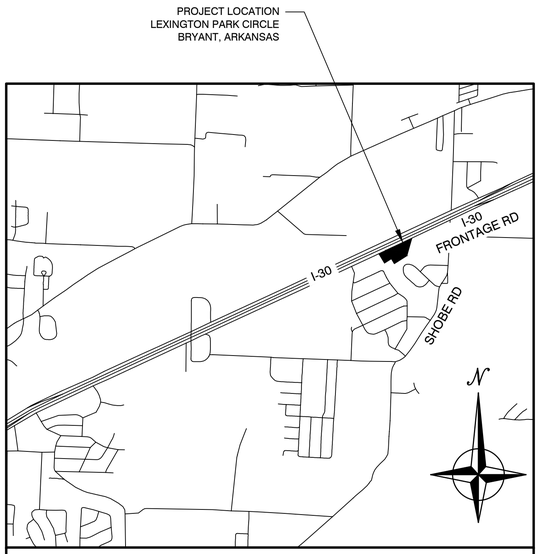
DATE:
OCTOBER, 2018

SHEET NO:
C2.2

J:\Projects\2018 Projects\18092 Bart Ferguson I-30 Business Park Boundary and Topo\Drawings\GNE\Design\18092 Bart Ferguson I-30 Business Park- Drainage Details.dwg

CONSTRUCTION PLANS FOR

LEXINGTON PARK CORP CENTER INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS



VICINITY MAP - LITTLE ROCK, AR

ARKANSAS

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551
10-10-18

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

DRAWING INDEX:

PLAT CERTIFICATES:

OWNER:

Name: Lexington Park Corporate Center, Inc.

Address: 422 North Main Street
Benton, AR 72015

DEVELOPER:

Name: Lexington Park Corporate Center, Inc.

Address: 422 North Main Street
Benton, AR 72015

CERTIFICATE OF OWNER:

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

Date of Execution

Bart Ferguson, Agent
Lexington Park Corp Center, Inc.

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 1995-29331 & 1995-29329

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, 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 locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____

Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF RECORDING:

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held November 1, 2018. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____

Jim Erwin, Chairman
Bryant Planning Commission

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.

SURVEY LEGEND

- △ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

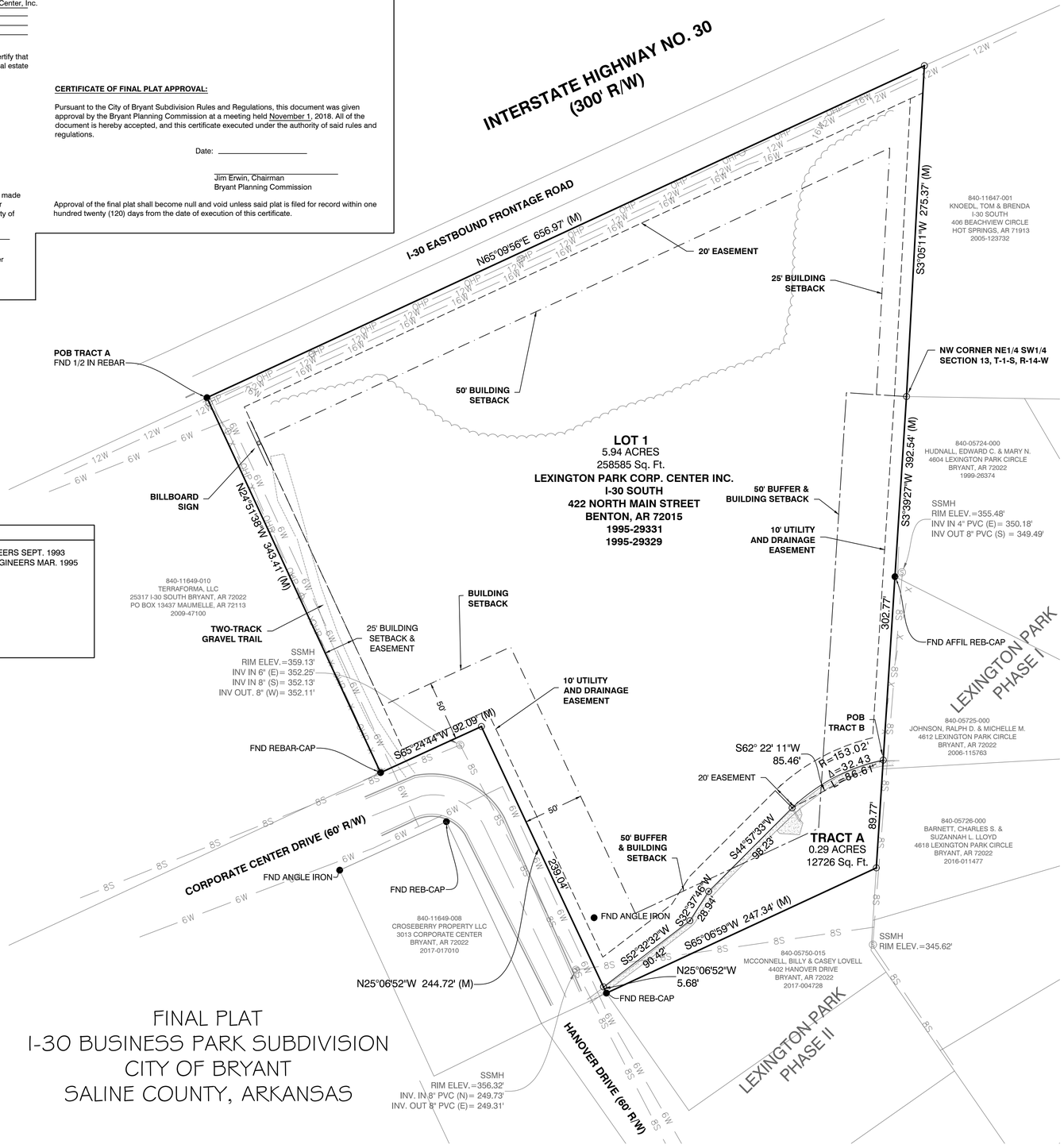
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 50'
REAR - 15', EXCEPT ABUTTING RESIDENTIAL NOT LESS THAN 50'
SIDE - 25', EXCEPT ABUTTING RESIDENTIAL NOT LESS THAN 50'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT, SIDE AND REAR - 10' OR AS SHOWN
LOT CORNERS: SET #4 REBAR WITH CAP

DOCUMENTS USED:

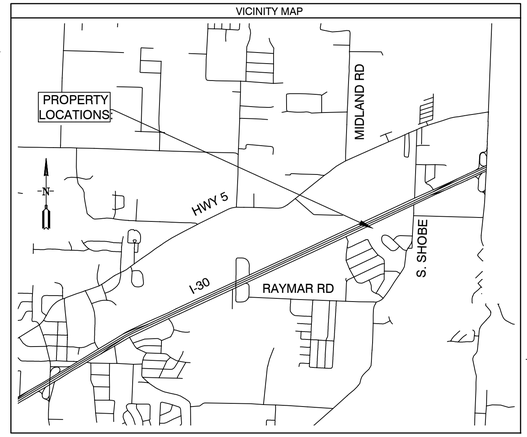
- PLAT LEXINGTON PARK PHASE I DOC. 379 PAGE 170 AFFILIATED ENGINEERS SEPT. 1993
- PLAT LEXINGTON PARK PHASE II DOC. 1995 PAGE 13293 AFFILIATED ENGINEERS MAR. 1995
- DEED BOOK 1995 PAGE 29329
- DEED BOOK 1995 PAGE 29331
- DEED BOOK 2005 PAGE 123732
- DEED BOOK 2005 PAGE 125362
- DEED BOOK 2009 PAGE 47100
- DEED BOOK 2017 PAGE 017010
- AHTD PLANS JOB NUMBER 6516
- AHTD PLANS JOB NUMBER 6611



SURVEY PLAT CODE:
500-01S-14W-0-13-430-62-1573
500-01S-14W-0-13-340-62-1573

FINAL PLAT
I-30 BUSINESS PARK SUBDIVISION
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

VICINITY MAP



PROPERTY DESCRIPTION:

LOT 1

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 13, TOWNSHIP 01 SOUTH, RANGE 14 WEST; THENCE S 0°15'13" E 282.61 FEET TO POINT; THENCE N 89°44'47" E 171.62 FEET TO A FOUND 5/8" REBAR LOCATED ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE 30 SERVICE ROAD; THENCE N 65°07'01" E, ALONG SAID RIGHT-OF-WAY 600.33 FEET TO A FOUND 1/2" REBAR; THENCE N 65°09'56" E, CONTINUING ALONG SAID RIGHT-OF-WAY 656.97 FEET TO A SET REBAR WITH CAP #1573 LOCATED ON THE EAST LINE OF THE SAID SW1/4 NW1/4; THENCE S 3°05'11" W, LEAVING SAID RIGHT-OF-WAY 275.37 FEET TO A SET REBAR WITH CAP #1573 AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 14 WEST; THENCE S 3°39'27" W, CONTINUING ALONG WEST LINE OF SAID NE1/4 SW1/4 AND ALONG WEST LINE OF LEXINGTON PARK PHASE 1 302.77 FEET TO A SET REBAR WITH CAP #1573; THENCE ALONG SIDEWALK AND CURVE TO THE LEFT, WITH A RADIUS OF 153.02 FEET AND LENGTH OF 86.61 FEET, CHORD BEARING S 62°22'11" W 85.46 FEET TO A SET REBAR WITH CAP #1573; THENCE S 44°57'33" W 98.23 FEET ALONG SIDEWALK TO A SET REBAR WITH CAP #1573; THENCE S 32°37'46" W 28.94 FEET ALONG SAID SIDEWALK TO A SET REBAR WITH CAP #1573; THENCE S 52°32'32" W, CONTINUING ALONG SIDEWALK 90.42 FEET TO A SET REBAR WITH CAP #1573; LOCATED ON THE EAST RIGHT-OF-WAY OF CORPORATE CENTER DRIVE; THENCE N 25°06'52" W, ALONG THE SAID RIGHT-OF-WAY 239.04 FEET TO A SET REBAR WITH CAP #1573; THENCE S 65°24'44" W, CONTINUING ALONG SAID RIGHT-OF-WAY 92.09 FEET TO A FOUND REBAR AND CAP; THENCE N 24°51'38" W, LEAVING SAID RIGHT-OF-WAY 343.41 FEET TO THE POINT OF BEGINNING, AND CONTAINING 258,585 SQUARE FEET OR 5.94 ACRES, MORE OR LESS.

TRACT A

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION 13, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS 'ONLINE POSITIONING USER SERVICE' (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON AUGUST 22, 2018.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240D EFFECTIVE DATE JUNE 19, 2012.

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

BY	REVISION	DATE

GNE Designing our client's success
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LEXINGTON PARK CORPORATE CENTER, INC.
I-30 BUSINESS PARK SUBDIVISION
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1573
GEORGE P. WOODEN
SIGNATURE

08-22-18

CONTENTS:
FINAL PLAT

PROJECT NO:
18092

DATE:
AUG 22, 2018

SHEET NO:
V1.0

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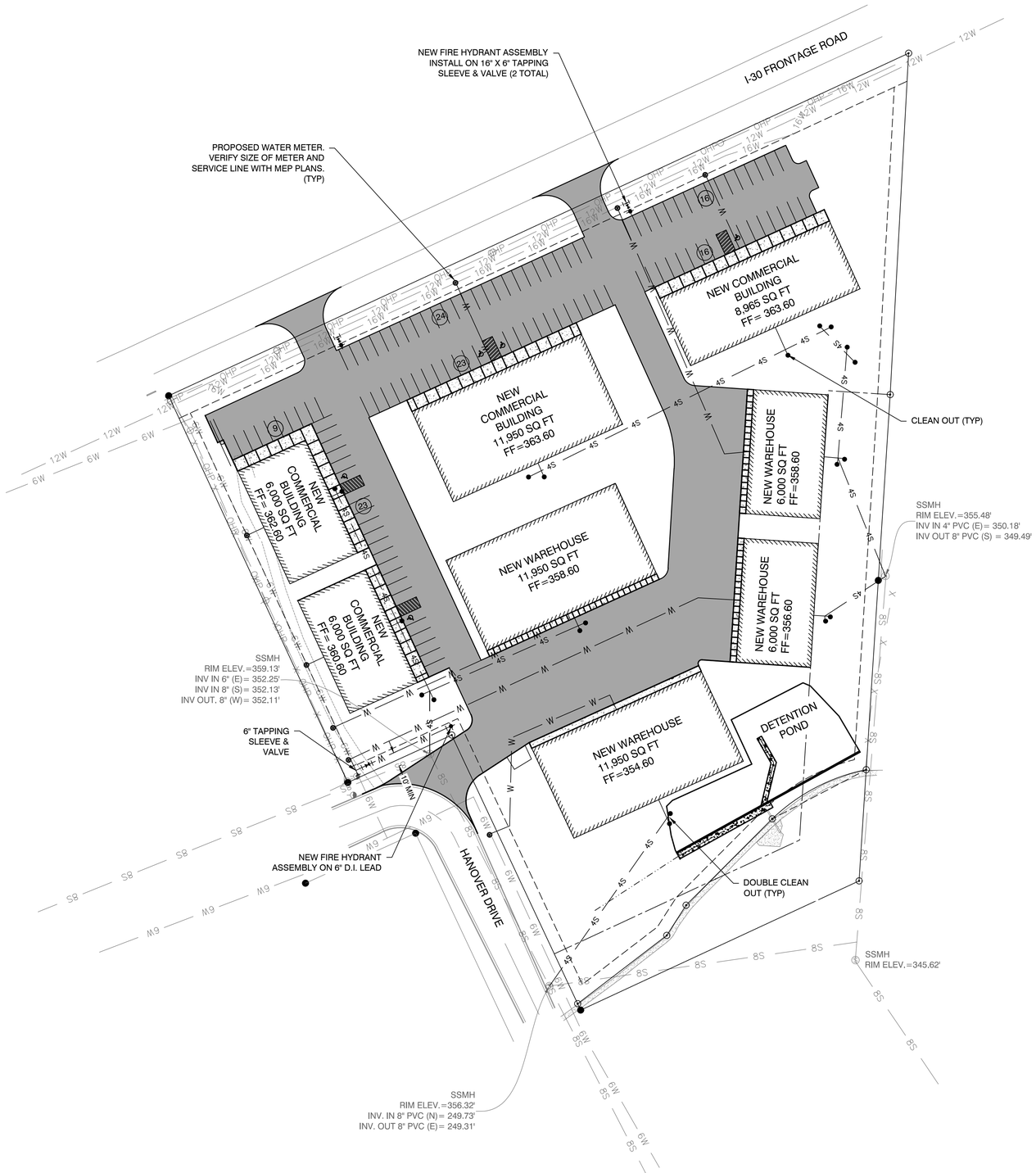

NOTES:

ALL WATER AND SEWER WORK SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATION AND DETAILS AND ARKANSAS PLUMBING CODE.

DATE	REVISION	BY

GNE Designing our client's success

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I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

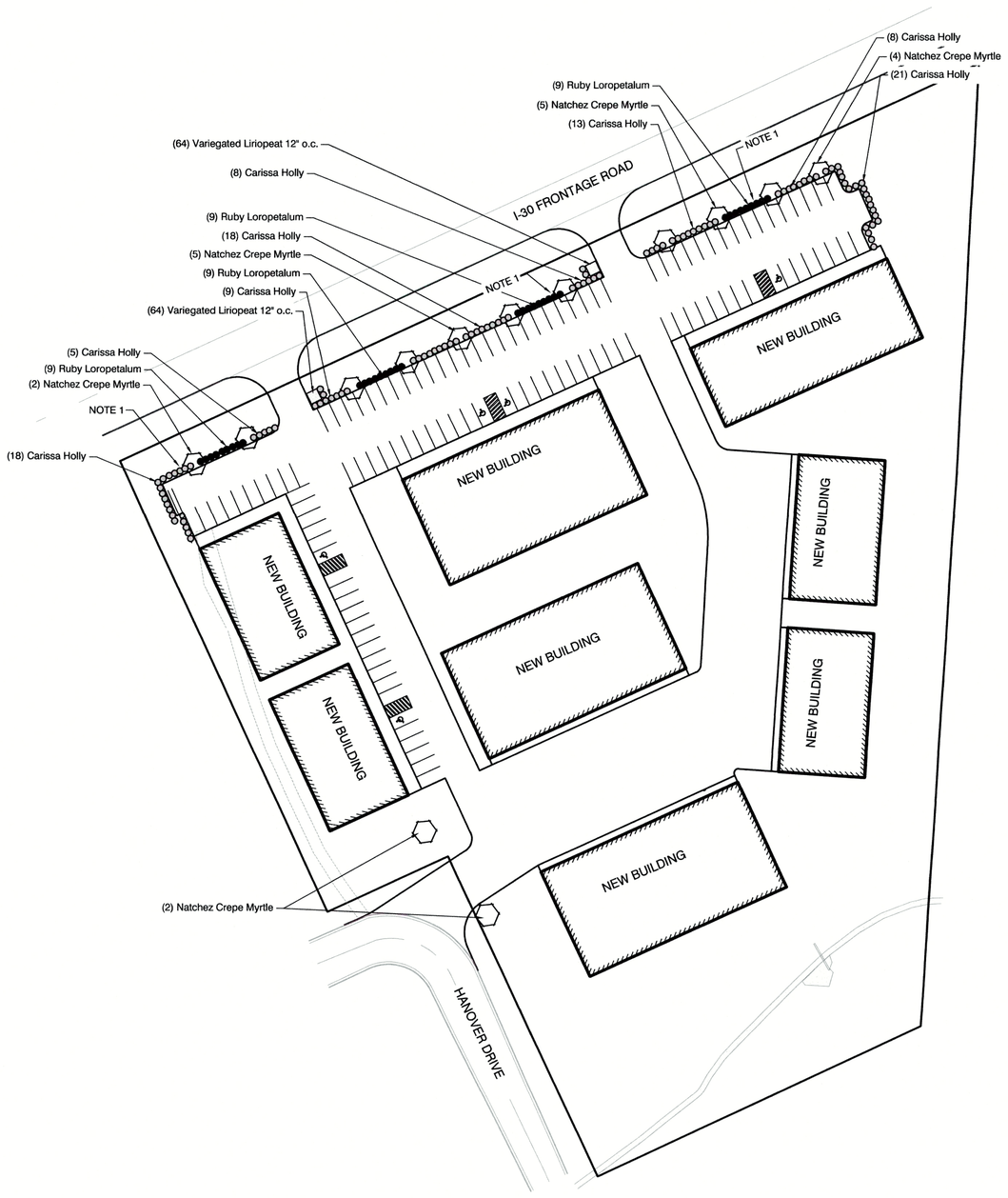
10-10-18

UTILITY PLAN

PROJECT NO: 18092

DATE: OCTOBER, 2018

SHEET NO: C3.0



N

LANDSCAPE PLAN

SCALE: 1" = 50'-0"

LEGEND:

PLAN QUANTITIES:

	QUANTITY:	COMMON NAME / BOTANICAL NAME:	SIZE:	REMARKS:
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I-30 BUSINESS PARK SALINE COUNTY, ARKANSAS

LICENSED LANDSCAPE ARCHITECT
CHAD M. OPPENHUIZEN
No. 5064
ARKANSAS

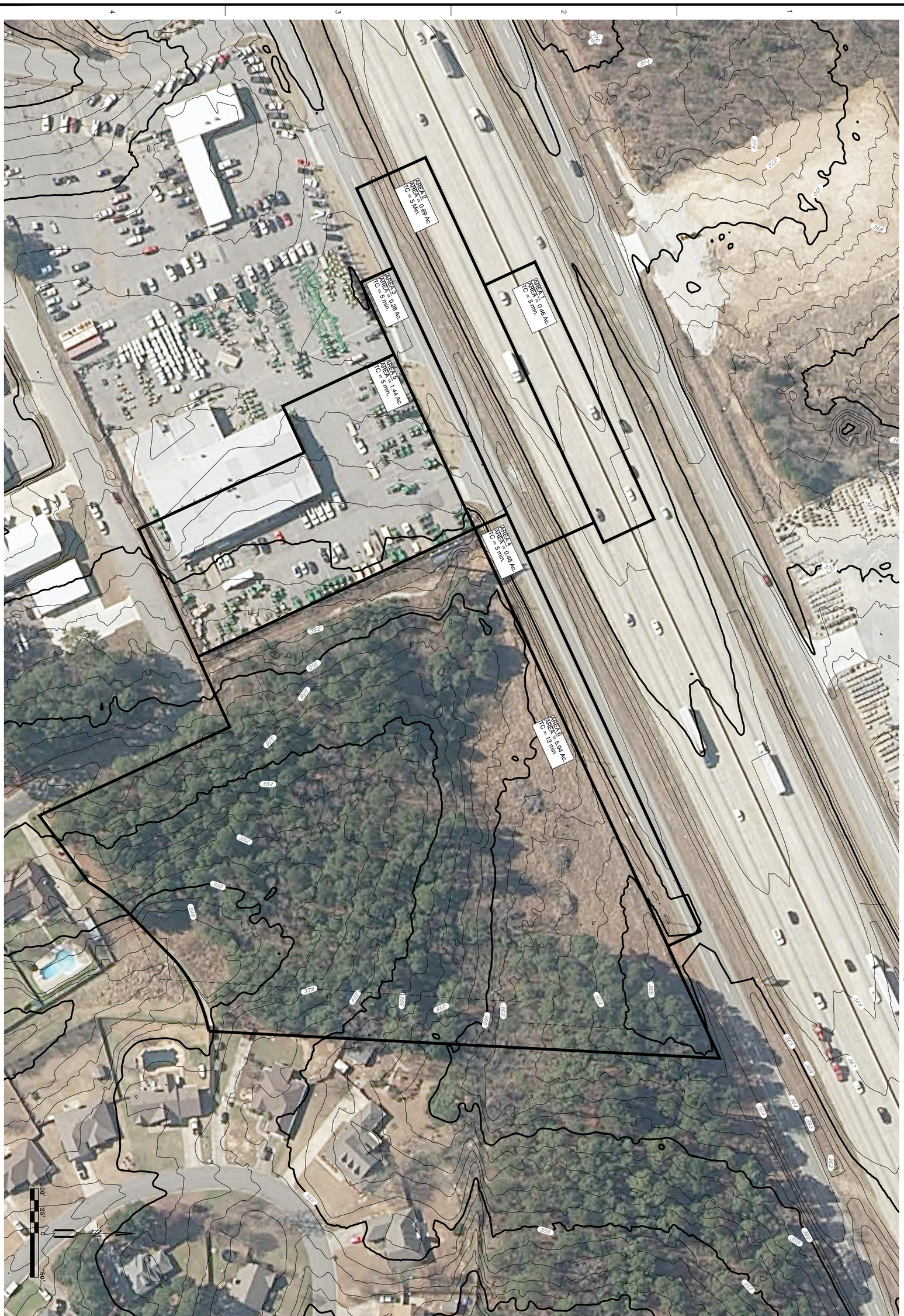
10/11/18

LANDSCAPING PLAN

PROJECT NO: 18092

DATE: OCT, 2018

SHEET NO: L1.0



BASIN-1

SHEET NO:

DATE: OCTOBER, 2018

PROJECT NO: 18092

CONTENTS: PRE DEV' DRAINAGE MAP

LEXINGTON PARK CORP CENTER INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

GNE Designing our client's success

GarNat Engineering, LLC

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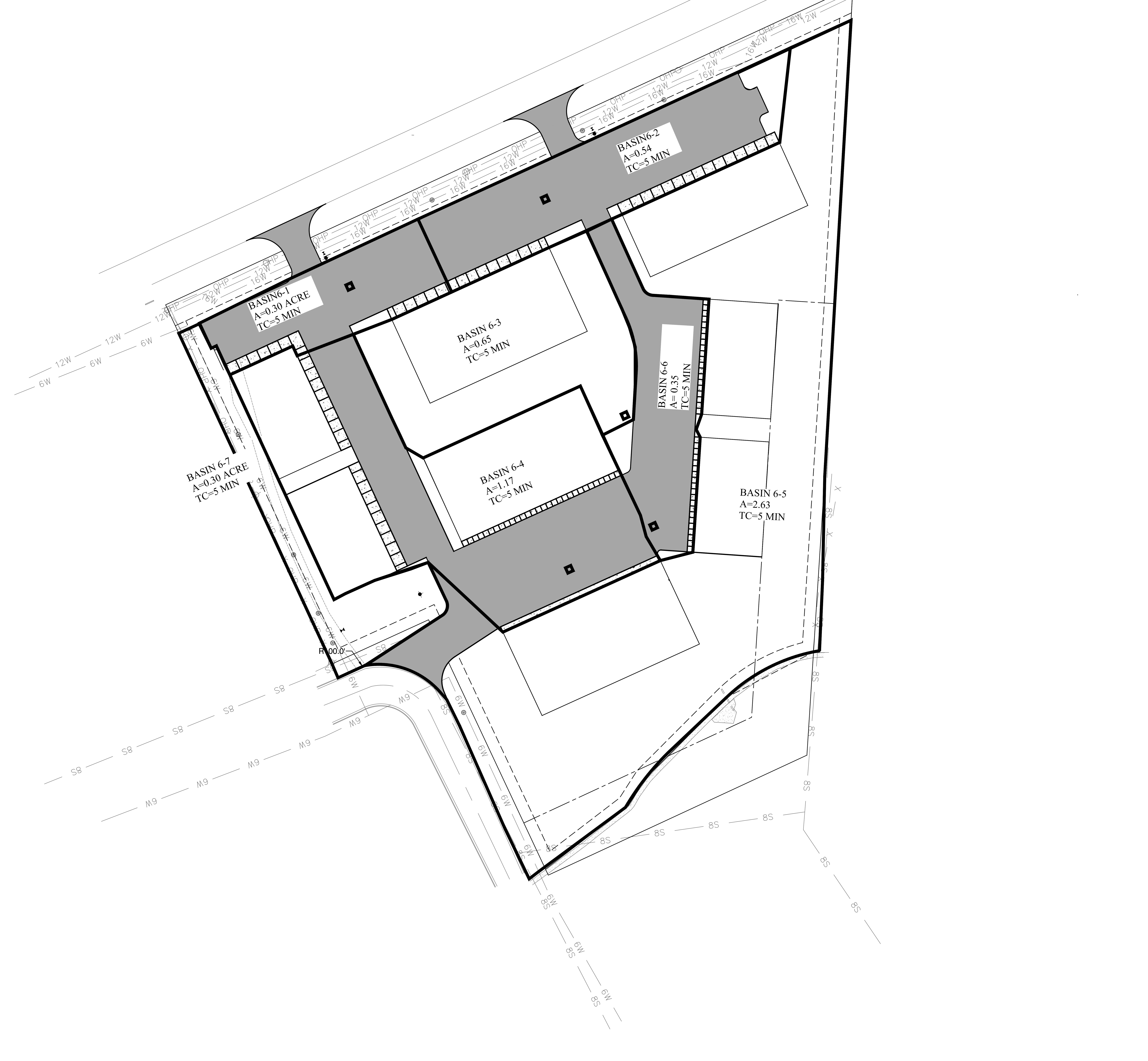
DATE	REVISION	BY

J:\Projects\2018 Projects\18092 Bart Ferguson I-30 Business Park Boundary and Topo\Drawings\DWGs\Design\Xref\18092 Bart Ferguson I-30 Business Park- DRAINAGE BASINS_recover.dwg



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LEXINGTON PARK CORP CENTER INC.
I-30 BUSINESS PARK
SALINE COUNTY, ARKANSAS

CONTENTS:
POST DEV
DRAINAGE
MAP

PROJECT NO:
18092

DATE:
OCTOBER, 2018

SHEET NO:
BASIN-2

J:\Projects\2018 Projects\18092 Bart Ferguson I-30 Business Park Boundary and Topo\Drawings\DWGs\Design\Xref\18092 Bart Ferguson I-30 Business Park- DRAINAGE BASINS_recover.dwg

Stormwater Calcs - I-30 Business Park
using Rational Method
Tc

PRE-Developed-Basin 6

Tc = $\frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}}$ seconds

L =	600.00	feet	
n =	0.05	average grass	
S =	0.01	ft/ft	
Iassumed =	6.80	inches / hour	
Tccalculated	726.77	seconds	
Tccalculated	12.11	minutes	
	0.20	hours	
Tc =	12	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	6.80	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	12	minutes	

PRE-Developed-Basin 1, 2, 3, 4 & 5

FOR BASIN 1, 2, 3, 4, AND 5 USE TC 5 MIN

Post-Developed-Basin 6

Tc = $\frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}}$ seconds

L =	563.00	feet	
n =	0.02	average grass	
S =	0.04	ft/ft	
Iassumed =	8.50	inches / hour	
Tccalculated	274.93	seconds	
Tccalculated	4.58	minutes	
	0.08	hours	
Tc =	5	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	8.50	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	5	minutes	

Stormwater Calcs - I-30 Business Park
using Rational Method
C

Pre-development

Calculated C values - Drainage Basin 1

	Area	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Road	0.46	0.73	0.77	0.81	0.86	0.9	0.95	Asphalt
Total Area =	**0.46**	**0.73**	**0.77**	**0.81**	**0.86**	**0.90**	**0.95**	

Calculated C values - Drainage Basin 2

	Area	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Green Space	0.44	0.33	0.36	0.38	0.42	0.45	0.49	Pasture/Range, Average, 2-7%
New Site (paved and building)	0.45	0.73	0.77	0.81	0.86	0.9	0.95	Asphalt
Total Area =	**0.89**	**0.53**	**0.57**	**0.60**	**0.64**	**0.68**	**0.72**	

Calculated C values - Drainage Basin 3

	Area	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Green Space	0.13	0.33	0.36	0.38	0.42	0.45	0.49	Pasture/Range, Average, 2-7%
New Site (paved and building)	0.15	0.73	0.77	0.81	0.86	0.9	0.95	Asphalt
Total Area =	**0.28**	**0.54**	**0.58**	**0.61**	**0.66**	**0.69**	**0.74**	

Calculated C values - Drainage Basin 4

	Area	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Green Space	0.36	0.33	0.36	0.38	0.42	0.45	0.49	Pasture/Range, Average, 2-7%
New Site (paved and building)	0.12	0.73	0.77	0.81	0.86	0.9	0.95	Asphalt
Total Area =	**0.48**	**0.43**	**0.46**	**0.49**	**0.53**	**0.56**	**0.61**	

Calculated C values - Drainage Basin 5 and 6-7

	Area	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Forest/Woodlands	0.36	0.31	0.34	0.36	0.4	0.43	0.47	Forest/Woodlands, Average , 2-7%
New Site (paved and building)	1.38	0.73	0.77	0.81	0.86	0.9	0.95	Asphalt
Total Area =	**1.74**	**0.64**	**0.68**	**0.72**	**0.76**	**0.80**	**0.85**	

Pre-development

Calculated C values - Drainage Basin 6 minus 6-7

	Area	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Green Space	5.64	0.33	0.36	0.38	0.42	0.45	0.49	Pasture/Range, Average, 2-7%
New Site (paved and building)	0.00	0.73	0.77	0.81	0.86	0.9	0.95	Asphalt
Total Area =	**5.64**	**0.33**	**0.36**	**0.38**	**0.42**	**0.45**	**0.49**	

Post-development

Calculated C values - Drainage Basin 6 minus 6-7

	Area	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Green Space	2.41	0.33	0.36	0.38	0.42	0.45	0.49	Pasture/Range, Average, 2-7%
New Site (paved and building)	3.23	0.73	0.77	0.81	0.86	0.9	0.95	Asphalt
Total Area =	**5.64**	**0.56**	**0.59**	**0.63**	**0.67**	**0.71**	**0.75**	

Post-development

Calculated C values - Drainage Basin 6-3

	Area	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Green Space	0.37	0.33	0.36	0.38	0.42	0.45	0.49	Pasture/Range, Average, 2-7%
New Site (paved and building)	0.28	0.73	0.77	0.81	0.86	0.9	0.95	Asphalt
Total Area =	**0.65**	**0.50**	**0.53**	**0.56**	**0.61**	**0.64**	**0.68**	

Stormwater Calcs - I-30 Business Park
using Rational Method
Pre & Post Development Flowrates

Pre-development

Drainage Basin 1

Q_{10} =	2.79 CFS	Q_2 =	1.95 CFS	Q_5 =	2.41 CFS	Q_{25} =	3.36 CFS	Q_{50} =	3.85 CFS	Q_{100} =	4.37 CFS
c =	0.81	c =	0.73	c =	0.77	c =	0.86	c =	0.90	c =	0.95
i=	7.50 in/hr	i=	5.80 in/hr	i=	6.80 in/hr	i=	8.50 in/hr	i=	9.30 in/hr	i=	10.00 in/hr
A=	0.46 acres	A=	0.46 acres	A=	0.46 acres	A=	0.46 acres	A=	0.46 acres	A=	0.46 acres

Drainage Basin 2

Q10 =	4.01 CFS	Q_2 =	2.74 CFS	Q_5 =	3.45 CFS	Q25 =	4.84 CFS	Q_{50} =	5.63 CFS	Q100 =	6.41 CFS
c =	0.60	c =	0.53	c =	0.57	c =	0.64	c =	0.68	c =	0.72
i=	7.50 in/hr	i=	5.80 in/hr	i=	6.80 in/hr	i=	8.50 in/hr	i=	9.30 in/hr	i=	10.00 in/hr
A=	0.89 acres	A=	0.89 acres	A=	0.89 acres	A=	0.89 acres	A=	0.89 acres	A=	0.89 acres

Drainage Basin 3

Q10 =	1.28 CFS	Q_2 =	0.88 CFS	Q_5 =	1.10 CFS	Q25 =	1.57 CFS	Q_{50} =	1.80 CFS	Q100 =	2.07 CFS
c =	0.61	c =	0.54	c =	0.58	c =	0.66	c =	0.69	c =	0.74
i=	7.50 in/hr	i=	5.80 in/hr	i=	6.80 in/hr	i=	8.50 in/hr	i=	9.30 in/hr	i=	10.00 in/hr
A=	0.28 acres	A=	0.28 acres	A=	0.28 acres	A=	0.28 acres	A=	0.28 acres	A=	0.28 acres

Drainage Basin 4

Q10 =	1.76 CFS	Q_2 =	1.20 CFS	Q_5 =	1.50 CFS	Q25 =	2.16 CFS	Q_{50} =	2.50 CFS	Q100 =	2.93 CFS
c =	0.49	c =	0.43	c =	0.46	c =	0.53	c =	0.56	c =	0.61
i=	7.50 in/hr	i=	5.80 in/hr	i=	6.80 in/hr	i=	8.50 in/hr	i=	9.30 in/hr	i=	10.00 in/hr
A=	0.48 acres	A=	0.48 acres	A=	0.48 acres	A=	0.48 acres	A=	0.48 acres	A=	0.48 acres

Drainage Basin 1,2, 3 & 4

Q10 =	9.84 CFS	Q_2 =	6.76 CFS	Q_5 =	8.46 CFS	Q25 =	11.94 CFS	Q_{50} =	13.78 CFS	Q100 =	**15.78** CFS

Drainage Basin 5 & 6-7

Q10 =	9.40 CFS	Q_2 =	6.46 CFS	Q_5 =	8.05 CFS	Q25 =	11.24 CFS	Q_{50} =	12.95 CFS	Q100 =	14.79 CFS
c =	0.72	c =	0.64	c =	0.68	c =	0.76	c =	0.80	c =	0.85
i=	7.50 in/hr	i=	5.80 in/hr	i=	6.80 in/hr	i=	8.50 in/hr	i=	9.30 in/hr	i=	10.00 in/hr
A=	1.74 acres	A=	1.74 acres	A=	1.74 acres	A=	1.74 acres	A=	1.74 acres	A=	1.74 acres

Drainage Basin 1,2, 3, 4 & 5

Q10 =	19.24 CFS	Q_2 =	13.22 CFS	Q_5 =	16.51 CFS	Q25 =	23.18 CFS	Q_{50} =	26.72 CFS	Q100 =	30.57 CFS

Drainage Basin 6 without 6-7

Q10 =	12.86 CFS	Q_2 =	8.38 CFS	Q_5 =	11.17 CFS	Q25 =	16.11 CFS	Q_{50} =	19.80 CFS	Q100 =	23.21 CFS
c =	0.38	c =	0.33	c =	0.36	c =	0.42	c =	0.45	c =	0.49
i=	6.00 in/hr	i=	4.50 in/hr	i=	5.50 in/hr	i=	6.80 in/hr	i=	7.80 in/hr	i=	8.40 in/hr
A=	5.64 acres	A=	5.64 acres	A=	5.64 acres	A=	5.64 acres	A=	5.64 acres	A=	5.64 acres

Post-development

Drainage Basin 6 without 6-7

Q_{10} =	26.65 CFS	Q_2 =	18.32 CFS	Q_5 =	22.63 CFS	Q_{25} =	32.12 CFS	Q_{50} =	37.24 CFS	Q_{100} =	42.30 CFS
c =	0.63	c =	0.56	c =	0.59	c =	0.67	c =	0.71	c =	0.75
i=	7.50 in/hr	i=	5.80 in/hr	i=	6.80 in/hr	i=	8.50 in/hr	i=	9.30 in/hr	i=	10.00 in/hr
A=	5.64 acres	A=	5.64 acres	A=	5.64 acres	A=	5.64 acres	A=	5.64 acres	A=	5.64 acres

Detention Volume

Pond-1

Cundev=	0.50
Iundev=	8.40 in/hr
Cdev=	0.75
Idev=	10.00 in/hr
R=	3.300
A=	6.00 acres
Tc=	5 minutes
	60 sec/min
Detention Volume=	5,940 cubic feet

Post-development

Drainage Basin 6-1

Q_{10} =	1.82 CFS	Q_2 =	1.27 CFS	Q_5 =	1.57 CFS	Q_{25} =	2.19 CFS	Q_{50} =	2.51 CFS	Q_{100} =	2.85 CFS
c =	0.81	c =	0.73	c =	0.77	c =	0.86	c =	0.90	c =	0.95
i=	7.50 in/hr	i=	5.80 in/hr	i=	6.80 in/hr	i=	8.50 in/hr	i=	9.30 in/hr	i=	10.00 in/hr
A=	0.30 acres	A=	0.30 acres	A=	0.30 acres	A=	0.30 acres	A=	0.30 acres	A=	0.30 acres

Drainage Basin 6-2

Q_{10} =	3.28 CFS	Q_2 =	2.29 CFS	Q_5 =	2.83 CFS	Q_{25} =	3.95 CFS	Q_{50} =	4.52 CFS	Q_{100} =	5.13 CFS
c =	0.81	c =	0.73	c =	0.77	c =	0.86	c =	0.90	c =	0.95
i=	7.50 in/hr	i=	5.80 in/hr	i=	6.80 in/hr	i=	8.50 in/hr	i=	9.30 in/hr	i=	10.00 in/hr
A=	0.54 acres	A=	0.54 acres	A=	0.54 acres	A=	0.54 acres	A=	0.54 acres	A=	0.54 acres

Drainage Basin 6-3

Q_{10} =	2.73 CFS	Q_2 =	1.89 CFS	Q_5 =	2.34 CFS	Q_{25} =	3.37 CFS	Q_{50} =	3.87 CFS	Q_{100} =	4.42 CFS
c =	0.56	c =	0.50	c =	0.53	c =	0.61	c =	0.64	c =	0.68
i=	7.50 in/hr	i=	5.80 in/hr	i=	6.80 in/hr	i=	8.50 in/hr	i=	9.30 in/hr	i=	10.00 in/hr
A=	0.65 acres	A=	0.65 acres	A=	0.65 acres	A=	0.65 acres	A=	0.65 acres	A=	0.65 acres

Drainage Basin 6-4

Q_{10} =	7.11 CFS	Q_2 =	4.95 CFS	Q_5 =	6.13 CFS	Q_{25} =	8.55 CFS	Q_{50} =	9.79 CFS	Q_{100} =	11.12 CFS
c =	0.81	c =	0.73	c =	0.77	c =	0.86	c =	0.90	c =	0.95
i=	7.50 in/hr	i=	5.80 in/hr	i=	6.80 in/hr	i=	8.50 in/hr	i=	9.30 in/hr	i=	10.00 in/hr
A=	1.17 acres	A=	1.17 acres	A=	1.17 acres	A=	1.17 acres	A=	1.17 acres	A=	1.17 acres

Drainage Basin 6-6

Q_{10} =	2.13 CFS	Q_2 =	1.48 CFS	Q_5 =	1.83 CFS	Q_{25} =	2.56 CFS	Q_{50} =	2.93 CFS	Q_{100} =	3.33 CFS
c =	0.81	c =	0.73	c =	0.77	c =	0.86	c =	0.90	c =	0.95
i=	7.50 in/hr	i=	5.80 in/hr	i=	6.80 in/hr	i=	8.50 in/hr	i=	9.30 in/hr	i=	10.00 in/hr
A=	0.35 acres	A=	0.35 acres	A=	0.35 acres	A=	0.35 acres	A=	0.35 acres	A=	0.35 acres

Drainage Basin 1 & 2

Q10 =	5.10 CFS	Q_2 =	3.56 CFS	Q_5 =	4.40 CFS	Q25 =	6.14 CFS	Q_{50} =	7.03 CFS	Q100 =	7.98 CFS

Drainage Basin 1,2 & 3

Q10 =	7.83 CFS	Q_2 =	5.44 CFS	Q_5 =	6.74 CFS	Q25 =	9.51 CFS	Q_{50} =	10.90 CFS	Q100 =	12.40 CFS

Drainage Basin 1,2, 3, 4 & 6

Q10 =	17.07 CFS	Q_2 =	11.88 CFS	Q_5 =	14.70 CFS	Q25 =	20.62 CFS	Q_{50} =	23.62 CFS	Q100 =	26.84 CFS

Stormwater Calcs - I-30 Business Park
using Rational Method
Culvert Sizes

SITE PASS THROUGH WATER

Pipe	Contributing Basin	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (f	Hydraulic Radi	Flow Capacity (cfs)
N/A	AREAS 1, 2, 3 & 4	N/A	N/A	15.78	0.0180	24	1	0.012	3.14	6.283	0.5	32.88
N/A	AREA 4	N/A	N/A	2.93	0.0157	18	1	0.012	1.77	4.712	0.375	14.26
N/A	AREA 5 & 6-7	N/A	N/A	14.79	0.5318	18	1	0.012	1.77	4.712	0.375	82.99
N/A	AREAS 1, 2, 3, 4 & 5	N/A	N/A	30.57	0.0160	24	1	0.012	3.14	6.283	0.5	31.00

ON SITE DRAINAGE

Pipe	Contributing Basin	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (f	Hydraulic Radi	Flow Capacity (cfs)
N/A	Area 6-1	AI-1	AI-2	2.85	0.0053	18	1	0.012	1.77	4.712	0.375	8.28
N/A	Area 6-1 & 6-2	AI-2	AI-3	7.98	0.0201	18	1	0.012	1.77	4.712	0.375	16.13
N/A	Area 6-1, 6-2 & 6-3	AI-3-	AI-5	12.4	0.0299	18	1	0.012	1.77	4.712	0.375	19.68
N/A	Area 6-4	AI-4	AI-5	11.12	0.0149	18	1	0.012	1.77	4.712	0.375	13.89
N/A	Area 6-1, 6-2, 6-3, 6-4 & 6-6	AI-5	Pond	26.84	0.0163	24	1	0.012	3.14	6.283	0.5	31.29

Stormwater Calcs - I-30 Business Park
using Rational Method
Weir & Detention Pond Sizing

Storm Event	Flow (cfs)
Q10 - Pre	12.86
Q25 - Pre	16.11
Q100 - Pre	0.00
Q100 - Post	42.30

Rectangular Weir

Q10

Q (cfs)	**CLH^1.5**	
C	**2.5**	
L	**1.24**	1' - 2 7/8"
H	**3**	
Q (cfs)	**16.11**	

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**12**
H	**1**
Q (cfs)	**30.00**

Total = 46.11

Pond Volume
Volume Required 5940.00 CF

	Elevation	Width (E/W)	Length (N/S)	Area (SF)	Volume (CF)	
	346	0	0	0		
	347	40	32	1144	572	
	348	48	36	3743	2443.5	
	349	56	40	5873	4808	7823.5 Total Volume
With Freeboard	350	64	44	8385	7129	

Storage Nodes

Storage Node : pond

Input Data

Invert Elevation (ft) 346.00
Max (Rim) Elevation (ft) 350.00
Max (Rim) Offset (ft) 4.00
Initial Water Elevation (ft) 0.00
Initial Water Depth (ft) ..... -346.00
Ponded Area (ft²) 0.00
Evaporation Loss 0.00

Storage Area Volume Curves

Storage Curve : Storage-02

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	0	0.000
1	1144	572.00
2	3743	3015.50
3	5873	7823.50
4	8385	14952.50

Storage Node : pond (continued)

2 Years Storm

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-01	Rectangular	No	346.00	0.00	1.24	3.00	2.50
2	Weir-03	Rectangular	No	349.00	3.00	4.00	1.00	2.50

Output Summary Results

Peak Inflow (cfs)	18.32
Peak Lateral Inflow (cfs)	18.32
Peak Outflow (cfs)	8.34
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	347.93
Max HGL Depth Attained (ft)	1.93
Average HGL Elevation Attained (ft)	346.02
Average HGL Depth Attained (ft)	0.02
Time of Max HGL Occurrence (days hh:mm)	0 00:07
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Less than 8.38 CFS, okay

Storage Node : pond (continued)

5 Years Storm

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-01	Rectangular	No	346.00	0.00	1.24	3.00	2.50
2	Weir-03	Rectangular	No	349.00	3.00	4.00	1.00	2.50

Output Summary Results

Peak Inflow (cfs)	22.63
Peak Lateral Inflow (cfs)	22.63
Peak Outflow (cfs)	9.75
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	348.15
Max HGL Depth Attained (ft)	2.15
Average HGL Elevation Attained (ft)	346.02
Average HGL Depth Attained (ft)	0.02
Time of Max HGL Occurrence (days hh:mm)	0 00:08
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Less than 11.17 CFS, okay

Storage Node : pond (continued)

10 Years Storm

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-01	Rectangular	No	346.00	0.00	1.24	3.00	2.50
2	Weir-03	Rectangular	No	349.00	3.00	4.00	1.00	2.50

Output Summary Results

Peak Inflow (cfs)	26.65
Peak Lateral Inflow (cfs)	26.65
Peak Outflow (cfs)	11.03
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	348.33
Max HGL Depth Attained (ft)	2.33
Average HGL Elevation Attained (ft)	346.02
Average HGL Depth Attained (ft)	0.02
Time of Max HGL Occurrence (days hh:mm)	0 00:08
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Less than 12.86 CFS, okay

Storage Node : pond (continued)

25 Years Storm

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-01	Rectangular	No	346.00	0.00	1.24	3.00	2.50
2	Weir-03	Rectangular	No	349.00	3.00	4.00	1.00	2.50

Output Summary Results

Peak Inflow (cfs)	32.12
Peak Lateral Inflow (cfs)	32.12
Peak Outflow (cfs)	12.71
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	348.56
Max HGL Depth Attained (ft)	2.56
Average HGL Elevation Attained (ft)	346.03
Average HGL Depth Attained (ft)	0.03
Time of Max HGL Occurrence (days hh:mm)	0 00:08
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Less than 16.11 CFS, okay

Storage Node : pond (continued)

50 Years Storm

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-01	Rectangular	No	346.00	0.00	1.24	3.00	2.50
2	Weir-03	Rectangular	No	349.00	3.00	4.00	1.00	2.50

Output Summary Results

Peak Inflow (cfs)	37.24
Peak Lateral Inflow (cfs)	37.24
Peak Outflow (cfs)	14.23
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	348.76
Max HGL Depth Attained (ft)	2.76
Average HGL Elevation Attained (ft)	346.03
Average HGL Depth Attained (ft)	0.03
Time of Max HGL Occurrence (days hh:mm)	0 00:08
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Less than 19.80 CFS, okay

Storage Node : pond (continued)

100 Years Storm

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-01	Rectangular	No	346.00	0.00	1.24	3.00	2.50
2	Weir-03	Rectangular	No	349.00	3.00	4.00	1.00	2.50

Output Summary Results

Peak Inflow (cfs)	42.30
Peak Lateral Inflow (cfs)	42.30
Peak Outflow (cfs)	15.70
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	348.95
Max HGL Depth Attained (ft)	2.95
Average HGL Elevation Attained (ft)	346.03
Average HGL Depth Attained (ft)	0.03
Time of Max HGL Occurrence (days hh:mm)	0 00:08
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Less than 23.21 CFS, okay

* Landscape design must be approved

- No Planting within 5 feet of a fire hydrant.
- Spacing will be 40' between trees.
- Tree must be a minimum 3" in diameter @ the base and 12'+ tall.
- Existing trees meeting the minimum size can be counted to meet the criteria.
- No trees can be planted within thirty-foot (30') of a property comer or driveway.
- Shrubs along street fight-of-way lines cannot exceed thirty inches (30") in height.
- Separations noted in the zoning regulations must be bermed or screened with landscaping and ground cover or grass.

SECTION V. PLANT MATERIAL SELECTION

A. The following list of trees are those which have been found to be best suited to the central Arkansas area. There are many more trees that are strong growth trees but the ones in the following lists require the least amount of maintenance. Additional trees may be selected for use in required landscape areas when proven to be hearty in this area.

1. Primary List:

COMMON NAME	SCIENTIFIC NAME
Bald Cypress	Taxodium distichum
Chinese Elm	Ulmus parvifolia
Flowering Bradford Pear	Pyres Calleryana "Bradford"
Ginkgo (male)	Ginkgo bilaba
Honey Locust	Gleditsia triacanthos
Loblolly Pine*	Pinus Taeda
Pin Oak	Quercus palustris
Sawtooth Oak	Quercus acutissima
Sugar Hackberry	Celtis laevigata
Willow Oak	Quercus phellos

*Evergreen trees

2. Secondary List:

COMMON NAME	SCIENTIFIC NAME
American Holly*	Ilex opaca
Crab Apple	Malus spp.
Crepe Myrtle	Lagerstoemia indica
Dogwood	Comus florida
Hawthorn	Crataegus opaca
Redbud	Cercis Canadensis
River Birch	Betula nigra
Southern Magnolia*	Magnolia grandiflora
Swamp Red Maple	Acer reburm
Water Oak	Quercus nigra
Weeping Willow	Salix babylonica

*Evergreen Trees

B. Trees/shrubs on public rights-of-way
All tree/shrub species listed in A, 1-2 and C, 1-2 may be used in the public tight-of-way,

C. Shrub Species