Bryant City Development Review Committee
Thursday, November 17th, 2016
9:00 a.m.
Bryant City Complex/Administration Conference Room

AGENDA

Benjamin Grove Sub-Division
Vernon Williams - GarNatt Engineering - Requesting Final Plat Approval

Documents:

Subdivision Checklist.pdf

Dawson's Pointe Phase 1 Subdivision
Jonathan Hope/William McFadden - Hope Consulting - Requesting Final Plat Approval

Documents:

Dawsons Pointe Letter and Checklist.pdf
Dawson Pointe-Final Platr1.pdf
Dawsons Point- Prelminary Plat.pdf
Dawsons Pointe-AB Ph1-Detention Plan.pdf
Dawsons Pointe-AB Ph1-Drainage Pipes.pdf
Dawsons Pointe-AB Ph1-Sewer Plan.pdf
Dawsons Pointe-AB Ph1-Sewer Profile.pdf
Dawsons Pointe-AB Ph1-Street Plan.pdf
Dawsons Pointe-AB Ph1-Street Profile.pdf

Dollar General Store #18146 (Springhill Road & Northlake Road)
Submitting Revisions

Documents:

transmittal to City 11-28-2016.pdf
1611 Storm Maintenance Plan Checklist.pdf
1611 Storm Maintenance Plan Inspection Form.pdf
C0 1611 Dollar General Complete Civil 11-18-2016.pdf
Exterior Elevation Color Rendering 11-23-2016.pdf
Revised Sheet-A2.pdf
Revised Sheet-A3.pdf

Permit Report
Greg Huggs

City of Bryant Subdivision Checklist

Subdivision/Project Name Benjamin Grove Subdivision

Contact Person Vernon Williams **Phone** 501-408-4650

Mailing Address 406 W. South Street, Benton, Ar

I. Basic Information Needed On The Plat

- ✓ ▲ 1. Name of Subdivision/Project
- ✓ ▲ 2. Current zoning _____
- ✓ ▲ 3. Name and Address of owner of Record
- ✓ ▲ 4. Illustrate Source of Title giving deed record book and page number
- ✓ ▲ 5. Name & address of the sub-divider
- ✓ ▲ 6. Date of Survey
- ✓ ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ✓ ▲ 8. Legal description of the property with exact boundary lines
- ✓ ▲ 9. Acreage of property
- ✓ ▲ 10. Number of Lots
- ✓ ▲ 11. Lot area in square feet
- ✓ ▲ 12. Lot lines with appropriate dimensions
- ✓ ▲ 13. Building setback lines
- ✓ ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ✓ ▲ 15. Certificate of Engineering Accuracy
- ✓ ▲ 16. Certificate of Owner
- ✓ ▲ 17. Certificate of Final Plat Approval
- ✓ ▲ 18. Certificate of Recording
- ✓ ▲ 19. Show scale (not less than 1" = 100')
- ✓ ▲ 20. North Arrow
- ✓ ▲ 21. Show Title block
- ✓ ▲ 22. Show adjoining property owners
- ✓ ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- ✓ 24. Layout of all subdivision entrance street upgrades
- ✓ ▲ 25. Layout of all proposed alleys
- ✓ ▲ 26. Layout of all proposed sidewalk systems
- ✓ ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ✓ ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ✓ ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ✓ ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ✓ ▲ 31. Street width and right-of-way properly shown for each functional classification
- ✓ ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ✓ ▲ 33. Typical cross section of streets
- ✓ ▲ 34. Location and name of existing streets
- ✓ ▲ 35. New street names that are not similar to existing street names
- ✓ ▲ 36. Show street lights
- ✓ ▲ 37. Show Fire Hydrant placement

38. Show and label all permanent & proposed easements
39. Any proposed open space must be shown
40. Show the direction and flow of all water courses entering the tract
41. Show the direction and flow of all water courses leaving the tract
42. The drainage area of all water courses above the points of entry.
43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
44. Show source of water supply
45. Show location of waste water connection to municipal main & sanitary sewer layout
46. A phasing plan outlining the boundaries for each phase

II. Additional Information Needed, But Not Necessarily On The Plat

47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
50. Calculations and field notes, including drainage calculations along with support drawing
51. Stormwater detention plan approval from City Engineer (attach copy of approval)
52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
53. ADA Accessibility Standard Form completed (and attached)
54. A Bill of Assurance has been prepared for this subdivision (and attached)
55. All lots comply with minimum square footage area and minimum lot width at the front building line
56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
57. Made the "One Call" prior to site clearance or other excavation activity

III. Preliminary Plat Attachments

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

58. **Letter to Planning Commission** stating your request
59. **Completed Checklist**
60. **Completed agreement to provide performance assurance**
61. **Subdivider Performance Bond or Cashier's Check** for infrastructure installation
62. Landscaping plan of any proposed common open space
63. **Draft of Bill of Assurance** proposed for the subdivision (if applicable)
64. **20 copies of Preliminary Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
65. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
66. **Copy of Stormwater Detention approval**
67. **2 copies Plan and profile of all streets**
68. **Receipt for $300.00 + $3.00 per lot for preliminary Subdivision fee**
69. **Receipt for $250.00 or $25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review**
70. **Copy of ADEQ Stormwater Pollution Prevention Plan** for property parcel containing one acre or larger.

III. Final Plat Attachments

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

- ✓ ▲ 71. **Letter to Planning Commission** stating your request
- ✓ ▲ 72. **Completed Checklist**
- ✓ ▲ 73. **20 copies of Final Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ✓ ▲ 74. **Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format**
- ✓ ▲ 75. **Bill of Assurance** including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of **Water & Sewer Commission approval** or....
- ✓ ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ✓ ▲ 78. **Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed** in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ✓ ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ✓ ▲ 80. Check for **$25.00 + $1.00 per lot for final Subdivision fee**
- ✓ ▲ 81. Check for **Water Sewer impact fees ($100.00 Flushing Fee and $100.00 impact fee per lot)**

Benjamin Grove Subdivision
Name of Subdivision

Kelly Vanlandingham
Surveyor

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

Owner Signature

Kelly Vanlandingham
Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____

HOPE
CONSULTING
ENGINEERS - SURVEYORS
117 S. Market St. Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

November 18, 2016

Les Price
Crist Engineers, Inc.
205 Executive Court
Little Rock, AR 72205

Re: Dawson's Pointe Subdivision - Final Plat Phase 1
Engineering Certification

Dear Mr. Price,

On behalf of our client, Hope Consulting is formally requesting that the City of Bryant Planning Commission begin the review and approval process for the Final Plat of the first phase of Dawson's Pointe. All completed improvements meet the minimum requirements for the approved construction drawings, the City of Bryant Minimum Standard Specifications for Streets and the City of Bryant's Standard Specifications for Design and Construction of Water Lines and Sewer Lines. As-built drawings have been submitted for review and approval as well. Street lights are scheduled for installation.

Feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

William McFadden, PE CFM

HOPE
CONSULTING
ENGINEERS - SURVEYORS
117 S. Market St. Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

November 21, 2016

Truett Smith
City of Bryant
210 Southwest 3rd Street
Bryant, AR 72022

Re: Dawson's Pointe Phase 1 Subdivision

Dear Mr. Smith,

On behalf of our client, Hope Consulting is formally requesting that the City of Bryant Planning Commission begin the review and approval process for this subdivision outside the city limits but within the planning area. Mr. Price's review comments have all been satisfied.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

William McFadden PE, CFM

City of Bryant Subdivision Checklist

Subdivision/Project Name Dawson's Pointe Phase 1

Contact Person William M'Fadden **Phone** 501 315 2626

Mailing Address 117 S Market St, Benton

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning R-2
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
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- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

received 11/28/16 CS

- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
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II. Additional Information Needed, But Not Necessarily On The Plat

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- 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- ▲ 53. ADA Accessibility Standard Form completed (and attached)
- ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
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- ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

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- ▲ 66. Copy of **Stormwater Detention approval**
- ▲ 67. 2 copies **Plan and profile** of all streets
- ▲ 68. Receipt for **$300.00 + $3.00 per lot for preliminary Subdivision fee**
- ▲ 69. Receipt for **$250.00 or $25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review**
- ▲ 70. Copy of **ADEQ Stormwater Pollution Prevention Plan** for property parcel containing one acre or larger.

III. Final Plat Attachments

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- 74. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- 75. **Bill of Assurance** including provisions set out in Title 15 Subdivision Regulations 15.16.01
- 76. Copy of **Water & Sewer Commission approval** or....
- 77. State Health Department approval of any new water supply and/or sewage system.
- 78. **Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed** in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- 79. Infrastructure Maintenance Bond or Cashier's check.
- 80. Check for **$25.00 + $1.00 per lot for final Subdivision fee**
- 81. Check for **Water Sewer Impact fees ($100.00 Flushing Fee and $100.00 impact fee per lot)**

Dawson's Pointe Phase 1
Name of Subdivision

_____
Surveyor

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

_____
Owner Signature

Will M Fall
Engineer Signature

CITY USE

Preliminary Plat Approved _____

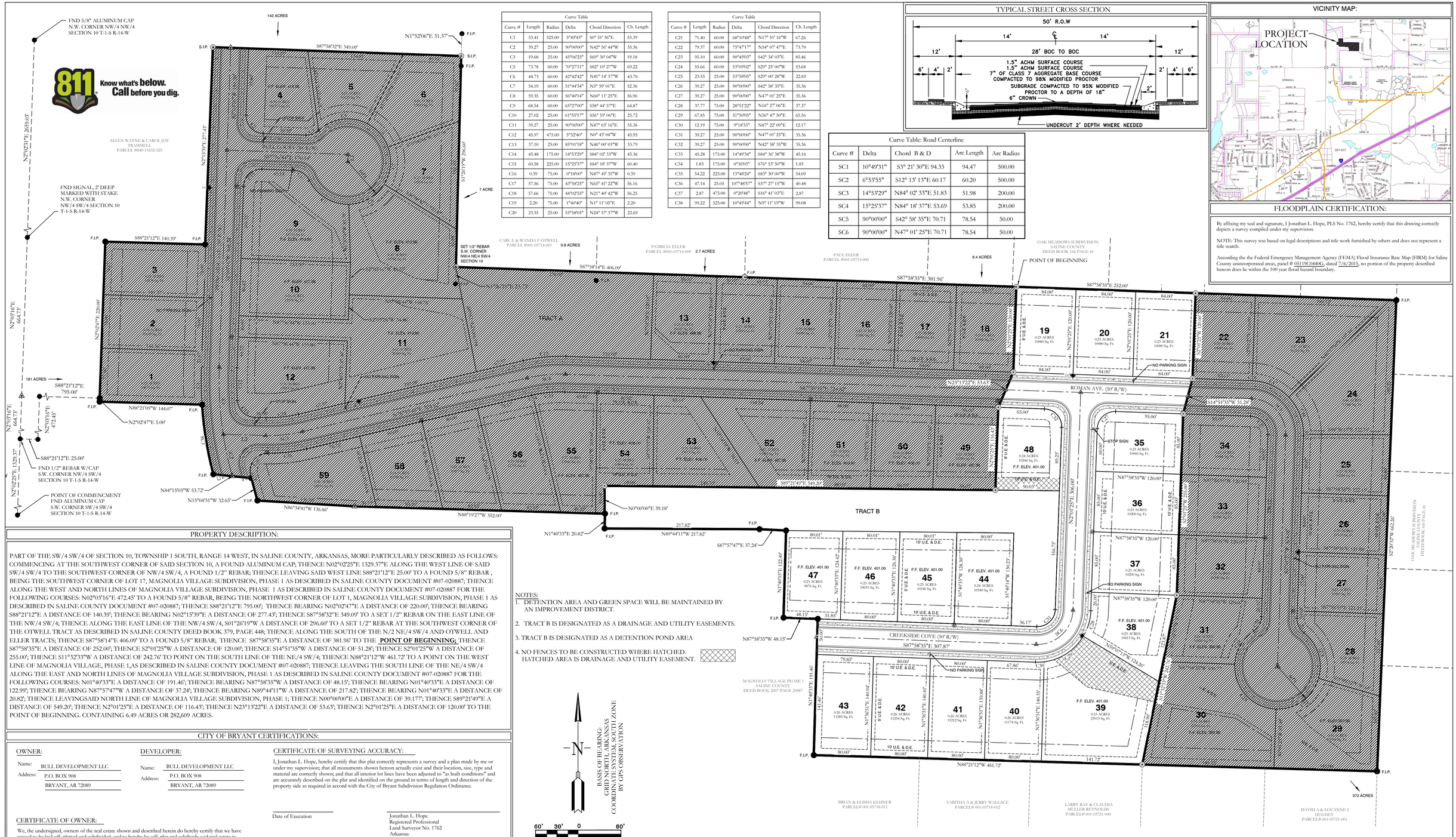
Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	53.41	525.00	5°49'43"	S6° 51' 36"E	53.39
C2	39.27	25.00	90°00'00"	N42° 56' 44"W	35.36
C3	19.68	25.00	45°06'25"	S69° 30' 04"W	19.18
C5	73.78	60.00	70°27'11"	S82° 10' 27"W	69.22
C6	44.73	60.00	42°42'42"	N41° 14' 37"W	43.70
C7	54.19	60.00	51°44'34"	N5° 59' 01"E	52.36
C8	59.35	60.00	56°40'14"	N60° 11' 25"E	56.96
C9	68.54	60.00	65°27'00"	S88° 44' 57"E	64.87
C10	27.02	25.00	61°55'17"	S56° 59' 06"E	25.72
C11	39.27	25.00	90°00'00"	N47° 03' 16"E	35.36
C12	45.97	475.00	5°32'40"	N6° 43' 04"W	45.95
C13	37.10	25.00	85°01'18"	N46° 00' 03"W	33.79
C14	45.48	175.00	14°53'29"	S84° 02' 33"W	45.36
C15	60.58	225.00	15°25'37"	S84° 18' 37"W	60.40
C16	0.39	75.00	0°18'00"	N87° 49' 35"W	0.39
C17	57.56	75.00	43°58'25"	N65° 41' 22"W	56.16
C18	57.66	75.00	44°02'55"	N21° 46' 42"W	56.25
C19	2.20	75.00	1°40'40"	N1° 11' 05"E	2.20
C20	23.53	25.00	53°58'05"	N24° 57' 37"W	22.69

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C21	71.40	60.00	68°10'48"	N17° 51' 16"W	67.26
C22	79.37	60.00	75°47'17"	N54° 07' 47"E	73.70
C23	95.10	60.00	90°49'03"	S42° 34' 03"E	85.46
C24	55.66	60.00	53°09'02"	S29° 25' 00"W	53.68
C25	23.55	25.00	53°58'05"	S29° 00' 28"W	22.69
C26	39.27	25.00	90°00'00"	S42° 58' 35"E	35.36
C27	39.27	25.00	90°00'00"	N47° 01' 25"E	35.36
C28	37.77	75.00	28°51'22"	N16° 27' 06"E	37.37
C29	67.85	75.00	51°50'05"	N56° 47' 50"E	65.56
C30	12.19	75.00	9°18'33"	N87° 22' 09"E	12.17
C31	39.27	25.00	90°00'00"	N47° 01' 25"E	35.36
C32	39.27	25.00	90°00'00"	N42° 58' 35"W	35.36
C33	45.28	175.00	14°49'34"	S84° 36' 38"W	45.16
C34	1.83	175.00	0°36'03"	S76° 53' 50"W	1.83
C35	54.22	225.00	13°48'24"	S83° 30' 00"W	54.09
C36	47.14	25.05	107°48'57"	S37° 27' 15"W	40.48
C37	2.87	475.00	0°20'48"	S16° 41' 03"E	2.87
C38	99.22	525.00	10°49'44"	N9° 11' 19"W	99.08

TYPICAL STREET CROSS SECTION

Curve Table: Road Centerline				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
SC1	10°49'31"	S3° 21' 30"E 94.33	94.47	500.00
SC2	6°53'55"	S12° 13' 13"E 60.17	60.20	500.00
SC3	14°53'29"	N84° 02' 33"E 51.83	51.98	200.00
SC4	15°25'37"	N84° 18' 37"E 53.69	53.85	200.00
SC5	90°00'00"	S42° 58' 35"E 70.71	78.54	50.00
SC6	90°00'00"	N47° 01' 25"E 70.71	78.54	50.00

VICINITY MAP:

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I Jonathan L. Hope, PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05119C0440G, dated 7/6/2015, no portion of the property desenbed hereon does lie within the 100 year flood hazard boundary.

PROPERTY DESCRIPTION:

PART OF THE SW/4 SW/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, A FOUND ALUMINUM CAP; THENCE N02°02'25"E 1329.37'E ALONG THE WEST LINE OF SAID SW/4 SW/4 TO THE SOUTHWEST CORNER OF NW/4 SW/4, A FOUND 1/2" REBAR; THENCE LEAVING SAID WEST LINE S88°21'12"E 25.00' TO A FOUND 5/8" REBAR , BEING THE SOUTHWEST CORNER OF LOT 17, MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887; THENCE ALONG THE WEST AND NORTH LINES OF MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887 FOR THE FOLLOWING COURSES: N02°03'16"E 472.45' TO A FOUND 5/8" REBAR, BEING THE NORTHWEST CORNER OF LOT 1, MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887; THENCE S88°21'12"E 795.00'; THENCE BEARING N02°02'47"E A DISTANCE OF 220.00; THENCE BEARING S88°21'12"E A DISTANCE OF 140.39'; THENCE BEARING N02°15'39"E A DISTANCE OF 277.43'; THENCE S87°58'32"E 349.09' TO A SET 1/2" REBAR ON THE EAST LINE OF THE NW/4 SW/4; THENCE ALONG THE EAST LINE OF THE NW/4 SW/4, S01°26'19"W A DISTANCE OF 296.60' TO A SET 1/2" REBAR AT THE SOUTHWEST CORNER OF THE OTWELL TRACT AS DESCRIBED IN SALINE COUNTY DEED BOOK 379, PAGE 448; THENCE ALONG THE SOUTH OF THE N/2 NE/4 SW/4 AND OTWELL AND ELLER TRACTS; THENCE S87°58'14"E 406.09' TO A FOUND 5/8" REBAR; THENCE S87°58'35"E A DISTANCE OF 381.96' TO THE **POINT OF BEGINNING;** THENCE S87°58'35"E A DISTANCE OF 252.00'; THENCE S2°01'25"W A DISTANCE OF 120.00'; THENCE S14°51'35"W A DISTANCE OF 51.28'; THENCE S2°01'25"W A DISTANCE OF 255.00'; THENCE S11°32'33"W A DISTANCE OF 242.76' TO POINT ON THE SOUTH LINE OF THE NE/4 SW/4; THENCE N88°21'12"W 461.72' TO A POINT ON THE WEST LINE OF MAGNOLIA VILLAGE, PHASE 1,AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887; THENCE LEAVING THE SOUTH LINE OF THE NE/4 SW/4 ALONG THE EAST AND NORTH LINES OF MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #07-020887 FOR THE FOLLOWING COURSES: N01°40'33"E A DISTANCE OF 191.46'; THENCE BEARING N87°58'35"W A DISTANCE OF 48.15'; THENCE BEARING N01°40'33"E A DISTANCE OF 122.99'; THENCE BEARING N87°57'47"W A DISTANCE OF 37.24'; THENCE BEARING N89°44'11"W A DISTANCE OF 217.82'; THENCE BEARING N01°40'33"E A DISTANCE OF 20.82'; THENCE LEAVINGSAID NORTH LINE OF MAGNOLIA VILLAGE SUBDIVISION, PHASE 1; THENCE N00°00'00"E A DISTANCE OF 39.177'; THENCE S89°21'49"E A DISTANCE OF 549.20'; THENCE N2°01'25"E A DISTANCE OF 116.43'; THENCE N23°13'22"E A DISTANCE OF 53.63'; THENCE N2°01'25"E A DISTANCE OF 120.00' TO THE POINT OF BEGINNING. CONTAINING 6.49 ACRES OR 282,609 ACRES.

CITY OF BRYANT CERTIFICATIONS:

OWNER:

Name: BULL DEVELOPMENT LLC
Address: P.O. BOX 908
BRYANT, AR 72089

DEVELOPER:

Name: BULL DEVELOPMENT LLC
Address: P.O. BOX 908
BRYANT, AR 72089

CERTIFICATE OF OWNER:

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

Date of Execution

Name:
Address:

Source of Tile: BOOK 2010 PAGE 44484

CERTIFICATE OF PROPERTY OWNERSHIP:

I,_____, hereby certify that the deed records in the office of Cicuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that _____is the record title owner of real property more particularly described herin on plat.

Dated: _____

Certified Title Insurance Agent or Abstractor

CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution

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

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

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

Date of Execution

William W. McFadden
Registered Professional
Engineer, No. 14048
Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

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

Date of Execution

NAME, CHAIRMAN
BRYANT PLANNING COMMISSION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 14048
WILLIAM W. McFADDEN

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

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

LEGEND
- Computed point
- Found monument
- Set #4 RB/Plas. Cap(SIP)
- (M) - Measured
- (R) - Record
- (P) - Platted
- Street Light
- Fire Hydrant
- Stop Sign

FINAL PLAT
DAWSON'S POINTE SUBDIVISION PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

PROPERTY SPECIFICATIONS:	
OWNER: BULL DEVELOPMENT LLC, P.O. BOX 908, BRYANT, AR 72089	MIN. LOT SIZE: 10,000 S.F.
DEVELOPER/: SUBDIVIDER: BULL DEVELOPMENT LLC, P.O. BOX 908, BRYANT, AR 72089	NUMBER OF LOTS: 17
ENGINEERS: HOPE CONSULTING INC., 117 S MARKET STREET, BENTON, AR 72015	SOURCE OF WATER: CITY OF BRYANT
NAME OF SUBDIVISION: DAWSON'S POINTE SUBDIVISION PHASE 1	SOURCE OF SEWER: CITY OF BRYANT
ZONING CLASSIFICATION: PROPOSED R-2	SOURCE OF ELECTRIC: FIRST ELECTIC
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2010 PAGE 44484	BUILDING SETBACKS: FRONT - 25' OR AS SHOWN; REAR - 25' OR AS SHOWN; SIDE: - 8' OR AS SHOWN
	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN; REAR - 10' OR AS SHOWN; SIDE: - 5' OR AS SHOWN
	STREET RIGHT OF WAYS: 50' OR AS SHOWN
	STREET WIDTH: 28' BOC TO BOC
	LOT CORNERS: SET 1/2" REBAR WITH CAP

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

FOR USE AND BENEFIT OF:
BULL DEVELOPMENT, L.L.C

FINAL PLAT
DAWSON'S POINTE SUBDIVISION PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 11-18-2016	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED: 11-28-2016	CHECKED BY:	05-0570
	SCALE: 1" = 60'	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	53.41	525.00	5°49'43"	S0° 51' 36"E	53.39
C2	39.27	25.00	90°00'00"	N42° 56' 44"W	35.36
C3	19.68	25.00	45°06'25"	S69° 30' 04"W	19.18
C4	24.30	60.00	23°12'17"	S58° 33' 00"W	24.13
C5	49.48	60.00	47°14'53"	N86° 13' 25"W	48.09
C6	44.73	60.00	42°42'42"	N41° 14' 37"W	43.70
C7	54.19	60.00	51°44'34"	N5° 59' 01"E	52.36
C8	59.35	60.00	56°40'14"	N60° 11' 25"E	56.96
C9	68.54	60.00	65°27'00"	S58° 44' 57"E	64.87
C10	27.02	25.00	61°55'17"	S56° 59' 06"E	25.72
C11	39.27	25.00	90°00'00"	N47° 03' 16"E	35.36
C12	45.97	475.00	5°32'40"	N0° 43' 04"W	45.95
C13	37.10	25.00	85°01'18"	N46° 00' 03"W	33.79
C14	45.48	175.00	14°53'29"	S84° 02' 33"W	45.36
C15	60.58	225.00	15°25'37"	S84° 18' 37"W	60.40
C16	0.39	75.00	0°18'00"	N87° 49' 35"W	0.39
C17	57.56	75.00	43°58'25"	N65° 41' 22"W	56.16
C18	57.66	75.00	44°02'55"	N21° 40' 42"W	56.25
C19	2.20	75.00	1°40'40"	N1° 11' 05"E	2.20

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C20	23.55	25.00	53°58'05"	N24° 57' 37"W	22.69
C21	71.40	60.00	68°10'48"	N17° 51' 16"W	67.26
C22	79.37	60.00	75°47'17"	N54° 07' 47"E	73.70
C23	95.10	60.00	90°49'03"	S42° 34' 03"E	85.46
C24	55.66	60.00	53°09'02"	S29° 25' 00"W	53.68
C25	23.55	25.00	53°58'05"	S29° 00' 28"W	22.69
C26	39.27	25.00	90°00'00"	S42° 58' 35"E	35.36
C27	39.27	25.00	90°00'00"	N47° 01' 25"E	35.36
C28	37.77	75.00	28°51'22"	N16° 27' 06"E	37.37
C29	67.85	75.00	51°50'05"	N56° 47' 50"E	65.56
C30	12.19	75.00	9°18'33"	N87° 22' 09"E	12.17
C31	39.27	25.00	90°00'00"	N47° 01' 25"E	35.36
C32	39.27	25.00	90°00'00"	N42° 58' 35"W	35.36
C33	45.28	175.00	14°49'34"	S84° 36' 38"W	45.16
C34	1.83	175.00	0°36'03"	S76° 53' 50"W	1.83
C35	54.22	225.00	13°48'24"	S83° 30' 00"W	54.09
C36	47.14	25.05	107°48'57"	S37° 27' 15"W	40.48
C37	2.87	475.00	0°20'48"	S16° 41' 03"E	2.87
C38	99.22	525.00	10°49'44"	N9° 11' 19"W	99.08

TYPICAL STREET CROSS SECTION

50' R.O.W
14'
14'
12'
28' BOC TO BOC
12'
4'
4'
4'
1.5" ACHM SURFACE COURSE
1.5" ACHM SURFACE COURSE
7" OF CLASS 7 AGGREGATE BASE COURSE
COMPACTED TO 98% MODIFIED PROCTOR
SUBGRADE COMPACTED TO 95% MODIFIED
PROCTOR TO A DEPTH OF 18"
6" CROWN
2'
UNDERCUT 2' DEPTH

Curve Table: Road Centerline				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
SC1	10°49'31"	S3° 21' 30"E 94.33	94.47	500.00
SC2	6°53'55"	S12° 13' 13"E 60.17	60.20	500.00
SC3	14°53'29"	N84° 02' 33"E 51.83	51.98	200.00
SC4	15°25'37"	N84° 18' 37"E 53.69	53.85	200.00
SC5	90°00'00"	S42° 58' 35"E 70.71	78.54	50.00
SC6	90°00'00"	N47° 01' 25"E 70.71	78.54	50.00

Line Table: Road Centerline		
Line #	Direction	Length
L1	S2° 03' 16"W	9.99
L2	S88° 30' 42"E	59.77

VICINITY MAP:

PROJECT
LOCATION
BRYANT

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I Jonathan L. Hope, PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05119C0440G, dated 7/6/2015, a portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY DESCRIPTION:

PART OF THE SW/4 SW/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF THE SAID SECTION 10, A FOUND 1/4" REBAR; THENCE N88°20'15"'E 659.95'; THENCE N02°02'33"E 1802.00'; THENCE S88°21'12"E 160.10' TO THE POINT OF BEGINNING; THENCE BEARING N02°02'47"E A DISTANCE OF 225.00'; THENCE BEARING S88°21'12"E A DISTANCE OF 141.35'; THENCE BEARING N02°03'16"E A DISTANCE OF 285.54'; THENCE BEARING S87°58'51"E A DISTANCE OF 349.00; THENCE BEARING S01°26'18"W A DISTANCE OF 328.47'; THENCE BEARING N88°40'59"E A DISTANCE OF 322.034'; THENCE BEARING N88°41'01"E A DISTANCE OF 84.50'; THENCE BEARING S87°58'35"E A DISTANCE OF 916.22'; THENCE BEARING S02°20'32"W A DISTANCE OF 662.26'; THENCE BEARING N88°21'12"W A DISTANCE OF 791.88'; THENCE BEARING N01°40'33"E A DISTANCE OF 191.46'; THENCE BEARING N87°58'35"W A DISTANCE OF 48.15'; THENCE BEARING N01°40'33"E A DISTANCE OF 122.45; THENCE BEARING N87°10'56"W A DISTANCE OF 37.25'; THENCE BEARING N89°44'11"W A DISTANCE OF 217.82'; THENCE BEARING N01°40'33"E A DISTANCE OF 20.82; THENCE BEARING N88°19'27"W A DISTANCE OF 352.00'; THENCE BEARING N86°34'41"W A DISTANCE OF 136.86'; THENCE BEARING N15°04'31"W A DISTANCE OF 32.65'; THENCE BEARING N84°15'03"W A DISTANCE OF 53.72; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 A DELTA ANGLE OF 10°49'44", AND WHOSE LONG CHORD BEARS N09°11'19"W A DISTANCE OF 99.08; THENCE BEARING N88°21'09"W A DISTANCE OF 144.07' TO THE POINT OF BEGINNING. CONTAINING 22.21 ACRES OR 967,341 ACRES.

Know what's below. Call before you dig.

CITY OF BRYANT CERTIFICATIONS:

OWNER:

Name: B & C EXCAVATING, INC.
Address: P.O. BOX 908
BRYANT, AR 72089

DEVELOPER:

Name: B & C EXCAVATING, INC.
Address: P.O. BOX 908
BRYANT, AR 72089

CERTIFICATE OF OWNER:

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

Date of Execution ____________ Name: ____________
Address: ____________

Source of Tile: BOOK ________ PAGE ________

CERTIFICATE OF PROPERTY OWNERSHIP:

I,____________, hereby certify that the deed records in the office of Cicuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that ______________is the record title owner of real property more particularly described herin on plat.

Dated: ____________ ____________
Certified Title Insurance Agent or Abstractor

CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution ____________

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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

Date of Execution ____________

William W. McFadden
Registered Professional
Engineer, No. 14048
Arkansas

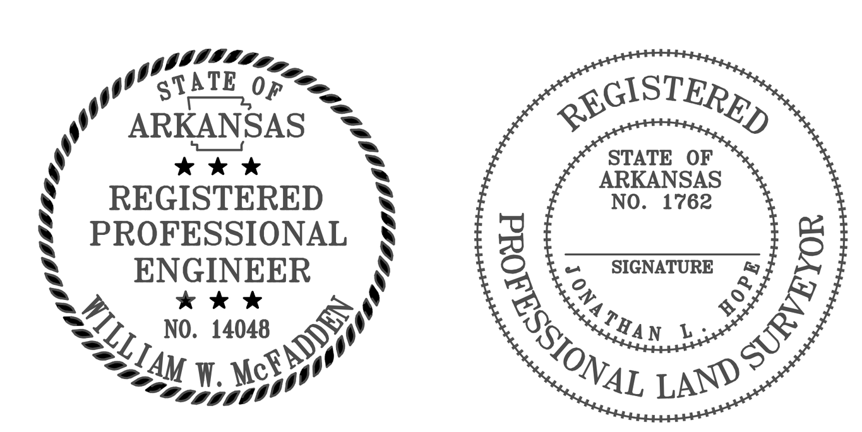
CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

Date of Execution ____________

NAME, CHAIRMAN
BRYANT PLANNING COMMISSION

PRELIMINARY PLAT
DAWSON'S POINT SUBDIVISION
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



LEGEND

- Computed point
- Found monument
- Set #4 RB/Plas. Cap(SIP)
- (M) - Measured
- (R) - Record
- (P) - Platted
- Street Light
- Fire Hydrant
- Stop Sign

PROPERTY SPECIFICATIONS:

OWNER: B & C EXCAVATING, INC
P.O. BOX 908
BRYANT, AR 72089

DEVELOPER/: SUBDIVIDER B & C EXCAVATING, INC
P.O. BOX 908
BRYANT, AR 72089

ENGINEERS: HOPE CONSULTING INC.
117 S MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: DAWSONS POINT SUBDIVISION

ZONING CLASSIFICATION: PROPOSED R-1.S

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2010 PAGE 44484

MIN. LOT SIZE: 7,500 S.F.
NUMBER OF LOTS: 59
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 26' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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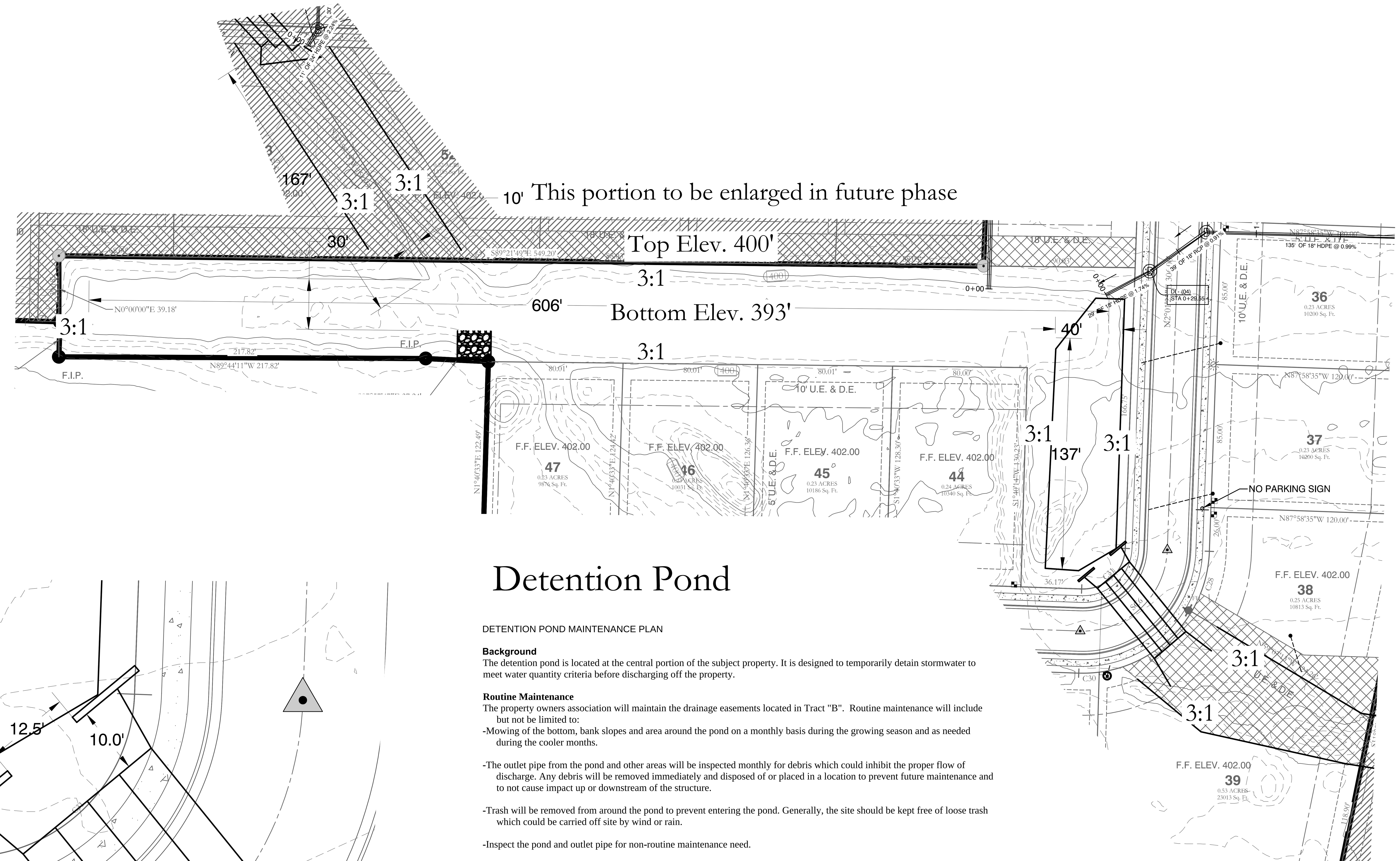
FOR USE AND BENEFIT OF:
B & C EXCAVATING INC.

PRELIMINARY PLAT
DAWSON'S POINT SUBDIVISION
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 04-13-2016	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	05-0570
	SCALE: 1" = 60'	

	Dawson's Pointe - 100 year flows			
	West Channel			
bottom width	b	20	feet	
1:z side slope	z	3		
depth	y	3	feet	
top width	T	38	feet	
mannings (grass)	n	0.04		
longitudinal slope	S	0.004	ft/ft	
area	A	87	sq. ft.	A=(b+z*y)*y
wetted perimeter	WP	39.0	feet	WP=b+2*y*SQRT(1+z^2)
hydraulic radius	R	2.2	feet	R=[(b+zy)*y]/[b+2*y*SQRT(1+z^2)]
100-year storm flow	Q	340.0	cfs	
capacity	Q	350.1	cfs	Q=(1.49/n)*A*[R^(2/3)]*[S^(1/2)]
velocity	v	4.0	ft/sec	v=Q/A
	North channel			
bottom width	b	12	feet	
1:z side slope	z	3		
depth	y	3	feet	
top width	T	30	feet	
mannings	n	0.03		(excavated, clean, after weathering)
longitudinal slope	S	0.0030	ft/ft	
area	A	63	sq. ft.	A=(b+z*y)*y
wetted perimeter	WP	31.0	feet	WP=b+2*y*SQRT(1+z^2)
hydraulic radius	R	2.0	feet	R=[(b+zy)*y]/[b+2*y*SQRT(1+z^2)]
100-year storm flow	Q	259.0	cfs	
capacity	Q	275.1	cfs	Q=(1.49/n)*A*[R^(2/3)]*[S^(1/2)]
velocity	v	4.4	ft/sec	v=Q/A
	Combined Channel flowing into pond			
bottom width	b	10	feet	
1:z side slope	z	3		
depth	y	3.75	feet	
top width	T	32.5	feet	
mannings (grass)	n	0.03		
longitudinal slope	S	0.0080	ft/ft	
area	A	79.7	sq. ft.	A=(b+z*y)*y
wetted perimeter	WP	33.7	feet	WP=b+2*y*SQRT(1+z^2)
hydraulic radius	R	2.4	feet	R=[(b+zy)*y]/[b+2*y*SQRT(1+z^2)]
100-year storm flow	Q	599.0	cfs	
capacity	Q	628.1	cfs	Q=(1.49/n)*A*[R^(2/3)]*[S^(1/2)]
velocity	v	7.9	ft/sec	v=Q/A
	Channel from pond to property exit			
bottom width	b	8	feet	
1:z side slope	z	3		
depth	y	3.82	feet	
top width	T	30.92	feet	
mannings	n	0.03		(excavated, clean, after weathering)
longitudinal slope	S	0.0130	ft/ft	
area	A	74.3	sq. ft.	A=(b+z*y)*y
wetted perimeter	WP	32.2	feet	WP=b+2*y*SQRT(1+z^2)
hydraulic radius	R	2.3	feet	R=[(b+zy)*y]/[b+2*y*SQRT(1+z^2)]
100-year storm flow	Q	735.0	cfs	
capacity	Q	735.9	cfs	Q=(1.49/n)*A*[R^(2/3)]*[S^(1/2)]
velocity	v	9.9	ft/sec	v=Q/A

	1' wide curb cuts			
bottom width	b	1	feet	
1:z side slope	z	0		
depth	y	0.5	feet	
top width	T	1	feet	
mannings	n	0.012		(concrete)
longitudinal slope	S	0.0200	ft/ft	
area	A	0.5	sq. ft.	A=(b+z*y)*y
wetted perimeter	WP	2.0	feet	WP=b+2*y*SQRT(1+z^2)
hydraulic radius	R	0.3	feet	R=[(b+zy)*y]/[b+2*y*SQRT(1+z^2)]
100-year storm flow	Q	3.1	cfs	
capacity	Q	3.5	cfs	Q=(1.49/n)*A*[R^(2/3)]*[S^(1/2)]
velocity	v	7.0	ft/sec	v=Q/A
	3' wide curb cut			
bottom width	b	3	feet	
1:z side slope	z	0		
depth	y	0.5	feet	
top width	T	3	feet	
mannings	n	0.012		(concrete)
longitudinal slope	S	0.0200	ft/ft	
area	A	1.5	sq. ft.	A=(b+z*y)*y
wetted perimeter	WP	4.0	feet	WP=b+2*y*SQRT(1+z^2)
hydraulic radius	R	0.4	feet	R=[(b+zy)*y]/[b+2*y*SQRT(1+z^2)]
100-year storm flow	Q	11.4	cfs	
capacity	Q	13.7	cfs	Q=(1.49/n)*A*[R^(2/3)]*[S^(1/2)]
velocity	v	9.1	ft/sec	v=Q/A



Detention Pond

DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located at the central portion of the subject property. It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
The property owners association will maintain the drainage easements located in Tract "B". Routine maintenance will include but not be limited to:
-Mowing of the bottom, bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

-The outlet pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.

-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.

-Inspect the pond and outlet pipe for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

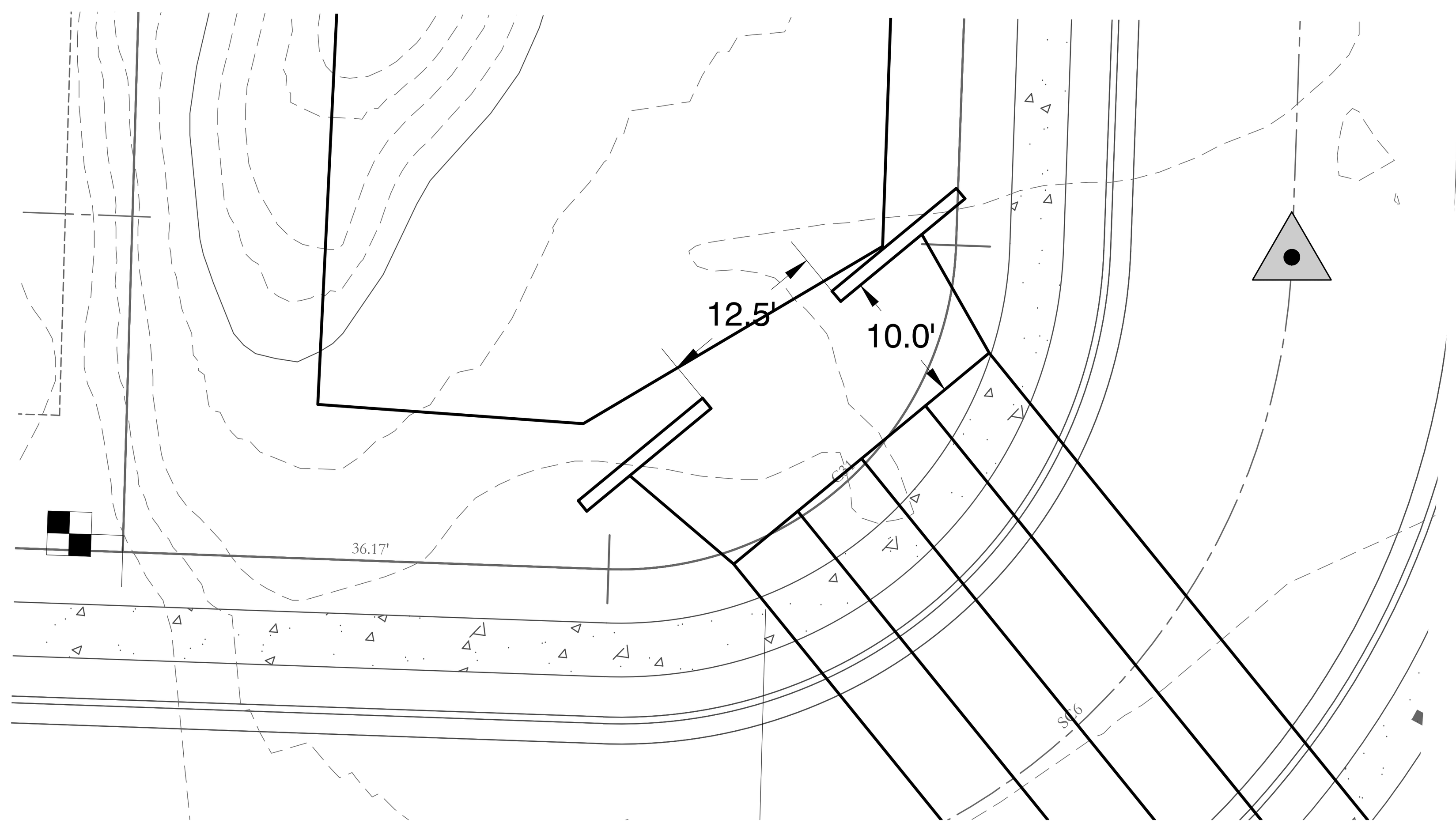
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.

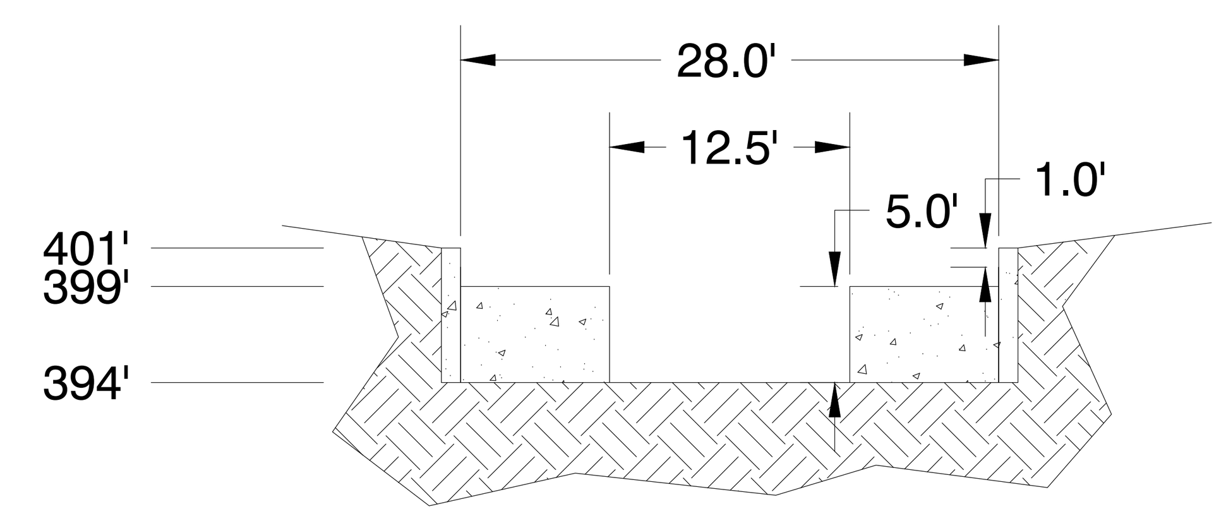
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

Tract A
Tract A is set aside as a drainage easement maintained by the property owners association. This tract will require the stream bed below the ordinary high water mark to remain undisturbed. Grass should be left alone within the stream bed but trees should be periodically clipped by hand before they get to be larger than 1" diameter. Areas outside the ordinary high water mark may be maintained with mechanized equipment the same as Tract "B".

For questions or concerns about Tract "A" or "B", contact Paul Bull at 501-944-1975.





Detention Pond Outlet Structure

DETENTION POND OUTLET STRUCTURE

The detention pond outlet structure consists of a 12-1/2' wide weir opening for the bottom 5 feet with an additional 28' wide weir for the remaining 1 foot of the detention pond depth. The structure will be located about 10 feet in front of the box culvert opening and between the wing walls.

Drainage Plan
Dawson's Pointe Subdivision

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 14048 WILLIAM W. McFADDEN

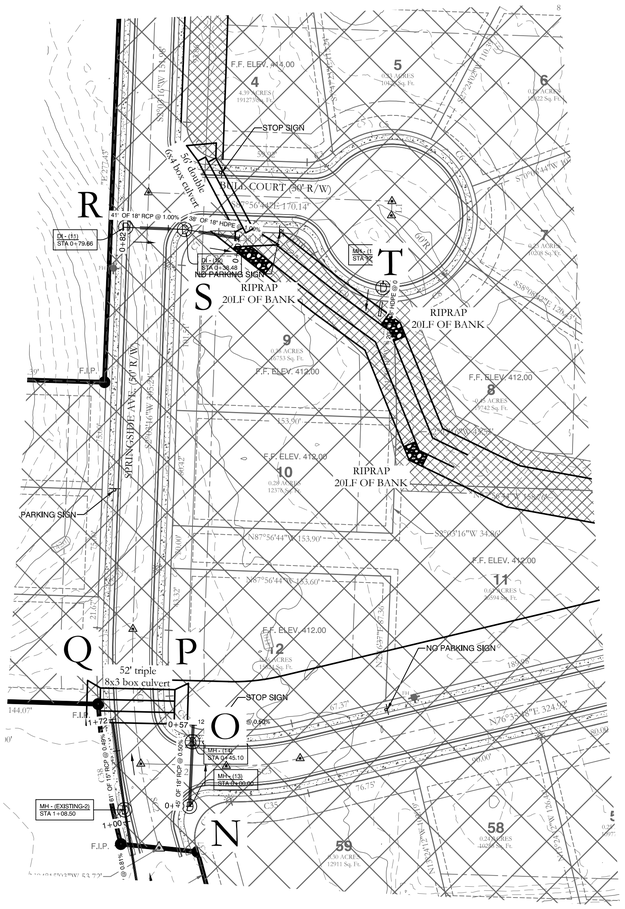
CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1931 ARKANSAS

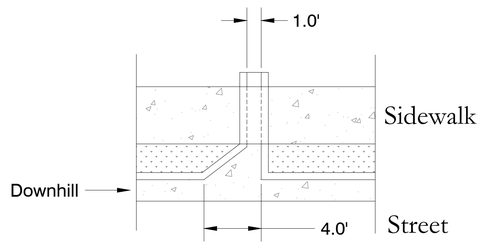
HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
BULL DEVELOPMENT LLC.

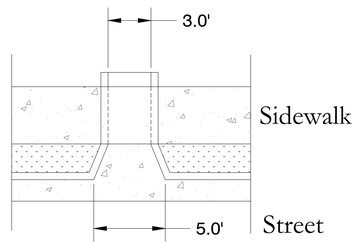
AS BUILT DETENTION DETAILS
DAWSON'S POINTE SUBDIVISION
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE: 11/21/2016		C.A.D. BY: WWM			DRAWING NUMBER:		
REVISED:		CHECKED BY:			05-0570		
SHEET:		SCALE: AS SHOWN					
500	02S	15W	0	18	304	62	1762

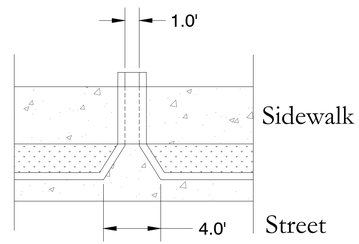




Curb Cut Detail on Slope



Curb Cut Detail at Sag



Curb Cut Detail at Sag

CURB CUT DETAIL NOTES

Diamond tread metal plate to be bolted to the top of the curb to continue sidewalk across curb drain. Raise sidewalk to match top of metal plate. Curb inlets to be located over box culverts.

Shaded pipes installed with this phase

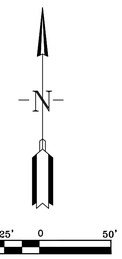
Drainage Structure	Area	C	i	Discharge (Q = CiA)	Upstream Discharge	Cumulative Discharge	Pipe #	Pipe Size(in.)	Slope	Velocity (V_{min}=3.0) (V_{max}=8.0)	PIPE CAPACITY (EACH)	PIPE CAPACITY (TOTAL)	% CAPACITY	Entrance Loss K_e	Assumed Length	Required Head	Elev Head from S_{pipe}	Required Additional Head
A_{100yr}	0.08	0.90	5.0	0.4	16.0	16.4	1	24	0.93%	8.5	23.6	23.6	69.3%	0.5	137	1.2	1.3	0.0
B2/C - A	0.87	0.70	5.0	3.0	5.9	8.9	1	18	5.10%	12.0	25.7	25.7	34.6%	0.5	34	0.8	1.7	0.0
B_{100yr}	0.48	0.70	5.0	1.7	10.2	11.9	1	18	2.50%	13.0	18.0	18.0	65.9%	0.5	71	1.8	1.8	0.0
$B1_{100yr}$	5.08	0.40	5.0	10.2		10.2	1	18	5.76%	14.0	27.3	27.3	37.2%	0.5	120	1.7	6.9	0.0
$B2_{100yr}$	1.76	0.40	5.0	3.5		3.5	1	18	4.50%	11.0	24.1	24.1	14.6%	0.5	80	0.2	3.6	0.0
C_{100yr}	0.78	0.60	5.0	2.3		2.3	1	18	1.81%	8.0	15.3	15.3	15.3%	0.5	127	0.1	2.3	0.0
D_{100yr}	0.29	0.70	5.0	1.0	4.4	5.4	1	18	0.91%		10.9	10.9	50.0%	0.5	39	0.3	0.4	0.0
E_{100yr}	0.06	0.90	5.0	0.3	5.4	5.7	1	18	1.74%		15.0	15.0	38.0%	0.5	29	0.3	0.5	0.0
F_{100yr}	1.09	0.70	5.0	3.8		3.8	1	18	0.50%		8.0	8.0	47.4%	0.5	30	0.1	0.2	0.0
G_{100yr}	0.17	0.70	5.0	0.6	3.8	4.4	1	18	0.99%		11.3	11.3	39.1%	0.5	135	0.4	1.3	0.0
H_{100yr}	3.24	0.70	5.0	11.4		11.4	3' x 6" curb opening @ 2% centered over box culvert											
I_{100yr}	1.59	0.70	5.0	5.6		5.6												
J_{100yr}	1.44	0.70	5.0	5.1	5.6	10.6	1	24	1.50%		30.0	30.0	35.4%	0.5	20	0.3	0.3	0.0
K_{100yr}	0.68	0.90	5.0	3.1		3.1	1' x 6" curb opening @ 2% centered over box culvert											
L_{100yr}	2.36	0.40	5.0	4.7		4.7	1	18	6.13%	10.0	28.2	28.2	16.7%	0.5	120	0.4	7.4	0.0
$L1_{100yr}$	1.24	0.70	5.0	4.3	4.7	9.1	1	18	3.00%	12.0	19.7	19.7	46.0%	0.5	30	0.8	0.9	0.0
M_{100yr}	0.28	0.90	5.0	1.2	9.1	10.3	1	24	2.24%	11.0	36.7	36.7	28.1%	0.5	11	0.3	0.2	0.0
N_{100yr}	0.43	0.70	5.0	1.5		1.5	1	18	0.50%	10.0	8.0	8.0	18.7%	0.5	57	0.0	0.3	0.0
O_{100yr}	0.03	0.90	5.0	0.1	1.5	1.6	1	18	0.50%	10.0	8.0	8.0	20.2%	0.5	12	0.0	0.1	0.0
P_{100yr}	0.06	0.90	5.0	0.3		0.3	1' x 6" curb opening @ 2% centered over box culvert											
Q_{100yr}	0.34	0.70	5.0	1.2		1.2	1' x 6" curb opening @ 2% centered over box culvert											
R_{100yr}	2.24	0.40	5.0	4.5		4.5	1	18	1.00%	2.6	11.4	11.4	39.4%	0.5	41	0.2	0.4	0.0
S_{100yr}	0.21	0.90	5.0	0.9		5.4	1	18	1.00%	3.1	11.4	11.4	47.6%	0.5	38	0.3	0.4	0.0
T_{100yr}	0.81	0.70	5.0	2.8		2.8	1	18	0.50%	3.1	8.0	8.0	35.3%	0.5	20	0.1	0.1	0.0

Dawson's Pointe

Time of Concentration (t_c) for 'B' pipes

		L	N		S		t_c (min)
pre dev	O/L	50	0.6		0.040		20.3172
		L	n	R	S	V	t_c (min)
pre dev	C1	1190	0.1	0.3	0.040	1.34	14.79
	Total						35.11
	intensity						
	i_2	2.50	in/hr				
	i_{10}	3.40	in/hr				
	i_{25}	4.00	in/hr				
	i_{100}	5.00	in/hr				

Drainage Plan
Dawson's Pointe Subdivision



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PH. (501)315-2626
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
BULL DEVELOPMENT LLC.

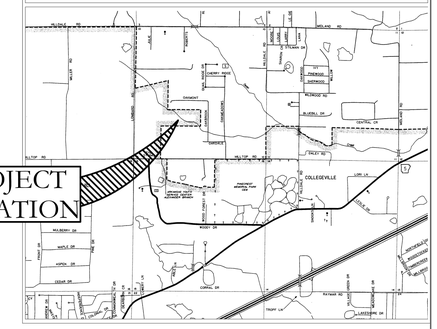
AS BUILT DRAINAGE PIPES
DAWSON'S POINTE SUBDIVISION
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

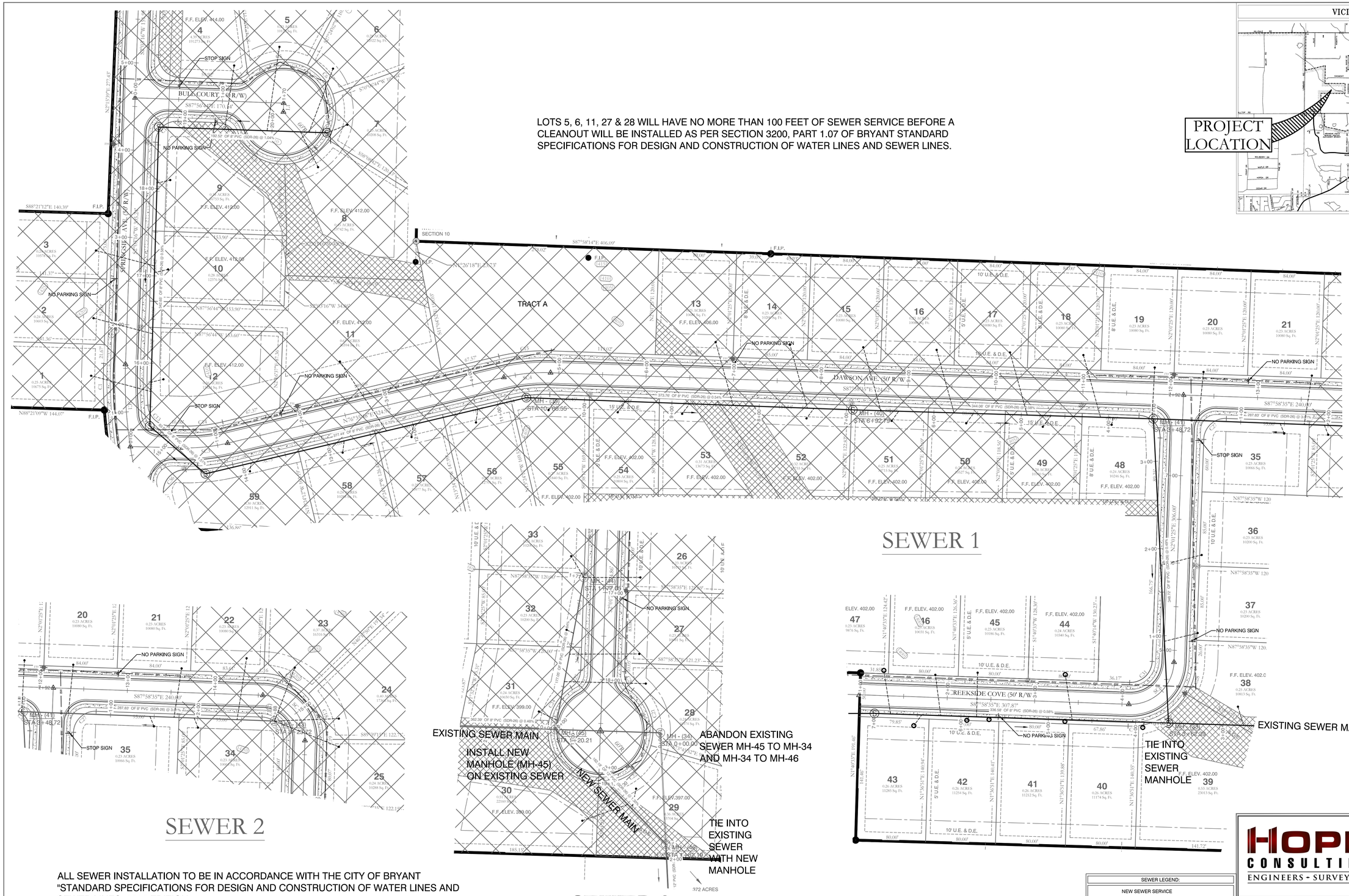
DATE: 11/18/2016	C.A.D. BY: WWM	DRAWING NUMBER:	
REVISED:	CHECKED BY:	05-0570	
SHEET:	SCALE: AS SHOWN		

500	02S	15W	0	18	304	62	1762

LOTS 5, 6, 11, 27 & 28 WILL HAVE NO MORE THAN 100 FEET OF SEWER SERVICE BEFORE A CLEANOUT WILL BE INSTALLED AS PER SECTION 3200, PART 1.07 OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES.

VICINITY MAP:





ALL SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION"

ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS, OR ANY STORM DRAIN 30-INCH DIAMETER AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS, SHALL BE STEEL ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.

EXISTING SEWER MAIN
INSTALL NEW MANHOLE (MH-45) ON EXISTING SEWER
NEW SEWER MAIN
ABANDON EXISTING SEWER MH-45 TO MH-34 AND MH-34 TO MH-46
TIE INTO EXISTING SEWER WITH NEW MANHOLE
.372 ACRES

TIE INTO EXISTING SEWER MANHOLE
EXISTING SEWER MAIN

Sewer Plan of Dawson's Pointe Subdivision

SEWER LEGEND:

NEW SEWER SERVICE
SEWER MAIN
SEWER MANHOLE
PREVIOUSLY INSTALLED SEWER SERVICE

NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVER CANNOT BE MAINTAINED.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14049
WILLIAM W. McADOO

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

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FOR USE AND BENEFIT OF:
BULL DEVELOPMENT LLC.

AS BUILT SEWER PLAN
DAWSON'S POINTE SUBDIVISION
A SUBDIVISION IN
SALINE COUNTY, ARKANSAS

DATE: 11/18/2016	C.A.D. BY: WWM	DRAWING NUMBER:	
REVISED:	CHECKED BY:	05-0570	
SHEET:	SCALE: AS SHOWN		

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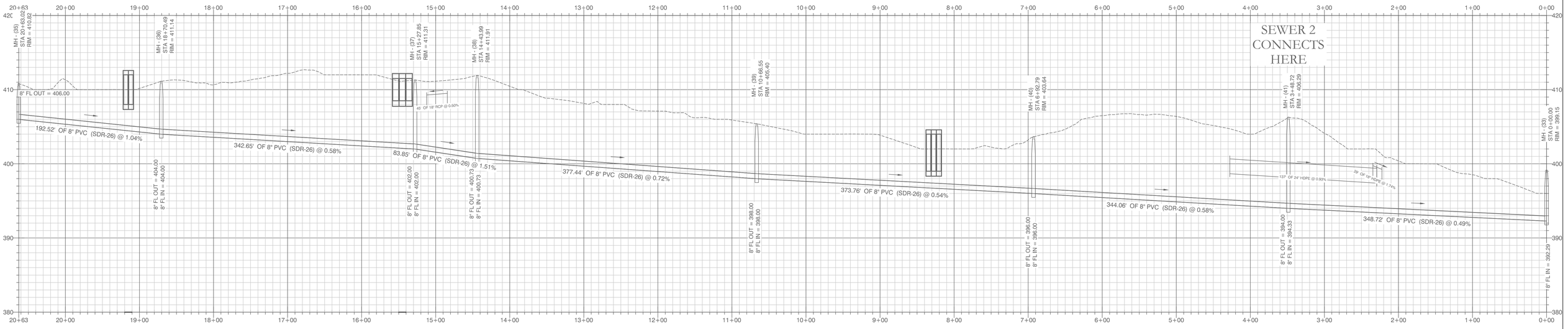

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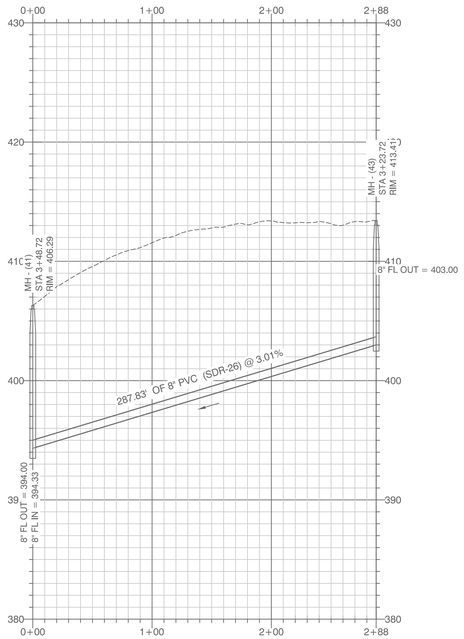
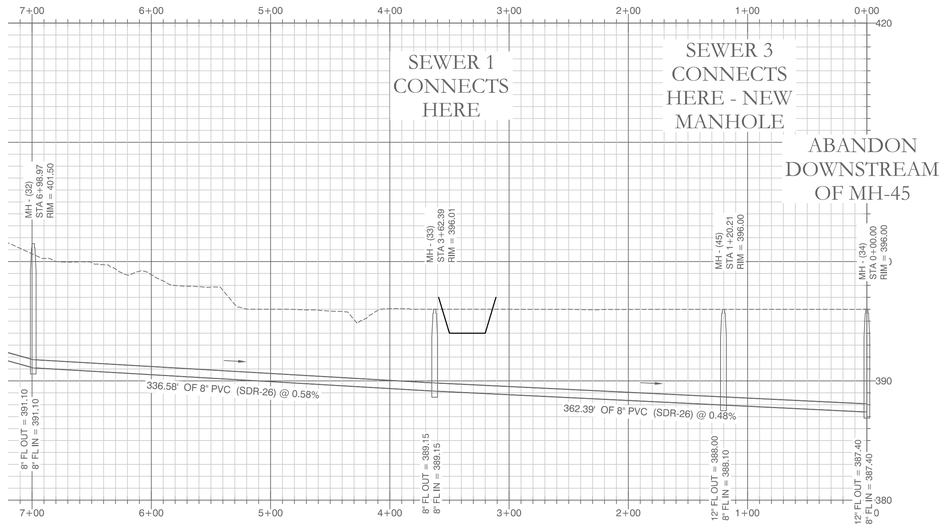
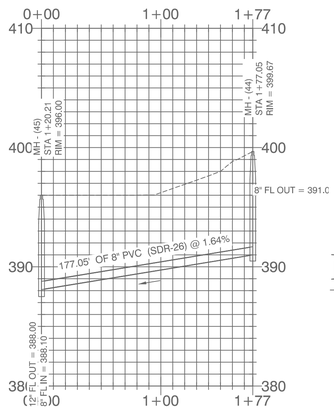


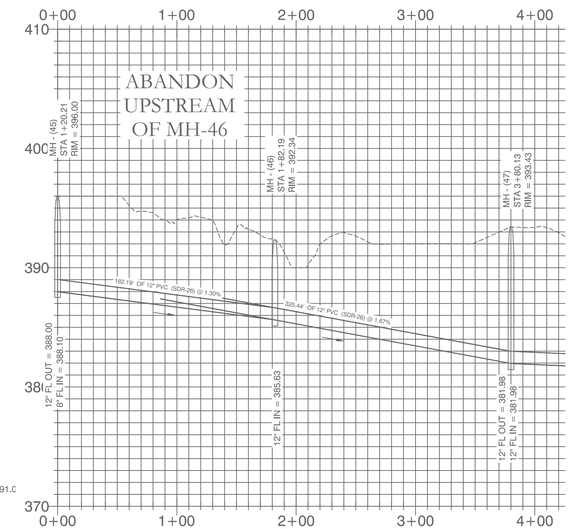
SEWER 2



EXISTING SEWER MAIN



SEWER 3



EXISTING SEWER RELOCATION

Sewer Profile of Dawson's Pointe Subdivision

60' 30' 0 60'

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14048
WILLIAM W. McALLISTER

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FOR USE AND BENEFIT OF:
BULL DEVELOPMENT LLC.

SEWER PROFILES
DAWSON'S POINTE SUBDIVISION
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE: 11/18/2016	C.A.D. BY: WWM	DRAWING NUMBER:	
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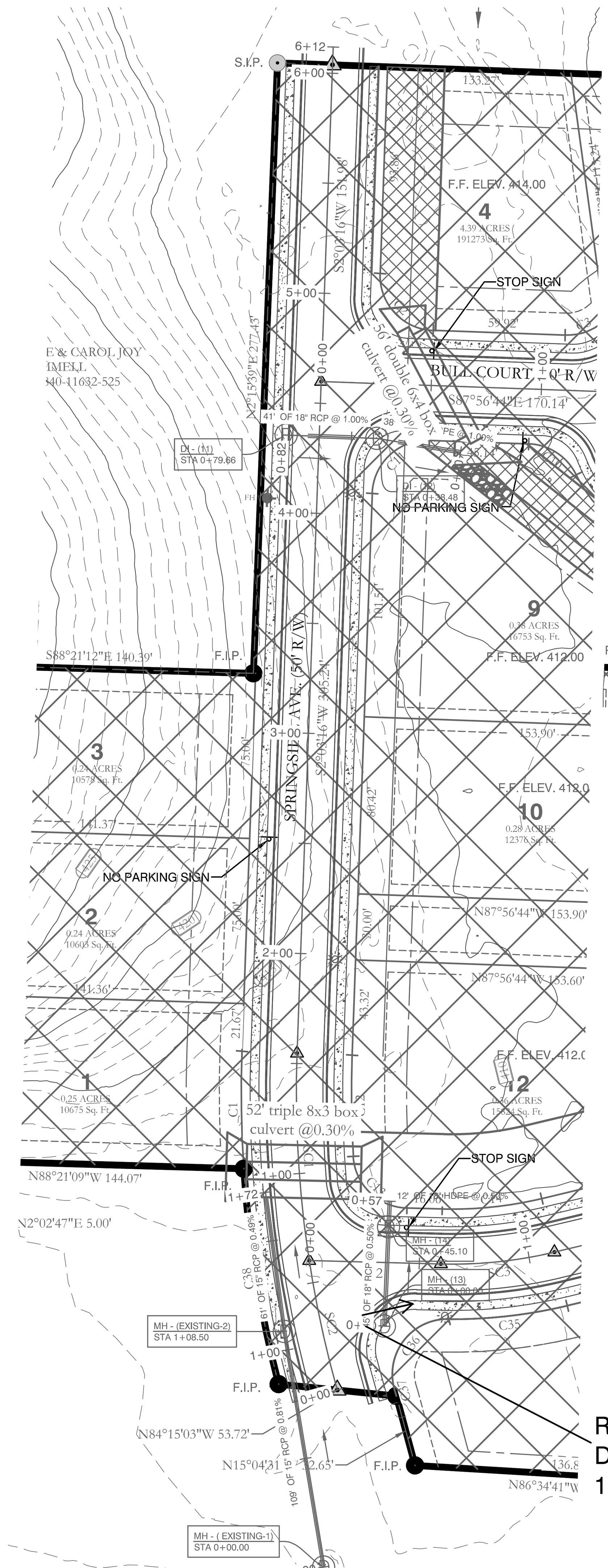
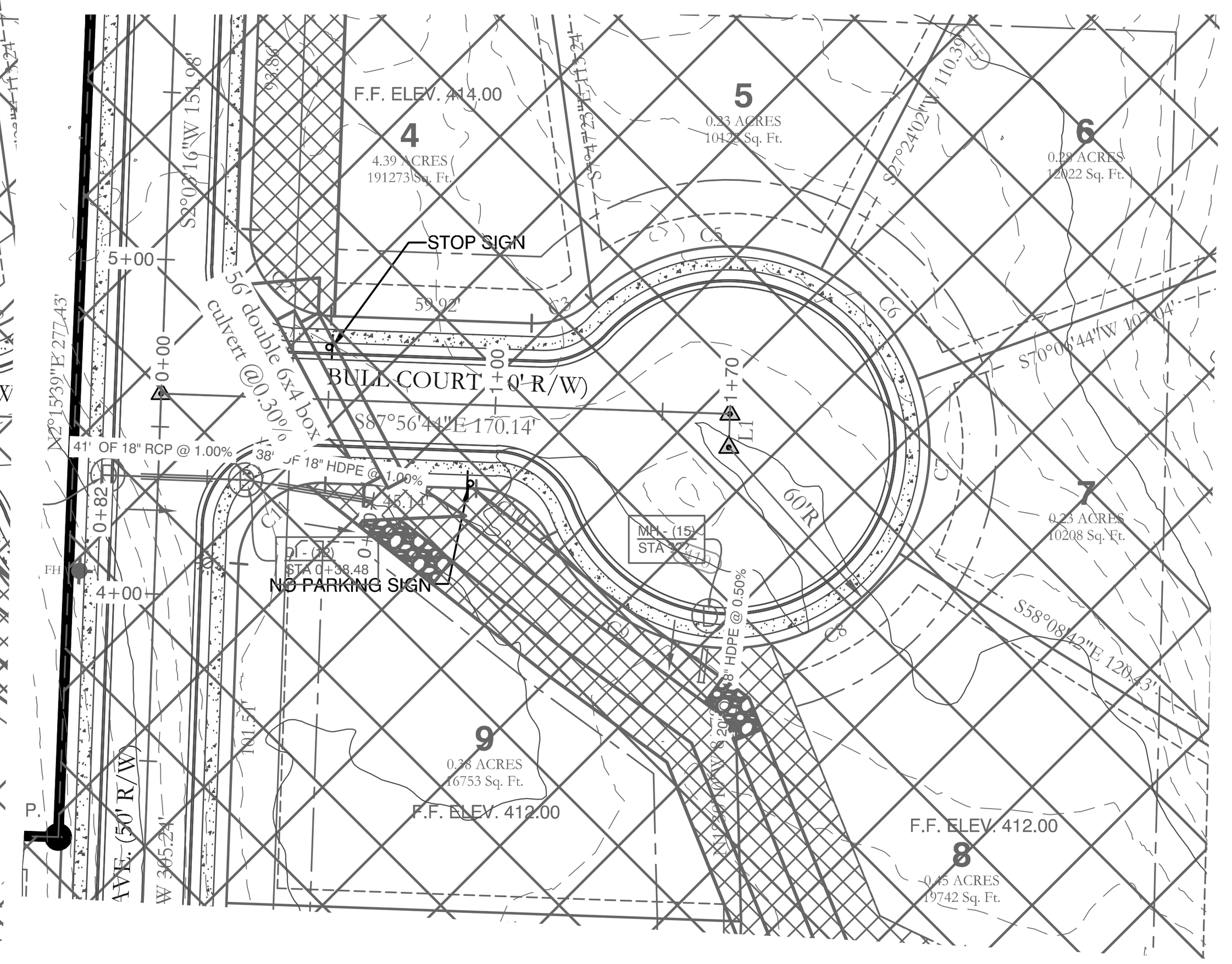
SHEET:	SCALE: 1"=60'		

500	02S	15W	0	18	304	62	1762

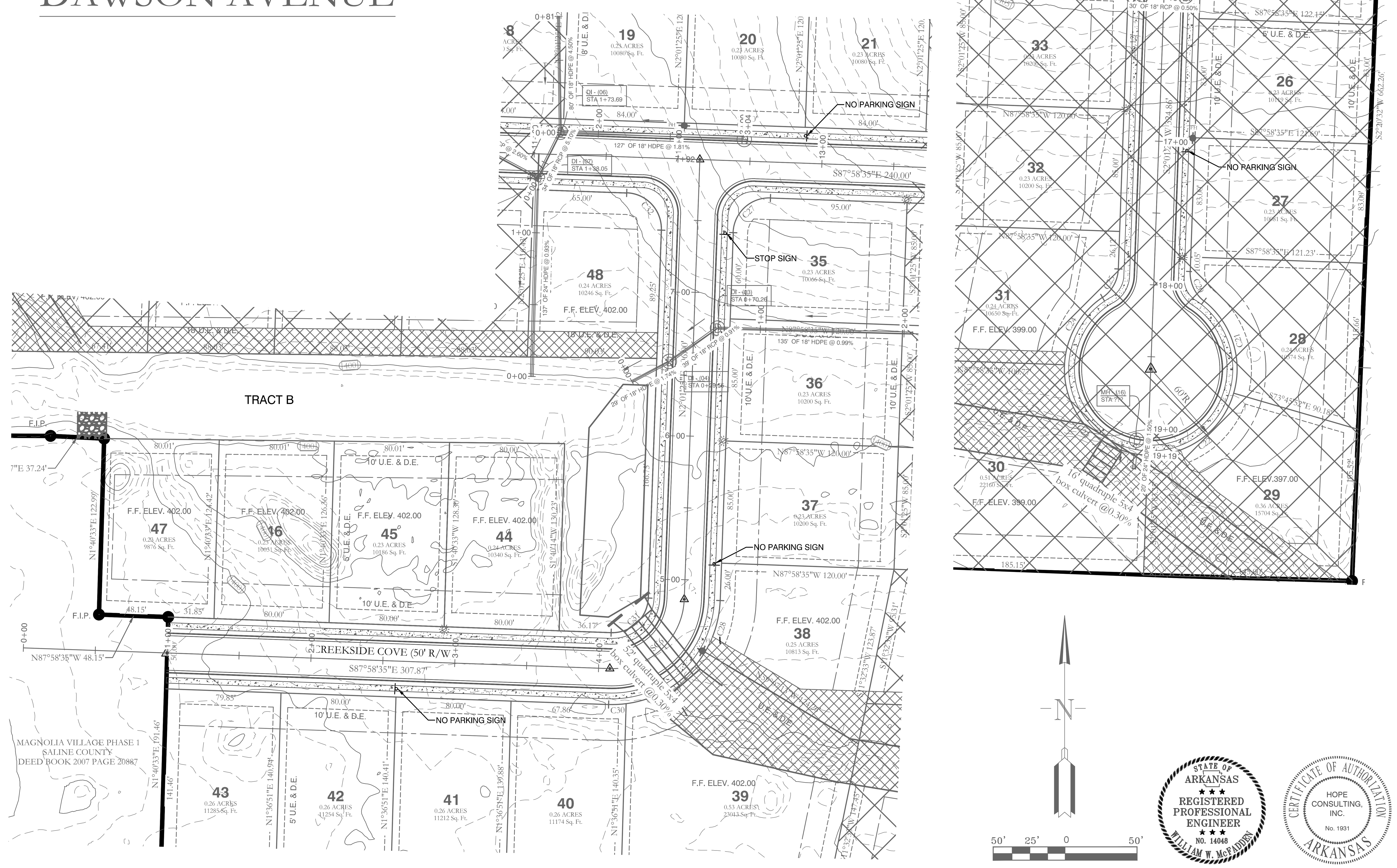
DAWSON AVENUE





BULL COURT

Construct 4' tall safety
fences along the top of
box culvert openings
and wing walls where more than
a 24" vertical drop is present.



CREEKSIDE COVE

SPRINGSIDE AVENUE

Street Plan
Dawson's Pointe Subdivision

STATE OF ARKANSAS
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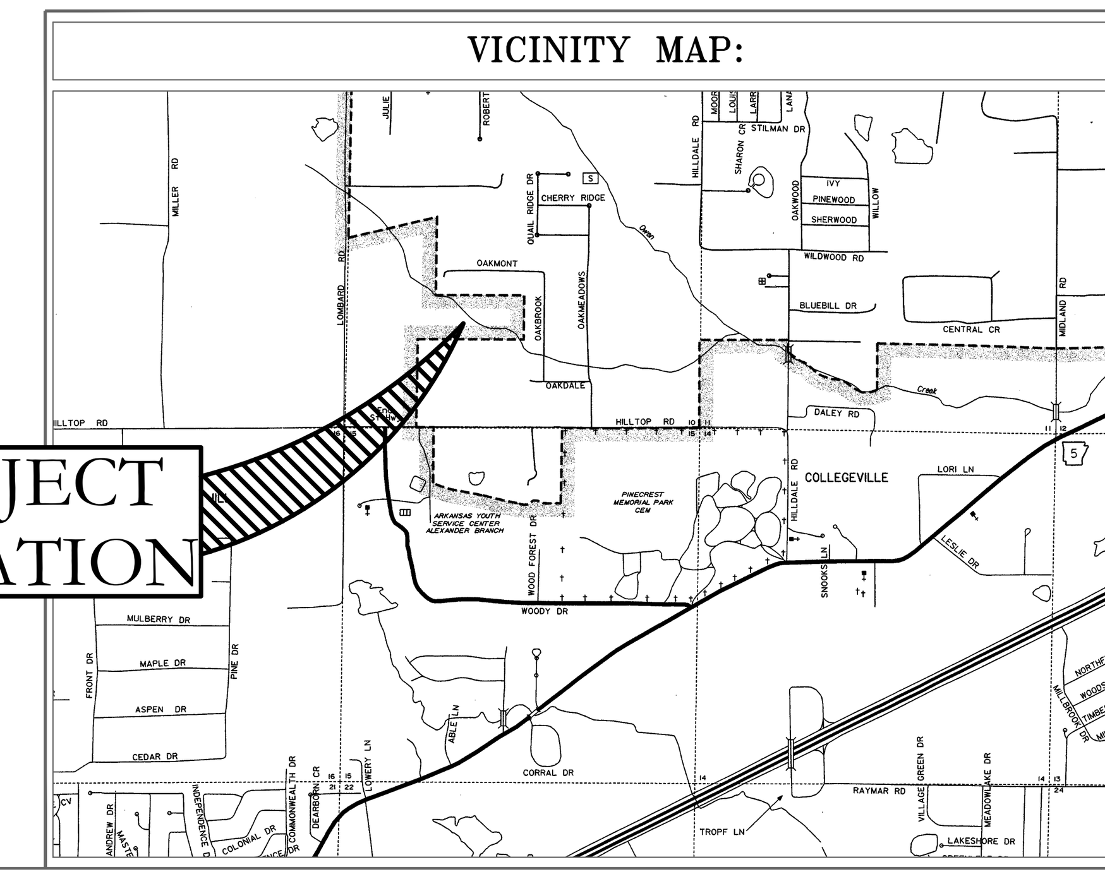
VICINITY MAP:



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AS BUILT STREET PLAN
DAWSON'S POINTE SUBDIVISION
A SUBDIVISION IN
SALINE COUNTY, ARKANSAS

DATE: 11/18/2016	C.A.D. BY: WWM	DRAWING NUMBER:	
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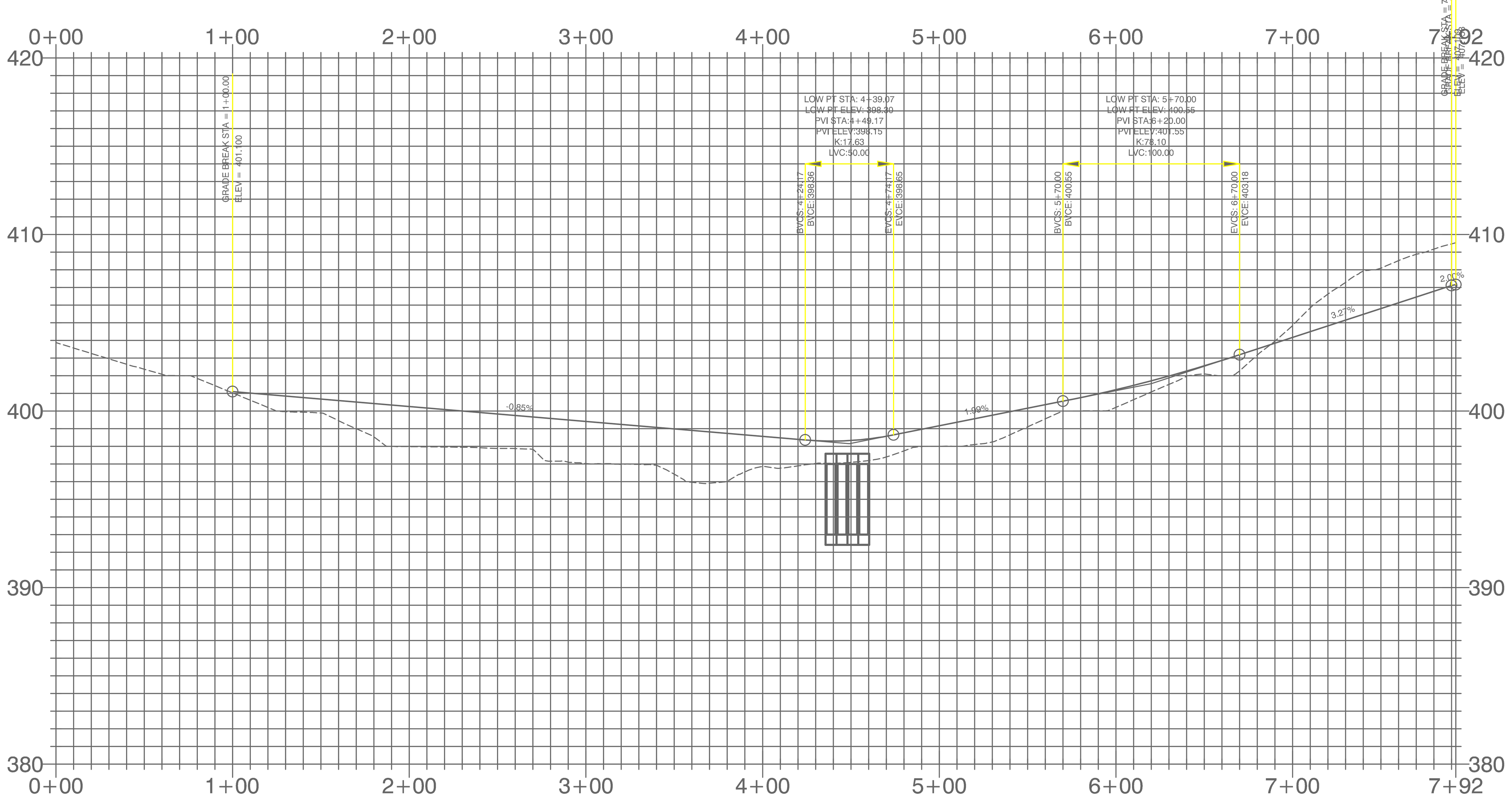
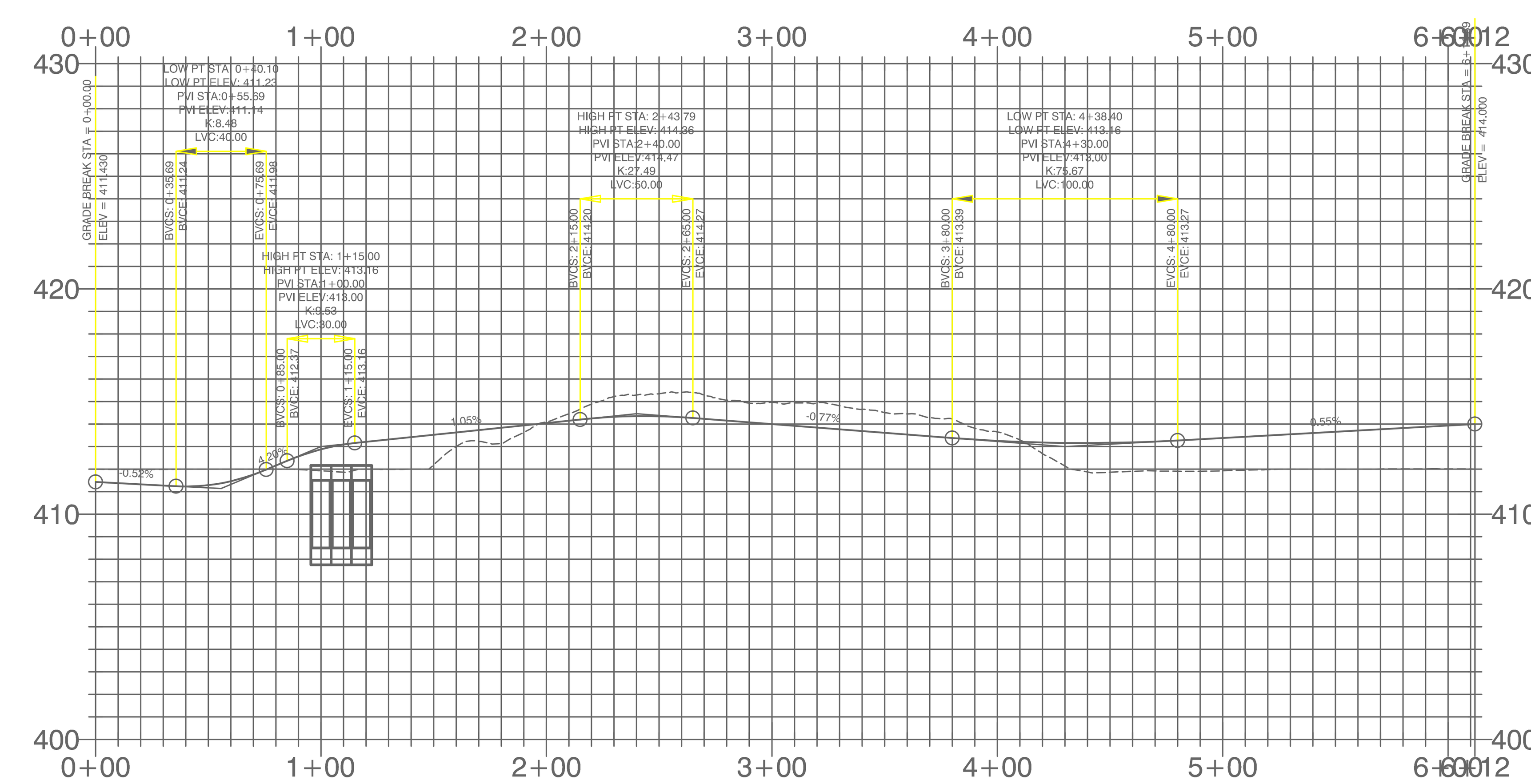
500	01S	14W	0	19	440	62	1762

C:\LAND PROJECTS 2004\SUBDIVISIONS\2005\05-0570 (VALLEY VIEW) MAGNOLIA VILLAGE\AS BUILTS\DAWSON'S POINTE PH1\DAWSONS POINTE-AB PH1 UTILITIES AND PROFILES.DWG

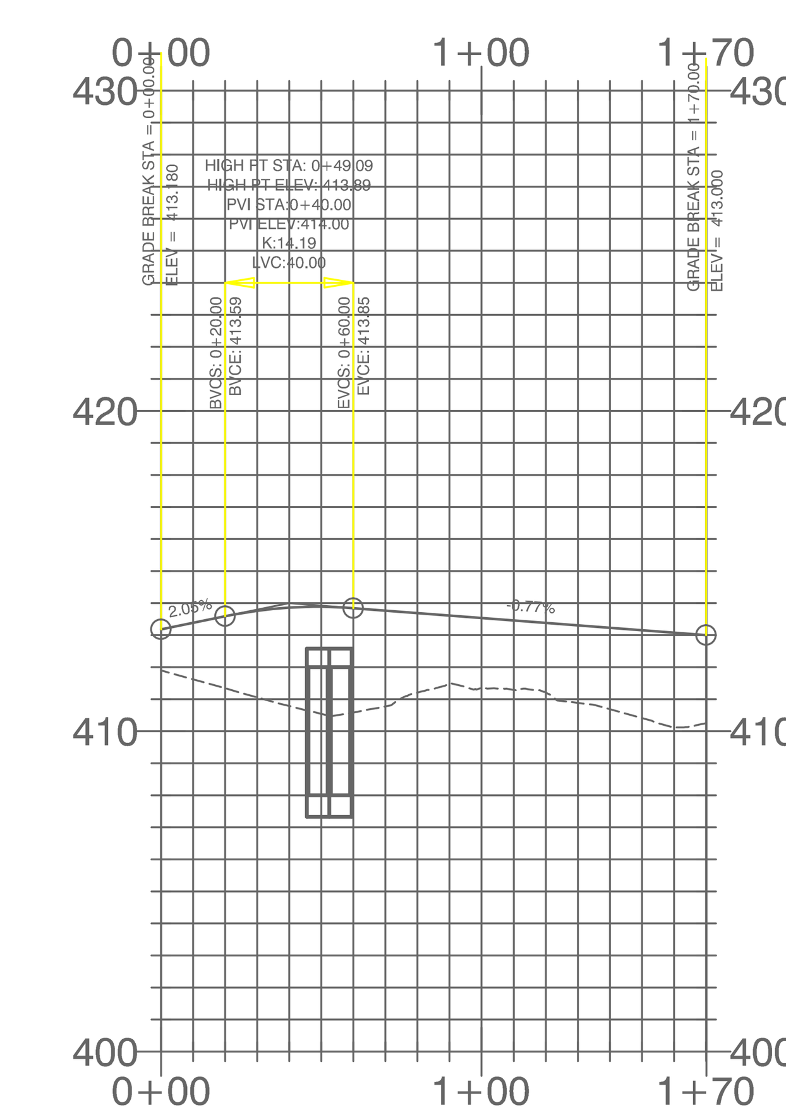
DAWSON AVENUE



CREEKSIDE COVE



SPRINGSIDE AVENUE



BULL COURT

Street Profiles of
Dawson's Pointe Subdivision

60' 30' 0 60'

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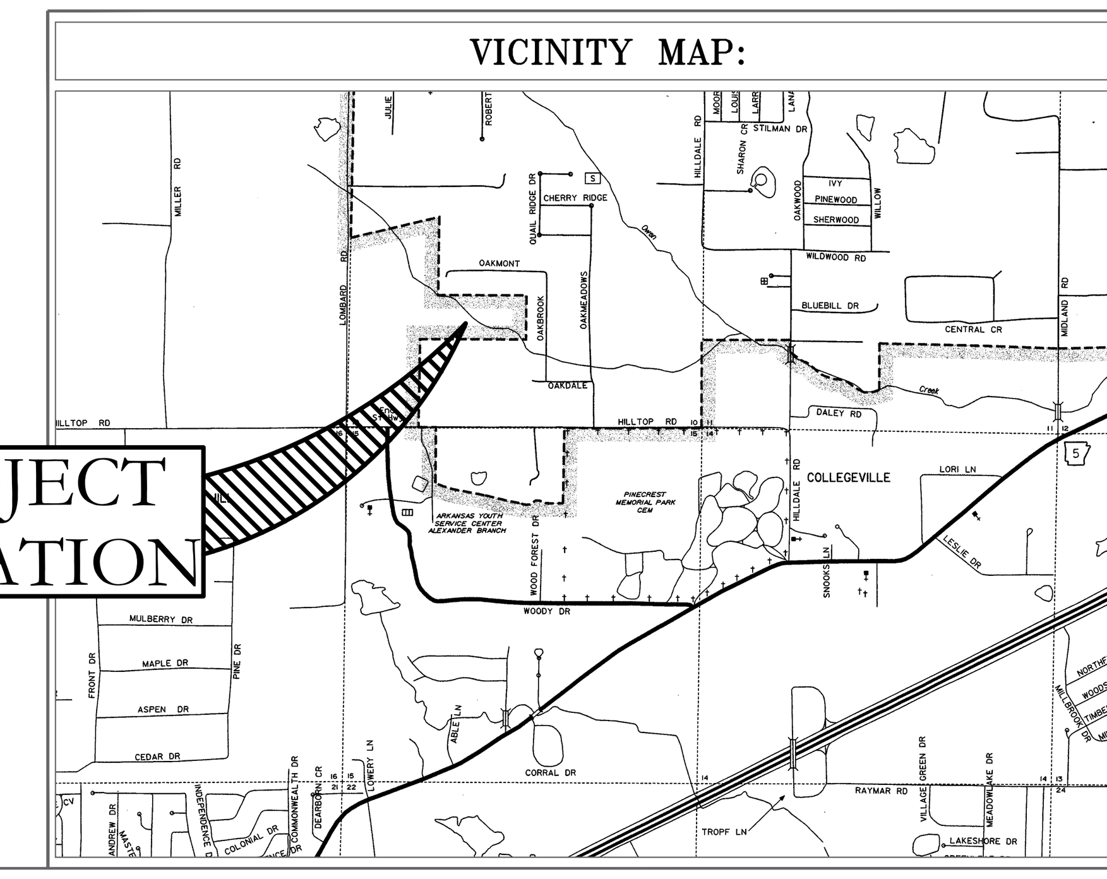

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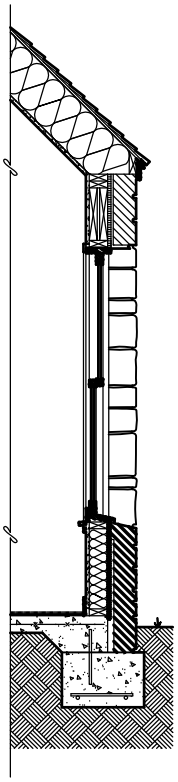
500	02S	15W	0	18	304	62	1762

BARTLETT

Architects ⊕ Planners ⊕ Designers

603 Hwy #5 North
Benton, AR 72019
501-794-4448 Fax: (501) 794-4449



LETTER OF TRANSMITTAL

DATE: 11/28/2016	PROJECT #: 1611
ATTENTION: Planning Dept	
RE: Dollar General Store #18146 (New Store)	

TO:

City of Bryant, AR

210 SW 3rd Street

Bryant, AR 72022

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Return Documents ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of Letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
15			Revised Civil Plans
15			Revised Exterior Elevations (Sign Band Extended per DRC request)
15			Color Rendering showing extended sign band (Per DRC request)
15			Exterior Lighting Photometric
1			Stormwater Maintenance Plan

THESE ARE TRANSMITTED as checked below:

☑ For Approval

☐ For your use

☐ As requested

☐ For review and comment

☐ _____

Transmitted Via:

☑ Hand Delivered

☐ UPS

☐ Fed Ex

☐ US Postal Service

REMARKS

Attached,

We would like to place on the agenda for the December 1, 2016 DRC meeting. We have revised the civil plans to per DRC comments from the November 17, 2016 DRC meeting.

COPY TO _____ SIGNED: Marcus McNeice

PB General Holdings, LLC
5110 Talley Road
Little Rock, Arkansas 72204
(501) 219-0899
Site Location:
Dollar General Store #18146
Corner of Springhill Rd & Northlake Rd
Bryant, AR 72022

STORM WATER MAINTENANCE PLAN

PB General Holdings, LLC , will be responsible for the inspection and maintenance of the stormwater detention ponds.

Inspections are to be scheduled as directed in this document. All documentation on scheduled inspections, dates of inspections, and maintenance completed shall be retained by PB General Holdings, LLC for a period of three years.

DETENTION PONDS

Monthly Maintenance (as applicable):

[ ] Mow grass on the slopes and bottom of detention pond.

Biennial Maintenance (Spring & Fall):

[ ] Check outlets for clogging with trash or dead vegetation, clean when necessary

[ ] Remove dead vegetation that obstructs flow

Annual Maintenance (Early Spring):

[ ] Check outlets for sediment in-fill, clean when necessary

[ ] Check pond for sediment accumulation, remove if 6^ or more has accumulated

CONCRETE FLUMES & APRONS

Monthly Maintenance (as applicable):

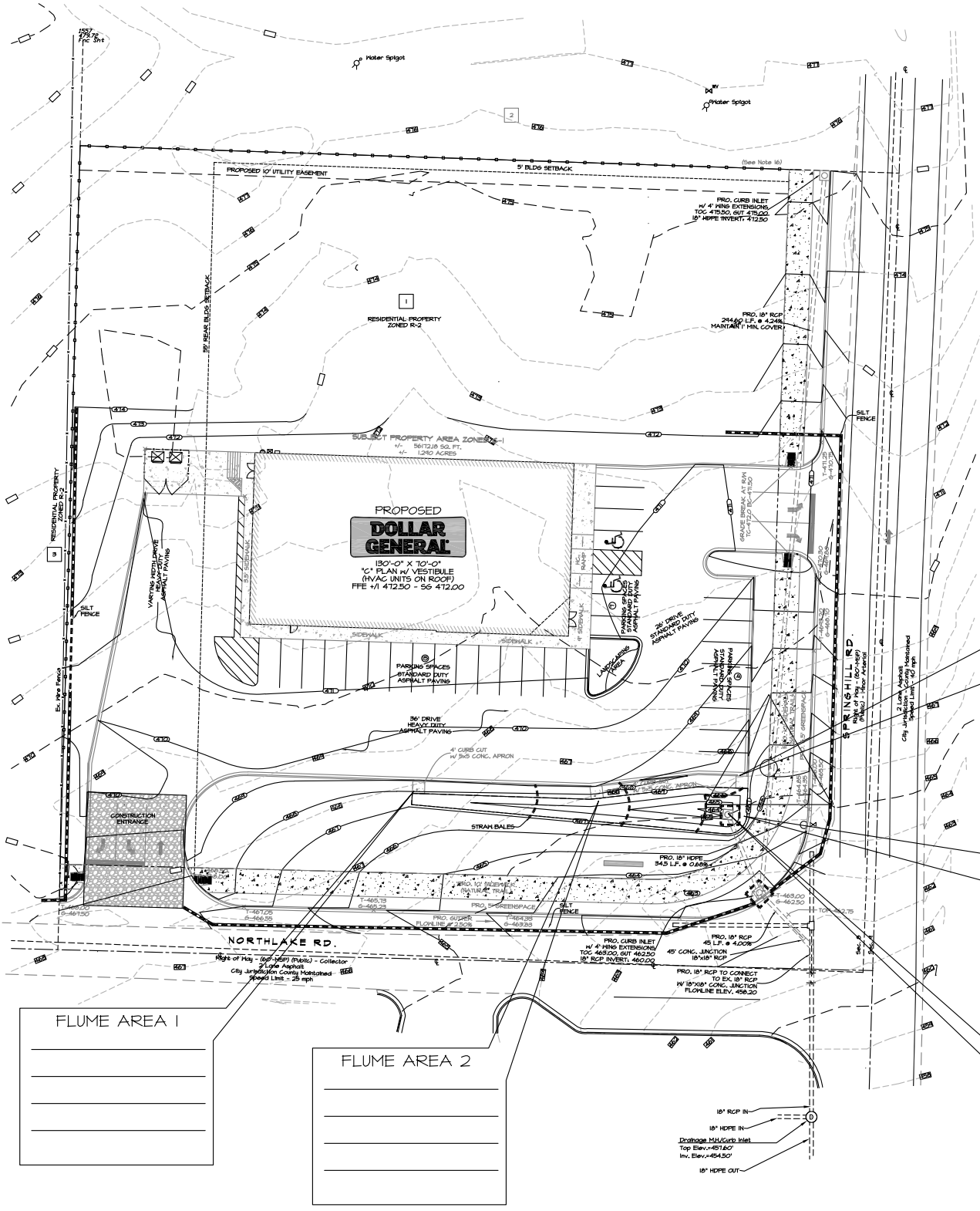
[ ] Clean debris as necessary.

Annual Maintenance (Early Spring):

[ ] Check for sediment accumulation, or in-fill, clean when necessary

PB General Holdings, LLC
5110 Talley Road
Little Rock, Arkansas 72204
(501) 219-0899
Site Location:
Dollar General Store #18146
Corner of Springhill Rd & Northlake Rd
Bryant, AR 72022

STORM WATER MAINTENANCE INSPECTION FORM
DATE: _____/_____/_____



GENERAL COMMENTS:

LEGEND

Symbol	Description	Symbol	Description
(solid heavy line)	PROPERTY LINE	P	METER POLE
(dashed line)	OVERHEAD UTILITY	T	TELEPHONE PEDESTAL
—— OHE —— OHE ——	OVERHEAD ELECTRIC	(S)	SEWER MANHOLE
—— GAS —— GAS ——	GAS LINE		FIRE HYDRANT
—— W —— W ——	WATER LINE		SIGN/SIGN POST
—— SS —— SS ——	SANITARY SEWER LINE		GUY ANCHOR
			SOIL BORE
(p)	PER PLAT		POWER POLE w/TRANSFORMER
(d)	PER DEED		POWER POLE
(m)	AS PER MEASURED IN FIELD	EOM	END OF MARKINGS
	SHOWN FOR DIRECTION ONLY (LINE CONTINUES)	MAT.	MATERIAL
		CPS	COTTON PICKER SPINDLE
		C.I.	CURB INLET
	CALCULATED POINT	nts	NOT TO SCALE
	SET 1/2" REBAR w/CAP (UNLESS NOTED)	D.I.	DUCTILE IRON
	FND 1/2" REBAR (UNLESS NOTED)	E.M.	ELECTRIC METER
	WATER METER	REF.	REFERENCE
WV	WATER VALVE (UNLESS NOTED)	UGE	UNDERGROUND ELECTRIC
		OHE	OVERHEAD ELECTRIC
PLA	PLASTIC	typ	TYPICAL
	GAS METER	IP	INTERMEDIATE PRESSURE
		W	WELDED
	LIGHT POLE		METER/LIGHT POLE

TREE REFERENCES

1.	12"	OAK	10.	19"	OAK
2.	12"	OAK	11.	19"	OAK
3.	17"	OAK	12.	18"	OAK
4.	14"	OAK	13.	32"	OAK
5.	19"	OAK	14.	14"	OAK
6.	16"	ELM	15.	20"	OAK
7.	16"	ELM	16.	15"	OAK
8.	20"	OAK	17.	20"	OAK
9.	18"	OAK	18.	34"	OAK

GENERAL PROPERTY NOTES

1. THE PROJECT ELEVATIONS ARE BASED ON NGS BENCHMARK EJ0229, GEOID12B, NAVD88.

PROJECT BENCHMARK #1: ELEVATION = 477.70' - TOP OF FOUND 1/2" REBAR WITH CAP.
PROJECT BENCHMARK #2: ELEVATION = 477.84' - TOP OF FOUND 1/2" REBAR.

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS LOCATED VISIBLE UTILITIES AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND A THOROUGH SEARCH OF THE PREMISES.

3. ANY SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.

4. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ARKANSAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE "SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT A LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.

5. THIS PROPERTY IS WITHIN CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

6. THE NEAREST FIRE HYDRANT IS AS SHOWN ON SURVEY.

7. CONTOUR INTERVAL = 1 FOOT.

8. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM SALINE COUNTY TAX CARDS AND DEEDS.

9. SURVEYOR MADE AN ATTEMPT TO HAVE UNDERGROUND UTILITIES LOCATED BY CALLING THE ARKANSAS ONE-CALL SYSTEM (TICKET #160831-1344) DATED 8/31/2016. SURVEYOR WAS ABLE TO FIND WATER AND SEWER UTILITIES MARKED IN FIELD.

10. WATER LINE INFORMATION SHOWN ON SURVEY IS PER UTILITY MAPS PROVIDED BY CLARISSE HARRIS, SALEM WATER USERS, PWA. THE LOCATION OF WATER LINE IS APPROXIMATE. WATER LINE CROSSES SUBJECT PROPERTY WITHOUT AN EASEMENT BEING KNOWN OR SUPPLIED TO SURVEYOR.

11. THE SIZE AND TYPE OF THE GAS LINE SHOWN ON SURVEY IS PER UTILITY MAPS PROVIDED BY ANDREW TOWNSEND, CENTERPOINT ENERGY. LOCATION OF GAS LINES ARE APPROXIMATE.

12. PER PHONE CALL WITH LEON BLACK, 4/21/16, CITY OF BRYANT TRANSPORTATION DEPARTMENT, THERE ARE NO CURRENT CONSTRUCTION PLANS. PER PHONE CALL WITH LES PRICE 8/01/16, CITY OF BRYANT CONSULTING ENGINEER, SPRINGHILL ROAD, A MINOR ARTERIAL, HAS A PROPOSED 80 FOOT RIGHT OF WAY, AND NORTHLAKE ROAD, A COLLECTOR STREET, HAS A PROPOSED 60 FOOT RIGHT OF WAY.

13. SURVEYOR DID NOT RECEIVE ANY INFORMATION FROM THE TITLE INSURER REGARDING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY OR ANY REQUIREMENTS RELATED TO THE APPLICABLE ZONING CLASSIFICATION. SURVEYOR OBTAINED THE ZONING INFORMATION REFLECTED ON THIS SURVEY ON HIS OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE ZONING CLASSIFICATION OF THE PROPERTY AS WELL AS THE APPLICABLE RESTRICTIONS AND REQUIREMENTS ASSOCIATED WITH SUCH ZONING CLASSIFICATION.

14. SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

15. OVERHEAD UTILITY LINE CROSSES SUBJECT PROPERTY WITHOUT AN EASEMENT BEING KNOWN OR SUPPLIED TO SURVEOR. LINES SHOWN ARE TO PUT DESIGNER ON NOTICE IF EASEMENT IS REQUIRED DURING PLANNING.

16. PER SURVEY BY JAMES L. HARPER (REF. MATERIAL #4), THERE IS A WATER SERVICE LINE THAT EXTENDS TO THE WEST PROPERTY LINE, EXACT LOCATION IS NOT KNOWN.

NON-STANDARD PROPERTY NOTES

SCHEDULE (B), SECTION (II) SPECIAL EXCEPTION, NON-STANDARD, SURVEY RELATED ITEM(S) (7) OF CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. E-16-58913, BEARING AN EFFECTIVE DATE OF AUGUST 2, 2016, 8:00 AM AND AN ISSUE DATE OF AUGUST 8, 2016, 3:00 PM.

7. EASEMENT BY ROYCE B. LOVELESS, JR. TO CITY OF BRYANT WASTE WATER PROJECT FILED MARCH 29, 2006 AS INSTRUMENT NO. 2006-32485, RECORDS OF SALINE COUNTY, ARKANSAS. (AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.)

SITE SPECIFIC REFERENCES

1. U.S.G.S. 7.5 MINUTE "CONGO, ARK" DATED 1994 QUADRANGLE
2. SURVEY BY HOPE ENGINEERS, DATED 6-16-1999; DATED 6/11/2004, DWG. NO. 04-320; DATED JUNE 5, 2009, DWG. NO. 09-0184.
3. SURVEY BY DONALD W. BROOKS, DATED MARCH15, 1991; DATED MARCH 13, 1997.
4. SURVEY BY JAMES L. HARPER, DATED 5-26-86
5. SURVEY BY ROBERT C. WYNN, DATED OCTOBER 15, 1985
6. SURVEY BY KERRY D. LANE, DATED 9/6/1990
7. SURVEY BY JOHN C. WILLIAMS, DATED MAY 5, 1999

SITE UTILITY CONTACTS

ELECTRIC:
FIRST ELECTRIC COOP
RANDY JONES
501-954-5158

GAS:
CENTERPOINT ENERGY
ANDREW TOWNSEND
401 W. CAPITOL SUITE 600
LITTLE ROCK, AR 72201
501-377-4679

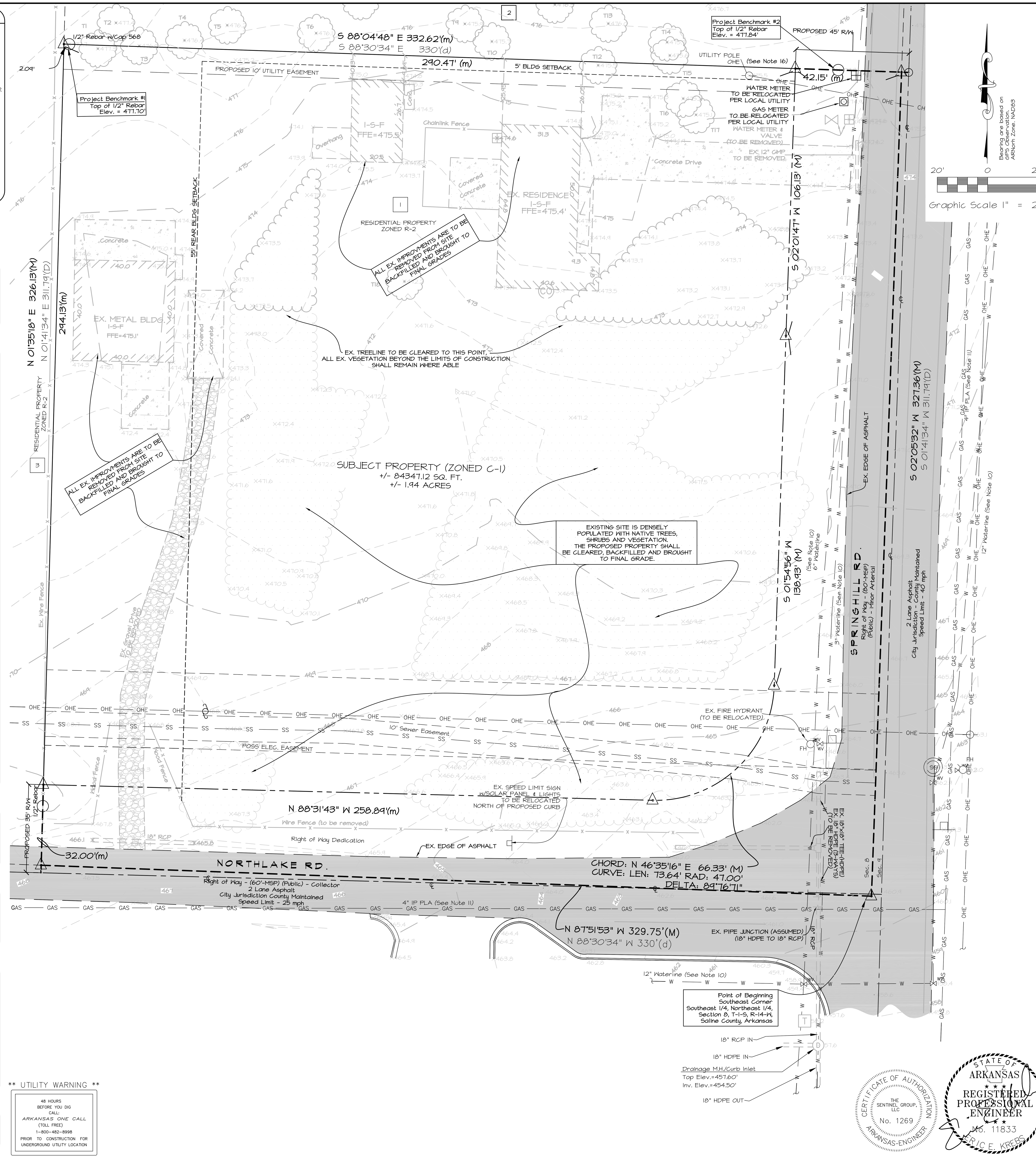
SEWER:
BRYANT WATER & WASTEWATER
SCOTT CHANDLER
1017 SW 2ND ST.
BRYANT, AR 72022
501-943-0469

WATER:
SALEM WATER USERS PWA
CLARISSE HARRIS
620 AIRLANE RD.
BENTON, AR 72015
501-315-2212

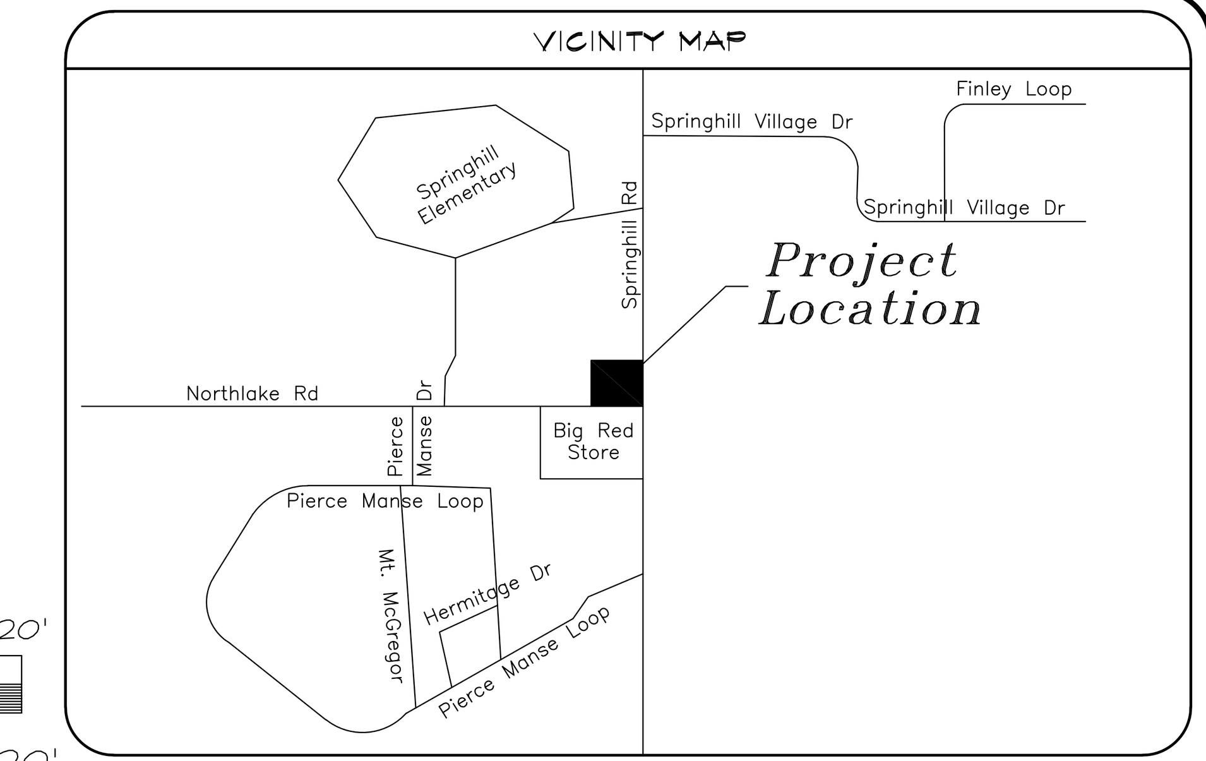
TELEPHONE:
CALLED ATT, COMCAST, AND FIDELITY COMMUNICATIONS, AND THEY ALL STATED, THAT THEY DO NOT SERVICE THE AREA.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADE BEFORE AND DURING CONSTRUCTION

CONTRACTOR IS ALSO RESPONSIBLE FOR SHORING AND ENSURING THAT THERE IS NO SLOUGHING OF ADJACENT PROPERTY UNLESS OTHERWISE APPROVED IN WRITING BY THE ADJACENT PROPERTY OWNER.



VICINITY MAP



TRACT DESCRIPTION PER TITLE COMMITMENT FILE NO. E-16-58913)

A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 14 WEST, OF THE 5TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 NORTHEAST 1/4 AND RUN SOUTH 1 DEGREES 41 MINUTES 34 SECONDS WEST ALONG THE EAST LINE THEREOF, 1019 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE SOUTH 1 DEGREE 41 MINUTES 34 SECONDS WEST LONG THE EAST LINE 311.79 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 NORTHEAST 1/4; THENCE NORTH 88 DEGREES 30 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 NORTHEAST 1/4 330 FEET; THENCE NORTH 1 DEGREE 41 MINUTES 34 SECONDS EAST 311.79; THENCE SOUTH 88 DEGREES 30 MINUTES 34 SECONDS EAST 330 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY AS PER SURVEY

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 14 WEST, OF THE 5TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PROPERTY ZONING

THE SUBJECT SITE IS CURRENTLY ZONED R-2 (SINGLE FAMILY), PER PHONE CALL WITH TINA DAVIS ON 4/11/16, NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) C-1 IS REQUIRED. SETBACKS SHOWN ON SURVEY AND BELOW ARE PER THE C-1 ZONING REGULATIONS.

BULK AND AREA REGULATIONS FOR COMMERCIAL USES AND MIXED-USE BUILDINGS

1. LOT AREA: MINIMUM OF 2,500 SQUARE FEET; MAXIMUM 16,000 SQUARE FEET.
2. LOT WIDTH: AT FRONT OF BUILDING LINE, MINIMUM 25 FEET; MAXIMUM 80 FEET.
3. LOT DEPTH: GENERALLY LOTS SHOULD BE LONGER THAN WIDE. MAXIMUM LOT WIDTH (80') @ FRONT BUILDING LINE THEN DEPTH = 200 FEET.
4. YARD DIMENSIONS:
A. FRONT - COMMERCIAL RETAIL/SEVICE OR MIXED USE, NONE REQUIRED
B. SIDE (EACH SIDE) - A MINIMUM OF FIVE (5) FEET IF NOT ATTACHED TO AN ADJACENT BUILDING, MAXIMUM OF TWENTY (20) FEET
C. REAR - A MINIMUM OF FIFTY-FIVE (55) FEET.
D. THE FRONT AND SIDE YARD DIMENSIONS SET FORTH IN THIS SUBSECTION MAY BE INCREASED UP TO AN ADDITIONAL FIFTEEN (15) FEET BY THE PLANNING COMMISSION IF DEEMED IN THE INTEREST OF PUBLIC SAFETY.
5. HEIGHT: THREE STORIES, FINISHED FIRST FLOOR MUST BE LEVEL WITH THE SIDEWALK, MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET.
6. BUILDING COVERAGE OF LOT: MAXIMUM OF SEVENTY (70) PERCENT.
8. PARKING: ALL PARKING MUST BE OFF STREET. ONE (1) SPACE PER EACH 200 SQUARE FOOT OF COMMERCIAL USE IS REQUIRED.

*SEE ZONING ORDINANCE FOR ADDITIONAL RESTRICTIONS.

FLOOD STATEMENT

BY GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05125C0225D, DATED JUNE 19, 2012, COMMUNITY BRYANT CITY OF; NUMBER 050308; PANEL 0225; SUFFIX D INDICATES THAT THE PROPERTY SHOWN ON SURVEY LIES WITHIN:

ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

*FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING

PROPERTY OWNER REFERENCES

1 RESIDENCE
PARCEL: 840-11624-036
OWNER: ROYCE B. LOVELESS JR. & MAUDIE E. LOVELESS
(MAILING/PHYSICAL ADDRESS)
6021 SPRINGHILL ROAD
BRYANT, AR 72022
QUITCLAIM DEED 2009051546
ZONED R-2

2 RESIDENCE
PARCEL: 840-11624-034
PHYSICAL ADDRESS
6111 SPRINGHILL ROAD
OWNER: LOVETTE L. PARNELL
(MAILING ADDRESS)
P.O. BOX 105
BRYANT, AR 72022
ZONED R-2

3 RESIDENCE
PARCEL: 840-11624-035
OWNER: BRIGHAM J. BAREFOOT
(MAILING/PHYSICAL ADDRESS)
2620 NORTHLAKE ROAD
BRYANT, AR 72022
ZONED R-2

PROJECT CONTACTS

OWNER/DEVELOPER:
PB GENERAL HOLDINGS, LLC
ATTN: SCOTT PROCTOR
5110 TALLEY ROAD
LITTLE ROCK, AR 72204
PHONE: (501) 219-8899

ARCHITECT:
BARTLETT ARCHITECTURE, INC.
ATTN: DAN BARTLETT, AIA, NCARB, ICC
603 HWY 5 NORTH
BENTON, AR 72019
PHONE: (501) 794-4448

ENGINEER:
SENTINEL GROUP, LLC
ATTN: ERIC KREBS, PE
2712 CYPRESS POINT DRIVE,
BENTON, ARKANSAS 72019
PHONE: (501) 317-2547

SURVEYOR:
PAXTON R. SINGLETON, PRESIDENT/PLS
GLOBAL SURVEYING CONSULTANTS, INC.
6511 HEILMAN COURT
NORTH LITTLE ROCK, AR 72118
PHONE: (501) 455-4984

REVISION BLOCK

NO.	DESCRIPTION	DATE

The Sentinel Group, LLC
Civil Engineering - Development - Planning - Project Management
2712 Cypress Point Drive, Benton, Arkansas 72019 Ph: (501) 317-2547

OWNER / DEVELOPER:
PB GENERAL HOLDINGS, llc
5110 TALLEY ROAD
LITTLE ROCK, AR 72204
(501) 219-8899

NEW FACILITY LOCATION
NORTHLAKE RD.
SPRINGHILL RD.
BRYANT, AR 72022

DOLLAR GENERAL®

SITE DEMOLITION PLAN

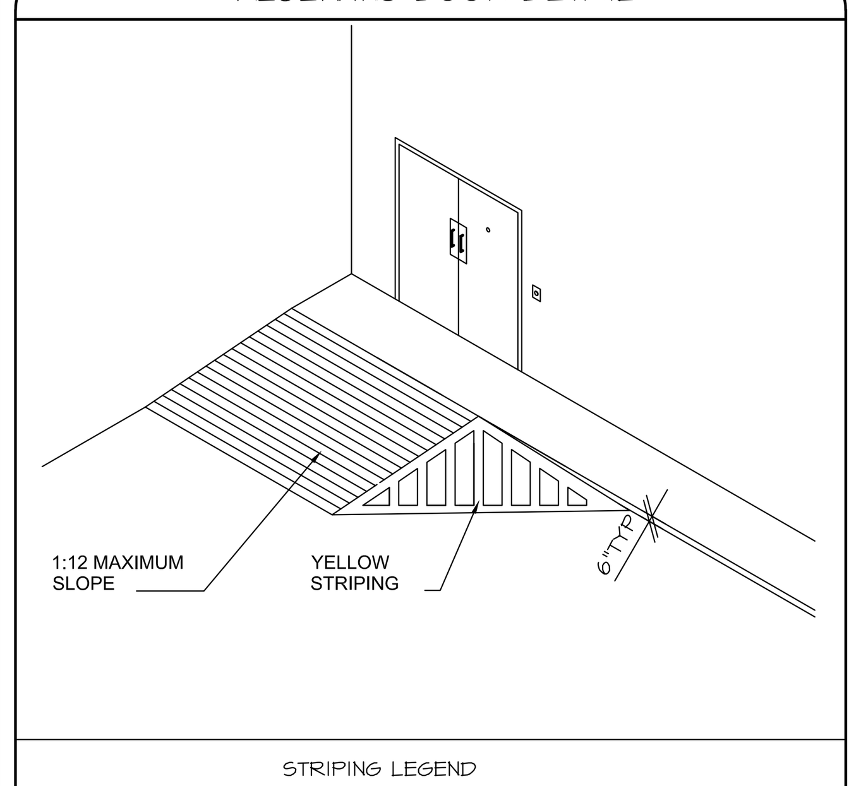
PROJECT NUMBER:	1611
C.A.D. BY:	C. TAYLOR
CHECKED BY:	E. KREBS
DATED:	11/18/2016

C-1
SHEET 1 OF 8

LEGEND

PROPERTY LINE	P — METER POLE
OVERHEAD UTILITY	T — TELEPHONE PEDESTAL
— OHE — OHE — OVERHEAD ELECTRIC	SEWER MANHOLE
— GAS — GAS — GAS LINE	FIRE HYDRANT
— W — W — WATER LINE	SIGN/SIGN POST
— SS — SS — SANITARY SEWER LINE	GUY ANCHOR
	SOIL BORE
(p) PER PLAT	POWER POLE w/TRANSFORMER
(d) PER DEED	POWER POLE
(m) AS PER MEASURED IN FIELD	EOM END OF MARKINGS
SHOWN FOR DIRECTION ONLY (LINE CONTINUES)	MAT. MATERIAL
	CPS COTTON PICKER SPINDLE
	C.I. CURB INLET
CALCULATED POINT	nts NOT TO SCALE
SET 1/2" REBAR w/CAP (UNLESS NOTED)	D.I. DUCTILE IRON
FND 1/2" REBAR (UNLESS NOTED)	E.M. ELECTRIC METER
WATER METER	REF. REFERENCE
WV WATER VALVE (UNLESS NOTED)	UGE UNDERGROUND ELECTRIC
PLA PLASTIC	OHE OVERHEAD ELECTRIC
GAS METER	typ TYPICAL
LIGHT POLE	IP INTERMEDIATE PRESSURE
	W WELDED
	METER/LIGHT POLE

RECEIVING DOOR DETAIL

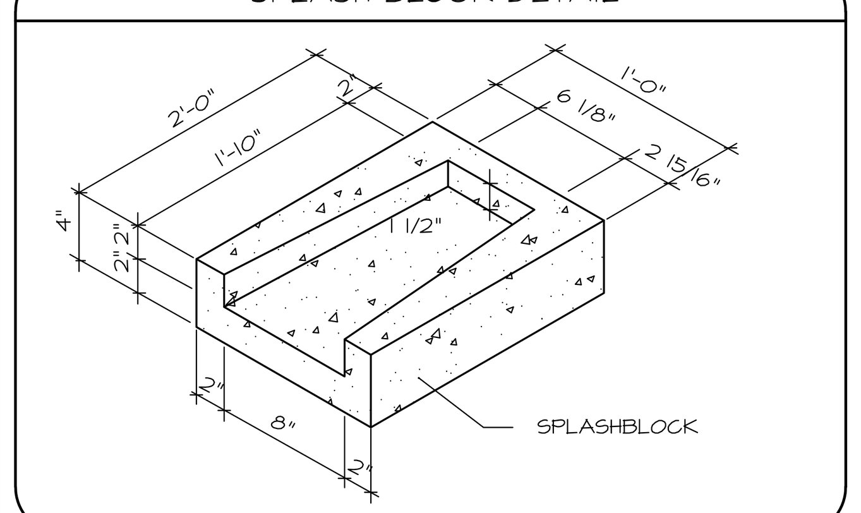


STRIPING LEGEND

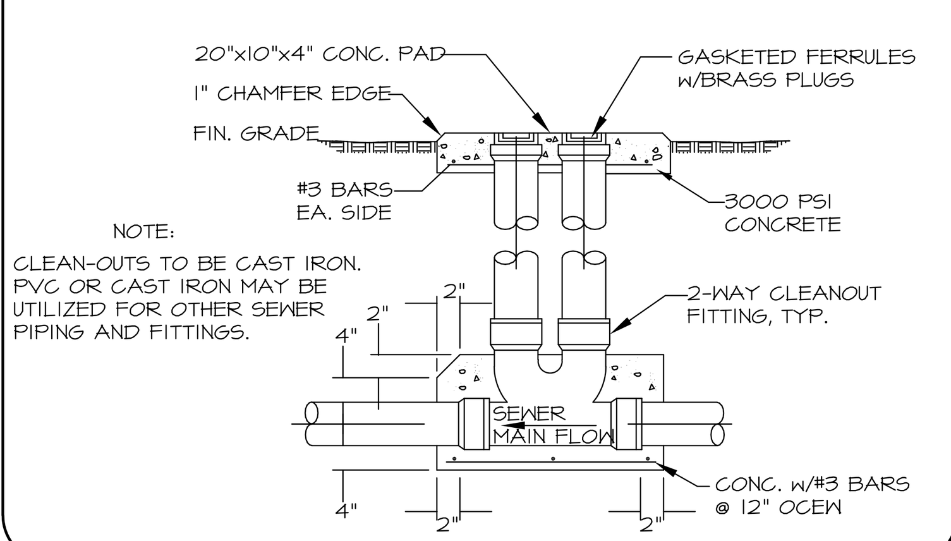
YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURES REQUIRED BY UTILITY COMPANY

SPLASH BLOCK DETAIL

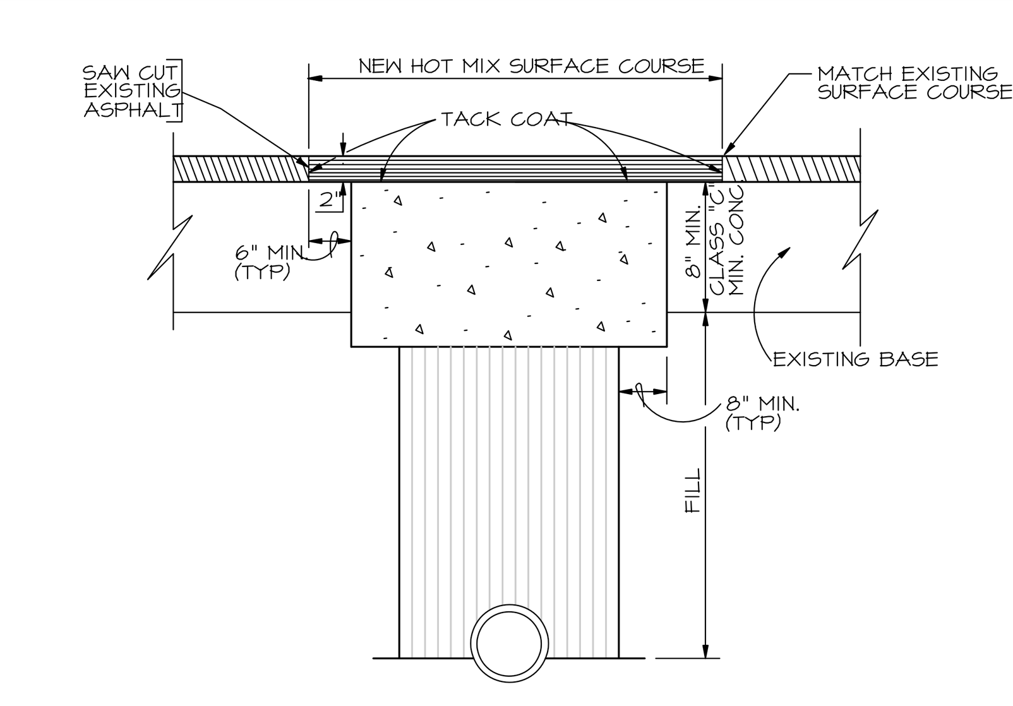


STANDARD 2-WAY SEWER CLEANOUT DETAIL



NOTE:
CLEAN-OUTS TO BE CAST IRON. PVC OR CAST IRON MAY BE UTILIZED FOR OTHER SEWER PIPING AND FITTINGS.

STANDARD PAVEMENT REPLACEMENT DETAIL



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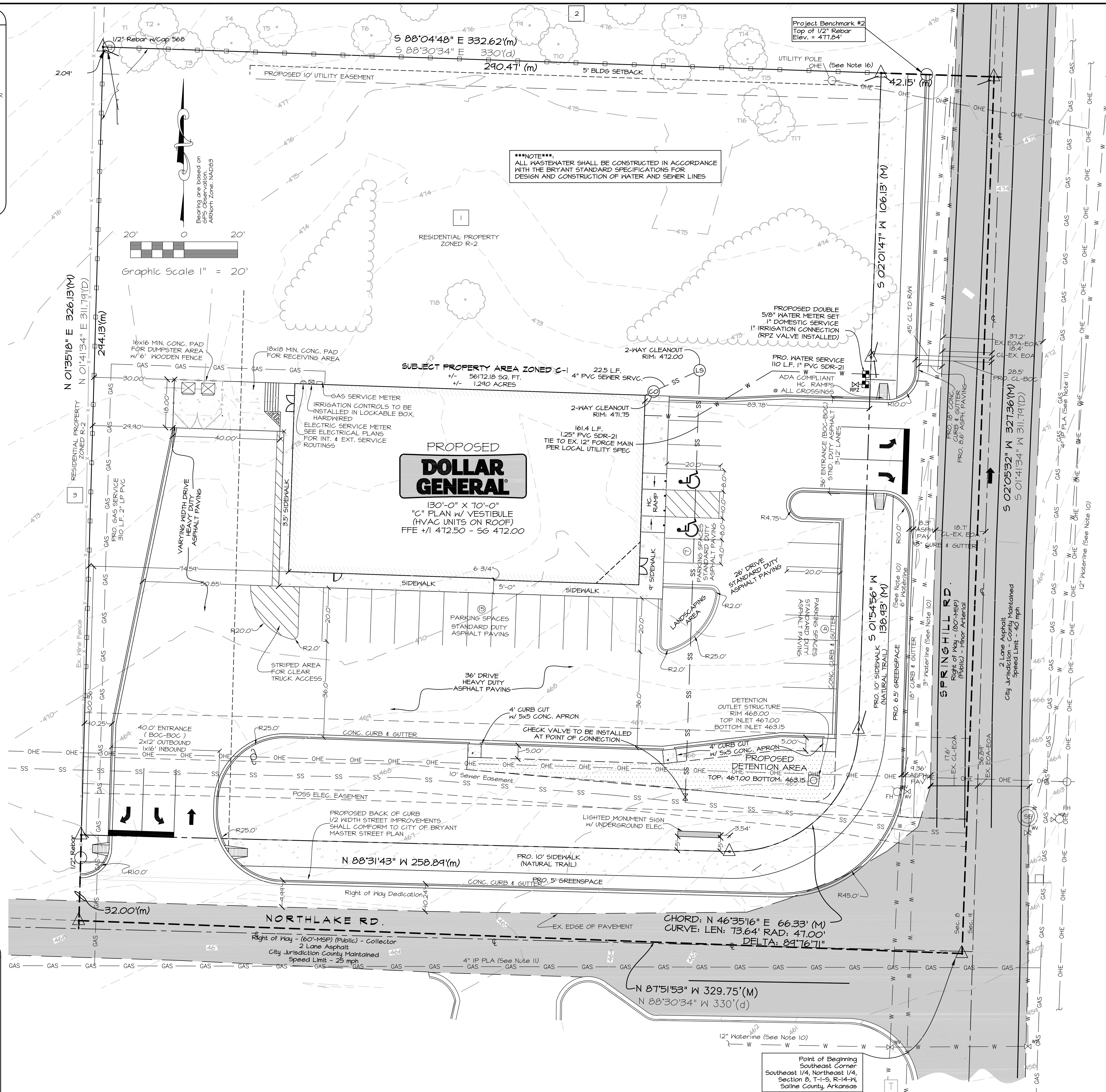
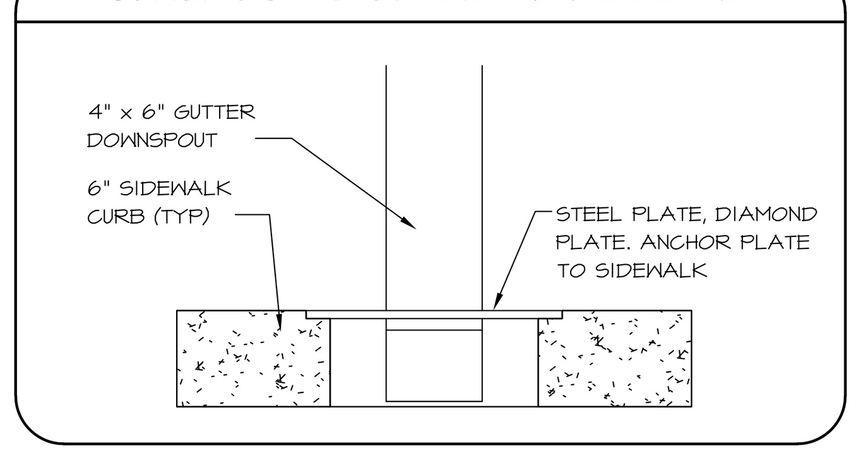


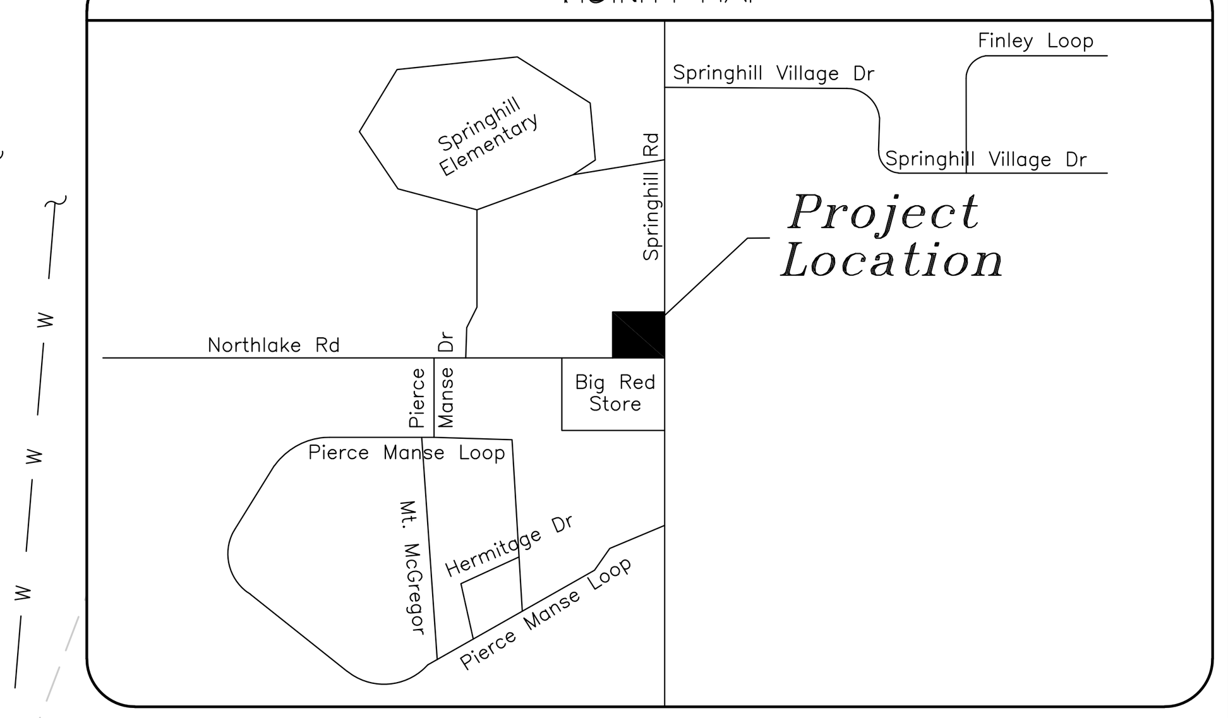
GUTTER DOWNSPOUT DETAIL @ SIDEWALK



** UTILITY WARNING **

48 HOURS BEFORE YOU DIG CALL:
ARKANSAS ONE CALL
(TOLL FREE)
1-800-482-8998
PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATION

VICINITY MAP



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PROPERTY ZONING

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*SEE ZONING ORDINANCE FOR ADDITIONAL RESTRICTIONS.

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*FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING

SITE UTILITY CONTACTS

ELECTRIC:
FIRST ELECTRIC COOP
RANDY JONES
501-954-5158

GAS:
CENTERPOINT ENERGY
ANDREW TOWNSEND
401 W. CAPITOL SUITE 600
LITTLE ROCK, AR 72201
501-377-4679

SEWER:
BRYANT WATER & WASTEWATER
SCOTT CHANDLER
1017 SW 2ND ST.
BRYANT, AR 72022
501-943-0469

WATER:
SALEM WATER USERS PWA
CLARISSE HARRIS
620 AIRLANE RD.
BENTON, AR 72015
501-315-2212

TELEPHONE:
CALLED ATT, COMCAST, AND FIDELITY COMMUNICATIONS, AND THEY ALL STATED, THAT THEY DO NOT SERVICE THE AREA.

PROJECT CONTACTS

OWNER/DEVELOPER:
PB GENERAL HOLDINGS, LLC
ATTN: SCOTT PROCTOR
5110 TALLEY ROAD
LITTLE ROCK, AR 72204
PHONE: (501) 219-8899

ARCHITECT:
BARTLETT ARCHITECTURE, INC.
ATTN: DAN BARTLETT, AIA, NCARB, ICC
603 HWY 5 NORTH
BENTON, AR 72019
PHONE: (501) 794-4448

ENGINEER:
SENTINEL GROUP, LLC
ATTN: ERIC KREBS, PE
2712 CYPRESS POINT DRIVE,
BENTON, ARKANSAS 72019
PHONE: (501) 317-2547

SURVEYOR:
PAXTON R. SINGLETON, PRESIDENT/PLS
GLOBAL SURVEYING CONSULTANTS, INC.
6511 HEILMAN COURT
NORTH LITTLE ROCK, AR 72118
PHONE: (501) 455-4984

REVISION BLOCK

NO.	DESCRIPTION	DATE

CERTIFICATE OF AUTHORIZATION — THE SENTINEL GROUP, LLC — No. 1269 — ARKANSAS-ENGINEER

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 11833 — ERIC E. KREBS

The Sentinel Group, LLC
Civil Engineering - Development - Planning - Project Management
2712 Cypress Point Drive, Benton, Arkansas 72019 Ph: (501) 317-2547

OWNER / DEVELOPER:
PB GENERAL HOLDINGS, llc
5110 TALLEY ROAD
LITTLE ROCK, AR 72204
(501) 219-8899

NEW FACILITY LOCATION
NORTHLAKE RD.
SPRINGHILL RD.
BRYANT, AR 72022

DOLLAR GENERAL

SITE, UTILITY & DIMENSION PLAN

PROJECT NUMBER:	1611
C.A.D. BY:	C. TAYLOR
CHECKED BY:	E. KREBS
DATED:	11/17/2016

C-2

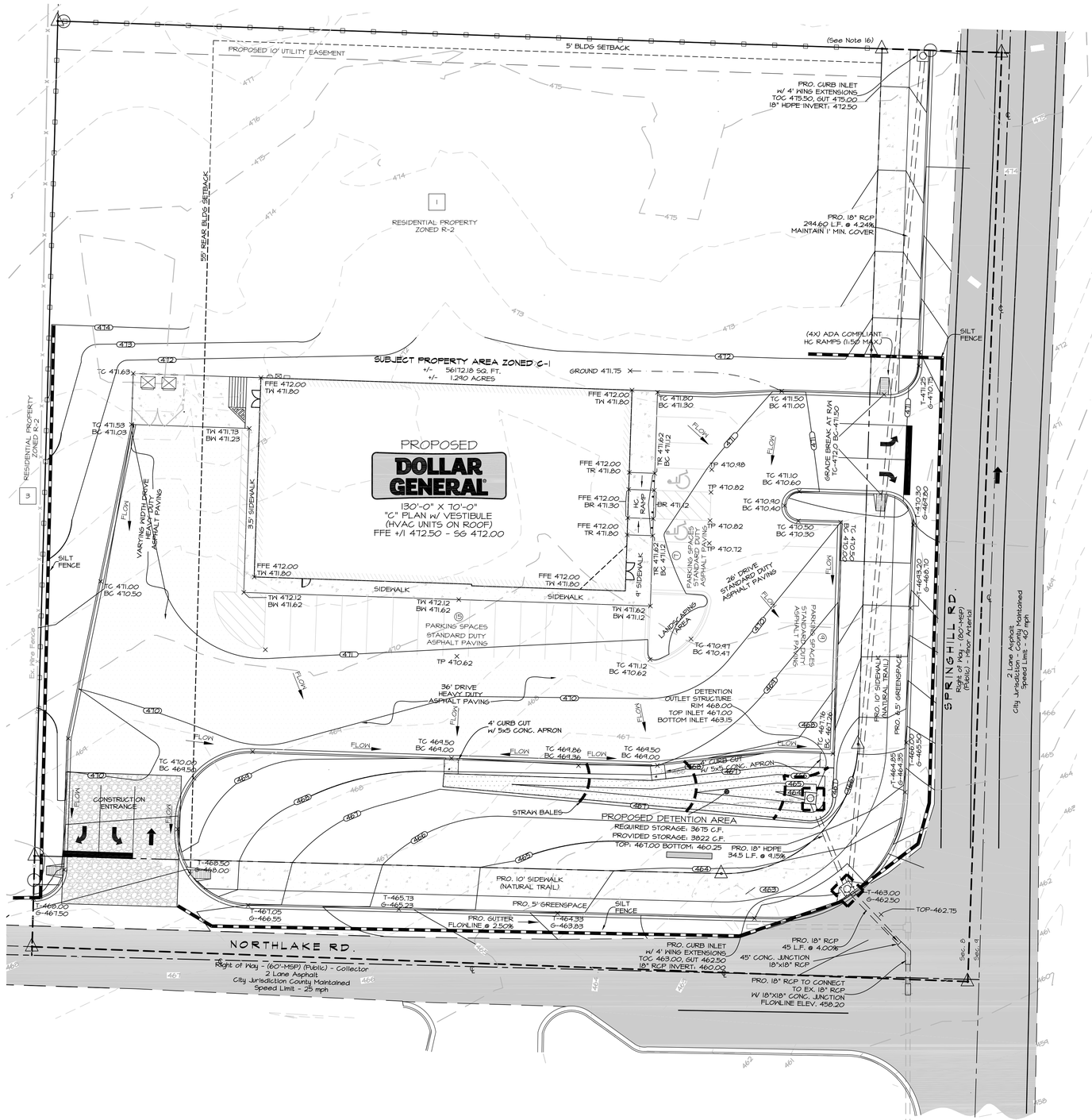
LEGEND

PROPERTY LINE		METER POLE	
OVERHEAD UTILITY		TELEPHONE PEDESTAL	
OHE — OHE — OVERHEAD ELECTRIC		SEWER MANHOLE	
GAS — GAS — GAS LINE		FIRE HYDRANT	
W — W — WATER LINE		SIGN/SIGN POST	
SS — SS — SANITARY SEWER LINE		GUY ANCHOR	
		SOIL BORE	
(p) PER PLAT		POWER POLE W/TRANSFORMER	
(d) PER DEED		POWER POLE	
(m) AS PER MEASURED IN FIELD	EOM	END OF MARKINGS	
OR SHOWN FOR DIRECTION ONLY (LINE CONTINUES)	MAT.	MATERIAL	
	CPS	COTTON PICKER SPINDLE	
	C.I.	CURB INLET	
CALCULATED POINT	nts	NOT TO SCALE	
SET 1/2" REBAR w/CAP (UNLESS NOTED)	D.I.	DUCTILE IRON	
FND 1/2" REBAR (UNLESS NOTED)	E.M.	ELECTRIC METER	
WATER METER	REF.	REFERENCE	
	UGE	UNDERGROUND ELECTRIC	
WATER VALVE (UNLESS NOTED)	OHE	OVERHEAD ELECTRIC	
PLA PLASTIC	typ	TYPICAL	
	IP	INTERMEDIATE PRESSURE	
GAS METER	W	WELDED	
LIGHT POLE		METER/LIGHT POLE	

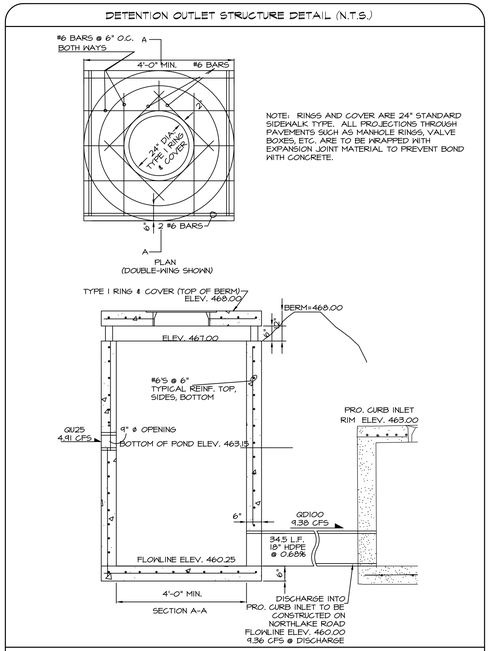
Bearing are based on GPS Observation about Zone NAD83

20' 0 20'

Graphic Scale 1" = 20'

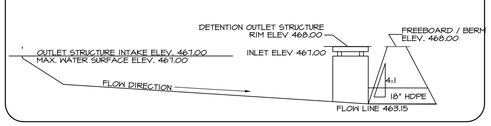


DETENTION OUTLET STRUCTURE DETAIL (N.T.S.)



NOTE: RINGS AND COVER ARE 24" STANDARD SIDEWALK TYPE. ALL PENETRATIONS THROUGH PAVEMENTS SUCH AS MANHOLE RINGS, VALVE BOXES, ETC. ARE TO BE WRAPPED WITH EXPANSION JOINT MATERIAL TO PREVENT BOND WITH CONCRETE.

DETENTION AREA DETAIL (N.T.S.)



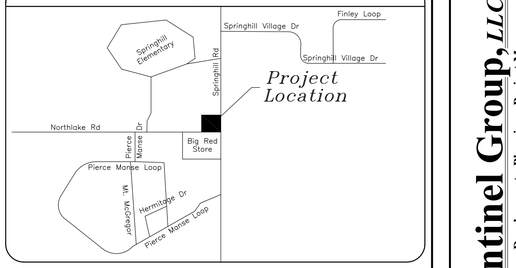
** UTILITY WARNING **

48 HOURS
BEFORE YOU DIG
CALL:
ARKANSAS ONE CALL
(TOLL FREE)
1-800-482-8998
PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATION

CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADE BEFORE AND DURING CONSTRUCTION

CONTRACTOR IS ALSO RESPONSIBLE FOR SHORING AND ENSURING THAT THERE IS NO SLOUGHING OF ADJACENT PROPERTY UNLESS OTHERWISE APPROVED IN WRITING BY THE ADJACENT PROPERTY OWNER.

VICINITY MAP



GENERAL EROSION CONTROL NOTES AND SPECIFICATIONS

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION PHASE I & II CONSTRUCTION DRAWINGS, THE STANDARD DETAILS AND ANY RELATED DOCUMENTS INCLUDING CITY ORDINANCE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE OR U.S.
8. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED TO WITHIN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
9. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
12. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE. ON-SITE & OFF-SITE BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
13. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION, DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
14. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

EROSION & SEDIMENT CONTROL MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHESONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITIONSUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED

FLOOD STATEMENT

BY GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05145C0250E, DATED MAY 2, 2012, COMMUNITY WHITE COUNTY, UNINCORPORATED AREAS; NUMBER 050461; PANEL 0285J; SUFFIX E INDICATES THAT THE PROPERTY SHOWN ON SURVEY LIES WITHIN:

ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

*FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING.

REVISION BLOCK

NO.	DESCRIPTION	DATE

CERTIFICATE OF AUTHORIZATION NO. THE SENTINEL GROUP, LLC No. 1269 ARKANSAS-ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11833 ERIC E. KREBS

The Sentinel Group, LLC
Civil Engineering - Development - Planning - Project Management
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OWNER / DEVELOPER:
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LITTLE ROCK, AR 72204
(501) 219-6684

NEW FACILITY LOCATION
NORTHLAKE RD.
SPRINGHILL RD.
BRYANT, AR. 72022

DOLLAR GENERAL®

GRADING, DRAINAGE & EROSION CONTROL PLAN

PROJECT NUMBER:	161
C.A.D. BY:	C. TAYLOR
CHECKED BY:	E. KREBS
DATED:	11/8/2016

C-3
SHEET 3 OF 8

LEGEND

PROPERTY LINE		P	METER POLE
OVERHEAD UTILITY		T	TELEPHONE PEDESTAL
OHE — OHE —	OVERHEAD ELECTRIC	S	SEWER MANHOLE
GAS — GAS —	GAS LINE		FIRE HYDRANT
W — W —	WATER LINE		SIGN/SIGN POST
SS — SS —	SANITARY SEWER LINE		GUY ANCHOR
			SOIL BORE
(p)	PER PLAT		POWER POLE W/TRANSFORMER
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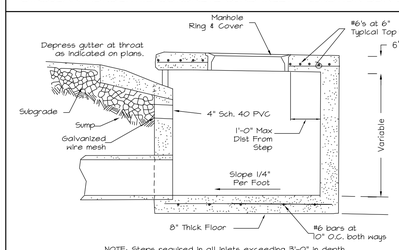
(m)	AS PER MEASURED IN FIELD	EOM	END OF MARKINGS
OR	SHOWN FOR DIRECTION ONLY (LINE CONTINUES)	MAT.	MATERIAL
		CPS	COTTON PICKER SPINDLE
		C.I.	CURB INLET
	CALCULATED POINT	nts	NOT TO SCALE
	SET 1/2" REBAR W/CAP (UNLESS NOTED)	D.I.	DUCTILE IRON
	FND 1/2" REBAR (UNLESS NOTED)	E.M.	ELECTRIC METER
	WATER METER	REF.	REFERENCE
		UGE	UNDERGROUND ELECTRIC
	WATER VALVE (UNLESS NOTED)	OHE	OVERHEAD ELECTRIC
PLA	PLASTIC	typ	TYPICAL
	GAS METER	IP	INTERMEDIATE PRESSURE
	LIGHT POLE	W	WELDED
			METER/LIGHT POLE

CIRCULAR MONOLITHIC CONCRETE CURB INLET - JUNCTION BOX DETAIL

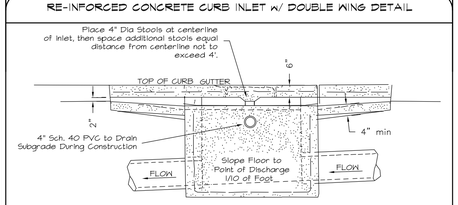


NOTE: Steps required in all inlets exceeding 3'-0" in depth. Reinforcement not required in circular inlet walls unless specified on plans.

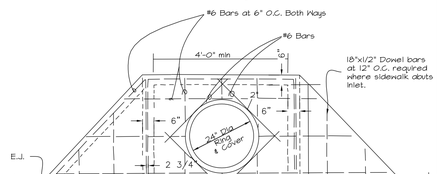
Depression See Detail PK-3

DIA. OF STRUCTURE	WALL THICKNESS	DIA. OF OUTLET PIPE
4' I.D.	6"	15" Thru 21"
5' I.D.	8"	30" Thru 42"
6' I.D.	8"	48" Thru 54"
8' I.D.	10"	60" Thru 72"

RE-INFORCED CONCRETE CURB INLET w/ DOUBLE WING DETAIL

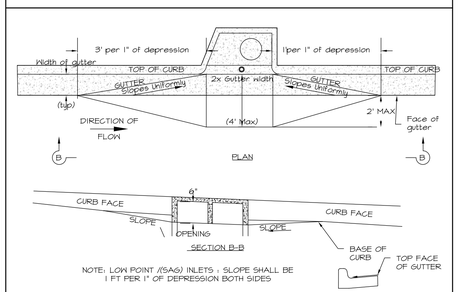


ELEVATION
(Double-Ring Shown)



PLAN
(Double-Ring Shown)

GUTTER DEPRESSION DETAIL



NOTE: LOW POINT (SAG) INLETS - SLOPE SHALL BE 1 FT PER 1" OF DEPRESSION BOTH SIDES

NOTE: THE TOP FACE OF GUTTER SHALL DROP 1/2 OF THE GUTTER DEPRESSION ACROSS THE INLET OPENING.

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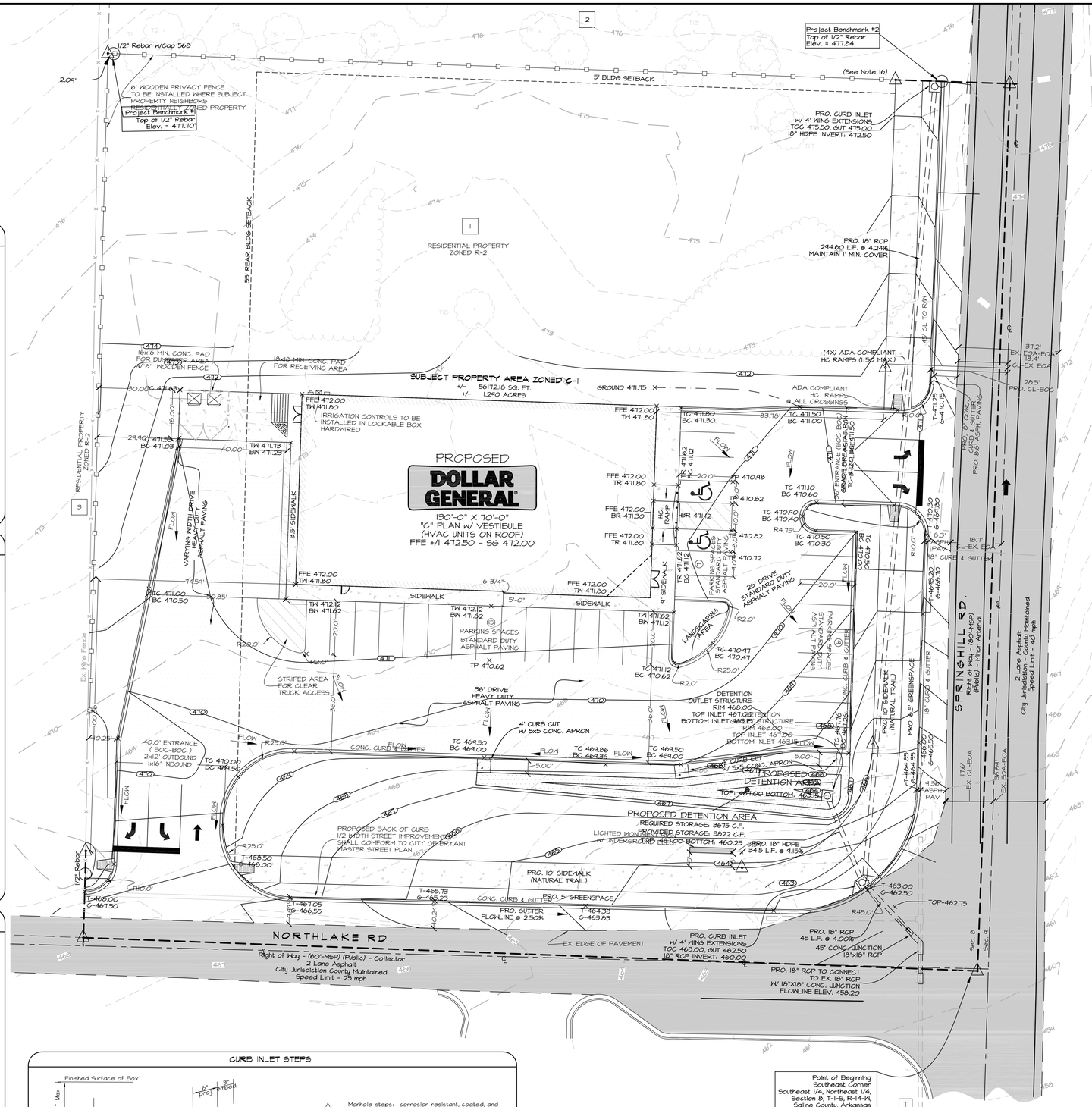
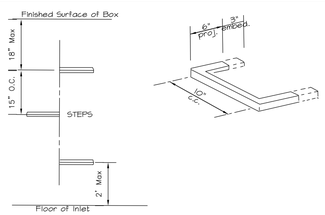


CURB INLET STEPS



A. Manhole steps: corrosion resistant, coated, and reinforced with steel per ASTM C-478. Steel reinforcing minimum 1/2" diameter.

B. Acceptable Manufacturers:

1. Utility Products Inc. Perma Step 100-2
2. IGM Inc. Polypropylene coated steps.
3. M.A Industries, Inc. Polypropylene coated steps. #PSI-PF
4. BONCO, by H. Bowen Co.

C. Capable of supporting minimum 300 lb. load.

D. Non-Slip textured treads.

E. Required in all structures 3'-0" deep or greater.

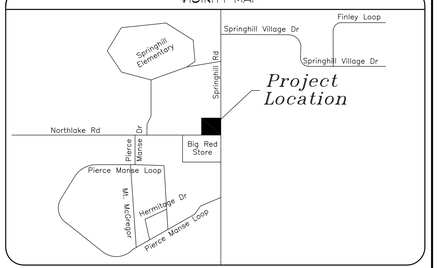
** UTILITY WARNING **

48 HOURS BEFORE YOU DIG CALL: ARKANSAS ONE CALL (TOLL FREE) 1-800-482-8998 PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATION

CERTIFICATE OF AUTHORIZATION — THE SENTINEL GROUP, LLC — No. 1269 — ARKANSAS ENGINEER

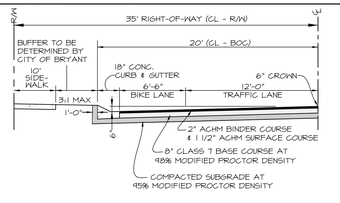
STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 11833 — ERIC E. KREBS

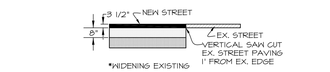
VICINITY MAP



Graphic Scale 1" = 20'

PROPOSED CROSS SECTION NORTHLAKE ROAD COLLECTOR STREET HALF WIDTH IMPROVEMENTS





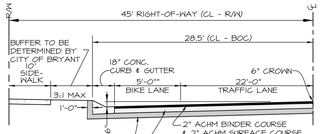
*WIDENING EXISTING

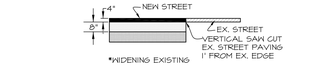
*NOTE: PAVEMENT RECONSTRUCTION IS REQUIRED WHEN EXISTING STREET DOES NOT MEET THESE STANDARDS

GENERAL NOTES:

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

PROPOSED CROSS SECTION SPRINGHILL ROAD MINOR ARTERIAL HALF WIDTH IMPROVEMENTS





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REVISION BLOCK

NO.	DESCRIPTION	DATE

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(501) 291-6694

NEW FACILITY LOCATION
NORTHLAKE RD.
SPRINGHILL RD.
BRYANT, AR. 72022

DOLLAR GENERAL®

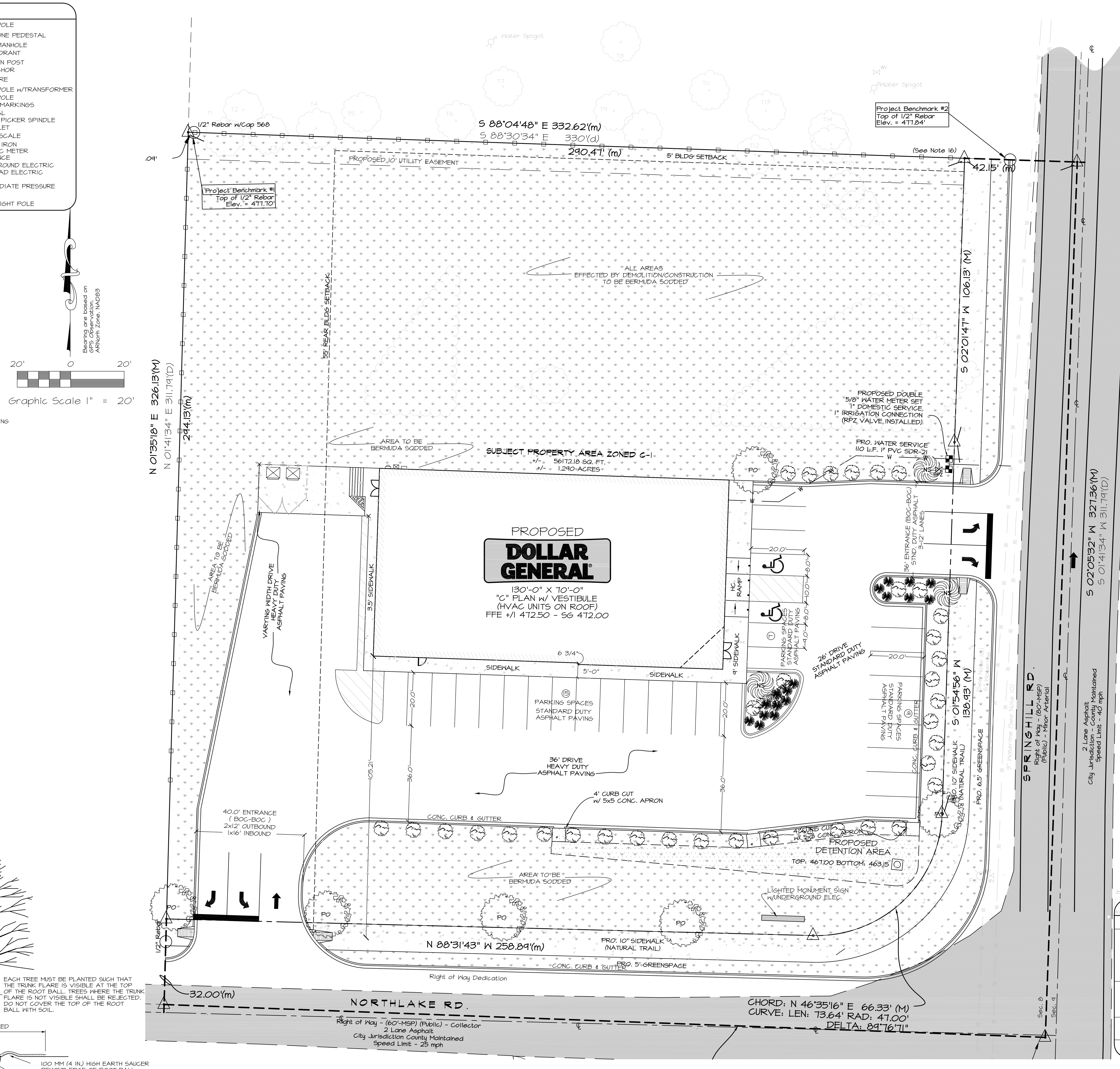
PUBLIC ROAD IMPROVEMENT PLAN

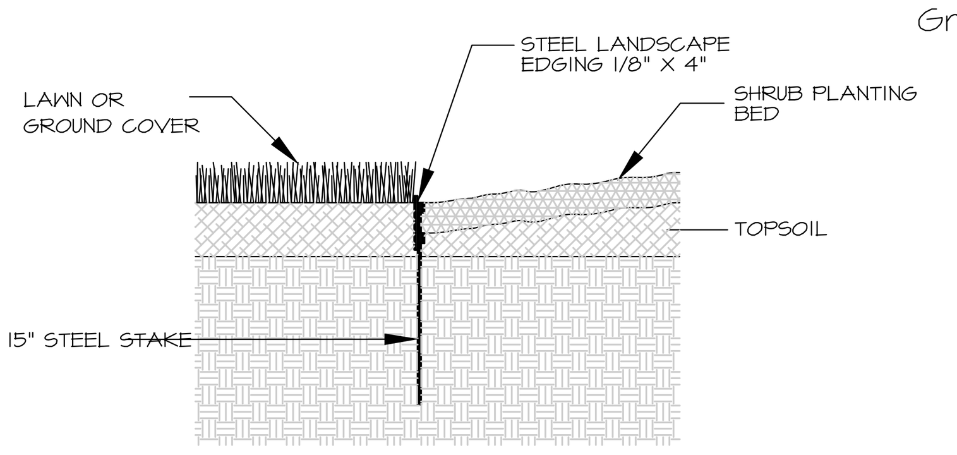
PROJECT NUMBER: 1611
C.A.D. BY: C. TAYLOR
CHECKED BY: E. KREBS
DATED: 11/8/2016

C-4
SHEET 4 OF 8

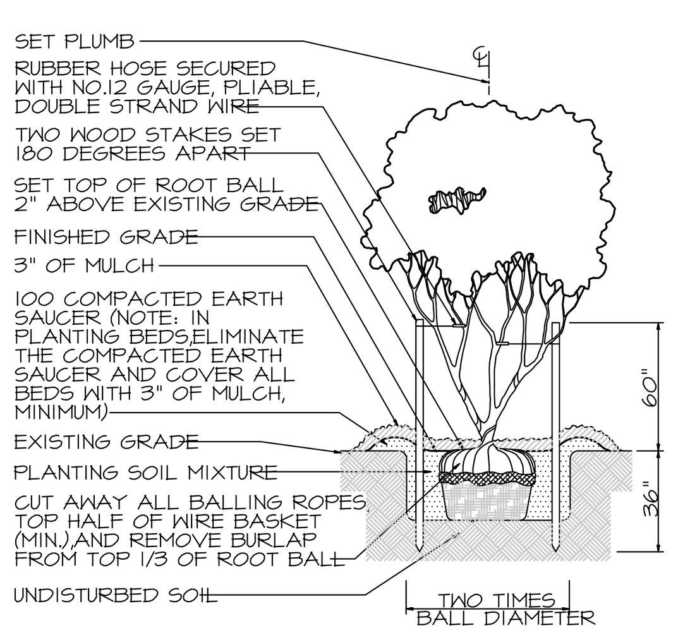
LEGEND

Symbol	Description	Symbol	Description
(heavy line)	PROPERTY LINE	P	METER POLE
— — —	OVERHEAD UTILITY	T	TELEPHONE PEDESTAL
— OHE — OHE —	OVERHEAD ELECTRIC	S	SEWER MANHOLE
— GAS — GAS —	GAS LINE		FIRE HYDRANT
— W — W —	WATER LINE		SIGN/SIGN POST
— SS — SS —	SANITARY SEWER LINE		GUY ANCHOR
			SOIL BORE
(p)	PER PLAT		POWER POLE w/TRANSFORMER
(d)	PER DEED		POWER POLE
(m)	AS PER MEASURED IN FIELD	EOM	END OF MARKINGS
OR	SHOWN FOR DIRECTION ONLY (LINE CONTINUES)	MAT.	MATERIAL
		CPS	COTTON PICKER SPINDLE
		C.I.	CURB INLET
	CALCULATED POINT	nts	NOT TO SCALE
	SET 1/2" REBAR w/CAP (UNLESS NOTED)	D.I.	DUCTILE IRON
	FND 1/2" REBAR (UNLESS NOTED)	E.M.	ELECTRIC METER
	WATER METER	REF.	REFERENCE
WV	WATER VALVE (UNLESS NOTED)	UGE	UNDERGROUND ELECTRIC
PLA	PLASTIC	OHE	OVERHEAD ELECTRIC
	GAS METER	typ	TYPICAL
	LIGHT POLE	IP	INTERMEDIATE PRESSURE
		W	WELDED
			METER/LIGHT POLE

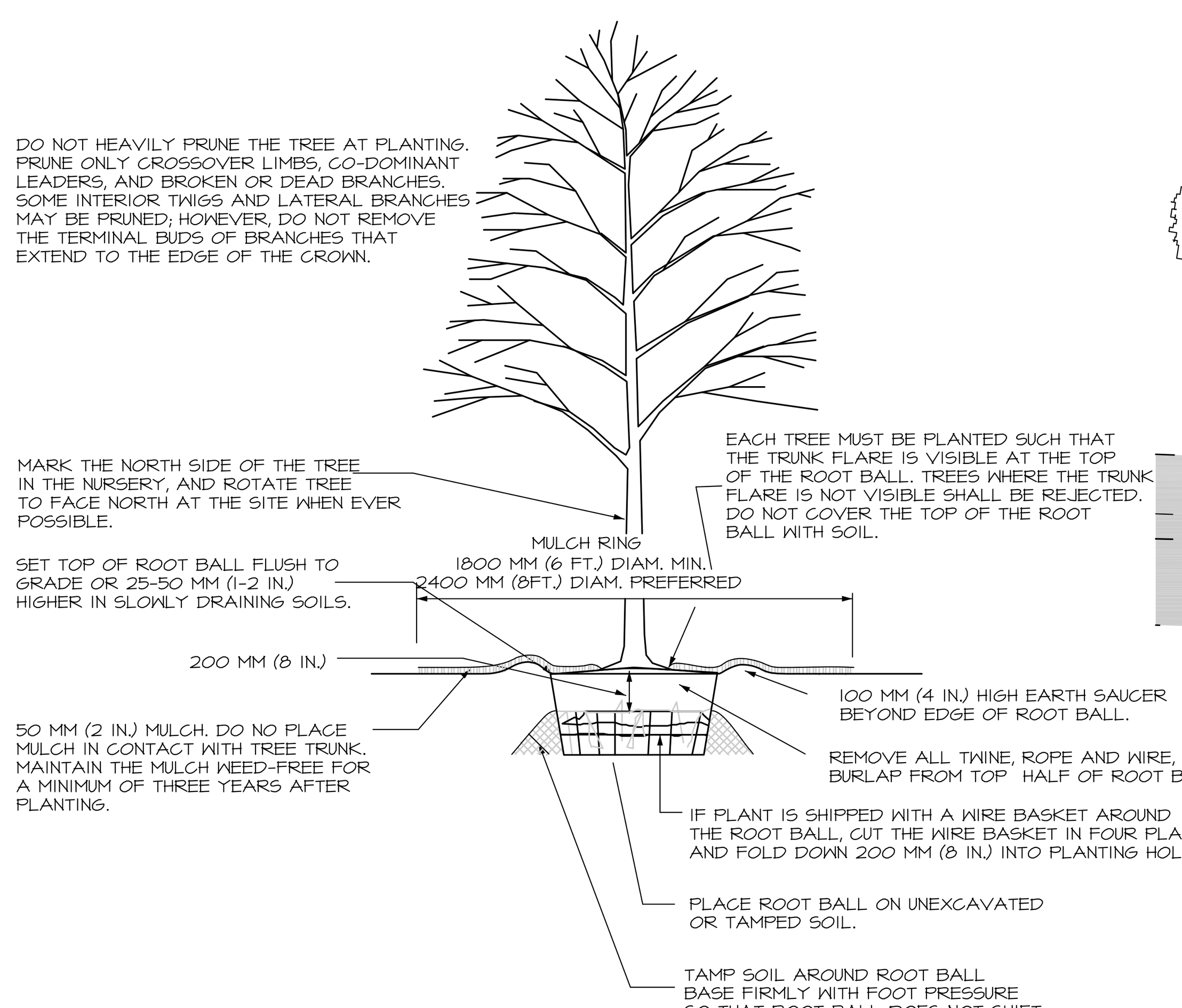




STEEL EDGING DETAIL
NOT TO SCALE

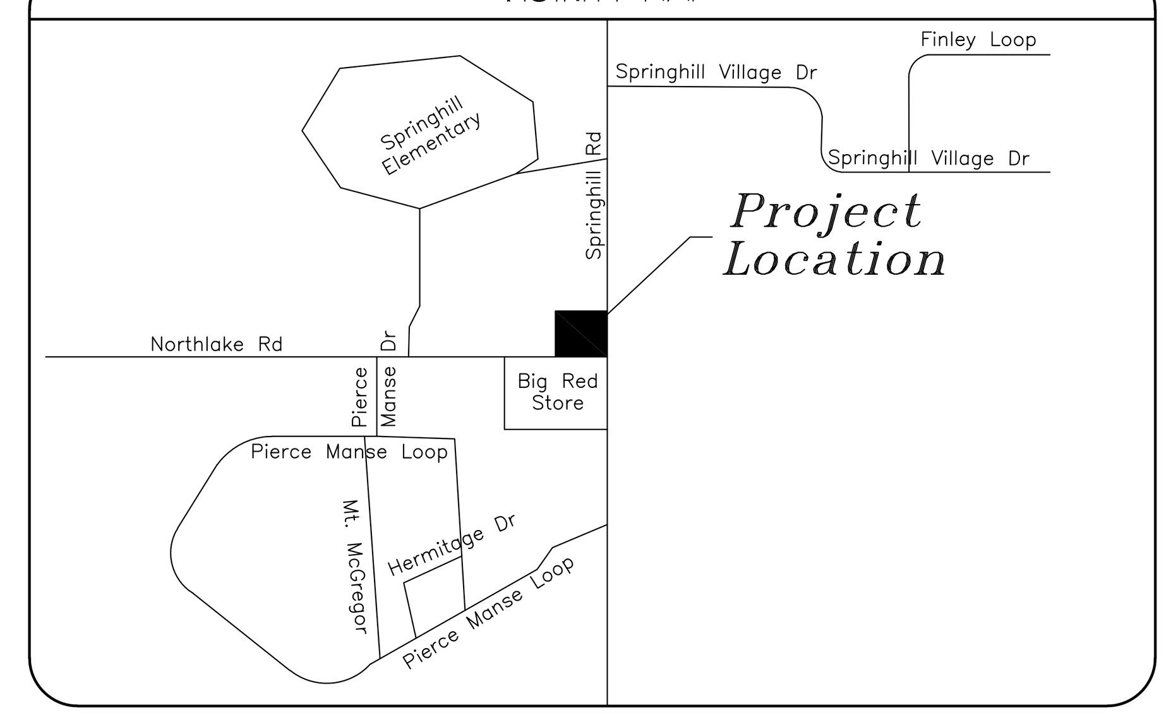


SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATINGS.

VICINITY MAP



GENERAL NOTES & SPECIFICATIONS

A. GRADING NOTES:

1. CONTRACTOR TO GRADE ALL AREAS SHADED IN THE PLAN, INCLUDING ROW.
2. TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
3. TILL SOIL TO A DEPTH OF 4" MINIMUM.
4. REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
5. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
6. ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
7. REFER TO SHEET C3 FOR MAXIMUM SLOPES.

B. LAWN SEEDING AND SODDING NOTES:

1. ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
2. AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
3. SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. ¼ TO ⅓ OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION. STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
4. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

C. LANDSCAPE NOTES:

1. PROVISIONS FOR LOCAL AND/OR REGIONAL REQUIREMENTS ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTION REQUIREMENTS.
2. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
3. ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
4. ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.
5. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
6. PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED IN SECTIONS A-C ABOVE.
7. MAXIMUM SLOPE CUTS SHALL NOT EXCEED 4:1. ALL DISTURBED GRADES GREATER THAN 8:1 SHALL BE STABILIZED BY SODDING. SODDING PINS ARE TO BE USED ON ALL 4:1 GRADES.
8. VEGETATION AT ENTRY SHOULD BE LOW TO ENSURE VISIBILITY OF STORE.
9. IF TREES ARE REQUIRED IN FRONT OF BUILDING, SELECT SMALL LEAFED, NON DENSE SPECIES THAT WILL NOT INTERFERE WITH THE VISIBILITY OF STORE. THE SPACING SHALL CREATE VISUAL CORRIDORS TO STORE.

D. IRRIGATION NOTES:

1. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
2. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
3. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.
4. IRRIGATION DESIGN TO BE PROVIDED BY LANDSCAPE CONTRACTOR.
5. ALL VALVES ARE TO BE RAINBIRD DS SERIES VALVES (OR EQUIVALENT).
6. THIS SYSTEM WILL REQUIRE A RAINBIRD ESP MODULAR SERIES CONTROLLER (OR EQUIVALENT).
7. EACH ZONE WILL REQUIRE ITS OWN ELECTRONIC CONTROL VALVE.
8. FROM THE METER SERVICE THE FOLLOWING SHALL BE INSTALLED IN ORDER:
   1.A. 1-MANUAL MASTER CONTROL VALVE
   1.B. 1-1" RPZ ASSEMBLY
   1.C. 1-1 1/2" MASTER CONTROL VALVE.

LANDSCAPING MATERIALS SCHEDULE

SYMBOL	QUANTITY	ABRV.	COMMON NAME	SCIENTIFIC NAME	SIZE (MIN.)
PO	6	PO	PIN OAK	QUERCUS PALUSTRIS	2" CAL. x 12'(T)
NS	3	NS	NELLY R STEVENS HOLLY	ILEX X ATTENUATA	2" CAL. x 12'(T)
	36	EGH	EVERGREEN HOLLIES	ILEX SPECIES	18" MIN.
	17	ND	NANDINA	NANDINA DOMESTICA	18" MIN.

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CERTIFICATE OF AUTHORIZATION — THE SENTINEL GROUP, LLC — No. 1269 — ARKANSAS-ENGINEER

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 11833 — ERIC E. KREBS

REVISION BLOCK

NO.	DESCRIPTION	DATE

The Sentinel Group, LLC
Civil Engineering - Development - Planning - Project Management
2712 Cypress Point Drive, Benton, Arkansas 72019 Ph: (501) 317-2547

OWNER / DEVELOPER:
PB GENERAL HOLDINGS, llc
5110 TALLEY ROAD
LITTLE ROCK, AR 72204
(501) 219-8844

NEW FACILITY LOCATION
NORTHLAKE RD.
SPRINGHILL RD.
BRYANT, AR 72022

DOLLAR GENERAL

LANDSCAPE AND IRIGATION PLAN

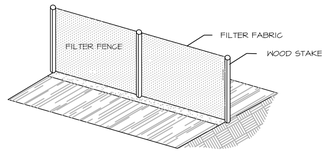
PROJECT NUMBER: 1611
C.A.D. BY: C. TAYLOR
CHECKED BY: E. KREBS
DATED: 11/18/2016

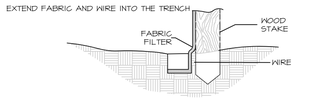
C-5
SHEET 5 OF 8

EROSION CONTROL DETAILS

WHAT IS THIS

A SILT FENCE ALSO CALLED A "FILTER FENCE" IS A TEMPORARY MEASURE FOR SEDIMENTATION CONTROL. IT USUALLY CONSISTS OF POSTS WITH FILTER FABRIC STRETCHED ACROSS THE POST AND SOMETIMES WITH A WIRE SUPPORT FENCE. THE LOWER EDGE OF THE FENCE IS VERTICALLY TRENCHED AND COVERED BY BACKFILL. A SILT FENCE IS USED IN SMALL DRAINAGE AREAS TO DETAIN SEDIMENT. THESE FENCES ARE MOST EFFECTIVE WHERE THERE IS OVERLAND FLOW (RUNOFF) THAT FLOWS OVER THE SURFACE OF THE GROUND AS A THIN, EVEN LAYER) OR IN MINOR SWALES OR DRAINAGEWAYS. THEY PREVENT SEDIMENT FROM ENTERING RECEIVING WATERS. SILT FENCES ARE ALSO USED TO CATCH WIND BLOW SAND AND TO CREATE AN ANCHOR FOR SAND DUNE CREATION. ASIDE FROM THE TRADITIONAL WOODEN POST AND FILTER METHOD, THERE ARE SEVERAL VARIATIONS OF SILT FENCE INSTALLATION INCLUDING SILT FENCE WHICH CAN BE PURCHASED WITH POCKETS WITH POCKETS PRESEWN TO ACCEPT USE OF STEEL FENCE POSTS.





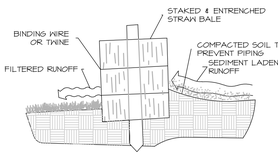
WHEN AND WHERE TO USE IT — AS SHOWN BY: - - - - -

A SILT FENCE SHOULD BE INSTALLED PRIOR TO MAJOR SOIL DISTURBANCE IN THE DRAINAGE AREA. SUCH A STRUCTURE IS ONLY APPROPRIATE FOR DRAINAGE AREAS OF 1 ACRE OR LESS WITH VELOCITIES OF 0.5CFS OR LESS (WASHINGTON STATE, 1992). THE FENCE SHOULD BE PLACED ACROSS THE BOTTOM OF A SLOPE OR MINOR DRAINAGEWAY ALONG A LINE OF UNIFORM ELEVATION (PERPENDICULAR TO THE DIRECTION OF FLOW). IT CAN BE USED AT THE OUTER BOUNDARY OF THE WORK AREA. HOWEVER, THE FENCE DOES NOT HAVE TO SURROUND THE WORK AREA COMPLETELY. IN ADDITION, A SLIT FENCE IS EFFECTIVE WHERE SHEET AND HILL ERROSION MAY BE A PROBLEM. SLIT FENCES SHOULD NOT BE CONSTRUCTED IN STREAMS OR SWALES.

STRAW BALE BARRIER

WHAT IS THIS

STRAW BALES CAN BE USED AS A TEMPORARY SEDIMENT BARRIER. THEY ARE PLACED END TO END IN A SHALLOW EXCAVATED TRENCH (WITH NO GAPS IN BETWEEN) AND STAKED INTO PLACED, OF PROPERLY INSTALLED, THEY CAN DETAIN SEDIMENT AND REDUCE FLOW VELOCITY FROM SMALL DRAINAGE AREAS. A STRAW BALE BARRIER PREVENTS SEDIMENT FROM LEAVING THE SITE BY TRAPING THE SEDIMENT IN THE BARRIER WHILE ALLOWING THE RUNOFF TO PASS THROUGH. IT CAN BE USED TO DECREASE THE VELOCITY OF SHEETFLOW OR CHANNEL FLOWS OF LOW-TO-MODERATE LEVELS.



CROSS SECTION OF A PROPERLY INSTALLED STRAW BALE BARRIER

WHEN AND WHERE TO USE IT — AS SHOWN BY: ▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪▪

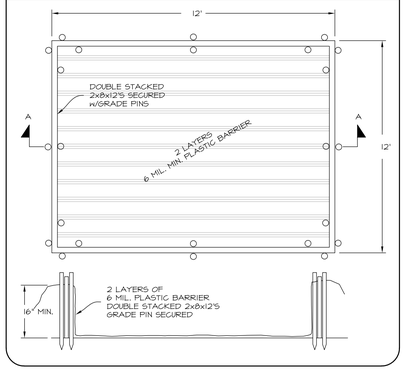
A STRAW BALE BARRIER SHOULD BE INSTALLED PRIOR TO MAJOR SOIL DISTURBANCE IN THE DRAINAGE AREA. THIS TYPE OF BARRIER IS PLACED PERPENDICULAR TO THE FLOW, ACROSS THE BOTTOM OF A SLOPE OR MINOR DRAINAGEWAY WHERE THERE IS SHEET FLOW. IT CAN BE USED AT THE PERIMETER OF THE WORK AREA, ALTHOUGH IS DOES NOT HAVE TO SURROUND IT COMPLETELY. IT CAN ALSO BE VERY EFFECTIVE WHEN USED IN COMBINATION WITH OTHER EROSION AND SEDIMENT CONTROL PRACTICES. A STRAW BALE BARRIER MAY BE USED WHERE THE LENGTH OF SLOPE BEHIND THE BARRIER IS LESS THAN 100 FEET AND WHERE THE SLOPE IS LESS THAN 2:1.

WHAT TO CONSIDER

THE SUCCES OF A STRAW BALE BARRIER DEPENDS ON PROPER INSTALLATION. THE BALES MUST BE FIRMLY STAKED INTO THE ENTRENCHMENT AND THE ENTRENCHMENT MUST BE PROPERLY BACKFILLED, TO FUNCTION EFFECTIVELY. THE BALES MUST BE PLACED END TO END AND THERE CAN BE NO GAPS BETWEEN THE BALES.

STRAW BALE BARRIER ARE USEFUL FOR APPROXIMATELY 3 MONTHS. THEY MUST BE INSPECTED AND REPAIRED IMMEDIATELY AFTER EACH RAINFALL OR DAILY IF THERE IF PROLONGED RAINFALL. DAMAGED STRAW BALES REQUIRE DAMAGED STRAW BALES REQUIRE IMMEDIATE REPLACEMENT. AFTER EACH STORM, OR ON A REGULAR BASIS, TRAPPED SEDIMENTS MUST BE REMOVED AND DISPPOSED OF PROPERLY.

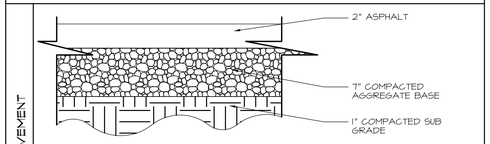
CONCRETE WASH OUT AREA



PAVEMENT DETAILS

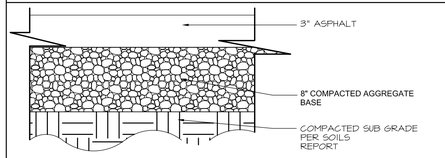
1. DETAILS ARE DOLLAR GENERAL STANDARD REQUIREMENTS AND MAY INCREASE OR DECREASE WITH VARIOUS SOIL CONDITIONS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE MINIMUM DOLLAR GENERAL PAVEMENT REQUIREMENTS. INCREASED RECOMMENDATIONS ARE TO BE USED.
2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR DOLLAR GENERAL MINIMUMS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PRIOR APPROVED BY DOLLAR GENERAL.
4. CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.

ASPHALTIC PAVEMENT



STANDARD DUTY ASPHALT DETAIL

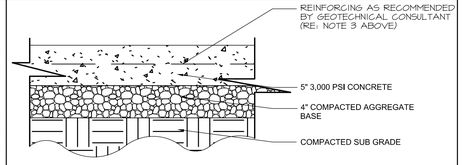
SCALE: NOT TO SCALE



HEAVY DUTY ASPHALT DETAIL

SCALE: NOT TO SCALE

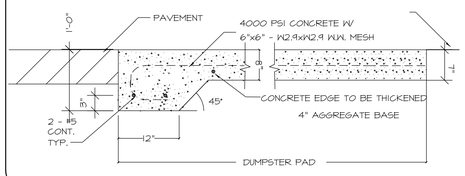
CONCRETE PAVEMENT



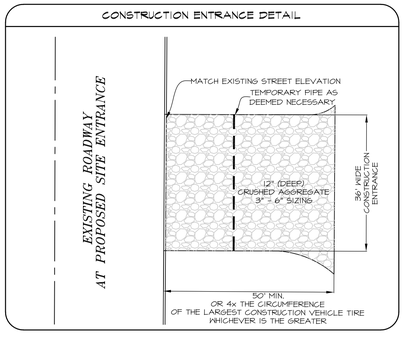
HANDICAP PARKING CONCRETE DETAIL

SCALE: NOT TO SCALE

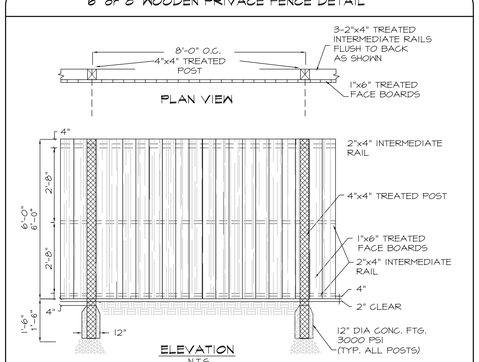
DUMPSTER PAD CROSS SECTION



CONSTRUCTION ENTRANCE DETAIL



6' or 8' WOODEN PRIVACE FENCE DETAIL



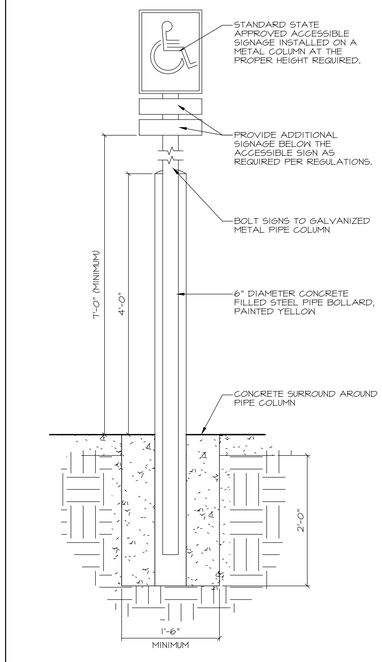
ELEVATION
N.T.S.

GENERAL NOTES:
*ALL FASTENING HARDWARE TO BE NON-CORROSIVE

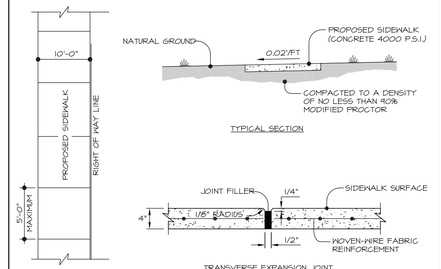
*CONTRACTOR SHALL USE 8P GALVANIZED SIDING NAILS OR 2" GALVANIZED SCREWS THROUGHOUT.

*ALL WOOD MEMBERS SHALL BE TREATED.

HANDICAP SIGN DETAILS



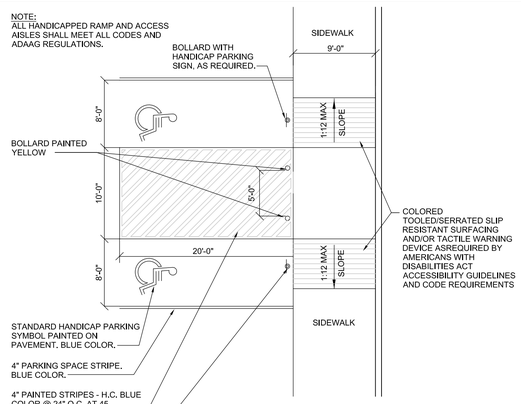
STANDARD CONCRETE SIDEWALK



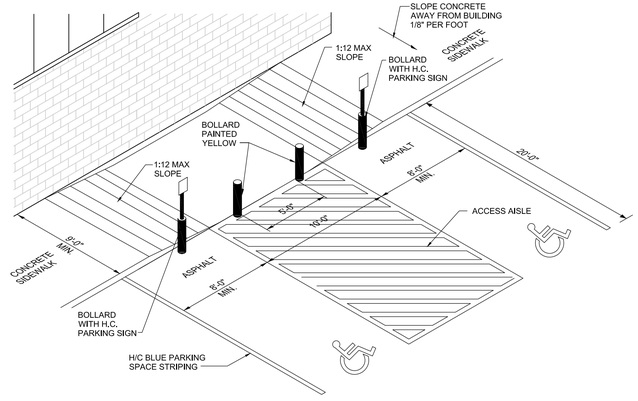
NOTES:

1. CONTRACTION JOINTS SHALL BE AT 5 FT INTERVALS. EXPANSION JOINTS TO BE A MAXIMUM OF 25 FT INTERVALS. EXPANSION JOINTS TO BE 1/2" PRE-FORMED EXPANSION JOINT FILLER, NON-EXTRUDING TYPE.
2. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
3. A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INTERSECTIONS (ALONG THE LENGTH OF RADIUS CURB RETURNS), AND IN THE HANDICAP RAMPS.

HANDICAP PARKING DETAIL



HANDICAP PARKING, ACCESS RAMP AND ACCESS AISLE DETAILS



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OWNER / DEVELOPER:
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510 TALLEY ROAD
LITTLE ROCK, AR 72204
(501) 214-6894

NEW FACILITY LOCATION
NORTHLAKE RD.
SPRINGHILL RD.
SHERWOOD, AR 72022

DOLLAR GENERAL®

DETAIL SHEET I

PROJECT NUMBER: 16111
C.A.D. BY: C. TAYLOR
CHECKED BY: E. KREBS
DATED: 11/09/2016

C-6
SHEET 6 of 8

A. GENERAL CIVIL SITEWORK NOTES:

1. THE CIVIL SITEWORK DRAWINGS IN THIS PACKAGE ARE PROVIDED TO INDICATE MINIMUM STANDARDS FOR DOLLAR GENERAL NEW STORE DEVELOPMENTS. IT IS NOT INTENDED, NOR WILL BE ACCEPTABLE BY DOLLAR GENERAL, AS FINAL CIVIL SITEWORK DRAWINGS AND/OR SPECIFICATIONS FOR NEW STORE SITE DEVELOPMENTS. COORDINATE SITE SPECIFIC PLANS WITH ALL DISCIPLINES.
2. PRIOR TO CONSTRUCTION DEVELOPER SHALL PROVIDE DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT A COMPLETE SET OF CIVIL SITEWORK DRAWINGS STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE IN WHICH THE DEVELOPMENT IS PROPOSED. DOLLAR GENERAL SHALL APPROVE ENGINEERED DRAWINGS PRIOR TO DEVELOPER STARTING CONSTRUCTION. ANY MAJOR MODIFICATIONS OF THE DRAWINGS, AFTER INITIAL APPROVAL, SHALL BE RESUBMITTED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ANY CHANGES MADE THAT ARE NOT APPROVED BY DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT, MAY NOT BE ACCEPTABLE, AND MAY REQUIRE RECONSTRUCTION.
3. A BOUNDARY AND TOPOGRAPHIC SURVEY SHALL BE INCLUDED IN THE CIVIL SITEWORK DRAWINGS SUBMITTED TO DOLLAR GENERAL. THE DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL LICENSED SURVEYOR REGISTERED IN THE STATE IN WHICH THE DEVELOPMENT IS PROPOSED. TOPOGRAPHIC SURVEY SHALL SHOW UTILITIES (ABOVE AND UNDERGROUND) AND EXISTING GRADE CONTOURS AT ONE FOOT (1') INTERVALS. TOPOGRAPHIC SURVEY SHALL EXTEND BEYOND THE PROPERTY BOUNDARY AS REQUIRED TO SHOW LOCAL STREETS, NEARBY INTERSECTIONS, ADJACENT DITCHES, ETC. AS ITEMS PERTAIN TO NEW DEVELOPMENT.
4. A UTILITY PLAN SHALL BE INCLUDED IN THE CIVIL SITEWORK DRAWINGS. THE PLAN SHALL INCLUDE UTILITIES REQUIRED FOR BUILDING SERVICES AND ANY UTILITY MAIN IMPROVEMENTS THAT MAY BE REQUIRED. UTILITY DETAILS SHALL BE INCLUDED IN THE DRAWINGS. UTILITIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL JURISDICTIONAL REQUIREMENTS.
5. DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR ANY NATIONAL, STATE AND/OR LOCAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS. EROSION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED TO INSURE THAT NO SEDIMENT IS CONVEYED OFF THE SITE TO ADJACENT PROPERTIES. AT A MINIMUM, CONTRACTOR/DEVELOPER SHALL SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS. A SUITABLE STAND OF GRASS SHALL BE OBTAINED AT ALL UNIMPROVED AND NON-LANDSCAPED AREAS.
6. PROVISIONS FOR LOCAL AND/OR REGIONAL LANDSCAPING REQUIREMENTS, INCLUDING LANDSCAPING IRRIGATION, ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.
7. HANDICAP REQUIREMENTS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
8. PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.
9. DEVELOPER SHALL OBTAIN ALL JURISDICTIONAL APPROVALS AND PERMITS REQUIRED FOR THE DEVELOPMENT.
10. WHERE OFFSITE WORK IS REQUIRED FOR THE DEVELOPMENT, SUCH AS DOT STREET IMPROVEMENTS, UTILITY IMPROVEMENTS, ETC., DEVELOPER SHALL INCORPORATE THE IMPROVEMENTS AND/OR OFFSITE DESIGN DRAWINGS INTO THE DOLLAR GENERAL SITEWORK DRAWINGS.
11. DOLLAR GENERAL MINIMUM PAVEMENT RECOMMENDATIONS MUST BE MET. DEVIATIONS WILL REQUIRE A GEOTECHNICAL INVESTIGATION INCLUDING DESIGN RECOMMENDATIONS AND APPROVAL BY DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT.

B. SITE ELECTRICAL AND SIGNAGE GENERAL NOTES:

1. UNDERGROUND ELECTRICAL SERVICE IS PREFERRED FOR DOLLAR GENERAL DEVELOPMENTS. TRANSFORMER PAD DESIGN SHALL BE PROVIDED BY ELECTRICAL UTILITY PROVIDER AND SHALL BE BOLLARD PROTECTED WHEN LOCATED IN A HAZARDOUS AREA.
2. SITE LIGHTING SHALL BE DESIGNED TO PROVIDE A MINIMUM OF TWO FOOT-CANDLES AT THE PARKING LOT AREAS, BUILDING ENTRANCES, DUMPSTER AREA AND TRUCK DELIVERY AREA. THE OUTER PERIMETER OF THE BUILDING SHALL BE LIGHTED FOR SECURITY. SITE LIGHTING SHALL BE INSTALLED ALONG THE WALLS OF THE BUILDING AND POLE MOUNTED AT THE PERIMETER OF THE PARKING LOT.
3. REQUIRED POLE MOUNTED LIGHTING: 25' HEIGHT POLES WITH 1,000 WATT METAL HALIDE HEADS. CONFIRM WITH ELECTRICAL DRAWINGS AND PHOTOMETRICS.
4. REQUIRED WALL MOUNTED LIGHTING: 400 WATT METAL HALIDE WALL PACKS. CONFIRM WITH ELECTRICAL DRAWINGS AND PHOTOMETRICS.
5. REQUIRED BI-DIRECTIONAL SECURITY BULLHORN LIGHTING: 400 WATT METAL HALIDE FLOOD LIGHT WITH CUT OFF SHADES. CONFIRM WITH ELECTRICAL DRAWINGS AND PHOTOMETRICS.
6. LIGHTED PYLON SIGN: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE PYLON SIGN BASE. BURY CONDUIT TO PYLON. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND AND A 20-AMP 2-POLE BREAKER AT THE PANEL. A TEMPORARY 3' TALL WIRING STAKE SHALL BE PROVIDED AT THE PYLON SIGN LOCATION UNTIL THE SIGN IS PERMANENTLY INSTALLED.
7. LIGHTED BUILDING SIGN: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO THE CENTER OF THE SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND AND A 20-AMP 2-POLE BREAKER AT THE PANEL. BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN. SIGN WEIGHT UP TO 1,400 LBS.
   NOTE: IF THE LEASE SPECIFIES A 5'-0" X 40'-0" BUILDING SIGN OR 24" (OR LARGER) LETTER SET, WITH TWO - 10/2 WIRE WITH GROUND AND TWO 20 AMP FUSES, THE BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN.
8. UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.
9. THE FINAL PYLON SIGN CONNECTION AND UNDERGROUND CONDUIT IS LANDLORD RESPONSIBILITY.
10. DOLLAR GENERAL VENDOR PRICING FOR LIGHTING WALL PACKS AND POLE LIGHT FIXTURES ARE AVAILABLE FROM: HARRIS LIGHTING AND NESCO LIGHTING, REFER TO VENDOR LIST. IF STANDARD DG LIGHTING DOES NOT MEET JURISDICTIONAL REQUIREMENTS, CONTACT HARRIS LIGHTING FOR ALTERNATIVE SITE SPECIFIC PHOTOMETRIC CALCULATIONS.

C. SITE PLAN GENERAL NOTES:

1. THE SITE PLAN IS BASED ON MINIMUM REQUIREMENTS FOR SITE ACCESS, PARKING AND FREIGHT DELIVERY. DEVIATIONS FROM THIS PLAN SHALL INSURE PROPER SITE ACCESS FOR DOLLAR GENERAL'S FREIGHT TRUCKS DURING NORMAL BUSINESS (OPERATING) HOURS. ON-SITE DELIVERY TRUCK MANEUVERING PATHS SHALL BE DESIGNED UTILIZING DOLLAR GENERAL'S 73-FOOT LONG FREIGHT TRUCK. PATHS SHALL BE UNOBSTRUCTED AND FREE OF LANDSCAPE ISLANDS, SIGNS, LIGHT POLES, BOLLARDS, ETC. HEAVY DUTY PAVEMENT IS REQUIRED ALONG THE ENTIRE DELIVERY TRUCK (MANEUVERING) PATH.
2. A MINIMUM OF 31 PARKING SPACES, WHICH INCLUDE 2 HANDICAP ACCESSIBLE SPACES, ARE REQUIRED FOR THIS DEVELOPMENT. THE NUMBER OF PARKING SPACES SHALL BE INCREASED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS. IF ADDITIONAL PARKING SPACES ARE REQUIRED OR PROVIDED, THE TOTAL NUMBER OF H.C. SPACES SHALL BE INCREASED IN ACCORDANCE WITH ADA REQUIREMENTS.
3. STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9'X 20' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLE ARE SHOWN ON DETAILS.
4. PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE PAINTED PER THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.
5. PAINTED FIRE LANE STRIPING OR PAINTED CURBS SHALL BE PROVIDED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS.
6. CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE OUTER PERIMETER OF PARKING LOT WHEN CONCRETE CURBS ARE NOT USED.
7. CONCRETE PARKING STOPS SHALL NOT BE USED AT THE FRONT OF THE BUILDING OR ALONG THE PERIMETER (ADJACENT) TO THE BUILDING.
8. THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF 9-FEET WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP CLOSE TO THE STORE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 3'-6" WIDE. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS AND SHALL BE 6" HIGH ABOVE EXTERIOR OR PAVEMENT FINISH GRADES. ALL EXTERIOR SIDEWALKS SHALL HAVE A BROOM FINISH.
9. PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH A 6" HIGH CURB AT ALL PAVEMENT TRANSITIONS, USE WELDED WIRE FABRIC REINFORCING.
10. THE PREFERRED WIDTH OF SITE CURB CUTS IS 36' WITH ONE ENTRANCE LANE AND TWO (RIGHT TURN AND LEFT TURN) EXIT LANES.
11. DRIVEWAY CONSTRUCTION WITHIN ROAD RIGHT-OF-WAYS, INCLUDES RADIUS SIZES, PAVEMENT MARKINGS, DRIVEWAY WIDTHS, ETC., SHALL BE IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.
12. A 25' MINIMUM RADIUS SHALL BE USED FOR DRIVEWAY TURNOUTS AS SHOWN ON PLAN.
13. SITE PLANS SHALL UTILIZE DOLLAR GENERAL'S PROTOTYPICAL BUILDING DESIGN WITH 70'-0" BY 130'-0" DIMENSIONS. SHOULD SITE CONSTRAINTS NOT ALLOW THE PROTOTYPICAL BUILDING DESIGN, DEVELOPER SHALL CONTACT DOLLAR GENERAL SITE COMPLIANCE COORDINATORS FOR OPTIONS AND APPROVAL. GROW BUILDING OUTWARD IF NECESSARY TO MAINTAIN CLEAR SALES FLOOR AREA AS SHOWN ON SHEET A1.
14. THE BUILDING MAIN ENTRANCE SHALL BE ORIENTED ON THE SITE TO FACE THE MAIN ACCESS ROAD. PARKING SHOULD BE CONCENTRATED AT THE FRONT OF THE STORE.
15. THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.
16. THE LANE OR DRIVE BETWEEN PARKING SPACES SHALL HAVE A MINIMUM WIDTH OF 36' WHEN LANE IS HEAVY DUTY PAVEMENT AND USED FOR FREIGHT TRUCK MANEUVERING. THE LANE SHALL HAVE A MINIMUM WIDTH OF 24' WHEN THE LANE IS CONSTRUCTED OF STANDARD DUTY PAVEMENT AND NOT USED FOR FREIGHT TRUCK MANEUVERING.
17. BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPURTENANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.
18. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. SEE DETAIL ON SHEET C2.
19. DUMPSTER AND DELIVERY PADS SHALL BE CONSTRUCTED OF CONCRETE AS DETAILED ON THE DRAWINGS. AN ENCLOSURE SHALL BE PROVIDED ON THE DUMPSTER PAD IF REQUIRED BY JURISDICTIONAL REQUIREMENTS, OR IF VISIBLE BY CUSTOMER TRAFFIC OR ABUTTING RESIDENTIAL. SANITARY SEWER AND DOMESTIC HOT WATER SHALL BE PROVIDED AT DUMPSTER AREA IF REQUIRED BY JURISDICTIONAL REQUIREMENTS.
20. PUBLIC SANITARY SEWER CONNECTION REQUIRED.
21. SEPTIC SYSTEM NOT ALLOWED UNLESS WRITTEN APPROVAL IS OBTAINED FROM DOLLAR GENERAL
22. HOLDING TANK SYSTEMS ARE NOT ALLOWED.
23. LIFT STATIONS ARE NOT ALLOWED WITHOUT DOLLAR GENERAL APPROVAL.
24. EXTERIOR WALLS AND FOUNDATION SHALL HAVE WATERPROOFING.
25. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.
26. ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MINIMUM FIVE FOOT PERFORATED LANDSCAPE PIPE STRAPPED TO A MINIMUM 12 INCH X 24 INCH CONCRETE SPLASH BLOCK.
27. FINISH FLOOR TO BE A MINIMUM OF 12 INCHES ABOVE 100 YEAR FLOOD PLAIN.
28. IF AN UNOBSTRUCTED VIEW EXISTS OF A RESIDENTIAL BUILDING BETWEEN TENANT PARCEL AND ADJACENT PARCEL, THEN LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE CRITERIA SET PLANS AND ANY APPLICABLE GOVERNMENTAL AGENCIES.

D. SITE PARKING LOT:

1. USE PAVING SPECIFICATIONS NOTED ON SHEET C3 & C6 UNLESS A CERTIFIED GEOTECH REPORT SPECIFIES AN ALTERNATE REQUIREMENT (SEE PAGE C6 FOR DETAILS) AND IS APPROVED BY DOLLAR GENERAL.
2. PROVIDE PARKING LOT IN GOOD CONDITION, PROPERLY STRIPED PER SHEET C2 WITH YELLOW PAINT. MINIMUM OF 31 PARKING SPACES REQUIRED, INCLUDING A MINIMUM OF 2 HANDICAP ACCESSIBLE SPACES (PROPERLY MARKED, SIGNED, AND ADA COMPLIANT).
3. PROPER ACCESS FOR DOLLAR GENERAL'S FREIGHT TRUCKS (FREIGHT TRUCKS ARE APPROXIMATELY 73'-0" IN TOTAL LENGTH) ARE REQUIRED DURING NORMAL BUSINESS HOURS. THIS INCLUDES A TRUCK PATH THAT IS FREE OF LANDSCAPE ISLANDS, SIGNS, LIGHT POLES, AND OTHER BARRIERS WHILE MAINTAINING WIDE RADIUS CURVES ON ALL ENTRANCES AND EXITS. HEAVY DUTY PAVING (SEE PAGE C6 FOR SPECIFICATIONS) REQUIRED FOR TRUCK PATHS.
4. PROVIDE PROTECTION (BOLLARDS, GUARD RAILS, OR EQUIVALENT) FOR ELECTRIC, GAS, HVAC, AND WATER METERS THAT ARE IN POTENTIALLY HAZARDOUS LOCATIONS.
5. CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING, RETENTION, AND REMOVAL OF DEBRIS.
6. ROUTE DOWNSPOUTS UNDER SIDEWALKS AS DETAILED ON SHEET C2 AT ALL SIDEWALK LOCATIONS.
7. PLEASE NOTE THAT THERE SHOULD NOT BE ANY PARKING STOPS LOCATED DIRECTLY IN FRONT OF OR DIRECTLY ADJACENT TO THE BUILDING.
8. EROSION CONTROL AROUND PROPERTY IS REQUIRED BY CONTRACTOR.
9. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING. ALL LOCAL LANDSCAPE REQUIREMENTS MUST BE MET.
10. THE GRADE FOR THE PAVED TRUCK RECEIVING LANE IS NOT TO EXCEED 2.5%. IF THIS CONDITION CANNOT BE MET, NOTIFY DOLLAR GENERAL IN WRITING WITH PROPOSED GRADING PLAN FOR APPROVAL.
11. THE GRADE FOR THE PAVED PARKING AREA IS NOT TO EXCEED 3.5%. IF THIS CONDITION CANNOT BE MET, NOTIFY THE DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT IN WRITING WITH PROPOSED GRADING PLAN FOR APPROVAL.
12. THE CONCRETE DELIVERY TRUCK RECEIVING PAD MUST BE A MINIMUM OF 16'X16'. THE CONCRETE PAD MUST SLOPE AWAY FROM THE BUILDING AT 1/8" PER FOOT.
13. THE CONCRETE DUMPSTER PAD MUST BE A MINIMUM OF 18' X 18'.
14. IF REQUIRED, THE DUMPSTER ENCLOSURE MUST BE 18' WIDE BY 12' DEEP AND HAVE WOOD FENCE ON SIDES AND REAR WITH CHAIN LINK GATES AND PRIVACY SLATS AS A MINIMUM BASIS OF DESIGN.
15. CURBING OR CONCRETE PARKING STOPS SHOULD BE LOCATED AT PERIMETER PARKING ZONES ONLY.
16. LANDSCAPING AND SITE WORK SHALL BE FREE OF DEBRIS AND IN LIKE NEW CONDITION.

E. HVAC SECURITY FENCING:

(**ONLY TO BE USED IF HVAC UNITS ARE ON THE GROUND)

PROVIDE THE FOLLOWING WHEN THE STORE IS DEFINED AS BOTH SELECT AND UTILIZING NNN LEASE.

1. PROVIDE 69 LINEAL FEET x 8'-0" HIGH 6 GAUGE CHAIN LINK FENCING.
2. SCHEDULE 40 GALVANIZED PIPE.
3. PROVIDE POLYETHYLENE THERMOPLASTIC PRIVACY SLATS, COLOR TO MATCH BUILDING WITH UV INHIBITORS. USE WHEN UNITS ARE FACING STREET OR RESIDENTIAL.
4. PROVIDE (2) 30" GATES WITH COMMERCIAL GRADE HEAVY DUTY HINGES AND LOCKS, FRAMES TO BE SAME AS TOP RAIL.
5. MAINTAIN A MINIMUM OF 4'-0" IN-BETWEEN UNITS AND FENCING. FENCING IS TO BE 6" INSIDE OF THE EDGE OF CONCRETE PAD. ADJUST PAD AND FENCING DIMENSIONS ACCORDINGLY.
6. PROVIDE RAZOR COIL FULL LENGTH OF FENCING, 18" DIAMETER, GALVANIZED.
7. CONFIRM NUMBER OF UNITS AND SIZE OF UNITS AND ADJUST PAD AND FENCING ACCORDINGLY.

** UTILITY WARNING **

48 HOURS BEFORE YOU DIG CALL: ARKANSAS ONE CALL (TOLL FREE) 1-800-482-8998 PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATION

CERTIFICATE OF AUTHORIZATION — THE SENTINEL GROUP, LLC — No. 1269 — ARKANSAS ENGINEER

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 11833 — ERIC E. KREBS

REVISION BLOCK

NO.	DESCRIPTION	DATE

The Sentinel Group, LLC
Civil Engineering - Development - Planning - Project Management
2710 Cypress Point Drive, Benton, Arkansas 72019 Ph: (501) 317-2547

OWNER / DEVELOPER:
PB GENERAL HOLDINGS, llc
510 TALLEY ROAD
LITTLE ROCK, AR 72204
(501) 219-6894

NEW FACILITY LOCATION
NORTHLAKE RD.
SPRINGHILL RD.
SHERWOOD, AR 72022

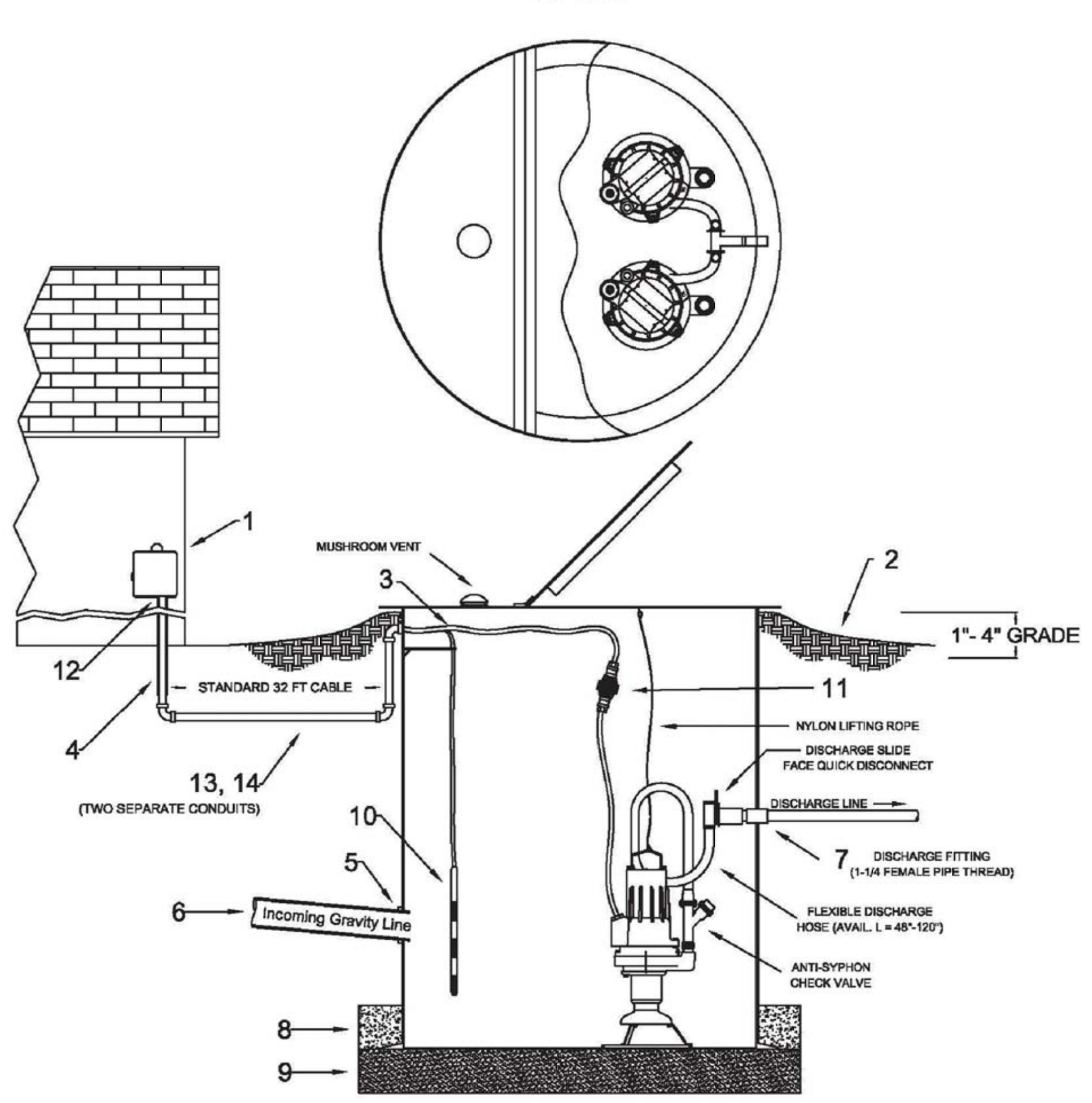
DOLLAR GENERAL®

CONSTRUCTION NOTES & SPECS.

PROJECT NUMBER: 1611
C.A.D. BY: C. TAYLOR
CHECKED BY: E. KREBS
DATED: 11/18/2016

C-7
SHEET 7 of 8

DUPLEX GRINDER STATION
TOP VIEW



Flygt 3068 Series
Grinder Pump Station Feature Identification

1. **Alarm Panel** - NEMA 4X enclosure. Equipped with circuit breakers and audio visual alarm. Available in 1 or 3 phase. Locate according to local codes. Should be placed in a highly visual area.
2. **Finish Grade** - Grade line to be 1" to 4" below removable lid and sloped away from the station.
3. **Power and Alarm Supply Cable** - To meet National and Local Codes. **ALL** excess cable should be pulled from basin to the factory cable stop.
4. **Two Conduits** - 3/4" to 1" Material and burial depth as required per National and Local Codes. **Conduits must enter panel from bottom and be sealed per NEC Code 300.5 and 300.7.** Supplied by Others.
5. **Inlet** - 4" Sch. 40 PVC Grommet, field installation utilizing 5" hole saw. Inlet must be a minimum of 30" from bottom of basin.
6. **4" Gravity Service Line** - Supplied by Others.
7. **Stainless Steel 1.25" NPT Female Outlet with Brass 1.25" NPT** - Male x Sch. 40 Compression Connection.
8. **Concrete Ballast** - Per Local requirements. Supplied by Others.
9. **Bedding Material** - 6" Minimum depth, round aggregate (gravel). Supplied by Others.
10. **Level Sensing Probe**
11. **EQD** - Electronic Quick Disconnect.
12. **Sealed Conduit Connector** - O-Ring type. Supplied by Others.
13. **Basin Supply Cable Conduit** - Burial depth to Local Code. Supplied by Others.
14. **Probe Cable Conduit**

M-pump, 3068.175

Usage

A submersible pump for wastewater containing solids that need to be macerated. The rotor is equipped with a grinder device.

Denomination

Type	Non explosion proof version	Explosion proof version	Pressure class	Installation types
Cast iron Grinder	3068.175	-	HT – High head	F, H

The pump can be used in the following installations:

F Free standing semi permanent, wet well arrangement where the pump is placed on a firm surface.

H Semi permanent, wet well quick connection suspended arrangement, incorporating integral non-return valve.

Application limits

Feature	Description
Liquid temperature	Maximum 40°C, (104°F)
Depth of immersion	Maximum 20 m (65 ft)
pH of the pumped liquid	6 – 11
Liquid density	Maximum 1100 kg/m³

Motor data

Feature	Description
Motor type	Squirrel-cage induction motor
Frequency	60 Hz
Power supply	1-phase or 3-phase

Feature	Description
Starting method	• Direct on-line • Star-delta • Soft starter • Variable Frequency Drive (VFD)
Number of starts per hour	Maximum 15
Code compliance	IEC 60034-1
Rated output variation	±10%
Voltage variation	• Continuously running: Maximum ±5% • Intermittent running: Maximum ±10%
Voltage imbalance between phases	Maximum 2%
Stator insulation class	F (+155°C)

Cables

Application	Type
Direct-on-line start or Y/D start with two cables	Flygt SUBCAB® - a heavy duty 4 cores motor power cable with two twisted pair screened control cores. Conductor insulation rating of 90°C, which allows for increased current. Superior mechanical strength and high abrasion and tear resistant. Chemical resistant within pH 3-10 and ozone, oil, and flame resistant. Used up to 70°C water temperature. Cables < 10 mm² with unscreened control cores.
Y/D start	Flygt SUBCAB® - a heavy duty 7 cores motor power cable with two twisted pair screened control cores. Conductor insulation rating of 90°C, which allows for increased current. Superior mechanical strength and high abrasion and tear resistant. Chemical resistant within pH 3-10 and ozone, oil, and flame resistant. Used up to 70°C water temperature. Cables < 7G6 mm² with unscreened control cores.

Monitoring equipment

- Thermal contacts opening temperature 125° C (257° F)

Materials

Table 23: Major parts except mechanical seals

Denomination	Material	AISI/ASTM	EN
Stator housing	Cast iron, gray	35B	GJL-250
Pump housing	Cast iron, gray	ASTM A 48 NO 30B	1561:1997-GJL-200
Rubber stator	Nitrile rubber (NBR) 75° IRH	-	-
Spiral rotor	Stainless steel	AISI 304	1.4301 and 1.4541
Shaft	Stainless steel	AISI 431	1.4057+QT800
Studs, screws & nuts	Stainless steel, A2	AISI 304	1.4301 and 1.4541

Denomination	Material	AISI/ASTM	EN
O-rings	Nitrile rubber (NBR) 70° IRH	-	-

Table 24: Mechanical seals

Alternative	Inner seal	Outer seal
1	Carbon/ Aluminum oxide	Aluminum oxide/ Corrosion resistant cemented carbide
2	Carbon/ Aluminum oxide	Corrosion resistant cemented carbide/ Corrosion resistant cemented carbide

Surface treatment

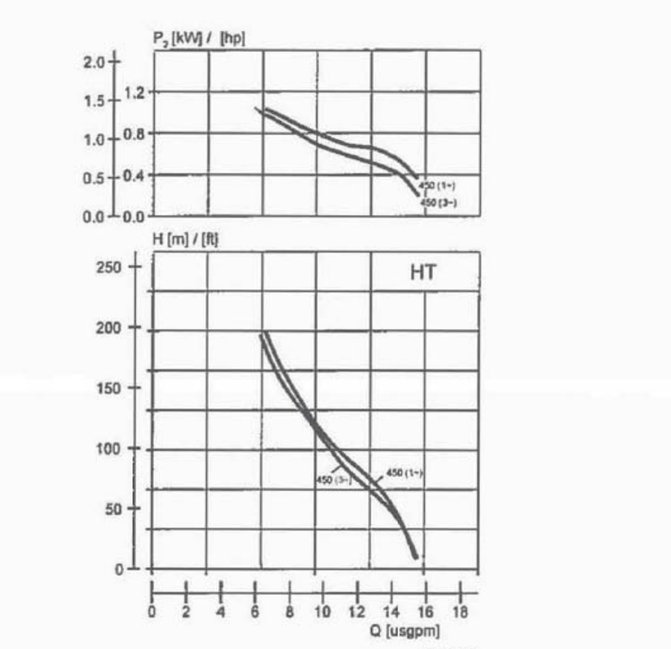
Priming	Finish
Painted with a primer, see internal standard M0700.00.0002	Navy gray color NCS 5804-B07G. Two-component high-solid top coating, see internal standard M0700.00.0004 for standard painting and M0700.00.0008 for special painting.

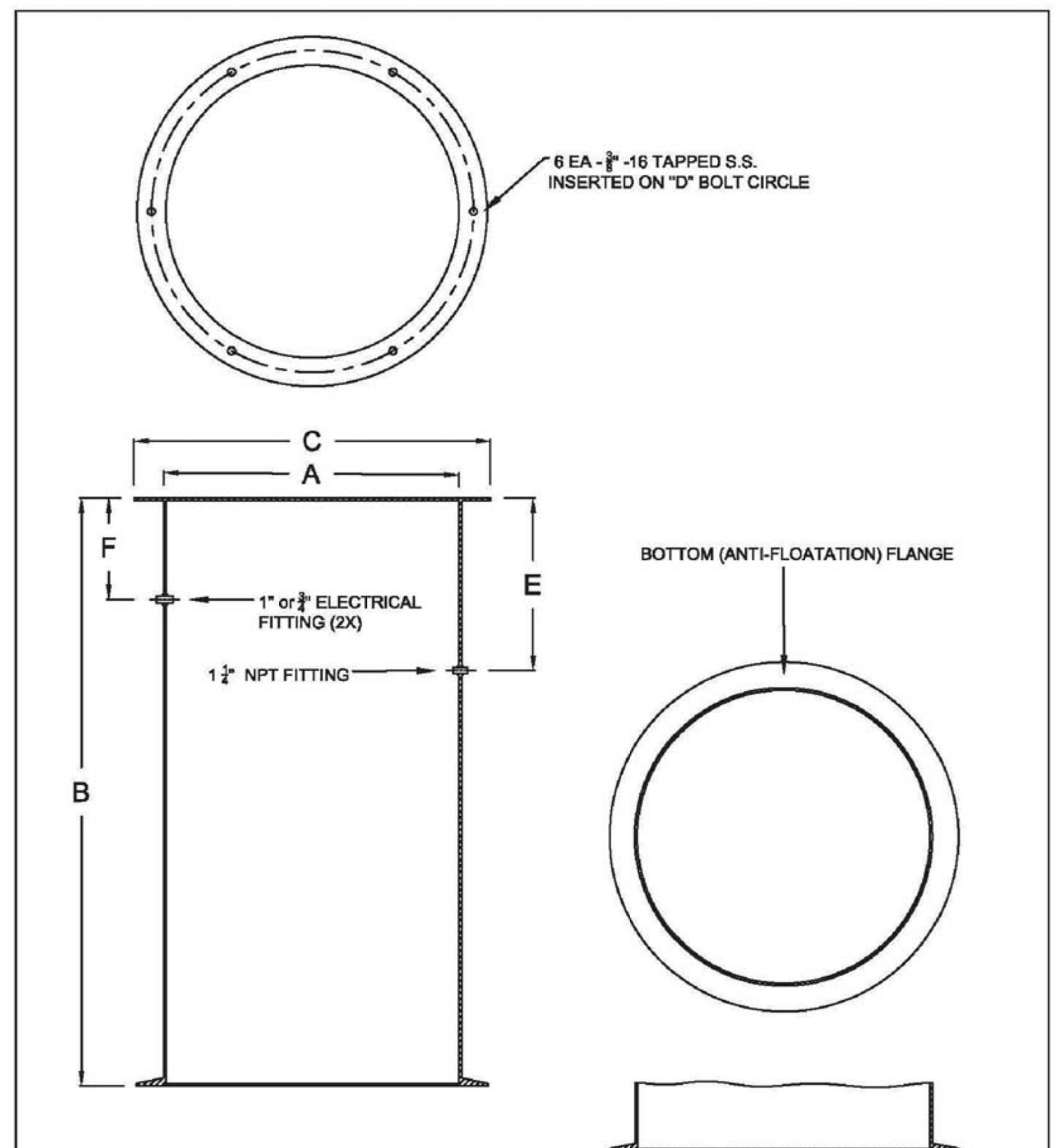
Motor rating and performance curves

These are examples of motor rating and curves, for more information contact your local sales and service representative.

Star-delta starting current is 1/3 of Direct on-line starting current.

HT

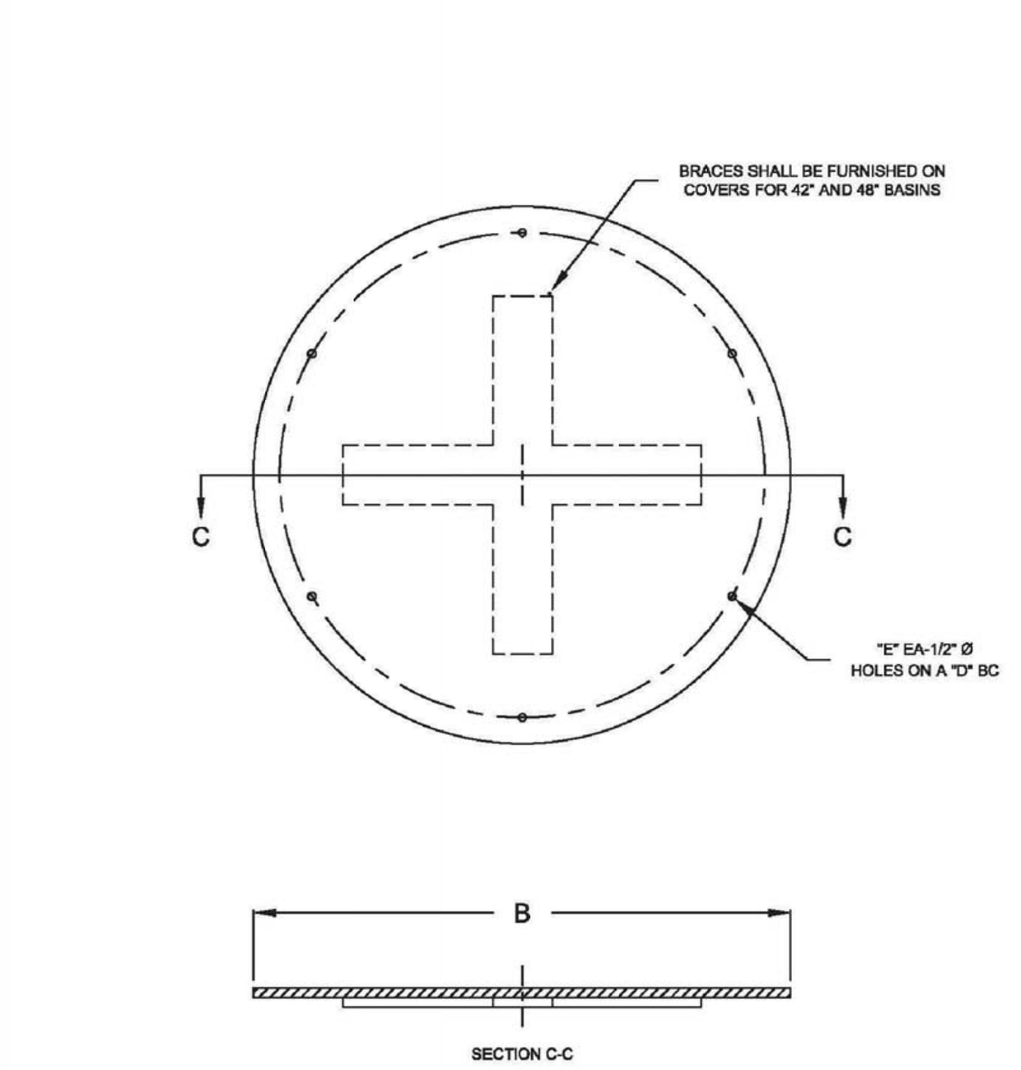




DIMENSIONAL DATA					
A	B	C	D	E	F
24	AS REQUIRED	30	26 1/2	18	10
30		36	32 1/2	18	10
36		42	38 1/2	18	10
42		48	44 1/2	18	10
48		54	51	18	10
54		60	57	18	10
60		66	63	18	10
72		78	75	18	10

NOTE:
WETWELLS (OF THE DIAMETERS SHOWN ON THIS DRAWING) THAT ARE OVER 10'0" DEEP (OVER 12'0" ON 36" DIA. AND 42" DIA.) SHALL BE FURNISHED WITH A REINFORCEMENT RIB. OUTSIDE DIAMETER OF THE RIB SHALL BE APPROXIMATELY 6" LARGER THAN THE INSIDE DIAMETER OF THE WETWELL.

TITLE: STRAIGHT WALL BASIN
DIMENSIONS IN INCHES



DIMENSIONAL DATA			
A (FOR BASIN DIA.)	B	D	E
18	24	21 1/2	4
24	30	26 1/2	6
30	36	32 1/2	6
36	42	38 1/2	6
42	48	44 1/2	6
48	54	51	6

TITLE: SOLID FRP COVER
DIMENSIONS IN INCHES

FRP PRODUCTS

1. SCOPE

1.1 This specification covers glass fiber-reinforced polyester basins/wetwells for use in sanitary and storm sewer applications.

2. MATERIALS

2.1 RESIN - The resins used shall be a commercial grade unsaturated polyester resin.

2.2 REINFORCING MATERIALS - The reinforcing materials shall be commercial grade "E" type glass in the form of mat, chopped roving or roving fabric, having a coupling agent that will provide a suitable bond between the glass reinforcement aridthe resin.

2.3 FILLERS AND ADDITIVES - Fillers of any type shall not be utilized. Additives, such as thixotropic agents, catalysts, promoters, etc., may be added as required by the specific manufacturing process to be used to meet the requirements of this specification. The resulting reinforced-plastic material must meet the requirement of this specification.

3. REQUIREMENTS

3.1 WORKMANSHIP

3.1.1 EXTERIOR SURFACE - The exterior surface shall be relatively smooth with no sharp projections. Hand-work finish shall be utilized to ensure that enough resin is present to eliminate exposed fibers. The exterior surface shall be free of delamination, exposed fibers and blisters larger than OF in. in diameter.

3.1.2 INTERIOR SURFACE - The interior surface shall be resin rich with no exposed fibers. The surface shall be free of crazing, delamination, blisters larger than 0.5 in. in diameter, and wrinkles of 0.125 in. or greater in depth.

3.2 DIMENSION - The dimensions shall be as shown on the drawings.

3.3 WALL STIFFNESS - The basin/wetwell shall have a pipe stiffness as shown below (per 1984 ASTM standard No. D3753, Table 1):

BASIN/ WETWELL DEPTH (IN. FT.)	PIPE STIFFNESS
3-6	.72
6.5-12	1.26
12.5-20	2.01

3.4 MATERIAL PROPERTIES - The following properties shall be established for each type of construction used in the basin/wetwell.

3.4.1 MATERIAL COMPOSITION - The walland bottom laminates shall have a glass content of 30°/• I: 5% glass content (by weight) and resin Content of 70%» +5°Z».

3.4.2 FLEXURAL MODULUS - The flexural modulus of the basin/wetwell wall in the hoop and axial direction shall be a minimum of 800,000 psi.

3.4.3 HARDNESS - The minimum barcol hardness shall not be less than 90°/» of the resin manufacturers minimum value for the cured resin.

3.4.4 THICKNESS - The basin/wetwell wall thickness shall be adequate to maintain structural integrity when installed in the following conditions:

1) Soil modulus of 1000 psi
2) Soil density of 120 lbs. per cu. ft.
3) Luscher's safety factor of 2

4. PACKAGING AND MARKING

4.1 Installation instructions shall be furnished with each basin/wetwell.

5. WORKMANSHIP AND EXPERIENCE

5.1 All workmanship and materials throughout shall be of the highest quality. The basin(s)/ wetwell(s) shall be the product of a supplier who has been actively engaged in research, development and has supplied proven field installations of fiberglass basins/wetwells for not less than five (5) years.

6. PRE-BID QUALIFICATIONS

6.1 These specifications describe FRP basin(s)/ wetwell(s) as supplied by Steele Plastics, Inc., Conway, Arkansas. FRP basin(s)/wetwell(s) of other suppliers of equal design and materials may be offered. To receive consideration on any alternate; the following must be submitted to the Engineer at least fourteen (14) days before the scheduled letting to allow sufficient time for issuance of addenda:

6.1.1 Complete drawings

6.1.2 Complete specification sheets:

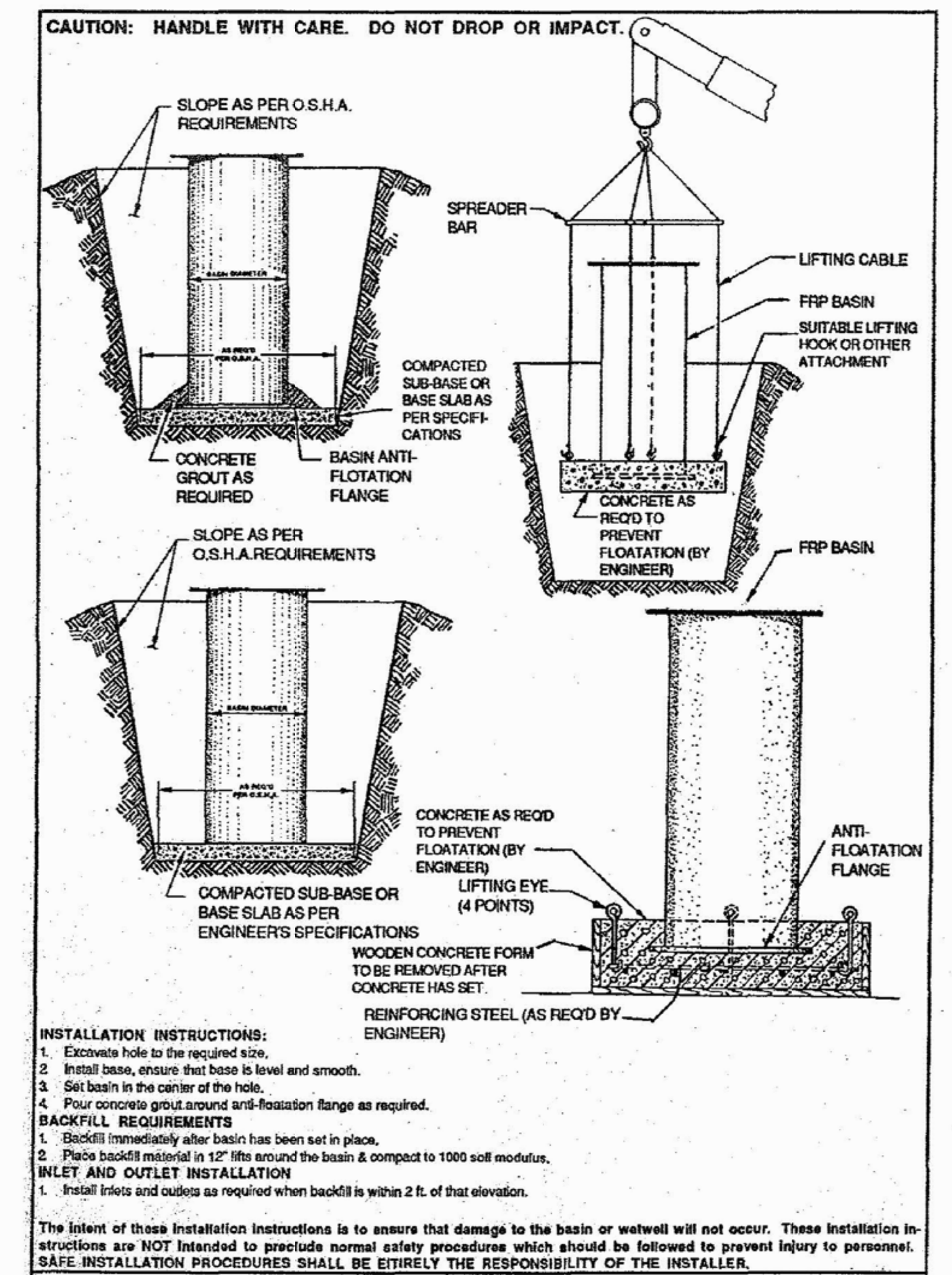
6.1.3.1 Polyester resin (resin manufacturer's literature)

6.1.3.2 Reinforcement material (glass manufacturer's literature)

6.1.4 Sample laminate test results showing pipe stiffness, flexural strength and modulus, design soil modulus, design soil density, safety factor used, and actual proposed wall thickness for the particular diameter and depth of all individual basin(s)/wetwell(s) in this contract.

6.1.5 Complete installation instructions for the basin(s)/wetwell(s) in this contract.

CAUTION: HANDLE WITH CARE. DO NOT DROP OR IMPACT.



STEELE PLASTICS, INC.
P.O. Box 1076 • 1280 Sturgis Rd.
Conway, AR 72033
(501) 327-5122 • FAX (501) 327-0807

TITLE: RECOMMENDED BASIN INSTALL INSTRUCTIONS
DWG. NO. 411-001

TANK VOLUME FORMULA

$$Volume = \pi r^2 H$$

π = 3.147

r = Radius of Wetwell in Inches

H = Height of Wetwell in Inches

1728 in³ = 1 ft³ or 7.5 gallons = 1 ft³

Tank Diameter in Gallons per Foot (GPF):

5 ft. = 147 GPF	8 ft. = 420 GPF
6 ft. = 211.5 GPF	9 ft. = 531 GPF
7 ft. = 241 GPF	10 ft. = 656 GPF

FLUID FLOW FOR CENTRIFUGAL PUMPS

$$BHp = \frac{GPM * TDH * SG}{3960 * eff.}$$

$$Head\ (ft.) = \frac{PSI * 2.31}{Specific\ Gravity}$$

FLYGT a xylem brand

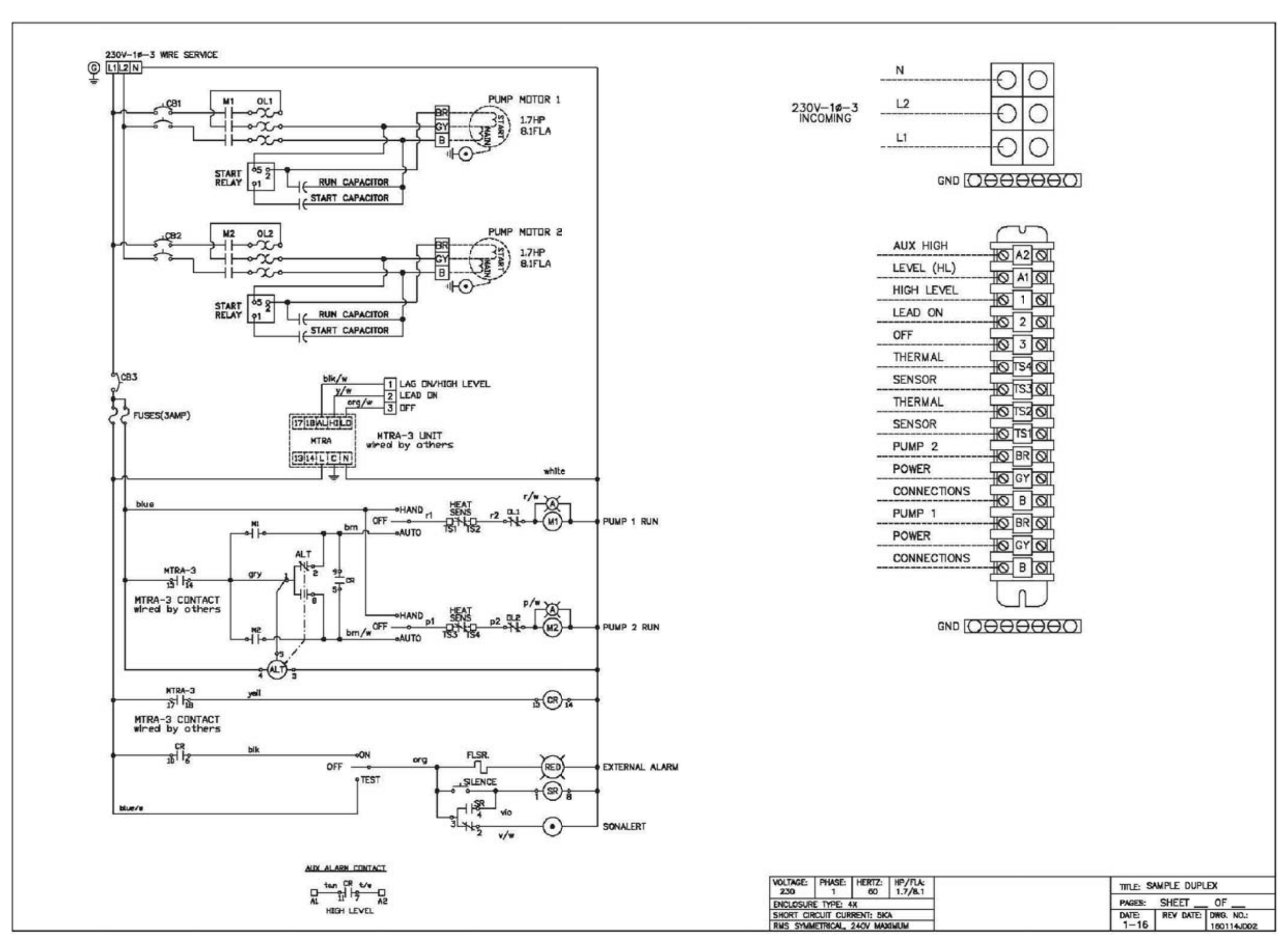
WARRANTY
Xylem Water Solutions USA, Inc.

ADDENDUM – WARRANTY COVERAGE BY PRODUCT

PRODUCT	PRODUCT SERIES AND CONFIGURATION	Months 1 - 12	Months 13 - 18	Months 19 - 24	Months 25 - 36	Months 37 - 39	Months 40 - 60
Axial Flow/ Mixed Flow/ Centrifugal Pumps & Mixers	3000 Series (CP, NP, DP, CT, NT, CZ, NZ, LL) 4000 Series (SR, PP) 7000 Series (PL)	100%		50%			25%
ETO Electrical Control Panels	Engineered to Order, Xylem Manufactured Control Panels (permanently installed) - 3 Years	100% - 1 YR	LIMITED - 2 - YR				
Grinder Pumps	3000 Series (MP, MF, MH)	100% - 2 YR (From Ship Date)			3 YR (From Date of Manufacture)		
Abrasion/Corrosion Resistant & Chopper Pumps	3000 Series (FP, FS, FT, HP, HS) 5000 Series (HP, HS) 8000.280 Series (DP, DZ, DT, DS, DF)	100%					
Dewatering Pumps	2000 Series (BS, KS) 3000 Series (CS, NS, DS) 8000.280 Series (DS, DF)	100% (From Ship Date)					
TOPS	Fiberglass Pump Station	100% (From Ship Date)					
Accessories	Permanent / Portable	100% (From Ship Date)					
Hydro ejectors/ Aerators	HE, JA	100%					
Portable Pump Controls TOPS Control Panels	Control Boxes (Nolta, MSHA etc.) TOPS control panels (permanently installed)	100% (From Ship Date)					
Small Pumps	3045, 3057, SX	100% (From Ship Date)					
Parts - *	All new Flygt parts (mechanical & electrical)	100% (From Ship Date)					

* - Parts that fail where used in a repair are warranted for one (1) year from the date of the repair for the failed part only – no labor; This Includes Flygt pump controllers, Flygt supervision equipment, Flygt submersible level transducers, etc.

xylem Let's Solve Water
Ver. 13 -110713



** UTILITY WARNING **

48 HOURS BEFORE YOU DIG CALL: ARKANSAS ONE CALL (TOLL FREE) 1-800-482-8998 PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATION

CERTIFICATE OF AUTHORIZATION
THE SENTINEL GROUP, LLC
No. 1269
ARKANSAS-ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11833
ERIC E. KREBS

REVISION BLOCK		
NO.	DESCRIPTION	DATE

The Sentinel Group, LLC
Civil Engineering - Development - Planning - Project Management
2712 Cypress Point Drive, Benton, Arkansas 72019 Ph: (501) 317-2547

OWNER / DEVELOPER:
PB GENERAL HOLDINGS, llc
5110 TALLEY ROAD
LITTLE ROCK, AR 72204
(501) 219-8848

NEW FACILITY LOCATION
NORTHLAKE RD.
SPRINGHILL RD.
BRYANT, AR 72022

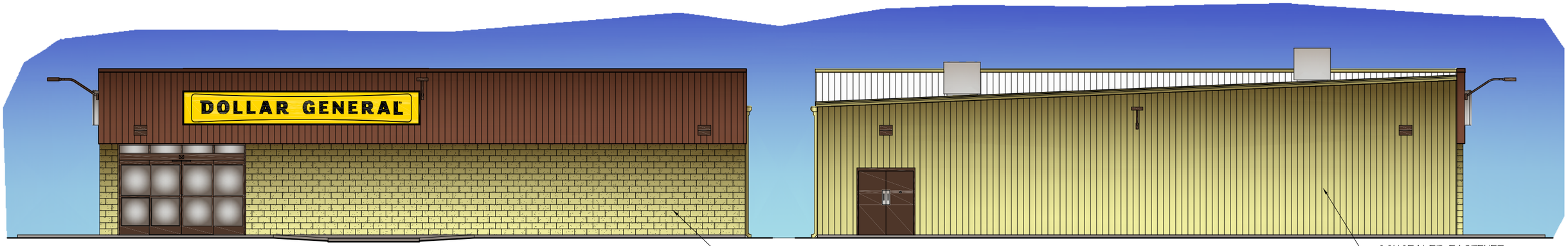
DOLLAR GENERAL

LIFTSTATION DETAILS & SPECS

PROJECT NUMBER:	1611
C.A.D. BY:	C. TAYLOR
CHECKED BY:	E. KREBS
DATED:	11/18/2016

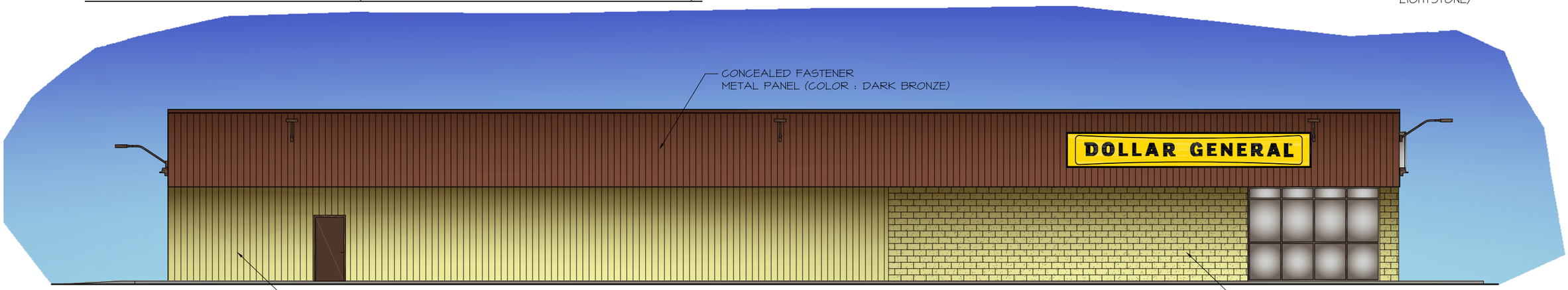
C-8

SHEET 8 of 8

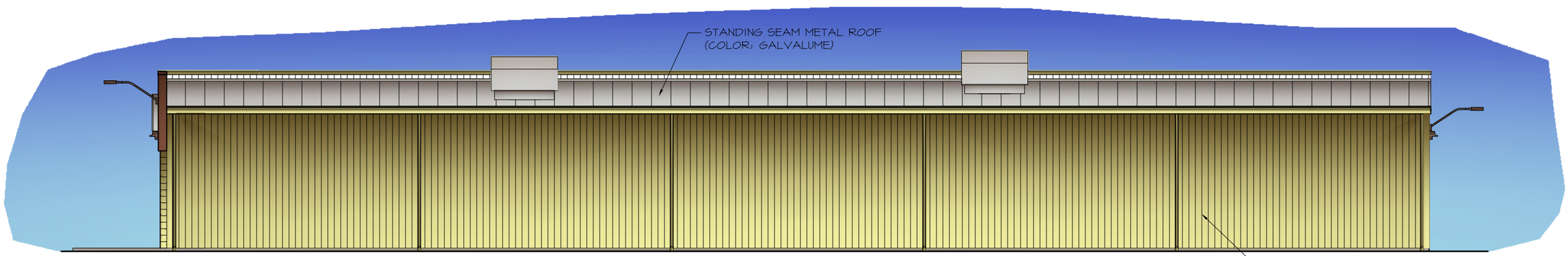


FRONT ELEVATION (SPRINGHILL FRONTAGE)

REAR ELEVATION



LEFT SIDE ELEVATION (NORTHLAKE FRONTAGE)



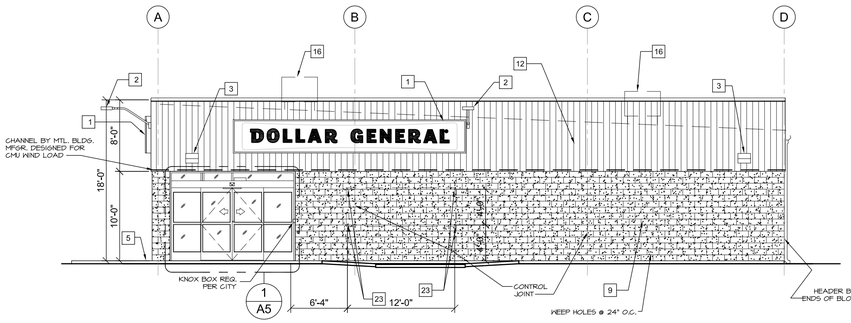
RIGHT SIDE ELEVATION

CR1
SHEET 1 of 1

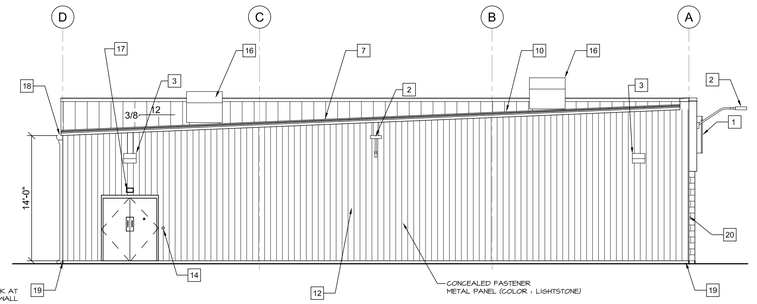
RENDERING
PROJECT #
1611
NOV. 18, 2016

DOLLAR GENERAL (PLAN "E") (STORE #18146)
2016 PROTOTYPE CRITERIA SET PLAN "E" (RELEASE 2-22-2016)
SPRINGHILL ROAD AND NORTHLAKE ROAD
ALEXANDER, ARKANSAS

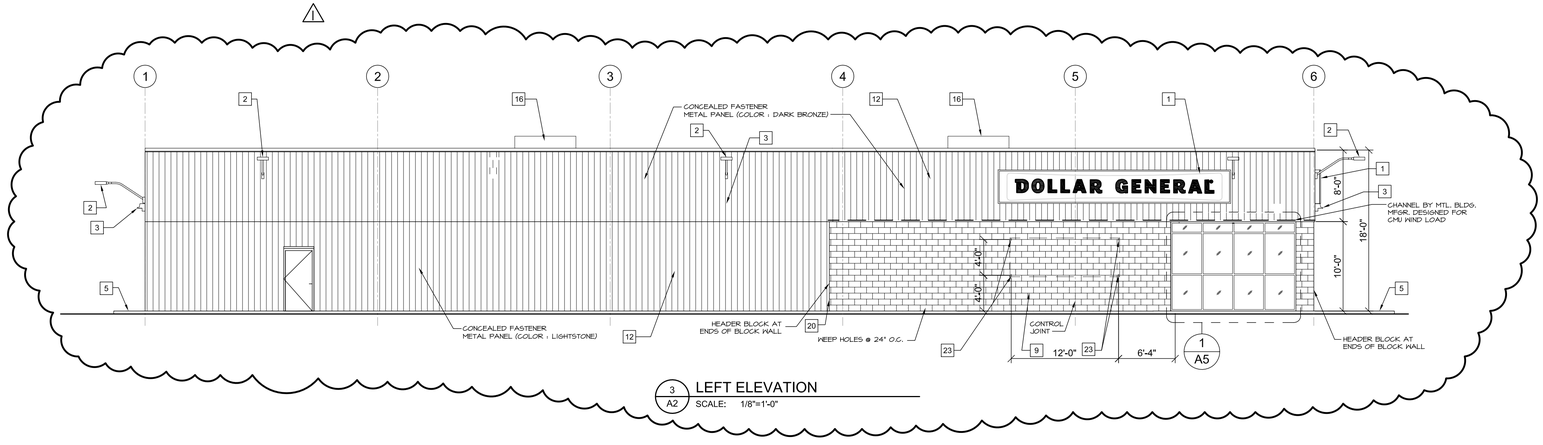
BARTLETT, ARCHITECTURE, inc.
ARCHITECT ⌖ PLANNER ⌖ DESIGNER
603 HWY #5 NORTH BENTON, ARKANSAS 72019
DANIEL BARTLETT A.I.A., NCARB 501-794-4448



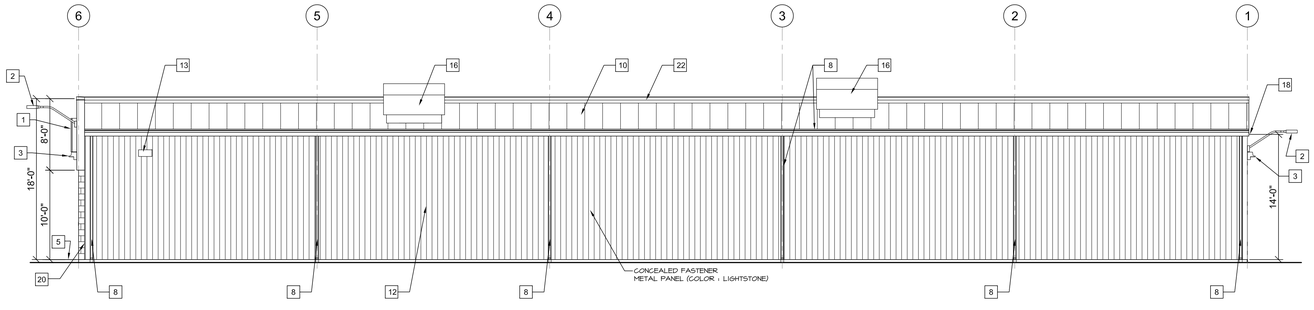
1 A2 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 A2 REAR ELEVATION
SCALE: 1/8"=1'-0"



3 A2 LEFT ELEVATION
SCALE: 1/8"=1'-0"



4 A2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
2. LED LIGHT FIXTURE ON UPSWEEP ARM MOUNT. MOUNT TOP OF FIXTURE 12" BELOW TOP OF PARAPET.
3. LED WALL PACK. 12'-6" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. (NOT USED)
5. SIDEWALK (SEE CIVIL PLAN FOR LOCATIONS)
6. (NOT USED)
7. TRIM - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
8. GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
9. 8" SPLIT FACE CONCRETE MASONRY UNIT. PAINT TO MATCH SIDE WALL PANELS.
10. STANDING SEAM METAL ROOF. GALVALUME FINISH.
11. (NOT USED)
12. PRE-FINISHED METAL WALL PANELS W/ CONCEALED FASTNERS (OPTION: MBCI DESIGNER SERIES 16 "FLUTED")
13. VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
14. DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
15. (NOT USED)
16. HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
17. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
18. MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
19. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
20. FLASHING AT CMU/MTL. PANEL
21. (NOT USED)
22. WALL/ROOF FLASHING
23. 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.

REGISTERED ARCHITECT DANIEL BARTLETT 10-24-2016 M2263 ARKANSAS

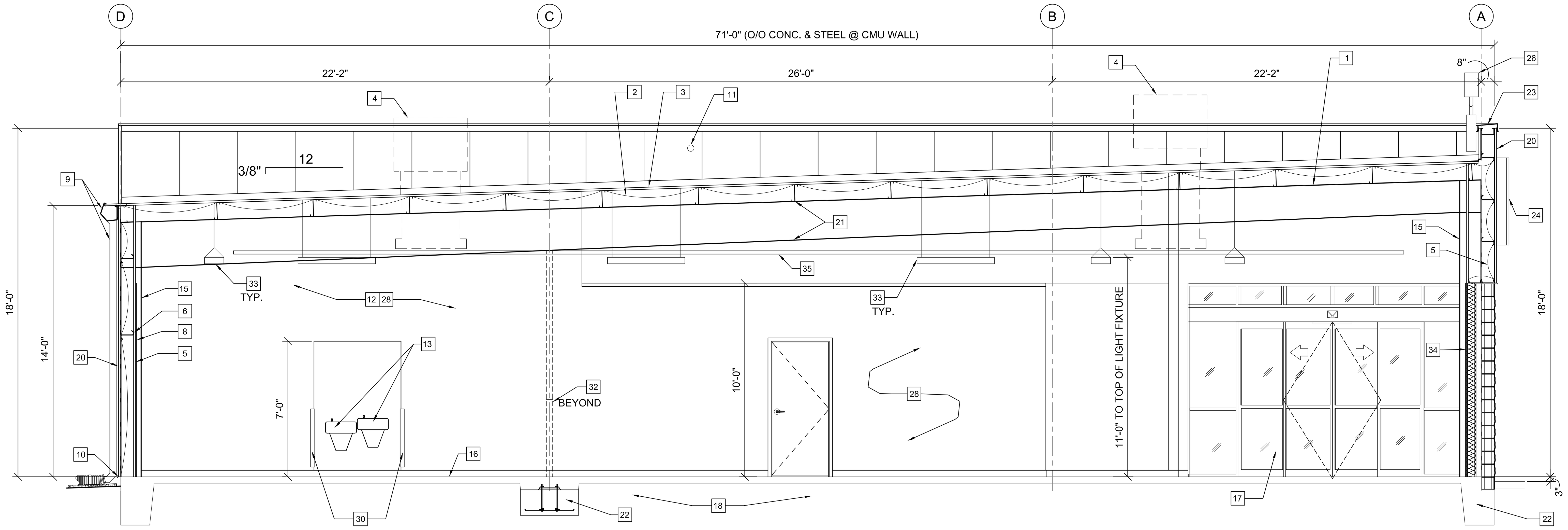
BARTLETT, ARCHITECTURE, inc. DESIGNER
ARCHITECT ✦ PLANNER ✦ DESIGNER
603 HWY #5 NORTH BENTON, ARKANSAS 72019
DANIEL BARTLETT A.I.A., NCARB 501-744-4448

DOLLAR GENERAL (PLAN "E") (STORE #18146)
2016 PROTOTYPE CRITERIA SET PLAN "E" (RELEASE 2-22-2016)
SPRINGHILL ROAD AND NORTHLAKE ROAD
ALEXANDER, ARKANSAS

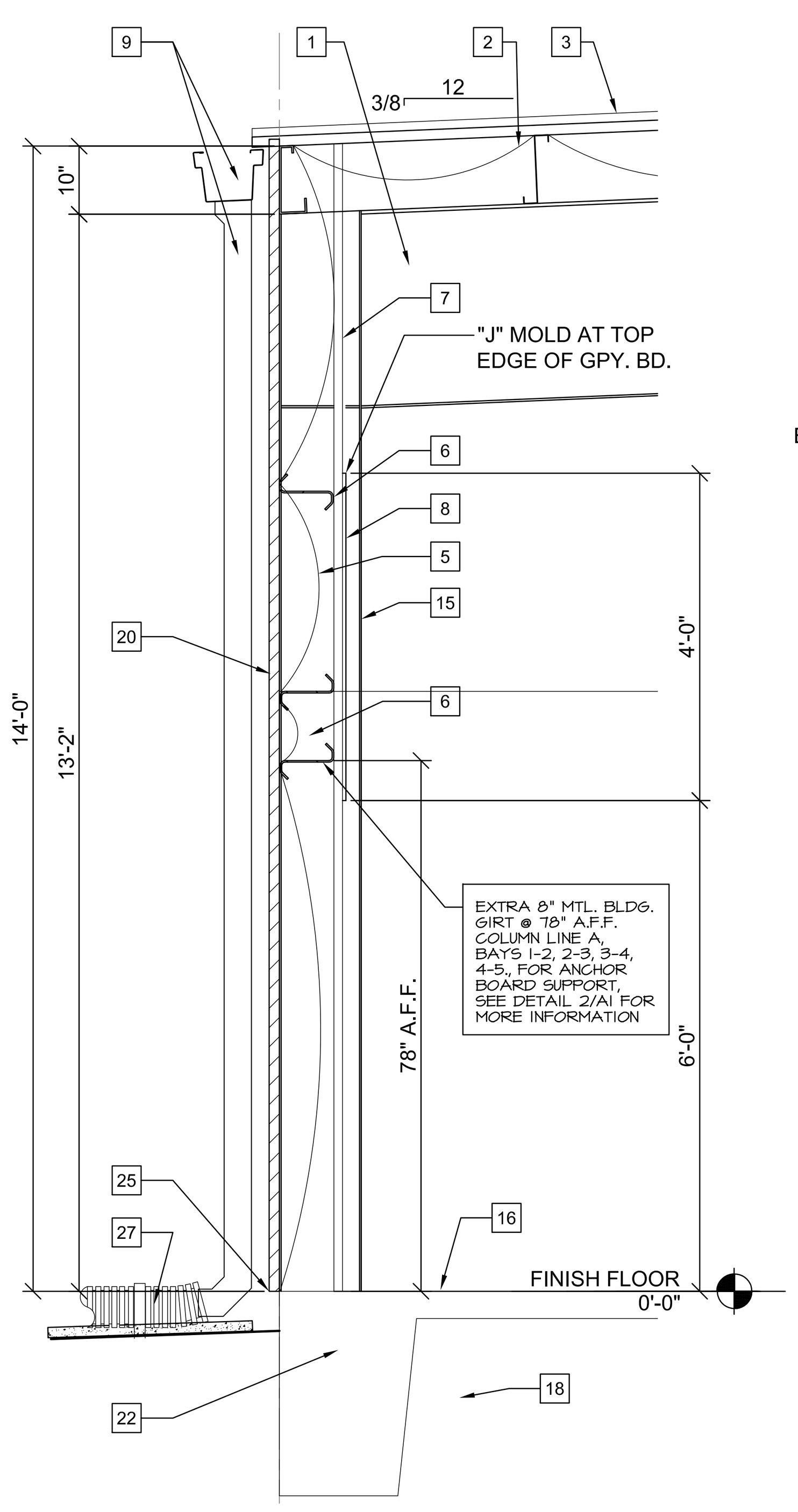
REVISED: 11-18-2016 (PER CITY'S COMMENTS AT DRC MEETING)

A2
SHEET 2 of 9

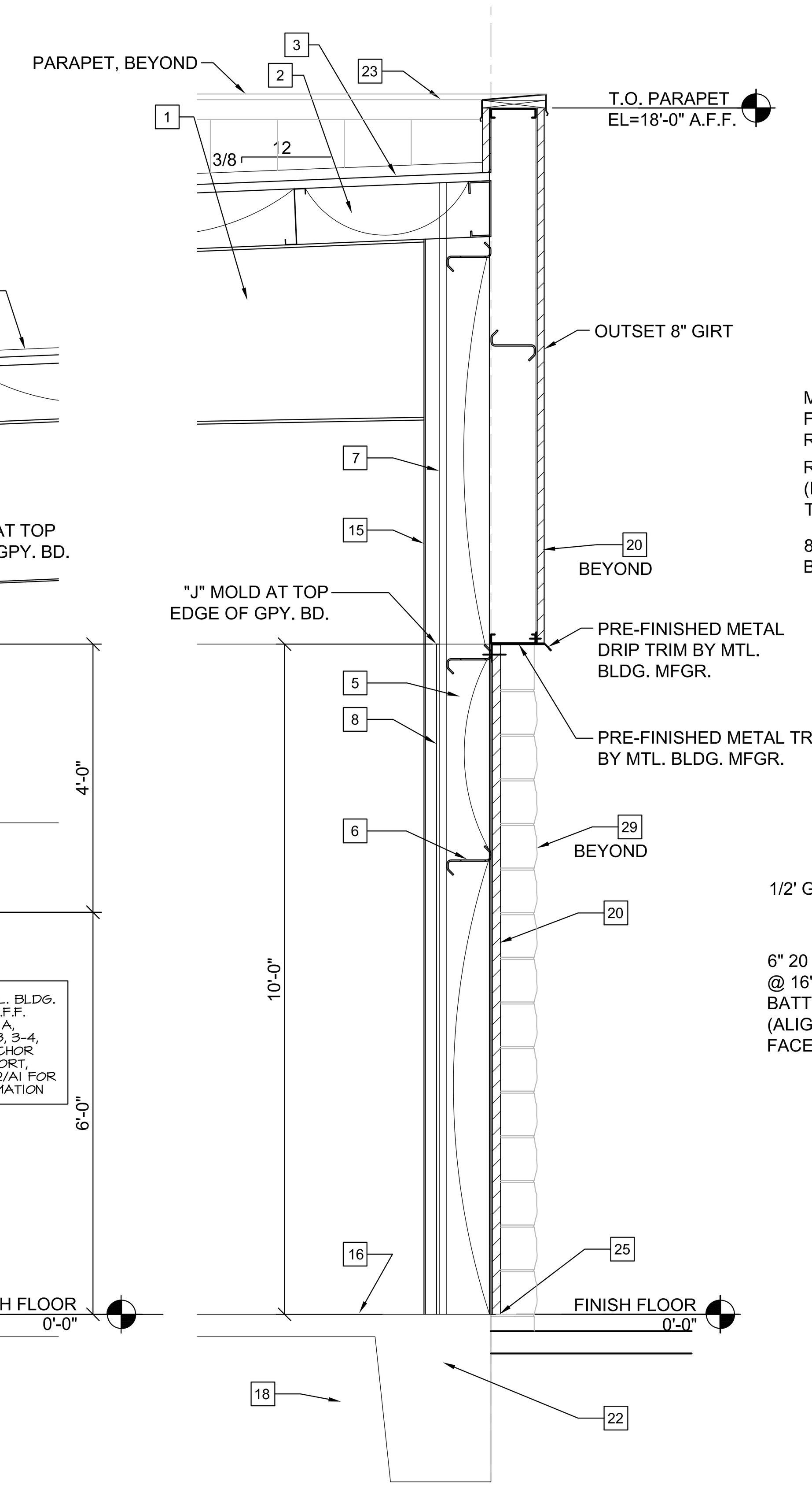
ELEVATIONS
PROJECT # 1611
OCT. 24, 2016



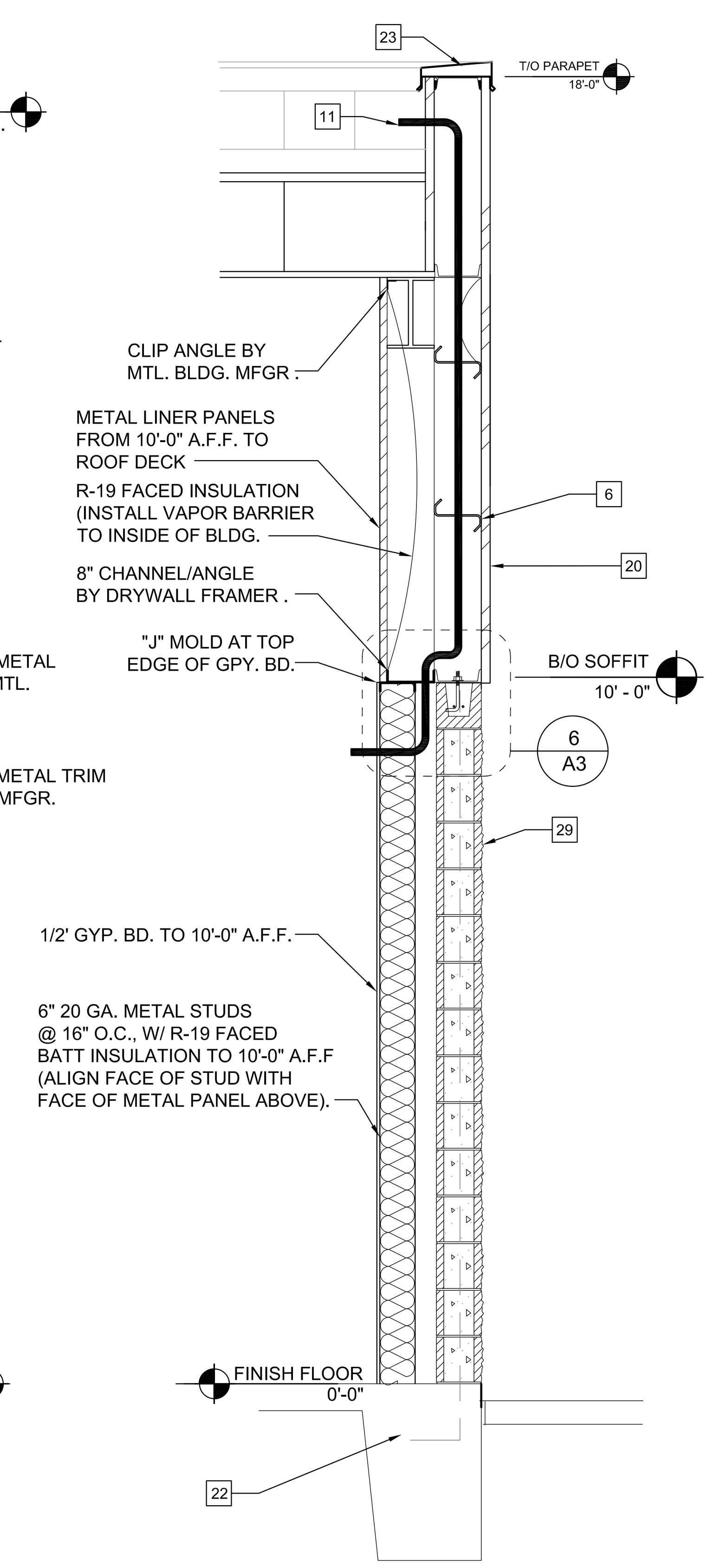
1 BUILDING SECTION
A3 SCALE: 1/4" = 1'-0"



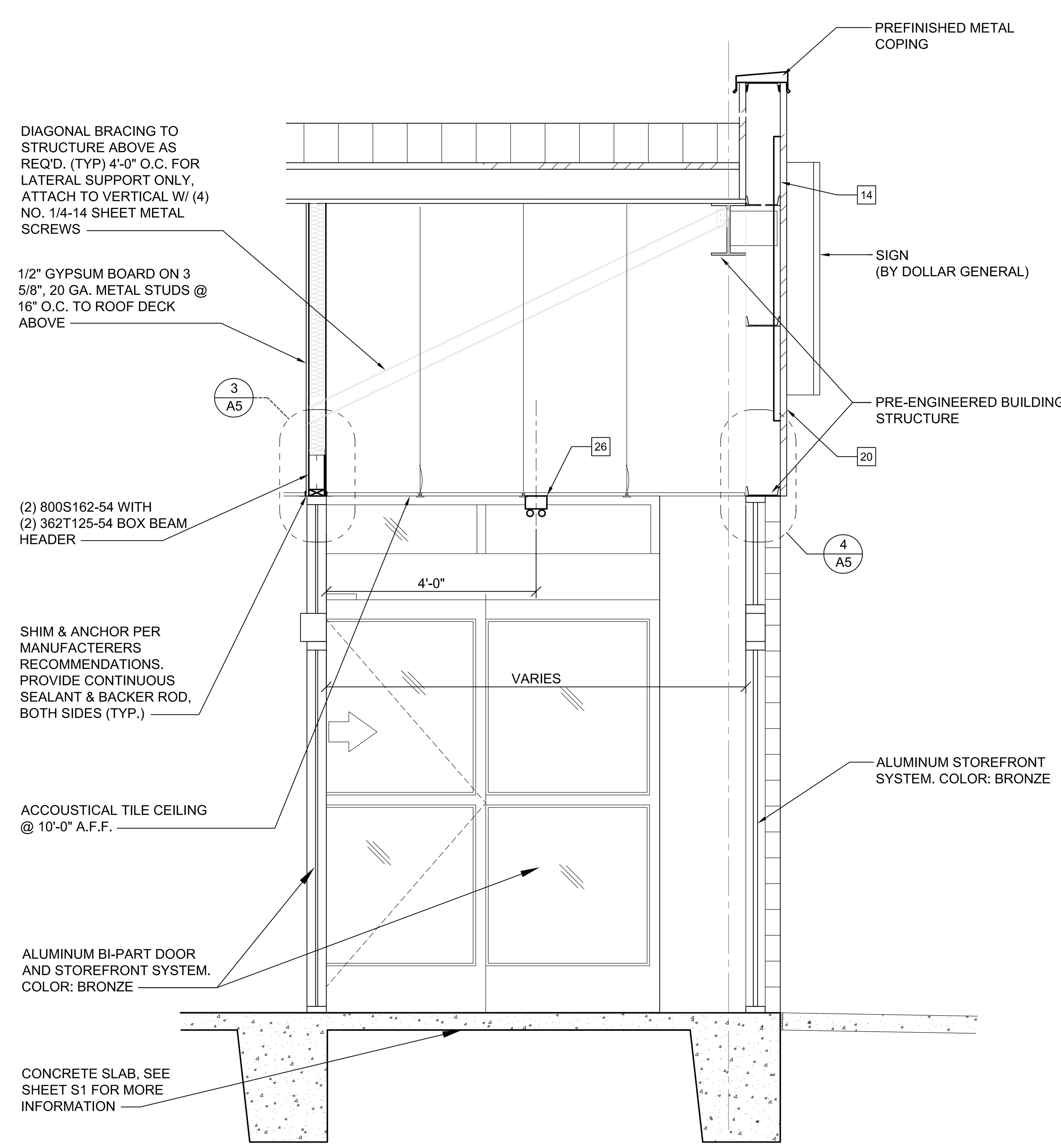
2 WALL SECTION @ REAR WALL
A3 SCALE: 1/2" = 1'-0"



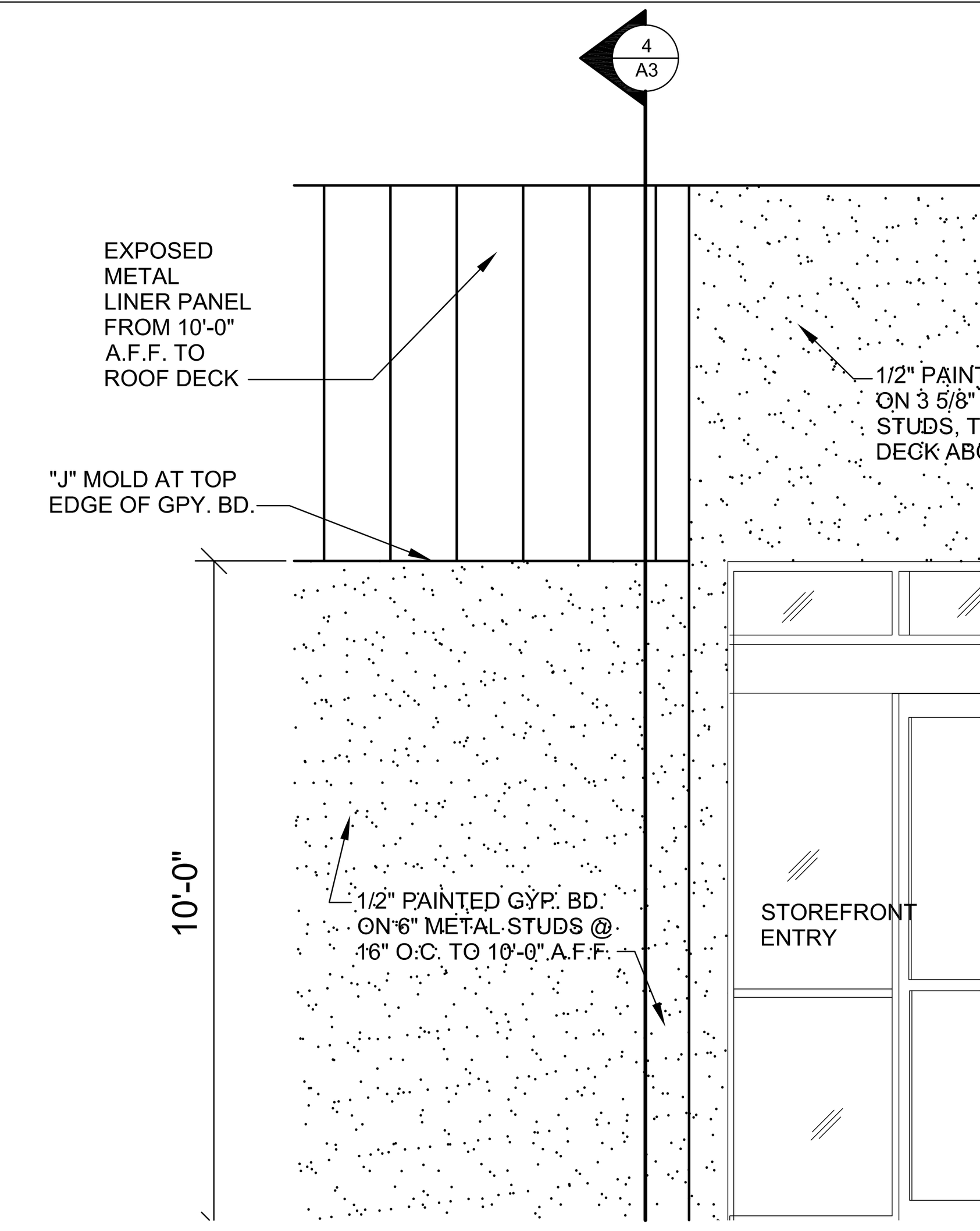
3 WALL SECTION @ FRONT/SIDING WALL
A3 SCALE: 1/2" = 1'-0"



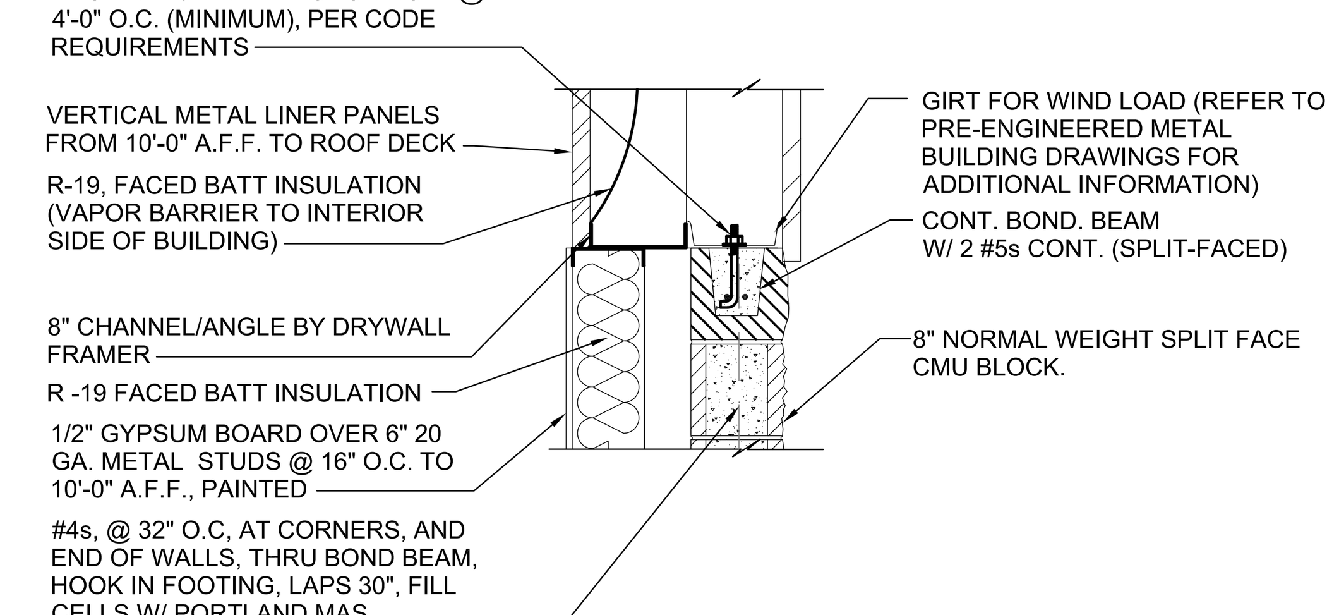
4 WALL SECTION @ CMU WALL
A3 SCALE: 1/2" = 1'=0"



5 WALL SECTION @ STOREFRONT
A3 SCALE: 1/2" = 1'=0"



7 ELEVATION DETAIL @ ENTRY
A3 SCALE: 3/8" = 1'-0"



6 BOND BEAM DETAIL
A3 SCALE: 3/4" = 1'-0"

SECTION KEYED NOTES

1. PRE-ENGINEERED METAL BUILDING SYSTEM BY BUILDING MANUFACTURER.
2. MINIMUM (R-13 + R-19) SAG AND BAG INSULATION SYSTEM W/ R-5 THERMAL BLOCKS AT EACH PURLIN, BY MTL. BLDG. MFGR.
3. STANDING SEAM METAL ROOF, GALVALUME FINISH (BY MTL. BLDG. MFGR.).
4. ROOF MOUNTED HVAC UNIT, SEE MECHANICAL DRAWINGS.
5. VINYL FACED R-19 BATT INSULATION (BY MTL. BLDG. MFGR.).
6. 8" METAL BUILDING GIRT (BY MTL. BLDG. MFGR).
7. VERTICAL METAL LINER PANELS, FULL HEIGHT, BY MTL. BLDG. MFGR. (FLOOR TO 8'-0" A.F.F. IN RECEIVING AERA)
8. 1/2" GYPSUM BOARD OVER LINER PANELS. METAL LINER PANELS TO DECK ABOVE; GYPSUM BOARD TO RUN TO 10'-0" AFF, PAINTED.
9. PRE-FINISHED GUTTER & DOWNSPOUT.
10. PROVIDE METAL CLOSURE. SEAL & CAULK TO RODENT PROOF BUILDING.
11. LOCATION OF 1 1/2" CONDUIT WITH PULLSTRING (ABOVE OFFICE) FOR SATELLITE LINE. PROVIDE WEATHERTIGHT SEAL AT HORIZONTAL PENETRATION. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF CONDUIT.
12. 1/2" GYPSUM BOARD ON 3 5/8", 20. GA. W MTL STUDS @ 16" O.C., BOTH TO DECK.
13. ADA COMPLIANT DRINKING FOUNTAIN, REFER TO PLUMBING.
14. BLOCKING FOR BUILDING SIGNAGE. COORDINATE WITH SIGN VENDOR.
15. METAL BUILDING COLUMNS SHALL BE STRAIGHT.
16. CONCRETE SLAB, SEE SHEET S1 FOR MORE INFORMATION
17. 21'X10' ALUMINUM BI-PART DOOR AND STOREFRONT GLAZING SYSTEM, COLOR BRONZE.
18. REFER TO SOILS REPORT (CONTACT ARCHITECT OR DEVELOPER FOR COPY)
19. (NOT USED)
20. PRE-FINISHED METAL WALL PANELS W/ CONCEALED FASTENERS (OPTION: MBCI DESIGNER SERIES 16 "FLUTED" PANEL)
21. PAINT EXPOSED ROOF STRUCTURE SW7005, PURE WHITE
22. SEE FOUNDATION DETAILS, SHEET S1
23. PREFINISHED METAL COPING.
24. STOREFRONT SIGN (BY DOLLAR GENERAL). MTL. BLDG. MFGR TO DESIGN FOR SUPPORT (1400 LBS)
25. FINISH GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
26. LIGHTING-SEE ELECTRICAL DRAWINGS.
27. WHERE DOWNSPOUTS DUMP ONTO GRADE (NO SIDEWALKS), MINIMUM 5'-0" LONG, 4" PERFORATED LANDSCAPE PIPE, STRAPPED TO A 12"x24" CONCRETE SPLASH BLOCK.
28. INTERIOR WALL - PAINTED - SEE ROOM SCHEDULE FOR MORE INFORMATION.
29. 8" SPLIT-FACED CMU PAINTED TO MATCH METAL SIDING. ALIGN FACE OF BLOCK WITH STEEL GIRT. PROVIDE PROPER ANCHORAGE TO STRUCTURE.
30. MC CUE TRIM KIT.
31. (NOT USED)
32. ROUND STEEL COLUMN, PAINT SW7005, PURE WHITE, WRAP STEEL COLUMN WITH TIGHT LOOP CARPET (BLACK) FROM BASE TO 48" A.F.F. (SEE SHEET S1 FOR RECESSED BASE PLATE AND BLOCK-OUT INFORMATION)
33. 1'x4' LIGHT FIXTURES HUNG WITH AIRCRAFT CABLE, ADD UNISTRUT TO PURLINS AS REQUIRED FOR HANGING.
34. 6" 20, GA. METAL STUDS @ 16" O.C. W/ R-19 FACED INSULATION TO 10'-0" A.F.F., ALIGN FACE OF STUD WITH FACE OF FACE OF METAL PANEL ABOVE.
35. CABLE TRAY- SEE SHEET A9
36. EXTRA 8" MTL. BLDG. GIRT @ 75" A.F.F., COLUMN D, BAYS 1-2, 2-3, 3-4, & 4-5, FOR ANCHOR BOARD SUPPORT. SEE DETAIL 2/A1 FOR MORE INFORMATION.

BARTLETT, ARCHITECTURE, Inc.
ARCHITECT ◆ PLANNER ◆ DESIGNER
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2016 PROTOTYPE CRITERIA SET PLAN "E" (RELEASE 2-22-2016)
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ALEXANDER, ARKANSAS

WALL SECTIONS
PROJECT # 1611
OCT. 24, 2016

A3