Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: January 16, 2025 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Panera Bread - 23146 I-30 - Site Plan

Crafton Tull - Requesting Site Plan Approval

- 0935-APP-01.pdf
- 0935-SWP-01.pdf
- 0935-ADEQ-01.pdf
- 0935-PLN-01.pdf
- 0935-DRN-01.pdf
- 0935-PLN-01b.pdf

2. Hawkins Valley Ph 1 - Preliminary Plat

GarNat Engineering - RequestingRecommendation for Preliminary Plat Approval

- 0921-AFF-01.pdf
- 0921-PLN-02.pdf
- 0921-APP-01.pdf
- 0921-LTR-01.pdf
- 0921-DRN-01.pdf

3. 203 SW 4th St - Plat

GarNat Engineering - Requesting Recommendation for Plat Approval

- 0936-PLT-01.pdf
- 0936-PPLN-01.pdf
- 0936-SVY-01.pdf

4. Lombard Heights Ph 3 - Final Plat

Hope Consulting - Requesting Recommendation for Final Plat Approval

- 0937-PLT-01.pdf
- 0937-ASB-01.pdf
- 0937-APP-01.pdf
- 0937-LTR-01.pdf

5. Big Oak Addition - Lot 18 - Replat

Rasburry Surveying - Requesting Recommendation for Approval of Replat of Lot 18 into 18A and 18B

- 0938-app-01.pdf
- 0938-ppln-01.pdf
- 0938-RPLT-01.pdf
- 0938-SUB-01.pdf

Staff Approved

6. D1 Training - 1800 N Reynolds Road - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

- 93319-SGNAPP-02.pdf
- 93319-SGNAPP-01.pdf

7. Empire Vape & Smoke Shop - 319 Bryant Ave - Sign Permit

Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 93320-SGNAPP-01.PDF

Permit Report

Adjournments

Bryant Planning Commission

SMALL SCALE DEVELOPMENT
COMMERCIAL BUILDING
CHECKLIST

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
501-943-0309

PC MEETING DATE:	THURSDAY OF EACH WEEK
TIME:	9:00 A.M.
PLACE:	ADMINISTRATION CONFERENCE ROOM-BRYANT OFFICE COMPLEX
AGENDA DEADLINE:	5:00 P.M. FRIDAY PRIOR TO SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION

1. COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)
2. ADA/ABA FORM COMPLETED
3. TWO FULL SETS OF BUILDING PLANS
4. 12 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
   - A, VICINITY MAP
   - B. LEGAL DESCRIPTION
   - C. LANDSCAPING PLAN
5. 12 FOLDED COPIES OF FLOOR PLAN
6. 12 COPIES OF FRONT AND REAR BUILDING ELEVATIONS
7. A CD IN .PDF FORMAT
8. COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.
9. 2 COPIES OF STORMWATER DETENTION PLAN
10. $250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

ALL REQUIREMENTS LISTED ABOVE MUST BE COMPLETED AND ATTACHED BEFORE SUBMITTING APPLICATION TO BE PLACED ON THE PLANNING COMMISSION AGENDA.

NOTE: WHEN MAKING CHANGES TO AN APPROVED SITE PLAN, A REVISED SITE PLAN MUST BE SUBMITTED TO THE BRYANT PLANNING COMMISSION FOR APPROVAL. THIS MUST BE DONE PRIOR TO IMPLEMENTATION. FAILURE TO COMPLY WILL RESULT IN PENALTIES/FINES BEING IMPOSED IN ACCORDANCE WITH CITY ORDINANCES.

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

Austin Brown
SIGNATURE

01/06/2025
DATE

City of Bryant Commercial Building Checklist

Name of Development Panera Bread Bryant

Site Location Lot 2 of the Reynolds Centre I-30, Bryant, AR 72022 **Current zoning** C-3

Owner Terra Equities, LLC **Phone** (206) 862-4398

I. Basic Information Needed On The Site Plan

- ▲ 1. Name of Development
- ▲ 2. Current zoning
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Name and address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan
- ▲ 5. Date of preparation of the plan
- ▲ 6. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 7. Legal description of the property with exact boundary lines
- ▲ 8. North arrow & Scale
- ▲ 9. Identification of any land areas within the 100 year floodplain and within the 100 year floodway
- ▲ 10. Lot area in square feet
- ▲ 11. Show scale (not less than 1" = 100') (paper size minimum 17" X 34")
- ▲ 12. Existing streams, drainage channels, and other bodies of water
- ▲ 13. Drainage easements for stormwater run-off and detention shown & labeled
- ▲ 14. Location and name of existing streets
- ▲ 15. Show source of water supply
- ▲ 16. Show location of waste water connection to municipal system & sanitary sewer layout
- ▲ 17. Fire Hydrant placement
- ▲ 18. Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets
- ▲ 19. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- ▲ 20. Extent and character of proposed landscaping. Common and/or Botanical plant names and sizes of new vegetation must be clearly indicated.
- ▲ 21. Location, massing and pattern of existing vegetation to be retained
- ▲ 22. Existing structures on the site
- ▲ 23. Pedestrian and vehicular access points, sidewalks, crosswalks, etc.
- ▲ 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context.
- ▲ 25. Any variance approvals

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan	X	
Proposed improvement is within building line setbacks Front 50 ft. Side 25 ft. CNR Side — ft. Back 25 ft.	X	
Parking requirements can be satisfied Floor Space 2,480 sq.ft. divided by 300 = 8 (no. of parking spaces required)	X	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	X	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	X	
Will there be a dumpster located on the site?	X	
Will there be a construction site office?		
Have you made "One Call"?	X	
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	X	
Design complies with Arkansas Plumbing Code and National Electric Code requirements		
Foundation and structure meet earthquake requirements for Zone 1.		
Structure meets Arkansas Energy Code for specified use.		
Complies with Arkansas Fire Prevention Code	X	
Complies with International Code Council regulations		
Will a Site Clearance Permit be required? (City Ordinance 2002-03)		X
Are you granted any variances by the Board of Adjustment?		X
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

	YES	NO
No planting within 5 feet of a fire hydrant	X	
Spacing will be 40' between trees	X	
Tree must be a minimum 3" in diameter at the base and 12' + tall	X	
Existing trees meeting the minimum size can be counted to meet above criteria	X	
No trees can be planted within 30 feet of a property corner or driveway	X	
Shrubs along street right-of-way lines cannot exceed 30 inches in height	X	

IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS

(FOR YOUR CONVENIENCE WE HAVE LISTED THE THREE COMMERCIAL ZONING SITE COVERAGE REQUIREMENTS - CHOOSE THE ZONING FOR THIS PROJECT AND COMPLETE ONLY THAT SECTION)

	YES	NO
1. C-1 Zoning - Neighborhood Commercial		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet		
Front Yard: none required		
Side Yard: minimum of 5 feet each side		
Rear Yard: minimum of 55 feet		
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.		
Parking: one space per each 200 sq. ft. of commercial use		
Loading areas: physically separated from all streets with 10 ft grassy area		
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen		
2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183		
Front Yard: not less than 50 feet from front property line	X	
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	X	
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	X	
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings	X	
Parking: one space per each 300 sq. ft. of occupied space	X	
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen		n/a
3. C-2 Zoning - Lots fronting along roadways designated as interior local.		
Front Yard: none required		
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension		
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required		
A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking		
Parking: one space per each 300 sq. ft. of occupied space		
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen		

V. Site Plan Attachments

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

- ▲ 26. Letter to Planning Commission stating your request
- ▲ 27. Completed Checklist
- ▲ 28. Completed ADA/ABA Form
- ▲ 29. Two full sets of Building Plans
- ▲ 30. 20 copies of Site Plan (folded to no larger than 8 ½ X 14 size) that includes vicinity map and landscaping plan (minimum size 17" X 34" paper)
- ▲ 31. 20 copies of Landscaping Plan (folded to no larger than 8 ½ X 14 size)
- ▲ 32. 20 copies of building floor plan (folded to no larger than 8 ½ X 14 size)
- ▲ 33. Copy of Stormwater Detention approval
- ▲ 34. Copy of ADEQ Stormwater Pollution Prevention Plan for property containing one acre or larger.
- ▲ 35. IBM compatible diskette or CD with data in PDF format.
- ▲ 36. Receipt for $250.00 for Stormwater Detention and Drainage Plan review

I CERTIFY that the design of Panera Bread Bryant in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Allen W. Hall III
Owner

Caroline Gardner
Engineer/Architect

2530 WATKINS RD BHAM, AL 3523
Mailing Address

479-878-5801
Phone #

City

01/06/2025
Date

CITY USE

Action Taken:

Special Conditions:

Permit Issued: Date _____ Sq.Ft. _____ Amount $_____

Construction Completed Certified For Occupancy: Date: _____

Inspector: _____

Stormwater Pollution Prevention Plan (SWPPP) for Construction Activity for Small Construction Sites

National Pollutant Discharge Elimination System (NPDES)
General Permit # ARR150000

Prepared for:
Panera Bryant

Date:
December 2024

Prepared by:

Crafton, Tull & Associates, Inc.

Revised date: 10/20/2016

Project Name and Location: __Panera Bryant, I-30 W & N Reynolds Rd., Bryant, AR_

Property Parcel Number (*Optional*): __840-08540-002_____

Operator Name and Address: _Terra Equities, LLC; 2530 Watkins Road, Birmingham, AL 35223

A. Site Description

a. Project description, intended use after NOI is filed: This project will consist of a drive through restaurant and associated parking lot.

b. Sequence of major activities which disturb soils:

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTY-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROGRESS.
3. CONSTRUCT THE SILT FENCES (OR EQUIVALENT) ON THE SITE.
4. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTRUBING
CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
5. CLEAR AND GRUB THE SITE.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AND/OR SCOUR STOP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

c. Total Area[1]: 1.57 Disturbed Area[2]: 0.79

d. Soils Information:

i. Runoff Coefficient Pre-Construction (See Appendix A) : .51

ii. Runoff Coefficient Post-Construction (See Appendix A) : .64

iii. Describe the soil or the quality of any discharge from the site: Soil Types Tiak silt loam

B. Responsible Parties

Be sure to assign all SWPPP related activities to an individual or position; even if the specific individual is not yet known (i.e. contractor has not been chosen).

Individual/Company	Phone Number	Service Provided for SWPPP (i.e., Inspector, SWPPP revisions, Stabilization Activities, BMP Maintenance, etc.)
		Inspections
		SWPPP Revisions
		Stabilization Activities
		BMP Maintenance

C. Receiving Waters

a. The following waterbody (or waterbodies) receives stormwater from this construction site: An open ditch along I-30, thence to unnamed tributary of Hurricane Creek, thence to Hurricane Creek, thence to the Saline River, and ultimately into the Ouachita River.

b. Is the project located within the jurisdiction of an MS4? ☒Yes ☐No

i. If yes, Name of MS4: City of Bryant

c. Ultimate Receiving Water:

☐Red River ☐St. Francis River

☒Ouachita River ☐Mississippi River

☐Arkansas River

☐White River

D. Site Map Requirements (Attach Site Map):

a. Pre-construction topographic view;

b. Direction of stormwater flow (i.e., use arrows to show which direction stormwater will flow) and approximate slopes anticipated after grading activities;

c. Delineate on the site map areas of soil disturbance and areas that will not be disturbed under the coverage of this permit;

d. Location of major structural and nonstructural controls identified in the plan;
e. Location of main construction entrance and exit;
f. Location where stabilization practices are expected to occur;
g. Locations of off-site materials, waste, borrow area, or equipment storage area;
h. Location of areas used for concrete wash-out;
i. Location of all surface water bodies (including wetlands) with associated natural buffer boundary lines. Identify floodplain and floodway boundaries, if available;
j. Locations where stormwater is discharged to a surface water and/or municipal separate storm sewer system if applicable,
k. Locations where stormwater is discharged off-site (should be continuously updated);
l. Areas where final stabilization has been accomplished and no further construction phase permit requirements apply;
m. A legend that identifies any erosion and sediment control measure symbols/labels used in the site map and/or detail sheet; and
n. Locations of any storm drain inlets on the site and in the immediate vicinity of the site.

E. Stormwater Controls
   a. Initial Site Stabilization, Erosion and Sediment Controls, and Best Management Practices:
      i. Initial Site Stabilization: _Trenching for the installation of silt fence and grading for the construction entrance.
      ii. Erosion and Sediment Controls: _For the construction of this project wire-backed fence, fiber flocculant tubes, construction entrance, wheel wash, and inlet protection will be used on this site.
      iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: ☒Yes ☐No
           If No, explain: _____
           _____
      iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: ☒Yes ☐No
           If No, explain: _____
           _____
      v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: ☒Yes ☐No
           If No, explain: _____
           _____

vi. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges: ☒Yes ☐No

If No, explain: _____

vii. Off-site material storage areas used solely by the permitted project are being covered by this SWPPP: ☐Yes ☒No

If Yes, explain additional BMPs implemented at off-site material storage area: _____

b. Stabilization Practices

i. Description and Schedule: Stabilization will be a combination of seeding and placing sod on disturbed areas not to receive pavement or structures. Area's where there are temporarily no active construction must be stabilized within 14 days regardless of final grading plans. Upon reaching finished grade elevations the area must be stabilized immediately.

ii. Are buffer areas required? ☒Yes ☐No

If Yes, are buffer areas being used? ☒Yes ☐No

If Yes, describe natural buffer areas: Landscape buffer or easements around the perimeter of the site.

If No, explain why not:_____

iii. A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included with the plan. ☒Yes ☐No

If No, explain: _____

iv. Deadlines for stabilization:
1. Stabilization procedures will be initiated 14 days after construction activity temporarily ceases on a portion of the site.
2. Stabilization procedures will be initiated immediately in portions of the site where construction activities have permanently ceased.

c. Structural Practices
i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: silt fences, fiber flocculant tubes, and inlet protection

ii. Describe Velocity Dissipation Devices: rip rap and/or scour stop

iii. Sediment Basins:
Are 10 or more acres draining to a common point? ☐Yes ☒No
Is a sediment basin included in the project? ☐Yes ☒No
If Yes, what is the designed capacity for the storage?
☐3600 cubic feet per acre =:
or
☐10 year, 24 hour storm = :
☐ Other criteria were used to design basin: _____
If No, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: _____

F. Other Controls
a. Solid materials, including building materials, shall be prevented from being discharged to Waters of the State: ☒Yes ☐No
b. Off-site vehicle tracking of sediments and the generation of dust shall be minimized through the use of:
☒A stabilized construction entrance and exit
☒Vehicle tire washing
☐Other controls, describe: _____
c. Temporary Sanitary Facilities: Portable bathrooms will be used on site and serviced by a qualified licensed individual. They will be placed near the construction trailer and maintained is such fashion to avoid spillage onto the site.

d. Concrete Waste Area Provided:

☒ Yes

☐ No. Concrete is used on the site, but no concrete washout is provided.

Explain why: _____

_____

☐ N/A, no concrete will be used with this project

e. Fuel Storage Areas, Hazardous Waste Storage, and Truck Wash Areas: Any fuel or hazardous waste stored on site will be kept in a containment facility sized to hold twice the volume of the fuel or hazardous waste being stored. The truck wash area will utilize a constructed holding pit lined with an impermeable membrane and shot rock.

G. Non-Stormwater Discharges

a. The following allowable non-stormwater discharges comingled with stormwater are present or anticipated at the site:

☒ Fire-fighting activities;

☒ Fire hydrant flushings;

☒ Water used to wash vehicles (where detergents or other chemicals are not used) or control dust in accordance with Part II.A.4.H.2;

☒ Potable water sources including uncontaminated waterline flushings;

☒ Landscape Irrigation;

☒ Routine external building wash down which does not use detergents or other chemicals;

☒ Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled materials have been removed) and where detergents or other chemicals are not used;

☒ Uncontaminated air conditioning, compressor condensate (See Part I.B.13.C of the permit);

☒ Uncontaminated springs, excavation dewatering and groundwater (See Part I.B.13.C of the permit);

☐ Foundation or footing drains where flows are not contaminated with process materials such as solvents (See Part I.B.13.C of the permit);

b. Describe any controls associated with non-stormwater discharges present at the site: silt fence, detention, check dams

H. Permanent Controls for Post-Construction Stormwater Management:

Describe measures installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed: Stormwater detention facilities will be used as a sediment basin after construction.

I. Applicable State or Local Programs: The SWPPP will be updated as necessary to reflect any revisions to applicable federal, state, or local requirements that affect the stormwater controls implemented at the site. ☒Yes ☐No

J. Inspections

a. Inspection frequency:

☒Every 7 calendar days

or

☐At least once every 14 calendar days and within 24 hours of the end of a storm even 0.25 inches or greater (a rain gauge must be maintained on-site)

b. Inspections:

Completed inspection forms will be kept with the SWPPP.

☒ADEQ's inspection form will be used (See Appendix B)

or

☐A form other than ADEQ's inspection form will be used and is attached (See inspection form requirements Part II.A.4.L.2)

c. Inspection records will be retained as part of the SWPPP for at least 3 years from the date of termination.

d. It is understood that the following sections describe waivers of site inspection requirements. All applicable documentation requirements will be followed in accordance with the referenced sections.

i. Winter Conditions (Part II.A.4.L.4)

ii. Adverse Weather Conditions (Part II.A.4.L.5)

K. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: __Any grass areas that are disturbed will be immediately re-established with grass. All silt fences will be clean once sediment has accumulated to half the height of the silt fence. The construction entrance will be cleaned or replaced once the voids between the shot rock are half full

Any necessary repairs will be completed, when practicable, before the next storm event, but not to exceed a period of 3 business days of discovery, or as otherwise directed by state or local officials.

L. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: The general contractor shall hold meetings with all subcontractors before the commence work on the site to review the SWPPP and the steps necessary for each trade to comply with the SWPPP. The General Contractor shall employ an individual qualified to lead these meetings. In addition, the General Contractor shall hold weekly meetings with all trades working on the site that week to review the SWPPP and to ensure compliance

**Note, Formal training classes given by Universities or other third-party organizations are not required, but recommended for qualified trainers; the permittee is responsible for the content of the training being adequate for personnel to implement the requirements of the permit.

Certification

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: _____

Title: _____ Date: _____

Computation Sheet for Determining Runoff Coefficients

Appendix A

Total Site Area = _____ Acres _____ [A]

Existing Site Conditions

Impervious Site Area [1] = _____ Acres _____ [B]

Impervious Site Area Runoff Coefficient [2, 4] = _____ [C]

Pervious Site Area [3] = _____ Acres _____ [D]

Pervious Site Area Runoff Coefficient [4] = _____ [E]

Pre-Construction Runoff Coefficient

$$\frac{[B \times C] + [D \times E]}{[A]} = .50$$

Proposed Site Conditions (after construction)

Impervious Site Area [1] = _____ Acres _____ [F]

Impervious Site Area Runoff Coefficient [2, 4] = _____ [G]

Pervious Site Area [3] = _____ Acres _____ [H]

Pervious Site Area Runoff Coefficient [4] = _____ [I]

Post-Construction Runoff Coefficient

$$\frac{[F \times G] + [H \times I]}{[A]} =$$

1. Includes paved areas, areas covered by buildings, and other impervious surfaces.
2. Use 0.95 unless lower or higher runoff coefficient can be verified.
3. Includes areas of vegetation, most unpaved or uncovered soil surfaces, and other pervious areas.
4. Refer to local Hydrology Manual for typical C values.

Note: The impervious and pervious surfaces should equal the total area.

ARR150000 Inspection Form

Appendix B

Inspector Name: _____ Date of Inspection: _____

Inspector Title: _____

Date of Rainfall:_____ Duration of Rainfall: _____

Days Since Last Rain Event: _____ days Rainfall Since Last Rain Event: _____ inches

Description of any Discharges During Inspection: _____

Location of Discharges of Sediment/Other Pollutant (specify pollutant & location): _____

_____

Locations in Need of Additional BMPs: _____

Information on Location of Construction Activities

Location	Activity Begin Date	Activity Occuring Now (y/n)?	Activity Ceased Date	Stabilization Initiated Date	Stabilization Complete Date

Information on BMPs in Need of Maintenance

Location	In Working Order?	Maintenance Scheduled Date	Maintenance Completed Date	Maintenance to be Performed By

Changes required to the SWPPP: _____ Reasons for changes: _____

_____ _____

_____ _____

SWPPP changes completed (date): _____

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: _____ Date:_____

Title: _____

BMP Consideration Checklist

Appendix C

The BMPs listed here should be considered for every project. Those BMPs that are not included in the SWPPP should be checked as "Not Used" with a brief statement describing why it is not being used.

Note: Appendix C and D do not have to be submitted with the SWPPP. These attachments are for use during the development of the SWPPP.

EROSION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
EC-1 Scheduling	☐	☐	☐	
EC-2 Preservation of Existing Vegetation	☐	☐	☐	
EC-3 Hydraulic Mulch	☐	☐	☐	
EC-4 Hydroseeding	☐	☐	☐	
EC-5 Soil Binders	☐	☐	☐	
EC-6 Straw Mulch	☐	☐	☐	
EC-7 Geotextiles & Mats	☐	☐	☐	
EC-8 Wood Mulching	☐	☐	☐	
EC-9 Earth Dikes & Drainage Swales	☐	☐	☐	
EC-10 Velocity Dissipation Devices	☐	☐	☐	
EC-11 Slope Drains	☐	☐	☐	
EC-12 Stream bank Stabilization	☐	☐	☐	
SEDIMENT CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
SE-1 Silt Fence	☐	☐	☐	
SE-2 Sediment Basin	☐	☐	☐	
SE-3 Sediment Trap	☐	☐	☐	
SE-4 Check Dam	☐	☐	☐	
SE-5 Fiber Rolls	☐	☐	☐	
SE-6 Gravel Bag Berm	☐	☐	☐	
SE-7 Street Sweeping and Vacuuming	☐	☐	☐	
SE-8 Sand Bag Barrier	☐	☐	☐	
SE-9 Straw Bale Barrier	☐	☐	☐	
SE-10 Storm Drain Inlet Protection	☐	☐	☐	
SE-11 Chemical Treatment	☐	☐	☐	
WIND EROSION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
WE-1 Wind Erosion Control	☐	☐	☐	

BMP Consideration Checklist

Appendix C

TRACKING CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
TR-1 Stabilized Construction Entrance/Exit	☐	☐	☐	
TR-2 Stabilized Construction Roadway	☐	☐	☐	
TR-3 Entrance/Outlet Tire Wash	☐	☐	☐	
NON-STORM WATER MANAGEMENT BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
NS-1 Water Conservation Practices	☐	☐	☐	
NS-2 Dewatering Operations	☐	☐	☐	
NS-3 Paving and Grinding Operations	☐	☐	☐	
NS-4 Temporary Stream Crossing	☐	☐	☐	
NS-5 Clear Water Diversion	☐	☐	☐	
NS-6 Illicit Connection/ Discharge	☐	☐	☐	
NS-7 Potable Water/Irrigation	☐	☐	☐	
NS-8 Vehicle and Equipment Cleaning	☐	☐	☐	
NS-9 Vehicle and Equipment Fueling	☐	☐	☐	
NS-10 Vehicle and Equipment Maintenance	☐	☐	☐	
NS-11 Pile Driving Operations	☐	☐	☐	
NS-12 Concrete Curing	☐	☐	☐	
NS-13 Concrete Finishing	☐	☐	☐	
NS-14 Material and Equipment Use Over Water	☐	☐	☐	
NS-15 Demolition Adjacent to Water	☐	☐	☐	
NS-16 Temporary Batch Plants	☐	☐	☐	
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
WM-1 Material Delivery and Storage	☐	☐	☐	
WM-2 Material Use	☐	☐	☐	
WM-3 Stockpile Management	☐	☐	☐	
WM-4 Spill Prevention and Control	☐	☐	☐	
WM-5 Solid Waste Management	☐	☐	☐	
WM-6 Hazardous Waste Management	☐	☐	☐	
WM-7 Contaminated Soil Management	☐	☐	☐	
WM-8 Concrete Waste Management	☐	☐	☐	
WM-9 Sanitary/Septic Waste Management	☐	☐	☐	
WM-10 Liquid Waste Management	☐	☐	☐	

SWPPP Completion Checklist

Appendix D

Yes = Complete
No = Incomplete/Deficient
N/A = Not applicable to project

Yes	No	N/A		Permit Section Citation
			A. A site description, including:	
			1. Project description, intended use after NOT	Part II.A.4.A.1
			2. Sequence of major activities	Part II.A.4.A.2
			3. Total & disturbed acreage	Part II.A.4.A.3
			4. Pre- and post-construction runoff coefficient OR soil/discharge data	Part II.A.4.A.4
			B. Responsible Parties: All parties dealing with the SWPPP and the areas they are responsible for on-site.	Part II.A.4.B
			C. Receiving Water.	Part II.A.4.C
			-MS4 Name	Part II.A.4.C
			-Ultimate Receiving Water	Part II.A.4.C
			D. Documentation of permit eligibility related to Impaired Water Bodies and Total Maximum Daily Loads (TMDL	
			1. Identify pollutant on 303(d) list or TMDL	Part II.A.4.D.1
			2. Is construction activity or the specific site listed as cause?	Part II.A.4.D.2
			3. Measures taken to reduce pollutants from the site.	Part II.A.4.D.3
			E. Attainment of Water Quality Standards After Authorization.	Part II.A.4.E
			F. Site Map --- See End of Evaluation Form	Part II.A.4.F
			G. Description of Controls:	
			1. Erosion and sediment controls, including:	
			a. Initial site stabilization	Part II.A.4.G.1.a
			b. Erosion and sediment controls	Part II.A.4.G.1.b
			c. Replacement of inadequate controls	Part II.A.4.G.1.c
			d. Removal of off-site accumulations	Part II.A.4.G.1.d
			e. Maintenance of sediment traps/basins @ 50% capacity	Part II.A.4.G.1.e
			f. Litter, construction debris and chemicals properly handled	Part II.A.4.G.1.f
			g. Off-site storage areas and controls	Part II.A.4.G.1.g
			2. Stabilization practices:	
			a. Description and schedule for stabilization	Part II.A.4.G.2.a
			b. Description of buffer areas	Part II.A.4.G.2.b
			c. Records of stabilization	Part II.A.4.G.2.c
			d. Deadlines for stabilization	Part II.A.4.G.2.d
			3. Structural Practices:	
			-Describe structural practices to divert flows, store flows, or otherwise limit runoff	Part II.A.4.G.3
			a. Sediment basins	Part II.A.4.G.3.a.1
			-Are more than 10 acres draining to a common point? If so, are sediment basins included?	Part II.A.4.G.3.a.1
			-Sediment basin dimensions and capacity description and calculations	Part II.A.4.G.3.a.1
			-If a basin wasn't practicable, are other controls sufficient?	Part II.A.4.G.3.a.1
			b. Velocity dissipation devices concentrated flow from 2 or more acres	Part II.A.4.G.3.b
			H. Other controls including:	
			1. Solid waste control measures	Part II.A.4.H.1
			2. Vehicle off-site tracking controls	Part II.A.4.H.2
			3. Compliance with sanitary waste disposal	Part II.A.4.H.4
			4. Does the site have a concrete washout area controls?	Part II.A.4.H.5
			5. Does the site have fuel storage areas, hazardous waste storage and/or truck wash areas controls?	Part II.A.4.H.6

SWPPP Completion Checklist

Appendix D

Yes	No	N/A		Permit Section Citation
			I. Identification of allowable non-storm water discharges	Part II.A.4.I
			-Appropriate controls for dewatering, if present	Part I.B.12.C
			J. Post construction stormwater management.	Part II.A.4.J
			K. State or local requirements incorporated into the plan.	Part II.A.4.K
			L. Inspections	
			1. Inspection frequency listed?	Part II.A.4.L.1
			2. Inspection form	Part II.A.4.L.2
			Ours.	
			If not ours, does it contain the following items:	
			a. Inspector name and title	Part II.A.4.L.2.a
			b. Date of inspection.	Part II.A.4.L.2.b
			c. Amount of rainfall and days since last rain event (14 day only)	Part II.A.4.L.2.c
			d. Approx beginning and duration of storm event	Part II.A.4.L.2.d
			e. Description of any discharges during inspection	Part II.A.4.L.2.e
			f. Locations of discharges of sediment/other pollutants	Part II.A.4.L.2.f
			g. BMPs in need of maintenance	Part II.A.4.L.2.g
			h. BMPs in working order, if maintenance needed (scheduled and completed)	Part II.A.4.L.2.h
			i. Locations that are in need of additional controls	Part II.A.4.L.2.i
			j. Location and dates when major construction activities begin, occur or cease	Part II.A.4.L.2.j
			k. Signature of responsible/cognizant official	Part II.A.4.L.2.k
			3. Inspection Records	Part II.A.4.L.3
			4. Winter Conditions	Part II.A.4.L.4
			5. Adverse Weather Conditions	Part II.A.4.L.5
			M. Maintenance Procedures	Part II.A.4.M
			N. Employee Training	Part II.A.4.N
			Signed Plan Certification	Part II.A.5. and Part II.B.10
			F. Site Map showing:	
			1. Pre-construction topographic view	Part II.A.4.F.1
			2. Drainage flow	Part II.A.4.F.2
			3. Approximate slopes after grading activities	Part II.A.4.F.2
			4. Areas of soil disturbance and areas not disturbed	Part II.A.4.F.3
			5. Location of major structural and non-structural controls.	Part II.A.4.F.4
			6. Location of main construction entrance and exit.	Part II.A.4.F.5
			7. Areas where stabilization practices are expected to occur.	Part II.A.4.F.6
			8. Locations of off-site materials, waste, borrow area or storage area.	Part II.A.4.F.7
			9. Locations of areas used for concrete wash-out.	Part II.A.4.F.8
			10. Locations of surface waters on site.	Part II.A.4.F.9
			11. Locations where water is discharged to a surface water or MS4.	Part II.A.4.F.10
			12. Storm water discharge locations.	Part II.A.4.F.11
			13. Areas where final stabilization has been accomplished.	Part II.A.4.F.12
			14. Legend for symbols/labels used	Part II.A.4.F.13
			15. Location of storm drain inlets on site or in immediate vicinity	Part II.A.4.F.14

SITE WITH AUTOMATIC COVERAGE (LESS THAN 5 ACRES) CONSTRUCTION SITE NOTICE

FOR THE
Arkansas Department of Environmental Quality (ADEQ)
Storm Water Program

NPDES GENERAL PERMIT NO. ARR150000

The following information is posted in compliance with **Part I.B.8.A** of the ADEQ General Permit Number **ARR150000** for discharges of stormwater runoff from sites with automatic coverage. Additional information regarding the ADEQ stormwater program may be found on the internet at:

www.adeq.state.ar.us/water/branch_npdes/stormwater

Permit Number	ARR150000
Contact Name: Phone Number:	_____ _____
Project Description (Name, Location, etc.): Start Date: End Date: Total Acres:	Panera Bryant February 2025 February 2026 Total Disturbed Area - 0.79 acres
Location of Stormwater Pollution Prevention Plan:	Mailbox at Site Entrance

For Construction Sites Authorized under **Part I.B.6.A** (Automatic Coverage) the following certification must be completed:

I _____ (Typed or Printed Name of Person Completing this Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part I.B.2. of the ADEQ General Permit Number ARR150000. A stormwater pollution prevention plan has been developed and implemented according to the requirements contained in Part II.A.2.B & D of the permit. I am aware there are significant penalties for providing false information or for conducted unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

_____ _____

Signature and Title Date

PANERA BREAD

BRYANT, ARKANSAS

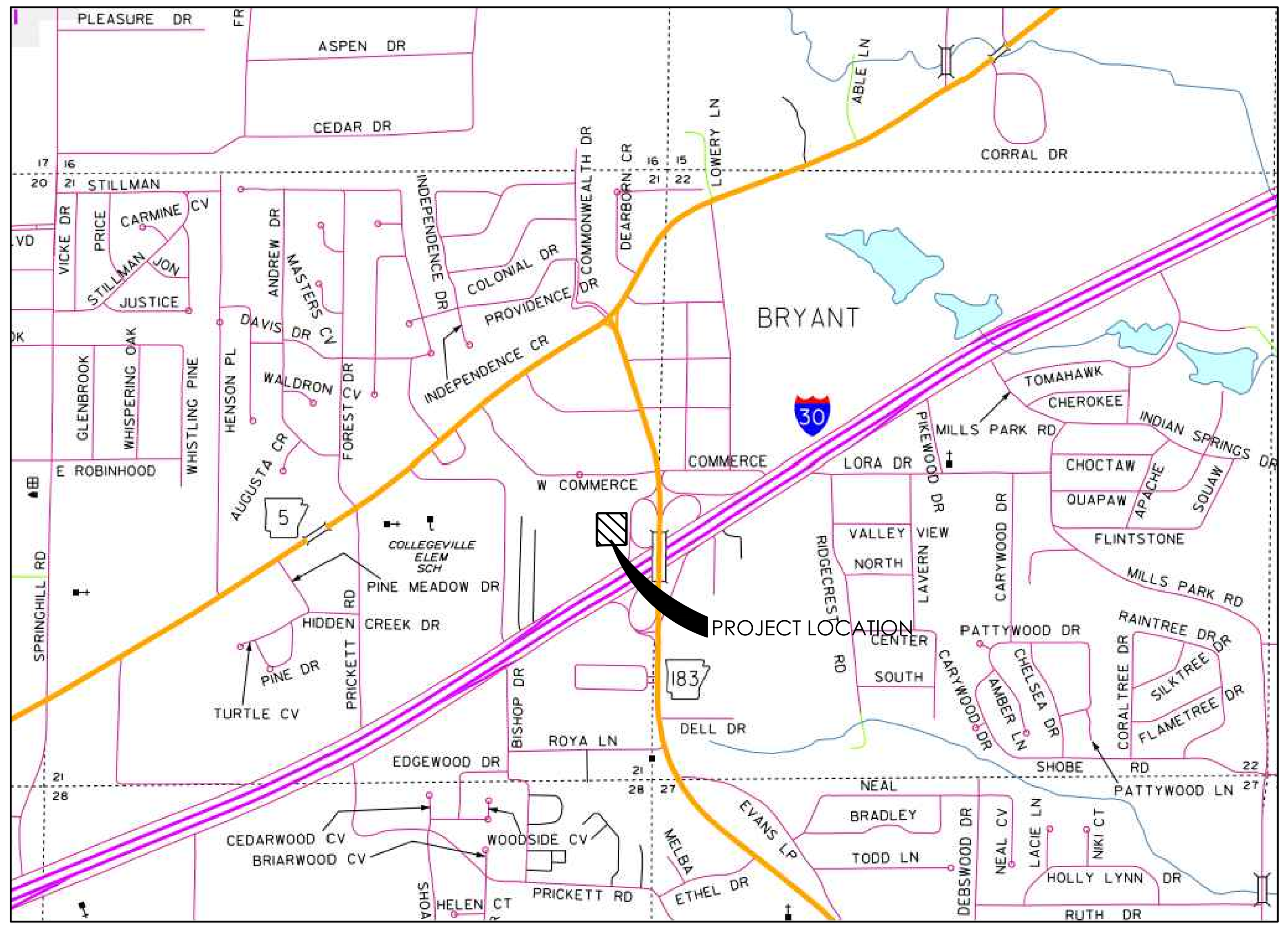
LEGEND (EXISTING SYMBOLS)

SYMBOLS

- FOUND IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- SPRINKLER HEAD
- ELECTRIC PEDESTAL
- GRATED INLET
- DROP INLET
- TREE
- TREE TO BE REMOVED

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR — 1206 —
- INDEX CONTOUR — 1205 —
- SANITARY SEWER LINE — SS —
- GAS LINE — G —
- WATER LINE (SPECIFY SIZE & TYPE) — W —
- UNDERGROUND TELEPHONE — UGT —
- UNDERGROUND ELECTRIC — UGE —
- OVERHEAD ELECTRIC — OHE —
- UNDERGROUND TELEVISION — UGTV —
- OVERHEAD TELEVISION — OHTV —
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FIBER OPTIC — FO —
- RIGHT OF WAY
- ROAD CENTERLINE



VICINITY MAP

N

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (0302), DETERMINED BY GPS OBSERVATIONS. APPROXIMATE CONVERGENCE ANGLE IS , −00° 16'47.15220". DISTANCES ARE STATE PLANE GRID DISTANCES. COMBINED ADJUSTMENT FACTOR = 0.999970446.

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- STRUCTURE NUMBER
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR — 1206 —
- INDEX CONTOUR — 1205 —
- SANITARY SEWER LINE — SS —
- GAS LINE — G —
- WATER LINE — W —
- UNDERGROUND TELEPHONE — UGT —
- UNDERGROUND ELECTRIC — UGE —
- OVERHEAD ELECTRIC — OHE —
- FIBER OPTIC — FO —
- UNDERGROUND TELEVISION — UGTV —
- OVERHEAD TELEVISION — OHTV —
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

UTILITY CONTACTS

WATER/WASTEWATER
BRYANT WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0441

GAS
SUMMIT UTILITIES
2205 EAST ROOSEVELT ROAD
LITTLE ROCK, AR 72201
PHONE: (800) 992-7552

ELECTRIC
ENTERGY
425 W. CAPITAL AVE.
LITTLE ROCK, AR 72201
(877) 387-2499

TELEPHONE
AT&T
(800) 288-2020

CABLE TELEVISION
COMCAST CABLE
(800) 934-6489

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

PROJECT INFORMATION

ZONING:	C-3
MAXIMUM LOT COVERAGE:	35% ALLOWED 6% PROVIDED
MAX ALLOWABLE HEIGHT:	5 STORY/60 FEET
BUILDING SETBACKS:	FRONT: 50' SIDE: 25' REAR: 25'
SITE AREA:	1.57 ACRES ±
BUILDING SIZE:	2,480 SF
BUILDING USAGE:	RESTAURANT WITH DRIVE THRU
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
PROPERTY USAGE:	GENERAL COMMERCIAL
PROPERTY OWNER:	ANCHOR REALTY INVESTMENTS, LLC 102 COUNTY CLUB PKWY. MAUMELLE, AR 72113 501-256-9187
DEVELOPER:	TERRA EQUITIES, LLC 2530 WATKINS RD BIRMINGHAM, AL 35223 206-862-4398
SITE ENGINEER/SURVEYOR:	CRAFTON, TULL & ASSOCIATES 10825 FINANCIAL CENTER PARKWAY, SUITE 300 LITTLE ROCK, AR 72211 PHONE: 501.664.3245 FAX: 501.664.6704
REQUIRED PARKING:	RETAIL COMMERCIAL 1 SPACE / 300 SF 2,480 SF / 300 SF = 8.3 SPACES
PROVIDED PARKING:	67 SPACES

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL
C-003	DEMO PLAN
C-101	SITE PLAN
C-102	UTILITY PLAN
C-103	GRADING PLAN
C-104	PAVING PLAN
C-105	EROSION CONTROL PH. I
C-106	EROSION CONTROL PH. II
C-107	EROSION CONTROL NOTES
C-501	EROSION CONTROL DETAILS
C-502	ADA DETAILS
C-503	SITE DETAILS
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS SHT. 1
LI-502	IRRIGATION DETAILS SHT. 2

FLOOD PLAIN STATEMENT
NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 05125C0380E, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED JUNE 5, 2020.

PROPERTY DESCRIPTION:

LANDS LYING IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, SULLIVAN PLACE SUBDIVISION, BRYANT, SALINE COUNTY, ARKANSAS, FILED FOR RECORD AS INSTRUMENT NUMBER 1999-54493, RECORDS OF SALINE COUNTY, ARKANSAS, THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 63.73 FEET, THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 109.60 FEET, WHICH IS THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 200.97 FEET, THENCE NORTH 87 DEGREES 07 MINUTES 25 SECONDS WEST 5.01 FEET, THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 43.66 FEET, THENCE SOUTH 19 DEGREES 22 MINUTES 47 SECONDS WEST, 61.38 FEET, THENCE NORTH 70 DEGREES 37 MINUTES 13 SECONDS WEST, 22.95 FEET, THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 53.18 FEET, THENCE NORTH 85 DEGREES 17 MINUTES 06 SECONDS WEST, 250.10 FEET, THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 229.80 FEET, THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 270.29 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED IN ACCESS EASEMENT FILED FOR RECORD JULY 10, 2013, AS INSTRUMENT NUMBER 2013065418, RECORDS OF SALINE COUNTY, ARKANSAS.

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

10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211
Crafton Tull
engineering | surveying
501.664.3245 t 501.664.6704 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

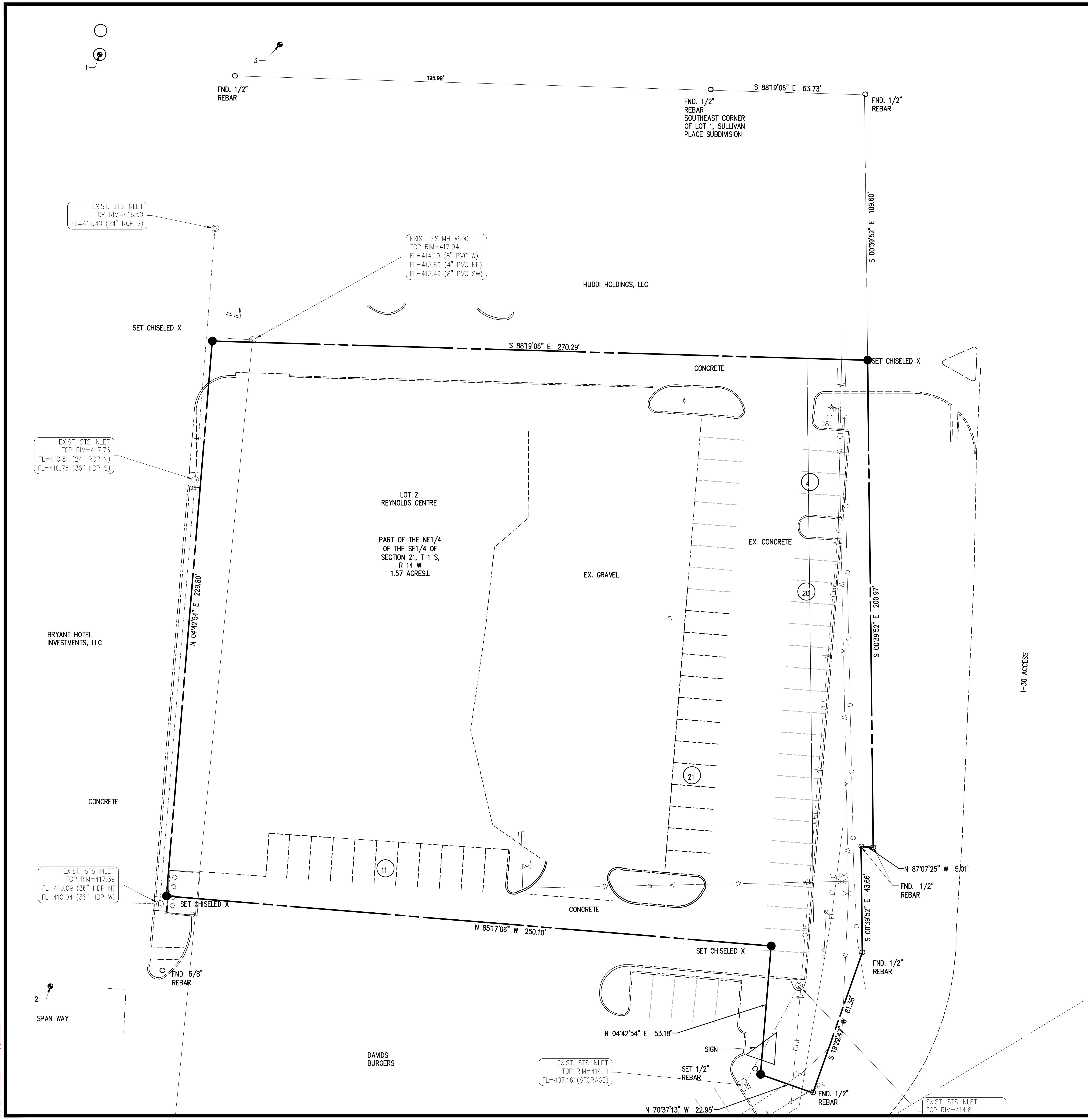
PROJECT NO: 24304000
ISSUE DATE: 01/6/25
CONTACT: T.TOLLEY
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION ... REVIEW SET
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

COVER SHEET

C-001



LEGEND (EXISTING)

SYMBOLS	LINEWORK
CONTROL POINT	PROPERTY LINE
	RIGHT-OF-WAY
	CENTERLINE
	CURB

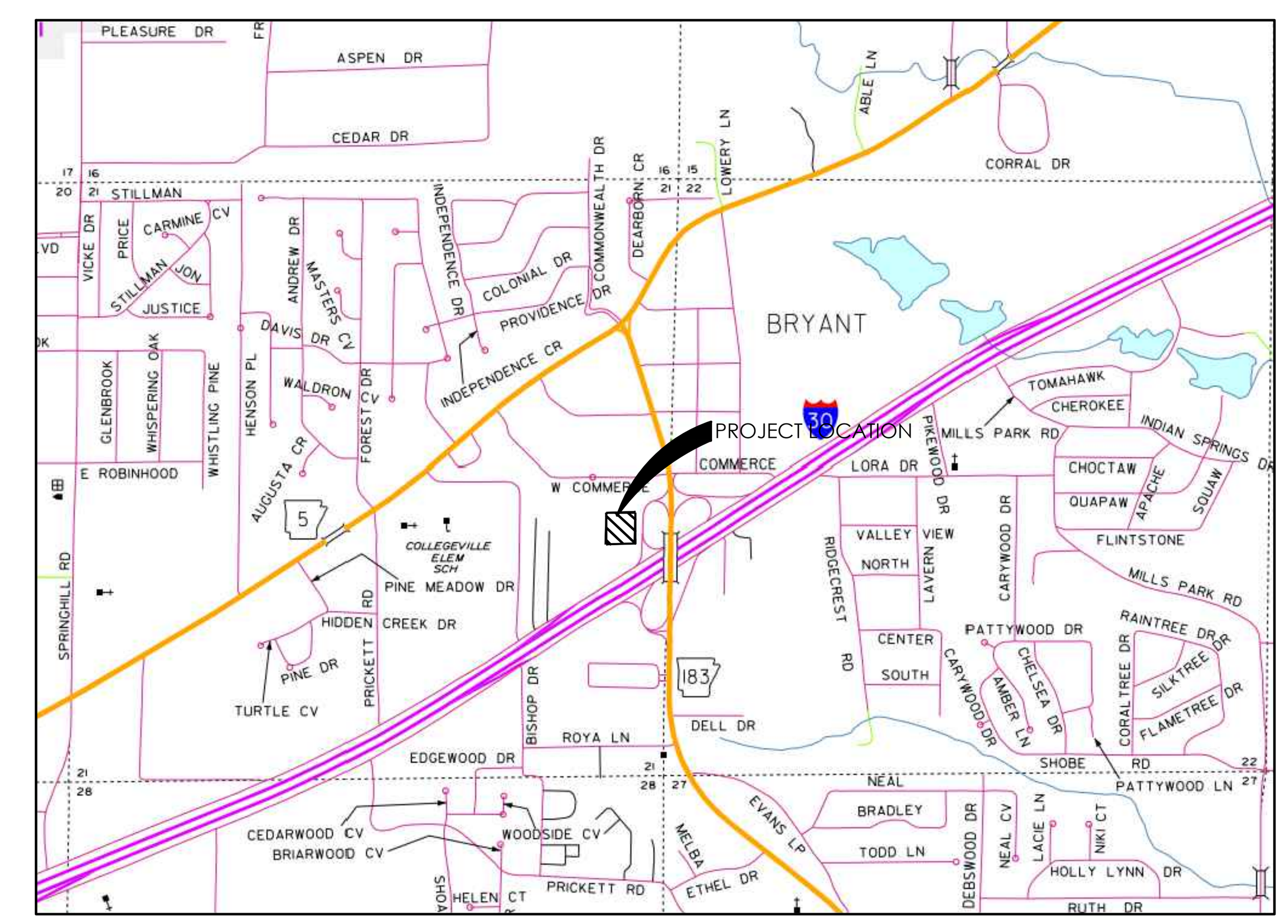
NOTE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

GRAPHIC SCALE IN FEET
20' 0 20'

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2023482.37	1161796.55	422.47	CTL ALUMCAP
2	2023097.95	1161776.29	414.58	CTL PKNAIL
3	2023486.40	1161870.80	423.60	CTL PKNAIL



VICINITY MAP
NTS

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (0302), DETERMINED BY GPS OBSERVATIONS. APPROXIMATE CONVERGENCE ANGLE IS , -00° 16'47.15220". DISTANCES ARE STATE PLANE GRID DISTANCES. COMBINED ADJUSTMENT FACTOR = 0.999970446.

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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION CRAFTON, TULL & ASSOCIATES, INC. No. 109 ARKANSAS ENGINEERS

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

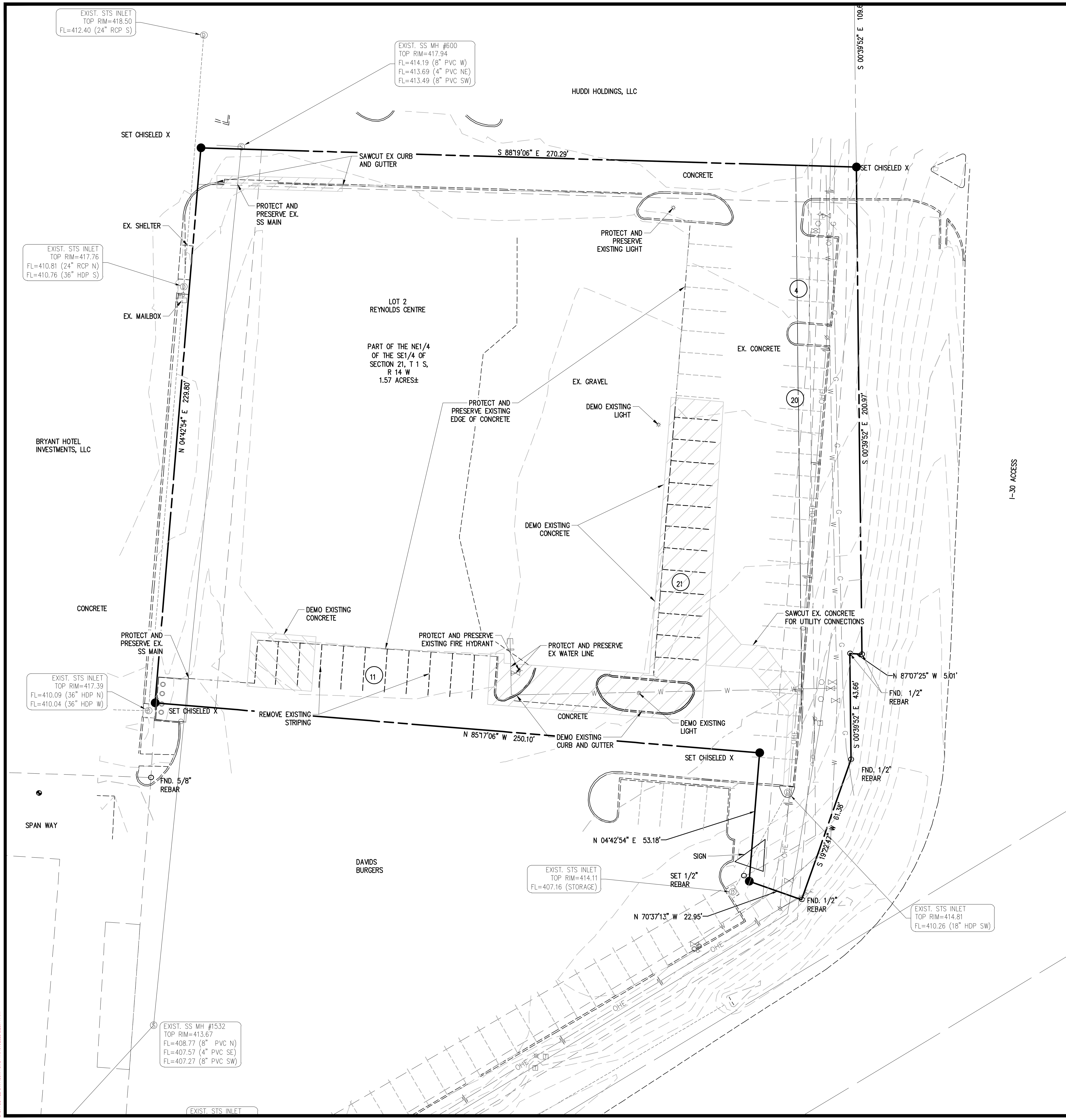
PROJECT NO: 24304000
ISSUE DATE: 01/6/25
CONTACT: T.TOLLEY
QC by:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
NOT FOR CONSTRUCTION · REVIEW SET

PROJECT CONTROL

C-002



LEGEND (EXISTING SYMBOLS)

SYMBOLS

- BENCHMARK
- FOUND IRON PIPE/REBAR
- PRIMARY CONTROL/SET MONUMENT
- FOUND MONUMENT/ROW
- AIR CONDITIONER
- ARV AIR RELEASE VALVE
- ELECTRIC BOX/PEDESTAL
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- GUARD POST
- LP LIGHT POLE
- PP POWER POLE
- SANITARY MANHOLE
- CO SANITARY SEWER CLEANOUT
- SIGN
- SPRINKLER HEAD
- TELEPHONE PEDESTAL
- TV PEDESTAL
- WATER FAUCET
- WM WATER METER
- WV WATER VALVE
- DOWN GUY
- STORM SEWER MANHOLE
- STORM SEWER PIPE
- DROP/CURB INLET
- GRATED INLET
- TREE
- TREE TO BE REMOVED
- LIMITS OF DEMOLITION

LINEWORK

- EASEMENT
- CURB
- 1206 INTERMEDIATE CONTOUR
- 1205 INDEX CONTOUR
- SS SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
- G GAS LINE
- W WATER LINE (SPECIFY SIZE & TYPE)
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- UGTV UNDERGROUND TELEVISION
- OHTV OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FO FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE

DEMOLITION NOTES

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

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GRAPHIC SCALE IN FEET
20' 0 20'

PANERA BREAD
BRYANT, AR

Key Plan

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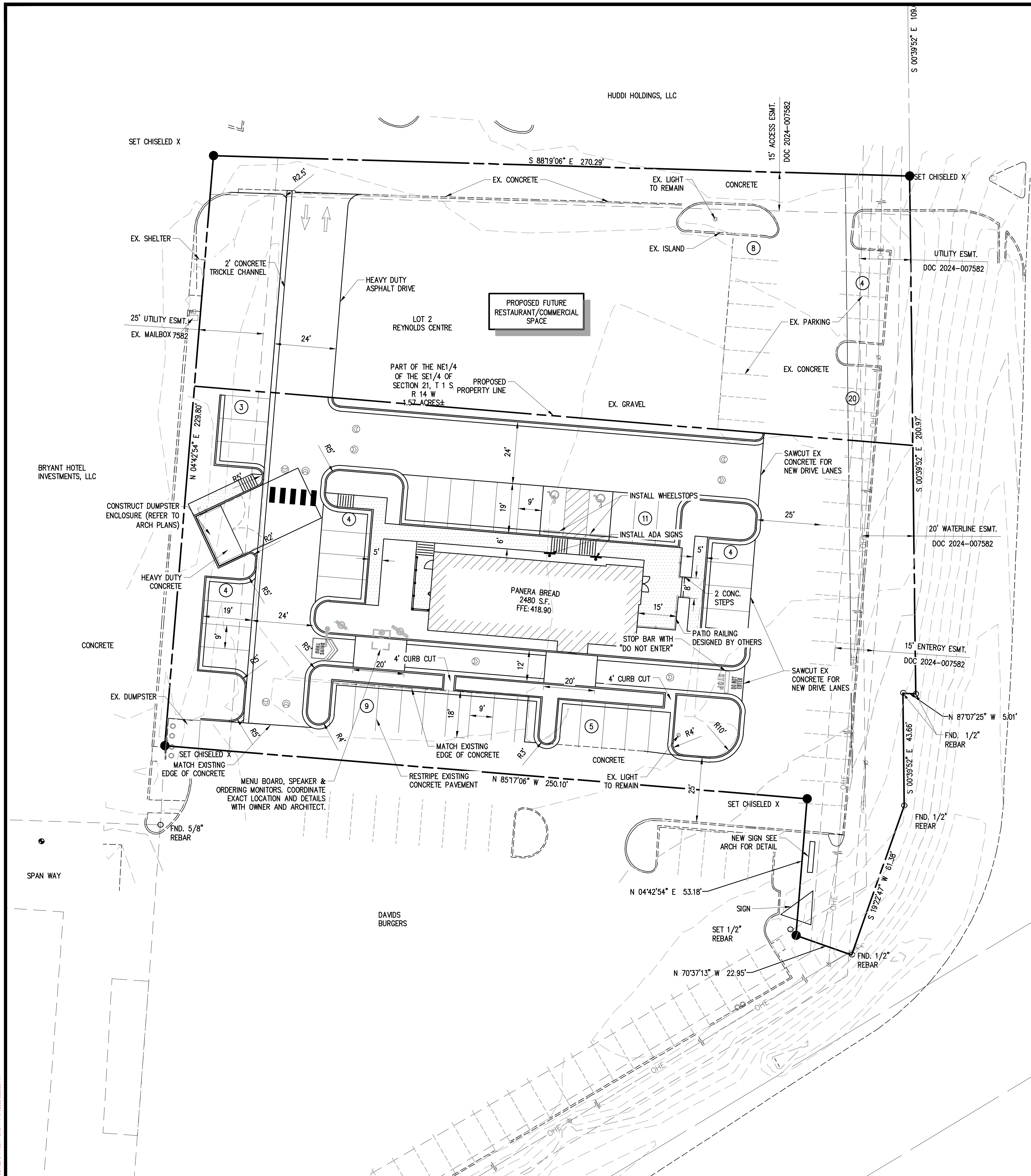
DEMO PLAN

C-003



SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- BENCHMARK
- FOUND IRON PIPE/REBAR
- PRIMARY CONTROL/SET MONUMENT
- FOUND MONUMENT/ROW
- AC — AIR CONDITIONER
- ARV — AIR RELEASE VALVE
- ELECTRIC BOX/PEDESTAL
- EB — ELECTRIC JUNCTION BOX
- E — ELECTRIC METER
- ELECTRIC TRANSFORMER
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- GM — GAS METER
- GV — GAS VALVE
- GUARD POST
- LP — LIGHT POLE
- PP — POWER POLE
- S — SANITARY MANHOLE
- CO — SANITARY SEWER CLEANOUT
- SIGN
- SPRINKLER HEAD
- T — TELEPHONE PEDESTAL
- TV PEDESTAL
- WATER FAUCET
- WM — WATER METER
- WV — WATER VALVE
- DOWN GUY
- D — STORM SEWER MANHOLE
- STORM SEWER PIPE
- D — DROP/CURB INLET
- GRATED INLET
- TREE
- TREE TO BE REMOVED

LINEWORK

- EASEMENT
- CURB
- 1206 — INTERMEDIATE CONTOUR
- 1205 — INDEX CONTOUR
- SS — SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
- G — GAS LINE
- W — WATER LINE (SPECIFY SIZE & TYPE)
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- OHTV — OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FO — FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- X-X — STRUCTURE NUMBER
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

- EASEMENT
- CURB
- 1206 — INTERMEDIATE CONTOUR
- 1205 — INDEX CONTOUR
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

PARKING

STANDARD PARKING SPACES	38
ACCESSIBLE PARKING SPACES	2
TOTAL PARKING SPACES	40

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SITE PLAN

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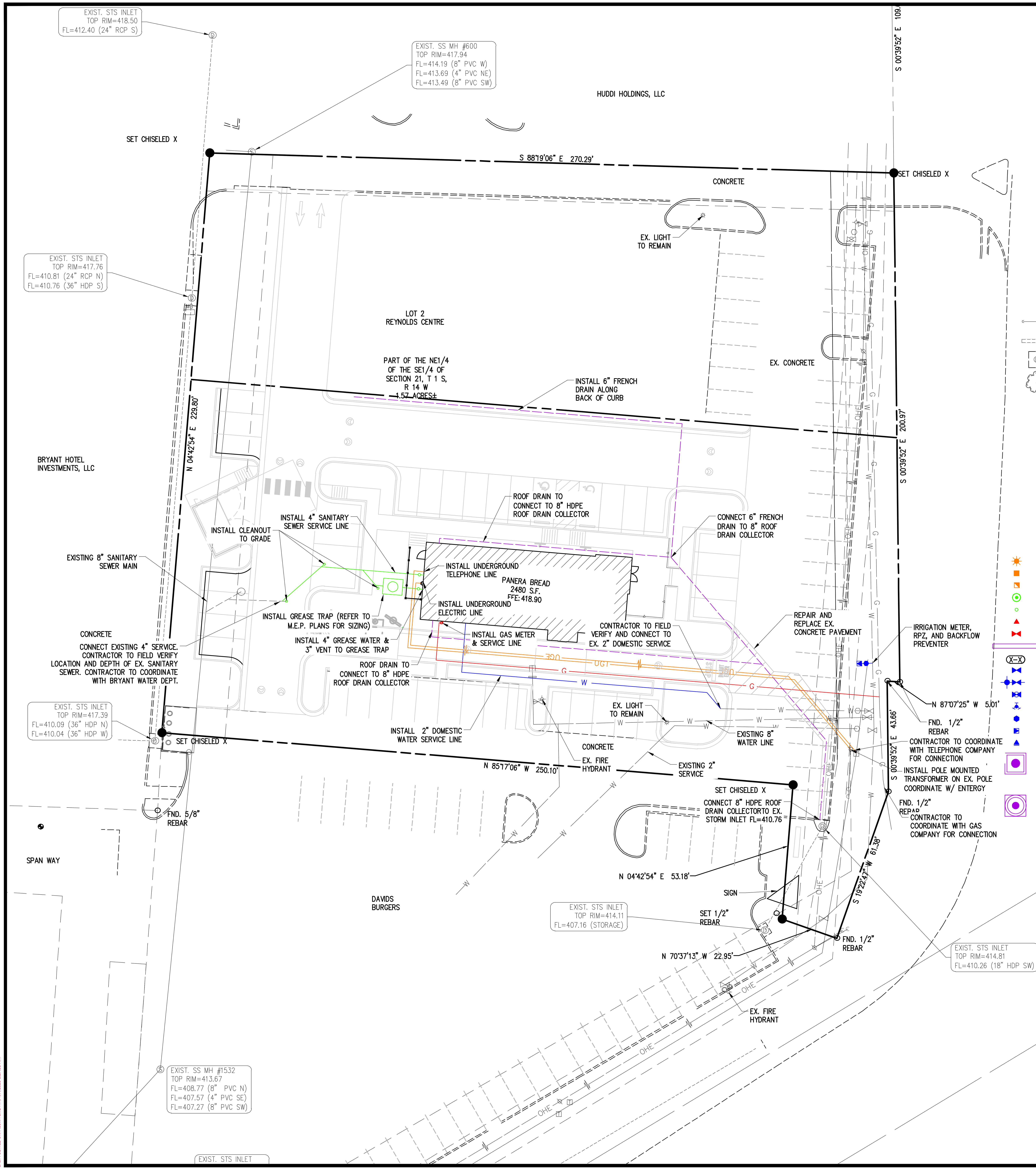

LEGEND (EXISTING SYMBOLS)

SYMBOLS

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- SIGN
- SPRINKLER HEAD
- TELEPHONE PEDESTAL
- TV PEDESTAL
- WATER FAUCET
- WM — WATER METER
- WV — WATER VALVE
- DOWN GUY
- STORM SEWER MANHOLE
- STORM SEWER PIPE
- DROP/CURB INLET
- GRATED INLET
- TREE
- TREE TO BE REMOVED

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- SANITARY SEWER LINE (SPECIFY SIZE & TYPE) (SS)
- GAS LINE (G)
- WATER LINE (SPECIFY SIZE & TYPE) (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- UNDERGROUND TELEVISION (UGTV)
- OVERHEAD TELEVISION (OHTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FIBER OPTIC (FO)
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

- LIGHT POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- STRUCTURE NUMBER (X-X)
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

- EASEMENT
- CURB
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- FIBER OPTIC (FO)
- UNDERGROUND TELEVISION (UGTV)
- RIGHT OF WAY
- PROPERTY LINE

UTILITY CONTACTS

WATER/WASTEWATER
BRYANT WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0441

GAS
SUMMIT UTILITIES
2205 EAST ROOSEVELT ROAD
LITTLE ROCK, AR 72201
PHONE: (800) 992-7552

ELECTRIC
ENTERGY
425 W. CAPITAL AVE.
LITTLE ROCK, AR 72201
(877) 387-2499

TELEPHONE
AT&T
(800) 288-2020

CABLE TELEVISION
COMCAST CABLE
(800) 934-6489

UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

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20' 0 20'

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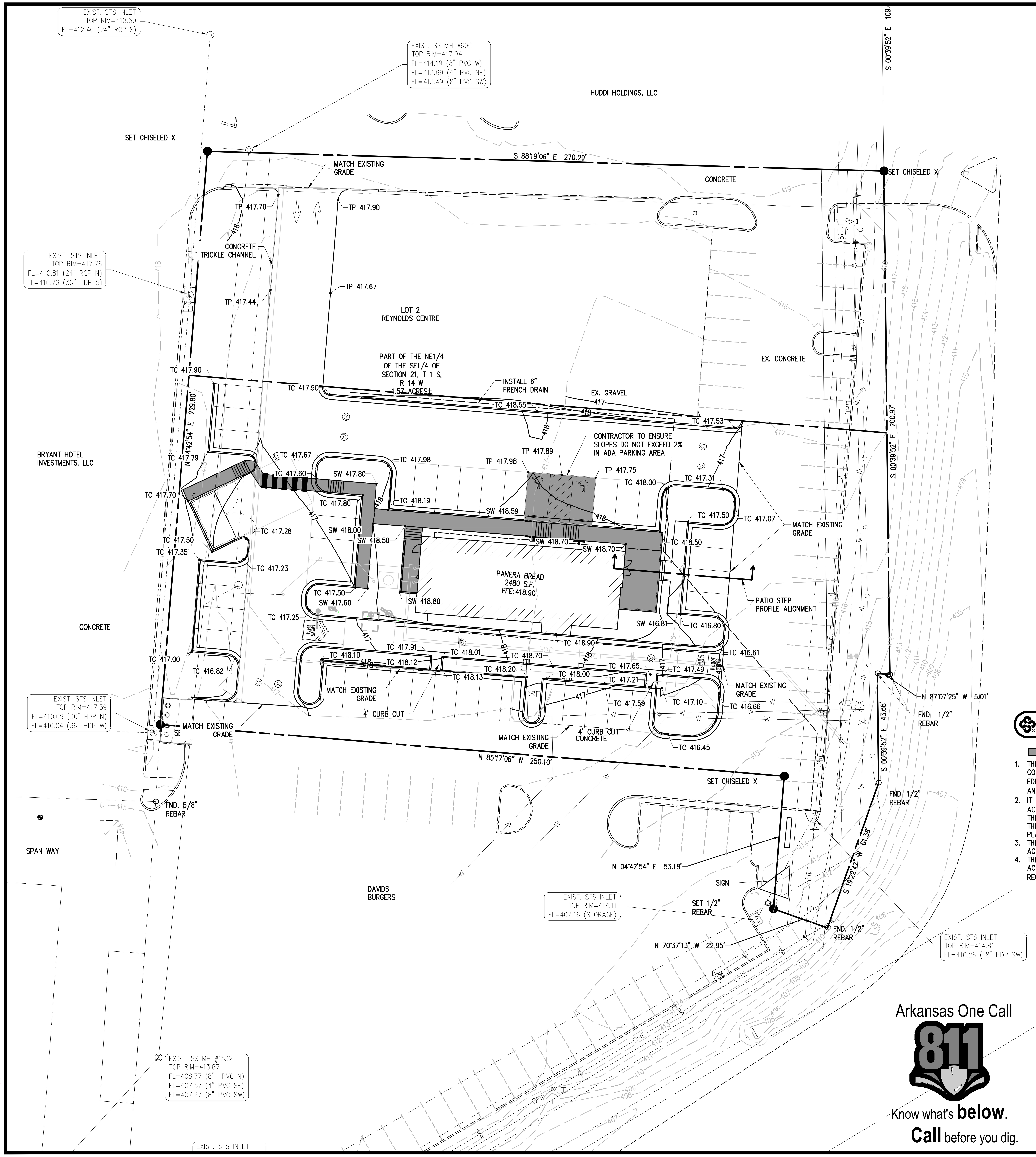
UTILITY PLAN

C-102



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- OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- STRUCTURE NUMBER
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

GRADING PLAN SPOT ELEVATIONS

FG	FINISHED GRADE
TW	TOP WALL
BW	BOTTOM WALL
FL	FLOW LINE
TC	TOP CURB
G	GUTTER
SW	SIDEWALK
TP	TOP PAVEMENT
×EG	EXISTING GRADE
LP	LOW POINT

GRADING AND DRAINAGE NOTES

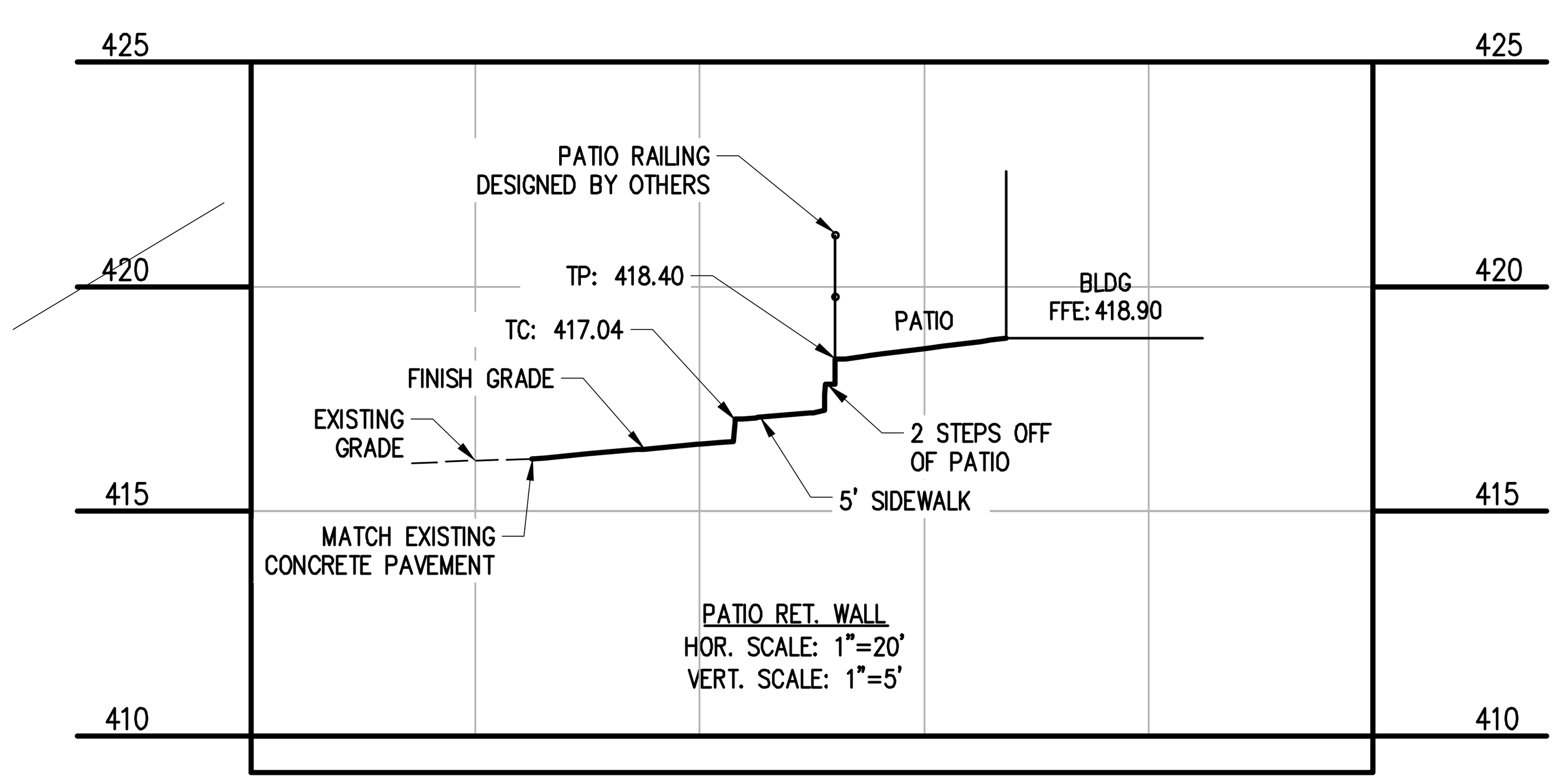
1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.

GRAPHIC SCALE IN FEET
20' 0 20'

ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-502.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.



PATIO RET. WALL
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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CERTIFICATE OF AUTHORIZATION:

PANERA BREAD

BRYANT, AR

Key Plan

No.	Description	Date

PROJECT NO: 24304000
ISSUE DATE: 01/6/25
CONTACT: T.TOLLEY
QC by:
QC Date:

PRELIMINARY PLANS

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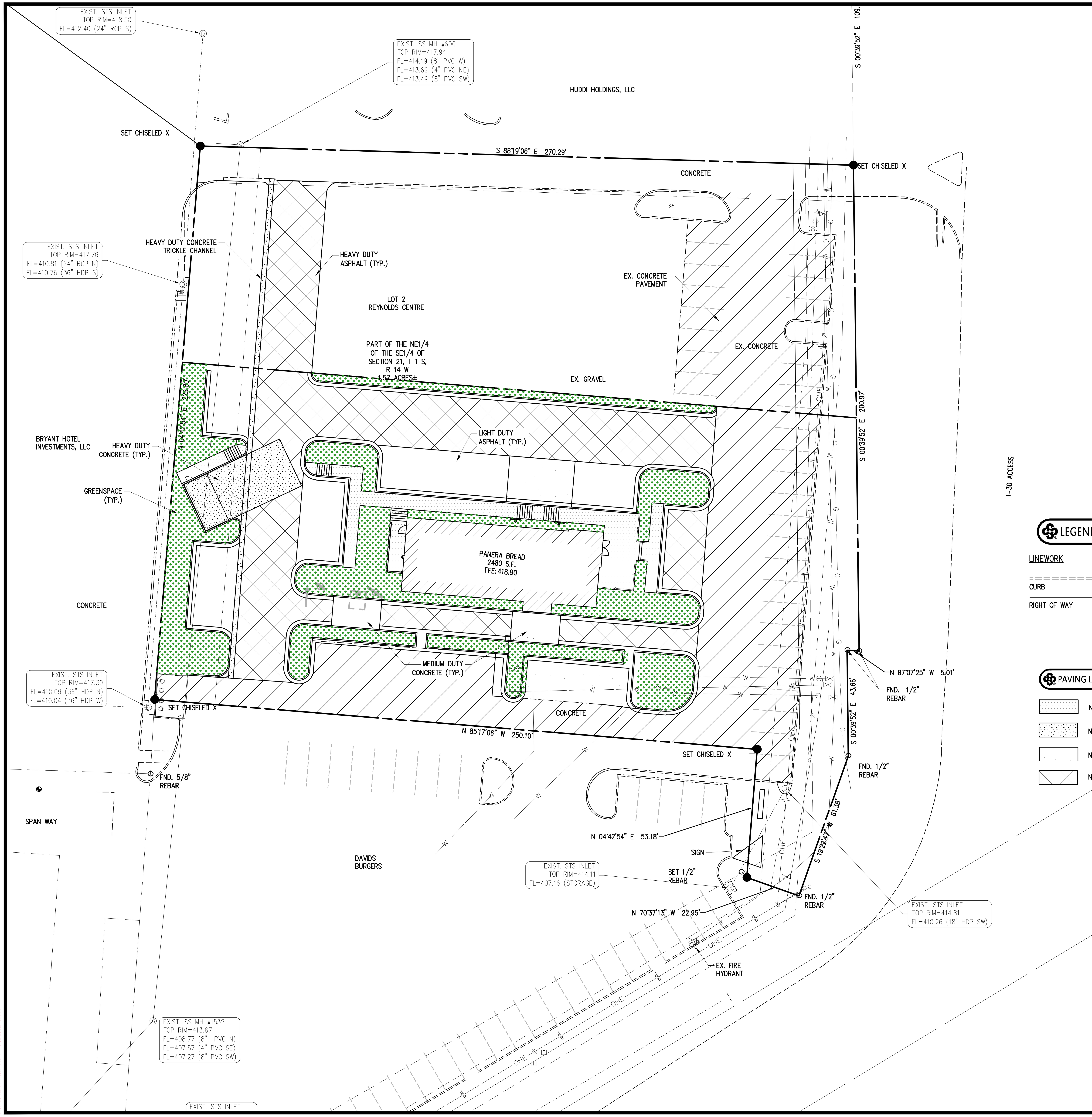
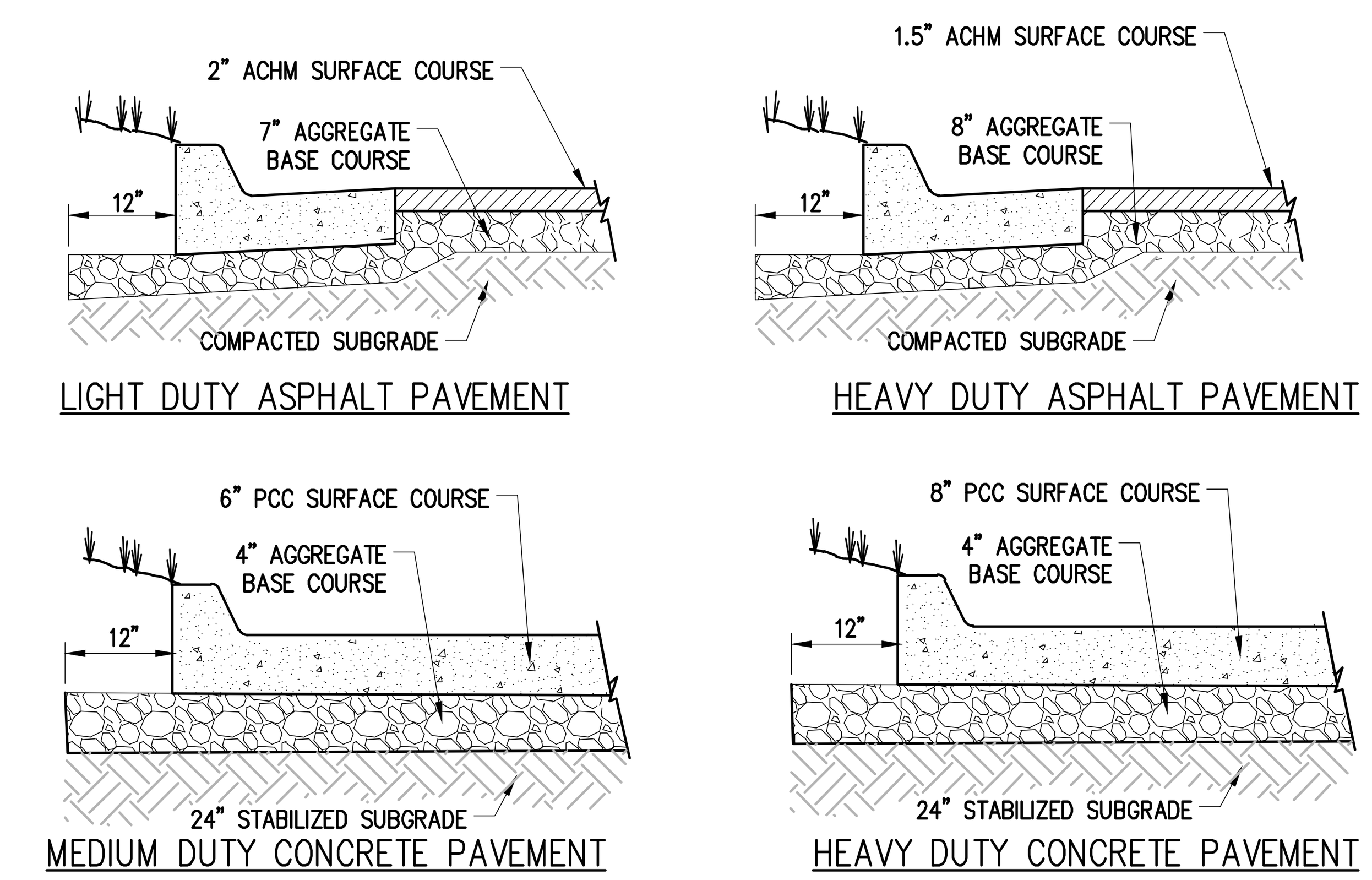
GRADING PLAN

C-103





NOTES:

1. THE SUBGRADE UNDER PAVEMENTS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND PREPARING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8" AND UNIFORMLY COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR.
3. AGGREGATE BASE COURSE MIXTURES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ASPHALTIC SURFACE AND BINDER COURSES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. PORTLAND CEMENT CONCRETE PAVEMENT SHALL CONFORM WITH THE REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.

PAVEMENT SECTIONS

NTS

AUG. 25, 2020

LEGEND (EXISTING)

LINEWORK

CURB

RIGHT OF WAY

LEGEND (CONSTRUCT)

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

PAVING LEGEND

NEW CONCRETE SIDEWALK

NEW HEAVY DUTY CONCRETE

NEW MEDIUM DUTY CONCRETE

NEW HEAVY DUTY ASPHALT

NEW LIGHT DUTY ASPHALT

NEW GREEN SPACE

EX. CONCRETE PAVEMENT TO REMAIN

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CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEERS

GRAPHIC SCALE IN FEET

20' 0 20'

PANERA BREAD

BRYANT, AR

Key Plan

No.	Description	Date

PROJECT NO: 24304000
ISSUE DATE: 01/6/25
CONTACT: T.TOLLEY
QC by:
QC Date:

PRELIMINARY PLANS

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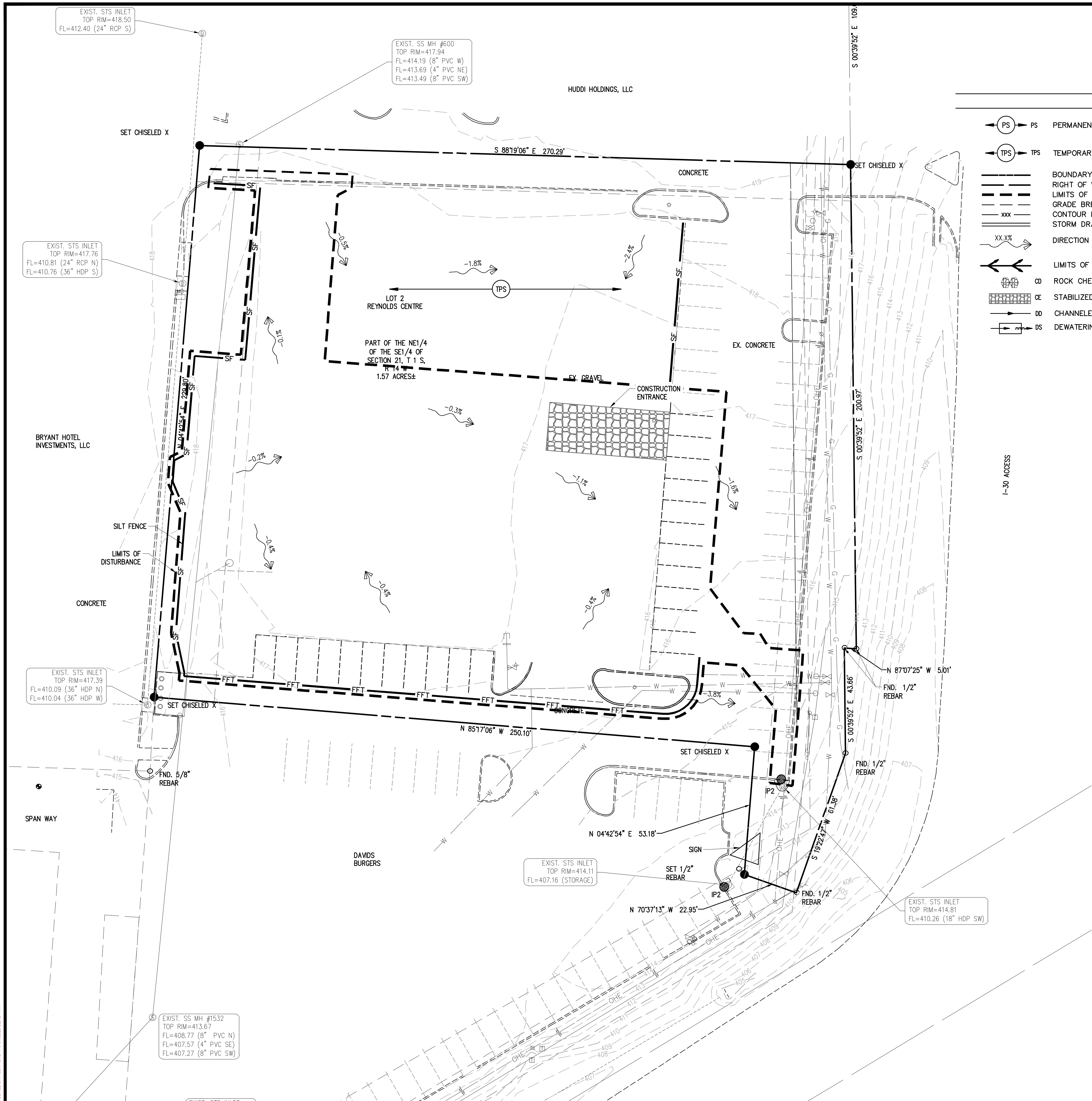
PAVING PLAN

C-104



EROSION CONTROL LEGEND

- PS — PERMANENT SEEDING
- TPS — TEMPORARY PARKING AND STORAGE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE
- GRADE BREAK
- CONTOUR ELEVATIONS
- STORM DRAIN
- XX.X% — DIRECTION OF OVERLAND FLOW W/ GRADE
- LIMITS OF DRAINAGE SUB-BASIN
- CD — ROCK CHECK DAM
- CE — STABILIZED CONSTRUCTION EXIT (ENTRANCE)
- DD — CHANNELED DIVERSIONS
- DS — DEWATERING SYSTEM / STRUCTURE
- SF — SILT FENCE
- ST — SEDIMENT BASIN WITH STONE OUTLET
- IP1 — BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
- IP2 — CURB INLET FILTER SOCK
- IP3 — GRATED INLET GRAVEL SEDIMENT FILTER
- IP4 — SILT FENCE INLET PROTECTION
- OP1 — RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
- ECL — PERMANENT EROSION CONTROL LINING
- SB — TEMPORARY SEDIMENT BASIN
- FFT — FIBER FLOCCULENT TUBE

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

GRAPHIC SCALE IN FEET
20' 0 20'

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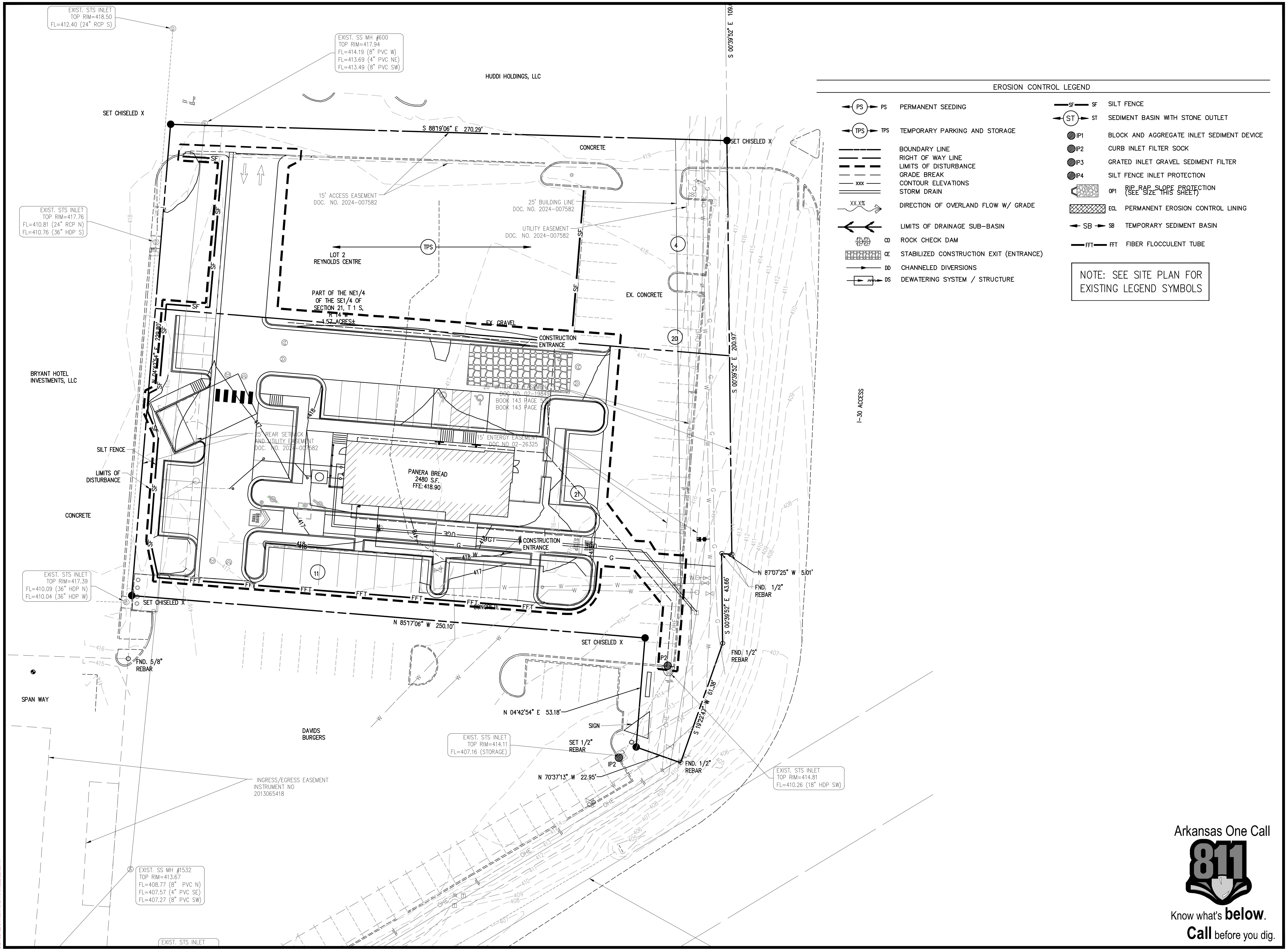
ERJOSION CONTROL PH. I

C-105



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EROSION CONTROL PH. II

C-106

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CLEAR AND GRUB THE SITE.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. 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.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. 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.

J. 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.

K. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARY SEEDED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

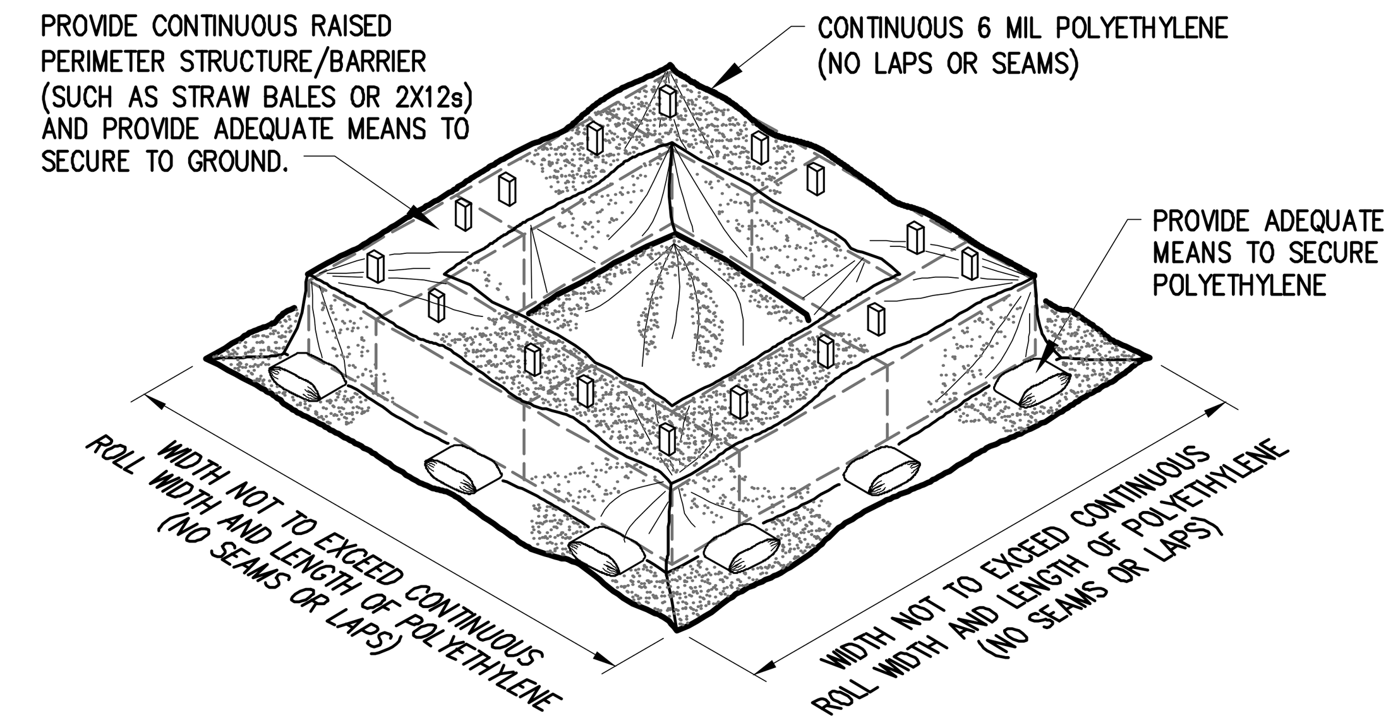
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE AND OFF-SITE STOCKPILE AND 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 THE GENERAL PERMIT.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. 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.

U. 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.



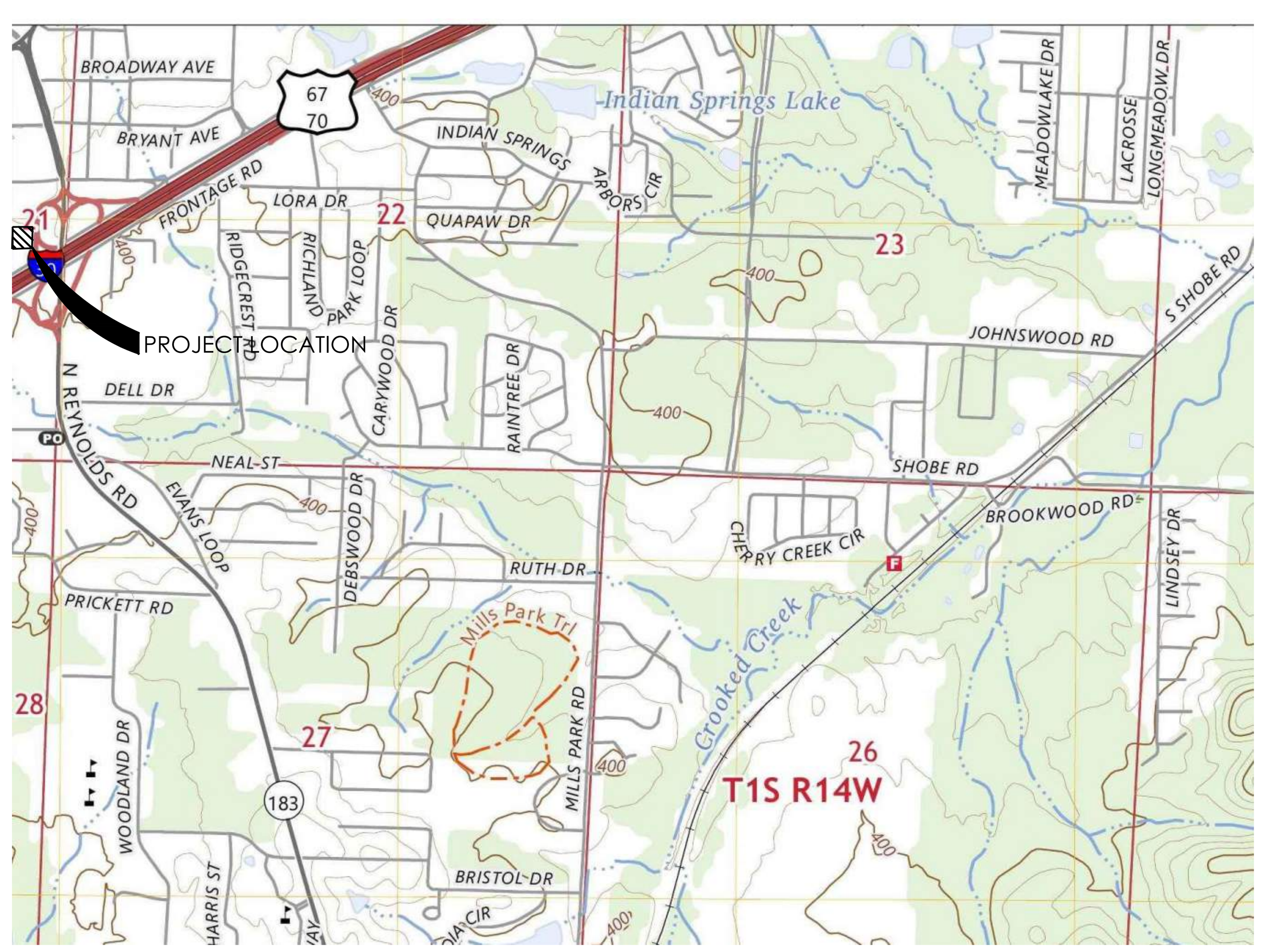
CONCRETE WASH-OUT BASIN
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE																		
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE																		
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

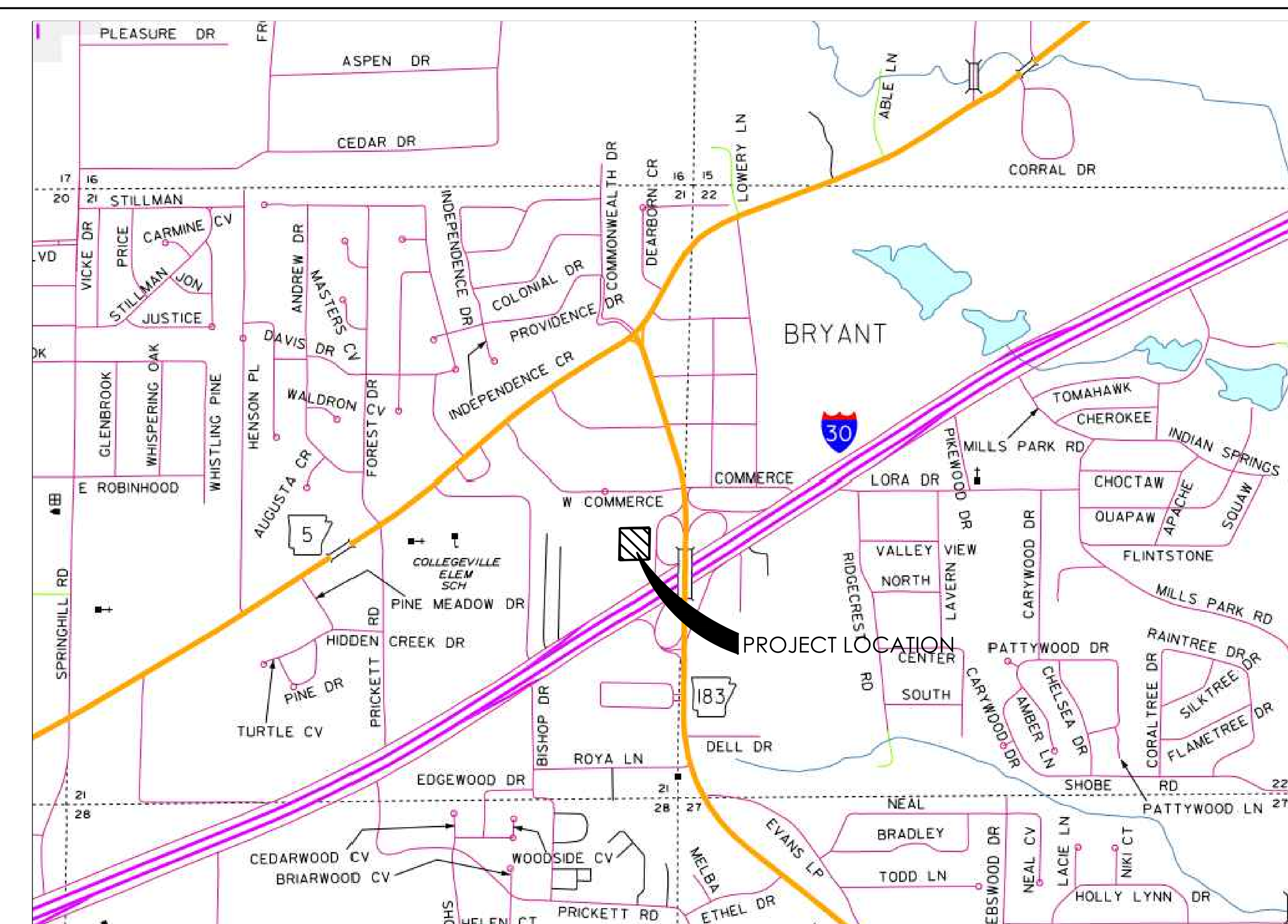
ACREAGE SUMMARY	
IMPERVIOUS AREA	0.6
SEEDED AREA	0.2
TOTAL DISTURBED	0.8

DEVELOPER/OWNER: TERRA EQUITIES, LLC 2530 WATKINS RD. BIRMINGHAM, AL 35223
SITE OPERATOR/GENERAL CONTRACTOR: TBD
SUPERINTENDENT:

T.B.M.
ENTER BENCHMARK INFORMATION



USGS QUADRANGLE MAP
NTS



VICINITY MAP
NTS

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No. 109
ARKANSAS ENGINEER

PANERA BREAD
BRYANT, AR

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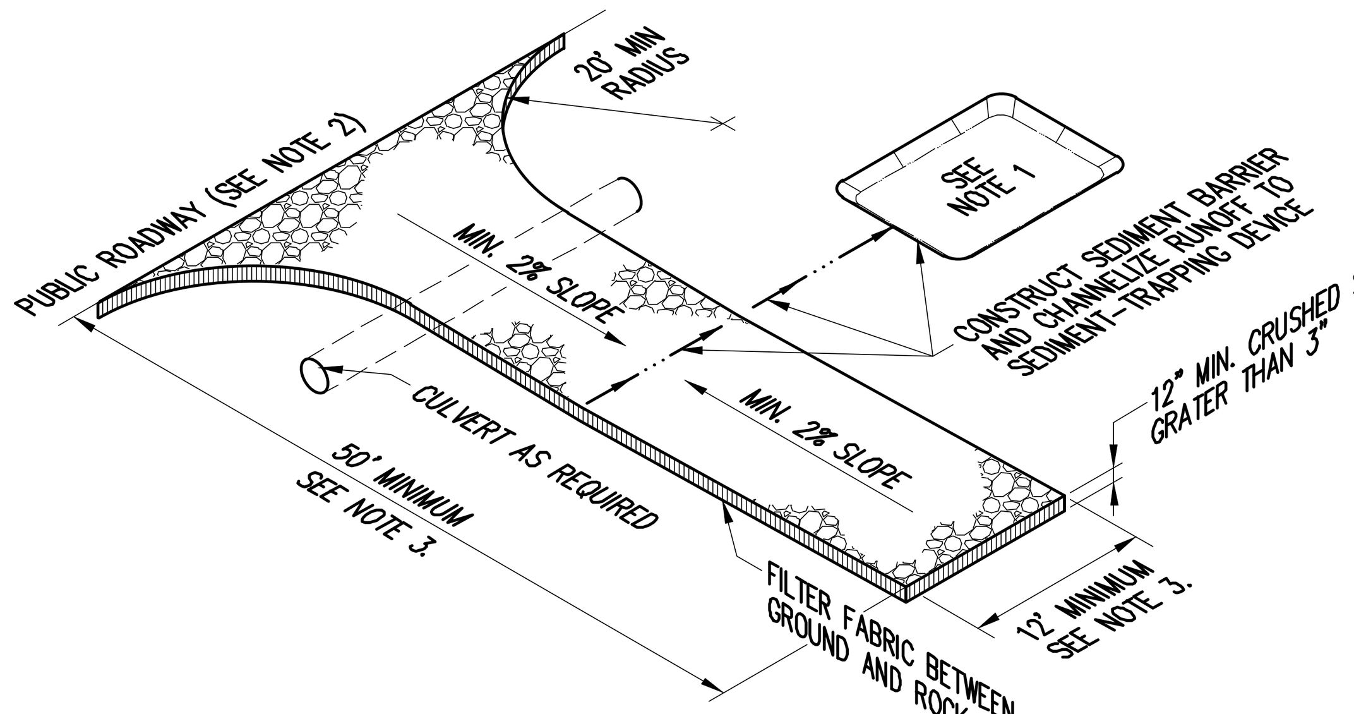
EROSION CONTROL NOTES

C-107



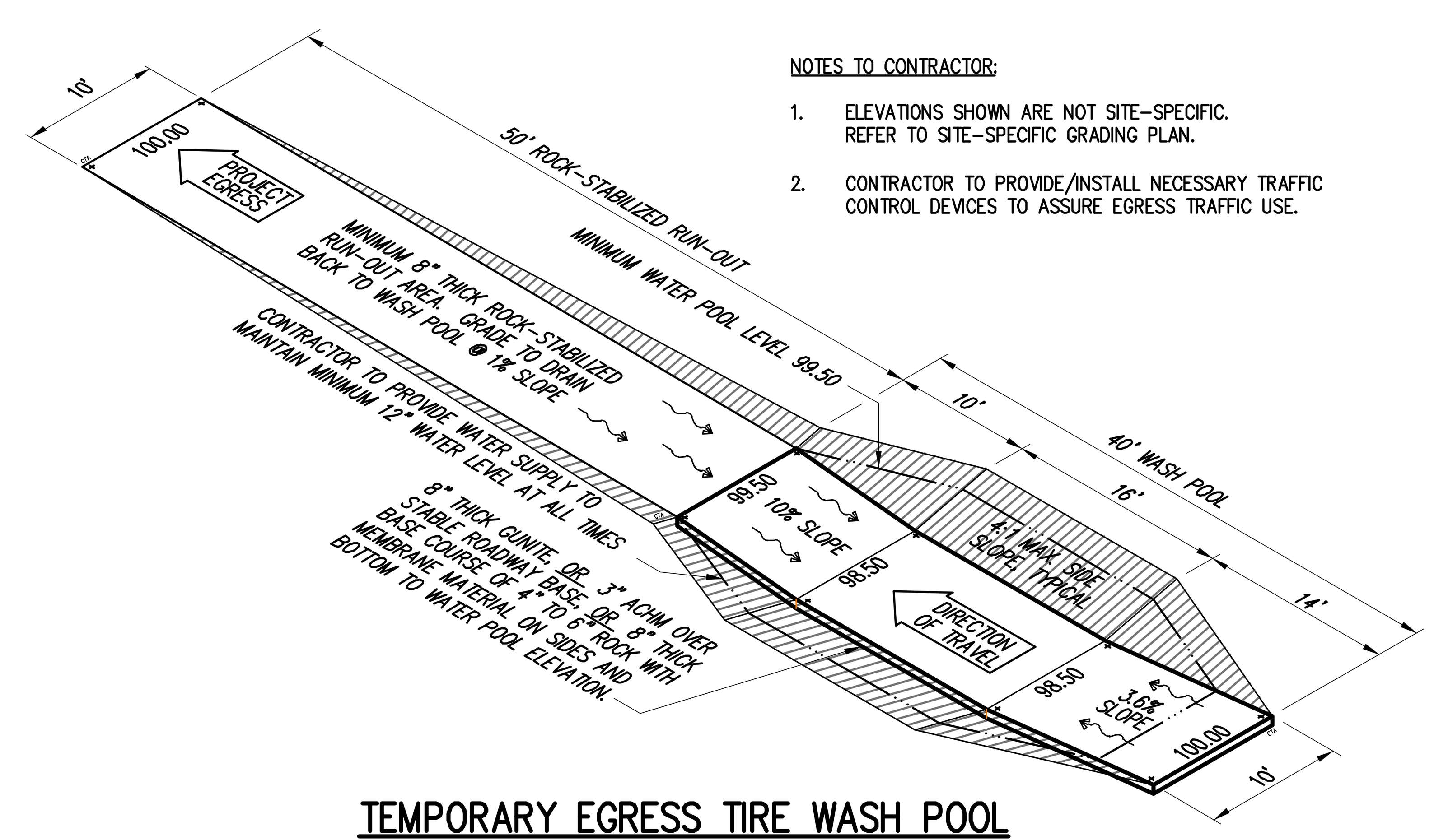
STABILIZED CONSTRUCTION EXIT (ENTRANCE)

NTS

1. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE.

2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.



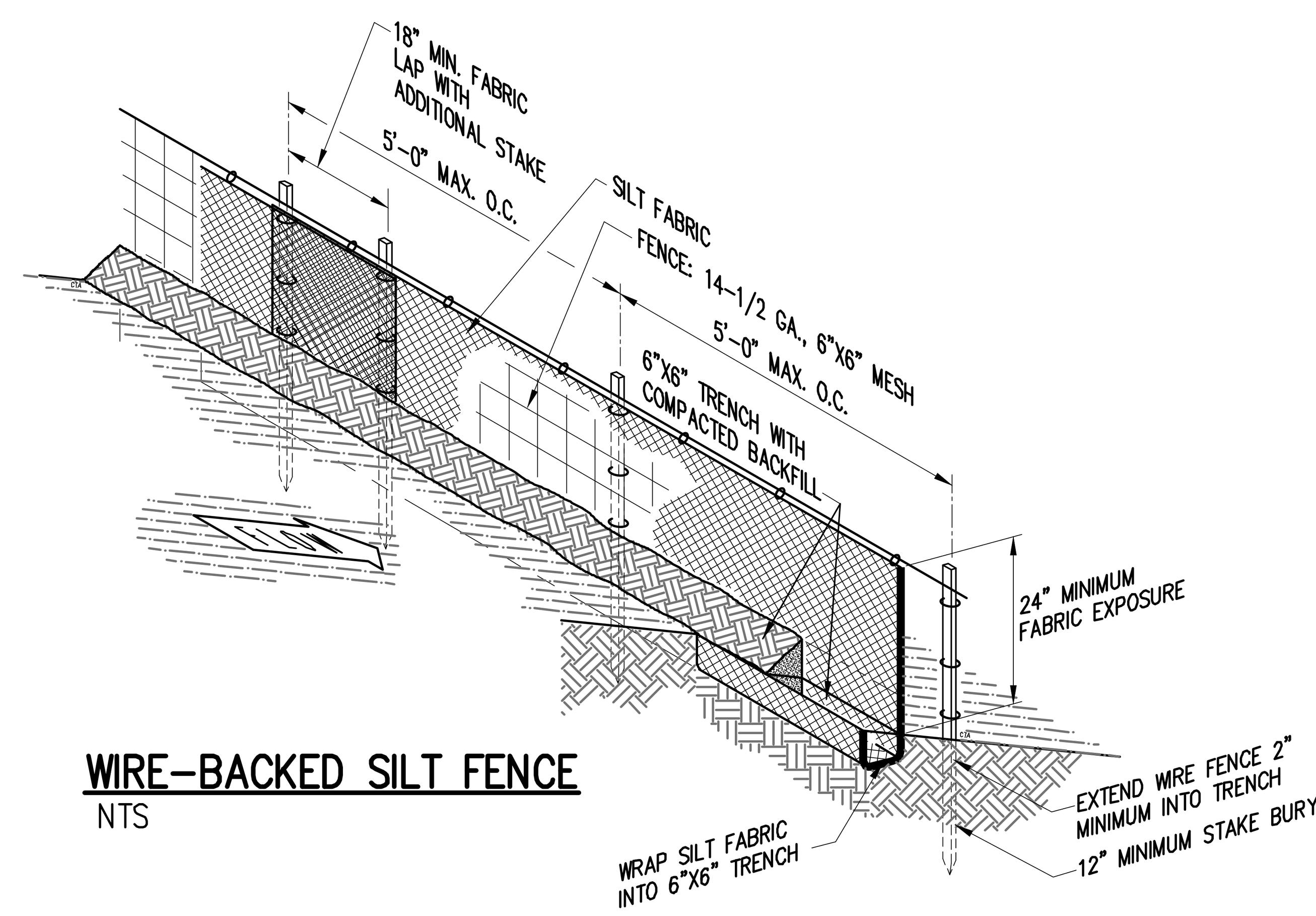
NOTES TO CONTRACTOR:

1. ELEVATIONS SHOWN ARE NOT SITE-SPECIFIC. REFER TO SITE-SPECIFIC GRADING PLAN.

2. CONTRACTOR TO PROVIDE/INSTALL NECESSARY TRAFFIC CONTROL DEVICES TO ASSURE EGRESS TRAFFIC USE.

TEMPORARY EGRESS TIRE WASH POOL

NTS

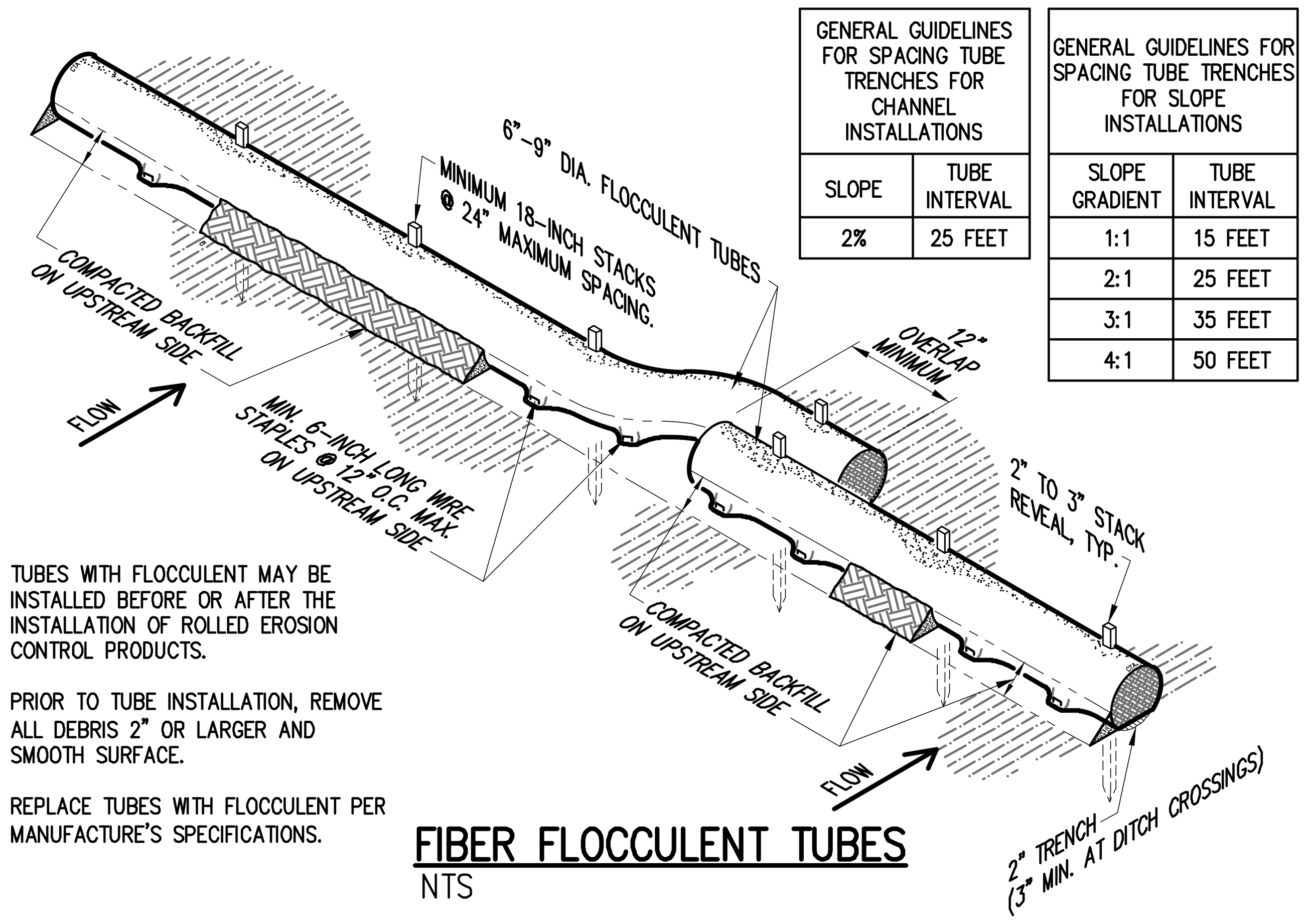


WIRE-BACKED SILT FENCE

NTS

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1:1	15 FEET
2:1	25 FEET
3:1	35 FEET
4:1	50 FEET



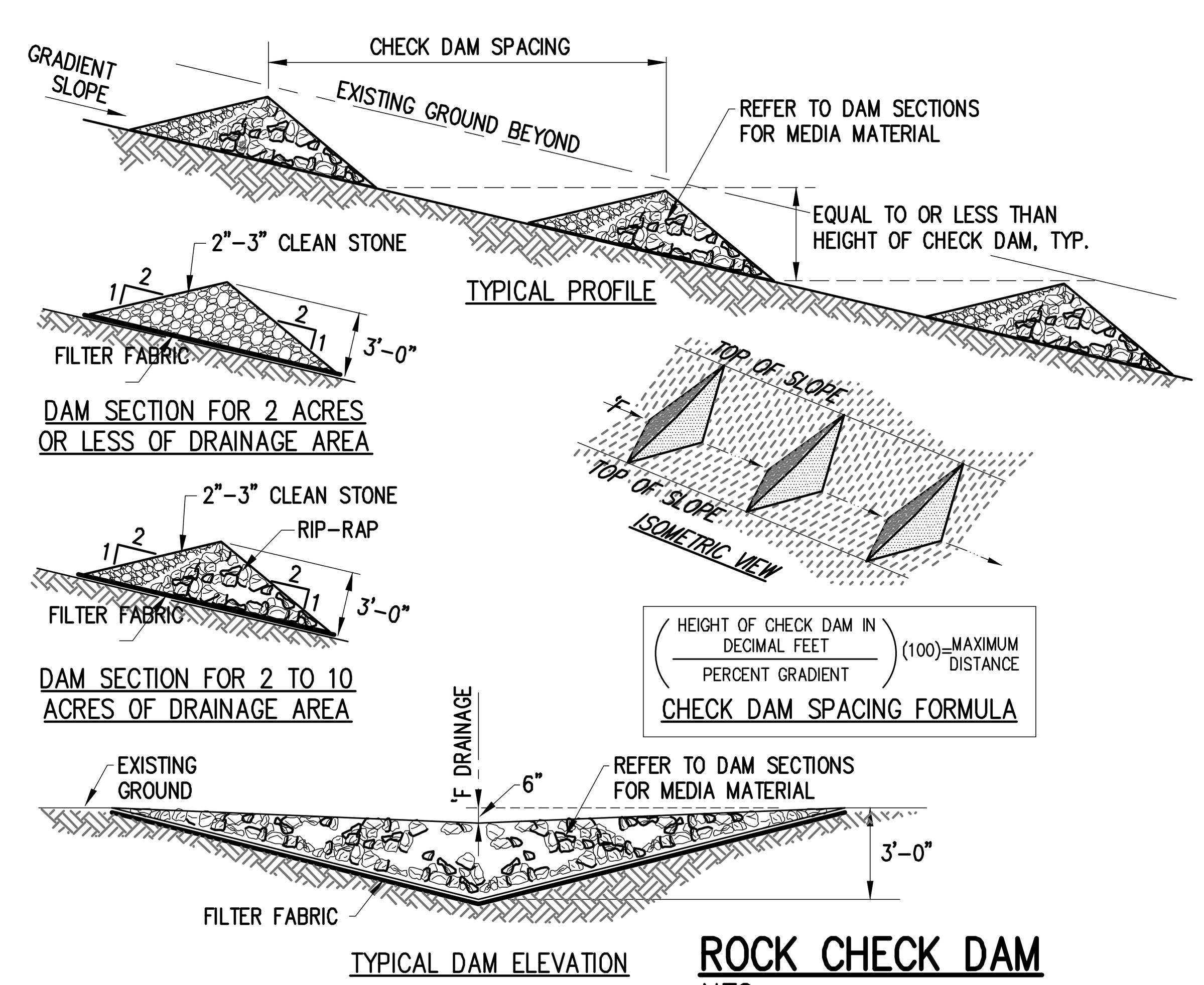
TUBES WITH FLOCCULENT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS.

PRIOR TO TUBE INSTALLATION, REMOVE ALL DEBRIS 2" OR LARGER AND SMOOTH SURFACE.

REPLACE TUBES WITH FLOCCULENT PER MANUFACTURE'S SPECIFICATIONS.

FIBER FLOCCULENT TUBES

NTS



$$\left(\frac{\text{HEIGHT OF CHECK DAM IN DECIMAL FEET}}{\text{PERCENT GRADIENT}}\right)(100) = \text{MAXIMUM DISTANCE}$$

CHECK DAM SPACING FORMULA

ROCK CHECK DAM

NTS

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PANERA BREAD
BRYANT, AR

Key Plan

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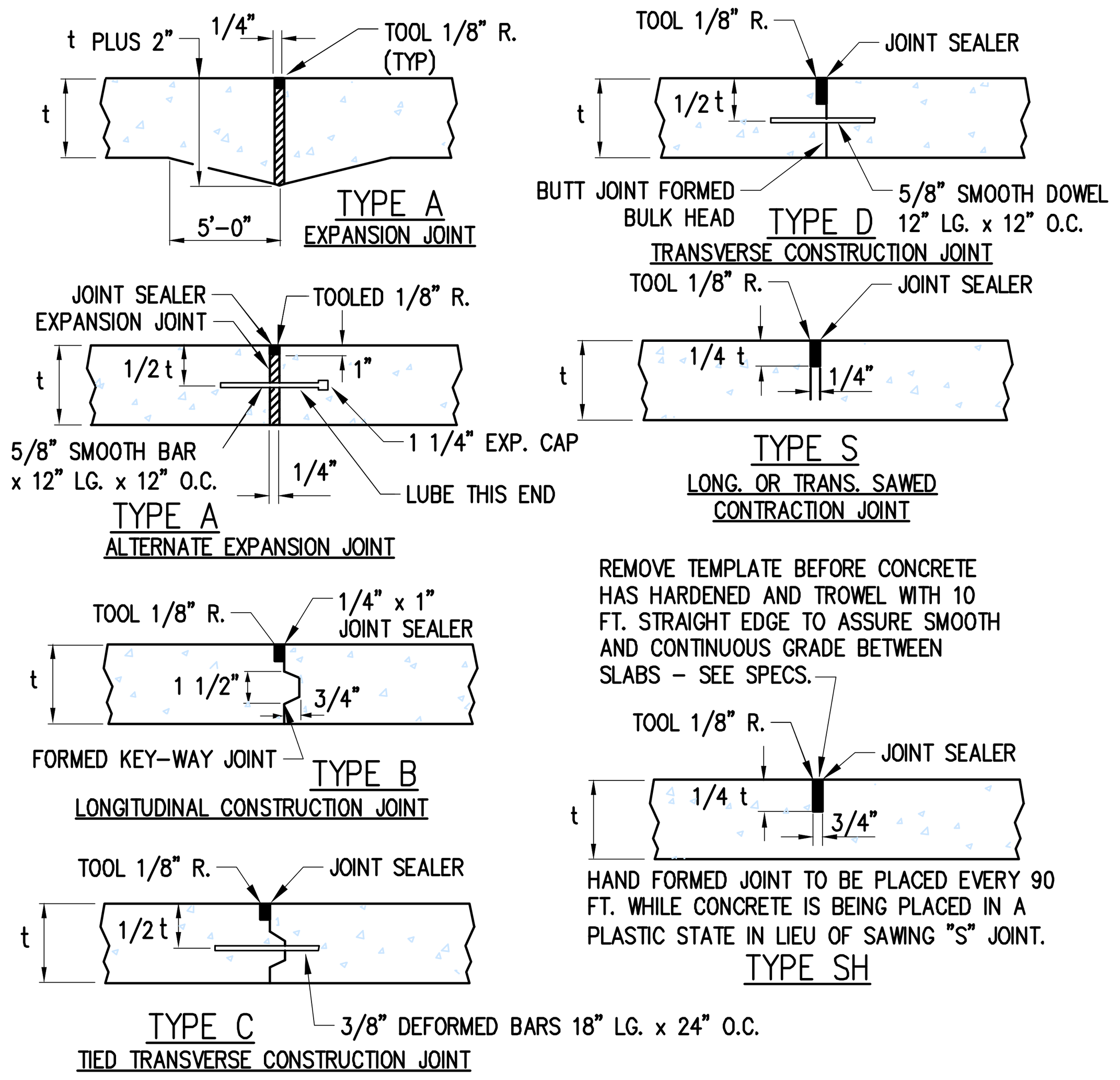
EROSION CONTROL DETAILS

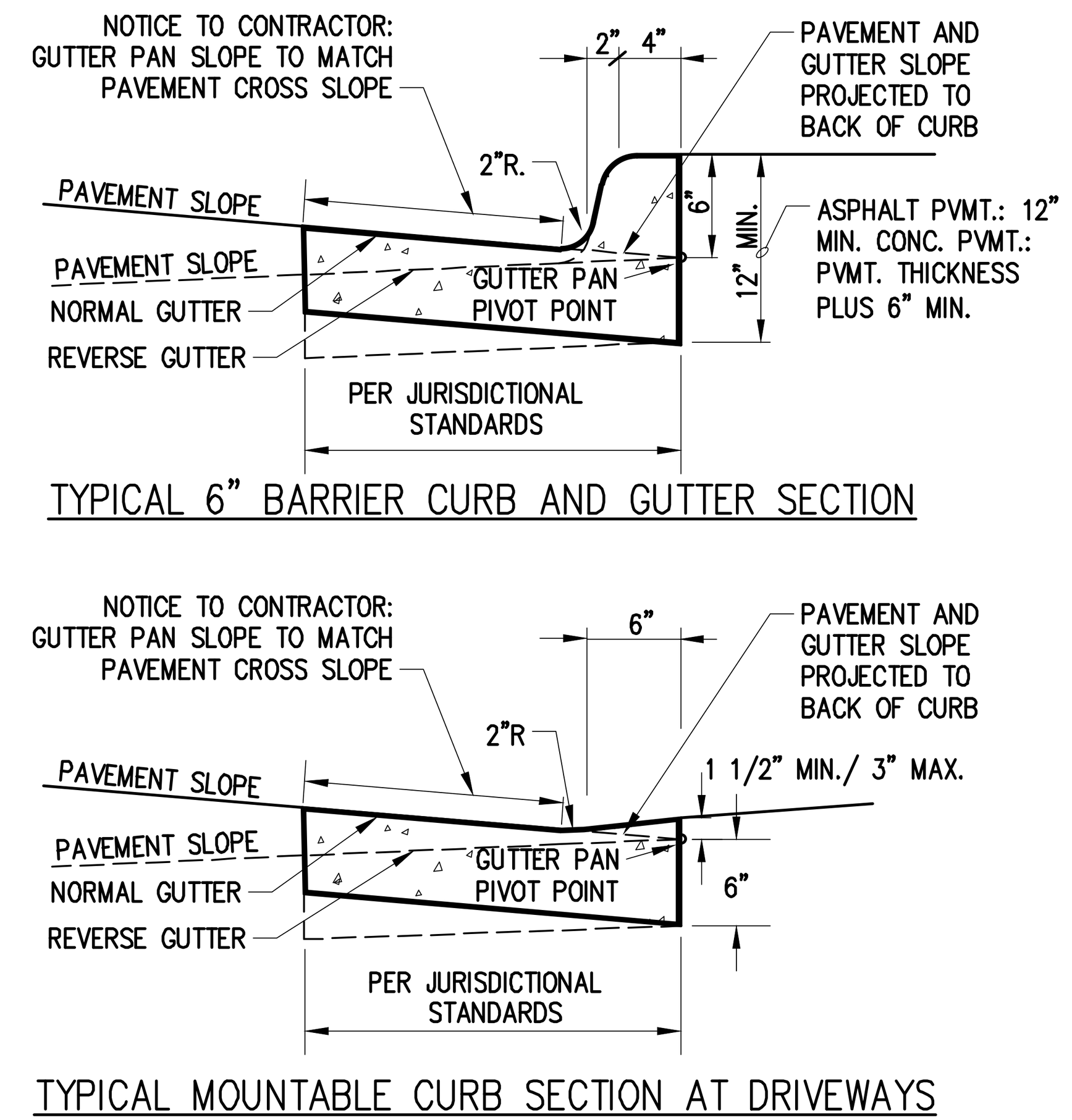
C-501



NOTES:
1. ALL JOINTS SPACING NOT TO EXCEED 15'-0" INTERVALS.
2. SAWED JOINTS SHALL BE CUT AS SOON AS POSSIBLE AFTER FINISH WORK IS COMPLETE & CONCRETE HAS CURED TO ACCEPT TYPE OF SAW EQUIPMENT.
3. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
4. SPECIFIED JOINT SEALANT APPLIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS SEALANT TOOLED 1/8" BELOW PAVEMENT SURFACE.
5. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
6. COMPLETELY FILL HOLE WITH EPOXY GROUT AND INSERT DOWEL WITH EXPANSION CAPS.
7. DOWELS SHALL BE ALIGNED PERPENDICULAR TO THE JOINT.

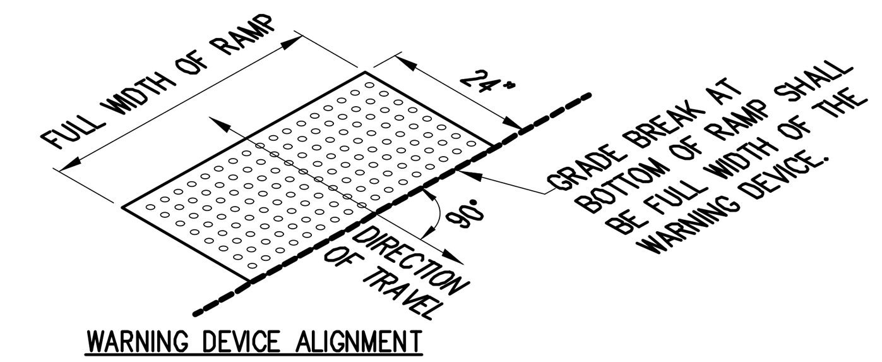
CONCRETE PAVEMENT JOINTING DETAIL

NTS



TYPICAL CURB AND GUTTER SECTIONS

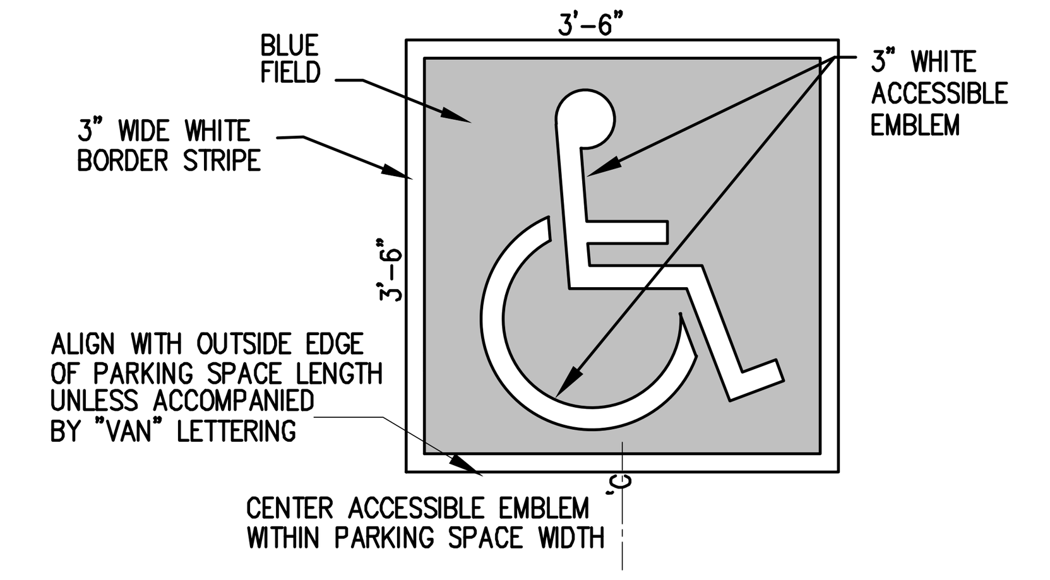
NTS



1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

DETECTABLE WARNING DEVICE

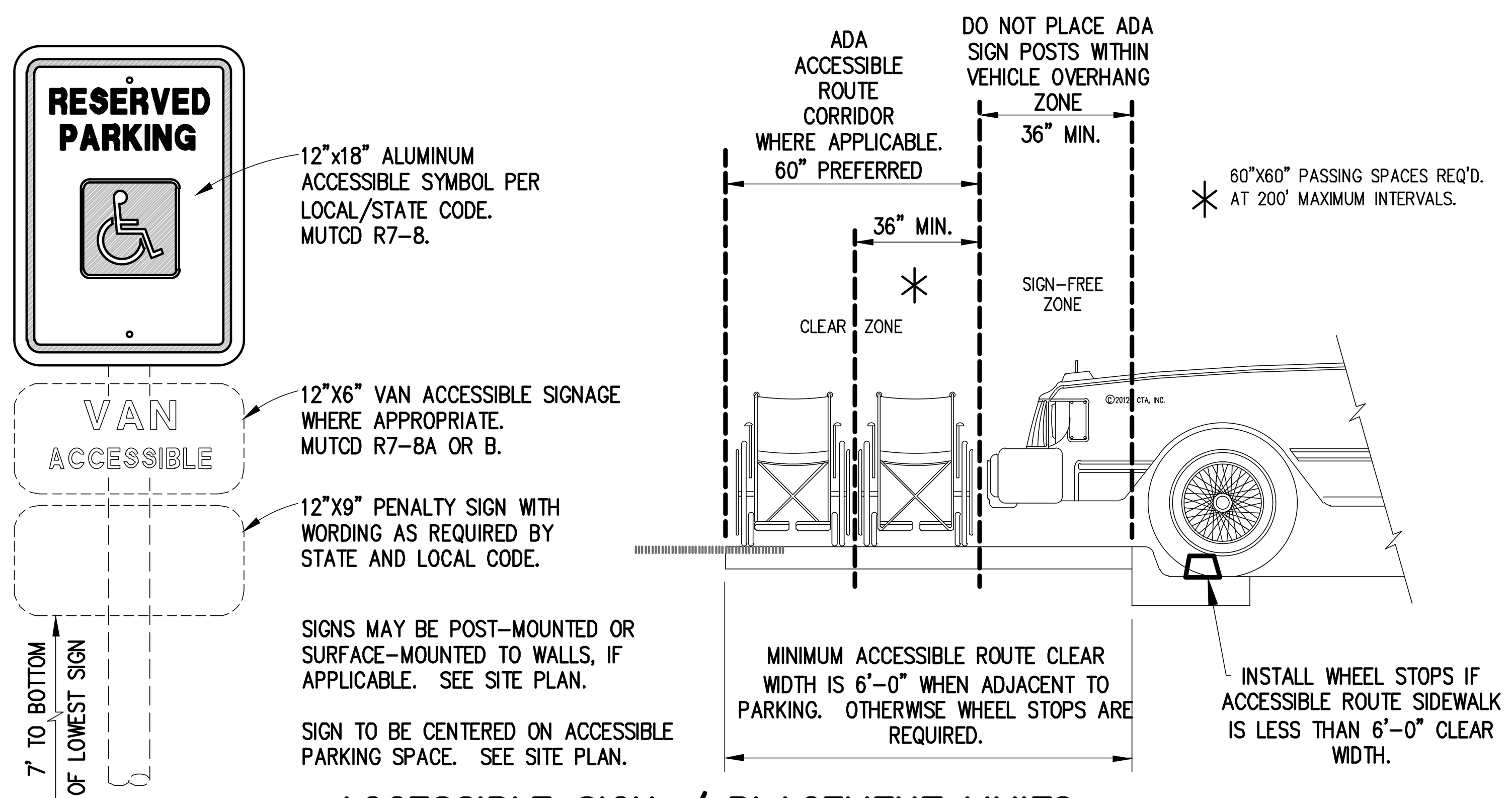
NTS



NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT. THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

ACCESSIBLE PAVEMENT EMBLEM

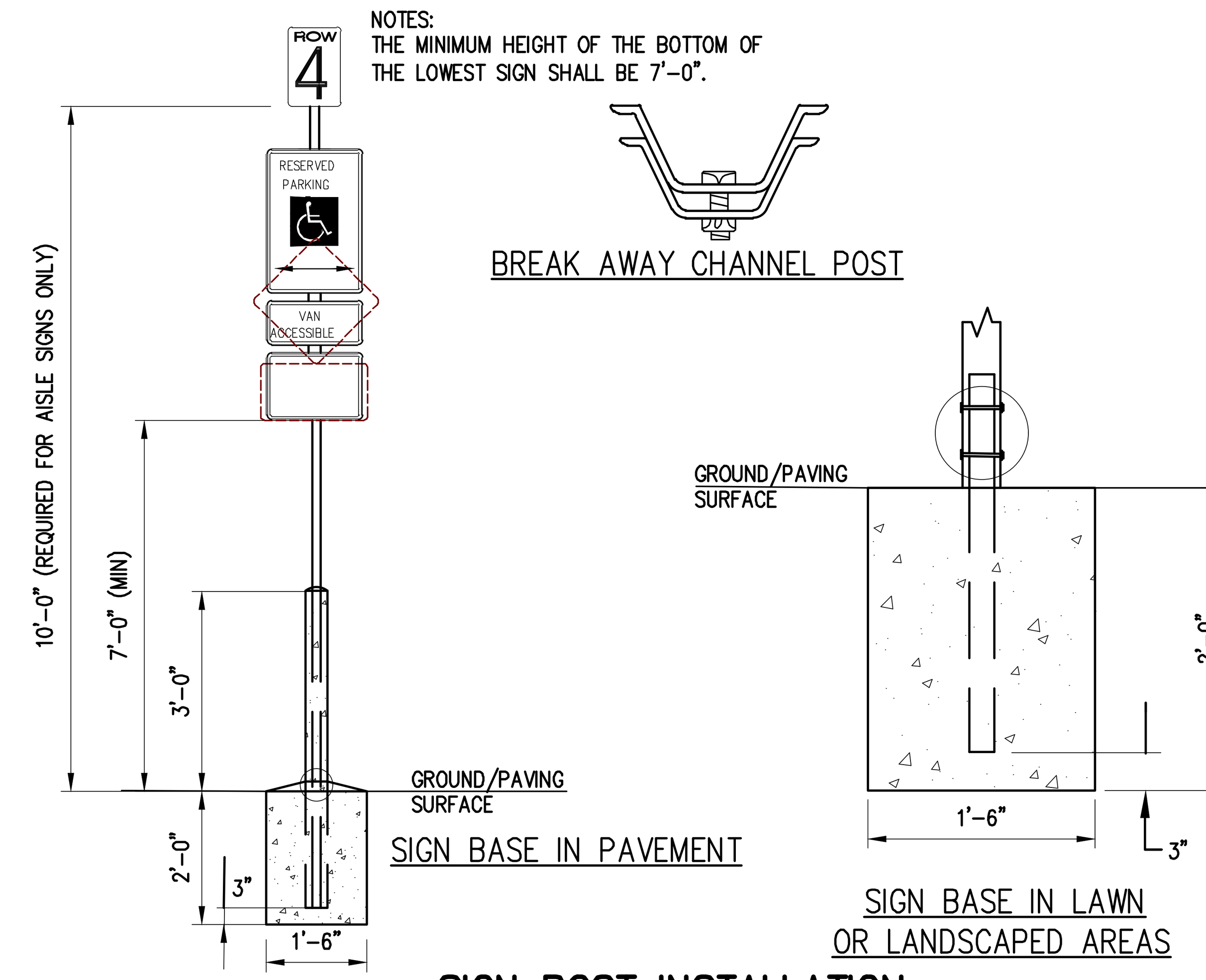
NTS



ACCESSIBLE SIGN / PLACEMENT LIMITS

NTS

NOTES:
THE MINIMUM HEIGHT OF THE BOTTOM OF THE LOWEST SIGN SHALL BE 7'-0".



SIGN POST INSTALLATION

NTS

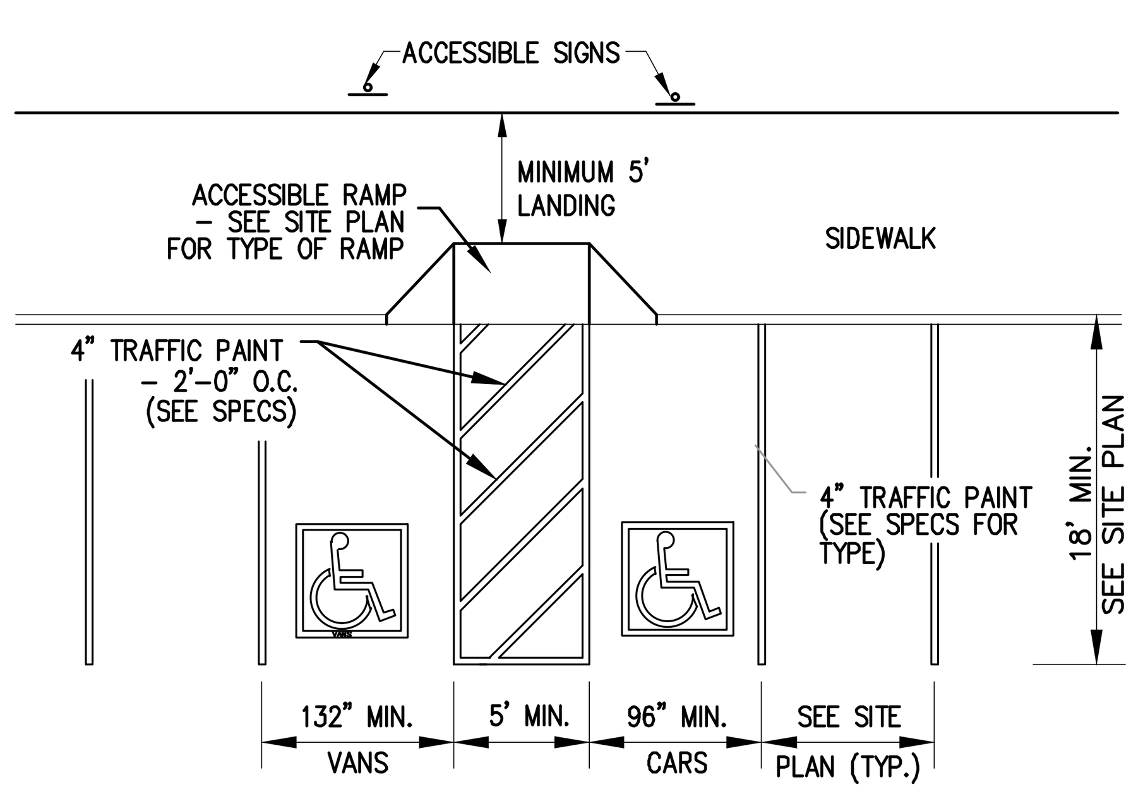
MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

ON-SITE (PRIVATE) ACCESSIBLE PARKING SCHEDULE		
TOTAL NUMBER OF PARKING SPACES REQUIRED PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES) COLUMN "A"	VAN-ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	2
301 TO 400	8	2
401 TO 500	9	2
501 TO 1000	2% OF TOTAL PARKING PROVIDED IN EACH LOT	1/6 OF COLUMN "A"
1001 & OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1/6 OF COLUMN "A"

ON-STREET (PUBLIC) ACCESSIBLE PARKING SCHEDULE	
TOTAL NUMBER OF MARKED OR METERED PARKING SPACES ON THE BLOCK PERIMETER	TOTAL REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 AND OVER	4 PERCENT OF TOTAL

CARPORT AND GARAGE PARKING SPACES:
AT LEAST ONE CARPORT OR GARAGE SPACE SHALL BE ADA ACCESSIBLE IF EITHER ARE FEATURED AS SITE AMENITIES.

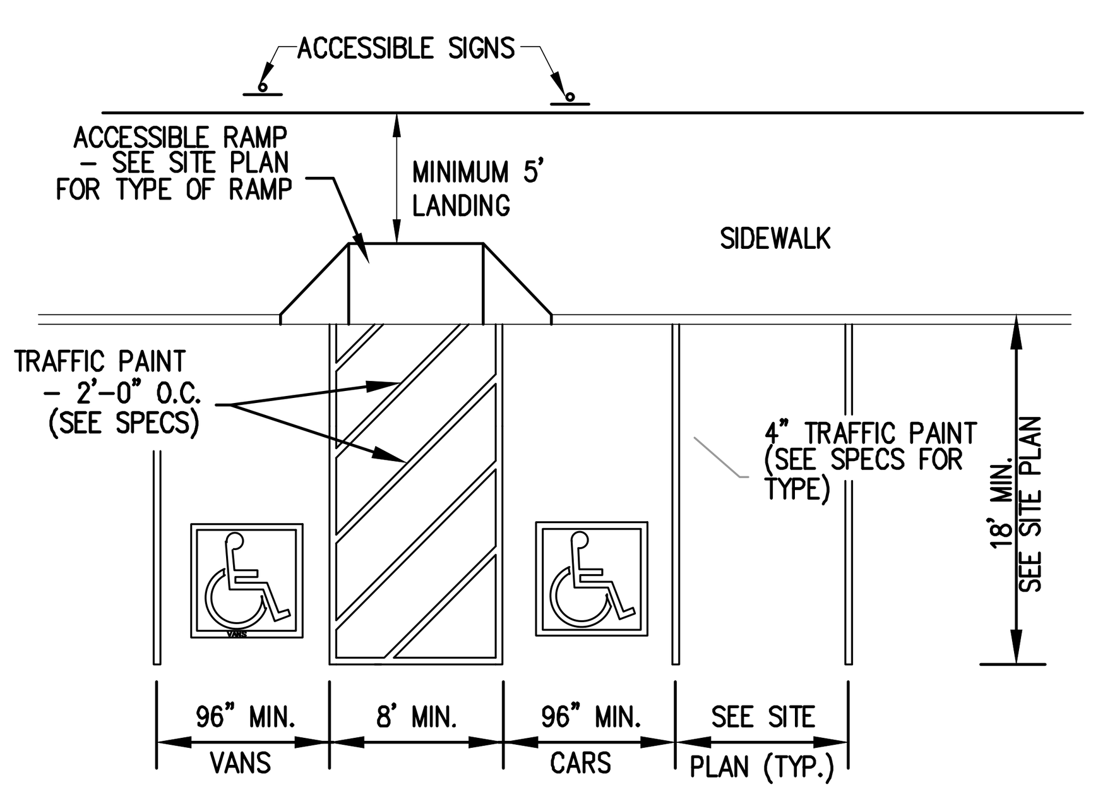
208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.



ALTERNATE "A"

ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED. COLOR OF ALL ACCESSIBLE TRAFFIC PAINT SHALL BE PER LOCAL CODE (WHITE, YELLOW, ETC.)

208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502. AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

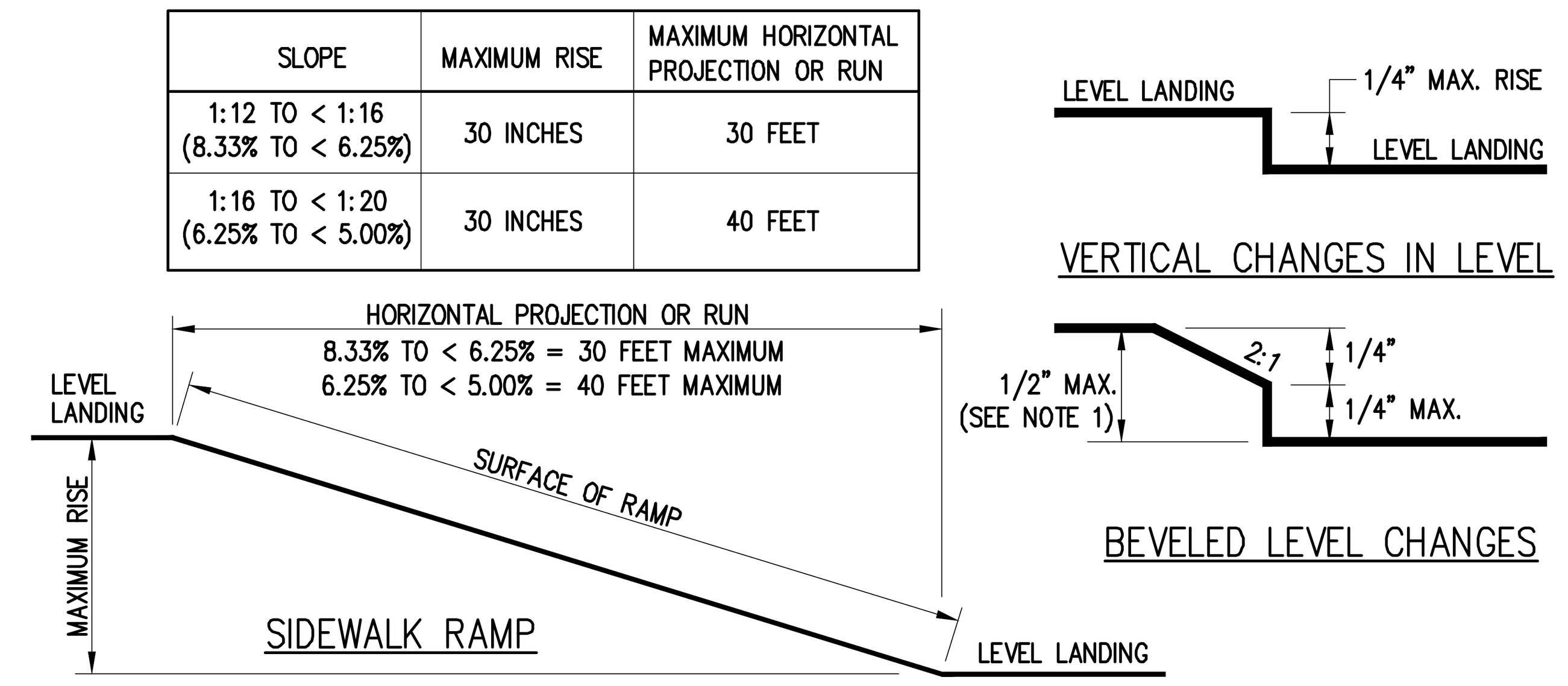


ALTERNATE "B"

VAN ACCESSIBLE PARKING STRIPING

NTS

SLOPE	MAXIMUM RISE	MAXIMUM HORIZONTAL PROJECTION OR RUN
1:12 TO < 1:16 (8.33% TO < 6.25%)	30 INCHES	30 FEET
1:16 TO < 1:20 (6.25% TO < 5.00%)	30 INCHES	40 FEET



NOTES:
1. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
2. RAMP RUNS GREATER THAN SIX INCHES OF RISE OR GREATER SIX FEET IN HORIZONTAL PROJECTION SHALL HAVE HANDRAILS ON BOTH SIDES, EXCEPT CURB RAMPS.
3. HANDRAILS SHALL BE 34" TO 38" HIGH AND A MINIMUM OR 36" APART AND MUST EXTEND 12" BEYOND TOP AND BOTTOM OF THE RAMP SEGMENT. SEE HANDRAIL DETAILS.

IN-LINE ACCESSIBLE ROUTE / SIDEWALK RAMP - CHANGES IN LEVEL

NTS

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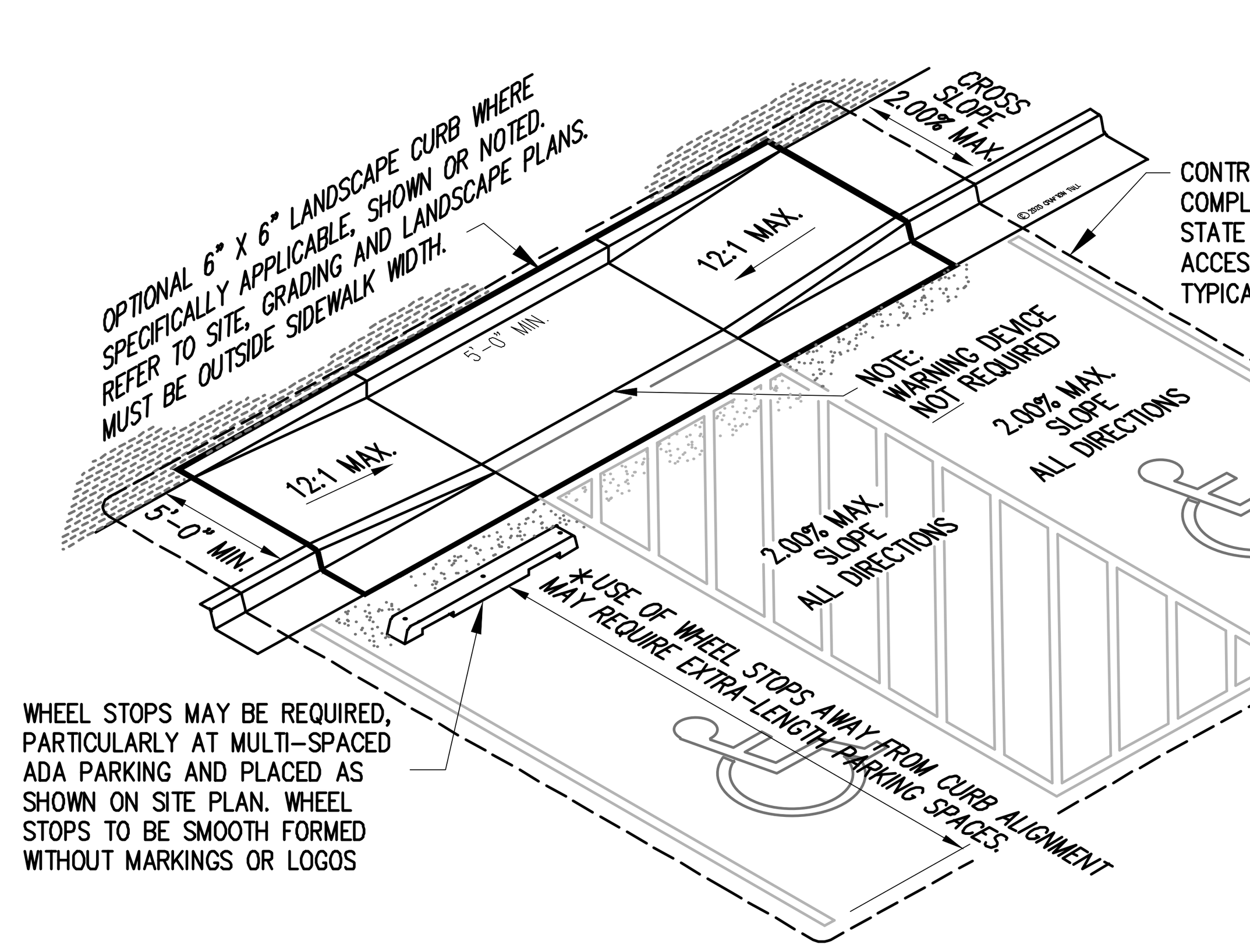
ADA DETAILS

C-502



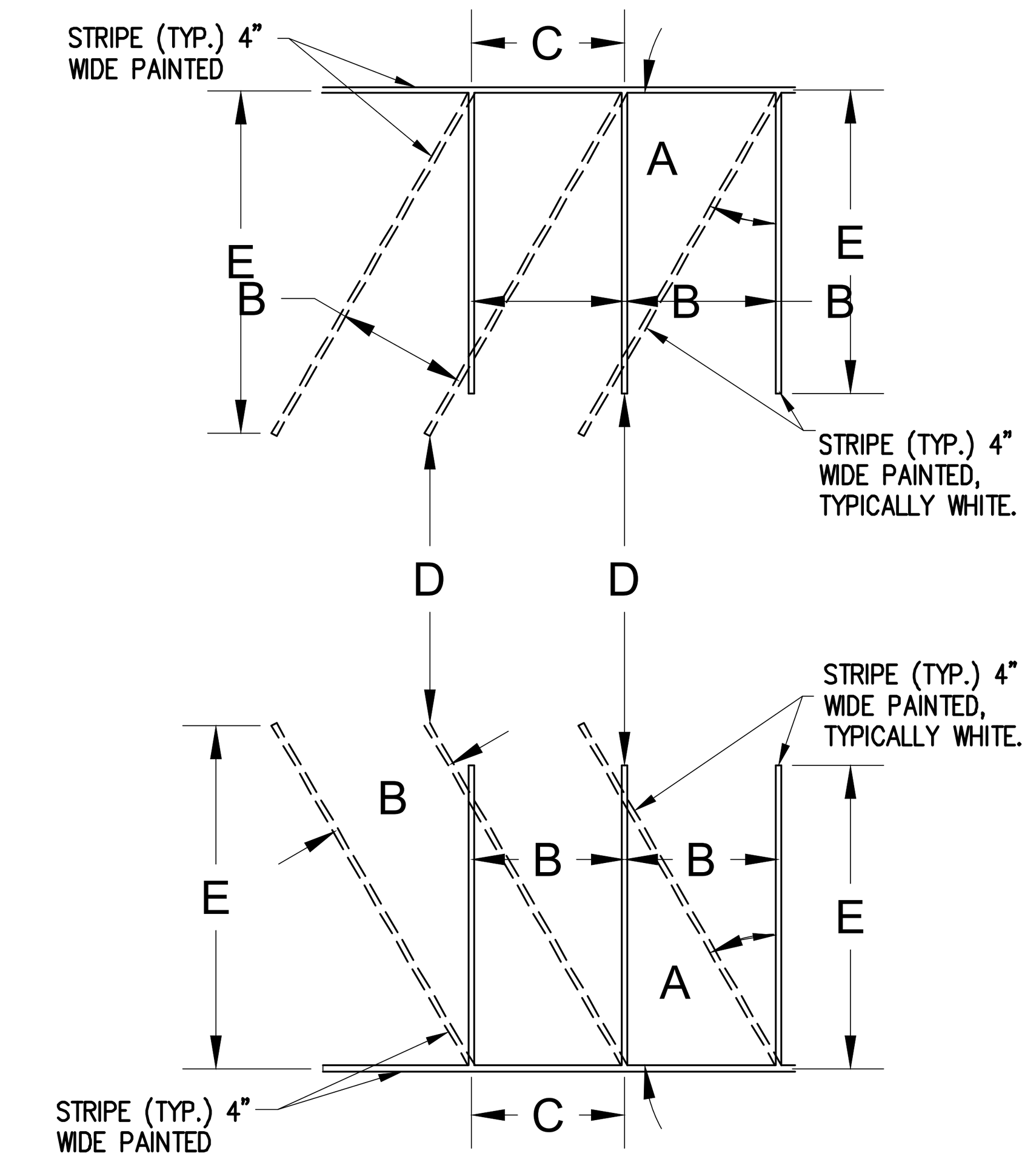
DEPRESSED SIDEWALK AND CURB ACCESSIBLE RAMP

NTS WITH ADA PARKING

STRIPING DIMENSIONS						
ANGLE (A)	TYPE	WIDTH (IN FT.) (B)	CURB LENGTH (IN FT.) (C)	ONE-WAY AISLE WIDTH (IN FT.) (D)	TWO-WAY AISLE WIDTH (IN FT.) (D)	STALL DEPTH (IN FT.) (E)
0°	STANDARD	8	22.5	12	24	8
PARALLEL	COMPACT	7.5	19.5	12	24	7.5
30°	STANDARD	9	18	12	24	17
	COMPACT	7.5	15	12	24	14
45°	STANDARD	9	12.5	12	24	19
	COMPACT	7.5	10.5	12	24	16
60°	STANDARD	9	10.5	18	24	20
	COMPACT	7.5	8.5	15	24	16.5
90°	STANDARD	9	9	24	24	19
	COMPACT	7.5	7.5	22	24	15

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE. MARKINGS SHALL BE THERMOPLASTIC IF CALLED FOR IN THE PLANS OR SPECIFICATIONS.



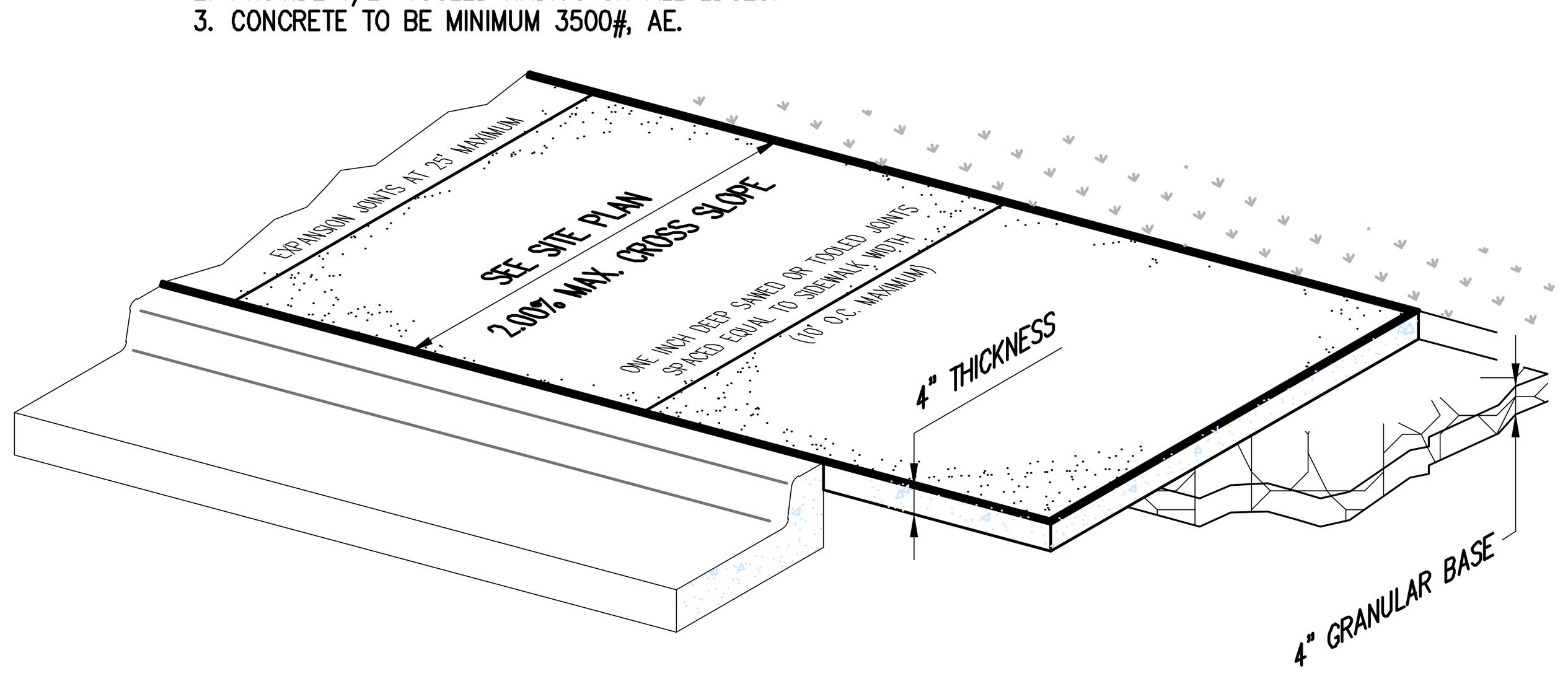
* NOTE: DIMENSIONS SHOWN ON PLAN SHALL GOVERN.

PARKING STRIPES

NTS

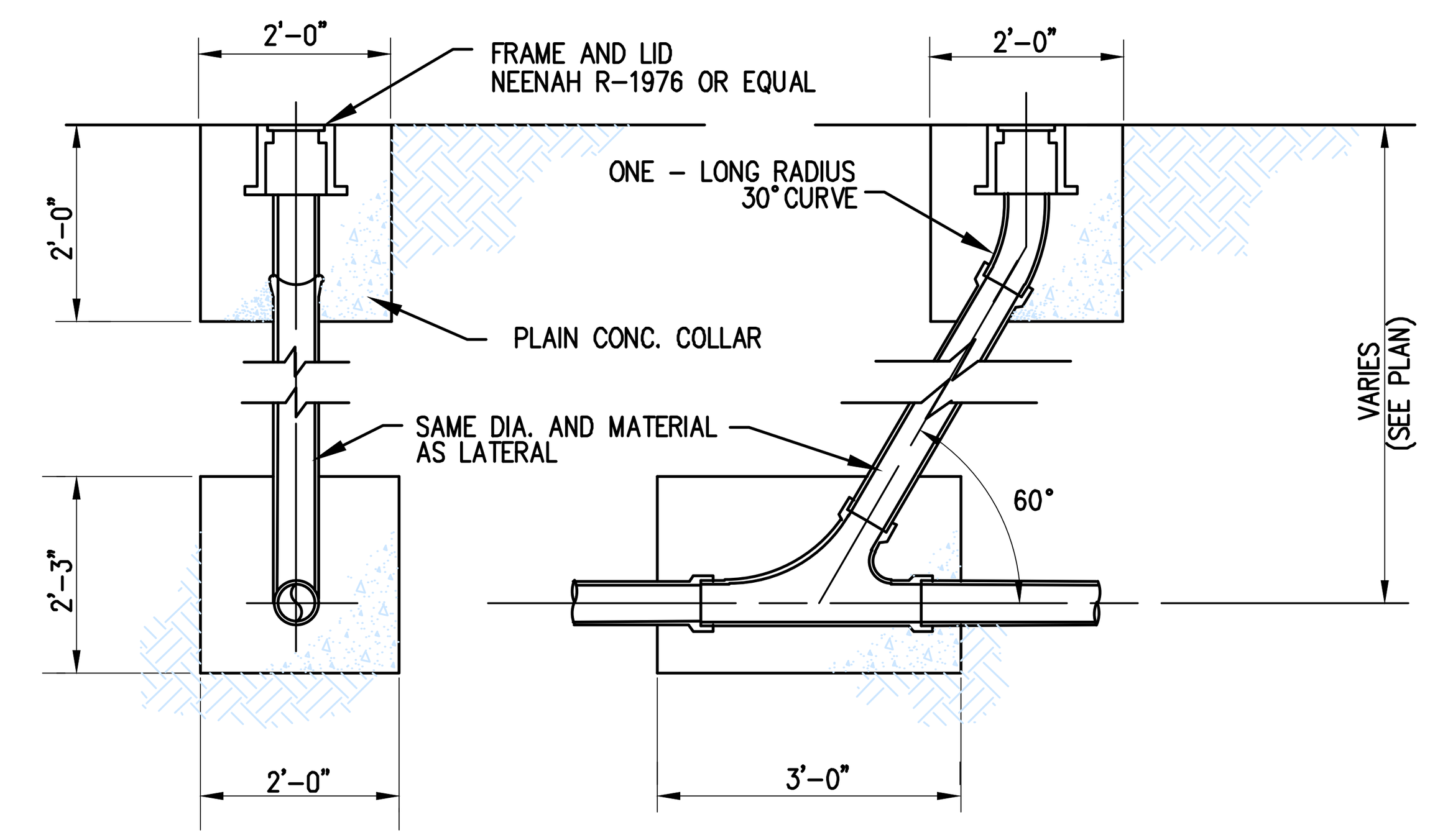
NOTES:

1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



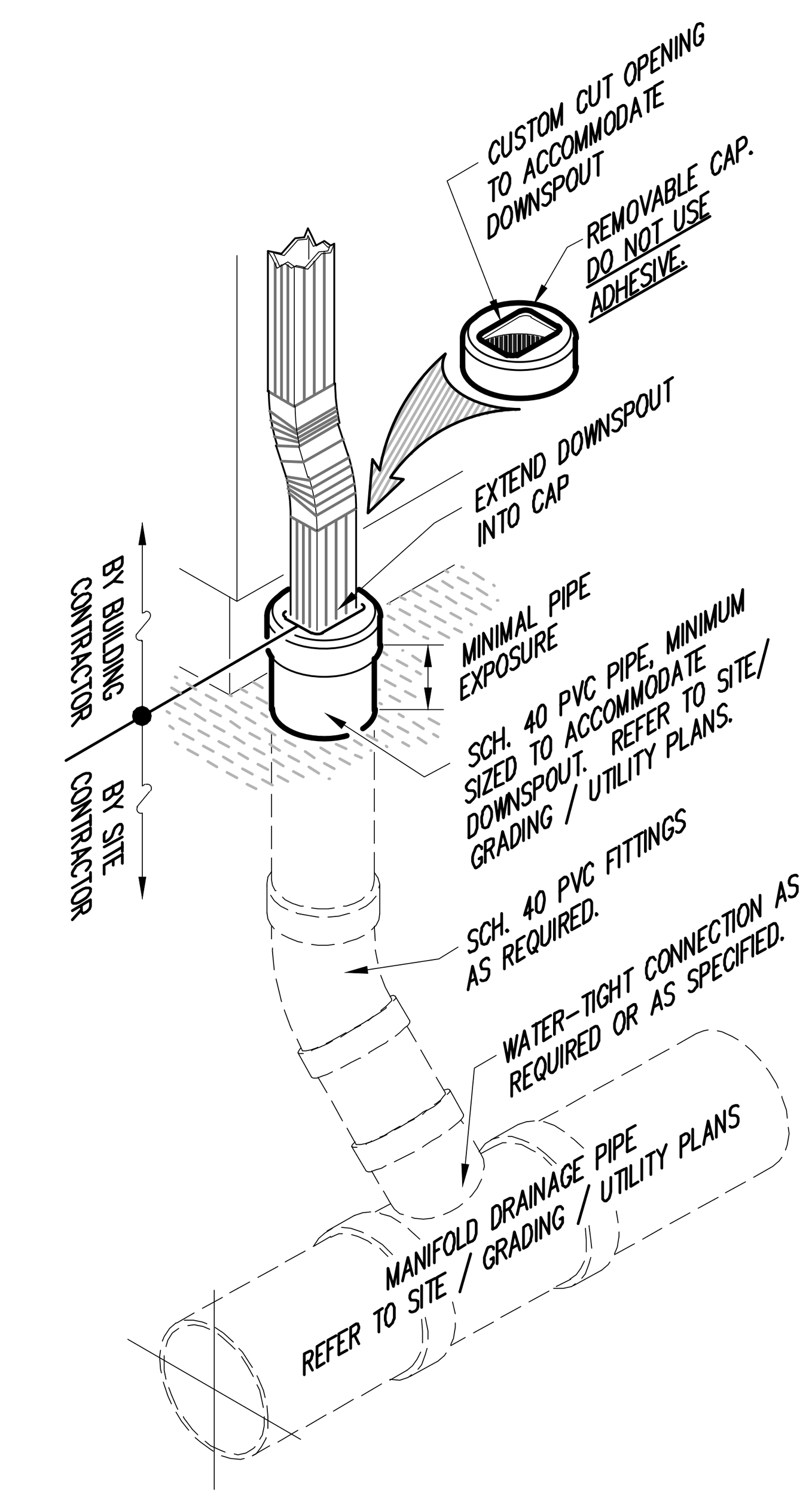
SIDEWALK WITH CURB

NTS



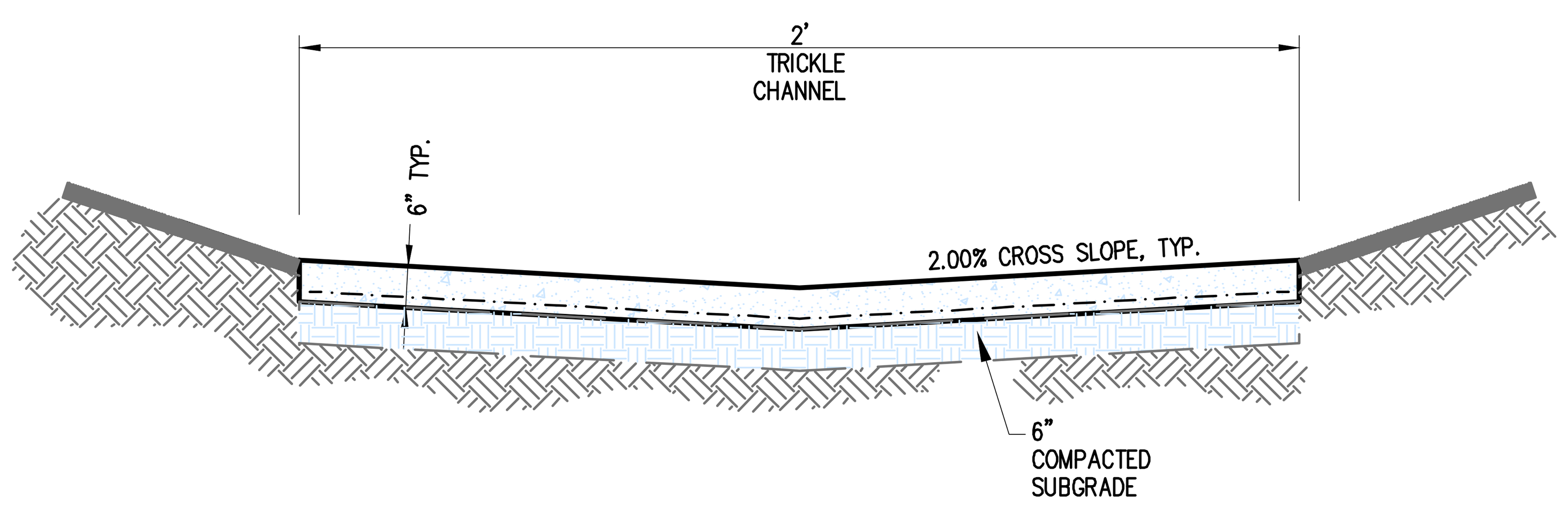
TYPICAL CLEANOUT

NTS



EXTERIOR DOWNSPOUT COLLECTOR

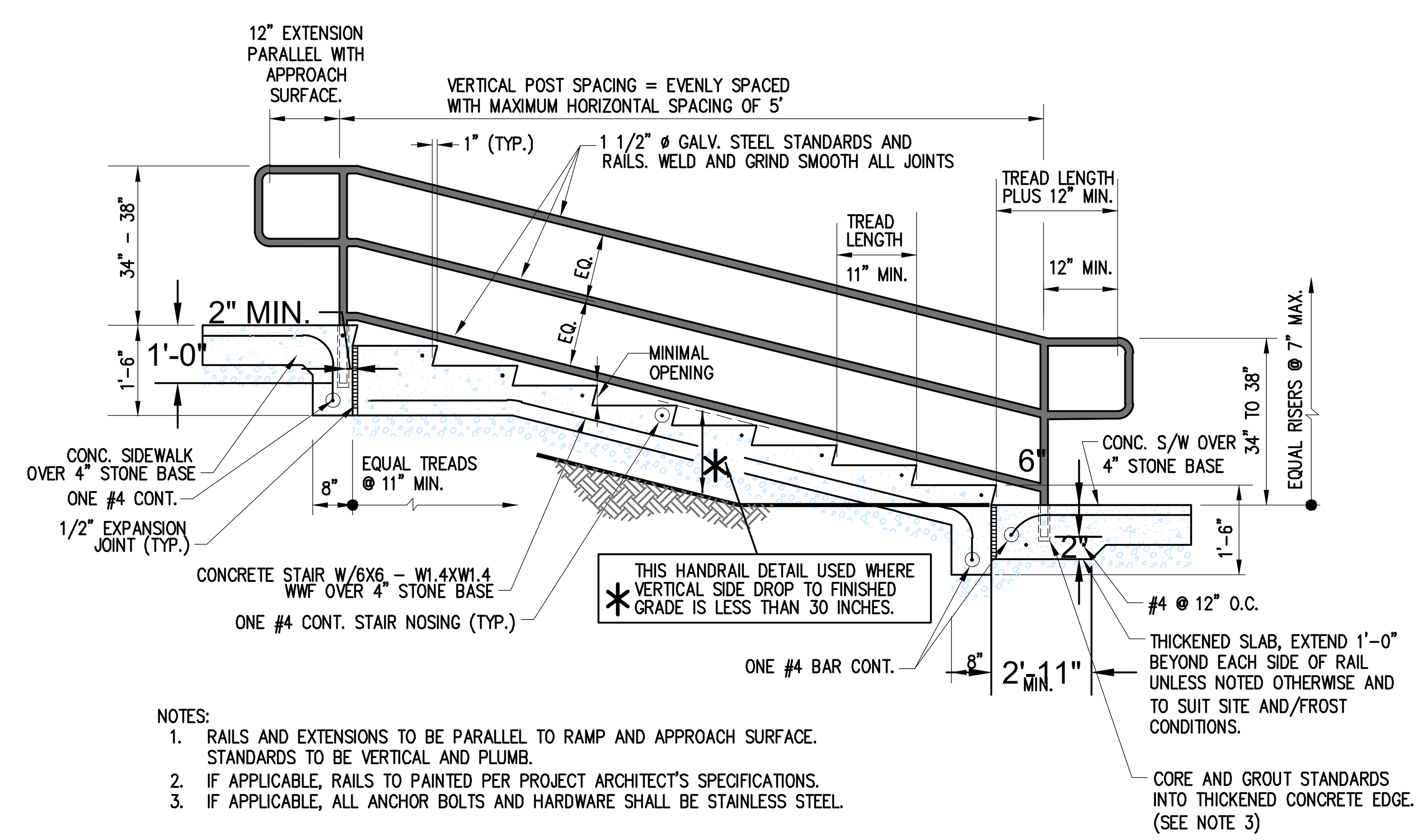
NTS



1. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. D-698 (STANDARD PROCTOR) AT ±2% OF PROCTOR OPTIMUM MOISTURE VALUE.
2. CONCRETE COMPRESSION STRENGTH; 3,500 P.S.I. AT 28 DAYS.
3. REINFORCEMENT: WELDED WIRE FABRIC – 6"X6" – W2.1XW2.1, PLACED 1-1/2" FROM BOTTOM.
4. JOINTS: SAWED LATERAL AT 12' MAXIMUM. LATERAL EXPANSION JOINTS AT 84' MAXIMUM.

TYPICAL CONCRETE CHANNEL SECTION

NTS



NOTES:

1. RAILS AND EXTENSIONS TO BE PARALLEL TO RAMP AND APPROACH SURFACE. STANDARDS TO BE VERTICAL AND PLUMB.
2. IF APPLICABLE, RAILS TO PAINTED PER PROJECT ARCHITECT'S SPECIFICATIONS.
3. IF APPLICABLE, ALL ANCHOR BOLTS AND HARDWARE SHALL BE STAINLESS STEEL.

CONCRETE STAIR AND RAIL WITH NO GRADE DROP AT EITHER SIDE OF STAIR *

NTS NOTE: REFER TO SITE AND GRADING PLANS FOR STAIR LENGTH, RISE AND LOCATION

REVISED 08/25/14

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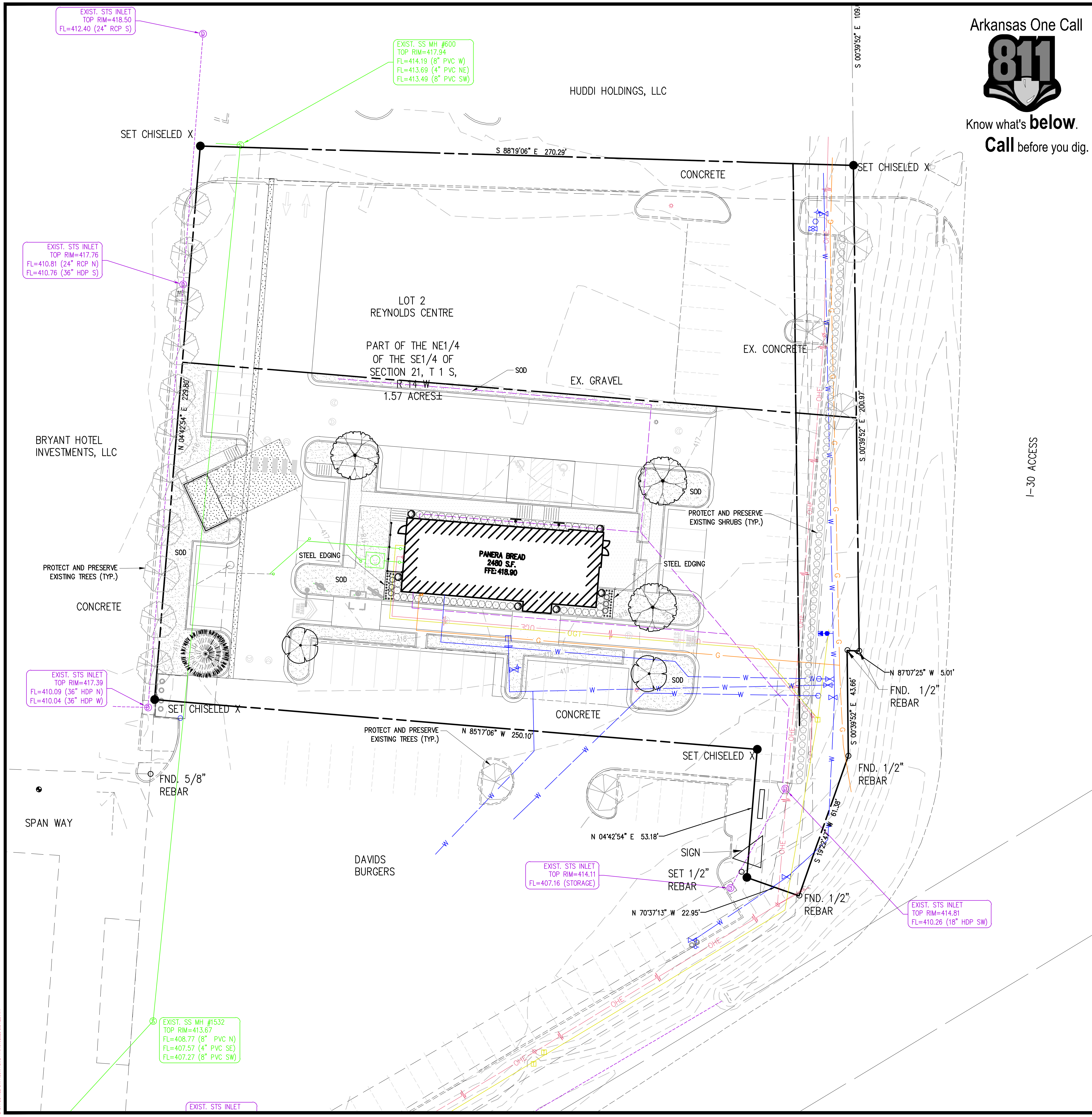
SITE DETAILS

C-503



Arkansas One Call

811

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Call before you dig.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE AND LANDSCAPE NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 5' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
TREES					
	2	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	B & B	2"CAL	8'-10' HT.
	3	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5"CAL	10'-12' HT.
	1	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5"CAL	10'-12' HT.
	6	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	15 GAL	2"CAL	6'-8' HT.

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
SHRUBS					
	46	BUXUS MICROPHYLLA 'WINTERGREEN' / BOXWOOD	3 GAL. 18" MIN. HT		
	34	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	2 GAL. 6" HT. MIN		
	6	MUHLENBERGIA CAPILLARIS / PINK MUHLY	5 GAL. 18" HT. MIN.		
	6	ROSA X 'DOUBLE KNOCKOUT' / KNOCKOUT ROSE	5 GAL. 18" HT. MIN.		

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	5,724 SF	CYNODON DACTYLON / BERMUDA GRASS	SOLID SOD

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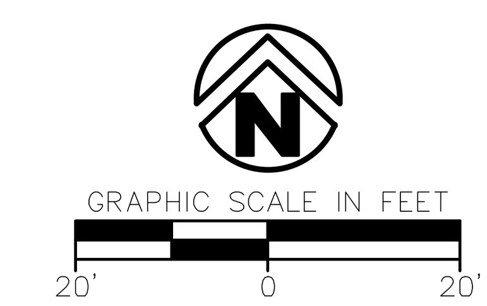
No. 109
ARKANSAS ENGINEERS



PANERA BREAD

BRYANT, AR

Key Plan

No.	Description	Date

PROJECT NO: 24304000
ISSUE DATE: 01/6/25
CONTACT: T.TOLLEY
QC by:
QC Date:

PRELIMINARY PLANS

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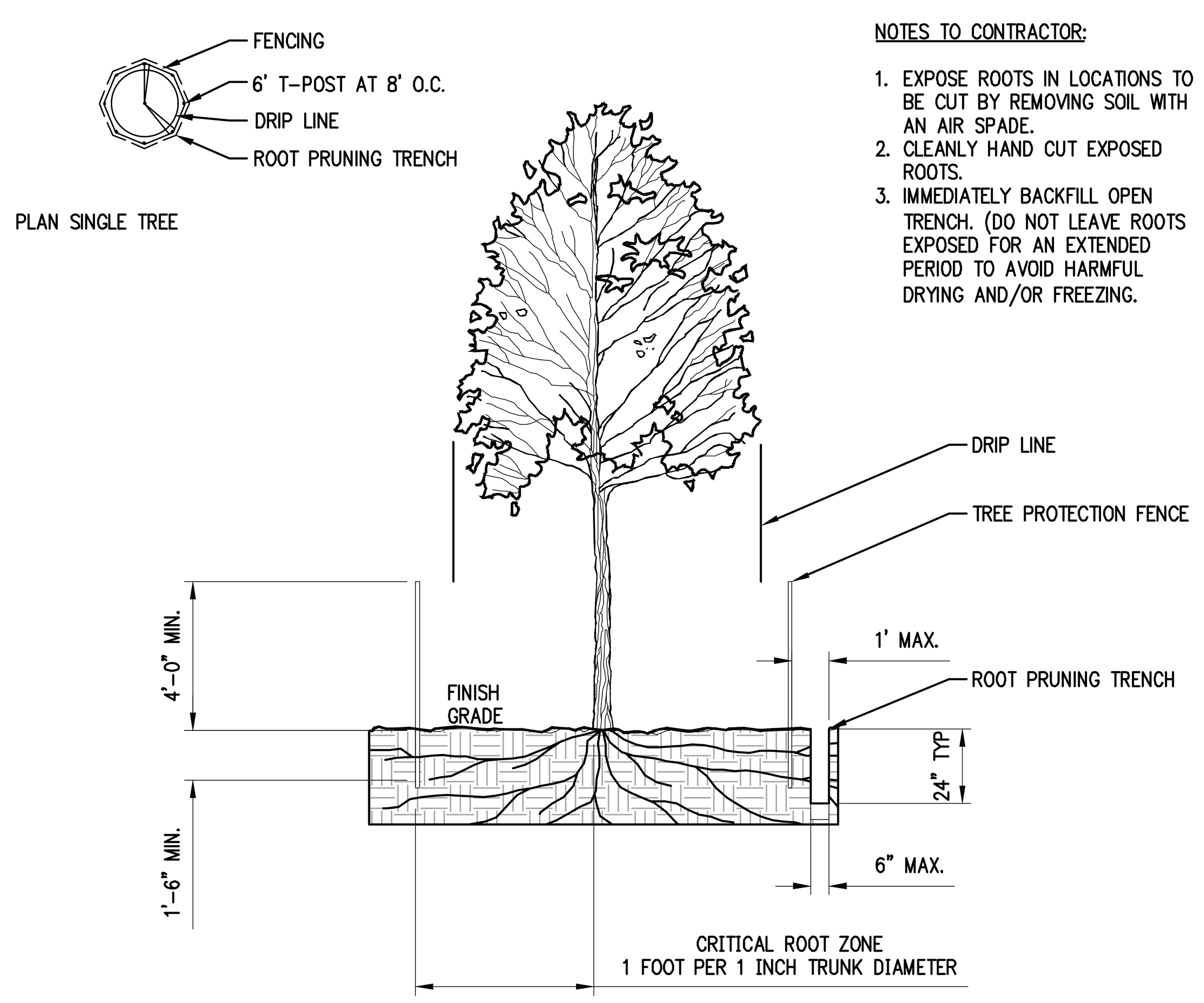
PLANTING PLAN

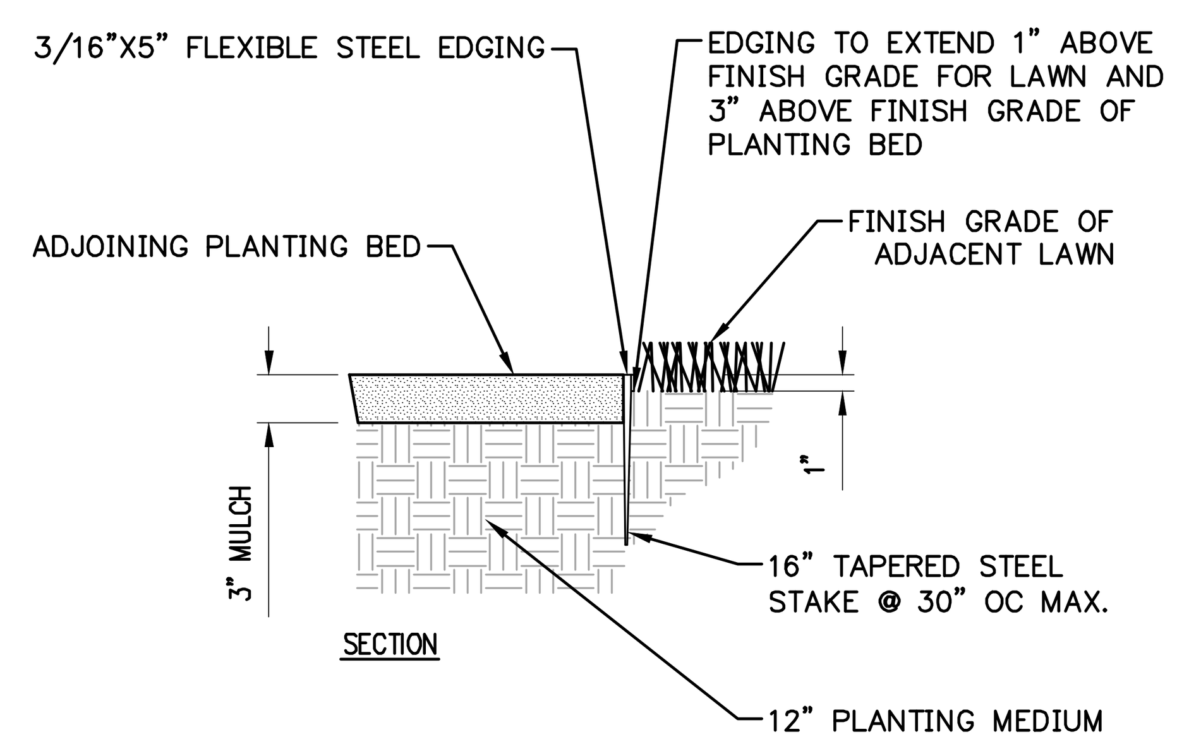
L-101



NOTES TO CONTRACTOR:

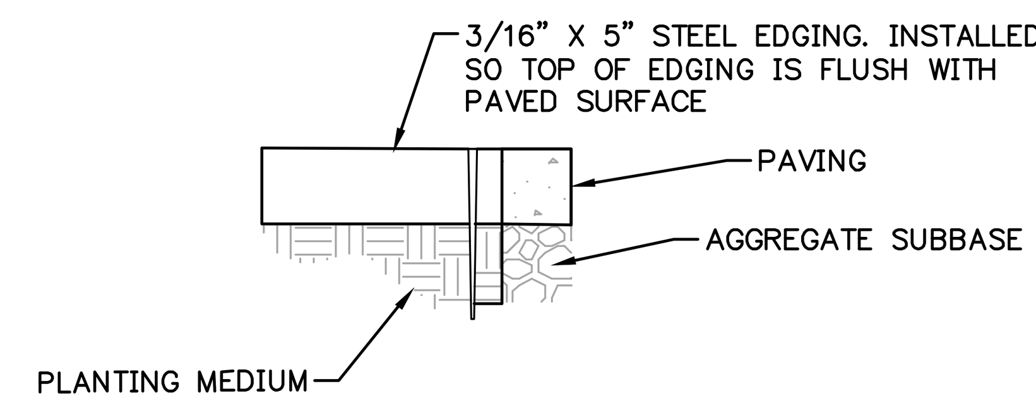
1. EXPOSE ROOTS IN LOCATIONS TO BE CUT BY REMOVING SOIL WITH AN AIR SPADE.
2. CLEANLY HAND CUT EXPOSED ROOTS.
3. IMMEDIATELY BACKFILL OPEN TRENCH. (DO NOT LEAVE ROOTS EXPOSED FOR AN EXTENDED PERIOD TO AVOID HARMFUL DRYING AND/OR FREEZING.

ROOT PRUNING DETAIL
NTS



NOTES TO CONTRACTOR:

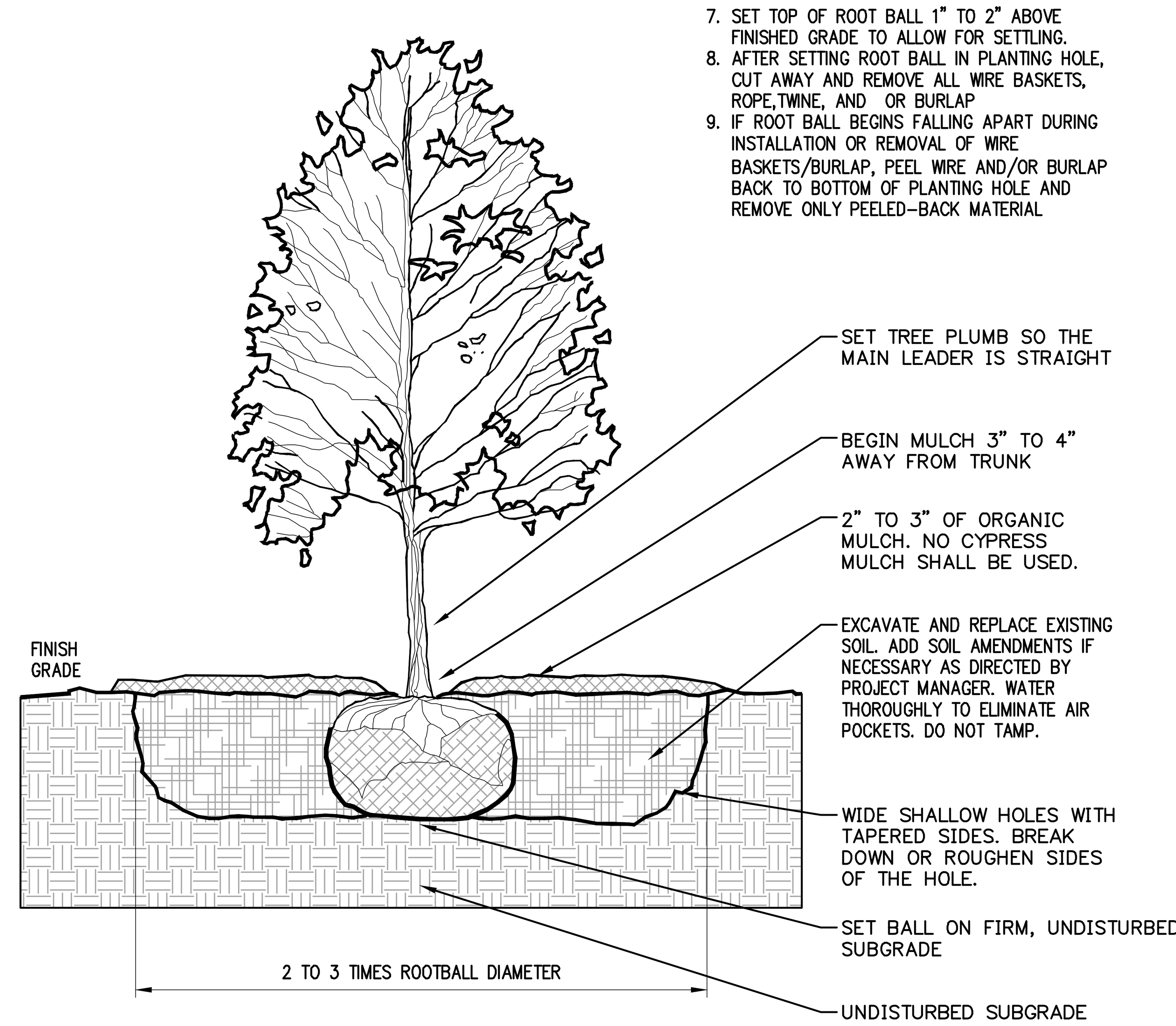
1. AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTINGS BORDER CURB WILL NOT HAVE EDGING.
2. CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE OF ADJACENT PAVING OR CURBS.
3. STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.
4. IF EDGING EXTENDS ABOVE PAVING DUE TO SITE CONDITIONS, CHAMFER EDGE ABUTTING PAVEMENT.



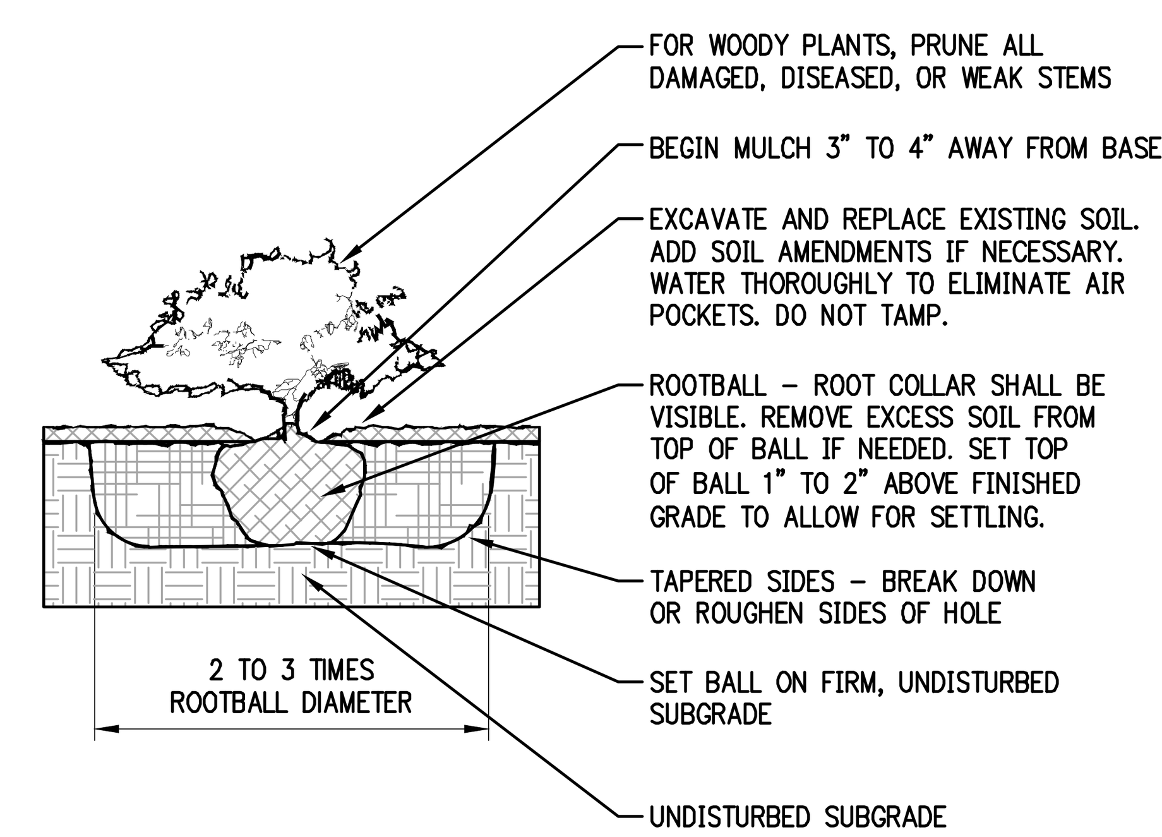
STEEL EDGING DETAIL
NTS

NOTES TO CONTRACTOR:

1. TREES SHALL MATCH CALIPER & MIN. HEIGHT SPECIFIED IN PLANT SCHEDULE
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED.
7. SET TOP OF ROOT BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
8. AFTER SETTING ROOT BALL IN PLANTING HOLE, CUT AWAY AND REMOVE ALL WIRE BASKETS, ROPE,TWINE, AND OR BURLAP
9. IF ROOT BALL BEGINS FALLING APART DURING INSTALLATION OR REMOVAL OF WIRE BASKETS/BURLAP, PEEL WIRE AND/OR BURLAP BACK TO BOTTOM OF PLANTING HOLE AND REMOVE ONLY PEELED-BACK MATERIAL



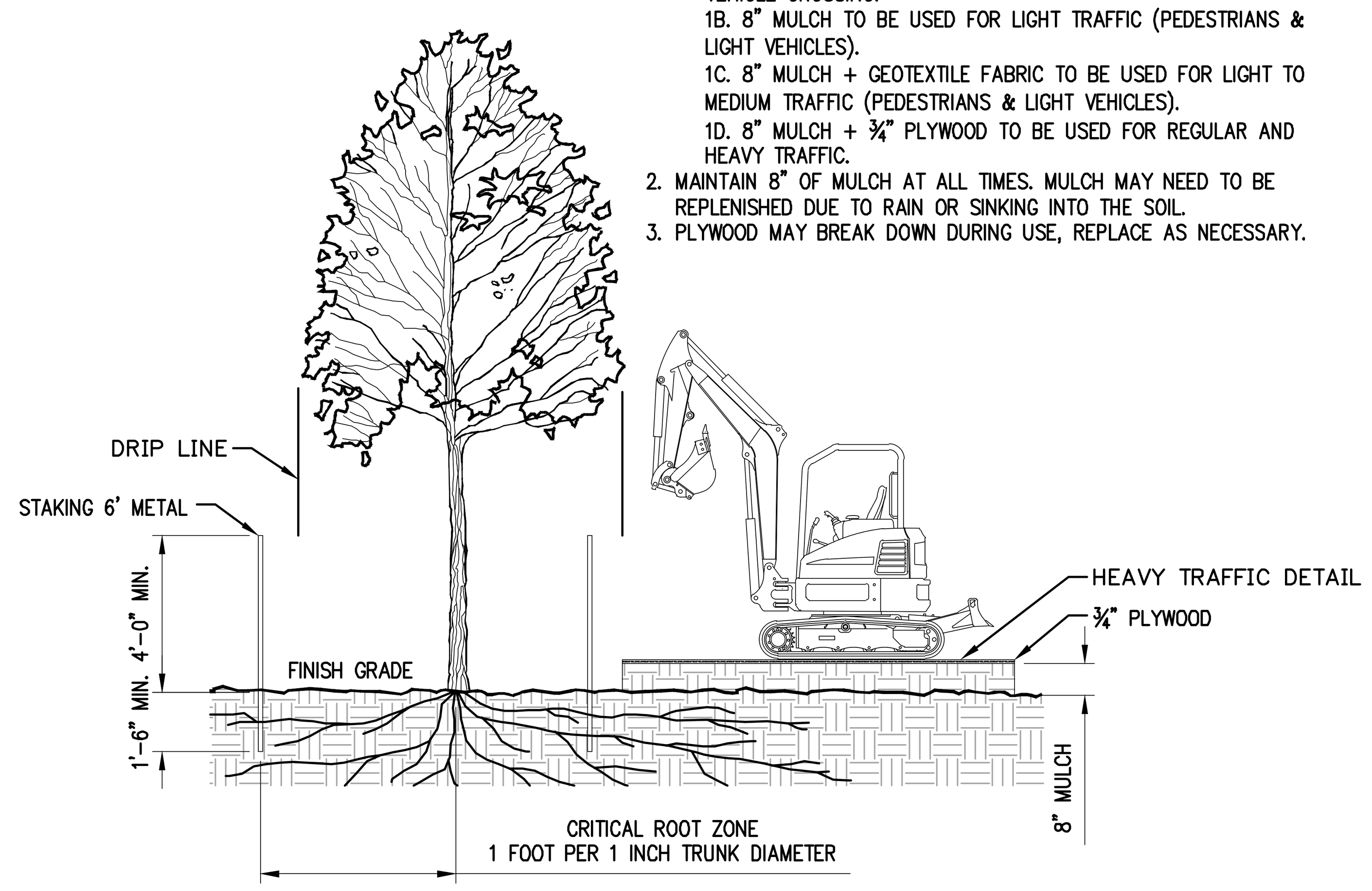
TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

NOTES TO CONTRACTOR:

1. TECHNIQUES TO BE SPECIFIED BY URBAN FORESTRY (EXAMPLES 1A-1D).
   1A. ¾" PLYWOOD TO BE USED FOR LIGHT FOOT TRAFFIC AND SINGLE VEHICLE CROSSING.
   1B. 8" MULCH TO BE USED FOR LIGHT TRAFFIC (PEDESTRIANS & LIGHT VEHICLES).
   1C. 8" MULCH + GEOTEXTILE FABRIC TO BE USED FOR LIGHT TO MEDIUM TRAFFIC (PEDESTRIANS & LIGHT VEHICLES).
   1D. 8" MULCH + ¾" PLYWOOD TO BE USED FOR REGULAR AND HEAVY TRAFFIC.
2. MAINTAIN 8" OF MULCH AT ALL TIMES. MULCH MAY NEED TO BE REPLENISHED DUE TO RAIN OR SINKING INTO THE SOIL.
3. PLYWOOD MAY BREAK DOWN DURING USE, REPLACE AS NECESSARY.



SOIL COMPACTION PREVENTION DETAIL
NTS

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CERTIFICATE OF AUTHORIZATION:

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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

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BRYANT, AR

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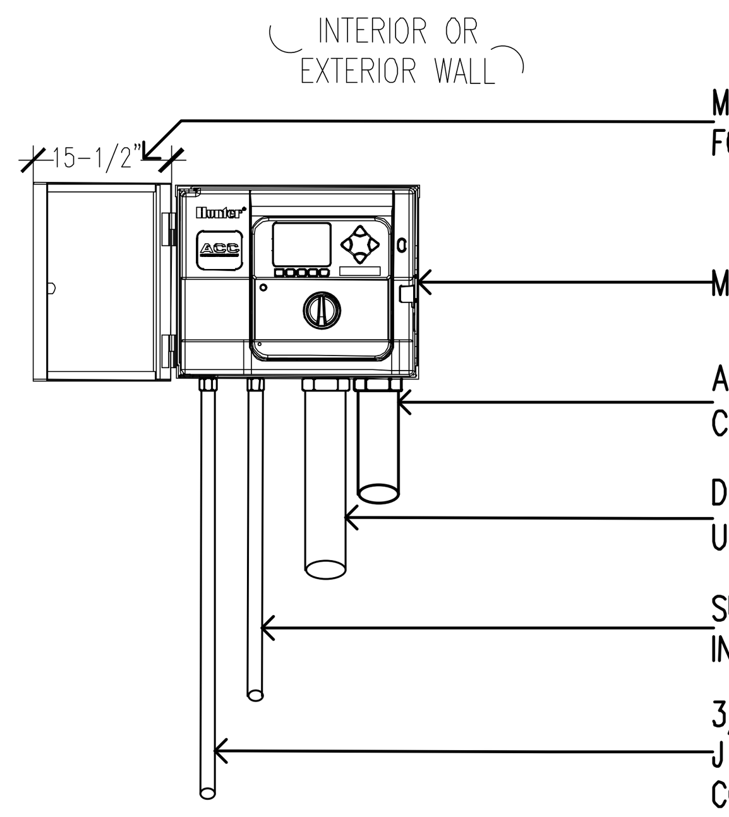
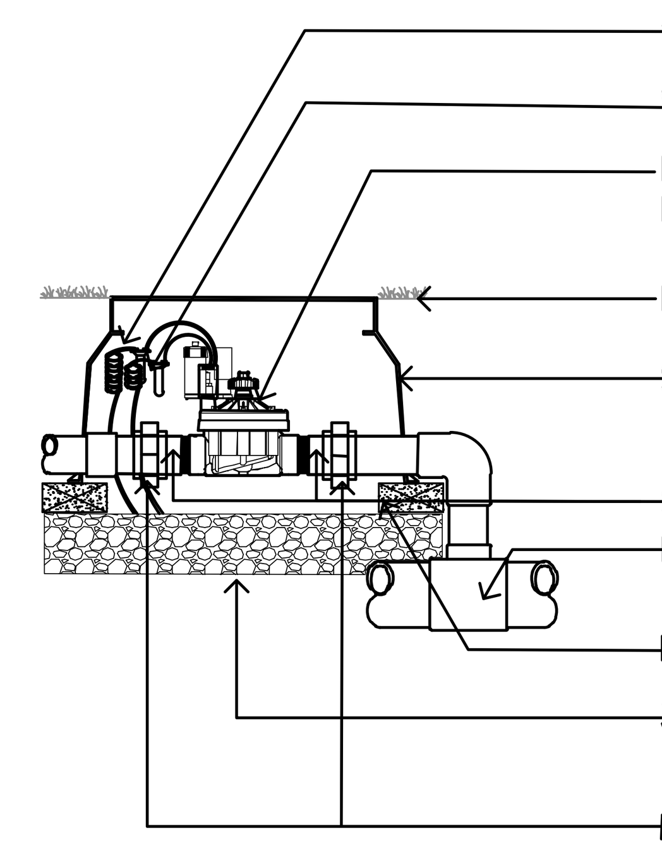
PLANTING DETAILS

L-501

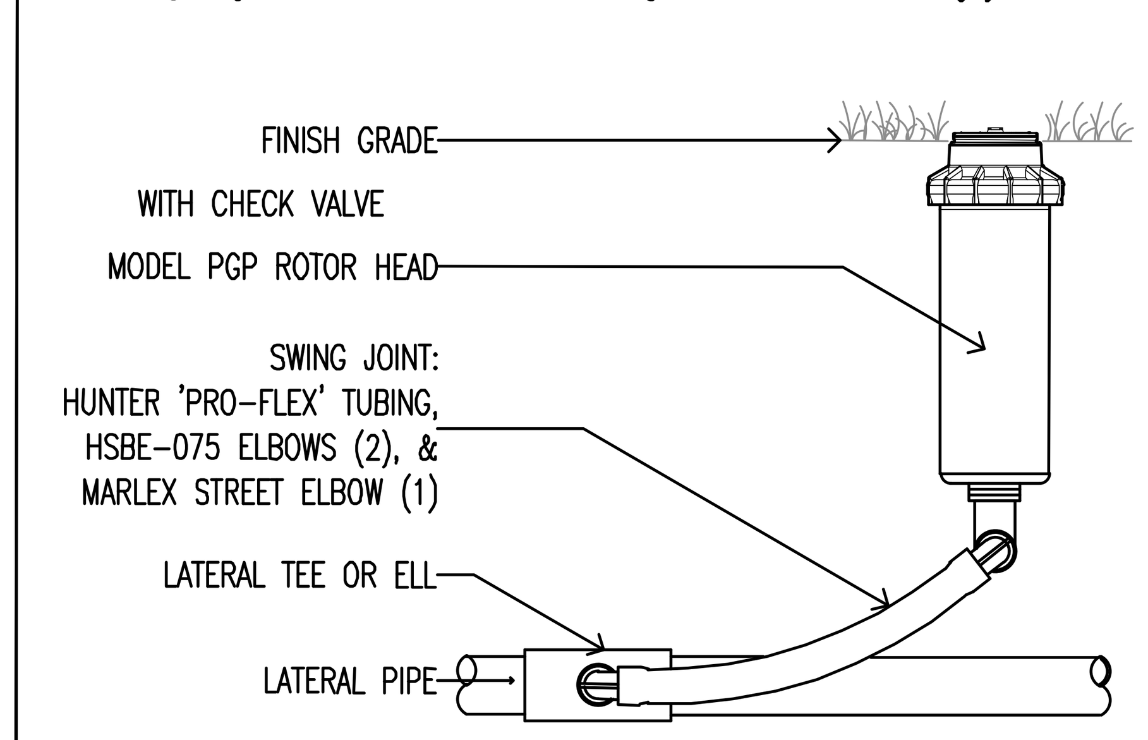
*When using larger GPM nozzles, beware of high friction loss in swing joints.



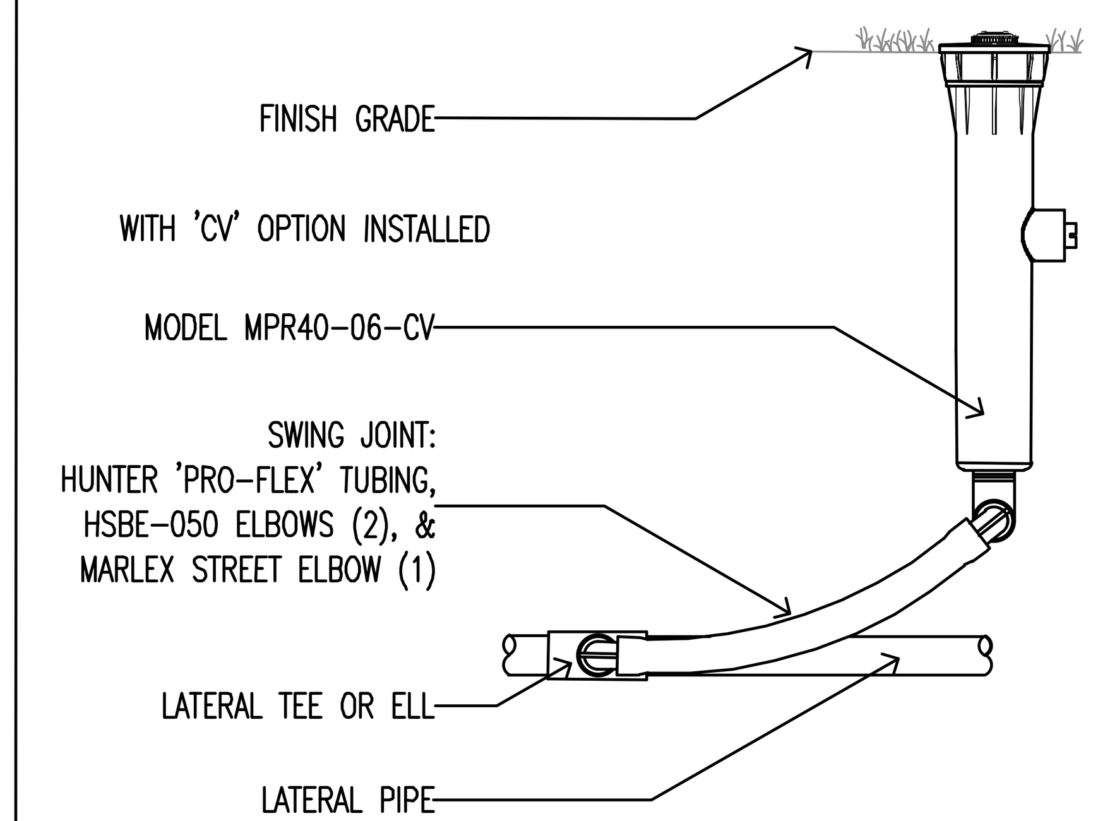
01 ACC-1200 CONTROLLER WALL MOUNT
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL



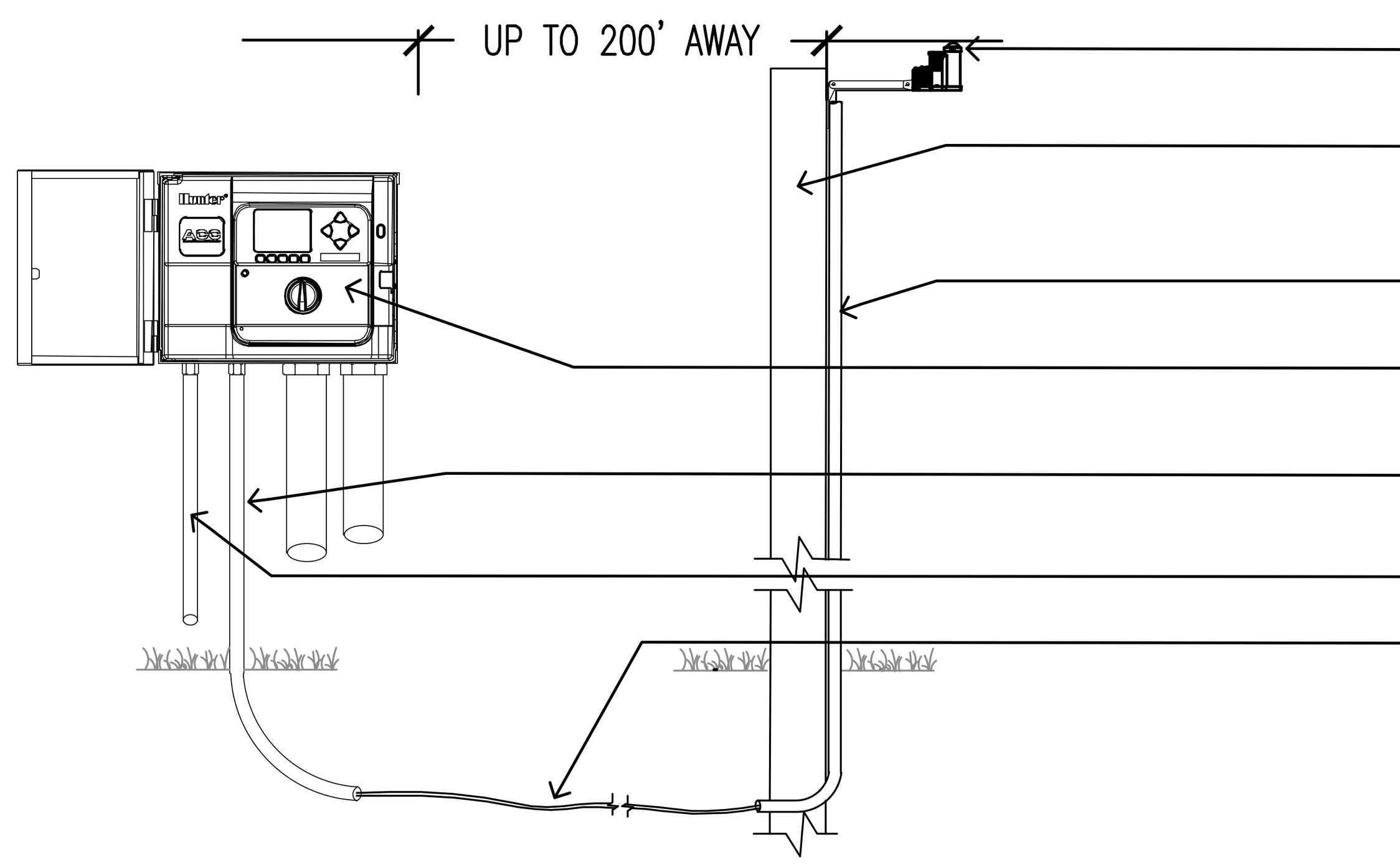
02 ICV GLOBE VALVE
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL



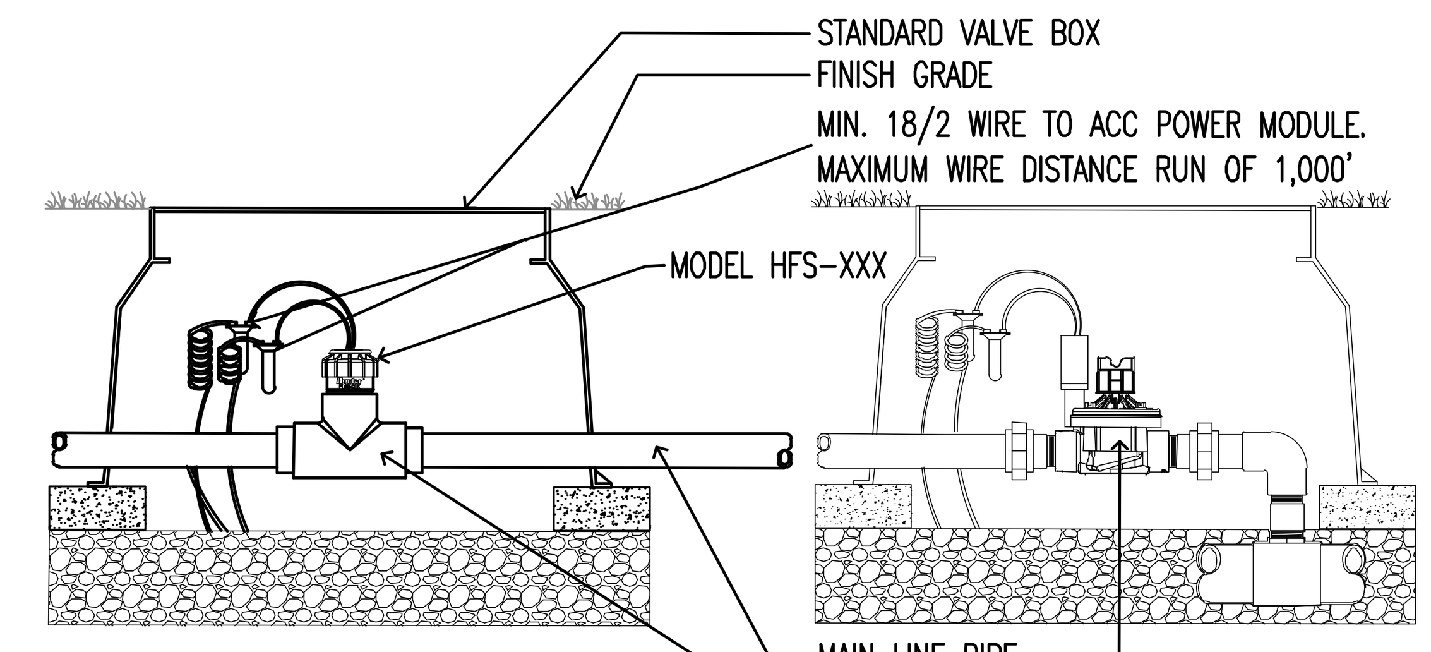
03 PGP ROTOR HEAD
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



04 MPR40-06-CV MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



07 SOLAR SYNC SYSTEM
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

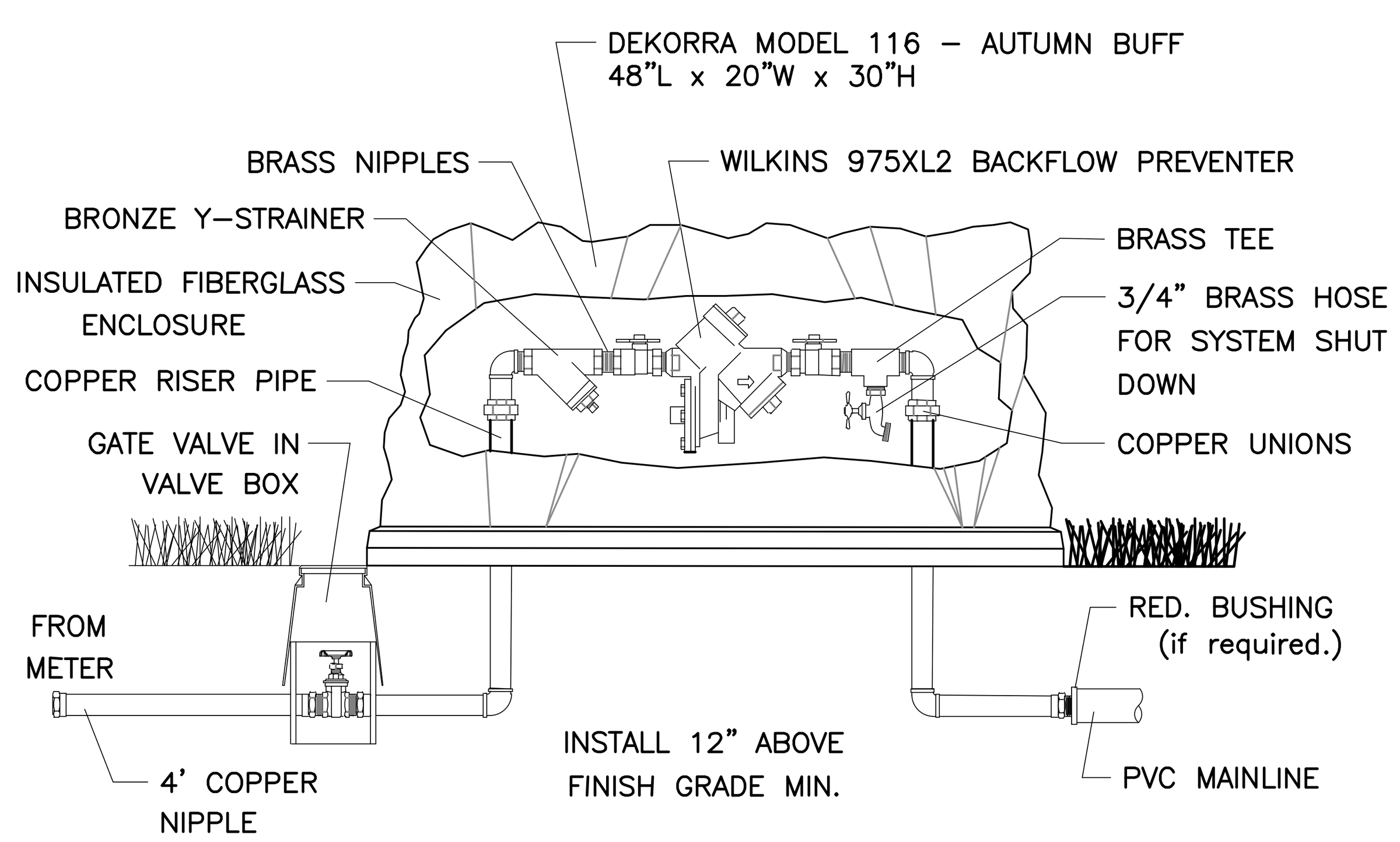


NOTE INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

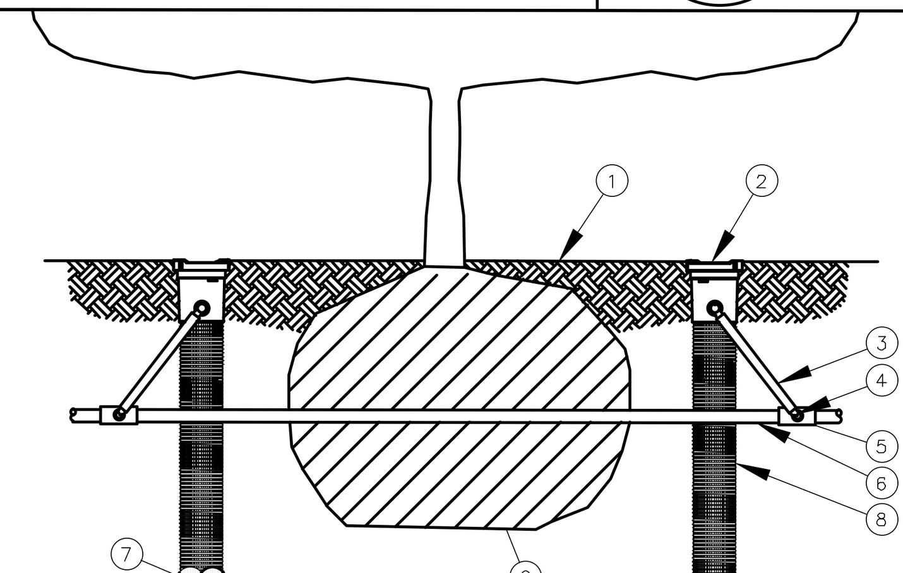
FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

08 HFS FLOW SENSOR
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL



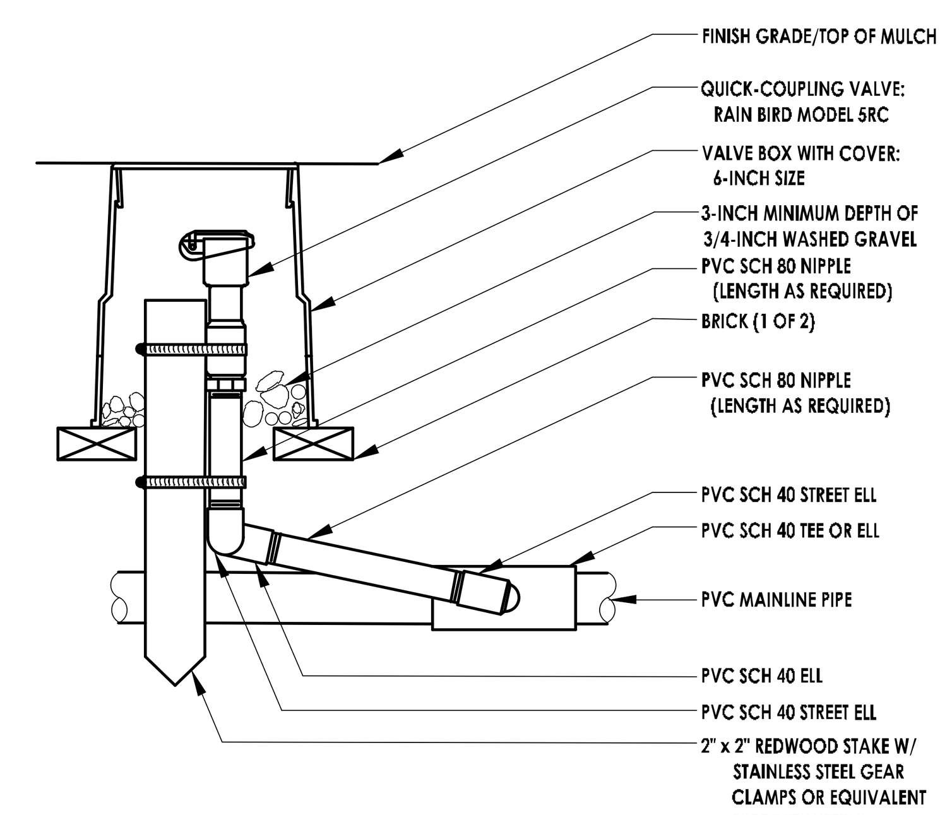
9 WILKINS 975XL2 BACKFLOW PREVENTER
NOT TO SCALE
REDUCED PRESSURE PRINCIPLE ASSEMBLY WITH DEKORRA COVER



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS
3. SWING ASSEMBLY (INCLUDED)
4. 1/2" (1,3 CM) MALE NPT INLET (INCLUDED)
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10,2 CM) WIDE X 36" (91,4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

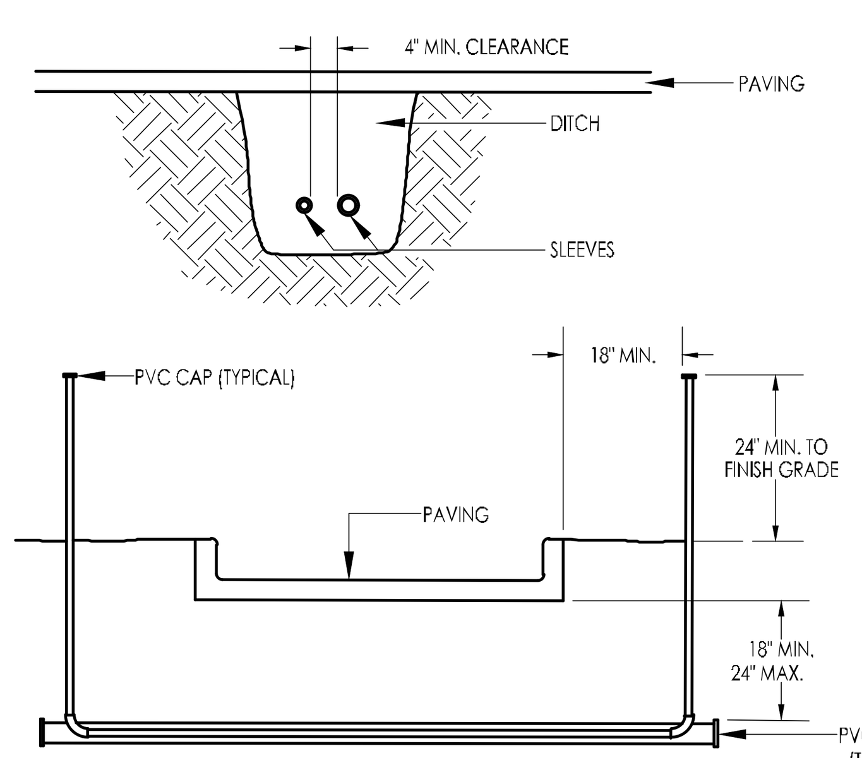
NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
   RWS-B-1401: 0.25 GPM (0,95 L/M)
   RWS-B-X-1401: 0.25 GPM (0,95 L/M), 18" (45,7 CM) SWING ASSEMBLY
   RWS-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
   RWS-B-1402: 0.5 GPM (1,9 L/M)
   RWS-B-C-1404: 1.0 GPM (3,8 L/M), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

10 ROOT WATERING SYSTEM RWS 07-19-2013
N.T.S. INSTALLATION FOR TREES
!PLANTING PLAN



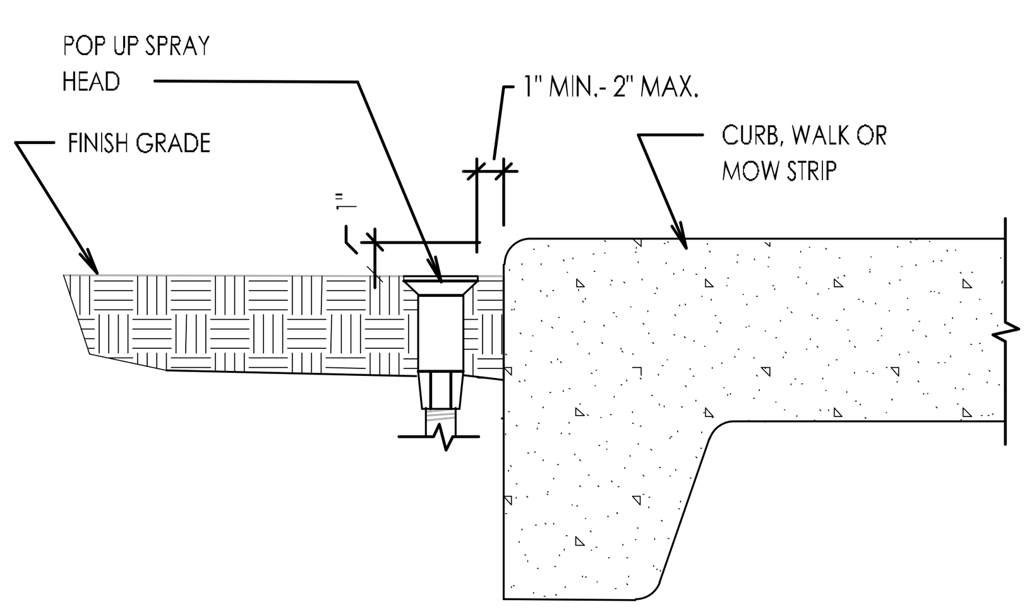
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. PROVIDE (2) 55-K-1 KEYS AND (1) SH-1 SWIVEL PER QUICK COUPLING VALVE

11 QUICK-COUPLING VALVE

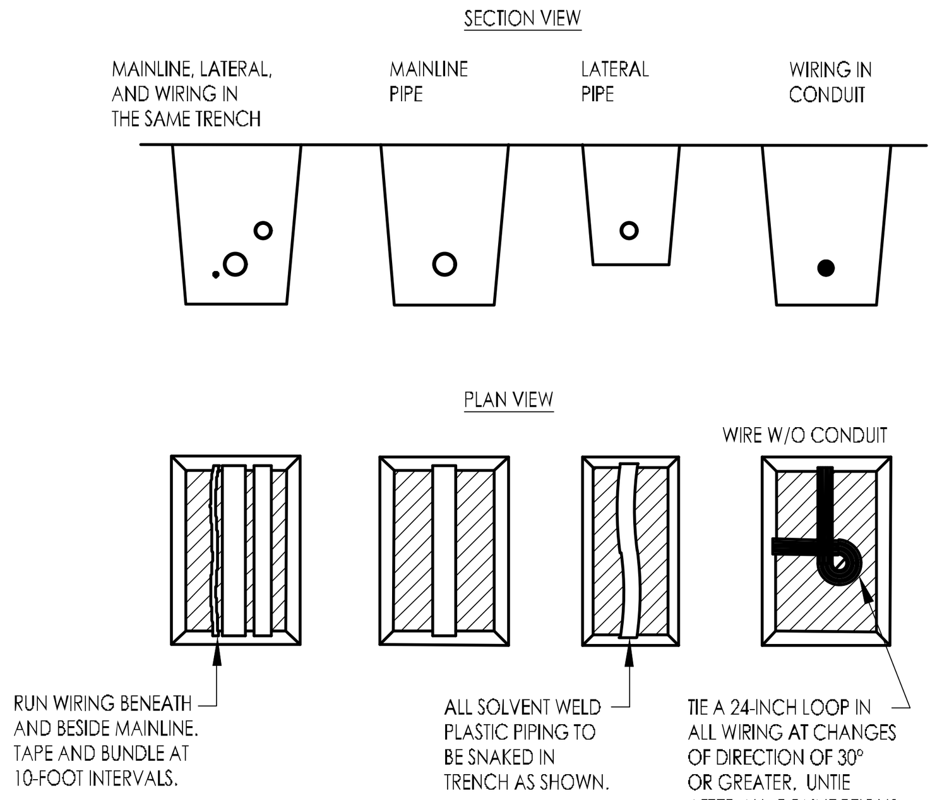


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

12 SLEEVING

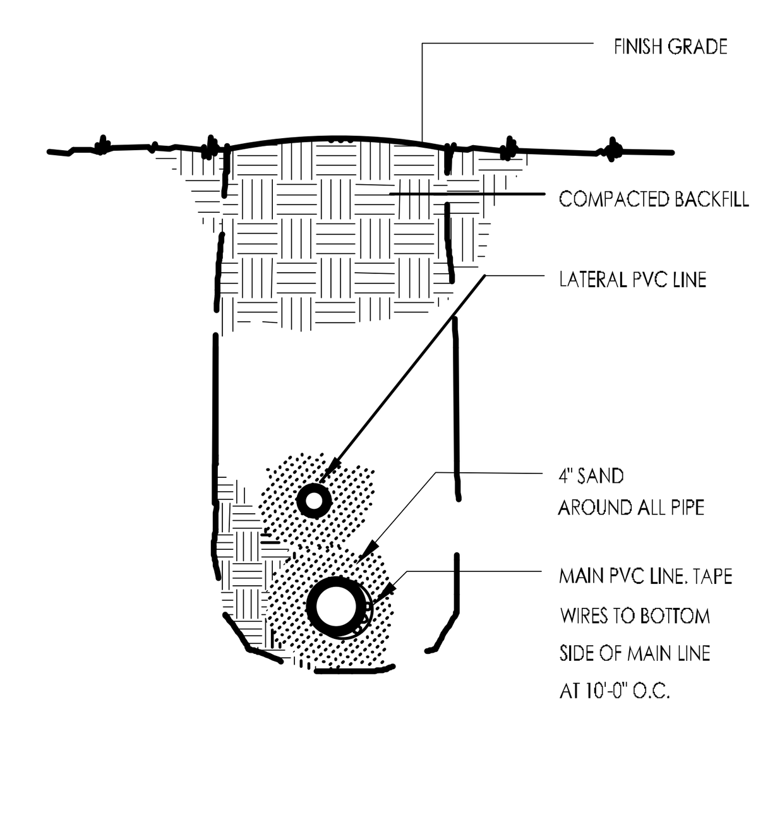


13 SPRAY HEAD NEXT TO CURB OR WALL



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

14 PIPE & WIRE TRENCHING



15 TRENCH SECTION

IRRIGATION NOTES

1. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 85psi WITH A FLOW RATE OF 75gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
2. PLEASE NOTE: IF PRESSURE IS NOT SATISFACTORY THERE MAY BE A NEED FOR A BOOSTER PUMP TO ENHANCE PERFORMANCE OF THE SYSTEM. THE LANDSCAPE CONTRACTOR SHALL REPORT PRESSURE FINDINGS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE SYSTEM FOR DETERMINATION OF ANY BOOSTER NEEDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES DURING THE INSTALLATION. CONTRACTOR SHALL SEEK ASSISTANCE FROM THE LOCAL UTILITIES IN THE LOCATION OF THE UTILITIES PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS, ADHERE TO ALL MUNICIPAL CODES AND FOLLOW STANDARD AND ACCEPTED LOCAL PRACTICES.
5. A DRAIN VALVE SHALL BE INSTALLED AT THE LOWEST PORTION OF EACH ZONE AND AT 100' INTERVALS ON THE MAINLINE FOR WINTERIZATION.
6. VALVE WIRING SHALL BE 12 GAUGE SINGLE STRAND COPPER DIRECT BURIAL DECODER SYSTEM IRRIGATION WIRE. PROVIDE ALL SPLICES SHALL BE WATERPROOF AND PLACED AT VALVE LOCATIONS ONLY.
7. ALL LATERAL LINE PIPING SHALL BE CLASS 200 SDR 21 PVC. ALL MAINLINE PIPING SHALL BE SCHEDULE 40 PVC. ALL FITTINGS SHALL BE SCH. 40 TYPE 1. USE A PVC SOLVENT AND PRIMER AS RECOMMENDED/APPROVED BY THE PIPE MANUFACTURER. ALL MATERIAL AND EQUIPMENT SHALL BE OF DOMESTIC MANUFACTURER PROCEEDING WITH RELATED WORK.
8. PLACE ALL PIPING ON THE PERIMETER OF LANDSCAPE AREAS WHERE POSSIBLE. PLACE VALVES IN PLANTING AREAS WHERE POSSIBLE. LIMIT TRENCHING AROUND EXISTING TREES AS MUCH AS POSSIBLE. BE AWARE OF THE LOCATION OF NEW TREES AND SHRUBS AND PLACE PIPING AWAY FROM THE ROOT BALLS.
9. THERE SHALL BE A CLOSED LOOP MAINLINE AROUND THE PERIMETER OF THE PROPERTY TO AID IN BALANCE OF FLOWS AND PRESSURE, AND ALLOW FOR FUTURE EXPANSION OF THE SYSTEM..
10. PROVIDE FOR WINTERIZATION BY THE BLOW OUT METHOD.
11. COORDINATE LOCATION OF THE CONTROL BOX AND RAIN SENSOR WITH THE OWNER.
12. PROVIDE 100% COVERAGE FOR ALL LANDSCAPE AREAS AND MAKE FINAL ADJUSTMENTS TO OBTAIN OPTIMAL PERFORMANCE. ALL PLANT BEDS SHALL BE DRIP IRRIGATION PLACED ON SEPARATE ZONES FROM THE TURF AREAS.
13. CONTRACTOR TO PROVIDE SERVICE TAPS, LINES AND METER FOR IRRIGATION SYSTEM SERVICE
14. COMPACT BACK FILL IN ALL TRENCHES TO STANDARD SUB GRADE COMPACTION REQUIREMENTS GIVEN IN SITE GRADING SPECIFICATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR SIZING ALL WIRING TO CONTROL VALVES. DIRECT BURIAL QUALITY WIRE WITH SEALED WATERPROOF CONNECTORS REQUIRED.
16. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
17. WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

USE EQUIPMENT SPECIFIED AND STANDARDS SHOWN IN THE IRRIGATION DETAILS OF THIS SET

*** TREE WATERING NOTE ***:

1. CONTRACTOR SHALL PLUMB THE RAIN BIRD-RWS-B-C-SOCK 1401 INTO ZONES ACCORDING TO THE FLOWS AND PRESSURES ALLOWED. THESE ZONES SHALL BE ON SEPARATE CONTROL CIRCUITS TO PROVIDE AN ALTERNATE WATERING SOURCE FOR THE TREES DURING ESTABLISHMENT.

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PANERA BREAD
BRYANT, AR

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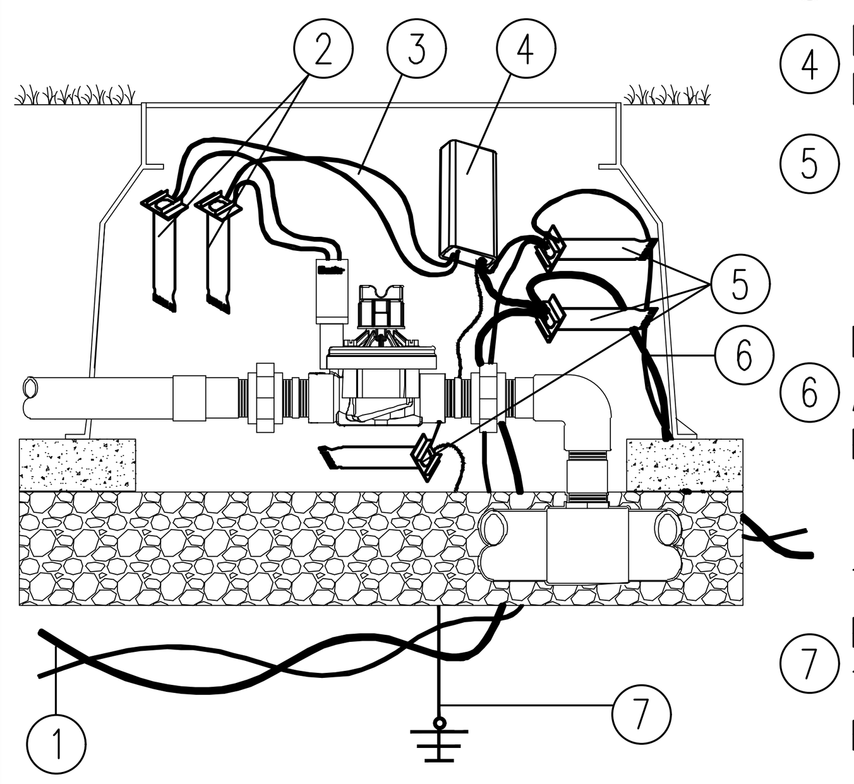
IRRIGATION DETAILS SHT. 1

LI-501

DRAWING: Z:\24304000_PANBRYANTCIV\INFRASTRUCTURE\CIVIL\DWG\PLANTING PLAN.DWG
LAYOUT: IRRIGATION DETAILS SHT. 1 , LAST SAVED: RW1463, 12/4/2024 1:45:23 PM
LAST PLOTTED BY: AUSTIN BROWN, 1/7/2025 8:31:30 AM

NOTE: All ICD 100 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black

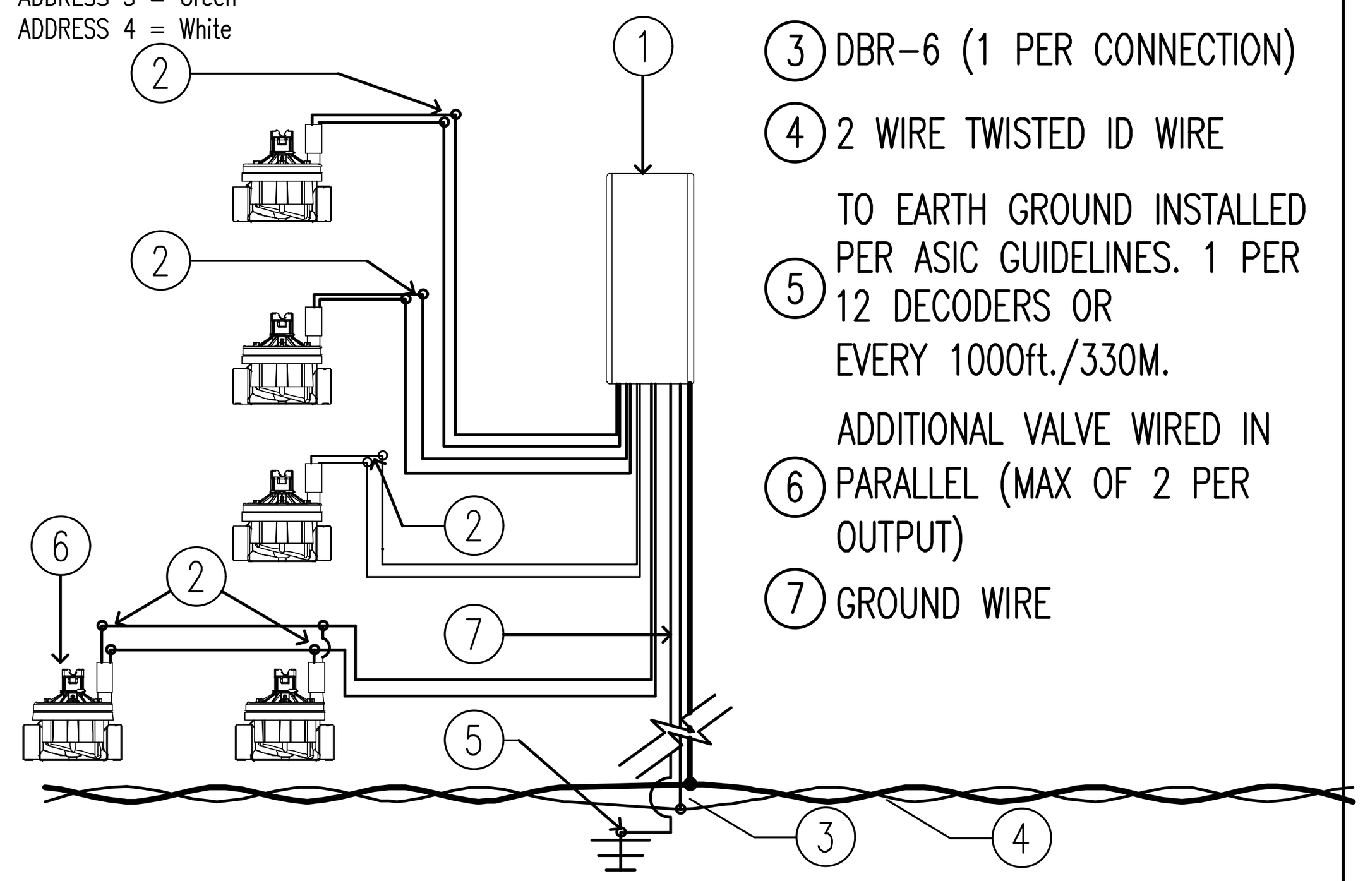


1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID
4. MODEL ICD-100 DECODER
5. DBR-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

01 ICD 100 DECODER

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

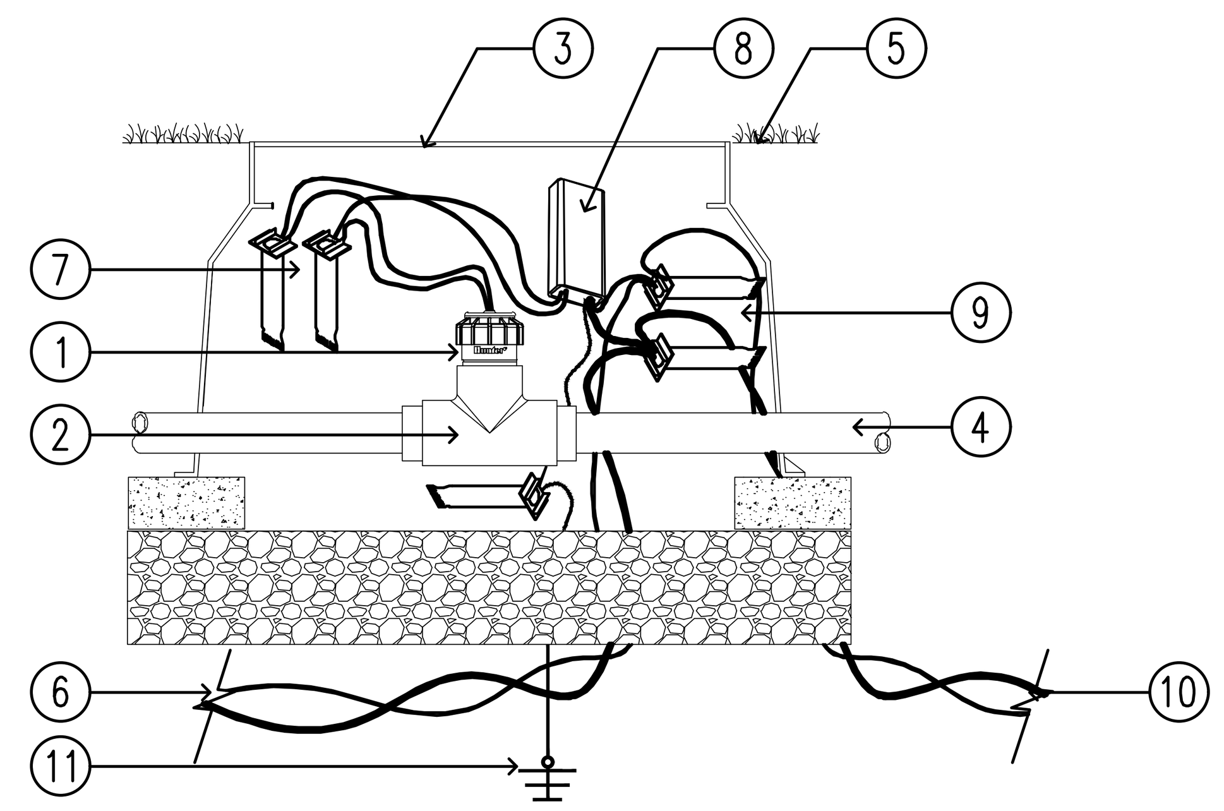
NOTE: All ICD 400 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow
ADDRESS 3 = Green
ADDRESS 4 = White



1. ICD-400 DECODER
2. DBY (2 PER VALVE)
3. DBR-6 (1 PER CONNECTION)
4. 2 WIRE TWISTED ID WIRE
5. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.
6. ADDITIONAL VALVE WIRED IN PARALLEL (MAX OF 2 PER OUTPUT)
7. GROUND WIRE

02 ICD 400 DECODER SCHEMATIC

SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL

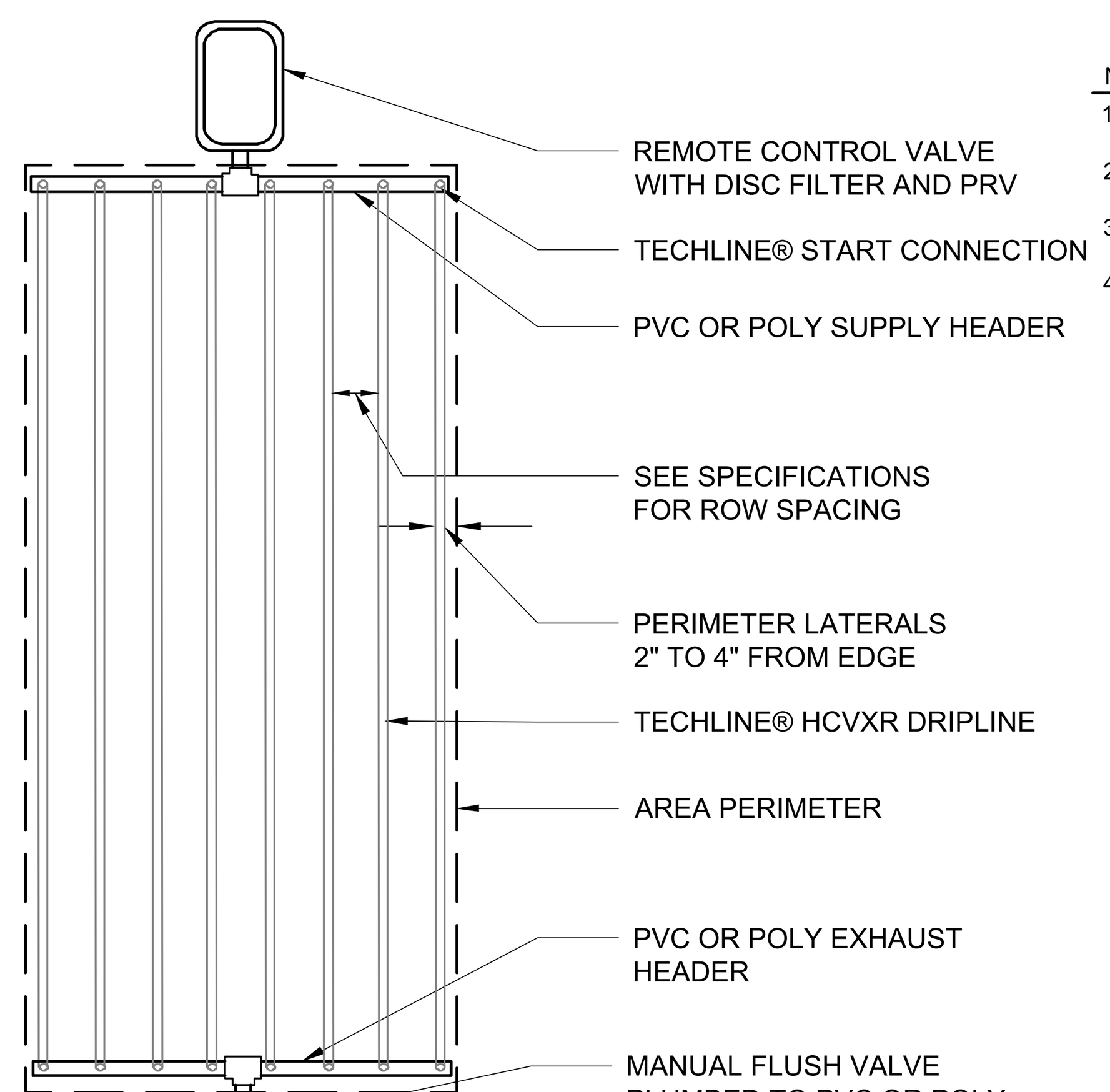


NOTE
1.) REFER TO THE FLOW SENSOR DETAIL FOR CORRECT INSTALLATION.
2.) ALL WIRE SHALL BE 12 OR 14 AWG TWISTED ID-WIRE FROM HUNTER INDUSTRIES..

1. MODEL HFS-XXX. SEE FLOW SENSOR DETAIL.
2. MODEL FCT-XXX. SEE FLOW SENSOR DETAIL.
3. STANDARD VALVE BOX
4. MAIN LINE PIPE
5. FINISHED GRADE
6. ID WIRE PATH TO NEXT DECODER AS NEEDED
7. DBY (2)
8. MODEL ICD-SEN - SENSOR DECODER
9. DBR-6 (3)
10. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
11. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

03 SENSOR DECODER DETAIL

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

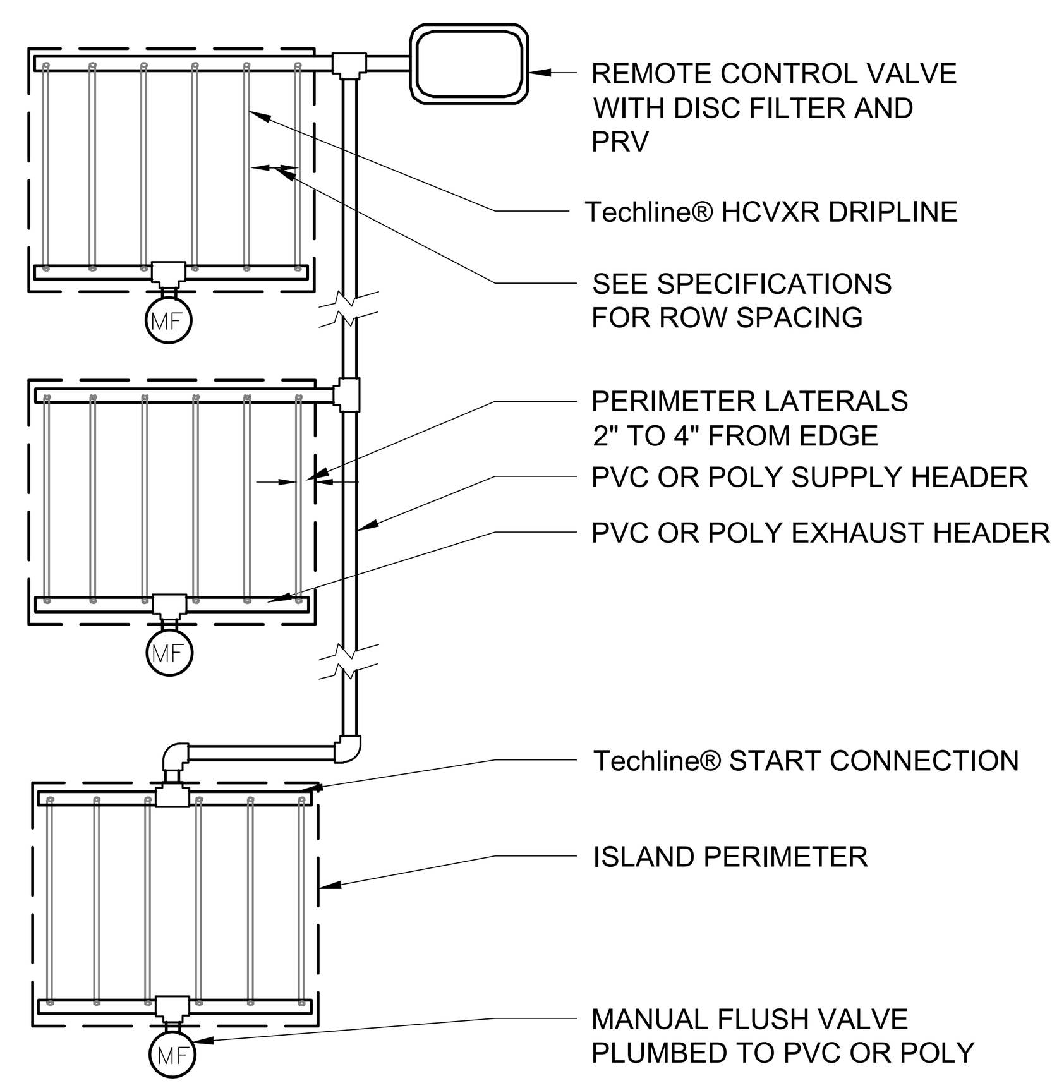


NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

NETAFIM™

04 Techline® HCVXR END FEED LAYOUT

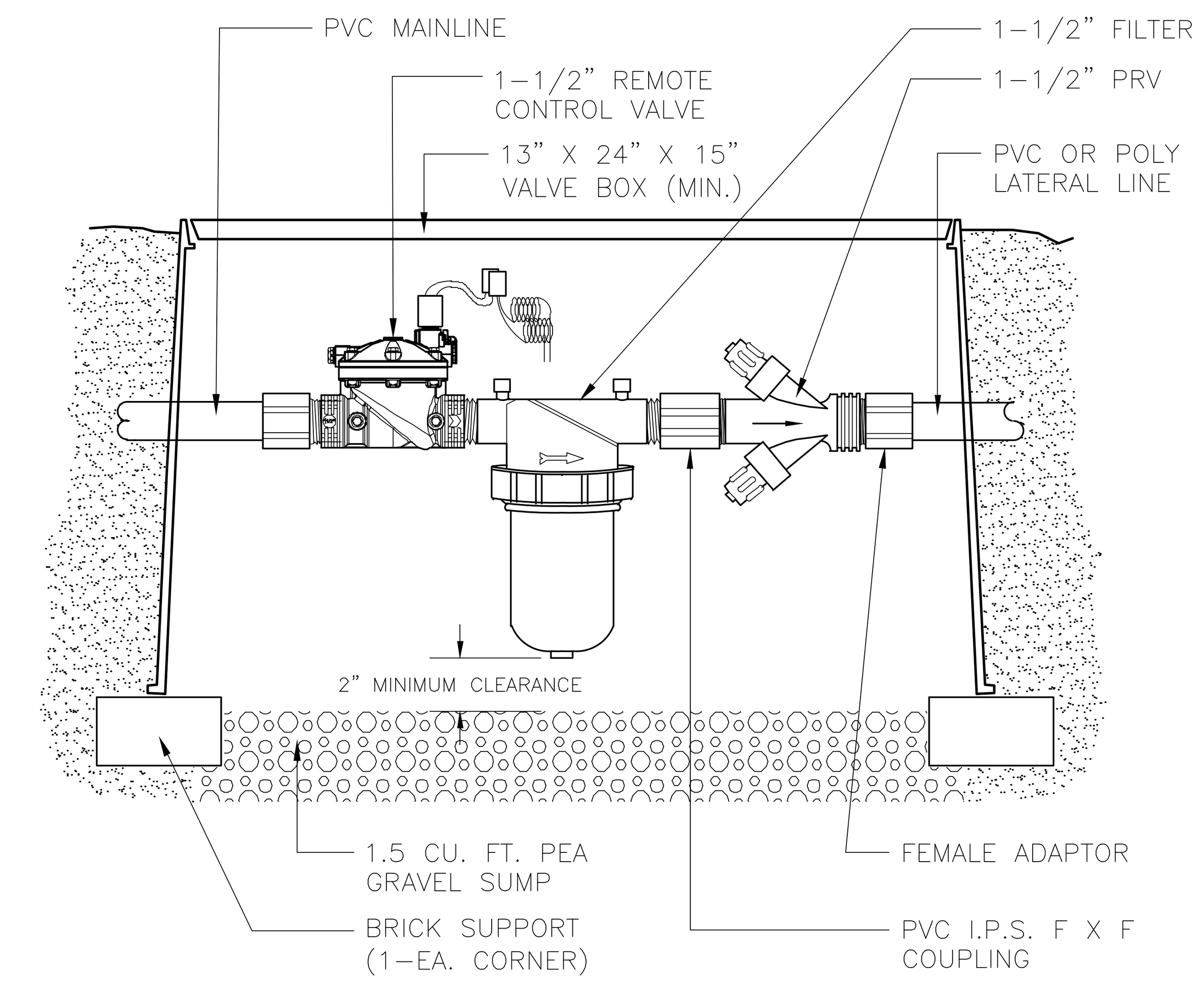
NOT TO SCALE — DETAIL - H101



NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

05 Techline® HCVXR ISLAND LAYOUT

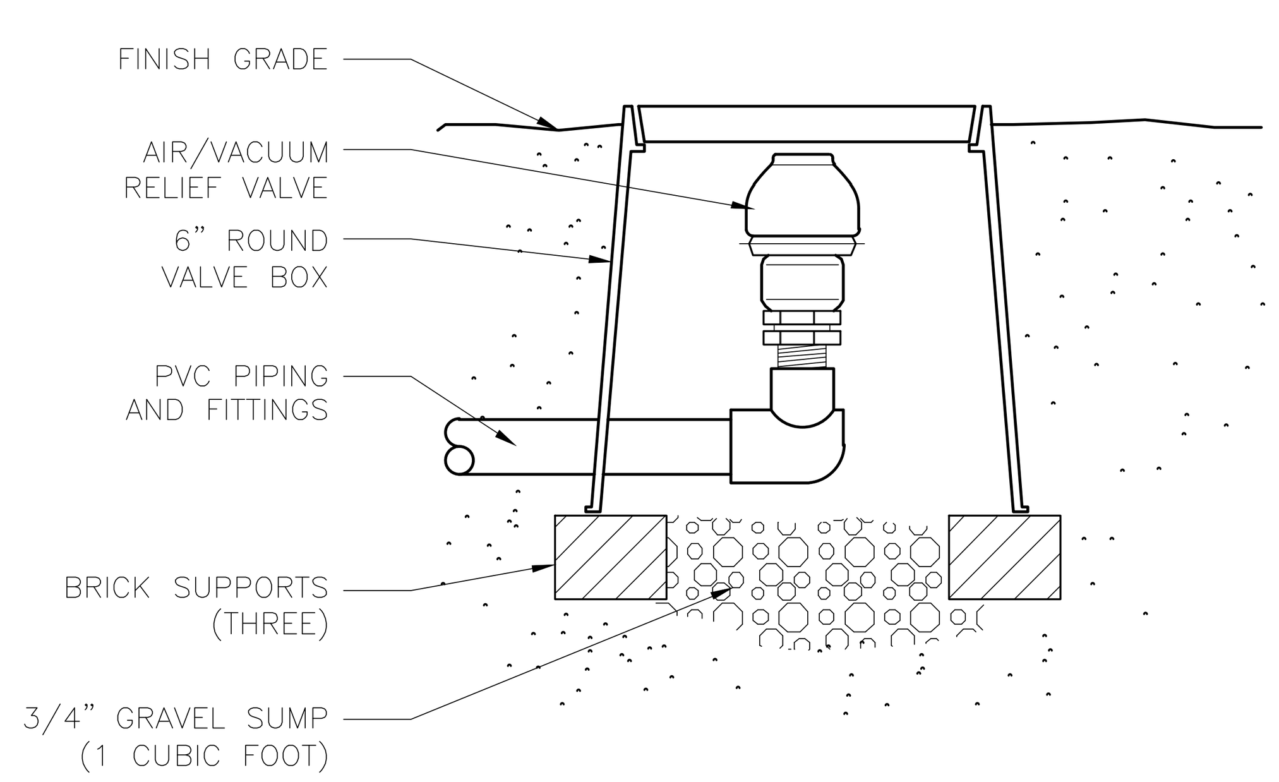
NOT TO SCALE — DETAIL - H103



NETAFIM™

06 COMMERCIAL CONTROL ZONE ASSEMBLY: P/N LVCZ-150 11 - 35 GPM

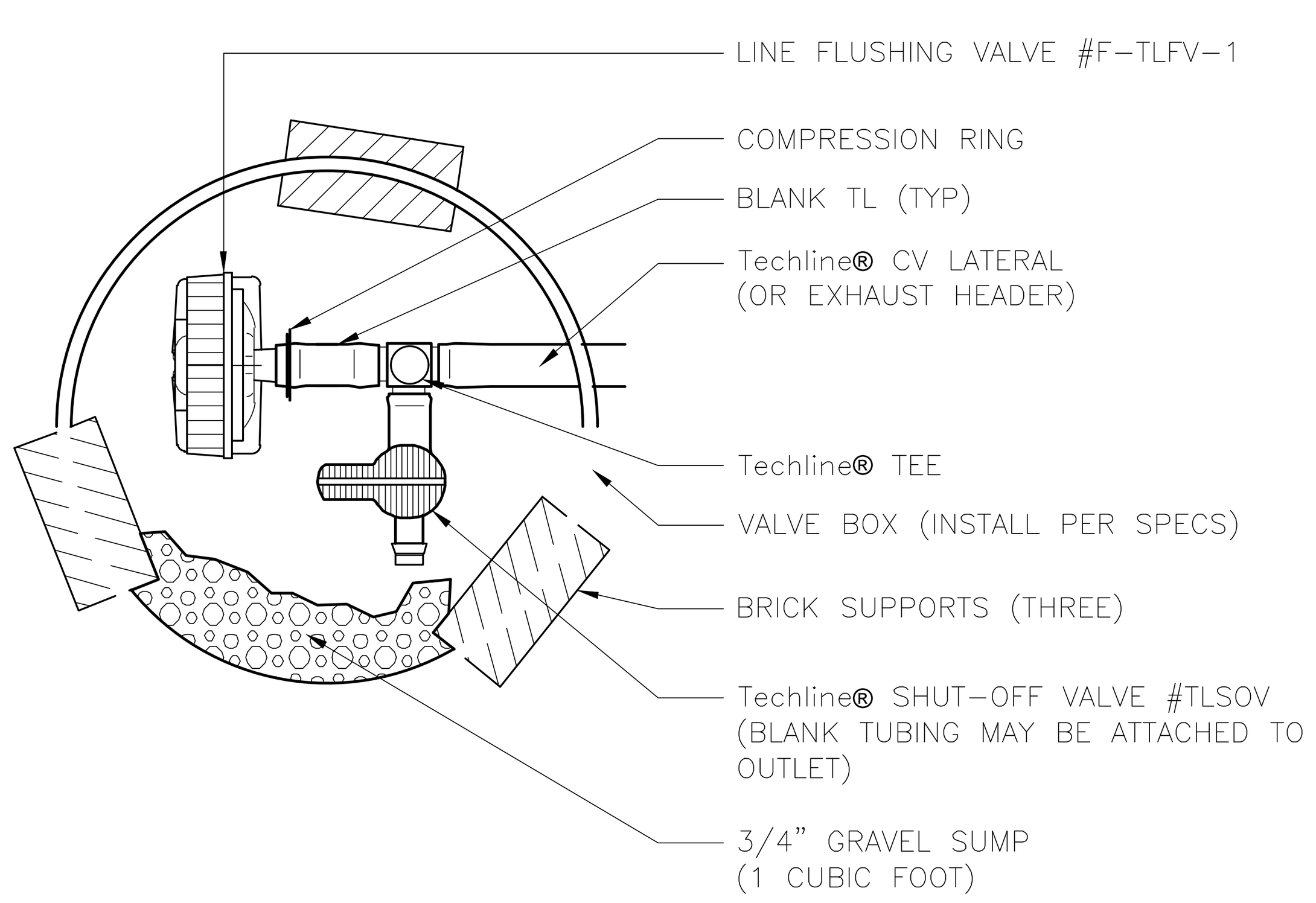
NOT TO SCALE — DETAIL - L223



NETAFIM™

07 GUARDIAN 1" AIR/VACUUM RELIEF VALVE (PLUMBED TO PVC)

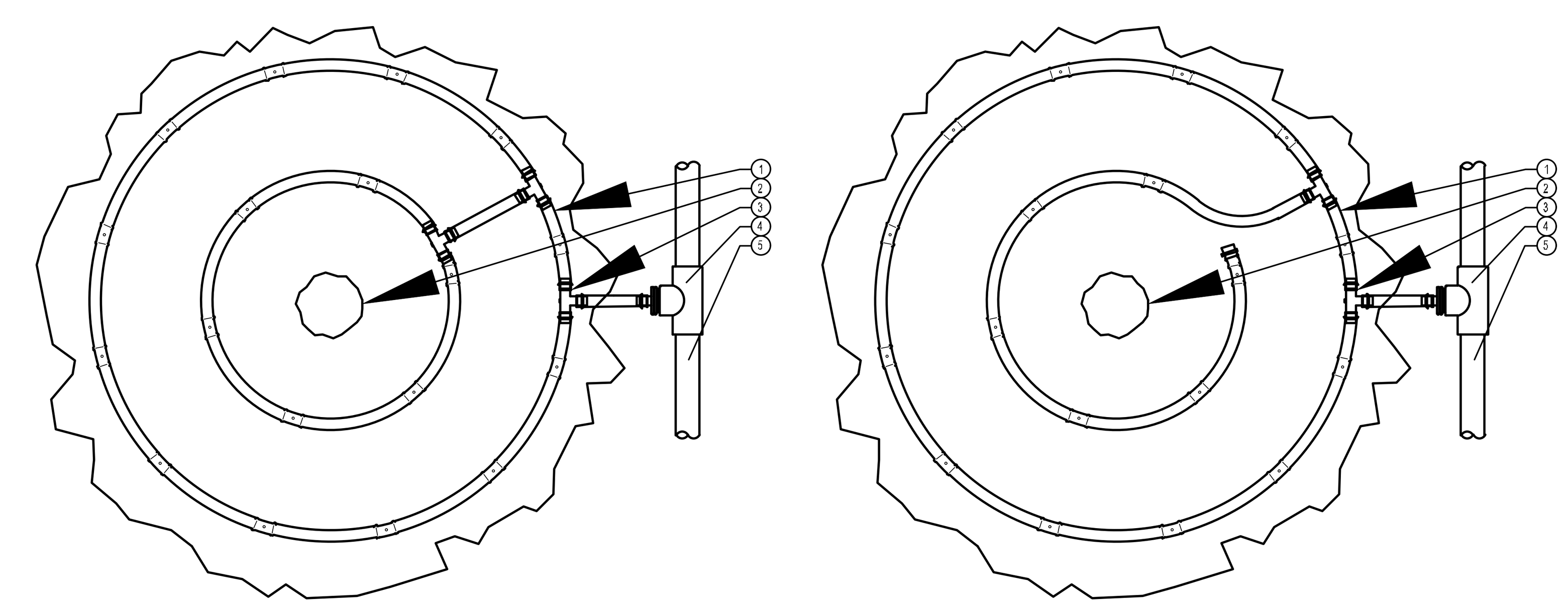
NOT TO SCALE — DETAIL - D281



08 Techline® LINE FLUSHING VALVE WITH SHUT-OFF VALVE

NETAFIM™

NOT TO SCALE — DETAIL - D121



LEGEND:
1. PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (TYP.)
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

09 LANDSCAPE DRIPLINE - TREE RING LARGE SPECIMEN

SCALE: NOT TO SCALE

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PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

PROJECT NO: 24304000
ISSUE DATE: 01/6/25
CONTACT: T.TOLLEY
QC by:
QC Date:

PRELIMINARY PLANS

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IRRIGATION DETAILS SHT. 2

LI-502

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

December 12, 2024

City of Bryant
Attn: Engineering Department
210 SW 3rd. Street,
Bryant, AR 72022

Re: Panera Bread - Drainage Letter
CT Job #: 24304000

Mr. Wilson,

The following information concerns a new Panera Bread being proposed to be constructed just north of the David's Burgers at 23140 I-30 W Bryant, AR. This project is part of a larger commercial development (Reynolds Centre) that was designed by Holloway Engineering previously. A portion of the Panera Bread site will remain unimproved to allow for future development.

As part of the previous development of David's Burgers/Reynolds Centre, regional underground detention chambers were designed and constructed to provide detention for the overall development. This underground detention design accounted for the commercial development of the property upon which this project sits.

The original design for this site was a large retail center with associated parking. The development of the Panera Bread will have a smaller runoff coefficient than that of the original designed retail center. A portion of the site will remain unimproved to allow for future development. Because of the original retail design and conservative runoff coefficient, the Panera Bread and the future development (once constructed) will have no negative impact upon Bryant's stormwater system. A summary of the runoff coefficients is shown below:

Runoff Coefficient			
	10 YR Storm	25 YR Storm	100 YR Storm
Original Design Retail Center (By Others)	0.9	0.93	0.95
Panera Bread with unimproved remaining future development area	0.59	0.64	0.72

Should you have any questions, please feel free to contact us at your earliest convenience.

Sincerely,

Caroline Gardner, PE
Project Engineer
Crafton Tull

REYNOLDS CENTER
APPLICABLE PLAN SHEETS
(BY OTHERS)

Crafton Tull

LEGEND:

TC = TOP OF CURB
G = GUTTER
SW = SIDEWALK
HP = HIGH POINT
LP = LOW POINT

NOTES:

1. CONTRACTOR TO NOTIFY "ARKANSAS ONE-CALL" AND ALL APPROPRIATE UTILITIES, CABLE COMPANIES, ETC., PRIOR TO STARTING ANY EXCAVATION. DIAL 811.
2. EXISTING UTILITY LOCATIONS SHOWN MAY NOT BE ACCURATE. ALSO UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
3. SOME UTILITIES MAY NEED TO BE RELOCATED IN ORDER TO COMPLY WITH THIS GRADING PLAN.
4. VEGETATION MUST BE ESTABLISHED ON DISTURBED AREAS WITHIN 14 DAYS OF COMPLETION OF GRADING ACTIVITIES.
5. ADEQ PERMIT MUST BE OBTAINED AND EROSION CONTROL MEASURES MUST BE INSTALLED TO REDUCE DISCHARGE OF POLLUTED STORMWATER BEFORE CONSTRUCTION CAN COMMENCE.
6. ALL SIDEWALK AREAS TO MAINTAIN A MAXIMUM 2% CROSS-SLOPE AND A 5% RUNNING SLOPE & CONFORM TO ALL ADA REGULATIONS. ALL ADA PARKING TO BE MAX. 2% SLOPE ALL DIRECTIONS.

HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC
200 Casey Drive
Maumelle, Arkansas 72113
(501) 851-3366
admin@holloway-eng.com

Grading Plan of the Reynolds Centre
City of Bryant, Saline County, Arkansas
for: David's Real Estate, LLC

date	revisions	init
2/28/17	Remove Recal Lane	DLH

dwg by: MDR
checked: DLW
date: 5/8/2017
scale: noted

C2.00

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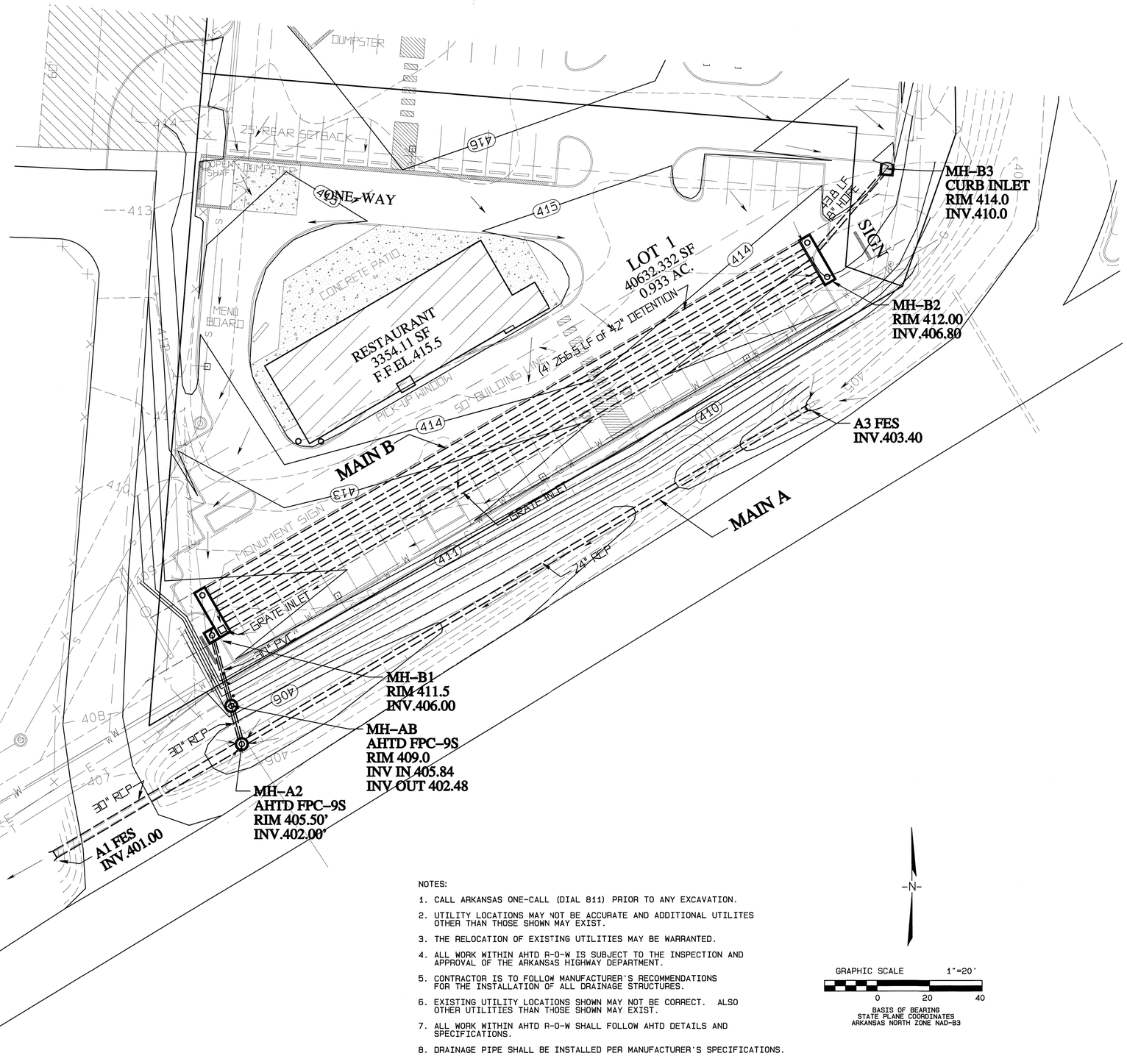
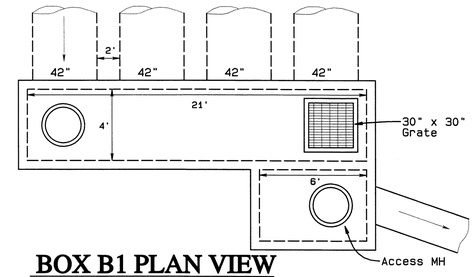
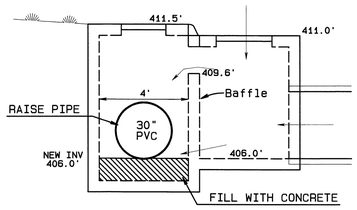
5/8/2017
11:32:31AM

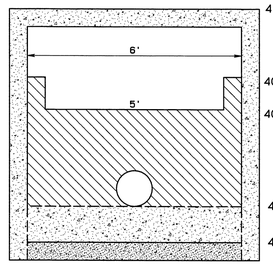




BOX B1 PLAN VIEW
NTS



BOX B1 SOUTH VIEW
NTS



BOX B1 BAFFLE
NTS

NOTES:

1. CALL ARKANSAS ONE-CALL (DIAL 811) PRIOR TO ANY EXCAVATION.
2. UTILITY LOCATIONS MAY NOT BE ACCURATE AND ADDITIONAL UTILITES OTHER THAN THOSE SHOWN MAY EXIST.
3. THE RELOCATION OF EXISTING UTILITIES MAY BE WARRANTED.
4. ALL WORK WITHIN AHTD R-O-W IS SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARKANSAS HIGHWAY DEPARTMENT.
5. CONTRACTOR IS TO FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR THE INSTALLATION OF ALL DRAINAGE STRUCTURES.
6. EXISTING UTILITY LOCATIONS SHOWN MAY NOT BE CORRECT. ALSO OTHER UTILITIES THAN THOSE SHOWN MAY EXIST.
7. ALL WORK WITHIN AHTD R-O-W SHALL FOLLOW AHTD DETAILS AND SPECIFICATIONS.
8. DRAINAGE PIPE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

-N-

GRAPHIC SCALE 1"=20'
0 20 40

BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-B3

CERTIFICATE OF AUTHORIZATION
Holloway Engineering, Surveying & Civil Design, PLLC
No. 1879
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10852
DAVID L. WHITE
4-7-17

HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC
200 Casey Drive
Maumelle, Arkansas 72113
(501) 851-3366
admin@holloway-eng.com

Drainage Plan of the Reynolds Centre
City of Bryant, Saline County, Arkansas
for: David's Real Estate, LLC

dwg by: MDR	date	revisions	int.
checked: DLW	1/30/17	B1 to A2 change	DLW
date: 4/7/2017	2/28/17	Remove Decal Lane	DLW
scale: noted	3/6/17	Drainage for Hotel Lot	DLW

C2.01

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4/7/2017
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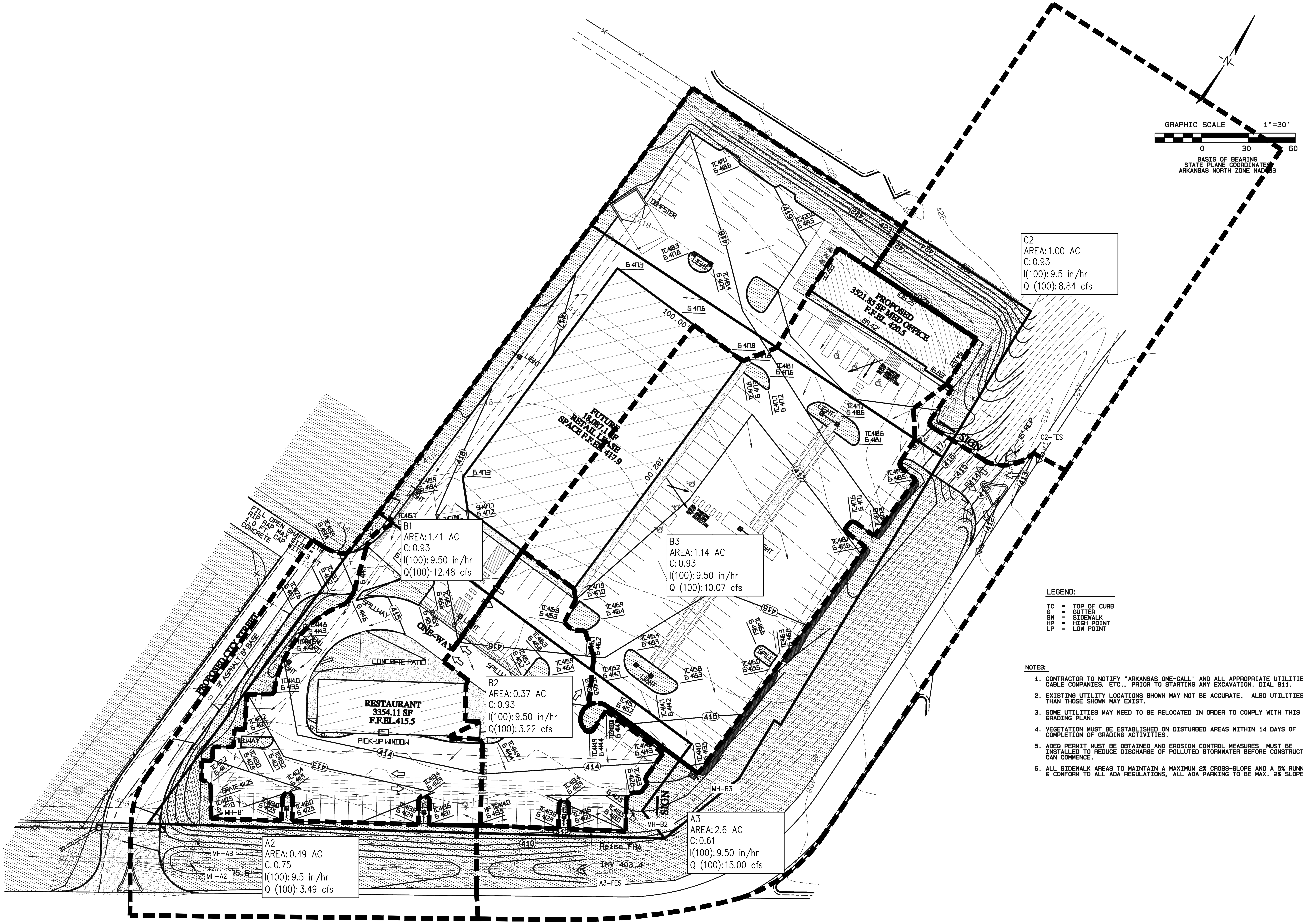

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G = GUTTER
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2/28/17	Remove Decel Lane	DLW

dwg by: MDR
checked: DLW
date: 5/8/2017
scale: noted

C2.00

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5/8/2017
11:32:31AM

PIPES

Design based on 100-year Storm

Inlet	Drainage Area ac	Area Q req'd cfs	Pipe	Q req'd cfs	Pipe Dia in	Area ft^2	W.P. ft	Rh	Slope ft/ft	n	Max Velocity fps	Full Flow Capacity cfs	Vel Head $v^2/2g$ ft	Fig 3-1 Flow Depth ft	H.E.G ft	Rim Elev ft
B3	1.14	10.07	B3 to B2	10.07	18	1.77	4.71	0.375	0.045	0.013	12.66	22.36	2.5			
B2	0.37	3.22	B2 to B1	13.30	42	9.62	10.99	0.875	0.003	0.013	5.74	55.20	0.5			
B1	1.41	12.48	B1 to AB	25.78	30	4.91	7.85	0.625	0.005	0.010	7.69	37.73	0.9			
AB	0.00	0.00	AB to A2	25.78	30	4.91	7.85	0.625	0.015	0.013	10.25	50.27	1.6			
A3	2.60	15.00	A3 to A2	15.00	24	3.14	6.28	0.5	0.005	0.013	5.09	15.99	0.4	1.6		
A2	0.49	3.49	A2 to A1	44.27	30	4.91	7.85	0.625	0.012	0.013	9.16	44.96	1.3	2.0	405.3	405.5
C2	1.00	8.84	C2 to C1	8.84	18	1.77	4.71	0.375	0.019	0.013	8.24	14.55	1.1	0.8		

H.E.G. = Inv + Vel Head + Flow Depth

Q req'd = (Drainage Area) x (9.5 in/hr) x (0.93)

Flow Depth from LR Drainage Manual Fig 3-1

Velocity = ((1.49/n) (Rh)^0.66 (Slope)^0.5)

Capacity = Q = Area x Velocity

A2 - Q req'd = (0.49)(9.5)(0.75) = 3.49 cfs

Offsite Drainage into A3: **1) Waffle House Lot** A = 0.90 ac **2) Ditch & Pavement of Ramp Road** A = 0.90 ac

L1 = 300 ft L2 = 525 ft Lo = 825 ft Δh = 20 ft Slope = 2.5% Tc = 30 min

I = 5.5 in/hr Q = CIA = (0.75)(5.5)(1.80) = 7.4 cfs

3) Interstate Area A = 0.85 ac Q = CIA = (0.90)(10.0)(0.85) = 7.6 cfs

A3 - 15.0 cfs

PREDEVELOPMENT DRAINAGE EXHIBIT

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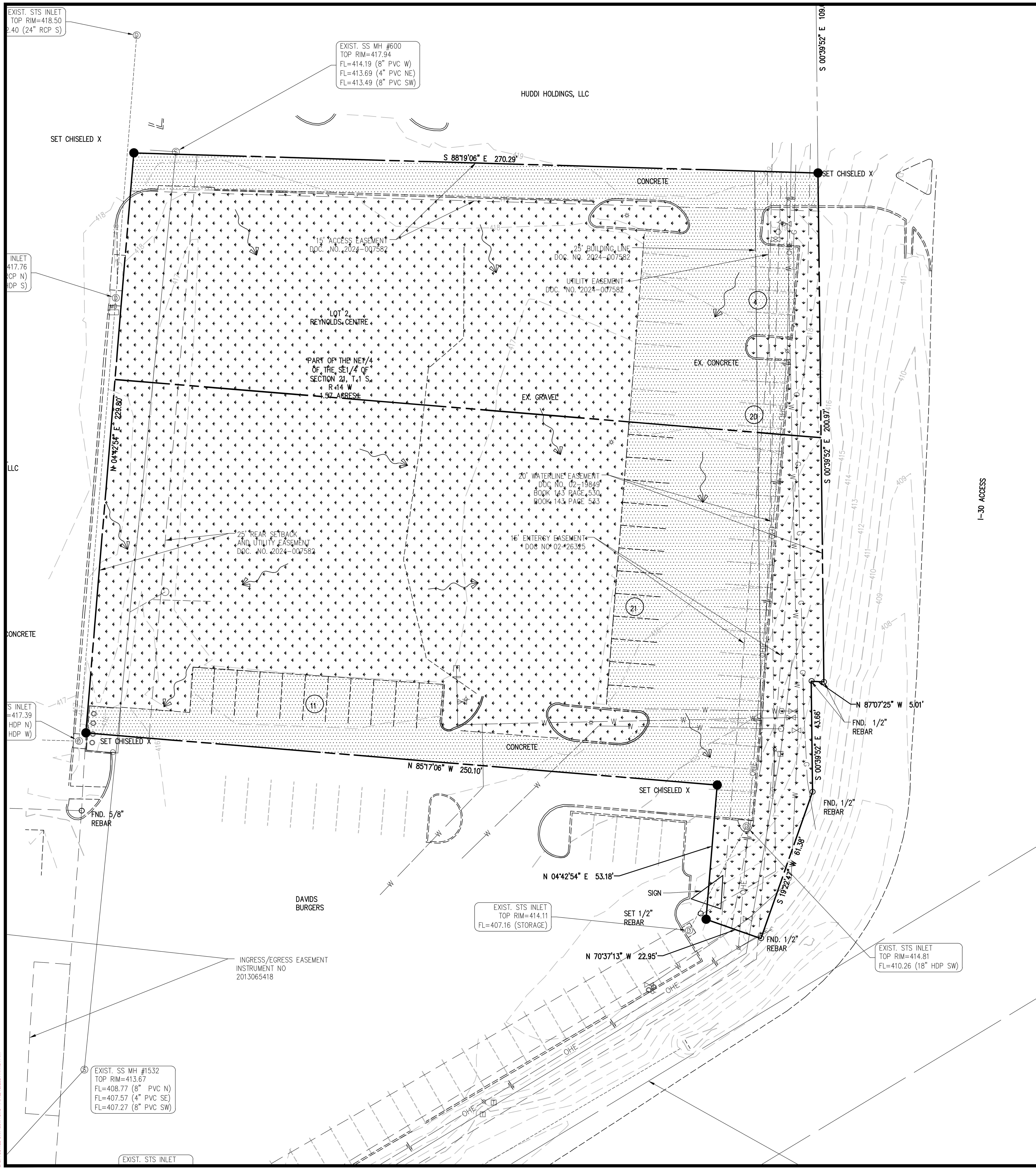

INTENSITY CALCULATIONS						
STORM YEAR	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
INTESITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
TC (MIN)	5	5	5	5	5	5

COMPOSITE C- VALUE (PRE-DEV)							
SURFACE	AREA (AC)	C VALUE					
		2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
ASPHALTIC	0.00	0.73	0.77	0.81	0.86	0.90	0.95
CONCRETE/ROOF	0.50	0.75	0.80	0.83	0.88	0.92	0.97
GRASS AREA	1.07	0.25	0.28	0.30	0.34	0.37	0.41
TOTAL/COMPOSITE	1.57	0.41	0.45	0.47	0.51	0.55	0.59

FLOW OFF OF SITE (PRE-DEV)						
YEAR	2	5	10	25	50	100
A (ACRES)	1.57	1.57	1.57	1.57	1.57	1.57
C VALUE	0.41	0.45	0.47	0.51	0.55	0.59
INTENSITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
Q (CFS)	3.78	4.75	5.58	6.86	8.09	9.24

GRASS/LAWN

CONCRETE PAVED/BUILDING

PAVED/ASPHALT

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GRAPHIC SCALE IN FEET
20' 0 20'

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

PROJECT NO: 24304000
ISSUE DATE: 11/20/24
CONTACT: T.TOLLEY
QC by:
QC Date:

PRELIMINARY PLANS

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PRE-DEV DRAINAGE EXHIBIT

C-107

POST DEVELOPMENT DRAINAGE EXHIBIT

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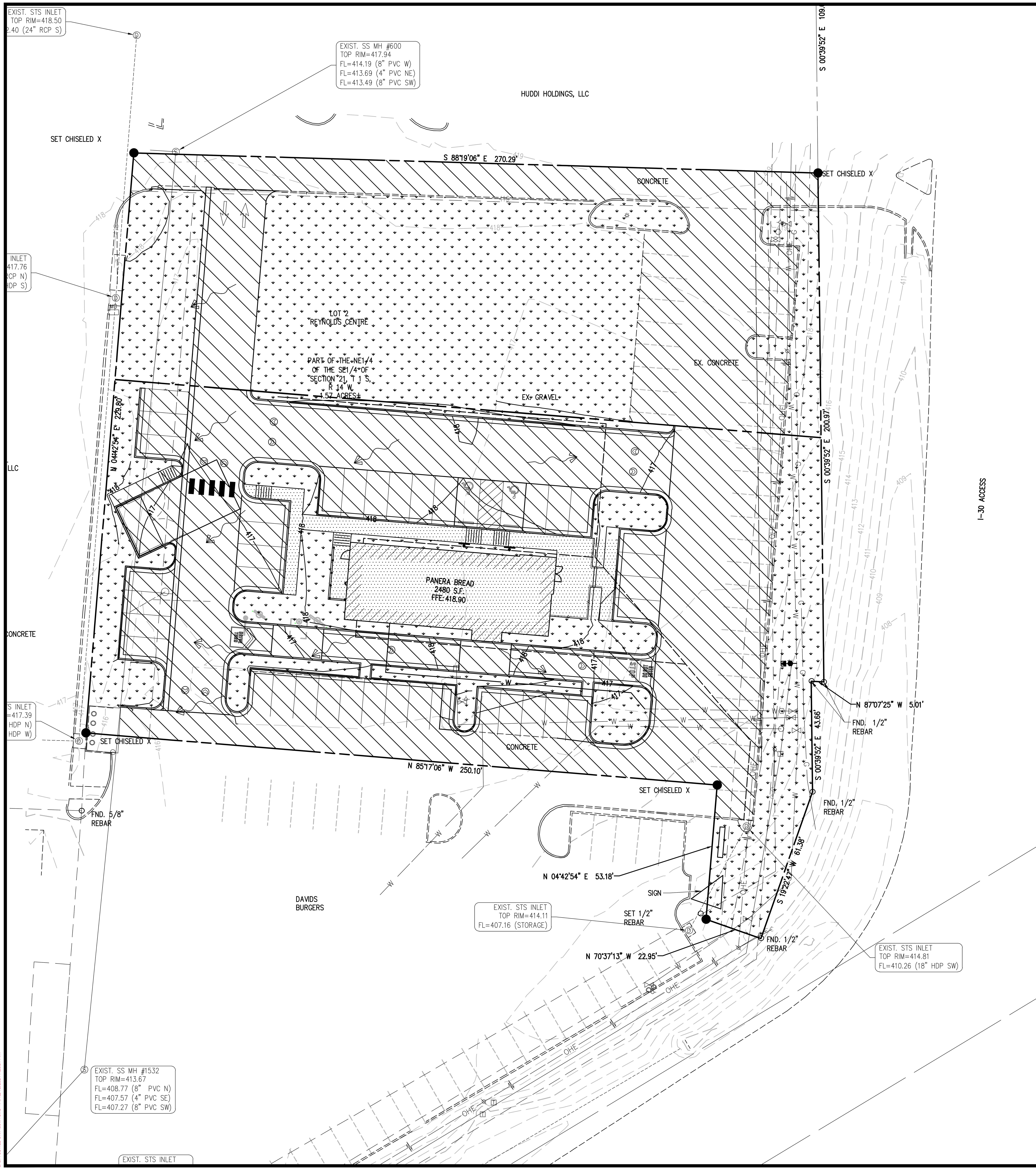

INTENSITY CALCULATIONS

STORM YEAR	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
INTESITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
TC (MIN)	5	5	5	5	5	5

COMPOSITE C- VALUE (POST-DEV)

SURFACE	AREA (AC)	C VALUE					
		2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
ASPHALTIC	0.85	0.73	0.77	0.81	0.86	0.90	0.95
CONCRETE/ROOF	0.10	0.75	0.80	0.83	0.88	0.92	0.97
GRASS AREA	0.62	0.21	0.23	0.25	0.29	0.32	0.36
TOTAL/COMPOSITE	1.57	0.53	0.56	0.59	0.64	0.67	0.72

FLOW OFF OF SITE (POST-DEV)

YEAR	2	5	10	25	50	100
A (ACRES)	1.57	1.57	1.57	1.57	1.57	1.57
C VALUE	0.53	0.56	0.59	0.64	0.67	0.72
INTENSITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
Q (CFS)	4.86	5.96	7.02	8.52	9.97	11.28

GRASS/LAWN

CONCRETE PAVED/BUILDING

PAVED/ASPHALT

CHANGE IN C (RUNOFF COEFFICIENT)

YEAR	2	5	10	25	50	100
DESIGN (BY OTHERS)	–	–	0.90	0.93	–	0.95
EX. CONDITIONS	0.41	0.45	0.47	0.51	0.55	0.59
POST-DEV	0.53	0.56	0.59	0.64	0.67	0.72

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N
GRAPHIC SCALE IN FEET
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PANERA BREAD
BRYANT, AR

Key Plan

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PRELIMINARY PLANS

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POST-DEV DRAINAGE EXHIBIT

C-108

PREDEVELOPMENT
INLET AREA MAP

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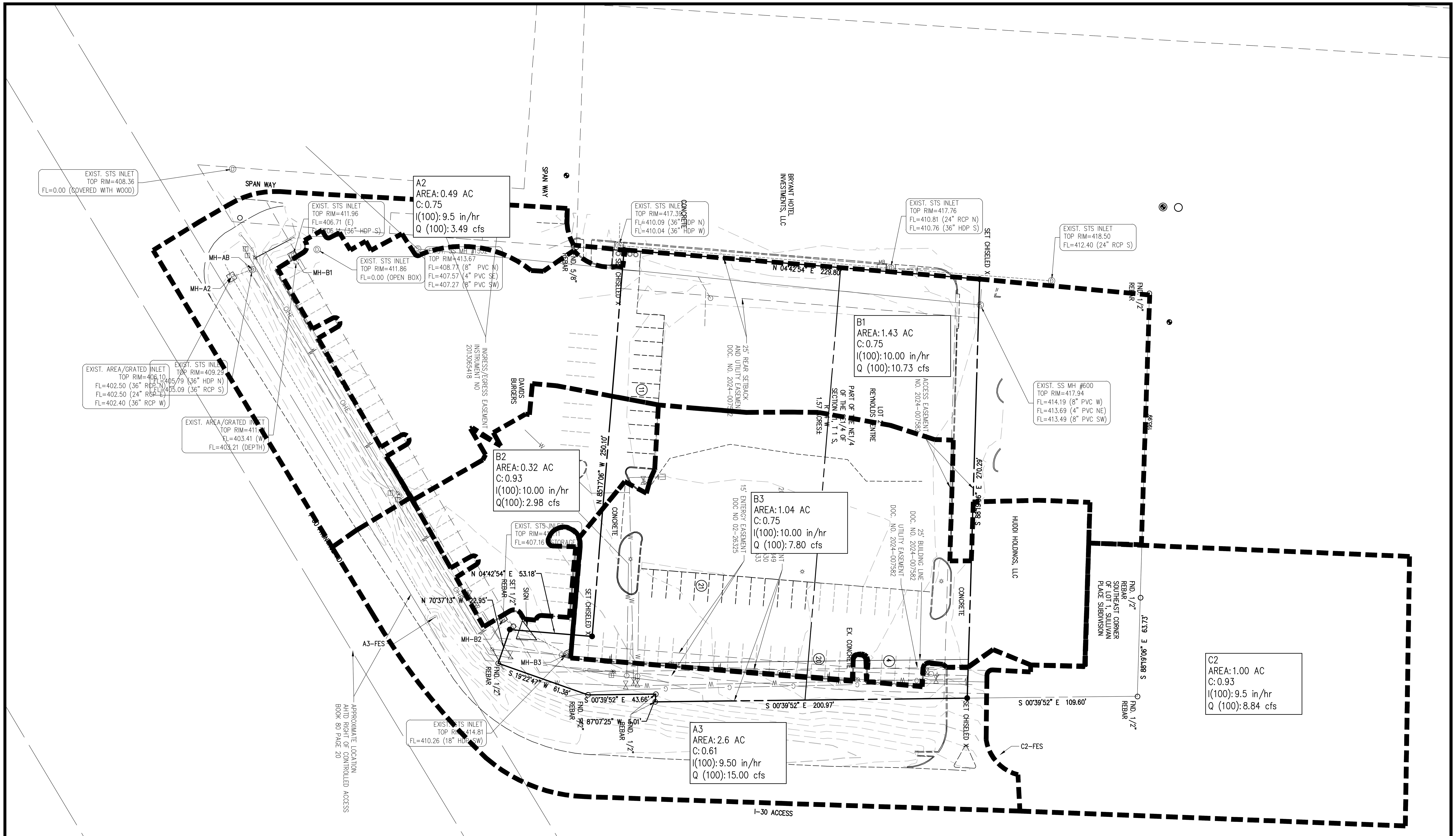

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30' 0 30'

PANERA BREAD

BRYANT, AR

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POST-DEV INLET MAP

C-108

POST DEVELOPMENT
INLET AREA MAP

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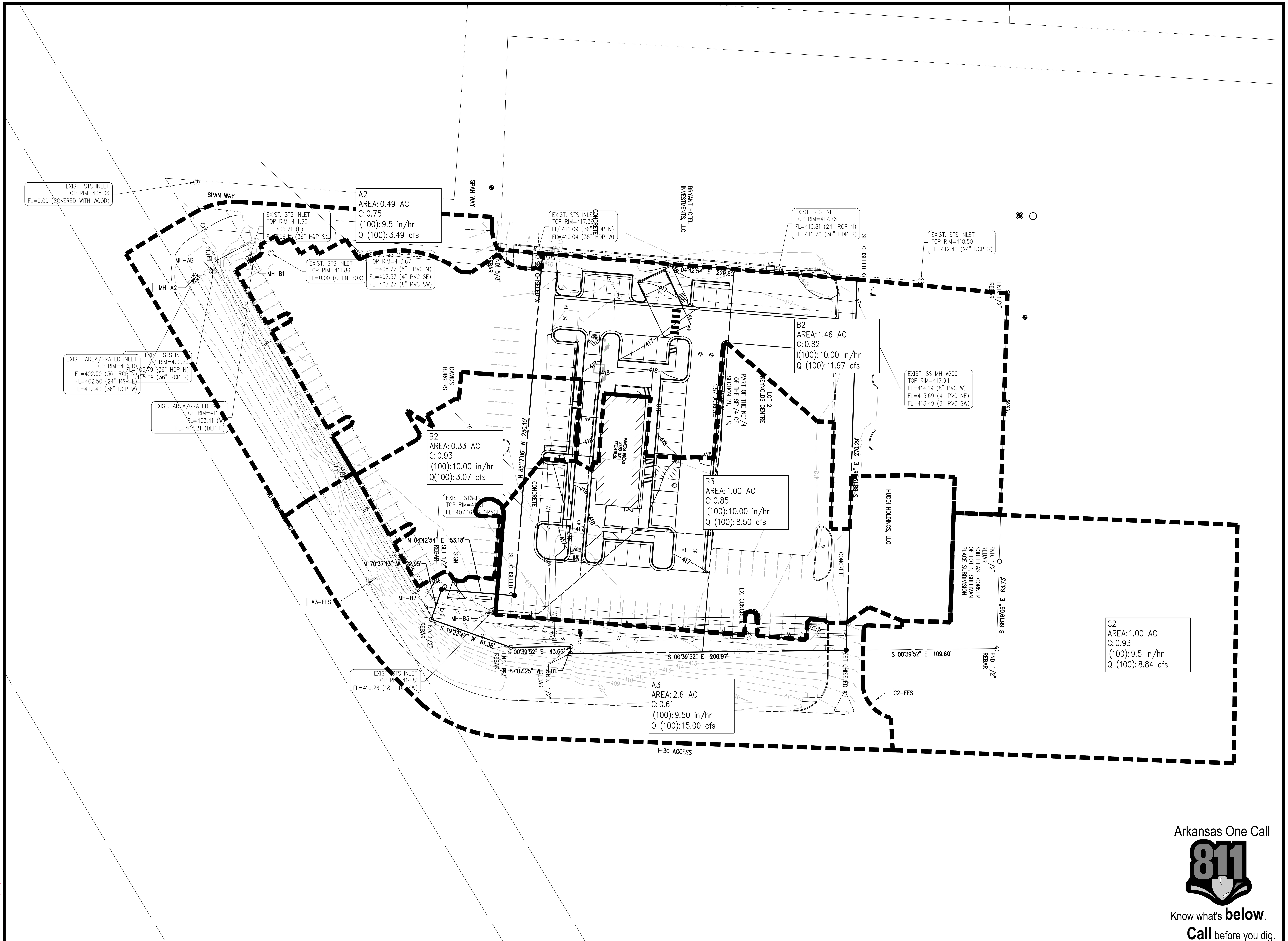

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POST-DEV INLET MAP

C-109

SOILS REPORT

Crafton Tull

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Saline County, Arkansas

November 26, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:671 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Saline County, Arkansas
Survey Area Data: Version 21, Sep 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 1, 2022—May 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Tiak silt loam, 3 to 8 percent slopes	1.6	100.0%
Totals for Area of Interest		**1.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Saline County, Arkansas

29—Tiak silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: m06q
Elevation: 70 to 570 feet
Mean annual precipitation: 44 to 61 inches
Mean annual air temperature: 49 to 74 degrees F
Frost-free period: 185 to 230 days
Farmland classification: Not prime farmland

Map Unit Composition

Tiak and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tiak

Setting

Landform: Interfluves
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy and clayey marine deposits

Typical profile

A - 0 to 7 inches: silt loam
E - 7 to 9 inches: loam
Bt1 - 9 to 32 inches: clay
Bt2 - 32 to 72 inches: clay

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Ecological site: F133BY002TX - Seasonally Wet Upland
Hydric soil rating: No

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GENERAL NOTES

1. INSTALL OVERSIZED BACKER ROD AND SEALANT AROUND ALL CLADDING PENETRATIONS TO SEAL TO THE AIR AND WATER BARRIER AND TO THE CLADDING, TYPICAL.
2. INSTALL OVERSIZED BACKER ROD AND SEALANT AT CLADDING TRANSITIONS, TYPICAL.
3. INSTALL STOREFRONT IN FULL BED OF SEALANT, TYPICAL.
4. ADJUST BRICK JOINTS TO ACCOMMODATE COURSING AS NEEDED.
5. FIRE DEPARTMENT ACCESS BOX TO BE INSTALLED ADJACENT SERVICE DOOR. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
6. HOSE BIBB | RECESSED STAINLESS STEEL BOX: REFER TO PLUMBING DRAWINGS FOR LOCATION AND ADDITIONAL INFORMATION.
7. BUILDING ADDRESS SIGN: VERIFY SIZE, LOCATION, AND STYLE WITH LOCAL FIRE DEPARTMENT.
8. ELECTRICAL SWITCHGEAR CABINETS TO BE PAINTED TO MATCH EIFS. REFER TO ELECTRICAL FOR FURTHER INFORMATION.
9. GAS METER: ONCE GAS LINES ARE INSTALLED, PAINT TO MATCH ADJACENT BRICK. VERIFY WITH TENANT. REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION.
10. SECURITY CAMERAS: G.C. TO PROVIDE ROUGH-IN LOCATIONS. COORDINATE ROUGH-IN LOCATIONS AND HEIGHT WITH TENANT PRIOR TO INSTALLATION.
11. BOLLARDS: CONCRETE BOARDS TO BE PAINTED SAFETY YELLOW. SEE CIVIL FOR LOCATIONS AND ADDITIONAL INFORMATION.

KEYED NOTES

3.01 NEW SIGNAGE; PROVIDED AND INSTALLED BY TENANT SIGN VENDOR UNDER SEPARATE PERMIT; G.C. TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT).

3.02 PRE-FINISHED METAL COPING | FINISH: MATTE, COLOR: CHARCOAL TO MATCH RAL 7043.

3.04 MAIN ENTRANCE SPACE/EXIT. DOOR TO MATCH STOREFRONT COLOR.

3.06 HOLLOW METAL SERVICE DOOR. | PAINT TO MATCH ADJACENT WALL COLOR. (P1)

3.07 DRIVE-THRU WINDOW | MFR: QUIKSERV | MODEL: FM42E | COLOR TO MATCH STOREFRONT.

3.10 CONTINUOUS V-GROOVE REVEAL

3.11 PRE-MANUFACTURED ALUMINUM CANOPY W/ TIE RODS WITH FINISHED UNDERSIDE. INSTALLED BY G.C. PER MANUFACTURERS RECOMMENDATIONS. MANF: API, INC. COLOR: DARK GREEN, PMS 2411C VERIFY WITH TENANT. CANOPY TO INCLUDE LIGHTING, INTERNAL DRAIN (TO TIE INTO STORM)

3.18 NICKEL BRONZE NOZZLE RWJ/OVERFLOW DRAIN THRU ROOF, MIN. 12" ABOVE GRADE.

3.36 PREMANUFACTURED RIBBED PANEL ROOF EQUIPMENT SCREENING, MFR: ROOFSCREEN MANUFACTURING, COLOR: TO MATCH P224.

BR-1 BRICK - UTILITY FACE BRICK, SIZE: 3-5/8"W X 3-5/8"TH X 11-5/8"L, COLOR: TO MATCH SANTIAGO CREATIVE MATERIALS BLEND. HORIZONTAL STACK BOND. MORTAR TO BE LATICRETE MVIS POINTING MORTAR, #56 TERRACOTTA.

BR-2 BRICK - UTILITY FACE BRICK, SIZE: 3-5/8"W X 3-5/8"TH X 11-5/8"L, COLOR: TO MATCH GOLDEN BLUFF CREATIVE MATERIALS. SOLDIER COURSE. MORTAR TO BE LATICRETE MVIS POINTING MORTAR, #40 LATTE.

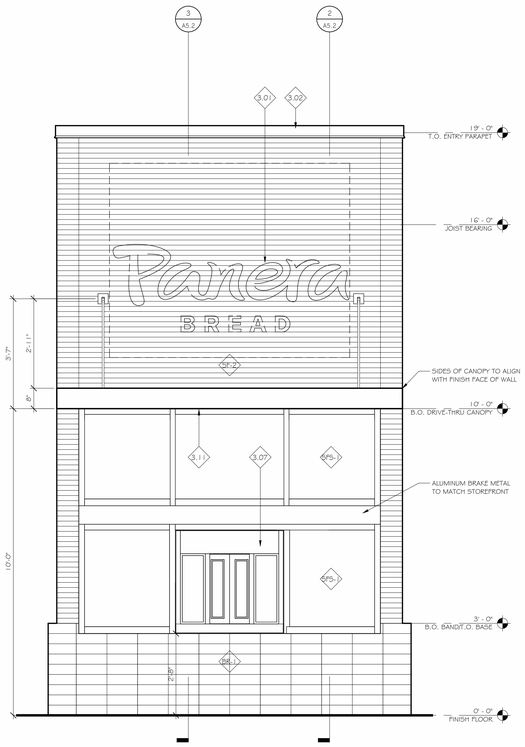
EIFS-1 EXTERIOR INSULATION FINISH SYSTEM, PRODUCT: DRYVIT "OUTSULATION PLUS MD" EIFS WITH MOISTURE DRAINAGE SYSTEM, COLOR: COLOR MATCH TO DRYVIT #105 SUEDE, TEXTURE: DRYVIT "LYMESTONE".

ES-1 UNIT-MOUNTED PREFABRICATED METAL ROOF EQUIPMENT SCREENS UNLESS POST-MOUNTED SCREEN IS REQUIRED. CONTRACTOR TO VERIFY IF ROOFTOP EQUIPMENT LAYOUT CAN UTILIZE UNIT-MOUNTED SCREEN SYSTEM WITH MANUFACTURER.

SF-1 SPECIAL FINISH - NICHIHA VINTAGEWOOD ARCHITECTURAL WALL PANEL, COLOR: SPRUCE - VERIFY WITH TENANT.

SF-2 SPECIAL FINISH - NICHIHA RIBBED ARCHITECTURAL WALL PANEL WITH MATCHING NICHIHA 3.5" CORNER PIECES AT ALL CORNERS. CUSTOM COLOR: "PANERA GREEN" - VERIFY WITH TENANT.

SFS-1 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING, PRODUCT: TRIFAB 451 FRAMING SYSTEM, FINISH: DARK BRONZE FINISH ANODIZED ALUMINUM.



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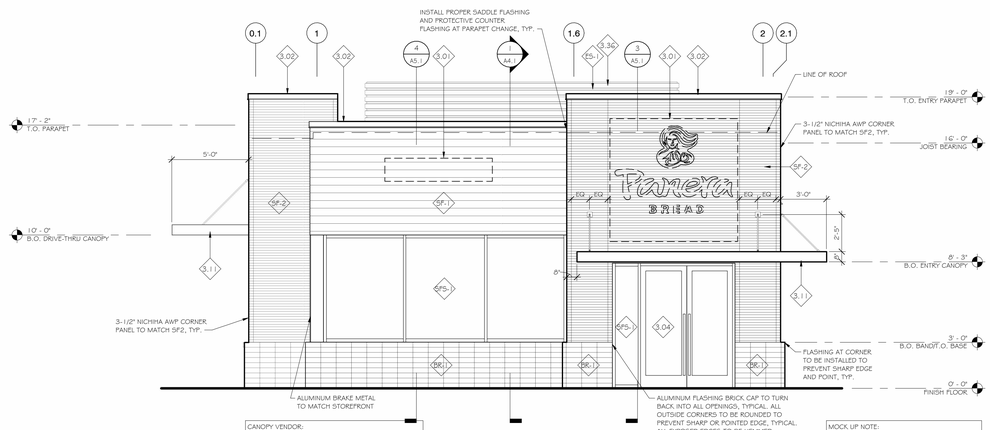
WWW.AMERICANPRODUCTS.COM
(W/KNOTWOOD (OR SIMILAR) UNDERSIDE FINISH/SOFFIT

3 DRIVE THRU DETAIL
1/2" = 1'-0"



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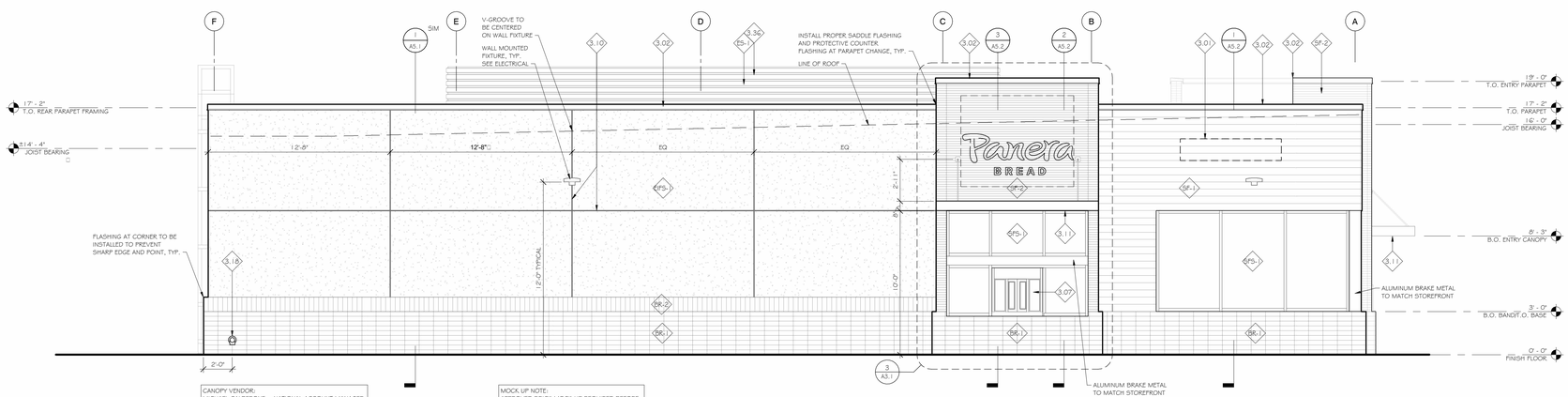
MOCK UP NOTE:
APPROVED BRICK MOCK UP REQUIRED BEFORE BRICK INSTALLATION TO START. CONTRACTOR TO BUILD 2'x2' BRICK CORNER DETAIL MOCK UP THAT SHOWS MITERED BRICK CORNER DETAIL AND ALUMINUM BRICK CAP TURNING THE CORNER. FLASHING AT CORNER TO BE INSTALLED TO PREVENT SHARP EDGE OF POINT.

2 SOUTH ELEVATION
1/4" = 1'-0"



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1 WEST ELEVATION
1/4" = 1'-0"

bDot Architecture, Inc.
p: 205.458.8555 | e: info@bdota.com
130 41st Street South, Suite 102 | Birmingham, AL 35222

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

PANERA BREAD
SHELL BUILDING PACKAGE
BRYANT, ARKANSAS

REVISIONS:

DATE:
10/04/2024

PROJECT NUMBER:
2421

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.1

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3.36 PREMANUFACTURED RIBBED PANEL ROOF EQUIPMENT SCREENING, MFR: ROOFSCREEN MANUFACTURING, COLOR: TO MATCH P224.

BR-1 BRICK - UTILITY FACE BRICK, SIZE: 3-5/8"W X 3-5/8"TH X 11-5/8"L, COLOR: TO MATCH SANTIAGO CREATIVE MATERIALS BLEND. HORIZONTAL STACK BOND. MORTAR TO BE LATICRETE MVIS POINTING MORTAR, #56 TERRACOTTA.

BR-2 BRICK - UTILITY FACE BRICK, SIZE: 3-5/8"W X 3-5/8"TH X 11-5/8"L, COLOR: TO MATCH GOLDEN BLUFF CREATIVE MATERIALS. SOLDIER COURSE. MORTAR TO BE LATICRETE MVIS POINTING MORTAR, #40 LATTE.

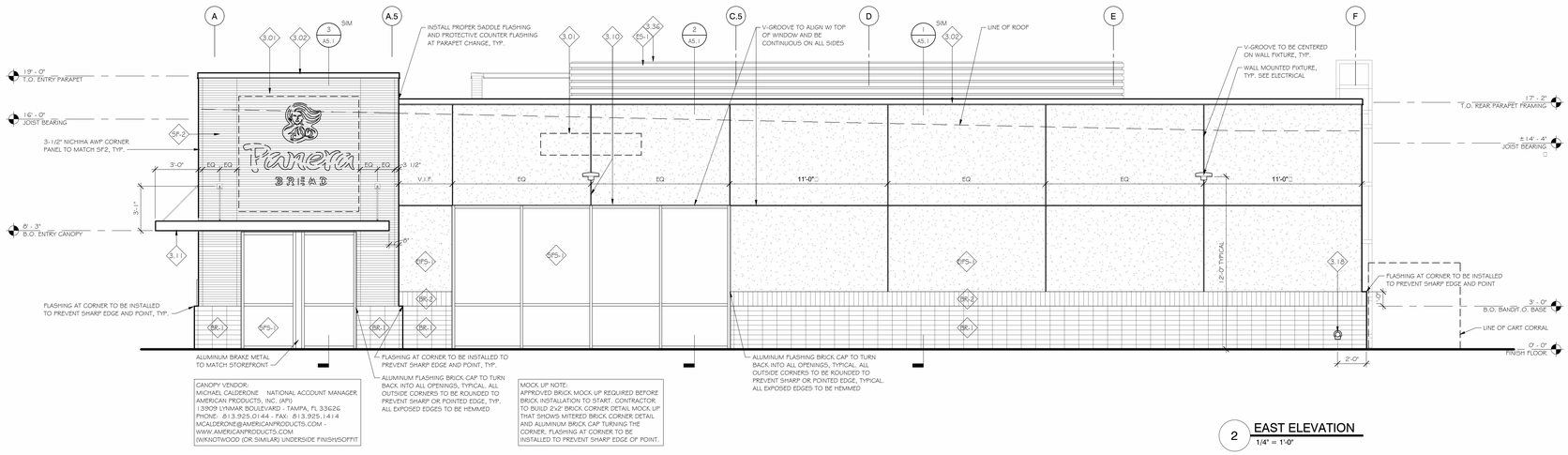
EIFS-1 EXTERIOR INSULATION FINISH SYSTEM, PRODUCT: DRYVIT "OUTSULATION PLUS MD" EIFS WITH MOISTURE DRAINAGE SYSTEM, COLOR: COLOR MATCH TO DRYVIT #105 SUEDE, TEXTURE: DRYVIT "LYMESTONE".

ES-1 UNIT-MOUNTED PREFABRICATED METAL ROOF EQUIPMENT SCREENS UNLESS POST-MOUNTED SCREEN IS REQUIRED. CONTRACTOR TO VERIFY IF ROOFTOP EQUIPMENT LAYOUT CAN UTILIZE UNIT-MOUNTED SCREEN SYSTEM WITH MANUFACTURER.

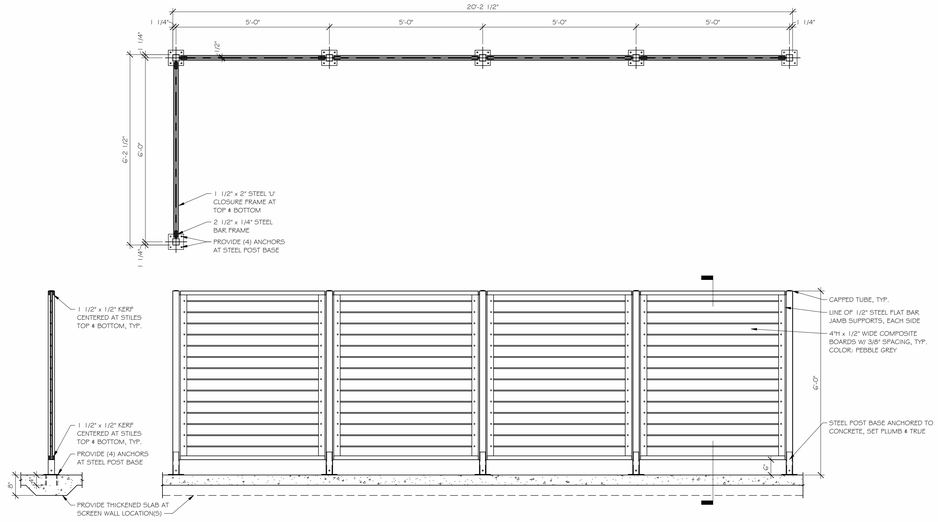
SF-1 SPECIAL FINISH - NICHIHA VINTAGEWOOD ARCHITECTURAL WALL PANEL, COLOR: SPRUCE - VERIFY WITH TENANT.

SF-2 SPECIAL FINISH - NICHIHA RIBBED ARCHITECTURAL WALL PANEL WITH MATCHING NICHIHA 3.5" CORNER PIECES AT ALL CORNERS. CUSTOM COLOR: "PANERA GREEN" - VERIFY WITH TENANT.

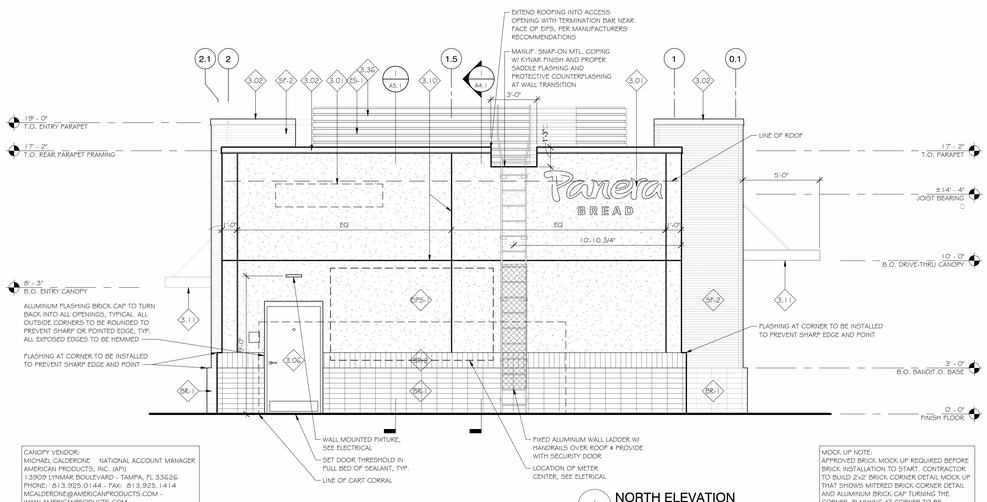
SF5-1 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING, PRODUCT: TRIFAB 451 FRAMING SYSTEM, FINISH: DARK BRONZE FINISH ANODIZED ALUMINUM.



2 EAST ELEVATION
1/4" = 1'-0"



3 CART CORRAL DETAIL
1/2" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

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PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

PANERA BREAD
SHELL BUILDING PACKAGE
BRYANT, ARKANSAS

REVISIONS:

DATE:
10/04/2024

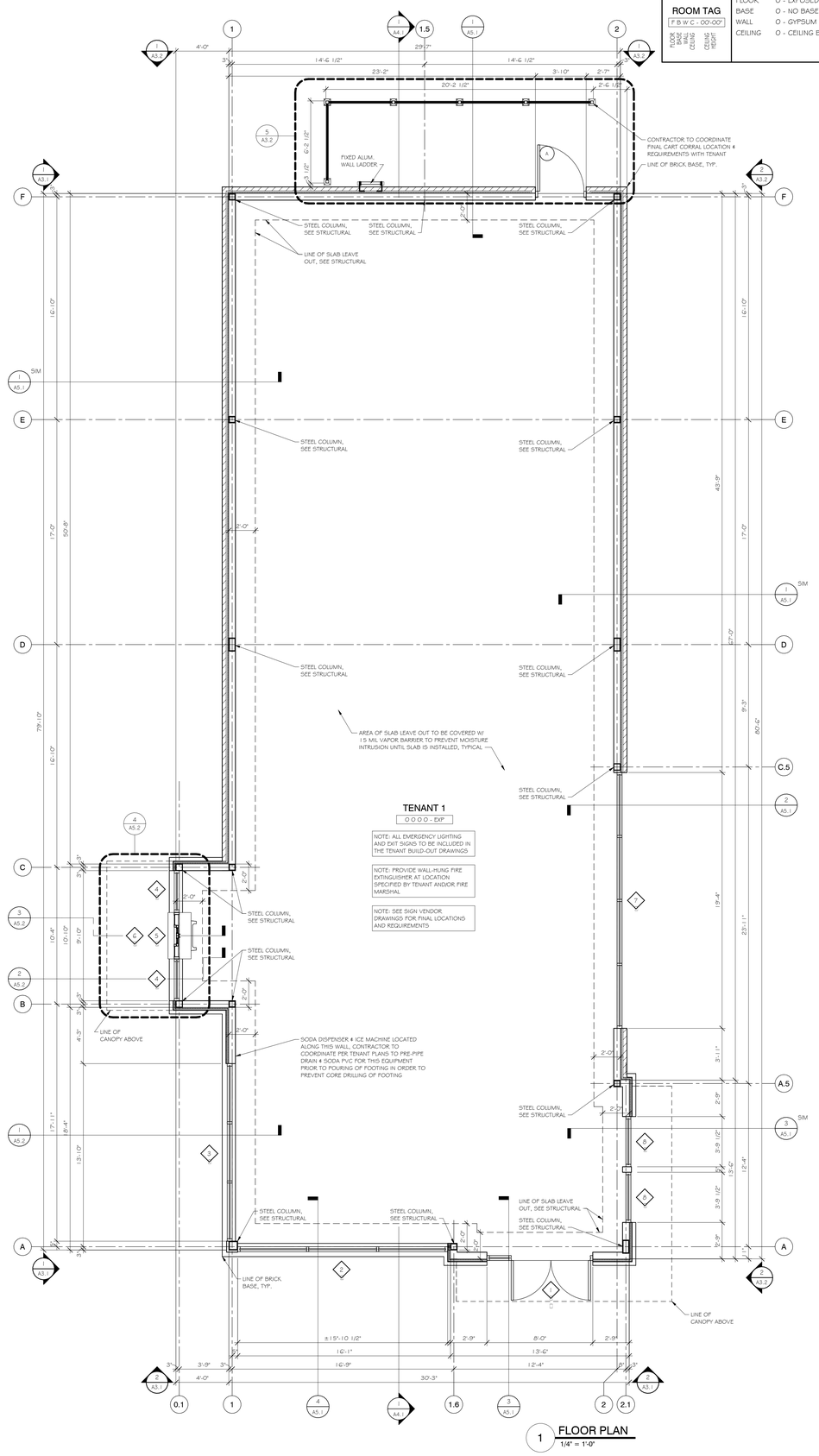
PROJECT NUMBER:
2421

SHEET NAME:
EXTERIOR ELEVATIONS AND DETAILS

SHEET NUMBER:
A3.2

FINISH LEGEND

ROOM TAG (F B W C - 00-00)		
FLOOR BASE WALL CEILING CEILING HEIGHT	FLOOR	O - EXPOSED CONCRETE
	BASE	O - NO BASE
	WALL	O - GYPSUM BOARD BY TENANT
	CEILING	O - CEILING BY TENANT



TENANT 1

O O O O - EXP

NOTE: ALL EMERGENCY LIGHTING AND EXIT SIGNS TO BE INCLUDED IN THE TENANT BUILD-OUT DRAWINGS

NOTE: PROVIDE WALL-HUNG FIRE EXTINGUISHER AT LOCATION SPECIFIED BY TENANT AND/OR FIRE MARSHAL

NOTE: SEE SIGN VENDOR DRAWINGS FOR FINAL LOCATIONS AND REQUIREMENTS

1 FLOOR PLAN
1/4" = 1'-0"

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PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

PANERA BREAD
SHELL BUILDING PACKAGE
BRYANT, ARKANSAS

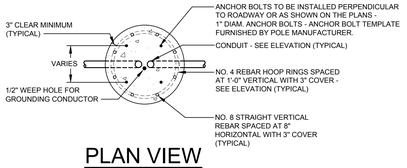
REVISIONS:

DATE:
10/04/2024

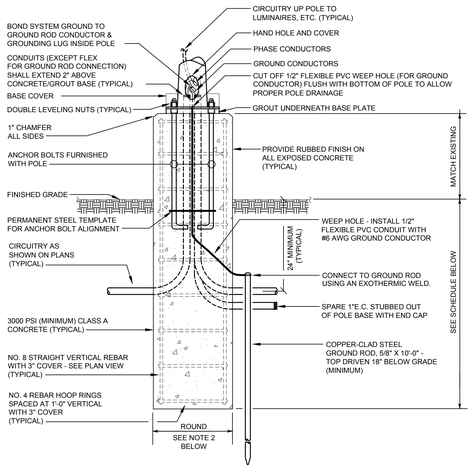
PROJECT NUMBER:
2421

SHEET NAME:
FLOOR PLAN

SHEET NUMBER:
A1.1



PLAN VIEW



ELEVATION

DETAIL "E-LP1"
EXPOSED LIGHT POLE BASE

SCALE : NONE

DETAIL NOTES

1. THIS CONTRACTOR SHALL CONFIRM SOIL CONDITIONS PRIOR TO BID OR INSTALLATION. IF SOIL CONDITIONS/TYPES ARE DIFFERENT THAN THE SPECIFIC TYPES INDICATED BELOW, OR THE POLE HEIGHTS ARE IN EXCESS OF THOSE LISTED BELOW, OR THE BASIC WIND SPEED FOR THE PROPOSED POLE LOCATION (PER ASCE 7 BASIC WIND SPEED MAPS) IS IN EXCESS OF 100MP, OR THE COMBINED E.P.A. OF ALL LUMINAIRES/ARMS/ACCESSORIES INSTALLED ON A POLE IS IN EXCESS OF 5.5 S.F., THE CONTRACTOR SHALL RETAIN A QUALIFIED STRUCTURAL ENGINEER (LICENCED IN THE STATE OF THE PROJECT) TO PROVIDE A PROJECT-SPECIFIC STRUCTURAL DESIGN FOR THE PROPOSED POLE BASE(S), AND SHALL INCLUDE ALL COSTS (FOR THE DESIGN AND THE REQUIRED POLE BASES) IN THE BID.
2. MINIMUM POLE BASE DIAMETER SHALL BE THE GREATER OF THE FOLLOWING:
   A. ANCHOR BOLT CIRCLE DIAMETER PLUS 8" (TO PROVIDE MINIMUM 4" COVER OVER ALL ANCHOR BOLTS).
   B. 20" DIAMETER.
   C. DIAMETER AS REQUIRED BY SOIL CONDITIONS OR BY POLE SUPPLIER.
3. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES OR OBSTRUCTIONS TO AVOID CONFLICTS PRIOR TO INSTALLATION OF LIGHT POLE BASE(S).
4. POLE SHALL BE RATED TO WITHSTAND THE WIND SPEED SPECIFIED FOR THE SPECIFIC PROJECT SITE LOCATION PER LATEST VERSION OF ASCE 7 BASIC WIND SPEED MAPS OR APPLICABLE LOCAL BUILDING CODE REQUIREMENTS (WHICHEVER IS MORE STRINGENT), WITH 1.3 GUST FACTOR WITH ALL LUMINAIRES & ACCESSORIES INSTALLED.

POLE BASE DIMENSIONS

POLE HEIGHT	MINIMUM BASE DEPTH (BELOW GRADE) (SEE NOTE 1 ABOVE)			BASE DIAMETER
	CLAYEY SOILS (CL, ML, CH, MH)	SANDY SOILS (SW, SP, SM, SC, GM, GC)	GRAVELY SOILS (GW, GP)	
0 - 15 FT.	6'-0"	5'-0"	4'-6"	SEE NOTE 2 ABOVE
16 - 20 FT.	7'-0"	6'-6"	5'-0"	SEE NOTE 2 ABOVE
21 - 25 FT.	8'-0"	6'-0"	5'-6"	SEE NOTE 2 ABOVE
26 - 30 FT.	8'-6"	7'-0"	6'-6"	SEE NOTE 2 ABOVE
31 - 35 FT.	9'-0"	7'-6"	7'-0"	SEE NOTE 2 ABOVE
36 - 40 FT.	10'-0"	8'-0"	7'-6"	SEE NOTE 2 ABOVE
41 - 45 FT.	10'-6"	8'-6"	8'-0"	SEE NOTE 2 ABOVE
46 - 50 FT.	11'-0"	9'-0"	8'-6"	SEE NOTE 2 ABOVE

LIGHTING FIXTURE SCHEDULE

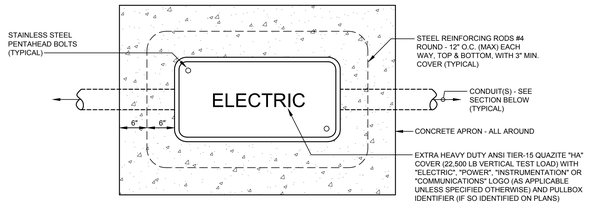
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
A	COOPER	GLEON-SA6C-5MQ	120	333	44,441	LED MATCH EXISTING	MOUNT 30' SQUARE STRAIGHT STEEL POLE - MATCH EXISTING - SEE DETAIL "E-LP1"		FSA, ME
C	LIGHTOLIER	FD-6R-4CCT-FD-6NCP	120	13.5	900	LED 3,000K	CEILING	RECESSED (CANOPY)	
CE	LIGHTOLIER	FD-6R-4CCT-FD-6NCP WITH REMOTE 20W EMERGENCY INVERTER OR BATTERY PACK	120	13.5	900	LED 3,000K	CEILING	RECESSED (CANOPY)	EM
WE	LITHONIA OR EQUAL	ARC1-LED-P2-E4WH	120	17	2,100	LED MATCH EXISTING	ABOVE DOOR	OUTLET BOX	EM, FSA
W2	LITHONIA OR EQUAL	DSXW1-LED-P4-T3M-HS	120	29	3,880	LED MATCH EXISTING	12'-0" A.F.F.	OUTLET BOX	FSA
W3	LITHONIA OR EQUAL	DSXW1-LED-P4-T4M-HS	120	29	3,957	LED MATCH EXISTING	12'-0" A.F.F.	OUTLET BOX	FSA

LIGHTING FIXTURE SCHEDULE GENERAL NOTES:

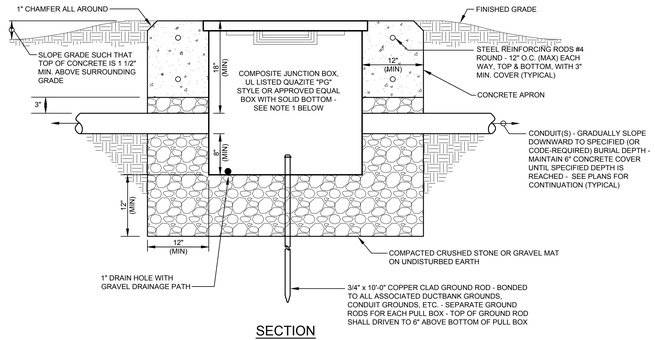
1. ALL FIXTURES AND BALLASTS/DRIVERS SHALL BE RATED FOR OPERATION IN AMBIENT TEMPERATURES UP TO 55 DEGREES CELSIUS.

LIGHTING FIXTURE SCHEDULE KEYED NOTES:

EM EMERGENCY FIXTURE. PROVIDE REMOTE MOUNT EMERGENCY LIGHTING INVERTER OR BATTERY INSTALLED IN ACCESSIBLE LOCATION.
FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.
ME INTENT IS TO MATCH EXISTING FIXTURE COLOR TEMPERATURE, OUTPUT, FINISH, POLE HEIGHT AND GENERAL APPEARANCE. FIELD-VERIFY SPECIFIED FIXTURES MATCH EXISTING OR VERIFY ACCEPTABLITY OF SELECTION WITH OWNER PRIOR TO ORDERING.



PLAN



SECTION

DETAIL "E-PBG2"
BELOW-GRADE PULL BOX WITH CONCRETE APRON

SCALE : NONE

DETAIL NOTES

1. MINIMUM PULL BOX INTERIOR DIMENSIONS SHALL BE 30"L X 17"W X 30"D OR AS REQUIRED TO ACCOMMODATE NUMBER OF CONDUITS AND WIRING. WHERE STACKED CONDUITS ENTER PULL BOX, ADJUST PULL BOX DEPTH AS REQUIRED TO PROVIDE THE SPECIFIED MINIMUM CLEARANCES. STACKED OR EXTENDED PULL BOXES ARE ACCEPTABLE (WHERE REQUIRED FOR INCREASED DEPTH)
2. PROVIDE MINIMUM 3' SLACK CABLE LOOP FOR EACH CABLE WITHIN PULL BOX.
3. COLOR CODE, TAG AND IDENTIFY ALL CABLES WITHIN PULL BOX.
4. EACH BELOW-GRADE PULL BOX SHALL BE LOCATED IN AN AREA NOT NORMALLY SUBJECT TO VEHICULAR TRAFFIC. EXACT LOCATION OF EACH PULL BOX SHALL BE FIELD-COORDINATED BY CONTRACTOR WITH OTHER EQUIPMENT, PIPING, SITE CONDITIONS, ETC.

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PANERA BREAD
SHELL BUILDING PACKAGE

REVISIONS:

DATE:
1/3/2025

PROJECT NUMBER:
2421

SHEET NAME:
ELECTRICAL DETAILS AND SCHEDULES

SHEET NUMBER:
E0.2

JACKSON, RENFRO & ASSOCIATES, INC.
ELECTRICAL ENGINEERING & DESIGN
31 INVERNESS CENTER PKWY • SUITE 300 • BIRMINGHAM, AL • 35242
TIM COOKE, PE
tim@jrae.com
(O) 205.536.7107
(F) 205.995.1078
JRA JOB NO. 224250

N

SITE PHOTOMETRIC PLAN

SCALE : 1" = 20'-0"

PHOTOMETRIC STATISTICS	
AVERAGE: 4.0 FC MAXIMUM: 9.2 FC MINIMUM: 1.2 FC	MAX/MIN: 7.7:1 AVERAGE/MIN: 3.3:1
APPLIES ONLY TO PARKING AREA, DRIVES AND LANDSCAPE AREA BETWEEN DRIVE AND BUILDING.	

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PANERA BREAD
SHELL BUILDING PACKAGE

REVISIONS:

DATE:
1/3/2025

PROJECT NUMBER:
2421

SHEET NAME:
SITE PHOTOMETRIC PLAN

SHEET NUMBER:
E1.1

JACKSON, RENFRO & ASSOCIATES, INC.
ELECTRICAL ENGINEERING & DESIGN
31 INVERNESS CENTER PKWY • SUITE 300 • BIRMINGHAM, AL • 35242
TIM COOKE, PE
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(P) 205.995.1078
JRA JOB NO: 22425D

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

Light ARchitect™

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

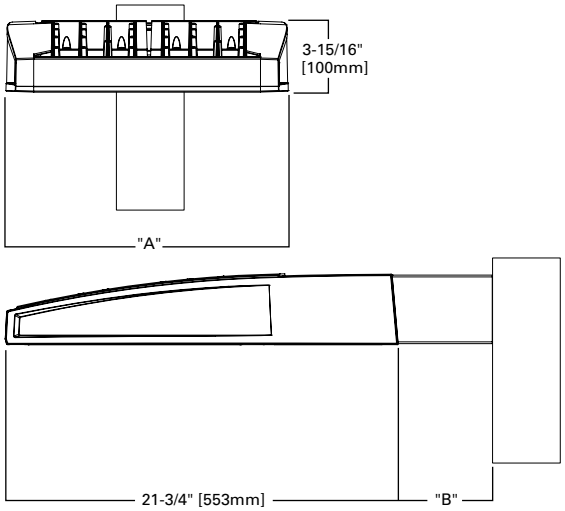
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON=Galleon **BAA-GLEON**=Galleon, Buy American Act Compliant [34] **TAA-GLEON**=Galleon, Trade Agreements Act Compliant [34]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [5] **SA8**=8 Squares [5] **SA9**=9 Squares [6] **SA0**=10 Squares [6]	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [15]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [13, 15]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 8] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QMEA**=Quick Mount Arm (Extended Length) [12] **QML**=Quick Mount Arm (Standard Length, Large) [36]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)

DIM=External 0-10V Dimming Leads [18, 19]
F=Single Fuse (120, 277 or 347V Specify Voltage)
FF=Double Fuse (208, 240 or 480V Specify Voltage)
20K=Series 20kV UL 1449 Surge Protective Device
2L=Two Circuits [16, 17]
HA=50°C High Ambient
HSS=Installed House Side Shield [27]
GRSBK=Glare Reducing Shield, Black [22]
GRSWH=Glare Reducing Shield, White [22]
LCF=Light Square Trim Painted to Match Housing [26]
MT=Installed Mesh Top
TH=Tool-less Door Hardware
CC=Coastal Construction finish [3]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
CE=CE Marking [28]
AHD145=After Hours Dim, 5 Hours [21]
AHD245=After Hours Dim, 6 Hours [21]
AHD255=After Hours Dim, 7 Hours [21]
AHD355=After Hours Dim, 8 Hours [21]
DALI=DALI Drivers

Controls and Systems Options (Add as Suffix)

BPC=Button Type Photocontrol
PR=NEMA 3-PIN Photocontrol Receptacle
PR7=NEMA 7-PIN Photocontrol Receptacle [20]
SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8′ - 20′ Mounting [33]
SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21′ - 40′ Mounting [33]
MS-L20=Motion Sensor for ON/OFF Operation, 9′ - 20′ Mounting Height [23]
MS-L40W=Motion Sensor for ON/OFF Operation, 21′ - 40′ Mounting Height [23]
MS/X-L20=Bi-Level Motion Sensor, 9′ - 20′ Mounting Height [23, 24]
MS/X-L40W=Bi-Level Motion Sensor, 21′ - 40′ Mounting Height [23, 24]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9′ - 20′ Mounting Height [23]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21′ - 40′ Mounting Height [23]
WLS2XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7′ - 15′ Mounting [31]
WLS4XX=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15′ - 40′ Mounting [31]
WPS2XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7′ - 15′ Mounting [31,32]
WPS4XX=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15′ - 40′ Mounting [31,32]
LWR-LW=Enlighted Sensor, 8′–16′ Mounting Height [25]
LWR-LN=Enlighted Sensor, 16′–40′ Mounting Height [25]
DIM10-L08=AirMesh Occupancy Sensor (<8′ Mounting) [18]
DIM10-L20=AirMesh Occupancy Sensor (9′-20′ Mounting) [18]
DIM10-L40=AirMesh Occupancy Sensor (21′-40′ Mounting) [18]

Accessories (Order Separately)[35]

OA/RA1013=Photocontrol Shorting Cap
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [23]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [11]
GLEON-QMEA=Quick Mount Extended Arm Kit [12]
LS/HSS=Field Installed House Side Shield [27, 29]
LS/GRSBK-2PK =Glare Reducing Shield, Black [22, 29]
LS/GRSWH-2PK =Glare Reducing Shield, White [22, 29]
LS/PFS=Perimeter Shield, Black [14]
WOLC-7P-10A=WaveLinx Outdoor Control Module [18, 30]
TL7-HVG= AirMesh 7-PIN node, 110-480V [18, 30]

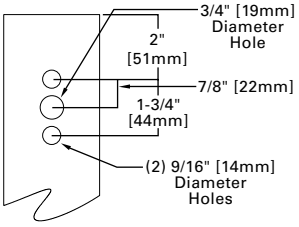
NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
14. Set of 4 pcs. One set required per Light Square.
15. Not available with HA option.
16. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with Enlighted wireless sensors.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture.
20. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
22. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
23. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
24. Replace X with number of Light Squares operating in low output mode.
25. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
26. Not available with house side shield (HSS).
27. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
28. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
29. One required for each Light Square.
30. Requires PR7.
31. Replace XX with sensor color (WH, BZ or BK.)
32. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
33. Smart device with mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Available for 7 - 10 squares.

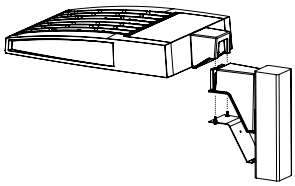
Mounting Details

Standard Arm (Drilling Pattern)

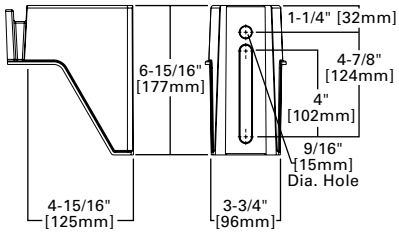
TYPE "N"



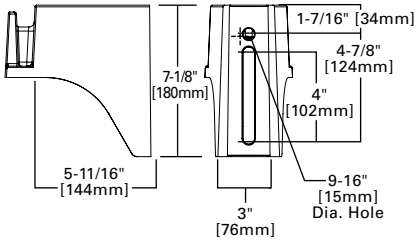
Quick Mount Arm (Includes fixture adapter)



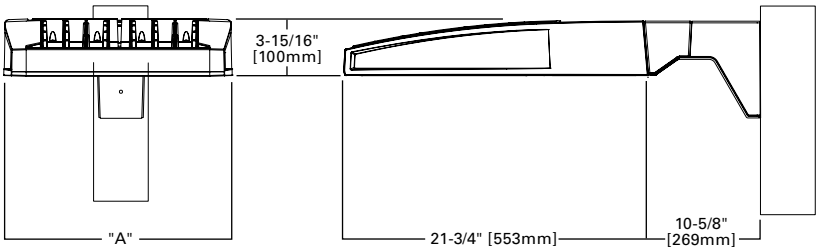
QM and QMEA Pole Mount (1 - 8 squares)



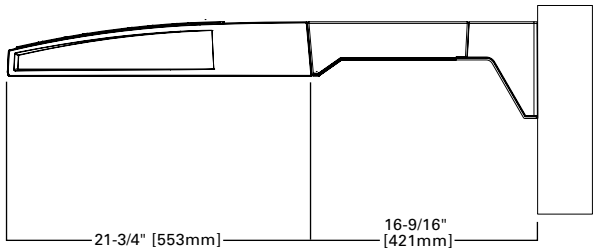
QML Pole Mount (7 - 10 squares)



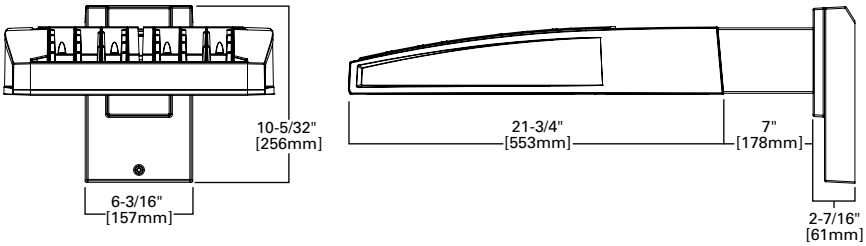
QM Quick Mount Arm (Standard, 1-8 squares)



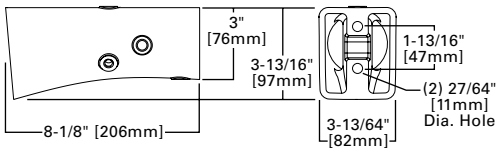
QMEA Quick Mount Arm (Extended, 1 - 6 squares)



Standard Wall Mount

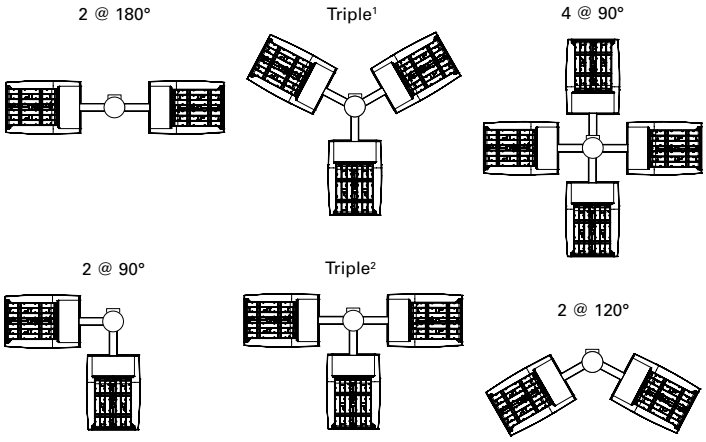


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--



NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°. **3** Shown with 4 square configurations.

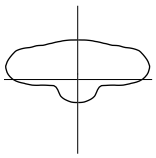
Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

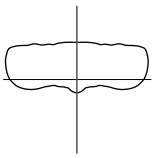
Optical Distributions

Asymmetric Area Distributions

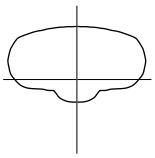
T2 (Type II)



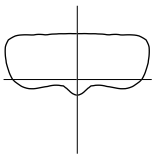
SL2 (Type II with Spill Control)



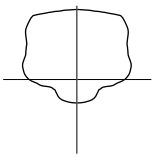
T3 (Type III)



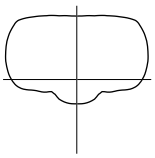
SL3 (Type III with Spill Control)



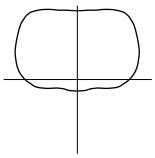
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

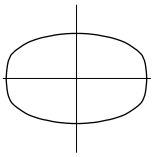


SL4 (Type IV with Spill Control)

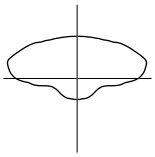


Asymmetric Roadway Distributions

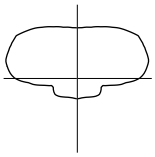
RW (Rectangular Wide Type I)



T2R (Type II Roadway)

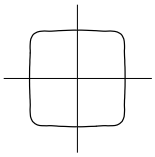


T3R (Type III Roadway)

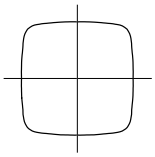


Symmetric Distributions

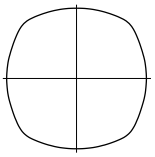
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

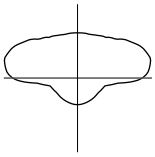


5WQ (Type V Square Wide)

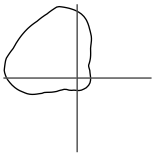


Specialized Distributions

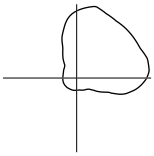
AFL (Automotive Frontline)



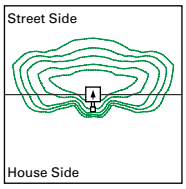
SLL (90° Spill Light Eliminator Left)



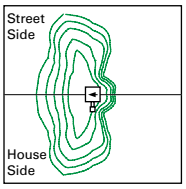
SLR (90° Spill Light Eliminator Right)



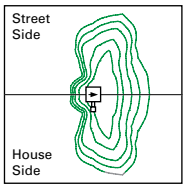
Rotated Optics



Standard



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

Product Specifications

Construction

- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish

- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

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Nominal Power Lumens (1.2A)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	123	122	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
5NQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
5MQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,752	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

*** Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.**

Nominal Power Lumens (1A)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
T4FT	4000K Lumens	7,451	14,559	21,725	28,703	35,564	42,558	50,330	57,027	63,613	70,430
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	129	131	128	127	128	129	128	127	126
T4W	4000K Lumens	7,354	14,371	21,442	28,333	35,105	42,007	49,681	56,291	62,792	69,521
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	127	129	126	126	126	127	126	125	125
SL2	4000K Lumens	7,254	14,178	21,155	27,951	34,631	41,443	49,011	55,533	61,944	68,584
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	125	127	124	124	124	125	125	124	123
SL3	4000K Lumens	7,406	14,474	21,596	28,534	35,355	42,307	50,033	56,690	63,237	70,014
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
SL4	4000K Lumens	7,037	13,751	20,519	27,112	33,592	40,198	47,538	53,864	60,087	66,524
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	119	122	124	120	120	121	122	121	120	119
5NQ	4000K Lumens	7,640	14,928	22,275	29,431	36,465	43,637	51,606	58,472	65,226	72,218
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	132	134	131	131	131	132	131	130	129
5MQ	4000K Lumens	7,779	15,203	22,684	29,973	37,137	44,441	52,555	59,549	66,427	73,545
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	133	133	133	134	134	133	132
5WQ	4000K Lumens	7,800	15,243	22,744	30,052	37,236	44,560	52,697	59,708	66,603	73,742
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	134	133	134	135	134	133	132
SLL/ SLR	4000K Lumens	6,510	12,719	18,977	25,075	31,067	37,176	43,967	49,817	55,569	61,525
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	110	113	114	111	111	112	112	112	111	110
RW	4000K Lumens	7,570	14,793	22,073	29,165	36,137	43,243	51,140	57,945	64,637	71,564
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
AFL	4000K Lumens	7,598	14,847	22,154	29,272	36,267	43,400	51,326	58,156	64,872	71,824
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	129	131	133	130	130	130	131	131	129	129

*** Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.**

Nominal Power Lumens (800mA)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
T2R	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
T3	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
T3R	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
T4FT	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
T4W	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
SL2	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
SL3	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
SL4	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
5NQ	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
5MQ	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
5WQ	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
SLL/ SLR	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
RW	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
AFL	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (600mA)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K Lumens	4,787	9,357	13,961	18,448	22,856	27,353	32,347	36,651	40,884	45,265
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	142	145	143	141	142	143	143	141	140
T2R	4000K Lumens	5,083	9,934	14,822	19,585	24,266	29,038	34,341	38,911	43,404	48,055
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	151	154	152	150	150	152	151	150	149
T3	4000K Lumens	4,880	9,537	14,231	18,803	23,296	27,878	32,970	37,358	41,671	46,137
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	148	146	144	144	146	145	144	143
T3R	4000K Lumens	4,988	9,749	14,547	19,220	23,814	28,497	33,703	38,188	42,598	47,162
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	148	152	149	147	148	149	149	147	146
T4FT	4000K Lumens	4,909	9,591	14,312	18,911	23,432	28,040	33,161	37,574	41,913	46,404
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	149	147	145	145	147	146	145	144
T4W	4000K Lumens	4,845	9,468	14,128	18,668	23,130	27,678	32,732	37,088	41,371	45,805
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	143	147	145	143	143	145	144	143	142
SL2	4000K Lumens	4,779	9,341	13,937	18,416	22,818	27,305	32,292	36,589	40,813	45,188
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	141	142	145	143	141	141	143	142	141	140
SL3	4000K Lumens	4,879	9,536	14,229	18,800	23,294	27,874	32,965	37,351	41,666	46,130
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	144	148	146	144	144	146	145	144	143
SL4	4000K Lumens	4,637	9,059	13,519	17,863	22,132	26,486	31,322	35,490	39,589	43,831
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	136	137	141	138	137	137	139	138	137	136
5NQ	4000K Lumens	5,033	9,835	14,676	19,392	24,026	28,751	34,002	38,526	42,975	47,581
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	148	149	153	150	148	149	150	150	148	147
5MQ	4000K Lumens	5,126	10,015	14,946	19,747	24,468	29,281	34,628	39,236	43,766	48,457
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	152	156	153	151	152	153	153	151	150
5WQ	4000K Lumens	5,139	10,043	14,985	19,801	24,533	29,359	34,721	39,339	43,883	48,586
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	152	156	153	151	152	154	153	151	150
SLL/ SLR	4000K Lumens	4,289	8,380	12,502	16,520	20,469	24,494	28,967	32,823	36,613	40,537
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	126	127	130	128	126	127	128	128	126	126
RW	4000K Lumens	4,987	9,746	14,543	19,215	23,808	28,491	33,695	38,178	42,587	47,151
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	148	151	149	147	148	149	149	147	146
AFL	4000K Lumens	5,007	9,782	14,597	19,285	23,896	28,594	33,817	38,317	42,742	47,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	148	152	149	148	148	150	149	147	147

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Control Options

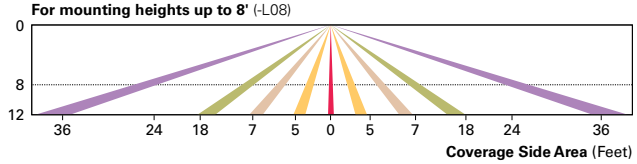
0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

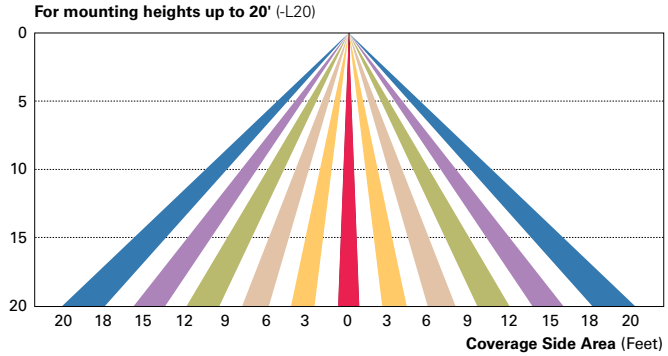
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

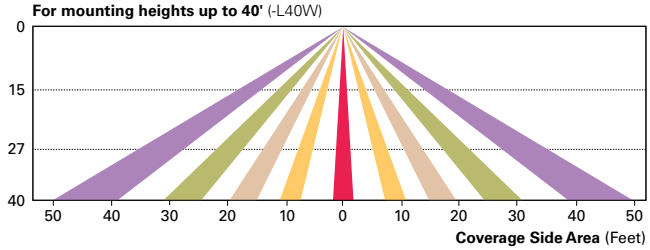
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)

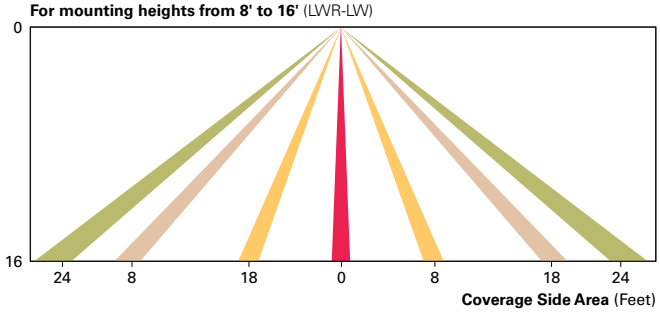


For mounting heights up to 40' (-L40W)

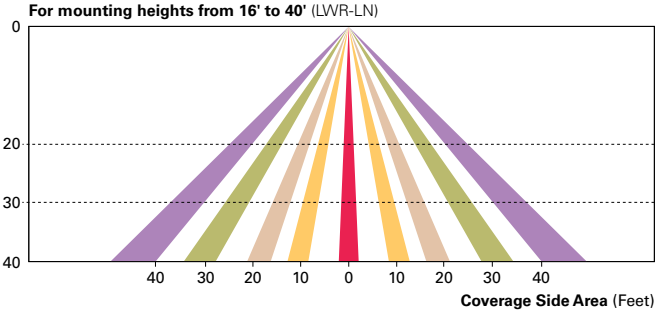


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)
Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

AirMesh (DIM10)
AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor, requires additional AirMesh components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

AFFIDAVIT

I, Phillip Pengelly, Owner of Thomas DB Collins LTD, LLC, certify by my signature below that I hereby authorize Vernon Williams of GarNat Engineering, LLC to act as Thomas DB Collins LTD, LLC agent regarding our New Subdivision, Hawkins Valley, located in the Northwest Quarter (NW1/4) of Section 4, Township 1 South, Range 14 West and East of the Intersection of Springhill Road and Joyce Circle, Saline County, Arkansas.

Phillip Pengelly
Owner
Thomas DB Collins LTD, LLC

10/2/2024
Date

Subscribed and sworn to me a Notary Public on this 2ND day of OCTOBER, 2024.

George P. Wooden
Notary Public

My Commission Expires:
02-05-2031

GEORGE P. WOODEN
Notary Public-Arkansas
Saline County
My Commission Expires 02-05-2031
Commission # 12714343

HAWKINS VALLEY
PHASE 1
FOR THOMAS D.B. COLLINS, LTD.
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

Prepared by:

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
www.garnatengineering.com

Designing our client's success

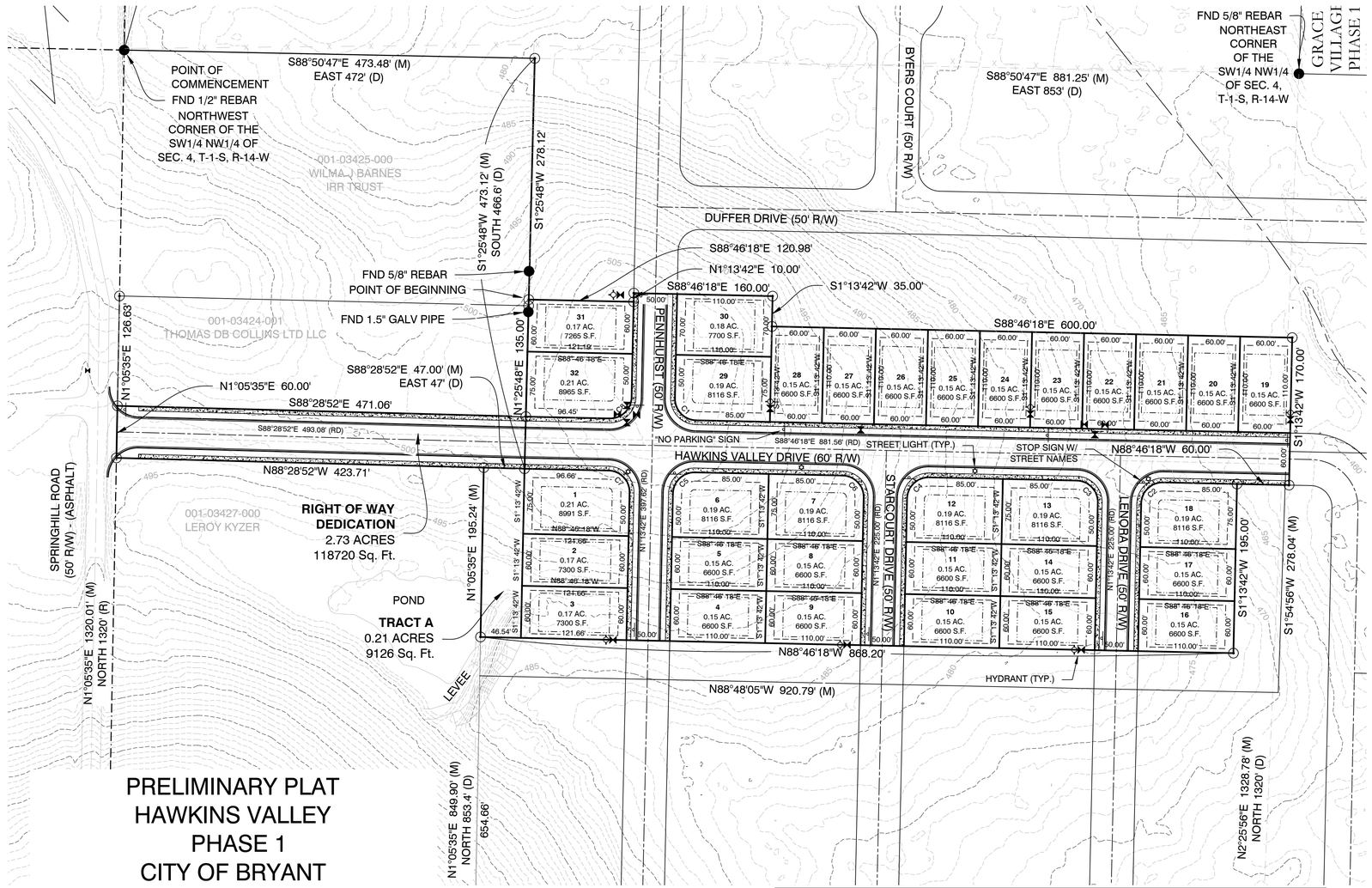
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
LEVERON J. WILLIAMS
PRELIMINARY

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

DRAWING INDEX:

V1.0	PRELIMINARY PLAT
C2.0	OVERALL WATER AND SEWER PLAN
C2.1	SEWER PLAN & PROFILE MAIN A
C2.2	SEWER PLAN & PROFILE MAIN B
C2.3	SEWER PLAN & PROFILE MAIN C
C2.4	SEWER PLAN & PROFILE MAIN D & E
C3.0	STREET & DRAINAGE PLAN
C3.1	ROAD PROFILES
C3.2	OUTLET STRUCTURE DETAILS



PRELIMINARY PLAT
HAWKINS VALLEY
PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PLAT CERTIFICATES:

OWNER:

Name: Phillip Pengelly, Thomas DB Collins LTD, LLC
Address: 9360 Gilbert Road, Benton, Arkansas 72019

DEVELOPER:

Name: Lee Pengelly, Thomas DB Collins LTD, LLC
Address: 9360 Gilbert Road, Benton, Arkansas 72019

CERTIFICATE OF OWNER:

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

Date: _____ Signed: _____

Name: Phillip Pengelly

Address: 9360 Gilbert Road, Benton, Arkansas 72019

Source of Title Saline County: Deed Book 2024 , Page 013856

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____

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

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____

George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

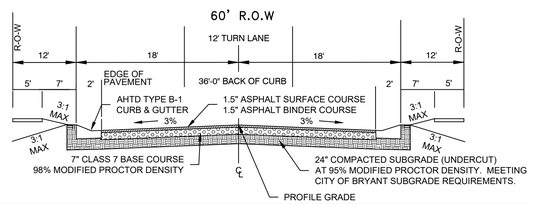
CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

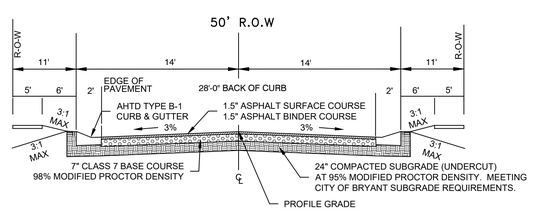
Date: _____ Signed: _____

Lance Penfield, Chairman
Bryant Planning Commission

SUBDIVISION STREET CROSS SECTION



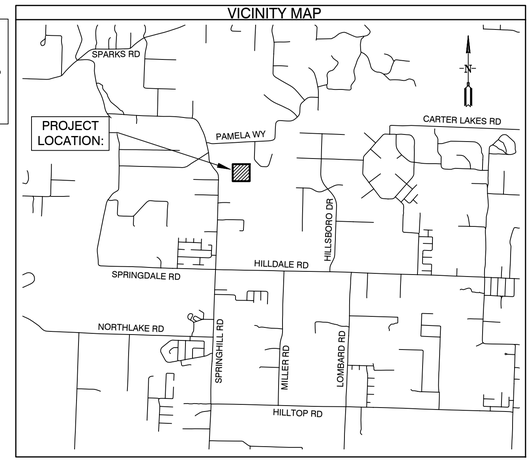
SUBDIVISION STREET CROSS SECTION



SURVEY LEGEND

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

VICINITY MAP



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	90°00'00"	N43° 46' 18"W	35.36'
C2	39.27'	25.00'	90°00'00"	N46° 13' 42"E	35.36'
C3	39.27'	25.00'	90°00'00"	N43° 46' 18"W	35.36'
C4	39.27'	25.00'	90°00'00"	S46° 13' 42"W	35.36'
C5	39.27'	25.00'	90°00'00"	N46° 13' 42"E	35.36'
C6	39.27'	25.00'	90°00'00"	S43° 46' 18"E	35.36'
C8	39.27'	25.00'	90°00'00"	S46° 13' 42"W	35.36'

GENERAL NOTES:

1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9
3. NO FENCES CAN BE CONSTRUCTED IN DRAINAGE EASEMENTS WHERE OPEN DITCHES EXIST.
4. ROADS WILL BE MAINTAINED, INSPECTED, & ACCEPTED BY SALINE COUNTY.
5. NO FENCES SHALL BE BUILT WITHIN THIS DRAINAGE EASEMENT.
6. NO POOLS OR PERMANENT STRUCTURES SHALL BE BUILT IN EASEMENTS.
7. NO FENCES SHALL BE BUILT IN ROAD RIGHT-OF-WAY OR ACCESS EASEMENTS.

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1.S

MIN. LOT SIZE: 6,600 S.F.
NUMBER OF LOTS: 32
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' 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: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

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

PROPERTY DESCRIPTION:

PHASE 1 SUBDIVISION DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 14 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR FOR THE NORTHWEST CORNER OF THE SAID SW1/4 NW1/4; THENCE S88°50'47"E, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 473.48 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°25'48"W, LEAVING SAID NORTH LINE, FOR A DISTANCE OF 278.12 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**, THENCE S88°46'18"E FOR A DISTANCE OF 120.98 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF PENNHURST; THENCE N1°13'42"E, ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE S88°46'18"E, LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 160.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°13'42"W FOR A DISTANCE OF 35.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S88°46'18"E FOR A DISTANCE OF 600.00 FEET TO A SET 1/2' REBAR WITH CAP #1573; THENCE S1°13'42"W FOR A DISTANCE OF 170.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE SOUTH RIGHT OF WAY OF HAWKINS VALLEY DRIVE; THENCE N88°46'18"W, ALONG SAID SOUTH RIGHT OF WAY, FOR A DISTANCE OF 60.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°13'42"W, LEAVING SAID SOUTH RIGHT OF WAY, FOR A DISTANCE OF 195.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N88°46'18"W FOR A DISTANCE OF 868.20 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N1°05'35"E FOR A DISTANCE OF 195.24 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE SOUTH RIGHT OF WAY OF HAWKINS VALLEY DRIVE; THENCE N88°28'52"W, ALONG SAID SOUTH RIGHT OF WAY, FOR A DISTANCE OF 423.71 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF SPRINGHILL ROAD; THENCE N1°05'35"E, ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 60.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTH RIGHT OF WAY OF HAWKINS VALLEY DRIVE; THENCE S88°28'52"E, LEAVING SAID SPRINGHILL ROAD EAST RIGHT OF WAY AND ALONG NORTH RIGHT OF WAY OF HAWKINS VALLEY DRIVE, FOR A DISTANCE OF 471.06 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N1°25'48"E, LEAVING SAID NORTH RIGHT OF WAY, FOR A DISTANCE OF 135.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 8.17 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF SPRINGHILL ROAD AND ANY EXISTING EASEMENTS.

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

SURVEY PLAT CODE:
500-01S-14W-0-04-430-62-1573

BASIS OF BEARINGS:

NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:

By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated June 22, 2024.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225E dated 6/5/2020 , no portion of the property described hereon does lie within the 100 year flood hazard boundary.

75' 37.5' 0 75'

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650
3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

HAWKINS VALLEY
PHASE 1
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

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

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
24076

DATE:
DEC. 17, 2024

SHEET NO:
V1.0

J:\Projects\2024 Projects\24076 Hawkins Valley Springhill Road Strawberry Lane Lee Pengelly\Drawings\24076 Hawkins Valley Phase 1 Preliminary Plat R11~ 103324.dwg

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.

2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.

3. WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.

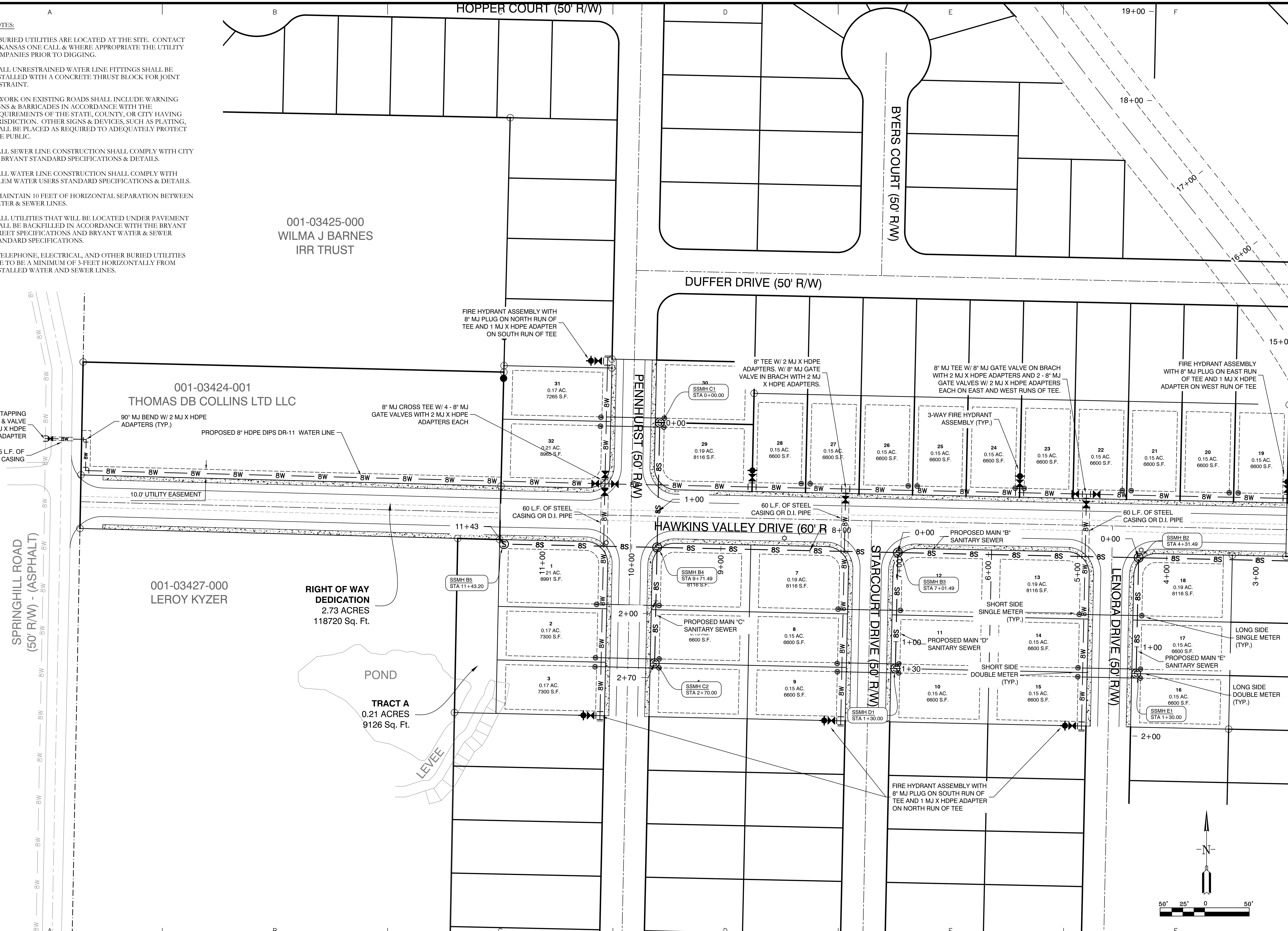
4. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.

5. ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.

6. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.

7. ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.

8. TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.



GNE
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Benton, AR 72018
Ph (501) 408-4650
3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS

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

CONTENTS:

OVERALL WATER & SANITARY SEWER PLAN

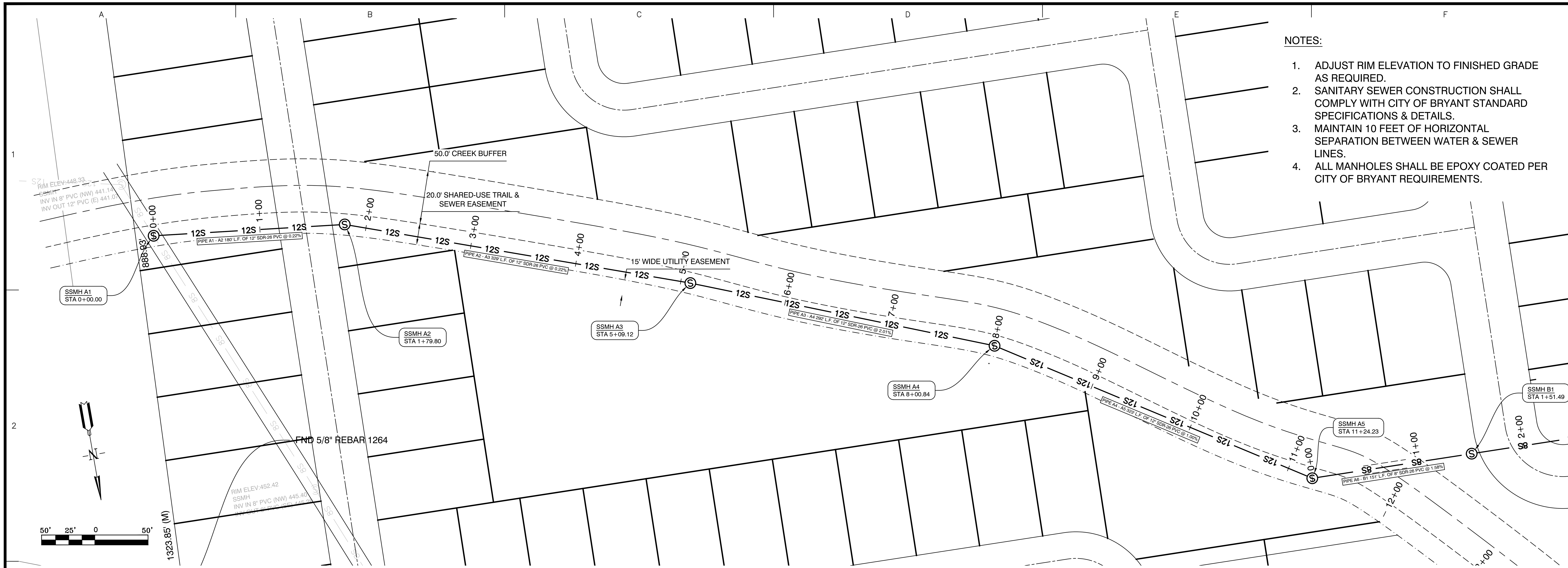
PROJECT NO: 24076

DATE: DECEMBER 2024

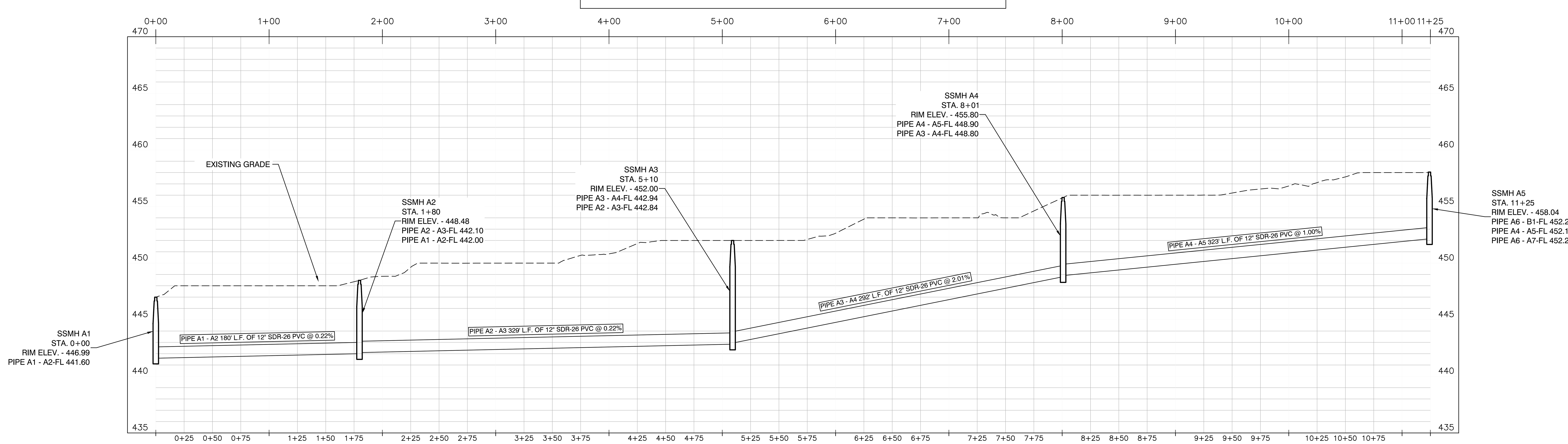
SHEET NO: C2.0

NOTES:

1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
3. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.



SEWER MAIN A STA. 0+00 – 11+25



SCALE: H 1" = 50'
V 1" = 5'

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS

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

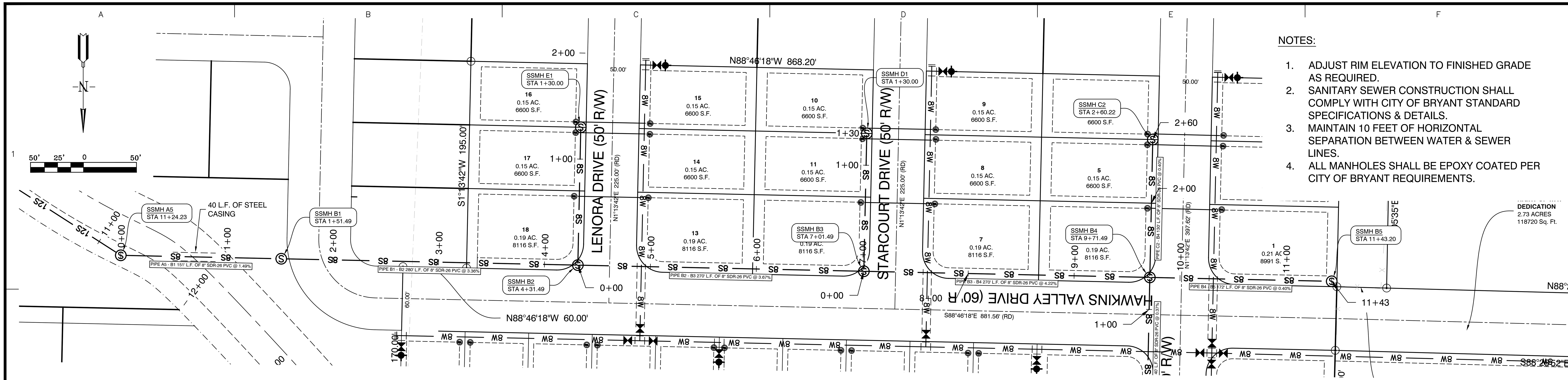
CONTENTS:

SANITARY SEWER PLAN & PROFILE MAIN "A" STA. 0+00 - 11+25

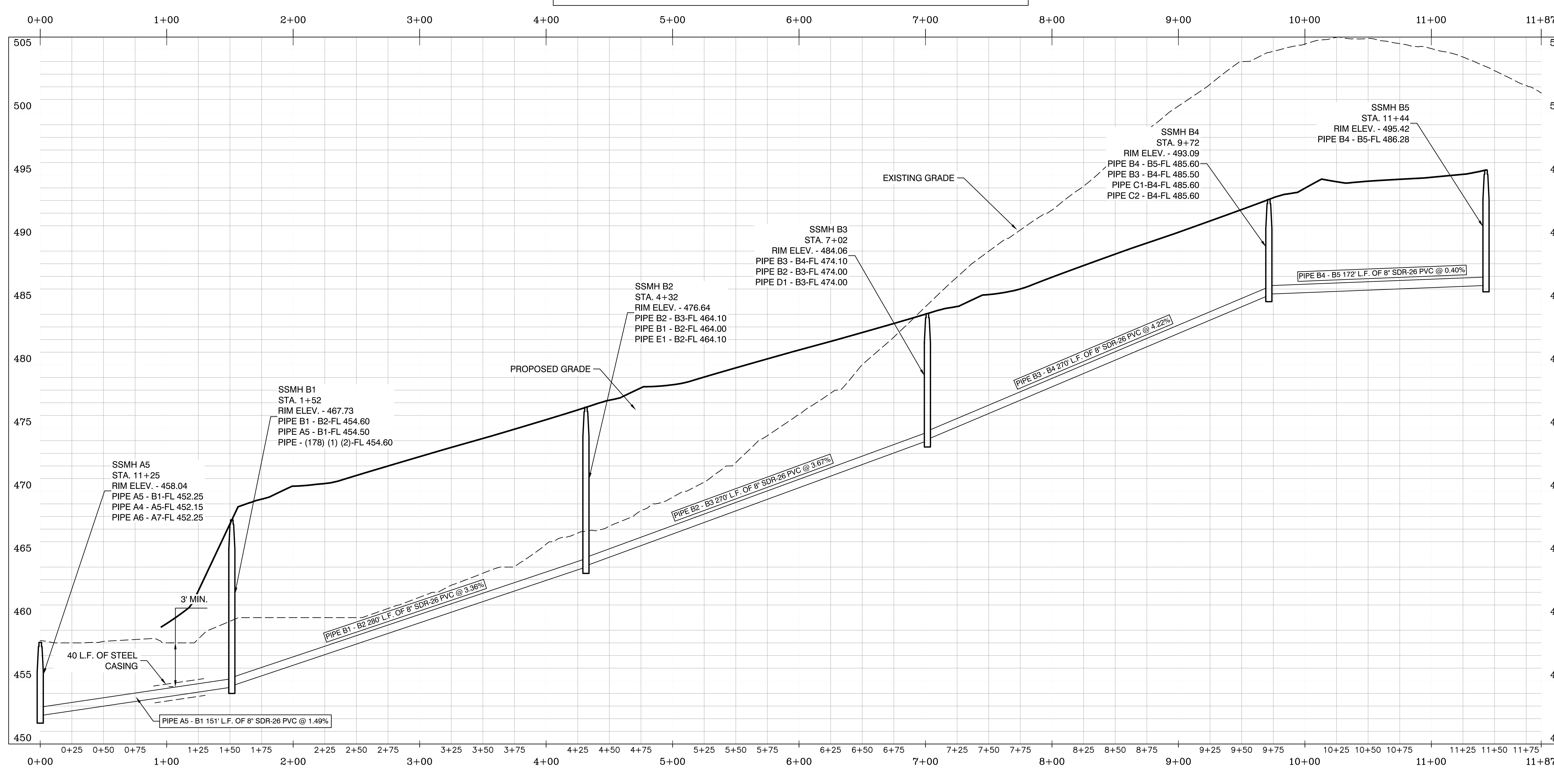
PROJECT NO: 24076

DATE: DECEMBER 2024

SHEET NO: C2.1



SEWER MAIN B STA. 0+00 -11+87



SCALE: H 1" = 50'
V 1" = 5'

NOTES:

1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
3. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.

BY	REVISION	DATE

GNE
Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS

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

CONTENTS:
SANITARY SEWER PLAN & PROFILE MAIN "B" STA. 0+00 - 11+87

PROJECT NO: 24076

DATE: DECEMBER 2024

SHEET NO: C2.2

NOTES:

1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
3. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
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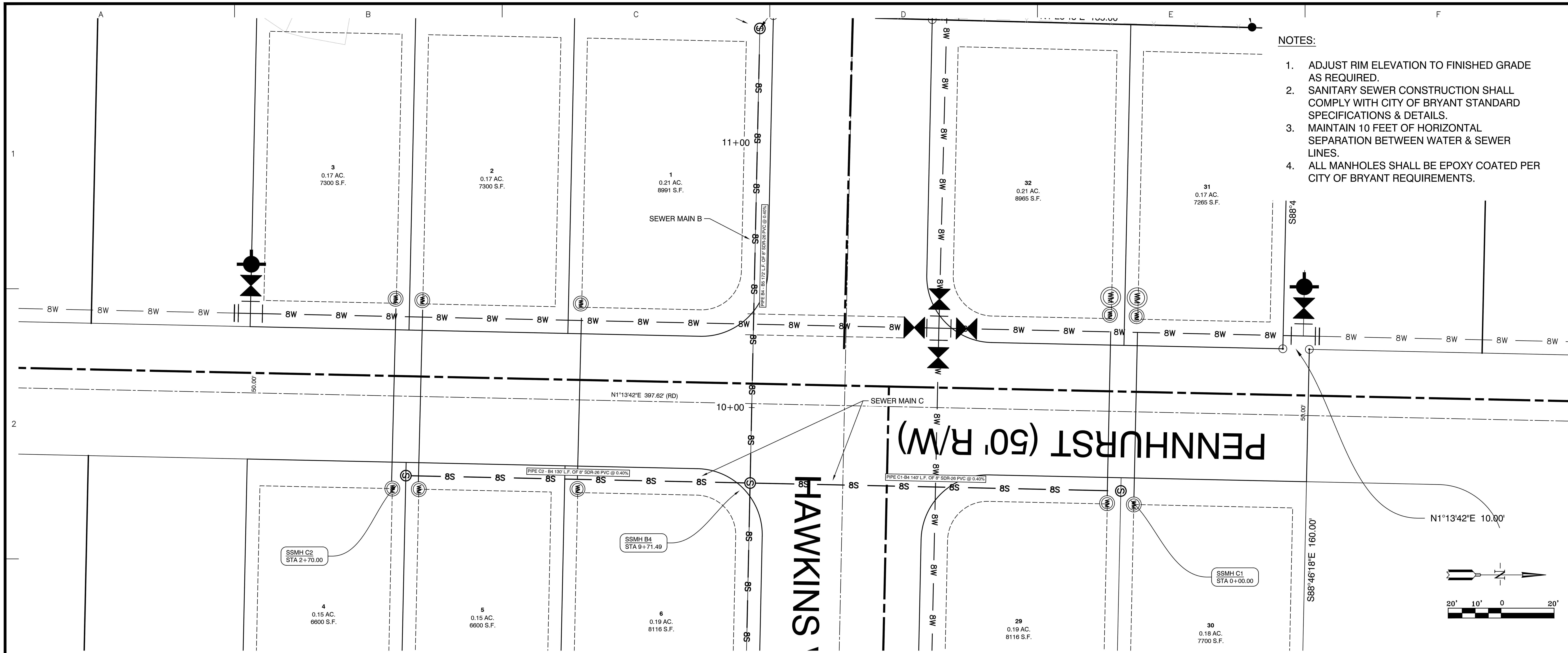
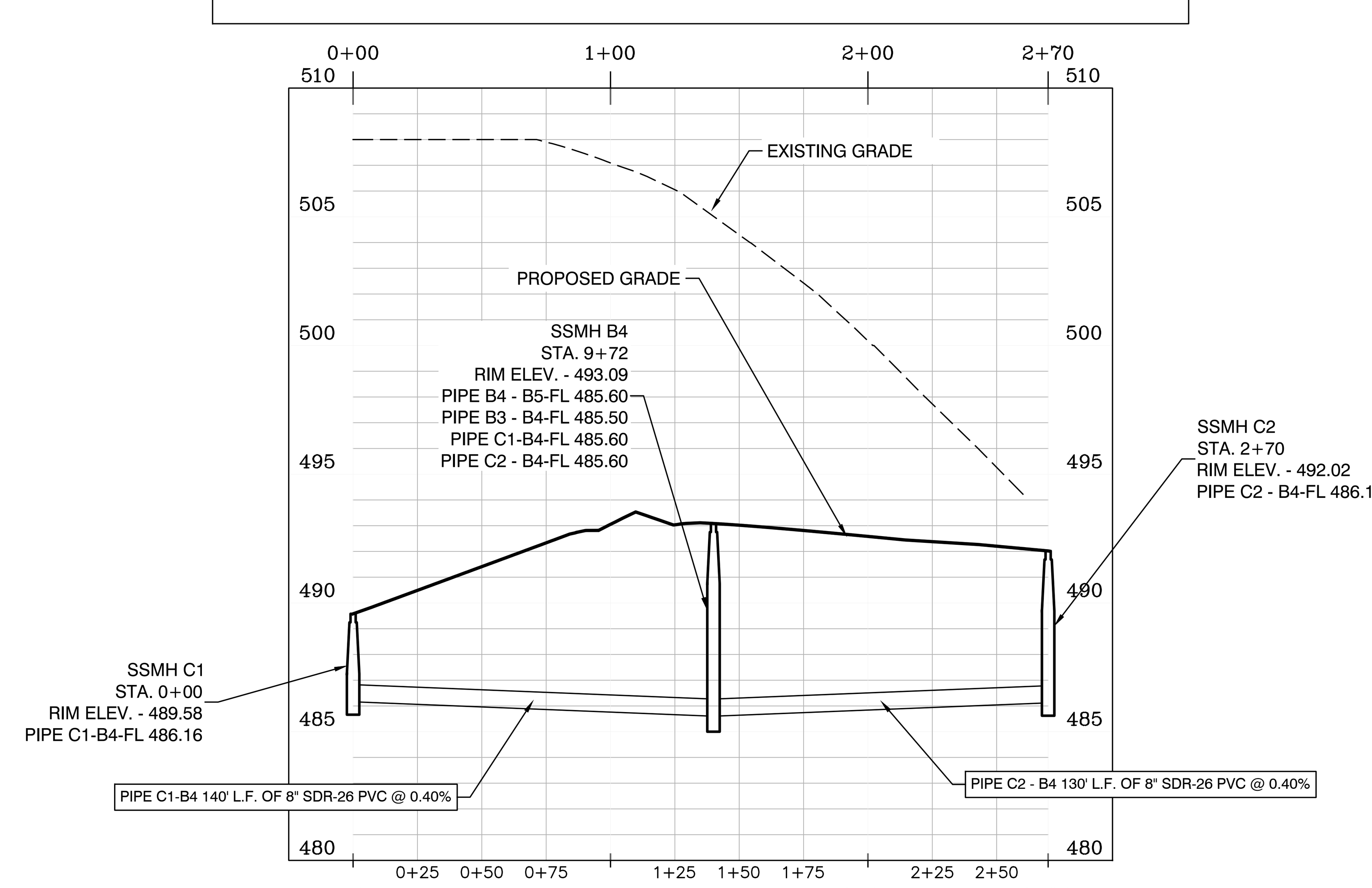


SEWER MAIN C STA. 0+00 – 2+70



SCALE: H 1" = 50'
V 1" = 5'

BY | REVISION | DATE

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garnatengineering@gmail.com

FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS

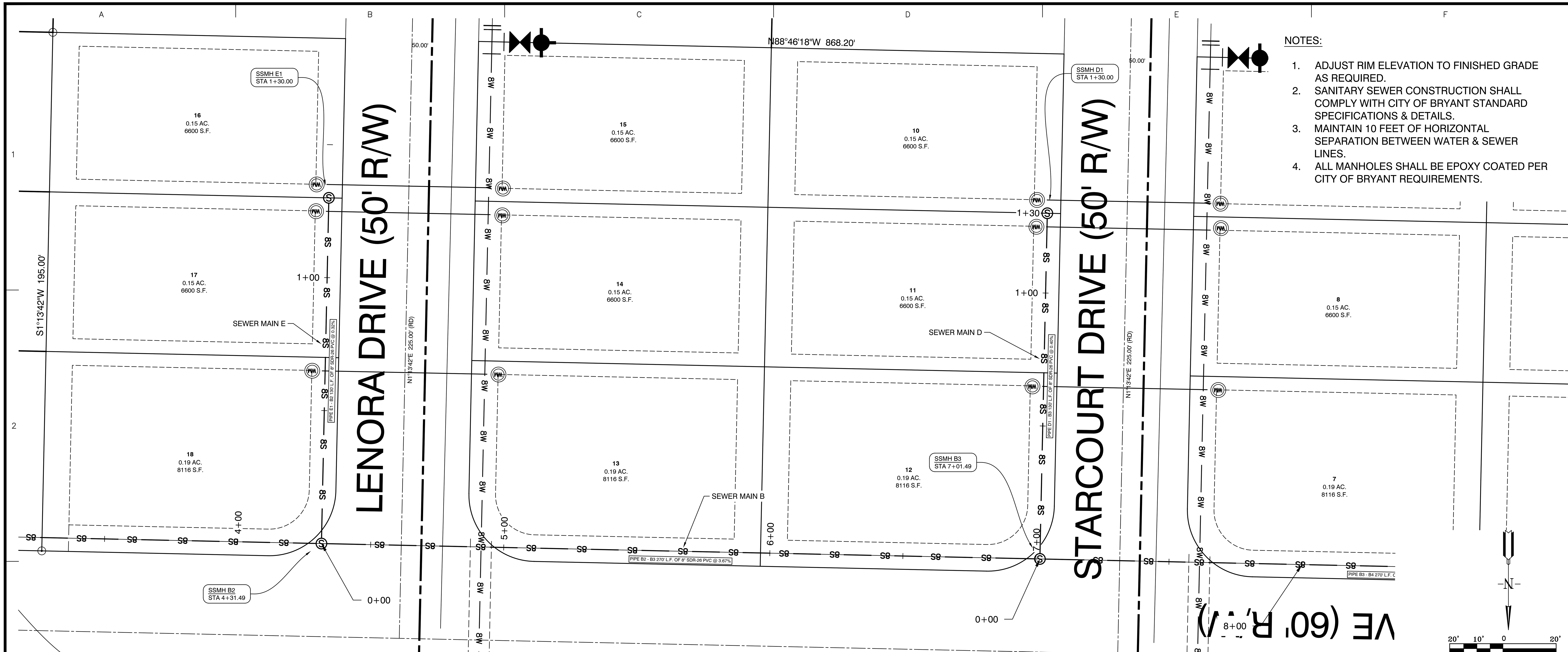
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 9551 VERNON J. WILLIAMS

CONTENTS:
SANITARY SEWER PLAN & PROFILE MAIN "C" STA. 0+00 - 2+70

PROJECT NO: 24076

DATE: DECEMBER 2024

SHEET NO: C2.3



NOTES:

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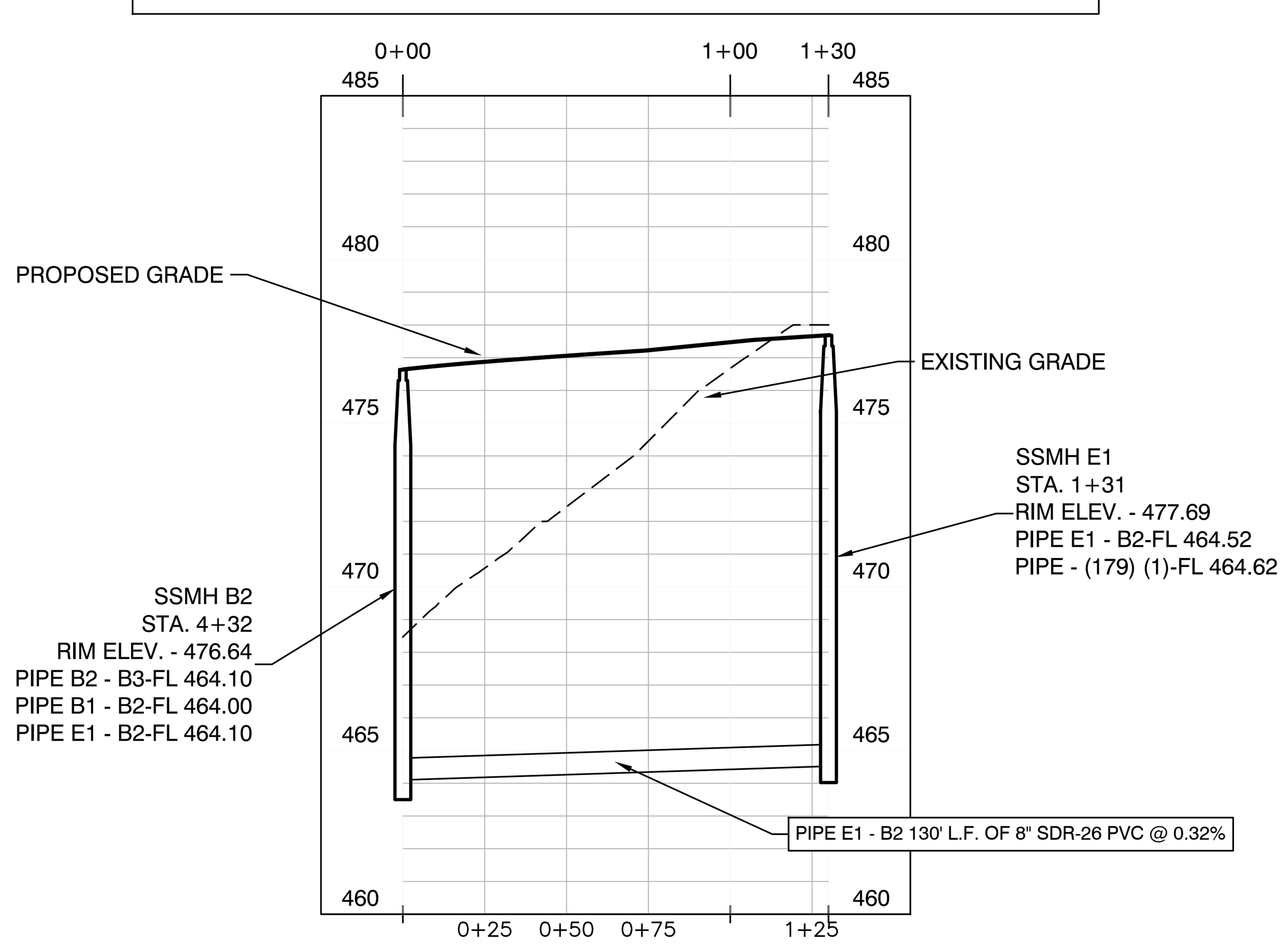
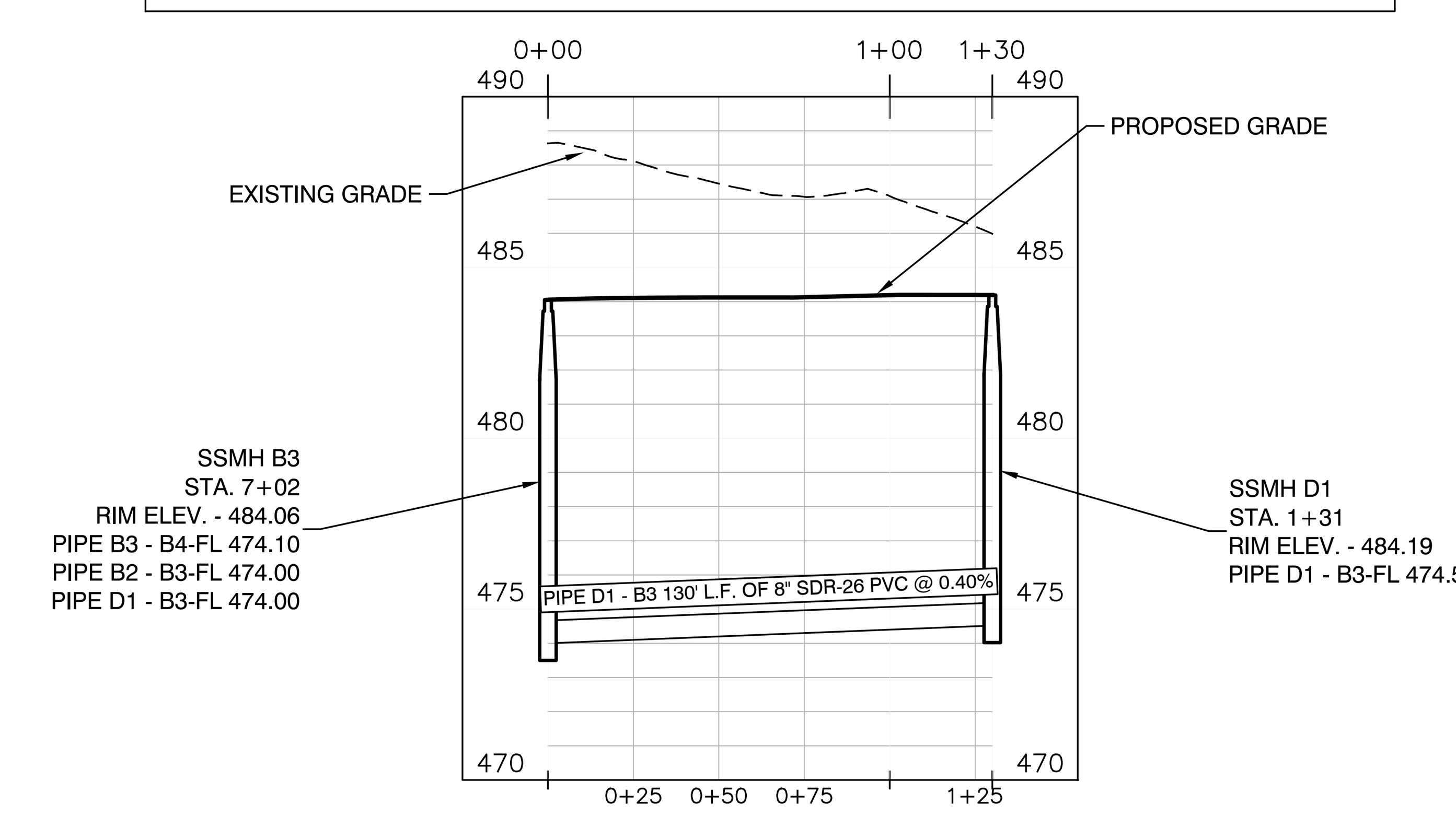
4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.

SEWER MAIN E STA. 0+00 - 1+30



SEWER MAIN D STA. 0+00 – 1+30



SCALE: H 1" = 50'
V 1" = 5'

BY | REVISION | DATE

GNE Designing our client's success

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garnatengineering@gmail.com

FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS

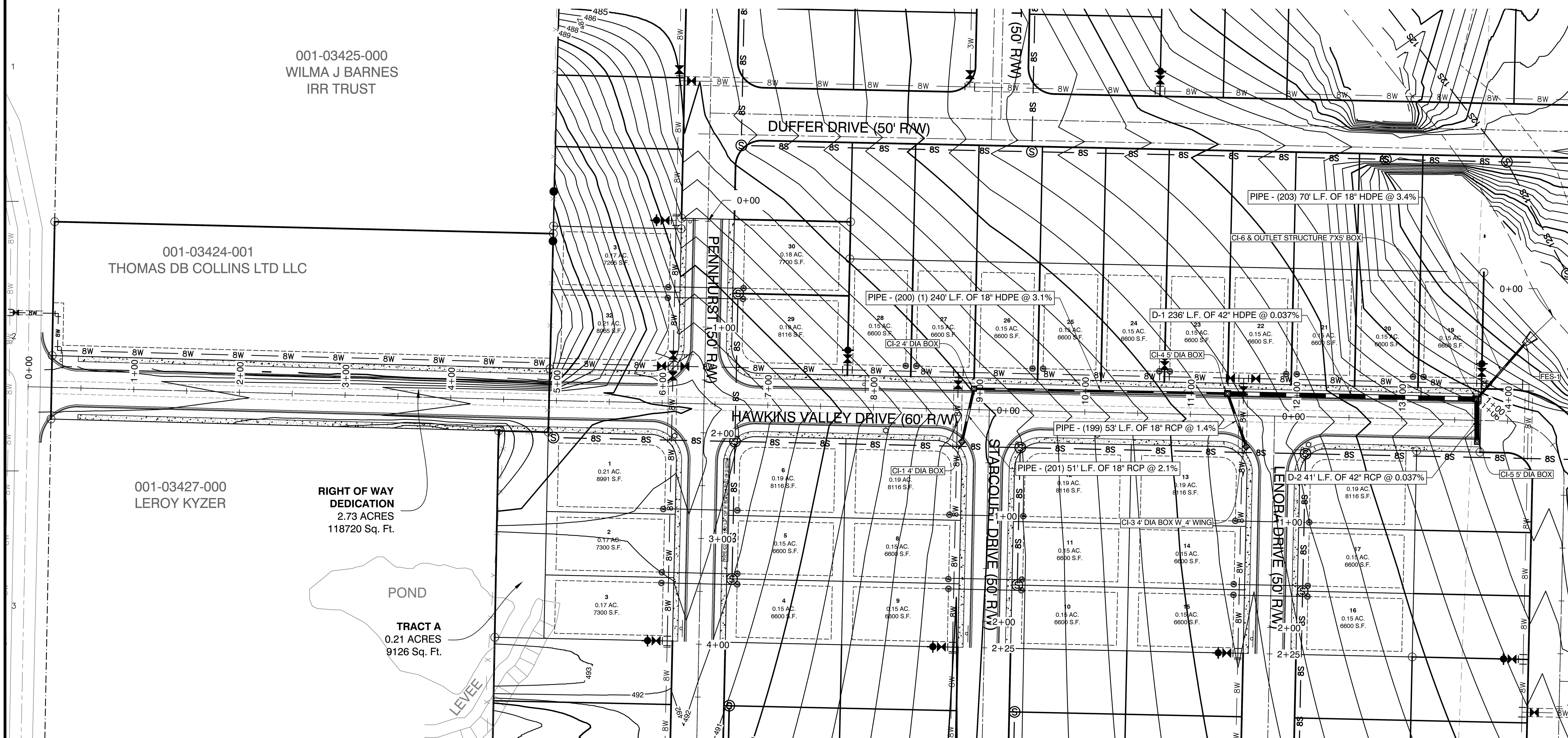
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

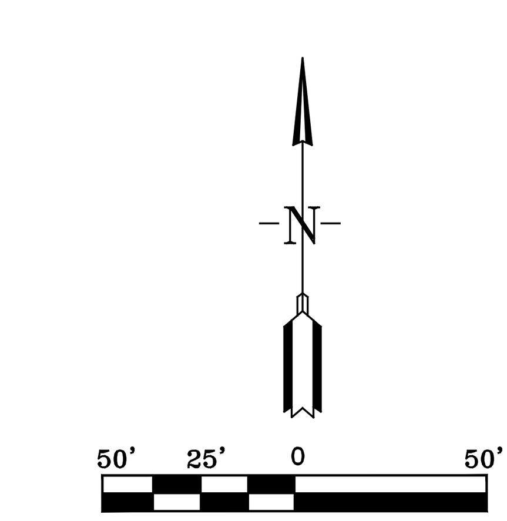
CONTENTS:
SANITARY SEWER PLAN & PROFILE MAIN "D" & MAIN "E" STA. 0+00 - 1+30

PROJECT NO: 24076

DATE: DECEMBER 2024

SHEET NO: C2.4





BY | REVISION | DATE

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FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS

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

1-06-2025

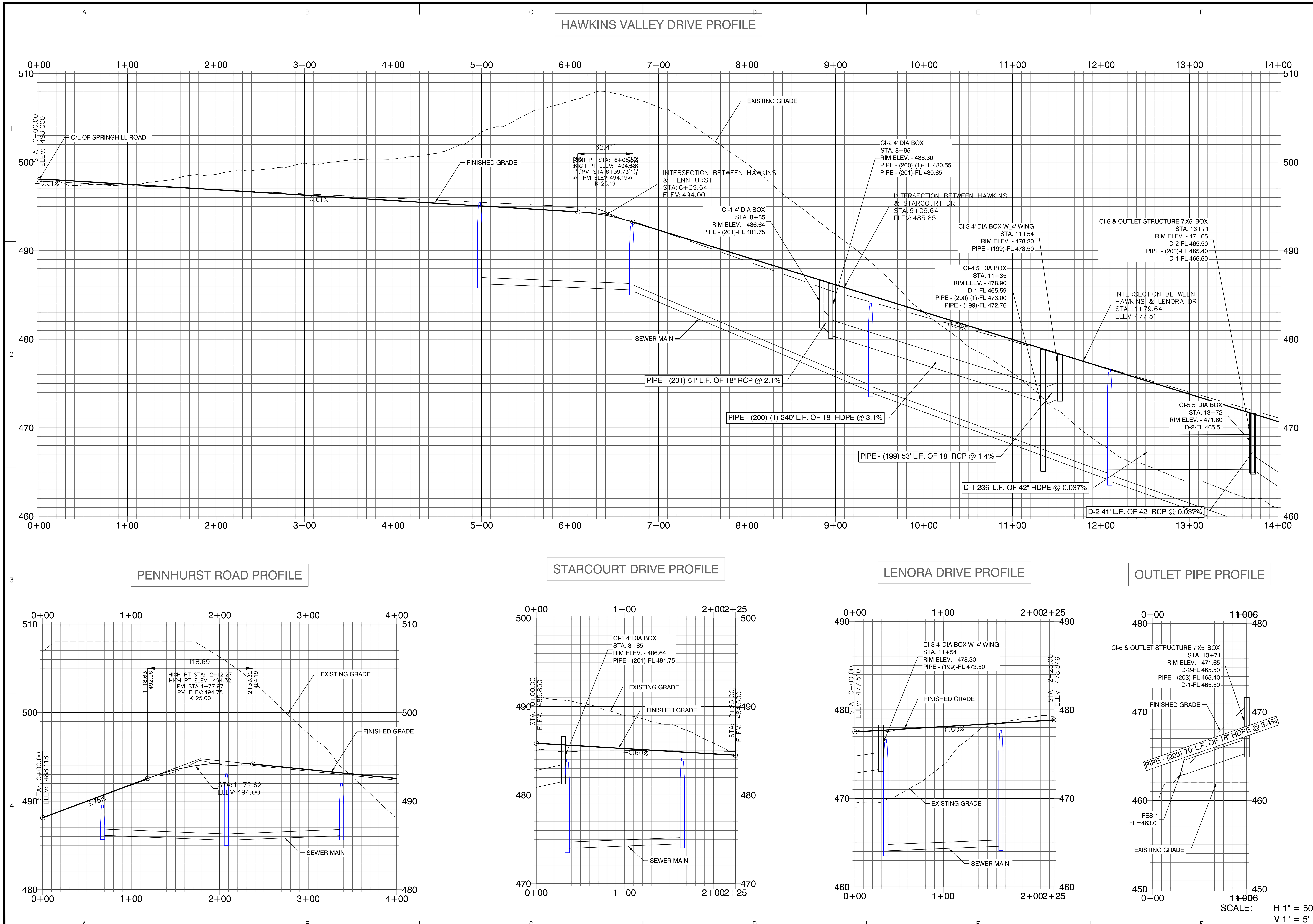
CONTENTS:

STREET & DRAINAGE PLAN

PROJECT NO: 24076

DATE: JAN 2025

SHEET NO: 3.0



SCALE: H 1" = 50'
V 1" = 5'

BY
REVISION
DATE

GNE Designing our client's success

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FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS

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

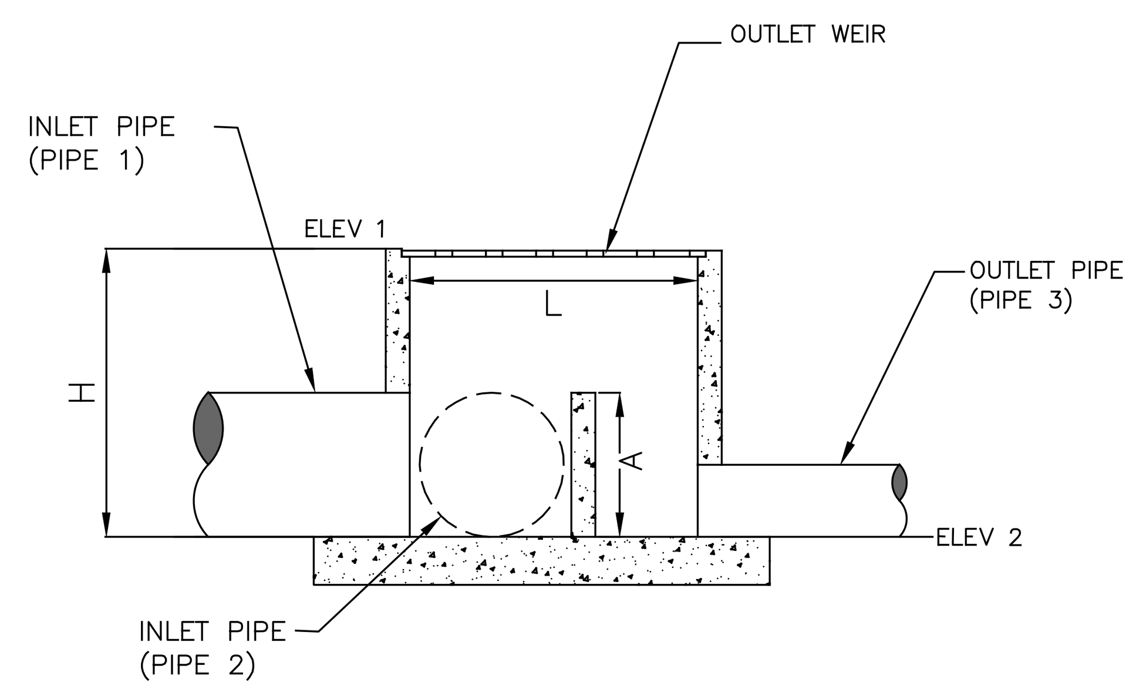
1-06-2025

CONTENTS:
ROAD PROFILES

PROJECT NO:
24076

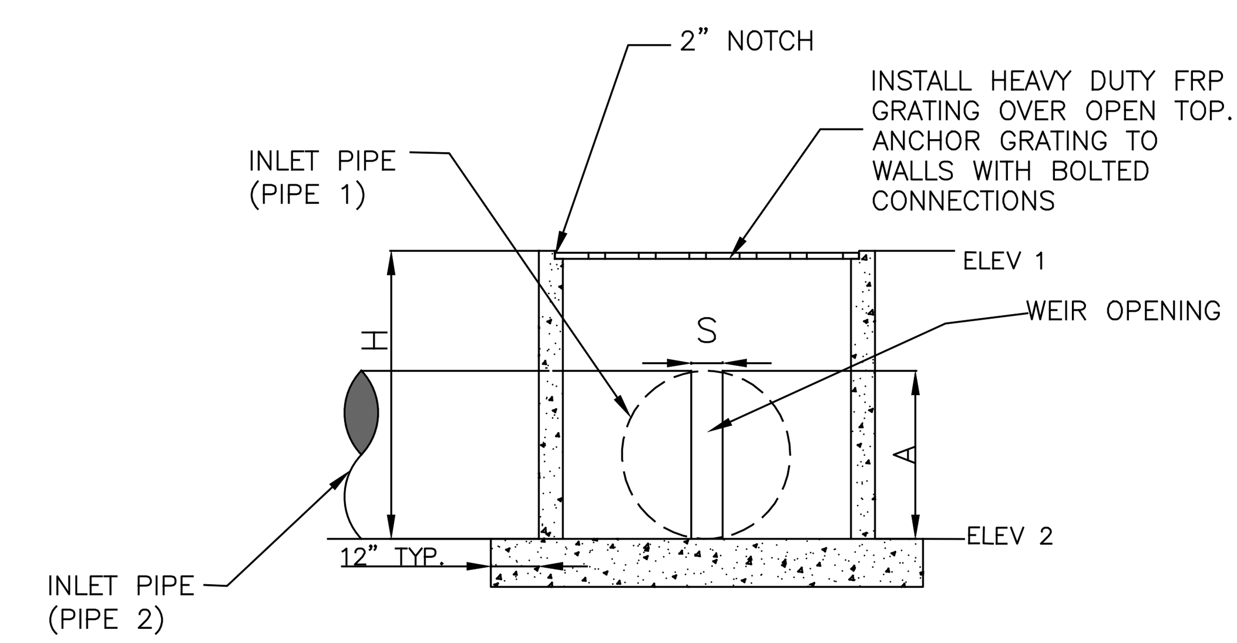
DATE:
JAN 2025

SHEET NO:
C3.1



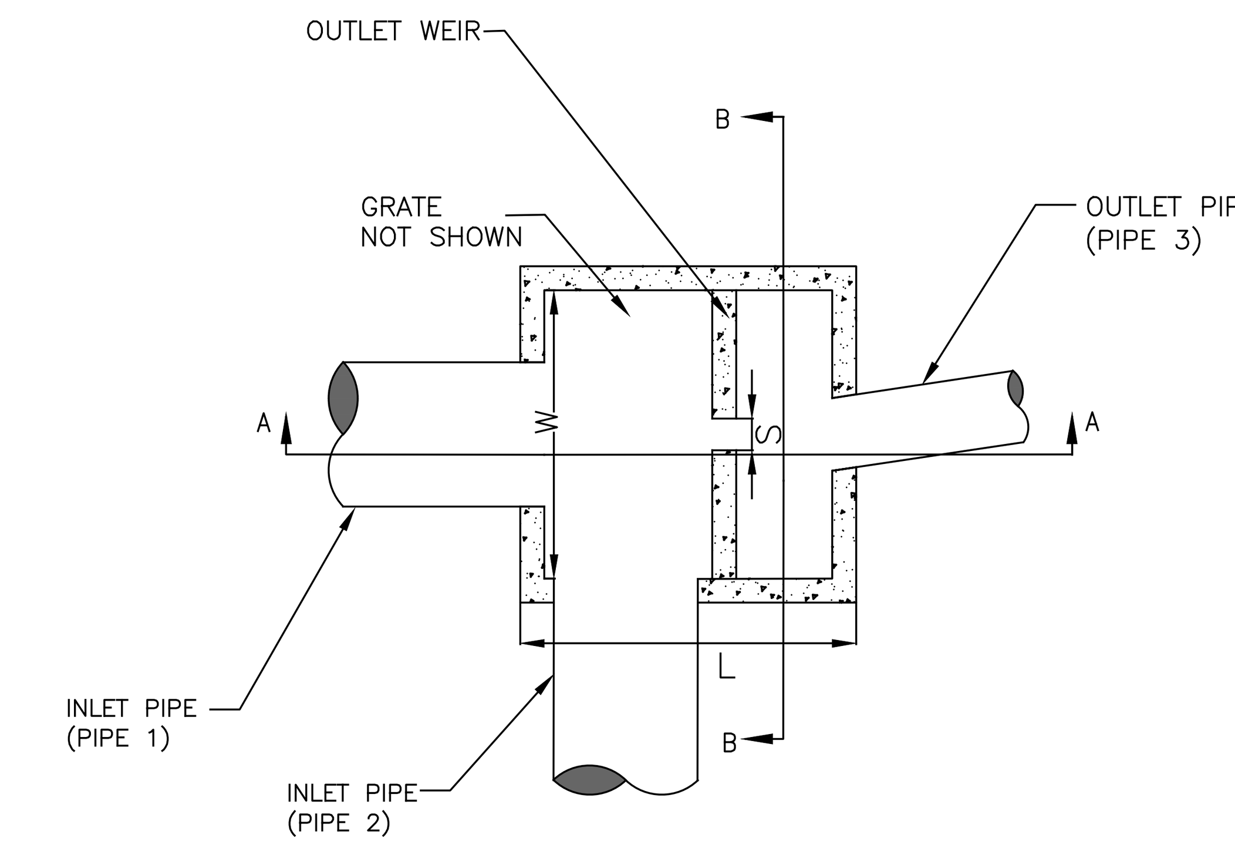
DETENTION OUTLET
SECTION A-A

NOT TO SCALE



DETENTION OUTLET
SECTION B-B

NOT TO SCALE



DETENTION OUTLET
PLAN VIEW

NOT TO SCALE

CONTROL STRUCTURE										
OUTLET STRUCTURE	L	W	H	ELEV 1	ELEV 2	S	PIPE 1 DIA	PIPE 2 DIA	PIPE 3 DIA	A
1	7'-0"	5'-0"	6'-3"	471.65	465.40	0'-7.5"	42"	42"	18"	3'-6"

DETENTION OUTLET NOTES:

1. ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.
2. BOTTOM SLAB SHALL BE 12" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.

DATE	REVISION	BY

GNE
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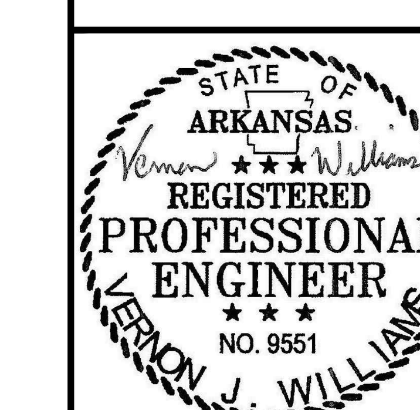
FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS



1-06-2025

CONTENTS:
OUTLET STRUCTURE DETAILS

PROJECT NO: 24076

DATE: JAN 2025

SHEET NO: C3.2

Bryant Planning Commission

HAWKINS VALLEY, PHASE 1

Subdivision Checklist

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- $300.00 + $3.00 per lot - for Subdivision preliminary plat review
- $250.00 or $25.00 per lot **(whichever is greater)** - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- $100 per lot - Water/Sewer Impact Fee
- $100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- $25.00 + $1.00 per lot - for Subdivision Final Plat review

City of Bryant Subdivision Checklist

Subdivision/Project Name HAWKINS VALLEY, PHASE 1

Contact Person VERNON WILLIAMS **Phone** (501) 408-4650

Mailing Address 3825 MT CARMEL ROAD, BRYANT, AR 72022

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)**

HAWKINS VALLEY, PHASE 1
Name of Subdivision

George Worden
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

Vernon J Williams
Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____

AGREEMENT
BY
SUBDIVISION DEVELOPER
TO PROVIDE ASSURANCE TO
THE CITY OF BRYANT
ARKANSAS
PER ORDINANCE #98-35

I PHILLIP PENGELLY (OWNER OF THOMAS D.B. COLLINS, LTD.), developer for the HAWKINS VALLEY subdivision located in the City of Bryant city limits or planning jurisdiction agree to provide a surety bond or cashier's check in the amount of 10% of the development cost estimated to be $50,000 but not less than $10,000 or more than $50,000 within 10 calendar days after preliminary plat approval by the Bryant Planning Commission in accordance with the terms of Ordinance Number 98-35.

1/3/25
Date

Developer Signature

Witness

PHILLIP PENGELLY
Printed Name

9360 GILBERT ROAD
Address BENTON, AR 72019

501-249-3378
Phone Number

ORDINANCE NO. 98-35

ASSURANCES FOR COMPLIANCE, INSTALLATION, ETC.

a.) Upon preliminary approval of subdivision construction plans and specifications for improvements, the Developer shall enter into an agreement with the City of Bryant to install or ensure the completion of the improvements as designed and to (repair or replace), (pay the cost to the city of repairing or replacing) all city property damaged or destroyed in connection therewith. The city will accept the subdivision and issue the certificate of final plat approval subject to the assurance of performance of the obligations of the Developer under the agreement.

b.) One of the following assurances assigned to the city shall be utilized by the Developer to assure performance of the Developer's obligations under the agreement:

1. Surety Bond in the amount of ten percent (10%) of the estimated development cost and recorded at the Saline County Courthouse.

2. Cashier's check(s) in the amount of ten percent (10%) of the estimated development cost on which no interest will be paid by the city.

Any cashier's check or certificate of deposit allowed by this section shall be insured by a financial institution insured by the Federal Deposit Insurance Corporation and licensed to business in Arkansas. Further, each instrument of assurance shall be payable to the City of Bryant, and shall be in principal amount no less that $10,000 or no greater than $50,000. All instruments of assurance or the city's check in the amount equal to the principal amount of the instrument less any deductions for failure to perform by the Developer shall be returned to the Developer one-year after completion of the Developers performance under the agreement.

Forfeiture of the assurance for compliance does not relieve the Developer of his responsibility to complete the subdivisions improvements to the satisfaction of the City.

Developer's of large projects that could have an adverse impact on the City's infrastructure may be required to have an assurance for compliance if so directed by the Planning Commission.

All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

Should any portion of this ordinance be unconstitutional or invalid and so declared by a court of competent jurisdiction, then the remainder of this Ordinance, and any remaining applications of the Ordinance, shall not be affected by such partial unconstitutionality or invalidity.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED THIS 28th DAY OF September, 1998.

Ron Bailey
APPROVED

Wanda Smith, City Clerk
ATTEST

No Emergency Clause

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

January 6, 2025

Mr. Colton Leonard
Bryant City Planner / Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Preliminary Plat – Hawkins Valley – Phase 1

Dear Mr. Leonard:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced preliminary plat. It is my desire that this matter be included on the agenda for your February 10, 2025 City of Bryant Planning Commission meeting. The developer for the project is Thomas D.B. Collins, LTD, LLC, 9360 Gilbert Road, Benton, Arkansas 72019, owencreek@comcast.net, (501) 680-0970.

List of Enclosures

- Preliminary Plat
- Preliminary Plat Review Fees $396.00
- DXF of Subdivision- transmitted by email
- Subdivision Plans
- Storm Water Detention and Drainage Plan Review Fee $800.00

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

HAWKINS VALLEY
DRAINAGE CALCULATIONS – SUMMARY
1/7/2025

DESCRIPTION OF PROJECT

Hawkins Valley subdivision is an approximately 7.11 Acre development located in the Saline County, Arkansas approximately three miles north of Springhill Road. There are three drainage basins on the site. Basin 1 and 3 will be captured future phases. Basin 2 will be detained in a pipe network storage located in the western end of the site. The detention for the storage network will be underground in 42" HDPE pipe.

Stormwater Calculations were prepared with the intent to comply with the City of Bryant's Drainage Code. The primary intent of this analysis is to produce a drainage system adequately sized to convey post development runoff while attenuating post development discharge levels equal to or less than pre development flows.

Hydraulic calculations were made using the Rational Method. Design frequencies were analyzed for 2, 5, 10, 25, 50, and 100-year return periods.

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Inlets

Summary of Pipes

Pipe Network Storage Summary

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

HAWKINS VALLEY
DRAINAGE CALCULATIONS – SUMMARY
1/7/2025

SUMMARY OF DRAINAGE BASINS

PRE-DEVELOPMENT CONDITIONS

The entire area for pre-existing drainage area of the site drains to a creek to the east. There are three drainage basins in the site that flows through the site then discharges onto the creek. Basin 1 and 3 will be captured in future phases. Basin 2 will be captured and detained.

POST-DEVELOPMENT CONDITIONS

As previously described, this site is being developed into a residential subdivision. Slopes range from 2% to 10%. Runoff drains from the developed areas to underground detention in the east of the subdivision.

SUMMARY OF INLETS

On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 10-year return storm. The distance from the back of the curb to the center of the street are 14 feet and 18 feet.

SUMMARY OF PIPES

All pipes used in this project are HDPE and RCP. Therefore, a manning's of 0.012 was used on all pipes in the analysis.

PIPE NETWORK STORAGE SUMMARY

The pipe network storage in these calculations detains flows from all of the runoff of the site. The pipe network storage is located parallel on the Hawkins Valley Drive. Water collected in the storm water system is discharged into the pipe network via a curb inlet. The pipe network storage is made of 277 linear feet of 42" HDPE pipe and has a volume of 2,665 cf. A concrete control structure is constructed on the end of the pipe network storage. This control structure uses a slotted weir to limit the discharge through the structure to that of the 2, 10, 25, 50, and 100-year pre-development flow. The pipe network storage is designed to hold the 100-year storm event.

Stormwater Calcs - Hawkins Valley
Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1

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

L1 =	360	feet	
n1 =	0.1	Heavy Stand of Timber	
S1 =	0.045	ft/ft	
$I_{assumed}$ =	7.20	inches	
$Tc_{calculated}$	553	seconds	
$Tc_{calculated}$	9.22	minutes	
Tc =	9.22	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	7.20	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	**9.50**	minutes	

I_{100} =	8.6 Inches	I_{10} =	6.3 Inches
I_{50} =	8 Inches	I_{5} =	5.7 Inches
I_{25} =	7.20 Inches	I_{2} =	4.8 Inches

Calculated Tc values - Drainage Basin 2

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

L1 =	590	feet	
n1 =	0.1	Heavy Stand of Timber	
S1 =	0.0695	ft/ft	
$I_{assumed}$ =	6.90	inches	
$Tc_{calculated}$	665	seconds	
$Tc_{calculated}$	11.08	minutes	
Tc =	11.08	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	6.90	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	**11.00**	minutes	

I_{100} =	8.4 Inches	I_{10} =	6.0 Inches
I_{50} =	7.7 Inches	I_{5} =	5.5 Inches
I_{25} =	6.90 Inches	I_{2} =	4.7 Inches

Calculated Tc values - Drainage Basin 3

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

L1 =	225	feet	
n1 =	0.1	Heavy Stand of Timber	
S1 =	0.031	ft/ft	
$I_{assumed}$ =	7.80	inches	
$Tc_{calculated}$	452	seconds	
$Tc_{calculated}$	7.54	minutes	
Tc =	7.54	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	7.80	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	**7.50**	minutes	

I_{100} =	9.3 Inches	I_{10} =	6.8 Inches
I_{50} =	8.7 Inches	I_{5} =	6.2 Inches
I_{25} =	7.80 Inches	I_{2} =	5.3 Inches

Stormwater Calcs - Hawkins Valley
using Rational Method

Pre-development

Calculated C values - Drainage Basin 1

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Undeveloped	3.82	0.47	0.43	0.4	0.36	0.34	0.31	Woodlands, Average, 2-7%
Total Area =	**3.82**	**0.47**	**0.43**	**0.40**	**0.36**	**0.34**	**0.31**	

Calculated C values - Drainage Basin 2

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Greenspace	2.60	0.47	0.43	0.4	0.36	0.34	0.31	Woodlands, Average, 2-7%
Total Area =	**2.60**	**0.47**	**0.43**	**0.40**	**0.36**	**0.34**	**0.31**	

Calculated C values - Drainage Basin 3

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Greenspace	2.5	0.47	0.43	0.4	0.36	0.34	0.31	Woodlands, Average, 2-7%
Total Area =	**2.50**	**0.47**	**0.43**	**0.40**	**0.36**	**0.34**	**0.31**	

Stormwater Calcs - Hawkins Valley
Using Rational Method

Post-development

Calculated Tc values - Drainage Basin 1

$$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds} \qquad Tc = \frac{i6 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	730	feet
n1 =	0.013	Smooth Concrete/Asphalt
S1 =	0.012	ft/ft
$I_{assumed}$ =	8.20	inches
$Tc_{calculated}$	351	seconds
$Tc_{calculated}$	5.85	minutes

Tc =	5.85	minutes
I =	8.20	inches

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Use Tc = **6.00** minutes

I_{100} =	9.8	Inches	I_{10} =	7.2	Inches
I_{50} =	9.1	Inches	I_{5} =	6.5	Inches
I_{25} =	8.2	Inches	I_{2} =	5.6	Inches

Calculated Tc values - Drainage Basin 2

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

L1 =	50	feet	L1 =	625	feet
n1 =	0.013	Grass	n1 =	0.012	Concrete
S1 =	0.025	ft/ft	S1 =	0.06	ft/ft
$I_{assumed}$ =	8.40	inches	$I_{assumed}$ =	8.40	inches
$Tc_{calculated}$	56	seconds	$Tc_{calculated}$	186	seconds
$Tc_{calculated}$	0.93	minutes	$Tc_{calculated}$	3.10	minutes

Tc =	4.03	minutes
I =	8.40	inches

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Use Tc = **5.00** minutes

I_{100} =	10	Inches	I_{10} =	7.6	Inches
I_{50} =	9.4	Inches	I_{5} =	6.8	Inches
I_{25} =	8.4	Inches	I_{2} =	5.9	Inches

Calculated Tc values - Drainage Basin 3

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

L1 =	780	feet
n1 =	0.013	Concrete Smooth Forms
S1 =	0.006	ft/ft
$I_{assumed}$ =	7.60	inches
$Tc_{calculated}$	463	seconds
$Tc_{calculated}$	7.72	minutes

Tc =	7.72	minutes
I =	7.60	inches

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Use Tc = **8.00** minutes

I_{100} =	9.1	Inches	I_{10} =	6.7	Inches
I_{50} =	8.4	Inches	I_{5} =	6.0	Inches
I_{25} =	7.6	Inches	I_{2} =	5.2	Inches

Stormwater Calcs - Hawkins Valley
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Single Family House	2.16	0.70	0.65	0.60	0.50	0.45	0.40
Total Area =	**2.16**	**0.70**	**0.65**	**0.60**	**0.50**	**0.45**	**0.40**

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Calculated C values - Drainage Basin 2

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Single Family House	2.29	0.70	0.65	0.60	0.50	0.45	0.40
Total Area =	**2.29**	**0.70**	**0.65**	**0.60**	**0.50**	**0.45**	**0.40**

Calculated C values - Drainage Basin 3

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Single Family House	2.66	0.70	0.65	0.60	0.50	0.45	0.40
Total Area =	**2.66**	**0.70**	**0.65**	**0.60**	**0.50**	**0.45**	**0.40**

Stormwater Calcs - Hawkins Valley
using Rational Method

Pre-development

Drainage Basin 1

Q_{100} =	15.44 CFS	Q_{50}=	13.14 CFS	Q_{25} =	11.00 CFS	Q_{10} =	8.66 CFS	Q_5 =	7.40 CFS	Q_2 =	5.68 CFS
c =	0.47	c =	0.43	c =	0.40	c =	0.36	c =	0.34	c =	0.31
i=	8.60 in/hr	i=	8.00 in/hr	i=	7.20 in/hr	i=	6.30 in/hr	i=	5.70 in/hr	i=	4.80 in/hr
A=	3.82 acres	A=	3.82 acres	A=	3.82 acres	A=	3.82 acres	A=	3.82 acres	A=	3.82 acres

Drainage Basin 2

Q_{100} =	10.26 CFS	Q_{50}=	8.61 CFS	Q_{25} =	7.18 CFS	Q_{10} =	5.62 CFS	Q_5 =	4.86 CFS	Q_2 =	3.79 CFS
c =	0.47	c =	0.43	c =	0.40	c =	0.36	c =	0.34	c =	0.31
i=	8.40 in/hr	i=	7.70 in/hr	i=	6.90 in/hr	i=	6.00 in/hr	i=	5.50 in/hr	i=	4.70 in/hr
A=	2.60 acres	A=	2.60 acres	A=	2.60 acres	A=	2.60 acres	A=	2.60 acres	A=	2.60 acres

Drainage Basin 3

Q_{100} =	10.93 CFS	Q_{50}=	9.35 CFS	Q_{25} =	7.80 CFS	Q_{10} =	6.12 CFS	Q_5 =	5.27 CFS	Q_2 =	4.11 CFS
c =	0.47	c =	0.43	c =	0.40	c =	0.36	c =	0.34	c =	0.31
i=	9.30 in/hr	i=	8.70 in/hr	i=	7.80 in/hr	i=	6.80 in/hr	i=	6.20 in/hr	i=	5.30 in/hr
A=	2.50 acres	A=	2.50 acres	A=	2.50 acres	A=	2.50 acres	A=	2.50 acres	A=	2.50 acres

Post-development

Drainage Basin 1

Q_{100} =	14.82 CFS	Q_{50}=	12.78 CFS	Q_{25} =	10.63 CFS	Q_{10} =	7.78 CFS	Q_5 =	6.32 CFS	Q_2 =	4.84 CFS
c =	0.70	c =	0.65	c =	0.60	c =	0.50	c =	0.45	c =	0.40
i=	9.80 in/hr	i=	9.10 in/hr	i=	8.20 in/hr	i=	7.20 in/hr	i=	6.50 in/hr	i=	5.60 in/hr
A=	2.16 acres	A=	2.16 acres	A=	2.16 acres	A=	2.16 acres	A=	2.16 acres	A=	2.16 acres

Drainage Basin 2

Q_{100} =	16.03 CFS	Q_{50}=	13.99 CFS	Q_{25} =	11.54 CFS	Q_{10} =	8.70 CFS	Q_5 =	7.01 CFS	Q_2 =	5.40 CFS
c =	0.70	c =	0.65	c =	0.60	c =	0.50	c =	0.45	c =	0.40
i=	10.00 in/hr	i=	9.40 in/hr	i=	8.40 in/hr	i=	7.60 in/hr	i=	6.80 in/hr	i=	5.90 in/hr
A=	2.29 acres	A=	2.29 acres	A=	2.29 acres	A=	2.29 acres	A=	2.29 acres	A=	2.29 acres

Drainage Basin 3

Q_{100} =	16.94 CFS	Q_{50}=	14.52 CFS	Q_{25} =	12.13 CFS	Q_{10} =	8.91 CFS	Q_5 =	7.18 CFS	Q_2 =	5.53 CFS
c =	0.70	c =	0.65	c =	0.60	c =	0.50	c =	0.45	c =	0.40
i=	9.10 in/hr	i=	8.40 in/hr	i=	7.60 in/hr	i=	6.70 in/hr	i=	6.00 in/hr	i=	5.20 in/hr
A=	2.66 acres	A=	2.66 acres	A=	2.66 acres	A=	2.66 acres	A=	2.66 acres	A=	2.66 acres

Detention Volume

Pond-1
for Q100

Cundev=	0.47	
Iundev=	8.40	in/hr
Cdev=	0.70	
Idev=	10.00	in/hr
R=	3.05	
A=	2.29	acres
Tc=	5.00	minutes
	60	sec/min
Detention Volume=	2,097	cubic feet

R= (Cdev*Idev)-(Cundev*Iundev)
Detention Volume= R*A*Tc*60

Stormwater Calcs - Hawkins Valley
using Rational Method
Required Detention Pipe

Pond Volume			
Volume Required		2096.72	CF
Use 42" Pipe			
	Dia =	42.00	
	A =	9.62	SF
	L (required) =	217.93	FT

OR

Pond Volume			
Volume Required		2096.72	CF
Use 30" Pipe			
	Dia =	30.00	
	A =	4.91	SF
	L (required) =	427.14	FT

Stormwater Calcs - Hawkins Valley
using Rational Method
Culvert Detention Sizes

PIPE NAME	DIAMETER (IN)	LENGTH (FT)	AREA (SF)	VOLUME (CF)
D-1	42.00	236	9.62	2270.59
D-2	42.00	41	9.62	394.47
TOTAL		277		2665.06

Stormwater Calcs - Hawkins Valley
using Rational Method
Weir Sizing

Storm Event	Flow (cfs)
Q2 - Pre	3.79
Q10 - Pre	5.62
Q25 - Pre	7.18
Q50 - Pre	8.61
Q100 - Pre	10.26
Q2 - Post	5.40
Q10 - Post	8.70
Q25 - Post	11.54
Q50 - Post	13.99
Q100 - Post	16.03

Rectangular Weir

Q2

Q (cfs)	**CLH^1.5**	
C	**2.5**	
L	**0.625**	7.5"
H	**1.8**	
Q (cfs)	**3.77**	

Q10

Q (cfs)	**CLH^1.5**	
C	**2.5**	
L	**0.625**	7.5"
H	**2.3**	
Q (cfs)	**5.45**	

Q25

Q (cfs)	**CLH^1.5**	
C	**2.5**	
L	**0.625**	7.5"
H	**2.75**	
Q (cfs)	**7.13**	

Q50

Q (cfs)	**CLH^1.5**	
C	**2.5**	
L	**0.625**	7.5"
H	**3.1**	
Q (cfs)	**8.53**	

Q100

Q (cfs)	**CLH^1.5**	
C	**2.5**	
L	**0.625**	7.5"
H	**3.5**	
Q (cfs)	**10.23**	

Stormwater Calcs - Hawkins Valley
using Rational Method
Culvert Capacities

	CI-1	CI-2	CI-3	CI-4	CI-5	CI-6
Q_{25} =	**0.94 CFS**	**0.65 CFS**	**8.38 CFS**	**0.72 CFS**	**6.50 CFS**	**0.58 CFS**
c =	0.86 Road/Asphalt	0.86 Road/Asphalt	0.86 Road/Asphalt	0.86 Road/Asphalt	0.86 Road/Asphalt	0.86 Road/Asphalt
i=	8.4 in/hr	8.4 in/hr	8.4 in/hr	8.4 in/hr	8.4 in/hr	8.4 in/hr
A=	0.13 acres	0.09 acres	1.16 acres	0.10 acres	0.90 acres	0.08 acres

Pipe Name	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
18" RCP	CI-1	CI-2	0.94	0.0210	18	1	0.012	1.77	4.712	0.375	16.49	6%
18" HDPE	CI-2	CI-4	1.59	0.0310	18	1	0.012	1.77	4.712	0.375	20.04	8%
18" RCP	CI-3	CI-4	9.97	0.0140	18	1	0.012	1.77	4.712	0.375	13.46	74%
42" HDPE	CI-4	CI-6	10.69	0.0004	42	1	0.012	9.62	10.996	0.875	20.97	51%
42" RCP	CI-5	CI-6	17.19	0.0004	42	1	0.012	9.62	10.996	0.875	20.97	82%

Stormwater Calcs - Hawkins Valley
using Rational Method
Outlet Pipe Capacity

Pipe Name	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
18" HDPE	CI-6	FES-1	10.26	0.0340	18	1	0.012	1.77	4.712	0.375	20.98	49%

CKSON

001-03420-000
DARRELL &
BETTY CAMP

001-03424-000
THOMAS DB COLLINS LTD LLC

001-03457-000
ADRIAN F
ROBERTSON &
HILLARY A BAXTER

001-03425-000
WILMA J BARNES
IRR TRUST

001-03424-001
THOMAS DB COLLINS LTD LLC

001-03427-000
LEROY KYZER

SPRINGHILL ROAD
(50' ROW - ASPHALT)

POND

LEVEE

BASIN 3
C=0.47
I=9.3 IN/HR
A=2.50 ACRES
Q_{100}=10.93 CFS

BASIN 1
C=0.47
I=8.6 IN/HR
A=3.82 ACRES
Q_{100}=15.44 CFS

BASIN 2
C=0.47
I=8.4 IN/HR
A=2.60 ACRES
Q_{100}=10.26 CFS

NE1/4 NW1/
SEC.4-T1S-R14

VILLAGE
PHASE 1

VILLAGE
PHASE 1

80' 40' 0 80'

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

HAWKINS VALLEY
SPRINGHILL RD & STRAWBERRY LN
SALINE COUNTY, ARKANSAS

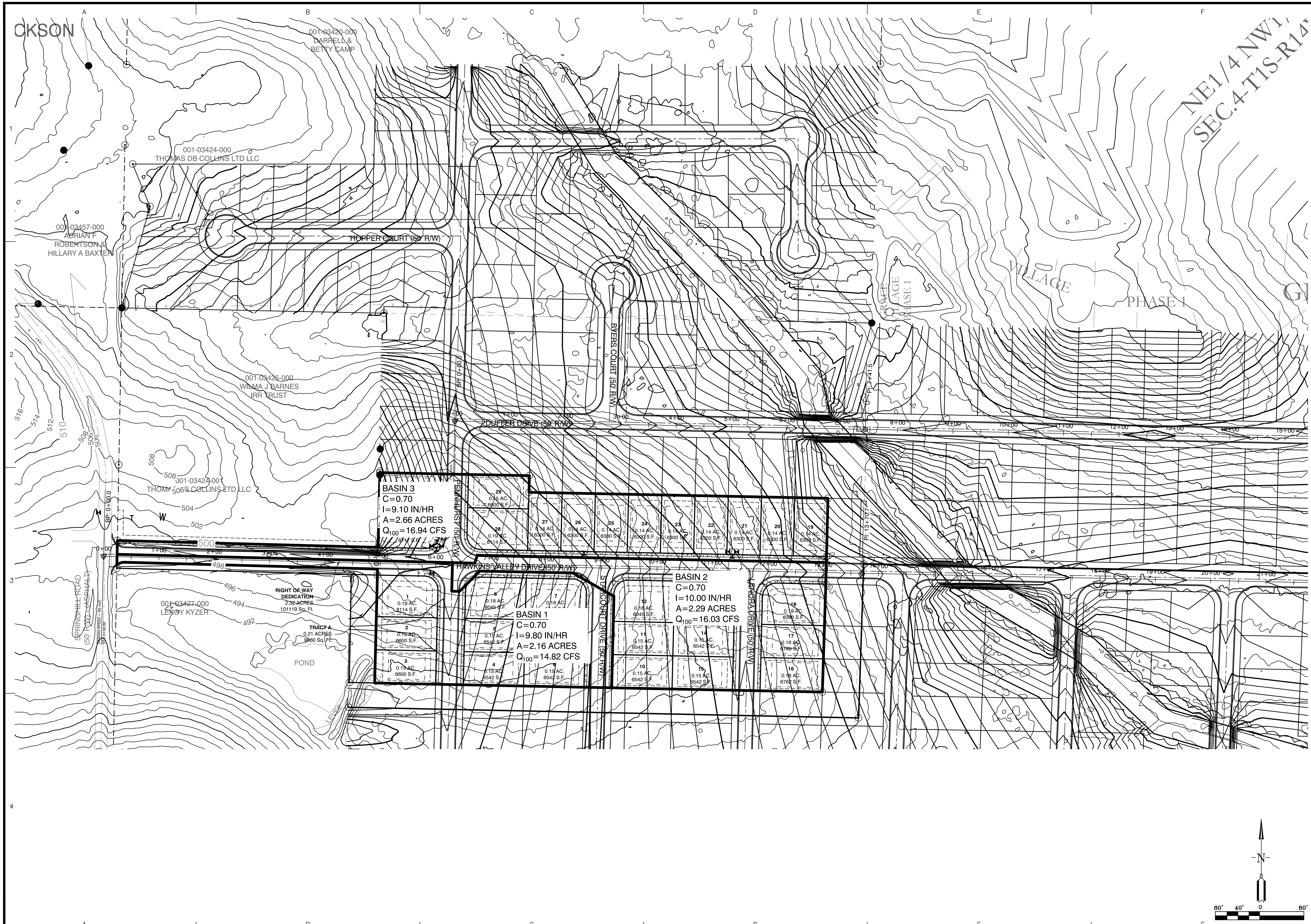
PRELIMINARY

CONTENTS:
PRE
DRAINAGE
BASIN

PROJECT NO:
24076

DATE:
JAN 2025

SHEET NO:
1.0



REVISION	DATE	BY

GNE

Designing our client's success

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3825 Mt Carmel Rd, Bryant, AR 72022, garnatengineering@gmail.com

HAWKINS VALLEY
SPRINGHILL RD & STRAWBERRY LN
SALINE COUNTY, ARKANSAS

PRELIMINARY

CONTENTS:
POST DRAINAGE BASIN

PROJECT NO: 24076

DATE: JAN 2025

SHEET NO: 2.0

Stormwater Calcs - Hawkins Valley
Using Rational Method

Post-development Basin

Calculated Tc values - Drainage Basin SDMH-C1

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

L1 =	300	feet
n1 =	0.013	Smooth Concrete/Asphalt
S1 =	0.031	ft/ft
$I_{assumed}$ =	7.60	inches
$Tc_{calculated}$	160	seconds
$Tc_{calculated}$	2.66	minutes
Tc =	2.66	minutes
I =	7.60	inches
Use Tc =	**5.00**	minutes

Calculated Tc values - Drainage Basin SDMH-C3

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

L1 =	290	feet
n1 =	0.025	Grass and Roof
S1 =	0.031	ft/ft
$I_{assumed}$ =	7.60	inches
$Tc_{calculated}$	232	seconds
$Tc_{calculated}$	3.86	minutes
Tc =	3.86	minutes
I =	7.60	inches
Use Tc =	**5.00**	minutes

Stormwater Calcs - Hawkins Valley
using Rational Method
POST-DEV C VALUES

SDMH-C1

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.13	0.81	0.86	0.95	Road/Asphalt
Total Area =	**0.13**	**0.81**	**0.86**	**0.95**	

SDMH-C2

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.09	0.81	0.86	0.95	Road/Asphalt
Total Area =	**0.09**	**0.81**	**0.86**	**0.95**	

SDMH-C3

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	1.16	0.5	0.6	0.7	Single Family House
Total Area =	**1.16**	**0.50**	**0.60**	**0.70**	

SDMH-C4

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.10	0.81	0.86	0.95	Road/Asphalt
Total Area =	**0.10**	**0.81**	**0.86**	**0.95**	

SDMH-C5

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.90	0.5	0.6	0.7	Single Family House
Total Area =	**0.90**	**0.50**	**0.60**	**0.70**	

SDMH-C6

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.08	0.81	0.86	0.95	Road/Asphalt
Total Area =	**0.08**	**0.81**	**0.86**	**0.95**	

Stormwater Calcs - Hawkins Valley
using Rational Method
Post Development Flowrates

SDMH-C1

Q_{10} =	0.80	CFS
c =	0.81	
i=	7.60	in/hr
A=	0.13	acres

SDMH-C2

Q_{10} =	0.56	CFS
c =	0.81	
i=	7.60	in/hr
A=	0.09	acres

SDMH-C3

Q_{10} =	4.41	CFS
c =	0.50	
i=	7.60	in/hr
A=	1.16	acres

SDMH-C4

Q_{10} =	0.62	CFS
c =	0.81	
i=	7.60	in/hr
A=	0.10	acres

SDMH-C5

Q_{10} =	3.42	CFS
c =	0.50	
i=	7.60	in/hr
A=	0.90	acres

SDMH-C6

Q_{10} =	0.46	CFS
c =	0.81	
i=	7.60	in/hr
A=	0.08	acres

Hawkins Valley GUTTER SPREAD 10-YR STORM

SDMH-C1

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.80	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.031	
T	**3.92**	ft

SDMH-C2

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.56	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.017	
T	**3.67**	ft

SDMH-C3

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	4.41	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**7.57**	ft

SDMH-C4

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.62	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**3.47**	ft

SDMH-C5

$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	3.42	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**6.80**	ft

SDMH-C6

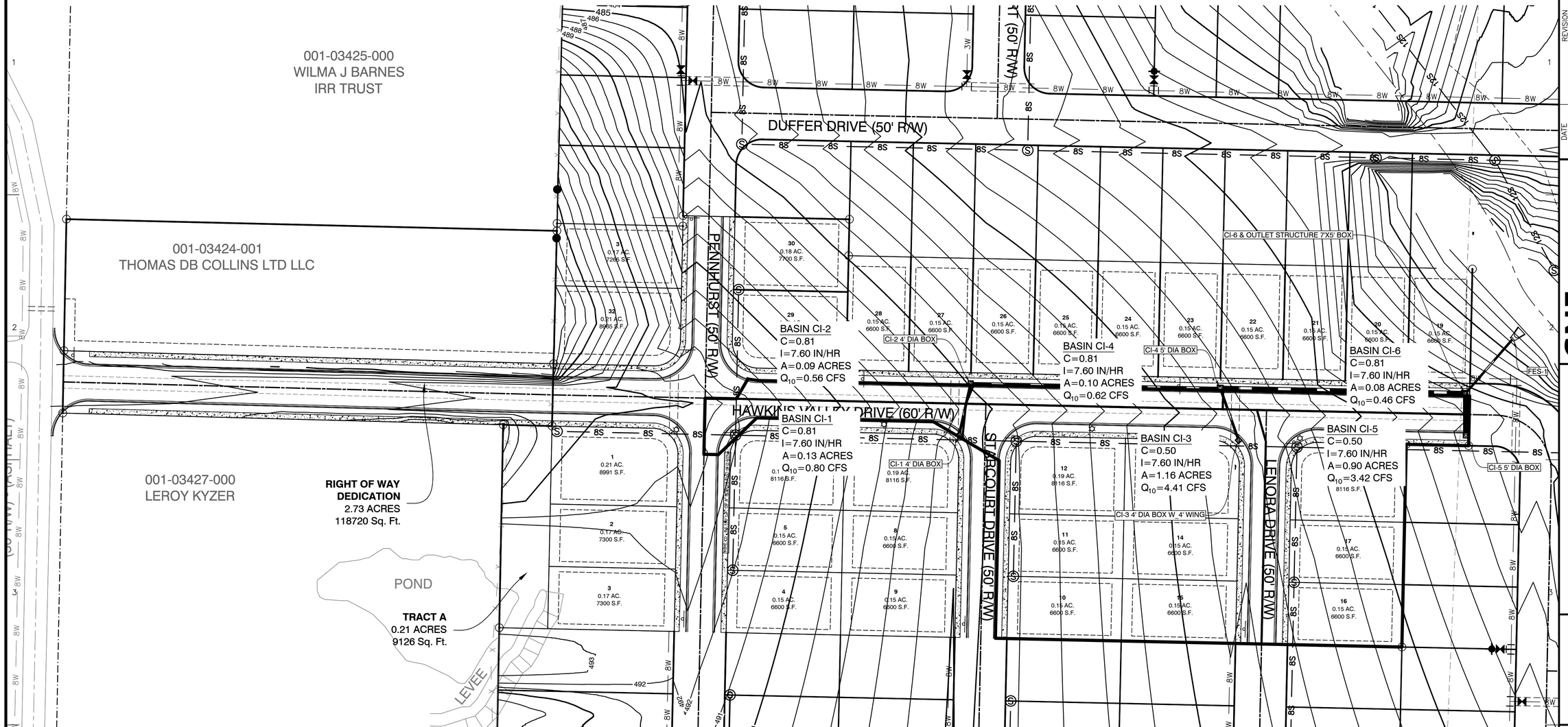
$$T = \left(\frac{Q^* n}{k_u^* S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.46	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**3.11**	ft

Hawkins Valley - CURB INLETS

10-YEAR STORM

Area #	Area	I	C	Q (cfs)	Weir Q=3.0LY^1.5 Q (cfs)	Y (ft)	Required L (ft)	Actual L (ft)	
SDMH-C1	0.13	7.60	0.81	0.80	0.80	0.49	**0.78**	**4**	4' box
SDMH-C2	0.09	7.60	0.81	0.56	0.56	0.49	**0.54**	**4**	4' box
SDMH-C3	1.16	7.60	0.50	4.41	4.41	0.49	**4.28**	**4**	4' box with 4' wing
SDMH-C4	0.10	7.60	0.81	0.62	0.62	0.49	**0.60**	**5**	5' box
SDMH-C5	0.90	7.60	0.50	3.42	3.42	0.49	**3.32**	**5**	5' box
SDMH-C6	0.08	7.60	0.81	0.46	0.46	0.49	**0.45**	**5**	5' box



BY | REVISION | DATE

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

FOR: THOMAS DB COLLINS, LTD, LLC
HAWKINS VALLEY
PHASE 1
SALINE COUNTY, ARKANSAS

PRELIMINARY

CONTENTS:
INLET BASIN PLAN

PROJECT NO: 24076

DATE: JAN 2025

SHEET NO: 3.0

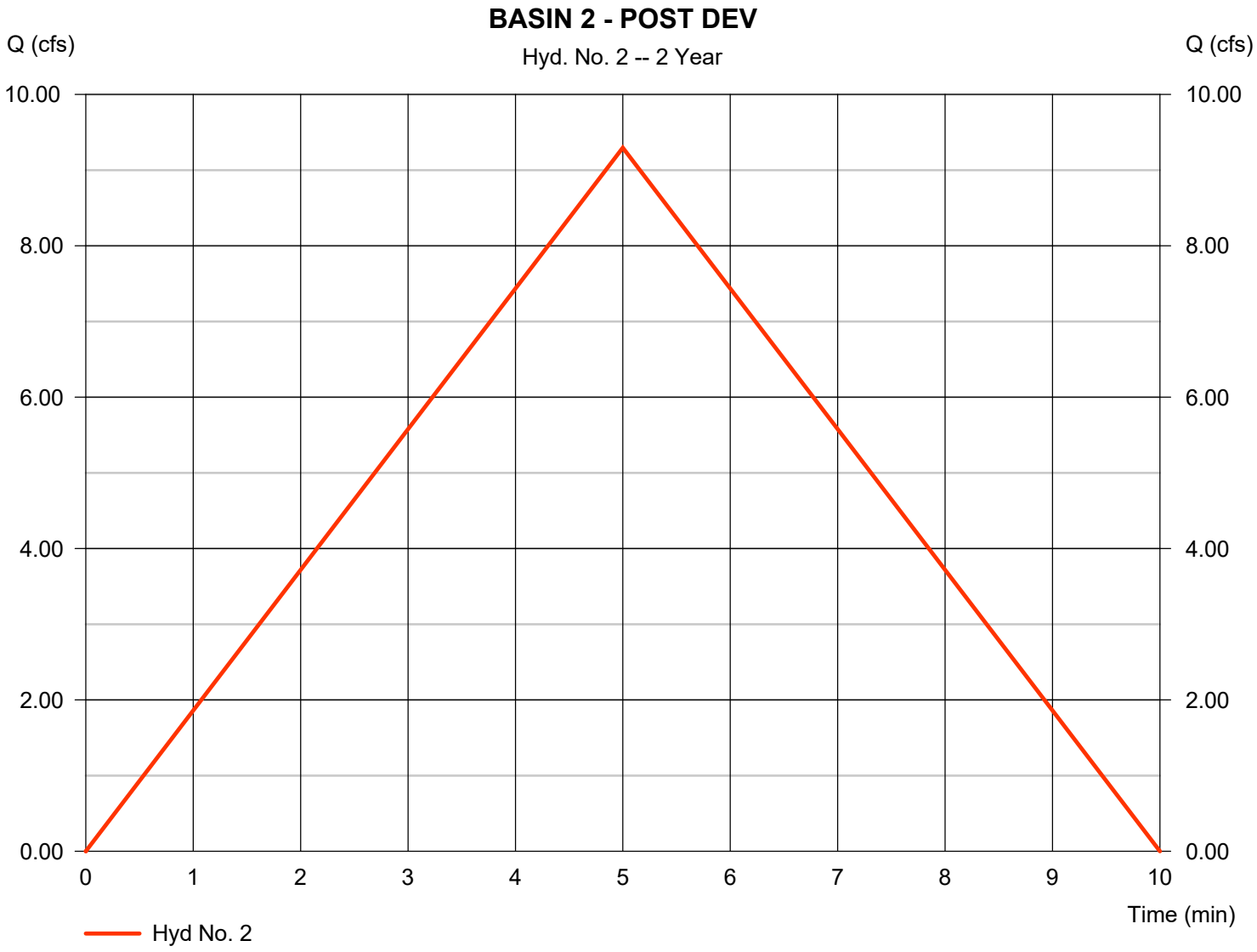
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Hyd. No. 2

BASIN 2 - POST DEV

Hydrograph type	= Rational	Peak discharge	= 9.296 cfs
Storm frequency	= 2 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 2,789 cuft
Drainage area	= 2.290 ac	Runoff coeff.	= 0.7
Intensity	= 5.799 in/hr	Tc by User	= 5.00 min
IDF Curve	= BRYANT IDF.IDF	Asc/Rec limb fact	= 1/1



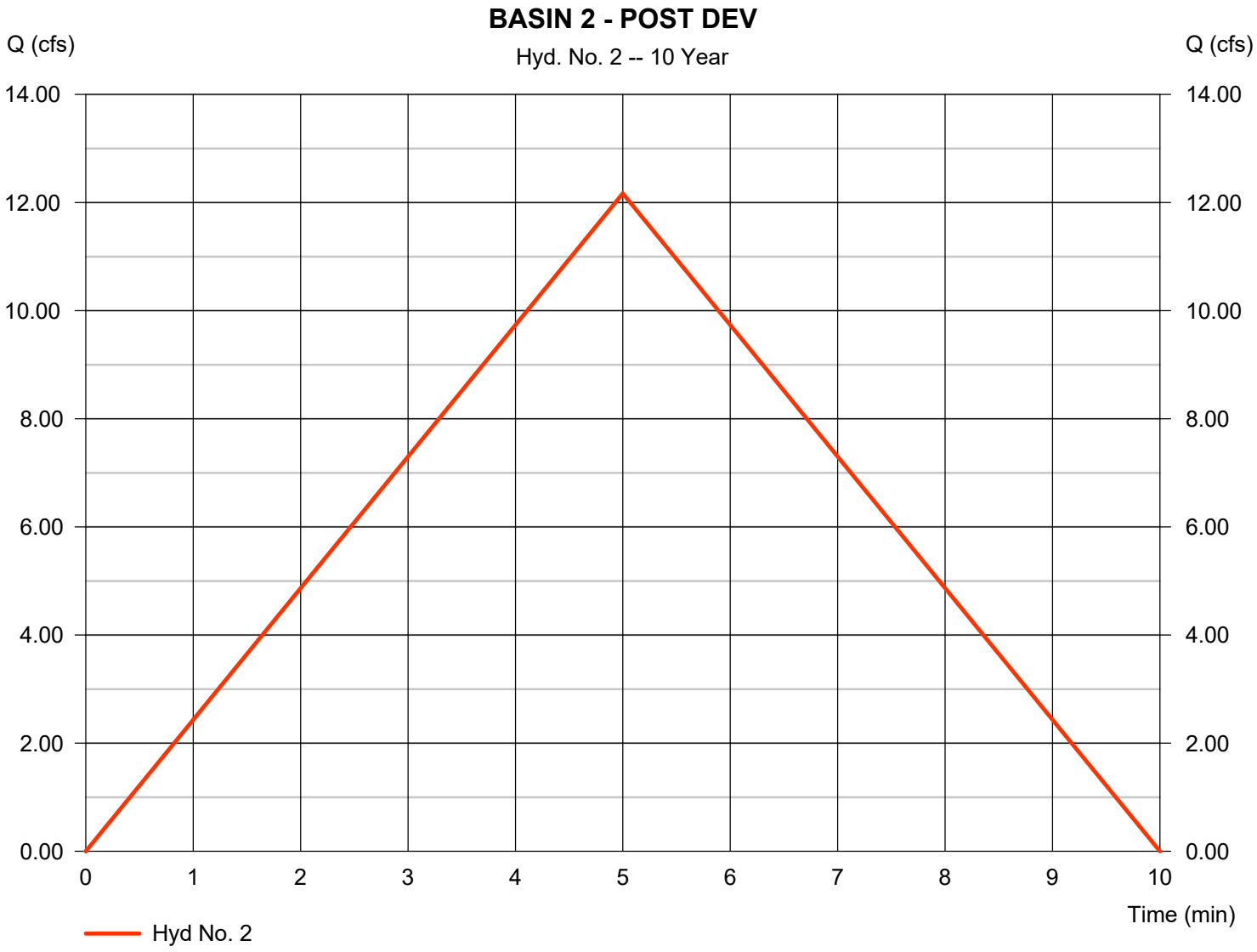
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Hyd. No. 2

BASIN 2 - POST DEV

Hydrograph type	= Rational	Peak discharge	= 12.17 cfs
Storm frequency	= 10 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 3,651 cuft
Drainage area	= 2.290 ac	Runoff coeff.	= 0.7
Intensity	= 7.592 in/hr	Tc by User	= 5.00 min
IDF Curve	= BRYANT IDF.IDF	Asc/Rec limb fact	= 1/1



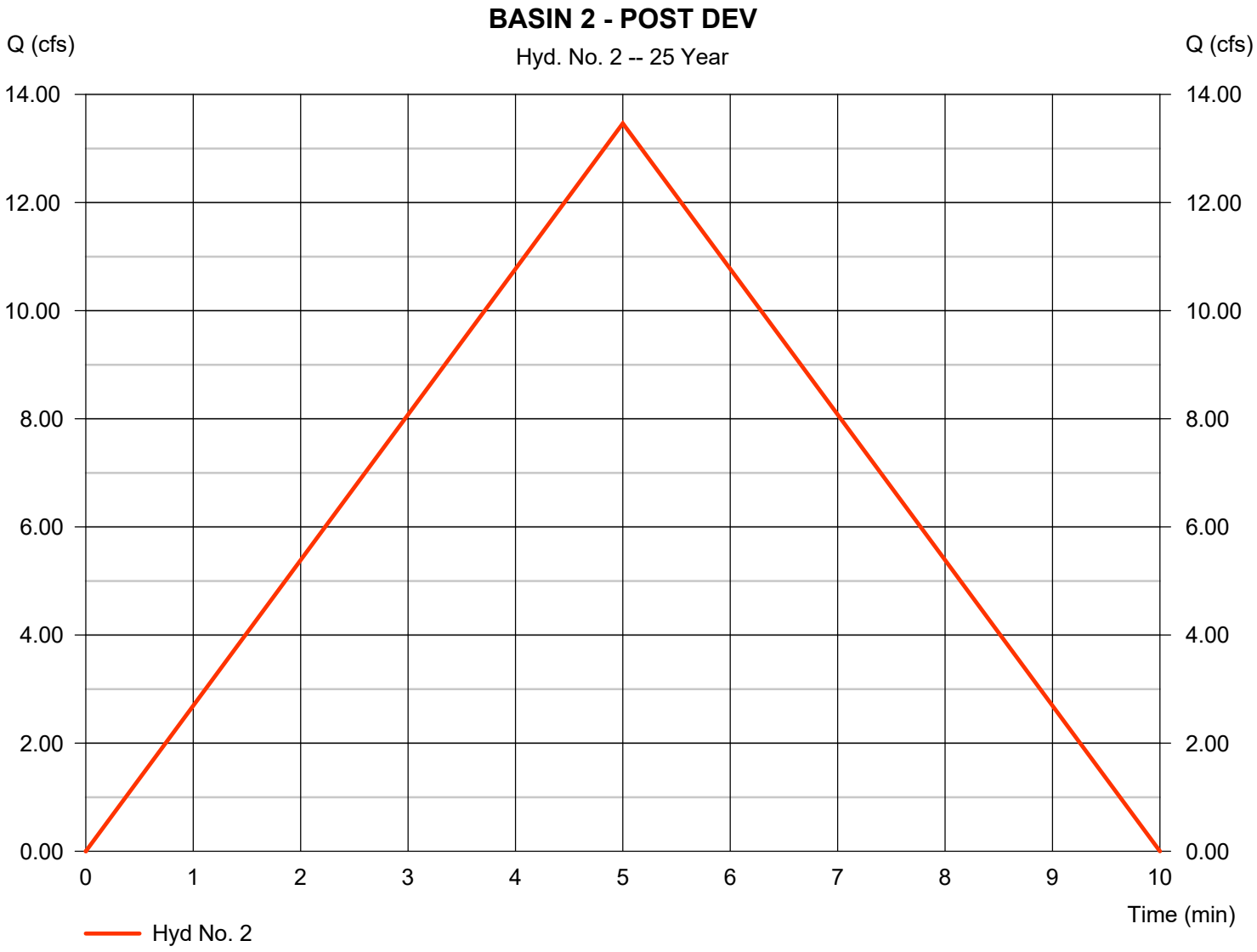
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Hyd. No. 2

BASIN 2 - POST DEV

Hydrograph type	=	Rational	Peak discharge	=	13.46 cfs
Storm frequency	=	25 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	4,039 cuft
Drainage area	=	2.290 ac	Runoff coeff.	=	0.7
Intensity	=	8.400 in/hr	Tc by User	=	5.00 min
IDF Curve	=	BRYANT IDF.IDF	Asc/Rec limb fact	=	1/1



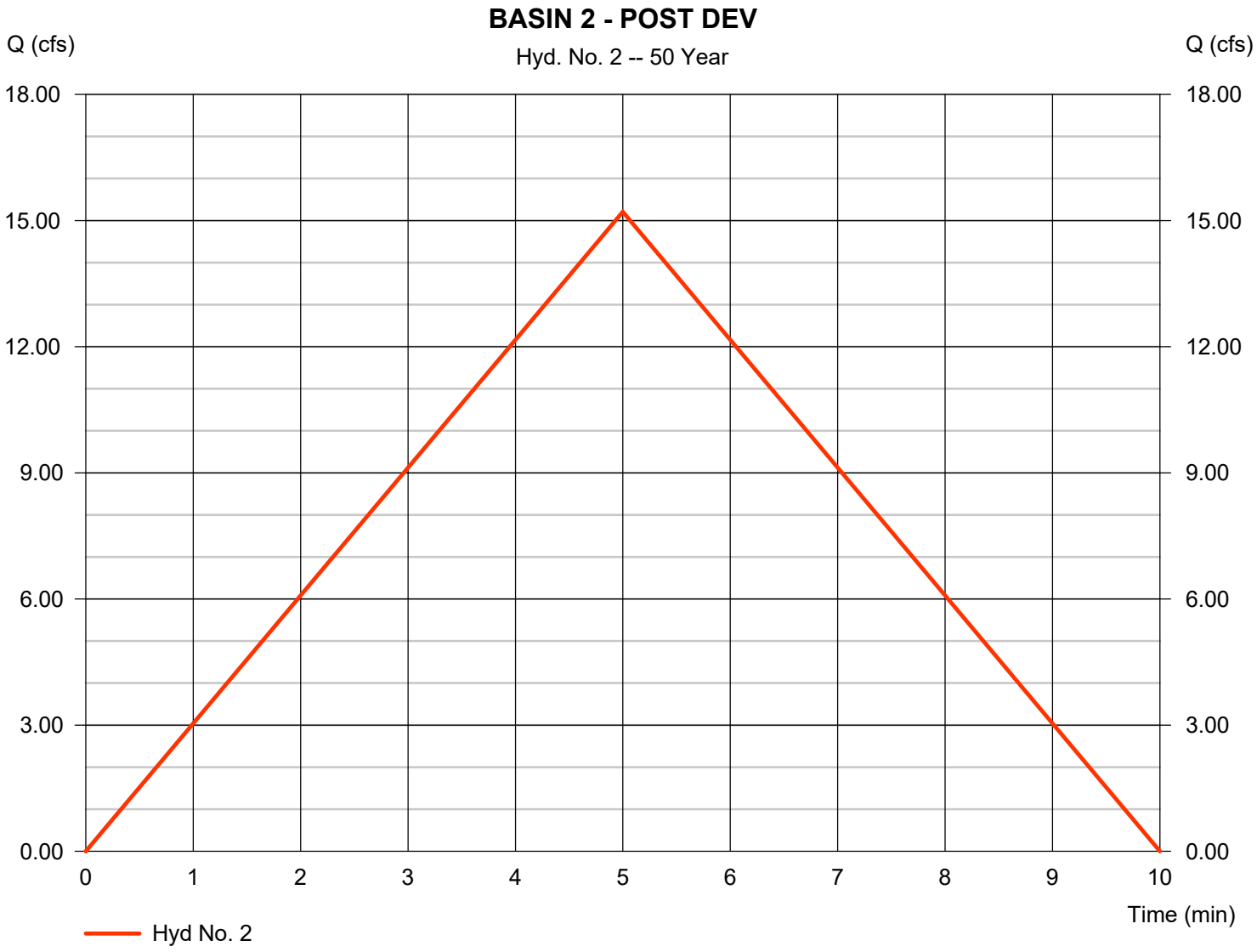
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Hyd. No. 2

BASIN 2 - POST DEV

Hydrograph type	= Rational	Peak discharge	= 15.21 cfs
Storm frequency	= 50 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 4,562 cuft
Drainage area	= 2.290 ac	Runoff coeff.	= 0.7
Intensity	= 9.487 in/hr	Tc by User	= 5.00 min
IDF Curve	= BRYANT IDF.IDF	Asc/Rec limb fact	= 1/1



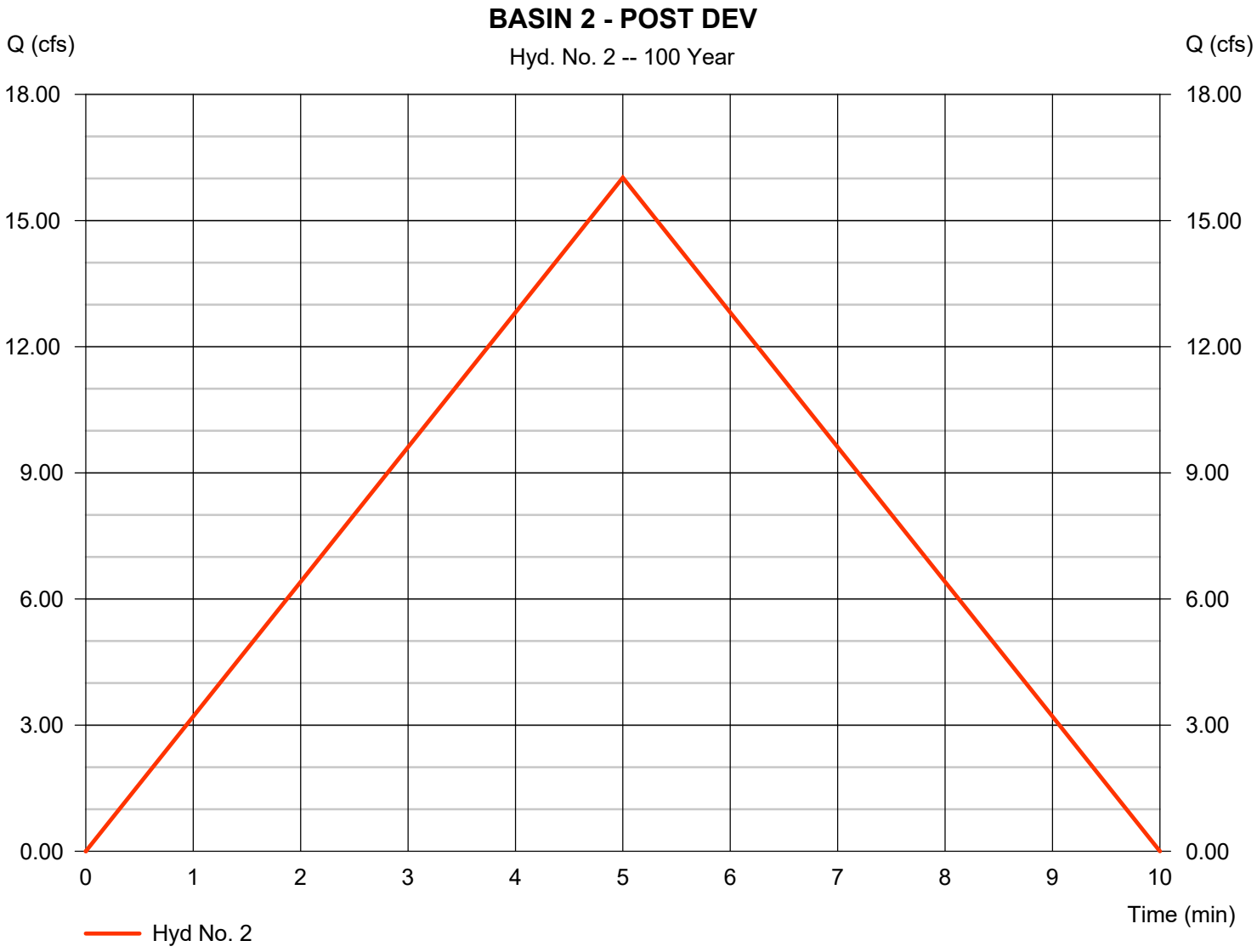
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Hyd. No. 2

BASIN 2 - POST DEV

Hydrograph type	= Rational	Peak discharge	= 16.02 cfs
Storm frequency	= 100 yrs	Time to peak	= 5 min
Time interval	= 1 min	Hyd. volume	= 4,806 cuft
Drainage area	= 2.290 ac	Runoff coeff.	= 0.7
Intensity	= 9.994 in/hr	Tc by User	= 5.00 min
IDF Curve	= BRYANT IDF.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

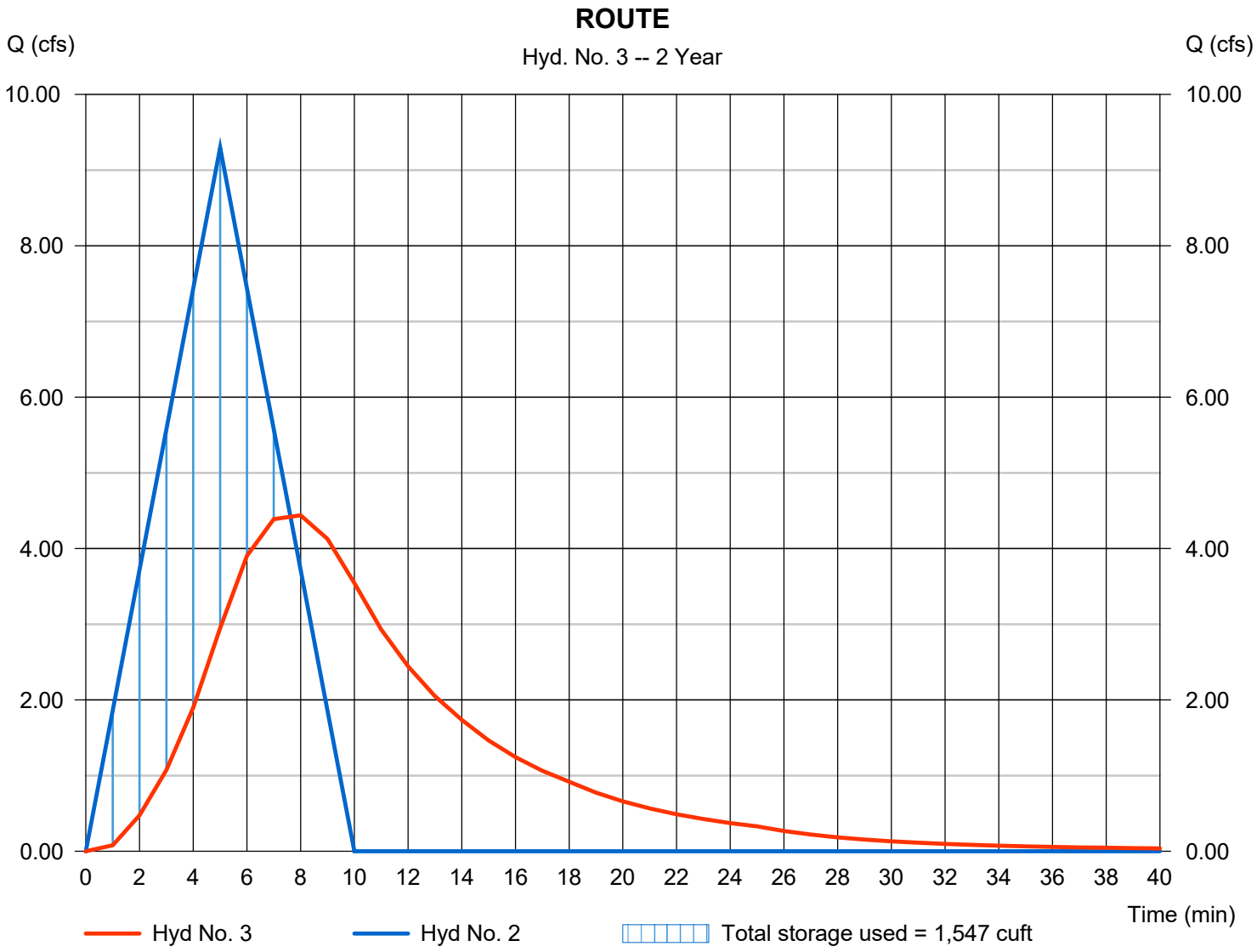
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Hyd. No. 3

ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 4.438 cfs
Storm frequency	= 2 yrs	Time to peak	= 8 min
Time interval	= 1 min	Hyd. volume	= 2,787 cuft
Inflow hyd. No.	= 2 - BASIN 2 - POST DEV	Max. Elevation	= 467.49 ft
Reservoir name	= 42 INCH UGD POND	Max. Storage	= 1,547 cuft

Storage Indication method used.



Hydrograph Report

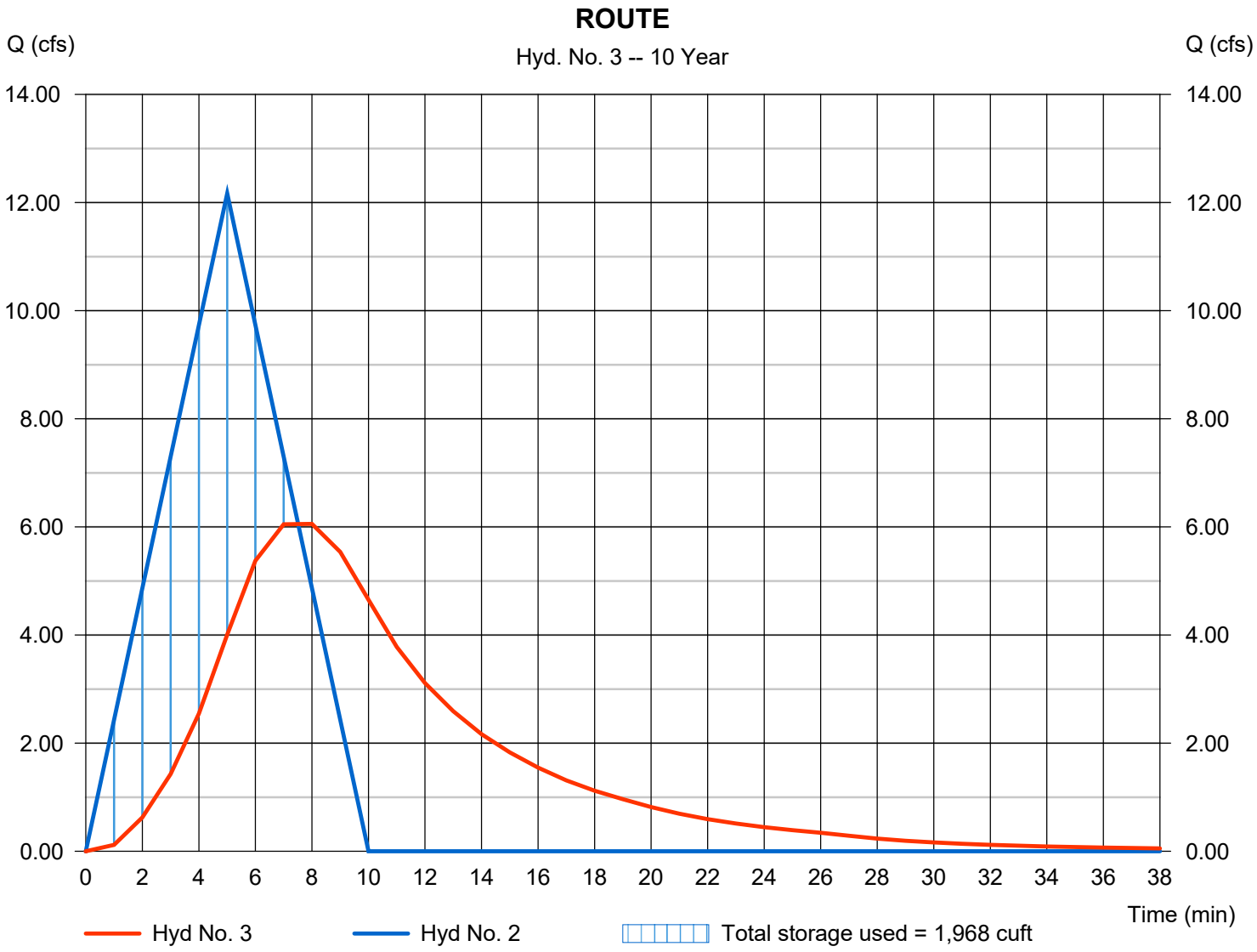
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Hyd. No. 3

ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 6.056 cfs
Storm frequency	= 10 yrs	Time to peak	= 8 min
Time interval	= 1 min	Hyd. volume	= 3,649 cuft
Inflow hyd. No.	= 2 - BASIN 2 - POST DEV	Max. Elevation	= 467.95 ft
Reservoir name	= 42 INCH UGD POND	Max. Storage	= 1,968 cuft

Storage Indication method used.



Hydrograph Report

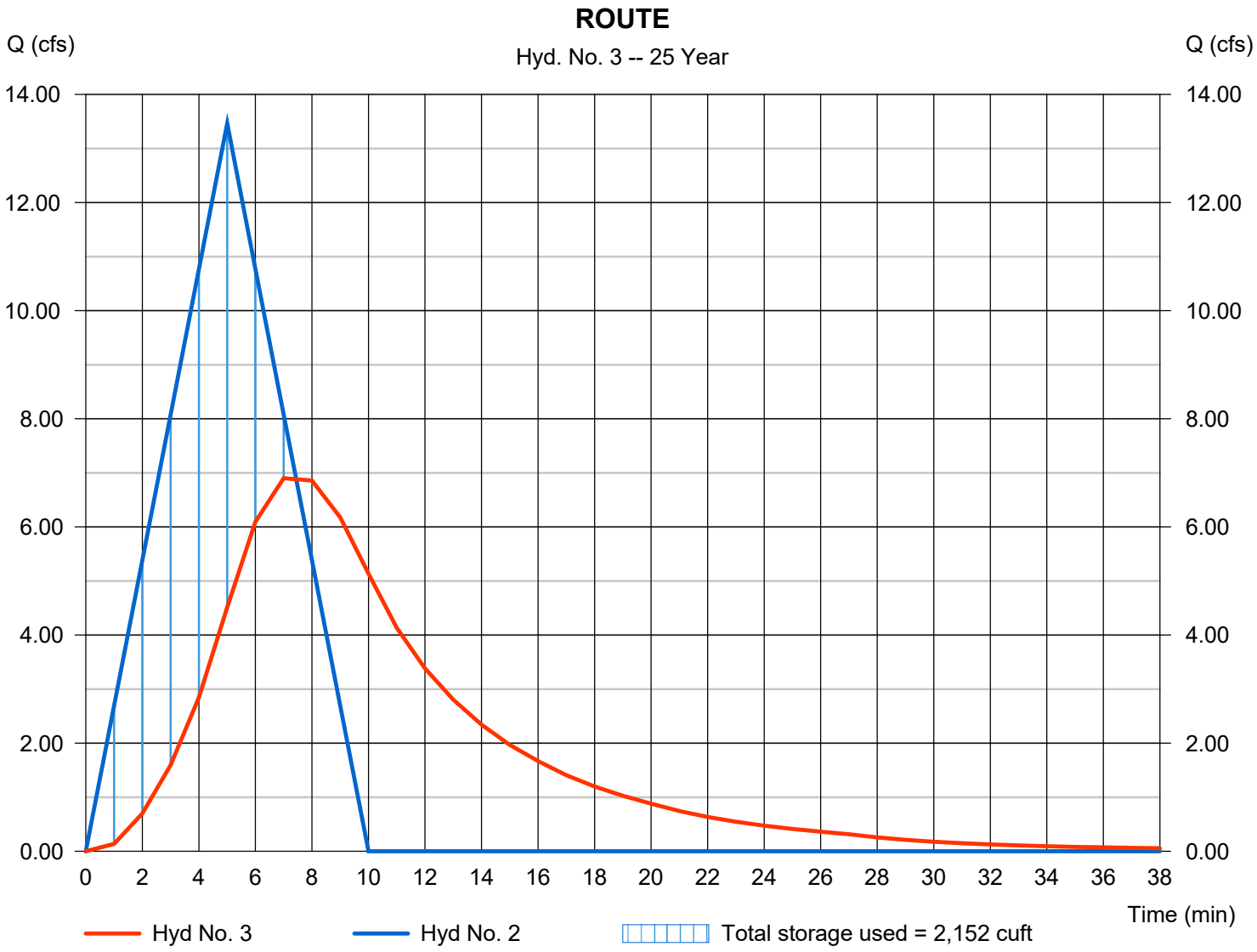
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Hyd. No. 3

ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 6.901 cfs
Storm frequency	= 25 yrs	Time to peak	= 7 min
Time interval	= 1 min	Hyd. volume	= 4,038 cuft
Inflow hyd. No.	= 2 - BASIN 2 - POST DEV	Max. Elevation	= 468.18 ft
Reservoir name	= 42 INCH UGD POND	Max. Storage	= 2,152 cuft

Storage Indication method used.



Hydrograph Report

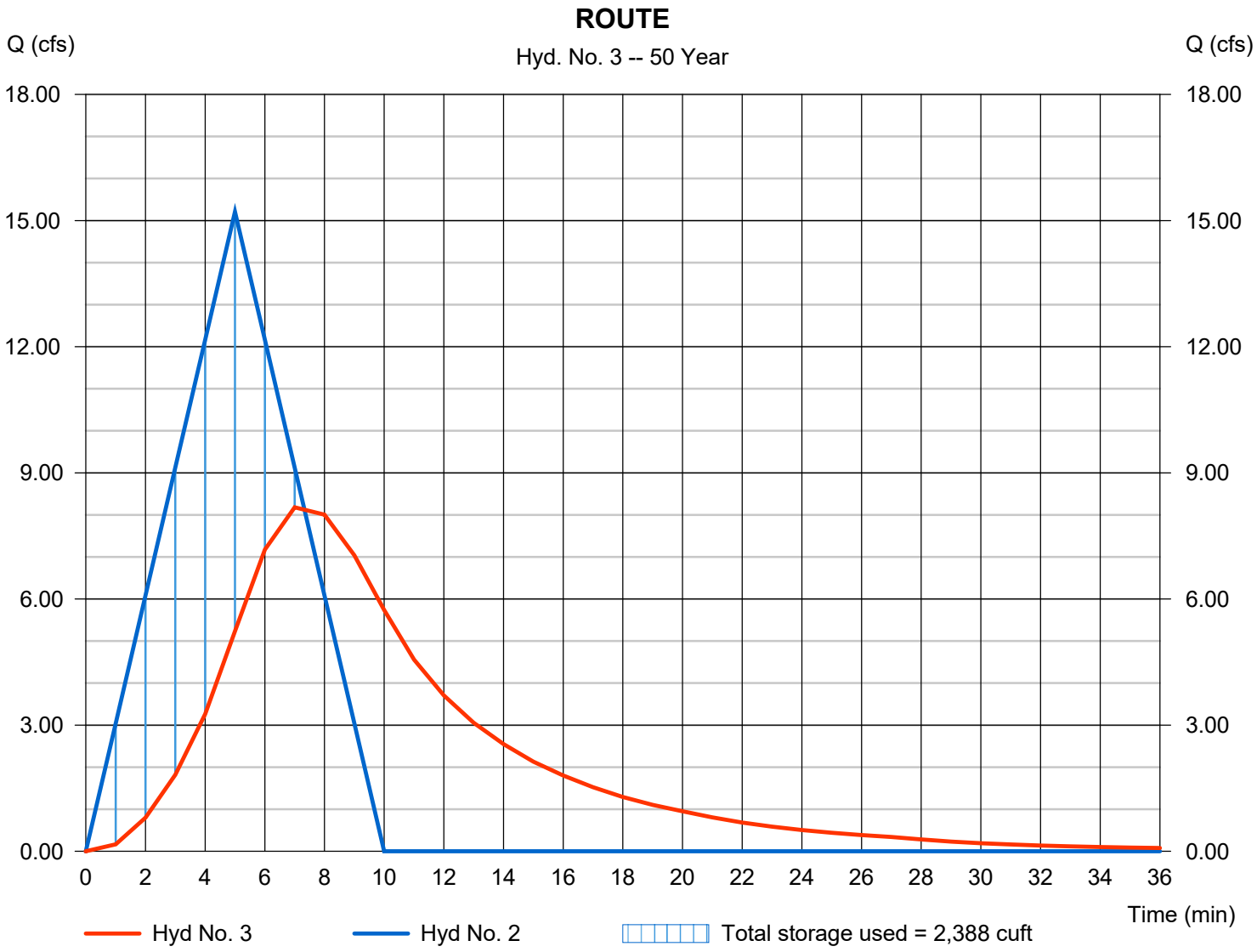
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Hyd. No. 3

ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 8.181 cfs
Storm frequency	= 50 yrs	Time to peak	= 7 min
Time interval	= 1 min	Hyd. volume	= 4,561 cuft
Inflow hyd. No.	= 2 - BASIN 2 - POST DEV	Max. Elevation	= 468.50 ft
Reservoir name	= 42 INCH UGD POND	Max. Storage	= 2,388 cuft

Storage Indication method used.



Hydrograph Report

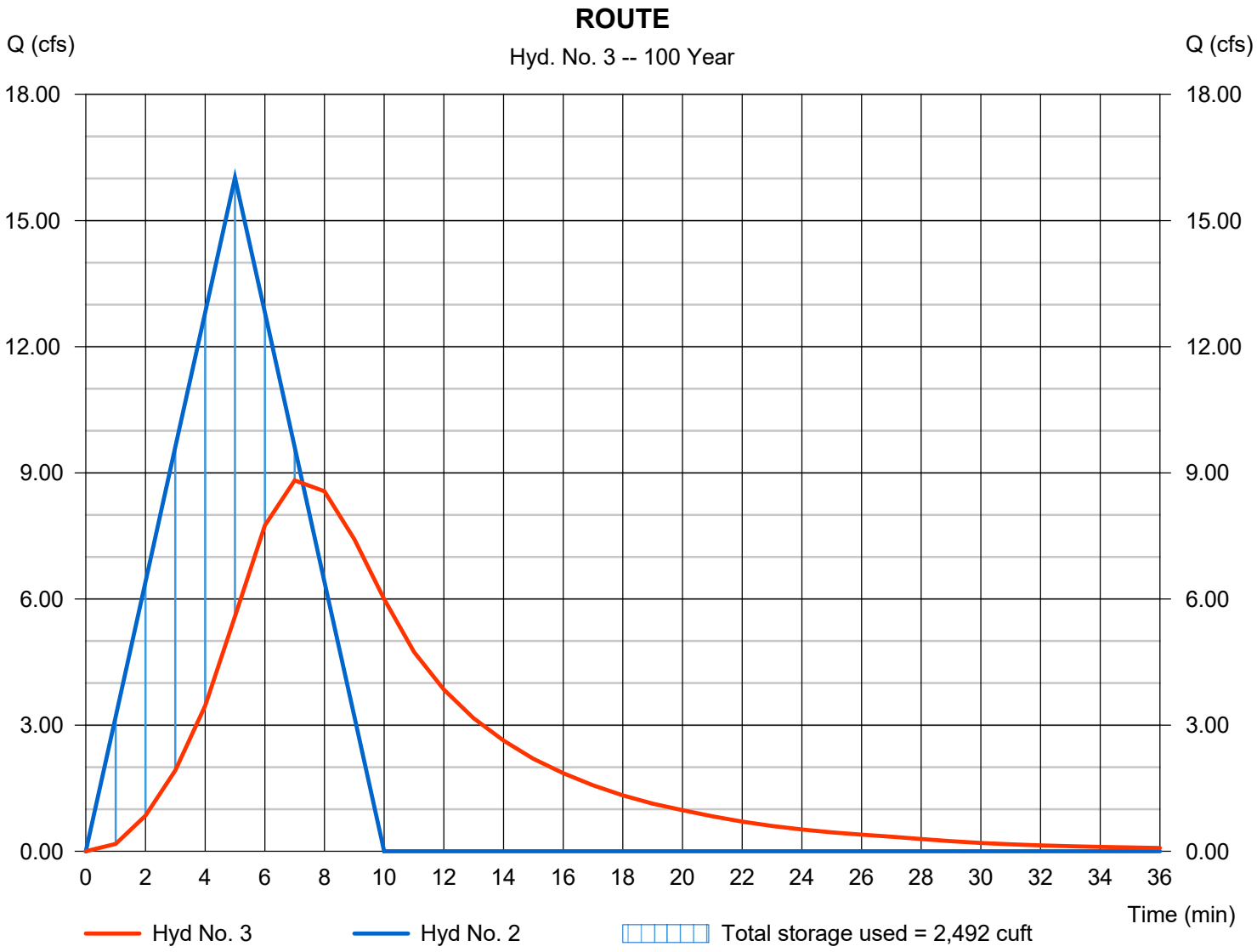
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Hyd. No. 3

ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 8.820 cfs
Storm frequency	= 100 yrs	Time to peak	= 7 min
Time interval	= 1 min	Hyd. volume	= 4,805 cuft
Inflow hyd. No.	= 2 - BASIN 2 - POST DEV	Max. Elevation	= 468.65 ft
Reservoir name	= 42 INCH UGD POND	Max. Storage	= 2,492 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Pond No. 1 - 42 INCH UGD POND

Pond Data

UG Chambers -Invert elev. = 465.50 ft, Rise x Span = 3.50 x 3.50 ft, Barrel Len = 273.00 ft, No. Barrels = 1, Slope = 0.00%, Headers = No

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	465.50	n/a	0	0
0.35	465.85	n/a	137	137
0.70	466.20	n/a	237	374
1.05	466.55	n/a	289	663
1.40	466.90	n/a	318	981
1.75	467.25	n/a	332	1,314
2.10	467.60	n/a	332	1,646
2.45	467.95	n/a	318	1,964
2.80	468.30	n/a	289	2,253
3.15	468.65	n/a	237	2,491
3.50	469.00	n/a	137	2,627

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

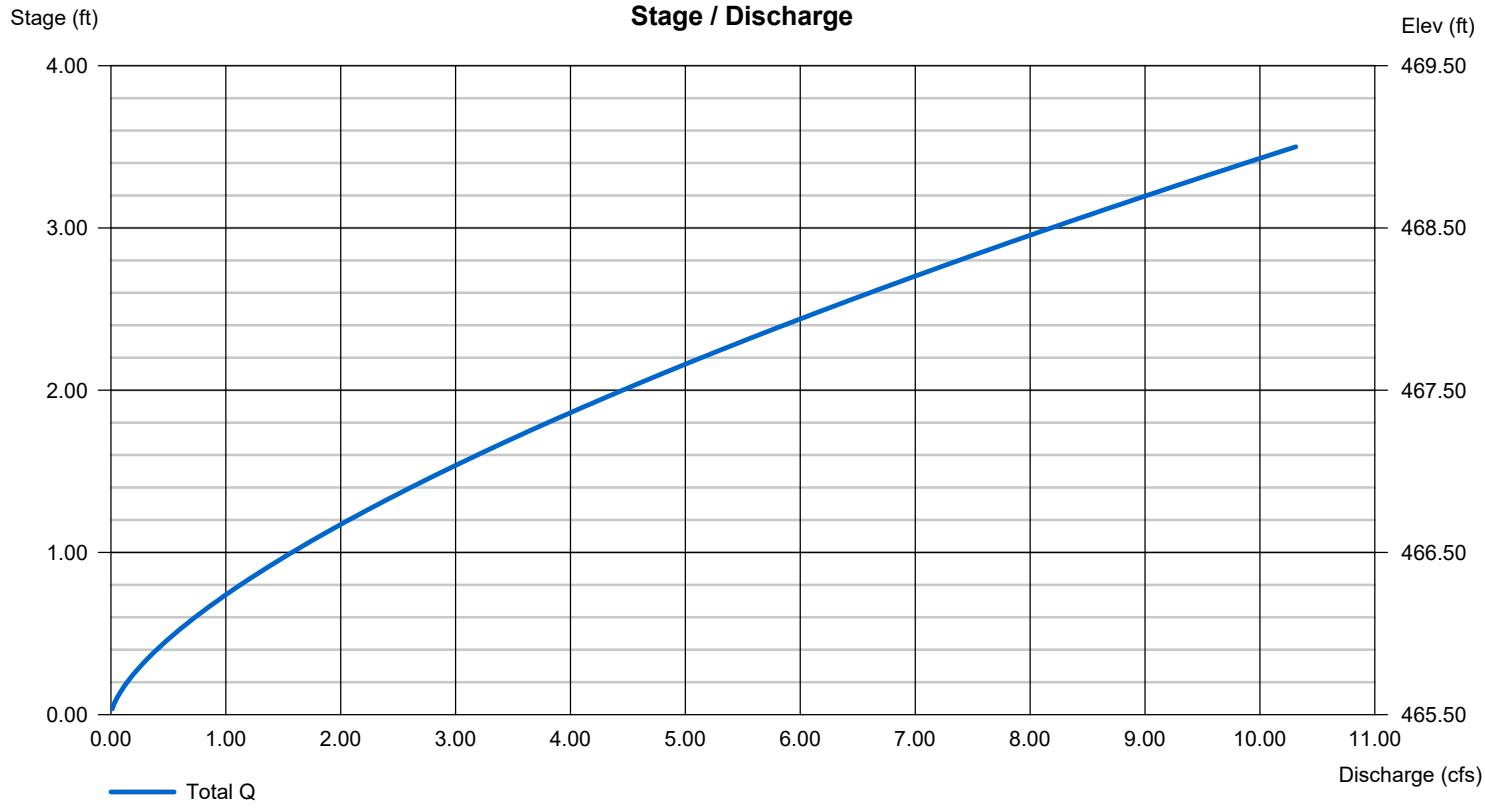
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.63	0.00	0.00	0.00
Crest El. (ft)	= 465.50	0.00	0.00	0.00
Weir Coeff.	= 2.50	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 Tuesday, 01 / 7 / 2025

Pond No. 1 - 42 INCH UGD POND

Pond Data

UG Chambers -Invert elev. = 465.50 ft, Rise x Span = 3.50 x 3.50 ft, Barrel Len = 273.00 ft, No. Barrels = 1, Slope = 0.00%, Headers = No

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	465.50	n/a	0	0
0.35	465.85	n/a	137	137
0.70	466.20	n/a	237	374
1.05	466.55	n/a	289	663
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2.45	467.95	n/a	318	1,964
2.80	468.30	n/a	289	2,253
3.15	468.65	n/a	237	2,491
3.50	469.00	n/a	137	2,627

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

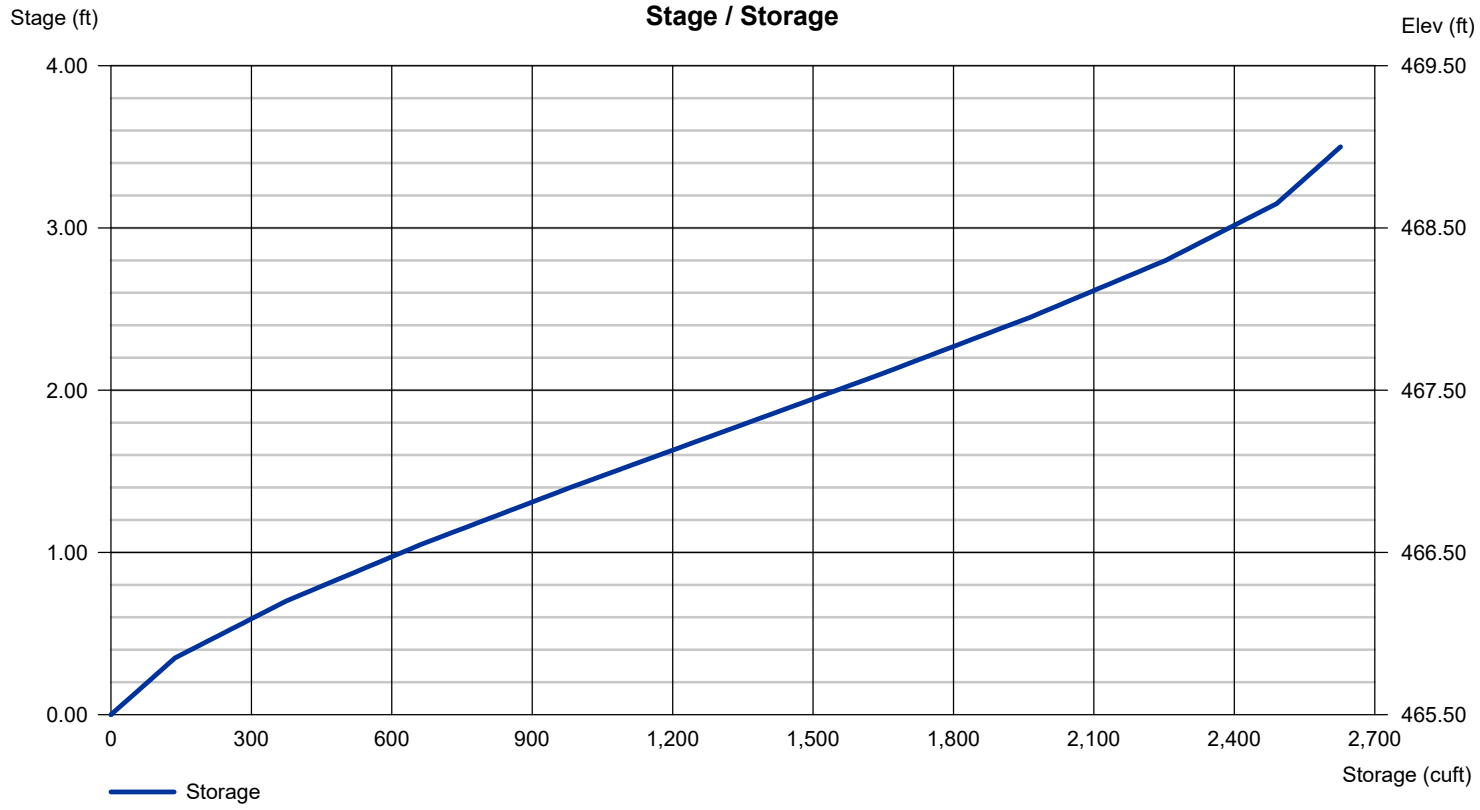
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.63	0.00	0.00	0.00
Crest El. (ft)	= 465.50	0.00	0.00	0.00
Weir Coeff.	= 2.50	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Weir Report

Weir

Rectangular Weir

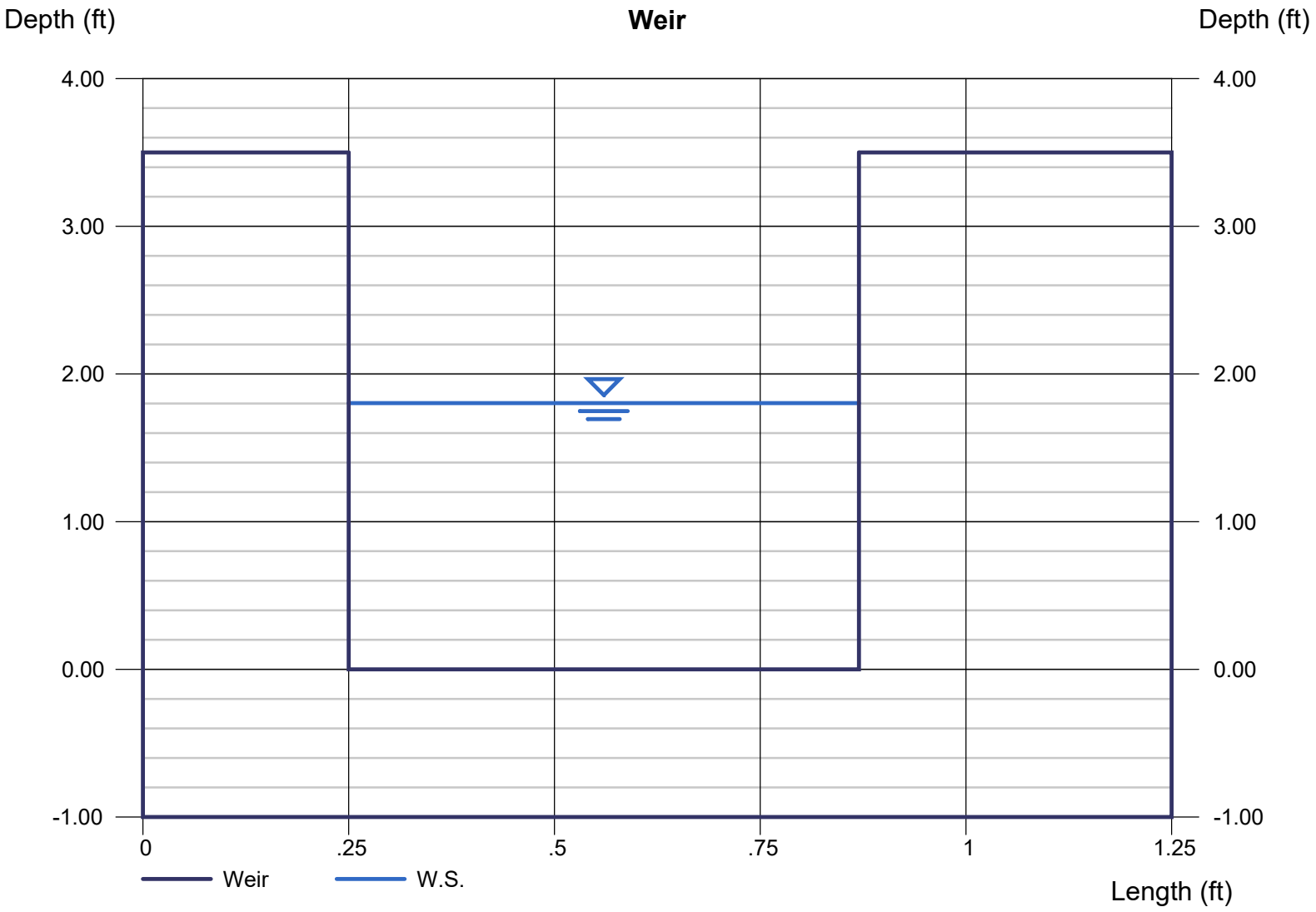
Crest	= Broad
Bottom Length (ft)	= 0.62
Total Depth (ft)	= 3.50

Calculations

Weir Coeff. Cw	= 2.50
Compute by:	Known Q
Known Q (cfs)	= 3.75

Highlighted

Depth (ft)	= 1.80
Q (cfs)	= 3.750
Area (sqft)	= 1.12
Velocity (ft/s)	= 3.36
Top Width (ft)	= 0.62



Weir Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Jan 7 2025

Weir

Rectangular Weir

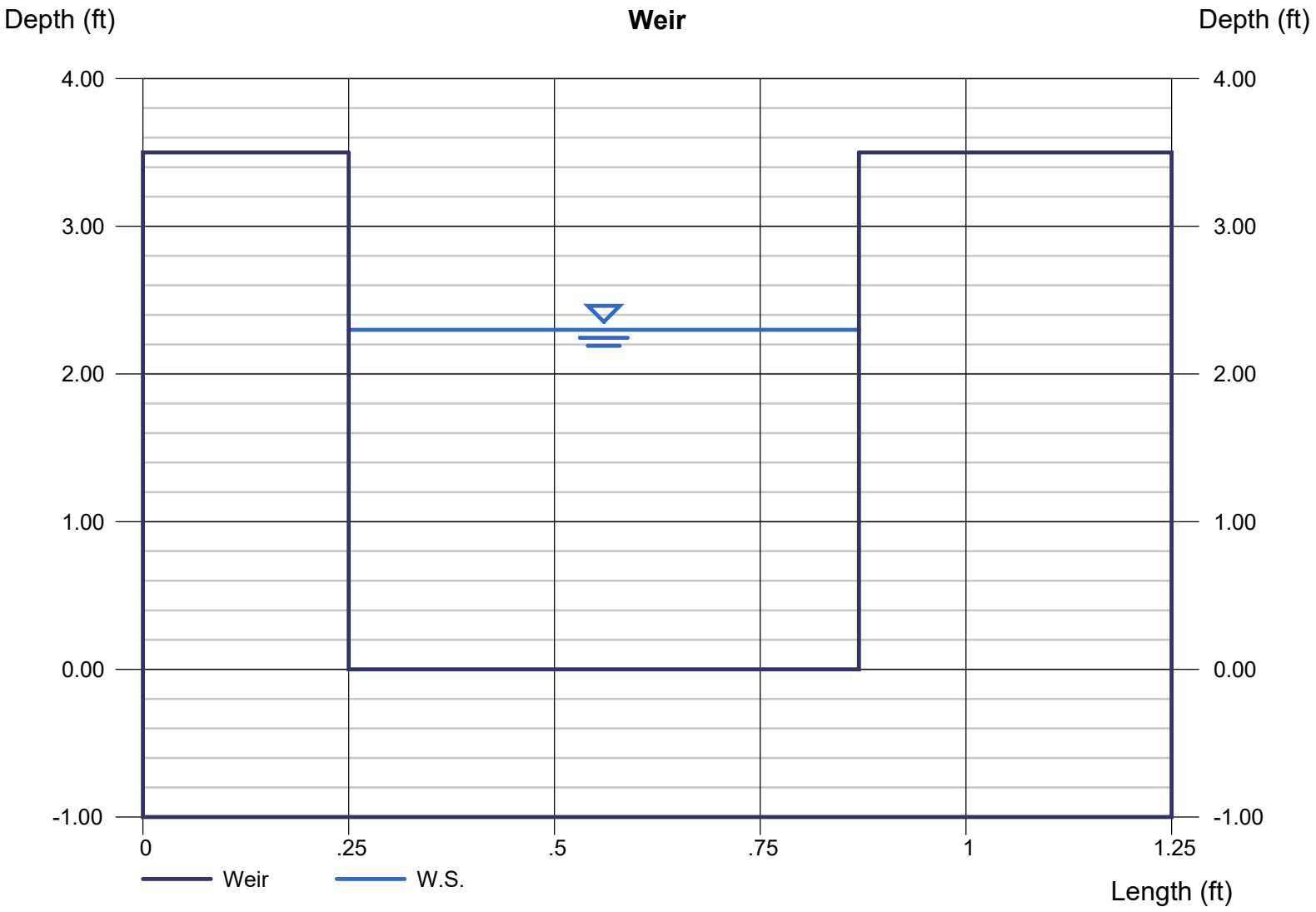
Crest	= Broad
Bottom Length (ft)	= 0.62
Total Depth (ft)	= 3.50

Calculations

Weir Coeff. Cw	= 2.50
Compute by:	Known Q
Known Q (cfs)	= 5.40

Highlighted

Depth (ft)	= 2.30
Q (cfs)	= 5.400
Area (sqft)	= 1.43
Velocity (ft/s)	= 3.79
Top Width (ft)	= 0.62



Weir Report

Weir

Rectangular Weir

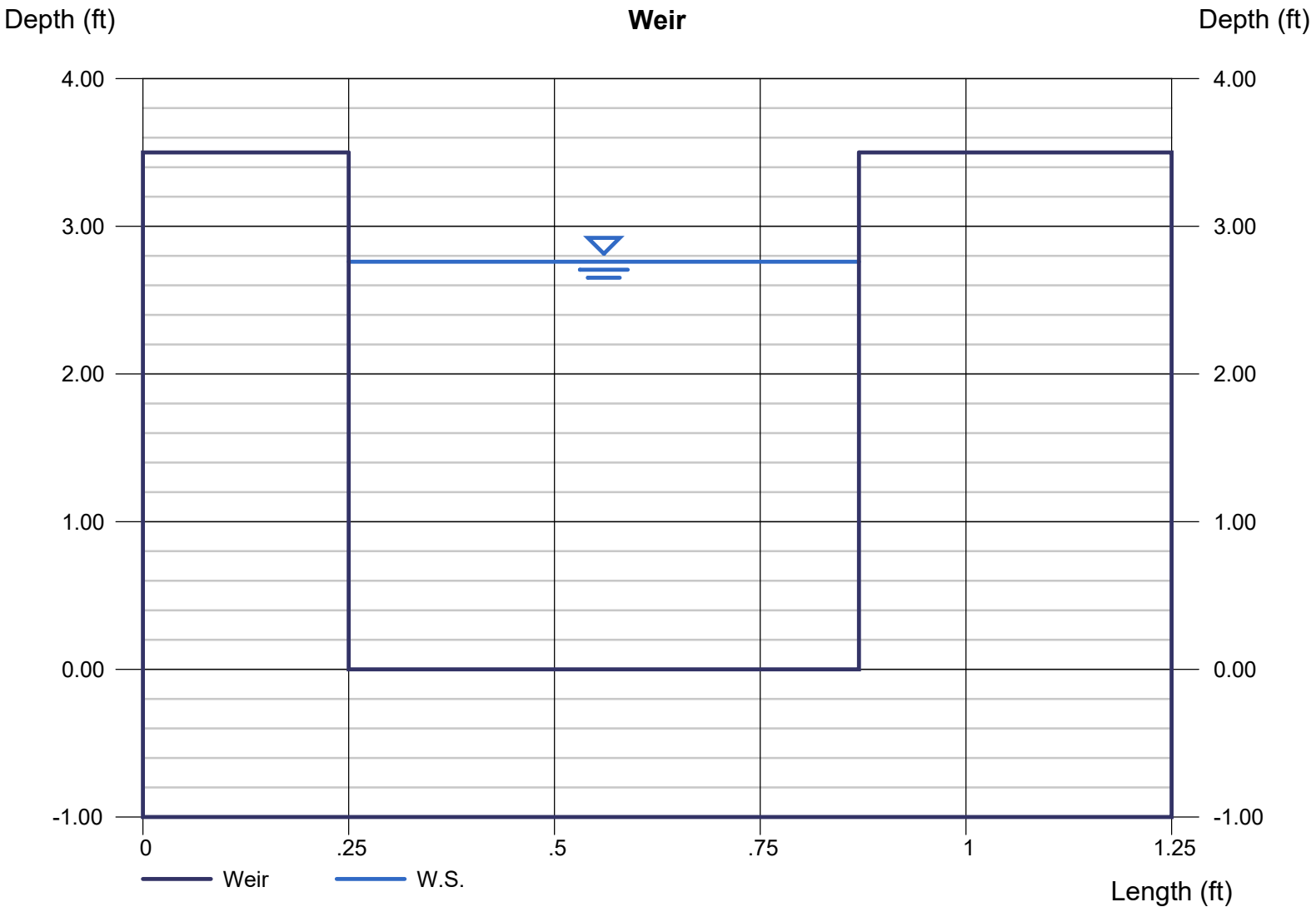
Crest	= Broad
Bottom Length (ft)	= 0.62
Total Depth (ft)	= 3.50

Calculations

Weir Coeff. Cw	= 2.50
Compute by:	Known Q
Known Q (cfs)	= 7.10

Highlighted

Depth (ft)	= 2.76
Q (cfs)	= 7.100
Area (sqft)	= 1.71
Velocity (ft/s)	= 4.15
Top Width (ft)	= 0.62



Weir Report

Weir

Rectangular Weir

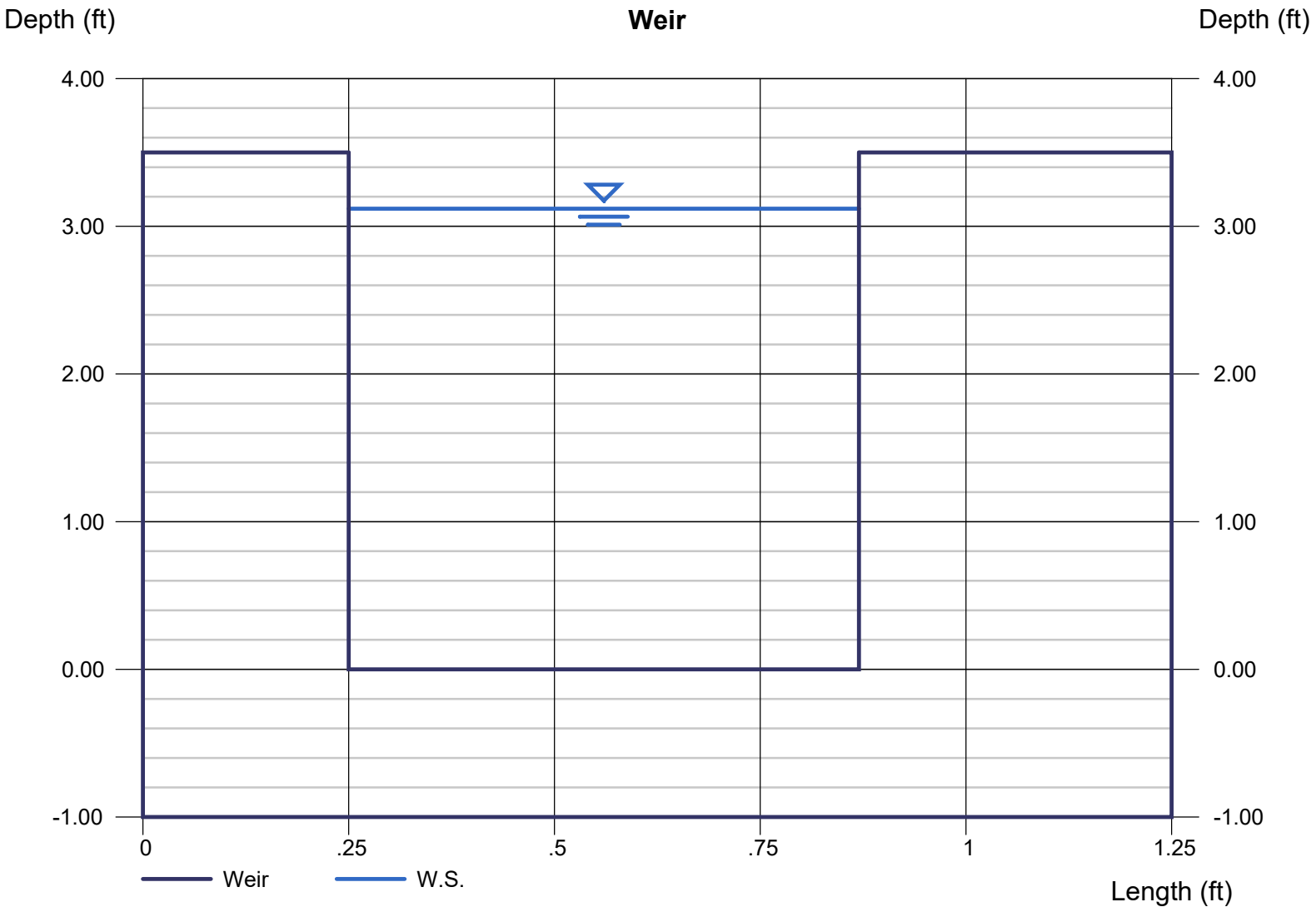
Crest	= Broad
Bottom Length (ft)	= 0.62
Total Depth (ft)	= 3.50

Calculations

Weir Coeff. Cw	= 2.50
Compute by:	Known Q
Known Q (cfs)	= 8.53

Highlighted

Depth (ft)	= 3.12
Q (cfs)	= 8.530
Area (sqft)	= 1.93
Velocity (ft/s)	= 4.41
Top Width (ft)	= 0.62



Weir Report

Weir

Rectangular Weir

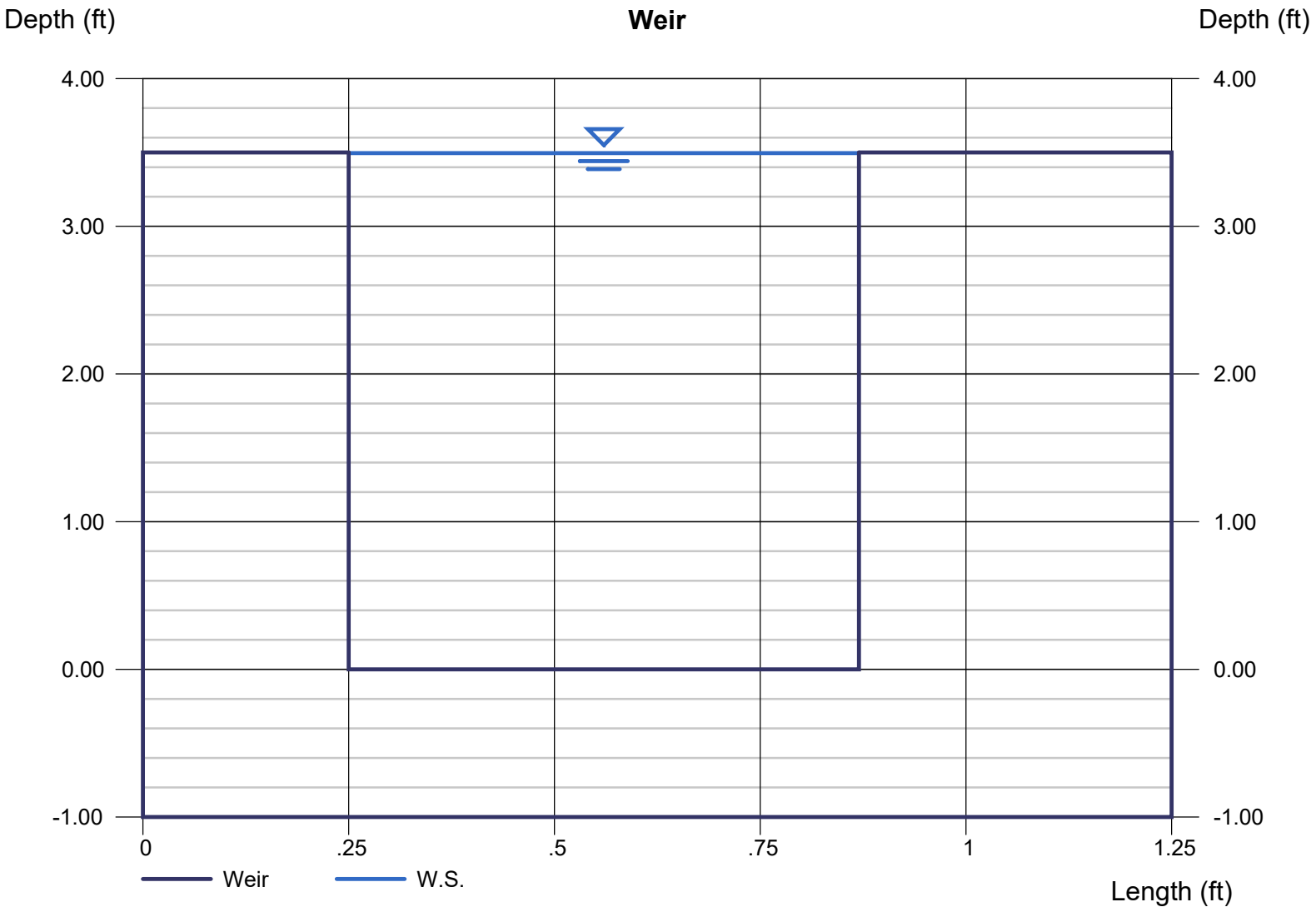
Crest	= Broad
Bottom Length (ft)	= 0.62
Total Depth (ft)	= 3.50

Calculations

Weir Coeff. Cw	= 2.50
Compute by:	Known Q
Known Q (cfs)	= 10.12

Highlighted

Depth (ft)	= 3.50
Q (cfs)	= 10.12
Area (sqft)	= 2.17
Velocity (ft/s)	= 4.67
Top Width (ft)	= 0.62

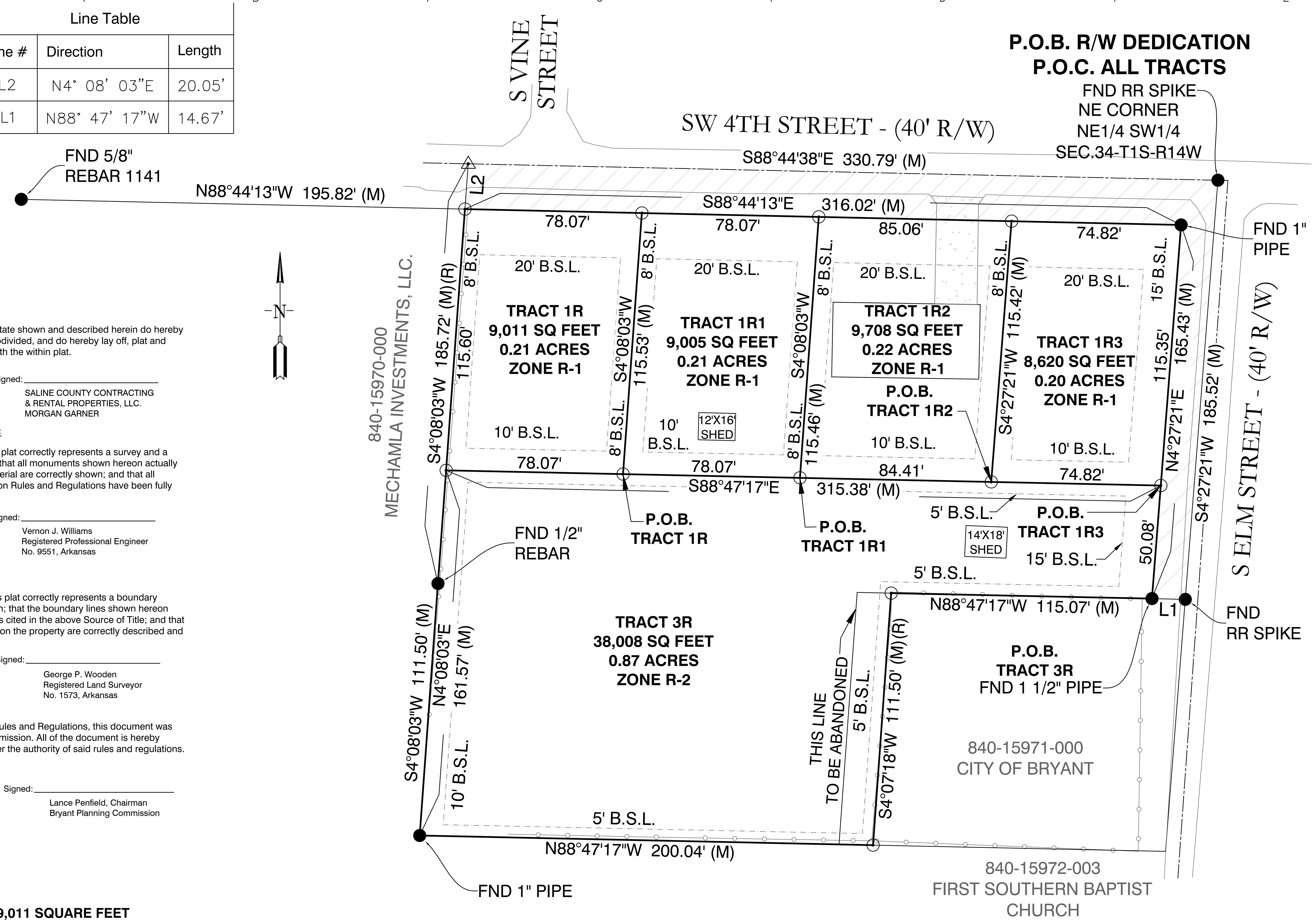


SURVEY LEGEND

- △ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Recorded Survey
- (P)-Platted
- Right of Way Dedication
- Concrete

Line Table

Line #	Direction	Length
L2	N4° 08' 03"E	20.05'
L1	N88° 47' 17"W	14.67'



CERTIFICATE OF OWNER:

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

Date: ____________ Signed: ____________

SALINE COUNTY CONTRACTING
& RENTAL PROPERTIES, LLC.
MORGAN GARNER

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: ____________ Signed: ____________

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

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: ____________ Signed: ____________

George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

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

Date: ____________ Signed: ____________

Lance Penfield, Chairman
Bryant Planning Commission

TRACT 1R- 0.21 ACRES - 9,011 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE; THENCE N4°27'21"E - 50.08 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 74.82 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE CONTINUING N88°47'17"W - 84.41 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE CONTINUING N88°47'17"W - 78.07 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°47'17"W - 78.07 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 115.60 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°44'13"E - 78.07 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S4°08'03"W - 115.53 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.21 ACRES, MORE OR LESS.

TRACT 1R1- 0.21 ACRES - 9,005 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE; THENCE N4°27'21"E - 50.08 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 74.82 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE CONTINUING N88°47'17"W - 84.41 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°47'17"W - 78.07 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 115.53 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°44'13"E - 78.07 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S4°08'03"W - 115.46 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.21 ACRES, MORE OR LESS.

TRACT 1R2 - 0.22 ACRES - 9,708 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE; THENCE N4°27'21"E - 50.08 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 74.82 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°47'17"W - 84.41 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 115.46 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°44'13"E - 85.06 FEET TO A SET 1/2"

TRACT 1R3 - 0.20 ACRES - 8,620 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE; THENCE N4°27'21"E - 50.08 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N88°47'17"W - 74.82 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°27'21"E - 115.42 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°44'13"E - 74.82 FEET TO A FOUND 1" PIPE; THENCE S4°27'21"W - 115.35 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.20 ACRES, MORE OR LESS.

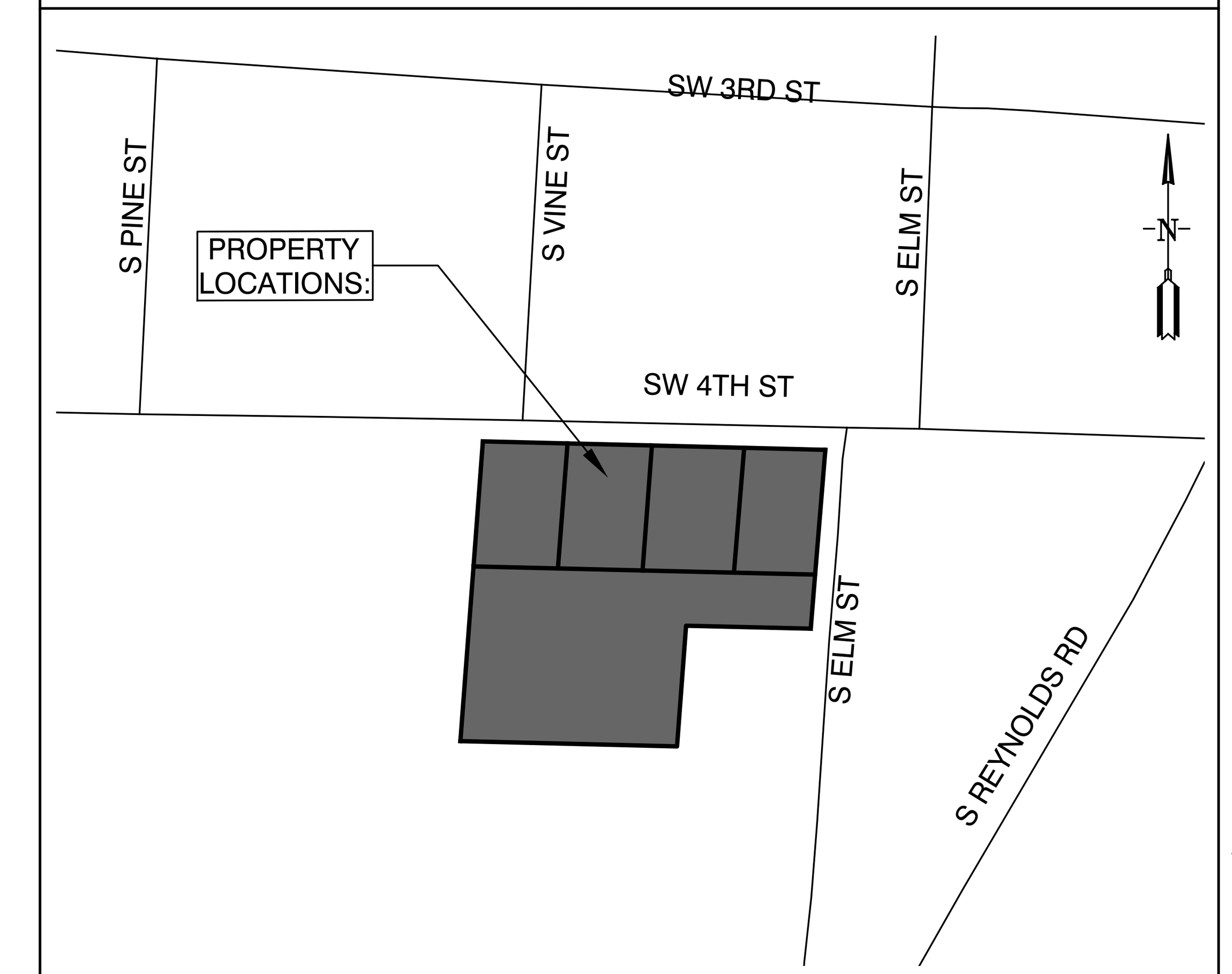
TRACT 3R - 0.87 ACRES - 38,008 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE FOR THE **POINT OF BEGINNING**; THENCE N88°47'17"W - 115.07 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S4°07'18"W - 111.50 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 200.04 FEET TO A FOUND 1" PIPE; THENCE N4°08'03"E - 161.57 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°47'17"E - 315.38 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S4°27'21"W - 50.08 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.87 ACRES, MORE OR LESS.

RIGHT OF WAY DEDICATION - 0.21 ACRES - 9,052 SQUARE FEET

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SW 4TH STREET AND S ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE; THENCE N4°27'21"E - 165.43 FEET TO A FOUND 1" PIPE; THENCE N88°44'13"W - 316.02 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 20.05 FEET TO A COMPUTED POINT LOCATED IN THE CENTER OF SW 4TH STREET AND ON THE NORTH LINE OF THE SAID NE1/4 SW1/4; THENCE S88°44'38"E - 330.79 FEET

VICINITY MAP



REPLAT
OF
203 SW 4TH STREET
BRYANT, ARKANSAS

DOCUMENTS USED:

- BOOK 2021 PAGE 1901 WD COLE TO SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES
- PREVIOUS SURVEY BY GNE LS#1573 WOODEN DATED 10/12/24

BASIS OF BEARINGS:

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

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON OCT. 12, 2024.

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

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL #05125C0380E EFFECTIVE DATE JUNE 05, 2020.

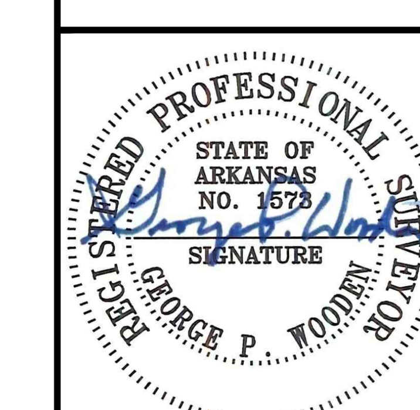
30' 15' 0 30'

SURVEY PLAT CODE:
500-01S-14W-0-34-310-62-1573

BY	REVISION	DATE

FOR THE USE & BENEFIT OF:
SALINE COUNTY CONTRACTING & RENTAL PROPERTIES, LLC.

GNE
GarNat Engineering, LLC
Designing our client's success
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650
3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com



1-7-25

CONTENTS:
REPLAT

PROJECT NO:
24145

DATE:
DEC. 7, 2025

SHEET NO:
1 OF 1

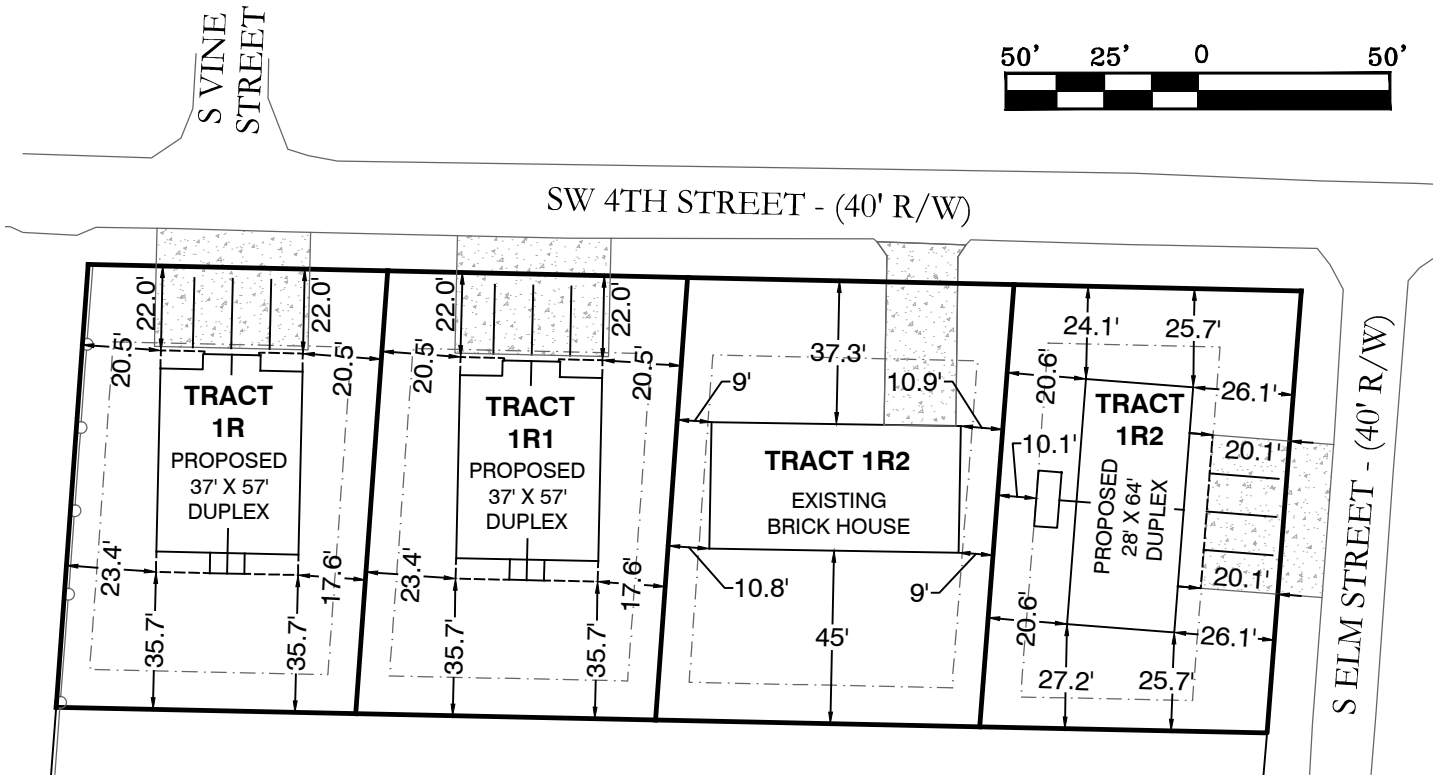
GNE Designing our client's success

P.O. Box 116 — 3825 Mt Carmel Rd
Benton, AR 72018 — Bryant, AR 72022
Ph (501) 408-4650 — garnatengineering@gmail.com

FOR EXCLUSIVE USE & BENEFIT OF:

Name: SALINE COUNTY CONTRACTING & RENTAL PROPERTIES, LLC.

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



BUILDING SET BACK LINES
FRONT - 20'
REAR -10'
SIDE -8'

PROPERTY DESCRIPTIONS:

TRACT 1R, REPLAT OF 203 SW 4TH STREET, BRYANT, ARKANSAS

TRACT 1R1, REPLAT OF 203 SW 4TH STREET, BRYANT, ARKANSAS

TRACT 1R2, REPLAT OF 203 SW 4TH STREET, BRYANT, ARKANSAS

TRACT 1R3, REPLAT OF 203 SW 4TH STREET, BRYANT, ARKANSAS

JOB NUMBER:

24145
REPLAT OF 203 SW 4TH ST LOTS 1R, 1R1, 1R2, & 1R3

1/08/2025

PLOT PLAN

This Plot Plan depicts the lot as it appears on the subdivision final plat. This drawing does not represent an actual survey.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel #05125C0380E dated 06/05/20 , no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY DESCRIPTION - 1.41 ACRES - TRACT 1

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND RAILROAD SPIKE LOCATED IN SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID ROAD, N88°47'17"W - 329.76 FEET TO A FOUND 1/2" REBAR; THENCE N4°08'03"E - 185.72 FEET TO A SET MAG NAIL W/SHINER #1573, LOCATED ON THE NORTH LINE OF THE SAID NE1/4 SW1/4; THENCE S88°44'38"E - 330.79 FEET ALONG SAID LINE TO THE **POINT OF BEGINNING**, CONTAINING 1.41 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHTS OF WAY OF SW 4TH STREET AND S ELM STREET.

PROPERTY DESCRIPTION - 0.04 ACRES - TRACT 2

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED IN SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID ROAD, N88°47'17"W - 129.74 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE S4°07'18"W - 111.50 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 15.02 FEET TO A COMPUTED POINT; THENCE N4°07'18"E - 111.50 FEET TO A COMPUTED POINT; THENCE S88°47'17"E - 15.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.04 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS.

PROPERTY DESCRIPTION - 0.48 ACRES - TRACT 3

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED IN SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET TO A FOUND RAILROAD SPIKE; THENCE CONTINUING S4°27'21"W - 111.53 FEET ALONG SAID STREET TO A COMPUTED POINT; THENCE LEAVING SAID STREET, N88°47'17"W - 129.09 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE CONTINUING N88°47'17"W - 15.02 FEET TO A COMPUTED POINT FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°47'17"W - 185.02 FEET TO A FOUND 1" PIPE; THENCE N4°08'03"E - 111.50 FEET TO A FOUND 1/2" REBAR; THENCE S88°47'17"E - 185.00 FEET TO A COMPUTED POINT; THENCE S4°07'18"W - 111.50 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.48 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS.

SURVEY PLAT CODE:
500-01S-14W-0-34-310-62-1573

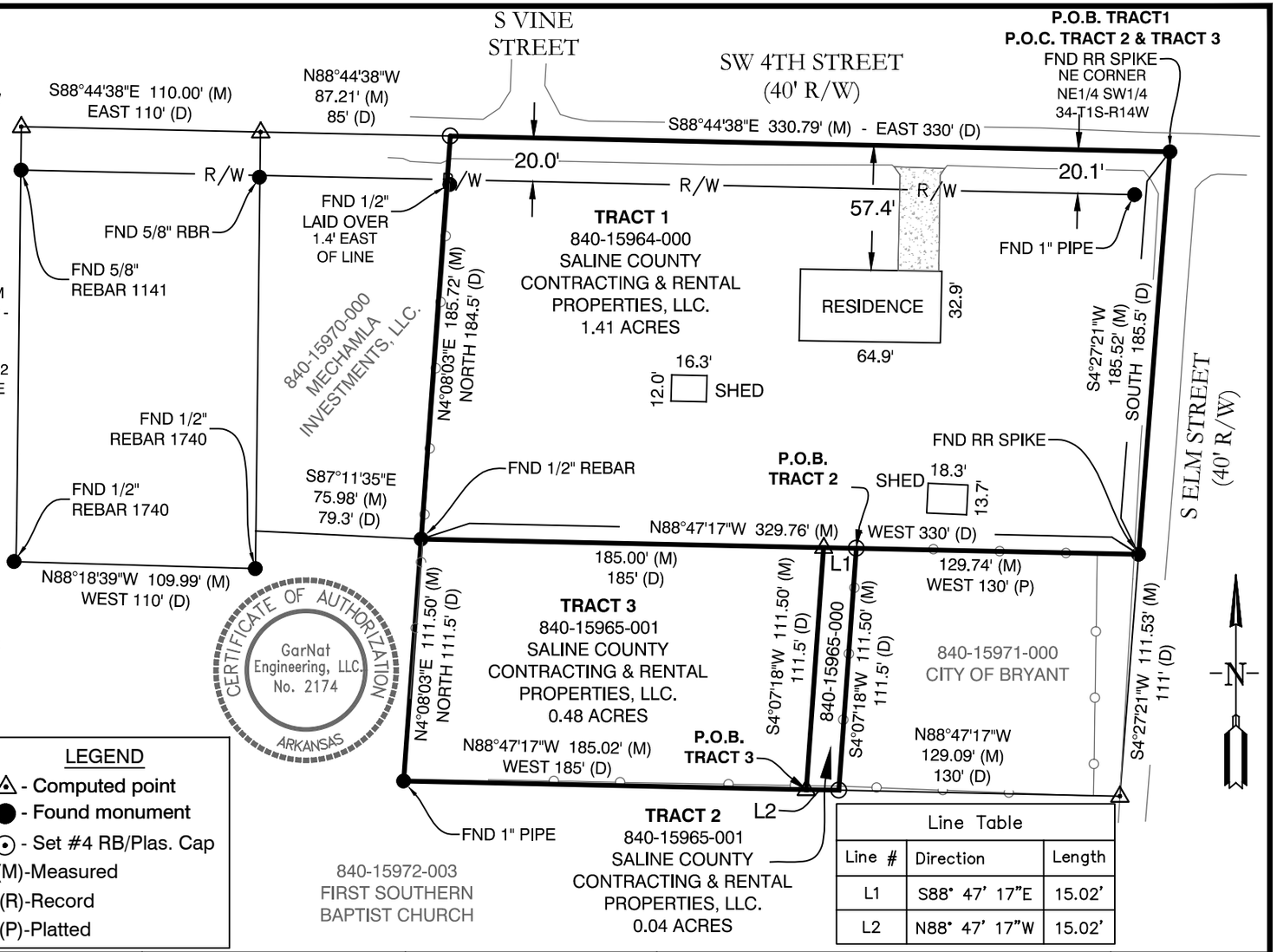
70' 35' 0 70'

DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:

- BK2021 PG21901 WD COLE TO SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC.

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

10-12-24



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

LEGEND

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

Line Table		
Line #	Direction	Length
L1	S88° 47' 17"E	15.02'
L2	N88° 47' 17"W	15.02'

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON OCTOBER 12, 2024.

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

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0380E EFFECTIVE DATE JUNE 05, 2020.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

BOUNDARY SURVEYS

203 SW 4TH STREET
BRYANT, ARKANSAS
72002
SALINE COUNTY

FOR THE USE & BENEFIT OF:

SALINE COUNTY CONTRACTING & RENTAL PROPERTIES, LLC.
MORGAN GARNER

GNE Designing our client's success

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt. Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

PROJECT NO:
24145

DATE:
OCT. 12, 2024

PROPERTY DESCRIPTION: LOMBARD HEIGHTS PHASE 3

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/ 2" PIPE BEING THE SOUTHEAST CORNER OF SAID NE1/4, SE1/4 OF SECTION 9;
THENCE, N02°30'44"E A DISTANCE OF 569.42 FEET ALONG THE WEST LINE THEREOF TO THE **POINT OF BEGINNING,** A 1 /2" REBAR,
THENCE N02°30'44"E ALONG SAID WEST LINE A DISTANCE OF 372.51 FEET;
THENCE LEAVING SAID WEST LINE, S87°55'08"E A DISTANCE OF 126.89 FEET;
THENCE, N74°05'17"E A DISTANCE OF 52.7088 FEET.
THENCE, S88°19'27"E A DISTANCE OF 120.1664 FEET.
THENCE, N02°32'03"E A DISTANCE OF 20.0159 FEET
THENCE, S87°27'57"E A DISTANCE OF 290.1931 FEET.
THENCE, S02°32'03"W A DISTANCE OF 410.7119 FEET TO A POINT OF THE NORTH LINE OF LOMBARD HEIGHTS, PHASES 1 AND 2;
THENCE ALONG SAID NORTH LINE THE FOLLOWING CALLS:
THENCE, N88°19'27"W A DISTANCE OF 410.4103 FEET
THENCE, N80°47'12"W A DISTANCE OF 50.3414 FEET
THENCE, N87°55'08"W A DISTANCE OF 126.7265 FEET TO THE POINT OF BEGINNING. CONTAINING 2,337 SQUARE FEET, OR 5.37 ACRES, MORE OR LESS.

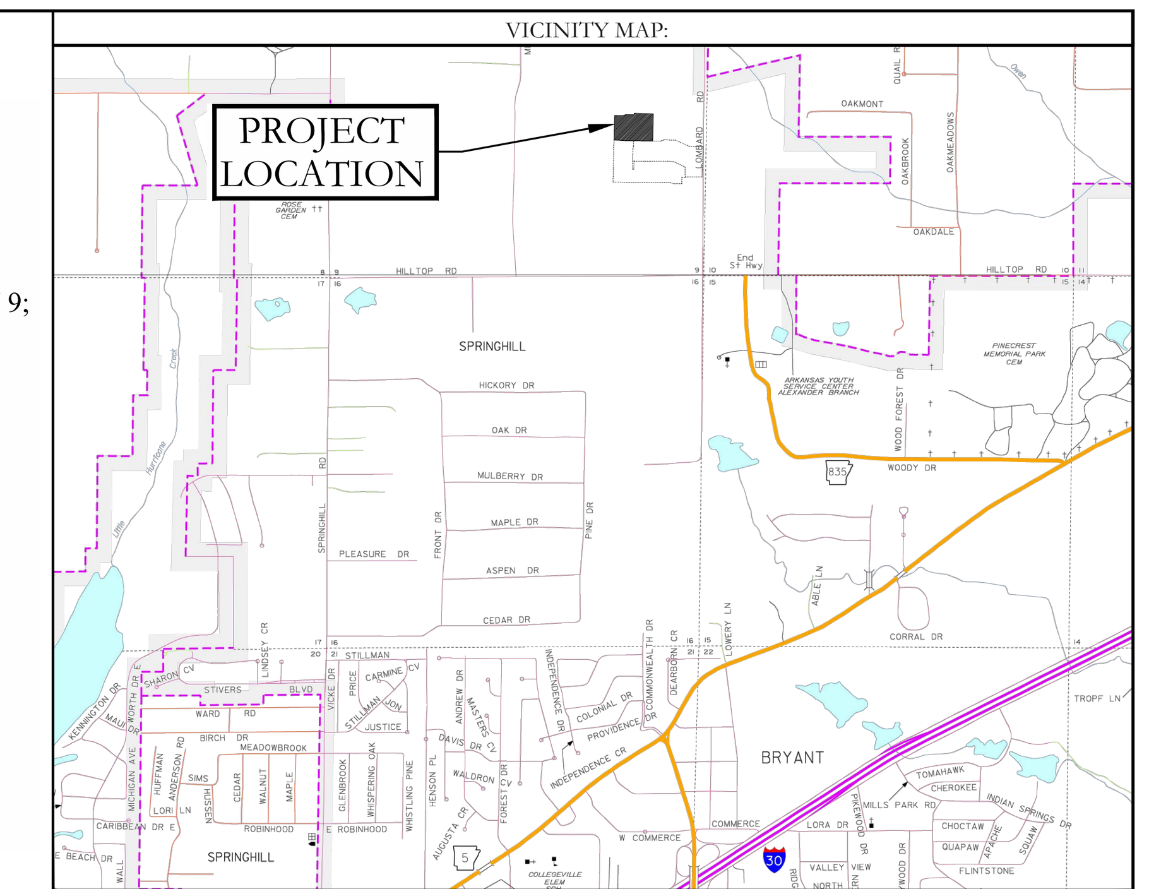
NOTES:

1. ALL SIDEWALK RAMPS SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	23.54	25.00	53.94	S29° 30' 24"W	22.68
C56	26.01	60.00	24.84	S44° 03' 31"W	25.80
C57	72.39	60.00	69.12	S2° 55' 16"E	68.08
C58	52.36	60.00	50.00	S62° 29' 05"E	50.72
C59	53.19	60.00	50.80	N67° 06' 56"E	51.47
C60	73.31	60.00	70.01	N6° 42' 51"E	68.84
C61	24.26	60.00	23.17	N39° 52' 28"W	24.10
C62	23.56	25.00	54.00	N24° 27' 41"W	22.70

VICINITY MAP:



CERTIFICATIONS:

OWNER:

Name: SOUTHERN GENERAL CONTRACTORS
Address: BOX 242146
LITTLE ROCK, AR 72223

DEVELOPER:

Name: SOUTHERN GENERAL CONTRACTORS
Address: BOX 242146
LITTLE ROCK, AR 72223

CERTIFICATE OF OWNER:

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

Date of Execution ____________ Name: ____________

Source of Title: 2021-011666

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, Kazi Tamzidual Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution

Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876
Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held __________, 20 _____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson,
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: SOUTHERN GENERAL CONTRACTORS, P.O. BOX 242146, LITTLE ROCK, AR 72223

DEVELOPER/: SUBDIVIDER SOUTHERN GENERAL CONTRACTORS, P.O. BOX 242146, LITTLE ROCK, AR 72223

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

NAME OF SUBDIVISION: LOMBARD HEIGHTS SUBDIVISION, PHASE 3

ZONING CLASSIFICATION: R-1.S

SOURCE OF TITLE: 2017-11245

MIN. LOT SIZE:
NUMBER OF LOTS: 20

SOURCE OF WATER: SALEM WATER USERS
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY
BUILDING SETBACKS:
FRONT - 20' 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: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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.

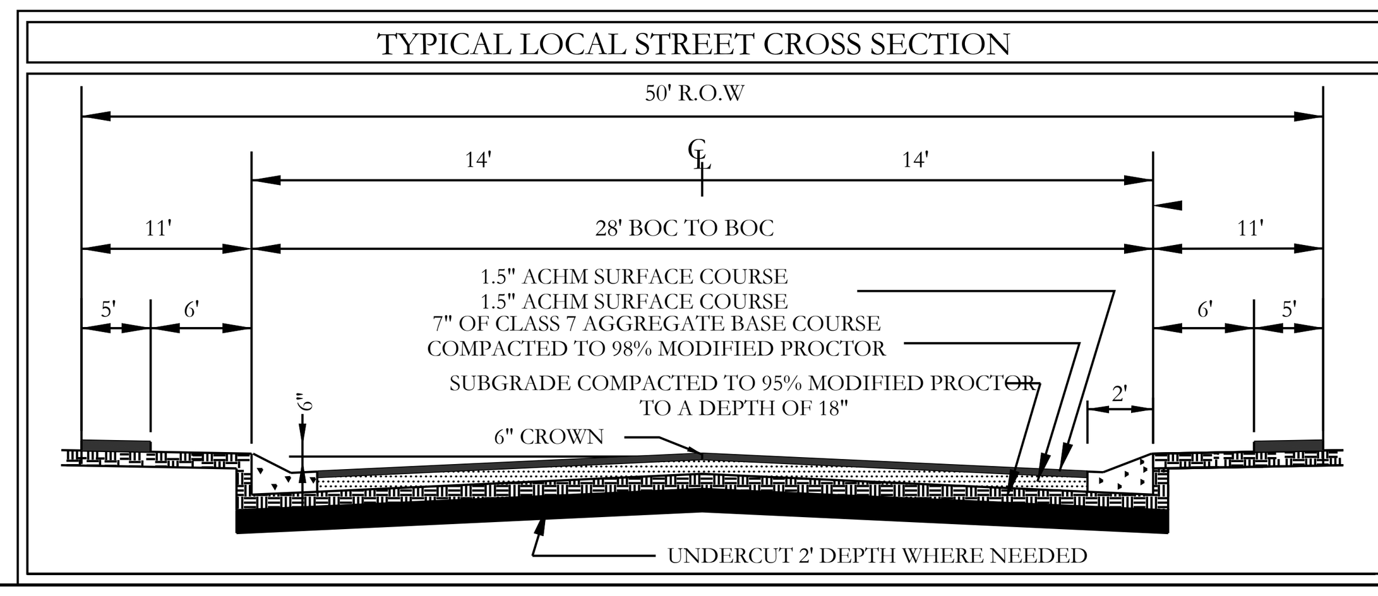
No portion of the property described hereon lies within the 100 year flood plane, according to the Flood Insurance Rate Map, panel # 06/05/2020, Dated: 05125C0240E

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

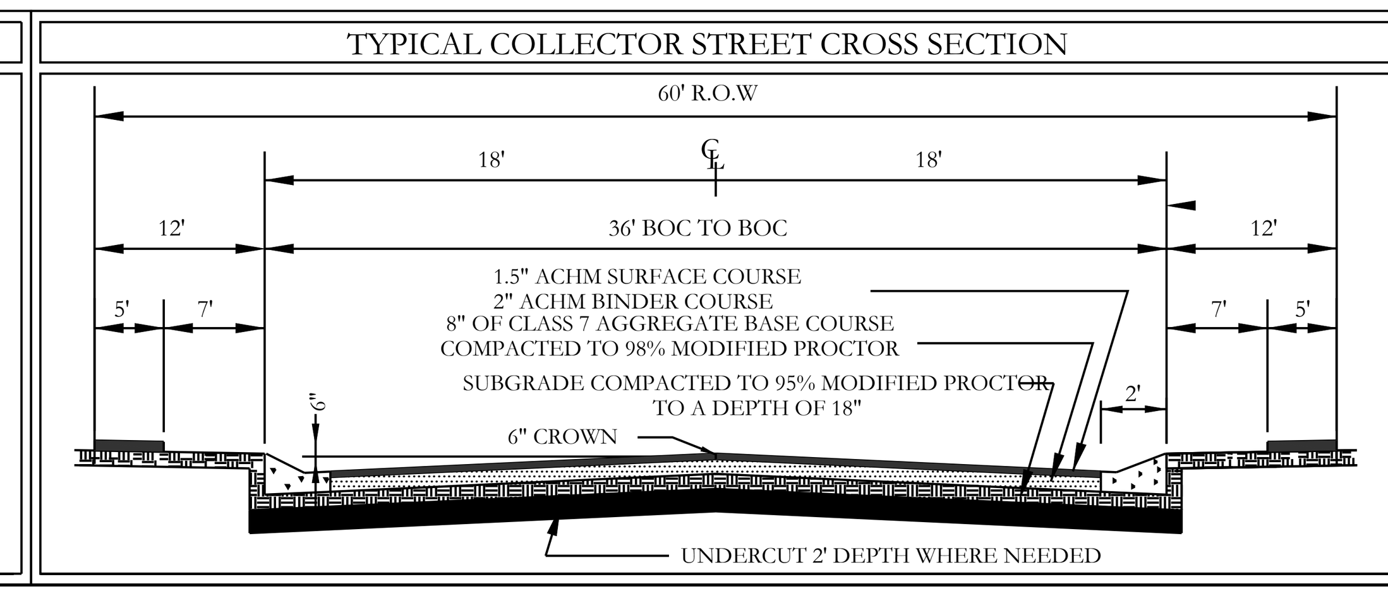
STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER NO. 20876 KAZI TAMZIDUL ISLAM

FINAL PLAT
LOMBARD HEIGHTS SUBDIVISION, PHASE 3
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

TYPICAL LOCAL STREET CROSS SECTION



TYPICAL COLLECTOR STREET CROSS SECTION



BASIS OF BEARINGS: GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY G.P.S. OBSERVATIONS

50' 25' 0 50'

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

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

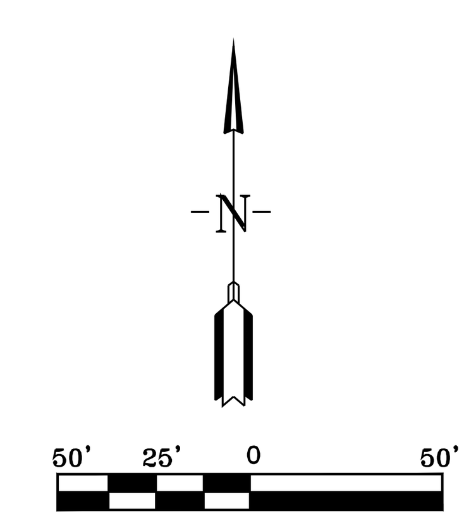
FOR USE AND BENEFIT OF:
SOUTHERN GENERAL CONTRACTORS

FINAL PLAT
LOMBARD HEIGHTS, PHASE 3
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/25/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	20-1388
	SCALE: 1"=50'	

500	01S	14W	0	9	210	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1388 LOMBARD HEIGHTS\PHASE 3\20-1388-FP-P3-01-06-2025.DWG



WATER LEGEND:

- 2" BLOW OFF
- WATER MAIN — GATE VALVE
- REDUCER
- FIRE HYDRANT
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE

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

TYPICAL FIRE HYDRANT:

2" BLOW OFF
REDUCER
6"
6"
GATE VALVE
FIRE HYDRANT
(2 TO 6 FEET FROM EDGE OF PAVEMENT)

SEWER LEGEND:

SEWER SERVICE
SEWER MAIN — S — S — SEWER MANHOLE

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

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

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:

LOMBARD HEIGHTS

WATER & SEWER AS-BUILTS
LOMBARD HEIGHTS, PHASE 3

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

DATE:	01/07/2025	C.A.D. BY:	B.JOHNSON	DRAWING NUMBER:
REVISED:		CHECKED BY:		20-1388
SHEET:		SCALE:	AS SHOWN	

K:\Land Projects 2004\Subdivisions\2020\20-1388 Lombard Heights\Phase 3\20-1388-AB-P3-01-06-2025.dwg

Bryant Planning Commission

Subdivision Checklist

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- $300.00 + $3.00 per lot - for Subdivision preliminary plat review
- $250.00 or $25.00 per lot (**whichever is greater**) - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- $100 per lot - Water/Sewer Impact Fee
- $100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- $25.00 + $1.00 per lot - for Subdivision Final Plat review

$2,000+$100=$2,100
$3,500$25+$20=$45

Total Fee Required= $2,145

City of Bryant Subdivision Checklist

Subdivision/Project Name Lombard Heights Phase 3

Contact Person Jonathan Hope **Phone** 501-860-0467

Mailing Address 129 N Main Street Benton, Arkansas

I. Basic Information Needed On The Plat

√ ▲ 1. Name of Subdivision/Project
√ ▲ 2. Current zoning R-1.S
√ ▲ 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)**

Lombard Heights
Name of Subdivision

Jonathan Hope
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

Kazi Islam
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

January 8, 2025

Colton Leonard
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Lombard Heights Final Plat Phase 3 (Hope Job# #20-1388)

Dear Colton:

On behalf of the property owner, we are formally requesting that Bryant and Community Development review and forward the Final Plat of Lombard Heights Subdivision to the Bryant Planning Commission for Final Plat Approval.

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

Sincerely,

Jonathan Hope

129 N. Main St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com

City of Bryant Subdivision Replat Checklist

Subdivision Name Big Oak Addition

Contact Person Aaron Rasburry **Phone** (501) 860-6893

Mailing Address 308 W. South St, Benton, AR 72015

I. Basic Information Needed On The Plat

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

III. Final Plat Attachments

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

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

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

Owner Signature

~~Engineer Signature~~ Professional Surveyor

VICINITY MAP
(NTS)

Certificate of Surveying Accuracy

I, James Aaron Rasburry, hereby certify that this plat correctly represents a survey and a plan made by me, or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution:_____

_____
Registered Land Surveyor
No. 1506, Arkansas

Certificate of Recording

This document, number _____ filed for record
_____, 20_____

in Plat Book _____, page _____.

Circuit Clerk _____

For Bill of Assurance see:
Deed Record Book _____, Page _____.

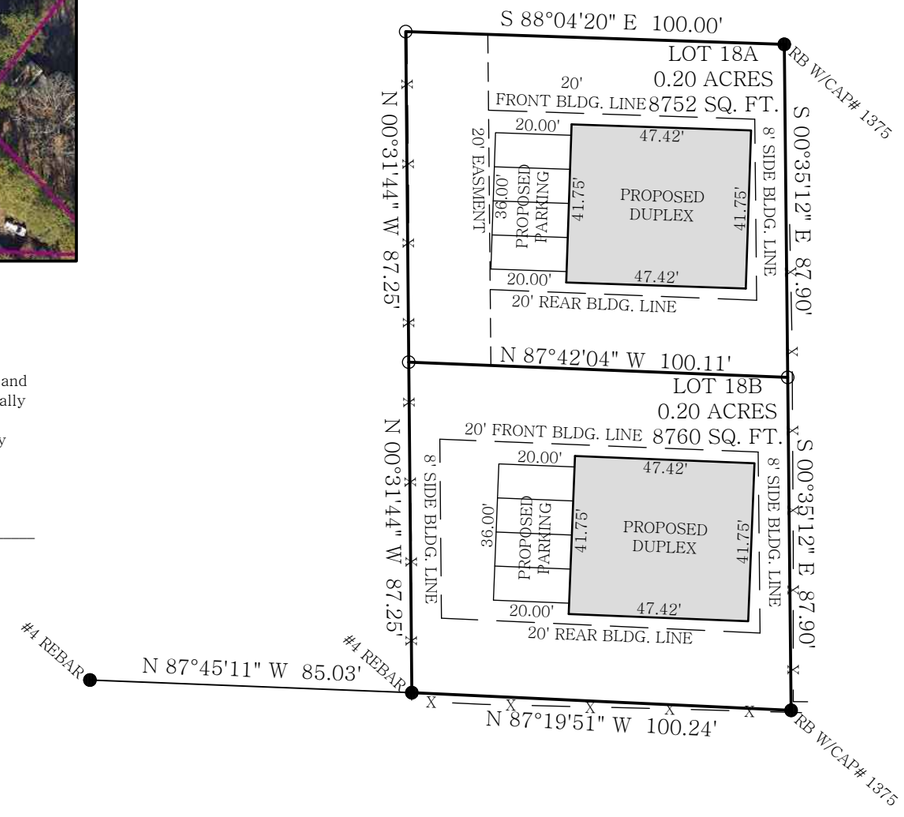
LEGEND
- ● - FOUND MONUMENT
- ⊙ - SET #5 REBAR/CAP #1506
- ▲ - COMPUTED POINT
- ◔ - CONTROLLING CORNER
- -x- FENCE

40 0 40 80
Scale: 1" = 40'

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

LOT 18A, AND LOT 18B, BIG OAK ADDITION, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS BEING A REPLAT OF LOT 18, BIG OAK ADDITION, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

ETHEL DRIVE
(60' R/W)



Certificate of Final Plat Approval

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 2025. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

_____ _____
Date of Execution Bryant Planning Commission

THE BEARING SYSTEM IS BASED ON GRID NORTH PER GPS OBSERVATION

Certificate of Owner

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

_____ Name SCE ENTERPRISES, LLC
Date of Execution

Address: 1721 THORNTON FERRY ROAD
HOT SPRINGS NATIONAL PARK, AR. 71913

Signed _____

Source of Title DOCUMENT NUMBER 2022-020231

BY GRAPHIC PLOTTING ONLY
THE DESCRIBED PROPERTY
DOES NOT LIE WITHIN A FLOOD
PRONE AREA.

SOURCE:FIRM
PANEL NO.:05125C0380E
DATE:JUNE 05, 2020

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS

RASBURRY SURVEYING
308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

LOT 18A, AND LOT 18B, BIG OAK ADDITION, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS BEING A REPLAT OF LOT 18, BIG OAK ADDITION, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FILE: C:\DRAWINGS\BIG OAK\LOT 18	FIELDWORK DATE:12-9-24 PLATE: 1-08-25	DRAWN BY: DCR
	JOB#: 24-375	CHECKED BY: JAR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1506
SIGNATURE
JAMES A. RASBURRY

VICINITY MAP
(NTS)

Certificate of Surveying Accuracy

I, James Aaron Rasburry, hereby certify that this plat correctly represents a survey and a plan made by me, or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution:_____

_____
Registered Land Surveyor
No. 1506, Arkansas

Certificate of Recording

This document, number _____ filed for record
_____, 20_____

in Plat Book _____, page _____.

Circuit Clerk _____

For Bill of Assurance see:
Deed Record Book _____, Page _____.

LEGEND
- ● - FOUND MONUMENT
- ⊙ - SET #5 REBAR/CAP #1506
- ◬ - COMPUTED POINT
- ◔ - CONTROLLING CORNER
- -x- FENCE

40 0 40 80
Scale: 1" = 40'

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

LOT 18A, AND LOT 18B, BIG OAK ADDITION, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS BEING A REPLAT OF LOT 18, BIG OAK ADDITION, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

ETHEL DRIVE
(60' R/W)

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_____ _____
Date of Execution Bryant Planning Commission

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_____ Name SCE ENTERPRISES, LLC
Date of Execution

Address: 1721 THORNTON FERRY ROAD
HOT SPRINGS NATIONAL PARK, AR. 71913

Signed _____

Source of Title DOCUMENT NUMBER 2022-020231

BY GRAPHIC PLOTTING ONLY THE DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA.

SOURCE:FIRM
PANEL NO.:05125C0380E
DATE:JUNE 05, 2020

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS

RASBURRY SURVEYING
308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

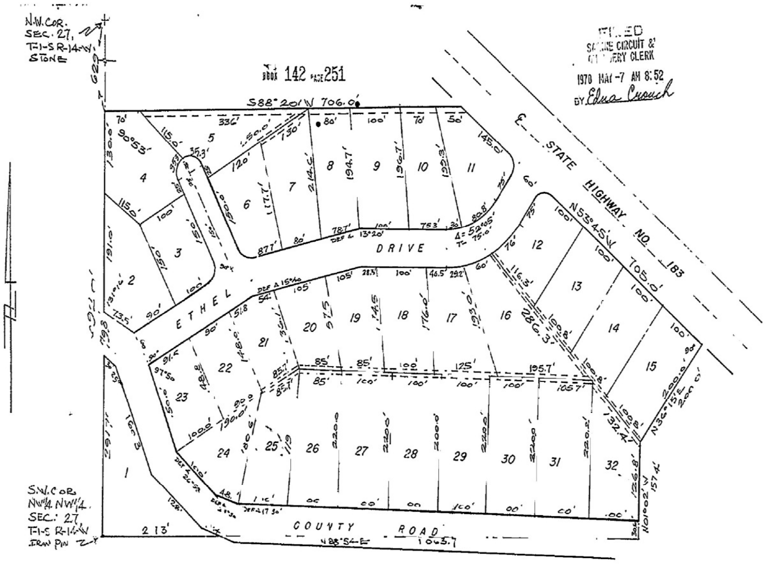
LOT 18A, AND LOT 18B, BIG OAK ADDITION, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS BEING A REPLAT OF LOT 18, BIG OAK ADDITION, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1506
_____
SIGNATURE
JAMES A. RASBURRY

FILE: C:\DRAWINGS\BIG OAK\LOT 18	FIELDWORK DATE:12-9-24 PLATE: 1-08-25	DRAWN BY: DCR
	JOB#: 24-375	CHECKED BY: JAR

251

See "Plat Index" for Original Plat



CERTIFICATE OF RECORD.

STATE OF ARKANSAS } SS
COUNTY OF SALINE }

I, Jimmy Seals, Circuit Clerk and Ex-Officio Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the 7th day of May A.D., 1970 at 8:52 o'clock A. M., and the same is now duly recorded, with the acknowledgments and certificates thereon, in Deed Book 142 Page 251.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 7th day of May, 1970.

Jimmy Seals
CIRCUIT CLERK AND EX-OFFICIO RECORDER
By Edna Crouch D.C.

Big Oak Addition to Bryant, Ark.

All that part of the Northwest Quarter of the Northwest Quarter of Section 27, T-1-S R-14-W, Saline County, Arkansas, described as follows: Beginning at a point on the West Line of said NW1/4 NW1/4 that is 629 feet South of the Northwest corner thereof, run thence South, along West Line for 692 feet; this point being the Southwest corner of said NW1/4 NW1/4; run thence N 88° 54' E along South Line thereof for 1,063.7 feet; run thence N 01° 02' W for 157.4 feet; run thence N 36° 15' E for 200.0 feet to Southwest Line of State Highway No. 183; run thence N 53° 45' W along Highway Line for 705 feet to a point that is 629 feet Due South of the North Line said NW1/4 NW1/4; run thence S 88° 20' W for 706.0 feet to the point of beginning.

BIG OAK ADDITION

TO BRYANT, ARK

DATE: SEPT. 1969

SCALE: 1" = 100'

APPROVED

SALINE PLANNING COMMISSION

Deed Record Volume #142 Page 251

S1127003

ARKANSAS > Bryant

- [x] Exterior Vinyl
- [x] Exterior Fabricated Signage
- [ ] Interior Graphics
- [ ] Interior way finding & Identification

Location: 1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

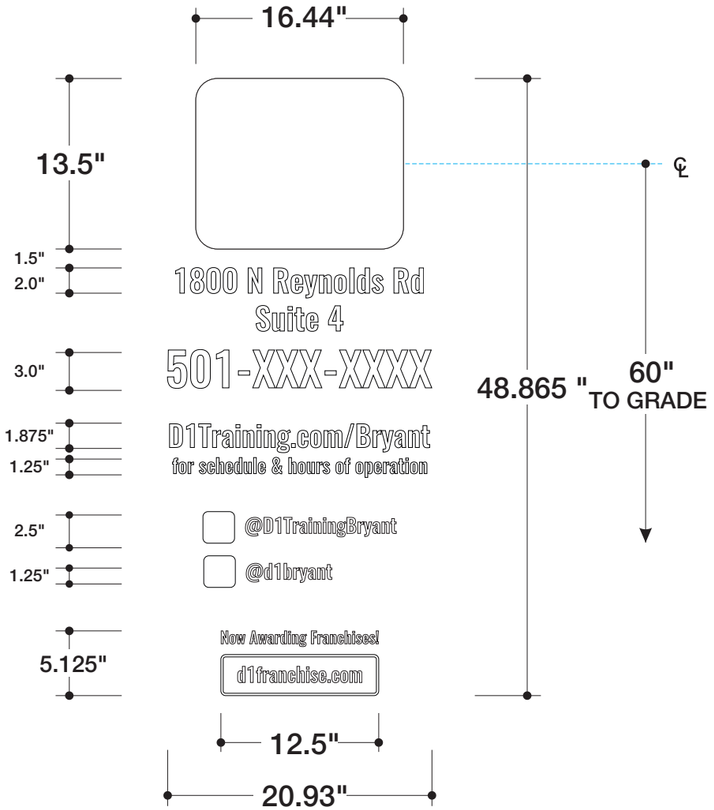
REVISED
12-13-2024

DRAWINGS:
Kevin K.

VERSION
3

National BRANDING
SIGN PROGRAMS & ROLLOUTS
888-637-7111
FORMALLY GEISLER SIGN

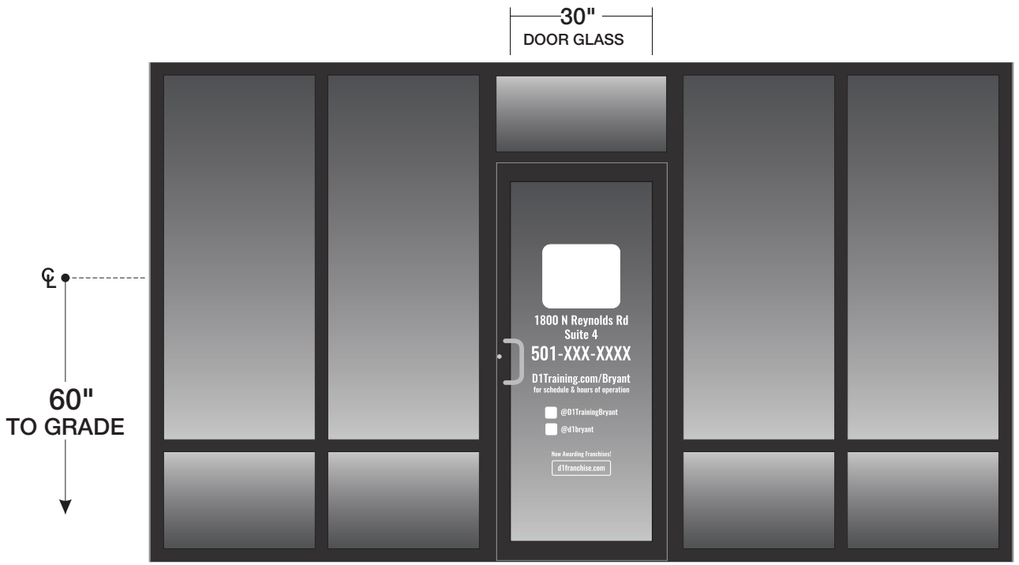
Sign #1 - Door Vinyl
SOUTHWEST ELEVATION



SCALE: 1"=1'

REMOVE EXISTING VINYL

Existing



Proposed

SCALE: 3/8" = 1'

CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024

SPECS

D1 Logo
Avery HP750 | SC950
#440 Red Vinyl

Text
Premium White Vinyl

Typestyle:
Oswald, Medium

Mounting:
First Surface Application

QTY: (1)

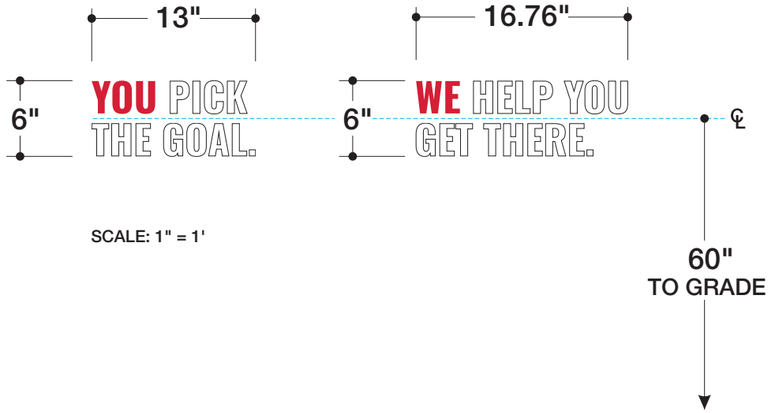
DRAWINGS:
Kevin K.

VERSION
3

National BRANDING
SIGN PROGRAMS & ROLLOUTS
888-637-7111
FORMALLY GEISLER SIGN

Sign #2 - Window Graphics
SOUTHWEST ELEVATION

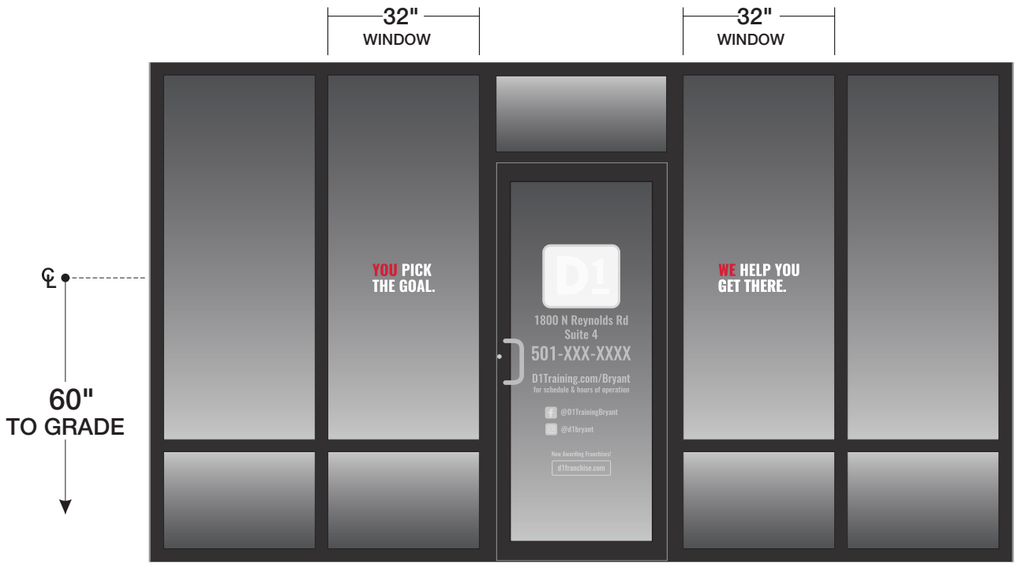
CUSTOM 6" SIZE



SCALE: 1" = 1'

REMOVE EXISTING VINYL

Existing



Proposed

SCALE: 3/8" = 1'

D1

CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024

SPECS

Text
Avery HP750 | SC950
#440 Red Vinyl
Premium White Vinyl

Typestyle:
Oswald, Medium

Mounting:
First Surface Application

QTY: (1)
Set of 2

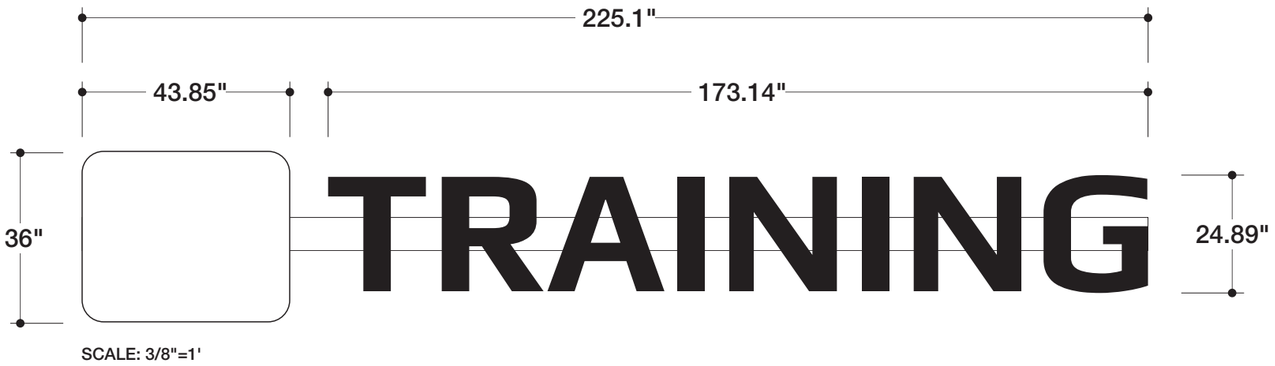
DRAWINGS:
Kevin K.

VERSION
3

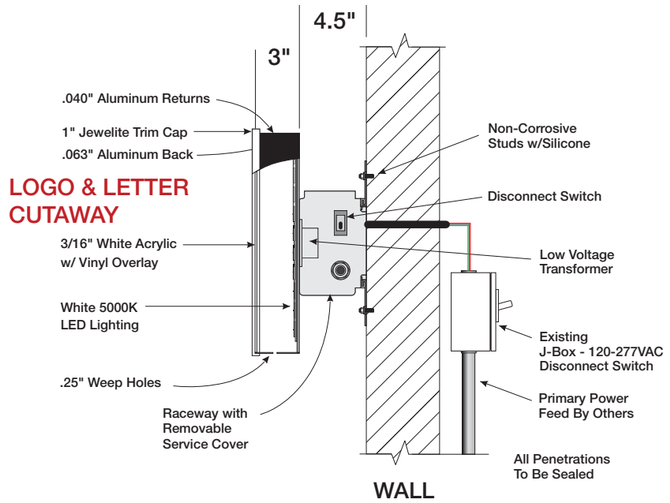
National BRANDING
SIGN PROGRAMS & ROLLOUTS
888-637-7111

FORMALLY GEISLER SIGN

Sign #3 - Illuminated Channel Letters - Raceway Mounted
SOTUHWEST ELEVATION



SCALE: 3/8"=1'



Label Must Be Hidden From View

UL LISTED

Electrical Specs
(1) 120V Dedicated 20 Amp Circuit

SF: 56.27	36	RW1 7" X 113" RW2 7" X 113"
MAX SF: 77.00	D1-T-IL-36	RACEWAY COLOR: SW 9542 Natural White

Existing

Proposed

SCALE: 1/8"=1'

D1

CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024

SPECS

D1 Logo
- 3"(d) Aluminum Channel Letters
- 1" Black Jewelite
- 3" Black Returns
- White Acrylic
- Avery UC900-440-T Red Vinyl - Reverse Weeded

Training
- 3"(d) Aluminum Channel Letters
- 1" Black Jewelite
- 3" Black Returns
- White Acrylic
- 3M 3635-222 Black Perforated Film

Mounting:
Studs & Silicone

QTY: (1)

DRAWINGS: Kevin K.
VERSION 3

National BRANDING
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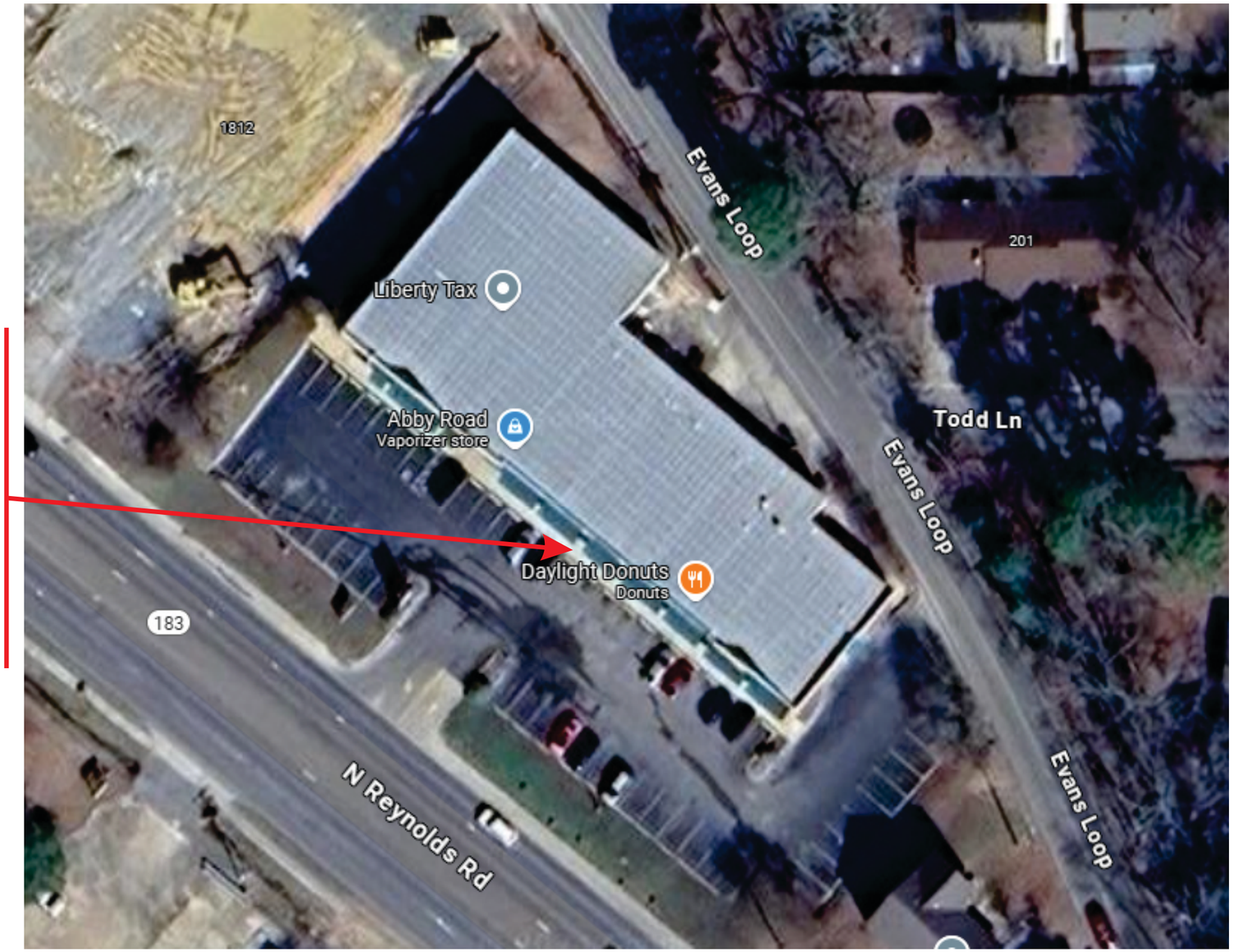
FORMALLY GEISLER SIGN

Site Map -
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022



Sign #1
Door Vinyl
Main Entrance

Sign #2
Window
Graphics

Sign #3
Illuminated
Channel Letters

D1

CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024

N
W E
S

DRAWINGS:
Kevin K.

VERSION
3

National BRANDING
SIGN PROGRAMS & ROLLOUTS
888-637-7111

FORMALLY GEISLER SIGN

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

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 12/20/24

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name D1 TRAINING
Address 1800 N REYNOLDS RD, STE 4
City, State, Zip BRYANT AR 72022
Phone
Email Address

GENERAL INFORMATION

Name of Business D1 TRAINING
Address/Location of sign 1800 N REYNOLDS RD, STE 4, BRYANT AR
Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Lora A. Rand, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	WALL	36" X 225.1"	56.27	17'1.75"	14'1.75"	
B						
C		JOB COSTS $6000.00				
E						
F						
G						