

LEGAL DESCRIPTION

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT PLAT 2023-009924 THAT PORTION OF LOT ONE OF THE SULLIVAN PLACE, PHASE I, AND THAT PORTION OF LOT 4 OF THE SULLIVAN PLACE, PHASE III, BEING A REPLAT OF LOT 2 OF SULLIVAN PLACE PHASE II, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, BRYANT, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD OCTOBER 16, 2002 AS SALINE COUNTY DOCUMENT NUMBER 2002 77604, DESCRIBE AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 88°50'44" EAST, A DISTANCE OF 25 FEET, THENCE SOUTH 03°53'20" WEST A DISTANCE OF 125 FEET, THENCE NORTH 88°50'44" WEST, A DISTANCE OF 123.29 FEET, THENCE NORTH 03° 55' 46" EAST, A DISTANCE OF 124.97 FEET, THENCE SOUTH 88° 32' 57" EAST, A DISTANCE OF 97.62 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3524 ACRES, MORE OR LESS

SURVEY DETAILS AND NOTES:

OWNER OF RECORD: BRYANT HOTEL INVESTMENTS LLC
 PHYSICAL ADDRESS: 2612 SPANWAY
 COUNTY PARCEL TAX ID: 840-09704-002

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

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

SITE DATA	
TOTAL SITE AREA	0.35 ACRES
TOTAL DEVELOPMENT AREA	0.35 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA 6591 SF
ZONING	C-2
BUILDING SETBACKS	FRONT SETBACK LINE: 15' REAR SETBACK LINE: 25' SIDE SETBACK LINE: 15' SIDE SETBACK LINE: 15'
BUILDING HEIGHTS	20'
BUILDING COVERAGE PERCENTAGE	6591/15246=0.432=43.2%
PROPOSED LANDSCAPE AREA	5377 SF >5% OF 15246 SF
BUSINESS TYPE	OFFICE BUILDING

ZONING INFORMATION	
CURRENT ZONING	C-2
MINIMUM LOT AREA (SF)	0.35 ACRES
MINIMUM LOT WIDTH (FT)	N/A
FRONT SETBACK (FT)	15'
REAR SET BACK (FT)	25'
SIDE YARD SETBACK (FT)	15'
SIDE YARD SETBACK (FT)	15'
MAXIMUM HEIGHT (FT)	20'
MAXIMUM BUILDING COVERAGE	43.2%
BUILDING USAGE	OFFICE BUILDING

COMMERCIAL DEVELOPMENT PLANS

PROPOSED OFFICE BUILDING

2612 SPANWAY, BRYANT, ARKANSAS, 72022

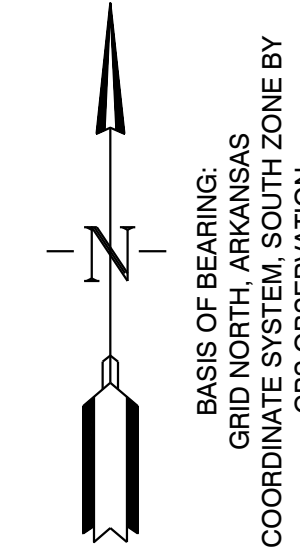
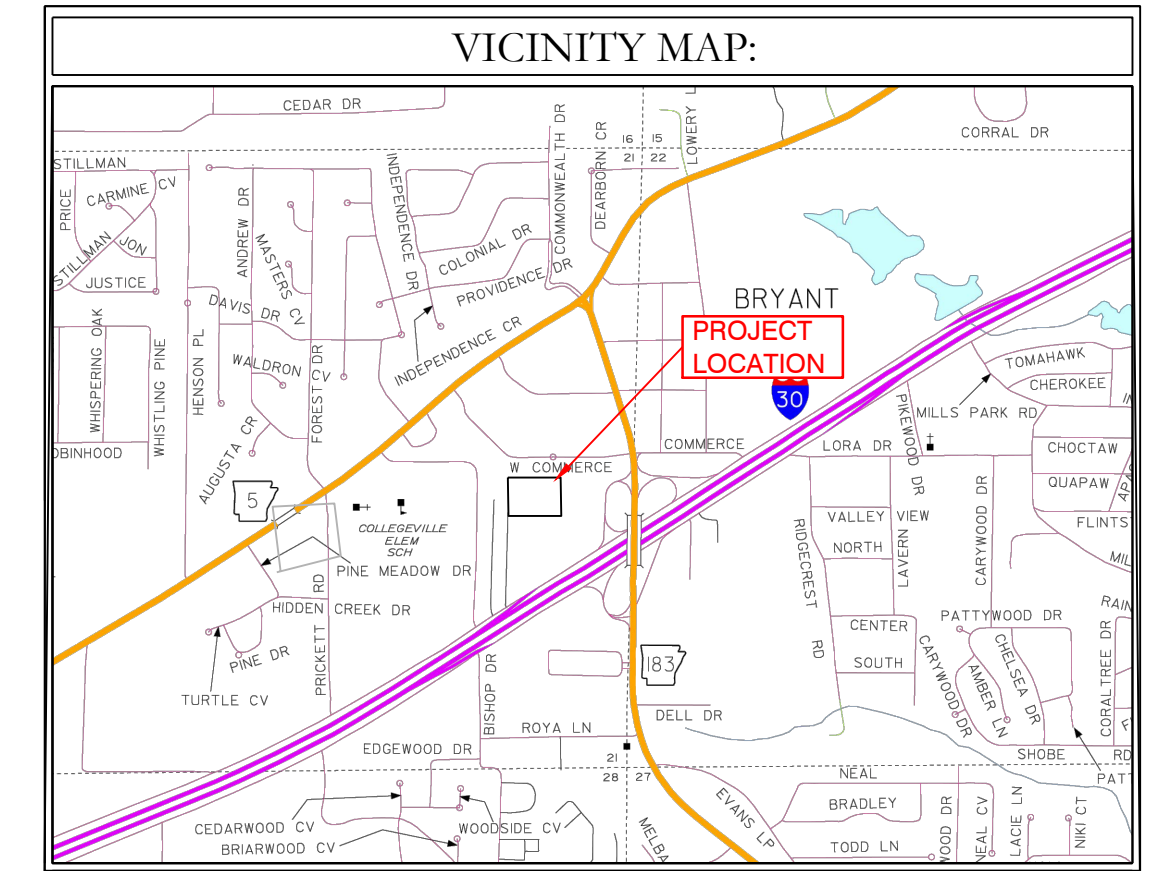
PREPARED BY:



CIVIL ENGINEER
 HOPE CONSULTING INC
 129 N. MAIN STREET
 BENTON, AR 72015
 CONTACT: KAZI ISLAM
 PHONE: 504-315-2626
 EMAIL: kazi@hopeconsulting.com

ARCHITECT
 Sid Parekh LEED AP BD + C
 Parekh Architect PLLC
 P: 832 878 1262

FLOODPLAIN CERTIFICATION
By affixing my seal and signature, I, Corbett R. Shoffner, PLS No. 1664, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County, City of Bryant areas, panel # 05125C0360E dated 06/05/2020, NO portion of the property described hereon lies within the 100 year flood hazard boundary.



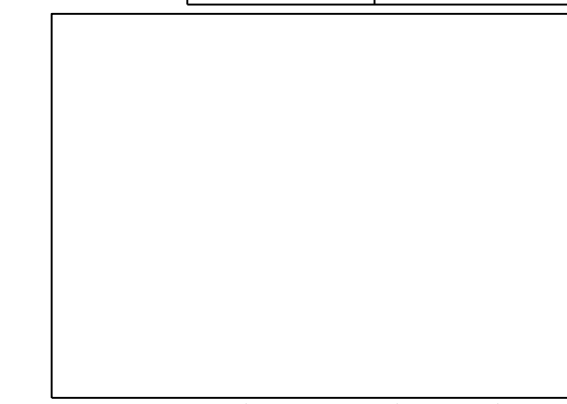
DRAWING INDEX

SHEET NO.	TITLE
	BOUNDARY & TOPO SURVEY
C-1.0	SITE PLAN
C-2.0	UTILITY PLAN
C-3.0	GRADING PLAN
C-4.0	DEMO
C-5.0	DRAINAGE PLAN
C-6.0	EROSION CONTROL PLAN

OWNER:		DEVELOPER:	
Name:	SPAN HOLDING	Name:	SPAN HOLDING
Address:	11524 Fairview Rd Little Rock AR 72212	Address:	11524 Fairview Rd Little Rock AR 72212
Email/Phone:	andypatel@spanhospitality.com 501 952 6574	Email/Phone:	andypatel@spanhospitality.com 501 952 6574

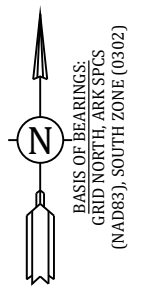
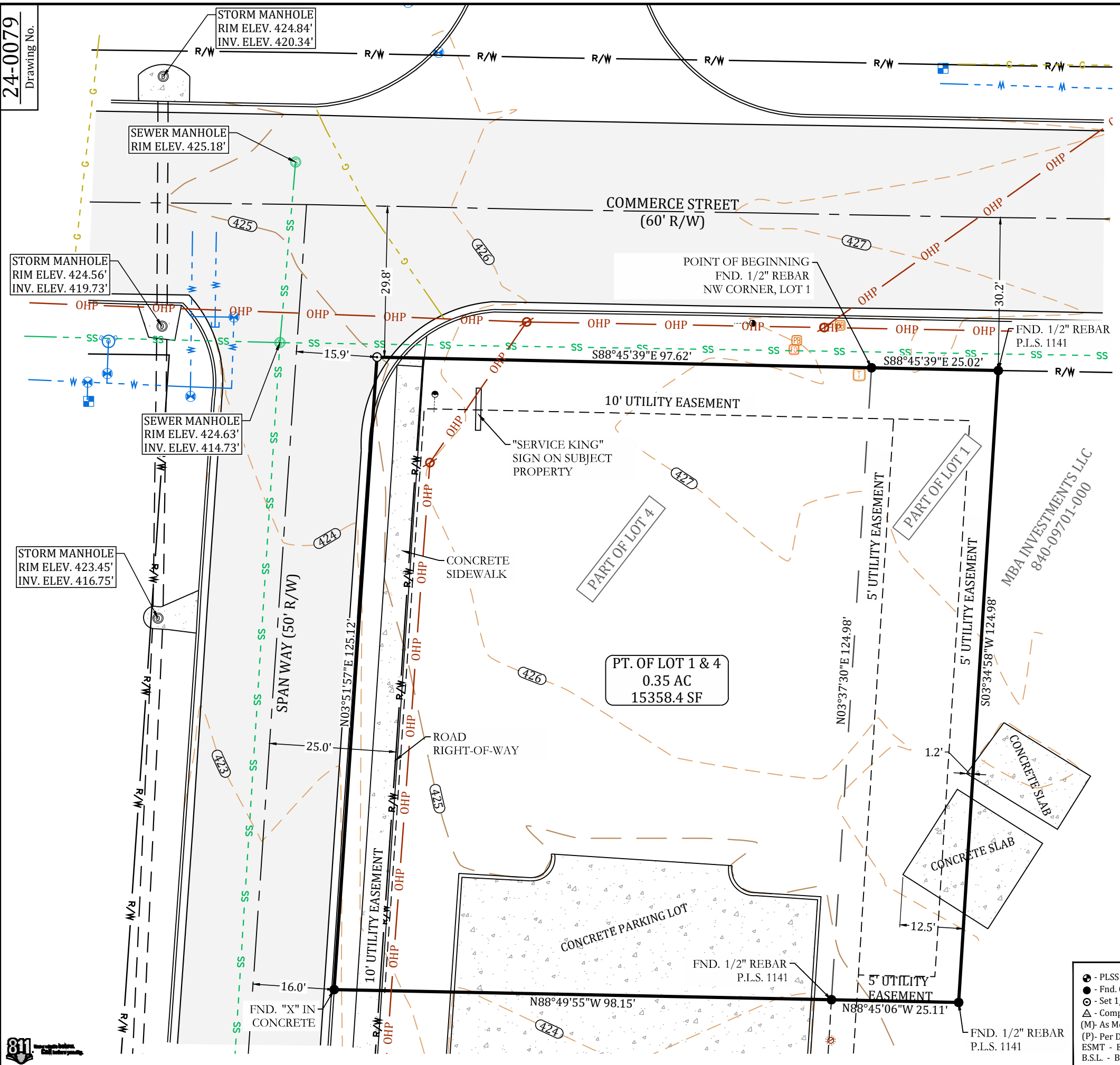
REVISION DATES:

DATE	SUBMITTALS
05/08/2024	1ST SUBMITTAL



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: SPAN HOLDING		
PROPOSED OFFICE BUILDING		
2612 SPANWAY, BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 05-08-2024	C.A.D. BY:	DRAWING NUMBER: 24-0079
REVISED:	CHECKED BY:	
SHEET:	SCALE:	
500	01S	14W 0 21 210 62 1664



REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
KERRY D. LANE (PS #1141), FOR BRYANT HOTEL INVESTMENTS, LLC, DATED 4/6/2023; FILED FOR RECORD AS INSTRUMENT #2023-009924

RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT PLAT 2023-009924 THAT PORTION OF LOT ONE OF THE SULLIVAN PLACE, PHASE I, AND THAT PORTION OF LOT 4 OF THE SULLIVAN PLACE, PHASE III, BEING A REPLAT OF LOT 2 OF SULLIVAN PLACE PHASE II, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, BRYANT, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD OCTOBER 16, 2002 AS SALINE COUNTY DOCUMENT NUMBER 2002 77604, DESCRIBE AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTN 88°50'44"E EAST, A DISTANCE OF 25 FEET, THENCE SOUTH 03°37'26" WEST A DISTANCE OF 125 FEET, THENCE NORTH 88°50'44" WEST, A DISTANCE OF 123.29 FEET, THENCE NORTH 03° 55' 46" EAST, A DISTANCE OF 124.97 FEET, THENCE SOUTH 88° 32' 57" EAST, A DISTANCE OF 97.62 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3524 ACRES, MORE OR LESS

SURVEY DETAILS AND NOTES:
OWNER OF RECORD: BRYANT HOTEL INVESTMENTS LLC
PHYSICAL ADDRESS: 2612 SPAN WAY
COUNTY PARCEL TAX ID: 840-09704-002

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

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

LEGEND	
● - PLSS Aliquot Corner	○ - Clean Out
● - Fnd. Corner Monument	○ - Water Meter
○ - Set 1/2" Rebar/Cap (1664)	○ - Power Pole
△ - Computed Point	○ - Sewer Manhole
(M) - As Measured	○ - Light Pole
(P) - Per Deed or Plat Records	○ - Telephone Pedestal
ESMT - Easement	○ - Drainage Manhole
B.S.L. - Building Setback Lines	○ - Gas Meter
○ - OHP	○ - Fence
○ - SS	○ - Overhead Power
○ - W	○ - Sewer Line
○ - UGT	○ - Water Line
○ - UGE	○ - Telephone Line
○ - G	○ - Electric Line
	○ - Gas Line

GENERAL DISCLAIMER
This survey is for the exclusive use and benefit of parties shown herein. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey is based on public records and/or title investigations furnished by third parties. No independent search or investigation has been made by this firm for any records, public or private. Listed reference documents herein were used and considered as a part of this survey; however other records, if any, could further affect this survey. No statement or guarantees of ownership, rights, or other interests are made by this survey plat.
FLOOD STATEMENT: No portion of the property described herein is within the 100 year flood plain, according to the Flood Insurance Rate Map, effective 05/05/2020.

129 North Main Street
Benton, Arkansas
72015
Office: (501) 315-2626
Fax: (501) 315-0024
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ENGINEERS - SURVEYORS

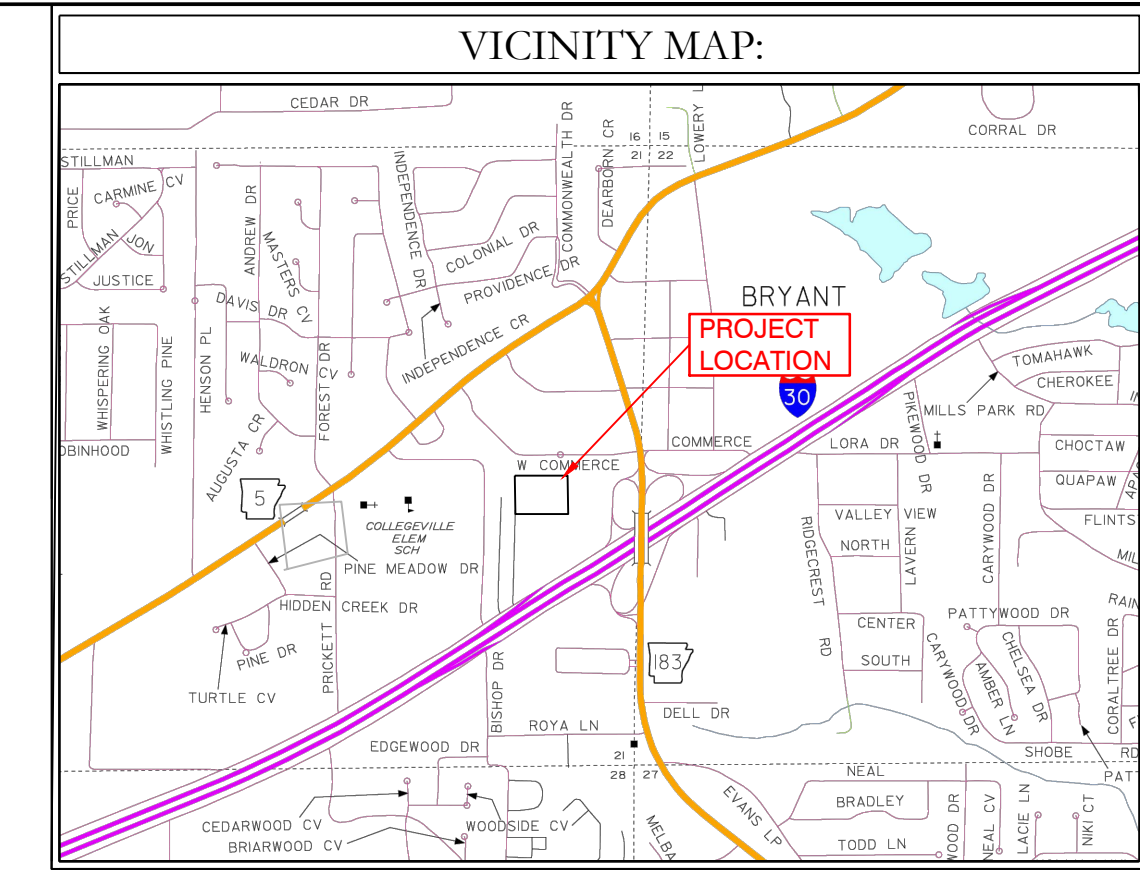
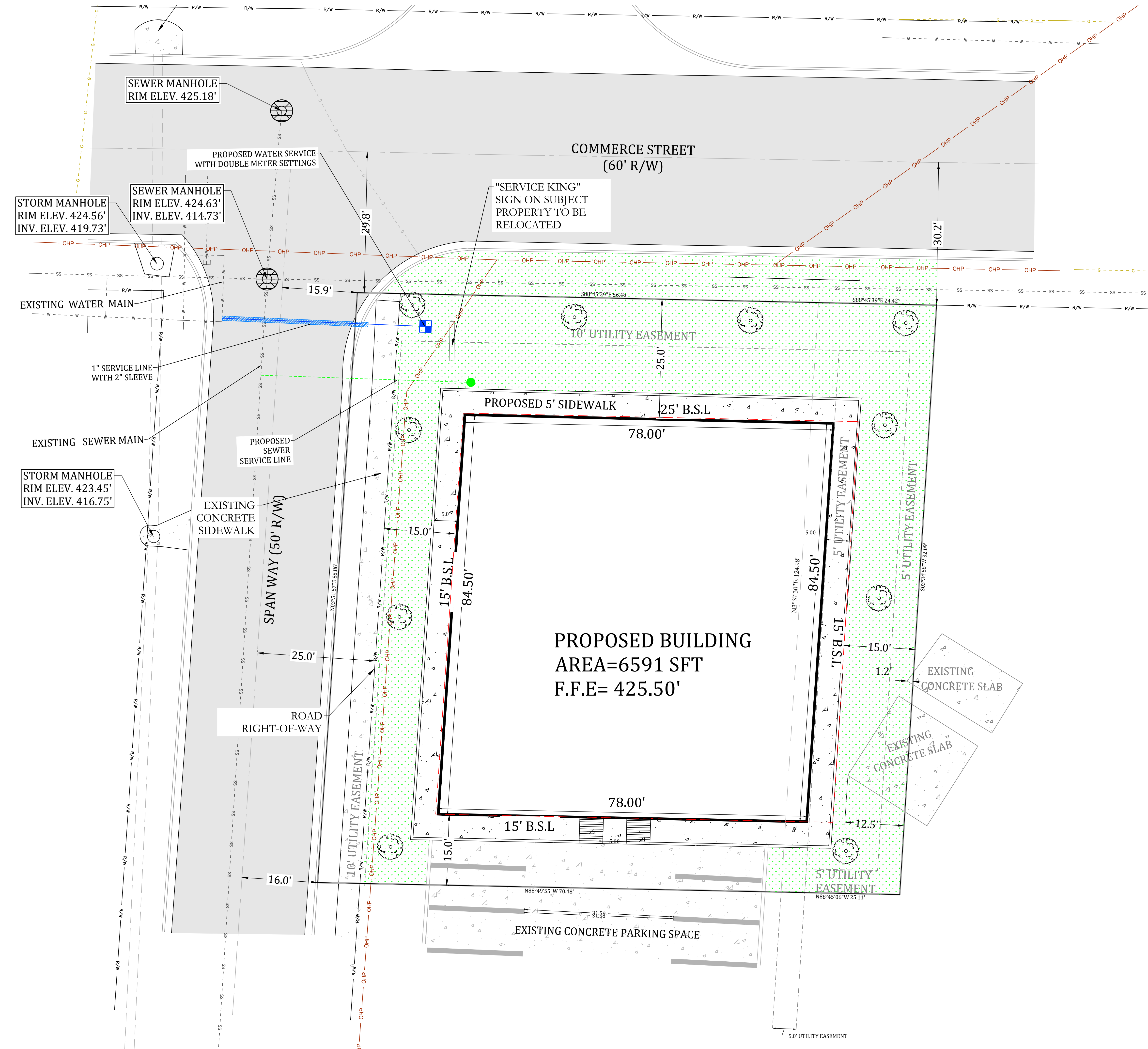
For the Exclusive Use and Benefit of:
Span Hospitality
Address 2612 Span Way
Bryant, Arkansas, 72022

Date: 03/20/2024

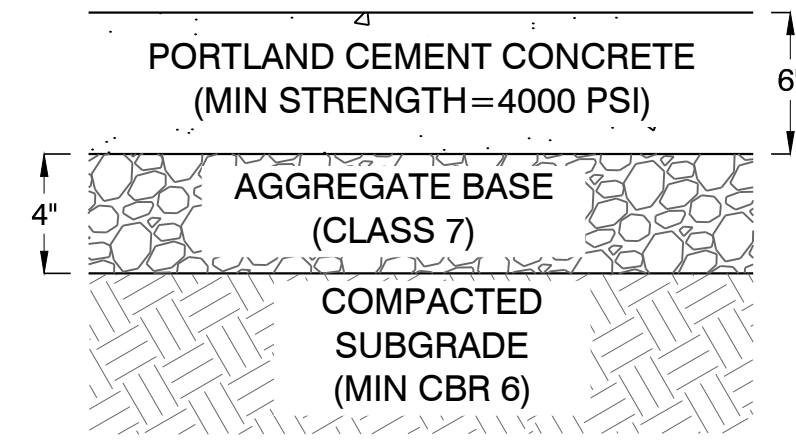
500	01S	14W	0	21	210	62	1664
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REGISTERED
STATE OF ARKANSAS
No. 1664
PROFESSIONAL LAND SURVEYOR
WILLIAM CORBITT R. SHOFFNER
3/20/24
ORIGINAL SIGNATURE ON FILE

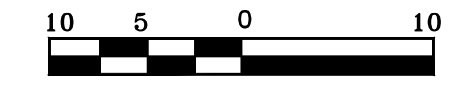
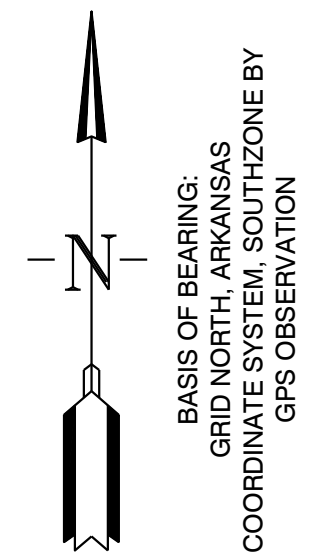
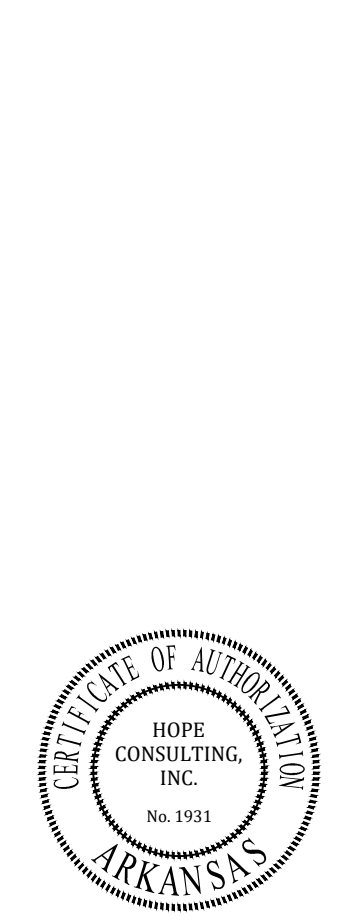
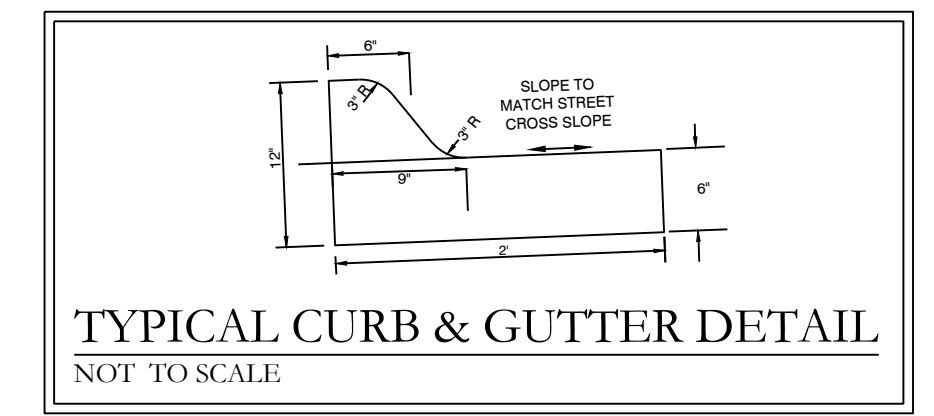




SITE DATA	
TOTAL SITE AREA	0.35 ACRES
TOTAL DEVELOPMENT AREA	0.35 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA 6591 SF
ZONING	C-2
BUILDING SETBACKS	FRONT SETBACK LINE: 15' REAR SETBACK LINE: 25' SIDE SETBACK LINE: 15' SIDE SETBACK LINE: 15'
BUILDING HEIGHTS	20'
BUILDING COVERAGE PERCENTAGE	6591/15246=0.432=43.2%
PROPOSED LANDSCAPE AREA	5377 SF = 35% OF 15246 SF
BUSINESS TYPE	OFFICE BUILDING



STANDARD CONCRETE PAVEMENT SECTION
NOT TO SCALE



- LEGEND**
- - Found Aliquot Corner
 - - Found monument
 - ⊙ - Set 1/2" Rebar
 - △ - Computed point
 - (M) - Measured
 - (P) - Plat/Deed
 - - Fence

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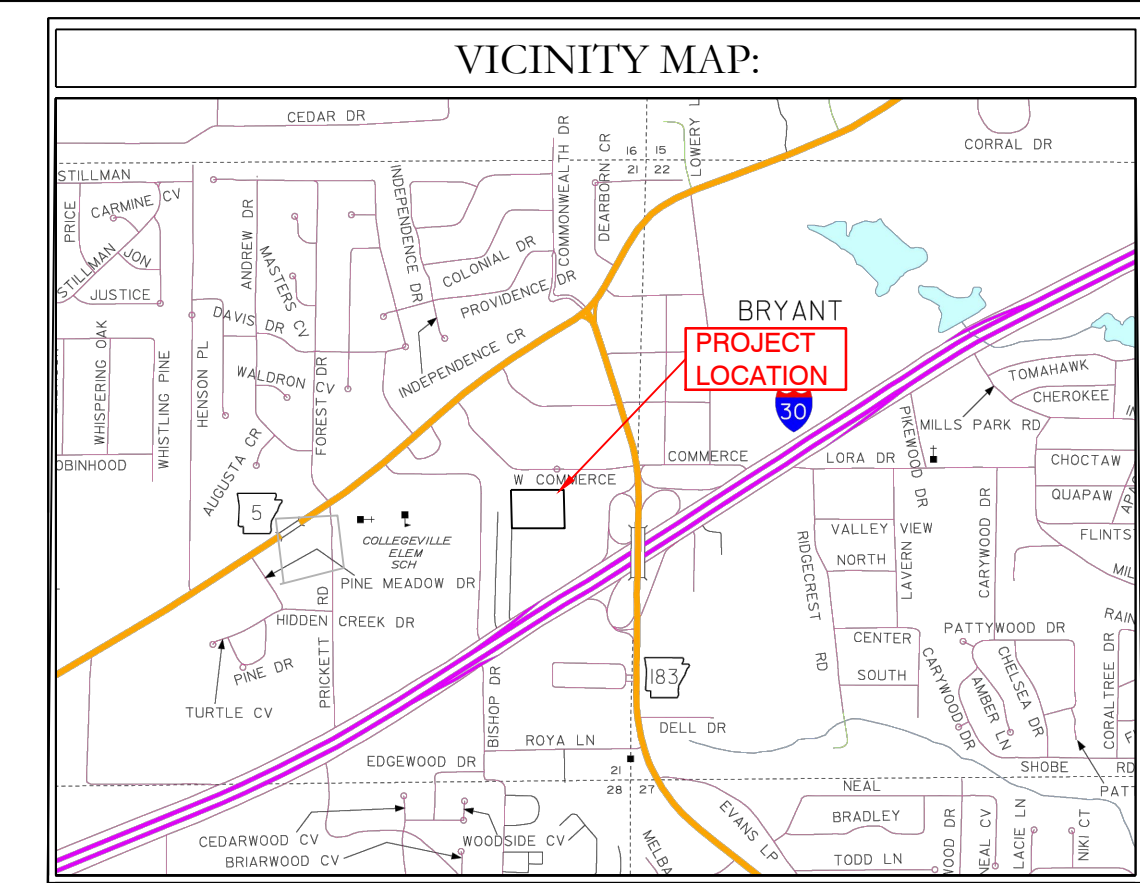
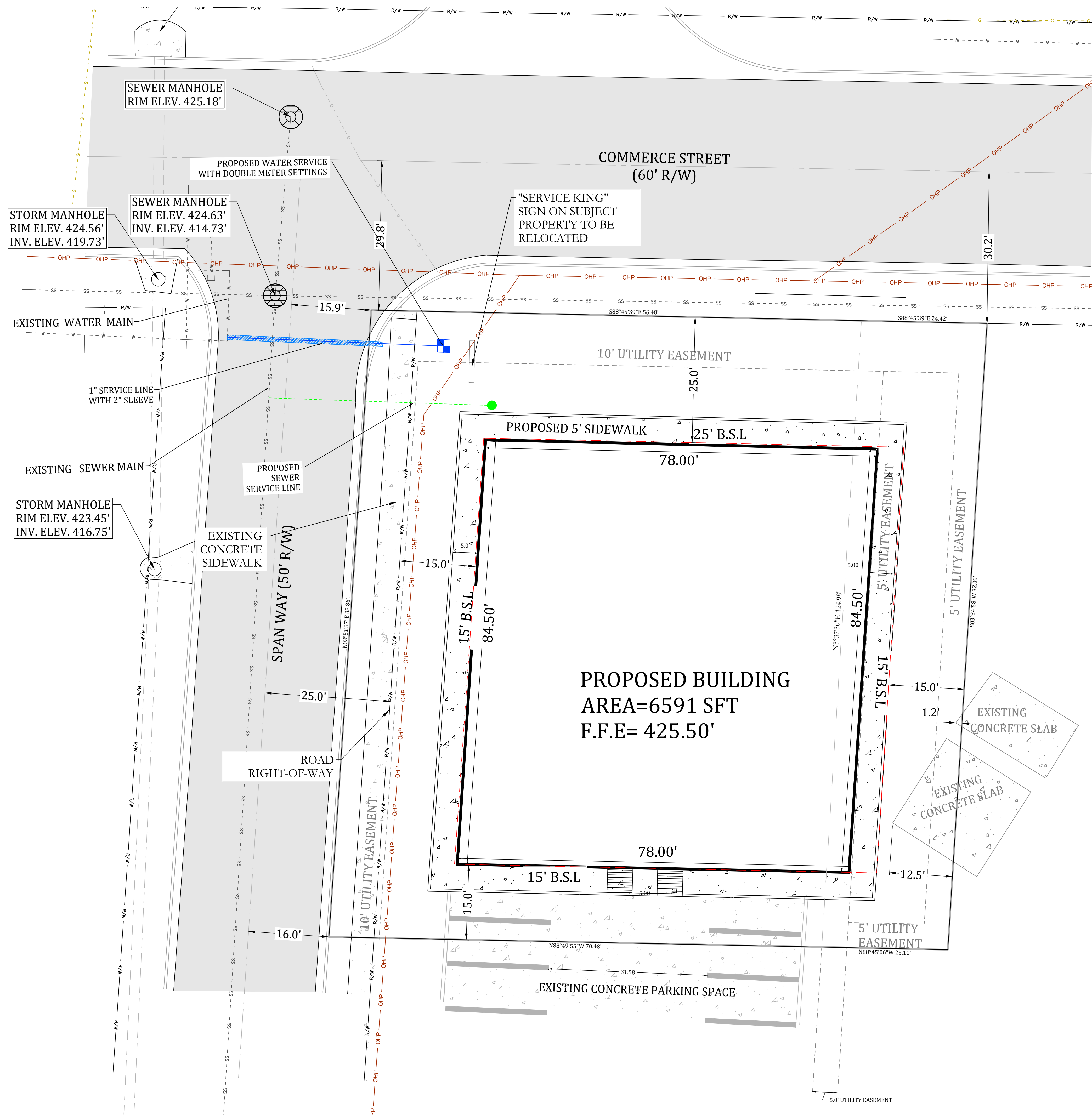
FOR USE AND BENEFIT OF:
SPAN HOLDING

PROPOSED OFFICE BUILDING

SITE PLAN

2612 SPAN WAY, BRYANT, ARKANSAS

DATE: 05/08/2024	C.A.D. BY: ###	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	24-0079
SHEET: C-1.0	SCALE:	



SEWER LEGEND

- SANITARY SEWER MANHOLE EXIST.
- PROPOSED SEWER SERVICE LINE

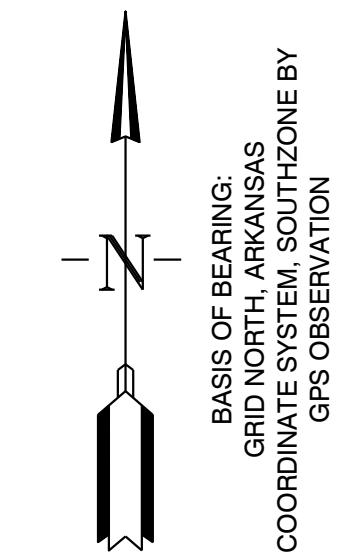
WATER NOTES

1. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".

SANITARY SEWER NOTES

1. ALL SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".

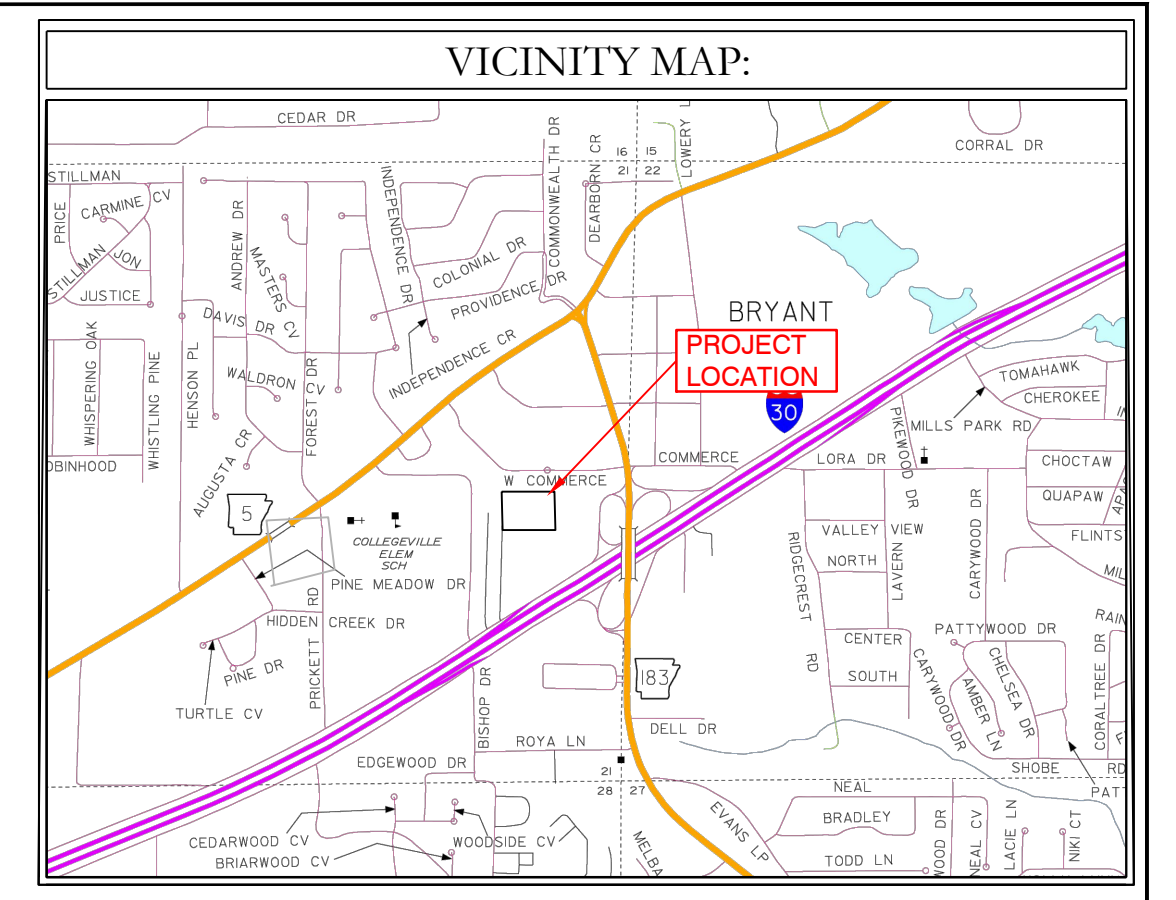
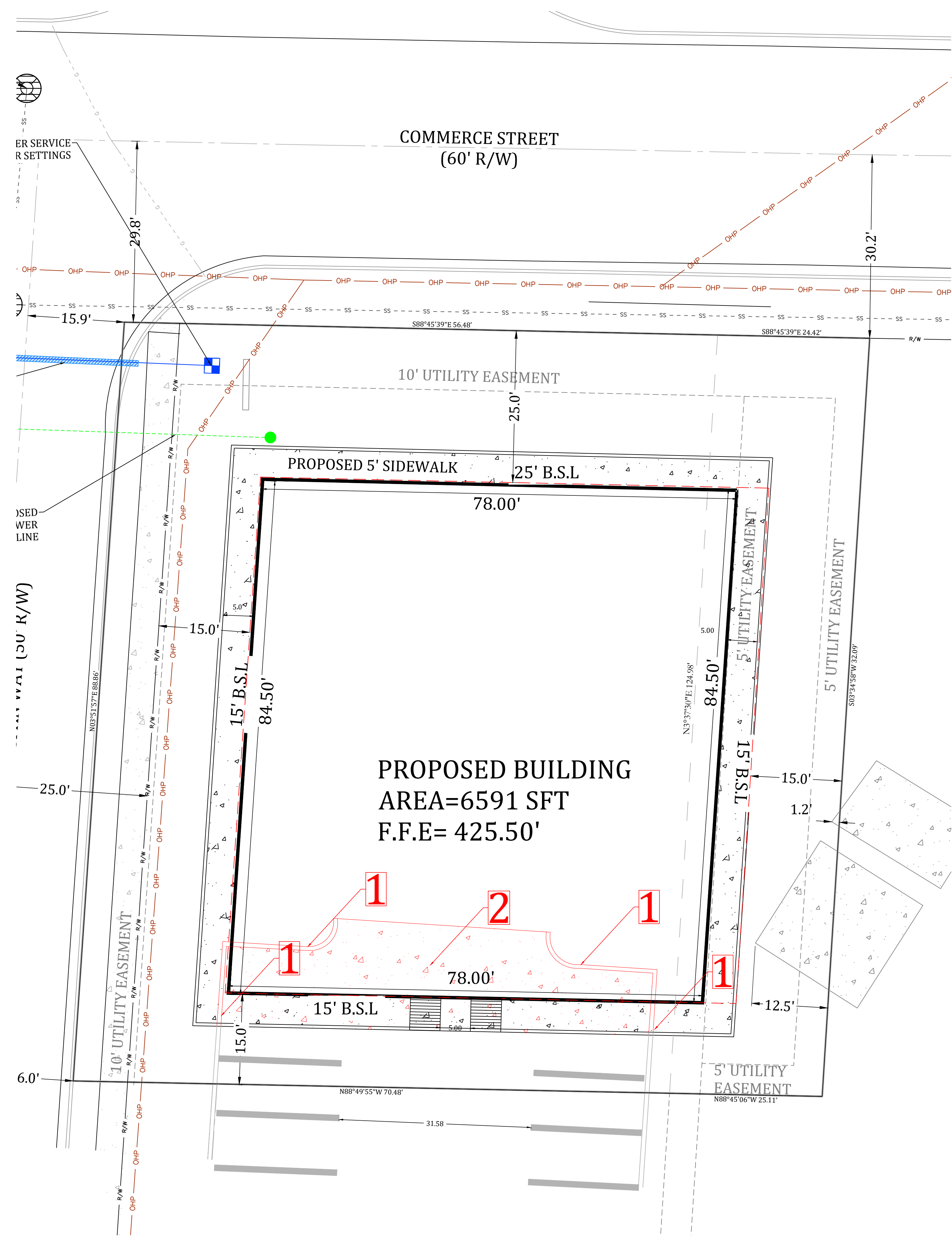
- LEGEND**
- Found Aliquot Corner
 - Found monument
 - Set 1/2" Rebar
 - Computed point
 - Measured
 - Plat/Deed
 - Fence



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FOR USE AND BENEFIT OF: SPAN HOLDING			
PROPOSED OFFICE BUILDING UTILITY PLAN			
2612 SPAN WAY, BRYANT, ARKANSAS			
DATE: 05/08/2024	C.A.D. BY: ###	DRAWING NUMBER:	
REVISIONS:	CHECKED BY:	24-0079	
SHEET: C-2.0	SCALE:		
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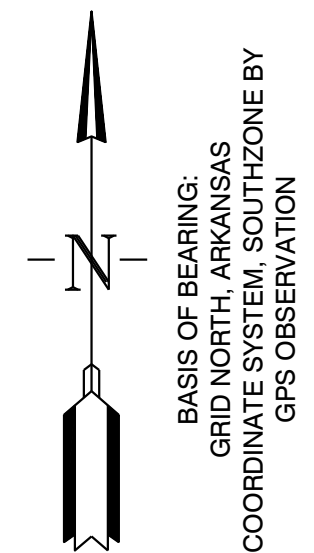


DEMOLITION PLAN

1. DEMO EXISTING CURB AND GUTTER
2. DEMO EXISTING CONCRETE SURFACE



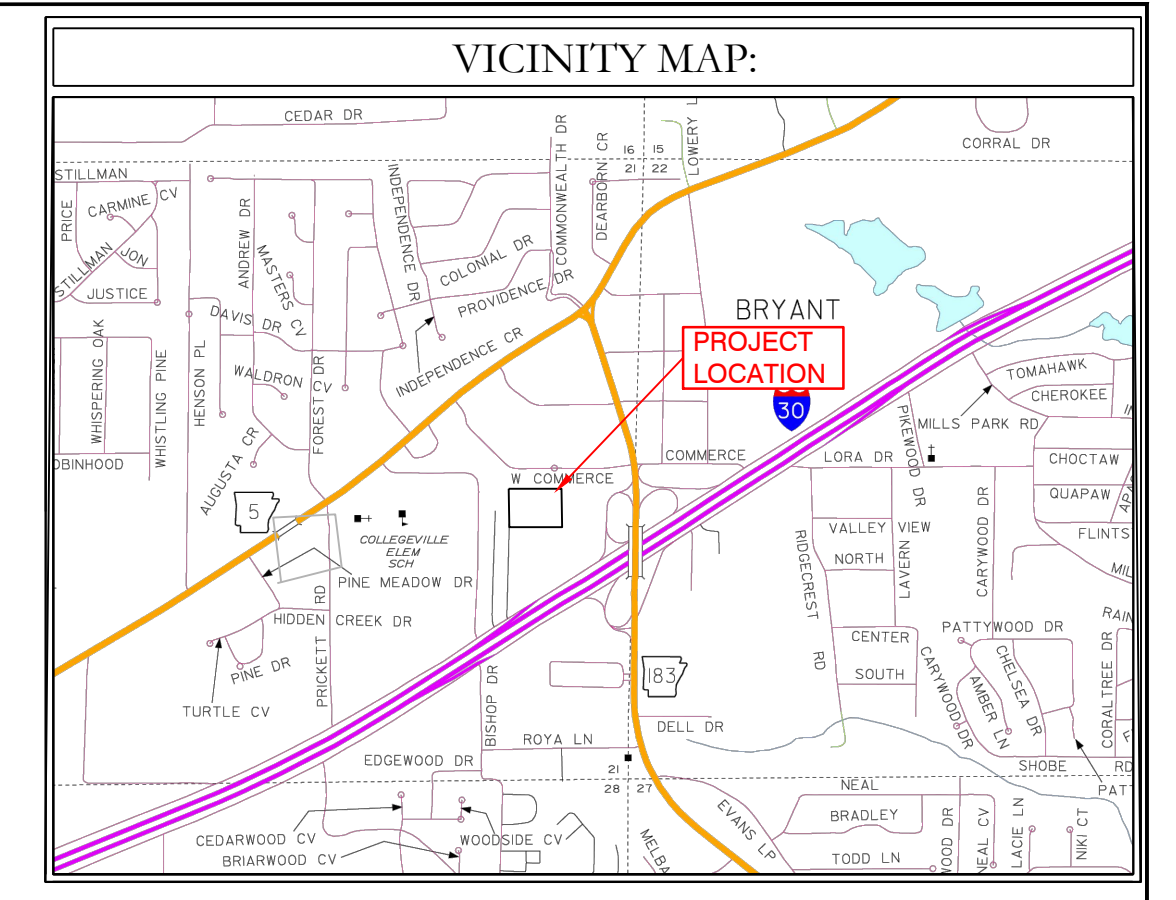
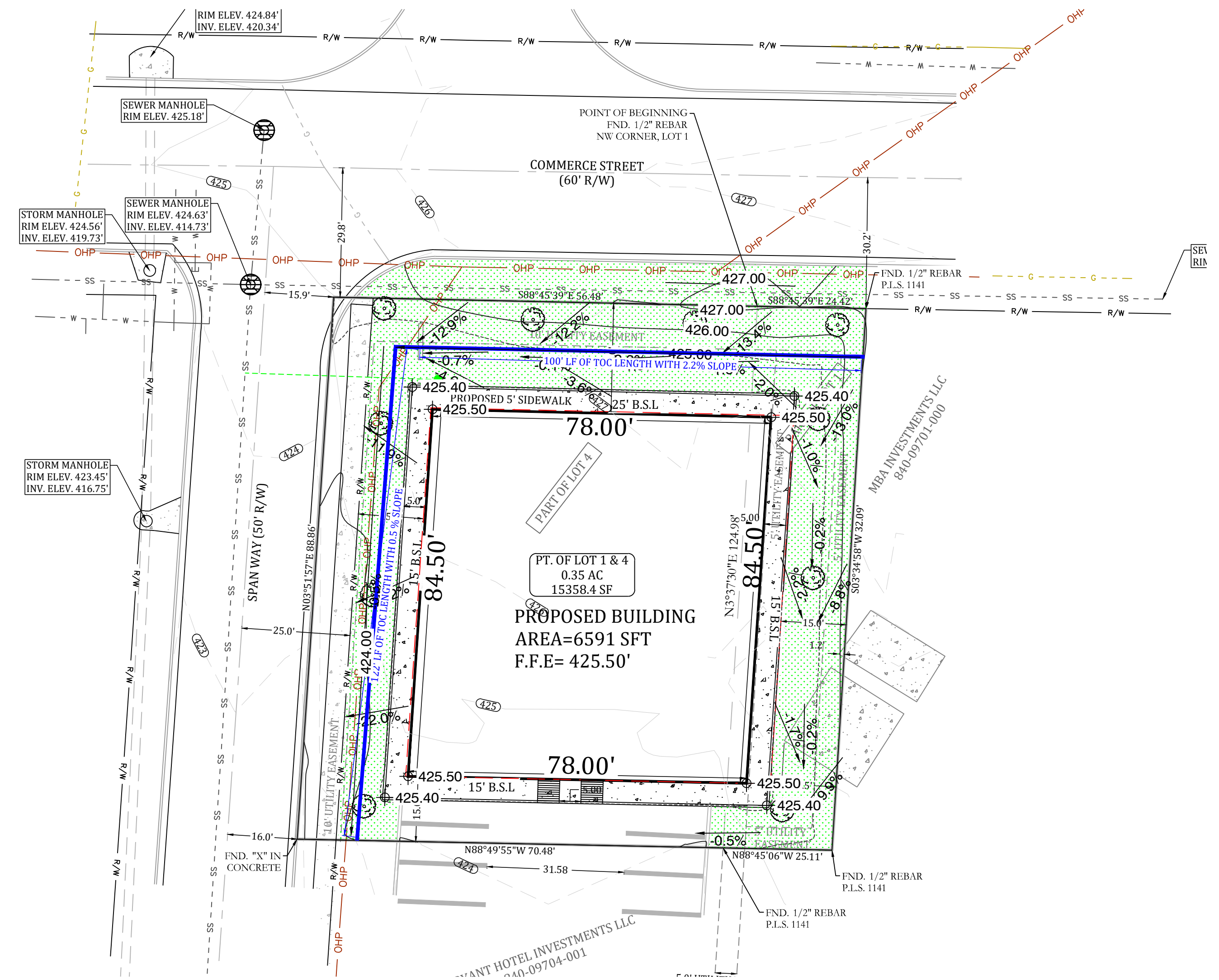
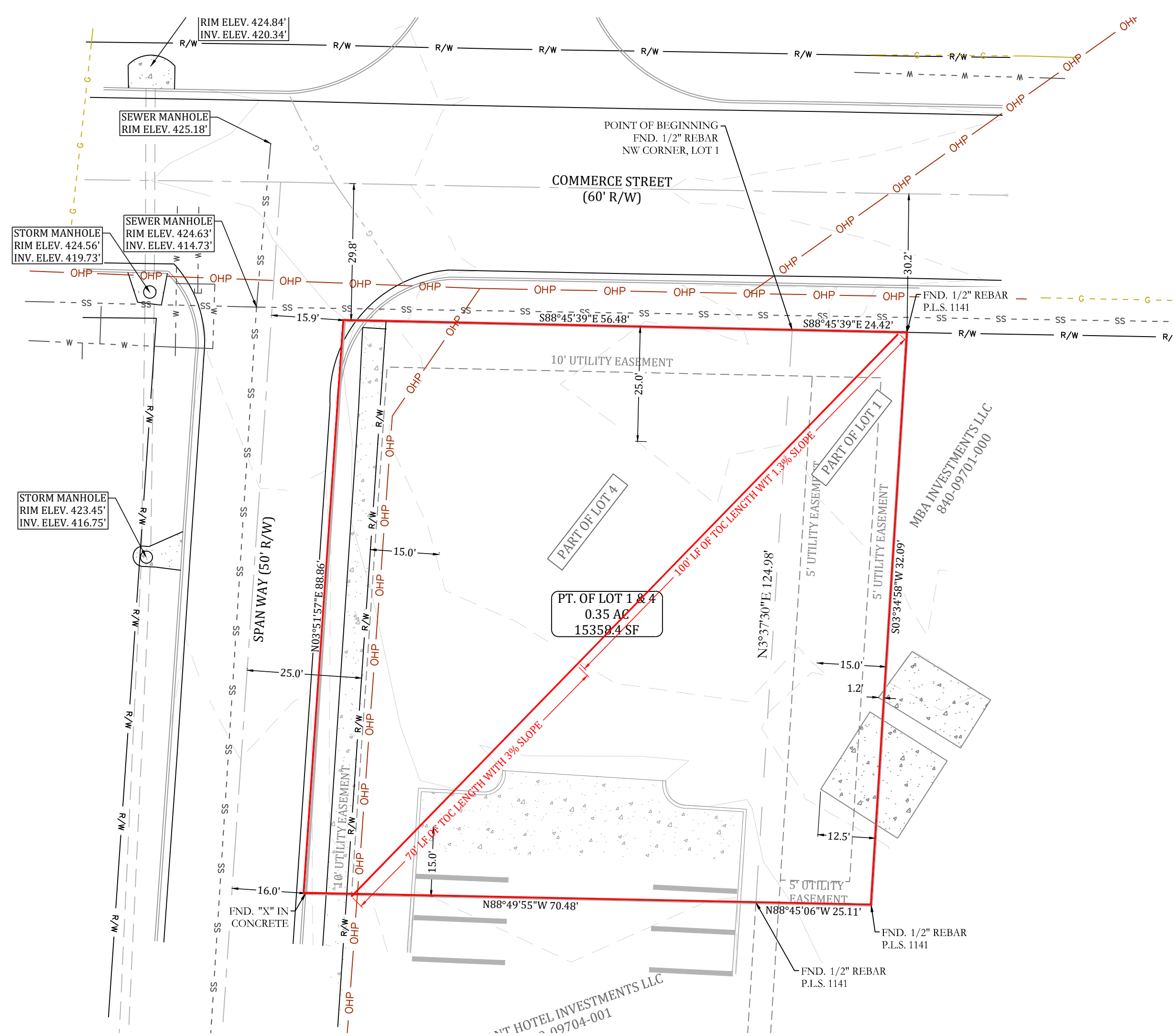
LEGEND	
●	Found Aliquot Corner
●	Found monument
○	Set 1/2" Rebar
△	Computed point
(M)	Measured
(P)	Plat/Deed
—	Fence



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FOR USE AND BENEFIT OF: SPAN HOLDING			
PROPOSED OFFICE BUILDING DEMOLITION PLAN 2612 SPAN WAY, BRYANT, ARKANSAS			
DATE: 05/08/2024	C.A.D. BY: ###	DRAWING NUMBER: 24-0079	
REVISED:	CHECKED BY:		
SHEET: C-4.0	SCALE:		
500	01S	14W	0 21 210 62 1664



Drainage Calculations:

Pre Development

Pre Development Area, A= 0.35 ac

Runoff Coefficient, C=0.95

Rainfall Intensity, I= 7.8 in/hr

Discharge, $Q = C \cdot I \cdot A = 2.59$ cfs

Post Development

Post Development Area, A= 0.35 ac

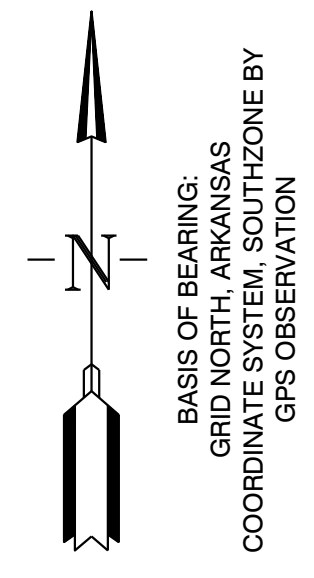
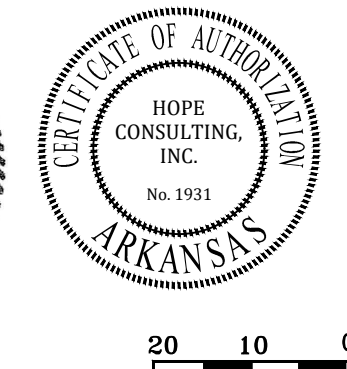
Runoff Coefficient, C=0.95

Rainfall Intensity, I= 8 in/hr

Discharge, $Q = C \cdot I \cdot A = 2.66$ cfs

LEGEND

- - Found Aliquot Corner
- - Found monument
- - Set 1/2" Rebar
- △ - Computed point
- (M) - Measured
- (P) - Plat/Deed
- - - - - Fence



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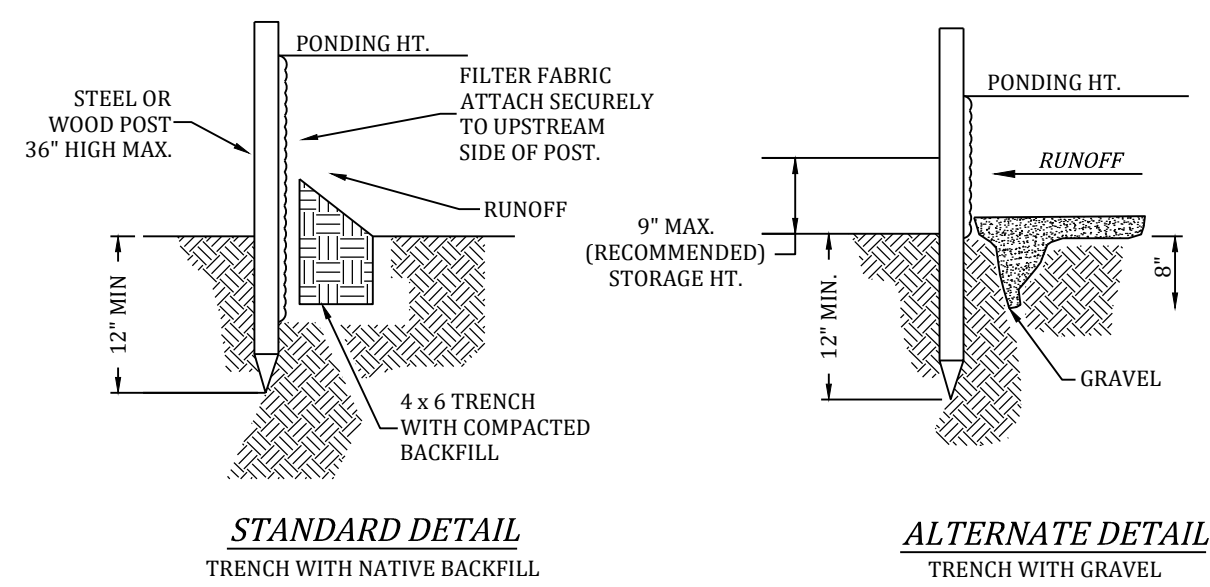
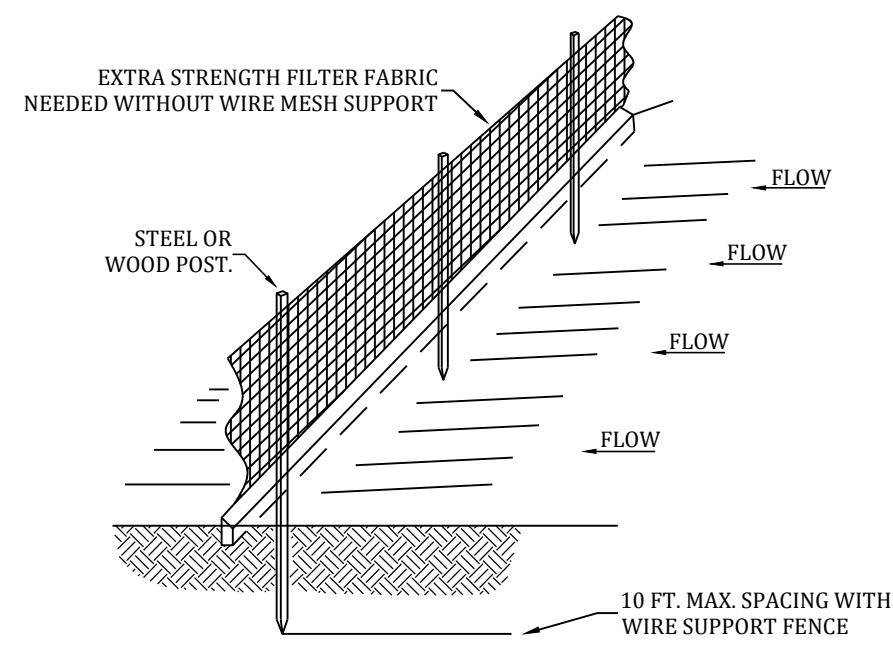
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Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
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FOR USE AND BENEFIT OF:
SPAN HOLDING

**PROPOSED OFFICE BUILDING
DRAINAGE PLAN**
2612 SPAN WAY, BRYANT, ARKANSAS

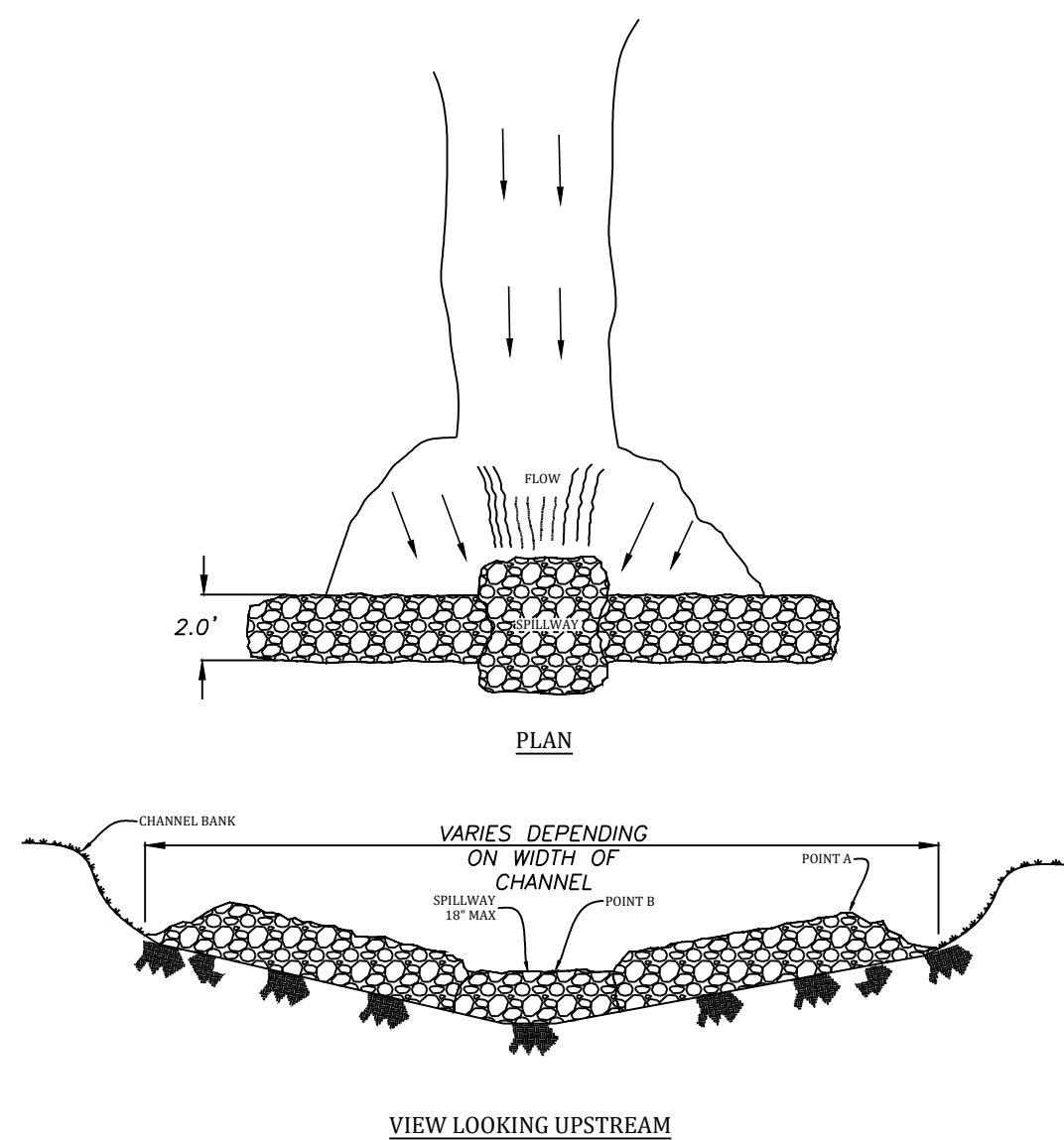
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REVISED:	CHECKED BY:	24-0079
SHEET: C-5.0	SCALE:	

500	01S	14W	0	21	210	62	1664
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- NOTE:
- 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - 2) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - 3) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

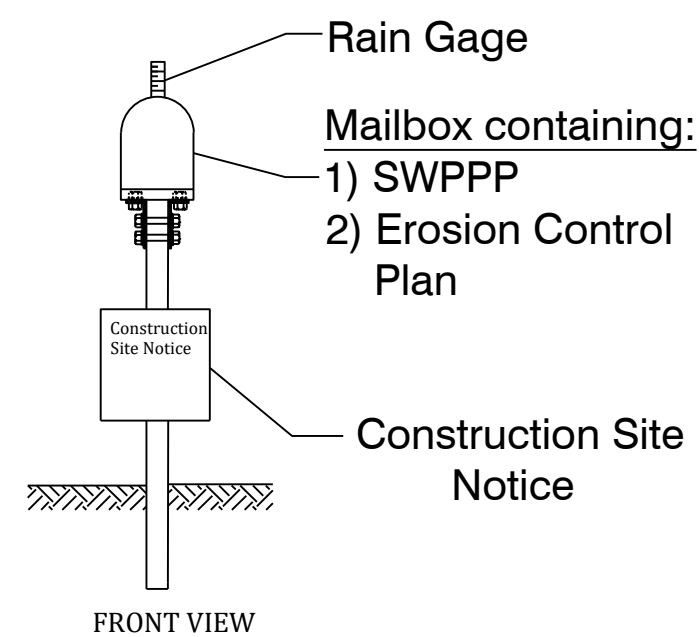
SILT FENCE



- NOTES:
- 1) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT).
 - 2) PLACE RIP-RAP BARRIERS PERPENDICULAR TO THE FLOW WITH SLOTTED COUPLING.
 - 3) USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP.
 - 4) CHECK MAINLINE TO PREVENT BREACH OR BLOCKING THE DAM.
 - 5) SPILLWAY HEIGHT SHALL NOT EXCEED 18\"/>

RIP-RAP CHECK DAM

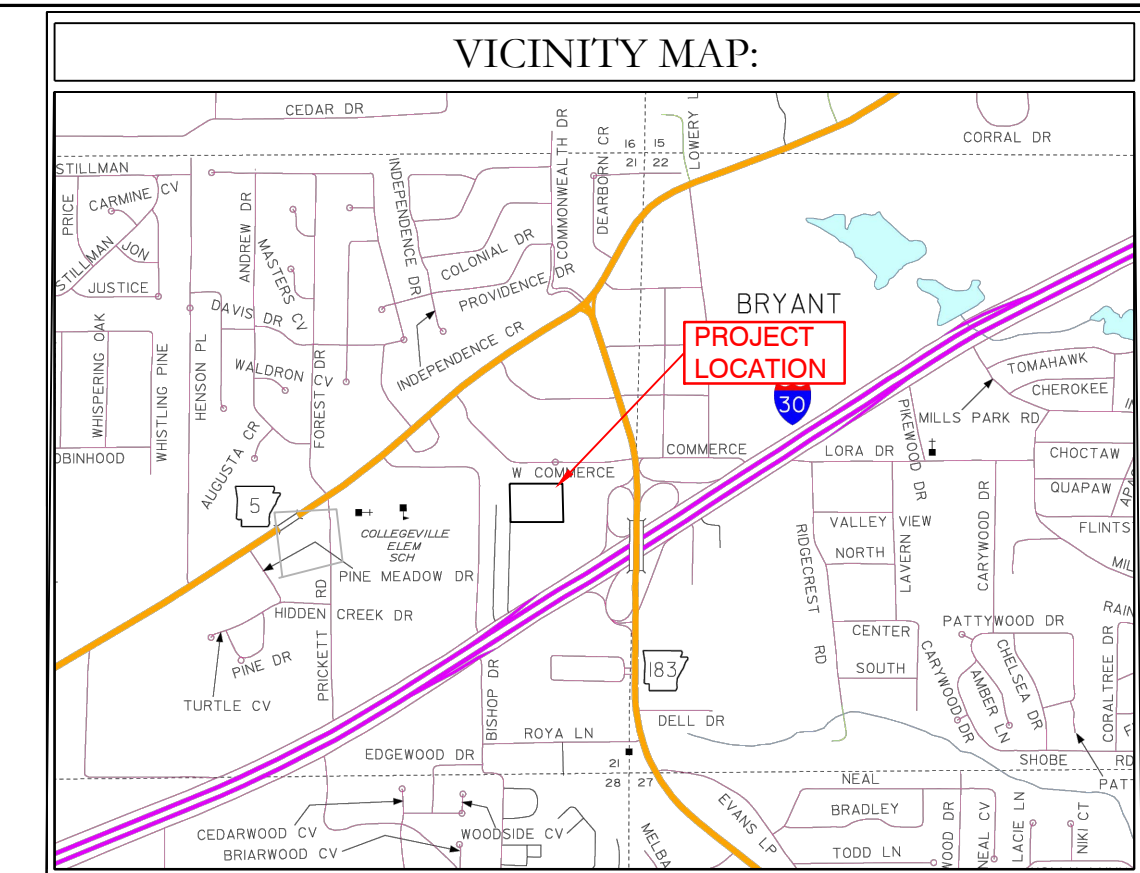
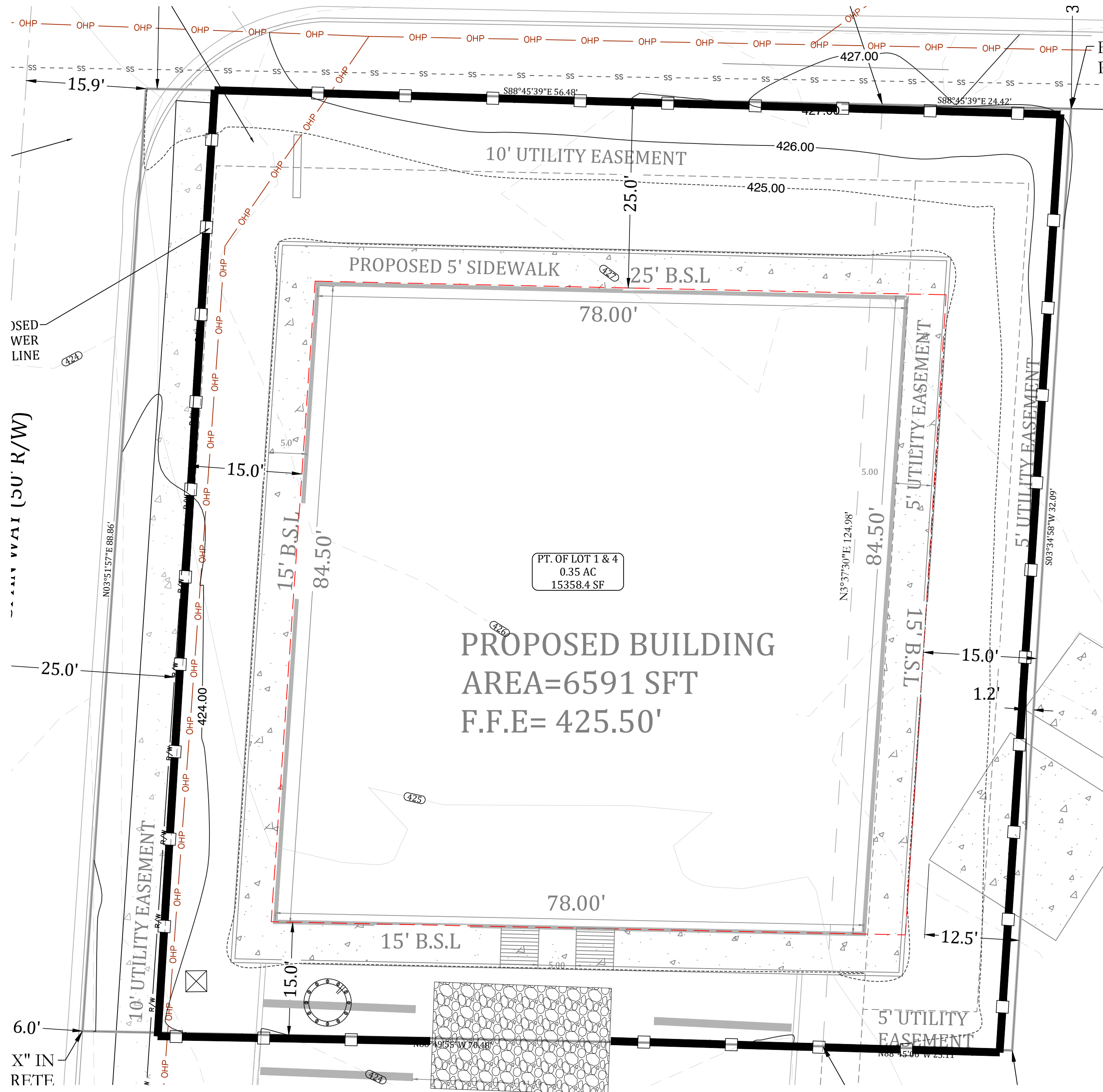
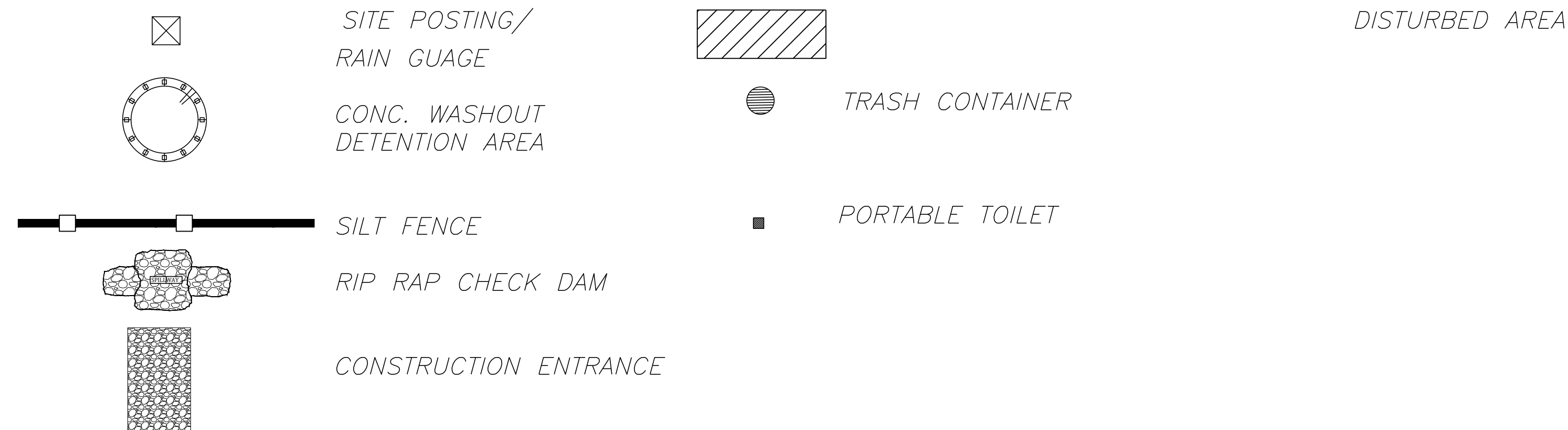
TYPICAL SITE POSTING:



EROSION CONTROL NOTES

SOD DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)
 MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEAVES
 CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE.
 RIP-RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP
 CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY
 SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS
 EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.

ERC LEGEND



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FOR USE AND BENEFIT OF:
 SPAN HOLDING

PROPOSED OFFICE BUILDING
 EROSION CONTROL PLAN
 2612 SPAN WAY, BRYANT, ARKANSAS

DATE:	05/08/2024	C.A.D. BY:	###	DRAWING NUMBER:
REVISION:		CHECKED BY:		24-0079
SHEET:	C-6.0	SCALE:		

500 01S 14W 0 21 210 62 1664