Bryant Planning Commission Meeting
Monday, May 14th, 2018
6:00 p.m.
Boswell Municipal Complex-City Hall Courtroom

Agenda

CALL TO ORDER

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

APPROVAL OF MINUTES

. **Planning Commission Mintues**

Documents:

Bryant Planning Commission Meeting Minutes 4-9-18.pdf

ANNOUNCEMENTS

DRC REPORT

. **Reylance Bank**
Requesting Site Plan Approval - **Approved, with addition of sidewalk**

Documents:

Proposed Site Plan 1.pdf

. **Meramec Specialty Company**
Requesting Temporary Business Permit Application Approval

Documents:

0041-APP-01.pdf

. **First Security Bank**
Requesting Site Plan Approval - **Approved**

Documents:

0032-PLN-02.pdf

. **First Electric CO-OP - 3230 Market Place**
Requesting Sign Permit Application - **Approved**

Documents:

0033-APP-001.pdf
0033-APP-002.pdf
0033-APP-003.pdf

. **Dawson's Pointe Phase 2**
Requesting Final Plat Approval - **Recommend Approval**

. **Bryant School District**
Requesting Site Plan Approval For:

1. Cafeteria
2. Fine Arts
3. PE Facility

Recommend all for approval

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

NEW BUSINESS

. **Bryant School District**
Requesting Site Plan Approval For:

1. Cafeteria - 0035
2. Fine Arts - 0036
3. PE Facility - 0037

Documents:

0035-PLN-04.pdf
0036-PLN-04.pdf
0037-APP-02.pdf
0037-PLN-04.pdf
0037-PLN-05.pdf
0037-PLN-06.pdf

. **Dawson's Pointe Phase 2**
Requesting Final Plat Approval

Documents:

0009-PLN-02.pdf
0009-APP-02.pdf

. **Culin Warehouse**
Requesting Approval of Non-Standard Building

Documents:

0039-PLN-01.pdf

. **23821 I30**
Lamar Outdoor Advertising - Requesting Movement of Billboard

Documents:

0029-PLN-01.pdf
20180409143951.pdf

ADJOURNMENT

Bryant Planning Commission Meeting
Monday, May 7th, 2018
6:00 p.m.
Boswell Municipal Complex-City Hall Courtroom

UNAPPROVED MINUTES FOR 4/9/17 MEETING
2 Pages

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Approval of the March 12th, 2017 Planning Commission Minutes.
Action taken: Motion made to approve minutes with corrections to commissioners name by Commissioner Statton and seconded by Commissioner Brunt. Voice vote: 8 yeas and 0 nay.

DRC REPORT

Posh (Formals And Events)
Requesting Sign Permit Application Approval - Approved

Yellow SnoCone Shack
Requesting Temporary Business Permit Approval - Approved

Walgreens
Requesting Variance From Green Space Requirements Due to Highway 5 Widening - Recommend Approval

TNT Fireworks - 400 Bryant Ave
Requesting Temporary Business Application Approval - Approved

OKO Holdings
Requesting Site Plan Approval - Approved

Greenstone Estates
Requesting Waiver From Master Transportation Plan -Recommend Approval
Requesting Preliminary Plat Approval - Recommend Approval

Five Below
Requesting Sign Permit Application - Approved

First Security Bank
Requesting Site Plan Approval - Approved

Collegeville Heights Mobile Home Park
Requesting Re-Plat - Recommend Approval

#SimplyDreamy LLC
Requesting Temporary Business Application Approval - Approved

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

NEW BUSINESS

Greenstone Estates

1. Requesting Waiver From Master Transportation Plan
2. Requesting Preliminary Plat Approval

Chairman Erwin Calls for a roll call vote 8 yeas and 0 nay.

Collegeville Heights Mobile Home Park
Requesting Re-Plat

Chairman Erwin Calls for a roll call vote 8 yeas and 0 nay.

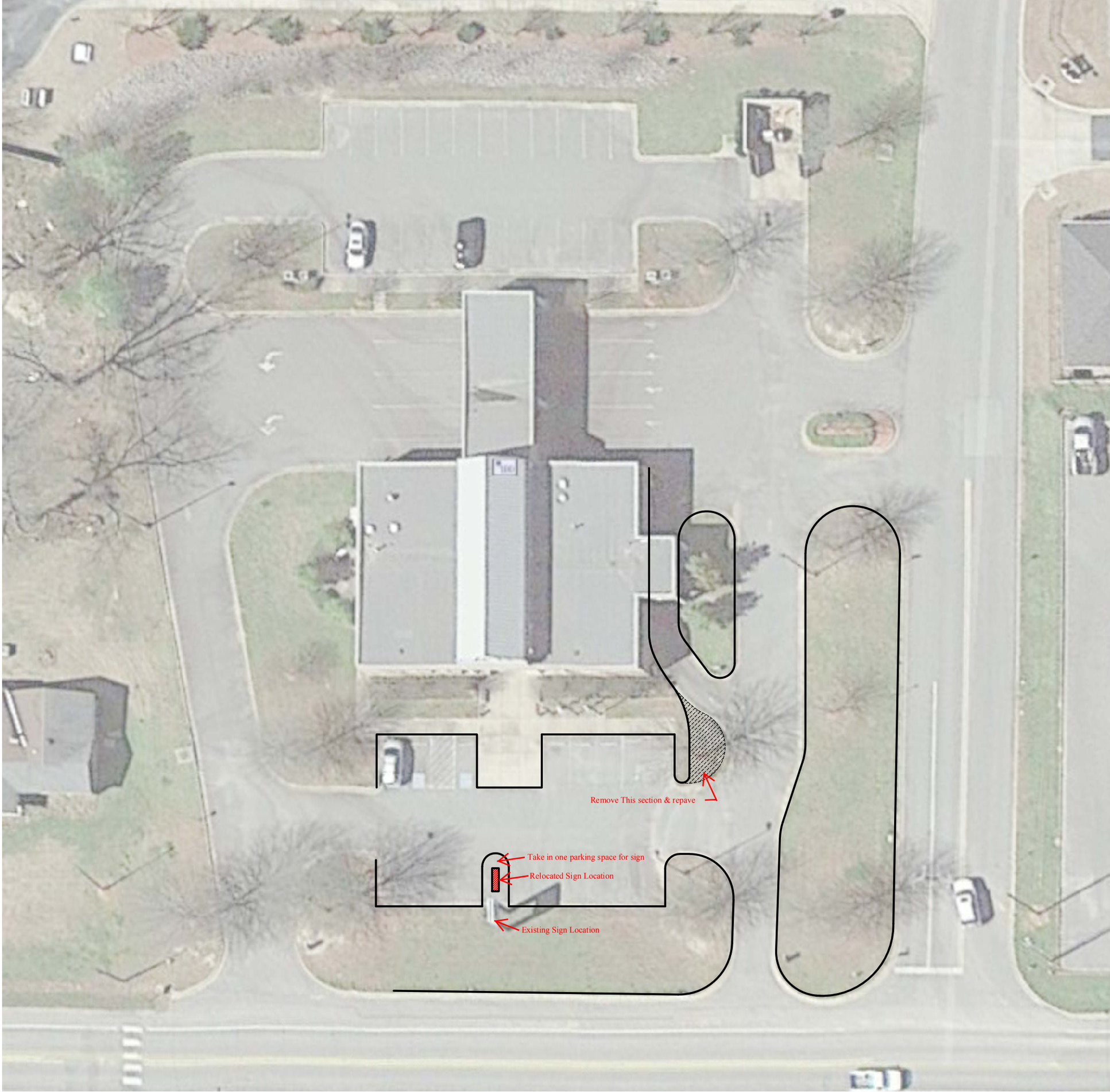
ADJOURNMENT

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

Approval of the minutes for April 9th 2018 Bryant Planning Commission meeting was approved on May 7th 2018.

_____ Date: _____2018
Chairman Jim Erwin

_____ Date: _____2018
Secretary Truett Smith


Remove This section & repave
Take in one parking space for sign
Relocated Sign Location
Existing Sign Location

MERAMEC SPECIALTY COMPANY

April 13, 2018

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

Re: Temporary Business Application

Bryant Planning and Building Department:

The purpose of this letter is to request permission for Meramec Specialty Company to sell fireworks again this year at 6905 Hwy 5 North, Bryant, AR. during the period of June 10, 2018 through July 10, 2018. All of the requirements for submission to the planning commission are enclosed herein.

If you have any questions or comments, please call me at 901.409.1884 or email me at kbaileyar@aol.com.

Best regards,

MERAMEC SPECIALTY COMPANY

Kevin A. Bailey
Vice-president

P.O. BOX 1150 WEST MEMPHIS, AR PH (870)735-1753 FAX (870)735-1793

Bryant Planning Commission

INFORMATION SHEET

Temporary Business

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
501-943-0301

MEETING DATE:	THURSDAY OF EACH WEEK
TIME:	9:00 A.M.
PLACE:	ADMINISTRATION CONFERENCE ROOM
APPLICATION DEADLINE:	5:00 P.M. FRIDAY PRIOR TO SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION TO PLANNING COMMISSION

1. **Letter** stating your request
2. **Complete** Temporary Business Application
3. Submit **$25.00 application fee**
4. Submit **10** copies of **site plan** showing:
   a. Property boundaries and the exact location of the proposed temporary business including the setbacks from streets or highway right-of-ways.
   b. Clearly identify open display areas, and
   c. Show the parking spaces to be dedicated by the owner of the property for use by this temporary business.
5. Submit a **letter from the property owner** stating that they are in agreement with the site plan.
6. If food establishment - show approval from **Arkansas Department of Health**
7. Provide **$1,000 Surety Bond** made payable to City of Bryant conditioned for faithful performance of the payment of all applicable fees and penalties.
8. After approval of the **Temporary Business** (Planning Department), submit **Business License Fee** (Permit Office).
   - $125.00 - for 1-10 employees
   - $275.00 - for 11-25 employees

Temporary Business Application
City of Bryant

Date 4-13-18

Name of Business Meramec Specialty Co.

Federal Tax Employer Identification Number 43-0762804

Arkansas State Sales Tax Number 035048-18-001

Type of Business Retail Fireworks

Location of proposed Temporary Business 6905 Hwy 5 N. Bryant, AR. 72072

Owner Mailing Address P.O. Box 1150 West Memphis, AR. 72303

Contact Person Kevin Bailey Tom Farmer

Daytime Phone No. 901-409-1884 (501) 416-8231

Evening Phone No. 901-409-1884 (501) 416-8231

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

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

Beginning Date Requested June 20 Ending Date Requested July 7

I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to $500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

MERAMEC SPECIALTY COMPANY

Owners Signature Kevin Bailey

CITY OF BRYANT – BRYANT, ARKANSAS
210 S.W. Third Street, Bryant, Arkansas
Phone: (501) 847-5559 (Ext 212) or FAX: (501) 847-5332

Privilege Fee Information
TEMPORARY BUSINESS LICENSE PERMIT

(WHEN FILLING IN THE BLANKS PLEASE PRINT OR TYPE IN INK)

A $1000.00 Surety Bond made payable to the city of Bryant is required for all applicants and must be received in this office and approved before any license will be issued.

Date: 4-13-18

Business Name: Meramec Specialty Co.
Location of Business: 6905 Hwy 5 N. Bryant, AR. 72072
Mailing Address: P.O. Box 1180
City: West Memphis State: AR. Zip Code: 72303
Business Telephone: 870-735-1753 Cellphone:

Type of License applied for: Fireworks Period license is desired: June 20 - July 7

Type of Business (Services offered or product sold): Fireworks

Applicants Name: Kevin Bailey
Applicants Home Address: 5505 Chesterfield Cove
City: Bartlett State: TN. Zip Code: 38134
Applicants Home Telephone: 901-409-1884 Cellphone: 901-409-1884

Name(s) of each employee/peddler/vendor/salesman: Phillip Montalvo

Address of business or premises to be used in Bryant: 6905 Hwy 5 N.

Last two cities worked in: 1. — 2. —

I hereby certify the above to be true and correct and state that I am operating a business in accordance with the city zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand that if I am found to be in violation of any of the city zoning regulations and/or any other city laws, I may be subject to fines as outlined in any applicable City of Bryant Ordinance.

MERAMEC SPECIALTY COMPANY

Signature of Applicant

Bond Received and Approved
Signature of Designated City Official

NORTHSIDE, LLC
P.O. BOX 91
ALEXANDER, AR 72002
Telephone 501.847.1000

August 24, 2017

Bryant Planning Commission:

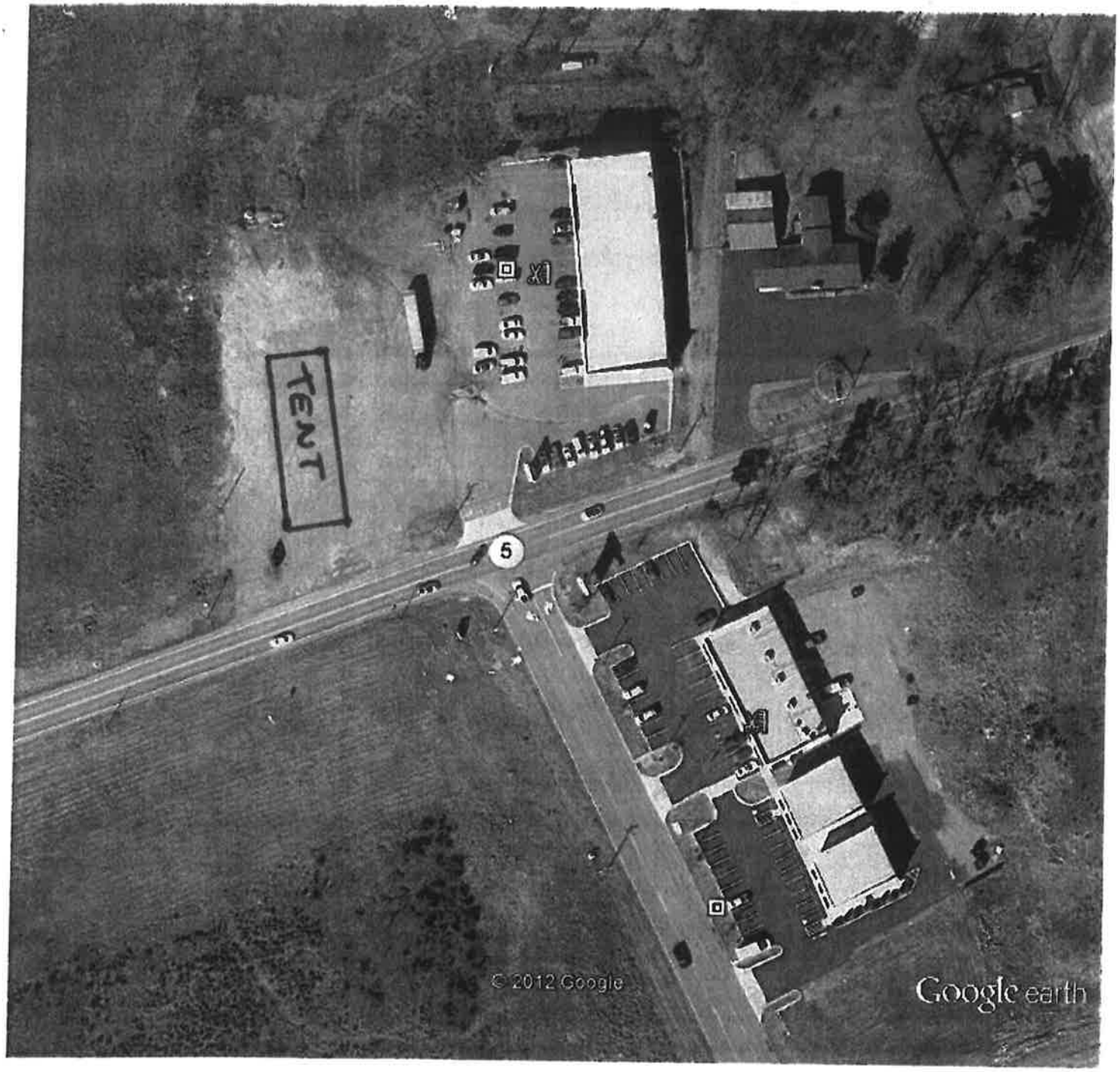
The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks on my property during the period of June 15, 2018 through July 10, 2018. The physical address of the property is 6905 Highway 5 in Bryant, Arkansas.

Sincerely,

NORTHSIDE, LLC

Billy Smith

6905 Hwy. 5 N



Google earth

feet 400
meters 100

Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 15146913

briefly described as TEMPORARY BUSINESS PERMIT CITY OF BRYANT, ARKANSAS

,

for MERAMEC SPECIALTY COMPANY

, as Principal,

in the sum of $ One Thousand and 00/100 Dollars, for the term beginning

May 20, 2018, and ending May 20, 2019, subject to all

the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 10th day of April, 2018.

WESTERN SURETY COMPANY

By Paul T. Bruflat

Paul T. Bruflat, Vice President

WESTERN SURETY COMPANY CORPORATE SEAL SOUTH DAKOTA

THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Form 90-A-8-2012

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One TEMPORARY BUSINESS PERMIT CITY OF BRYANT, ARKANSAS

bond with bond number 15146913

for MERAMEC SPECIALTY COMPANY
as Principal in the penalty amount not to exceed: $1,000.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by Vice President with the corporate seal affixed this 10th day of April, 2018.

ATTEST

L. Nelson
L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY

By Paul T. Bruflat
Paul T. Bruflat, Vice President

WESTERN SURETY COMPANY CORPORATE SEAL SOUTH DAKOTA

STATE OF SOUTH DAKOTA
COUNTY OF MINNEHAHA } ss

On this 10th day of April, 2018, before me, a Notary Public, personally appeared Paul T. Bruflat and L. Nelson who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.

J. MOHR
NOTARY PUBLIC SOUTH DAKOTA
SEAL SEAL

My Commission Expires June 23, 2021

J. Mohr
Notary Public

Form F1975-1-2016

City of Bryant

Bryant Police Dept.
Code Enforcement Div.
312 Roya Lane
Bryant, AR 72022
Phone: 501-943-0943
Fax:501-943-0978

2018 **Business License** 2018

License is Granted to: MERAMEC SPECIALTY COMPANY

License Address: 6139 HWY 5, BRYANT AR 72022

License #: 788

Issue Date: November 13, 2017

# Employees	Description of Business	Fee Assessment
8	FIREWORKS STAND	$125.00

In the City of Bryant, County of Saline, State of Arkansas

Effective for 12 months from the 1st of January 2018

TOTAL $125.00

Sue Ashcraft, City Clerk

By: Cathy Ramsey

INFORMATION OF IMPORTANCE TO HOLDER OF THIS ORIGINAL LICENSE:

This License:

1. Does not authorize a business to operate in conflict with the laws of the City of Bryant (inclusive of zoning regulations) or the State of Arkansas.
2. Must be posted in a conspicuous place at the business location being licensed.
3. Is NOT transferable with respect to location, business classification, or ownership. Change in location, classification or ownership will necessitate a new license.

Warning!

This license constitutes a privilege granted to the individual, partnership, or corporation named to engage only in the business described. Improper use is forbidden under penalty of law. License is due January 1 of each year unless otherwise provided.

ARKANSAS STATE POLICE

1237

REGULATORY and BUILDING OPERATIONS DIVISION

FIRE MARSHAL'S OFFICE

RETAIL FIREWORKS LICENSE - FEE $25.00

LICENSE EXPIRES January 6, 2019

This is to certify that the person named below is licensed to act as a RETAILER of FIREWORKS under the provision of Act 224 of 1961, as amended, State of Arkansas.

Name of Person Applying Kristi Loyd Telephone #: 870 735-1753

Address of Person Applying 381 Front St. West Memphis 72301
Street City Zip

Name of Organization Meramec Specialty Co.

Address of the Stand Location 6905 Hwy 5 N., Bryant 72022
Street City Zip

This license is issued to the person named above for use in making retail sales of PERMISSIBLE FIREWORKS from June 20 through July 10 and December 10 through January 5

This license is not transferable and must be DISPLAYED AT ALL TIMES.

Vendor: Atomic of Arkansas

Date Issued: 4-6-18

License #: 801

Telephone #: 870 735-1753

Major Lindsey Williams
Major Lindsey Williams
State Fire Marshal
Telephone (501) 618-8624

NOTICE: This license may be revoked by the State Fire Marshal or his deputies for violation of any of the provisions of the above referred to law.

State of Arkansas

ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

P.O. BOX 1150

WEST MEMPHIS AR 72301

DATE ISSUED:

PERMIT NUMBER: 035048-18-001

DLN:

DATE OPENED: 01/01/1965

SIC: 5042
TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX ONLY FOR THE PURCHASES OF GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.

THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

HIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

HEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY NY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. AILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND IXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD ARTIES.

** PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS **

Certificate of Flame Resistance

F-140

REGISTERED FABRIC NUMBER

140.01

ISSUED BY
SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured
02/07/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3006 EVA DRIVE

STATE AR 71602

☒ The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY ☒

☒ NFPA-701 (Large Scale) ☐ MIL-C-43506 ☐ FMVSS-302

☐ CAN/ULC-S109 ☒ CPAI-84 ☐ A-A-55308

SNYDER MANUFACTURING INC. By Michael E. Fritz Title Supervisor, Quality Control

STYLE PRV 13100 DARK BLUE 61" HI-GLOSS

CONTROL NO. 18947

SNYDER S-ORDER NO. 215565

CUSTOMER ORDER NO. VBL RAY

YARDS OR QUANTITY 75

DATE PROCESSED 02/07/11

DATE CERTIFIED 02/22/11

4-10-4-SNF-R2

Certificate of Flame Resistance

F-140

REGISTERED FABRIC NUMBER

140.01

ISSUED BY
SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured
01/06/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3006 EVA DRIVE

STATE AR 71602

☒ The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY ☒

☒ NFPA-701 (Large Scale) ☐ MIL-C-43506 ☐ FMVSS-302

☐ CAN/ULC-S109 ☒ CPAI-84 ☐ A-A-55308

SNYDER MANUFACTURING INC. By Michael E. Fritz Title Supervisor, Quality Control

STYLE PRV 13100 WHITE 61" HI GLOSS

CONTROL NO. 19254

SNYDER S-ORDER NO. 220003

CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 300

DATE PROCESSED 01/05/11

DATE CERTIFIED 01/21/11

4-10-4-SNF-R2

Certificate of Flame Resistance

F-140

REGISTERED FABRIC NUMBER

140.01

ISSUED BY
SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured
06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF ADDRESS 3008 EVA DRIVE

STATE AR 71602

☒ The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY ☒

☐ NFPA-701 (Large Scale) ☐ MIL-C-43006 ☐ FMVSS-302

☐ CAN/ULC-S109 ☐ CPAI-84 ☐ A-A-55306

SNYDER MANUFACTURING INC. By Michael Gutt Title Supervisor, Quality Control

STYLE PRV 13100 WHITE 61" HI GLOSS

CONTROL NO. 18629

SNYDER S-ORDER NO. 216670 CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 375 DATE PROCESSED 06/02/10

DATE CERTIFIED 06/04/10

6.10-4-SSF-R2

Certificate of Flame Resistance

F-140

REGISTERED FABRIC NUMBER

140.01

ISSUED BY
SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured
06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF ADDRESS 3008 EVA DRIVE

STATE AR 71602

☒ The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY ☒

☐ NFPA-701 (Large Scale) ☐ MIL-C-43006 ☐ FMVSS-302

☐ CAN/ULC-S109 ☐ CPAI-84 ☐ A-A-55306

SNYDER MANUFACTURING INC. By Michael Gutt Title Supervisor, Quality Control

STYLE PRV 13100 RED 61" HI GLOSS

CONTROL NO. 18564

SNYDER S-ORDER NO. 216670 CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 375 DATE PROCESSED 06/02/10

DATE CERTIFIED 06/04/10

DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 830802

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER Admiral Insurance Company **POLICY NO.** CA000018967-05

NAMED INSURED
Atomic Fireworks Inc. of Arkansas
Atomic Fireworks Inc. of Missouri
Meramec Specialty Company
P.O. Box 305
Arnold, Missouri 63010

T.E.A. Enterprises, Inc.
Pacific Specialty Company
West Alton Properties, Inc
ATLG, LLC
ATLH, LLC

POLICY TERM March 1, 2018 to March 1, 2019; Both Days 12:01 A.M. Standard Time

COVERAGE Premises-Operations Liability: ☒ Occurrence Basis ☐ Claims Made Basis

LIMIT OF LIABILITY $1,000,000 each occurrence, $10,000,000 general aggregate
The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as Additional Insureds 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

NAME(S) OF ADDITIONAL INSURED(S)

Northside, LLC-Property Owner
Meramec Specialty Company-Stand Owner and Operator
Stand Manager and Sub-Operator
Licensing Authorities-State of Ar., City of Bryant

ADDRESS OF INSURED PREMISES An area measuring approximately 150' x 150' whose physical address is 6905 Hwy 5 in Bryant, Arkansas. #127

PERIOD OF OPERATION 06/10/18 to 07/10/18

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

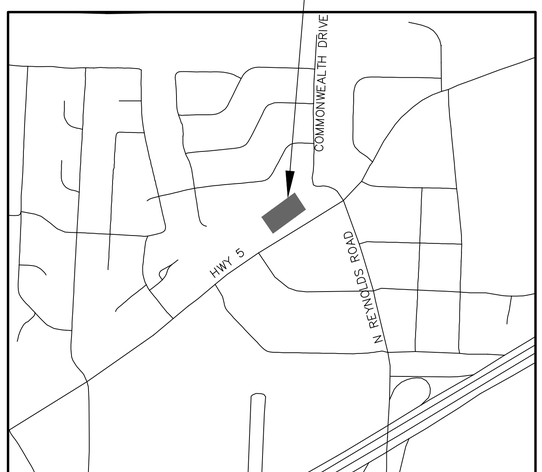
DRAYTON INSURANCE BROKERS, INC.

March 1, 2018
DATE OF ISSUE

A.J. STRINGER, PRESIDENT

FIRST SECURITY BANK
BRYANT, ARKANSAS

PROJECT LOCATION



VICINITY MAP - PULASKI COUNTY, AR

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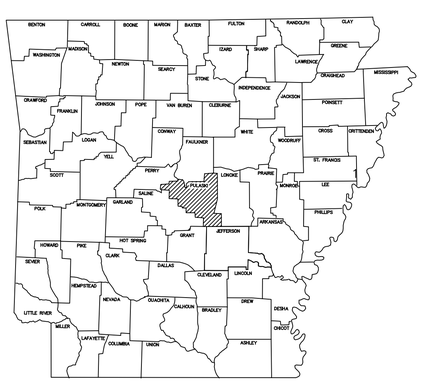

ARKANSAS

Prepared by:

GarNat Engineering, LLC

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

Designing our client's success

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS
3-9-2018

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

DRAWING INDEX:

G1.0	GENERAL NOTES
D1.0	SITE DEMO PLAN
C1.0	SITE PLAN
C1.1	SITE DETAILS
C1.2	SITE DETAILS AND STORMWATER BMP
C2.0	GRADING & DRAINAGE PLAN
AHTD TEC-1	TEMPORARY EROSION CONTROL DEVICES

1. SAFETY

1.1. JOBSITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

1.2. THIS RESPONSIBILITY COVERS THEIR OWN WORK FORCE, ALL SUBCONTRACTORS, VISITING PERSONNEL, OFFICIALS, AND THE GENERAL PUBLIC WHICH MAY HAVE ACCESS TO THE JOBSITE.

1.3. THE CONTRACTOR SHALL EXERCISE COMPLETE CONTROL OVER WHO HAS ACCESS TO THE JOBSITE TO ENSURE JOBSITE SAFETY.

1.4. THE CONTRACTOR SHALL CONFORM TO ALL SECURITY AND SAFETY REQUIREMENTS OF THE OWNER.

1.5. ANY SAFETY OR OTHER TRAINING REQUIRED BY THE OWNER FOR THE WORK FORCE MUST BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

2. PERMITS

2.1. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS REQUIRED BY REGULATING AUTHORITIES OR BY THE OWNER. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE TERMS AND CONDITIONS ASSOCIATED WITH EACH REQUIRED PERMIT, AS WELL AS ADHERING TO THE RULES AND REGULATIONS OF EACH REGULATING AUTHORITY

3. CONTRACT DOCUMENTS

3.1. ALL WORK SHALL CONFORM TO THE PLANS, THESE NOTES, AND SPECIFICATIONS IN ALL RESPECTS AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

4. INDEMNITY

4.1. BY ACCEPTING THE CONTRACT FOR THIS WORK, THE CONTRACTOR, AT THEIR OWN EXPENSE AND RISK, HEREBY RELEASES AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, GARNAT ENGINEERING, THEIR OFFICERS, AGENTS, EMPLOYEES, CONSULTANTS, AND REPRESENTATIVES FOR DAMAGE TO THE PROPERTY OR INJURY TO, OR DEATH, OF ANY PERSONS, FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS OF ANY KIND WHATSOEVER ARISING OUT OF AND IN CONNECTION WITH THE AGREEMENT OR PROSECUTION OF WORK UNDER IT, WHETHER SUCH CLAIMS, DEMANDS, ACTIONS, OR LIABILITY ARE CAUSED BY THE CONTRACTOR, IT'S AGENTS, EMPLOYEES, SUBCONTRACTORS, PRODUCTS INSTALLED ON THE PROJECT OR CAUSED BY ANY OTHER PARTY.

5. CONSTRUCTION PROCEDURES, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS UNLESS OTHERWISE MODIFIED ON THE DRAWINGS OR IN THESE NOTES OR SPECIFICATIONS.

5.1. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION - ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT

5.2. INTERNATIONAL BUILDING CODE

5.3. ACI 315 MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES

5.4. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.

6. SITE

6.1. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

6.2. CONTRACTOR IS NOT TO PERFORM WORK BEYOND THE DESIGNATED WORK LIMITS WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER OR OWNER.

6.3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.

6.4. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL ITEMS, SHOWN TO BE REMOVED OR RELOCATED AND NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE REQUIRED TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6.5. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED MANHOLES, VALVE BOXES, ETC. TO FINISH GRADE, WHERE REQUIRED.

7. STRUCTURES

7.1. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT IN TO INVERT OUT.

7.2. BEDDING FOR STORM STRUCTURES SHALL CONSIST OF A MINIMUM OF 6-INCHES OF COMPACTED #57 STONE ON TOP OF COMPACTED SUBGRADE.

7.3. AREAS EXPOSED BY EXCAVATION OR STRIPPING AND ON WHICH SUBGRADE PREPARATIONS ARE TO BE PERFORMED SHALL BE SCARIFIED TO MINIMUM DEPTH OF 0'-8" AND COMPACTED TO MINIMUM OF 95% OPTIMUM DENSITY. ANY AREAS THAT FAIL COMPACTION ARE TO BE STABLIZED AS DIRECTED BY THE ENGINEER.

8. PRIOR TO PLACING FILL IN LOW AREAS, SUCH AS PREVIOUSLY EXISTING CREEKS, PONDS, OR LAKES, PERFORM FOLLOWING PROCEDURES:

8.1. DRAIN WATER OUT BY GRAVITY WITH DITCH HAVING FLOW LINE LOWER THAN LOWEST ELEVATION IN LOW AREA. IF DRAINAGE CANNOT BE PERFORMED BY GRAVITY DITCH, USE ADEQUATE PUMP TO OBTAIN THE SAME RESULTS.

8.2. AFTER DRAINAGE OF LOW AREA IS COMPLETE, REMOVE MULCH, MUD DEBRIS, AND OTHER UNSUITABLE MATERIAL BY USING ACCEPTABLE EQUIPMENT AND METHODS THAT WILL KEEP NATURAL SOILS UNDERLYING LOW AREA DRY AND UNDISTURBED.

9. UTILITIES

9.1. AN ATTEMPT HAS BEEN MADE TO APPROXIMATELY LOCATE UTILITIES ON THE DRAWINGS.

9.2. UTILITIES SHOWN ON THE DRAWINGS WERE LOCATED BY VISUAL OBSERVATION, AND BY TRANSCRIBING FROM RECORD MAPS AND PLANS.

9.3. NO EXCAVATIONS WERE MADE TO CONFIRM SUB-SURFACE UTILITIES. NEITHER THE SURVEYOR NOR PROJECT ENGINEER GUARANTEES THAT ALL UTILITIES HAVE BEEN SHOWN, OR THAT THOSE SHOWN ARE FULLY ACCURATE.

9.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS AND/OR RELOCATION OF EXISTING UTILITIES THAT ARE DAMAGED AS A RESULT OF WORK OF THIS PROJECT.

9.5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PROPERLY DISCONNECTING, ABANDONING, RELOCATING, AND/OR ADJUSTING ALL AFFECTED UTILITIES WITHIN THE PROJECT AREA.

9.6. ALL UTILITY WORK SHALL BE COORDINATED AND EXECUTED IN ACCORDANCE WITH THE OWNER AND/OR GOVERNING UTILITY COMPANY CODES, SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

9.7. DESIGN AND ALIGNMENT OF UNDERGROUND TELEPHONE, TV CABLE, GAS AND ELECTRIC SERVICES SHALL BE PROVIDED BY THE INDIVIDUAL UTILITIES AND ARE NOT NECESSARILY SHOWN WITH THESE PLANS. CONTRACTOR SHALL PROVIDE CONDUITS SIZED TO ACCOMMODATE UTILITY ROUTING WITH PULL STRINGS WHERE NECESSARY.

9.8. CONTRACTOR TO PROVIDE ALL NECESSARY APPURTENANCES NECESSARY FOR COMPLETE UTILITY SERVICES WHICH ARE NOT PROVIDED BY THE UTILITY COMPANY.

9.9. WATER AND SEWER RELOCATIONS SHOWN SHALL COMPLY WITH THE CITY OF BRYANT'S STANDARD WATER AND SEWER SPECIFICATIONS AND DETAILS. SERVICE LINE WORK SHALL BE COMPLETED BY A LICENSED PLUMBER AND COMPLY WITH ARKANSAS PLUMBING CODE.

10. DISPOSAL OF DEBRIS, WASTE OR SPOIL

10.1. BURNING OF DEBRIS AND WASTE IS NOT ALLOWED. CONTRACTOR MAY BE REQUIRED TO PROPERLY HAUL AWAY AND DISPOSE OF ANY WASTE MATERIAL REMOVED FROM THE SITE.

10.2. ANY WASTE OR SPOIL MATERIAL WHICH IS EXCAVATED FROM THE JOB SITE IS TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER OR OWNER.

10.3. REMOVAL AND DISPOSAL OF EXCAVATED WASTE MATERIAL IS CONSIDERED SUBSIDIARY TO ALL OTHER ITEMS IN THE PROJECT, AND WILL NOT BE PAID FOR SEPARATELY.

10.4. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIAL REMOVED FROM THIS SITE.

10.5. CONTRACTOR SHALL REMOVE FROM SITE AND DISPOSE OF MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN OPINION OF THE ENGINEER, IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING OR SUBGRADE PURPOSES. DISPOSE OF IN A MANNER SATISFACTORY TO ENGINEER. BACKFILL UNDERCUT AREAS WITH LAYERS OF SUITABLE MATERIAL AND COMPACT AS SPECIFIED HEREIN.

11. SUBSTITUTIONS

11.1. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL FROM THE PROJECT ENGINEER.

12. ENVIRONMENTAL

12.1. THE CONTRACTOR IS TO MEET ALL ENVIRONMENTAL REQUIREMENTS OF THE OWNER AND ANY REGULATORY AGENCY HAVING AUTHORITY OVER THIS SITE.

12.2. THE CONTRACTOR IS TO UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) FOR CONTROL OF EROSION DURING ALL CONSTRUCTION PHASES OF THIS PROJECT.

12.3. MININUM BMP'S REQUIRED FOR THE PROJECT ARE LISTED ON THESE PLANS. CONTRACTOR SHALL PROVIDE THESE BMP'S AND ANY OTHERS REQUIRED FOR THE PROJECT.

12.4. CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF ACCUMULATED TRASH AND DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING MEASURES TO AVOID TRACKING OF MUD, DIRT, ROCKS, AND DEBRIS ONTO AREAS OUTSIDE THE PROJECT AREA. CONTRACTOR SHALL CLEAN PAVEMENTS WHEN NECESSARY OR AS OTHERWISE DIRECTED, AND SHALL CONTROL DUST BY SWEEPING AND WATERING AS NEEDED. DE-TRACKING MAY BE REQUIRED AT ALL ENTRANCES.

13. FINAL SITE CONDITIONS

13.1. ALL DISTURBED AREAS NOT RECEIVING PAVEMENT OR LANDSCAPING SHALL HAVE VEGETATION ESTABLISHED AT TIME OF FINAL INSPECTION.

13.2. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPE 2H:1V OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

13.3. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.

13.4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS

13.5. UPON PARTIAL OR FINAL COMPLETION OF GRADING WORK, SPREAD TOPSOIL, SEED, FERTILIZER, AND MULCH IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STORM WATER POLLUTION PREVENTION PLAN.

14. TRAFFIC CONTROL

14.1. CONTRACTOR SHALL ENGAGE A SUBCONSULTANT WHO SPECIALIZES IN MAINTENANCE OF TRAFFIC PLANS. SUBCONSULTANT SHALL PREPARE A MAINTENANCE OF TRAFFIC PLAN FOR THE PROJECT THAT COMPLIES WITH THE REQUIREMENTS OF MUTCD AND ALL APPLICABLE AUTHORITIES HAVING JURISDICTION OVER ROAD RIGHT-OF-WAY. CONTRACTOR SHALL SUBMIT MAINTENANCE OF TRAFFIC PLAN TO ENGINEER FOR APPROVAL PRIOR TO BEGINNING WORK.

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

A NEW FACILITY FOR:
FIRST SECURITY BANK
BRYANT, ARKANSAS

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

3-9-2018

CONTENTS:

GENERAL NOTES

PROJECT NO: 18014

DATE: 3/9/2018

SHEET NO: G1.0

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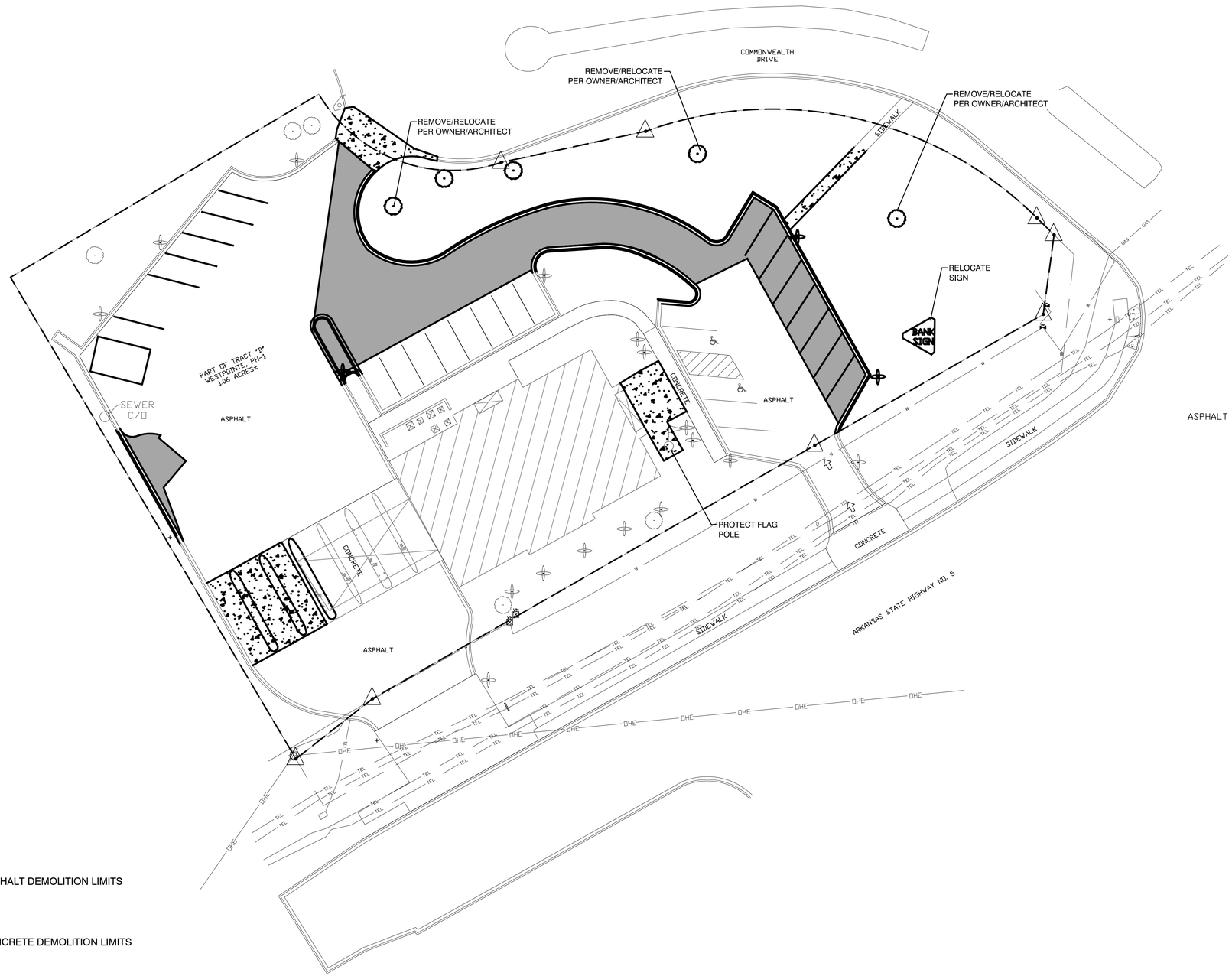

LEGEND:

ASPHALT DEMOLITION LIMITS

CONCRETE DEMOLITION LIMITS

N

20' 10' 0 20'

DATE	REVISION	BY
3/29/2018	PER CITY OF BRYANT	NC

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

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STATE OF ARKANSAS
Vernon J. Williams
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NO. 9551
VERNON J. WILLIAMS

3-9-2018

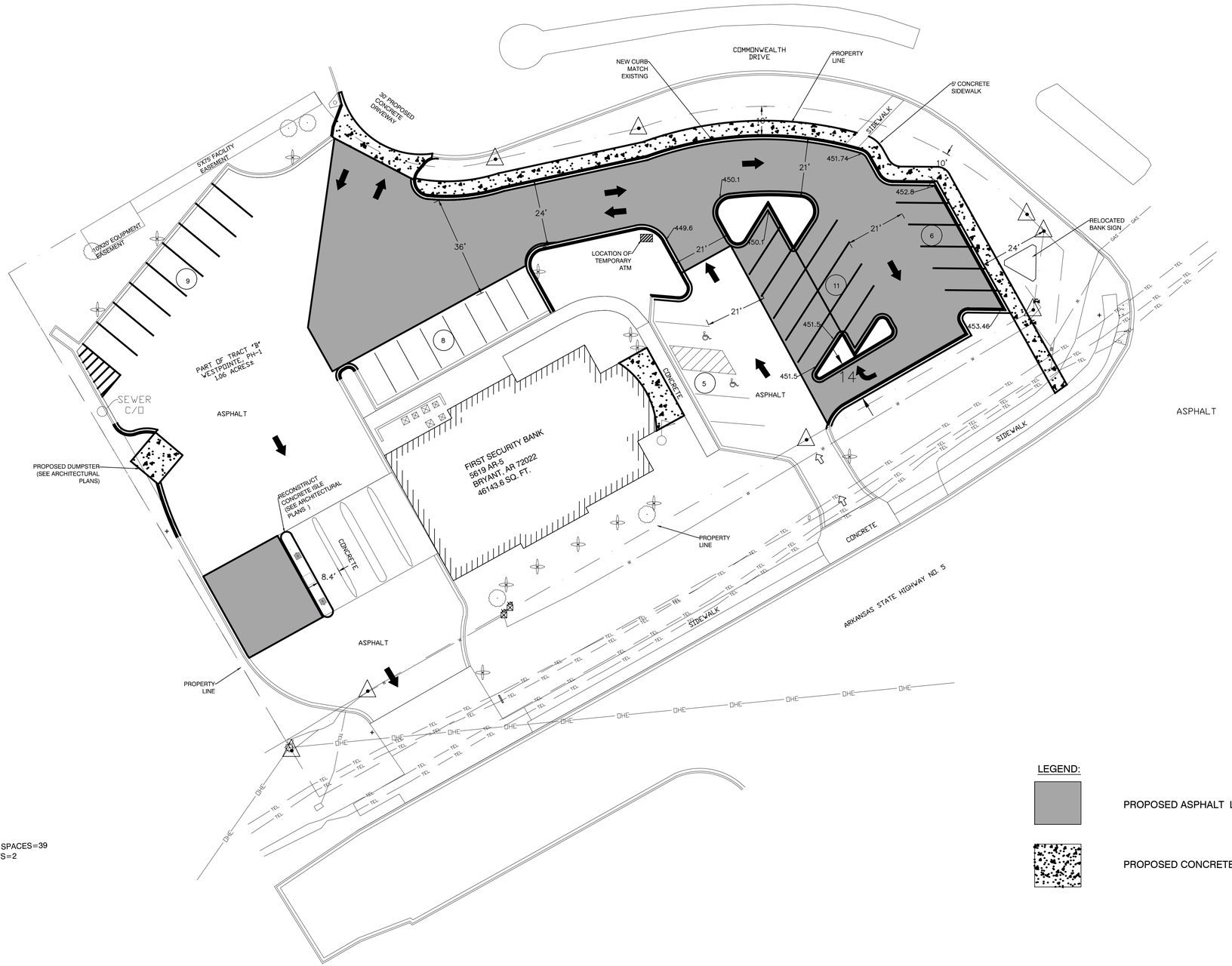
CONTENTS:

SITE DEMO PLAN

PROJECT NO: 18014

DATE: 3/09/2018

SHEET NO: D1.0



DATE	REVISION	BY
3/26/2018	PER SCM	NC
3/29/2018	PER CITY OF BRYANT	NC

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

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FIRST SECURITY BANK
BRYANT, ARKANSAS

STATE OF ARKANSAS
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NO. 9551
VERNON J. WILLIAMS

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CONTENTS:
SITE PLAN

PROJECT NO: 18014

DATE: 3/9/ 2018

SHEET NO: C1.0

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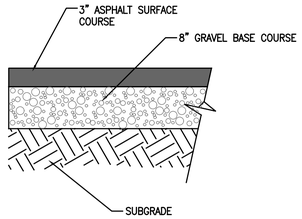


ASPHALT PAVING (1)

NOT TO SCALE

NOTES:

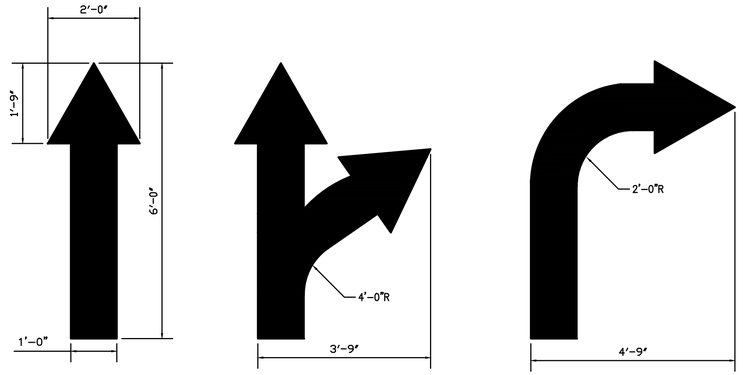
1. ASPHALT SURFACE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS OF SECTION 407 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

2. ASPHALT BINDER COURSE SHALL MEET MATERIAL & INSTALLATION REQUIREMENTS OF SECTION 406 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

3. GRAVEL BASE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS FOR AHTD CLASS 7 AGGREGATE BASE COURSE IN SECTION 303 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

4. SUBGRADE SHALL BE COMPACTED TO A UNIFORM DENSITY OF NOT LESS THAN 95% OF THE MODIFIED PROCTOR.

5. CONTRACTOR TO OBTAIN SERVICES OF A REGISTERED PROFESSIONAL ENGINEER (GEOTECHNICAL ENGINEER). SUBGRADE AND GRAVEL BASE SHALL BE PROOF ROLLED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH GRAVEL BASE AND ASPHALT.



PAINTED TRAFFIC ARROWS (2)

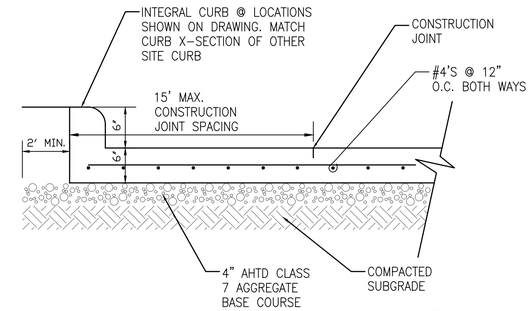
NOT TO SCALE

NOTES:

1. ARROW SHALL BE PAINTED WHITE.

2. PAINT SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS OF SECTION 718 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

3. REVERSE ARROWS FOR OPPOSITE DIRECTIONS OF FLOW.



CONCRETE PAVING (3)

NOT TO SCALE

NOTES:

1. CONCRETE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS OF SECTION 501 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

2. REINFORCED STEEL SHALL MEET MATERIAL & INSTALLATION REQUIREMENTS OF SECTION 502 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. USE OF EPOXY COATED STEEL IS NOT REQUIRED.

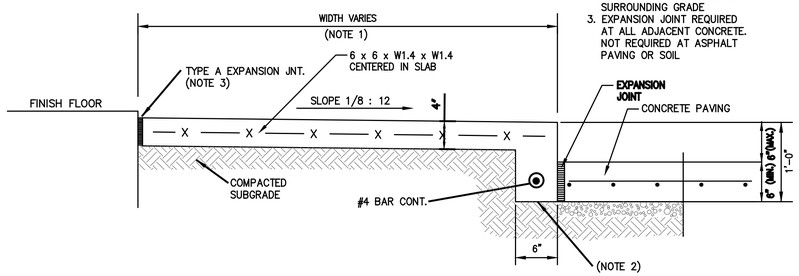
3. GRAVEL BASE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS FOR AHTD CLASS 7 AGGREGATE BASE COURSE IN SECTION 303 OF AHTD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

4. SUBGRADE SHALL BE COMPACTED TO A UNIFORM DENSITY OF NOT LESS THAN 95% OF THE MODIFIED PROCTOR.

5. CONTRACTOR TO OBTAIN SERVICES OF A REGISTERED PROFESSIONAL ENGINEER (GEOTECHNICAL ENGINEER). SUBGRADE AND GRAVEL BASE SHALL BE PROOF ROLLED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH GRAVEL BASE AND ASPHALT.

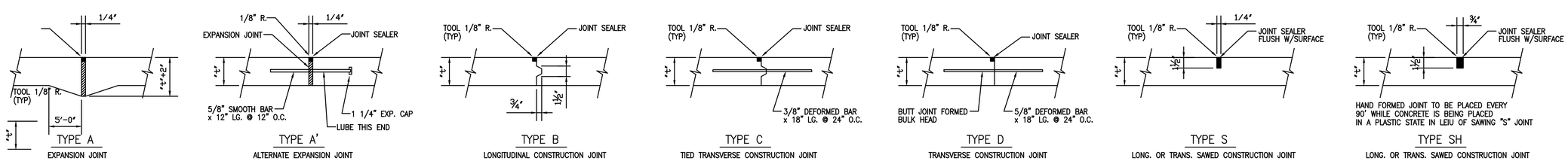
SIDEWALK NOTES:

1. CONTROL JOINT SPACING EQUALS SIDEWALK WIDTH
2. TURN-DOWN NOT REQUIRED WHERE SIDEWALK MATCHES SURROUNDING GRADE
3. EXPANSION JOINT REQUIRED AT ALL ADJACENT CONCRETE. NOT REQUIRED AT ASPHALT PAVING OR SOIL



SIDEWALK DETAIL (4)

NOT TO SCALE



"t" = SPECIFIED PAVEMENT THICKNESS

CONCRETE JOINTING DETAILS (5)

NOT TO SCALE

NOTE: ALL JOINT SPACING NOT TO EXCEED 15'-0" INTERVALS

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

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Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS
3-9-2018

CONTENTS:
SITE DETAILS

PROJECT NO: 18014

DATE: 3/9/2018

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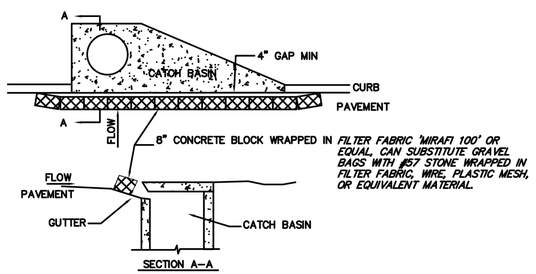
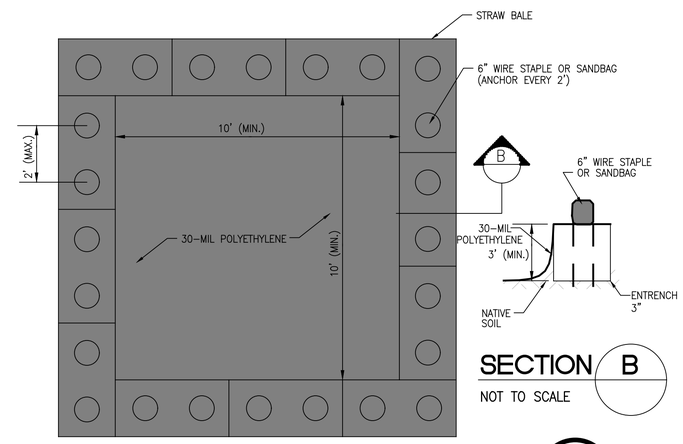


NOTE: INSTALL FILTER AFTER ANY ASPHALT PAVING

INLET PROTECTION - BLOCK BMP (1)

NOT TO SCALE



CONCRETE WASHOUT - PLAN (2)

NOT TO SCALE

NOTES:

1. MAINTAINING CONCRETE WASHOUT SHALL INCLUDE REMOVING & DISPOSING OF HARDENED CONCRETE & RETURNING TO FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED WHEN IT BECOMES $\frac{2}{3}$ FULL.
3. EACH STRAW BALE TO BE STAKED IN PLACE USING 2–2"X4" WOODEN STAKES.

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GarNat Engineering, LLC

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

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

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VERNON L. WILLIAMS

3-9-2018

CONTENTS:

SITE DETAILS AND STORM WATER BMP

PROJECT NO: 18014

DATE: 3/9/2018

SHEET NO: C1.2

Plot Date: 3/26/2018 Plot Time: 11:32 AM Plot By: Garnat Engineering
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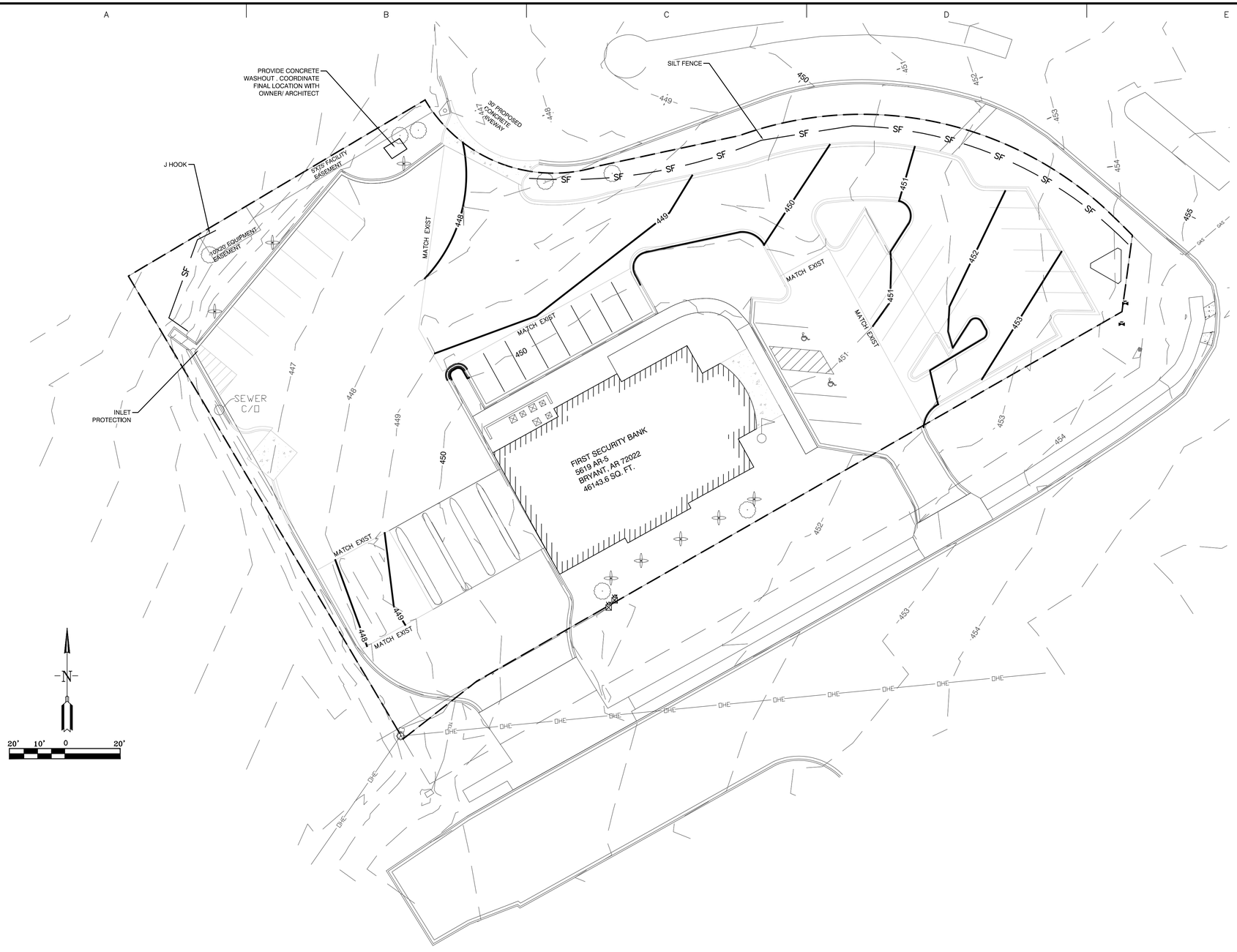

BMP NOTES:

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

2. 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.

3. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

4. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

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

6. IF THE ACTION OF VEHICLES TRAVELING OVER THE SITE IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF OF THE SITE.

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

8. 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.

9. ON-SITE & OFF SITE SOIL 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 GENERAL PERMIT REQUIREMENTS.

10. 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.

TOTAL SITE: 1.06 ACRES (INCLUDES R-0-W)

TOTAL DISTURBED AREA: 0.28 ACRES (INCLUDES R-O-W)

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

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3-9-2018

CONTENTS:
GRADING DRAINAGE & BMP PLAN

PROJECT NO: 18014

DATE: 3/9/2018

SHEET NO: C2.0

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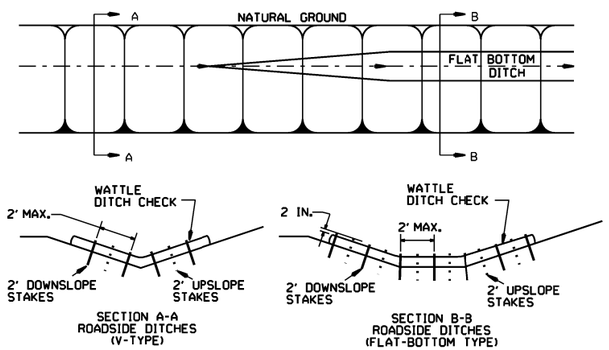
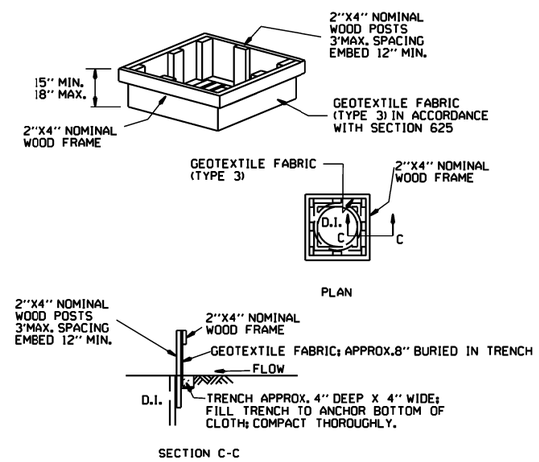
GENERAL NOTES

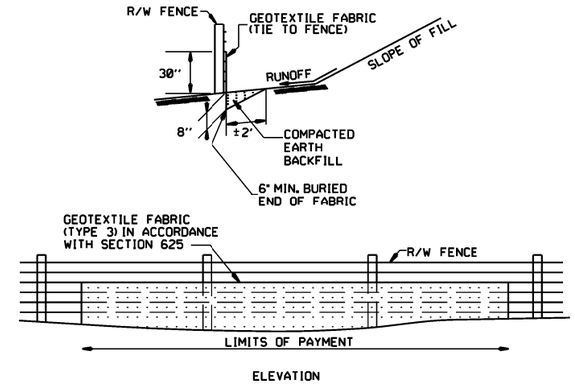
INSTALL A MINIMUM OF 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.



WATTLE DITCH CHECK (E-1)



DROP INLET SILT FENCE (E-7)



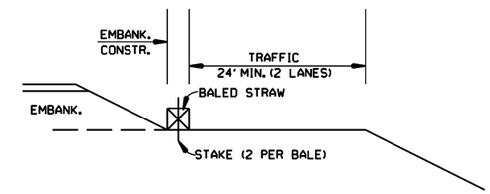
SILT FENCE ON R/W FENCE (E-4)

GENERAL NOTES

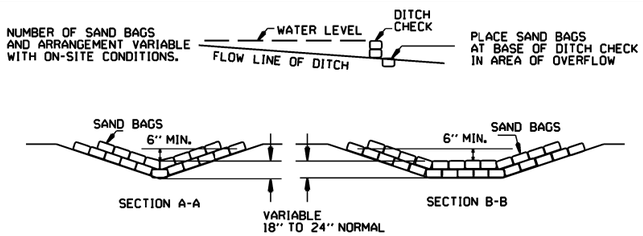
GEOTEXTILE FABRIC SHALL BE SPLICED TOGETHER WITH A SEWN SEAM ONLY AT A SUPPORT POST, OR TWO SECTIONS OF FENCE MAY BE OVERLAPPED INSTEAD. PAYMENT OF ADDITIONAL MATERIAL FOR OVERLAP WILL NOT BE MADE.

GENERAL NOTES

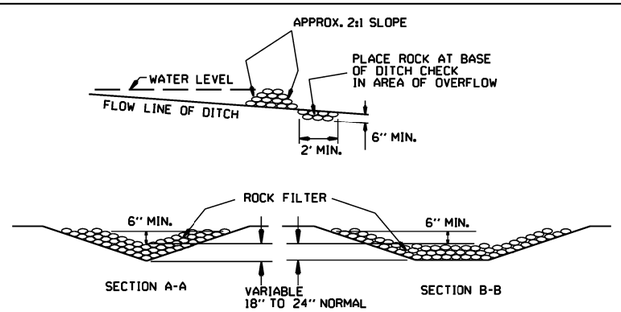
1. STRAW BALES SHALL BE INSTALLED SO THAT THE BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES. THE BALES SHALL BE A MINIMUM OF 30 INCHES IN LENGTH.
2. NO GAPS SHALL BE LEFT BETWEEN BALES.
3. BALED STRAW FILTER BARRIERS COMPLETED AND ACCEPTED WILL BE MEASURED BY THE BALE IN PLACE AS AUTHORIZED BY THE ENGINEER AND WILL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER BALE FOR BALED STRAW DITCH CHECKS.



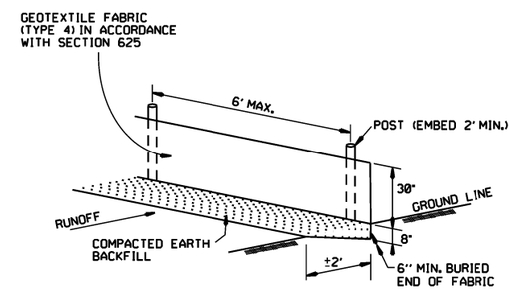
BALED STRAW FILTER BARRIER (E-2)



SAND BAG DITCH CHECK (E-5)



ROCK DITCH CHECK (E-6)



SILT FENCE (E-11)

GENERAL NOTES

GEOTEXTILE FABRIC SHALL BE SPLICED TOGETHER WITH A SEWN SEAM ONLY AT A SUPPORT POST OR TWO SECTIONS OF FENCE MAY BE OVERLAPPED INSTEAD. PAYMENT OF ADDITIONAL MATERIAL FOR OVERLAP WILL NOT BE MADE.

DATE	REVISION	FILMED
12-15-11	DELETED BALED STRAW DITCH CHECK & ADDED WATTLE DITCH CHECK	
11-18-98	ADDED NOTES	
7-02-98	ADDED BALED STRAW FILTER BARRIER (E-2)	
7-20-95	REVISED SILT FENCE E-4 AND E-11	7-20-95
7-15-94	REV. E-4 & E-11 MIN. 13" BURIED END OF FABRIC	
6-2-94	REVISED E-1,4,7 & 11; DELETED E-2 & 3	6-2-94
4-1-93	REDRAWN	
10-1-92	REDRAWN	
8-2-76	ISSUED R.D.M.	298-7-28-76

ARKANSAS STATE HIGHWAY COMMISSION

TEMPORARY EROSION CONTROL DEVICES

STANDARD DRAWING TEC-1

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

SIGN PERMIT APPLICATION

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

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

Date: 4-11-2018

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

SIGN CO. OR SIGN OWNER
Name Custom Advertising
Address 23478 I-30
City, State, Zip Bryant AR 72002
Phone 501.847.1000
Alternate Phone 501.209.2307

PROPERTY OWNER
Name Curtis Ferguson
Address 3230 Market Place
City, State, Zip Bryant AR 72002
Phone 501.687.0409
Alternate Phone

GENERAL DETAILS
Name of Business First Electric Co-op
Address/Location of sign 3230 Market Place
Sign dimensions (height, length, width) 3' X 5' 1'

SIGN TYPE
___ Pole 1 Monument
___ Wall
___ Other (type)
Total sq. ft. 15

Zoning Classification C
Aggregate Surface Area (total all signs)

Height of sign from lot surface: Bottom 1 Top 4

READ CAREFULLY BEFORE SIGNING

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

Applicant's Signature — Date 4/11/18 — Sign Administrator(or Designee) Approval — Date

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

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

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PROPERTY OWNER
Name Curtis Ferguson
Address 3230 Market Place
City, State, Zip Bryant AR 72022
Phone 501 687.0409
Alternate Phone

GENERAL DETAILS
Name of Business First Electric Co-op
Address/Location of sign 3230 Market Place
Sign dimensions (height, length, width) 6' x 8' x 1'

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

Zoning Classification C
Aggregate Surface Area (total all signs)
Height of sign from lot surface: Bottom 1'
Top 7'

READ CAREFULLY BEFORE SIGNING

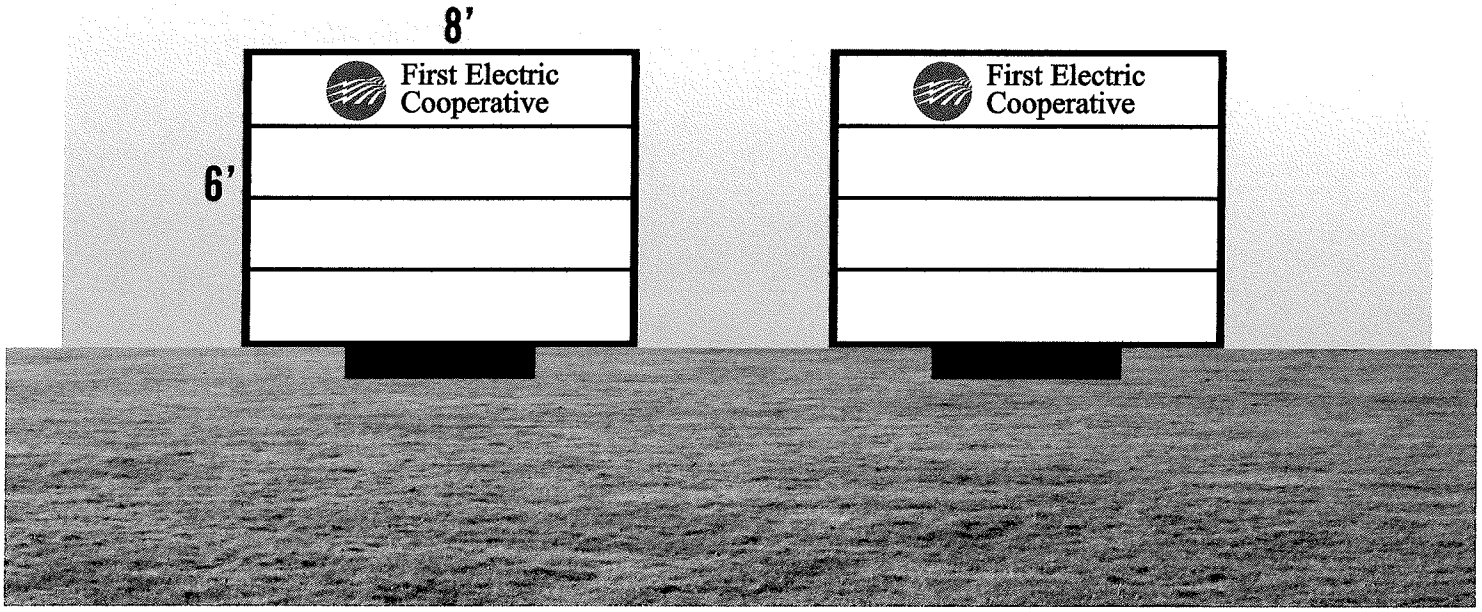
I, Jimmy Parker, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval.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

Applicant's Signature — Date 4/11/18 — Sign Administrator(or Designee) Approval — Date

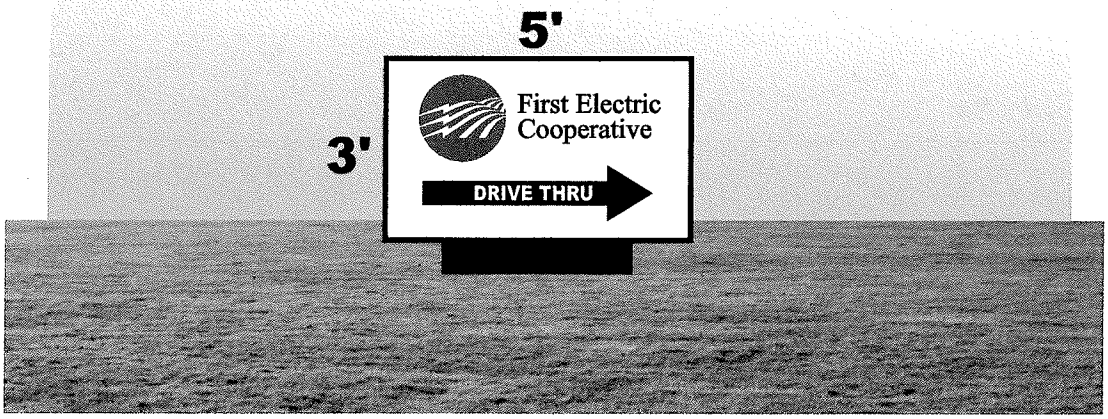
6'X8'- DBLSIDE- Lighted Can

4- 18"X8' Tenant panels

Sign #1

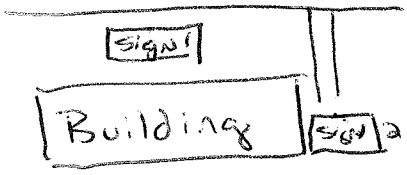


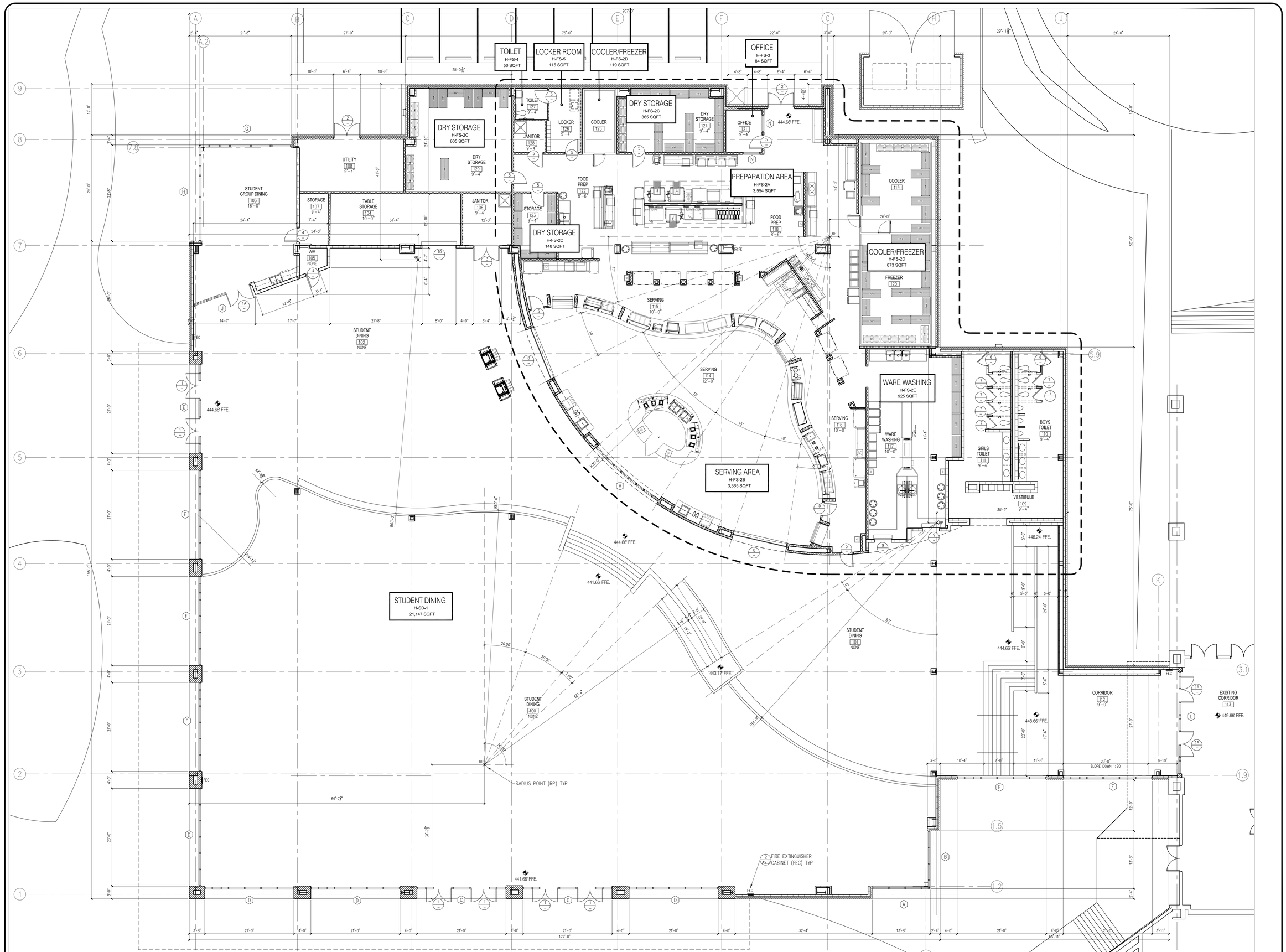
Sign #2



3'X5' -DBL SIDE- Lighted Can

3230 Market Place





1 A2.1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501.223.9302 • FAX 501.223.9909 • WWW.LEMVRW.COM
LEWIS ARCHITECTS ENGINEERS

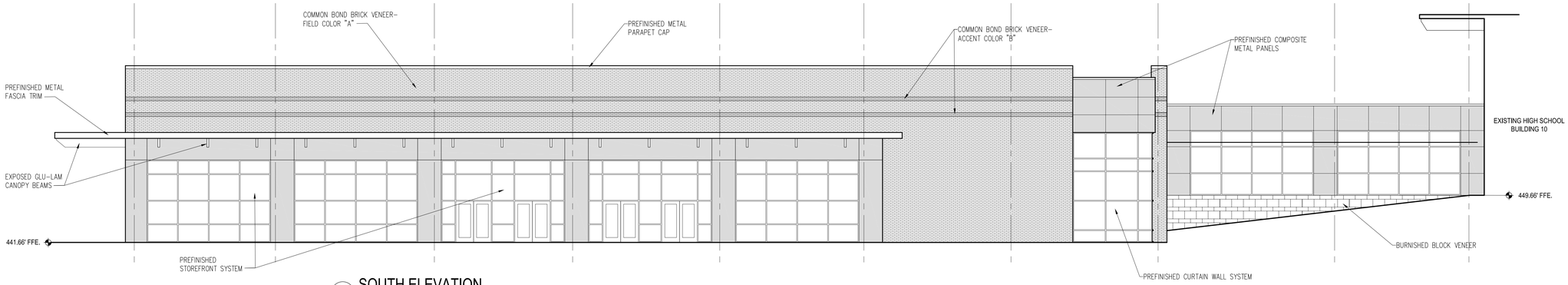
FLOOR PLAN

HIGH SCHOOL CAFETERIA
BRYANT PUBLIC SCHOOLS
Bryant, Arkansas

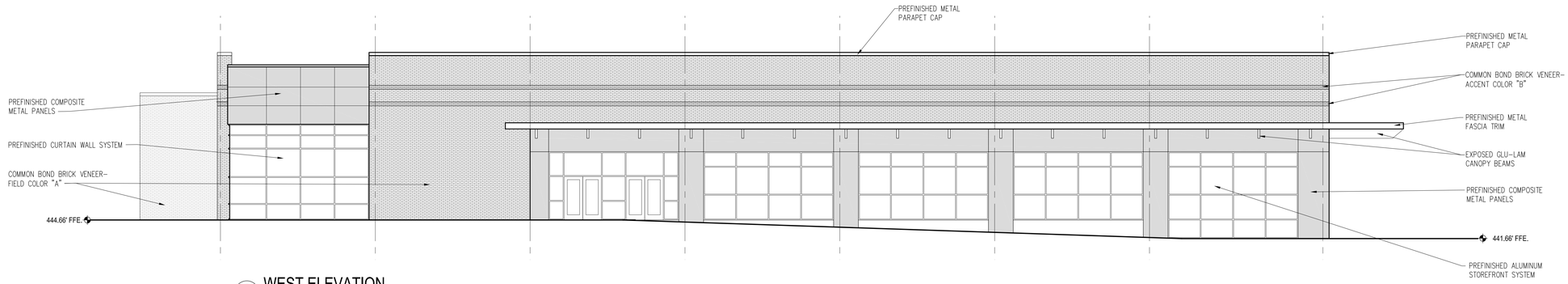
REGISTERED ARCHITECTS
LEWIS ELLIOTT, McMORRAN, VADEN, RAGSDALE & WOODWARD, INC.
AR 318

DATE: 5 APR 2018
PROJECT NO: 17040
DRAWN BY: JSTALEY
REVISION:

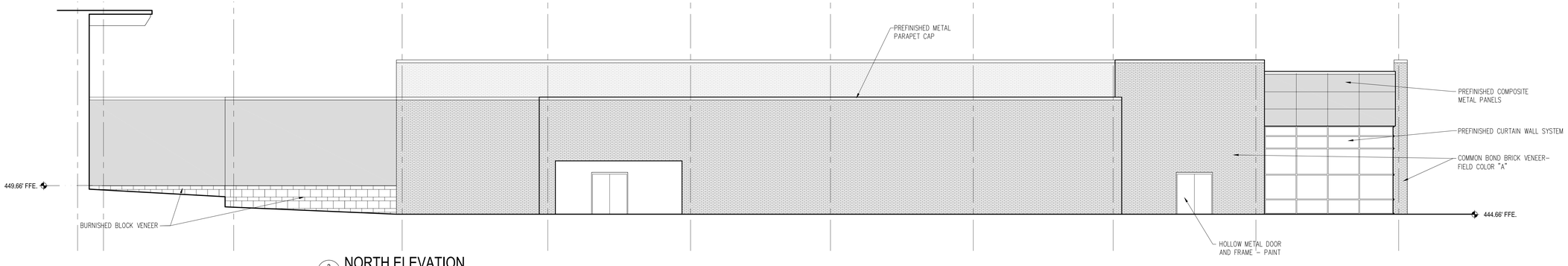
A2.1
4 of 29



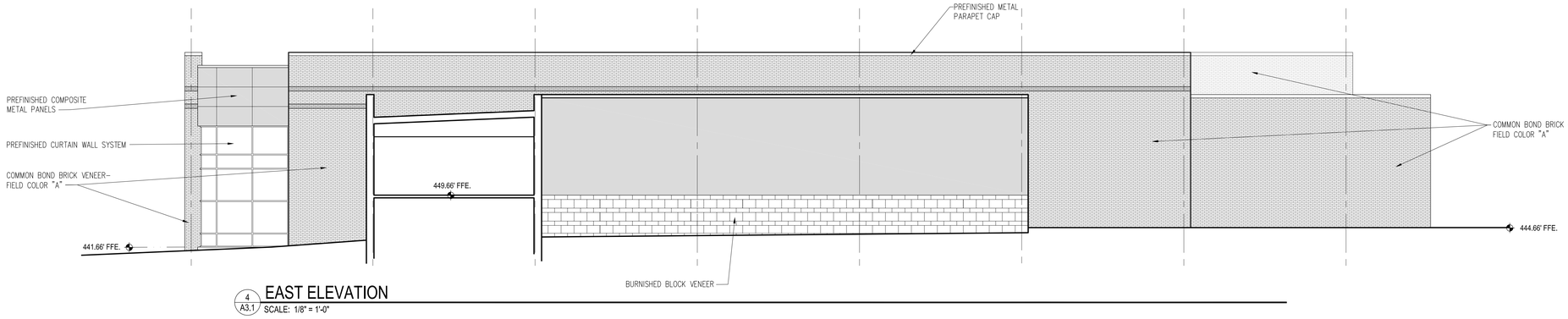
1 A3.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A3.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 A3.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A3.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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RAGSDALE • WOODWARD • INCORPORATED
501.223.9302 • FAX 501.223.9909 • WWW.LEMVRW.COM
LEWIS
ARCHITECTS
ENGINEERS

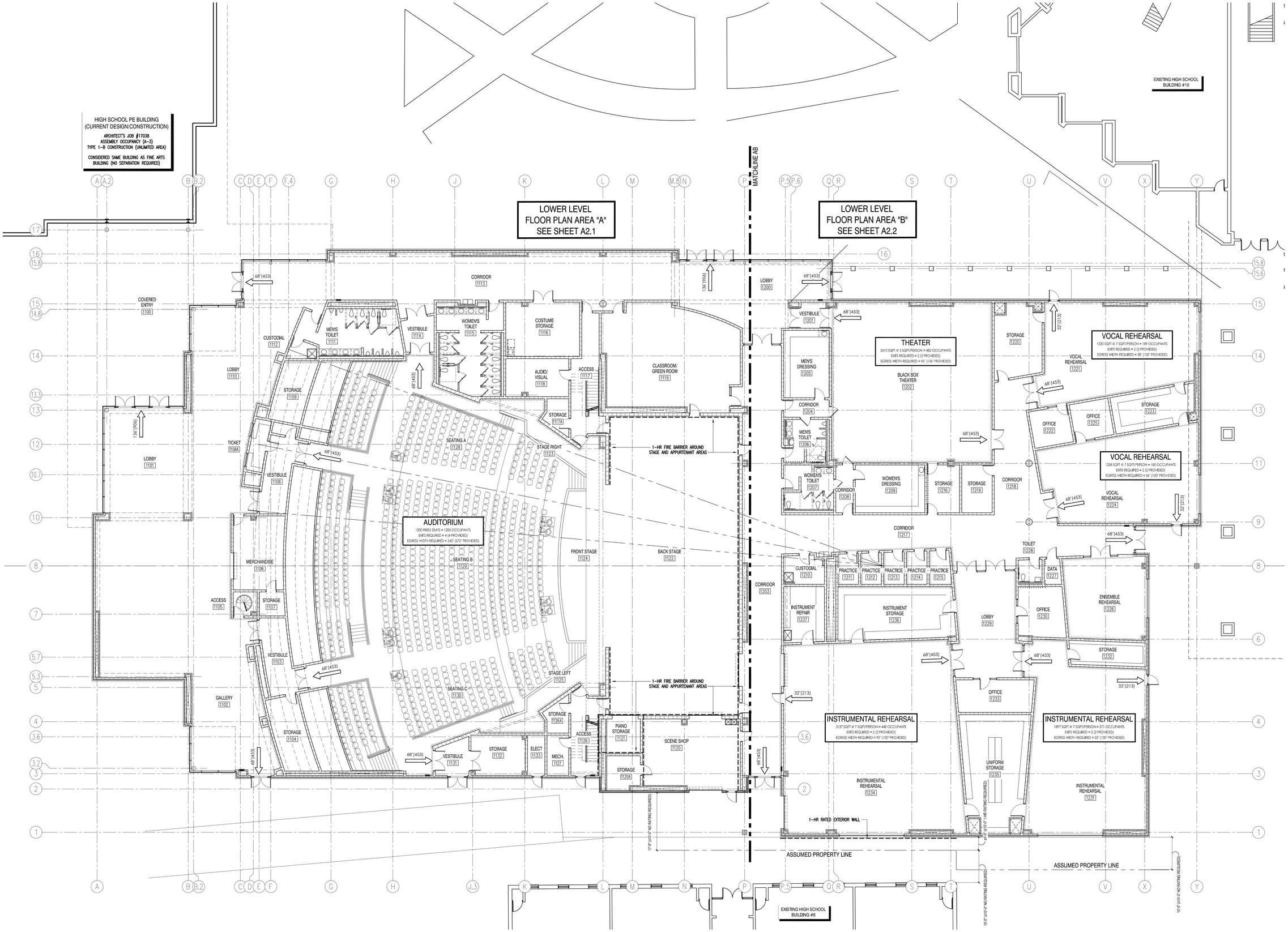
BUILDING ELEVATIONS

HIGH SCHOOL CAFETERIA
BRYANT PUBLIC SCHOOLS
Bryant, Arkansas

REGISTERED ARCHITECTS
LEWIS ELLIOTT, MCMORRAN, VADEN, RAGSDALE & WOODWARD, INC.
4-5-18

DATE:	5 APR 2018
PROJECT NO:	17040
DRAWN BY:	JSTALEY
REVISION:	

A3.1



NORTH

1 / A2.0 OVERALL FLOOR PLAN AND LIFE SAFETY PLAN

SCALE: 3/32" = 1'-0"

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RAGSDALE • WOODWARD • INCORPORATED
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LEWIS ARCHITECTS ENGINEERS

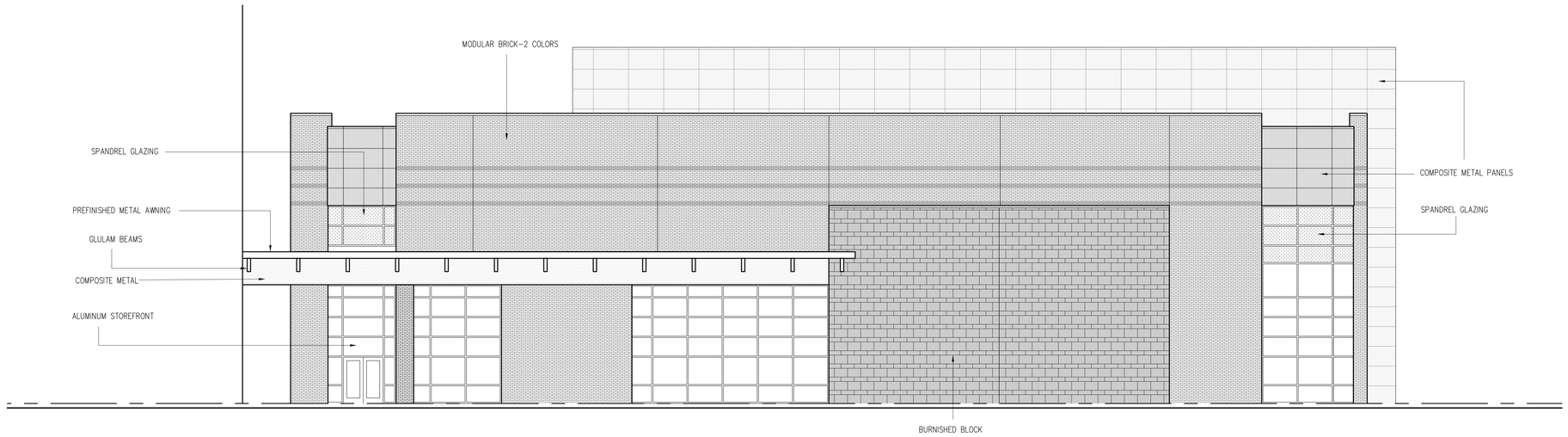
OVERALL FLOOR PLAN

FINE ARTS BUILDING

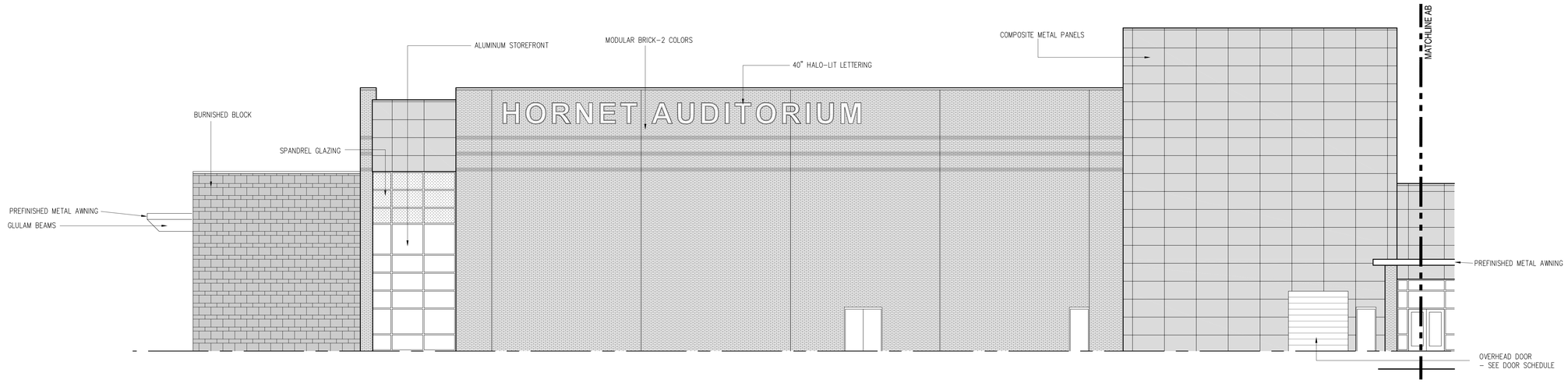
BRYANT HIGH SCHOOL
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

DATE: XX APRIL 2018
PROJECT NO: 17039
DRAWN BY: NRW
REVISION:

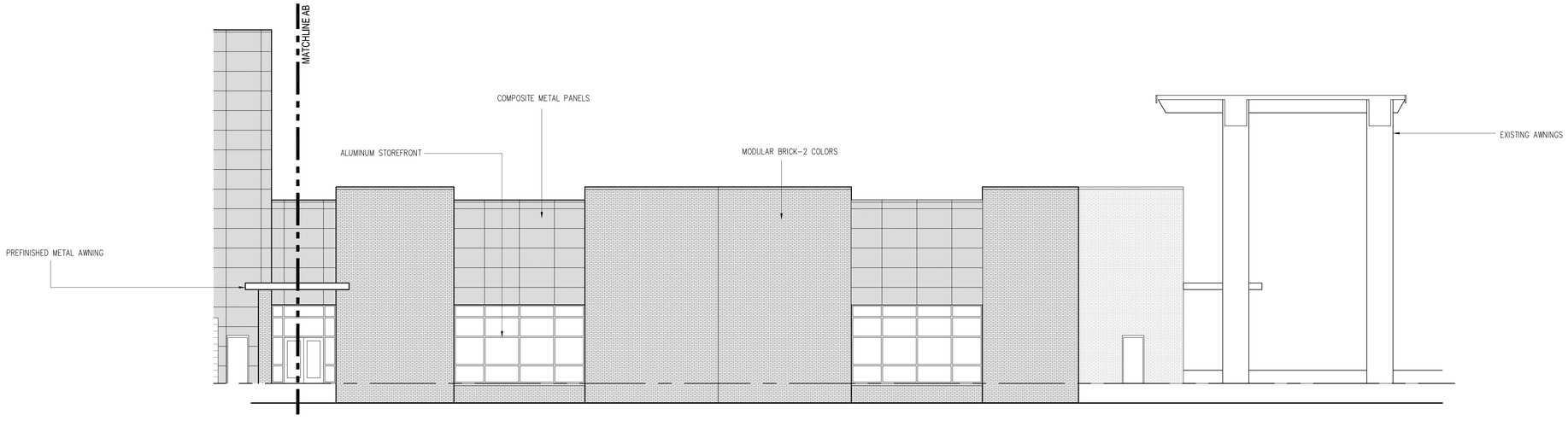
A2.0



A3.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



A3.1 SOUTH ELEVATION - AREA A
SCALE: 1/8" = 1'-0"



A3.1 SOUTH ELEVATION - AREA B
SCALE: 1/8" = 1'-0"

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RAGSDALE • WOODWARD • INCORPORATED
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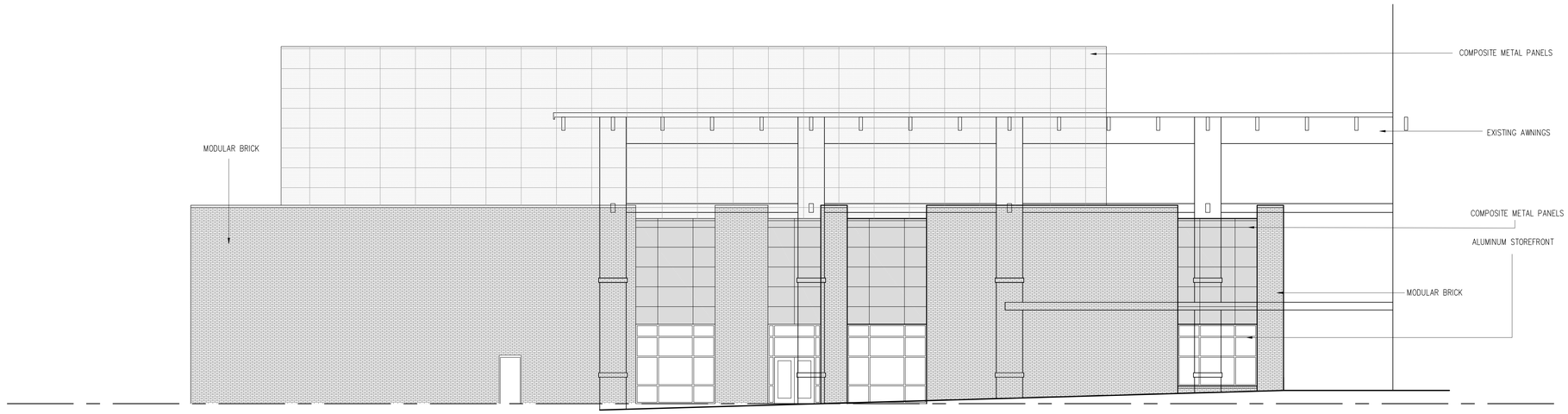
EXTERIOR ELEVATIONS

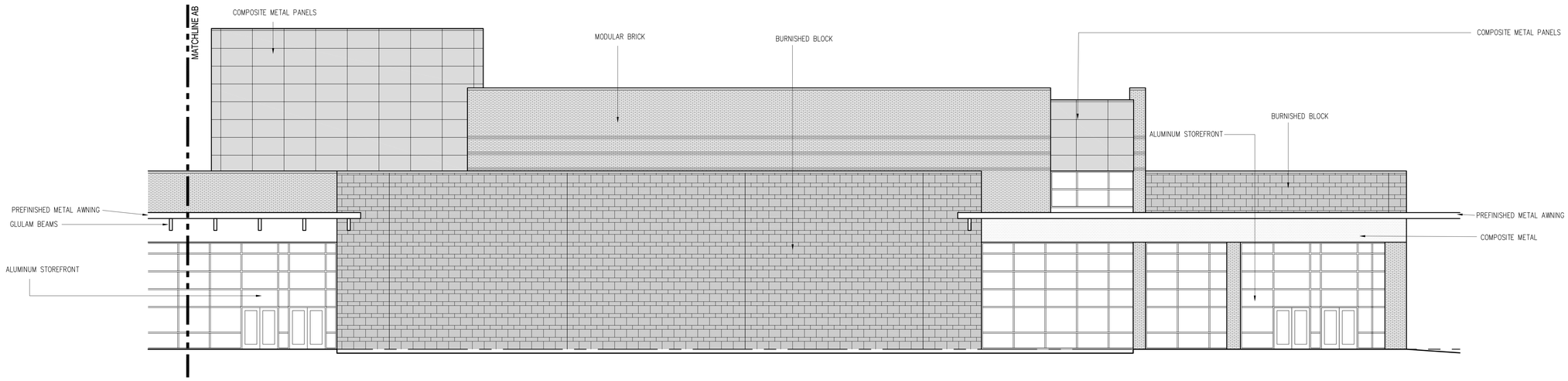
FINE ARTS BUILDING
BRYANT HIGH SCHOOL
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

DATE: XX APRIL 2018
PROJECT NO: 17039
DRAWN BY: NRW
REVISION:

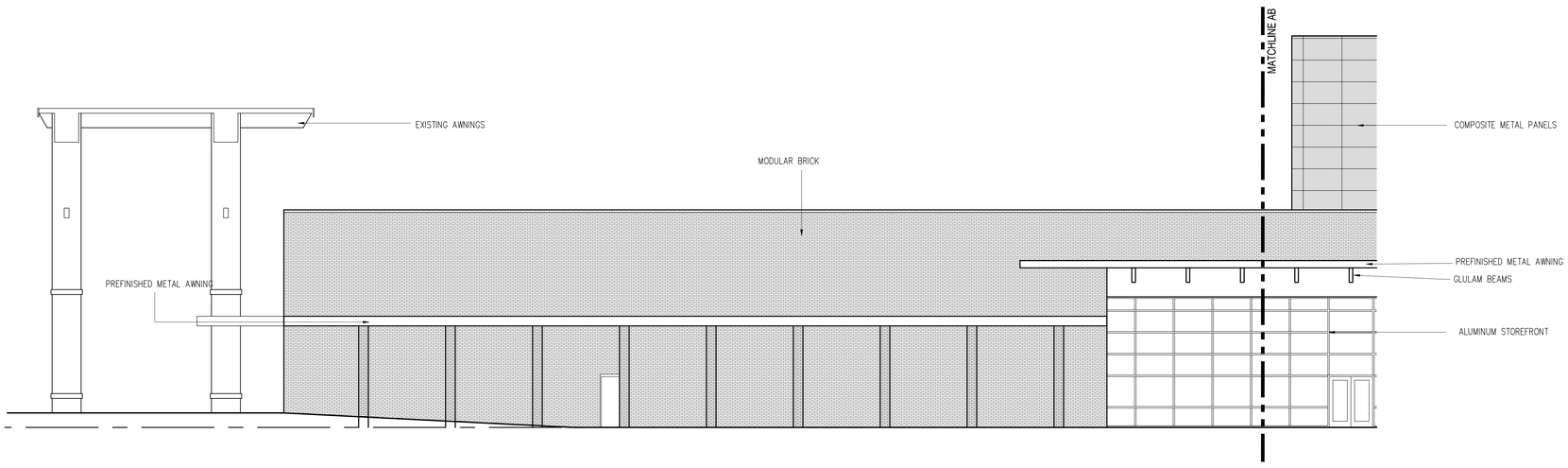
A3.1



A3.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A3.2 NORTH ELEVATION - AREA A
SCALE: 1/8" = 1'-0"



A3.2 NORTH ELEVATION - AREA B
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

FINE ARTS BUILDING
BRYANT HIGH SCHOOL
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

DATE: XX APRIL 2018
PROJECT NO: 17039
DRAWN BY: NRW
REVISION:

A3.2

minton engineering
300 North Port Drive
Cabot, AR 72023
(501) 941-5559

May 3, 2018

Mr. Truett Smith
City of Bryant - Planning
210 S.W. 3rd St.
Bryant, AR 72022

Re: Large Scale Development, High School Addition, Bryant Public Schools, Bryant, AR

Mr. Smith:

Attached please find 1 full size and 7 reduced copies of the revised plans. Below is our response to the staff comments:

Water

1. The utility plan has been revised as per the redlines provided.
2. Will comply.
3. Will comply, see attached utility plans.
4. Required separation is noted, see attached utility plan.
5. Isolation valve has been added, see attached utility plan.
6. Encasement has been added to this sewer line, see attached utility plan.
7. We are showing the existing 8" ACP waterline to be replaced all the way to Boswell, see attached utility plan. Once the project is bid we will provide the city with the cost to run the additional 300' of 8" DIP.
8. Casing for the waterline is shown where the water crosses under the storm drain, if the water is above the storm drain, no casing is shown.

Wastewater

1. Grease trap calculations for the Gym are attached.

2. Grease trap calculations for the Cafeteria are attached.

3. The utility plan has been revised as per the redlines provided.

4. Bryant Schools will maintain the sewer line from the connection manhole north into campus.

Engineering

1. We have shown ½ street improvements to the north side of Boswell to bring this up to a Collector along the school property. We are requesting that the bike lane be added to the south side of Boswell. The school has planned for several bus, drop-off and parking drives along the north side and we feel that having a bike lane crossing all the drives will be a safety concern.

2. School drive was determined to be a private drive at the DRC meeting.

3. See comment #2.

4. Right-of-way for Boswell is noted on the plans, see comment #2 for school drive.

5. The waterline demarcation valves for each building are noted on the utility plan. A 15' easement has been added for the public water main through campus.

6. Steel encasement has been added at all water and sewer storm drain crossing.

7. See the landscape plan for detention pond stabilization.

8. The attached summary report table shows the 5, 10, 25, 50 and 100 year storm events.

9. A junction box w/ an overflow spillway has been added to the plan.

Fire

1. A 24' fire lane has been added from the north parking lot to the center of the courtyard b/t the 3 new buildings.

2. The City Review Site Plan has been updated to show overall fire access routes.

Please place this item on the agenda for the next Planning Commission Meeting. Contact me if you need any additional information to accompany this submittal.

Sincerely,

Josh Minton, PE
Project Engineer

Cc: John McMorran, AIA – Lewis Architects

Bryant P. E. Grease Interceptor Sizing		#17038		3/27/2017
Fixture Description	**Fixture Unit (F. U.) Value**	**No. of Fixtures**	**Total No. of F. U.**	
Floor Drain	3	1	3	
Floor Sink (3-comp. sink)	3	1	3	
Handwash Lavatory	1	1	1	
Service Sink	1	3	3	
		Fixture Unit Total	10	
Calculated Capacity Based on Total Fixture Units				
(F. U. Total) x (7.5 gpm) x (12 min Detention Time)			900	Gallons
	Interceptor Size Required		1,000	**Gallons**

Bryant Cafeteria Grease Interceptor Sizing		#17040		4/18/2018
Fixture Description	**Fixture Unit (F. U.) Value**	**No. of Fixtures**	**Total No. of F. U.**	
Floor Sink (Br. Pan)	1	3	3	
Floor Sink (Steamer)	1	2	2	
Handwash Lavatory	1	6	6	
Floor Drain (Dish room)	1	2	2	
Dish Machine	6	1	6	
Scrapper/Collector	2	2	4	
Floor Sink (Mixer)	1	2	2	
Floor Sink (3 comp. sink)	3	2	6	
Floor Sink (2 comp. sink)	2	2	4	
Floor Sink (1 comp. sink)	1	2	2	
Service sink	3	1	3	
Can wash	3	1	3	
		Fixture Unit Total	43	
Calculated Capacity Based on Total Fixture Units				
(F. U. Total) x (7.5 gpm) x (12 min Detention Time)			3,870	Gallons
		Interceptor Size Required	4,000	**Gallons**

I. Pre-Development Conditions

This project involves constructing 3 new buildings (Fine Arts, Gym & Cafeteria) on the high campus as well as the demolition of several existing buildings. The pre-development conditions of the site include various buildings, parking and drives throughout the campus. There are two separate drainage basins that will be analyzed in this report. Drainage basin "A" leaves the school property after passing through the detention pond next to the football field. Drainage basin "B" leaves the school property through an existing 48" storm pipe under Boswell.

II. Post-Development Conditions

The post-development conditions will be very similar to the pre-development conditions. Along with the additional building parking and drives will be added or re-configured throughout the west side of the campus. This project will also include filling in and piping several ditches including a ditch in the middle of campus and the ditch along the north side of Boswell as a result of ½ street improvements.

III. Design Considerations

This project is split up into 2 separate drainage basins as discussed in the pre-development conditions. The site was designed so that the storm water was not increased in basin "A". This basin already flows through a detention pond and will not be adjusted. Drainage basin "B" was designed w/ a detention pond at the southwest corner of the site, next to the 48" storm pipe that exits the site.

The on-site storm drainage pipes were sized for the 25-year storm – see attached "Pipe Sizing Calculations". The detention pond and outlet structure was sized for both the 2,5,10,25,50 & 100 year storms, with a 1' freeboard for the top of the pond levee – see below summary table for pre & post development flows. Attached please find the necessary calculations, hydrographs, and stage-storage discharge reports.

Summary Table:

Drainage Basin "A"

Description	Pre-Development	Post-Development	Pond Water Surf. Elev.
2-Year Storm	56.76 cfs	50.70 cfs	N/A
10-Year Storm	72.13 cfs	64.64 cfs	N/A
25-Year Storm	82.08 cfs	73.32 cfs	N/A
50-Year Storm	89.97 cfs	80.37 cfs	N/A
100-Year Storm	97.91 cfs	87.46 cfs	N/A

Drainage Basin "B"

Description	Pre-Development	Post-Development	Pond Water Surf. Elev.
2-Year Storm	68.87 cfs	18.56 cfs	403.42'
10-Year Storm	87.52 cfs	21.14 cfs	403.90'
25-Year Storm	99.59 cfs	27.06 cfs	404.16'
50-Year Storm	109.17 cfs	32.58 cfs	404.33'
100-Year Storm	118.80 cfs	37.24 cfs	404.50'

IV. Conclusion

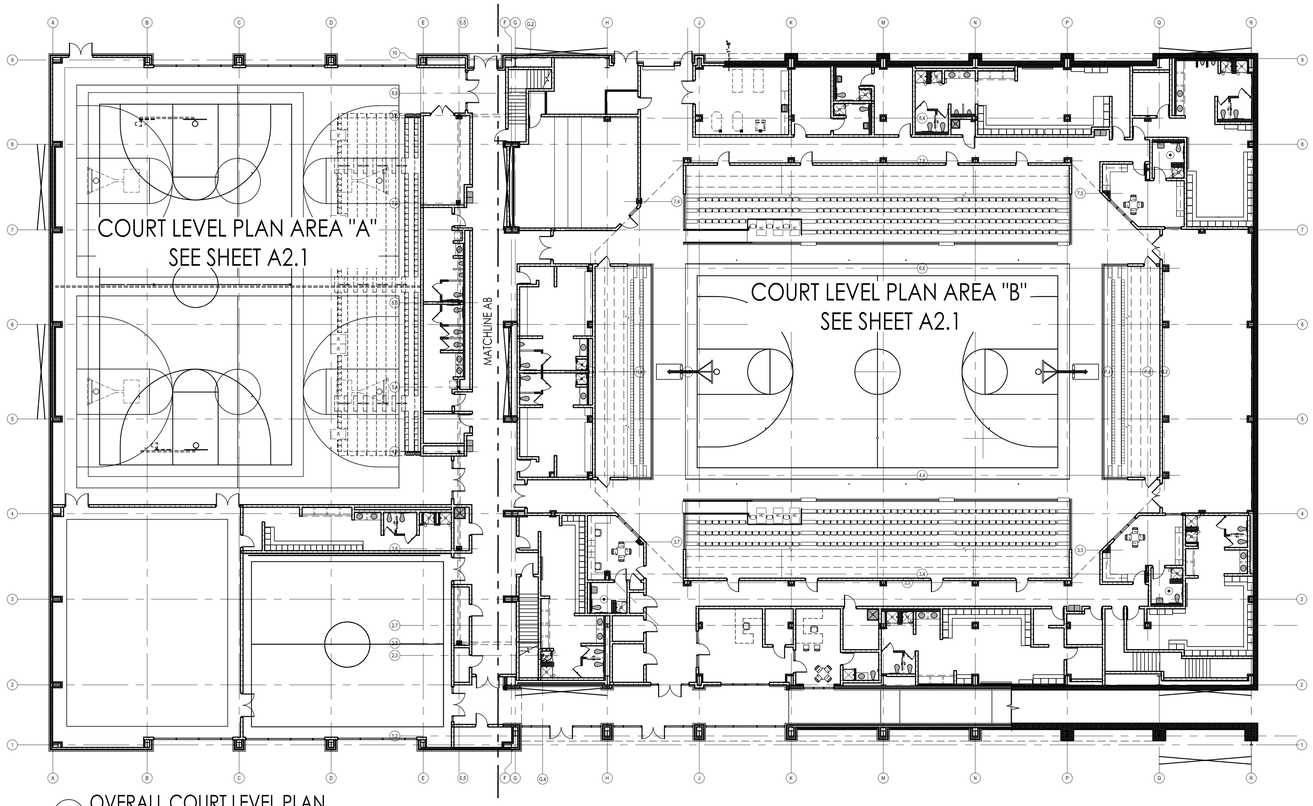
Post-Development conditions for drainage basin "A" will be less than pre-development conditions as a result of the site design. Post-Development conditions for basin "B" will be less than pre-development conditions by utilizing a detention pond. The pond will have a maximum capacity of 47,238 cubic feet and a top of levee elevation of 406.00. The 100-year storm event will utilize 27,655 cubic feet of storage with a water surface elevation of 404.50, allowing for 1.5' of freeboard. The outlet pipe will be a 36" RCP, an overflow weir was not needed for this design.

Please consider this report and let me know if any additional information is required.

Sincerely,

Josh Minton, PE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12742
JOSH MINTON



OVERALL COURT LEVEL PLAN
SCALE: 1/16" = 1'-0"

FIREPROOFING NOTES:

TYPE 1B CONSTRUCTION

ROOF ASSEMBLY: 1 HOUR– P819 (BLAZE SHIELD II)
ROOF COLUMNS: 1 HOUR– X827/X829 (BLAZE SHIELD II)

FLOOR ASSEMBLY: 2 HOUR– D858 (BLAZE SHIELD II)
FLOOR COLUMNS: 2 HOUR–X827/X829 (BLAZE SHIELD II)
FLOOR BEAMS: 2 HOUR– D858 (BLAZE SHIELD II)
FLOOR JOISTS: 2 HOUR– N830 (BLAZE SHIELD II)
EXPOSED MAIN ROOF FRAMES IN GYM AREA: 1 HOUR X827 (BLAZE SHIELD HP)
GYM UPPER ROOF: (NO FIREPROOFING AREA 20' OR GREATER ABOVE FLOOR)

ALL STRUCTURAL STEEL TO BE UNPAINTED UNPRIMED

ALL METAL FLOOR AND ROOF DECK TO BE GALVANIZED
OR UL CLASSIFIED PAINTED DECK UNLESS OTHERWISE NOTED

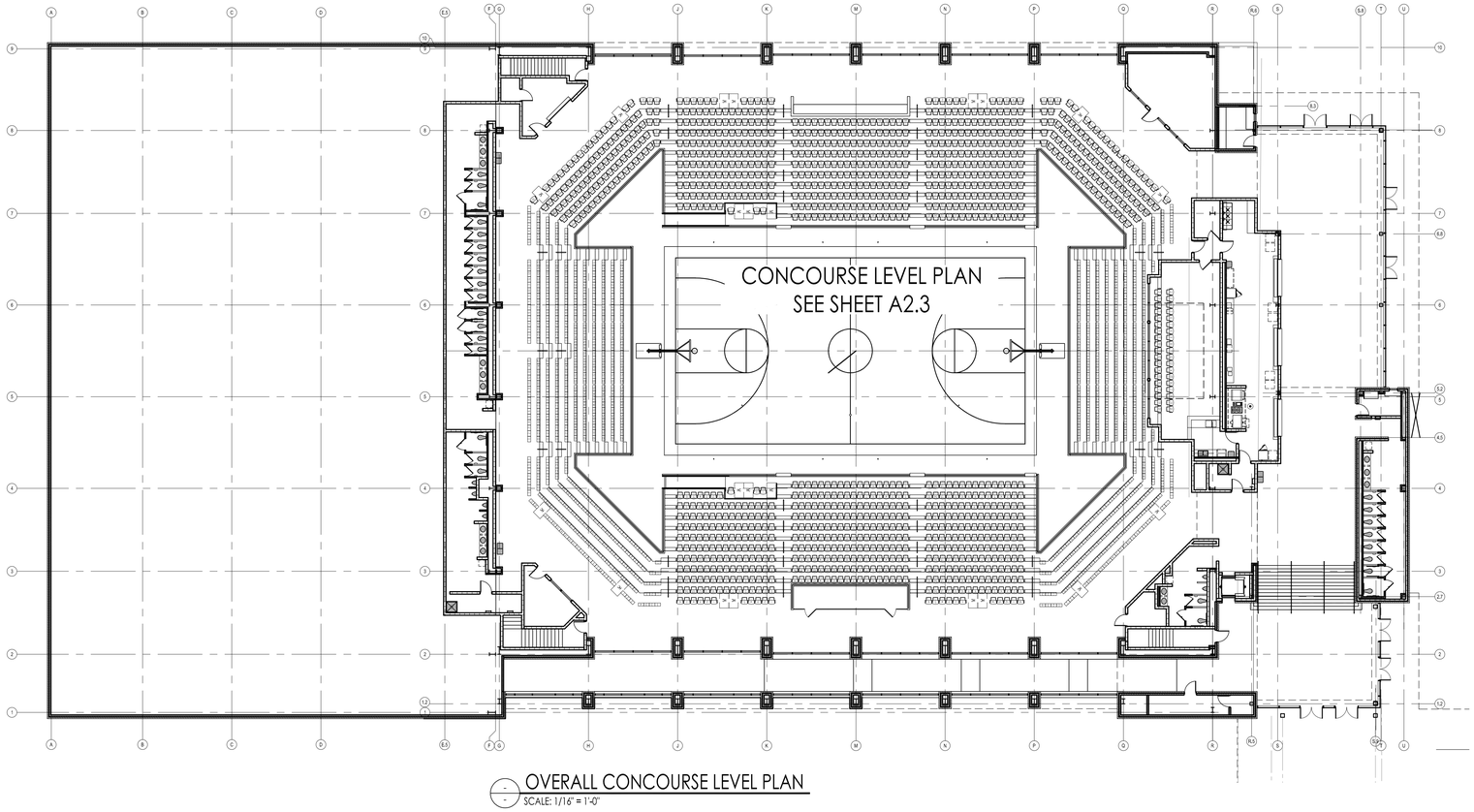
DESIGN DATA- P.E. FACILITY

GENERAL CODES:

INTERNATIONAL BUILDING CODE (IBC)	2012 EDITION
ARKANSAS FIRE PREVENTION CODE (AFPC)	2013 EDITION
SEISMIC USE GROUP III	
SEISMIC DESIGN CATEGORY C	AFPC REVISIONS
GRANT COUNTY	
ACCESSIBILITY STANDARDS	
ADA STANDARDS FOR ACCESSIBLE DESIGN	2010 EDITION
OCCUPANCY CLASSIFICATION:	
ASSEMBLY (A-1) BUILDING	IBC SECTION 303
EDUCATION (E-1) USE A-1 FOR NON-SEPARATED MOST RESTRICTIVE OCCUPANCY	
CONSTRUCTION TYPE:	
TYPE I - B SPRINKLERED	IBC TABLES 601 / 903
ALLOWABLE BUILDING HEIGHT:	
160' IBC TABLE 503	
ACTUAL BUILDING HEIGHT: 50'	
	IBC TABLES 503, 506.1
ALLOWABLE SQUARE FOOTAGE PER LEVEL:	
ALLOWABLE AREA FOR A-1 OCCUPANCY: UNLIMITED	
FIRST FLOOR AREA: 55,448 SF	
SECOND FLOOR AREA: 26,078 SF	
FIRE PROTECTION:	
1. PORTABLE FIRE EXTINGUISHERS	NFPA 10
2. AUTOMATIC SPRINKLER SYSTEM	IBC SECTION 903

MEANS OF EGRESS:

MAX. TRAVEL DIST. TO EXIT	250 FT	IBC SECTION 1016.2
MAX. DEAD END CORRIDOR	50 FT	IBC SECTION 1017.3
MIN. CLEAR CORRIDOR WIDTH	44 IN.	IBC SECTION 1017.2
MIN. CLEAR OPENING AT EXIT	32 IN.	IBC SECTION 1008.1
MIN. NUMBER OF EXITS	4	IBC SECTION 1019



OVERALL CONCOURSE LEVEL PLAN
SCALE: 1/16" = 1'-0"

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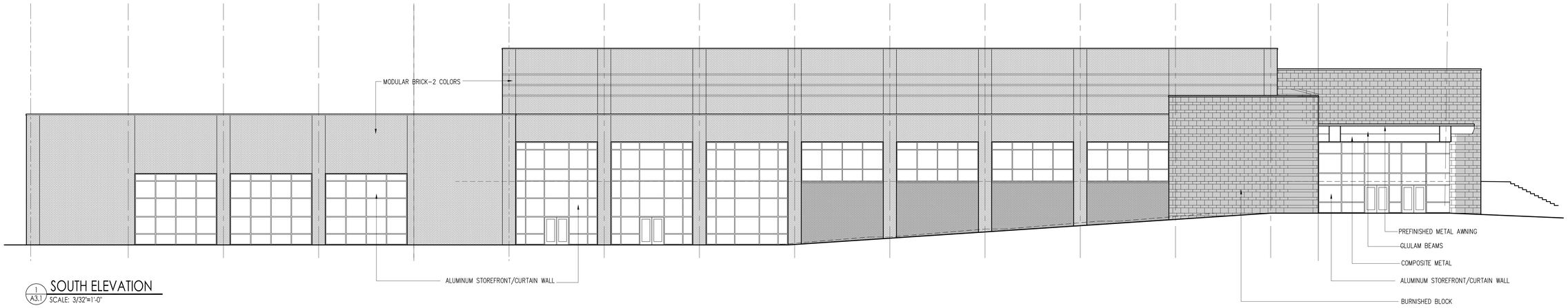
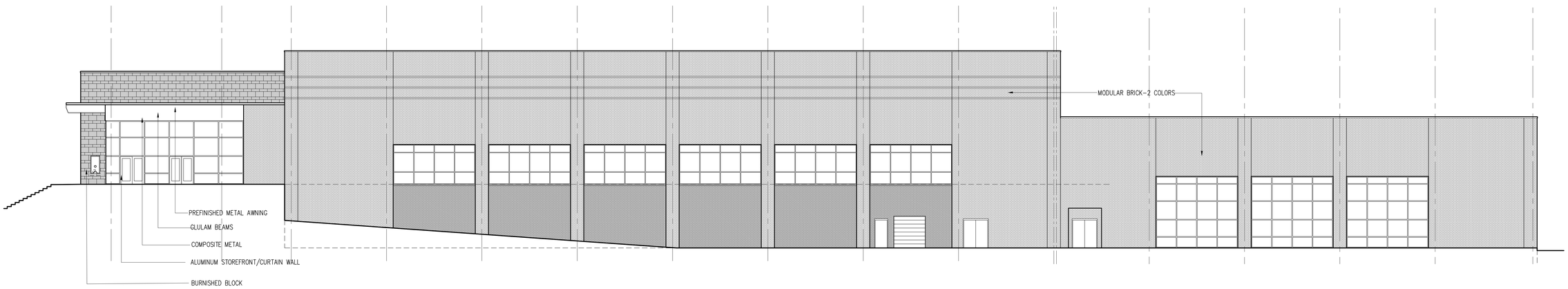
HIGH SCHOOL P.E. FACILITY
BRYANT PUBLIC SCHOOLS
Bryant, Arkansas

DATE:
PROJECT NO:
DRAWN BY:
REVISION:

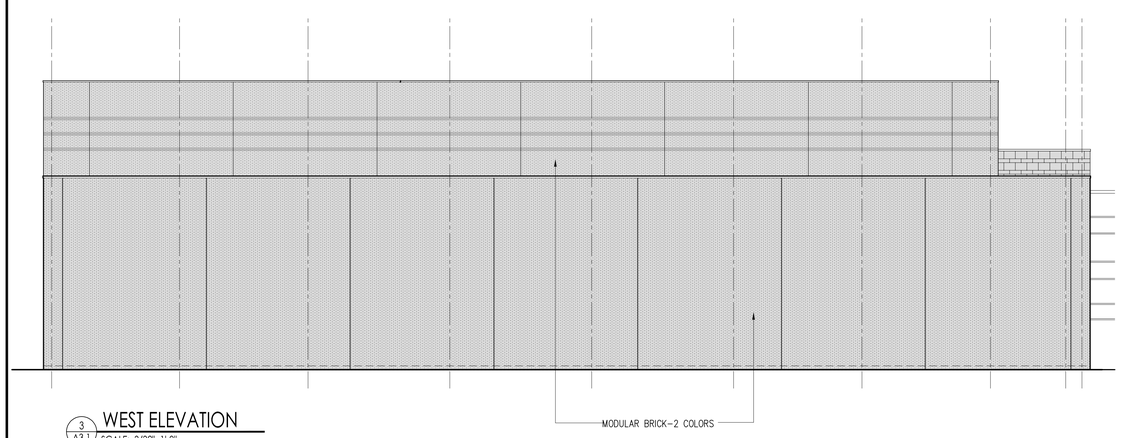
A2.0
X of XX



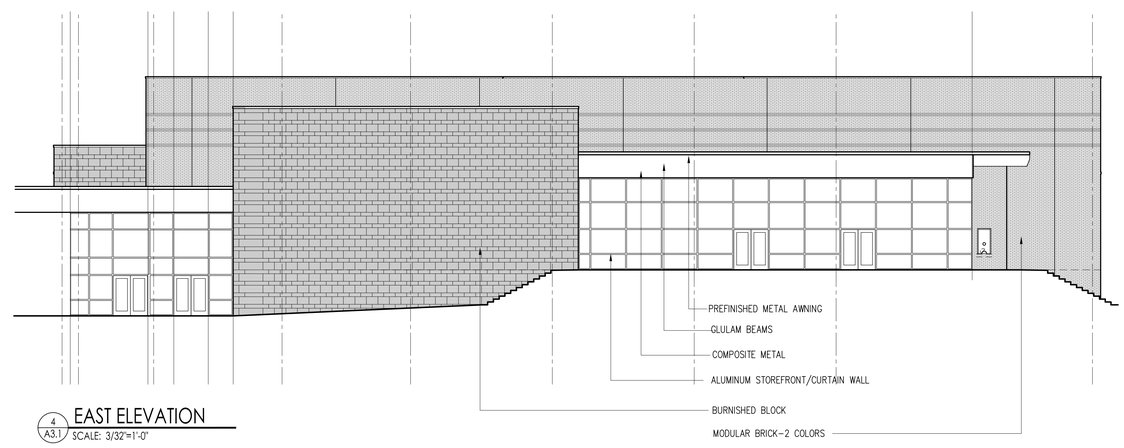
1 A3.1 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



2 A3.1 NORTH ELEVATION
SCALE: 3/32"=1'-0"



3 A3.1 WEST ELEVATION
SCALE: 3/32"=1'-0"



4 A3.1 EAST ELEVATION
SCALE: 3/32"=1'-0"

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RAGSDALE • WOODWARD • INCORPORATED
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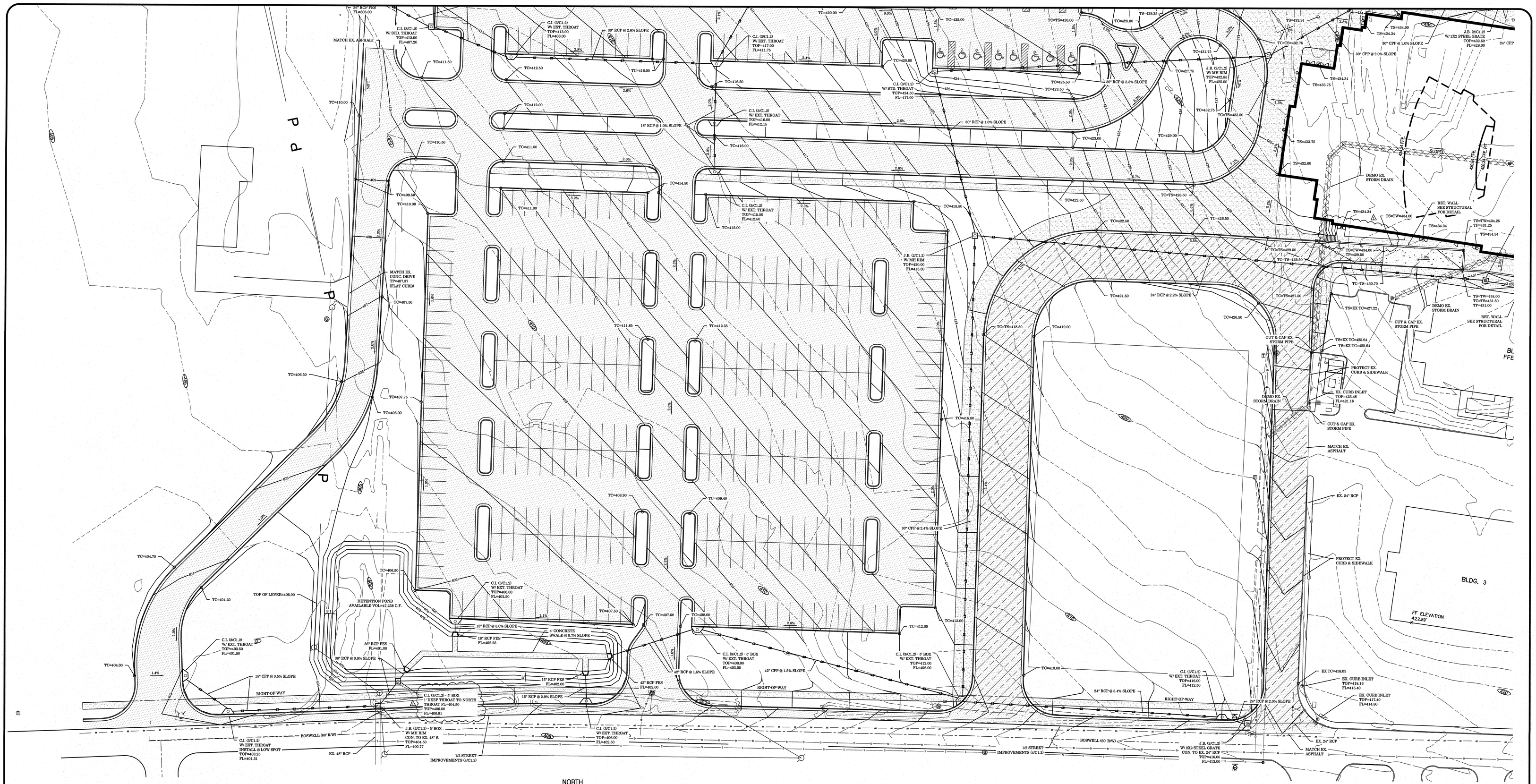
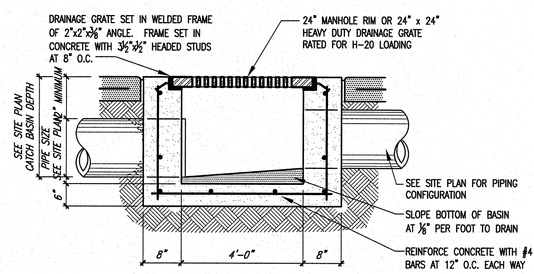
HIGH SCHOOL BASKETBALL COMPLEX
BRYANT SCHOOL DISTRICT
Bryant, Arkansas

DATE:
PROJECT NO:
DRAWN BY:
REVISION:

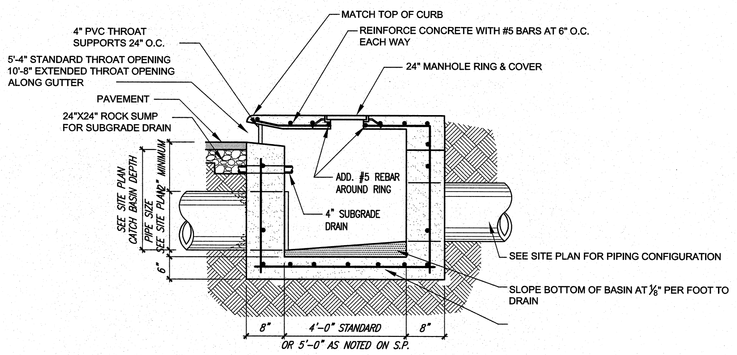
A3.1
X of XX



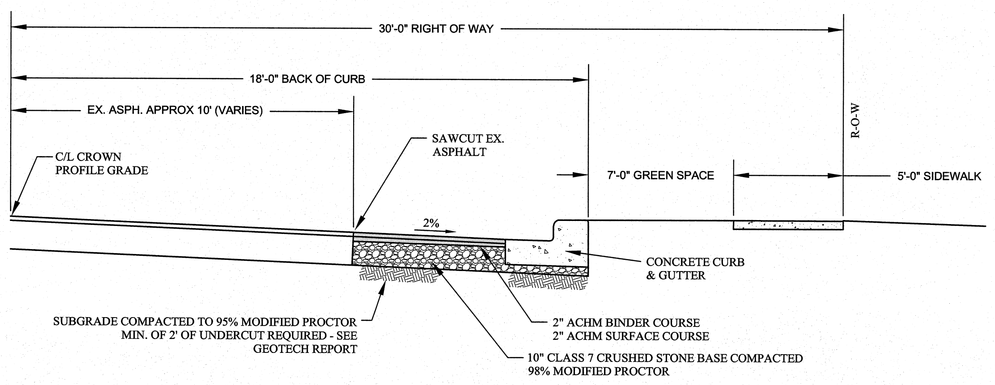
1 C1.2 SITE GRADING & STORM DRAINAGE PLAN (SOUTH)
SCALE: 1" = 30'
0 30 60



2 C1.2 STORM DRAINAGE JUNCTION BOX (J.B.) DETAIL
NOT TO SCALE



3 C1.2 STORM DRAINAGE CURB INLET (C.I.) DETAIL
NOT TO SCALE



*NOTE: CITY STREET WILL BE CONSTRUCTED ACCORDING TO THE LATEST CITY OF BRYANT SPECIFICATIONS ON FILE AT THE PUBLIC WORKS STREET DEPARTMENT

4 C1.2 1/2 STREET IMPROVEMENTS - BOSWELL (COLLECTOR)
NOT TO SCALE

GENERAL SITE GRADING NOTES:

1. ALL BIDDERS SHALL FIELD VERIFY EXIST SITE CONDITIONS SO AS TO BE FAMILIAR WITH PROJECT PRIOR TO BIDDING WORK INCLUDED IN THIS CONTRACT. ANY DISCREPANCIES SHALL BE ADDRESSED PRIOR TO BIDDING.
2. CONTRACTOR TO VERIFY AND MARK ALL EXISTING UTILITIES PRIOR BEFORE ANY DEMOLITION OR NEW CONSTRUCTION WORK COMMENCES.
3. ALL WORK SHALL CONFORM TO LOCAL & STATE CODES; ELECTRICAL & PLUMBING LINES SHALL BE INSTALLED BY PROFESSIONALS LICENSED BY THE STATE OF ARKANSAS.
4. FIELD VERIFY EXACT LOCATION OF ALL EXISTING TREES; EXIST TREES NOT IN CONSTRUCTION AREA TO BE PROTECTED WITH 2x WOOD PLANKS CONT. IN LINE WITH DRIP EDGE OF TREE, SECURED TOGETHER & FLAGGED W/ORANGE TAPE; HEAVY EQUIPMENT TO WORK AS FAR AS POSSIBLE FROM EXIST TREES TO PREVENT DAMAGE TO FEEDER ROOTS; CONTRACTOR WILL BE REQUIRED TO COMPENSATE OWNER FOR ANY EXISTING TREES WHICH ARE DAMAGED OR DIE DUE TO CONSTRUCTION WORK.
5. THE GENERAL CONTRACTOR SHALL HAVE THE GEOTECHNICAL ENGINEER EMPLOYED TO OBSERVE SITE WORK MEET WITH THE GEOTECHNICAL ENGINEER THAT PROVIDED THE SOIL'S REPORT. THIS MEETING SHOULD OCCUR AT OR BEFORE THE PRE-CONSTRUCTION MEETING TO INSURE THE AMOUNT OF UNDERCUT THAT MAY BE REQUIRED FOR THE PROJECT. RECOMMENDATIONS BY GEO-TECHNICAL ENGINEER SHALL NOT BE IMPLEMENTED INTO WORK WITHOUT AUTHORIZATION FROM OWNER & ARCHITECT. NOTIFY ARCHITECT IMMEDIATELY IF UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE CONTRACTOR WILL REFERENCE THE GEOTECHNICAL REPORT FOR A MORE DETAILED DESCRIPTION OF EARTHWORK AND COMPACTION REQUIREMENTS.
6. SEQUENCE OF DIRTWORK ACTIVITIES (REFERENCE GEOTECH REPORT):
   1)THE SITE WILL BE CLEARED OF ALL TREES AND HARD SCAPE NECESSARY FOR SITE CONSTRUCTION, GRUBBED FOR ANY SUBSURFACE ORGANIC MATERIAL AND UTILITIES REMOVED FROM BENEATH STRUCTURAL ELEMENTS.
   2)THE TOP 6-10" OF SOIL WILL BE STRIPPED UNDER ALL STRUCTURAL ELEMENTS (BUILDINGS, PARKING & DRIVE AREAS)
   3)SEE GEOTECH REPORT FOR UNDERCUT RECOMMENDATIONS. SELECT FILL WILL BE PLACED TO 8' OUTSIDE BUILDING, 3' OUTSIDE THE CURB FOR DRIVES AND PARKING.
   4)PROOF ROLL ALL SUBGRADE PRIOR TO PLACING FILL, REMOVE AND REPLACE WITH COMPACTED SELECT FILL AS DIRECTED BY GEOTECH.
   5)SELECT FILL WILL BE PLACED IN LOOSE 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR WITHIN 2% OPTIMUM MOISTURE CONTENT. SEE GEOTECH REPORT FOR SELECT FILL REQUIREMENTS (SELECT FILL MUST BE APPROVED BY THE GEOTECH PRIOR TO PLACEMENT.
7. ALL HANDICAP PARKING AND ACCESSIBLE ROUTES SHALL MEET ADA REQUIREMENTS. MAXIMUM CROSS-SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 2.0% AND THE MAXIMUM RUNNING-SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 5.0% WITHOUT HANDRAILS AND LANDING AREAS, 8.3% WITH HANDRAILS AND LANDING AREAS. HANDICAPPED PARKING AREAS SHALL NOT SLOPE MORE THAN 2.0% IN ANY DIRECTION. EACH HANDICAP PARKING SPOT SHALL HAVE A SIGN. THE CONTRACTOR WILL REFER TO THE "CODE OF FEDERAL REGULATIONS" 28 CFR PART 36 "ADA STANDARDS FOR ACCESSIBLE DESIGN" FOR A MORE DETAILED DESCRIPTION OF STANDARDS.
8. THE CONTRACTOR WILL VERIFY THE LOCATION AND ELEVATION OF ALL ROOF, CONDENSATE AND FOUNDATION DRAIN CONNECTIONS WITH THE PLUMBING AND FOUNDATION SHEETS PRIOR TO INSTILLATION.

SITE LEGEND:

100	EX. CONTOUR LINE
PL	PROPERTY LINE
S	EX. SEWER LINE
G	EX. GAS LINE
E	EX. OVERHEAD ELECTRIC
W	EX. WATER LINE
	EX. TREE
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W	PR. WATER
S	PR. SEWER
G	PR. GAS
ST	PR. STORM PIPE
	UTILITY TO BE REMOVED OR ABANDONED
	PR. WATERLINE BLOCKING
	PR. CONCRETE
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TP	TOP OF PAVEMENT
TC	TOP OF CURB
TG	TOP OF GROUND
TW	TOP OF WALL
RCAP	REINFORCED ARCH CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
FL	FLOW LINE
C.O.T.G.	CLEAN OUT TO GRADE
EX	EXISTING
PR	PROPOSED
NIC	NOT IN CONTRACT

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SITE GRADING & STORM DRAINAGE PLAN (SOUTH)

SITE PACKAGE
HIGH SCHOOL FINE ARTS, PE, & CAFETERIA
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12742 JOSH MORTON
CERTIFICATE OF AUTHORITY MORTON ENGINEERING, INC. NO. 1584 ARKANSAS ENGINEERS, NOT MINERS

DATE: 10 APRIL 2018
PROJECT: 17039B
DRAWN BY: JM
REVISION: 1 4-25-18

ARKANSAS ONE CALL SYSTEM, INC. 811 ARK-CALL BEFORE YOU DIG!

C1.2

NORTH

1 / C1.3 SITE GRADING & STORM DRAINAGE PLAN (MIDDLE)
SCALE: 1" = 30'
0 30 60

GENERAL SITE GRADING NOTES:

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	UTILITY TO BE REMOVED OR ABANDONED
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C.O.T.G.	CLEAN OUT TO GRADE
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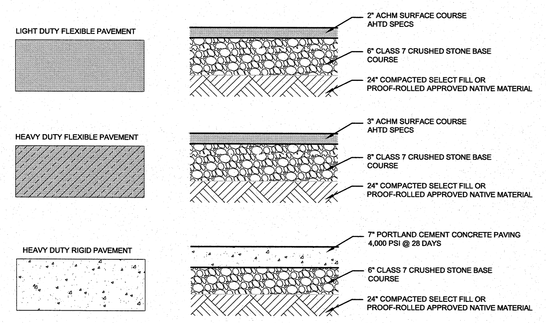
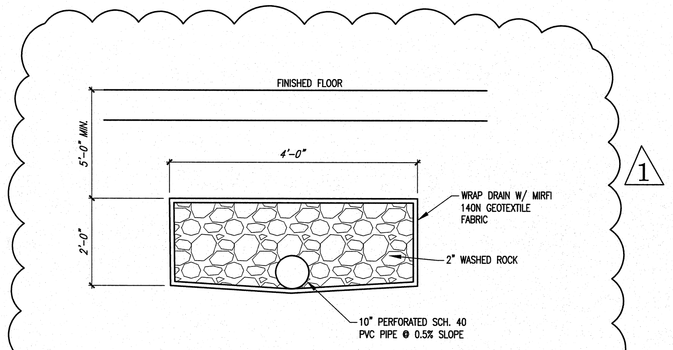
NIC	NOT IN CONTRACT

PAVING LEGEND:



NOTE: PAVEMENT SECTIONS WERE TAKEN FROM THE SOILS REPORT BY ANDERSONS ENGINEERING. REFER TO THIS REPORT FOR A MORE DETAILED DESCRIPTION OF SELECT MATERIAL AND COMPACTION REQUIREMENTS.



1

2 / C1.3 DRAINAGE MAT DETAIL
NOT TO SCALE

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LEWIS ARCHITECTS ENGINEERS

SITE GRADING & STORM DRAINAGE PLAN (MIDDLE)

SITE PACKAGE
HIGH SCHOOL FINE ARTS, PE. & CAFETERIA
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12742 JASON MINTON 4-25-18
CERTIFICATE OF AUTHORITY MINTON ENGINEERING, INC. NO. 1564 ARKANSAS ENGINEER

DATE: 10 APRIL 2018
PROJECT: 17039B
DRAWN BY: JM
REVISION: 1 4-25-18

C1.3
5 OF 8

ARKANSAS ONE-CALL SYSTEM, INC. 1-800-CALL BEFORE YOU DIG!

NORTH

1 / C1.4 SITE GRADING & STORM DRAINAGE PLAN (NORTH)

SCALE: 1" = 30'

0 30 60

GENERAL SITE GRADING NOTES:

1. ALL BIDDERS SHALL FIELD VERIFY EXIST SITE CONDITIONS SO AS TO BE FAMILIAR WITH PROJECT PRIOR TO BIDDING WORK INCLUDED IN THIS CONTRACT. ANY DISCREPANCIES SHALL BE ADDRESSED PRIOR TO BIDDING.
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SITE GRADING & STORM DRAINAGE PLAN (NORTH)

SITE PACKAGE

HIGH SCHOOL FINE ARTS, P.E. & CAFETERIA
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12742
JOSH MINTON
4-25-18
CERTIFICATE OF AUTHORITY
MINTON ENGINEERING, INC.
NO. 1344
ARKANSAS ENGINEER

DATE:	10 APRIL 2018
PROJECT:	17039B
DRAWN BY:	JM
REVISION: 1	4-25-18

C1.4

GENERAL UTILITY NOTES:

1. ALL BIDDERS SHALL FIELD VERIFY EXIST SITE CONDITIONS SO AS TO BE FAMILIAR WITH PROJECT PRIOR TO BIDDING WORK INCLUDED IN THIS CONTRACT. ANY DISCREPANCIES SHALL BE ADDRESSED PRIOR TO BIDDING.
2. CONTRACTOR TO VERIFY AND MARK ALL EXISTING UTILITIES PRIOR BEFORE ANY DEMOLITION OR NEW CONSTRUCTION WORK COMMENCES.
3. ALL WORK SHALL CONFORM TO LOCAL & STATE CODES; ELECTRICAL & PLUMBING LINES SHALL BE INSTALLED BY PROFESSIONALS LICENSED BY THE STATE OF ARKANSAS.
4. ALL WORK SHALL CONFORM TO THE SPECIFICATIONS SET FORTH BY THE ARKANSAS DEPARTMENT OF HEALTH AND BRYANT WATER DEPARTMENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY CONNECTION FEES AND AS-BUILTS REQUIRED.
5. CONTRACTOR TO VERIFY UTILITY CONNECTION LOCATIONS TO THE BUILDING WITH THE PLUMBING SHEETS.
6. SEWER MANHOLES SET IN GREEN SPACE AREAS WILL HAVE A RIM ELEVATION OF AT LEAST 3" BUT NO MORE THAN 5" ABOVE ADJACENT GRADE.

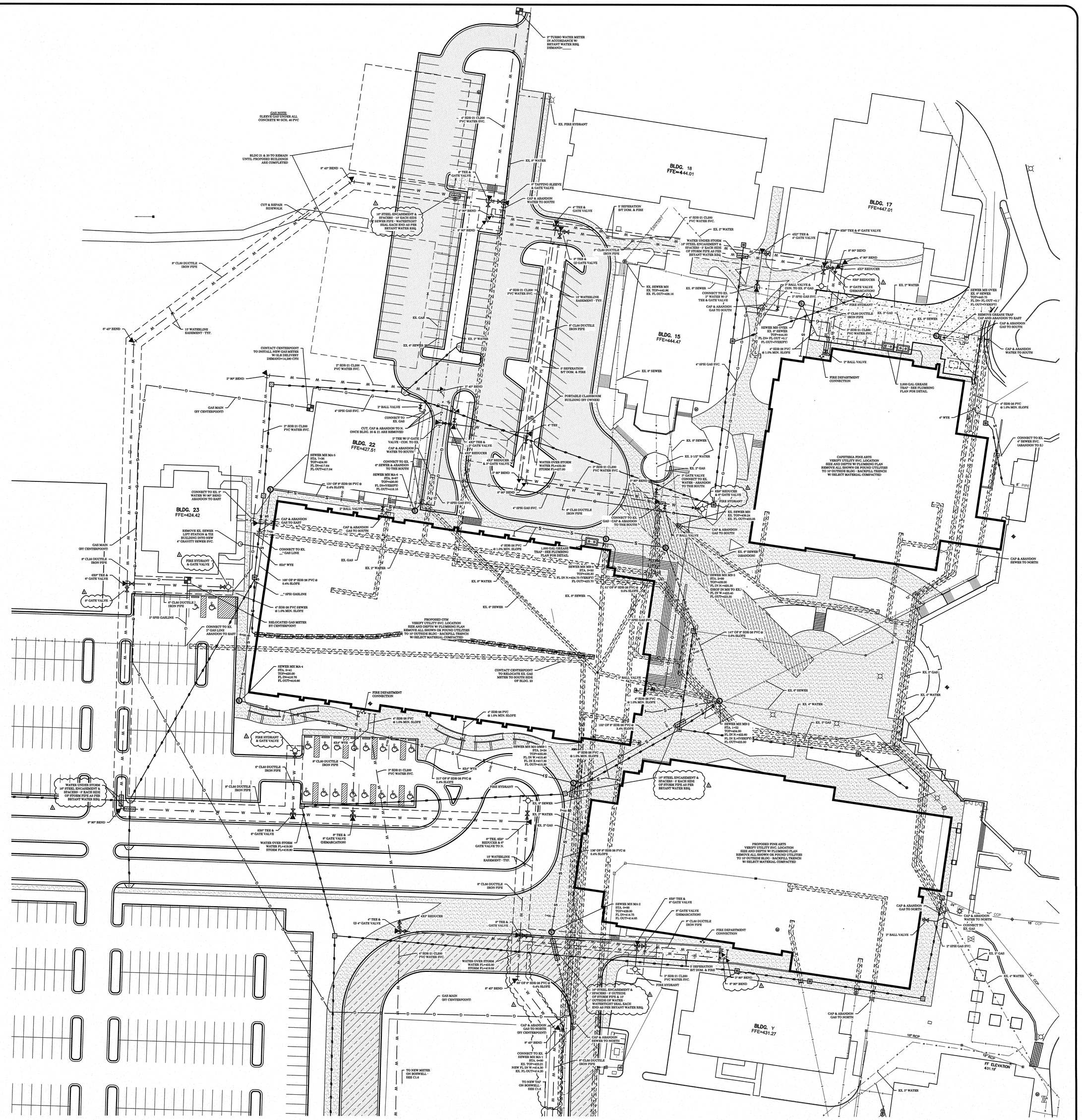
GRADATION PLAN NOTE

PRIOR TO INSTALLING ANY SANITARY, STORM, GAS OR WATER LINES BELOW GRADE, THE PLUMBING CONTRACTOR SHALL FURNISH TO THE ARCHITECT TWO COPIES OF A GRADATION PLAN OF THE BUILDING DRAINS AND SEWER LINES WITH PROPOSED ELEVATION GRADES SHOWN AT EACH MAJOR GROUP OF PLUMBING FIXTURES, AT EACH PIPE LINE INTERSECTION, AT EACH PIPE LINE CROSSING, AT EACH GRADE BEAM OR FOOTING PENETRATION/INTERSECTION AND AT ANY EXISTING PIPE LINE CONNECTIONS. THE PLAN SHALL ALSO INCLUDE ALL THOSE PIPE INTERSECTIONS AND/OR PIPE CROSSINGS THAT ARE EXTERIOR OF BUILDING/ADDITION INCLUDING ANY MANHOLES, CONNECTION TO EXISTING MAINS AND CLEANOUTS TO GRADE.

ALL WATER AND SEWER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH BRYANT WATER AND SEWER STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES.

SITE LEGEND:

100	EX. CONTOUR LINE
PL	PROPERTY LINE
S	EX. SEWER LINE
G	EX. GAS LINE
E	EX. OVERHEAD ELECTRIC
W	EX. WATER LINE
	EX. TREE
100	PR. CONTOUR
W	PR. WATER
S	PR. SEWER
G	PR. GAS
ST	PR. STORM PIPE
	UTILITY TO BE REMOVED OR ABANDONED
	PR. WATERLINE BLOCKING
	PR. CONCRETE
TS	TOP OF SIDEWALK
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TG	TOP OF GROUND
TW	TOP OF WALL
RCAP	REINFORCED ARCH CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
FL	FLOW LINE
C.O.T.G.	CLEAN OUT TO GRADE
EX	EXISTING
PR	PROPOSED
NIC	NOT IN CONTRACT



NORTH

1 / C1.5 SITE UTILITY PLAN (CAMPUS)
SCALE: 1" = 40'
0 40 80

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LEWIS ARCHITECTS ENGINEERS

SITE UTILITY PLAN (CAMPUS)

SITE PACKAGE
HIGH SCHOOL FINE ARTS, PE & CAFETERIA
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12742 G.S. JOSH WINTON 4-25-18
CERTIFICATE OF AUTHORIZATION WINTON ENGINEERING, INC. NO. 1564 ARKANSAS CONTRACTOR

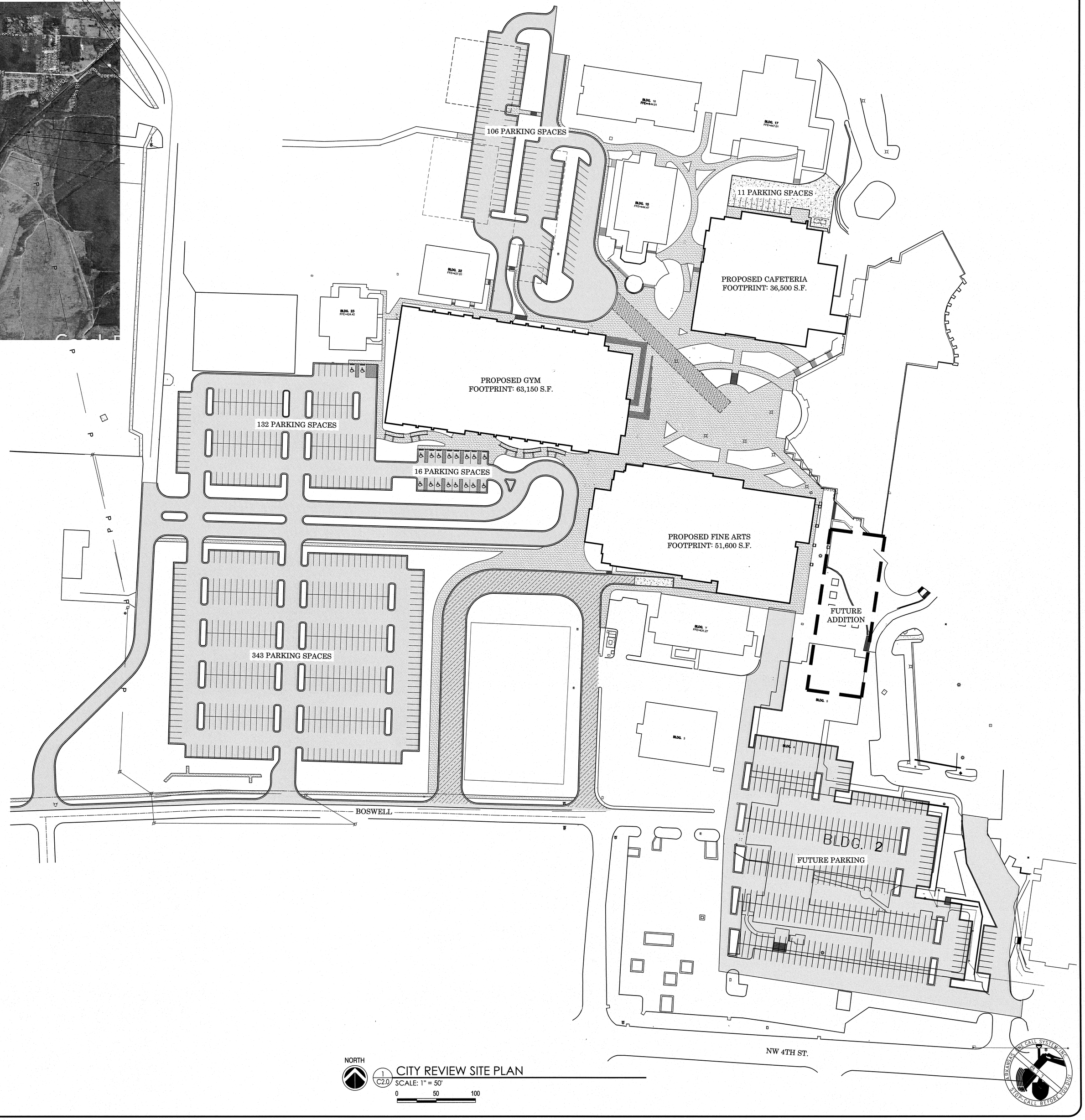
DATE: 10 APRIL 2018
PROJECT NO: 17039B
DRAWN BY:
REVISION: 1 4-25-18

C1.5
7 OF 8

ARKANSAS ONE-CALL SYSTEM, INC. 811 ONE-CALL BEFORE YOU DIG!

NORTH

2 C2.0 VICINITY MAP
SCALE: N.T.S.



OWNER/DEVELOPER:
BRYANT PUBLIC SCHOOLS
200 NW 4TH ST.
BRYANT, AR 72022
PH. 501 847 5600

ARCHITECT:
LEWIS ARCHITECTS & ENGINEERS
11225 HURON LN. STE 104
LITTLE ROCK, AR 72211
PH. 501 223 9302

ENGINEER:
MINTON ENGINEERING, INC.
300 NORTHPORT DRIVE
CABOT, AR 72023
PH. 501 941 5559

SURVEYOR:
RASBURRY SURVEYING, LLC
308 W. SOUTH STREET
BENTON, AR 72015
PH. 501 860 6893

STREET IMPROVEMENT NOTES:

- HARRIS STREET NORTH OF BOSWELL WAS ABANDONED AND IS NOW PRIVATE
- SCHOOL DRIVE IS DESIGNATED AS PRIVATE
- BOSWELL WILL HAVE 1/2 STREET IMPROVEMENTS ON THE NORTH SIDE AS A DESIGNATED COLLECTOR

NORTH

1 C2.0 CITY REVIEW SITE PLAN
SCALE: 1" = 50'
0 50 100

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CITY REVIEW
SITE PLAN

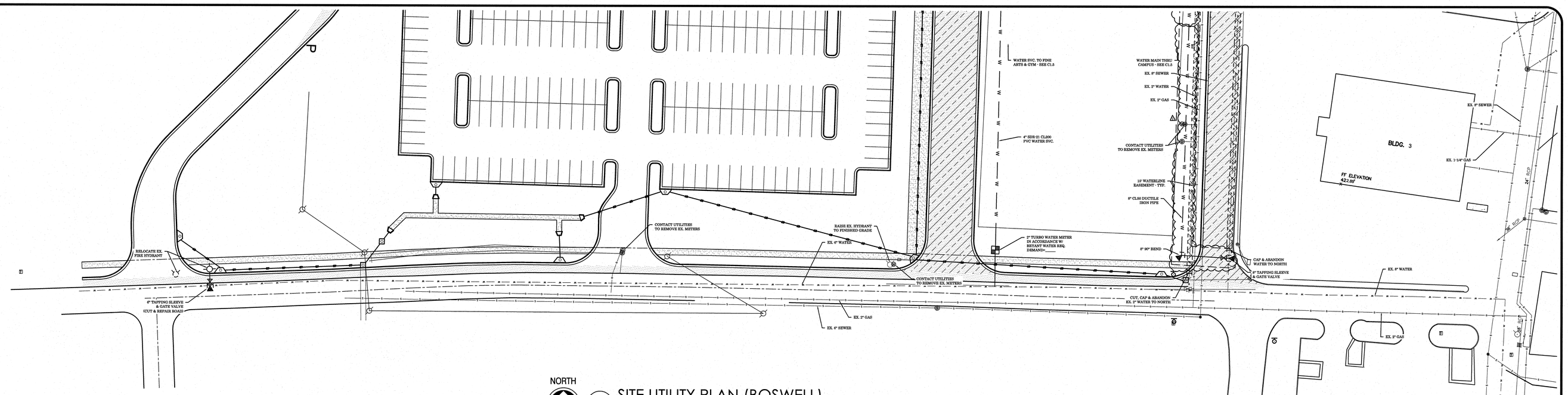
SITE PACKAGE
HIGH SCHOOL FINE ARTS, PE, & CAFETERIA
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12748
JOSH WILSON

CERTIFICATE OF AUTHORIZATION
MINTON ENGINEERING, INC.
NO. 1564
MECHANICAL ENGINEERING

DATE: 10 APRIL 2018
PROJECT: 17039B
DRAWN BY: JM
REVISION: 03 MAY 2018

C2.0
1 OF 1



1 C1.6 SITE UTILITY PLAN (BOSWELL)
SCALE: 1" = 40'
0 40 80

GENERAL UTILITY NOTES:

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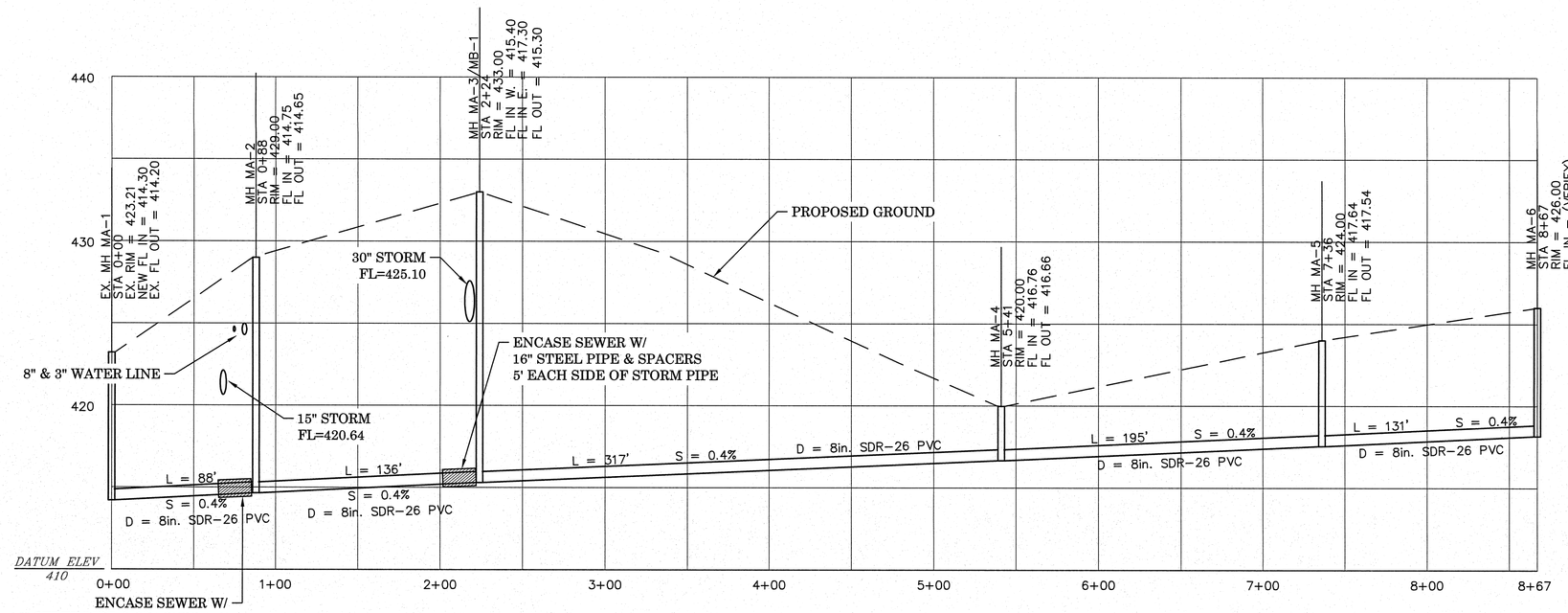
6. SEWER MANHOLES SET IN GREEN SPACE AREAS WILL HAVE A RIM ELEVATION OF AT LEAST 3" BUT NO MORE THAN 5" ABOVE ADJACENT GRADE.

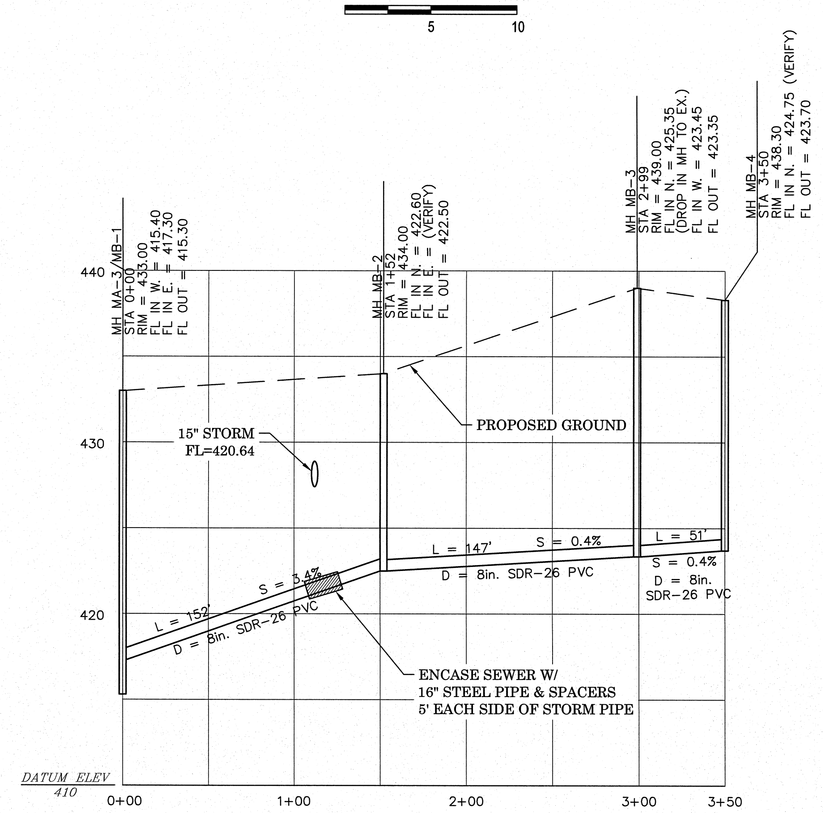
GRADATION PLAN NOTE

PRIOR TO INSTALLING ANY SANITARY, STORM, GAS OR WATER LINES BELOW GRADE, THE PLUMBING CONTRACTOR SHALL FURNISH TO THE ARCHITECT TWO COPIES OF A GRADATION PLAN OF THE BUILDING DRAINS AND SEWER LINES WITH PROPOSED ELEVATION GRADES SHOWN AT EACH MAJOR GROUP OF PLUMBING FIXTURES, AT EACH PIPE LINE INTERSECTION, AT EACH PIPE LINE CROSSING, AT EACH GRADE BEAM OR FOOTING PENETRATION/INTERSECTION AND AT ANY EXISTING PIPE LINE CONNECTIONS. THE PLAN SHALL ALSO INCLUDE ALL THOSE PIPE INTERSECTIONS AND/OR PIPE CROSSINGS THAT ARE EXTERIOR OF BUILDING/ADDITION INCLUDING ANY MANHOLES, CONNECTION TO EXISTING MAINS AND CLEANOUTS TO GRADE.

ALL WATER AND SEWER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH BRYANT WATER AND SEWER STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES.



2 C1.6 SEWER PROFILE (MAIN "A")
SCALE: 1" = 50' HOR. 1" = 5' VER.
0 50 100
5 10



3 C1.6 SEWER PROFILE (MAIN "B")
SCALE: 1" = 50' HOR. 1" = 5' VER.
0 50 100
5 10

SITE LEGEND:

100	EX. CONTOUR LINE
PL	PROPERTY LINE
S	EX. SEWER LINE
G	EX. GAS LINE
E	EX. OVERHEAD ELECTRIC
W	EX. WATER LINE
	EX. TREE
100	PR. CONTOUR
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EX	EXISTING
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NIC	NOT IN CONTRACT

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SITE UTILITY PLAN (BOSWELL)

SITE PACKAGE
HIGH SCHOOL FINE ARTS, PE, & CAFETERIA
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12743 JOSH WINTON 4-25-18
CERTIFICATE OF AUTHORIZATION WINTON ENGINEERING, INC. NO. 1564 ARKANSAS ENGINEER

DATE: 10 APRIL 2018
PROJECT NO: 17039B
DRAWN BY:
REVISION: 1 4-25-18

ARKANSAS ONE-CALL SYSTEM, INC. 1-800-482-8998 CALL BEFORE YOU DIG!

C1.6
8 OF 8

TREE LIST

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	REMARKS
AGG	22	ARBORVITAE, GREEN GIANT THUJA PLICATA VAR. 'GREEN GIANT'	2" MIN CAL 7'-8' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES WITH BRANCHES FULL TO GROUND LEVEL.
ANP	15	ARBORVITAE, NORTH POLE THUJA OCCIDENTALIS VAR. 'ART BOE'	2" MIN CAL 7'-8' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES WITH BRANCHES FULL TO GROUND LEVEL.
CY	19	CHERRY, YOSHINO PRUNUS x YEDOENSIS	2" MIN CAL 10'-12' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
EA	29	ELM, ALLEE ULMUS PARVIFLORA VAR. 'EMER II'	3" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
HNS	2	HOLLY, NELLIE R. STEVENS ILEX x VAR. 'NELLIE R. STEVENS'	2" MIN CAL 7'-8' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES WITH BRANCHES FULL TO GROUND LEVEL.
MAB	4	MAPLE, AUTUMN BLAZE ACER FREEMANII VAR. 'JEFFERSRED'	3" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES WITH BRANCHES FULL TO GROUND LEVEL.
OS	43	OAK, SHUMARD QUERCUS SHUMARDII	3" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
PC	23	PISTACHE, CHINESE PISTACIA CHINENSIS	3" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
PRR	10	PLANETREE, ROCKFORD ROAD PLATANUS x ACERIFOLIA VAR. 'GREJTN'	3" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
RFP	8	REDBUD, FOREST PANSY CERCIS CANADENSIS VAR. 'FOREST PANSY'	2" MIN CAL 10'-12' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.

ALL TREE CALIPERS ARE TO BE MEASURED 12 INCHES ABOVE GRADE TO MEET MINIMUM SIZING REQUIREMENTS.

SHRUB LIST

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	REMARKS
DVJ	36	DISTYLIUM, VITAGE JADE DISTYLIUM x VAR. 'VINTAGE JADE'	16"-18" HT 14"-16" SP 5-GAL.	SPACE PLANTS ±3'-6" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
HET	53	HAWTHORN, ELEANOR TABOR IN. RHAPHIOLEPIS INDICA VAR. 'CONOR'	16"-18" HT 14"-16" SP 5-GAL.	SPACE PLANTS ±3'-0" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
LPP	35	LOROPETALUM, PURPLE PIXIE LOROPETALUM CHINENSIS VAR. 'SHANG-LO'	10"-12" HT 12"-15" SP 3-GAL.	SPACE PLANTS ±3'-6" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
RPD	21	ROSE, PINK DRIFT ROSA SP VAR. 'MEIJOCOS'	10"-12" HT 12"-15" SP 3-GAL.	SPACE PLANTS ±3'-0" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
SHG	290	SWEETSPIRE, HENRY'S GARNET ITEA VIRGINICA VAR. 'HENRY'S GARNET'	18"-24" HT 16"-20" SP 5-GAL.	SPACE PLANTS ±4'-6" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
SGM	22	SPIREA, GOLDMOUND SPIRAEA x BUMALDA VAR. 'GOLDMOUND'	16"-18" HT 14"-16" SP 5-GAL.	SPACE PLANTS ±3'-0" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.

NOTE: ALL TREE, SHRUB, GROUNDCOVER AND SOD QUANTITIES ARE APPROXIMATE ONLY. CONTRACTOR SHOULD VERIFY EXACT QUANTITIES PRIOR TO BIDDING.

LANDSCAPE NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO INITIATING WORK ON THE SITE.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE SITE UTILITY PLAN AND VERIFY PLANT EXCAVATIONS WITH UTILITY PLANS AND INSTALLED FIELD LOCATIONS OF NEW UTILITIES.
4. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGE OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
5. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
6. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING. REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
8. TOPSOIL SHALL BE FREE OF STONES, ROOTS AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH. REF. SPECS.
9. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
10. IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE.
11. REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
12. THE NUMBER OF PLANTS OR INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES. TREE LOCATIONS ARE DIAGRAMMATIC.
13. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN FIELD USING COLORED FLAGS FOR EACH DIFFERENT TREE SPECIES FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. L.A. RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
14. ALL PLANT MATERIALS MUST BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL PRIOR TO DELIVERY OR INSTALLATION.
15. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO FINAL ACCEPTANCE.
16. COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF THE WORK.

ORNAMENTAL GRASS

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	REMARKS
GHD	83	GRASS, HAMELN DWARF FOUNTAIN PENNISETUM ALOPECUROIDES VAR. 'HAMELN'	12"-14" HT 12"-14" SP 1-GAL.	SPACE PLANTS ±2'-6" O.C. IN MASS PLANTING AREAS. FULL GRASS SELECTIONS WITH UNIFORM SHAPE.

GROUNDCOVER LIST

SYMBOL	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
LV	69	LIRIOPE, VARIEGATED LIRIOPE MUSCARI VAR. 'VARIEGATA'	6" POTS	SPACE PLANTS ±18" O.C IN GROUND COVER AREAS.
WPL	942	WINTERCREEPER, PURPLELEAF EUONYMUS FORTUNEI VAR. 'COLORATUS'	6" POTS	SPACE PLANTS ±2'-6" O.C. IN GROUND COVER AREAS. TRIANGULAR SPACING.

TURF MATERIALS LIST

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	REMARKS
SOD	26,195	MEYER'S Z-52 ZOYSIA ZOYSIA JAPONICA VAR. 'MEYER'S Z-52'	SQ. YD.	SOLID SOD ALL INDICATED AREAS WITH CLOSE KNIT JOINTS.

OTHER MATERIALS

ITEM	REMARKS
STEEL EDGING (STE)	SEE PLAN FOR LOCATIONS. DO NOT INSTALL ALONG BACK OF CURBS OR SIDEWALKS. USE PRE- FABRICATED, COMMERCIAL GRADE, STEEL EDGING PRODUCT. 3/16"x4" SIZE STEEL BANDS WITH DARK GREEN RUST RESISTANT PAINTED FINISH AND MFRS. STAKES & ACCESSORIES.
MULCH	SHREDDED HARDWOOD BARK MULCH. 3 INCH MINIMUM LAYER DEPTH IN ALL GROUND COVER AND ANNUAL BED AREAS. REMOVE ALL OTHER DEBRIS.
EROSION CONTROL BLANKET	INSTALL EROSION CONTROL BLANKETS PER MFRS. RECOMMENDATIONS ON ALL SEEDED AREAS THAT ARE 3:1 SLOPE OR STEEPER. BLANKETS TO BE "NORTH AMERICAN GREEN-SC150".
WEED BARRIER	INSTALL COMMERCIAL GRADE WEED BARRIER FABRIC UNDER MULCH IN SHRUB BED AND GRAVEL SURFACED AREAS (ONLY IN THE AREAS WITH PLANTS ON THE SHRUB LIST NOT IN THE GROUNDCOVER OR PERENNIAL BEDS.) FABRIC TO BE MINIMUM WEIGHT OF 3.0 OZ. PER SQUARE YARD, NON-WOVEN SYNTHETIC MATERIAL. TUCK ALL EDGES 6 INCHES MINIMUM INTO SOIL AT CURBS AND STEEL EDGING.
TOPSOIL	SEE SPECIFICATIONS FOR SOIL PREPARATION FOR REQUIREMENTS REGARDING TOPSOIL, AMENDMENTS, SOIL PREPARATION, AND SOIL CONDITIONING. FOR PRICING PURPOSES ASSUME THE FOLLOWING SOIL AMENDMENTS (PER CUBIC YARD): 85% BY VOLUME TOPSOIL 15% BY VOLUME COMPOST ½ POUNDS AMMONIUM SULFATE ½ POUND TRIPLE SUPER PHOSPHATE ½ POUND AGRICULTURAL GYPSUM ½ POUND POTASSIUM SULFATE TOPSOIL DEPTH FOR SODDED AREAS = 3 INCHES TOPSOIL DEPTH FOR SEEDED AREAS = 1 INCHES

SODDING/SEEDING OF DISTURBED AREAS

AREAS & LIMITS OF SODDING/SEEDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING/SEEDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. ALSO EXCAVATE & REMOVE ANY REMAINING TURF & SOIL TO A 4" MINIMUM DEPTH WITHIN NEW SOD AREAS WHERE NECESSARY. HAND EXCAVATION REQUIRED WITHIN DRIP LINES OF TREE AREAS. DO NOT DAMAGE EXISTING ROOTS.

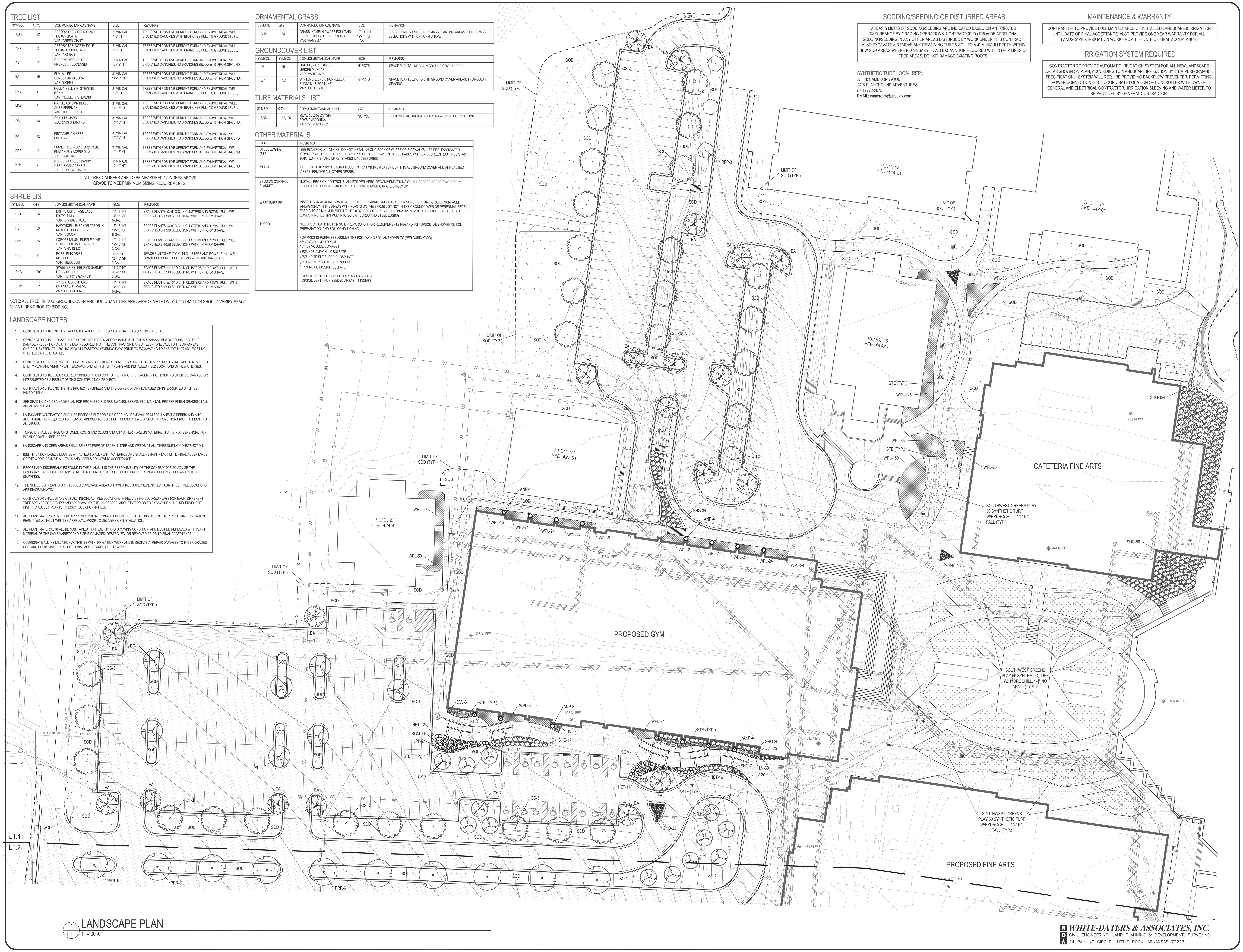
SYNTHETIC TURF LOCAL REP.:
ATTN: CAMERON WOOD
ACS PLAYGROUND ADVENTURES
(501) 772-2075
EMAIL: cameronw@acsplay.com

MAINTENANCE & WARRANTY

CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE & IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ALSO PROVIDE ONE YEAR WARRANTY FOR ALL LANDSCAPE & IRRIGATION WORK FROM THE DATE OF FINAL ACCEPTANCE.

IRRIGATION SYSTEM REQUIRED

CONTRACTOR TO PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR ALL NEW LANDSCAPE AREAS SHOWN ON PLAN, ACCORDING TO "LANDSCAPE IRRIGATION SYSTEM PERFORMANCE SPECIFICATION." SYSTEM WILL REQUIRE PROVIDING BACKFLOW PREVENTER, PERMITTING, POWER CONNECTION, ETC. COORDINATE LOCATION OF CONTROLLER WITH OWNER, GENERAL AND ELECTRICAL CONTRACTOR. IRRIGATION SLEEVING AND WATER METER TO BE PROVIDED BY GENERAL CONTRACTOR.



1 L1.1 LANDSCAPE PLAN
1" = 30'-0"

WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

LEWIS ARCHITECTS ENGINEERS
ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501.223.9302 • FAX 501.223.9909 • WWW.LEMVRW.COM

LANDSCAPE PLAN

BRYANT HIGH SCHOOL
BRYANT SCHOOL DISTRICT
BRYANT, ARKANSAS

LICENSED LANDSCAPE ARCHITECT
KYLE D. BEASLEY
No.5076
ARKANSAS

DATE: 04-11-2018
PROJECT NO: 17062
DRAWN BY: KDB
REVISION:

L1.1
1 OF 3

TREE LIST

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	REMARKS
AGG	22	ARBORVITAE, GREEN GIANT THUJA PLICATA VAR. 'GREEN GIANT'	2" MIN CAL 7'-8' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES WITH BRANCHES FULL TO GROUND LEVEL.
ANP	15	ARBORVITAE, NORTH POLE THUJA OCCIDENTALIS VAR. 'ART BOE'	2" MIN CAL 7'-8' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES WITH BRANCHES FULL TO GROUND LEVEL.
CY	19	CHERRY, YOSHINO PRUNUS x YEDOENSIS	2" MIN CAL 10'-12' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
EA	29	ELM, ALLEE ULMUS PARVIFLORA VAR. 'EMER II'	3" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
HNS	2	HOLLY, NELLIE R. STEVENS ILEX x. VAR. 'NELLIE R. STEVENS'	2" MIN CAL 7'-8' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES WITH BRANCHES FULL TO GROUND LEVEL.
MAB	4	MAPLE, AUTUMN BLAZE ACER FREEMANII VAR. 'JEFFERSRED'	3" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES WITH BRANCHES FULL TO GROUND LEVEL.
OS	43	OAK, SHUMARD QUERCUS SHUMARDII	3" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
PC	23	PISTACHE, CHINESE PISTACIA CHINENSIS	3" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
PRR	10	PLANETREE, ROCKFORD ROAD PLATANUS x ACERIFOLIA VAR. 'GREUTH'	3" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.
RFP	8	REDBUD, FOREST PANSY CERCIS CANADENSIS VAR. 'FOREST PANSY'	2" MIN CAL 10'-12' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.

ALL TREE CALIPERS ARE TO BE MEASURED 12 INCHES ABOVE GRADE TO MEET MINIMUM SIZING REQUIREMENTS.

SHRUB LIST

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	REMARKS
DVJ	36	DIBTVLIUM, VITAGE JADE DIBTVLIUM x. VAR. 'VINTAGE JADE'	16"-18" HT 14"-16" SP 5-GAL.	SPACE PLANTS ±3'-6" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
HET	53	HAWTHORN, ELEANOR TABOR IN. RHAPHIOLEPIS INDICA VAR. 'CONOR'	16"-18" HT 14"-16" SP 5-GAL.	SPACE PLANTS ±3'-6" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
LPP	35	LOROPETALUM, PURPLE PIXIE LOROPETALUM CHINENSIS VAR. 'SHANG-LO'	10"-12" HT 12"-15" SP 3-GAL.	SPACE PLANTS ±3'-6" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
RPD	21	ROSE, PINK DRIFT ROSA SP. VAR. 'MEIJOCOS'	10"-12" HT 12"-15" SP 3-GAL.	SPACE PLANTS ±3'-6" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
SHG	290	SWEETSPIRE, HENRY'S GARNET ITEA VIRGINICA VAR. 'HENRY'S GARNET'	18"-24" HT 16"-20" SP 5-GAL.	SPACE PLANTS ±4'-6" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
SGM	22	SPIREA, GOLDMOUND SPIRAEA x BUMALDA VAR. 'GOLDMOUND'	16"-18" HT 14"-16" SP 5-GAL.	SPACE PLANTS ±3'-6" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.

NOTE: ALL TREE, SHRUB, GROUNDCOVER AND SOD QUANTITIES ARE APPROXIMATE ONLY. CONTRACTOR SHOULD VERIFY EXACT QUANTITIES PRIOR TO BIDDING.

ORNAMENTAL GRASS

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	REMARKS
GHD	83	GRASS, HAMELN DWARF FOUNTAIN PENNISETUM ALOPECUROIDES VAR. 'HAMELN'	12"-14" HT 12"-14" SP 1-GAL.	SPACE PLANTS ±2'-6" O.C. IN MASS PLANTING AREAS. FULL GRASS SELECTIONS WITH UNIFORM SHAPE.

GROUNDCOVER LIST

SYMBOL	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
LV	69	LIRIOPE, VARIEGATED LIRIOPE MUSCARI VAR. 'VARIEGATA'	6" POTS	SPACE PLANTS ±18" O.C IN GROUND COVER AREAS.
WPL	942	WINTERCREEPER, PURPLELEAF EUONYMUS FORTUNEI VAR. 'COLORATUS'	6" POTS	SPACE PLANTS ±2'-6" O.C. IN GROUND COVER AREAS, TRIANGULAR SPACING.

TURF MATERIALS LIST

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	REMARKS
SOD	26,195	MEYER'S Z-52 ZOYSIA ZOYSIA JAPONICA VAR. 'MEYER'S Z-52'	SQ. YD.	SOLID SOD ALL INDICATED AREAS WITH CLOSE KNIT JOINTS.

OTHER MATERIALS

ITEM	REMARKS
STEEL EDGING (STE)	SEE PLAN FOR LOCATIONS. DO NOT INSTALL ALONG BACK OF CURBS OR SIDEWALKS. USE PRE-FABRICATED, COMMERCIAL GRADE, STEEL EDGING PRODUCT. 3/16"x4" SIZE STEEL BANDS WITH DARK GREEN RUST RESISTANT PAINTED FINISH AND MFRS. STAKES & ACCESSORIES.
MULCH	SHREDDED HARDWOOD BARK MULCH. 3 INCH MINIMUM LAYER DEPTH IN ALL GROUND COVER AND ANNUAL BED AREAS. REMOVE ALL OTHER DEBRIS.
EROSION CONTROL BLANKET	INSTALL EROSION CONTROL BLANKETS PER MFRS. RECOMMENDATIONS ON ALL SEEDED AREAS THAT ARE 3:1 SLOPE OR STEEPER. BLANKETS TO BE "NORTH AMERICAN GREEN-SC150".
WEED BARRIER	INSTALL COMMERCIAL GRADE WEED BARRIER FABRIC UNDER MULCH IN SHRUB BED AND GRAVEL SURFACED AREAS (ONLY IN THE AREAS WITH PLANTS ON THE SHRUB LIST NOT IN THE GROUNDCOVER OR PERENNIAL BEDS.) FABRIC TO BE MINIMUM WEIGHT OF 3.0 OZ. PER SQUARE YARD, NON-WOVEN SYNTHETIC MATERIAL. TUCK ALL EDGES 6 INCHES MINIMUM INTO SOIL AT CURBS AND STEEL EDGING.
TOPSOIL	SEE SPECIFICATIONS FOR SOIL PREPARATION FOR REQUIREMENTS REGARDING TOPSOIL, AMENDMENTS, SOIL PREPARATION, AND SOIL CONDITIONING. FOR PRICING PURPOSES ASSUME THE FOLLOWING SOIL AMENDMENTS (PER CUBIC YARD): 85% BY VOLUME TOPSOIL 15% BY VOLUME COMPOST ‡ POUNDS AMMONIUM SULFATE ‡ POUND TRIPLE SUPER PHOSPHATE ‡ POUND AGRICULTURAL GYPSUM ‡ POUND POTASSIUM SULFATE TOPSOIL DEPTH FOR SODDED AREAS = 1 INCHES TOPSOIL DEPTH FOR SEEDED AREAS = 1 INCHES

LANDSCAPE NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO INITIATING WORK ON THE SITE.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE SITE UTILITY PLAN AND VERIFY PLANT EXCAVATIONS WITH UTILITY PLANS AND INSTALLED FIELD LOCATIONS OF NEW UTILITIES.
4. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGE OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
5. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
6. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
8. TOPSOIL SHALL BE FREE OF STONES, ROOTS AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH. REF. SPECS.
9. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
10. IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE.
11. REPORT ANY DISCREPANCIES FOUND IN THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
12. THE NUMBER OF PLANTS OR INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES. TREE LOCATIONS ARE DIAGRAMMATIC.
13. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN FIELD USING COLORED FLAGS FOR EACH DIFFERENT TREE SPECIES FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. L.A. RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
14. ALL PLANT MATERIALS MUST BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL, PRIOR TO DELIVERY OR INSTALLATION.
15. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO FINAL ACCEPTANCE.
16. COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF THE WORK.

SODDING/SEEDING OF DISTURBED AREAS

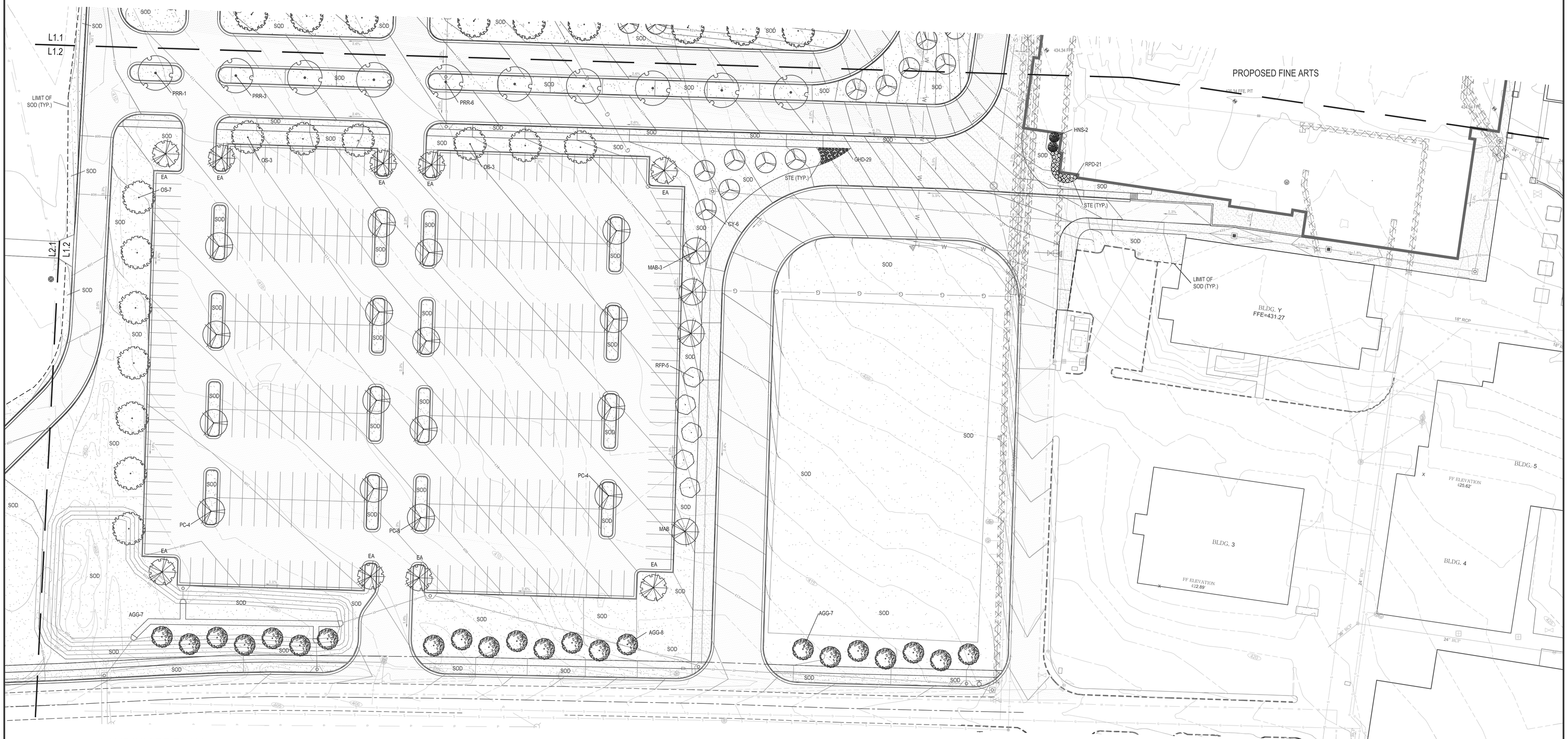
AREAS & LIMITS OF SODDING/SEEDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING/SEEDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. ALSO EXCAVATE & REMOVE ANY REMAINING TURF & SOIL TO A 4" MINIMUM DEPTH WITHIN NEW SOD AREAS WHERE NECESSARY. HAND EXCAVATION REQUIRED WITHIN DRIP LINES OF TREE AREAS. DO NOT DAMAGE EXISTING ROOTS.

MAINTENANCE & WARRANTY

CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE & IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ALSO PROVIDE ONE YEAR WARRANTY FOR ALL LANDSCAPE & IRRIGATION WORK FROM THE DATE OF FINAL ACCEPTANCE.

IRRIGATION SYSTEM REQUIRED

CONTRACTOR TO PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR ALL NEW LANDSCAPE AREAS SHOWN ON PLAN, ACCORDING TO "LANDSCAPE IRRIGATION SYSTEM PERFORMANCE SPECIFICATION." SYSTEM WILL REQUIRE PROVIDING BACKFLOW PREVENTER, PERMITTING, POWER CONNECTION, ETC. COORDINATE LOCATION OF CONTROLLER WITH OWNER, GENERAL AND ELECTRICAL CONTRACTOR. IRRIGATION SLEEVING AND WATER METER TO BE PROVIDED BY GENERAL CONTRACTOR.



1 L1.2 LANDSCAPE PLAN
1" = 30'-0"

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CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

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LANDSCAPE PLAN

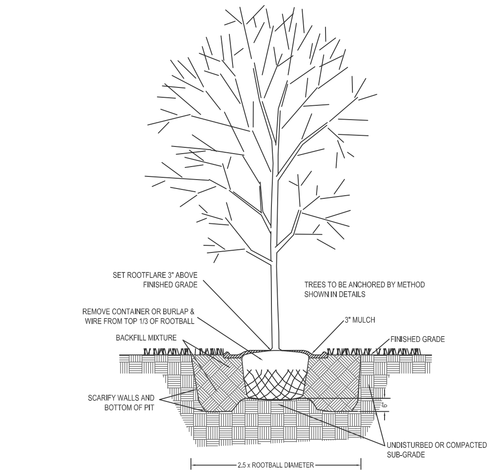
BRYANT HIGH SCHOOL
BRYANT SCHOOL DISTRICT
BRYANT, ARKANSAS

LICENSED LANDSCAPE ARCHITECT No.5076 ARKANSAS

DATE:	04-11-2018
PROJECT NO:	17062
DRAWN BY:	KDB
REVISION:	

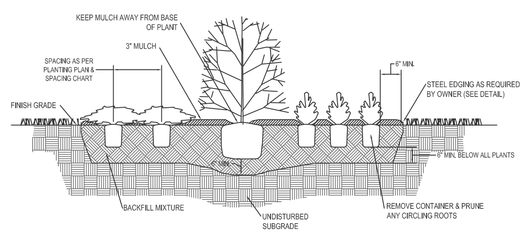
L1.2

1 L2.1 LANDSCAPE PLAN
1" = 30'-0"

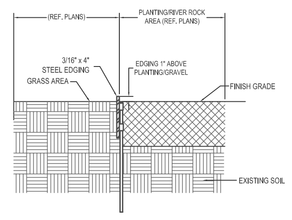


1 TREE PLANTING DETAIL
N.T.S.

NOTES:
1. PLANTING BED TO BE COMPLETELY OVER-EXCAVATED & FILLED W/ BACKFILL MIXTURE
2. BEFORE LAYING PLANTING MIXTURE, SCARIFY SUBGRADE IN THE DIRECTION OF SLOPE FOR POSITIVE DRAINAGE
3. ALL LABELS TO BE REMOVED AFTER FIRST PUNCH INSPECTION

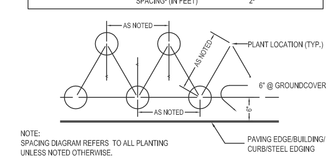


2 PLANTING BED DETAIL
N.T.S.



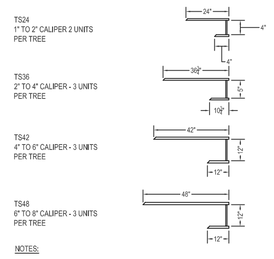
3 STEEL EDGING AT PLANTING/GRAVEL
N.T.S.

PLANT QUANTITY CALCULATION		EXAMPLE FOR 100 SQ.FT. AREA @ 2' O.C. SPACING
SQUARE SPACING:	AREA (IN SQ.FT.) / SPACING² (IN FEET)	100 / 4 = 25 QTY
TRIANGULAR SPACING:	AREA (IN SQ.FT.) /0.86 / SPACING² (IN FEET)	100/0.86 / 4 = 29 QTY



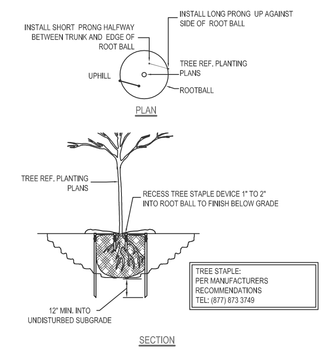
NOTE:
SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE.

4 TRIANGULAR SPACING DETAIL
N.T.S.

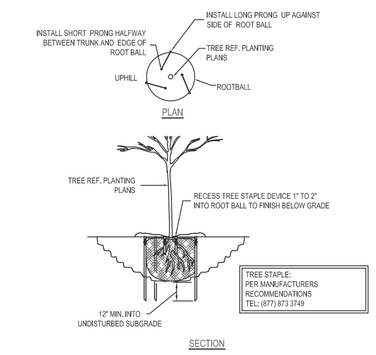


NOTES:
1. DETERMINE THE PROPER SIZE TREE STAPLE DEVICE BY MEASURING THE DEPTH OF THE ROOT BALL, BACKFILL MIX, AND DRAINAGE GRAVEL, PLUS ADDING 12" +/8" INTO UNDISTURBED SUBGRADE, ROUND UP TO THE NEXT SIZE IF NECESSARY.
2. IN EXTREME WIND AND/OR LOOSE SOIL CONDITIONS, USE THREE TREE STAPLE DEVICES PER TREE AND/OR ROUND UP TO THE NEXT SIZE.

5 TREE STAPLE SIZE AND QUANTITY GUIDE
N.T.S.



6 TREE STAPLE - TWO STAPLE DETAIL
N.T.S.



7 TREE STAPLE - THREE STAPLE DETAIL
N.T.S.

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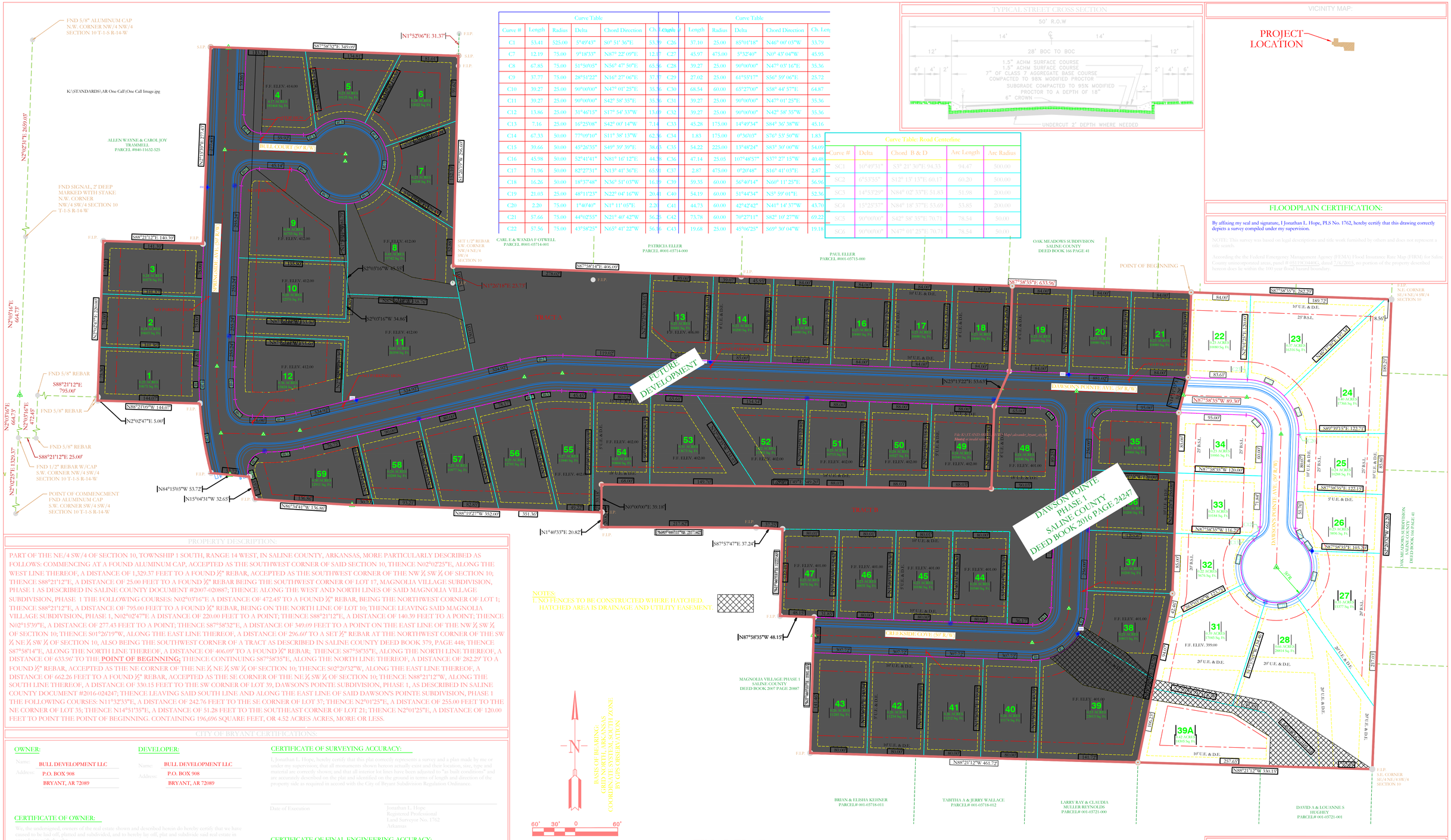
LANDSCAPE PLAN & DETAILS

BRYANT HIGH SCHOOL
BRYANT SCHOOL DISTRICT
BRYANT, ARKANSAS

KYLE BLACKLEY No.5076 ARKANSAS REGISTERED LANDSCAPE ARCHITECT

DATE:	04-11-2018
PROJECT NO:	17062
DRAWN BY:	KDB
REVISION:	

L2.1



Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length	Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	53.41	525.00	5°49'43"	S0° 51' 36"E	53.39	C26	37.10	25.00	85°01'18"	N46° 00' 05"W	33.79
C7	12.19	75.00	9°18'33"	N87° 22' 09"E	12.18	C27	45.97	475.00	5°32'40"	N0° 43' 04"W	45.95
C8	67.85	75.00	51°50'05"	N56° 47' 50"E	65.56	C28	39.27	25.00	90°00'00"	N47° 03' 16"E	35.36
C9	37.77	75.00	28°51'22"	N16° 27' 06"E	37.37	C29	27.02	25.00	61°55'17"	S56° 59' 06"E	25.72
C10	39.27	25.00	90°00'00"	N47° 01' 25"E	35.36	C30	68.54	60.00	65°27'00"	S58° 44' 57"E	64.87
C11	39.27	25.00	90°00'00"	S42° 58' 35"E	35.36	C31	39.27	25.00	90°00'00"	N47° 01' 25"E	35.36
C12	13.86	25.00	31°46'15"	S17° 54' 33"W	13.69	C32	39.27	25.00	90°00'00"	N42° 58' 35"W	35.36
C13	7.16	25.00	16°25'08"	S42° 00' 14"W	7.14	C33	45.28	175.00	14°49'34"	S84° 36' 38"W	45.16
C14	67.33	50.00	77°09'10"	S11° 38' 13"W	62.36	C34	1.83	175.00	0°36'03"	S76° 53' 50"W	1.83
C15	39.66	50.00	45°26'35"	S49° 39' 59"E	38.63	C35	54.22	225.00	13°48'24"	S83° 30' 00"W	54.09
C16	45.98	50.00	52°41'41"	N81° 16' 12"E	44.38	C36	47.14	25.05	107°48'57"	S37° 27' 15"W	40.48
C17	71.96	50.00	82°27'31"	N13° 41' 36"E	65.91	C37	2.87	475.00	0°20'48"	S16° 41' 03"E	2.87
C18	16.26	50.00	18°37'48"	N36° 51' 03"W	16.19	C39	59.35	60.00	56°40'14"	N60° 11' 25"E	56.96
C19	21.03	25.00	48°11'23"	N22° 04' 16"W	20.41	C40	54.19	60.00	51°44'34"	N5° 59' 01"E	52.36
C20	2.20	75.00	1°40'40"	N1° 11' 05"E	2.20	C41	44.73	60.00	42°42'42"	N41° 14' 37"W	43.70
C21	57.66	75.00	44°02'55"	N21° 40' 42"W	56.25	C42	73.78	60.00	70°27'11"	S82° 10' 27"W	69.22
C22	57.56	75.00	43°58'25"	N65° 41' 22"W	56.16	C43	19.68	25.00	45°06'25"	S69° 30' 04"W	19.18

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

TYPICAL STREET CROSS SECTION:

VICINITY MAP:

FLOODPLAIN CERTIFICATION:

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

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

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05119C0440G, dated 7/16/2015, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY DESCRIPTION:

PART OF THE NE/4 SW/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM CAP, ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE N02°02'25"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,329.37 FEET TO A FOUND ½" REBAR, ACCEPTED AS THE SOUTHWEST CORNER OF THE NW ¼ SW ¼ OF SECTION 10; THENCE S88°21'12"E, A DISTANCE OF 25.00 FEET TO A FOUND ½" REBAR BEING THE SOUTHWEST CORNER OF LOT 17, MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 AS DESCRIBED IN SALINE COUNTY DOCUMENT #2007-020887; THENCE ALONG THE WEST AND NORTH LINES OF SAID MAGNOLIA VILLAGE SUBDIVISION, PHASE 1 THE FOLLOWING COURSES: N02°03'16"E A DISTANCE OF 472.45' TO A FOUND ½" REBAR, BEING THE NORTHWEST CORNER OF LOT 1; THENCE S88°21'12"E, A DISTANCE OF 795.00 FEET TO A FOUND ½" REBAR, BEING ON THE NORTH LINE OF LOT 10; THENCE LEAVING SAID MAGNOLIA VILLAGE SUBDIVISION, PHASE 1, N02°02'47"E A DISTANCE OF 220.00 FEET TO A POINT; THENCE S88°21'12"E, A DISTANCE OF 140.39 FEET TO A POINT; THENCE N02°15'39"E, A DISTANCE OF 277.43 FEET TO A POINT; THENCE S87°58'32"E, A DISTANCE OF 349.09 FEET TO A POINT ON THE EAST LINE OF THE NW ¼ SW ¼ OF SECTION 10; THENCE S01°26'19"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 296.60' TO A SET ½" REBAR AT THE NORTHWEST CORNER OF THE SW ¼ NE ¼ SW ¼ OF SECTION 10, ALSO BEING THE SOUTHWEST CORNER OF A TRACT AS DESCRIBED IN SALINE COUNTY DEED BOOK 379, PAGE 448; THENCE S87°58'14"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 406.09' TO A FOUND ½" REBAR; THENCE S87°58'35"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 633.96' TO THE **POINT OF BEGINNING;** THENCE CONTINUING S87°58'35"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 282.29' TO A FOUND ½" REBAR, ACCEPTED AS THE NE CORNER OF THE NE ¼ NE ¼ SW ¼ OF SECTION 10; THENCE S02°20'32"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 662.26 FEET TO A FOUND ½" REBAR, ACCEPTED AS THE SE CORNER OF THE NE ¼ SW ¼ OF SECTION 10; THENCE N88°21'12"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 330.15 FEET TO THE SW CORNER OF LOT 39, DAWSON'S POINTE SUBDIVISION, PHASE 1, AS DESCRIBED IN SALINE COUNTY DOCUMENT #2016-024247; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID DAWSON'S POINTE SUBDIVISION, PHASE 1 THE FOLLOWING COURSES: N11°32'33"E, A DISTANCE OF 242.76 FEET TO THE SE CORNER OF LOT 37; THENCE N2°01'25"E, A DISTANCE OF 255.00 FEET TO THE NE CORNER OF LOT 35; THENCE N14°51'35"E, A DISTANCE OF 51.28 FEET TO THE SOUTHEAST CORNER OF LOT 21; THENCE N2°01'25"E, A DISTANCE OF 120.00 FEET TO POINT THE POINT OF BEGINNING. CONTAINING 196,696 SQUARE FEET, OR 4.52 ACRES ACRES, MORE OR LESS.

CITY OF BRYANT CERTIFICATIONS:

OWNER:

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

DEVELOPER:

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

CERTIFICATE OF OWNER:

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

Date of Execution

Name:

Address:

Source of Title: BOOK: 2010 PAGE: 44484

CERTIFICATE OF PROPERTY OWNERSHIP:

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

Dated: _____

Certified Title Insurance Agent or Abstractor

CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution

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

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, William W. McFadden, ereby certify that this plat correctly represents 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

William W. McFadden
Registered Professional
Engineer, No. 14048
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 at a meeting held _____, 19____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Name:
Bryant Planning Commison

NOTES:
1. NO FENCES TO BE CONSTRUCTED WHERE HATCHED.
HATCHED AREA IS DRAINAGE AND UTILITY EASEMENT.

FINAL PLAT
DAWSON'S POINTE SUBDIVISION PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

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

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

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

PROPERTY SPECIFICATIONS:

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

DEVELOPER/ SUBDIVIDER: BULL DEVELOPMENT LLC
P.O. BOX 908
BRYANT, AR 72089

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

NAME OF SUBDIVISION: DAWSON'S POINTE SUBDIVISION PHASE 2

ZONING CLASSIFICATION: R-2

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2010 PAGE 44484

MIN. LOT SIZE: 10,000 S.F.
NUMBER OF LOTS: 12
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELEC.TRIC: FIRST ELECTRIC

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

EASEMENTS UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

K:\STANDARDS\Hope Logo\HOPE-dwg.png

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

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

FINAL PLAT
DAWSON'S POINTE SUBDIVISION PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 11-08-2017	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED: 01-18-2018	CHECKED BY:	05-0570	
	SCALE: 1" = 60'		

HOPE
CONSULTING
ENGINEERS - SURVEYORS

Monday January 22, 2017

Truett Smith
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Dawson's Pointe Phase 2 Final Plat

Dear Mr. Truett Smith,

On behalf of our client, Hope Consulting is formally requesting the City of Bryant Planning Commission begin the review and approval process for the Final Plat of Dawson's Pointe Final Plat of Phase 2.

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

Sincerely,

Jonathan Hope

117 SOUTH MARKET ST. BENTON, ARKANSAS 72015
501-315-2626
WWW.HOPECONSULTING.COM

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

City of Bryant Subdivision Checklist

Subdivision/Project Name Pawson Pointe

Contact Person Jonathan Hope Phone 501-860-0467

Mailing Address

I. Basic Information Needed On The Plat

✓▲ 1. Name of Subdivision/Project
✓▲ 2. Current zoning R-2
✓▲ 3. Name and Address of owner of Record
✓▲ 4. Illustrate Source of Title giving deed record book and page number
✓▲ 5. Name & address of the sub-divider
✓▲ 6. Date of Survey
✓▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
✓▲ 8. Legal description of the property with exact boundary lines
✓▲ 9. Acreage of property
✓▲ 10. Number of Lots
✓▲ 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 (Filed previously)
- ▲ 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** # 25 + 12 = $37.00 City of Bryant
- ▲ 81. Check for **Water Sewer Impact fees ($100.00 Flushing Fee and $100.00 impact fee per lot)**
  $100 + $1200 = $1,300
  Bryant Water & Sewer Dept.

Dawson's Pointe
Name of Subdivision

Surveyor

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

Owner Signature

Engineer Signature

CITY USE

Preliminary Plat Approved _____

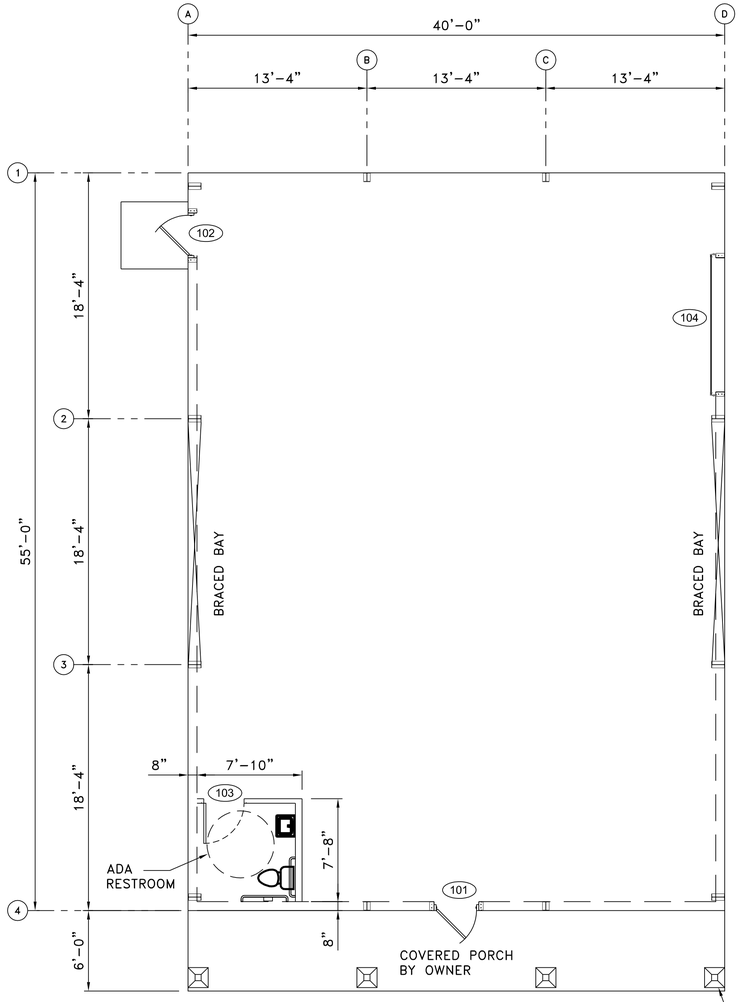
Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____



ROCK VENEER BASE AROUND COLUMNS

BUILDING FLOOR PLAN

SCALE: 3/16" = 1'-0"

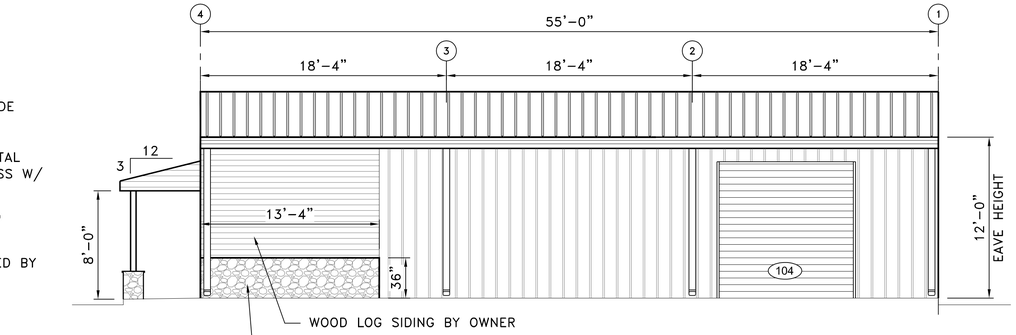
DOOR SCHEDULE:

(101) 3'-0 X 7'-0" INSULATED WITH LITE = HOLLOW METAL DOOR AND FRAME, PROVIDE KEYED ACCESS W/ PANIC HARDWARE

(102) 3'-0 X 7'-0" INSULATED = HOLLOW METAL DOOR AND FRAME, PROVIDE KEYED ACCESS W/ PANIC HARDWARE

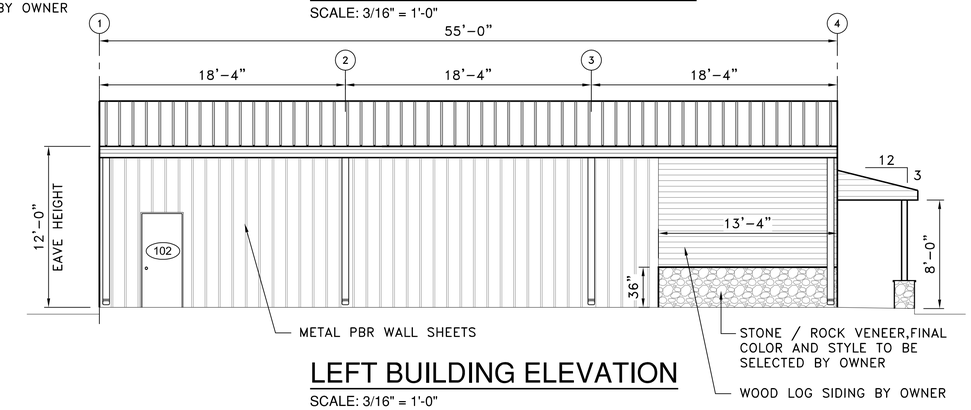
(103) 3'-0 X 7'-0" HOLLOW METAL DOOR AND FRAME. PROVIDE LOCK SET

(104) 10'-0 X 10'-0" ROLE UP DOOR PROVIDED BY BILDING SUPPLIER.



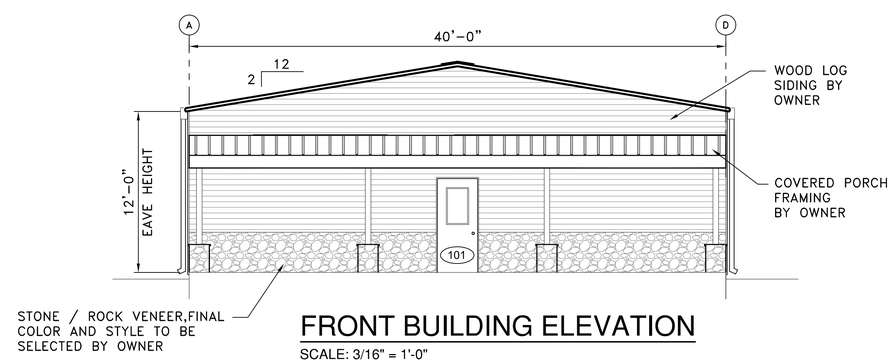
RIGHT BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



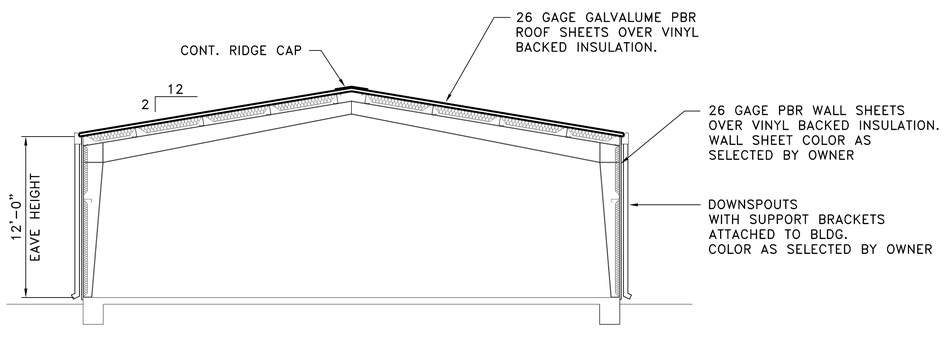
LEFT BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



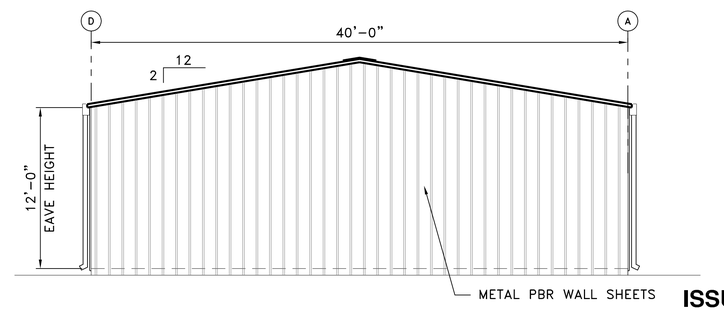
FRONT BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



BUILDING CROSS SECTION

SCALE: 3/16" = 1'-0"



REAR BUILDING ELEVATION

SCALE: 3/16" = 1'-0"

ISSUED FOR SITE PLAN REVIEW, NOT FOR CONSTRUCTION

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

PROJECT:
CULIN WAREHOUSE
2200 SQ FT BUILDING - SALINE COUNTY

SHEET TITLE:
FLOOR PLAN, ELEVATIONS AND CROSS SECTION

HE JOB NO.:	2017-0446
FILE NAME:	170446a1.0.dwg
PLOT SCALE:	1:64
1st ISSUE:	25 April 2018

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

SCALE:	3/16"=1'-0"
DESIGNED BY:	.
DRAWN BY:	EAW
CHECKED BY:	.

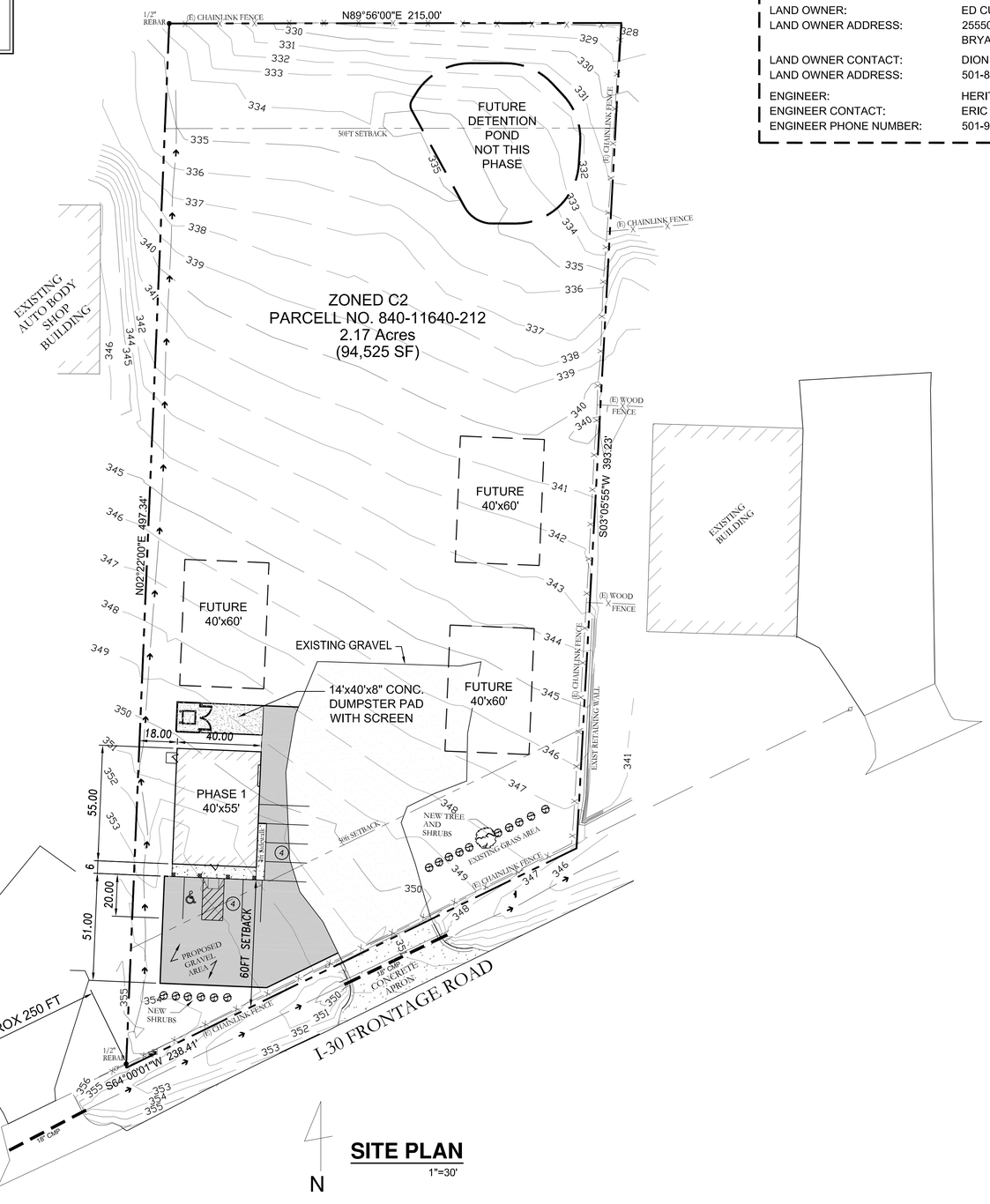
SHEET No.
A1.0

R:\2017 Clients\Don Simpson_Land Survey\2017-0446\Construction\170446a1.0.dwg Wed, 25/Apr/18 12:18pm

CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-482-8998
(TOLL FREE)

ARKANSAS ONE CALL SYSTEM, INC.

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE, THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.



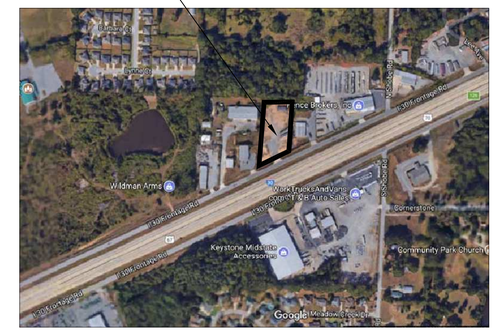
SITE PLAN

1"=30'

SITE PLAN NOTES

CURRENT ZONING:	C2
PROPOSED BUILDING AREA:	2,200 SQ. FT.
PROPOSED CANOPY AREA:	240 SQ. FT.
PROPOSED NEW GRAVEL AREA:	3,998 SQ. FT.
PARCEL AREA :	90,169 SQ. FT. (2.17 ACRE)
PARKING REQUIRMENTS:	2200 / 300 = 8 SPACES
LAND OWNER:	ED CULIN
LAND OWNER ADDRESS:	25550 I-30 BRYANT, AR. 72022
LAND OWNER CONTACT:	DION SIMPSON
LAND OWNER ADDRESS:	501-847-2468
ENGINEER:	HERITAGE ENGINEERING
ENGINEER CONTACT:	ERIC WARFORD
ENGINEER PHONE NUMBER:	501-939-2303

SITE LOCATION



DETENTION BASIN CALCULATIONS PHASE 1

DRAINAGE BASIN - 2.07 ACRES = 90,169 SF
AVERAGE SLOPE - 5.3%

PRE-DEVELOPMENT RUN-OFF COEFFICIENT:

NATURAL VEGETATION	- 1,757sf / 90,169sf x 0.37 = 0.007
CLAY SOIL / GRAVEL AREA	- 79,302sf / 90,169sf x 0.50 = 0.440
GRAVEL	- 9,110sf / 90,169sf x 0.65 = 0.066

PRE-DEVELOPMENT RUN-OFF COEFFICIENT = 0.007+.440+.066 = 0.513

TIME OF CONCENTRATION (min) - 17
100-YEAR RAINFALL INTENSITY (in/hr) - 7.6
Q = CiA (cfs) = 0.513x7.6x2.07 = 8.07 **cfs** PRE-DEVELOPMENT RUN-OFF

POST-DEVELOPMENT RUN-OFF COEFFICIENT:

NATURAL VEGETATION	- 1,757sf / 90,169sf x 0.37 = 0.007
CLAY SOIL / GRAVEL AREA	- 71,704sf / 90,169sf x 0.50 = 0.398
GRAVEL	- 13,708sf / 90,169sf x 0.65 = 0.099
ROOF AND CONCRETE	- 3,000sf / 90,169sf x 0.95 = 0.0316

POST-DEVELOPMENT RUN-OFF COEFFICIENT = 0.007+0.404+0.094+0.026 = 0.536

TIME OF CONCENTRATION (min) - 15
100-YEAR RAINFALL INTENSITY (in/hr) - 7.75
Q = CiA (cfs) = 0.536x7.75x2.17 = 9.00 **cfs** POST-DEVELOPMENT RUN-OFF

DIFFERENTIAL RUN-OFF RATE (in / hr): R = 0.536(7.75) - 0.513(7.75) = 0.179

SIMPLIFIED VOLUME FORMULA
Volume Required = R x A x Tc x 60 = 0.179x2.17x15x60 = 349.6 cubic foot
(Volume Required is Negligible. - No On Site Detention For Phase 1)

ISSUED FOR SITE PLAN REVIEW

LEGAL DESCRIPTION: Part of the SE1/4 NW1/4 Section 13, T-1-S, R-14-W, Saline County, Arkansas, more particularly described as: Commencing at the NW corner SE1/4 NW1/4 Section 13, T-1-S, R-14-W; thence N89° 56'E 441.8' to the Point of Beginning; thence continue N89° 56'E 215.0'; thence S03° 05' 55"W 393.23' to the North Right-of-Way line of Interstate Highway 30; thence S64° 00'W along said Right-of-Way 238.41'; thence N02° 22'E 497.34' to the Point of Beginning. Containing 2.17 Acres, more orless.

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

PROJECT: **CULIN WAREHOUSE**
2200 SQ FT BUILDING - SALINE COUNTY

SHEET TITLE: SITE PLAN

HE JOB NO.:	2017-0446
FILE NAME:	170446c1.0.dwg
PLOT SCALE:	1:30
ISSUE 1:	25 APRIL 18

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

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

SHEET No.
C1.0

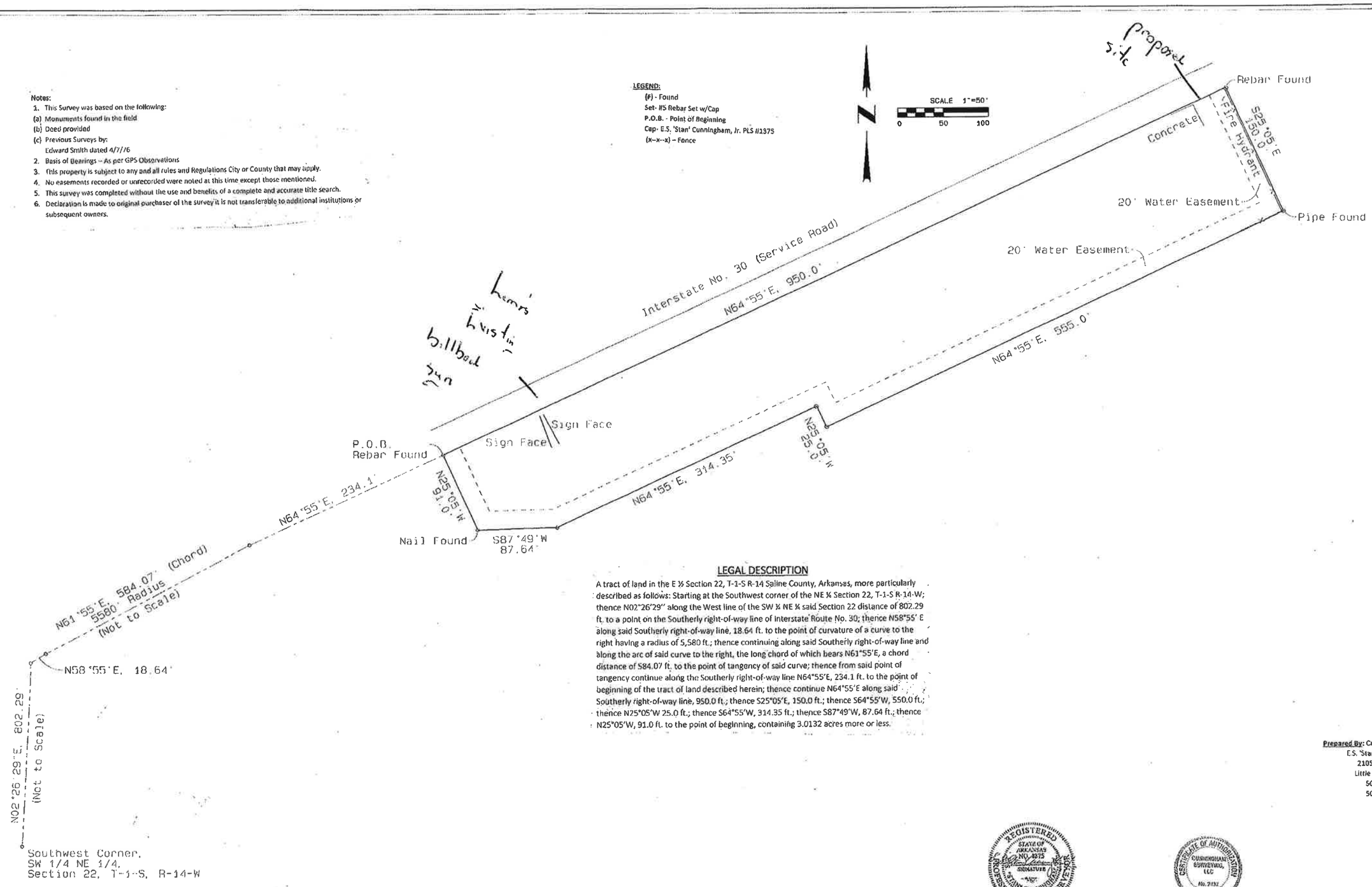
\\HERSRVR\J:\2017 Clients\Culin Simpson Land Survey\2017-0446\Construction\170446c1.0.dwg Wed, 25/Apr/18 12:16pm

Notes:

1. This Survey was based on the following:
   (a) Monuments found in the field
   (b) Deed provided
   (c) Previous Surveys by:
   Edward Smith dated 4/7//6
2. Basis of Bearings – As per GPS Observations
3. This property is subject to any and all rules and Regulations City or County that may apply.
4. No easements recorded or unrecorded were noted at this time except those mentioned.
5. This survey was completed without the use and benefits of a complete and accurate title search.
6. Declaration is made to original purchaser of the survey it is not transferable to additional institutions or subsequent owners.

LEGEND:

(F) - Found
Set- #5 Rebar Set w/Cap
P.O.B. - Point of Beginning
Cap- E.S. 'Stan' Cunningham, Jr. PLS #1375
(x--x--x) – Fence



LEGAL DESCRIPTION

A tract of land in the E ½ Section 22, T-1-S R-14 Saline County, Arkansas, more particularly described as follows: Starting at the Southwest corner of the NE ¼ Section 22, T-1-S R-14-W; thence N02°26'29" along the West line of the SW ¼ NE ¼ said Section 22 distance of 802.29 ft. to a point on the Southerly right-of-way line of Interstate Route No. 30; thence N58°55' E along said Southerly right-of-way line, 18.64 ft. to the point of curvature of a curve to the right having a radius of 5,580 ft.; thence continuing along said Southerly right-of-way line and along the arc of said curve to the right, the long chord of which bears N61°55'E, a chord distance of 584.07 ft. to the point of tangency of said curve; thence from said point of tangency continue along the Southerly right-of-way line N64°55'E, 234.1 ft. to the point of beginning of the tract of land described herein; thence continue N64°55'E along said Southerly right-of-way line, 950.0 ft.; thence S25°05'E, 150.0 ft.; thence S64°55'W, 550.0 ft.; thence N25°05'W 25.0 ft.; thence S64°55'W, 314.35 ft.; thence S87°49'W, 87.64 ft.; thence N25°05'W, 91.0 ft. to the point of beginning, containing 3.0132 acres more or less.

Prepared By: Cunningham Surveying, LLC
E.S. 'Stan' Cunningham, Jr.
2105 Lorance Drive
Little Rock, AR 72206
501-888-2535
501-993-1589

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1375
SIGNATURE
STANLEY CUNNINGHAM, JR.

CERTIFICATE OF AUTHORIZATION
CUNNINGHAM SURVEYING, LLC
No. 2132
ARKANSAS

PROPERTY SURVEY FOR PROPOSED SIGN
USE AND BENEFIT: Lamar Sign
Date: May 16, 2017

BILLBOARD PERMIT APPLICATION

CITY OF BRYANT

312 ROYA LN

Bryant, AR 72022

(501) 943-0943 ext. 3

Date 3/20/18 Permit _____

Note: This application must be completely filled out to obtain a permit.

PLEASE PRINT:

Parcel 840-12210-000

Location or address of construction site: 23821 Interstate 30

Owner of Premises: Colley Clifton, Bob Clifton

Tenant: Same

Sign Contractor: Lamar Outdoor Advertising

FREE STANDING, GROUND, POST OR PYLON SIGN 10' 6" x 36 Monopole

- Size of sign: Outside dimension (greatest height by greatest length exclusive of any supporting structure which is not illuminated, not in the form of a symbol and contains no advertising copy) 10 6" feet high x 36 feet long = 360 square feet
- Frontage on road 950 feet See survey attached
- Distance of bottom of sign above the road centerline is 35 feet
- Distance of top of sign from ground level is 45 feet
- Distance of sign from edge of improved road or curb ____ feet ? 25 Feet
- Distance of sign from legal right of way ____ feet ? 25 Feet
- Distance of sign from side of nearest street or driveway is ____ feet w/o Arrowood Drive
- Distance of sign from side property line ____ feet & ____ feet ?
- Distance of sign from front property line ____ feet ?
- Distance of sign from the rear property line ____ feet ?

ESTIMATED COST (include construction of new sign and all labor and materials going into proposed work on the site) $ 55,000.00

55 K

OPERATION OF SIGN (CHECK ONE)

- Is the sign electrical? Y YES ____ NO ____ ___EXISTING ELECTRIC
- Will the sign be (please check all that apply):

static not ~~text~~ EMD or LED

Y Billboard (commercial outdoor advertisement) static

____Directly Illuminated ____Red or Green Lights

____Indirectly Illuminated ____Flash ____Interrupted Current

____Rotate or Move in any Manner

ARE YOU REMOVING THE EXISTING SIGN CABINET? ____YES NO NO

ARE YOU REMOVING THE EXISTING SIGN FACE? ____YES NO NO

IF FREESTANDING SIGN, ARE YOU REMOVING EXISTING POLE? ____YES NO NO

MESSAGE ON PROPOSED SIGN: depends on who leases space

EXISTING SIGNS OF ALL TYPES ON SAME PREMISES

- # of free standing signs other than proposed _____ (please show on plot plan)

1 other billboard on property approx. 805 to 810 Feet to the west, shown on survey

****INSTRUCTION TO APPLICANTS****

This application must be signed by the owner of the property on which the sign is to be erected by the contractor who will be responsible for its installation, by owner of the sign, itself, and by any tenant to whom the property or sign is rented or leased. Sixteen (16) copies of detailed construction plans and sixteen 16) plot plans must accompany the application. The plot plan must show all lot dimensions, street right of way, widths, locations and sizes of all existing building on the lot, location of existing signs keyed by number list above, and proposed locations of new sign in relation to building and all property lines.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and that all work will be performed in conformance with City of Bryant regulations.

Wesley Jacobs — 3/20/18

SIGNATURE OF SIGN CONTRACTOR — **DATE**

I hereby certify that the information contained in this application is true and correct to the best of my knowledge, that the erection of the proposed sign has my approval and that I will abide by all lawful regulations relating to signs including those with respect to their removal and annual registration.

COFFEY - Clifton Inc

Charles L. Clifton — 3/5/18

SIGNATURE OF OWNER OF PROPERTY — **DATE**

Doris K. [illegible] — 3/15/18

SIGNATURE OF LESSOR OR TENANT — **DATE**

[illegible] — 3/20/18

SIGNATURE OF OWNER OF SIGN — **DATE**

"CONTACT PERSON" regarding this application **(PLEASE PRINT)**

Jim Cox Cox — 12001 Interstate 30

NAME — ADDRESS

Little Rock Arkansas 72209 — 501 - 351 - 5553

CITY — STATE — ZIP — PHONE #

Lamar Outdoor Advertising

562 2476 office

351 5553 cell